

FEATURES

STAND OUT DESIGN

Saltaire is artistically designed and mindfully positioned to maximize views for every home.

- Designed by award-winning Rositch Hemphill and Associates Architects, Saltaire represents the finest combination of contemporary West Coast design and timeless luxury
- Elegant combination large windows, heavy timber elements, durable cement board cladding, premium architectural siding, and cultured stone
- Generous outdoor spaces with expansive roof overhangs and wrapping views of Boundary Bay to the South, mountain views to the North
- Discrete sense of arrival with tranquil water feature and hotel style lobby
- Designer interiors by West Coast specialists The Mill

INTERIOR LUXURIES

Welcome home to your sophisticated retreat with complimentary modern touches.

- Striking contemporary plans with dramatic 9' ceilings
- Durable brushed-style engineered hardwood flooring by Kentwood in entry, kitchen, dens, and living/dining areas
- 100% broadloom loop carpeting by Shaw in bedroom(s) and closets
- Dramatic oversized windows with contemporary custom roller blinds
- Contemporary 5 ¼" baseboards and flat panel doors and casings
- Thermostat-controlled baseboard heating system
- Dropped ceilings in kitchen with recessed pot lighting
- Pre-wiring for dining room pendant light

SAVOUR THE STYLE

Gourmet kitchens fitted with elite appliances and finishes for gourmet lifestyles.

- Choice of 2 designer colour schemes:
 - Classic Scheme
 - Shaker cabinetry in classic white finish
 - Alpine white quartz stone countertop with elegant Bianco Venatino marble backsplash
 - Contemporary Scheme
 - Contemporary flat panel walnut finish cabinetry
 - Natural grey quartz stone countertops with gloss-white ripple effect backsplash
- Custom-designed cabinets featuring a stacking bank of drawers and lazy-susan in most homes. Built-in microwave, under cabinetry lighting, chimney-style range hood fan and soft close drawers
- European designer cabinetry hardware in chrome
- Generous depth breakfast bars and islands
- Kohler Vault sink with polished-chrome pull-down faucet
- Gourmet appliance package by Viking Designer Series
 - 36" Freestanding French Door Fridge
 - 30" 5-Burner Gas Cooktop
 - 30" Stainless-steel Electric Wall Oven
 - Stainless-steel Dishwasher
 - Panasonic 1.2 Cu. Ft. Microwave

THOUGHTFUL DETAILS

- In-suite Whirlpool Duet Heavy Duty Front Load Washer/Dryer
- Pristine bathrooms equipped with:
 - Porcelain tile flooring
 - Contemporary, rectangular undermount sinks
 - Sleek frameless glass showers with porcelain tile surround (depending on plan)
 - Private master ensuite with luxurious soaker tub and full-height porcelain tile surround (depending on plan)
 - Kohler Rainhead shower head (depending on plan)



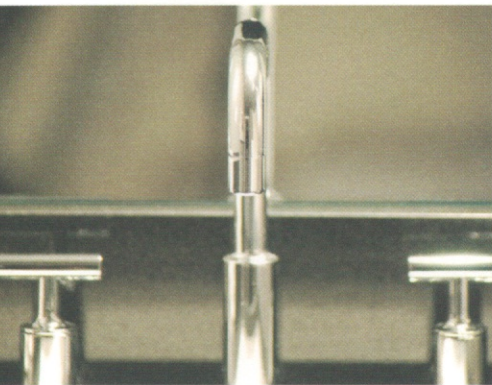
SAFETY AND ENVIRONMENTAL RESPONSIBILITY

- Extensive masonry, brick and wood detailing, and concrete fibre siding. All carefully constructed with the latest rain screen protection system. (See construction detail insert)
- Access to main lobby, elevators, and residence parking via key fob
- Video enterphone system in lobby and parking entry connected to each home
- Secured, well-lit private residence parking equipped with 72 hour DVR recorder
- Prewiring for alarm system and motion detectors in every home
- Well-lit pedestrian walkways and common areas
- Smoke detectors and fire sprinklers throughout

- Energy efficient, double-glazed vinyl and aluminum windows, swing doors and sliding glass doors
- Water-saving high efficiency comfort toilets
- Energy Star rated appliances
- Traveler's Insurance Company of Canada Warranty Insurance providing coverage for:



- 2 year materials and labour warranty
- 5 year building envelope warranty
- 10 year structural warranty
- Dedicated customer service team makes living in your home as enjoyable and worry free as possible
- Proudly built by BC's original builder with over 108 years of experience and expertise



- Generous storage including:
 - Dedicated linen closets (most plans)
 - Walk-in closets (most plans)
 - Built-in shelving
 - Individual bicycle size storage locker provided for each home
- Stylish Bergen polished chrome door hardware by Taymor

We are proud of the high-quality construction standards we bring to every home we build. The following illustrates just some of the measures we take to ensure your home is safe and sound for years to come.

TYPICAL EXTERIOR RAIN SCREEN WALL DETAIL:

Reviewed and certified by a professional, registered Building Envelope Engineer

- ① 1/2" exterior spruce or fir plywood sheathing
- ② 'Tyvek' commercial wrap
- ③ 1/2" x 2" pressure treated vertical plywood strapping
- ④ Longboard premium architectural aluminium siding
- ⑤ 1/2" airspace between Tyvek and siding to allow drainage
- ⑥ Engineered wood flooring (or carpet in bedrooms)
- ⑦ Engineered wood flooring acoustical underlay
- ⑧ 1 1/2" concrete floor topping for acoustical buffering
- ⑨ 5/8" plywood floor sheathing

TYPICAL PARTY WALL AND INTERMEDIATE FLOOR SYSTEM:

- ① One layer of 5/8" gypsum wallboard or 5/8" plywood overlaid with a second layer of fire rated 5/8" gypsum wall board
- ② Party wall assembly (one hour fire separation) incorporating two separate 2"x4" kiln-dried finger-jointed stud walls
- ③ 3 1/2" R12 acoustical batt insulation
- ④ 1" air separation between 2"x4" stud walls in party walls
- ⑤ One layer of 5/8" fire rated gypsum wall board
- ⑥ Engineered wood flooring (or carpet in bedrooms)
- ⑦ Engineered wood flooring acoustical underlay
- ⑧ 1 1/2" concrete floor topping for acoustic buffering
- ⑨ 5/8" plywood floor sheathing
- ⑩ Kiln dried 2" x 10" solid wood floor joists
- ⑪ 5/8" galvanized steel acoustical isolation channel, installed between fire rated 5/8" gypsum wall board and wood floor joists
- ⑫ Two layers of 5/8" gypsum wallboard for improved acoustical performance
- ⑬ 3 1/2" R12 acoustical batt insulation (with necessary supports)
- ⑭ Acoustical sealant, installed around the perimeter of the bottom wall plate
- ⑮ 2" x 2" cross bracing or solid bridging

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- ① 1/2" exterior spruce or fir plywood sheathing
- ② 'Tyvek' commercial wrap
- ③ 1/2" x 2" pressure treated vertical plywood strapping
- ④ Durable 'James Hardie' fibre cement panels
- ⑤ 1/2" airspace between Tyvek and panels to allow drainage
- ⑥ Engineered wood flooring (or carpet in bedrooms)
- ⑦ Engineered wood flooring acoustical underlay
- ⑧ 1 1/2" concrete floor topping for acoustic buffering
- ⑨ 5/8" plywood floor sheathing

