

KITCHEN

- Dual-fuel range: gas cook top combined with electric oven.
- Dacor warming oven
- Full wood paneling, all appliances, except range
- Full-extension wood drawers with dovetail joints
- Under-counter lighting main kitchen and suite kitchen
- Above-cabinet rope mood lighting plus top-mount lights for china cabinet display
- Three separate circuits, switches and exterior plugs pre-installed for 3 full-depth automated awnings for top deck
- Top line ultra-quiet Bosch dishwasher; no noise for open space great room. Standard, quiet Bosch dishwasher for suite
- Appliance garage
- Counter top and island "New Beaches" granite from Brazil. Hand selected for flow of stone veins
- Under-mount sink, Kindred Premiere Series 18 gauge 18/10 stainless (limited lifetime warranty)
- Fluted, long-neck sink faucet and matching soap dispenser. Sculpted Tulip-Petal, "Floriano" by Brizo (lifetime warranty)
- Instant purified hot water, supplemental tap
- Purified cold water, supplemental tap
- Powerful, and ultra quiet 1 hp garburator (lifetime warranty)
- Vent-a-Hood custom insert exhaust fan. High speed activates electronic opener for make-up air
- Broan Allure III ultra-quiet exhaust fan in suite, with separate electronic opener for make-up air
- Vacuum pan ("automated dust pan") at base of island
- TV cabinet for 27-30" (outer dimension) wide-screen TV with power, cable, satellite and disappearing side doors

GREAT ROOM

- Hardwood flooring throughout (Merbeau exotic wood, very hard)
- Valor fireplace (6,000-24,000 BTU range) with upgraded steel surround, doors and remote control.
- Fireplace surround King Creole marble from Italy. Whole slabs. Mantle hand carved from same marble.
- Plug for lighting, plasma TV, etc. above fireplace
- Entry chandelier Hubbardton Forge (Hand-forged in Vermont)
- Sconces in dining area, powder room and stairwell Murray Feiss
- Multiple circuits and dimmers in kitchen and great room for selective lighting and mood
- Full concrete deck with exterior lights, water and gas for BBQ.
- Frameless deck railings with extra supports and 12mm glass.
- Custom wrought-iron railing for interior stairs and exterior front entry. Designed and fabricated by Rani Iron Works
- Leaded glass commissioned for East windows. Original art, titled "Waves," is a series of 7 inter-related windows created by glass artist Andreas Mladek, currently chief restorer of 100+ year old stained glass windows, Holy Rosary Cathedral, Vancouver.

MEDIA ROOM/ DEN

- Hand-crafted ceiling detail
- Pre-wired speaker cables for front, side and rear surround-sound
- Pre-wired for future electric roll shutters for total light blockage, for example for whole-wall screen and projector. Exterior plugs in soffits.
- Valor fireplace with upgraded steel surround and remote control
- Fireplace surround of whole slabs of Mayan Shell marble from Mexico. This marble came from an ancient sea bed, and contains numerous fossils of ancient sea creatures. Slab individually chosen for best selection of fossils
- Double-glazed French doors with door sweep for sound insulation and inside-door blinds for light control

BATHROOMS AND PLUMBING

- Five piece master bath with above-counter sinks (Am Std)
- Counter solid slab granite "Persian" from Brazil (less porous and more resistant to soap and water stains than marble)
- Toto Carrolton fixture with G-max (best) flushing system and self-closing seat
- Ultra-Bain air Jacuzzi, master bath (Unlike standard Jacuzzi, can use materials like bath oils and soaps in water while operating Jacuzzi without damage.)
- Master bath tub filler, ¾" valve and piping, fills 4 times as fast as conventional tub filler
- Master bath shower, dual controls one for shower, one for rain head
- Both air supply and exhaust (HRV) in master bath to minimize humidity and dry out shower and towels
- No-frame glass shower master bath (Champion Glass)
- Power and switch pre-installed in master bath for additional radiant floor heat or towel warmer, etc. master bath (floor heating coils would be needed for additional radiant)
- Three-piece second bath on middle floor with seamless tub-shower, granite counter and Toto Carrolton fixture with G-max flushing and self-closing seat
- Four-piece master bathroom in suite
- Ultra-Bain air Jacuzzi tub-shower in master bath of suite
- No-frame glass shower in master bath of suite (Champion Glass)
- Toto Drake fixture with G-max (best) flushing system and self-closing seat in master and guest baths of suite
- Three piece guest bath in suite with above-counter sink and seamless tub-shower
- Two-piece powder room. Kohler pedestal and fixture with Kohler's best flushing system
- Extensive use of Italian tile on floors and walls, four full baths
- Cast-iron downspouts and some horizontal pipes for noise reduction

WINDOWS

- Heat Mirror glass with 4 times the insulating value of standard double-glaze (R8+ vs. R2) and almost 3 times low-e dual glaze (R8+ vs. R3)
- Heat Mirror triple windows on windows and glass portion of doors throughout except standard dual-glazing in garage.
- Glass sun reflects heat and glare back outside in summer, reduces need for blinds in afternoon from sun reflecting off water.
- Glass reflects heat back into house in winter. Can sit next to windows and feel warm.
- All windows and glass portion of doors further upgraded to dual silicone seal for longer sealed-unit life.
- Windows and doors block 99.5% of Ultra Violet radiation, protecting carpets, furniture and flooring, reducing UV discoloration.

DOORS

- Middle & top floor, Therma-Tru fiberglass-clad French doors imported from US. Heat Mirror glass inserted locally. High resistance to harshest weather and salt water.
- Bottom floor French doors metal clad, with Heat Mirror glass added.
- Interior French doors dual-glazed for sound with interior blinds for light control in middle-level office
- Front door hand carved to size. made of African Sapele (mahogany family)
- Front door Emtek entry set individually sand-cast dark bronze with mortise mechanism and lock
- Entrance from garage, Weiser Powerbolt keyless electronic touchpad deadbolt
- Main entry door to suite etched, frosted and molded featuring mountains and lake

ELECTRICAL

- Communications command centre. Directs cable, satellite, Internet, telephone from one central location. Can direct phone, cable etc. to rooms of choice. Can connect several computers on LAN network, etc.
- CAT6 communications wiring (currently most advanced) used throughout
- Extensive use of pot-lights, controls, 3-way switches, dimmers and outlets
- 200 amp panel top floor, 100 amp suite. Separate panel, boiler and sump in lower mechanical room
- Wiring pre-installed for front-door buzzer and intercom. Pre-wired to allow communication by phone from front door with upper two floors or with phones throughout all 3 floors.
- Power, switch and wiring pre-installed (in lower mechanical room) for backyard – lighting, fountain, waterfall, etc.
- Interior whole-house vacuum
- Dual security system. Suite can function independently, or whole house can be controlled from upper floors

INSULATION

- R22 basement walls, concrete plus Styrofoam both sides
- R40 ceiling
- R20+ side walls (2x6 plus rain barrier)
- Insulated garage, walls R14, Ceiling R20
- Insulation, including Roxul Safe'n'Sound for most interior walls (bathrooms, media, bedrooms, etc.)
- Roxul insulation in entire suite ceiling for extra sound dampening
- Very tight insulation with minimal air infiltration. Two HRV systems provide fresh air

FOUNDATION/ STRUCTURAL

- Concrete walls full height lower floor. Extra thick (10" and 12") for hillside stability
- Water-Crete concrete by Ocean Concrete on footings, bottom slabs and lower parts of foundation walls to minimize wicking upward of moisture
- Waterproof drainage mats added to damp proofing on foundation walls
- Reinforced concrete stairways and retaining walls both sides of house
- 4 times minimum amount required rebar in walls and footings (2 miles 15mm rebar vs. 12 mm standard)
- 5 times the required amount of gravel around drainage perimeter especially on the portion of foundation walls into hillside
- Footings 50%-100% larger than required (30" and 36" x 12") for stability
- All floors concrete: 6" first floor, 4" middle, 3" top floor, 5" garage
- Full width (25') Hambro steel trusses embedded 1.5" into concrete for strength and stability. No wood trusses with concrete floors

BUILDING ENVELOPE

- Rain-screen technology for building envelope.
- Hardie Plank exterior, no rot
- Hardie Trim 5/4 x 6" around all windows, no rot
- Engineered rain dams, in addition to standard rain-proofing, under all windows
- Pemco Super-Sill upgrade to standard door sills for maximum protection against water infiltration.
- Roofing torch-on 190 mm + 240 mm topcoat (140+190 standard) including under shakes.
- Hidden gutters in roof
- Composite "lifetime" EnviroShakes on mansard roof (upgrade above cedar shakes)

WATER QUALITY

- Four filter advanced reverse-osmosis system in kitchen, with storage tank, providing bottled-quality water for
 - main kitchen cool water,
 - main kitchen instant hot water,
 - refrigerator ice cubes
 - refrigerator chilled water.
- Two-chamber water filtration for kitchen sink, suite

AIR QUALITY

- Dual-Exchanger highest efficiency HRV (Heat Recovery Ventilator) for upper two floors. 5 settings for continuous supply of fresh air and exhaust of stale air. (Brochure available)
- Separate HRV for lower floor
- Both supply and exhaust HRV ports in master bath for fresh air and humidity control
- Fresh air supply in walk-in MaBR closet for fresh clothes
- Commercial-grade, quiet, insulated ducting throughout
- Electronic air filter for middle and top floors. Additional electronic filter for bottom floor

HEATING

- In-floor radiant heat, lower floor and middle floor.
- Boiler operated fan coils all 3 floors (1 per floor) connected to HRV
- Fan coils on first two floors temper the HRV supply to desired temperature (example cold, outside air is pre-heated by inside air in HRV to 60 degrees, and brought to 70 degrees by fan coil)
- Top floor fan coil operates with HRV and separately through floor ducts to heat top floor
- Efficient Burnham Revolution I cast-iron long-life boiler. Direct vent, no inside gasses
- Outdoor air sensor for boiler/ radiant heat
- High-efficiency Aersoso water tank heated by boiler (loses only 1 degree per hour with boiler off). No separate gas flame.
- Top grade radiant piping (Kytex: pex-ali-pex), best oxygen barrier for maximum life
- 3 Valor fireplaces with remote controls, 2 solid marble, 1 stone

CABINETS; The kitchen cabinets, master bath cabinets and middle level second bath cabinets are all by Kitchen Art Design. They are all solid maple facing. The kitchen and master bath color is Honey Chestnut. In addition, the kitchen drawer sides are solid wood with dovetail joints. All the corbels in the kitchen are carved solid wood, not molded plastic. The upper two floors have top of the line cabinetry. The suite is also by Kitchen Art Design.

LAUNDRY ROOM. The closets and upper cabinets of the Laundry room are all by Canadian Closets and are composite cabinetry. The laundry sink cabinet is by Kitchen Art, and they obtained the two cabinet doors from Canadian Closets to match the upper cabinets. The appliances are top of the line front loaders, by LG Electronics (the ones who make the fridge with the TV in the door). The dryer is gas. The washer is very easy on clothes, and the gas dryer has virtually no static.

DOORS AND WINDOWS. Most doors, inside and outside are from Oakmont Industries, Surrey. The French doors were Therma-Tru, special ordered by Oakmont from the States. The upper two floors are fiberglass exterior, for maximum salt water corrosion resistance, and the suite French doors are metal. All French doors have maximum upgrade sills for protection against water penetration. The front door is custom made in Indonesia of African Sapele (African Mahogany), imported by Eggwood Doors of Richmond, and the suite art glass door was a special order through A-1 Industries. All French doors were shipped to High Performance Windows, Annacis Island for Heat Mirror glass installation. High Performance Windows also supplied all the windows. They are the licensed manufacturer in this area for Heat Mirror Windows, the ultra-high efficiency, low UV, triple-glaze window, with the Heat Mirror film as the center pane.

HEATING: The boiler heats the Aeroso high efficiency, long-life hot water tank. Thus there is no exposed gas flame from the water heater in the mechanical room. (The Aeroso tank is 3-4 times as expensive as a high quality standard tank.)

The boiler heats radiant pipes in the bottom and middle floors. In addition, the suite HRV and the HRV for the upper two floors is attached to separate fan coil units, heated by the boiler. The purpose of the suite and middle floor fan coils is to temper the HRV air. For example, the house temperature is 20 degrees and outside is 0 degrees. The 0 degree outside air is pre-warmed to say 16 degrees by the HRV units. Then the fan coils for the suite and middle floor increase the pre-heated air to 20 degrees, tempering it.

By contrast, because heat rises and the house is so efficient, the top floor is heated only by a fan coil, heated by the boiler. It is designed differently from the fan coils which only temper HRV heat. This fan coil operates like a standard heater,

recirculating heated air from the top floor and combining it with the fresh HRV air, and heats it all to the desired temperature. The HRV's have electronic air filters. The house is so efficient that in an emergency the suite and top floor can be heated entirely by the fireplaces. It is also so efficient that all floors could be heated entirely by the fan coils, even those that are just tempering the air, without using the radiant.

FRONT DOOR WIRE: The wire near the front door was pre-installed while putting in the security system. It allows for a door-bell intercom system as in a condominium, connected to the phones in the home.

RAIN HEAD: The rain head, like all faucets throughout the house has ½" piping and very good water volume. There is a separate faucet handle just inside the door. The volume is much better than the typical 3/8" pipe, which can not handle a rain head very well. The super-high flow plumbing is in the tub filler.

LAMINATE FLOORING. The laminate flooring in the suite is "Optimal" by Quality Craft. The Canadian Headquarters is in Vancouver. It is their top quality, 12mm, with 4 bevelled edges and individual 5 ½" planks. It has their maximum 25 year warranty against stain and wear.

ADDITIONS

- Top deck has two large Sun Stopper Awnings with censored wind retraction. Powered on remote controls to provide as much or little sun as wanted.
- Den has custom built-in cabinets to house T.V., media, etc with built in desk.