

# SYSTEM DETAILS

## Structural

- Designed for seismic and wind loadings to meet the BC Building Code 1998 Requirements:  
 $Z_d = Z_v = 4$ ;  $V = 0.2$ ; wind (1:30) 0.55 kpa (11.5 psf)
- Timber design is in accordance with CAN3/CSA086.1 - M94 Framing, nailing and bridging conforms to Part 9 of the BC Building Code 1998
- Reinforcing steel 10M and larger conforms to the requirements of CSA standard G30.18.M92 "Billet Steel Bars for Concrete Reinforcement"
- Concrete supplied by Coquitlam Concrete, conforms to the requirements of CAN 3-A23.3-M94 "Concrete Materials and Methods of Concrete Construction"

## Electrical

- Hard-wired smoke detectors in each home
- Communication port in each suite
- White "Decor" wall switches

## Plumbing/Mechanical

- Plumbing installation and materials conform to the BC Plumbing and Building Code 1998 and current Plumbing Bylaws
- Natural Gas piping and installation materials comply with CAN/GA-B149.1 and the BC Gas and Safety Branch Bulletins

- Proven cross-linked polyethylene and copper distribution piping in within each home

- Kitchen faucet and bathroom faucets by Latorre all with a 5 year limited warranty on both the finish and integral parts

- Standard bathtubs in bathrooms, manufactured by Crane

- Acrylic soaker tubs in ensuite by Yenco

- Shower bases manufactured from a molded composite material

- Water closets throughout, manufactured by Crane

- Quick and simple water shut-off to each home

- Units with garages have a gas fired, 40 US gallon water heater and a gas fired furnace

- Units without garages have an electric fired, 40 US gallon water heater and electric baseboard heaters

## Warranty

- Ten-year St. Paul Guarantee Warranty Insurance including:
  - 2 - year material and labour
  - 5 - year building envelope
  - 10 - year structural defects

## Key Consultants

Architect: Ramsay Worden Architects

Landscape Architect: PWL Partnership

Structural Engineers:

Thomas Leung Structural Engineering Inc.

Mechanical Engineers: Keen Engineering Co. Ltd.

Electrical Engineers: Acumen Consulting Engineers

Envelope Engineers: Aqua-Coast Engineering Ltd.

Civil Engineer: Hunter Laird Engineering Ltd.

Geotechnical Engineer: GeoPacific Consultants Ltd.

Survey: Dyck & Associates

Code Consultant: CFT Engineering Inc.

Environmental Consultant:

Pottinger Gabehy Environmental

# SERENITY

It's about the way you think.