



Laned Collection

Features

QUALITY CONSTRUCTION

- Engineered floor joist system
- Typical exterior walls of home are framed with 2" x 6" studs spaced at 16" on center (SPF #2 or better)
- Typical interior walls are 2" x 4" studs spaced at 24" on center
- Basements have 8" concrete foundation wall with R12 batt insulation and exterior damp-proofing
- Engineered roof trusses

EXTERIOR FINISH

- Cladding (fibre-cement siding, stucco, cultured stone, brick, or cedar siding) as per elevations and architectural requirements
- Aluminum soffits, eaves troughs, downspouts, & comb face spruce fascia where applicable
- Poured concrete (broom finish) front walks, approximately 3'0" wide
- Front steps, decks and porches are precast concrete or pressure treated wood
- Decks, porches and balconies have aluminum railings (black or white) where required
- Vinyl decking on balconies (walk-out basement units only)
- Garage overhead doors painted white
- Roof is asphalt shingles or as per developer requirements

WINDOWS & DOORS

- Vinyl windows with double pane high performance low emissivity glass. Top of window height is 6'8"
- Paneled paint grade interior doors
- Basements have at least one egress compliant double slider window

INSULATION & DRYWALL

- R-20 wall and R-40 roof insulation. Concrete floors in basement with under slab insulation on the perimeter
- All walls covered with a 6 mil. polyurethane U/V barrier
- All exterior walls have 7 /16" OSB sheathing and ½" gypsum wall board
- Painted ceilings in all finished areas
- Protective exterior building envelope Rain-Screen system

INTERIOR FINISHING

- Designer selected vinyl flooring in mudrooms, bathrooms, and laundry rooms, laminate flooring in main floor kitchen/dining/living/den areas, and carpet flooring on staircase and upstairs bedroom/hallway/closet/loft areas
- Wire shelving in closets and pantry
- Painted MDF baseboards and casing
- Sherwin Williams Origami White wall and trim paint Door hardware is satin chrome finish and includes hinges
- Stub walls finished with paint grade MDF cap Ceramic tile kitchen backsplash
- Detached garages do not have insulation, drywall or paint

HEATING, PLUMBING & ELECTRICAL

- Decora switches and counter plugs
- Electric hot water tank
- High-efficiency furnace - includes one programmable thermostat with summer fan switch and drip humidifier
- All bathrooms to be on one ground fault circuit breaker
- At least one exterior weatherproof plug on ground fault circuit breaker
- Exhaust fans (80 CFM) in all bathrooms with timer
- 200 amp service (or as dictated by development) copper wiring
- Electrical panel located at Vendor's discretion Direct wire smoke & carbon monoxide detectors to be installed as per 2012 BC Building Code Detached garages include garage door opener Door chime with doorbells located at front and rear entries (where applicable)
- Roof ready for solar panel installation
- Track lighting in kitchen; surface-mount light fixture in bedrooms/living room; wall-mount light fixture in stairwell and bathrooms; junction box with cover plate in dining room
- Exterior lighting at front and rear entrances and garage

KITCHENS, BATHROOMS & LAUNDRY

- Thermofoil cabinets with polished chrome pulls
- 9' tub/shower combination unit with swing framed shower door in ensuite (Pine, Willow, Oak and Cedar plans only)
- White ceramic wall tile in shower
- 5' full acrylic shower with swing framed shower door in ensuite (Spruce plan only)
- 4' full acrylic shower with swing framed shower door in ensuite (Fir plan only)
- Designer selected bathtubs with acrylic surrounds, toilets, faucets, tub fillers, shower trims and accessories
- Kitchen drop-in sink with pull down faucet
- Drop-in vanity basins
- Temperature control and pressure balance control in showers/bathtubs where applicable
- Designer selected laminate countertops in kitchen, bathroom and laundry room (if applicable)
- Designer selected pedestal sink in powder room
- Frameless mirrors mounted 4" above countertops in all bathrooms
- White or black Whirlpool kitchen appliances (fridge, range, dishwasher, and over-the-range microwave hood fan)
- White Whirlpool front-loading washer & dryer