



# THE SQUARE AT SAINT JOHN'S

## FEATURES



### LINGERING FIRST IMPRESSIONS

- Set in a prime Port Moody location where urban bustle meets outdoor pleasure
- Striking and memorable architecture by Focus Architecture Inc. blending traditional urban style with contemporary flair
- Classic red brick exteriors, curved archways and multi-paned windows
- Innovative landscape design featuring inner courtyard gardens, tree-lined walkways, classic red-brick planter boxes, seating areas, laurel hedges and blossoming shade trees
- Convenient shops in street front retail area
- Adjoining open green space and children's play area

### LIVING IN STYLE

- Enter through the double paneled doors with polished chrome door lever
- Large sundeck or spacious ground floor patio lets sunlight brighten your home
- Imported porcelain ceramic entry tile
- 36 oz. trackless, stain resistant carpeting
- Contemporary Decora style rocker light switches
- Two designer colour schemes to choose from: Espresso and Sky
- Gas fireplace with ceramic tile hearth and modern wood mantle
- Warmth in every room courtesy of electric baseboard heating controlled by individual thermostats
- Contemporary 2" horizontal Venetian blinds on all windows, vertical blinds on sliding door

### GOURMET KITCHENS

- Granite kitchen counters
- Hand set ceramic tile flooring
- Dramatic tapered flat panel laminate cabinetry in light African anigre or dark hazelnut wood highlighted by stainless steel pulls and crown molding
- Roll out bank of drawers
- Breakfast bar for coffee breaks and conversation
- Durable double compartment stainless steel undermount sink
- Chrome single lever faucet with pull-out vegetable sprayer
- 1/3 h.p. in-sink disposal
- High power exhaust microwave range hood fan
- Energy efficient stainless steel appliances by Frigidaire: Dishwasher and self cleaning Range

### BATHROOMS FOR PAMPERING

- Dramatic tapered flat panel laminate cabinetry in light African anigre or dark hazelnut wood highlighted by stainless steel pulls
- Deep soaker tub in ensuite with handset ceramic tile
- Full width vanity mirror with designer light bar
- Granite bathroom counters
- Ceramic China Basin with chrome single lever tower faucet
- Handset ceramic tile flooring

### FOR YOUR SECURITY

- Fully secured, well-lit underground parkade with bright lighting and white walls
- Enterphone outside main lobby with security camera allows you to pre-screen visitors using your TV
- Pre-wired for security system
- Solid brass deadbolt lock
- Sprinklers in all homes and common areas
- Hard-wired smoke detectors

### THE SQUARE AMENITY ROOMS

#### RED LOUNGE

- Warm and welcoming fireplace lounge
- Kitchen and island featuring tapered flat panel laminate cabinetry in light African anigre
- Dining table
- Work centre and library

#### SQUARE ATHLETIC CLUB

- Private mirrored studio space with TV/DVD for screening the latest pilates, yoga and aerobics DVDs
- Universal gym
- Free weights
- Cardio machines

#### SQUARE ONE

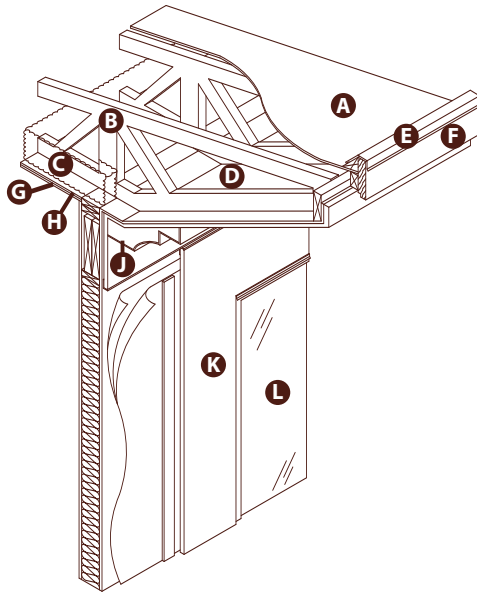
- Media room for lively entertainment
- Pool table
- Wet bar
- Card table
- Dart board

### OPTIONAL FEATURES

- Hardwood laminate plank flooring
- In-suite security system
- Full size stacking washer and dryer

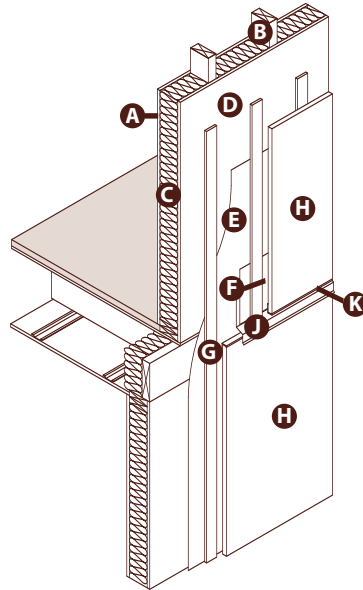
### PEACE OF MIND

- The most comprehensive BC Government approved Home Warranty Program through The St. Paul Guarantee
- 2 years on workmanship
- 5 years on water penetration
- 10 years on structural defects



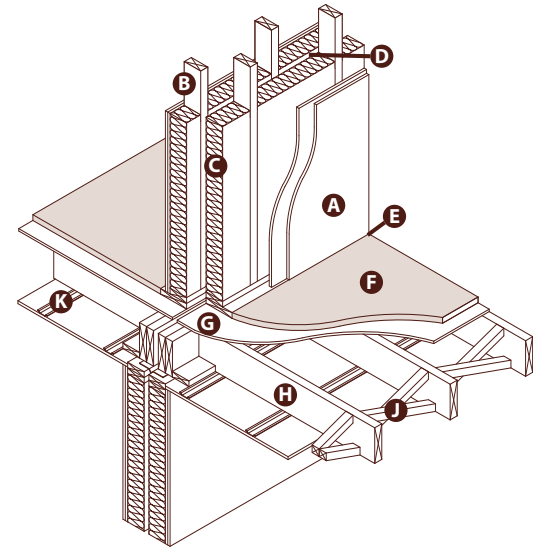
## CORNICE ROOF DETAIL

- A) 2 ply torch-down SBS roofing on 5/8" T&G plywood sheathing.
- B) Engineered wood trusses.
- C) R-40 blown insulation.
- D) 1/2" Hardi-panel on underside of trusses.
- E) Prefinished metal flashing on roofing membrane up and over fascia board.
- F) Painted wood 2x10 fascia board.
- G) One layer of 5/8" fire rated drywall.
- H) 6 mil UVI polyethylene vapour barrier
- J) Wood Dentil detailing.
- K) Exterior wall clad in stucco and brick veneer.
- L) Long-lasting vinyl window frames with double glazed thermally divided windows.



## TYPICAL EXTERIOR RAIN SCREEN

- A) 1/2" drywall sealed with vapour retardant primer, including foam gasket.
- B) 2x4 kiln-dried wall studs.
- C) R-14 fibreglass batt insulation.
- D) 3/8" plywood wall sheathing, ventilated at each stud cavity.
- E) Tyvek Home Wrap sheathing membrane, two layers at inside and outside corners, sealed at all vertical joints with Tuck adhesive tape.
- F) Self-adhesive waterproof membrane.
- G) 3/8"x2" pressure treated vertical plywood strapping.
- H) Stucco finish with reveals on base coat with metal K-Lath.
- J) 20 degree sloped, 26 gauge galvanized steel flashing.
- K) Nylon insect screen.



## TYPICAL PARTY WALL AND INTERMEDIATE FLOOR SYSTEM

- A) One layer of 1/2" drywall with a second layer of 5/8" fire rated drywall (both sides of party wall), except at a structural shear wall where the 1/2" drywall is replaced with 3/8" oriented strand board.
- B) Party wall assembly (one hour fire separation) incorporating two separate staggered 2x4 kiln-dried, finger-jointed wood stud walls.
- C) Double R-10 acoustical batt insulation.
- D) 1" air separation between 2x4 staggered stud walls.
- E) Acoustical sealant, installed along the perimeter of the top and bottom wall plates.
- F) 1 1/2" layer of lightweight concrete topping.
- G) 5/8" spruce T&G plywood floor sheathing, glued and screwed to floor joists.
- H) Kiln-dried 2x10 spruce floor joists.
- J) 2x2 cross bridging or solid blocking.
- K) 1 layer of Type 'C' drywall attached to resilient metal channels to prevent sound transmission through the floor.