



**ADERA CARES**  
TOGETHER. FOR A BETTER FUTURE.



**LIVE WEST COAST™** [adera.com](http://adera.com)

BCCONDOS.NET



Striving towards a new understanding of sustainability. Adera Cares.

# PEOPLE. HOMES. COMMUNITIES.

People come first. It's our customers, employees, and extended family of trades, suppliers, and consultants that inspire us to be innovative. Homes are our craft, our product, our legacy. It's important that our homes reflect our care of the world around us. Communities are the neighbourhoods where we build and where our customers live, play, and work. Everyone at Adera is deeply involved with each of these elements. We are moved into action, participation, and contribution in true West Coast fashion. We genuinely care.

**LIVE WEST COAST** is more than just mountains, yoga, and sushi, it's a philosophy. A philosophy rooted deeply in our organization. One that affects our decisions about what we build and how we build it — and it begins with YOU.

Each project, designed and built by Adera, carefully considers your unique story, and it's our mission that our homes are a central part in making that story better. For us, it's about building the best in sustainable West Coast Modern architecture, it's about giving you more through innovation and design, the ability to personalize your home, and it's about creating homes that elevate your lifestyle – one that's social, environmental, playful, and stylish.



RACHEL & TYLER  
Homeowners, Brownstones



DANIEL & TRADENE  
Homeowners, Breeze

## WE CARE ABOUT PEOPLE.

The people who live in our homes, as well as the people who build them, are all vitally important to our **LIVE WEST COAST** philosophy.

Our customers inspire us to do a better job every day, to build better homes. Our customers provide guiding perspective and define what life on the West Coast is all about. Read about their incredible lives and share your story at [adera.com](http://adera.com).

The sustainability of the Adera team is also important. A happy, growing, enriched workplace ensures the continued high quality of our personalized homes. To build an innovative culture for our employees' benefit, we commit to numerous extracurricular activities like the Adera Employee Fitness Challenge, the Annual Adera Charity Golf Tournament and our employee education policy. We also seek out and work with other like-minded, forward-thinking sustainable companies. Together, from within, we have built a team passionate about making the homes you live in, and our communities, better.

# WE CARE ABOUT OUR COMMUNITIES.

IT'S ALL PART OF THE BIGGER PICTURE.  
TOGETHER. FOR A BETTER FUTURE.



Adera supports local initiatives, charitable efforts, and employees give personal time to create positive, beneficial change. In Surrey, Adera has made financial donations to the Peace Arch Hospital Foundation, the Surrey Memorial Hospital Foundation's Emergency Care Centre campaign and has hosted Building Community Events for new neighbours in our developments. Adera also sponsors up-and-coming local youth athletes and various charity golf tournaments.

Additionally, the Adera team organizes or participates in beneficial community events like raising money for the

Father's Day Run/Walk in support of BC Prostate Cancer Foundation, the annual Adera Charity Golf Tournament with all proceeds donated to various BC children's charities, and have a tradition of adopting a family through the Surrey Christmas Bureau during the holiday season. Adera is also a proud donor to the Lions Gate Hospital Foundation.

There's an irrepressible enthusiasm for sustaining the communities in which you, our customers, choose to live.



*Cycling BC*



*Surrey Christmas Bureau*



*BC Rugby Youth Seven's*



*JDRF Ride for Diabetes*



*Charity Golf Tournament*



*iRide*



*Father's Day Walk Run for Prostate*



*Peace Arch Hospital Foundation*

# WE CARE ABOUT HOMES.

Our goal is to provide you with the most personalized West Coast home experience imaginable while considering the impact our homes have on Mother Earth.

## South Ridge Club: Featured Innovations

- EnerGuide Rating for New Homes\*
- Optional Nest thermostats

## Award Winning Design

- 2016 GVHBA Ovation Awards Multi-Family Home Builder of the Year
- 2013 & 2014 Georgie Awards Multi-Family Home Builder of the Year
- Platinum Georgie Award – 2nd ever awarded based on winning 28 Georgies
- 2011 CHBA-BC Built Green BC Builder of the Year
- 2010 CHBA-BC Built Green BC Builder of the Year
- 2008 CHBA Grand SAM Award Winner – Best Builder in Canada
- Multiple Georgie Awards for Best Customer Service

## Sustainability Triple Bottom Line

You can be sure that your sustainability triple bottom line is always maximized:

- A direct Financial Benefit in the way of lower monthly bills
- A Personal Benefit knowing that you're more committed to being responsible for this planet
- A Social Benefit knowing that you're doing something awesome for friends, family, and all of mankind



**SOUTH RIDGE**  
CLUB

T 604.582.1113 | E southridgeclub@adera.com

# SOUTH RIDGE CLUB COMMUNITY

Adera has been building trust for over 45 years. Every thoughtful feature found in our homes has been designed to give you peace of mind that you're buying a home from a builder who cares.

## CONSTRUCTION PROCESS

- Pre-occupancy home VOC flush-out
- Storm water management plan
- Efficient construction plan
- Truck management plan
- Erosion control plan

## OPERATIONAL SYSTEMS

- 01 Locally manufactured high efficient ENERGY STAR® vinyl windows
- 02 Improved air tightness reduces heat loss and saves on monthly utility costs
- 03 ENERGY STAR® refrigerators and dishwashers
- 04 50% of light fixtures are fluorescent or compact fluorescent light bulbs
- 05 High performance & quiet bathroom fans
- 06 Air tight compartmentalization stops odours from moving between homes

## EXTERIOR & INTERIOR FINISHES

- 07 Interior doors are locally manufactured and contain recycled & reclaimed materials
- 08 Balcony surfaces made from low maintenance materials
- 09 All carpet padding made from natural or recycled textile, carpet cushion or tire waste
- 10 MDF baseboards and casings are made from recycled & reclaimed wood material
- 11 Factory powder coated interior wire shelving
- 12 Water-based paints used on all site built & installed millwork
- 13 Low VOC interior paints for indoor air quality
- 14 Low VOC CRI Green Label Plus rated Carpets for indoor air quality
- 15 Ceramic tiles installed with low VOC adhesives & plasticizer-free grout

## WATER CONSERVATION

- 16 High efficiency water saving toilets
- 17 Water efficient faucets & showers
- 18 Optional ENERGY STAR® low water consumption clothes washer
- 19 Water efficient pop up sprinkler and drip system landscape irrigation

## BUILDING MATERIALS

- 20 Insulation is formaldehyde free
- 21 Optimum Value Engineering (OVE) reduces wood use in framing
- 22 Insulation made with 99% natural materials and 73% recycled content
- 23 Dimensional lumber & plywood is harvested sustainably CSA-Z809 criteria

## WASTE MANAGEMENT

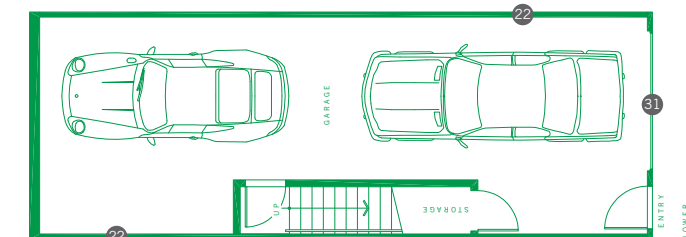
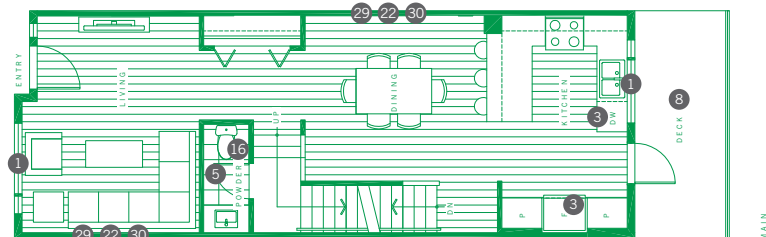
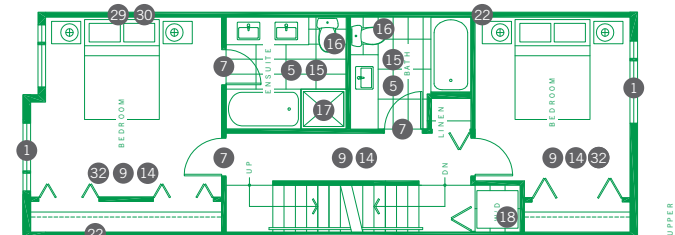
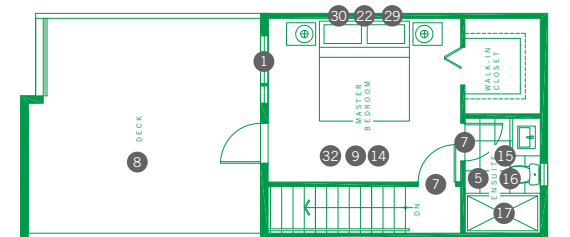
- 24 Recyclable materials are separated from construction waste to greatly reduce what is sent to landfills
- 25 Reusable bracing and forming materials used for framing
- 26 Natural gas on demand hot water heaters
- 27 Natural gas forced air heating
- 28 HRV (Heat Recovery Ventilator) to improve indoor air quality, reduce energy consumption and environmental impact

## QUIET HOME

- 29 Less electrical outlets on party walls with specialized details
- 30 Increased party wall drywall and insulation with specialized details
- 31 Belt driven garage door openers
- 32 40oz carpet and 8lb underlay

\*A measure of a home's energy performance - A Blower Door Test is conducted to determine the actual air tightness and air leakage of a home. This information is entered into Natural Resources Canada software that calculates the EnerGuide Rating. The home's energy efficiency level is then rated on a scale of 0 (very poor) to 100 (outstanding). Ratings in the 80-90 range are considered as an energy efficient new home.

The Developer reserves the right to change the offering without notice and to make modifications to the information contained herein. Specifications, materials, and availability are subject to change without notice. Renderings or pictorials are representational only and not necessarily accurate, and should not be considered as a substitute for reference to issued building plans. All sales by Disclosure Statement only. E & OE. Please see a sales representative for details. Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.



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