

Crystal Terraces Specifications

Suites 1-50

Architectural Design Philosophy

The overriding goal of D'Ambrosio architecture + urbanism is to assist our clients in making projects that are beautiful and meaningful. Emphasis is placed on the appropriate, sustainable and long-term fit of our designs into their physical, ecological, social, cultural and historic contexts. Our approach is based on creative problem solving through design. Everyone at D'Ambrosio works with integrity to produce successful projects with imagination and with conscience. Our intent is to improve the places we design and attempt to leave behind something worthwhile and long-lasting. The potential of each residential project site is identified and explored as a way to enrich the comfort, meaning and relevance of the design for the residents and the future.

Exterior

- Sandblasted, sealed and tinted architectural concrete
- Stained cedar panels
- Clear anodized aluminum window and exterior door framing with low-e solar screening
- Thermopane glazing
- Concrete terra cotta colour paving slabs on all entertainment-sized terraces
- Tempered glass terrace perimeter guards with stainless steel hardware and aluminum handrails
- Stone feature panels
- Adhesives and finishes with no VOC content
- Outdoor lighting with top shielding to avoid excessive glare and light pollution
- Green roof technology on penthouses
- Balconies with Abbotsford tile

Building Systems and Sustainability

- Glass elevators with ocean views
- Delicate blending of West-Coast and classical horticultural themes
- Wide open driveway leading to the underground parking, inviting water-side pathways – waterfall, stone entrance seating
- Green roof technology on penthouses

Landscaping

- Reflecting pools and cascading water fountains
- Stone and concrete terrace planters with irrigation, drainage and storm-water recirculation systems
- A blending of West-Coast and classical horticultural seasonal themes
- Inviting water-side pathways
- Waterfall, stone entrance seating

Structural Design

- Steel-reinforced concrete structure supported by drilled pilings and concrete grade beams
- Steel/concrete framed partition walls
- Concrete topping containing in-floor heating system over structural floor slab
- State-of-the-art rainscreen detailed wall assembly combined with aluminum framed curtain wall window system
- All concrete will contain highest proportion of fly-ash

Mechanical/Electrical Design

- Energy-efficient appliances, electrical light fixtures and control system
- Modern plumbing fixtures
- State-of-the-art on-demand hot water heating systems
- Full recycling facilities in each suite
- Sprinkler system
- Monitored heat and smoke detectors
- Zoned in-floor heating with high quality energy-efficient state of the art Rinnai water systems

Building Envelope

The building envelope is designed by qualified building-envelope-certified professionals to current high standards. A full rain screen configuration is used with air-vapour barrier, reinforced corner gasketing and metal flashing and counter-flashing detailing. All roofs have overhangs and all terraces and decks have raised deck thresholds. Window systems are thermally broken anodized aluminum frames glazed with low-e solar shielding thermo-pane units.

Interiors – General

Interiors are designed by Nina Zak of Nina Zak Design Consultant working in collaboration with Architect Franc D'Ambrosio. They bring a wealth of knowledge, talent and experience to Crystal Terraces. Nina was trained in architecture and fine

arts, she has worked as a designer and an interior architect on all aspects of building design. Nina has used her interior design talents in Victoria and internationally in Austria, England, Germany, Poland and the U.S. for over 25 years.

- Grand double entry doors, with wood and glass
- Entry foyer has oversized limestone tiles
- 10' ceilings throughout (with 9' drop-down in some areas), with smooth finish
- Floor-to-ceiling windows with French style patio doors onto terrace
- Exotic engineered hardwood flooring in living room, dining room, kitchen and family room
- Limestone flooring in ensuites
- Kitchen cabinetry and bathroom vanities by Eggersmann from Germany, available in 2 colour schemes (Tobacco and Natural Oak)
- Lavish walk-in closets
- Dropped ceiling with recessed lighting in some areas
- Elegant recessed lighting throughout
- Natural gas indoor fireplaces
- Natural gas outdoor fireplaces and master bedroom fireplaces in select suites
- Zoned hot water in-floor heating with quality energy-efficient state-of-the-art Rinnai water systems
- 100% New Zealand wool 50 oz. carpeting with inert rubber underpadding in bedrooms

Appliances

State-of-the-art stainless steel appliances including:

- Miele or Bosch multi-function dishwasher as per suite
- Miele or Bosch natural gas cook-top, as per suite
- Miele or Bosch wall oven, as per suite
- KitchenAid double fridge/freezer (with water & ice in some suites)
- European designed hood fan
- Miele state-of-the-art combination speed oven with microwave in select suites
- Miele warming drawer in select suites
- In-sink disposal

Kitchen

- Honed limestone slab countertops
- Limestone backsplash in some suites (optional glass backsplash)
- Hardwood flooring
- Wood cabinetry by Eggersmann from Germany in 2 colour schemes, Tobacco and Royal Oak
- Under-counter halogen accent lighting
- Rectangular undermount double stainless steel sink
- Luxury kitchen faucet by Axor / Puro / Hansgrohe, stator high arch single hole with 2 spray pull out
- Kohler entertainment under-counter sink with beverage faucet, in select suites
- Self-closing cabinets and drawers
- A number of options are available: please see a Crystal Terraces representative for details

Bathrooms

Ensuite (Suites 1-50)

- Kohler deck-mounted faucet
- Kohler Tea for Two luxury undermount soaker tub
- Kohler San Raphael 1-piece toilet
- Kohler Rain contemporary shower (ceiling mounted with hand shower)
- Kohler stillness deck-mount bath faucet
- Polished limestone vanity counter-top/backsplash
- Tile slab tub deck with mosaic tile surround
- Oversized honed limestone flooring
- Mosaic tiled European free-standing shower stall
- Mosaic tiled feature shower wall in Ensuites
- Kohler water-tile body spray
- Wood cabinetry by Eggersmann from Germany in 2 colour schemes
- Kohler undermount vitreous china basins
- Double personal mirrors

2nd Bathrooms (Suites 1-50)

- Kohler stillness wall-mount faucet
- Wood cabinetry by Eggersmann from Germany
- 12x12 marble flooring
- Glass-enclosed 2-person shower stall with waterfall shower
- Kohler pressure-balanced shower valve
- Kohler Santa Rosa 1-piece toilets (San Raphael in selected suites)
- Kohler conical vitreous china basin
- Polished mirrors
- Kohler transfer valve
- Kohler watertile, nozzle bodyspray
- Kohler rain contemporary showerhead

Options

- Miele coffee maker in kitchen
- Hot tubs on terraces (in select suites)

Technology

(supplied by Coast Technical Sound fx)

Careful design and full integrated telecommunications cabling package. State-of-the-art design allows you to stay connected to entertainment and information technologies. Cabling provides simplified maintenance today and ability to upgrade tomorrow. Attractive, integrated "multi-media" outlets provide convenient connections for multiple phone, fax and modem lines, cable modem and DSL high-speed internet access, digital cable TV, satellite TV services and in-home local area computer networking.

In-Suite Computer Networking

(optional)

- Provides convenient wall connections throughout your home, allowing you to easily connect several computers together, share a printer or surf the Web
- Supports wireless networking

Extreme Speed Internet

- Extreme speed internet connection, "always on"
- "High-speed Internet" delivering connection speeds of 5Mbps and higher

Sony's Location-Free TV

(optional)

- Sony wireless 12" Flat Panel LCD Display Location free TV
- Enjoy your favourite TV programs, movies, even internet and email anywhere in your home, all without wires
- Built in speakers, stand and carrying handle

Elevator

Elegant glass-surround elevators for ocean viewing while you ride, with private access coding

Entrance Lobby

Like the architecture and structure, the entrances to the residences at Crystal Terraces are shaped by the geometry of the site. The hillside that affords dramatic views from the terraces, shapes the design of the beach-front entrances. The front door of each building is a ground-level courtyard that leads to the elevators' lobbies. These courtyards connect directly with the parkade and are designed to provide an accessible and secure gated space. Flanked by a distinctive sculpted-stone waterfall, the iron gates are hand crafted for each building and will be the front door for the residences. Along with feature lighting and seating, each entry is equipped with electronic security and intercom systems. The entrances at Crystal Terraces are distinctive and elegant doorways to the water's edge.

Security

- Entry phone with in-suite monitoring
- Pre-wiring for suite security system
- State-of-the-art traction passenger elevators with restricted floor access
- Security card access to main entrance, underground parking

Parking/Storage

- Secured parking with 1 stall per suite
- Bicycle lock-up and sports equipment storage room at each suite
- Private storage room for each suite
- Guest parking/handicapped parking and drop off area allocated

Home Warranty

Crystal Terraces offers a 2-5-10 warranty provided by National Home Warranty, one of the world's largest insurance brokers and risk consultants.

- 2 years materials and workmanship protection
- 5 years water penetration protection
- 10 years structural protection

The developers reserve the right to make modifications and changes to the information herein. Renderings, photos and sketches are representational and are not accurate. Square footages are from the architectural drawings. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E. & O.E.



CRYSTAL TERRACES

180° of Breathtaking Ocean Views