

# DESIGN SPECIFICATIONS

## COMMUNITY FEATURES:

Premiere, pedestrian-oriented neighbourhood in Kamloops.  
Great community amenities such as park, nature trails, Juniper Market, nearby schools.  
Spacious yards, zoned for Suites.  
Quick commutes to downtown and other local areas.  
Beautifully landscaped boulevard.

## FOUNDATION:

ICF 6 1/4" walls.  
Rebar as per code requirements  
Broom finish exterior concrete  
Basement slabs to be trowel finish

## INSULATION:

R56 Attic  
R22 Exterior walls  
R20 Garage walls

## DRYWALL:

Textured ceilings  
Square corner finish

## PAINTING:

Feature colour on den window wall.  
Feature colour on fireplace wall.  
One colour throughout remaining spaces.  
Trim work to have two coats of paint.  
Walls to have two coats of paint.

## INTERIOR FINISHINGS:

Excel kitchens with crown moulding.  
Tile in bathrooms and entryway.  
5 choices of laminate flooring.  
Timeless form carpet in BR and on stairs  
Tile backsplash in kitchen.  
Quarts kitchen island.  
Wire closet shelving.

## WINDOW AND EXTERIOR DOORS

Vinyl windows and screens.  
8 FT high entryway door and sidelight.  
Garage door remote openers.

## ELECTRICAL:

200 Amp service.  
100 Amp sub panel.  
Built in vacuum (rough in).  
HDMI sleeve from TV above fireplace.

## PLUMBING:

Main bathroom has 1 piece tub and shower.  
Ensuite has 60x42 shower with tile surround.  
High end plumbing fixtures.  
40 g Electric hot water tank.

## HEAT AND COOLING

High efficiency gas furnace with 2-stage variable speed.  
A/C rough in.

## EXTERIOR

Hardie board and baton siding.  
Hardie smooth panel siding.  
Brick masonry veneer.  
Aluminum railings.  
Aluminum gutters and downspouts.  
Vinyl decking.  
40-yr Warranty roof shingles.

## LIGHTING

LED lighting throughout.  
Modern lighting fixtures.  
Pendant lighting above island.

Call or visit

**JUNIPERWEST.COM**

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