

An architectural rendering of a modern residential development. The scene features a multi-story building with balconies and large windows on the left. A paved walkway curves through a lush garden with various trees, shrubs, and a small stream. A person is walking a dog on the path in the foreground. The overall atmosphere is bright and sunny.

DOCKSIDE GREEN

369 & 363 TYEE ROAD

HOMEOWNER'S MANUAL



BOSA
DEVELOPMENT

THIS MANUAL CONTAINS IMPORTANT INFORMATION ON THE CARE AND MAINTENANCE OF YOUR UNIT.

Welcome to your new home at Dockside Green. We have prepared this homeowner's manual to address a wide range of questions you may have, and to provide information to help you enjoy and care for your living environment.

Careful thought and consultation have gone into the construction of Dockside Green from the design stage through to completion. Every effort has been made to ensure the quality and durability of your new home.

Each unit is the sum of numerous components and systems that combine to provide a strong, attractive physical structure and a safe, comfortable living environment. We encourage you to take the time to review the contents of this manual to familiarize yourself with the operation and maintenance of your new home.

The Homeowner Protection Act warranties on your home are conditional on you maintaining your unit. This manual will assist you in carrying out the proper maintenance to help keep your home in optimal condition and your warranty in good stead.



BOSA
DEVELOPMENT

BOSA DEVELOPMENT
2920 – 320 Granville Street
Vancouver, B.C. Canada V6C 1S9

T: 604.294.0666
F: 604.291.9120

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PROPERTY MANAGEMENT / STRATA CORPORATION

Your Strata Corporation is professionally managed by:

Proline Management Ltd.

201-20 Burnside Road West

Victoria, B.C. V9A 1B3

www.prolinemanagement.com

Your Property Manager is:

Sam Hasham

Strata Manager Supervisor

Sam@prolinemanagement.com

250.475.6440

Collectively, your ownership, along with those of your neighbours, comprise a multimillion dollar Strata Corporation. The Property Manager ensures that the Strata Corporation is adequately insured and well maintained; that the required meetings are held under the Strata Property Act and minutes recorded; that proper books of account are maintained; and that good communication and harmony is created within the development.

The Property Manager advises the elected Board of Directors and thereafter carries out the instructions of the Strata Corporation. If you have any concerns that involve the common property, you are advised to contact your property management company. This could include:

- Strata fees
- Common area deficiencies
- Limited use common area
- Strata insurance
- Flood damage
- Fire damage
- Fire alarm
- Sewer
- Strata bylaws
- Building policies and procedures
- Move-ins/move-outs
- Elevator bookings
- Use of building amenities
- Key fob access
- Key fob purchase
- Building enterphone programming
- Parkade overhead gates
- Visitor parking passes
- Parking violations
- Parking reassignments
- Alterations to your unit
- Bylaw infractions
- Storage space
- Surveillance

EMERGENCY CONTACTS

PROPERTY MANAGEMENT	PROLINE MANAGEMENT LTD. 24-Hour Service 250.475.6440	
FIRE	EMERGENCY 9-1-1	NON-EMERGENCY 250.391.6624
POLICE	EMERGENCY 9-1-1	NON-EMERGENCY 250.995.7654
AMBULANCE	EMERGENCY 9-1-1	NON-EMERGENCY 250.953.3298
ENVIRONMENTAL EMERGENCIES	EMERGENCY 9-1-1	NON-EMERGENCY 800.663.3456
GAS LEAK	EMERGENCY 9-1-1	NON-EMERGENCY 250.391.6624
KIDS HELP PHONE	1.800.668.6868	
HEALTH LINK	8-1-1	

SURVEILLANCE AND ACCESS CONTROL

When entering or leaving the building do not allow strangers to enter through the open doors.

When driving through the parkade gate stop to confirm that the gate closes behind you before proceeding. Do not allow entry to unknown visitors.

KEYS, FOBS & CAMERAS

Access to designated common areas is gained by using the remote fob that is included with your key package. To unlock, simply pass your key fob to the front of the fob reader, which will allow you access to common areas. The buttons on your remote fob have an infra-red scanner which will unlock the parkade gates.

All remote fobs have been assigned a unique identification number that has been entered into the access monitoring computer. Owners are only granted access to common areas and their own floor (to be arranged by Property Management). If a remote fob is lost or stolen, contact the Property Manager immediately. The fob I.D. number will be deleted from the system, rendering the lost or stolen fob inoperable. To purchase additional fobs, contact your Property Manager. Cost is determined by the Strata Corporation. In addition to your 2 remote fobs, you will also be receiving 2 unit keys and 3 mailbox keys.

The cameras and fob readers are connected to a central computer, which can be accessed by your residential Property Manager. For surveillance purposes, a digital video camera will be keeping a visual record of signals from all cameras 24-hours a day, seven days a week. Surveillance cameras are located in various public locations throughout the building, including the parkade, common areas and the lobbies.

RESIDENT & VISITOR PARKING

Your welcome package contains a visitor parking pass. Visitor parking is located on LG. Parking stalls for homeowners are pre-assigned and cannot be changed.

STORAGE LOCKERS

Storage lockers are situated on levels P3, P2 and LG. Lockers are pre-assigned and cannot be changed. Homeowners are required to supply their own locks. Do not store valuables, flammables or firearms in your locker.

GARBAGE & RECYCLING

Garbage and recycling bins are located on LG. Please note: If you are disposing of boxes, please flatten the boxes. The disposal of garbage and recycling is a contracted service paid for through your strata fees.

AMENITIES

Dockside Green offers several amenities for homeowners located throughout the development.

- Under Tyee Plaza on Level Ground: Fitness Centre
- Under Tyee Plaza on Level Ground: Social Lounge
- Level Ground-Building tower A1.3: Dog Spaw
- Level Ground-Building tower A1.3: Bike Service Room
- Roof Level-Rooftop Lounge

INSURANCE

The building's structural insurance is paid for by the Strata Corporation. The Strata Corporation must obtain and maintain property insurance on:

1. Common property
2. Common assets
3. Buildings shown on the strata plan
4. Fixtures built or installed on a strata lot (if the fixtures were built or installed by the owner/developer as part of the original construction of the strata lot)

Owners are encouraged to obtain their own homeowner's insurance to cover personal furnishings and contents. Owners can be held liable for damages to neighbouring units resulting from events occurring within their unit (ie. flood, fire).

Damage resulting from deficiencies (ie. water leak) must be claimed on the owner's insurance or that of the Strata Corporation. Once responsibility for the deficiency has been determined, the owner's insurance will assume responsibility or subrogate against either the liability insurance held by the sub-contractor responsible or that of the developer.

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HOMEOWNER DUE DILIGENCE – INTERIOR

As an individual unit owner, your participation is critical. From the cleaning and maintenance of your balcony, to the management of water vapour and air circulation inside your home, to the timely reporting of any deficiencies in relation to water ingress, your diligence will prevent costly repairs from becoming necessary. Your involvement will help catch minor problems before they escalate into major repairs and will prevent “loss of warranty” due to improper maintenance by the homeowner.

IN-UNIT DUE DILIGENCE:

1. The corridor ventilation must be allowed to enter your unit through the gap at the bottom of your unit entry door. Do not install a lower door sweep, extra threshold, or block this gap with an entrance mat - this passage must not be restricted. This air flow acts as pressurization and equalizes the negative pressure in the unit created by the use of the unit exhaust fans. Without positive pressure from the corridor, moisture from the exterior tends to be drawn inward.
2. The use of exhaust fans in the kitchen and bathrooms is essential. Turn on the vent above your range when cooking.
3. When drying multiple loads in your dryer, ensure the lint trap in the dryer is emptied after each load and that the filter screen is cleaned off regularly. In addition, the dryer should be run empty after each load for several minutes after completing multiple loads to help keep the duct dry.
4. Your dryer booster fan is automatically activated; it will shut off roughly 10 minutes after your dryer unit finishes a cycle. This is a normal condition and will serve to remove moisture from the in-slab dryer duct.
5. To enable proper air circulation, ensure that curtains and blinds are left open for the greater part of the day and do not keep interior doors closed for extended periods of time. In the winter months, it is good practice to open a window to allow moist warm air to escape and cold dry air to take its place. However, please ensure the windows are not left open and unmonitored for extended periods of time. For example, during vacations, etc.
6. Be sure to maintain consistency with the heating (and cooling) throughout your unit.

HOMEOWNER DUE DILIGENCE – EXTERIOR

1. All plants are to be on raised supports and pot trays to ensure that water does not accumulate under plant pots and sit or pool directly on the patio or balcony membrane finished surface. Plants and foliage must be pulled away from the cladding of the building to ensure proper ventilation of the wall. Clean any soil that has splashed against wall surfaces. Avoid creeping types of plants such as ivy, which tend to find their way under flashings and membranes.
2. Patios and balcony decks should be cleaned frequently to ensure long-term performance and to minimize the buildup of dirt and other contaminants that may ultimately stain the surfaces and/or deteriorate the finished surface membrane. Report areas of pooling water or of water sitting against a wall. Roof decks or patios that are finished with paving stones should be kept free of weed growth. The roots from the weeds can force their way through membranes. It is NOT recommended to have articles such as door mats or artificial carpeting on your balcony or patio, as this will hold moisture and fungal growth against the membranes and prevent detection of damage or deficiencies in the membranes.
3. Deck drains on paver stone patios must be free of blockage and/or debris, and must be monitored regularly to ensure free movement of water.
4. Dryer vents must be cleaned at least once a year by a qualified duct cleaning contractor or maintenance company (Property Management will oversee this). A clogged dryer may introduce moisture into the building envelope. In order to avoid lint build up, be sure to clean the dryer's lint trap after each individual load.

Please note that existing planters are part of the common area and will be maintained by the strata. These planters are not for homeowner use.

HUMIDITY MANAGEMENT

MANAGING INTERIOR HUMIDITY:

During the heating season, the average home may have a relative humidity as low as 25%. Amazingly, this is about ½ the relative humidity in the Sahara Desert! What should indoor relative humidity be, then? That depends on outside temperatures, as indicated below:

WHEN THE OUTDOOR TEMPERATURE IS:	THE RELATIVE HUMIDITY SHOULD BE MAINTAINED AT:
+40 Celsius	45%
+30 Celsius	40%
+20 Celsius	35%
+10 Celsius	30%
0 Celsius	25%
-10 Celsius	23%
-20 Celsius	15%

HUMIDITY MANAGEMENT (continued)

Water vapour management is essential to the long term health of the building.

With cooking, bathing, laundry, houseplants and breathing, the normal daily activities of a family of four can add litres of water vapour into the air inside your home in one week. Failure to control indoor humidity will be detrimental to the building materials and the wellbeing of the occupants. Signs of excessive water vapour includes water forming on window glass, window frames, water staining on window sills, and mold growth on the ceilings and walls.

Where does water vapour come from?

- One shower = ¼ litre of vapour
- Cooking and dishwashing for one meal = ½ litre of vapour
- One person breathing = 1 ½ litres of vapour per day
- One house plant = ½ litre of vapour

The use of exhaust fans in the kitchen and bathrooms is essential.

Always keep your bathroom fan device timer set to the boosted level on extended run times during bathing and do not impede the movement of air inside the home. Please refer to “In-Unit Due Diligence” on [page 9](#).

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OVERVIEW

The inspection program carried out by your builder does not replace the need for the Strata to perform its own inspections. As a condition of warranty, the Strata must perform semi-annual inspections beginning at the end of the first year and submit an inspection report form. In addition, the Strata must provide confirmation of any required maintenance work (e.g. cleaning) performed by a qualified contractor.

WBI HOME WARRANTY

Your new home is protected by the following warranties provided by WBI Home Warranty.

2 YEAR MATERIAL AND LABOUR WARRANTY:

The coverage for the 2-year materials and labour warranty is as follows:

1. **In the first 12 months**, for other than the common property, common facilities and other assets of a condo corporation:
 - (a) coverage for any defect in materials and labour within your unit; and
 - (b) subject to subsection 4 (of this heading) below, coverage for a violation of the building code
2. **In the first 15 months**, for the common property, common facilities and other assets of a Condo Corporation:
 - (a) coverage for any defect in materials and labour; and
 - (b) subject to subsection 4 (of this heading) below, coverage for a violation of the building code
3. **In the first 24 months:**
 - (a) coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems
 - (b) coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home
 - (c) coverage for any defect in materials and labour which renders the new home unfit to live in; and
 - (d) subject to sub-section 4 (of this heading) below, coverage for a violation of the building code
4. Non-compliance with the building code is considered a defect covered by home warranty insurance if the non-compliance:
 - (a) constitutes an unreasonable health or safety risk; or
 - (b) has resulted in, or is likely to result in, material damage to the new home

WBI HOME WARRANTY (continued)

5 YEAR BUILDING ENVELOPE WARRANTY:

The coverage for the building envelope warranty is 5 years for defects in the building envelope of a new home including a defect, which permits unintended water penetration from the exterior such that it causes, or is likely to cause, material damage to the new home.

10 YEAR STRUCTURAL DEFECTS WARRANTY:

The coverage for the structural defects warranty is 10 years for:

1. any defect in materials and labour that results in the failure of a load bearing part of the new home, and
2. any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy

To preserve your warranty coverage, you are required to properly maintain your home. This guide highlights some of the maintenance requirements of your home. If a deficiency is noted that may cause damage to your home you are required to take the necessary steps, within reason, to mitigate any further damage to the home until the builder can be summoned.

1 YEAR DEFICIENCIES WARRANTY

You will be responsible for noting any minor deficiencies in your unit and to submit a service request online through the homeowner portal prior to your 1 year anniversary.

On your service request, you must list any shrinkage, settlement, workmanship or material related deficiencies that exist in your unit. Once your list of deficiencies has been received through our online portal, a representative will contact you to arrange for a service appointment. Our Warranty Services Team works during the hours of 7:00am to 3:00pm from Monday to Friday, except Statutory Holidays. Due to the nature of the repairs required, it may be necessary to arrange for more than one visit. These details can be discussed with our representative.

Any urgent deficiencies impeding on the physical enjoyment and functionality of your home (e.g.: an entry door unable to close/lock or a water leak) will be dealt with as soon as possible. If occurring during regular work hours, please report these directly to Bosa Development Warranty Services Department at 604.294.0666. If occurring after-hours or during holidays, please report these directly to your Property Management Company at 250.475.6440.

1 YEAR DEFICIENCIES WARRANTY (continued)

Please note that appliances & windows are warranted by the manufacturer and items should be reported directly to the appropriate servicing company. See [page 15](#) for details. Please report these items as they occur and do not wait until year-end to address with the noted service companies. Be sure to complete your appliance warranty cards as soon as possible using your closing date as your purchase date.

Although nail pops and minor cracks in the drywall are neither workmanship nor material deficiencies, we will repair these at the end of the first year. It is advisable to wait beyond the warranty period before applying any custom finishing to the walls as only the original finish will be restored. Please take note of any minor deficiencies so that these may be addressed at the end of the first year.

NOT COVERED UNDER WARRANTY

The following defects, costs or conditions are excluded from warranty coverage:

- Weathering, normal wear and tear, deterioration or deflection consistent with normal industry standards;
- Any loss or damage which arises while a new home is being used primarily for non-residential purposes;
- Materials, labour or design supplied by an Owner;
- Any damage to the extent that it is caused or made worse by an owner or third party (other than the Builder or its employees, agents or subcontractors), including:
 - a. Negligent or improper maintenance or improper operation, (i.e. failure to control humidity levels resulting in damage from dampness and condensation)
 - b. Failure to comply with or report the warranty requirements of the manufacturers of the appliances, equipment or fixtures
 - c. Alterations to the new home, including the conversion of a non-living space into a living space or the conversion of a dwelling unit into two or more units, unless the alterations were undertaken by the Builder under the sales contract
 - d. Changes to the grading or the ground
- Any damage to the extent that it is caused by the failure of an Owner to take timely action to prevent or minimize loss or damage, including the failure to give prompt notice to the Program (WBI) and the Developer of a defect or discovered loss or a potential defect or loss;
- Any damage caused by insects or rodents or other animals, unless the damage results from non-compliance of the Building Code by the Builder or its employees, agents or subcontractors;

NOT COVERED UNDER WARRANTY (continued)

- Accidental loss or damage from acts of nature including, but not limited to: fire, explosion, smoke, water escape, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, earthquake, avalanche, landslide, and changes in the underground water table which are not reasonably foreseeable by the Builder;
- Any defect in, or caused by, materials or work supplied by anyone other than the Builder or its employees, agents or subcontractors;
- Changes, alterations or additions made to a new home by anyone after initial occupancy, except those performed by the Builder or its employees, agents or subcontractors as required under Warranty or under the construction contract or sales agreement for the new home and any resultant damage;
- Contaminated soil;
- Subsidence of the land around a new home or along utility lines, other than subsidence beneath the footings of a new home or under driveways and walkways;
- Diminution in the value of the new home;
- Bodily injury or damage to personal property caused by the presence or growth of mould;
- The cost of removing personal property and pets from the home in order to affect repairs resulting from defects to the home or to the Common Property;
- Bosa Development shall not be responsible for any loss or damage to the Purchaser's personal property caused by the failure of, or defects in, any component, equipment or part of the home. Individual homeowners are required to purchase personal property insurance for this type of loss or damage;
- All repairs made under this warranty are warranted against defects in materials and labour until the later of:
 - The first anniversary of the date of completion of the repair or replacement; and
 - The expiry date of the applicable home warranty insurance coverage;
- Sound Transmission: The building is designed to meet or exceed building code requirements for sound transmission. It should be noted that some sound from neighbouring units and mechanical equipment may be noticeable. Normal sounds can be expected and if they do not represent a malfunction of equipment are not considered a deficiency;
- Maintenance of common area plants;
- Replacing light bulbs;
- Mechanical air/vent system re-locations

REQUEST FOR SERVICE

To obtain service for your Bosa Development home, please follow these procedures: (Please be reminded that service work is generally done on a one-time basis at the end of your 1-Year warranty period. Please see [page 49](#) for details)

1. **All non-urgent requests** for general warranty service should be in writing and will be acted upon within a reasonable amount of time. Access to your home will be required during normal business hours. Please see below “Submit and Manage your Request Online” accessing the online Warranty Portal.

NOTE: Appliance and window servicing must be called in directly to the appropriate servicing company. Please refer to [page 49](#) for details.

2. **Emergency requests** within the warranty period and during regular work hours may be called in directly to the Bosa Development office at 604-294-0666.

Emergency requests beyond the warranty period or after regular work hours or during holidays may be called in directly to Proline Managements 24-hour service line at 250.475.6440.

3. We will be able to serve you better if written service requests are directed ONLY to our Warranty Services Department. Please do not communicate service requests to sales representatives or construction personnel, as these requests may go astray.
4. Please be advised that general, non-emergency service requests will NOT be accepted from Tenants without the owners written permission.

SUBMIT AND MANAGE YOUR REQUEST ONLINE:

By accessing the Warranty Portal link on our corporate website, homeowners will have the ability to customize requests using the simple drop-down options and also view the status of existing service work in your unit.

1. **Create a Login ID and Password:** Please contact our Warranty Services Department (at 604.294.0666 or email warrantycanada@bosadevelopment.com) to provide us with your email address if you have not already filled out a form on your Possession Day (form is provided in your Closing Package). Your email address will be set up as your Login ID. Your Password and setup confirmation will be emailed to you subsequently. You must set this up first in order to have access to the online request system.
2. **Access your file:** Visit www.bosadevelopment.com and click on contact; Residential Service Request. This will direct you to the Warranty Portal Login page.
3. **Submit a request:** Click on “Submit Request” and follow directions to report warrantable deficiencies in your unit. This information will be instantly submitted to Warranty Services.
4. **Update your contact information:** You can view and edit your details (including login credentials) from the Warranty Portal via the “Edit Contact Information”, tab found within the “Dashboard”.
5. **View your documents:** For an electronic version of your Homeowners Manual as well as other important documents pertaining to your unit, view your “documents” tab.

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PLUMBING OVERVIEW

To obtain service for your home, please follow these procedures:

Defects related to supply and distribution are covered under the 2-Year Warranty. Plumbing fixtures & faucets are covered under 1-Year Warranty. However, any incorrect plumbing modifications in your unit that were not installed by Bosa Development will NOT be covered under warranty.

The plumbing system in your home consists of:

- Plumbing fixtures (toilets, sinks, bathtubs, etc.)
- The water supply system (which brings the water to each fixture)
- The drainage system (which removes waste water and sewage from the plumbing fixtures)

The main water shut-off valves for your entire unit are typically located behind an access panel in either the entry closet or a bedroom closet. All plumbing fixtures are also equipped with an individual set of shut off valves except showers and bathtubs.

To interrupt the water supply directly to the washing machine, hot and cold shut-off valves are located in the laundry closet on the wall adjacent to your laundry unit. Shut-off valves should be turned OFF when away from your home for extended periods of time.

Note: The main shut-off valve will NOT shut down the fire sprinkler system. If there is an accidental discharge, contact your Property Manager immediately.

If your balcony deck is equipped with a hose bib (tap/faucet), do not keep your hose attached during the winter. Internal freezing may occur, resulting in a burst pipe. Damage due to this will not be covered by Warranty.

TOILETS

Only normal human waste should be flushed. The toilet must NOT be used as a garbage can. Certain products such as cotton swabs, condoms, dental floss, rice, kitty litter and sanitary pads must NEVER be flushed.

Inappropriate materials can cause sewage from higher units to back up into the units above, a blockage resulting in catastrophic damage which is not covered under warranty.

Water is non potable, as indicated next to the toilet.

BATHTUB

The soaker tub surface is a hard, nonporous surface, which effectively prevents dirt from accumulating and resists stains better than other materials. With normal use, your soaker tub surface is durable and it will retain its beauty with only minimum care. To maintain the high gloss, just follow these simple steps.

Easy care for your soaker bathtub surface:

1. Use common household, non-abrasive cleaners for most cleaning jobs. Follow manufacturers directions and precautions. Rinse well and dry with a clean cloth.
2. Never use abrasive cleaners. These products could cause damage to the finish.
3. Do not allow the surface to come into contact with products such as acetone (nail polish remover), nail polish, dry cleaning solution, lacquer thinners, gasoline, pine oil, etc.
4. Remove dust and dirt with a soft, damp cloth.
5. If a rubber mat is used, it must be removed immediately after each use. Non-conformity with this recommendation will cause damage and not be covered under warranty.

BATHROOM SINK

China sinks and bathroom fixtures: Do not use harsh abrasive cleaners. Wiping regularly with a soft cloth and a non-abrasive cleaner will keep your sink looking new.

KITCHEN SINK

Cleaning: Rinse the sink thoroughly after every use, and wipe it dry with a clean, soft cloth or sponge. Do not use cleaners containing abrasives.

DO NOT use steel wool pads to clean your sink as they will leave a residue of small iron particles. They may not be readily visible, but they will lead to rusting and corrosion of the sink.

Use of a protective mat, protective rack, or dishpan while doing dishes is recommended. Any such items should be removed when not in use. Use a cutting board and/or protective sink accessory when using knives or other sharp objects in the sink. Do not leave coffee grounds or tea bags in the sink for long periods of time.

HEATING & COOLING SYSTEMS & THERMOSTATS

Each home is equipped with an industry-leading radiant hot water hydronic heating system. (Daikin high-efficiency fan-coil system-in penthouses). Each home is also equipped with a Reversomatic Energy Recovery Ventilator (ERV) tempering the outdoor fresh air circulation and provide humidity controls. The ERV system continuously operates, providing the fresh air for your home 24 hours a day. It is also designed to remove moist air from bathing. Timer exhaust switches in the bathrooms will cause the ERV fan to increase in speed. It is recommended to manually use the wall switch to increase the moist air removal and provide extended run time after leaving the bathroom.

The full Instruction Manual for thermostats can be found on the Homeowner Portal. Please visit www.bosadevelopment.com click on Contact; Residential Service Request.

WATER MANAGEMENT PANEL

The hydronic heating system is controlled through the use of the OTML hydronic distribution control, water metering and leak detection panel. This panel controls the distribution of water to the radiant heaters throughout your home based on the various thermostat settings in each space. This panel has been left locked to prevent any accidental damage or control setting changes that could effect the heat distribution in your unit. It also submeters your domestic water usage for billing purposes. The leak detection system is comprised of 2 water sensing pads (one under the washing machine and one under the dishwasher). When the pad senses water, it will automatically trip the system and shut the water off to the appropriate appliance. It will go into alarm mode to notify you of an issue and will automatically send a text message to the building engineer to come and reset the panel and sensing pads, and investigate the issue. Once you have determined the issue, you can silence the alarm by pressing the blue blinking light switch with a pencil in the panel through the slot in the door.

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ELECTRICAL OVERVIEW

Defects in material and/or workmanship are covered under the 2-Year Warranty. However, any incorrect electrical re-wiring/modifications in your unit that were not done by Bosa Development will NOT be covered under warranty.

The electrical supply is delivered to your unit through the building's wiring system. A meter measures your use of electricity. Familiarize yourself with the location of the electrical panel in your unit (typically located on the wall behind a bedroom door or in a closet). This panel contains circuit breakers, which are labeled to indicate which circuits they protect.

An electrical circuit is a closed loop linking the power source to an electrical "load" (e.g. lighting fixture, electrical appliance or other piece of equipment). Current flows through the circuit to and from the electrical panel. A "hot" wire carries current through an insulated electrical cable to the load, and a neutral wire carries it back again to the panel.

A single circuit may connect quite a few small loads, such as lights or small appliances. Major appliances, such as refrigerators, stoves, dryers and dishwashers have their own circuits.

ELECTRICAL SAFETY

Each electrical component is identified in the electrical panel with a number that corresponds to the circuit breaker number. When a circuit is overloaded or shorted out, the breaker trips to the OFF position (to reset the breaker, switch the breaker off then back to the ON position). This protects against overheating the cable in an electrical circuit and, ultimately, against fire. For example, a short circuit can occur when the insulation around a hot wire wears thin and the wire comes into contact with another wire to create a power surge. A hot wire coming into contact with water, which is an excellent conductor, can also cause a short. Identify and correct the cause of the problem. This may require the services of a qualified electrician. Should the problem occur during the warranty period, notify Warranty Services by submitting a request online.

- If there is any water around, be careful of any source of electricity. If you are standing in water or are in contact with it, or if the wiring is wet, you must not touch the main switch or any part of the electrical system nor operate an electrical appliance. Before opening the door of your electrical panel, make sure your hands are dry as well as the floor beneath your feet.
- Do not repeatedly reset a breaker that trips. If you cannot find and correct the cause of the short circuit, call an electrician.
- When using an extension cord, unroll the entire length. Leaving wire rolled up can cause overheating or even fire.
- Do not pull plugs by the wire from electrical outlets. Grip the plug head itself.
- Protect small children by covering any unused electrical outlets with covers made specifically for this purpose. Keep appliance and lamp cords out of the way of infants and remove cords that might trip someone.
- For greater safety and certainty, make sure that any electrical appliance you buy is approved (and labeled) by the Canadian Standards Association (CSA) or Underwriters Laboratories of Canada (ULC).

ELECTRICAL OUTLETS

Electrical outlets typically have plug-ins for two three-pronged plugs. The two parallel prongs, one of which – the neutral prong – may be wider than the other, carry the electrical power. The third prong, a round one, connects to the ground wire, which protects against short circuits. The ground wire is “grounded” (connects) to the metal water supply pipe next to the water shut-off valve or to grounding wiring connected to the ground rods in the earth.

SWITCHABLE OUTLETS:

A switchable outlet is located in the living room/dining area, and is tagged for you with a sticker dot. This allows the wall light switch to operate either the bottom or top plug of the outlet (one or the other). For example, a floor lamp can be switched on by using the wall switch as opposed to the switch button on the lamp. Keep in mind not to plug your clock radio into the switchable outlet.

GFCI – GROUND FAULT CIRCUIT INTERRUPTER OUTLET:

Ground Fault Circuit Interrupters (GFCI) are special electrical outlets installed in bathrooms, kitchens, balconies and patios where the presence of water represents a high risk of shock. All bathroom outlets may be governed by a single ground fault circuit interrupter in one of the bathrooms; therefore, if one bathroom’s GFCI usage is interrupted, the circuit will shutdown the outlets in all bathrooms. If there is too much of a draw, the power is automatically interrupted and a yellow light signal will appear on the GFCI outlet. This same yellow light appears when you press down on the TEST button on the outlet.

To reset, simply press the RESET button; the yellow light signal will disappear. If the reset does not work, check for water that could be causing it to trip. Check that the GFCI breaker in the electrical panel has not tripped as well.

To make sure that the breaker is operating properly, be sure to test your GFCI at least once a month using the TEST button on the outlet. Note: These circuits are sensitive and may occasionally cause the circuit interrupter to go off during a shower. Simply press the RESET button after this occurs.

AFCI – ARC FAULT CIRCUIT INTERRUPTER OUTLET:

The electrical outlets in your bedroom(s)/living/dining/den are designed to detect and protect against unintended arc faults, overload and short circuits. The purpose is to prevent fires caused by brittle or cracked power cords from household appliances, such as lamps, clock radios or vacuums. Unintended arc faults can also be caused by motors, light ballasts and other devices that have not been certified by electrical testing laboratories.

An AFCI detects arcs in electrical equipment or wiring and opens (shuts off) the circuit in a fraction of a second. In the event you “trip” the breaker, you will have to reset the appropriate breaker switch by flipping it OFF and then ON again. Nuisance tripping of the AFCI breakers is common due to the sensitivity of the breaker. It is recommended that all appliances/fixtures powered through AFCI protected breakers be certified and approved by electrical testing laboratories.

*Do not connect carbon monoxide detectors and smoke alarms to a branch circuit that is protected by an AFCI.

ELECTRICAL OUTLETS (continued)

TAMPER-RESISTANT OUTLETS:

Electrical outlets throughout all units are tamper-resistant, which means they have spring-loaded shutters that close off the contact openings – or slots – of the outlet. This is a safety measure designed to protect children, who may insert objects into electrical outlets, resulting in great harm.

Tamper-resistant outlets may seem blocked, or difficult to plug into due to the safety mechanisms.

CAUTION

When replacing light bulbs, ensure the wall switch is off and that the light bulb is cool before handling.

Installation of a ceiling fixture in the dining room:

We strongly recommend that a certified electrician carry out this installation. Failure to follow safe procedures can lead to bodily injury.

Please note that any incorrect electrical re-wiring/modifications in your unit that were not installed by Bosa Development will NOT be covered under warranty.

BEFORE COMMENCING, SWITCH OFF THE BREAKER. There are a number of breakers labeled “Lights” in the service panel. Using a voltmeter, turn each off and on until voltage is interrupted to the ceiling fixture.

CAUTION: Attempting to connect your fixture with the power on is NOT safe.

CABLE & TELEVISION

Your unit is compatible to be connected with Shaw and Telus.

Your unit has been pre-wired to carry cable signals to your television and computer with the Telus Fibre Optic ‘Quick Connect’ Network (you must contact Telus to activate this). The main cable box is typically located behind a panel in your front entry closet.

Cable hookups have been installed in the living room and all bedrooms.

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SMOKE DETECTOR / CARBON MONOXIDE ALARM

Your unit is equipped with combination carbon monoxide/smoke detectors to alert you in the event of the presence of smoke. The detectors will sound an alarm (but are not connected to the building wide alarm system) to alert you. If there is a fire (instead of burnt toast), evacuate the unit and pull a building-wide alarm at the pull station in the corridor.

Full User Guide to your Photoelectric Smoke Detectors can be found on the Homeowner Portal.

Please visit www.bosadevelopment.com click on Contact: Residential Service Request.

SPRINKLER SYSTEM

The building is equipped with a fire control sprinkler system which is sensitive to extreme heat and impact from striking.

Be careful not to accidentally strike the fire sprinkler head or puncture the fire sprinkler line (through mounting items on the wall), as this may cause flooding of your unit. **DO NOT HANG ANY ITEMS ON THE FIRE SPRINKLER HEADS!**

Note: The in-unit plumbing shut-offs will not shut down the fire sprinkler system within your unit.

Should a non-fire related discharge occur, contact your Property Manager immediately.

FIRE ALARM / ONE WAY SPEAKER INTERCOM

Your unit is equipped with Fire Alarms and One-Way Speaker Intercoms installed on your ceilings. These serve 2 purposes:

1. Fire Alarm: Warning of potential fire.
2. One-Way Speaker Intercom: Fire Marshal has one-way communication to your unit in the event the fire alarm sounds.

The intercom can be isolated to a specific unit or specific floor in order to provide you with unit-specific directions in the event of a fire (i.e. via the Intercom, the fire marshal can direct you on whether to stay in your unit or leave through a designated exit, or whether the alarm was a false alarm). Each unit is equipped with an alarm speaker. In the case of a false alarm or if testing is taking place, the unit owner may choose to temporarily HUSH the alarm. This can be done by depressing the button at the "TOUCH TO HUSH" area on the alarm signal device. The alarm will stay in "HUSH" mode for 9 minutes, then it will reset automatically.

EMERGENCY EVACUATION PROCEDURES

A. IF YOU DISCOVER A FIRE:

1. Immediately sound the fire alarm by activating the fire alarm pull station in the corridor.
2. Dial 9-1-1 and provide the address where the fire is. Provide information about the fire including the floor number, how fast the fire is spreading, if people are trapped, etc.
3. At your discretion, attempt to control the fire with the available fire equipment. Keep in mind, smoke from a fire can cause breathing issues, and potentially deadly fumes.
4. If you can not control the fire, leave the building by the nearest exit and, if possible, isolate the fire by closing the doors.
5. Meet the Fire Department at the entrance to the building to give updated information and assistance.

B. IF YOU HEAR A FIRE ALARM:

1. Leave the building immediately via the nearest exit.
2. Call the Fire Department at 9-1-1, state your name, provide address, where the fire is and the nearest intersection if possible, information about the fire, the floor number, how fast the fire is spreading, are people trapped, etc.

EMERGENCY EVACUATION PROCEDURES (continued)

IN THE EVENT OF (A) OR (B):

Do not use the elevator. Walk. Do not run. Close all doors behind you and proceed along the corridors and down the stairways in a quiet, orderly manner. When you leave the building, move away from the door to allow others behind you to emerge from the exit. Do not re-enter the building for any reason until you have been advised to do so by the Fire Department.

C. IN THE EVENT OF A GAS LEAK:

1. **EVACUATE** the building
2. **IMMEDIATELY** notify Fortis at 1.800.663.9911 / 9-1-1
3. **PREVENT** the operation of electrical switches
4. **PREVENT** smoking or open flames

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COOKTOP & OVEN

The gas cooktop does not have a constant pilot light/flame. Instead, each surface burner has a spark igniter. If the igniter fails to light or if the flame should go off during a cooking operation, turn the burner to OFF. Then, hold a lighted match to the desired burner and hold it in position before turning the burner knob to Light. If a strong gas odour is detected, open a window and wait 5 minutes before re-lighting the burner.

Remember to switch on the exhaust fan above the cooktop when cooking. This will vent steam and/or cooking odours to the outside, and will minimize water vapour in your unit.

The self-cleaning feature on your electric oven works by heating the oven to extreme temperatures for several hours. This burns all food particles to a fine ash that can be easily wiped out with a damp cloth after cooling. During this operation the oven door cannot be opened until the temperature has dropped to protect against scalding. Do not use foaming oven cleaners.

Refer to the appropriate appliance owners manual for specific details and operation information.

REFRIGERATOR

If you have a long vacation planned, empty the refrigerator and turn it off. Wipe excess moisture from the inside and leave the doors open to keep odour and mould from developing.

In addition, you should turn off the water supply to the ice maker (penthouses only), there is a valve located behind and beside the refrigerator.

If the rubber door seals are dirty, the doors may not close properly and the refrigerator will not operate efficiently. Keep the door seals free of grime by cleaning the doors with a mild detergent and damp cloth. Wipe dry with a clean, soft cloth.

DISHWASHER

Your dishwasher is designed to use rinse aid for good drying performance. Without rinse aid, your dishes and dishwasher interior will have excessive moisture. The heat dry option will not perform as well without rinse aid.

Make sure nothing keeps spray arm(s) from spinning freely. It is important for the water spray to reach all soiled surfaces.

Normal sounds you will hear:

1. Short pauses during operation of dishwasher.
2. Water entering the dishwasher as it fills.
3. Water being pumped out of the dishwasher as it drains.
4. Timer clicking as dishwasher cycles advance.

LAUNDRY MACHINE

The water supply shut-off valves are located next to your laundry machine. There are separate valves for hot and cold water supply.

Note: Using excess laundry detergent (especially condensed detergent) in your washing machine may cause soap suds to back-up the lines, either in your unit and/or in the units below. Please use minimal amounts of high-efficiency washing detergent. If you experience a back-up of soap suds, please contact your Property Management Company. This is not a warranty issue.

Your washer door should be left ajar in between loads to allow for sufficient ventilation.

The dryer booster fan automatically turns on by an amp sensor, which will shut off 10 minutes after the drying cycle is complete. This will help to remove moisture from the dryer duct.

Please do not overload washing machines.

The dryer exhaust is vented to the exterior of the building. On cooler days it may produce condensation; this is normal and does NOT indicate a problem. When drying multiple loads, run the empty dryer for 10 minutes between loads and after the final load to expel moisture from the dryer duct.

Your dryer's built-in lint trap is designed to prevent lint from entering the ductwork that runs above your ceiling. Regular cleaning of the lint trap will ensure efficient, safe operation of your dryer and will maximize the service life of the appliance.

LEAK DETECTION SYSTEM

Your dishwasher and washing machine are connected to your water sensing leak detection system as part of the OTML water metering system. The leak detection system will provide an audible (and electronic) signal to notify you (and property management) if there is a water event in your unit. The leak detection system monitors water sensing pads installed under your laundry washing machine and dishwasher. If these pads detect water, it will send a signal to the panel and an alarm will sound and notification will be sent to property management. Once you have identified the source of the leak, you can silence the alarm by pushing the alarm button through the slot in the panel door with the eraser end of a pencil or similar blunt rod. Due to the sensitivity of the electronic equipment, the panel door has been locked to prevent any possible damage to the sensing equipment.

QUARTZ COUNTERTOPS & BACKSPLASH

Virtually maintenance-free, Caesarstone's hard, non-porous quartz surfaces require no sealing to renew its luster and are simple to clean.

In most cases, soap and warm water or a mild detergent is enough to keep your Caesarstone surfaces looking like new. If necessary, use a mild-abrasive cleaner along with a non-scratch or delicate scrub pad. Afterwards, thoroughly rinse with clean water to remove residue.

To remove adhered material such as food, gum, nail polish or even dried paint, first scrape away excess material with a plastic putty knife and then use a damp cloth to remove any marks or residual dirt.

Caesarstone is more heat resistant than other stone surfaces including most granite, marble and limestone, and is not affected by temperatures lower than 150°C (300°F). However, like all stone material, Caesarstone can be damaged by sudden and rapid temperature changes. Therefore, we suggest that hot pots and pans never be directly placed on the surface. We also recommend a hot pad or trivet be placed on the surface under cooking units such as electric frying pans, crock pots, or roaster ovens.

Caesarstone is a highly durable surface; however, avoid abuse of the surface by refraining from using sharp objects such as sharp knives or screw drivers directly onto the surface.

It is important to be aware that like any other surface, Caesarstone can be permanently damaged if exposed to strong chemicals and solvents that can damage its physical properties. Never clean your Caesarstone surface with products that contain Trichlorethane or Methylene chloride, such as paint removers or strippers. Avoid the use of highly aggressive cleaning agents such as oven/grill cleaners and dishwasher polishing agents that have high alkaline/pH levels (pH 8.5 or higher). Products containing oils or powders may leave a residue and should be rinsed off thoroughly. Should your surface accidentally be exposed to any of these damaging products, rinse immediately with clean water to neutralize the effect.

WALL PAINT

The walls and ceilings have been painted with a latex paint that is water-soluble. Use a mild detergent and sponge when washing wall surfaces. Do not use a rag, as it may leave marks. This paint is used for its compatibility with other paints such as oil base, or wallpaper, as less preparation is required by the homeowner to apply new finishes.

Your new home has been painted with Sherwin Williams Paint. We recommend painting the entire wall/ceiling surface from corner to corner rather than doing a 'touch-up', as this will help blend the paint better to prevent 'spots' of touch-up.

For your convenience, we would recommend obtaining paint from the Sherwin Williams store at:

Sherwin Williams
2141 Government St.
Victoria, BC
250.382.8049

See [pages 43 & 45](#) for more information on paint colours, location and type of paint used.

BALCONY / PATIO SLIDING DOOR

Your balcony door tracks (and hinges) should be thoroughly cleaned as necessary. All accumulations in the track should first be removed using a soft, clean cloth or brush, followed by a damp cloth. After cleaning, a light coating of WD-40 oil should be applied to the track or hinges to maintain the smooth gliding/swinging movement of your door.

Note: Such cleaning products may stain your balcony/patio membrane/pavers, wall paint and carpet/hardwood. Be sure to restrict the product to only your sliding door track or hinges.

All windows are double-paned. The aluminum frame is thermally sealed, which helps to minimize condensation from occurring on the inside of the windows and is also an energy-saving feature.

Some movement of the roller blinds may be observed during cold temperatures. This is a function of convection, where warm air contacts cold air near the glass surface and drops to the floor while it is replaced by warm air from above. This is not from air leakage through the window.

Clean dust, minor marks and deposits (e.g.: fingerprint smudges) with a weak solution of vinegar and cold water. Remove grease and film deposits with a mild soap detergent diluted in lukewarm water, followed by a clean rinse with cold water. A soft cloth is recommended instead of paper towels, as they are more abrasive and leave particles behind.

ROLLER BLINDS

The fabric louvers on your blinds should not be scrubbed. Instead, wipe gently with a cloth, using a mild soap and water solution. Excessive water on this material will cause permanent damage and is not covered by warranty. Having your blinds commercially cleaned is also not covered by warranty.

BATHROOM FLOOR & WALL TILES

The tiles in your bathroom should be wiped down occasionally to help prevent mildew. A solution of vinegar and warm water is recommended. To further prevent mildew, apply a 5% silicone sealer (available at any building supply store) once or twice a year; this will help prevent any permanent staining of the grout lines. Do not use detergent as it can make the surface slippery. Since grout is porous by nature, stains can be absorbed easily and therefore sealant is recommended.

HOW TO CLEAN GLAZED WALL TILES WITH WHITE GROUT:

- Use a liquid or cream based cleanser and a soft sponge, applying light pressure as you scrub. Rinse with clean water.
- For heavily stained or mildewed areas, use a plastic bristle brush or toothbrush to agitate the stubborn areas.
- If some areas are still not fully cleaned after rinsing, use bleach by direct application to regain the whitest color and kill any remaining mildew. With a toothbrush, agitate and rinse, or soak a paper towel and leave on the stain for an extended period of time (up to overnight or until towel is dry). Rinse away any residue and let dry thoroughly.
- Many cleaners can be used instead of bleach; acid based cleaners are the best substitute for this type of harsh cleaning requirement.
- Sealing or re-sealing of the grout is recommended after tile and grout are cleaned thoroughly.

HOW TO CLEAN GLAZED TILES WITH COLOURED GROUTS (FLOOR OR WALL TILE):

The products and the methods used are more critical when cleaning colored grouts; always follow manufacturers' directions closely.

- Use a neutral PH cleaner in a diluted formula for everyday cleaning. For tough cleaning jobs, use a more concentrated mixture per the manufacturer's recommendation. Stubborn build-up in grout and tile may require some agitation with a plastic bristle brush during the cleaning process in order to release all of the unwanted grime.
- Once you have thoroughly cleaned and rinsed the tile, it is recommended to seal or re-seal the grout.

FLOORING: VINYL LAMINATE / ENGINEERED HARDWOOD

- For everyday cleaning purposes, it is sufficient to vacuum the floor or sweep it with a soft broom.
- Foot marks and clinging dirt can be readily cleaned off with a damp cloth, however, only use a well wrung-out cloth. Never apply a wet cloth to the flooring or immerse it in water.
- We recommend using a vinyl laminate (or wood) floor cleaner.
- We suggest that you fit the feet of furniture items with felt gliders. Rolling furniture should be fitted with soft rubber chair castors.
- In order to avoid severe drying out of Vinyl Laminate (or Engineered Hardwood) Flooring during the heating season, you should ensure that the room temperature does not exceed 20–22 °C and that the relative humidity is constantly around 30-55%. In the interest of maintaining this ideal climate, we recommend the use of an electric air humidifier during the heating season. The formation of gaps in the flooring must be expected in the event of failure to maintain the recommended relative humidity level (particularly during the heating season).
- Minor damage such as cracks or impressions can be readily repaired with repair filler in a coordinating shade. The task of repairing more serious damage should be left to a qualified tradesman.

RECOMMENDED HOME MAINTENANCE SCHEDULE

DAILY (ONGOING):

- Control the humidity and ventilation in your unit.
- Keep up with general cleaning of appliances and finishes.
- Remove standing water from surfaces.
- Wipe up any spills on your flooring.
- Clean the dryer lint trap in your clothes dryer after each load.
- When doing multiple dryer loads, run the dryer empty for 10-15 minutes between loads.

WEEKLY:

- Check and clean troughs at the base of windows.
- Wipe mirror and window surfaces.
- Vacuum all flooring surfaces, damp mop if necessary.
- Clean tile surfaces (grout sealer is recommended).

MONTHLY:

- Exercise all plumbing valves.
- Test all smoke/carbon monoxide detectors.
- Clean or replace hood fan filter and make sure it exhausts properly.
- Test the GFCI on the electrical outlet in your bathroom and kitchen.
- Test the electrical breaker panel.
- Check the dryer vent screen on your balcony to ensure it is not clogged.
- Wash your balcony deck.
- Clean your oven (as required).
- Run water in seldom used drains.

BI-ANNUALLY:

- Clean and lubricate balcony door glides (and hinges).
- Clean and seal grout.
- Clean tracks of sliding glass doors before applying silicone spray lubricant.

ANNUALLY:

- Check and adjust cabinet doors.
- Check and lubricate door and window hardware.
- Check window and door gaskets.
- Inspect interior and exterior caulking; replace as required.

DOCKSIDE GREEN

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APPLIANCES

Use and Care manuals for your appliances have been left for you in your unit. These manuals contain further detailed information than what is mentioned in this “Care & Maintenance” section of the Homeowner’s Manual. Please read ALL manufacturer instructions and maintenance information prior to operating your appliances.

Warranty Coverage: 1 Year Warranty. The warranty carrier for all your appliances is [Coast Wholesale Appliances](#). Please contact them directly with any warranty inquiries.

Appliance servicing must be called in directly to Coast Wholesale Appliances within 1 year from the date of your closing for warranty coverage. To ensure your warranty is registered, be sure to fill out the warranty registration cards that come with your appliances using your closing date as the date of purchase. Please refer to [page 49](#) for additional trade contact information.

Gas Cooktop

Manufacturer: Fulgor Milano
Model: F4GK24S1 (24”) /
F4GK30S1 (30”)

Dishwasher

Manufacturer: Blomberg
Model: DWT51600SS

Refrigerator

Manufacturer: Blomberg
Model: BRFB1812SSN (30”) /
BRFB1322SS (24”)

Microwave

Manufacturer: Panasonic
Model: NNST785S

Wall Oven

Manufacturer: Fulgor Milano
Model: F1SP30S3 (30”) /
F1SM24S3 (24”)

Cooktop Hood Fan

Manufacturer: Incasso
Model: L760 (30”) / L598 (24”)

Washer

Manufacturer: Whirlpool
Model: WFW560CHW

Dryer

Manufacturer: Whirlpool
Model: YWED5620HW

PENTHOUSE APPLIANCES

Gas Cooktop

Manufacturer: Wolf
Model: CG304T/S

Dishwasher

Manufacturer: Asko
Model: DF1663XXL

Refrigerator

Manufacturer: SubZero
Model: IT-36C1

Wine Chiller

Manufacturer: SubZero
Model: DEU2450W/L

Microwave

Manufacturer: Wolf
Model: MDD30TM/S/TH

Wall Oven

Manufacturer: Wolf
Model: SO30CM/B

Cooktop Hood Fan

Manufacturer: Incasso
Model: L760 (30”)

Washer

Manufacturer: Whirlpool
Model: WFW9620HC

Dryer

Manufacturer: Whirlpool
Model: YWED9620HW

LIGHTING

Supplied and installed by Canem Systems, Ltd; 1 Year Warranty

Ceiling recessed mount (Housing)

Location: Halls & Kitchens
 Manufacturer: Liteline
 Model: RF401AICAT

Ceiling recessed mount (Trim)

Location: Halls & Kitchens
 Manufacturer: Liteline
 Model: AT402P-FWH-FWH

Undercounter

Location: Kitchen
 Manufacturer: L&S Lighting
 Model: Malindi Linear LED

Undercabinet

Under floating bathroom vanity
 Manufacturer: Joyolight
 Model: JLS360-24-IP-65-MS-30KL/LS 17 15

Ceiling recessed mount (Housing and Trim)

Location: Bathroom
 Manufacturer: Liteline
 Model: 64361/6675/66306

Ceiling recessed mount (Housing and Trim)

Location: Tub & Shower
 Manufacturer: Liteline
 Model: 64361/64388/66306

Ceiling surface mount

Location: Balcony
 Manufacturer: Galaxy
 Model: L646030BK

Ceiling surface mount

Location: Storage/Laundry
 Manufacturer: Juno Lighting
 Model: RA35-12F-3000k

EXTERIOR

Deck membrane

Exterior: Deck Membrane
 Manufacturer: NaturaSeal-Brushseal
 Supplied and installed by Pacific Waterproofing Ltd.
 Warranty: One year

Balcony door

Supplied and installed by Starline Architectural Windows, Ltd.
 Warranty: One year*

Balcony railings

Supplied and installed by Colonial Railings
 Warranty: One year

Windows

Supplied and installed by Starline Architectural Windows Ltd.
 Warranty: One year*

***Warranty Coverage:** 1 Year Warranty. The warranty carrier for all windows and balcony doors is [Starline Windows Ltd.](#) Please contact them directly with any warranty inquiries.

INTERIOR

COLOR SCHEME: LIGHT

All items listed below are warrantable for 1 Year

Kitchen, Powder, Enunit and Bath Cabinets

Manufacturer: Stosa Cucine

Supplier: Inform Projects

Contractor: Inform Projects

Location: Kitchen base cabinets, island, open wall cabinets and bath vanities

Color: Olmo Mercurio

Material: Melamine

Style: Continuous Gola Channel with slab door

Location: Kitchen wall cabinets, kitchen tall cabinets

Color: Gririo Londra

Material: Matte P.E.T.

Style: Continuous Gola Channel with slab door/
touch latch

Kitchen Backsplash

Product: Porcelain Slab

Manufacturer: Ava Ceramica

Color: Hegel

Finish: Polished

Supplier: Fontile

Contractor: Colonial Countertops, Ltd.

Kitchen and Bathrooms Countertop

Material: Quartz

Color Code: 2141 Blizzard

Manufacturer: Caesarstone

Supplier: Colonial Countertops Ltd.

Contractor: Colonial Countertops Ltd.

Powder, Bath & Enunit Wall and Floor Tile

Product: Porcelain Tile

Series: Lithos

Color: Light Grey

Grout: Mapei #01 Alabaster

Finish: Walls-Polished Floors-Matte

Supplier: Fontile

Contractor: Tanti Interiors

Vinyl Laminate Flooring

Product: Evoke

Series: Sinclair Pillar

Color: PR3071 Light Scheme

Supplier: Metropolitan Flooring

Contractor: Tanti Interiors

Engineered Hardwood Flooring (penthouses)

Manufacturer: Kentwood Flooring

Collection: Tundra

Species: Oak

Style: Brushed Oak

Color: Cirrus

Product Code: 31712

Supplier: Metropolitan Flooring

Contractor: Tanti Interiors

INTERIOR

COLOR SCHEME: LIGHT

INTERIOR PAINT

Walls

Color: Chantilly Lace

Code: 2121-70

Sheen: Eggshell

Manufacturer: Sherwin Williams Paints

Type: ProMar A200

Interior Doors and Trim

Color: Chantilly Lace

Code: 2121-70

Sheen: Semi-gloss

Manufacturer: Sherwin Williams Paints

Type: ProMar A200

Ceilings

Color: Chantilly Lace

Code: 2121-70

Sheen: Flat

Manufacturer: Sherwin Williams Paints

Type: ProMar 400

Roller Blinds

Manufacturer: Altex Sun Project

Style: Deco S70 Lite Lift White

Bedrooms: TexScreen 9101-01 (1% Opacity)

Living Areas: TexScreen 9103-01 (3% Opacity)

INTERIOR

COLOR SCHEME: DARK

All items listed below are warrantable for 1 Year

Kitchen, Powder, Enunit and Bath Cabinets

Manufacturer: Stosa Cucine

Supplier: Inform Projects

Contractor: Inform Projects

Location: Kitchen base cabinets, island, open wall cabinets and bath vanities

Color: Noce Canaletto

Material: Melamine

Style: Continuous Gola Channel with slab door

Location: Kitchen wall cabinets, kitchen tall cabinets

Color: Cachemere Opaco

Material: Matte P.E.T.

Style: Continuous Gola Channel with slab door/
touch latch

Kitchen Backsplash

Product: Large Format Porcelain

Manufacturer: Magnum Thin Porcelain

Color: Travertino White

Finish: Polished

Supplier: Margranite

Contractor: Colonial Countertops Ltd.

Kitchen and Bathrooms Countertop

Material: Quartz

Color Code: 2141 Blizzard

Manufacturer: Caesarstone

Supplier: Colonial Countertops Ltd.

Contractor: Colonial Countertops Ltd.

Powder, Bath & Enunit Wall and Floor Tile

Product: Rectified Porcelain Tile

Series: Lithos

Color: Dark Grey

Grout: CBP #335 Winter Gray

Finish: Walls-Polished Floors-Matte

Supplier: Fontile

Contractor: Tanti Interiors

Vinyl Laminate Flooring

Product: Evoke

Series: Sinclair Pillar

Color: PR3 Dark Scheme

Supplier: Metropolitan Flooring

Contractor: Tanti Interiors

Engineered Hardwood Flooring (penthouses)

Manufacturer: Kentwood Flooring

Collection: Avenue

Species: Walnut

Style: Brushed Walnut

Color: Natural

Product Code: 31778

Supplier: Metropolitan Flooring

Contractor: Tanti Interiors

INTERIOR

COLOR SCHEME: DARK

INTERIOR PAINT

Walls

Color: Chantilly Lace

Code: 2121-70

Sheen: Eggshell

Manufacturer: Sherwin Williams Paints

Type: ProMar A200

Interior Doors and Trim

Color: Chantilly Lace

Code: 2121-70

Sheen: Semi-gloss

Manufacturer: Sherwin Williams Paints

Type: ProMar A200

Ceilings

Color: Chantilly Lace

Code: 2121-70

Sheen: Flat

Manufacturer: Sherwin Williams Paints

Type: ProMar 400

Roller Blinds

Manufacturer: Altex Sun Project

Style: Deco S70 Lite Lift White

Bedrooms: TexScreen 9101-01 (1% Opacity)

Living Areas: TexScreen 9103-01 (3% Opacity)

PLUMBING

All Plumbing items listed below are warrantable for 1 Year. Supplied and Installed by Oceanview Mechanical Ltd.

Kitchen Sink

Location: 2 bedroom units and penthouse units

Manufacturer: Excalibur

Style: Double bowl, low divide

Model: ECUF1931-8-LD

Material: Stainless Steel

Location: 1 bedroom and 1 bedroom + den

Manufacturer: Excalibur

Style: Single bowl

Model: ESUF1820/9

Material: Stainless Steel

Bathroom Sinks

Manufacturer: Toto

Style: Undermount

Model: Atherton

Number: LT221

Color: Cotton #01

Kitchen Faucet

Manufacturer: Grohe

Model: Concetto

Code: #3134910E

Finish: Starlight Chrome

Bathroom Faucets

Manufacturer: Grohe

Model: Eurosmart Cosmopolitan -S Faucet

Code: 3287500A

Finish: Polished Chrome 100

Bathtub/Shower

Manufacturer: Hytec

Model: Wellbrook AC3637

Color: White

Bathtub/Shower Valve

Manufacturer: Grohe

Shower Head

Style: New Tempesta Cosmopolitan 100

Model: 26051001

Finish: Starlight Chrome

Shower Arm:27414000

Shower Valve Diverter

Style Grohe Essence

Model: 19494001

Finish: Starlight Chrome

Tub Filler Spout

Style: Eurosmart Cosmopolitan

Model: 13272000

Finish: Chrome

Enunit Shower Base

Manufacturer: Hytec

Model: Kendale ACR3775

Finish: White

Enunit Shower Valve

Manufacturer: Grohe

Shower head and slide bar

Style: New Tempesta Cosmopolitan 100

Model: 2757820E

Finish: Starlight Chrome

Shower Elbow

Style: Relexa Shower Outlet Elbow

Model: 2867200

Finish: Starlight Chrome

Shower Valve

Style: Essence

Model: 14472000

Finish: Starlight Chrome

PLUMBING (continued)

All Plumbing items listed below are warrantable for 1 Year. Supplied and Installed by Oceanview Mechanical Ltd.

Enunit Tub Valve

Manufacturer: Grohe
 Valve and Volume Control
 Style: Essence
 Model: 14472000
 Finish: Starlight Chrome
 Tub Filler Spout
 Style: Eurosmart Cosmopolitan
 Model: 13272000
 Finish: Starlight Chrome

Enunit Free Standing Tub (Penthouse 2)

Manufacturer: Acritec
 Model Rochelle #44275
 Finish: White

Toilets

Manufacturer: Toto
 Style: Aquia IV
 Code: CST446CUMG
 Elongated Bowl: CT446CUG
 Tank and Cover: ST446UMA
 Soft Close Seat: SS124
 Color: Cotton #01

HEATING AND VENTILATION

All heating and ventilation items listed below are warrantable for 1 Year Supplied and Installed by Oceanview Mechanical.

ERV

Manufacturer: Reversomatic
 Model: RERV-D100ES
 Timer Switch Model: TC100 (5V)

Air Conditioning/Heating VRF

Manufacturer: Daikin
 Models: FBQ series for penthouses

VRF Thermostat

Manufacturer: Schneider
 Model: SE8300

Radiant Hot Water Baseboard Heating

Manufacturer: Jaga
 Model(s): Varies per mechanical engineering

Radiant Hot Water Thermostat

Manufacturer: Honeywell
 Model: T4 Pro

DOCKSIDE GREEN

369 & 363 TYEE ROAD

SUMMARY

APPLIANCES	Coast Appliances	1.866.262.7820 coastappliances.ca
CABINETS	Inform Projects	604.215.1000 informprojects.com
VINYL AND HARDWOOD FLOORING	Tanti Interiors Ltd.	604.291.9430 tantiinteriors.com
COUNTERTOPS	Colonial Countertops Ltd	250.383.1926 colonialcountertops.com
DOORS & HARDWARE	Crown Door Corp.	604.504.1658 crowndoor.ca
ELECTRICAL	Canem Systems Ltd	250.475.1955 canem.com
MECHANICAL/PLUMBING	Oceanview Mechanical	250.920.3605 oceanviewmechanical.com
HEATING/AIR CONDITIONING/ERV	Oceanview Mechanical	250.920.3605 oceanviewmechanical.com
PAINTING	Gordon 'N' Gordon Interiors Ltd.	250.474.2100 gordonngordon.com
TILE	Tanti Interiors Ltd.	604.291.9430 tantiinteriors.com
ROLLER BLINDS	Island Window Coverings	250.475.2600 islandwindowcoverings.com
WINDOWS	Starline Windows Ltd	604.882.6855 starlinewindows.com
DRYWALL	Gordon 'N' Gordon Interiors Ltd.	250.474.2100 gordonngordon.com
SHOWER DOORS	Royal Oak Glass	250.652.5214 royaloakglass.com
MIRRORS	Royal Oak Glass	250.652.5214 royaloakglass.com
FINISH CARPENTRY	L and P Construction	604.841.0418 lp_construction@me.com



BOSA
DEVELOPMENT

BOSA DEVELOPMENT
2920 – 320 Granville Street
Vancouver, B.C. Canada
V6C 1S9

T: 604.294.0666
F: 604.291.9120
bosadevelopment.com