



PRIMA

ON LAWSON

First Release

PRIMA

ON LAWSON

Knox

STUDIO

INTERIOR 537 SF
EXTERIOR 68 - 71 SF
TOTAL 605 - 608 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

PRIMA

ON LAWSON

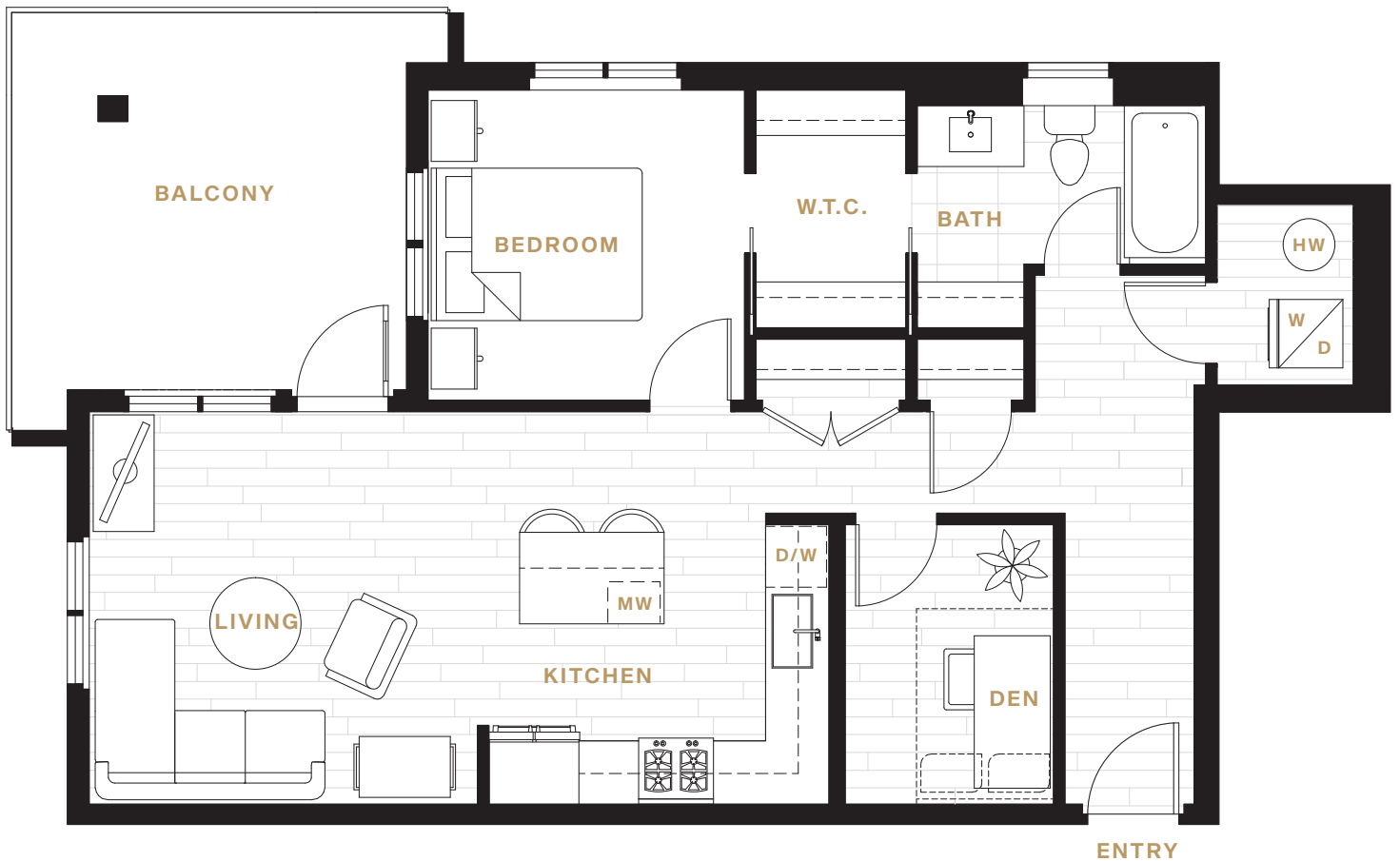
Apex 1a

1 BEDROOM + DEN

INTERIOR 811 SF

EXTERIOR 164 SF

TOTAL 975 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

PRIMA

ON LAWSON

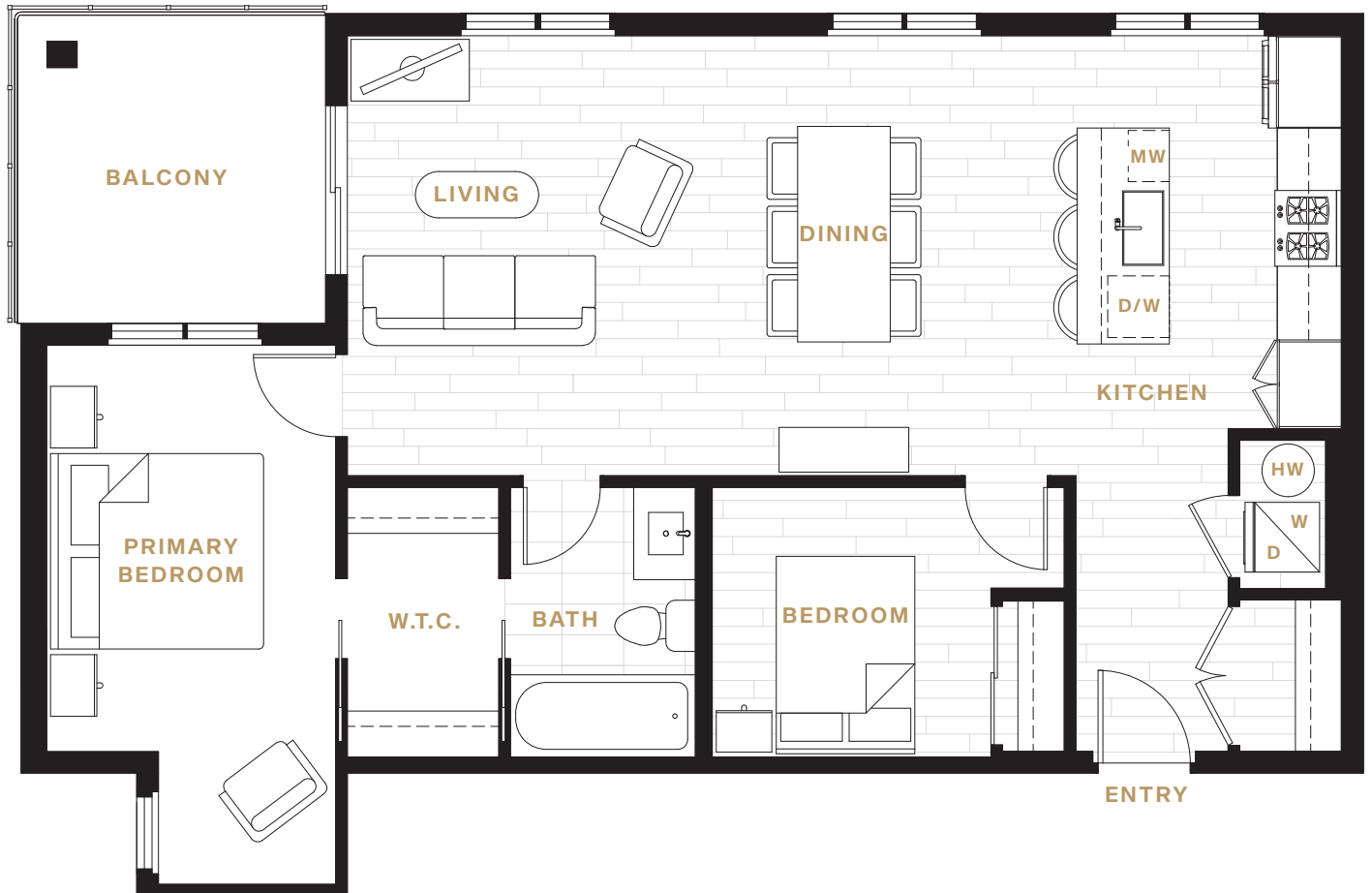
Dilworth 1a

2 BEDROOM

INTERIOR 952 SF

EXTERIOR 97 SF

TOTAL 1,049 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

PRIMA

ON LAWSON

Dilworth 3

2 BEDROOM

INTERIOR 866 SF
EXTERIOR 96 - 262 SF
TOTAL 962 - 1,128 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

PRIMA

ON LAWSON

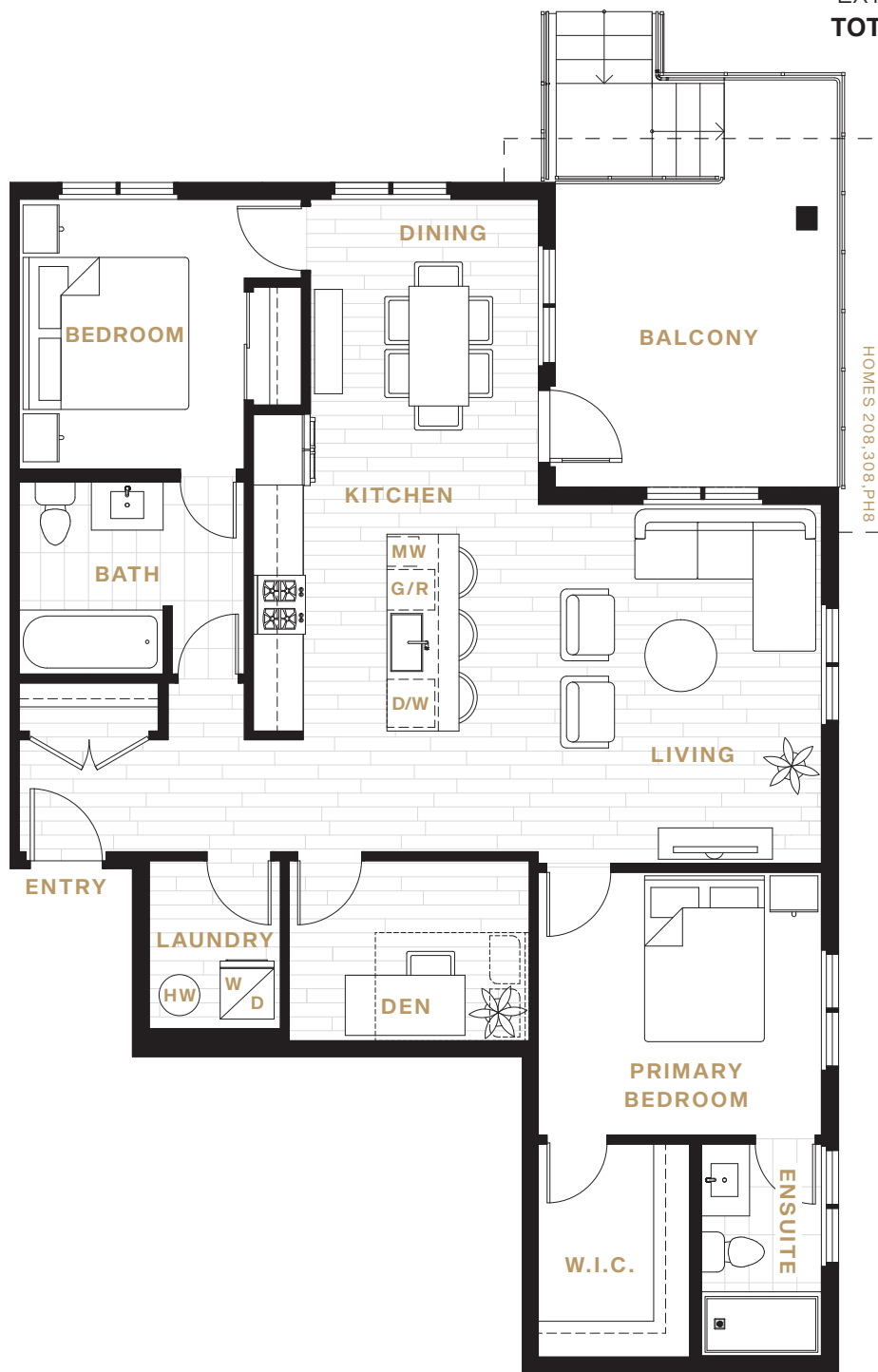
Pinnacle 1

2 BEDROOM + DEN

INTERIOR 1,187 SF

EXTERIOR 169 - 203 SF

TOTAL 1,356 - 1,390 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

PRIMA

ON LAWSON

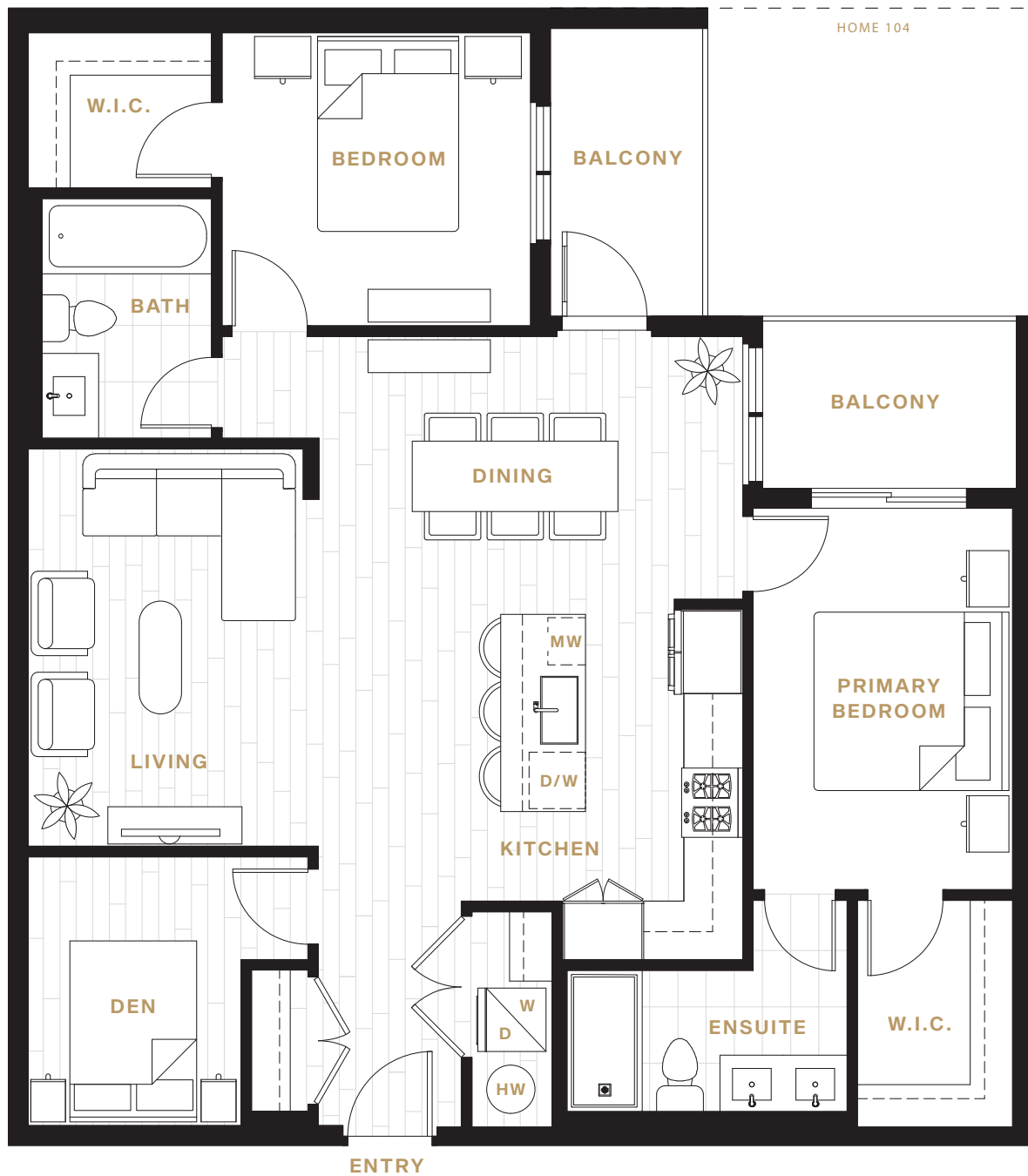
Pinnacle 2

2 BEDROOM + DEN

INTERIOR 1,162 SF

EXTERIOR 108 - 225 SF

TOTAL 1,270 - 1,387 SF



This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. 1094 Lawson Avenue Ltd. reserves the right to make changes, modifications or substitutions to the building design specifications and floor plans should they be necessary. Square footage and deck shapes are approximate and actual square footages may vary slightly. E. & O.E.

DESIGNED FOR LIFESTYLE

- A boutique building with only 40 homes, designed by New Town Architecture & Engineering
- Located downtown, Prima is within walking distance to all city centre amenities, Okanagan Lake and the future downtown UBCO campus
- Well connected to transit, the City's active transportation routes, and the Okanagan Rail Trail
- Surrounded by an abundance of parks, hiking trails and outdoor activities
- Each home comes with one secure bike stall

THOUGHTFUL INTERIORS

- Luxurious homes with generous 10-foot ceilings
- Thoughtfully designed and spacious floor plans ranging from 537 – 1,187 SF
- Choose from studio, one bedroom, one bedroom plus den, two bedroom, or two bedroom plus den homes
- Oversized, low-E windows allow an abundance of natural light while optimizing energy performance
- Easy-care, durable, and acoustically enhanced luxury vinyl plank (LVP) flooring with sound absorbent SafeGrip backer throughout main floor living areas
- Two designer-curated interior colour palettes, "Sand" and "Pebble", inspired by our Okanagan palette
- Modern roller shades throughout with blackout shades in bedrooms
- Energy efficient LED light fixtures conserve energy while beautifully illuminating your home
- High speed TELUS Fiber Optik internet wired to each home
- Convenient laundry closets complete with Samsung high efficiency front load washer & dryer

LUXURIOUS KITCHENS

- Contemporary kitchens with soothing palettes and open layouts, ideal for social gatherings
- Stylish dual-toned soft-closing cabinetry; wood-tone uppers and white or gray satin matte lowers (colour scheme dependent)
- Spacious wood-tone kitchen island for prepping and entertaining
- Timeless Quartz countertops
- Samsung stainless appliance package including:
 - » Sleek counter-depth refrigerator with French doors and bottom freezer (except Knox plan)
 - » Sleek counter-depth refrigerator with single door and bottom freezer (Knox plan)
 - » Built-in natural gas range with convection oven
 - » Dishwasher
- Sleek telescopic hood fan
- Built-in Panasonic microwave with trim kit

- Undermount, oversized single-bowl stainless steel sink
- Luxury House of Rohl "Riobel Mythic" single-lever faucet with flexible spout pullout spray
- Bright kitchens with pendant lights over the island, recessed ceiling lights and recessed under-cabinet lighting (LED)
- Ample storage with stacking bank of drawers, tall upper cabinets with extra upper storage above, and full depth cabinets over fridge and pantry (most homes)
- Concealed waste bin pullout for kitchen garbage and recycling containing two 50 qt bins (most homes)

SPA BATHS

- Retreat to your contemporary bathroom with sleek floating vanity, modern cabinetry, frameless mirror and single-lever House of Rohl - Riobel polished-chrome faucet
- Bathe in tranquility in Maxx tub with House of Rohl - Riobel swivel shower head offering 3-jets: tropical breeze, luxurious, and massage
- Frameless glass ensuite shower with House of Rohl - Riobel 9" luxury rain shower head with hand wand (home specific)
- American Standard toilet with dual-flush, comfort-height, elongated bowl with slow closing lid

DREAM-EASY BEDROOMS

- Nylon carpeting throughout bedrooms offers durability and resiliency (most bedrooms)
- Generous closets
- Primary bedroom closets include closet organizer with open shelves
- Raised electrical outlet for easy installation of wall mounted TV in primary bedroom (most homes)

COMFORT & SECURITY

- FOB access building entries, deadbolt locks on each home and fully secured, brightly lit underground parkade
- Hard-wired smoke detectors and sprinklers installed in homes and common areas for safety and peace of mind
- Building exterior construction includes quality materials; fiber cement board and prefinished metal panels
- Keep cool in the summer and warm in the winter with an efficient and quiet 2-pipe fan coil heating and air conditioning system
- High efficiency ERV (energy recovery system) which helps reduce heating and cooling costs
- All opening windows and sliding doors include screens
- WBI Home Warranty Insurance including:
 - » Two-year coverage on material and labour
 - » Five-year coverage on building envelope
 - » Ten-year coverage on structural defects
- Customer service team dedicated to making life in your new home worry-free

STRUCTURAL SYSTEM

- Building structure designed for seismic and wind loads in accordance with the current BC Building Code.
- All structural elements conform to the Canadian Standards Association requirements.
- Structural timber is graded and stamped in accordance with National Lumber Grades Authority (NLGA) Standard Grading Rules for Canadian Lumber.

ELECTRICAL SYSTEM

- Each home has individual electrical panel.
- Homes individually metered for electrical consumption.
- LED lighting throughout.
- Hard-wired smoke detectors throughout all homes.
- Cable outlets in all homes.

PLUMBING & MECHANICAL SYSTEMS

- Plumbing installation and materials conform to the BC Plumbing & BC Building Code and current City of Kelowna Plumbing Bylaws.
- High efficiency 2-pipe fan coil system provides heating and air conditioning with minimal noise.
- Energy Recovery Ventilation (ERV) system in all homes.
- Water shut-off valve for each home.
- Water efficient plumbing fixtures throughout.
- Sprinkler head at balconies for enhanced fire safety.

Architect

New Town Architecture & Engineering Inc., Kelowna

Builder - General Contractor

Fillmore Construction Management Inc., Kelowna

Envelope Engineer

New Town Architecture & Engineering Inc., Kelowna

Structural Engineer

ROV Consulting Inc., Kelowna

Mechanical Engineer

Delta-T Consultants Ltd., Kelowna

Civil Engineer

New Town Architecture & Engineering Inc., Kelowna

Electrical Engineer

CIMA+, Vancouver

Landscape Architect

Ecora Engineering & Resource Group Ltd., Kelowna

Geotechnical Engineer

Interior Testing Services Ltd., Kelowna

Interior Design

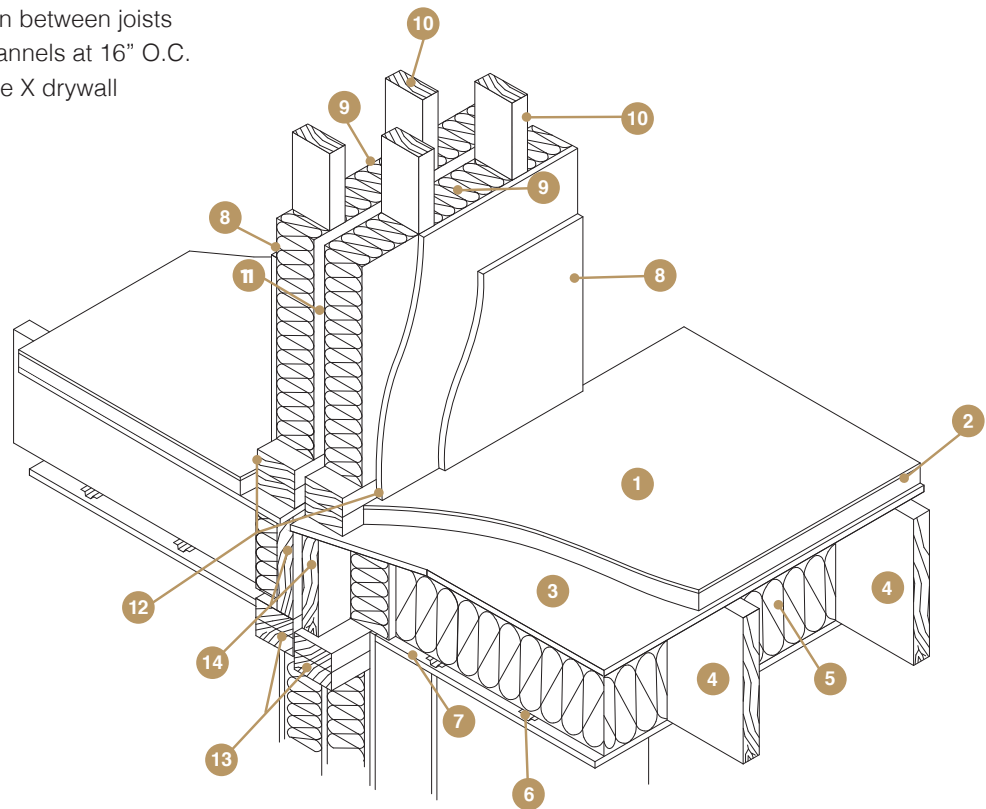
Cynthia Florano Design, Coquitlam

Fire Protection

Delta-T Consultants Ltd., Kelowna

FLOOR ASSEMBLY

1. Vinyl plank flooring with acoustic underlay
2. 1 ½" gypcrete topping
3. 5/8" plywood sheathing
4. 2" x 10" floor joists
5. R-12 batt insulation between joists
6. Resilient metal channels at 16" O.C.
7. 1 layer of 5/8" Type X drywall



PARTY WALL ASSEMBLY

8. One layer of 5/8" Type X drywall on one side with single layer of OSB (for shear walls only) and 1 layer of 5/8" Type X drywall and 1 layer of ½" Type X drywall on the other side as per Architectural assembly
9. Batt insulation - both sides
10. Party wall assembly using two separate 2" x 4" wood stud walls
11. 1 ¼" air separation between all framed walls
12. Continuous bead of acoustic caulking at base perimeter and around electrical openings
13. Double top plate
14. Fire rated rim board between the floors