

835 SENTINEL DRIVE SENTINEL HILL, WEST VANCOUVER

ARCHITECT

DGBK Architects (large Vancouver firm)

<http://www.dgbk.com/projects/>

STRUCTURAL ENGINEER

Fast + Epp, internationally recognized structural engineering firm

<https://www.fastep.com/portfolio/sentinel-drive-residence/>

STRUCTURAL CONSTRUCTION MATERIALS

835 Sentinel Drive Uses Two Innovative Structural Construction Materials:

- concrete structural walls
- cross-laminated timber (CLT) panels, which serve as the primary components of the wall, floor and roof assemblies. The structural integrity of the CLT floor & roof system, provides for a long span, creating a large column-free expanse in the interior spaces on the main floor of the home.

SPECIAL FEATURES:

- 1) CLT panels used in the home are made in Germany, shipped from Europe, and installed by **AHC** <http://ahc1893.com/>. Advantages of CLT include superior thermal performance, energy efficient, environmentally friendly, superior fire & seismic protection, and outstanding acoustic performance.
- 2) All glass windows and doors are made by **Reynaers** glazing, which incorporates a high-performance commercial-grade European aluminum curtain-wall system. Supplied and installed by **Atlas Meridian Glassworks Inc**, with a 10-year warranty. The largest sliding door is 27 feet long with a 13-foot opening.
www.reynaers.us/ & www.atlasmeridian.com
- 3) **Carlisle TPO** roofing and deck waterproofing, supply and installed by **Hazel Roofing** with 10-year warranty.
- 4) **Swisspear** exterior cladding system, imported from Switzerland, is a high-performance exterior rain screen system ideal for Vancouver weather, and requires very little maintenance. Cladding uses the **Cascadia** clip system with exterior insulation.
www.swisspearl.com/ & www.cascadiawindows.com/products/cascadia-clip

- 5) Mechanical Room: High performance IBC boiler, Mitsubishi AC units, HRV system, in-floor radiant heat, swimming pool heat-exchange system.
- 6) Entire home has LED lighting.
- 7) Automation Systems: (i) Control-4 Smart System that can control lighting and many other functions for entire home; (ii) 7-zone audio system; (iii) motorized blinds; (iv) 4-K theater projector; (v) automatic gate control; (vi) security system.
- 8) Italian tiles and stone from **Stone Tile & Julian Tile**, Vancouver.
- 9) Walnut hardwood & Italian tile flooring throughout.
- 10) Doors: main entrance door is a solid walnut pivot door, and all interior walnut doors have **SOSS** hidden hinges.
- 11) Top-of-the-line Wolf and Subzero appliances in main & wok kitchens.
- 12) **Caesarstone** countertops in kitchen and throughout entire home.
- 13) 4 natural gas fireplaces.
- 14) Bathrooms: (i) showers and tubs have Shulter waterproof and drains; (ii) Toto toilets with Washlet; and (iii) BainUltra Hydro-Thermo massage free-standing bathtub.
<https://www.bainultra.com/bath-collections/evanescence-collection>
- 15) Additional outside features include gated entrance with beautiful fountain, pool house, sunny vegetable garden, plus allowable square footage to build a 1,000 sqft coach house with its separate entrance at the back of the large 18,319 sqft lot.