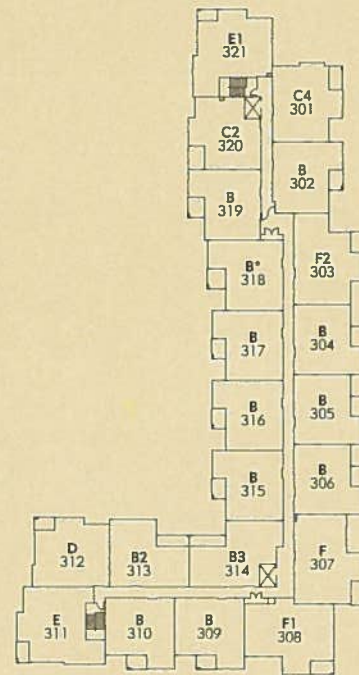


BUILDING PLAN

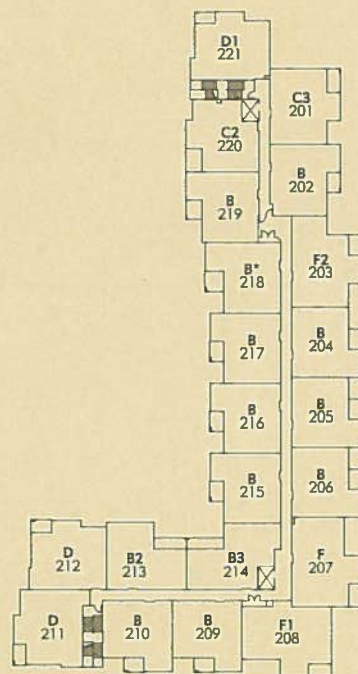
1111 EAST 27TH STREET



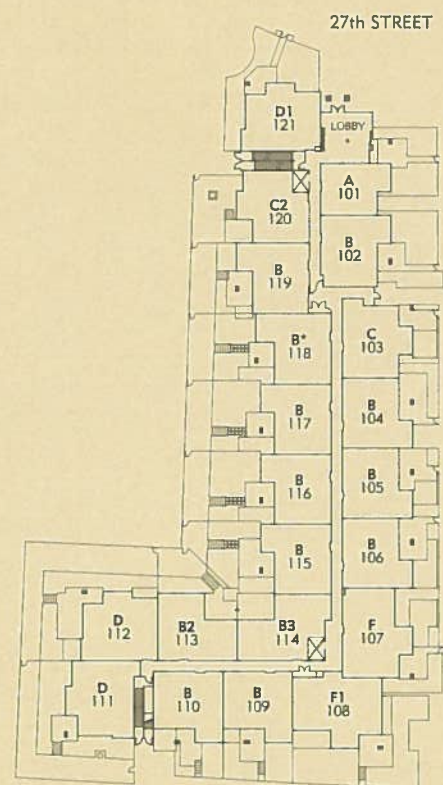
4th Floor



3rd Floor



2nd Floor



1st Floor

27th STREET

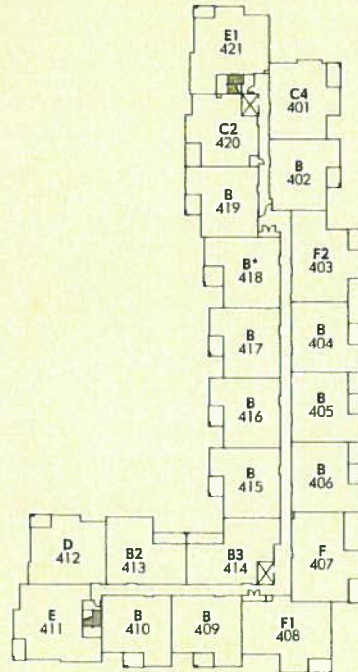


BRANCHES
ON THE NORTH SHORE

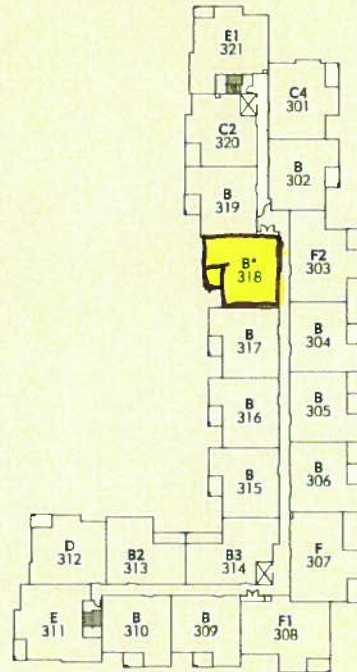


BUILDING PLAN

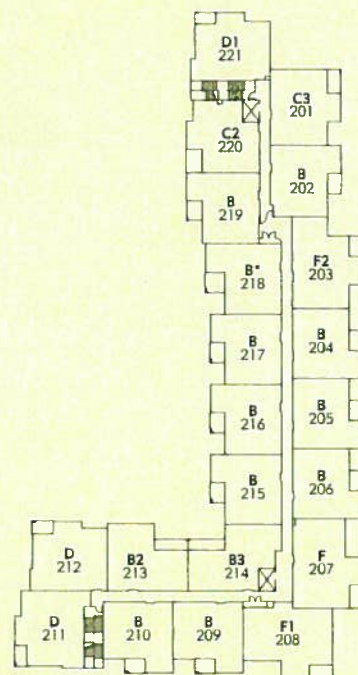
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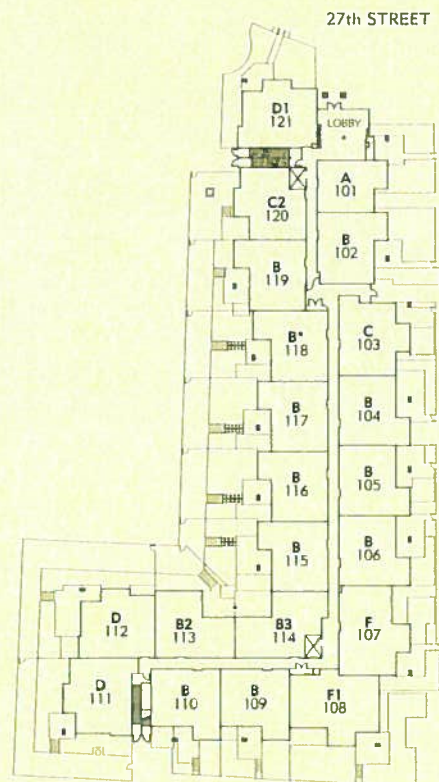
4th Floor



3rd Floor



2nd Floor



1st Floor

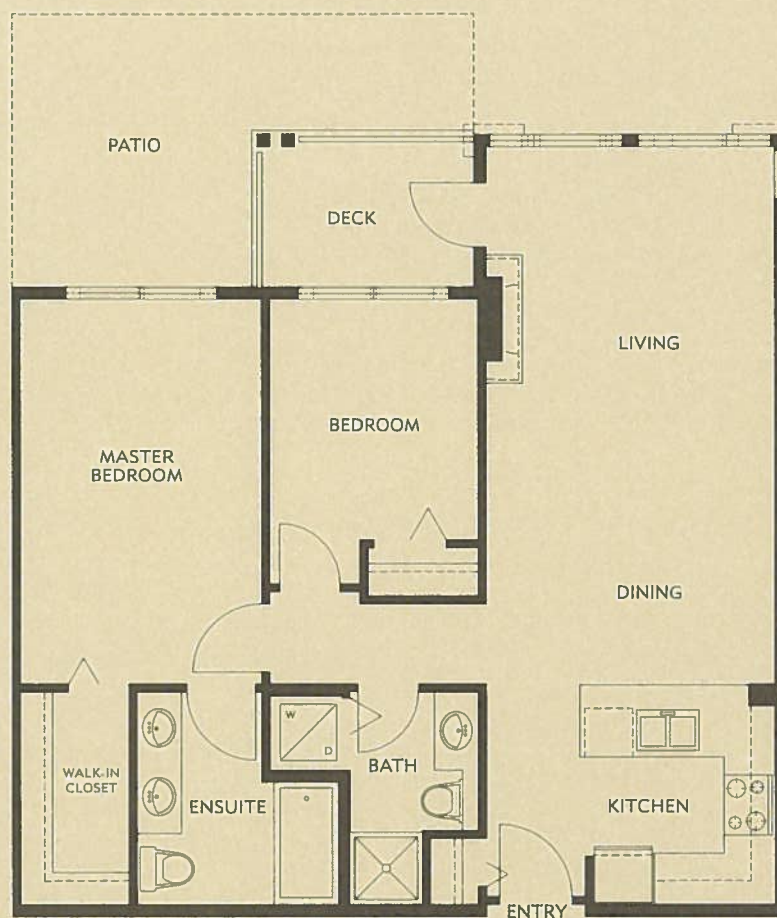


BRANCHES
ON THE NORTH SHORE



BIRCH SERIES

B APPROX. 890 – 899 SQ FT.
2 bedroom, 2 bathroom



BRANCHES
ON THE NORTH SHORE

FEATURES

An Impressive Arrival

- The contemporary refined Pacific Northwest architecture of Branches is designed by award-winning Raymond Letkeman Architects Inc.
- Two distinctive buildings are carefully designed around a large landscaped courtyard with winding pathways and custom trellises.
- Dramatic timber canopies mark the entries to each building.
- Impressive lobbies feature a custom ledgerstone fireplace, natural slate flooring, warm wood paneling and distinctive feature lighting.
- Contemporary flat-panel stained birch suite entry doors with polished chrome designer hardware welcome you home.
- Distinctive suite entry plaques personalize each private residence.

Distinguished Interiors

- Rich laminate wood flooring in entry sets the tone for the tasteful design throughout.
- Large deck or spacious patio for sunny days and summer living with private yards off the patio for most ground floor homes.
- Electric fireplace featuring imported limestone tile insert with a painted wood mantle and surround, dramatically lit by halogen accent lighting.
- Designer colour schemes: Honey and Walnut.
- 35 oz. carpeting by Beaulieu puts comfort at your feet.
- Painted baseboards throughout.
- Vertical blinds on sliding doors, horizontal blinds on all windows.
- Decora-style rocker light switches.

Gourmet Kitchens

- Warm laminate wood flooring throughout kitchen and breakfast nooks.
- Stylish shaker-style maple cabinetry in Honey or Walnut adds a warm glow to the creative heart of the home.
- Special cabinet features include built-in microwave shelf and lazy susan to keep everything conveniently close.
- Contemporary halogen track lighting highlights your creative cooking.
- Polished granite countertops with handset glazed ceramic tile backsplash.
- Breakfast nook in some homes.
- Convenient breakfast bar in most homes for those busy mornings.
- Stainless steel and black appliances:
 - Whirlpool Energy Star dishwasher with 4 button clean touch control pad and 3 hour advance time feature.
 - Fisher & Paykel 17.6 cubic foot refrigerator with glass shelving with auto-defrost.
 - Slide-in Whirlpool gas range with self-cleaning oven and electronic child-safety lock.
- Variable speed exhaust hood fan with light.
- Stylish double stainless steel undermount sinks for easy food prep and clean up.
- Polished chrome faucet with vegetable pull-out spray.

Bathrooms That Pamper

- Designer-selected imported porcelain tile flooring.
- Rich shaker-style maple cabinetry in Honey or Walnut stain with brushed nickel hardware.
- Polished chrome faucets by Moen.
- Venco soaker tub in all suites with imported ceramic tile tub and shower surround.
- Ensuites feature sleek granite countertops, tasteful imported porcelain accent tiles and dual sinks in most plans.
- Polished chrome tub and shower faucets by Moen.
- Vanity mirror with contemporary lighting.
- Designer-selected laminate countertops and chrome and glass walk-in showers with non-slip surface in second baths.

- Dual-flush water closet by Toto.
- Polished chrome accessories.

Conveniences

- Master bedroom walk-in and entry closets; linen closet in some plans.
- Conveniently located TV outlets and telephone jacks.
- Wired for high-speed internet access.
- Wired for stacking washer/dryer.
- Key fob access to parkade and common areas.
- On-site Resident Manager.

Safety and Energy

- Fully secured, well lit underground parkade with security cameras and emergency buttons for added security.
- Enterphones outside main lobbies with security camera and the option to pre-screen visitors via your TV.
- Heavy deadbolt lock and door viewer for each suite entry.
- Complete ground floor suite alarm system.
- Sprinklers in all homes and common areas.
- "Low E", Argon-filled, double glazed, thermally broken vinyl windows.
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- Underground visitor parking.
- Polygon "New Generation" design and construction for outstanding durability in the West Coast climate.

Options

- Full capacity stacking washer and dryer.
- In suite wireless security system on upper floors.
- Secured storage/bicycle locker.
- Additional parking stall.

Amenities

- Exercise room with washroom.
- Multi-purpose meeting room.
- Guest suite.



BRANCHES
ON THE NORTH SHORE

GREEN INITIATIVES

Just like you, we are concerned about our environment and the impact we have on our surroundings. However, you may not be aware of the many initiatives that are undertaken during the building of a Polygon community. Here are some of the design and construction strategies that have been incorporated into the homes at Branches.

Waste Reduction

- An area within the parkade has been designated for the use of recycling bins for all residents.
- An area in the courtyard has been set aside for composting.

Site Strategies

- A stormwater management plan was developed to limit the potential disruption and pollution of natural water flows. This is achieved through the use of a below grade storage tank and extensive landscaping to help control water runoff.
- Efficient irrigation technology and use of indigenous nativescape landscaping minimizes water requirements.
- Furnaces and mechanical units at Branches have a minimum efficiency of 80%.

Healthy Buildings

- The underground parkade is equipped with carbon dioxide monitors that will alert residents to excess build up of harmful fumes within the parkade.
- Operable windows and transfer air grills have been provided in all homes to provide better indoor air quality that can be controlled by each resident to suit their individual comfort levels.
- All bathrooms are quipped with low-flow faucets and dual flush toilets for reduction of water use.

Resource Efficient Materials

- Low E windows provide a higher insulation value, limit heat build up in warmer summer months and reduce uv-light damage.
- Drywall with recycled gypsum and paper is used throughout the buildings.
- Pre-fabrication of framed walls off-site creates less waste in construction materials.
- Construction waste management program is in effect.

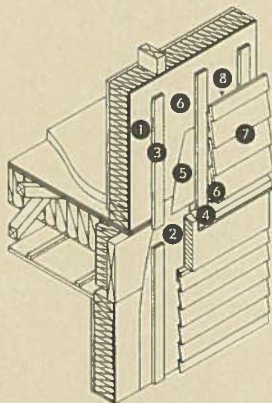
Branches and the Community

- Public transportation is easily accessible within walking distance from the community. This helps to reduce potential pollution impacts from extended automobile use.
- Ample bicycle storage encourages use of alternative transportation.
- A dedicated parking stall has been designated for use by a co-op car.



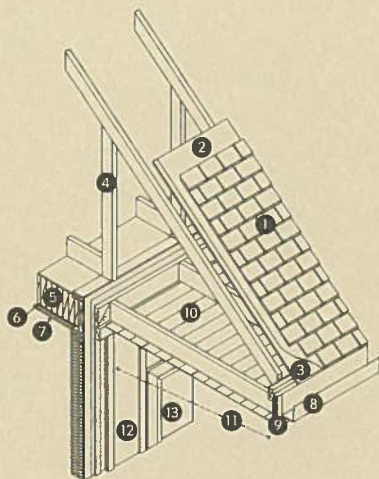
BRANCHES
ON THE NORTH SHORE

CONSTRUCTION DETAILS



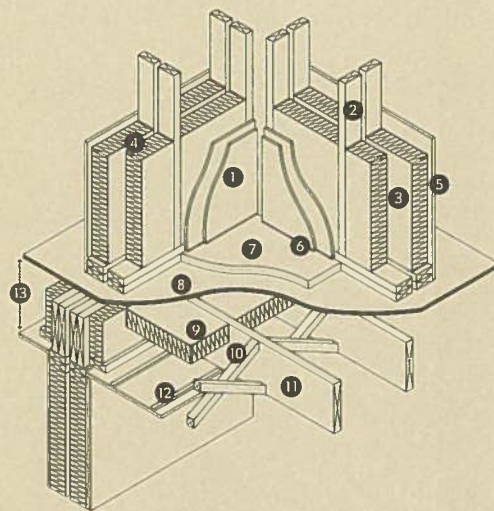
Typical Exterior Rain Screen Detail

- 1 Exterior sheathing, ventilated at the top and bottom of each stud cavity.
- 2 One layer of Tyvek "Home Wrap" water-resistant building paper, manufactured by Dupont
- 3 1/2" x 2" strapping at siding
- 4 26 gauge prefinished aluminum flashing
- 5 New course of Tyvek to lap over flashing and previous Tyvek course
- 6 Nylon insect screen
- 7 Durable vinyl siding
- 8 1" airspace / drainage gap between brick and sheathing membrane / 1/2" airspace / drainage gap between siding and sheathing membrane



Slope Detail

- 1 Asphalt laminate roof shingles with a 30 year manufacturers warranty
- 2 15 lb. asphalt impregnated, non perforated roofing felt (30 lb. at the eave line)
- 3 1/2" roof sheathing
- 4 Engineered wood trusses
- 5 R-40 insulation
- 6 Six mil, uv polyethylene barrier
- 7 Fire rated 5/8" Type X drywall
- 8 5" seamless aluminum gutter
- 9 Kiln dried, combed face 2" x 10" wood fascia
- 10 Vinyl vented soffit
- 11 Large roof overhang
- 12 Exterior wall clad in a combination of durable vinyl siding, Hardiplank lap siding and brick
- 13 Long-lasting vinyl window frames with double glazed windows



Typical Party Wall

- 1 One layer of 3/8" shearwall sheathing or 1/2" gypsum wallboard overlayed with a second layer of fire rated 5/8" Type X gypsum wallboard
- 2 Party wall assembly (one hour fire rated separation) incorporating two separate 2" x 4" kiln dried, finger jointed wood stud walls
- 3 3 1/2" acoustical batt insulation
- 4 1" air separation between 2" x 4" alternated stud walls
- 5 5/8" Type X gypsum wallboard
- 6 Acoustical sealant, installed around the perimeter of the bottom wall plate

Intermediate Floor System

- 7 1 1/2" concrete floor topping
- 8 5/8" plywood sheathing, glued and nailed to the floor joists
- 9 3 1/2" acoustical batt insulation
- 10 2" x 2" cross bracing or solid bridging
- 11 Kiln dried 2" x 10" Spruce floor joists
- 12 1/2" acoustical isolation channel, installed between 1 layer of fire rated 5/8" Type C gypsum wall board and wood floor joist
- 13 Party floor assembly (one hour fire rated separation)



BRANCHES
ON THE NORTH SHORE

SYSTEMS DETAIL

KEY CONSULTANTS

Architect

Raymond Letkeman Architects Inc.

Certified Professional

CFT Engineering Inc.

Building Envelope

Morrison Hershfield Ltd.

Structural Engineer

Thomas Leung Structural Engineering Inc.

Mechanical Engineer

Keen Engineering Company Ltd.

Electrical Engineer

Falcon Engineering Ltd.

Landscape Architect

P.W.L. Partnership Landscape Architects Inc.

Geotechnical Engineer

Golder Associates Ltd.

Survey

Dyck & Associates Ltd.

Civil Engineer

Vector Engineering

Structural

- Designed for seismic and wind loading, meeting the BC Building Code 1998 Requirements. $Z_a = Z_v = 4$; $V = 0.2$; wind (1:30) 0.59 KPa (12.5 psf)
- Reinforcing steel 10M and larger conforms to the requirements of CSA standard G30.18-M92 "Billet Steel Bars for Concrete Reinforcement"
- Concrete conforms to the requirements of CSA Standard A23.1-3 "Concrete Materials and Methods of Concrete Construction"
- Hollow concrete masonry units conform to the requirements of CSA Standard CAN3-A371-M94 "Masonry Construction for Buildings"
- Timber design is in accordance with CSA 086.1-M01 "Engineering Design in Wood"
- Structural timber is graded and stamped in accordance with the NLGA Standard Grading Rules for Canadian Lumber
- Microlam and Parallam beams are manufactured in conformance with CSA 086.1-M01
- The design of built-up wood roof trusses conforms to CSA Standard CSA 086.1-M01

Electrical

- Individual electrical panels in each home
- Hard-wired smoke alarms in each unit
- Telephone and cable TV jack in each bedroom
- White "Decora" wall switches
- Security system for ground floor units
- Emergency lighting battery units are manufactured in accordance with CSA Standard C22.2 No. 141 "Unit Equipment for Emergency Lighting"
- Fire alarm components are listed by ULC and installed in accordance with CAN/ULC-S524, Section 32 of the Electrical Code and the BC Building Code 1998
- The fire alarm system is a Two-Wire, Electronically Supervised, 24V DC, Class B, Single Stage, Zoned and Coded System

- Cat 5E in-suite telephone wiring
- Minimum two (2) communication port outlets in most suites

Plumbing/Mechanical Systems

- Fully fire sprinklered building, complete with steel pipe main supply, in conformance with NFPA 13 and 13R standards
- Sprinkler pipe system to each suite, complete with residential sprinkler heads
- Parking area provided with a complete "dry" sprinkler system, complete with an air compressor and dry pipe valves to prevent freezing, in conformance with NFPA 13 standards
- Complete "wet" standpipe system with isolation valves for each standpipe riser in stairwells to supply the sprinkler systems, zoned floor by floor for common areas and homes, in conformance with NFPA 14 standards
- Plumbing installation and materials conform to the BC Plumbing and Building Code 1998
- Six hot water boilers, model 8900-530 manufactured by RBI. Two boilers for each building and a total of eight (8) storage tanks
- Copper cold and hot water distribution mains
- Proven Wirsbo "Pex" cross-linked polyethylene and copper distribution piping risers
- Individual water shut off to the laundry in each home
- Natural Gas piping installation and materials comply with CAN/CGA-B149.1 and the BC Gas and Safety Branch Bulletins
- Tempered corridor ventilation
- Gas range with natural gas consumption
- Built-in electrical fireplace
- Three (3) hydraulic elevators (one in Building #2 and two in Building #3) with a 2500 lb. capacity at 125 feet per minute. Operating system = 600 V., 3 Ph., 60 Hz.



BRANCHES
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