

# Features

## Modern Sanctuaries

- 78 one- to four-bedroom garden flats and townhomes designed by SHAPE Architecture
- Serene Zen-themed landscaping flows throughout the exterior common areas, offering peaceful retreats for connection and relaxation
- A short drive to neighbouring areas such as Burnaby Mountain, SFU, with easy access to Burquitlam Station nearby, connecting you seamlessly to the SkyTrain network and beyond
- EV-ready parking in every stall
- Eco-friendly and efficient heat pump, air conditioning and heating

## Elevated Exteriors

- Lush planting throughout the site, complemented by feature Zen gardens, creates a tranquil and inviting natural landscape
- Intimate balconies designed for cozy outdoor moments
- Private rooftop patios with electrical outlets and water bibs, perfect for unwinding or entertaining while embracing the changing seasons

## Curated Interiors

- Warm, inviting Japanese and Scandanavian inspired interiors by award-winning Ste. Marie Studio
- A selection of two designer colour schemes: Shiro and Kuro
- Overheight 9' ceilings throughout all homes
- Double height 18' ceilings in select three-bedroom plus den homes

- Durable and elegantly crafted laminate wood flooring throughout every home
- Roller-shade window coverings in all homes
- Dedicated laundry closet with tiled floors with 24-27" washer and dryer in select homes
- Smart home system featuring doorbell camera, digital door lock, smart light switch, control panel and thermostat
- Spacious 26' wide floorplans in select three-bedroom homes

## Contemporary Kitchens

- Modern cabinetry with recessed LED strip lighting and integrated hardware
- Polished quartz countertop and tiled backsplash
- Stainless steel undermount sink with polished chrome pulldown faucet
- Convenient pot filler, seamlessly integrated above the cooktop for instant access to water-perfect for enhancing your culinary creations with ease
- Premium Integrated Italian appliance package by Fulgor Milano including:
  - + 24-30" integrated fridge and bottom-mount freezer
  - + 48" side-by-side French door fridge in select homes
  - + 24-30" built-in wall oven
  - + 24" Fulgor Milano integrated dishwasher
  - + 24-30" dual-flame 5-burner gas cooktop with wok burner
  - + 24" Panasonic microwave

## Bathroom Retreats

- Mirrored medicine cabinet with soft-close doors in ensuite
- Mirror with shelf and recessed LED strip lighting
- Large-format tile in all bathrooms
- Undermount sink with polished chrome faucets and additional storage under sink
- Quartz countertop and complementing backsplash
- Soaker tub with polished chrome shower faucet
- Shower basin with glass enclosure in most homes

## Cultivated Community

- The 'Irori' Clubhouse includes a kitchenette, workstations, a community table, a children's play area, and an outdoor patio for year-round entertainment
- Outdoor barbecue and lounge area with picnic tables, sun loungers, and a bocce set
- Central courtyard with Zen garden
- Car wash area and dedicated pet wash station
- Sensor-secured bike lockers and repair room

## Peace of Mind

- Comprehensive warranty protection including coverage for:
  - + 2 years on materials and labour
  - + 5 years on the building envelope
  - + 10 years on the structure
- Secured underground parking
- Secured elevator access
- Responsive homeowner care team

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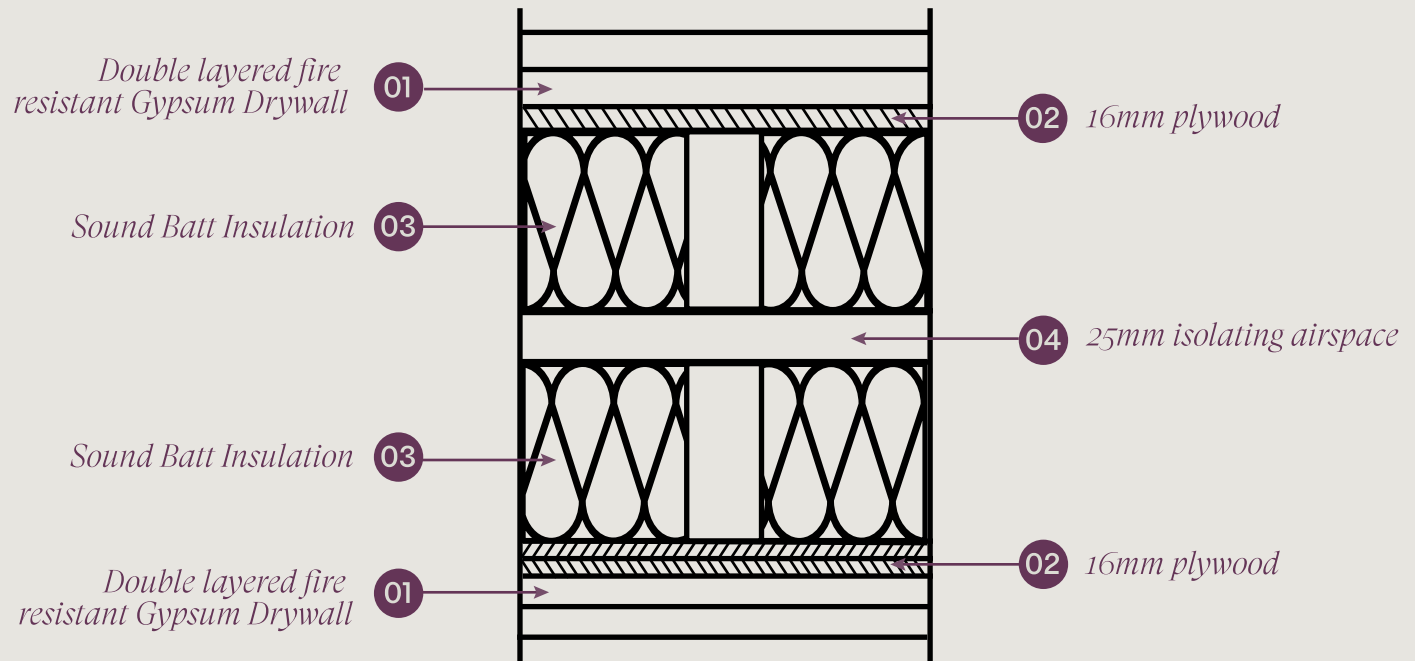
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# Soundproofing & Insulation

## Party Wall

By creating two separate wall structures with an air gap in between, it significantly reduces noise transmission between units. This design minimizes sound vibrations by preventing direct contact between studs, while insulation and sound-dampening materials further enhance acoustic performance. The result? A quieter, more peaceful living experience—perfect for modern townhome living.



### Layer 1

Type X gypsum wallboard (GWB) is fire-resistant. Two layers of 16mm thick boards are used on each side of the wall.

### Layer 2

A layer of 16mm plywood is included for structural strength or additional mass for soundproofing.

### Layer 3

Wood studs are spaced 400mm on center with batt insulation between the studs for added soundproofing and fire resistance.

### Layer 4

There's a 25mm air gap between the two stud assemblies, further improving sound isolation by decoupling the two sides of the wall.

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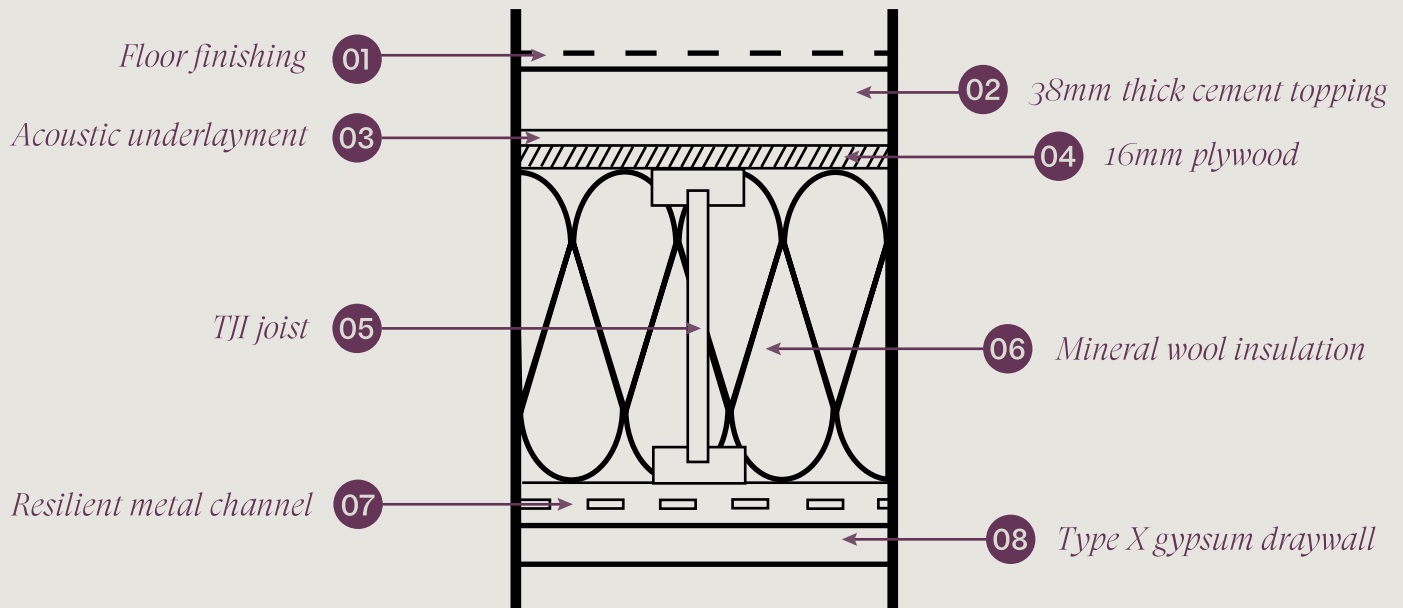
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# Soundproofing & Insulation

## Flooring

Our advanced flooring assembly sets a new standard for soundproofing in stacked townhomes. A high-density rubber and fiber acoustic underlayment absorbs impact noise at the source, while the 38mm gypsum cement topping increases mass to dampen airborne sound and enhance fire resistance. Beneath the surface, engineered TJI joists, mineral wool insulation, and resilient metal channels work together to minimize structural vibrations and flanking noise. This meticulously engineered system creates a superior acoustic barrier, ensuring a tranquil and uninterrupted living environment.



### Layer 1

Floor finish as scheduled.

### Layer 2

Gypsum cement topping provides mass for soundproofing and helps with fire resistance.

### Layer 3

Using high-density rubber and fiber, premium acoustic underlayment reduces impact sound transmission.

### Layer 4

Plywood serves as the subfloor for structural integrity.

### Layer 5

Engineered joists provides main structural support.

### Layer 6

Mineral wool insulation enhances fire resistance and soundproofing.

### Layer 7

Helps decouple the ceiling from structural vibrations, reducing sound transmission.

### Layer 8

Fire resistant drywall provides soundproofing and fire separation.

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