Features

Arrive In Style

- Warm and gracious village Tudor style architecture by renowned Gomberoff, Bell, Lyon Group of Architects.
- Distinctive stone piers line the main internal roads of Panorama Place.
- Dramatic granite stone entry monument featuring metal signage highlighted by custom lighting.
- Lush landscaping creates visual harmony throughout the community. Special features include a beautiful outdoor green space complete with grassy open play area and attractive benches.
- Sweeping views to the majestic peaks of the North Shore mountains.
- For outdoor living, every home has a private fenced yard with generous deck or patio.
- Arrive home to heritage-style front doors.
- Attached two-car garage or tandem two-car garage (most homes).
- Easy access to pedestrian walkway through the Panorama Place community.

Sophisticated Interiors

- Airy nine-foot ceilings throughout all main level living areas enhance the sense of spaciousness.
- The cozy gas fireplace with its elegant surround of natural slate tile lends a warm glow to cool evenings.
- Elegant four panelled interior doors beautifully matched with brushed chrome hardware by Yale.
- Two custom colour schemes to choose from: Cocoa Maple and Natural Anigre.
- Plush 36-oz. cut-pile nylon carpeting by Beaulieu.
- A combination of gas-forced air heating and electric heating.
- Convenient adjustable shelving and storage niche to display your treasured possessions (some homes).
- Painted baseboards and door casings throughout main living areas.
- Contemporary "Decora" light switches.

Creative Kitchens

- Richly finished, flat panelled cabinetry in Cocoa Maple or Natural Anigre highlighted by brushed nickel pulls.
- Helpful cabinet features including convenient adjustable shelving, lazy susans and pantries in all homes.
- Stainless steel sink with single lever faucet and contemporary chrome side spray by Gerber.
- Warm laminate wood flooring in entry, kitchen and nook.
- Designer selected laminate countertops with integral ceramic tile backsplash.
- Eating nook in all plans; breakfast bar in some plans for casual dining.
- Energy-efficient stainless steel appliances by Whirlpool:
  Dishwasher – four automatic cycles
  Range – self cleaning gas
  Refrigerator – 18 cubic feet with accu-chill temperature management system
- Two speed high power exhaust hood fan.

Bathrooms Beautiful

- Custom designed flat panelled cabinetry in Cocoa Maple or Natural Anigre with brushed nickel pulls as a beautiful finishing touch.
- Pamper yourself in the ensuite bathroom featuring a soaker tub complemented by hand-set glass tile inserts and a separate shower with glass door.
- Dual sinks in ensuite accented with cosmetic bar lighting.
- Polished chrome accessories by Taymor.
- Full-width polished edge vanity mirror and cosmetic light bar throws a warm and gentle light.
- Stylish second bathroom with bathtub featuring designer ceramic tile surround and a chrome faucet.
- Classically elegant pedestal sink in powder room (some plans).
- Attractive laminate countertops with integral backsplash in second bathrooms and some powder rooms.
- Porcelain tile flooring in powder room.

Peace of Mind

- 1" deadbolt and satin chrome hardware on front entry door by Yale.
- Hard-wired smoke detectors.
- Perimeter cedar fencing.
- Exterior lighting on all buildings above garage.
- Polygon New Generation design with rain screen construction.
- After sales care by the Polygon Customer Service team.
- Comprehensive St. Paul Warranty Insurance including:
  – 2 year materials and labour
  – 5 year building envelope
  – 10 year structural defects

Thoughtful Conveniences

- Linen closets with shelving.
- Walk-in closets with shelving.
- Additional storage space in some units.
- Some homes have basements that provide space for additional bedrooms and living areas.
- CAT 5e wiring and multi-port internet connections.
- Ample visitor parking.

Options

- Washer and dryer.
- Wireless security system.
- Laminate flooring in living room, dining room and family room.
- Garburator.

The builder reserves the right to make modifications or substitutions should they be necessary. The quality homes at The Uplands are built by Polygon Uplands Development Ltd. and Polygon Panorama Homes Ltd.

Systems Detail

Structural

- Designed for seismic and wind loadings to meet the BC Building Code 1998 Requirements: Za = Zv = 4; V = 0.2; wind (1/30 year) 0.55 kpa (11.5 psf).
- Timber design is in accordance with CSA O86-01 Framing, nailing and bridging conforms to Part 9 of the BC Building Code 1998.
- Reinforcing Steel, supplied by D & J Reinforcing 10M and larger, conforms to the requirements of CSA standard G30.18.M92 "Billet Steel Bars for Concrete Reinforcement."
- Concrete supplied by Lafarge, conforms to the requirements of CSA Standard A23.1 - 94 "Concrete Materials and Methods of Concrete Construction."
- Structural Timber, supplied by Sen-Western Lumber, is graded and stamped in accordance with the NLGA Standard Grading Rules for Canadian Lumber.
- Microlam and Parallam beams, supplied by Sen-Western Lumber are manufactured in accordance with CSA Standard O86-01.

Electrical

- "Stab-Lok" electrical panels in each home.
- Hard-wired smoke detectors in each home.
- Communication port in each suite.
- White "Decora" wall switches.

Plumbing/Mechanical

- Plumbing installation and materials conform to the BC Plumbing and Building code 1998 and current City of Surrey Plumbing Bylaws.
- Natural Gas piping and installation materials comply with CAN/CGA-B149.1 and the BC Gas and Safety Branch Bulletins.
- Proven Bow Super "Pex" cross-linked polyethylene and copper distribution piping within each home.
- Kitchen faucet and bathroom faucets by Gerber, all with a lifetime limited warranty on both the finish and integral parts.
- "Granada" enameled bathtubs in bathrooms, manufactured by Crane.
- Flat shower bases manufactured from a molded composite material.
- Gerber water closets throughout.
- Refrigerator icemaker plumbing rough-in.
- Individual water shut-off to each home.
- Gas fired, 40 US gallon water heaters manufactured by Rheem.
- Forced air heating to ground and main floors with furnace manufactured by Carrier.
- 12,500 BTU, Tasman ET series gas fireplace manufactured by Savannah Heating Products, supplied and installed by Corona Gas.

Warranty

- Ten-year St. Paul Guarantee Warranty Insurance including:
  – 2-year material and labour
  – 5-year building envelope
  – 10-year structural defects

Key Consultants

Architect:
Gomberoff Bell Lyon Group of Architects Inc.

Landscape Architect:
DMG Landscape Architects

Structural Engineers:
Bevan-Pritchard Man Associates Ltd.

Mechanical Engineers:
Keen Engineering Company Ltd.

Electrical Engineers:
Arnold Nemetz and Associates Ltd.

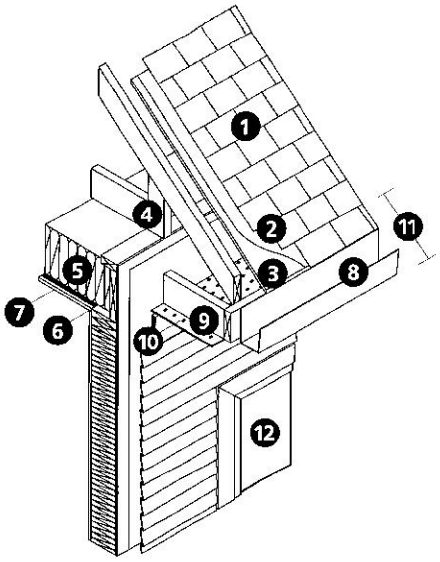
Civil Engineer:
Hunter Laird Engineering Ltd.
Consulting Civil Engineers

Geotechnical Engineer:
Golder Associates Ltd.

Survey:
Olsen and Associates Land Surveying

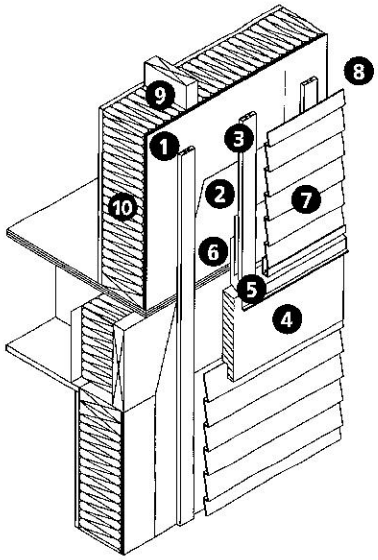
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Construction Detail



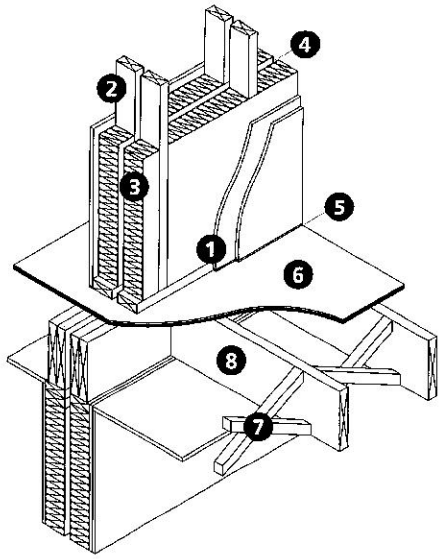
Sloping Roof Detail

1. Fiberglass laminate asphalt shingles, manufactured by GAF with a 30 manufacturers warranty.
2. One layer of asphalt saturated 15-lb. roofing felt, 30 lb. in all valleys and eves.
3. 1/2" OSB or plywood sheathing.
4. Engineered wood trusses, manufactured by B & B Truss.
5. "Climate Pro" R-40 blow-in fiberglass insulation.
6. Six mil polyethylene vapour barrier.
7. One layer of fire-rated 5/8" drywall, manufactured by Georgia Pacific.
8. Seamless aluminum gutter.
9. 2 x 4 fascia.
10. Perforated vinyl soffit.
11. 24" roof overhang.
12. Durable vinyl window frames with double-glazed windows.



Typical Exterior Rain Screen Wall Detail

1. 1/2" OSB or 1/2" exterior grade plywood sheathing ventilated at each stud cavity.
2. Tyvek "Home Wrap" building wrap, two layers at inside and outside corners, sealed at all vertical joints with "Tuc" adhesive tape.
3. 1/2" PWF treated vertical plywood strapping.
4. Kiln dried, combed face 2 x 10 painted wood trim.
5. Sloped, 26 gauge pre-coated aluminum flashing.
6. Nylon insect screen.
7. Durable "Royal" vinyl siding manufactured by Royal Building Products Ltd.
8. 1/2" airspace (ventilation/drainage gap) between siding and Tyvek "Home Wrap."
9. 2 x 4 Kiln dried wood stud walls.
10. R14 fibreglass batt insulation.



Typical Party Wall And Intermediate Floor System

1. One layer of 5/8" TYPE "X" gypsum wallboard on one side, with one layer of 1/2" and one layer of 5/8" TYPE "X" gypsum wallboard on the other side, manufactured by Georgia Pacific.
2. Party wall assembly (min. STC rating 55) incorporating two separate 2 x 4 kiln dried, finger jointed wood stud walls.
3. R-12 acoustical batt insulation.
4. 1" air separation between 2 x 4 stud walls.
5. Acoustical sealant around the perimeter of the top and bottom wall plate.
6. 5/8" Fir T&G floor sheathing, glued and screwed to the floor joints.
7. 2 x 2 cross bracing or solid bridging.
8. Kiln dried 2 x 10 spruce floor joists.

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