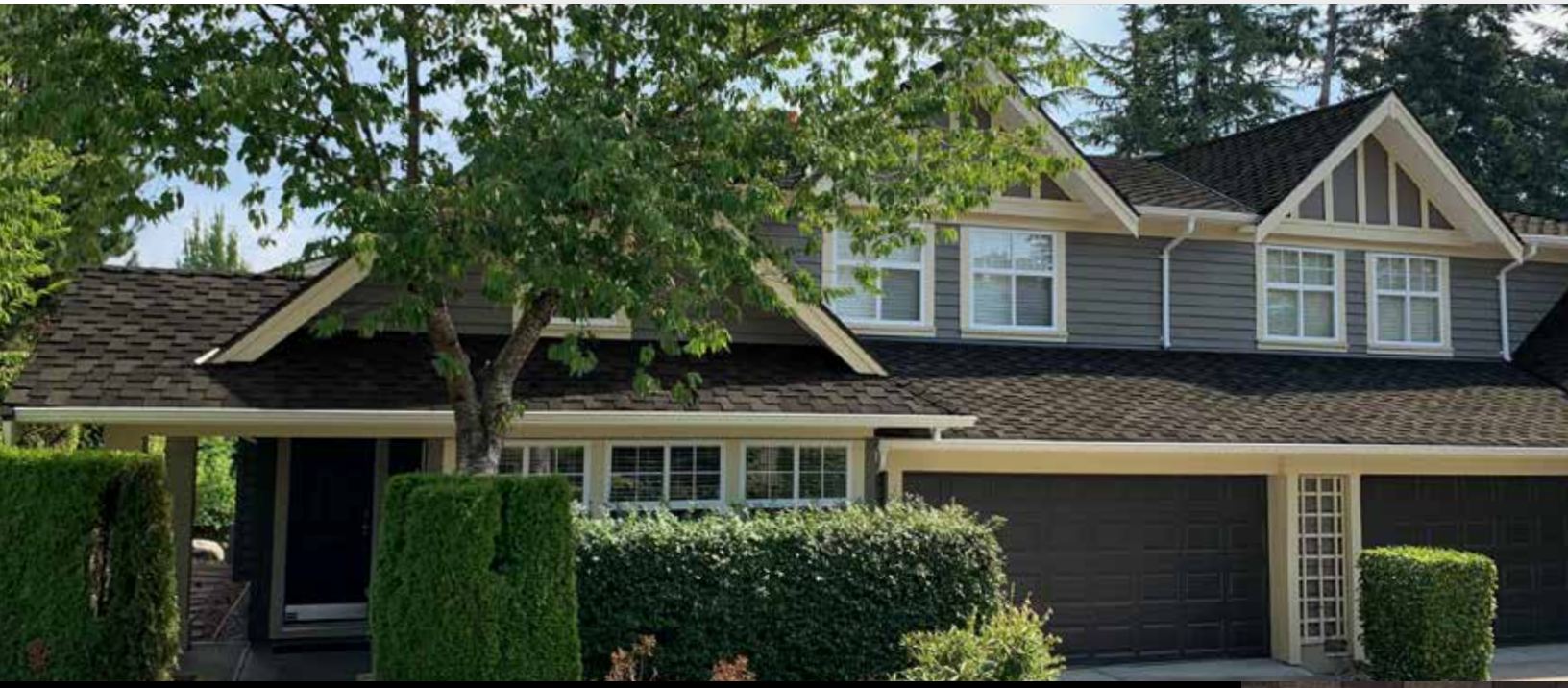
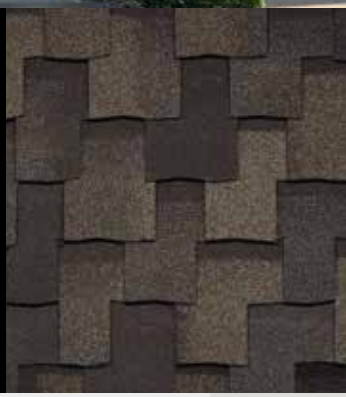
PROJECT PROFILE

Carrington - Braemore

SURREY, BC



The Carrington - Braemore townhomes are in the heart of Morgan Creek in South Surrey, British Columbia. Built in 2003, the Carrington - Braemore offers 165 luxury homes and has a 6,000-square-foot clubhouse.



THE PROJECT: Most of these townhomes feature vaulted ceilings and skylights. The project, which took place over a three-year period, involved the removal of cedar wood roofing and the installation of Armourshake shingles. Expertly managed by Adanac Roofing and Gutters, the task was immense and required over 27,500 bundles of IKO's Armourshake shingles to cover 550,000 square feet of roofing surface. According to the local IKO sales representative for IKO, "This was a massive undertaking! To fully understand the scope of this project, each delivery truck has the capacity to carry 864 bundles of shingles; as a result, Roofmart, the distributor, had to deliver 32 truckloads of shingles and then a few more to deliver all the components needed for this multilayered roofing system."

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THE CHALLENGE: According to Frank Greco, director of codes and compliance at IKO, "Carrington - Braemore" original strata covenant mandated the application of cedar wood shakes, and the project necessitated the approval from government officials to amend the local bylaws to allow for the use of asphalt shingles for this, the first entire complex reroof." Additionally, the strata committee had to convene and agree to this replacement. As for the installation, it was made more arduous because the removal of cedar shakes requires the installation of an entire new roof decking; hence, two roof crews had to work side by side on the roof deck, increasing the complexity and tripling the installation time. "There were many challenges at the outset of this project, but all the parties involved understood that installing an asphalt roof was the superior choice and forged ahead to do what was required for this project to materialize," added Greco.

The Carrington - Braemore townhomes roofing system included Armourshake designer asphalt roofing shingles in beautiful Weathered Stone, which carry a Class 3[1] Impact Resistance rating.

The Armourshake roofing accessories accentuate the roofline, helping to protect the most vulnerable areas against water infiltration. Armour Starter and Leading Edge Plus roof starter strips were used with Hip & Ridge 12 cap shingles, and 5,550 rolls of IKO's StormShield Ice & Water Protector.

> *"This project took three years to complete and in all that time, I did not get one single phone call about an issue, except at the very end of it. And it was to ask for more bundles. This is so impressive considering the size of this project"*

THE SOLUTION: An important part of the solution was to accept that asphalt shingles were the better choice for this project since they require less maintenance. They also carry a Class A fire rating and stand strong against severe weather events. Opting for asphalt shingles not only meant that the roofs would last longer and require less maintenance, but it was also the more economical choice, even when factoring in the additional cost of installing new decking. Moreover, asphalt roofing shingles provide long-lasting curb appeal as cedar shakes tend to weather unevenly, creating an often undesirable appearance over time.

> The end result is beautiful! The Carrington - Braemore homes blend in gracefully with their natural surroundings, while offering the highest protection against harsh weather elements."