



IKO.COM

Carrington - Braemore

SURREY, BC



P R O J E C T P R O F I L E



Armourshake™

Carrington - Braemore

SURREY, BC

The Project

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. 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 Patrick Cowan, 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."



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 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 Carrington - Braemore townhomes roofing system included Armourshake designer asphalt roofing shingles in beautiful

Weathered Stone, which carry a Class 4⁶ 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," said Cowan. "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."





Roofing System Product Details

- IKO Armourshake Premium Roof Shingles
- Hip & Ridge 12 cap shingles
- IKO StormShield Ice & Water Protector
- Leading Edge Plus roof starter strips
- Armour Starter roof starter strips



“Now that Armourshake has a Class 4⁶ impact Resistance rating, it gives me and the homeowners peace of mind.”

Cody Marr, Assistant Manager, Adanac Roofing & Gutters.



Built To Perform.

HIGHEST IMPACT RESISTANCE RATING AVAILABLE



Armourshake's heavy-duty construction, weight and thickness helped these shingles qualify for a Class 4⁶ impact resistance rating, which may entitle you to a reduction in your home insurance premium.*

*This rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the Limited Warranty.

THE IKO ADVANTAGE^{4,5}

Limited Warranty ¹	Limited Lifetime ³	Length	37 3/8 in (950 mm)
Iron Clad Protection ¹	15 Years	Width	18 11/16 in (475 mm)
Limited Wind Warranty ¹	110 mph (177 km/h)	Exposure	5 1/2 in (140 mm)
Limited High Wind Warranty Upgrade ^{1,2}	130 mph (210 km/h)	Coverage per Bundle	20 sq ft (1.86 sq m)
Blue-Green Algae-Resistant ¹	Yes		

STANDARD⁵

ASTM D3462	ASTM D3018	ASTM D7158 – Class H
ASTM D3161 – Class F	ASTM E108/UL 790 – Class A	FM 4473 – Class 4 ⁶

NOTE: Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High Wind Application is required. Both roof starter and capping shingles are required with High-Wind Application. ³Lifetime means the period of time commencing on the date of the completion of the installation of the shingles on the building and continuing so long as the owner who installed the shingles owns the building on which the shingles were installed. ⁴All values shown are approximate. ⁵Products developed with reference to these standards. ⁶This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty, or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer, and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles. For further details concerning the FM 4473 standards, visit the FM Approvals website.

The information contained in the brochure is for general information only and is dispensed in order to aid the design professional. In the case of a discrepancy between the recommendations made in this document and the advice of a design professional, the advice of the design professional should be followed.

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To find out more about Designer shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly:

United States 1-888-IKO-ROOF (1-888-456-7663)

Canada 1-855-IKO-ROOF (1-855-456-7663)

[View the project here](#)

