



HIGHPOINTE

ELEVATED LIVING



The Highpointe Difference



Highpointe Harmony

Highpointe is designed to be a “Good Home,” not just a home of sound structure, but a holistic design approach that provides the ultimate in comfortable living spaces. Our approach is based on Salutogenesis, a concept where the health, comfort and well-being of home owners is paramount. To achieve this, many sensory aspects are taken into account such as:

Reduced interior and exterior sound disruptions:

Neighbourly noise is the number one complaint from condo residents. This is mitigated from interior living spaces by using sound attenuation products designed to decouple building materials between areas. Decoupling is the process of preventing the transfer of sound from one object to the next through separation, material change, and massing. Sound transfer is also controlled by geographical location; Highpointe is located on a quiet residential street. Any ambient street noise is further tempered by Lumon glass solarium enclosures (by up to 50%). Insulation placed on the exterior of the framed structure also reduces sound transfer by creating a barrier between sound vibrations and the building framework. As well, as the use of premium windows to lessen outdoor sound transmission.

Cleanliness and freshness of the air: By using an airtight building envelope, we have the ability to mechanically control the volume of air that is introduced and removed from the building. At Highpointe the air is continually optimized and conditioned through a series of heat recovery ventilators, heat pumps, dampers and the filters maintaining an optimal level of filtered and frequently exchanged fresh air.

Optimal humidity levels: Humidity can contribute significantly to the health of a home. If the air is too moist, there is a possibility of condensation building up on windows and persistent humidity which supports the growth of mold spores and other airborne pathogens on building materials. The chances of this are increased in wood framed buildings because wood will hold moisture unless it has opportunity to dry. If the air is too dry, the occupant can feel respiratory discomfort from airborne viruses and particulate matter that remains undisturbed at certain humidity levels. There is also the potential for natural wood surfaces to crack and deform under sub-par humidity levels. Highpointe’s steel and concrete construction process and mechanical air exchange system maintains optimal humidity levels.

Light Control: Control of lighting sensory is very important to overall comfort; not just in-room lighting but natural lighting as well. All Highpointe homes incorporate the use of dimmable switches and blinds on all windows. Large windows provide options for natural light enhancement of the home to obtain an optimal “Daylight Factor” or increased comfort from natural daylight and views of open and natural spaces.

Building Materials: Constructed primarily of steel, Highpointe is a low impact building on the environment as waste from the structural frame is recyclable. From paint, to flooring, to use of the lowest resin / highest quartz content countertops, building products have been chosen for their low Volatile Organic Compounds (VOC), for a happier healthier environment

Thermal Comfort: Maintaining interior ambient temperatures is important to everyone. Using 5” of external insulation and extensive connection details, over and above the standard batted fiberglass insulation, the steel structure is thermally broken to exterior temperatures. This gives the central air handling system the opportunity to masterfully control the ambient temperature at a comfortable level while consuming little energy. Typically large surface windows of lower quality contribute to massive heat loss and windows are also the lowest insulating item in buildings, so Highpointe has upgraded to large separation, premium windows making a big difference in comfort level and lower energy consumption. This principal of energy containment is applied to all building assemblies from top to bottom with the same goal; comfort and savings.

Why Build This Way? Belief in the comfort and happiness of our homeowners is what drives Concordia’s innovation. The benefits do not stop at comfort. With incremental increases in building science, building materials, and quality mechanical units, we can harness these elements in harmony to create lower energy consumption and ultimately lower utility bills for our customers in perpetuity.

Details really matter

What you see:

Silestone Quartz – Top of the line Quartz product. Features one of the best quartz to resin content ratios in the industry and current contemporary styles.

Kohler Plumbing Fixtures and Bath Basins – Premier plumbing manufacturer known the world over for their bold style and goal of “improving the level of gracious living.”

Ultra Premium Windows – Exceptional quality glass with solar heat protective coatings on the exterior faces and heat retention qualities on the interior face.

Blomberg and Fulgor Appliance Package – Sleek, intuitive and energy efficient. Complete with gas cooktop and wall oven*, this appliance package provides long lasting quality, contemporary style and green function to each home from a supplier with over 130 years of experience and innovation.

Lumon Solarium Enclosures – Finally, outdoor space that can be used all year round. These enclosed balconies feature beautiful, heavy duty, Finnish hardware coupled with 8mm thick, operable glass panels to create an inviting outdoor space in the poor weather and a breezy, beautiful balcony in the nice weather. The choice is yours.

High Ceilings – 9’ standard ceilings make each square foot of the home feel as open and spacious as possible.

Smart Outlets – Every unit is equipped with two USB charge port outlets to easily keep your devices charged and ready to go.

Quality Flooring – Premium, low VOC, wide plank contemporary vinyl flooring coats the main living and kitchen areas in a durable, waterproof surface.

LED Lighting – Every fixture has been selected to assist in the longevity of the fixture while saving on the energy bill.

*Due to compact nature of kitchen layout D2, this unit features Blomberg slide in range with Blomberg overhead microwave.

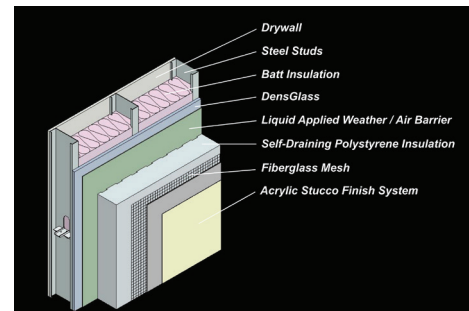
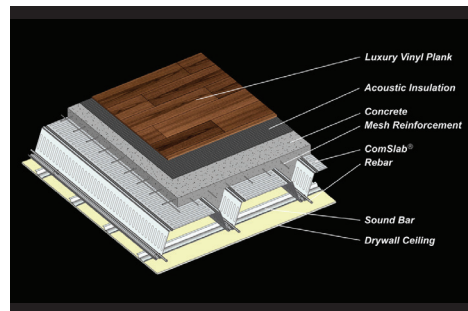
**MERV 13 rating has a high particulate arresting rate capable of removing 90% or more of particles at 1 to 3 microns in size. (Human hair is about 50 microns in diameter)

What you don't see:

Load Bearing Steel Structure – This fire proof, mold resistant, light weight, strong and long-lasting structure is also resistant to drywall cracks, nail pops, and shrinkage.

Additional 5” of Exterior Insulation – Superior insulation offers increased comfort and a much lower variance in temperature fluctuations, exceeding standard insulation requirements and maintaining mean level temperatures with ease.

Next Level Sound Attenuation – Quality sound dampening makes every living space peaceful and enjoyable.



Substantial concrete floor system – for increased mass, fire proofing and sound dampening in concert with acoustic floor mat and sound bar channels.

Metal Roof – Exceeds the longevity of any other roofing materials' life expectancy. Metal roofs reflect solar radiant heat and lower cooling costs. They are made of a high percentage of recycled materials and upon reaching their lifespan, can be removed and recycled again.

HRV – Heat recovery ventilators are very well equipped to help with the health of the home. Each unit comes standard with a MERV 13 (Minimum efficiency reporting value) rated filter.** We combine the Swegon HRV with state of the art Mitsubishi heat pump technology thus providing low cost heating and cooling as needed.

Heat Pump Central Hot Water – Centralized hot water system is energy efficient with no in home tank maintenance issues to worry about.

Highpointe features at a glance

ARCHITECTURAL DESIGN

- ❑ Contemporary west coast architecture featuring abundant windows, terraces, and solariums
- ❑ A “stepped back from the street” approach creating a strong presence, yet blends with the surrounding residential neighbourhood
- ❑ Welcoming building entrances with generous five foot wide hallways and distinctive home entrances
- ❑ Wood, brick, and metal features punctuate the urban design aesthetic
- ❑ Exterior insulated building with metal roof
- ❑ Over-sized premium windows
- ❑ Lumon brand solarium enclosures
- ❑ Low energy consumption
- ❑ Maximized views of the surrounding park, Fraser River, and nearby mountains
- ❑ Fully landscaped property with a perimeter walking trail, trellised meeting area, and park benches
- ❑ Central ventilation with conditioned air provides a comfortable living space
- ❑ Over 30 different plans from studio, one, and two bedrooms, to two storey city homes and sky lofts

KITCHENS

- ❑ Euro-stainless steel appliance package with gas cook top, wall oven, and counter depth fridge
- ❑ Silestone quartz on all countertops
- ❑ Soft close hardware and contemporary styled handles
- ❑ Canadian made stainless steel double sink with rounded corners for ease of cleaning
- ❑ Kohler faucet with “Sweep Spray” technology for quick cleaning and a proprietary “DockNetik” attachment system that incorporates magnets to help seat the faucet head after use
- ❑ Under cabinet puck lighting, tile backsplash and sleek integrated hood fan

BATHROOMS

- ❑ Full Kohler plumbing package complete with 8” rain head and handheld, deluxe slide bar, contemporary single handle faucet, wash basin and “Comfort Height” one-piece toilet with slow close seat
- ❑ Tiled floors and floor to ceiling tile in showers

- ❑ Optional “nu heat” flooring
- ❑ Flush tiled shower pans for a no transition access
- ❑ Under cabinet vanity lighting
- ❑ Frameless glass shower enclosures

INTERIORS

- ❑ 9’ Ceilings and lofted top floor units
- ❑ Wide plank LPV flooring with waterproof technologies
- ❑ Optional engineered hardwood upgrade
- ❑ Modern interior door package with stylish levered hardware
- ❑ Napoleon electric fireplace for a natural yet stylish look
- ❑ Energy efficient LED lighting with multiple dimmers in each home

SAFE AND SOUND

- ❑ Fire proof steel and concrete construction materials
- ❑ Green footprint for energy efficiencies
- ❑ Resident Manager to ensure high quality building maintenance and personal care
- ❑ Natural and low VOC building materials
- ❑ Numerous recyclable building materials
- ❑ “11” thick concrete floor assembly adds increased mass for added sound dampening and fire resistance
- ❑ Monitored security cameras in lobbies and parkade and keyless entry FOB’s
- ❑ Centralized utilities like conditioned air, hot water boiler, and natural gas add energy efficiency and cost savings
- ❑ Long lasting metal roof (rated at least twice as long as asphalt roofs)
- ❑ Multilayer acrylic exterior finish for durable exterior

AMENITIES

- ❑ Short walking distance to town and West Coast Express
- ❑ Flexible office hub space with full Wifi accessibility
- ❑ Closed perimeter walking trail adjacent to municipal park trails
- ❑ Fully-equipped guest suite for out of town guests
- ❑ Underground parking and bike racks for residents, and covered visitors parking
- ❑ Parkade is prewired for future install of EV car chargers