



830 & 832 22 Avenue NW, Calgary, Alberta

## **Distinguishing Features**

### ***ARCHITECTURAL DESIGN***

- Designed by an Architect not a design technician
- Architectural design and Clerestory window design maximizes daylight, space and air flow
- Creates a unique custom home that combines the art of design with function

### ***WINDOWS***

- Low E2 window coatings decrease energy loss and increase UV protection
- All windows have been upgraded with additional weatherproofing to prevent leakage
- Natural daylight shines in over 75% of the main and upper floors

### ***THERMAL ENCLOSURE***

- Fully integrated weather barrier on windows , doors, vents and roof reducing risk of moisture damage and increasing the integrity of the walls
- Insulation rating R-40 under roof with a 6" layer of spray foam in between the interior roof and the exterior roof on both sides of the insulation. This maximizes heat retention in the winter and coolness in the summer
- Use of a combination of spray foam insulation, blown-in insulation and batt insulation to achieve a higher R-value in the whole house

### ***ROOF SYSTEM***

- Designed with high efficiency exhaust system to ensure proper and continuous airflow throughout the house
- Owens Corning Total Protection Roofing System provides a unique combination of a triple layer consisting of a membrane and shingles to ensure maximum optimization of airflow throughout the house. Air intake vents with storm proof baffles and shields
- Zero Maintenance LEED certified

### ***FRAMING***

- Advanced Framing Technique uses less wood to provide more room for insulation to increase the comfort of your home
- Vaulted ceilings improve air flow and quality of air
- Front and rear eaves are extended to 24" to protect the structure from sun and rain
- Clerestory provides flow of daylight through the house



### ***VENTILATION AND AIRFLOW***

- HVAC system has clear airflow with minimal corners and short runs. Not running ducts through the attic space equals decreased energy costs and increases indoor air quality
- HVAC uses multiple points of exhaust to provide superior air circulations and distribution
- High efficiency furnace used for perfect air quality and temperature
- Basement is roughed in for in-floor heating

### ***PLUMBING***

- Plumbing system is designed with water conservation in mind
- Recirculating plumbing system saves water, energy and improves performance. Hot water continually circulates for instant draw using a manifold system that feeds supply lines to individual lines
- Use of short plumbing runs to reduce energy costs and increase performance
- High efficiency low volume toilets
- Low flow faucets

### ***SIDING***

- LEED certified Longboard siding on faux wood panel section
- Insulated stucco system increase R-value for reduced energy loss

### ***ENTERTAINMENT SYSTEM***

- Multi-zonal speaker system throughout home
- Rough-in for complete home automation
- Central rack system for all audio visual components helps eliminate unsightly electronic boxes

### ***ADDITIONAL FEATURES FOR A HIGHLY EFFICIENT, HEALTHY AND SUSTAINABLE HOME***

- Use of LED lights throughout the home
- Zero VOC paint used throughout the home
- Use of 32 MPA 20mm Type 50 (CSA) concrete for the foundation resulting – higher strength than required to ensure a solid, long lasting foundation
- Energy Star Rated Appliances
- Alberta Home Warranty – 5 years for the building envelope and 10 years for major structural components
- Builders Warranty includes 1 year on finishes including trim, flooring and paint with a 2 year warranty on all plumbing, heating and electrical
- Fully compliant with all standards set out by the Province of Alberta
- In- ground sprinkler system
- Roughed in vacuflo