

31 Edgepark Rise NW, Calgary

Supplemental information on the Design and Construction Features of the Home

This is a custom designed home that has many features that may not be apparent from a quick walk through. The house was custom built using premium materials and components not found on builder basic houses.

| | Design Feature | Benefit of living in the home |
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| Windows | <ul style="list-style-type: none">• Deliberate design of window placement• Light from two directions in every space• Pella wood windows selected for quality of construction, lowest air infiltration rate and high insulation value• Skylights in sunroom replaced 2 years ago with low E glass | <ul style="list-style-type: none">• No glare• light balanced• House is quiet from outside noises.• No wind noise. |
| Plumbing | <ul style="list-style-type: none">• All copper water supply pipes. PEX in renovated bathroom• Plumbing organized so all plumbing is in one vertical stack away from living spaces• Second plumbing wall inside the structure in back hall to accommodate water supply lines and drain stack. | <ul style="list-style-type: none">• Proven long life materials• No running water noise in living and bedroom spaces• No pipes (water supply or drain pipes) in an outside wall minimizing risk of freezing |
| Passive solar design | <ul style="list-style-type: none">• South facing windows and skylights in sunroom.• Slate stone floor and stone fireplace acts as heat storage• Eleven foot center stairway ceiling open to lower floors• Clearstory windows above stairs open to vent excess heat | <ul style="list-style-type: none">• Sun in winter heats house. No furnace required until -20 C• Slate is porous and is warm to the touch, unlike tile• Hot air will rise and can be vented outside or pushed back through house with ceiling fan• Venting in summer and allow direct sunlight through to front entry with lower sun angles in winter |
| Site Plan | <ul style="list-style-type: none">• East facing side yard adjacent to ravine• South facing backyard• Walkout lower level | <ul style="list-style-type: none">• Capture spectacular sunrise views• Entire backyard in sunlight all day• Separate side entrance• large windows on lower level |

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| Exterior walls | <ul style="list-style-type: none"> • Air tight design • 2 x 6 construction, R 20 insulation • Tyvek building wrap was special ordered as Tyvek not available locally when house was built • 6 mil vapor barrier, all joints glued with acoustical sealant • Vapor barrier sealed to plastic boots around electrical boxes, and sealed to window and door frames • Plumbing air vent is only roof penetration. All exhaust vents directed down and out through walls. | <ul style="list-style-type: none"> • No air infiltration • no drafts • comfortable in all seasons |
| Interior walls | <ul style="list-style-type: none"> • Bedrooms insulated and double drywalled for sound dampening • Joints sealed with acoustical sealant • Bathrooms insulated | <ul style="list-style-type: none"> • Quiet in bedrooms |
| Interior doors | <ul style="list-style-type: none"> • Wood hollow core doors | <ul style="list-style-type: none"> • Children finger safety |
| Front entry | <ul style="list-style-type: none"> • Vestibule air lock doors | <ul style="list-style-type: none"> • In winter, no cold air enters the living spaces when guests entering or exiting the home • Cool in summer |
| Staircase | <ul style="list-style-type: none"> • Custom design • Open tread • Four foot wide | <ul style="list-style-type: none"> • Inviting entrance to base of stairs • Open view lines through house • Easy to move large items in house |
| Lighting | <ul style="list-style-type: none"> • Fixtures all LED | <ul style="list-style-type: none"> • Low energy consumption |
| Kitchen | <ul style="list-style-type: none"> • Snaidero cabinets (luxury high end manufacturer from Italy) • Components are a standard modular design • Countertops are an environmentally green sustainable product. Designed for kitchens, food safe and heat resistant | <ul style="list-style-type: none"> • Doors and panels can easily be changed. • Food safe • Heat resistant |
| Foundations | <ul style="list-style-type: none"> • Steel reinforcing bar installed on all footings and steel anchor connections to concrete walls • Driveway similarly connected to garage floor with re-bar | <ul style="list-style-type: none"> • Minimize chance of foundation cracking or movement • Ensure driveway at same level as garage floor |
| Wood burning fire place | <ul style="list-style-type: none"> • Utilizes fan to draw outside air for combustion and force heated air into home. | <ul style="list-style-type: none"> • Secondary heat source for the home without using heated inside air |