

# SPECIFICATIONS & FEATURES

## Building Envelope

- Straw bale exterior and party walls on both floors provide R40 insulation, 2.5 hrs. fire rating, and excellent sound suppression.
- Cement-lime stucco and wood siding finishes
- Metal clad dbl. & triple glazed, low-e windows
- Deep window wells in all straw bale walls
- Attention to detail - proper installation of all flashing, weatherstripping, & sealants
- Sunshades over south facing windows
- Generous roof overhangs on all sides
- Front entry canopy roof for protection from prevailing weather

## Structural Design

- Reinforced concrete ICF construction for foundation
- Modified post & beam structure with straw bale infill provides superior structural integrity and support
- Combination of insulated panels and wood frame with rigid foam to reduce thermal bridging on non-straw bale exterior walls
- Engineered wood joist system for second floor

## Sustainability & Health

- FSC Certified lumber
- Large south-facing windows provide maximum solar gain in winter months, but are shaded from summer heat.
- Clerestory provides interior natural light to stairwell, hall and main bath
- Extensive operable windows provide natural ventilation and cooling without use of mechanical systems (air conditioning)
- Passive design to reduce the need for active heating & cooling in each home
- Building materials chosen for low or no volatile organic compounds (no-VOC)
- Straw bales do not have a vapour barrier, but are able to 'breathe' without loss of R-value
- Clean indoor air environment
- Technologies, materials, and building practices address future sustainability living needs today

## Mechanical Systems

- High-efficiency gas furnace & hot water tank
- Piping installed for future solar DHW panels
- Heat recovery ventilator (HRV) for maximum efficient air exchange
- Programmable thermostat for comfort and efficient operation

## Interiors

- Full height glass front entry doors
- Concrete floors with sealed finish in all main floor living areas
- 9'-0" main floor ceilings and open stairwell
- Alberta clear pine and aspen hardwood ceilings on main floor. Coffered drywall ceiling in kitchen
- Naturally-lit stairwell
- Bamboo or low-VOC carpet with recycled content in second floor hall and bedrooms
- Architectural-quality modern ceramics in all bathrooms
- Custom-designed kitchen cabinets and bathroom vanities
- Exclusive energy-efficient lighting package by Vivid Concepts

## Appliances

- 30" professional series stainless steel gas range with manual override (LG or equivalent)
- Stainless steel commercial-design two speed hood fan with up to 625 cfm motor and task lighting
- Bosch or equivalent ultra-efficient dishwasher with quiet operation
- Energy-star stainless refrigerator (LG or equivalent)

## Kitchens

- Solid-wood doors and drawer fronts
- Paperstone recycled paper countertops and full-height backsplash tile
- Double stainless steel sink in island
- Modern washerless sink mixer with rising spray and swivel spout (Delta Faucet or equivalent)
- Self-closing cabinets and drawers

## Bathrooms

- Solid-wood doors and drawer fronts on vanities
- Porcelain above counter basins in master ensuite and main bath
- Small ceramic handrinse sink in main floor powder room
- Modern ceramic flooring in oversize tiles
- Oversize 5'-6" soaker tub in main bath
- Ceramic tiled walk-in shower enclosure in master ensuite
- Ultra-efficient, dual flush toilets (American Standard or equivalent)
- Bathroom fixtures by American Standard, or equivalent
- Bathroom faucets by Delta Faucet or equivalent
- Bathroom accessories by Taymor, or equivalent

## Parking and Basement

- One-stall garage per unit accessed from rear lane
- Second parking stall provided outside of garage for each unit
- Overheight concrete basement ceilings
- Energy efficient ICF basement wall system
- Sealed concrete basement floor
- Large overheight basement windowing with deep window wells for maximum natural light
- Upgrades include insulated ceiling, and bathroom development

## Landscaping

- Generous plantings are sympathetic to the Edmonton climate and add definition and privacy, as well as encouraging natural biological systems to take place
- Main floor garden terrace doors open onto a large uncovered south-facing deck
- Privacy fence between units
- Large outdoor raised garden boxes encourage easier gardening opportunities for residents
- New trees front and back, where appropriate
- Drought-tolerant native plantings

## Warranty

- Progressive New Home Warranty Program
- 1 year Materials & Labour Warranty
- 2 year Mechanical Systems Warranty
- 5 year Foundation Water Penetration Warranty
- 10 year Structural Defect Warranty

## Exclusive Design-Build Project

- Integrated design team ensures a high-quality one-of-a-kind product from start to finish
- Exclusive custom design by Battle Lake Design Group, Inc.
- Development by Kanoo Developments, Inc.
- Building and Construction Management by North House, Inc.
- Structural Engineering Design by Acius Structural Engineering, Inc.

**McKERNAN** Duo

by **Kanoo**  
Developments Inc.

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