

# 18107 – 4 Avenue SW

# CONSTRUCTION DETAILS

Edmonton, Alberta T6W 1A5

*Construction Features - Architect: B. Ian Bazley*

## **GENERAL**

### **Basic Structure**

- Foundation: 30 MPA concrete reinforced with re-bar in a 12"x12" grid (typical of commercial buildings)
- Walls: 2"x6" construction; all kiln-dried materials
- Floors and Roof: "Trus-Joist Wood-I" rafters and joists (16" rafters, 12" floor joists, with laminated beams)
- Floors: 5/8" tongue and groove sub floor glued and screwed with 3/4" plywood overlay glued (with waterproof structural epoxy adhesive) and screwed to sub floor on 6" grid
- Insulation:
  - Sealed vapour barrier
  - 5-1/2" fiberglass batt insulation
  - 1-1/2" Styrofoam insulation
  - Tyvek insulating wrap

### **Exterior**

- Cedar siding: Vertical 8" centre-trough, pre-stained
- Cedar shake roof: 24" #1 Heavy Handsplit Resawn (treated with fire retardant); ridge-venting, cedar fascia and soffits
- Windows: Loewen double-pane, Low-E, metal-clad frames
- Driveway: 90' of 6" exposed aggregate concrete, with large turn-around
- Entrance: exposed aggregate concrete with 4" x 4" cedar risers coordinated with planters
- Exposed aggregate patio beneath deck off Master Bedroom
- Decks:
  - Deck off the Sunroom – 12' by 18' (216 sq.ft.)
  - Balcony deck off south bedrooms above sunroom – 8' by 18' (144 sq.ft.)
  - Irregular deck off Master Bedroom (approx. 260 sq.ft.) with custom steel and tempered glass railing
  - Deck off Dining Room and Living Room – 26' by 32' (832 sq.ft.) with bridge from Living Room
  - All Decks on 12" x 12" concrete pilings, fir construction, 2" by 4" elite cedar decking

- Planters: five large planter complexes of 4" by 4" cedar on concrete pilings (12" x 8') with concrete footings
- 2 x 6" grid covering air conditioners integrated into planter and deck system off Dining Room (removable)
- Patio Doors: Pella

### Landscaping

- West Series of architectural walls (total: 128'); constructed on 12"x8' concrete pilings with beams; walls framed over 4" steel I-beams; and finished with clump birch finished with pressure-treated 4"x4" borders and washed gravel
- East Series of architectural walls of varied lengths (total: 209 ft.) provides private courtyard environment
- Property fully developed
- Backs onto river valley ravine with no intrusion from public walkways
- Privacy-no risk of further development

### Garage

- 1013 sq.ft. heated triple garage
- Firewood storage

## ***INTERIOR - GENERAL***

### Ceilings

- Vaulted ceilings throughout (except below second level development)
- 8' ceilings (below second level development) finished with "hand laid" 1"x4" tongue and groove maple

### Floors

- **1,800 sq.ft. of Pennsylvania jet black slate**
- **Ceramic tile in two Bathrooms, Sunroom**
- **Plush luxury carpet in Family Room, Living Room, Master Suite and Office**
- **Berber carpet in four Bedrooms**
- **Stairs to Master Suite/Guest Area (asymmetrical) and to east Bedrooms finished with 9/16" charcoal slate treads**

### Lighting

- **Pot and track lighting**
- **Italian Artemide dining room and office ceiling lights**
- **Koch and Lowey wall lighting**

## **Skylights**

- 3 in Bathrooms and 1 in east Stairwell

## ***INTERIOR AREAS***

### **Main Floor**

#### **Entry and Hallway**

- Front Entry doors: double (6'x2-1/2" thick) solid core, finished with 1" laminated oak strips and rubbed oil brass fittings
- Large entry (approximately 10' x 24') and Hall with sculpture niche; custom border pattern continues throughout full length of slate floor in entry and hallway (68' long by 6' wide)
- Ceilings: tongue and groove custom maple with pot/directional lighting
- Maple and tempered glass balustrades and slate stairs to Master Suite

#### **Living Room and Dining Room**

- Vaulted Ceilings
- Patio doors with bridge to large deck (832 sq.ft.)

#### **Kitchen**

- Snaidero Italian cabinetry
- Avonite countertops
- KitchenAid stainless steel dishwasher
- Gaggenau double built-in ovens (clay baking and convection ovens)
- Thermador ceramic cooktop
- KitchenAid French door stainless steel refrigerator
- Gaggenau invisible (fully integrated) range hood (Jenn-Air Fan system)
- Franke triple sink (stainless steel with nickel)
- Grohe stainless steel pull-out tapset
- Grohe stainless steel soap dispenser
- Windows to exterior plus 10' of glazing to Sunroom
- Tongue and groove custom maple ceiling with pot lighting

#### **Dinette**

- Ceiling: tongue and groove custom maple with pot lighting
- Patio door and glazing to four season Sunroom

### **Four Season Sunroom (off Kitchen and Dinette; ½ level below)**

- Glazing to kitchen, Dinette and Family Room
- Beachcomber octagonal spa hot tub
- Tiered planters from Sunroom to lower level
- Maple ceiling and 8' overhead sky windows

### **Family Room**

- Vaulted ceiling
- Custom-designed natural Rundlestone fireplace
- Glow Boy high-efficiency wood-burning fireplace
- Glazing to Sunroom

### **Main Floor Bath**

- Avonite countertop with American Standard Plaza watercloset and ceramic sink with Amarelis tapset
- Custom brushed stainless steel light bars

### **Youth/Guest Baths**

- Vaulted ceilings with skylights
- Avonite countertop with American Standard Plaza dove grey water closet and ceramic sink with Amarelis Octagon tap set
- Fiat molded fiberglass tub and shower enclosure with glass doors
- Youth Bath divided into two areas for multi-functionality and privacy

## ***LOWER LEVEL***

### **General**

- Drywalled, primed, painted Benjamin Moore, textured ceilings
- Wall to wall carpeting

### **Lower Family Room**

- Glazing to stepped planters in Sunroom allowing natural light to Family Room with further natural light from east windows
- Pot lighting
- Gas line roughed-in for fireplace

### **Work Out Room**

- Gym with 6' high glazing to Sunroom allowing natural light and view of the Sunroom and stepped reed planters
- Recessed fluorescent egg-crate lighting fixtures in work-out area
- Walk-in storage area

### **Roughed-In**

- Shower/Steam Room
- Bath with water closet and sink

### **Cold Room**

- Wine cellar/food storage

### **Storage Room**

- Large fully finished storage room (500 sq.ft.)

### **Furnace Room**

- Heating/cooling: 4 Carrier mid-efficiency furnaces (3 with central air conditioning)
- 2-40 gal. hot water tanks
- Laundry area with sink and Whirlpool High Efficiency Washer and Dryer
- Walk-in storage room

### **Mechanical and Services**

- Electrical service: 200 amps (2 panels)
- Built-in Cyclo-Vac vacuum system
- ADT Monitored Security System
- Mul-T-Lock high security deadbolts and commercial grade hardware on two exterior doors

<b>TOTAL FLOOR AREA ABOVE GRADE:</b>	<b>4,854 sq.ft.</b>
<b>LOWER LEVEL (FINISHED):</b>	<b>2,468 sq.ft.</b>
<b>TOTAL LIVING FLOOR AREA:</b>	<b>7,322 sq.ft.</b>
<b>GARAGE AREA:</b>	<b>1,013 sq.ft.</b>
<b>LOT SIZE:</b>	<b>1.01 acres</b>