

INFRASTRUCTURE SYSTEMS

HVAC | GEOTHERMAL

- Water Furnace Geothermal Heat Pump 7000 series (NEW 2019)
 - Ground loop system – installed 2008
 - Supplies heating and air-conditioning
 - Highest efficiency system | alternative energy

DOMESTIC HOT WATER | GEOTHERMAL (NEW 2019)

- 50 Gallon Hot Water Heater (NEW 2019)
- Geothermal De-Superheater
 - hot water generating component of the Geothermal system
 - also allows additional hot water storage

ENERGY RECOVERY VENTILATOR

- Exchanges interior air with fresh air from outdoors. Recovers the heat energy to treat incoming air. Allows for increased levels of indoor air quality.
- Exchanges air at regular intervals throughout the day
- Bathroom controls allow for timed activation replacing the need for a traditional bathroom fan.

WATER SOFTENING SYSTEM & WELL PUMP

- Rain Soft Oxygenation System
 - Oxidizes minerals in water without chemicals
- Water Softener
 - Utilizes Potassium Chloride. Replaces the sodium used in typical softening systems with potassium, an essential nutrient for human health. Environmentally friendly it can be absorbed by plants, causing no harm to the property ecosystems.
 - Balanced Flow Well Pump
 - Adjusts pressure to accommodate multiple people showering or appliance demands

ACOUSTIC CONTROL: BEDROOMS

- Recycled cotton batt insulation installed between bedroom and living room on first floor, and between bedrooms/bedroom and bath on lower floor.

EXTERIOR

SIDING

- Corrugated steel composed of 60% post-consumer & 33% pre-consumer recycled material.
- Fully recyclable

DECK

- Ipe Hardwood (Brazilian Walnut)
 - FSC certified for responsible forestry practices
 - 60 year lifespan without requirement for weather resistive treatment (Deck has been treated with Ipe Oil)
- Stainless Steel Cable Rails

FRONT STEP

- Reclaimed Medina sandstone road curb
 - Harvested from Portland Ave, Rochester NY
 - Hand hewn historic material
 - Medina sandstone quarries were closed in the 1930's – a rare material that is no longer naturally sourced.

“BLADE” STEEL SCULPTURE

- Custom work by Rochester artisan John Grieco, Lasting Art



INTERIOR FINISHES

FLOORING (FIRST FLOOR)

- Carbonized strand-woven Bamboo
 - Bamboo fibers are “cooked” to release the natural sugars resulting in the dark appearance. Stains are not applied
 - Stranding “shreds” the bamboo stalk, they are compressed and formed into planks giving more strength and durability

FLOORING (LOWER FLOOR)

- Cork
 - Resilient flooring for comfort on concrete pad
 - Mold resistant
 - Thermal comfort

INTERIOR DOORS

- All interior doors are custom designed and fabricated
- Custom heights to emphasize perceived volume of space
 - First floor primary areas: 8'-0”
 - First floor utility and Lower floors: 7'-0” (typical residential 6'-8”)

FIRST FLOOR FAMILY ROOM FEATURES:

TV Surround

- Live-edge solid cherry harvested from deadfall on the property
- Obsidian inlaid into natural decay on live edge shelf
- LED backlighting with remote control

5 Speaker Surround Sound

- Subwoofer connections in west wall

Wood Stove

- Pacific Energy | Fusion
 - EPA certified
 - High heat output with 81.6% efficiency equates to cleaner burning
 - Extra-large log size | 18”
- Utilizes forest deadfall as a fuel source for cozy winter evenings!

