

# Windom Hill Place and Riverside Mews Advantages

## Riverside and Windom

## Competitors



Custom designed by *American Institute of Architects Silver Medal* winning professional firms.

*The designs combine great design and sustainability.*

*Strada LLC and Perkins Eastman Architects*

See [www.stradallc.com](http://www.stradallc.com)

[www.perkinseastman.com](http://www.perkinseastman.com)

Stock plans modified

Generous home size providing excellent per sf value. Large high quality windows allow for ample natural light within the homes.

More expensive on a s.f. basis. Windows are more minimal and do not match the quality used at Riverside Mews.

Energy Star Home certification is standard.



Energy Star mandates best practices that create a high performance home.

Not included as standard or even offered as an option.

Energy Star means many things including careful detailing and 3<sup>rd</sup> party inspections before and after drywall to insure top quality in the installation of all energy items related to the building envelope and heating and cooling equipment.

Homes are blower door tested to insure that they envelope does not leak – this prevents unwanted moisture to infiltrate into the walls of your home where they can cause mold problems.

Not included as standard or even offered as an option

All ductwork is sealed at joints and tested to avoid problems of leakage and poor performance.

Not included as standard or even offered as an option. Often return air ductwork is “panned” which allows

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All HVAC equipment is high efficiency as standard. Zone control system is offered to increase performance.

Whole house ventilation system for bath exhaust as standard. Optional ERV or energy recovery ventilator is offered.

All carpet used is Greenseal certified to minimize any off gassing and all paints used are low v.o.c. (vocs are the bad smelly stuff that are linked to many allergen responses)



All return air pathways are ducted

Interior air quality measures are taken during construction to minimize any contamination of the ductwork with construction dust. No equipment is run during construction.

Lighting fixtures are energy star rated

High efficiency water heaters – including instantaneous type with increased warrantee.

Insulation at underside of roof decks and at underside of first floors placed in accordance with Energy Star requirements. Best possible method of insulation to minimize cold transfer

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contaminants into the airstream and greatly decreases performance. No testing done on the ductwork.

Not included as standard may be offered as an option

Not offered

Rarely if ever used at this time.

Use panned returns where wood framing is a part of the system. Creates a contaminated pathway that can contribute to allergen build up.

Usually don't take any such measures resulting in dirty ducts the moment you move in.

Not energy star

Standard efficiency water heater standard warrantee

Fiberglass insulation not fitted properly to insure good insulation values

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and avoid mold and mildew problems.

Install 2" foam insulation under entire concrete slab at ground floor living areas. Besides higher r value – minimizes condensation and mold associated with un-insulated concrete slabs in living spaces.

Will install at slab edge only means the ground floor concrete slab feels cold.

Sound insulation at all floors and all bedroom and bath walls.

Not used or option – more noise transfer between floors and walls.

RC channel installed at all ceilings between the ceiling framing and the drywall for sound control.

Not used – more noise transfer between floors

All cabinets have 3/4" thick shelves with dovetail drawers. Quartz tops are offered as standard.

Particle board used at the cabinets with high levels of formaldehyde is used - shelves are 1/2" and dovetail drawers are usually optional. Quartz tops are optional.

All drywall is 5/8" fire rated. Upgrade countertops to quartz and granite at the baths.

1/2" non rated drywall

May be offered as standard

Door hardware is upgraded to commercial grade standards.

Standard residential grade

Solid core doors

Hollow core

Rooftop decks at some units.

Not included or offered

*Kynar* finish on commercial grade metal siding and siding is twice the thickness of conventional residential siding. (*Kynar is a superior paint finish that resists fading*)

Usually vinyl siding in traditional pattern or painted hardiboard at best.

4,000 psi exposed aggregate concrete and blockstone paving.

Asphalt

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### **Riverside and Windom**

**Garage is 8'8" high**

**Roofs are commercial grade white TPO that reflects excess heat in the summer and helps to minimize global warming by reducing the urban heat island effect.**

**All electrical devices (*outlets and switches*) are *specification grade (these will last much longer and will be safer since they will minimize shorting and fire hazards)***

### **Competitors**

**Standard at 8'**

**Usually dark colored residential grade shingles – which add to the cooling load of the home and creates extra heat problems in the summer using more electricity.**

**Usually use inferior residential grade devices.**