

# **Building**<sup>TM</sup> **EDGE** MAGAZINE *The Local Voice in Building*



**NOVA**  
DESIGNS + BUILDS

# SETTLING

IN THE CITY DESIGN HOUSE

PCBC 2005 SAN FRANCISCO

# build more margin



**Rigid spray foam insulation with Honeywell Enovate® 3000 blowing agent — attract buyers, reduce construction costs, reap the rewards.** Not only does closed-cell spray foam allow you to build more energy-efficient homes that today's buyers want, it also helps you do it for less. Thanks to its superior insulating and building envelope capabilities, you can effectively downsize HVAC equipment and eliminate steps for airtightness (where permitted by code), while achieving premium sales prices. Plus, it allows for added flexibility in framing and covers a wide range of applications, like wall, roof, basement, rim joist, and architectural details. And compared to fiberglass, it reduces your overall construction time — making closed-cell spray foam a differentiator that can add more to your business.

## Honeywell

See how foam insulation can help you build better homes and better business.

[www.enovate3000.com](http://www.enovate3000.com)

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# Honeywell Enovate® 3000 Blowing Agent Offers Benefits to Builders and Homeowners Alike

Homes insulated using closed-cell spray foam with Honeywell Enovate® 3000 blowing agent offer a wide range of unique benefits and advantages, including less energy usage for heating and cooling, improved moisture, condensation control and indoor air quality, and better structural stability and noise reduction.

Specifically, builders can reduce construction costs using spray foam blown with Honeywell Enovate® 3000 through:

- Flexibility in framing package - High R-value per inch allows for stud and rafter size reduction which increases living space.
- HVAC equipment downsizing - Tightening the house envelope enables the use of smaller HVAC equipment. Spray foaming the roof underside creates semi-conditioned space for air handling units and ductwork to operate more efficiently.
- Construction simplification - Eliminates steps for air tightness, detailing and vapor barrier installation where permitted by code.
- Fast installation - Can reduce construction time.

Closed-cell spray foam can be used for a wide range of applications, including wood & metal wall framing, ceilings, floors, underside of roofs / attics, crawl spaces, basements and foundations.

Homeowners also can experience a number of benefits from using this unique insulation material:

- Higher energy efficiency - Exceptional air sealing and R-value results in heating & cooling cost savings. Drafts are virtually eliminated and a more constant indoor temperature is maintained.
- Improved indoor air quality - Helps prevent uncontrolled outdoor air infiltration and the penetration of dust, pollen and other allergens.
- Sound barrier - Spray foam can help reduce noise transfer and sound penetration.
- Improved moisture and condensation control - Spray foam offers superior performance in resisting moisture transmission and condensation.

Honeywell screened 2,000 molecules as part of a development and commercialization effort that stretched over 10 years to develop this non-ozone depleting solution, and was recognized for this effort by the U.S. Environmental Protection Agency with its 2002 Stratospheric Ozone Protection Award. It is derived from Honeywell's patented refrigerant hydrofluorocarbon (HFC) R-245fa.

In addition to being environmentally friendlier and non-flammable, Honeywell Enovate® 3000 is available in liquid formulation, has good solubility and a boiling point around room temperature which improves foam spraying performance.

Many customers already use Honeywell Enovate® 3000 successfully, including:

- Leonard Oaks, an upscale, pedestrian-oriented urban development of 130 townhomes in Fort Worth, Texas, is using Honeywell Enovate® to better fill gaps and voids between steel studs, while offering better sound reduction and a savings of \$2,500 per home in materials and labor costs.
- Steadman & Son Ltd, one of the longest established manufacturers of roofing and cladding systems in the U.K., used Honeywell Enovate® to produce foam insulation panels.

Spray foam with Honeywell Enovate® 3000 is used in the "Settling in the City" remodel and is aligned with the project's theme of striving to offer safe, energy efficient and comfortable living.

# Concord Elevator

Over the past 32 years, Concord Elevator has grown in size and popularity in the marketplace due to its innovations in home elevator design. Our engineering expertise and our unmatched design/build capacity allow us the flexibility to meet the unique project requirements of large, medium or small building contractors. We ensure each elevator meets or exceeds the strictest elevator, electrical, mechanical and building safety guidelines.

Authorized Concord Dealers are carefully selected for their knowledge and experience. A continuing education program ensures our dealers are able sell, install and maintain each elevator. Concord is committed to the ongoing support of its customers and dealers alike.

Get to know Concord and our products along with your local Concord Dealer and your decision to purchase a Concord Home Elevator will result in years of a higher standard of living! Visit our website for all of your home elevator planning needs. [www.concordelevator.com/infinity-elevator.htm](http://www.concordelevator.com/infinity-elevator.htm)



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### Providing Home Elevator & Lift Solutions to North America For Over 30 Years

The convenience and increased mobility that a home elevator delivers can truly enhance your home and its resale value. Once you've decided to add this luxury to your home, Concord Elevator offers many options to choose from. We understand you demand high quality and excellent value for your investment. When you choose the Infinity™ by Concord you get the best of both worlds. The Infinity is luxurious value, built reliably—just for you.



1.800.661.5112

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

**Settling in the City Showhouse  
Special PCBC Edition 2005**

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**Settling in the City —  
My Last Commute**

As a six-year-old driving with my father down an empty, 6-lane highway on his daily 30-mile “commute” from Newport Beach to San Juan Capistrano, I remember him pointing out that “all these grass-covered hills will someday be filled with houses.” He nailed that one – today there’s no grass to be seen -- but neither of us, nor the high-priests of Orange County planning – the William Pereira Co. – could ever foresee those 6-lane highways completely strangled, day and night with cars, trucks and SUV’s. With a nationwide average drive-time of about 24 minutes, Americans now spend more than 100 hours a year commuting to work -- Is it any wonder that there’s a growing trend to move back to the cities?

Of course it’s not just long commutes that are prompting people to return to the cities. Misguided suburban planning has left us with towns full of air and water pollution, plus crime and congestion that are as bad or worse than in the cities people left behind. As New Urbanist Andres Duany likes to point out, after decades of profound decline, America’s inner cities are being revitalized, they are more livable, more attractive to businesses and investors, and more inviting to people searching for culture and

community. These revitalized cities present a growing niche market to builders and developers who understand that their customers are seeking a “sense of place.” And no residential architect better defines that “sense of place,” than Sarah Susanka, cultural visionary and author of *The Not So Big House*, and *Home By Design*.

This issue of Building Edge Magazine is devoted to a remodeled showhouse project we call “Settling in the City” – a collaborative effort between HOME Magazine and project designer/contractor, Nova Designs Builds and developer, Michael Folk. The showhouse chronicles the transformation of a 1930’s Rousseaustyle house in San Francisco’s Pacific Heights. Visitors to the project can take interactive audio tours hosted by architect, Sarah Susanka and Healthy Home expert, Christy Graham. In keeping with the “Settling in the City” theme, the tours will focus on good design and the many innovative healthy-home products and technologies that strive to offer safe, energy efficient and comfortable living. While you are at PCBC, we hope you’ll take the time to get on one of the tour buses and for just a few minutes to “Settle in the city.”

Craig Savage — Building Media Inc.

**Settling in the City Showhouse Building Specifications**

<b>Year Built</b>	2004-2005 by San Francisco's Nova Designs + Builds
<b>Square Footage</b>	4500+
<b>Building</b>	Three stories plus roof deck
<b>Foundation</b>	Concrete with reinforced steel
<b>Parking</b>	Three car garage
<b>Outdoors</b>	Panoramic rooftop garden with outdoor kitchen and granite tile floors. Third Floor granite tile patio that is adjacent to the kitchen, with panoramic views. Two level backyard garden with view deck.
<b>Safety</b>	Two routes of egress from every level. Hard wired smoke, heat and carbon-monoxide detectors. Security camera at entry with intercom/video distribution throughout the home.
<b>Energy</b>	Double glazed windows with low-e coating. Closed cell blown foam insulation to create an extremely “tight” house. Rinnai tankless hotwater heaters serving the main house. Lennox “Energy Star” rated furnace with variable speed blower and two zone control system.
<b>Health</b>	Lennox “Pure Air” high efficiency air cleaning system. Garage exhaust fan. Kelly Moore Low VOC paint. Insulation with no added formaldehyde. Four Gas Fireplaces.



Nova Designs + Builds is the designer of record and the general contractor for the Settling in the City project. Principal John Schrader, a certified green builder and general contractor, and Belgium architect Fabien Lannoye work together as a design/build team on all of Nova's projects.

For over 20 years, Nova Designs + Builds has been restoring and building some of San Francisco's most prestigious homes for clients and as developers themselves.

Nova was chosen by the developer for its reputation for cutting edge design, skilled craftsmanship and environmental sensitivity. Functioning as architect and general contractor, they have coordinated the products and specifications for all of the sponsors and vendors as well as the various consultants involved in the projects. Nova also steered the project through the complex permitting process in San

Francisco as well as building in a dense urban environment with sensitivity to the project's neighbors.

Nova Designs + Builds is currently developing a 80 home subdivision in the California foothills which will combine green building systems with individual site designed custom homes at an affordable price.



Michael Folk, is Founder and Principal of IdealSense in San Francisco Ca., a development firm focused on the innovative and healthy construction and renovation of urban homes. In partnership with both consumer and trade media companies, they use their marquis projects to showcase the latest trends in building products and design.

Combining print, television, radio, internet and event marketing, IdealSense understands how to capitalize on the growing interest from the public and the media in home renovation and restoration. IdealSense is currently working on three showcase projects in the western United States.

For more information about Ideal Sense, see [www.idealsense.net](http://www.idealsense.net).

# SARAH SUSANKA'S SETTLING IN THE CITY DESIGN HOUSE AUDIO TOUR

By: Adam Sharon

Welcome to the Settling in the City Showhouse Tour. Get up close to new products, techniques and design elements as you walk through a completely remodeled, 1930's Rousseau style house in Pacific Heights. Your self-guided audio tour will be hosted by Sarah Susanka, the architect and best-selling author. Start the tour by picking up tour headsets at the welcome desk located in the garage.

**201 Speaker: Sarah Susanka**

**Location:** Entry Way of Home – Beginning outside and walking through front door  
**Topic:** Introduction, Process of Entering  
**(Flow:** From Entry Way to 2nd Floor, Using Main Staircase)

**202 Speaker: Christi Graham**

**Location:** Introduction, Top of Staircase on Second Floor, Under Skylight  
**Topic:** Skylight, Air Quality Issues

**203 Speaker: Sarah Susanka**

**Location:** Top of Staircase on Second Floor, Under Skylight  
**Topic:** Reflecting Surfaces, Light Intensity  
**(Flow:** From Staircase to Bedroom Suite Facing Buchanan Street)

**204 Speaker: Christi Graham**

**Location:** The Bedroom Suite Facing Buchanan Street  
**Topic:** Fireplace Inserts, Flooring

**205 Speaker: Sarah Susanka**

**Location:** The Bedroom Suite Facing Buchanan Street  
**Topic:** Focal Points, Alcoves, Shelter Around Activity  
**(Flow:** From Bedroom Suite to Master Bedroom Facing Garden)

**206 Speaker: Christi Graham**

**Location:** Master Bedroom  
**Topic:** Integrated Shades, Flooring and Air Purification System

**207 Speaker: Sarah Susanka**

**Location:** Master Bedroom and Adjoining Bathroom  
**Topic:** Ceiling Height Variety and Reflecting Surfaces  
**(Flow:** From Master bedroom to Third Floor Dining Room Using Central Staircase)

**208 Speaker: Sarah Susanka**

**Location:** Dining Room, 3rd Floor Top of Central Staircase  
**Topic:** Pattern and Geometry  
**(Flow:** From Dining Room to Formal Living Room Facing Buchanan Street)

**209 Speaker: Sarah Susanka**

**Location:** Formal Living Room  
**Topic:** Light to Walk Toward and Depth/Thickness Station (Re: Bookshelf)  
**(Flow:** From Formal Living Room to Living Room/Kitchen)

**210 Speaker: Christi Graham**

**Location:** Family Room/Kitchen  
**Topic:** Non Toxic Paints, I-Joists, Caulking, Adhesives, Finishes

**211 Speaker: Mark Palmer, Municipal Green**

**Building Coordinator, City of S.F.**  
**Location:** Family Room/Kitchen  
**Topic:** Energy Efficiency and Appliances

**212 Speaker: Sarah Susanka**

**Location:** Family Room/Kitchen  
**Topic:** Openability with Nana Window Walls  
**(Flow:** From Living Room/Kitchen to Fourth Floor Deck)

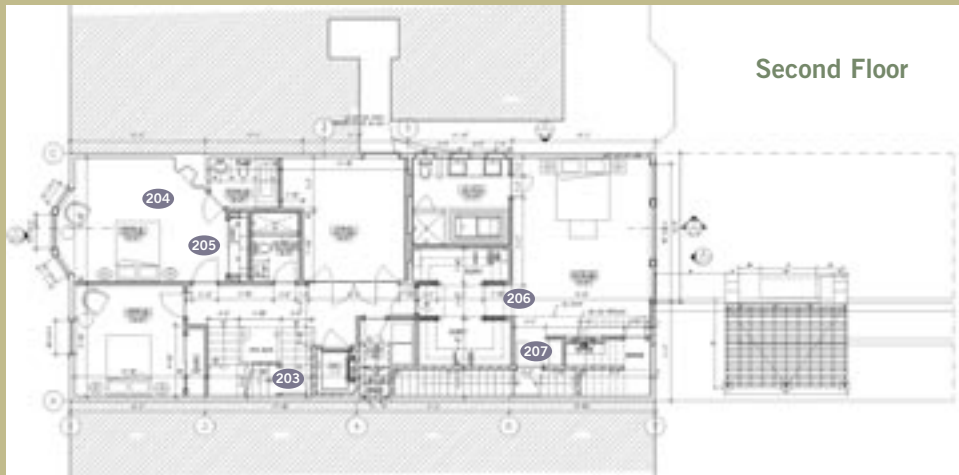
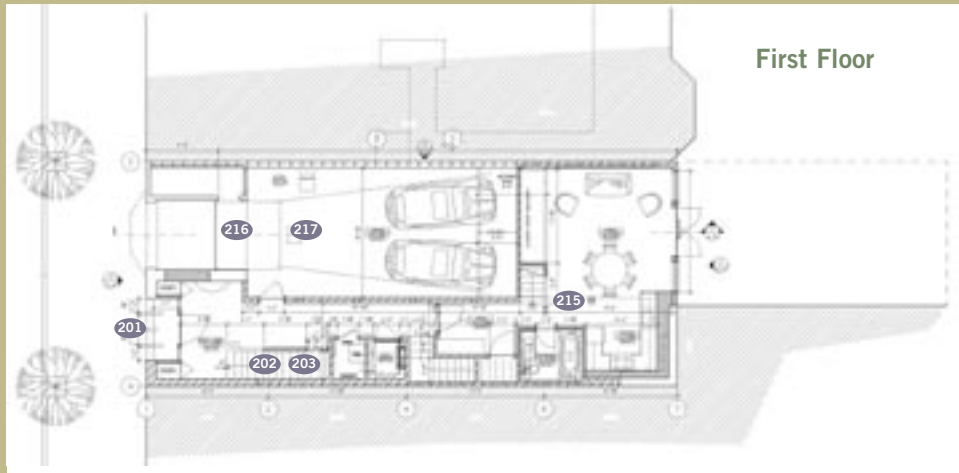
**213 Speaker: Christi Graham**

**Location:** Fourth Floor Deck  
**Topic:** James Hardie Siding and Stone Deck

**Directions: To Settling in the City Show-house FROM PCBC at Moscone Center:**

- 1: Start out going SOUTHWEST on HOWARD ST toward 4TH ST. - 0.4 miles
- 2: Turn RIGHT onto 6TH ST. - 0.2 miles
- 3: Turn LEFT onto TURK ST. - 0.5 miles
- 4: Turn RIGHT onto VAN NESS AVE/US-101. - 0.9 miles
- 5: Turn LEFT onto PACIFIC AVE. - <0.1 miles
- 6: Turn RIGHT onto FRANKLIN ST. - <0.1 miles
- 7: Turn LEFT onto BROADWAY ST. - 0.3 miles
- 8: Turn RIGHT onto BUCHANAN ST. - <0.1 miles
- 9: End at 2734-36 Buchanan St, San Francisco, CA 94123

Parking is available at a public pay parking lot just 2 1/2 blocks to the north of the showcase house at 2001 Union Street (at the corner of Buchanan and Union Street).



**214 Speaker: Laura Ingall**, Residential Green Building Coordinator, City of S.F.  
**Location:** Fourth Floor Deck  
**Topic:** Facts about San Francisco and Green Building/Healthy Homes  
**(Flow:** From 4th Floor Deck to Au Pair Suite Using the Back Staircase)

**215 Speaker: Sarah Susanka**  
**Location:** Au Pair Suite  
**Topic:** Summary of Various Design Elements Already Discussed on Tour  
**(Flow:** From Au Pair Suite to Garage)

**216 Speaker: Christi Graham**  
**Location:** The Garage  
**Topic:** Air Handler and Garage Fan

**217 Speaker: Mark Palmer**, Municipal Green Building Coordinator, City of S.F.  
**Speaker:** Laura Ingall, Residential Green Building Coordinator, City of S.F.  
**Location:** The Garage  
**Topic:** Conclusion  
**(Flow:** Return Headsets at Checkout Table)



No other floor covering elicits the emotional response of nature's perfect building block, genuine hardwood. Armstrong™ Hardwood Flooring by Hartco® provides affordable, designer-quality floorings for the entire home.

Offered in both solid and engineered construction, the **Valenza™ Collection** offers consumers the opportunity to use their choice of hardwood on any level and enjoy a continuous look throughout the house. The **Valenza™** engineered may be glued to a slab foundation in the home's lower level while the same visual in a solid construction may be applied to a home's upper levels. The **Valenza Collection™** has micro-beveled edges and ends. Environmentally-friendly, engineered hardwood uses only a fraction of the raw material with the exotic looks of Cabreuva, Jatoba and Kempas. The Valenza 25-year residential finish and lifetime structural warranty speaks for itself. Engineered products also carry a three-year commercial finish warranty.

Is engineered hardwood flooring genuine hardwood? Yes! It is manufactured



The Valenza Collection Jatoba Natural

in multiple layers of hardwood providing unique structural properties; chief among them is engineered hardwood's superior dimensional stability. Engineered wood products are thinner than classic solid-wood flooring yet still achieve the same, or frequently better, performance benefits.

Where can engineered hardwood be installed? Unlike traditional solid hardwood, engineered flooring, because of its construction and stability, can be installed at any level in the home, making it ideal for multi-level construction and basement-level renovation.



Heritage Classics Oak Rushmore

**Armstrong World Industries**

Armstrong World Industries, Inc., is a global leader in the design and manufacture of floors, ceilings and cabinets. In 2004, Armstrong's net sales totaled more than \$3 billion. The Armstrong powerhouse family of brands – Armstrong™, Bruce® Hardwood Floors, Armstrong™ Hardwood Flooring by Hartco®, Robbins® Fine Hardwood Flooring, Desso® Textile Floorcoverings and Desso DLW Sports Systems – offer the most extensive portfolio of flooring products available, including branded vinyl, laminate, Genuine Linoleum™, hardwoods, carpets, ceramics and sports surfaces for residential and commercial applications. For more information visit [www.armstrong.com](http://www.armstrong.com) or call 1-877-ARMSTRONG.



Kingsford Strip English Walnut



Verdone Plank Malasa



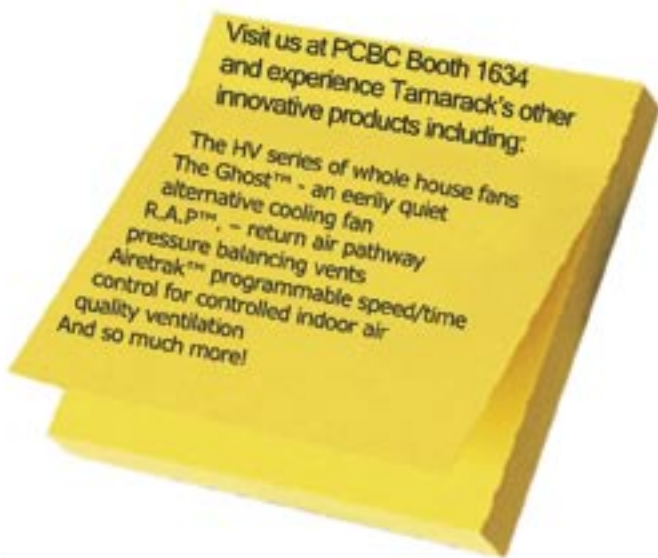
# GV-7 Garage Ventilation



## Why Ventilate an Attached Garage?

A garage is a place to store all sorts of things that you don't want to store in your house. An attached garage is just another room. Only a wall and a door separates the living space from all the fumes. The deadly carbon monoxide from starting the car can be the worst of these gases. A fan drawing the air out of the garage will help to keep those fumes from getting into the house. The GV-7 from Tamarack Technologies, Inc. mounts in the wall venting directly to the outside. It can be controlled by a motion detector, a wall switch, or connected to the garage door opener. Green building and healthy home programs everywhere recommend using a garage exhaust fan. The GV-7 will give you the peace of mind you deserve.

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different controls

*You can see the GV-7 in the "Settling in the City Showhouse"!*

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Build your homes with the environment in mind while providing the ultimate luxury—never-ending hot water. Rinnai tankless water heaters are suitable for natural and propane gas and only heat water when they sense a demand. Offer your clients energy-efficient homes, providing significant energy cost savings of up to 70%. Not only do you save your clients money, you also save them space. Reclaim valuable square footage taken up by tank style water heaters with the installation of a Rinnai tankless water heater. Now that's smart homebuilding.



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When your customers move back into the city, they are moving for a new lifestyle. They want fewer hassles, fewer household troubles and an easier way of enjoying life. Space is at a premium. Leading the way in this small space design technique is the Rinnai Tankless Water Heater. Give your customers a way to save space, save money and enjoy an endless supply of hot water for all their needs.

Rinnai Tankless Water Heaters deliver an endless supply of hot water on demand at the exact temperature you desire. Unlike traditional water tanks which heat water constantly, whether demanded or not, Rinnai Tankless Water Heaters only heat water when you demand it. Plus, Rinnai Tankless Water Heaters are wall-mountable and don't store water so you don't have to give up any floor space to store a tank or worry about tank ruptures.

Set yourself apart from your competition by bringing the latest technologies and trends in small-space living directly to your customers. Give them ENERGY-EFFICIENT, endless hot water.

Rinnai Tankless Water Heaters will add value to any home you build.

Give your customers the ultimate in small-space living. Check out Rinnai Tankless Water Heaters at 1-866-RINNAI-1 or [www.foreverhotwater.com](http://www.foreverhotwater.com).

Don't sacrifice luxury...sacrifice old technology!



# Bison Deck Supports

## Imagine the Possibilities

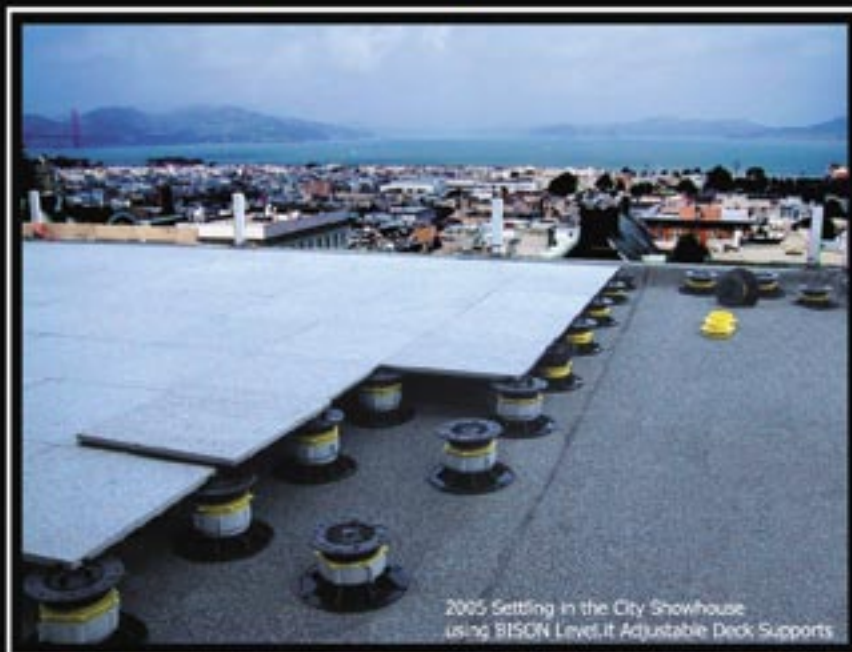
As seen in Sarah Susanka's Pacific Heights show home, Bison Deck Supports are ideal for building decks over occupied space. Other project applications using Bison Deck Supports include; granite decks at the Kennedy Center in Washington DC and the Clinton Library in Little Rock, Arkansas, and the water fountain features at the new Wynn Hotel in Las Vegas.

Bison Deck Supports create level deck systems over sloped surfaces: rooftops, cracked concrete, on-grade - even in water features! Bison Deck Supports allow you to create unique deck designs with a variety of materials: wood tiles, natural stone, concrete pavers, fiberglass grating, composites, or wood planking over traditional wood stringers.

Bison Deck Supports are fully adjustable, using a patented screw to adjust system that allows the pedestal to be adjusted when loaded and can easily adjust for slope to drain applications. The pedestals have a broad footprint for stability, are impervious for freeze-thaw cycles, and offer a range of heights suited to your application. Preset spacer tabs allow for deck drainage, simple accessories compensate for slope and the screw-to adjust height settings assure a perfectly straight and level deck every time.

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**THE LEVEL OF EXCELLENCE.**

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# Settling in the City Showhouse Products

## 219 Ann Sacks

Throughout the Settling in the City Showhouse bathrooms you will find Ann Sacks tile as well as Ann Sacks elegant fixtures in the bathroom on the second floor. Ann Sacks offers an array of innovative and elegant tile and plumbing products that can work separately or in tandem to create a space that is enduring, beautiful and uniquely reflective of the consumers' personal tastes. These innovative products can be found at any of Ann Sacks' 17 showrooms.

## 220 Armstrong Hardwood Flooring

No other floor covering elicits the emotional response of genuine hardwood floors. You will find Armstrong's Valenza collection of engineered hardwood flooring throughout the Showhouse. This flooring uses only a fraction of the raw materials that were traditionally required for ¾" solid hardwood floors of the past, making Armstrong's hardwood floor products an outstanding sustainable and more environmentally friendly option.

## 221 Armstrong Ceramic

Armstrong Ceramic is also used in the Settling in the City Showhouse. The bisque porcelain and glazes that make up Armstrong Ceramic Tile today come from the same organic materials craftsmen used centuries ago. The hand-hewn craftsmanship of the Jerusalem Stone Glazed Tile is evidenced in this full floor/wall coordinated line.

## 222 Baldwin

Baldwin has built its name and reputation on its dedication to detail and quality. This uncompromising attention to delivering value for money is the reason Baldwin is recognized as the premier manufacturer of solid brass lock sets, fine bath products and decorative hardware for the home and office.

## 223 Bison

Bison Deck supports were used in this Showhouse to support the granite used on the decks on the 3rd and 4th floors. Bison Deck Supports help to create level deck systems over sloped surfaces, rooftops, cracked concrete, and on-grade. This allows you to create unique deck designs with a variety of materials: wood tiles, natural stone, concrete pavers, fiberglass grating, composites, or wood planking over traditional wood stringers.

## 224 CertaPro

CertaPro Painters, painted the complete Settling in the City Showhouse – inside and out. Because of their incredible customer service, the project came in on time and the product produced has proved to be exceptional. CertaPro is the largest North American residential painting company, specializing in servicing both high-end residential and commercial customers, its success is based on exceeding customer expectations by delivering certainty at every juncture of a painting job from start to finish.

## 225 Clopay

Clopay is the leading residential garage door manufacturer through the network of installing garage door dealers across the U.S. and Canada. Products include custom and semi-custom carriage-house style, contemporary and traditional raised-panel steel doors.

## 226 Concord Elevator

The Settling in the City Showhouse utilized Concord's residential elevator that is designed to provide a luxurious yet affordable means of vertical transportation for multilevel homes. Infinity's reliable, quiet and smooth operation is ensured by our innovative hydraulic drive system. With a variety of cab finishes and colors the Infinity allows you to customize your design for a more personalized look.

## 227 Davco USA / ParexLahabra

If you look closely you will find that Davco products were used for the tile grout, what you don't see is Davco's product was also used in setting the tile in the Showhouse. ParexLahabra Inc., stucco is the leading forces in the US stucco market and is presented on the façade of the house. Originally launched in 2003 for the New Mexico and Colorado markets, the brand is receiving strong support in part due to new product innovations. Davco's ColorGrout with Sanitized® provides permanent protection against grout mold without additional cost.

## 228 DuPont Corian and DuPont™ Zodiaq®

DuPont™ Corian® and DuPont™ Zodiaq® surfaces were used throughout the Settling in the City Showhouse to provide seamless, easy-to-clean, versatile areas that feature the hues of nature and the aesthetic appeal of concrete. The new colors' materiality, or emotional expression, evoke feelings of rustic strength, tranquility and calm, pro-

viding inhabitants a subtle and stylish backdrop for their environment. New colors such as Corian® Fawn, Zodiaq® Papyrus and Zodiaq® Vesta Pearl were used in the main kitchen, baths and roof top kitchen.

## 229 DuPont Tyvek

DuPont Tyvek® Home Wrap® was used in the Settling in the City home to help keep it protected from the ever-changing San Francisco weather. A premier DuPont brand, Tyvek® HomeWrap® is used in residential construction under all cladding types. It protects homes like a windbreaker, stopping the wind and rain from getting in and therefore forming a protective skin around the house. Since it also breathes, moisture inside the house can get out, which helps prevent costly water damage. Tyvek® HomeWrap® helps keep insulation dry so it will perform more efficiently, keeping families more comfortable.

## 230 Evo

Evo grills offer a versatile and expressive way to cook in an outdoor setting. A natural dovetail to Susanka's focus on communal spaces, EVO lends itself to the full range of cooking techniques in a platform that incorporates socialization and guest participation. Food lovers will enjoy the up-market, creative, abundant and sophisticated outdoor gourmet experience afforded by Evo Grills.

## 231 CableRail by Feeney

CableRail™ was used on the 3rd and 4th floor decks because of its minimal impact on the view from the decks both for the Showhouse homeowner and the adjacent property owners. The combination of slender cables and special end fittings results in a finished guardrail that is extremely attractive, durable, easy-to-install and virtually invisible great for projects with a view.

## 258 Home Goods

HomeGoods, with over 200 stores nationwide, offers a tremendous selection of designer and brand name home fashions and distinctive, one-of-a-kind finds for every room in the home, all priced at 20 to 60% less than finer catalog, department and specialty store prices, everyday. At HomeGoods you'll find an ever-changing selection of high-quality, stylish home décor merchandise for every style, including accent furniture, fine rugs, lamps, formal and casual dinnerware, luxury bedding

and bath items, and decorative accessories and giftware. To find a store nearest you or to shop online, visit [homegoods.com](http://homegoods.com).

## 232 Honeywell

Honeywell's Enovate 3000 product can't be seen but will be felt each day in the Settling in the City Showhouse. This blowing agent included in the cell blown foam insulation makes the house cooler in the summer and warmer in the winter. Wall spray foam made with Enovate 3000 offers the highest R-value of any traditional wall insulation, leading to decreased energy consumption as well as boasting zero ozone depletion. The structural integrity of the home is also improved by the insulation filling the cavities in the stud walls.

## 233 Hunter Douglas

To let in light and keep out heat, throughout the Settling in the City Showhouse you will find Hunter Douglas custom window shadings such as their Provenance® woven wood shades, and their Alustra™ woven textures shades. Hunter Douglas provides a Top-Down/Bottom Up installation option for both privacy and a view.

## 234 James Hardie Siding Products

James Hardie Siding Products offers a durable, low maintenance exterior that provides the beauty of wood without the problems typically associated with wood, and unlike vinyl, doesn't sacrifice the home's charm and character. All James Hardie siding products are non-combustible and resist damage from rain, moisture, hail, insects, woodpeckers and flying debris.

## 235 Kelly-Moore

Kelly-Moore's Ecoat paint that was used inside and out for the Showhouse is not just another paint. Ecoat is the innovator and leader in the recycled paint industry. This economical alternative contains recycled post-consumer paint products blended into quality paint. In addition to beautifying the home, it also helps preserve the environment.

## 255 Kenmore

To help conserve water and energy as well as being able to provide a variety of new vibrant color choices, Kenmore's Sedona Elite 3.8 cu. Ft. HE4t King Size Capacity Plus Front Load Washer & Dryer has been installed in the Settling in the City

Showhouse. A built-in heater in the washer helps treat stains more thoroughly and enables the sanitary cycle to effectively eliminate 99.999% of certain bacteria. These products are Energy Star certified and use 64% less energy and 69% less water than conventional washers.

#### 236 Kohler

With water conservation and universal design top of mind, Kohler provided its latest water-saving toilets to the Showhouse as well as most of the faucet fixtures throughout the house. Kohler continuously strives to lead the way and set new standards for gracious living by creating products that will deliver years of performance and add beauty and value to people's homes.

#### 237 Kraftmaid

KraftMaid can be found throughout the Showhouse. You will find their "Veneer Recessed" style in cherry wood with an "autumn blush" finish in the two kitchens. The laundry room and other rooms were finished in a "bisque glaze". KraftMaid Cabinetry, Inc. is one of the world's largest cabinetry manufacturers and the leading producer of built-to-order cabinetry for the home.

#### 238 Lennox Hearth

The Lennox Elite Series inserts and gas fireplaces are located throughout the Showhouse. These Lennox Hearth insert products, offer an elegant choice for existing masonry or factory-built fireplace openings. Lennox Hearth, a division of Lennox Industries International, is the premiere manufacturer of safe, reliable and efficient wood, gas, electric and pellet-fired fireplaces, fireplace inserts, freestanding stoves, gas log sets and chimney systems.

#### 239 Lennox

By using the Dave Lennox Signature Series Variable Speed Furnace with "Pure Air" system in the Settling in the City Showhouse, we were able to divide the house into zones. This furnace is Energy Star certified and the quietest furnace you can buy. In addition, the Pure Air system filters out allergens thus improving indoor air quality. Lennox Residential Heating & Cooling manufactures and markets a full line of home heating and cooling equipment.

#### 240 Nana Wall

Bring the outdoors in with the NanaWall: elegant precision-engineered folding glass wall system that makes large wall openings a possibility. When open, it provides beautiful vistas and when closed,

the NanaWall™ allows for natural light transmission while providing security and protection from the outdoor elements.

#### 241 Norwalk Furniture

Norwalk Furniture provided most of the furniture you will find throughout the Showhouse. They are a leading manufacturer and retailer of special-order upholstered furniture. HGTV's and the Settling in the City Showhouse design expert, Joe Ruggiero, have joined forces to introduce a revolutionary new home furnishing collection.

#### 257 On-Q/Legrand

On-Q/Legrand unites the state-of-the-art product innovations and dynamic marketing of two connected home leaders: Greyfox Home Systems and On-Q Home. As the leader in the development of cutting edge structured wiring solutions, they're the conduit to help builders leverage the fast paced growth in consumer electronics.

#### 242 Panasonic

Panasonic fans were used in each of the Settling in the Showhouse bathrooms and were chosen because of their energy efficiency and superior quiet operation.

#### 243 Pella

Beautiful and built to last, Pella Windows feature interlocking wood joints, weather-impervious glue, hardware built into the sash and frame for added strength and durability, treated wood to help resist rotting, and cladding that stands up to years of use.

#### 244 Rinnai

Rinnai's tankless water heating system can be found in the Showhouse laundry room. Rinnai's tankless hot water systems were developed more than thirty years ago and have been continuously enhanced to produce the most efficient delivery of hot water for residential, commercial and industrial applications of any manufacturer in the world.

#### 245 Safti

SAFTI, a division of Okeeffes, is the manufacturer of the Showhouse's fire-rated windows. They have been manufacturing fire rated glass and framing for over twenty years and remains the first source for code-approved fire-rated glazing solutions among building owners and architects. Their SuperLite™ fire-rated glazing products can be custom manufactured to protect against noise, attack, impact, bullets, blast,

hurricane or UV rays. In addition, you will find the ship's ladder that provides access to the TimberTech deck in the backyard is also made by Okeeffes.

#### 246 Shaw

The carpeting throughout the Showhouse is from Shaw Industries, Inc., a subsidiary of Berkshire Hathaway, Inc. They are the world's largest manufacturer of tufted broadloom carpet. Headquartered in Dalton, Georgia, Shaw sells carpeting and rugs for residential and commercial applications throughout the United States and exports to most markets worldwide.

#### 247 StoneDeck West

StoneDeck was designed specifically for homes where traditional stone decking can be too heavy for use on existing structures. StoneDeck weighs 8 ½ to 10 lbs per square foot and achieves flexural strengths of up to 5000 lbs per square foot. StoneDeck combines a thin, natural stone surface featuring compressive strength and durability, with a high strength composite backing. The result is a free draining structural solution, which overcomes the maintenance and deterioration of conventional decking materials.

#### 248 Sunbrella

Sunbrella brand performance fabrics are the leading premium choice for the outdoors, including casual furniture and market umbrellas. Because of its styling sophistication, ease of cleaning and fade resistance, Sunbrella is also becoming an increasingly popular choice for interior furnishings.

#### 249 Tamarack Technologies

Tamarack continues to break away from the pack by recognizing the need to keep homes healthy by creating solutions for ventilation of attached garages. Garages attached to houses are used to store all sorts of noxious stuff. All too often the pressure in the house is lower than the pressure in the garage, and the fumes are drawn into the house through cracks and holes or through the door, essentially running "downhill" into the house. The garage exhaust fan in the Showhouse provided by Tamarack Technologies solves these problems. Simple, through the wall installation allows for minimal external impact on the house design.

#### 250 TimberTech

TimberTech decking material and railings were used to create the Showhouse's backyard deck. TimberTech is a leading manufacturer of wood composite decking

products for residential and commercial use and offers a wide variety of wood composite decking profiles. Because TimberTech's revolutionary composite decking resists sun and water damage, it maintains its color and beauty for years.

#### 251 TruStile

TruStile doors offer unmatched style, selection & design flexibility with more than 300 door styles. The ability to fulfill any custom design with the shortest lead times in the industry is another reason why TruStile was used within the Showhouse.

#### 252 Viking

Viking is the product of choice for both the indoor 3rd floor kitchen and the outdoor roof kitchen in the Settling in the City Showhouse. Viking Range Corporation is a culinary lifestyle company that originated ultra-premium commercial-type appliances for the indoor and outdoor kitchen. Viking major appliances are sold through a network of premium appliance distributors and dealers worldwide

#### 253 Visador

VISADOR is a premier manufacturer of hardwood stair parts and a leading producer of wood and synthetic columns through its Coffman Stairs and Crown Column & Millwork companies. Coffman provides the broadest selection of stair parts in the industry offering builders the widest variety of designs to meet architectural requirements.

#### 254 Watt Stopper/Legrand

Watt Stopper/Legrand is a leading manufacturer of lighting control products for commercial and residential applications. Residential products include Miro architectural wiring devices and wireless RF controls and residential motion sensors.

#### 256 WindsorOne

Windsor Mill's WindsorOne boards and moldings can be seen throughout the Showhouse. Their trimboard collection was utilized for all crown, base and casings as well as to build the custom stair newel posts. The complete WindsorOne product line includes interior and exterior trim boards, specialty boards, and an extensive molding collection. WindsorONE is manufactured from a custom, outer course cut of lumber, ensuring that only the dimensionally stable part of the tree is utilized. Juvenile wood, which is formed in the first 10 to 15 years of a tree's growth, is unstable and prone to splitting, twisting, cupping and general failure.

# CableRail™ Railing In-Fill That Won't Impair Your View!

*CableRail™* cable assemblies, manufactured by Feeney Wire Rope, are an attractive, durable, easy-to-install and low maintenance railing infill alternative to commonly used metal or wood pickets. They are manufactured from high strength, weather-tough type 316 stainless steel cable and include special, easy-to-use end fittings for fast attachment and tensioning. No special tools are required for installation, and the end fittings are designed to be concealed in the end posts. The result is a railing which is not only beautiful and extremely strong but virtually invisible. *CableRail™* assemblies can be installed on both metal and wood railing frame designs in exterior, interior, residential and commercial settings.

*CableRail™* assemblies are also ideal for trellises and fences. The strong, small diameter cable provides excellent support for vines yet allows maximum light penetration during the winter months when deciduous vines lose their leaves. Plus, on fences *CableRail™* cables easily follow the bends and contours of hillside slopes; much easier and less frustrating than trying to roll and attach wire mesh.

Standard *CableRail™* assemblies are available in three cable sizes (1/8", 3/16" & 1/4" diameters) and are sold in a wide range of prefabricated, standard lengths (from 5 ft to 70 ft in increments of 5 ft) that can be trimmed in the field. Complete installation instructions, frame design recommendations, 3-part specifications and CAD drawings are available.



## Plus, Complete Aluminum Railing Systems.

If you are searching for an entire railing, *CableRail™ by Feeney* also offers pre-engineered, component based, aluminum railing systems. These systems combine the durability, strength and low maintenance of aluminum with innovative design details that assure lasting beauty, structural integrity, easy installation and affordability. All of the rails and stanchions are made from heavy gauge 6063-T6 aluminum extrusions that can be quickly and easily cut and assembled on-site using pre-engineered components



that snap and screw together. Tough, powder coated finishes are available in a wide variety of colors offering superior color retention, impact resistance and weatherability – no rusting, splintering cracking, peeling or repainting. Infill options include clear or shaded tempered glass panels, stainless steel *CableRail™* cables, or aluminum pickets. *CableRail™* aluminum railing systems are perfect for fences, gates, guardrails and stairs in interior, exterior, commercial or residential settings. Plus, the experienced Feeney staff is always ready to assist with custom designs and technical support. For further information on all *CableRail™* by Feeney cables and railings, call for a free catalog, 1-800-888-2418, or visit [www.cablerail.com](http://www.cablerail.com).





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For a catalog of cable assemblies and railing systems, call 1-800-888-2418 or visit [www.cablerail.com](http://www.cablerail.com)



Interior design: John Barman. Armstrong hardwood floor featured: Hartco - Valencia Collection. Product Number PR422NA



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YOU, YOU, YOU.

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