



Sustainable **DEVELOPMENT**



OSPREY ESTATES



Sustainable DEVELOPMENT

The Osprey Estates Development has been curated in every way. For its discerning clients, D and B Developments wanted to ensure each home within the enclave was well thought through and looked at the impact of the home during several phases of the implementation right up to the completion of the development. These included:

- The placement of the home on the land to maximize water views.
- The placement of the home to maximize solar exposure.
- The types of materials used on the exterior for the long-term longevity of the home as well as the carbon footprint of the product itself once the life of the product has finished. Things like the use of recycled siding constructed from hard plastics and made here in Canada. Once the product's service life is complete the product can again be recycled.
- D and B Developments alongside several engineering firms and the province of PEI looked at the development's impact on its surrounding region and developed the site to lessen the burden on the surrounding green spaces, including the pond, saltwater marsh, and bay area, due to water runoff from the entire site and surrounding sites. Site grading, culverts, berms, and gabion stone pits were added to keep as much water on site as possible during any type of weather event. It's also very important for the development of ground water management.
- The design of all the homes is modular throughout. This leads to endless design possibilities by moving pieces of the puzzle around to create new and innovative spaces (similar to the way car manufacturers use the same platform to build different cars). This means during construction the similarities of all the homes lead to more efficiency on site and less waste overall throughout the build process for each villa.
- The window systems of these villas are also very important. As one can see there is much glass throughout the homes to maximize views, provide an abundance of light, and lighten the feel of the home. This means the glass and frames must be insulated and provide thermal breaks, so energy efficiency is maximized throughout the home. All window systems are European-made and installed to the highest standards.
- The method of construction for the frame of the villa is ICF (insulated concrete forms). This type of wall system is one of the best energy efficient methods currently available. It exceeds most standard building codes in terms of insulating values and airtightness of the home for maximum energy efficiency for heating and cooling the home. The end result for the homeowner is less carbon footprint and lower energy bills.
- On the interior of the villa, the designer also carefully considered the finishes throughout the home. Wide plank engineered hardwood floors are used extensively. This is not only impactful throughout the home as a design element, but it is easier on the body while standing or walking on it, it tends to be warmer in winter months, it uses less wood during the making of the product, and the finishes chosen for producing the product are less harmful to the environment as they are water based.
- Another important interior element that was considered is low VOC paints (Volatile organic compounds), all paints are water based and off-gassing is limited.

- The custom kitchen cabinets are modular in design in all villas and thus leading to less waste during their production and installation on site.
- Counter tops are all Quartz stone. Quartz is abundant in nature and is common like sand. It is one of the strongest minerals in the world and harder than steel. It is a long lasting and a more durable product than either marble or granite. Quartz is a powerful and energy amplifying stone. It effortlessly absorbs, stores, releases, and balances all kinds of vibrations energies.
- Ensuite washrooms, primary bathrooms and the powder room all use low flush toilets for the reduction of water consumption.
- High end fixtures in either of the design options for the bathrooms and kitchen mean less water consumption by combining air and water into the fixture, as well as overall longevity of the product for down the road.
- The home is fitted with energy efficient, LED, recessed pot lights throughout. Smart home systems can also be added to lessen the power consumption of the home.
- The HVAC systems are designed specifically for each of the homes and fitted in specific areas of the home to minimize energy utilization on both the heating and cooling loads of the home. This means lower energy consumption and also lessens the carbon footprint of each home.
- By combining efficient methods like the homes placement on the property, maximizing solar impact, specific HVAC placement throughout, energy efficient ICF, alongside a heat recovery ventilator (HRV) to clean the air of the home, the overall energy efficiency of the home is quite high and again reduces the homes overall carbon footprint. All these elements make living in the home quite easy and very comfortable long term for the homeowner.

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