

55 Fifth

Homeowners are Jeremy and Sarah

Requires 8 volunteers

Route: in via front door; straight upstairs, then back down through living room, then dining room, back extension and exit via back door/garden

Home details

Moved in May 2018

Gutted the house and tried to maintain the heritage feel of the house. It's difficult to know, because it's covered in siding, but it was built in 1905. (Although the owners aren't fans of the siding, they are environmentally conscious and did not want to through away something that is still functioning well.) Hallway shows 100 year old newspapers they found in the walls during construction.

All work completed by 555 Design Build (Jeremy's business)

FOYER

- Bench built by owner. Sarah is an avid green thumb and tends to all the plants you see on the front porch, throughout the house, and in the back garden.
- Interior front door – came with the house and owners painted red
- Bought exterior door to match the from Habitat ReStore

UPSTAIRS

Master bedroom

- Part of the two-storey addition. (Details on its construction are included in the Family Room section of the notes.)
- Nightstands bespoke made in the same structure of the extension:
One show layers off the wall.
- The other, nightstand shows five layers of the floor.
- Bed frame from Ikea and mattress from the Brick
- Drawers are under the bed for easy and less cluttered storage.
- Ikea closets with Rona MDF Painted (Benjamin Moore paint that gives lacquer finish)
- Art by Wilford Barrington
- Chair is Kijiji find. A Hans Werger knock off made in Yugoslavia
- Window out into the backyard – the design of the addition was based on keeping and highlighting the tree in the backyard
- Windows – Fenster Wolfe (Also, sliding glass door on extension in downstairs.)

Ensuite bathroom

- Closets in the hallway in are Ikea
- Olympia tiles
- Shower – Decora Port (Montreal)
- Vanity – Lowe’s online

Family bathroom

- Decora Port tub and fixtures
- Olympia tile on floor
- Ikea vanity with Swedish Door

Children’s bedroom

- Ikea and Rona
Benjamin Moore high gloss paint

DOWNSTAIRS

Living room

- Piano from Sarah’s childhood home
- Cabinet – Kijiji
- Chairs – from Sarah’s parents

Dining room

- Table and credenza are from Kijiji
- Chairs – G Furn – company in Montreal that does reproductions
- Carpet from Iran
- Collections are travel souvenirs
- Light is from Wayfair

Kitchen

- Gutted and reconfigured
- Ikea carcasses with custom lacquered blue doors from Swedish doors
- Stainless counter top from Ridalco.
- Other counter top made of Quartite – natural (not man made, which is halfway between marble and quartz – The Granite Shop
- Appliances – owned prior
- Lighting from Ikea and Light in the box

- Art from Magic Pony in Toronto

Powder room

- Art is from/of Ravi Restaurant – Dubai
- Wall Paper – Anthropologie
- Tiles – Euro Tile
- Sink – existing
- Faucet – Ikea

TWO-STOREY BACK EXTENSION

Module provided by KLH (Mass Timber Construction), a company from Austria. (Structure Lam is a BC company that has a similar product, but it was less expensive to ship by sea than by land).

BUILT IN 7 HOURS!

- Didn't want to disrupt the landscape in the back, so design and build made as little impact as possible.
- Timber system made of young pine and spruce trees that are harvested at a sustainable age. The approach replaces steel and concrete in medium to low rise construction. Walls are
- three layers of wood oriented in opposite orientations – cross laminated timber on vertical, then, horizontal etc. Strength comes from compression and tension and lateral strength>
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- The materials were brought in by crane as the driveway was thin and this was far less disturbing to neighbours.
- Foundations are helical steel spears – 10 feet into the ground (put in by a robot the size of a ride-on lawnmower).
- This kind of structure can be built in remote locations or on un-level terrain. You can plan to build on uneven sites without disturbing the environment. No excavating for concrete footings and waiting for it to cure.

The insulation is continuous so there is no break in between, making it cheaper to heat.

Sliding glass door is Fenster Wolfe

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- Other windows from Loewen (Manitoba) – throughout the house
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- Outdoor siding – Lanark Cedar (Eastern White Cedar)