

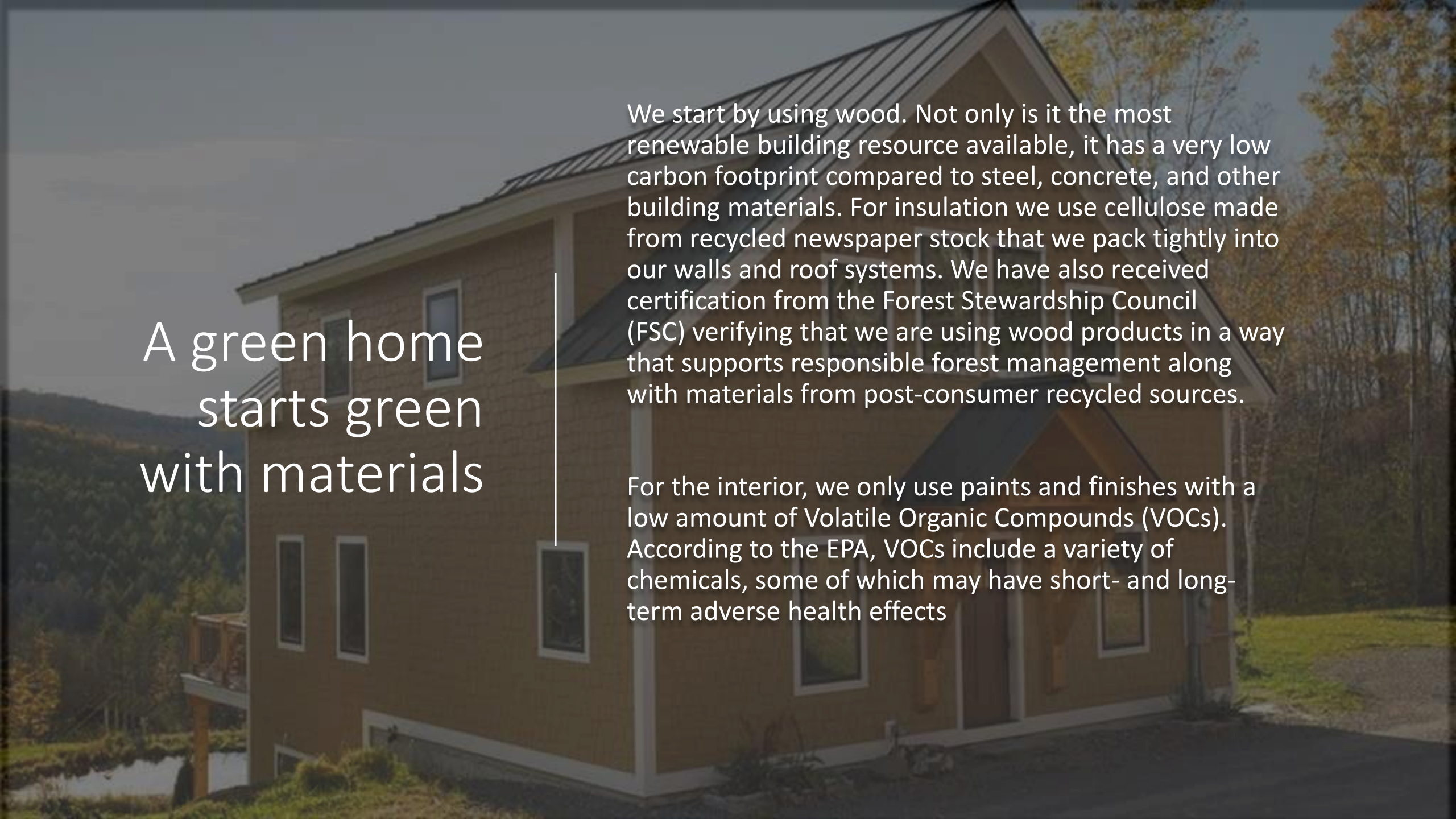


A Neighborhood with a Mission



Douglas Ridge is a collaborative neighborhood, envisioned by Landicity and brought to life with Unity homes.

The Mission of Douglas Ridge is to create a community where homeowners can live in harmony with the land and their neighbors. Located on 48 acres in a safe, rural area near large conservation easements, the development will feature 14 homes with well, septic, and utilities grouped together to maximize open space. Homes are based on complementary one- and two-story, low-impact design platforms and are sited to be solar powered



A green home starts green with materials

We start by using wood. Not only is it the most renewable building resource available, it has a very low carbon footprint compared to steel, concrete, and other building materials. For insulation we use cellulose made from recycled newspaper stock that we pack tightly into our walls and roof systems. We have also received certification from the Forest Stewardship Council (FSC) verifying that we are using wood products in a way that supports responsible forest management along with materials from post-consumer recycled sources.

For the interior, we only use paints and finishes with a low amount of Volatile Organic Compounds (VOCs). According to the EPA, VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects

Homebuyers are increasingly concerned about the Indoor Air Quality (IAQ) of their homes. Pollutants like mold, radon, carbon monoxide and toxic chemicals are receiving greater attention than ever as poor IAQ is linked to a multitude of health issues. Some pollutants cause health problems such as sore eyes, burning in the nose and throat, headaches or fatigue. Other pollutants cause or worsen allergies, respiratory illnesses, heart disease, cancer, and other severe long-term health issues.



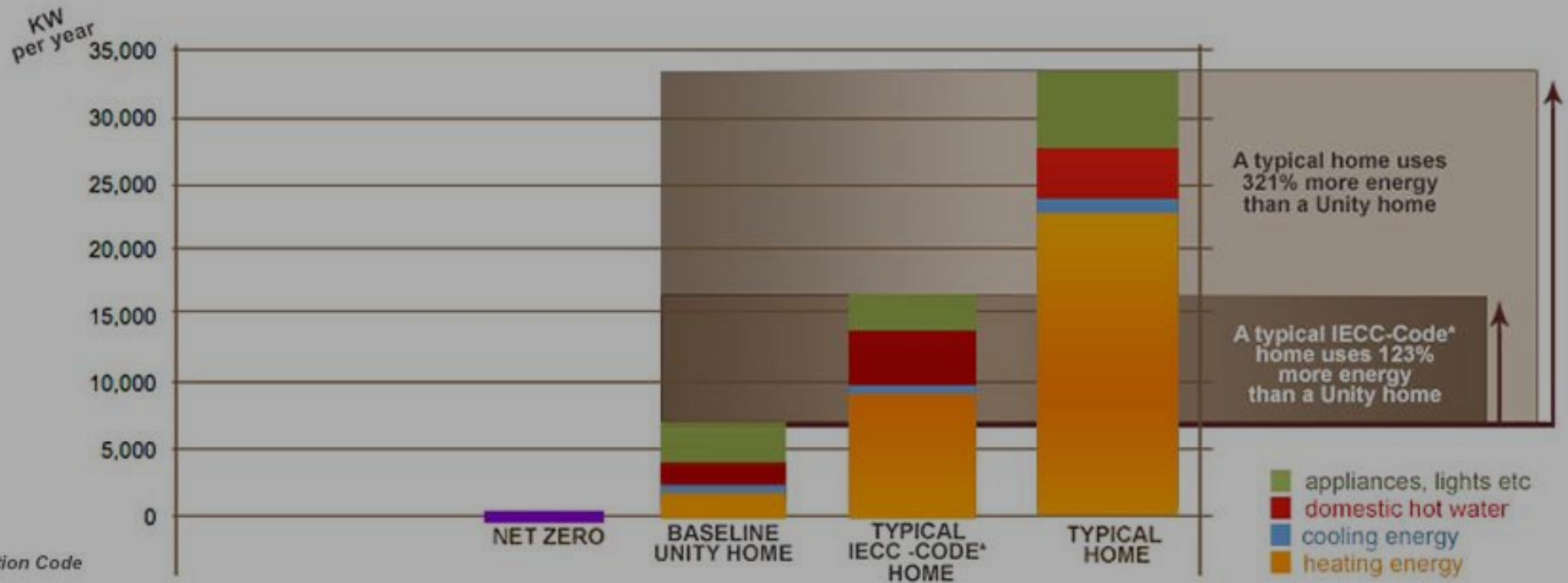
Unity homes come standard with air-source heat pumps, which when properly installed, can deliver one-and-a-half to three times more heat energy to a home than the electrical energy it consumes, according to the U.S. Department of Energy. This technology loses less humidity in the winter than with forced hot air/furnace systems that scorch the air at high temperature—driving off its moisture, often making it necessary to incorporate a humidifier not the heating system. Finally through filtration, allergens and other pollutants can be removed, making indoor air considerably healthier than outside air.

UNITY HOME Advantage

UNITY NET ZERO

The Baseline Unity Home can easily achieve Net Zero or better with a solar array or other renewable energy source.

*IECC CODE:
2009 International Energy Conservation Code



Built for Efficiency

Many of the things that make our homes so green however, have to do with *how* we work. Advanced CNC (computer numerical control) machinery ensures that we use the minimum amount of wood to make the maximum amount of house. Fabricating up to 60% of the home in our shop means that we can maintain tight quality controls regardless of site conditions. And our Open-Built® technology creates a home that adapts to the people who live there—saving time and money as they adapt to changes in lifestyle and technology...all in a house designed to last hundreds of years.

Open-Built



One of the most significant benefits of Open-Built® is that we can strategically disentangle the mechanical systems from the structure and space plan. This makes installation easier during construction and gives easy access for future alterations, additions, and upgrades of wiring, HVAC, and new communications technologies.

Base Chase: The Open-Built® base chase is used in all Unity walls. It has enough room to run AC power and other wiring such as telecommunications. The baseboard is designed to be easily removed which simplifies changes. No more tearing things apart to put in a new plug. The base is finished with millwork that matches the finishes in your home.

Tradd Push-Up Second-Floor System: On Tradd two-story homes, the floor is supported on a series of metal stand-offs, creating an eight-inch tall space. This space is used to run mechanical systems, ducting, and wiring. The antivibration pad on each stand-off has the added benefit of reducing noise transmission from people walking on the floor above.

Easy Access Ceiling Panels: Our ceiling panels are crafted from shiplap pine or MDF, and are finished to match your interior design choices. The panels fit together seamlessly, yet are easily removable to give you fast access to the mechanical systems above. These access panels also make repainting far easier.

Ceiling System Option: In some homes, we use a method we developed called Grip-T™. It allows the ceiling to be hung from the I-joists, using special hangers and wooden t-bars. The mechanical systems are then run as normal through the joist layer or below in the hanger layer.



Douglas Ridge Subdivision
Brunswick, Maine
DouglasRidge.com

Douglas Ridge adjoins over 280 acres of conservation land and trails--all immediately adjacent and accessible to Douglas Ridge owners. The land is protected, and will remain a resource for owners in Douglas Ridge both now and in the future.

Douglas Ridge is a quick ten minute commute to I-95 and convenient for work or travel to points north or south, yet the location is an oasis, attuned with nature.



For more information
regarding Douglas Ridge,
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