



2090 ORCHARD AVENUE

SPECIFICATIONS

EXTERIOR ENVELOPE

- Siding – Delta Millworks Lunawood Prefinished
- Brick – Summit Brick Co.
- Patios – Concrete
- Roof – EPDM
- Front Door – Signature Window/Door - Custom
- Windows – Sierra Pacific
- Sliding Doors – Sierra Pacific

INTERIOR FINISHES

FLOORS

- First floor – Engineered White Oak
- First floor entry and mudroom – Large Format Limestone Tile
- First floor powder room – Large Format Limestone Tile
- Second floor – Engineered White Oak
- Second floor laundry – Ann Sacks Tile
- Second floor bathrooms – Ann Sacks Tile
- Second floor showers – Ann Sacks Tile
- Basement – Polished Concrete
- Basement bathrooms – Ann Sacks Tile
- Basement showers – Ann Sacks Tile

WALLS & COVERINGS

- Paint – Low VOC
- Drywall – Level 5 Finish
- Recessed Ceilings – Delta Millworks Accoya Prefinished
- Accent walls – Delta Millworks TBD

OTHER

- Doors – Signature Window/Door (Solid Wood)
- Fireplaces – 72-inch Gas Living Room, TBD outdoor
- Door Hardware – Emtek or equivalent

LIGHTING

- Throughout – Recessed LED
- Dining Room – Owner Option

PLUMBING FIXTURES

- All Bathrooms – Owner Option



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KITCHEN & PANTRY

- Cabinets – Full Custom White Oak
- Range – Wolf
- Hood – Wolf
- Microwave – TBD
- Fridge – Subzero (Column)
- Freezer – Subzero (Column)
- Dishwashers – TBD
- Sink – Stainless Steel (Custom Made)
- Counters – TBD
- Backsplash – TBD
- Pantry Options – TBD (Owner Option)

MECHANICAL

- Heat – Full-house Radiant System
- AC – Condenser
- PV – 17 kW Owned system
- Humidifier – Spec by engineer
- Electrostatic Air Cleaner/Filter – Spec by engineer