

# UNITY HOMES : OPEN HOUSE

ZÜM Platform in Pelham, MA



## BASIC SPECIFICATIONS *Italics indicate upgrades*

### LIVING AREA AND ADDITIONAL FEATURES

Total Living Area	1655 SF
2-car Garage	32' x 24' includes storage "pod" and workshop
Additional Features	Screened porch Deck Mudroom connector

### HIGH PERFORMANCE BUILDING SHELL

Wall Insulation	R-33 with a continuous layer of wood fiber board
Roof Insulation	R-50 dense-pack cellulose
Foundation Insulation	R-16 foam under slab and at frost walls
Windows	European triple-glazed tilt-turn
HERS rating	39
Energy Usage	Net Zero
Solar Array	35 panels; rated at 10kW

### MECHANICAL SYSTEMS

Heating / Cooling	Mitsubishi air source heat pump
Water Heater	<i>GE heat pump water heater</i>
Ventilation	<i>Zehnder ERV</i>

### EXTERIOR FINISHES

Exterior Timbers	Port Orford cedar
Siding	Prefinished fiber cement - James Hardie
Roofing	<i>Standing seam</i>
Exterior Trim	Fiber cement - James Hardie
Decking	Port Orford cedar

### INTERIOR FINISHES

Paint	Duration by Sherwin Williams
Wood Ceilings	<i>Pine with pine battens</i>
Flooring	<i>Kahrs 3-strip engineered wood; Florida tile in bathrooms</i>
Wood Trim	Pine, MDF and Maple
Interior Doors	Molded solid-core by Masonite
Kitchen Counter	<i>Quartz</i>
Bath Counters	Ceramic Impressions by Kohler
Kitchen/Bath Cabinets	Ultracraft

### FIXTURES AND APPLIANCES

Kitchen Sink	Sterling undermount, double bowl
Plumbing Fixtures	<i>Kohler - low flow fixtures (toilet, shower and surround)</i>
Lighting Fixtures	LED by Seagull; <i>Minka, WAC</i> — Master BR, LR, porch; <i>Kichler</i> — bathrooms
Appliances	<i>Refrigerator: Whirlpool</i> <i>Oven: Bosch</i> <i>Dishwasher: Fisher &amp; Paykel</i>



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ZÜM PLATFORM

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## FLOORPLAN

