

DETAILS OF THE ORUM RESIDENCE

Interior

Bedrooms/Bathrooms

9 Bedrooms

10 Full Bathrooms

5 Half Bathrooms

Ceiling Heights

Cube & Basement (except Gym): 10'

Gym: 9'-6"

Main Level: 11'

Upper Level: 10' in Bedrooms, 9'-6" in Bathrooms

Exposed Structural Steel

Architecturally Exposed Structural Steel ("AESS") has received multiple layers of primer, bondo, and finish paint to create a durable and beautiful finish.

Main Staircase

The main staircase was engineered and fabricated in Canada by a world-renowned staircase fabrication company. It features an extreme floating triangular design which required heavy engineering to the floorplates of the building to support the unconventional design. It features natural limestone cladding fully surrounding all treads and landings including the underside. Uplighting on each tread provides lighting.

Doors & Windows

Main House: Sliding doors were manufactured by Sky-Frame, a leading "minimal door" fenestration company based in Switzerland. There are eight motorized doors including the Entry (1), Living Room (2), Family Room (4), and Master Bedroom (1). The motorized curved entry door was one of the first manufactured/installed in the world. Fixed windows were manufactured by Schuco/Glasbox, a leading fenestration company based in Germany/Canada. All window frames are anodized. Ultra-high-performance glass sliding doors having a U-Factor of .33 and a Solar Heat Gain Coefficient ("SHGC") of .26 and all fixed windows having a U-Factor of .28 and a

SHGC of .31. All glass including spandrel units is ultra-clear low iron and was manufactured in Germany including premium grade curved glass.

Cube: Sliding doors were manufactured by Metal Window Corporation.

Sky-Light

Custom triangular sky-light with high performance ultra-clear glass.

Roofing

Mechanically fastened 60 mil Sarnafil PVC roofing system.

Sheet Metal

Special "Cenamelize" finish panels for an ultra-durable finish. Includes integrated power outlets and overflow drains.

Decking

Wood decking is Kebony, a sustainable and durable natural wood. Decking mounted on a floating stringer system and connected with invisible attachments. Access to drains provided through hidden access panels.

Main Garage

Multi-purpose space including air conditioning, premium lighting, and an epoxy terrazzo floor with mirror chips. Prepared for two quick-charge electric vehicle charging stations. Outlets in ceiling above each vehicle parking location for trickle chargers. Premium garage motors with battery back-up for power outages. Pass-through design allows for the garage to be opened on both sides for events.

Elevators

The home is equipped with two elevators. The first in the Main House travels from the Basement Level to the Upper Level. The second in the Cube travels from the Garage to the Guest Level.

Dumbwaiter

Dumbwaiter from Service Kitchen at the Basement Level to the Butler's Pantry at the Main Level.

Laundry Chute

Home has a laundry chute with discrete entry points on the Upper and Main Levels. Termination is in a commercial rolling cart in the Laundry Room.

HVAC

Premium Mitsubishi VRF electric heating and air conditioning equipment. Twenty zones throughout the home which allows for each bedroom to be its own zone. Major mechanical and low voltage rooms are conditioned to ensure equipment runs at peak performance. All bathroom and kitchen hood exhaust fans are remotely mounted to reduce sound during operation. All diffusers and grilles are linear to increase ceiling aesthetics.

Wine Room

Over 1,000 bottles of storage between a custom stainless-steel wire racking system and cabinetry. Professional cooling equipment engineered for the room volume. Redundant temperature alarm system for added temperature security. Lockable room.

Sauna

Custom cedar sauna featuring custom lighting details and flush entry flooring system. Harvia 8.0kW heater.

Lighting

Full home Lutron Homeworks QS lighting system. All fixtures are high-efficacy LED. Trimless downlights throughout primary spaces. Closet lighting in all front of house closets. Backlit mirror lighting throughout primary spaces. Sauna and steam room lighting are approved for wet and extreme high heat conditions. Dining Room chandelier is by Roll & Hill.

Plumbing

The home is plumbed for a whole house water filtration system and spot locations for reverse osmosis water filtration. All primary showers include overhead and hand shower fixtures. The Master and Mini Master Bathroom showers include rain heads. The Master Bathroom shower has two complete shower systems. Includes two 120-gallon high efficiency Lochinvar water heaters, considered the best water heaters in the business by most plumbers. All active plumbing lines are copper and all drainage lines are cast iron.

Fireplaces

The home is equipped with three open flame ethanol interior fireplaces built into custom metal enclosures. They are located in the Family Room, Den, and Master Bedroom.

Steam Room

Custom tile steam room featuring custom lighting details and flush entry flooring system. Mr. Steam steam generator system including aroma therapy.

Low Voltage

Whole house Crestron automation system incorporating lighting, air conditioning, televisions, sound, theater, shading, security, wine room, motorized sliding doors, gates, pool/spa, etc. Crestron touch panels located on each primary level with numerous other locations pre-wired for future expansion. Full phone and data network including numerous wireless access points on the interior and exterior of the property for wireless internet throughout the home. Premium Sonance and James Loudspeaker speakers throughout the interior and exterior of the home. Speakers located at the exterior and in all wet interior areas including showers, sauna, and steam rooms are rated for extreme conditions including water and heat. Sony 4K HDR televisions located in the Guest Rooms, Gym, Den, and Master Bedroom which are mostly connected to fully distributed audio and visual network with Crestron remotes and Apple TV. Floating iPads in various rooms for additional Crestron control.

Theater

Professionally designed and engineered theater to isolate the entire room from the home's concrete structure to maximize room acoustics. Sony 4K HDR Projector, Dolby Atmos sound system using Wisdom speakers/subwoofers and Lab Gruppen amplifiers. Solid walnut slat finish design including barrel vaulted ceiling. Extreme attention to serviceability access of all lighting, speakers, equipment, etc. for maintenance. Includes undercounter refrigerator and sink.

Shading

All primary spaces prewired for a variety of potential motorized shading options including roller shades and curtains. Depending on shading selection, locations can be equipped with dual shades to include potentially a sheer and black-out option. Recessed shading pockets of a universal dimension to conceal the track/hardware/etc. of the final shading solution.

Security

Full security alarm system including cameras and prewire for additional cameras, door contracts, glass breaks, motion sensors, additional loudspeakers, and wine room temperature alarm system. Exterior access points at entry door and both entry gates utilize HoloVision low voltage entry systems.

Insulation

Roof insulation includes a mix of ridged and spray foam insulation for optimal thermal performance.

Drywall

Drywall is finished to Level 5 throughout the Project. Aluminum base reveal throughout the Project. Aluminum ceiling reveal throughout primary spaces.

White Oak Veneer

The design team selected four premium architectural grade Rift Sawn White Oak loose veneer logs to complete all oak cabinets, doors, and paneling throughout the home. Then all veneer was laid-up by one supplier for veneer consistency. The veneer sheets were laid-up sequence matched which is similar to book matching natural stone. The completed sheets were then installed in sequence for consistency across the finished elevation.

Interior/Exterior Door Doors

2-1/4" thick solid wood core doors. Most doors are full height with no top jamb. Many doors incorporate a custom flush design to blend in with the surrounding wall. Massage Room sliding door is approximately 600 pounds. See "White Oak Veneer" section above for better understanding of the veneer process of the white oak doors. All swing doors include Teckus concealed hinges and full mortise locks with FSB hardware. Many doors utilize magnetic catches for increased aesthetics.

Cabinets

White Oak, painted, and durable thermofoil cabinet doors were used throughout the Project. Walnut cabinet interiors, solid walnut dovetail drawers, premium Blum cabinet hardware including soft close undermount drawer slides. Master Closet island includes custom drawer liners.

Interior Wood Paneling

Home has rift sawn white oak paneling throughout many primary spaces including Upper Level hallways, Master Bedroom, Mini Master Bedroom, Massage Room, and Theater hallway. All locations are sequence matched including the facing of integrated flush doors. See "White Oak Veneer" section above for better understanding of the veneer process of the white oak paneling.

Hardwood

12" wide white oak engineered planks with a thick wear layer and high quality finish.

Gym

Premium black Neo-Flex gym rubber flooring.

Stone/Tile

All showers feature a flush entry system with no exposed drain. The Show Kitchen includes a custom stone sink which uses a Galley style design with sliding accessories. The Main Level Powders, Master Bathroom, and Mini Master Bathroom include integrated stone sinks. The Main Level Powders and Master Bathroom have a custom sink detail that makes the back wall of the sink the same surface as the wall backsplash. Finish materials include natural stone, Corian, Silestone, and Italian porcelain tile. The following are locations, names, and origins of the natural stone:

Main Level Flooring – Moca Cream Dark Limestone – Portugal

Main Level Powder Room near Kitchen – Stalatitti Gold – China

Main Level Powder Room near Garage – Titanium Travertine – Iran

Kitchen, Butler's Pantry, Dining Room, and Upper Level Den – Calacatta – Italy

Upper Level Master, Mini Master, and Guest 1 Bathrooms – Valser Quartzite – Switzerland

Upper Level Guest 2 and Guest 3 Bathrooms – Glacier White – Turkey

Theater – Black River – China

Wine Room – Gray Dino – Turkey

General Glass

All shower, railing, balustrade, and wall glass is low iron.

Mirror

All bathroom and gym mirror is low iron. The Master Bathroom mirror is one piece.

Appliances

Show Kitchen, Commercial Kitchen, Butler's Pantry, and Kitchenette include appliances from Sub-Zero, Wolf, and Miele. Most undercounter refrigerators are by U-Line. Laundry machines are by Speed Queen.

Plumbing Fixtures

The home uses a variety of high quality fixtures generally defined below:

Master Bathroom: Fantini, Neorest toilets, Antonio Lupi bathtub

Mini Master & Guest 1 Bathrooms: Fantini, BluStone bathtubs

Guest 2 & 3, Main Level Powders: Fantini

Cube & Basement: Kohler

Show Kitchen: Dornbracht

Service Areas: Franke

Kohler porcelain sinks and Julian stainless steel sinks

Geberit toilet carriers and flush mechanisms with Duravit porcelain toilets.

Exterior

Outdoor Kitchen

Waterproof/Weatherproof interior construction using Komacel PVC sheets. Cabinet doors and countertop made of high quality stainless steel. Stainless steel sink is integrated seamlessly into the countertop. Features 54" Wolf grill and side burner, Sub-Zero refrigerator drawers and ice maker, and garbage disposal.

Generator

Pre-wired for a whole house generator.

Firepits

The home is equipped with two custom exterior firepits. One on the Living Room Deck (round) and the other on the Cube Deck (rectangular). Both are plumbed directly into the home's natural gas system and are operated automatically through the home's Lutron/Crestron automation system.

Railings

Custom designed railing system utilizing cold-rolled steel for the most rectangular finish possible.

Entry Gates

Two gates for added security and privacy. Both are eight feet tall or more for added security. Lower gate is on radius to maximize the motorcourt size. Premium motors with battery back-up for power outages. Entry systems include camera and voice and are tied into the home's Crestron system.

Parking

Main Garage: 5 cars; Main Motorcourt: +/-20 cars; Cube Garage: 2 cars; Cube Driveway: 2 cars

Pool/Spa

35,000 gallon pool/spa with Pebble Fina finish. Has a full ozone system for higher water clarity and increased health. The spa has 12 jets. LED lighting throughout pool and spa. High quality Pentair pump, filter, and heating equipment. Includes pool safety net.

Landscaping

Mature and full landscaping featuring Chinese Elm (approximately 75 years old), Oak (approximately 40 years old), and Palm (approximately 40 years old) focal trees. Irrigation water is provided through a landscape irrigation meter to reduce irrigation water costs.

Rainwater Harvesting

7,000 gallon underground fiberglass rainwater harvesting tank. All roof, balcony, and hardscape water is directed to this tank and then used to irrigate planting on-site.