



Features Included in the **Portrait Collection ADU** (Accessory Dwelling Unit)

Smart Tech Wiring

- 2 cable
- 2 phone
- Electric Service Panel

Energy Features

- Air Conditioning
- Rheem® Ikonik tankless gas water heater
- Vinyl low-E glass windows
- Carrier® up to 96.5% efficient gas furnace with ECM fan
- OSB exterior sheathing
- R-19 insulation in 2x6 walls
- R-38 blown-in/batt ceiling insulation
- Zurn PEX Flexible Pipe Plumbing System
- DRYline® house wrap reduces air infiltration (per plan)
- Energy Star dishwasher
- Active radon system

Architectural Features

- 2x6 construction on exterior walls
- 24" on-center studs in 2x6 exterior walls
- Fire separation wall between primary residence and ADU unit

Exterior Features

- Ankmar® insulated steel garage door
- Coach lamps on garage and rear entry
- Owens Corning® Oakridge® roof shingle

Entry

- Shaw® Luxury Vinyl Plank flooring in entries.
- Schlage Dexter® thumb latch style satin nickel door hardware
- ThermaTru® SS6021 Low E ½ lite entry door (clear glass)



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Kitchen

- Granite slab countertop
- Flat panel square oak cabinets w/42" uppers & crown molding (per plan)
- 8" deep Sterling undermount double bowl stainless steel sink
- Moen® pullout faucet - single hole
- Moen® 1/3 hp disposal
- Whirlpool® stainless steel smooth top range (per plan)
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel Energy Star dishwasher
- Pantry with wood shelving (per plan)
- Recessed can lighting (per plan)
- Ice maker hook-up
- Shaw® Luxury Vinyl Plank flooring in kitchen

ADU Suite

- Walk-in closet
- Undermount vanity lav (per plan)
- 46" high full-length plate glass mirrors over vanities
- Granite slab countertop
- 12" x 12" ceramic tile floors
- 3" x 6" shower tile surround
- 36" vanity Height in Bath
- Ceiling fan pre-wire
- Acrylic shower base, and glass enclosure (per plan)

Interior Features

- Masonite® two-panel painted interior doors
- Painted 3 1/4" base trim, 2 1/4" door casings, 3 1/2" door header
- Drywall knockdown texture
- Sherwin-Williams® ProMar® 400 Zero VOC Low Sheen
- White painted interior trim and doors
- Schlage® Dexter satin nickel round knob style door hardware
- Bedroom ceiling light fixtures
- Brushed nickel lighting
- Moen® chrome bath fixtures
- Moen® chrome bath accessories
- 12" x12" Ceramic tile floors (laundry and bath)
- Shaw® stain resistant carpet with 1/2", 6 lb. pad
- Shaw® Luxury Vinyl Plank flooring (per plan)
- Moen® posi-temp valves for showers
- Sterling® 1.28 gallon comfort height elongated toilets
- Carbon monoxide detectors
- Square drywall corners
- Ceiling fan pre-wire (living room)