

3516 N. ASHLAND CONSTRUCTION SPECIFICATIONS

EXTERIOR CONSTRUCTION

Custom designed face brick and limestone façade front and back.
Split face concrete block masonry with natural mortar north and south elevations.

INSULATION

R-39 fiberglass in ceiling.
R-9 fiberglass with Visqueen in exterior walls.
Sound attenuation rock wool blown between floors with ¼” cork wood floor underlay.

EXTERIOR DOORS

Custom built commercial type front doors.
Steel fireproof back doors.
Steel fully insulated garage doors with two remote control openers per user.

WALLS AND CEILINGS

5/8” thick fire code drywall on all walls and two layers of 5/8” thick drywall with metal channels in between on ceilings.
5/8” Durock cement board underlay in all locations receiving tile.

ROOFING AND GUTTERS

Torch applied modified bitumen rubber roof.
Heavy gauge, custom architectural steel gutters and downspouts.
Treated wood decking with fences.
Water and electrical supply available on roof, gas for penthouse areas.

MECHANICAL SYSTEMS

FURNACE, AIR CONDITIONER AND HOT WATER SYSTEMS

90% efficient gas furnace per unit.
High efficiency air conditioner per unit.
50 gallon water heater per unit.

WASHER AND DRYER

Stackable 27” GE or Whirlpool unit provided per unit.

DOOR SECURITY SYSTEM

Video panel, building front door entry system.
All pre wired with box incl. for motion detector and siren.

COMPUTER NETWORK AND CABLE

Coaxial cable outlets in bedrooms, family room and kitchen.

AUDIO

All units audio pre-wired with home runs to the media center in family room.
High quality speakers in living area and master bedroom.

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KITCHEN

CABINETRY

Custom cabinetry with full overlay doors.
Kitchen cabinets feature full extension side mount glides and soft close hardware.
Low profile under cabinet wired in lighting.
Choice of cherry or mahogany.

COUNTERTOPS

Premium granite countertops choices selected from developer options, pre construction.
Backsplash selection from unique options as per developer provided choices, pre con.

KITCHEN APPLIANCES

High end steel front GE, Whirlpool or Bosch choice pre con.
Refrigerator 36", range 30" with stainless steel hood, dishwasher 24".
Double under mounted stainless steel sink, choice of Grohe faucet, countertop push button waste disposal.
Wine fridge – 24" \$650 upgrade possible.
Spotlighting.

FINISHES

FLOORING

3.5" bamboo solid hardwood flooring throughout incl. stairs and stairwells in units 4S and 4N.

MOLDING AND TRIM

Choice of three kinds of molding and trims available pre-construction.

INTERIOR DOORS

Standard height, 1 ¾" thick flush, stained natural solid doors. Sliding, dark wood frame smoked glass doors for bedroom closets.
High quality satin nickel handles and locks.

FIREPLACE

Wall mounted stainless front, gas, vent free self-burning in living room.

BATHROOMS

Custom cabinetry with full overlay doors.
Stone countertops.
Under mounted sink or select choice pre construction - double in master.
Choice of 3 Grohe shower control panels w/Grohe deluxe shower head and hand held, body sprays, thermo valve with steam in master shower.
Grohe faucets.
Hand laid floor and wall tile with inlay, select choice pre construction.
Frameless glass custom enclosure of shower.
Built in Jacuzzi in master.

PAINT

One coat of primer.
Two coats of flat/eggshell Benjamin Moore only, buyer color choice pre construction.

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