



May, 2017

Property: 1893 Linden Avenue, Highland Park, IL

PRELIMINARY FINISHES & FIXTURES

EXTERIOR FINISHES

1. Wood Siding - Stained cedar siding installed vertical.
2. Stone - Cut limestone with rectilinear shapes in a continuous pattern.
3. Windows - Aluminum clad wood windows; exterior "Black" clad aluminum and interior painted wood.
4. Roofing - Flat roofs with tapered insulation to scuppers. Roofing shall be modified bitumen roofing with granular "White" colored top sheet.
5. Metal Trim - Prefinished metal copings, scuppers, and rectangular oversized downspouts in "Black".
6. Canopy - Painted steel channel frame canopy with metal roof deck, painted steel tube column, and stained wood soffit.

INTERIOR FINISHES (1st Floor Finishes, Fixtures, and Equipment)

1. Foyer
 - a. Flooring/Base - Stone tile / painted stepped base molding.
 - b. Ceiling - Painted drywall, 10ft height.
 - c. Walls - Painted drywall.
 - d. Entry Doors - Match windows or solid wood 8ft doors.
 - e. Free-Standing Closets - Casework closets.
 - f. Exposed Beams - Stained glulam or engineered wood beams.
 - g. Lighting - Recessed Round 6" can LED light fixtures.
2. Gallery
 - a. Flooring / Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 9ft height.
 - c. Walls - Painted drywall.
 - d. Doors / Casings - Painted wood / painted stepped molding.
 - h. Exposed Beams - Stained glulam or engineered wood beams.
 - i. Lighting - Recessed Round 6" can LED light fixtures.
3. Living
 - a. Flooring / Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 10ft height.
 - c. Walls - Painted drywall.
 - j. Exposed Beams - Stained glulam or engineered wood beams.
 - d. Lighting - Recessed round 6" can LED light fixtures.
4. Dining
 - a. Flooring / Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 9ft height.
 - c. Walls - Painted drywall.

- d. Exposed Beams - Stained glulam or engineered wood beams.
 - e. Lighting - Recessed round 6” can LED light fixtures and decorative chandelier (by Owner) over table.
 - f. Buffet - Custom “Contemporary” base cabinet with stone countertop.
5. Kitchen
- a. Flooring / Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 8ft height.
 - c. Walls - Painted drywall.
 - d. Exposed Beams - Stained glulam or engineered wood beams.
 - e. Lighting - Recessed round 6” can LED light fixtures and pendants (by Owner) over island.
 - f. Cabinets -Custom “Contemporary” cabinets.
 - g. Thermador 36” Pro-Style PRG366GHSS Range
 - h. Thermador Emerald Series 24” DWHD440MFPSS Dishwasher
 - i. Thermador 36” Built-In French Door Frig/Freezer T36BT820NS
 - j. Thermador Masterpiece Series 36” Chimney Range Hood HMCB36FSS
 - k. Island Microwave Drawer
 - l. Disposer
 - m. LED Under Cabinet Lighting
 - n. Recycling and Trash Bins
 - o. Custom Island With Seating (by Owner)
 - p. Tiled Backsplash Areas
 - q. Quartz Countertops
6. Family
- a. Flooring / Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 9ft height.
 - c. Walls - Painted drywall.
 - d. Exposed Beams - Stained glulam or engineered wood beams.
 - e. Lighting - Recessed round 6” can LED light fixtures.
 - f. Cabinets - Custom “Contemporary” base cabinet with stone countertop.
 - g. Fireplace - Direct-vent gas fired fireplace with stone surround and hearth.
7. Powder
- a. Flooring / Base - Stone tile to match Foyer / painted stepped base molding.
 - b. Ceiling - Painted drywall, 8ft height.
 - c. Walls - Painted drywall.
 - d. Lighting - Two decorative sconces (by Owner).
 - e. Cabinets - Custom “Contemporary” base cabinet with stone countertop.
8. Mud/Laundry
- a. Flooring / Base - Porcelain tile / painted stepped base molding.
 - b. Ceiling - Painted drywall, 8ft height.
 - c. Walls - Painted drywall.
 - d. Lighting - On ceiling, two surface mounted light fixtures.
 - e. Closet Cabinets - “Closet Works” (or equal) casework.
 - f. Laundry Cabinets - Custom “Contemporary” base and upper cabinets with stone countertop and backsplash. Provide a stainless steel sink laundry sink with cover in the base cabinets.

- g. Appliances - Stacked washer/dryer.
- 9. Master Suite
 - a. Master Bedroom
 - (1) Flooring / Base - Carpet / painted stepped base molding.
 - (2) Ceiling - Painted drywall, 10ft height.
 - (3) Walls - Painted drywall.
 - (4) Lighting - Recessed round 6" can LED light fixtures.
 - b. Master Bath
 - (1) Flooring / Base - Stone tile / painted stepped base molding.
 - (2) Ceiling - Painted drywall (or "Durock" in wet areas), 8ft height.
 - (3) Walls - Painted drywall (or "Durock" and tile in wet areas).
 - (4) Lighting - Two decorative sconces (by Owner) over sinks and recessed round 6" can LED light fixtures (wet label in shower).
 - (5) Cabinets - Custom "Contemporary" base cabinet with stone countertop with under mount sinks.
 - (6) Spa Styled Showers and Tubs
 - (7) Heated Master Bathroom Floor
 - (8) Kohler Plumbing Fixture Ensembles
 - c. Master Closets
 - (1) Flooring / Base - Carpet / painted stepped base molding.
 - (2) Ceiling - Painted drywall, 8ft height.
 - (3) Walls - Painted drywall.
 - (4) Lighting - Recessed round 6" can LED light fixtures.
 - (5) Shelf / Poles - Standard construction.
- 10. Stair
 - a. Flooring/Base - Stained wood treads, painted wood risers and stringers / painted stepped base molding.
 - b. Ceiling - Painted drywall.
 - c. Walls - Painted drywall.
 - d. Handrails - Painted steel balustrades with stained wood caps.
 - e. Lighting - Recessed round 6" can LED light fixtures.
- 11. Garage
 - a. Flooring/Base - Epoxy coated concrete, painted wood base.
 - b. Ceiling - Painted drywall, approx. 8.5ft height.
 - c. Walls - Painted drywall.
 - d. Lighting - Recessed linear LED light fixtures.

INTERIOR FINISHES (2nd Floor Finishes, Fixtures, and Equipment)

- 1. Hall / Workspace
 - a. Flooring/Base - Stained wood / painted stepped base molding.
 - b. Ceiling - Painted drywall, 8ft height.
 - c. Walls - Painted drywall.
 - d. Doors / Casings - Painted wood / painted stepped molding.
 - e. Lighting - Recessed round 6" can LED light fixtures.
- 2. Bedrooms

- a. Flooring / Base - Carpet / painted stepped base molding.
- b. Ceiling - Painted drywall, 8ft height.
- c. Walls - Painted drywall.
- d. Lighting - Recessed round 6” can LED light fixtures.

3. Baths

- a. Flooring / Base - Porcelain tile / painted stepped base molding.
- b. Ceiling - Painted drywall (or “Durock” in wet areas), 8ft height.
- c. Walls - Painted drywall (or “Durock” and tile in wet areas).
- d. Lighting - Two decorative sconces over sinks and recessed round 6” can LED light fixtures (wet label in shower).
- e. Cabinets - “Contemporary” base cabinets with stone countertop and under mount sinks.
- f. Spa Styled Showers and Tubs
- g. Kohler Plumbing Fixture Ensembles

Closets

- a. Flooring / Base - Carpet / painted stepped base molding.
- b. Ceiling - Painted drywall, 8ft height.
- c. Walls - Painted drywall.
- d. Lighting - Recessed round 6” can LED light fixtures.
- e. Shelf / Poles - Standard construction.

BASEMENT

- a. Partial, unfinished 8’ ceiling
- b. Overhead Sewer System
- c. Exterior Drain Tiles
- d. Spray Applied Waterproofing Membrane
- e. Egress Window

GREEN BUILDING TECHNOLOGIES

1. Spray Foam Insulation Throughout
2. 95%+ Efficiency Furnace With Zone Controls
3. Aprilaire Humidification
4. Media Air Cleaner
5. Fresh Air Intake
6. Nest Programmable Thermostats
7. LED Lighting
8. Wi-Fi Enabled Garage Door Opener
9. 75 Gallon Power Vent Water Heater
10. Domestic Hot Water Recirculating Pump
11. Energy Star Rated Casement Windows
12. Low-E, Argon Filled Insulated Glass
13. Zero VOC Non Toxic Paints and Stains
14. Rubio Monocoat Natural Oil Floor Finish

GENERAL SPECIFICATIONS

1. 200 AMP Underground Electrical Service

2. Natural Gas Supply Line For Outdoor Grilling
3. 5/8" Drywall Throughout
4. Low Voltage Fire Alarm System
5. 1 1/2" Copper Water Service
6. Seeded Lawn
7. Concrete Driveway

END