



CONSTRUCTION + DEVELOPMENT

3037 N LINCOLN
AFINITY

DESIGN DECK

GENERAL FINISHES

Interior Door Style



Door Hardware Style



Hardwood Floor Finish



Wall Paint Color



Small bedrooms lighting



Trim Paint Color

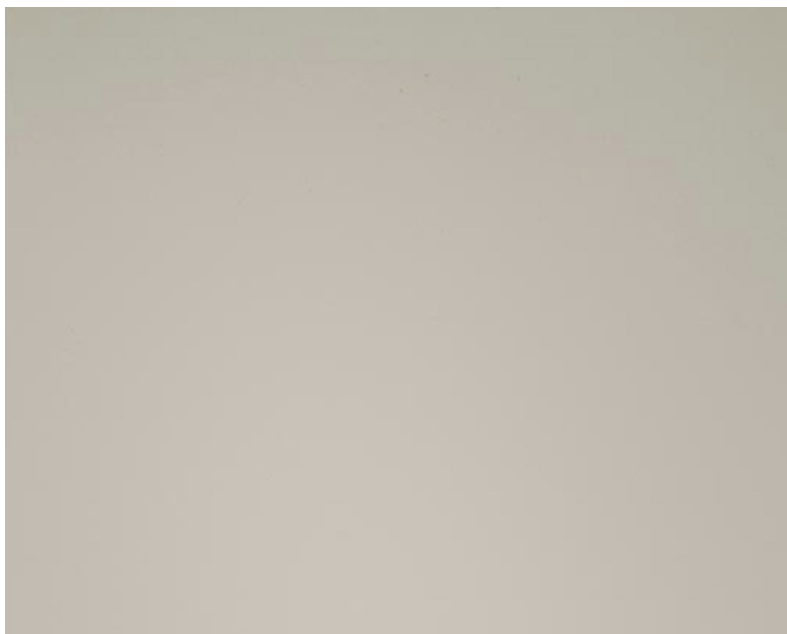


KITCHEN

Cabinetry Style



Cabinetry Finish



Countertop - Quartz

Option 1



Option 2



Cabinet Hardware



Pendant Light Above Island

Option 1



Option 2



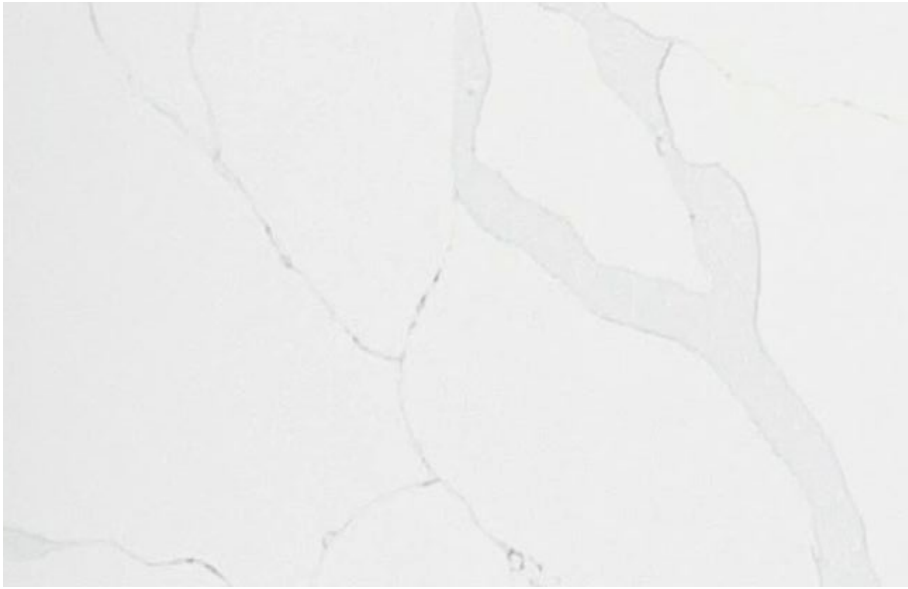
Plumbing Fixtures



POWDER ROOM

Countertop - Quartz

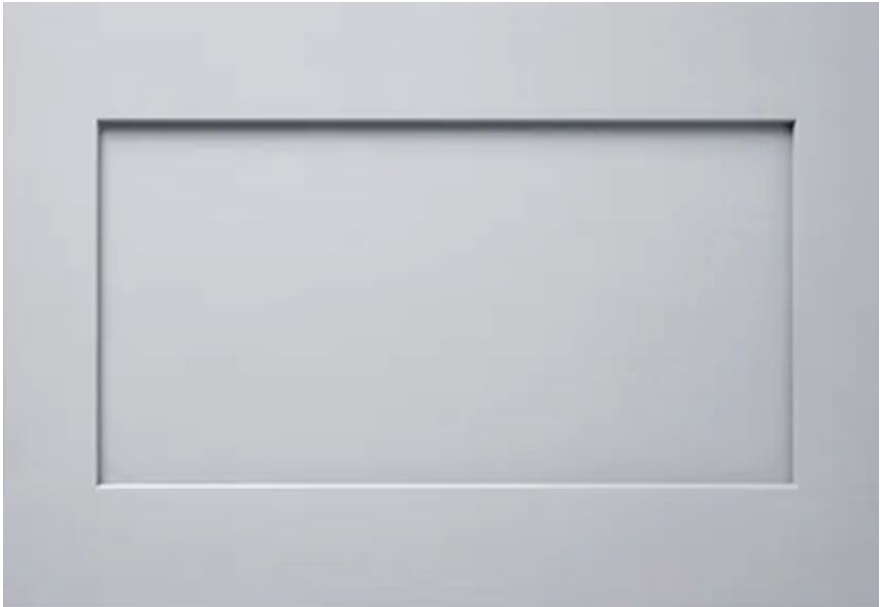
Option 1



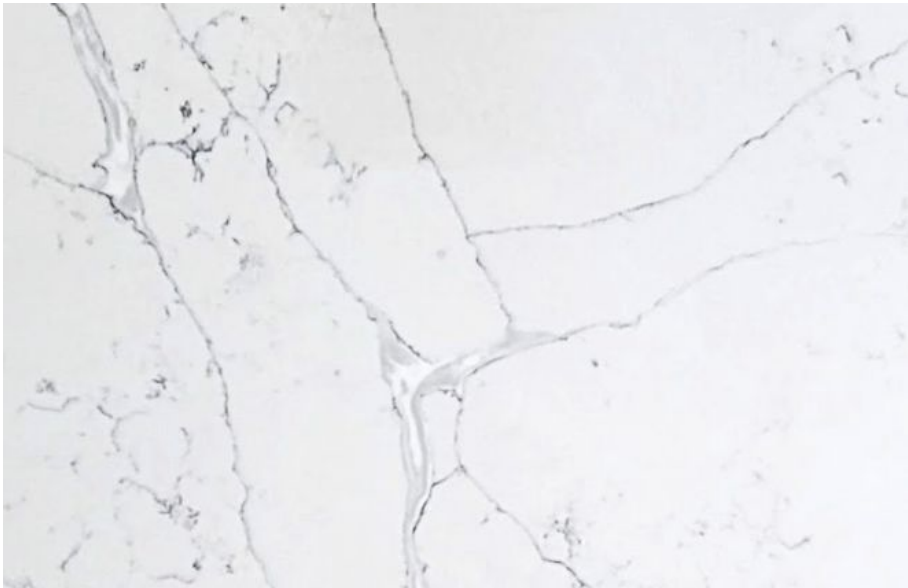
Cabinetry Finish



Cabinetry Style



Option 2



Cabinet Hardware



Lighting



Plumbing Fixtures



CONSTRUCTION + DEVELOPMENT

PRIMARY BATHROOM

Countertop



Cabinetry Style & Finish



Floor & Shower Wall Tile



Lighting

Option 1

Option 2

Option 3



Cabinet Hardware



PRIMARY BATHROOM

Sink faucet

Option 1

A



B



Option 2

A



B



Shower Plumbing Fixtures

Option 1

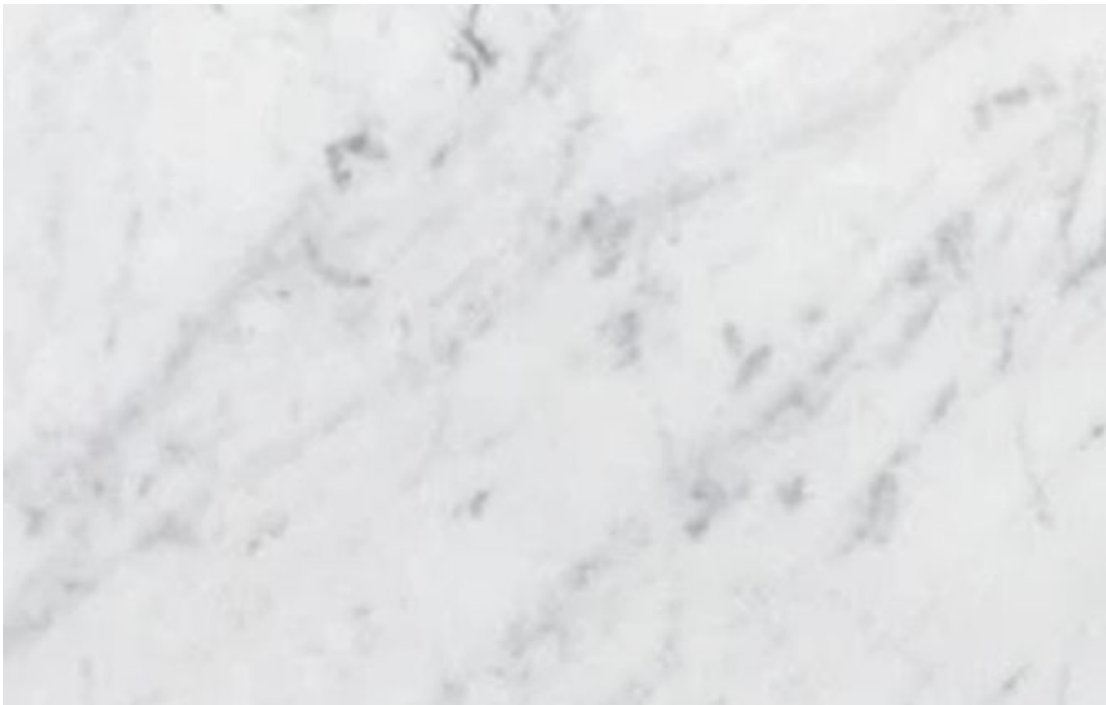


Option 2

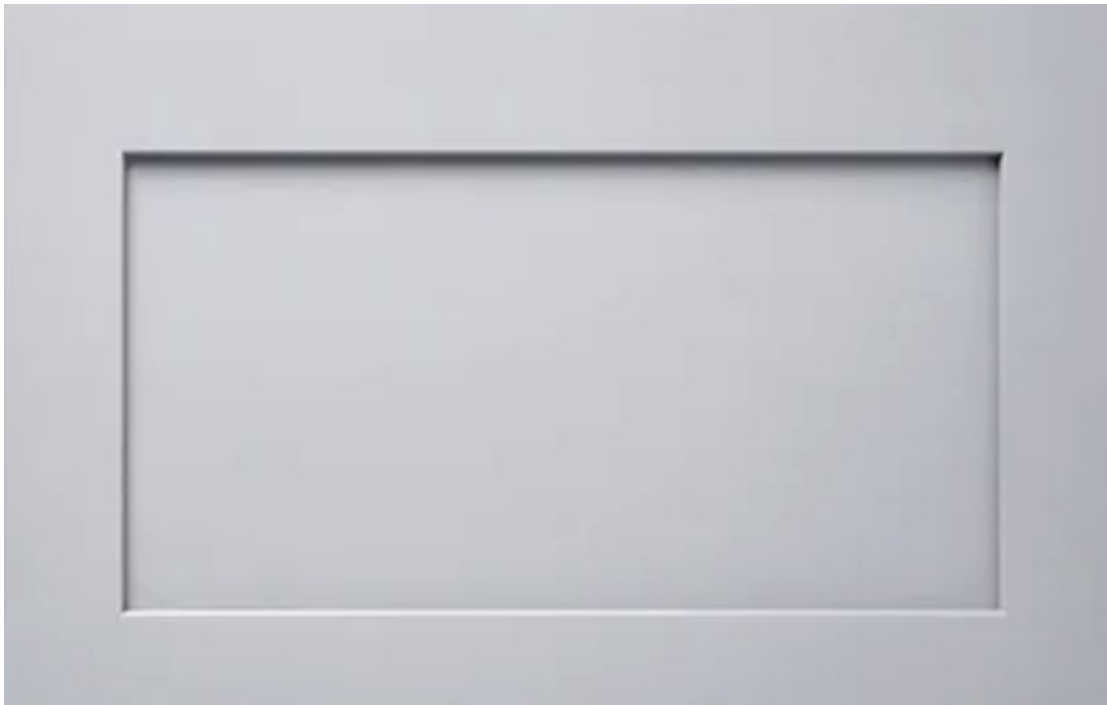


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures

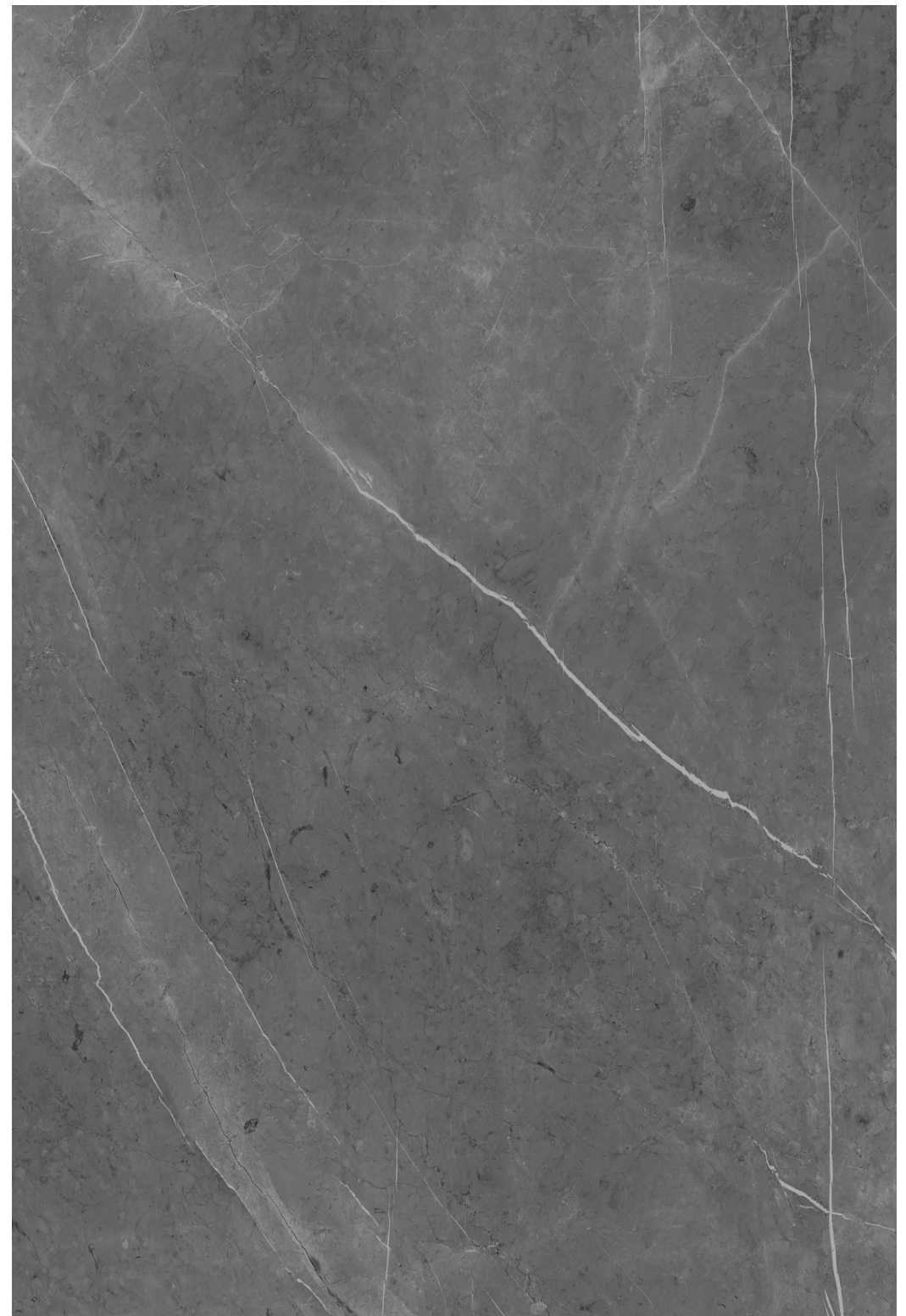


SECONDARY BATHROOM

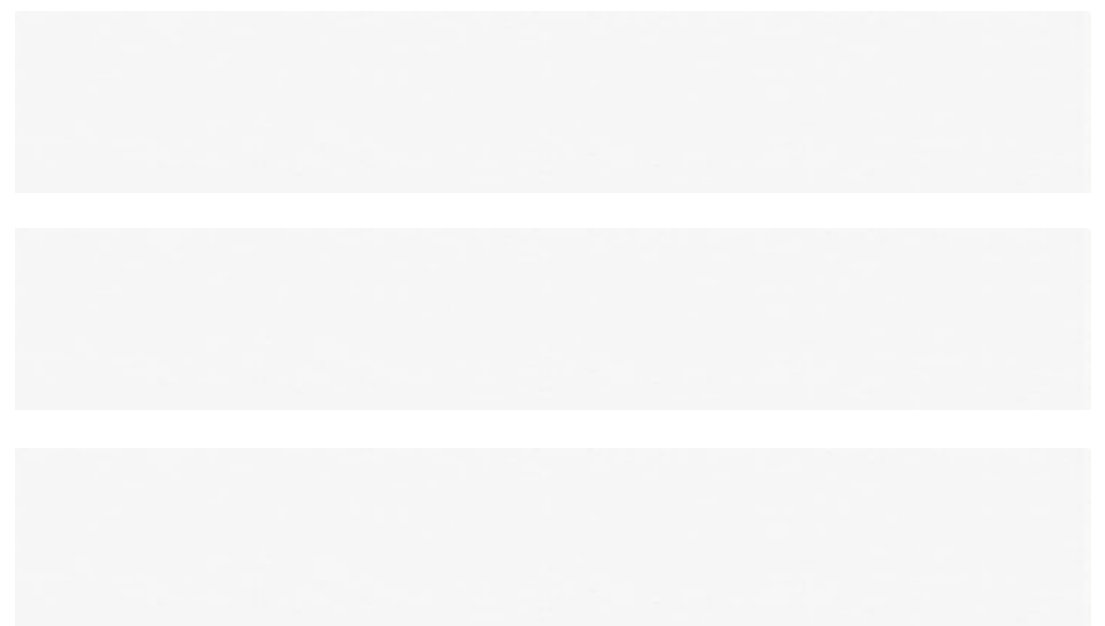
Tub Plumbing Fixtures



Floor Tile



Tub Wall Tile

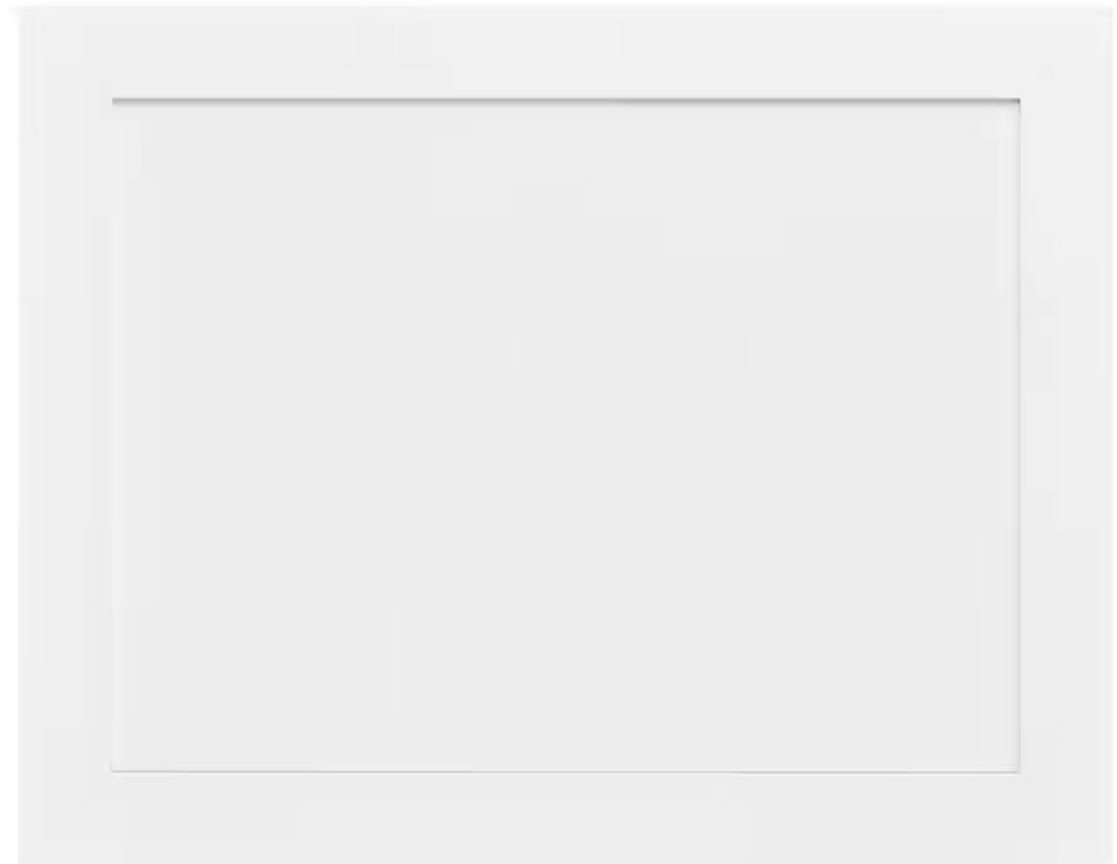


LAUNDRY ROOM

Cabinetry Finish



Cabinetry Style



Floor Tile



Cabinet Hardware



Countertop - MDF



TOP FLOOR BAR

Cabinetry Style & Finish



Countertop - Quartz



Plumbing Fixtures



Cabinet Hardware



AFINITY
3037 N Lincoln Ave, Chicago IL 60657
Standard Features & Specifications List

UNITS:

- PH1, PH2, PH3, PH4, PH5

APPLIANCES

- Thermador Freedom Collection 36" French door Refrigerator with Ice Maker
- Thermador Professional Series 30" Stainless Steel Gas Pro Harmony Range
- Thermador Masterpiece Series 30" 600 CFM Series Stainless Steel Custom Hood Insert
- Thermador 30" ADA Professional Series Stainless Steel Speed Oven
- Bosh 24" Fully Integrated Dishwasher
- Two - Azure Beverage Center 24" or similar
- Franke Red 3/4 HP Waste Disposal
- LG - Front Load Washer with TurboWash™360° and Built-In Intelligence
- LG - 7.4 cu.ft. Front Load Dryer with TurboSteam™ and Built-In Intelligence

CABINETRY AND BUILT-INS

- Custom Design Cabinetry and Built-ins



FLOORING

- 7" - wide plank hardwood flooring

LIVING ROOM

- 2-Step Custom Ceiling Detail
- Baseboard 5 ½"H
- Casing
- Custom Built-In

DINING ROOM

- 2-Step Custom Ceiling Detail
- Casing
- Baseboard 5 ½"H

KITCHEN

- 2-step Custom Ceiling Detail
- Casing
- Baseboard 5 ½"H
- Custom Milled Cabinetry



POWDER ROOM

- Casing
- Baseboard 5 ½"H

PRIMARY BEDROOM

- Baseboard 5 ½"H
- Casing

PRIMARY BATHROOM

- Heated Floor
- Steam Shower
- Baseboard 5 ½"H
- Casing

BEDROOMS

- Casing
- Baseboard 5 ½"H

BATHROOM

- Casing
- Baseboard 5 ½"H

INTERIOR STAIRWAYS

- Custom Interior Staircase
- Custom Handrail

CLIMATE CONTROL

- High-Efficiency gas forced air furnace with central air and humidifier equipt with smart programmable thermostat.
- Radiant heated floor and Shower Bench in Primary Bathroom

ELECTRIC

- 200 AMP electrical service for the entire unit

MECHANICAL

- 1 tankless high-efficiency boilers 199K for domestic hot water

COMPUTER NETWORKING MULTIMEDIA WIRING

- Each room Cat6 hardwired networking / cable
- Entire unit is wired for whole house audio system
- Flat screen wiring (Living Room, Primary Bedroom)
- Rooftop wired for speakers and TV
- Surround sound wiring in Living Room



SECURITY

- Wiring for 9 cameras
- Touchscreen Clare Keypads
- 2 Motion Detectors
- 2 Door Switches
- Clare One Security System with active security zones

SMOKE DETECTORS

- Hardwired Smoke Detectors in entire unit

WINDOWS

- EURO 70 - UPVC Windows / Black Foil on both sides / Glass LOW E with Argon fill
- Master bedroom on south side of the building have an extra sound proofing up to 45 DB

GARAGE

- Parking space
- Bike storage
- Dog wash station

INSULATION

- Polyurethane foam: Walls R-21 volume, Roof R-42 volume
- Cellulose blow in the cavity of floors for sound attenuation

ROOF

- Main Structure - Torch down modified bitumen rubber roof with counter flashing,
plus 2" rigid foam insulation R-8

EXTERIOR

- Brick and Limestone Exterior
- Aluminum downspouts integrated with drainage system, designed to discharge
water to the sewer system
- Concrete walkway from main building door to the public sidewalk and sides of
the building

LANDSCAPING

- Gas Grill line - Deck and Rooftop Deck
- Water Hose Bibs - Rooftop Deck

LIGHTING

- Lighting fixtures per attached selection

PAINT

- Benjamin Moore or Sherwin Williams paint with flat finish (eggshell in the
bathrooms, semi-gloss on trim/ millwork)
- Buyer to select 3 colors

TILES

- Ceramic, Porcelain

COUNTERTOPS

- Quartz

PLUMBING

- Plumbing fixtures per attached selection
- Toto Toilets
- Soaker Tub

MIRRORS AND GLASS SHOWER SURROUND

- Mirrors
- Frameless Custom Shower Glass Doors in Primary Bathroom

MISCELLANEOUS

- 8' White, One-Panel Interior Door

CLOSETS

- To be furnished per plans/drawings



GENERAL FINISHES

Interior Door Style



Door Hardware Style



Hardwood Floor Finish



Wall Paint Color



Small bedrooms lighting

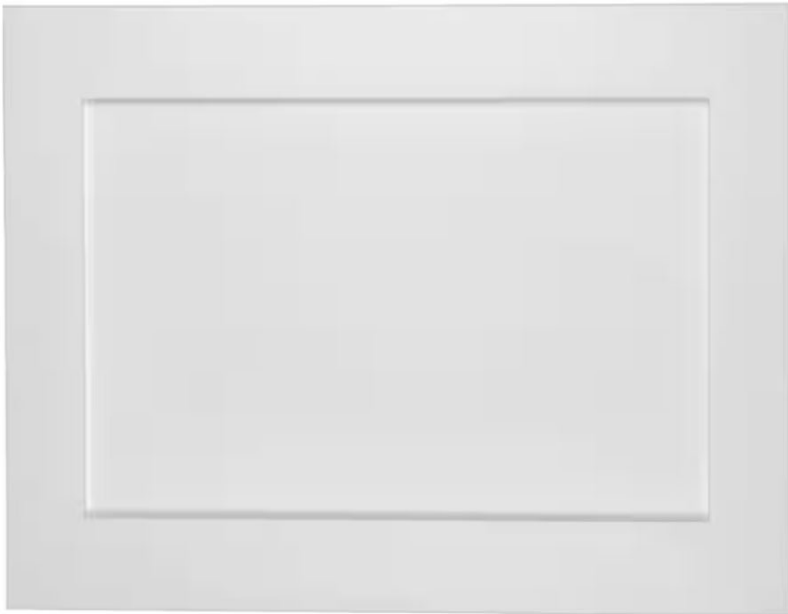


Trim Paint Color



KITCHEN

Cabinetry Style



Cabinetry Finish



Countertop - Quartz

Option 1



Option 2



Cabinet Hardware



Pendant Light Above Island

Option 1



Option 2



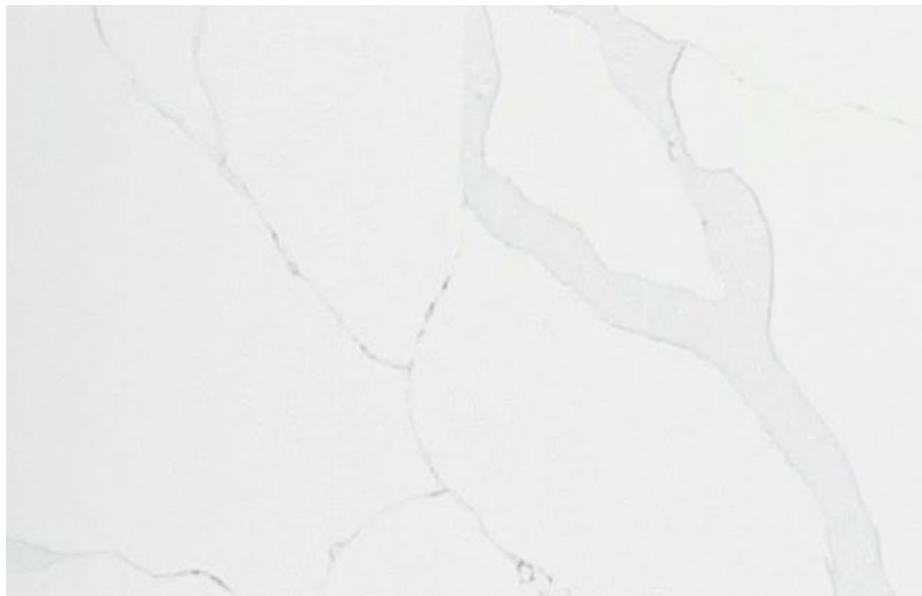
Plumbing Fixtures



POWDER ROOM

Countertop - Quartz

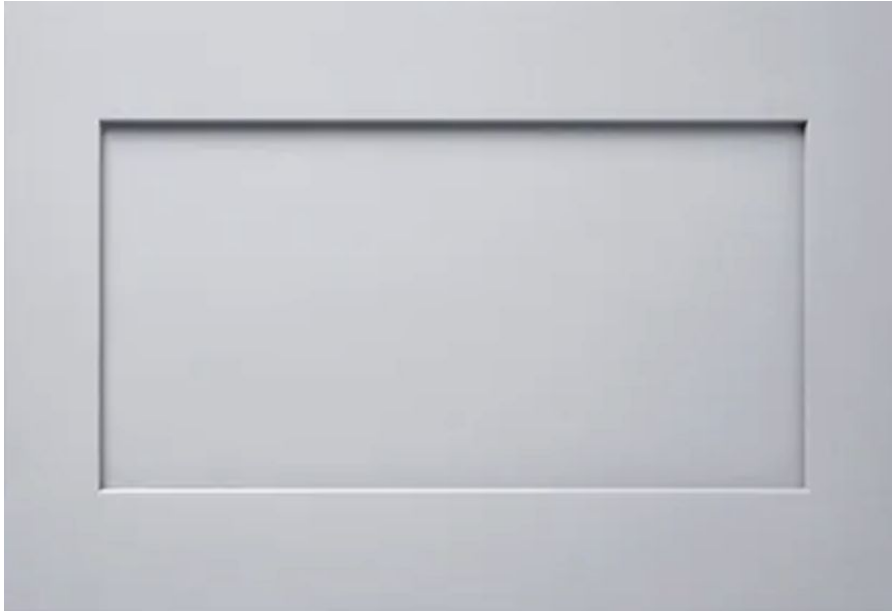
Option 1



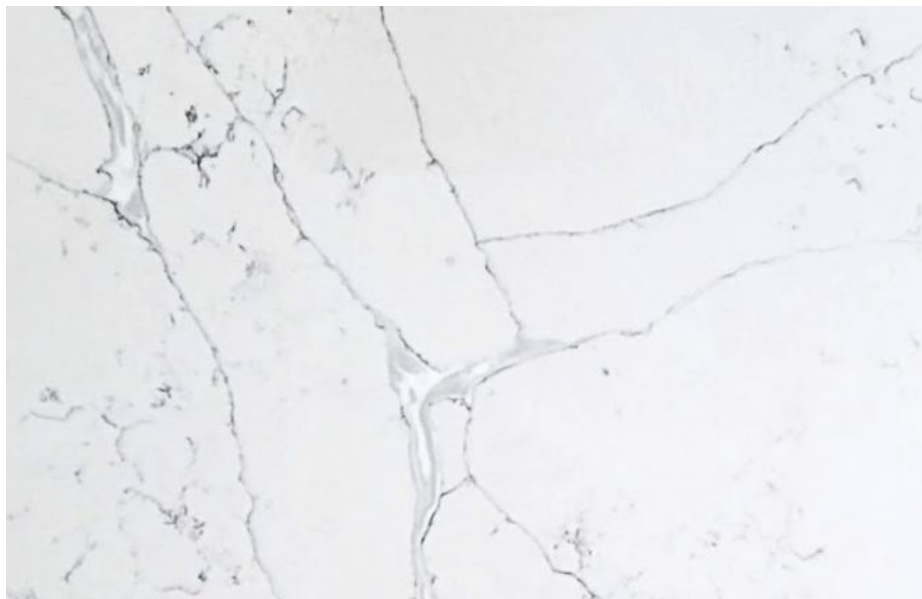
Cabinetry Finish



Cabinetry Style



Option 2



Cabinet Hardware



Plumbing Fixtures



Lighting



PRIMARY BATHROOM

Countertop



Cabinetry Style & Finish



Floor & Shower Wall Tile



Lighting

Option 1

Option 2

Option 3



Cabinet Hardware



PRIMARY BATHROOM

Sink faucet

Option 1

A



B



Option 2

A



B

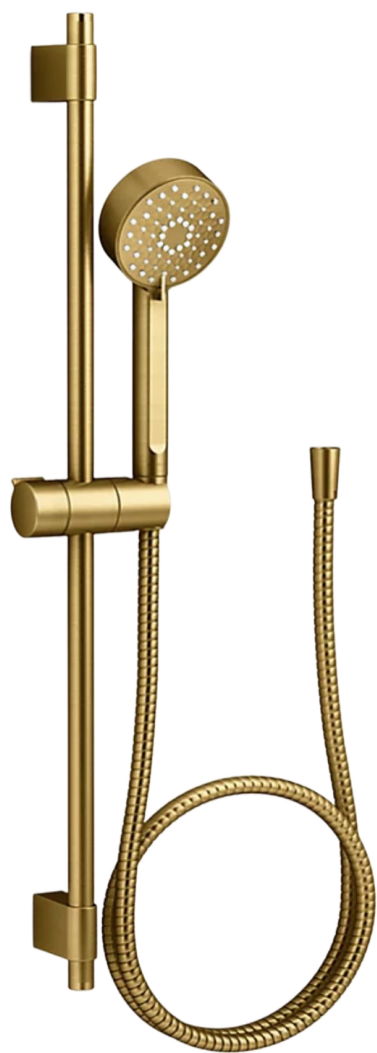


Shower Plumbing Fixtures

Option 1

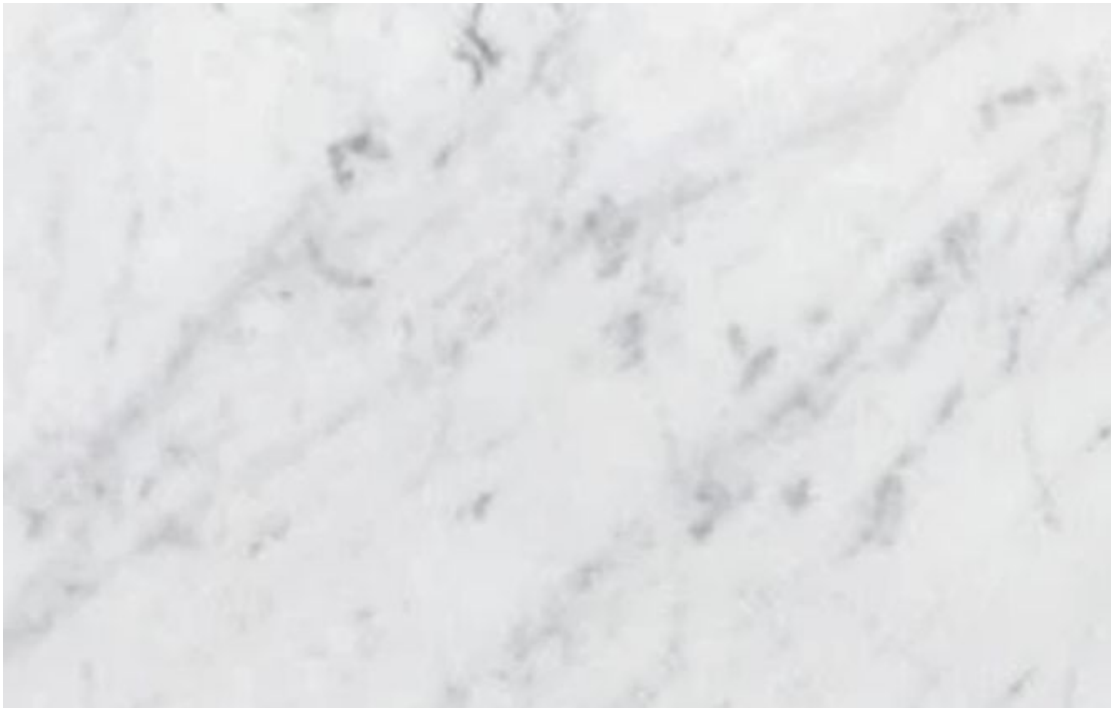


Option 2

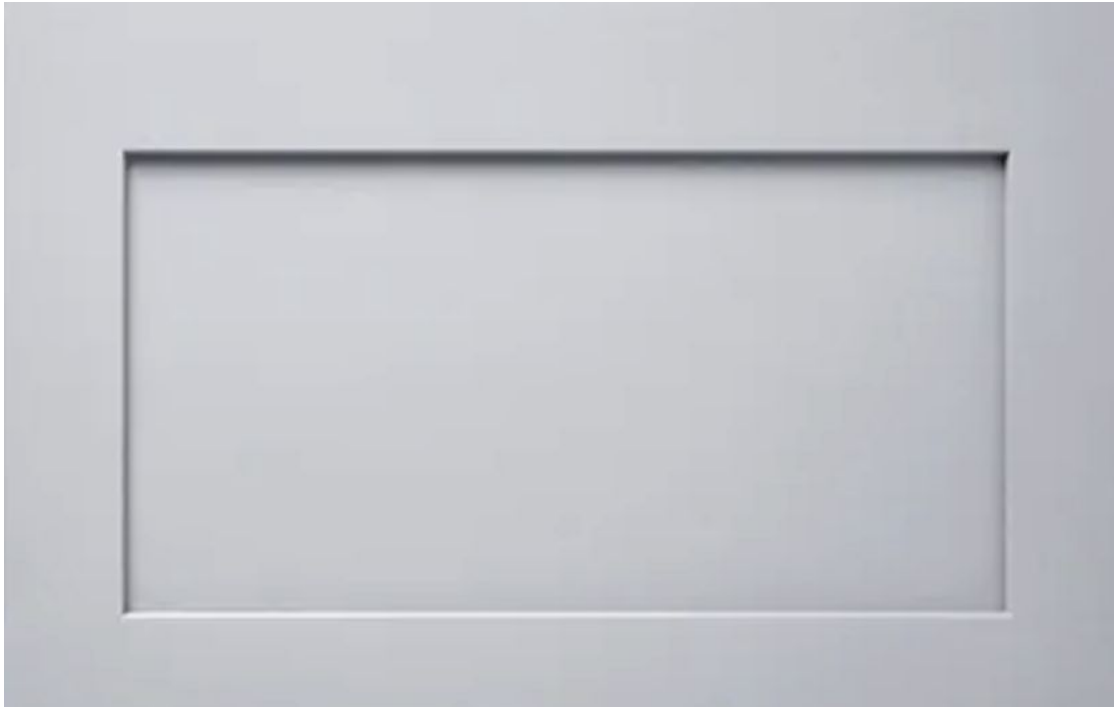


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures

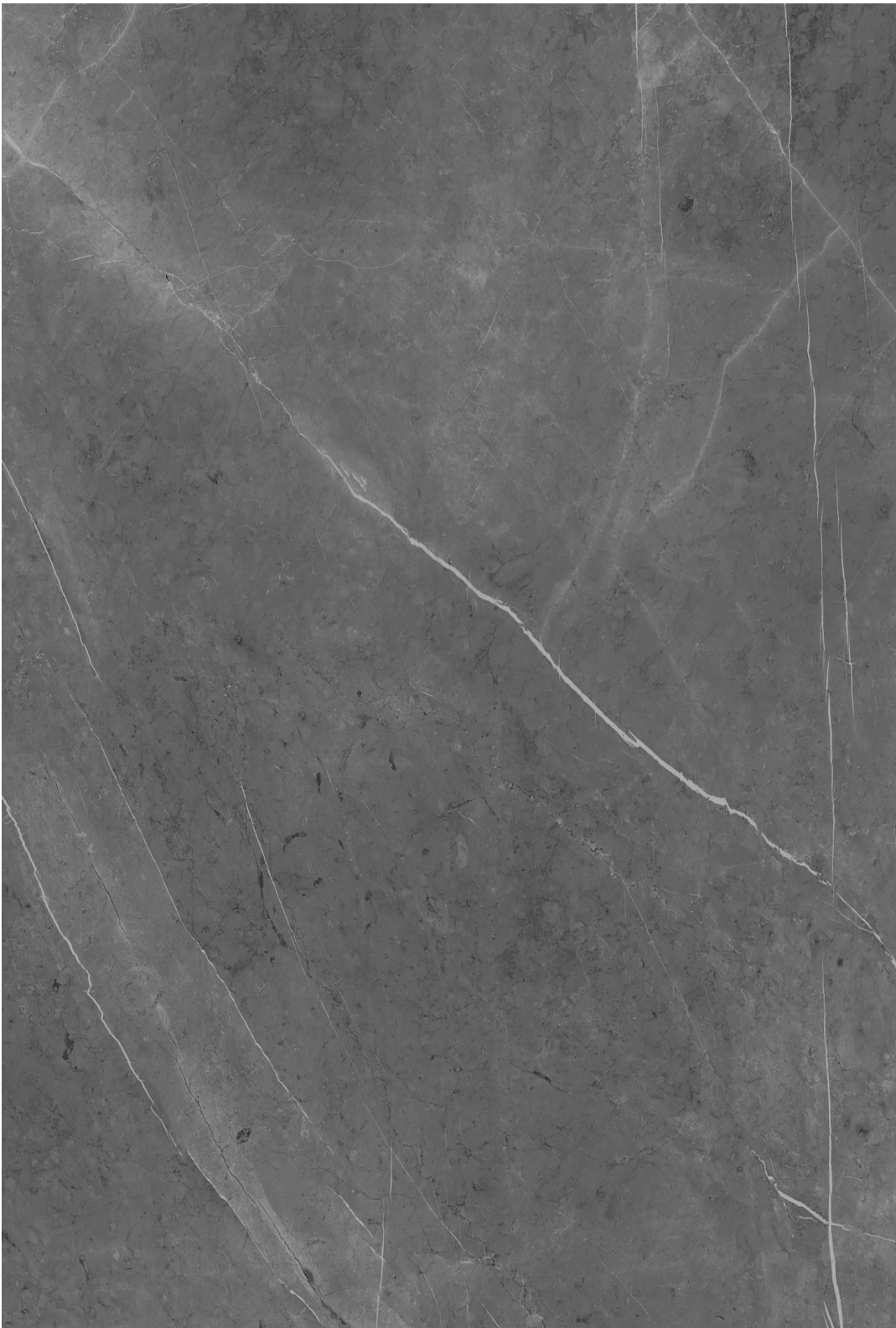


SECONDARY BATHROOM

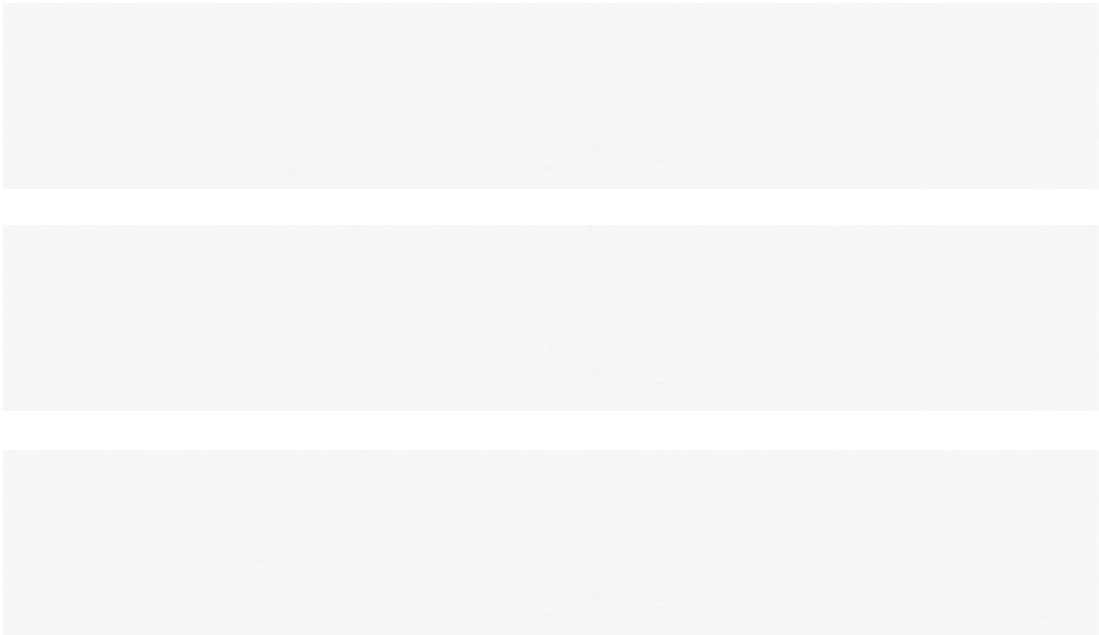
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Floor Tile



Tub Wall Tile

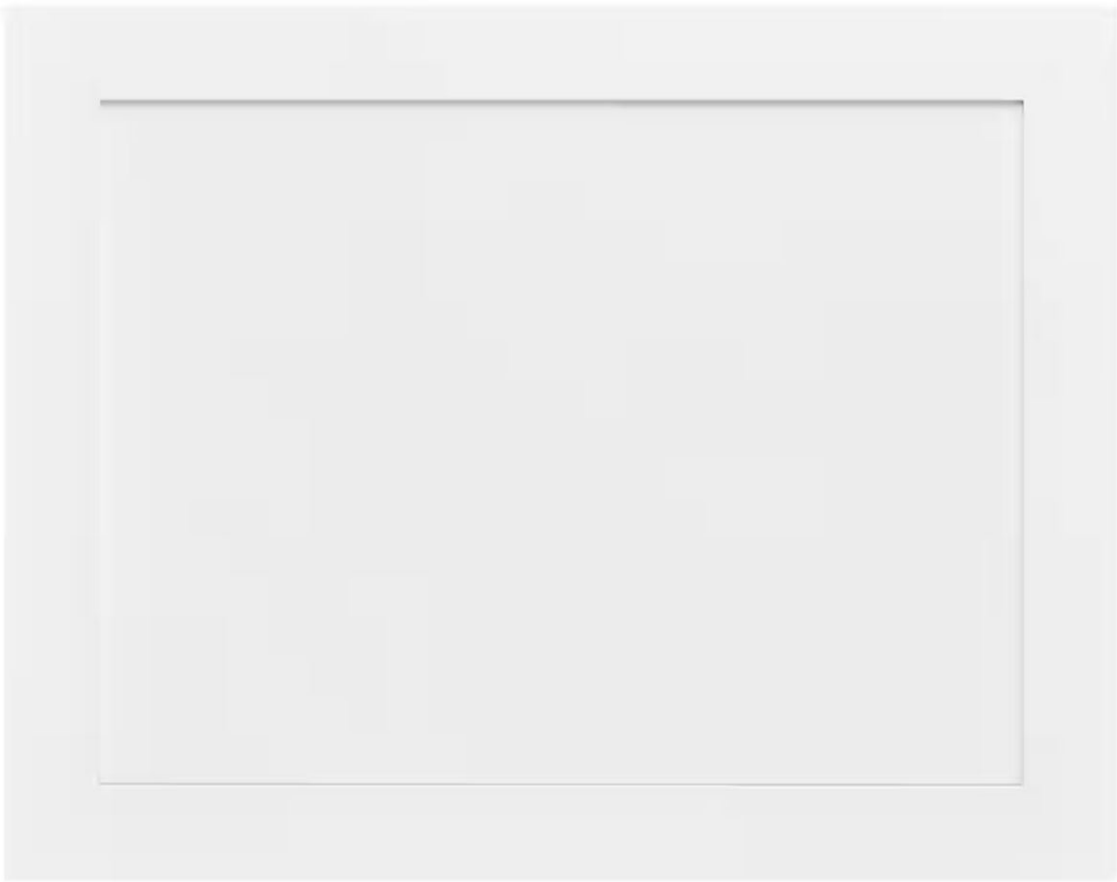


LAUNDRY ROOM

Cabinetry Finish



Cabinetry Style



Floor Tile



Cabinet Hardware



Countertop - MDF



AFINITY

3037 N Lincoln Ave, Chicago IL 60657

Standard Features & Specifications List

UNITS:

- 201, 202, 203, 204, 205
- 301, 302, 303, 304, 305

APPLIANCES

- Bosch Benchmark Series 19.4 Cu.Ft 36" French door Refrigerator with Ice Maker
- Bosch 800 Series, 30" Stainless Steel Gas Range
- Bosch 300 Series, 30" Stainless Steel Custom Hood Insert
- Bosch 800 Series, 24" Stainless Steel Microdrawer
- Bosh 24" Fully Integrated Dishwasher
- Azure 24" or similar
- Franke Red 3/4 HP Waste Disposal
- LG - Front Load Washer with TurboWash™360° and Built-In Intelligence
- LG - 7.4 cu.ft. Front Load Dryer with TurboSteam™ & Built-In Intelligence

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LIVING ROOM

- Baseboard 5 ½"H
- Casing
- Custom Built-In

DINING ROOM

- Casing
- Baseboard 5 ½"H

KITCHEN

- Casing
- Baseboard 5 ½" H
- Custom Design Cabinetry

POWDER ROOM

- Casing
- Baseboard 5 ½"H



PRIMARY BEDROOM

- Baseboard 5 ½"H
- Casing

PRIMARY BATHROOM

- Heated Floor
- Steam Shower
- Baseboard 5½ "H
- Casing

BEDROOMS

- Casing
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BATHROOM

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- High-Efficiency gas forced air furnace with central air and humidifier equipt with smart programmable thermostat.
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