

IVY QUAD

AMENITIES

IVY QUAD (SITE)

- Surrounded on 3 sides by University of Notre Dame owned real estate
- University owned woods to the north, campus to the west, graduate housing to the south
- Low maintenance fee, includes roof & pavement replacement, building insurance etc.
- 2.57 acre infill development located in St. Joseph County; city water & sewer
- 900' of 7' diameter corrugated perforated steel tubing below parking surface instead of retention pond
- 70' x 180' quad in the center of the complex
- 4 buildings open onto the quad
- 3 buildings face University from Twyckenham
- 10 buildings total

IVY QUAD (BUILDINGS)

- National Gypsum® “Luxury” sound rating using Denz Glass®, quiet rock, resilient channel, Gyp-Crete® (A 1” gypsum based floor similar to concrete poured over a sound mat, creating an excellent sound and fire barrier between condos)
- Resilient Channel Systems act as shock absorbers, greatly reducing vibrations coming from Gyp-Crete®
- Exterior walls have a combination of Fiberglass bat insulation R19 (R22 exterior wall insulation w/ minimal air infiltration)

- R48 blown in cellulose attic insulation
- Air infiltration standards confirmed by third party testers
- High efficiency furnaces
- Honeywell® controls on the heating system
- Clean Air Standard (ENERGY STAR®)
- Fresh air exchangers
- Andersen® Low-E and Argon filled wood doors & Silver line windows
- Insulated overhead garage doors with helpers
- Schlage® interior and exterior door locks
- Belden® jumbo brick, Indiana limestone, traditional siding exterior
- 40 Year shingles - Owens Corning® driftwood
- ENERGY STAR® lighting package
- LEED® Homes Multifamily Certification
- Granite countertops
- Fiberglass easy clean shower and tub
- Enclosures with optional glass door
- Green flooring
- Digital stats
- Pre-wired for A/V (upgrade)
- Radon protection system
- Engineered for earthquakes
- Hurricane clips on every floor
- 13,200 - 17,600 square feet each (6 unit - 8 unit)