

9 East Main FAQs

Condo Construction and Amenities

How is the building accessed by owners and their guests? All doors into the building will be electronically controlled. Owners will be provided with electronic keys that will be programmed to give them access to the entry doors and a magnetic sticker on their car(s) which will open the garage doors. Each condo will have mortise locks installed at the main entrance door to the unit. An electronic intercom system will be installed at the E. Main Street entrance for visitors to contact the condo resident and be granted access. The intercom system will have both audio and video so you will be able to both see and hear your guest.

What is the parking situation? Owners of a two bedroom or penthouse unit will be assigned two parking spaces in the covered garage, and owners of a one bedroom unit will be assigned one parking space. There is visitor parking in the rear of the building and on-street parking along E. Main Street. Bike racks will be installed in the covered garage for securing bikes.

Where are the mailboxes going to be located? Each condo will be assigned a mailbox located in the main lobby for USPS services and will have an outgoing mail slot and two parcel package delivery spaces.

What does the entrance door from the hallway into the condo look like? Main entrance doors are a solid two panel mahogany door stained and sealed for a rich color and finish.

What do the interior doors of the condo look like? Interior doors are a painted white solid two panel wood door in stile and rail style.

What kind of door hardware is to be used? Interior doors will have lever handle style controls with a coordinated finish to match the unit design. The main entrance door will have a mortise style hardware set installed which will have both a latch lock and deadbolt, color to be oil rubbed bronze.

What brand of plumbing fixtures are being provided and is there a choice of fixtures that an owner can choose from? All plumbing fixtures are Kohler or Brizo. Coordinated fixtures have been selected by the interior design team and each owner will have the opportunity to choose from these fixtures.

What appliances are being provided? Appliances are Maytag Brand and provided are refrigerator/freezer, dishwasher, electric range and microwave in stainless steel finish and a stacked washer and electric dryer in white finish, all appliances are Energy Star.

Was energy efficiency taken into account when building the building? Energy efficiency must play an important role in building today and all the building elements were chosen so as to provide owners with high efficiency units and lower utility costs. The exterior walls have both medium density spray foam insulation and fiberglass insulation to provide an R value of above 30. The exterior doors and windows are by Marvin and are triple glazed with Low E coating. This all-climate glass features double metallic coating on the inside glass surface, which provides year round performance and comfort. In winter, it reflects heat back into the room and in summer rejects the sun's heat and damaging UV rays. All appliances are Energy Star rated and the furnace is high efficiency gas fired unit.

How is noise controlled between units? All portions of the building design have taken into account sound transference between units. Unit demising walls utilize double wall construction and corridor walls are constructed with multiple layers of drywall and all have high density recycled denim insulation and sound sealant. The structural floors are 7" thick concrete on rigid steel framing with sound and impact absorbing membranes installed under the flooring. All units come with a suspended drywall ceiling with vibration absorbing springs installed on the support wires and have 12 inches of recycled denim insulation. Corridor doors have sound seals thresholds and sweeps. All building elements far exceed industry standards and code requirements to provide a quiet living environment.

Who provides internet, cable and utilities to the condos? When it comes to third party services, owning a condo is just like a single family home. All utilities have been installed to each unit and are separately metered. Unit owners will sign up for services with the proper providers and will be billed directly. As for internet owners can choose from cable or DSL from the phone company. Service wiring will be provided to each unit but will be owner's responsibility to sign up for their services. Distribution wiring is provided in each unit for these services. Satellite dishes are prohibited.

Will Home Automation be available? Home automation and audio/visual systems can be installed during construction but the expense of the system is not in the base price and must be paid for by the condo owner.

Is there any in-floor heat installed in the condos? Yes, in-floor radiant heat is installed under the tile floor in the master bathroom.

Is there any ground floor storage available? Yes each condo will have a unit 5 feet wide by 7 feet deep located in the covered garage area on the first floor.

Will covered garage be climate controlled? Radiant heaters have been installed to keep the space above freezing but no air conditioning systems will be installed, ventilation only.

What are the ceiling heights in the condos going to be? Ceilings in the living, dining and bedrooms will be 10 feet and all other areas will be 8 feet 6 inches.

How is trash handled? Each floor has a central trash room where the trash chute is located for all residents to use. The central trash room also contains a recycling bin for residents. The recycling bins will be picked up and handled by building management and the city of Bay City.

How will snow removal be handled on the sidewalks around the building? All sidewalks around the building have snow melt systems installed under the brick pavers to remove any snow fall.

How do I select the finishes for my new condo? Shaheen Development and Century 21 have developed a Condo Design Selection Guide to help you pick out all the finishes and fixtures for your unit. Finishes and fixture selections will be coordinated through Pinnacle Design in Saginaw – their friendly and knowledgeable staff will guide you through the process from start to finish.

Pinnacle Design is located at:
 3700 Bay Road, Saginaw MI 48603. Telephone: (989) 790-7240.
 Contact Amanda Doerr or Cole Teller to schedule your design review.

How will furniture be moved into the upper floors? The elevator cab has a higher ceiling and is wider than a standard elevator to accommodate the moving of your furniture.

Can layout changes be made to the condos? Minor changes involving door locations or moving interior walls on the interior of the condo can be investigated on an individual basis.

What kind of upcharge is there going to be to install hardwood flooring in lieu of carpet? The cost difference for materials and installation is approximately double for the hardwood and will be priced on an individual basis.

How long does it take to complete a unit once it is purchased? Each unit will take about 8 weeks to complete once selections have been made on finishes and fixtures. Move-in ready models are now available including fully furnished options.

Condo Rules and Regulations

Are barbeque grills allowed on the balcony? Yes but size may be an issue of practicality.

What are the first year's condo association dues? The dues are based on the unit and are as follows: 1 bedroom units \$130.18 per month, 2 bedroom units \$217.38 per month and penthouse units \$278.19 per month.

Can a unit owner lease their unit? A co-owner intending to lease a residential unit, shall disclose that fact in writing to the Association at least 20 days before presenting a lease form to the prospective tenant and, at the same time, shall supply the Association with a copy of the lease form. All tenants under the lease shall comply with all the conditions of the condominium documents.

Are pets allowed? Yes, however there are restrictions. Animals that are used to assist handicapped persons or in a situation where a co-owner is moving in with an owned pet, pets will be allowed with written approval from the developer. Except for service animals pets must be less than 20 pounds. For complete set of rules please review the condo bylaws, section 7.3.

Please refer to the Master Deed and Bylaws of the Condominium Project for further detail about rules and restrictions.

Sales

Century 21 Signature Realty has been granted an exclusive sales agreement with the developer. So to reserve a unit contact Theresa Gagnon at Century 21 Realty at 989-892-2256 or email Uptown@C21SignatureRealty.com.

Or

Visit www.UptownBayCity.com for more information on the entire development.