

Notable Construction Details of 325 E 11th Avenue

Foundation:

Solid concrete continuous pour of 8" thick walls and a solid pour concrete floor
Fully insulated interior floor joists with 2" styrofoam exterior cladding at ground level interaction

Roof:

"Firestone" "EPDM" 060 premium grade synthetic rubber membrane
Life expectancy up to fifty years
Local supplier: Spenard Builders Supply
Roof installation value of possible R-GA
Link: [Holcim Elevate](#)

Windows:

Triple pane for maximum thermal insulation and sound abatement
Certified "Alaska Tough" by the Cold Climate Housing Research Center
Local manufacturer: Capitol Glass/Northern
Link: [CapitolGlassAlaska.com](#)

Heating and Domestic Water:

Forced air/gas – first floor is on a separate zone from the second and third floors
Domestic hot water "on demand" gas easily supplies three baths, dishwasher, laundry, etc.

Decks:

Second and third floor decks are TREX, secured with deck screws
First floor deck/entry is "kerfed" cedar

Railings:

Exterior railings are stainless steel cable for optimum visibility, with cedar spindles where needed for privacy
Interior railing are glass panels for visibility and "openness"
Interior railing were installed by Commercial Contractors, Inc.

Interior/Exterior Lighting:

All lighting is LED energy efficient – most is on motion detectors and photo cells for seasonal needs
Interior stair treads are lit by motion controlled sensors ("theatre lighting")

Second Floor Kitchen:

Cabinet doors and drawers are self-closing/soft-closing, constructed of plywood framing, maple veneer sides and solid maple doors
Appliances are top quality, with stainless steel finishes