



The Tarallo Real Estate Team

88 BROADWAY, PENTHOUSE #4

SPECIAL FEATURES & IMPROVEMENTS

Thoughtful Improvements You Can See – And Some Important Ones You Can't

PH4 has benefited from a series of thoughtful improvements designed not only to enhance the appearance of the residence, but also its comfort and livability.

Of particular note is the extensive work completed within the walls and ceiling of the sleeping areas. Because much of this work is now concealed behind finished surfaces, the photographs below provide a rare look at the construction and materials incorporated into the residence.

ENHANCED SOUND CONTROL – SECOND BEDROOM

A significant sound-control improvement was undertaken in the second bedroom, with particular attention paid to the walls shared with adjoining areas.

Rather than simply replacing the existing wall surface, new framing was constructed in front of the common walls with an approximately two-inch air gap, creating physical separation between the existing wall and the newly finished interior surface.

The new wall assembly incorporated:

- New framing positioned in front of the common walls
- Approximately two inches of air space between wall assemblies
- ROCKWOOL mineral wool insulation
- Spray foam insulation
- 5/8-inch drywall in place of standard 1/2-inch drywall
- Added mineral wool insulation at both interior and exterior wall areas that previously contained no insulation
- Complete repainting of the room with Benjamin Moore paint



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Together, these improvements were specifically undertaken to help reduce sound transmission while also adding insulation to previously uninsulated wall cavities.



During construction: original wall opened prior to installation of the new insulated wall assembly.



New framing creates separation from the existing wall assembly as part of the sound-control improvements.



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Mineral wool insulation installed within the wall cavities before the new finished wall surfaces were completed.

PRIMARY BEDROOM – ENHANCED CEILING ASSEMBLY

The primary bedroom received another substantial improvement, this time focused on the ceiling assembly and reducing sound transmission from above.

The existing ceiling was opened to expose the structural framing, allowing the new materials to be installed within and below the original ceiling structure.

The work included:

- Removal/opening of the existing ceiling to access the structural cavities
- A complete layer of spray foam insulation
- Two layers of mineral wool insulation
- New suspended/drop-ceiling framing below the original structure
- New 5/8-inch drywall ceiling



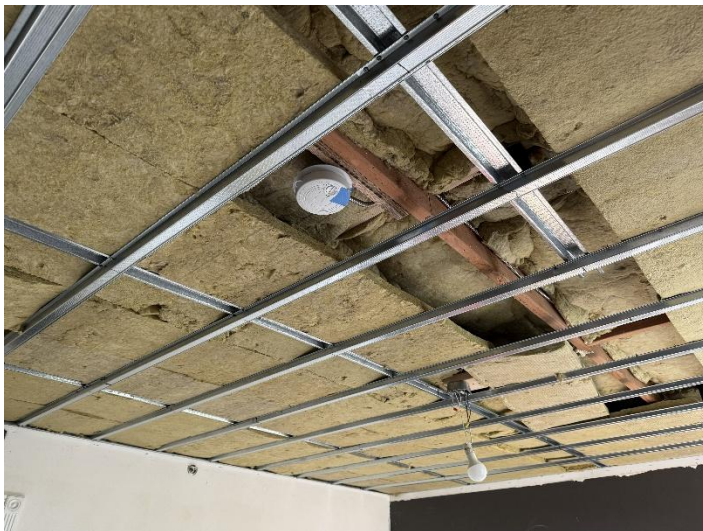
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The combination of insulation within the structural cavities and a newly framed ceiling below was specifically designed to provide additional separation and sound control between the primary bedroom and the space above.

ROCKWOOL mineral wool is specifically used in wall, floor and ceiling assemblies for its acoustic properties, helping absorb sound within cavities and reduce sound transfer between adjoining spaces.



Primary bedroom ceiling opened during construction, showing spray foam insulation installed between the original structural members.



Mineral wool insulation and the new suspended ceiling framing installed below the original structure.



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Detailed view of the insulation installed within the original ceiling cavities.



The new ceiling assembly during construction, before installation of the finished drywall surface.

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New 5/8-inch drywall installed over the completed insulated ceiling assembly.

LOFT – ADDITIONAL SOUND INSULATION

The loft also benefits from sound insulation along the common wall, which was installed by a previous owner.

While this improvement predates the current owner's work, it complements the additional sound-control measures subsequently completed within the residence.

SECOND BEDROOM EN-SUITE BATH

The en-suite bathroom serving the second bedroom has also undergone substantial improvements.

The bathroom features:

- New flooring
- New pebble-style tile within the shower
- Reconstructed shower area



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- New waterproofing as part of the shower renovation

The result is a refreshed bathroom with improvements extending beyond the visible finishes to include the underlying shower construction and waterproofing.

ADDITIONAL MAINTENANCE & IMPROVEMENTS

Additional work completed within the residence includes:

- HVAC system filter replaced
 - HVAC system cleaned
 - Second bedroom completely repainted using Benjamin Moore paint
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BUILT FOR COMFORT

Some of the most meaningful improvements to a home are the ones a buyer may never actually see.

Behind the finished walls and ceiling surfaces of PH4 are added layers of framing, air space, mineral wool, spray foam insulation and heavier 5/8-inch drywall — improvements deliberately incorporated with sound control, insulation and everyday comfort in mind.

The accompanying construction photographs document these concealed improvements before the walls and ceilings were closed, providing a valuable record of the work incorporated into the residence.

Information regarding improvements and construction materials has been provided by the property owner. Photographs depict work performed during renovation.