



## BEAUPORT SHORES MAGNOLIA, MA

### Site/Foundation:

- Poured concrete foundation.
- Asphalt paved parking lot with deeded parking.
  - Deeded Parking:
    - Two parking spaces for each two-bedroom unit.
    - One deeded parking space for each one-bedroom unit.
    - One deeded parking space for the commercial unit.
- Concrete (or block) retaining wall(s).
- Concrete walkway(s).
- Professionally landscaped.

### Structure/Framing:

- Poured concrete foundation.
- Wood and steel frame.
- Zip-System sheathing.
- Fully insulated exterior walls and ceilings.
  - Exterior walls are spray foam insulated.
  - Interior common walls and floor cavities are RockWool (stone wool) insulated.
- Rubber/asphalt roofing.
- Fire-suppression (sprinkler system) throughout building.
- Sound reduction throughout building; most specifically on adjoining/common walls and floors.
  - A system was used to create an airspace between the framing studs and the drywall, which greatly reduces the transfer of sound through walls.
  - Insulation batting in common walls to aid in sound reduction.
  - A dense rubber matting is used between the subflooring and final flooring surface on the second and third floors to reduce the transfer of sound through the floor.
- Elevator service for second and third floors.

### Exterior Details:

- Low Maintenance Exterior.
- Siding:
  - Brand: Hardie-Shingle (cement), Hardie-Lap Siding (cement).

\*Specifications are subject to corrections and changes.

- Trim:
  - Brand: Azek/comparable (composite) trim.
- Decking and railings:
  - Azek/comparable (composite/vinyl).
- Windows and exterior doors:
  - Andersen 400 Series Low-E with StormWatch upgrade.
- Private balconies for two-bedroom units.

#### Utilities/Mechanicals:

- Heating: high efficiency electric heat pumps.
  - Brand: Bosch
  - Single zone.
    - Programmable thermostat.
- Cooling: Central AC
  - Brand: Bosch
  - Single zone.
    - Programmable thermostat.
- Electric:
  - 125 AMPs
  - Each unit has a separate electric meter.
- Water & Sewer: City water with private sewer (septic).
  - Each unit will have a separate water meter.
    - Unit: (affordable one-bedroom): tank; electric
    - Unit: (market rate one-bedroom): tankless/on-demand; propane
    - Unit: (second floor, two-bedroom above restaurant): tank; propane
    - Unit: (second floor, two-bedroom above the affordable unit): tankless/on-demand; propane
    - Unit: (third floor, two-bedroom): tank; propane
    - Unit: (third floor, two-bedroom): tank; propane

#### Interior Features and Details:

- Kitchen:
  - **Stainless Steel** Appliances (first floor market rate one-bedroom): range, refrigerator, microwave/range vent, dishwasher:
    - GE.
      - Range: Propane cooktop/oven.
  - **Stainless Steel** Appliances (second floor and third floor): range, refrigerator, microwave/range vent, dishwasher:
    - Bosch.
      - Range: Propane cooktop/oven.
  - Cabinets (first floor market rate one-bedroom unit):
    - Brand: Mantra.

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- Style: Shaker.
  - Color: White.
  - Full extension draw-slides with soft close.
  - Doors are soft close.
- Kitchen Cabinets (second and third floors; two-bedroom units):
  - Brand: Shiloh.
  - Style: Shaker.
  - Color: White (kitchen island is gray).
  - Full extension draw-slides with soft close.
  - Doors are soft close.
- Kitchen Countertops:
  - Quartz: white with gray flecks/veining.
- Fireplaces:
  - Architecturally trimmed with mantle.
  - Propane fueled.
- Bathrooms:
  - Cabinets (first floor market rate one-bedroom unit):
    - Brand: Mantra.
    - Style: Shaker.
    - Color: White.
    - Full extension draw-slides with soft close.
    - Doors are soft close.
  - Cabinets (second and third floors; two-bedroom units):
    - Brand: Shiloh.
    - Style: Shaker.
    - Color: White.
    - Full extension draw-slides with soft close.
    - Doors are soft close.
  - Countertops:
    - Quartz: white with gray flecks/veining.
      - Undermount sinks.
  - Tile showers and/or tub surrounds:
    - Porcelain/ceramic tile.
    - Colors: white, white/gray, charcoal.
    - Showers to have glass doors.
    - Tubs to have curtains.
  - Fixtures:
    - Toilets and sinks:
      - Brand: Kohler
    - Comfort height toilets.
    - Undermount sinks.
  - Controls:
    - Brand: Kohler

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- Flooring:
  - Porcelain/ceramic tile.
  - Colors: white/gray, charcoal.
- Flooring: (Bedrooms, kitchen and living areas):
  - Engineered European Oak by Urban Floors
  - (Chene Euro Oak Champagne) – Matte Finish
- Plastered walls.
  - Minimum of two-coats of finish paint.
- Solid wood interior doors and trim work.
  - Windows, doors and hallways are fully trimmed with architectural and decorative trimming (crown moldings, window trim, base moldings).
- Recessed lighting throughout with additional light fixtures (wall sconces, pendant lights)
- Private/Assigned Storage Units in Basement.
  - Fully fumed, drywalled, plastered and painted.
  - Solid wood door with lock.

**Common areas:**

- All exterior areas are common.
  - Deed parking spaces.
- Trash receptacle area.
  - Assigned space for dumpster.
- Elevator.
  - Serves second and third floors
- Second floor hallway.
- Third floor hallway.
- Staircases:
  - First floor to basement.
  - First floor to second floor.
  - Second floor to third floor.
- Basement:
  - Hallways to assigned/private storage closets.
  - Hallways to mechanical/utility rooms/closets.
  - Mechanical/Utility Rooms/Closets:
    - Elevator control and mechanicals.
    - Electrical
    - Plumbing
    - Heating
    - Sump pump (if installed)

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