



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): range, refrigerator, microwave/range vent, dishwasher:
 - Bosch.
 - Range: Propane cooktop/oven.
 - Cabinets (first floor market rate one-bedroom unit):
 - Brand: Mantra.
 - Style: Shaker.

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- 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
 - Flooring:

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- Porcelain/ceramic tile.
 - Colors: white/gray, charcoal.
- Flooring: (Bedrooms, kitchen and living areas):
 - Engineered European Oak by Urban Floors
 - (Chene Euro Oak Campagne) – 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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