

### Kitchens

- Custom kitchen cabinetry by Detail Woodworking ([www.detailwoodworking.com](http://www.detailwoodworking.com)) in a variety of wood veneers such as honey-stained anigre, rift-sawn cherry and vertical grain douglas fir.
- Soft-close hinges and drawer glides, all plywood construction, pre-finished maple interiors and dovetail drawers, all hallmarks of fine cabinetry.
- Countertops fabricated with precision by Sudbury Marble and Granite ([www.sudburygranite.com](http://www.sudburygranite.com)).
- Stainless steel appliances from Yale Appliance ([www.yaleappliance.com](http://www.yaleappliance.com)), the Boston area's premier vendor.
- Lighting of 5-8 recess fixtures and 2 Besa pendants (peninsula kitchens only) create a bright kitchen for the amateur chef or the gracious host.

### Baths

- Custom cabinetry by Detail Woodworking including a vanity in a variety of wood veneers, and a painted recessed medicine cabinet complete with glass shelves and a convenient electrical outlet for charging razors and toothbrushes.
- Granite or marble countertops with white undermount sinks and modern Grohe faucets.
- Nocce ("nut") limestone floors and white 3x6 subway tile tub/shower surrounds.
- Wood lav with undermount stainless steel sink designed and crafted for the half baths by Maple Hurst Builders ([www.maplehurstbldrs.com](http://www.maplehurstbldrs.com)).

### Living Areas

- Select white oak hardwood floors in all living areas and bedrooms.
- Cable TV and internet/telephone connections in all living rooms and bedrooms.
- White melamine clothing units in all closets, including adjustable shelving and Hafele oval rods for hangers.
- Paddle fan by Minka-Aire and a pair of modern wall sconces by Hudson Valley Lighting in each living room and main bedroom.
- Modern profile 2-piece crown moulding in the living rooms and main bedroom.

### Systems

- Laundry connections for a full-sized stackable washer/dryer unit in each dwelling.
- High efficiency central air conditioning equipment controlled by each owner.
- Individual electric meters and a 125 Amp panel for each unit.

- Warm air heat controlled by an air-handler in each unit and supplied from a natural gas fueled common boiler.
- Common hot water system from a pair of indirect storage tanks whose water is heated by a zone off the same gas boiler. Allows for rapid, efficient recovery of the hot water in the tank.
- Fire sprinklers and fire alarm.
- Local security alarm system for each unit door.
- Intercom for each dwelling.

## Building Features

### Parking

- Heated underground parking garage accommodates 20 vehicles. An individual space can be purchased with each unit.
- Snow melt system under the driveway from Brookside Ave to the garage entry. Additional hydronic snow melt system in the concrete residential entry and HC ramp.
- Four (4) off-street parking spaces on Green St. for retail customers during the day and neighborhood residents at night.
- Bicycle and motorcycle storage in the parking garage.

### Elevator

- Kone 3,500 lb Eco elevator quietly transports residents from the parking garage to each floor.
- Low maintenance (no hydraulics) and energy efficient.

### Construction

- Meticulous attention to sound proofing details including: 2" vertical gypsum shaftwall + mineral wool insulation between units, 3" concrete on the 2nd flr and Gypcrete + sound matt on the 3rd floor, resilient channel + double 5/8" gypsum board + open cell foam insulation in all ceilings between units, and thoughtful design which isolates living areas from bedrooms.
- Energy efficient building shell consists of 2x6 (or 2x8) studs, Icynene foam insulation, 5/8" sheathing, 5/8" Densglass, self-adhered permeable air/vapor by Henry Co. and 1-2" of rigid insulation. Creates a R27 wall and an R40 roof.
- An additional 1.25" plywood subfloor installed over the 2nd floor concrete and the 3rd floor Gypcrete.

- 14" engineered wood I-joists for the roof and 4th floor. 12" I-joists for the 3rd flr. Steel I-beam framing with 3" concrete floor for the 1st and 2nd floors.
- Fully adhered 60 mil edpm rubber roofing (75 mil reinforced under the vegetative roof and wood decks) over tapered "flat" roof.
- Pella Architect Series double hung windows with Lo-E glazing.
- 14" concrete foundation wall and 7" garage concrete slab floor.
- Wall cladding of brick veneer (Morin "Old Port") and corrugated metal (TCSII and Galvalume).
- Laurentian Green" granite from Canada provides the building's traditional stone plinths, window sills, lintels and banding.

### Green Features

- 10kW photovoltaic solar systems designed to supply at least 40% of the building's common electric usage.
- 1500 sf vegetative green roof on the 4th floor assists in storm water control, cooling the building and providing pleasing views.
- Air tight and well-insulated building shell (walls R27+ and roof R40+).
- Heat recovery ventilation (HRV) provides pre-heated fresh air to the hallway on the 2nd and 3rd floor.
- Low VOC eco interior paint by Sherwin Williams.
- Hardwood finish floors eliminate carpeting, a prime contributor to poor indoor air quality.
- Comprehensive recycling effort for all scrap metal, bottles & cans, cardboard, scrap gypsum wallboard, and construction debris.

*The description, dimensions, size, configuration and other information presented are meant to be illustrative only and are subject to change without notice.*