

BUILDING SPECIFICATION, AMENITIES & FEATURES

BUILDING CONSTRUCTION: The entire condominium building will be constructed with commercial-grade building materials and practices (in other words, higher quality than typical residential construction), with architectural features that compliment the fascinating mix of the old and the new architectural style of Portland's Old Port. Some of the features of the building include the following:

- **Sixth Floor Residences:** All of the residential units will be located on the top floor of the building, 6 stories above Fore Street, offering gorgeous views of the surrounding neighborhoods and/or waterfront.
- **Structure:** Structural steel framing system and poured concrete floors.
- **Exterior Walls:** Brick and decorative masonry façade, providing a highly durable and low-maintenance exterior building wall system.
- **Roof:** A light-colored membrane roofing system will be installed on the roof, providing a high degree of solar reflectance. This reduces energy consumption and has the environmental benefit of reducing the "heat island effect" in urban areas.
- **Windows:** The residential windows will feature pre-finished wood construction, a painted interior finish, an aluminum clad exterior, and double-hung operation with tilt wash feature for self cleaning. Thermal pane insulated glass with a "low E" reflective coating will minimize solar heat gain within the building.
- **Utilities:** Utilities will be individually metered to each unit. Service providers are as follows:
 - Electric - provided by Central Maine Power
 - Water - provided by Portland Water District
 - Natural Gas - provided by Unitil
 - Telephone/Cable/Internet - provided by Time Warner Cable or Fairpoint Communications
- **Safety Systems:** The entire building will be equipped with state of the art fire safety systems, including a fire protection sprinkler system and a building fire alarm system. Further, each unit will be provided with smoke detectors, carbon monoxide detectors, and low temperature alarms.

PARKING: Each unit will be provided with one dedicated parking space that will be maintained and plowed as part of the association fee paid by each unit owner. Additional parking spaces may be available for lease at the option price listed in the back of this package. Exterior bicycle racks will be provided on the premises.

RESIDENTIAL ENTRY: A dedicated entrance lobby, accessed directly from the Fore Street sidewalk, will be provided for the exclusive use of the condominium owners and their guests. Lobby features include:

- **Elevator:** The elevator for the residences will be dedicated to the exclusive use of the residential condominium, providing express service from the lobby (ground) floor to the residential sixth floor with no interim stops. The elevator will have high-quality finishes that compliment the architecture of the residential lobby.
- **Security/Intercom:** A keypad entry/intercom system will control access into the residential entrance. The intercom will have the capability to dial residents by phone (home, mobile, or other) in order to remotely provide guest access to the lobby and elevator.
- **Mailboxes:** Individual lockable mailboxes will be provided in the residential lobby.
- **Finishes:** The residential lobby will be designed with high-quality finishes including granite flooring, hardwood paneled walls, and architectural lighting.

RESIDENTIAL CORRIDORS AND UNIT ENTRIES: A common corridor will provide access to each of the residential units. This corridor will be treated with high-quality finishes and lighting, with the goal of creating a pleasing entry to each of the residences. Some of the features of the corridor and unit entries are as follows:

- **Finishes:** Commercial-grade carpet with a pattern design, carpet pad to minimize noise, fabric style wallcoverings, and ceilings with soffit treatments.
- **Lighting:** A combination of recessed lighting and architectural wall sconces.
- **Entry Doors:** 1 ¾" thick, solid-core entry doors. The door frames will feature architectural molding to complement the design of the unit doors and will be pre-finished white. Hardware will include heavy-duty mortised locksets with deadbolt, perimeter sound insulation, a door viewer, door bell, and self-closing hinges.

UNIT SPECIFICATIONS, AMENITIES & FEATURES

GENERAL: Each of the residential units will have the following general specifications:

- **Walls:** Walls will be framed with light-gauge metal studs, which are not susceptible to warping or twisting and moisture collection as are wood studs. The walls will be covered with drywall and finished to a level recommended by the U.S. Gypsum Association. The walls will be painted with an eggshell finish paint. Buyers may select from one of 3 light colors for all of the walls.
- **Ceilings:** Ceilings will be covered with drywall and painted with flat white finish paint. Ceilings will be approximately 8 feet high, except in rare instances where soffits may need to be installed to accommodate other building systems above the ceiling.
- **Interior Residential Doors:** Doors will be solid-core raised-panel doors. The doors will be painted white and provided with brushed chrome cylindrical door hardware.
- **Trim:** Molded trim will be installed along the base of all walls and around window and door openings. The trim will be constructed of engineered lumber and painted white. Base trim will be approximately 4 ½" high, and window/door trim will be approximately 3 ½" high/wide.
- **Heating & Cooling:** Each condominium unit will be fully heated and air conditioned using enclosed package rooftop HVAC units. These units have the advantage of being located outside the unit, saving space and minimizing noise within the condominium unit itself. Key specifications/features of the system are:
 - Heating fuel source - Natural gas



- Fresh air - The rooftop units have the ability to bring in outside air, even during winter months, at the discretion of the unit owner
 - Economizers - Units will be provided with “economizers” which automatically introduce 100% outside air when possible to cool the unit, saving air conditioning costs
 - Energy Efficiency - HVAC units will be Energy Star rated
 - Filtration - Units will be equipped with pleated filters to minimize particle transmission to the space
 - Zone Control - Almost unprecedented in residential condominiums, the units will have zone controls permitting individual thermostats and temperature control in the main living area and the bedroom(s). This system will permit a few degrees of temperature differential between living and sleeping spaces
 - Thermostats - Digital, with night setback capability
- **Hot Water:** Each unit will be provided with a natural gas-fired “tank-less” hot water heater that heats water “on demand,” providing significant energy savings over tank type heaters that continuously heat hot water, even while hot water is not needed. These tank-less heaters are smaller than standard heaters and are mounted on the wall, saving valuable floor space within the unit.
 - **Electrical Service:** Each unit will be provided a 150 amp service, which is an abundant amount of electrical service for a residential condominium unit.
 - **Low-VOC Adhesives and Finishes:** All of the construction within the building will employ the use of lowVOC adhesives and finishes to ensure healthy air quality.

KITCHENS: Kitchens with modern amenities will be installed in each of the units. Highlights of the kitchens are as follows:

- **Floors:** 12” x 12” ceramic tiles.
- **Cabinetry:** Merrilatt “Classic” series maple or cherry providing a design suitable for either traditional or contemporary décor (example of cabinet face style pictured right).
- **Countertops:** Polished granite, 1 ¼” thick with an eased square edge. Buyers may select Giallo Ornamental, Impala Black, or Uba Tuba.
- **Appliances:** GE Profile Series stainless steel appliances will be provided in the kitchen. The GE Profile series appliances are a step up from standard GE models and offer a contemporary design matched with the latest kitchen technologies and Energy Star ratings where available. A brief summary of each of the appliances is outlined below and pictured on the next page (left to right):



- Refrigerator - Full-size, side-by-side refrigerator and freezer with LED lighting and Climate Keeper system to help preserve freshness. GE mod.#PSCS3RGXSS
- Microwave Oven - Built-in, re-circulating vent, 1100-watt output and sensor cooking controls. GE mod. #PNM1871SMSS
- Electric Range/Oven – 4-burner cook top, digitally controlled oven with self-cleaning feature and extra-large oven capacity. GE mod.# PB900SPSS
- Dishwasher - Quiet design with DeepClean cycle. GE mod.# PDWT380RSS
- Garbage Disposal - ½ horsepower, switch-activated

GE Profile Appliances



- **Sink:** Elkay Signature Plus, stainless steel undermount, deep-bowl sink.
- **Faucet:** Kohler Simplex single-lever faucet, polished chrome, architectural design with swivel spout and integral spray head (pictured right).
- **Lighting:**
 - Recessed compact fluorescent can light fixtures with energy-efficient bulbs and ballasts.
 - Mini-pendant halogen lights over breakfast bar, Tilia shade. Additional color upgrades for pendant shades are available (pictured right).



LIVING ROOM: An open-concept living space has been designed for each of the condominium units. Highlights of the living rooms are as follows:

- **Floors:** Durable nylon cut-pile carpeting installed over foam padding with choice of 3 colors.
- **Lighting:** Recessed compact fluorescent can light fixtures with energy-efficient bulbs and ballasts.

BEDROOMS:

- **Floors:** Durable nylon cut-pile carpeting installed over foam padding.
- **Lighting:** One surface-mounted ceiling fixture, combined with two switch-controlled wall outlets.

BATHROOMS:

- **Floors:** 12" x 12" ceramic tiles with pattern design.
- **Cabinetry:** Same as kitchen cabinets, see above for specification.
- **Countertops:** Polished granite, 3/4" thick with an eased square edge. Buyers may select from 3 colors of granite.

- **Sink:** American Standard undermount porcelain sink, white.
- **Toilet:** White china with elongated bowl.
- **Tub/Shower:** Combination fiberglass tub/shower with slip-resistant base and fiberglass surrounds.
- **Shower/Bath/Sink Fixtures:** Grohe Eurosmart fixtures, chrome finish (pictured right).
- **Accessories:** Chrome finish, including towel bar, hand towel ring/bar, toilet paper ring, and robe hook.
- **Lighting:** Recessed compact fluorescent can light fixtures with energy-efficient bulbs and ballasts and surface mount vanity fixture.
- **Ventilation:** Individually switched (not on the same switch as the light) rooftop-mounted fans to minimize fan noise.



CLOSETS:

- **Floors:** Durable nylon cut-pile carpeting installed over foam padding. See carpet color options above.
- **Shelving:** White, horizontal wood shelf provided with clothes rod.
- **Lighting:** Surface-mounted incandescent fixtures.

LAUNDRY:

- **Floors:** Durable nylon cut-pile carpeting installed over foam padding.
- **Shelving:** White, horizontal wood shelf provided with clothes rod.
- **Lighting:** Surface-mounted incandescent fixtures with decorative frames.
- **Washer Dryer:** Stacked washer/dryer units will be provided in each laundry closet. (Exception: side-by-side front load in Unit 10).

UPGRADE OPTIONS

A number of options are available that will permit buyers to select upgraded features. Option selections must be made prior to a specified date provided by the builder. Available options include the following:

- **Gas Fireplace:** The living area of each unit may be provided with a gas fireplace unit. The gas fireplace will be equipped with a wall switch, electronic ignition, and ornamental wood surround COST TBD
- **Gas Range:** In lieu of the specified electric range, install a GE Profile gas range, stainless steel, model #PGB900SEMSS COST TBD
- **Instant Hot Water Sink Dispenser:** A steaming hot water dispenser will be installed adjacent to the kitchen sink COST TBD
- **Wood Flooring - Living Area:** In lieu of carpet in the living room and corridor, install pre-finished hardwood veneer flooring with an engineered-lumber substrate. The floors will be installed over a sound-isolating membrane, to minimize foot traffic noise transmission to spaces below. Buyers may choose between a cherry

- or maple finish COST TBD
- **Wood Flooring - Bedrooms:** In lieu of carpet at the living room and corridor, install pre-finished hardwood veneer flooring with an engineered-lumber substrate. The floors will be installed over a sound-isolating membrane, to minimize foot traffic noise transmission to spaces below. Buyers may choose between a cherry or maple finish COST TBD
 - **Stone Tile - Kitchen:** In lieu of the specified tile, install either a marble or granite, 12" x 12", stone tile. Buyer may select from marble or granite options provided by seller..... COST TBD
 - **Stone Tile - Bathroom:** In lieu of the specified tile, install either a marble or granite, 12" x 12", stone tile. Buyer may select from marble or granite options provided by seller..... COST TBD
 - **Additional Parking Space:** In addition to the one deeded parking space provided with each unit, an additional parking space is available for lease COST TBD

NOTE: Building and Unit Specifications are subject to change.

