

The Citizen

Walkable Living in Brunswick, Maine

SPECIFICATIONS

September 23, 2020

BUILDING SPECIFICATIONS (Finishes)

The Citizen Condominiums is being designed and will be built with state-of-the-art commercial grade building practices, utilizing a list of high quality and durable residential and commercial products. The property consists of two structures:

- **Building #1:** a totally renovated historic home that when completed will have undergone complete restoration from the shell inward. This building will contain two new living units with two bedrooms and two and a half baths.
- **Building #2:** will be constructed on the nearly acre lot within two blocks of Brunswick's vibrant downtown area will in addition to having a totally enclosed lower level parking area with an elevator serving the upper two living floors, these units will each have two bedrooms as well as a bonus room for the owners to utilize as a studio space, Home Office or Media Room. The buildings will include the following products and methods, or equivalent.

Garage in Building #1

- Each of the two-bedroom units will have one enclosed in the garage and one assigned exterior space
- The garage will have a vehicle charging unit for units 101 and 102

Garage in Building #2

- Structural steel framing
- Poured concrete slab on grade
- Steel decking and poured concrete ceiling system
- Elevator service to upper living floors
- Heated and ventilated
- Bicycle storage
- Dog washing room
- Electric charging station for each individual unit.
- Secure automatic garage door with radio-controlled openers for each unit.
- Interior secure trash/recycling room

Foundation

- Bearing on undisturbed naturally deposited sand or compacted structural fill, with spread footings on solid bearings
- Concrete slab set on continuous R10 rigid insulation

Residential Structure

- Wood framing exterior walls and roof system
- Wood truss floor system
- Walls and floors acoustically isolated for maximum acoustical privacy

Exterior Finish

- Residential levels wood framed, siding to be LP Smart Siding (a composite, prefinished material). This siding to be for both the new 6-unit building as well as the renovated 2-unit building.
- Insulation, closed foam in walls R-49 batts in attics
- Lower level parking garage concrete walls with rigid foam insulation and synthetic stone veneer on exposed exterior wall surfaces. Interior of garage to utilize moisture resistant drywall with mildew resistant paint.
- Roofing: Standing seam metal roof both existing building and new 6-unit. Standing seam to be 24 GA "Galvalume" with a "Fluropon" finish.
- Exterior fascia and soffit trim to be PVC

Lobby

- Electronic entry to building lobby with call system to each unit
- Wood weather sealed insulated entry door
- Mailroom with mailboxes for each unit and package delivery area
- Four (4) stop elevator in building #2.
- Custom elevator interior in building #2.
- Tile floor

Residential Corridors

- Tile at elevator lobby in building #2
- Carpet in corridors
- LED lighting
- Custom solid wood unit entry doors
- Touch-pad keyless entry locks
- Stair to have vinyl treads and risers

Special Considerations

- Building fully sprinkled with fire alarm system connected to City's monitoring system

UNIT INTERIOR FINISHES AND APPLIANCES

Walls and Ceilings

- Type X 5/8" drywall used for walls and 5/8" drywall for ceiling; taped and finished
- Moisture-resistant gypsum wallboard for shower areas
- Walls and ceilings painted with primer and followed with two coats of interior paint

Windows

- Pella "Lifestyle" double-hung windows with screens. Windows to have "Sound Transmission Resistance" with an STC of 33 and an OITC of 29
- Interior wood painted trim using trim with Brosco B225 Stafford casing
- Exterior prefinished metal trim by Pella to be the Jefferson series to replicate the trim on the existing building.
- New windows and trim on both the renovated 2-unit as well as the new 6-unit building.

Flooring and Doors

- In the 6-unit building (Building #2) the Kitchen, dining, and living room areas have engineered hardwood floors available in a variety of colors.
- In the renovated 2-unit building (Building #1) due to floor irregularities a "ShawsContract" Quiet Cover vinyl flooring in wood graining patterns to be utilized.
- Baths have ceramic tile floors available in a variety of colors
- Bedrooms have wall-to-wall carpet available in a variety of colors
- Primary unit interior doors to be 7' painted solid core four panel Masonite
- Hardware with lever handles.

Cabinets and Countertops

- Granite or quartz countertops and 4" backsplash in kitchen available in a variety of colors
- Full access kitchen cabinets with shaker or flat panel doors available in a variety of colors
- Master bathroom has a tiled shower pan, ceramic tiles available in a variety of colors,

Tile in showers to be full height to ceilings. A frameless glass shower door, and integral sink(s) with countertop over Euro-style vanity

- Secondary bathroom has a 5' Kohler bathtub, ceramic tiles available in a variety of colors, and integral sink(s) with countertop over euro-style vanity
- Bathroom accessories include surface mounted paper tissue holder, robe hook, towel bar(s)

Heating, Cooling and Ventilating Systems

- Kitchen hood to be Energy Star listed and ducted out of the building where possible
- Clothes dryer hookups will be vented directly out of the building in fire-rated enclosures
- Heating and cooling provided by individual energy efficient Geothermal units for each unit
- Energy Recovery Ventilator system ducted to individual units and providing fresh air to the whole building and tempered by the air being exhausted from the building
- The buildings to have common solar array with each unit apportioned an equal share in the electricity production.

Electrical

- 100 AMP service panel with circuit breakers
- Cable and data outlets returned to central distribution box
- Hard-wired smoke and CO detectors to code
- Lighting fixtures provided in closets, foyer, and bathrooms
- Kitchen island pendant lighting available in a variety of options
- Under cabinet light fixtures in kitchen
- Junction boxes for optional track lighting in living, dining, and sleeping areas
- Wall sconces and/or recessed lights in bathrooms
- Exterior weatherproof outlet on decks
- Electric charging station for each individual unit, wired to the individual living units electric meter.

Plumbing

- Chrome finish bath fixtures and
- Brushed finish kitchen fixtures
- Unit bathrooms to have tiled walk-in showers in Primary bath and Fiberglass tub/shower units in secondary Bathrooms (where applicable)
- Toilets to all utilize elongated bowls
- All Primary bathrooms to have double sinks

- Each unit to have its own separate water meter

Appliances

- KitchenAid 46 dishwasher, stainless steel
- KitchenAid 30" 5-burner gas slide in range/oven, stainless steel
- KitchenAid 30" contemporary wall mounted range hood, stainless steel stainless steel
- KitchenAid 30" refrigerator with bottom freezer, stainless steel
- 36" single bowl undermount stainless steel sink with garbage disposal
- Washer and dryer hook-up provided
- Napoleon or Astria gas fireplace

Storage

- In building #2, in addition to ample storage in each unit will also have adjacent in the common hallway a storage mechanical room. In the garage there is a large bicycle/sports storage room.
- In building #1, units 101 and 102 each have in addition to in-unit storage interior garage storage for bicycles and other sports equipment.