



## RESIDENCE & COMMON AREA FEATURES

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175 Market Street  
Portsmouth, NH

Revised October 6, 2016  
Features and specifications are subject to change without notice.



## CUSTOMIZABLE INTERIOR FINISHES

### FLOOR PLAN

- Design: Floor plans have been designed by CJ Architects, one of the Seacoast's top architects. An allowance for floor plan consultation and customization is included.

### INTERIOR FINISHES

- Baseboard: 7-1/4" two piece baseboard.
- Window and Door Casings: 3-1/2" vertical trim with two piece 5/4 x 5 headers with crown.
- Interior Doors: Two panel, solid core.
- Door Hardware: Emtek lever sets are available in a variety of finishes with hinges to match.
- Walls and Ceilings (Unit Interior): 5/8" gypsum wallboard with a high level taped finish. Moisture resistant (MR) board in each bathroom.
- Paint: Benjamin Moore or equivalent zero VOC latex paint:
  - Walls: (2) coats over (1) coat drywall primer; up to (2) custom colors available.
  - Ceilings: (1) finish flat white coat over (1) coat primer.
  - Trim: (2) coats over factory-applied primer. Custom color selection available.
- Tile: Porcelain tile flooring offers many different textures and tile sizes to choose from. Custom tile showers and tub surrounds are provided at Bathrooms, and include custom glass doors. Custom backsplash tile is provided at the Kitchen.
- Bathroom Accessories: Allowance provided for Bathroom accessories.

- Hardwood Flooring: Engineered hardwood flooring is installed throughout the unit including Kitchen, Dining Room, Living Room, Foyer, and Bedrooms (see floor plan). Hardwood flooring is available in many wood species including red and white oak, maple, birch, hickory and bamboo, and may be specified in a variety of textures and stains. These genuine engineered hardwoods are 1/2" x 5" and come with a 50-year residential warranty. Engineered hardwood is more versatile and stable than solid hardwood, and more resistant to moisture and humidity. Installation includes acoustic adhesive and underlayment for superior sound control.
- Carpet: Available on request.
- Countertops: A wide array of natural stone, quartz, and wood surfaces with various edge profiles are available.
- Premium Upgrades: Finish upgrades such as reclaimed wood flooring, interior brick veneer, and skim coat plaster wall finishes may be added on request.

### CABINETS AND BUILT-INS

- Design Services: Allowances are provided for custom Kitchen and bath design services.
- Cabinets: A generous allowance for kitchen and bath cabinets affords you the ability to customize the space for your individual desires.
- Built-ins: Each unit comes with an allowance for custom built-ins. The design team will work with you to create a design that fits your needs.
- Closet Shelving: An allowance is provided for customized closet systems.

## APPLIANCES

- Kitchen Appliances: Each unit comes with a generous appliance allowance based on quality Wolf and Sub-Zero models.
- Washer and Dryer: Included in appliance allowance.

## PLUMBING

- Fixtures: A generous allowance is provided to purchase plumbing fixtures through the Builder's preferred vendor. The allowance is based on premium Kohler fixtures, including faucets, a freestanding tub, five sinks, and four toilets for each unit.
- Hot Water: HTP Phoenix Energy Star certified gas-fired water heater (or equivalent).
- Washer & Dryer: Hookups provided per plans, with an outlet for dryer.
- Gas Piping: Gas piping for range and fireplace is provided.

## ELECTRICAL

- Service: 200 Amp with circuit breaker panel on individual meter.
- Outlets & Switches: Receptacle switch locations are per code and floor plans. Switch plates are white.
- Lighting Fixtures: Allowance is provided to purchase lighting fixtures at the Builder's preferred vendor. Refer to each unit's custom lighting plan for details on surface and recessed lighting, as well as switching.
- Phone & Cable: Phone and cable wiring per floor plans.
- Smoke/Fire Detection: Hard-wired smoke and carbon monoxide detection system with battery pack is included. Refer to Security and Fire Protection Systems for more information.

- Control Upgrades: Upgrades to premium device controls and remote interface systems (Lutron, Nest, etc.) may be added on request.

## GAS FIREPLACES

Each unit includes one built-in direct vent gas fireplace with several options for custom fireplace mantle.

## BALCONIES

Private balconies accessed directly from the unit will feature Tile Tech porcelain deck pavers, with an option to upgrade to Ipe wood decking tiles. Railings are custom fabricated galvanized steel with powder coat finish, or a Keuka stainless steel cable rail system. Refer to floor plans for details.

## CORE & SHELL CONSTRUCTION, BUILDING SYSTEMS AND COMMON AREAS

### CORE & SHELL CONSTRUCTION

- Design and Engineering: The building has been fully designed and engineered by the Seacoast's top architect, engineering firms, and builder.
- Frame and Foundation: The foundation is fully reinforced poured in place concrete, and the frame at the new construction is a combination of structural steel and concrete masonry bearing walls. The timber frame of the historic structure has been upgraded to meet modern structural standards.
- Exterior Materials: Exterior wall materials consist of brick masonry from the Morin Brick Company, locally quarried granite, maintenance-free painted composite trim, metal panel, and faux slate roofing.
- Building Envelope: The high performance building envelope includes a continuous 4" layer of rigid insulation with an air barrier at the new construction, and closed-cell spray insulation with integral air barrier at the historic structure to resist air infiltration.
- Sound Isolation (Walls): Partitions separating units have been engineered for superior performance in sound and vibration isolation. Walls separating units will be a double-wall system, with a separation gap between studs and fiberglass acoustic insulation within each wall for additional isolation. The stud tracks at all edges are sealed with acoustical sound caulking, and finished with 2 layers of 5/8" gypsum wallboard at each side.
- Sound Isolation (Floors): Vibration isolation of floors separating units has been carefully considered. The floors at the new construction consist of over 4" of solid concrete which is superior in deadening sound, and the floors at the historic structure have a layer of gyp-crete topping to provide the same protection. For additional sound control, the hard finish floors within units will be

installed over a sound isolation mat, and ceilings will be composed of dropped gypsum board with acoustical insulation above.

- Windows and Patio Doors: Energy-star certified Marvin operable windows and patio doors offer superior energy efficiency, along with attractive paint-grade wood at the interior.

### SITework, LANDSCAPING & EXTERIOR COMMON AREAS

- Landscaping: Exterior landscaping includes extensive hardscape, plantings, and retaining walls.
- Bike Storage: Public bike racks are conveniently located on the property.

### LOBBY, INTERIOR COMMON AREAS, & ELEVATOR

- Common Areas: Interior common areas are designed by an interior designer and tastefully finished and decorated.
- Elevator: A common elevator serves the garage and all levels, with a secure private access directly into each residential unit.
- Trash: A ventilated common trash room is conveniently located off of the garage level elevator lobby.

### CERES STREET PARKING GARAGE

- Parking Garage: The climate-controlled private parking garage is accessed through a secure entrance from Ceres Street.
- Deeded Parking Spaces: Each unit includes a deeded parking space in the garage per the Purchase and Sale Agreement.

## HEATING, VENTILATION & AIR CONDITIONING

- Heating and Cooling: Energy efficient ductless heat pumps will be used for heating and cooling bring each residence to peak comfort.
- Zones: (4) Thermostat controlled heat and cooling zones are included in each unit.
- Ventilation: An energy efficient Energy Recovery Ventilator (ERV) is included to provide fresh air for each unit.
- Kitchen Exhaust: The makeup air system is designed for kitchen exhaust hoods up to 900cfm in size.
- Drywall Soffits: Drywall soffits will be required to conceal ducts in various locations within each unit.

## SECURITY & FIRE PROTECTION

- Garage: Access to the parking garage is provided with individual remotes.
- Secured Entry System: The lobby and elevator will have an integrated building access control panel with built-in video. Owners will be able to enter the building and elevator using a fob system.
- Unit Entry System: Voice and video interface monitors are provided in each unit to let guests into the building. Mobile and tablet integration is available.
- Closed Circuit TV (CCTV): The property will have a CCTV system including cameras in critical locations.
- Fire Suppression: Automatic sprinkler system pursuant to the National Fire Protection Association (NFPA) standards links audible alarms within each condominium. Sprinkler heads are designed to react independently when triggered by extreme heat.