

349 Marlborough Street, Unit 2  
Boston, MA 02115  
Unit Specifications

NOTE: SELLER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE BUILDING AND TO THE SPECIFICATIONS DEPENDING ON ACUTAL FIELD CIRCUMSTANCES AND MATERIAL AVAILABILITY.

**STANDARD SPECIFICATIONS**

**Site Specification:**

- Parking area to be basket weave brick field and brick border set in 6" compacted stone dust. Brick pavers to be S + H City Hall pavers.
- Custom designed landscaping in front of building.
- Landscape lighting system.

**Roofing:**

- Flat roof – new fully adhered .060 EPDM membrane over ½" dens-decks.
- New copper gutter and downspouts front and rear.
- Front/Rear Mansard – New gray/blue slate over ice and water shield.
- New copper cheeks at dormers.
- Dormer and bay roofs include .060 EPDM membrane over ½" Dens – Deck.
- Copper sill pans at dormer windows.

**Rear Bay Addition:**

- New fully adhered .060 EPDM membrane over 4" insulation.
- New copper gutters and downspouts.
- Copper flashings, brackets and decorative trim as detailed on plans.

**Windows:**

- Front elevation – new 1/1 wood replacement windows with low E insulated glass. Windows to have ½ screens throughout. Interior window hardware to include solid brass sash locks and cup type lifts.
- Rear elevation – new 2/2 wood replacement windows with low E insulated glass. Interior window hardware to include solid brass sash locks and cup type lifts.

**Plumbing:**

- Lavatory faucets – Kohler K-14402 - Finish B/N
- Bath/Shower trim – Kohler –K-T14420-4 - Finish B/N
- Shower only trim – Kohler –K-T14422-4- Finish B/N
- Rite-Temp valve with stops –Kohler-K-304-KS-Finish N/A
- Toto Water closet – CST414M-White
- Guest bath tub – Kohler-Bancroft K-1150/white 5'-0" acrylic
- Bath Lav – Kohler Caxton K-2209
- Common water heater – 100 gallon/150,000 BTU commercial gas fired condensing water heater.
- Ice maker hookup at refrigerator space.
- Washing machine hook-up.
- Fire sprinkler system for entire building that is monitored.
- Kitchen sink – Kohler –K3325- under mount sink.