

Beach Hill Riverfront Apartments

404 Berlin Turnpike

Berlin, CT

Community Center

Beach Hill Riverfront Apartment is a private neighborhood located on the Berlin Turnpike in the Town of Berlin. This mixed-use neighborhood offers a community experience with numerous amenities for both its tenants and guests, not seen in many other communities.

Features

1) Shopping within walking distance or a short bike ride

- a. C-store with coffee shoppe
- b. Hotel, or other retail use, offering eating options together with a location for guests to stay when they visit residents in the community
- c. Additional destinations including, Subway, Dunkin Donuts and banking opportunities

2) Clubhouse and Site Recreational Resident Amenities

- a. Pool and fitness facility
- b. Function Hall, with kitchen, that can be used by either residents for private gatherings or for community gathering events
- c. In the morning, the kitchen will have coffee available free for residents when they are either dropping off outgoing mail or and leaving for work). In the late afternoon, free draft beer will be available for happy hour when residents return from work, and pick up mail, allowing them to see neighbors who live within the community.
- d. Centralized location for residents' mail and package delivery
- e. Two outdoor gathering areas (patio and deck) for outside dining and/or relaxing overlooking the pool and/or overlooking Main Street
- f. Park benches and bike racks located at the front door of each building
- g. Access restricted by key card to the walking trails located at the end of Main Street

3) Outside amenities near the community Center

- a. Pool lounge chairs
- b. Picnic tables

- c. Two grill stations on the lower patio level
- d. The availability to have outside grill on upper patio level
- e. Full kitchen that can service both areas.
- f. Fenced in secured pool deck, restricted by key card access

4) The Community Center also acts as the rental office for the community

- a. The rental agent shows available rental units to tenants
- b. The rental agents manage and offers the amenity package to residents
 - i. Which includes fitness center
 - ii. Game rooms for reserve
 - iii. Game room, offering pool table, and pin ball machine and large screen TV for all the guests, as a group with others in the community
 - iv. Tours for new Tenants to show all of the amenities that the community Center has to offer, (which as a Residence you get to enjoy)
 - 1. Business space
 - 2. Meeting rooms
 - 3. Recreational space
 - 4. Kitchen for functions
 - 5. Mail and package room
 - 6. Lounging areas for watching the game with friends over a coffee or a beer, with the large screen TV

5) The Rental office will also distribute key cards, and entrance passes

- a. Covered parking will be reserved by the rental agents
- b. Private garage parking will also be reserves by the rental agent

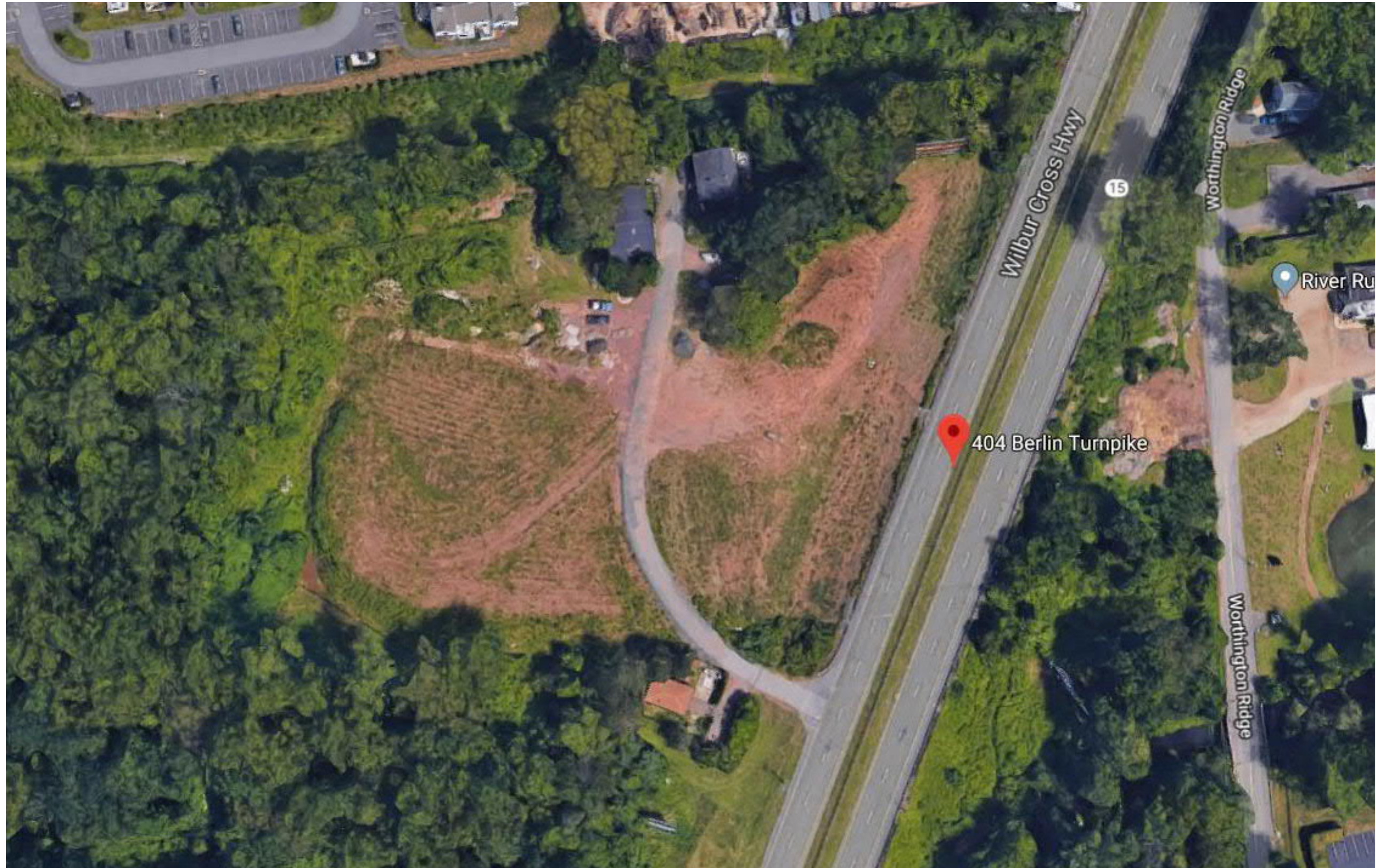
6) The community will also have its own on-site security staff and is own repair and maintenance staff.

- a. This will be handled by our on-site office staff located on the top floor of the clubhouse. They will not only take care of bookkeeping matters but will also administer maintenance and repairs order, follow up on work and help organize any events or reservations of community spaces, requested by residents
- b. The entire residential area will be behind a gate controls access points, each Tenant will have their own key card for all access areas,
- c. Also, separate controls for under building parking
- d. Dog wash area
- e. Storage area for Tenants
- f. Elevator access for all floors,
- g. Dog walking trails, available by a resident only access point at the end of Main Street

- h. Walking trails, connecting the River and the C-store where public access is provided
 - i. There are dog maintenance stations along the walking trails and throughout the complex, so that the premises will remain clean
- 7) **Connectivity.** The neighborhood is designed, so that each tenant or their guest, can move throughout the neighborhood, by either foot or bike or vehicle, building to building, level to level in a convenient and safe manner.
- a. Pedestrian crossings connecting each building front door
 - b. Pedestrian access by stairs on the outside for the upper levels and the lower levels
 - c. Elevator access from the lower-level parking to all the floors
 - d. Easy access from Main Street to the Community Center and outside patios, and the pool area and picnic areas.
 - e. Benches and bike racks, in front of each building, both commercial and residential
 - f. All pedestrians' walkways lead from the residential area, and also to all three commercial uses
 - g. All pedestrian walkways lead to all the recreational areas.

As demonstrated above, the Community Center is the hub that each Tenant will visit on a daily basis. The center will be the location for executing rental agreements, mail and package pick up, and resident gatherings. With the free coffee and beer, residents will linger and engage with each other creating a neighborhood atmosphere.

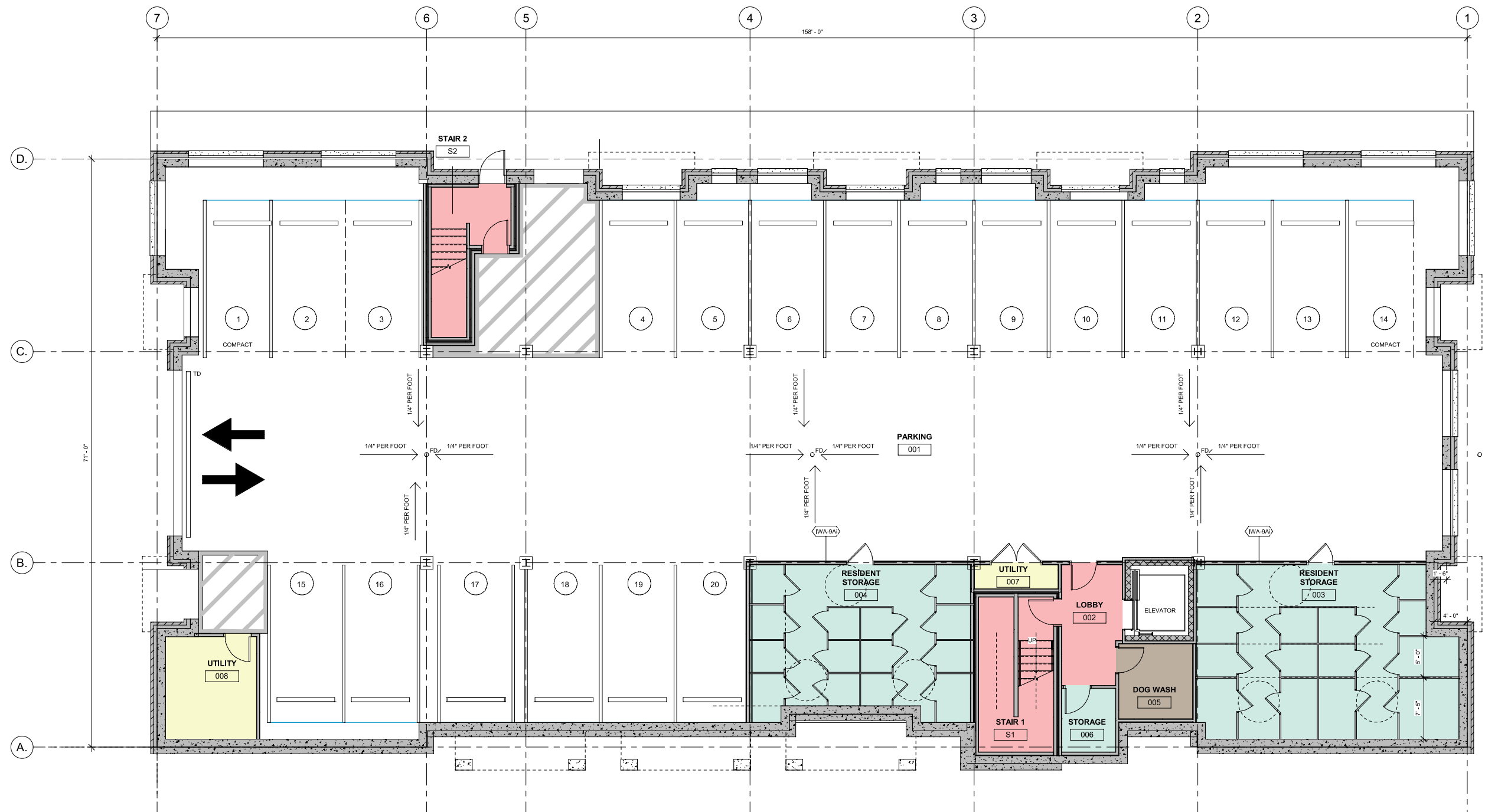
The large fitness center will be used by the residents as an alternative to an outside third-party gym. There will be all new cardio equipment as well as the weight room, and an opportunity for group classes. The pool and outside picnic area will be great for the Tenants family and friends to visit and enjoy the facilities.



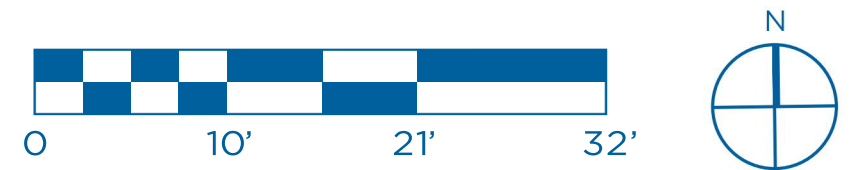
COMMERCIAL SERVICES REALTY
404 BERLIN TURNPIKE, BERLIN, CT

CONCEPT DESIGN
MARCH 18, 2021





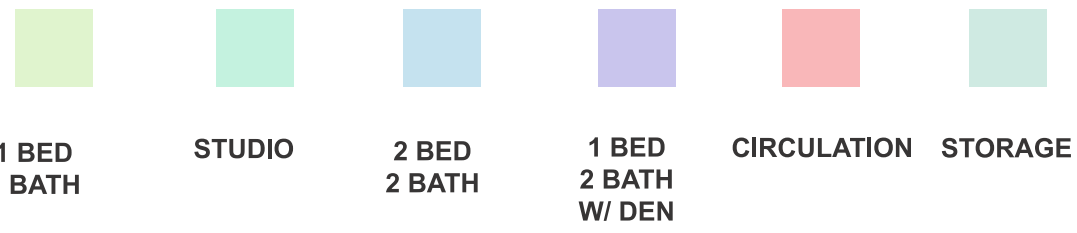
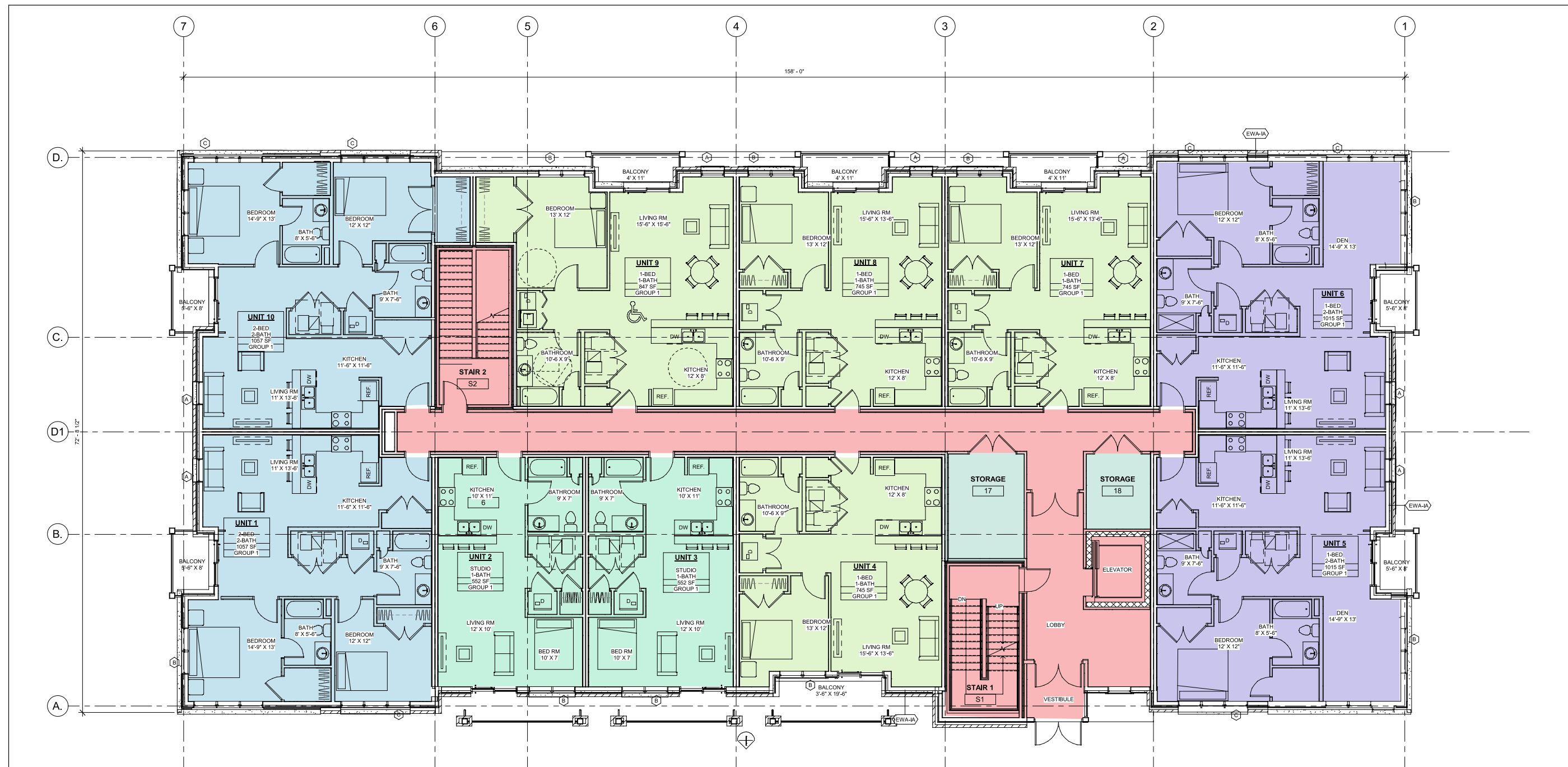
PARKING: 20 - SPACES
STORAGE: 28 - INDIVIDUAL UNITS



GROUND LEVEL FLOOR PLAN

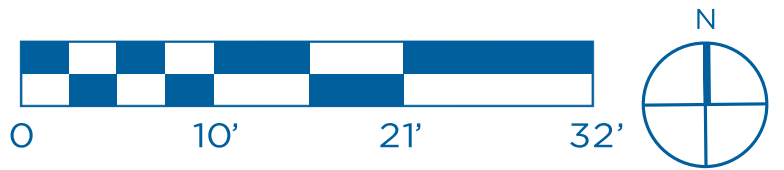
APRIL 6, 2021





DWELLING UNITS:

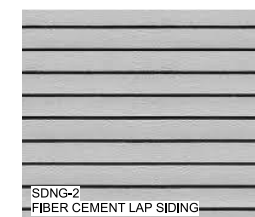
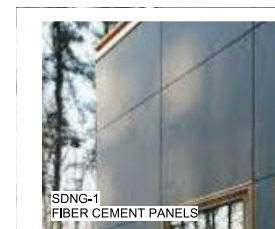
- 4 LEVELS
- 10 - UNITS/ FLOOR
- 40 - UNITS TOTAL
- (8) - STUDIO
- (16) - 1 BEDROOM
- (8) - 1 BED W/ DEN
- (8) - 2 BEDROOM



TYPICAL LEVEL FLOOR PLAN

APRIL 6, 2021





BERLIN ST. ELEVATIONS

APRIL 6, 2021





BERLIN ST. ELEVATIONS

APRIL 6, 2021



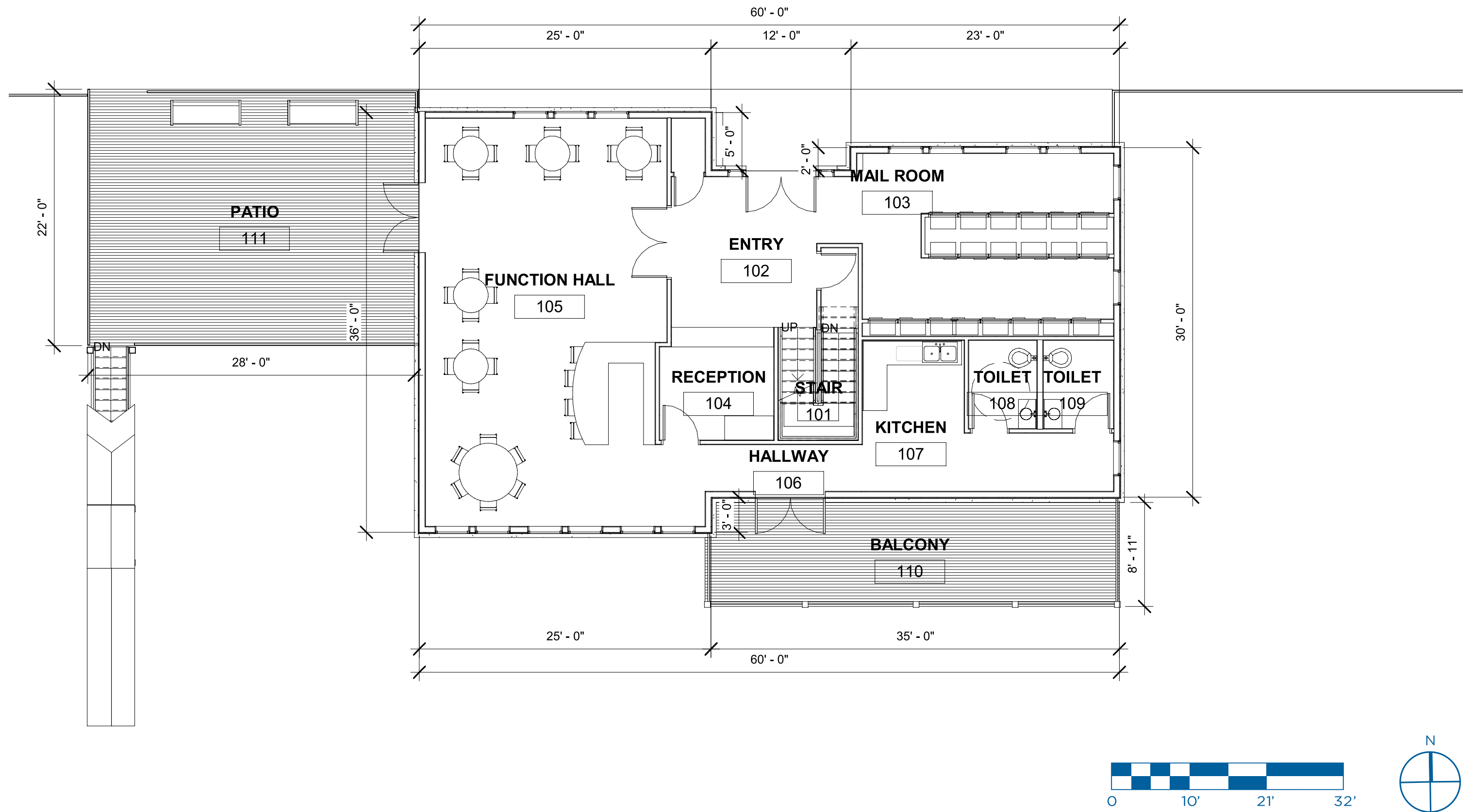
FRONT ENTRANCE RENDERING

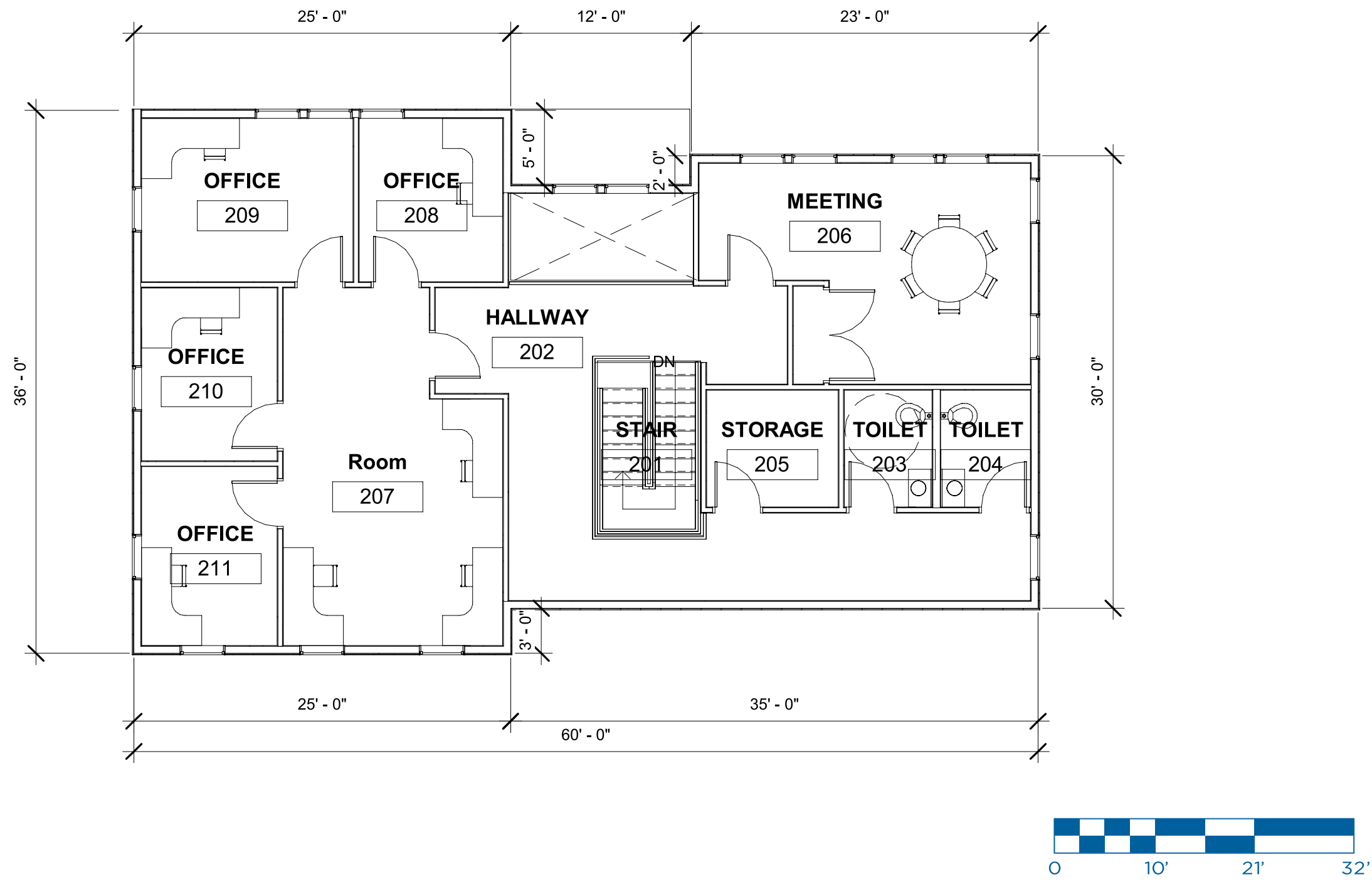
APRIL 6, 2021

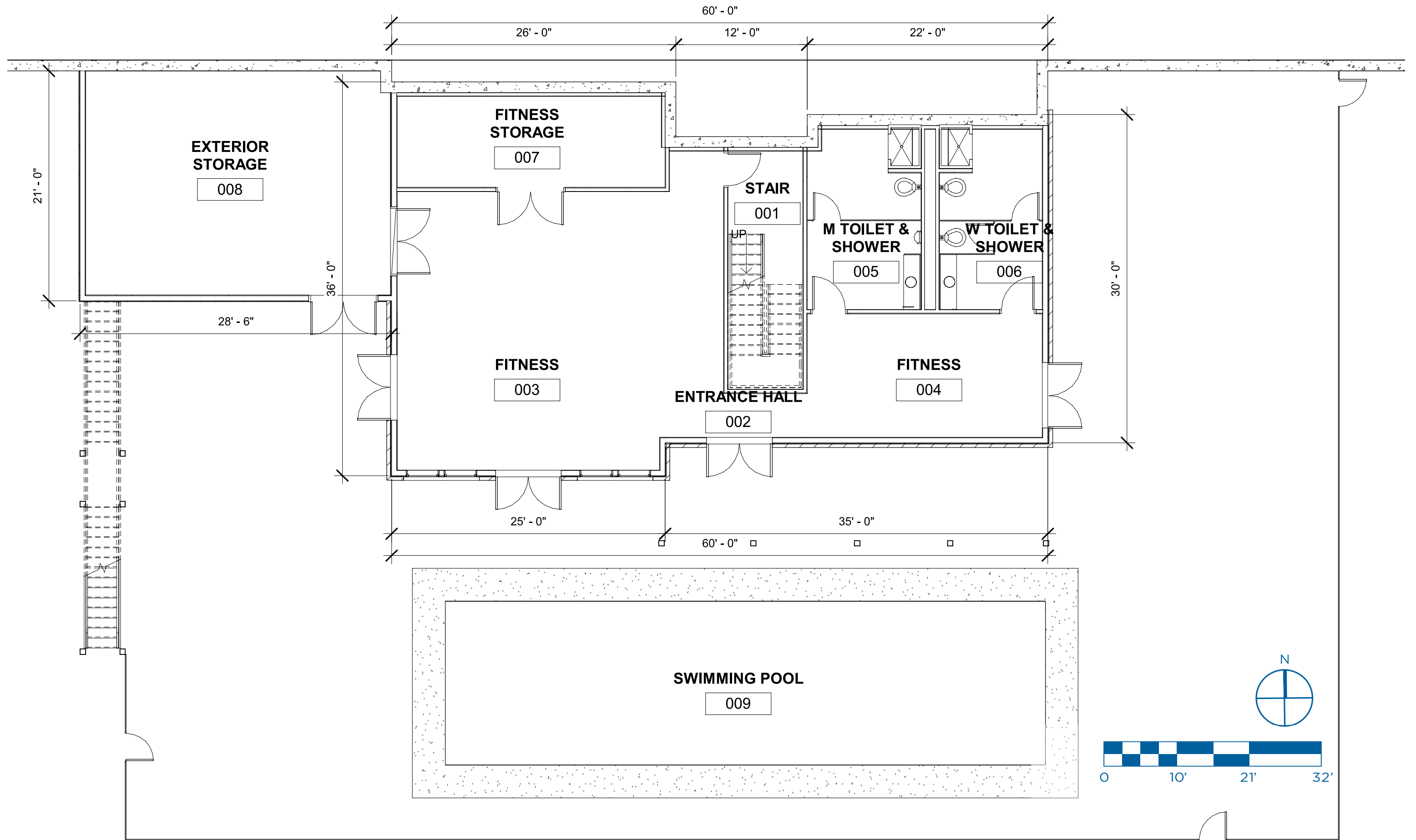


REAR OF BUILDING RENDERING

APRIL 6, 2021









CLUB HOUSE ENTRANCE RENDERING

APRIL 6, 2021



REAR OF CLUBHOUSE RENDERING

APRIL 6, 2021



MAIN STREET LOOKING WEST

APRIL 6, 2021



MAIN STREET LOOKING EAST

APRIL 6, 2021



AERIAL SITE VIEW

APRIL 6, 2021



AERIAL VIEW AT C-STORE

APRIL 6, 2021



AERIAL VIEW AT SIGNAL

APRIL 6, 2021