

Harvard University - Pleasant Street Residential Project

157, 165 & 173 Pleasant Street Cambridge, MA

Draft: July 17, 2002

Common Areas

Building Entries and Corridors

Finishes

- Floors: Carpet and pad with borders at lobby areas
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
Painted wood chair rail and picture rail
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Decorative surface mounted ceiling fixtures and wall sconces

Community Living Room and Kitchen

Community Living Room Finishes and Amenities

- Floors: Carpet and pad
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
Painted wood chair rail and picture rail
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Decorative surface mounted wall sconces and ceiling mounted pendant fixture
- Fireplace: Gas burning fireplace with painted wood mantel and stone hearth

Community Kitchen Finishes

- Floors: 8 x 8 Ceramic tile, granite gray
- Cabinets: Cider finish wood cabinets with solid maple doors and face frames, maple veneer plywood cabinet boxes and dovetail drawers. Pull hardware provided with satin chrome finish
- Countertops: Solid surface countertops and backsplashes, pebble beach gray

Community Kitchen Fixtures and Appliances

- Refrigerator: General Electric side-by-side with ice and water dispenser in the door (GSS22QFMWW)
- Wall Oven: General Electric JRP15WWWW
- Cooktop: General Electric JP34OWCWW
- Recirculating Fan: General Electric JN327XWH

Note: Specifications noted above reflect the typical finishes and materials. Items may vary based upon specific unit type and layout. The owner reserves the right to modify items noted in this specification.

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- Dishwasher: General Electric GSD2635FWW
- Garbage Disposal: Insinkerator 555ss

Note: All appliances are white on white

Fitness Area

Finishes

- Floors: Resilient sports flooring
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Perimeter cove lighting

Exercise Equipment

(I understand this has changed to 8 machines? Please verify)

Changing Rooms Finishes and Amenities

- Floors: Carpet and pad at Changing Rooms with 2 x 2 ceramic tile at Bathroom/Shower Areas
- Baseboard: Vinyl base at Change Rooms with ceramic tile at Bathroom/Shower Areas
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Bathroom/Shower Areas: Men's and Women's private bathrooms with sink, toilet and shower

Business Center

Finishes

- Floors: Carpet and pad
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Perimeter cove lighting

Living Units

Living Room, Dining Area and Hallway

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Finishes

- Floors: Carpet and pad
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish
- Ceilings: Painted 5/8" gypsum board with latex flat finish
- Lighting: Switched wall outlets provide convenient lighting control of lamps in the Living Room. An electrical junction box and wall switch is also provided for installation of an overhead light in the Dining Area. Decorative surface mounted ceiling fixtures in the Hallway
- Entry Door 1 3/4" thick six panel solid core door with perimeter seal. Hardware provided with satin chrome finish
- Interior/Closets Doors 1 3/8" thick six panel solid core doors. Hardware provided with satin chrome finish
- Coat Closet Fitout Outfitted with hanging rod and vinyl coated wire shelf

Kitchens

Finishes

- Floors: 8 x 8 Ceramic tile, granite gray
- Walls: Painted 5/8" gypsum board with latex eggshell finish
- Ceilings: Painted 5/8" gypsum board with latex flat finish
- Lighting: Decorative surface mounted ceiling fixture with under-cabinet lighting
- Cabinets: Cider finish wood cabinets with solid maple doors and face frames, maple veneer plywood cabinet boxes and dovetail drawers. Pull hardware provided with satin chrome finish
- Countertops: Solid surface countertops and backsplashes, pebble beach gray
- Sink and faucet: Stainless steel sink with goose neck faucet with handspray

Appliances

Kitchen Appliances

- Refrigerator: General Electric Profile Arctica CustomStyle side-by-side with ice and filtered water dispenser in the door (PSC23MGNWW). At Studio and One Bedroom units, General Electric side-by-side with ice and water dispenser in the door (GSS22QFMWW)
- Range: General Electric JBP68WBWW. At Accessible units, Frigidaire/Electrolux GLEB27S7AS wall oven and General Electric JP34OWCWW cook-top provided in lieu of range

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- Microwave General Electric JVM184OWD with recirculating fan and light. At Accessible units, General Electric JN327XWH recirculating fan provided in lieu of microwave unit
- Dishwasher: General Electric GSD2635FWW
- Garbage Disposal: Insinkerator 555ss

Laundry Appliances

- Washer/Dryer Studio, One Bedroom, Two bedroom and duplex Three Bedroom and some Two Bedroom plus Study units have General Electric Spacemaker stackable washer/dryer (WSM2420TWW). Three Bedroom, duplex Three Bedroom plus study and some Two Bedroom plus study units have General Electric side by side washer (WJSR1070AWW) and washer (DBR453EAWW). Accessible units have General Electric front loading washer (WSXH208AWW) and dryer (DSXH43EAWW).

Note: All appliances are white on white

Master Bedroom

Finishes

- Floors: Carpet and pad
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish
- Ceilings: Painted 5/8" gypsum board with latex flat finish
- Lighting: Switched wall outlets provide convenient lighting control of lamps
- Bedroom Closet Fitout Walk-in closets outfitted with hanging rods and vinyl coated wire shelving

Master Bathroom

Finishes

- Floors: Mosaic of 2" white octagon tile and white accent tile
- Baseboard: 4 1/4" x 6" white ceramic tile
- Walls: Wainscot of 3 x 6 ceramic tile in running bond pattern on walls at sink and toilet, full height at shower. Painted 5/8" gypsum board with latex eggshell finish elsewhere.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Decorative exposed bulb vanity sconce

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Fixtures

- Vanity Cabinet: Cherry finish wood cabinets with solid cherry doors and face frames, cherry veneer plywood cabinet boxes and dovetail drawers. Pull hardware provided with satin chrome finish
- Sink/Vanity top: Swanstone countertops with integral sink and backsplash, white
- Faucet: Long spout faucet with paddle handles, polished chrome
- Toilet: Kohler Wellworth with elongated bowl, white. Kohler Highline provided at Accessible units
- Bathtub/Shower: Kohler Villager cast iron bathtub, white. Prefabricated shower unit at Accessible units
- Mirror/Medicine Cabinet: 24" x 36" recessed medicine cabinet with mirror front
- Accessories: Tissue holder, two 24" towel rods, and robe hook in polished chrome finish. Stainless steel grabs bars are provided at Accessible units

Second Bedroom, Third Bedroom and Study

- Floors: Carpet and pad with borders at lobby areas
- Baseboard: One piece 1 x 6 painted wood base and cap molding
- Walls: Painted 5/8" gypsum board with latex eggshell finish.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Switched wall outlets provide convenient lighting control of lamps
- Bedroom Closet Fitout Walk-in closets outfitted with hanging rods and vinyl coated wire shelving

Second Bathroom

Finishes

- Floors: Mosaic of 2" white octagon tile and black accent tile
- Baseboard: 4 1/4" x 6" white ceramic tile
- Walls: Wainscot of 4 1/4" x 4 1/4" ceramic tile on walls at sink and toilet, full height at shower. Black accent liner tile at wall tile. Painted 5/8" gypsum board with latex eggshell finish elsewhere.
- Ceiling: Painted 5/8" gypsum board with latex flat finish
- Lighting: Decorative exposed bulb vanity sconce

Fixtures

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- Vanity Cabinet: Thermofoil composite wood vanity, white. Pull hardware provided with satin chrome finish
- Sink/Vanity top: Swanstone countertops with integral sink and backsplash, white
- Faucet: Long spout faucet with paddle handles, polished chrome
- Toilet: Kohler Wellworth with elongated bowl, white. Kohler Highline provided at Accessible units
- Bathtub/Shower: Cast iron bathtub, white. Prefabricated shower unit at Accessible units and at second bath in Three Bedroom plus Study duplex unit
- Mirror/Medicine Cabinet: 24" x 36" recessed medicine cabinet with mirror front
- Accessories: Tissue holder, two 24" towel rods, and robe hook in polished chrome finish. Stainless steel grabs bars are provided at Accessible units

Building Systems and Amenities

Electrical Systems

Each residential provided with a 125amp / single phase-3 wire feeder and 125 amp / single phase / 24 circuit panel board. Bedrooms and living rooms have switched controlled outlets. Dining areas have ceiling mounted junction box. Kitchens have ceiling mounted light fixture and under cabinet lights. Bathrooms have vanity lights. Walk-In closets have ceiling mounted light. Units with a patio have wall mounted light. Duplex receptacles have been provided as required by code.

Plumbing Systems

Each building is provided with state of the art plumbing systems and code compliant water conserving plumbing fixtures. Hot water for each unit is generated through one individual high efficiency 80 gallon electric water heater. Water heaters are provided with a safe pan and drain. A safe pan is provided at the washer/dryer closet in each unit.

Fire Protection Systems

Each building is protected with a fully automatic, state of the art fire protection sprinkler system. The required exit stairways are to be provided with fire standpipes furnished with hose connections for the fire departments use. All accessible spaces of the building, including all common and living units are fully protected.

Fire Alarm

In each bedroom and outside bedrooms, 120V local type smoke detectors provided. In each unit, mini-horns tied to central system provided. In handicap units, 120V smoke

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detectors provided with built-in strobe. In handicap units, in addition to mini-horn, fire alarm only strobe lights provided in living room, bedrooms and toilets.

Telecommunications

Living rooms and bedrooms have cable television outlets. Cable television service provided by AT&T Broadband and offers cable modems for high-speed internet access. Living rooms, bedrooms, studies and kitchens have telephone outlets. Telephone service is provided by Verizon.

HVAC Systems at Living Units

Each residential unit in the building has been engineered for comfort and including high efficiency gas-fired split systems, year round climate control to control heating and cooling with thermostat in each unit. Toilets and clothes dryers are exhausted to the exterior roof.

Intercom/Access Control

Dedicated phone handset in each living unit for direct communication to visitors and remote door release

Parking

One space per living unit at the Garage level of each building

Storage Bins

One storage bin per living unit at each building

Window Treatment

Levolor 1" metal blinds at all windows and doors in living units and common areas

Elevators

Each building is served by a Thyssen-Dover hydraulic elevator

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