

Reservoir Lofts Specifications
29 Wheeler Street, Cambridge
Unit 305

KITCHEN

- Floor – Brazilian Cherry
- Countertop – Granite w/4” backsplash – Black San Gabriel
- Sink – Suneli / equal “D” shape, single bowl stainless, under mount.
- Single lever spay faucet – stainless Pro-Flow 6369CP.
- Cabinets – Armstrong Maple Cabinets-Cafe
- Hardware – 19002-SS
- Under cabinet Lighting
- Track lighting
- Refrigerator – Fisher Paykel / equal FE522B/equal
- Gas Range- Bosch Stainless (HGS235)/equal
- Dishwasher – Bosch Stainless (SHX46A)/equal
- OTR Microwave – Bosch Stainless (HMY9305)/equal
- Disposal – 1/2 hp Westinghouse/equal

BATHROOMS

- Floor – ceramic tile – St.Agostino – Master – Avorio with white subway tile tub surround. Guest Bath – Beige, Laundry - Avorio
- Master Counter – Green Butterfly Granite, Guest Bath – Black San Gabriel Granite
- Baseboard – 5 ¼” painted – Bright White – SW 7006
- Toilet – Toto CST716
- Faucet - 8” spread Delta – 3530-CHP
- Shower-Lasco 1 piece shower white CM-60/equal. Ameri-cast cast iron tub in the Master with white subway tile surround.
- Tub Shower valves – Delta – T13420 CHP
- Strip Light – George Kovacs – 4-light bar - #KP5874084
- Fan/Light – Nutone / equal

MECHANICAL ROOMS

- Garage level – concrete

EXTERIOR FINISH AND STRUCTURE

- The buildings are wood frame construction to code, over concrete floor covered steel beam construction structural garage below grade. Exterior fiber cement clapboard siding, *Hardie Panel* with battens at clear story. Soffits and trim Azek. All surfaces pre-painted.
- Roofing: .60 epdm rubber roofing over tapered insulation system.
- Windows – Town & Country – Vinyl/Fiberglass - Low E
- Doors – Town & Country Vinyl/Fiberglass – Low E
- Unit Entry Doors – Town & Country Vinyl/Fiberglass
- Balconies – Weatherbest (white) vinyl railing system.
- Balcony Decks – Trex decking.
- Exterior Lighting – Minka Lavery F8520/equal

INTERIOR UNIT FINISHES

- Floors: living/dining/kitchen and bedroom(s) - Brazilian Cherry Hardwood flooring.
- Baseboard: 5 ¼” beaded edge – painted Bright White- SW-7006.
- Interior Door Trim: side legs - 1x4 straight stock with 1x6 header including custom 1” base cap molding and 5/8” half round molding.
- Unit Stair cases: Maple treads stained to match floors, paint grade risers and skirt boards. Galvanized metal rails and newel systems.
- Common Walls: STC rating - windows sheetrock return.
- Walls & Ceilings: Gypsum sheetrock, taped joints, level 5 finish. Windows to be finished contemporary with sheetrock return.
- Paint: Sherwin Williams - one coat of primer and two finish coats. Color – Kitchen/LR/DR/Hall – Bungalow Beige - SW 7511, 1st Floor Bed/Bath – Oyster Bar- SW 7565, 2nd Floor Bed Bath – Grecian Ivory - SW 7641
- Interior passage and closet doors: 1 panel, smooth, semi solid flush MDF/ or equal.
- Interior Hardware: Schlage lever handle with brushed chrome hinges. series “Manhattan”
- General unit lighting consists of track lighting in the kitchen and living room, surface mount in hall, foyer, bedrooms, surface mount in closets , Fluorescent fixtures in garage and storage rooms (#4969,4986)
- Standard closets: closet maid wire closet systems
- Switches and Plugs – Decora, white

COMMON AREA FINISHES, EQUIPMENT ABOVE GARAGE

- Front Doors: Lighting at exterior door – *Hinkley # 1655* lighting as per lighting plan.
- Entry - polished concrete flooring.
- Entry, Intercom and entry door strike LYKN/equal
- Entry, access lighting
- Stairs - Armstrong commercial Vinyl over plywood. Interior CommonHalls – Brazilian Cherry hardwood.
- Office/Mail Room – Stamped concrete, 5 ¼” beaded edge Baseboard. Keyed mailboxes in brushed stainless steel with shelf below for packages, papers, etc.
- Interior Lighting – compact fluorescent or equal.
- Elevator – 3000”. Schindler - Standard Features.

UTILITIES

- Pre-wire CAT 5 telephone/cable – 3/unit
- 100 amp electrical service to each unit
- Provide hook-up for stacked washer/electric dryer
- Gas Hot Water Heater – American – 50gal. energy efficient
- Unit condensers located on roof - Weather King Brand. 1 ½ , 2 ½ Ton
- Hard wire smoke detectors per code.
- Carbon Monoxide detectors per code.
- New underground utilities installed to code, new water/sewer service, new gas service, new electric service.
- Fire Protection: wet system with vertical heads
- Electric ice-melt at ramp to garage.

BASEMENT

- Sprinkler system: wet head
- Floor in garage area and all storage areas and mechanical rooms: concrete.
- Walls: Concrete

LANDSCAPING AND SITE LIGHTING

- As per approved Landscape Plan

Note – Developer reserves the right to substitute any of the above items with items of equal value.