

Residential Furniture Standards and Guidelines

The design criteria for all residential furnishings should match USD's Spanish Renaissance architectural style. Designs should use square shapes, traditional lines. Wood tones are a medium to dark walnut finish. Metals and hardware are oil-rubbed or anodized bronze. Fabrics are to exceed 100K double-rubs, Crypton (or similar) finish, preferably anti-microbial.

Preferred Bedroom Furniture Vendors

Restoration Hardware - Contract Furniture Division, Custom design,
Contact: Ed Kuester ekuester@rh.com

Sustainable Furniture-Custom Furniture Dept,
Contact: Danny Deane deane@sustainablefurnitureinc.com

DormLife Mattresses - www.dormlifeproducts.com,
Contact: Mark Malkiewicz mark@dormlifeproducts.com

Bedroom Furniture Standards:

Bed (Twin)

Length should be XL (accommodates 80" mattress)

Solid Hardwood Construction, with paneled Headboard/Footboard

Moveable Siderails to allow bed height to be adjusted

Must be bunkable, with pegs, siderails for safety, and ladder meeting bunkbed safety guideline

Power supply (UL Certified) with traditional outlet as well as USB plug in, built in on headboard (Cabling invisible within headboard)

Desks

Solid Hardwood Construction, with pencil drawer at seating area

3 storage drawers on the side, one should be lockable with a resident supplied padlock

Power supply (UL Certified) with traditional outlet as well as USB plug in on the desktop

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Dressers

Solid Hardwood Construction

5-6 Drawer Chests a minimum of 46" high

Desk Chairs

Armless to match Desks

Mattresses

Twin / Full - Plastic Covered to support cleaning. 8" thick, 80" long

DL 4500 is our standard, It uses a 1.8 density foam

*See Exhibit A

Kitchen Appliances

Refrigerator

Finish is to be Stainless Steel

Must be EnergyStar Rated

Minimum size is 17.5 cu ft

Microwave

Finish is to be Stainless Steel with Sensor Cooking

Stove/Oven

Finish is to be Stainless Steel, Electric power

*See Exhibit B

Living Room Furniture

Couches

Current Preferred Vendor is Restoration Hardware

Current Style is the Rowan Sectional having 4 sections to make an "L shape"

Current Fabric is Commercial Sunbrella Loft, Color Grey

Foam filling should be commercial, density foam

Coffee Tables

Must be sturdy enough to sit on

TV Table

at least 18" deep x 5' long x 30" high

*See Exhibit C

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Asset	Expected life (in years):
Appliance - Microwave	8
Appliance - Minifridge	14
Appliance - Refrigerator	14
Appliance - Oven	14
Appliance - Vacuum	5
Bar Stool	10
Bed Frame - Full	20
Bed Frame - Queen	20
Bedframe - Twin Sets	20
Bed Storage (under bed)	20
Bookcase	20
Bulletin Board	5
Ceiling Fans	20
Chair - Arm chair	8
Chair - Desk or Dining	15
Chair / Fabric Ottoman / Bench	8
Coffee Table	10
Computer Desktop	15
Copiers	5
Couch - Loveseat	8
Couch	8
Desk	20
Dresser/Wardrobe	20
Entertainment - Credenza	20
Fitness Equipment	15
Ceiling Lights	25
Mattress Queen (for Staff)	5
Mattress Full/Twin	5
Specialty Mirrors	25
Misc/Other	10
Outdoor furniture	5
Tables - Folding or Skinny	10
Tables - Dining	20
Tables - End or Cocktail	20
Televisions	5

Residential Furniture Standards and Guidelines

Exhibit A



Exhibit B



Exhibit C

