

PART III – CSU FACILITIES PLANNING, DESIGN AND CONSTRUCTION STANDARDS

DIVISION 12 – FURNISHINGS Updated 2021 – Modified for HDS

Housing and Dining Facilities (HDS) has adopted amendments for all HDS facilities. Confirm applicable standards with Project Representative on a per Project basis.

Housing and Dining Services takes the following exceptions highlighted in Gray.

DIVISION 12 – FURNISHINGS

HDS: All furnishings must withstand heat up to 140 degrees for 8 hours duration in residential living spaces and lounges.

12 01 00 – Operations and Maintenance of Window Treatments

A. HDS: General Information

1. HDS: Delivery of all Drapery orders to be a maximum of 6 weeks ARO (After Receiving Order). Confirm production to delivery standard timelines. Service representative to measure for Draperies at CSU locations, as needed. On-site appointment within 2 to 3 days required.
2. HDS: Eco-Friendly and routine methods of disposing of old Draperies – CSU will not be responsible to remove or dispose of old Draperies in a replacement installation. Our preference of disposal is not to put old Draperies in the landfill but to use an eco-friendly disposal method where vendor will pick-up Draperies and recycle them. Whenever possible alterations of new old stock will be done to use across Housing in other area when replacement required different measurements.

12 20 00 – WINDOW TREATMENTS

A. Window Coverings:

1. Blinds, shades, and shutters shall normally be furnished and installed by the Project Team and shall be included in the Project Specifications.
 - b. Drapes must be approved by the Project Representative prior to specifying.
 - i. HDS: See HDS Drapery Standards

12 21 26 – Black-Out Blinds

A. HDS: Windows or other uncontrolled light sources

1. must be controlled.
 - a. Blackout window treatments or other devices
 - i. Able to use Audio Visual projection.
2. Project team will specify visual light percent based on use.
3. All residential sleeping dwelling units

12 22 13 – Draperies

A. HDS: General Information:

1. HDS: All Drapery panels shall contain full fabric widths without exterior visible seams. Surged seams shall be used to join fabric widths. All Drapery shall be made to hang evenly and to heat seal buckram to fabric heading. Side seams shall be double 1 ¼" minimum – blind stitched. Bottom

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hems shall be double 4" thickness and blind stitched. Bottom and side hems shall be even throughout, creating equal corners. Thread tension should be even throughout stitching of all hems. Hems shall be even with straight stitching and no puckering. The Drapery widths shall be made to accommodate existing Drapery rods when needed. Only the best quality threads of compatible color shall be used throughout. Cotton Mercerized thread is to be used for all side hems and bottom hems; nylon thread is not acceptable in hems.

2. HDS: Buckram shall be Kirsch #1154 – Permanent 4" heat-sealable non-woven medium weight. No substitutions accepted without prior CSU Housing staff written consent. Heading shall be double around buckram. Drapery shall have French pleats, 150-200% fullness with pleats 4 – 4.5 inches apart spaced evenly and pinched 3 times with tacking in place by three double thread stitches through the fabric and buckram. Pleat depths shall be uniform; pleat stitching shall be straight and even with no hanging threads.
3. HDS: A 1" square vinyl-covered weight shall be sewn in each lower panel corner.
4. HDS: Proof of flame-retardant feature in the form of a lab test report or similar format is required.
5. HDS: Fabric must be machine washable with Jaden Fabric blackout, Nightshade (blackout) or equivalent.

12 22 16 – Drapery Track and Accessories

HDS: Rods must be adhered to the mounts. Within Section A below. Contractor must provide in-wall blocking for all mounting hardware.

A. HDS Drapery hardware:

1. HDS: Rods with baton draw, wall, or ceiling mounts
 - a. HDS: Acceptable Product
 - i. HDS: Kirsch series 90003 or approved equivalent
 - b. HDS: Baton must meet ADA requirements. Baton must be between 44 inches and 48 inches above finished floor.
2. HDS: All Drapery panels shall be ready for install and include an appropriate number of offset heavy-duty fire-retardant stainless-steel hooks, already set in Drapery for installation.
 - a. HDS: Acceptable Product
 - i. HDS: Graber 7-311-0 or approved equivalent

B. HDS: Apartment Drapery hardware: (existing units only)

1. HDS: Traverse rods wall mounts
 - a. HDS: Acceptable Product
 - i. HDS: Kirsch series 3083R Superfine or approved equivalent
2. HDS: Rods with long baton draw, wall, or ceiling mounts
 - a. HDS: Acceptable Product
 - i. HDS: Kirsch series 90003 or approved equivalent
3. HDS: All Drapery panels shall be ready for install and include an appropriate number of offset heavy-duty fire-retardant stainless-steel hooks, already set in Drapery for installation.
 - a. HDS: Acceptable Product
 - i. HDS: Graber 7-311-0 or approved equivalent

12 24 13 – Roller Window Shades

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- A. HDS: Roller shades will normally be furnished and installed by the contractor and should be included in the A/E specifications. Purchasing Terms and conditions.
- B. HDS: Residence Hall and Apartment Event Centers, study rooms, offices, main and student lounges will be furnished with roller shades
 - 1. HDS: External color will be white.
 - 2. HDS: Internal color will match color scheme.
 - 3. HDS: Shades will be 90 – 95 percent blackout
- C. HDS: Small rooms such as study rooms and offices will have manual control.
- D. HDS: Large public areas and dining halls will have motorized roller shades which will be synchronized for level raising or lowering operation.
 - 1. Motor controls will be located in a central location in the room.

12 35 30 - Residential Casework

- A. HDS: All casework shall be euro box style laminated on all sides, top and bottom with either high pressure laminate or low pressure laminate.
- B. HDS: Base cabinets to be 24" deep and shall have adjustable legs supports and 4" toe kick.
- C. HDS: Range hood or another ductwork may not run through kitchen cabinets.
- D. HDS: Edge banding to be 3mm PVC or solid wood glued with high temperature adhesive.
- E. HDS: Minimum ¾" thickness on all components – box, doors and shelves
- F. HDS: Casework substrate shall be Roseburg MEDEX moisture resistant and formaldehyde free or equiv.
- G. HDS: Doors and door material
 - 1. HDS: MEDEX or solid wood substrate
 - 2. HDS: High pressure laminate cap sheet – color to be jointly selected by architect and owner.
 - 3. HDS: Solid hardwood – specs and door style to be jointly selected by owner and architect.
 - 4. HDS: Full overlay style doors
- H. HDS: Hinges will be Blum (or equiv.) fully adjustable full overlay type with 110 degree swing.
- I. HDS: Drawer boxes shall be one of two types
 - 1. HDS: Solid wood with dovetailed joints.
 - 2. HDS: MetaBox integrated door sides/glides.
 - 3. HDS: Drawer faces shall match the rest of the casework in material and finish.

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12 35 36 Package Casework

A. HDS: Coordinate with Housing and Dining Services Facilities for latest packaging storage requirements.

1. Locking metal boxes

2. Modular Open wire shelving – 400# load rating

12 36 00 Countertops:

A. HDS: Furnish tops in maximum practicable lengths.

B. HDS: Acceptable types include:

1. HDS: Solid acrylic is the preference.

- a. HDS: Composition Stone
- b. HDS: Natural Stone
- c. HDS: Glazed Composition Stone
- d. HDS: Concrete
- e. HDS: Stainless Steel
- f. HDS: Epoxy Resin

C. HDS: Not allowed

1. HDS: Plastic laminate countertops (except as direct replacements to match existing).

12 40 00 – FURNISHINGS AND ACCESSORIES

A. Indoor Trash, Recycling and Compost Containers:

1. Containers shall be provided as follows:

- a. Office:
 - iii. HDS: Contact HDS Materials Management for current part numbers
- b. Classrooms, including but not limited to labs, study areas, lecture halls, etc.:
 - iii. HDS: Contact HDS Materials Management for current part numbers
- c. Conference Rooms:
 - iii. HDS: Contact HDS Materials Management for current part numbers
- d. Hallways and Corridors:
 - iv. HDS: Contact HDS Materials Management for current part numbers
- e. Breakrooms:
 - v. HDS: Contact HDS Materials Management for current part numbers
- f. Lactation Room:
 - iii. HDS: Contact HDS Materials Management for current part numbers
- g. Copy/Print Rooms:
 - iv. HDS: Contact HDS Materials Management for current part numbers
- h. Public Areas/Lobbies:
 - v. HDS: Contact HDS Materials Management for current part numbers
- i. HDS: Resident Rooms/Apartments:
 - i. HDS: Contact HDS Materials Management for current part numbers

B. HDS: Outdoor Trash and Recycling Containers

A. HD: The cost and procurement of outdoor trash and recycling containers, including the building dumpsters, will be included into the cost of the project.

C. HDS: Provide at least two coat hooks in offices

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12 44 16 – Shower Curtains

A. HDS: Each curtain will be:

1. HDS: Washable fabric
2. HDS: Easy to remove
3. HDS: Magnets will be sewn into the bottom of the curtain for weight.
4. HDS: Use magnetic strips to keep shower curtain closed.
5. HDS: Contact Owner rep for information on hooks for shower curtain.

12 48 00 – RUGS AND MATS

A. Floor Mats:

- a. HDS: Type and locations shall be approved by HDS-F Environmental Services.

12 50 00 – FURNITURE

A. Furniture:

7. HDS: Upholstered seating fabric must be commercial grade or better with a minimum of 100,000 double rubs.
8. HDS: Choice of dark colors, multi-covered, without a pattern. No white or minimal light color fabrics.
9. HDS: Must meet California Technical Bulletin 117-2013 for upholstered furniture flammability rating.
10. HDS: Moisture / fluid barrier fabrics when available.
11. HDS: Must withstand heat up to 140 degrees for an eight (8) hour duration in residential living spaces and lounges. Adhesives rated for 165 degrees min.
12. HDS: Recoverable furniture for all soft seating in high traffic areas, apartment, and lounges.
 - a. Enable replacement in field
13. HDS: Fabrics must be able to be cleaned with steam or extractor upholstery tool.
14. HDS: Dry Clean Only fabric is not allowed.
15. HDS: All furniture must be treated with a fabric protection product that meets LEED standards
16. HDS: Each piece of furniture will have a sticker or permanent label affixed to the bottom or an unseen area with the following details:
 - a. Manufacturer
 - b. Part number
 - c. Purchase order number
 - d. Any information needed to submit a warranty claim

B. HDS: Removable Accessories

1. HDS: Minimal feet, glides or other easily removed accessories. Removable cushions with lock system or similar for easy cleaning and replacement

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2. HDS: Removal and replacement of fabric covers for seat decks, arms, backs, cushions, etc.

12 52 19 – Upholstered Seating

- A. HDS: Furniture should be lightweight but sturdy.
 1. Moveable furniture to weigh less than 100 lbs. per piece.
- B. HDS: Foam Density
 1. All components with fabric shall have a moisture proof barrier.
- C. HDS: Cushions will be removable (with locking system) for ease of cleaning and replacement.
 1. All components that make up the furniture shall be capable of replacement in the field by University staff when available.
 - a. Fabric covers, seat decks, arms, backs cushions, etc.
- D. HDS: Cording or exposed nail head are NOT allowed
- E. HDS: Tablet arms are NOT allowed
- F. HDS: Upholstered seating will not have skirts or slipcovers

12 56 40 – Furniture Warranty

- A. HDS: Beds, desks, chests, bookcases, wardrobes, storage cabinets, nightstands and other case goods shall carry a 10-year warranty against manufacturing defects.
- B. HDS: Seating, lounges items, occasional tables and other related items carry a 10-year warranty.
- C. HDS: Casters, glides and accessories shall be covered by a 2-year minimum warranty.

12 58 00 – Residential Furniture

NOTE: HDS: Refer to owner's current requirements. Coordinate all furniture spaces with owner. Must meet current version of LEED or other designated certificates.

- A. HDS: Available types of furniture
 1. HDS: Couches and Loveseats
 2. HDS: Residential Chairs
 3. HDS: Dining Tables and Chairs
 4. HDS: Coffee Tables
 5. HDS: Entertainment Centers
 6. HDS: Beds
 - a. Mattress (Single)
 - i. Length – 80"
 - ii. Width – 38"
 - b. Mattress (Double)
 - i. Length – 80"
 - ii. Width – 53"
 - c. Guard Rail
 - i. Must be uniform with headboard and footboard
 - d. Steel channel (frame)
 - e. Headboard / footboard
 7. HDS: Armoires
 - a. Will provide if built-in wardrobes are missing.
 8. HDS: Nightstands

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- a. Loft bookshelf
- b. 2 Drawer
9. HDS: Student Desk
 - a. 24" desk
 - b. 18" Pedestal
 - c. Knee-space shelf
 - d. Casters on Pedestal
 - e. Security door
10. HDS: Student Chair
 - a. Recoverable back and seat
11. HDS: 3 Drawer Chest (Apartment Only)

12 93 00 – Site Furnishings

A. HDS: Trash and Recycling Receptacle

1. HDS: Outdoor Trash
 - a. HDS: Weather Resistant
 - b. HDS: Must be powder coated green
 - c. HDS: Needs interior trash container, wire rope and swag sleeve

B. HDS: Outdoor Recycling HDS

1. HDS: Weather Resistant
2. HDS: Must be powder coated blue
3. HDS: Needs interior trash container, wire rope and swag sleeve

C. HDS: Picnic Table

1. HDS: Landscape Forms: Carousel
2. HDS: Backed, Perforated Seats, Umbrella Hole, Surface Mount
3. HDS: Include Solstice Umbrella

B. HDS: Apartment Picnic Table

1. HDS: Powder coated CSU Green (bench and top)
2. HDS: Legs black
3. HDS: 5-10 year warranty

C. HDS: Bike Rack (Refer to CCI)

1. HDS: Rack size based on location – 6-12 slot racks
2. HDS: Must be powder coated green

D. HDS: Skateboard Rack

1. HDS: Hold 14 boards

END OF DIVISION