

DIVISION 12 FURNISHINGS

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Unless stated otherwise, the standards in this Facilities Design Manual (FDM) are directed to the Design Professional to incorporate into the Project.

Although the Owner encourages improved concept, method and product recommendations by the Design Professional, deviation from these standards, including product requests for “approved equivalent” status, requires written justification from the Design Professional and written approval from the Owner’s Representative before completion of Design Development Documents.

*Changes to this Division since the last issuance are indicated with **yellow highlighted text**.*

Links to Support Documents, external webpages and other FDM sections are shown in underlined text.

12 20 00 WINDOW TREATMENT

A. GENERAL

1. Specify blinds, shades and draperies furnished and installed by the Contractor.
2. Specify blocking for future installation of window treatment where required by the Building Program.

B. MINI-BLINDS

1. In general, specify roller shades. However, if mini-blinds are a necessity due to project requirements, specify Levolor Mark I mini-blinds (<http://www.levolor.com/products/metal-blinds/style.php>).

C. ROLLER SHADES

1. The following roller shade solutions may be specified on a project specific basis. Consult Owner's Representative during design for project appropriateness. Basis of Design: products by Lutron Electronics, Inc. (click on links below for sample specifications. Modify as needed based on project requirements).
 - a. [Manual roller shades](#)
 - b. [Motorized roller shades](#)
 - c. [A combination of manual and motorized roller shades](#)
 - d. [Motorized Roller Shades with Hyperion Solar Adaptive Technology and integration to lighting control and building management systems.](#)

12 35 00 SPECIALTY CASEWORK

A. LABORATORY

1. Specify laboratory casework by Mott Manufacturing Ltd. (<https://www.mott.ca/laboratory-casework/>), represented locally by Wynn O. Jones Associates, Inc., who has agreed to sell to the Contractor at the same discount as contracted with the Owner.
2. Specify the Contractor to furnish and install casework.
3. In general, specify wood casework. However, discuss the appropriateness of specifying wood or metal casework on a project specific basis with the Owner's Representative. Discuss product lead times with Owner's Representative and supplier, and integrate lead times into anticipated project schedule.
4. Before specifying, verify detailed requirements for work surface top material and for specific types of equipment with the Owner's Representative.

12 36 00 COUNTERTOPS

A. LAVATORIES

1. Specify minimum 1 inch thick solid high density polyethylene (HDPE) in a medium-to-dark color throughout the product thickness from one of the following manufacturers.
 - a. Scranton Products (Santana/Comtec/Capitol) (<http://www.scrantonproducts.com/vanities.html>)
 - b. Yemm & Hart (<http://www.yemmhart.com/materials/origins/countertops.htm>)
2. Design countertops to include the following requirements.
 - a. Locate the front edge tops of lavatories 32 inches to 34 inches above finished floor.
 - b. Cut and finish one or more 8 inch diameter holes centered within the countertop depth and between lavatories for depositing paper towels.
 - c. Include guides under the counter on each side and back of 8 inch holes to allow a 23 gallon 30 inch high Rubbermaid Slim Jim waste receptacle to be easily located under the counter.
3. For accessible lavatories, comply with preferred dimensions specified in the Owner's accessibility reference standard.
 - a. See paragraphs under 02.05B Accessibility Standard in FDM Part 1/[Sec 02 Codes and Regulations.pdf](#).

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12 48 00 RUGS AND MATS

A. ENTRANCE FLOOR MATS

1. Design for matting to cover the full width and length of the entrance vestibule and the full width of the entrance corridor or vestibule, whichever is wider.
 - a. See vestibule requirements under subsection 03.04A in FDM Part 1/[Sec 03 Space and Site Design](#).
2. Owner will furnish and install water permeable matting. **Consult Owner's Representative for product data and sizes.**

12 50 00 FURNITURE

A. GENERAL

1. Design to provide power and space for furniture (most classified as "movable equipment") furnished and installed by the Owner.
 - a. Verify requirements with the Owner's Representative.

12 60 00 MULTIPLE SEATING

A. FIXED SEATING

1. Design to provide fixed seating for classrooms and auditoriums as required by the Building Program.
 - a. Discuss quantity and character of seating with the Owner's Representative.
2. For general classroom design requirements, see paragraphs under subsection 03.09 in FDM Part 1/[Sec 03 Space And Site Design.pdf](#).

END OF DIVISION 12 FURNISHINGS