



1500 Orange Ave
Coronado CA, 92118
Last Update: 5/6/2021

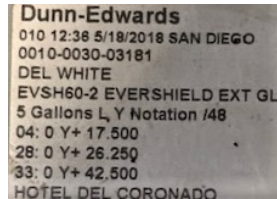
HDC General Design Standards

- Flashing:
 - Material: Copper or Kynar coated aluminum 0.040 thickness at Victorian building.
 - No galvanized sheet metal
 - Stainless flashing only at building foundation to grade locations
- Exposed Metals
 - Stainless steel
 - Powder coated aluminum
 - Copper
 - No galvanized steel sheet metal
- Fire alarm notifier system
 - Must be a Honeywell Notifier system compatible with the Del's existing system
 - Design and build a complete fully addressable code compliant. This includes, but not limited to, pathway, wiring, and terminations and all required equipment.
 - System must connect and integrate to main fire alarm system located in the hotel's security office
 - Combination smoke and carbon monoxide detectors required near any gas fired appliance or equipment
- HVAC
 - Fan coils must have the ability for a low, medium, and high speed and be integrated into the hotel Building Automation System (BAS). The fan speeds must be able to be controlled via the BAS and should operate in "low" when setpoint is met.
 - Controls are the Distech system, all new controls must have ability to be integrated and be of the DDC type Jace controller
 - Gate valves are not permitted
 - PVC or CPVC is not permitted for HVAC piping
 - All actuators should be the type that are replaceable without valve removal
 - All fan coils will be capable of being monitored for on, off and current room temperature. Contractor to provide complete system, including but not limited to: pathway, wiring, and terminations, from each monitored unit to a JACE Controller located in the 17'-3" IDF room. JACE controller shall be a new EC-BOS-8 (JACE-8000) with a new enclosure and licensed to migrate data for up to 25 devices. Everything after the JACE Controller will be by owner including, but not limited to, database, graphics, and cabling to existing BMS from JACE controller. The JACE controller will allow for the hotel to connect the HVAC controls to the existing Niagara (Distech platform).
 - All grills to be Aluminum or Stainless, no Steel or Galvanized anywhere.
 - Insulate all chilled water and condensate drain piping using closed-cell insulation products that comply with the latest ASTM C534 or ASTM C522-03 (www.astm.org). Select insulation thickness per the latest ASHRAE Handbook of Fundamentals, Chapter 23 (www.ashrae.org).

- Paint – Standard Colors (*Always Verify Match):

- “Del White”

- Dunn-Edwards:



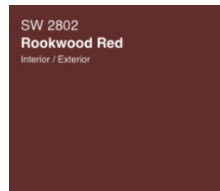
- Sherwin Williams:



- Rockwood Red SW2802

- Sherwin Williams:

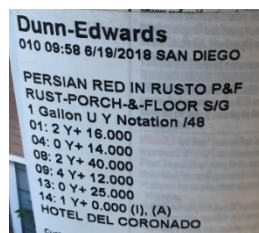
- Used at North Parking Structure signage – color in HDC logo.
 - Matches historic window & door sashes at the Victorian
 - <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW2802-rookwood-red>



- Persian Red

- Dunn-Edwards

- Used as touch up paint for the Victorian Roof.

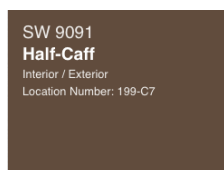


- Half Caff SW9091

- Sherwin Williams

- Used on Handrails, Piping Guardrails, and Exterior Metals at the North Parking Structure.
 - Pro-cryl primer with Proindustrial Acrolon 100 final color to match our standard colors as indicated on a project by project basis.

- <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff>



- Railing:
 - Types: Refer to railing master list
- Guestroom Electronic Door lock
 - Saflok Quantum IV at all new doors
- Low Voltage
 - Design-Build by Command
 - Voice, Data, CCTV, POS
 - A/V music if required
 - Security Cameras
- Electrical
 - Compression couples at EMT, not set screws.
- Ceramic Tile
 - Fusion Pro single part grout
- Drywall
 - All pre-rock to be non-molding dens-board or similar
- Access Panels
 - Tape in only, no exposed flanged access panels. Hinged panels are acceptable.
 - Aluminum, GRFG, other types of materials to be reviewed with Ownership. No Steel or Galvanized allowed.
 - Preferred Product Data (Use this or equivalent)
 - The William Bros/WB DW 400 Series/All Aluminum**.
- Food Service Floors
 - Epoxy floors at food service floors with 6" cove base
- Fire Sprinklers at Finished Ceilings and Walls
 - For hotel rooms/residential space use Senju sprinkler head (ZN-RES).
 - **Manufacturer: Tyco, Viking, or Equal**
 - Flush pendant type sprinkler head
 - Metal thermal strip (not glass ampule)
- Subcontractors to consider on bid cost
 - West Coast Fire Sprinkler
 - JJJ Fire Alarm
- Buyout
 - Complete 90 days after contract
- Submittal
 - Immediately after buyout
- Concrete site work
 - Standard color for ALL concrete work (curbs/gutters/side walls) is San Diego Buff
 - Finish to be approved by ownership.
 - Preferred: Light broom acid scrub or acid washed. No exposed aggregates.
 - Concrete grooves (pathways): 1/4" tool joint width or less. Smallest groove possible is preferred.
- South Beach Outlet Stakes located at Palm Trees (for Christmas lights)
 - Gard-N-Post (Part No. GPD19BR)
- **Plumbing**

- Thermostatic mixing valve (shower/bath outlet) should be Kohler Rite-Temp with integral stops
- Shower heads rough in to be no lower than 84" AFF
- Roofing
 - Peel and stick self-adhering membrane at eaves and valleys
 - Roof shingle spec:
 - Owens Corning Supreme Shingles. Color "Spanish Red"
- ADA truncated domes
 - Private property: Black or charcoal gray. Domes to be Textura type 12x12 tiles, not large sheet panels.
 - Public property: Must conform to City standards
- Fiberglass Reinforced Plastic (FRP) wall panels in all BOH areas
 - Only use White Smooth (FRP) Wall Panels versus the orange peel textured panels.
- Preferred exterior/outdoor freestanding enclosure for GFCI outlets
 - Gard-n-post GPD19BR
- Door Thresholds
 - Thresholds to be milled finished Bronze at all doors unless otherwise noted.
- Door Hardware
 - Saflok electronic locks are always preferred over keyed locks where possible.
 - F or EF keyway, 0 bitted, and interchangeable. If not available, C is acceptable (0 bitted). Review with Facilities and/or Security prior to ordering.
- Light Switches
 - Decora switches and cover plates are preferred. Historic buildings may have other switches/cover plates to match time period or existing.
- Valves
 - All valves must be tagged, and a valve chart must be provided for facilities.
- Interior Wood
 - All interior painted wood should be poplar
- Cement Plaster
 - Smooth trowel, typically painted "Del White"
 - Zinc, plastic, or plastic corrosion resistant lath trims for rust resistance
- Lighting:
 - Guestrooms: Maximum 2700 kelvin light color
 - Other: Maximum 3000 kelvin light color
- Avoid Custom Work If Possible

Victorian ONLY General Design Standards

- Ornate Exterior Grilles:
 - SMI Ventilation Products, Victorian Series, wall mount grilles
- Paint – Standard Colors (*Always Verify Match):
 - Sherwin Williams
 - Rainwashed SW6211 (semi-gloss)
 - Used on front entry Veranda and balcony ceilings
- Interior Wood Finish
 - Material: White Oak, quarter-sawn.
 - Stain: Match historic (custom).
 - Clear finish: Shellac.
- Roofing – FRONT PORCH PROJECT ONLY
 - Shingles: Owens Corning "Spanish Red"
 - Low-pitched & flat roofs: Certainteed Flintlastic SA, "Red"