Building Standard Specifications

Partitions:

New Demising Partition:
- Full height partition, floor to underside of structure (1 hr UL 451). By tenant.
- 3-5/8" 20 ga. metal studs, 16" O.C.
- 5/8" thick gypsum wallboard, Type "X", one layer each side with cavity fully insulated, taped and spackles to receive paint.

New Interior Partition Type-(1):
- Finished Floor to underside of suspended acoustical ceiling, by tenant.
- 3-5/8", 25 gauge metal studs, 16" OC.
- 5/8" thick gypsum wallboard, one layer each side, taped and spackled to receive paint
- Zip-bead at ceiling on both sides of partition

New Interior Partition Type-(2) (Soundproofing walls):
- Finished Floor to 6" above ceiling system
- 3-5/8", 20 gauge metal studs, 16" OC.
- 5/8" thick gypsum wallboard, one layer each side with cavity fully insulated, taped and spackled to receive paint

Perimeter Walls:
- Window systems- Anodized aluminum w/ thermally broken frames, double insulated glass.
- 3-5/8" mtl. studs and gypsum wallboard installed below window sills and for all building interior and perimeter columns by tenant as required. Perimeter wall insulation to be fiberglass batts and foil faced.

Doors:

Front Entrance Door:
- 3'-0" x 7'-0" "Kawneer" or equal storefront system; clear or bronze anodized aluminum frames, clear tempered double insulated glass.
- Hardware: Recessed top & bottom Pivot with closers & hold open function. Panic hardware as required by Code
- Pulls: Install on exterior – Kawneer's standard door pull system.
  Perimeter entrance doors keyed to Schlage master system

Interior Door:

3'-0" x 7'-0" flush, solid core wood (birch), Mohawk Flush Doors, stain grade.

Hollow metal knock down frame, 2" face, 16 gauge cold-rolled steel, factory primed
- Schlage ND Series Athens Lever Passage Set
- Finish: 626 Satin Chromium Plated
- Hager (or equal) 4 ¼ x 4 ½ hinges, #BB1168, ball bearing, 1-1/2) pair
  Door equipped with Silencer: Ives or equal, Wall or Floor Stop: Rockwood Manufacturing or equal approved

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Ceiling & Lighting:

Acoustical Ceiling:
- Armstrong's Dune, #1776, 2' x 4' x 5/8" angled tegular lay-in tile or equal, color: white
- Armstrong's Prelude XL 15/16" Exposed T type grid, color: white
- Continuous grid throughout at 8'- 6" height
- Existing ceiling and/or grid may be re-used at Landlord's discretion

Light Fixture:
- Lithonia Lighting 2x2 or 2x4, FS Series Model #2FSL(2 or 4)-(20L or 30L)-EZ1-LP835
- LED
- Prismatic or parabolic type fixture may be substituted in certain areas; ie. Storage rooms, File rooms, Service areas, etc.

Light Switch and Controls:
- Dual Technology motion sensor light switches in individual rooms
- Ceiling mounted dual technology motion sensors in open areas

Life Safety:

Emergency Light:

- To match standard light fixture equipped with emergency options.

Exit Sign:

Simkar's SLED series or equal, LED Low profile exit sign, red letters on white background
- 90 minute operation in emergency mode
- Wall or ceiling mounted with directional arrows as required per code

Fire Extinguisher Cabinet & Miscellaneous:

5 lb. General Purpose type, Badger #B5V2000 or equal, wall mounted
- Provide in accordance per code, by tenant
- Provide ADA compliant fire alarm audible speakers and visual strobes, smoke detectors, as required per code

Fire Alarm:

- Installed in accordance to current codes
- ADA compliant fire alarm audible speakers and visual strobes, smoke detectors, as required per code.

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Finishes:

Flooring and Base (Include allowance for flash patching):
Carpet/Vinyl Tile and Wall Base:
- Broadloom Carpet, Mohawk Group New Basics III BC398: direct glue installation, one color throughout. (Color selection by Tenant)
- Upgraded carpet available at tenant's expense: Carpet Tile, Mohawk Group New
- Basics III BT400: direct glue installation, one color throughout.
  (Color selection by Tenant)
- Vinyl composition tile per tenant's desired location, Armstrong's
  Imperial Texture standard Excelon Tile, 12" x 12" x 1/8", one color throughout
  (Color selection by tenant)
- 4" high vinyl cove base, Johnsonite or equal, 1/8 gauge, one color throughout
  (Color selection by tenant)

Paint:
- Benjamin Moore or equal, one primer and two finish coats
- Up to two colors throughout (color by tenant)
- Walls to receive latex paint, Flat finish
- Doors and Trim to receive acrylic latex paint, Semi-gloss Finish

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Window Treatment:
- 1" horizontal mini-blinds, Bali or equal, color: Brushed Aluminum or match existing

Electrical:

Electrical Wall Receptacle:
- Pass & Seymour Commercial grade series or equal, self-grounding or to match existing
- 110V, 20-amp, non-dedicated wall mount:
  Assume (4) outlets per room shown on plan unless otherwise indicated.
  For all Copier Rooms indicated on the plan assume (1) 20 Amp dedicated outlet
  For all Pantries indicated on the plan assume (3) 20 Amp dedicated outlets (fridge, microwave, extra).
- For all Tenant supplied workstation furniture indicated on the plan the contractor will assume that the workstations will be fed by wall in-feeds and/or power poles. Assume a 4 circuit 8 wire systems will be the systems furniture electrical system.
- Baseboard heaters under all perimeter windows wider than 3', excluding egress doors.
- Exhaust fans for each toilet room – either wired into light switch or on a timer

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Telephone & Data Wall Receptacles (all Tenant responsibility):
- Junction boxes by tenant
- Wiring and devices by tenant
- Cover plate by tenant, match building standard finish plate

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HVAC:

- Supplemental air for specialty rooms (server, interior mechanical) by tenant
- Installed in accordance with Code

Plumbing:

- Kohler or Equal commercial grade lavs, sinks, urinals, floor-mount toilets- "White"
- Tenant to supply restroom accessories (i.e. hand towel dispensers, toilet tissue dispensers, soap dispensers) (all janitorial excluded from lease; tenant to purchase accessories based on their janitorial supplies; contractor to install)
- ADA grab bar systems for H.C. stalls
- Coated Steel panel toilet room partitions.
- Oasis or Equal standard Hi-Low ADA water cooler with internal chillers.
- Hot water heater installed at ground level in janitorial closet (if possible) – heater sizes: up to 2,000 sf = 20 gallons; over 2,000 sf = 40 gallons

Signage:

- To be supplied by Landlord with Tenant approval for logo/text only
- One (1) aluminum pan sign, approx. 1' x 4', green with white vinyl appliqué (suite number, tenant logo, tenant name)
- One (1) transom number above main entrance, white vinyl appliqué (suite number)
- Up to two (2) lines of text (suite number, tenant name) on two (2) Building Directories

Standard specifications are subject to modification and/or change by owner at any time. Based on tenant improvements and requirements, existing conditions may remain and materials re-used/retrofitted as required.

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