

H. HendyAssociates



**WORKSCAPES AT NEWPORT BEACH  
TENANT IMPROVEMENT  
BUILDING STANDARD SPECIFICATIONS  
August 20, 2009**

**DEMISING PARTITION**

- . 3 5/8" 20-gauge metal studs - 24" on center with seismic bracing u.n.o.
- . 5/8" drywall type "X" one layer each side of stud.
- . Height from floor slab to underside of structure above.
- . Partition taped smooth to receive flat paint to underside of suspended ceiling.
- . R-11 Batt insulation in cavity.
- . "L" metal at termination of partition at ceiling.
- . Straight line termination at building columns. Sound sealed gasket closure (black neoprene) at mullion termination.
- . Stagger and caulk around electrical outlets and other boxes. Caulk around conduit and other through-the-wall penetrations. Caulk entire perimeter of wall at floor, exterior wall and ceiling, and between "L" metal finished drywall and intersected surface.
- . Framing as required for fire dampered ducts, where occur.
- . Air transfer grilles per code.

To Be Used: • Separation Tenant to Tenant

**OPEN CEILING PARTITION**

- . 3 5/8" 20-gauge metal studs - 24" on center with seismic bracing u.n.o.
- . 5/8" drywall type "X"- side facing open ceiling to extend to structure above. Side facing acoustical ceiling areas to 6" above suspended ceiling.
- . Height from floor slab to underside of structure above.
- . Partition taped smooth to receive flat paint to underside of suspended ceiling.
- . R-11 Batt insulation in cavity.
- . "L" metal at termination of partition at ceiling.
- . Straight line termination at building columns. Sound sealed gasket closure (black neoprene) at mullion termination.
- . Stagger and caulk around electrical outlets and other boxes. Caulk around conduit and other through-the-wall penetrations. Caulk entire perimeter of wall at floor, exterior wall and ceiling, and between "L" metal finished drywall and intersected surface.
- . Framing as required for fire dampered ducts, where occur.
- . Air transfer grilles per code.

Updated as of August 20, 2009



Workscapes at Newport Beach  
August 20, 2009  
Page 2

### INTERIOR PARTITION

- . 2 1/2" 25-gauge metal studs - 24" on center with seismic bracing u.n.o.
- . 5/8" drywall type "X" one layer each side of studs.
- . Height from floor slab to underside of ceiling grid,  $\pm 9'0"$ .
- . Partition taped smooth to receive flat paint.
- . "L" metal at termination of partition at ceiling.
- . Sound sealed gasket closure (black neoprene) at mullion termination.
- . Horizontal bracing per code.
- . Corner bead to termination of partition to ceiling.
- . Break metal cap with neoprene gasket at exterior glazing.
- . All exterior walls to be furred out with 1-5/8" metal studs and 5/8" drywall.
- . All columns within office areas will be furred to 6" above ceiling line.

### SUITE ENTRY DOOR ASSEMBLY

- . Office - 3'-0" x 8'-10" x 1-3/4" solid core maple wood doors with matching hardwood edges. Factory finish with 2 coats clear acrylic.
- . Frame - 3'-0" x 8'-10", Western Integrated aluminum frame. Color: Clear anodized
- . Lockset – Schlage L Series Mortise lock in #626 satin chrome finish with matching strike at 36" to centerline of lever.
- . Hinges - 4-1/2" x 4-1/2" Hager – BB 1279 butt hinges, 2 pair satin stainless finish. Use ball bearing hinges at all doors with closers.
- . Door Stop - Builders Brass Works #1210 aluminum dome floor stop. Dull chrome finish, 626.
- . Closer – Norton P8501-M parallel arm door closer. Aluminum finish.

### INTERIOR DOOR ASSEMBLY

- . Office - 3'-0" x 8'-10" x 1-3/4" solid core maple wood doors with matching hardwood edges (factory finish with 2 coats clear acrylic).
- . Frame - 3'-0" x 8'-10", Western Integrated aluminum frame. Color: Clear anodized
- . Latch/Lockset – Schlage ND Series cylinder in #626 satin chrome finish with matching strike at 36" to centerline of lever.
- . Hinges - 4-1/2" x 4-1/2" Hager – BB 1279 butt hinges, 2 pair satin stainless finish. Use ball bearing hinges at all doors with closers.
- . Door Stop - Builders Brass Works #1210 aluminum dome floor stop. Dull chrome finish, 626.

### CEILING REQUIREMENTS



Workscapes at Newport Beach

August 20, 2009

Page 3

- . Office Areas Standard 2' x 2' suspended flat 9/16" Armstrong exposed T-grid with 2' x 2' Armstrong Dune, angled tegular ceiling tiles. Ceiling height to be 9'-0" A.F.F.
- . Wire Suspension Provide seismic bracing and clips per code.

## LIGHTING

### 2' x 4' Fluorescent Light Fixture (Acoustical Ceiling Areas)

- . 2' x 4' fluorescent Lithonia Avante Series
- . Phillips: F32 T8/835 3500K.
- . Wire Suspension per code.
- . Switching per code.
- . One fixture per 1,500 sq.ft. to be emergency 24-hour lighting (Battery Backup).
- . One fixture for each 80 sq.ft. of floor area.

### Pendant Direct/Indirect Fixture (Open Ceiling Areas)

- . Cooper Lighting Metalux Basix Architectural Striplight with Perf Arch optical assembly (4'0" or 8'0" lengths)
- . One fixture per 1,500 sq.ft. to be emergency 24-hour lighting (Battery Backup)

### Recessed Fluorescent Downlight

- . Portfolio #C6042E-6011L1HBXX w/ GE 3500 SPX lamp.

### Light Switch

- . Leviton Decora or equal, white finish.
- . Switches paired in double gang box.
- . Mount at 48" A.F.F. center of switch.
- . Motion sensors to be installed where required to meet local energy codes.

### Exit Signs (Illuminated)

- . Exitronix 400U Series, Brushed Aluminum finish.
- . Single/double-faced LED, green letters.
- . Min. 90 minute battery back-up with test switch
- . Two circuits. One to be wired to building emergency circuit.



Workscapes at Newport Beach

August 20, 2009

Page 4

### ELECTRICAL WALL OUTLET

- . Leviton Decora, or equal, duplex receptacle #163521 self-grounding, white finish.
- . Eight outlets per 120 volts circuit.
- . Mounted vertically at 18" A.F.F. to centerline of outlet.

### DATA/COMMUNICATIONS OUTLET

- . Ring Pullstring and Backbox.
- . 3/4" metal conduit in wall cavity stubbed to above ceiling.
- . White coverplate by phone company.
- . Tenant's cable to be plenum rated.

### TENANT TELEPHONE CLOSET

- . Provide (1) 4 x 8 x 3/4" fire rated plywood backboard. Paint to match wall.
- . Provide 20-amp separate circuit outlet for phone system.

### HEATING AND AIR CONDITIONING

- . Office Areas                      Provide supply and return HVAC ducting to all areas.

Note:

- . Furnish and install low-pressure distribution ductwork.
- . Furnish and install air registers, flush mounted with perforated face.
- . Furnish and install return air grilles, flush mounted with perforated face as required.
- . Balance system by subcontractor in accordance with engineered plans and submit balance report (Subject to approval by owner).
- . All thermostats to be programmable.
- . Return air plenum.

### FIRE PROTECTION

- . Sprinkler heads to be semi-recessed chrome. Center in ceiling tile. (Building A only)
- . Use illuminated exit signs at all exits and within fire corridor systems. Signex LED series.
- . Fire Extinguishers to be located by local Fire Marshall. Specification: Semi recessed "Potter-Roemer", Alta 7000 Series #7022-A-6 with full acrylic panel. Frame to be painted to match existing wall.



Workscapes at Newport Beach  
August 20, 2009  
Page 5

## **FLOOR COVERING REQUIREMENTS**

- . Carpet J&J Invision Coordinate Collection (Merge, Mix, or Fuse)  
Color: to be selected  
1/10 gauge  
ActionBac®  
12 foot width  
Installation: Direct Glue Down
  
- . Vinyl Composition Tile: Mannington  
12 x 12 x 1/8" gauge  
"Essentials"  
Color: to be selected

## **RUBBER BASE**

- . 4" base (throughout): Straight at carpet, coved at VCT
- . Johnsonite. Color: to be selected.
- . Required throughout facility unless specified otherwise.
- . Base on both sides of interior partition.
- . Base on perimeter of building at drywall.
- . Base on perimeter of columns.

## **WALL FINISH**

### Office Area

- . Paint: ICI or equal. Color: to be selected.
- . One coat of primer and two coats flat interior latex paint to cover.
- . Paint both sides of interior partition. Paint on perimeter of building.

## **WINDOW COVERINGS**

- . PVC perforated vertical blinds at building perimeter windows

## **MILLWORK**

- . 6' Lin Ft Plastic laminate base and upper cabinet for each copy and breakroom



Workscapes at Newport Beach

August 20, 2009

Page 6

## RESTROOMS

### Floors

- 8" x 8" unpolished porcelain tile, Dal Tile 'Porcealto'
- Threshold material, Wilsonart Gibraltar Beige Tempset 1530-TM Fine

### Walls

- 8" x 8" unpolished porcelain tile; Dal Tile 'Porcealto' full-height at 'wet' walls; base only at all others.
- 5/8" water-resistant gypsum drywall on 3-5/8" studs to structure above, 3-1/2" acoustic batt insulation
- Wall paint: (1) coat primer, (2) coats latex semigloss enamel

### Ceilings

- Drywall ceiling at 9'0"
- Paint – (1) coat primer, (2) coats latex semi-gloss enamel

### Toilet

- Floor mounted toilet with flush valve

### Lavatories

- Self edge plastic laminate countertop, apron, and splash with American Standard Ovalyn porcelain sink and single level faucet

### Toilet Partitions

- Floor mounted plastic laminate toilet partitions

### Mirrors

- Vision quality mirrors above lavatories, full width by 48" height to ceiling, one mirror per toilet room.

### Lighting

- (1) recessed fluorescent downlight
- (1) wall mounted fixture over mirror. Light by Hamstead #15708 Dopia 60" wall white.

H. HendyAssociates



Workscapes at Newport Beach

August 20, 2009

Page 7

### Accessories

- Bobrick stainless steel, recessed and semi-recessed