

**THE SHOPPES AT CHINO HILLS  
TENANT IMPROVEMENT SPECIFICATIONS  
SECOND FLOOR OFFICE SPACE  
January 4, 2008**

**TBD  
2<sup>ND</sup> FLOOR**

---

**I. PARTITIONS**

**A. DEMISING PARTITION**

1. 3-5/8" 20-GAUGE METAL STUDS 24" ON CENTER.
2. 5/8" TYPE "X" GYPSUM WALLBOARD, ONE LAYER EACH SIDE OF STUDS.
3. R-11 UNFACED FIBERGLASS BATT INSULATION IN WALL CAVITY.
4. AIR TRANSFER OPENINGS PER MECHANICAL REQUIREMENTS.
5. SOUND BOOTS AT AIR TRANSFER OPENINGS AT DEMISING WALLS.
6. FLOOR TO DECK HEIGHT IS 14'-6" AT ITS MAXIMUM POINT AND 12'10" AT ITS LOWEST POINT. STANDARD CEILING HEIGHT IS 9'0"+/-.
7. PARTITION TO BE TAPED SMOOTH AND SANDED TO RECEIVE PAINT OR WALLCOVERING.
8. STRAIGHT LINE TERMINATION AT BUILDING COLUMNS.
9. 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.
10. ALL DWYALL CORNERS AND EDGES SHALL BE FINISHED WITH CORNER BEAD.

**B. INTERIOR PARTITION**

1. 2-1/2", 25-GAUGE METAL STUDS 24" ON CENTER WITH SEISMIC BRACING, U.N.O.
2. 5/8" TYPE "X" GYPSUM WALLBOARD, ONE LAYER EACH SIDE OF STUDS.

THE SHOPPES AT CHINO HILLS  
TENANT IMPROVEMENT  
SPECIFICATIONS – 2<sup>ND</sup> FLOOR OFFICE SPACE  
JANUARY 4, 2008  
PAGE 2

3. HEIGHT FROM FLOOR SLAB TO UNDERSIDE OF CEILING GRID IS 9'0"+/-.
4. PARTITION TO BE TAPED SMOOTH AND SANDED TO RECEIVE PAINT OR WALLCOVERING.
5. "L" METAL AT TERMINATION OF PARTITION AT CEILING AND WINDOW HEADER. CAULK JOINT BETWEEN WINDOW HEADER AND "L" METAL.
6. SOFFIT AT INTERIOR WINDOW HEADER TO TERMINATE 6" ABOVE GRID.
7. STRAIGHT LINE TERMINATION AT BUILDING COLUMNS.
8. ALL EXTERIOR CORNERS TO BE FINISHED WITH CORNER BEADS AND ALL EXPOSED EDGES FINISHED WITH METAL TRIM.

**C. ONE-HOUR CORRIDOR PARTITION/AREA SEPARATION PARTITION**

1. 3-5/8" 20-GAUGE METAL STUDS 24" ON CENTER.
2. 5/8" TYPE "X" GYPSUM WALLBOARD, ONE LAYER EACH SIDE OF STUDS.
3. R-11 UNFACED FIBERGLASS BATT INSULATION IN WALL CAVITY.
4. AIR TRANSFER SMOKE/FIRE DAMPERS PER MECHANICAL REQUIREMENTS.
5. SOUNDBOOTS AT AIR TRANSFER FIRE DAMPERS.
6. FLOOR TO DECK HEIGHT IS 14'-6" AT ITS MAXIMUM POINT AND 12'10" AT ITS LOWEST POINT. STANDARD CEILING HEIGHT IS 9'0"+/-.
7. PARTITION TO BE TAPED SMOOTH AND SANDED TO RECEIVE WALLCOVERING.
8. STRAIGHT LINE TERMINATION AT BUILDING COLUMNS.

9. 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.
10. ALL EXTERIOR CORNERS TO BE FINISHED WITH CORNER BEADS AND ALL EXPOSED EDGES FINISHED WITH METAL TRIM.
11. TWO CONTINUOUS CAULKING BEADS AT BOTTOM TRACK.

**D. INTERIOR COLUMN FURRING**

1. 2-1/2", 25-GAUGE METAL STUDS WITH ONE LAYER 5/8" GYPSUM WALLBOARD AND CORNER BEADS AT INTERIOR COLUMNS AND PERIMETER COLUMNS - MAINTAIN MINIMUM DIMENSION.
2. PARTITION TO BE TAPED SMOOTH AND SANDED TO RECEIVE PAINT OR WALLCOVERING.
3. ALL EXTERIOR CORNERS TO BE FINISHED WITH CORNER BEADS AND ALL EXPOSED EDGES FINISHED WITH METAL TRIM. EXTEND TO 6" ABOVE SUSPENDED CEILING.

**II. DOORS**

**A. SINGLE TENANT ENTRY DOOR ASSEMBLY**

1. DOOR: 3'-0" X 8'-10" X 1-3/4" SOLID CORE, PREMIUM AA GRADE PLAIN SLICED CHERRY WOOD VENEER, PRE-MORTISED, PRE-FINISHED, 4" TOP AND BOTTOM RAIL HARDWOOD EDGES, WITH COMPLIMENTARY STILES. 20-MINUTE FIRE RATED WITH RATING LABEL ATTACHED TO HINGE SIDE OF DOOR.
2. FRAME: 3'-0" X 8'-10" X 3-3/4". CHAMPAGNE-FINISHED ALUMINUM DOOR FRAME BY WESTERN INTEGRATED OR EQUAL. 20-MINUTE FIRE RATED WITH RATING LABEL ATTACHED TO HINGE SIDE OF FRAME.

THE SHOPPES AT CHINO HILLS  
TENANT IMPROVEMENT  
SPECIFICATIONS – 2<sup>ND</sup> FLOOR OFFICE SPACE  
JANUARY 4, 2008  
PAGE 4

3. LOCKSET: MORTISE LOCKSET BY SCHLAGE L SERIES #9010 (passage) AND #9050 (lock) SATIN NICKEL FINISH. 2 KEYS PER DOOR.
4. HINGES: 4-1/2" X 4-1/2" STANLEY CB1900 SATIN NICKEL PLATED FINISH. BUTT HINGES, BALL BEARING, TWO PAIR PER DOOR NRP HINGES.
5. DOORSTOP: TRIMCO/BUILDERS BRASS WORKS FLOOR MOUNTED DOME STOP #1210. RISER AS REQUIRED. SATIN NICKEL FINISH
6. CLOSER (IF REQUIRED): NORTON #P8501-M PARALLEL ARM DOOR CLOSER SATIN NICKEL FINISH.

**B. INTERIOR DOOR**

1. DOOR: 3'-0" X 8'-10" X 1-3/4" SOLID CORE, PREMIUM AA GRADE PLAIN SLICED CHERRY WOOD VENEER, PRE-MORTISED, PRE-FINISHED, 4" TOP AND BOTTOM RAIL HARDWOOD EDGES, WITH COMPLIMENTARY STILES.
2. FRAME: 3'-0" X 8'-10" X 3-3/4" CLEAR ANODIZED ALUMINUM DOOR FRAME BY WESTERN INTEGRATED.
3. LATCHSET: SERIES MORTISE LATCHSET BY SCHLAGE L SERIES #9010x03A SATIN NICKEL FINISH.
4. HINGES: 4-1/2" X 4-1/2" STANLEY F191 SATIN NICKEL PLATED FINISH, TWO PAIR PER DOOR.
5. DOORSTOP: TRIMCO/BUILDERS BRASS WORKS FLOOR MOUNTED DOME STOP #1210. RISER AS REQUIRED SATIN NICKEL FINISH.

**III. FINISHES**

**A. PAINT**

1. ICI MANUFACTURER OR EQUAL - TWO COATS OF FLAT FINISH LATEX PAINT OVER PRIMER.

**B. FLOOR COVERING**

1. CARPET WILL BE GLUE DOWN CUT-PILE. AN ALLOWANCE OF \$20/SY HAS BEEN INCLUDED FOR ALL AREAS RECEIVING CARPETING.
2. 2-1/2" RUBBER TOPSET BASE, BURKE, STANDARD COLORS.
3. VINYL COMPOSITION TILE: ARMSTRONG PREMIUM GRADE "EXCELON" 1/8" GAUGE 12" X 12" TILES OR EQUAL, STANDARD COLORS OR AS INDICATED ON DRAWINGS.
4. 2-1/2" RUBBER TOPSET BASE, BURKE, STANDARD COLORS OR AS INDICATED ON DRAWINGS.

**C. WINDOW COVERING**

1. HORIZONTAL MINI-BLINDS BY LEVELOR SIZED TO FIT OUTSIDE EACH WINDOW BAY DUE TO MULTIPLE MULLIONS WITHIN EACH WINDOW BAY. COLOR SHALL BE CLEAR ANODIZED TO MATCH WINDOW MULLIONS.
2. MOUNTED TO OUTSIDE OF FRAMING TRACK AT GLAZING HEADER MULLION.
3. TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

**D. MILLWORK**

1. MILLWORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS.

**IV. CEILING**

**A. ACOUSTIC CEILING**

1. WHITE 2' X 2' USG MARS CLIMA-PLUS TILE SUPPORTED BY ARMSTRONG SUPERFINE XL 9/16" GRID.
2. PARTITION ATTACHMENT CLIPS.
3. NON-COMBUSTIBLE COMPRESSION STRUTS FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE.

4. SPLAY WIRES FOR SEISMIC BRACING.

**V. MECHANICAL**

**A. HVAC**

1. VAV (VARIABLE AIR VOLUME) UNITS MANUFACTURED BY KRUEGER #LMHS.
2. 2' X 2' SUPPLY AIR REGISTERS, PERFORATED FACE DIFFUSER FOR ACOUSTIC CEILING TILE AND TWO-SLOT LINEAR DIFFUSERS FOR DRYWALL.
3. 2' X 2' RETURN AIR GRILLES, PERFORATED FACE DIFFUSER FOR ACOUSTIC CEILING TILE AND TWO-SLOT LINEAR DIFFUSERS FOR DRYWALL CEILINGS.
4. THERMOSTATS LOCATED PER ZONE REQUIREMENTS. 42" A.F.F. TO CENTERLINE.
5. THE HVAC DISTRIBUTION AND ENERGY MANAGEMENT SYSTEM AS TYPICALLY DESIGNED BY LANDLORD'S ENGINEER TO MEET NORMAL HVAC REQUIREMENTS WILL BE TENANT ALLOWANCE. ALL TENANT REQUESTS OR REQUIREMENTS ADDING ADDITIONAL ZONES, 24-HOUR CONDITIONING, EXHAUST FANS, ETC., WILL BE TENANT OVER-STANDARD WORK.

ALLOWANCE (APPROXIMATE):

- . INTERIOR ZONES - 1 PER 1,850 SQ. FT.
  - . EXTERIOR ZONES - 1 PER 1,150 SQ. FT.
  - . DISTRIBUTION AND DUCTWORK
  - . ENGINEERING
6. TESTING AND AIR BALANCE REPORT DUE AT COMPLETION OF EACH TENANT'S CONSTRUCTION
  7. FINAL CONNECTION TO BUILDING'S ENERGY MANAGEMENT SYSTEM.

**VI. ELECTRICAL**

**A. LIGHT FIXTURE**

1. MAXIMUM 2 WATTS/SQ. FT. ALLOWANCE.
2. TENANT 2' X 4' (18) CELL PARABOLIC LIGHT FIXTURE. P 424 232 332SG LD36S EB8 VOLT GLR FO835.

**B. ELECTRICAL WALL AND FLOOR OUTLET**

1. MAXIMUM 4 WATTS/SQ. FT. ALLOWANCE.
  2. WALL: LEVITON HOLD DECORA 16342-W, SELF-GROUNDING OR EQUAL, DUPLEX RECEPTACLE. COLOR SHALL BE WHITE.
  3. FLOOR: SCRUBSHIELD RECESS FLOOR BOX CONCELAED 3-SERVICE WITH BLACK COVER FOR CUBICLE DISTRIBUTION. SCRUBSHIELD POKE-THROUGH 4" X 4" RECESS FOR CONFERENCE ROOMS AND OFFICES.
  4. 120V, 15 AMP NON-DEDICATED, WALL MOUNTED, STANDARD.
  5. MOUNTED VERTICALLY 18" A.F.F. TO CENTER OF OUTLET.
- \* SPECIAL OUTLETS, VOLTAGES, SEPARATE CIRCUITS, AND CRT WIRING REQUIRED FOR TENANT EQUIPMENT WILL BE CONSIDERED TENANT OVER-STANDARD WORK.

NOTE: ALL ELECTRICAL PANEL SCHEDULES LABELED PER DRAWINGS.

**C. LIGHT CONTROL SENSOR SYSTEM  
(AS REQUIRED BY TITLE 24 AND CODE)**

1. LEVITON ODS 10 IDW WALL SENSOR FOR USE IN PRIVATE OFFICES AND SUPPORT ROOMS, AND CONFERENCE ROOMS. TEFLON WIRE, CONTROL RELAY AND TRANSFORMER.
2. ALL OTHER LIGHTS SHALL BE CONTROLLED BY LIGHT SWITCH: LEVITON 5621 2 W.

3. COLOR: WHITE

**D. TELEPHONE/DATA WALL OUTLET**

1. SINGLE GANG BOX IN WALL VERTICALLY MOUNTED.
2. 3/4" METAL CONDUIT FRAME OUTLET BOX STUB-UP CONDUIT AND PULL LINE ABOVE CEILING. PLENUM RATED CABLE OR CONDUIT TO TELEPHONE BACKBOARD BY TENANT.
3. COVERPLATE AND CABLING BY TENANT. COLOR: WHITE.
4. OUTLET HEIGHT AT 18" A.F.F. TO CENTERLINE OF OUTLET.
5. TENANT'S TELEPHONE EQUIPMENT TO BE LOCATED WITHIN TENANT'S SUITE WITH (1) 4' X 8' FIRE TREATED PLYWOOD BACKBOARD. BACKBOARD PAINTED TO MATCH WALL. TOP OF BOARD MOUNTED AT TOP OF CEILING. PROVIDE (1) 20 AMP SEPARATE CIRCUIT OUTLET AT 5'-0" A.F.F.

**F. EXIT SIGNS (ILLUMINATED)**

1. TENANT EXIT SIGNS 2-CIRCUIT, PRESCOLITE, LER-R-AROWS-VOLT/VOLT-2 (GREEN).

\* SPECIAL ELECTRICAL SERVICE, CONDUIT, WIRING, HOMERUNS AND CABLE REQUIRED FOR TENANT'S PRIVATELY OWNED TELEPHONE SYSTEM WILL BE CONSIDERED TENANT OVERSTANDARD WORK. PLENUM RATED CABLE OR CONDUIT TO TENANT'S BACKBOARD WILL BE TENANT OVER-STANDARD WORK.

**VII. FIRE SPRINKLER/LIFE SAFETY**

**A. FIRE SPRINKLER**

1. SEMI-RECESSED HEADS MODE "H" 2" ORIFICE WITH STAINLESS STEEL TRIM. LOCATED IN CENTER OF CEILING TILE (EXCEPT AS CODE REQUIRED NEAR SOFFIT OR OTHER DROP CEILING).

**B. BUILDING LIFE SAFETY SYSTEM**

1. FIRE/LIFE SAFETY

- a. INSTALL FIRE MANAGEMENT SPEAKER AND SMOKE DETECTORS PER CODE REQUIREMENTS.
- b. CONNECT TO EXISTING CORE FIRE/LIFE SAFETY SYSTEM.
2. FIRE EXTINGUISHER CABINETS
  - a. POTTER ROEMER, INC. 1724 SERIES SEMI-RECESSED CABINET. STAINLESS STEEL CABINET.

**C. ENERGY MANAGEMENT SYSTEM**

1. PROVIDE CONNECTION OF HVAC SYSTEM TO BUILDING ENERGY MANAGEMENT SYSTEM.

**VIII. MISCELLANEOUS**

**A. TENANT SUITE SIGNAGE**

1. ONE BUILDING STANDARD TENANT ENTRY SIGN, INCLUDING INSTALLATION ADJACENT TO TENANT'S MAIN ENTRY DOOR AND ONE BUILDING STANDARD TENANT SUITE IDENTIFICATION IN MAIN LOBBY DIRECTORY.
2. TENANT SIGN INCLUDES TENANT'S NAME AND SUITE NUMBER.
3. ALL OTHER SIGNS SHALL BE ORDERED BY PROPERTY MANAGEMENT AS A TENANT COST.

**B. ARCHITECTURAL SERVICES**

1. ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR ONE SPACE PLAN, INCLUDING MINOR REVISIONS UNTIL CONSTRUCTION DOCUMENTS COMPLETE. CONSTRUCTION DOCUMENT REVISIONS ARE NOT INCLUDED. CITY BUILDING STANDARD WORK INCLUDED.
2. EXCLUSIONS: ITEMS NOT SPECIFICALLY INDICATED IN THIS SPECIFICATION OR REFERENCED DRAWINGS, INCLUDING FURNISHINGS, FIXTURES AND EQUIPMENT.