



CONSTRUCTION MANUAL

Prepared by Stoltz Management Company

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Tenant Improvement Specifications

GENERAL NOTES:

1. All work shall be performed by Skilled Tradesmen and shall comply with current Building codes of the City and County, in which the property is located including any additional codes deemed applicable by the City and/or any Governmental Agency having jurisdiction.
2. Contractor shall secure all required construction permits.
3. All contractors are required to field verify project site conditions and dimensions, report any discrepancies or conflicts to the owner/GC immediately and obtain instruction prior to starting work.

SECTION I: GENERAL CONSTRUCTION

DEMOLITION

All materials that are scheduled for removal from the space shall be returned to the Owner. All salvageable items such as light fixtures, doors, air diffusers/modulines, exit lights, etc others shall not be disposed of. General Contractor shall notify Corporate Woods® Operations office of such material in timely manner for collection.

Contractor shall remove any cabling and/or wiring not being used by the current tenant or new tenant, including jacks. Contractor to coordinate decision to patch or provide cover plate with Construction Documents. Where not noted for demolition, provide ring and string for tenant's phone/data contractor.

All items noted for demolition to be removed back to slab, both floor and ceiling.

Remove all fasteners and glue from surfaces to remain.

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PARTITIONS

Demising Walls (insulated) --- Type D2 (between 2 or more tenant spaces)

5/8" Type – X gypsum board screw mounted both sides of 25-gauge 3-5/8" metal stud at 24" o.c. Base plate to attach directly to concrete slab. Floor treatment as specified to abut partition. Tape, bed and texture, light stipple, all exposed gypsum board surfaces. All joints to be floated to achieve a continuous and level surface. Paint eggshell, 2 coats unless specified otherwise; color as specified.

Interior Tenant Partitions

5/8" gypsum board screw mounted both side of 20 gauge 3-5/8" metal stud at 24" o.c. Partition to terminate at nominal 8'-6" AFF, verify in field. Base plate to attach directly to concrete slab. Floor treatment as specified to abut partition. Tape, bed and texture, light stipple, all exposed gypsum board surfaces. All joints to be floated to achieve a continuous and level surface. Paint to be Sherwin Williams Paint or equal latex, 2 coats unless specified otherwise; color as specified. (Partitions specified to receive wall covering are to be taped, bedded and sanded prior to application of wall covering. All material and labor for wall covering to be provided by contractor. Wall treatment shall be as specified in Tenant Finish Schedule).

Corridor walls

Framed to deck above, rock to 6" above ceiling.

Wall types:

- B: One layer of 5/8" gypsum board on each side of 3-5/8 metal studs to grid
- D Same as type B with insulation in wall cavity
- D2 Same as type D with insulation draped from structure to top of wall above ceiling grid; provide openings for adequate return air flow
- E One layer of 5/8" gypsum board on each side of 3-5/8" metal studs to structure above with insulation in wall cavity (one-hour fire rating)

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- F One layer of 5/8" gypsum board on each side of 3-5/8" metal studs. Studs to run from slab to underside of deck, drywall to extend 6" above ceiling grid with insulation in wall cavity.

Columns

Interior columns to receive furring channels and 5/8" gypsum board finish to match adjacent wall surfaces.

ACOUSTICAL

Ceiling Tile

All ceiling tile must be installed per manufacturers guidelines.

Reveal Edge Tile

When reveal edge tile is installed adjacent partitions, edge to be cut so that tile sits tight to partition. All Modulines must have drop brackets for reveal edge tile.

Ceiling Grid

Existing 1" Tee Grid in place throughout office area new to match as required. Ceiling height to be nominal. 12'-0" ground floor, 8'-6" upper floors. Contractor to field verify.

DOORS

Doors

3'-0" x 8'-4" x 1 3/4". Laminate faced solid core doors or wood veneer as specified in drawings.

Building 82 & 84; Suite entry doors shall match existing solid core African, quarter sliced, Mahogany doors. Style, wood grain and finish to match.

Provide doors labeled by ITS/Warnock Hersey International. Construction details and hardware application shall be as approved by the labeling agency.

Do not drag the doors on the ground, floor or across one another.

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Door Frames: All doorframes shall be knockdown hollow metal frame painted with a semi-gloss finish, color to be specified on construction documents.

HARDWARE

Doors --- See building standards for products

Hinges: 2 pair ball bearing type 4 ¼ Hager, Stanley or Mager.

Mortise Lock Set: Sargent 10 line—No substitutions, unless noted otherwise on Construction Documents. Finish to be building standard per building. Contractor to verify

Closers: LCN 4041; Finish to match building standard; Contractor to verify.

Exit Devices: Sargent, Von Duprin

Door Stops

Provide wood blocking for all doorstops.

INSULATION

Demising Walls

Type R-13 3” unfaced batt insulation full height of wall interior, floor to ceiling within wall and draped from top track to curbside of deck, securely fastened. Refer to drawings for additional partitions requiring insulation if required.

Ceilings

Ceiling insulation not in contract. Refer to drawings for additional ceiling insulation infraction.

Partition Upgrade

All demising partitions to be type D2. When existing partition must be upgraded, install batt insulation in wall cavity.

Windows

Insulate all window to wall intersections with batt insulation to fill cavity of window mullion closure piece.

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PAINTING AND FINISHINGS

Office Walls

See items 2.1, 2.2, and 2.3 for construction.

Contractor shall paint all sides of wall, including walls or columns adjacent and/or perpendicular to glass. Soffits to be painted as specified

Wood Doors and Frames --- Field finish as specified

See item 4.2 Frames to be painted semi -gloss finish. Do not apply latex paint over enamel.

Wall Covering

All walls previously covered with wall covering and noted to receive new to have existing wall covering removed, and walls to be skimmed to receive new wall covering.

All existing wall covering to remain to have all edges and seams secured back to substrate.

Unless noted otherwise, all holes in walls to be patched prior to receipt of new finishes.

All wall covering in a single room to be purchased from the same dye lot. Follow manufacturers instructions for installation, including book match of pattern.

All nail holes in wood trim to be sunk and puttied.

Standard level of finishes

See attached description of standard level of finishes. Unless otherwise specified, all walls to receive finishes to be Level 4.

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GA-214-96 --- Recommended Levels of Gypsum Board Finish

The Finishing and Decorating of Gypsum Board Surfaces

For many years contract documents describing how gypsum board walls and ceilings should look prior to final decoration with paints and other wall coverings have included nonspecific terms such as “industry standards” and “workmanlike finish.” And, for as many years, wall and ceiling contractors have tried to fulfill their obligations by providing the finish conditions envisioned but not truly described.

As a means of resolving a common problem, four major trade associations concerned with the manufacture, erection, finish, and decoration of gypsum board wall and ceiling systems have developed an industry-wide *Recommended Levels of Gypsum Board Finish*. This document is intended to assist specification writers, architects, contractors, and building owners to more precisely describe the finish of walls and ceilings prior to the application of paints and other wall coverings, to encourage competitive bidding of suitably finished surfaces, and to enhance the appearance of the final decorative treatment and thereby enlist a satisfied client.

The finish of gypsum board walls and ceilings for specific final decoration is dependent on a number of factors. A primary architectural consideration is the location of the surface and the degree of decorative treatment desired. Painted and unpainted surfaces in warehouses and other areas where appearance is normally not critical may simply require the taping of wallboard joints and “spotting” of fastener heads. Blemish-free, smooth, monolithic surfaces often intended for painted and decorated walls and ceilings in habituated structures, ranging from single-family dwellings through monumental buildings, require additional finishing prior to the application of the final decoration. Other factors to be considered in determining the level of finish of the gypsum board surface are (1) the type and angle of surface illumination (both natural and artificial lighting), and (2) the paint and method of application or the type and finish of wall covering material specified as the final decoration.

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Critical lighting conditions, gloss paints, and thin wall coverings require a higher level of gypsum board finish than do heavily textured surfaces which are subsequently painted or surfaces which are to be decorated with heavy grade wall coverings. Once all of the factors have been evaluated, specifications can be written in specific terms and responsible contractors are better prepared to present their most competitive bid.

The accompanying consensus document is presented by the **Association of the Wall and Ceiling Industries - International (AWCI)**, **Ceiling & Interior Systems Construction Association (CISCA)**, **Gypsum Association (GA)**, and **Painting and Decorating Contractors of America (PDCA)** as a guide. The members of these international trade organizations are dedicated to providing the best possible job for the most reasonable cost. By incorporating the appropriate sections of this recommended specification into the project documents the architect, general contractor, and building owner can better anticipate the final appearance of the decorated wall and ceiling system.

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RECOMMENDED LEVELS OF GYPSUM BOARD FINISH

Scope.

This recommended specification describes various levels of finish of gypsum board surfaces prior to the application of specific types of final decoration. The recommended level of finish of gypsum board wall and ceiling surfaces varies with the final decoration to be applied and can also be dependent on their location in a structure and the type of illumination striking the surface. Each recommended level of finish is described with typical applications.

Terminology.

The following definitions are applicable to this document.

Accessories: Metal or plastic beads, trim, or moulding used to protect or conceal corners, edges, or abutments of the gypsum board construction.

Critical Lighting: Strong side lighting from windows or surface-mounted light fixtures. **syn** severe lighting. See “comments” section of this document.

Joint Photographing: The shadowing of the finished joint areas through the surface decoration. **syn** telegraphing.

Drywall Primer: A paint material specifically formulated to fill the pores and equalize the suction difference between gypsum board surface paper and the compound used on finished joints, angles, fastener heads, and accessories and over skim coatings. See “comments” section of this document.

Skim Coat: A thin coat of joint compound, or a material manufactured especially for this purpose, applied over the entire surface to fill imperfections in the joint work, smooth the paper texture, and provide a uniform surface for decorating. Excess compound is immediately sheared off, leaving a film of skim coating compound completely covering the paper.

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Spotting: To cover fastener heads with joint compound.

Texture: A decorative treatment of gypsum board surfaces.

Texturing: Regular or irregular patterns typically produced by applying a mixture of joint compound and water, or proprietary texture materials including latex base texture paint, to a gypsum board surface previously coated with drywall primer. See “comments” section of this document.

Levels of Finish.

The following levels of finish are established as a guide for specific final decoration. The minimum requirements for each level shall be as described herein.

Level 0: No taping, finishing, or accessories required.

This level of finish may be useful in temporary construction or whenever the final decoration has not been determined.

Level 1: All joints and interior angles shall have tape set in joint compound. Surface shall be free of excess joint compound. Tool marks and ridges are acceptable.

Frequently specified in plenum areas above ceilings, in attics, in areas where the assembly would generally be concealed or in building service corridors, and other areas not normally open to public view. Accessories optional at specifier discretion in corridors and other areas with pedestrian traffic. Some degree of sound and smoke control is provided; in some geographic areas this level is referred to as “fire taping.” Where a fire-resistance rating is required for the gypsum board assembly, details of construction shall be in accordance with reports of fire tests of assemblies that have met the fire-rating requirement. Tape and fastener heads need not be covered with joint compound.

Level 2: All joints and interior angles shall have tape embedded in joint compound and wiped with a joint knife leaving a thin coating of joint compound

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over all joints and interior angles. Fastener heads and accessories shall be covered with a coat of joint compound. Surface shall be free of excess joint compound. Tool marks and ridges are acceptable. Joint compound applied over the body of the tape at the time of tape embedment shall be considered a separate coat of joint compound and shall satisfy the conditions of this level. Specified where water-resistant gypsum backing board (ASTM C 630) is used as a substrate for tile; may be specified in garages, warehouse storage, or other similar areas where surface appearance is not of primary concern.

Level 3: All joints and interior angles shall have tape embedded in joint compound and one additional coat of joint compound applied over all joints and interior angles. Fastener heads and accessories shall be covered with two separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges. Note: It is recommended that the prepared surface be coated with a drywall primer prior to the application of final finishes. See painting/wall covering specification in this regard.

Typically specified in appearance areas which are to receive heavy- or medium-texture (spray or hand applied) finishes before final painting, or where heavy grade wall coverings are to be applied as the final decoration. This level of finish is not recommended where smooth painted surfaces or light to medium wall coverings are specified.

Level 4: All joints and interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges. Note: It is recommended that the prepared surface be coated with a drywall primer prior to the application of final finishes. See Painting/wall covering specification in this regard.

This level should be specified where flat paints, light textures, or wall coverings are to be applied. In critical lighting areas, flat paints applied over light textures tend to reduce joint photographing. Gloss, semi-gloss, and enamel paints are not

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recommended over this level of finish. The weight, texture, and sheen level of wall coverings applied over this level of finish should be carefully evaluated. Joints and fasteners must be adequately concealed if the wall covering material is lightweight, contains limited pattern, has a gloss finish, or any combination of these finishes is present. Unbacked vinyl wall coverings are not recommended over this level of finish.

Level 5: All joints and interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. A thin skim coat (Ref: Terminology, Section II, page 2) of joint compound or a material manufactured especially for this purpose, shall be applied to the entire surface. The surface shall be smooth and free of tool marks and ridges. Note: It is recommended that the prepared surface be coated with a drywall primer prior to the application of finish paint. See painting specification in this regard.

This level of finish is highly recommended where gloss, semi-gloss, enamel, or non-textured flat paints are specified or where severe lighting conditions occur. This highest quality finish is the most effective method to provide a uniform surface and minimize the possibility of joint photographing and of fasteners showing through the final decoration.

Comments:

Critical (Severe) Lighting Areas.

Wall and ceiling areas abutting window mullions or skylights, long hallways, or atriums with large surface areas flooded with artificial and/or natural lighting are a few examples of critical lighting areas. Strong side lighting from windows or surface-mounted light fixtures may reveal even minor surface imperfections. Light striking the surface obliquely, at a very slight angle, greatly exaggerates surface irregularities. If critical lighting cannot be avoided, the effects can be minimized by skim coating the gypsum board surface, by decorating the surface

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with medium to heavy textures, or by the use of draperies and blinds which soften shadows. In general: gloss, semi-gloss, and enamel finishes highlight surface defects; textures hide minor imperfections.

Manufacturer Recommendations.

The recommendations of individual manufacturers of gypsum board, joint tapes and compounds, accessories, drywall primers, wall coverings, adhesives, texture materials, and paints may vary from what is recommended herein and as such are not a part of this recommended specification.

Drywall Primer.

Applied as a first coat to the entire prepared gypsum board surface with brush, roller, or spray prior to decoration. Where final appearance is critical, the application of high quality high solids, drywall primer will minimize most decorating problems.

For finish paints: A good quality, white, latex drywall primer formulated with higher binder solids, applied undiluted, is typically specified for new gypsum board surfaces prior to the application of texture materials and gloss, semi-gloss, and flat latex wall paints. An alkali and moisture-resistant primer and a tinted enamel undercoat may be required under enamel paints. Consult with the finish paint manufacturer for specific recommendations.

For wall coverings: White, self-sizing, water base, "universal" (all purpose) wall covering primers have recently been introduced into the marketplace for use on new gypsum board surfaces. These products are claimed to minimize damage if wall coverings are subsequently removed, bind poor latex paint, allow hanging over glossy surfaces and existing vinyls, hide wall colors, and to be water washable.

Texturing.

Texture material is applied by brush, roller, spray, or trowel, or a combination of these tools, depending on the desired result. Textured wall surfaces are normally

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over painted with the desired finish; over painting of textured ceiling surfaces may not be deemed necessary where an adequate amount of material is applied to provide sufficient hiding properties. A drywall primer may not be required under certain proprietary texture materials; consult with the manufacturer of the texture materials for specific recommendations.

Tool Marks and Ridges.

A smooth surface may be achieved by lightly sanding or wiping joint compound with a dampened sponge. Care shall be exercised to ensure that the nap of the gypsum board facing paper is not raised during sanding operations. For additional information on the finishing of gypsum board surfaces consult ASTM Standard C 840.

Resources:

Designers and specifiers are encouraged to consult the following reference documents:

ASTM C 840

Standard Specification for Application and Finishing of Gypsum Board.

American Society for Testing and Materials,
West Conshohocken, PA.

GA-216

Specifications for the Application and Finishing of Gypsum Board, 1996.

Gypsum Association, Washington, D.C.

GA-505, *Gypsum Board Terminology*, 1991.

Gypsum Association, Washington, D.C.

Master Painters Glossary

Painting and Decorating Contractors of America, Fairfax, VA.

Contact one of the following associations for additional assistance or copies of this recommended specification:

14 Corporate Woods® • 8717 West 110th Street, Suite 240 • Overland Park, Kansas 66210
913.451.4466 PHONE • 913.451.8259 FAX • www.corporatewoods.com

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Association of the Wall and Ceiling Industries—International

307 East Annandale Road, Suite 200
Falls Church, Virginia 22042-2433
Telephone: (703) 534-8300

Ceilings & Interior Systems Construction Association

1500 Lincoln Highway, Suite 202
St. Charles, Illinois 60174
Telephone: (630) 584-1919

Gypsum Association

810 First Street NE, #510
Washington, DC 20002
Telephone: (202) 289-5440

Painting and Decorating Contractors of America

3913 Old Lee Highway, Suite 33B
Fairfax, Virginia 22030
Telephone: (703) 359-0826
HTTP://WWW.pdca.com

NOTICE

All of the statements, opinions, specifications and recommendations on levels of gypsum board finish contained in this publication are for general information purposes only and are not intended to imply that these are the only materials, procedures, processes, or methods which are available or suitable. By publishing this document, the cosponsoring trade associations, and their member companies, individually or collectively, make no express or implied warranty or other representation as to the quality, characteristics, or suitability of the materials or techniques described herein, and specifically disclaim any implied warranties of merchantability or fitness for a particular purpose which may arise by operation of law or otherwise.

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ALLOWANCES

Allowances—All allowances are material only. Allowance does not include any contractor mark-up, tax, transportation or storage, or installation of material.

FLOOR COVERING AND BASE

Carpet (Tenant Lease Area)

Direct glue, Building Standard carpets only. Typical 26 oz. loop or cut pile; Type and color to be selected by tenant.

In all areas with seams, the carpet shall be installed with the nap in the same direction on each side of the seam.

All carpet is to be purchased from a single dye lot.

Base

Rubber cove base is to be 4" x 1/8" Thermoset Vulcanized rubber only. Vinyl base is not permitted. Color to be selected.

Vinyl Composition Tile Flooring

Vinyl compositions tile, 12x12x1/8" Armstrong Standard Excelon or Mannington Designer Essentials. To be selected for rooms where specified. Stat mate are equivalent to be specified on drawings.

Ceramic Tile

Ceramic tile to be installed in public restrooms. Existing sub-floor to be prepped accordingly. Color and size to be specified.

Wood Floor

Wood Floor to be installed according to manufacturers recommendations. Prior to installation, provide moisture test for area in which flooring is to be installed.

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WINDOW TREATMENT

Exterior/Interior Window Blinds

Existing mini-blinds shall remain. Contractor shall remove prior to construction and clean and repair prior to reinstalling. Contractor shall provide any missing, damaged or inoperable blinds, to match existing.

MISCELLANEOUS

Fire Extinguishers

Contractor to provide and install approved type fire extinguishers for the demised premises, and required by the local Fire Department and/or Municipal Codes. Extinguishers shall mount with bracket and holder. Model, type capacity and location of extinguishers shall be in accordance with the requirement of the local Agencies having appropriate jurisdiction. Tag is to remain on extinguisher.

Casework

All casework shall be plastic laminate exterior with white melamine interior.

All countertops shall be plastic laminate. All counter tops with a sink shall have a 4" back splash. Areas with a dual height counter top (i.e. with the sink at 34" and the remainder to be at 36" A.F.F.) specified on the drawings; the lower height area shall have a 6" backsplash.

Contractor shall supply in wall fire treated ¾" minimum plywood blocking for all casework.

Coat Racks

Provide blocking in wall from 42" AFF to 66" AFF for coat rack adjustment to meet ADA after construction is complete.

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SECTION II. HEATING AND AIR CONDITIONING

Engineering

Re: 2.3 Partitions; advise other tradesmen of required sized openings for adequate return airflow.

Heating, ventilation and air conditioning engineering and specifications to be provided by the contractor and to be approved by building owner and tenant prior to construction. A minimum of two copies of the approved layout shall be provided to the building owner. The specifications shall provide for all occupants (1/100 sq. ft.) and equipment to be specified by the tenant within the space in addition to environmental tolerances of meeting 72 degrees (F) on a 98 degree cooling day and 68 degrees on a 0 degree heating day.

Basis System (Buildings 82 and 84)

Air conditioning and heating shall be provided by extension of new ductwork from existing ceiling hung units. All supply air sheet metal ductwork shall be wrapped with 1 ½ thick foil faced fiberglass insulation (R-6 minimum), circular flex duct, maximum 5', shall be provided from sheet metal take-offs from sheet metal supply branches to each air diffuser. All sheet metal take-offs shall be provided with volume dampers.

SUPPLY AIR DIFFUSERS

Use lay-in 2' x 2' recessed supply diffuser with Omni louver face and round neck. Actual neck diameters sized in accordance with required CFM indicated on engineer's drawing. White baked enamel finish.

RETURN AIR GRILLS

Return air grills to be lay-in 2' x 2' grill with minimum 50% free area, Grill to be egg crate type. Quantity and location as shown on engineering drawings. White finish.

CONTROLS

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Contractor shall install wall mounted thermostats override switch (provided under the base building work) for each HVAC unit. Locations shall be as shown on engineer's drawing for perimeters only. Interior zones shall have pneumatic thermostats wall mounted at 48" AFF. Thermostats and override switches shall be wired in accordance with manufacturer's recommendations.

AIR BALANCING

Contractor shall balance air supply quantity of entire system and each individual air diffuser. Contractor shall submit to Owner a complete written balancing report in accordance with industry standards. Limit moduline master/slave quantities to a maximum of 3 modulines for one thermostat, all of which must be inside the same room.

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SECTION III. ELECTRICAL AND TELEPHONE

ELECTRIC SERVICE

Contractor shall extend conduit and wiring of 277-volt electric service for all fluorescent lighting fixtures from existing junction boxes. Contractor shall extend conduit, as required by city code and wiring of 120-volt service to electric receptacles from existing junction boxes. All circuit breakers in electric panels shall be legibly identified as to their junction and area served. All electrical engineering shall be provided by contractor where required.

Electrical Contractor to provide panel schedule to Operations manager, and post a copy of panel schedule in building electrical room.

LIGHTING FIXTURES

2' x 4' 3-lamp recessed fluorescent troffer type with acrylic prism lens; 277 volt. Lithonia Model #2PM2GC-340-24-277-ES with energy saving ballasts and cool white lamps. Recessed incandescent down lights to be Lithonia Model #A6B-AR with 1-lamp 150 W A21. Recessed incandescent wall washer to be Lithonia Model #DW6B-AR with 1- 150 W A 21 lamp. Provide a 50 foot-candle lighting level.

EXIT SIGNS AND EXIT LIGHTS

Contractor to provide and install where required any exit signs and/or exit lights in compliance with the Local Fire Marshall and any other Agency having jurisdiction

Exit signs to be **Prescolite** Pexhl Series Combination LED Exit/Emergency Light, lamps included.

Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign.

Lights to be located within 20' of tenant suite entrance.

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ELECTRICAL OUTLETS

Contractor shall provide outlets as specified on plans. All outlets shall be mounted 18" AFF unless specified otherwise. All cover plates, outlets, switches, etc. to be stainless steel, smooth, non-textured finish. Dedicated outlets to be noted by a different color than the convenience outlets: dedicated outlets are ivory; convenience outlets are gray.

Outlets

Wall mounted, 120 volt, 3 prong grounded receptacle with stainless steel cover plate.

GFI's/Dedicated

All outlets within a 6' reach of the edge of any sink to be GFI outlets. Each outlet in the break room is to be on a separate circuit. All outlets provided for copiers to be 20 amp dedicated circuits.

Computer/Telephone or Cable Outlet

Telephone and computer outlets to include a 2" x 3" cutout, with a ring and string to pull wire, at 18" AFF to 3" above ceiling level and shall not include cabling. Data cabling, telephone and Cable television by tenant's contractors.

LIGHT SWITCHES

Wall mounted with stainless steel cover plate. Single pole and/or two-pole (three-way) type as indicated on tenant improvement drawings, mounted at 48" AFF. Switched to be gray unless noted otherwise.

TELEPHONE PANEL

Provide one minimum 4' x 4' x 1/2", min., fire treated plywood board mounted on reinforced gypsum board partition, location to be specified by tenant. Paint to match wall. Tenant shall provide telephone equipment, cable, speakers, and its installations.

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SECTION IV – SECURITY SYSTEMS

SECURITY SYSTEMS

Per tenant specification, see below for recommended vendors whose systems are compatible with Corporate Woods® building security systems

Should a tenant request a stand-alone security system for their suite; the following vendors meet all of Corporate Woods® requirements:

1. Ted Systems, LLC, Herb Farnsworth,
9912 West 62nd Terrance
Merriam, Kansas 66203
913.677.5771
2. C&C Group, Todd Tenbrink
10012 Darnell Street
Lenexa, Kansas 66215
913.529.6267
3. ACS Electronic Systems, Inc., Bob Harper
7856 Barton
Lenexa, Kansas 66214
913.248.8828
4. Electronic Contracting Company, Jim Cliff
2849 Terrace Street
Kansas City, Missouri 64108
816.561.6800

If system has electromagnetic locks they will need to fail in the failsafe mode to meet fire code. The following is required to meet fire code:

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1. The tenant's access control system is wired to the building's radionics panel for request to exit and also verify that each lock will interrupt the power at each door sit per code.
2. Verify that the fire alarm control panel will release the locks upon fire alarm activation.

We suggest that your contractor contact the following approved vendor for fire panel installation:

Electronic Contracting Company, Jim Cliff
2849 Terrace Street
Kansas City, Missouri 64108
816.561.6800

The completion of the mag lock release must be documented by tenant verifying work has been completed and is operational. This documentation must either be a letter or a copy of invoice indicating work was completed and is in compliant with OP Fire Code. This documentation must be sent to the Corporate Woods® Property Management Office.

SECTION V. PLUMBING

PLUMBING

All plumbing shall be from building supply, including hot water. No additional hot water heaters in tenant spaces unless specified on Construction drawings.

Replace any existing sump pumps. Contractor to verify pump is in working order at time of occupancy.

All break room sinks to be 22x25 stainless steel single bowl, unless otherwise specified.

All break room sinks to have single lever faucet; polished chrome finish. Moen or Kohler

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All tenant sources of domestic water to have shut off valves within 30" of point of water disbursement.

Garbage disposal

All water lines installed by contract or tenant contracts to be 1/4" copper piping. Plastic piping is not permitted.

SPRINKLERS

Fire protection sprinkler system to meet NFPA 13 for light hazard occupancy.

Sprinkler heads to be semi-recessed chrome.

All pipe to be schedule 40, with cast iron fittings.

For buildings with fire pumps care should be given on lower floors to use extra heavy fittings. (Building 40 – 32)

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SECTION VI. ENGINEERING

Contractor shall provide all required engineering and design including drawings and specifications for the mechanical and electrical systems only when specifically required on bid documents. If required by the City, drawings shall be sealed and signed by a Professional Engineer registered in the State of Kansas. Contractor shall submit all engineering plans to Owner for review and approval and shall be responsible for filing all plans with the appropriate agencies for approval and required permits.

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SECTION VII. PERMITS AND INSPECTIONS

PERMITS AND INSPECTIONS

It shall be the Contractor responsibility to obtain all inspections, approvals and permits when/where required. In addition, the contractor shall submit to the City, the Applications for Certificate of Occupancy. The Tenant shall pay the cost of the City's application fee for their individual Certificate of Occupancy.

SUPERVISION AND CLEAN-UP

The contractor shall be responsible for coordination and supervision of all work performed by him and/or subcontractors, including final clean up for each tenant improvement project.

The General Contractor and all subcontractors shall verify all dimensions and conditions on the job site prior to the bidding of the contract documents. The contractor shall notify the Architect immediately of any discrepancies. In cases of discrepancy concerning dimensions, quantities and location, the contractor shall, in writing, call to the attention of the architect any discrepancies between the specifications, plans, details or schedules. The architect will then inform the contractor in writing which document takes precedence. There shall be no adjustment to the cost or time of the work resulting from clarification of such discrepancies.

End of Specifications

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Contractor Rules and Policies

CORPORATE WOODS®

CONTRACTOR RULES AND POLICES

General

While under construction, office space is subject to observation by property managers, leasing agents, prospective tenants, and by the new tenant for whom the space is being built. The condition of that space and what goes on during construction leaves a lasting impression upon these persons.

The following Rules and Policies are to be observed in order to avoid disturbing adjacent tenants or presenting an unsightly appearance. These Rules and Policies are enforceable by all Corporate Woods® staff personnel (i.e., operations staff, property managers, leasing agents, etc.)

1. COMMON & PUBLIC AREAS

A) VACANT SPACES

1. Vacant spaces may be used for staging of materials with prior approval from the General Contractor. General Contractor will walk selected staging area with Corporate Woods® maintenance associate and will complete the "Staging Area Inventory List". The contractor will not remove any existing items from this space without permission from the General Contractor. The contractor must keep the space in an orderly manner on a daily basis taking steps to protect existing finishes and fixtures. This space needs to be thoroughly cleaned at the end of the job. Materials (i.e., light fixtures, doors, door frames, etc.) owned by this job should be organized and stacked neatly in space.

B) COMMON AREAS

1. Materials, tools and trash/carts are not to be staged in the common areas (corridors and elevator lobbies).

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C) RESTROOMS

1. Tenants will continue to use the restrooms. Keep them clean. Do not use the restroom sinks for cleaning brushes and other tools. Janitor closets are available for this function. Do not put any construction materials down urinal or commodes.

D) PARKING

1. Do not park in visitor spaces, at curbs, fire lanes or loading zones. Only individual with state permits are to park in designated disabled spaces. Loading zones may be used while delivering materials.

E) ELEVATORS

1. No construction materials will be brought into any elevator unless the cab has been properly protected with padding. The freight elevator should be used in the following buildings: 32, 40, 82 & 84.
2. Elevator ceiling panels shall not be removed or disturbed in anyway unless arrangements are made with the Operations Department.

II. SERVICE AREAS

A) JANITOR CLOSETS

1. The Operations Department will unlock janitor closets. Any one found damaging these doors, or trying to gain entry with out assistance, will be charged for replacing the door.

B) ELECTRICAL CLOSETS

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1. See attached Corporate Woods® “Electrical Panel Access Policy”
2. Do not leave the electrical closets open and unattended. Lock and clean room daily.

III. HOURS OF OPERATION

A) CONSTRUCTION OPERATIONS

1. There will be no core drilling, concrete sawing, door jamb setting, hammer drilling or any other disruptive construction activity during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturday 8:00 a.m. to 1:00 p.m. Cored concrete is to be caught and not allowed to drop on ceiling tile or into tenant space below. Contractors are responsible for noting surrounding conditions in tenants above, below, or adjacent to the suite under construction to prevent collateral damage due to work mentioned above.

IV. MISCELLANEOUS

A) NOISE

1. Noise shall be kept at a minimum. All verbal communications will be carried out in a normal speaking voice.
2. Personal radios without headphones are not permitted. Persons wishing to listen to music shall use radios with headsets.

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B) REGULATIONS FOR APPLYING FINISHES

These regulations are designed to protect the air quality and health of the building occupants. This list does not address every situation that may be encountered; it is the responsibility of the contractor to be aware of his surroundings and use good judgment when applying finishes.

1. SDS sheets, for each type of paint, lacquer, adhesives, thinner or any other chemical used in the finish of the space, will be posted in the construction area.
2. Unless these materials are in airtight containers, paint, lacquer, thinners and any other flammable or offensive smelling chemicals will not be stored in occupied buildings.
3. Chemical or paint soaked rags will not be stored in Corporate Woods® buildings.
4. It is the responsibility of the contractor to clean up and dispose of all waste or unused chemicals. Disposal methods will be in accordance with EPA regulations.
5. All applications of lacquer, varnish, oil based paints or any other finishes known to produce offensive smells will be performed during non business hours. Individual tenant hours may vary from this schedule and are to be confirmed prior to working in occupied spaces. Unoccupied hours are as follows:

After 6:00 pm on week days (Monday through Friday)

After 1:00 pm on Saturday

All day Sunday.

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6. All spray applications require prior approval from the General Contractor.
7. All spray applications will be performed during unoccupied hours.
8. Any deviation from the above regulations will require prior approval by the General Contractor.
9. These regulations do not supersede or negate any industry adopted or manufacturer recommended safety practices.
10. If mold or any other material deemed to be hazardous is found it should be reported to General Contractor immediately.

C) TRASH

1. All personal trash (i.e., wrappers, containers, pop cans, food scraps, etc.) shall be immediately disposed of in proper trash containers. If none are available, trash shall be discarded at home.
2. No breaks are to be taken in public area.

D) TOBACCO PRODUCTS

1. Smoking is not permitted in vacant spaces or spaces under construction. Smoke breaks may be taken outside of the building in designated smoking areas. Cigarette butts shall be placed in an ash urn. If a worker is found smoking in a building they will be terminated immediately.
2. Chewing tobacco is not permitted in any building. Spitting of tobacco juice and tobacco products to be done in a discrete manner and disposed of properly.

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E) DRESS

1. Dress will be appropriate for the trade. Sweatshirts or T-shirts with printed words or pictures, which may be considered offensive, are not permitted.

F) CLEANLINESS

1. Vacant and public area construction space will be maintained in a clean and neat manner. This is a safety as well as marketing concern. Excess trash and/or construction material shall be cleared immediately. Contractor employees are to wipe their feet prior to leaving construction space to public corridors.

G) LANGUAGE

1. Language, which may be considered vulgar or offensive, is not permitted.

H) TRASH CARTS

1. Trash carts in public and occupied areas are not to be left unattended.

I) DELIVERIES

1. Deliveries will be taken directly to the job site. In no instance will public areas be used for staging materials. Tools, materials and supplies left unattended in public areas will be immediately removed. No deliveries are to take place over pedestrian bridges.
2. Deliveries are to be completed between 9:00 a.m. and 11:00 a.m. and/or 1:30 p.m. and 4:00 p.m. Deliveries may be made before 7:30 a.m. or

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after 6:00 p.m. if prior arrangements have been made through the General Contractor.

3. No elevator will be held in "independent service" during the hours of 7:30 a.m. to 9:00 a.m., 11:00 a.m. to 1:30 p.m. and 4:00 p.m. to 6:00 p.m.
4. Building entry doors and construction suite doors may be blocked open only while materials are passing. Every effort will be made to minimize the time that doors are propped open. Building entry doors are not to be propped open after normal business hours.

J) ACCESSING OCCUPIED SPACES (other than TI)

1. When core drilling, (i.e. electrical, plumbing, mechanical etc.) prior to entering an occupied space, arrangements must be made 24 hours in advance with the General Contractor. Core drilling cannot be completed during regular business hours, which are 8:00 a.m. to 5:00 p.m. In some cases a security guard may need to be posted.
2. All cores and associated debris to be contained and removed in a manner that insures the safety of the building occupants and their equipment. All surrounding occupied areas to be protected and cleaned at the completion of the core drilling.
3. Always keep suite doors locked.

K) HVAC

1. No portion of the HVAC system shall be adjusted, removed or tampered with unless specified on construction drawings. Temperature adjustments may only be made through the Operations Department.

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L) DUMPSTERS

1. The location of exterior dumpsters (if permitted) shall be approved by the Property Management Department.

Please report any irregularities (i.e. accidents, suspicious individuals or activities) that you might notice taking place to the General Contractor.

I have read the Construction Rules and Policies and full understand their intent. All services and work provided by me and my employee, subcontractors and suppliers, will be performed within the spirit of these rules and polices. Failure to do so will disqualify me to work on any Corporate Woods® projects and may jeopardize my future contracts between Corporate Woods® and my Company.

Signature

Date

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Electrical Panel Access Policy

Corporate Woods® Electrical Panel Access Policy

- Overview:** The purpose of this policy is to ensure the safety of all Corporate Woods® employees, vendors, and tenants when work is in progress in building electrical closets or other mechanical areas where the removal of electrical panel covers are required. The implementation of this procedure is intended to reduce the actual time that panel covers are removed, to warn people of potential electrical hazards during “works in progress” while the covers have been removed, and to eliminate shock hazards from unauthorized person touching or falling into open electrical panels.
- In all events, electrical panel covers must be replaced immediately upon the conclusion of any work requiring the panel covers to be removed.**
- Responsibility:** It is the responsibility of all Corporate Woods® staff working in electrical panels and contract electricians working within Corporate Woods® buildings to comply with this procedure. It is also the responsibility of all Corporate Woods® engineering, electrical, and maintenance staff that access electrical closets and mechanical rooms containing electrical panels to participate, observe, correct or report violations of this policy to their supervisor or Corporate Woods® management immediately. It is the intent of this policy that Corporate Woods® staff be observant to potential electrical hazards, however, only properly trained staff will participate in the correction of identified hazards. Staff not properly trained in the correction of electrical hazards will assist by the placement of barricades or other devices as directed to protect themselves, vendors, or tenants from identified electrical hazards.
- Implementation:** This policy shall become effective immediately. All Corporate Woods® engineering, electrical, and maintenance staff and authorized electrical contractors working within Corporate Woods® buildings must affirm that they have read this policy and will comply with the term hereof and participate in its immediate implementation and ongoing usage.

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Electrical Panel Access Policy

Penalties: Electrical contractors working within Corporate Woods® are required to acknowledge and follow this policy. Any contractor found to be non-compliant with this policy will be given a written warning from Corporate Woods® management, indicating where the violation occurred, and what steps need to be taken to prevent future occurrences. Further violations may result in termination of their existing contract for electrical work with Corporate Woods®. Corporate Woods® staff members, responsible for the removal and replacement of electrical panel covers, who fail to adhere to this policy, will be counseled regarding this policy. A written notation of the violation will be placed in their employment file. Further violations may result in disciplinary action.

Supplies: Corporate Woods® will maintain a small supply of temporary panel covers and floor warning cones which may be used by both Corporate Woods® staff and contractors on a “first come, first served” basis. These panel covers and cones are available at the Corporate Woods® Operations office and will be signed out to the respective user. Contractors should also have similar temporary panel covers and floor warning cones available from other sources. The lack of immediately available supplies will not be an excuse for non-compliance of this policy. Temporary panel covers and floor warning cones must be used as prescribed by this policy.

- Procedures:**
1. Prior to the commencement of any electrical work that may require the removal of a panel cover, the electrical contractor will be provided with a copy of this policy.
 2. Once an electrical panel cover has been removed, a floor warning cone will be placed in the electrical closet immediately inside the door, so that anyone entering the closet will be warned of electrical hazards. The floor warning cone will remain in the closet until the work is completed and the panel covers are restored.
 3. When the electrical closet is left unattended, the temporary panel cover must be placed over the open electrical panel. If more than one panel cover has been removed, then all panels must be covered with temporary panel covers.

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Electrical Panel Access Policy

4. When the workday is concluded, the electrical closet must be securely locked. It will be the responsibility of the electrical contractor or staff person to notify Corporate Woods® Operations: if it is necessary to leave the closet unlocked, why it is necessary to leave the closet unlocked, who will be responsible for locking the closet, and the approximate time that the closet will be locked.
5. At the conclusion of the job, the electrical panel covers will be put securely in place using the factory provided attachments. **Contractor is responsible for repairing or replacing latches and attachment devices to perfect working order.** The electrical contractor or staff employee will return the temporary panel cover and floor warning cones to Corporate Woods® Operations.
6. Upon conclusion of the work, the assigned building maintenance man or engineer, whoever is first available will check the electrical closet where the work was conducted and ensure that the panel cover(s) have been restored properly. Any discrepancies will be reported immediately to Corporate Woods® management, or to the Corporate Woods® construction manager if the work was part of a T.I. project. The contractor will be notified if discrepancies exist.

- Access:
1. Access will be provided to all authorized Corporate Woods® engineering, electrical or maintenance staff, and to properly insured and authorized contractors or vendors, to the areas that are necessary for the performance of their work. The level of access will be determined by the manager in charge of the work, and may consist of a Corporate Woods® access card, authorizing after hour access to one or more buildings, and a mechanical room key, which would allow access to areas containing electrical panels. All access cards and keys will remain the property of Corporate Woods®, and each contractor or vendor will acknowledge receipt of the access card or key. It is imperative that issued cards and keys are protected against loss. The keying system, for access to electrical closets and mechanical areas, is a high security system. Lost keys may require a re-key of that system at a significant cost to the contractor. All contractors or vendors must acknowledge their responsibility for the security of Corporate Woods® property.

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Electrical Panel Access Policy

2. Upon conclusion of the work, any assigned building access cards or keys will be returned to Corporate Woods® Operations and logged as returned.

I have read and understand the above policy and procedures. I understand that my company may be responsible for lost Corporate Woods® property, and any subsequent actions required by Corporate Woods® to maintain security and to mitigate such loss. Any violations of this policy may cause the immediate termination of my contract for work within Corporate Woods® and possibly jeopardize my company's ability to be considered for future work in Corporate Woods®.

Company Name

Signed and Title

Date

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Common Restroom Standards

CORPORATE WOODS® COMMON RESTROOM STANDARDS---FIELD VERIFY PRIOR TO ORDERING

ALL BUILDINGS EXCEPT (82 & 84)

Mirror:	¼ inch clear glass mirror
Vanity:	Tiffany Marble Color 170
Towel Dispenser/ Waste Receptacle:	Bobrick – Recessed Mounted Combo B-43944
Towel Dispenser	Bobrick B4362 Contura Series
Soap Dispenser:	Supplied by Bldg. 7 (2 weeks prior notice)- From ISS
Sanitary Product Dispenser:	Bobrick – B-4706-25
Toilet Tissue Dispenser:	Bobrick – Surface Mounted B-4288 Contura Series Multi-roll
Sanitary Trash Dispenser	Bobrick – Surface Mounted B-270 Contura Series
Toilet Seat Cover Dispenser:	Bobrick - Surface mounted B-4221 Contura Series
Toilet Partitions:	May vary from building to building. Please check attachment.
Toilet:	Toto Wall Hung Flushometer Toilet, CT708
Toilet Flush Valves:	Toto 1.6 GPF/6.0 LPF – TMT1HNCR-32 (complete set)
Chair Carriers:	MIFAB MC-10D Series double horizontal adjustable water closet carrier and/or MIFAB MC-10-L/R Series single horizontal adjustable water closet carrier (heavy duty 600lb weight limit)
Urinal:	Use existing/or match existing. ToTo

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Common Restroom Standards

Urinal Flush Valves:	Toto 1.0 GPF/3.8 LPF – TMU1HNCR-12 (complete set)
Ceramic Tile Floors:	Will vary from building to building. Please check attachment.
Ceramic Tile Walls:	Will vary from building to building. Please check attachment.
Light fixtures:	Paramax Parabolic Troffer, 2PM3N 2X2 and/or Paramax Parabolic Troffer, 2PM3N 2X4
Strobes:	See attached Siemens Fire Alarm System Equipment list
Emergency Wall Light:	Prescolite - Model EMAX
Automated Air Freshener:	Technical Concepts TEC 400979
Exhaust Fan:	A minimum of 200 cfm of conditioned air should be in each bathroom and connected to exiting building system.
Faucet	TBD
Coat Hooks	TBD

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Common Restroom Standards

BUILDING 82 & 84 COMMON RESTROOM STANDARDS

Mirror:	Bldg. 82 & 84 – ASI 0600 23”x46”
Vanity:	Bldg. 82 Marble, Classification I, Calcite “Rosa Verona” supplied by Midland Marble & Granite (913) 307-9877, vein cut, finished: Polished Bldg. 84 Marble Building Stone Standard: ASTM 503 “Terra Kotta” Paradiso 1 ¼ Thickness, Edges: Square, mitered and rabbeted
Light Fixtures:	
Light Fixtures Over Vanity:	Bldg. 82 & 84 - Eureka E3158-1 Gold
1 st Fl. RR Can Lights:	Bldg. 82 - Halo-H1499T75-1493BC Bldg. 84 – Prescolite LVH4-LV2-BT277
2 nd thru 10 th Can Lights:	Bldg. 82 – Halo-C6032-2E-6050L1 Bldg. 84 – Prescolite CFT-632-EB-WTF602
1 st Fl. RR Fixture Over Stools:	Bldg. 82 - META-SNSM-132-277VEB81 Bldg. 84 – Columbia DE4-132-EB8-277V
2 nd thru 10 th Fixture over Stools:	Bldg. 82 – META-8TSN-132-277V-EB8 Bldg. 84 – Columbia CH8-132-EB8-277V
Towel Dispenser/ Waste Receptacle:	Bldg. 82 – ASI 0468 Bldg. 84 - Bradley Model 2037
Restroom Faucets:	Bldg. 82 – Kohler – K7443BA Bldg. 84 – To Be Determined
Soap Dispenser:	Supplied by Bldg. 7 (2 weeks prior notice)

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Common Restroom Standards

Sanitary Product Dispenser:	Bldg. 82 – ASI 0468 Bldg. 84 - Bradley Model 4017
Toilet Tissue Dispenser:	Bldg. 82 – ASI 0032 Bldg. 84 – Bradley Model 5422
Coat Hooks:	Bldg. 82 & 84 – ASI 0714
Partition Door Bumpers:	Bldg. 82 & 84 – ASI 0719
ADA Toilet Tissue Dispenser:	Bldg. 82 – ASI 0030 Bldg. 84 – Bradley Model 5402
Sanitary Trash Dispenser:	Bldg. 82 – ASI 0852 Bldg. 84 – Bradley Model 4721-15
ADA Grab Bar:	Bldg. 82 – ASI Bldg. 84 – Bradley Model 812
Toilet Seat Cover Dispenser:	Bldg. 82 & 84 - Bobrick surface mounted B-4421 Contura Series
Toilet Partitions:	Bldg. 82 - Women's RR Nevamar; ARP Surface, Vinyard Matrix Textured, MR-1-9T - Men's RR Nevamar; ARP Surface, Phantom Grey Textured, MR-6-7T Bldg. 84 Nevamar; ARP Surface, Honey Tone Essence Textured, ES-2- 2T
Toilet:	Bldg. 82 - Kohler Bldg. 84 – Crane 3446E

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Common Restroom Standards

Toilet Flush Valves:	Bldg. 82 & 84 - Sloan
Chair Carriers:	Unknown
Urinal:	Bldg. 82 - Kohler Bldg. 84 – Crane
Urinal Flush Valves:	Bldg. 82 & 84 - Sloan
Ceramic Tile Floors:	Bldg. 82 Floor Tile Unpolished Paver Tile with Glased particles Crossville Ceramics; Cross-Plus A291 “Pepper Quartz” Women’s RR accent: Crossville Ceramics; 790 “Burgundy Smoke”. Men’s RR accent: Crossville Ceramics; 850 “Graphite” Bldg. 84 Floor tile - Unpolished Paver Tile Crossville Ceramics; 8x8 Cross-Plus A291 “Pepper Quartz”
Floor Accent:	Crossville Ceramics; Cross-Plus A880 “Onyx” Wall tile - Special Polished Paver Tile Crossville Ceramics; 8x8 A291 “Pepper Quartz” Grout: TA-650 “accucolor” premium sanded grout #927 Light Pewter
Ceramic Tile Walls:	Bldg. 82 Wall tile: Special Polished Paver Tile; Crossville Ceramics; A291 “Pepper Quartz” Bldg. 84 Wall tile Special Polished Paver Tile Crossville Ceramics; 8x8 A291 “Pepper Quartz”

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Common Restroom Standards

Grout: TA-650 "accucolor" premium sanded grout #927 Light Pewter

Restroom Ceiling Light Fixtures

Vanity Light Fixtures: Eureka, eureka-lighting.com, 225, De Liege O #200, Montreal (Quebec Canada H2P 1H4, 514-385-3515 Model # 2X3158.1.GOL.WH

Bldg. 84 light has been discontinued. When ordering light you must order 2 for replacement. Existing light can be used for future replacement.

Strobe: See attached Siemens Fire Alarm System Equipment list

Emergency Wall Light: Dual Lite L2 Series

Automated Air Freshener: Technical Concepts TEC 400979

Exhaust Fan: A minimum of 200 cfm of conditioned air should be in each bathroom and connected to exiting building system.

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Common Restroom Standards

Restroom Ceramic Tile Floors Per Building

Bldg. 3

Floor tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 6

Floor tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 9

Floor tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 12

Floor tile: TBD
Wall tile: TBD
Wall tile: TBD
Grout: TBD
Partitions: TBD
Light Fixture: TBD
Countertop: TBD
Mirrors: TBD

Bldg. 14

Floor tile: TBD
Grout: TBD
Wall tile: TBD
Paint: TBD
Partitions: TBD
Countertop: TBD

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Common Restroom Standards

Bldg. 20

Floor tile: 3X3 Cross-Color Mosaics A811 Sterling with matching cove tile
Grout: Tec 949 Silverado
Wall tile: TBD

Bldg. 21

Floor tile: 3X3 Cross-Color Mosaics A811 Sterling with matching cove tile
Grout: Tec 949 Silverado
Wall tile: TBD

Bldg. 22

Floor tile: 3X3 Cross-Color Mosaics A811 Sterling with matching cove tile
Grout: Tec 949 Silverado
Wall tile: TBD

Bldg. 23

Floor tile: 3X3 Cross-Color Mosaics A811 Sterling with matching cove tile
Grout: Tec 949 Silverado
Wall tile: TBD

Bldg. 24 (Field Match Prior to purchase)

Floor tile: Accent Tile: TBD
Ceramic Tile Field tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 27

Floor tile: American Olean – San Ruffino – Tuscan Wine SF07
Grout: TEC 984 Almond
Wall tile: Crossville – Cross Colors – Maple Sugar 360
Paint: Benjamin Moore – Shaker Beige HC-45

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Common Restroom Standards

Bldg. 32

Floor tile: American Olean – Cobblestone SF06 San Ruffino
Grout: TBD
Wall tile: Crossville – Cross colors –A870 Seal Tape
Paint: Sherman Williams – Quiver Tan SW6151

Bldg. 34

Floor tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 40

Floor tile: TBD
Grout: TBD
Wall tile: TBD

Bldg. 51

Floor tile: 8X8 Crossville Porcelain tile, Cross-Colors\Cross Sheen A291 Pepper Quartz
Grout: TEC 988 Pearl
Wall tile: TBD

Bldg. 55

Floor tile: 8X8 Crossville Porcelain tile, Cross-Colors\Cross Sheen A291 Pepper Quartz
Grout: TEC 988 Pearl
Wall tile: TBD

Bldg. 70

Floor tile: TBD
Grout: TBD
Wall tile: TBD

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Common Restroom Standards

Restroom Ceramic Tile Floors Per Building

Bldg. 75

1st Floor Restrooms

Floor & Wall

Tile: A.O. 2"x2" unglazed Sand A-27
Accent Wall: A.O. 2"x2" unglazed Almond A-14 (discontinued)
Grout: #25 Antique White

3rd Floor Restrooms

Floor: 8"x8" – field verify
Walls: A.O. 2"x2" unglazed Sand A-27
Accent Wall: A.O. 2"x2" unglazed Almond A-14 (discontinued)
Grout: #25 Antique White

Bldg. 82

Floor Tile: Unpolished Paver Tile with Glased particles
Crossville Ceramics; 8x8 Cross-Plus A291 "Pepper Quartz"
Women's RR accent: Crossville Ceramics; 790 "Burgundy Smoke".
Men's RR accent: Crossville Ceramics; 850 "Graphite"
Grout: Unknown
Wall: Wall tile: Special Polished Paver Tile; 8x8 Crossville Ceramics; A291 "Pepper Quartz"

Bldg. 84

Floor tile: Unpolished Paver Tile Crossville Ceramics; 8x8 Cross-Plus A291 "Pepper Quartz"
Floor Accent: Crossville Ceramics; Cross-Plus A880 "Onyx"
Grout: Grout: TA-650 "accucolor" premium sanded grout #927 Light Pewter
Wall tile: Special Polished Paver Tile Crossville Ceramics; 8x8 A291 "Pepper Quartz"

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Common Restroom Standards

Corporate Woods® Standard Toilet Partitions

Bldg. 3	TBD
Bldg. 6	Wilsonart D50-60 Khaki Brown
Bldg. 9	TBD
Bldg. 12	TBD
Bldg. 14	TBD
Bldg. 20	TBD
Bldg. 21	TBD
Bldg. 22	TBD
Bldg. 23	TBD
Bldg. 24	TBD
Bldg. 27	Wilsonart D493-60 Antique Bronze
Bldg. 32	Wilsonart 4844-60 Ioden Zephyr
Bldg. 34	1 st , 5 th & 6 th Formica 7217-58 Arctic Terra matte finish 2 nd , 3 rd , & 4 th Unknown (field match)
Bldg. 40	Formica 503-58 Stone Grafix matte finish
Bldg. 51	Nevamar ARP Surface, Ivory Essence Textured ES-2-1T
Bldg. 55	Nevamar ARP Surface, Ivory Essence Textured ES-2-1T

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Common Restroom Standards

Bldg. 70	Formica 503-58 Stone Grafix matte finish
Bldg. 75	Wilsonart 4143-60 Neutral Glace
Bldg. 82	Women's RR – Nevamar; ARP Surface, Vinyard Matrix Textured, MR –1 9T Men's RR – Nevamar; ARP Surface, Phantom Grey Textured, MR-6-7T
Bldg. 84	Nevamar, ARP Surface, Honey Tone Essence Textured, ES-2-2T

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Stand Alone ADA Restroom Standards

CORPORATE WOODS® STAND ALONE ADA RESTROOM STANDARD

Mirror:	Bobrick – Channel Frame B-165 2436 24X36
Sink:	Berber Wall Hung China Lav 19x17 12-1314
Towel Dispenser/ Waste Receptacle:	Bobrick - Recessed B-4369 Contura Series Surface Mount: B-43949
Soap Dispenser:	Bobrick – Recessed B-4063 Contura Series
Sanitary Product Dispenser:	Bobrick – Recessed B-43500 Contura Series
Combination Seat Cover Dispenser Sanitary Napkin Disposal Toilet Dispenser	Bobrick - Wall Recessed B-3574 Classic Series Two per stall ADA Women’s – B-3574/Men’s ADA – B3474
Toilet:	Toto Wall Hung Flushometer Toilet, CT708
Toilet Flush Valves:	Toto 1.6 GPF/6.0 LPF – TMT1HNCR-32 (complete set)
Chair Carrier:	MIFAB MC-10-L/R Series single horizontal adjustable water closet carrier (heavy duty 600lb weight limit)
Wall Paint:	Pratt & Lambert 2127
Vinyl Flooring:	Armstrong Arteffects 57202 canvas beige
Cove base:	If color work match existing corridor cove base if not a good match use Flexco Base WF-031 zephyr

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Stand Alone ADA Restroom Standards

Light fixture:	Paramax Parabolic Troffer, 2PM3N 2X2 and/or Paramax Parabolic Troffer, 2PM3N 2X4
Strobe:	See attached Siemens Fire Alarm System Equipment list
Emergency Wall Light:	Presc.lite - Model EMAX
Automated Air Freshener:	Technical Concepts TEC400979
Exhaust Fan:	A minimum of 200 cfm of conditioned air should be in each bathroom and connected to exiting building system.
Floor Drain:	Counter sunk 2" Brass shower drain

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Stand Alone ADA Restroom Standards

CORPORATE WOODS® STAND ALONE ADA RESTROOM EXCEPTIONS WHEN RECESSED FIXTURES ARE NOT POSSIBLE.

Towel Dispenser/

Waste Receptacle: Bobrick surface mounted B-43699 Contura Series

Soap Dispenser: Bobrick surface mounted B-4112 Contura Series

Sanitary Product Dispenser: Bobrick surface mounted B435009 Contura Series

Seat Cover Dispenser Bobrick surface mounted B-4421 Contura Series

Tissue Dispenser Bobrick surface mounted B-4288 Contura

Napkin Disposal: Bradley surface mounted Model 4722-15

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Corridor and Restroom Ceilings

Corridor & Restroom Ceilings

Grid: Armstrong, Chicago Metallic or equal, standard 1" nominal (15/16") grid, 2'x2' pattern, white.
Use heavy-duty main tees.

Exception: Bldg. 20 & 22 – Unknown, confirm with architect for match.

Exception: Bldg. 27 (Lobbies only) --Armstrong, Chicago Metallic or equal, narrow 9/16" grid 2'x2' pattern, white. Use heavy-duty main tees.

Tiles: Bldgs. 3, 6, 9, 12, 14, 21, 24, 27, 32, 34, 40, 51, 55, 70, 75, 82 & 84
USG, Acoustone, "F" Fissured #132 24"x24"x5/8" with "Shadowline" edge.

Exception: Bldg. 40's 1st floor lobby area – unknown. Confirm with architect to match.

Exception: Bldg. 27, Elevator Lobby areas only
USG, Acoustone, "F" Fissured #133

Exception: Bldg 27 Delivery Corridor – unknown, confirm with architect for match.

Exception: Bldg. 20 & 22 --- Armstrong 773B Cortega Square Lay-in 20"x60"5/8 White

Exception: Bldg. 23 --- Armstrong, Minaboard, Cortega, #704A, 24'x24"x5/8" with "Angled Tegular" edge.

Stoltz Management Company

Tenant Area Ceilings

Tenant Finish Area

Grid: Armstrong, Chicago Metallic or equal, standard 1" nominal (15/16") grid, 2'x2' pattern, white. Use heavy-duty main tees.

Grid: (Bldgs. 20, 21, 22, 23 & 24 only): As above except 20"x60" pattern. Use heavy-duty main tees.

Tile: Armstrong, Minaboard, Fissured, #755B, 24"x48"x5/8", flat standard

Tile Armstrong, Minaboard, Cortega, #704A, 24"x24"x5/8" with "Angled Tegular" edge.

Tile: (Bldgs. 20, 21, 22, 23 & 24 only): Armstrong, Minaboard, #773B, Cortega Square Lay in 20"x60"x5/8".

Note: There are exceptions throughout the complex so when bidding a job you will need to verify like and kind prior to ordering.

Stoltz Management Company

Common Area Lighting

Common Corridor

Exit Light for the following buildings: 3, 6, 7, 9, 12, 14, 20's, 27, 34, 40, 51, 55, 70, 75

Prescolite Emergency –single/double faced; color, white, letters red, battery lead calcium, Plastic Led Exit/Emergency Lighting Unit, model PEXHL3R-EC-CB-W

Exceptions:

Bldg. 32

Hubbell, Presc lite Emergency –single/double faced; color, white, letters green, battery lead calcium, Plastic Led Exit/Emergency Lighting Unit, model PEXHL3G-EC-CB-W

Bldg. 82 & 84

1st floor Lobby - Cooper Lighting, Sure-Lites, Die cast aluminum LED exit, AC only, 120/277 VAC, double face w/canopy, Red letters, brushed aluminum face with/black housing. Catalog No. CX62R, Style No. 2636191, Label No. LBL-357

Stairwell – Lithonia Lighting, LED exit AC only, LQM S W 3 R 120/277, white polycarbonate LED Exit Sign, Single Stencil Face with Red letters.

Corridor and Tenant – Hubbell, Presc lite Emergency – AC Single/Double-Face, color, white; letters, red. Model No. PEXL3RW

Stoltz Management Company

Common Area Lighting

Common and Tenant Emergency Wall Pack

Used in most building except 82 & 84

Hubbell, Prescolite, White, 6Vm 10.8W, battery type: lead calcium, Model, EMAX

Stairwell Light fixtures:

Bldg. 82 – META-BEV-232-277 EB81

Bldg. 84 – METALUX-BAU-232-277V-EB81

Stoltz Management Company

Lobby Floor Tiles

CORPORATE WOODS® 1ST FLOOR LOBBY TILES

Bldg. 3	Floor Tile:	Unknown
	Accent Tile:	Unknown
	Carpet Insert:	Black Granite
Bldg. 6	Floor Tile:	Unknown
	Accent Tile:	Unknown
	Carpet Insert:	Black Granite
Bldg. 9	Floor Tile:	Unknown
	Accent Tile:	Unknown
Bldg. 12	Floor Tile:	Unknown
	Accent Tile:	Unknown
Bldg. 14	Floor Tile:	Caeser LeGrotte Altamira
	Accent Tile:	confirm with architect for match
	Base Tile:	confirm with architect for match
Bldg. 24	Floor Tile:	confirm with architect for match
	Accent Tile:	confirm with architect for match
	Base Tile:	confirm with architect for match
Bldg. 27	Floor Tile:	confirm with architect for match
	Accent Tile:	confirm with architect for match
Bldg. 32	Floor Tile:	confirm with architect for match
	Accent Tile:	confirm with architect for match
Bldg. 40	Floor Tile:	confirm with architect for match
	Accent Tile:	confirm with architect for match
Bldg. 51	Floor Tile:	confirm with architect for match

Stoltz Management Company

Lobby Floor Tiles

Accent Tile: confirm with architect for match
Entry Elev. Tile: Black Granite

Bldg. 55 Floor Tile: confirm with architect for match
Accent Tile: confirm with architect for match
Entry Elev. Tile: Black Granite

Bldg. 70 Floor Tile: confirm with architect for match
Accent Tile: confirm with architect for match

Bldg. 75 Floor Tile: Ceramiche Caesar Le Grotte 12"x12" Frassasi
Border: Ceramiche Caesar Le Grotte
Base: Ceramiche Caesar Le Grotte 12"x4" Frassasi base

Stoltz Management Company

Lobby Floor Tiles

Bldg. 82: Stone Group: Marble
Marble Classification: Classification 1, Calcite
Varieties and Sources: As follows: "Fior di Pesco supplied by Midland
Marble & Granite, LLC 913-307-9877
Finish: Polished
Edges: Square
Size: 12"x12" Thickness: 3/8"
Grout: confirm with architect for match

Bldg. 84: Stone Group: Limestone Building Stone Standard: ASTM C 568

Type:ST-1 Pierre Du Perigord; Rossi
Finish: Honed
Size: As indicated. Thickness 1 1/4"
Edges: Square

Type:ST-2 Roche Crème; Paradiso Limestone
Finish: Honed
Size: As indicated. Thickness 1 1/4"

Stone Group: Marble Building Stone Standard: ASTM C 503

Type: ST-3 Tuscany Charcol; Paradiso
Finish: Honed
Size: As indicated. Thickness 1 1/4"
Edges: Square

Type:ST-4 Terra Kotta; Paradiso
Finish: Honed
Size: As indicated. Thickness 1 1/4"
Edges: Square

Grout: confirm with architect for match

Stoltz Management Company

Entry Lobby Standards

CORPORATE WOODS® ELEV. INTERIOR CAB STANDARDS

Bldg. 3	Fabric:	TBD
	Pattern:	Mano Point 901410
	Color:	007 Tan
	Laminate:	Wilsonart 4837-38 Terra Roca
	Floor:	Carpet to match corridor
Bldg.6	Fabric:	TBD
	Pattern:	TBD
	Laminate:	TBD
	Floor:	TBD
Bldg. 9	Fabric:	TBD
	Pattern:	TBD
	Color:	TBD
	Floor:	TBD
Bldg. 12	Fabric:	TBD
	Pattern:	TBD
	Color:	TBD
	Laminate:	TBD
	Floor:	TBD
Bldg. 14	Fabric:	Maharam
	Pattern:	confirm with architect for match (field match)
	Color:	To be determined
	Metal:	confirm with architect for match (field match)
	Floor:	Carpet to match corridor
Bldg. 24	Fabric:	Maharam
	Pattern:	Tek-Wall Instinch 595730
	Color:	004 Giava 54" wide
	Floor:	Carpet to match corridor

Stoltz Management Company

Entry Lobby Standards

Bldg. 27	Fabric:	confirm with architect for match (field match)
	Pattern:	confirm with architect for match (field match)
	Color:	confirm with architect for match (field match)
	Laminate:	confirm with architect for match (field match)
	Floor:	Carpet to match corridor
Bldg. 32	Fabric:	confirm with architect for match (field match)
	Pattern:	confirm with architect for match (field match)
	Color:	confirm with architect for match (field match)
	Floor:	Carpet to match corridor
Bldg. 40	Fabric:	Vertical Wall Solutions
	Pattern:	Blocks
	Color:	Oyster VBL-07
	Tile floor:	Fabbrica Marmi E Graniti, Technological Stones, 15 3/4"x 15 3/4", SQ Kashmir White, 4357
	Veneer:	Laminate 1: (side lower panels and back vertical panels) Wilsonart 7924-07 Biltmore Cherry Laminate 2: (side and back rail) Wilsonart Blackstar Granite 4550-01
	Floor:	Carpet: Mannington, Simply Put – Charcoal (CHCO)
Bldg. 51	Fabric:	Maharam
	Pattern:	Mingle 901190
	Color:	003 Tundra
	Back Wall:	confirm with architect for match (field match)
	Floor:	Carpet to match corridor
Bldg. 55	Fabric:	Maharam
	Pattern:	Mingle 901190
	Color:	003 Tundra
	Back Wall:	confirm with architect for match (field match)
	Floor:	Carpet to match corridor

Stoltz Management Company

Entry Lobby Standards

Bldg. 70	Walls:	Formica 7814-58, color Chalk Soliz Formica 5904-43 Wild Cherry
Bldg. 75	Veneer:	confirm with architect for match (field match)
Bldg. 82	Wood Panels:	Wood Species and Cut: Lacewood (Selano) Quarter Cut (field match)
	Stone:	Marble: "Fior di Pesco supplied by Midland Marble and granite, LLC 913.307.9877. (field match)
Bldg. 84	Wood Panels:	Wood Species and Cut: Makore'(Cherry Mahogany) Quarter Cut (field match)
	Stone:	Limestone; "Pierre Du Perigord", Rossi, polished, thickness: 1 ¼" (field match) Marble; "Tuscany Charcol"; Paradiso, polished, thickness: 1 ¼" (field match)

Stoltz Management Company

Common Area Finish Standards

CORPORATE WOODS®

Elevator Lobby Applications --- Entry lobby at first floor

Bldg. 3	Lobby wall fabric:	confirm with architect for match (field match)
Bldg. 6	Lobby wall fabric:	confirm with architect for match (field match)
Bldg. 14	Lobby Veneer Panels on LL, 2 nd and 4 th floors:	Plastic Laminate – Liguna Mahogany veneer (C&S Wood Shop) Plastic Laminate – White Oak veneer (discontinued - C&S has our extra for stock)
Bldg. 40	Lobby Wood:	confirm with architect for match (field match)
Bldg. 51	Lobby Cloth Panels:	Fabric: To be replaced. See below Replace with: Fabric: Maharam Pattern: Zola 900913 Color: 002 Luminary
Bldg. 55	Lobby Cloth Panels:	Fabric: Maharam Pattern: Zola 900913 Color: 002 Luminary

Stoltz Management Company

Common Area Finish Standards

Finish Materials

Building 3: Common Corridor Finishes

Carpet:	Mannington: Executive Suites KingPin
Tile:	Ceramic tile: Livingston – C9122 Taupe
Base:	Johnsonite: 45 Sandlewood
Walls:	Polymix – waterbase #pWQ-GR35
Accent:	walls in Lobby – Koroseal – Collage Chestnut K321-43
Frames:	Paint to match base

Restroom Vestibules:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See above under "Frames").
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, all bearing hinges, BB 1279, 4 1/2" x 4 1/2"
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EN, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x US26D
If Corridor is Fire Rated:	Mortise: Sargent 8215 LNL x 26D Smoke Gasket: NGP 2525

Stoltz Management Company

Common Area Finish Standards

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frame. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	Flush 18 gauge hollow metal door with closer reinforced. Fire and temperature rise rating as required by code. Door painted TBD.
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2"
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431, closer UO, mount inside
Lockset:	Sargent 8215 LNL x 26D x Door Hand Passage Set
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent HJ, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 26D
Lockset:	Sargent 8205 LNL x 26D x 6 pin HJ keyway, "O" bitted
Closer:	LCN 4041 x Alum mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4 solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent HJ, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 1/2" x 4 1/2" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HJ "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on p.1)
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 26D
Privacy Set:	Sargent 28-10U65 LL x finish Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated: Smoke Gasket:	NGP 2525
Closer:	Sargent 1431EN, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Finish Materials

Building 6: Common Corridor Finishes

Carpet:	Shaw Contract Movement Coral 75500
Base:	Flexco Wallflowers Charcoal 03
Walls:	Genon Confetti Verde W2-28-VR (1 st floor) Polymix Waterbase PL-01272B (all other floors)
Frames:	Pratt & Lambert Deep Charcoal 2236

Restroom Vestibules:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See above under "Frames").
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing Hinges, BB 1279, 4 1/2" x 4 1/2"
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sergeant 1431EN, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x US26D
If Corridor is Fire Rated:	Mortise: Sargent 8215 LNL x 26D Smoke Gasket: NGP 2525

Stoltz Management Company

Common Area Finish Standards

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frame. Fire rating as required by code. Hollow metal frame painted (See above under "Frames").
Door:	Flush 18 gauge hollow metal door with closer reinforced. Fire and temperature rise rating as required by code. Door painted TBD.
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2"
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431, closer UO, mount inside
Lockset:	Sargent 8215 LNL x 26D x Door Hand Passage Set
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish =Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent HJ, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 26D
Lockset:	Sargent 8205 LNL x 26D x 6 pin HJ keyway, "O" bitted
Closer:	LCN 4041 x Alum, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal
Interior Suite Doors:	
Frames:	3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code.

Stoltz Management Company

Common Area Finish Standards

Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent HJ, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HJ "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Privacy Set:	Sargent 28-10U65 LL x finish Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated:	Smoke Gasket: NGP 2525
Closer:	Sargent 1431EN, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Finish Materials

Building 9: Common Corridor Finishes

Carpet:	Monterey Petite Boucle Pinpoint 1876
Base:	Flexco Wallflowers Neustrail WF-020
Walls:	Polymix Waterbase 45-71138C
Frames:	Pratt & Lambert African Night 2307

Restroom Vestibules:

Frame:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 26D
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4" x 16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4" x 16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EN, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x US26D
If Corridor is Fire Rated:	Sargent 28-10U15LL x 26D passage set
Smoke Gasket:	NGP 2525

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frame. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
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Stoltz Management Company

Common Area Finish Standards

Door:	3070 1¾" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½"
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431EN, Closer UO, mount inside
Lockset:	Sargent 28-10U15LL x 26D x passage set
Smoke Gasket:	NGP 2525
Automatic Door:	
Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code. H.M. frames painted under C.C.F.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Keyway:	Sargent RE, 6 pin
Hardware Finish:	US26D 626, dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Lockset:	Sargent 28-10GO5LL x 10B 6 pin RE keyway, "O" bitted
Closer:	LCN 4041 x Alum mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code. H.M. frame paint under C.C.F.
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Stoltz Management Company

Common Area Finish Standards

Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RE, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RE "O" bitted, Cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on p.1)
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate Selection:	343-58 English Oak
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½"
Privacy Set:	Sargent 28-10U65 LL x finish, cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated:	Smoke Gasket: NGP 2525
Closer:	Sargent 1431EN, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Finish Materials

Building 12: Common Corridor Finishes

Carpet:	Bigelow – Connect bc186 – 7978 Connecting
Base:	Roppe 193 Black-Brown
Walls:	Polymix – ZL-00822W
Tile:	Crossville – Empire Series – Generals Grey VS85UP & VS85 PO – 20 X 20 (polished and unpolished)
Grout:	TEC 934 Delorean Grey

Elevator Lobby:

Tile:	Floor Gres – Cromtech – warm 40 Stainless – Crossville MT280 6 x 6
Wallcovering:	Maharam Luminous 39700 – 005 Parchment
Grout:	TEC - 927 Lt. Pewter & above – 934 Delorian Grey
Light fixture:	Vista Lighting – CB3504 - SF

Restroom Vestibules:

Frames:	Match existing hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow, metal frame painted TBD.
Door:	Match existing solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica – Victorian Mahogany 7583-58
Hardware Finish:	US 26 625 polished chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner x -US26
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round x US26
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter

Stoltz Management Company

Common Area Finish Standards

Closer: Sargent 1431 EN, Closer UO, mount inside
Kick Plate: Hager 193S 34" x 8" x US26D
If Corridor is Fire Rated: Cylindrical Sargent 28-10U 15LL x US26 passage set Smoke Gasket: NGP 2525 Brown

Stairwells:

Frames: 3084 5 7/8" hollow metal 16 gauge, welded frame with EOA, 3 per side. Fire rating as required by code. Hollow metal frame painted TBD.
Door: 3084 1¾" solid core, 3 ply plastic laminate faces. Interior door lifetime warranty. Fire and temperature rise rating as required by code.
Laminate: Formica – Victorian Mahogany 7583-58
Hardware Finish: US 26 625 polished chrome
Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Door Silencers: Hager 307D for metal or equal
Door Floor Stop: 1/8" base, 1 7/8" diameter, Hager 241F x US26
Closer: Sargent 1431 EN, Closer UO, mount inside
Lockset: Cylindrical Sargent 28-10U 15LL US26 passage set
Smoke Gasket: NGP 2525 Brown
Automatic Door Button: NGP 7405S A=Aluminum Mill N=Neoprene

Tenant Entry Suite Doors:

Frame: 3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door: 3084 1¾" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate: Formica – Victorian Mahogany 7583-58
Keyway: Sargent RL, 6 pin
Hardware Finish: US26 625 polished chrome
Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Lockset: Sargent 8205 LNL x US26 x 6 pin RL keyway, "O" bitted
Closer: LCN 4041 x Alum, mount inside

Stoltz Management Company

Common Area Finish Standards

Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x US26
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Keyway:	Sargent RL, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 1/2" x 4 1/2" x US26
Passage Set:	Sargent 28-10U15LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RL, "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x US26
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate Selection:	TBD
Hardware Finish:	US 26 625 polished chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x US26
Privacy Set:	Sargent 28-10U65 LL x US26 Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x US26
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

If Corridor is Fire Rated:Smoke Gasket: NGP 2525
Closer: Sargent 1431EN, Closer UO, mount inside

Building 14: Common Corridor Finishes

Carpet: Monterey Golden Gate Toll Plaza 6020-884
Ceramic Caesar Le Grotte Altamira
Base: Flexco Wallflowers Zephyr WF-031
Walls: Zolatone Waterbase ZL-00301W
Frames: Iowa Paint 8695D Thatch Roof

Restroom Vestibules:

Frames: 3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door: 3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate: Formica 757-58 Golden Oak
Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed
Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers: Hager 307D for metal or equal
Push Plate: 4"x 16" 30S/Beveled Hager, .050 material gauge, square corner x 10B
Push/Pull Plate: 4"x16" plate, Pull: CTC 10", 1" round x 10B
Door Floor Stop: Hager 241F 10B, 1/8" base, 1 7/8" diameter
Closer: Sargent 1431 EB, Closer UO, mount inside
Kick Plate: Hager 193S 34 x 8" x 10B
If Corridor is Fire Rated:Mortise: Sargent 8215 LNL x 10B
Smoke Gasket: NGP 2525 Brown

Stoltz Management Company

Common Area Finish Standards

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces. Interior door lifetime warranty. Fire and temperature rise rating as required by code.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F x 10B
Closer:	Sargent 1431 EB, closer UO, mount inside
Lockset:	Sargent 8215 LNL x 10B x Door Hand Passage Set
Smoke Gasket:	NGP 2525 Brown
Automatic Door Button:	NGP 7405S D=Dark Bronze Anodized N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, lifetime warranty. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany ^{3rd} , 5 th flrs. Formica 757-58 Golden Oak LL, 1 st , 2 nd , 4 th , 6 th , 7 th fls.
Keyway:	Sargent RG, 6 pin
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Keyway:	Sargent RG 6 pin
Hinges:	Hager or equal full mortise, standard weight, plain bearing hinge, 1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 8205 LNL x 26D x 6 pin RG keyway, "O" bitted

Stoltz Management Company

Common Area Finish Standards

Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RG, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RG "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1)
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B

Stoltz Management Company

Common Area Finish Standards

Door Silencers: Hager 307D for metal or equal
If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer: Sargent 1431EB, closer UO, mount inside

Building 20: Common Corridor Finishes

Carpet: To be determined
Base: To be determined

Restroom Vestibules:

Frames: 3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See above under "Frames").

Door: 3070 1 3/4" hollow metal Steelcraft Grain-Tech flush L-18-birch. Fire rating as required by code.

Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B

Door Silencers: Hager 307D for metal or equal

Push Plate: 4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B

Push/Pull Plate: 4"x16" plate, Pull: CTC 10", 1" round x 10B

Door Floor Stop: Hager 241F 10B, 1/8" base, 1 7/8" diameter

Closer: Sargent 1431EB, Closer UO, mount inside

Kick Plate: Hager 193S 34" x 8" x 613

If Corridor is Fire Rated: Sargent 10U15 LL x 10B Passage Set
Smoke Gasket: NGP 2525 Brown

Closer: Sargent 1431 EB, Closer UO, mount inside

Lockset: Sargent 28 10U15 LL x 10B x Door Hand Passage Set

Smoke Gasket: NGP 2525 Brown

Automatic Door Button: NGP 7405S D=Dark Bronze Anodized N=Neoprene

Stoltz Management Company

Common Area Finish Standards

Tenant Entry Suite Doors:

Frame:	Match existing frames. Fire rating as required by code.
Door:	Match existing hollow metal Steelcraft Grain-Tech, flush L-18-mahogany 16 gauge, knockdown drywall frame. Fire rating as required by code.
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Keyway:	Sargent HB 6 pin
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 28-10G05LL 10B x 6 pin HB keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Keyway:	Sargent HB, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HB "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated:Smoke Gasket:	NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Building 21: Common Corridor Finishes

Carpet:	Masland, Energy, Metro, 7809-08904 Britrail
Base:	Johnsonite Rubber base, 34 Almond

Restroom Vestibules:

Core Doors:	3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	3070 1 3/4" hollow metal Steelcraft Grain-Tech, flush L-18-walnut. Fire rating as required by code.
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round x 10B
Door Floor Stop:	Hager 241F 10B, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EB, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x 613
If Corridor is Fire Rated:	Sargent 28-10U15 LL x 10B
	Smoke Gasket: NGP 2525 Brown

Tenant Entry Suite Doors:

Frame:	Match existing. Fire rating as required by code.
Door:	Match existing solid core, 3 ply plastic laminate faces, lifetime warranty. Fire rating as required by code. Interior door lifetime warranty. Match existing hollow metal Steelcraft Grain-Tech, flush L-18-maple. Fire rated as required by code.
Keyway:	Sargent HB 6 pin
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 28-10GO5 LL x 10B x 6 pin HB keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors

Frames:	Match existing hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	Match existing solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-38 English Oak
Keyway:	Sargent HB, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B

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Common Area Finish Standards

Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HB "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated:	Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Building 22: Common Corridor Finishes

Carpet:	To be Determined
Base:	To be Determined

Restroom Vestibules:

Core Doors:	3070 hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
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Common Area Finish Standards

Door:	3070 1 3/4" hollow metal Steelcraft Grain-Tech, flush L-18-walnut. Fire rated as required by code.
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round x 10B
Door Floor Stop:	Hager 241F 10B, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431 EB, Closer UO, mount inside
If Corridor is Fire Rated:	28-10U15LL x 10B Passage Set
	Smoke Gasket: NGP 2525 Brown
Closer:	Sargent 1431EB, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x 613
Lockset:	Sargent 28-10U15 LL x 10B x Door Hand Passage Set
Smoke Gasket:	NGP 2525 Brown
Automatic Door Button:	NGP 7405S D=Dark Bronze Anodized N=Neoprene

Tenant Entry Suite Doors:

Frame:	Match existing.
Door:	Match existing hollow metal Steelcraft Grain-Tech, flush L-18-maple. Fire rating as required by code.
Keyway:	Sargent HB 6 pin
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 28-10GO5-LL x 10B 6 pin HB keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Interior Suite Doors

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Keyway:	Sargent HB, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HB "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal
If Corridor is Fire Rated:	Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Building 23: Common Corridor Finishes

Carpet: To be determined
Base: To be determined

Restroom Vestibules:

Core Doors: 3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD

Door: 3070 1 3/4" hollow metal Steelcraft Grain-Tech, flush L-18-walnut. Fire rating as required by code.

Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B

Door Silencers: Hager 307D for metal or equal

Push Plate: 4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B

Push/Pull Plate: 4"x16" plate, Pull: CTC 10", 1" round x 10B

Door Floor Stop: Hager 241F 10B, 1/8" base, 1 7/8" diameter

Closer: Sargent 1431EB, closer UO, mount inside

Kick Plate: Hager 193S 34" x 8" x 613

If Corridor is Fire Rated: Sargent 28-10U15 LL x 10B Passage Set
Smoke Gasket: NGP 2525 Brown

Tenant Entry Suite Doors:

Frame: Match existing.

Door: Match existing hollow metal Steelcraft Grain-Tech, flush L-18-maple. Fire rated as required by code.

Keyway: Sargent HB 6 pin

Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B

Lockset: Sargent 28-10GO5 LL x 10B x 6 pin HB keyway, "O" bitted

Closer: LCN 4041 x DKB, mount inside

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Common Area Finish Standards

Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Keyway:	Sargent HB, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HB "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall Frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

If Corridor is Fire Rated:Smoke Gasket: NGP 2525

Closer: Sargent 1431EB, closer UO, mount inside

Building 24: Common Corridor Finishes

Carpet: Shaw Movement 50875

North Sea – 75560

Polymix: Waterbase PL – 00212W

Cove Base: Johnsonite – 63 Burnt Umber

Restrooms:

Vinyl wall covering Designtex, Ichabod 6217-101. Types 1, 54" wide, repeat none

Ceramic Tile:

Restrooms: American Olean, 57 Matte Linen, 4"x 4", install 4" A.F.F.

Paint:

All Door Frames, Handrails, Exterior Elevator Cab Doors:

(2) coats Alkyd Based Enamel Painted to match base.

Corridor Walls: Sherwin Williams SW 6379 Jersey Cream (Third Floor)

Restroom Vestibules:

Core Doors: 3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).

Door: 3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.

Laminate: Formica English Oak 343-58

Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279
4 1/2" x 4 1/2" x 10B

Door Silencers: Hager 307D for metal or equal

Push Plate: 4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B

Stoltz Management Company

Common Area Finish Standards

Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round x 10B
Door Floor Stop:	Hager 241F 10B, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EB, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x 613
If Corridor is Fire Rated:	Sargent 28-10U15 LL x 10B Passage Set
Smoke Gasket:	NGP 2525 Brown

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frame. Fire rating as required by code. Painted TBD.
Door:	3070 1 3/4" hollow metal 18 gauge, primed finish. Fire and temperature rise rating as required by code. Hollow metal frame painted TBD.
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F x 10B
Closer:	Sargent 1431 EB, Closer UO, mount inside
Lockset:	Sargent 28-10U15 LL x 10B
Smoke Gasket:	NGP 2525 Brown
Automatic Door Button:	NGP 7405S D=Dark Bronze Anodized N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, lifetime warranty. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica English Oak 343-58
Keyway:	Sargent HB 6 pin 627S
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Keyway:	Sargent HB 6 pin 627S
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B

Stoltz Management Company

Common Area Finish Standards

Lockset:	Sargent 28-10G05 LL x 10B x 6 pin HB keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58, Victorian Mahogany
Keyway:	Sargent HB, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HB "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted.(See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica English Oak 343-58
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set

Stoltz Management Company

Common Area Finish Standards

Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated:Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Building 27: Common Corridor Finishes

Carpet:	Shaw Contract Perspective – 5a104 –gravel - 04585
Base:	Johnsonite – 63 Burnt Umber
Accent:	@ Elevator lobby – Granite base – tan brown
Walls:	Polymix – waterbase 00212W
Accent:	@ Elevator lobby – Symphony – Sonnet Red Oak – az50471sn
Frames:	match rubber bast

Restroom Vestibules:

Frame:	Match existing 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	Match existing 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 1/2" x 4 1/2"
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431, Closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x US26D If Corridor is Fire Rated:Mortise: Sargent 8215 LNL x 26D Smoke Gasket: NGP 2525

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Common Area Finish Standards

Stairwells:

Frames:	Match existing hollow metal 16 gauge, knockdown, drywall frame. Fire rating as required by code. Hollow, metal frame painted TBD.
Door:	Match existing 1 $\frac{3}{4}$ " solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 $\frac{1}{2}$ " x 4 $\frac{1}{2}$ "
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431EN, closer UO, mount inside
Lockset:	Sargent 8215 LNL x 26D x Door Hand Passage Se
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 $\frac{3}{4}$ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica TBD
Keyway:	Sargent HK, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing Sargent 8205 LNL x 26D x 6 pin HK keyway, "O" bitte
Closer:	CN 4041 x Alum mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Interior Suite Doors:

Frames:	Match existing hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	Match existing solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica TBD
Keyway:	Sargent HK, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x HK, "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1).
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 ½" x 4 ½" x 26D
Privacy Set:	Sargent 28-10U65LL x finish Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525

Stoltz Management Company

Common Area Finish Standards

Closer: Sargent 1431EN, closer UO, mount inside

Building 32:

Public Corridor Finishes:

Carpet: Constantine IBD C5143 CPR
Base: Flexco Wallflowers Black Dahlia 01
Walls: Polymix Waterbase PL-00771W
Frames: Black

Restroom Vestibules:

Core Doors:

Frame: 3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD.

Door: 3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.

Laminate: Navamar 343-58 English Oak

Hardware Finish: US 26D, 626 dull chrome

Hinges: Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2"

Door Silencers: Hager 307D for metal or equal

Push Plate: 4"x16" 30S/Beveled Hager, .050 material gauge, square corner

Push/Pull Plate: 4"x16" plate, Pull: CTC 10", 1" round

Door Floor Stop: Hager 241F, 1/8" base, 1 7/8" diameter

Closer: Sargent 1431, closer UO, mount inside

Kick Plate: Hager 193S 34" x 8" x US26D
If Corridor is Fire Rated: Mortise: Sargent 8215 LNL x 26D
Smoke Gasket: NGP 2525

Stairwells:

Frames: 3070 5 7/8" hollow metal 16 gauge, knockdown drywall frame. Fire rating as required by code. Hollow metal frame painted TBD.

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Common Area Finish Standards

Door:	3070 1¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	343-58 English Oak
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½"
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431, Closer UO, mount inside
Lockset:	Sargent 2810U15 LL x 26D x Door Hand Passage Set
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 343-58 English Oak
Keyway:	Sargent RF, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Lockset:	Sargent 28-10GO5 LL , 6 pin RF keyway, "O" bitted
Closer:	LCN 4041 x Alum, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	Frame 3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.

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Common Area Finish Standards

Laminate:	Formica 7583-58, Victorian Mahogany
Keyway:	Sargent RF, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish. Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RF, "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See above)
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Navamar, 343-58 English Oak
Hardware Finish:	US 26D, 626 dull chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Privacy Set:	Sargent 28-10U65 LL x 26D Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer:	Sargent 1431EN, Closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Building 40: Common Corridor Finishes

Carpet:	Shaw – Loom 5A054 – Chambray 54580
Base:	Flexco Wallflowers 030 Meridian Bone (not on 1 st Floor) @ Elevators – granite base
Walls:	Zolatone N42-2063 (not on 1 st Floor)
Frames:	Cook Paint Weathered Cedar (not on 1 st Floor)

Restrooms:

Frames:	3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner x 10B
Push/Pull Plate:	4"x16" plate, Pull: CTC 10", 1" round x 10B
Door Floor Stop:	Hager 241F 10B, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431 EB, closer UO, mount inside
Kick Plate:	Hager 193S 34" x 8" x 10B If Corridor is Fire Rated: Mortise: Sargent 8215 LNL x 10B Smoke Gasket: NGP 2525 Brown

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, welded frame with EOA, 3 per side. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
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Common Area Finish Standards

Door:	3070 1¾" solid core, 3 ply plastic laminate faces. Interior door lifetime warranty. Fire and temperature rise rating as required by code.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F x 10B
Closer:	Sargent 1431 EB, Closer UO, mount inside
Lockset:	Sargent 8215 LNL x 10B x Door Hand Passage Set
Smoke Gasket:	NGP 2525 Brown
Automatic Door Button:	NGP 7405S D=Dark Bronze Anodized N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Keyway:	Sargent RJ, 6 pin
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 8205 LNL x 26D x 6 pin RJ keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
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Common Area Finish Standards

Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Keyway:	Sargent RJ, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 ½" x 4 ½" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RJ "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P. 1)
Door:	3070 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Building 51: Common Corridor Finishes

Carpet:	Monterey Golden Gate What a View 6020-392
Marble:	Marble & Granite Resources Mystique
Base:	Roppe Dolphin P129
Walls:	Zolatone Waterbase ZL-00832G
Frames:	Iowa Paint Blacksmith 8776N

Restroom Vestibules:

Frame:	Match existing hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	Match existing solid core, 3 ply plastic laminate faces, and fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US26D 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 1/2" x 4 1/2" x 26D
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4" x 16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4" x 16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EB, Closer UO, mount inside (note finish change)
Kick Plate:	Hager 193S 34" x 8" x 26D If Corridor is Fire Rated: Mortise: Sargent 28-10U15 LL x 26D Smoke Gasket: NGP 2525

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames Fire rating as required by code. Hollow metal frame painted (See "frames" above).
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Stoltz Management Company

Common Area Finish Standards

Door:	3070 1¾" flush 18 gauge hollow metal door with closer reinforced. Fire and temperature rise rating as required by code.
Painted:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431EB, Closer UO, mount inside
Lockset:	Sargent 8215 LNL x 26D x Door Hand Passage Set
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RA, 6 pin
Hardware Finish:	To match existing
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Lockset:	Sargent 8205 LNL x 26D x 6 pin RA keyway, "O" bitted
Closer:	LCN 4041-x finish mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code.
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Stoltz Management Company

Common Area Finish Standards

Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RA, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279, 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RA "0" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P. 1)
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 ½" x 4 ½" x 26D
Privacy Set:	Sargent 28-10U65 LL x finish, cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Building 55: Common Corridor Finishes

Carpet:	Monterey Golden Gate What a View 6020-392
Marble:	Marble & Granite Resources Mystique
Base:	Roppe Dolphin P129
Walls:	Zolatone Waterbase ZL-00832G
Frames:	Iowa Blacksmith 8776N

Restroom Vestibules:

Frame:	Match existing hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	Match existing solid core, 3 ply plastic laminate faces, and fire rating as required by code. Interior door lifetime warranty.
Laminate:	TBD
Hardware Finish:	US26D 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 1/2" x 4 1/2" x 26D
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4" x 16" 30S/Beveled Hager, .050 material gauge, square corner
Push/Pull Plate:	4" x 16" plate, Pull: CTC 10", 1" round
Door Floor Stop:	Hager 241F, 1/8" base, 1 7/8" diameter
Closer:	Sargent 1431EB, Closer UO, mount inside (note finish change)
Kick Plate:	Hager 193S 34" x 8" x 26D If Corridor is Fire Rated: Mortise: Sargent 28-10U15 LL x 26D Smoke Gasket: NGP 2525

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown drywall frames Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
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Common Area Finish Standards

Door:	3070 1¾" flush 18 gauge hollow metal door with closer reinforced. Fire and temperature rise rating as required by code.
Painted:	TBD
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 ½" x 4 ½" x 26D
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F
Closer:	Sargent 1431EB, Closer UO, mount inside
Lockset:	Sargent 8215 LNL x 26D x Door Hand Passage Se
Smoke Gasket:	NGP 2525
Automatic Door Button:	NGP 7405S A=Aluminum Mill Finish N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RC, 6 pin
Hardware Finish:	To match existing
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 ½" x 4 ½" x 26D
Lockset:	Sargent 8205 LNL x 26D x 6 pin RC keyway, "O" bitted
Closer:	LCN 4041 x finish mount inside
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, and knockdown drywall frame. Fire rating as required by code.
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Stoltz Management Company

Common Area Finish Standards

Door:	3084 1¾ solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Keyway:	Sargent RC, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, plain bearing hinges, 1279 4 ½" x 4 ½" x finish
Passage Set:	Sargent 28-10U15 LL x finish Cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x RC "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1)
Door:	3084 1 ¾" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 7583-58 Victorian Mahogany
Hardware Finish:	US 26D, 626 Dull Chrome
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279 4 ½" x 4 ½" x 26D
Privacy Set:	Sargent 28-10U65 LL x finish, cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 26D
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

Stoltz Management Company

Common Area Finish Standards

Building 70: Common Corridor Finishes

1st Floor:

Carpet:	Masland Tailor Made Garment 7502-05202
Base:	Roppe P100 Black
Walls:	National Wall covering, Denovo Elise DN2-ELS-13 Ecru
Frames :	Iowa Paint Domino AC14IN

Upper Floors:

Carpet:	Textureweave (Odys)
Base:	
Walls:	Tower Sherwood Fresco T-2-SW-07
Frames:	

Elevators:

Floors:	Graniti Sq Kashmir White 16 x 16, honed finish
Walls:	Formica Chalk Solidz 7814-58
Formica:	Wild Cherry 5904-43 Artisan finish

Restroom Vestibules:

Frames:	Match existing hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	Match existing solid core, 3 ply plastic laminate faces, and fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica Victorian Mahogany 7583-58
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Door Silencers:	Hager 307D for metal or equal
Push Plate:	4"x16" 30S/Beveled Hager, .050 material gauge, square corner x US26
Push/Pull Plate:	4"x 16" plate, Pull: CTC 10", 1" round x US26
Kick Plate:	Hager 193S 34" x 8" x 26D
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter

Stoltz Management Company

Common Area Finish Standards

Closer: Sargent 1431 EN, Closer UO, mount inside
If Corridor is Fire Rated: Cylindrical Sargent 28-10U 15LL x US26 passage set
Smoke Gasket: NGP 2525 Brown

Stairwells:

Frames: 3084 5 7/8" hollow metal 16 gauge, welded frame with EOA, 3 per side.
Fire rating as required by code. Hollow metal frame painted TBD.

Door: 3084 1 3/4" solid core, 3 ply plastic laminate faces. Interior door lifetime warranty. Fire and temperature rise rating as required by code.

Laminate: Formica Victorian Mahogany 7583-58

Hardware Finish: US 26 625 polished chrome

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279
4 1/2" x 4 1/2" x US26

Door Silencers: Hager 307D for metal or equal

Door Floor Stop: 1/8" base, 1 7/8" diameter, Hager 241F x US26

Closer: Sargent 1431 EN, Closer UO, mount inside

Lockset: Cylindrical Sargent 28-10U 15LL US26 passage set

Smoke Gasket: NGP 2525 Brown

Automatic Door Button: NGP 7405S A=Aluminum Mill N=Neoprene

Tenant Entry Suite Doors:

Frame: 3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.

Door: 3084 1 3/4" solid core, 3 ply plastic laminate faces, lifetime warranty. Fire rating as required by code. Interior door lifetime warranty.

Laminate: Formica 7583-58 Victorian Mahogany

Hardware Finish: US 26 625 Polished Chrome

Keyway: Sargent RK, 6 pin

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279
4 1/2" x 4 1/2" x US26

Lockset: Sargent 28 10GO5 LL x US26 x 6 pin RK keyway, "O" bitte

Closer: LCN 4041 x Alum, mount inside

Smoke Gasket: NGP Smoke Gasket 2525, H-rated, brown

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Common Area Finish Standards

Wall Stop: Hager 236W x US26
Door Silencers: Hager 307D for metal or equal

Interior Suite Doors:

Frames: 3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door: 3084 1 3/4" solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate: Formica 7583-58, Victorian Mahogany
Hardware Finish: US26 625 Polished Chrome
Keyway: Sargent RK, 6 pin
Hinges: Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x US26
Passage Set: Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset: Sargent 28-10G05 LL x finish x RK, "0" bitted, cylindrical lever lockset
Smoke Gasket: NGP Smoke Gasket 2525
Wall Stop: Hager 236W Concave wall stop or equal x US26
Door Silencers: Hager 307D for metal or equal

Restroom ADA:

Frame: 3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1)
Door: 3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate: Formica 7583-58 Victorian Mahogany
Hardware Finish: US 26 625 Polished Chrome
Hinges: Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x US26
Privacy Set: Sargent 28-10U65 LL x US26
Cylindrical lever privacy set
Wall Stop: Hager 236W Concave wall stop or equal x US26
Door Silencers: Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

If Corridor is Fire Rated:Smoke Gasket: NGP 2525

Closer: Sargent 1431EN, closer UO, mount inside

Building 75: Common Corridor Finishes

Carpet: World Riviera Indian Blanket 3774

Ceramic: Caesar Le Grotte Frasassi

Base: Flexco Wallflowers Zephyr WF-031

Walls: Polymix Waterbase 45-71457B\ZM-501164 (special mix)

Frames: Pratt & Lambert 2260 Stonehenge Magalithe

Restroom Vestibules:

Frames: 3070 5 7/8" hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).

Door: 3070 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.

Laminate: Formica 757-58 Golden Oak

Hardware Finish: US 10B 613 oxidized, dull bronze, oil rubbed

Hinges: Hager or equal full mortise, standard weight, ball bearing hinge, BB1279
4 1/2" x 4 1/2" x 10B

Door Silencers: Hager 307D for metal or equal

Push Plate: 4"x 16" 30S/Beveled Hager, .050 material gauge, square corner x 10B

Push/Pull Plate: 4"x 16" plate, Pull: CTC 10", 1" round x 10B

Door Floor Stop: Hager 241F 10B, 1/8" base, 1 7/8" diameter

Closer: Sargent 1431EB, closer UO, mount inside

Kick Plate: Hager 193S 34" x 8" x 26D

If Corridor is Fire Rated:Mortise: Sargent 8215 LNL x 10B
Smoke Gasket: NGP 2525 Brown

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Common Area Finish Standards

Stairwells:

Frames:	3070 5 7/8" hollow metal 16 gauge, knockdown, drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3070 1 3/4" solid core, 3 ply plastic laminate faces. Interior door lifetime warranty. Fire and temperature rise rating as required by code.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x 10B
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	1/8" base, 1 7/8" diameter, Hager 241F x 10B
Closer:	Sargent 1431 EB, closer UO, mount inside
Lockset:	Sargent 8215 LNL x 10B x Door Hand Passage Set
Smoke Gasket:	NGP 2525 Brown
Automatic Door Button:	NGP 7405S D=Dark Bronze Anodized N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, lifetime warranty. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Keyway:	Sargent LA, 6 pin
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal full mortise, standard weight, plain bearing hinge, 1279 4 1/2" x 4 1/2" x 10B
Lockset:	Sargent 28 10GO5 LL 10B x 26D x 6 pin LA keyway, "O" bitted
Closer:	LCN 4041 x DKB, mount inside
Smoke Gasket:	NGP Smoke Gasket 2525, H-rated, brown
Wall Stop:	Hager 236W x 10B
Door Silencers:	Hager 307D for metal or equal

Stoltz Management Company

Common Area Finish Standards

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4 solid core, 3 ply plastic laminate faces. Fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Keyway:	Sargent LA, 6 pin
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Passage Set:	Sargent 28-10U15 LL x finish, cylindrical lever passage set
Lockset:	Sargent 28-10G05 LL x finish x LA "O" bitted, cylindrical lever lockset
Smoke Gasket:	NGP Smoke Gasket 2525
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal

Restroom ADA:

Frame:	3084 5 7/8" hollow metal 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted. (See "Frames" under Common Corridor Finishes on P.1)
Door:	3084 1 3/4" solid core, 3 ply plastic laminate faces, fire rating as required by code. Interior door lifetime warranty.
Laminate:	Formica 757-58 Golden Oak
Hardware Finish:	US 10B 613 oxidized, dull bronze, oil rubbed
Hinges:	Hager or equal, full mortise, standard weight, ball bearing hinges, BB 1279, 4 1/2" x 4 1/2" x 10B
Privacy Set:	Sargent 28-10U65 LL x 10B Cylindrical lever privacy set
Wall Stop:	Hager 236W Concave wall stop or equal x 10B
Door Silencers:	Hager 307D for metal or equal If Corridor is Fire Rated: Smoke Gasket: NGP 2525
Closer:	Sargent 1431EB, closer UO, mount inside

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Common Area Finish Standards

Building 82: Common Corridor Finishes

Carpet:	Constantine Commercial Squares C6543 (field) Constantine Diamonds C4516 (accent) Constantine Elements C9835 (accent)
Base:	Roppe 747
Walls:	Zolatone 6006-GQ71
Frames:	Benjamin Moore 993

Restroom Vestibules:

Frames:	3084 5 7/8 hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Door Silencers:	Hager 307D for metal or equal
Push Plate:	Hager 8"x 16" 90R Push Plate x US32
Pull Plate:	Hager 4J Pull x US 32
Closer:	LCN4041-REG, PL cover, US26
Kick Plate:	Hager 193S 34" x 8" x US32D
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26

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Common Area Finish Standards

Stairwells:

Frames:	3084 5 7/8" hollow metal 16 gauge, welded frame with EOA, 3 per side. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, heavy weight, ball bearing hinge, BB1168 4 1/2" x 4 1/2" x US26
Cylinder	41 x 13-09286 pin HE keyway, US26 cylinder
Lockset:	SDC S7550 C 07A 24VDC 629 Hightower LK
Panic (1 st fl. only)	VonDuprin 98L-F-BE x 99LL(07) 36" R Exit US26
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26
Gasket:	Hager 7363 Gasket
Button:	NGP 7405S A=Aluminum Mill N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core 5 plies premium grade Honduran mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Cylinder:	41 x 13-0928 6 pin HE keyway US26 cylinder

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Common Area Finish Standards

Lockset:	Schlage L9050L x 07A US26 lockset
Door Silencers:	Hager 307D for metal or equal
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Keyway:	Sargent HE, 6 pin
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Passage Set:	Sargent 28-10U15LL x US26 passage set
Lockset:	Sargent 28-10605LL x US26 Lockset
Door Silencers:	Hager 307D for metal or equal
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26

Stoltz Management Company

Common Area Finish Standards

Building 84: Common Corridor Finishes

Carpet:	Bentley Rhythm & Blues Loop (Boogie Woogie)
Base:	Roppe 747
Walls:	Zolatone 6006-GQ71
Frames:	Benjamin Moore 993
Dock:	Receiving area walls: SW1144 Egg Shell
Freight Elevator:	Vestibule Walls: SW200 Flat White

Restroom Vestibules:

Frames:	3084 5 7/8 hollow metal, 16 gauge, knockdown drywall frames. Fire rating as required by code. Hollow metal frame painted (See "Frames" above).
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Door Silencers:	Hager 307D for metal or equal
Push Plate:	Hager 8"x 16" 90R Push Plate x US32
Pull Plate:	Hager 4J Pull x US 32
Closer:	LCN4041-REG, PL cover, US26
Kick Plate:	Hager 193S 34" x 8" x US32D
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26

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Common Area Finish Standards

Stairwells:

Frames:	3084 5 7/8" hollow metal 16 gauge, welded frame with EOA, 3 per side. Fire rating as required by code. Hollow metal frame painted TBD.
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, heavy weight, ball bearing hinge, BB1168 4 1/2" x 4 1/2" x US26
Cylinder	41 x 13-09286 pin HC keyway, US26 cylinder
Lockset:	SDC S7550 C 07A 24VDC 629 Hightower LK
Panic (1 st fl. only)	VonDuprin 98L-F-BE x 99LL(07) 36" R Exit US26
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26
Gasket:	Hager 7363 Gasket
Button:	NGP 7405S A=Aluminum Mill N=Neoprene

Tenant Entry Suite Doors:

Frame:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Cylinder:	41 x 13-0928 6 pin HC keyway US26 cylinder

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Common Area Finish Standards

Lockset:	Schlage L9050L x 07A US26 lockset
Door Silencers:	Hager 307D for metal or equal
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26

Interior Suite Doors:

Frames:	3084 5 7/8" hollow metal, 16 gauge, knockdown drywall frame. Fire rating as required by code.
Door:	3084 1 3/4" solid core 5 plies premium grade African mahogany, quarter sliced.
Face:	Slip and balance match continuous matching for doors with transoms. Veneer matching. Life of installation. Fire and temperature rise rating as required by code.
Keyway:	Sargent HC, 6 pin
Hardware Finish:	US 26 625 Polished Chrome
Hinges:	Hager or equal full mortise, standard weight, ball bearing hinge, BB1279 4 1/2" x 4 1/2" x US26
Passage Set:	Sargent 28-10U15LL x US26 passage set
Lockset:	Sargent 28-10605LL x US26 Lockset
Door Silencers:	Hager 307D for metal or equal
Closer:	LCN4041-REG, PL cover, US26
Door Silencers:	Hager 307D for metal or equal
Door Floor Stop:	Hager 241F US26, 1/8" base, 1 7/8" diameter
Wall Stop:	Hager 234 x US26