

SECTION 00701

DESIGN STANDARDS

PART 1 GENERAL

1.01 WALLS

- A. Between tenants.
 - 1. Demising walls between tenants shall be centered on the lease line dividing tenant spaces and shall extend to the structure above.
 - 2. Partitions shall be metal studs and 5/8" fire rated gypsum board extending from the floor slab airtight to the underside of the deck above, with all voids filled and penetrations sealed as required to provide a one hour rated assembly.
- B. Along exit corridors.
 - 1. Demising walls along exit corridors and other Airport spaces will be provided by ANC and be of a fire rated construction from the floor to the structure above.
 - 2. The Tenant shall provide approved finishes and make no penetrations without ANC's approval and shall maintain the fire rating.
- C. Penetrations.
 - 1. The Tenant shall seal around all structural shapes, ducts, pipes, and other penetrations through the demising walls in an airtight, code compliant manner because the space above the finished ceiling is used as an air plenum.
 - 2. Provisions shall be made for return air to ANC's HVAC unit, where dictated by design requirements.
- D. Reinforcement.
 - 1. Additional approved wall reinforcement or independent support is required for demising walls used to support heavy attachments
- E. Control joints.
 - 1. Control joints in partitions, walls, and wall furring runs are not to exceed 30 feet.
 - 2. Control joints are to be installed where building control joints occur.

1.02 NON PUBLIC AREAS

- A. These standards apply to operational space, offices and areas not open to the general public or within secure areas.
- B. Tenant interior design shall comply with DESIGN STANDARDS FOR PUBLIC AREAS.

1.03 MAINTENANCE

- A. Aircraft maintenance parts and equipment should be stored inside interior spaces and not on the apron.
- B. No overhaul, heavy maintenance or welding should occur in the technical or concourse maintenance area.

1.04 STORAGE

- A. Tenants' stored parts and materials shall not contain any hazardous materials.
- B. Flammable or combustible materials shall be properly stored and labeled.

PART 2 PRODUCTS

2.01 WALLS

- A. Paint and finishes shall have a Class I, 0-25-flame spread rating when applied to a noncombustible surface. Interior plaster and gypsum board are to be coated with a primer-sealer and undercoat prior to finish coat application.
- B. Wall treatments shall be finished at the floor with a durable base material such as wood, stone, ceramic tile, or stainless steel. Vinyl or rubber base shall not be used in areas visible to the public.
- C. Surface mounted shelf standards shall not be used.
- D. All wall surfaces in the tenant space that are visible to the public shall be finished in an acceptable manner. The wall treatments should reflect the image established by ANC.
- E. Acceptable finishes include painted gypsum board or plaster, commercial grade wall coverings, wood moldings or panel treatments, decorative metal, or natural stone.
- F. The use of the following materials shall not be allowed as a wall material in areas visible to the public:
 - 1. Extensive use of mirrors or common slatwall
 - 2. Simulated brick or stone
 - 3. Wood grained or simulated pattern plastic laminates
 - 4. Pegboard or corkboard
 - 5. Plywood and rustic or rough sawn wood
 - 6. Carpeting on walls

2.02 FLOORS

- A. Floor treatments should be designed to reinforce the character of the airport concept and image. A suitable floor finish shall be provided at all public areas of the Tenant's premises.
- B. The elevation of the finish floor shall match the adjacent common area floor. Bull-nosed tile, reducer strips, or carpet edge guards will not be permitted.
- C. Flooring shall comply with ADA Accessibility Guidelines (ADAAG).
- D. Floor finish materials that are not permitted in tenant areas visible to the public are quarry tile, rubber/vinyl flooring or vinyl composition tile.
- E. Carpet.
 - 1. When carpeting is used, the Tenant is encouraged to use patterns and borders to define areas of the space.
 - 2. Carpeting shall be of superior quality with a Class I flame spread rating.
 - 3. Direct glue-down installation is strongly recommended.
 - 4. Flush transitions to other materials shall be provided to minimize visual distractions and walking hazards.
 - 5. Reducer strips shall not be used.
- F. Waterproofing.
 - 1. Tenants shall install an approved waterproof membrane at floor slab and seal all floor penetrations in all toilet rooms, kitchens, and similar water prone areas.
 - 2. The waterproofing shall extend a minimum of 4" up the perimeter walls of such areas.
 - 3. Tenant shall provide material or devices required to prevent the passage of water or liquids out of these areas.
- G. The Tenant shall prepare the interior slab as needed to provide a smooth, sound substrate to receive Tenant finishes.
- H. When an expansion joint occurs within the tenant space, it shall be the Tenant's responsibility to install the finish floor material to this joint in a workmanlike manner.
- I. ANC will not be responsible for finished floor material installed over expansion joints.

2.03 CEILINGS

- A. The Tenant shall provide a finished ceiling throughout the premises.
- B. Exposed structure shall not be permitted.
- C. Access shall be provided by the Tenant to any airport equipment, valves, controls, piping, etc., located above the Tenant's ceiling.
- D. Avoid ceiling layouts that will produce border areas less than one half of a ceiling panel wide.
- E. Approved ceiling finishes for any area visible to the public include the following:
 - 1. Painted gypsum board or plaster.
 - 2. Concealed spline acoustical tiles or panels.
 - 3. 2' x 2' acoustical panels with regular edge.
- F. Design standards.
 - 1. The Sound Transmission Coefficient (STC) of ceilings shall be approved by ANC.
 - 2. The Noise Reduction Coefficient (NRC) of ceilings shall be approved by ANC.
 - 3. Ceiling suspension systems shall not be fastened to the underside of the metal roof deck, piping or ductwork above. All fastening devices shall be secured to the structure above.
 - 4. Gypsum board and plaster ceiling control joints shall not exceed 50 feet in any direction. Tenant shall provide control joints at all building control joints and where ceiling framing changes direction.

2.04 LIGHTING

- A. No lighting shall be installed in the common area ceiling.
- B. Tenants shall install all lighting subject to the following requirements:
 - 1. Display lighting
 - a. Shall be incandescent or a combination of incandescent, halogen, or low-brightness fluorescent.
 - b. In general, light sources (including lamps) shall not be visible from the terminals' public corridors.
 - 2. Spotlights
 - a. Shall be recessed incandescent, adjustable angle fixtures or track-mounted adjustable spotlights.
 - b. All adjustable units shall be focused so that brightness is not visible from public area walkways, with the exception of airport halogen spotlights.
 - 3. Interior general lighting
 - a. Fixtures for the tenant space interior shall be of the glare-free type.
 - 4. Incandescent
 - a. Lighting shall be of a low-brightness type.
 - b. Colored incandescent bulbs shall not be used.
 - c. No light source shall be visible at or below the ceiling line.
 - d. Light fixtures may be exposed or shielded, pendant or surface-mounted on walls or ceilings.
 - 5. Fluorescent Lighting
 - a. Shall be of a low-brightness type. Shielding shall be metal parabolic, acrylic paracube, or parawedge-type louvers.
 - b. No acrylic lens, "egg crates" or bare fluorescent tubes shall be used for general lighting in tenant areas visible to the public.
 - c. Acceptable color temperature of lamps is 3500K.
 - 6. Accent lighting shall be surface or pendant mounted track and track fixtures.
 - 7. Emergency lighting shall be installed as required by applicable codes.
 - 8. Self-illuminated Lighting
 - a. Showcases and display cases shall be adequately lit and ventilated.
 - b. Direct visual exposure of incandescent lamps and/or fluorescent tubes is prohibited.

2.05 DOORS

- A. Doors and locksets to public space shall meet ANC door and hardware standards to allow emergency access by ANC.
- B. Doors within Tenant spaces need not conform to ANC standards.
- C. Door and room signage shall be coordinated with ANC's door and room numbering system.

END OF SECTION