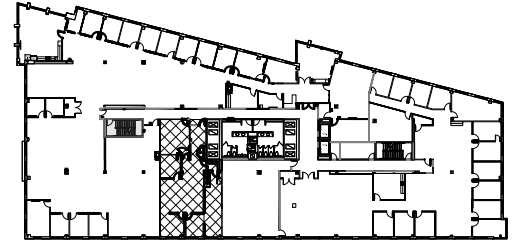
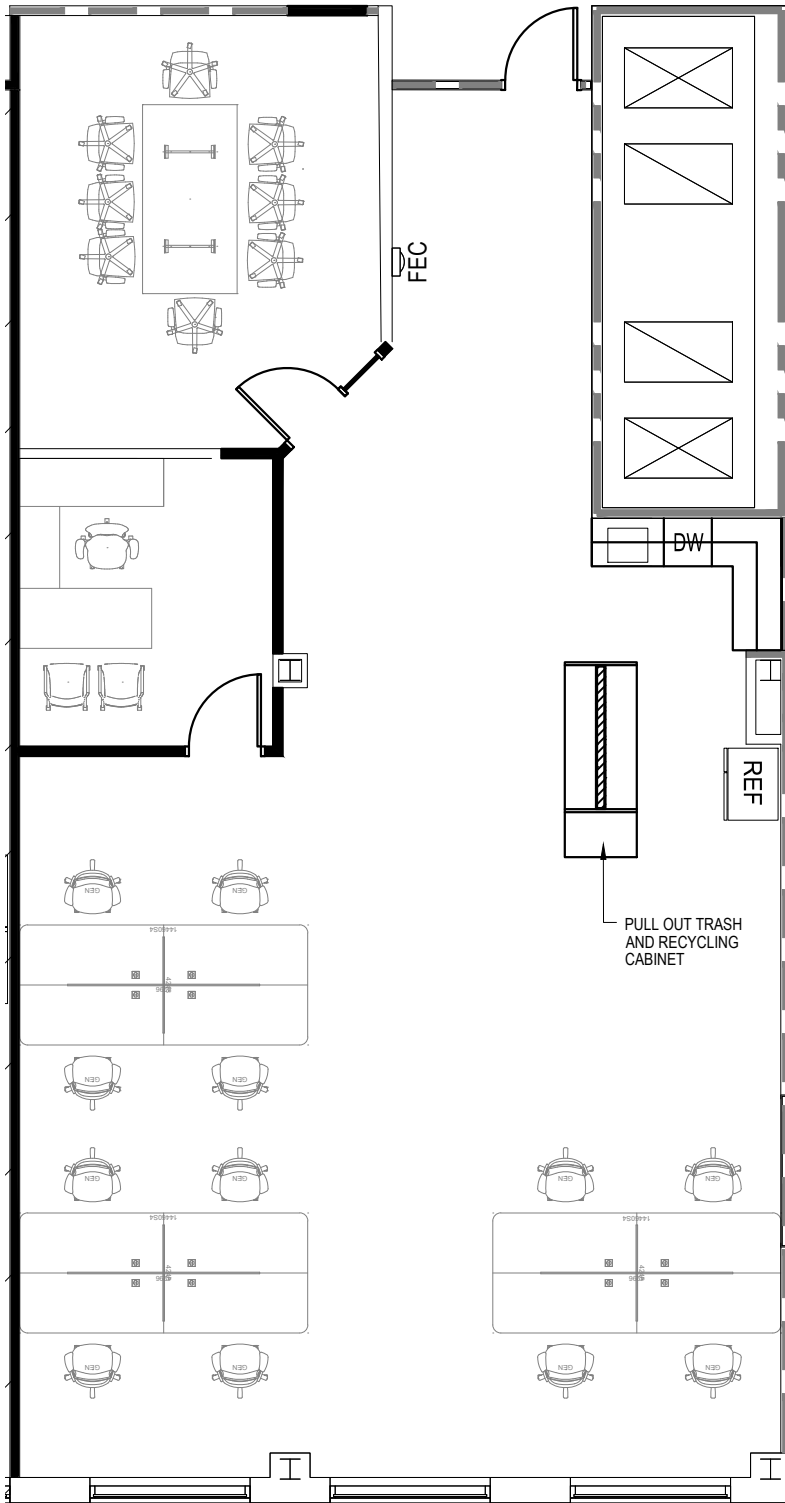
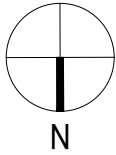


NEW FLOOR PLAN

SCALE: NTS



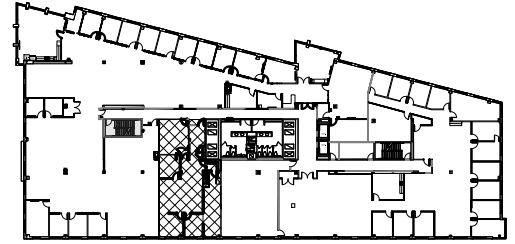
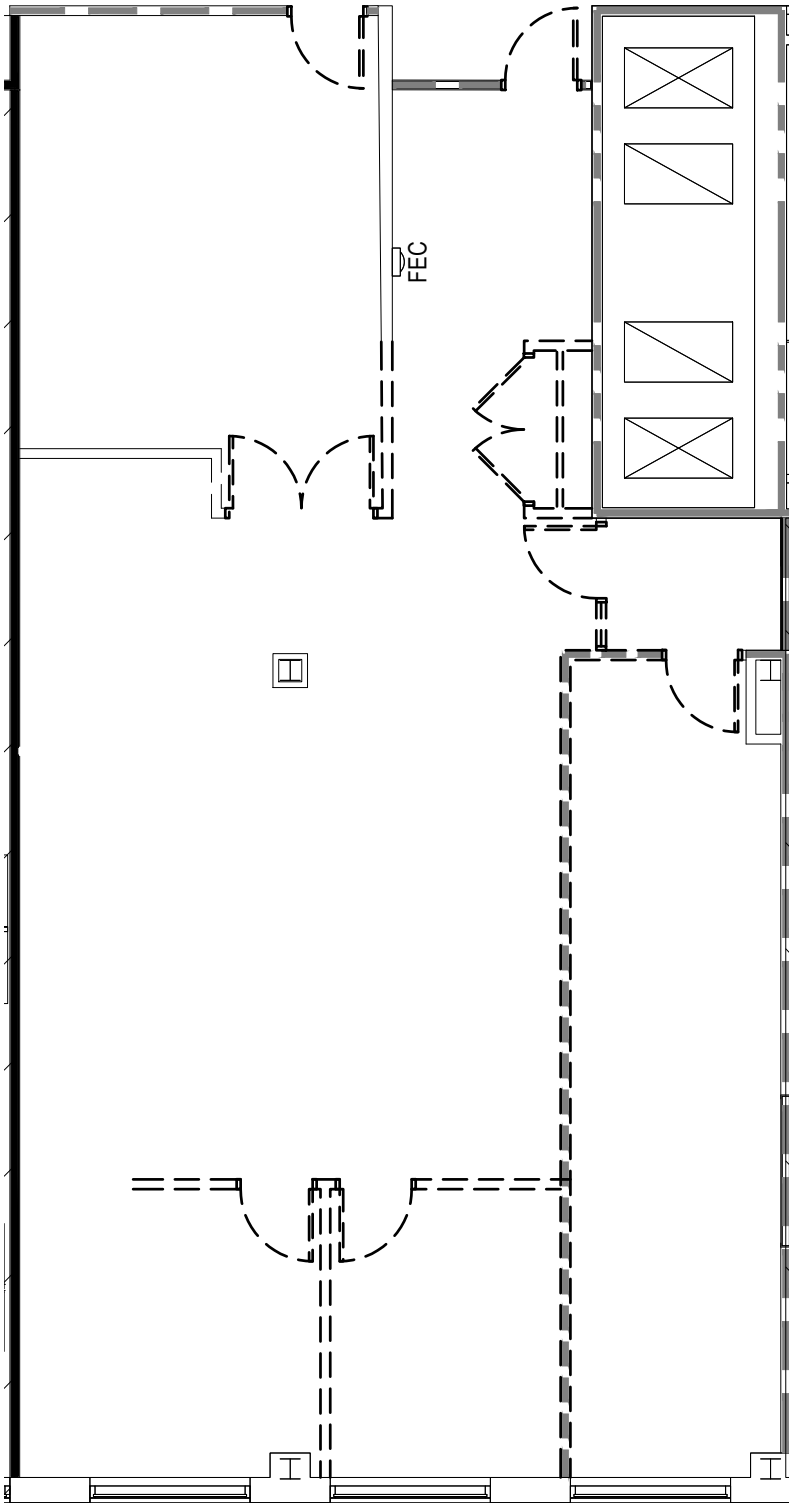
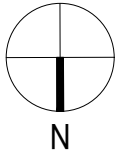
KEY PLAN
HATCH DENOTES AREA OF SUITE

PROJ. #: 2015702

4.28.2020

NEW FLOOR PLAN

SCALE: NTS



KEY PLAN
HATCH DENOTES AREA OF SUITE

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PRICING NOTES

DEMOLITION

1. REMOVE ALL WALLS SHOWN AS DEMOLITION TO DECK, IF APPLICABLE.
2. REMOVE ALL FINISHES AND SCARIFY FLOORS AS NEEDED
3. EXISTING FLOOR BOXES AND PENETRATIONS, IF APPLICABLE, – REMOVE EXISTING FACE PLATE AND FILL WITH LIKE FLOOR CONSTRUCTION TO CREATE A SMOOTH SURFACE. MUST MAINTAIN ANY REQUIRED FIRE RATING.

WALLS

1. TENANT INTERIOR WALLS TO BE NON-RATED 25 GA 3 5/8" METAL STUDS AT 16" OC WITH BATT INSULATION AND 5/8" DRYWALL EACH SIDE (TAPED AND SANDED), TERMINATED AT CEILING GRID
2. NEW DEMISING WALLS MUST BE EXTENDED TO DECK
3. SERVER ROOM WALLS TERMINATE AT CEILING GRID; ANY SUPPLEMENTAL COOLING PROVIDED BY TENANT
4. LEVEL 4 FINISH ON ALL NEW AND EXISTING WALLS.
5. GC RESPONSIBLE FOR REPAIRING AND FINISHING ALL EXISTING WALLS TO ACCEPT NEW FINISHES

FINISHES

1. INSTALL BUILDING STANDARD BROADLOOM CARPET (\$18/SY INSTALLED) AND 4" RUBBER COVE BASE THROUGHOUT SUITE
2. INSTALL NEW VCT IN SERVER ROOM
3. INSTALL NEW LVT (\$6/SF) IN BREAK AREA
4. PAINT ONE (1) COAT PRIMER AND TWO (2) COATS TINTED PAINT ON ALL NEW WALLS. PAINT (2) COATS TINTED PAINT ON ALL EXISTING WALLS TO REMAIN.
5. ALL MILLWORK CABINETS IN BREAK TO BE LAMINATE; UPPER CABINETS TO BE 36" HIGH
6. ALL MILLWORK COUNTERTOPS IN BREAK TO BE QUARTZ WITH 4" BACKSPLASH AND SIDESPLASH ON WALLS AND WATERFALL ON ISLAND
7. ALL EXISTING WINDOW BLINDS TO REMAIN. REPLACE DAMAGED BLINDS .

DOORS

1. NEW SUITE ENTRY TO BE BUILDING STANDARD WOOD DOOR WITH FULL GLASS KIT (8'-0" HIGH).
2. NEW OFFICE DOOR TO BE SOLID STAINED WOOD (BUILDING STANDARD).
3. NEW CONFERENCE DOOR TO BE STAINED WOOD DOOR (BUILDING STANDARD) WITH FULL GLASS KIT AND 24" SIDELIGHT.
4. PROVIDE AN ALLOWANCE FOR RE-KEYING PERIMETER DOORS

MECHANICAL

1. SALVAGE AND REUSE EXISTING GRILLES, REGISTERS, AND DIFFUSERS.
2. EXISTING CONTROLS AND THERMOSTATS TO BE SALVAGED AND REUSED.

ELECTRICAL

1. MEETING ROOM FLOOR BOXES AND OUTLETS PROVIDED PER LOCAL CODE REQUIREMENTS
2. ASSUME (2) ELEC OUTLETS IN OFFICES; (3) DUPLEX OUTLETS IN CONFERENCE ROOMS; (1) DUPLEX OUTLET AND DATA IN LARGE CONFERENCE ROOM FOR TV; (1) TELEPHONE/DATA RACEWAY PER OFFICE AND CONFERENCE ROOM; RING AND STRING TO PLENUM INCLUDED.
3. ASSUME (1) REFRIGERATOR OUTLET, ELECTRIC WATER HEATER AND DISHWASHER CONNECTION, IF APPLICABLE.
4. ASSUME (1) QUAD RECEPTACLE AT TELEPHONE BOARD.
5. ASSUME CONVENIENCE DUPLEX RECEPTACLES IN CORRIDORS.
6. LIGHTING CONTROLS WILL BE SINGLE POLE LIGHT SWITCHES.
7. RE-WORK EXISTING LIGHTS WHERE WALLS ARE MOVED AND INSTALL LIGHTS TO MATCH WHERE NEEDED.
8. CEILING TILE TO REMAIN, PATCH-IN TO MATCH AS NEEDED.
9. CONTRACTOR SHALL ASSUME AND INCLUDE ALL EXIT SIGNS & EMERGENCY LIGHTING AS REQUIRED
10. ASSUME (2) ELEC OUTLETS IN ISLAND.

PLUMBING

1. (1) STAINLESS STEEL BREAK ROOM SINK AND FAUCET.
2. (1) WATER HEATER IF APPLICABLE.
3. (1) HOOK-UP FOR TENANT SUPPLIED DISHWASHER IF APPLICABLE.
4. PVC DRAIN, WASTE, AND VENT PIPING TIED INTO EXISTING, CAST IRON IN CEILING PLENUM IF REQUIRED.
5. COPPER WATER PIPING TIED INTO EXISTING WITH PIPE INSULATION.

ADD ALTS

1. ISLAND WITHOUT WATERFALL, QUARTZ ON TOP ONLY.
2. CARPET TILES INSTEAD OF BROADLOOM (\$25/SY INSTALLED).
3. REPLACE CEILING GRID AND TILE WITH BUILDING STANDARD.
4. REPLACE 2X4 LIGHTING FIXTURES WITH NEW INDIRECT 2X4 LED FIXTURES
5. ADD PENDANTS OVER THE ISLAND (2 PENDANTS AT \$750 EACH ALLOWANCE)

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SUITE 475 VENTURE IV

1730 VARSITY DRIVE
RALEIGH, NORTH CAROLINA

1,840 RSF



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