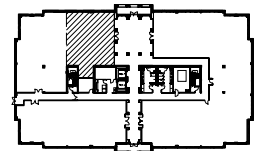


SPEC SPACE

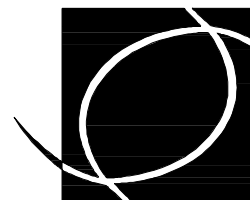
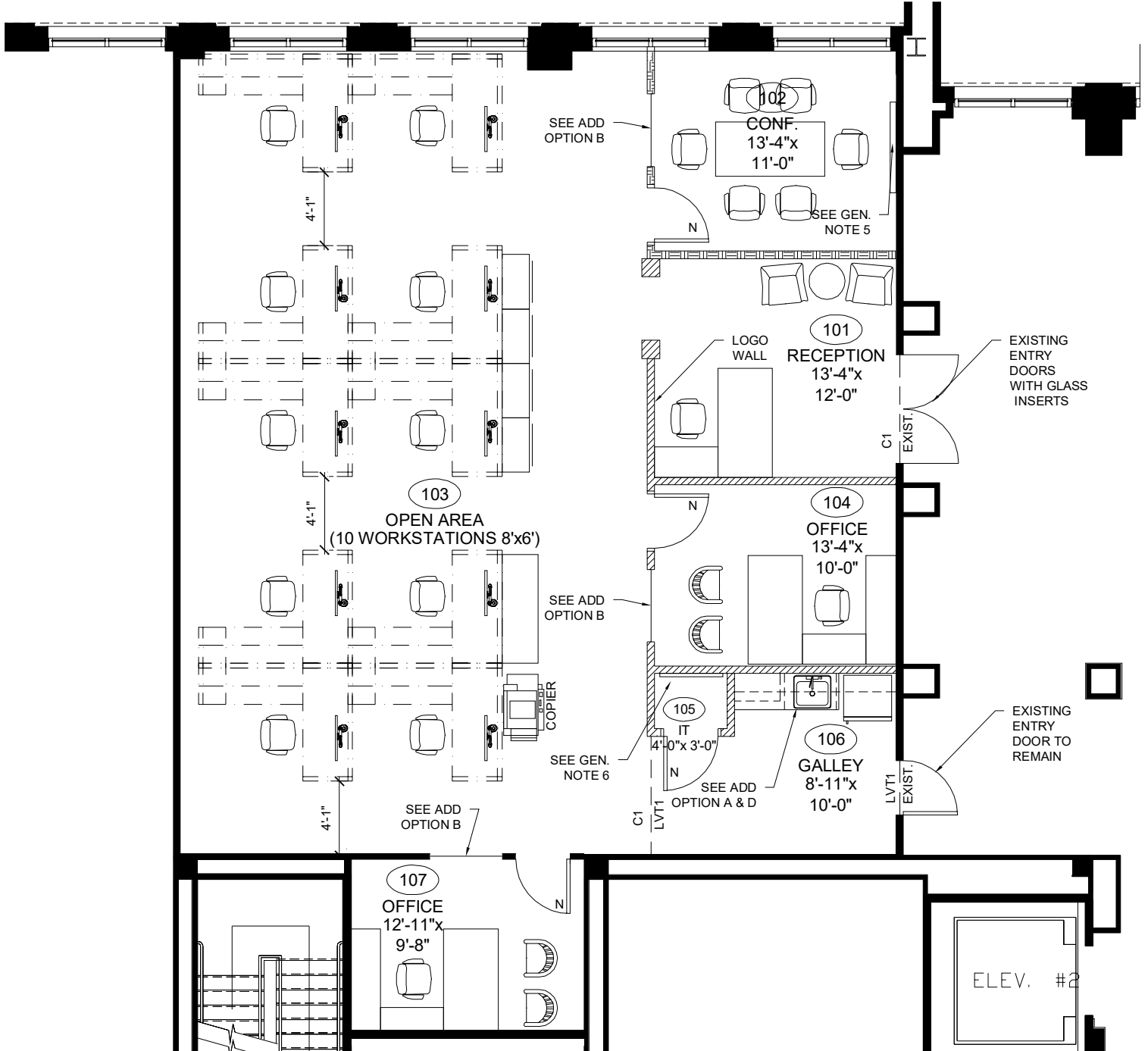
SPACE PLAN - 1 OF 8
 BRIXHAM GREEN TWO - SUITE 101
 2,210 RSF
 SCALE: 1/8" = 1'-0"
 DATE: APRIL 5, 2021
 REV DATE: APRIL 13, 2021
 REV DATE: APRIL 19, 2021
 REV DATE: APRIL 26, 2021

SUMMARY

1	RECEPTION
1	CONFERENCE
1	IT CLOSET
1	GALLEY
2	OFFICES
10	WORKSTATIONS (6'X8')
13	TOTAL

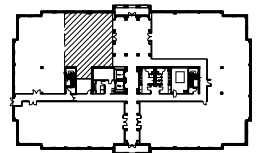


KEY PLAN

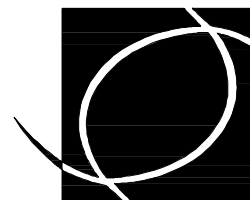
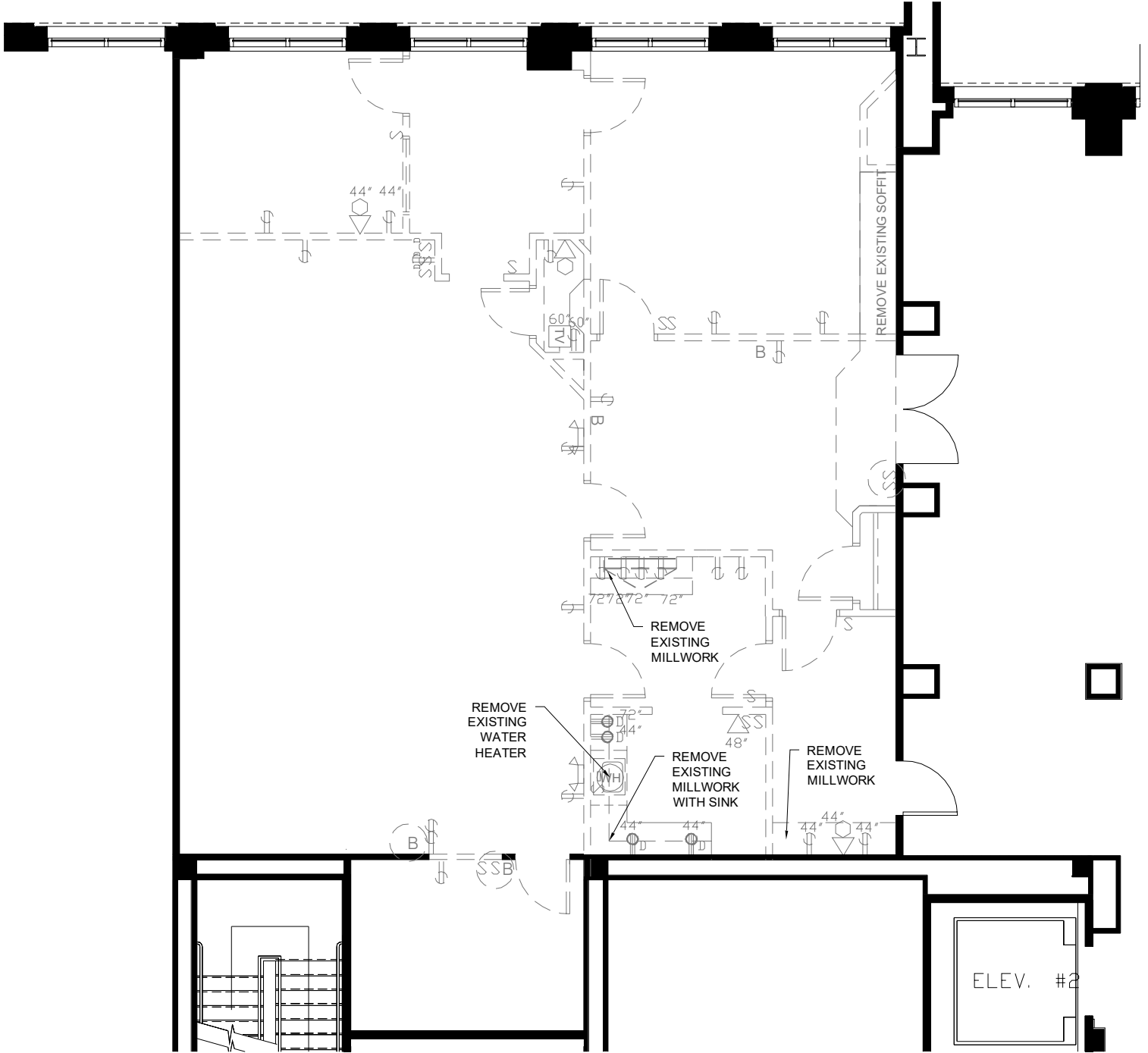


SPEC SPACE

DEMOLITION PLAN - 2 OF 8
BRIXHAM GREEN TWO - SUITE 101
2,210 RSF
SCALE: 1/8" = 1'-0"
DATE: APRIL 5, 2021
REV DAE: APRIL 13, 2021
REV DATE: APRIL 19, 2021
REV DATE: APRIL 13, 2021

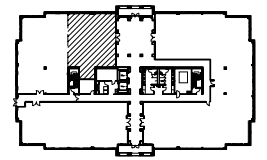


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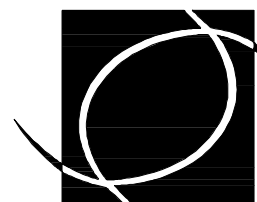
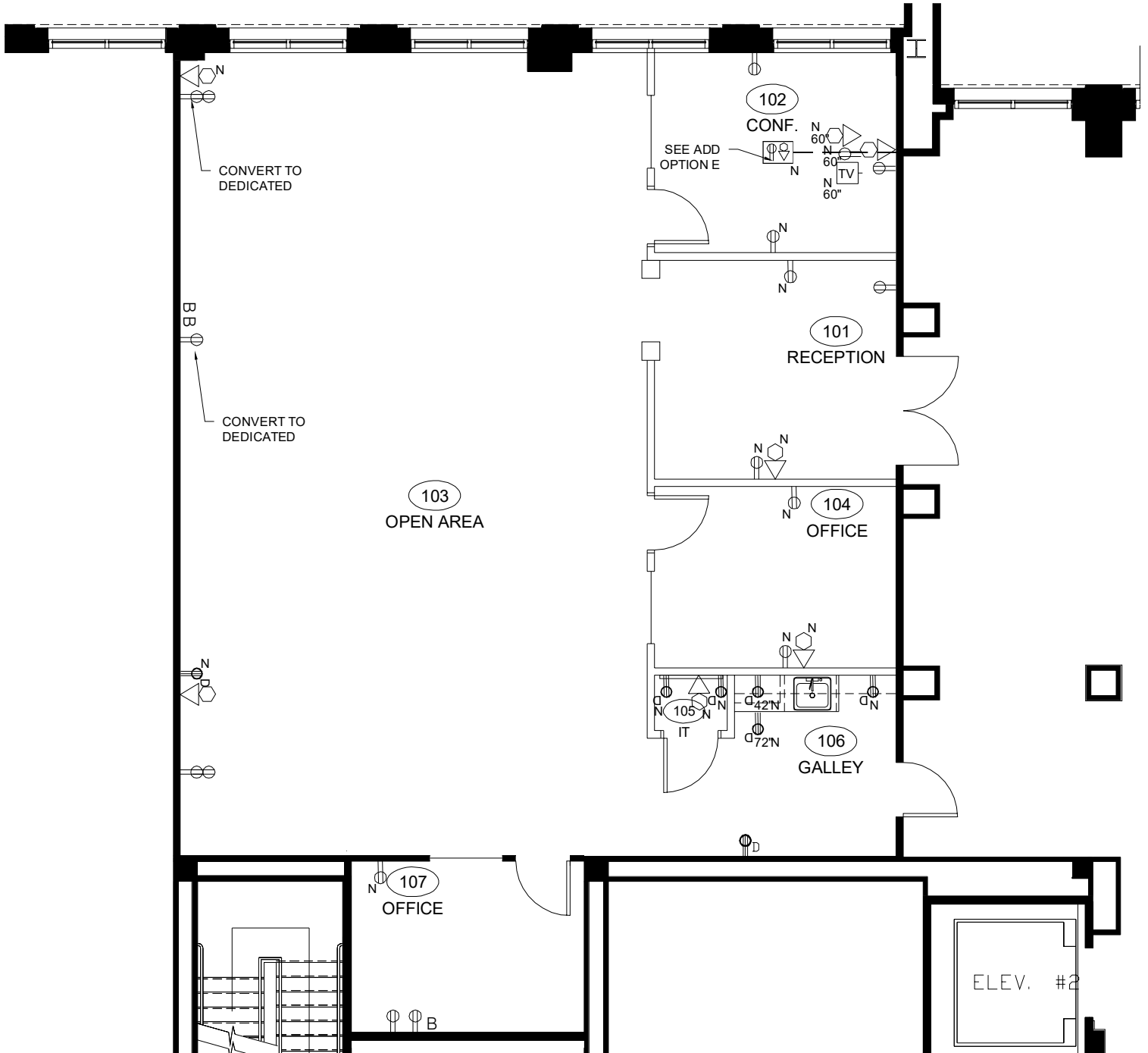


SPEC SPACE

ELECTRICAL PLAN - 3 OF 8
BRIXHAM GREEN TWO - SUITE 101
2,210 RSF
SCALE: 1/8" = 1'-0"
DATE: APRIL 5, 2021
REV DATE: APRIL 13, 2021
REV DATE: APRIL 19, 2021
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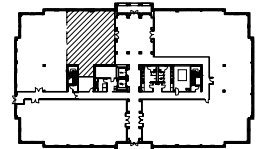


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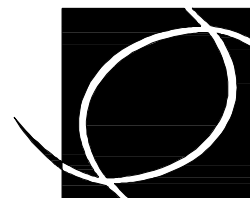
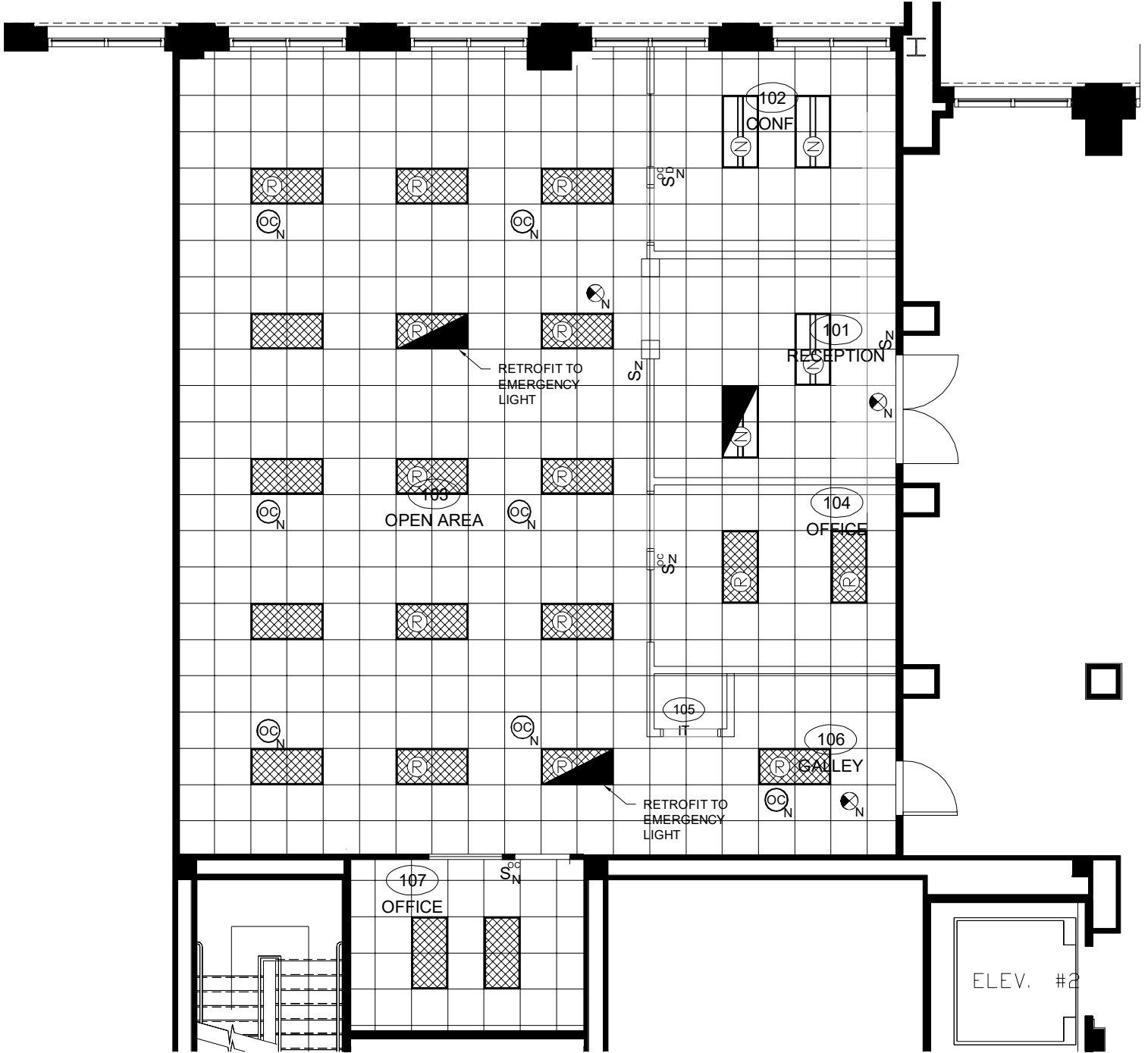


SPEC SPACE

LIGHTING PLAN - 4 OF 8
BRIXHAM GREEN TWO - SUITE 101
2,210 RSF
SCALE: 1/8" = 1'-0"
DATE: APRIL 5, 2021
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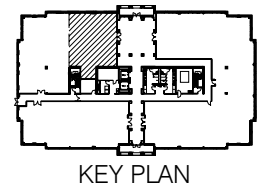


KEY PLAN



SPEC SPACE

FINISH SCHEDULE - 5 OF 8
 BRIXHAM GREEN TWO - SUITE 101
 2,210 RSF
 SCALE: 1/8" = 1'-0"
 DATE: APRIL 5, 2021
 REV DATE: APRIL 13, 2021
 REV DATE: APRIL 19, 2021
 REV DATE: APRIL 26, 2021



FINISH SCHEDULE - SPEC SPACE

ROOM NAME	ROOM NUMBER	FLOOR	BASE	WALLS				REMARKS
				N	S	E	W	
RECEPTION	101	C1	RB1	P1	P1	P1	P1	
CONFERENCE	102	C1	RB1	P1	P1	P1	P1	
OPEN AREA	103	C1	RB1	P1	P1	P1	P1	
OFFICE	104	LVT1	RB1	P1	P1	P1	P1	
IT	105	LVT1	RB1	P1	P1	P1	P1	
GLLEY	106	LVT1	RB1	P1	P1	P1	P1	
OFFICE	107	C1	RB1	P1	P1	P1	P1	

FINISH SPECIFICATIONS

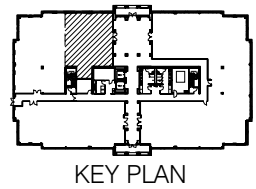
ABBR.	PRODUCT TYPE	MFR.	PRODUCT INFORMATION	NOTES
C1	CARPET TILE		\$28.00 SQ/YD INSTALLED ALLOWANCE - SPECIFICATION TO BE DETERMINED	
LVT1	LUXURY VINYL TILE		\$5.00 SQ/FT INSTALLED ALLOWANCE - SPECIFICATION TO BE DETERMINED	
RB1	RUBBER BASE		4" RUBBER COVE BASE - SPECIFICATION TO BE DETERMINED	PROVIDE ROLLED GOODS ONLY
P1	PAINT		LATEX PAINT - EHH SHELL FINISH - COLOR TO BE DETERMINED	TYPICAL
P2	PAINT		ALKYD ENAMEL - SEMI-GLOSS FINISH - COLOR TO BE DETERMINED	DOOR FRAMES
Q1	QUARTZ		CAMBRIA - BRITANNICA - 3CM - SQUARE EDGE FOR PRICING	INCLUDE IN ADD OPTION A
PLAM1	PLASTIC LAMINATE		SPECIFICATION TO BE DETERMINED	VERTICAL SURFACES
PLAM2	PLASTIC LAMINATE		SPECIFICATION TO BE DETERMINED	VERTICAL SURFACES
STAIN	--	--	TO MATCH BUILDING STANDARD	

FINISH NOTES

- ALL FINISHES ARE TO MEET NCSBC 803 & 804 AND IFC 803.3. ALL EXPOSED EDGES OF CARPET SHALL COMPLY WITH ICC A117 SECTION 302.2.
- PROVIDE LOW-VOC PAINT (LESS THAN 50 G/L - MEET OR EXCEED GS-11 STANDARDS - SHERWIN WILLIAMS PROGREEN 200 OR EQUAL).
- PAINT TO BE APPLIED WITH PRIMER COAT AND A MINIMUM OF TWO (2) FINISH COATS. PROVIDE ADDITIONAL FINISH COATS AS REQUIRED TO ACHIEVE APPROPRIATE CONSISTENCY OF COVERAGE AND EVEN COLOR OVER SURFACE. ALL SURFACES TO BE SANDED AND PREPPED BEFORE PAINTING TO PROVIDE "AS NEW" APPEARANCE.
- CONTRACTOR RESPONSIBLE FOR RESTORING ANY AND ALL COMMON AREAS IMPACTED BY SCOPE OF WORK. FINISHES TO MATCH EXISTING.
- PROVIDE METAL SCHULTER TRANSITION STRIP BETWEEN CARPET AND VINYL FLOORING.

SPEC SPACE

LEGENDS - 6 OF 8
 BRIXHAM GREEN TWO - SUITE 101
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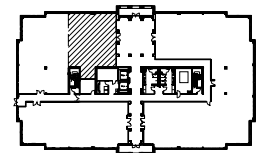
ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE
	DEDICATED DUPLEX RECEPTACLE
	VOICE/DATA RECEPTACLE
	FLUSH FACED FLOOR JUNCTION BOX WITH ONE (1) DUPLEX AND TWO (2) VOICE/DATA RECEPTACLES. PROVIDE 1" CONDUIT BELOW FLOOR AND TO ABOVE ACCESSIBLE CEILING FOR TELE/DATA USE.
	JUNCTION CONNECTION FOR FUTURE WORKSTATIONS
	CABLE TELEVISION CONNECTION
#"	DENOTES HEIGHT ABOVE FINISHED FLOOR CENTERLINE OF THE ITEM IS TO BE INSTALLED
#	DENOTES NUMBER OF WORKSTATIONS TO BE FED BY EACH JUNCTION BOX
	ABOVE CEILING WATER HEATER/CONNECTION
NOTE:	ALL ELECTRICAL SHOWN IS EXISTING UNLESS NOTED WITH "N" FOR NEW

WALL LEGEND	
	EXISTING DEMISING PARTITION (RATINGS VARY)
	EXISTING CEILING HIGH PARTITION
	NEW CEILING HIGH PARTITION (KICKERS SHOULD BE INSTALLED EVERY 4'-0")
	NEW CEILING HIGH PARTITION WITH SOUND INSULATION WITHIN WALL CAVITY AND 4'-0" O.C. ABOVE CEILING
	PARTITION TO BE REMOVED
	DOOR
	DOOR TO BE REMOVED
	ITEM(S) TO BE REMOVED
NOTE:	ALL DOORS SHOWN ARE EXISTING UNLESS NOTED WITH "N" FOR NEW OR "R" FOR RELOCATED

LIGHTING LEGEND	
	2 X 4 FLUORESCENT FIXTURE WITH PARABOLIC LENS - TO MATCH BUILDING STANDARD
	2 X 2 FLUORESCENT FIXTURE WITH PARABOLIC LENS - TO MATCH BUILDING STANDARD
	EMERGENCY LIGHT
	2 X 4 LED FIXTURE WITH DIRECT/INDIRECT LENS ORACLE LIGHTING - 24-OVHP-LED
s	SINGLE POLE SWITCH
s ^{oc}	OCCUPANCY SENSOR SWITCH
	CEILING MOUNTED OCCUPANCY SENSOR
s ^d	DIMMER SWITCH
	EXIT LIGHT
NOTE:	ALL LIGHTING FIXTURES SHOWN ARE EXISTING UNLESS NOTED WITH "N" FOR NEW OR "R" FOR RELOCATED

SPEC SPACE

NOTES - 7 OF 8
 BRIXHAM GREEN TWO - SUITE 101
 2,210 RSF
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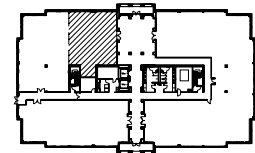


KEY PLAN

DEMOLITION NOTES	ELECTRICAL NOTES
<ol style="list-style-type: none"> CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS INDICATED ON THE DEMOLITION PLAN AND REMOVE MATERIAL FROM PROJECT SITE. CONTRACTOR SHALL ERECT AND MAINTAIN ALL BARRICADES AND DUST DEBRIS CONTROL AS REQUIRED BY LOCAL AUTHORITY AND LANDLORD. PROVIDE TEMPORARY BLACK 6 MIL POLY BARRIER TO CONTAIN DUST AT CONSTRUCTION AREA, SECURED TIGHTLY TO CEILING GRID WITH 2 X 4'S AT BOTTOM. REMOVE ANY UNUSED TELE/DATA WIRING FROM PLENUM BACK TO SOURCE IN COORDINATION WITH TENANT AND TENANT'S CABLING VENDOR. REMOVE ALL EXISTING FINISHES THROUGHOUT SPACE (FLOORING, WALLCOVERING, ETC.). SKIM COAT AND PREPARE SURFACES TO RECEIVE NEW FINISHES. ANY UNUSED DOOR HARDWARE, INCLUDING ACCESS CONTROL DEVICES, IS TO BE SALVAGED BY THE GC AND RETURNED TO THE LANDLORD FOR FUTURE USE. PROVIDE SAFETY AND PROTECTION OF PUBLIC AND OTHER PROPERTIES PER NCBC CHAPTER 33 "SAFEGUARDS DURING CONSTRUCTION." WHEREVER EXISTING POWER OR DATA OUTLETS OR OLD WORKSTATION POWER-IN LOCATIONS ARE REMOVED, GC IS TO REMOVE OLD DEVICE AND FULLY PATCH AND REFINISH WALL. DO NOT SUBSTITUTE BLANK PLATES IN THESE LOCATIONS. REMOVE AND DISCARD OF (14) EXISTING FLUORESCENT DOWNLIGHTS AND (1) 2X2 FLUROESCENT FIXTURE. 	<ol style="list-style-type: none"> ELECTRICAL CIRCUITS TO BE WIRED INTO EXISTING PANELS AT BASE BUILDING ELECTRICAL ROOM. ALL NEW CIRCUITS SHALL BE PROPERLY LABELED IN THE PANEL. ALL WIRING TO BE IN AC OR MC CABLE OR EMT WITH MINIMUM OF 12 GA COPPER THHN/TWNN WIRE. NO AC OR MC ALLOWED IN ELECTRICAL AND MECHANICAL ROOMS; MUST BE EMT. ELECTRICIAN NOT TO EXCEED 8 GENERAL USE RECEPTACLES PER 20 AMP CIRCUIT. DEVICES AND FACEPLATES TO BE CHANGED TO WHITE. FOR PRICING PURPOSES ONLY - VERIFY THAT NO NEW ELECTRICAL PANELS OR TRANSFORMERS WILL BE NEEDED FOR BUILD-OUT. INCLUDE PRICE FOR NEW IF REQUIRED. DEDICATED RECEPTACLES TO RECEIVE VISUAL DESIGNATION. TELE/DATA CONDUIT NOT REQUIRED. CONTRACTOR TO FURNISH PULL CORD AND MPI BRACKET. TENANT IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE TELE/DATA WIRING AND INSTRUMENTS. OUTLET BOXES SHALL NOT BE MOUNTED BACK TO BACK. DUPLEX RECEPTACLE DEVICES ON A DEDICATED CIRCUIT SHALL BE 20 AMP. FIRESTOP ALL PENETRATIONS AT RATED ASSEMBLIES. PROVIDE A 1" CONDUIT FROM BASE BUILDING PHONE ROOM TO TENANT'S PHONE BOARD FOR TELECOMMUNICATIONS WIRING. LOCATIONS NOTED TO CENTER OF RECEPTACLE, UNLESS NOTED OTHERWISE. RECEPTACLES AT WET LOCATIONS SHALL BE GFI. ELECTRICAL OUTLETS INSTALLED AT MICROWAVE SHELVES ARE TO BE INSET. FIRE ALARMS AND SMOKE DETECTORS (WHEN APPLICABLE) TO BE PROVIDED TO SUIT NEW WALL LAYOUT, IN ACCORDANCE WITH LOCAL CODE. DEVICES TO BE CEILING MOUNTED, UNLESS NOTED OTHERWISE. ALL EQUIPMENT TO BE USED IN SUITE IS TO BE UL-LISTED OR APPROVED BY ANOTHER RATINGS AGENCY ACCEPTED BY MECKLENBURG COUNTY. TENANT IS RESPONSIBLE FOR VERIFYING, OBTAINING AND/OR PROVIDING PROOF OF RATINGS AS REQUIRED.
<h3>GENERAL NOTES</h3> <ol style="list-style-type: none"> DOORS, FRAMES, STAIN AND HARDWARE TO MATCH BUILDING STANDARD SUITE'S EXISTING. TOUCH UP EXISTING DOORS TO "LIKE-NEW" CONDITION. GC TO VERIFY EXISTING DEMISING/CORRIDOR PARTITIONS ARE DECK HIGH/INSULATED; RETROFIT TO DECK HIGH/ INSULATED IF NOT EXISTING. EXISTING BLINDS AT EXTERIOR WINDOWS TO REMAIN. COORDINATE REPAIR OR REPLACEMENT WITH OWNER AS NECESSARY. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE. PROVIDE NEW AS NECESSARY. PROVIDE FIRE RETARDANT TREATED BLOCKING FOR TENANT PROVIDED WALL MOUNTED TELEVISION. CONFIRM EXACT LOCATION IN FIELD WITH TENANT. PROVIDE 4' X 8' FIRE RETARDANT TREATED PLYWOOD PHONE BOARD. MOUNT VERTICALLY AS CLOSE TO CEILING AS POSSIBLE. PAINT TO MATCH COLOR OF WALL. CONTRACTOR SHALL CLEAN THE PREMISES IMMEDIATELY PRIOR TO OCCUPANCY OF THE SPACE BY THE TENANT. THIS INCLUDES VACUUMING, MOPPING, CLEANING OF THE WINDOWS AND BLINDS, CLEANING OF THE LIGHT FIXTURE LENSES, CLEANING OF THE HVAC RETURNS AND DIFFUSERS, POLISHING OF ALL METAL, WAXING AND BUFFING OF TILE FLOORING (AS APPLICABLE), REMOVAL OF ALL CONSTRUCTION DEBRIS, ETC. NO APPLIANCES IN GENERAL CONTRACTOR'S CONTRACT U.N.O 	

SPEC SPACE

NOTES - 8 OF 8
 BRIXHAM GREEN TWO - SUITE 101
 2,210 RSF
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KEY PLAN

LIGHTING/CEILING NOTES	ALTERNATE PRICING OPTIONS
<ol style="list-style-type: none"> 1. EMERGENCY LIGHTING SHALL BE 90 MINUTE BATTERY PACK WITH CHARGING CIRCUITS TO BE INSTALLED BY CONTRACTOR. 2. LIGHTING CIRCUITS TO BE WIRED INTO BASE BUILDING ELECTRICAL ROOM. 3. DEVICES AND SWITCH PLATES TO BE CHANGED TO WHITE. 4. CEILING TILE AND GRID IS NOT PART OF THE FLOOR/CEILING ASSEMBLY. 5. EXISTING 2 X 2 CEILING GRID & TILE TO REMAIN. PATCH & REPAIR AS NECESSARY. REPLACE ANY DAMAGED TILES & GRID. REPLACE ANY GRID WITH SCREW HOLES FROM DEMOLITION, MAIN RUNNERS EXCLUDED. (ASSUME 30% REPLACEMENT) 6. CENTER EXIT LIGHTS IN CEILING TILE, UNLESS NOTED OTHERWISE. 7. ALL LIGHT SWITCHES TO BE MOUNTED AT A MAXIMUM OF 48" AFF. 8. CONFIRM ALL EXISTING EMERGENCY FIXTURES. RETROFIT EXISTING FIXTURES AS NEEDED IF NO EMERGENCY LIGHTING EXISTS. 	<ol style="list-style-type: none"> A. PROVIDE ADD OPTION FOR 24"D PLASTIC LAMINATE BASE CABINETS AND QUARTZ COUNTERTOP (Q1), UNDERMOUNT SINGLE COMPARTMENT KITCHEN SINK (ADA ACCESSIBLE), AND 14"D (CLR INTERIOR) PLASTIC LAMINATE CABINETS ABOVE WITH MICROWAVE SHELF WITH 4"H QUARTZ (Q1) BACKSPLASH. PROVIDE ONE (1) ADJUSTABLE SHELF AT EACH CABINET. PROVIDE ONE (1) COPPER DIRECT WATER LINE FOR REFRIGERATOR ICE MAKER. B. PROVIDE ADD OPTION FOR 4'-0"W X 8'-0"H" WIDE SIDELITE OF 1/4" TEMPERED GLASS. TOP OF INTEGRAL HOLLOW METAL FRAME TO BE FLUSH WITH ADJACENT DOORS. ALL GLASS BUTT JOINTS TO HAVE CLEAR SILICONE CAULK. (3 TOTAL) C. PROVIDE ADD OPTION TO REPLACE EXISTING 2X4 FLUORESCENT LIGHT FIXTURES WITH NEW 2X4 LED LIGHTING. ASSUME ORACLE 24-OVHP-LED. (20 TOTAL) D. PROVIDE ADD OPTION FOR TILE BACKSPLASH (FROM COUNTERTOP TO UNDERSIDE OF UPPER CABINETS) IN LIEU OF 4"H QUARTZ (Q1) BACKSPLASH. (ALLOWANCE \$12.00 SQ. FT. INSTALLED) E. PROVIDE ADD OPTION FOR RECESSED FLOOR BOX AND CONDUIT. NOT REQUIRED BY CODE FOR A CONFERENCE ROOM THIS SIZE.
<h3>MECHANICAL NOTES</h3> <ol style="list-style-type: none"> 1. THERE WILL BE NO LEAD ACID BATTERIES EXCEEDING A TOTAL ELECTROLYTE CAPACITY OF 50 GALLONS FOR FLOODED LEAD ACID, NICKEL CADMIUM (NI-CD) AND VALVE-REGULATED LEAD ACID (VRLA) OR 1,000 POUNDS FOR LITHIUM-ION, IN ACCORDANCE WITH NCFE SECTION 608. IF THESE VALUES ARE EXCEEDED, MECHANICAL EXHAUST WILL BE REQUIRED IN ACCORDANCE WITH NCMC 502.4 AND/OR 502.5. 2. PROVIDE TEST AND BALANCE FOR HVAC SYSTEM IN SCOPE OF WORK AREA (IN TENANT AND/ OR LEFTOVER PREMISES). 3. REPLACE ANY SOILED OR DAMAGED HVAC SUPPLIES AND RETURNS WITH NEW TO MATCH EXISTING IN SCOPE OF WORK. 4. VERIFY CONFERENCE 102 HAS A DEDICATED ZONE PROVIDE NEW HVAC UNIT IF NEEDED. 	
<h3>SPRINKLER NOTES</h3> <ol style="list-style-type: none"> 1. PROVIDE SPRINKLERS AS REQUIRED BY CODE TO SUIT NEW WALL LAYOUT. 	