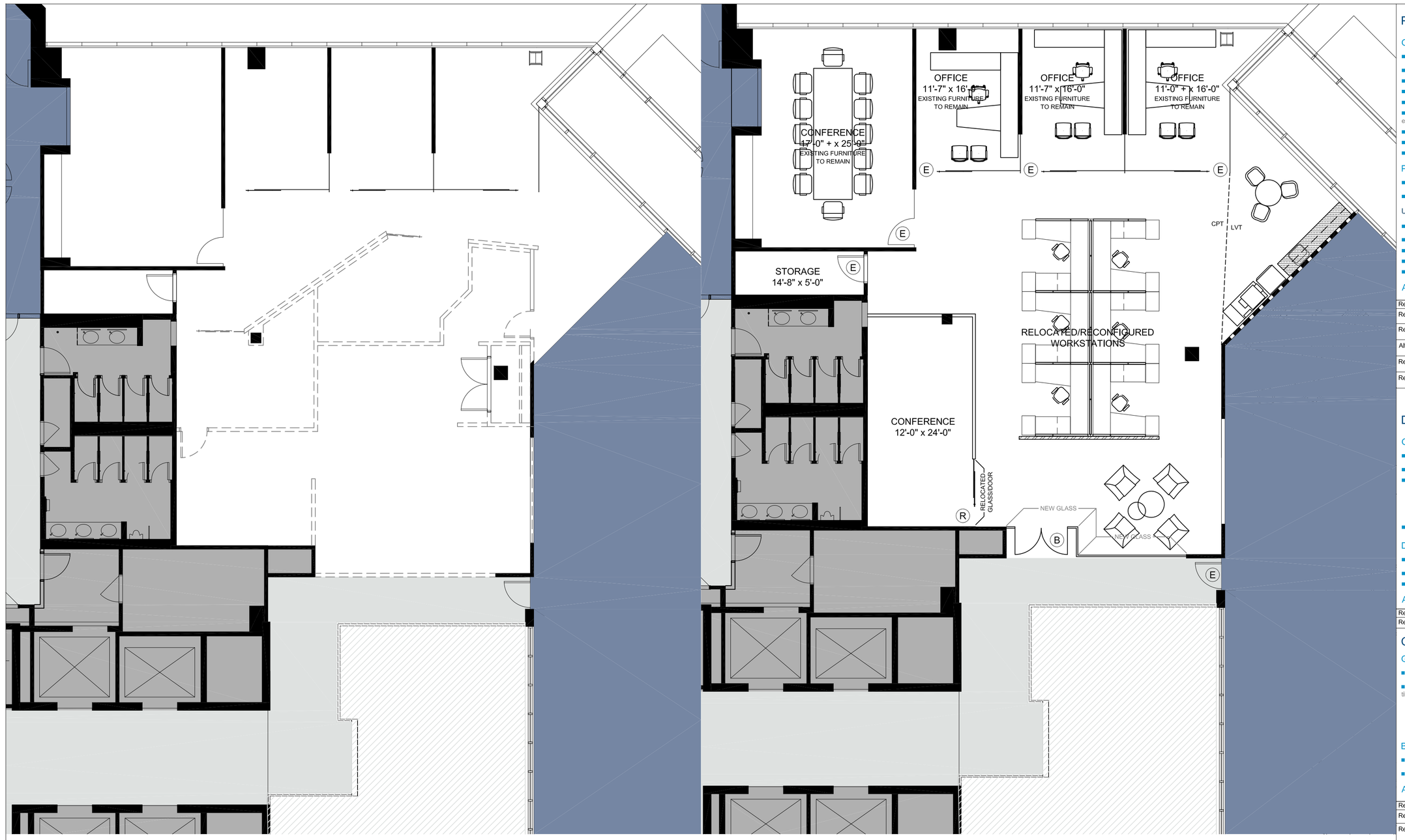

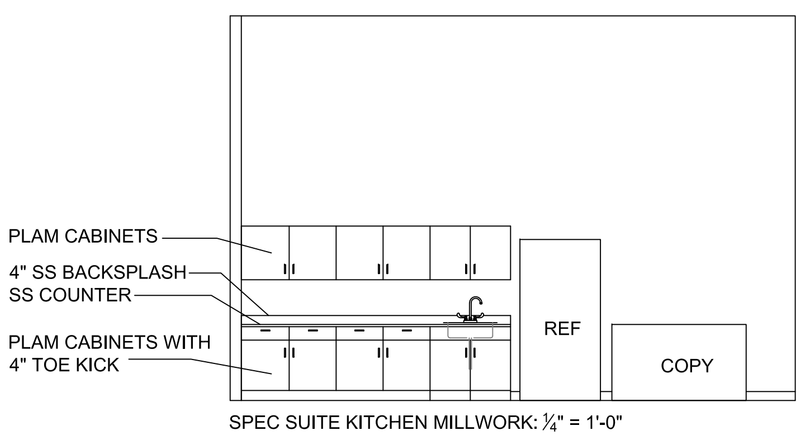

SPEC SUITE KITCHEN MILLWORK: ¼" = 1'-0"

Partitions & Wall Finishes

General Notes

- All interior partitions to be Standard Partition, U.N.O.
- All joints are to be taped, spackled and prepped to receive paint.
- Partitions interfacing window mullions shall have an extruded aluminum closer piece.
- Where partition intersects convector covers seal/fill with dense batts, wedge GWB and/or other appropriate means to provide sound separation
- Painted finish at HM and wood shall be semi-gloss acrylic latex enamel, Sherwin Williams Pro4ecdustrial Zero VOC or equal
- Painted finish at GWB shall be eggshell finish acrylic base latex enamel, min 2 coat finish to provide full coverage. Sherwin Williams Promar 200 Low VOC or equal. Allow for accents.
- Provide fire rated door and frame assembly at all fire rated partitions.
- Remove all wallcovering from existing to remain walls and prep for paint
- Provide level 4 finish on all walls, U.N.O.

Partition Types

- Standard Partition: Floor to underside clg, Non insulated
- Demising Partition: Fire rated insulated partition as req'd by code (min. 1 HR). Include dampers at all penetrations.

Upgraded

- Glass Partition: Full height tempered glass prtn, thin line top and bottom track, glass pivot door with ladder pulls
- Acoustic Partition - Type I: Floor to underside clg, include acoustic batt insulation in prtn cavity and above clg, 2' each side.
- Acoustic Partition - Type II: Floor to 6" above clg, include acoustic batt insulation in prtn cavity and above clg, 2' each side.
- Acoustic Partition - Type III: Floor to underside of deck above, include acoustic batt insulation in prtn cavity
- Smoke Rated Partition: Floor to underside of deck above

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Provide and install glass wall at entry	Match glass at lobby suites
Required	Salvage demoed glass systems	Reuse door/glass new conference
Alternate	Supplement with new glass for full glass wall	New conference
Required	Frost side glass adjacent to new kitchen	3' AFF to 7' AFF
Required	Provide and install partial height wall between reception and workstations	5' high x 16' long (final dimensions & location subject to change. Verify with tenant)

Doors, Frames, & Hardware

General Notes

- General Contractor to submit hardware schedule for review and approval
- All Hardware shall comply with ADA requirements.
- Existing doors, frames, and hardware to remain/relocate per new plan
  - Must be in good condition or repaired
  - Must match building standard for lease terms > 5 years
  - V.I.F.
- All locks to be building standard Schlage keyway. Keyed to building master keyway by Brandywine's locksmith at the expense of the contractor

Door Types

- Suite Entrance (wood): 3'-0" x Full Height x 1-3/4" solid core, stain grade. Painted HM frame. Heavy duty commercial grade lever handle
- Suite Entrance (glass): 3'-0"/ 6'-0" glass door with top and bottom rail in chrome
- Interior Tenant Door: 3'-0" x 7'-0" x 1-3/4" solid core, stain grade. Painted HM frame. Heavy duty commercial grade lever handle

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Provided and install glass entry door	Double doors

Ceilings

General Notes

- Suspend acoustic tile ceiling throughout, U.N.O.
- Existing suspended ceiling system to remain throughout, U.N.O. Replace damaged/stained tiles to maintain uniform like new appearance. Replace/patch grid and tile as required by new layout and where walls that penetrate ceiling have been removed
  - Existing ceiling must be in good condition
  - Existing ceiling should match building standard for lease terms > 5 years
  - V.I.F.

Building Standard

- Ceiling Tile: Armstrong - Dune, 2' x 2' x 5/8" beveled tegular 9/16" tile, white
- Grid: Armstrong - Prelude 15/16" Exposed Tee, 2' x 2' grid, white

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Existing open ceiling to remain	
Required	Demo ACT ceiling where rooms are demoed	Match existing open ceiling. Clean/paint deck as necessary. Add raised douds between structures above
Required	Ceilling in new interior office & conference to match existing offices	V.I.F.

Lighting

General Notes

- Existing lighting to remain/relocate per new plan. Supplement with new fixtures as required.
  - Must be in good condition or repaired
  - Must match building standard for lease terms > 5 years
  - V.I.F.
- Individual rooms/offices shall be switched individually with occupancy sensor, meeting rooms and common spaces shall have ceiling sensor.
- Design light levels shall be 15 fc in hallways, corridors, and circulation spaces; 35-50 fc at office spaces and conferences.
- Emergency lighting shall be provided according to code and shall provide full coverage of circulation areas of the space.
- Exit lighting shall be provided according to code.
- Strobes and horns shall be provided according to code.

Building Standard

- Lighting: Lithonia Avante Series 2'x2' LED 2AVL2; 3500K
- Exit Lighting: typical standard with LED lighting

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Existing lighting to remain, U.N.O.	
Required	Install new lighting in new open ceiling area	Match existing linear pendants
Required	Install new lighting in (2) new offices	Match existing offices

Electrical

General Notes

- Existing electrical to remain throughout. Modify as required by new layout and building standards. Patch all unusable outlets and tele/data ports
- Min required receptacle quantity:
  - (2) duplexes per office 150 sf or less
  - (3) duplexes per office over 150 sf
  - (3) duplexes per conference/meeting
  - (1) duplex per workstation OR (1) whip connection per 4 workstations
  - (2) per other rooms
  - (1) GFI duplex above counter per 4' at kitchen/pantries
- Install dedicated duplex outlets for:
  - Refrigerator
  - Copier
  - Telephone System
  - (2) for Server
- Separate all circuits within the space per tenants new layout
- Provide necessary transformers, panels, meters and other electrical equipment where required.
- Devices shall be specification grade, white devices, white plates.
- Install plywood backer board at server room.

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Floor mounted junction boxes for connection to relocated workstation base feeds	Quantity: 1 Location: TBD

SPACE PLAN LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW BUILDING STANDARD INTERIOR PARTITION TO BE INSTALLED
	NEW PARTIAL HEIGHT INTERIOR PARTITION TO BE INSTALLED
	NEW BUILDING DEMISING PARTITION TO BE INSTALLED
	INDICATES DOOR, FRAME & HARDWARE. RELOCATE EXISTING WHERE POSSIBLE, U.N.O., SUPPLEMENT WITH NEW AS REQUIRED, V.I.F. ANY DOOR WITH EXISTING LOCK TO BE KEYED TO BUILDING MASTER
(E)	INDICATES EXISTING TO REMAIN
(R)	INDICATES EXISTING TO BE RELOCATED
(A)	INDICATES NEW 3'-0" SOLID WOOD DOOR FRAME AND HARDWARE
(B)	INDICATES NEW GLASS DOOR FRAME AND HARDWARE TO MATCH EXISTING
	INDICATES NEW MILLWORK TO BE INSTALLED

General Notes

- These notes are to be used in concert with Brandywine building standards for interior tenant fit-out projects per specified building(s) and the accompanied Schematic Plan for estimating the cost of construction. Items noted as standard shall be included except where specific exceptions or qualifications follow. These documents are to be used for pricing only and to be used as a guide to the Contractor in drawing reasonable conclusions regarding the level of works to be performed to deliver the space completed for occupancy, in accordance with applicable codes and ordinances and with standards of the industry for quality construction and like new appearance. Final construction documents must be obtained before construction commencement.
- Exclusions shall not be permitted with the bids, specific reasonable allowances shall be so noted for work which cannot be accurately priced (i.e. for flooring patching or other portion of the work for which the bidder does not feel qualified or able to include a fixed cost)
- All permits are the responsibility of the General Contractor. GC shall provide copies of all permits including the Certificate of Occupancy to the Building Manager as well as a complete set of as-built drawings at the conclusion of construction.
- GC must secure a copy of the building rules & regulations from Brandywine prior to the commencement of work
- Prior to submitting bids for the work contractors shall tour the site and make themselves thoroughly familiar with the plan and any building/location specific conditions that may affect the cost, execution or performance of the work.
- Add Alternates to be accepted/negotiated by Brandywine and Tenant rep.
- Brandywine requires a full set of sealed Architectural drawings prior to granting approval for the project to begin. Plans must be sealed by the appropriate party and be ready for plan check and permit issuance.

Demolition

- Work shall include the demolition and removal of all items extraneous to the new use except where specifically noted to be retained. All surfaces to remain shall be prepared to receive new finishes.
- All opening and damage shall be prepared to provide like new appearance. Seal slab penetrations above and below and fire wall penetrations to maintain fire and acoustic integrity.
- Level and prepare existing concrete floor slabs as required to provide a level surface with a variance of no more than ¼" in 10'
- Repair all existing walls and ceilings where damaged by demolition or other construction work, or by prior exiting conditions and prepare to receive specified finish
- Prepare retained units for reuse to like-new and operational condition and preserve during construction operations including blinds, window mullions, perimeter heating units and convector covers, etc. Tender retained devices operational and refit to match new devices. Close openings at abandoned devices and prepare smooth to receive new finish
- Contractor shall cover filter media on all return ducts during demolition and construction.

Fire Protection

- Space shall be sprinklered in accordance with all applicable local, state and national codes, ordinances and standards for the industry.

Building standard fire/smoke detection and alarm systems shall be modified in accordance with all local state, and national codes and ordinances (including ADA) as required by the new layout

Floor Finishes

General Notes

- Material costs listed below do not include dealer mark-up, freight and tax
- Contractor shall replace all flooring throughout, U.N.O.
  - Carpet throughout general office area
  - VCT in all storage, 'Ille, copy, kitchen, and server rooms
  - LVT allowed if spec'd in reception and kitchen areas

Building Standard

- Carpet: Commercial grade, loop carpet, Tier 1 Broadloom
- VCT: Commercial grade, 12" x 12" tile, Armstrong Standard Excelon or equal
- Base: Commercial grade, 1/8" gauge 4" vinyl cove base, Johnsonite or equal
- LVT: Commercial grade, 20 mil layer min, Tier 1 LVT.

Tier Clarifications

- Tier 1 Broadloom: <$12/sy material
- Tier 2 Broadloom: $12.01 - 15/sy material
- Tier 3 Broadloom: $15.01 - 20/sy material
- Tier 1 Carpet Tile: <$17/sy material
- Tier 2 Carpet Tile: $17.01 - 20/sy material
- Tier 3 Carpet Tile: $20.01 - 26/sy material
- Tier 1 LVT: <$2.15/sf material
- Tier 2 LVT: $2.15 - 2.99/sf material
- Tier 3 LVT: >$3/sf material

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Upgraded carpet tile	Tier: 1 Location: throughout, U.N.O. Allow for two patterns
Required	LVT	Tier: 1 Location: Kitchen

Millwork & Casework

General Notes

- Any fixtures and/or furnishings designated on the plan shall be assumed to be furniture by the Tenant and not part of the built-out, U.N.O. as millwork on the plan or below
- Base price shall assume all workstation to be systems furniture by Tenant, U.N.O.
- Base price shall assume reception desk to be furniture by Tenant, U.N.O.
- Existing millwork noted to remain will keep existing finishes, U.N.O.

Building Standard

- Rod and Shelf: Painted wood shelf, chrome rod (provide 24" ADA compliant section at 48" high) at all coat closets
- Kitchen/Pantry Areas: Plastic Laminate (PLam) self-edge counter with 4" splash all around, flush overlay PLam base cabinets with drawer above and wall cabinets. Concealed hinges and ADA compliant metal wire pulls. At sink locations, under counter doors to have integral toe kick with 3'-0" wide clearance with open, if applicable by code. Install PLam removable access panel if required in lieu of doors. PLam to be Willsonart or equal.

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Upgraded counter	Material: Colorquartz or equal Location: Kitchen

Specialties & Misc.

General Notes

- Existing perimeter window blinds to remain (repair as necessary)
- Building Standard suite entry directory signage shall be provided by Brandywine
- Interior suite signage provided by separate Tenant vendor
- All equipment and appliances shall be by the Tenant, U.N.O.

Building Standard

Blinds: manual roller shades (linen color)

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes

Mechanical/Plumbing

General Notes

- Modify/supplement existing system as required by the new layout and utilization. Cooling loads shall be determined by occupancy and equipment loading as indicated on the plan (assume 1 PC per desk/workstation). Extraordinary and specific loading not readily determinable from the plans shall be specified below.
- Maximum flex duct length and duct hanger spacing = 5'-0"
- All hard duct is to be externally insulated with 1" insul or equal in R value
- All ducts to be fabed and sealed per latest SMACNA standards and to meet all building codes.
- Inspect and insure all existing systems are operational upon completion.
- All non-digital thermostats to be replaced with digital.
- Provide separate thermostat for meeting rooms over 200 sf.
- **No exhaust fans are not permitted to dump into ceiling plenum. Must be ducted to building exhaust.**
- All sinks to be ADA compliant stainless steel with polished chrome gooseneck faucet. Provide hot and cold water connections, drain and all plumbing. Exposed pipes to be wrapped. If sink is existing keep/reuse:
  - Must be in good working condition
  - Must be ADA compliant
- Provide dedicated HW heater at each sink.
- Piping for coffee machines, water coolers, etc. shall be ¼" copper (PVC not acceptable).
- Applicable fixtures to include water detection/shut off devices

Additional Notes & Alternates

Required/Alternate/NIC	Item	Notes
Required	Water line	For tenant provided refrigerator

For Pricing Purposes Only

Scale: 1"=1'-0"

Date: 11.15.21, 11.16.21, 11.19.21

555 FCL 01 sp1 rev2

Drawn By: FRC

Felleman Ciarimboli Law

First Floor

3,552 Square Feet

555 E Lancaster Ave

Radnor, PA

brandywine REALTY TRUST

SP3/01