

RESPONSIBILITIES MATRIX: TENANT SCOPE

WORK SCOPE ITEM
 KEY: T = BY TENANT (EDGAR'S)
 GC = TENANT CONTRACTOR
 LC = LANDLORD'S CONTRACTOR / SUPPLIER
 L = LANDLORD

WORK SCOPE ITEM	FURNISHED				INSTALLED			
	T	GC	LC	L	T	GC	LC	L
EXTERIOR								
EXTERIOR LIGHT FIXTURES								
SIGNAGE BUILDING MOUNTED								
PORTABLE PLANTERS								
PATIO FURNITURE / TABLES								
CANOPIES								
SITE UTILITIES								
WATER TO TENANT SPACE								
GAS TO TENANT SPACE								
ELECTRIC CONDUIT TO TENANT SPACE								
SEWER TO TENANT SPACE								
STORM DRAINAGE TO TENANT SPACE								
FIRE SPRINKLER MAIN TO TENANT SPACE								
INTERIOR PUBLIC AREAS								
BOOTHES								
LOW DIVIDER WALL FRAMING								
WALL FRAMING								
CHAIRS AND BAR STOOLS								
INTERIOR CUSTOM SIGNAGE								
WINDOW TREATMENT BLINDS								
TABLE TOPS / BASES / BRACKETS								SEE FURNITURE SCHEDULE ON A11 FOR ADDITIONAL INFORMATION
HOSTESS STAND								
SOUND AND PAGING SYSTEMS								
ARCHITECTURAL LIGHT FIXTURES								
DIMMING SYSTEM								
BANQUETTES AND DRAPERY UPHOLSTERY								
FINISH HARDWARE								
WINDOW SYSTEM								
CUSTOM LIGHT FIXTURES / DECORATIVE								SEE LIGHT FIXTURE SCHEDULE ON A22 FOR ADDITIONAL INFORMATION
SERVICE AREAS								
POINT OF SALE EQUIPMENT								
P.O.S. ELECTRICAL RECEPTABLES								
P.O.S. CONDUIT								
SECURITY SYSTEM								
KITCHEN								
SANITARY WALL PANELS / ACCESSORIES								
FOOD SERVICE EQUIPMENT								KEC WILL SET EQUIPMENT IN PLACE. GC WILL MAKE UTILITY CONNECTIONS
PAB STAINLESS STL ON TBS & SHELVES								
WALK-IN FREEZER & FREEZER BOXES								KEC WILL ENRECT WALK-IN BOXES. GC WILL MAKE UTILITY CONNECTIONS
REFRIGERATION LINES FOR:								
WALK-IN BOXES								KEC PROVIDES CONDENSERS. GC INSTALLS CONDENSERS, PROVIDES AND RUNS REFRIGERANT LINES
STEEL BACKING FOR:								
FOOD SERVICE EQUIPMENT								
BAR EQUIPMENT								
STORAGE RACKS & SHELVES								
MECHANICAL HVAC EQUIPMENT								
WATER HEATER								
STAINLESS STEEL WALL PANELS								
CO ₂ TANK								
OFFICE								
POINT OF SALE EQUIPMENT								
EQUIPMENT								
CABLE								
ELECTRICAL RECEPTABLES								
CONDUIT								
CHAIRS								
KEY CABINET								
BULLETIN / TACK BOARDS								
MILLWORK CABINETS / COUNTER TOPS								
FILE CABINETS								
FIRST AID CABINET								
TELEPHONE								
SOUND AND PAGING SYSTEM								
TIMELOCKS								
FINISHES								
PAINT								
CONCRETE								
TILE								
MIRRORS / DECORATIVE GLASS								
ARTWORK & MURALS								
WOOD								
METAL								
FRP								
SOLID SURFACE								
STONE								
CARPET								
WALL CORNERS								

RESPONSIBILITIES MATRIX: LANDLORD SCOPE

WORK SCOPE ITEM
 KEY:
 LC = LANDLORD'S CONTRACTOR / SUPPLIER
 L = LANDLORD (LANDLORD IS TENANT IN THIS CASE)

WORK SCOPE ITEM	FURNISHED			INSTALLED		
	LC	L		LC	L	
SITE UTILITIES						
WATER TO TENANT SPACE						
GAS TO TENANT SPACE						
ELECTRIC CONDUIT TO TENANT SPACE						
SEWER TO TENANT SPACE						
STORM DRAINAGE TO TENANT SPACE						
FIRE SPRINKLER MAIN TO TENANT SPACE						
INTERIOR PUBLIC AREAS						
INTERIOR ADA SIGNAGE						
INTERIOR CUSTOM SIGNAGE						
WINDOW TREATMENT FILMS						
TOILET ACCESSORIES						SEE ENLARGED RESTROOM PLANS ON A5 AND A6 FOR ADDITIONAL INFORMATION
ARCHITECTURAL LIGHTS						SEE LIGHT FIXTURE SCHEDULE ON G02 FOR ADDITIONAL INFORMATION
DIMMING SYSTEM						SEE LIGHT FIXTURE SCHEDULE ON G02 FOR ADDITIONAL INFORMATION
FINISH HARDWARE						
WINDOW SYSTEM/DOORS						SEE DOOR SCHEDULE ON A6 FOR ADDITIONAL INFORMATION
CUSTOM LIGHT FIXTURES / DECORATIVE						SEE LIGHT FIXTURE SCHEDULE ON G02 FOR ADDITIONAL INFORMATION
MILLWORK CABINETS / COUNTER TOPS						
SERVICE AREAS						
SECURITY SYSTEM						
MECHANICAL HVAC EQUIPMENT						
WATER HEATER						
FINISHES						
PAINT						
TILE						
MIRRORS / DECORATIVE GLASS						
ARTWORK & MURALS						
WOOD						
QUARTZ						
WALL CORNERS						
METALS						

Item #	Description	Quantity	Unit	Material	Notes	Location	Order	Remarks
101	Decorative Lighting	1	Each	See Schedule				
102	Table	10	Each	See Schedule				
103	Chair	40	Each	See Schedule				
104	Barstool	10	Each	See Schedule				
105	Upholstery	1	Each	See Schedule				

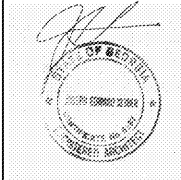
Location	Description	Qty	Comments
FURNITURE SCHEDULE			
Decorative Lighting			
#10	Drapery @ Bar	1	Delivery & Installation By Fabricator
#41	Drapery @ PDR	3	Delivery & Installation By Fabricator
Total Fabric Panels and Drapery			
Loose Seating			
#01	Dining Chair - Type A	38	
#02	Dining Chair - Type B	21	
#03	Barstool @ Interior Bar	10	
#04	Barstool @ Exterior Bar	10	
#05	Dining Chair @ Covered Patio	40	
#06	Dining Chair @ Airstream	20	
#07	Adirondack Chair	20	
#08	Lounge Chair @ Terrace	18	
#09	Sofa @ Terrace	9	
Total - Loose Seating			
Upholstery			
Total - Upholstery			
Tables			
#10	Two Top Dining Table 30x24	10	
#10B	Base For #10	10	
#11	Four Top Dining Table 30X48	10	
#11B	Base For #11	10	
#12	Four Top Dining Table 42" Dia	2	
#12B	Base For #12	2	
#13	Four Top Covered Patio Dining Table 36x36	10	
#13B	Base for #13	10	
#14	Four Top Patio Table 36x36	4	
#14B	Base for #14	4	
#15	Occasional Tbl @ Lounge Seating	18	
#16	Occasional Tbl @ Adirondack	10	
Total - Tables			
Fixed Seating			
#20	Custom Banquette	1	Delivery & Installation By Fabricator
Total - Fixed Seating			
Case Goods & Miscellaneous Items			
#30	Communal Tbl	2	Delivery & Installation By Fabricator
#31	Planter	8	Delivery & Installation By Fabricator
#32	Planter	5	
#33	Umbrella @ Airstream	2	
#34	Accent Cabinet @ Dining	1	
#35	Battery Operated Floor Lamp	8	
Total - Case Goods & Misc			
Specialty Materials			

Location	Description	Qty	Comments
FURNITURE SCHEDULE			
Total - Specialty Materials			
Art & Artifacts			
Total - Art & Artifacts			
Project Subtotal FFE Only			
General Notes			
1. All items in the Furniture Schedule shall be provided by the owner. The General Contractor will be responsible for to be receiving, inspecting, storing, assembly and installation unless otherwise noted.			
2. Quantities do not include extras.			
3. Fabricators (of apoy and banquettes) will be required to visit the site to verify conditions and measurements.			

seiberdesign

675 Dewey St. NE
 Studio 10
 Atlanta GA 30308
 404.875.8785
 www.seiberdesign.com

8/30/19



Contract

EDGAR'S ABOVE BROAD + LANDLORD BUILDOUT
699 BROAD ST.
AUGUSTA, GEORGIA 30901

Project Number
1817
 Revision
 Number Date Description
 <DATE OF ISSUE> RELEASE FOR

Drawing Title
SCHEDULES

Drawing Status
ISSUED FOR CONSTRUCTION

Drawing Number
G0.2

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