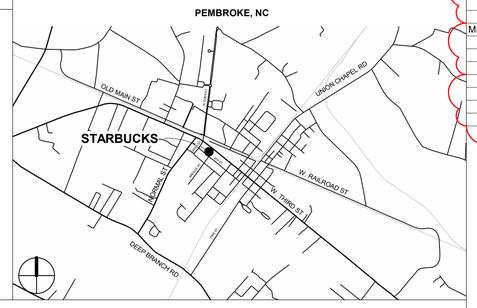
SBUX SHELL
503 WEST THIRD ST.
PEMBROKE, NC 28372

PERMIT SET | **PROJECT NUMBER: 23331** | **11/02/23**

PROJECT DIRECTORY

CLIENT	ARCHITECT	STRUCTURAL	MP&E	CIVIL
MOUNT OAK CAPITAL, LLC	**MJM ARCHITECTS**	**GSE CONSULTING ENGINEERS**	**BENCHMARK GROUP**	**THE NAU COMPANY**
500 6TH STREET SAN ANTONIO, TX 78215	2948 SIDCO DR. NASHVILLE, TN 37204		1805 N. 2ND STREET ROGERS, AR 72756	PO BOX 810 ROLESVILLE, NC 27571
MIKE MCGEE (720) 393-9266 mike@mountoakcapital.com	DERRON SLUSER JAMES THOMAS (615) 244-8170 j.thomas@mjmarch.com d.sluser@mjmarch.com	AHMAD OMAR (615) 723-0888 a.omar@slatedg.com	BRIAN GOINES (479) 636-5004 bcg@teamofchoice.com	JEREMY J. BECKETT (919) 395-2775 jbeckett@thenauco.com

VICINITY MAP



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CIVIL UNDER SEPARATE COVER

PROJECT SUMMARY

LOCATION:

503 WEST THIRD ST.
PEMBROKE, NC 28372
ROBESON COUNTY

APPLICABLE BUILDING CODES:

A. 2018 NC STATE BUILDING CODE
B. 2018 NC STATE PLUMBING CODE
C. 2018 NC STATE MECHANICAL CODE
D. 2018 NC STATE ELECTRICAL CODE
E. 2018 NC STATE FUEL GAS CODE
F. 2018 NC STATE FIRE PREVENTION CODE
G. 2018 NC STATE ENERGY CONSERVATION CODE
H. 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITES
I. 2013 ASHRAE 90.1

ZONING CLASSIFICATION:

A. C-1 COMMERCIAL DISTRICT

BUILDING INFORMATION:

A. OCCUPANCY TYPE: A-2
B. BUILDING AREA: 2,450 SF
C. TENANT AREA: 2,450 SF
D. CONSTRUCTION TYPE: VB
E. FIRE SPRINKLER: NO

SCOPE OF WORK:

A. SHELL BUILDING FOR FUTURE TENANT. TENANT INFILL, SIGNAGE, OCCUPANT LOAD, ETC. TO BE REVIEWED UNDER SEPARATE PERMIT.

GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. HE SHALL CONFIRM WORK SHOWN IS VIABLE. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.

2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE & FEDERAL CODES AND ORDINANCES.

3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF GYP BD. FINISH OR FACE OF BLOCK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT PRIOR TO ENCLOSING AREA WHERE EQUIPMENT IS TO BE PLACED, INCLUDING CASEWORK SIZES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, FIRE ALARM, PLUMBING, SIGNAGE (WHERE APPLICABLE) MECHANICAL & ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF THOSE SYSTEMS UNLESS NOTED OTHERWISE.

5. CONCEAL ALL PIPING INSIDE WALL, WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED OUT THE MINIMUM DIMENSION TO CONCEAL PIPING.

6. ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC. IN STUD WALLS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN WALL RATING. CONTRACTOR TO VERIFY WALL THICKNESSES REQUIRED FOR ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.

7. PROVIDE DOUBLE STUDS & BLOCKING AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, - TYP. CASEWORK, GRAB BARS, AWNINGS, ETC.

8. FIREPROOFING, SEALANTS & DAMPERS MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY. HOWEVER, ALL ASSEMBLIES MUST BE INSTALLED AS REQUIRED TO MAINTAIN RATING INDICATED ON PLANS. ALL PENETRATION SEALANTS OR ASSEMBLIES SHALL BE UL LISTED (OR EQUIVALENT) FOR INSTALLATION WITHIN THE RATED WALL ASSEMBLY NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING CONSTRUCTION

9. WHERE WALL RATINGS APPEAR ON BOTH SIDES OF DOORS AND OR WINDOWS THE WALL TYPE SHOWN SHALL CONTINUE ABOVE THE FRAME TO THE CEILING OR STRUCTURE AS APPLICABLE.

10. THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL UNLESS NOTED OTHERWISE.

11. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS IN GOOD CONDITION TO NOTE & DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET OF PLANS SHALL BE RETURNED TO THE OWNER AS PART OF THE REQUIRED CLOSE OUT PACKAGE.

12. THE SPECIFICATIONS ARE INCLUDED AS PART OF THE CONTRACT DOCUMENTS CONTAINS A GENERAL SPECIFICATION FOR ALL OF THE WORK ASSOCIATED WITH THE CONSTRUCTION.

13. ALL SOIL UNDER FOOTINGS TO BE TREATED WITH TERMICIDE BEFORE INSTALLATION - SEE SPECIFICATIONS.

14. DEFERRED SUBMITTALS
THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE. ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.
A. TENANT INFILL DESIGN
B. EXTERIOR WALL SIGNAGE
C. CIVIL DESIGN

SYMBOLS

ARCHITECTURAL NORTH

SECTION CUT — X / XX

ROOM NAME / ROOM NUMBER / ROOM AREA — ROOM / XXX / XXX SF

LARGE SCALE DETAIL — X / XX

REVISION — A

WALL TYPE — X

BENCH MARK

EXTERIOR ELEVATION — X / XX

INTERIOR ELEVATION — X / X / XX / X

WINDOW NUMBER — X

DOOR NUMBER — X

TOILET ACCESSORIES — X

ABBREVIATIONS

AB	ANCHOR BOLT
ACOUST	ACOUSTICAL
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOS	BOTTOM OF STEEL
BRG	BEARING
BS	BOTH SIDES
BTM	BOTTOM
BTS	BUILD TO SUIT
BUR	BUILT UP ROOF
CI	CAST IRON
CJ	CONTROL JOINT
CT	CERAMIC TILE
CAB	CABINET
CEM	CEMENT(ITIOUS)
CG	CORNER GUARD
CL	CLEAR
CL, C L	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CR	CARTRAIL,CHAIRRAIL
CSK	COUNTERSUNK
D	DEPTH; DEEP
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DIM	DIMENSION
DO	DOOR OPENING
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EB	EXPANSION BOLT
EIFS	EXT. INSULATION FINISH SYS.
EJ	EXPANSION JOINT
EL	ELEVATION (FLOOR)
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
E/W	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXT	EXTERIOR
FOF	FACE OF FRAMING
FOM	FACE OF MASONRY
FD	FLOOR DRAIN
F/O	FACE OF
FIN	FINISH
FL	FLOOR
FDN	FOUNDATION
FS	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
GC	GENERAL CONTRACTOR
GA	GAUGE; GYPSUM ASSOC.
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS/GLAZING:GLUE
GWB	GYPSUM BOARD
H	HIGH
HB	HOSE BIBB
HC	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HVAC	HEATING VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
INCL	INCLUDE(ING)
INSUL	INSULATION
INT	INTERIOR, INTERMEDIATE
JT	JOINT
LAM	LAMINATED
LF	LINEAR FEET
LG	LONG, LARGE
LL	LANDLORD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO, #	NUMBER
NTS	NOT TO SCALE
O/A	OVERALL
OFD	OVERFLOW DRAIN
O/H	OVERHEAD
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OD	OFFICE DEPOT/OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PC	PIECE
PL, P	PLATE
PLAS	PLASTER, PLASTIC
PLYWD	PLYWOOD
PTD	PAINTED
QUAN	QUANTITY
R	RADIUS; RISER
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION, REVERSE
RM	ROOM
RO	ROUGH OPENING
RQMTS	REQUIREMENTS
RTS	REHAB TO SUIT
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SELF DEVELOP
SF	SQUARE FEET, STOREFRONT
SHT	SHEET
SIM	SIMILAR
SMS	SHEET METAL SCREW
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FOOT/FEET
SS	SERVICE SINK, STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREAD
T/B	TOP & BOTTOM
TEL	TELEPHONE
T/O	TOP OF
TO	TAKE OVER
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TH	THICK(NESS)
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VERT	VERTICAL
W	WIDTH; WASTE; WEST; WIRE
W/	WITH
WC	WATER CLOSET
WD	WOOD
WT	WEIGHT
W/H	WATER HEATER
W/I	WITHIN
W/O	WITHOUT
WWF	WELDED WIRE FABRIC

MJM ARCHITECTS

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OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION #1	11/20/23

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SHEET

GENERAL INFORMATION

G001

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APPENDIX B

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: Mount Oak Capital – Pembroke, NC – SBUX Shell
Address: 503 West Third St, Pembroke, NC Zip Code: 28372
Owner/Authorized Agent: Mike Megee Phone # (729) 393-9266 E-Mail: mike@mountoakcapital.com
Owned By: Private
Code Enforcement Jurisdiction: County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	MJM Architects	Steve Maher	8947	(615) 244 8170	s.maher@mjmarch.com
Civil	The NAU Company	Jeremy Beckett	26411	(919) 395-2775	jbeckett@thenauco.com
Electrical	Benchmark Group	Jason Adams	036972	(479) 636-5004	JCA@teamofchoice.com
Fire Alarm	_____	_____	(___)	_____	_____
Plumbing	Benchmark Group	Joshua Clyde	054829	(479) 636-5004	JBC@teamofchoice.com
Mechanical	Benchmark Group	Joshua Clyde	054829	(479) 636-5004	JBC@teamofchoice.com
Sprinkler-Standpipe	_____	_____	(___)	_____	_____
Structural	Slate Design Group	S Lane Sesi	45171	(615) 723-0888	_____
Retaining Walls >5' High	_____	_____	(___)	_____	_____
Other	French & Parrello Associates	Wayne J Ingram	042412	(908) 850-0977	_____

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: N/A N/A N/A

CONSTRUCTED: (date) _____ **CURRENT OCCUPANCY(S)** (Ch. 3): _____
RENOVATED: (date) _____ **PROPOSED OCCUPANCY(S)** (Ch. 3): _____

RISK CATEGORY (Table 1604.5): **Current:** N/A **Proposed:** N/A

BASIC BUILDING DATA
Construction Type: V-B
Sprinklers: No N/A
Standpipes: No
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor		2,450	
Basement			
TOTAL		2,450	

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
>30	Unprotected, Nonsprinklered	No Limit	N/A

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: Yes
Fire Alarm: No
Smoke Detection Systems: Yes
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: G002

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☒ Assumed and real property line locations (if not on the site plan)
- ☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
- ☐ Occupant loads for each area
- ☒ Exit sign locations (1013)
- ☐ Exit access travel distances (1017)
- ☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
- ☐ Dead end lengths (1020.4)
- ☐ Clear exit widths for each exit door
- ☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
- ☒ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
- ☐ Location of doors with panic hardware (1010.1.10)
- ☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
- ☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1030)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☒ Note any code exceptions or table notes that may have been utilized regarding the items above

ALLOWABLE AREA

Primary Occupancy Classification(s): Assembly - A-2
Accessory Occupancy Classification(s): None
Incidental Uses (Table 509): None
Special Uses (Chapter 4 – List Code Sections): None
Special Provisions: (Chapter 5 – List Code Sections): None
Mixed Occupancy: No Separation: Select one Exception: _____
Non-Separated Use (508.3)

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$\frac{2450}{6000} + \frac{0}{0} + \ldots = .408 \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[2] AREA	(C) AREA FOR FRONTAGE INCREASE[1,2]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2]
1	Restaurant	2,450	6,000	360	6,360

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 72 ft(F)
b. Total Building Perimeter = 234 ft (P)
c. Ratio (F/P) = 0.31 (F/P)
d. W = Minimum width of public way = 30 (W)
e. Percent of frontage increase $I_f = 100[(F/P) - 0.25]$ x $W/30 = 6$ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
* The maximum area of open parking garages must comply with Table 406.5.4.
† Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) [2]	40	18	
Building Height in Stories (Table 504.4) [3]	2	1	

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

UNIT CLASSIFICATION	TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	96" SPACES	132" SPACES	
41480	33	37	2	0	2
TOTAL		37			2

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	NEW			2				2	0		1
	REQ'D			2				2	0		1

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

_____

_____

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses	>30						
Bearing Walls	>30	0					
Exterior	>30	0					
North	>30	0					
East	>30	0					
West	>30	0					
South	>30	0					
Interior	>30	0					
Nonbearing Walls and Partitions	>30	0					
Exterior walls							
North	>30	0					
East	>30	0					
West	>30	0					
South	>30	0					
Interior walls and partitions	>30	0					
Floor Construction including supporting beams and joists		0					
Floor Ceiling Assembly		0					
Columns Supporting Floors		0					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		0					
Columns Supporting Roof		0					
Shaft Enclosures - Exit		N/A					
Shaft Enclosures - Other		N/A					
Corridor Separation		N/A					
Occupancy/Fire Barrier Separation		N/A					
Party/Fire Wall Separation		N/A					
Smoke Barrier Separation		N/A					
Smoke Partition		N/A					
Tenant/Dwelling Unit/ Sleeping Unit Separation		N/A					
Incidental Use Separation		N/A					

* Indicate section number permitting reduction

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: No

Exempt Building: No Provide code or statutory reference:

Climate Zone: 3A

Method of Compliance: ASHRAE 90.1 - Performance
(If "Other" specify source here)_____

THERMAL ENVELOPE (Prescriptive method only)

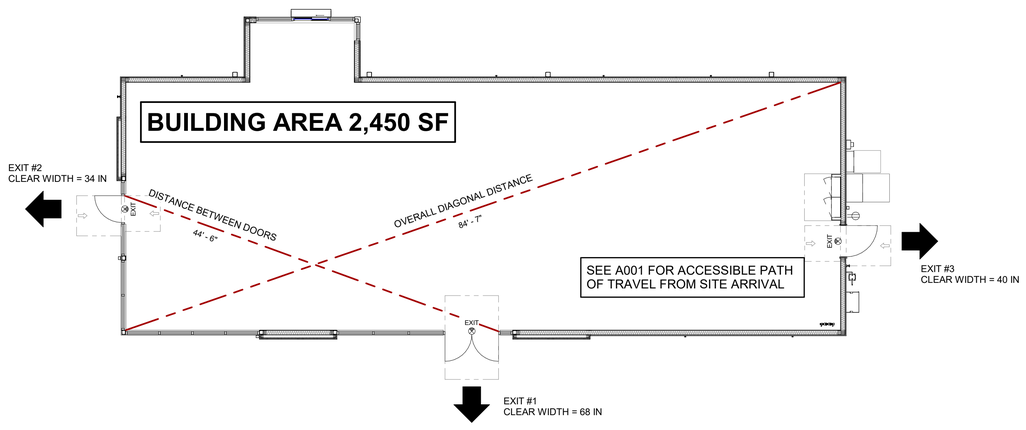
Roof/ceiling Assembly (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____



1 FLOOR PLAN
Scale: 1/8" = 1'-0"

CODE ANALYSIS - 2018 NC STATE BUILDING CODE

I. USE AND OCCUPANCY:
A. MAIN USE:
A2 - ASSEMBLY - RESTAURANT (NCBC 303.3)

II. BUILDING AREA:
A. PROPOSED BUILDING AREA:

MAIN FLOOR 2,450 SF OVERALL

III. GENERAL BUILDING AND USE LIMITATIONS:
A. CONSTRUCTION TYPE: VB (NCBC 602.5), NON-SPRINKERED

B. BUILDING HEIGHT (NCBC - TABLE 504.3)
ALLOWABLE: 2 STORIES, 40 FEET
ACTUAL: 1 STORY, 18'-0"

C. BUILDING AREA (NCBC - 506.2)
ALLOWABLE: 6,000 SF
ACTUAL: 2,450 SF

D. FIRE RESISTIVE REQUIREMENTS (NCBC TABLE 601): NO FIRE SEPARATION REQUIRED FOR BUILDING ELEMENTS.

E. FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (NCBC TABLE 602): GREATER THAN 30' SEPARATION DISTANCE = 0 HOUR

F. NCBC TABLE 705.8: AREA OF EXTERIOR WALL OPENINGS UNLIMITED WITH SEPARATION GREATER THAN 30'.

IV. FIRE PROTECTION SYSTEMS:
A. BUILDING IS NON-SPRINKLERED

B. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED (NCBC 906).

C. FIRE ALARM SYSTEM NOT REQUIRED (NCBC 907.2.1).

V. MEANS OF EGRESS:
A. GENERAL MEANS OF EGRESS (NCBC 1003)

(OCCUPANT LOAD TO BE DETERMINED UNDER TENANT INFILL DRAWINGS, OCCUPANT LOAD NOT TO EXCEED 99 OCCUPANTS)

B. MINIMUM NUMBER OF EXITS REQUIRED: (NCBC 1006)
1. 2 EXITS MIN.
2. 60% OF PUBLIC ENTRANCES MUST BE ACCESSIBLE (NCBC 1105.1)

C. NUMBER OF EXITS PROVIDED:
1. 3 TOTAL

D. MINIMUM EXIT WIDTH REQUIRED (NCBC 1005):
1. DOORS: 0.2 INCHES PER PERSON (NCBC 1005.3.2)
99 OCCUPANTS X 0.2 = 19.8" OF DOOR WIDTH REQUIRED.

E. EXIT WIDTH PROVIDED:
1. 142" TOTAL WIDTH PROVIDED.

F. SEPARATION OF EXITS (NCBC 1007.1.1)
1. AT LEAST 2 EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA BEING SERVED.

G. MAXIMUM TRAVEL DISTANCE (NCBC TABLE 1006.2.1)
1. ASSEMBLY = 200 FEET

H. DEAD END CORRIDORS (NCBC 1020.4) SHALL NOT EXCEED 20 FEET.
1. OCCUPANT LOAD LESS THAN 50 = 36" MINIMUM WIDTH

I. MINIMUM CORRIDOR WIDTH SHALL NOT BE LESS THAN THAT SPECIFIED IN NCBC TABLE 1020.2

VI. INTERIOR FINISHES:
A. WALL & CEILING FINISHES (NCBC TABLE 803.13)
1. VERTICAL EXITS/PASSAGEWAYS = CLASS A
2. EXIT COORIDORS = CLASS B
3. ROOMS & ENCLOSED SPACES = CLASS C
B. FLOOR FINISHES = CLASS II - MUST COMPLY WITH DOC FF-1 'PILL TEST' (NCBC 804.4.1) OR ASTM D2859

(INTERIOR FINISHES TO BE SUBMITTED UNDER TENANT INFILL DRAWINGS)

VII. PLUMBING FIXTURE ANALYSIS (NCBC 2902)

(FINAL PLUMBING FIXTURE COUNT TO BE CALCULATED UNDER TENANT INFILL DRAWINGS | 2 LAVORATORIES, 2 WATER CLOSETS, 1 MOP SINK, AND 1 WATER FOUNTAIN REQUIRED)

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

CODE ANALYSIS

G002

Z:\Projectmaster\23331-Mount Oak Capital-Pembroke, NC-SBUX Shell BTS\04 CDs_Archives\Revit\23331 - Pembroke - SBUX.rvt

CLEAR FLOOR SPACE NOTES
1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (304.4)
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (305.6)
3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (309.2)

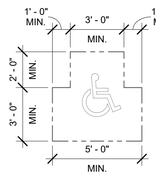


FIG. 304.3.2
T-SHAPED SPACE

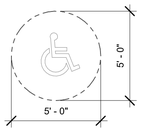


FIG. 304.3.1
CIRCULAR SPACE

TURNING SPACE
REF. SECTION 304

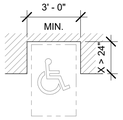


FIG. 305.7.1

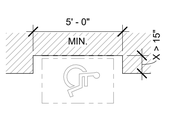
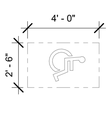
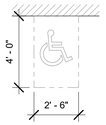


FIG. 305.7.2

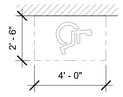
CLEAR FLOOR SPACE IN ALCOVES



CLEAR FLOOR SPACE
FIG. 305.3



FORWARD APPROACH
FIG. 305.5 (A)



PARALLEL APPROACH
FIG. 305.5 (B)

MINIMUM CLEAR FLOOR SPACE
REF. SECTIONS 304 & 305

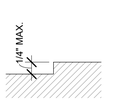


FIG. 303.2

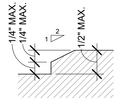


FIG. 303.3

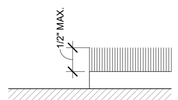


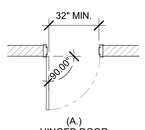
FIG. 302.2

CHANGES IN LEVEL

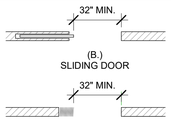
CARPET PILE THICKNESS

NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED, AND SHALL COMPLY W/ SECTIONS 405 OR 406. (303.4)

FLOOR & GROUND SURFACES
REF. SECTIONS 302 & 303



(A.)
HINGED DOOR



(B.)
SLIDING DOOR

(C.)
FOLDING DOOR

CLEAR WIDTH OF DOORWAYS
FIG. 404.2.2

NOTES:
1. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (307.5)
2. PROTRUDING OBJECTS ON A CIRCULATION PATH SHALL COMPLY W/ SECTION 307 (204.1)

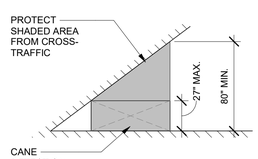


FIG. 307.4
REDUCED VERTICAL CLEARANCES

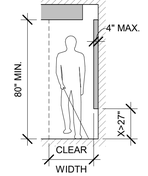


FIG. 307.2
LIMITS OF PROTRUDING OBJECTS

PROTRUDING OBJECTS
REF. SECTION 307

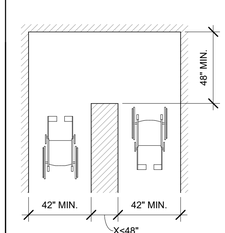
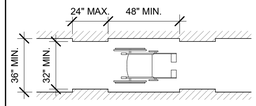


FIG. 403.5.2 (A)
FIG. 403.5.2 (B)

CLEAR WIDTHS AT 180 DEGREE TURNS



CLEAR WIDTHS
FIG. 403.5

ACCESSIBLE ROUTE NOTE:
THE SLOPE OF A WALKING SURFACE ALONG AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:48 (403.3)

ACCESSIBLE ROUTE
REF. SECTION 402

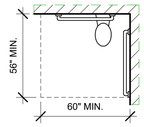
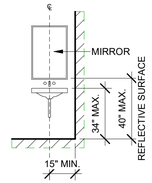
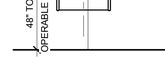


Fig. 604.3.1
CLEARANCE AT WATER CLOSETS

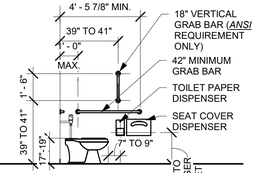


LAVATORY
REF. SECTIONS 606 & 603.3

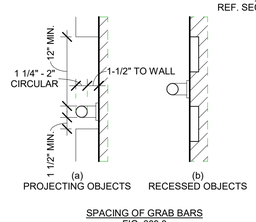


BABY CHANGING STATION

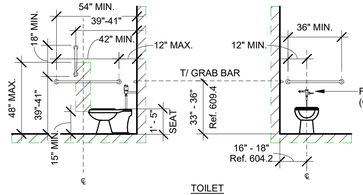
HAND DRYER



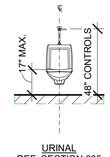
WATER CLOSET & ACCESSORIES



SPACING OF GRAB BARS
FIG. 609.3



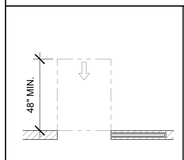
TOILET



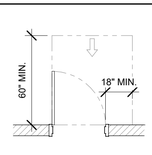
URINAL
REF. SECTION 605

TOILET ROOM CLEARANCES & MOUNTING HEIGHTS
REF. CHAPTER 6

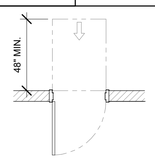
TOILET ROOM NOTES:
1. A TURNING SPACE PER SECTION 304 IS REQUIRED WITHIN A TOILET ROOM (603.2.1)
2. ONLY THE FOLLOWING OBJECTS ARE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE: GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNIT, COAT HOOKS AND SHELVES (604.3.2)
3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET (604.6)
4. URINALS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (605.3)
5. LAVATORIES SHALL HAVE CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (606.2)
6. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
7. EXPOSED WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (606.5)
8. INSTALL GRAB BAR TO WITHSTAND NOT LESS THAN A 250 POUND FORCE APPLIED AT ANY POINT ON THE BAR (609.8)
9. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.



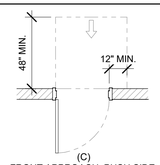
(A)
FRONT APPROACH



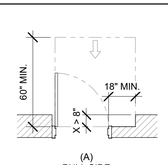
(A)
FRONT APPROACH, PULL SIDE



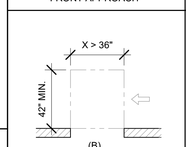
(B)
FRONT APPROACH, PUSH SIDE



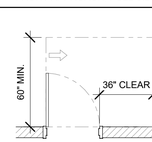
(C)
FRONT APPROACH, PUSH SIDE; DOOR W/ BOTH CLOSET & LATCH



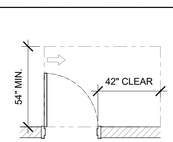
(A)
PULL SIDE



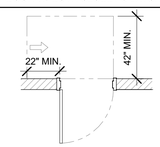
(B)
SIDE APPROACH



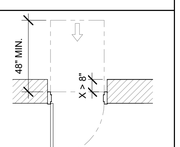
(D)
HINGE APPROACH, PULL SIDE



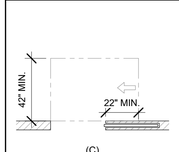
(E)
HINGE APPROACH, PULL SIDE



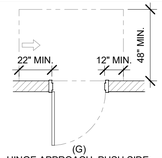
(F)
HINGE APPROACH, PUSH SIDE



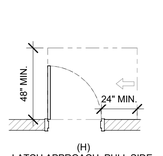
(B)
PUSH SIDE



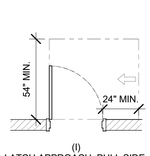
(C)
POCKET OR HINGE APPROACH



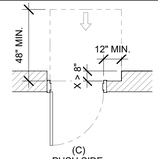
(G)
HINGE APPROACH, PUSH SIDE; DOOR W/ BOTH CLOSER & LATCH



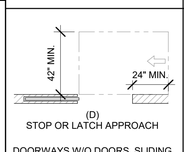
(H)
LATCH APPROACH, PULL SIDE;



(I)
LATCH APPROACH, PULL SIDE; DOOR W/ CLOSER

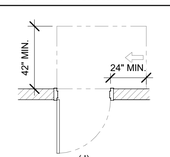


(C)
PUSH SIDE; DOOR W/ BOTH CLOSER & LATCH

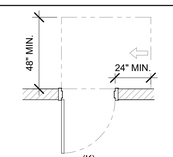


(D)
STOP OR LATCH APPROACH

DOORWAYS W/O DOORS, SLIDING DOORS, GATES & FOLDING DOORS
FIG. 404.2.4.2



(J)
LATCH APPROACH, PUSH SIDE



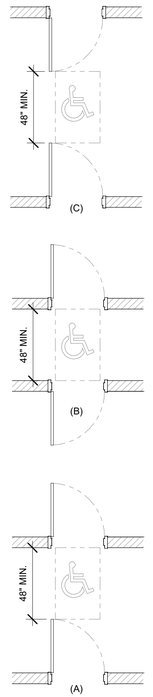
(K)
LATCH APPROACH, PULL SIDE DOOR W/ CLOSER

MANUAL SWINGING DOORS & GATES
FIG. 404.2.4.1

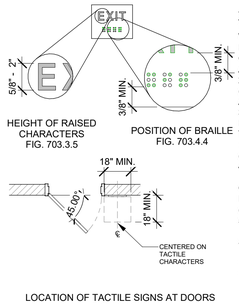
RECESSED DOORS & GATES
FIG. 404.2.3

MANEUVERING CLEARANCE NOTES:
1. DOORS, DOORWAYS AND GATES PROVIDING USER PASSAGE SHALL COMPLY (206.5)
2. ADJUST DOOR CLOSERS SO THAT THE DOOR TAKES AT LEAST 5 SECONDS TO MOVE FROM 90 DEGREE OPEN POSITION TO 12 DEGREES FROM LATCH (404.2.8)
3. FIRE DOORS SHALL HAVE MINIMUM OPENING FORCE ALLOWABLE BY THE BUILDING AND FIRE CODES. OTHER INTERIOR DOORS, 5 POUNDS MAXIMUM. (404.2.9)
4. MANEUVERING CLEARANCES ARE REQUIRED AT AUTOMATIC DOORS UNLESS DOOR OPERATION HAS STANDBY POWER (404.3.2)

MANEUVERING CLEARANCES
REF. SECTION 404.2.3



DOORS & GATES IN SERIES
FIG. 404.2.6



HEIGHT OF RAISED CHARACTERS
FIG. 703.3.5

POSITION OF BRAILLE
FIG. 703.4.4

LOCATION OF TACTILE SIGNS AT DOORS
FIG. 703.3.11

48" AFF MIN. — TACTILE CHARACTERS — 60" AFF MAX.

TACTILE CHARACTER HEIGHT ABOVE FLOOR
FIG. 703.3.10

TACTILE SIGN NOTES:
1. RAISED CHARACTERS SHALL COMPLY WITH 703.3 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.4. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4 (703.3)
2. BRAILLED SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4 (703.4)
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. (703.4.4)
4. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. (703.5.2)
5. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRACT WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.5.3)

TACTILE SIGNS
REF. SECTION 703

THIS DRAWING IS A REPRESENTATIVE SUMMARY OF THE REQUIREMENTS OF THE 2010 ADA STANDARDS THAT MAY BE APPLICABLE TO THE PROJECT. WHERE SPECIFIC DIMENSIONAL INFORMATION AND CLEARANCES ARE NOT NOTED ON THE DRAWINGS, CONSTRUCT TO THE CLEARANCES AND TOLERANCES SHOWN ON THIS SHEET. WHERE DRAWINGS SPECIFICALLY INDICATE DIFFERENT OR CONFLICTING INFORMATION TO THE STANDARDS DEPICTED ON THIS SHEET, CONSTRUCT USING THE MORE STRINGENT REQUIREMENT OR CONTACT THE ARCHITECT FOR RESOLUTION.

ACCESSIBLE GUIDELINES

NOTE:
ANY OPERABLE PART OF ANY DEVICE SHALL BE INSTALLED WITHIN THE REACHES SHOWN (308)

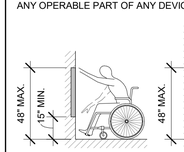
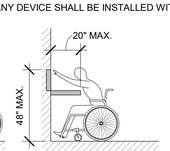
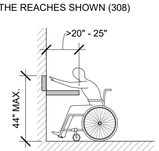


FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH



(A)
FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH



(B)

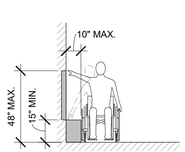
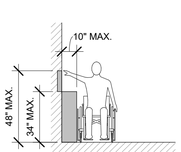
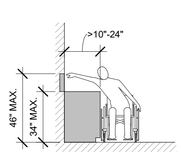


FIG. 308.3.1
UNOBSTRUCTED SIDE REACH

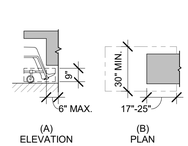


(A)



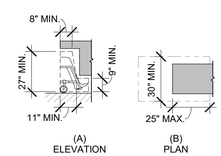
(B)
FIG. 308.3.2
OBSTRUCTED HIGH SIDE REACH

REACH RANGES
REF. SECTION 308



(A)
ELEVATION

(B)
PLAN
FIG. 306.2
TOE CLEARANCES



(A)
ELEVATION

(B)
PLAN
FIG. 306.3
KNEE CLEARANCES

KNEE & TOE CLEARANCES
REF. SECTION 306

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OWNER

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500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

ADA DETAILS

G003

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STARBUCKS COFFEE COMPANY

EXHIBIT C

LANDLORD WORKLETTER

Refer To Tenant Design Criteria Dated: February 2023

Refer to Tenant Technical Criteria Dated: May 2023

TENANT'S CONSTRUCTION REQUIREMENTS

1. Landlord Construction

Tenant has provided Landlord with Tenant's Requirements for Landlord Workletter, which is a package of information that includes Tenant's standards, specifications and other details or documents pertaining to Landlord's Work (defined below) in the leased premises (the "Tenant's Requirements"). Additionally, Landlord will be required to coordinate certain aspects of the work with Tenant and/or Tenant's Construction Documents as defined in this Workletter. Landlord grants to Tenant and its employees, agents, consultants, affiliates, contractors and subcontractors, a right of entry upon the Property prior to Tenant taking delivery of possession of the Premises to conduct pre-construction activities at Tenant's reasonable discretion.

[Provide (i) Site Survey meeting ALTA survey standards, (ii) Site Plan in accordance with the minimum standard requirement established for an ALTA/NSPS Land Title Survey, and (iii) Soils Report in compliance with Geotechnical Special Publication 2017.]

Landlord will provide the Tenant with a copy of Landlord's construction schedule, including the name, phone number and address of Landlord's contractor and project manager, and copies of all Tenant and governmentally approved Landlord's Plans (as defined in the Lease, or, if not defined in the Lease, "Landlord's Plans" will mean the Tenant (pursuant to Tenant's Criteria Drawings) and governmentally approved plans for Landlord's configuration of the leased premises and any other portions of the building and the shopping center of which such leased premises are a part, coordination of Landlord's Work, Tenant's drive-through facility, if any, and the parking area, if any), and copies of all changes to such Plans as shall have been approved by Tenant. The foregoing shall be provided to Tenant by the delivery date for such items as set forth in the Lease (or, if no such delivery date is set forth in the Lease, at least (timeline) days prior to the Scheduled Delivery Date as defined in the Lease, or, if the Scheduled Delivery Date is not defined in the Lease, the date set forth in Landlord's construction schedule for completion of all Landlord's Work, which date shall be referred to herein as the "Scheduled Delivery Date". The construction schedule must include completion dates for key construction milestones, which milestones shall include completion of access/egress, completion of Tenant parking field, installation of permanent utility services, and a Certificate of Occupancy for the building and the shopping center of which the leased premises are a part, all of which must occur prior to the Scheduled Delivery Date.

The Tenant's Requirements, together with the provisions of the Lease governing Landlord's Work, this Landlord's Workletter, and the Landlord's Plans, are referred to herein, collectively, as the "Landlord's Work Documents."

If not otherwise defined or expressly described in the Lease, "Landlord's Work" shall mean all items described in the Landlord's Work Documents and any work necessary to bring the leased premises and the building and the shopping center of which the leased premises are a part, in each case, into the condition required under the Landlord's Work Documents; together with obtaining, at Landlord's sole cost, (i) all approvals to finalize a master sign program (if required or necessary) acceptable to Tenant by the date that Landlord delivers Landlord's Plans to Tenant, and (ii) all permits and/or government approvals for the construction and operation of Tenant's drive-through facility (if applicable).

Landlord's Work shall be completed in compliance with the Landlord's Work Documents, standard construction practices, and all applicable Federal, State and local laws, rules, codes and regulations. Landlord shall provide Tenant with a weekly construction status report with digital progress photos. During construction of all Landlord's Work, Tenant's project manager, or its designated representative, may enter upon the leased premises and the building and the shopping center of which the leased premises are a part to inspect progress, take progress photos, and to determine if Landlord's Work is being completed in accordance with the description of Landlord's Work and the Landlord's Work Documents. Upon the completion of Landlord's Work, Landlord shall provide Tenant with completed as-builts for the leased premises.

2. Parties Obligations Upon Delivery of Possession

Landlord shall notify Tenant in writing at least ten (10) days (if not otherwise set forth in the Lease) prior to the date that Landlord anticipates that the leased premises will be ready for Tenant's occupancy, together with a record drawing of the completed Premises. Tenant shall arrange promptly to inspect the leased premises to determine whether Landlord's Work has been completed in accordance with the Landlord's Work Documents. At the time of Tenant's inspection, Landlord shall demonstrate that all of Landlord's Work and all mechanical systems of the leased premises are in good working order; provided, however, that if electrical service is not connected at the time of Tenant's inspection, then, notwithstanding anything to the contrary in any other Landlord's Work Documents, Tenant's inspection shall not be deemed complete and Landlord shall not be deemed to have satisfied all conditions to the delivery of the leased premises until such electrical service is completed and Landlord shall have demonstrated that all of Landlord's Work that requires completed electrical service is in good working order, including, without limitation, HVAC, the Drive Thru Window, if applicable, and rooftop fan.

Upon completion of Tenant's inspections, Tenant shall deliver to Landlord a written punch list of all incomplete or faulty items of construction or mechanical installation (the punch list shall be limited to items that are cosmetic in nature and can be completed within fourteen (14) days), and any necessary mechanical adjustments and finish work needed to bring the leased premises and the building and the shopping center of which the leased premises are a part into the condition required by the Landlord's Work Documents. Except as expressly provided to the contrary in the Lease, Landlord shall repair all punch list items as a condition to Tenant's acceptance of the leased premises, or if Tenant chooses to accept delivery of the leased premises prior to completion, within fourteen (14) days of the date Tenant delivers the punch list to Landlord, unless another date is specified in the Lease. Upon Tenant's acceptance of delivery of possession of the Premises, Landlord and Tenant shall execute the delivery of possession form in accordance with the Lease or a written acknowledgement of delivery and acceptance if a delivery of possession form is not a part of the Lease.

If on the Scheduled Delivery Date, leased premises and the building of which the leased premises are a part are not in the condition required by the Landlord's Work Documents, and/or if Landlord fails to repair all punch list items at the time and in the manner described in the preceding paragraph, and if, in either case, Tenant elects to accept possession of the leased premises, then, in addition to any remedy provided in the Lease and without limitation thereof, and except as

expressly provided to the contrary in the Lease, Tenant is hereby authorized to complete all or any portion of the outstanding Landlord's Work and/or punch list items necessary to bring the leased premises into the required condition and Landlord shall reimburse Tenant for the actual cost of such work plus an administrative surcharge of fifteen percent (15%) of the amount otherwise due Tenant, to compensate Tenant for its employees' time, within thirty (30) days of receipt of an invoice for such sums. Landlord agrees that the Tenant's and its contractor's determination of the scope of all work that is necessary to bring the leased premises into the required condition is deemed appropriate and the cost thereof plus the surcharge referred to above shall be final and binding on Landlord. If Landlord does not reimburse Tenant as required by this Landlord Workletter then in addition to any remedy provided in the Lease and without limitation thereof, Tenant may offset such sum against the monthly base rent and all other charges payable by Tenant under the Lease until such sum has been fully recouped. Nothing herein shall limit or impair any of Tenant's rights and remedies set forth in the Lease or Landlord's obligations thereunder, including, without limitation, requirements for the condition of the leased premises and the building and the shopping center of which the leased premises are a part and Landlord's obligation to construct and complete all Landlord's Work.

3. Incorporation with Lease

This Landlord Workletter is attached to and forms a part of the Lease and is intended by the Landlord and Tenant to be interpreted in all respects in a manner that is consistent with the terms, conditions and provisions of such Lease. Notwithstanding the foregoing, the express terms, conditions and provisions of the Lease (including, without limitation, those terms, conditions and provisions of the Lease, if any, governing delivery dates and the rights and obligations of the parties in the event that on the Scheduled Delivery Date, the premises are not delivered to Tenant in the required condition) shall control in the event of any conflict or inconsistency between the express terms, conditions and provisions of the Lease and this Landlord Workletter.

DESCRIPTION OF LANDLORD WORK
NEW AND/OR EXISTING CONSTRUCTION

CSI	Scope/Category	Details
014000	Quality Control	Landlord shall provide Tenant with construction status updates through regular weekly progress reports and OxBlue site camera(s). Landlord will secure one (1) 12 Megapixel Cobalt Exterior OxBlue Construction Camera with Solar panel (optional). Camera shall be located at an agreed upon location where the video feed can maintain visual connectivity w/ landlord related construction. The Landlord shall contact Starbucks national account representative @ OxBlue to initiate rental and delivery. The camera shall be installed and operational within 72 hours of construction mobilization. **Contact:** OxBlue Corporation / 1777 Ellsworth industrial Blvd. NW / Atlanta, GA 30318 Attn: Jonathan DeBowles 678.528.1077 enterprisesupport@oxblue.com
014100	Regulatory Requirements	Landlord shall be responsible for planning and zoning approval, land entitlements, and all associated impact fees associated with Site improvements. If required by the local jurisdiction, Landlord shall also obtain an outdoor seating permit.
024000	Selective Demolition	Demolish, remove, and legally discard all site and building improvements including but not limited to: **Site:** Sidewalks, paving, site storm drainage, landscaping, partitions, site signage, foundations. **Interior:** Ceilings, floor coverings (including adhesive and mastics), interior partitions, fixtures, furniture, equipment, lighting, electrical conduit back to main distribution panel, HVAC duct work, sensors, plumbing. **Plumbing:** Scope lines and hydro flush sewer system to lateral termination at city lines. **Surface Prep:** Prepare impacted areas and surfaces to a condition ready to receive Tenant's construction. Interior spaces shall be left in a "broom clean" condition. **Existing Items:** Tenant shall identify any real and personal property items to remain and be protected prior to demolition. Landlord shall remove items and store in a temperature-controlled environment for Tenant's future use.

CSI	Scope/Category	Details
033000	Concrete	**Site Footings:** Landlord shall provide concrete footings with specified anchor bolts for Tenant provided signage and bollards per Tenant provided criteria package. Footing design shall consider bearing capacity of soils, wind loads, weight of signage and all applicable codes. Landlord shall coordinate anchor bolt placements, footing locations, and electrical/data stub-ups with Tenant provided cut sheets. Landlord shall install the following footings and tenants specified bollards in approved locations: 1. Tenant's dedicated monument sign(s) and/or pylon sign 2. 6" diameter steel pipe bollards 3. Pre-menu board 4. Order menu board 5. Drive thru order screen canopy 6. Speaker post (or) digital order confirmation screen (DOS) 7. Directional signage two (2) minimum per store 8. Clearance/height restriction bar
033001	Building Subfloor	**General:** Landlord to provide full slab leave out for future Tenant construction. **Subgrade Prep:** Subgrade shall be clean, structural grade fill made level to be 4" below finished grade and compacted in accordance with Landlord's geotechnical report.
221113	Water Distribution	**General:** Permit, furnish, install at rear of Tenant's space isolated from electrical equipment a minimum: • One [1] 2" independent domestic water meter, designated for Tenant's use, with shut-off valves on either side and bypass valving for maintenance. Provide one [1] 2" copper domestic water line stubbed into the Premises. Location to be designated by Tenant. **NOTE:** if Landlord is unable to provide 2" water line due to restrictions of governing authority then Landlord shall immediately notify Tenant upon such determination. • One [1] certified & tested backflow preventer with protective enclosure and shut-off ball valve. Backflow prevention assembly shall provide maximum water pressure drop of 15 psig (pounds per square inch gauge). Preferred location is adjacent to the water filtration system in the Back of House (BOH).

CSI	Scope/Category	Details
		Water Pressure: Water service pressure should be a minimum of 50 psi (345 kPa) and no greater than 65 psi (448 kPa) residual pressure at the location where the water service enters Starbucks space. **Booster Pump:** If the pressure is under 50 psi (345kPa) at point of entrance to Starbucks space, provide a domestic water booster pump and surge tank to meet Starbucks minimum requirements. The Landlord's engineer shall verify the inlet water pressure for each piece of equipment within the store. Locate booster pump above BOH ceiling adjacent to water filtration equipment. Location of booster pump tank to be approved by Starbucks. **Temporary Service:** If permanent utility service is not available at the scheduled delivery date as defined in the Lease, temporary service must be provided by Landlord.
221319	Grease Abatement	**General:** The Landlord shall utilize Starbucks National Purchasing Program for procurement and to assist with specifying an approved unit. The Tenant's approved FOG interceptor manufacturer is Schier. Should any agency feel that it is necessary for a Starbucks store to install a Fats Oils and Grease (FOG) control system, Starbucks will provide the Landlord with the information required to specify an approved device. **Approach:** The Landlord shall ~~install a GB75 Hydro Mechanical interceptor below grade or subfloor~~ furnish and install a grease trap (sized at a minimum of 1500 gallons per Tenant requirements or larger if required by governing authority), with connection to sinks and/or floor drains and/or dishwasher as approved by the authority having jurisdiction. Tenants' preferred location is outside the building below grade, adjacent to BOH service door, and/or isolated from building entry and patio area. If a decision is made to challenge jurisdictional requirements, the Landlord will work with Schier's national account leads to interface with the authority having jurisdiction, and gain approval of an appropriately sized device. **Documentation:** When utilizing Starbucks National Purchasing Program, a photograph of the Schier interceptor label with model number and serial number clearly visible must be provided to the Tenant.
321200	Site Paving	**General:** Landlord shall be responsible for vehicular paving including drive thru lanes, parking, and drive aisles. Landlord shall prepare subsurface soils, backfill sub-base, and properly compact per the jurisdictionally approved civil engineering plans.

CSI	Scope/Category	Details
		Trash Enclosure: Provide 6" thick sealed concrete paving at trash enclosure. Extend concrete wear apron 12'-0" from front edge of enclosure toward hauler access point. **Asphalt Paving:** If asphalt paving is provided, Landlord shall provide asphalt paving throughout parking area. A licensed engineer shall appropriately specify sub-base, aggregate, asphaltic binder, and sealant to apply with applicable codes. **Concrete Paving:** If concrete paving is provided, Landlord shall provide concrete paving throughout parking area. A licensed engineer shall appropriately specify sub-base, appropriately size formwork, aggregate mix, reinforcement, and jointing in compliance with all applicable codes. Provide curing protection, misting, and add mixtures to maximize concrete strength at 28 days from pour. **Reinforced Concrete:** Landlord shall provide 6" thick normal weight reinforced concrete paving throughout drive-thru lane. Concrete shall extend width of drive-thru lane or minimum 12'-0" from edge of curb. A licensed engineer shall appropriately size formwork, aggregate mix, reinforcement, and control joints in compliance with applicable codes. Finish per Tenant's approval.
321300	Sidewalks & Patios	**Hardscape:** Landlord shall provide cast in place sidewalks, curbs, curb cuts, landscape retainage, ramps, and/or stairs as needed to ensure onsite pedestrian and vehicular access. All components shall be code compliant and accessible as required by the local jurisdiction. Sidewalks shall slope away from the building at all points of entry to promote positive drainage. Cast-in-place concrete shall be engineered by a licensed professional per the geotechnical report and in conformance with all applicable codes. **Patio Finish:** Concrete finish shall be float troweled with transverse brush and steel finish. Provide 2" wide smooth troweled detail at control joint. Moisture cure concrete for minimum seven [7] days and apply two [2] coats penetrating sealer to finish.
321700	Pavement Markings & Wayfinding	**Wayfinding:** Provide pavement markings including accessible markings (and signage), stall striping, vehicular direction traffic flow, pedestrian crossing, and drive-thru wayfinding graphics per jurisdictional requirements, and as defined in the Tenant approved site plan. ~~Landlord shall install Tenant dedicated parking signage.~~

CSI	Scope/Category	Details
		Wheel Stops: Provide wheel stops at all parking spaces adjacent to Tenant's sidewalk and patio.
322000	Trash & Recycling	**Trash Enclosure:** All trash enclosures shall be sufficiently sized to accommodate Tenant's trash, recycling, and composting needs. In addition to gates for access by service provider, the enclosure shall include a service door for access by Tenant's employees with unobstructed pathway to Tenant's back of house (BOH) door, or other door as may be directed by Tenant. **Required Dimensions:** Provide a trash enclosure of a minimal clear size of 18'-0" wide x 9'-0" deep x 7'-0" high, with space inside the enclosure to accommodate a four (4) cubic yard trash container, a four (4) cubic yard recycling container, and two [2] sixty-four (64) gallon containers for composting materials and all other adequately sized containers required by applicable Trash and Recycling Laws in the Trash and Recycling Area sufficient for the handling of all Trash and Recyclable Materials (the "Bins"). **Bins:** Landlord shall initiate contact with local service provider to determine service types, Bins which meet the below minimum dimensions, pickup frequency and schedule. All openings on all Bins shall have a maximum height of 3'-0" from ground level, or if the opening on any Bin is higher than 3'-0" from ground level an appropriate step shall be provided by Landlord so that the opening is 3'-0" or less from the top of the step. **Cladding:** No open chain link enclosures will be allowed, and all construction materials and fencing materials shall be approved by Tenant. **Location & Access:** The trash enclosure shall be physically located on the site in a mutually agreed upon location no greater than 300'-0" from the Tenant's service door without interrupting the flow to the drive-thru lane (if applicable) or access to the parking areas or ingress or egress to and from the Premises. **Pathway:** The pathway from the Premises to the enclosure and the enclosure itself shall be well lit. Access pathway from rear door to Tenant's trash area shall be ramped to allow rolling access. **Hose Bib:** If required by code. Provide a lockable hose bib within the Trash and Recycling Area. If the trash enclosure is closer than 75'-0" from Tenant's rear access door, Tenant can use hose bib adjacent to door, if allowed by code.
085000	Drive Thru Window	**General:** Landlord shall furnish and install fully operational Ready AccessTM drive-thru service window. Include transom, sidelights, heater and/or air curtain as required per local code. Window and air curtain finish to match adjacent storefront. Select window based on Tenant provided criteria and geographic location of store. Coordinate window configuration (right to left or left to right) with Tenant. **Electrical:** Install Electrical for Drive thru window and fly fan per manufacturers specifications.

CSI	Scope/Category	Details
328000	Irrigation Systems	**Installation:** Landlord shall furnish and install irrigation system in compliance with local regulations. Irrigation system shall be type drip or micro spray with weather and soil moisture sensor and SMRT Logic internet compatible. System design shall maximize delivery of water to plant areas, including planters, while minimizing over-spray, runoff and customer disruption. Controls shall be set to run at optimal times; early morning and evening, to minimize evaporation loss and business hours disruption. **Metering:** Irrigation system shall be separately metered and include an integral backflow prevention device. Vault type control and valves are preferred and must be accessible by Tenant. **Temporary Irrigation System:** If a permanent irrigation system is NOT required due to landscape type then a temporary system should be installed until plants are established. Verification the landscaping does not require an irrigation system must be provided. The prescriptive requirements are defined in the Starbucks Landscaping and Plumbing Design Guidelines and specifications.
329300	Landscaping	**Design:** Landscape design must use native and adaptive variety species that are type low maintenance and require minimal to no irrigation. Additional requirements such as salt runoff or drought tolerance shall be considered regionally. Landscape shall minimize rain and irrigation run-off while conserving and utilizing existing vegetation as required. Designs shall include a mixture of trees, shrubs and ground cover to retain soil moisture, mitigate solar heat gain, and enhance the Tenant's customer experience. **Trees:** In no case will the caliper of newly planted trees be less than 2", and stand less than 7'-0" tall. All trees shall be staked minimum one year or until fully established. At no point shall a tree blocking visual access to prominent site features such as storefront windows, entrances, Tenant signage, site wayfinding, or pedestrian access when fully grown. **Turf:** No artificial turf grass is permitted on Tenant's site. **Planters:** All planters should be designed to ensure proper drainage and include an appropriate amount of native topsoil to ensure optimum plant health. Where applicable, provide a minimum 2" of mulch over landscape beds to retain soil moisture and minimize weed growth.

CSI	Scope/Category	Details
		Maintenance: Any landscaping designs that require maintenance items after the first year including, but not limited to, removal of planter stakes and temporary irrigation, must be scheduled at completion of landscaping work.
333100	Sanitary Sewer	**General:** Permit, furnish, install at rear of Tenant's space, a 4" sanitary sewer waste line dedicated for Tenant's use. The minimum invert elevation at the furthest point of connection shall be 24" below finished floor and maintain a minimum slope of 0-¼" per lineal foot. Landlord shall hydro flush and video scope Tenant's sewer lateral to connection with city sewer main.
0334100	Storm Water Management	**System:** Provide a subsurface stormwater retention system to accommodate Tenant's building configuration, site circulation, patio, site amenities, and jurisdictional requirements as defined in the Landlord's approved site plan. **Downspouts:** Coordinate location of roof and canopy downspouts with Landlord's approved site plan. No direct discharge to sidewalks, drive aisles, patio, or parking lot are permitted.
335100	Gas Distribution	**General:** Permit, furnish, install gas meter or sub-meter outside Tenant's space isolated from customer view. Extend service to a location 5'-0" inside of Premises at Tenant's back of house with shut off valve and tee. **Natural Gas Service Size:** The minimum natural gas service size is 1 ½" (38.1 mm) with low pressure (7" WC or less). Provide pressure regulator(s) for medium or high pressure as supplied by the gas utility company. Piping size shall be based on pressure distribution, local availability and shall be coordinated with store gas demand, based on equipment input and pressure requirements. Any exposed gas piping on roof shall be painted yellow, or as directed by code. **Installation (Ceiling Cavity):** Gas distribution to RTUs will be run through the ceiling cavity. Gas piping shall be held tight to underside of structure and extended through roofing adjacent to Tenant units. Terminate lines at individual RTUs with approved shut-off valves. Provide a tee and shut-off valve inside tenant space for future gas water heater.
073000	Roof Assembly	**General:** Landlord shall provide fully adhered or mechanically fastened 60 Mils (nominal thickness) EPDM or TPO roofing system. System shall

CSI	Scope/Category	Details
		conform with applicable federal, state, provincial, and local building codes, and be engineered to satisfy site specific structural, fire, and thermal requirements. Insulation shall be minimum R-38 or comply with the minimum prescriptive values outlined in the IECC (International Energy Conservation Code). System shall include underlayment, rigid board insulation, glass mat cover board, sheet flashing, edge sealants, saddles, corners, and vent flashing. **Structure:** Roof Structure shall be designed in conformance with local codes and engineered to resist uplift, live, and dead loads requirements. In addition, structure shall be sized to support Tenant's RTUs, utility fan, and remote condenser (if applicable, in locations to be coordinated with Tenant). **Finish:** SRI (Solar Reflectance Index) = 79 minimum **Flexible Walkways:** Install walkway products in locations to permit travel from rooftop access to all utilities. Heat weld to substrate or adhere with compatible adhesives. **Penetrations:** Landlord shall furnish and install rooftop penetrations, curbs, and associated flashings. Size and location of penetrations shall be coordinated with and approved by Tenant prior to installation. Penetrations shall include and not be limited to the following: 1. Plumbing Vents - Extend 12" into building for Tenant's tie-in 2. Water Heater B-Vent 3. Utility Set Fan Curb 4. RTU Curbs 5. Electrical and Gas penetration for RTU's (home run elec. conduit back to Tenant's distribution panel) 6. Electrical Signage penetrations (home run elec. conduit back to Tenant's distribution panel) 7. Line set penetration for Ice maker (if applicable) 8. Sleepers for condensers (if applicable) **Rooftop Access (Exterior):** Provide aluminum channel exterior rooftop access ladder at rear of building in Tenant approved location. Ladder shall be fixed exterior grade with lockable access. Ladder shall be in compliance with OSHA regulations and conform with local and national codes. **Drainage:** Landlord shall furnish and install jurisdictionally approved rooftop drainage to tie in with site and/or municipal stormwater management system. Scupper and downspouts shall be minimum .032" thickness formed and coated aluminum, color to match adjacent finish.

CSI	Scope/Category	Details
		Coordinate scupper/downspouts with exterior building elements and Tenant provided signage.
084000	Exterior Openings	**General:** Landlord shall furnish and install all exterior doors, frames, windows and/or storefront system in compliance with all local and national codes. Thermal resistance of all openings shall comply with the prescriptive requirement of the IECC (International Energy Conservation Code). **Vestibule:** In Climate Zone 5 and above, Landlord shall furnish and install heated entry vestibule in conformance with the barrier free provisions of the code and applicable energy code requirements. **Steel Doors:** Landlord shall furnish and install up to [2] commercial grade 42" x 84" rear service door(s). Door(s) shall be cold rolled and welded 16-gauge steel with polystyrene core. Frames shall be Double Rabbet fully welded 14-gauge steel. Finish hot dip galvannealed coating with two [2] coats shop prime color similar to finish. **Aluminum Storefront:** Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set; flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closer reaction forces. Finish shall be anodized; coordinate color with Tenant. Provide hurricane resistant frames and associated anchorage for special wind regions as defined in ASCE 7-05. **Glazing:** Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone in the IECC (International Energy Conservation Code) or local jurisdictional requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05. **Hardware:** Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements. **Weather stripping:** Hard-backed poly pile in door and/or frame **Threshold:** Extruded aluminum with ribbed surface **Sill Sweeps:** Brush strip, concealed **Pivoting/Hinging:** Offset pivot; top and intermediate

CSI	Scope/Category	Details
		Closers: Dorma BTS 80 NHO; concealed floor closer; single acting; offset pivot **Latches/Strike:** Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail **Keying:** All lockset and deadbolts shall be keyed as directed by owner **Push/Pulls:** Arcadia Radius Push-Pull Set; straight pull option; clear finish **Cylinder Guard** **Transom Decal:** ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS") **Exterior Service Door:** **Threshold:** National Guard - 325 Half Saddle Threshold **Securing device:** Falcon Lock - C607 7-Pin Core Combination "A" Keyway **Securing device:** Sur-Lock - I/O 2000L-03IC Auto Locking Door Alarm, IC; No CTR Includes - Mortise Cylinder **Closer:** Dorma - BTS 80 Door Closer 8916 AF89P **Kickplate:** Rockwood - 10" Kickplate **Peep Hole:** DS-6 Door Spy **Door Bell:** Nutone - MCV309NWHGL Door Bell **Door Stop:** Rockwood 473 Door Stop with Hook **Miscellaneous:** National Guard - 16A Rain Drip **Miscellaneous:** National Guard - 137NA Weather Strip **Regional:** Provide fly fan and associated power per jurisdictional requirements **Finishes:** General: US26D, Satin Chrome Plated, except: Push Plates, Door Pulls, Kickplates: US32D, Satin Stainless Steel **Door Closers:** 689/Sprayed Aluminum

CSI	Scope/Category	Details
		Heated Air Curtain: Install one [1] dedicated 40 amp 208/240 single phase circuit for heated air curtain system per manufacturer's specifications, where applicable. **Window Shelf:** Install service window shelf at 36" AFF inside and 42" outside as measured above drive-thru surface. Finish shall be exterior grade, durable, no reflective surface per Tenant's approval. Example: Paperstone, Corian or equal.
092000	Wall Assembly	**General:** Landlord shall provide exterior walls and interior Gypsum Wallboard (GWB) demising walls. System shall be engineered to resist dead and live loads based on jurisdictional requirements. **Insulation:** Provide continuous wall insulation from floor to deck in sufficient thickness to meet the minimum resistance of R-21 or R13+R6.5ci (continuous insulation). In cold weather zones, provide additional insulation as required to meet the prescriptive envelope requirements of the IECC. **Blocking:** Landlord shall provide wall anchorage for all exterior Tenant furnished items. Design anchorage to resist vertical and lateral loads, with a safety factor of 2. **Gypsum Wallboard (GWB):** Landlord shall provide GWB on interior face of exterior walls and interior demising walls. Furnish boards of maximum permissible length, with tapered edge for boards to be exposed, taped, and finished; min. 0-5/8" thick. Install per GA216 and requirements for each fire assembly. Coordinate all rough-in wall conduits, plumbing, and blocking with Tenant prior to installation of GWB. Interior walls shall be Level 4 finish primed white. **Penetrations:** Wall penetrations for Tenant provided fixtures, including but not limited to; building signage, sconce lighting, exterior speakers, exterior outlets, and frost-proof hose bibs shall be provided by the Landlord. Penetration locations shall be coordinated with Tenant prior to installation and shall be properly waterproofed and flashed. Junction boxes with conduits and pull string shall be stubbed into Tenant's space for future connectivity.
095000	Ceiling Assembly	**General:** Landlord shall deliver Tenant's space with ceiling open to structure. Ceiling assembly shall meet the hourly fire ratings approved by the local jurisdiction having authority. Ceiling assembly; including fireproofing, insulation, wood, concrete, or metal structure, shall be prepped and primed to receive Tenant's future finish. Landlord shall

CSI	Scope/Category	Details
		coordinate height to bottom of structure with Tenant, and shall include adequate spacing for ceiling finishes, lighting, HVAC, and fire sprinkler system (if applicable).
107000	Site Accessories	**Bike Rack:** Landlord shall install Tenant approved bike rack(s). Install in a mutually agreed upon location which limits pedestrian disruption and adheres to the barrier free provisions of the code. **Screening:** Landlord shall provide site screening as necessary to reduce noise and light transfer to adjacent sites. **Utility Screening:** Landlord shall provide screen fence per Tenant's Design Criteria at rear of building to screen utility meters and rear access door from drive-thru lane. **Finish:** All screening shall be complementary to building aesthetic and placed in accordance with local jurisdictional requirements. **Patio Railings & Planters:** Landlord shall provide railing and/or planters around the patio as may be required by code and/or Tenant's Design/Technical Criteria Package and coordinated site plan. **Bollards:** Tenant's specified bollards in Tenant approved locations.
107300	Exterior Canopies	**Metal:** Landlord shall obtain permits, furnish, and install weather protective canopy above all entry and Egress doors (and the patio area if applicable i.e. covered patio) at a minimum (9'-0") clear above finish floor. Canopy shall be metal type galvalume minimum 22-gauge steel in conformance with ASTM A792 AZ50. Canopies shall not drain onto pedestrian areas. **Color:** Color and canopy design per Tenant's approval. **Electrical:** Landlord shall provide conduit with pull string and junction box in the underside of exterior canopies (including but not limited to the covered patio canopy if applicable) for Tenant's fixtures and wiring.
107300A	Drive Thru Exterior Canopies	**Drive Thru Canopy:** Landlord shall obtain permits, furnish and install weather protective canopy above Drive-Thru window at a minimum (9'-6") clear above drive through lane. Canopy shall be metal type galvalume minimum 22-gauge steel in conformance with ASTM A792 AZ50. Minimum 5'-0" projection from the building per Tenant's Design Criteria.

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LOCATION

PERMIT SET
11/02/23
23331

DATE

NO.	DESCRIPTION	DATE
1	REVISION #1	11/20/23

REVISIONS

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WORKLETTER

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CSI	Scope/Category	Details
		Color: Color and canopy design per Tenant's approval.
210000	Fire Protection	**General:** If required by applicable codes; Landlord shall engineer, obtain permits, furnish and install a certified fire sprinkler system in dedicated riser room. Locate fire main in BOH in Tenant approved location. Include flow valve, tamper devices, back flow prevention and applicable clearances as required by the authority having jurisdiction. System shall be fully operational and connect to Landlord provided fire alarm system. **Installation:** Landlord shall coordinate installation of sprinkler system with Tenant provided plans. Uprights, side wall, pendant, and concealed heads shall be fully coordinated with Tenant's interior layout plans and conform with all applicable codes. Sprinkler installation shall be coordinated with Tenant's GC to ensure system is inspected, certified, and fully operational prior to Tenant's occupancy.
224200	Plumbing Fixtures & Equipment	**Plumbing Vents:** Furnish, engineer, and install all plumbing vents required for tenant's future construction. Vents shall be properly sized based on tenant's future fixture unit count. Landlord shall properly flash roof penetration and extend pipe to terminate in the ceiling above tenant's space. **Hose Bibs:** Provide (2) lockable recessed frost-free bibs, located adjacent to tenants BOH entry and patio area. Final location shall be coordinated with tenant's plans prior to installation. Hose bibs shall be connected to a 0-¾" insulated copper pipe, run through wall, and terminated above tenant's space. Leave piping exposed and visible for tenant's future connection. If system is pressurized provide ¼ turn shut off valve. **Metering:** If hose bibs are dedicated to Tenant, Landlord shall run water usage through Tenant's water meter.
233000	HVAC Ductwork	**General:** Landlord shall furnish and install RTU's drop plenum when units are set. Extend supply and return air 3'-0" below ceiling for future Tenant tie-in. Tenant will furnish and install all HVAC duct work throughout space.
233400	Exhaust Fan & Ducting	**Fan:** Furnish and install **rooftop exhaust fan**, associated curb, roofing, flashing, and electrical connection to ensure fully operational system. Size fan based on the following criteria: Exhaust 80 cfm per restroom (min. 2) and 70 cfm per oven (min. 2).

CSI	Scope/Category	Details
237000	HVAC	**Units:** Furnish and install high efficiency HVAC **rooftop units [RTUs],** including, curbs, structural support and associated electrical, plumbing and, gas connections as required to ensure completely functional system. Tenant's approved manufacturers are Carrier and Trane. Landlord shall utilize Starbucks National HVAC Purchasing Program for unit procurement, per Tenant provided criteria package. **Capacity:** Furnish no less than 1 ton of cooling capacity per 125 SF. Furnish heating capacity per engineered calculations specific to the local climate zone of the site. Tenant prefers minimum two [2] zones of conditioned air distributed between Tenant's BOH and café space. System shall be engineered per ASHRAE 90.1-2013 and in compliance with local energy code (whichever is more stringent). Provide ducted fresh air intake integrated into air handling system in accordance with ASHRAE 62.1-2013. **Accessories:** HVAC units shall include barometric relief and economizers when required by code. HVAC units 7.5 tons and larger with economizers shall have powered exhaust interlocked to operate with economizer. HVAC units with 2000 CFM delivery or greater shall be provided with a duct mounted smoke detector in the return air duct. Units serving café space shall provide Demand Control Ventilation. Plumb all condensation drain lines per local code requirements. **Thermostats:** Landlord shall provide a minimum length of 150'-0" of low voltage thermostat cable for Tenant's future use. Cable shall be looped and left in the ceiling space, wired to units. **Start-Up:** HVAC Unit(s) shall be tested, operable and furnished with minimum MERV 8 filters. Coordinate initial mechanical start-up per manufacturer's recommendation and provide Tenant with documentation of installation and start-up as needed to support Tenant's Commissioning requirements. **Required commissioning documentation includes:** Starbucks Commissioning Photo List, and Starbucks Pre-Functional Checklist (HVAC sections only). Landlord shall provide repair & maintenance documentation including but not limited to unit specifications, operations manual, testing, and balancing documentation, serial number and warranty. **Temporary Heating/Cooling:** Provide temporary heat/cooling to the premises if space is not tempered at start of construction or delivery.
260923	Electrical	**Feeders:** Landlord Shall furnish and install; concealed below grade, electrical feeders from utility service point to Tenant's main panel on

CSI	Scope/Category	Details
		Premises. Standard electric service shall be **600 amp**, 208Y/120V, 3 phase, 4 wire. Where these electrical service characteristics cannot be met due to site conditions, adjustments shall be made to the electric gear to accommodate the differences in voltage, and/or phase. **Electrical Panels:** Landlord shall furnish and install two electrical panels (Square D or equal) with a minimum of 84 circuit spaces, including breakers per Tenant's construction drawings. Provide sub-feed lugs in one panel for sub-feeding the other panel. Feeder entry shall be concealed in wall through stub-ups. Locate panels in the back of house area adjacent to rear delivery door with 36" (minimum) clearance in front of panels. The Tenant main panel shall be 400A/600A main lug only panel. The tenant's sub-panel shall be 225A (minimum) main circuit breaker panel fed by sub-feed lugs in the main panel. Sub-panel shall be capable of accepting multi-pole GFCI circuit breakers up to 50A (as required to comply with NEC 210.8). The sub-panel shall be a series rated system between the main circuit breaker and the branch breakers within the panel to allow for 10kAIC rated breakers to be utilized. Label the panel as series rated per NEC requirements. Motor load on the sub-panel shall be less than 100A. **Metering:** Landlord shall provide **metered** service and disconnect for Tenant's use only. Starbucks service shall be metered; as required by local utility company and capable of recording instantaneous kilowatts, kilowatt-hours, and peak demand. The preferred location for the meter is on the exterior of the building adjacent to the delivery door, hidden from public view. **Transformer:** Landlord shall provide a step-down transformer when site conditions dictate an alternate service. The transformer shall be dry-type with minimum Class 155 insulation and shall meet the Department of Energy (DOE) requirements for efficiency. Step-down transformer shall be located at rear of building, mounted on a concrete pad in an area not to conflict with Tenant's drive thru (if applicable) and shielded from customer view. **Temporary Power:** If permanent electrical service is not available on the delivery date as defined in the lease, temporary service shall be provided by the Landlord. Provide service required for construction operations, with branch wiring and distribution boxes located to allow service and lighting by means of construction-type power cords. Landlord shall provide additional temporary lighting for construction operations.

CSI	Scope/Category	Details
260929	Site Electrical Distribution	**General:** Furnish and install all underground electrical/data conduits, labeled with pull strings, from the electrical panels and low voltage distribution points to the following site, and drive-thru components: **Site Signage:** • One [1] 1" conduit for Tenant's dedicated monument/pylon sign to electrical panel in BOH (Back of House) • Two [2] 1" conduits to be run from BOH electrical panel through foundation wall, to patio seating area. Terminate conduit at grade in planter adjacent to patio seating. • One [1] 1" conduit for each directional sign to electrical panels in BOH. (Maximum three [3] directional signs served by a single circuit) **Pre-Order Menu:** • One [1] 1" conduit from pre-order menu board to electrical panels in BOH **Menu:** • One [1] 1" conduit for Tenant's menu board to electrical panels in BOH **Digital Order Screen:** • One [1] 1" conduit from Digital Order Screen to electrical panels in BOH • Two [2] 1" conduits for data from Digital Order Screen to the interior of the drive thru "bump-out" • One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on Digital Order Screen post. **Drive Thru Window:** • One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on drive thru window. **Other:** • One [1] 1" conduit from lighted bollards to electrical panels in BOH • One [1] 1" conduit from trash enclosure to electrical panels in BOH • Three [3] 1" spare conduits to be run through foundation adjacent to electrical panel. Conduits shall terminate at grade (exterior side), and extend above ceiling on interior side. **Door Actuator:** Provide one (1) 1" conduit w/ pull string at exterior entry door for automatic door actuator. Actuator shall be mounted to tenant specified bollard fastened to paving adjacent to customer entry door. Actuator and bollard placement shall conform with the barrier free provisions of local and national codes. Conduit, pull string, and wiring shall be run through store front jamb or wall assembly, and terminate in header above entry door.

CSI	Scope/Category	Details
265600	Site Lighting	**Infrastructure:** Landlord shall provide exterior lighting, conduit, wiring, footings, poles, and fixtures necessary to ensure site illumination meets minimum lighting levels as outlined below. The lighting design shall satisfy all local jurisdictional requirements including site specific regulations such as dark sky ordinances. **Performance:** Exterior lighting shall meet the following foot-candle requirements: **Illumination Requirements:** (AVG. / MIN. / MAX.) SITE ENTRY 3.0 / 1.5 / 6.0 GENERAL PARKING 1.5 / 0.75 / 3.0 PARKING ADJACENT TO 1.5 / 0.75 / 3.0 EDGE OF PARKING 1.5 / 0.75 / 3.0 DRIVE THRU ENTRY 3.0 / 1.5 / 6.0 DRIVE THRU LANE 1.5 / 0.75 / 3.0 DRIVE THRU WINDOW 5.0 / 2.5 / 10.0 REAR SERVICE DOOR 5.0 / 2.5 / 10.0 SIDEWALK ADJACENT TO 1.5 / 0.75 / 3.0 MAIN BUILDING ENTRY 10.0 / 5.0 / 15.0 PATIO 3.0 / 1.5 / 6.0 TRASH ENCLOSURE 1.5 / 0.75 / 3.0 SITE ENTRY DRIVE 1.5 / 0.75 / 3.0 **Energy Usage:** Exterior lighting shall meet the following maximum energy usage requirements per (ASHRAE 90.1-2007) **Fixtures:** Fixtures shall be type LED, 3000k - 4000k 90+ CRI, fully sealed, aluminum fixtures with shielded luminaire. Pole lighting shall be in scale with Tenant's cafe, and never taller than the building. Lighting shall be held away from the building facade, fenestration, and entry to mitigate unwanted glare. Pole lighting shall be minimal in appearance, simple, modern, and non-obtrusive. Fixtures shall be anodized aluminum; single and twin pole luminaires with asymmetrical wide-spread distribution and adjustable reflectors. Provide 10'-0" to 12'-0" height (pedestrian scale) pole lighting at sidewalks and parking areas adjacent to building. Provide 18'-0" to 22'-0" height (tall) parking lot lighting at adequate spacing to ensure security lighting for parking field. **Controls:** Any exterior building lighting dedicated to Tenant occupancy shall require controls within Tenant's space.

CSI	Scope/Category	Details
273300	Site Internet & Voice Systems	**Landlord Initiated Connectivity:** Telecommunication services will be ordered by Starbucks for the space leased however to Landlord to provide Starbucks with point of feed exhibits and Landlord to coordinate initial installation of communication infrastructure with local telco or broadband provider, including the termination of ONT (Optical Network Termination) fiber and/or broadband node at the minimum point of entry. Landlord to provide electrical connectivity for potential LEC (Local Exchange Carrier) fiber node or broadband router as well as a backboard per local specification for service termination and demarcation point placement. Starbucks will require at least fiber or broadband services with minimum speeds of 50x10 Mbps. In exceptional situations, Starbucks might need access to mount roof antennas. **Distribution:** Provide [2] - 2" conduit pathways with pull strings, [1] for voice cabling, and [1] for internet cabling from LEC (Local Exchange Carrier) and cable MPOE (Minimum Point Of Entry) to Tenant's space. LEC (Local Exchange Carrier) and cable MPOE (Minimum Point Of Entry) may not be co-located. Terminate conduit in Tenant's space at the ceiling above the manager's workstation in the back of house, or as otherwise designated by Tenant. **Service Entry:** Landlord shall provide minimum 4" conduit for service entrance, or size per requirements of local service provider. Provide labeled, end-to-end pull strings in all conduits for future use. **Remote Spaces:** If Tenant's café space is located in multiple spaces, (e.g. kiosk with remote office and/or café with remote storage), Landlord will provide (2) separate 2" conduit paths to allow voice and internet connectivity between detached spaces.
284600	Fire Alarm	**Base System:** If required by applicable code; Landlord shall obtain permits, furnish, and install building monitoring and fire protection system. System shall include audible alarms, visual strobes, duct smoke and heat detectors and actuators as required per applicable codes. **Monitoring:** Central station monitoring, if located in Tenant's space, shall be furnished and installed by Landlord, placed in Tenant's approved location, and in accordance with applicable codes. **Installation:** Landlord shall be responsible for installation of all conduits, boxes, and operable components of alarm system. Phased installation of alarm system (if applicable) shall be coordinated with Tenant's construction schedule. Landlord shall manage commissioning and inspection of alarm system prior to Tenant occupancy.

CSI	Scope/Category	Details
		Modifications: Modification to base building design, as required to coordinate with Tenant's build-out, shall be performed by Landlord and finalized prior to owner's occupancy.
481000	Solar	Deal Specific (not in LL budget)
	EV Charging	Deal Specific (not in LL budget)

Landlord: Curtis Little **Tenant:** Jared Wright

Print Name: Curtis Little **Print Name:** Jared Wright

Title: Manager **Title:** Real Estate Manager

Date: 9/8/2023 **Date:** 9/8/2023

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DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION #1	11/20/23

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SHEET

WORKLETTER

G005

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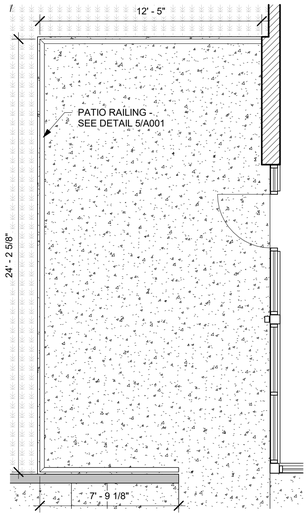
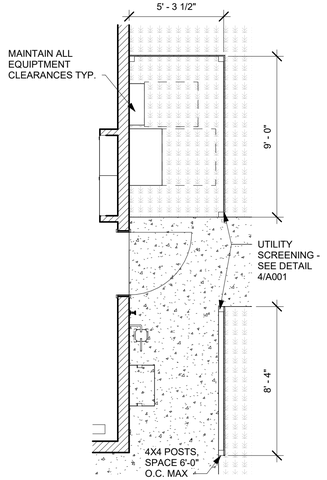
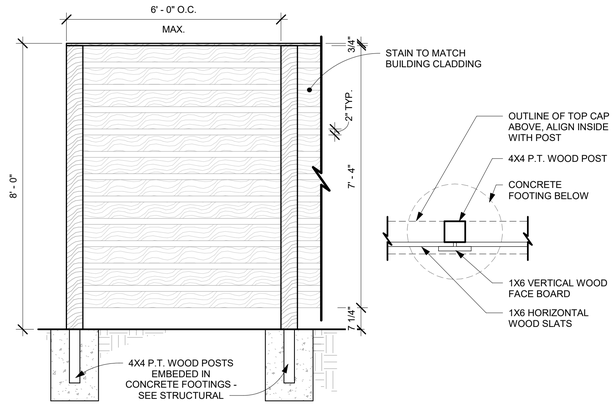


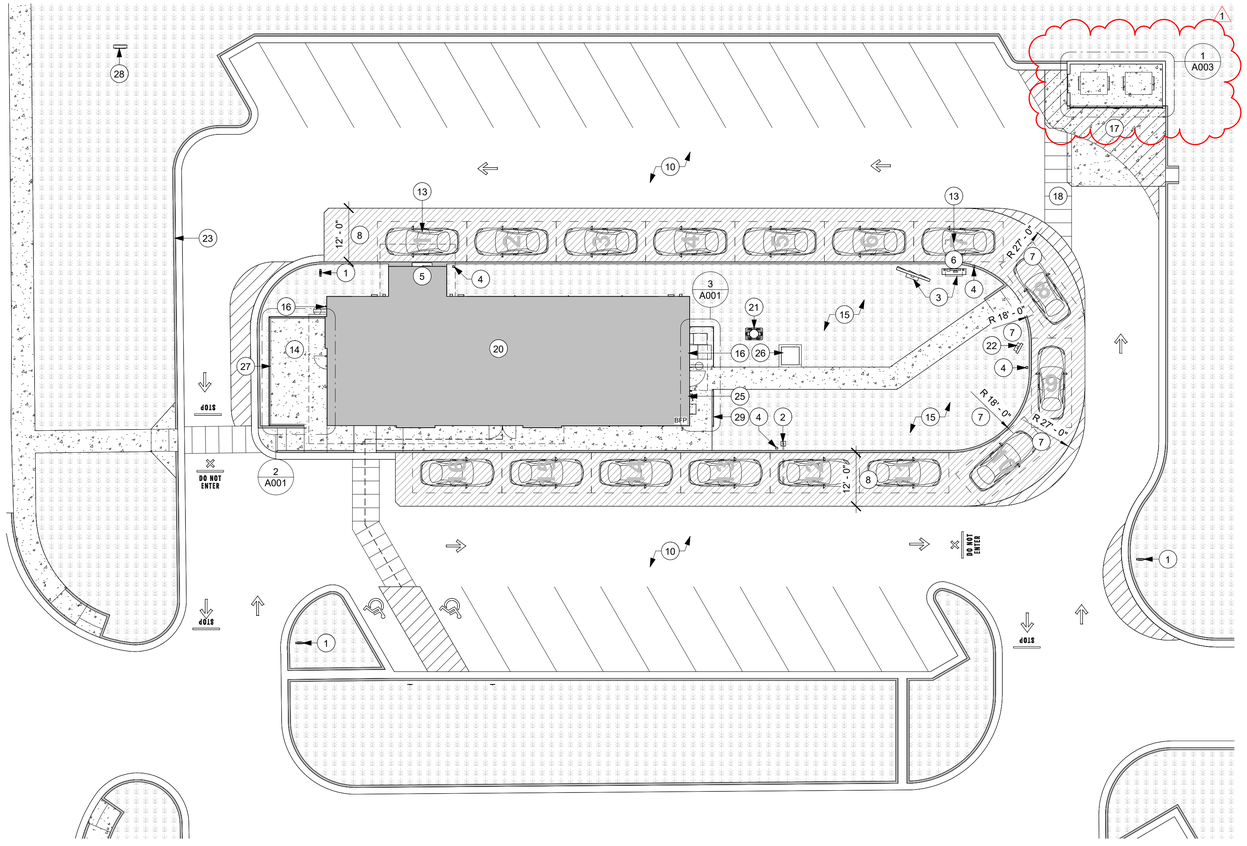




2 ENLARGED PATIO PLAN
Scale: 1/4" = 1'-0"

3 ENLARGED UTILITY SCREENING PLAN
Scale: 1/4" = 1'-0"

4 REAR UTILITY SCREEN
Scale: 1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
Scale: 1/16" = 1'-0"

KEYED NOTES

1. DIRECTIONAL SIGN ("THANK YOU" / "EXIT ONLY") -FOOTING AND CONDUIT (BY LL), SIGN (BY SB). SEE DETAILS 1,2,&3/A005.
2. DTE CLEARANCE BAR - FOOTING (BY LL), SIGN (BY SB). SEE DETAILS 4,5,&6 /A005.
3. DTE DIGITAL ORDER SCREEN W/ CANOPY, 5-PANEL MENU BOARD - FOOTING AND CONDUIT (BY LL), SIGN (BY SB). SEE DETAILS 1,3,4,5& 6/A004, AND SHEET A006.
4. NEW BOLLARDS (BY LL) SEE DETAIL 11/A002.
5. DT WINDOW, AIR CURTAIN, DETECTOR LOOP AND BOLLARD PER STARBUCKS' SPECIFICATIONS (BY LL). SEE SHEET A002.
6. 7-CAR STACK FROM CENTER OF DT WINDOW TO CENTER OF DIGITAL ORDER SCREEN W/ CANOPY.
7. LL TO PROVIDE 20'-0" MIN. INSIDE AND 25'-0" MIN. OUTSIDE TURNING RADIUS AT DRIVE-THRU LANE.
8. 12'-0" MIN. DRIVE-THRU LANE W/REINFORCED CONCRETE (BY LL). LANE TO START 12'-0" AFTER THE CENTERLINE OF THE DRIVE THRU WINDOW AND END 12'-0" BEFORE THE CENTERLINE OF THE ORDER POINT.
9. "DO NOT ENTER" PAVEMENT MARKING (BY LL).
10. ALL PAVEMENT MARKINGS AND DIRECTIONAL ARROWS (BY LL).
11. ADA PARKING LOCATION AND RAMP (BY LL).
12. CROSSING STRIPING PAVEMENT MARKING (BY LL).
13. DETECTOR LOOP (BY LL). SEE DETAILS 5&8/A002.
14. OUTDOOR SEATING AREA.
15. LANDSCAPE (BY LL).
16. HOSE BIB (BY LL).
17. DUMPSTER ENCLOSURE AND CONCRETE PAD (BY LL).
18. LL TO PROVIDE SAFE, WELL LIT PATH TO TRASH ENCLOSURE. CURB CUTS ALLOWING EASE OF ACCESS WITH TRASH (BY LL).
19. BIKE RACK (BY LL). SEE DETAIL 6/A002.
20. SHELL BUILDING (BY LL).
21. GREASE INTERCEPTOR TO BE FURNISHED AND INSTALLED PER WORK LETTER (BY LL). PROVIDE DRIVABLE CAP IF GI IS EXPOSED TO VEHICULAR TRAFFIC.
22. DTE PRE-MENU BOARD - FOOTING AND CONDUIT (BY LL), SIGN (BY SB) SEE DETAILS 8, 9,10&11/A005 AND 2/A006.
23. 6" CONCRETE CURB, TYPICAL.
24. WHEEL STOPS.
25. GAS METER LOCATION.
26. LOCATION FOR PAD MOUNTED TRANSFORMER. CONFIRM WITH UTILITY COMPANY
27. PATIO RAILING - SEE DETAIL 5/A001
28. MONUMENT SIGNAGE - FOOTING AND CONDUIT (BY LL), SIGN (BY SB). SEE DETAILS 1,2&3/A007
29. REAR UTILITY SCREENING - SEE DETAIL 4/A001

GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.

C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.

E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.

H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

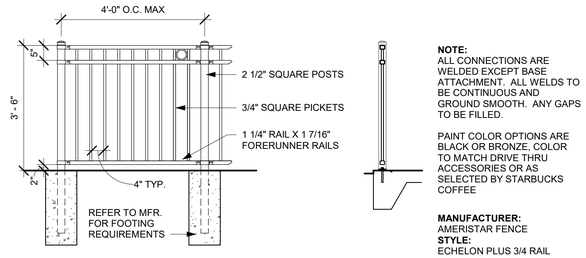
I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.

J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.

K. SEE SHEET A002-A006 FOR ARCHITECTURAL SITE DETAILS.

LEGEND

- LANDSCAPE AREA
- NEW CONCRETE WALKWAY
- NEW 6" (150MM) CONCRETE CURB
- CONCRETE DRIVE THRU LANE
- ACCCESSIBLE PATH OF TRAVEL



5 PATIO RAILING (BY LL)
Scale: 1/2" = 1'-0"

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

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SHEET

ARCHITECTURAL SITE PLAN

A001

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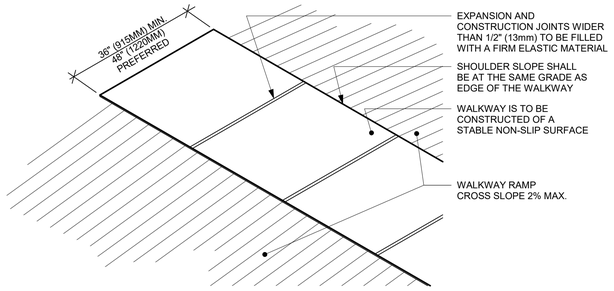
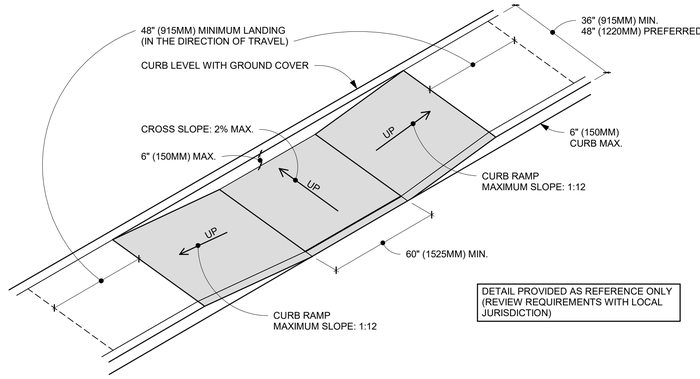
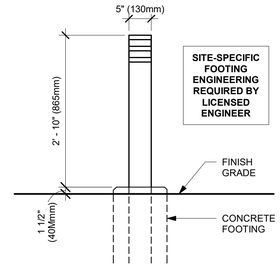


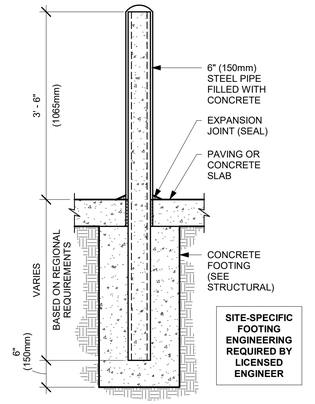
9 ACCESSIBLE EXTERIOR WALKWAY
Scale: 1/4" = 1'-0"



10 ACCESSIBLE CURB CUT
Scale: 1/4" = 1'-0"



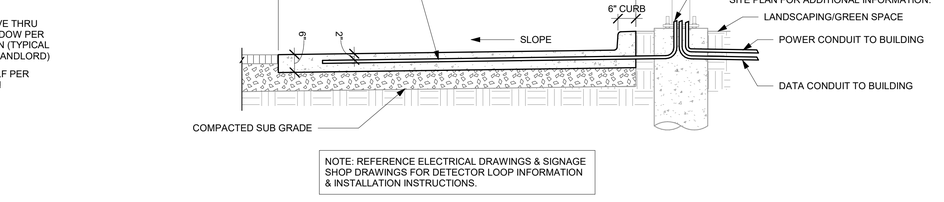
11 DTE - NON-ILLUMINATED BOLLARD
Scale: 3/4" = 1'-0"



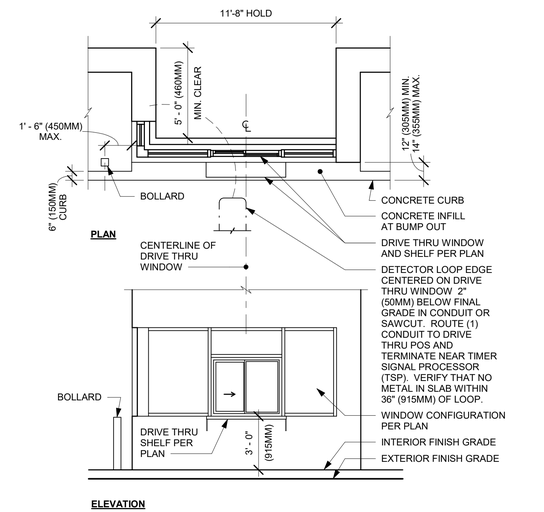
12 SITE - GENERAL BOLLARD DETAIL
Scale: 3/4" = 1'-0"

14 ACCESSIBLE CURB CUT AT RADIUS
Scale: 1/4" = 1'-0"

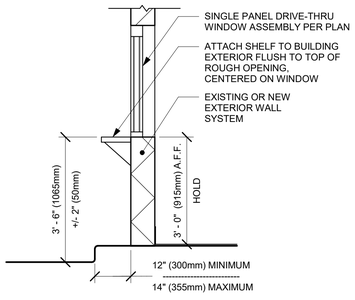
15 ACCESSIBLE PERPENDICULAR CURB CUT
Scale: 1/4" = 1'-0"



7 WHEEL STOP DETAILS
Scale: 1" = 1'-0"

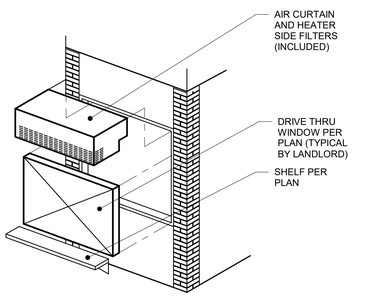


1 DTE - DRIVE THRU WINDOW BUMP-OUT
Scale: 1/4" = 1'-0"

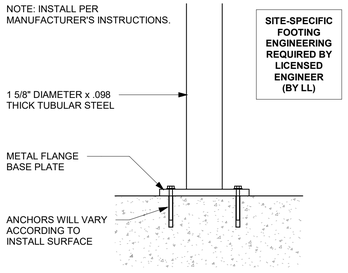


4 DRIVE THRU WINDOW SHELF SECTION
Scale: 1 1/2" = 1'-0"

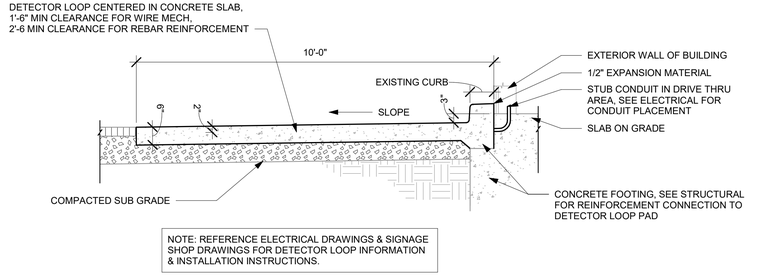
2 DRIVE THRU WINDOW SECTION
Scale: 1/2" = 1'-0"



3 DRIVE THRU WINDOW AND AIR CURTAIN
Scale: 1/2" = 1'-0"



6 BIKE RACK INSTALLATION (BY LL)
Scale: 3" = 1'-0"



8 SITE - DETECTOR LOOP AT DRIVE THRU WINDOW
Scale: 1/2" = 1'-0"

5 SITE - DETECTOR LOOP AT THE MENU BOARD
Scale: 1/2" = 1'-0"

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LOCATION

SBUX SHELL

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PEMBROKE, NC 28372

DATE

PERMIT SET
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23331

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ARCHITECTURAL SITE DETAILS

A002

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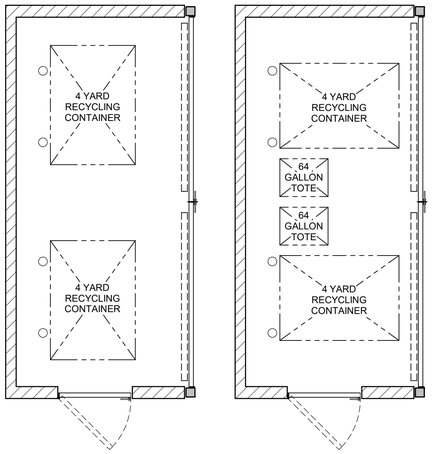
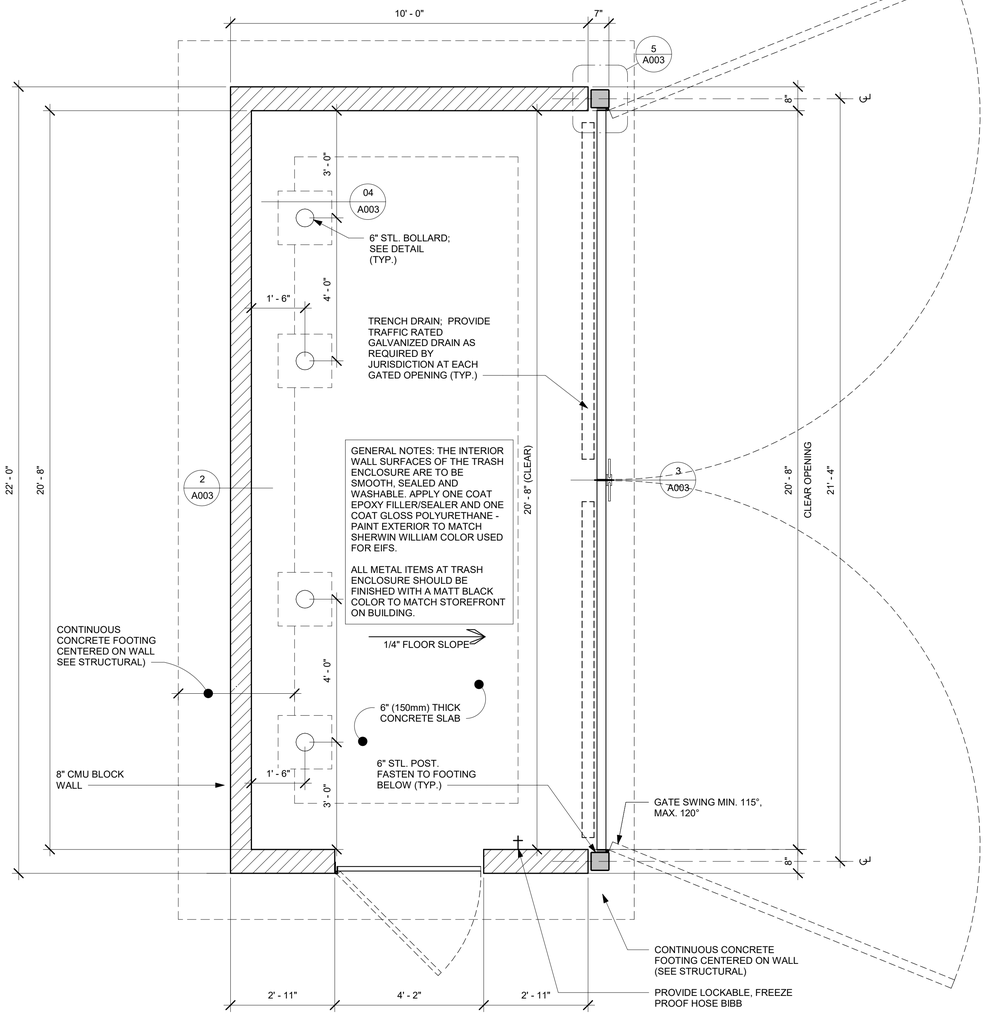
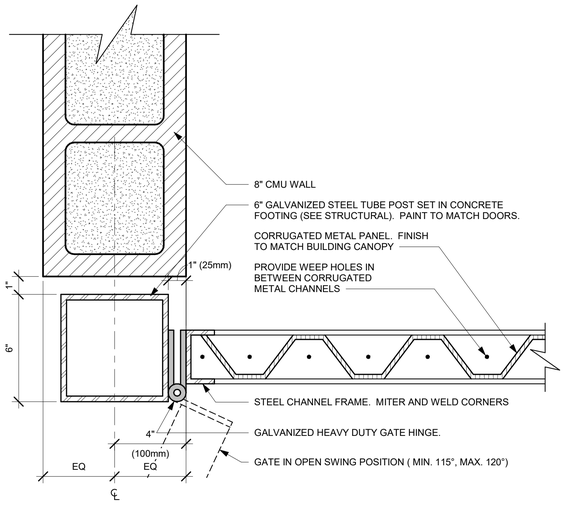


8 CONTAINER LAYOUT OPTIONS
Scale: 1/4" = 1'-0"

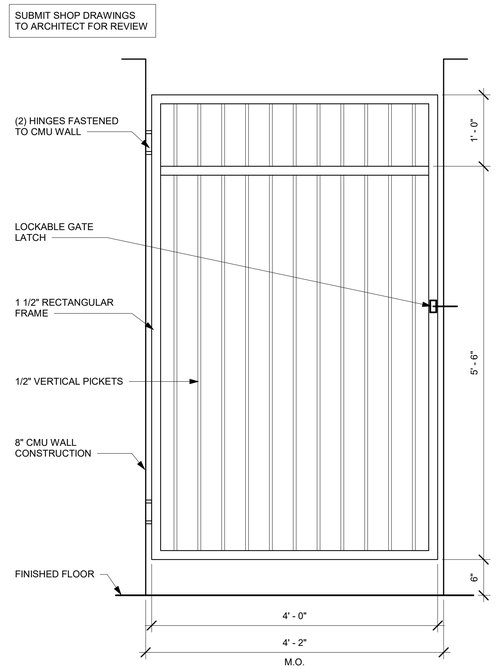


1 FLOOR PLAN
Scale: 1/2" = 1'-0"



5 FRONT GATE HINGE DETAIL
Scale: 3" = 1'-0"

SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW



6 SIDE GATE DETAIL
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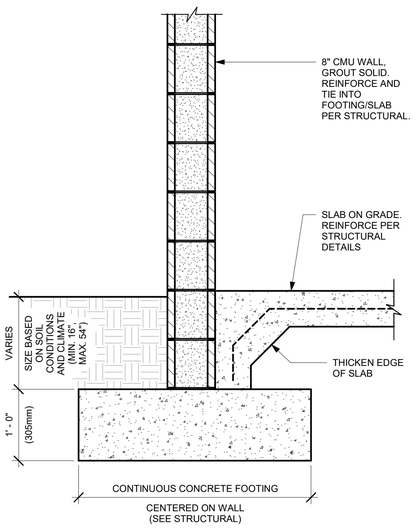
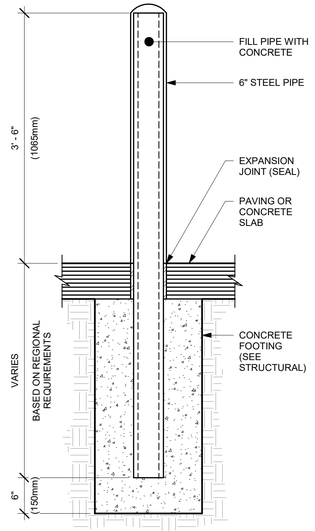
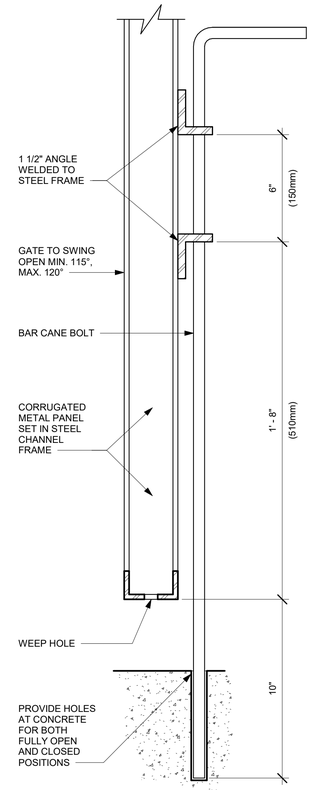


2 TYPICAL CMU WALL FOOTING
Scale: 1" = 1'-0"



04 TRASH ENCLOSURE BOLLARD
Scale: 1" = 1'-0"



3 SECTION AT CANE BOLT
Scale: 3" = 1'-0"

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ARCHITECTURAL SITE DETAILS

A003

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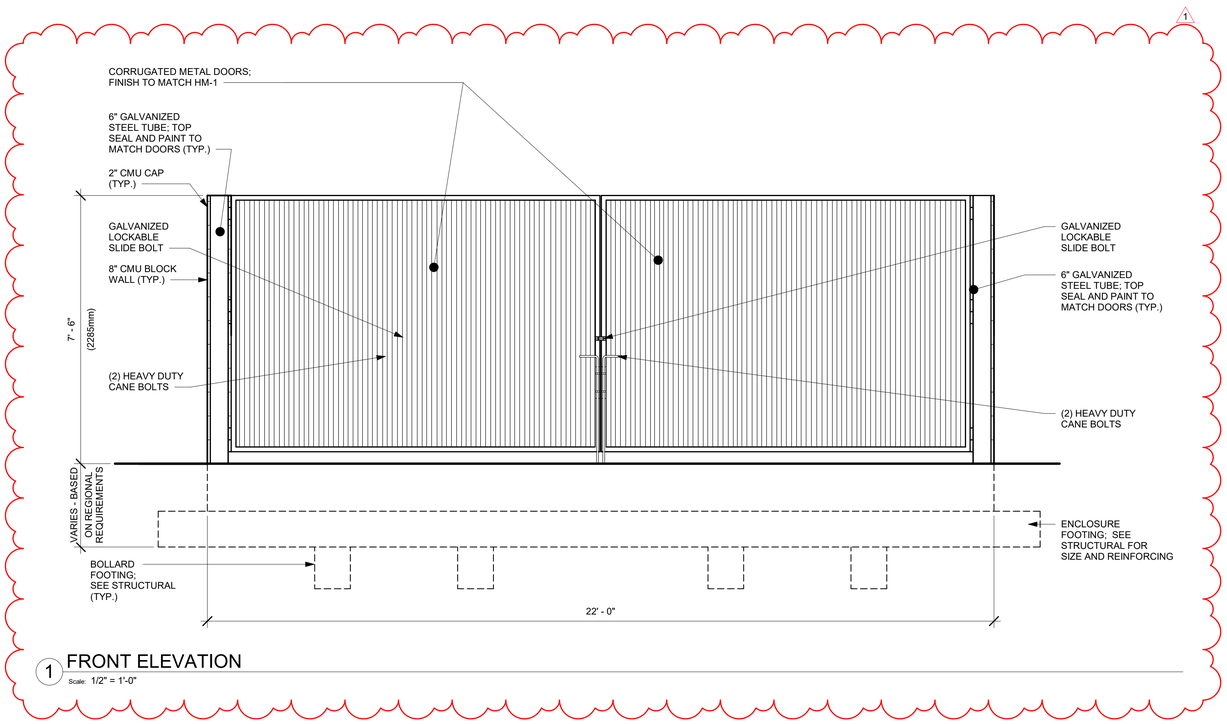

1 FRONT ELEVATION

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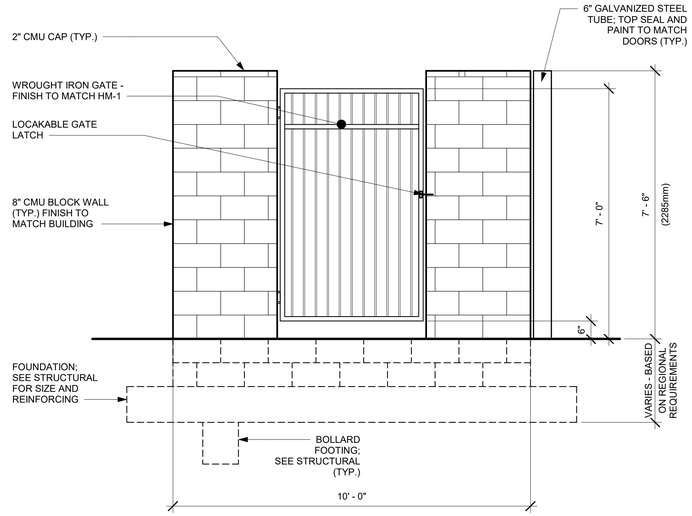
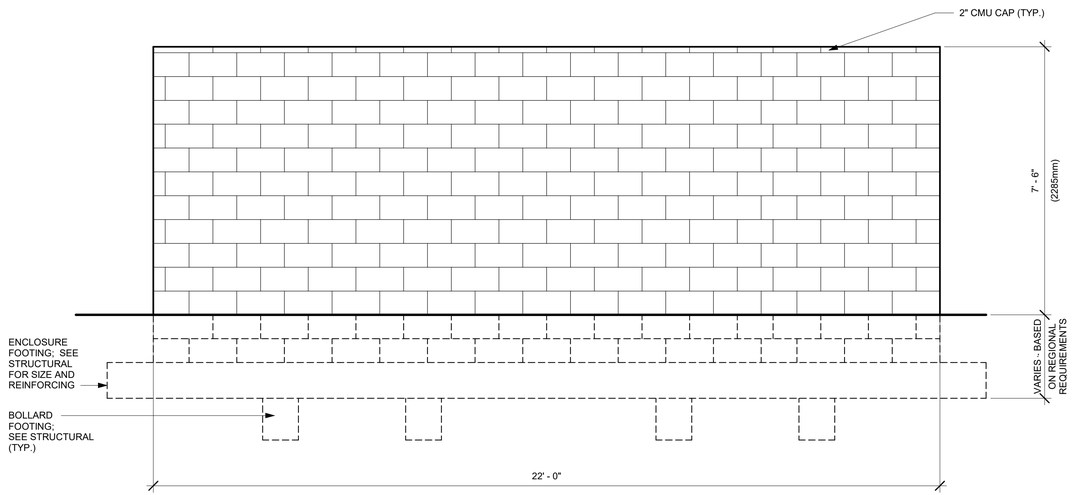


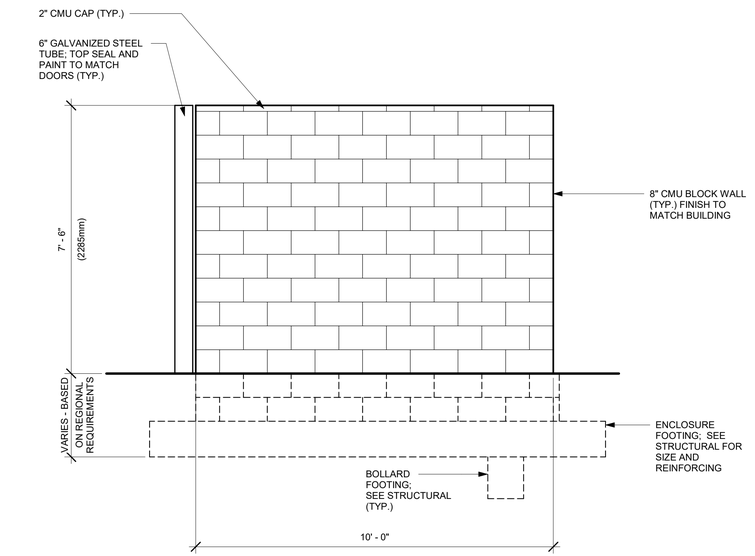
2 SIDE ELEVATION "A"

Scale: 1/2" = 1'-0"



3 BACK ELEVATION

Scale: 1/2" = 1'-0"



4 SIDE ELEVATION "B"

Scale: 1/2" = 1'-0"

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ARCHITECTURAL SITE DETAILS

A004

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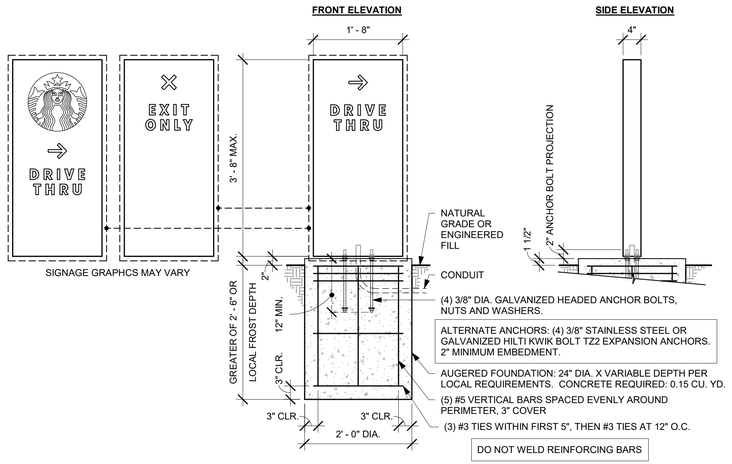
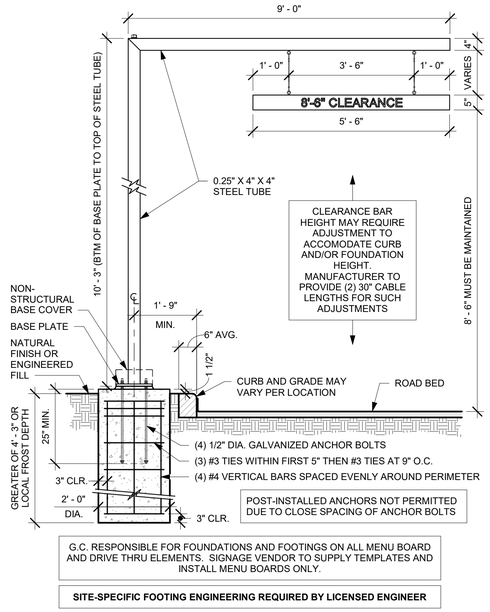
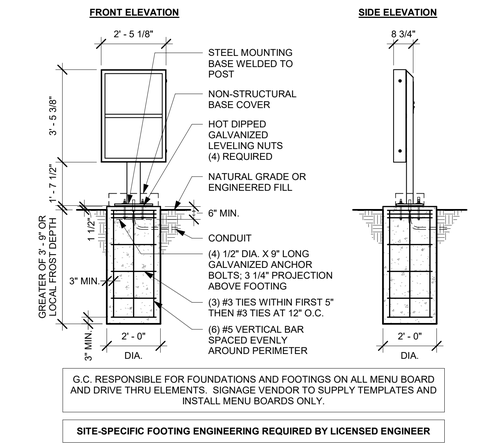


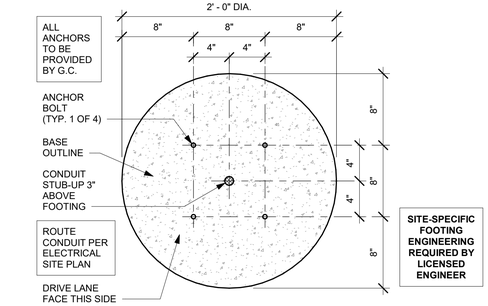
3 DTE DIRECTIONAL SIGNAGE GROUND FOOTING
Scale: 3/4" = 1'-0"



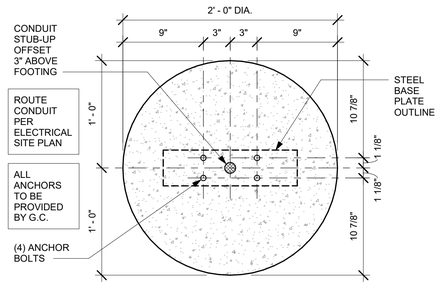
7 DTE CLEARANCE BAR GROUND FOOTING
Scale: 1/2" = 1'-0"



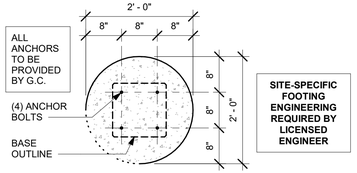
11 DTE PRE-MENU GROUND FOOTING
Scale: 3/8" = 1'-0"



10 DTE PRE-MENU BOLT PATTERN (TOP VIEW)
Scale: 1 1/2" = 1'-0"

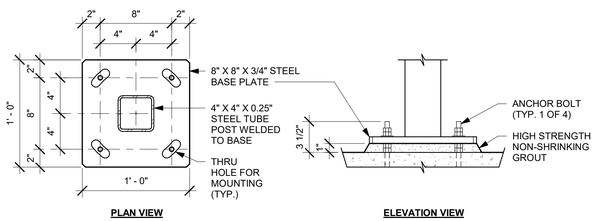


2 DTE DIRECTIONAL SIGNAGE BOLT PATTERN (TOP VIEW)
Scale: 1 1/2" = 1'-0"

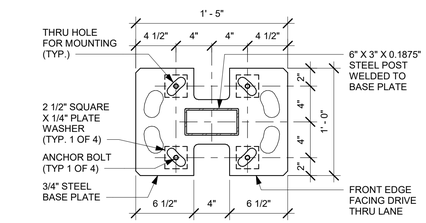


6 DTE CLEARANCE BAR BOLT PATTERN (TOP VIEW)
Scale: 3/4" = 1'-0"

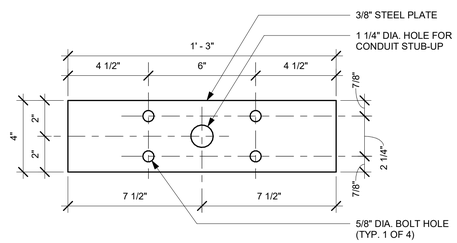
10 DTE PRE-MENU BOLT PATTERN (TOP VIEW)
Scale: 1 1/2" = 1'-0"



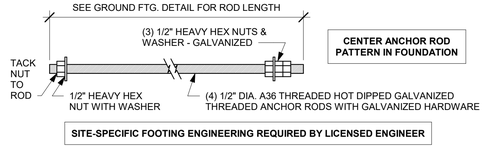
5 DTE CLEARANCE BAR BASE PLATE
Scale: 1 1/2" = 1'-0"



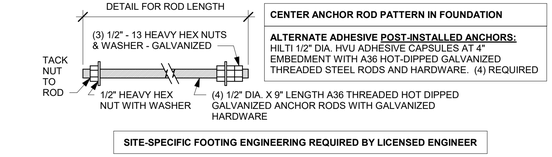
9 DTE PRE-MENU BASE PLATE
Scale: 1 1/2" = 1'-0"



1 DTE DIRECTIONAL SIGNAGE BASE PLATE
Scale: 3" = 1'-0"



4 DTE CLEARANCE BAR ANCHOR ROD
Scale: 3" = 1'-0"



8 DTE PRE-MENU ANCHOR ROD
Scale: 3" = 1'-0"

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ARCHITECTURAL SITE DETAILS
A005

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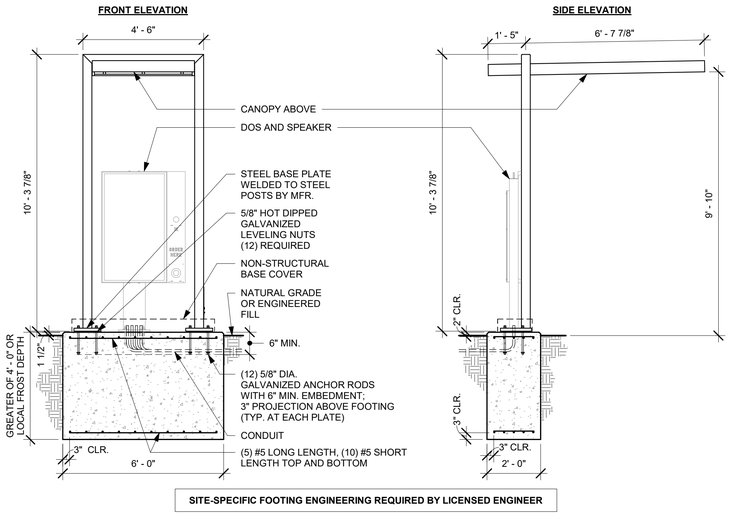
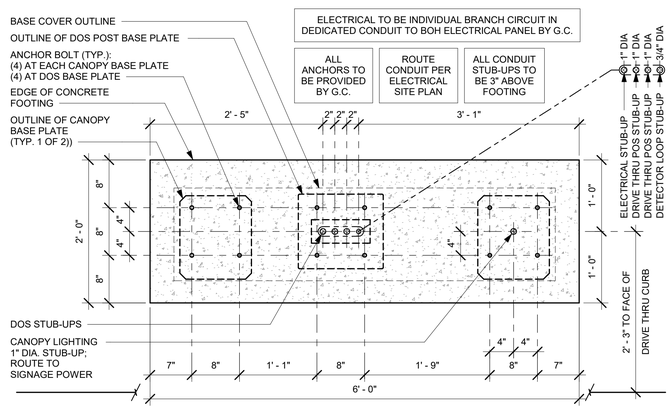


SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

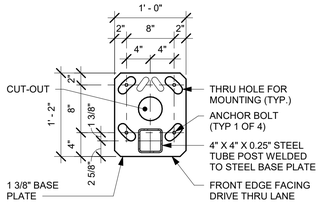
6 DTE DOS CANOPY GROUND FOOTING

Scale: 3/8" = 1'-0"



5 DTE DOS CANOPY BASE PLATE

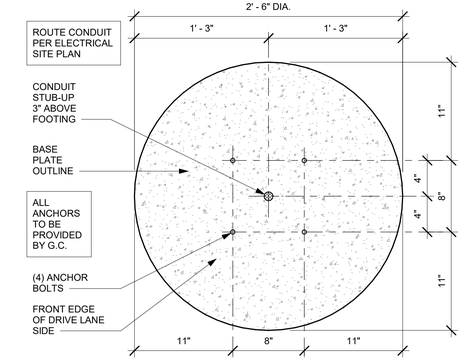
Scale: 1" = 1'-0"



SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

10 DT 5-PANEL MENU BOARD GROUND FOOTING

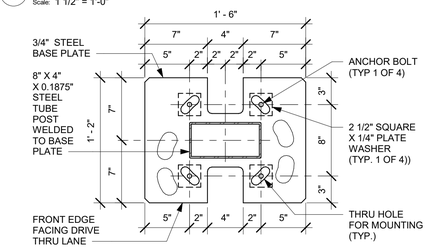
Scale: 3/8" = 1'-0"



SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

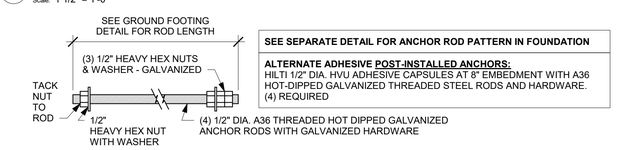
9 DTE 5-PANEL MENU BOARD BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



8 DTE 5-PANEL MENU BOARD BASE PLATE

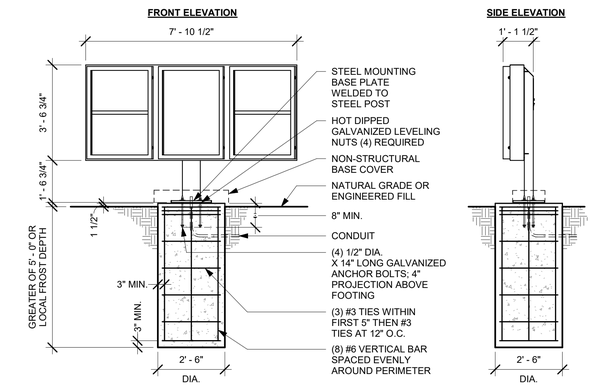
Scale: 1 1/2" = 1'-0"



SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

7 DTE 5-PANEL MENU BOARD ANCHOR ROD

Scale: 3" = 1'-0"

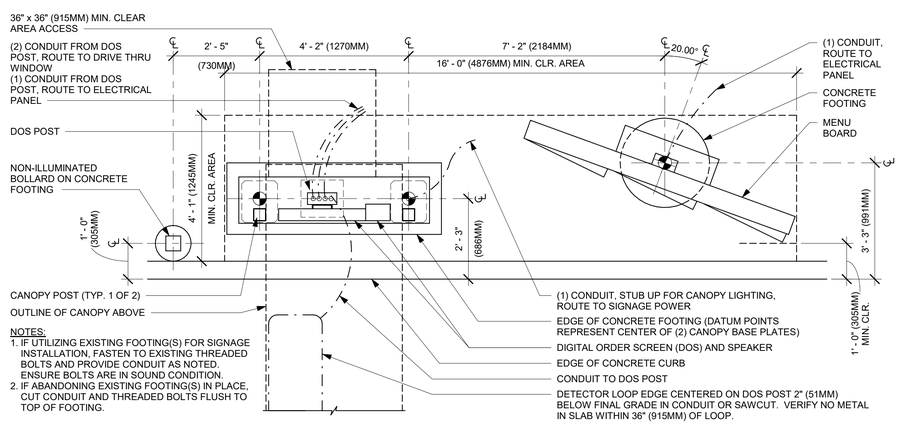


G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

3 DTE ORDER POINT CANOPY BOLT PATTERN (TOP VIEW)

Scale: 1" = 1'-0"

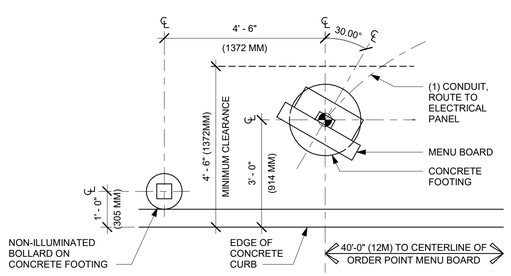


4 DTE DOS CANOPY ANCHOR ROD

Scale: 3" = 1'-0"

1 DTE - 5 PANEL 20º DT MENU BOARD, DIGITAL ORDER SCREEN WITH CANOPY

Scale: 1/2" = 1'-0"



2 PRE-MENU 30 DEG

Scale: 1/2" = 1'-0"

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ARCHITECTURAL SITE DETAILS

A006

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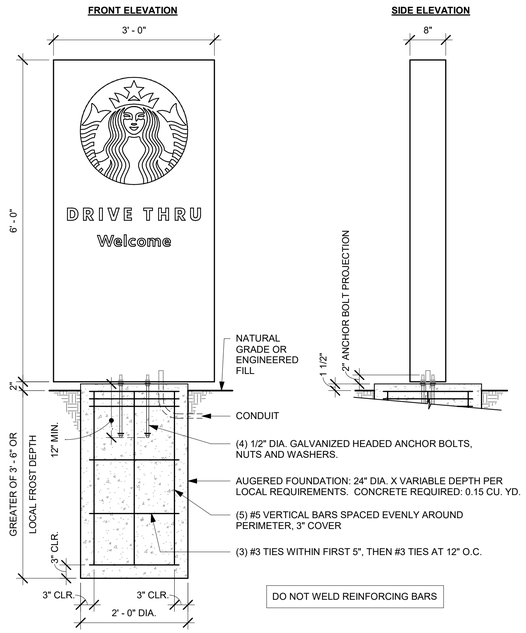

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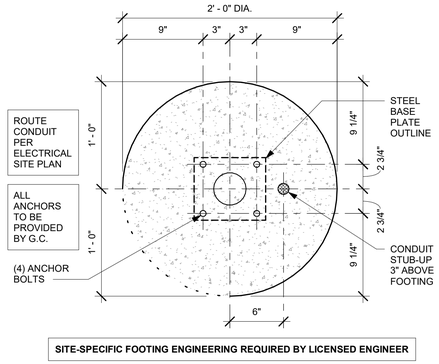
SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

3 DTE MONUMENT SIGNAGE GROUND FOOTING

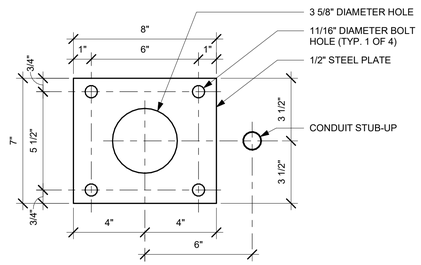
Scale: 3/4" = 1'-0"



SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

2 DTE MONUMENT SIGNAGE BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



1 DTE MONUMENT BASE PLATE

Scale: 3" = 1'-0"

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ARCHITECTURAL SITE DETAILS

A007

WALL SCHEDULE

MARK	DESCRIPTION	INSULATION	NOTES
1	EXTERIOR - 2X6 WD STUD / 5/8" PLY. SHEATHING / METAL PANEL	R-21	SEE WALL SECTIONS & EXTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2	EXTERIOR - 2X6 WD STUD / 5/8" PLY. SHEATHING / 2X4 WD STUD / 5/8" PLY. SHEATHING / WD SIDING	R-21	SEE WALL SECTIONS & EXTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3	EXTERIOR - 2X6 WD STUD / 5/8" PLY. SHEATHING / WOOD SIDING	R-21	SEE WALL SECTIONS & EXTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
4	INTERIOR - 2X4 WD STUD / 5/8" GWB	NONE	TERMINATE 6" ABOVE CEILING. COORDINATE CEILING HEIGHT WITH TENANT INFILL DRAWINGS.

KEYED NOTES

1. CERTIFIED AND TESTED BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE AND SHUT-OFF BALL VALVE. BACKFLOW PREVENTER PROVIDED BY SHELLBUILDING GC. SEE PLUMBING SHEETS. REFER TO TENANT DRAWINGS FOR FINAL LOCATION/ SPEC.
2. ELECTRICAL PANELS (BY SHELL BUILDING GC). MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE. SEE ELECTRICAL SHEETS. REFER TO TENANT DRAWINGS FOR FINAL LOCATIONS. INSTALL FULL 5/8" PT PLYWOOD BACKING, TO SURFACE MOUNT UNITS ON, ALLOWING FULL INSULATION IN WALL CAVITY.
3. ROOF LADDER WITH 36" (915 MM) CLEAR FOR ROOF LADDER ACCESS. SEE DETAIL 1/A601 FOR MORE INFO.
4. PREFINISHED METAL DOWNSPOUT FROM ROOF CONNECTED DIRECTLY TO STORM WATER SYSTEM BELOW GRADE.
5. PREFINISHED CANOPY DOWNSPOUT CONNECTED DIRECTLY TO STORM WATER SYSTEM BELOW GRADE.
6. FULL SLAB LEAVE-OUT - CONC. SLAB NOT IN SCOPE, TENANT TO INFILL AS NEEDED PER WORKLETTER, GC TO COORDINATE ALL FINAL UTILITIES AND PENETRATIONS PRIOR TO CONSTRUCTION.
7. ELECTRICAL METER (BY SHELL BUILDING GC). SEE ELECTRICAL AND CIVIL SHEETS.
8. ELECTRICAL SERVICE DISCONNECT (BY LL). SEE ELECTRICAL AND CIVIL SHEETS.
9. GAS METER (BY SHELL BUILDING GC). SEE PLUMBING & CIVIL SHEETS.
10. HOSE BIB (BY LL). SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
11. 42" EGRESS DOOR.
12. VAPOR BARRIER, VAPORVENT, VENT RISER, ETC. TO BE INSTALLED IN SUBGRADE. TENANT UNDERSLAB PENETRATIONS TO BE COORDINATED. REFER TO VAPOR MITIGATION SYSTEM PLANS FOR ADDITIONAL INFORMATION.
13. FUR OUT AROUND SURFACE MOUNT ELECTRICAL PANELS FOR FLUSH APPEARANCE.
14. GFI OUTLET (BY LL). SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.

B. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.

C. IF EXISTING EXTERIOR ENTRANCE THRESHOLD EXCEEDS MINIMUM BARRIER FREE PROVISION OF THE CODE, REMOVE AND REPLACE WITH ACCESSIBLE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.

D. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE.

E.. INSTALL MOISTURE RESISTANT GREEN BOARD ON BACKBAR WALL PER PROJECT MANUAL.

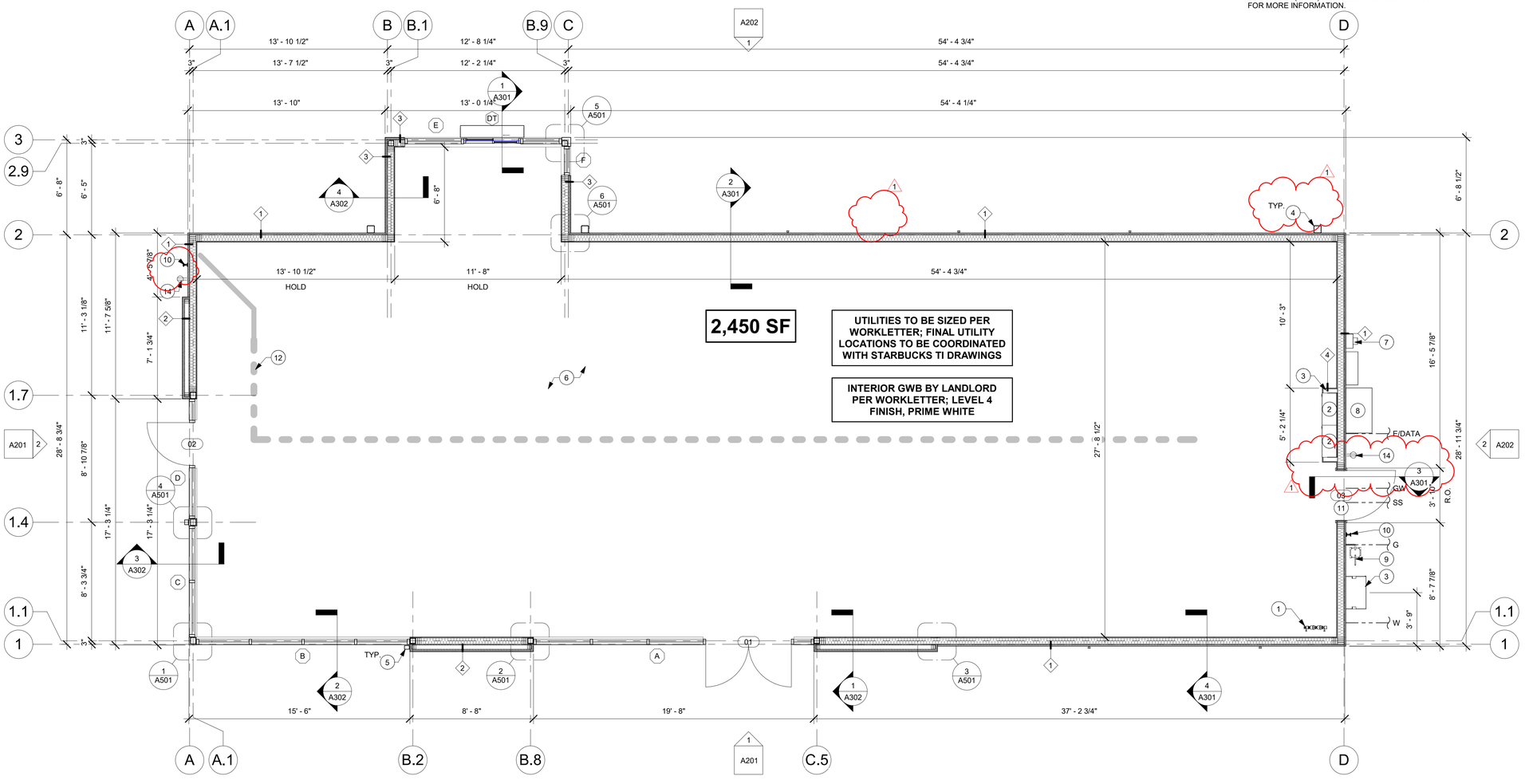
F. ALL DOORS SHALL BE 32" (815MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.

G. SEE SHEET A601 FOR EXTERIOR DOOR AND WINDOW SCHEDULES.

H. STARBUCKS VENDOR TO PROVIDE DOOR HARDWARE COMPONENTS AND GC TO INSTALL.

GENERAL LEGEND

- X — WALL TAG
- X — STOREFRONT TAG
- X — WINDOW TAG
- X — DOOR TAG



1 FLOOR PLAN
Scale: 1/4" = 1'-0"

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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SHEET

BUILDING FLOOR PLAN

A101

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LIGHTING FIXTURE SCHEDULE				
MARK	**COUNT**	**DESCRIPTION**	**BULB**	**COMMENTS**
RECESSED CAN				
B6	20	CAN - EXTERIOR RECESSED AT CANOPY	INTEGRATED LED	LITHONIA LIGHTING - WAFER 4" RECESSED LED DOWNLIGHT - FINISH: BLACK
SCONCE				
C	5	SCONCE - NOCUS DECOR - ARMOUR OUTDOOR WALL SCONCE	INTEGRATED LED	AR2000, 94.5 INCH OPTION, COLOR TEMP WARM WHITE 300K

KEYED NOTES

1. PRE-ENGINEERED WOOD TRUSSES, SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. STRUCTURAL PLYWOOD DECKING OVER WOOD TRUSSES. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
3. PREFABRICATED AWNING / CANOPY. SEE ELEVATIONS. MAINTAIN MINIMUM 10' CLEARANCE FOR ALL APPLICATIONS OF AWNINGS AND 5' PROJECTION AT DRIVE THRU PICK UP WINDOW.
4. SEE STRUTURAL FOR BLOCKING PROVIDED AT ROOFTOP EQUIPMENT LOCATIONS. COORDINATE FINAL EQUIPTIMENT LOCATIONS WITH TENANT INFILL DRAWINGS.
5. RECESSED CANLESS DOWNLIGHTS IN CANOPIES. COORDINATE LOCATIONS WITH CANOPY MFR. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. EXTERIOR WALL SCONCE, SEE EXTERIOR ELEVATIONS OR MOUNTING HEIGHT, SEE ELECTRICAL DRAWINGS OR ADDITIONAL INFORMATION.
7. ROOF ACCESS LADDER, SEE ROOF PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
8. PRE-FINISHED METAL SCUPPER & DOWNSPOUT W/ CATCH BASIN. SEE ROOF PLAN AND DETAILS FOR ADDITIONAL INFORMATION, TYP.
9. PRE-FINISHED METAL OVERFLOW SCUPPER. SEE ROOF PLAN AND DETAILS FOR ADDITIONAL INFORMATION, TYP.

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.

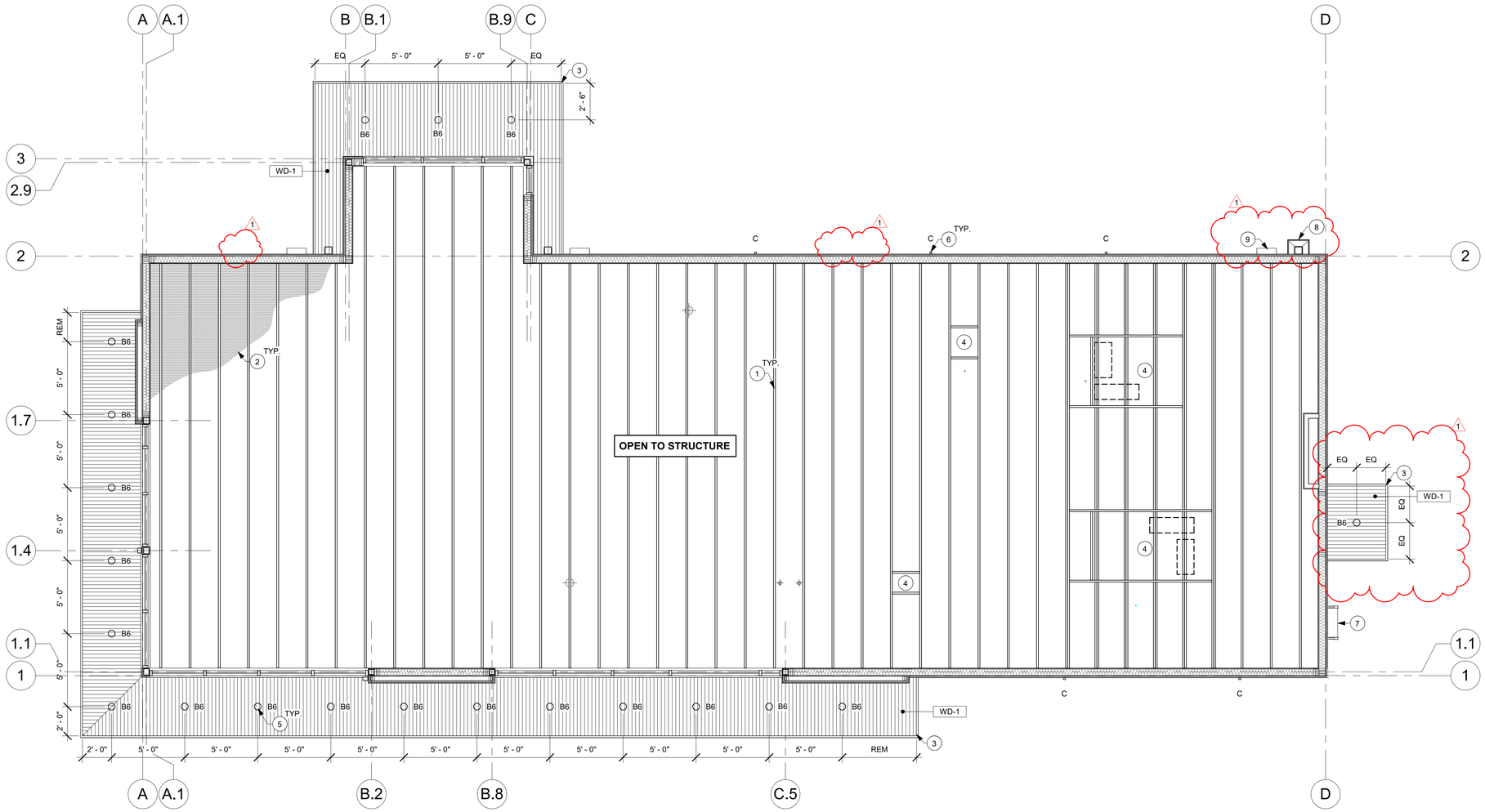
B. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.

C. IF REQUIRED BY LOCAL CODE, GENERAL CONTRACTOR TO SUBMIT SPRINKLER LAYOUT TO STARBUCKS' CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.

D. REFERENCE LOW VOLTAGE PLAN SHEET AND ELECTRICAL DRAWINGS.

E. HEATING, VENTILATING AND AIR CONDITIONING SHOWN ON THIS PLAN PROVIDED FOR REFERENCE ONLY. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

F. SEE LIGHTING PLAN FOR LIGHTING SCHEDULE, FIXTURE TYPES, AND DIMENSIONED LOCATIONS.



1 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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BUILDING REFLECTED CEILING PLAN

A102

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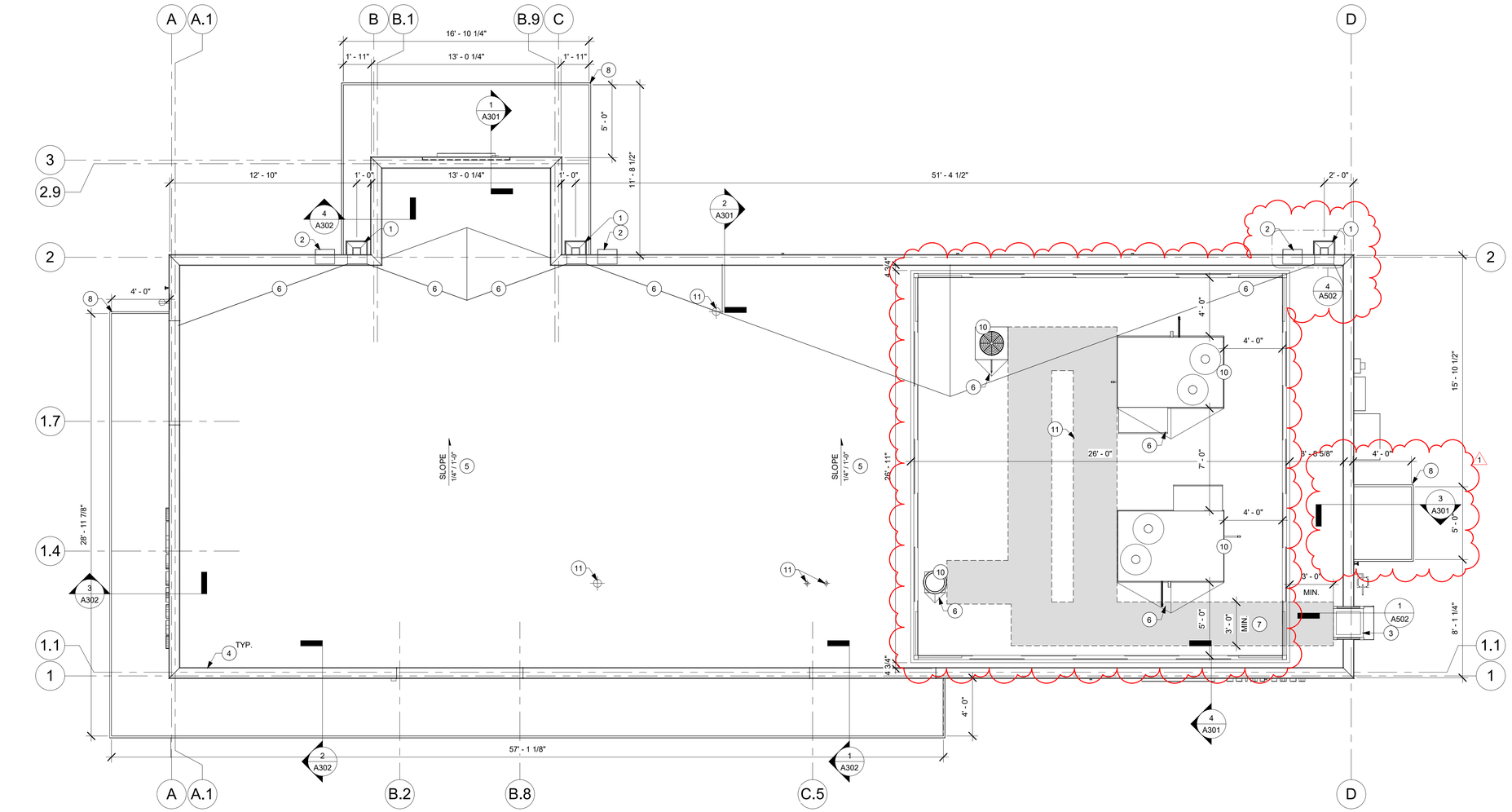

1 ROOF PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

A. IN FREEZE THAW CLIMATES ONLY: INSTALL SELF-REGULATING HEAT TAPE IN ALL DOWNSPOUTS. SEE ELECTRICAL FOR FURTHER INFORMATION.

B. ROOF TOP PLUMBING VENTS ARE NOT SHOWN FOR CLARITY. REFER TO PLUMBING DRAWINGS FOR VTR LOCATIONS AND FURTHER INFORMATION.

KEYED NOTES

1. 8"X16" PRE-FINISHED METAL SCUPPER WITH BASIN. MINIMUM 0.032" THICKNESS FORMED AND COATED ALUMINUM - RUN TO UNDERGROUND STORM DRAIN - REFER TO CIVIL DRAWINGS FOR CONTINUATION. JOG AS NEEDED AT EIFS BUMP OUT. SEE DETAIL 5/A502 FOR ADDITIONAL INFO.
2. 8"X16" PRE-FINISHED METAL OVERFLOW SCUPPER. SEE DETAIL 7/A502 FOR ADDITIONAL INFO.
3. ROOF ACCESS LADDER. SEE LL WORK LETTER SHEETS FOR SPECIFICATIONS.(BLACK WITH CAGE) 30" x 36" MINIMUM CLEAR SPACE AT PARAPET, ALLOW FOR CLEAR TRANSITION TO ROOF.
4. PRE-FINISHED METAL CAP FLASHING (TYP.).
5. MEMBRANE ROOFING SLOPE MINIMUM 1/4" PER FOOT (TYP.).
6. ROOF CRICKET SLOPE AT 1/4" PER FOOT (TYP.).
7. INSTALL 36" WIDE WALKWAY PADS TO PERMIT TRAVEL FROM ROOF ACCESS LADDER TO AND AROUND ALL ROOFTOP EQUIPMENT AND UTILITIES. HEAT WELD TO SUBSTRATE OR ADHERE WITH COMPATIBLE ADHESIVES.
8. PREFABRICATED AWNING / CANOPY. SEE ELEVATIONS. MAINTAIN MINIMUM 10' CLEARANCE FOR ALL APPLICATIONS OF AWNINGS AND 5' PROJECTION AT DRIVE THRU PICK UP WINDOW.
10. ROOFTOP EQUIPMENT. GC. TO CONFIRM ALL FINAL LOCATIONS WITH TENANT'S INFILL DRAWINGS AND INSTALL TO MATCH LOCATIONS PROVIDED.
11. ROOF PENETRATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MINIMUM CLEARANCES AND ADDITIONAL INFORMATION. FINAL LOCATIONS TO BE COORDINATED WITH TENANT INFILL DRAWINGS.

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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500 6TH STREET
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LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

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BUILDING ROOF PLAN

SHEET

A103

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EXTERIOR FINISH SCHEDULE

FINISH CODE	MATERIAL	MANUFACTURER	COLOR	REMARKS
AWN-1	METAL CANOPY	LOCALLY SOURCED	TO MATCH RAL#7013 BROWN GRAY	POWDERCOAT
C-1	CONCRETE	INCRETE SYSTEMS	COLOR-CRETE LIQUID - SOFT GRAY	CAST IN PLACE
DSP-1	DOWNSPOUT	TBD	TO MATCH RAL#7013 BROWN GRAY	PREFINISHED
HM-1	HOLLOW METAL DOOR & FRAME	TBD	TO MATCH RAL#7013 BROWN GRAY	
LD-1	EXTERIOR ROOF ACCESS LADDER	LOCALLY SOURCED	TO MATCH RAL#7013 BROWN GRAY	
MTL-1	METAL FACADE PANEL SYSTEM	BERRIDGE MANUFACTURING COMPANY	HARTFORD GREEN	HR-16 24 GAUGE STEEL INTERLOCKING PANEL, SMOOTH FINISH COVERAGE: 16", LENGTH: FACTORY AVAILABLE CONTINOUS LENGTHS UP TO 40'
S/F-1	ALUMINUM STOREFRONT SYSTEM	LOCALLY SOURCED	TO MATCH RAL#7013 BROWN GRAY	ANODIZED
SRN-1	RTU SCREEN	ARCHITECTURAL LOUVERS / V6JF	POWDERCOAT TO MATCH BLACK	RECTANGULAR UNIT / STIFFENERS - INSET MOUNT
WD-1	WOOD SIDING	RESAWN TIMBER CO.	FSC-CERTIFIED ACCOYA, RAILAY 1C	FINISHED ON FACE ONLY, SEALED ON BACK & 2 LONG EDGES- EXTERIORSOLID +/- 5/8" THICK X +/- 5-3/8" WIDE X 6'-16' RANDOM LENGTHSTONGUE & GROOVE

1

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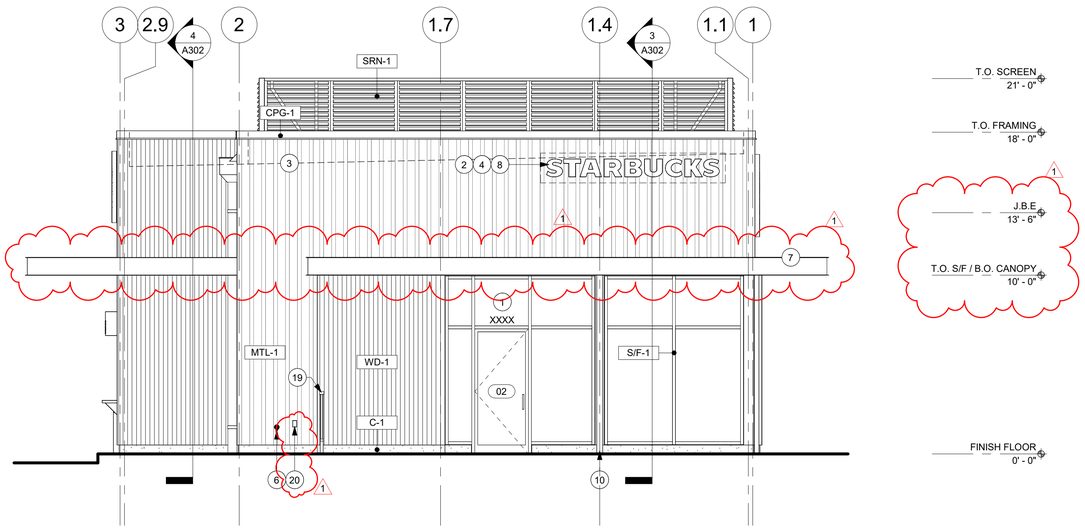
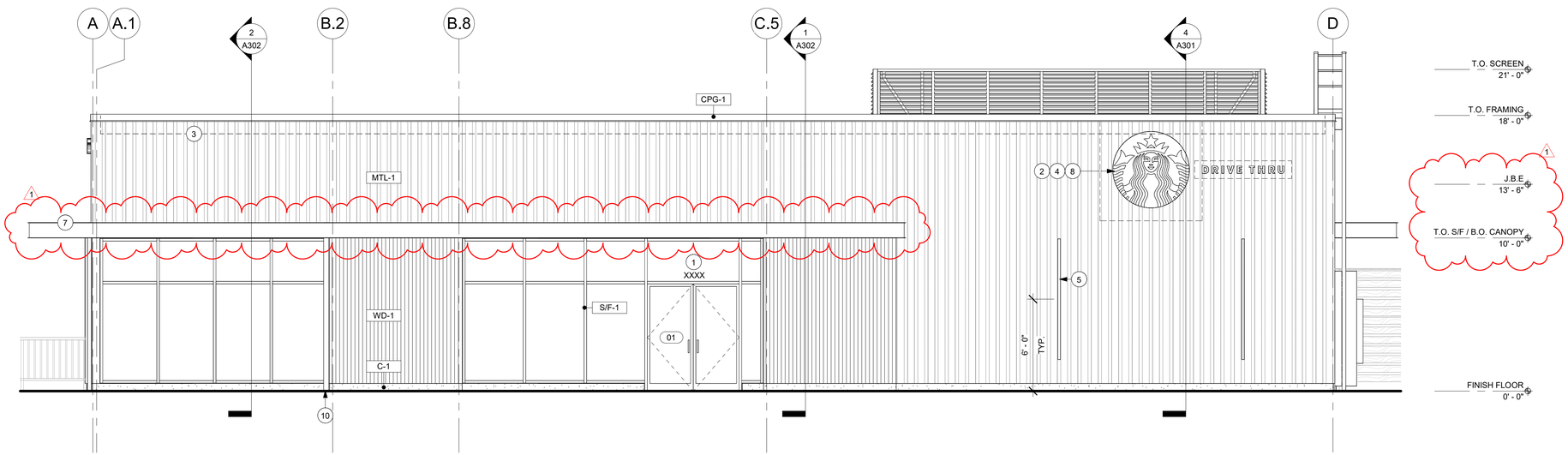


2 WEST ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

KEYED NOTES

1. PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS. (BY LL)
2. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE. (BY LL)
3. OUTLINE OF ROOF BEYOND.
4. SIGNAGE (BY TENANT). PROVIDE J-BOX FOR BUILDING SIGNAGE (BY GC) COORDINATE LOCATION AND QUANTITY OF SIGNAGE WITH VENDOR SHOP DRAWINGS. GC TO PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
5. EXTERIOR WALL SCONCES - COORDINATE W/ TENANT DRAWINGS (BY GC).
6. LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS - COORDINATE W/ TENANT DRAWINGS (BY GC).
7. CANOPY. (BY GC)
8. STARBUCKS SIGN VENDOR TO COORDINATE ELECTRICAL WITH GC TO AVOID ROOF PENETRATIONS (TYP. ALL SIGNS).
9. ROOF SCUPPER AND DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
10. CANOPY DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
11. SERVICE DOOR. (BY GC)
12. DT WINDOW. PROVIDE TENANT SPECIFIED READY ACCESS DT SERVICE WINDOW WITH ALL CONNECTIONS. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. (BY LL)
13. FURNISH AND INSTALL AIR CURTAIN AND FLY FAN AT DRIVE THRU WINDOW. - COORDINATE W/ TENANT DRAWINGS (BY GC)
14. DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" INSIDE. COORDINATE W/ TENANT DRAWINGS FOR SPEC
15. FURNISH AND INSTALL NON-ILLUMINATED STEEL TUBE STEEL BOLLARDS AND FILL W/ CONCRETE. (BY GC) COORDINATE W/ TENANT DRAWINGS
16. ELECTRICAL METER - SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
17. GAS METER - SEE PLUMBING SHEETS FOR ADDITIONAL INFORMATION
18. ROOF ACCESS LADDER W/ SECURITY CAGE - SEE DETAIL 1/A502.
19. PATIO RAILING - SEE SHEET A001 FOR ADDITIONAL INFORMATION.
20. GFI OUTLET. SEE ELECTRICAL DRAWINGS - COORDINATE W/ TENANT DRAWINGS (BY GC).

1

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

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SHEET

EXTERIOR ELEVATIONS

A201

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EXTERIOR FINISH SCHEDULE

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DSP-1	DOWNSPOUT	TBD	TO MATCH RAL#7013 BROWN GRAY	PREFINISHED
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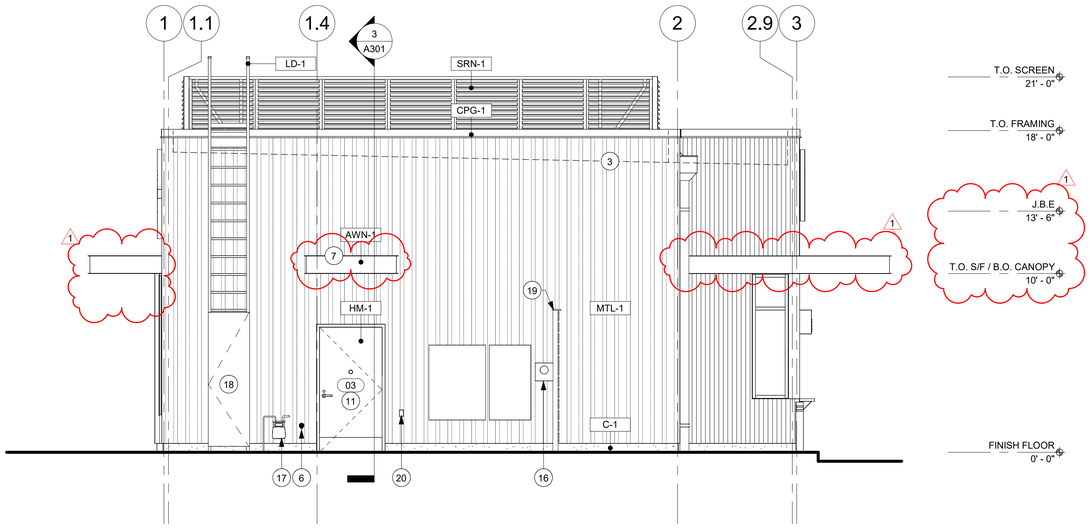
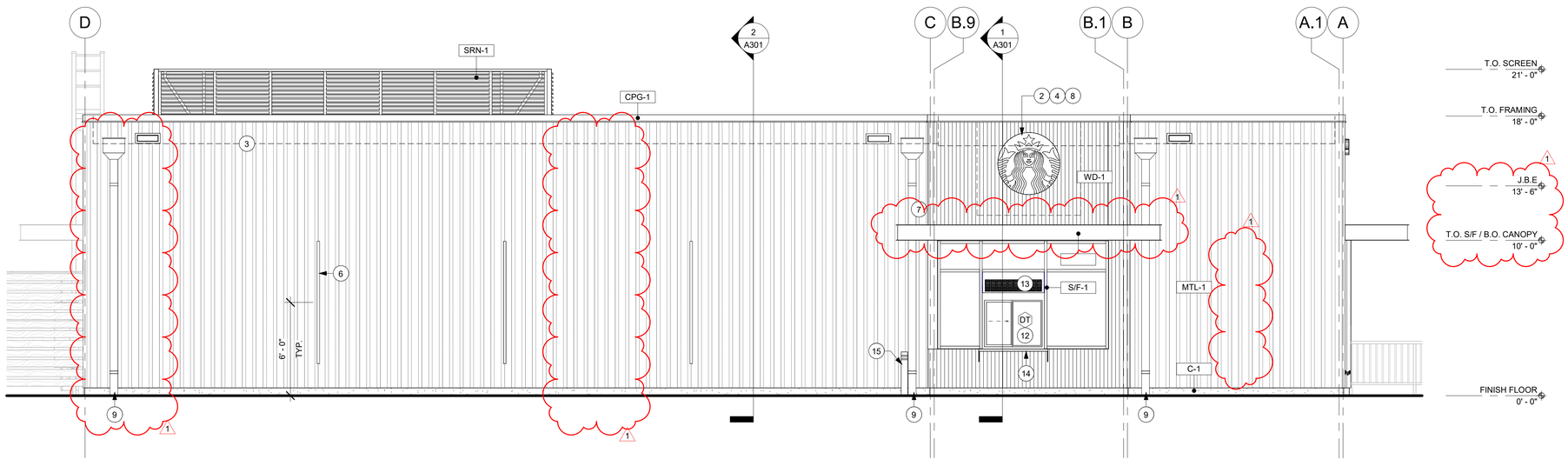


2 EAST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
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18. ROOF ACCESS LADDER W/ SECURITY CAGE - SEE DETAIL 1/A502.
19. REAR UTILITY SCREEN FENCE - SEE SHEET A001 FOR ADDITIONAL INFORMATION.
20. GFI OUTLET. SEE ELECTRICAL DRAWINGS - COORDINATE W/ TENANT DRAWINGS (BY GC).

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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EXTERIOR ELEVATIONS

A202

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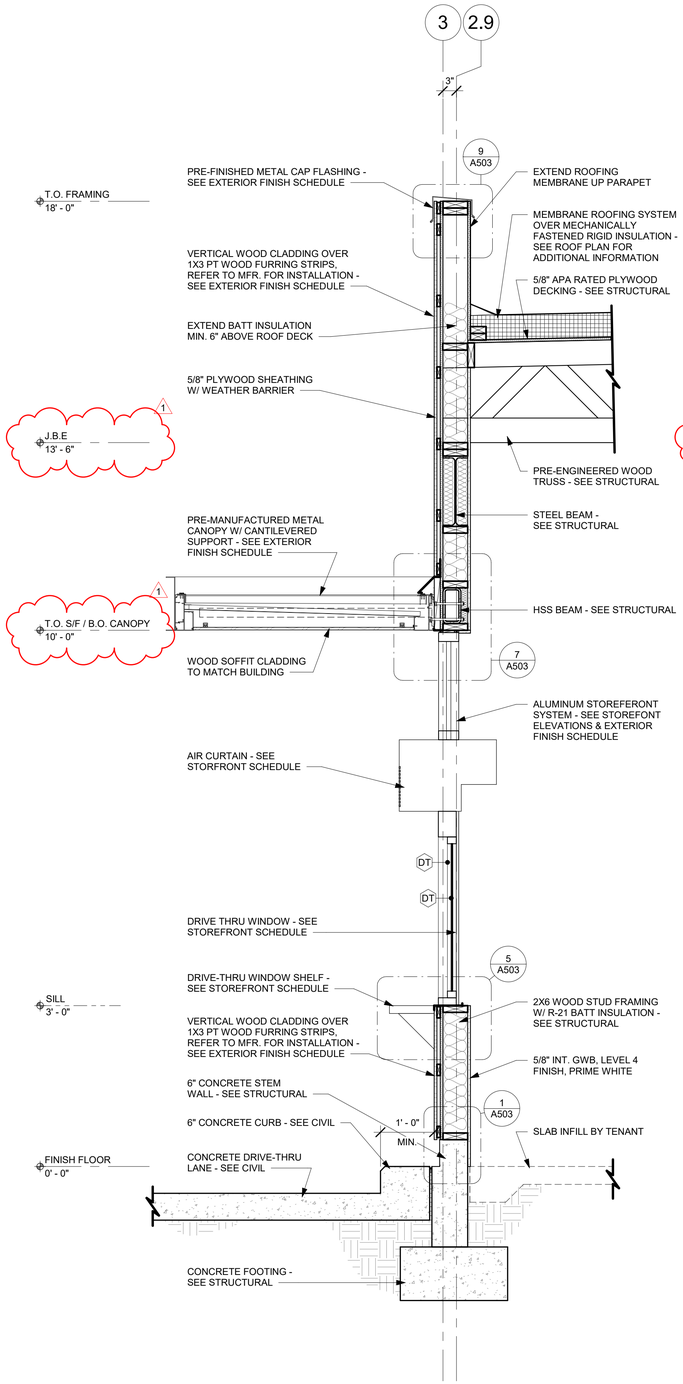

1 WALL SECTION
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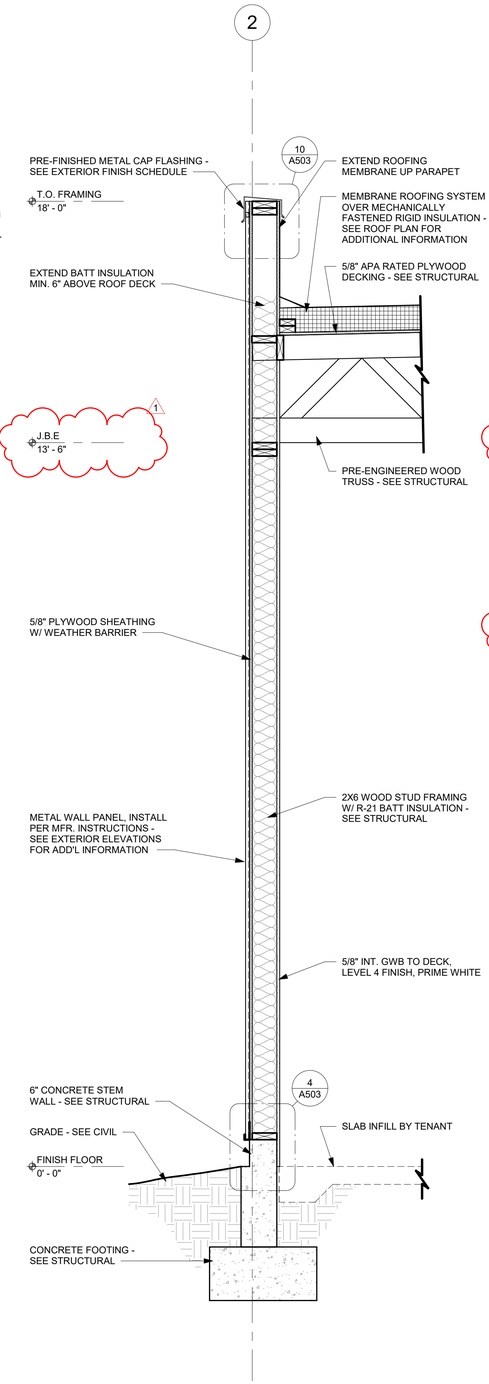

2 WALL SECTION
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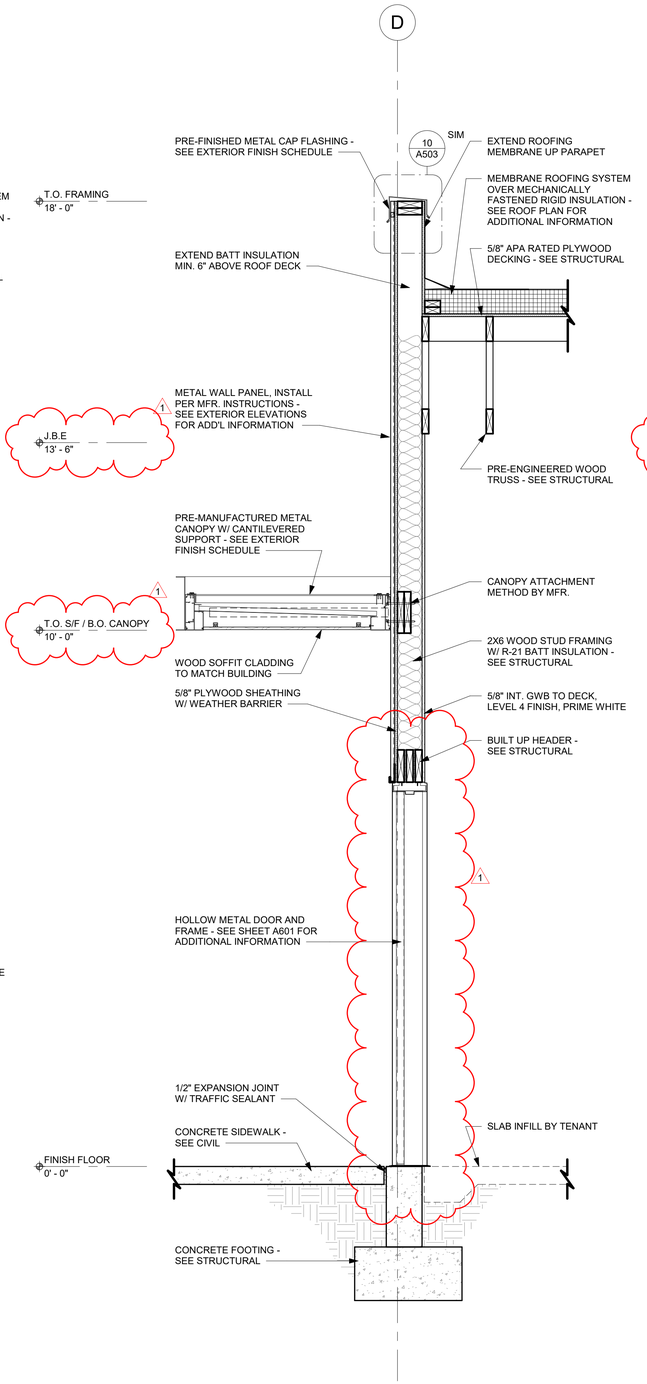

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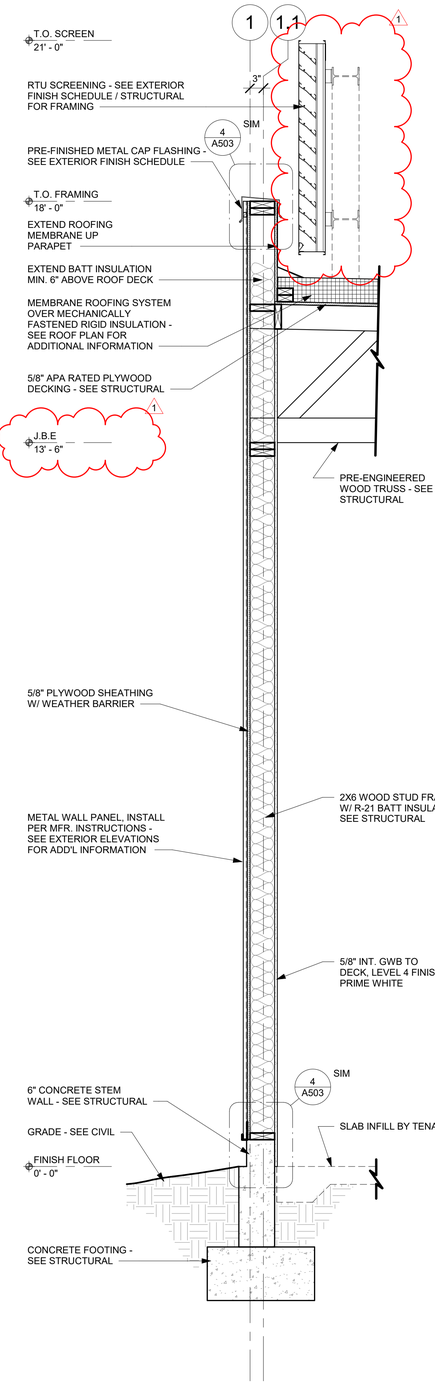

4 WALL SECTION
Scale: 3/4" = 1'-0"

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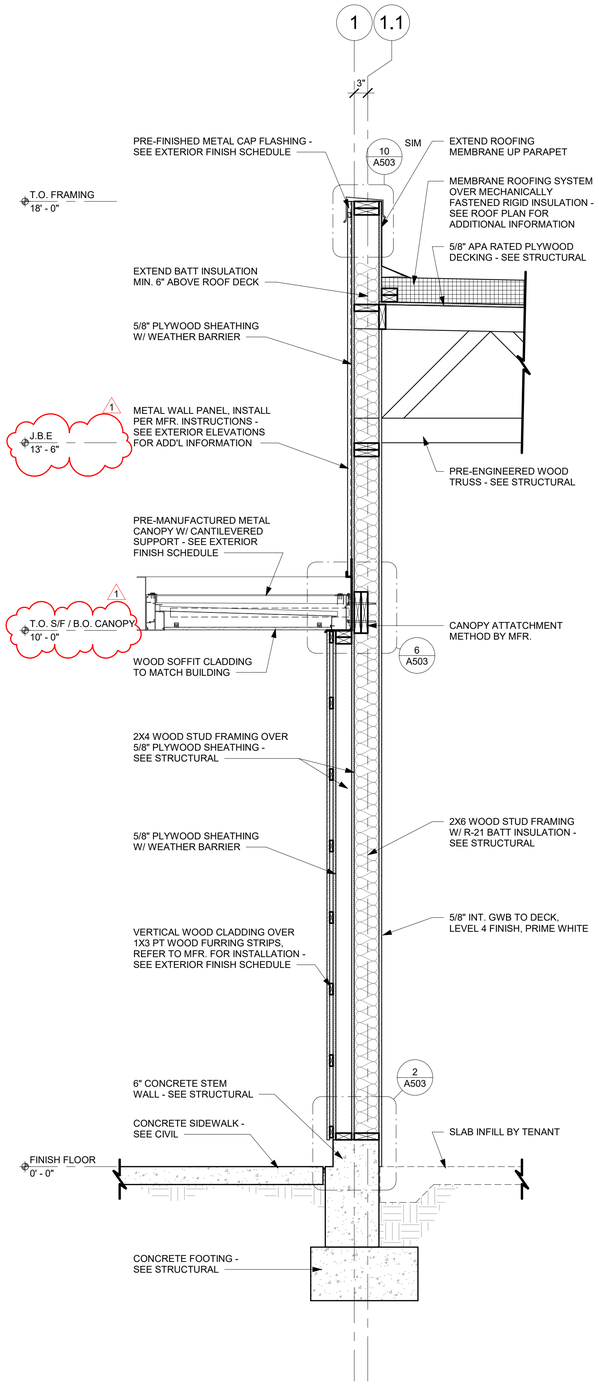
WALL SECTIONS

A301



1 WALL SECTION
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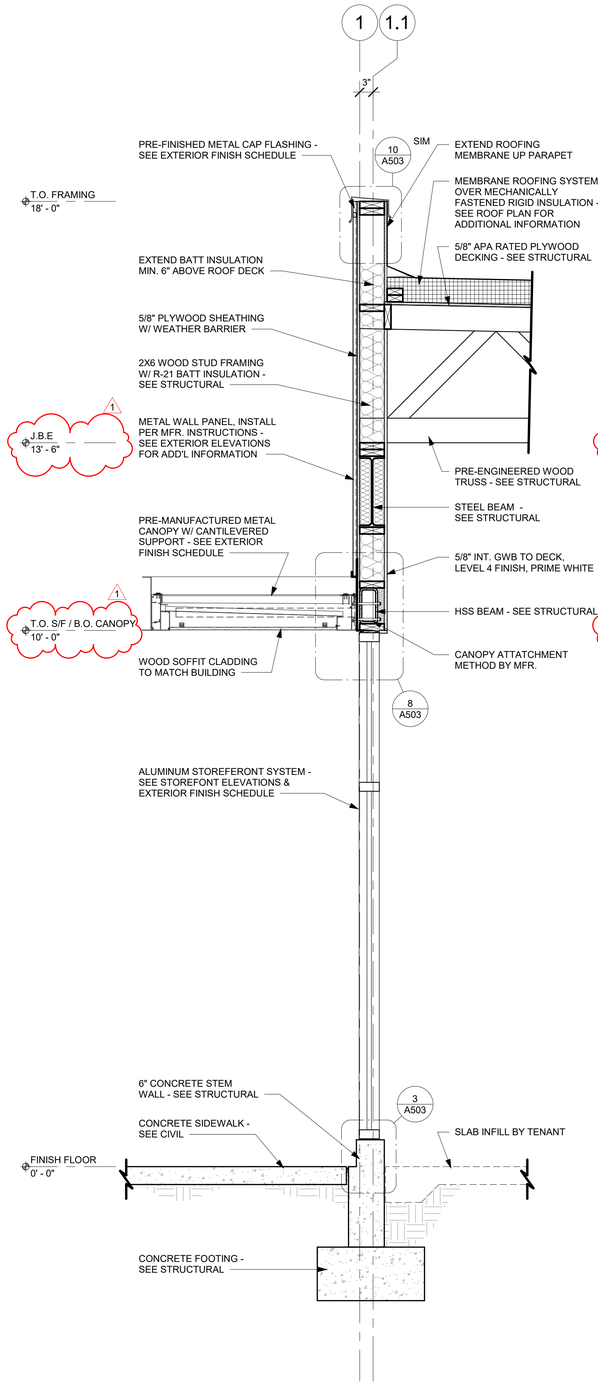

2 WALL SECTION
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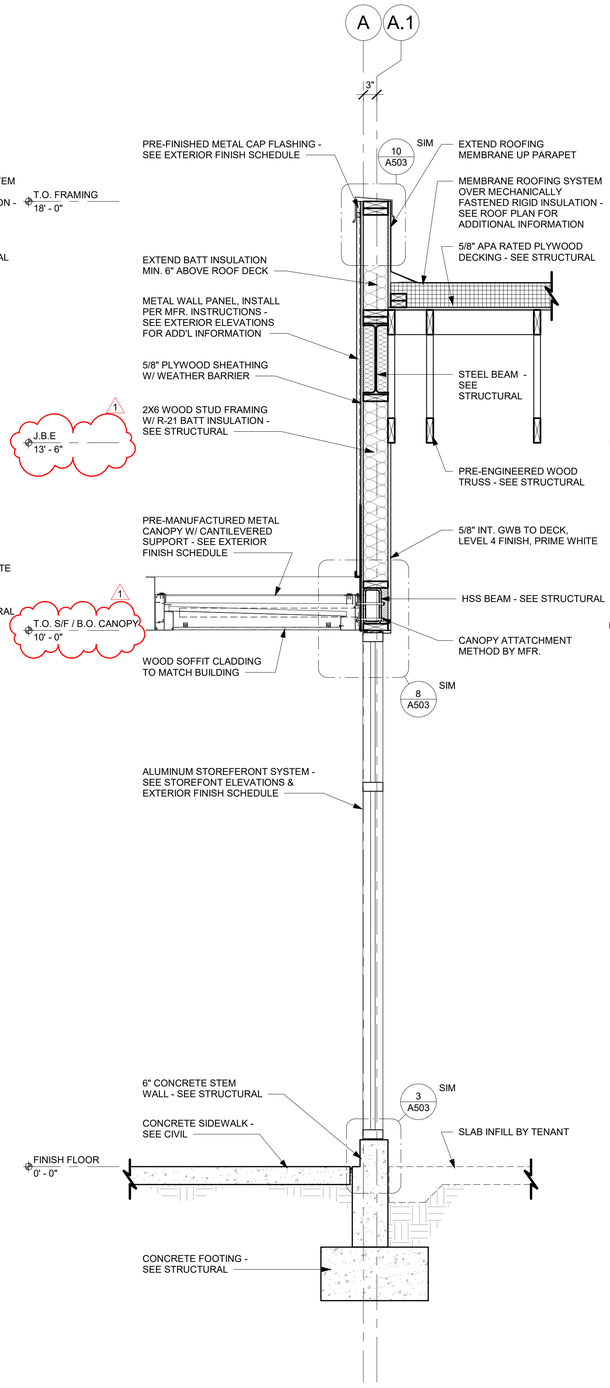

3 WALL SECTION
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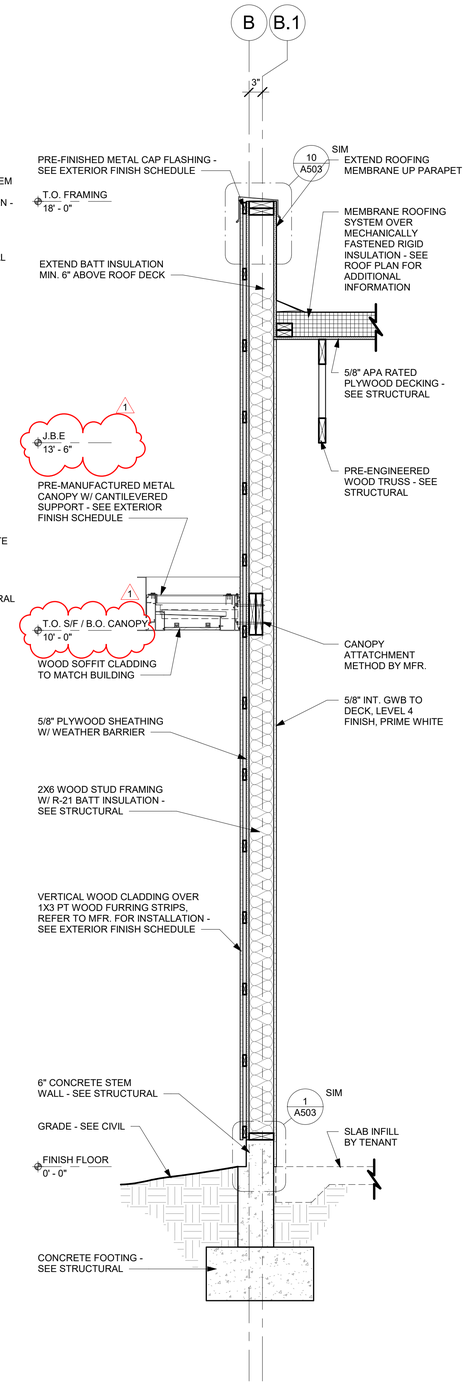

4 WALL SECTION
Scale: 3/4" = 1'-0"

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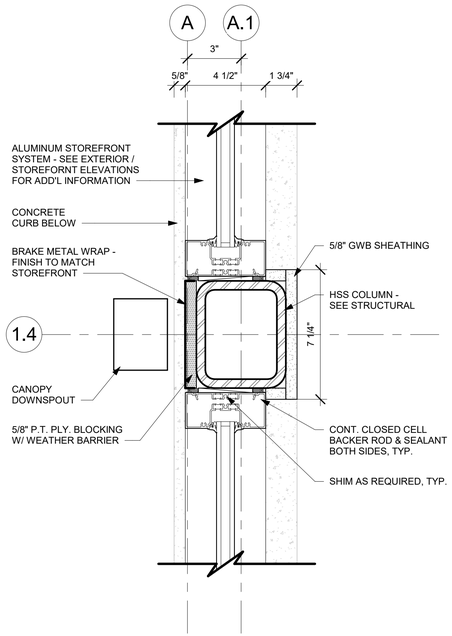
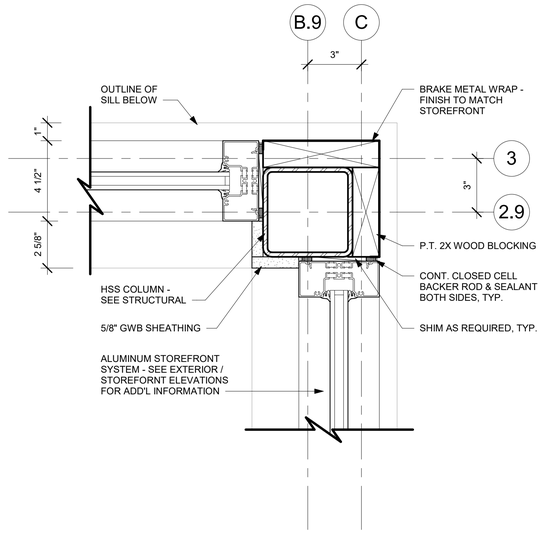
WALL SECTIONS

A302



4 PLAN DETAIL - S/F COLUMN

Scale: 3" = 1'-0"



5 PLAN DETAIL - DT S/F CORNER

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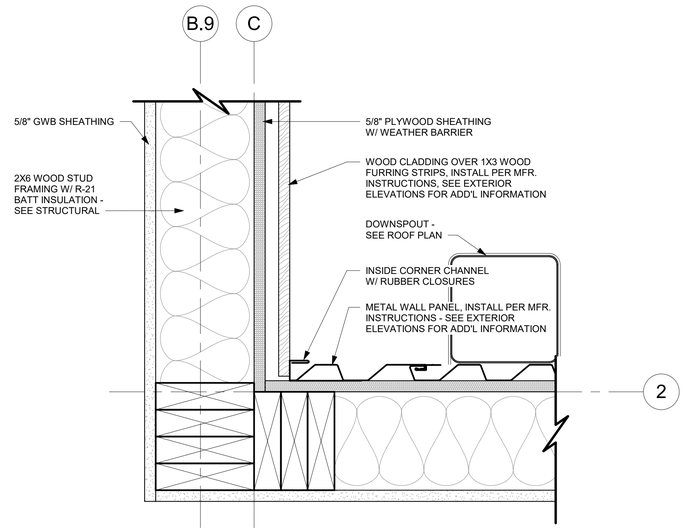
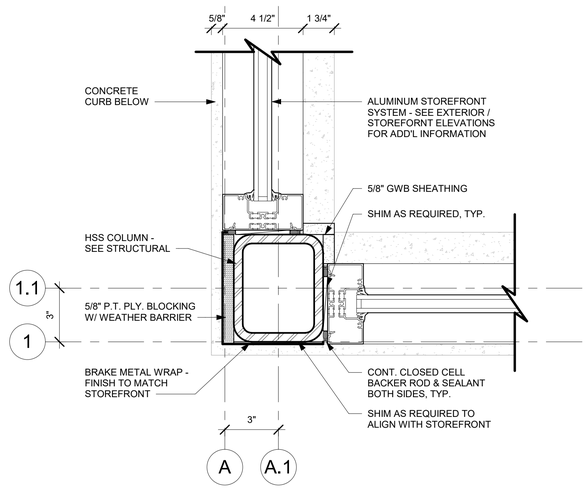


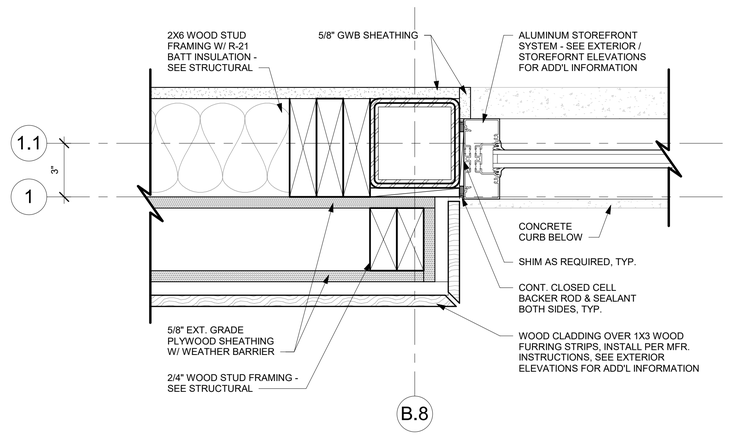
6 PLAN DETAIL - MTL PANEL & WD CLADDING TRANSITION

Scale: 3" = 1'-0"



1 PLAN DETAIL - S/F CORNER

Scale: 3" = 1'-0"



2 PLAN DETAIL - S/F JAMB W/ WD CLADDING BUMP

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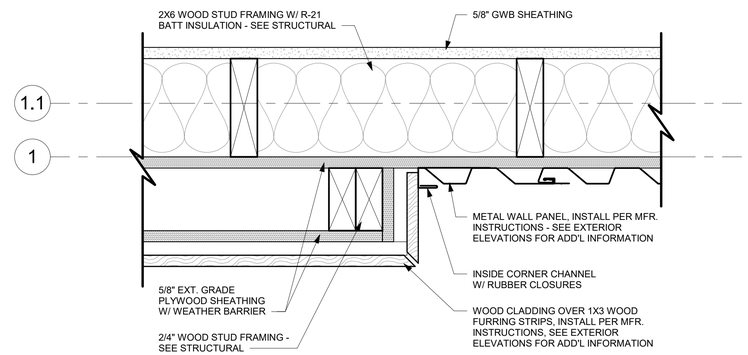

3 PLAN DETAIL - WD CADDLING BUMP & MTL PANEL TRANSITION

Scale: 3" = 1'-0"

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LOCATION

SBUX SHELL

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DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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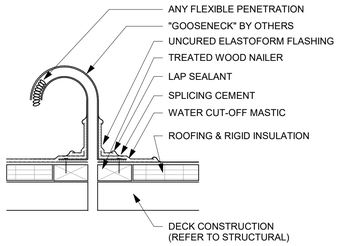
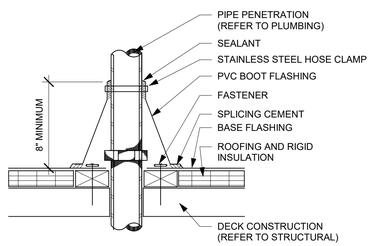
PLAN DETAILS

SHEET

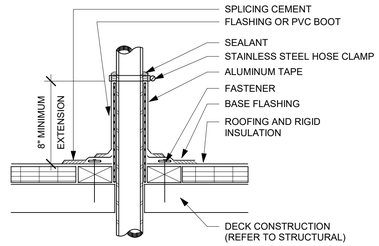
A501



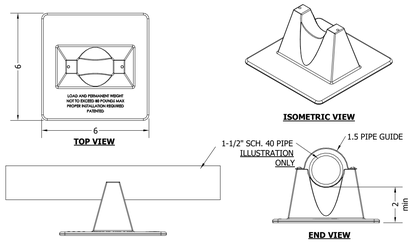
8 FLEXIBLE PENETRATION



9 HOT PIPE PENETRATION



10 PIPE PENETRATION DETAIL

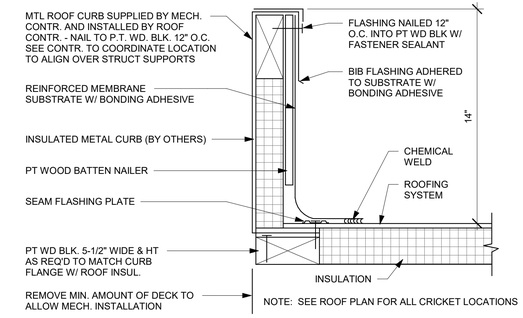


ACCESSORIES
- 1.5 pipe guide
- Support pad
- Eternabond® 2-sided tape

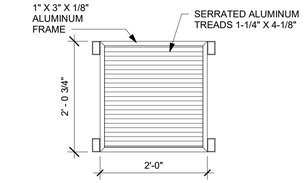
PRODUCT DESCRIPTION
A pipe support used to support roof-mounted gas pipes, electrical conduit, solar piping and other mechanical piping. Unique design absorbs thermal expansion and contraction of pipes thus preventing damage to the roof membrane. Pipes rest in a 'U' shaped cradle situated in a polycarbonate resin base.

KEY INFORMATION
- 1-1/2" ID maximum pipe capacity 1.9" OD maximum.
- Pipe clearance is 2" min, even load required, maximum load is 48 lbs. Provide greater clearance if req'd by code
- 32 per case, 11 lbs. per case
- 63 per case, 22 lbs. per case
- Recommended spacing is not to exceed 7 feet centers depending upon the load. Make certain each pipestand is properly elevated to even load weight at all pipestands.
- Base Material: Polycarbonate

11 PIPE SUPPORTS



12 HVAC CURB DETAIL



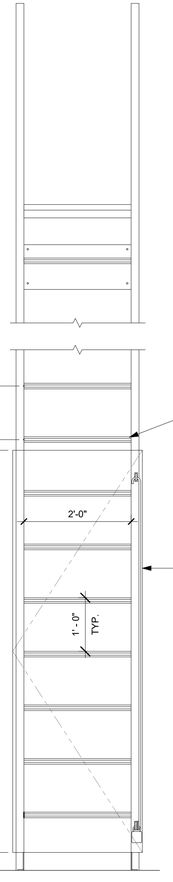
PLATFORM PLAN

NOTE:
PROVIDE ALUMINUM CHANNEL EXTERIOR ROOFTOP ACCESS LADDER AT REAR OF BUILDING IN TENANT APPROVED LOCATION, LADDER SHALL BE FIXED EXTERIOR GRADE WITH LOCKABLE ACCESS.

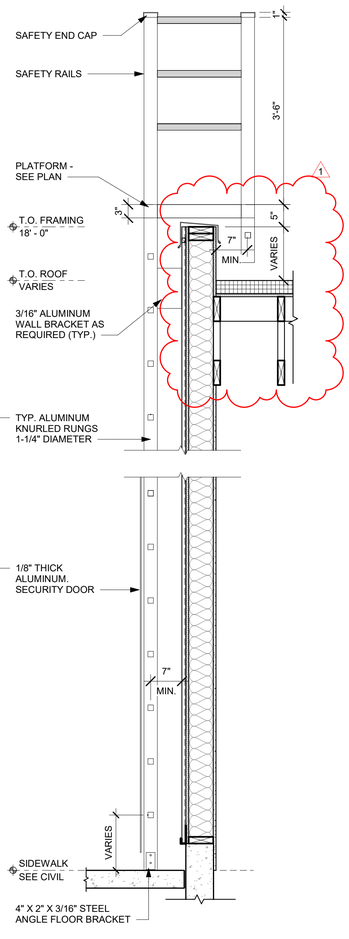
ENSURE FINAL LOCATION DOES NOT INTERFERE WITH UTILITIES.

GC / FABRICATOR TO ENSURE ALL OSHA STANDARDS ARE MET FOR INSTALLATION OF NEW ROOF LADDER, CONFIRM BEFORE INSTALLING.

PLAN



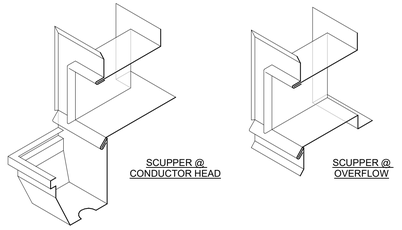
FRONT ELEVATION



SIDE ELEVATION

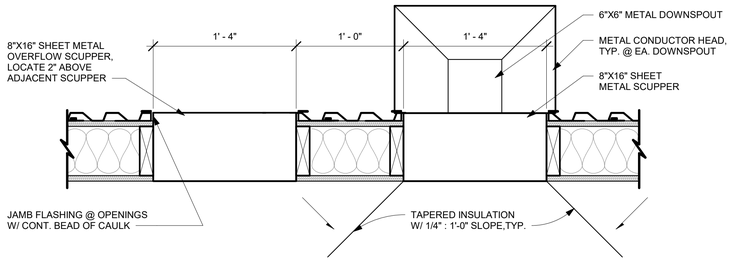
1 ROOF ACCESS LADDER W/ SECURITY DOOR

Scale: 3/4" = 1'-0"



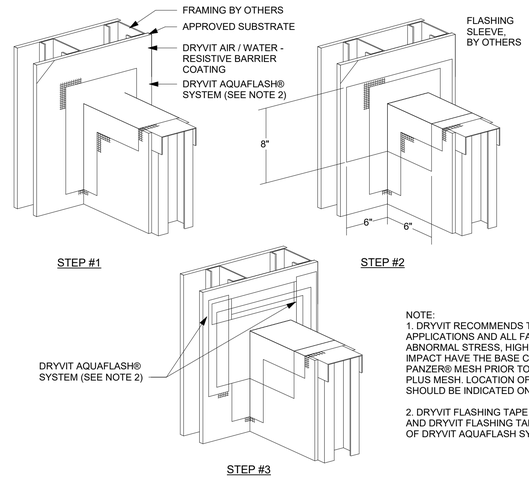
6 THRU-WALL SCUPPER ISOMETRIC DETAIL

Scale: 3" = 1'-0"



4 SCUPPER PLAN

Scale: 1 1/2" = 1'-0"

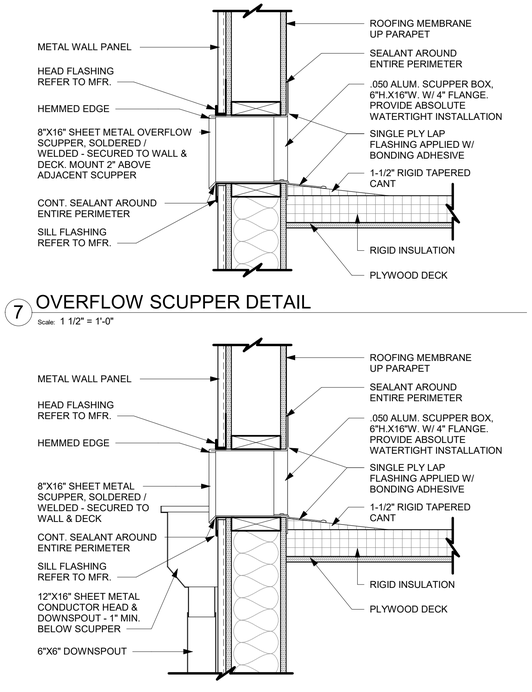


NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

2 CORNER FLASHING DETAILS

Scale: 12" = 1'-0"



7 OVERFLOW SCUPPER DETAIL

Scale: 1 1/2" = 1'-0"

5 SCUPPER DETAIL

Scale: 1 1/2" = 1'-0"

1

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STEPHEN P. MAY — REGISTERED ARCHITECT — 19417 — 11/20/23 — NASHVILLE, TENNESSEE

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DATE

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SHEET

ROOF DETAILS

A502

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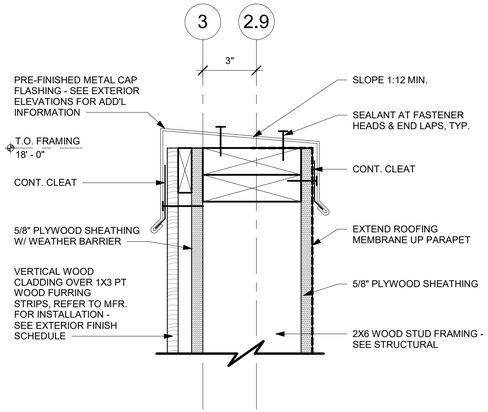

9 SECTION DETAIL
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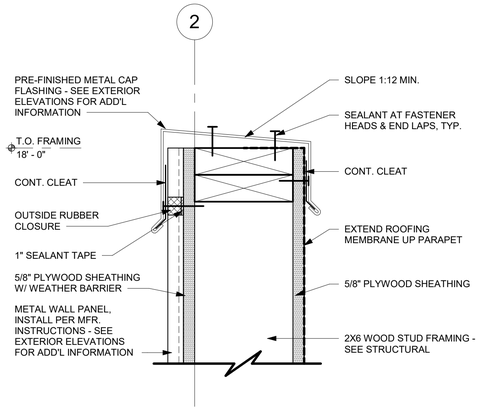

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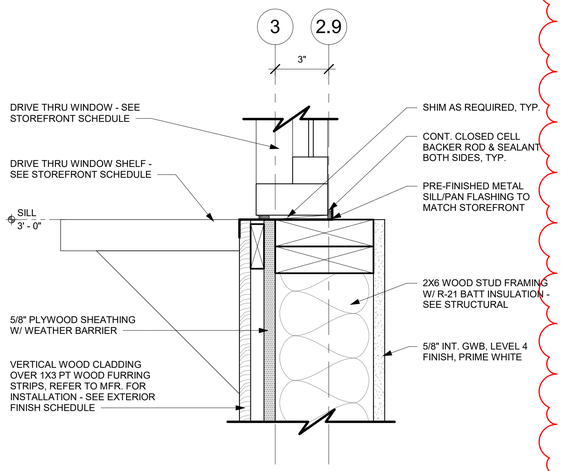

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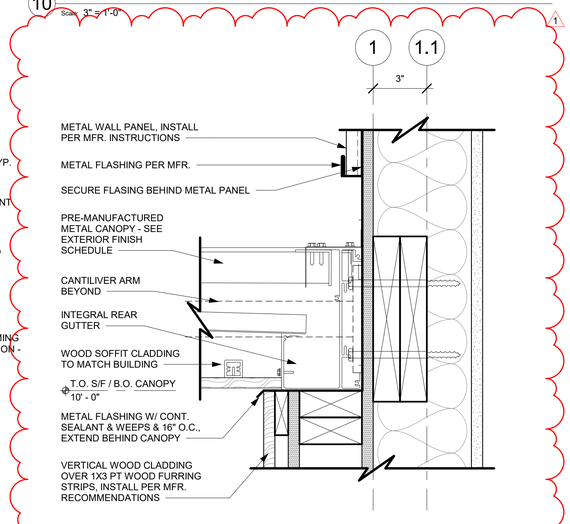

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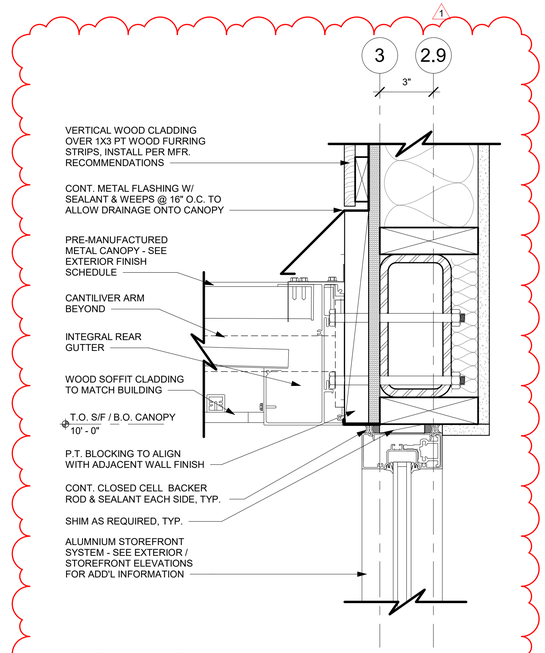

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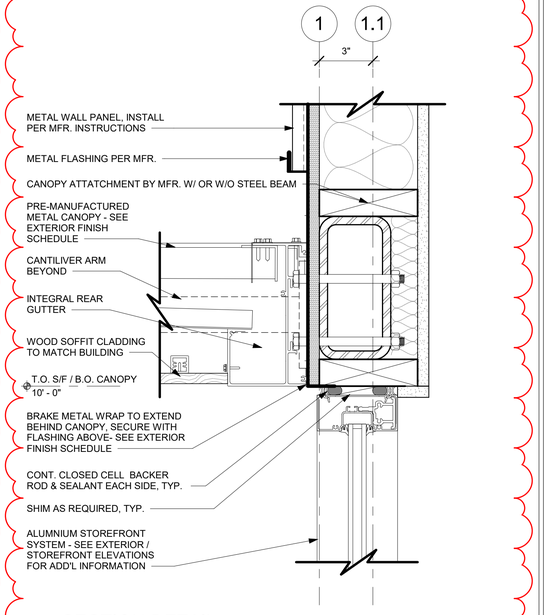

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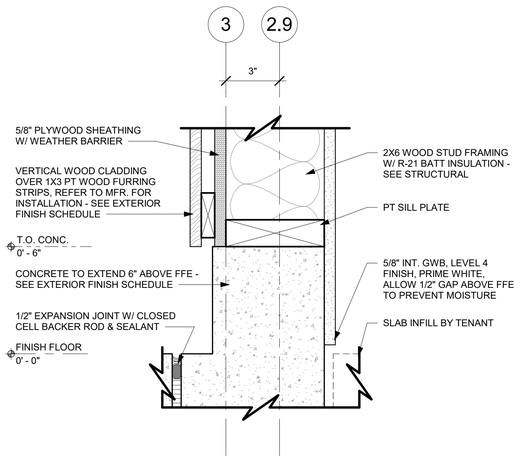

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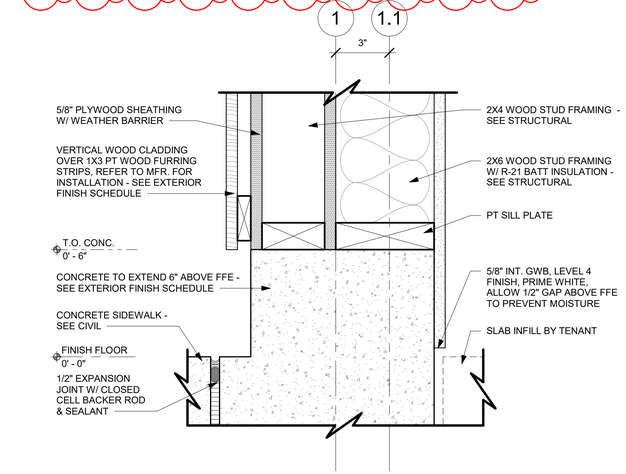

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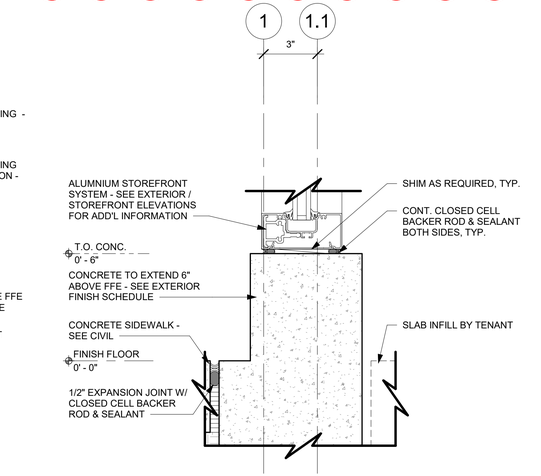

3 SECTION DETAIL
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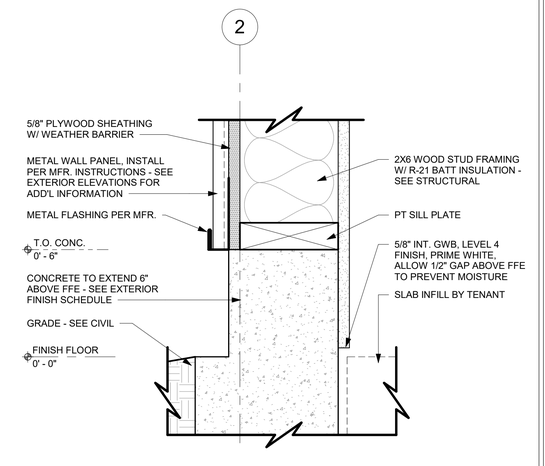

4 SECTION DETAIL
Scale: 3" = 1'-0"

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PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION #1	11/20/23

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SHEET

SECTION DETAILS
A503

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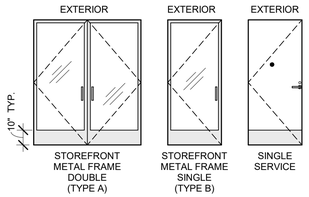
DOOR HARDWARE SET NO. 2-A - For new single aluminum secondary entry/exit door (50 or more occupancy)				
No.	**Item**	**Description**	**Manufacturer**	**Finish**
3	Hanging Devices	TA2314/MPB91 Hinge MacPro Bearing 4.5 x 4.5	McKinney	630
1	Securing Devices	CD35A-NL-OP Panic Device	Von Duprin	628/630
2	Securing Devices	C607 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices	KB609-2 Cut Control Key "A" Keyway	Falcon Lock	---
9	Securing Devices	KB632-2 Cut User Key "A" Keyway	Falcon Lock	----
1	Securing Devices	C953 7-Pin Rim Cylinder Housing	Falcon Lock	626
1	Securing Devices	C987 7-Pin Mortise Cylinder Housing w/AR Cam	Falcon Lock	626
1	Securing Devices	A08794-003 Adjustable Ring, Mortise Cyl. 516-13/32	Falcon Lock	626
1	Operating Trim	108 Door Pull Handle	Rockwood	630
1	Closing Devices	8916 Door Closer 8916 AF89P	Dorma	689
1	Stops and Holders	473 Door Stop w/ Hook	Rockwood	626
1	Threshold	325 Half Saddle Threshold	National Guard	---
1	Sign	Vinyl Sign: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Seton	---

DOOR HARDWARE SET NO. 3-A - For pair aluminum main entry/exit doors (300 or less occupancy)				
No.	**Item**	**Description**	**Manufacturer**	**Finish**
6	Hanging Devices	TA2314/MPB91 Hinge MacPro Bearing 4.5 x 4.5	McKinney	630
1	Securing Devices (active leaf)	MS1850S Deadbolt	Adams RIte	626
1	Securing Devices (inactive leaf)	MS1880 Two-Point Flushbolt	Adams Rite	626
2	Securing Devices (active leaf)	C607 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices (active leaf)	KB609-2 Cut Control Key "A" Keyway	Falcon Lock	---
9	Securing Devices (active leaf)	KB632-2 Cut User Key "A" Keyway	Falcon Lock	---
2	Securing Devices (active leaf)	C987 7-Pin Mortise Cylinder Housing w/AR Cam	Falcon Lock	626
2	Securing Devices (active leaf)	A08794-003 Adjustable Ring, Mortise Cyl. 5/16-13/32	Falcon Lock	626
2	Operating Trim	108 Door Pull Handle	Rockwood	630
2	Operating Trim	48 Push Bar x 31	Rockwood	630
2	Closing Devices	8916 Door Closer 8916 AF89P AL	Dorma	689
2	Stops and Holders	473 Door Stop w/Hook	Rockwood	626
2	Accessories	Door Sweep 18062CNB36	Pemko	A
1	Threshold	325 Half Saddle Threshold	National Guard	---
1	Sign	Vinyl Sign: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Seton	---

DOOR HARDWARE SET NO. 42 - For exterior 42" wide service door				
No.	**Item**	**Description**	**Manufacturer**	**Finish**
3	Hanging Devices	TA2314/MPB91 Hinge MacPro Bearing 4.5 x 4.5	McKinney	630
1	Securing Devices	C607 7-Pin Core Combinated "A" Keyway	Falcon Lock	626
1	Securing Devices	I/O 2000L-03IC Auto Locking Door Alarm, IC; No CTR Includes Mortise Cylinder	Sur-Lock	---
1	Closing Devices	8916 Door Closer 8916 AF89P	Dorma	689
1	Protective Trim Units	K1050 B4E Kickplate 10" x 40"	Rockwood	630
1	Accessories	137NA Weather Strip 20' 42" x 84"	National Guard	A
1	Accessories	Door Sweep 18062CNB36	Pemko	A
1	Miscellaneous Items	DS / 1000 Door Scope	Security Products	Silver
1	Miscellaneous Items	MCV309NWHGL Door Bell	Nutone	As Selected

DOOR LEGEND



DOOR SCHEDULE								
		DOOR				FRAME		
MARK	**DESCRIPTION**	**WIDTH**	**HEIGHT**	**MATERIAL**	**FINISH**	**MATERIAL**	**FINISH**	**HARDWARE SET**	**COMMENTS**
01	DOOR - STOREFRONT METAL FRAME DOUBLE - TYPE A	6' - 0"	7' - 0"	GLASS	S/F-1	ALUM	S/F-1	3-A	
02	DOOR - STOREFRONT METAL FRAME SINGLE - TYPE B	3' - 0"	7' - 0"	GLASS	S/F-1	ALUM	S/F-1	2-A	HARDWARE TO MATCH STOREFRONT. 10" KICK PLATE.
03	DOOR - SINGLE SERVICE- 42IN 1070MM	3' - 6"	7' - 0"	H.M.	HM-1	H.M.	HM-1	42	

WINDOW LEGEND

STOREFRONT SCHEDULE			
MARK	**COUNT**	**DESCRIPTION**	**COMMENTS**
FAN			
	1	FAN - DT AIR CURTAIN WITH HEATER - 48IN 1220MM	READY-ACCESS AA300 HEATED AIR CURTAIN
OTHER			
	1	DT WINDOW SHELF - PAPERSTONE OBC - 56IN X 10IN X 1IN	COLOR: OBSIDIAN | MFR: PANELTECH INTERNATIONAL LLC. | CONTACT: MIKE MILLER, mike@paperstoneproducts.com, (360) 538-1510
WINDOW			
DT	1	WINDOW - DT WITH OPEN TRANSOM - 48X60IN 1205X1510MM - ALUMINUM	READY ACCESS 275 SERIES

GENERAL NOTES

A. STARBUCKS VENDOR TO PROVIDE DOOR HARDWARE COMPONENTS. GC TO INSTALL.

B. SEE SHEET A101 FOR TAGGED LOCATION OF EXTERIOR DOORS AND WINDOWS.

C. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES. (1014.2)

D. PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING SHALL SATISFY THE FOLLOWING (1008.1.10):

a) THE ACTUATION PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.

b) THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 POUNDS (6.8 KG).

c) PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.

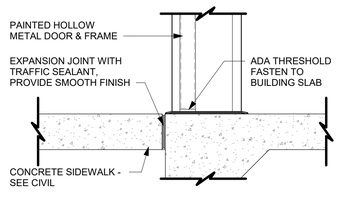
d) PANIC HARDWARE LISTED IN ACCORDANCE WITH UL 305.

e) FIRE EXIT HARDWARE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.

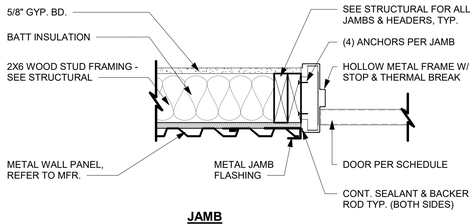
E. SPY SCOPE HARDWARE, (WHERE INSTALLED) SHALL BE CENTERED IN DOOR AT 54" (1370MM) A.F.F.

DOOR & HARDWARE NOTES

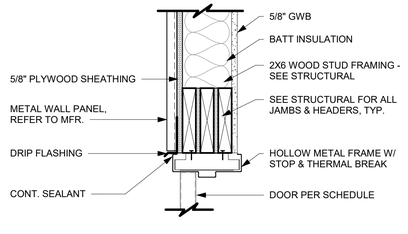
1. MAXIMUM HEIGHT OF THRESHOLDS TO BE 1/2"
2. MAXIMUM OPENING FORCE OF DOORS: INTERIOR: 4.5, EXTERIOR: 4.5
3. ALL HARDWARE TO COMPLY WITH ADA CODES AND STATE ACCESSIBILITY CODES
4. ALUMINUM STOREFRONT DOOR HARDWARE BY DOOR MANUFACTURER.
5. METAL THRESHOLDS FOR PERIMETER WALL EXIT DOORS SHALL BE ALUMINUM STORMPROOF AND ADA HANDICAP ACCESSIBLE.
6. CLOSER BACKPLATE TO BE PROVIDED FOR INSTALLATIONS WHERE THE HEAD JAMB IS NOT OF ADEQUATE HEIGHT TO RECEIVE ALL MOUNTING SCREWS FOR CLOSER ASSEMBLY (LESS THAN 3").
7. ALL HARDWARE AT STOREFRONT DOORS TO MATCH TENANT PROVIDED HARDWARE SET #2-A, ITEMS NOT NOTED TO MATCH STOREFRONT FINISH, BLACK ANODIZED (TYP.)



SILL
(HM EXTERIOR)



JAMB
(HM EXTERIOR)



HEAD
(HM EXTERIOR)

2 DOOR DETAILS

Scale: 1 1/2" = 1'-0"

CIVIL UNDER SEPARATE COVER

SIGNAGE UNDER SEPARATE PERMIT

TENANT INTERIOR DESIGN UNDER SEPARATE PERMIT

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LOCATION

SBUX SHELL

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DATE

PERMIT SET

11/02/23

23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

WINDOW & DOOR SCHEDULES & DETAILS

A601

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STOREFRONT NOTES

A. SEE SHEET A101 FOR TAGGED LOCATION OF STOREFRONTS.

B. STOREFRONT SYSTEM TO BE TRIFAB VERSAGLAZE 451T BY KAWNEER OR EQUAL. STOREFRONT SYSTEM. GLAZING TO BE CLEAR SNX 51/23 GLAZING BY GUARDIAN GLASS OR EQUAL.

C. EQUAL STOREFRONT SYSTEM TO HAVE THE FOLLOWING SPECIFICATIONS OR BETTER:

a) SOLAR HEAT GAIN COEFFICIENT = 0.21

b) VISIBLE LIGHT TRANSMITTANCE = 0.45

c) U-VALUE = 0.39

d) MEET REQUIREMENTS SET FORTH BY ASTM E1996.

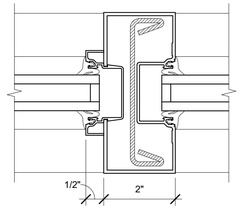
D. SYSTEM TO BE LABELED AND CERTIFIED BY MANUFACTURER FOR U-FACTOR AND SHGC.

E. ALUMINUM STOREFRONT SYSTEM FINISH TO BLACK ANODIZED (TYP.)

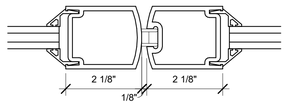
F. "T" = TEMPERED GLAZING, AS REQUIRED.

G. ALL STOREFRONT DOOR GLAZING TO BE CLEAR, SAFETY RATED, AND INSULATED.

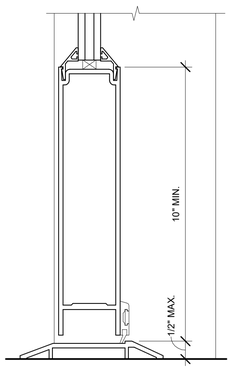
H. ALL STOREFRONT SYSTEM GLAZING TO BE 1" LOW E INSULATED.



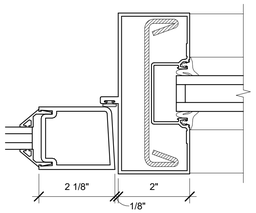
STOREFRONT DOOR JAMB DETAIL @ TRANSOM



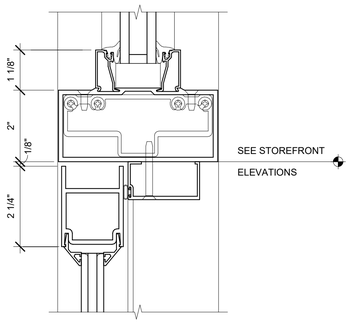
STOREFRONT DOOR MEETING STILES DETAIL



STOREFRONT DOOR SILL



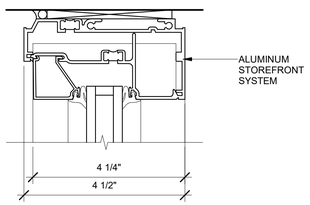
STOREFRONT DOOR JAMB DETAIL



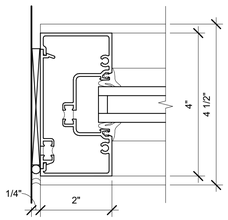
STOREFRONT DOOR HEAD DETAIL

2 STOREFRONT DOOR DETAILS

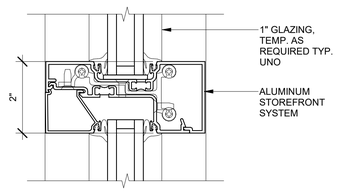
Scale: 6" = 1'-0"



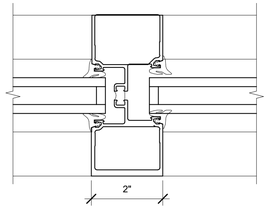
STOREFRONT HEAD DETAIL



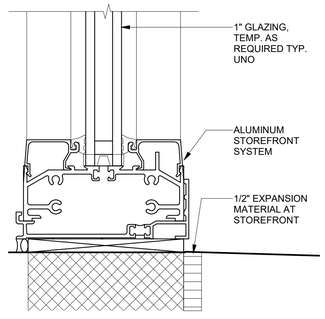
STOREFRONT JAMB DETAIL



STOREFRONT HORIZONTAL MULLION DETAIL



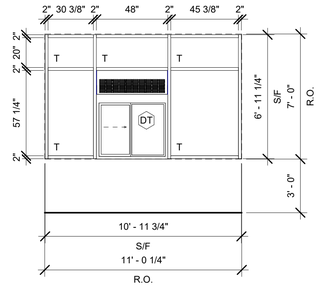
STOREFRONT VERTICAL MULLION DETAIL



STOREFRONT SILL DETAIL

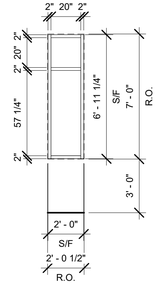
1 STOREFRONT DETAILS

Scale: 6" = 1'-0"



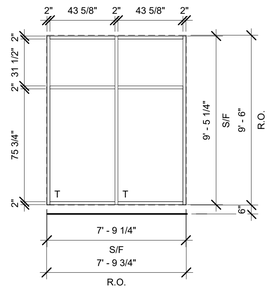
8 STOREFRONT E

Scale: 1/4" = 1'-0"



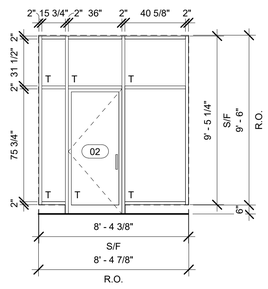
9 STOREFRONT F

1/4" = 1'-0"



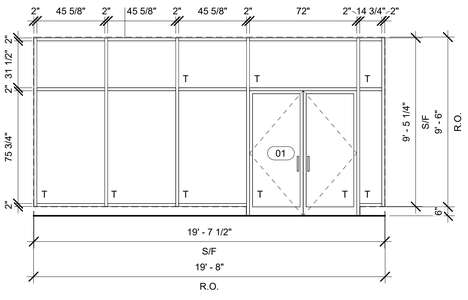
6 STOREFRONT C

Scale: 1/4" = 1'-0"



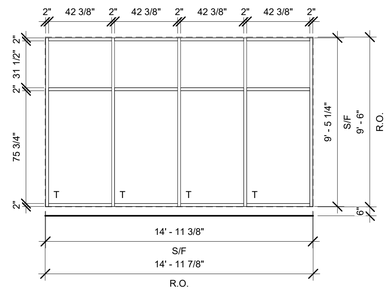
7 STOREFRONT D

Scale: 1/4" = 1'-0"



4 STOREFRONT A

Scale: 1/4" = 1'-0"



5 STOREFRONT B

Scale: 1/4" = 1'-0"

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DATE

PERMIT SET

11/02/23

23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

STOREFRONT ELEVATIONS & DETAILS

A602

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GENERAL ELECTRICAL NOTES

1 THE CONTRACT DOCUMENTS CONSIST OF DRAWINGS, SPECIFICATIONS AND DESIGN INFORMATION PREPARED BY MULTIPLE DISCIPLINES AND MUST BE USED AS A WHOLE AND IN COORDINATION WITH EACH OTHER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY APPARENT CONFLICTS, DISCREPANCIES, OR OMISSION OF INFORMATION ON THE ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH WORK. SHOP DRAWINGS SHALL BE PROVIDED WHERE NECESSARY FOR COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ERRORS RESULTING FROM LACK OF COORDINATION OF DOCUMENTS.

2 REFER TO THE ARCHITECTURAL DOCUMENTS FOR ALL APPLICABLE CODES. THE WORK SHALL BE IN ACCORDANCE WITH THE ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AT THE DATE OF PERMIT APPLICATION AND ANY OTHER LOCAL JURISDICTIONAL REQUIREMENTS. IN ADDITION, ANY BASE BUILDING OR TENANT GENERAL CONDITIONS SHALL GOVERN ACCEPTABLE MATERIALS AND WORK.

3 THE CONTRACTOR SHALL FIELD VISIT THE SITE PRIOR TO BID TO FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK.

4 ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY A LICENSED ELECTRICAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE, CLEAN, AND UNDISRUPTIVE JOB SITE THAT DOES NOT IMPEDE EGRESS PATHS OR OTHER TENANTS. DISRUPTIONS TO POWER AFFECTING OTHER TENANTS OR AREAS OUTSIDE THE SCOPE OF WORK SHALL BE COORDINATED WITH THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF HIS WORK. WHEN THE WORK IS COMPLETE, ALL ELECTRICAL DEVICES SHALL BE VACUUM CLEAN. THE FINISHED PRODUCT SHALL BE A FULLY FUNCTIONAL SYSTEM MEETING THE INTENT OF THE DRAWINGS/DOCUMENTS. WORKMANSHIP AND ALL MATERIALS AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR IN WRITING COMMENCING UPON ACCEPTANCE OF INSTALLATION BY OWNER.

5 WITHIN 30 DAYS AFTER THE DATE OF THE SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION. ADDITIONALLY, AN OPERATING MANUAL AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER INCLUDING THE FOLLOWING: SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE INCLUDING CLEARLY IDENTIFIED ROUTINE MAINTENANCE ACTIONS, AND NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

6 UNLESS PROVIDED WITH DIMENSIONS OR NOTED OTHERWISE, ELECTRICAL PLANS ARE STRICTLY DIAGRAMMATIC ONLY. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, MOUNTING HEIGHTS, ETC. EFFORT HAS BEEN MADE TO PROPERLY ACCOUNT FOR ALL SPACE REQUIREMENTS, CLEARANCE, ETC, BUT SITE CONDITIONS AND PRODUCTS SELECTED MAY VARY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PROPER ARRANGEMENTS AND CLEARANCES. DRAWINGS SHALL NOT BE SCALED.

7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PAYING ALL ASSOCIATED FEES, AND DOCUMENTING AND FILING ALL PAPERWORK ASSOCIATED WITH THIS SCOPE OF WORK. WHEN THE WORK IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CERTIFICATES OF INSPECTION.

8 UNLESS NOTED OTHERWISE ALL EXISTING ELECTRICAL DEVICES INSTALLED UNDER PREVIOUS CONTRACTS SHALL REMAIN. CONTRACTOR SHALL EXTEND CIRCUITRY AND RELOCATE EXISTING DEVICES INTO NEW TENANT SPACE AND MOUNT TO PARTITIONS, CEILINGS, OR FINISHES AS REQUIRED.

9 THE CONTRACTOR IS EXPECTED TO HAVE A FULLY FUNCTIONAL KNOWLEDGE OF ELECTRICAL SYSTEMS AND WHETHER INDICATED ON THE DRAWINGS OR NOT SHALL PROVIDE THE CORRECT NUMBER OF WIRES, AT NO ADDITIONAL CHARGE, TO FACILITATE PROPER OPERATION OF ALL EQUIPMENT.

10 THE INSTALLATION SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). UNLESS INSTALLED FOR SPECIFIC USES EXEMPT FROM ADA OR IN AREAS NOT NORMALLY ACCESSED BY BUILDING OCCUPANTS.

GENERAL ELECTRICAL NOTES

11 THE ELECTRICAL CONTRACTOR SHALL REFER TO THE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF EQUIPMENT. PRIOR TO ORDERING ELECTRICAL EQUIPMENT SERVING MECHANICAL & PLUMBING EQUIPMENT, THE ELECTRICAL CONTRACTOR SHALL CONFIRM THE EQUIPMENT BEING ORDERED BY THE HVAC OR PLUMBING CONTRACTORS AND PROVIDE WIRING, CONDUIT, AND OVERCURRENT PROTECTION MEETING THE REQUIREMENTS AT NO ADDITIONAL COST. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING WITH THE HVAC EQUIPMENT FOR PROVIDING ANY NECESSARY LINE AND LOW VOLTAGE WIRING. FINAL TERMINATION OF LOW VOLTAGE WIRING TO BE MADE BY THE HVAC CONTRACTOR.

12 ALL EXISTING CIRCUITS INDICATED AS SPARE SHALL BE TRACED AND VERIFIED BY THE CONTRACTOR. IF A CIRCUIT IS LABELED AS SPARE OR INDICATED FOR RE-USE BUT IS UTILIZED BY AN ADJACENT TENANT OR OCCUPIED SPACE, THE ENGINEER SHALL BE NOTIFIED AND A NEW CIRCUIT SHALL BE ASSIGNED.

13 ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW (UNLESS NOTED OTHERWISE) AND BEAR AN APPROVED LISTING FOR THEIR INTENDED USE. MATCH BUILDING STANDARDS FOR MANUFACTURER AND TYPE OF EQUIPMENT FOR LIGHTS, EXIT SIGNS, FIRE ALARM DEVICES, WIRING DEVICES, AND ELECTRICAL DISTRIBUTION EQUIPMENT. WHERE NO BUILDING STANDARD EXISTS FOR ELECTRICAL EQUIPMENT, EQUIPMENT SHALL BE MANUFACTURED BY G.E., SQUARE-D, EATON CUTLER-HAMMER, OR SIEMENS. INSTALL A PLASTIC-LAMINATE SIGN ON EACH NEW UNIT OF ELECTRICAL EQUIPMENT WITH 1/2" ENGRAVED LETTERING FOR IDENTIFICATION. IDENTIFICATION DESIGNATIONS SHALL MATCH DOCUMENTS AND INDICATE SOURCE FED (FOR DISCONNECTS, ETC.).

14 THE CONTRACTOR SHALL GIVE PERMISSION FOR THE AHJ, ENGINEER, ARCHITECT, INSPECTOR, ETC. TO PERFORM TESTS OF THE ELECTRICAL SYSTEM AS REQUIRED.

15 SWITCH AND RECEPTACLES INDICATED IN THE SAME LOCATION SHALL BE MOUNTED UNDER A COMMON COVERPLATE UNLESS OTHERWISE NOTED.

16 JUNCTION AND PULL BOXES ARE ONLY INDICATED WHERE REQUIRED FOR LARGE SCALE COORDINATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING JUNCTION AND PULL BOXES AS REQUIRED BY THE CODE AND PER A STANDARD INSTALLATION, AND SHALL INCLUDE THIS IN THEIR BID. BOXES SHALL BE STEEL AND INCLUDE EARS INSIDE TO ATTACH COVERS. OUTLET BOXES SHALL BE FOUR INCH SQUARE DEEP TYPE. OUTLET BOXES FOR 120V OR HIGHER CIRCUITS SHALL INCLUDE A #12 AWG SOLID COPPER PIGTAIL. OUTLET BOXES LOCATED OUTDOOR OR EXPOSED TO WET CONDITIONS SHALL INCLUDE GASKETED COVERS AND BE WEATHER-PROOF RATED. THE MAXIMUM GAP AROUND BOXES SHALL BE 1/8" OR SMALLER ON ALL EDGES. JUNCTION BOXES SHALL BE COLOR CODED WITH PAINT TO INDICATE THEIR USE AS FOLLOWS: NORMAL POWER - BLACK, STANDBY POWER - ORANGE, FIRE ALARM - RED, TELEPHONE/DATA - YELLOW, HVAC CONTROLS - BLUE.

17 CONDUCTORS SHALL BE LOOPED AROUND SCREW POSTS SO THAT ROTATION OF THE SCREW TENDS TO FURTHER WRAP THE CONNECTION. SCREW TERMINALS SHALL BE WRAPPED IN ELECTRICAL TAPE. AT LEAST 6" OF FREE CONDUCTOR SHALL BE LEFT AT EACH J-BOX, OUTLET AND SWITCH BACK-BOX, ETC FOR FUTURE SPLICING.

18 THE CONTRACTOR SHALL MAINTAIN THE FIRE RATING OF ALL FIRE-RATED PARTITIONS. IF A DEVICE WILL VOID THE FIRE RATING OF A WALL, IT SHALL BE INSTALLED IN AN ALTERNATE LOCATION AS PER THE ARCHITECT OR ENGINEER'S DIRECTION. ALL VOIDS AROUND CONDUITS AND/OR CORE DRILLS PENETRATING FIRE RATED PARTITIONS SHALL BE FILLED WITH FIRE-SAFING MATERIAL OR UL APPROVED FIRE RATING DEVICE. THE FIRE RATING OF A PARTITION SHALL NEVER BE COMPROMISED.

19 THE CONTRACTOR SHALL MAINTAIN THE INSULATION RATING AND VAPOR BARRIERS ON ALL PERIMETER WALLS. IF A DEVICE WILL DAMAGE OR COMPROMISE THE VAPOR BARRIER OR INSULATION, IT SHALL BE INSTALLED IN AN ALTERNATE LOCATION PER THE ARCHITECT OR ENGINEER'S DIRECTION.

20 FIELD COORDINATE UNDER-SLAB CONDUIT AND RACEWAY LAYOUTS WITH ALL AFFECTED PARTIES PRIOR TO SLAB PLACEMENT. ALL SLAB/STRUCTURE PENETRATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER FOR APPROVAL.

21 ALL EQUIPMENT REQUIRING ACCESS SUCH AS J-BOXES, PULL BOXES, TRANSFORMERS, DRIVERS, ETC. SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. EXISTING ELECTRICAL DEVICES WHICH ARE LOCATED BEHIND INACCESSIBLE LOCATIONS DUE TO THE RENOVATION SHALL BE REROUTED AND MADE ACCESSIBLE.

GENERAL ELECTRICAL NOTES

22 INTERIOR CONCEALED RACEWAYS MAY BE AC OR MC CABLE IF ALLOWED BY THE AHJ. EXPOSED RACEWAYS, INCLUDING RACEWAYS EXPOSED IN THE BACK OF HOUSE SHALL BE GALVANIZED STEEL OR ALUMINUM EMT. MOTOR CONNECTIONS SHALL BE FLEXIBLE METAL CONDUIT FOR INTERIOR APPLICATIONS AND LIQUID TIGHT FLEX FOR EXTERIOR APPLICATIONS. ALL OTHER EXTERIOR CONDUITS SHALL BE GALVANIZED STEEL, ALUMINUM EMT OR RIGID STEEL IF EXPOSED TO STRIKING. EXTERIOR CONDUITS SHALL UTILIZE COMPRESSION CONNECTORS. AC/MC CABLE SHALL NOT TERMINATE AT PANELBOARDS.

23 CABLE AND CONDUIT ROUTING SHALL BE DONE IN A NEAT AND ORDERLY FASHION. LINES SHALL BE RUN PARALLEL TO MAJOR BUILDING FEATURES, AND SHALL BE GROUPED TOGETHER TO CREATE AN AESTHETICALLY PLEASING AND EASY TO FOLLOW ROUTE. CABLES SHALL BE PERMITTED TO BE BUNDLED AS ALLOWED BY CODE, BUT SHALL NOT EXCEED TEN IN QUANTITY. ROUTING SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

24 CONDUITS SHALL BE RIGIDLY SUPPORTED TO THE BUILDING STRUCTURE. NO ATTACHMENT OF ANY TYPE SHALL BE MADE TO BRIDGING OR JOIST WEB MEMBERS. UTILIZE ONLY THE TOP AND BOTTOM CHORDS. AC AND MC CABLES SHALL BE SUPPORTED WITHIN 12" OF EVERY BOX, FITTING, ETC. AND SUPPORT SPACINGS SHALL NOT EXCEED 6' INTERVALS. RIGID CONDUIT SUPPORT SPACINGS SHALL NOT EXCEED 10'-0" FOR VERTICAL RUNS AND 8'-0" FOR HORIZONTAL RUNS, HOWEVER ALL SUPPORT SPACINGS FOR ALL CONDUIT TYPES SHALL BE IN ACCORDANCE WITH THE NEC REGARDLESS OF WHAT IS STATED HERE. COUPLINGS AND FITTINGS SHALL BE STEEL WITH COMPRESSION OR SET SCREW CONNECTIONS. THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) BETWEEN PULL POINTS FOR POWER (120V OR HIGHER) CIRCUITS AND NOT MORE THAN THE EQUIVALENT OF TWO QUARTER BENDS (180 DEGREES TOTAL) BETWEEN PULL POINTS FOR LOW VOLTAGE (TELEPHONE, DATA, ETC) CIRCUITS. LOW VOLTAGE CONDUIT RUNS SHALL ALSO NOT EXCEED 100' BETWEEN PULL POINTS. ALL CONDUITS SHALL BE TERMINATED WITH INSULATED THROAT CONNECTORS FOR CONDUITS 1" AND SMALLER, AND WITH INSULATED BUSHINGS AND LOCKNUTS FOR CONDUITS OVER 1". EMPTY CONDUIT RUNS EXCEEDING 10' SHALL BE PROVIDED WITH PULL WIRES SECURELY FASTENED AT BOTH ENDS. EXPANSION FITTINGS SHALL BE PROVIDED AT ALL BUILDING EXPANSION JOINTS OR WHERE NEEDED TO ALLOW FOR THERMAL EXPANSION.

25 THE CONTRACTOR SHALL REMOVE ALL UNUSED AND ABANDONED WIRING AND CABLING FROM THE CEILING PLENUM THAT ISN'T LABELED FOR FUTURE USE, AS REQUIRED BY THE NEC. THIS SHALL INCLUDE BUT IS NOT LIMITED TO FIRE ALARM, POWER, SECURITY, CONTROLS, DATA, TELEPHONE, A/V, ETC.

26 WHEN A RETURN AIR PLENUM IS UTILIZED, ALL CABLING AND CONDUIT SHALL BE PLENUM RATED OR IN PLENUM RATED CONDUIT. THIS INCLUDES TELEPHONE, DATA, CONTROL CABLES, ETC. AND RESTRICTS THE USE OF PVC.

27 WHERE LIGHTNING PROTECTION SYSTEMS EXIST, OBJECTS INSTALLED ON ROOFTOPS AND EXTERIOR OF BUILDINGS SHALL BE PROPERLY BONDED PER NFPA 780.

28 SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY, IN PDF FORMAT. THE CONTRACTOR SHALL ALLOW FOR A TOTAL OF 10 BUSINESS DAYS FOR REVIEW BY THE ENGINEER. SUBMITTALS SHALL INCLUDE PANELBOARDS, TRANSFORMERS, DISCONNECTS, WIRING DEVICES, UPS'S, LIGHT FIXTURES, TVSS, AND FIRE ALARM SYSTEM. SUBMITTALS SHALL ONLY INCLUDE DATA RELEVANT TO THIS PROJECT; DATA SHEETS INDICATING SEVERAL PRODUCTS SHALL HAVE THE RELEVANT PRODUCTS HIGH-LITED OR CLEARLY IDENTIFIED. SIMILAR EQUIPMENT SHALL BE SUBMITTED IN ONE COMPLETE SUBMITTAL PACKAGE (I.E. ALL PANELBOARDS, ALL LIGHTING FIXTURES, ETC.).

29 MATCH EXISTING RECEPTACLE AND LIGHT SWITCH MANUFACTURER AND STYLE UNLESS OTHERWISE NOTED ON THE PLANS. IF NO STANDARD EXISTS, PROVIDE RECEPTACLES SIMILAR TO PASS & SEYMOUR #CR20 SERIES AND LIGHT SWITCHES SIMILAR TO PASS & SEYMOUR #20AC1 SERIES. COVER PLATES SHALL BE AS SPECIFIED BY THE ARCHITECT OR BRUSHED STAINLESS STEEL. CONFIRM ALL DEVICE COLORS AND STYLES WITH THE ARCHITECT.

GENERAL ELECTRICAL NOTES

30 MAGNETIC MOTOR STARTERS SHALL MATCH THE CHARACTERISTICS OF THE MOTOR IT CONTROLS AND BE CAPABLE OF CYCLING AT THE FREQUENCY DETERMINED BY THE CONTROL DEVICES. MOTOR STARTERS SHALL BE PROVIDED FOR ALL MOTORS NOT HAVING INTEGRALLY MOUNTED STARTERS. ALL INTERNAL WIRING SHALL BE COPPER. THE HORSEPOWER RATING OF EACH STARTER SHALL NOT BE LESS THAN THE MOTOR IT CONTROLS. ENCLOSURES SHALL BE NEMA 1 RATED (UNLESS NOTED OTHERWISE) AND CAPABLE OF BEING PADLOCKED IN THE OFF POSITION. COILS SHALL BE RATED AT 120V AC CONTROL VOLTAGE. A CONTROL POWER TRANSFORMER WITH PRIMARY FUSES AND ONE FUSE ON THE SECONDARY SIDE. COORDINATED OVERLOAD PROTECTION SHALL BE PROVIDED IN ALL THREE PHASES FOR THREE PHASES APPLICATIONS, AND ALL SINGLE PHASE CONTROLLERS SHALL HAVE OVERLOAD PROTECTION IN UNGROUNDED PHASES. EACH CONTROLLER SHALL HAVE A PILOT LIGHT AND TRIP FREE SWITCH. EACH CONTROLLER SHALL HAVE TWO EXTRA INTERLOCK CONTACTS WHICH CAN BE EITHER NORMALLY OPEN OR NORMALLY CLOSED. PROVISIONS FOR REMOTE CONTROL FUNCTION OPERATED BY THE HVAC OR FIRE ALARM CONTRACTOR SHALL BE INCLUDED. PROVIDE FUSED SWITCH COMBINATION STARTERS WHEN REQUIRED BY MANUFACTURER OR LOCAL INSPECTING AUTHORITY.

31 ALL FUSES SHALL BE DUAL-ELEMENT LOW PEAK CLASS RK1 AS MANUFACTURED BY BUSSMAN OR LITTLE FUSE. FUSE VOLTAGE RATING SHALL BE 250 VOLT FOR 120/208 VOLT SYSTEM AND 600 VOLT FOR 277/480 VOLT SYSTEM.

32 DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE, APPROVED FOR SERVICE ENTRANCE APPLICATIONS. DISCONNECT SWITCHES SPECIFIED FOR 208 VOLT CIRCUITS SHALL BE RATED AT 240 VOLT, AND DISCONNECT SWITCHES SPECIFIED AT 480 VOLT SHALL BE RATED AT 600 VOLT. ALL DISCONNECTS SHALL BE QUICK-MAKE, QUICK-BREAK TYPE AND HAVE PROVISIONS FOR ACCOMMODATING R TYPE FUSES. SWITCHES IN EXTERIOR LOCATIONS OR INDOOR SWITCHES EXPOSED TO WET OR DAMP CONDITIONS SHALL BE NEMA TYPE 3R. SWITCHES SHALL HAVE PROVISIONS FOR PADLOCKING. SWITCHES SHALL BE PREVENTED FROM OPENING WHILE SWITCH IS ON. FUSED DISCONNECTS SHALL BE PROVIDED WHEN REQUIRED BY THE MANUFACTURER OR BY THE LOCAL INSPECTING AUTHORITY.

33 WIRING DEVICES: DEVICE MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTER OF OUTLET BOX UNLESS NOTED OTHERWISE ON PLANS. COORDINATE THE STANDARD MOUNTING HEIGHTS WITH MASONRY:
- A. SWITCHES: +46"
- B. RECEPTACLES: +18"
- C. VOICE/DATA: +18"
- D. ABOVE COUNTER: +8" ABOVE COUNTER HEIGHT SPECIFIED ON ARCHITECTURAL PLANS

34 CONDUITS EXTENDING BEYOND EXTERIOR WALL: STUB OUT 2'-0" BELOW GRADE TO 5'-0" BEYOND EXTERIOR WALLS UNLESS NOTED OTHERWISE. COORDINATE LOCATION AND PROVIDE CONNECTION TO SITE CONDUITS.

35 WHERE GROUPED CONDUITS ARE INSTALLED WITHIN THE JOIST SPACE, COORDINATE WITH SPRINKLER CONTRACTOR PRIOR TO INSTALLATION IN ORDER TO MAINTAIN REQUIRED CLEARANCES FROM SPRINKLERS.

36 EC SHALL BE RESPONSIBLE FOR ALL NEC REQUIRED LOCAL DISCONNECTING MEANS NOT FURNISHED WITH EQUIPMENT FOR A COMPLETE INSTALLATION. PROVIDE ALL DISCONNECTING MEANS PER NEC 422.31.

ELECTRICAL SYMBOL LEGEND

- JUNCTION BOX, 4" SQUARE UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE, NEMA 5-20R UNLESS NOTED OTHERWISE
- QUAD RECEPTACLE, NEMA 5-20R UNLESS NOTED OTHERWISE
- DEDICATED RECEPTACLE, INSTALL WITH DEDICATED NEUTRAL
- $# SWITCH, # INDICATES TYPE
  - SINGLE POLE
  - M MANUAL MOTOR STARTER
  - OS OCCUPANCY SENSOR
- MOTOR CONNECTION, REFER TO PLANS FOR ADDITIONAL INFORMATION
- CO2 CARBON DIOXIDE SENSOR, COORDINATE LOCATION WITH MECHANICAL CONTRACTOR
- CO CARBON MONOXIDE SENSOR, COORDINATE WITH MECHANICAL CONTRACTOR
- S TEMPERATURE SENSOR, COORDINATE LOCATION WITH MECHANICAL CONTRACTOR
- T THERMOSTAT, COORDINATE LOCATION WITH MECHANICAL CONTRACTOR
- DSD DUCT SMOKE DETECTOR
- DISCONNECT, NON-FUSIBLE, REFER TO DRAWINGS FOR SPECIFIC TYPE
- DISCONNECT, FUSIBLE, REFER TO DRAWINGS FOR SPECIFIC TYPE
- EXTERIOR LIGHT, REFER TO LIGHTING FIXTURE SCHEDULE ON E2.0 FOR SPECIFICS.
- EXIT SIGN WITH EMERGENCY HEADS. REFER TO LIGHTING FIXTURE SCHEDULE ON E2.0.
- ELECTRICAL HOMERUN, CONCEALED IN WALL OR CEILING
- ELECTRICAL HOMERUN, CONCEALED UNDER FLOOR OR SLAB
- ELECTRICAL HOMERUN, EXPOSED OR SURFACE

ELECTRICAL ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
G	GROUND
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR
GR	GROUND
HC	HVAC CONTRACTOR
JB	JUNCTION BOX
PC	PLUMBING CONTRACTOR
TTB	TELEPHONE TERMINATION BOARD
UC	UNDER COUNTER
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WH	WATER HEATER
WP	WEATHERPROOF DEVICE
WR	WEATHER RESISTANT DEVICE

KEYNOTES (#)

1. EC SHALL COORDINATE WITH GC AND OTHER TRADES TO FURNISH AND INSTALL ROOFTOP PENETRATIONS, CURBS, AND ASSOCIATED FLASHINGS. SIZE AND LOCATION OF PENETRATIONS SHALL BE COORDINATED WITH AND APPROVED BY TENANT PRIOR TO INSTALLATION. ELECTRICAL PENETRATIONS SHALL INCLUDE (1) 1" CONDUIT WITH NYLON END-TO-END PULL STRINGS TO THE PANEL(S) INDICATED UNLESS NOTED OTHERWISE OR REQUIRED TO ACCOMMODATE ELECTRICAL WIRING.
2. AT EXTERIOR SERVICE DOOR, COORDINATE WITH GC TO INSTALL DOOR BELL, NUTONE MCV309NWHGL OR APPROVED EQUAL, WITH ALL REQUIRED HARDWARE FOR A COMPLETE INSTALLATION. INSTALL BELL ABOVE CEILING INSIDE TENANT SPACE.
3. EC SHALL FURNISH AND INSTALL FULLY OPERATIONAL READY ACCESS DRIVE-THRU SERVICE WINDOW, INCLUDING SIDELIGHTS, HEATER AND/OR AIR CURTAIN. INSTALL WINDOW AND FLY FAN PER MANUFACTURER'S SPECIFICATIONS. FOR HEATED AIR CURTAIN, INSTALL ONE (1) DEDICATED 40 AMP 208/240 SINGLE PHASE CIRCUIT FOR HEATED AIR CURTAIN SYSTEM PER MANUFACTURER'S SPECIFICATIONS WHERE APPLICABLE.
4. WALL PENETRATIONS FOR TENANT PROVIDED FIXTURES, INCLUDING BUT NOT LIMITED TO; BUILDING SIGNAGE, SCONCE LIGHTING, EXTERIOR SPEAKERS, AND EXTERIOR OUTLETS SHALL BE PROVIDED BY LANDLORD EC. PENETRATION LOCATIONS SHALL BE COORDINATED WITH TENANT PRIOR TO INSTALLATION AND INSTALLED TO BE PROPERLY WATERPROOFED AND FLASHED. JUNCTION BOXES WITH CONDUITS AND PULL STRING SHALL BE STUBBED INTO TENANT'S SPACE FOR FUTURE CONNECTIVITY.
5. EXTERIOR CANOPIES: LANDLORD EC SHALL PROVIDE CONDUIT WITH PULL STRING AND JUNCTION BOX TO THE UNDERSIDE OF EXTERIOR CANOPIES (INCLUDING BUT NOT LIMITED TO THE COVERED PATIO CANOPY IF APPLICABLE) FOR TENANT'S FIXTURES AND WIRING.
6. PROVIDE ONE (1) 1" CONDUIT WITH PULL STRING AT EXTERIOR ENTRY DOOR FOR AUTOMATIC DOOR ACTUATOR. ACTUATOR SHALL BE MOUNTED TO TENANT SPECIFIED BOLLARD FASTENED TO PAVING ADJACENT TO CUSTOMER ENTRY DOOR. ACTUATOR AND BOLLARD PLACEMENT SHALL CONFORM WITH THE BARRIER FREE PROVISIONS LOCAL AND NATIONAL CODES. CONDUIT, PULL STRING, AND WIRING SHALL BE ROUTED THROUGH STORE FRONT JAB OR WALL ASSEMBLY AND TERMINATE IN HEADER ABOVE ENTRY DOOR.
7. LANDLORD INITIATED CONNECTIVITY: TELECOMMUNICATIONS SERVICES WILL BE ORDERED BY STARBUCKS FOR THE SPACE LEASED. THE LANDLORD TO PROVIDE STARBUCKS WITH POINT OF FEED EXHIBITS AND LANDLORD TO COORDINATE INITIAL INSTALLATION OF COMMUNICATION INFRASTRUCTURE WITH LOCAL TELCO OR BROADBAND PROVIDER, INCLUDING THE TERMINATION OF ONT (OPTICAL NETWORK TERMINATION) FIBER AND/OR BROADBAND NODE AT THE MINIMUM POINT OF ENTRY. LANDLORD TO PROVIDE ELECTRICAL CONNECTIVITY FOR POTENTIAL LEC (LOCAL EXCHANGE CARRIER) FIBER NODE OR BROADBAND ROUTER AS WELL AS BACKBOARD PER LOCAL SPECIFICATION FOR SERVICE TERMINATION AND DEMARCATION POINT PLACEMENT. STARBUCKS WILL REQUIRE AT LEAST FIBER OR BROADBAND SERVICES WITH MINIMUM SPEEDS OF 50x10 Mbps. IN EXCEPTIONAL SITUATIONS, STARBUCKS MIGHT NEED ACCESS TO MOUNT ROOF ANTENNAS.
8. PROVIDE (2) 2" CONDUIT PATHWAYS TO PULL STRINGS, (1) FOR VOICE CABLING, AND (1) FOR INTERNET CABLING FROM LEC (LOCAL EXCHANGE CARRIER) AND CABLE MPOE (MINIMUM POINT OF ENTRY) TO TENANT'S SPACE. LEC AND CABLE MPOE MAY NOT BE CO-LOCATED. TERMINATE CONDUIT IN TENANT'S SPACE AT THE CEILING ABOVE THE MANAGER'S WORKSTATION IN THE BACK OF HOUSE, OR AS OTHERWISE DESIGNATED BY TENANT.
9. LANDLORD SHALL PROVIDE MINIMUM 4" CONDUIT FOR SERVICE ENTRANCE, OR SIZE PER REQUIREMENTS OF LOCAL SERVICE PROVIDER. PROVIDE LABELED, END-TO-END PULL STRINGS IN ALL CONDUITS FOR FUTURE USE.

ELECTRICAL POWER NOTES

1 EVEN IF THE PLANS INDICATE, OUTLETS SHALL NOT BE INSTALLED PRECISELY BACK TO BACK ON COMMON WALLS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING METHODS AND LOCATIONS.

2 PROVIDE A 3/4" CONDUIT WITH PULLSTRING FOR ALL TELEPHONE AND DATA OUTLETS LOCATED IN INSULATED AND LOW HEIGHT WALLS, TERMINATED ABOVE THE ACCESSIBLE CEILING. GROMMETS SHALL BE PROVIDED AT THE END OF THE CONDUIT AT THE CEILING SPACE. OUTLETS LOCATED IN NON-INSULATED WALLS WILL REQUIRE PULLSTRING ONLY.

3 DUPLEX OUTLETS SHALL BE NEMA 5-20R WHEN THEY ARE THE ONLY LOAD ON A CIRCUIT.

4 FLOOR OUTLETS SHALL BE LISTED FOR INSTALLATION IN THE INSTALLED FLOOR TYPE. THEY SHALL MEET UL REQUIREMENTS FOR SCRUB WATER, DIRT, AND DEBRIS EXCLUSION TESTS.

5 RECEPTACLES SHALL BE PROVIDED WITH GFI PROTECTION WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO: KITCHENS, WITHIN 6' OF SINKS, BATHROOMS, EXTERIOR LOCATIONS, AREAS EXPOSED TO WET CONDITIONS, ROOFTOPS, ELEVATOR SHAFTS, AND ELEVATOR MACHINE ROOMS. GFI TYPE RECEPTACLES MUST BE READILY ACCESSIBLE AND MAY UTILIZE DOWNSTREAM FEEDING. GFI TYPE BREAKERS MAY BE USED.

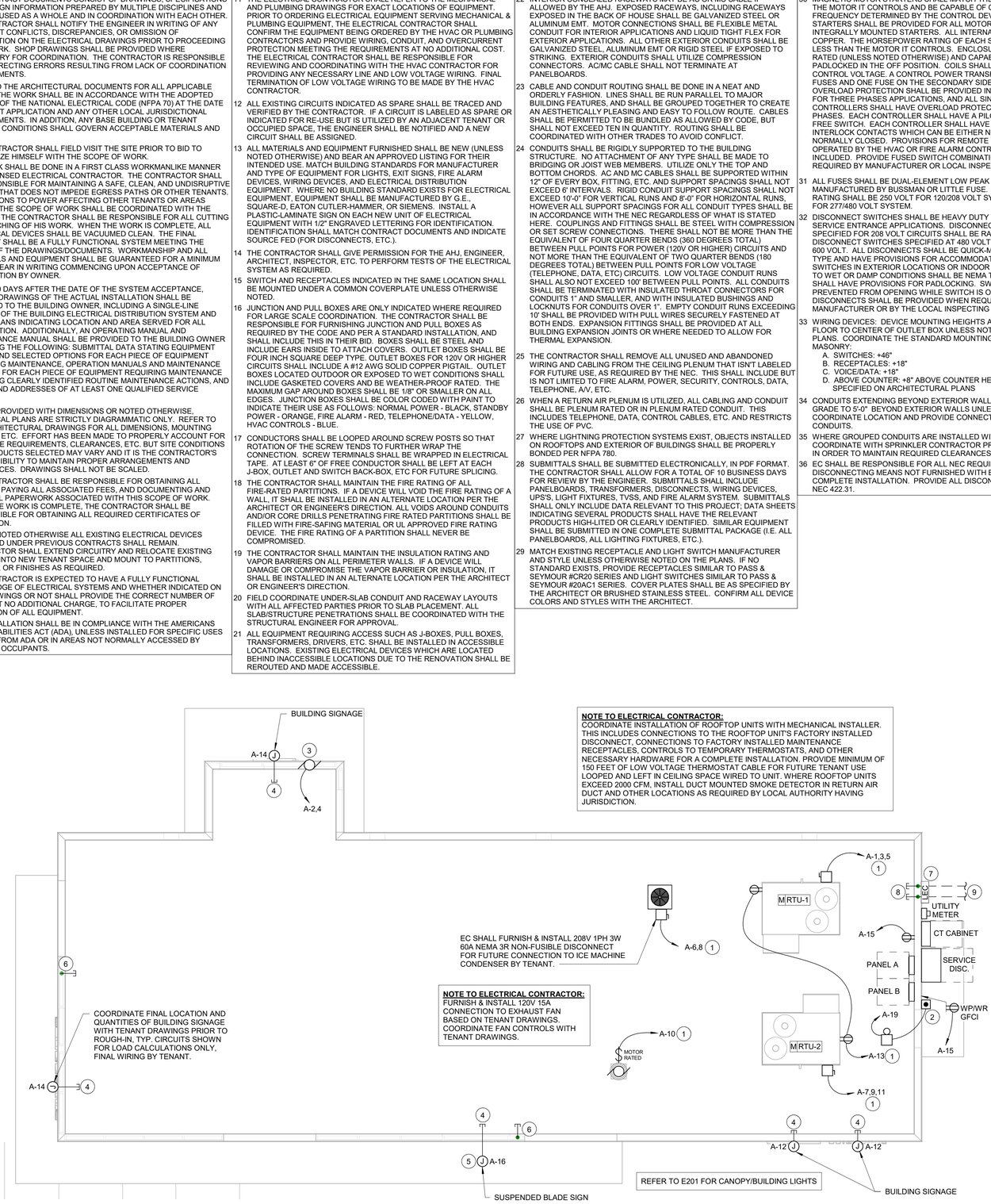
FIRE ALARM (IF APPLICABLE)

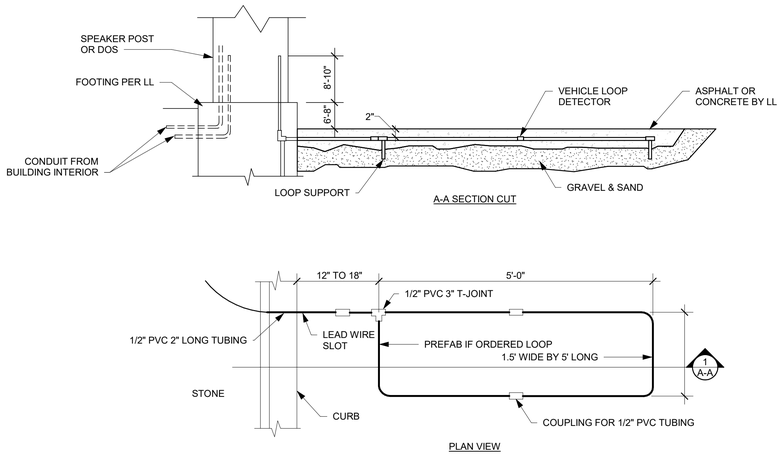
BASE SYSTEM: IF REQUIRED BY APPLICABLE CODE; LANDLORD EC SHALL OBTAIN PERMITS, FURNISH, AND INSTALL BUILDING MONITORING AND FOOD PROTECTION SYSTEM. SYSTEM SHALL INCLUDE AUDIBLE ALARMS, VISUAL STROBES, DUCT SMOKE AND HEAT DETECTORS AND ACTUATORS AS REQUIRED PER APPLICABLE CODES.

MONITORING: CENTRAL STATION MONITORING, IF LOCATED IN TENANT'S SPACE, SHALL BE FURNISHED AND INSTALLED BY LANDLORD, PLACED IN TENANT'S APPROVED LOCATION, AND IN ACCORDANCE WITH APPLICABLE CODES.

INSTALLATION: LANDLORD EC SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL CONDUITS, BOXES, AND OPERABLE COMPONENTS OF ALARM SYSTEM. PHASED INSTALLATION OF ALARM SYSTEM (IF APPLICABLE) SHALL BE COORDINATED WITH TENANT'S CONSTRUCTION SCHEDULE. LANDLORD SHALL MANAGE COMMISSIONING AND INSPECTION OF FIRE ALARM SYSTEM PRIOR TO TENANT OCCUPANCY.

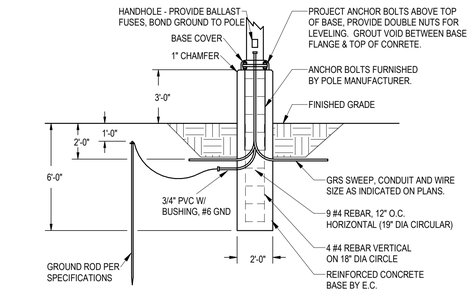
MODIFICATIONS: MODIFICATION TO BASE BUILDING DESIGN, AS REQUIRED TO COORDINATE WITH TENANT'S BUILD-OUT, SHALL BE PERFORMED BY LANDLORD AND FINALIZED PRIOR TO OWNER'S OCCUPANCY.


BUILDING SIGNAGE
A-14 J 3
4
A-2,4
NOTE TO ELECTRICAL CONTRACTOR:
COORDINATE INSTALLATION OF ROOFTOP UNITS WITH MECHANICAL INSTALLER. THIS INCLUDES CONNECTIONS TO THE ROOFTOP UNIT'S FACTORY INSTALLED DISCONNECT, CONNECTIONS TO FACTORY INSTALLED MAINTENANCE RECEPTACLES, CONTROLS TO TEMPORARY THERMOSTATS, AND OTHER NECESSARY HARDWARE FOR A COMPLETE INSTALLATION. PROVIDE MINIMUM OF 150 FEET OF LOW VOLTAGE THERMOSTAT CABLE FOR FUTURE TENANT USE LOOPED AND LEFT IN CEILING SPACE WIRED TO UNIT. WHERE ROOFTOP UNITS EXCEED 2000 CFM, INSTALL DUCT MOUNTED SMOKE DETECTOR IN RETURN AIR DUCT AND OTHER LOCATIONS AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
A-1,3,5 1
M RTU-1
7
8
LEC
9
UTILITY METER
A-15
CT CABINET
SERVICE DISC.
PANEL A
PANEL B
EC SHALL FURNISH & INSTALL 208V 1PH 3W 60A NEMA 3R NON-FUSIBLE DISCONNECT FOR FUTURE CONNECTION TO ICE MACHINE CONDENSER BY TENANT.
A-6,8 1
NOTE TO ELECTRICAL CONTRACTOR:
FURNISH & INSTALL 120V 15A CONNECTION TO EXHAUST FAN BASED ON TENANT DRAWINGS. COORDINATE FAN CONTROLS WITH TENANT DRAWINGS.
A-10 1
MOTOR RATED
M RTU-2
A-19
2
WP/WR GFCI
A-15
A-13 1
A-7,9,11 1
6
COORDINATE FINAL LOCATION AND QUANTITIES OF BUILDING SIGNAGE WITH TENANT DRAWINGS PRIOR TO ROUGH-IN, TYP. CIRC



2 DT SENSOR LOOP DETAIL

Scale: NTS

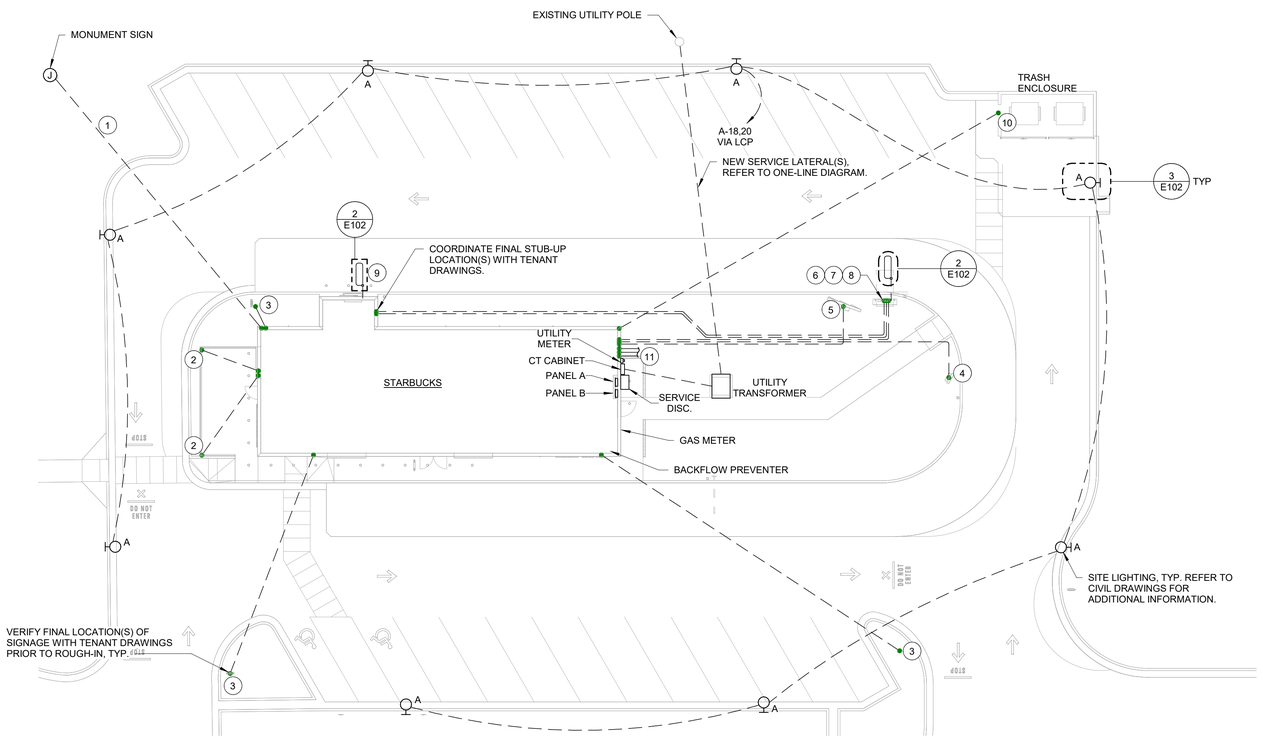


NOTES:

1. CONCRETE: MNDOT MIX No. 3Y43, AIR ENTRAINED, 5000 PSI AFTER 28 DAYS, MAX AGGREGATE 3/4".
2. REINFORCEMENT: TYPE A-615 NEW BILLET STOCK A.S.T.M. GRADE 60.
3. IF THE ANTICIAPTED FORECAST TEMPERATURE IS 35° OR LESS, THE BASE SHALL BE INSULATED WITH EITHER BLANKETS OR POLY AND STRAW FOR A MINIMUM OF 3 DAYS.

3 LIGHT POLE BASE DETAIL

Scale: NTS



1 SITE POWER PLAN

Scale: 1/16" = 1'-0"

GENERAL SITE ELECTRICAL NOTES

A. ELECTRICAL CONTRACTOR SHALL DRILL ANY LOCATIONS WHERE CONDUIT PENETRATIONS AT EXISTING WALLS/FOOTERS ENTER BUILDING.

B. REFER TO ARCHITECTURAL DETAIL SHEETS FOR INSTALLATION DETAILS.

C. COORDINATE WITH GENERAL CONTRACTOR PRIOR TO NEW INSTALLATION.

D. CONDUIT ROUTING IS A SUGGESTION ONLY AND NOT INDICATIVE OF FINAL LOCATIONS. COORDINATE WITH GENERAL CONTRACTOR TO INSTALL CONDUIT BASED ON DESIGN INTENT.

E. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL PENETRATIONS THROUGH ROOF, WALLS, AND FLOORS WITH OTHER DISCIPLINES TO MINIMIZE OPENINGS. ALL PENETRATIONS TO BE SEALED PRIOR TO COMPLETION OF WORK.

KEYNOTES (#)

NOTE: ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ALL CONDUITS SIZED PER KEYNOTES BELOW ROUTED THROUGH BUILDING FOUNDATION AND STUBBED UP ABOVE CEILING AND CAPPED WITH NYLON END-TO-END PULL STRINGS UNLESS NOTED OTHERWISE, FOR ALL CONDUITS ROUTED UNDERGROUND, INSTALL PER NEC 310.15(B).

1. ONE (1) 1" CONDUIT FOR TENANT'S DEDICATED MONUMENT/PYLON SIGN TO ELECTRICAL PANEL IN BACK OF HOUSE.
2. TWO (2) 1" CONDUITS TO BE ROUTED FROM BACK OF HOUSE PANEL THROUGH FOUNDATION WALL TO PATIO SEATING AREA. TERMINATE CONDUIT AT GRADE IN PLANTER ADJACENT TO PATIO SEATING.
3. ONE (1) 1" CONDUIT FOR EACH DIRECTIONAL SIGN TO ELECTRICAL PANELS IN BACK OF HOUSE. MAXIMUM OF THREE (3) DIRECTIONAL SIGNS SERVED BY A SINGLE CIRCUIT.
4. ONE (1) 1" CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANEL IN BACK OF HOUSE.
5. ONE (1) 1" CONDUIT FROM TENANT'S MENU BOARD TO ELECTRICAL PANELS IN BACK OF HOUSE.
6. ONE (1) 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS IN BACK OF HOUSE.
7. TWO (2) 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE THRU "BUMP OUT".
8. ONE (1) 1" CONDUIT EMBEDED IN DRIVE THRU LANE FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON DIGITAL ORDER SCREEN POST.
9. ONE (1) 1" CONDUIT EMBEDED IN DRIVE THRU LANE FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON DRIVE THRU WINDOW.
10. ONE (1) 1" CONDUIT FROM TRASH ENCLOSURE TO ELECTRICAL PANELS IN BACK OF HOUSE.
11. THREE (3) 1" CONDUITS TO BE ROUTED THROUGH FOUNDATION ADJACENT TO ELECTRICAL PANEL. CONDUITS SHALL TERMINATE AT GRADE (EXTERIOR SIDE) AND EXTEND ABOVE CEILING ON INTERIOR SIDE.

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LOCATION

STARBUCKS
SHELL

503 WEST THIRD ST.
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DATE

REVIEW SET
10/31/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

SITE POWER PLAN

E102

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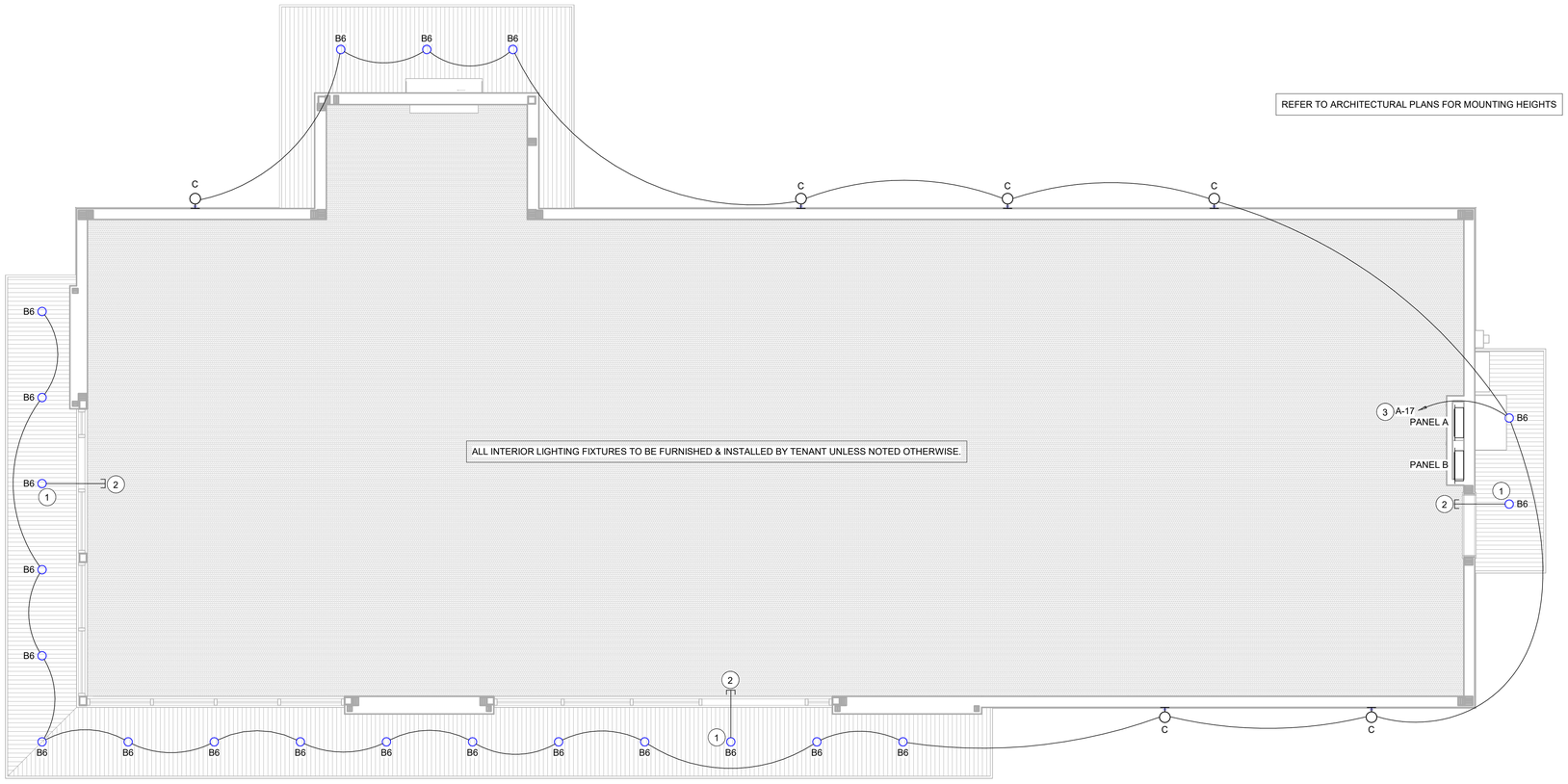
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTAGE	LOAD	MANUFACTURER	MODEL	COMMENTS
A	OUTDOOR LED AREA LIGHT	208 V	135 W	LSI	XALM * LED SS 40 UE BRZ	25 FOOT MOUNTING HEIGHT, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING LIGHTING DISTRIBUTION AND EXACT MODEL NUMBERS.
B6	SWITCHABLE WHITE ROUND WAFER CANLESS DOWNLIGHT, 3CCT SWITCHABLE (3000K-4000K-5000K) 6" WAFER LED DOWNLIGHT	120 V	13.9 W	LITHONIA LIGHTING	WF6 LED 30K40K50K 90CRI 4000K	
C	OUTDOOR WALL SCONCE - 94.5in OPTION, 120V INTEGRATED LED; COLOR TEMP: WARM WHITE 3000K/COOL WHITE 6000K	120 V	90 W	NOVUS	ARMOR	



REFER TO ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS

KEYNOTES (#)

1. EGRESS LIGHT. FURNISH & INSTALL IOTA IIS-25-I MICRO INVERTER OR APPROVED EQUAL FOR EMERGENCY LIGHTING.
2. ROUTE CONDUIT INTO BUILDING ABOVE CEILING SPACE, CAPPED, WITH NYLON PULL STRINGS FOR CONNECTION TO INTERIOR EGRESS FIXTURE CIRCUIT FURNISHED & INSTALLED BY TENANT.
3. ROUTE WIRING TO PANEL SPECIFIED VIA LIGHTING CONTROL PANEL. PROVIDE WIRING WITH 30 FOOT WHIP FOR FINAL WIRING BY TENANT CONTRACTOR.

GENERAL LIGHTING NOTES

A. PROVIDE GROMMETS AT ALL CEILING PENETRATIONS FOR FIXTURES AND/OR SUPPORTS.

B. CENTER EMERGENCY LIGHTS / EXIT SIGNS ABOVE DOORS UNLESS NOTED OTHERWISE.

ELECTRICAL LIGHTING NOTES

1 SWITCH OUTLETS SHALL NOT BE OBSTRUCTED BY DOORSWINGS AND OCCUPANCY SENSORS SHALL HAVE FULL VIEW OF THE INTENDED SPACE.

2 ALL EMERGENCY EGRESS, STANDBY LIGHTING, AND EXIT LIGHTING SHALL HAVE A BATTERY BALLAST WITH RUN TIME MEETING OR EXCEEDING 90 MINUTES. THE BATTERY BALLAST SHALL NOT BE CAPABLE OF BEING DISCONNECTED. REGARDLESS OF MODEL NUMBER SPECIFIED, LIGHT FIXTURES SPECIFIED WITH BACKUP BATTERY BALLASTS SHALL HAVE THE TEST BUTTON INTEGRALLY MOUNTED WHERE POSSIBLE. WHERE FIXTURES ARE NOT AVAILABLE WITH INTEGRALLY MOUNTED TEST BUTTONS, THE TEST BUTTONS SHALL BE LOCATED IN A DISCRETE LOCATION AS DETERMINED BY THE ARCHITECT, UP TO 50' AWAY FROM THE FIXTURE.

3 NEW LIGHTS AND LAMPS SHALL MATCH EXISTING BUILDING STANDARD, INCLUDING LAMP TEMPERATURE COLOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING BUILDING STANDARDS PRIOR TO PURCHASE. THE CONTRACTOR SHALL PROVIDE THE PROPER FIXTURE TYPE FOR THE CEILING OR WALL TYPE WHICH THE FIXTURE IS TO BE INSTALLED IN INCLUDING TRIM, MOUNTING ACCESSORIES ETC. REGARDLESS OF THE MODEL NUMBERS IN THE LIGHT FIXTURE SCHEDULE, THE CORRECT MOUNTING TYPE SHALL BE PROVIDED. THE CONTRACTOR SHALL REFER TO INTERIOR DESIGNER, ARCHITECTURAL, LANDSCAPE, OR OTHER CONSULTANT PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS; WHERE THERE IS A DISCREPANCY BETWEEN ELECTRICAL PLANS AND OTHER CONSULTANT PLANS, THE OTHER CONSULTANT PLANS SHALL TAKE PRIORITY EXCEPT FOR VOLTAGE AND WATTAGE OF FIXTURES. FIXTURE TYPES IN THE LIGHT FIXTURE SCHEDULE ARE TO ESTABLISH A TYPE, NOT A METHOD OF MOUNTING. FLUORESCENT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS, UNLESS THE FIXTURE IS USED FOR EMERGENCY LIGHTING. ALL BALLASTS SHALL BE ELECTRONIC, LESS THAN 20% THD, CREST FACTOR OF 1.7 FOR FLUORESCENTS AND 1.8 FOR METAL HALIDES, HIGH POWER FACTOR, AND RATED FOR THE TYPE OF LAMP IT OPERATES. MANUFACTURERS SHALL BE GE, ADVANCE, MAGNETEK, MOTOROLA, LUTRON, OR OTHER APPROVED EQUAL. LIGHT FIXTURES, BALLASTS, TRANSFORMERS, DRIVERS, ETC LOCATED IN A WET OR DAMP LOCATION SHALL BE LISTED FOR SAID USE. LIGHT FIXTURES INSTALLED IN AREAS HAVING EXPOSED FOOD OR FOOD PREPARATION AREAS OR KITCHENS SHALL BE PROPERLY LENSED AND HAVE SHATTER PROOF LAMPS.

4 ALL LIGHT FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL SYSTEM BY SUPPORT WIRES, INDEPENDENT OF CEILING GRID SYSTEMS. TROFFER TYPE FIXTURES SHALL BE SUPPORTED BY WIRES AT ALL FOUR CORNERS. RECESSED DOWNLIGHTS SHALL BE SUPPORTED VIA HANGER BARS SUPPORTED BY WIRES AT ALL FOUR CORNERS. SUPPORT MEANS SHALL BE IN ACCORDANCE WITH LOCAL SEISMIC REQUIREMENTS.

5 WALL MOUNTED OCCUPANCY SENSORS SHALL BE PASSIVE INFRARED, SET TO 'VACANCY MODE' (MANUAL-ON), AUTO-OFF, SIMILAR TO WATT STOPPER PW-100-W. CEILING MOUNTED OCCUPANCY SENSORS FOR CORRIDORS SHALL BE LONG RANGE PASSIVE INFRARED SIMILAR TO WATT STOPPER CX-100-1. CEILING MOUNTED OCCUPANCY SENSORS FOR CONFERENCE ROOMS, LOBBIES, AND OTHER SIMILAR AREAS SHALL BE DUAL TECHNOLOGY PASSIVE INFRARED AND ULTRASONIC SIMILAR TO WATT STOPPER DT-300. DEVICES SHALL BE MOUNTED SUCH THAT THE SENSORS HAVE FULL COVERAGE OF THE INTENDED AREAS AND PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL ACCESSORIES NECESSARY FOR A FULLY FUNCTIONING SYSTEM, INCLUDING POWER PACKS, CONTROL AND POWER WIRING, BACKBOXES, ETC. POWER PACKS FOR CEILING MOUNTED SENSORS SHALL BE PROVIDED, SIMILAR TO WATT STOPPER BZ-150. SENSORS SHALL BE WATT STOPPER, HUBBEL, COOPER, OR LUTRON PROVIDED IT IS EQUIVALENT OR EXCEEDS THE REQUIREMENTS LISTED HEREIN. THE CONTRACTOR SHALL FULLY COMMISSION THE OCCUPANCY SENSORS SYSTEM TO CONFIRM IT IS FUNCTIONING AS INTENDED.

6 WHERE DIMMING IS INDICATED, THE CONTRACTOR SHALL PROVIDE THE PROPER DIMMING BALLAST AND DIMMER FOR THE FIXTURE SOURCE. LOW VOLTAGE CONTROL WIRING SHALL BE PROVIDED FOR FLUORESCENT FIXTURES, LED DRIVERS, AND ANY OTHER DIMMED FIXTURE THAT REQUIRES ADDITIONAL WIRING.

7 ALL FLUORESCENT AND LED LAMPS SHALL BE 3500K COLOR TEMPERATURE.

8 DO NOT ATTACH ANY CONDUITS OR SUSPEND ANY LIGHTING FROM ROOF DECK.

9 FOR LED FIXTURES, ALL MODELS SHALL INCLUDE 0-10V DIMMING OPTIONS.

1 LIGHTING PLAN
Scale: 1/4" = 1'-0"

N

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NORTH CAROLINA PROFESSIONAL SEAL 036972 ENGINEER JASON C. ADAMS

Nov 01, 2023

CONSULTANTS

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479-636-5004
JOB NO.: 30786
DESIGNED BY: SCO

OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

STARBUCKS SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET
10/31/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

LIGHTING PLAN

E201

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2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☒ Prescriptive

Lighting schedule (each fixture type)

lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)

☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

COM*check* Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2013) Standard
Project Title: Starbucks Shell - Pembroke, NC
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site:
503 West Third St.
Pembroke, North Carolina 28372

Owner/Agent:
Mike McGee
Mount Oak Capital, LLC.
500 6th Street
San Antonio, Texas 78215
720.393.9266
mike@mountoakcapital.com

Designer/Contractor:
Jason C. Adams, P.E.
1805 N 2nd Street, Suite 5268
Rogers, Arkansas 72756
479.636.5004
jca@teamofchoice.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Site Hardscape (Parking area)	36696 ft2	0.06	Yes	2202
Canopies (Combined) (Free standing/attached sales canopy)	487 ft2	0.6	Yes	292
Building Facade (Illuminated area of facade wall or surface)	4212 ft2	0.1	No	421
			Total Tradable Watts (a) =	2494
			Total Allowed Watts =	2915
			Total Allowed Supplemental Watts (b) =	600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Site Hardscape (Parking area, 36696 ft2): Tradable Wattage				
LED: A: LED Roadway-Parking Unit 220W:	8	8	216	1728
Canopies (Combined) (Free standing/attached sales canopy, 487 ft2): Tradable Wattage				
LED: B6: LED PAR 13W:	1	21	14	292
Building Facade (Illuminated area of facade wall or surface, 4212 ft2): Non-tradable Wattage				
LED: C: LED Linear 33W:	3	6	90	540
			Total Tradable Proposed Watts =	2020

Exterior Lighting PASSES: Design 32% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2013) Standard requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 90.1 (2013) Standard

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 [PR6][2]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
9.7 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 [EL10][2]	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Space type is not private office, open office, or computer classroom.
9.4.1.4 [EL3][2]	Automatic lighting controls for exterior lighting installed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
9.4.2 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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OWNER

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LOCATION

REVIEW SET
10/31/23
23331

DATE

NO.	DESCRIPTION	DATE

REVISIONS

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ENERGY COMPLIANCE

SHEET

E202

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PANEL: A

PANELBOARD
NEW

of SECTIONS: 1
POWERED FROM: SERVICE DISC.
SERVES: 120/208V DISTRIBUTION
LOCATION: TENANT SPACE
FURNISHED BY: LANDLORD EC
INSTALLED BY: LANDLORD EC

DISTRIBUTION: 120/208V, 3Ph, 4W (Wye)
MAINS: 600 A
MCB/MLO: MAIN LUGS ONLY
AIC RATING: 22,000A FULLY RATED
MOUNTING: FREESTANDING
GROUND BAR: YES
NEUTRAL BAR: YES
ISOLATED GROUND: NO

	DESCRIPTION	VIA	WIRE SIZE	BRK R	PL	A		B		C		PL	BRK R	WIRE SIZE	VIA	DESCRIPTION	
1	RTU (PRELIMINARY)					7.20	3.56					2	40 A	6		DT AIR CURTAIN (3,5)	2
3	VERIFY WITH TENANT		4	70 A	3			7.20	3.56								4
5	DRAWINGS									7.20	0.34	2	40 A	8		FUTURE ICE MACHINE CONDENSER	6
7	RTU (PRELIMINARY)					7.20	0.34										8
9	VERIFY WITH TENANT		4	70 A	3			7.20	0.68			1	15 A		LCP	EXHAUST FAN (4)	10
11	DRAWINGS									7.20	0.36	1	20 A		LCP	BUILDING SIGNAGE (4)	12
13	RTU MAINT. RECEPTS			20 A	1	0.36	0.36					1	20 A		LCP	BUILDING SIGNAGE (4)	14
15	SERVICE RECEPTS			20 A	1			0.36	0.18			1	20 A		LCP	CANOPY BLADE SIGN (4)	16
17	BUILDING LIGHTS (4,5)	LCP	10	20 A	1					0.79	0.54	2	20 A	10	LCP	SITE LIGHTING (4,5)	18
19	DOOR BELL (3)			15 A	1	0.18	0.54										20
21	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	22
23	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	24
25	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	26
27	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	28
29	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	30
31	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	32
33	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	34
35	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	36
37	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	38
39	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	40
41	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	42
43	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	44
45	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	46
47	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	48
49	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	50
51	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	52
53	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	54
55	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	56
57	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	58
59	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	60
61	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	62
63	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	64
65	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	66
67	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	68
69	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	70
71	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	72
73	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	74
75	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	76
77	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	78
79	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	80
81	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	82
83	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	84
	THRU-FEED CONNECTED					0.00		0.00		0.00		KVA					
	THRU-FEED CONNECTED					0.00		0.00		0.00		AMPS					
	TOTAL CONNECTED					19.73		19.17		16.43		KVA					
	TOTAL CONNECTED					167.95		163.27		136.90		AMPS					
	TOTAL LOAD					55.33	KVA			153.58		AMPS					
	PER NEC ARTICLE 220 FEEDER LOAD					56.19	KVA			155.97		AMPS					

PANEL: B

PANELBOARD
NEW

of SECTIONS: 1
POWERED FROM: A
SERVES: TENANT KITCHEN POWER
LOCATION: TENANT SPACE
FURNISHED BY: LANDLORD EC
INSTALLED BY: LANDLORD EC

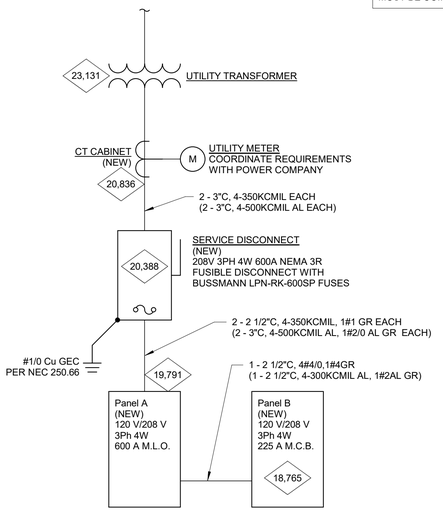
DISTRIBUTION: 120/208V, 3Ph, 4W (Wye)
MAINS: 225 A
MCB/MLO: MAIN CIRCUIT BREAKER
AIC RATING: 22,000A SERIES RATED
MOUNTING: FREESTANDING
GROUND BAR: YES
NEUTRAL BAR: YES
ISOLATED GROUND: NO

	DESCRIPTION	VIA	WIRE SIZE	BRK R	PL	A		B		C		PL	BRK R	WIRE SIZE	VIA	DESCRIPTION	
1						0.00	0.00					2	50 A	--	--	SPARE (1,2)	2
3	SPARE (1,2)	--	--	50 A	3			0.00	0.00								4
5										0.00	0.00	2	50 A	--	--	SPARE (1,2)	6
7	SPARE (1,2)	--	--	30 A	2	0.00	0.00										8
9								0.00	0.00			2	40 A	--	--	SPARE (1,2)	10
11	SPARE (1,2)	--	--	30 A	2					0.00	0.00						12
13						0.00	0.00					2	40 A	--	--	SPARE (1,2)	14
15	SPARE (1,2)	--	--	30 A	2			0.00	0.00								16
17										0.00	0.00	1	20 A	--	--	SPARE (1,2)	18
19	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	20
21	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	22
23	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	24
25	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	26
27	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	28
29	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	30
31	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	32
33	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	34
35	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	36
37	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	38
39	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	40
41	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	42
43	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	44
45	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	46
47	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	48
49	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	50
51	SPARE (1,2)	--	--	20 A	1			0.00	0.00			1	20 A	--	--	SPARE (1,2)	52
53	SPARE (1,2)	--	--	20 A	1					0.00	0.00	1	20 A	--	--	SPARE (1,2)	54
55	SPARE (1,2)	--	--	20 A	1	0.00	0.00					1	20 A	--	--	SPARE (1,2)	56
57	SPARE (1,2)	--	--	20 A	1			0.00	--			1	--	--	--	SPACE	58
59	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	60
61	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	62
63	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	64
65	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	66
67	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	68
69	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	70
71	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	72
73	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	74
75	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	76
77	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	78
79	SPACE	--	--	--	1	--	--					1	--	--	--	SPACE	80
81	SPACE	--	--	--	1			--	--			1	--	--	--	SPACE	82
83	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	84
	TOTAL CONNECTED					0.00		0.00		0.00		KVA					
	TOTAL CONNECTED					0.00		0.00		0.00		AMPS					
	TOTAL LOAD					0.00	KVA			0.00		AMPS					
	PER NEC ARTICLE 220 FEEDER LOAD					0.00	KVA			0.00		AMPS					

CONDUIT SIZE BASED ON CONDUCTOR PROPERTIES IN THE CURRENT NEC EDITION, CHAPTER 9, TABLES 5 AND 5A, AND CONDUIT AREAS LISTED CHAPTER 9, TABLE 4 FOR EMT WITH 40% FILL. OTHER CONDITIONS MAY REQUIRE A LARGER CONDUIT, SUCH AS UNDERGROUND PVC, SIZED PER NEC.

ELECTRICAL DESIGN IS BASED ON 75° CELSIUS TERMINATIONS PER NEC 110.14(C)(1)(B).

ELECTRICAL CONTRACTOR SHALL COORDINATE FEEDER AND LUG SIZES WITH EQUIPMENT MANUFACTURER PRIOR TO SUBMITTAL REVIEW OF PANELBOARDS. LUG SIZES MUST BE COMPATIBLE WITH FEEDER SIZES.



1 ONE LINE DIAGRAM
Scale: NTS

AVAILABLE FAULT CURRENT

--- THE AVAILABLE FAULT CURRENT IN RMS SYMMETRICAL AMPERES AT THE RESPECTIVE TRANSFORMER, PANELBOARD, OR EQUIPMENT.

FAULT CURRENT CALCULATIONS ARE BASED ON A 150 KVA TRANSFORMER WITH 2% IMPEDANCE USING THE BUSSMANN POINT-TO-POINT METHOD. RESULTS ARE FOR WORST CASE SCENARIO WITH LISTED FEEDER SIZE REGARDLESS OF MATERIAL USED.

EQUIPMENT LABELS

ALL PANELBOARDS SHALL HAVE A LABEL APPLIED TO WARN OF POTENTIAL ARC FLASH HAZARDS.

! WARNING

ARC FLASH AND SHOCK HAZARD. APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) REQUIRED.

NOTES:
A. ALL PANELBOARDS SHALL HAVE A COMMERCIALLY PRODUCED PERMANENT LABEL APPLIED, SIMILAR TO THE ABOVE, TO WARN OF POTENTIAL ARC FLASH HAZARDS IN ACCORDANCE WITH NEC 110.16 AND NFPA 70E.

B. LABELING MAY BE COMPLETED BY EQUIPMENT MANUFACTURER, EQUIPMENT VENDOR / SUPPLIER, OR THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THAT ALL PANELBOARDS ARE PROPERLY LABELED IN THE FIELD.

CONNECTED LOADS TABLE

LOAD CLASSIFICATION	LOAD	NEC DEMAND (1)	TOTAL VA	TOTAL AMPS
LIGHTS	3418 VA	125%	4273 VA	12 A
RECEPTACLES (2)	360 VA	100%-50%	360 VA	1 A
HVAC (3)	43200 VA	100%	43200 VA	120 A
NON-CONTINUOUS	7785 VA	100%	7785 VA	22 A
CONTINUOUS	675 VA	125%	844 VA	2 A
KITCHEN No. OF UNITS: 0	0 VA	100%-65%	0 VA	0 A
TOTAL OF NEW LOADS (4)			**56461 VA**	**157 A**
SERVICE ENTRANCE CAPACITY			216154 VA	600 A
SERVICE VOLTAGE (5)			208 V	3 Ph

NOTES:
1. IN ACCORDANCE WITH NEC ARTICLE 220.
2. 100% FOR FIRST 10KVA, 50% FOR ALL ADDITIONAL LOAD.
3. NON-COINCIDENT LOAD PER NEC 220.60 FOR THE HIGHER OF HEATING OR COOLING LOAD.
4. POWER COMPANY SHALL APPLY PROPER DEMAND FACTORS TO CALCULATE ESTIMATED MAXIMUM DEMAND.
5. EC SHALL VERIFY WITH POWER COMPANY TO DELIVER SERVICE VOLTAGE SPECIFIED AND SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY IF SERVICE VOLTAGE IS NOT AVAILABLE FOR DELIVERY.

PANEL NOTES (#)

1. GROUND FAULT CIRCUIT INTERRUPTER BREAKER FOR PERSONNEL PROTECTION, 5mA.
2. SPARE BREAKER FOR FUTURE USE. LEAVE BREAKER HANDLE IN THE "OFF" POSITION.
3. HANDLE LOCK OFF FOR MAINTENANCE. FURNISH & INSTALL PADLOCKABLE "LOCK-OUT/TAG-OUT" PROVISIONS PER NEC 110.25.
4. EC SHALL INCLUDE A MINIMUM 30 FOOT WHIP FOR FUTURE WIRING THROUGH THE LIGHTING CONTROL PANEL TO BE FURNISHED AND INSTALLED BY TENANT. FINAL WIRING BY TENANT EC.
5. WIRE SIZE INCREASED DUE TO VOLTAGE DROP CALCULATIONS. INCREASE WIRE SIZE PROPORTIONALLY PER NEC 250.122(B).

ELECTRICAL PANELBOARD / ONE-LINE NOTES

1 THE FAULT CURRENT RATING OF ALL EQUIPMENT ADDED TO THE ELECTRICAL DISTRIBUTION SYSTEM SHALL MEET THE AVAILABLE FAULT CURRENT. EQUIPMENT SHALL BE FULLY RATED UNLESS NOTED OTHERWISE.

2 CONDUIT SIZES ARE 1/2" EMT UNLESS NOTED OTHERWISE. EC SHALL ENSURE CONDUIT IS SIZED ADEQUATELY PER NEC FOR ALL CONDUITS AND SPECIFICALLY FOR CONDUITS THAT ARE NOT EMT. CONDUIT SIZES INDICATED ARE BASED ON TYPE THHN IN EMT. AS OTHER TYPES OF CONDUIT AND CONDUCTORS ARE PERMISSIBLE IN THIS PROJECT, THE CONTRACTOR SHALL ADJUST THE DIMENSION OF THE CONDUIT TO COMPLY WITH CHAPTER 9, TABLE 1 IN THE NEC. ADJUSTMENTS TO THE CONDUIT SIZE SHALL BE PART OF THE BID AND SHALL BE AT NO ADDITIONAL EXPENSE TO THE OWNER.

3 WIRE SIZES INDICATED ARE BASED UPON DIRECT ORTHOGONAL PATHS TO THE PANELBOARD. FEEDERS ARE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP, AND BRANCH CIRCUITS ARE DESIGNED FOR A MAXIMUM OF 3% VOLTAGE DROP. IF FIELD CONDITIONS DO NOT ALLOW THESE PATHS OR IF THE CONTRACTOR RUNS ADDITIONAL LENGTHS, THEY SHALL BE RESPONSIBLE FOR INCREASING WIRE SIZE TO ACCOUNT FOR VOLTAGE DROP AT NO ADDITIONAL COST.

4 BRANCH CIRCUIT CONDUCTORS SHALL BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE IN SCHEDULES. WHERE 20A BRANCH CIRCUITS HAVE #8 AND LARGER WIRE SPECIFIED, #10 AWG WIRE SHALL BE USED FOR THE FINAL CONNECTION (15-FT MAXIMUM).

5 20 AMP, 120 VOLT HOMERUNS EXCEEDING 57' SHALL BE A MINIMUM OF #10 AWG. WIRING SMALLER THAN #12 AWG SHALL NOT BE USED FOR ANY INSTALLATIONS.

6 THE CONTRACTOR SHALL CIRCUIT PANELBOARDS EXACTLY AS INDICATED IN THE PANEL SCHEDULES. IF ANY DEVIATIONS ARE NECESSARY, THE ENGINEER SHALL BE NOTIFIED. TYPED DIRECTORY CARDS SHALL BE PROVIDED AT EACH PANELBOARD INDICATING LOAD SERVED AND FINAL ROOM NUMBERS PER THE NEC.

7 NEUTRAL CONDUCTORS SHALL ONLY BE SHARED WHEN INDICATED ON THE DRAWINGS. WHERE NEUTRALS ARE INDICATED TO BE SHARED, THE NEUTRAL SHALL BE SIZED PER THE NEC.

8 ALL BRANCH CIRCUIT CONDUCTORS AND FEEDER CIRCUITS 100A OR SMALLER SHALL BE COPPER. FEEDER CIRCUITS SERVING LOADS LARGER THAN 100A MAY BE EITHER COPPER OR ALUMINUM (IF ALLOWED BY THE AHJ), HOWEVER THE DESIGN IS BASED AROUND COPPER AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ACCOUNTING FOR INCREASED WIRE SIZE, CONDUIT SIZE, TERMINATION COMPATIBILITY, AND SPACE TAKEN BY THE LARGER CONDUIT IF ALUMINUM IS USED. HOWEVER, BRANCH CIRCUITS FEEDING MOTORS SHALL ALWAYS BE COPPER REGARDLESS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID, AND CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. CONDUCTORS SHALL BE CODE TYPE THW, THHN, THWN, OR XHHW UNLESS OTHERWISE REQUIRED BY THE NEC. CONDUCTORS SHALL BE MARKED WITH INSULATION CODE, VOLTAGE RATING, AWG SIZE, AND MANUFACTURER AND INCLUDE A CONTINUOUS COLOR CODING FROM PANEL TO LOAD SERVED. WHERE CONTINUOUS MARKINGS ARE NOT AVAILABLE, USE COLOR CODED TAPE AT EACH TERMINATION. #8 AWG AND SMALLER CONDUCTORS SHALL BE SPLICED WITH SPRING CONNECTORS. #6 AWG AND LARGER SHALL BE SPLICED WITH BARREL CONNECTORS REQUIRING COMPRESSION ON EACH END.

9 THE EQUIPMENT GROUNDING SYSTEM SHALL CONSIST OF AN ELECTRICALLY CONTINUOUS METALLIC CONDUIT SYSTEM TOGETHER WITH INSULATED EQUIPMENT GROUNDING CONDUCTORS. EVERY ITEM SERVED BY THE ELECTRICAL SYSTEM SHALL BE PROPERLY BONDED AND GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE RACEWAYS, JUNCTION/OUTLET BOXES, MACHINE FRAMES, ETC. ALL BRANCH CIRCUITS AND FEEDERS SHALL HAVE A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR OR GROUND ELECTRODE SIZED IN ACCORDANCE WITH THE NEC. PROVIDE BONDING JUMPERS FOR ALL NON-CURRENT CARRYING CONDUCTORS OF DIFFERENT SYSTEMS TO ENSURE NO VOLTAGE POTENTIAL. METAL GAS PIPING SHALL ONLY BE GROUNDED AT EQUIPMENT HOUSING BOTH ELECTRICAL CIRCUITS AND UTILIZING GAS VIA THE EQUIPMENT GROUND ROUTED WITH THE CIRCUIT. ALL GROUND WIRES SHALL BE COPPER.

10 PROVIDE PAD LOCKING HARDWARE ON CIRCUIT BREAKERS FOR EQUIPMENT WHICH IS HARDWIRED WITHOUT A LOCAL DISCONNECTING MEANS THAT ARE NOT WITHIN SIGHT OF THE PANELBOARD.

11 TRANSFORMERS SHALL BE DRY TYPE, 60 HERTZ, 480V 3 PHASE DELTA TO 120/208V 3 PHASE, 4 WIRE GROUNDED WYE. TEMPERATURE CLASSIFICATION SYSTEM SHALL BE A MINIMUM OF 155°C INSULATION SYSTEM. WINDING TEMPERATURE RISE SHALL NOT EXCEED 150°C IN A 40°C AMBIENT. TRANSFORMERS SHALL HAVE FOUR 2-1/2% FULL LOAD TAPS BELOW RATED VOLTAGE AND TWO 2-1/2% FULL LOAD TAPS ABOVE RATED VOLTAGE. INTERNAL VIBRATION ISOLATION MOUNTS SHALL BE PROVIDED.

12 PANELBOARDS SHALL HAVE COPPER FULL SIZE PHASE BUSSES, NEUTRAL BUSSES, AND BOLTED ON COPPER GROUNDING BUS WITH MAIN LUGS. BUS BAR CONNECTIONS SHALL BE COLUMN CONSECUTIVE PHASE-SEQUENCE TYPE. BUS BARS SHALL BE DRILLED AND EQUIPPED FOR BOLT-ON MOLDED CASE CIRCUIT BREAKERS. SHORT CIRCUIT BRACING AND BREAKER INTERRUPTING CAPACITY SHALL BE AS INDICATED ON THE PANEL SCHEDULES, BUT SHALL NOT BE BELOW 10,000 A.I.C. FOR 120/208V PANELS AND 14,000 A.I.C. FOR 277/480V PANELS. PANEL CONSTRUCTION SHALL BE HINGED DOOR IN DOOR COVERS WITH MASTER-KEYED DOOR LOCKS, GALVANIZED SHEET STEEL CABINETS WITH MULTIPLE KNOCKOUTS, WIRING GUTTERS, AND SPACE FOR A TYPED CIRCUIT DIRECTORY. MAIN BREAKERS OR MAIN LUGS ONLY SHALL BE PROVIDED AS INDICATED IN THE PANEL SCHEDULES. PANELS SHALL BE PROVIDED WITH FEED THRU LUGS UNLESS OTHERWISE NOTED.

13 MOLDED CASE CIRCUIT BREAKERS SHALL BE THERMAL MAGNETIC AND AMBIENT COMPENSATED INVERSE TIME-DELAY OVERLOAD AND INSTANTANEOUS SHORT CIRCUIT PROTECTED, FULL SIZE, BOLT-ON, WITH A QUICK-MAKE, QUICK-BREAK OVER-CENTER SWITCHING MECHANISM THAT IS MECHANICALLY TRIP-FREE FROM THE HANDLE SUCH THAT THE CONTACTS CAN NOT BE CLOSED AGAINST SHORT CIRCUITS. CONTACTS SHALL BE NON-WELDING SILVER ALLOY. TRIPPING DUE TO OVERLOAD OR SHORT CIRCUIT SHALL BE INDICATED BY THE BREAKER RESTING AT A MID POINT BETWEEN THE ON AND OFF POSITIONS. AMPERE AND FAULT CURRENT RATINGS SHALL BE CLEARLY VISIBLE. BREAKERS SHALL BE LISTED FOR USE WITH 75°C AND 90°C CONDUCTORS. MULTI-POLE BREAKERS SHALL BE OF THE COMMON TRIP TYPE HAVING A SINGLE HANDLE. WHERE NEUTRALS ARE SHARED AMONG CIRCUITS, THE CONTRACTOR SHALL PROVIDE MULTI-POLE BREAKERS TO SIMULTANEOUSLY DISCONNECT ALL CIRCUITS IN THE EVENT OF ONE TRIPPING; IN THIS CASE SINGLE POLE BREAKERS MAY BE CONNECTED BY A COMMON TRIP HANDLE.

14 WIRING SHALL INCLUDE FINAL CONNECTION TO ALL EQUIPMENT IN CONFORMANCE WITH EQUIPMENT SUPPLIER WIRING DIAGRAMS.

15 WHERE BRANCH CIRCUITS ARE GROUPED, CONTRACTOR SHALL SIZE CONDUIT AND DERATE CURRENT CARRYING CONDUCTORS PER NEC.

16 PROVIDE ARC-FLASH COORDINATION STUDY PER NEC REQUIREMENTS.

17 CONTRACTOR SHALL TEST AND REPORT ON GROUND FAULT PROTECTION SYSTEM IN ACCORDANCE WITH NEC 230.95.

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DESIGNED BY: SCO

CONSULTANTS

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LOCATION

STARBUCKS SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET
10/31/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

PANEL SCHEDULES

E301

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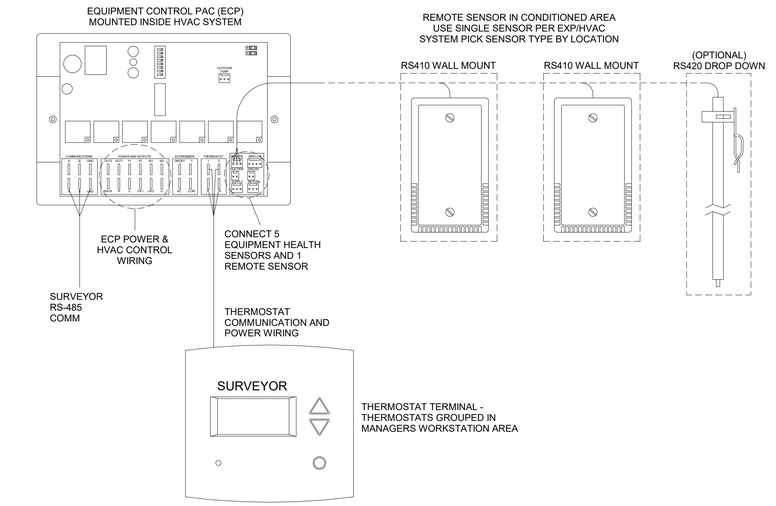


NOTES:
1. OUTDOOR TEMPERATURE SENSOR CONNECTED TO ONE ECP ONLY PER LOCATION. FACE NORTH WHEN POSSIBLE.
2. SEE GENERAL NOTES 7 AND 8 FOR REMOTE SENSOR MOUNTING LOCATION DETAILS.

1 Venstar EMS - Full Lighting Control - HVAC Controls

Scale: 6" = 1'-0"

GENERAL NOTES

1. SURVEYOR ENERGY MANAGEMENT SYSTEM HARDWARE IS SUPPLIED BY STARBUCKS.
2. DRAWING FOR GENERAL INFORMATION, DESIGN INTENT AND COORDINATION ONLY.
3. LOCAL BUILDING CODES TAKE PRECEDENCE OVER THIS DOCUMENT.
4. NOT ALL WIRING IS SHOWN ON THIS DRAWING. FOR CLARITY, ONLY ONE EXAMPLE OF EACH TYPE OF DEVICE IS SHOWN.
5. REFER TO THE SURVEYOR INSTALLATION INSTRUCTIONS FOR EACH COMPONENT FOR DETAILED WIRING AND ADDITIONAL CRITICAL INFORMATION.
6. CAUTION! INSTALLATION REQUIRES THE REMOVAL OF SAFETY COVERS AND EXPOSE THE INSTALLER TO HIGH VOLTAGE AND ELECTRICAL HAZARDS. USE OF A LICENSED ELECTRICIAN IS REQUIRED. FOLLOW ALL APPROPRIATE SAFETY PRECAUTIONS. ADDITIONAL SAFETY INFORMATION IS IN THE SURVEYOR INSTALLATION MANUALS.
7. WALL MOUNTED REMOTE SENSOR IS MOUNTED ON WALL 4 TO 5 FT AFF. AVOID AREAS WITH DIRECT AIRFLOW FROM SUPPLY REGISTERS.
8. USE A DROP DOWN SENSOR IF A WALL MOUNT SENSOR CANNOT BE INSTALLED DUE TO SPACE CONSTRAINTS (SEE NOTE 7 FOR REQUIREMENTS). THE SENSOR CLIPS TO THE T-BAR GRID AND ADJUSTED SO THE BOTTOM OF THE SENSOR IS 8 TO 9 FT AFF. ALLOW 2 FT OF CLEARANCE FROM METRO SHELVING AND AVOID AREAS WITH DIRECT AIRFLOW FROM SUPPLY REGISTERS.
9. FOR SURVEYOR EMS TECHNICAL SUPPORT AND SYSTEM COMMISSIONING, CONTACT SURVEYOR TECHNICAL SUPPORT, (855) 647-7660, OPTION 1 OR EMAIL INSTALLLSUPPORT@VENSTAR.COM. HOURS 6:00 AM TO 8:00 PM PACIFIC, MON-FRI.

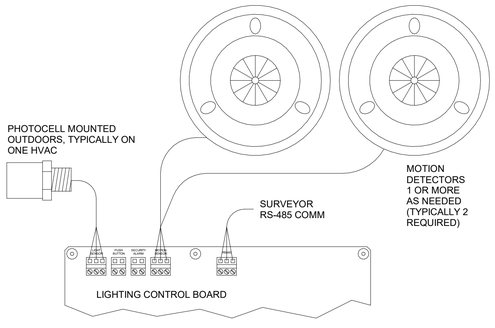
SURVEYOR EMS COMPONENTS

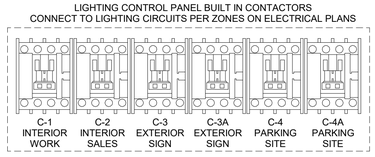
	VENSTAR PART	SBUX ITEM #	DESCRIPTION	QUANTITY
	LCP401-SX	011029484	LIGHTING CONTROL PANEL	1
	DC400	011029485	DATA CONCENTRATOR	1
	OTS400	011029487	OUTDOOR TEMPERATURE SENSOR	1
	ECP400	011029489	EQUIPMENT CONTROL PAC	1 PER HVAC
	CT414	011029490	COMMUNICATING THERMOSTAT	1 PER HVAC
	SP400	011029491	SENSOR PAC	1 PER HVAC
	RS410	011029492	WALL MOUNT REMOTE SENSOR	1 PER FOH HVAC
OPTIONAL →	RS420	011050767	NARROW DROP DOWN SENSOR	1 PER BOH HVAC
	CN18	011029495	ADDITIONAL 4 POLE CONTACTOR	AS NEEDED

2 Venstar - Exterior - Lighting Control

Scale: 6" = 1'-0"

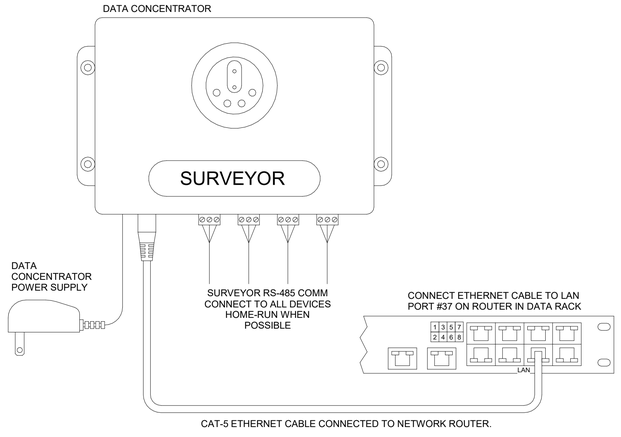
EMS SYSTEM TO BE FURNISH & INSTALLED BY TENANT AND SHOWN FOR REFERENCE ONLY.





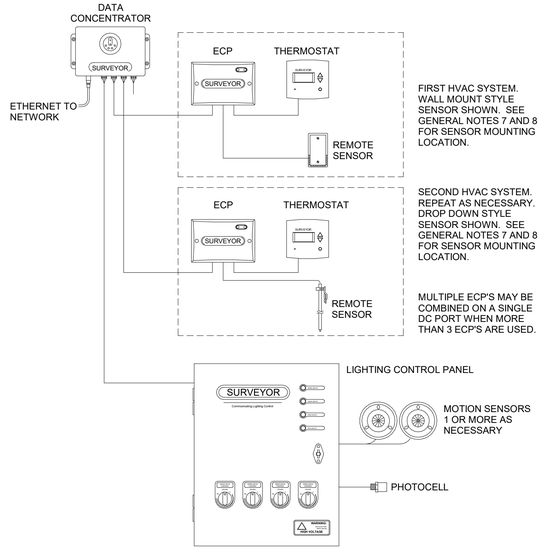
3 Venstar EMS - Full Lighting Control

Scale: 6" = 1'-0"



4 Venstar EMS - Full Lighting Control - Data Concentrator

Scale: 6" = 1'-0"



5 Venstar EMS - Full Lighting Control - Basic Low Voltage Wire Runs

Scale: 6" = 1'-0"

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SHEET

EMS, FULL LIGHTING

E401

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SECTION 26 05 19 – Low Voltage (600V or less) Electrical Power Conductors and Cables

1. Materials
   A. Conductors and Cables:
      1. Conductors: Copper.
      2. Conductor Insulation: Type THHN/THWN-2, Type XHHW-2, Type USE and Type SO.
      3. Multiconductor Cable: Metal-clad cable, type MC with ground wire.
2. Conductor Material Applications
   A. Feeders: Copper. Solid for #10 AWG and smaller; stranded for #8 AWG and larger.
   B. Branch Circuits: Copper. Solid for #12 AWG and smaller, stranded for #10 AWG and larger, except VFC cable, which shall be extra flexible stranded.
3. Conductor Insulation and Multiconductor Cable Applications and Wiring Methods
   A. Service entrance: Type THHN/THWN-2, single conductors in raceway.
   B. Exposed feeders: Type THHN/THWN-2, single conductors in raceway.
   C. Feeders concealed in ceilings, walls, partitions, and crawlspaces: Type THHN/THWN-2, single conductor in raceway.
   D. Feeders concealed in concrete, below slabs-on-grade, and underground: Type THHN/THWN-2, single conductors in raceway.
   E. Exposed branch circuits, including in crawlspaces: Type THHN/THWN-2, single conductors in raceway.
   F. Branch circuits concealed in ceilings, walls, and partitions: Type THHN/THWN-2, single conductor in raceway.
   G. Branch circuits concealed in concrete, below slabs-on-grade, and underground: Type THHN/THWN-2, single conductors in raceway.
   H. Cord drops and portable application connections: Type SO, hard service cord with stainless-steel, wire-mesh, strain reflief device at terminations to suit application.
4. Field Quality Control
   A. Testing: by contractor.
5. Approved Manufacturers:
   A. Conductors & Cables:
      1. Alcan Products Corporation: Alcan Cable Division.
      2. Alpha Wire.
      3. American Insulated Wire Corp.
      4. Belden Inc.
      5. Encore Wire Corporation.
      6. General Cable Technologies Corporation.
      7. Northern Cables Inc.
      8. Republic Wire.
      9. Southwire Incorporated.
   B. Connectors & Splices:
      1. 3M; Electrical Markets Division.
      2. AFC Cable Systems, Inc.
      3. Arrow-Hart Div, Crouse-Hinds Co.
      4. Gardner Bender.
      5. Hubbell Power Systems, Inc.
      6. Ideal Industries, Inc.
      7. Ilsco; a branch of Bardes Corporation.
      8. NSi Industries LLC.
      9. O-Z/Gedney; a brand of the EGS Electrical Group.
      10. Square D, a Schneider Electric Company.
      11. Thomas & Betts.
      12. Tyco Electronics.

End of Section 26 05 19

SECTION 26 05 26 – Grounding and Bonding for Electrical Systems

1. Quality Assurance
   A. Quality Standard for Grounding and Bonding Materials and Equipment: UL 467.
2. Products:
   A. Insulated conductors: Copper wire or cable.
   B. Bare copper conductors:
      1. Solid conductors.
      2. Stranded conductors.
      3. Tinned conductors.
      4. Stranded bonding conductors.
      5. Copper tape braided bonding jumpers.
      6. Tinned-copper braided bonding jumpers.
   C. Connectors: bolted and exothermic-welded type.
   D. Grounding electrodes:
      1. Ground rods: Copper-clad steel, sectional type with ground well and cover.
3. Field Quality Control
   A. Ground resistance testing: by contractor-engaged agency.

End of Section 26 05 26

SECTION 26 05 29 – Hangers and Supports for Electrical Systems

1. Performance requirements
   A. Design supports for multiple raceways capable of supporting combined weight of supported systems and its components.
   B. Design equipment supports capable of supporting combined operating weights of supported equipment and connected systems and components.
2. Products
   A. Support, anchorage, and attachment components:
      1. Steel slotted support systems with metallic coatings.
      2. Nonmetallic slotted support systems.
      3. Raceway and cable supports.
      4. Steel and malleable-iron conduit and cable hangers, clamps, and associated accessories.
      5. Support for non-armored conductors and cables in vertical conduit risers.
      6. Structural steel for fabricated supports and restraints.
      7. Mounting, anchoring, and attachment components:
         1. Powder-actuated fasteners.
         2. Mechanical-expansion anchors.
         3. Concrete inserts.
         4. Clamps for attachment to steel structural elements.
         5. All steel, springhead toggle bolts.
         6. Threaded hanger rods.
      8. Fabricated metal equipment support assembles: welded or bolted steel shapes.
3. Approved Manufacturers:
   A. Steel Slotted Support Systems:
      1. Allied Tube & Conduit.
      2. Caddy.
      3. Cooper B-Line, Inc.; a division of Cooper Industries.
      4. ERICO International Corporation.
      5. GS Metals Corporation.
      6. Hilti.
      7. Perma-Cote.
      8. Powers.
      9. Thomas & Betts Corporation.
      10. Unistrut; Tyco International, Ltd.
      11. Wesanco, Inc.
   B. Mouting, Anchoring, and Attachment Components:
      1. Cooper B-Line, Inc.; a division of Cooper Industries.
      2. Empire Tool and Manufacturing Co., Inc.
      3. Hilti, Inc.
      4. ITW Ramset/Red Head; a division of Illinois Tool Works, Inc.
      5. MKT Fastening, LLC.
      6. Simpson Strong-Tie Co., Inc.

End of Section 26 05 29

SECTION 26 05 33 – Raceways and Boxes for Electrical Systems

1. Materials
   A. Metal conduits, tubing, and fittings:
      1. GRC.
      2. EMT.
      3. FMC; Zinc-coated steel.
      4. LFMC.
      5. Fittings:
         1. EMT: Steel, setscrew or compression type.
         2. Expansion fittings.
   B. Nonmetallic conduits, tubing, and fittings:
      1. RNC.
      2. Fittings: Match conduit.
      3. Solvent cements and adhesive primers shall have a VOC content of 510 and 550 G/L or less, respectively.
   C. Metal wireways and auxiliary gutters: sheet metal with hinged covers.
   D. Surface metal raceways: metal, galvanized steel, with snap-on covers.
   E. Boxes, enclosures, and cabinets:
      1. Metal outlet and device boxes: Ferrous alloy.
      2. Metal floor boxes: Cast metal or sheet metal, fully adjustable.
      3. Luminaire outlet boxes: Cast metal or sheet metal, fully adjustable.
      4. Small sheet metal pull and junction boxes.
      5. Cast-metal access, pull, and junction boxes.
      6. Box extensions.
      7. Gangable boxes are prohibited.
      8. Hinged-cover enclosures: Metal.
      9. Cabinets: Galvanized Steel.
   F. Handholds and boxes for exterior underground wiring: Polymer concrete with polymer-concrete frame and cover, prototype tested for compliance with SCTE 77.
      1. Configuration: Open bottom.
      2. Weatherproof cover.
      3. Cover legend: "Electric."
2. Raceway Application
   A. Outdoors:
      1. Exposed: GRC.
      2. Concealed, aboveground: RNC, type EPC-40-PVC.
      3. Underground: RNC, type EPC-40-PVC, direct buried.
      4. Connection to vibrating equipment: LFMC.
      5. Boxes and enclosures, aboveground: Type 3R or Type 4.
   B. Indoors:
      1. Exposed, not subject to physical damage: GRC.
      2. Exposed, not subject to severe physical damage: EMT.
      3. Concealed: EMT.
      4. Connection to vibrating equipment: FMC, except LFMC in damp or wet locations.
      5. Damp or wet locations: GRC.
      6. Boxes and enclosures: Type 1, except Type 4 stainless steel in damp or wet locations.
   C. Minimum raceway size: 1/2-inch (13-mm) trade size.
   D. Raceway fittings: Compatible with raceways and suitable for use and location.
      1. Rigid and intermediate steel conduit: Threaded rigid steel conduit fittings.
      2. PVC externally coated, rigid steel conduits: Fittings listed for use with this type of conduit.
      3. EMT: Setscrew or compression, steel fittings.
      4. Flexible conduit: Fittings listed for use with flexible conduit.

End of Section 26 05 33

SECTION 26 05 36 – Cable Trays for Electrical Systems

1. Cable tray types
   A. Ladder.
   B. Single rail.
   C. Trough.
2. Materials
   A. Cable trays, fittings, and accessories: Steel.
      1. Factory-standard primer; with chromium-zinc-plated hardware.
      2. Mill galvanized before fabrication; with galvanized hardware.
      3. Electrogalvanized before fabrication; with galvanized hardware.
      4. Hot-dip galvanized after fabrication; with chromium-zinc-plated hardware.
      5. Epoxy-resin paint; with chromium-zinc-plated hardware.
      6. Black oxide finish for support accessories and miscellaneous hardware.
   B. Cable trays, fittings, and accessories: Aluminum; with stainless-steel hardware.
   C. Cable tray accessories:
      1. Covers: Solid type.
      2. Barrier strips.
      3. Cable tray supports and connectors.
   D. Warning signs: 1-1/2-inch- (40-mm-) high, black letters on yellow background with legend: "Warning! Not to be used as walkway, ladder, or support for ladders or personnel".
3. Source quality control.
   A. Testing according to NEMA VE 1.

End of Section 26 05 36

SECTION 26 05 44 – Sleeves and Sleeve Seals for Electrical Raceways and Cabling

1. Materials
   A. Sleeves:
      1. Schedule 40 steel pipe.
      2. Cast-iron pipe.
      3. Galvanized-steel sheet for conduits penetrating non-fire-rated gypsum-board assemblies.
      4. Molded-PE or -PP pipe.
      5. Galvanized-steel for rectangular openings.
   B. Sleeve-seals:
      1. EPDM rubber sealing elements.
      2. Carbon-steel pressure plates.
      3. Carbon-steel, with corrosion-resistant coating, connecting bolts and nuts.
   C. Hydraulic-cement grout.
   D. Silicone sealants:
      1. Single-component, silicone-based, neutral-curing elastomeric sealant.
      2. Multicomponent, silicone-based liquid elastomeric nonshrinking foam.
      3. VOC content of 250 G/L or less.
2. Approved manufacturers:
   A. Sleeve seal systems:
      1. Advance Products & Systems, Inc.
      2. CALPICO, Inc.
      3. Link-Seal.
      4. Metraflex Company (The).
      5. O-Z/Gedney.
      6. Pipeline Seal and Insulator, Inc.
      7. Proco Products, Inc.
   B. Sleeve seal fittings:
      1. Bio FireShield.
      2. MetaCaulk.
      3. Presealed Systems.

End of Section 26 05 44

SECTION 26 05 53 – Identification for Electrical Systems

1. Quality assurance
   A. Comply with ANSI A13.1 and IEEE C2.
2. Products:
   A. Power and control raceway identification: Vinyl labels.
   B. Power and control cable identification: Vinyl labels.
   C. Conductor identification: Color-coding conductor tape.
   D. Floor marking tape: 2-inch- (50-mm-) wide pressure-sensitive vinyl tape.
   E. Underground-line warning tape: Multilayer laminate.
   F. Warning labels and signs: Self-adhesive warning labels and baked-enamel warning signs.
   G. Instruction signs: Engraved, laminated acrylic or melamine plastic.
   H. Equipment identification labels: Engraved, laminated acrylic or melamine plastic.

End of Section 26 05 53

SECTION 26 09 23 – Lighting Control Devices

1. Products
   A. Time switches: Electronic, programmable units, with single channel; astronomic time, seven-day programmable with minimum 8 on/off set points per 24-hour schedule.
   B. Outdoor photoelectric switches: Solid state, with dry contacts, 15-second time delay, and metal-oxide varistor surge protection.
   C. Daylight-harvesting switching controls: Ceiling mounted with adjustable time delay and set-points.
   D. Indoor occupancy sensors: PIR type, with separate, externally mounted relay unit.
   E. Switchbox-mounted occupancy sensors.
   F. Lighting contactors: electrically operated and mechanically held, with fusible switch in NEMA 250 enclosure. Provide with control and pilot devices as indicated in plans.
   G. Emergency shunt relay: Normally closed, electrically held, arranged for wiring in parallel with manual switching contacts.
   H. Control cables:
      1. Power cables: Not smaller than #12 AWG.
      2. Classes 2 and 3 control cables: Stranded-copper conductors, not smaller than #18 AWG.
      3. Class 1 control cables: Stranded-copper conductors, not smaller than #14 AWG.
2. Approved Manufacturers:
   A. Timeclock
      1. Intermatic.
      2. Tork.
      3. Wattstopper.
   B. Occupancy sensors:
      1. Cooper Greengate CA.
      2. Hubbell.
      3. LC&D.
      4. Leviton.
      5. Lutron.
      6. Phillips.
      7. Sensor Switch.
      8. Wattstopper.
   C. Emergency Shunt Relay
      1. Bodine.
      2. Lighting Control and Design; Acuity Lighting Group, Inc.
      3. LVS Controls.
      4. Wattstopper.

End of Section 26 09 23

SECTION 26 24 16 – Panelboards

1. Quality assurance
   A. Manufacturer qualifications: ISO 9001 or 9002 certified.
2. Products
   A. General requirements for panelboards:
      1. Constructed to withstand seismic forces.
      2. Enclosures: surface mounted.
         1. Front: Hinged cover with key lock.
         2. Optional enclosure features: Skirt for surface-mounted panelboards.
         3. Directory card.
      3. Incoming Mains: Top.
      4. Phase, neutral and ground buses: Tin-plated copper.
      5. Conductor connectors:
         1. Material: Tin-plated copper.
         2. Main and neutral lugs: Mechanical type.
         3. Feed-through lugs: Mechanical type.
      6. Percentage of future space capacity: Ten percent.
      7. Service equipment label for panelboards incorporating one or more main service disconnecting and overcurrent protective devices.
   B. Panelboard or load center short-circuit current rating: Fully rated to interrupt symmetrical short-circuit current available at terminals. Listed series rated system may be used if approved by EOR to limit fault to below 22k AIC for GFI breakers.
      1. Mains: Lugs only.
      2. Branch circuit overcurrent protective devices for circuit breaker frame sizes 125 A and smaller: plug-in circuit breakers.
      3. Branch overcurrent protective devices for circuit breaker frame sizes larger than 125 A: Bolt-on circuit breakers.
   C. Lighting and appliance branch-circuit panelboards:
      1. Mains: Lugs only.
      2. Branch overcurrent protective devices: Plug-in circuit-breaker type.
      3. Doors: Concealed hinge.
   D. Load Centers:
      1. Mains: Lugs only.
      2. Branch circuit breakers: Plug-in.
      3. Doors: Concealed hinge.
      4. Conductor connections: Mechanical type.
   E. Disconnecting and overcurrent protective devices:
      1. Circuit breakers: Thermal-magnetic GFCI and AFCI types.
      2. GFI circuit breakers: Rated for personnel.
      3. AFCI circuit breakers: As required by code.
      4. Options and types as needed.
   F. Identification:
      1. Panelboard labels: Manufacturer's name and trademark, voltage, amperage, number of phases, arc flash hazard, and number of poles shall be located on the interior of the panelboard door.
      2. Breaker labels: Faceplate shall list current rating, UL and IEC certification standards, and AIC rating.
      3. Circuit directory: Directory card inside panelboard door, mounted in transparent card holder.
   G. Accessories:
      1. Accessory set including tools.
      2. Portable test set: For testing functions of solid-state trip devices without removing from panelboard.
3. Field quality control
   A. Testing: by contractor.
4. Approved manufacturers:
   A. Eaton Electrical Inc.; Cutler-Hammer Business Unit.
   B. General Electric Company; GE Consumer & Industrial – Electrical Division.
   C. Siemens Industry, Inc.
   D. Square D; a branch of Schneider Electric.

End of Section 26 24 16

SECTION 26 27 13 – Electricity Metering

1. Equipment for electricity metering by utility company.
   A. Utility-company-compliant current-transformer cabinets: Comply with requirements of electrical-power utility company.
   B. Meter sockets: Comply with requirements of electrical-power utility company.

End of Section 26 27 13

SECTION 26 27 26 – Wiring Devices

1. Products
   A. Receptacles: Duplex, 125V, 20A.
      1. Straight blade: Convenience and isolated ground.
      2. GFCI: Feed through.
      3. Twist-locking type with isolated-ground terminal.
   B. Pendant cord-connector devices with external cable grip.
   C. Cord and plug sets: Match voltage and current ratings and number of conductors to requirements of equipment being connected.
   D. Toggle switches: 120/277V, 20A.
      1. Pilot-light switches.
      2. Key-operated switches.
   E. Wall-box dimmers:
      1. Modular, full-wave, solid-state units with slider control.
         1. Incandescent: Soft tap or other quiet switch; EMI/RFI filter to eliminate interference.
         2. Fluorescent: Trim potentiometer for low-end dimming.
         3. LED: compatible with LED driver or lamp.
   F. Wall plates:
      1. Material: Thermoplastic with color per tenant.
   G. Floor service fittings: Modular, dual service if needed, with power receptacle and voice and data outlet if needed.
      1. Type: Flush.
      2. Service plate: Rectangular, aluminum.
      3. Voice and data communication outlet: Blank cover with brushed cable opening.
   H. Poke-through assemblies: Manufactured and listed metal raceways.
   I. Multioutlet assemblies: Manufactured and listed metal raceways.
   J. Service poles: To extend power and voice and data communications wiring from distribution wiring in ceiling to devices or outlets in pole near floor.
      1. Finish: Painted.
      2. Power receptacles: Two, duplex, 20A.
      3. Voice and data communication outlets: Blank insert.
   K. Finishes:
      1. Connected to normal power system: To match wall plate.
      2. Connected to emergency power system: Red.
      3. Isolated-ground receptacles: Orange.
2. Approved Manufacturers:
   A. Cooper Wiring Devices; Division of Cooper Industries, Inc.
   B. FSR Inc.
   C. Hubbell Incorporated.
   D. Hubbell Incorporated; Wiring Device-Kellems.
   E. Hubbell Incorporated; Wiring Device-Bryant.
   F. Legrand.
   G. Leviton Mfg. Company, Inc.
   H. Lutron Electronics, Inc.
   I. Pass & Seymour/Legrand.
   J. Wiremold/Legrand.

End of Section 26 27 26

SECTION 26 28 16 – Enclosed Switches and Circuit Breakers

1. Products
   A. Fusible switches:
      1. General duty, single-throw, 240V/600V AC, 800A and smaller: UL 98 and NEMA KS 1, type GD.
      2. Accessories:

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Nov 01, 2023

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DESIGNED BY: SCO

OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

STARBUCKS SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET
10/31/23
23331

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET

ELECTRICAL SPECIFICATIONS

E501

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GENERAL NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION.

2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND ANY APPLICABLE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE INCORPORATED INTO THE STRUCTURE.

3. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SUPPORTS REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK, CURING, CONNECTIONS, ETC. HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS.

DESIGN LOADS

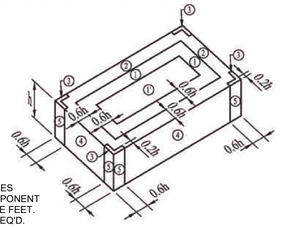
1. GENERAL BUILDING CODE:
   -2018 NORTH CAROLINA STATE BUILDING CODE
   -ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   -AISC STEEL CONSTRUCTION MANUAL - 14TH EDITION
   -ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS.

2. DESIGN LOADS:
   ROOF LIVE LOAD: 20 PSF
   ROOF DEAD LOAD: 10 PSF

3. WIND CODE:

WIND CODE:	ASCE 7-16
BASIC WIND SPEED (Vult):	125 MPH
OCCUPANCY CATEGORY:	II
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFFICIENTS:	+0.18 AND -0.18

4. COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL OF RECORD.



COMPONENTS AND CLADDING PRESSURES PROVIDED FOR COMPONENT AREA OF 100 SQUARE FEET. RE-CALCULATE AS REQ'D.

WIND COMPONENTS AND CLADDING (ELEMENTS)

ZONE	DESCRIPTION	PRESSURE (PSF)*
1	INTERIOR ROOF ZONE	+16.0, -30.2
1'	INTERIOR ROOF ZONE	+16.0, -22.2
2	ROOF END ZONE	+16.0, -40.1
3	ROOF CORNER ZONE	+16.0, -47.7
4	INTERIOR WALL ZONE	+20.7, -22.7
5	WALL END ZONE	+20.7, -25.2
OVERHANG INTERIOR ZONE		-32.9
OVERHANG CORNER ZONE		-40.4

*PRESSURES ARE ULTIMATE.

SEISMIC LOADS PER ASCE 7-16:

S_S:	0.206
S_1:	0.086
SITE CLASS:	D
Fa:	1.60
F_v:	2.40
S_{DS}:	0.220
S_{D1}:	0.138
IMPORTANCE FACTOR:	1.0
SEISMIC USE GROUP:	II
SEISMIC DESIGN CATEGORY:	C
BASIC SEISMIC RESIST. SYSTEM:	STEEL ORDINARY MOMENT FRAMES & WOOD-FRAMED SHEAR WALLS
RESPONSE MOD. FACTOR (R):	3.5, 6.50 AT SHEAR WALLS
DESIGN BASE SHEAR (KIPS):	0.85
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

SNOW LOADS PER ASCE 7-10:

p_g (GROUND SNOW LOAD):	10 PSF
p_f (CALC. DESIGN SNOW LOAD):	9.45 PSF
$p_{f,min}$ (MIN. DESIGN SNOW LOAD):	10 PSF

DESIGN CONCEPT: BUILDING IS DESIGNED TO BE LATERALLY SUPPORTED BY WOOD-FRAMED LOAD BEARING SHEAR WALLS. GRAVITY LOADS ARE RESISTED BY TJI JOISTS BEARING ON THE LOAD BEARING PERIMETER WALLS. FOUNDATION IS SHALLOW AND SUPPORTED ON GRADE.

SITEWORK & SOIL NOTES

1. STRUCTURAL FILL SHALL BE COMPACTED BETWEEN 88% AND 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR, ASTM D698, AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 0'-6" BELOW CONCRETE SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS.

2. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING PRESSURE OF 2,000 P.S.F. AT MINIMUM 24" BELOW FINISHED SUB-GRADE LEVELS. MINIMUM CONTINUOUS FOOTING WIDTH IS 16 INCHES.

3. REMOVE ALL VEGETATION AND DEBRIS, INCLUDING PAVEMENTS, SIDEWALKS, BUILDING FOUNDATIONS, AND ABANDONED UTILITIES.

4. PROOFROLL THE EXPOSED SUBGRADE TO DETECT SOFT OR YIELDING SOILS. REMOVE ANY SOFT OR YIELDING SOILS, SCARIFY, MOISTURE CONDITION AND RECOMPACT IN ACCORDANCE WITH ASTM D-698.

SITEWORK & SOIL NOTES (CONT.):

5. PROVIDE A 10 MIL THICK VAPOR BARRIER BELOW THE CONCRETE SLAB. DO NOT PUNCTURE THE VAPOR BARRIER. LAP AND TAPE ENDS.

6. IT IS IMPERATIVE THAT THE ACTUAL BEARING GRADE BE CHECKED IN THE FIELD DURING CONSTRUCTION BY THE SOILS CONSULTANT TO ENSURE THAT THE FOUNDATION SYSTEM IS SUPPORTED BY SUITABLE BEARING SOILS AND WILL PERFORM IN ACCORDANCE WITH THE ASSUMED CONDITIONS.

7. PROVIDE POSITIVE DRAINAGE AWAY FROM EXCAVATIONS SO AS NOT TO ALLOW STANDING WATER FOR LONG PERIODS OF TIME.

8. SOILS EXCAVATED FROM THE SITE THAT ARE FREE OF DELETERIOUS MATERIALS MAY BE USED AS FILL.

9. FOOTING EXCAVATIONS LEFT OPEN FOR MORE THAN ONE DAY SHALL BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF SOIL MOISTURE.

10. WATER SHALL NOT BE ALLOWED TO COLLECT NEAR THE FOUNDATIONS OR FLOOR SLAB AREAS OF THE BUILDING EITHER DURING OR AFTER CONSTRUCTION. UNDERCUT OR EXCAVATION AREAS SHALL BE SLOPED TO ONE CORNER TO FACILITATE REMOVAL OF ANY COLLECTED GROUND WATER OR SURFACE RUNOFF.

11. REFER TO GEOTECHNICAL REPORT ISSUED BY DELTA OAKS GROUP, DATED 05/01/2023, FOR ALL SUBSURFACE PREPARATION. CONTRACTOR TO NOTE THAT THE SITE PREPARATION PROCEDURE CONTAINED IN THE REPORT SUPERCEDES ALL SOIL AND SITE INFORMATION PROVIDED BY ENGINEER. THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION BY THE CONTRACTOR TO INSPECT EXCAVATION, PLACEMENT OF FILL, AND COMPACTION AS REQUIRED.

CONCRETE NOTES

1. ALL CONCRETE NOT SPECIFICALLY NOTED = 4000 PSI @ 28 DAYS

2. REBAR: ASTM A615, GRADE 60
   DEFORMED WELDED WIRE FABRIC: ASTM A185

3. JOINT FILLER: VINYLFORM GRADE #300 BY SONNEBORN; CERAMAR FLEXIBLE FOAM BY W.R. MEADOWS; PLASTAZOTE BY E-POXY INDUSTRIES, INC. OR APPROVED EQUIVALENT.

4. MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.

5. FOR SPECIAL WEATHER CONCRETING - HOT & COLD WEATHER CONCRETING - FOLLOW ALL APPLICABLE ACI SPECIFICATIONS

6. CONCRETE FINISHES:
   A. BROOM FINISH AT EXTERIOR CONCRETE:
      1. WHEN CONCRETE HAS HARDENED SUFFICIENTLY, IT SHALL BE FLOATED TO A COMPACT AND SMOOTH SURFACE. FLOATING MAY BE ACCOMPLISHED WITH WOOD OR METAL FLOATS OR BY MECHANICAL FLOAT.
      2. AFTER FLOATING IS COMPLETED AND THE CONCRETE HAS HARDENED ENOUGH SO THAT IT WILL RETAIN THE SCORING, BRUSH THE SURFACE WITH A STEEL WIRE BROOM OR ONE MADE FROM STIFF COARSE FIBERS IN A DIRECTION TRANSVERSE TO THE DIRECTION OF TRAFFIC.
   B. TROWELLED FINISH AT INTERIOR CONCRETE.
      1. AFTER FLOATING IS COMPLETED AND THE CONCRETE HAS HARDENED ENOUGH SO THAT WATER AND FINE MATERIAL ARE NOT WORKED TO THE SURFACE, THE SURFACE SHALL BE THOROUGHLY TROWELLED BY MACHINE TROWELLING WITH A MOTOR DRIVEN ROTARY TROWEL. THE MACHINE COMPACTING, HAND AND MACHINE TROWELLING OPERATIONS SHALL LEAVE A SMOOTH, HARD, IMPERVIOUS, EVEN FINISH.
   C. THE HORIZONTAL SURFACES OF PUMP PADS, COLUMN PEDESTALS, TOPS OF WALLS, EQUIPMENT FOUNDATIONS REQUIRING GROUT, STAIR TREADS AND CONCRETE PADS FOR STAIRS SHALL RECEIVE A WOOD FLOAT FINISH UNLESS OTHERWISE SPECIFIED.
   D. VERTICAL SURFACES OF EXPOSED AREAS ARE TO RECEIVE A RUBBED FINISH USING A WOOD OR STEEL FLOAT OR BURLAP TO APPLY THE GROUT. EXCESS GROUT SHALL BE REMOVED.

7. DUSTING WITH ANY MATERIAL TO ABSORB SURFACE WATER IS PROHIBITED.

8. IMMEDIATELY AFTER FORMS ARE REMOVED, FILL ALL HONEYCOMB DEPRESSIONS OR OTHER VOIDS TO OBTAIN STRAIGHT AND FLUSH SURFACES.

9. VERTICAL SURFACES SHALL HAVE ALL TIE HOLES AND SURFACE IMPERFECTIONS CORRECTED WITH MORTAR.

10. CURING:
    A. APPLY LIQUID CURING COMPOUND TO HORIZONTAL SURFACES AS SOON AS POSSIBLE AFTER FINISHING, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CURE VERTICAL SURFACES BY LEAVING FORMS IN PLACE A MINIMUM OF (7) DAYS.

11. REBAR DETAILING SHALL BE PER THE LATEST EDITION OF THE ACI BUILDING CODE AND DETAILING MANUAL.

12. CONSTRUCTION JOINTS:
    A. IN GENERAL, CONSTRUCTION JOINTS SHALL BE PLACED WHERE SHOWN ON THE DRAWINGS. JOINTS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER AND SHALL BE LOCATED AND MADE SO AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE. ALL JOINTS SHALL BE KEYED AND DOWELED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. WHERE A JOINT IS TO BE MADE, THE SURFACE OF THE CONCRETE SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE REMOVED. IN ADDITION, VERTICAL JOINTS SHALL BE THOROUGHLY WETTED, AND SLUSHED WITH A COAT OF NEAT CEMENT GROUT IMMEDIATELY BEFORE PLACING OF NEW CONCRETE.

13. EARLY ENTRY SAW CUTTING SHOULD BE PERFORMED IN GREEN CONCRETE AS SOON AS SUFFICIENT CURING HAS TAKEN PLACE TO SUPPORT THE WEIGHT OF THE OPERATOR AND SAW. CUTS SHOULD BE PERFORMED USING A BLADE SPECIFICALLY DESIGNED FOR DRY EARLY ENTRY CUTTING.

14. CONTINUOUS FOUNDATION BARS SHALL HAVE SPLICES STAGGERED A MINIMUM OF 4'-0". ALL LAP SPLICES SHALL BE MADE WITH A MINIMUM LENGTH OF 36 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS BY USE OF CORNER BARS.

15. DETAIL BARS IN ACCORDANCE WITH A.C.I. DETAILING MANUAL AND A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITIONS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OR OTHERWISE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

16. PROVIDE THE FOLLOWING CONCRETE COVER FOR ALL REINFORCEMENT:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
    B. ALL OTHER AREAS = 1 1/2"

17. PROVIDE 3/4" CHAMFER OR RADIUS ON ALL EXPOSED CORNERS.

18. CONTRACTOR SHALL NOT PLACE ANY CONCRETE REINFORCEMENT UNTIL REINFORCING SHOP DRAWINGS HAVE BEEN SUBMITTED, REVIEWED AND RETURNED BY THE ARCHITECT AND STRUCTURAL ENGINEER. REINFORCING SHOP DRAWINGS SHALL CONSIST OF BOTH "CUT" AND PLACING SHEETS. PLACING SHEETS SHALL CONTAIN ALL INFORMATION NECESSARY TO POSITION ALL REINFORCING STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE NOT PERMITTED FOR USE AS SHOP DRAWINGS. ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED IN ANY MANNER FOR USE AS SHOP DRAWINGS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, ENGINEERING, STRUCTURAL ADEQUACY, AND CONSTRUCTION OF ALL SOIL RETAINING STRUCTURES AND CONCRETE SHORING AND FORMWORK IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.

20. COORDINATE ALL CONCRETE WORK WITH THE PLACEMENT OF PIPING, INSERTS, FLOOR DRAINS, AND OTHER EMBEDDED ITEMS INDICATED ON THE CONTRACT DRAWINGS.

GENERAL STRUCTURAL WOOD:

1. WOOD FRAMING SHALL COMPLY WITH THE WEST COAST LUMBER INSPECTION BUREAU.

2. STRUCTURAL WOOD FRAMING SHALL BE 2 INCHES X 6 INCHES AND LARGER SHALL BE NO. 2 DOUGLAS FIR OR EQUIVALENT (U.N.O.).

3. WOOD COLUMNS SHALL BE 6 INCHES X 6 INCHES AND LARGER SHALL BE NO.1 SOUTHERN PINE OR EQUIVALENT.

4. ALL EXPOSED WOOD RAFTERS AND COLUMNS SHALL BE "SELECT" GRADE AS DESCRIBED IN AITC.

5. ALL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED FOR MOISTURE PROTECTION.

6. REFER TO MIN. FASTENING SCHEDULE, IBC TABLE 2304.10.1 FOR MINIMUM FASTENING REQUIREMENTS FOR ALL WOOD FRAMING U.N.O. ON CONSTRUCTION DOCUMENTS

7. STUD PACKS
   A. EXTERIOR CORNERS SHALL BE MADE WITH SOLID FULL HEIGHT 2x6 STUDS AND ASSEMBLED WITH MINIMUM 10D NAILS AT 8" ON CENTER. WHERE CORNER HOLD DOWNS ARE ATTACHED TO STUD PACKS AT CORNERS, DOORS, WINDOWS AND ELSEWHERE, THE STUDS SHALL BE ASSEMBLED WITH A DOUBLE ROW OF 10D NAILS AT 8" ON CENTER.
   B. EXTERIOR WALL TEES SHALL BE MADE WITH AT LEAST THREE (3) FULL HEIGHT STUDS ASSEMBLED WITH 10D NAILS AT 8" ON CENTER.
   C. INTERIOR WALL TEES SHALL BE MADE WITH AT LEAST TWO (2) FULL HEIGHT STUDS WITH FLATWISE BLOCKING WITH A SUM TOTAL LENGTH OF AT LEAST 50% OF THE WALL HEIGHT ASSEMBLED WITH 10D NAILS AT 8" ON CENTER.

PLYWOOD ROOF DECK

1. ALL ROOF DECK SHALL BE APA RATED STRUCTURAL I EXTERIOR PLYWOOD

2. ROOF SHEATHING SHALL BE 5/8 INCH THICK MINIMUM U.N.O. STAGGER ROOF PANELS AND PROVIDE USP CLIPS AT EACH PANEL JOINT.

3. ALL ROOF FASTENERS SHALL BE MINIMUM 8D (0.113" X 2-3/8") IRREGULAR SHANK (I.E., RING SHANK OR SPIRAL) NAILS WITH FULL ROUND HEADS. STAPLES ARE NOT PERMITTED FOR FASTENING OF THE ROOF DECKING.

4. ROOF DECKS SHALL BE NAILED IN ACCORDANCE WITH THE FOLLOWING:
   6 INCHES ON CENTER ALONG PANEL EDGES AND 12" IN THE FIELD FOR ZONE 1
   4 INCHES ON CENTER ALONG PANEL EDGES AND 12" IN THE FIELD FOR ZONES 2 & 3
   REFER TO WIND DIAGRAM ON THIS SHEET FOR DESCRIPTION OF ZONES

ANCHOR BOLTS AND THREADED ROD

1. ALL FOUNDATION ANCHOR BOLTS TO BE F1554 GRADE 36 STEEL UNLESS SPECIFICALLY NOTED OTHERWISE

2. LOCATE ANCHOR BOLTS ACCURATELY, SET WITH TEMPLATES, AND SECURELY HOLD IN POSITION WHILE PLACING CONCRETE. PROTECT IN-PLACE ANCHOR BOLTS FROM CONSTRUCTION ACTIVITY.

3. INSERTING ANCHOR BOLTS INTO FRESH OR PARTIALLY HARDENED CONCRETE IS PROHIBITED. SUBSTITUTING CONCRETE/EXPANSION OR ADHESIVE ANCHORS WHERE EMBEDDED ANCHOR BOLTS ARE SHOWN IS PROHIBITED UNLESS NOTED OTHERWISE.

4. ALL ANCHOR BOLTS SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESS RUST, MILL SCALE, GREASE, ETC.

STRUCTURAL STEEL

1. STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE LATEST PROVISIONS OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. STEEL W-SHAPES SHALL CONFORM TO ASTM SPEC. A992

3. STEEL PLATES AND BAR SHALL CONFORM TO ASTM SPECIFICATION ASTM A36

4. STEEL ANGLES AND CHANNELS SHALL CONFORM TO ASTM SPECIFICATION ASTM A36

5. STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B.

6. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE 13th EDITION OF THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION.

7. OPENINGS SHALL NOT BE ALLOWED IN STRUCTURAL STEEL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS OR WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

8. ALL STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESS RUST, MILL SCALE, GREASE, ETC.

9. BEARING (N) TYPE CONNECTIONS SHALL BE USED AT ALL SIMPLE SHEAR CONNECTIONS, UNLESS NOTED OR SHOWN OTHERWISE.

10. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP AND ERECTION DRAWINGS FOR ALL STRUCTURAL STEEL FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION. CONTRACTOR SHALL NOT ERECT ANY STRUCTURAL STEEL UNTIL THE SUBMITTED DRAWINGS ARE REVIEWED AND RETURNED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

11. ALL WELDING SHALL BE IN CONFORMANCE WITH ANSI/AWS D1.1 STRUCTURAL STEEL WELDING CODE.

12. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES.

13. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE A.W.S. STANDARD QUALIFICATION TESTS WITHIN 180 DAYS OF DATE OF FABRICATION OR ERECTION. EVIDENCE OF CERTIFICATION SHALL BE PRESENTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION OR ERECTION.

14. ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, SIZE OF WELD SHALL BE BASED ON AISC AND AWS STANDARDS FOR THICKER PART JOINED.

15. ALL PARTIAL AND FULL PENETRATION GROOVE WELDS SHALL HAVE NON-DESTRUCTIVE TESTING PERFORMED ON THEM BY EITHER ULTRASONIC TESTING OR RADIOGRAPHY.

SPECIAL INSPECTIONS

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF ALL TESTING AND INSPECTIONS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS, INCLUDING SPECIAL INSPECTIONS REQUIRED BY THE BUILDING CODE. THE ACTUAL CONTRACTING OF THE INSPECTION AND TESTING SERVICES SHALL BE IN ACCORDANCE WITH THE DIVISION OF RESPONSIBILITY DICTATED BY THE LOCAL BUILDING CODE.

2. IBC SECTION 1704 REQUIRES THAT IN ADDITION TO THE INSPECTIONS REQUIRED BY SECTION 109, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION OF CERTAIN TYPES OF WORK.

3. "SPECIAL INSPECTION" CONCERNS WORK REQUIRING OBSERVATION AND JUDGEMENT AND SHALL BE PERFORMED BY A STRUCTURAL ENGINEER (OR A DESIGNATED PERSON UNDER THE SUPERVISION OF THE ENGINEER). "TESTING" INVOLVES THE ANALYSIS OF MATERIALS IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY.

4. THE CONTRACTOR SHALL COORDINATE THE TESTING AND INSPECTION SERVICES IN ACCORDANCE WITH THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL PROVIDE SUFFICIENT PRIOR NOTICE TO THE TESTING AND/OR INSPECTION AGENCY OF THE REQUIRED WORK TO ALLOW PROPER SCHEDULING OF PERSONNEL. THE COST OF ANY RETESTING OR ADDITIONAL INSPECTIONS AS A RESULT OF FAILED TESTS AND REJECTED WORK SHALL BE BORNE BY THE CONTRACTOR.

5. THIS PROJECT REQUIRES A STRUCTURAL TESTING AND SPECIAL INSPECTION SCHEDULE. TO BE SIGNED BY THE OWNER, CONTRACTOR, ARCHITECT, STRUCTURAL ENGINEER OF RECORD AND TESTING AGENCY. REFER TO THE PROGRAM SUMMARY SCHEDULE FOR FREQUENCY OF TESTING AND INSPECTIONS.

REQUIRED SPECIAL INSPECTIONS					
DESCRIPTION OF WORK IBC SECTION 1704	INSPECTION YES	INSPECTION NO	TESTING YES	TESTING NO	REMARKS
CONCRETE CONSTRUCTION (1704.4)	●		●		6A
SOILS (1704.7)		●	●		6B
STEEL (1704.3)	●				6C

6. SPECIAL INSPECTION WORK REQUIRED INCLUDE CONVENTIONAL TESTING NOT STRICTLY A PART OF SECTION 1704 BUT ARE REQUIRED FOR ADEQUATE QUALITY ASSURANCE AND CAN BE PROVIDED BY THE CONTRACTOR. ALL OTHER WORK MUST BE PROVIDED BY THE OWNER AS INDICATED BY THE INTERNATIONAL BUILDING CODE

6A. CONCRETE TESTING
   A. PROVIDE MIX DESIGN IN ACCORDANCE WITH ACI REQUIREMENTS.
   B. TEST CONCRETE AT THE TIME OF POURING FOR SLUMP, AIR-ENTRAINMENT, AND TEMPERATURE IN ACCORDANCE WITH THE SPECIFICATIONS.
   C. MAKE AND TEST CONCRETE CYLINDERS FOR REPRESENTATIVE STRENGTH IN ACCORDANCE WITH THE SPECIFICATIONS.
   D. PROVIDE PERIODIC VISUAL INSPECTION OF REINFORCING:
      -VISUAL INSPECTION OF 25% OF CONTINUOUS STRIP FOOTINGS PRIOR TO POUR
      -VISUAL INSPECTION OF 50% OF SLAB ON GRADE

6B. SOILS
   A. VERIFY FOOTING EXCAVATION FOR SUITABILITY FOR PLANNED FOOTING.
   B. VERIFY MATERIAL USED FOR COMPACTED BACKFILL.
   C. TEST COMPACTED BACKFILL FOR SPECIFIED COMPACTION.

6C. STEEL
   A. MATERIAL VERIFICATION OF HIGH-STRENGH BOLTS, NUTS AND WASHERS
   B. REVIEW PRE-ENGINEERED BUILDING MANUFACTURER'S CERTIFICATE OF
   C. COMPLIANCE
   D. INSPECTION OF HIGH-STRENGTH BOLTED CONNECTION TYPES
   E. MATERIAL VERIFICATION OF HIGH-STRENGH BOLTS, NUTS AND WASHERS
   F. MATERIAL VERIFICATION OF WELD FILLER MATERIALS
   G. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:
      -DETAILS SUCH AS BRACING AND STIFFENING
      -MEMBER LOCATIONS
      -APPLICATION OF DETAILS AT EACH CONNECTION

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_S) 1.0; Seismic (I_E) 1.0

Live Loads: Roof 20 psf; Mezzanine N/A psf; Floor 100 psf

Ground Snow Load: 10 psf

Wind Load: Ultimate Wind Speed 125 mph (ASCE-7); Exposure Category B

SEISMIC DESIGN CATEGORY: C

Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) II
Spectral Response Acceleration S_S 0.206 %g S_1 0.086 %g
Site Classification (ASCE 7) D
Data Source: Presumptive
Basic structural system Bearing Wall
Analysis Procedure: Equivalent Lateral Force
Architectural, Mechanical, Components anchored? No

LATERAL DESIGN CONTROL: Wind

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) 2,000 psf
Pile size, type, and capacity N/A (Shallow foundations)

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11/17/2023

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OWNER

MOUNT OAK CAPITAL, LLC

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LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
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STRUCTURAL GENERAL NOTES

S001

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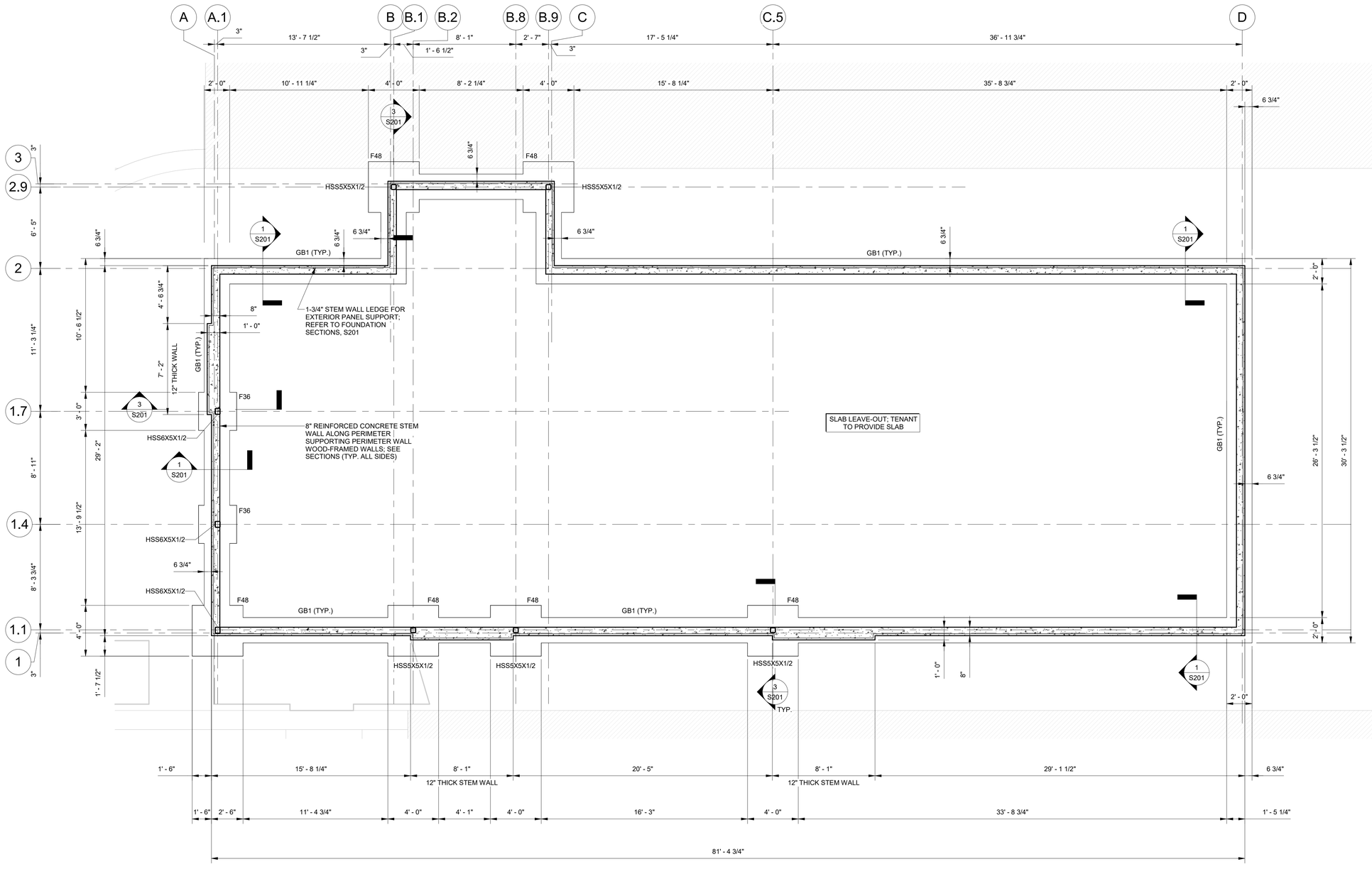

1 LOWER FOUNDATION

Scale: 1/4" = 1'-0"

ALLOWABLE 4" SLAB DESIGN LOADS
UNIFORM DISTRIBUTED LOAD.....125 PSF CONSTRUCTION LOAD (3-TON FORKLIFT).....6,200 LB

LEGEND	
___ CJ ___	EARLY ENTRY SAW CUT CONTROL JOINT; REFER TO TYP. DETAILS
	LOAD BEARING SHEAR WALL; 2x6 AT 16" O.C. WITH 2x6 BLOCKING AT 48" O.C. MAX, REFER TO TYPICAL SHEAR WALL DETAIL, S301
	NON-LOAD BEARING KNEE WALL; 2x6 AT 16" O.C. WITH (2) 2x6 SILL PLATE AND TOP PLATE; ATTACH STUDS TO SILL PLATE AND CONCRETE WITH SIMPSON RCKW5.5 WITH (2) 1/2" DIA. ANCHORS EMBEDDED INTO 4" INTO SLAB

SPREAD FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	FOOTING THICKNESS	REINFORCING BOTTOM	REINFORCING TOP
F48	4' - 0"	4' - 0"	1' - 0"	#5 AT 10" O.C. EACH WAY	#5 AT 10" O.C. EACH WAY
F36	3' - 0"	3' - 0"	1' - 0"	#5 AT 10" O.C. EACH WAY	#5 AT 10" O.C. EACH WAY
GB1	3' - 0"	SEE PLAN	1' - 0"	#5 AT 10" O.C. EACH WAY	

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SHEET

FOUNDATION PLAN

S101

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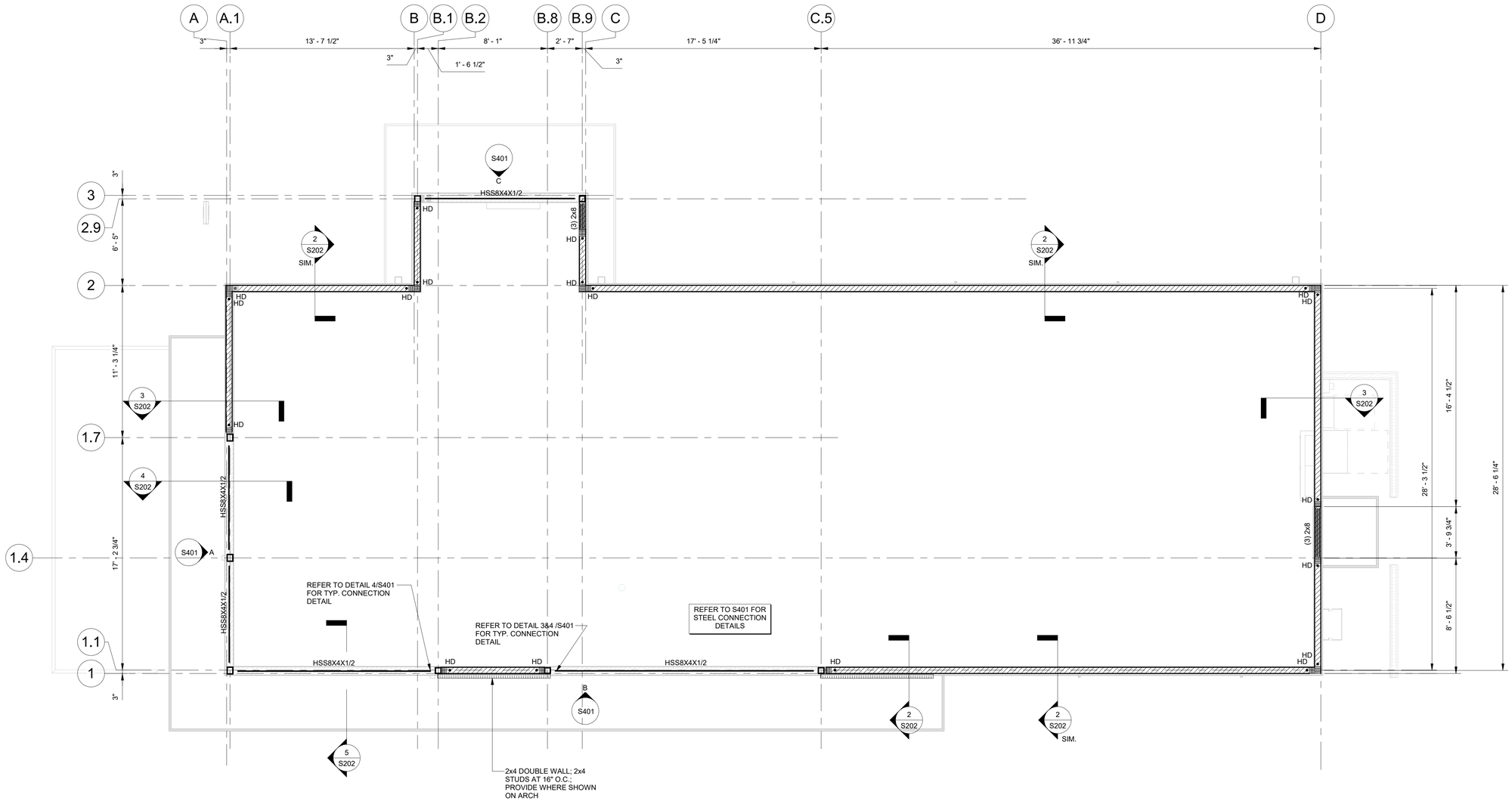

1 SHEARWALL AND HEADER FRAMING PLAN

Scale: 1/4" = 1'-0"

LEGEND	
	STEEL TUBE COLUMN; REFER TO S101 FOR SIZE AND LOCATION
	LOAD BEARING SHEAR WALL; 2x6 AT 16" O.C. WITH 2x6 BLOCKING AT 48" O.C. MAX, REFER TO TYPICAL SHEAR WALL DETAIL, S301
HD HD	SHEAR WALL WITH (2) HDU5-SDS2.5 SIMPSON HOLDOWNS U.N.O. WHERE SHOWN AND AT CORNER CONDITIONS; PROVIDE MINIMUM 4-PLY AND 2-PLY STUD PACK; REFER TO TYPICAL HOLDOWN DETAIL, S301
H	(3)2x8 HEADER IN LOAD BEARING WALL WITH HOLDOWNS ON EACH SIDE. REFER TO DETAIL 12, SHEET S301

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SHEET

SHEARWALL AND HEADER FRAMING PLAN

S102

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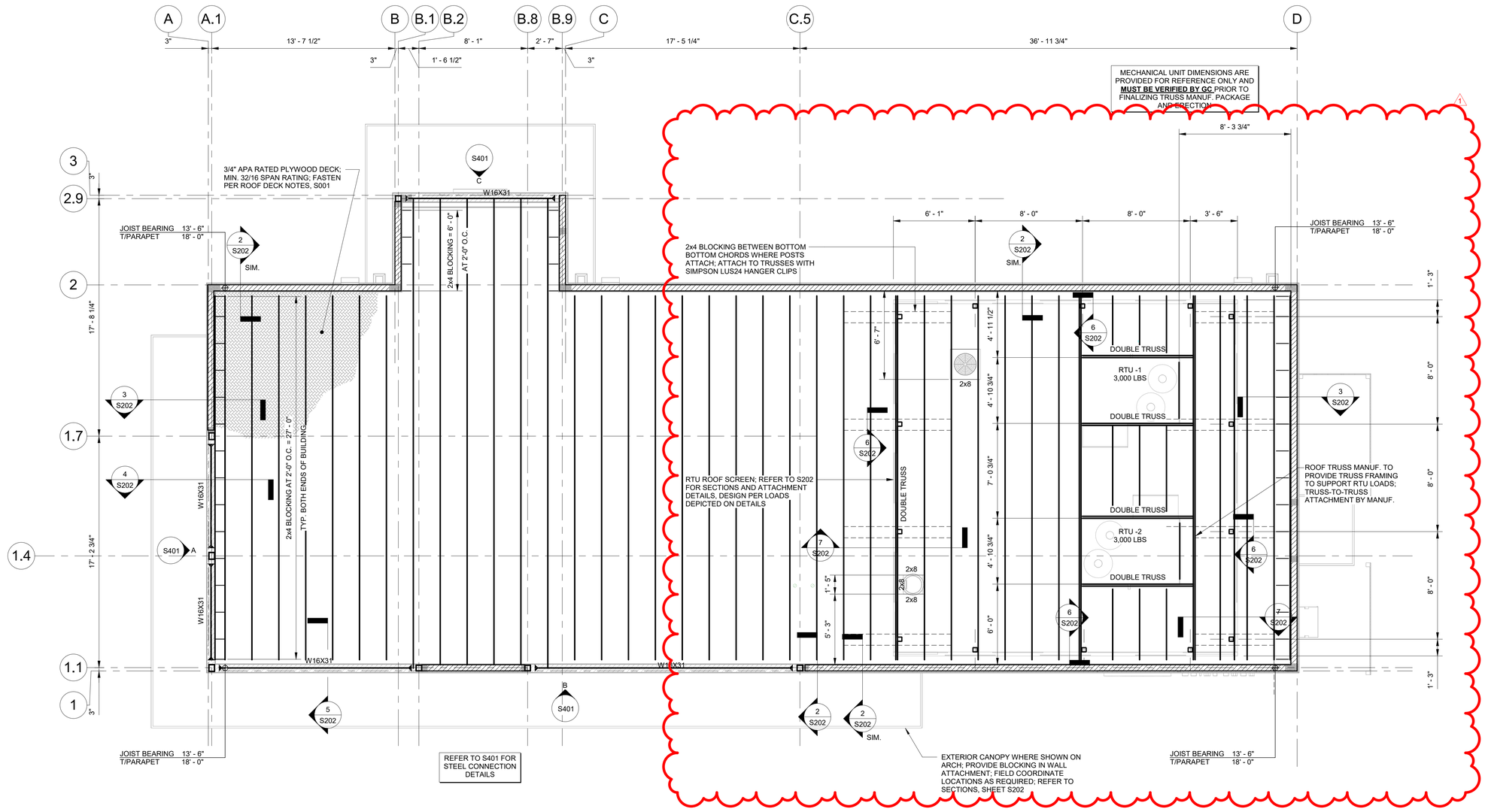

1 ROOF FRAMING PLAN

Scale: 1/4" = 1'-0"

LEGEND	
	PARAPET WALL; 2x6 AT 16" O.C. WITH 2x6 BLOCKING AT 48" O.C. MAX, REFER TO TYPICAL SHEAR WALL DETAIL, S301
	2x4 STUD WALL AT 16" O.C.; TYP. WHERE SHOWN ON ARCH

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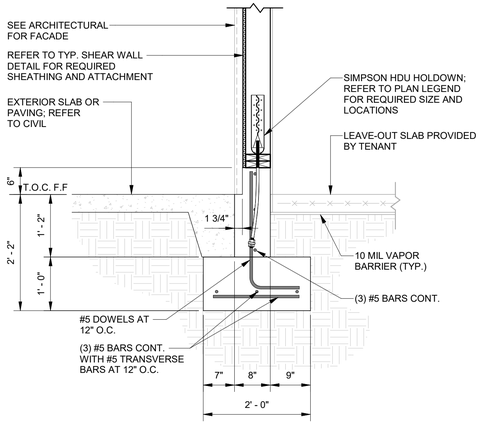
ROOF FRAMING PLAN

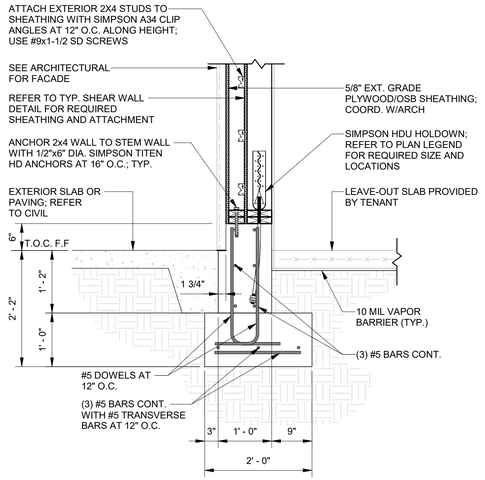
SHEET

S103



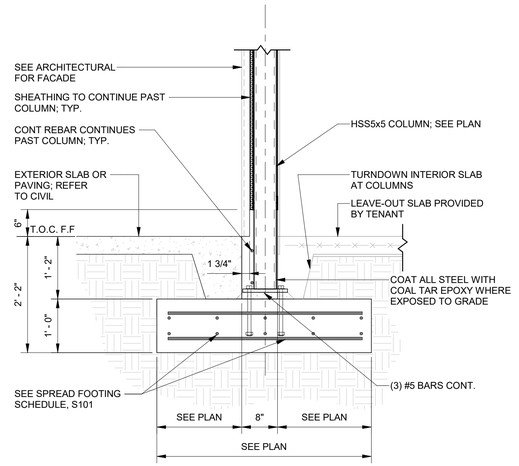
1 CONC. STEM WALL W/CURB

Scale: 3/4" = 1'-0"



2 CONC. STEM WALL AT DOUBLE WALL

Scale: 3/4" = 1'-0"



3 LOWER FOOTING AT COLUMNS

Scale: 3/4" = 1'-0"

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FOUNDATION SECTIONS

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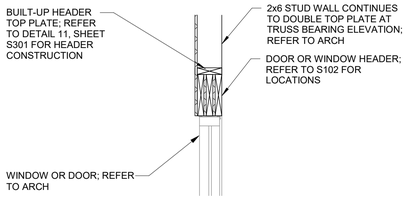
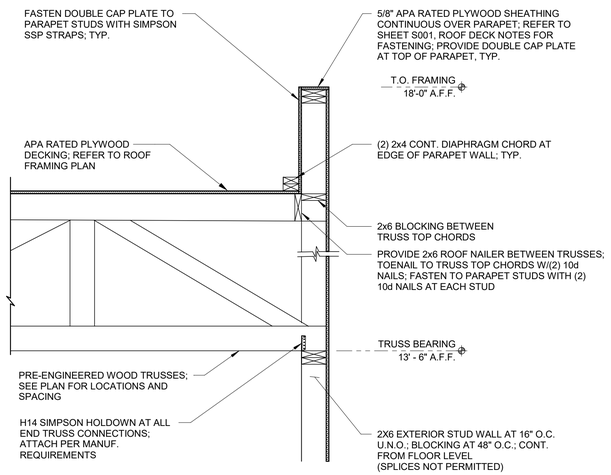
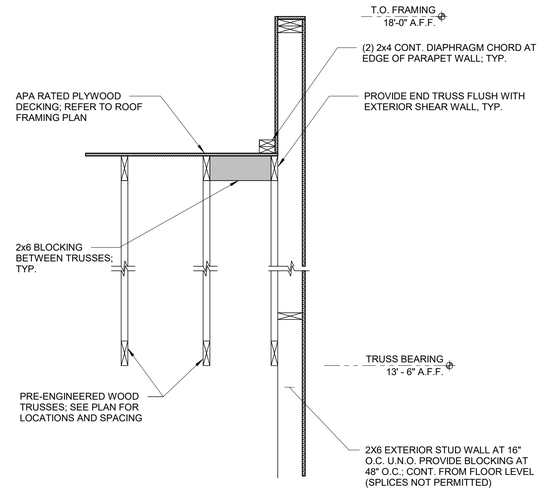


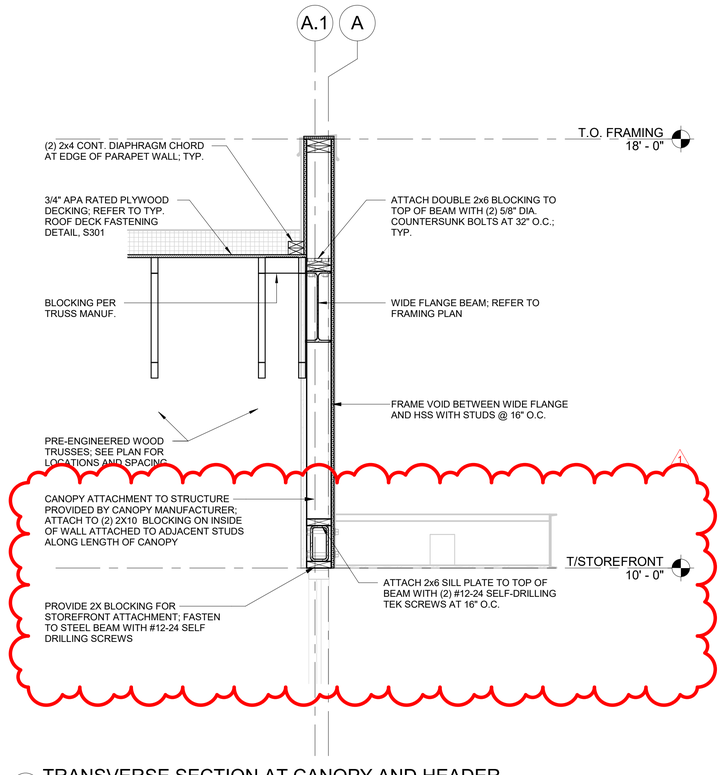
1 HEADER W/O LINTEL
Scale: 3/4" = 1'-0"



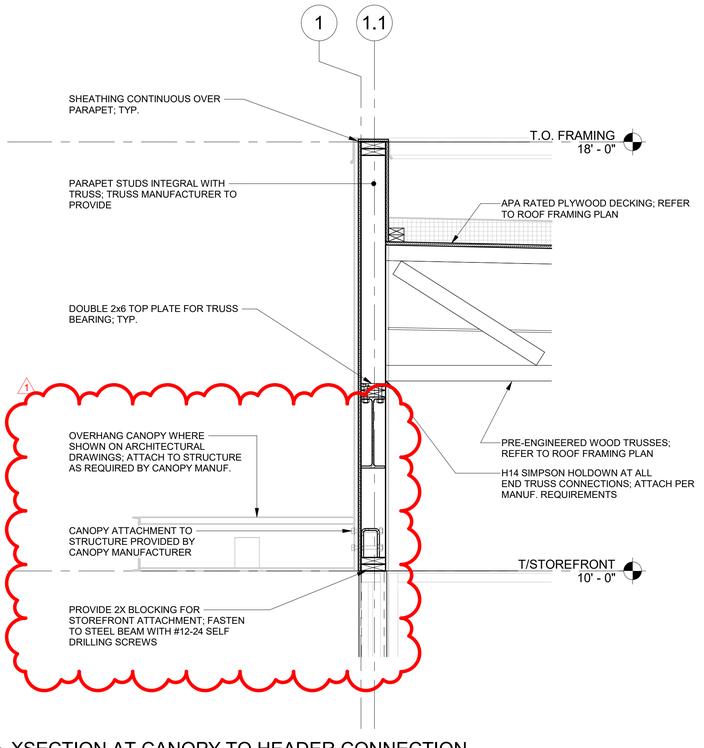
2 TYPICAL TRUSS END
Scale: 3/4" = 1'-0"



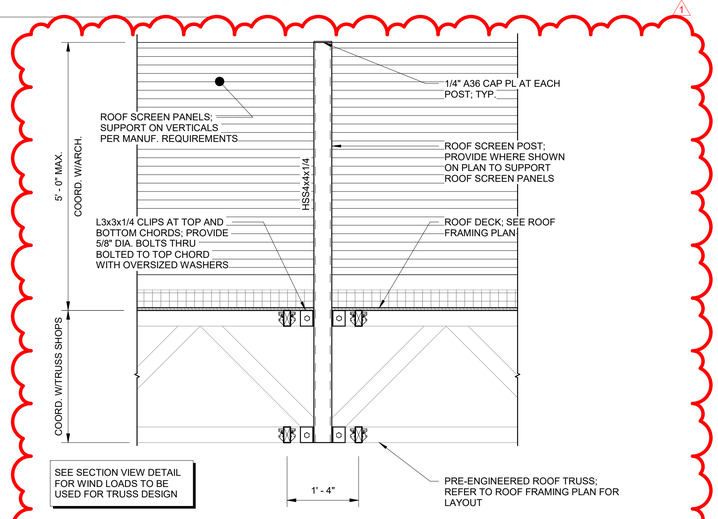
3 TRUSS END TRANSVERSE
Scale: 3/4" = 1'-0"



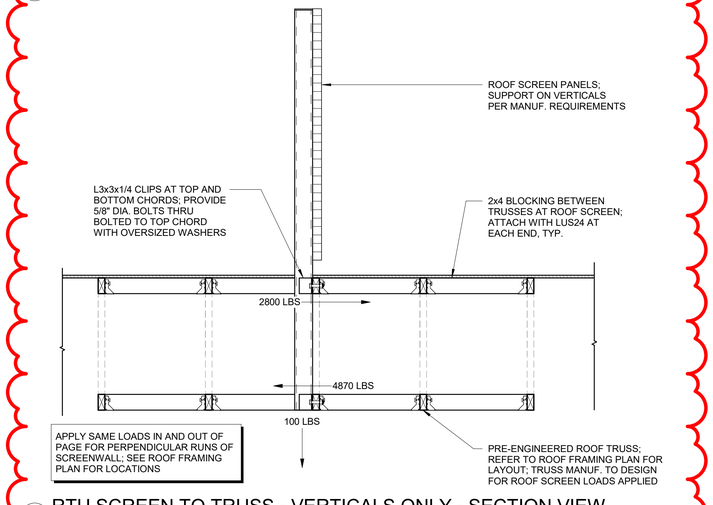
4 TRANSVERSE SECTION AT CANOPY AND HEADER
Scale: 3/4" = 1'-0"



5 XSECTION AT CANOPY TO HEADER CONNECTION
Scale: 3/4" = 1'-0"



6 RTU SCREEN TO TRUSS - VERTICALS ONLY - SIDE VIEW
Scale: 3/4" = 1'-0"



7 RTU SCREEN TO TRUSS - VERTICALS ONLY - SECTION VIEW
Scale: 3/4" = 1'-0"

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FRAMING SECTIONS

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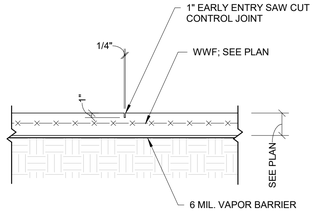
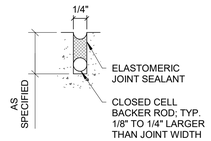
CONTROL JOINTS TO BE PLACED WHERE INDICATED ON THE SLAB PLAN

TYPICAL EARLY ENTRY SAW CUT NOTES:

1. SAW CUTTING SHOULD BE PERFORMED IN GREEN CONCRETE AS SOON AS SUFFICIENT CURING HAS TAKEN PLACE TO SUPPORT THE WEIGHT OF THE OPERATOR AND SAW (USUALLY 1 HOUR IN HOT WEATHER AND A MAXIMUM OF 4 HOURS IN COLD WEATHER).
2. CUTS SHOULD BE PERFORMED USING A BLAD SPECIFICALLY DESIGNED FOR DRY EARLY ENTRY CUTTING (SOFF-CUT, CARDINAL, ETC.)



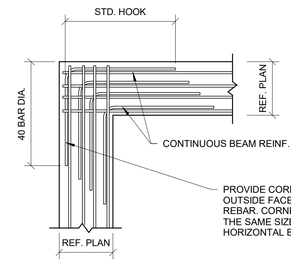
1 TYP. CONTROL JOINT
Scale: 3/4" = 1'-0"



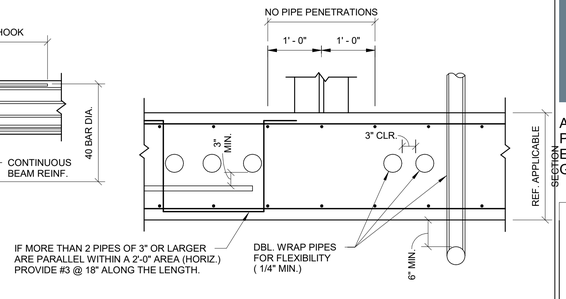
TYPICAL JOINT SEALANT NOTES:

1. WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE-SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO ACHIEVE A 1/4" JOINT WIDTH.
2. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
3. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
4. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
5. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

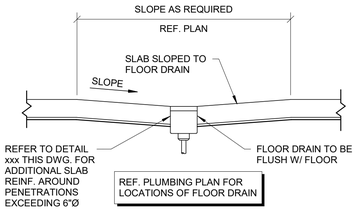
2 JOINT SEALANT AT SAW CUT
Scale: 3/4" = 1'-0"



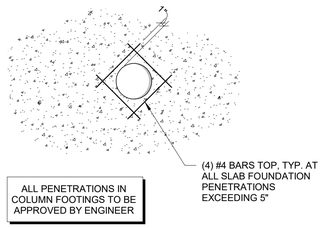
3 CORNER BARS AT GRADE BEAMS
Scale: 3/4" = 1'-0"



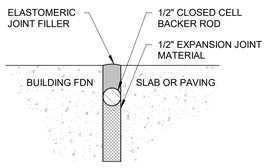
4 GRADE BEAM PENETRATIONS
Scale: 3/4" = 1'-0"



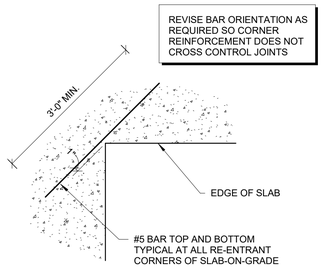
5 FLOOR DRAIN OR FLOOR SINK PEN.
Scale: 3/4" = 1'-0"



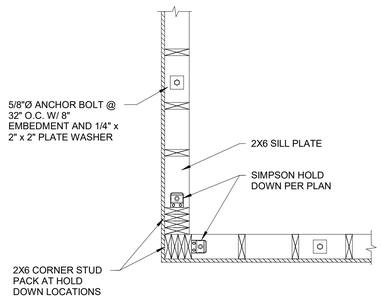
6 SLAB / FOOTING PEN.
Scale: 3/4" = 1'-0"



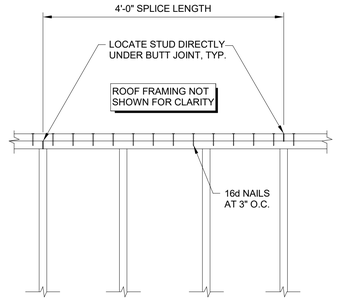
7 TYP. EXPANSION JOINT
Scale: 3/4" = 1'-0"



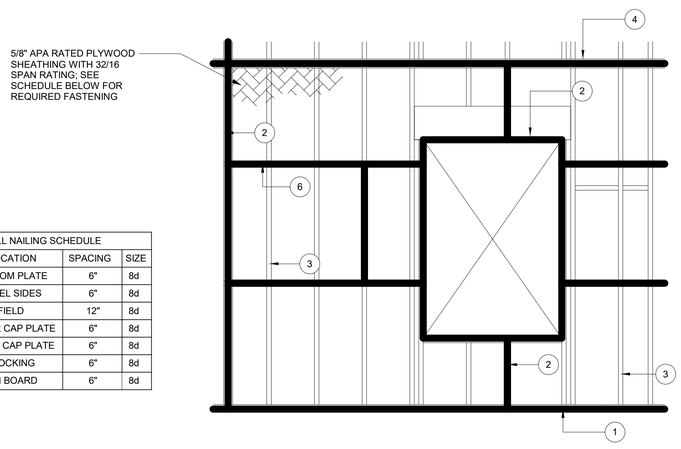
8 RE-ENTRANT CORNER REINF.
Scale: 3/4" = 1'-0"



9 WALL CORNER W/HOLDOWN
Scale: 3/4" = 1'-0"

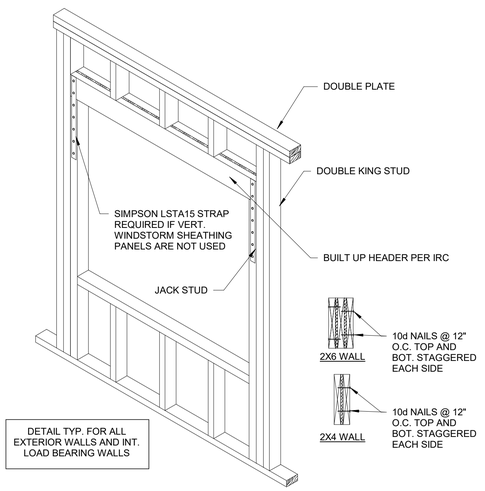


10 TYP. TOP CHORD SPLICE
Scale: 3/4" = 1'-0"

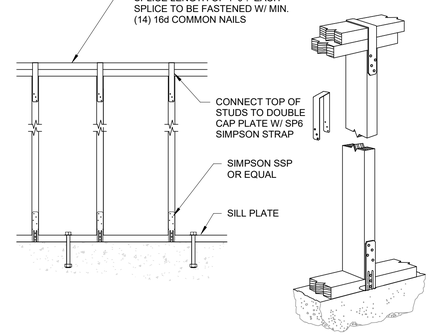


WALL NAILING SCHEDULE			
#	LOCATION	SPACING	SIZE
1	BOTTOM PLATE	6"	8d
2	PANEL SIDES	6"	8d
3	FIELD	12"	8d
4	LOWER CAP PLATE	6"	8d
5	UPPER CAP PLATE	6"	8d
6	BLOCKING	6"	8d
7	RIM BOARD	6"	8d

11 EXTERIOR SHEAR WALL NAILING
Scale: 3/4" = 1'-0"



12 TYP. WALL OPENING
Scale: 3/4" = 1'-0"



13 STUD WALL FRAMING
Scale: 3/4" = 1'-0"

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OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

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11/02/23
23331

REVISIONS

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SHEET

FOUNDATION AND FRAMING DETAILS

S301

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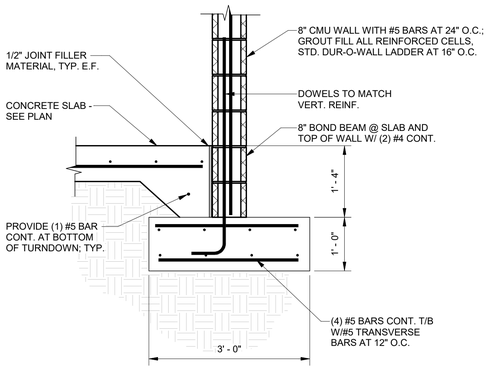
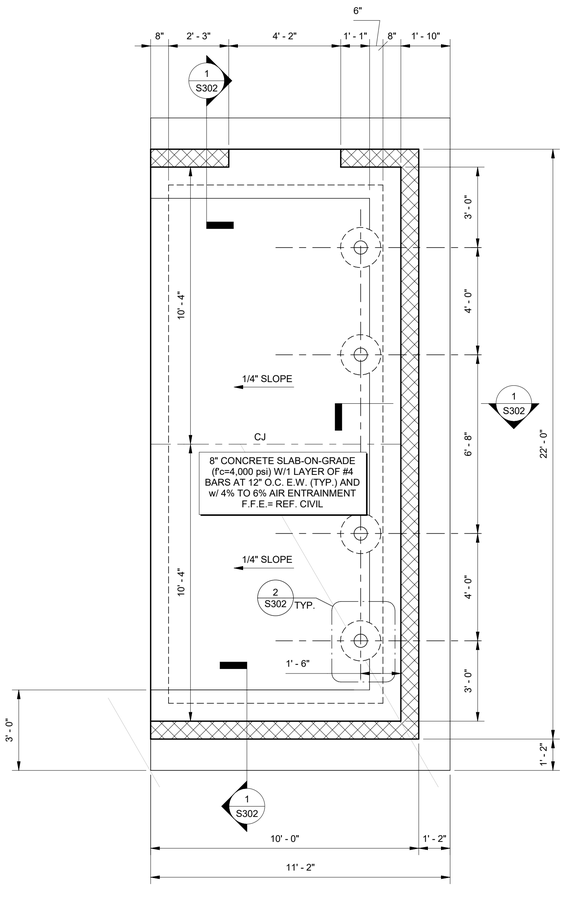


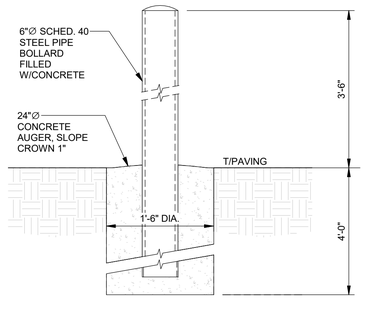
1 8' CMU DUMPSTER ENCLOSURE FOOTING

Scale: 3/4" = 1'-0"



3 DUMPSTER ENCLOSURE PLAN

Scale: 3/8" = 1'-0"



2 TYP. EXTERIOR BOLLARD

Scale: 3/4" = 1'-0"

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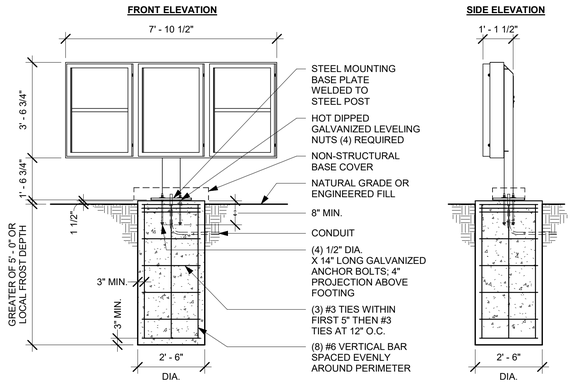
SITE DETAILS

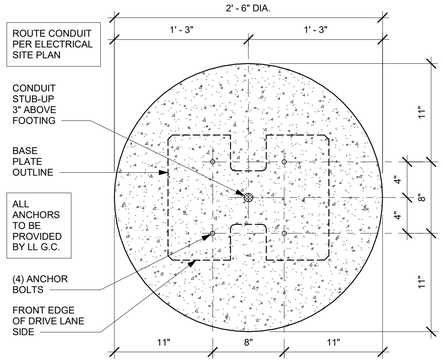
S302



G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

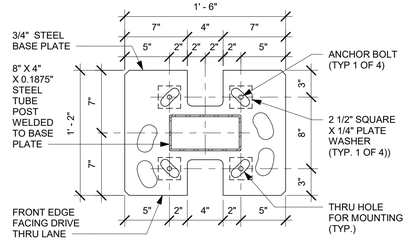
1 DT 5-PANEL MENU BOARD GROUND FOOTING

Scale: 3/8" = 1'-0"



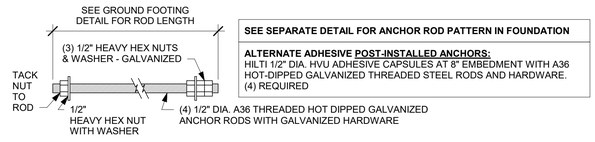
2 DTE 5-PANEL MENU BOARD BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



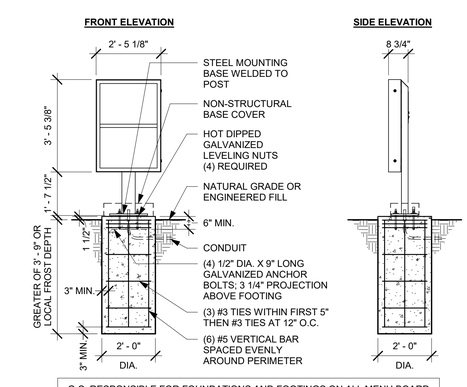
3 DTE 5-PANEL MENU BOARD BASE PLATE

Scale: 1 1/2" = 1'-0"



4 DTE 5-PANEL MENU BOARD ANCHOR ROD

Scale: 3" = 1'-0"



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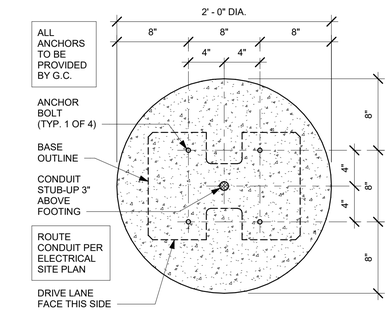
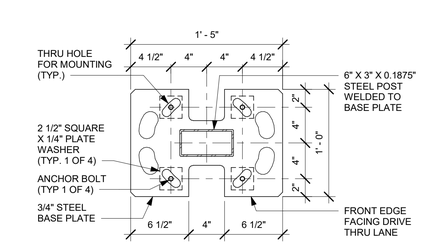
5 DTE PRE-MENU GROUND FOOTING

Scale: 3/8" = 1'-0"



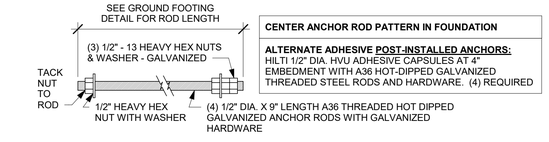
6 DTE PRE-MENU BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



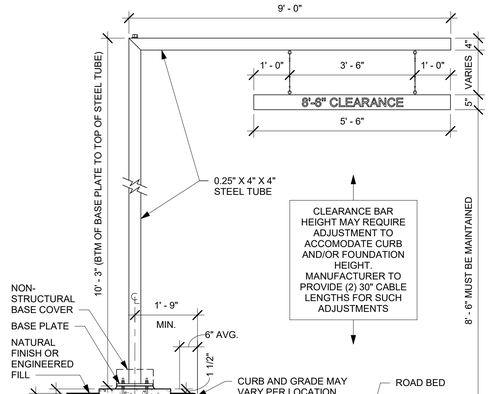
7 DTE PRE-MENU BASE PLATE

Scale: 1 1/2" = 1'-0"



8 DTE PRE-MENU ANCHOR ROD

Scale: 3" = 1'-0"



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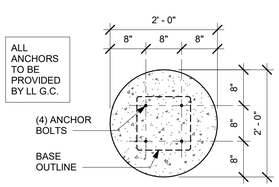
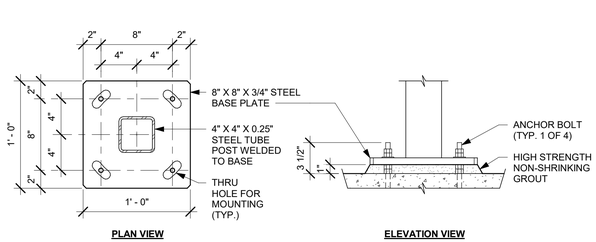
9 DTE SIGN - CLEARANCE BAR - GROUND FOOTING

Scale: 1/2" = 1'-0"



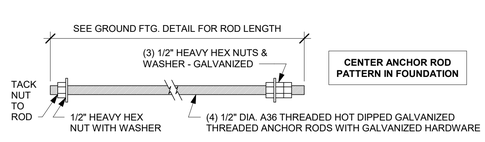
10 DTE CLEARANCE BAR BOLT PATTERN (TOP VIEW)

Scale: 3/4" = 1'-0"



11 DTE CLEARANCE BAR BASE PLATE

Scale: 1 1/2" = 1'-0"



12 DTE CLEARANCE BAR ANCHOR ROD

Scale: 3" = 1'-0"

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SHEET

S303

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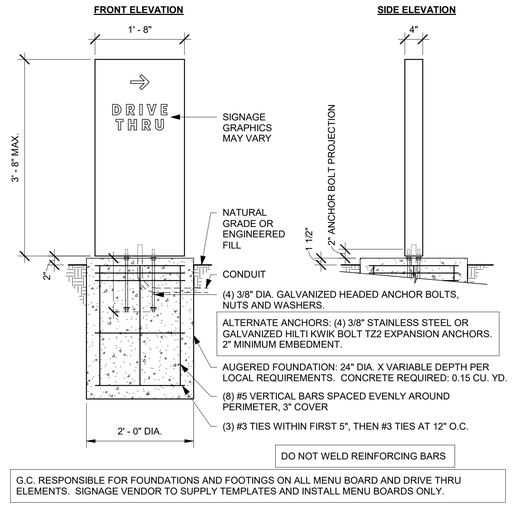

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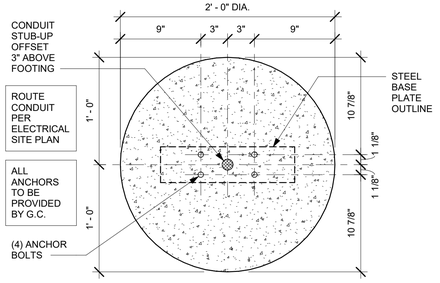
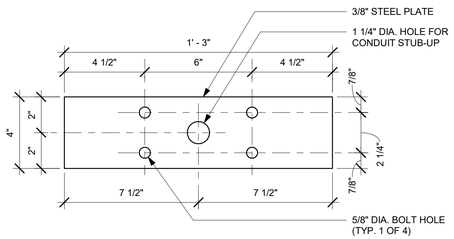
1 DTE DIRECTIONAL SIGNAGE GROUND FOOTING

Scale: 3/4" = 1'-0"



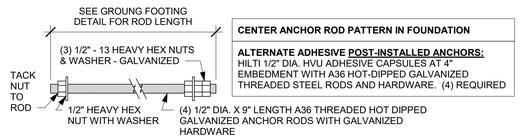
2 DTE DIRECTIONAL SIGNAGE BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



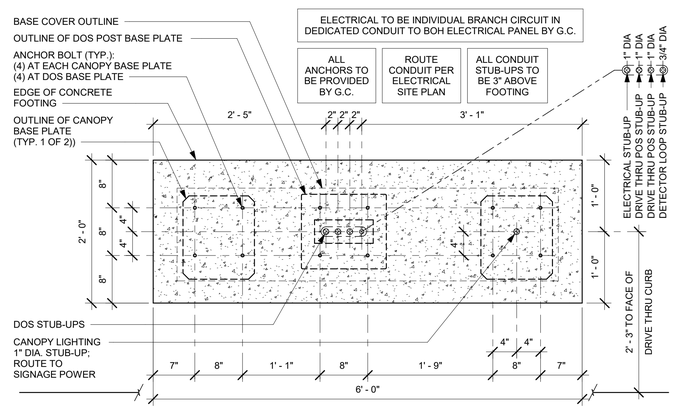
3 DTE DIRECTIONAL SIGNAGE BASE PLATE

Scale: 3" = 1'-0"



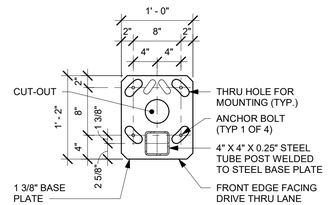
11 DTE DOS POST ANCHOR ROD

Scale: 3" = 1'-0"



5 DTE DOS CANOPY BOLT PATTERN (TOP VIEW)

Scale: 1" = 1'-0"

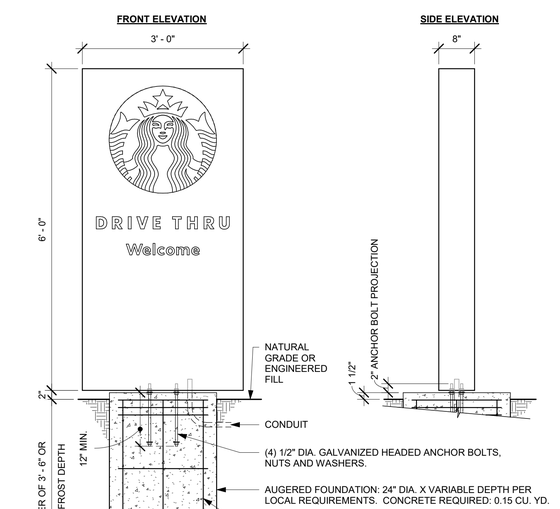


6 DTE DOS CANOPY BASE PLATE

Scale: 1" = 1'-0"

7 DTE DOS CANOPY ANCHOR ROD

Scale: 3" = 1'-0"



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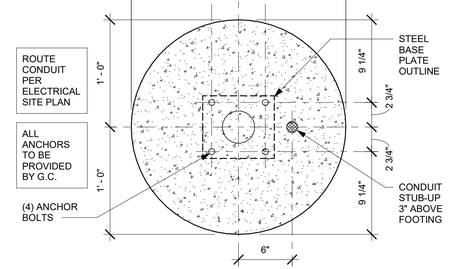
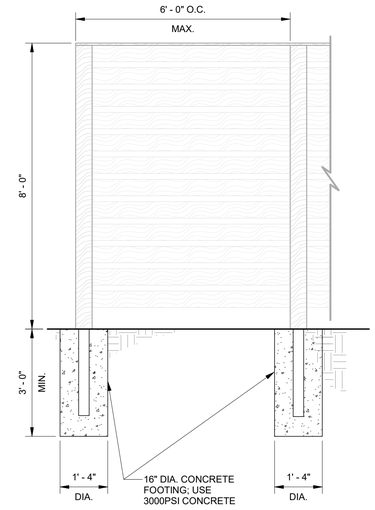
9 DTE MONUMENT SIGNAGE GROUND FOOTING

Scale: 3/4" = 1'-0"



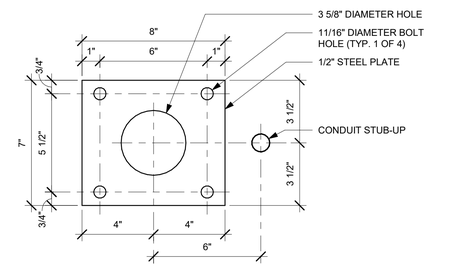
10 DTE MONUMENT SIGNAGE BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"



8 REAR UTILITY SCREEN FOUNDATION

Scale: 1/2" = 1'-0"



12 DTE MONUMENT BASE PLATE

Scale: 3" = 1'-0"

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SITE DETAILS

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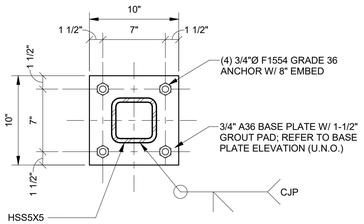
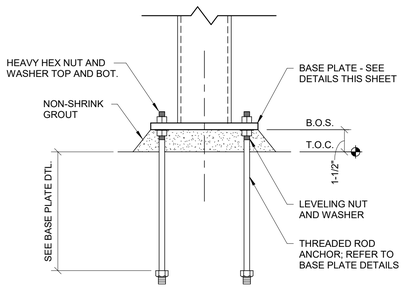


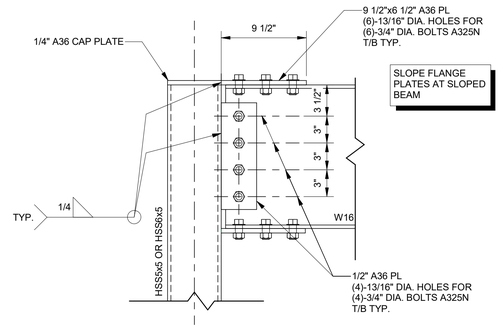
1 HSS5x5 BASE PLATE DETAIL

Scale: 1 1/2" = 1'-0"



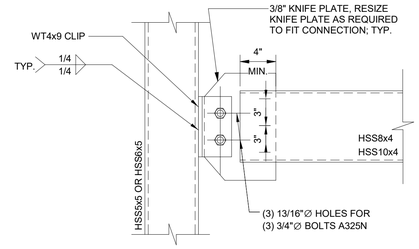
2 BASE PLATE W/ GROUT PAD ELEVATION

Scale: 1 1/2" = 1'-0"



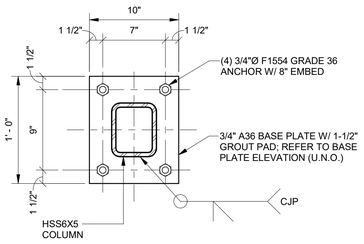
3 W16 TO HSS MOMENT CONNECTION DETAIL

Scale: 1 1/2" = 1'-0"



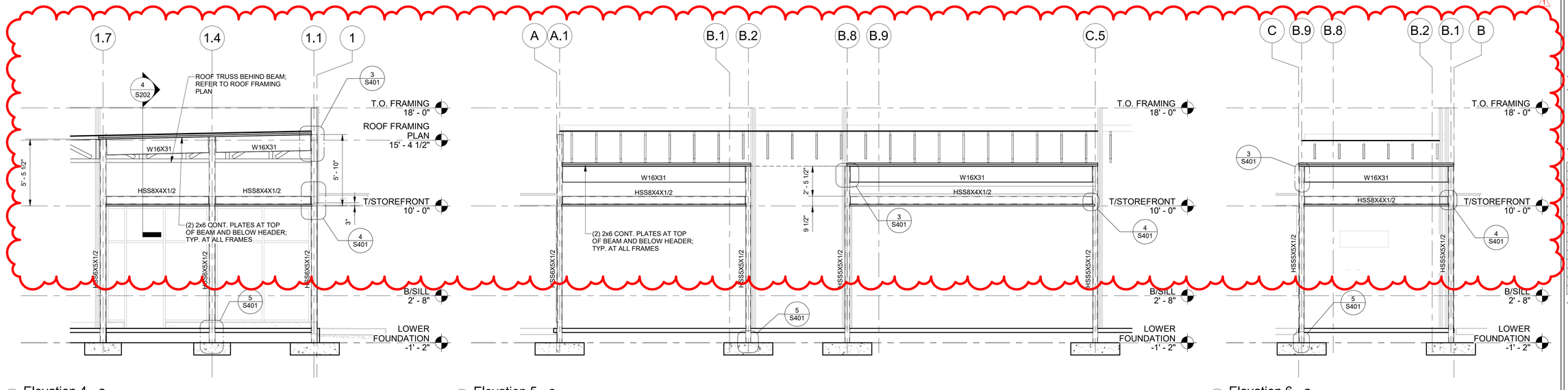
4 HSS TO HSS SHEAR

Scale: 1 1/2" = 1'-0"



5 HSS6x5 BASE PLATE DETAIL

Scale: 1 1/2" = 1'-0"



A Elevation 4 - a

Scale: 1/4" = 1'-0"

B Elevation 5 - a

Scale: 1/4" = 1'-0"

C Elevation 6 - a

Scale: 1/4" = 1'-0"

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OWNER

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LOCATION

500 6TH STREET
SAN ANTONIO, TX 78215

SBUX SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

PERMIT SET
11/02/23
23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION 1	11/16/23

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SHEET

STEEL FRAMING DETAILS & ELEVATIONS

S401

C:\Users\PC1\OneDrive\Documents\23019 STRUCTURAL r23_CENTRAL_AHO_SLATE.rvt

1. Equipment ground kit.
2. Neutral kit.
3. Isolated ground kit.
4. Class R fuse kit.
5. Auxiliary contact kit.
6. Hookstick handle.
7. Lugs: Mechanical.
8. Service-rated switches.
9. Accessory control power.

B. Nonfusible switches:
1. General duty, single throw, 240V/600V AC, 600A or smaller: UL 98 and NEMA KS 1, type GD.
2. Accessories:
1. Equipment ground kit.
2. Neutral kit.
3. Isolated ground kit.
4. Auxiliary ground kit.
5. Hookstick handle.
6. Lugs: Mechanical.
7. Accessory control power.

C. Molded-case circuit breakers:
1. Thermal-magnetic type.
2. Adjustable instantaneous-trip type.
3. Electronic-trip type.
4. Current-limiting type.
5. Integrally fused type.
6. GFCI type.
7. GFEP type.
8. Features and accessories:
1. Lugs: Mechanical.
2. Type SWD for switching fluorescent lighting loads.
3. Type HID for feeding fluorescent and high-intensity discharge lighting circuits.
4. Ground-fault protection: Integrally mounted, self-powered type.
5. Shunt trip.
6. Undervoltage trip: 35 to 75 percent of rated voltage without intentional time delay.
7. Auxiliary contacts: One SPDT switch.
8. Alarm switch: One NO contact.
9. Key interlock kit.
10. Zone-selective interlocking: integral with electronic trip.
11. Electrical operator.
12. Accessory control power.

D. Molded-case switches:
1. MCCB with fixed, high-set instantaneous trip only, and short-circuit withstand rating equal to equivalent breaker frame size interrupting rating.
2. Features and accessories:
1. Lugs: Mechanical.
2. Ground-fault protection: Remote-mounted and powered type.
3. Shunt-trip.
4. Undervoltage trip: 35 to 75 percent of rated voltage without intentional time delay.
5. Auxiliary contacts: One SPDT switch.
6. Alarm switch: One NO contact.
7. Key interlock kit.
8. Zone-selective interlocking: Integral with remote ground-fault trip unit.
9. Electrical operator.
10. Accessory control power.

E. Enclosures:
1. Indoor, dry and clean locations: NEMA 250, Type 1.
2. Outdoor locations: NEMA 250, Type 3R.

2. Field Quality Control
A. Testing: By contractor.
3. Adjusting
A. Set field-adjustable circuit-breaker trip ranges.
4. Approved Manufacturers:
A. Eaton Electrical Inc.; Cutler-Hammer Business Unit.
B. General Electric Company; GE Consumer & Industrial – Electrical Distribution.
C. Siemens Industry, Inc.
D. Square D; a brand of Schneider Electric.

End of Section 26 28 16

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Nov 01, 2023

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DESIGNED BY: SCO

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500 6TH STREET
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LOCATION

STARBUCKS SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET

10/31/23

23331

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SHEET

ELECTRICAL SPECIFICATIONS

E502

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GENERAL PLAN NOTES

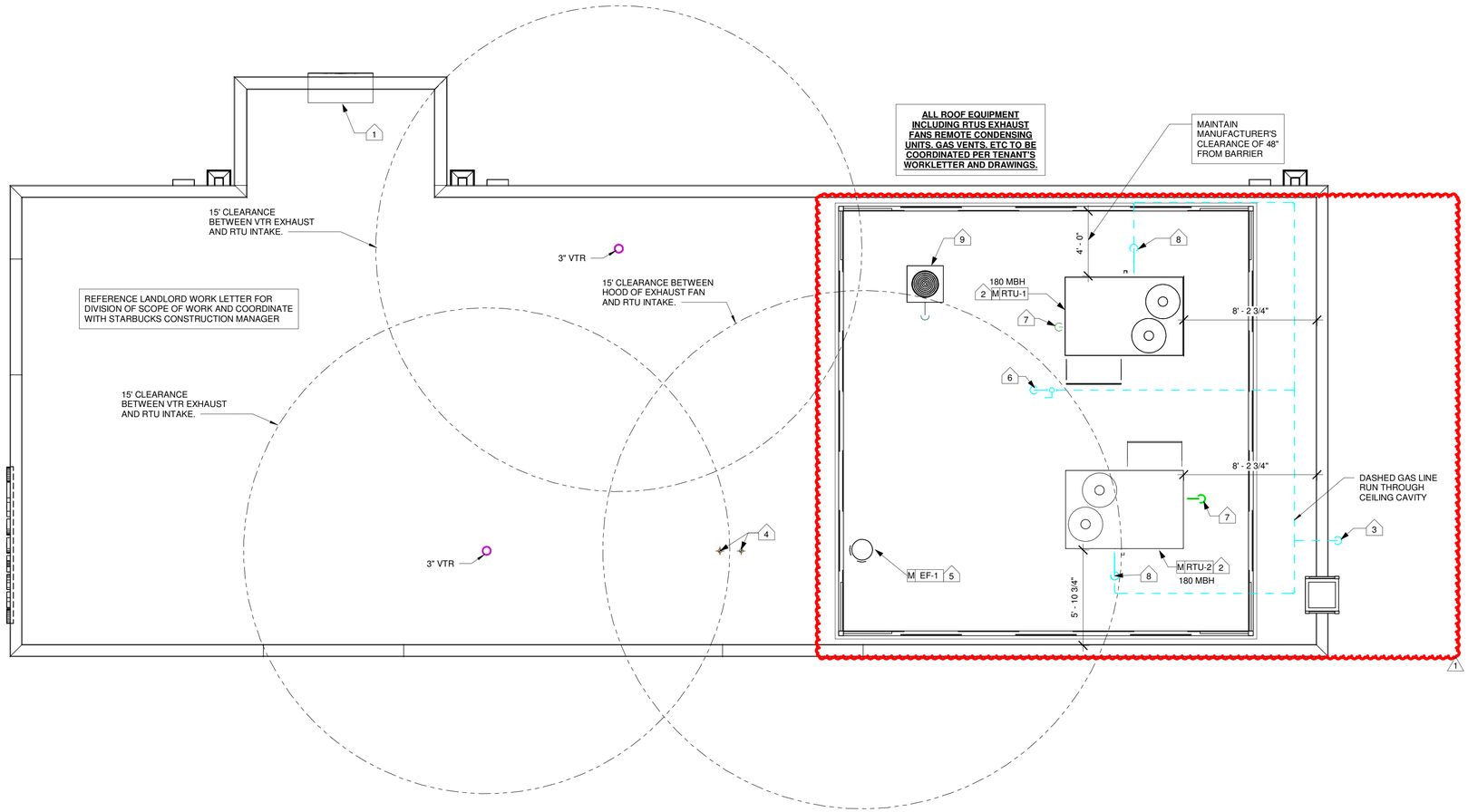
ALL HVAC UNITS TO BE INSTALLED BY TENANT, TENANT DRAWINGS TO DICTATE FINAL HVAC UNIT SPECIFICATIONS.

COORDINATE FINAL LOCATIONS WITH TENANT DOCUMENTS.

EXHAUST FAN AND ACCESSORIES BY LANDLORD:
ROOFTOP EXHAUST FAN, CURB, AND BACKDRAFT DAMPER.

MECHANICAL PLAN NOTES

1. SERVICE WINDOW AIR CURTAIN, COORDINATE EXACT TYPE, MANUFACTURER, AND LOCATION WITH TENANT CONSTRUCTION DOCUMENTS.
2. CARRIER 48FC 10 TON, 878 LBS OPERATING WEIGHT.
3. GAS PIPING FROM METER UP WALL BELOW ROOF STRUCTURE. MIN. 1 1/2" GAS DOWN TO EXISTING GAS METER. PIPES ARE SIZED FOR LOW PRESSURE WITH A MAX PRESSURE DROP OF 0.3" W.C. AND AN APPROXIMATE TOTAL CONNECTED LOAD OF 758 MBH. VERIFY EXACT LOCATION, PRESSURE AND CONNECTION REQUIREMENTS WITH LOCAL GAS COMPANY.
4. WATER HEATER CONCENTRIC VENT ROOF TERMINATION. INSTALL PER MANUFACTURERS GUIDELINES. LOCATION TO BE DETERMINED BY TENANT DRAWINGS.
5. EXHAUST FAN AND DUCT BY LL. EXHAUST FAN ROOF PENETRATION. SIZE AND LOCATION TO BE DETERMINED BY TENANT DRAWINGS. REF 3/M2.O.
6. PROVIDE 1-1/2" GAS PIPING WITH BALL VALVE FOR CONNECTION TO FUTURE WATER HEATER(S). LOCATION TO BE DETERMINED BY TENANT DRAWINGS.
7. PROVIDE PVC P-TRAP FOR CONDENSATE. SIZE P-TRAP EQUAL TO CONNECTION SIZE. PROVIDE SECONDARY DRAIN PAN AND / OR OVERFLOW KILL SWITCH. EXTEND CONDENSATE LINE TO NEAREST APPROVED RECEPTOR TO TERMINATE PER LOCAL AHJ. TYPICAL.
8. GAS PIPING UP THRU ROOF. PROVIDE SHUT-OFF VALVE, DIRT LEG AND UNION.
9. REMOTE ICE MACHINE CONDENSER ON ROOF BY STARBUCKS. FOR REFERENCE ONLY. REF 1/M2.0



1 ROOF PLAN
Scale: 1/4" = 1'-0"

SYMBOL LEGEND

	ELBOW DOWN
	WALL CLEANOUT
	PIPE CAP
	ELBOW UP
	TEE, OUTLET UP
	TEE, OUTLET DOWN
	CHECK VALVE
	SHUTOFF VALVE
	PRESSURE REDUCING VALVE (SETTING AS NOTED, PSI)
	BALL VALVE
	BUTTERFLY VALVE
	REDUCED PRESSURE ZONE BACK FLOW PREVENTER
	SOLENOID VALVE
	GAS PRESSURE REGULATOR VALVE
	PIPE UNION
	SHOCK ABSORBER
	ELBOW
	FLOOR DRAIN
	FLOOR SINK
WH	WALL HYDRANT
HB	HOSE BIBB
	FLOOR CLEANOUT
	GAS COCK VALVE
	POINT OF CONNECTION, NEW TO EXISTING
	POINT OF DISCONNECTION

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NORTH CAROLINA PROFESSIONAL SEAL 054829 ENGINEER JOSHUA B. CLYDE

Nov 20, 2023

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DESIGNED BY: MBO

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500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

STARBUCKS SHELL

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PEMBROKE, NC 28372

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23331

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MECHANICAL DESIGN PLAN

M101

C:\Users\CTW\Documents\30786 - Pembroke - R23 - MEP_CTWPL6T8.rvt

COM*check* Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	90.1 (2013) Standard
Project Title:	503 WEST THIRD ST. PEMBROKE
Location:	Pembroke, North Carolina
Climate Zone:	3a
Project Type:	New Construction

Construction Site:
503 WEST THIRD ST.
PEMBROKE, North Carolina 28372

Owner/Agent:
Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
206.318.1575

Designer/Contractor:
Josh B. Clyde
1805 N 2nd St.
Rogers, Arkansas 72756
479.636.5004
jos@teamofchoice.com

Mechanical Systems List

Quantity System Type & Description

1 RTU 1 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 148 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency: 80.00 % Et (or 78% AFUE)
Cooling: 1 each - Single Package DX Unit, Capacity = 118 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 11.00 EER, Required Efficiency = 11.00 EER
Proposed Part Load Efficiency = 15.00 IEER, Required Part Load Efficiency = 12.70 IEER

1 RTU 2 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 148 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency: 80.00 % Et (or 78% AFUE)
Cooling: 1 each - Single Package DX Unit, Capacity = 118 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 11.00 EER, Required Efficiency = 11.00 EER
Proposed Part Load Efficiency = 15.00 IEER, Required Part Load Efficiency = 12.70 IEER

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2013) Standard requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 90.1 (2013) Standard

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 6.4.4.2.1, 6.7.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 [PR6][2]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.7.2.4 [PR5][1]	Detailed instructions for HVAC systems commissioning included on the plans or specifications for projects >=50,000 ft2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
6.4.3.7 [FO9][3]	Freeze protection and snow/ice melting system sensors for future connection to controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.4.1.4, 6.4.1.5 [ME1][2]	HVAC equipment efficiency verified. Non-NAECA HVAC equipment labeled as meeting 90.1.	Efficiency:____	Efficiency:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
6.4.3.4.1 [ME3][3]	Stair and elevator shaft vents have motorized dampers that automatically close.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.4.5 [ME39][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.4.4 [ME5][3]	Ventilation fans >0.75 hp have automatic controls to shut off fan when not required.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.8 [ME6][1]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.3.2.1 [ME40][2]	DX cooling systems >= 75 kBtu/h (>= 65 kBtu/h effective 1/2016) and chilled-water and evaporative cooling fan motor hp >= ¼ designed to vary indoor fan airflow as a function of load and comply with operational requirements.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
6.4.4.1.1 [ME7][3]	Insulation exposed to weather protected from damage. Insulation outside of the conditioned space and associated with cooling systems is vapor retardant.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.4.1.2 [ME8][2]	HVAC ducts and plenums insulated. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.4.1.3 [ME9][2]	HVAC piping insulation thickness. Where piping is installed in or under a slab, verification may need to occur during Foundation Inspection.	____ in.	____ in.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.4.1.4 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.4.2.1 [ME10][2]	Ducts and plenums sealed based on static pressure and location.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.4.4.2.2 [ME11][3]	Ductwork operating >3 in. water column requires air leakage testing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.2.3 [ME19][3]	Dehumidification controls provided to prevent reheating, recooling, mixing of hot and cold airstreams or concurrent heating and cooling of the same airstream.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.2.4.1 [ME68][3]	Humidifiers with airstream mounted preheating jackets have preheat auto-shutoff value set to activate when humidification is not required.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.2.4.2 [ME69][3]	Humidification system dispersion tube hot surfaces in the airstreams of ducts or air-handling units insulated >= R-0.5.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.2.5 [ME70][3]	Preheat coils controlled to stop heat output whenever mechanical cooling, including economizer operation, is active.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.3.3 [ME42][3]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
6.5.4.2 [ME25][3]	HVAC pumping systems >10 hp designed for variable fluid flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.6.1 [ME56][1]	Exhaust air energy recovery on systems meeting Tables 6.5.6.1-1, and 6.5.6.1-2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.7.1.1 [ME32][2]	Kitchen hoods >5,000 cfm have make up air >=50% of exhaust air volume.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.7.1.5 [ME49][3]	Approved field test used to evaluate design air flow rates and demonstrate proper capture and containment of kitchen exhaust systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.8.1 [ME34][2]	Unenclosed spaces that are heated use only radiant heat.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.9 [ME35][1]	Hot gas bypass limited to: <=240 kBtu/h – 15% >240 kBtu/h – 10%			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.4.3.9 [ME63][2]	Heating for vestibules and air curtains include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating systems controlled by a thermostat in the vestibule with setpoint <= 60F.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.5.10 [ME73][3]	Doors separating conditioned space from the outdoors have controls that disable/reset heating and cooling system when open.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Nov 20, 2023

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SHEET

ENERGY COMPLIANCE

M102

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 [EL10][2]	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
10.4.1 [EL9][2]	Electric motors meet requirements where applicable.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
6.4.3.1.2 [FI3][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.2 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.3.1 [FI21][3]	HVAC systems equipped with at least one automatic shutdown control.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.3.2 [FI22][3]	Setback controls allow automatic restart and temporary operation as required for maintenance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.3.6 [FI6][1]	When humidification and dehumidification are provided to a zone, simultaneous operation is prohibited. Humidity control prohibits the use of fossil fuel or electricity to produce RH > 30% in the warmest zone humidified and RH < 60% in the coldest zone dehumidified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.7.2.1 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.7.2.2 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.7.2.3 [FI9][1]	An air and/or hydronic system balancing report is provided for HVAC systems serving zones >5,000 ft2 of conditioned area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.7.2.4 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
10.4.3 [FI24][2]	Elevators are designed with the proper lighting, ventilation power, and standby mode.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 22.5
summer dry bulb: 95.4

Interior design conditions
winter dry bulb: 70
summer dry bulb: 75
relative humidity: 50%

Building heating load: 296 MBH

Building cooling load: 236 MBH

Mechanical Spacing Conditioning System
Unitary
description of unit: RTU
heating efficiency: 82%
cooling efficiency: 11.0 EER 15.0 IEER
size category of unit: (2) 10 TON SINGLE PACKAGE
Boiler
Size category. If oversized, state reason.: -
Chiller
Size category. If oversized, state reason.: -

List equipment efficiencies: -

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2948 SIDCO DRIVE
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SEAL

NORTH CAROLINA PROFESSIONAL SEAL 054829 ENGINEER JOSHUA B. CLYDE

Nov 20, 2023

CONSULTANTS

Joshua B. Clyde P.E.
teamofchoice.com

SUITE 5968 479-636-5004
1805 N 2ND ST JOB NO.: 30786
ROGERS, AR 72756 DESIGNED BY: MBO

OWNER

1

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

STARBUCKS
SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET

10/31/23

23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION 1	11/16/23

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ENERGY
COMPLIANCE

M103

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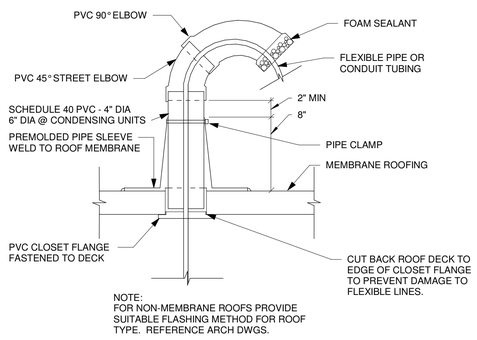
ROOF TOP UNIT (RTU) SCHEDULE

DESIGN ID	SERVES	NOMINAL TONS	MANUFACTURER	MODEL	CFM	OUTSIDE AIR		ESP	COOLING CAPACITY			HEATING CAPACITY		IEER	EER	HP	VOLTAGES	MCA	MOCP	WEIGHT - LBS	NOTES
						DESIGN MIN	DCV MIN		TOTAL/SENSIBLE - MBH	EDB	EWB	GAS INPUT	GAS OUTPUT								
RTU-1	ENGINE / WORKROOM	10	CARRIER	48FCDN12	4000	TBD	TBD	1.00 in-wg	TBD	80	67	180	148	15.0	11.0		208 / 3 / 60	60	70	878	1,2,3,4,5,6,7,8,9,10,11
RTU-2	SEATING / CAFE	10	CARRIER	48FCDN12	4000	TBD	TBD	1.00 in-wg	TBD	80	67	180	148	15.0	11.0		208 / 3 / 60	60	70	878	1,2,3,4,5,6,7,8,9,10,11

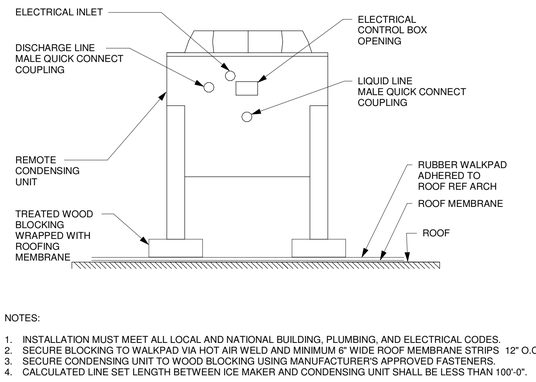
1. ROOF CURB-ADJUSTABLE.
2. PROVIDE WITH BAROMETRIC RELIEF.
3. FULLY MODULATING DRY BULB ECONOMIZER.
4. RETURN AIR SMOKE DETECTOR AND/OR SUPPLY AIR SMOKE DETECTOR AS REQUIRED BY LOCAL CODE, PROVIDED BY CONTRACTOR.
5. FACTORY GFCI RECEPTACLE.
6. FACTORY DISCONNECT WITH FUSING.
7. NEW ROOFTOP PACKAGED UNIT. VERIFY FINAL LOCATIONS AT JOBSITE.
8. HIGH EFFICIENCY, DOWN DISCHARGE CONFIGURATION.
9. PROGRAMMABLE THERMOSTAT WITH REMOTE SENSOR. SEE CONTROLS SPECIFICATION.
10. PROVIDE WITH HAIL GUARDS.
11. UNIT SERVING THE CAFE/SEATING SHALL BE FURNISHED WITH DEMAND CONTROL VENTILATION AND CO2 SENSOR.

MECHANICAL EQUIPMENT SCHEDULE - "M" FUTURE TENANT

DESIGN ID	COUNT	DESCRIPTION	COMMENTS
AIR DISTRIBUTION SYSTEMS			
EF-1	1	DOWNBLAST EXHAUST FAN	CENTRIFUGAL ROOF MOUNTED, 440 CFM, DIRECT DRIVE
GENERAL NOTES (ALL UNITS):			
1. COORDINATE EXACT SIZE AND TYPE WITH TENANT DRAWINGS BEFORE ORDERING.			
2. COORDINATE EXACT LOCATION WITH TENANT DRAWINGS BEFORE INSTALLING.			



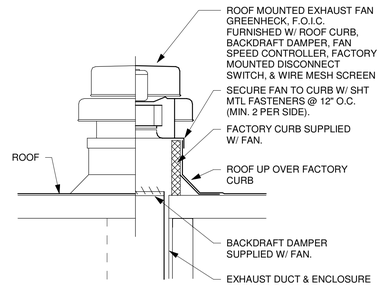
1 REFRIGERATION PIPING PENETRATION
Scale: NTS



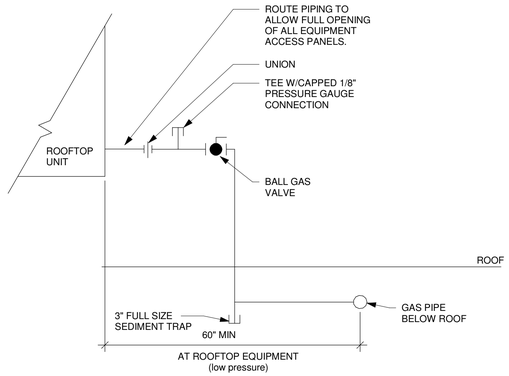
NOTES:

1. INSTALLATION MUST MEET ALL LOCAL AND NATIONAL BUILDING, PLUMBING, AND ELECTRICAL CODES.
2. SECURE BLOCKING TO WALKPAD VIA HOT AIR WELD AND MINIMUM 6" WIDE ROOF MEMBRANE STRIPS 12" O.C.
3. SECURE CONDENSING UNIT TO WOOD BLOCKING USING MANUFACTURER'S APPROVED FASTENERS.
4. CALCULATED LINE SET LENGTH BETWEEN ICE MAKER AND CONDENSING UNIT SHALL BE LESS THAN 100'-0".

2 REMOTE CONDENSING UNIT
Scale: NTS



3 ROOF MOUNTED FAN
Scale: NTS



4 RTU GAS CONNECTION
Scale: NTS

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MECHANICAL SCHEDULES & DETAILS

M201

GENERAL MECHANICAL NOTES AND SPECIFICATIONS

DESCRIPTION OF WORK:
The work under this section includes everything necessary for and incidental to executing and completing the heating, ventilating and air conditioning work except, as hereafter specifically excluded.

SCOPE:
Furnish material and perform labor required to execute the work of this section as specified herein and necessary to complete the Contract, including, but not limited to, the following principal item:
1. Air conditioning system with filters.
2. Automatic controls, electric type.
3. Permits, plan check, and fees

WORK BY OTHERS:
A. The following index of work is included for clarification only.
B. Work to be performed in accordance with this section of the specifications includes, but is not limited to:
1. Condensate drains and gas lines by Plumbing Contractor.
2. Sheetmetal equipment platform covers by General Contractor.
3. Burglar bars (if required) by General Contractor.
4. Furnish all magnetic starters, relays, control devices, etc., required for air conditioning equipment. Time clocks and bypass timers (when required) furnished by Electrical Contractor.
5. Furnish and install all line and low voltage wiring and conduit for air conditioning equipment by Electrical Contractor.
6. Supply and installation of Energy Management or Building Automation System if/as required by these Specifications.

SUBMITTALS:
A. PRE-CONSTRUCTION SUBMITTALS: Within 14 days after award of contract, and BEFORE any equipment is ordered, submit 6 BOUND and INDEXED SUBMITTAL BOOKLETS which shall include the following:
1. AIR CONDITIONING SHOP DRAWINGS:
a. The shop drawings shall include equipment and elevations and specific, dimensioned details of all equipment mounting and supports, all piping and equipment appurtenances and counterflashings required for the installation of the systems.
b. The ductwork details shall include duct plans and elevations, dimensioned and detailed sheetmetal connections, locations and gauges.
2. EQUIPMENT SPEC AND PRODUCT INFORMATION SUBMITTAL BOOKLETS:
a. BOUND and INDEXED copies of all manufacturer's product data shall be submitted in a package with the shop drawing requirement above. Only a complete submittal shall be approved. For each item, the brochures must be clearly marked to indicate the size, model number, accessories, options, electrical characteristics, velocities, sheet metal gauges, dimensions, and operating weights.
ANY SUBSTITUTIONS MUST BE CLEARLY INDICATED AS SUCH.
b. The submittal brochure shall include:
1) AIR CONDITIONING UNITS - See Section 3.1.
2) THERMOSTATS.
3) FILTER SIZES as recommended by the unit manufacturer.
4) Unit filters shall be min Merv.8. per section 5.504.53 CAL Green Code.
B. POST-CONSTRUCTION SUBMITTALS: Upon completion of work, the Contractor shall submit the following complete package to the Architect for approval.
1. AS-BUILT DRAWINGS:
Maintain throughout the progress of the work a detailed set of as-built drawings reflecting ANY changes to the original engineered plan. Changes shall include but are not limited to duct locations, duct sizes, equipment changes, tenant improvement changes, field change orders, and local code corrections. Upon completion, submit to the Architect a set of reversed reproducible prints for approval.
2. OPERATING AND MAINTENANCE MANUALS:
Submit four (4) copies of all operating instruct-ions and maintenance manuals as provided by each equipment manufacturer to the Architect for approval

PACKAGED, OUTDOOR, CENTRAL-STATION AIR-HANDLING UNITS:
A. This Section includes packaged, outdoor, central-station air-handling units (rooftop units) with the following components and accessories:
1. Direct-expansion cooling.
2. Electric-heating coils.
3. Gas furnace.
4. Economizer outdoor- and return-air damper section.
5. Integral, space temperature controls.
6. Roof curbs.

DEFINITIONS:
A. Outdoor-Air Refrigerant Coil: Refrigerant coil in the outdoor-air stream to reject heat during cooling operations and to absorb heat during heating operations. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.
B. Outdoor-Air Refrigerant-Coil Fan: The outdoor-air refrigerant-coil fan in RTUs. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.
C. RTU: Rooftop unit. As used in this Section, this abbreviation means packaged, outdoor, central-station air-handling units. This abbreviation is used regardless of whether the unit is mounted on the roof or on a concrete base on ground.
D. Supply-Air Fan: The fan providing supply-air to conditioned space. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.
E. Supply-Air Refrigerant Coil: Refrigerant coil in the supply-air stream to absorb heat (provide cooling) during cooling operations and to reject heat (provide heating) during heating operations. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.

QUALITY ASSURANCE:
A. ARI Compliance:
1. Comply with ARI 203/110 and ARI 303/110 for testing and rating energy efficiencies for RTUs.
2. Comply with ARI 270 for testing and rating sound performance for RTUs.
B. ASHRAE Compliance:
1. Comply with ASHRAE 15 for refrigerant system safety.
2. Comply with ASHRAE 33 for methods of testing cooling and heating coils.
C. ASHRAE/IESNA 90.1 Compliance: Applicable requirements in ASHRAE/IESNA 90.1, Section 6 - "Heating, Ventilating, and Air-Conditioning."
D. NFPA Compliance: Comply with NFPA 90A and NFPA 90B.
E. UL Compliance: Comply with UL 1995.
F. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

EXECUTION:

1.1 INSPECTIONS:
It shall be this Contractor's responsibility to contact the Inspector at the Mechanical Engineering Consultant, one week prior to the covering of any work for the purposes of inspecting the work. The Contractor shall provide easy access to the installation above and below the roof. In the event that the Contractor fails to notify in time, the Contractor shall bear all costs incurred to obtain required access for inspection.
A. REINSPECTIONS:
If any materials or workmanship fails to meet the requirements of the plans and specifications and the inspection, a reinspection shall be required after correction at the cost of two and a half (2-1/2) times the direct expense of the inspector. The same access requirements at the initial inspection shall hold.

1.2 EQUIPMENT INSTALLATION AND LOCATION:
A. All locations shall be approved by the project structural engineer through the Architect prior to roof equipment layout.
B. Outdoor part of the air conditioning units shall be located on the roof. Units shall be firmly secured to avoid displacement. Ductwork shall be located below the roof.

1.3 ACCESSIBILITY:
A. Install all dampers and other accessories, in convenient and accessible locations with reference to the finished building.
B. Furnish access doors and panels in sheet metal duct or plenums as necessary for the operation of the mechanical equipment.

1.4 DAMPERS:
A. Install approved fire dampers at all locations where required by code. Provide access panels as necessary to permit damper and fusible link accessibility.
B. Install a sufficient number of volume dampers to properly balance the fresh air, return air and supply air, of each main and each branch duct. Provide OSA and RA dampers at plenums.

1.5 NOISE AND VIBRATION:
A. Complete system to be free of objectionable noise and vibration in the opinion of the Architect.
B. Be prepared to make proper provisions, provide all material and pay all costs necessary to remove objectionable noise and vibration.

1.6 TESTING AND ADJUSTING:
A. Furnish all required personnel and equipment, and perform all tests required to secure approval of the installation from all agencies having jurisdiction. Make all necessary control adjustments and balancing of air flow per SMACNA Standards, and then operate entire system for purpose of providing satisfactory performance. During this period, instruct all responsible persons that Architect will designate in proper operation, care and maintenance of system.
B. Adjust or replace fan sheaves, register dampers, proportioning vanes, and directional devices to obtain uniform air distribution of design quantities shown.

1.7 OPERATING INSTRUCTIONS:
A. Upon completion of the work, the Contractor shall furnish the Architect and Owner with a complete description of the equipment and operation of each system, the Air Balance Report and also a list of equipment requiring maintenance, periodic oiling, filter changes etc.

1.8 GUARANTEES
A. All apparatus and equipment furnished and installed under the contract shall be new and free from all defects and shall be guaranteed for a period of one (1) year from the date of acceptance of the building, compressors shall have full five (5) year factory warranty. Should any trouble develop during this period due to inferior or defective materials or faulty workmanship, the Contractor shall correct the trouble without cost to the Owner. He shall guarantee all apparatus to operate in accordance with the specifications covering each item. Should this Contractor refuse or neglect to make any test necessary to satisfy the Architect that he has carried out the true intent and meaning of the specifications, the Owner may make such tests and charge the expense thereof to this Contractor.

SEISMIC REQUIREMENTS AS APPLICABLE:

1. FURNISH AND INSTALL SEISMIC BRACING FOR MECHANICAL COMPONENTS. RESTRAINTS SHALL BE DESIGNED BASED ON SEISMIC DESIGN CATEGORY REQUIREMENTS AND PER SMACNA ESTABLISHED SEISMIC DETAILS, SEISMIC RESTRAINT MANUFACTURER'S DETAILS AND LOCAL AND NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAILS SUBMITTED FOR PERMITTING.

2. THE GENERAL CONTRACTOR IS TO SECURE THE SERVICES OF A SEISMIC RESTRAINT MANUFACTURER'S ENGINEER TO DESIGN THE SEISMIC RESTRAINT SYSTEMS FOR ALL MECHANICAL COMPONENTS.

3. WHERE GAS PIPING ON ROOF IS REQUIRED TO BE SECURED TO ROOF STRUCTURE PER SEISMIC ENGINEER'S DIRECTION, INCLUDE ALL FLASHING, PATCH AND REPAIR REPAIR ROOFING WORK IN BID.

4. SUBMIT A LETTER BEARING THE SEAL OF THE DESIGNER OF THE SEISMIC PLAN TO THE AHJ'S OFFICE VERIFYING THE INSTALLATION AS PERFORMED IN THE FIELD MEETS THIER INTENT AND IS ACCEPTABLE IN THEIR PREFESSIONAL VIEW PRIOR TO THE 1STMECHANICAL INSPECTION, CONCEALMENT OF ANY PORTION OF THE SYETEM, OR ANY SUBSEQUENT INSPECTION.

GENERAL PLUMBING NOTES AND SPECIFICATIONS

SCOPE:
A. Furnish all labor, material, equipment, and transportation to complete the Plumbing work as shown on the drawings, specified herein, and/or implied thereof, including, but not limited to, the following:
1. Sanitary soil, waste and vent systems.
2. Domestic cold and hot water systems.
3. Fuel gas systems.
4. All plumbing fixtures, valves, traps, cleanouts, and other miscellaneous items of equipment required for complete installation.
5. Floor drains and roof drains.
6. Excavation and backfilling.
7. Connections to sanitary sewer, water and gas meters.
8. Gas and condensate drainage to air conditioning equipment, including final connections.
9. Contractor shall visit site for conditions.
10. Contractor shall make arrangements, pay and sign for water and gas meter. Owner to transfer account to his name upon acceptance.
11. Provide temporary water supply for construction and tests.

WORK BY OTHERS:
A. Cutting and patching in the building structure.
B. Concrete work.

PERMITS, LICENSES, PATENT RIGHTS AND INSPECTIONS:
A. To be obtained and paid for by Contractor.
B. Furnish signed, certified and acceptable copies to the Owner for his records.

WATERPROOFING:
A. Provide flashings and counterflashings as specified to make absolutely watertight any openings through waterproofed construction caused by the penetration of plumbing work and in a manner approved by the Architect.

AS-BUILT DRAWINGS:
A. Plumbing Contractor to provide Owner with as-built drawings upon completion of work.

GENERAL:
A. Conform with Local Building Code and all legally constituted bodies having jurisdiction.
B. Materials shall be new and in perfect condition; materials for similar use to be of same type and manufacture.
C. Workmanship to be best standard practice of the trade.
D. Exposed trim, fittings and pipe shall be chromium plated brass or covered with chromium plated brass sleeves.
E. Material and workmanship not otherwise specified to conform to latest applicable Federal, NFPA, ASA, ASME, NEMA, ASTM or AGA Specifications.
F. Materials list: Before any orders are placed and within five days after award of Contract, the Contractor shall submit to the Architect for written approval, copies of all materials, fixtures, equipment, etc., he proposes to use for the work. These lists shall show manufacturer's catalog numbers, type, size and such other information as required to identify all items.

MATERIALS:
A. Pipe and fittings:
1. Sanitary waste and vent:
INTERIOR PIPING
a. No-Hub cast iron soil, waste, and vent piping and fittings 1-1/2" (28mm) and larger shall conform to ASTM A-888 (CSA B70).
b. Hub and Spigot cast iron soil, waste, and vent piping and fittings 2" (50mm) and larger shall conform to ASTM A-74 with ASTM C-564 (CSA B70) gasketed joints.
c. Soil, waste and vent piping smaller than 1-1/2" (28mm) shall be Type "M" copper and conform to ASTM B-306.
d. No-hub cast iron pipe and fittings may be used aboveground for soil, waste, and vent piping.
e. Hub and spigot cast iron pipe may be used underground for soil, waste, and vent piping.
f. Piping alignment shall be as indicated on the drawings using approved wye branches or eight bands for direction changes and shall be surely supported or secured to maintain such alignment.
EXTERIOR PIPING
a. Polyvinylchloride (PVC) pipe: ANSI/ASTM D 3033, Type PSP or ASTM D 3034, Type PSM SDR-35 (CSA B181.2).
b. Plastic drain and sewer pipe and fittings shall have a pipe stiffness not less than 46psi (320kPa).
c. Contech construction products a-2000 PVC sewer pipe
d. Install top of cleanout and cap 6" (152mm) above finished grade.

2. Cold water and domestic hot water above ground:
a. Type L hard drawn copper tubing and wrought copper fittings for solder joints using lead free solder.
3. Cold water below ground:
a. Type K hard drawn copper tubing and wrought copper fittings for solder joints, coat and wrap.
4. Condensate drainage: Type M hard drawn copper tubing and wrought copper fittings.

5. Natural gas piping:
a. Schedule 40, black steel pipe with 150 psi black malleable iron screwed fittings and plain pattern couplings. Coat and wrap underground piping.
b. Note: Pipe exposed on roof shall be Schedule 40 galvanized pipe.
B. Pipe sleeves:
1. Concrete walls or floors: "Adjust-to-Crete" or Paramount.
2. Under walks, buildings or other structures: Terra Cotta or Fibre.
C. Pipe hangers: Super Strut or Grinnell adjustable swivel split ring type, complete with threaded steel rod for wood construction approved brackets, clamps, or clips.
D. Access boxes and panels:
1. Access boxes in outside areas for general service: Open bottom concrete boxes with cast iron frames and covers.
a. Water service: Brooks Products Model 1-RT with the word "WATER" respectively cast in the cover.
b. Sewer: Brooks Products Model 3-RT with word "SEWER" cast in the cover.
c. Other services: Brooks Products Model 3-RT.
2. Access panels in walls and ceilings, except as hereinafter specified: Smith "ADOE" offset rim prime coat metal access door and frame of suitable size. Panel door shall be equipped with an Allen wrench operated locking device.
E. Sanitary vent flashings:
1. Flashings: Semco Fig. 1100-3 or Fig. 1100-5 with one piece lead flashing with counterflashing sleeve.
F. Sound and electrolysis isolation: Semco "Trisolators" of size as required, provide at hangers.
G. Dielectric unions: Epco nut type or flange type union with insulators and gasket to suit service requirements. Provide where dissimilar metals are connected.
H. Shock arrestors: Precision Plumbing Products, sized in accordance with P.D.I. standards.
I. Pipe insulation: Domestic hot water shall be provided with Thermacell sectional pipe insulation. See schedule on drawings for size.
J. Wrapping for steel piping below grade: Conway Coating Co. No. 3 wrap. Contact Conway Coating Co., 2618 Downey Rd., Los Angeles, CA 90023, (323) 268-0619.
K. Cleanouts:
1. Where indicated on drawings, at all bends, upper terminals and not over 100' apart in any run. Make all cleanouts accessible by extending to floor or grade. All cleanouts shall be as manufactured by J. R. Smith Mfg. Co., or equivalent by Josam or Zurn.
L. Fixtures:
1. Hose Bibb: Woodford B67

EXECUTION

1.1 INSTALLATION:

A. All soil, waste and vent pipes for sanitary system shall be connected to sewer as located by maps or shown on Civil Engineers drawings. Sewer line to be a minimum 36" depth at farthest start point. See drawings for depth.
B. Provide hose bibs, storm and roof drainage as directed.
C. Piping shall be concealed in walls and partitions.
D. Each water and gas meter shall be labeled with address.
E. Main gas shutoff valves shall be conspicuously labeled.
F. All condensate and gas lines must be installed in attic area above acoustical ceiling suspended from roof structure.

1.2 CLEANING:
A. Equipment: Cleaned of cement, plaster, grease and oil spots and other materials.
B. Chromium: Thoroughly polished.
C. Water lines: Flushed with diluted acid and rinsed.
D. Finally: Entire installation left in a neat, clean and usable condition.

1.3 GUARANTEE:
A. Furnish written guarantee to the Owner, that materials and installation are free from mechanical defects and guaranteeing to replace and repair any and all unsatisfactory and defective work and items to the satisfaction of the Owner, for a period of at least one (1) year after final acceptance of work.

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SHEET

MECHANICAL & PLUMBING SPECIFICATIONS

MP101

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GREASE WASTE INTERCEPTOR SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MAX FLOW RATE (GPM)	GREASE CAPACITY (LBS)	LIQUID CAPACITY (GAL)	UNIT WEIGHT (LBS)
GWI-1	100 GPM / 200 GPM 6" INLET/OUTLET	SCHIER PRODUCTS	GB-1000	200	4959	1000	824

SYMBOL LEGEND

ELBOW DOWN	GAS PRESSURE REGULATOR VALVE
WALL CLEANOUT	PIPE UNION
PIPE CAP	SHOCK ABSORBER
ELBOW UP	
TEE, OUTLET UP	ELBOW
TEE, OUTLET DOWN	FLOOR DRAIN
CHECK VALVE	FLOOR SINK
SHUTOFF VALVE	
PRESSURE REDUCING VALVE (SETTING AS NOTED, PSI)	WALL HYDRANT (WH)
	HOSE BIBB (HB)
BALL VALVE	FLOOR CLEANOUT
BUTTERFLY VALVE	GAS COCK VALVE
REDUCED PRESSURE ZONE BACK FLOW PREVENTER	POINT OF CONNECTION, NEW TO EXISTING
SOLENOID VALVE	POINT OF DISCONNECTION

GENERAL NOTES

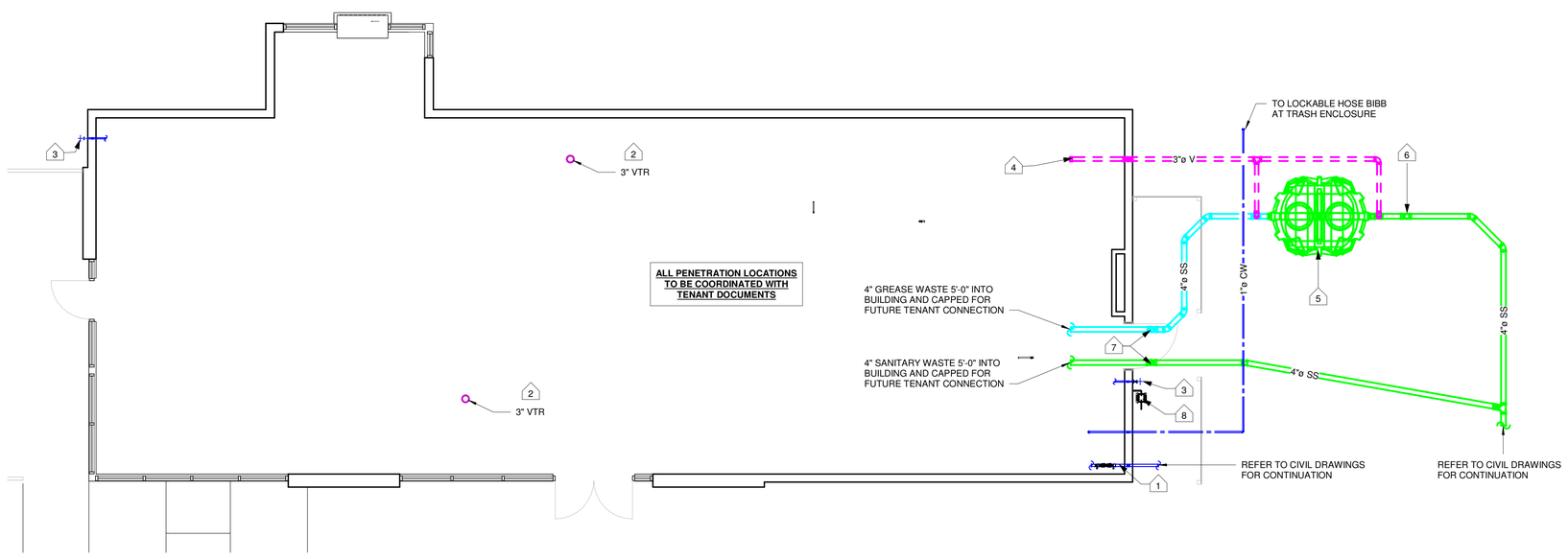
EXPOSED SANITARY SEWER COMPONENTS SHALL BE CONCEALED FROM CUSTOMER'S VIEW.

COORDINATE BACKFLOW PREVENTER ROUTING AND LOCATION WITH TI DRAWINGS.

IF APPLICABLE IRRIGATIONS SYSTEMS SHALL BE PROVIDED WITH A SEPARATE METER AND BACKFLOW PREVENTER.

PLUMBING NOTES

1. NEW 2" DOMESTIC WATER SERVICE WITH METER AND BACKFLOW PREVENTER EQUAL TO WATTS LF909-QT BY LL. INSTALL NEW 2" DOMESTIC WATER AT 12'-0" AND CAP FOR FUTURE TENANT USE. MINIMUM FLOW RATE OF 50 GPM, AT A MINIMUM PRESSURE OF 50 PSIG. COORDINATE ALL SERVICE REQUIREMENTS WITH LOCAL WATER AUTHORITY PRIOR TO START OF WORK. PROVIDE PRESSURE REGULATING VALVE IF PRESSURE EXCEEDS 65 PSIG. FINAL LOCATIONS TO BE DETERMINED BY TENANT.
2. G.C. TO CARRY (2) 3" VTR'S IN THEIR BID. REF DETAIL 1/P2.0.
3. 3/4" CW TO HOSE BIBB, FINAL LOCATION AND MOUNTING HEIGHT TO BE SPECIFIED BY TENANT DRAWINGS, EQUAL TO A WOODFORD B67.
4. G.C. TO EXTEND VENT FROM GREASE TRAP UP THROUGH ROOF.
5. GREASE INTERCEPTOR EQUAL TO SCHIER GB-1000, 1000 GALLON. VERIFY EXACT LOCATION WITH CIVIL DRAWINGS.
6. SAMPLING BOX AS REQUIRED BY AHJ.
7. YARD CLEANOUT.
8. GAS METER. ESTIMATED 758 MBH.



1 PLUMBING DESIGN PLAN
Scale: 3/16" = 1'-0"

N

MJM ARCHITECTS

ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS

2948 SIDCO DRIVE
NASHVILLE, TN
37204
(p) 615.244.8170
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SEAL

NORTH CAROLINA PROFESSIONAL SEAL 054829 ENGINEER JOSHUA B. CLYDE

Nov 20, 2023

CONSULTANTS

Joshua B. Clyde P.E.
teamofchoice.com

SUITE 5968
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 30786
DESIGNED BY: MBO

OWNER

MOUNT OAK CAPITAL, LLC

500 6TH STREET
SAN ANTONIO, TX 78215

LOCATION

STARBUCKS
SHELL

503 WEST THIRD ST.
PEMBROKE, NC 28372

DATE

REVIEW SET
10/31/23
23331

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION 1	11/16/23

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SHEET

PLUMBING PLAN

P101

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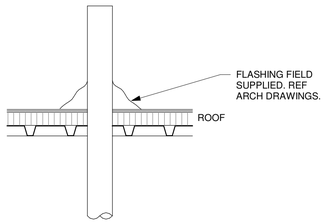
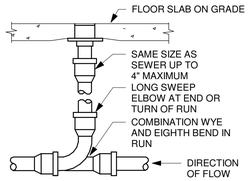
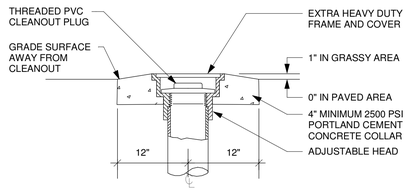


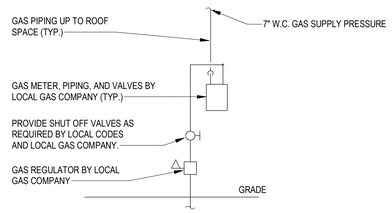
1 VTR PENETRATION
Scale: NTS



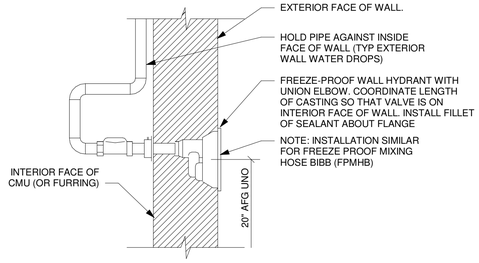
2 FLOOR CO
Scale: NTS



3 YARD CO
Scale: NTS



4 GAS METER DETAIL
Scale: NTS



5 HOSE BIB DETAIL
Scale: NTS

SPECIFICATIONS

Notes:

1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 824 lbs. (for wet weight add 8,413 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 1,000 gal.;
   Grease: 5,495 lbs. (753 gal.) @100GPM
   Grease: 4,959 lbs (679 gal.) @200GPM
   Solids: 211 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99.0% efficiency:
   5,272 lbs. (722 gal.) @100GPM
   3,127 lbs. (428 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1 as well as certified to IAPMO/ANSI Z1001-2021. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 5,495 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

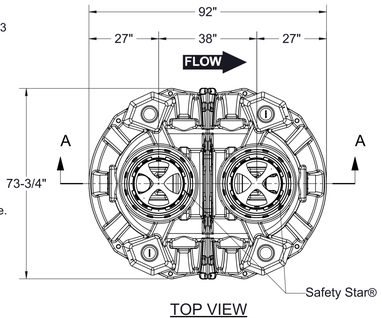
CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

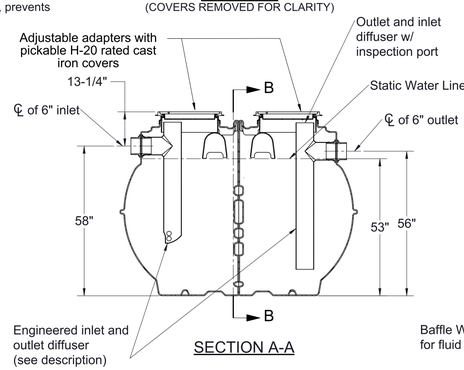
MIAMI-DADE COUNTY

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

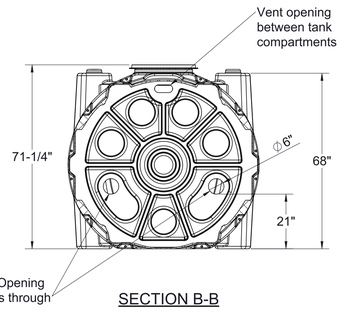


TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A



SECTION B-B

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4080-002-01			
GB-1000	DESCRIPTION: GB-1000 GREASE INTERCEPTOR 100 GPM/ 200 GPM 6" INLET/OUTLET, H-20 RATED CAST IRON COVER			
	DWG BY: B.BROWN	DATE: 10/18/2021	REV: 02	ECO: 032822TA

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SHEET

PLUMBING DETAILS

P201

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