

Z:\Projectmaster\23331-Mount Oak Capital-Pembroke, NC-SBUX shell BTS\04 CDs\Archives\Revit\23331 - Pembroke - SBUX.rvt

# SBUX SHELL

## 503 WEST THIRD ST.

## PEMBROKE, NC 28372

### PERMIT SET

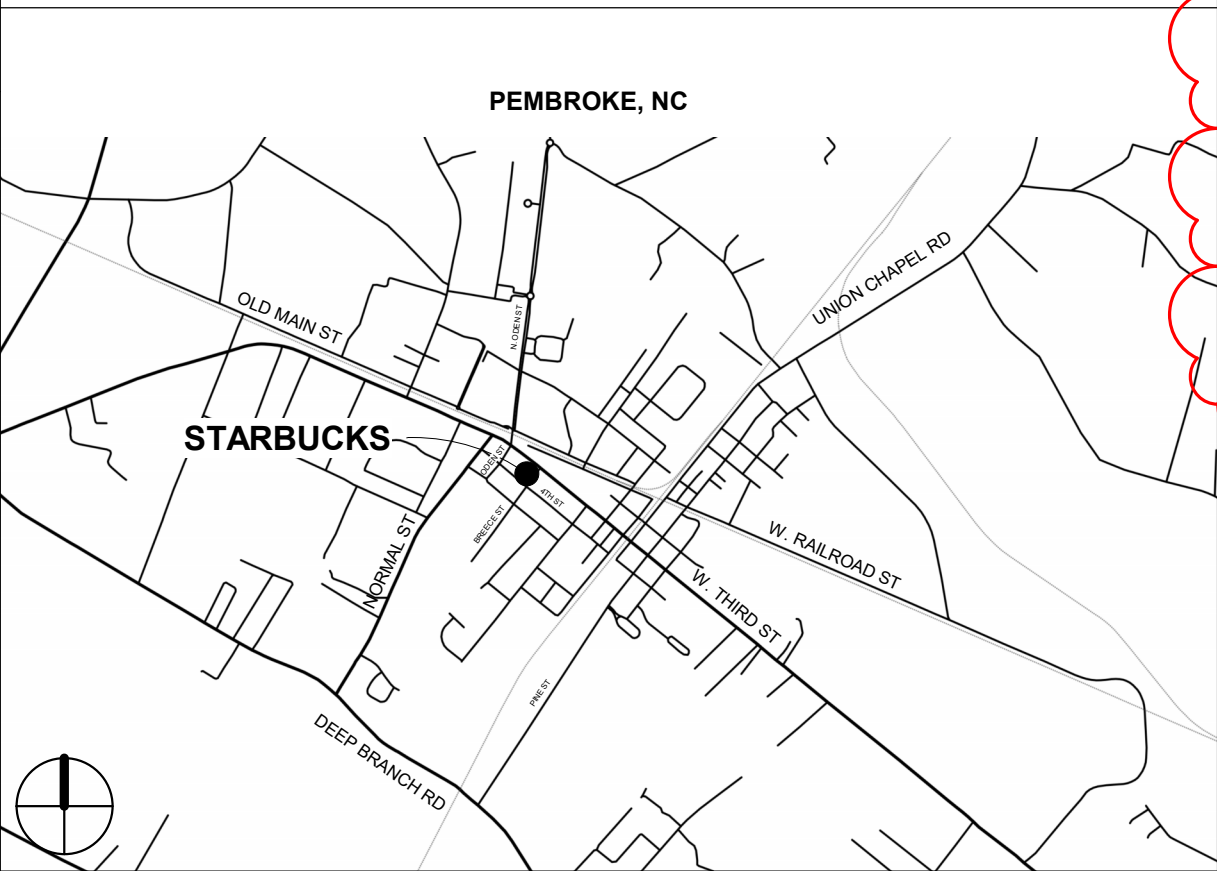
PROJECT NUMBER: 23331

11/02/23

### PROJECT DIRECTORY

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

### VICINITY MAP



### GENERAL NOTES

- 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.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE & FEDERAL CODES AND ORDINANCES.
- 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.
- 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.
- CONCEAL ALL PIPING INSIDE WALL, WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED OUT THE MINIMUM DIMENSION TO CONCEAL PIPING.
- 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.
- PROVIDE DOUBLE STUDS & BLOCKING AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, - TYP. CASEWORK, GRAB BARS, AWNINGS, ETC.
- 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
- 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.
- THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL UNLESS NOTED OTHERWISE.
- 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.
- THE SPECIFICATIONS ARE INCLUDED AS PART OF THE CONTRACT DOCUMENTS CONTAINS A GENERAL SPECIFICATION FOR ALL OF THE WORK ASSOCIATED WITH THE CONSTRUCTION.
- ALL SOIL UNDER FOOTINGS TO BE TREATED WITH TERMICIDE BEFORE INSTALLATION - SEE SPECIFICATIONS.
- 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                           |  |
| ROOM NAME<br>ROOM NUMBER<br>ROOM AREA |  |
| LARGE SCALE DETAIL                    |  |
| REVISION                              |  |
| WALL TYPE                             |  |
| BENCH MARK                            |  |
| EXTERIOR ELEVATION                    |  |
| INTERIOR ELEVATION                    |  |
| WINDOW NUMBER                         |  |
| DOOR NUMBER                           |  |
| TOILET ACCESSORIES                    |  |

### ABBREVIATIONS

|  |   |  |  |  |
|--|---|--|--|--|
| AB<br>ACOUST<br>AFF<br>ALT<br>ALUM<br>APPROX<br>ARCH<br>BD<br>BLDG<br>BLK<br>BLKG<br>BM<br>BOS<br>BRG<br>BS<br>BTM<br>BTS<br>BUR<br>CJ<br>CT<br>CAB<br>CEM<br>CG<br>CL<br>CL, C.L<br>CLG<br>CMU<br>COL<br>CONC<br>CONC<br>CONST<br>CONT<br>CONTR<br>CPT<br>CR<br>CSK<br>D<br>DBL<br>DEMO<br>DET<br>DIA<br>DN<br>DIM<br>DO<br>DS<br>DWG<br>E<br>EA<br>EBS<br>EJ<br>EL<br>ELEV<br>ELEC<br>EQ<br>EQUIP<br>E/W<br>EWC<br>EXIST<br>DXP<br>EXT | ANCHOR BOLT<br>ACOUSTICAL<br>ABOVE FINISH FLOOR<br>FLOOR DRAIN<br>FACE OF FINISH<br>FLOOR<br>FOUNDATION<br>FLOOR SINK<br>FOOT, FEET<br>FOOTING<br>GC<br>GA<br>GALV<br>GEN<br>GL<br>GWB<br>H<br>HB<br>HC<br>HDW<br>HM<br>HORIZ<br>HP<br>HT<br>HVAC<br><br>ID<br>INCL<br>INSUL<br>INT<br>JOINT<br>LAM<br>LF<br>LG<br>LL<br>LLH<br>LLV<br>LP<br>MAS<br>MATL<br>MAX<br>MECH<br>MED<br>MFR<br>MIN<br>MISC<br>MO<br>MRGB<br><br>MTD<br>MTL<br>N<br>NIC<br>NOT IN CONTRACT<br>NO, #<br>NTS<br>O<br>OFD<br>O/H<br>O/O<br>OC<br>OD<br>OD | FACE OF FRAMING<br>FACE OF MASONRY<br>FLOOR DRAIN<br>FACE OF FINISH<br>FLOOR<br>FOUNDATION<br>FLOOR SINK<br>FOOT, FEET<br>FOOTING<br>GENERAL CONTRACTOR<br>GAUGE; GYPSUM ASSOC.<br>GALVANIZED<br>GENERAL<br>GLASS/GLAZING; GLUE<br>GYPSUM BOARD<br>HIGH<br>HOSE BIBB<br>HANDICAPPED<br>HARDWARE<br>HOLLOW METAL<br>HORIZONTAL<br>HIGH POINT<br>HEIGHT<br>HEATING VENTILATING & AIR<br>CONDITIONING<br>INSIDE DIAMETER<br>INCLUDE(ING)<br>INSULATION<br>INTERIOR, INTERMEDIATE<br>JOINT<br>LAMINATED<br>LINEAR FEET<br>LONG, LARGE<br>LANDING<br>LONG LEG HORIZONTAL<br>LONG LEG VERTICAL<br>LOW POINT<br>MASONRY<br>MATERIAL<br>MAXIMUM<br>MECHANICAL<br>MEDIUM<br>MANUFACTURER<br>MINIMUM<br>MISCELLANEOUS<br>MASONRY OPENING<br>MOISTURE RESISTANT<br>GYPSUM BOARD<br>MOUNTED<br>METAL<br>NORTH<br>NOT IN CONTRACT<br>NUMBER<br>NOT TO SCALE<br>OVERALL<br>OVERFLOW DRAIN<br>OVERHEAD<br>O/H<br>OUT TO OUT<br>ON CENTER<br>OUTSIDE DIAMETER<br>OFFICE DEPOT/OVERFLOW DRAIN | OPNG<br>OPP<br>P<br>PC<br>PL, P<br>PLAS<br>PLYWD<br>PTD<br>QUAN<br>R<br>RD<br>REINF<br>REQD<br>RESIL<br>REV<br>RM<br>RO<br>RQMTS<br>RTS<br>RTU<br>RWL<br>SCHIED<br>SD<br>SF<br>SHT<br>SIM<br>SMS<br>SPECS<br>SQ<br>SQ FT<br>SS<br>STD<br>STL<br>STOR<br>STRUCT<br>SUSP<br>T<br>T/B<br>TEL<br>T/O<br>TO<br>TOM<br>TOS<br>TH<br>TYP<br>UL<br>UNO<br>V<br>VCT<br>VIF<br>VERT<br>W<br>W/<br>WC<br>WD<br>WT<br>W/H<br>W/I<br>W/O<br>WWF | OPENING<br>OPPOSITE<br>PAINT<br>PIECE<br>PLATE<br>PLASTER, PLASTIC<br>PLYWOOD<br>PAINTED<br>QUANTITY<br>RADIUS; RISER<br>ROOF DRAIN<br>REINFORCING<br>REQUIRED<br>RESILIENT<br>REVISION, REVERSE<br>ROOM<br>ROUGH OPENING<br>REQUIREMENTS<br>REHAB TO SUIT<br>ROOF TOP UNIT<br>RAIN WATER LEADER<br>SCHEDULE<br>SELF DEVELOP<br>SQUARE FEET, STOREFRONT<br>SHEET<br>SIMILAR<br>SHEET METAL SCREW<br>SPECIFICATIONS<br>SQUARE<br>SQUARE FOOT/FEET<br>SERVICE SINK, STAINLESS STEEL<br>STANDARD<br>STEEL<br>STORAGE<br>STRUCTURAL<br>SUSPENDED<br>TREAD<br>TOP & BOTTOM<br>TELEPHONE<br>TOP OF<br>TAKE OVER<br>TOP OF MASONRY<br>TOP OF STEEL<br>THICK(NESS)<br>TYPICAL<br>UNDERWRITERS LABORATORY<br>UNLESS NOTED OTHERWISE<br>VOLT<br>VINYL COMPOSITION TILE<br>VERIFY IN FIELD<br>VERTICAL<br>WIDTH; WASTE; WEST; WIRE<br>WITH<br>WATER CLOSET<br>WOOD<br>WEIGHT<br>WATER HEATER<br>WITHIN<br>WITHOUT<br>WELDED WIRE FABRIC |
|--|---|--|--|--|

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CIVIL UNDER  
SEPARATE COVER

### PROJECT SUMMARY

#### LOCATION:

503 WEST THIRD ST.  
PEMBROKE, NC 28372  
ROBESON COUNTY

#### APPLICABLE BUILDING CODES:

- 2018 NC STATE BUILDING CODE
- 2018 NC STATE PLUMBING CODE
- 2018 NC STATE MECHANICAL CODE
- 2018 NC STATE ELECTRICAL CODE
- 2018 NC STATE FUEL GAS CODE
- 2018 NC STATE FIRE PREVENTION CODE
- 2018 NC STATE ENERGY CONSERVATION CODE
- 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2013 ASHRAE 90.1

#### ZONING CLASSIFICATION:

- C-1 COMMERCIAL DISTRICT

#### BUILDING INFORMATION:

- OCCUPANCY TYPE: A-2
- BUILDING AREA: 2,450 SF
- TENANT AREA: 2,450 SF
- CONSTRUCTION TYPE: VB
- FIRE SPRINKLER: NO

#### SCOPE OF WORK:

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

**ARCHITECTURE**  
**PLANNING**  
**ENGINEERING**  
**GRAPHICS**

2948 SIDCO DRIVE  
NASHVILLE, TN 37204  
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**MOUNT OAK CAPITAL, LLC**

500 6TH STREET  
SAN ANTONIO, TX 78215

**SBUX SHELL**

503 WEST THIRD ST.  
PEMBROKE, NC 28372

**PERMIT SET**  
**11/02/23**  
23331

| NO. | DESCRIPTION | DATE     |
|-----|-------------|----------|
| 1   | REVISION #1 | 11/20/23 |
|     |             |          |
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**GENERAL INFORMATION**

**G001**

ARCHITECTS

SEAL

CONSULTANTS

OWNER

LOCATION

DATE

REVISIONS

SHEET

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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 McGee 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            | MM Architects               | Steve Maher    | 8847 (615) 244-8170   | s.maher@mjmmarch.com |        |
| Civil                    | The NAI Company             | Jeremy Becker  | 26411 (919) 395-2775  | jbecker@thenai.com   |        |
| Electrical               | Benchmark Group             | Jason Adams    | 036972 (479) 636-5004 | JCA@teamofchoice.com |        |
| Fire Alarm               | Benchmark Group             | Joshua Clyde   | 054829 (479) 636-5004 | JBC@teamofchoice.com |        |
| 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      | Benchmark Group             | Joshua Clyde   | 054829 (479) 636-5004 | JBC@teamofchoice.com |        |
| Structural               | Slate Design Group          | S Lane Sesi    | 45171 (615) 723-0888  |                      |        |
| Retaining Walls <5' High | French & Parello Associates | Wayne J Ingram | 042412 (908) 850-0977 |                      |        |
| Other                    | French & Parello Associates | Wayne J Ingram | 042412 (908) 850-0977 |                      |        |

2018 NC BUILDING CODE: New Building

2018 NC EXISTING BUILDING CODE: N/A N/A N/A  
CONSTRUCTED: (date) CURRENT OCCUPANCY(S) (Cb, 3p)  
RENOVATED: (date) PROPOSED OCCUPANCY(S) (Cb, 3p)

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

BASIC BUILDING DATA

Construction Type: 3-B  
Sprinklers: No  
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) |
| 3 <sup>rd</sup> Floor     |                  |             |
| 2 <sup>nd</sup> Floor     |                  |             |
| Mezzanine                 |                  |             |
| 1 <sup>st</sup> Floor     |                  | 2,450       |
| Basement                  |                  |             |
| TOTAL                     |                  | 2,450       |

2018 NC Administrative Code and Policies

Revised 6/15/2020

| PERCENTAGE OF WALL OPENING CALCULATIONS             |   |                    |                           |
|---|---|--------------------|---------------------------|
| FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES | DOUBLE OF OPENINGS PROTECTION (TABLE 705.8) | ALLOWABLE AREA (%) | ACTUAL SHOWN ON PLANS (%) |
| >30   | Unprotected, Non-sprinklered                | 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

2018 NC Administrative Code and Policies

Revised 6/15/2020

| 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 (506.2)  |    |            |                              |                  |   |
| Actual Area of Occupancy A + Actual Area of Occupancy B<br>Allowable Area of Occupancy A Allowable Area of Occupancy B ≤ 1 |    |            |                              |                  |   |
| 2,450/6,000 + 0/0 = 408 ≤ 100  |    |            |                              |                  |   |
| STORY  | NA | USE        | BLDG AREA PER STORY (ACTUAL) | TABLE 506.2 AREA | ALLOWABLE AREA PER STORY OR UNLIMITEP2) |
| 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  $I_f = 100(F/P - 0.22) \times W/30 = 6\%$   
f. Unlimited area applicable under conditions of Section 507.  
2 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).  
3 The maximum area of open parking garages must comply with Table 406.5.4.  
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 an 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.

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| 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 |
| 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 REQUIRED | # OF ACCESSIBLE SPACES PROVIDED | 96" SPACES | 132" SPACES |
| 41480                             | 33                                 | 37                              | 2          | 0           |
|                                   |                                    |                                 |            |             |
| TOTAL                             |                                    | 37                              |            | 2           |

| PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1) |               |         |            |       |         |                    |               |         |            |       |         |
|--|---------------|---------|------------|-------|---------|--------------------|---------------|---------|------------|-------|---------|
| USE  | WATER CLOSETS | URINALS | LAVATORIES | SINKS | SHOWERS | DRINKING FOUNTAINS | WATER CLOSETS | URINALS | LAVATORIES | SINKS | SHOWERS |
| SPACE  | MALE          | FEMALE  | UNSEX      | MALE  | FEMALE  | UNSEX              | MALE          | FEMALE  | UNSEX      | MALE  | FEMALE  |
| EXIST'G                                      | N/A           | N/A     | N/A        | N/A   | N/A     | N/A                | N/A           | N/A     | N/A        | N/A   | N/A     |
| NEW  | 2             | 2       | 2          | 2     | 2       | 0                  | 2             | 2       | 2          | 0     | 1       |
| REQ'D  | 2             | 2       | 2          | 2     | 2       | 0                  | 2             | 2       | 2          | 0     | 1       |

SPECIAL APPROVALS

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

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| FIRE PROTECTION REQUIREMENTS                             |                                 |        |        |        |                      |                             |                               |                                     |                                     |
|--|---------------------------------|--------|--------|--------|----------------------|-----------------------------|-------------------------------|-------------------------------------|-------------------------------------|
| BUILDING ELEMENT   | FIRE SEPARATION DISTANCE (FEET) | PROV'D | RATING | PROV'D | DETAIL # AND SHEET # | DESIGN # FOR RATED ASSEMBLY | SHEET # FOR RATED PENETRATION | SHEET # FOR RATED WATER PENETRATION | SHEET # FOR RATED WATER PENETRATION |
| Structural Frame, including columns, girders, trusses    | >30                             |        |        |        |                      |                             |                               |                                     |                                     |
| Roofing  | >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   | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| North  | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| East   | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| West   | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| South  | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| Interior walls and partitions                            | >30                             | 0      |        |        |                      |                             |                               |                                     |                                     |
| Roof Construction  | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Including supporting beams and joists                    | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Floor Ceiling Assembly                                   | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Columns Supporting Floor                                 | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Roof Construction, including supporting beams and joists | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Roof Ceiling Assembly                                    | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Column Supporting Roof                                   | 0                               |        |        |        |                      |                             |                               |                                     |                                     |
| Shall Enclosures - Exit                                  | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Shall Enclosures - Other                                 | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Corridor Separation                                      | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Occupancy Use Barrier Separation                         | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Party Fire Wall Separation                               | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Smoke Barrier Separation                                 | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Smoke Partition  | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Team/Overhead Unit                                       | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Sleeping Unit Separation                                 | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |
| Incidental Use Separation                                | N/A                             |        |        |        |                      |                             |                               |                                     |                                     |

\* Indicate section number permitting reduction

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| ENERGY SUMMARY   |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
| ENERGY REQUIREMENTS:<br>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:   |  |  |  |  |  |  |  |  |  |
| Opening (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:   |  |  |  |  |  |  |  |  |  |
| Horizontal/Vertical requirement:   |  |  |  |  |  |  |  |  |  |
| slab heated:   |  |  |  |  |  |  |  |  |  |

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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:



Z:\Projectmaster\23331-Mount Oak Capital-Pembroke, NC-SBUX shell BTS\04 CDs\_Archives\Revit\23331 - Pembroke - SBUX.rvt



STARBUCKS COFFEE COMPANY

EXHIBIT C

LANDORD WORKLETTER

Refer To Tenant Design Criteria Dated: **February 2021**

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 [thirty] 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, 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."


Apr 13, 2023 Landlord Initials: *me* Tenant Initials: *Ju* Page 1 of 22

| CSI    | Scope/Category   | Details   |
|--------|------------------|---|
|        |                  | <b>Water Pressure:</b> 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.<br><br><b>Booster Pump:</b> 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' 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.<br><br><b>Temporary Service:</b> 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 | <b>General:</b> 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 Fat Oils and Grease (FOG) control system, Starbucks will provide the Landlord with the information required to specify an approved device.<br><br><b>Approach:</b> The Landlord shall install a <b>GAS-2 Hydro-Mechanical Interceptor below grade or sub-floor</b> , furnish and install a <b>grease trap sized at a minimum of 1500 gallons per Tenant requirement or larger (if required by governing authority)</b> , with connection to sinks and/or floor drains and/or dishwasher as approved by the authority having jurisdiction. Tenant's 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.<br><br><b>Documentation:</b> 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      | <b>General:</b> Landlord shall be responsible for vehicular paving including drive thru lanes, parking, and drive aisles. Landlord shall prepare subgrade soils, backfill sub-base, and properly compact per the jurisdictionally approved civil engineering plans.   |

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| 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.<br><br><b>Structure:</b> 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 capable to support Tenant's RTUs, utility fan, and remote condenser (if applicable, in locations to be coordinated with Tenant).<br><br><b>Finish:</b> SR1 (Solar Reflectance Index) = 79 minimum<br><br><b>Flexible Walkways:</b> Install walkway products in locations to permit travel from rooftop access to all utilities. Heat weld to substrate or adhere with compatible adhesives.<br><br><b>Penetrations:</b> 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:<br>1. Plumbing Vents - Extend 12" into building for Tenant's site-in<br>2. Water Heater & Vent<br>3. Utility Set Fan Curb<br>4. RTU Curbs<br>5. Electrical and Gas penetration for RTUs (home run elec. conduit back to Tenant's distribution panel)<br>6. Electrical Signage penetrations (home run elec. conduit back to Tenant's distribution panel)<br>7. Line set penetration for ice maker (if applicable)<br>8. Sleepers for condensers (if applicable)<br><br><b>Rooftop Access (Exterior):</b> 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.<br><br><b>Drainage:</b> 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. |

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STARBUCKS COFFEE COMPANY

LANDORD WORKLETTER

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


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| CSI    | Scope/Category                 | Details   |
|--------|--------------------------------|---|
|        |                                | <b>Trash Enclosure:</b> Provide 6" thick sealed concrete paving at trash enclosure. Extend concrete near apron 12'-0" from front edge of enclosure toward hauler access point.<br><br><b>Asphalt Paving:</b> If asphalt paving is provided, Landlord shall provide asphalt paving throughout parking area. A licensed engineer shall appropriately specify sub-base, aggregate, asphalt binder, and sealant to apply with applicable codes.<br><br><b>Concrete Paving:</b> 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 maturing to maximize concrete strength at 28 days from pour.<br><br><b>Reinforced Concrete:</b> 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 & Patio              | <b>Hardscape:</b> Landlord shall provide cost 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.<br><br><b>Patio Finish:</b> 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 | <b>Wayfinding:</b> Provide pavement markings including accessible markings (and signage), stall striping, vehicular direction traffic flow, possession of crossing, and drive-thru wayfinding graphics per jurisdictional requirements, and as defined in the Tenant approved site plan. <b>Landlord shall install Tenant-dedicated parking signage.</b>  |

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| CSI    | Scope/Category    | Details   |
|--------|-------------------|---|
|        |                   | Coordinate scupper/downspouts with exterior building elements and Tenant provided signage.  |
| 084000 | Exterior Openings | <b>General:</b> 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).<br><b>Vestibule:</b> All 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.<br><b>Steel Doors:</b> Landlord shall furnish and install up to (2) commercial grade 42" x 84" rear service doors. (Door)s shall be cold rolled and welded 16-gauge steel with polystyrene core. Frames shall be Double Rabbit 7-flt welded 14-gauge steel. Finish hot dip galvalume/aluminum coating with two (2) coats shop prime color similar to finish.<br><b>Aluminum Storefront:</b> Storefront shall be 2" x 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 Double Rabbit 7-flt welded 14-gauge steel. Finish hot dip galvalume/aluminum coating with two (2) coats shop prime color similar to finish.<br><b>Glazing:</b> 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) and all jurisdictional requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05.<br><b>Hardware:</b> Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements.<br><b>Weather Stripping:</b> Hard-backed poly pile in door and/or frame<br><b>Sill Sweeps:</b> Brush strip, concealed<br><b>Pivoting/Hinging:</b> Off-set pivot; top and intermediate |

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STARBUCKS COFFEE COMPANY

LANDORD WORKLETTER

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 items. Landlord agrees that the Tenant's and its contractor's determination of the cost 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.

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| CSI    | Scope/Category    | Details  |
|--------|-------------------|--|
|        |                   | <b>Wheel Stops:</b> Provide wheel stops at all parking spaces adjacent to Tenant's sidewalk and patio.   |
| 322000 | Trash & Recycling | <b>Trash Enclosure:</b> 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 Starbucks's employees with unobstructed pathway to Tenant's back of house (BOH) door, or other door as may be directed by Tenant.<br><br><b>Required Dimensions:</b> 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").<br><br><b>Bins:</b> 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.<br><br><b>Cladding:</b> No open chain link enclosures will be allowed, and all construction materials and fencing materials shall be approved by Tenant.<br><br><b>Location &amp; Access:</b> The trash enclosure shall be physically located on a site in a mutually agreed upon location no greater than 300' from the Tenant's service door without interrupting the flow to the drive thru lane (if applicable) or access to the parking area or ingress or egress to and from the Premises.<br><br><b>Pathway:</b> 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.<br><br><b>Hose Bib:</b> 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. |

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| CSI    | Scope/Category    | Details  |
|--------|-------------------|--|
|        |                   | <b>Closers:</b> Dorma RTS 80 NHO; concealed floor closer; single acting; offset pivot.<br><b>Latches/Strike:</b> Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail<br><b>Keying:</b> All locksets and deadbolts shall be keyrigh set by owner<br><b>Push/Pulls:</b> Arcadia Radius Push-Pull Set; straight pull option; clear finish<br><b>Cylinder Guard</b><br><b>Transom Decal:</b> ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS")<br><b>Exterior Service Door:</b><br><b>Threshold:</b> National Guard - 325 Half Saddle Threshold<br><b>Securing device:</b> Falcon Lock - C607 7-Pin Core Combination "A" Keyway<br><b>Securing device:</b> Sur-Lock - (VO 2000)-031C Auto Locking Door Alarm, IC; No CTR Includes - Mortise Cylinder<br><b>Closer:</b> Dorma - 8516 Door Closer 8516 AF89P<br><b>Kickplate:</b> Rockwood - 10" Kickplate<br><b>Peep Hole:</b> DS-6 Door Spy<br><b>Door Bell:</b> Nultron - MCY309WHVGL Door Bell<br><b>Door Stop:</b> Rockwood 473 Door Stop with Hook<br><b>Miscellaneous:</b> National Guard - 16A Rain Drip<br><b>Miscellaneous:</b> National Guard - 137NA Weather Strip<br><b>Regional:</b> Provide fire fan and associated power per jurisdictional requirements<br><b>Finishes:</b> General: US260, Satin Chrome Plated, accept:<br>Push Plates, Door Pulls, Kickplates: US230, Satin Stainless Steel<br>Door Closer: 689/Sprayed Aluminum |
| 085000 | Drive Thru Window | <b>General:</b> Landlord shall furnish and install fully operational Ready AccessTM drive-thru service window, include transoms, 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.<br><br><b>Electrical:</b> Install Electrical for Drive thru window and fly fan per manufacturers specifications.  |

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| CSI    | Scope/Category          | Details  |
|--------|-------------------------|--|
|        |                         | <b>DESCRIPTION OF LANDORD WORK<br/>NEW AND/OR EXISTING CONSTRUCTION</b>  |
| 014000 | Quality Control         | Landlord shall provide Tenant with construction status updates through regular weekly progress reports and Odblie site camera(s). Landlord will secure one (1) 12 Megapixel Cobalt Exterior Odblie 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 @ Odblie to initiate rental and delivery. The camera shall be installed and operational within 72 hours of construction mobilization.<br><br><b>Contact:</b> Odblie Corporation / 1777 Elsworth industrial Blvd. NW / Atlanta, GA 30318 Attn: Nathan Debowles 678.528.1077 <a href="mailto:nterrence@odblie.com">nterrence@odblie.com</a>   |
| 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    | <b>Demolish, remove, and legally discard all site and building improvements including but not limited to:</b><br><br><b>Site:</b> Sidewalks, paving, site storm drainage, landscaping, partitions, site signage, foundations.<br><br><b>Interior:</b> Ceilings, floor coverings (including adhesive and mastic), interior partitions, fixtures, furniture, equipment, lighting, electrical conduit back to main distribution panel, HVAC duct work, sensors, plumbing.<br><b>Plumbing:</b> Scope lines and hydro flush sewer system to lateral termination at city lines.<br><br><b>Surface Prep:</b> Prepare impacted areas and surfaces to a condition ready to receive Tenant's construction. Interior spaces shall be left in a "broom clean" condition.<br><br><b>Existing Items:</b> 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. |

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| CSI    | Scope/Category     | Details   |
|--------|--------------------|---|
| 328000 | Irrigation Systems | <b>Installation:</b> 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 SMART Logic internet compatible. System design shall maximize delivery of water to plant areas, including planters, while minimizing over-spray, runoff and customer diversion. Controls shall be set to run at optimal times; early morning and evening, to minimize evaporation loss and business hours metering.<br><br><b>Irrigation:</b> 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.<br><br><b>Temporary Irrigation System:</b> If a permanent irrigation system is NOT required due to landscape type then a temporary system shall 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        | <b>Design:</b> 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. Design shall include a mixture of trees, shrubs and ground cover to retain soil moisture, mitigate solar heat gains, and enhance the Tenant's customer experience.<br><br><b>Trees:</b> 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.<br><br><b>Turf:</b> No artificial turf grass is permitted on Tenant's site.<br><br><b>Planters:</b> 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. |

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| CSI     | Scope/Category      | Details  |
|---------|---------------------|--|
|         |                     | <b>Heated Air Curtain:</b> Install one (1) dedicated 40 amp 208/240 single phase circuit for heated air curtain system per manufacturer's specifications, where applicable.<br><br><b>Window Shelf:</b> 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.<br><br><b>General:</b> 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.<br><br><b>Insulation:</b> 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.<br><br><b>Blocking:</b> 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.<br><br><b>Gypsum Wallboard (GWB):</b> Landlord shall provide GWB on interior face of exterior walls and interior demising walls. Finish boards of maximum permissible length, with tapered edge for boards to be exposed, taped, and finished; min. 0-5/8" thick. Install per GAX216 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.<br><br><b>Penetrations:</b> 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. |
| 092000  | Wall Assembly       |  |
| 107000  | Site Accessories    |  |
| 107300  | Exterior Canopies   |  |
| 107300A | Drive Thru Canopies |  |
| 095000  | Ceiling Assembly    | <b>General:</b> 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   |

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| CSI    | Scope/Category     | Details  |
|--------|--------------------|--|
| 033000 | Concrete           | <b>Site Footings:</b> 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 sub-upts with Tenant provided foot sheets.<br><br>Landlord shall install the following footings and tenants specified bollards in approved locations:<br>1. Tenant's dedicated monument sign(s) and/or pylor sign<br>2. 6" diameter steel pipe bollards<br>3. Pre-menu board<br>4. Order menu board<br>5. Drive thru order screen canopy<br>6. Speaker post (or) digital order confirmation screen (DOS)<br>7. Directional signage two (2) minimum per store<br>8. Clearance/height restriction bar<br><br><b>General:</b> Landlord to provide full slab leave out for future Tenant construction.<br><br><b>Subgrade Prep:</b> Subgrade shall be clean, structural grade fill made level to be 4" below finished grade and compacted in accordance with Landlord's geotechnical report.<br><br>• 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.<br><br><b>NOTE:</b> If Landlord is unable to provide 2" water line due to restrictions of governing authority then Landlord shall immediately notify Tenant upon such determination.<br><br>• 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). |
| 033001 | Building Subfloor  |  |
| 221113 | Water Distribution |  |

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| CSI     | Scope/Category         | Details  |
|---------|------------------------|--|
|         |                        | <b>Maintenance:</b> Any landscaping designs that require maintenance items after the first year including, but not limited to, removal of planter stands and temporary irrigation, must be scheduled at completion of landscaping work.  |
| 333100  | Sanitary Sewer         | <b>General:</b> 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 0.375" per lineal foot. Landlord shall hydro flush and video scope Tenant's sewer laterals to connection with city sewer main.   |
| 0334100 | Storm Water Management | <b>System:</b> 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.<br><br><b>Downspouts:</b> Coordinate location of roof and canopy downspouts with Landlord's approved site plan. No direct discharge to sidewalks, drive aisles, patio, or parking lot is permitted.  |
| 335100  | Gas Distribution       | <b>General:</b> 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.<br><br><b>Natural Gas Service Size:</b> The minimum natural gas service size is 1 1/2" (38.1 mm) with low pressure (2" 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.<br><br><b>Installation (Ceiling Cavity):</b> 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 tie and shut-off valve inside tenant space for future gas water heater. |
| 073000  | Roof Assembly          | <b>General:</b> Landlord shall provide fully adhered or mechanically fastened 60 MIL (nominal thickness) EPDM or TPO roofing system. System shall  |

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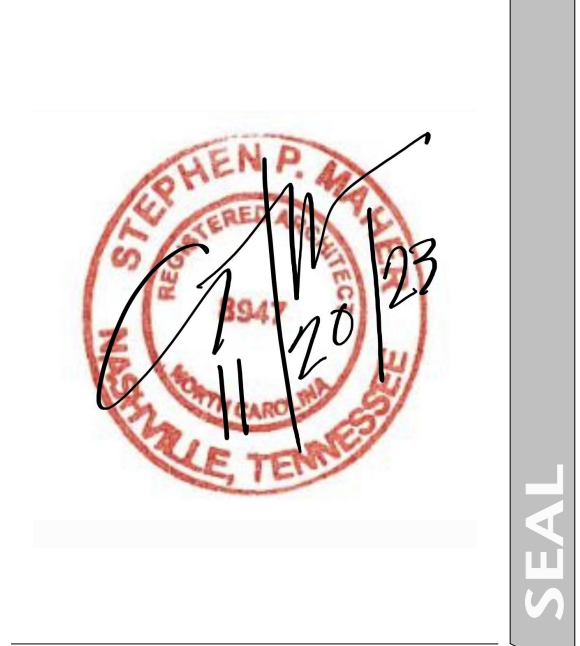
| CSI     | Scope/Category      | Details   |
|---------|---------------------|---|
|         |                     | coordinate height to bottom of structure with Tenant, and shall include adequate spacing for ceiling finishes, lighting, HVAC, and fire sprinkler system (if applicable).   |
| 107000  | Site Accessories    | <b>Bike Rack:</b> 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.<br><br><b>Screening:</b> Landlord shall provide site screening as necessary to reduce noise and light transfer to adjacent sites.<br><br><b>Utility Screening:</b> 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.<br><br><b>Finish:</b> All screening shall be complementary to building aesthetic and placed in accordance with local jurisdictional requirements.<br><br><b>Patio Railings &amp; Planters:</b> 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.<br><br><b>Bollards:</b> Tenant's specified bollards in Tenant approved locations. |
| 107300  | Exterior Canopies   | <b>Metal:</b> 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 A250. Canopies shall not drain onto pedestrian areas.<br><br><b>Color:</b> Color and canopy design per Tenant's approval.   |
| 107300A | Drive Thru Canopies | <b>Electrical:</b> Landlord shall provide conduit with pull string and junction box in the underside of exterior canopies (including but not limited to be covered patio canopy if applicable) for Tenant's fixtures and wiring.  |

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PERMIT SET  
11/02/23  
23331

| NO. | DESCRIPTION | DATE     |
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WORKLETTER

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ARCHITECTS  
SEAL  
CONSULTANTS  
OWNER  
LOCATION  
DATE  
REVISIONS  
SHEET

