

SCOPE OF WORK

Landlord Work:

Landlord shall provide Tenant with a weekly construction status report including weekly digital progress photos.

Selective Demolition:

- Tenant shall identify any real and personal property items to remain and be protected prior to demolition. Demolish, remove and legally discard all prior tenants improvements including, but not limited to hazardous substances, partitions, ceilings, floor coverings (including adhesive and grout), electrical conduit, plumbing, mechanical ductwork and other fixtures and equipment. Tenant reserves the right to identify real and personal property items to remain prior to demolition. Space shall be left in "broom clean" condition.

Site Utility Service:

- Design, permit and install distribution from the service point to a separate meter to a location designated by Tenant, clear of all drive thru components and in accordance with Starbucks MEP (Mechanical, Electrical and Plumbing) Guidelines and Tenant Criteria Specifications for Gas, Water and Electrical service. Design, permit and install distribution from the service point to a location designated by Tenant, clear of all drive thru components and in accordance with Starbucks MEP Guidelines and Tenant Criteria Specifications for Data and Telephone service.

Water Distribution:

- Furnish and install one domestic water [DW] service sized per local code (minimum 1 1/2"), and a meter independently designated for Tenant's use, stubbed via copper piping into the Premises with shut off valve. Water service pressure should be confirmed to be a minimum of 50 psi and no greater than 65 psi dynamic pressure at the location where the water service enters the project space. If service static pressure is over 65 psi, a pressure reducing valve is required to be installed by landlord. Note that code maximum into the building is 80 psi. If the pressure is under 50 psi at point of entrance to Starbucks space, a booster pump and surge tank is to be engineered, furnished, and installed by Landlord. Furnish and install an approved, tested and certified backflow prevention assembly, if required by applicable codes, in a location identified on the landlord's construction documents. Landlord shall select backflow prevention assembly with a maximum water pressure drop of 15 psig at 50 gpm. Extend the domestic water line from the meter or sub-meter and stub-up and cap the line to a location inside Tenant's Space. Location to be designated by Tenant. If permanent utility service is not available at the Scheduled Delivery Date as defined in the lease, temporary service must be provided by Landlord. Permanent water service must be provided by no later than two (2) weeks into Tenant's construction in the space.

Sanitary Sewerage:

- Provide a min. 4" sanitary sewer waste line to the premises dedicated to the tenants use. The invert elevation at the furthest point of connection shall be a minimum depth of 27" below finished floor (ff) and maintain a minimum slope of 1/4" per lineal foot and shall be per local code and vent to a location designated by Tenant Site and Building Criteria Guidelines.

Site Electrical Distribution:

- Provide a separately metered utility, including the current transformer (CT) block, meter base, distribution panel, meter, properly sized conduit and properly sized lead wire from the utility service point to Tenant's main electrical service panel. Location of the switch gear shall be specified by the Tenant. Service drop from the utility company location providing shall be a minimum of 400 amps up to 600 amps, dependent on load calculations, 120/208 volt 3 phase 4 wire power service connected to Tenant's main electrical panel. If only 120/240 Volt service is available, advise Tenant immediately and provide a minimum 600 Amp service. If permanent electrical service is not available at the Scheduled Delivery Date as defined in the lease, temporary service must be provided by Landlord. Temp power needs to be of adequate size for construction and a reasonable distance from the space. Permanent Electrical service must be provided by no later than two (2) weeks into Tenant's construction in the space.

Electrical Panels:

- Furnish and install one (1) "Square-D" or equal (with prior approval by Tenant) NEMA PB1, Type 1, 400 Amp, 42 pole rated panel with lockable, hinged door-in-door construction for main feeder termination and HVAC start up. Panel shall include feed-thru lugs to serve downstream panels that will be installed by tenant. Panel shall be mounted flush with wall, in a location identified by the Tenant. Tenant will supply breakers. If required, landlord will need to supply any breakers associated to RTU start-up or code required lighting to complete shell certificate of completion.

Site Patio:

- Provide a minimum of 450 SF Outdoor Seating Area or of a mutually agreed upon size and dimension at a maximum slope of 1/4" per foot with the finish to be colored paver type or stamped concrete, sealed, color TBD. Provide perimeter landscaping and patio railing throughout. If required by the local jurisdiction, Landlord shall also obtain an outdoor seating permit. Provide a recessed, lockable hose bib adjacent to the patio area per Tenant Criteria. Hose bib should be piped and left 12" below roof deck in tenant's space for connection by tenant. Provide adequate separation and barriers from vehicular traffic per Tenant Criteria, including but not limited to, a railing to enclose the patio seating area as approved by Tenant, and wheel stops at all parking spaces adjacent to the sidewalk and patio. Provide lighting and electrical outlets to the exterior patio per Tenant Criteria.

Site Paving and Striping:

- Landlord shall construct all paving on the premises outside the building area per jurisdictionally approved Civil Engineering plans. Landlord shall provide parking lot striping including accessible stalls, pedestrian access markings, tenant spec drive thru striping and wheel stops at all parking spaces adjacent to Tenant's sidewalk and/or patio. In locations where parking lots and striping already exist, Landlord shall reconfigure parking lot traffic flow as necessary to accommodate Tenant access.

Site Sidewalk and Curbs:

- Landlord shall provide and install all curbs and sidewalks including site perimeter curbs and sidewalks. Sidewalks are to slope away from all points of building entry. All curbs and gutters are to be formed concrete. Extruded asphalt or extruded concrete curbs and gutters may not be used. Sidewalks and curbs shall be provided per jurisdictionally approved engineering plans.

Flooring:

- Slab by Tenant. Space to be provided with clean, compacted fill 4" below proposed finish floor elevation. Landlord is to provide a 6" ribbon pour type slab with dowels to be into future tenant slab around the perimeter walls to support the required wall framing. Tenant will be responsible for remaining slab pour. Space to be provided with clean, compacted fill 4" below proposed finish floor elevation.

Gypsum Board:

- Provide demised and all perimeter walls insulated to meet energy and code requirements, 6" framed and finished to level 4 finish from floor to underside of roof deck with 5/8" minimum gypsum wall board (GWB) per Tenant Criteria. Demising walls to be fire rated if required by local jurisdiction. Seal around joists and all penetrations airtight, with properly rated fire stopping materials, as required. As required by Local Jurisdiction to secure Tenant's Certificate of Occupancy, Landlord shall complete the assembly by finishing the opposite side of the demising wall from the Tenant's space. All CMU walls must be framed-out, insulated, and GWB finished in accordance with Tenant Criteria Specifications. Coordinate the installation of GWB with Tenant wall rough in.

Roof:

- Provide all necessary penetrations, curbs, sleepers, condenser mounting supports, goosenecks and/or pads to accommodate rooftop mechanical equipment per Tenant Criteria Specifications. Provide flashed roof penetrations for all Tenants venting requirements per Tenant Criteria Specifications. Roof insulation type to be rigid on top of roof or rigid type boards with paintable surface if under roof deck to meet all applicable codes, including energy R value.

Metal Doors & Frames:

- Furnish and install up to (2) commercial grade 42" x 84" Exterior Hollow Metal rear service doors including threshold, weather stripping, door sweep and drip edge in accordance with Tenant Criteria. This will include a second means of egress, if required by code. Furnish and install door hardware including alarmed panic hardware, door closure system, 180 degree peep hole, removable lock core per Tenant's Rear Door Hardware Specifications called out in the Tenant Criteria.

Storefront Windows and Doors:

- Provide exterior doors, windows and hardware in accordance with Tenant Criteria. Storefront glazing is to be clear, non-tinted, non-reflective, safety rated, impact-resistant, with double glazed and low-e with U-value complying with the appropriate climatic zone in the International Energy Conservation Code (ICC) or per local Jurisdictional requirements, whichever is greater.

Fire Alarm:

- If required by applicable codes for Tenant's use: Permit, furnish and install building monitoring and fire protection alarm system based on Tenant's construction documents. The system shall include audible alarms, visual strobes, duct smoke and heat detectors and pull stations per all applicable codes. Any and all modification to base building design as required to coordinate with Tenant's construction documents shall be at the expense of the Landlord and shall be accomplished in accordance with Tenant's opening schedule. Provide all tie-ins to building smoke detectors, flow switch valve, and duct smoke/heat detectors. The system must be programmed and functional. Central station monitoring, if required, shall be provided by Landlord. Provide all coordination, testing and inspections for a fully functional fire alarm system able to obtain Tenant's permanent Certificate of Occupancy and to meet Tenant's opening schedule.

Fire Protection:

- If required by applicable codes for Tenant's use: Engineer, furnish and install a 4" fire main within Tenant space accessible to Premises via a main line connection, including sprinkler coverage (drops and heads) distributed throughout Premises per local fire code requirement and coordinated with tenant construction drawings. The sprinkler system must include flow and tamper devices, fire alarm system disconnects and back flow prevention as required by agencies having jurisdiction. System must be pressure tested, fully operational, inspected and approved by local agencies having jurisdiction. Adhere to Starbucks Plumbing Design Guidelines, B. Piping Systems, 2. Fire Suppression and follow NFPA 13: Standard for the Installation of Sprinkler Systems.

Plumbing Fixtures & Equipment:

- Provide recessed, lockable exterior hose bib(s) per Starbucks Tenant Criteria. If hose bib(s) are dedicated to Tenant, Landlord shall run water usage through Tenants water meter. Furnish and install a NEW grease interceptor/grease trap sized at a minimum of 1250 gallons (or larger if required by jurisdictional water/waste management board) and located per Tenant's construction documents.

HVAC:

- Furnish and install NEW HVAC System including HVAC Unit(s), plenum drops, all electrical connections, electrical disconnects, condensate piping, gas connections (if applicable) and temporary thermostats/HVAC controls in accordance with Starbucks Mechanical drawings for this project. Furnish no less than one (1) ton mechanical cooling capacity per 125SF of mechanical cooling capacity with heating capacity and outside make up air in accordance with Starbucks mechanical drawings for this project. Structural support for the HVAC System shall be provided in accordance with tenant site and building criteria. Landlord will be responsible for all structural engineering design and permitting. HVAC Unit(s) shall be tested and operable. Coordinate initial mechanical start-up per manufacturer's recommendation and provide Tenant with validation/documentation of Mechanical start-up as needed to support Tenant's Commissioning requirements. A minimum one year manufacturer's warranty shall be supplied and transferred to Tenant at Punch and Delivery of Possession to Tenant. Provide appropriate repair and maintenance documentation including but not limited to unit specifications, operations manual, and equipment serial numbers.

HVAC Ductwork:

- Furnish and install HVAC RTU's drop plenums when units are set. Tenant will be responsible for HVAC duct work throughout space. Landlord is to provide all HVAC duct smoke/heat detectors and test stations per all applicable codes. Furnish and install motorized dampers per Starbucks mechanical drawings for this project. Furnish and install all restroom exhaust fans and curbs per Starbucks Mechanical Design Guidelines and Tenant Criteria Specification. Properly seal around any and all penetrations, including but not limited to, roof or exterior wall penetrations.

Lighting:

- Furnish and install a security light, consisting of a compact fluorescent or metal halide lamping sufficient to provide a minimum of 5000 lumens or higher or per local code requirement at exterior rear door at a minimum dimension 10' above finished floor (AFF) and controlled in Tenant's space. Furnish and install exterior lighting fixtures to provide even illumination, with no dark areas, and high levels per Starbucks Electrical Design Guidelines and code requirements. Any exterior building lighting dedicated to Tenant occupancy shall require conduit and wire to be terminated at the tenants electrical panel and to be controlled within the interior Tenant space. Furnish and install any emergency or pathway exterior lighting as required by code.

Telephone System:

- Landlord to initiate installation of telephone facilities with Local Exchange Carrier (LEC) or other service provider. Tenant to determine data provider at a later date; if required, Tenant shall notify Landlord of provider. Tenant may install such tenant improvements, fixtures, finishes, communications and other services infrastructure in or about the Premises as Tenant may determine necessary or desirable. Provide one conduit pathway for telephone wiring and one conduit for broadband cabling to property line to demarcation point/MPOE AND one conduit pathway for telephone wiring and one conduit for broadband cabling from demarcation/MPOE to Tenant's space. Terminate conduit in Tenant's space at the ceiling above the Manager's Workstation in the back of building, as otherwise designated by Tenant. Utilize minimum 2" conduit, or size per requirements of local service providers. Provide labeled, end to end pull strings in all conduits. Refer to Tenant's Tenant Criteria Specifications.

Trash Enclosure:

- Provide a 20' x 12' trash enclosure to accommodate a 4 cubic yard trash container and a 4 cubic yard single stream (newspaper, cardboard, plastic, aluminum, glass) recycling container for Starbucks dedicated use. If tenant is required to use separate trash and recycling containers with other tenants, landlord will be responsible for service and maintenance of dumpsters. Shared containers size shall be increased for multiple tenants use and selected accordingly to handle Tenant's trash and single stream recycling requirements. Provide enough clearance in the enclosure for the waste removal vehicles to safely pick-up and replace containers to limit damage to enclosure. The trash enclosure shall be physically located on the site no greater than 300 feet from the entrance to Tenant's premises in a location depicted on the site plan and mutually agreed upon by Tenant and Landlord. Provide a pathway to the enclosure and the enclosure shall be well lit. The enclosure shall be sited to provide proper access and clearance for waste removal vehicles including a 90 degree turning radius. Provide a haul ramp accessible to the trash enclosure per Tenant Criteria.

Irrigation Systems:

- Furnish and install a separately metered irrigation system, including a back-flow prevention device that is designed to maximize delivery of water to planted areas and minimize run-off. Cover drip irrigation systems with two inches (2") of mulch. Landscaping controls shall be set to run at optimal times of the day to minimize evaporation loss and business disruption. Broadcast systems should not be run during Tenant's normal business hours.

DT - Site Electric Distribution:

- Furnish and install all underground electrical conduits, labeled with pull strings, from the electrical panels location to the following exterior drive-thru equipment or as noted on the Tenant Criteria Specifications: 1) One (1) 1" conduit to pre-order menu board to electrical panels 2) One (1) 1" conduit from the menu board to electrical panels. 3) One (1) 1" conduit from OCS/speaker board to the electrical panels 4) Two (2) 1" conduits from OCS/speaker board to the interior of the drive thru bump-out. 5) One (1) 1" conduit for the detector loop from the OSC/Speaker board to the interior of the drive thru bump-out. 6) One (1) 1" conduit for the detector loop from center of the drive thru window to the interior of the drive thru bump-out. 7) One (1) 1" conduit from all directional signs to electrical panels (Note: up to 3 directional signs can be served by a single circuit. Additional signs shall be provided with a new dedicated circuit and conduit. 8) One (1) 1" conduit from Tenant's dedicated monument/pylon sign to electrical panel. 9) Two(2) 1" conduits to be run through foundation wall to front of building to the patio for outlets on the patio seating area. Verify locations for stub up with Tenant's representative. 10) Three (3) spare 1" conduits to be run through foundation wall out rear of building, all conduits to be terminated above ceiling. Verify locations for stub up with Tenant's representative.

DT - Component Footings:

- Furnish and install concrete footings and anchor bolts for the following items: 1) Pre-Menu Board 2) Order Menu Board 3) Order Confirmation System (OCS) Canopy or Speaker Post 4) Directional Signage 5) Clearance Bar 6) Tenant's Monument Sign and/or Pylon Sign 7) Tenant's drive-thru electrical sub-panel (aka digital control box), as applicable 8) Protection bollards Landlord shall coordinate this work with Tenant and Tenant's Signage vendor. Tenant and Tenant's signage vendor will provide footing engineering with permit drawings, footing locations and anchor bolt patterns to Landlord.

DT - Drive-Thru Window:

- Utilizing Tenant's approved vendor and pricing, furnish and install the drive-thru service window, transoms and sidelights, exterior shelf and electrical services, per manufacturers specifications and Tenant Criteria. Height of service window sill must be 36" above internal finished floor and 42" above the exterior drive-thru lane surface.

DT - Site Lighting:

- Furnish and install one (1) exterior, Tenant specified, lights located adjacent to drive-thru window per Tenant's construction documents. Minimum foot candles for exterior lighting around building perimeter shall be a minimum of 1.5 fc at grade level. Furnish and install pole lights for parking lot and at site ingress and egress. Provide a minimum lighting level of 1.5 foot candles at grade level.

DT-Awnings and Canopies:

- Furnish and install exterior awning and canopy above the drive-thru window at a minimum (10') clear above the drive-thru lane, with a (10') projection into the building per Starbucks Tenant Criteria Specifications.

LEED Certified Building:

- If Landlord constructs, or has constructed, a LEED certified building, Tenant requests that Landlord provide certification documentation to Tenant, per Starbucks LEED Program Document. Tenant plans to pursue this documentation, in conjunction with Tenants own LEED documentation, in support of Tenant's goal to build LEED Certification Program with the US Green Building Council.

Site Landscaping:

- Provide Landscaping with drip irrigation or drought tolerant and/or native vegetation surrounding the drive thru area per Tenant Criteria. Design should minimize rain and irrigation run-off. Conserve and utilize any existing plants and material as appropriate. Provide a mixture of trees, shrubs and ground cover to retain soil moisture and mitigate solar heat gain without blocking visual access to prominent store windows, entrance, Tenant signage, and directional signage. Provide an appropriate amount of topsoil to planting areas to ensure optimum plant health. Provide a minimum of two inches (2") of mulch over planting beds to hide drip irrigation system, retain soil moisture and minimize weed growth. Stake trees for the first year until established. Remove stakes after one year to ensure proper root development. All planters should have proper drainage and automated irrigation as necessary.

SHEET NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OR STARBUCKS SITE SURVEYOR AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONSULT WITH STARBUCKS CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED datum POINT. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR SHALL MATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE ANY DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE PART OF THE GENERAL CONTRACTOR'S "STORE CLOSE-OUT PACKAGE" AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT AGREEMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM STARBUCKS CONTRACTED THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND VENDOR DIRECT SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR METHODS AND LEAD TIMES.
- RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY".
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL," SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.
- ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE STARBUCKS DESIGN MANAGER.
- REFER TO ITEM CUTSHEETS FOR ADDITIONAL INFORMATION.



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PROJECT #: 73763-001
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Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SCOPE OF WORK NOTE

SCALE: NO SCALE

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