

SCOPE OF WORK

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.
Concrete:
Site Footings: Landlord shall provide concrete footings for Tenant provided signage and bollards per Tenant provided criteria package.
Footings design shall consider bearing capacity of soils, wind loads, weight of signage and all applicable codes. Landlord shall coordinate and provide footing placements, footing locations, and electrical/data stub-ups with Tenant provided cut sheets. Landlord shall install the following footings in Tenant approved locations:
1. Tenant's dedicated monument sign(s) and/or pylon sign
2. 6" diameter steel pipe bollards
3. Pre-menu board
4. Order menu board
5. Drive thru order screen canopy
6. Speaker post [or] digital order confirmation screen (DOS)
7. Directional signage two [2] minimum per store
8. Clearance/height restriction bar

Building Subfloor:

- General: Landlord to provide full slab leave out for future Tenant construction.
Sub-grade Prep: Sub-grade shall be clean, structural grade fill made level and compacted in accordance with Landlord's geotechnical report. Provide fill 4" below proposed finish floor finish.

Water Distribution:

- General: Permit, furnish, install at rear of Tenant's space isolated from electrical equipment a minimum:
1. One [1] 1/2" A" independent domestic water meter, designated for Tenant's use, with shut-off valves on either side and bypass valving for maintenance.
2. Provide one [1] 1/2" copper domestic water line stubbed into the Premises. Location to be designated by Tenant.
3. One [1] certified & tested backflow preventer with protective enclosure and shut-off ball valve to be located at property line along with water meter.
4. 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).
Water Pressure: water service pressure should be a minimum of 50 psi (345 kPa) and no greater than 65 psi (448 kPa) residual pressure at the location where the water service enters the project space.
Booster Pump: if the pressure is under 50 psi (345kPa) at pint of entrance to Starbucks space, provide a domestic water booster pump and surge tank to meet Starbucks minimum requirements. The Landlord's engineer shall verify the inlet water pressure for each piece of equipment within the store. Locate booster pump above BOH ceiling adjacent to water filtration equipment.
Temporary Service: If permanent utility service is not available at the scheduled delivery date as defined in the Lease, temporary service must be provided by Landlord.

Grease Abatement:

- General: Landlord shall install a new exclusive 1,250 grease abatement device approved by Tenant. Locate with Tenant approved location that was determined on design K/O call, and in accordance with local access requirements.
Approach: Larger HGI or small outdoor gravity interceptor with all kitchen sinks and drains connected except restroom fixtures.

Site Paving:

- General: Landlord shall be responsible for vehicular paving on the premises including drive-thru lanes, parking, and drive aisles. Landlord shall prepare subsurface soils, backfill sub-base, and properly compact per the jurisdictionally approved civil engineering plans.
Trash Enclosure: Provide 6" thick sealed concrete paving at trash enclosure. Extend concrete wear apron 12'-0" from front edge of enclosure to adjacent parking point.
Asphalt Paving: 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.
Reinforced Concrete: Landlord shall provide 6" thick stained integral black, reinforced concrete, normal weight reinforced concrete paving. Paving shall start 12'-0" prior to Tenant's order point and extend 12'-0" beyond pick-up window. Concrete shall extend width of drive-thru lane or minimum 12'-0" from edge of curb. A licensed engineer shall appropriately size form-work, aggregate mix, reinforcement, and control joints in compliance with applicable codes. Finish per Tenant's approval.

Sidewalks & Patios:

- Hardscape: Landlord shall provide sidewalks, curbs, curb cuts, landscape retaining, ramps, and/or stairs as needed to ensure onsite pedestrian and vehicular access. All components shall be code compliant and accessible as required by the local jurisdiction. Sidewalks shall slope away from the building at all points of entry to promote positive drainage. Cast-in-place concrete shall be engineered by a licensed professional per the geotechnical report and in conformance with all applicable codes.
Patio Finish: Concrete finish shall be float troweled with transverse brush and steel finish. Provide 2" wide smooth troweled detail at control joint. Moisture cure concrete for minimum seven [7] days, and apply two [2] coats penetrating sealer to finish.

Pavement Markings & Wayfinding:

- Wayfinding: Provide parking lot pavement markings including: accessible marking, stall striping, pedestrian access signage and drive-thru wayfinding graphics per jurisdictional requirements, and as defined in the Tenant approved site plan. Install site signage including Starbucks dedicated parking placards, MOP (Mobile Order Pay) signage and accessibility signage as approved by the local jurisdiction.
Wheel Stops: Provide wheel stops at all parking spaces adjacent to Tenant's sidewalk and patio.

Trash & Recycling:

- Trash Enclosure: All trash enclosures shall be sufficiently sized to accommodate Tenant's trash, recycling, and composting needs. Landlord shall initiate contact with local service provider to determine service types. Bins which meet the below minimum dimensions, pickup frequency and schedule.
Required Dimensions: Provide a trash enclosure of a minimal clear size of 18'-0" wide x 9'-0" deep x 7'-0" high, with space inside the enclosure to accommodate a four (4) cubic yard trash container, a four (4) cubic yard recycling container, and two (2) sixty-four (64) gallon containers for composting materials and all other adequately sized containers required by applicable Trash and Recycling Laws in the Trash and Recycling Area sufficient for the handling of all Trash and Recyclable Materials (the "B-Ins").
Bins: All openings on all Bins shall have a maximum height of 3'-0" from ground level, or if the opening on any Bin is higher than 3'-0" from ground level an appropriate step shall be provided by Landlord so that the opening is 3'-0" or less from the top of the step.
Cladding: No open chain link enclosures will be allowed and all construction materials and fencing materials shall be approved by Tenant.
Location & Access: The trash enclosure shall be physically located on the site in a mutually agreed upon location no greater than 300'-0" from the Tenant's service door without interrupting the flow to the drive-thru lane (if applicable) or access to the parking areas or ingress or egress to and from the Premises.
Pathway: The pathway from the Premises to the enclosure and the enclosure itself shall be well lit. Access pathway from rear door to Tenant's trash area shall be ramped to allow rolling access.
Hose Bib: Provide a lockable hose bib within or adjacent to the Trash and Recycling Area. If the trash enclosure is further than 75'-0" from Tenant's rear access door, Tenant can use hose bib adjacent to door.

Irrigation Systems:

- Installation: Landlord shall furnish and install irrigation system in compliance with local regulations. Irrigation system shall be type drip or micro spray with weather and soil moisture sensor and SMART Logic internet compatible. System design shall maximize delivery of water to plant areas while minimizing over-spray, runoff and customer disruption. Controls shall be set to run at optimal times; early morning and evening, to minimize evaporation loss and business hours disruption.
Irrigation system is on a master well system. Controllers to be mounted on rear of dumpster enclosure.
Metering: Irrigation system shall be separately metered and include an integral backflow prevention device. Vault type controllers and valves are preferred and must be accessible by Tenant.
Temporary Irrigation System: if a permanent irrigation system is NOT required due to landscape type then a temporary system should be installed until plants are established. Verification the landscaping does not require an irrigation system must be provided. The prescriptive requirements are defined in the Starbucks Landscaping and Plumbing Design Guidelines and specifications.

Landscaping:

- Design: Landscape design must use native and adaptive variety species that are type low maintenance and require minimal to no irrigation. Additional requirements such as salt runoff or drought tolerance shall be considered regionally. Landlord shall minimize rain and irrigation run-off while conserving and utilizing existing vegetation as required. Designs shall include the mature of trees, shrubs and ground cover to retain soil moisture, mitigate solar heat gain, and enhance the Tenant's customer experience.
Trees: In no case will the caliper of newly planted trees be less than 2", and stand less than 7'-0" tall. All trees shall be staked minimum one year or until fully established. At no point shall a tree blocking visual access to prominent site features occur as storefront windows, entrances, Tenant signage, site wayfinding, or pedestrian access when fully grown.
Turf: No turf grass is permitted on Tenant's site.
Planters: All planters should be designed to insure proper drainage and include an appropriate amount of native topsoil to ensure optimum plant health. Where applicable, provide a minimum 2" of mulch over the topsoil to help retain soil moisture and minimize weed growth.
Maintenance: Any landscaping designs that require maintenance other than first year watering, but not limited to, removal of planter stakes and temporary irrigation, must be scheduled at completion of landscaping work.

Sanitary Sewer:

- General: Permit, furnish, install at rear of Tenant's space a 4" sanitary sewer waste line dedicated for Tenant's use. The invert elevation at the furthest point of connection shall be 27" below finished floor and maintain a minimum slope of 0-1/8" per lineal foot. All new sewer lines will be scoped to make sure no collection of debris from construction.

Storm Water Management:

- System: Provide a subsurface storm water retention system to accommodate Tenant's building configuration, site circulation, patio, site amenities, and jurisdictional requirements as defined in the Tenant's approved site plan. Downspouts: Coordinate location of roof and canopy downspouts with Tenant's approved site plan. No direct discharge to sidewalks, drive aisles, patio, or parking lot are permitted.

Ceiling Assembly:

- General: Landlord shall deliver Tenant's space with ceiling open to structure. Ceiling assembly shall meet the hourly fire ratings approved by the local jurisdiction having authority. Ceiling assembly, including preforming, insulation, wood, concrete, or metal structure, shall be prepped and primed to receive Tenant's future finish. Landlord shall coordinate height to bottom of structure with Tenant, and shall include adequate spacing for ceiling finishes, lighting, HVAC, and fire sprinkler system (if applicable).

Site Accessories:

- Bike Rack: Landlord shall install Tenant approved bike rack(s). Install in a mutually agreed upon location which limits pedestrian disruption and adheres to the barrier free provisions of the code.

Roof Assembly:

- General: Landlord shall provide fully adhered or mechanically fastened 60 MILS (nominal thickness) EPDM or TPO roofing system. System shall 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 over board, sheet flashing, and vent flashing.
Structure: Roof Structure shall be designed in conformance with local codes and engineered to resist uplift, live, and dead loads requirements. In addition, structure shall be sized to support Tenant's RTUs, utility fan, and remote condenser (if applicable).
Finish: SRI (Solar Reflectance Index) = 79 minimum
Flexible Walkways: Install walkway products in locations to permit travel from rooftop access to all utilities. Heat weld to substrate or adhere with compatible adhesives.
Penetrations: Landlord shall furnish and install rooftop penetrations, curbs, and associated flashings. Size and location of penetrations shall be coordinated with and approved by Tenant prior to installation. Penetrations shall include and not be limited to the following:
1. Plumbing Vents - Extend 12" into building for Tenant's tie-in
2. Water Heater B-Vent
3. Utility Set Fan Curb
4. RTU Curbs
5. Electrical and Gas penetration for RTUs
6. Electrical Signage penetrations
7. Line set penetration for ice maker (if applicable)
8. Sleepers for condensers (if applicable)
Roof Access (Exterior): Provide aluminum channel exterior rooftop access ladder at rear of building in Tenant approved location. Ladder shall be fixed exterior grade with lockable access. Ladder shall be in compliance with OSHA regulations, and conform with local and national codes.
Drainage: Landlord shall furnish and install jurisdictionally approved rooftop drainage to tie in with site and/or municipal storm water management system. Scupper and downspouts shall be minimum .032" thickness formed and coated aluminum, color to match adjacent finish. Coordinate scupper/downspouts with exterior building elements and Tenant provided signage.

Exterior Openings:

- General: Landlord shall furnish and install all exterior doors, frames, windows and/or storefront system in compliance with all local and national codes. Thermal resistance of all opening shall comply with the prescriptive requirement of the IECC. (International Energy Conservation Code). Vestibule In Climate Zone 6 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.
Storm Doors: Landlord shall furnish and install up to [2] commercial grade 42" x 84" rear service door(s). Doors(s) shall be cold rolled and welded 16 Gauge steel with polystyrene core. Frames shall be Double Rabbet fully welded 14 gauge steel. Finish hot dip galvalneated coating with two [2] coats shop prime color similar to finish.
Aluminum Storefront: Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set, flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closure reaction forces. Finish shall be anodized coordinate color with Tenant.
Glazing: Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone in the ICC International Energy Conservation Code or local jurisdictional requirements. Provide impact resistant glazing.
Hardware: Landlord shall furnish and install all exterior door hardware in compliance with applicable codes that meet federal, state, provincial, and local building, life safety, and accessibility requirements.

Aluminum Storefront:

- Weather stripping: Hard-backed poly pile in door and/or frame
Threshold: Extruded aluminum with ribbed surface
Sill Sweeps: Brush strip, concealed
Pivoting/Hinging: Offset pivot; top and intermediate
Closers: Dorma BTS 80 NHO; concealed floor closer; single acting; offset pivot
Latches/Strike: Adams-Rite M51830 with provisions for keyed cylinders on interior face only; mount to bottom rail
Keying: All lockset and deadbolts shall be keyed as directed by owner
Push/Flush: Arcadia Radius Push-Pull Set; straight pull option; clear finish Cylinder Guard
Transom Detail: (THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS")
Exterior Service Door:
1. Threshold: National Guard - 325 Half Saddle Threshold
2. Securing device: Falcon Lock - C607 7-Pin Core Combination "A" Keyway
3. Securing device: Sur-Lock - J0 2000L-03IC Auto Locking Door Alarm, IC; No
4. CTR Includes - Mortise Cylinder
5. Closer: Dorma - 8916 Door Closer 8916 AF89P
6. Kickplate - Rockwood - 10" Kickplate
7. Peep Hole: DS-6 Door Spy
8. Door Bell: Nutone - MCV30NWHGL Door Bell
9. Door Stop - Rockwood 473 Door Stop with Hook
10. Miscellaneous: National Guard - 16A Rain Drip
11. Miscellaneous: National Guard - 137NA Weather Strip
Finishes:
1. General: US26D, Satin Chrome Plated, except: Push-Plate, Door-Pulls, Kickplates US32D, Satin Stainless Steel
2. Door Closers: 689/Sprayed Aluminum

Drive Thru Window:

- General: Landlord shall furnish and install fully operational Ready Access™ Series 600 MOER drive-thru service window. Include transom, sidelights, heat and/or 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 construction (right to left or left to right) with Tenant.
Electrical: install Electrical for window and fan per manufacturers specifications.
Heated Air Curtain: Provide one [1] 115 volt/20 amp 208/240 single phase circuit for heated air curtain system per manufacturer specifications.
Window Shelf (Pick-up stages only): install service window shelf at 36" AFF inside and 42" outside as measured above the drive thru lane. Finish shall be exterior grade, durable, no reflective surface per Tenant's approval. Example: Paperstone, Corian or equal

Wall Assembly:

- General: Landlord shall provide masonry wall construction and interior GWB demising walls. System shall be designed to resist dead and live loads, based on jurisdictional requirements.
Blockings: Landlord shall provide wall anchorage for all exterior Tenant furnished items. Design anchorage to resist vertical and lateral loads, with a safety factor of 2.
Gypsum Wallboard (GWB): Landlord shall provide GWB on interior face of exterior masonry walls. Provide 6" interior furring and GWB on all exposed masonry 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 GA216 and requirements for each fire assembly. Coordinate all rough-in wall conduits, plumbing, and blocking with Tenant prior to installation of GWB. Provide interior 6" framing and GWB on all exposed masonry walls. Interior walls shall be Level 4 finish primed white.

Exterior Canopies:

- Canopies and awnings will be per elevations provided and colors called out on LL Architectural plans and reviewed/approved by tenant during design KO call

Drive Thru Exterior Canopies:

- Drive Thru Canopy: Landlord shall obtain permits, furnish and install weather protective canopy above Drive-Thru window at a minimum (9'-6") clear above drive through lane. Drive Thru canopy will be per elevations provided and colors called out on LL Architectural plans and reviewed/approved by tenant during design KO call

Plumbing Fixtures & Equipment:

- Plumbing Fixtures: Furnish and install all plumbing vents per Tenant's construction documents from the roof through flashing to a location above the proposed Tenant ceiling in the Premises.
Hose Bibs: Keyed, frost-free recessed exterior hose bib per Tenant's construction documents. The hose bib must be connected to 0-1/2" insulated, copper pipe complete with a shut-off valve within a conditioned space. It must be exposed and visible for Tenant's connection.
Metering: If hose bibs are dedicated to Tenant, Landlord shall run water usage through Tenant's water meter.

HVAC Ductwork:

- General: Landlord shall furnish and install RTU's drop plenum when units are set. Extend supply and return air 3'-0" below ceiling for future Tenant tie-in. Tenant will furnish and install all HVAC duct work throughout space.

Exhaust Fan & Ducting:

- Fan: Furnish and install rooftop exhaust fan, associated curb, roofing, flashing, and electrical connection to ensure fully operational system. Size fan based on the following criteria: Exhaust 80 cfm per restroom (min. 2) and 70 cfm per oven (min. 2)

Fire Protection:

- General: If required by applicable codes; Landlord shall engineer, obtain permits, furnish and install a certified fire sprinkler system within Tenant's space. Locate fire main in BOH in Tenant approved location. Include flow valve, tamper devices, back flow prevention and applicable clearances as required by the authority having jurisdiction. System shall be fully operations and connect to Landlord provided fire alarm system.
Installation: Landlord shall coordinate installation of sprinkler system with Tenant provided plans. Uprights, side wall, pendant, and concealed heads shall be fully coordinated with Tenant's interior layout plans and conform with all applicable codes. Sprinkler installation shall be coordinated with Tenant's GC to ensure system is inspected, certified, and fully operational prior to Tenant's occupancy.

HVAC:

- Units: Furnish and install HVAC rooftop units [RTUs], including, curbs, structural support and associated electrical, plumbing and, gas connections as required to ensure completely functional system. Tenant's approved equipment is Carrier and Trane.
Accessories: HVAC units shall include barometric relief and economizers when required by code. HVAC units 7.5 tons and larger with economizers shall have powered exhaust interlocked to operate with economizer. HVAC units with 2000 CFM delivery or greater shall be provided with a duct mounted smoke detector in the return air duct. Units serving café space shall provide Demand Control Ventilation. Plumb all condensation drain lines per local code requirements.
Thermostats: Landlord shall provide a minimum length of 150'-0" of low voltage thermostat cable for Tenant's future use. Cable shall be looped and left in the ceiling space, wired to units.
Start-Up: HVAC Unit(s) shall be tested, operable and furnished with minimum MERV 8 filters. Coordinate initial mechanical start-up per manufacturer's recommendation and provide Tenant with documentation of start-up as needed to support Tenant's Commissioning requirements. Landlord shall provide repair & maintenance documentation including but not limited to unit specifications, operations manual, testing and balancing documentation, serial number and warranty.
Temporary Heating/Cooling: Provide temporary heat/cooling to the premises if space is not tempered at start of construction or delivery.

Electrical:

- Feeders: Landlord Shall furnish and install; concealed below grade, electrical feeders for utility service to Tenant's main panel on Premises. Standard electrical service shall be 480V, 3 phase, 208Y/120V, 3 phase, 4 wire. Where these electrical characteristics conflict with the local code, site conditions, adjustments shall be made to the electric gear to accommodate these differences in voltage, and/or phase.
Electrical Panels: Landlord shall furnish and install two electrical panel (one equal) with minimum of 66 circuit spaces. Provide sub-feed lugs in one panel for sub-feeding the other panel. Feeder entry shall be concealed in wall through sub-utility concrete panels in the back house area adjacent to rear delivery door with 36" (minimum) clearance in front of panels.
Lighting: Landlord shall provide lighting service and disconnect for Tenant. The only Starbucks service shall be metered; as required by local utility company. A capable of recording instantaneous kilowatts, kilowatt-hours, and peak demand. The preferred location for the meter is on the exterior of the building adjacent to the delivery door, 10 feet from public view.
Transformer: Landlord shall provide a step-down transformer where site conditions dictate an alternate service. The transformer shall be equipped with minimum class 155 insulation and shall meet the Department of Energy (DOE) requirements. Step-down transformer shall be located at rear of building, mounted on a concrete pad in a location not to conflict with Tenant's drive thru and shielded from customer view.
Temporary Power: permanent electrical service is not available on the delivery date as defined in the lease, temporary power shall be provided by the Landlord. Provide service required for construction operations. A branch wiring and distribution boxes located to allow service and lighting means of construction-type power cords. Landlord shall provide additional temporary lighting for construction of the building.

Site Electrical Distribution:

- General: Furnish and install all underground electrical/data conduits, labeled with pull strings, from the electrical panels to the building.
Signage: One [1] 1" conduit for each directional sign to electrical panels in BOH. (Maximum three directional signs served by a single circuit)
Pre-Order Menu: One [1] 1" conduit from pre-order menu board to electrical panels in BOH
Digital Order Screen:
1. One [1] 1" conduit from Digital Order Screen to electrical panels in BOH
2. Two [2] 1" conduits for data from Digital Order Screen to the interior of the drive thru "bump-out"
3. One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on speaker post.
Drive Thru Window: One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on drive thru window.

Site Lighting:

- Infrastructure: Landlord shall provide exterior lighting, conduit, wiring, footings, poles, and fixtures necessary to ensure site illumination meets minimum lighting levels as outlined below. The lighting design shall satisfy all local jurisdictional requirements including site specific regulations such as dark sky ordinances.
Performance: Exterior lighting shall meet the following foot-candle requirements:
Minimum Illumination Requirements:
1. Signage: Locate to maximize visibility, provide illumination 750 cd/m2 at signage plane
2. Site entry: Provide 3 fc average
3. Drive Thru Entry: Provide 5 fc average
4. Building Entry: Provide 10 fc average
5. Patio: Provide 5 fc average
6. Parking & Sidewalks: Provide 1.5 fc average
7. Service Door: Provide 3 fc average
Energy Usage: Exterior lighting shall meet the following maximum energy usage requirements per (ASHRAE 90.1-2007)
Fixtures: Fixtures shall be type LED, 3000k - 4000k 90+ CRI, fully sealed, aluminum fixtures with shielded luminaire. Pole lighting shall be in scale with Tenant's café, and never taller than the building. Lighting shall be held away from the building facade, fenestration, and entry to mitigate unwanted glare. Pole lighting shall be minimal in appearance, simple, modern, and non-obtrusive. Fixtures shall be anodized aluminum, single and twin pole luminaires with asymmetrical wide-spread distribution and adjustable reflectors. Provide 10'-0" to 12'-0" height (pedestrian scale) pole lighting at sidewalks and parking areas adjacent to building. Provide 18'-0" to 22'-0" height (tall) parking lot lighting at adequate spacing to ensure security lighting for parking field.
Controls: Any exterior building lighting dedicated to Tenant occupancy shall require controls within Tenant's space.

Site Internet & Voice Systems:

- Landlord Initiated Connectivity: Landlord to initiate installation of Systems communication infrastructure with Local Exchange Carrier (LEC), and Internet provider, including the termination of LEC fiber node at LEC fiber node at Local Exchange Carrier (minimum point of entry (MPOE) if LEC voice and broadband service is delivered over fiber. Telecommunication services will be ordered by Starbucks for the space leased. Landlord to provide electrical connectivity for LEC fiber node as well as a backboard per local specification for service termination and demarc placement. Service provider shall deliver minimum speed requirements of 50x10 Mbps.
Distribution: Provide [2] conduit pathways, [1] for voice cabling, and [1] for internet cabling from LEC and cable MPOE to Tenant's space. LEC and cable MPOE may not be co-located. Terminate conduit in Tenant's space at the ceiling above the manager's workstation in the back of house, or as otherwise designated by Tenant.
Service Entry: Landlord shall provide minimum 4" conduit for service entrance, or size per requirements of local service provider. Provide labeled, end-to-end pull strings in all conduits for future use.
Remote Spaces: If Tenant's café space is located in multiple spaces, (e.g. kiosk with remote office and/or café with remote storage), Landlord will provide separate conduit paths to allow voice and internet connectivity between detached spaces.

Fire Alarm:

- Base System: If required by applicable code; Landlord shall obtain permits, furnish, and install building monitoring and fire protection system. System shall include audible alarms, visual strobes, duct smoke and heat detectors and actuators as required per applicable codes.
Monitoring: Central station monitoring, if located in Tenant's space, shall be furnished and installed by Landlord, placed in Tenant's approved location, and in accordance with applicable codes.
Installation: Landlord shall be responsible for installation of all conduits, boxes, and operable components of alarm system. Phased installation of alarm system (if applicable) shall be coordinated with Tenant's construction schedule. Landlord shall manage commissioning and inspection of alarm system prior to Tenant occupancy.
Modifications: Modification to base building design, as required to coordinate with Tenant's build-out, shall be performed by Landlord and finalized prior to owner's occupancy.

SHEET NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OF 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 PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
THE 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 AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A 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, MATERIALS, 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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STARBUCKS TEMPLATE VERSION: I2020-02-10

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PROJECT #: 21120-060
ISSUE DATE: 08/17/20
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PRODUCTION DESIGNER: ANDY MCCLLOUD
CHECKED BY: RAI MONTERO

Revision Schedule

Table with 4 columns: Rev, Date, By, Description

SHEET TITLE:
SCOPE OF WORK
NOTES
SCALE: NO SCALE

SHEET NUMBER:
APX-100.1