

PROJECT GENERAL NOTES:

- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERE TO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE TENANT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS, INCLUDING TENANT'S EXECUTED LEASE AND CONSTRUCTION EXHIBITS.
- G.C. SHALL ERECT AND REMOVE TEMPORARY STOREFRONT BARRICADE AS REQUIRED. REMOVAL OF BARRICADE IS TO OCCUR ONLY AFTER APPROVAL IS RECEIVED FROM LANDLORD. VERIFY ALL REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION. PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING ELECTRICAL AND MECHANICAL SYSTEMS WITHIN THE SPACE.
- SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE & L.L.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE TENANT. IN ITS ADVISORY CAPACITY, FRANCHISEE, ASSUME NO LIABILITY UNDER THE AGREEMENT, OR ON BEHALF OF ANY OTHER SUBCONTRACTOR.
- PRIOR TO THE START OF CONSTRUCTION, G.C. SHALL PROVIDE PERFORMANCE, LABOR AND MATERIAL PAYMENT BOND AND GENERAL LIABILITY INSURANCE AS REQUIRED. G.C. SHALL PROVIDE A COPY OF WORKERS COMPENSATION INSURANCE CERTIFICATE TO FRANCHISEE IN ADDITION TO PERFORMANCE BOND AND GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF WORK.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE TENANT, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- DEMISING METAL WALL STUDS ARE EXISTING TO REMAIN. G.C. SHALL PROVIDE ONE LAYER 5/8" TYPE "X" FIRE CODE GYPSUM BOARD AND SEALED TO DECK PER UL DESIGN #465, INCLUDING TENANT'S SIDE OF BULKHEAD, IF NOT EXISTING.
- DO NOT SCALE THE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.
- ANY FLOOR PENETRATIONS MUST BE CORE BORED, SLEEVED, GROUTED AND MADE WATERPROOF. COORDINATE ALL FLOOR PENETRATIONS WITH LANDLORD. G.C. SHALL BE RESPONSIBLE FOR FULL DIRECT AND INDIRECT COSTS TO REPAIR ANY DAMAGE DUE TO OR ARISING OUT OF TENANT'S CONSTRUCTION WORK. VERIFY WET AREA REQUIREMENTS WITH MALL (WATERPROOFING MEMBRANES, TESTING).
- ALL FLOOR FINISHES, E.G., RESILIENT TILE, TILE PAVERS OR MALL TILE, SHALL BE LEVEL AND FLUSH AT INTERSECTIONS. PROVIDE TAPERED THRESHOLD AT ANY TRANSITIONS. DO NOT USE THRESHOLDS OR TRANSITION DEVICES AT INTERSECTION OF MALL & STORE FLOORING.
- NON-COMBUSTIBLE MATERIALS ONLY ARE PERMITTED ABOVE CEILINGS.
- G.C. SHALL BE RESPONSIBLE FOR PROTECTING THE NEUTRAL PIERS, THE NEUTRAL BAND, AND THE MALL FLOORING DURING CONSTRUCTION.
- G.C. SHALL COORDINATE INSTALLATION OF SIGNS WITH CONSTRUCTION OF SOFFIT FRAMING TO ENSURE ACCESS TO BULKHEAD FOR SIGN OR TRANSFORMER INSTALLATIONS.
- IF ANY ROOF PENETRATIONS ARE REQUIRED, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S ROOFING CONTRACTOR TO PERFORM THE CUTTING AND REINFORCING, AND FLASHING OF ROOF OPENINGS, IF ANY.
- IF ANY FIRE SPRINKLER, FIRE ALARM AND/OR FIRE RETARDANT WORK IS TO BE DONE, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S APPROVED CONTRACTOR TO PERFORM THE WORK.
- THE SUBSTRATE FOR TOPS ON CABINETWORK SHALL BE A MARINE GRADE MEDIUM DENSITY FIBERBOARD, MEDEX OR EQUIVALENT.
- G.C. SHALL PROVIDE TO TENANT AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH FRANCHISEE AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE TENANT THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
- G.C. SHALL PROVIDE TO THE FRANCHISEE AS-BUILT DRAWINGS FOR THE HVAC AND THE PLUMBING SYSTEMS INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
- G.C. SHALL CERTIFY THAT NO ASBESTOS CONTAINING MATERIAL (ACM) WERE USED IN THE CONSTRUCTION OF THE PREMISES.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE TENANT UPON COMPLETION OF THE WORK.
- G.C. SHALL OBTAIN LIEN WAIVERS FROM ALL SUBCONTRACTORS OR SUPPLIERS WHO HAVE A CONTRACT WITH G.C. OR PROVIDE SERVICES OR SUPPLIES, AND SHALL DELIVER LIEN WAIVERS AND G.C.'S LIEN WAIVER TO TENANT WITH EACH PAY REQUEST.
- PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PAINTABLE CALK. USE BACKER ROD BEHIND CALK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
- ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
- G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
- AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF DRAWINGS MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
- PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF THE NFPA, THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE COMPANY.
- ONE SET OF LATEST LANDLORD APPROVED DRAWINGS, CITY APPROVED PERMIT DOCUMENTS AND LANDLORD'S CONSTRUCTION GUIDELINES TO BE KEPT ON SITE AND AVAILABLE FOR VERIFICATION AT ALL TIMES.

BUILDING CODE SUMMARY:

BUILDING CODE AGENCY/JURISDICTION BUILDING CODE	CITY OF SAN ANTONIO, TX / BEXAR COUNTY, TX 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY CLASSIFICATION TYPE OF CONSTRUCTION TOTAL NUMBER OF STORIES FIRE SUPPRESSION SYSTEM	TENANT SPACE USE = B-BUSINESS TYPE II-B 1 LEVEL TOTAL FULLY SPRINKLERED
OCCUPANT LOAD OCCUPANT LOAD SQ. FT. TOTAL PROJECT SQ. FT. TOTAL EXITS REQUIRED EXITS PROVIDED REQUIRED MINIMUM DISTANCE BETWEEN DOORS PER CODE ACTUAL DISTANCE BETWEEN EXIT DOORS	SEE OCCUPANT SCHEDULE ON THIS SHEET 474 SF 1 1 N/A N/A
MAXIMUM TRAVEL DISTANCE WIDTH OF EXIT PASSAGEWAY	250' MAX. W/ AUTOMATIC SPRINKLER SYSTEM WIDTH NOT LESS THAN 36" (< 50 OCCUPANTS)

NOTE: AREA SQUARE FOOTAGES SHOWN ARE FOR THE BUILDING CODE REVIEWERS USE AND REVIEW ONLY. AREA CALCULATIONS SHOWN ARE NOT RELATED TO TENANT LEASING INFORMATION.

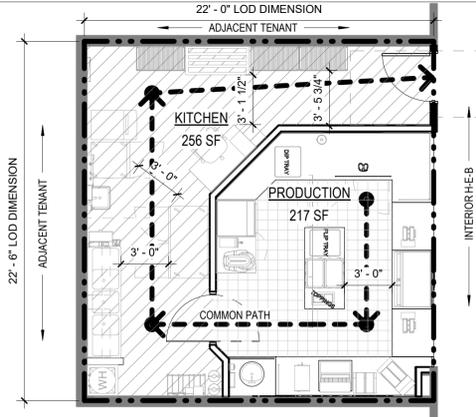
SHEET INDEX:

Sheet	Sheet Name	Current Revision Date
A0.0	PROJECT INFORMATION	
A0.1	SPECIFICATIONS	
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M2	MECHANICAL DETAILS	
P1	PLUMBING SPECIFICATIONS AND SCHEDULES	
P2	PLUMBING PLANS	

OCCUPANT & TRAVEL DISTANCE SCHEDULES:

OCCUPANCY SCHEDULE			
NAME	AREA	OCCUPANCY	OCCUPANT LOAD
KITCHEN	256 SF	KITCHEN	200
PRODUCTION	217 SF	KITCHEN	200
TOTAL: 474 SF		PERSONS:	3

TRAVEL DISTANCES	
Path ID	Actual Travel Distance
COMMON PATH	53' - 6"



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PROJECT SCOPE SUMMARY:

INTERIOR TENANT FIT-OUT OF A SPACE SELLING BAKED GOODS AND BEVERAGES.
SCOPE TO INCLUDE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DESIGN.

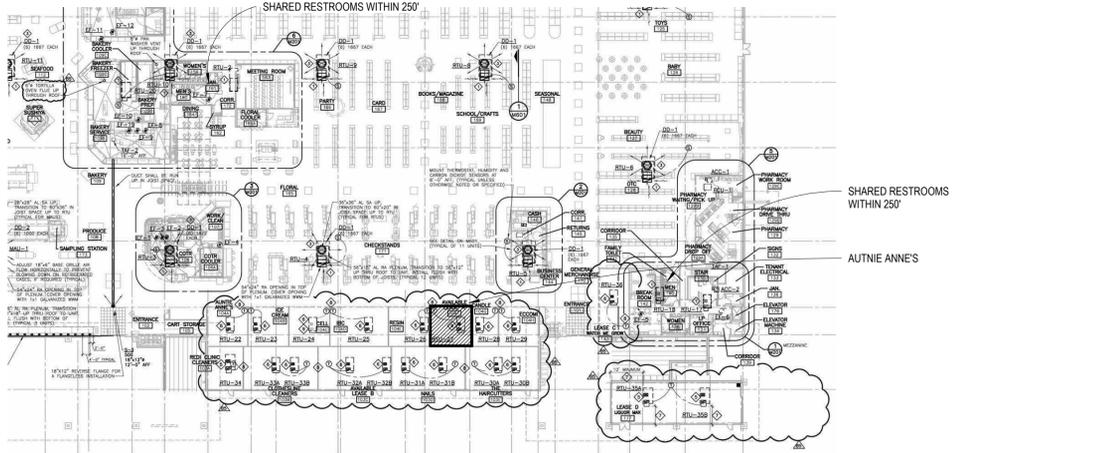
PROJECT DIRECTORY:

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PROJECT LOCATION:



KEY PLAN:



Description Date

PRELIMINARY - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OWNER REVIEW

Client Approval	
PROJECT INFORMATION	
Project #	42122-TX01
Issue Date	03/15/2022
Scale	AS INDICATED
Drawn by	ARS
Checked by	KEF

A0.0

GENERAL NOTES

1.0 REGULATORY REQUIREMENTS:

- 1.1 WORK TO BE PERFORMED UNDER THIS CONTRACT IS DEFINED BY THE DOCUMENTS INDEXED (SIDE TITLE BLOCK). NOTE THAT FIRE PROTECTION CONTRACTS ARE TO BE AWARDED ON A DESIGN/BUILD BASIS AND MECHANICAL, ELECTRICAL, AND FIRE PROTECTION ENGINEERS AND CONTRACTORS SHALL BE RESPONSIBLE FOR THE PREPARATION OF THEIR OWN CONTRACT/CONSTRUCTION DOCUMENTS. ALL WORK TO BE CONSTRUCTED AND INSTALLED PER THE APPLICABLE REGULATIONS OF THE CITY AND ALL AUTHORITIES HAVING JURISDICTION.
1.2 BUILDING CLASSIFICATION ON ALL CONSTRUCTION SHALL BE GOVERNED BY THE LATEST EDITION OF THE APPLICABLE STATE BUILDING CODE WITH ALL OR INCLUSIVE OF ANY REVISIONS OR ADDENDUM. ALL WORK TO BE CONSTRUCTED AND INSTALLED PER THE APPLICABLE REGULATIONS OF THE CITY AND ALL AUTHORITIES HAVING JURISDICTION.
1.3 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS IN COMPLIANCE WITH ALL LIFE SAFETY AND ACCESSIBILITY REQUIREMENTS FOR THE DISABLED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS.
1.4 ALL LABOR MATERIALS, FINISHED EQUIPMENT AND THE FINAL FINISHED PROJECT, AS INDICATED BY THE CONTRACT DOCUMENTS, SHALL BE PROVIDED BY THE CONTRACTORS PER GOVERNING CITY AND LOCAL CODES AND ANY OTHER APPLICABLE REGULATIONS AND CODES. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT, DETECTION SYSTEM, FIRE PROTECTION SYSTEM AND ANY AND ALL WORK AS REQUIRED BY THE AGENCIES HAVING JURISDICTION.
1.5 ALL WORKS & ARCHITECTURAL DRAWINGS TO BE APPROVED BY LANDLORD PRIOR TO START OF INSTALLATION (IF REQUIRED).
1.6 RESERVED (NOT USED)

- 1.7 PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MEET WITH APPROPRIATE REPRESENTATIVES OF LANDLORD AUTHORITY AND OTHERS OF THE PROJECT. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR BARRICADES, SAFETY, WORK HOURS, ETC.
1.8 THE GENERAL CONTRACTOR TO COORDINATE ALL NEW WORK IN ACCORDANCE WITH REQUIREMENTS OF LANDLORD. REFER TO LANDLORD'S TECHNICAL HANDBOOK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERTINENT LANDLORD'S HANDBOOKS AND/OR OTHER CONSTRUCTION CRITERIA.
1.9 GENERAL CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND COST FOR THE FOLLOWING:

- 1.9.1 ALL PERMITS, TO COORDINATE RECEIPT OF BUILDING PERMIT WITH LANDLORD.
1.9.2 ALL TEMPORARY POWER AND UTILITIES INCLUDING HOOK-UP AND ALL RELATED FEES AND CHARGES.
1.9.3 ALL TRASH REMOVAL OR CHARGES FOR SAME BY LANDLORD (TRASH REMOVED BY THE CONTRACTOR SHALL BE DISPOSED OF IN A MANNER COMPLIANT WITH ALL APPLICABLE LAWS AND REGULATIONS)
1.10 EACH SUBCONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF OTHERS AND BE AWARE OF ALL RELATED WORK TO BE PERFORMED BY OTHERS, VIA THE TENANT'S CONTRACTOR.
1.11 CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE WORK SHOWN ON THE DRAWINGS AND ON OTHER CONTRACT DOCUMENTS.

2.0 DRAWING LIMITATIONS:

- 2.1 DO NOT SCALE DRAWINGS. ALL EXISTING AND PROPOSED DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY BUILT-IN FIXTURES OR EQUIPMENT. THE GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE PROPOSED WORK.
2.2 THE DRAWINGS ARE PREPARED FOR PURPOSES OF CONSTRUCTION ONLY AT THE SPECIFIC SITE INDICATED. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE INDICATED DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
2.3 THE CONTRACT DOCUMENTS INDICATE WORK FOR THE SPECIFIC PROJECT LOCATION NOTED. THESE DOCUMENTS REMAIN THE PROPERTY OF THE TENANT AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT EXECUTION OF A WRITTEN AGREEMENT WITH ARCHITECT AND PAYMENT OF RELATED COMPENSATION.

3.0 EXISTING CONDITIONS:

- 3.1 PRIOR TO SUBMITTING BID PROPOSALS, THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE PROPOSED SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, TAKE FIELD MEASUREMENTS AND RECORD ALL INFORMATION NEEDED TO PROVIDE A COMPLETE SCOPE OF WORK.
3.2 THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BOTH ARCHITECT AND THE TENANT WHEN ANY EXISTING CONDITION CONFLICTS WITH OR IS NOT COVERED BY PROJECT DOCUMENTS. NOTIFICATION TO BE IN WRITING WITHIN 24 HOURS. CONTRACTOR TO CLARIFY WITH ARCHITECT ANY DISCREPANCIES IN DOCUMENTATION PRIOR TO CONSTRUCTION. PURCHASE OF MATERIALS OR INSTALLATION.
3.3 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD LOCATIONS NOT DIMENSIONED IN THESE DOCUMENTS.
3.4 ALL DIMENSIONS INDICATED ARE TO THE FINISHED FACE OF ITEM UNLESS NOTED OR CLEARLY INDICATED OTHERWISE.
3.5 EXISTING CONDITIONS TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS FOR DIMENSIONS.
3.6 GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LAYOUT OF WORK. G.C. TO NOTIFY TENANT'S CONSTRUCTION MANAGER AND ARCHITECTS OF ANY DISCREPANCIES IMMEDIATELY. G.C. IS RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION. SUCH ERROR WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA COMPENSATION.

4.0 MODIFICATIONS AND SUBSTITUTES:

- 4.1 NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF A MISUNDERSTANDING AS TO THE AMOUNT OF WORK INVOLVED OR A LACK OF KNOWLEDGE WITH THE EXISTING CONDITIONS.
4.2 DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED SPECIFICALLY IN WRITING BY ARCHITECT AND THE TENANT.
4.3 ALTERNATIVE PROPOSALS WILL BE ACCEPTED OR REJECTED BEFORE ISSUANCE OF CONTRACTS. NO CHANGES PERMITTED AFTER CONTRACT IS SIGNED.
4.4 COST OF ANY CHANGES REQUIRED BY OTHER TRADES DUE TO SUBSTITUTION OF ALTERNATE MATERIALS SHALL BE INCLUDED IN THE ALTERNATE PROPOSAL.

5.0 MODIFICATIONS AND SUBSTITUTES:

- 5.1 SELECTIVELY DEMOLISH AND COMPLETELY REMOVE FROM SITE ITEMS SCHEDULED ON THE DRAWINGS, SPECIFIED HEREIN, DEBRIS AND ITEMS IDENTIFIED BY THE TENANT. ITEMS IDENTIFIED BY TENANT TO BE RETURNED TO TENANT. ALL OTHER ITEMS TO BECOME THE PROPERTY OF THE GENERAL CONTRACTOR.
5.2 ALL EXISTING ACCESSORIES, HANGING SYSTEMS AND HARDWARE ALONG WITH ALL LIGHTING, ELECTRICAL AND MECHANICAL EQUIPMENT, SUSPENDED CEILING SYSTEMS AND ALL OTHER ITEMS ARE THE PROPERTY OF THE TENANT. REMOVAL OF ELEMENTS NOT USED MUST BE COORDINATED BETWEEN G.C. AND TENANT.
5.3 PROVIDE DUST CONTROL ENCLOSURES AND PROTECTION FOR OCCUPANTS (IF REQUIRED).
5.4 THE CONTRACTOR SHALL MAINTAIN THE WORK SITE IN AN ORDERLY MANNER FREE OF ACCUMULATED DEBRIS, WITH MATERIALS STORED IN ORDER TO MINIMIZE INTERFERENCE WITH WORK BEING PERFORMED. AT THE CONCLUSION OF THE WORK THE PROJECT SHALL BE CLEANED TO THE TENANT'S SATISFACTION.
5.5 THE GENERAL CONTRACTOR, BEFORE DEMOLITION, SHALL INSPECT AND VERIFY CONDITIONS OF ALL MECHANICAL (VENTILATION, PLUMBING, DRAINAGE, ETC.) AND ELECTRICAL (HEATING, DISTRIBUTION, PANELS, ALARM AND SECURITY SYSTEMS, ETC.) SYSTEMS SO AS NOT TO DAMAGE FUNCTIONING EXISTING SYSTEMS.
5.6 ALL DEMOLITION WORK, STOREFRONT GLAZING, ETC. WHICH CAN AFFECT THE STRUCTURAL STABILITY OF THE EXISTING STRUCTURE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SPECIAL ATTENTION SHOULD BE GIVEN TO THE AREA OF THE STOREFRONT WINDOWS FOR LATERAL LOADS & MOVEMENTS.

WORK NOTES

1.0 SITE PREPARATION AND COORDINATION:

- 1.1 THE GENERAL CONTRACTOR SHALL VERIFY WITH LANDLORD AUTHORITIES THE EXACT LEASE LINE / FRONT CONSTRUCTION LINE OF THE TENANT SPACE AND SHALL BE FAMILIAR WITH AND COMPLY WITH ALL REQUIREMENTS FOR THE INTERSECTION OF THE TENANT CONSTRUCTION WITH THE LANDLORD CONSTRUCTION. THE LEASE LINE / FRONT CONSTRUCTION LINE IS TYPICALLY THE BACK OF THE SITE CONSTRUCTION WHICH CONSISTS OF THE FOLLOWING: EXISTING CONCOURSE FLOOR COVERING (MALL BUILDING TILE), EXISTING GYPSUM BOARD COLUMN ENCLOSURES AND EXISTING GYPSUM BOARD BOARDHEAD ABOVE. THE GENERAL CONTRACTOR SHALL NOTIFY BOTH ARCHITECT AND THE TENANT OF ANY REQUIREMENTS THAT CAUSES A CONFLICT WITH THE PROPOSED WORK INDICATED BY THE CONTRACT DOCUMENTS.
1.2 THE GENERAL CONTRACTOR SHALL PATCH, REPLACE AND/OR REPAIR ALL EXISTING ELEMENT TO REMAIN DAMAGED OR DISTURBED DURING THE PERFORMANCE OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. SPECIAL CARE SHALL BE TAKEN TO MAINTAIN OR RESTORE THE INTEGRITY OF ANY FIRE RATED SYSTEM OR ASSEMBLY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, FIREPROOFING FIRE RATED SEPARATION WALLS AND PARTITIONS AND SMOKE DETECTION AND ALARM SYSTEMS.
1.3 G.C. TO VERIFY EXISTING CONCRETE SLAB FOR APPARENT CRACKS OR OTHER CONDITIONS THAT MAY CAUSE POTENTIAL DAMAGE TO NEW FLOOR INSTALLATION AND NOTIFY ARCHITECT.
1.4 ALL EXISTING SUBSTRATES SHALL BE PATCHED, GROUND FILLED, ETC., AS REQUIRED TO PROVIDE A SUITABLE SUBSTRATE FOR THE INSTALLATION OR APPLICATION OF A NEW FINISH OVER A SUBSTRATE SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AND THE TENANT OF ANY SUBSTRATE THAT CANNOT BE REASONABLY PREPARED TO RECEIVE OR ACCEPT THE FINISH INDICATED.
1.5 ALL ATTACHMENT TO THE BASE BUILDING STRUCTURAL SYSTEM OTHER THAN NORMAL CEILING SUSPENSION AND LIGHT FRAMING MUST BE SPECIFICALLY APPROVED IN WRITING BY THE LANDLORD. NO DUCTWORK, PIPING, CONDUIT, ETC., SHALL BE SUSPENDED OR ATTACHED TO THE ROOF DECK. ALL SUCH ITEMS MUST BE SUSPENDED ONLY FROM BEAMS.
1.6 ALL CONTRACTORS SHALL BE FAMILIAR WITH AND COMPLY WITH LANDLORD REQUIREMENTS FOR ATTACHMENT TO AND SUSPENSION FROM THE EXISTING SITE STRUCTURE.
1.7 G.C. TO COORDINATE WITH THE TENANT ALL WORK TO BE PERFORMED AFTER HOURS, TO INSURE THAT STORE REMAIN OPEN DURING NORMAL OPERATING HOURS (IF REQUIRED).
1.8 ONE SET OF THE LATEST LANDLORD APPROVED DRAWINGS, CITY APPROVED PERMIT DOCUMENTS AND LANDLORD'S CONSTRUCTION GUIDELINES TO BE KEPT ON SITE AND AVAILABLE FOR VERIFICATION AT ALL TIMES.
1.9 GENERAL CONTRACTOR SHALL FURNISH TO TENANT, AT COMPLETION OF WORK, ONE (1) COPY OF AS BUILTS, WARRANTIES FOR ALL EQUIPMENT FURNISHED AND A LIST OF ALL SUBCONTRACTORS.
1.10 RESERVED (NOT USED)

- 1.11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES AND DIMENSIONS INCLUDING VERIFICATION OF, AND COORDINATION WITH FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FABRICATION PROCESSES AND THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND FOR COORDINATION OF THE WORK OF ALL RELATED TRADES.
1.12 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MILLWORK CONTRACTOR ON THE LAYOUT AND DIMENSIONS OF THE PERIMETER WALLS WHICH ARE TO BE THE BACKUP FOR THE INSTALLATION OF THE LAMINATE WALL PANELS, STANDARDS, SHELVING AND OTHER PERIMETER WALL FIXTURES, AND ALSO ALLOWABLE TOLERANCES IN CONNECTION WITH SOFFIT OR CEILING HEIGHT REQUIREMENTS. PERIMETER WALL DIMENSIONS: WHERE PERIMETER WALL FIXTURE IS TO BE INSTALLED, ALLOW ADDITIONAL SPACE REQUIRED FOR THE INSTALLATION OF WALL STANDARDS AT THE END OF THESE RUNS. THE GENERAL CONTRACTOR TO NOTIFY ARCHITECT AND THE TENANT OF ANY FIELD CONDITIONS THAT CONFLICT WITH THE STANDARD MODULAR SPACING UNLESS SUCH MODIFICATION IS SPECIFICALLY DIRECTED BY THE TENANT.

- 1.13 WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY IN EVERY RESPECT, AS USUALLY RECOGNIZED IN THE BUILDING INDUSTRY. ALL SURFACES, MEMBERS, FRAMES AND UNITS SHALL BE TRUE, TIGHT AND NEAT. IF INFERIOR WORKMANSHIP IS EVIDENCED, THE WORK SHALL BE DONE OVER TO CONFORM TO THE HIGHEST QUALITY STANDARDS OF THE TRADES CONCERNED. ALL WORK SHALL BE PERFORMED BY A CONTRACTOR QUALIFIED TO COMPLETE THE WORK TO THE HIGHEST QUALITY IN A SAFE.
1.14 ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LEAD TIME OF THEIR FURNISHED ITEMS' WORK AS PER SPECIFIED PROJECT SCHEDULE.

2.0 MATERIAL REQUIREMENTS:

- 2.1 ALL NEW WALLS, CEILING AND FLOOR FINISHES SHALL MEET FIRE RATING AND SHALL COMPLY WITH PROVISIONS OF ALL APPLICABLE CODES.
2.2 ALL GYPSUM DRYWALL SHALL BE 5/8" TYPE "X" MATERIAL UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE TAPED, FINISHED AND SANDED. METAL TRIMS SHALL BE USED AT ALL OUTSIDE CORNERS AND ALL EDGES NOT CONCEALED BY OTHER CONSTRUCTION UNLESS OTHER TREATMENT IS SPECIFICALLY INDICATED.
2.3 ALL CEILING MATERIALS MUST HAVE CLASS "X" FIRE RATING.
2.4 ALL WOOD BLOCKING, SHEATHING OR FRAMING SHALL BE FIRE RETARDANT TREATED LUMBER WITH VISIBLE GRADE STAMPS. NO TOXIC AND COMBUSTIBLE MATERIALS AS WOOD OR ANY OTHER KIND OF MATERIALS WILL BE ALLOWED ABOVE STOREFRONT OR CEILING, IN THE H.V.A.C. RETURN AIR PLENUM AREA, WITHIN ALL CAVITIES OR ABOVE SPRINKLER COVERAGE.
2.5 THE GENERAL CONTRACTOR SHALL PROVIDE CONCEALED BLOCKING AS REQUIRED FOR PROPER ANCHORAGE OF ALL STOCKROOM SHELVING STANDARDS TO BE INSTALLED. SURFACE APPLIED WOOD BLOCKING REQUIRED FOR THE ATTACHMENT OF MILLWORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
2.6 ONLY NEW FIRST CLASS MATERIALS AND GREATEST USABLE DIMENSION AVAILABLE SHALL BE USED. ALL WORK AND EQUIPMENT SHALL BE WARRANTED BY THE GENERAL CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE EXCEPT FOR MANUFACTURER'S WARRANTIES, WHICH MAY BE LONGER.
2.7 G.C. TO ACCOUNT FOR AND INSPECT ALL MILLWORK FIXTURES AND ASSORTED ACCESSORIES WITHIN 24 HOURS OF DELIVERY. TO ASSURE THE CONDITION AND QUANTITY OF THE AFOREMENTIONED ARE IN ACCORDANCE WITH THE SCHEDULES AND SPECIFICATIONS CONTAINED IN THESE CONSTRUCTION DOCUMENTS. NOTIFY THE TENANT AND THE APPROPRIATE DISTRIBUTORS WITHIN 24 HOURS IF THE CONDITION OR QUANTITY OF THE AFOREMENTIONED ITEMS ARE NOT IN ACCORDANCE WITH THE SCHEDULES AND SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENTS.
2.8 G.C. TO SECURE MILLWORK TO WALLS WITH TENANT PROVIDED BRACKETS.
2.9 G.C. TO SECURE THE STOCKROOM SHELVING AT WALLS AND FLOOR WITH THE TENANT PROVIDED BRACKETS.

TENANT SPECIFICATIONS

0.0 TENANT SUPPLIED MATERIALS:

- 0.1 GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING ALL TENANT SUPPLIED MATERIALS AND SUPPLYING THE MANPOWER AS REQUIRED TO OFFLOAD SHIPMENTS.
0.2 GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TENANT SUPPLIED MATERIALS THROUGHOUT THE WORK, AND IS TO MAKE TOUCH UP REPAIRS AS REQUIRED.

1.0 FRAMING AND CARPENTRY:

- 1.1 WALLS, CEILING TO BE FRAMED W/ MINIMUM 20ga. 1.59", 2.12", 3.58" AND 6" METAL STUDS @ 16" o.c. (OR AS SHOWN ON THE DRAWINGS).
1.2 STOREFRONT AND SOFFITS TO BE FRAMED W/ (MINIMUM) 16 ga. 3.58" AND 6" METAL STUDS @ 16" o.c. (OR AS SHOWN ON THE DRAWINGS).
1.3 UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS SHALL EXTEND A MINIMUM OF 6" ABOVE THE ADJACENT CEILING (REFER TO WALL TYPES ON PLANS).
1.4 INTERIOR PARTITIONS TO BE BRACED TO EXISTING MALL STRUCTURE EVERY 4'-0" @ 45° (REFER TO WALL TYPES ON PLANS).
1.5 UNLESS OTHERWISE NOTED, GYPSUM BOARD CEILING SHALL BE CONSTRUCTED WITH 7/8" METAL FURRING @ 16" O.C., 1 1/2" METAL CHANNEL @ 48" O.C. (MAX), AND GALVANIZED STEEL HANGER WIRE #12 @ 48" (MAX).
1.6 ALL DIMENSIONAL LUMBER, BLOCKING AND NAILERS TO BE FIRE RETARDANT. ALL WOOD TO BE NO. 2 HEM-FIR-SPRUCE OR NO. 2 SOUTHERN YELLOW PINE, UTILITY GRADE BOARDS TO COMPLY W/ PS-20.
1.7 ALL PAINT FINISH WOOD TRIM TO BE GRADE NUMBER ONE POPLAR. SMOOTH SANDED WITH TIGHT JOINTS, SCRAPPED HORIZONTAL, GLEED AND NAILED. NO BUTT JOINTS WILL BE ACCEPTED.
1.8 ALL MILLWORK CASES TO BE INSTALLED BY GENERAL CONTRACTOR.
1.9 PLYWOOD & MDF FOR GENERAL INTERIOR CARPENTRY SHALL BE 3/4" APA TRADEMARK C-D PLUGGED UL LABELED CLASS A FIRE-RETARDANT TREATED EXPOSURE 1 PANELS COMPLYING W/ PS-1 PROVIDE TREATMENT THAT YIELD A FLAME SPREAD RATING NOT GREATER THAN 25 (PER ASTM E-34).
1.10 ALL BOLTS, CLIPS, HANGERS, NAILS, ETC. SHALL BE HOT DIPPED GALVANIZED.

2.0 DRYWALL:

- 2.1 RESERVED.
2.2 ALL DRYWALL JOINTS SHALL BE TAPED, FINISHED AND SANDED TO ACHIEVE A LEVEL 5 FINISH. METAL TRIMS SHALL BE USED AT ALL OUTSIDE CORNERS AND ALL EDGES NOT CONCEALED BY OTHER CONSTRUCTION UNLESS OTHER TREATMENT IS SPECIFICALLY INDICATED.
2.3 ALL INTERIOR PARTITIONS AND CEILING, TO BE 5/8" TYPE "X" GYPSUM BOARD. USE 5/8" WATER RESISTANT GYPSUM BD. IN WASHROOM (REFER TO WALL TYPES ON PLANS).
2.4 ALL FIRE-RATED PARTITIONS TO BE 5/8" TYPE "X" GYPSUM BD. TO THE UNDERSIDE OF DECK ABOVE IN COMPLIANCE W/ ALL APPLICABLE CODES. UNLESS NOTED OTHERWISE ANY ADDITIONAL WORK TO BRING NEW OR EXISTING PARTITIONS TO CODE SHALL BE INCLUDED IN BASE BID.
2.5 ACOUSTICAL INSULATION TO BE UNFACED CLASS 1 FIBERGLASS, BATT CUT TO FIT & NON-COMBUSTIBLE AS PER ASTM E136.
2.6 CEILING FINISH TO BE UNIFORM AND FREE OF ANY VARIATIONS, TOOL MARKS, AND/OR RIDGES.
2.7 PROVIDE SEISMIC SPACES AND BRIDGES TO RESIST SEISMIC LOAD IN CONFORMITY OF APPLICABLE BUILDING CODES.

3.0 FINISHES:

- 3.1 PAINTING:
3.1.1 CONTRACTOR TO CONFIRM SUITABILITY OF ALL WALLS TO RECEIVE PAINT. GENERAL CONTRACTOR TO CONTACT ARCHITECT AND TENANT IF ANY EXISTING WALLS ARE NOT ACCEPTABLE TO RECEIVE FINISH AS SPECIFIED. POOR APPLICATION OVER UNSUITABLE SURFACES IS THE PAINTING CONTRACTOR'S RESPONSIBILITY. INCLUDE NECESSARY PREP WORK IN BASE BID.
3.1.2 RESERVED (NOT USED)
3.1.3 RESERVED
3.1.4 PAINTED SURFACES TO BE SMOOTH ROLLED OR BRUSHED W/ NO SKIPS LAPS OR STREAKS. SEE FINISH LEGEND FOR MANUFACTURER'S DESIGNATIONS.
3.1.5 ALL HVAC DIFFUSERS TO MATCH CEILING FINISH IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED ON REFLECTED CEILING PLAN.
3.1.6 PAINTING CONTRACTOR TO FILL AND TOUCH-UP ALL NAIL HOLES IN WOOD TRIM AND FINISH TO MATCH TRIM.

3.0 FINISHES: (CONT'D)

- 3.3 MILLWORK:
3.3.1 ALL MILLWORK AND CASEWORK TO COMPLY W/ 1984 AWI QUALITY STANDARDS FOR FINISH CARPENTRY & ARCHITECTURAL WOODWORKING CUSTOM GRADE OR BETTER.
3.3.2 SOME FIELD CUTTING & ASSEMBLY OF MILLWORK IS REQUIRED. FOLLOW SHOP DRAWINGS. ALL FIELD ASSEMBLY WORK TO BE SCRIBED & JOINED ACCURATELY.
3.4 TILE:
3.4.1 GENERAL CONTRACTOR SHALL INSURE THAT SURFACE IS CLEAN, LEVEL, FREE OF CRACKS AND READY TO RECEIVE NEW FINISH. GENERAL CONTRACTOR SHALL REPAIR AND / OR PREPARE SURFACE AS REQUIRED TO INSURE PROPER INSTALLATION OF TILE.
3.4.2 TILE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3.4.3 GENERAL CONTRACTOR SHALL USE AN APPROVED MASTIC, LATICRETE OR EQUIVALENT, ACCORDING TO INDUSTRY STANDARDS.
3.4.4 TILE WALL BASE TO BE APPLIED TO EXPOSED WALL SURFACES ONLY. DO NOT INSTALL BEHIND MILLWORK.
3.10 ACOUSTICAL TILE CEILING:
3.10.1 PROVIDE ACCESSORIES TO RESIST SEISMIC LOAD IN CONFORMITY OF APPLICABLE BUILDING CODES.

4.0 SIGNAGE:

- 4.1 LANDLORD CRITERIA: SIGNAGE MANUFACTURER IS RESPONSIBLE FOR OBTAINING MALL SIGNAGE CRITERIA FROM GENERAL CONTRACTOR OR WALL, AND FOR COMPLIANCE WITH ALL MALL REQUIREMENTS REGARDING FABRICATION, FASTENER DETAILING, INSTALLATION, ETC., OF FINISHED SIGN. FINAL INSTALLATION MUST BE APPROVED BY LANDLORD.
4.2 SHOP DRAWINGS: SIGNAGE MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ALL SIGNAGE INCLUDING MAIN STOREFRONT SIGN AND GLASS APPLIED VINYL LETTERING. SHOP DRAWING SUBMITTAL TO CONFIRM ALL DIMENSIONS, POSITIONING, FASTENERS, FINISHES, COLORS, ETC. SIGNAGE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ARCHITECT APPROVED SHOP DRAWINGS TO LANDLORD FOR APPROVAL PRIOR TO FABRICATION.
4.3 NEW STOREFRONT SIGN PROVIDED AND INSTALLED BY OWNER. GENERAL CONTRACTOR TO COORDINATE SIGN INSTALLATION W/ SIGN MANUFACTURER.
4.4 MISCELLANEOUS INTERIOR SIGNAGE IS PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR AS SHOWN ON DRAWINGS.
4.5 VINYL DECAL DECALS PROVIDED & INSTALLED BY SIGN MANUFACTURER ON THE INSIDE OF THE STOREFRONT GLAZING (AS SHOWN ON DRAWINGS).
4.6 TOILET SYMBOL: G.C. TO PROVIDE APPROVED ACCESSIBILITY SYMBOL FOR UNISEX TOILET TO BE MOUNTED ON FACE OF TOILET DOOR. TRIANGLE WITH 12" SIDES MOUNTED ON 12" DIAMETER CIRCLE. BOTH OF 1/4" THICK MATERIAL. CONTRAST COLOR TO DOOR. PROVIDE SHOP DRAWINGS FOR VERIFICATION OF REQUIREMENTS AND MOUNTING HEIGHTS, ETC.
4.7 RESERVED (NOT USED)
4.8 STOREFRONT SIGN SHALL BE UNDER A SEPARATE BUILDING PERMIT.
4.9 SIGN CONTRACTOR RESPONSIBLE TO APPLY AND OBTAIN SIGN PERMIT AS REQUIRED.

5.0 STOREFRONT:

- 5.1 PROVIDE STRUCTURAL DRAWINGS. (NON-AS-BUILT)
5.2 PROVIDE STRUCTURAL DETAILS W/ ARCHITECT.
5.3 G.C. IS RESPONSIBLE TO SUPPLY AND INSTALL FULL STOREFRONT SYSTEM, DOORS AND HARDWARE. REFER TO STOREFRONT PAGES & DOOR SCHEDULE FOR SPECIFICATIONS.

6.0 MECHANICAL AND ELECTRICAL SERVICES:

- REFER TO ENG. DRAWINGS

7.0 MECHANICAL AND PLUMBING SERVICES:

- REFER TO ENG. DRAWINGS

8.0 ELECTRICAL:

- REFER TO ENG. DRAWINGS



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HEB PLUS
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SPACE 125
SAN ANTONIO, TX 78258

Table with 2 columns: #, Description, Date

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Table with 2 columns: Client Approval, SPECIFICATIONS, Project #, Issue Date, Scale, Drawn by, Checked by

A0.1

AUNTIE ANNE'S MATERIAL AND FIXTURE SCHEDULE

Label	MANUF.	MATERIAL / STYLE / DESCRIPTION	SIZE	NOTES	LOCATION	VENDOR	CONTACT INFO	PRICING
FLOORING								
FT-1	CREATIVE MATERIALS CORPORATION	NMBLE SPECKLED TAUPE, MATTE, PORCELAIN TILE, STACKED RUNNING BOND INSTALL PATTERN	8" X 8"		FOH & BOH STAFF AREA FLOORS	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$1.85 SQ. FT.
FT-2	CREATIVE MATERIALS CORPORATION	NMBLE SPECKLED TAUPE, DIAMOND POINT, PORCELAIN TILE, STACKED RUNNING BOND INSTALL PATTERN	8" X 8"		BOH 3-COMP SINK AND WET AREAS	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$2.19 SQ. FT.
FT-3	CREATIVE MATERIALS CORPORATION	RENAISSANCE BROWN, PORCELAIN TILE, HALF RUNNING BOND INSTALL PATTERN	12" X 24"		CUSTOMER AREA FLOORS	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$9.31 SQ. FT.
GROUT	MAPEI	GROUT COLOR 07 CHOCOLATE, SANDED			CUSTOMER AREA, FOH & BOH FLOORS W/ FT-1, FT-2 & FT-3	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$20.18 EA
WALL BASE								
WB-1	CREATIVE MATERIALS CORPORATION	NMBLE SPECKLE TAUPE, PORCELAIN TILE COVE BASE	6" X 12"		STAFF AREA WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$6.60 EA
WB-4	CUSTOM	BLACK VINYL BASE	6"		CUSTOMER AREA MILLWORK FACADE TOENICK	CUSTOM	SOURCE LOCALLY OR THROUGH MILLWORKER	
WB-3	CREATIVE MATERIALS CORPORATION	RENAISSANCE BROWN, PORCELAIN TILE COVE BASE	6" X 6"		CUSTOMER AREA WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$4.98 EA
GROUT	MAPEI	GROUT COLOR 07 CHOCOLATE, SANDED			CUSTOMER AREA, FOH, BOH WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	
WALL FINISHES								
WT-1	CREATIVE MATERIALS CORPORATION	TEN THIRTY, WHITE, GLOSS, CERAMIC TILE, HALF RUNNING BOND INSTALL PATTERN	4"X12"		STOREFRONT WALLS AT PORTAL/BULKHEAD & FOH WALLS	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$4.05 SQ. FT.
WT-2	CREATIVE MATERIALS CORPORATION	TEN THIRTY, WHITE, GLOSS, CERAMIC TILE, HALF RUNNING BOND INSTALL PATTERN W/ ALTERNATING ROWS OF WT-1	1"X12" LINER		STOREFRONT WALLS AT PORTAL/BULKHEAD	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$11.25 SQ. FT.
WT-3	CREATIVE MATERIALS CORPORATION	SCHLUTER BW 80 3/8" X 8" BRIGHT WHITE JOLLY TRIM	5/8" X 8"		FOH WHERE WT-1 AND/OR WT-2 ARE USED	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$5.29 SQ. FT.
GROUT	MAPEI	GROUT COLOR 02 PEWTER, NON-SANDED			STOREFRONT WALLS W/ WT-1 & WT-2	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	
WFS-1	THE PATTON GROUP	ENGINEERED HICKORY PLANKS, TRP1154A DURANGO HICKORY OVER 3/4"	5" WIDTH, RANDOM LENGTHS (12"-48"), 3/8" THICKNESS		STOREFRONT MILLWORK FACADE, SOFFIT & PLASTERS	PATTON GROUP	TEAMSPECIALIST@THEPATTOGROUP.COM 925-476-5043	\$4.95 SQ. FT.
WFS-2	CREATIVE MATERIALS CORPORATION	OLYMPIAN CHERRY, PORCELAIN TILE (W/ GLOSS-GLOSS) TILE, GROUT: MAPEI 08 CHAMBERS	6" X 24"	BY AAS APPROVAL ONLY	STOREFRONT MILLWORK FACADE & PLASTERS WHERE WALL IS NOT APPROVED	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2863 AUNTEANNE@CREATIVEMATERIALSCORP.COM	\$2.95 SQ. FT.
FRP-1	KEMLITE COMPANY	GLASBORD P, CRANE BESSIS P1	4" X 8" SHEET W/ COORDINATING TRIM PIECES		WORK AREA WALLS TO 6'-6", FIN-1 ABOVE	KEMLITE COMPANY		
PLASTIC LAMINATE								
PLAM-1	FORMICA	948 WHITE			INTERIOR FINISH IN CABINETS AND SHELVING	FORMICA		
PLAM-2	FORMICA	7012-SB AMBER MAPLE			SERVING AREA CABINET DOORS, PANELS, AND ALL VISIBLE SURFACES/EDGES	FORMICA		
WILSONART	WILSONART	7883-SB HARVEST MAPLE		SITE SPECIFIC / EDGES ONLY BY AAS APPROV.	CUSTOMER AREA FACADE AND PLASTERS	WILSONART		
PAINT								
FIN-1	BENJAMIN MOORE	OXFORD WHITE 889		ECO SPEC	TRIM, CEILING/SOFFITS & BOH WALLS ABOVE FRP-1	BENJAMIN MOORE		
FIN-2	BENJAMIN MOORE	PALATKA SKIES 800		ECO SPEC	STAFF AREA INTERIOR STOREFRONT WALLS ABOVE WT-1	BENJAMIN MOORE		
FIN-3	BENJAMIN MOORE	OLD GLORY 811		ECO SPEC	CUSTOMER AREA WALLS ABOVE WT-1	BENJAMIN MOORE		
FIN-4	BENJAMIN MOORE	JACKSON TAN HC-46		ECO SPEC	UNDERSIDE OF SOFFIT WHEN USING WT-5	BENJAMIN MOORE		
COUNTERTOP SURFACES								
SS-1	DUPONT CORIAN	WITCH HAZEL, MATTE FINISH, PRETZEL, & STRIP INLAY SHALL BE CORIAN, GLAZER WHITE	30" X 144"		COUNTERTOPS	DUPONT		\$485.00 PC
Altimate SS-2	DUPONT CORIAN	BRIQUE, MATTE FINISH, PRETZEL, & STRIP INLAY SHALL BE CORIAN, SILVER GRAY (SS-3)	30" X 144"	BY AAS APPROVAL ONLY	COUNTERTOPS	DUPONT		
Altimate SS-3	DUPONT CORIAN	SILVER GRAY, MATTE FINISH, PRETZEL, & STRIP INLAY WHEN USING WHITE CORIAN TOPS IN COBRANDS OR BRIQUE CORIAN TOPS	30" X 144"	BY AAS APPROVAL ONLY	INLAY W/ WHITE CORIAN TOPS IN COBRANDS OR ALTERNATE BRIQUE TOPS (SS-3)	DUPONT		
Altimate PLAM-4	WILSONART	2932-60 ALMOND LEATHER		BY AAS APPROVAL ONLY	COUNTERTOPS - Laminate/Altimate	WILSONART		
DISPLAY SHROUD								
DS-1	CUSTOM	INTERNALLY ILLUMINATED DISPLAY SHROUD W/ PRETZEL LOGO, ACRYLIC	SIZE 1- 33"W, 30"H, 1"D (DCH-220 OR DCH-200) SIZE 2- 45"W, 30"H, 1"D (DCH-320)	VERIFY SIZE W/ AAS	MILLWORK FACADE AT DISPLAY CASE	TUBE ART GROUP	MEGAN WILLIAMS, MWILLIAMS@TUBEART - 206-223-1121 JAMES DUPAR, JAMES@TUBEART.COM 206-686-8652	\$485.00 PC
CEILING								
ACT	ARMSTRONG	CLEAN ROOM V.L UNPERFORATED	2 x 2 SQUARE LAY-IN	SEE CEILING PLAN FOR NOTES ABOUT GRID - DURABLE, WASHABLE, SCRUBBABLE, SOIL RESISTANT			NANCY MED, (215) 219-3675	
GYP	BY GC	5/8" GYP BO OVER 3/8" MTL FRAMING PAINTED P-01						
WD-1	PATTON GROUP	ENGINEERED HICKORY PLANKS, TRP1154A DURANGO HICKORY OVER 3/4" SUBSTRATE AND 3/8" MTL FRAMING	5" WIDTH, RANDOM LENGTHS (12"-48"), 3/8" THICKNESS		STORE FRONT SOFFIT	PATTON GROUP	TEAMSPECIALIST@THEPATTOGROUP.COM 925-476-5043	
TRIM								
TR-1	METAL TRIM	ROUNDED, RO 125 EB BRUSHED STAINLESS	1/2" X 6" X 1/2" LENGTH	INSTALL METAL TRIM AT ALL MATERIAL TRANSITIONS AND OUTSIDE CORNERS/EDGES	USE AT ALL OUTSIDE CORNERS/EDGES	SCHLUTER	MICHELLE RESNAY 973-687-7426 MResnay@schluter.com	
		DECOR: AE 126 O SATIN ANODIZED ALUMINUM	1/2" X 6" X 1/2" LENGTH		USE AT ALL MATERIAL TRANSITIONS			
ARTPACKS								
SFD-2	SMPLE FRESH ORIGINAL SIZE 2 - HORIZONTAL	ACRYLIC LETTERS WITH VINYL FACE	100.8" WIDE X 15.1" TALL	THE GRAPHIC IS PURPOSELY ANGLED. USE TEMPLATE PROVIDED BY MANUFACTURER.	SALES AREA	TUBE ART GROUP	TAMMY RYAN, 206-264-2336 TRYAN@TUBEART.COM	
BFS-2	BAKED FROM SCRATCH SIZE 1	ACRYLIC LETTERS WITH VINYL FACE	42.7" WIDE X 36" TALL		SALES AREA	TUBE ART GROUP	TAMMY RYAN, 206-264-2336 TRYAN@TUBEART.COM	

HATCH INDICATES NOT USED

LANDLORD'S REVIEW NOTES:

RESPONSIBILITY SCHEDULE

UTILITY OR SERVICE	DESCRIPTION OF WORK	EXISTING	SUPPLIED BY TENANT	INSTALLED BY TENANT	SUPPLIED BY GENERAL CONTRACTOR	INSTALLED BY GENERAL CONTRACTOR
PLUMBING	1" MIN COLD WATER STUB-IN	X				
	4" MIN WASTE LINE STUB-IN	X				
	SANITARY VENT PER CODE	X				
	FLOOR DRAINS/FLOOR SINKS/FLOOR CLEAN OUTS				X	X
	UNDERSLAB WASTE PIPING				X	X
	WATER HEATER AND PLATFORM				X	X
CONCRETE WORK	DID TRENCH, FILL TRENCH AND REPAIR FLOOR IN LEASE SPACE				X	X
ELECTRIC	CONDUIT FROM LANDLORD SERVICE ROOM TO TENANT PREMISES				X	X
	FEDER WIRE FROM LANDLORD ELECTRIC ROOM TO TENANT PREMISES				X	X
	DISCONNECT/STEP DOWN TRANSFORMER SIZED FOR TENANT REQUIREMENTS				X	X
	PANEL BOARD				X	X
TELEPHONE/DATA	CONDUIT WITH PULL STRING FOR TELEPHONE	X				
	FINAL CONNECTION WITH TELEPHONE COMPANY		X	X		
TENANT EQUIPMENT	INSTALLATION OF TENANT EQUIPMENT, FINAL PLUMBING AND ELECTRICAL CONNECTIONS, SHELVING (HANGING AND WALL)		X		X	X
FLOORING	PATCH AND REPAIR MALL FLOORING & GROUT AS REQUIRED				X	X
	WATERPROOFING				X	X
MILLWORK	CUSTOM MILLWORK				X	X
SIGNAGE	INSTALL AND MAKE FINAL ELECTRIC CONNECTION				X	X
BARRICADE	ERECTION AND INSTALL OF BARRICADE				X	X
	BARRICADE GRAPHICS		X			X
FIRE PROTECTION	RECONDITIONING OF EXISTING FIRE SPRINKLER HEADS				X	X
FIRE ALARM	SMOKE DETECTOR, STROBES, OR ANNUNCIATORS AS REQUIRED BY CODE				X	X
HVAC	COMPLETE A/C SYSTEM WITH DUCTWORK, THERMOSTAT, GRILLS AND DIFFUSERS				X	X
	CONTROLS RELATED TO WATER CHILLED OR LANDLORD MONITORING	X				
	RTU	X				
	TESTING AND BALANCE				X	X
FINISHED CEILING	2X4, 2X2, OR HARD LID CEILING WITHIN LEASE SPACE				X	X
LIGHTING	ALL APPLICABLE LIGHTING				X	X
PARTITIONS	INSTALLATION OF INTERIOR PARTITIONS WITHIN LEASE SPACE				X	X
	INSTALLATION OF EXTERIOR PARTITIONS, ENTRY DOORS TO SPACE, ETC.	X				
EXPANSION JOINTS	EXPANSION JOINTS	X				
MENUBOARD INSTALL	INSTALLATION AND CONNECTION OF MENUBOARD		X			X
ART WORK	INSTALLATION AND ART WORK, GRAPHICS, ETC.		X			X
SHELVING			X			X

THE GC IS RESPONSIBLE FOR ALL WORK UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

VENDOR CONTACT LIST:

Item	Contact	Notes
Equipment	Trimarik Hope Knight 404-484-1428 Hope.Knight@trimarkusa.com	5-6 week lead time
Carvel Equipment	Electrofranze Joe Aglialo 631-864-9050 X-12 joea@efdist.com	6 week lead time
Signage (PICK ONE ONCE GET QUOTES TO DO THE SIGNS, DONT SIGN BOTH QUOTES)	Tube Art Chris Bell or James Dupar 206-223-1122 aunteannes@tubeart.com	Parish Signs Cortney Hendrix 910-875-6121 Cortney@parishsigns.com
*Display shroud must come from Tube Art		
Digital Menu Board	Xenial (Auntie Anne's only) Nicholas Hulayew 267-318-0647 nicholas.hulayew@xenial.com	4 week lead time
Auntie Anne's/Carvel Smallwares	Wasserstrom Jeffrey Evans 614-737-8265 JeffreyEvans@wasserstrom.com aunteannes@wasserstrom.com	2 week lead time
POS (Revel)	Aesia Palmer New store opening Coordinator Office: 470-452-8326 apalmer@focusbrands.com	6 week lead time
Tile	Creative Materials Corp. Amy Burke 800-207-2967 xt. 2466 aunteannestile@creativematerialscorp.com *Auntie Anne's Pricing	FOR GC TO ORDER FROM
Solid Surface	DuPont David Greening 614-975-6700 david.p.greening@dupont.com *Auntie Anne's Pricing	FOR GC TO ORDER FROM
Barricade	ABC Imaging, Peeq Imaging & Modular Barricades Gina Cerbaso gina.cerbaso@abcimaging.com 973-423-5000 OR for the Northeast Chloe Gilbert cgilbert@cspdisplay.com 973-423-5000	For FP or GC to order
Lighting Vendor	NEL - Sue Samson Project Manager 603-402-4756 ssamson@nelcomapny.com	FOR GC TO ORDER FROM
Local Marketing	Katie Reiss kareiss@aunteannes.com 205-447-4197	2+ week lead time
Artpack/Primary Color	Primary Color http://www.primaryconnect.com/aunteannes/ Store Design/New Store Opening	By Franchisee
Coke	Christopher Lee christoplee@cooca-cola.com 800-531-2238 x2914	5 week lead time
Internet/Firewall	Please make contact with a local internet provider to set up internet access within your bakery to control POS and Digital Screens. A firewall will be needed to be set up as well. This is to be coordinated with GC.	By Franchisee
CO2	NuCo2 800-472-2855 Prompt to new order	By Franchisee
Gift Card	First Data Octavia Justice (770) 618-6672 octaviainjustice@firstdata.com	By Franchisee
Chemicals	EcoLab Chris Marsh Chris.marsh@ecolab.com 727-242-3758	By Franchisee



ONE SOUTH MEDICAL DRIVE, L SUITE 1000 | ST. LOUIS, MO 63102
314.367.6100



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date

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RESPONSIBILITY / FINISH SCHEDULE & VENDOR CONTACTS

Project # 42122-TX01

Issue Date 03/15/2022

Scale AS INDICATED

Drawn by ARS

Checked by KEF

A0.2

206 ACCESSIBLE ROUTES

206.2.5 Restaurants and Cafeterias. In restaurants and cafeterias, an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.

EXCEPTIONS:

- In buildings or facilities not required to provide an accessible route between stories, an accessible route shall not be required to a mezzanine dining area where the mezzanine contains less than 25 percent of the total combined area for seating and dining and where the same decor and services are provided in the accessible area.
- In alterations, an accessible route shall not be required to existing raised or sunken dining areas, or to all parts of existing outdoor dining areas where the same services and decor are provided in an accessible space usable by the public and not restricted to use by people with disabilities.
- In sports facilities, tiered dining areas providing seating required to comply with 221 shall be required to have accessible routes serving at least 25 percent of the dining area provided that accessible routes serve seating complying with 221 and each tier is provided with the same services.

Advisory 206.2.5 Restaurants and Cafeterias Exception 2. Examples of "same services" include, but are not limited to, bar service, rooms having smoking and non-smoking sections, lotto and other table games, carry-out, and buffet service. Examples of "same decor" include, but are not limited to, seating at or near windows and railings with views, areas designed with a certain theme, party and banquet rooms, and rooms where entertainment is provided.

213 TOILET FACILITIES AND BATHING FACILITIES

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 212. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS:

- In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.
- Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no fewer than one toilet room for each sex complying with 603 or one unisex toilet room complying with 213.2.1 shall be provided.
- Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 603. Portable toilet units and bathing units complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.
- Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

Advisory 213.2 Toilet Rooms and Bathing Rooms. These requirements allow the use of unisex (or single-user) toilet rooms in alterations when technical infeasibility can be demonstrated. Unisex toilet rooms benefit people who use opposite sex personal care assistants. For this reason, it is advantageous to install unisex toilet rooms in addition to accessible single-sex toilet rooms in new facilities.

Advisory 213.2 Toilet Rooms and Bathing Rooms Exceptions 3 and 4. A "cluster" is a group of toilet rooms proximate to one another. Generally, toilet rooms in a cluster are within sight of, or adjacent to, one another.

213.2.1 Unisex (Single User) Toilet Rooms. Unisex toilet rooms shall contain no more than one water closet and one urinal. Unisex bathing rooms shall contain no more than one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

Advisory 213.3.1 Toilet Compartments. A toilet compartment is a partitioned space that is located within a toilet room, and that normally contains no more than one water closet. A toilet compartment may also contain a lavatory. A lavatory is a sink provided for hand washing. Full-height partitions and door assemblies can comprise toilet compartments where the minimum required spaces are provided within the compartment.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

213.3.3 Urinals. Where more than one urinal is provided, at least one shall comply with 605.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3. Accessible mirrors shall be provided at locations that are consistent with the location of other mirrors in the same room.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

213.3.7 Coat Hooks and Shelves. Where coat hooks or shelves are provided in toilet rooms (without toilet compartments), at least one of each type shall comply with 603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 603.4 shall be provided in toilet compartments required to comply with 213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

216 SIGNS

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

226 DINING SURFACE AND WORK SURFACES

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

EXCEPTIONS:

- Sales counters and service counters shall not be required to comply with 902.
- Check writing surfaces provided at check-out aisles not required to comply with 904.3 shall not be required to comply with 902.

Advisory 226.1 General. In facilities covered by the ADA, this requirement does not apply to work surfaces used only by employees. However, employers should consider work surfaces that are flexible and permit installation at variable heights and clearances.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

302 FLOOR OR GROUND SURFACE

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

- Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
- Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

304 TURNING SPACE

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

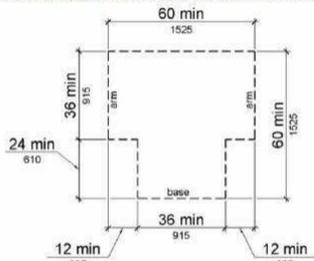


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

307 PROTRUDING OBJECTS

307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

Advisory 307.2 Protrusion Limits. When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).



Figure 307.2 Limits of Protruding Objects

308 REACH RANGES

308.1 General. Reach ranges shall comply with 308.

Advisory 308.1 General. The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Forward or Side Reach	Children's Reach Ranges		
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

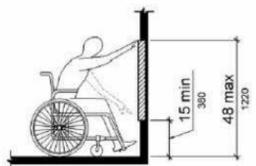


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

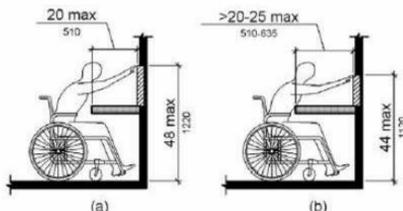


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

- An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
- Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

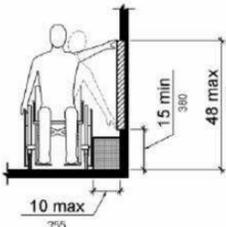


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS:

- The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
- Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

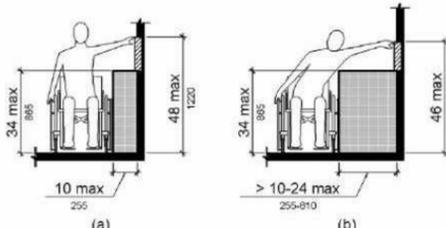


Figure 308.3.2 Obstructed High Side Reach

309 OPERABLE PARTS

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

403 WALKING SURFACES

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

404 DOORS, DOORWAYS, AND GATES

Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:

- Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
- Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

Advisory 404.2.7 Door and Gate Hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Advisory 404.2.9 Door and Gate Opening Force. The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:

- Sliding doors shall not be required to comply with 404.2.10.
- Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
- Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
- Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

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Auntie Anne's

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SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date

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Client Approval	
ACCESSIBILITY STANDARDS	
Project #	42122-TX01
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Scale	AS INDICATED
Drawn by	ARS
Checked by	KEF

A0.3

404 DOORS, DOORWAYS, AND GATES

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

603 TOILET AND BATHING ROOMS

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.

2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

Advisory 603.2.3 Door Swing Exception 1. At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 404. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating other building or fire safety codes when the door swing is reversed.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

Advisory 603.3 Mirrors. A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 WATER CLOSETS AND TOILET COMPARTMENTS

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.8.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.



NOT IN SCOPE

Figure 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604 WATER CLOSETS AND TOILET COMPARTMENTS

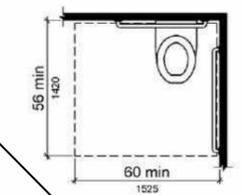


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

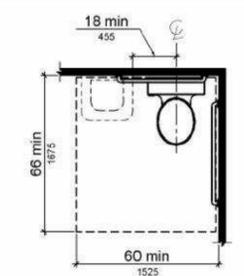


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS:

1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

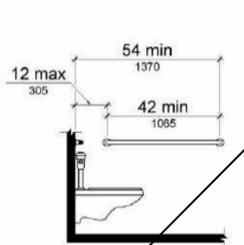


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

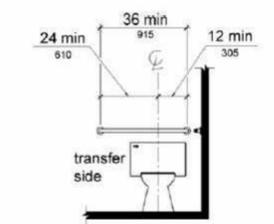


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

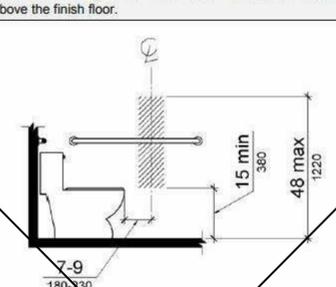


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Toilet compartments shall comply with the requirements of 604.8.1 and 604.8.2. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Advisory 604.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified in 604.3.2 (overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

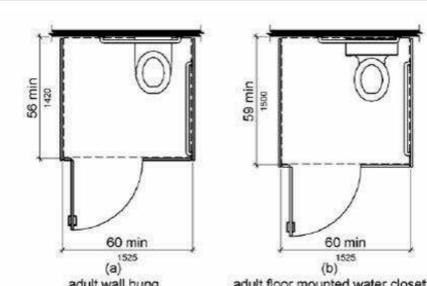


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

605 URINALS

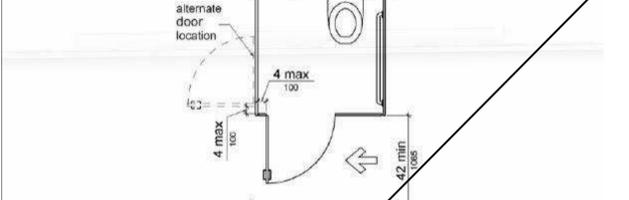


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

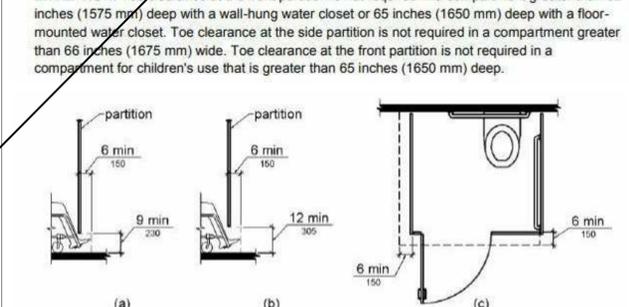


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

605 URINALS

605.1 General. Urinals shall comply with 605.

Advisory 605.1 General. Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

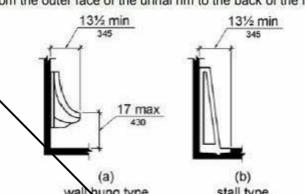


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 LAVATORIES AND SINKS

606.1 General. Lavatories and sinks shall comply with 606.

Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

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Auntie Anne's logo and address: SAN ANTONIO, HEB PLUS, 20935 US HIGHWAY 281N, SPACE 125, SAN ANTONIO, TX 78258

Table with 2 columns: #, Description, Date

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A0.4

606 LAVATORIES AND SINKS

- EXCEPTIONS:**
1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.
 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:
 - (a) the cabinetry can be removed without removal or replacement of the fixture;
 - (b) the finish floor extends under the cabinetry; and
 - (c) the walls behind and surrounding the cabinetry are finished.
 4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.
 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
 6. The dip of the overflow shall not be considered in determining knee and toe clearances.
 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

- EXCEPTIONS:**
1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
 2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

609 GRAB BARS

- 609.1 General.** Grab bars in toilet facilities and bathing facilities shall comply with 609.
- 609.2 Cross Section.** Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.
- 609.2.1 Circular Cross Section.** Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.
- 609.2.2 Non-Circular Cross Section.** Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4 1/2 inches (120 mm) maximum.

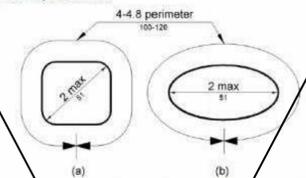


Figure 609.2.2 Grab Bar Non-Circular Cross Section

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

NOT IN SCOPE

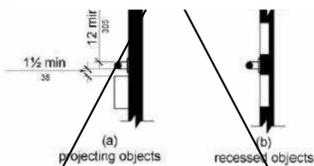


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

703 SIGNS

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

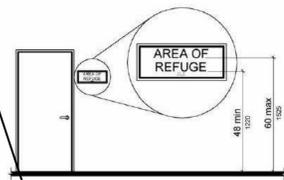


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

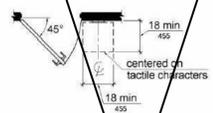


Figure 703.4.2 Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.1.

703.6.1 Pictogram Field. Pictograms and braille shall not be located in the pictogram field.

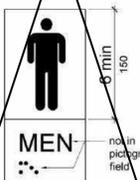


Figure 703.6.1 Pictogram Field

703.7.2 Symbols. Symbols shall comply with 703.7.2.1.

703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.



Figure 703.7.2.1 International Symbol of Accessibility

902 DINING SURFACES AND WORK SURFACES

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee work stations.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.

EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

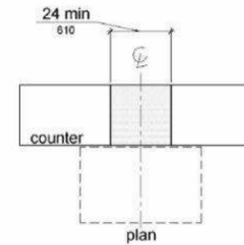


Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308.

903 BENCHES

903.1 General. Benches shall comply with 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

Advisory 903.4 Back Support. To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.

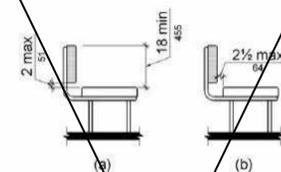


Figure 903.4 Bench Back Support

903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength. Materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

NOT IN SCOPE

#	Description	Date

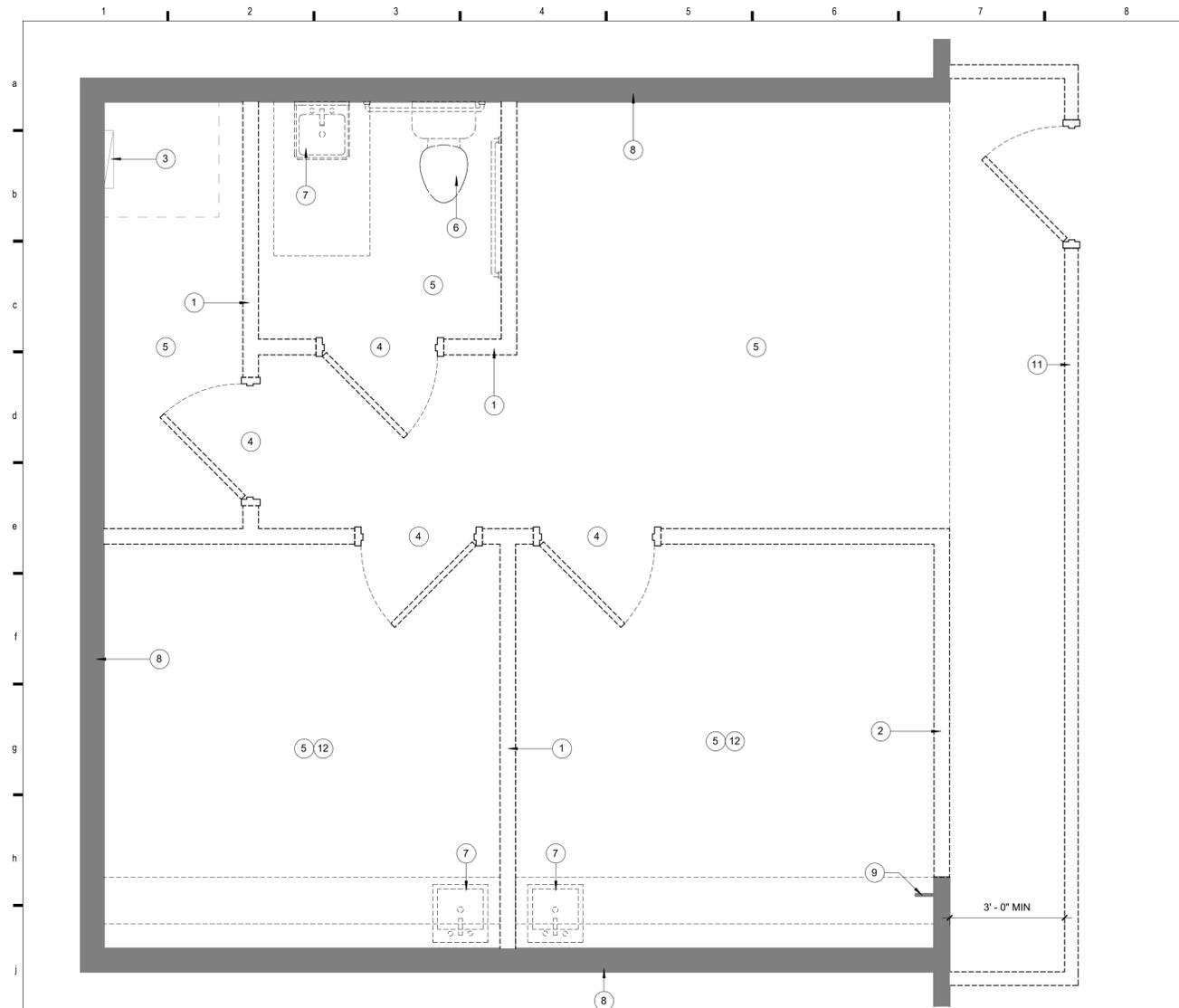
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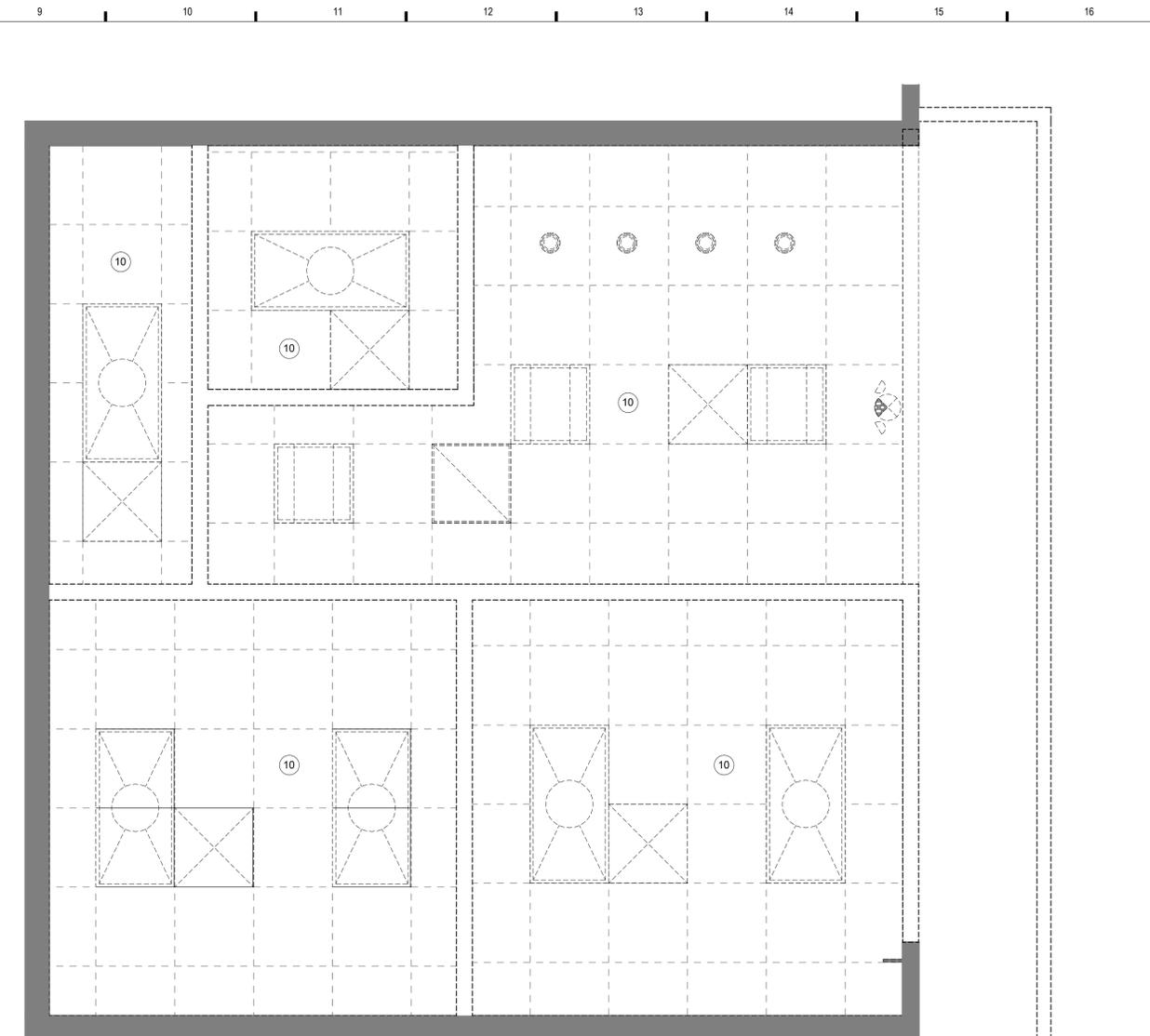
Client Approval

ACCESSIBILITY STANDARDS
Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by ARS
Checked by KEF

A0.5



R4 DEMOLITION FLOOR PLAN
1/2" = 1'-0"



G4 DEMOLITION REFLECTED CEILING PLAN
1/2" = 1'-0"

LANDLORD NOTES:

1. BARRICADE ENTRY DOOR TO BE LOCATED IN MOST APPROPRIATE PLACE FOR EASY ENTRY/EGRESS. DOOR SHOULD NEVER BE PLACED IN FRONT OF BAKERY DISPLAY CASE. SEE MILLWORK PLAN FOR BAKERY DISPLAY CASE LOCATION.

2. BARRICADE GRAPHICS PROVIDED BY BARRICADE FABRICATOR

3. G.C. TO COORDINATE BARRICADE REMOVAL WITH MALL AND BARRICADE FABRICATOR.

BARRICADE NOTES:

A. G.C. TO VERIFY ALL SITE DIMENSIONS AND COORDINATE BARRICADE REQUIREMENTS (HEIGHT, WIDTH, LOCATION, ATTACHMENT, DUST BARRIER, ETC.) AND INSTALLATION WITH MALL AND BARRICADE FABRICATOR. BARRICADE REQUIRED TO BE 8' TALL.

FOCUS BRANDS PREFERRED VENDOR: ABC Imaging, Peeq Imaging & Modular Barricades
Gina Cerbasio
gina.cerbasio@abcimaging.com
973-423-5000

OR

for the Northeast
Chloe Gilbert
cgilbert@cspsdisplay.com
973-423-5000

KEYNOTES:

KEY #	KEYNOTE TEXT
1	REMOVE NON-LOAD BEARING PARTITIONS AS INDICATED. PATCH & REPAIR EXISTING REMAINING PARTITIONS DAMAGED BY DEMOLITIONS. PATCH & PREP TO RECEIVE NEW FINISHES AS SCHEDULED.
2	REMOVE NON-LOAD BEARING PARTITION UP TO UNDERSIDE OF EXISTING LANDLORD BULKHEAD/FRAMING AS INDICATED. PATCH & REPAIR EXISTING REMAINING PARTITIONS DAMAGED BY DEMOLITIONS AND PROVIDE NEW GYP AT UNDERSIDE OF BULKHEAD AS REQUIRED. PATCH & PREP TO RECEIVE NEW FINISHES AS SCHEDULED.
3	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4	EXISTING DOOR AND FRAME TO BE DEMOLISHED. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
5	DEMOLISH EXISTING FLOORING AND ASSOCIATED WALL BASE THROUGHOUT. PREP SLAB AS REQUIRED FOR INSTALLATION OF NEW FINISH. SEE FINISH PLAN AND FINISH LEGEND FOR ADDITIONAL INFORMATION.
6	EXISTING TOILET TO BE DEMOLISHED. CAP PLUMBING LINES PER CODE BELOW FINISHED FLOOR.
7	REMOVE EXISTING HAND SINK. RELOCATE PLUMBING OR CAP PLUMBING LINES PER CODE IN WALL.
8	EXISTING DEMISING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED.
9	EXISTING COLUMN TO REMAIN.
10	REMOVE ALL EXISTING CEILING TILE, CEILING GRID, LIGHTS AND HANGER WIRES THROUGHOUT THE FRONT OF HOUSE. RELOCATE OR TERMINATE POWER AT SOURCE PER CODE. DUCTWORK TO BE REWORKED AS REQUIRED FOR NEW STORE LAYOUT. SEE MECHANICAL DRAWINGS.
11	GC TO COORDINATE PROVIDING ALL CONSTRUCTION BARRICADE AS REQ. PER LANDLORD REQUIREMENTS. SEE BARRICADE NOTES THIS SHEET.
12	REMOVE ALL WALL AND FLOOR CABINETS THROUGHOUT SPACE. PREP WALLS AND FLOORS AS REQUIRED FOR INSULATION OF NEW FINISH. SEE FINISH PLAN AND FINISH LEGEND FOR ADDITIONAL INFORMATION.

SHEET NOTES:

- G.C. TO VERIFY ALL SITE CONDITIONS BEFORE DEMOLITION BEGINS AND ENSURE THAT THE DEMOLITION DOES NOT INTERFERE WITH THE DESIGN CONCEPT.
- G.C. TO CONTACT LANDLORD MANAGEMENT FOR BARRICADE / WINDOW GRAPHICS REQUIREMENTS ESPECIALLY CLEARANCES WITHIN MALL CORRIDOR.
- NO ELEMENT OF EXISTING CONDITIONS SHOULD BE ABANDONED. ALL UNUSED CONDUIT, PIPING, HANGERS, WIRING, EQUIPMENT ETC. MUST BE REMOVED TO ITS POINT OF ORIGIN AND SPACE BROUGHT BACK TO ORIGINAL CONDITION.
- G.C. TO ENSURE THAT NO DAMAGE IS DONE TO REMAINING PARTS OF BUILDING & TO PATCH AND REPAIR ALL EXISTING WORK TO BE REUSED WHICH IS AFFECTED BY DEMOLITION.
- G.C. TO ENSURE THAT EXISTING SPRINKLER SYSTEM IS ADAPTED TO NEW DESIGN, AND MUST COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EXACT LOCATION OF ANY EXISTING STRUCTURAL COLUMNS TO BE FIELD VERIFIED. G.C. TO NOTIFY ARCHITECT AND OWNER IF LOCATION INTERFERES WITH NEW LAYOUT.
- BEFORE SUBMITTING BID, IT IS RESPONSIBILITY OF THE BIDDER TO EXAMINE THE SITE TO GET FAMILIARIZED WITH EXISTING CONDITIONS. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF MISUNDERSTANDING OR KNOWLEDGE OF EXISTING CONDITIONS.
- GC TO LOCATE EXISTING ELECTRICAL STUB AND RELOCATE AS REQUIRED. GC TO COORDINATE WITH MALL.
- IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING DRAWINGS, GC TO SHORE STRUCTURES AND NOTIFY ARCHITECT AND OWNER IMMEDIATELY FOR FURTHER INSTRUCTION AND CONSULT A STRUCTURAL ENGINEER.
- DASHED LINES ON DEMOLITION PLANS REPRESENT ITEMS TO BE DEMOLISHED/REMOVED.



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date

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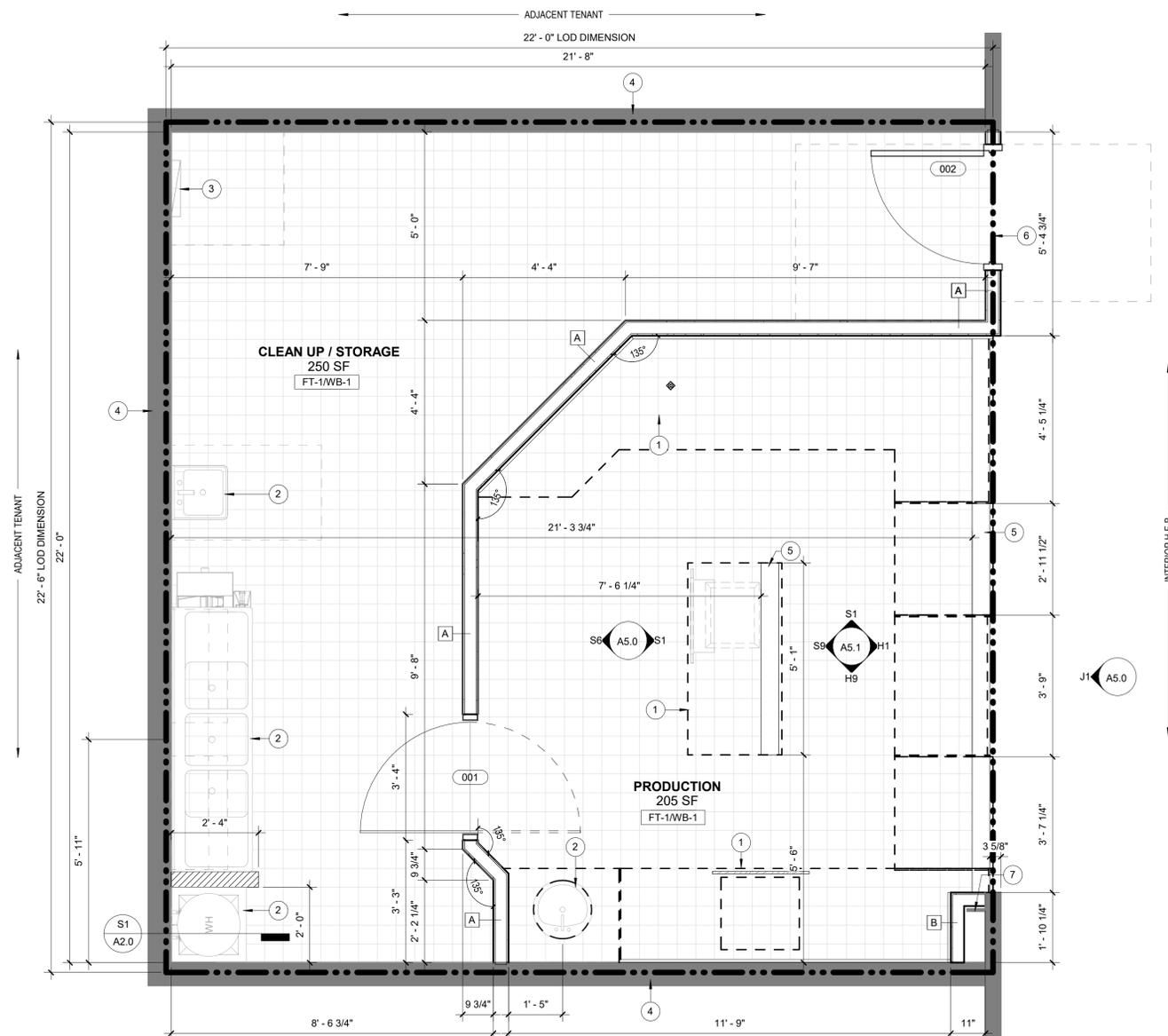
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Client Approval

DEMOLITION PLAN

Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by ARS
Checked by KEF

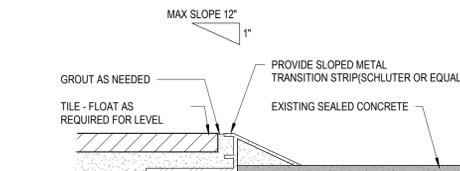
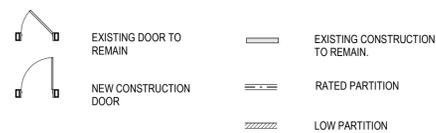
A1.0



H6 FLOOR PLAN
1/2" = 1'-0"

LANDLORD NOTES:

WALL / DOOR LEGEND



SHEET NOTES:

- NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT WILL BE REJECTED. FLAME SPREAD TO BE CLASS I: 0-25. SMOKE DENSITY TO BE LESS THAN 450.
- ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH.
- PROVIDE ONE PRIMER COAT AND 2 FINISH COATS AT ALL PAINTED WALLS.
- SEE FINISH PLAN, ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.
- ALL VERTICAL SURFACES UNO SHALL RECEIVE WALL BASE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
- EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND "TOUCH-UP" AS REQUIRED.
- UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED SURFACES.
- INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
- ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYP. BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
- ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS. UNO
- SEE PARTITION TYPES AND DOOR AND FRAME TYPES
- SEE FINISH SCHEDULE FOR FINISH INFORMATION

KEYNOTES:

KEY #	KEYNOTE TEXT
1	OUTLINE OF COUNTER TOP/MILLWORK. SEE A1.3 FOR ADDITIONAL INFORMATION.
2	NEW PLUMBING LOCATION/FIXTURE - SEE EQUIPMENT PLAN AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. MOISTURE RESISTANT GYP TO BE USED IN ALL WET AREAS.
3	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4	EXISTING DEMISING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED.
5	KNEEWALL CONSTRUCTION BELOW COUNTER HEIGHT - SEE MILLWORK DETAILS FOR ADDITIONAL INFORMATION.
6	TRANSITION FROM NEW TILE TO EXISTING SEALED CONCRETE. SEE H14/A1.1.
7	EXISTING COLUMN TO REMAIN.



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Client Approval

FLOOR PLAN & FINISH PLAN

Project # 42122-TX01

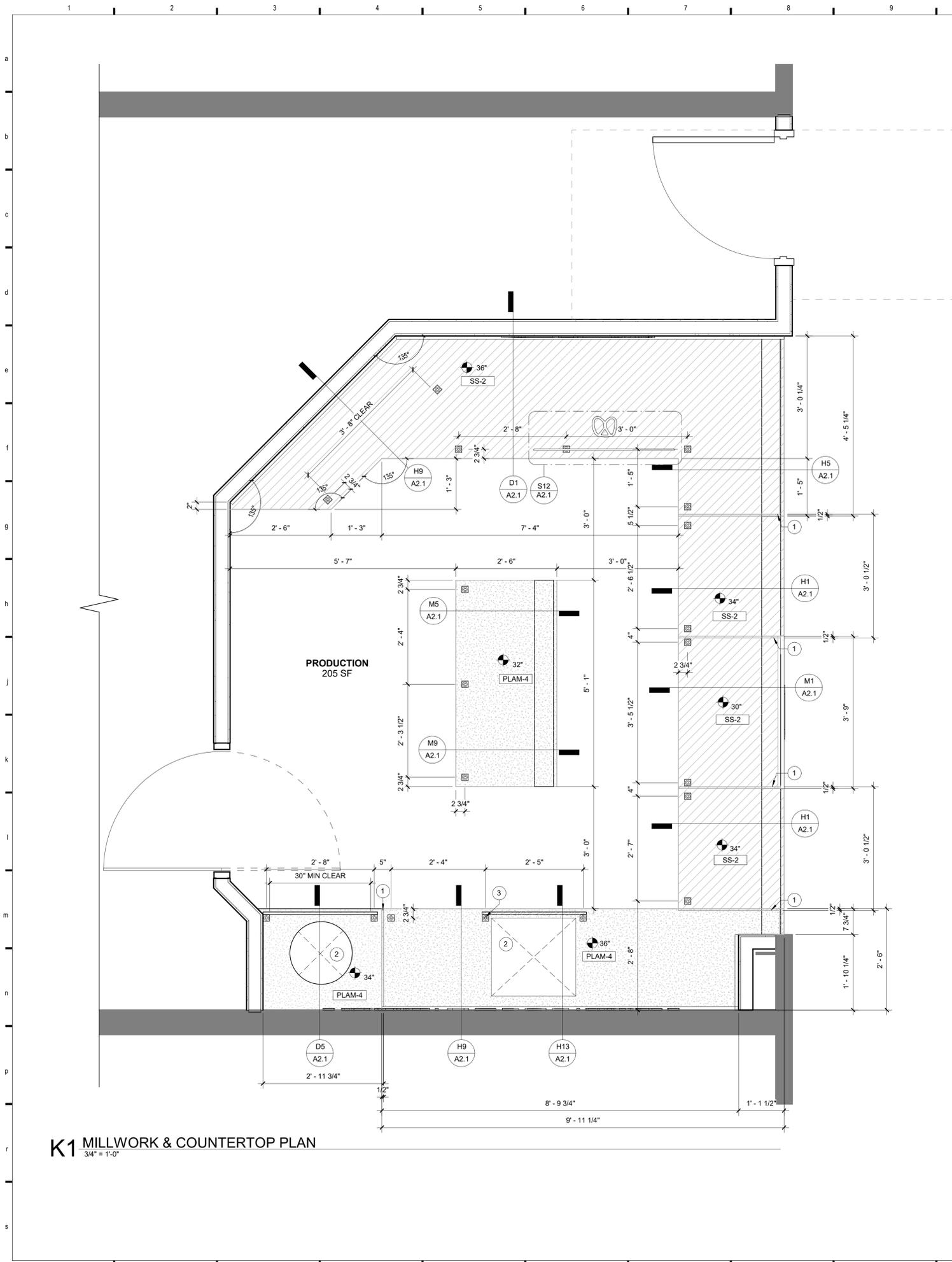
Issue Date 03/15/2022

Scale AS INDICATED

Drawn by ARS

Checked by KEF

A1.1



K1 MILLWORK & COUNTERTOP PLAN
3/4" = 1'-0"

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- ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH.
- PROVIDE ONE PRIMER COAT AND 2 FINISH COATS AT ALL PAINTED WALLS.
- SEE FINISH PLAN, ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.
- ALL VERTICAL SURFACES UNO SHALL RECEIVE WALL BASE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
- EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND 'TOUCH-UP' AS REQUIRED.
- UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED SURFACES.
- INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPE WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
- ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYP. BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
- ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS. UNO
- SEE PARTITION TYPES AND DOOR AND FRAME TYPES
- SEE FINISH SCHEDULE FOR FINISH INFORMATION

KEYNOTES:

KEY #	KEYNOTE TEXT
1	1/2" VERTICAL SOLID SURFACE AT ALL COUNTER HEIGHT TRANSITIONS.
2	VERIFY ALL EQUIPMENT CUTOUT SIZES WITH EQUIPMENT SPECIFICATIONS.
3	2' x 2' STAINLESS STEEL SUPPORT LEG PROVIDED AND INSTALLED BY GC. GC TO ANCHOR IN PLACE AFTER EQUIPMENT INSTALLATION.



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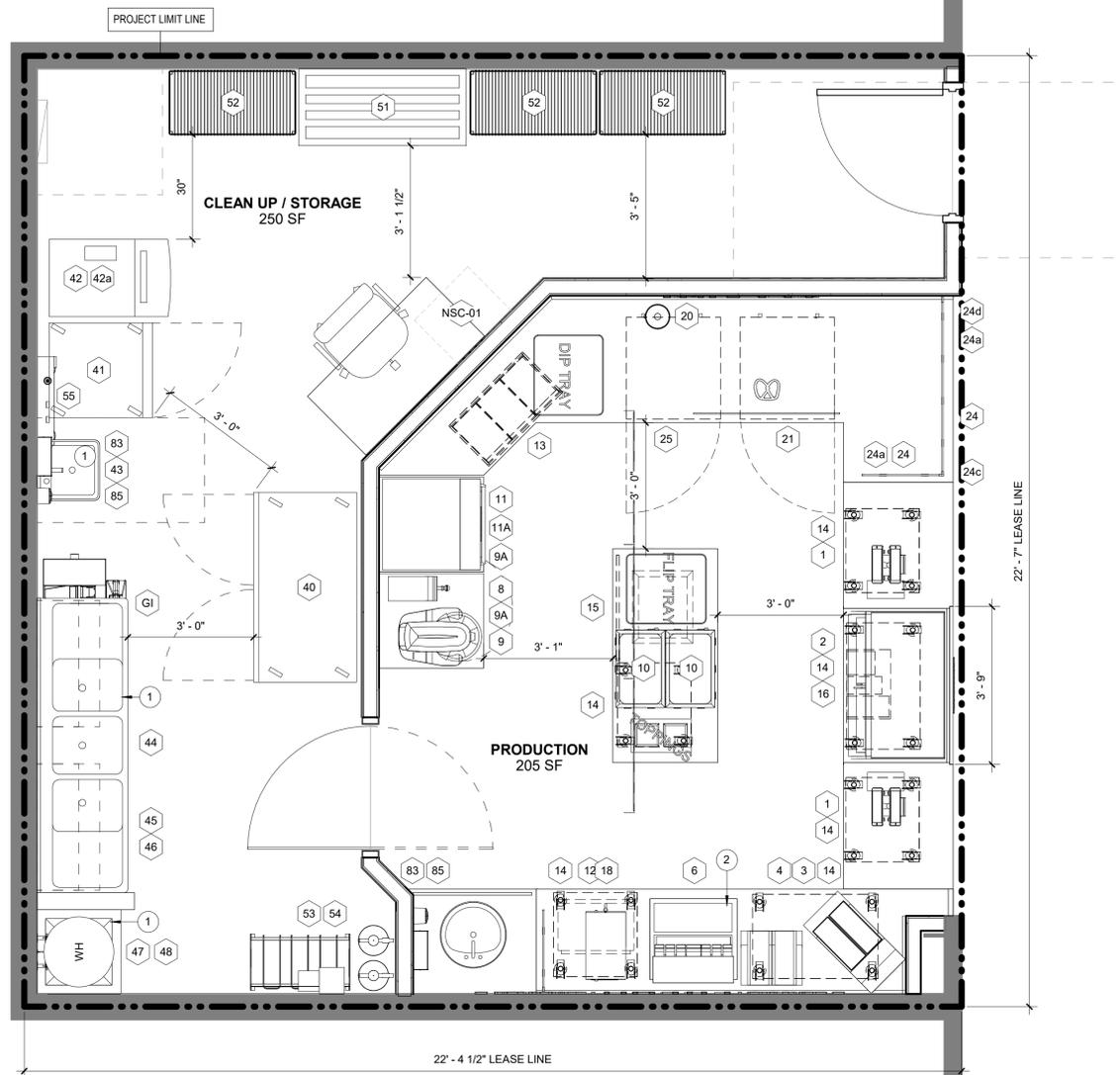
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MILLWORK & COUNTERTOP PLAN

Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by XXX
Checked by XXX

A1.2



L6 PROPOSED FIXTURE & EQUIPMENT PLAN
1/2" = 1'-0"

--- = DASHED LINE INDICATES UNDER COUNTER EQUIPMENT



EQUIPMENT SCHEDULE

NOTE: GC TO COORDINATE AND REVIEW FINAL TOTALS, MAKES AND MODELS OF ALL EQUIPMENT WITH OWNER BEFORE FINAL ORDERS ARE PLACED.

QTY	TAG	Description	Manufacturer	Model	SUPPLIED BY	INSTALLED BY	Comments
2	1	POS REGISTER, CASH DRAWER & RECEIPT PRINTER	REVEL	--	REVEL	REVEL	GC TO COORDINATE INSTALLATION OF POWER AND DATA
1	2	HEATED PRETZEL DISPLAY	ROUNDUP	DCH-320	ES	GC	
1	3	FROZEN DRINK DISPENSER	BUNN	ULTRA-2	ES	GC	
1	4	LEMONADE DISPENSER	CRATHCO	D25-4	ES	GC	
1	6	COKE MACHINE DROP-IN	LANCER	ICD2300	COKE	COKE	
1	8	HOT WATER DISPENSER	BUNN	H5X Element SST	ES	GC	Provide wall-mount bracket
1	9	MIXER	HOBART	HL200	ES	GC	
2	9A	Oven Stand	CUSTOM STAINLESS	Custom	ES	GC	
2	10	BUTTER WARMER	APW WYOTT	WU-3I	ES	GC	
1	11	Electric Oven Full Size	Baker's Pride	P-44S	ES	GC	
1	11A	Electric Oven Half Size	Baker's Pride	P-22S	ES	GC	
1	12	MICROWAVE	MENUMASTER	RCS-10MPA	ES	GC	
1	13	THREE BIN STORAGE	FARIBO	P434 C/A-P	ES	GC	
6	14	Undercounter Shelving, 2-Tier (W/5" Casters)	NEXEL WIRE	(2) S2448EP (4) P14EP, (4) CA54	ES	GC	
1	15	STAINLESS STEEL TRAY WIPE			ES	GC	
1	16	UNDER COUNTER BAG STORAGE	CUSTOM	CUSTOM	ES	TENANT/OWNER	
3	17	43" DIGITAL MENU DISPLAY	XENIAL	--	WAND	--	
1	18	INFUSION BREWER	BUNN	ITCB-DV	ES	GC	Provide Power Outlet Above Backsplash
1	20	HOT DOG WARMER	SERVER	FS-4 #8100	ES	GC	
1	21	UNDER COUNTER REFRIGERATOR	HOSHIZAKI	FS-4 #81000	ES	GC	
1	23	INTEGRAL SOLID SURFACE HAND SINK	CORIAN	CUSTOM	GC/PC	GC	
3	24	3/8" CLEAR TEMPERED GLASS SNEEZE GUARD WITH CLAMPS	--	--	GC	GC	SEE CASEWORK DETAILS FOR HEIGHT - SEE MILLWORK PLAN FOR LENGTHS
8	24a	GLASS CLAMP - BOTTOM	C.R. LAURENCE CO	NDC4CH	SMALLWARES		
1	24c	GLASS CLAMP - 90 DEGREE	C.R. LAURENCE CO	S0GC90CH	SMALLWARES		
2	24d	GLASS CLAMP - WALL	C.R. LAURENCE CO	S0GC3TRCH	SMALLWARES	GC	
1	25	UNDER COUNTER FREEZER	HOSHIZAKI	CRMF27-LP	ES	GC	Power Outlet to be Below Counter
1	40	DOUBLE DOOR REFRIGERATOR	TRAUlsen	G20010-032	ES	GC	
1	41	SINGLE DOOR FREEZER	TRAUlsen	G12010	ES	GC	
1	42	ICE MACHINE & BIN	SCOTSMAN	N0622A-1/B330P	ES	GC	
1	42a	ICEZONE-X SANITATION	ICEZONE-X	X30	ES	GC	
1	43	HAND SINK WALL MOUNT	ADVANCE TABCO	7-PS-60	ES	GC	

QTY	TAG	Description	Manufacturer	Model	SUPPLIED BY	INSTALLED BY	Comments
1	44	3-COMP SINK WITH FACETS AND ACCESSORIES	ADVANCE TABCO	FC-3-1620-AARL-X	ES	GC	Confirm with franchisee if existing to remain or new to be ordered.
2	45	12" DRIP RACK WALL SHELVES	METRO	12"X36"	ES	GC	12" x 36" Bottom Shelf, 60" AFF
2	46	18" DRIP RACK WALL SHELVES	METRO	18"X36"	ES	GC	18" x 36" Top Shelf, 74" AFF
1	47	MOP SINK	SEE PLUMBING DRAWINGS	SEE PLUMBING DRAWINGS	GC/PC	GC	
1	48	WATER HEATER	SEE PLUMBING DRAWINGS	SEE PLUMBING DRAWINGS	GC/PC	GC	Confirm with franchisee if existing to remain or new to be ordered.
1	51	DUNNAGE RACK	METRO	22" x 48" BOW TIE SERIES	ES	GC	
3	52	STAINLESS STEEL SHEVLING	METRO	18"X36"	ES	GC	
1	53	UNDER COUNTER BAG-IN-THE-BOX RACK SYSTEM	COKE	--	COKE	COKE	
2	54	CO2 TANKS (UNDER COUNTER)	--	--	TENANT/OWNER	GC	
1	55	WATER FILTER (ICE, SODA, COFFE, 3-COMP FAUCET)	VISION	VZIN-421H	GC/PC	GC	
1	69	TOPPING SPANS	CUSTOM	CUSTOM	SMALLWARES	TENANT/OWNER	
2	83	WALL MOUNTED PAPER TOWEL DISPENSER	BOBRICK OR EQUAL	BOBRICK B-262 OR EQUAL	TENANT	GC	
2	85	WALL MOUNTED SOAP DISPENSER	BY OWNER	ECOLAB	TENANT/OWNER	GC	
1	GI	GREASE INTERCEPTOR	SEE PLUMBING DRAWINGS	SEE PLUMBING DRAWINGS	GC/PC	GC	
1	NSC-01	Network Server Cabinet (Wall Mounted)	COSTWAY	6U IT Cabinet	ES		

SHEET NOTES:

- SEE A2.0 FOR PARTITION TYPES.
- MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMOLITION/CONSTRUCTION ACTIVITIES
- GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFERENCE FINISH PLANS FOR FINISH INFORMATION AND FLOOR TRANSITION LOCATIONS/DIMENSIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNO
- SEE A0.2 FOR VENDOR CONTACTS
- GC TO PROVIDE FIRE RETARDANT TREATED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND FIXTURES.
- GC TO PROVIDE 2x2 STAINLESS STEEL COUNTER SUPPORT LEGS AS REQUIRED AND ANCHOR IN PLACE AFTER EQUIPMENT IS INSTALLED.

PHONE LINES

- (2) TWO LINES, (1) ONE FOR MANAGER'S DESK AND (1) ONE FOR THE FRONT COUNTER.
- AS A RESULT OF ALL THESE WIRES EACH BAKERY WILL NEED A (8) EIGHT PART 10/100 ETHERNET HUB BETWEEN THE POS AND THE DSL ROUTER.

POS REQUIREMENTS:

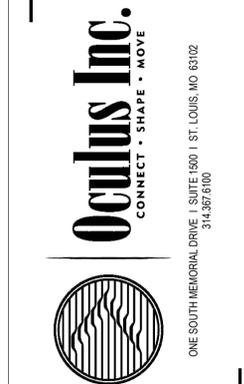
- FOR EACH POS SYSTEM THERE NEEDS TO BE (2) TWO DATA CAT 5E LINES (1 FOR THE TERMINAL & 1 FOR THE CREDIT CARD MACHINE)
- THE CREDIT CARD MACHINES NEED TO HAVE A DEDICATED LINE TO MEET PCI COMPLIANCE.
- FOR THE MANAGERS DESK - (1) ONE DATA CAT 5E LINE
- 1 QUAD OUTLET AT EACH POS

DIGITAL MENU BOARD REQUIREMENTS:

- PER BOARD EACH NEEDS (1) 120 OUTLETS AND (1) DATA CONNECTION THAT RUNS DIRECTLY TO THE INTERNET.
- NOTE THAT IF THE STORE HAS 'DIRTY ELECTRICAL' THEY MAY NEED A LINE CONDITIONER.
- OWNER PURCHASES MENU BOARDS.
- GC PROVIDES AND INSTALLS THE UNISTRUT AND EXTRA BLOCKING.
- THE MENU BOARD COMPANY WILL INSTALL.

KEYNOTES:

KEY #	KEYNOTE TEXT
1	NEW PLUMBING LOCATION/FIXTURE - SEE EQUIPMENT PLAN AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. MOISTURE RESISTANT GYP TO BE USED IN ALL WET AREAS.
2	SODA LINES TO RUN FROM BACK OF HOUSE.



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FIXTURE AND EQUIPMENT PLAN

Project # 42122-TX01

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Checked by KEF

A1.3

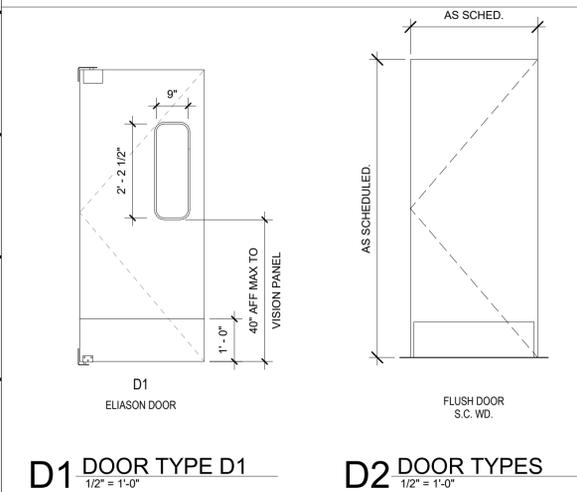
DOOR SCHEDULE

MARK	DOORS				FINISH	FIRE RATING	HARDWARE	FRAMES		NOTES
	HEIGHT	WIDTH	TYPE	FINISH				TYPE	FINISH	
002	7' - 0"	3' - 0"	D2	PNT-1		--	SET 2	F2	PNT-1	
001	6' - 8"	3' - 0"	D1	FACTORY FINISH ALUM		--	SET 1	F1	PNT-1	

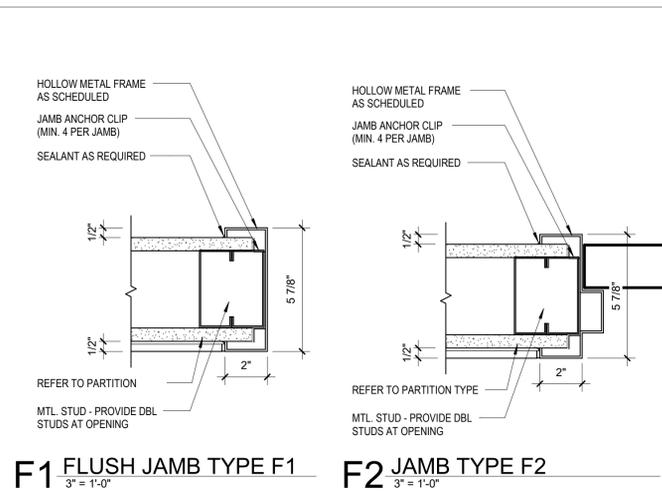
HARDWARE SETS

- SET 1 CUSTOM**
 DOOR: ELIASON CORPORATION SWING DOOR MODEL #LWP-6
 CONTACT: 800-828-8655 / 530-662-5494
 FINISH: STANDARD FINISH - SATIN ANODIZED
 KICKPLATE: 12" STANDARD STAINLESS STEEL BOTH SIDES
 LOCK: GC TO ADD LOCK HARDWARE
- HARDWARE NOTES:**
 1. PRODUCTS EQUAL TO ITEMS SPECIFIED WILL BE ALLOWED PER APPROVAL.
 2. ALL DOOR HANDLES TO BE EXTENDED-LENGTH "ACCESSIBLE" LEVERS.
- SET 2**
 (1) PAIR DOOR LEVER HANDLES
 (1) OFFICE LOCKSET
 (1) KICKPLATE
 (1 1/2) HINGE SET

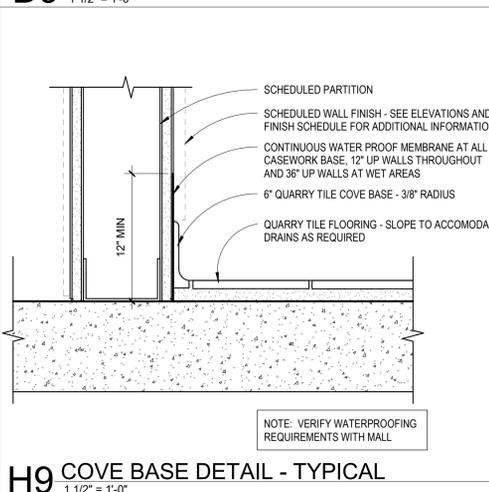
DOOR TYPES



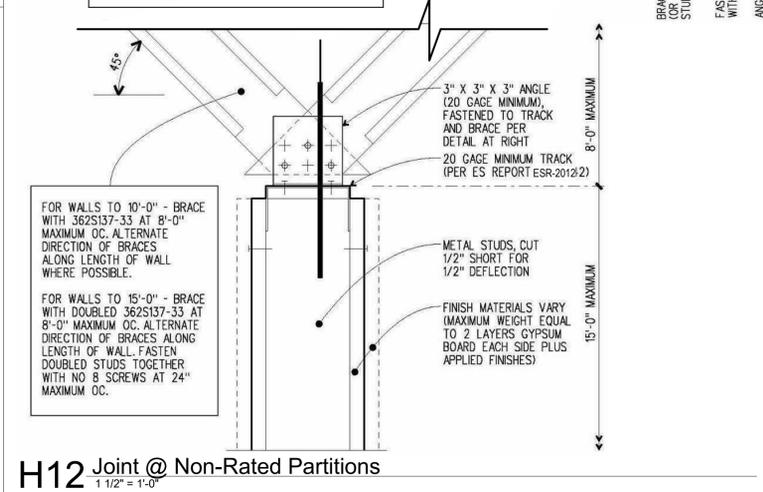
FRAME TYPES



D9 PARTITION BASE



H12 Joint @ Non-Rated Partitions



D1 DOOR TYPE D1
1 1/2" = 1'-0"

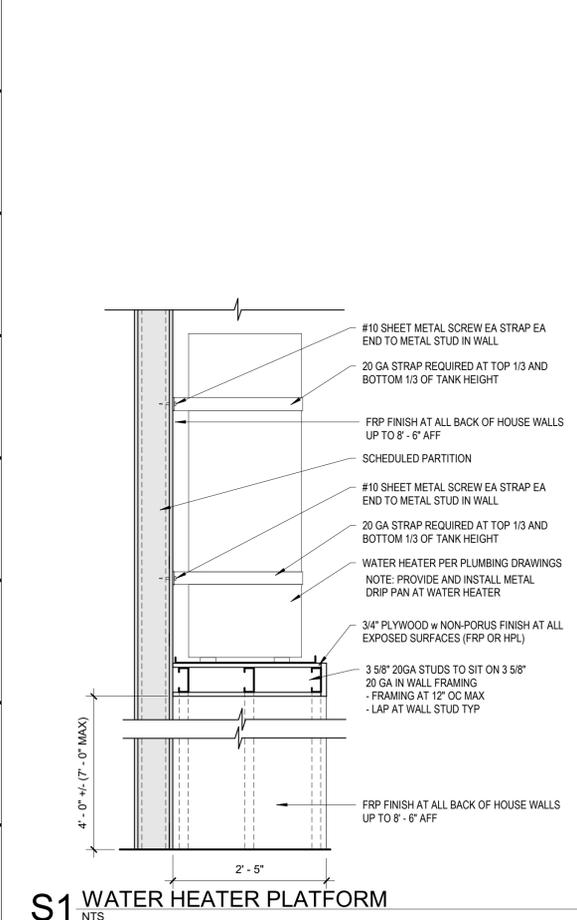
D2 DOOR TYPES
1 1/2" = 1'-0"

F1 FLUSH JAMB TYPE F1
3" = 1'-0"

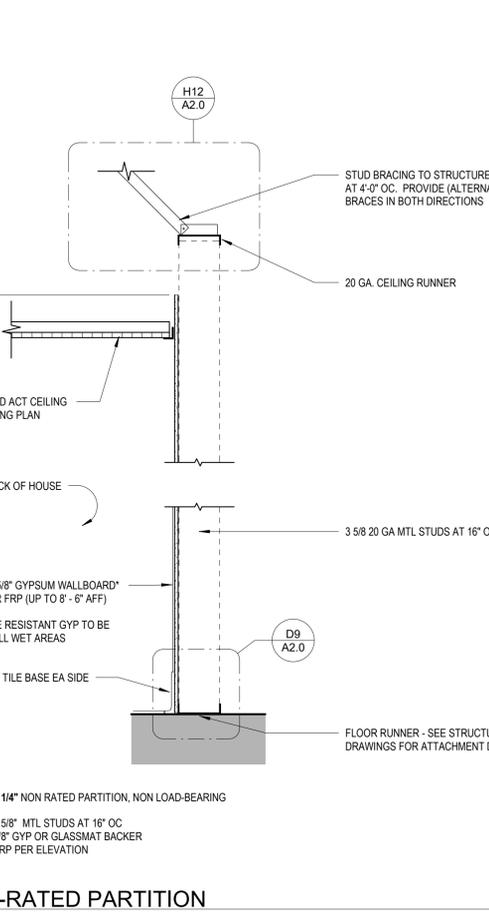
F2 JAMB TYPE F2
3" = 1'-0"

H9 COVE BASE DETAIL - TYPICAL
1 1/2" = 1'-0"

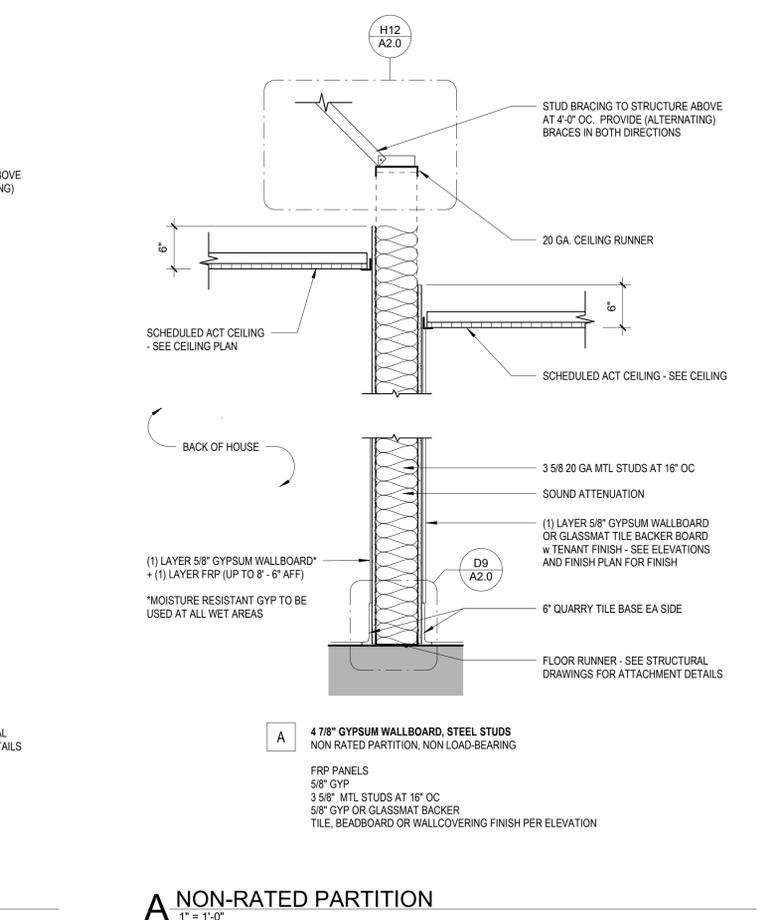
H12 Joint @ Non-Rated Partitions
1 1/2" = 1'-0"



S1 WATER HEATER PLATFORM
NTS



B NON-RATED PARTITION
1" = 1'-0"



A NON-RATED PARTITION
1" = 1'-0"

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 CONNECT • SHAPE • MOVE
 ONE SOUTH MEMORIAL DRIVE, SUITE 1000 | ST. LOUIS, MO 63102
 314.367.6100

Auntie Anne's

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Checked by	KEF

A2.0

MILLWORK NOTES:

- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD.
- REFER TO ELEVATIONS AND TO FINISHES LEGEND ON FOR FINISH DESIGNATIONS.
- FINISH ALL EXPOSED SURFACES OF CABINETS WITH FINISH INDICATED IN ELEVATION AND SECTION.
- GC TO PROVIDE ALL ADJUSTABLE STAINLESS STEEL SUPPORT LEGS AND ANCHOR IN PLACE AFTER EQUIPMENT INSTALLATION.
- CABINETRY/CASEWORK CONTRACTOR TO PROVIDE SIDE AND BACK SPLASHES AT ALL COUNTERTOPS - PROVIDE ACCESS INTO ALL CORNER CABINETS - DO NOT CREATE ANY 'DEAD END' CABINETS.
- ALL EQUIPMENT TO BE PROVIDED BY EQUIPMENT VENDOR INSTALLED BY GC - SEE EQUIPMENT PLANS AND EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL ELECTRICAL OUTLETS FOR COUNTER TOP EQUIPMENT ARE TO BE LOCATED ABOVE BACKSPLASH HEIGHT WHEN POSSIBLE. ALL POWER FOR UNDER COUNTER EQUIPMENT TO BE LOCATED BELOW COUNTER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.



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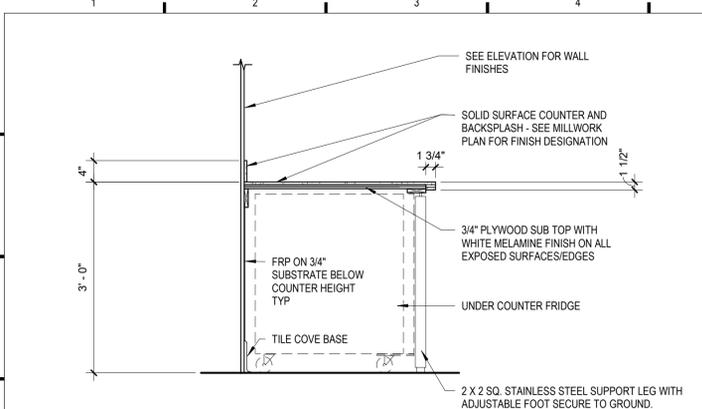
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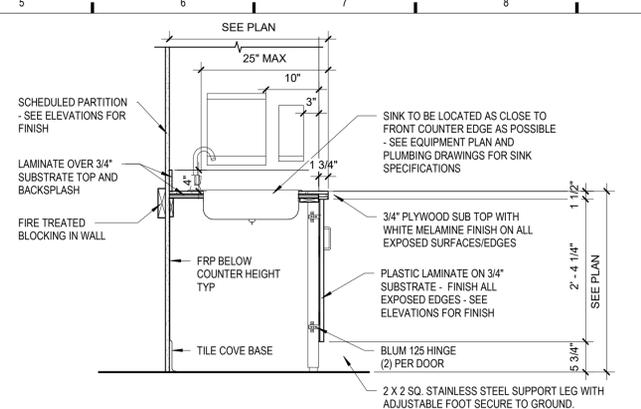
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MILLWORK DETAILS	
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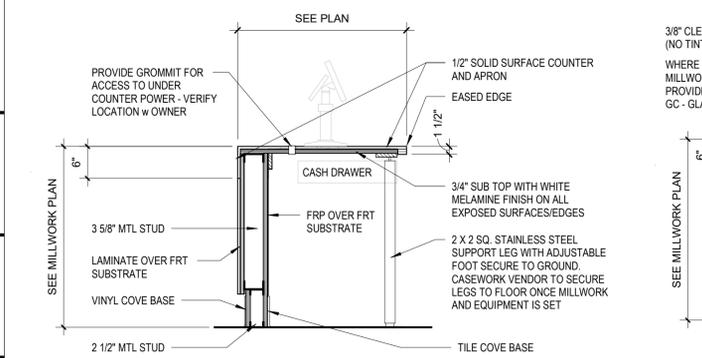
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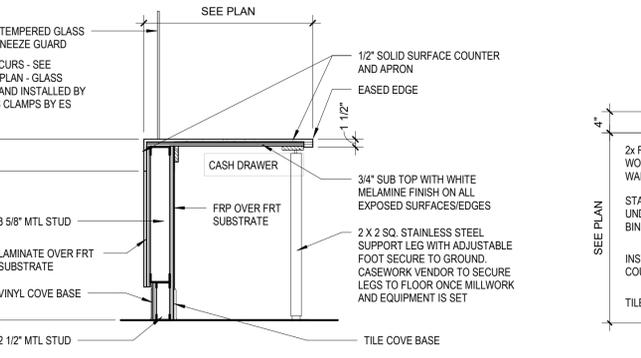
D1 SECTION @ (UNDER COUNTER FRIDGE)
 3/4" = 1'-0"



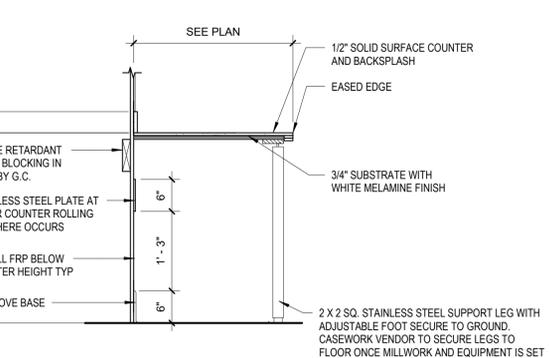
D5 SECTION @ DROP-IN SINK
 3/4" = 1'-0"



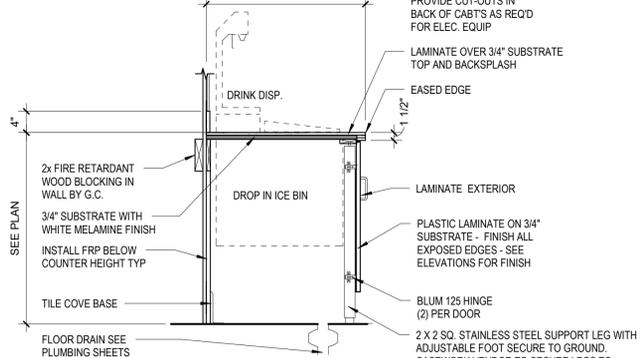
H1 SECTION @ POS
 3/4" = 1'-0"



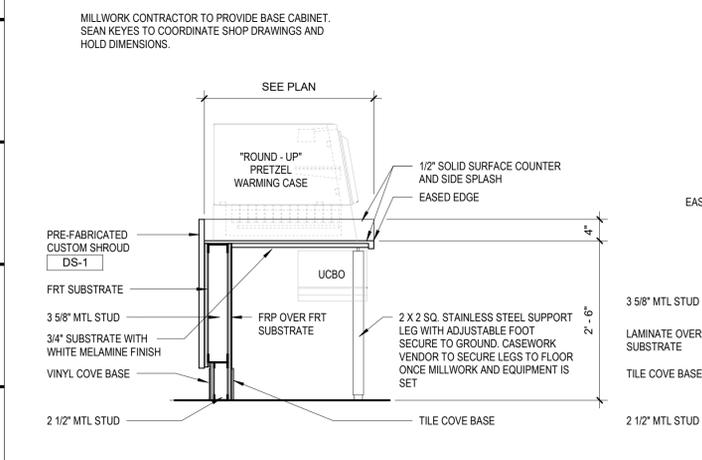
H5 SECTION @ FRONT COUNTER
 3/4" = 1'-0"



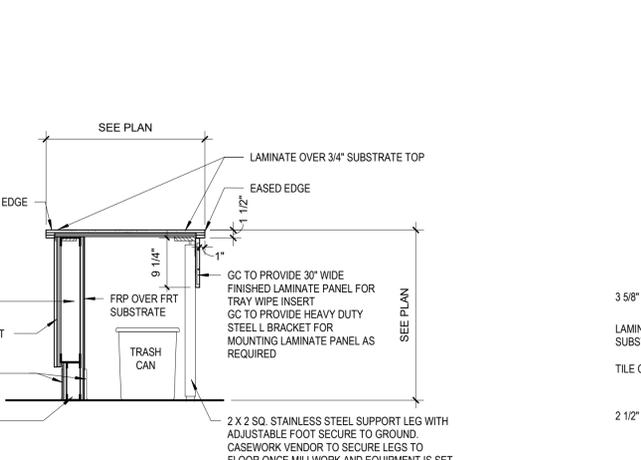
H9 SECTION @ COUNTER
 3/4" = 1'-0"



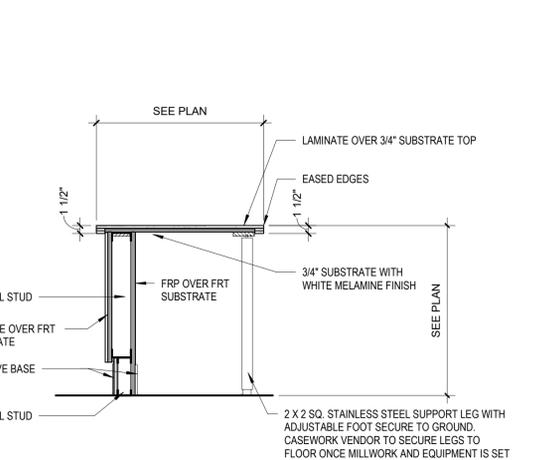
H13 SECTION @ DRINK DISPENSER
 3/4" = 1'-0"



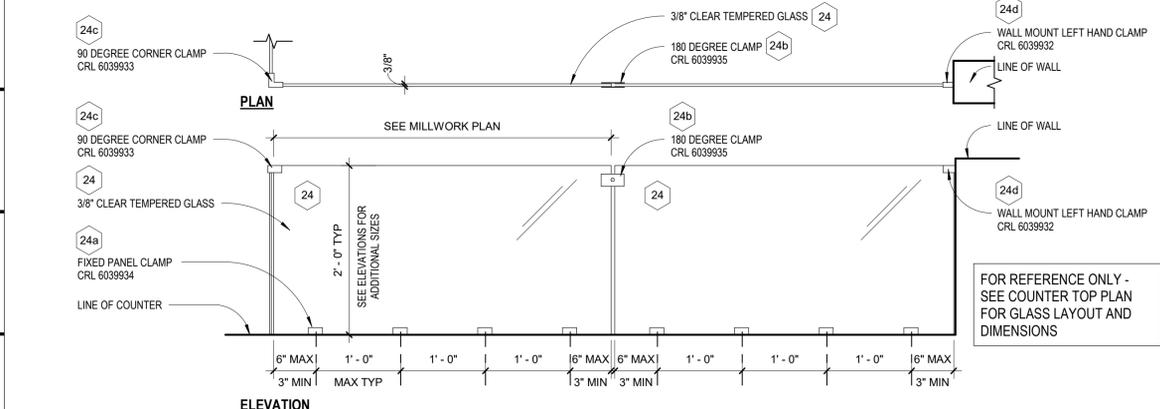
M1 SECTION @ WARMING CASE
 3/4" = 1'-0"



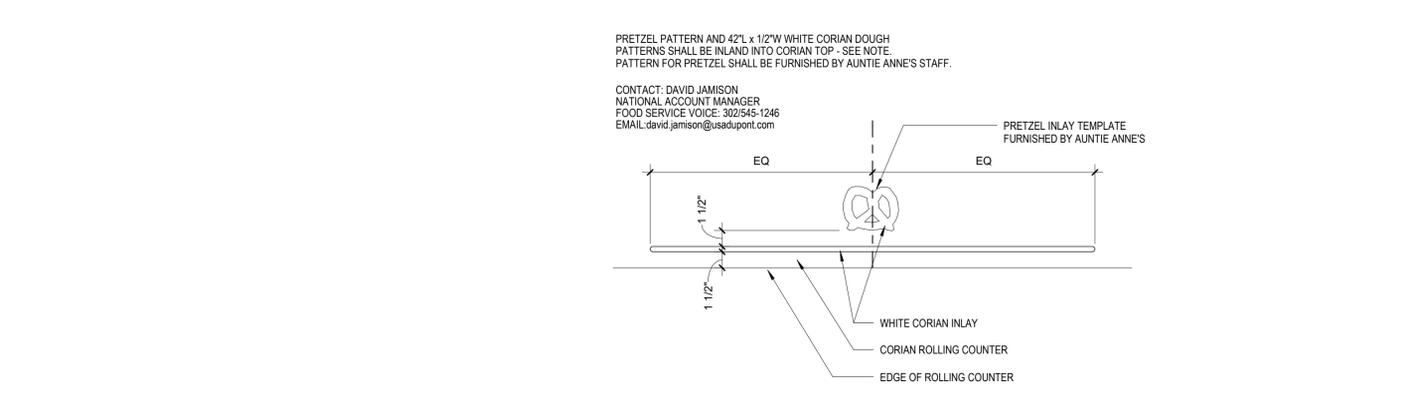
M5 SECTION @ TRAY WIPE
 3/4" = 1'-0"



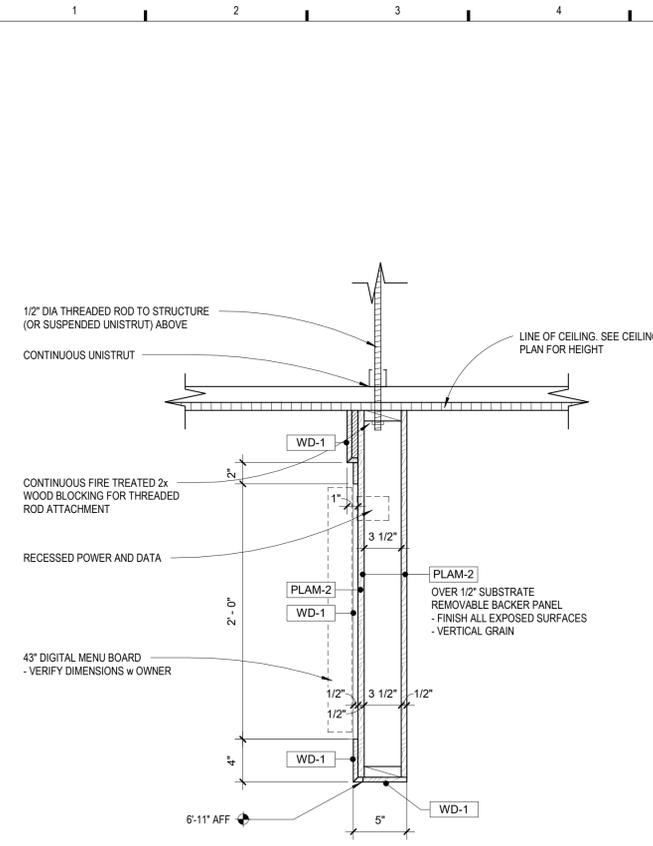
M9 SECTION @ LOWER COUNTER
 3/4" = 1'-0"



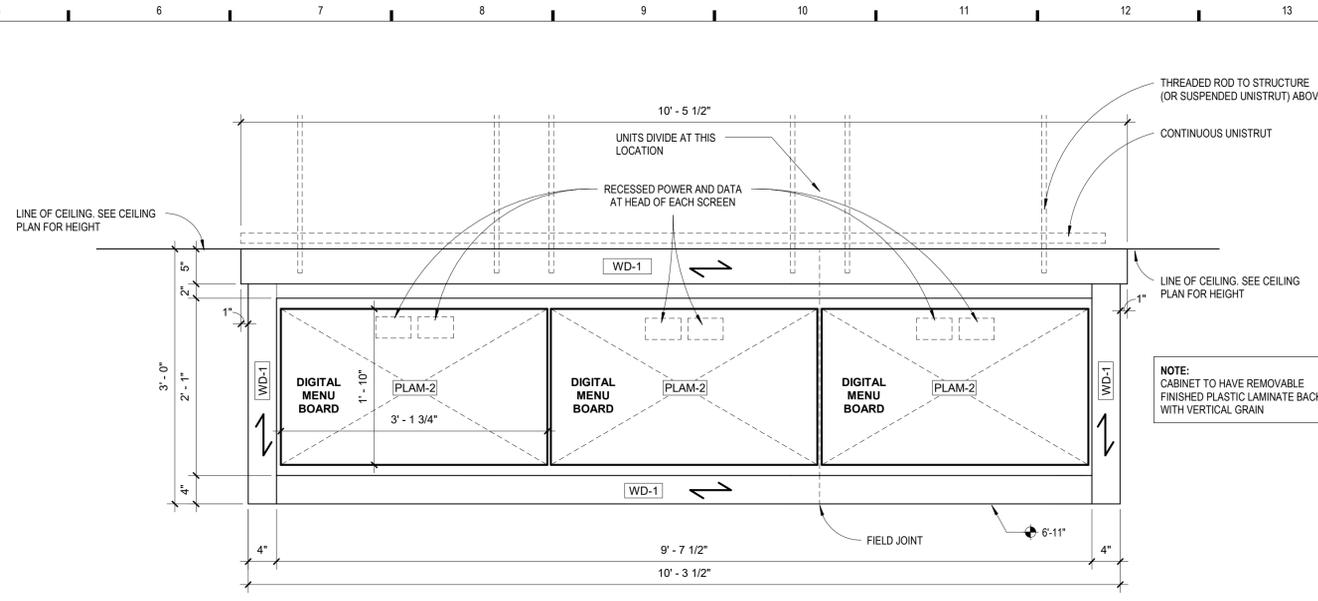
S1 TYPICAL SNEEZE GUARD INSTALLATION DETAIL
 1" = 1'-0"



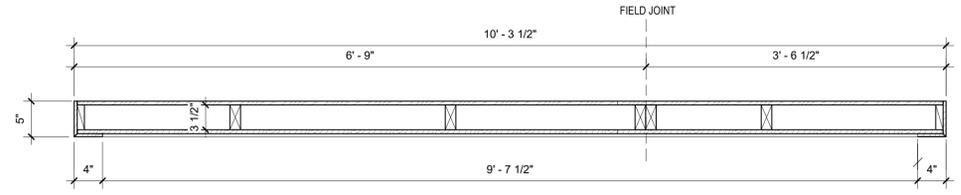
S12 PLAN DETAIL @ INLAY PATTERN
 1 1/2" = 1'-0"



H1 DIGITAL MENU BOARD SECTION
1 1/2" = 1'-0"



F5 DIGITAL MENU BOARD DISPLAY
1" = 1'-0"



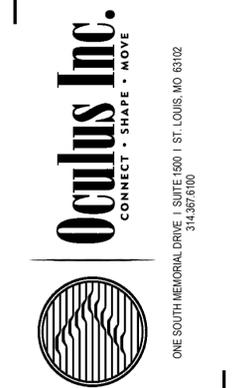
H5 DIGITAL MENU BOARD PLAN
1" = 1'-0"

MILLWORK NOTES:

- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD.
- REFER TO ELEVATIONS AND TO FINISHES LEGEND ON FOR FINISH DESIGNATIONS.
- FINISH ALL EXPOSED SURFACES OF CABINETS WITH FINISH INDICATED IN ELEVATION AND SECTION.
- GC TO PROVIDE ALL ADJUSTABLE STAINLESS STEEL SUPPORT LEGS AND ANCHOR IN PLACE AFTER EQUIPMENT INSTALLATION
- CABINETRY/CASEWORK CONTRACTOR TO PROVIDE SIDE AND BACK SPLASHES AT ALL COUNTERTOPS - PROVIDE ACCESS INTO ALL CORNER CABINETS - DO NOT CREATE ANY 'DEAD END' CABINETS
- ALL EQUIPMENT TO BE PROVIDED BY EQUIPMENT VENDOR INSTALLED BY GC - SEE EQUIPMENT PLANS AND EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION
- ALL ELECTRICAL OUTLETS FOR COUNTER TOP EQUIPMENT ARE TO BE LOCATED ABOVE BACKSPASH HEIGHT WHEN POSSIBLE. ALL POWER FOR UNDER COUNTER EQUIPMENT TO BE LOCATED BELOW COUNTER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

NOTE:
CABINET TO HAVE REMOVABLE FINISHED PLASTIC LAMINATE BACK WITH VERTICAL GRAIN

NOTE: GC TO FABRICATE MANU BACKER IN TWO SECTIONS AND JOIN IN FIELD



SAN ANTONIO
 HEB PLUS
 20935 US HIGHWAY 281N
 SPACE 125
 SAN ANTONIO, TX 78258

#	Description	Date

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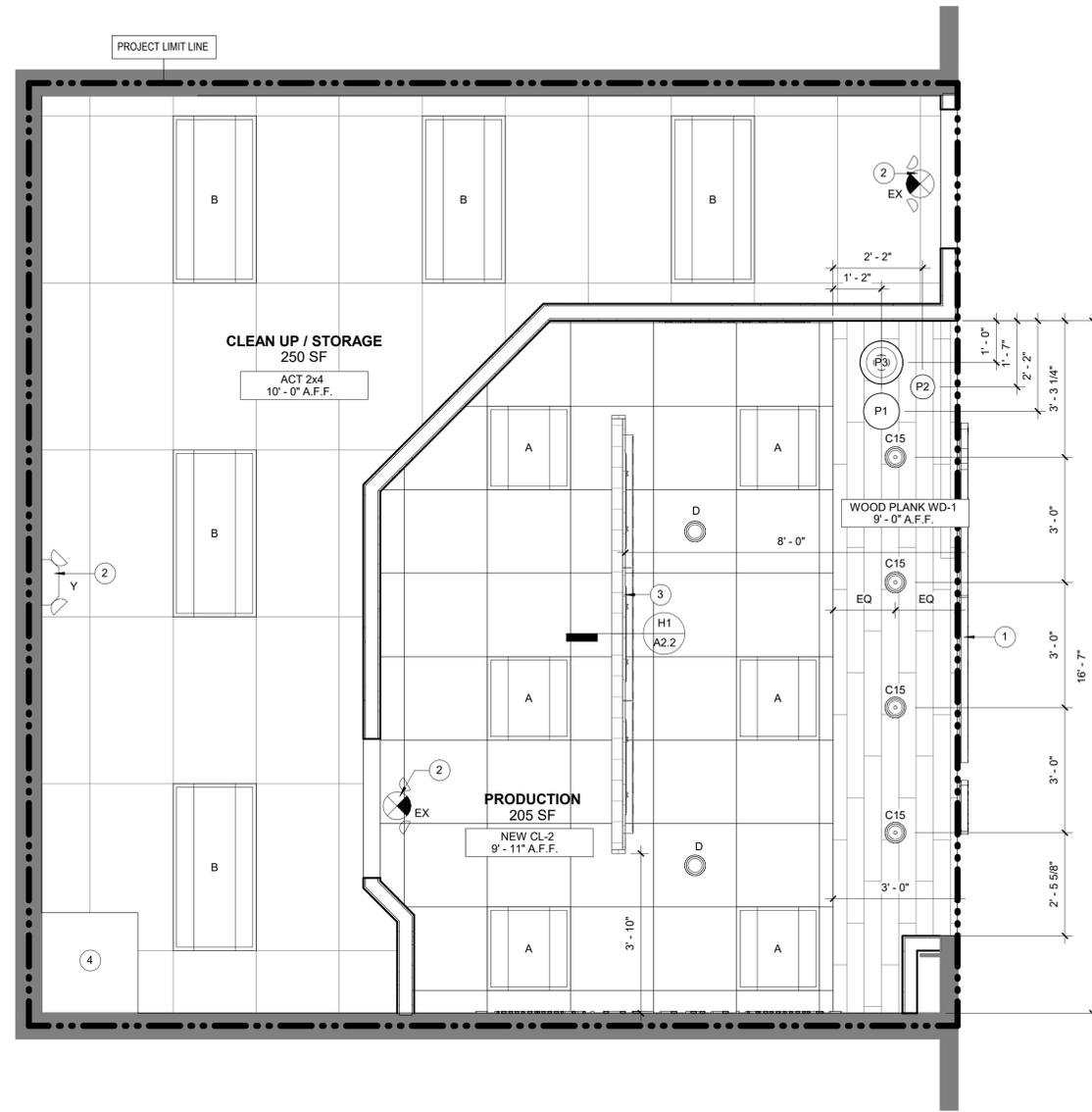
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Client Approval

MILLWORK DETAILS (MENU BOARD)

Project # 42122-TX01
 Issue Date 03/15/2022
 Scale AS INDICATED
 Drawn by ARS
 Checked by KEF

A2.2



L6 REFLECTED CEILING PLAN
1/2" = 1'-0"



LIGHT FIXTURE SCHEDULE

QTY	TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMP	LOCATION
6	A	2X2 High Lumen Edge Lit Panel	NORA LIGHTING	NPD-E22/35A4HL	LED	
5	B	2X4 High Lumen Edge Lit Panel	NORA LIGHTING	NPD-E24/35A4HL	LED	
4	C15	6" New Work, Marquise 2 Recessed Can	NORA LIGHTING	NHM2-615LE6	LED	
2	D	4" LED ICAT New Work Recessed Can	NORA LIGHTING	NHIC-4LMRAT	LED	
2	EX	LED Exit & Emergency Combo White/Red Letters	NORA LIGHTING	NEX-711-LED/RW	LED	
1	P1	AUNTIE ANNE'S PENDANT	HI-LITES MFG CO INC	H512CC	LED SHATTER PROOF BULB	
1	P2	AUNTIE ANNE'S PENDANT	HI-LITES MFG CO INC	H612CC	LED SHATTER PROOF BULB	
1	P3	AUNTIE ANNE'S PENDANT	HI-LITES MFG CO INC	H212CC	LED SHATTER PROOF BULB	
1	Y	Duel Head LED Emergency Light with remote Capability	NORA LIGHTING	NE-700LEDRCW	LED	

LIGHTING LEGEND:

- LED FIXTURE (2x2, 2X4, ETC).
- RECESSED LED WALL WASHER LIGHT FIXTURE. SEE SCHEDULE.
- RECESSED LED CAN LIGHT. SEE SCHEDULE.
- SUSPENDED PENDANT FIXTURE. SEE ELECTRICAL.
- EXIT LIGHT. SEE SCHEDULE.
- SPRINKLER SYSTEM. FOR REFERENCE ONLY.
- DIFFUSERS AND RETURNS. FOR REFERENCE ONLY. "N" DESIGNATION DENOTES NEW FIXTURE (TYP.)

SHEET NOTES

- SEE A2.0 FOR PARTITION TYPES.
- MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMOLITION/CONSTRUCTION ACTIVITIES
- GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFERENCE FINISH PLANS FOR FINISH INFORMATION AND FLOOR TRANSITION LOCATIONS/DIMENSIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNO
- SEE A0.2 FOR VENDOR CONTACTS
- GC TO PROVIDE FIRE RETARDANT TREATED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND FIXTURES.
- GC TO PROVIDE 2x2 STAINLESS STEEL COUNTER SUPPORT LEGS AS REQUIRED AND ANCHOR IN PLACE AFTER EQUIPMENT IS INSTALLED.

KEYNOTES

KEY #	KEYNOTE TEXT
1	SIGNAGE PROVIDED AND INSTALLED BY SIGN VENDOR. GC TO PROVIDE POWER AND ACCESS PANEL TO POWER AS REQUIRED.
2	PROVIDE EMERGENCY EXIT SIGNS AND EMERGENCY LIGHTS AS REQUIRED BY CODE.
3	NEW DIGITAL MENU BOARD CABINET. SEE MILLWORK DETAILS FOR ADDITIONAL INFORMATION.
4	OPENING IN CEILING FOR NEW WATER HEATER.

LANDLORD NOTES:

LIGHTING VENDOR:
ALL LIGHTING TO BE ORDERED THROUGH DAVE CROOK AT WESCO
Dave Crook
330-727-3675
dcrook@wesco.com



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
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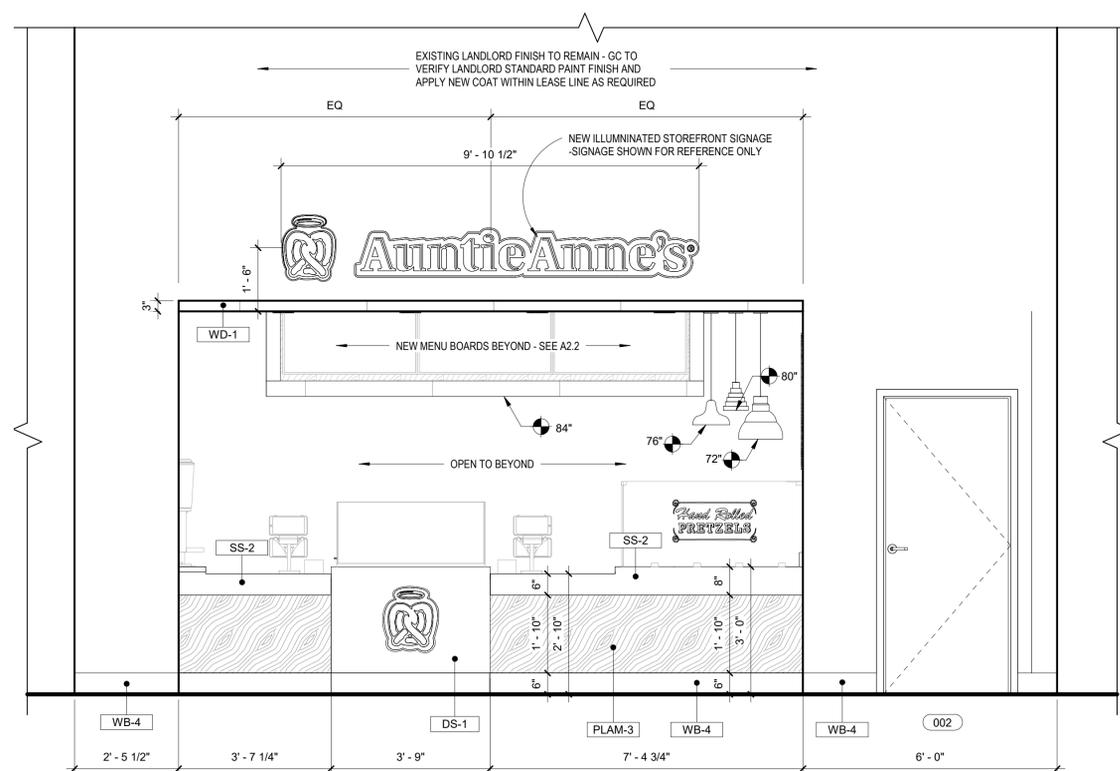
Client Approval
REFLECTED CEILING PLAN
Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by ARS
Checked by KEF

A3.0

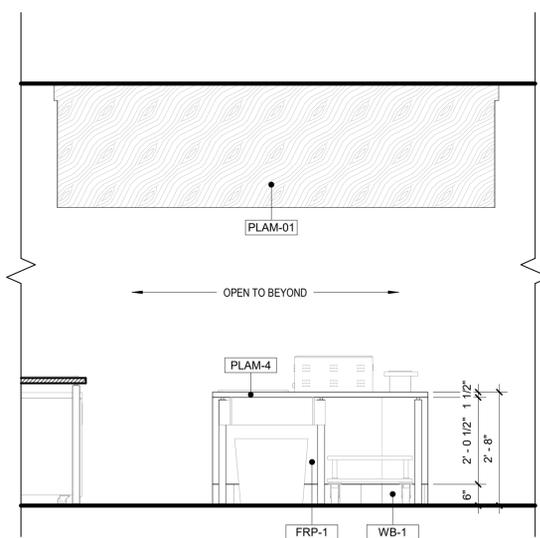
SHEET NOTES:

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- CABINETS/CASEWORK CONTRACTOR TO PROVIDE SIDE AND BACK SPLASHES AT ALL COUNTERS - PROVIDE ACCESS INTO ALL CORNER CABINETS - DO NOT CREATE ANY 'DEAD END' CABINETS.
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- ALL ELECTRICAL OUTLETS FOR COUNTER TOP EQUIPMENT ARE TO BE LOCATED ABOVE BACKSPLASH HEIGHT WHEN POSSIBLE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

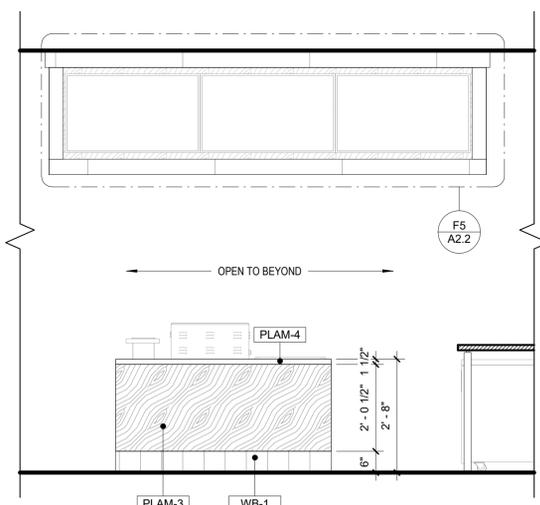
LANDLORD NOTES:



J1 ELEVATION - STOREFRONT
1/2" = 1'-0"



S1 ELEVATION - PRODUCTION
1/2" = 1'-0"



S6 ELEVATION - PRODUCTION
1/2" = 1'-0"

Oculus Inc.
CONNECT • SHAPE • MOVE



ONE SOUTH MEMORIAL DRIVE, SUITE 1000 | ST. LOUIS, MO 63102
314.367.6100



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ELEVATIONS

Project # 42122-TX01

Issue Date 03/15/2022

Scale AS INDICATED

Drawn by ARS

Checked by KEF

A5.0

SHEET NOTES:

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ELEVATIONS

Project # 42122-TX01

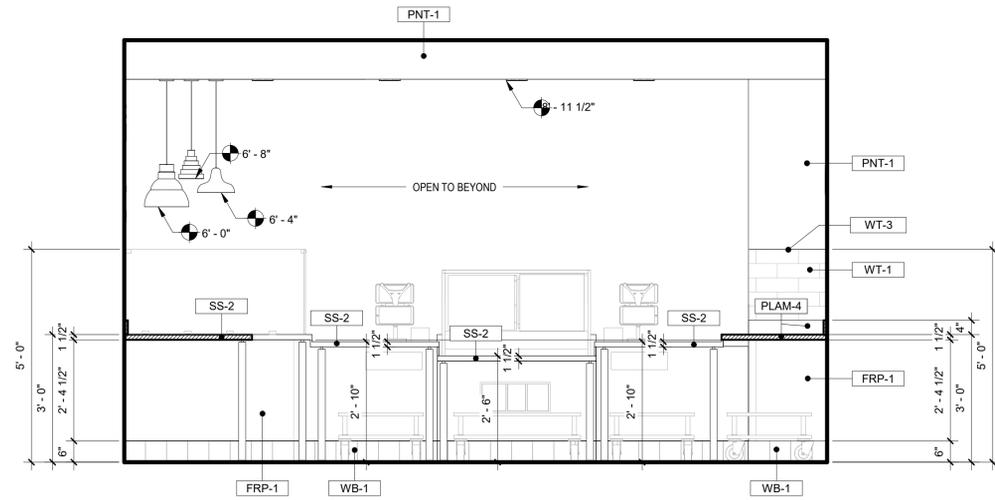
Issue Date 03/15/2022

Scale AS INDICATED

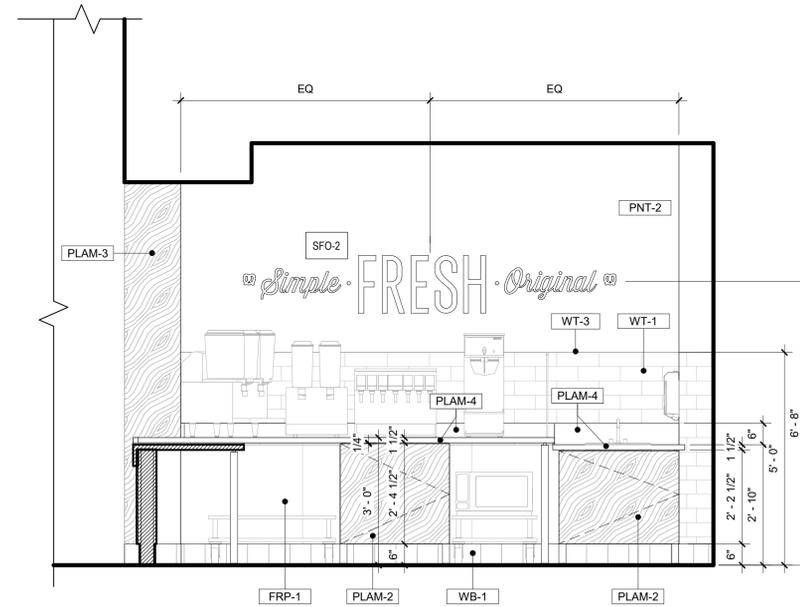
Drawn by ARS

Checked by KEF

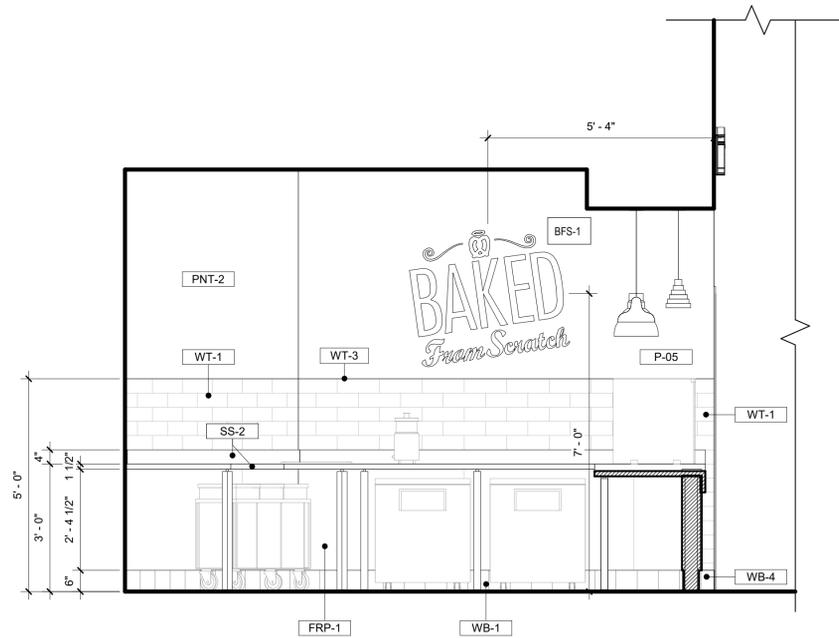
A5.1



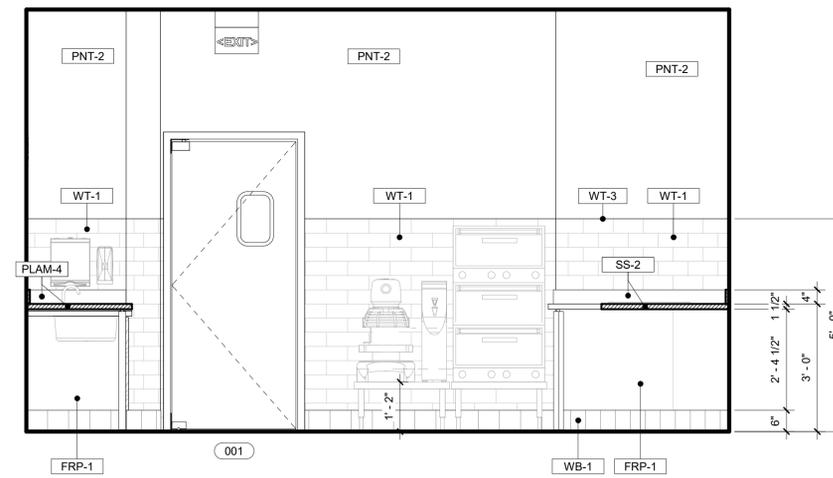
H1 ELEVATION - PRODUCTION
1/2" = 1'-0"



H9 ELEVATION - PRODUCTION
1/2" = 1'-0"



S1 ELEVATION - PRODUCTION
1/2" = 1'-0"



S9 ELEVATION - PRODUCTION
1/2" = 1'-0"

AUNTIE ANNE'S KITCHEN EQUIPMENT SCHEDULE												
ITEM NUMBER	DESCRIPTION	VOLTAGE	PHASE	KW	H.P.	AMPS	CIRCUIT BREAKER SIZE POLES	WIRE SIZE	GND SIZE	CONDUIT SIZE	MTG HT	REMARKS
1	POS STATION	120	1	-	-	5	20 1	(2)#12	12	3/4"	5	
2	HEATED PRETZEL DISPLAY	120	1	-	-	15	20 1	(2)#12	12	3/4"	5	
3	FROZEN DRINK DISPENSER	120	1	-	-	12	20 1	(2)#12	12	3/4"	4	
4	LEMONADE DISPENSER	120	1	-	-	5.5	20 1	(2)#12	12	3/4"	4	
6	COKE MACHINE DROP-IN	120	1	-	-	5	20 1	(2)#12	12	3/4"		
8	HOT WATER DISPENSER	120	1	-	-	15	20 1	(2)#12	12	3/4"	+60"	
9	MIXER	120	1	-	-	8	20 1	(2)#12	12	3/4"	5	
10	BUTTER WARMER	120	1	-	-	10	20 1	(2)#12	12	3/4"	11	
11	ELECTRIC OVEN(DOUBLE)	208	2	7.2	-	35	50 2	(2)#8	10	3/4"	+30"	
11a	ELECTRIC OVEN(SINGLE)	208	2	-	-	17.3	30 2	(2)#10	10	3/4"	+40"	
12	MICROWAVE	120	1	1.0	-	15	20 1	(2)#12	12	3/4"	5	
17	43" DIGITAL MENU DISPLAY	120	1	-	-	20	1	(2)#12	12	3/4"	5	
18	INFUSION BREWER	120	1	1.7	-	20	40 2	(2)#12	12	3/4"		
20	HOT DOG WARMER	120	1	0.5	-	15	20 1	(2)#12	12	3/4"	4	
21	U/C REFRIGERATOR	120	1	-	-	2.6	20 1	(2)#12	12	3/4"	5	
25	UNDER COUNTER FREEZER	120	1	-	-	2.7	30 1	(2)#12	12	3/4"		
40	DOUBLE DOOR REFRIGERATOR	120	1	-	-	11	20 1	(2)#12	12	3/4"		
41	SINGLE DOOR REFRIGERATOR	120	1	-	-	9.7	20 1	(2)#12	12	3/4"		
42	ICE MACHINE & BIN	115	1	-	-	18.3	25 1	(2)#10	10	3/4"		
42a	ICE ZONE SANITATION	120	1	-	-	15	20 1	(2)#12	12	3/4"		
48	WATER HEATER	208	3	8	-	50	3	(3)#8	10	3/4"		
53	UNDERCOUNTER BAG-IN-THE-BOX RACK	120	1	-	-	2.6	20 1	(2)#12	12	3/4"		
NSC-01	NETWORK SERVER CABINET (WALL MOUNTED)	120	1	-	-	10.2	20 1	(2)#12	12	3/4"		

- PLAN KEYED ELECTRICAL NOTES:**
- EXISTING WATER HEATER TO REMAIN, NO CHANGE.
 - DUAL FEMALE CATEGORY 5 DATA JACK IN MILLWORK. VERIFY EXACT MOUNTING LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH IN.
 - EC TO COORDINATE WITH EQUIPMENT MANUFACTURER FOR EXACT RECEPTACLE, CORD AND PLUG REQUIREMENTS FOR COMPLETE WORKING SYSTEM. FIELD VERIFY WITH EQUIPMENT BEING INSTALLED.
 - MOUNT RECEPTACLE ABOVE BACK SPLASH.
 - MOUNT RECEPTACLE BELOW COUNTER.
 - MOUNT RECEPTACLE LOW IN ACCESSIBLE LOCATION IN THE POS CABINET.
 - LANDLORD TO PROVIDE DEDICATED 20 AMP, 120V CIRCUIT FROM NEARBY PANEL TO RECEPTACLE SHOWN ON PLAN.
 - EC TO PROVIDE 120V SINGLE PHASE POWER FOR SIGN. EC SHALL VERIFY NON-FUSED DISCONNECT SWITCH ABOVE ACCESSIBLE CEILING AND PROVIDE NEW IF REQUIRED. PROVIDE DEDICATED #10 COPPER GROUND WIRE FROM EQUIPMENT GROUND BUS IN PANEL FOR CIRCUIT SERVING SIGN. DO NOT USE CONDUIT AS A GROUND. FIELD VERIFY EXACT LOCATION OF ROUGH IN.
 - CONNECTION FOR OVERHEAD AIR CURTAIN. EC TO PROVIDE MICRO DOOR SWITCH OPERATOR, MOUNTED ABOVE DOOR. EC TO PROVIDE DISCONNECT SWITCH AND CONNECT UNIT COMPLETE AND READY FOR OPERATION.
 - EC TO PROVIDE DISCONNECT SWITCH NOTED. INDOOR AIR HANDLING UNIT POWERED OFF INDOOR CONDENSING UNIT. EC TO PROVIDE ALL INTERCONNECT WIRING AS REQUIRED AND MAKE FINAL ELECTRICAL CONNECTIONS. VERIFY EXACT LOCATION WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN.
 - PROVIDE SURFACE MOUNTED POSER IN CABINETRY BELOW COUNTER.
 - CONNECTION FOR INTERNALLT LIT SHROUD IN BAKER'S CASE. PROVIDE DRIVERS AS REQUIRED. VERIFY EXACT STRIPS LIGHT LOCATIONS WITH BAKER'S CASE SUPPLIER.

- GENERAL ELECTRICAL NOTES:**
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ELECTRICAL CODE AND ANY STATE/LOCAL CODES.
 - ALL CONDUIT SHALL BE GALVANIZED RIGID HEAVY WALL STEEL, OR EMT. SIZES SHALL BE DETERMINED PER N.E.C. WATERTIGHT FITTINGS SHALL BE PROVIDED AS REQUIRED BY CODE. EMT CONDUITS SHALL HAVE COMPRESSION FITTINGS. FLEXIBLE CONDUITS MAY BE USED FOR SHORT CONDITIONS TO VIBRATING EQUIPMENT, AND SHOWCASES, AS REQUIRED. 3/4" INCH SIZE MINIMUM.
 - ALL ELECTRICAL EQUIPMENT SHALL BE RESTRAINED FOR SEISMIC FORCES IN ACCORDANCE WITH ALL BUILDING CODES.
 - EXACT LOCATION, CUT-OUTS AND MOUNTING HEIGHTS FOR WIRING DEVICES IN CASEWORK SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
 - VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BID. NOTIFY OWNER OF ANY DISCREPANCIES. IF ACCEPTABLE TO OWNER'S REPRESENTATIVE, EXISTING EQUIPMENT MAY BE RE-USED. IF NOT ACCEPTABLE, FURNISH AND INSTALL NEW.
 - ALL RECEPTACLES, DATA AND TELEPHONE OUTLETS ARE TO BE MOUNTED AT +18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 - PRIOR TO CONNECTION EC SHALL VERIFY THE VOLTAGE AND AMPERAGE REQUIREMENTS OF ALL EQUIPMENT DELIVERED TO THE SITE. EC SHALL NOTIFY OWNER OF ANY DIFFERENCE.
 - EC TO VERIFY PLUG TYPE, AMPERAGE, VOLTAGE, AND LOCATION PRIOR TO BID AND ROUGH IN.
 - ALL CIRCUITS SHALL INCLUDE EQUIPMENT GROUND SIZED PER NEC.
 - ALL LIGHT FIXTURES LOCATED OVER FOOD STORAGE, SERVICE, PREPARATION AND DISPLAY FACILITIES MUST CONTAIN PROTECTIVE LENSES.
 - EC TO VERIFY ALL POWER REQUIREMENTS WITH EQUIPMENT MANUFACTURER. PROVIDE HACR BREAKERS AS REQUIRED.

- KITCHEN RECEPTACLE NOTES**
- ALL KITCHEN SINGLE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERES OR LESS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER 2017 NEC SECTION 210.8 (B) (1)-(10).
 - ALL GFCI RECEPTACLES SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION OR A GFCI CIRCUIT BREAKER SHALL USED TO FEED THE CIRCUIT NOTED.
 - ALL 125V, 15A AND 20A CIRCUITS TO KITCHEN EQUIPMENT SHALL BE FED WITH A DEDICATED NEUTRAL WIRE.

FIRE ALARM NOTES (WHERE REQUIRED):

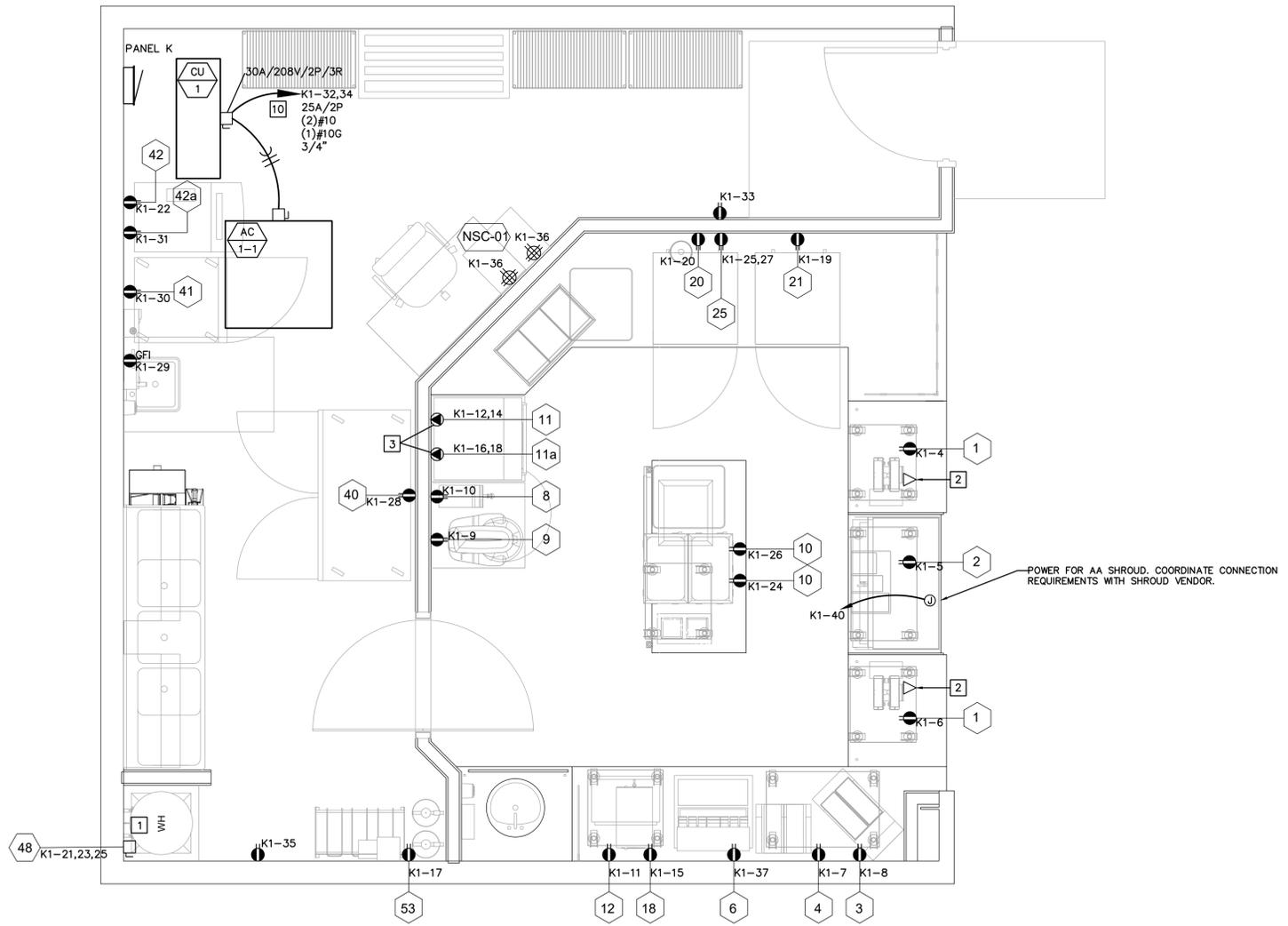
CONTRACTOR SHALL VERIFY MANUFACTURER AND MODEL OF LANDLORD'S EXISTING FIRE ALARM SYSTEM.

COORDINATE REQUIREMENTS WITH LANDLORD'S FIRE ALARM VENDOR.

CONTRACTOR SHALL VERIFY ALL FIRE ALARM DEVICES THAT ARE EXISTING TO REMAIN ARE IN PROPER WORKING CONDITION. REPLACE ANY FAULTY DEVICES AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.

ALL FIRE ALARM WORK SHALL BE PERFORMED BY A LANDLORD APPROVED FIRE ALARM CONTRACTOR

THIS CONTRACTOR IS RESPONSIBLE FOR FIRE ALARM PERMIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIREMENTS PRIOR TO SUBMISSION FOR PERMIT.



1 ELECTRICAL POWER PLAN
E1 SCALE: 1/2" = 1'-0"



CASE Engineering Inc.
796 Metrus Court
St. Louis, MO 63126
T 636.349.1000
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. F-20080



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

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Client Approval

ELECTRICAL POWER PLAN

Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by LKM
Checked by DC

E1

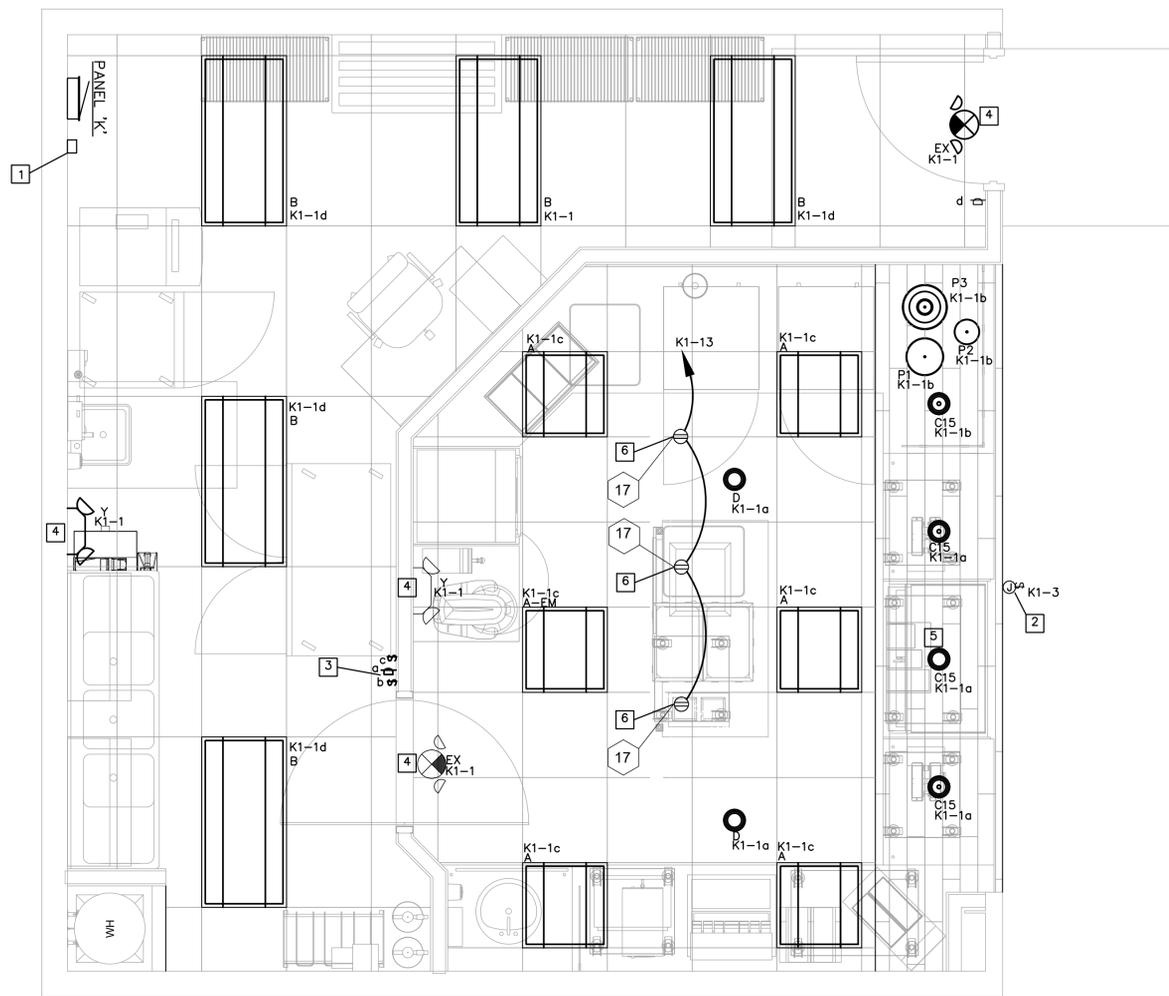
LIGHT FIXTURE SCHEDULE							
MARK	MFR.	STYLE/MODEL #	QTY	LAMPS	VOLTS	REMARKS	WATTS PER FIXTURE
A	NORA LIGHTING	NPD-E22/35A4HL	6	LED	100	2X2 HIGH LUMEN EDGE LIT PANEL	35
B	NORA LIGHTING	NPD-E24/35A4HL	5	LED	120	2X4 HIGH LUMEN EDGE LIT PANEL	46
C15	NORA LIGHTING	NHM2-615LE6	3	LED	120	6" NEW WORK, MARQUISE 2 RECESSED CAN	18
D	NORA LIGHTING	NHIC-4LMRAT	2	LED	120	4" LED ICAT NEW WORK RECESSED CAN	x
EX	NORA LIGHTING	NEX-711-LED/RW	1	LED	120	LED EXIT & EMERGENCY COMBO WHITE/RED LETTERS	2
P1	HI-LITES MFG CO INC	H512CC	1	LED SHATTER PROOF BULB	120	AUNTIE ANNE'S PENDANT	20
P2	HI-LITES MFG CO INC	H612CC	1	LED SHATTER PROOF BULB	120	AUNTIE ANNE'S PENDANT	20
P3	HI-LITES MFG CO INC	H212CC	1	LED SHATTER PROOF BULB	120	AUNTIE ANNE'S PENDANT	20
Y	NORA LIGHTING	NE-700LEDRCW	1	LED	120	DUEL HEAD LED EMERGENCY LIGHT WITH REMOTE CAPABILITY	2

GENERAL NOTES:

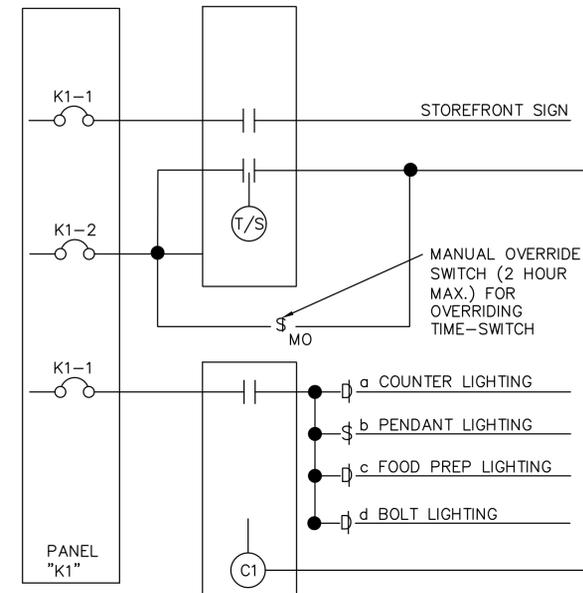
1. PLACEMENT OF LIGHT FIXTURES SHALL BE AS DIMENSIONED AND LOCATED IN THE ARCHITECTURAL DRAWINGS AND DETAILS.
2. LIGHT FIXTURES SHALL BE SUPPLIED AS SCHEDULED W/ NO EXCEPTIONS.
3. MINIMUM WIRE SIZE SHALL BE NO. 12 COPPER.
4. ALL LIGHTS IN FOOD AND BEVERAGE PREP AREA SHALL HAVE PROTECTIVE SHIELDS.
5. VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BID. NOTIFY OWNER OF ANY DISCREPANCIES. IF ACCEPTABLE TO OWNER'S REPRESENTATIVE, EXISTING EQUIPMENT MAY BE RE-USED. IF NOT ACCEPTABLE, FURNISH AND INSTALL NEW.

PLAN KEYED LIGHTING NOTES:

- 1 EC TO PROVIDE INTERMATIC #ET2825C DIGITAL TIME SWITCH AND CONTACTORS AS REQUIRED TO CONTROL SIGNAGE, DIGITAL SCREENS, KIOSK LIGHTING.
- 2 FURNISH AND INSTALL 120 VOLT, 1Ø POWER FOR SIGN. PROVIDE NON-FUSED DISCONNECT SWITCH ABOVE ACCESSIBLE CEILING. PROVIDE DEDICATED #10 COPPER GROUND WIRE FROM EQUIPMENT GROUND BUS IN PANEL FOR CIRCUIT SERVING SIGN. DO NOT USE CONDUIT AS A GROUND. FIELD VERIFY EXACT LOCATION OF ROUGH-IN WITH OWNER REPRESENTATIVE. RUN THE CIRCUIT THROUGH THE TIME SWITCH.
- 3 EC TO MOUNT SWITCHES FOR ILLUMINATED SIGNS AND DIGITAL SCREENS AS SHOWN, VERIFY EXACT LOCATION WITH AUNTIE ANNE'S CONSTRUCTION MANAGER PRIOR TO ROUGH IN. PROVIDE LABEL ON EACH SWITCH.
- 4 CONNECT EXIT/EGRESS LIGHTING AHEAD OF ALL LIGHTING CONTROLS OF GENERAL LIGHTING CIRCUIT SERVING THIS AREA.
- 5 EC TO ROUTE CIRCUIT THROUGH TIMESWITCH. SEE LIGHTING CONTROL DETAIL FOR ADDITIONAL INFORMATION.
- 6 EC TO PROVIDE JUNCTION BOX IN ACCESSIBLE CONCEALED SPACE FOR DIGITAL MENU BOARDS. SEE ARCH. PLANS FOR SCREEN LOCATION TO DETERMINE CONDUIT RUN AND ROUTING. ALL OUTLET BOXES, CONDUIT, ETC SHALL BE CONCEALED FROM VIEW. COORDINATE EXACT LOCATION WITH CONSTRUCTION MANAGER. CIRCUIT SHALL BE CONTROLLED BY TIME CLOCK.



1 ELECTRICAL LIGHTING PLAN
E2 SCALE: 1/2" = 1'-0"



3 LIGHTING CONTROL **1**
E2 SCALE: NO SCALE



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CERTIFICATE OF AUTHORITY NO. F-2080



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date

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Client Approval
ELECTRICAL LIGHTING PLAN
Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
Drawn by LKM
Checked by DC

E2

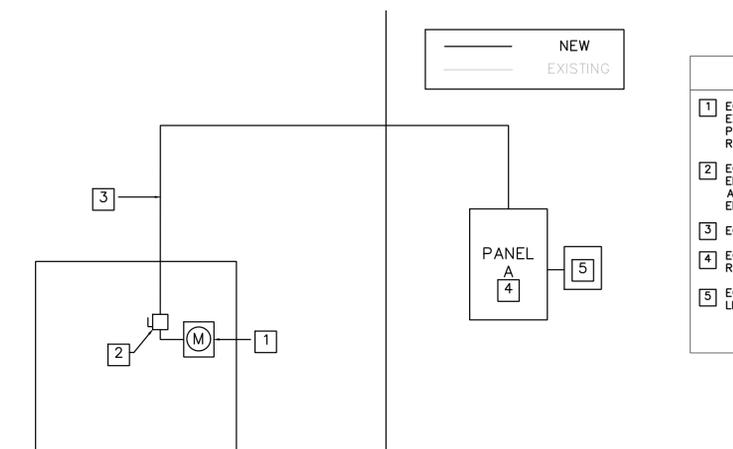
ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
WP	WEATHERPROOF
NL	NIGHT LIGHT (CONNECT TO UNSWITCHED LEG OF CIRCUIT NOTED)
GFI	GROUND FAULT CURRENT INTERRUPTER PROTECTED DEVICE
ST	SHUNT TRIP CIRCUIT
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
TTB	TELEPHONE TERMINAL BOARD
PROVIDE	FURNISH AND INSTALL COMPLETE
⊙	JUNCTION BOX, MOUNTING HEIGHT
⊕	20A, 1P, 125V, GROUNDING TYPE DUPLEX RECEPTACLE (+18" AFF UNO)
⊕	20A, 1P, 125V, GROUNDING TYPE DOUBLE DUPLEX RECEPTACLE
⊕	20A, 1P, 125V, GFCI PROTECTED, DOUBLE DUPLEX RECEPTACLE
⊕	20A, 1P, 125V, GFCI PROTECTED, DUPLEX RECEPTACLE
⊕	SPECIAL USE RECEPTACLE, COORDINATE WITH EQUIPMENT SUPPLIER
⊕	CEILING MOUNTED EXHAUST FAN WITH MANUAL DISCONNECT
⊕	DISCONNECT SWITCH: 30 AMP, NON-FUSED, 3 POLE
S	LIGHT SWITCH
S ₃	LIGHT SWITCH (3 WAY)
S ₄	LIGHT SWITCH (4 WAY)
SOS	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH AT 3'-6" AFF TO CENTERLINE (WATT STOPPER #DW100-WH OR EQUAL)
⊕	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH (WATT STOPPER #DT-355 OR EQUAL)
⊕	DIMMER SWITCH: LUTRON NOVA SERIES DIMMERS COMPATIBLE WITH LOW VOLTAGE LIGHTING FIXTURES AND RATED FOR LOAD NOTED IN PANEL SCHEDULE. REFER TO LOADS AT PANELBOARD SCHEDULE. MOUNTING HEIGHT AS INDICATED PER PLAN.
⊕	COMMUNICATIONS JUNCTION BOX FOR DATA/COMM. DEVICE PLATE. EC TO ROUTE 3/4" CONDUIT WITH PULL STRING TO 6" ABOVE ACCESSIBLE CEILING AND BEND AT 90° TOWARDS TTB. EC TO PROVIDE PLASTIC BUSHING ON END OF CONDUIT.
⊕	CONDUIT RUN CONCEALED IN CEILING OR WALL. NUMBER OF HASH MARKS INDICATE NUMBER OF #12 WIRES WHEN MORE THAN TWO ARE REQUIRED UNLESS NOTED OTHERWISE. ALL CIRCUITS SHALL INCLUDE EQUIPMENT GROUND SIZED PER NEC. HASH MARK AHEAD OF NEUTRAL INDICATES UNSWITCHED LEG. CURLED HASH MARK INDICATES DEDICATED GROUND WIRE REQUIRED.
+12"	12" ABOVE FINISHED FLOOR TO CENTERLINE
■	PANELBOARD
F ₅₀	LIGHTING FIXTURE SWITCHING DESIGNATION - LETTER 'F' INDICATES THE FIXTURE TYPE (SEE FIXTURE SCHEDULE) THE NUMBER '5' INDICATES THE CIRCUIT IN THE PANEL NOTED AND THE LOWER CASE LETTER 'd' INDICATES THE SWITCH LEG TO CONNECT THE FIXTURE TO.

PANEL BOARD K1		FLUSH MOUNTED	
120/208VOLTS 3 PHASE 4 WIRE 200 AMP. BUS		10,000 A.I.C. RATED	
200 AMP. MAIN LUGS ONLY		FED FROM PANEL MLP1	
OCT. NO.	TRIP NO. AMP/POLE	LOAD SERVED	LOAD SERVED
		AØ BØ CØ	NO. POLE TRIP AMP/POLE
1	20 1	LIGHTING	TENANT AIR CURTAIN
3	20 1	EXTERIOR STOREFRONT SIGNAGE	POS STATION RECEPTACLES
5	20 1	HEATED PRETZEL DISPLAY	POS STATION RECEPTACLES
7	20 1	LEMONADE DISPENSER	FROZEN DRINK DISPENSER
9	20 1	MIXER	HOT WATER DISPENSER
11	20 1	MICROWAVE	ELECTRIC OVEN (DOUBLE)
13	20 1	DIGITAL MENU DISPLAY (3)	ELECTRIC OVEN (SINGLE)
15	20 1	INFUSION BREWER	HOTDOG WARMER
17	20 1	BAG-IN-THE-BOX	ICE MACHINE & BIN
19	20 1	U/C REFRIGERATOR	BUTTER WARMER
21	50 1	WATER HEATER	BUTTER WARMER
23	20 1	UNDER COUNTER FREEZER	DOUBLE DOOR REFRIGERATOR
25	20 1	SINK GFI RECEPTACLE	SINGLE DOOR REFRIGERATOR
27	20 1	UNDER COUNTER ICE MACHINE	CU-1
29	20 1	RECEPTACLE 1	NETWORK SERVICE CABINET
31	20 1	RECEPTACLE 2	SPARE
33	20 1	COKE MACHINE DROP IN	ILLUMINATOR SHROUD
35	20 1	SPARE	SPARE
37	20 1	SPARE	SPARE
39	20 1	SPARE	SPARE
41	20 1	SPARE	SPARE
		18404 17210 16869	

LOAD DESCRIPTION	DEMAND FACTOR D.F.	VOLT - AMPS	
		CONNECTED	DEMAND
LIGHTING	1.25	2436	3045
RECEPTACLES	N.E.C.	2730	2730
WATER HEATER	N.E.C.	8000	8000
MISC. EQUIPMENT	1.00	1200	1200
KITCHEN EQUIPMENT	0.65	33959	22074
*HVAC EQUIPMENT	1.00	4160	4160
TOTAL		52485	41209

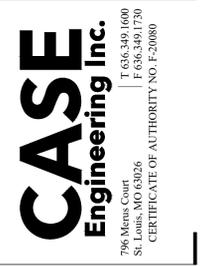
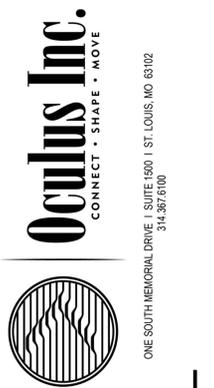
PANELBOARD LOAD = 41209 V.A.
FULL LOAD AMPS = 115 A.
LO PROVIDE LOCK-ON DEVICE TO CIRCUIT VIA TIMESWITCH
* HVAC LOAD BASED ON UNIT MCA WHICH INCLUDES 25% OF LARGEST MOTOR
CL VIA TRACK CURRENT LIMITER (SEE LIGHT FIXTURE SCHEDULE)



- #### ELECTRICAL RISER DIAGRAM KEYED NOTES
- EC TO PROVIDE NEW 200A, 120/208V, 3P, 4W ELECTRICAL METER IN EXISTING METER SOCKET. EC TO ARRANGE FOR THE INSTALLATION OF PROPERLY SIZED METER WITH THE LOCAL UTILITY AND LANDLORD REQUIREMENTS.
 - EC TO PROVIDE 200 AMP, 120/208 VOLT, 3 PHASE SERVICE ENTRANCE RATED DISCONNECT WITH 200A FUSES. EC SHALL VERIFY ALL REQUIREMENTS WITH LANDLORD'S REPRESENTATIVE AND NOTIFY THE ELECTRICAL ENGINEER OF ANY DIFFERENCES PRIOR TO BIDDING.
 - EC TO PROVIDE (4) 3/0-CU, (1) #6-CU GND IN 4" CONDUIT.
 - EC TO PROVIDE 200A, 120/208V 3P, 4W ELECTRICAL PANEL 'K'. REFER TO PANEL SCHEDULE FOR INFORMATION.
 - EC TO PROVIDE NEW DIGITAL TIMECLOCK FOR CONTROL OF TENANT LIGHTING AND SIGNAGE. SEE SHEET E2 FOR DETAILS.

1 ELECTRICAL RISER DIAGRAM
E3 SCALE: NO SCALE

EC IS RESPONSIBLE FOR FIELD VERIFICATION OF SITE CONDITIONS AND REPORTING ANY DIFFERENCES OR DISCREPANCIES TO ELECTRICAL ENGINEER PRIOR TO BID. NO EXTRAS OR CHANGE ORDERS SHALL BE GIVEN FOR CONTRACTOR'S FAILURE TO VERIFY SITE CONDITIONS PRIOR TO BIDDING. UNLESS SPECIFICALLY DETERMINED IN THE LEASE, IT IS THE RESPONSIBILITY OF THE TENANT TO INSTALL A UTILITY OR SUB METER PER LANDLORD SPECIFICATIONS. ALL SUB METERS MUST BE FUNCTIONING PROPERLY BEFORE TENANT OPENS FOR BUSINESS. THE TOTAL TENANT CONNECTED LOAD CANNOT EXCEED THE LANDLORD SUPPLIED UTILITY.



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Client Approval

ELECTRICAL PANEL SCHEDULE & RISER	
Project #	42122-TX01
Issue Date	03/15/2022
Scale	AS INDICATED
Drawn by	LKM
Checked by	DC

E3

Note Manufacturers' names on which the specification is based indicate the minimum quality of product required. Substitution may be made to those specified if deemed equivalent by the owner's representative. All work and products shall meet the requirements of the landlord.

- The general conditions and supplementary general conditions shall be considered as part of this specification.
- Contractors shall visit site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify Landlord's electrical and telephone equipment and distance from leased space.
- Furnish all labor, materials, equipment and tools to perform electrical work shown, noted or scheduled for a complete and finished installation.
All materials and equipment shall be commercial grade and shall carry a U.L. label.
Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.
Equipment shall be sized in conformity with requirements of the National Electrical Code (NEC) and other applicable codes.
- The word "provide" as used herein means to furnish and install complete.
- All work to be in accordance with NEC and all applicable federal, state, and local codes.
- Secure and pay for all required permits and inspection certificates.
- Submit material lists and shop drawings for major equipment to the architect for approval. Submittals shall be in accordance with general conditions and shall bear the stamp of the electrical contractor showing that he has reviewed and approved them. Lack of such contractor's approval will be cause for rejection without review by the architect.
- Scope of work:
Provide electrical service to space per drawings and landlords requirements.
Install new lighting fixtures, per schedule.
New receptacles as indicated.
If applicable, circuiting of relocated panel(s). Provide new circuit breakers as required. Relocate transformer.
Provide telephone service and telephone system raceway and junction boxes. All telephone system wiring and devices within tenant space furnished and installed by Electrical Contractor.
Testing of all cables and circuit wiring after installation.
Testing of all electrical equipment.
Provision for temporary construction power.
Warranty of all work for a period of one year from date of project close-out.

- Conduit shall be standard steel, rigid IMC or EMT (thin wall). Conduit shall be concealed in finished areas. Except as otherwise approved by Landlord's representative. EMT connections shall be compression type.
Minimum sizes of conduit shall be 3/4" except 1/2" for switch legs. EMT shall be galvanized or electro-galvanized. EMT shall be used for feeders and branch circuits run above suspended ceilings or concealed in interior partitions. EMT shall not be concealed in poured concrete floor or walls.
Use heavy wall conduit or IMC for under slab installations. IMC is permitted with screw connections.
Flexible metal conduit may be used only for short connections to fixtures and equipment, as permitted by code. Maximum length 5'-0".

- All conductors shall be soft drawn, annealed copper, with 600V insulation:
#10 and smaller- solid with single braid.
#8 and larger- stranded with at least double braid.
All wiring to be 2 #12, unless otherwise noted. #14 may be used for control applications. All low voltage wiring not required to be in conduit shall be fire retardant plenum rated.
All wire and cable shall be new and shall be brought to the site in unbroken packages.
General wiring shall have THW, THHN, or THWN insulation.
Aluminum conductors are not permitted.
Wire connectors shall be equal to Scotchlock for #8 and smaller, and T&B "Lock-Tite" for #6 and larger.
Wires shall be color coded and followed throughout for feeders and branch circuits and used as a basis for balancing loads:
Use 10 Awg (minimum) conductors for 20 ampere, 120 volt branch circuits longer than 75 feet.
Use 10 Awg (minimum) conductors for 20 ampere, 277 volt branch circuits longer than 150 feet.

120/208 Y VOLTS		277/480 Y VOLTS	
PHASE	COLOR	PHASE	COLOR
A	BLACK	A	BROWN
B	RED	B	ORANGE
C	BLUE	C	YELLOW
NEUTRAL	WHITE	NEUTRAL	WHITE W/TRACER OR GRAY
GROUND	GREEN	GROUND	GREEN

- Boxes and fittings:
Boxes and fittings shall be new, top quality and located where required to install the conductors in compliance with the prevailing codes. Approved manufactures are: STEEL CITY, RACO or APPLETON.
Sheet metal boxes: NEMA OS 1.
Cast metal boxes: NEMA FB 1, type FS or FD, cast ferroalloy box with gasketed cover.
Boxes in fire-rated walls shall have a fire rating equal to or greater than the rating of the wall.

- Wiring Devices:
Wall switches, single pole, double pole, and three way shall be spec. grade, 20A, 120/277V, with screw terminals, equal to Hubbell #HBL1221. manufacturer shall be Hubbell, Bryant, Pass and Seymour or Leviton.
General duty duplex receptacles shall be 2-pole, 3-wire grounding type, commercial grade, 20A, 125V equal to Hubbell #5362. Manufacturers shall be Hubbell, Bryant, Pass and Seymour, or Leviton.
Ground fault interrupter receptacle shall be, new brushed aluminum with gray duplex receptacles, feed-through type, capable of protecting connected downstream receptacles on a single circuit, 20A, 120V, 60 HZ; with solid-state ground fault sensing and signaling; with 5 milliamperes ground-fault trip level equal to Hubbell #GF5362. Approved Manufacturers shall be Hubbell, Bryant, Pass and Seymour, or Leviton.
Weatherproof receptacle cover shall be Hubbell #WP826MP. Approved Manufacturers shall be Hubbell, Bryant, Pass and Seymour, or Leviton.
Dedicated duplex receptacles shall be 2-pole, 3-wire grounding type, red, commercial grade, 20A, 125V equal to Hubbell #5362-R. Manufacturers shall be Hubbell, Bryant, Pass and Seymour, or Leviton.
Wiring device accessories including all wall plates shall be provided at each device. Wall plates shall be same color as device and manufactured as a companion to the device. All wiring devices shall be new brushed aluminum with gray device, unless otherwise noted.

- Mounting heights of devices shall be to the following centerlines, unless otherwise noted:
- | | |
|---------------------------|-------|
| Toggle switches | 4'-0" |
| Receptacles | 1'-6" |
| Telephone outlets | 4'-6" |
| Disconnect switches (TOP) | 5'-6" |
| Panelboards (TOP) | 6'-0" |

- Grounding system: This contractor shall provide, install, and connect a complete system of grounding for all equipment and structures. Mechanical and electrical connection shall be made with approved grounding connectors.
Electrical system and equipment grounds shall comply with all local, state, and NEC codes and regulations.
Panels, conduit systems, motor frames, lighting fixtures and other equipment that are part of this installation shall be securely grounded.
Main grounding system shall be sized to confirm with section 250 of the NEC. Provide conduit to protect ground wire from damage to an area 6'-0" above floor.
Ground all 3 wire receptacles to the outlet boxes.
Ground conductor shall be supplied in all non-metallic conduit.

- Panelboards: Panelboards shall be dead front and consist of cabinets, interiors, bus, main and branch circuit protective devices, main lugs, and all necessary equipment for a complete panelboard. Detailed characteristics such as number of branches, frame or ampere rating, trip, bus size, type mounting or voltage ratings, shall be as shown on the drawings.
Cabinet shall be fabricated of code gauge, hot galvanized steel with adequate gutters. Joints shall be welded and reinforced where required. The outside of surface mounted cabinets shall be finished with one coat of zinc chromate primer and at least one coat of gray enamel. Load center type panelboards are not acceptable.
Trim and panelboard front shall be made of cold-rolled steel of code gauge steel. Trim shall have doors with concealed hinges and have a flush type combination lock and catch or a multiple point contact catch. Each lock shall be provided with two keys. All panelboards shall be keyed alike. Furnish and install a typed index identifying the panelboard and indicating the circuit number with the description or function of the associated branch circuit. Index shall be mounted under a clear glass or plastic protective cover. Trim shall be cleaned, and given a prime coat of paint and at least one finished coat of gray enamel.
All lugs shall be of the solderless type and rated for minimum 75 degrees.
All panelboards shall have engraved nameplates identifying panelboards as indicated by Owner. All panelboard switches and circuit breakers shall be labeled as directed by Owner.
277/480 volt panels shall be equal to Square D type NF with type EDB (25000 AIC) bolt-on circuit breakers unless noted otherwise.
120/208 volt panels shall be equal to Square D type NQOD with type Q0-VH (22000 AIC) bolt-on circuit breakers unless noted otherwise.

- Work in electrical panel shall include:
Check and tighten all connections and wiring.
Verify operation of all breakers.
New circuit breakers shall be quick-make, quick-break, trip indicating type and ambient compensating. Circuit breakers shall be bolt on type, minimum interrupting shall be as noted on panel schedule.
Breakers serving lighting circuits shall be rated for switch service. Breakers serving HVAC equipment shall be HACR rated.
Provide "Lock-on" device at breakers serving cash register, night light/emergency, fire alarm equipment and time switch circuits, as indicated on the panel schedule.
Provide new panel directory, typed and installed behind clear plastic cover on inside of the door.
Panel shall be circuited so that the load is distributed evenly across all three phases to within 10% per NEC.

- Safety and disconnect switches: Provide safety and disconnect switches, fused or non-fused, as called for on drawing and as required by code. Switches shall be heavy duty, load and horsepower rated. Square D type H. Switch enclosure to be suitable for application.
- Fuses: Cartridge fuses shall be one time Bussmann "Fusetron", "Low-peak", or "Hi-cap", sized according to the load or as indicated on the drawings.
Provide fuses in all switches requiring them. In addition, furnish to the Owner one set of each size and type fuse on the job.

- Dry type transformers: Transformers shall be of KVA rating as noted on the drawings, 2 winding, dry type, 3 phase, with six 2-1/2% taps, 2 above and 4 below normal primary voltage. Furnish and install transformer with Class H insulation, 150 degree C rise above 30 degree C ambient, and to conform to NEMA specifications and requirements for application intended. Transformer shall be NEMA type 1, quiet type with core and coils isolated from the case by vibration dampers. Transformers shall be Square D type DOE 2016, as manufactured by Square D, General Electric, or equal.
- Seismic restrains on electrical equipment: All electrical equipment shall be provided with seismic restraining services as required by local building Codes. Contractor shall have local building office review each piece of equipment when installed and the Contractor shall install all required tie down, anchors, straps or other devices required.
- Telephone system: Make arrangements with the local utility for installation of telephone service.
Conduit system for telephone distribution within tenants premises shall be provided as required by code or as indicated on the drawings. Telephone rough-in outlet boxes shall be 4" square minimum with single device cover and telephone plate.
- This contractor shall make arrangements for temporary power and shall pay the cost for the utility connection and shall be responsible for the proper maintenance of the temporary work and for the removal of same.
Contractor shall pay all utility charges in connection with the temporary power.
Contractor shall provide ground fault protection for all equipment used on the premises during construction.
- This contractor shall do all cutting, chasing, or channeling and patching required for any work herein specified. Any cutting shall have prior approval by the landlord.
Contractor is responsible to take whatever measures are necessary including but not limited to those measures prescribed by the landlord in the exercise of its reasonable judgment to assure that core-boring will not damage landlord's structure, conduits, etc. or the work of other tenant's below. The cost of such tests or repair of any damage will be borne by this contractor.
All sleeved, openings, etc. through fire rated walls and floors shall be sealed after conduit installation with sealer equal to or exceeding fire rating of floor or wall.

- All electrical work shall be installed so as to be readily accessible for operating, servicing, maintaining and repair.
Hangers shall include all miscellaneous steel, such as channels, rods, etc., necessary for the installation of work and shall be secured to the building structure, not to piping or ductwork.
All conduit shall be concealed where possible. Exposed conduit shall be run in straight lines parallel with or at right angles to column lines and separated at least 3" from water lines wherever they run along side or across suck lines.

- Lighting Fixtures: The contractor shall install a new lighting fixture of the type specified for each lighting outlet shown with complete lamps or tubes. All fixtures shall be hung and mounted in place, properly wired, tested and left ready for operation.
Note: This contractor shall refer to architectural reflected ceiling plan, for fixture schedule and shall install fixtures as dimensioned on that plan.
Refer to the light fixture schedule on Electrical drawings.
The contractor shall survey the shipment to verify fixture quantities and damages. In the event that shipment is incomplete or damaged, contractor shall inform Owner.
After the shipment is verified and accepted, contractor shall move fixture to an area of safety for storage until they may be installed. He assumes responsibility for the fixtures until the project is turned over to the owner.

- Painting of electrical conduits, etc., if required, will be by general contractor.
- Electrical contractor shall record all field changes in his work as the job progresses, and upon completion shall turn over to the tenant a record set of prints showing these changes.
- At the completion of job, contractor shall replace any lamps that have burned out, new and existing, clean all fixtures, touch up any scratches and replace any fixtures that have been damaged.
- Guarantee:

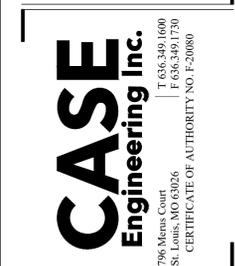
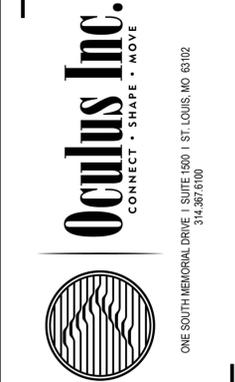
- Materials, equipment and installation shall be guaranteed for a period of one year from the date of acceptance. Defects which appear during that period shall be corrected at this contractor's expense.
For the same period, electrical contractor shall be responsible for any damage to the premises caused by defects in workmanship or in the work or equipment furnished and/or installed by him.
- It is the intent that the foregoing work shall be complete in every respect and that any material or work not specifically mentioned or shown on the drawings, but necessary to fully complete the work shall be furnished.
 - The location of receptacles and fixtures shown on the drawing is approximate and the owner shall have the right to relocate any receptacles or fixtures before they are installed without additional cost.
 - Electrical contractor is responsible for obtaining all permits and approvals and paying all fees, permits and inspections necessary for the performance of the work and for adherence to the Local and National Electrical Code and to Landlord Requirements.
 - The installing contractor providing this work shall be a firm licensed for this type of work and shall provide copies of electrical licenses, business licenses, bonding limits, and insurance coverage. The contractor's field personnel shall be under the direct supervision of a licensed electrician(s). At least one responsible supervising licensed electrician shall be on-site when any electrical work is being performed.

- Electrical contractor shall furnish and install all labor and materials for a complete installation including connecting and wiring to all fixtures and equipment. Provide submittals and shop drawings on all items. Prior approval is required for any substitutions. Coordinate with other trades. Provide guarantee for one year, plus extended manufacturer's warranties. Provide as-built reproducible record documents, complete maintenance and service manuals. Provide training of tenant's personnel.
- All material shall be new and currently manufactured. All material shall be U.L. labeled and meet all industry standards. Provide engraved nameplate on all equipment, provide where indicated, 3/4" thick A/D fire retardant grade backboards. Provide all support hardware and systems for electrical work. Paint all electrical material exposed to exterior. Color code all electrical materials and system in accordance with Landlord's Handbook. Fire/smoke seal each penetration of any rated barrier (floor, wall, etc.).

- Electrical Subcontractor shall Verify in Field the actual conditions prior to commencement, and immediately advise the Architect of any discrepancies. Maintain continuity of all existing systems. Provide for removal or reconnection to existing systems. Provide 72-hour advance notice (min.) of any power interruptions. Power interruptions of two or more hours shall be at nights or weekends. Removed materials shall become property of contractor, unless noted otherwise.
- All wiring for power and systems shall be conductors in EMT or rigid conduit. All wiring shall be concealed, i.e., above ceiling, in walls, in slab, or underground. Exposed wiring shall be in conduit and shall be routed as high as possible and parallel or perpendicular to structural elements. Exposed wiring in finished areas and for exterior locations shall be in conduit. Any wiring in-slab or in earth shall be in conduit. Provide boxes for all connections, devices, systems, etc. Coordinate box sizes with structure to which secured. Coordinate the exact final box location with the architectural/interior drawings prior to rough-in of box.
- Flexible conduit may be used for final connections from outlet boxes to light fixtures, motors, appliances, etc., maximum length 6 feet.
- PVC conduit and fittings shall be utilized in slabs on grade and in earth. Conduits in earth (min. 24" cover). All fittings, boxes, etc. shall be of compatible material and connected with solvent bond. Minimum conduit size shall be 3/4". Combustible materials are not permitted in plenum space.
- Provide conductors for all circuiting, wiring and systems. Each conductor shall be properly phased and color coded. Each circuit labeled on the conductor and at each box. Utilize conductors and connectors as follows:

Minimum wire size to be #12 AWG
#10 and smaller - solid copper THHN/THWN.
#6 & #8 - stranded copper THHN/THWN .
Aluminum (AL) is not permitted.
Twist on type for #8 and smaller copper conductors.
Set screw/bolted type for #4 and larger copper conductors.
Completely insulate each connection, splice and termination.
Minimum conduit size to be 3/4".

- All receptacle and telephone plates shall be new brushed finish aluminum with gray devices unless otherwise specified. Mounting heights are noted above concrete floor. Provide wiring devices complete with all hardware and cover plates. Each device located in damp or wet locations shall have a weatherproof cover. Each device shall be grounded to box by green ground wire pigtail. Provide dedicated devices for all equipment, items, and appliances.
- All circuit breakers used to switch lighting circuits shall be "SWD" rated.
- Route circuits noted through a Torq #W400 7-day time clock or approved equal (120V). Pins on time clock to be set by Electrical Contractor per Tenant's instructions. Instruct store manager regarding time clock operating procedures.
- Provide electrical conduit, J-boxes, hardwiring, and/or plugs and receptacles as required to tenant's equipment. Verify requirements for each oven and yogurt or custard machine.
- Provide circuit breaker locks for circuits so noted, including refrigerator, time clocks, emergency lighting, etc.
- Electrical Contractor shall make all final connections to the storefront logo signs and neon via time clock.
- Electrical Contractor shall balance phase loads so the they are as close to equal as possible, and in accordance with the NEC. Schedule is included for general information only, and not for specific circuitry.
- Electrical panel schedules shall be clearly labeled (typewritten only).
- Exit and emergency lighting shall be per requirements of local governing codes.
- Battery packs for exit and emergency lights must be remote or recessed. Paint exposed surfaces to match adjacent finish in public areas or in view.
- Provide Telephone Service to the premises. Provide backboard and 3/4" conduit to telephone service entrance via Landlord's raceway stub-in sleeve. Coordinate installation with local Telephone Company.



SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date
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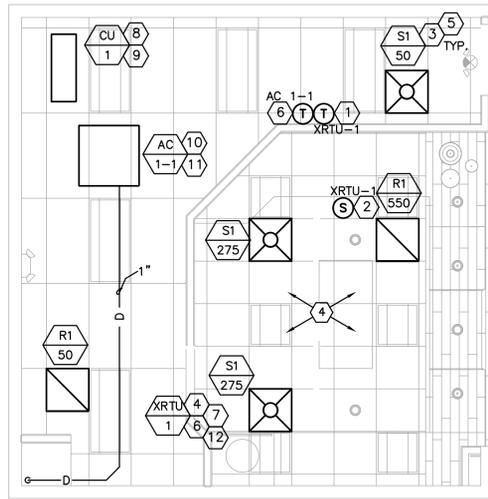
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Client Approval

ELECTRICAL SPECIFICATIONS	
Project #	42122-TX01
Issue Date	03/15/2022
Scale	AS INDICATED
Drawn by	LKM
Checked by	DC

E4



1 MECHANICAL PLAN
M1 SCALE: 1/4" = 1'-0"

EXISTING ROOFTOP UNIT SCHEDULE

MARK	MFR	MODEL NO.	TONS	CFM	O.A. CFM	ESP	BHP	COOLING		HEATING		ELECTRICAL		SEER/IEER	WEIGHT (LBS)	REMARKS
								TTL/SEN	MBH	MBH	CFM	MCA/MOCP	V/PH			
XRTU-1	-	-	-	600	120	-	-	-/-	-	-	-	-	-	-	-	EXISTING 1,2

- EXISTING RTU TO REMAIN. PROVIDE MANUFACTURER'S RECOMMENDED MAINTENANCE, INCLUDING BUT NOT LIMITED TO CLEANING EVAPORATOR AND CONDENSER COILS, CHECK REFRIGERANT CHARGE, ADD REFRIGERANT, AS REQUIRED, ADJUST AND/OR REPLACE BELTS. REPLACE ALL FILTERS. COORDINATE EXACT LOCATION IN FIELD.
- HVAC CONTRACTOR SHALL FIELD VERIFY EXISTING CONTROLS.

VRF UNIT SCHEDULE

MANUFACTURER: MITSUBISHI			COOLING		HEATING		SUPPLY FAN				ELECTRICAL	
MARK	EQUIPMENT	MODEL NO.	TOTAL MBH	SENSIBLE MBH	MBH	LOW CFM	MID CFM	HIGH CFM	E.S.P. IN. W.G.	V/PH/HZ	MCA/MOCP	REMARKS
AC 1-1	CEILING UNIT	TPLA0A0241EA70A	24.0	16.2	-	-	-	810	-	208/1/60	-/-	1,2,3

- NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67°F (DB/WB), OUTDOOR OF 92°F (DB)
- NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70°F (DB), OUTDOOR OF 43°F (WB)
- SEE OUTDOOR UNIT SCHEDULE.

CITY MULTI HEAT PUMP VRF OUTDOOR UNIT

MARK	MODEL NO.	MODULES	NOMINAL		SEER	EER	COP @ 47°F	COOLING		HEATING		SOUND PRESSURE dBA	ELECTRICAL		
			COOLING MBH	HEATING MBH				OUTDOOR TEMP DB(°F)	OUTDOOR TEMP DB(°F)	V/PH/HZ	MCA		MOCP		
CU-1	TRUYA0241HA70(N/B)A	-	24.0	-	24.2	14.3	-	94.0	-	-	-	-	208/1/60	19.0	26.0

REFRIGERANT TYPE R410A

AIR DEVICE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	MATL	NECK SIZE	FRAME TYPE	PANEL SIZE	REMARKS
S1	TITUS	OMNI	ST	SCHED	LAY-IN	24"x24"	1,2,3
R1	TITUS	PAR	ST	16"φ	LAY-IN	24"x24"	1,2,3

- BRANCH DUCT SAME DIAMETER AS GRILLE NECK SIZE.
- TO BE PAINTED AS NOTED ON ARCH SHEETS.
- SUPPLIED BY AND INSTALLED BY TENANT GC.

DIFFUSER NECK SIZE SCHEDULE

NECK SIZE	CFM
6"φ	0 - 100
8"φ	110 - 250
10"φ	260 - 400
12"φ	410 - 600
14"φ	610 - 1000
16"φ	1010 - 1400

MECHANICAL KEYED NOTES

- RELOCATE EXISTING 7-DAY PROGRAMMABLE THERMOSTAT AND RELATED WIRING TO CONTROL ROOF TOP UNIT. MOUNT 48" A.F.F. PROVIDE LOCKABLE COVER.
- PROVIDE CEILING MOUNTED REMOTE ZONE TEMPERATURE SENSOR AND WIRE TO RESPECTIVE PROGRAMMABLE THERMOSTAT. COORDINATE PLACEMENT WITH DECOR AND EQUIPMENT. FIELD VERIFY WITH THE OWNER'S REPRESENTATIVE FOR THE FINAL LOCATION PRIOR TO INSTALLATION.
- EXTEND DUCTWORK FROM AIR DEVICE TO THE EXISTING DUCT BRANCH.
- EXISTING HVAC SYSTEM TO REMAIN. VERIFY UNIT IS IN PROPER WORKING ORDER. PROVIDE ALTERNATE BID TO REPLACE ANY PARTS/UNITS AS NECESSARY.
- MAXIMUM FIVE (5) FEET OF FLEXIBLE DUCT ONLY AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS.
- PROVIDE NEW 7-DAY PROGRAMMABLE THERMOSTAT AND RELATED WIRING TO CONTROL ROOF SPLIT SYSTEM. MOUNT 48" A.F.F. PROVIDE LOCKABLE COVER.
- EXISTING CONDENSATE LINE FROM ROOFTOP UNIT TO REMAIN.
- ROUTE REFRIGERANT LINES FROM CONDENSING UNIT LOCATED ON ROOF (CU-1) TO TENANT'S SPACE. VERIFY EXACT ROUTING AND REFRIGERANT LINES QTY IN FIELD. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COORDINATE LOCATION OF REFRIGERANT LINES WITH OTHER TRADES.
- PROVIDE NEW CONDENSING UNIT, (CU-1) VERIFY EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH LANDLORD'S REPRESENTATIVE PRIOR TO WORK. UNIT TO BE INSTALLED WITH MANUFACTURERS AND CODE REQUIRED CLEARANCES.
- PROVIDE NEW CEILING CASSETTES (AC-1) PER MANUFACTURERS RECOMMENDATIONS.
- CONDENSATE PIPING TO BE ROUTED PER MANUFACTURER'S RECOMMENDATION. PIPING SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT. INSTALL WITH 3/8" ARMAFLEX INSULATION. TERMINATE VIA INDIRECT CONNECTION TO MOPSINK.
- PATCH AND SEAL ANY OPENINGS IN DUCTWORK.

MECHANICAL SYMBOLS LEGEND

(T)	THERMOSTAT	
(S)	TEMPERATURE SENSOR	
(SD)	SMOKE DETECTOR	
-W-	FLEXIBLE DUCT	
[]	VOLUME DAMPER	
FD	FIRE DAMPER	
[X]	CEILING SUPPLY AIR DIFFUSER	
[X]	CEILING RETURN AIR GRILLE	
[]	SIDEWALL AIR DIFFUSER OR GRILLE	
[]	NEW DUCTWORK	
[]	EXISTING DUCTWORK	
- D -	CONDENSATE DRAIN	
- G -	GAS PIPING	
[]	CONNECTION OF NEW TO EXISTING	
[]	CHECK VALVE	
[]	GAS COCK	
[]	UNION	
[]	PRESSURE GAUGE	
[]	STRAINER	
AFF	ABOVE FINISHED FLOOR	
[]	AIR DEVICE #	
S1	CFM	S - SUPPLY
		R - RETURN
		E - EXHAUST

MECHANICAL SPECIFICATIONS

- THIS CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL FOR A COMPLETE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. VERIFY ALL CONDITIONS AT THE SITE BEFORE SUBMITTING A BID.
- HVAC WORK SHALL COMPLY WITH THE LATEST EDITION OF THE BUILDING CODES AS WELL AS GOVERNING STATE AND LOCAL CODES. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE LANDLORD'S TENANT CRITERIA AND RULES AND REGULATIONS OF THE MALL, AND THE TENANT'S LEASE AGREEMENT. CONTRACTORS SHALL OBTAIN A COPY AND COMPLETELY FAMILIARIZE THEMSELVES WITH THESE DOCUMENTS.
- CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PROVIDE A CERTIFICATE OF INSPECTION UPON COMPLETION.
- FIVE COPIES OF ALL SHOP DRAWINGS SHALL BE SUBMITTED BY THIS CONTRACTOR. THESE DRAWINGS SHALL BE CLEARLY MARKED INDICATING WHICH ITEMS ARE TO BE SUPPLIED AND SHALL STATE CAPACITIES, SIZES, REQUIRED INSPECTION LABELS AND GENERAL DESCRIPTION OF ALL EQUIPMENT AND FIXTURES.
- THIS CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF OPENING OF THE STORE. CONTRACTOR SHALL REPAIR OR REPLACE WITHOUT COST TO THE OWNER ANY EQUIPMENT WHICH IS DEFECTIVE, OR IMPROPERLY INSTALLED. IN ADDITION THIS CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDING AND ITS CONTENTS OR OTHER EQUIPMENT CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIALS INSTALLED UNDER THIS SECTION OF THE SPECIFICATIONS.
- PROVIDE GALVANIZED SHEET METAL DUCTWORK FOR VELOCITIES LESS THAN 2000 FEET PER MINUTE AND STATIC PRESSURES OF LESS THAN 2" WATER GAUGE IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA'S LOW VELOCITY DUCT CONSTRUCTION MANUAL. ALL ELBOWS AND BRANCHES FROM THE MAIN IN ALL SUPPLY AND RETURN DUCTS SHALL BE PROVIDED WITH TURNING VANES. DUCTWORK SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED IN ACCORDANCE WITH THE LATEST EDITION OF THE MECHANICAL CODE. FIBERGLASS DUCT BOARD IS NOT ACCEPTABLE.
- TEST AND ADJUST ALL AIR HANDLING EQUIPMENT TO PROVIDE THE REQUIRED AIR VOLUME WITHIN 10% OF DESIGN CONDITIONS. TEST AND ADJUST ALL AIR DEVICES TO THE CFM SHOWN ON THE DRAWINGS. PROVIDE ALL CHANGES REQUIRED TO OBTAIN CFM QUANTITIES SHOWN ON THE DRAWINGS. TESTING AND BALANCING SHALL BE BY AN INDEPENDENT TEST AND BALANCING AGENCY IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE TESTING AND BALANCING MANUAL AS PUBLISHED BY SMACNA. THE ARCHITECT SHALL BE PROVIDED WITH THREE CERTIFIED COPIES OF THE AIR BALANCE REPORT BEFORE FINAL PAYMENT WILL BE MADE. PROVIDE THE LANDLORD WITH TWO CERTIFIED COPIES OF THE AIR BALANCE REPORT.
- PROVIDE ALL MECHANICAL EQUIPMENT AND OR AIR DEVICES AS SCHEDULED ON THE DRAWINGS. BIDS SHALL BE BASED ON THE EQUIPMENT SPECIFIED AND NO SUBSTITUTIONS WILL BE ACCEPTED.
- PROVIDE ALL SYSTEMS OF HVAC CONTROL (TO INCLUDE CONTROL WIRING) TO PROVIDE A COMPLETE SYSTEM. ALL SYSTEMS SHALL BE COMPLETE AND INSTALLED BY THIS CONTRACTOR.
- PAY FOR ALL PERMITS AND INSPECTIONS AND PROVIDE CERTIFICATES OF INSPECTION.
- ALL OF THE MECHANICAL WORK IS NOT NECESSARILY SHOWN OR NOTED ON THESE DRAWINGS. THE CONTRACTORS SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS RELATED TO THEIR WORK BEFORE BIDDING. THOSE ITEMS NOT SHOWN OR NOTED BUT WHICH ARE DEEMED NECESSARY FOR REMOVAL OR RELOCATION BY OWNER'S REPRESENTATIVE SHALL BE PART OF THIS CONTRACT.

Oculus Inc.
CONNECT • SHAPE • MOVE

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CASE Engineering Inc.
796 Menus Court
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T 636.349.1600
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CERTIFICATE OF AUTHORITY NO. F-2080

AuntieAnne's

SAN ANTONIO
HEB PLUS
20935 US HIGHWAY 281N
SPACE 125
SAN ANTONIO, TX 78258

#	Description	Date

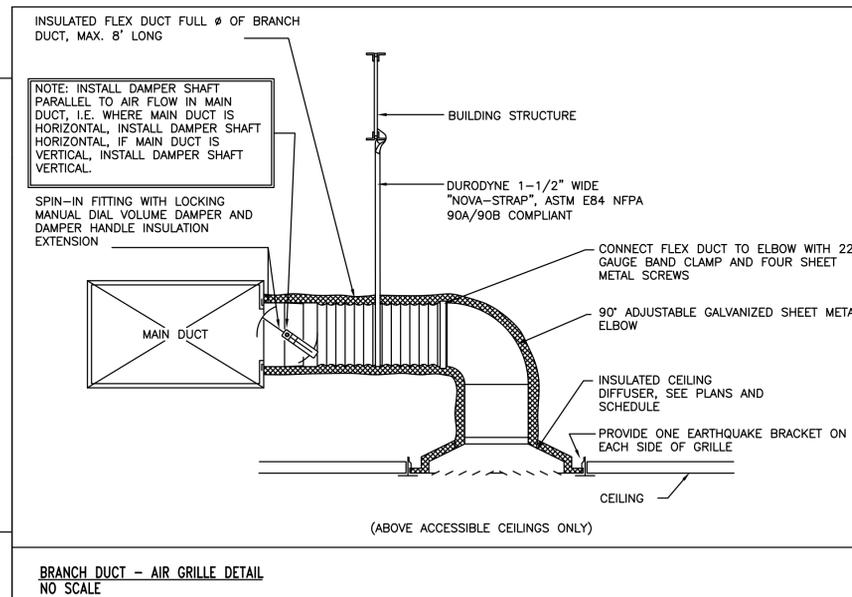
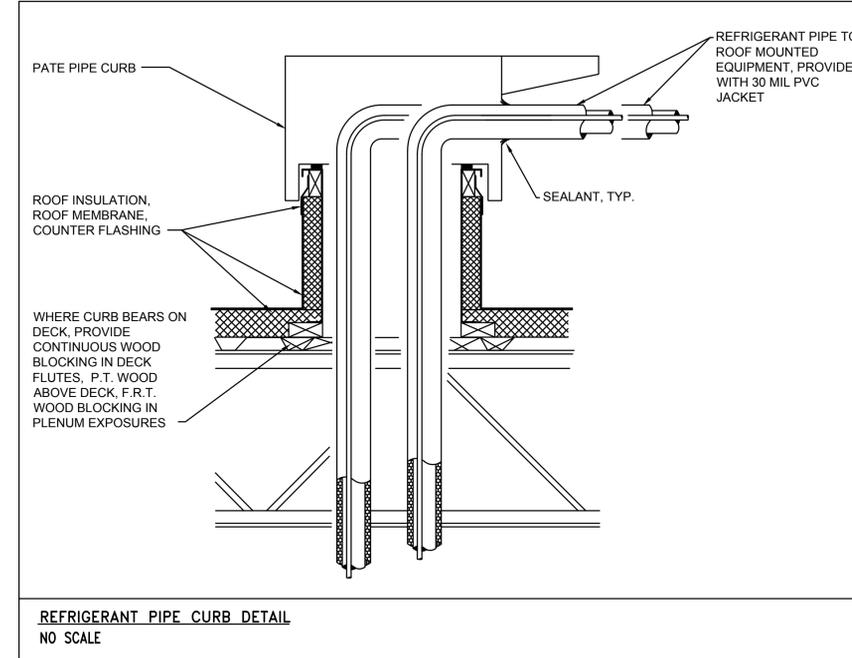
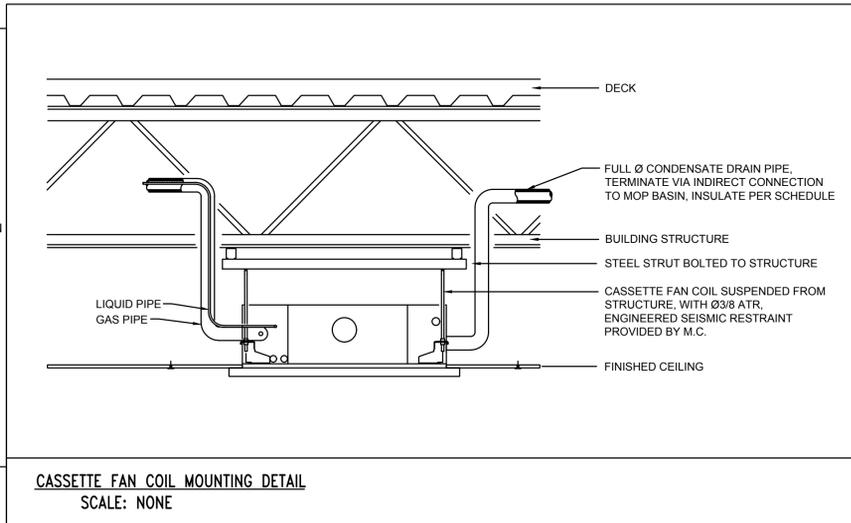
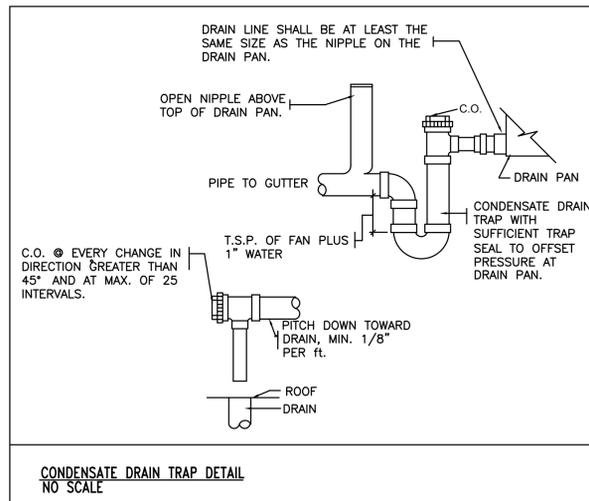
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MECHANICAL SHEET

Project # 42122-TX01
Issue Date 03/15/2022
Scale AS INDICATED
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MECHANICAL DETAILS

Project # 42122-TX01
Issue Date 03/15/2022
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GENERAL

A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS.

B. REFERENCE IS MADE TO REQUISITES FOR BIDDERS AND CONTRACTORS UNDER OTHER SECTIONS OF THESE SPECIFICATIONS, WHICH SHALL BE CONSIDERED BINDING, UNLESS OTHERWISE NOTED UNDER THIS SECTION.

SCOPE EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS, BOTH AS ON TENANT CONSTRUCTION DRAWINGS AND LANDLORD'S AS REFERRED TO, BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS.

INSPECTION OF SITE ALL PROPOSALS SHALL PRECLUDE THAT CONTRACTOR IS FAMILIAR WITH JOB SITE CONDITIONS AND UTILITY LOCATIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

PERMITS ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED.

CODE REQUIREMENTS ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS OR AS DIRECTED BY THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT, AND ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.

MATERIALS AND WORKMANSHIP ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS, AND UNLESS OTHERWISE SPECIFIED SHALL BE NEW, AND FREE FROM ANY DEFECTS.

CODES AND REGULATIONS EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS GOVERNING THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE, HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING.

PROTECTION OF WORK AND PROPERTY A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS WORK.

CHANGES IN WORK THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACTOR SHN BEING ADJUSTED.

COOPERATION ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CON-JUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER LOCATION TO FULFILL HIS CONTRACTS.

SUBSTITUTION OF MATERIALS MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY.

SHOP DRAWINGS SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THIS CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

DRAWINGS AND SPECIFICATIONS A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM.

RESPONSIBILITY A. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

CONDENSATE NOTE -ROUTE CONDENSATE LINES BELOW ROOF (WITHIN CURB OPENING OR PITCH PAN) IMMEDIATELY ADJACENT TO THE ROOF EQUIPMENT, HELD TIGHT TO DECK, INSULATE, AND TO DISCHARGE WITHIN DEMISED PREMISES.

DECK, INSULATE, AND TO DISCHARGE WITHIN DEMISED PREMISES. ANY PORTION OF THE CONDENSATE DRAIN CONNECTION ABOVE ROOF DECK TO BE COPPER (MAY TRANSITION TO PVC ONCE BELOW DECK), DO NOT PENETRATE SIDE OF CURB.

GENERAL PROVISIONS 1. SCOPE: PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE ACCOMPANYING DRAWINGS TO PROVIDE A COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEM FOR THE BUILDING.

GENERAL REQUIREMENTS: COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS, CODES, RULES, AND ORDINANCES GOVERNING WORK OF THIS CHARACTER. PAY FOR AND OBTAIN NECESSARY CONSTRUCTION PERMITS AND CERTIFICATES OF INSPECTION.

MATERIALS AND PERFORMANCE 1. MATERIALS: ALL MATERIALS SHALL BE NEW AND OF THE QUALITY INDICATED BY THE SPECIFIED BRAND NAMES. SUBSTITUTIONS OF MATERIAL OF EQUAL QUALITY BY OTHER FIRST-LINE MANUFACTURERS MAY BE ACCEPTABLE PROVIDED A LIST OF SUCH SUBSTITUTIONS IS APPROVED IN WRITING.

WATER HEATER SCHEDULE MARK MFR MODEL STORAGE RECOVERY F. RISE VOLT/PHASE KW REMARKS 48 AO SMITH DEL-50 50 GAL 32 100 208/3 8 - TWO 4KW SIMULTANEOUS ELEMENTS

PLUMBING FIXTURE SCHEDULE MARK FIXTURE SAN. VENT C.W. H.W. REMARKS FS-1 FLOOR SINK JOSAN SERIES 49000 3" 2" - - PROVIDE FLANGE WITH OPTIONAL 1/2 GRATE OR EQUIVALENT

TABLE TO CALCULATE DRAINAGE FIXTURE UNITS PLUMBING FIXTURE DRAINAGE FIXTURE UNITS NUMBER OF FIXTURES TOTAL DRAINAGE FIXTURE UNITS HAND SINK 1 2 2 3-COMP 3 1 3 FLOOR SINKS 4 2 8 MOP SINK 3 1 3

TABLE TO CALCULATE WATER FIXTURE UNITS PLUMBING FIXTURE WATER FIXTURE UNITS NUMBER OF FIXTURES TOTAL DRAINAGE FIXTURE UNITS HAND SINK 1 2 2 3-COMP 3 1 3 MOP SINK 3 1 3

FORMULA FOR SIZING RESTAURANT GREASE INTERCEPTORS INTERIOR/EXTERIOR IN-FLOOR GREASE INTERCEPTORS Length X Width X Depth/231= Gallons X .75 Fill Factor X Number of Compartments= Size of Grease Interceptor (GPM)

PLUMBING GENERAL NOTES 1. ANY CHANGES AND/OR UPGRADES TO TENANT'S/S'S EXISTING PLUMBING SYSTEMS SHALL COMPLY WITH ALL CODES AND LANDLORD CRITERIA. EXISTING SYSTEMS SHALL POSSESS THE CAPACITY TO HANDLE AND ALL CHANGES IN LOAD.

WATER HEATER SCHEDULE MARK MFR MODEL STORAGE RECOVERY F. RISE VOLT/PHASE KW REMARKS 48 AO SMITH DEL-50 50 GAL 32 100 208/3 8 - TWO 4KW SIMULTANEOUS ELEMENTS

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TABLE TO CALCULATE WATER FIXTURE UNITS PLUMBING FIXTURE WATER FIXTURE UNITS NUMBER OF FIXTURES TOTAL DRAINAGE FIXTURE UNITS HAND SINK 1 2 2 3-COMP 3 1 3 MOP SINK 3 1 3

6. GAS PIPING A. GAS PIPING ABOVE GROUND: ASTM A53, SCHEDULE 40 BLACK STEEL WITH 125 POUND BLACK MALLEABLE IRON SCREWED FITTINGS.

7. WASTE PIPING: INSTALL HORIZONTAL DRAIN AND WASTE PIPES WITH MIN. 1/8"FT. SLOPE. MATERIALS: PVC SCH. 40, CAST IRON - HUB TYPE WITH NEOPRENE JOINTS - WITH STAINLESS STEEL CONNECTORS WHEN PVC IS NOT ALLOWED PER LOCAL CODE.

8. PIPE SLEEVES/ESCUTCHEONS: PROVIDE CHROME-PLATED ESCUTCHEONS ON ALL PIPES PASSING THROUGH WALL FLOORS, OR CEILINGS OF FINISHED ROOMS. ESCUTCHEONS TO BE BEATON & CADWELL, #10, 40, 6A OR EQUIVALENT WITH SET-SCREWS.

9. PLUMBING FIXTURES: FURNISH AND INSTALL PLUMBING FIXTURES AS SHOWN ON DRAWINGS WITH ALL ACCESSORIES AND TRIM AS LISTED. ALL FIXTURES SHALL BE PROTECTED THROUGH THE COURSE OF THE CONSTRUCTION.

10. CONNECTION TO OTHER FIXTURES: CONNECT BUILDING SERVICE PIPING, INCLUDING BUT NOT LIMITED TO WATER, DRAIN, AND GAS PIPES TO FOOD SERVICE EQUIPMENT AS INDICATED IN EQUIPMENT SPECIFICATIONS.

11. TESTS: A. DRAINAGE AND VENT PIPING - DRAINAGE AND VENT PIPING SHALL BE TESTED BEFORE THE PLUMBING FIXTURES ARE INSTALLED BY CAPPING THE OPENINGS AND FILLING THE ENTIRE SYSTEM WITH WATER AND ALLOWING IT TO STAND THUS FILLED NOT LESS THAN ONE (1) HOUR.

12. DISINFECTATION OF POTABLE WATER SYSTEM: UPON COMPLETION OF INSTALLATION DISINFECT THE WATER SYSTEM BY FILLING IT WITH SOLUTION CONTAINING 50 PARTS PER MILLION OF CHLORINE AND ALLOW IT TO STAND FOR NOT LESS THAN SIX (6) HOURS BEFORE FLUSHING THOROUGHLY AND RETURNING TO SERVICE.

13. CLEANUP: CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT THOROUGHLY BEFORE FINAL INSPECTION, LEAVING ALL READY FOR USE.

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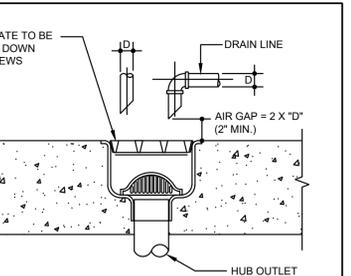
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PLUMBING SYMBOLS LEGEND Table with symbols for Gas Piping, Condensate Drain Piping, Cold Water Piping, Hot Water Piping (140°F), Hot Water Recirculating Piping, Sanitary Waste Piping, Filtered Water Piping, 140° Water Piping, Grease Waste Piping, Sanitary Vent Piping, Vent Through Roof, Plumbing Trap, Pipe Turning Down, Pipe Turning Up, Check Valve, Union, Above Finished Floor, Clean Out, Pressure Regulating Valve (PRV) (50 PSI), Ball Valve, Balance Valve, Electric Water Fountain, Grade Clean Out, Credit Setter Balance Valve, Point of Connection, Below Floor, Above Ceiling, Pump Discharge.

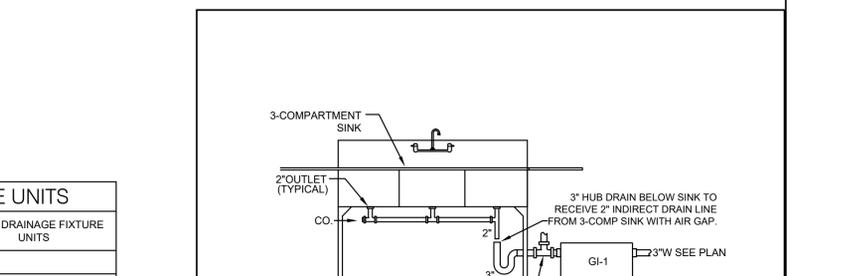
FORMULA FOR SIZING RESTAURANT GREASE INTERCEPTORS. Includes formula: Length X Width X Depth/231 = Gallons X .75 Fill Factor X Number of Compartments = Size of Grease Interceptor (GPM). Includes example calculation: 16' x 19' x 12' / 231 = 15 X .75 Fill Factor X 3 Compartments = 35 GPM. Includes table for Water Heater Schedule and Plumbing Fixture Schedule.

WATER HEATER SCHEDULE Table with columns: MARK, MFR, MODEL, STORAGE, RECOVERY, F. RISE, VOLT/PHASE, KW, REMARKS. Row 1: 48, AO SMITH, DEL-50, 50 GAL, 32, 100, 208/3, 8 - TWO 4KW SIMULTANEOUS ELEMENTS.

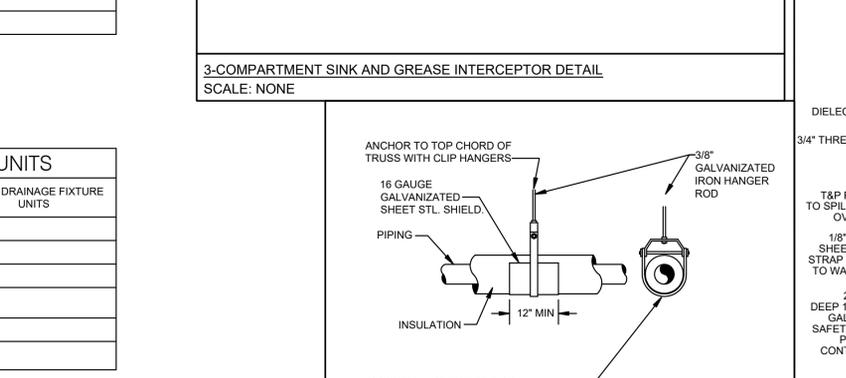
PLUMBING FIXTURE SCHEDULE Table with columns: MARK, FIXTURE, SAN., VENT, C.W., H.W., REMARKS. Row 1: FS-1, FLOOR SINK JOSAN SERIES 49000, 3", 2", -, -. Row 2: GI-1, GREASE INTERCEPTOR SCHIER GB-2 35GPM RATED, 130 5LBS GREASE CAPACITY, INTEGRAL FLOW CONTROL, 3", 2", -, -.



NOTE: FLOOR SINK 1" ABOVE FINISHED FLOOR IN AREA WITH NO TILE



FLOOR SINK DETAIL (FS-1) SCALE: NONE



WATER HEATER DETAIL SCALE: NONE

Oculus Inc. logo and contact information: 916.382.6160, ONE SOUTH MEMORIAL DRIVE, SUITE 1500, ST. LOUIS, MO 63102

CASE Engineering Inc. logo and contact information: 796 Metc. Court, St. Louis, MO 63126, T: 636.349.1000, F: 636.349.1730, CERTIFICATE OF AUTHORITY NO. F-20080

Auntie Anne's logo

SAN ANTONIO HEB PLUS 20935 US HIGHWAY 281N SPACE 125 SAN ANTONIO, TX 78258

Table with columns: #, Description, Date

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PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OWNER REVIEW

Client Approval PLUMBING SPECIFICATIONS AND SCHEDULES Project # 42122-TX01 Issue Date 03/15/2022 Scale AS INDICATED Drawn by Checked by

P1

