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Addendum No. 1

Date: August 1, 2022

Project Name: Auntie Anne's

Location: LaPlaza Mall  
2200 S. 19<sup>th</sup> Street  
Space F09, 320 sf  
McAllen, Texas 78503

To: City of McAllen Public Utility – Wastewater Division  
Pretreatment Department  
4100 Idela  
McAllen, TX 78503  
956-681-1760

From: Laura Foppe, Project Manager, 618-667-2997 email: [laura@tap-dg.com](mailto:laura@tap-dg.com)

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The following items take precedence over referenced portion of Contract Documents for the above-named project, and in executing a contract shall become a part thereof. Where any item called for in the documents is supplemented hereby, the original requirements shall remain in effect. All supplemental conditions shall be considered as added thereto. Where any original item is amended, voided, or superseded, the provisions of items not specifically amended, voided or superseded shall remain in effect.

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**COMMENTS:**

Pretreatment Staff with City of McAllen has determined that a 100 GPM capacity Pretreatment Device/Grease Trap will be sufficient and will be required to be installed at the above-mentioned address. Grease trap needs to meet compliance with MPU's Grease Policy.

**RESPONSE:**

1. A Thermaco Trapzilla Solid Separator Model #TSS-95-ECA with 150 GPM flow rating is being submitted as replacement of existing on-floor grease trap for MPU review and approval.
2. All existing and new plumbing fixtures will be routed into the new recessed grease trap. See Sheet P1.
3. Product specifications are attached to Sheet P1 and installation manual is provided as a separate PDF file.

End of Addendum #1

Attachments: Revised and Clouded Sheet P1  
Thermaco Installation Manual

**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 THERETO. 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.
- 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.
- PRIOR TO THE START OF CONSTRUCTION, G.C. SHALL PROVIDE PERFORMANCE, LABOR AND MATERIAL PAYMENT BOND AND GENERAL LIABILITY INSURANCE AS REQUIRED.
- 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 BY LANDLORD. 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.
- TYPICAL INTERIOR PARTITIONS SHALL BE 3-5/8" METAL STUDS TO CEILING AT 16" O.C. WITH BRACING TO STRUCTURE AT 48" O.C. MAX. AS REQUIRED. PROVIDE 5/8" GYPSUM BOARD EACH SIDE. ALL WALLS IN ROOMS WITH PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH W.R. GYPSUM BOARD. WALL SURFACES ADJACENT TO FLOOR MOUNTED MOP SINK REQUIRE WATERPROOF FINISH. CAULK AND SEAL ALL JOINTS ADJACENT TO MOPSINK.
- WATERPROOF MEMBRANE IS REQUIRED BETWEEN THE STRUCTURAL FLOOR AND THE TENANT FINISH FLOOR AND EXTEND TO 6" UP EACH WALL IN ALL ROOMS WITH PLUMBING FIXTURES. NOBLESEAL TS OR EQUAL. SEE PLANS FOR ADDITIONAL NOTES AND SPECIFICATIONS.
- 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. ANY SURFACES OR FINISHES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE NEW CONDITION. ACCEPTANCE OF REPAIRS TO BE GIVEN BY LANDLORD'S ONSITE REPRESENTATIVE.
- 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 NEW MILLWORK SHALL BE A PREMIUM MOISTURE RESISTANT SOLID WOOD PLYWOOD ONLY IN RELEVANT APPLICATIONS.
- 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 MATERIALS (ACMS) 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 CAULK. USE BACKER ROD BEHIND CAULK 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 1 COAT PRIMER AND THREE-COAT ENAMEL FINISH 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.

**ABBREVIATIONS**

AL ALUMINUM	FA FIRE ALARM	MAX. MAXIMUM	RA RETURN AIR
A.F.F. ABOVE FINISHED FLOOR	FD FLOOR DRAIN	MDF MEDIUM DENSITY FIBER BOARD	RE REFERENCE / REFER TO
BD. BOARD	FE FIRE EXTINGUISHER	MCH. MECHANICAL	REF. REFRIGERATOR
BLDG. BUILDING	FN FINISHED	MFG. MANUFACTURER	REQMTS. REQUIREMENTS
BLKG. BLOCKING	FR. FLOORING	MIN. MINIMUM	S.F. SQUARE FEET
CAB. CABINET	FRP. FIBERGLASS REINFORCED PANEL	MISC. MISCELLANEOUS	SM. SIMILAR
CLG. CEILING	FT. FOOT OR FEET	SPEC. SPECIFICATION	SQ. SQUARE
COL. COLUMN	FURR. (UND) FURRED (UNDER)	ST. STAINLESS STEEL	STL. STEEL
CTR. COUNTER	GA. GALVANIZED	N.I.C. NOT IN CONTRACT	TEN. TENANT / OWNER / FRANCHISEE
CT. CERAMIC TILE	GL. GLASS	NOM. NOMINAL	TYP. TYPICAL
DA. DIAMETER	GR. GAUGE	NTS. NOT TO SCALE	T.E.C. TENANT'S ELECTRICAL CONTRACTOR
DIM. DIMENSION	G.C. GENERAL CONTRACTOR	O.C. ON CENTER	T.G.C. TENANTS GENERAL CONTRACTOR
DISP. DISPENSER	GYP. BD. GYPSUM WALL BOARD	P.L. PLASTIC LAMINATE	U.N.O. UNLESS NOTED OTHERWISE
DR. DOOR	H.C. HOLLOW CORE	PL. PLASTIC LAMINATE	V.F. VERIFY IN FIELD
DTL. DETAIL	HM. HOLLOW METAL	PR. PAIR	WD. WOOD
DWG. DRAWING	LAM. LAMINATE	P.T. PRESSURE TREATED PLYWOOD	
EA. EACH	LAV. LAVATORY		
ELEC. ELECTRICAL	LL. LANDLORD		
EMER. EMERGENCY			
EQUIP. EQUIPMENT			
EQ. EQUAL			
EXIST. EXISTING			
EXP. EXPANSION			

**DRAWING SYMBOL KEY**

- DOOR NUMBER (SEE DOOR SCHEDULE)
- REVISION TAG (SEE PROJECT TRACKING)
- REVISION CLOUD
- ELEVATION MARK
- DETAIL REFERENCE TAG
- WALL SECTION REFERENCE TAG
- INTERIOR ELEVATION REFERENCE TAGS

**Field Verification Requirement:**  
 Tenant, Tenant's Design Team, and Tenant's Contractors shall field verify all field conditions prior to the start of any construction. Be advised that all changes and modification to the Landlord's approved drawings shall be resubmitted to Landlord for re-approval. Any construction completed without Landlord approval shall be corrected as approved by Landlord at Tenant's expense.

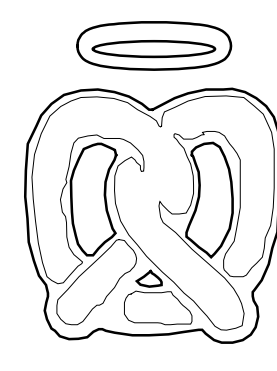
The Tenant shall be solely responsible to comply with all regulations of the Texas Architectural Barriers Act. These requirements includes the required Registered Accessibility Specialist review and approval of construction documents prior to the start of Tenant's construction AND the inspection of the space at the completion of construction. Failure to adhere to these regulations is a violation of the Lease Agreement. For additional information on TDLR, please contact:

Texas Department of Licensing and Regulation (TDLR)  
 P.O. Box 12157, Austin, Texas 78711  
 512.463.3211 (phone)  
 877.278.0999 (toll free)  
 512.475.2886 (Fax)  
 www.license.state.tx.us

**REQUIRED Registered Accessibility Specialist (RAS) Plan Reviewer and Inspector:**

Property Name: La Plaza Mall  
 RAS Firm Name: Anthony Covacevich  
 RAS Contact: Accessibility Checks and Controls  
 RAS Firm Address: 401 Southgate Circle Weslaco, TX 78596  
 RAS Contact E-Mail: covacevich@aol.com  
 RAS Contact Phone: (956) 279-0910  
 RAS Contact Fax:

COSMETIC REMODEL OF

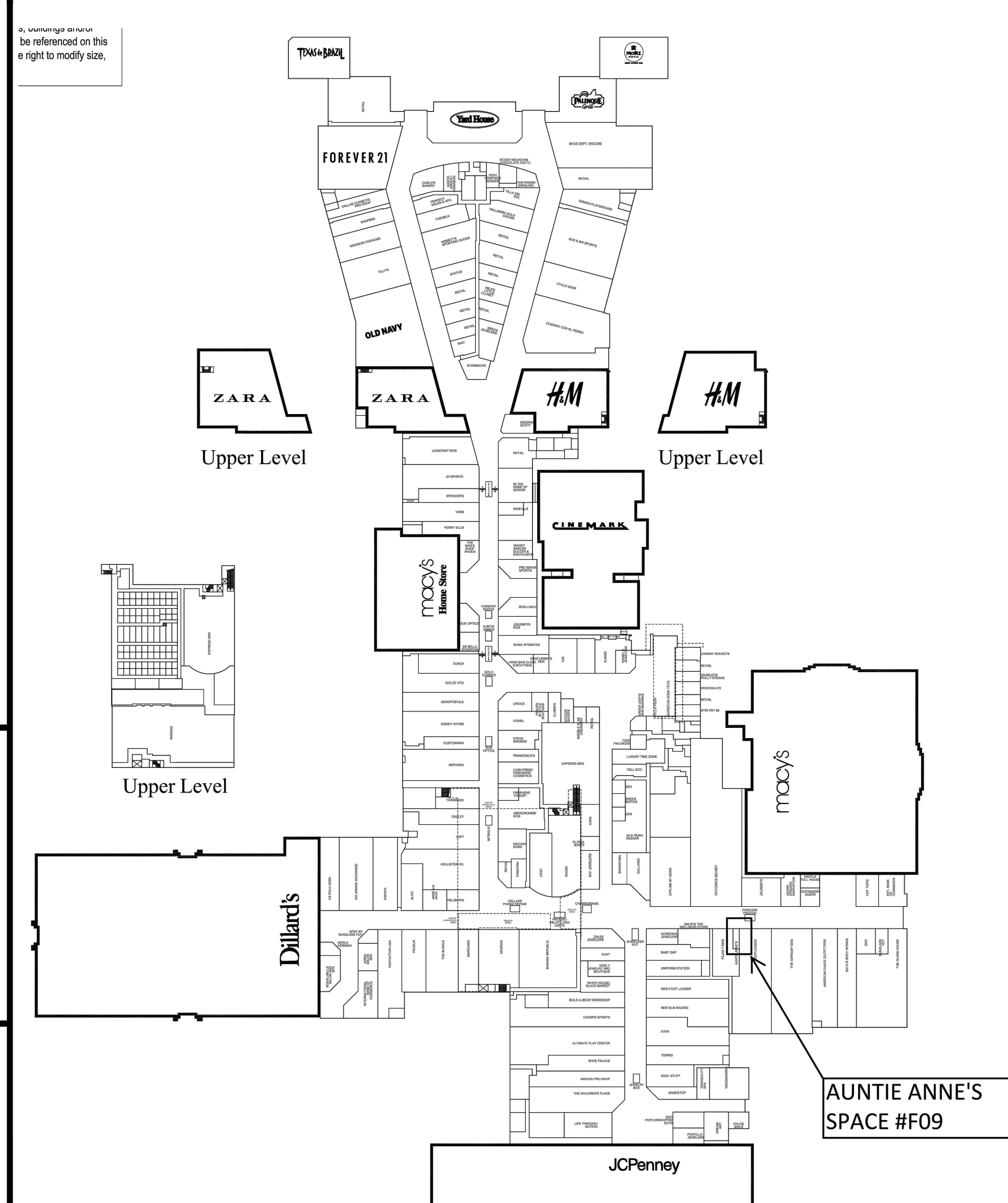


Auntie Anne's

LA PLAZA MALL

Space #F09, 320 sf  
 MCALLEN, TEXAS

**MALL MAP WITH SITE LOCATION**



Current Web Lease Plan

**INDEX TO DRAWINGS**

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**APPLICABLE BUILDING CODES**

2018 INTERNATIONAL BUILDING CODE (IBC), with local amendments  
 2018 INTERNATIONAL MECHANICAL CODE (IMC), with local amendments  
 2018 INTERNATIONAL PLUMBING CODE (IPC), with local amendments  
 2018 INTERNATIONAL FIRE CODE (IFC), with local amendments  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2017 NATIONAL ELECTRIC CODE (NEC)  
 2012 TEXAS ACCESSIBILITY STANDARDS

**PROJECT DATA**

BASE BUILDING:  
 TYPE OF CONSTRUCTION = TYPE IIB - FULLY SPRINKLERED  
 OCCUPANT TYPE: M MERCANTILE  
 BUILDING HEIGHT: ONE STORY WITH SOME TWO STORY TENANTS IN EXPANSION PORTION OF MALL.  
 FIRE PROTECTION SYSTEM: S

**PROJECT DIRECTORY**

<b>LANDLORD:</b>	SIMON -Attn: Tenant Coordinator Amanda Jaffke -email: simontenantplans@simon.com
<b>ARCHITECT:</b>	Taylor A. Pitelka, Architect Attn: Laura Foppe, Project Manager 830 Glenwood Ave. SE Suite 510-248 Atlanta, GA 30316 (O) 618/667-2997 Email: lfoppe@charter.net
<b>FRANCHISOR:</b>	Focus Brands Attn: Andrew Fausnacht 48-50 West Chestnut Street, Suite 200 Lancaster, PA 17603 717-435-1435 email: afausnacht@focusbrands.com
<b>FRANCHISOR:</b>	Blanca Chow-Hickman Rio Grande Valley, TX (c) 956-720-4005, (m) 956-827-8285 email: biancachow@yahoo.com
<b>BUILDING DEPARTMENT:</b>	City of McAllen Building Permits & Inspections Dept. 311 North 15th Street McAllen, TX 78501 956/ 681-1300 www.mcallen.net/departments/permits
<b>HEALTH DEPARTMENT:</b>	City of McAllen Environmental & Health Code Compliance 311 North 15th Street McAllen, TX 78501 956/ 681-1900
<b>PRETREATMENT:</b>	Pretreatment Department Grease Trap 956/ 681-1760

**MANDATORY VENDORS**

<b>FIRE PROTECTION:</b>	Simplex Grinnell Attn: Rick Gentry (m) 702-806-0920 email: rgentry@simplexgrinnell.com
<b>LANDLORD INSURANCE COMPANY:</b>	Global Risk Consultants Attn: Michelle Czarnicki - Simon Tenant Plan Review 6122 King's Way Saugatuck, MI 49453 269-857-8198 email: michelle.czarnicki@globalriskconsultants.com
<b>REGISTERED ACCESSIBILITY SPECIALIST:</b>	Accessibility Checks and Controls Attn: Anthony Covacevich, A.P.A. RAS 0000097 401 Southgate Circle Weslaco, TX 78596 (c) 956-279-0910 email: covacevich@aol.com

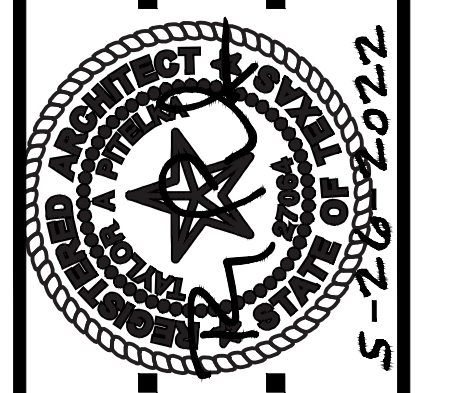


Tenant Name: Auntie Anne's  
 Property Name: La Plaza Mall  
 Corp #: 2546 Space #: F09  
 SIMON  
 225 West Washington Street  
 Indianapolis, IN 46204  
 SimonTCTenantPlans@simon.com  
 Approved As Noted (AAN)  
 Reviewer: Jaffke Date: 6/16/2022  
 Return Drawings To:  
 tobish.lckman@simon.com

Additional Comments:  
 cc: MM & OD

Coordinate preconstruction meeting directly with Mall Operations Director

Barricade and graphics required. Coordinate requirements directly with Mall OD.



DATE: 5-26-2022  
 REVISION

LA PLAZA MALL  
 REMODEL  
 SUITE #F09, 320 S.F.  
 2200 S. 10TH STREET  
 MCALLEN, TEXAS 78503

Auntie Anne's

COVER SHEET

T1

TAYLOR A. PITELKA, ARCHITECT  
 830 GLENWOOD AVE. SE, SUITE 510-248, ATLANTA, GA 30316 TEL: 404-864-1680

## DEMOLITION GENERAL NOTES

- TENANT'S GENERAL CONTRACTOR (TGC) SHALL EXAMINE THE EXISTING CONDITIONS OF THE STORE PREMISES IN ORDER TO DETERMINE THE EXACT SCOPE OF DEMOLITION WORK TO BE PERFORMED. TGC SHALL OBTAIN NECESSARY PERMITS AND PERFORM ALL DEMOLITION REQUIRED BY THE DRAWINGS AND/OR NECESSARY TO PERFORM ALL THE NEW CONSTRUCTION SHOWN.
- REMOVE ALL UNUSABLE CONDUIT, WIRING, TILE AND DEBRIS FROM THE DEMOLITION IN ACCORDANCE WITH L.L.'S REQUIREMENTS AND PROCEDURES.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL, IF DAMAGED, BE REPAIRED AS NECESSARY. MAINTAIN FIRE RATINGS ON DEMISING WALLS AS REQUIRED.
- EXISTING SURFACES WHICH ARE TO BE FINISHED SHALL BE CLEANED AND PREPARED AS NECESSARY TO RECEIVE NEW FINISHES.
- ANY DISCREPANCIES IN THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL ABANDONED DUCTS, PIPING OR WIRING SHALL BE REMOVED BACK TO THE SOURCE.

### SIMON General Comments:

\*Plans reviewed and approved by Landlord's Tenant Coordinator must be present on the job site and be accompanied by plans approved for building permit. Any proposed deviation from the Landlord approved plans must be numbered and circled on the plans, and then resubmitted by the Tenant to the Landlord for re-approval prior to any construction changes taking place in the field.

\*Tenant's GC is required to check in with Landlord's on site Property Manager prior to the start of tenant construction. Contact Mall Management office.

\*Contact Property Management for construction barricade requirements, including barricade graphics.

\*Tenant's GC is responsible to comply with all Mall Rules and Regulations and as instructed on site by Mall Management.

\*Any damage to Landlord's property during tenant demolition or construction (mall flooring, bulkhead, neutral piers, etc.) will be repaired per Mall specifications, at tenant's expense.

\*Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mall Operations.

\*All Landlord comments from previous review(s) are to be incorporated into the final set of approved drawings and are to be adhered to in the field.

\*All Landlord comments on this set of drawings shall apply to the entire document set, even if not repeated on every sheet in drawing set.

\*The re-use of any existing construction, finishes, equipment, or electrical, plumbing or HVAC systems currently in the space is conditional upon it being appropriate for re-use. Any existing condition or equipment to be re-used must be restored to like new conditions. The Landlord makes no warranty on the re-use of any existing condition in the space.

\*If at any point a failure, upgrades, and / or improvements to existing systems occur, it is the sole responsibility of the tenant to repair or replace, at tenant expense.

\*Landlord and Tenant responsibilities are as defined in Lease Agreement.

\*Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.

SIMON

### Demolition Comments:

\*Any existing equipment or component in or pertaining to the premises that is being abandoned must be demolished completely and properly removed from premises.

\*All above ground utility lines not to be re-used must be removed to point of origin. All under slab utility lines to be cut, capped and sealed per code.

\*All roof mounted equipment above the leased premises not to be re-used must be removed by tenant GC at tenant expense. Roof must be properly patched by Mall required Roofer. Roof curbs must be removed and roof patched - do not cap. Coordinate all work with Mall Operations Director.

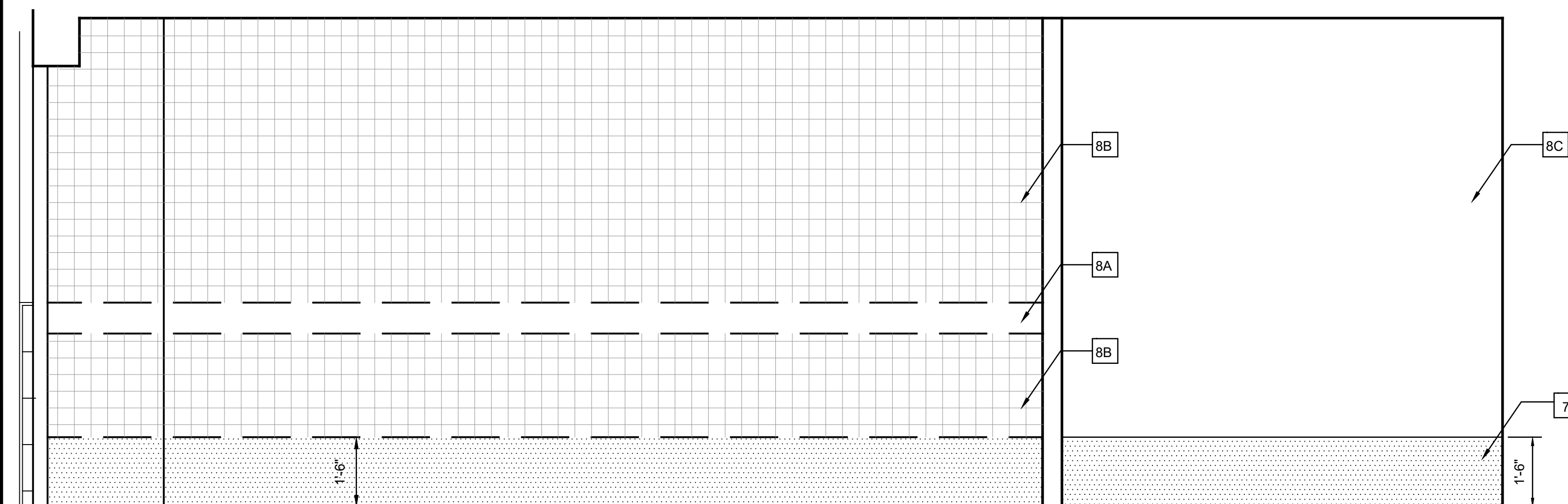
\*Slab requirements:  
Slab on grade: Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

\*Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, corer, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be steved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

SIMON

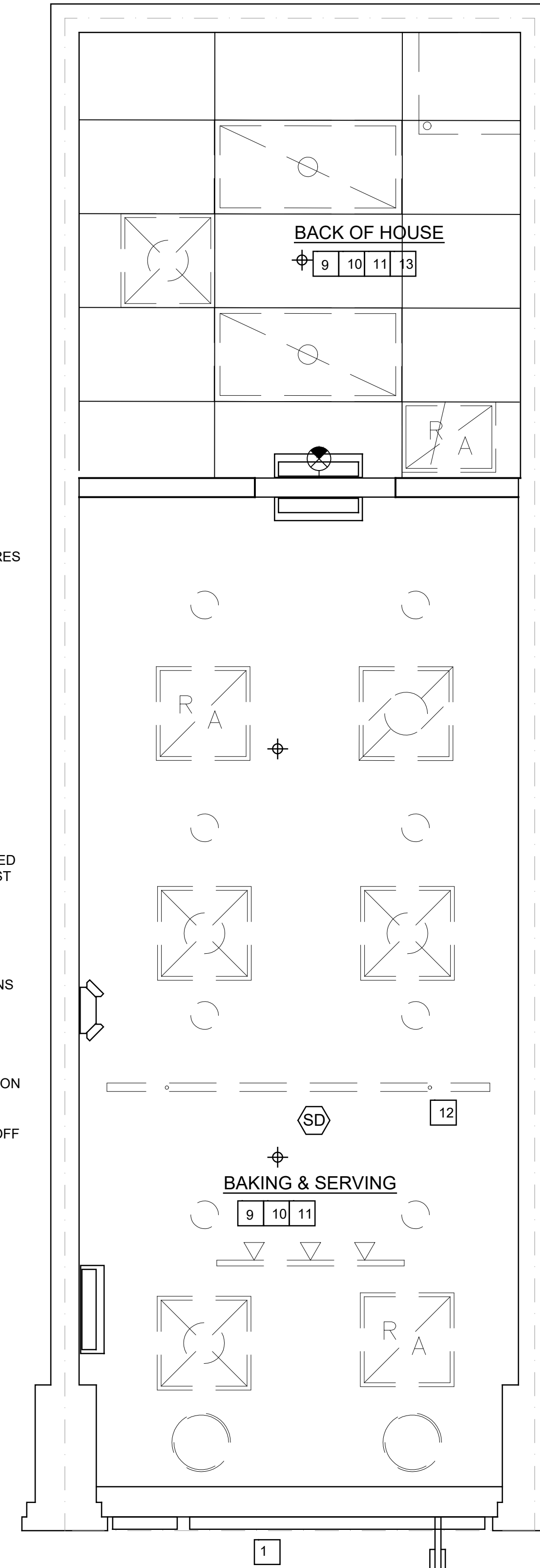
## DEMOLITION SCOPE OF WORK NOTES

- STOREFRONT: EXISTING TENANT WALL MOUNTED SIGN AND BLADE SIGN TO REMAIN. FIELD INSPECT WHITE CERAMIC TILE ON BULKHEAD. REMOVE ANY DAMAGED OR CRACKED TILES AND CLEAN GROUT AND PREPARE FOR NEW TILE REPLACEMENT.
- STOREFRONT: REFINISH METAL VERTICAL TRIM THAT SITS JUST BEHIND EACH NEUTRAL PIER. REMOVE CHIPPED PAINT, SAND, CLEAN, PRIME AND PAINT. TGC AND TENANT TO DETERMINE EXACT COLOR.
- MILLWORK: REMOVE ALL MILLWORK FROM PREMISES WHICH INCLUDES BASE CABINETS, CORIAN COUNTERTOPS, SWING GATE AND TILE TOEKICK.
- EQUIPMENT: TENANT WILL REMOVE ANY UNUSED EQUIPMENT FROM STORE.
- FLOORING: REMOVE EXISTING FLOOR TILE AND WALL BASE THROUGHOUT PREMISES. CLEAN SLAB AND PREP FOR NEW TILE FINISH. PROTECT MALL TILE AT LEASE LINE.
- WALLS: WATER DAMAGE IN STORE REQUIRES THE REMOVAL OF ALL GYPSUM WALL BOARD AND FINISHES FROM FLOOR UP TO APPROX. 18" A.F.F. FIELD VERIFY EXTENT OF DAMAGE AND COORDINATE WITH TENANT. THE INTENT IS TO PRESERVE BALANCE OF WALLS AND FINISHES TO CEILING. REPAIRS TO PERIMETER DEMISING WALLS WILL REQUIRE 1-HOUR FIRE RATED ASSEMBLY PER UL 465.
- CHECKERBOARD WALL TILE: REMOVE CONTINUOUS BLUE, WHITE AND GOLD CERAMIC TILE PATTERN FROM STORE. REPAIR GYPSUM BOARD AND PREPARE FOR NEW CERAMIC TILE INFILL.
- WHITE CERAMIC WALL TILE: CLEAN AND ACID WASH ALL EXISTING WALL TILE AND GROUT.
- FRP WALL FINISH: WHITE CERAMIC WALL TILE: CLEAN AND ACID WASH ALL EXISTING WALL TILE AND GROUT.
- CEILING - LIGHTING: REMOVE ALL RECESSED DOWNLIGHTS, TRACK LIGHTING AND 2 X 4 LAY-IN FIXTURES FROM PREMISES.
- CEILING - SECURITY CAMERAS: REMOVE ALL CEILING MOUNTED CAMERAS AND COAXIAL CABLES AND DELIVER TO TENANT. REPAIR CEILING AND PREP FOR TENANT PAINT FINISH.
- CEILING - HVAC DEVICES: REMOVE EXISTING SUPPLY AND RETURN AIR GRILLES AND DIFFUSERS AND EXHAUST FAN CEILING GRILLE. NEW WILL BE INSTALLED IN SAME LOCATIONS.
- CEILING - MENU: REMOVE MENU STATIC MENU PANELS AND HANGING HARDWARE. REPAIR CEILING AND PREP FOR NEW PAINTED FINISH.
- CEILING - BACK OF HOUSE: REMOVE ALL 2 X 4 LAY-IN CEILING TILES. CLEAN GRID.
- ELECTRICAL SYSTEM: EXISTING TO REMAIN. REWORK CIRCUITS AS NEEDED FOR NEW EQUIPMENT.
- ELECTRICAL DEVICES: REMOVE CURRENT RECEPTACLES TO BE REPLACED WITH NEW 20AMP RECEPTACLES. ENSURE ALL OUTLETS ARE SECURED TO ELECTRICAL BOXES AND BOXES ARE SECURED TO WALL FRAMING AND FLUSH WITH CERAMIC TILE FACE. MANY RECEPTACLES ARE PROTRUDING PAST TILE FINISH. DISPOSE OF ALL EXISTING OUTLET COVER PLATES AND SWITCH PLATES THAT ARE NOT STAINLESS STEEL FINISHED.
- EMERGENCY LIGHTING AND EXIT SIGNS: EXISTING TO REMAIN. NO WORK
- PLUMBING: REMOVE EXISTING WATER FILTER SYSTEM. SAVE ALL PLUMBING VALVES AND CONNECTIONS FOR NEW UNIT TO BE INSTALLED IN SAME LOCATION.
- PLUMBING: TGC AND TENANT TO COORDINATE COLD WATER SUPPLY LINES AND DRAINS TO BE TERMINATED PRIOR TO BID.
- PLUMBING: REMOVE EXISTING DIPSINK AND FAUCET. REUSE WATER LINE AND MAKE FINAL CONNECTION TO TENANT'S BUNN WATER DISPENSER(S).
- PLUMBING: REMOVE EXISTING FLOOR DRAIN AT FRONT OF HOUSE UNDER EXISTING MILLWORK. CAP OFF WASTE LINE.

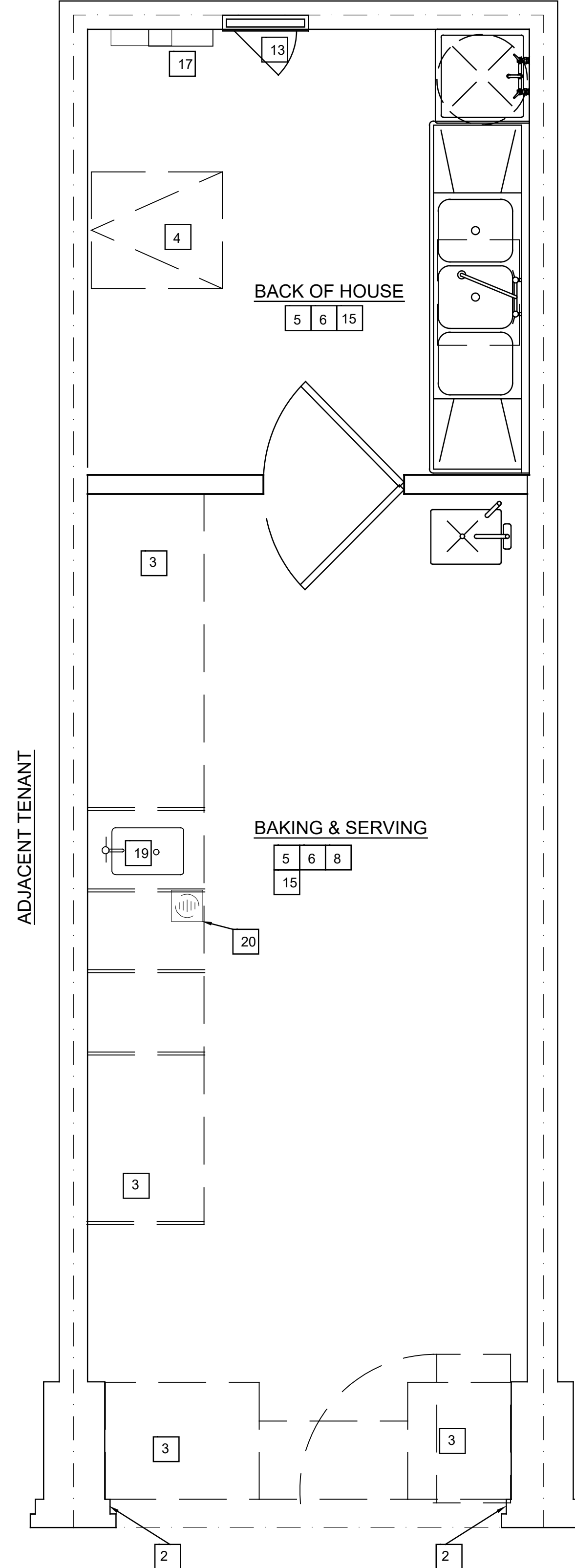


**DEMOLITION LEFT WALL ELEV**  
1/2" = 1'-0"

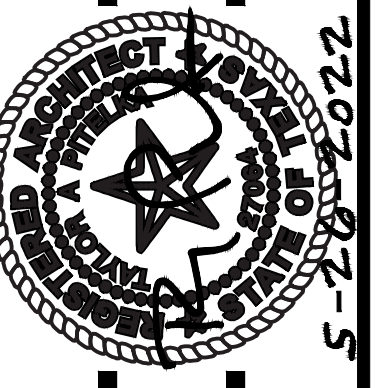
ALL WALLS IN STORE TO FOLLOW SAME DEMOLITION NOTES



**DEMOLITION REFLECTED CEILING PLAN**  
SCALE: 1/2" = 1'-0"



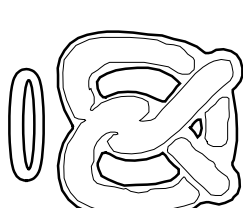
**DEMOLITION FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



DATE  
5-28-2022

REVISION

LA PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALEN, TEXAS 78503



Auntie Anne's

TAYLOR A. PITELKA, ARCHITECT  
830 GLENWOOD AVE. SE. SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1680

DEMOLITION NOTES  
DEMOLITION PLANS

D1

MARK	QTY	DESCRIPTION	MFG	MODEL #	HOT	COLD	WASTE	VOLTS	COMMENTS	SUPPLIED BY	INSTALLED BY
<b>NEW EQUIPMENT ONLY</b>											
2A	1	COUNTER FACE ACCENT SHROUD	TUBEART					120	COMES WITH PLUG	TENANT	GC
6	1	COKE DISPENSER	EXISTING	REUSE EXISTING		1/2	1	120	REQUIRES FLOOR SINK	COKE	COKE
8	1	HOT WATER DISPENSER	BUNN	H5X Element SST		1/2		120		TENANT	TENANT
9A	0	MIXER STAND	ADVANCE TABCO	SAG-MT-300					30"X30"	TENANT	TENANT
11	1	ELECTRIC OVEN	BAKERS PRIDE	P-445						TENANT	GC
11C	1	STL STEEL OVEN TABLE + CASTERS	ADVANCE TABCO	EG-LG-305-TA-25EG-X					30" X 60" X 24"H	TENANT	TENANT
14A	2	STAINLESS STEEL SHELVING - UC	QUANTUM	2-SHELF UNIT					24" X 24"	TENANT	GC
14B	1	STAINLESS STEEL SHELVING - UC	QUANTUM	2-SHELF UNIT					24" X 30"	TENANT	GC
14C	1	STAINLESS STEEL WORK TABLE	REGENCY	1 UNDERSHELF					24" X 36" X 34"H + 4"H SPLASH	TENANT	TENANT
15	1	STAINLESS STEEL TRAY WIPE								TENANT	GC
17	3	DIGITAL MENU DISPLAY-32"	LG	32SE3KD				120	COORD INSTALL WITH TGC	XENIAL	XENIAL
29	1	DIP PAN	SMALLWARES							TENANT	TENANT
41	1	SINGLE DOOR FREEZER	TRAUlsen	G12010				120	SUPPLIED W/ CASTORS	TENANT	TENANT
52	2	STAINLESS STEEL SHELVING	QUANTUM	WR74-XXXXC-5					REFER TO PLAN FOR SIZE	TENANT	GC
55	1	WATER FILTRATION SYSTEM	3M							TENANT	GC
57	0	UTILITY CART, 26"W X 55"L X 33.25"H	RUBBERMAID	FG454600BLA					USE FOR KIOSK/REMOTE STORAGE	TENANT	TENANT
58	1	ELECTRICAL PANEL							REWORK EXISTING	EXTG	GC
59	2	GRABBER PANELS	REUSE EXISTING							TENANT	GC
80	VER	SECURITY CAMERA SYSETM	TBD							TENANT	TENANT
81	1	INSECT CONTROL SCONCE	ZAP N TRAP	605WS30W				120	WALL MOUNTED	TENANT	GC

SMALLWARES ITEMS TO BE ORDERED BY TENANT & DELIVERED TO MILLWORK CONTRACTOR (ORDER & SHIP PRE-CONSTRUCTION, PRIOR TO MAIN SMALLWARES ORDER)		
QTY	DESCRIPTION	WASSERSTROM MODEL #
1	DIP PAN (3/4" SIZE)	TENANT
1	SWING GATE KIT	6038880
1	SWING GATE LATCH	6040200
1	SS TRAY WIPE INSERT (#15)	6040213

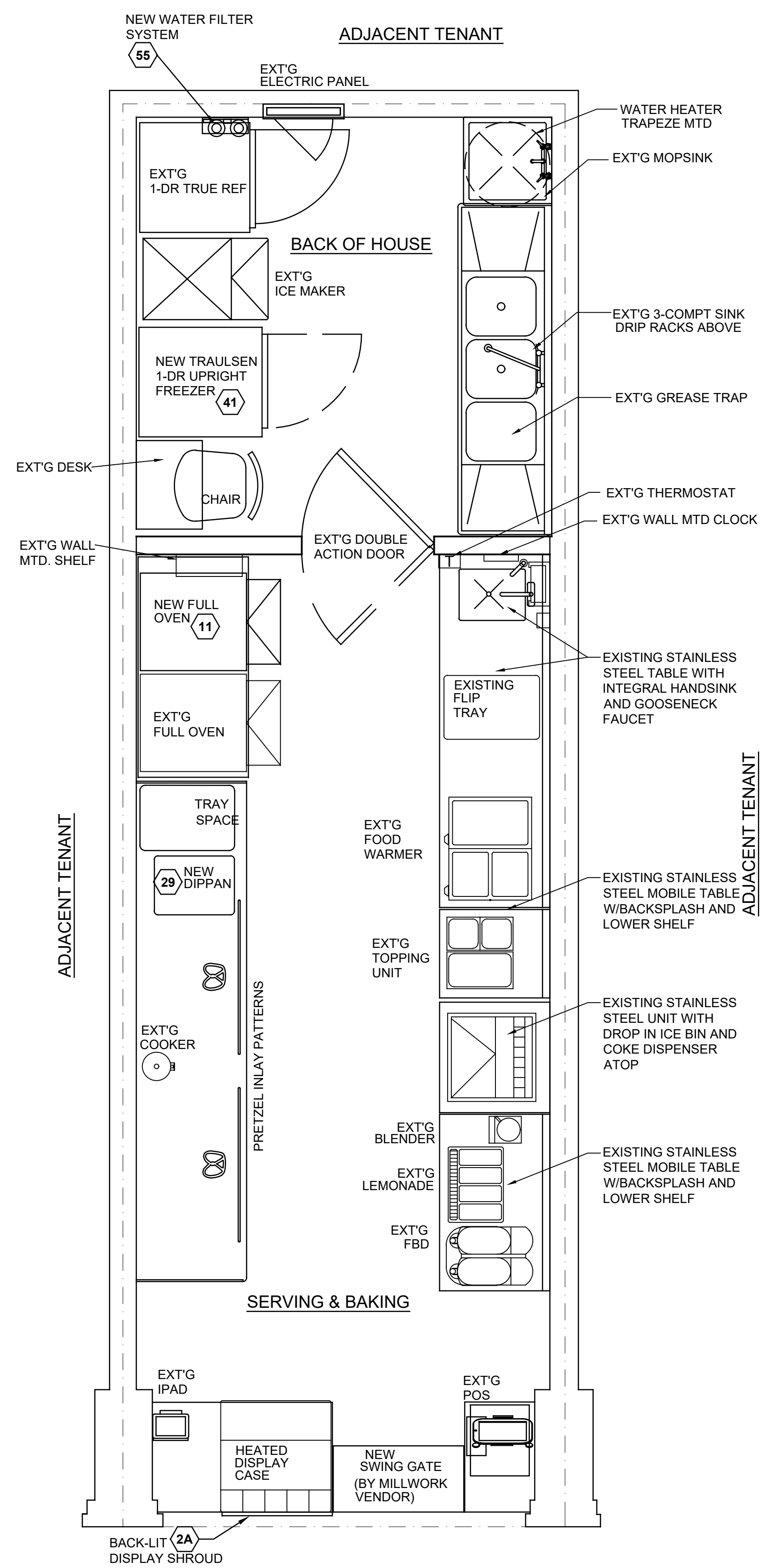
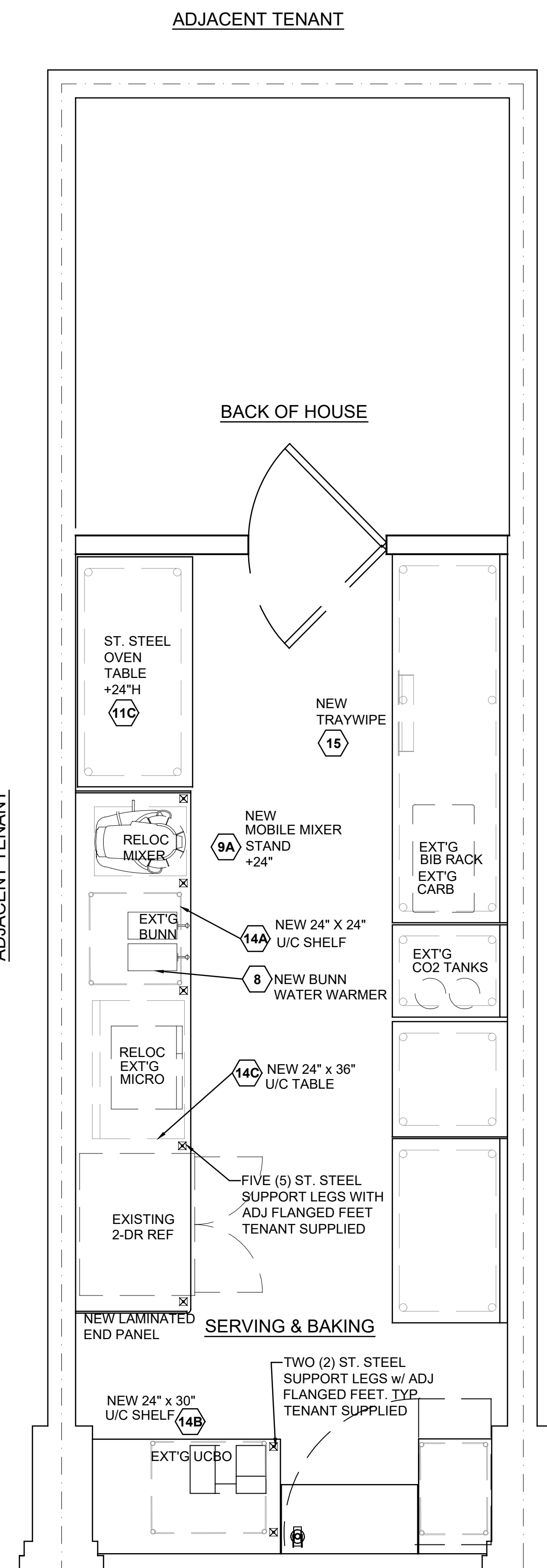
DIGITAL MENUBOARDS (#17) - TENANT TO CONTACT XENIAL TO SET UP ACCOUNT AND OBTAIN QUOTE			
QTY	DESCRIPTION	ORIENTATION	CEILING OR SURFACE MOUNT HARDWARE NEEDED?
3	LG 32SE3KD, 32" SCREEN	HORIZONTAL	SURFACE MOUNT
	(2) AA'S MENU PRICING		

PRIMARY COLOR - TENANT TO SET UP ACCOUNT AND PLACE ORDER FOR ITEMS INDICATED BELOW		
GC RESPONSIBLE FOR INSTALLATION OF THESE ITEMS, PER LOCATION CALL OUT ON PLANS		
QTY	ITEM NUMBER	SIZE
0	36452-PI-K0003	Simple FRESH Original 1 (50.6" w x 52.1" h)
0	36452-PI-K0004	Simple FRESH Original 2 (35.7" w x 36.6" h)
0	36452-PI-K0005	Simple FRESH Original 3 (23.8" w x 24.3" h)
0	36452-PI-K0006	Simple Fresh Original Horizontal 1 (142.5" w x 21.5" h)
0	36452-PI-K0007	Simple Fresh Original Horizontal 2 (100.8" w x 15.1" h)
0	36452-PI-K0008	Simple Fresh Original Horizontal 3 (66.7" w x 10" h)
0	36452-PI-K0009	BAKED From Scratch 1 (61" w x 52.1" h)
0	36452-PI-K0010	BAKED From Scratch 2 (42.2" w x 36" h)
0	36452-PI-K0011	BAKED From Scratch 3 (28.1" w x 26.2" h)
0	36452-PI-00029	Hand-Rolled Pretzels SG 1 (24" w x 12" h)
0	36452-PI-00030	Hand-Rolled Pretzels SG 2 (18" w x 9" h)
0	36452-PI-00031	Handcrafted Goodness MB (68" w x 4.375" h)
0	36452-PI-00032	Handcrafted Goodness 2 (65" w x 3.25" h)
0	36452-PI-00042	Copper 20x30 Frame

**Display Fixtures, Racks, Shelving, and Storage Unit Requirements:**

- Tenant shall be solely responsible for the design, installation, and use of any display or storage system(s) within the Premise including all compliance with applicable building codes, fire codes and the requirements of any insurance rating bureaus. If anything done, omitted to be done or suffered to be done by Tenant in, upon or about the Premises in regard to such display or storage system(s) shall result in a fire code violation(s) and the Tenant fails to take corrective action and / or pay the associated fine, regardless of whether assessed against Tenant or Landlord, within the prescribed time period, then Tenant shall be liable for all costs and expenses resulting from such violation(s) and landlord shall have the right to correct any such condition(s) at Tenant's expense.
- Tenant display fixtures in the retail space and rack / shelving / storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12ft and ceilings must be installed to provide a minimum of 18" of clearance between the top of the storage system and sprinkler deflectors.
- Tenant displays or Storage higher than 12'-0" are classified as "high piled storage", which requires high hazardous automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet and NFPA requirements for the storage of "Group A Plastic" commodities. High piled storage also requires a minimum of 36" of clearance between the top of storage and sprinkler deflectors.
- Tenant mobile / compact storage systems shall be constructed of wire mesh shelves. However, if constructed with solid shelves (wood or steel), the units shall be installed with a minimum of a 3" spacer to provide space between units at maximum 5'-0" intervals.
- Tenant's Architect and General Contractor shall provide the following information to the mall required Sprinkler Contractor regarding stock / storage area:
  - Type of storage system(s). (Including details of the storage system(s)).
  - Type of shelving. (Wire mesh / Solid wood / Solid Steel, etc.)
  - Type of commodities. (Plastics, aerosols, clothing, etc)
  - Elevation of highest shelf / ceiling height.
- Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.

**SIMON**



**DRINKING FOUNTAIN SUBSTITUTE:**  
TENANT IS MEETING THE DRINKING WATER FOUNTAIN REQUIREMENT BY PROVIDING A WATER TAP FEATURE ON THE COKE DRINK DISPENSER ITEM #6. TAP WATER IS AVAILABLE TO EMPLOYEES AND CUSTOMERS UPON REQUEST.

**EQUIPMENT CORD MGMT:**

- COUNTERTOP EQUIPMENT SHALL HAVE A GROMMET LOCATED SUCH TO ALLOW ELECTRICAL CORDS TO BE PLUGGED IN TO A RECEPTACLE BELOW THE COUNTERTOP. ALL CORDS AND CABLES NEED TO BE MANAGED AND NEATLY TUCKED AWAY.
- COORDINATE LOCATION OF COUNTERTOP PENETRATIONS / HOLES FOR GROMMETS WITH TENANT.
- HOLES DRILLED UNDER SUPERVISION OF TENANT AFTER MILLWORK INSTALLATION ON SITE.



**LA PLAZA MALL  
REMODEL**  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALEEN, TEXAS 78503

DATE: 5-26-2022  
REVISION:

**Auntie Anne's**  
**TAYLOR A. PITELKA, ARCHITECT**  
830 GLENWOOD AVE. SE. SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1680

FIXTURE & EQUIPMENT PLANS  
FIXTURE & EQUIPMENT SCHEDULE

**Auntie Anne's Vendor Contact List 2022**

Please use this list in conjunction with the countdown to opening. This can be used to organize what needs to be ordered and what dates these items will be delivered and/or installed.

Item	Contact	Date Ordered	Delivery/Install Date	Notes
Equipment	TriMark Hope Knight 404-484-1428 Hope.Knight@trimarkusa.com			5-6 week lead time
Display shroud	Tube Art Adam Calabria 971-205-7783 auntieannes@tubeart.com			4-5 week lead time
Digital Menu Board	Xenial Nicholas Hulayew 267-318-0647 nicholas.hulayew@xenial.com			Note non-standard size used for La Plaza mall 4 week lead time
Auntie Anne's Smallwares	Wasserstrom Jeffrey Evans 614-737-8265 JeffreyEvans@wasserstrom.com auntieannes@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 Corporation Amy Burke 800-207-2967 xt. 2466 auntieannestile@creativematerialscorp.com <b>*Auntie Anne's Pricing</b>			<b>FOR GC TO ORDER FROM</b>
Solid Surface	DuPont David Greening 614-975-6700 david.p.greening@dupont.com <b>*Auntie Anne's Pricing</b>			<b>FOR GC TO ORDER FROM</b>
Barricade	ABC Imaging, Peeq Imaging & Modular Barricades Gina Cerbasio gina.cerbasio@abcimaging.com 973-423-5000 OR for the Northeast Chloe Gilbert cgilbert@csdisplay.com 973-423-5000			<b>For FP or GC to order</b>
Lighting Vendor	NEL National Energy & Light Sue Samson 603-402-4756 ssamson@nelcompany.com			<b>FOR GC TO ORDER FROM</b>
Local Marketing	Katie Reiss kreiss@auntieannes.com 205-447-4197			2+ week lead time
Artpack/Primary Color	Primary Color Mike Kerby mikekerby@primarycolor.com 770-712-7767			3 week lead time
Coca-Cola	Geraldine Harris gerharris@coca-cola.com 800-531-2238 x1026			5 week lead time
Internet/Firewall	<b>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.</b>			By Franchisee
CO2	NuCo2 800-472-2855 Prompt to new order			By Franchisee
Gift Card	First Data Octavia Justice (770) 618-6672 octaviam.justice@firstdata.com			By Franchisee
Chemicals	EcoLab Chris Marsh Chris.marsh@ecolab.com 727-242-3758			By Franchisee

AUNTIE ANNE'S MATERIAL AND FIXTURE SCHEDULE						
LABEL	MANUF.	MATERIAL / STYLE / DESCRIPTION	SIZE	LOCATION	VENDER	CONTACT INFO
<b>FLOORING</b>						
WTRPF	DAL-TILE	NOBLESEAL TS 30 MIL POLYETHYLENE CLEAVAGE MEMBRANE		PERIMETER OF PREMISES 34"W X 8"H		
POLY	VERIFY	POLYETHYLENE CONSTRUCTION ADHESIVE OR PRODUCT SUGGESTED BY TILE CONTRACTOR		SEALANT AT FLOOR-WALL INTERSECTION		
FT-1	CREATIVE MATERIALS CORPORATION	NIMBLE 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. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
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. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
GROUT	MAPEI	GROUT COLOR 07 CHOCOLATE, SANDED, MUST BE WATER-PROOFING POLYMER TYPE		CUSTOMER AREA, FOH & BOH FLOORS W/ FT-1, FT-2 & FT-3	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
<b>WALL BASE</b>						
WB-1	CREATIVE MATERIALS CORPORATION	NIMBLE SPECKLE TAUPE, PORCELAIN TILE COVE BASE	6" x 12"	STAFF AREA WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
WB-2	CUSTOM	BRUSHED STAINLESS STEEL BASE	6"H	CUSTOMER AREA MILLWORK FAÇADE TOEKICK	CUSTOM	SOURCE LOCALLY OR THROUGH MILLWORKER
WB-3	CREATIVE MATERIALS CORPORATION	RENAISSANCE BROWN, PORCELAIN TILE COVE BASE	6" X 8"	CUSTOMER AREA WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
GROUT	MAPEI	GROUT COLOR 07 CHOCOLATE, SANDED, MUST BE WATER-PROOFING POLYMER TYPE		CUSTOMER AREA, FOH, BOH WALL BASE	CREATIVE MATERIALS CORPORATION	AMY BURKE 800-207-2967 EXT. 2663 AUNTIEANNESTILE@CREATIVEMATERIALSCORP.COM
<b>WALL FINISHES</b>						
WT01	DAL-TILE (VERIFY IN FIELD)	MATCH NEW WITH EXISTING WHITE CERAMIC TILES K 101	4-11/4" SQUARE, GROUT TO BE NON-SANDED, COLOR TO MATCH CLEANED EXISTING GROUT COLOR (WHITE)	REPAIR WORK AT WALLS AND INFILL WHERE CHECKERBOARD PATTERN HAS BEEN REMOVED.	DAL-TILE	ALIGN NEW GROUT TO EXISTING WALL GROUT LINES.
WD01	THE PATTON GROUP	ENGINEERED HICKORY PLANKS, TPG115AA DURANGO HICKORY	5" WIDTH, RANDOM LENGTHS (12"-48"), 3/8" THICKNESS	STOREFRONT MILLWORK FAÇADE, SOFFIT & PLASTERS	PATTON GROUP	TEAMSPECIALIST@THEPATTONGROUP.COM 925-476-5043
FRP	KEMLITE COMPANY	GLASBORD-P, CRANE BES385 P1	4' X 8' SHEET W/ COORDINATING TRIM PIECES	WORK AREA WALLS TO 8'-6", PNT-1 ABOVE	KEMLITE COMPANY	
<b>PLASTIC LAMINATE</b>						
PL01	FORMICA	949 WHITE		INTERIOR FINISH IN CABINETS AND SHELVING	FORMICA	
PL02	FORMICA	7012-58 AMBER MAPLE		MENU SOFFIT BEHIND SCREENS-SEE DETAIL	FORMICA	
<b>PAINT</b>						
PT01	BENJAMIN MOORE	OXFORD WHITE 869	ECO SPEC. SEMI GLOSS SHEEN FOR TRIM, SATIN SHEEN FOR CEILING/WALLS	TRIM, CEILING/SOFFITS & BOH WALLS ABOVE FRP-1	BENJAMIN MOORE	
PT02	BENJAMIN MOORE	CUSTOM MATCH TO WD01 HICKORY WOOD PLANK	ECO SPEC. SEMI GLOSS SHEEN	GYP BOARD BEHIND DIGITAL SCREENS ONLY	BENJAMIN MOORE	
<b>COUNTERTOP SURFACES</b>						
CS02	DUPONT CORIAN	WITCH HAZEL, MATTE FINISH, PRETZEL & STRIP INLAY SHALL BE CORIAN, GLACIER WHITE	30" X 144"	COUNTERTOPS	DUPONT	
<b>CEILING</b>						
CLG1	ARMSTONG	NEW WHITE VINYL CLAD TILES TO FIT WITH EXISTING GRID SYSTEM. FIELD VERIFY	2' X 4' X 1" LAY IN. TILES.	BACK OF HOUSE		TGC TO FIELD VERIFY WHAT TILE TYPE WILL FIT IN EXISTING GRID. MUST BE WHITE WASHABLE, SCRUBBABLE AND SOIL RESISTANT

**SIMON Floor Plan Comments:**

\*Tenant is responsible to field verify all existing conditions and dimensions in the space. Failure to properly field verify existing conditions does not relieve the Tenant of any expenses or responsibilities resulting from that failure.

\*Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

\*Structural reinforcing details must be provided by a registered structural engineer to Tenant Coordination for equipment support or suspension, service platforms, deck penetrations, etc.

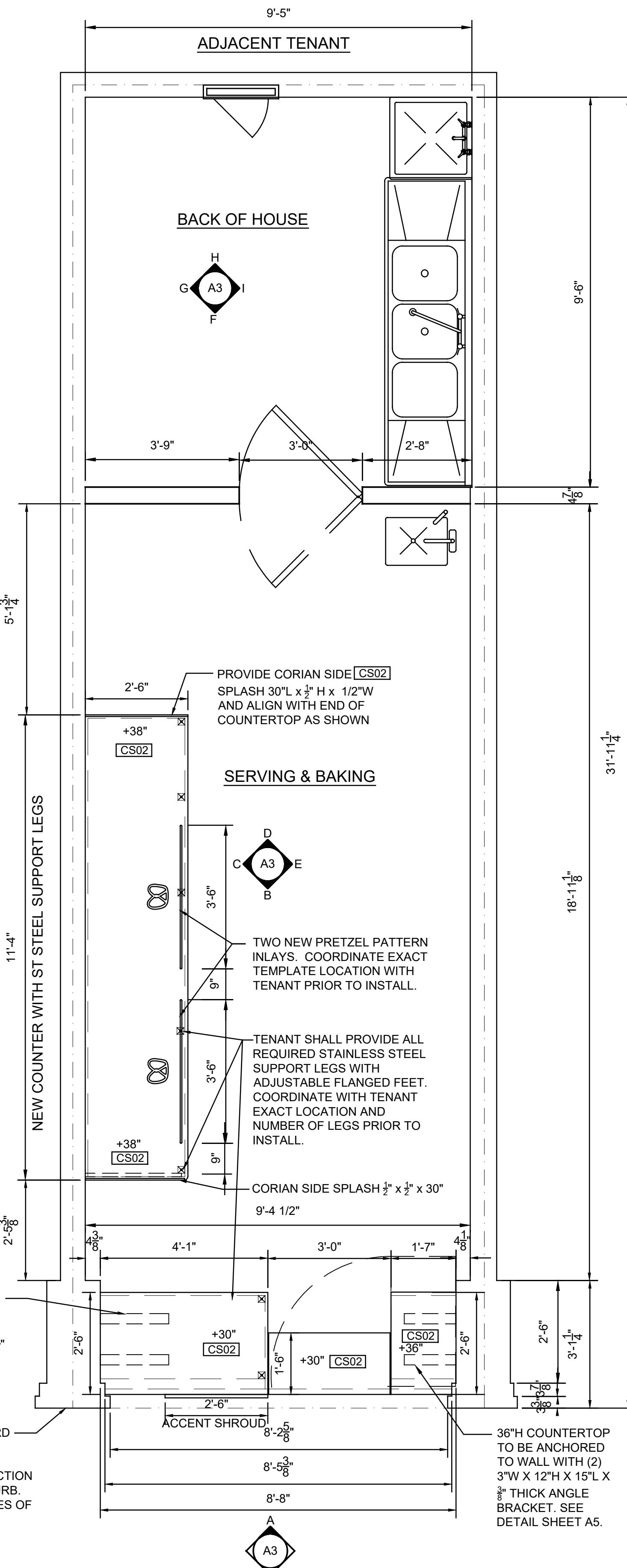
\*Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mall Operations.

\*Tenant's stockroom may not be visible from the sales area. Door(s) leading to the stockroom must have an automatic closure.

\*All rear entries must have a doorbell for deliveries.

\*All concrete patching must be level with the existing concrete floor.

\*Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Nobleseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 4' or equal to the height of the floor base.



**ARCHITECTURAL FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

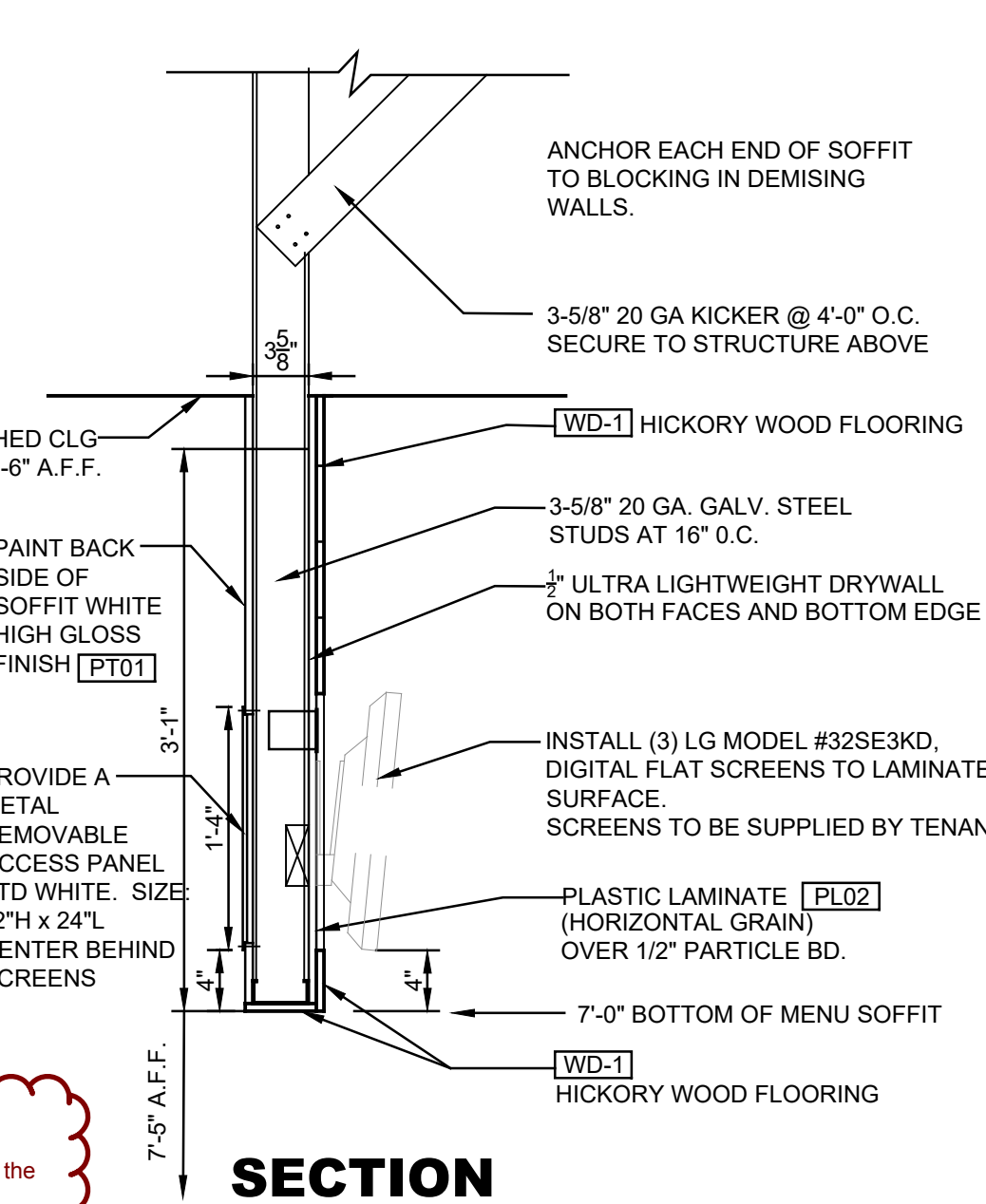
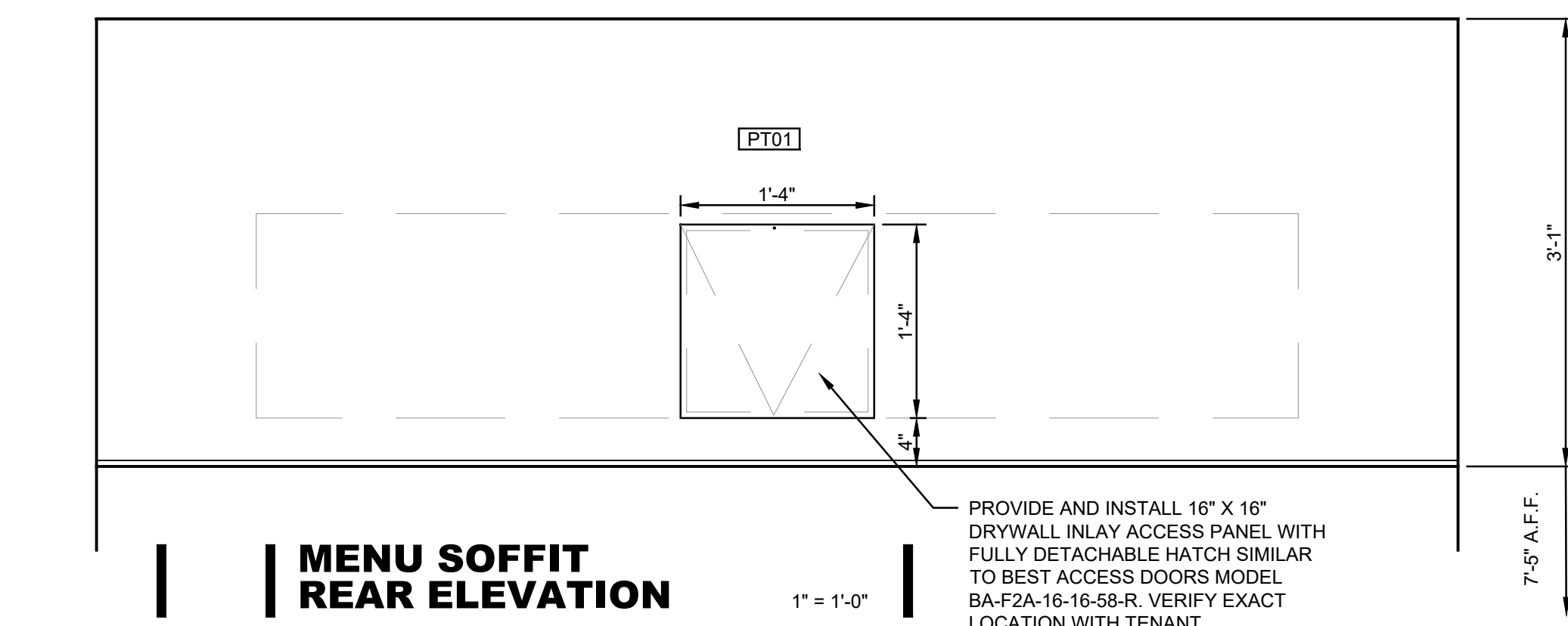
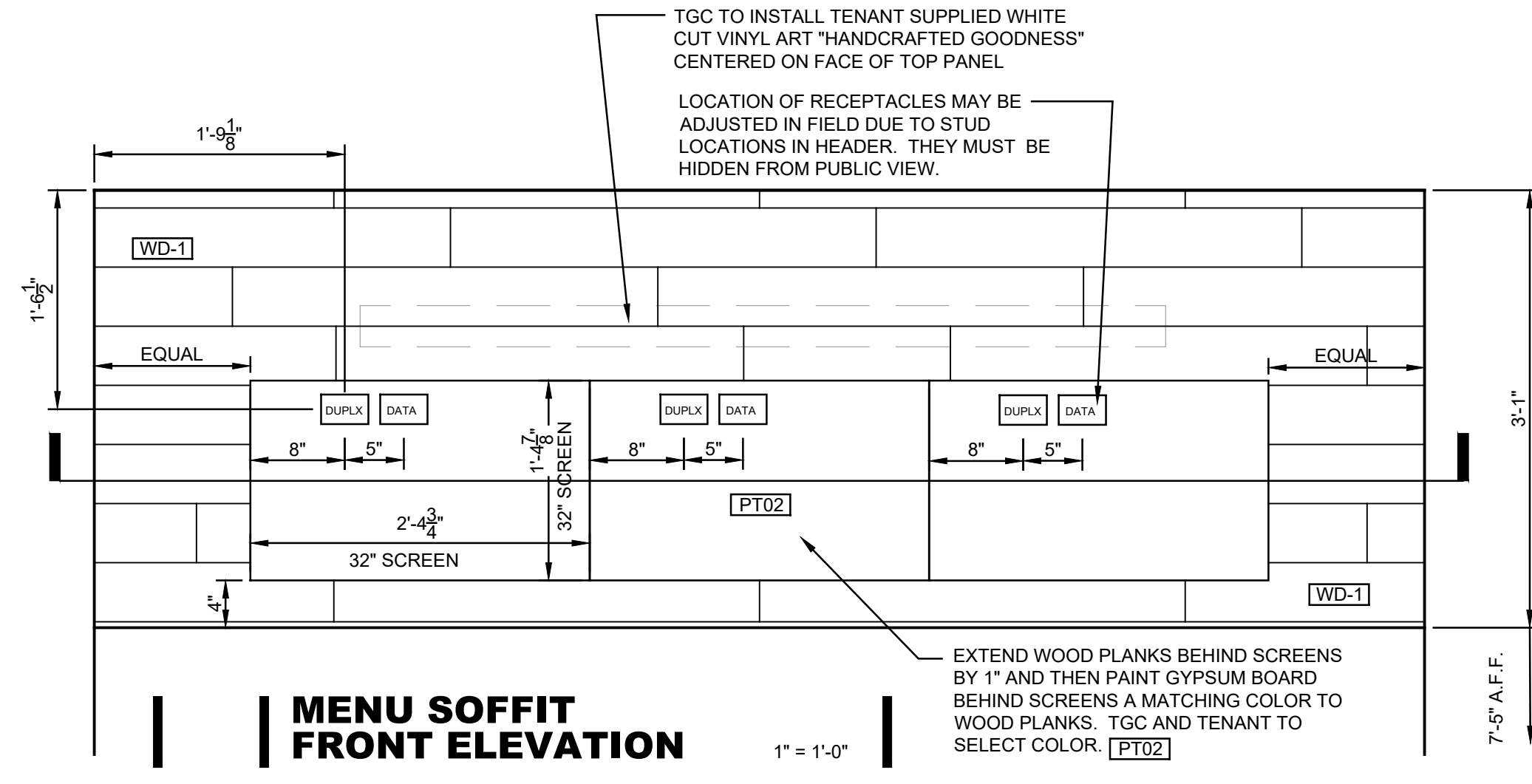


DATE: 5-26-2022  
REVISION:

L.A PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALLEN, TEXAS 78503

**Auntie Anne's**  
TAYLOR A. PITELKA, ARCHITECT  
830 GLENWOOD AVE. SE, SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1680

ARCHITECTURAL FLOOR PLAN  
MATERIAL & FINISH SCHEDULE  
VENDOR LIST



**Reflected Ceiling Plan Comments:**

- If not already existing, tenant must provide a sealed partition above the storefront to separate the Common Area ceiling from the tenant's space. (Shall be rated if required by code and all penetration shall comply and be labeled with the required NFPA rating.)
- Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.
- Any Landlord equipment, component, and / or service leading other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mail Operations.
- SIMON requires all tenants to use Landlord's required contractor for all sprinkler work. Refer to Sprinkler Comments for further requirements.

SIMON

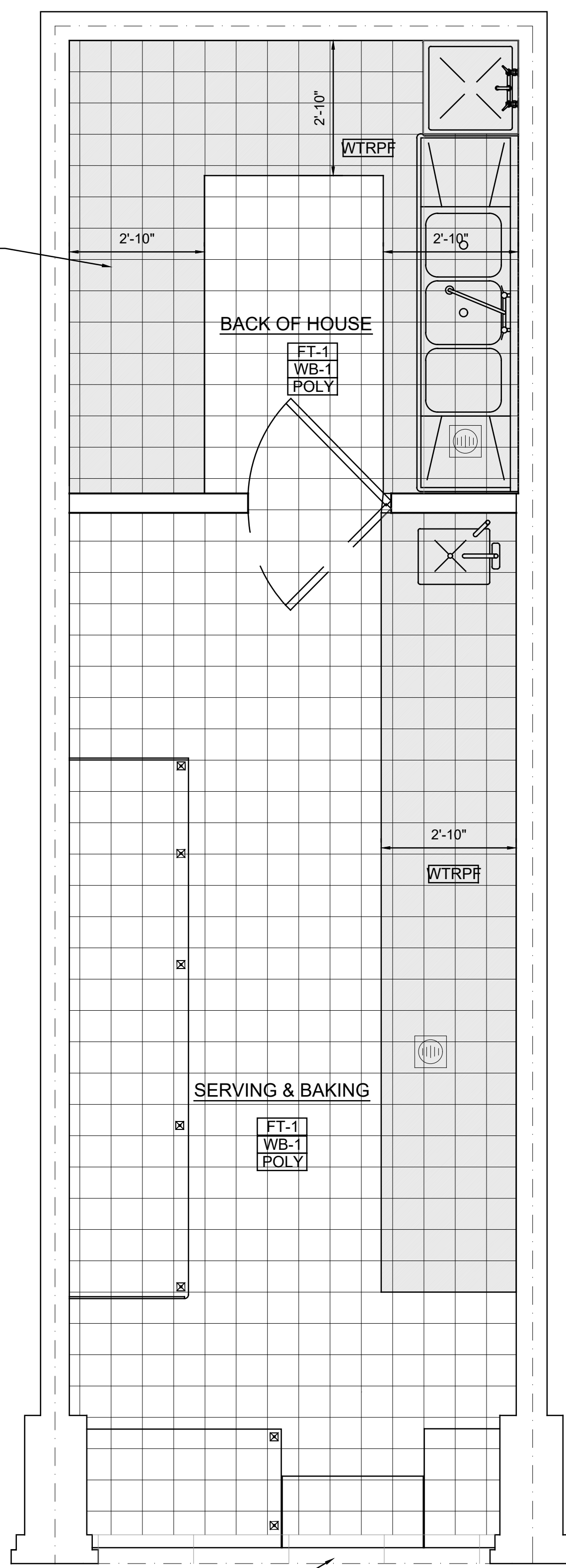
**Finish Plan Comments:**

- Tenant shall provide a finish sample board or similar to the Landlord for approval.
- All flooring transitions must be smooth and flush. The use of plastic, vinyl, or rubber transition strips is strictly prohibited. Tenants must utilize a hard surface transition.
- Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Noblesseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 6" or equal to the height of the floor base.
- No rubber or vinyl base is permitted in the sales area of the premises.
- Slab requirements: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
- Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

SIMON

**WATERPROOF MEMBRANE:**

- TENANT REQUESTS THE FOLLOWING WATERPROOF PROTECTION TO BE APPROVED BY LANDLORD.
- PROVIDE A SEALANT ALONG ENTIRE PERIMETER OF PREMISES AT WALL BASE & FLOORING CONDITION AND AT LEASE LINE PER [POLY] FINISH-SEE SHEET A2.
- PROVIDE AND INSTALL DAL-TILE TS SINGLE SHEET WATERPROOFING MEMBRANE [WTRPF] BENEATH THE FINISHED FLOORING AND ABOVE THE CONCRETE FLOOR 34"W AND EXTEND UP ALL PERIMETER WALLS 8"H AT THE WET PLUMBING WALLS AS INDICATED WITH HATCH ON FLOOR FINISH PLAN SHEET A3.
  - 3A APPLY BONDING AGENT (LATEX MODIFIED THIN SET).
  - 3B EMBED TS WITH ROLLER.
  - 3C INSTALL TILE BY A THIN-BED METHOD.
  - 3D ALL DRAINS MUST BE ACCESSIBLE AND HAVE CLEANOUTS.
  - 3E USE NOBLE FLEX DRAIN FLASHING WHEN DRAIN CLAMING RING IS BELOW THE FINISHED FLOOR.
  - 3F SLEEVE, FIRESTOP, FLASH AND CAULK ALL PENETRATIONS SO AS TO PROVIDE AN ADEQUATE SEAL PER MANUFACTURER'S RECOMMENDATIONS.



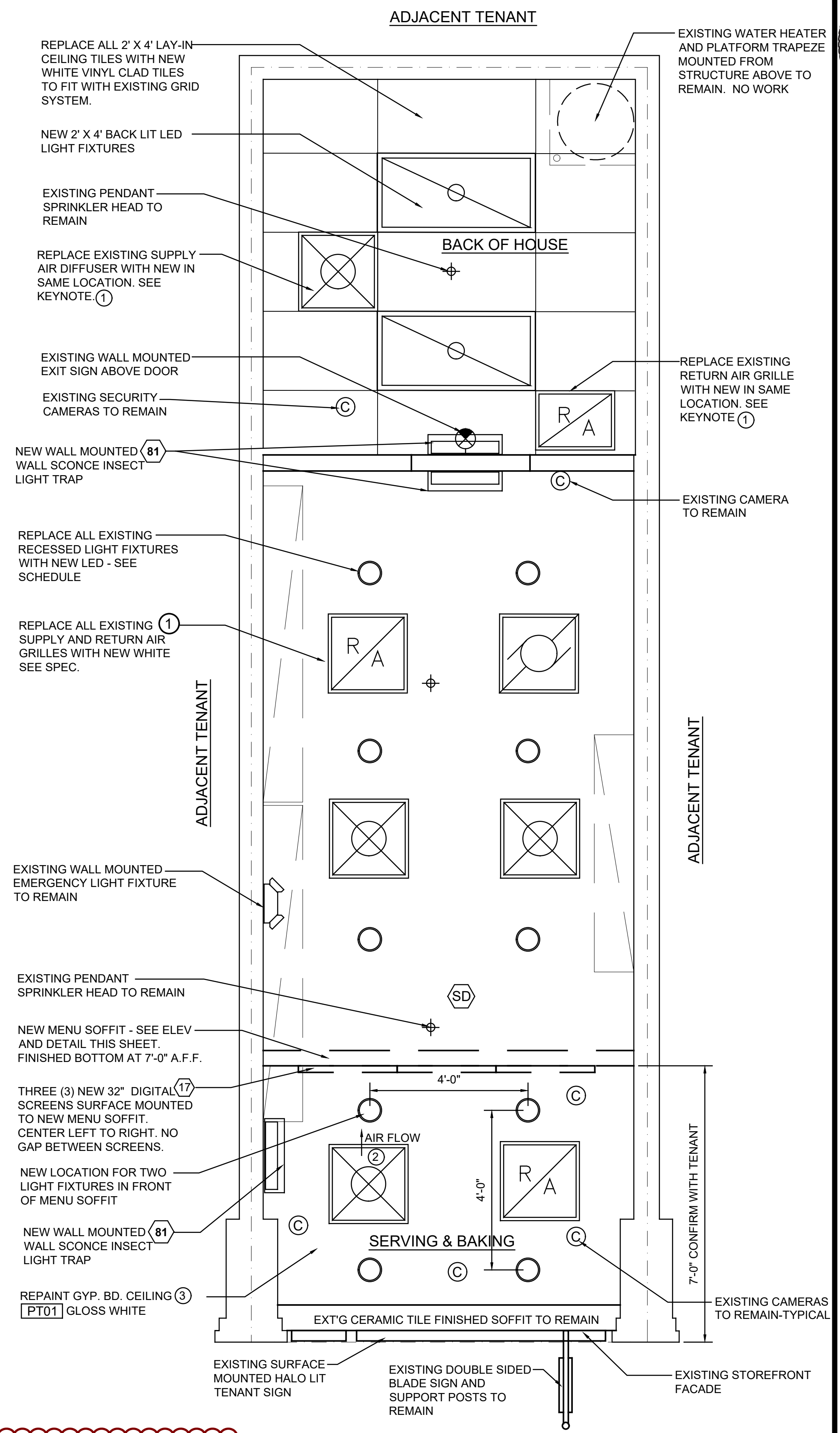
**GENERAL FINISH NOTES:**

- ALL WALL COVE BASE TILE MUST BE SET FIRST ATOP PREPARED FINISHED CONCRETE SLAB, THEN FLOOR TILE TO ABUTT AGAINST BASE TILE FOOT. BASE TILE MAY NOT BE SET ATOP FLOOR TILES.

**Security Camera Comments:**

- Security equipment must be installed within the Premises; cameras and/or security equipment are not permitted on the exterior of the Premises unless approved in writing by Landlord. However, in cases where Landlord approves exterior cameras or equipment, the cameras or equipment should be positioned as to limit viewing area and shall not capture images of the Tenant's doorways only and shall not capture images outside of the Premises. In cases where a Tenant may have an approved patio area, all cameras or equipment shall be installed and operated so as to capture only the approved patio and no common area.
- All equipment, installation methods and locations must be approved by Landlord in writing prior to installation.
- No signal shall be emitted outside the Premises.
- Absolutely no distribution, electronically or otherwise, of captured image or video to any third party other than Landlord upon request.
- Security cameras, vision panels, or "bubbles" shall not be visible to public view in the design control zone or on patios from the common area.

SIMON



**KEY NOTES - CEILING:**

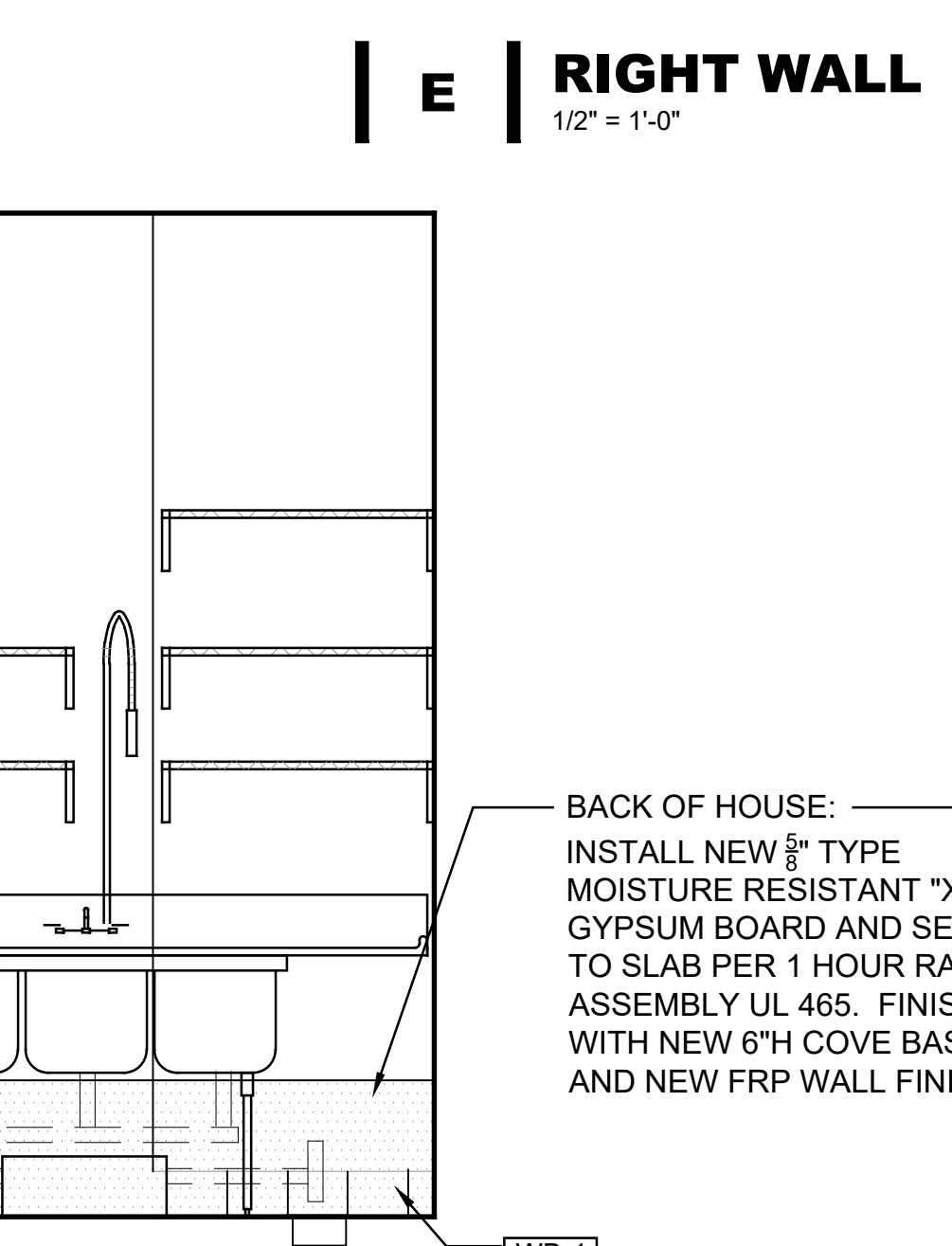
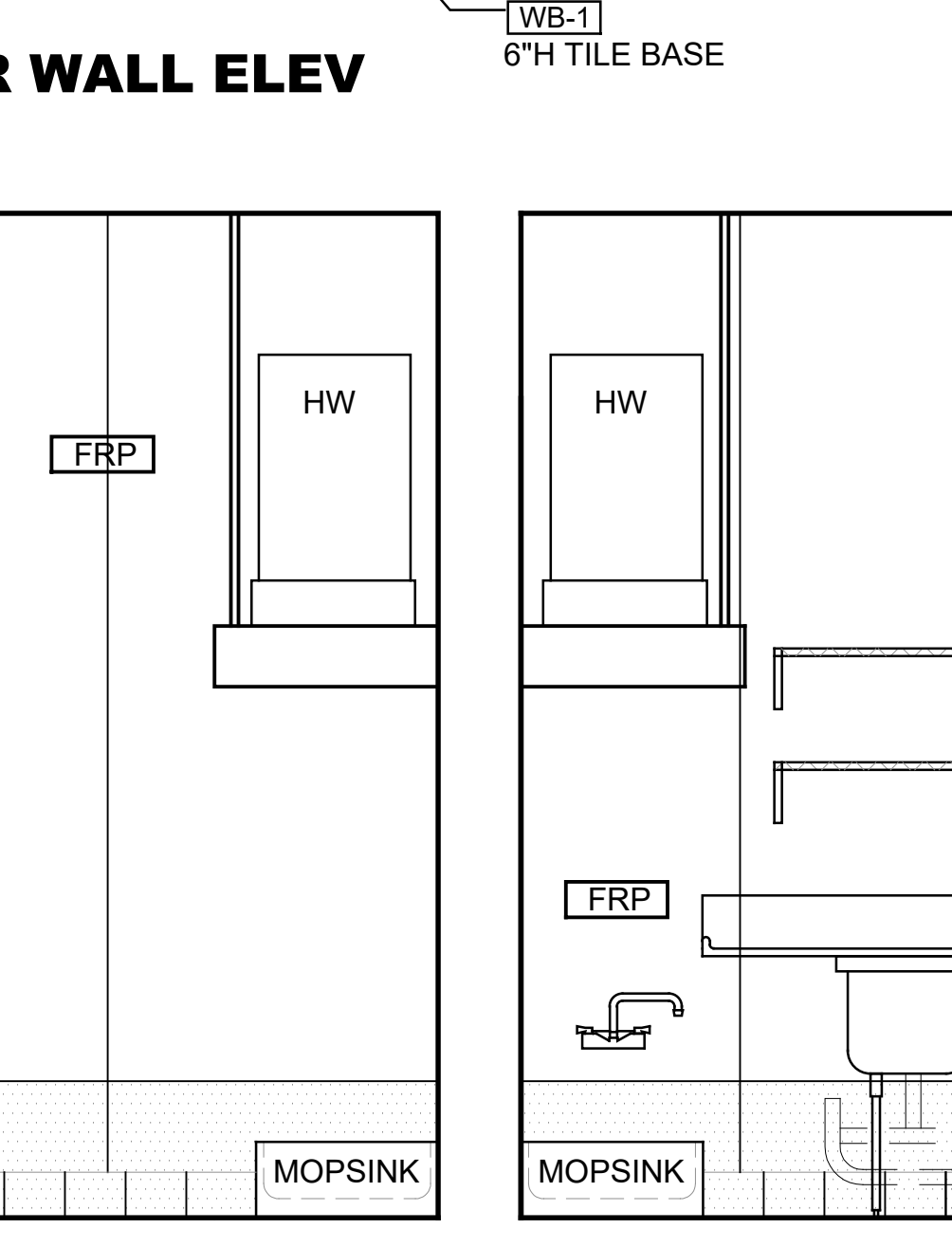
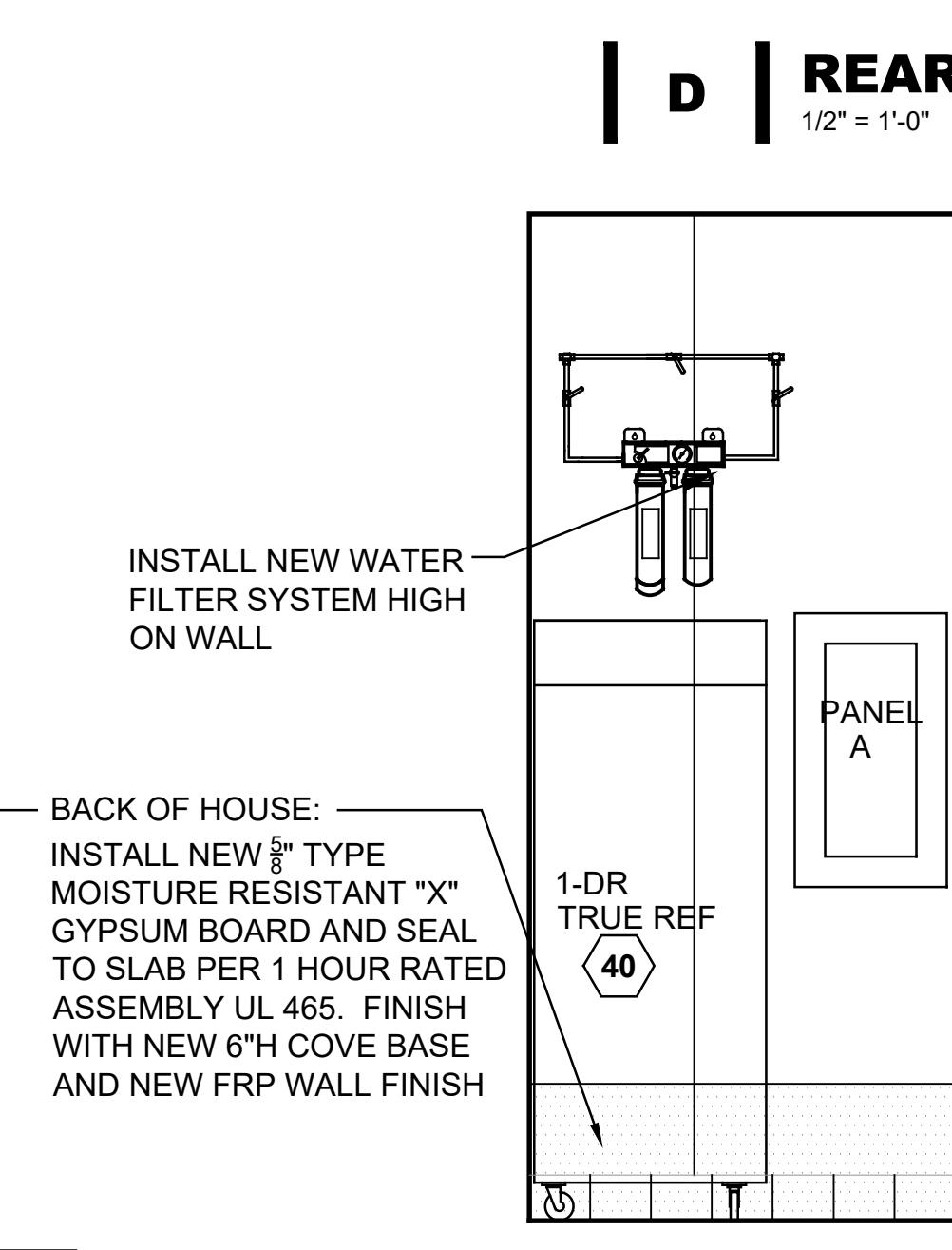
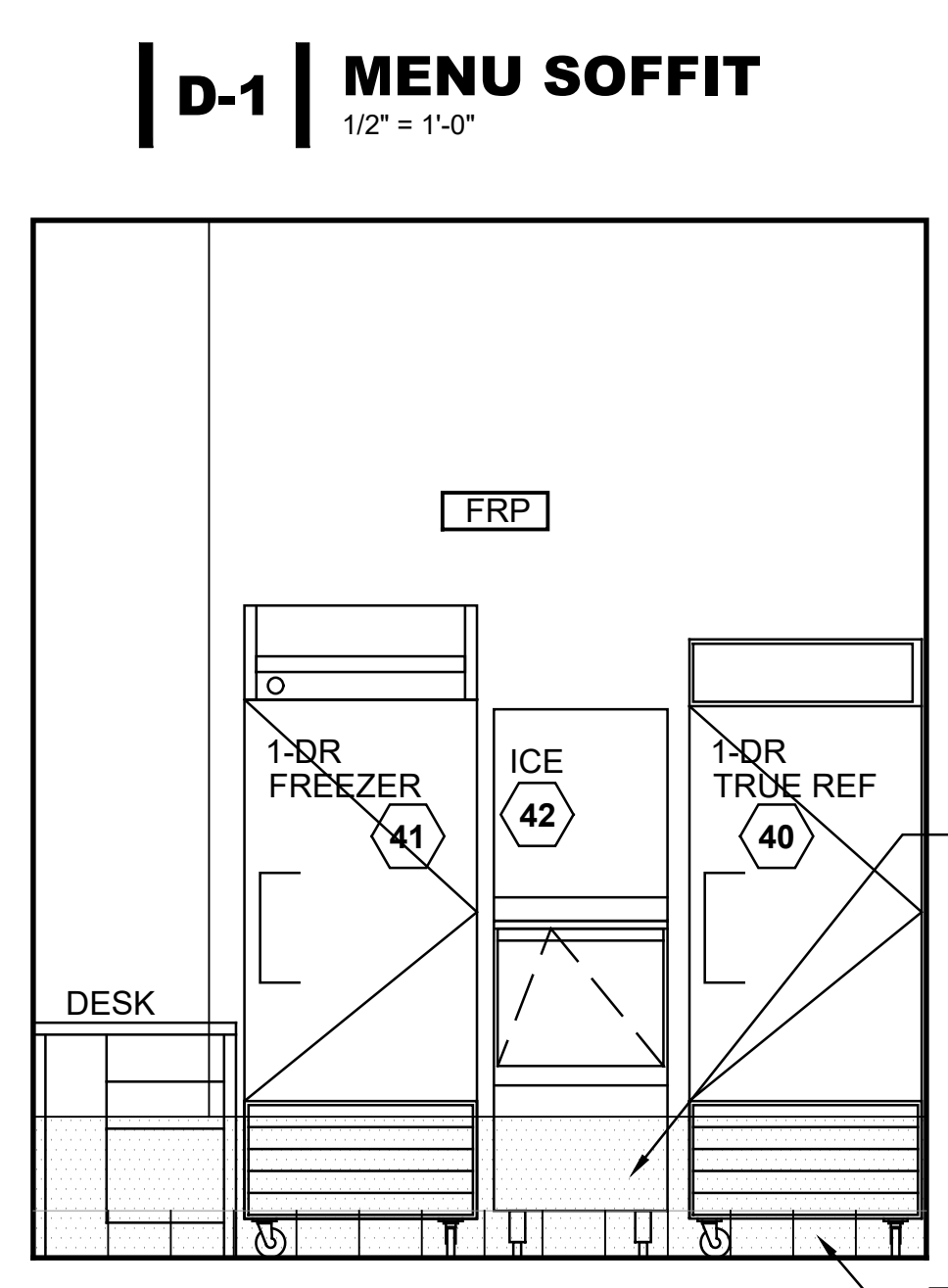
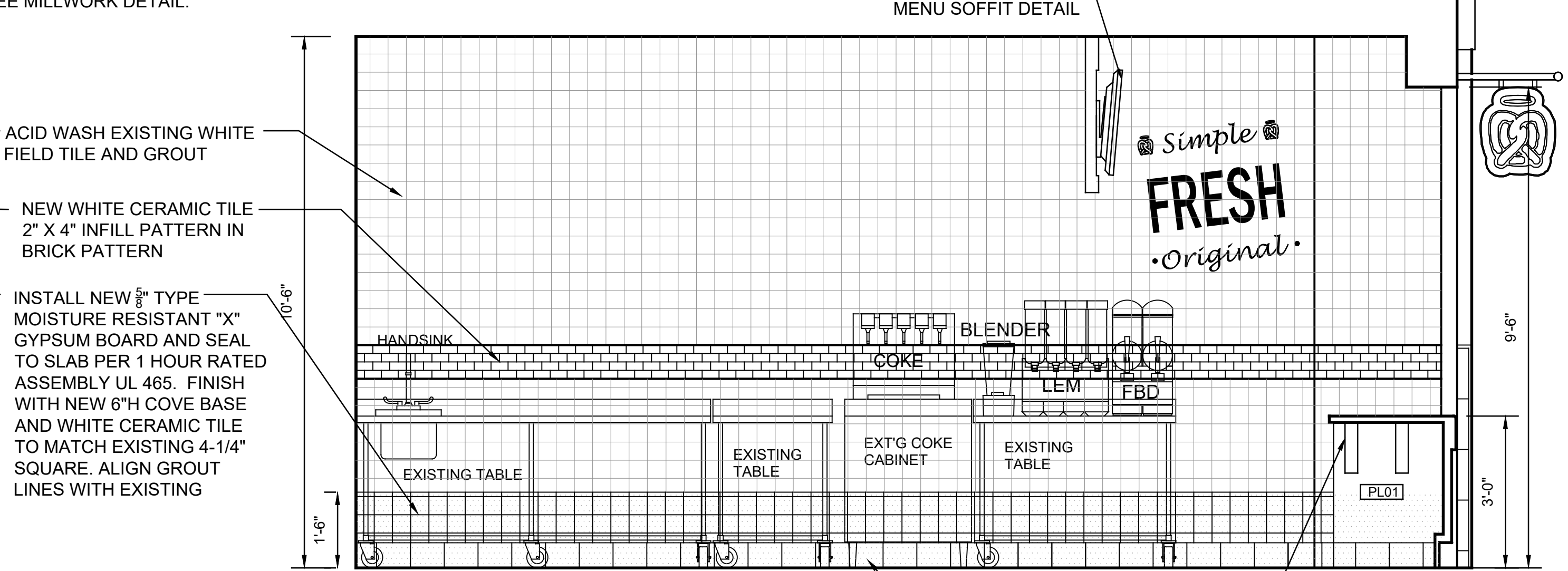
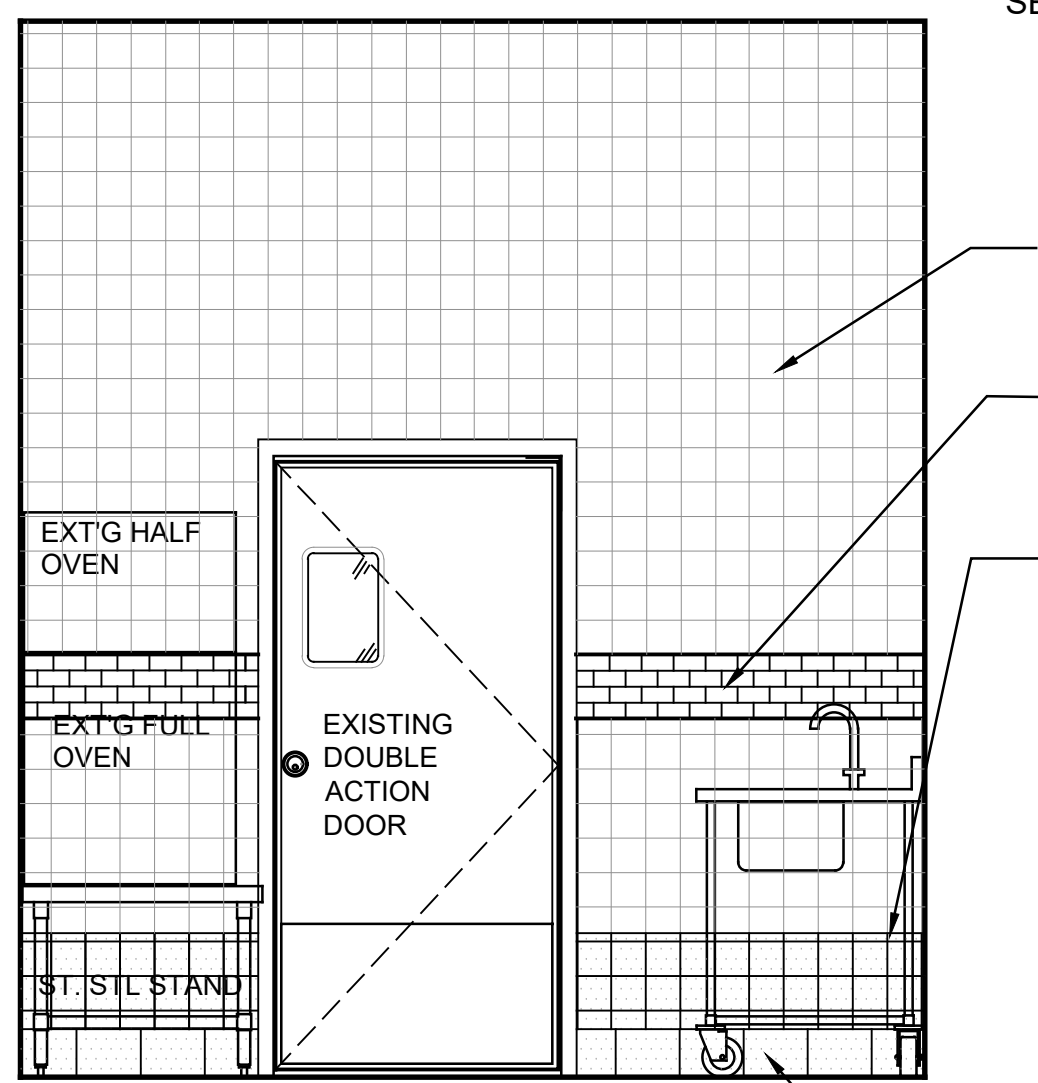
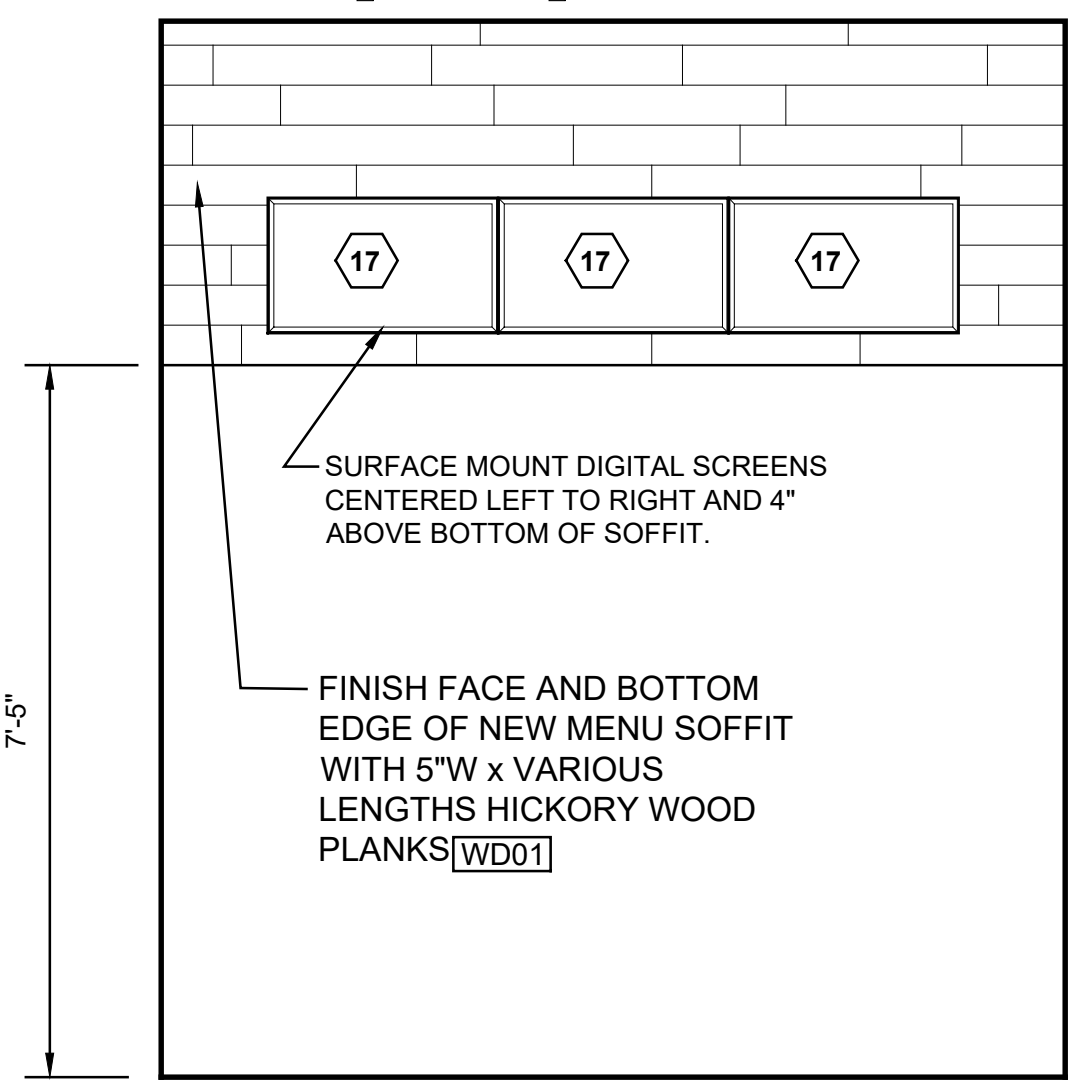
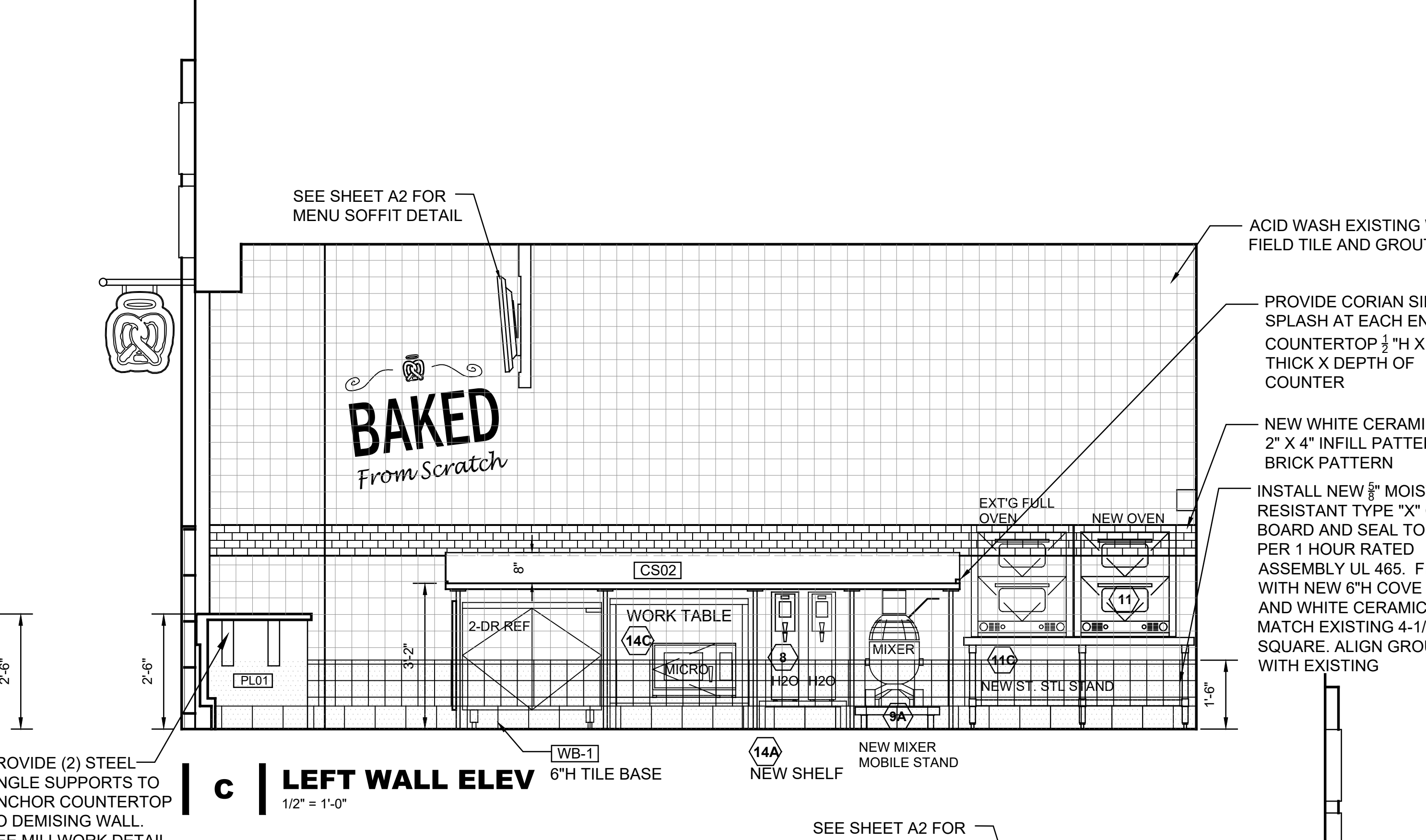
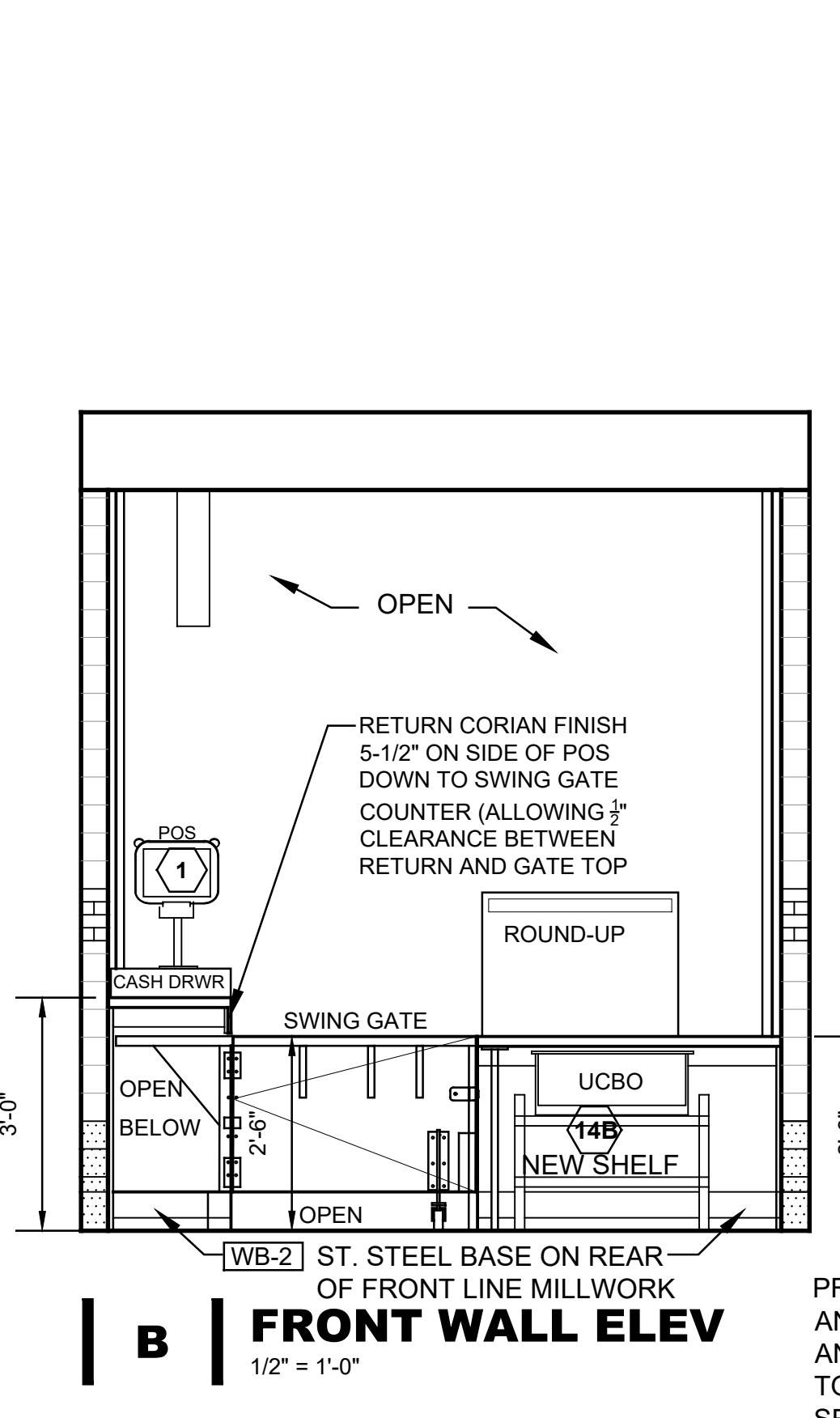
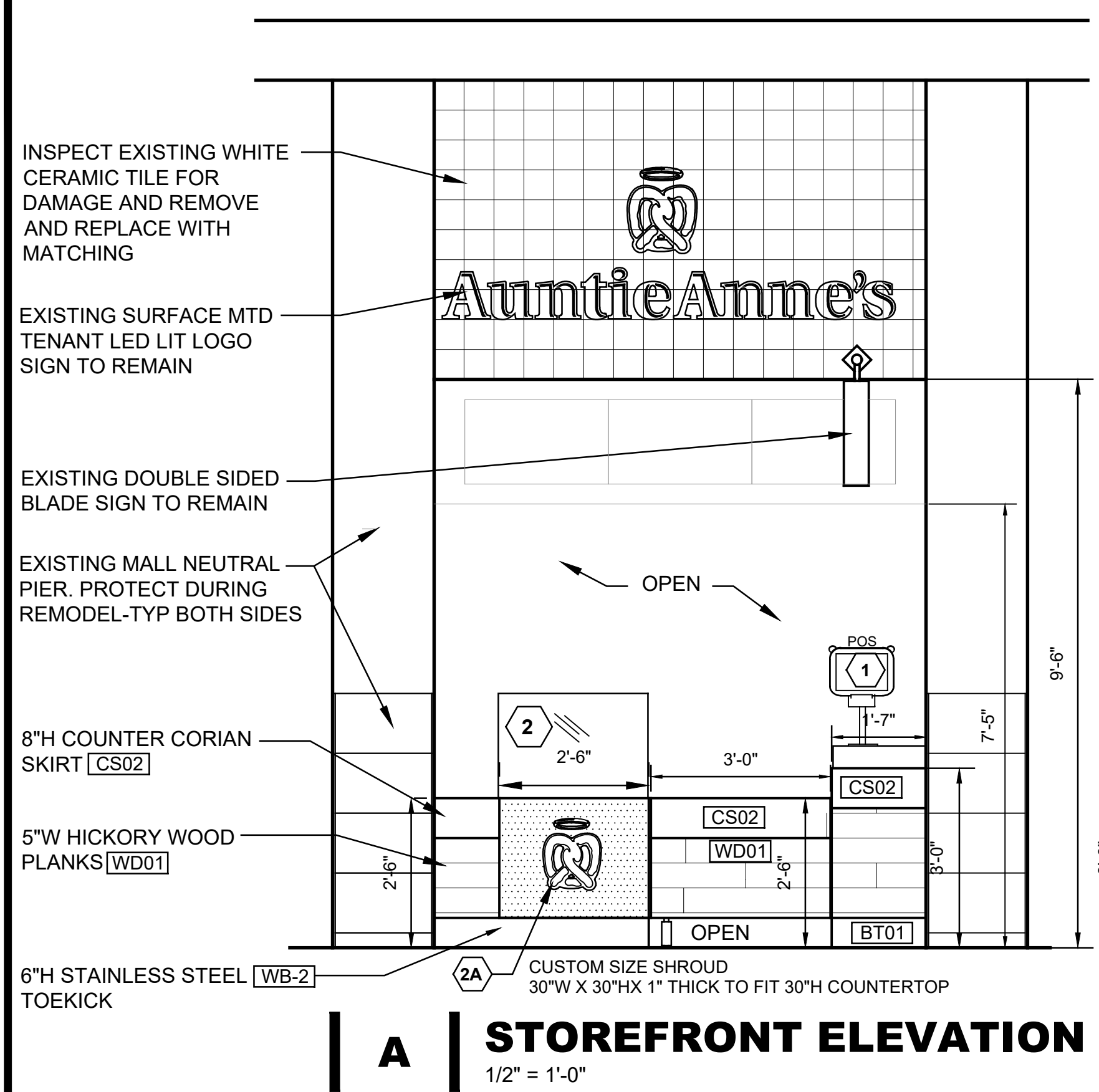
- NEW SUPPLY AIR AND RETURN AIR GRILLES MUST BE POWDER COATED WHITE OR NON-PAINTED ANODIZED ALUMINUM. LANDLORD WILL NOT ACCEPT PVC. LANDLORD WILL NOT ACCEPT PAINTED PVC OR AFTER MARKET PAINTED ANODIZED ALUM.
- SUPPLY AIR DIFFUSER AT FRONT OF STORE SHALL ONLY HAVE AIR FLOW IN ONE DIRECTION - TOWARD REAR OF THE STORE.
- EXISTING GYPSUM BOARD CEILING WILL NEED TO BE WASHED, DEGREASED, PRIMED AND PAINTED A GLOSS FINISH - WHITE.



DATE: 5-25-2022  
REVISION:

LA PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALEN, TEXAS 78503

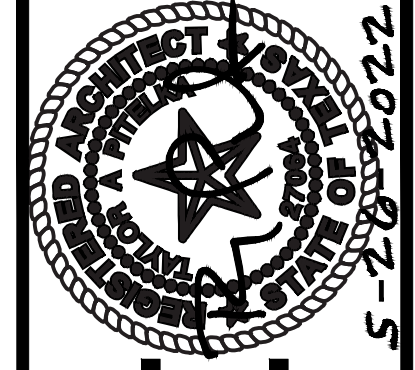
**Auntie Anne's**  
TAYLOR A. PITELKA, ARCHITECT  
830 GLENWOOD AVE. SE, SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1680



**Storefront Elevation / Section Comments:**

- If not already existing, tenant must provide a sealed partition above the storefront to separate the Common Area ceiling from the tenant's space. (Shall be rated if required by code and all penetration shall comply and be labeled with the required NFPA rating.)
- Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.
- Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mall Operations.
- When Storefront Grilles are permitted by Landlord, they must be floor supported and shall attach to Landlord's structure for lateral support only. When in open position, bottom rail of grille must be fully recessed into ceiling treatment above. No welding to structure is permitted.
- Slat wall may not be used within the first 5'-0" of the space.
- Vertical glass joints shall be frameless butt joints.
- Painted drywall is not an acceptable storefront finish.
- Any damage to mall property or adjacent tenants during construction must be repaired to Mall specifications, at Tenant's expense.
- Storefront sign must be on a 7-day, 24-hour time clock. Illuminated signs must remain illuminated during all mall hours.
- Approval of the Tenant's Construction / Design Documents by the Landlord shall not constitute review and approval of the Tenant's Signage. Signage shop drawings must be submitted under separate submittal for Landlord review and approval prior to fabrication and installation of the sign.

SIMON

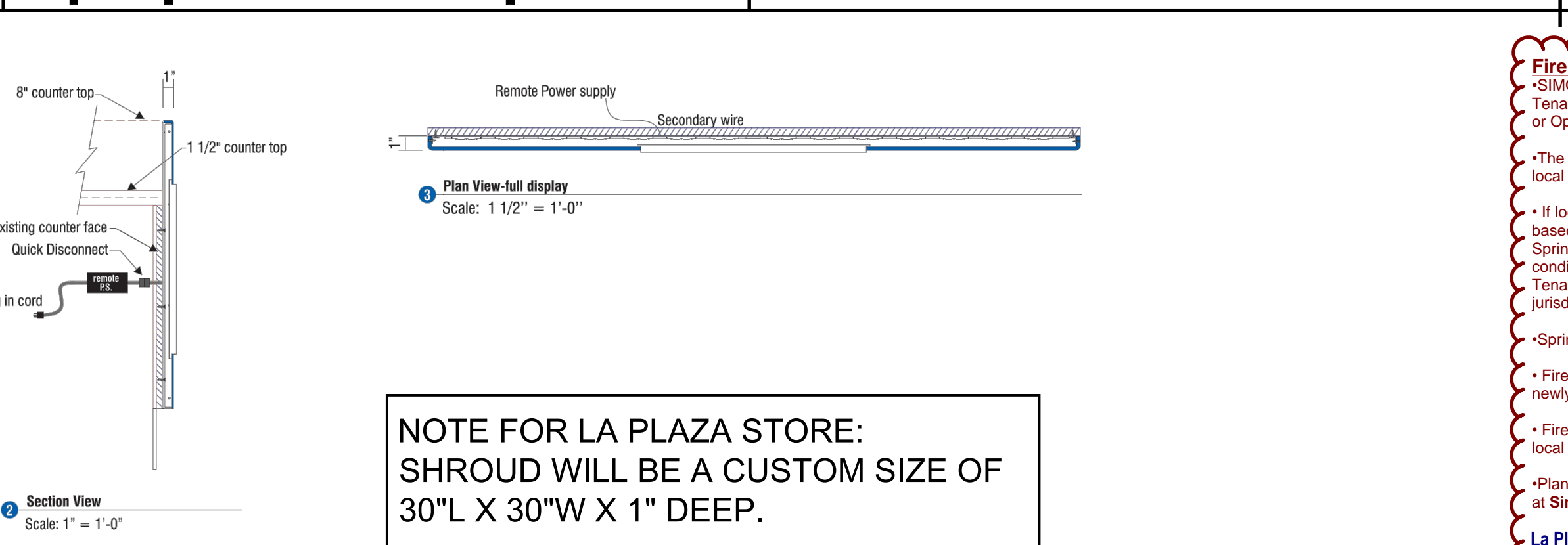
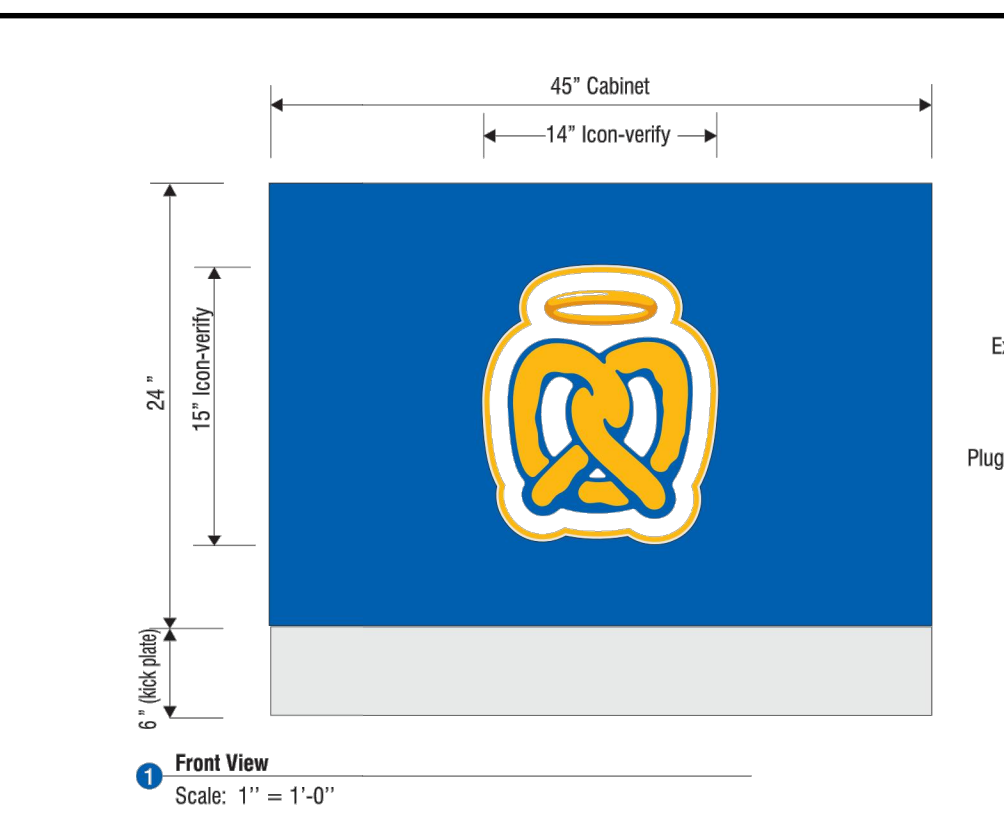
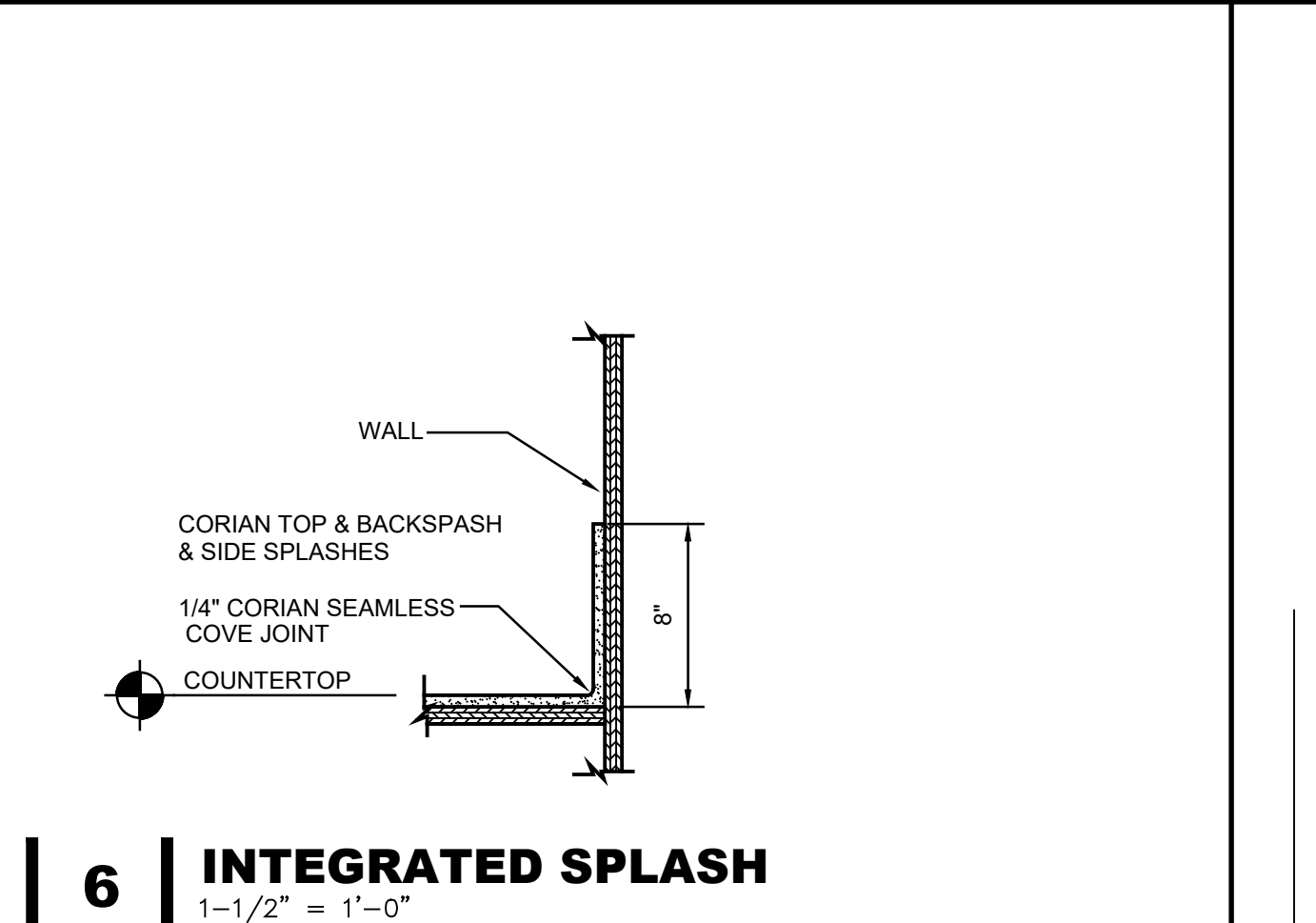
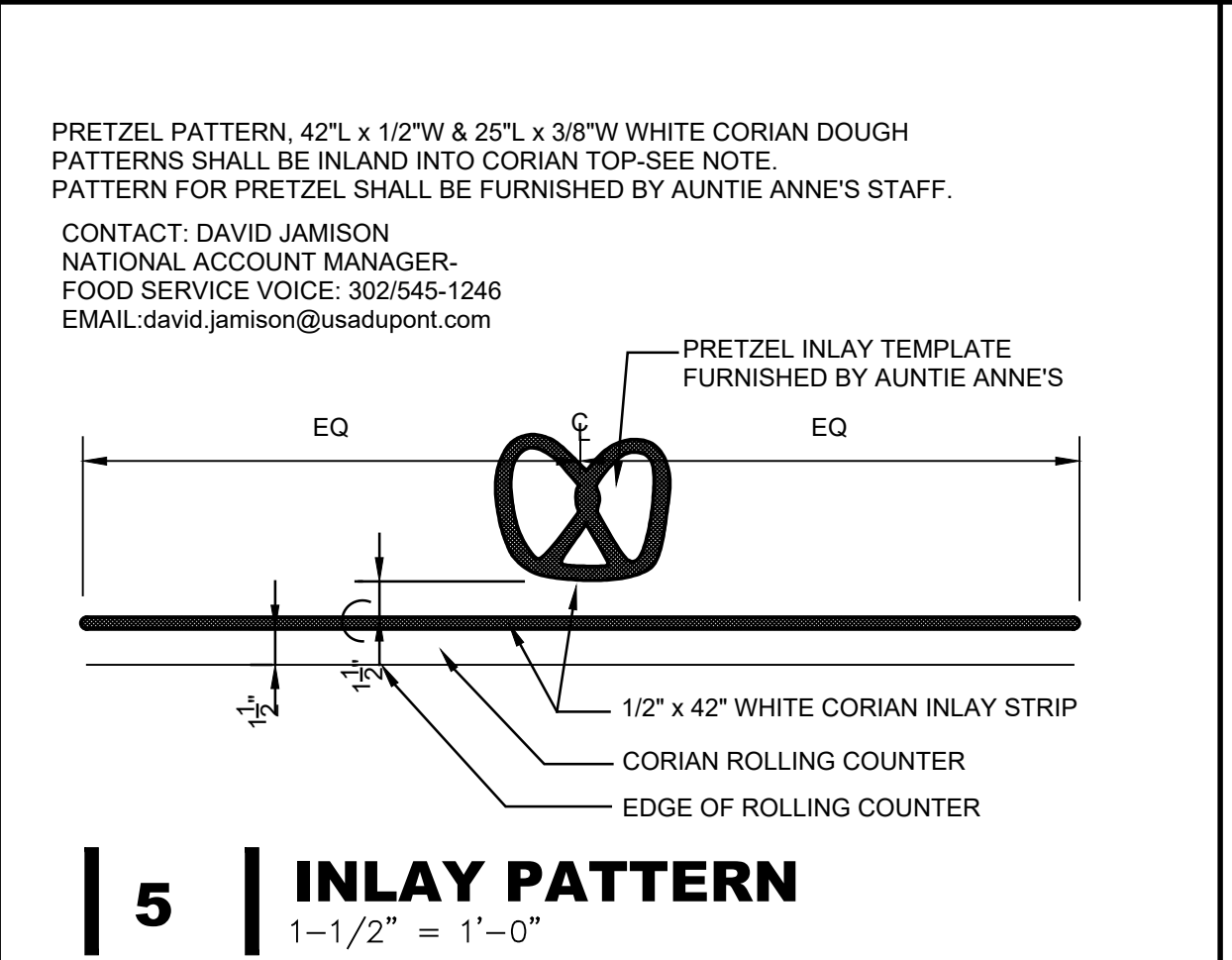
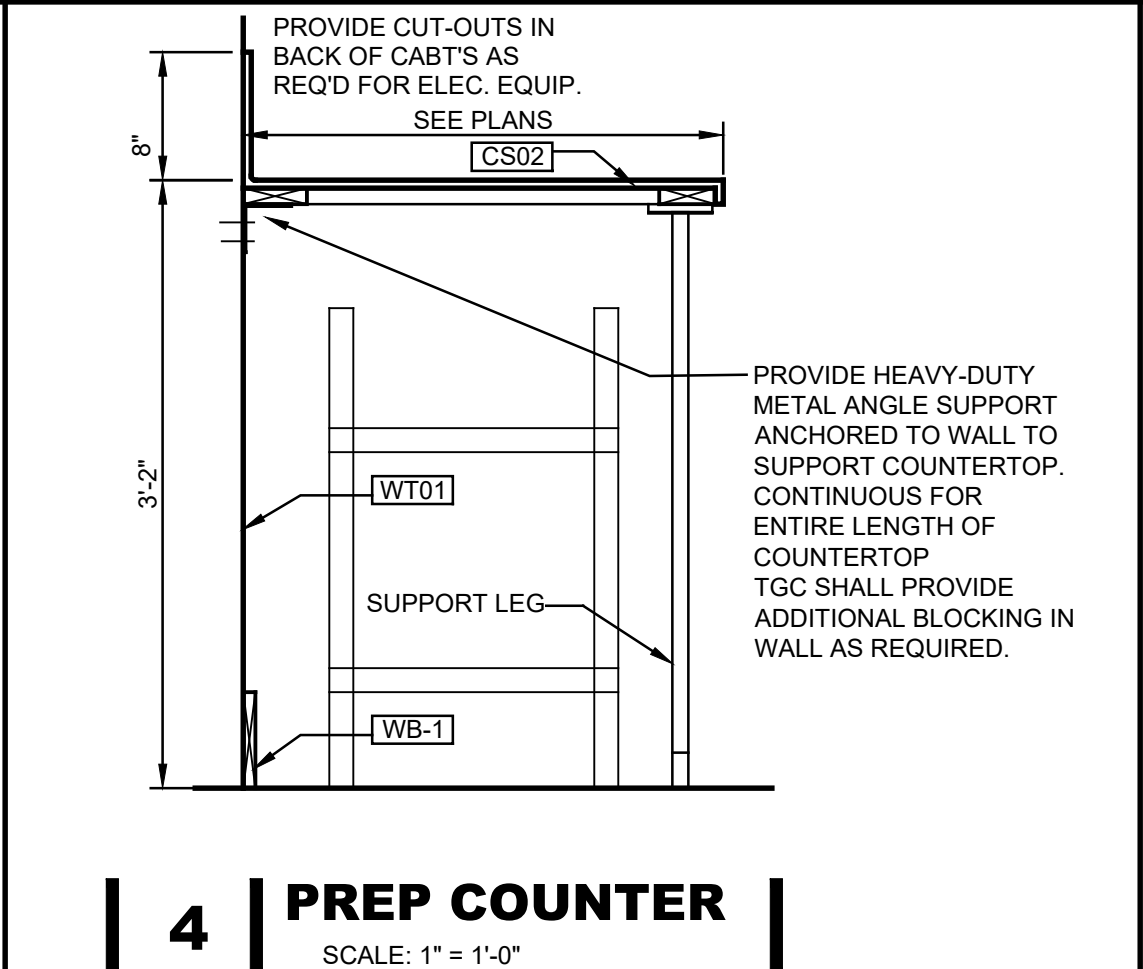
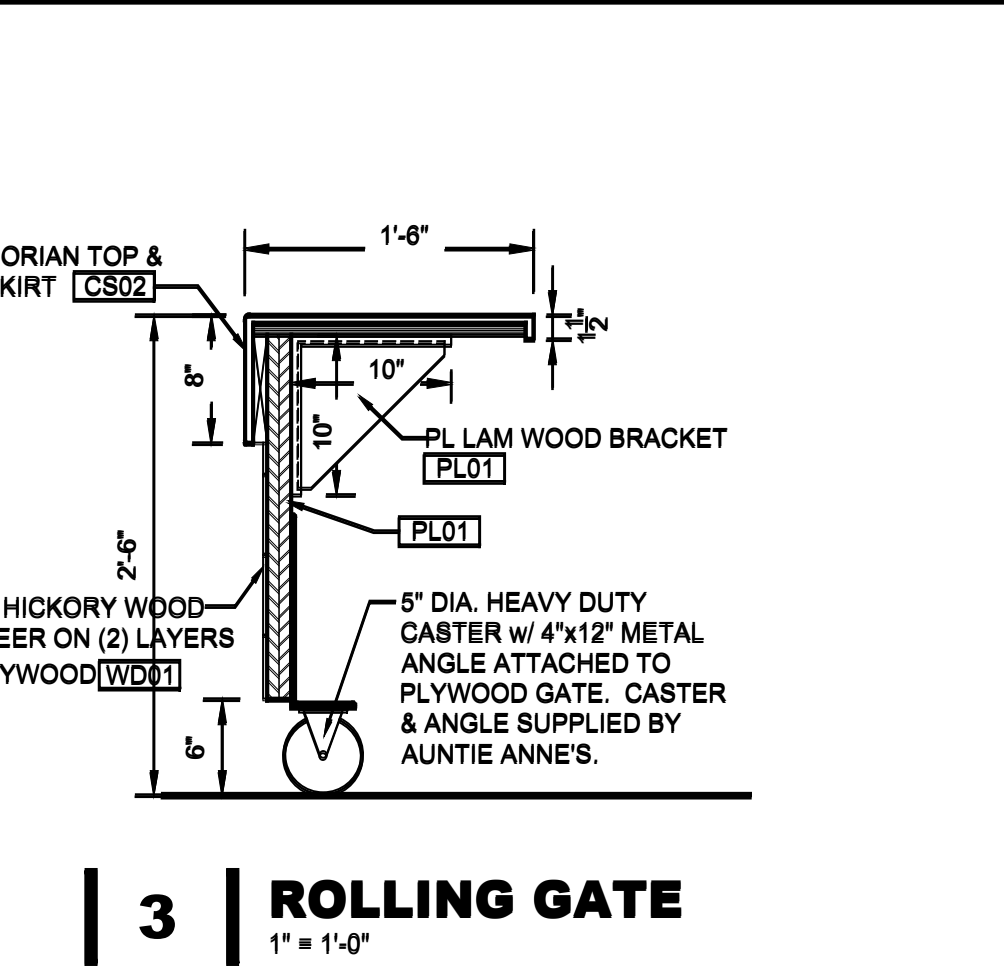
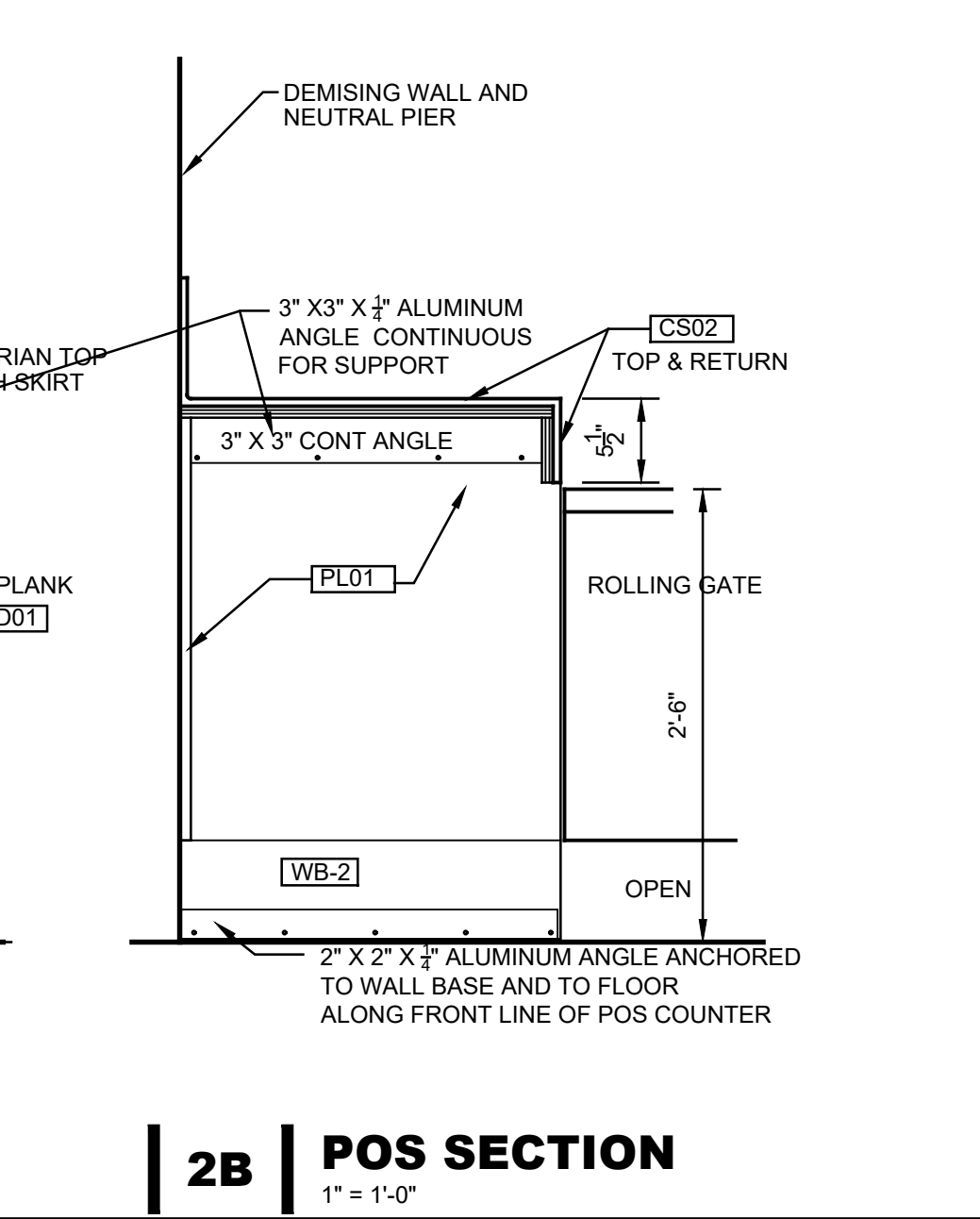
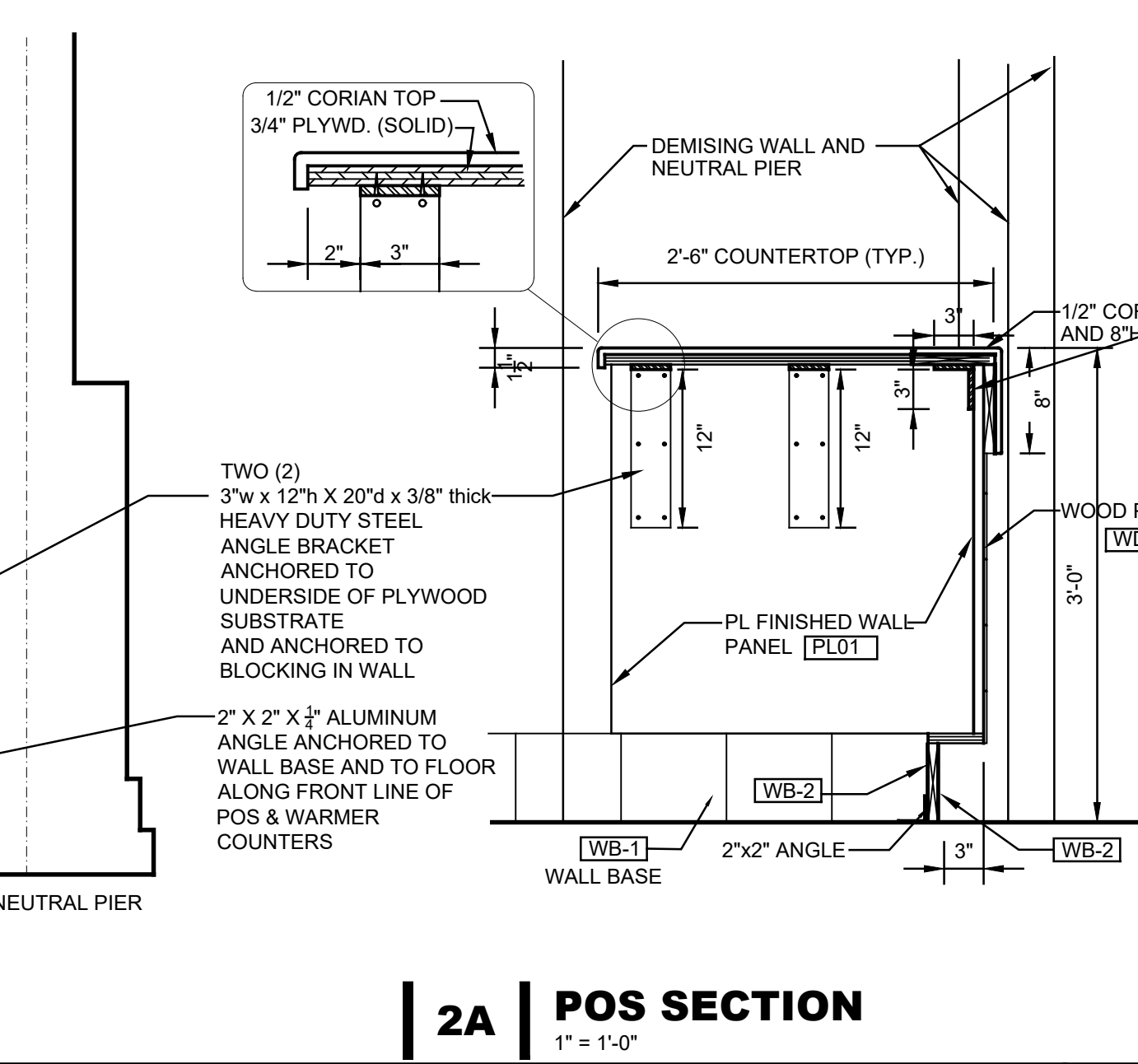
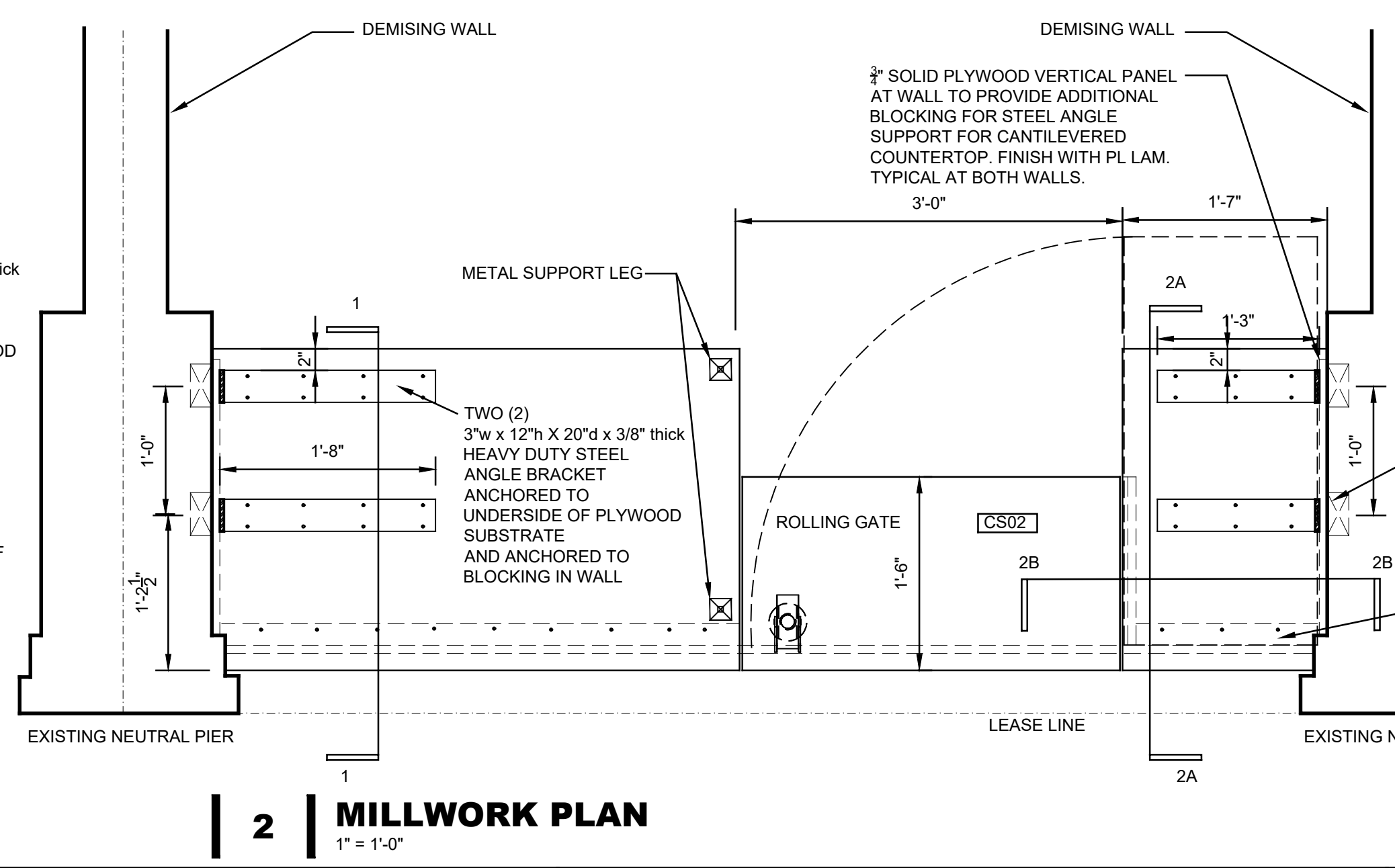
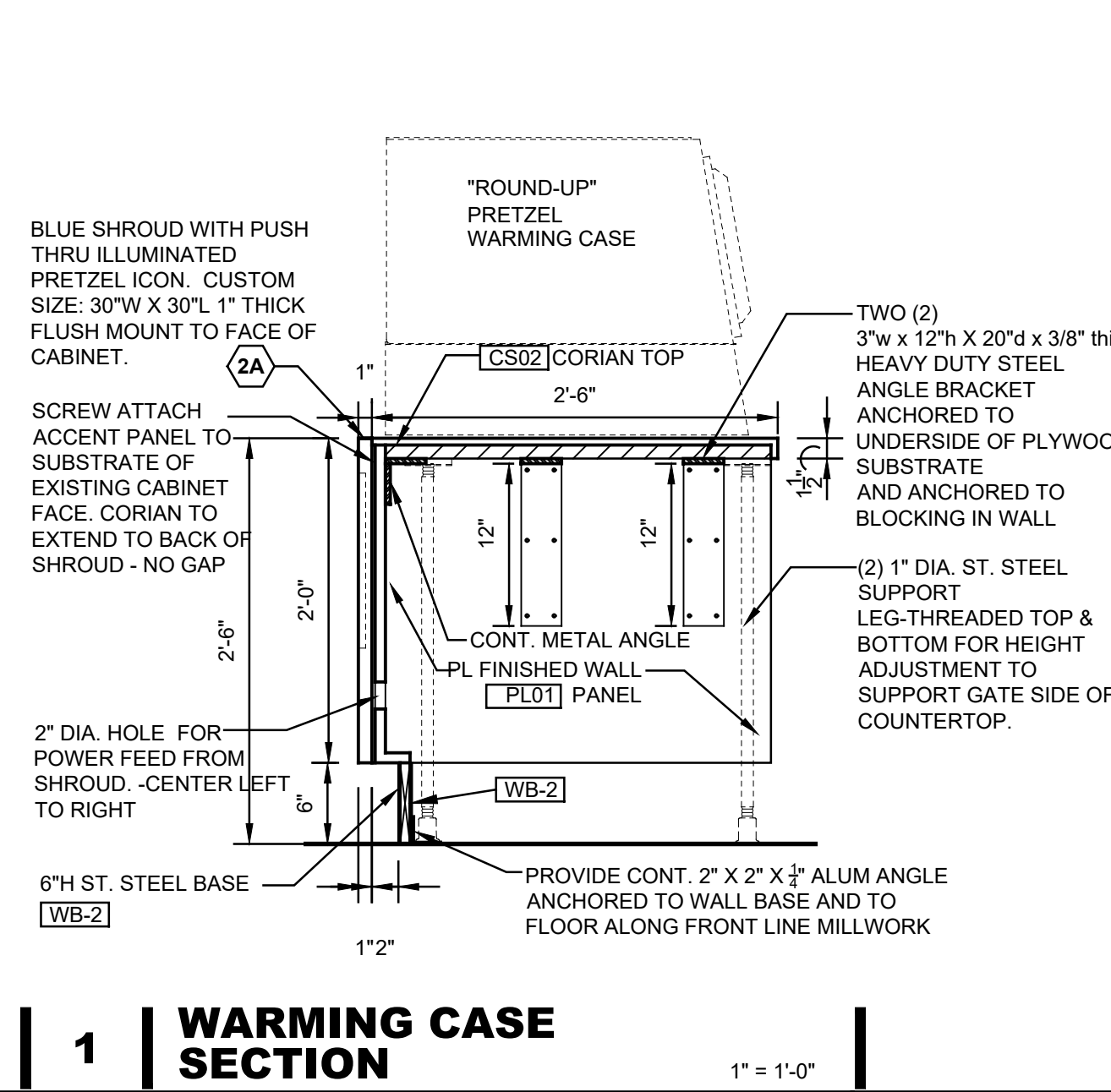


LA PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALLEN, TEXAS 78503

Auntie Anne's  
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830 GLENWOOD AVE. SE, SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1880

MILLWORK DETAILS

A5



**Manufacture and supply (1) new s/f routed panel with illuminated push-thru Pretzel logo graphic**  
Face to be 3/16\"/>

Logo to be 3/4\"/>

Back is formed 150 white polycarbonate  
Install face over poly back (shoe-box) and fasten with CS screws.  
Paint to match PMS 292 Blue.

Custom White LED illumination. Remote power supply with plug in cord.  
Electrical Requirements: 2Amps 120V/277V

Flush mount to existing counter face with fasteners as required.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, OUL, and all applicable local codes. Before install in primary or in limited areas power supply equipment (cables including power switch location to be located under the counter, 10\"/>

**NOTE FOR LA PLAZA STORE:  
SHROUD WILL BE A CUSTOM SIZE OF  
30\"/>

Remote Power supply  
Secondary wire  
3 Plan View-full display  
Scale: 1 1/2\"/>

1 of 1**

**Fire Protection / Sprinkler Comments:**  
SIMON requires all tenants to use one of Landlord's pre-qualified sprinkler contractors for tenant's sprinkler work. Tenant may competitively bid to only those sprinkler contractors pre-qualified by Landlord (contact the Mall Manager or Operations Director for a list pre-qualified sprinkler contractors).

- \*The sprinkler contractor shall be responsible for providing all drawings, documentation and flow calculations to the local Authority Having Jurisdiction in order to obtain all proper permits.
- \*If local Fire Department and/or AHJ determines additional sprinkler heads and fire alarm devices will be required based on tenant improvements, it is the Tenant's responsibility to hire the Landlord required Fire Alarm & Fire Sprinkler contractor for this work. Tenant is responsible for any code required changes or upgrades to existing conditions. Existing building monitoring system pull stations and horn/strobes must be kept clear of all obstructions. Tenant or its General Contractor must verify existing locations, and make any applicable changes per the local jurisdiction.
- \*Sprinkler System shall be fully charged and operational whenever contractor is not on site.
- \*Fire alarm contractor shall be responsible for updating all programming of addressable devices, systems, etc. of the newly installed fire alarm devices to satisfy the requirements of the local AHJ.
- \*Fire alarm contractor shall be responsible for providing all drawings, documentation, battery calculations, etc. to the local AHJ to obtain all necessary permits.

Plan submissions for SIMON Tenant Improvement Projects must be emailed to Global Risk Consultants (GRC) at [SimonProjects@tuvsud.com](mailto:SimonProjects@tuvsud.com). The email will need to include the following information in the email subject line:

**La Plaza Mall:  
SIMON TPR - GRC File #: 1935-0091 - La Plaza Mall, McAllen, TX**

\*If you have questions regarding the GRC review, please contact:

**Nora London**, District Manager - Fire Practice  
Senior Consultant/Account Engineer/Fire Protection Engineering  
Office- 312-223-1523  
Direct- 630-418-6672  
Email address: [nora.london@tuvsud.com](mailto:nora.london@tuvsud.com)

- \*Tenant display fixtures in the retail space and rack / shelving / storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12ft and ceilings must be installed to provide a minimum of 18\"/>
- \*Tenant displays or Storage higher than 12'-0\"/>
- \*Tenant shall NOT drill, weld, screw, shoot, and / or penetrate Landlord's building structure, floor deck, and / or roof deck. Tenant may non-destructively attach or suspend from, utilizing alternative methods of attachment, the top chord of the joist or the structural steel which exists within the Premises with an evaluation completed by the Tenant's structural engineer of the existing structure and determination that it is sufficient for the additional load in accordance with the building code that has been adopted by the authorities having jurisdiction (AHJ). Refer to Structural Modification Requirements
- \*All Landlord equipment, component, and / or services feeding other tenant(s) that are existing in the space shall remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access and shall be labeled to properly identify systems. Tenant shall coordinate location with Mall Operations Team.

SIMON

7 ACCENT SHROUD  
NTS

7 MILLWORK PLAN  
NTS

<p>TAG TUBE ART GROUP</p>	<p>Yakima Office 2323 West Washington Ave., Yakima, WA 98903 Tel: 509.362.2894 Fax: 509.469.8211 Mark McKinley Ext. 1406   <a href="mailto:mmckinley@tagart.com">mmckinley@tagart.com</a></p>	<p>4619086 Customer Number Quote Number File Name</p>	<p>Mark McKinley Salesperson Date Checked By Revisions</p>	<p>December 22, 2015 Date Revisions</p>	<p>1 Approved 1 Approved With Changes Noted Customer Signature Date</p>	<p>Landlord Signature Date</p>	<p>This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group. Colors on print may not accurately depict specific colors.</p>	<p>Auntie Anne's</p>
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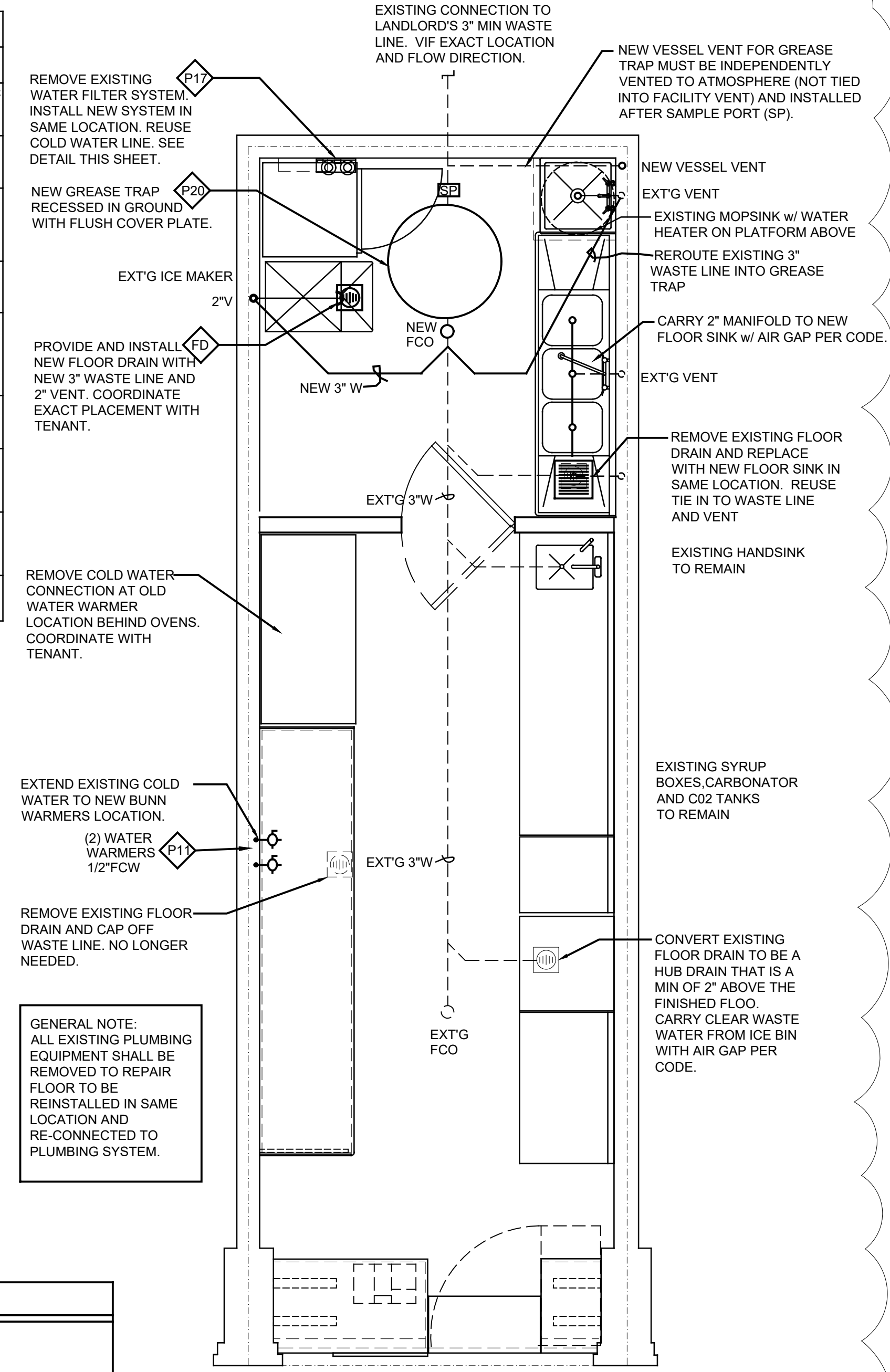
**PLUMBING NOTES**

- ALL PLUMBING WORK INCLUDING DOMESTIC WATER AND WASTE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY, LOCALLY ENFORCED PLUMBING CODE, LOCAL AUTHORITIES INCLUDING THE HEALTH DEPARTMENT HAVING JURISDICTION, AND LANDLORD REQUIREMENTS. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES, AND PAY ALL FEES AS REQUIRED FOR EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY INSPECTIONS AND PRESENT CERTIFICATES OF APPROVAL TO THE OWNER.
- PROVIDE AIR GAPS (MINIMUM OF TWO (2) PIPE DIAMETERS) BETWEEN EQUIPMENT DRAINS AND TRAPPED SEWER DRAINS.
- INSULATE ALL DOMESTIC HOT AND COLD WATER COPPER PIPING WITH 1" THICK INSULATION WITH A NON-COMBUSTIBLE UL-RATED VAPOR BARRIER JACKET. MINIMUM R=4.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF EXISTING MALL SANITARY WASTE AND VENT LINES, AND COLD WATER MAINS WITH LANDLORD'S OPERATIONS DIRECTOR. EXTEND AND CONNECT WASTE LINES, VENT LINES AND WATER MAIN TO CLOSEST ACCESSIBLE POINTS.
- CONCEAL ALL VENT AND WATER PIPING IN WALLS OR ABOVE CEILINGS. ALL VENT TAPS FOR FUTURE EXTENSION SHALL BE LOCATED AS HIGH AS POSSIBLE BELOW SECOND LEVEL DECK AT RISERS FOR MAXIMUM EXTENSION. NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILING IN RETURN AIR PLENUM.
- ALL FOOD PROCESSING (STORAGE, DISH SINKS, DRIPS, GREASE TRAPS, OVERFLOWS, ETC.) SHALL BE INDIRECTLY WASTED.
- DOMESTIC WATER PIPING SHALL BE TYPE L COPPER WITH WROUGHT IRON COPPER FITTINGS JOINED WITH ASTM 95-5 SOLDER.
- PROVIDE DIELECTRIC FITTINGS WHEN JOINING OR ABUTTING DISSIMILAR METALS.
- CONTRACTOR SHALL PROVIDE A COMPLETED FUNCTIONAL SYSTEM, CONNECTING ALL FIXTURES AS RECOMMENDED BY MANUFACTURERS.
- PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS.
- WASTE PIPING, LESS THAN OR EQUAL TO, 2-1/2" SHALL HAVE A MIN. SLOPE OF 2% (1/4" PER FOOT) LARGER WASTE SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM UNLESS NOTED OTHERWISE. IN WASTE PIPING, PROVIDE CLEAN-OUTS AT ENDS OF ALL RUNS, AT BASE OF ALL RISERS, AND AT EACH CHANGE OF DIRECTION. ALL VERTICAL PIPING SHALL BE INSTALLED AS CLOSE TO COLUMNS AS POSSIBLE.
- EXISTING WATER METER TO REMAIN.
- PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL WATTS OR APPROVED EQUAL BACKFLOW PREVENTERS IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS. EXISTING MAIN BACKFLOW PREVENTOR TO SPACE IS EXISTING TO REMAIN.
- PLUMBING SHALL NOT BE INSTALLED IN DEMISING WALLS. FURR OUT WALLS AS NECESSARY.
- WATER HEATER TEMPERATURE AND PRESSURE RELIEF LINE SHALL BE PIPED TO A PLUMBING FIXTURE.
- CONCRETE SAW CUTTING SHALL BE PERFORMED AFTER MALL HOURS OF OPERATION. VERIFY WITH LANDLORD.
- ALL SANITARY, GREASE AND VENT PIPING SHALL BE SCHEDULE 40 CAST IRON - HUB TYPE WITH NEOPRENE JOINTS - WITH STAINLESS STEEL CONNECTORS WHEN PVC IS NOT ALLOWED PER CODE OR BY LANDLORD.

**PLUMBING FIXTURE SCHEDULE**

FIXTURE NO.	FIXTURE	DESCRIPTION	C.W.	H.W.	FCW	BFP TYPE/ MODEL	WASTE	MOUNTING	SUPPLY BY	INSTALL BY
P-11	COUNTERTOP WATER DISPENSER	TENANT HAS (1) EXISTING UNIT AND WILL SUPPLY AND INSTALL (1) NEW UNIT NEXT TO EXISTING UNDER COUNTER PER PLANS. TPC TO EXTEND FILTERED COLD WATER AND MAKE READY FOR TENANT INSTALL.							TENANT	TENANT/PC SEE NOTE
P17	WATER FILTER SYSTEM	INSTALL TENANT'S WATER FILTER SYSTEM. INSTALL PER MFR. INSTALLATION MANUAL. PROVIDE DCVA BACKFLOW PREVENTER.	2"			DCVA WATTS #007			TEN	P.C.
P20	GREASE TRAP	PROVIDE AND INSTALL THERMACO TRAPZILLA SOLIDS SEPARATOR MODEL TSS-95 RECESSED IN SLAB WITH REMOVABLE COVER. FLOW RATE: 150 GPM, LIQUID CAPACITY: 95 GALLONS. SOLIDS CAPACITY: 95 GALLONS. INLET/OUTLET 4". DIMENSIONS: 36" DIAMETER X 49.5"H.						BELOW GROUND	P.C.	P.C.
WH4	WATER HAMMER ARRESTOR	ZURN Z-1700. CONFORM TO PDI WH-201, ASSE 1010, TEMP TO 300 DEG. F.							P.C.	P.C.
FSK	FLOOR SINK	JOSAM OR EQUAL PVC MODEL #FS-943, OPTION 1/2 GRATE, 12" X 12" TOP WITH FULL PVC MEDIUM-DUTY GRATE, ALUMINUM DOME AND SOLVENT WELD BOTTOM OUTLET FOR SCHEDULE 40 PVC PIPE IF ALLOWED PER CODE. SET SINKS AS LOW AS POSSIBLE FOR PROPER DRAINAGE. CONNECT TO PRECISION PO-500 TRAP PRIMER AND DISTRIBUTION BOX.					3"	FLOOR	P.C.	P.C.
HD	HUB DRAIN	PROVIDE AS SHOWN 3" HUB PER LOCAL CODE WITH AIR GAP. CARRY ALL INDIRECT WASTES WITH AIR GAPS EQUAL TO (2) PIPE DIAMS.					3"	FLR. VISIBLE	P.C.	P.C.
FCO	FLOOR CLEAN OUT	PROVIDE IF/AS REQUIRED: JOSAM #58360-PVC CLEANOUT, ROUND NIKALOY ADJUSTABLE TOP WITH INTERNAL BRONZE PLUG. COMBINATION 3" X 4" SOLVENT WELD BOTTOM OUTLET FITS OVER 3" OR INSIDE 4" SCHEDULE 40 PVC PIPE. IF/AS ALLOWED PER CODE. IF PVC NOT ALLOWED USE J. R. SMITH FIG. 4151 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY REMOVAL, ADJUSTABLE ROUND NICKEL BRONZE TOP RECESSED FOR TILE WITH SECURING SCREW, SPEEDI-SET OUTLET CONNECTION. CLEANOUTS MUST BE ACCESSIBLE FROM THE SPACE.					3"	FLOOR	P.C.	P.C.
WCC	WALL CLEAN OUT						3"	WALL	P.C.	P.C.

P.C. = PLUMBING SUBCONTRACTOR, G.C. = GENERAL CONTRACTOR, TEN = TENANT (OWNER) PBFA = REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, AVB = ATMOSPHERIC VACUUM BREAKER, DCV = DUAL CHECK VALVE, DCVA = DUAL CHECK VALVE WITH INTERMEDIATE ATMOSPHERIC VENT



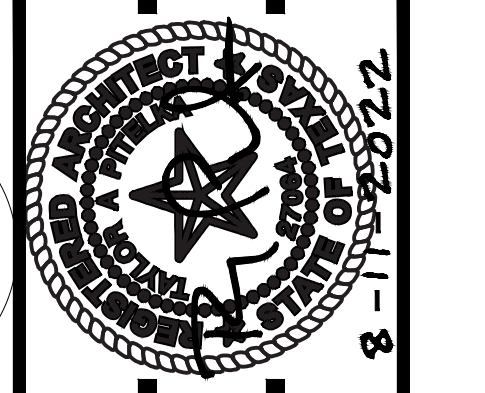
**PLUMBING LEGEND**

---	VENT
---	WASTE
---	COLD WATER
---	HOT WATER
--- ---	FILTERED COLD WATER
⊕	BACKFLOW PREVENTER
⊕	BALL VALVE
MPU	MCALLEN PUBLIC UTILITY

**PLUMBING PLAN**  
SCALE: 1/2" = 1'-0"

**MCALLEN PRETREATMENT UTILITY NOTES:**

- PER THE CITY OF MCALLEN PRETREATMENT DEPARTMENT REVIEW OF THIS TENANT SPACE, TENANT'S EXISTING ON FLOOR GREASE TRAP SHALL BE REMOVED AND A NEW MIN 100 GPM GREASE TRAP INSTALLED.
- PLANS FOR NEW GREASE TRAP MUST BE SUBMITTED, REVIEWED AND APPROVED BY PRETREATMENT DEPARTMENT PRIOR TO THE PURCHASE AND INSTALLATION OF SUCH DEVICE.
- GREASE TRAP MUST BE DESIGNED AND SEALED BY A USA CERTIFIED ENGINEER.
- GREASE TRAP DESIGN SHALL MEET ALL REQUIREMENTS AS SET IN THE POLICY AND/OR FEDERAL OR STATE REGULATION IF MORE STRINGENT OR REQUIRED.
- GREASE TRAP CAN BE INSTALLED BY A CONTRACTOR, HOWEVER ALL PLUMBING WORK MUST BE PERFORMED BY A LICENSED PLUMBER. COMPLETED WORK MUST BE INSPECTED BY THE PRETREATMENT PROGRAM SUPERVISOR AND THE CITY OF MCALLEN BUILDING INSPECTION DEPARTMENT PRIOR TO CONNECTING TO THE SANITARY SEWER.
- ALL LIQUID WASTE LINES IN FOOD PREPARATION AREAS SUCH AS DISHWASHING, GARBAGE DISPOSAL, SOFT DRINK, BAR AREA SINKS, MOP SINK, DISPENSER DRAIN LINES MUST DISCHARGE THROUGH THE GREASE TRAP, EXCEPT LINES FROM RESTROOM FACILITIES, COOLING UNIT CONDENSATE AND ICE MAKER.
- GREASE TRAP INSTALLATION MANUAL SHALL BE SUBMITTED TO CITY ALONG WITH PLANS FOR REVIEW AND APPROVAL.



DATE: 5-26-2022  
REVISION: 8-11-2022 Addendum #1

LA PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALLEN, TEXAS 78503

**Auntie Anne's**  
MORTON M. GRUBER, AIA, ARCHITECT  
245 PECHINREE CENTER AVE SUITE 2445 ATLANTA, GA 30303 TEL: 404598-1689 FAX: 404598-1695

PLUMBING PLAN  
NOTES  
WATER FILTER SYSTEM

**P1**

**Plumbing Comments:**

- \*Any changes and/ or upgrades to tenant's existing plumbing systems shall comply with all codes and mall criteria. Existing systems shall possess the capacity to handle any and all changes in load.
- \*All water lines shall be copper - PVC is not permitted. There shall be no piping joints of fittings installed in water piping below the floor slab.
- \*All drain, waste and vent fittings above grade must be cast iron pipe.
- \*Plumbing is not permitted in any demising partitions. Furr out the wall as necessary.
- \*Exhaust and plumbing vents shall be located a minimum of 10'-0" away from any outside air intake, and 5'-0" from any demising wall vertical plane.
- \*All floor drains are required to have trap primers.
- \*Any unused plumbing equipment, piping, etc., within or serving the premises must be completely removed to point of origin. Do not abandon in place.
- \*All floor penetrations must be core bored, sleeved, grouted, sealed and made waterproof. Sleeves must extend a minimum of 4" AFF.
- \*If not already existing, install a shut off valve on domestic water line inside space.
- \*Tenant is required to install a waterproof membrane in all wet areas of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Nobleseal T5) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 6" or equal to the height of the floor base.
- \*Slab requirements: Slab on grade. Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
- Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
- \*Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.



**Mechanical Comments:**

- \*No pitch pockets are permitted on the roof for any condensate drains, refrigerant piping, power or control wiring. All connections are to be made inside the equipment curb or through pre-manufactured piping curb.
- \*Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.
- \*All penetrations to roof must be approved by Landlord. All related roof work MUST be done by mall's designated roofing contractor, at tenant's expense. Coordinate all work with Property Management on site.
- \*Tenant must remove all abandoned rooftop and/ or mechanical equipment above the leased premises and within the leased premises, at tenant expense. Patch and repair roof as needed.
- \*Tenant's GC to label all roof top equipment with tenant name space number and equipment identification (RTU-1, EF-1), per mall specifications/ standards.
- \*All piping on roof shall be supported on pre-manufactured pipe supports installed on carry truss, spaced properly to support piping. Treated wood supports are not permitted.
- \*All unexposed supply air and outside air ductwork shall be protected by a licensed contractor. Copy of balance report must be provided to Property Management Office on-site.
- \*All ductwork shall be sheet metal. Flex duct may only be used in runs of 5'-0" or less.
- \*All conclusion of project, HVAC system must be tested and balanced by a licensed contractor. Copy of balance report must be provided to Property Management Office on-site.
- \*Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.



**Landlord's Signage Comments:**

- \*Landlord and Tenant responsibilities are as defined in the Lease.
- \*All modifications to the Landlord approved drawings shall be resubmitted to the Landlord for re-approval. All construction completed without Landlord approval shall be corrected as approved by Landlord at Tenant sole expense.
- \*Tenant shall be responsible for all permits.
- \*Plans reviewed and approved by Landlord shall be present on the job site and be accompanied by plans approved for permit. All proposed deviation from the Landlord approved plans shall be numbered and clouded on the plans, and then resubmitted by the Tenant to the Landlord for re-approval prior to any fabrication and / or construction changes taking place in the field.
- \*Approval of Tenant's signage documents by the Landlord does not release the Tenant and or Tenant's contractors from complying with the lease agreement and all authorities having jurisdiction (AHJ) including but not limited to local, state, national, and mall criteria, acts, codes, and other requirements.
- \*All Landlord comments on this set of drawings shall apply to the entire document set, even if not repeated on every sheet.
- \*Tenant's signage contractor is responsible to comply with all Mall Rules and Regulations and as instructed on site by Mall Operations Team.
- \*Tenant's signage contractor is required to check in with Landlord's Mall Operations Team prior to the start of Tenant construction.
- \*All damage and / or downtime to Landlord's property or other tenant's property during construction (i.e. mall flooring, bulkhead, neutral piers, etc.) shall be repaired to "like-new" condition and reimbursed at Tenant's sole expense.
- \*All Landlord equipment, component, and / or services (feeding other tenants) that are existing in the space shall remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access and shall be labeled to properly identify systems. Tenant shall coordinate location with Mall Operations Team.
- \*The sign and its system of components and devices shall be UL approved and labeled, separately grounded, and in compliance with NEC, UL, and authorities having jurisdiction (AHJ) including but not limited to local, state, national, and mall criteria, acts, codes, and other requirements.



- \*All signage transformers shall be exterior grade and concealed within the signage or located remotely concealed from view. Transformer noise shall NOT be audible from within the center.
- \*LED lighting is preferred for all signage illumination and maybe required by Landlord's Design Criteria and / or authorities having jurisdiction (AHJ); neon tubing is strictly prohibited. Auxiliary signage, posters, and / or advertising banners are prohibited in "Design Control Zone", including but not limited to hours of operation, open signs, advertising, and DBA signs.
- \*All illuminated storefront entry lights, show window lights, and show window receptacles shall be separately circuited and controlled by a time switch allowing 7-day / 24-hour programming. System shall be programmed for illumination during mall business hours and shall be coordinated with the Mall Operations Team.
- \*The sign and its system of components shall be securely fastened and concealed behind tenant's storefront or building façade.
- Interior Signage Applications:**
  - \*Box or Cabinet signs will only be approved for interior application if they are recessed and flush with the storefront.
  - \*Interior storefront signage shall be separately circuited and controlled by a time switch allowing 7-day / 24-hour programming.
- Exterior Signage Applications:**
  - \*Prior to installation of exterior signage, the sign installer shall be required to place a template on the storefront indicating the sign placement & light location(s), where applicable, and approved by Mall Operations Team prior to installation.
  - \*Exterior signage shall be manufactured from exterior grade materials, having semi-gloss or matte finish, and be waterproof. All attachment systems shall be concealed stainless steel and all building penetrations shall be sealed with exterior grade systems.
  - \*The sign and its system of components shall be securely fastened and concealed behind tenant's storefront or building façade.
  - \*All exterior illuminated storefront signage shall be separately circuited and controlled by a photocell.
  - \*All related roof work, including parapet walls, shall be done by Landlord's required roofing contractor, at Tenant's sole expense. Coordinate all work with Mall Operations Team.

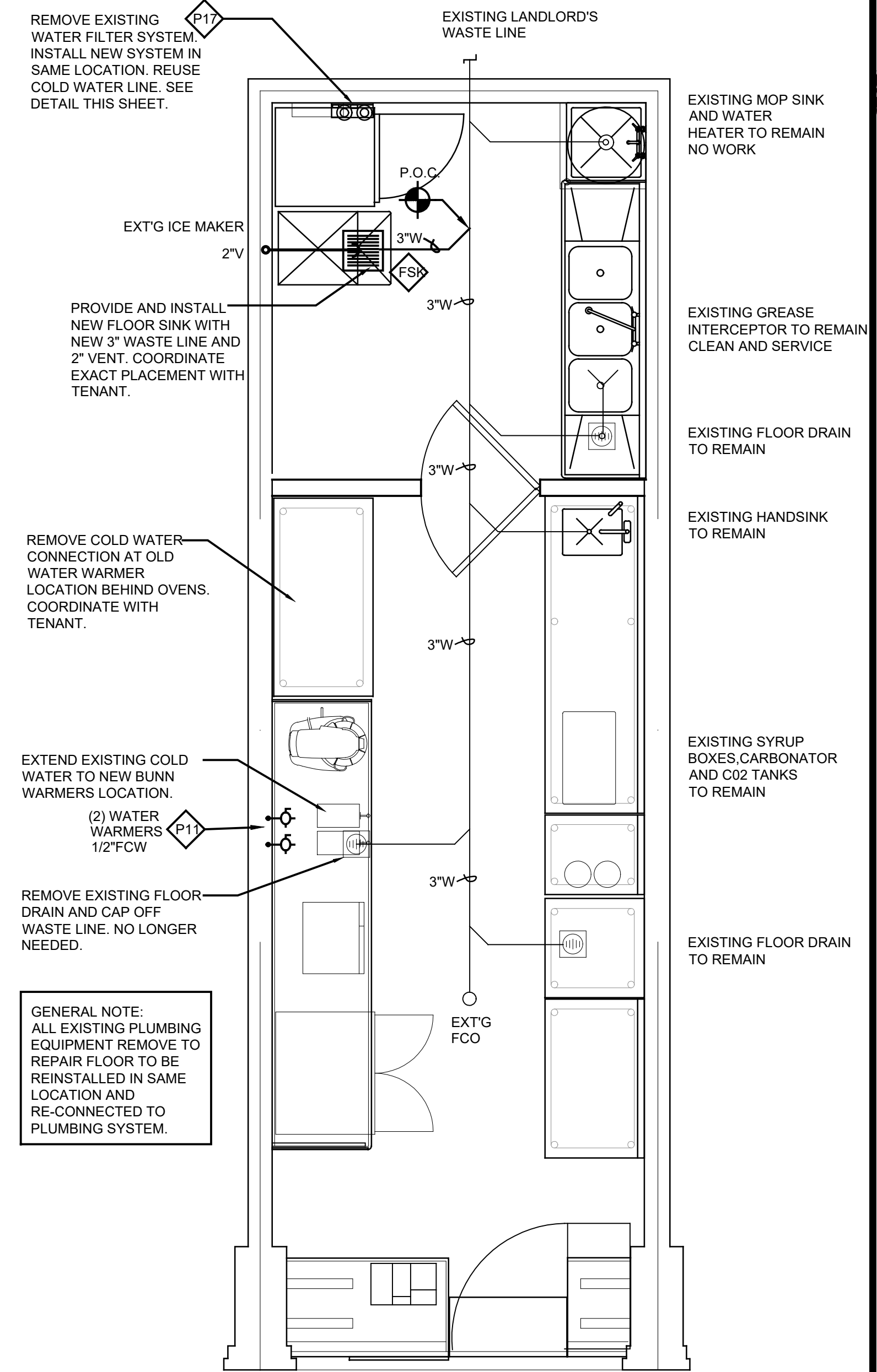
**PLUMBING FIXTURE SCHEDULE**

FIXTURE NO.	FIXTURE	DESCRIPTION	C.W.	H.W.	FCW	BFP TYPE/ MODEL	WASTE	MOUNTING	SUPPLY BY	INSTALL BY
P-11	COUNTERTOP WATER DISPENSER	TENANT HAS (1) EXISTING UNIT AND WILL SUPPLY AND INSTALL (1) NEW UNIT NEXT TO EXISTING UNDER COUNTER PER PLANS. TPC TO EXTEND FILTERED COLD WATER AND MAKE READY FOR TENANT INSTALL.			3"				TENANT	TENANT/PC SEE NOTE
P17	WATER FILTER SYSTEM	INSTALL TENANT'S WATER FILTER SYSTEM. INSTALL PER MFR. INSTALLATION MANUAL. PROVIDE DCVA BACKFLOW PREVENTER.			3"	DCVA WATTS #007			TEN	P.C.
HD	HUB DRAIN	PROVIDE AS SHOWN 3" HUB PER LOCAL CODE WITH AIR GAP. CARRY ALL INDIRECT WASTES WITH AIR GAPS EQUAL TO (2) PIPE DIAMS.					3"	FLR. VISIBLE	P.C.	P.C.
CCO	FLOOR CLEAN OUT	PROVIDE IF/AS REQUIRED: JOSAM #58360-PVC CLEANOUT, ROUND NIKALOY ADJUSTABLE TOP WITH INTERNAL BRONZE PLUG. COMBINATION 3" X 4" SOLVENT WELD BOTTOM OUTLET FITS OVER 3" OR INSIDE 4" SCHEDULE 40 PVC PIPE. IF/AS ALLOWED PER CODE.					3"	FLOOR	P.C.	P.C.
WCO	WALL CLEAN OUT	PVC NOT ALLOWED USE: J. R. SMITH FIG. 4151 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY REMOVAL, ADJUSTABLE ROUND NICKEL BRONZE TOP RECESSED FOR TILE WITH SECURING SCREW, SPEED-SET OUTLET CONNECTION. CLEANOUTS MUST BE ACCESSIBLE FROM THE SPACE.					3"	WALL	P.C.	P.C.

P.C. = PLUMBING SUBCONTRACTOR, G.C. = GENERAL CONTRACTOR, TEN = TENANT (OWNER) PB6FA - REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, AVB = ATMOSPHERIC VACUUM BREAKER, DCV = DUAL CHECK VALVE, DCVA = DUAL CHECK VALVE WITH INTERMEDIATE ATMOSPHERIC VENT

**PLUMBING NOTES**

- ALL PLUMBING WORK INCLUDING DOMESTIC WATER AND WASTE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY, LOCALLY ENFORCED PLUMBING CODE, LOCAL AUTHORITIES INCLUDING THE HEALTH DEPARTMENT HAVING JURISDICTION, AND LANDLORD REQUIREMENTS. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES, AND PAY ALL FEES AS REQUIRED FOR EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY INSPECTIONS AND PRESENT CERTIFICATES OF APPROVAL TO THE OWNER.
- PROVIDE AIR GAPS (MINIMUM OF TWO (2) PIPE DIAMETERS) BETWEEN EQUIPMENT DRAINS AND TRAPPED SEWER DRAINS.
- INSULATE ALL DOMESTIC HOT AND COLD WATER COPPER PIPING WITH 1" THICK INSULATION WITH A NON-COMBUSTIBLE UL-RATED VAPOR BARRIER JACKET. MINIMUM R=4.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF EXISTING MALL SANITARY WASTE AND VENT LINES, AND COLD WATER MAINS WITH LANDLORD'S OPERATIONS DIRECTOR. EXTEND AND CONNECT WASTE LINES, VENT LINES AND WATER MAIN TO CLOSEST ACCESSIBLE POINTS.
- CONCEAL ALL VENT AND WATER PIPING IN WALLS OR ABOVE CEILINGS. ALL VENT TAPS FOR FUTURE EXTENSION SHALL BE LOCATED AS HIGH AS POSSIBLE BELOW SECOND LEVEL DECK AT RISERS FOR MAXIMUM EXTENSION. NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILING IN RETURN AIR PLENUM.
- ALL FOOD PROCESSING (STORAGE, DISH SINKS, DRIPS, GREASE TRAPS, OVERFLOWS, ETC.) SHALL BE INDIRECTLY WASTED.
- DOMESTIC WATER PIPING SHALL BE TYPE L COPPER WITH WROUGHT IRON COPPER FITTINGS JOINED WITH ASTM 95-5 SOLDER.
- PROVIDE DIELECTRIC FITTINGS WHEN JOINING OR ABUTTING DISSIMILAR METALS.
- CONTRACTOR SHALL PROVIDE A COMPLETED FUNCTIONAL SYSTEM, CONNECTING ALL FIXTURES AS RECOMMENDED BY MANUFACTURERS.
- PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS.
- WASTE PIPING, LESS THAN OR EQUAL TO, 2-1/2" SHALL HAVE A MIN. SLOPE OF 2% (1/4" PER FOOT) LARGER WASTE SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM UNLESS NOTED OTHERWISE. IN WASTE PIPING, PROVIDE CLEAN-OUTS AT ENDS OF ALL RUNS, AT BASE OF ALL RISERS, AND AT EACH CHANGE OF DIRECTION. ALL VERTICAL PIPING SHALL BE INSTALLED AS CLOSE TO COLUMNS AS POSSIBLE.
- EXISTING WATER METER TO REMAIN.
- PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL WATTS OR APPROVED EQUAL BACKFLOW PREVENTERS IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS. EXISTING MAIN BACKFLOW PREVENTOR TO SPACE IS EXISTING TO REMAIN.
- PLUMBING SHALL NOT BE INSTALLED IN DEMISING WALLS. FURR OUT WALLS AS NECESSARY.
- WATER HEATER TEMPERATURE AND PRESSURE RELIEF LINE SHALL BE PIPED TO A PLUMBING FIXTURE.
- CONCRETE SAW CUTTING SHALL BE PERFORMED AFTER MALL HOURS OF OPERATION. VERIFY WITH LANDLORD.
- ALL SANITARY, GREASE AND VENT PIPING SHALL BE SCHEDULE 40 CAST IRON - HUB TYPE WITH NEOPRENE JOINTS - WITH STAINLESS STEEL CONNECTORS WHEN PVC IS NOT ALLOWED PER CODE OR BY LANDLORD.



GENERAL NOTE:  
ALL EXISTING PLUMBING EQUIPMENT REMOVE TO REPAIR FLOOR TO BE REINSTALLED IN SAME LOCATION AND RE-CONNECTED TO PLUMBING SYSTEM.

**PLUMBING PLAN**  
SCALE: 1/2" = 1'-0"

	VENT
	WASTE
	COLD WATER
	HOT WATER
	FILTERED COLD WATER
	BACKFLOW PREVENTER
	BALL VALVE

SEE REVISED SHEET P1 DATED 8-11-2022 FOR PLAN AND FIXTURE SCHEDULE REVISIONS. ALL LANDLORD NOTES THIS SHEET APPLY.



DATE: 5-26-2022  
REVISION:

LA PLAZA MALL  
REMODEL  
SUITE #F09, 320 S.F.  
2200 S. 10TH STREET  
MCALLEN, TEXAS 78503

Auntie Anne's  
MORTON M. GRUBER, AIA, ARCHITECT  
245 PENSACOLE CENTERWAY SUITE 3404 ARLINGTON, VA 22203 TEL: 404-564-1068 FAX: 404-564-1065

PLUMBING PLAN  
NOTES  
WATER FILTER SYSTEM

**Electrical Comments:**

\*Tenant is required to make a field survey of the existing electrical service to ensure that the total connected load does not exceed the electrical service. Any all modifications or upgrades needed are subject to Landlord's prior approval, and will be completed by tenant/ tenant's GC, at tenant's sole expense.

\*EMT (electric metallic tubing) shall be used in all demising walls, home runs, and between j-boxes and pull boxes. MC Cable may be used in other applications as allowed by the Authority Having Jurisdiction (AHJ). All exposed conduit, rigid or MC Cable, shall be installed in tight straight lines, parallel or in right angles to the building structure. Do not loop excess MC Cable in ceiling space or wall cavity.

\*All feeders shall be copper. Type AC and NM (Romex) cables are not acceptable.

\*All panels shall be UL labeled with bolt on type circuit breakers. Panels shall NOT be recessed in demising and shall be mounted on plywood backer panels unless recessed into a furred out or interior wall.

\*Panel phase loads to be balanced within 10%.

\*Only 30 KVA and smaller transformers may be suspended from building structure. All other transformers must be floor supported. Structural support documentation shall be required to meet Authorities Having Jurisdiction (AHJ).

\*Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

\*7 day, 24 hour time clock is required to control storefront entry lights, show window lights, show window receptacles and storefront signage. Illuminated storefront signs must remain lit during all mall business hours.

\*All equipment, devices and fixtures shall be grounded in compliance with NEC and UL requirements.

**Slab requirements:**  
Slab on grade: Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

**Elevated Slabs:** Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification may be required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

\*Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.



**Auntie Anne's - La Plaza Mall TX**  
**PANEL "A" SCHEDULE**

REWORK EXISTING 42 CKT PANELBOARD				200A MLO					
WITH GROUND BAR & SOLID NEUTRAL				120-208V, 3 PHASE, 4 WIRE					
MIN. AIC: 14,000A. R.M.S.				MOUNTING: SURFACE					
CKT NO.	BKR SIZE	KW	PHASE LOADS			DESCRIPTION	BKR SIZE	CKT NO.	
			A	B	C				
1	20/1	0.2	Emergency Lighting	0.7	--	LED Logo Sign	0.5	20/1	2
3	20/1	0.9	Lighting-Tracklights	--	1.4	LED Logo Sign	0.5	20/1	4
5	20/1	0.7	Lighting-Tracklights	--	--	Food Warmer	0.5	20/1	6
7	20/1	0.9	Lighting	1.1	--	Water Filter System	0.2	20/1	8
9	20/1	0.3	Security Cameras	--	0.9	POS	0.6	20/1	10
11	20/1	0.5	Lemonade	--	--	Frozen Beverage Dispenser	1.0	20/1	12
13	20/1	0.6	Drink Dispenser	2.0	--	Coffee	1.4	20/1	14
15	20/1	1.0	Microwave	--	2.5	Existing Bunn Water Warmer	1.5	20/1	16
17	20/1	0.6	Round-up Warmer Display	--	--	Desk Receptacles	0.4	20/2	18
19	20/1	0.2	Gen Receptacle	0.3	--	Exhaust Fan	0.1	20/1	20
21	20/1	0.6	Mixer	--	1.1	2-Dr U/C Refrigerator	0.5	20/1	22
23	20/1	0.3	Hot Dog Cooker	--	--	Electric Water Heater	5.0	50/2	24
25	20/1	0.2	Spare	5.2	--		5.0	20/1	26
27	20/1	1.0	1-Dr Upright True Ref	--	1.2	Gen Receptacle	0.2	20/1	28
29	50/2	3.6	Existing P44 Full Oven	--	3.8	Spare	0.2	20/1	30
31	3/4	3.6	verify volts and phase	3.8	--	Spare	0.2	20/1	32
33	20/1	0.2	Roof Receptacle	--	1.4	New 1-Dr Upright Freezer	1.2	20/1	34*
35*	20/1	1.4	Ice Maker with HACR Breaker	--	--	Spare	0.2	20/1	36
37	20/1	0.2	New Gen Use Receptacle	3.8	--	New P-44 Full Oven	3.6	50/2	38
39	20/1	1.5	New Bunn Water Warmer	--	5.1	verify volts and phase	3.6	20/1	40
41	20/1	0.2	Spare	--	0.4	Spare	0.2	20/1	42
<b>Total Connected Load</b>			<b>16.9</b>	<b>13.6</b>	<b>14.8</b>	<b>Total Connected Load</b>			
			<b>18.7</b>	<b>45.3</b>				<b>27.0</b>	

= LOCK-ON TAB ON CIRCUIT BREAKER  
T = CIRCUIT ROUTED THROUGH 7-DAY TIME CLOCK  
gf = GROUND FAULT INTERRUPTER BREAKER

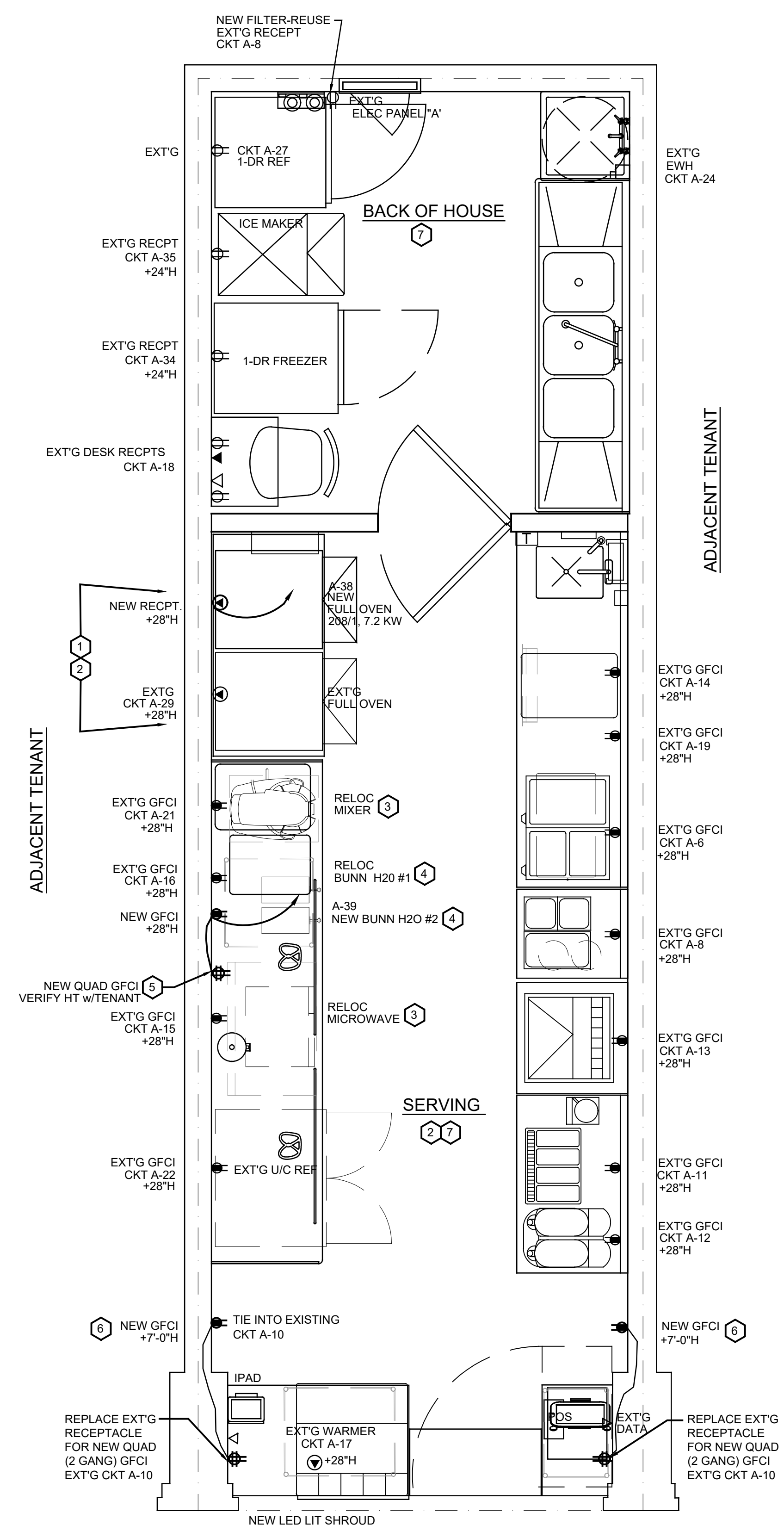
**LOAD SUMMARY - PANEL P**

ITEMS	VOLTAGE	CONNECTED KVA	N.E.C. %	ESTIMATED DEMAND KVA
LIGHTING	120	2.7	125	3.4
RECEPTACLES	120	1.3	100	1.3
OVENS	208	14.4	100	14.4
KITCHEN EQUIPMENT	120/208	8.7	100	8.7
REFRIGERATION	120	2.7	100	2.7
WATER HEATER	208	10.0	100	10.0
MISCELLANEOUS	120/208	3.3	100	3.3
<b>TOTALS:</b>		<b>45.3</b>		<b>43.8</b>

43.8 kW Demand @ 120/208/3 = 121.5 amps

- ELECTRICAL KEYNOTES:**
- OVENS: (1) BAKERS PRIDE MODEL P-44 AND RECEPTACLE TO REMAIN. TENANT TO REMOVE (1) BAKERS PRIDE MODEL P-22 OVEN FROM STORE AND PROVIDE A NEW BAKERS PRIDE P-44 OVEN IN ITS PLACE. TEC TO CHANGE RECEPTACLE TO FIT NEW OVEN. SEE "OUTLET CONFIGURATION" THIS SHEET. PULL NEW FEEDERS AS REQUIRED.
  - TEC TO COORDINATE COORDINATE OUTLET AND CORD PLACEMENTS WITH TENANT.
  - EXISTING MIXER AND MICROWAVE TO SWITCH PLACES. REUSE EXISTING RECEPTACLES BUT TEC TO VERIFY MICROWAVE CIRCUIT IS DESIGNED TO HANDLE LOAD.
  - RELOCATE EXISTING BUNN WATER WARMER AND PROVIDE (1) NEW BUNN WATER WARMER. BOTH WILL BE LOCATED UNDERCOUNTER. UTILIZE EXISTING RECEPTACLES IF POSSIBLE AND PROVIDE NEW PER PLANS.
  - PROVIDE NEW QUAD RECEPTACLE AT WALL SHELVING FOR CHARGING LOW AMP CELL PHONES.
  - PROVIDE NEW DUPLEX RECEPTACLE AT 7'-0" A.F.F. FOR UV INSECT TRAP AND SECURITY CAMERA. EXACT LOCATION TO BE COORDINATE WITH TENANT. TIE INTO NEAREST EXISTING ELECTRICAL CIRCUIT (A-10 IS SUGGESTED).
  - TRIM ALL CURRENT EXPOSED ELECTRICAL THROUGHOUT ACCORDINGLY. COORDINATE TRIMMING AND ANY TERMINATING WITH TENANT.

- TENANT'S GENERAL ELECTRICAL POWER NOTES:**
- REMOVE ALL SECURITY CAMERAS AFFIXED TO CEILING INCLUDING COAXIAL CABLES AND DELIVER TO TENANT. REPAIR CEILING AS REQUIRED AND PREPARE FOR NEW PAINTED FINISH.
  - TRIM AND FINISH WITH STAINLESS STEEL OUTLET PLATES FOR ALL EXISTING RECEPTACLES THROUGHOUT PREMISES. ENSURE ALL OUTLETS ARE SECURED TO ELECTRICAL BOXES AND BOXES ARE SECURED TO WALL FRAMING.
  - RUN NEW CAT5E / 6 LINES FROM ROUTER IN BACK OF HOUSE OVER CEILING AND DOWN INSIDE WALLS TO EACH POS LOCATION ON FRONT COUNTER AND TWO (2) CAT5E/RUNS TO DIGITAL MENUBOARD AT CEILING. FINISH WITH SINGLE GANG BOX, WALL PLATE AND PORTS. ONLY ONE RUN FROM ROUTER TO EACH POS STATION.



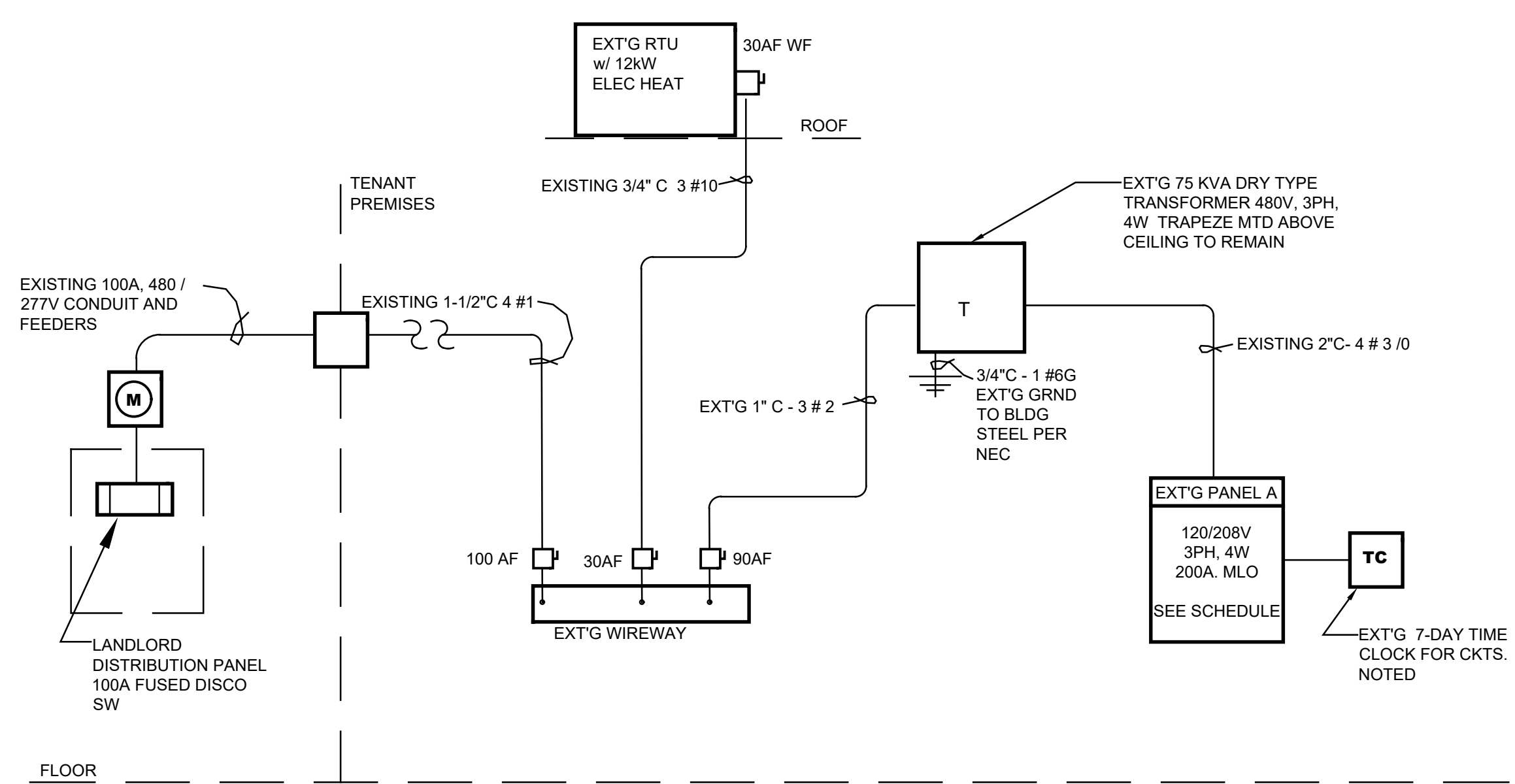
**ELECTRICAL POWER PLAN**  
SCALE: 1/2" = 1'-0"

TGC, TEC AND TENANT SHALL COORDINATE FINAL LOCATIONS OF ALL SECURITY CAMERAS, FLY TRAPS AND THE NEW ELECTRICAL RECEPTACLES

- OUTLET CONFIGURATIONS**
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. 20 AMP RECEPTACLE</li> <li>2. 120 VOLT</li> <li>3. 1800 WATTS</li> </ul> | <ul style="list-style-type: none"> <li>1. 50 AMP RECEPTACLE #8 WIRES</li> <li>2. FLUSH MOUNT-LEVITON MODEL #5374</li> <li>3. SURFACE MOUNT-550.50, OR APPROVED EQUAL</li> <li>4. ALL OVENS TO BE SINGLE PHASE.</li> </ul> |
|--|---|
- BUNN WATER HTR (BY MIXER) ROUNDUP NEMA #5-20R  
P-44 (FULL) OVEN OUTLET NEMA #6-50R

**DRINKING FOUNTAIN SUBSTITUTE:**  
TENANT IS MEETING THE DRINKING WATER FOUNTAIN REQUIREMENT BY PROVIDING A WATER TAP FEATURE ON THE COKE DRINK DISPENSER ITEM #6. TAP WATER IS AVAILABLE TO EMPLOYEES AND CUSTOMERS UPON REQUEST.

**EQUIPMENT CORD MGMT:**  
1. COUNTERTOP EQUIPMENT SHALL HAVE A GROMMET LOCATED SUCH TO ALLOW ELECTRICAL CORDS TO BE PLUGGED IN TO A RECEPTACLE BELOW THE COUNTERTOP. ALL CORDS AND CABLES NEED TO BE MANAGED AND NEATLY TUCKED AWAY.



**ELECTRICAL RISER**

**Auntie Anne's**

**TAYLOR A. PITELKA, ARCHITECT**  
830 GLENWOOD AVE. SE. SUITE 510-248, ATLANTA, GA 30316 TEL. 404-584-1680

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MCALEEN, TEXAS 78503

DATE: 5-26-2022  
REVISION:

**E1**