



March 26, 2024

Mr. Kavao Siharath
Mrs. Phavana Kavao Siharath
K & P Siharath LLC
2800 Roost Lane
Round Rock, Texas 78665-2884

Dear Mr. & Mrs. Siharath,

The Oh My Tea! plans dated 03/25/24 and drawn by *Cornerstone Architects* are approved as noted on each plan sheet.

General Notes:

1. All exterior installed items including conduit, meter can, gas lines, and disconnects to be painted to match the building. Gas lines on roof to be painted safety yellow.
2. Mechanical unit(s) should be installed in the RTU structural loading zone.
3. Tenant contractor to use NewQuest Properties roofing contractor, storefront contractor, and fire alarm contractor for connection to base building fire alarm panel at tenant's contractor cost.
4. Roof drain and gas supports to have roof membrane slip sheets under supports or other rubber isolators under support.
5. All HVAC drains are to be run to the nearest internal roof drain. They are not to be run on the roof or to the gutters.
6. Demising walls must be constructed with 6" metal studs and completely fire taped above the ACT ceiling all the way to the underside of the decking.
7. Loud/Noisy work to be done after hours or prior to adjacent operating tenants are open for business.
8. Ensure plans are submitted to TAS inspector for ADA approval*****
9. Ensure Fire Sprinkler plans are developed and permitted by your contractor*****

See Plan Specific Notes pages:

Arch – Concrete Leave-Out - Reposition and replace reinforcement matching existing bar size and spacing. Dowel new bars a minimum of 6 inches into existing slab and secure with an epoxy compatible with concrete. Gypsum board installed in wet areas such as kitchens and restrooms shall be at least water resistant (green board) or an equivalent waterproof sheathing material. Rear door: any penetrations for a rear door must be coordinated around existing equipment on the building and be a minimum of two feet away from any panel joint. Rear Door: must be painted to match the rear of the building, include door sweep, drip guard, and weather stripping. **A101:** Plans to not accommodate for existing interior building column. Refer to CAD file provided 02.13.24.

Mech - Tenant to use landlord's required roofer for **all roof penetrations**. Tenant shall verify exact location and support of rooftop mounted equipment within the building's Mechanical Loading Zone. If the tenant's equipment will be outside of the Mechanical Loading Zone, the tenant's structural engineer shall design, and tenant shall design/install all additional structural support required. Tenant will provide the engineer with exact weights and locations of all equipment for the engineer's recommendations, review, and approval. Route condensate drain lines through roof to internal drain line within tenant's space. Fresh air intakes are to



be a minimum of 15 feet from any sanitary sewer vent. Install slip sheets under all blocking used on the roof. HVAC - must label RTU's with suite number.

Elec – Transformers shall be located above the ceiling and will be structurally supported. This support system is to be designed or approved by a Structural Engineer. **Transformers and electrical panels shall not be installed outside the lease premises/in the common area.** All wiring shall be installed in **EMT conduit or MC Cable**. Flexible conduit may be used at interior junction boxes for close equipment connections only. Carlon PVC Type Sch 40 heavy wall conduit with ground wire may be used below floor slab or underground in lieu of rigid, threaded, galvanized conduit. PVC Sch. 40 conduit shall not be run in or above floor slab, or in tilt wall panels. PVC conduit shall terminate below floor slab with rigid, threaded metal conduit adapter. Conduit above slab shall be metal. Provide a junction box at the storefront wall above the ceiling or canopy soffit for signage installation. All signage shall be submitted and approved separately. **Send to:** signage@newquest.com. Install electric meter directly adjacent to any existing meter, using as little space on the gutter as possible. If there are no existing meters on the gutter, install the meter as far to one side on the gutter as possible (leaving maximum room for future meters). All exterior installed items to be painted to match the exterior of the building.

Plum - **Install water sub meter with remote read out in easily accessible location. Coordinate with NewQuest Construction Manager on spec and location. - Neptune 'Encoder Type' ... see attached doc.** Location of grease trap subject to onsite review and approval. Water piping to be type **L copper**. Insulate all hot and cold-water pipes. All restrooms must have floor drains. Provide trap primer at all floor drains. Provide hot and cold-water supply shutoff valves at all fixtures and equipment. All exterior installed items to be painted to match the exterior of the building. Co2 tanks must be installed within the lease premises not in the common area. Gas lines are to be cored through parapet walls and sealed. They may not run up and over. Gas lines on roof to be painted safety yellow All exterior installed items (gas line) to be painted to match the exterior of the building.

Please let me know if you have any questions, comments, or concerns. You can reach me at 281-640-7689 or 281-702-1376 and at tviscuso@newquest.com.

Thank you,

Theresa A Viscuso

Theresa A. Viscuso

**Plans were not reviewed for accuracy, engineering, code compliance, or feasibility nor is this the responsibility of NewQuest Properties.