

JIMMY JOHNS

EXHIBIT "C"

LANDLORD WORK

1. DEMISING WALLS

All demising walls, including any masonry walls, will be covered with drywall and will extend from the floor to the underside of the roof deck and be taped, finished, and ready for painting.

2. Roof Structure Height

Height from the subfloor to underside of the lowest support member of the roof structure must be 11' or greater.

3. STOREFRONT CONSTRUCTION

Provided by Landlord

4. DELIVERY DOOR

Delivery door, if required by building code, shall be provided at the rear wall of the Premises in the manner required by building code. The door, if required by code, shall consist of one (1) 3x7' hollow metal door, hollow metal frame, with hardware as required by building code.

5. SUB-FLOORING

A concrete floor will be installed throughout the Premises to a minimum of 4 inches.

6. ELECTRIC

Electrical system shall include an electrical distribution panel, wiring, circuit breakers and outlets as designated by Tenant. An electric panel will be installed at the rear of the premises and the landlord will supply 400 AMP, 120/208 or 120/240 volt, 3 phase, 4 wire service. Landlord shall supply empty conduit from the vicinity of the sign fascia and extend same to the interior face of the front wall of the Premises at a point above the ceiling.

7. HEATING, VENTILATING AND COOLING

The air conditioning will be installed on the basis of a minimum of one ton of air conditioning for every two hundred (200) square feet of interior Premises.

Exhaust and ventilation will be provided in accordance with local building codes. Combination heating and cooling unit will be installed on the roof.

8. WASHROOMS

Landlord will provide two ADA washrooms per current code, size and location to be designated by tenant. Washroom walls will be framed and dry walled to the roof deck, taped sanded and ready for paint. Subject to Landlord's approval of Tenant specifications, all fixtures, doors, floor and wall finishes to be provided by landlord per Tenants specifications and design.

9. AUTOMATIC SPRINKLER SYSTEM

To be provided by Landlord if required by code

10. WATER SERVICE

Landlord shall provide at least 1.5" water service at 50 psi (exact pressure to be determined), and a 4" sanitary sewer. Water and sewer lines shall be stubbed out. A grease trap shall be provided to the premises if necessary by local code.

11. TELEPHONE

Empty conduit will be provided from the terminal box to the rear wall of the Premises.

12. CEILINGS AND LIGHTING

Landlord will provide an open ceiling. Tenant will provide lighting.

13. Landlord shall be responsible for providing appropriate installation of the drive thru lane, the drive thru window, the conduit leading to Tenant's menu board and all other common areas of the Shopping Center necessary for the operation of the Store.

- a.
- b. All permits for Landlord's Work, including health, fees, licenses, architectural drawings, engineering, consulting services, testing services, necessary for the foregoing shall be provided by Landlord at its sole cost and expense.
- c. Landlord shall, at its sole cost and expense, secure from city or local governing body a substantial completion document or the local equivalent for Landlord's Work. The substantial completion document shall be provided to Tenant's on-site representative or as specified by Tenant under the Lease.
- g. Landlord shall remove trash and unused construction materials upon completion of Landlord's Work. Furthermore, Landlord shall insure that the roof structure is clean and free from rust, leaks, construction markings and debris.
- h. Upon completion of Landlord's Work, Landlord will provide Tenant with the names and addresses of the general contractor and the other contractors, subcontractors, suppliers and vendors involved in Landlord's Work.
- i. Landlord shall provide access to the sign façade from the exterior/interior of the Premises for Tenant's sign installation, including, but not limited to, access to accommodate attachment of the signs to the building and electrical service. Landlord will also provide the roof penetration to allow access for power to Tenant's signage if access is not available through the interior of the Premises.
- j. The foregoing description of Landlord's Work does not supersede any local code requirements. Landlord is responsible for delivering a building that meets all local code requirements.
- k. Landlord shall cause the construction of Landlord's Work to be undertaken promptly and shall cause the construction of Landlord's Work to be diligently and continuously performed in a good and workmanlike manner.

IF ANY INCONSISTENCIES EXIST BETWEEN THIS SHEET AND THE BALANCE OF THE BUILDING DESIGN DOCUMENTS, THEN THE INFORMATIONAL CONTENT ON THIS SHEET SHALL PREVAIL. NOTIFY THE ARCHITECT IF ANY INCONSISTENCIES ARE NOTED.



NEW RETAIL BUILDING
KITTTIES CROSSING
21 BLUFFTON ROAD
BLUFFTON, SC, 29910
CNNA ARCHITECTS, INC.

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Print Record	
03/01/2017	BID ISSUANCE
03/14/2017	BID ISSUANCE ADDENDUM #1

Revisions	
△ 03/14/2017	BID ISSUANCE ADDENDUM #1
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Project No.:
16330.00
Project Date:
March 1, 2017
Cadd File No:

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AP
Checked By:

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NTS

Sheet Title:

JIMMY JOHNS
TENANT STANDARDS
& REQUIREMENTS

Sheet No.

A8.2

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ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

☐ Not Released for Construction

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