



# TABLE OF CONTENTS

- o Refer to the Instructions document for guidance on conducting a Site Survey and preparing this report. Sections are to be completed as applicable and appropriate for each project site and scope.

FINDINGS SUMMARY .....	2
1. PROJECT DATA.....	4
2. BUILDING CODES & PERMITS .....	9
3. ZONING & SITE INFORMATION .....	20
4. UTILITIES .....	24
5. BUILDING INFORMATION.....	34
6. FACILITY/JOB SITE MANAGEMENT.....	34

## FINDINGS SUMMARY

The following is a summary of the most significant issues and findings affecting this project. The following may have significant impact on project Scope, Schedule, and/or Budget.  
 Note: These items are also highlighted in orange as part of the main report.

### CRITICAL FINDINGS – (CLICK ON ROW IN LEFT HAND MARGIN TO DISPLAY)

2. Building / Planning / Health	
Does Building Require Sprinklers?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes See Sections 1.1) The building has an interior occupancy load of 54 and sprinklers are not required per provided plans.
Does the jurisdiction have an expedited review process?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes See Sections 2.3a)
Are there any Fire separation requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes See Sections 2.5)
Are there an accessible path of Travel restrictions?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If No See Sections 2.6) Not applicable to this report. Due diligence report only.
Are the existing restrooms handicap accessible?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If No See Sections 2.7) Not applicable to this report. Due diligence report only.
Is a hot water Sanitizing Dishwasher required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes See Sections 2.8)
Are special base of wall details required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes See Sections 2.8) When water flush cleaning methods are used in a food establishment, floors shall have graded drains, and floor and wall junctures must be covered and sealed. When other cleaning methods are used besides water-flushing, the floor and wall junctures shall be covered and closed with gaps no wider than 1/32".
Case work Base Requirement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes See Sections 2.8) 6-inch legs
Are sneeze guards required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes See Sections 2.8) Any food on display shall be protected from contamination through the use of food/sneeze guards and display cases. Food shields are to be used as a barrier between the consumer and the food items.
Are there remote storage Requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes See Sections 2.8)

	Food shall be protected from contamination by being stored in a clean, dry location where it will not be exposed to dust, splash, or other contaminants. Food containers shall be stored at least 15 cm above the ground. Food shall never be stored in locker rooms, toilet rooms, dressing rooms, garbage rooms, under unshielded sewer lines, under leaking water lines, under open stairwells, near contaminants, or in unapproved exterior storage locations.
Is outdoor seating allowed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If No See Sections 2.10)
<b>3. Zoning and Site</b>	
Are there any signage restrictions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <a href="#">Corpus Christi Zoning Ordinance</a> (If Yes See Sections 3.7)
Does the Drive Thru (DT) accommodate a 4 to 5 car stack?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If No See Sections 3.11)
<b>4. Utilities</b>	
Do the RTU's need to be replaced, relocated, or upgraded?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 4.1) Not applicable to this report. Due diligence report only.
Water Heater: Does the existing heater need to be relocated / replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 4.1) Not applicable to this report. Due diligence report only.
Is a 120-208V, 3-phase, 4 wire, and 100 amp service available? (This is the min. service Req.)	<input type="checkbox"/> Yes <input type="checkbox"/> No (If no See Sections 4.2) Not applicable to this report. Due diligence report only.
Does the existing water main need to be upgraded?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 4.3) Not applicable to this report. Due diligence report only.
Does the building require sprinklers?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes See Sections 4.9) The building has an interior occupancy load of 54 and sprinklers are not required per provided plans.
Will the (e) fire sprinkler need modifications?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes See Sections 4.9)
Is a fire alarm panel required?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 4.9)
<b>5. Building</b>	
Will the (e) roof need to be replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 5.5) Not applicable to this report. Due diligence report only.
Are structural modifications recommended/required for the roof?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 5.5) Not applicable to this report. Due diligence report only.
Are structural modifications recommended or required for the floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 5.9) Not applicable to this report. Due diligence report only.
Are Fixtures compliant w/ ADA standards	<input type="checkbox"/> Yes <input type="checkbox"/> No (If no See Sections 5.13) Not applicable to this report. Due diligence report only.
Is there visible water damage in space?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 5.15) Not applicable to this report. Due diligence report only.
Is there any evidence of asbestos being present?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes See Sections 5.15) Not applicable to this report. Due diligence report only.

Additional details about each of these issues can be found in the body of the report.

# 1. PROJECT DATA

## 1.1 General Information

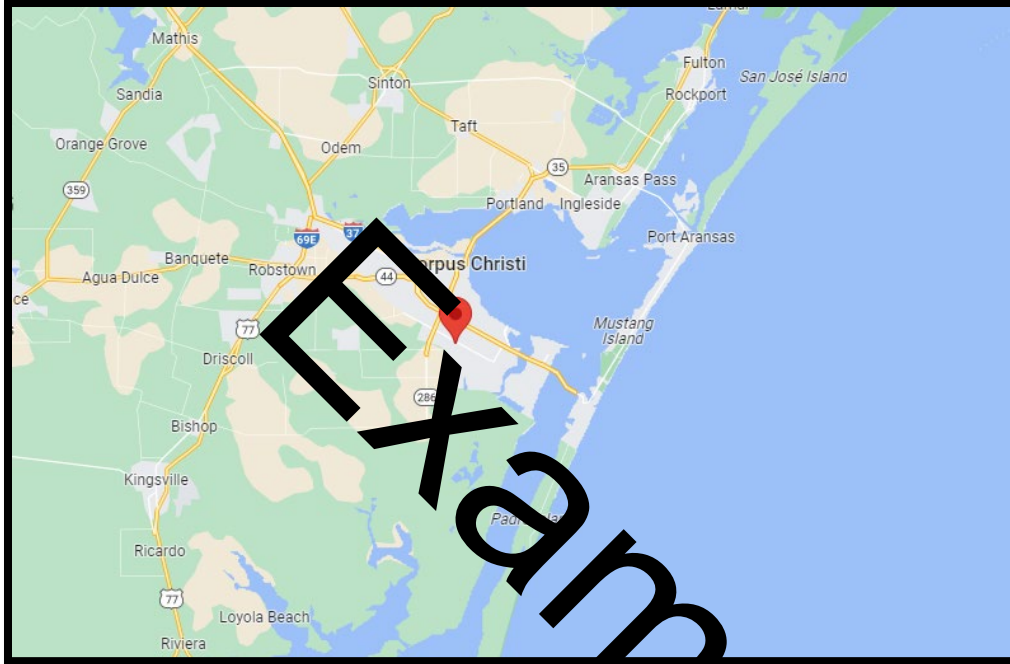
<b>TBD</b>	<b>Project Description</b>	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> STB Single Tenant Building			
		<input checked="" type="checkbox"/> Existing Construction	<input type="checkbox"/> As is Conversion	<input type="checkbox"/> Tenant Imprv.	<input checked="" type="checkbox"/> Drive Thru	
		<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Drive Thru	
<input type="checkbox"/>	<b>Overall Building Area</b> (typically determined by Site Surveyor using field measurements)	<b>2015 (Per provided plans)</b>		sqft		
<input type="checkbox"/>	<b>Tenant Area (gross sf)</b> (Total area available for lease)	<b>2015</b>		sqft		
<input type="checkbox"/>	<b>Tenant Area (net sf)</b> (Total area to be used for the store build-out)	<b>2015</b>		sqft		
<input type="checkbox"/>	<b>Common Area (Outdoor Patio / Kiosk Seating)</b> (Area that is not part of the lease)	<b>1067 (Per provided plans)</b>		sqft		
<input type="checkbox"/>	<b>Zoning Type</b>	A-2 General Commercial	<b>Construction Type</b>	V-B	<b>Occupancy</b>	A-2
<input type="checkbox"/>	<b>Int. Seating #</b>	Total Interior Seating: 39 (2 Accessible)				
<input type="checkbox"/>	<b>Does Building Require Sprinklers?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The building has an interior occupancy load of 54 and sprinklers are not required per provided plans.				
	<b>Other</b>	The site is an existing retail food store within a General Commercial district in an existing shopping center with adjacent businesses, shopping, and dining.				

## 1.2 Architectural & Site Context – NA

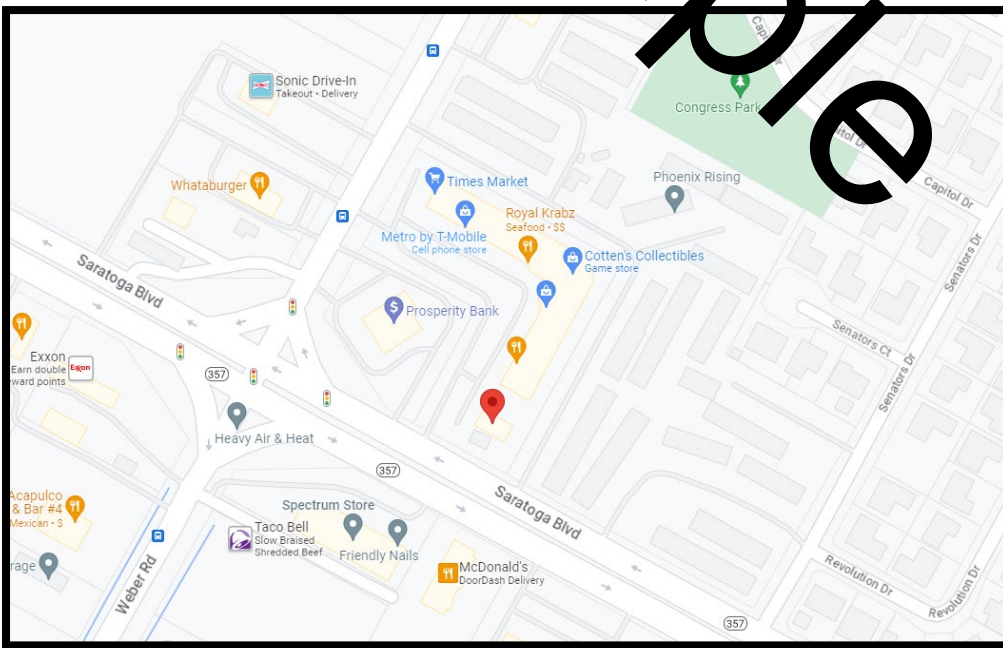
### 1.3 Location Maps

- Map(s) to show surrounding context of city/streets/neighborhood.
- Highlight emergency response service locations within a one (1) mile (1.6 km) radius (Hospital, Fire Department, Police Station, etc.)
- If Evenings program, identify any nightclubs, housing, schools, churches, alcohol treatment centers, or marijuana dispensaries within a one (1) mile radius.
- Show True North

#### Area Map

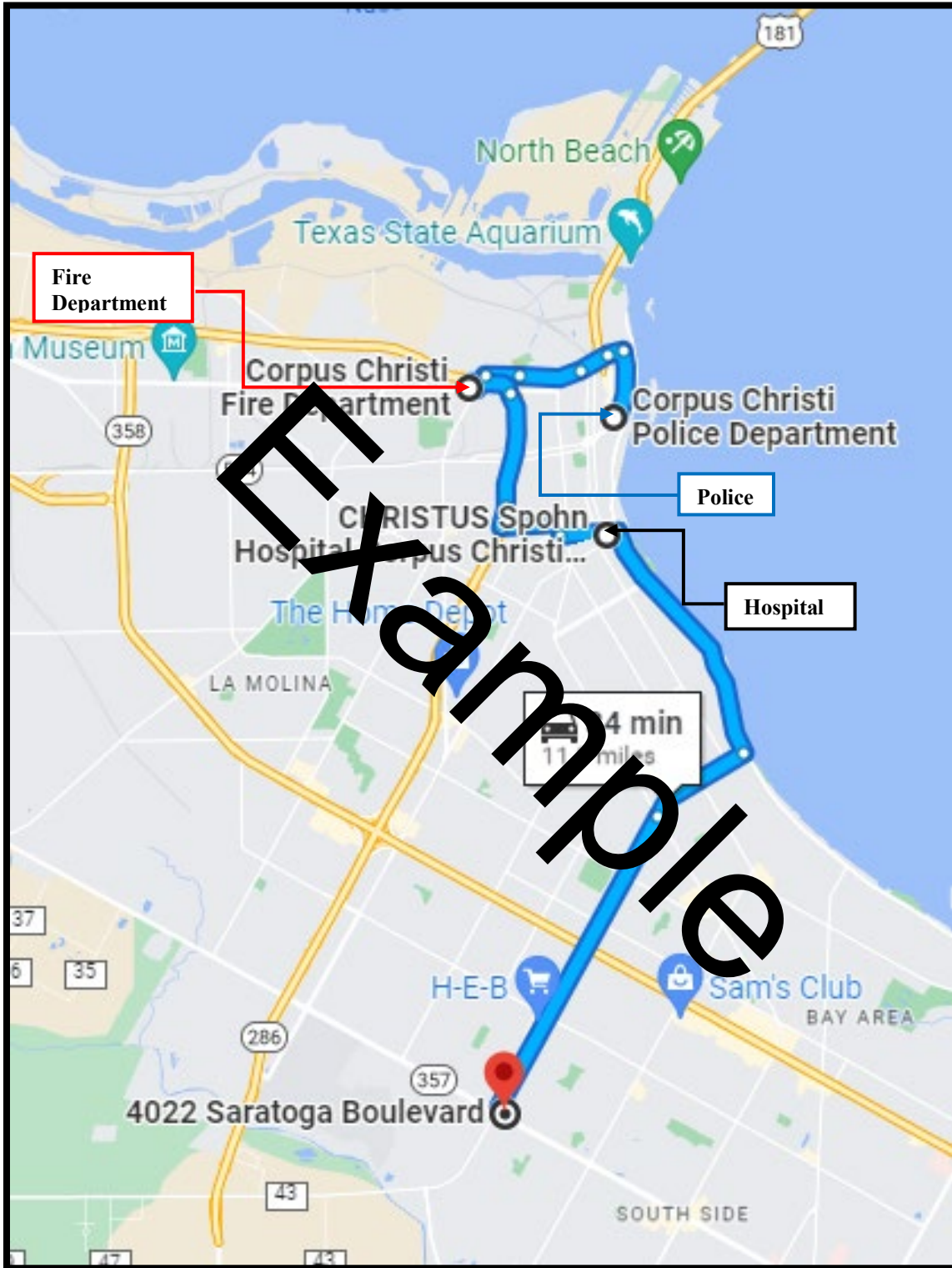


#### Location Map



# SUMMARY AND DATA

Emergency Locations Map



# SUMMARY AND DATA

## 1.4 Contacts

- The following contacts may also be applicable to your project: Real Estate Broker/Agent, Zoning Department, Historic Review, Traffic, Gas, etc. Insert additional contacts in the table below as appropriate.

Contact	Name, Title	Address, City, State, Zip	Phone, Fax, E-mail, website
Design Manager Construction Manager	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.
Surveyor/Architect	Rogue Architects	513 Main Street, Suite 200 Fort Worth, Texas 76102	Ph: 817-820-0433 Email: Not listed Website: Not listed
Landlord Contact	W.A. Landreth Vaquero Ventures	3211 West 4th Street Fort Worth, TX	Ph: 817-820-0433 Email: Not listed Website: Not listed
Building Department	Corpus Christi Building Inspection	2406 Leopard St, Corpus Christi, TX 78408	Ph: 361-826-3240 Email: Not listed Website: <a href="https://www.cctexas.com/ds">https://www.cctexas.com/ds</a>
Fire Department	Corpus Christi Fire Prevention	2406 Leopard St, Corpus Christi, TX 78408	Ph: 361-826-3969 Email: <a href="mailto:Smithc@cctexas.com">Smithc@cctexas.com</a> Website: <a href="https://www.cctexas.com/node/388">https://www.cctexas.com/node/388</a>
Electric	NEC Co-op Energy	17 Saratoga Blvd #135, Corpus Christi, TX 78413	Ph: 361-767-3865 Email: Online submission Website: <a href="https://neccoopenergy.com/">https://neccoopenergy.com/</a>
Cable/Telephone	Spectrum	4001 Saratoga Blvd #106, Corpus Christi, TX 78413	Ph: 866-874-2389 Email: Online submission Website: <a href="https://www.spectrum.com/business/service/texas/corpus-christi">https://www.spectrum.com/business/service/texas/corpus-christi</a>
Water	Corpus Christi Water Division	2726 Holly Rd, Corpus Christi, TX 78415	Ph: Not listed. Email: <a href="mailto:RebaG@cctexas.com">RebaG@cctexas.com</a> Website: <a href="https://www.cctexas.com/departments/water-department">https://www.cctexas.com/departments/water-department</a>
Sewer	Corpus Christi Water Division	2726 Holly Rd, Corpus Christi, TX 78415	Ph: Not listed. Email: <a href="mailto:JiangangD@cctexas.com">JiangangD@cctexas.com</a> Website: <a href="https://www.cctexas.com/departments/water-department">https://www.cctexas.com/departments/water-department</a>

## SUMMARY AND DATA

Contact	Name, Title	Address, City, State, Zip	Phone, Fax, E-mail, website
Health Department	Texas Department of State Health Services	PO Box 149347 Austin, TX 78714-9347	Ph: 512-834-6626 Email: Not listed Website: <a href="https://www.dshs.texas.gov/retail-food-establishments/permitting-information-retail-food-establishments">https://www.dshs.texas.gov/retail-food-establishments/permitting-information-retail-food-establishments</a>

### Licensed Stores

Contact	Name, Title	Address, City, State, Zip	Phone, Fax, E-mail, website
Licensee Contact	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.
Licensee Architect	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.

Example

# DUE DILIGENCE REPORT

## 2. BUILDING CODES & PERMITS

### 2.1 Building Codes

TBD	Codes
<input type="checkbox"/>	<p>What are the applicable Building Codes?</p> <p>2015 International Building Code                  2015 International Mechanical Code                  2015 International Plumbing Code                  2015 International Fuel Gas Code                  2015 International Fire Code                  2017 National Electric Code                  2015 International Energy Conservation Code</p> <p>Link:  <a href="https://www.cctexas.com/services/construction-and-property-services/building-compliance-information/codes-ordinances">https://www.cctexas.com/services/construction-and-property-services/building-compliance-information/codes-ordinances</a></p>

### 2.2 Permits (Define each as required)

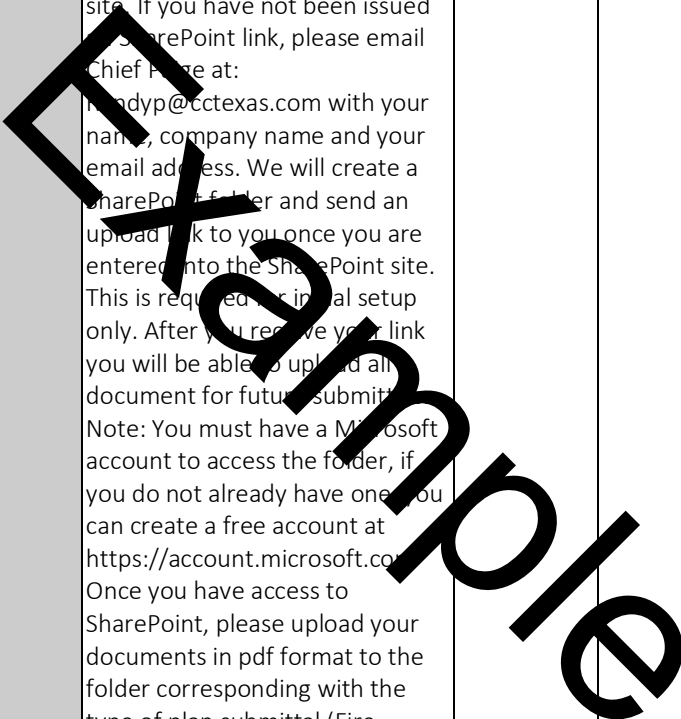
TBD	Permit	Submission Requirements (Electronic, In-person, # Sets, Who Submitted)	Review Duration	Fees (\$)	Stamp Sign	Payment Method
<input type="checkbox"/>	Planning / Zoning	Not applicable to this report.	Not applicable to this report.	Not applicable to this report.	Not applicable to this report.	Not applicable to this report.
<input type="checkbox"/>	Building	<p>Building permit applications are submitted online by registered users in the Corpus Christi Dynamic Portal at:  <a href="https://ccpay.cctexas.com/IFSCD/Views/Login.aspx">https://ccpay.cctexas.com/IFSCD/Views/Login.aspx</a></p> <p>Building Application completed. To include name of project, GIS verified address, permit type, occupant &amp; construction type, detailed scope of work, square footage, all valuations. All required names (applicant, owner, engineer/architect/designer, Registered Energy Compliance Inspector and/or Commissioning Authority.</p>	14 days	<p>Building Permit- \$0 to \$5 million                      .70% of valuation                      \$5,001 to \$10 million                      .75% of valuation                      \$10,001 to \$20 million                      .60% of valuation                      \$20,001 to \$50 million                      .58% of valuation</p> <p>Plan Review- 40% of the building permit fee</p>	<p>All Buildings over 5000 sq. ft. or more than a single story will require that all documents are sealed by an engineer.</p> <p>Buildings over 20,000 sq. ft. require an Architect's Seal. Windstorm Plans/de</p>	Permit fees are paid online.

# DUE DILIGENCE REPORT

TBD	Permit	Submittal Requirements (Electronic/In-person, # Sets, Who Submits?)	Review Duration	Fees (\$)	Stamp Sign	Payment Method
					tails, sealed by engineer for new construction buildings	
<input type="checkbox"/>	Mechanical	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Electrical	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Plumbing	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Structural	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Health	Health permits are submitted to Collin County Development Services in-person or by mail or email. A complete set of blueprints is required.  Return both the completed application and non-refundable fee to: TEXAS DEPARTMENT OF STATE HEALTH SERVICES Cash Receipts Branch MC 2003, PO Box 149347, Austin, Texas	Please allow 4-6 weeks for processing.	GROSS ANNUAL VOLUME OF FOOD SALES \$ 0.00 - \$ 49,999.99 - \$258.00 \$ 50,000.00 - \$149,999.99 - \$515.00 \$150,000.00 - or more - \$773.00	Plans must be to scale.	Mail fee to: TEXAS DEPARTMENT OF STATE HEALTH SERVICES Cash Receipts Branch MC 2003, PO Box 149347, Austin, Texas
	Special drawing requirements for Permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	Equipment cut sheet requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

# DUE DILIGENCE REPORT

TBD	Permit	Submittal Requirements (Electronic/In-person, # Sets, Who Submits?)	Review Duration	Fees (\$)	Stamp Sign	Payment Method
	Metal Framework casework requirements (Adaptable Casework) - i.e. drawings, cut sheets, samples, videos, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<input type="checkbox"/>	Fire Safety	<p>Corpus Christi Fire Department Plan Review Submittal Instructions</p> <p>All forms and Plan review documents listed below should be submitted electronically in PDF format to our SharePoint site. If you have not been issued a SharePoint link, please email Chief Page at: <a href="mailto:hpandyp@cctexas.com">hpandyp@cctexas.com</a> with your name, company name and your email address. We will create a SharePoint folder and send an upload link to you once you are entered into the SharePoint site. This is required for initial setup only. After you receive your link you will be able to upload all document for future submittals.</p> <p>Note: You must have a Microsoft account to access the folder, if you do not already have one you can create a free account at <a href="https://account.microsoft.com">https://account.microsoft.com</a>. Once you have access to SharePoint, please upload your documents in pdf format to the folder corresponding with the type of plan submittal (Fire Alarm, Sprinkler, etc.)</p> <p>Initial submittal and re-submittals will require the following forms to be uploaded. All forms can be found on the Fire Department website in the Resources section at <a href="https://www.cctexas.com/detail/fire-code-inspectionspermits">https://www.cctexas.com/detail/fire-code-inspectionspermits</a></p> <p>Fire Alarm Systems:</p> <ol style="list-style-type: none"> <li>1. Complete and submit the following forms:             <ol style="list-style-type: none"> <li>A. Fire Protection Plan Review Application</li> <li>B. Fire Alarm Plan Submittal Requirements</li> </ol> </li> </ol>	14 days	Restaurants: \$150.00	Planner's name, license number and digital signature are required.	<p>Payments are accepted as follows:</p> <ol style="list-style-type: none"> <li>1. Check or money order payable to "City of Corpus Christi" and mailed or delivered to:             <p>Corpus Christi Fire Department 2406 Leopard St., Suite 300 Corpus Christi, TX. 78408</p> <p>Note: Credit Card payments are only accepted in person, we are unable to process credit card payments over the phone.</p> </li> </ol>



# DUE DILIGENCE REPORT

TBD	Permit	Submittal Requirements (Electronic/In-person, # Sets, Who Submits?)	Review Duration	Fees (\$)	Stamp Sign	Payment Method
		2. All plan review documents				
<input type="checkbox"/>	Other	No other permits required.	No other permits required.	No other permits required.	No other permits required.	No other permits required.
<b>Deferred Submittal</b>						
<input type="checkbox"/>	Fire Protection	Included in Fire Safety permit application.	Included in Fire Safety permit application.	Included in Fire Safety permit application.	Included in Fire Safety permit application.	Included in Fire Safety permit application.
<input type="checkbox"/>	Low Voltage	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Signage	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.	Included in building permit submittal.
<input type="checkbox"/>	Other	No other permits required.	No other permits required.	No other permits required.	No other permits required.	No other permits required.
TBD	Impact Fees	NA	NA	NA	NA	NA

## 2.3a Building

TBD	Building Department	<input type="checkbox"/> Check if this section is NOT applicable
<input type="checkbox"/>	Requirements for Permit Submittal (Select all that apply)	<input checked="" type="checkbox"/> Cost of Construction <input checked="" type="checkbox"/> GC license # <input checked="" type="checkbox"/> Sub Contractor list <input type="checkbox"/> GC Bonding <input type="checkbox"/> Intake Fee <input checked="" type="checkbox"/> Other Building Applications are submitted online and are to include name of project, GIS verified address, permit type, occupant & construction type, detailed scope of work, square footage, all valuations. All required names (applicant, owner, engineer/architect/designer, Registered Energy Compliance Inspector and/or Commissioning Authority.
<input type="checkbox"/>	What is the Total Duration for Building Plan Review	14 days
<input type="checkbox"/>	What are the procedures for re-issuing Plan Corrections?	Resubmit online.
<input type="checkbox"/>	Construction must begin within how many days of permit issuance?	180 days
<input type="checkbox"/>	Is there a Permit Extension Available?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Request online.
<input type="checkbox"/>	Is a separate demo permit required?	No

# DUE DILIGENCE REPORT

TBD	Building Department <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable</span>		
<input type="checkbox"/>	Operating Hours (Permit Submittals)	Plans are submitted online.	Can a Demo permit be issued prior to bldg. permit release? <span style="float: right;">Not applicable.</span>
<input type="checkbox"/>	Is an appointment needed for submittal?	Plans are submitted online.	
<input type="checkbox"/>	Does the jurisdiction have an expedited review process?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a GC required for permit submittal? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
<input type="checkbox"/>	What is the procedure for revising Approved Permit Drawings?	Resubmit online.	
<input type="checkbox"/>	Is Landlord approval needed prior to Permit Submittal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Other submittal requirements	Contractor registration form filled out for non-registered General Contractors. EAB number if valuation exceeds \$50,000 based on IBC calculations. Required at submittal. WPI-1 for New Construction or substantial alterations or additions to existing structures. Required at submittal. 2015 Water meter sizing form and Tap Application completed if Applicable. A water meter size and type of tap must be selected. Select Wastewater tap and Gas if applicable. Required at submittal. Engineering Notification needed for all taps to city utilities. Required at submittal. Street Cut Permit required for all proposed street cuts or boring. Required at submittal. Elevation Certificate for any project in a flood zone (A or B). Required at submittal. <a href="http://www.dh.ctexas.com/sites/default/files/DEVSER-new-commercial-buildings-application.pdf">http://www.dh.ctexas.com/sites/default/files/DEVSER-new-commercial-buildings-application.pdf</a>	

## 2.3b Planning / Zoning - NA

## 2.4 Additional Permit Information - NA

## 2.5 Fire Resistive Requirements - NA

Define the Separation Requirements between tenants at each of the following assemblies.

TBD	Separation Requirements-- The following is an interpretation of separation requirements only. This should be verified by the AOR. <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable</span>	
<input type="checkbox"/>	Exterior Wall	Type V-B construction, a 0-hour separation between exterior walls is required. (Per 2015 International Building Code, Table 601)
<input type="checkbox"/>	Demising Wall	Not applicable, no demising walls.
<input type="checkbox"/>	Ceiling/Roof	Type V-B construction, a 0-hour separation between ceiling/roof is required. (Per 2015 International Building Code, Table 601)
<input type="checkbox"/>	Floor	Type V-B construction, a 0-hour separation between floors is required. (Per 2015 International Building Code, Table 601)

Define the Flame Spread Requirements of each of the following components

	Flame Spread Requirements -- The following is an interpretation of flame spread requirements only. This should be verified by the AOR <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable</span>	
<input type="checkbox"/>	Casework	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).

# DUE DILIGENCE REPORT

<b>Flame Spread Requirements -- The following is an interpretation of flame spread requirements only. This should be verified by the AOR</b>		<input type="checkbox"/> Check if this section is NOT applicable
<input type="checkbox"/> Substrate	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	
<input type="checkbox"/> Sealants	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	
<input type="checkbox"/> Murals	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	
<input type="checkbox"/> Furniture	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	
<input type="checkbox"/> Fabric	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	
Other	Assuming A-2 occupancy, rooms and enclosed spaces can have class C finishes. Interior exit stairways, ramps, exit passageways, corridors, enclosures for exit access stairways and ramps require class B finishes. (2015 International Building Code, Table 803.11).	

## 2.6 Egress

TBD	<b>Egress (Existing Buildings)</b>			<input type="checkbox"/> Check if this section is NOT applicable.
<b>Describe the quantity and configuration of existing exits</b>				
	Exit 1	Exit 2	Exit 3	
<input type="checkbox"/> Location <input type="checkbox"/> Size <input type="checkbox"/> Hardware <input type="checkbox"/> Accessible <input type="checkbox"/> Actuator	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/> Describe any path of travel restrictions based on the current egress layout	Not applicable to this report. Due diligence report only.			
<input type="checkbox"/> Are existing exits permissible under current building code?	Not applicable to this report. Due diligence report only.			
<input type="checkbox"/> Are exits through adjoining areas (work/storage) permitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<input type="checkbox"/> Is there an accessible path of Travel to a public way?	Not applicable to this report. Due diligence report only.			
<input type="checkbox"/> Are there stairs, ramps, or elevators, included as part of the egress path	Not applicable to this report. Due diligence report only.			
<input type="checkbox"/> Is signage and emergency lighting installed as required per Code	Not applicable to this report. Due diligence report only.			

# DUE DILIGENCE REPORT

## 2.7 Restroom Requirements

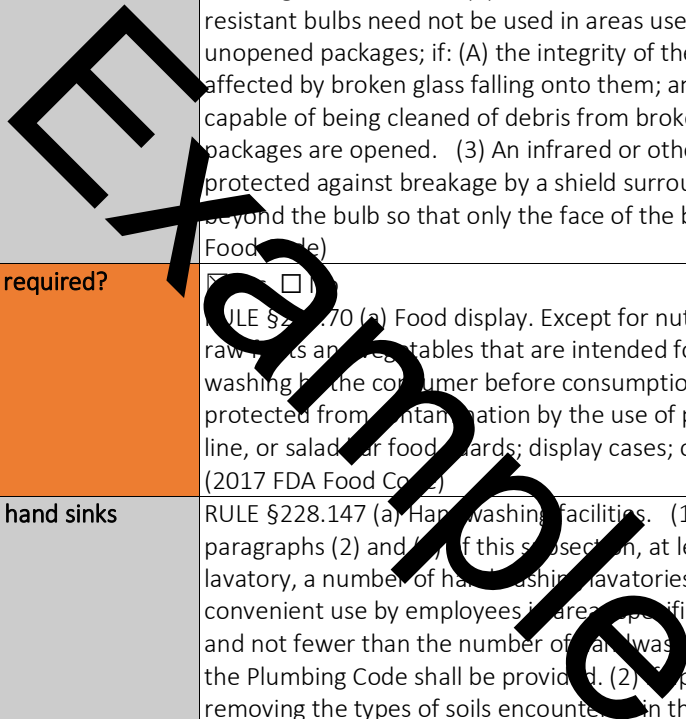
TBD	Restrooms (Existing)	<input type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	How many restrooms are required for customer use?	Per 2015 International Plumbing Code Table 403.1 For Assembly A-2 occupancy: 1 toilet per 75 male occupants 1 toilet per 75 female occupants  If considered A-2 occupancy, one restroom is required per gender, two total are required.	
<input type="checkbox"/>	How many restrooms are provided?	The building has one existing restroom per gender, two total per provided plans.	
<input type="checkbox"/>	Are the existing restrooms handicap accessible?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Are common restrooms available onsite?	No common restrooms.	
<input type="checkbox"/>	What is the distance path of travel to common restrooms?	No common restrooms.	Hours of Operation Not applicable to this report.
<input type="checkbox"/>	Are Unisex Restrooms provided?	Not applicable to this report. Due diligence report only.	Are they allowed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	Does the building have a water use reduction plan?	Not applicable to this report. Due diligence report only.	

## 2.8 Health Code Requirements

TBD	Health Code	<input type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Is a menu required as part of the permit Submittal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Is a 3-compartment sink required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RULE §228.107 (c) Drainboards. Drainboards, utensil racks, or tables large enough to accommodate all soiled and cleaned items that may accumulate during hours of operation shall be provided for necessary utensil holding before cleaning and after sanitizing.
<input type="checkbox"/>	Is a hot water Sanitizing Dishwasher required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/>	Is a garbage disposal required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/>	Are kitchen equipment cut sheets required at permit submission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Are special ceiling/wall/floor/casework finishes required?	Cafe Area / FOH: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.171 Except as specified in §228.222(j) and (k)(1) of this title, materials for indoor floor, wall, and ceiling surfaces under conditions of normal use shall be: (1) smooth, durable, and easily cleanable for areas where food establishment operations are conducted; (2) closely woven and easily cleanable carpet for carpeted areas; and (3) nonabsorbent for areas subject to	Prep Area / BOH: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.171 Except as specified in §228.222(j) and (k)(1) of this title, materials for indoor floor, wall, and ceiling surfaces under conditions of normal use shall be: (1) smooth, durable, and easily cleanable for areas where food establishment operations are conducted; (2) closely woven and easily cleanable carpet for carpeted areas; and (3) nonabsorbent for areas subject to

# DUE DILIGENCE REPORT

TBD	Health Code	<input type="checkbox"/> Check if this section is NOT applicable.	
		moisture such as food preparation areas, walk-in refrigerators, warewashing areas, toilet rooms, Mobile Food Unit servicing areas, and areas subject to flushing or spray cleaning methods. (2017 FDA Food Code)	moisture such as food preparation areas, walk-in refrigerators, warewashing areas, toilet rooms, Mobile Food Unit servicing areas, and areas subject to flushing or spray cleaning methods. (2017 FDA Food Code)
<input type="checkbox"/>	Are special Lighting fixtures required above food prep areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.174 (a) Light bulbs, protective shielding. (1) Except as specified in paragraph (2) of this subsection, light bulbs shall be shielded, coated, or otherwise shatter-resistant in areas where there is exposed food; clean equipment, utensils, and linens; or unwrapped single-service and single-use articles. (2) Shielded, coated, or otherwise shatter-resistant bulbs need not be used in areas used only for storing food in unopened packages; if: (A) the integrity of the packages cannot be affected by broken glass falling onto them; and (B) the packages are capable of being cleaned of debris from broken bulbs before the packages are opened. (3) An infrared or other heat lamp shall be protected against breakage by a shield surrounding and extending beyond the bulb so that only the face of the bulb is exposed. (2017 FDA Food Code)	
<input type="checkbox"/>	Are sneeze guards required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.170 (a) Food display. Except for nuts in the shell and whole, raw fruits and vegetables that are intended for hulling, peeling, or washing by the consumer before consumption, food on display shall be protected from contamination by the use of packaging; counter, service line, or salad bar food guards; display cases; or other effective means. (2017 FDA Food Code)	
<input type="checkbox"/>	What are the local hand sinks requirements?	RULE §228.147 (a) Handwashing facilities. (1) Except as specified in paragraphs (2) and (3) of this subsection, at least one handwashing lavatory, a number of handwashing lavatories necessary for their convenient use by employees in areas specified in §228.148 of this title, and not fewer than the number of handwashing lavatories required by the Plumbing Code shall be provided. (2) Approved and capable of removing the types of soils encountered in the food operations involved, automatic handwashing facilities may be substituted for handwashing lavatories in a food establishment that has at least one handwashing lavatory. (3) If approved by the regulatory authority, when no food exposure exists and handwashing sinks are not conveniently available, such as in some Mobile Food Units or temporary food establishments or at some vending machine locations, employees may use chemically treated towelettes for handwashing. (2017 FDA Food Code)	
<input type="checkbox"/>	Are there remote storage Requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.124 Food Storage. (A) Except as specified in ¶¶ (B) and (C) of this section, FOOD shall be protected from contamination by storing the FOOD: (1) In a clean, dry location; (2) Where it is not exposed to splash, dust, or other contamination; and (3) At least 15 cm (6 inches) above the floor. (2017 FDA Food Code)	



# DUE DILIGENCE REPORT

TBD	Health Code	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Does the AHJ have an approved list of plumbing fixtures?	<p>401.2 Prohibited fixtures and connections. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASME 112.19.2/CSA b45.1 shall be prohibited. Any water closet that permits siphonage of the contents of the bowl back into the tank shall be prohibited. Trough urinals shall be prohibited.</p> <p>402.1 Quality of fixtures Plumbing fixtures shall be constructed of approved materials, with smooth, impervious surfaces, free from defects and concealed fouling surfaces, and shall conform to standards cited in this code. All porcelain enameled surfaces on plumbing fixtures shall be acid resistant.</p> <p>402. Materials for specialty fixtures Materials for specialty fixtures not otherwise covered in this code shall be of stainless steel, soapstone, chemical stoneware or plastic, or shall be lined with lead, copper-based alloy, nickel-copper alloy, corrosion-resistant steel or other material especially suited to the application for which the fixture is intended. (2015 IPC)</p>
<input type="checkbox"/>	Are we required to install a grease interceptor?	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City ordinances impose various requirements for sewer system users including the installation and maintenance of grease interceptors, oil/solids interceptors, and related devices (Grease Reducing Devices or GRD) within the sewer system.</p>
	If required to install a GGI yes is there a process for submitting a variance?	<p>Non-Applicable</p>
<input type="checkbox"/>	Is there an online health Code	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <a href="https://www.cctexas.com/Default/files/HLTH-TexasFoodEstablishmentRules.pdf">https://www.cctexas.com/Default/files/HLTH-TexasFoodEstablishmentRules.pdf</a></p>
<input type="checkbox"/>	Are there special material termination requirements?	<p>Cafe Area / FOH: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prep Area / BOH: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RULE §228.171 Except as specified in §228.222(j) and (k)(1) of this title, materials for indoor floor, wall and ceiling surfaces under conditions of normal use shall be: (1) smooth, durable, and easily cleanable for areas where food establishment operations are conducted; (2) closely woven and easily cleanable carpet for carpeted areas; and (3) nonabsorbent for areas subject to moisture such as food preparation areas, walk-in refrigerators, warewashing areas, toilet rooms, Mobile Food Unit servicing areas, and areas subject to flushing or spray cleaning methods. (2017 FDA Food Code)</p>
<input type="checkbox"/>	Case work Base Requirement	<p><input type="checkbox"/> Box Base <input checked="" type="checkbox"/> 6-inch Legs</p>
<input type="checkbox"/>	Is there a LRV (Light reflectance value) requirement for cabinets	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (a) Walls including non-supporting partitions, wall covering and ceilings of the walk-in refrigeration units, food preparation areas, equipment and utensil washing areas, toilet rooms and vestibules should be light in color or meet the requirements and approval of the regulatory authority. (b) Darker-colored coverings for the items listed in subsection (a) of this section may require additional lighting, as specified in Food Code, §6-303.11, or meet the requirements set by the regulatory authority, to allow cleaning of the surface (2015 Texas Administrative Code)</p>

# DUE DILIGENCE REPORT

TBD	Health Code	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	What are the requirements for permit Submittal?	Health permits are submitted to Collin County Development Services in-person or by mail or email. A complete set of blueprints is required. Return both the completed application and non-refundable fee to: TEXAS DEPARTMENT OF STATE HEALTH SERVICES Cash Receipts Branch MC 2003, PO Box 149347, Austin, Texas
<input type="checkbox"/>	Describe any other special requirements.	None stipulated for physical facilities.

## 2.9 General Accessibility Requirements

TBD	General Accessibility	<input type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Is the Front Counter accessible?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Identify the path of travel from accessible parking to accessible store entrance	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	What is the handicapped accessible seating requirement?	Fixed seating – 4-25 spaces require 1 wheelchair space, 26-50 requires 2 wheelchair spaces. At least one companion seat is required for each wheelchair space provided. At least 5% but not less than 1 of the total number of aisle seating shall be designated aisle seating and shall be the aisle seats located closest to the accessible route. (2018 International Building Code Chapter 11)	
<input type="checkbox"/>	Is outdoor seating accessible	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Are there any existing/proposed grade changes that require ramps?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Is a lift an acceptable alternative to a ramp?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Describe any special requirements	None stipulated for physical facilities.	

## 2.10 Seating

TBD	Indoor Seating	<input type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Is there existing seating?	Not applicable to this report. Due diligence report only.	How many seats	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	What types and style?	Not applicable to this report. Due diligence report only.		
<input type="checkbox"/>	Are the number of seats restricted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The building has a total interior seating of 39 per provided plans.		
<input type="checkbox"/>	Are stand-up counters to be included in the seating calculations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
TBD	Outdoor Seating	<input type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Is outdoor seating allowed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/>	Is a permit required for outdoor seating?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/>	Maximum seating area permitted	Not stipulated in local municipal code.		
<input type="checkbox"/>	Maximum number of seats permitted	The building has a total exterior seating of 52 per provided plans.		
<input type="checkbox"/>	Is an enclosure required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

# DUE DILIGENCE REPORT

TBD	Outdoor Seating	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is the outdoor seating area calculated as part of the restroom calculation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	Does the L.L have required specifications?	<input type="checkbox"/> Yes <input type="checkbox"/> No Up to landlord.
<input type="checkbox"/>	Does the landlord have furniture restrictions or requirements (including umbrellas or furniture storage)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	Is parking available for expanded seating	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Example

# DUE DILIGENCE REPORT

## 3. ZONING & SITE INFORMATION

3.1 General Evaluation – N/A

3.2 Easements – N/A

3.3 Land Division – N/A

3.4 General Zoning and Use Requirements

TBD	Zoning and Use Requirements	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Property Zone	CG-2 – General Commercial

3.5 Environmental – N/A

3.6 Storm Water – N/A

3.7 Site Signage Requirements

TBD	Signage - External Signs			<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Are Illuminated Sign permissible?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Are there any signage restrictions?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<a href="#">Corpus Christi Zoning Ordinance</a>			
	Elevation	Is there existing signage?	If Yes, identify type of signage.	Signage Allowance per Code?
<input type="checkbox"/>	North	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Not applicable to this report. Due diligence report only.	All wall signs shall be attached flat against the wall, shall not project more than eighteen (18) inches from the wall and shall not project above the roof line of the building. No sign shall exceed one hundred (100) square feet, except that for each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area on one lot(s) shall not exceed one hundred fifty (150) square feet. <b>Wall Signs (Shopping Centers)</b> Each tenant may erect on the face of the building, or hang from a canopy or overhang, one (1) square foot of sign for each front foot of tenant space that is occupied by the same tenant. No additional freestanding or temporary signage is permitted.
<input type="checkbox"/>	South	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Not applicable to this report. Due diligence report only.	All wall signs shall be attached flat against the wall, shall not project more than eighteen (18) inches from the wall and shall not project above the roof line of the building. No sign shall exceed one hundred (100) square feet, except that for each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area on one lot(s) shall

# DUE DILIGENCE REPORT

TBD	Signage - External Signs		<input type="checkbox"/> Check if this section is NOT applicable.
			<p>not exceed one hundred fifty (150) square feet.</p> <p>Wall Signs (Shopping Centers) Each tenant may erect on the face of the building, or hang from a canopy or overhang, one (1) square foot of sign for each front foot of tenant space that is occupied by the same tenant. No additional freestanding or temporary signage is permitted.</p>
<input type="checkbox"/>	East	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<p>Not applicable to this report. Due diligence report only.</p> <p>All wall signs shall be attached flat against the wall, shall not project more than eighteen (18) inches from the wall and shall not project above the roof line of the building. No sign shall exceed one hundred (100) square feet, except that for each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area on one lot(s) shall not exceed one hundred fifty (150) square feet.</p> <p>Wall Signs (Shopping Centers) Each tenant may erect on the face of the building, or hang from a canopy or overhang, one (1) square foot of sign for each front foot of tenant space that is occupied by the same tenant. No additional freestanding or temporary signage is permitted.</p>
<input type="checkbox"/>	West	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<p>Not applicable to this report. Due diligence report only.</p> <p>All wall signs shall be attached flat against the wall, shall not project more than eighteen (18) inches from the wall and shall not project above the roof line of the building. No sign shall exceed one hundred (100) square feet, except that for each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area on one lot(s) shall not exceed one hundred fifty (150) square feet.</p> <p>Wall Signs (Shopping Centers) Each tenant may erect on the face of the building, or hang from a canopy or overhang, one (1) square foot of sign for each front foot of tenant space that is occupied by the same tenant. No additional freestanding or temporary signage is permitted.</p>

Example

# DUE DILIGENCE REPORT

TBD	Signage - External Signs	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	What is the maximum number of signs allowed by type?	Signs are regulated by area rather than quantity.
<input type="checkbox"/>	What is the maximum area/size of building signage allowed?	Maximum sign area allowance, per lot, is one square foot of signage per foot of street frontage up to 275 square feet of total sign area. Maximum sign area allowance, per lot, is one square foot of signage per foot of street frontage up to 275 square feet of total sign area.
<input type="checkbox"/>	Is there a height of sign restriction in place and what are the location parameters (height, projection, clearance, etc.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Freestanding signs placed within the minimum front yard depth as specified in Articles 24 and 27 are not to exceed sixty-four (64) feet in area or twenty (20) feet in height. Electric, non-electric, attached and/or painted wall signage on any building/structure shall not exceed 80% of the individual tenant space length and shall be unlimited as to height.

TBD	Awning	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Are there existing awnings?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	What is the maximum number of awnings allowed?	Not stipulated.
<input type="checkbox"/>	What is the maximum area of awnings, clearance from grade, projection from building allowed?	All business and industrial districts canopies or awnings, open on all sides except on the side attached to a building, filling parking stalls, pumps and pump islands may occupy the required front yard, provided, however, that they are not less than twelve (12) feet from street lines.
<input type="checkbox"/>	Are Logos and Lettering allowed on the awnings?	Not stipulated.
<input type="checkbox"/>	Will awnings (without graphics) require a sign permit?	Not stipulated.

3.8 Building Setbacks and Height Restrictions – N/A

3.9 Landscaping – N/A

3.10 Parking

TBD	Parking	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there existing parking?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	What is the formula for calculating the number of required parking stalls?	Restaurant or other establishment for consumption of food or beverages on the premises: 1 per 100 square feet of floor area. Per Corpus Christi Zoning Ordinance <a href="https://www-cdn.cctexas.com/sites/default/files/DEVSER-zoning-ordinance-june-2009.pdf">https://www-cdn.cctexas.com/sites/default/files/DEVSER-zoning-ordinance-june-2009.pdf</a>
<input type="checkbox"/>	Will a variance be required to achieve parking count based on the new plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

3.11 Drive-Thru Site Requirements

TBD	Drive-Thru Site Requirements	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there an existing drive thru onsite?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Are there local queuing requirements for the Drive-Thru lane?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

# DUE DILIGENCE REPORT

TBD	Drive-Thru Site Requirements <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>		
<input type="checkbox"/>	Does the Drive Thru (DT) accommodate a 4 to 5 car stack?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (at least 80ft/2438cm from the center of the DT window to speaker post)	
<input type="checkbox"/>	Existing Drive-Thru (DT): what is the drive aisle turn radius.	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Existing Drive-Thru (DT): Are there sufficient visual warnings and physical separations at crosswalks in vehicular lanes?	Not applicable to this report. Due diligence report only.	height of the canopy? Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Are there any restrictions on the menu board installation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No On-premise directional signs for entrance and exit, menu boards and directory boards are exempted from the regulations of the zoning ordinance. Menu boards and directory boards shall only communicate to the on-premises public. Placement of menu boards and directory boards should be to the interior of a site so they are not clearly visible and legible from the exterior of the property. Such boards are not regulated, as to the sign area, number and height calculations.	
<input type="checkbox"/>	Is there an existing preview board?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	What material is drive through pavement? Note: DT lanes other than asphalt or concrete pavement will require alternate solutions for sensor loops	Not applicable to this report. Due diligence report only.	

### 3.12 Deliveries – N/A

### 3.13 Site Amenities

TBD	Site Amenities <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>		
<input type="checkbox"/>	Is there an outdoor patio?	Yes	
<input type="checkbox"/>	Are there physical separations for patios, sidewalks, etc. from vehicular areas?	Yes	

## 4. UTILITIES

### 4.1 HVAC

TBD	General HVAC Information	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there an existing HVAC system?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Who maintains existing system?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is the Tenant system part of a larger central system?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Type of System (Split, CAV, VAV)	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Age/Condition of System	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is a balancing report available?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Are there equipment screening requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No 1510.6 Mechanical Equipment Screens. Mechanical equipment screens shall be constructed of the materials specified for the exterior walls in accordance with the type of construction of the building. Where the fire separation distance is greater than 5 feet (1524 mm), mechanical equipment screens shall not be required to comply with the fire-resistance rating requirements. 1510.6.1 Height Limitations. Mechanical equipment screens shall not exceed 18 feet (5486 mm) in height above the roof deck, as measured to the highest point of the mechanical equipment screen. Exception: Where located on buildings of Type IA construction, the height of mechanical equipment screens shall not be limited. 1510.6.2 Type I, II, III or IV Construction. Regardless of the requirements of Section 1510.6, mechanical equipment screens that are located on the roof decks of buildings of Type I, II, III or IV construction shall be permitted to be constructed of combustible materials in accordance with any one of the following limitations: The fire separation distance shall be not less than 20 feet (6096 mm) and the height of the mechanical equipment screen above the roof deck shall not exceed 4 feet (1219 mm) as measured to the highest point on the mechanical equipment screen. The fire separation distance shall be not less than 20 feet (6096 mm) and the mechanical equipment screen shall be constructed of fire-retardant-treated wood complying with Section 2303.2 for exterior installation. Where exterior wall covering panels are used, the panels shall have a flame spread index of 25 or less when tested in the minimum and maximum thicknesses intended for use, with each face tested independently in accordance with ASTM E84 or UL 723. The panels shall be tested in the minimum and maximum thicknesses intended for use in accordance with, and shall comply with the acceptance criteria of, NFPA 285 and shall be installed as tested. Where the panels are tested as part of an exterior wall assembly in accordance with NFPA 285, the panels shall be installed on the face of the mechanical equipment screen supporting structure in the same manner as they were installed on the tested exterior wall assembly. (2018 International Building Code)
<input type="checkbox"/>	Main supply duct or pipe size	Not applicable to this report. Due diligence report only.

EXAMPLE

# SITE SURVEY REPORT

TBD	General HVAC Information <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	CFM available/static pressure	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Total CFM outdoor air available	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is there a plenum	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is replacement, relocations or upgrade recommended?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is noise abatement required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

TBD	Cooling Unit <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	Is there an existing system	
<input type="checkbox"/>	Type of system	
<input type="checkbox"/>	Location	
<input type="checkbox"/>	Manufacturer/Model No	
<input type="checkbox"/>	Physical size (WxHxD)	
<input type="checkbox"/>	Distance from Tenant space	

TBD	Existing Unit "A" <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	Type (fan coil, VAV, etc.)	
<input type="checkbox"/>	Type (packaged rooftop, split system, heat pump)	
<input type="checkbox"/>	Manufacturer/Model No	
<input type="checkbox"/>	Physical size (WxHxD)	
<input checked="" type="checkbox"/>	Voltage	Amps
<input checked="" type="checkbox"/>	Heating capacity	Cooling capacity
<input type="checkbox"/>	Energy Star	
<input type="checkbox"/>	SEER/EER/IPLV	
<input type="checkbox"/>	Economizer	
<input type="checkbox"/>	Refrigerant Type	
<input type="checkbox"/>	Age/Condition of units	
<input type="checkbox"/>	Control/Thermostat	
<input type="checkbox"/>	Is replacement or upgrade recommended?	

\*Note: If more than one unit exists, add additional tables and describe

TBD	Fresh Air Intake (Locate on drawings) <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	Size of louver	
<input type="checkbox"/>	Proximity of intake to:	
<input type="checkbox"/>	Is the site open to an enclosed area that allows smoking?	

TBD	Restroom Exhaust (Locate on drawings) <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	Is the R.R. exhaust part of a larger central system?	
<input type="checkbox"/>	Existing fan type	
<input type="checkbox"/>	Fan location	
<input type="checkbox"/>	Sconce rating	
<input type="checkbox"/>	Manufacturer/Model No.	

# SITE SURVEY REPORT

TBD	Restroom Exhaust (Locate on drawings)	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Exhaust Volume	
<input type="checkbox"/>	Where does exhaust terminate?	
<input type="checkbox"/>	Is current installation code compliant?	

TBD	Water Heater	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there an existing water heater in the space?	
<input type="checkbox"/>	Is there an existing hot water heater	
<input type="checkbox"/>	Manufacturer/Model No.	
<input type="checkbox"/>	Size	
<input type="checkbox"/>	Age	
<input type="checkbox"/>	Source of power	
<input type="checkbox"/>	kW/h	
<input type="checkbox"/>	Heating Capacity	
<input type="checkbox"/>	Exhaust vent	
<input type="checkbox"/>	Locate Exhaust vent termination	
<input type="checkbox"/>	Does existing heater need to be relocated / replaced?	
<input type="checkbox"/>	Does it service other tenants?	

## 4.2 Electrical Service

TBD	Electrical Service (Existing)	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is a 120-208V, 3-phase, 4 wire, and 400 amp service available? (This is the min. service Req.)	
<input type="checkbox"/>	Location of existing primary service line?	
<input type="checkbox"/>	Where are the meter and shut off located?	
<input type="checkbox"/>	Are the electrical panels provided within the space or remotod?	

	Electrical Service (New)	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
--	--------------------------	--

TBD	Electrical Service (Upgrade)	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Estimate the time required for a service upgrade	
<input type="checkbox"/>	Who is responsible for the upgrade cost?	
<input type="checkbox"/>	Is a transformer required?	
<input type="checkbox"/>	What is the total amount of power available to the Bldg.?	
<input type="checkbox"/>	Are there any code violations that need correction?	

TBD	Electrical Bldg.	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Existing meter number	

# SITE SURVEY REPORT

TBD	Electrical Bldg. <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>
<input type="checkbox"/>	Does the meter supply the site only?
<input type="checkbox"/>	Dist. from meter to Panel
<input type="checkbox"/>	Dist. from Panel to Transformer
<input type="checkbox"/>	Transformer Mounting Type
<input type="checkbox"/>	Transformer - Primary
<input type="checkbox"/>	Transformer - Secondary
<input type="checkbox"/>	Existing Electrical Panel
<input type="checkbox"/>	Recommendations for service and panel if relocation necessary
<input type="checkbox"/>	Is there sufficient clearance/ separation around electrical equipment?
<input type="checkbox"/>	Describe the HVAC disconnects

## 4.3 Water Service

Note: 1 1/2" (25.4mm) 150-60 PSI standard.

TBD	Water Service <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>
<input type="checkbox"/>	Is this service shared with other tenants?
<input type="checkbox"/>	Size of existing main and location Does the main need to be upgraded?
<input type="checkbox"/>	Water meter number
<input type="checkbox"/>	What is the dynamic water pressure?

## 4.4 Water Test

Note: Refer to the Instructions document regarding the process for obtaining a test kit prior to site visit.

TBD	Water Test <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>
<input type="checkbox"/>	Was a water sample gathered and submitted per Instructions?
<input type="checkbox"/>	What is the water temperature?

## 4.5 Sanitary Sewer Service

TBD	Sanitary Sewer Service <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>	
<input type="checkbox"/>	Is sanitary sewer available?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	What is the existing service size?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is there an existing septic tank?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is Scoping of Line Recommended?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Grease Interceptors</b>		
<input type="checkbox"/>	Is a Grease Interceptor required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

# SITE SURVEY REPORT

TBD	Sanitary Sewer Service	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	If an Interceptor is required Describe:	<p>Installation of Interceptors. The owner, operator or manager of a premises shall install an interceptor as required by the City Plumbing Code.</p> <p>Sec. 55-166. - Responsibilities of disposal facility operators. General responsibilities.</p> <p>A disposal facility operator shall:</p> <p>Obtain, maintain, and comply with any license or permit required by state, federal, or local agencies.</p> <p>Accept liquid waste only from a transporter holding a proper federal, state, and local permit or registration.</p> <p>Maintain copies of all manifest for a period of five (5) years.</p> <p>Accept only those classes of liquid wastes authorized by license or permit. Make available to the superintendent, at any time during normal business hours, all records required to be kept for inspection, by this article or federal or state law.</p> <p>Note any significant discrepancies on a manifest, as provided in this article. A disposal facility operator shall not process or store any liquid wastes in such a manner that the liquid wastes could be discharged to the POTW, storm water drains, ditches, waterways, or any public or private property, unless specifically authorized by the superintendent.</p> <p><a href="https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf">https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf</a></p>
<input type="checkbox"/>	What accessories are required?	<p>Grease Removal Device (GRD) operation and maintenance is critical to the GRD performance. Each FSE is required to maintain the GRD in satisfactory operating condition. To ensure the GRD is working as it was designed, the following practices are available to the city for FOG inspection and control:</p> <ol style="list-style-type: none"> <li>1. Content Removal Normal maintenance must include the complete removal of the content of the GRD including floating material, wastewater (grey water), settled solids and grease accumulation on the sides of the GRD at a maximum interval of 90 days. Decanting or discharging of removed waste or wastewater back into the GRD from which the waste or wastewater was removed or any other GRD or portion of the collection system for the purpose of reducing the volume to be disposed of, is strictly prohibited. No FOG that has accumulated in a GRD is allowed to pass into any sewer lateral, sewer system, storm drain or public right of way during maintenance activities.</li> <li>2. Prohibition of Additives The introduction of additives such as bacteria, enzymes, emulsifiers, or similar agents designed for the purpose of emulsifying or controlling FOG discharge into GRDs or associated plumbing is strictly prohibited.</li> </ol>
<input type="checkbox"/>	What Fixtures are required to be plumbed through the interceptor?	<p>A grease interceptor must be installed in the waste line leading from sinks, drains, food waste grinders, garbage can washers, dumpster drains, or other fixtures in restaurants, hotel kitchens or bars, factory cafeterias or restaurants, clubs, churches, schools, or other commercial food preparation or cooking areas where, in the opinion of the building official, grease can be introduced into the drainage system in quantities that can affect</p>

EXEMPLE

# SITE SURVEY REPORT

TBD	Sanitary Sewer Service	<input type="checkbox"/> Check if this section is NOT applicable.	
		line stoppage or hinder sewage disposal. All floor drains located in the food preparation or cooking areas must be connected to the grease interceptor. Mop and service sinks used for the disposal of wastewater from mopping of floor surfaces in food preparation and cooking areas must be connected to the grease interceptor. <a href="https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf">https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf</a>	
<input type="checkbox"/>	Is there an existing grease interceptor?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	If there's an existing interceptor Describe:	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	What existing fixtures are plumbed through the interceptor?	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	GI Servicing Requirement	Due diligence report only, no site survey conducted.	Grease traps and grease interceptors shall be completely cleaned a minimum of every ninety (90) days, or more frequently when: a. Twenty-five (25) percent or more of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases. b. The grease layer thickness does not exceed six inches for a single compartment GRD or the final compartment on a multi-compartment GRD c. The discharge exceeds other constant levels established by the facility; d. Downstream wastewater lines show evidence of grease deposits; or e. There is a history of non-compliance. <a href="https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf">https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf</a>
<input type="checkbox"/>	What are requirements for FOG submittal?	The inspection is to verify that the facility has an appropriately sized GRD, which include but are not limited to grease traps and interceptors, and that it is efficiently maintained by an approved hauler. Sampling methodology is in accordance with analytical methodology required to test for oil and grease analysis levels, Biochemical Oxygen Demand (BOD), and Total Suspended Solids (TSS). The BOD analysis confirms wastewater concentration while the TSS analysis measures solid levels within the waste stream. The measured level of grease and solids is used to determine the adequacy of cleaning. The Utility Business Office (UBO) surcharge allowance to the facility is based on BOD and TSS values.	

EXAMPLE

TBD	Sanitary Sewer Service	<input type="checkbox"/> Check if this section is NOT applicable.
		<p>Following is the procedure used by City FOG Program staff during an inspection (Figure 3 presents sample screen images from Maximo software):</p> <p>II. INSPECTION</p> <ol style="list-style-type: none"> <li>1. Pre-inspection preparation. The goal is to inspect each restaurant on an annual basis. The inspector will check Maximo software and compile a list of all restaurants to be tested that month.</li> <li>2. Visit restaurant during probable hours of operation. Note: Many of the smaller taquerias close at 2:00 PM. No appointment or notice is required prior to your visit. Confirm that the actual address matches the address from Maximo.</li> <li>3. Special note: If restaurant is part of a strip mall, see section below.</li> <li>4. Prepare a Pretreatment Compliance Inspection Form (Appendix C). Log the restaurant name, address and location ID. Note the days and hours of operation, if posted outside the restaurant.</li> <li>5. Enter the restaurant and identify yourself as a health inspector for the Water Utilities department.</li> <li>6. Ask for a manager. If no manager is on site, ask for the person currently in charge.</li> </ol> <p><a href="https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf">https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf</a></p>
<input type="checkbox"/>	<p>What are the requirements for a Variance Request?</p>	<p>Modification.</p> <ol style="list-style-type: none"> <li>(1) The Director may modify the wastewater discharge permit for good cause including, but not limited to, the following:             <ol style="list-style-type: none"> <li>a. To incorporate any new or revised federal, state, or local pretreatment standards or requirements.</li> <li>b. To address significant alterations or additions to the industrial user's operation, processes, or wastewater volume or character since the time of wastewater discharge permit issuance.</li> <li>c. A change in the POTW's treatment demands of the POTW that requires either a temporary or permanent reduction or elimination of the authorized discharge.</li> <li>d. Information indicating that the permitted discharge poses a threat to the city's POTW, city personnel, or the receiving waters.</li> <li>e. Violation of any terms or conditions of the wastewater discharge permit, or violation of city ordinance pertaining to waste treatment.</li> <li>f. Misrepresentations or failure to fully disclose all relevant facts in the wastewater discharge permit application or in any required reporting.</li> <li>g. Revision of or a grant of variance from categorical pretreatment standards pursuant to 40 CFR 403.13.</li> <li>h. To correct typographical or other errors in the wastewater discharge permit.</li> <li>i. To reflect a transfer of the facility ownership and/or operation to a new owner/operator.</li> <li>j. User's discharge has caused the POTW to violate federal or state permit requirements.</li> </ol> </li> </ol>

# SITE SURVEY REPORT

TBD	Sanitary Sewer Service	<input type="checkbox"/> Check if this section is NOT applicable.
		(2) The filing of a request by the permittee for a wastewater discharge permit modification does not stay any wastewater discharge permit condition. <a href="https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf">https://www.cctexas.com/sites/default/files/cleanbays-FOG-Manual-EPA.pdf</a>

Department	Name, Title	Address, City, State, Zip, County	Phone, Fax, E-mail, website
Sewer	City of Corpus Christi Water Utilities	13101 Leopard Street Corpus Christi, TX 78469	Ph: 361-826-1200 <a href="mailto:JiangangD@cctexas.com">JiangangD@cctexas.com</a> Website: <a href="https://www.cctexas.com/departments/water-department">https://www.cctexas.com/departments/water-department</a>

Please attach the Grease Interceptor Calculation Report for your project in the space provided below. You can download the specific report for your project following the attached link. [Link](#)  
 Grease Interceptor Calculation

## 4.6 Cable Service

TBD	Telephone / Data Service	<input type="checkbox"/> Check if this section is NOT applicable.
		<i>Please leverage the FCC's free Broadband Mapping tools to help assess connectivity speed and prospective providers for your site. For more information, please reference <a href="#">Site Internet &amp; Voice Systems SDRC Page</a> and either the <a href="#">FCC Broadband Map</a> or the <a href="#">Census Broadband Map</a></i>
	<input type="checkbox"/> Is there existing service on site?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	<b>If NO</b>	
	<input type="checkbox"/> Locate closest off-site cable/fiber drop.	Not applicable to this report.
	<input type="checkbox"/> What types of service is available?	Not applicable to this report.
	<input type="checkbox"/> Has the owner engaged with a local telco company to determine connectivity to the site?	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Is the owner willing to work with Tenant service providers to ensure connectivity?	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Are there any restriction to the site which would limit telco connectivity?	Not applicable to this report. Due diligence report only.
	<b>If Yes</b>	
	<input type="checkbox"/> Are location of existing phone and internet service lines (overhead or underground)	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> What type of service is provided	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Is there an exist. Telco pedestal or vault on site?	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Has the owner restricted access to any internet providers? Does the owner have an exclusive agreement with any internet provider?	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Is there an established telephone demarcation point in the Tenants Space?	Not applicable to this report. Due diligence report only.
	<input type="checkbox"/> Is there power within 10' of the demarc?	Not applicable to this report. Due diligence report only.

# SITE SURVEY REPORT

TBD	Telephone / Data Service	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there wireless cellular signal (Verizon or AT&T)	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Are there Minimum (2) conduits in place for internet and telephone services?	Not applicable to this report. Due diligence report only.

## 4.7 Gas Service

TBD	Gas Service	<input checked="" type="checkbox"/> Check if this section is NOT applicable. Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is natural gas available on site?	
<input type="checkbox"/>	Is there an (e) meter on-site	
<input type="checkbox"/>	Location of existing stub	
<input type="checkbox"/>	Size of existing gas line	

## 4.8 Solid Waste and Recycling Services

TBD	Solid Waste	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Are there solid waste services?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is a dumpster provided?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is a dumpster enclosure provided?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Are there drainage requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Any free or emulsified fats, waxes, greases or oils containing substances which may solidify or become viscous at temperatures between 32 and 150 degrees Fahrenheit (0 and 60 degrees Celsius); or any combination of free or emulsified fats, waxes, greases or oils, if, in the opinion of the control authority, it appears probable that such wastes: <ol style="list-style-type: none"> <li>Can deposit grease or oil in the sewer system in such a manner as to clog the sewers;</li> <li>Can overload skimming and grease handling equipment;</li> <li>Are not amenable to bacterial action and will therefore pass to the receiving water without being affected by normal sewage treatment processes; and</li> <li>Can have deleterious effects on the treatment process due to excessive quantities.</li> </ol>
<input type="checkbox"/>	Is an internal trash room provided?	Not applicable to this report. Due diligence report only.

TBD	Recycling Service	<input type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Are there existing recycling services?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is a recycle bin provided?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Does the building have an existing internal recyclable sorting area?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	What waste streams are available to be recycled?	Paper, plastic, cardboard, and metals can be recycled. <a href="https://www.ctexas.com/howtorecycle">https://www.ctexas.com/howtorecycle</a>

## 4.9 Fire Sprinkler

TBD	Fire Requirements (Site)	<input type="checkbox"/> Check if this section is NOT applicable.
	Fire Requirements (Building)	
<input type="checkbox"/>	Is there (e) sprinkler service to our space?	Not applicable to this report. Due diligence report only.

# SITE SURVEY REPORT

TBD	Fire Requirements (Site) <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>
<input type="checkbox"/>	<p><b>Does the building require sprinklers?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The building has an interior occupancy load of 54 and sprinklers are not required per provided plans.</p>
<input type="checkbox"/>	<p><b>Will the (e) system need to be modified?</b> Dependent on design</p>
<input type="checkbox"/>	<p><b>Describe permitting for sprinkler system?</b> <input type="checkbox"/> w/ Building Submittal <input checked="" type="checkbox"/> Deferred</p>
<input type="checkbox"/>	<p><b>Is an annunciator required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>13.7.2.20.3 Annunciator Panel An annunciator panel, connected to the fire alarm system, shall be provided at a location readily accessible from the primary point of entry for emergency response personnel. [101: 32.3.3.4.3] (Per 2015 International Fire Code)</p>
<b>Fire Requirements (Alarm)</b>	
<input type="checkbox"/>	<p><b>Is a fire alarm panel required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A fire alarm system, installed in accordance with NFPA 72, is required throughout all assembly occupancies that have an occupant load of 300 or more. Voice communications to building occupants is required and must be installed per NFPA 72.</p>
<input type="checkbox"/>	<p><b>Is there an existing fire alarm system?</b> Not applicable to this report. Due diligence report only.</p>

## 4.10 Other Requirements

TBD	Other Requirements <span style="float: right;"><input type="checkbox"/> Check if this section is NOT applicable.</span>
<input type="checkbox"/>	<p><b>Do any MEP utilities requiring access through adjacent tenant space?</b> Not applicable to this report. Due diligence report only.</p>
<input type="checkbox"/>	<p><b>Other</b> None stipulated.</p>

## 5. BUILDING INFORMATION

### 5.1 General information

TBD	General Evaluation	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Interior Condition	
<input type="checkbox"/>	Exterior Condition	
<input type="checkbox"/>	Are there tenants above / below space?	
<input type="checkbox"/>	Tenants adjacent to space?	
<input type="checkbox"/>	Is building LEED Certified? (LEED)	
<input type="checkbox"/>	Building hours of operation	

### 5.2 Storefront & Windows

TBD	Storefront & Windows *	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Assemblies	
<input type="checkbox"/>	Location	
<input type="checkbox"/>	Finishes / Color	
<input type="checkbox"/>	Single or double glazed	
<input type="checkbox"/>	Tinted glaze	
<input type="checkbox"/>	Awning / Shading	
<input type="checkbox"/>	Vestibule	

\* Note: If more than one unit exists, add additional tables as appropriate

### 5.3 Exterior Doors and Frames

TBD	Exterior Doors and Frames *	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Assemblies	Fire Rated
<input type="checkbox"/>	Single or double glazed	
<input type="checkbox"/>	Condition	
<input type="checkbox"/>	Threshold Condition	
<input type="checkbox"/>	Existing Hardware	
<input type="checkbox"/>	Are doors ADA compliant?	
<input type="checkbox"/>	Awning / Shading	

\* Note: If more than one unit exists, add additional tables as appropriate

### 5.4 Building Exterior

TBD	Exterior Walls	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Construction Type			
<input type="checkbox"/>	Condition			
<input type="checkbox"/>	U-Value			
<input type="checkbox"/>	Fire Rating			
<input checked="" type="checkbox"/>	North	Finish:	Material:	Thickness:
		Height:	Lighting:	Other:
<input checked="" type="checkbox"/>	South	Finish:	Material:	Thickness:
		Height:	Lighting:	Other:
	East	Finish:	Material:	Thickness:

# SITE SURVEY REPORT

TBD	Exterior Walls	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input checked="" type="checkbox"/>		Height:	Lighting:	Other:
<input checked="" type="checkbox"/>	West	Finish:	Material:	Thickness:
		Height:	Lighting:	Other:
<input type="checkbox"/>	Is there an awning or roof at Drive Thru window?			
<input type="checkbox"/>	Are exterior renovation included in scope of work?			
<input type="checkbox"/>	Is there Existing Building Signage?			
	Other:			

## 5.5 Roof

TBD	Roof	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Assembly			
<input type="checkbox"/>	Type of water proofing			
<input type="checkbox"/>	Condition of roof			
	Structure			
<input type="checkbox"/>	framing size, type, and spacing			
<input type="checkbox"/>	Are structural modifications recommended/required?			
<input type="checkbox"/>	Slope of Roof			
	Other			

## 5.6 Columns

TBD	Columns	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Type / Size		Fire Proofing	
<input type="checkbox"/>	Typical Spacing			
<input type="checkbox"/>	Furring			

## 5.7 Demising Walls

TBD	Demising Walls (Between Tenants)	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Assembly		Fire Rating	
<input type="checkbox"/>	Condition			
<input type="checkbox"/>	Finish Material		Material Height	
<input type="checkbox"/>	Utilities?			
<input type="checkbox"/>	Sound Insulation			

## 5.8 Existing Interior Walls

TBD	Existing Interior Walls	<input checked="" type="checkbox"/> Check if this section is NOT applicable.		
<input type="checkbox"/>	Assembly		Framing Height	
<input type="checkbox"/>	Condition			
<input type="checkbox"/>	Finish material		Material Height	
<input type="checkbox"/>	Are there (e) MEP Chases? Do any walls contain (e) utilities?			
<input type="checkbox"/>	Chases for MEP Systems			

# SITE SURVEY REPORT

## 5.9 Floors

TBD	Floors	<input checked="" type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Assembly	U-Value	
<input type="checkbox"/>	Framing Type, Size, and spacing		
<input type="checkbox"/>	Fire rating		
<input type="checkbox"/>	Condition		
<input type="checkbox"/>	Is floor level?		
<input type="checkbox"/>	(e) Finish material		
<input type="checkbox"/>	Recommend for re-use		
<input type="checkbox"/>	Is existing flooring adequate for installation of new finish tile?		
<input type="checkbox"/>	Is a walk-off mat provided?		
<input type="checkbox"/>	Are structural modifications recommended or required?		

## 5.10 Ceilings / Soffit

TBD	Ceilings	<input checked="" type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Suspended Ceiling	Height AFF	
<input type="checkbox"/>	Open to structure		
<input type="checkbox"/>	Finish Materials		
<input type="checkbox"/>	Soffits / Hardlid		
<input type="checkbox"/>	Finish Materials		
<input checked="" type="checkbox"/>	Hgt. to Bot. of Structure	Hgt. to Bot. of Sprinkler	
<input checked="" type="checkbox"/>	Hgt. to Bot. of Decking	Hgt. to Bot. of Roof Leader	
<input checked="" type="checkbox"/>	Hgt. to Bot. of Duct	Hgt. to Bot. of Diffuser	
<input type="checkbox"/>	Overall condition of ceiling		
<input type="checkbox"/>	Finish above dropped ceiling		
<input type="checkbox"/>	Features worth saving or incorporating into the design		

## 5.11 Lighting

TBD	Lighting	<input checked="" type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Interior lighting (type, heights, recommendations for reuse)		
<input type="checkbox"/>	Exterior lighting (type, heights, recommendations for reuse)		

## 5.12 Stairs

TBD	Stairs	<input checked="" type="checkbox"/> Check if this section is NOT applicable.	
<input type="checkbox"/>	Construction Type		
<input type="checkbox"/>	Configuration	Handrail type	
<input type="checkbox"/>	Are Stairs part of Egress Route?	Railing / Guardrail	
<input type="checkbox"/>	Do they access a mezzanine?	Handrail extensions	
<input type="checkbox"/>	Stair Width	Height	
<input type="checkbox"/>	Rise/Run	Tread Material	
<input type="checkbox"/>	Number of landings	Landing Clearance	

# SITE SURVEY REPORT

TBD	Stairs	<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Are the stairs code-compliant?	

## 5.13 Restrooms

TBD	Restrooms		<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Configuration		
<input type="checkbox"/>	Fixtures/Hardware	Mens	Womens
<input type="checkbox"/>	Lavatory Toilet/Urinal Partitions		
<input type="checkbox"/>	Fixtures Condition		
<input type="checkbox"/>	Are Fixtures compliant w/ ADA standards		
<input type="checkbox"/>	Restroom finishes		
<input type="checkbox"/>	Restroom Accessories		
<input type="checkbox"/>	Restroom Ceiling		

## 5.14 Security

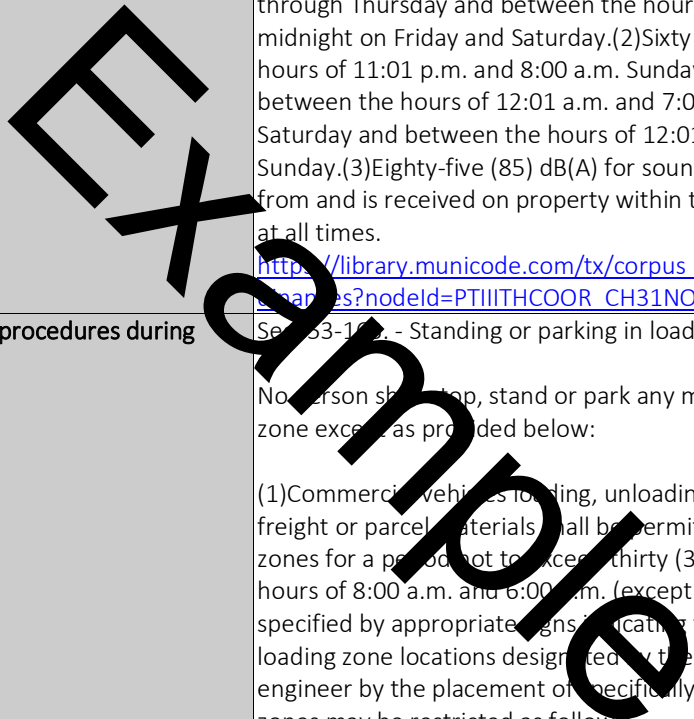
TBD	Security		<input checked="" type="checkbox"/> Check if this section is NOT applicable.
<input type="checkbox"/>	Is there an existing security system?		
<input type="checkbox"/>	Is the system part of a larger system?		
<input type="checkbox"/>	Security Sensors:		
<input type="checkbox"/>	Is there security lighting at the building exterior?		
<input type="checkbox"/>	Are there security grills or gates at building openings?		

Example

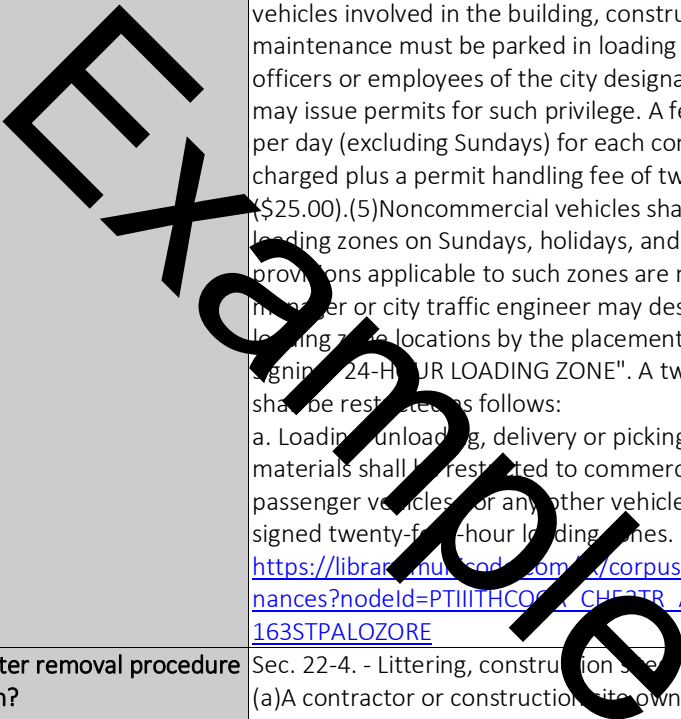
## 6. FACILITY/JOB SITE MANAGEMENT

### 6.1 CONSTRUCTION

TBD	Construction Information	
<input type="checkbox"/>	Permitted hours to work on premises?	<p>It shall be unlawful for any person to conduct, permit, allow, or produce a sound that is discernable beyond the property lines of the property on which the sound is being produced that, when measured with a sound level meter using the standardized frequency weighting as specified by the American National Standards Institute, exceeds the applicable dB(A) level listed below for the property on which the sound is received:(1)Seventy (70) dB(A) between the hours of 8:01 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:01 a.m. and 12:00 midnight on Friday and Saturday.(2)Sixty (60) dB(A) between the hours of 11:01 p.m. and 8:00 a.m. Sunday through Thursday and between the hours of 12:01 a.m. and 7:00 a.m. on Friday and Saturday and between the hours of 12:01 a.m. and 8:00 a.m. on Sunday.(3)Eighty-five (85) dB(A) for sound that both originates from and is received on property within the Entertainment District, at all times.</p> <p><a href="http://library.municode.com/tx/corpus_christi/codes/code_of_or_ordinances?nodeId=PTIIITHCOOR_CH31NO_S31-2NONUEN">http://library.municode.com/tx/corpus_christi/codes/code_of_or_ordinances?nodeId=PTIIITHCOOR_CH31NO_S31-2NONUEN</a></p>
<input type="checkbox"/>	What are delivery procedures during construction?	<p>Section 53-102. - Standing or parking in loading zones; restrictions.</p> <p>No person shall stop, stand or park any motor vehicle in any loading zone except as provided below:</p> <p>(1)Commercial vehicles loading, unloading, delivering or picking up freight or parcel materials shall be permitted to park in loading zones for a period not to exceed thirty (30) minutes between the hours of 8:00 a.m. and 6:00 p.m. (except on Sundays), and as specified by appropriate signs indicating the same.(2)At special loading zone locations designated by the city manager or city traffic engineer by the placement of specifically worded signing, loading zones may be restricted as follows:</p> <p>a. Loading, unloading, delivery or picking up of freight or parcel materials shall be restricted to commercial vehicles only. No passenger vehicles nor any other vehicle may use such specially signed loading zones, except during the hours when the provisions applicable to such zones are not in effect.</p> <p>b. There shall be unrestricted time use of specific loading zones for loading, unloading, delivery or pickup of freight or parcel materials by commercial vehicles between the hours of 8:00 a.m. to 10:00 a.m. and 4:00 p.m. to 6:00 p.m. where special signing is placed specifying this time restriction. At such loading zones, commercial vehicles shall be permitted to park for periods not to exceed thirty (30) minutes between the hours of 10:00 a.m. and 4:00 p.m. and must vacate the block for a one-hour period prior to returning to the loading zone.</p> <p>c. Loading, unloading, delivery or pickup of freight or parcel materials shall be restricted to the length of time actually engaged in</p>



TBD	Construction Information	
		<p>such activity. All loading and unloading shall be performed in an expeditious manner and no commercial vehicle shall remain in a loading zone for a period of time greater than necessary to expeditiously load or unload, except that a reasonable time shall be allowed to secure a receipt of delivery.</p> <p>d. Upon leaving a loading zone, a commercial vehicle must vacate the block of said loading zone or move five hundred (500) feet as measured along the curb line for a period of one (1) hour before returning to a loading zone on the same block.(3)Where the construction, remodeling or maintenance of buildings requires rendering the curb space unusable, part of which includes one (1) or more loading zones, the contractor shall be assessed charges as per section 53-195.(4)Under special circumstances where construction vehicles involved in the building, construction, remodeling or maintenance must be parked in loading zones, city manager, or such officers or employees of the city designated by the city manager, may issue permits for such privilege. A fee of three dollars (\$3.00) per day (excluding Sundays) for each construction vehicle will be charged plus a permit handling fee of twenty-five dollars (\$25.00).(5)Noncommercial vehicles shall be permitted to park in loading zones on Sundays, holidays, and during the hours when the provisions applicable to such zones are not in effect.(6)The city manager or city traffic engineer may designate twenty-four-hour loading zone locations by the placement of specifically worded signage "24-HOUR LOADING ZONE". A twenty-four-hour loading zone shall be restricted as follows:</p> <p>a. Loading, unloading, delivery or picking up of freight or parcel materials shall be restricted to commercial vehicles only. No passenger vehicles or any other vehicle may use such specially signed twenty-four-hour loading zones.</p> <p><a href="https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTIIIHCORP_CH53TR_ARTVISTPA_DIV2LOUN_S53-163STPALOZORE">https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTIIIHCORP_CH53TR_ARTVISTPA_DIV2LOUN_S53-163STPALOZORE</a></p>
<input type="checkbox"/>	<p><b>What is the dumpster removal procedure during construction?</b></p>	<p>Sec. 22-4. - Littering, construction site</p> <p>(a)A contractor or construction site owner may not allow any litter to accumulate on the construction site except in a refuse receptacle.(b)A contractor or construction site owner may not throw or allow any litter to blow upon or be washed into the streets, drainage ditches, or stormwater sewers of the city; onto any adjacent property; or into any body of water within the city.(c)It is a defense to prosecution that the contractor or construction site owner picked up any litter that accidentally blew or was washed into the street, a drainage ditch, stormwater sewer, onto another's property, or a body of water and properly placed the litter into a receptacle.</p> <p>Sec. 14-905. - Maintenance of cleanliness by contractor or construction site owner.</p> <p>(a)The contractor or construction site owner shall clean the construction site and remove all litter and refuse from the construction site and from any street or other premises to which litter from the construction site may have traveled, and place the litter in receptacles within thirty (30) minutes after end of any daily</p>



# SITE SURVEY REPORT

TBD	Construction Information	
		<p>construction activities.(b)It is the duty of the contractor or construction site owner to prevent any litter on the premises from being blown upon or being permitted to come to rest upon the streets of the city or upon any private property in the city. Sec. 14-906. - Overflowing dumpsters prohibited.</p> <p>(a)The contractor or construction site owner, which contracts with a private waste disposal company, shall ensure that any dumpster used on the site is adequate to hold all of the solid waste generated or deposited on the site between scheduled pickups.(b)If any material is illegally dumped next to a waste disposal dumpster, the contractor or construction site owner shall remove the illegally dumped materials and ensure that it is properly disposed of.</p> <p><a href="https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTIITHCOOR_CH22LI_S22-6LISOWAPRLO">https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTIITHCOOR_CH22LI_S22-6LISOWAPRLO</a></p>
<input type="checkbox"/>	What are portable toilet restrictions and placement options?	Not stipulated in local municipal code.
<input type="checkbox"/>	What potential weather-related issues may affect construction and how?	November, March and April are the most pleasant months in Corpus Christi, while August and July are the least comfortable months. August is the hottest month for Corpus Christi with an average high temperature of 93.5°, which ranks it as cooler than most places in Texas. In Corpus Christi, there are 5 comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year for Corpus Christi are November, March and April. In Corpus Christi, there are 98.4 days annually when the high temperature is over 90°, which is hotter than most places in Texas. January has the coldest nighttime temperatures for Corpus Christi with an average of 47.7°. This is one of the warmest places in Texas. Per Bestplaces.net
<input type="checkbox"/>	Are there any application or landlord-related criteria affecting construction?	Not applicable to this report. Due diligence report only.
<input type="checkbox"/>	Is there a temp café planned at this location	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Not applicable to this report. Due diligence report only.
		If Yes, describe due diligence required for temp. solution. Not applicable to this report. Due diligence report only.

## 6.2 Other

TBD	Other <span style="float: right;"><input checked="" type="checkbox"/> Check if this section is NOT applicable.</span>	
	Not applicable to this report. Due diligence report only.	
<input type="checkbox"/>	Is there visible water damage in space?	
<input type="checkbox"/>	Is there an external storage space available?	
<input type="checkbox"/>	Is there any evidence of asbestos being present?	
<input type="checkbox"/>	Is there a fireplace?	
<input type="checkbox"/>	Is there an existing ice machine? Condenser Type?	
	Additional Information	