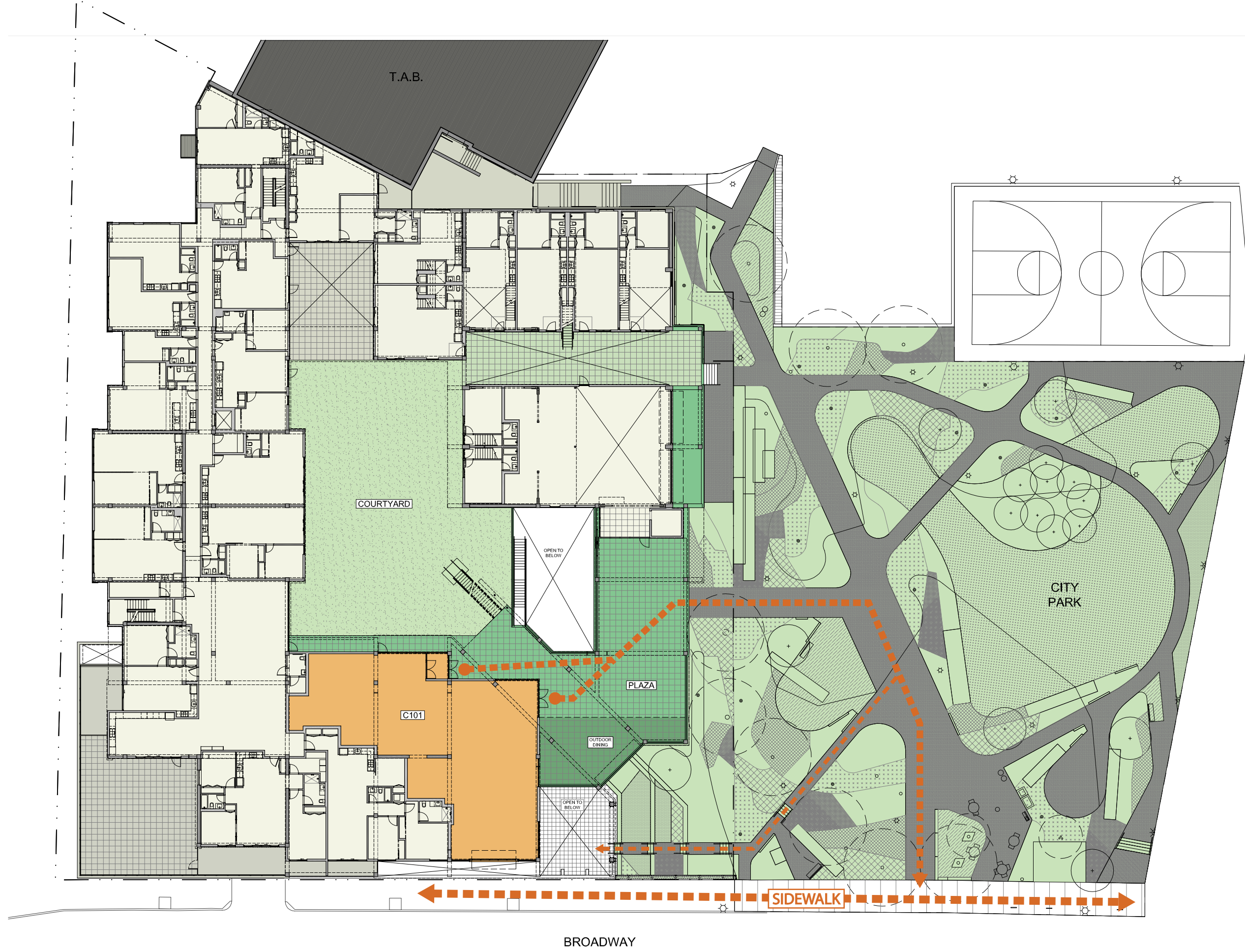
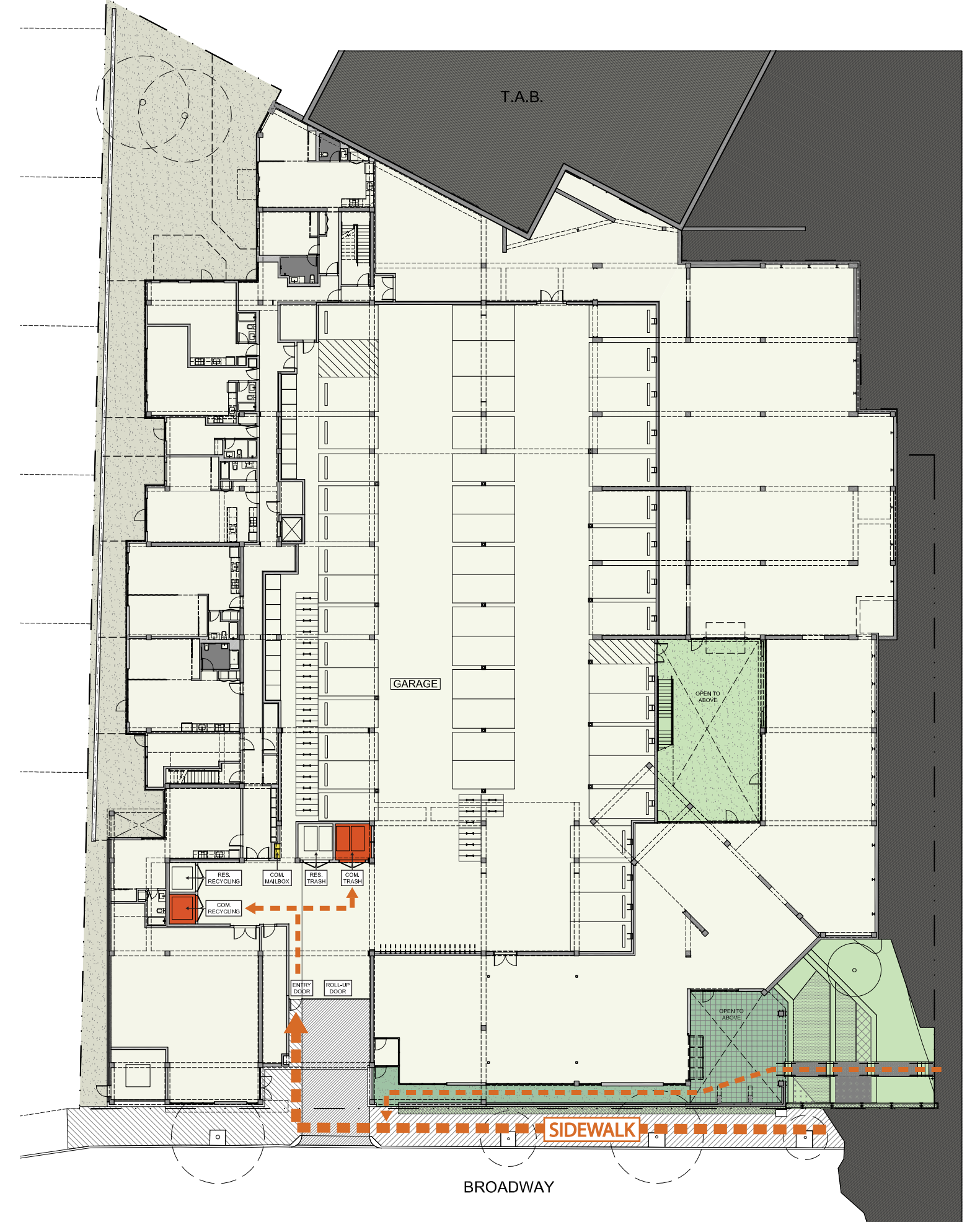




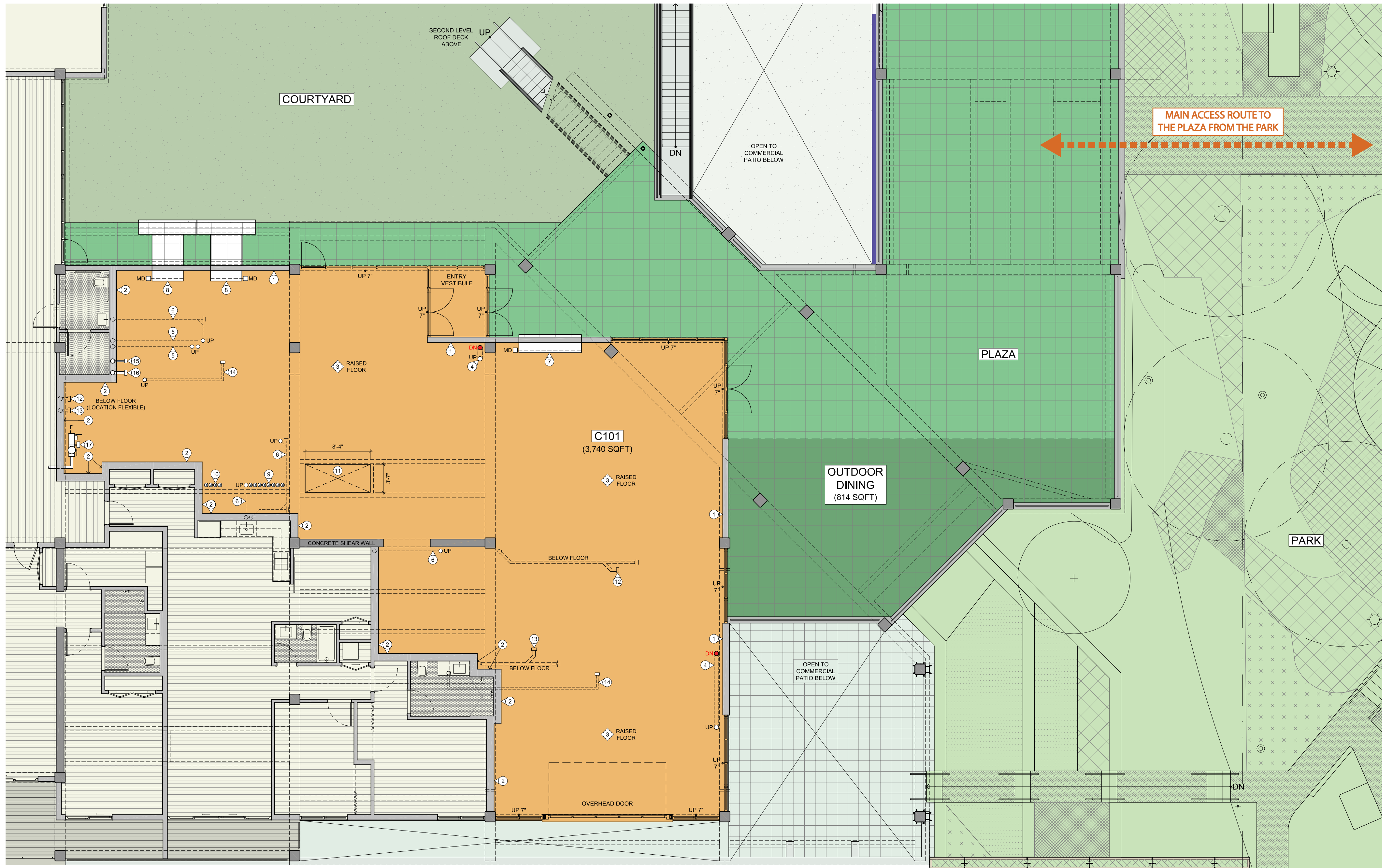
GROUND LEVEL FLOOR PLAN
SCALE: 1/32" = 1'-0"

KEY

 COMMERCIAL (C101) = 3,740 SQFT	 COMMERCIAL TRASH & RECYCLING
 OUTDOOR DINNING (C101) = 814 SQFT	 COMMERCIAL MAIL
 PUBLIC PLAZA	 PRIMARY ACCESS
 PUBLIC PARK	 SECONDARY ACCESS
 RESIDENTIAL & COMMERCIAL PROGRAM	 PRIVATE PATIO



GARDEN LEVEL FLOOR PLAN
SCALE: 1/32" = 1'-0"



ENLARGED C101 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SIDEWALK ALONG BROADWAY

GENERAL NOTES

- BUILDINGS GENERAL CONTRACTOR TO PROVIDE COMMERCIAL AREAS AS INTERIOR UNFINISHED SHELL, INCLUDING, ELECTRICAL AND PLUMBING STUB-OUTS.
- LESSEE TO PROVIDE ALL FINISHES, SUB-FRAMING, INSULATION, ACOUSTIC TREATMENT, LIGHTING FIXTURES, PLUMBING FIXTURES, AND MEP-FP SYSTEMS AS PART OF THEIR FIT-OUT SCOPE.
- LESSEE TO PROVIDE INTERIOR FINISHES & ASSEMBLIES THAT MEET OR EXCEED THE MINIMUM REQUIRED RATINGS INDICATED WITHIN THE DETAILS.

WALL / FLOOR ASSEMBLIES

- EXTERIOR WALL (WALL ASSEMBLY #W6)
- INTERIOR PARTY WALL (ACOUSTIC WALL ASSEMBLY #W32)
- RAISED FLOOR ASSEMBLY:**
 - COMMERCIAL TENANT WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A RAISED FLOOR ASSEMBLY THROUGHOUT THE COMMERCIAL SPACE.
 - TOP OF NEW RAISED FLOOR ASSEMBLY WILL NEED TO BE 7" ABOVE THE EXISTING CONCRETE FLOOR TO ALIGN WITH THE ADJACENT EXTERIOR PATIO FINISHES.
 - NEW RAISED FLOOR ASSEMBLY WILL NEED TO HAVE A MINIMUM RATING OF IIC 55 - TENANT TO REVIEW RAISED FLOOR ASSEMBLY WITH OWNER FOR APPROVAL PRIOR TO ANY INSTALLATION.

BASE BUILDING

- 4" STORM WATER PIPING W/ INSULATION
- 1" PVC HOT & COLD WATER PIPING FOR RESIDENTIAL UNIT ABOVE
- 2" PVC WASTE /VENT PIPING FOR RESIDENTIAL UNIT ABOVE

HVAC

- 18"(H) x 96"(L) INTAKE STORM LOUVER W/ INSULATED SHEET METAL PLENUM W/ MOTORIZED DAMPER
- (2x) 12"(H) x 84"(L) EXHAUST STORM LOUVER W/ INSULATED SHEET METAL PLENUM W/ MOTORIZED DAMPER
- (4x) REFRIGERANT PIPING SETS FOR FUTURE GAS FIRED UNITS AT ROOF (CAPPED AT CEILING)
- (2x) REFRIGERANT PIPING SETS FOR FUTURE GAS FIRED UNITS AT ROOF (CAPPED AT CEILING)
- RATED SHAFTWAY AT CEILING FOR FUTURE COMMERCIAL DUCTWORK. 8'-4" x 3'-7" CLEAR OPENING

OPENING SIZE BASED ON THE FOLLOWING SCHEMATIC REQUIREMENTS:

- 39" O.D. MAKE-UP AIR INTAKE DUCT
- 15" DISHWASHER EXHAUST DUCT
- 34" O.D. KITCHEN EXHAUST DUCT

ELECTRICAL

- 600 AMP SERVICE AVAILABLE
- SERVICE SIZED FOR 60 WATTS PER SQFT

PLUMBING

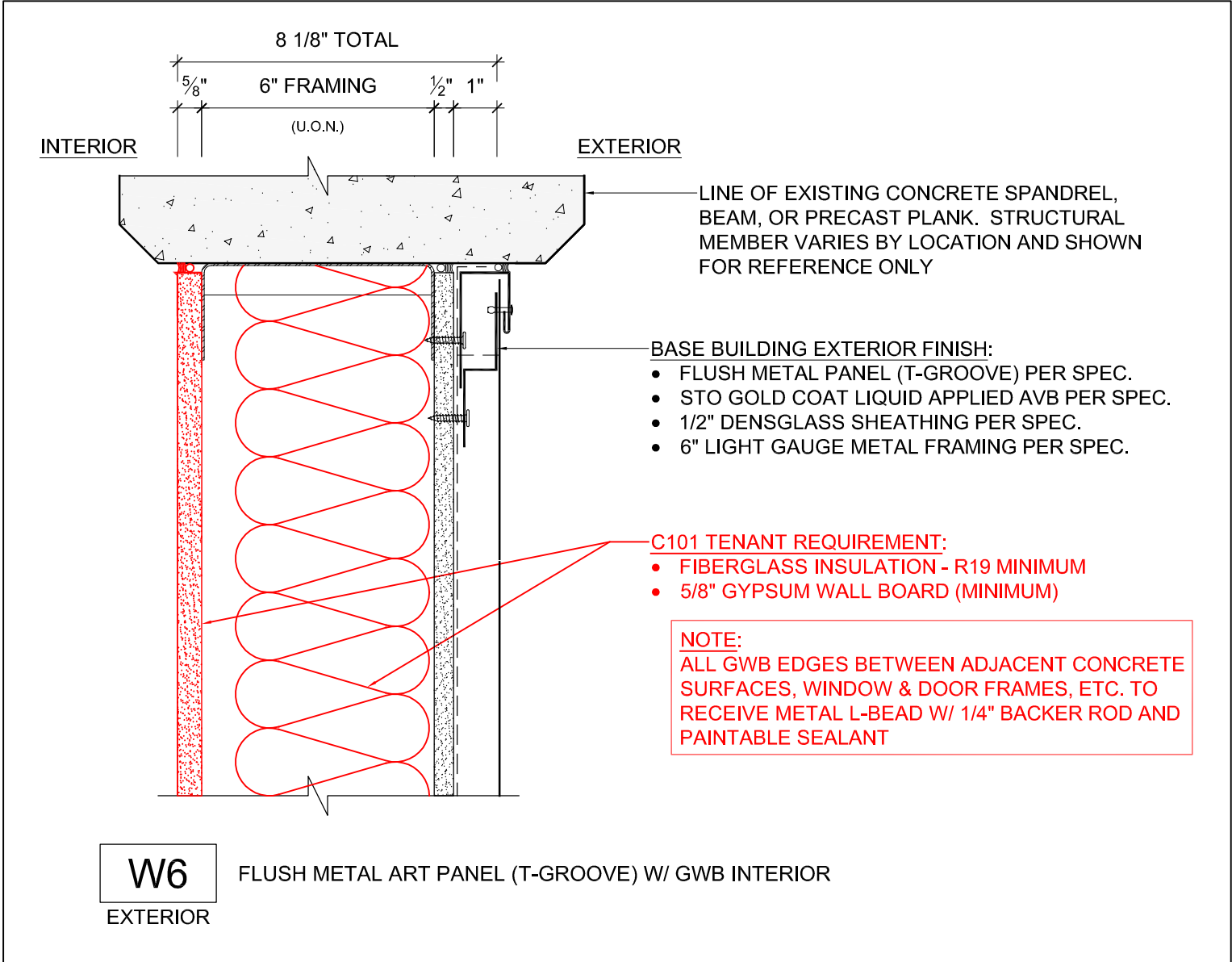
- (2x) 4" CAPPED KITCHEN WASTE CONNECTION FOR FUTURE COMMERCIAL (CAPPED BELOW FLOOR)
- (2x) 4" CAPPED SANITARY WASTE CONNECTION FOR FUTURE COMMERCIAL (CAPPED BELOW FLOOR)
- (2x) 3" CAPPED VENT CONNECTIONS FOR FUTURE COMMERCIAL (CAPPED AT CEILING)
- 2" CAPPED COLD WATER CONNECTION FOR FUTURE COMMERCIAL
- 4" (2000 CFH) CAPPED GAS CONNECTION FOR FUTURE COMMERCIAL

FIRE PROTECTION

- SPRINKLER SYSTEM ZONE VALVE FOR FUTURE COMMERCIAL

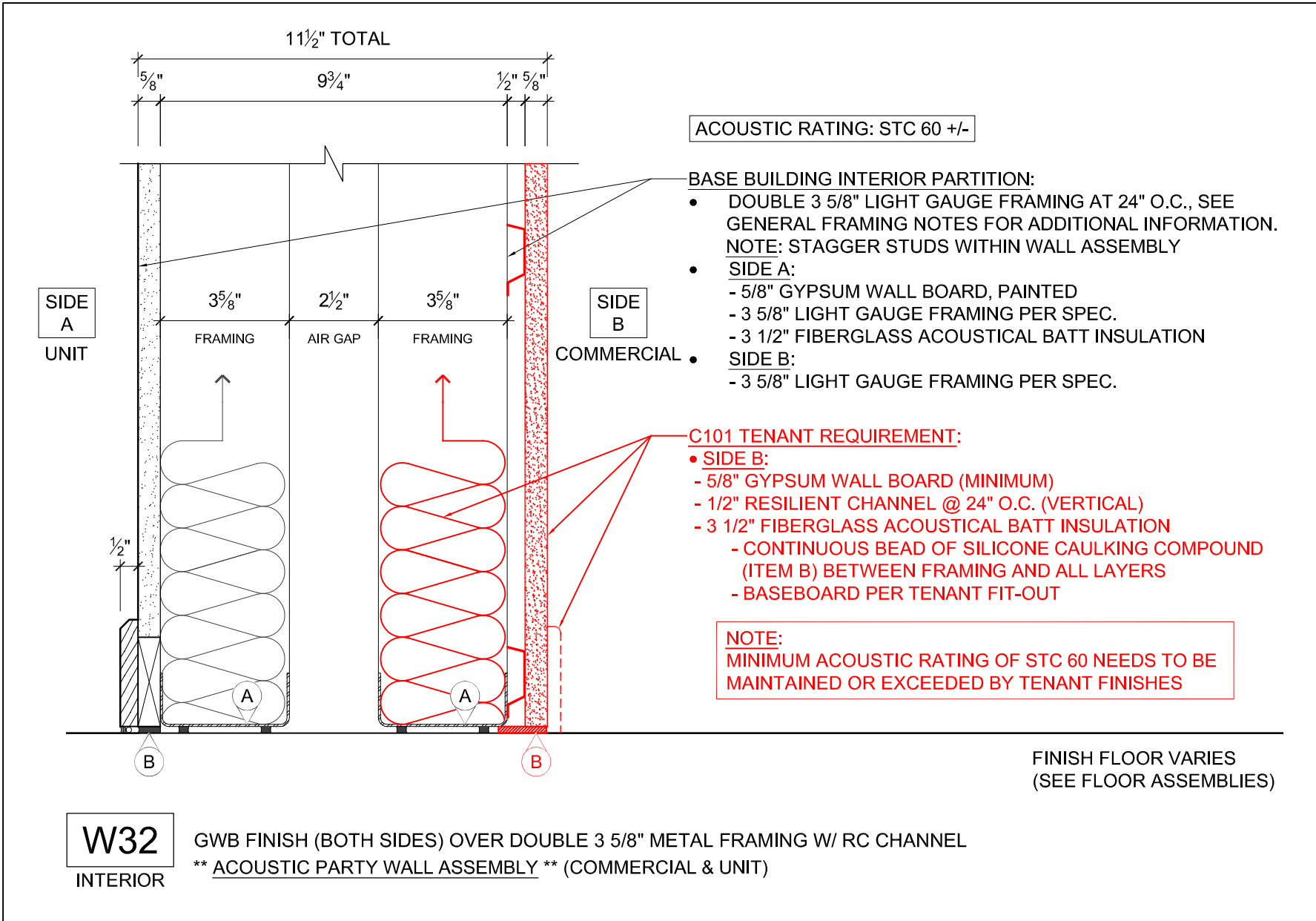
DRAWING LEGEND

SCALE: N.T.S.



EXTERIOR WALL ASSEMBLY: (ITEM #1)

SCALE: 3" = 1'-0"



INTERIOR PARTY WALL ASSEMBLY: (ITEM #2)

SCALE: 3" = 1'-0"