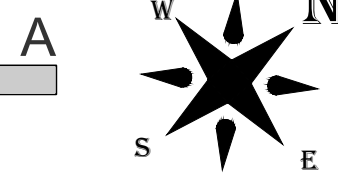


EXISTING LOWER LEVEL LEASE OUTLINE DRAWING FLOOR PLAN

SCALE: 1/16" = 1'-0"



LEGEND

- DENOTES DRAWING NOTE (SEE THIS DRAWING)
- ▬ TENANT LEASE OUTLINE

EXISTING LIMITED CONDITIONS

UNDERSIDE SIDE OF MTL. ROOF DECK @ +18'-8" ± A.F.F.
UNDERSIDE SIDE OF OPEN WEB JOIST (RUNNING FRONT TO BACK)
@ +16'-11" A.F.F.
LEVEL, WHITE T.P.O. ROOFING, IN FAIR CONDITION. BLISTERING NOTED IN A FEW PLACES.
4'-5" H. X 8" WIDE MASONRY PARAPET WITH BRICK VENEER AT STOREFRONT.
+1'-5" PARAPET (FROM MAIN ROOF LEVEL) AT REAR OF BUILDING

EXISTING ROOFTOP HVAC UNITS AND ADDITIONAL ROOF CONDITIONS TO BE SURVEYED AND VERIFIED IN FIELD.

KEY PLAN NOTES

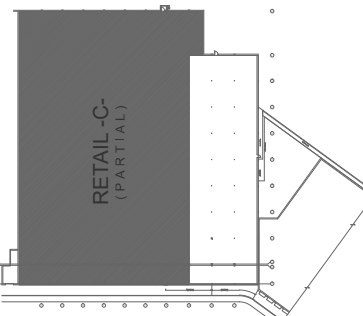
- BOXED-OUT COLUMN ENCLOSURE WITH POSSIBLE ROOF LEADER (TO BE VERIFIED AFTER DEMO.)
- DOUBLE COLUMN ENCLOSURE TYPICAL ALONG COLUMN LINES 'X9' & 'X' 10'
- FLOOR EXPANSION JOINT
- 5-1/2"Ø PIPE COL.
- ADJACENT TENANT FULL-HT. 6" MTL. STUD & 5/8" G.B. DEMISING WALL - (1) HR. RATED. (@ NEW PLANET FITNESS)
- INTERIOR ANODIZED ALUMINUM AND GLASS VESTIBULE WITH 12'-0"± WIDE AUTOMATIC DOOR PACKAGE & EGRESS DOOR
- EXTERIOR ANODIZED ALUMINUM AND GLASS VESTIBULE WITH 12'-0"± WIDE AUTOMATIC DOOR PACKAGE & EGRESS DOOR
- ANODIZED ALUMINUM STOREFRONT GLAZING FRAME SYSTEM 17'-4" W. BOTT. OF WINDOWS @ +10" AFF, TOP OF WINDOWS @ +10'-2" AFF
- ROLL-UP DOOR AT STOREFRONT FOR 'OPEN-AIR' ELEVATOR LOBBY
- 3'-4" X 3'-4" STOREFRONT PILASTER WITH CONCRETE BASE UP TO +4'-2"± WITH BRICK FINISH ABOVE. (TYP. OF 2)
- 3'-4" X 6'-0" STOREFRONT PILASTER WITH CONCRETE BASE UP TO +4'-2"± WITH BRICK FINISH ABOVE. (TYP. OF 2)
- BOTTOM OF CANOPY E.I.F.S BEAM SOFFIT @ +12'-2" AFF
- BOTTOM OF CANOPY E.I.F.S BEAM SOFFIT @ +14'-5" AFF
- 6" V - GROOVE SOFFIT @ +14'-8" AFF
- VESTIBULE GYP. BD. CEILING @ +12'-2" AFF
- 13'-4"± WIDE CURB CUT
- 4'-0"± HIGH FABRIC AWNING @ ROLL-UP GRATE
- STAND-PIPE WITH VALVE @ +4'-0" H.
- REINFORCED CONCRETE RETAINING WALL AT RAMP
- WIRE FENCE MOUNTED ON TOP OF CONCRETE RETAINING WALL
- DUCT CHASE LOCATIONS (TYP OF 4)
- CONCRETE FILLED METAL PAN STAIR: DOWN 14R. TO LANDING THEN DOWN 7R. TO LOWER LEVEL. 7"R. 10" T. (LANDING IS 3'-6" LONG)
- 3'-4" X 7'-0"H. H.M. EGRESS DOOR WITH DETEX ALARM LOCK
- EXTERIOR METAL STAIRS DOWN FROM MAIN LEVEL TO GRADE
- STAIRS DOWN FROM MAIN LEVEL TO LOWER LEVEL EGRESS DOOR AT EXTERIOR WALL
- LOAD BEARING C.M.U WALL (12" W.)
- COMPACTOR METAL DOOR (3'-7" W. X 4'-0"H.); BOTT. @ +3'-11" AFF
- COMPACTOR METAL DBL. DOORS AT LOWER LEVEL STOCK ROOM
- CONCRETE PAD AT PREVIOUS COMPACTOR LOCATION (COMPACTOR HAS BEEN REMOVED)
- OPEN CONCRETE FLOOR BASIN WITH CONCRETE CURB AND FLOOR DRAIN
- JANITORS CLOSET UTILITY SINK
- SHIPS LADDER AND HATCH UP TO ROOF OPENING
- SLAB OPENING AND CONVEYOR BETWEEN MAIN LEVEL AND LOWER LEVEL
- 6"W. CMU WALL @ +8'-4" H. AROUND CONVEYOR OPENING
- ELECTRICAL EQUIPMENT LOCATION AT STOCK AREA (EXACT SPECIFICATIONS TO BE VERIFIED)
- FURRED-OUT STUD & GYP. BD. FINISH ON EXISTING LOAD BEARING C.M.U WALL
- 3'-4" X 7'-0" H.M. DOOR WITH DETEX ALARM LOCK
- STAIRS WITH 5'-0" X 5'-0" CONCRETE LANDING WITH (3) 6 1/2" R. AND 12" CONCRETE TREADS DOWN TO ASPHALT
- INSPECTORS TEST PIPE - VALVE @ +7'-2" AFF (@ EXT.), THRU EXTERIOR WALL @ +3'-4" AFF (@ INTERIOR)
- 6" X 6" EXPOSED STEEL COLUMN
- TOP OF LOADING DOCK ROOF
- STAIRS WITH CONCRETE LANDING AND (5) CONCRETE RISERS AND (4) CONCRETE TREADS DOWN TO ASPHALT
- (2) 3'-0" W. H.M. DOORS TO LOADING DOCK
- EGRESS DOOR (FOR MAIN LEVEL) & STAIRS WITH CONCRETE LANDING AND (4) CONCRETE RISERS AND (3) CONCRETE TREADS DOWN TO ASPHALT
- INCOMING GAS / ELECTRICAL SERVICE (EXACT SPECIFICATIONS TO BE VERIFIED)
- EGRESS DOOR AND CONCRETE RAMP WITH STEEL PIPE RAIL DOWN FROM LOWER LEVEL TO ASPHALT
- CONCRETE STAIRS (4R. / 3T.) DOWN FROM LOWER LEVEL TO ASPHALT
- 11'-0" WIDE LEVEL CONCRETE SIDEWALK AT STOREFRONT
- 3'-8" X 7'-0" H.M. EGRESS DOOR
- COLUMN DOES NOT ALIGN WITH STANDARD COLUMN GRID



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KEY PLAN

REVISIONS:

PROJECT NO. 10629
DATE: 06.12.20
DRAWN BY: FTA

SCALE: AS NOTED

SHEET TITLE:
LOWER LEVEL
LEASE OUTLINE DRAWING

BIG 'V' TOWN CENTER

RETAIL BUILDING 'C'
374 WINDSOR HWY (R 32)
VAILSGATE, NY

SHEET NO:

LOD-101.00