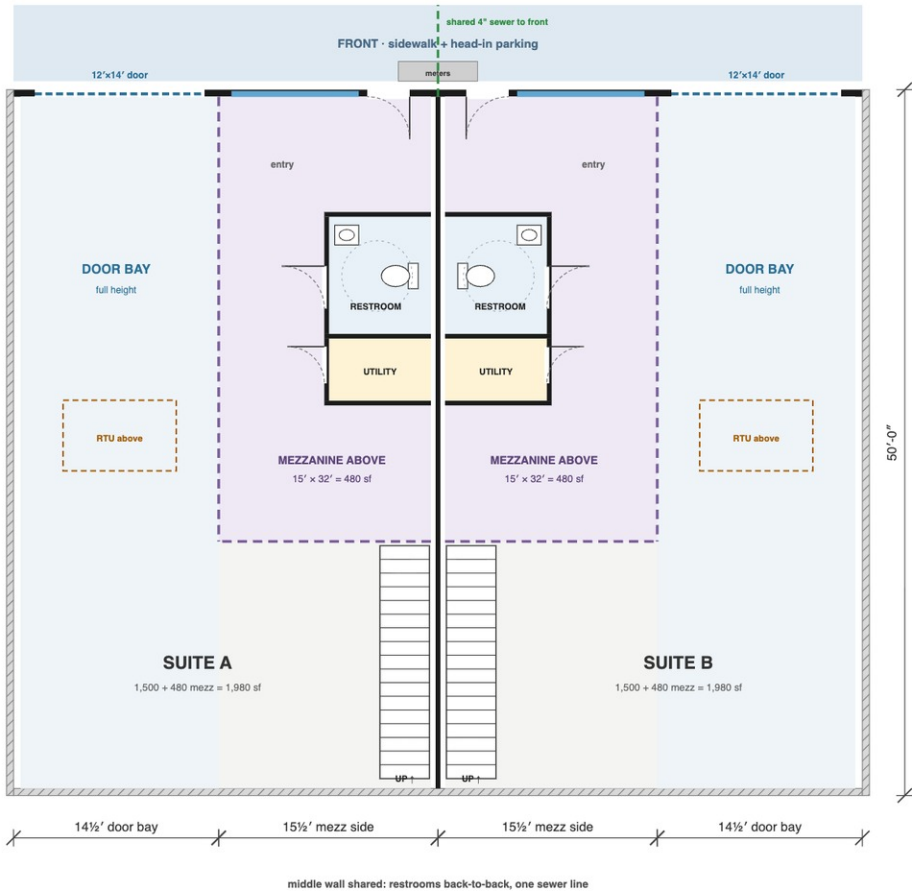


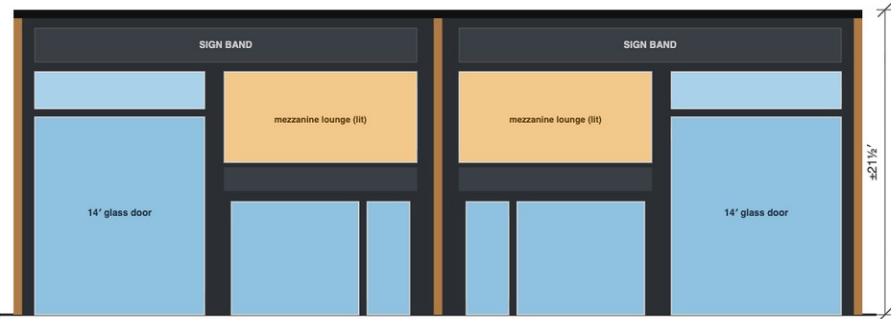
Typical suite pair (A2 v5 — for sign-off)

30' x 50' suites · front mezzanine on the entry side · door in its own full-height bay · mirrored pairs · concept, to scale · 2026-10-16

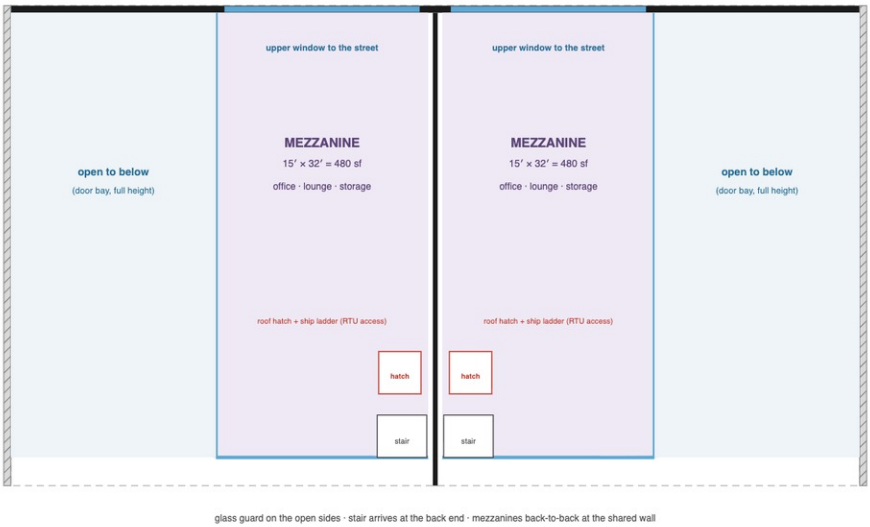
GROUND FLOOR — TWO SUITES SIDE BY SIDE (mirrored pair)



FRONT ELEVATION OF THE PAIR



MEZZANINE LEVEL (+10')



LOCKED DECISIONS (10/16)

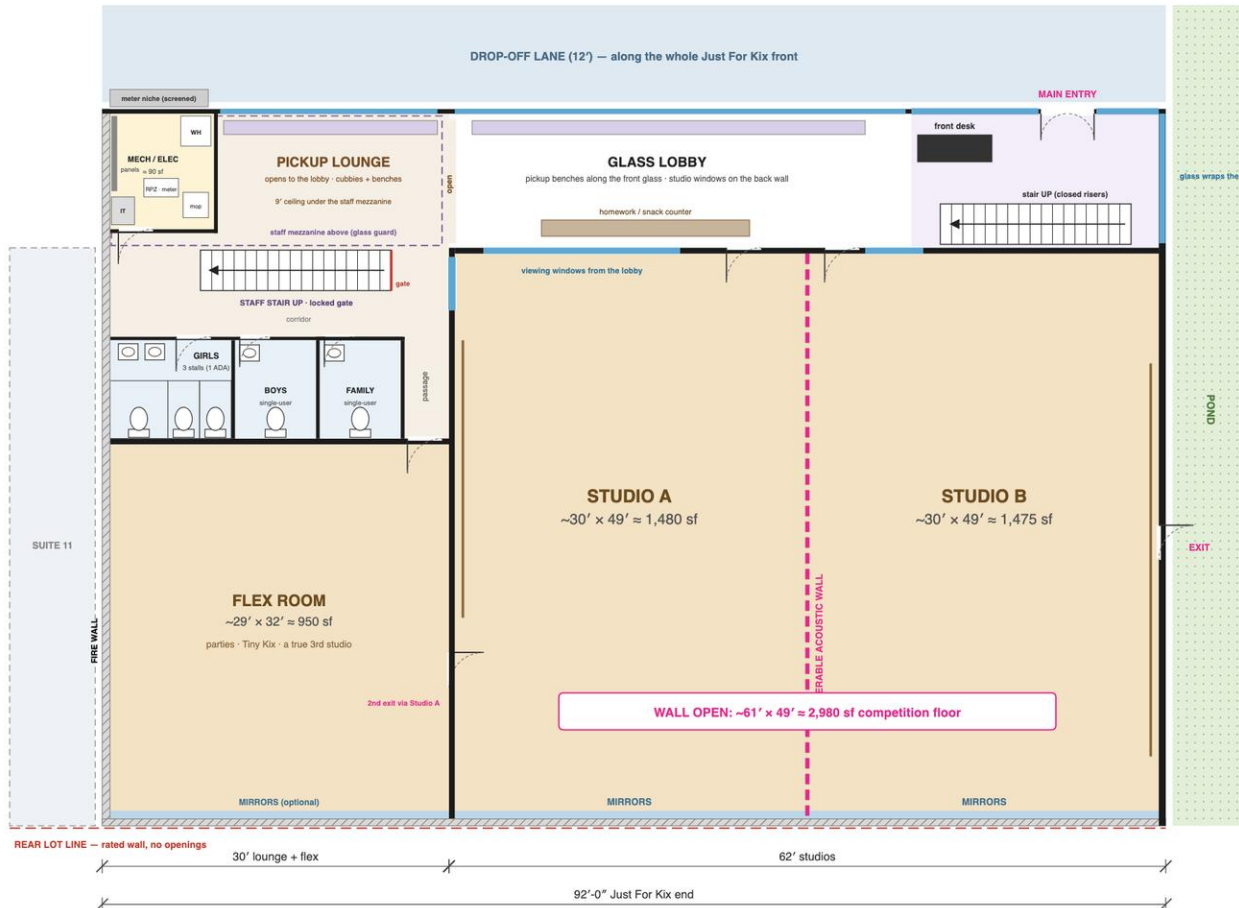
- Every suite: 30' x 50' floor + 15' x 32' mezzanine = 1,980 sf
- Mezzanine at the FRONT on the entry side; floor at ~10'; glass guard on its open sides
- 12' x 14' glass overhead door in its own full-height bay — nothing above it
- Restroom + utility under the mezzanine; stair behind it along the side wall, closed risers
- Suites built in MIRRORRED PAIRS: mezzanine sides and restrooms share the middle wall
→ front reads door | mezz-mezz | door-door | mezz-mezz | door ...
- Overhead doors only in the FRONT wall. Side walls are shared with neighbors (no openings); the rear wall is fire-rated on the lot line (no openings).
- Each suite: own rooftop unit, own meters (front niche), roof hatch + ship ladder from its mezzanine
- Suite 1 (west end) adds a tall glass corner at its door bay; Suite 11 pairs with no one (next to JFK)



Just For Kix end (A1 v7 — for sign-off)

92' x 62' · glass entry at the east corner · glass lobby along the studios · concept, to scale · 2026-10-16

GROUND FLOOR — Just For Kix end (92' x 62')



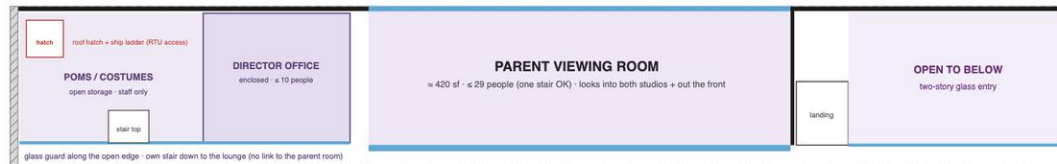
LOCKED DESIGN (10/16)

- 92' x 62': lounge bay (30') + two full-size studios (62')
- Two-story glass entry at the EAST corner (pond side), glass wraps the corner; JFK sign on top
- Glass lobby runs the full 62' front of the studios: benches at the glass, windows + doors into both studios
- Pickup lounge opens off the lobby (smaller: pickup benches also run along the 62' glass lobby)
- Restrooms in one 8½' band: girls (3 stalls) + boys single + family single = 5 toilets, 4 sinks
- Mechanical/electrical room at the FRONT-west corner (~90 sf): panels, water heater, RPZ + meter, mop sink, IT; meters in a screened niche on the front wall; HVAC = rooftop units
- Roof hatch + ship ladder from the staff mezzanine
- Flex room ~950 sf (29' x 32'): parties, Tiny Kix, 3rd studio; 2nd exit through Studio A
- Upper: parent room over the lobby (≤ 29 people, main stair); staff mezzanine over the lounge with its OWN stair + locked gate (enclosed director office + poms/costume storage)
- One public entrance; front desk inside the glass entry
- Exits: main entry + east exit from Studio B (no exits through the fire wall or the rear lot-line wall)
- All stairs closed risers, rails both sides (ADA 504)

TO CONFIRM WITH THE CITY

- Fixture count at ~150–160 occupants (5 WC shown); multi-user girls room under the 2024 UPC
- No-elevator exemption (upper levels ≈ 750 sf)
- Fire wall at Suite 11 / JFK

UPPER LEVEL (+10')



0 10 20 ft



Whole-building front elevation (A3 v3 — for sign-off)

11 suites in mirrored pairs + Just For Kix 92' end · 422' long · concept, to scale · 2026-10-16

FRONT ELEVATION — WHOLE BUILDING (west → east, as seen from the parking lot)



WHAT THIS LOCKS

- Suites in mirrored pairs (1–2, 3–4, 5–6 | 7–8, 9–10, 11): the front reads door | mezz-mezz | door-door | mezz-mezz ...
- Pairs never straddle a fire wall (no plumbing through a fire wall). Fire walls: Suite 6 / 7 and Suite 11 / JFK.
- Every overhead door is in the front wall. Side walls are shared; the rear wall is the rated lot-line wall.
- Suite 1 adds a tall glass corner at its west door bay. Suite 11 has its mezzanine against the JFK fire wall.
- Just For Kix (A1 v4): taller 26' front; glass lobby + parent room along the studios; 2-story glass entry wraps the east corner.
- Every image of the building must match this elevation and the A2 v4 / A1 v4 plans.

