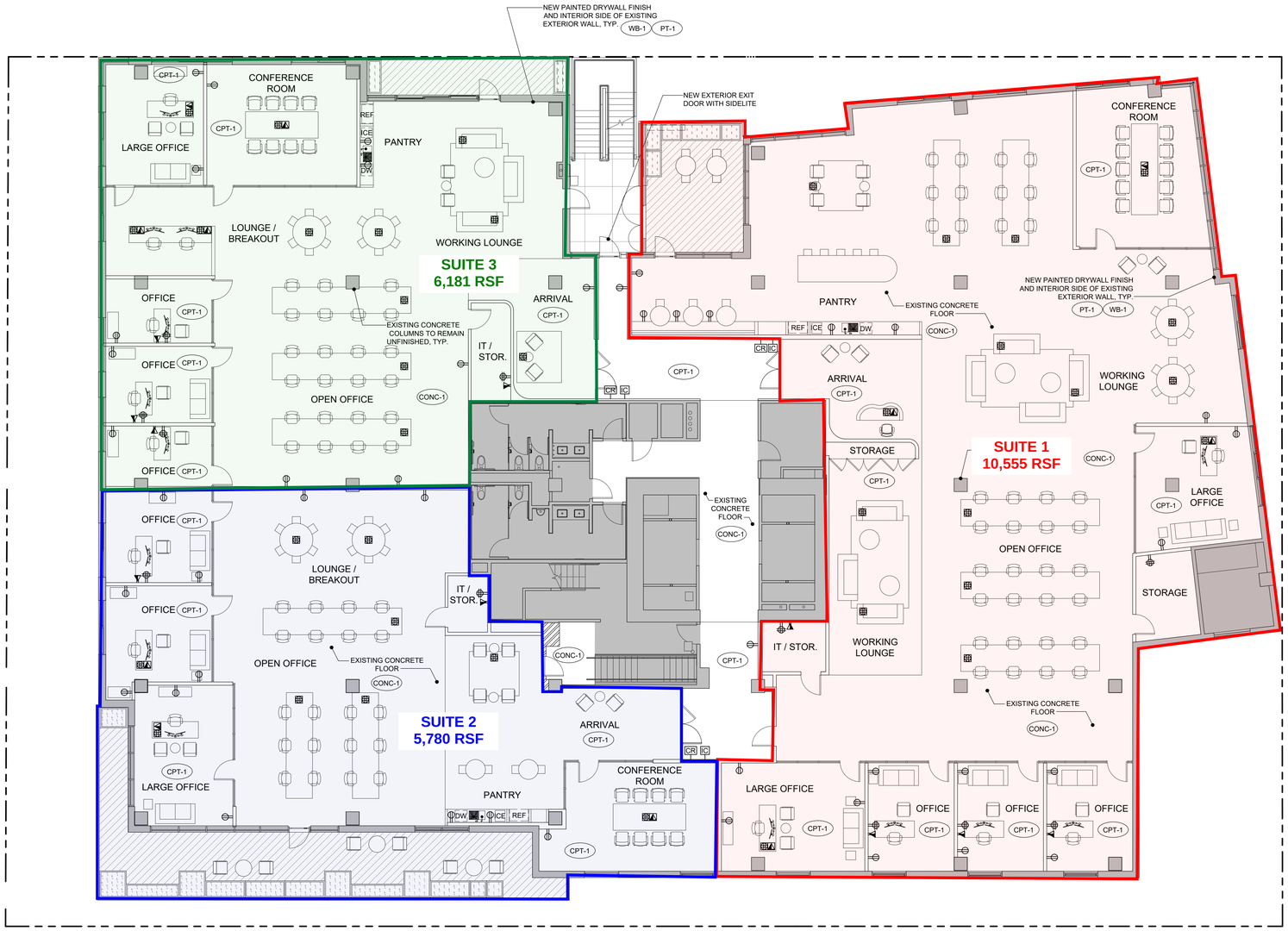


FLOOR PLAN LEGEND

- EXISTING TO REMAIN
- NEW 2 HR. RATED WALL
- NEW NON-RATED CONSTRUCTION WALL
- NEW GLAZED PARTITION
- NEW DUPLEX ELECTRICAL RECEPTACLE
- NEW QUAD RECEPTACLE
- NEW DATA RECEPTACLE
- NEW QUAD FLOOR RECEPTACLE
- NEW DATA FLOOR RECEPTACLE
- CR NEW CARD READER
- IC NEW INTERCOM

GENERAL NOTES

1. Construction development and planning should include design team review and coordination of all systems that may be included under a separate design-build contract, including but not limited to plumbing, HVAC unit locations, HVAC ducting, miscellaneous systems conduit, access panel locations, fire sprinklers, and security system devices.
2. Except at utility rooms, all exposed conduit, HVAC ducting, refrigerant lines and insulation, fire sprinklers, etc., are to be wrapped or primed and painted, color to be specified by the design team. Exposed fire sprinkler lines are to have threaded pipe connections. Any access panels that may be required are to be reviewed and coordinated with the design team and all access panels are to be frameless, mud-in painted panels to match adjacent walls or ceilings unless located in a utility room.
3. Samples for all selected finishes and fixtures are to be provided for review through the submittal process. These also include any painted metals, escutcheons, access panels, hardware, etc. that will be visible in any area except at utility rooms. Similarly, mockups of floor installations, wall base installations, custom partitions, ceilings, hardware, fixings, etc., are to be prepared for review prior to installation.
4. All exterior windows will be furnished with manually operated full-height fabric curtains. Curtains located in the Boardrooms are to be automated with a local controller. All others may be manually operated.
5. The Conference Rooms, Meeting Rooms, and Offices are to be furnished with full-height fabric curtains hung in recessed pockets at the exterior windows. Boardrooms will also include curtains hung at the glazed partition in recessed pockets. Boardroom curtains are to be automated with a local controller. All others may be manually operated.
6. Where curtains are hung in the open office on a surface mounted track, curtains are to be hung so that the top of the pleats conceal the surface mounted track.
7. All vertical clear heights at ceilings, soffits, openings, top of millworks, and glazed partitions shall be 10'-0" to the finished floor.
8. All light fixtures are to be dimmable.
9. Door hardware to be Corbin Russwin by Assa Abloy or similar.
10. Cabinet hardware to be Rocky Mountain Hardware or similar.
11. All stone slab countertops will be selected by the design team.
12. All ceiling plenums and partitions enclosing offices, conference rooms, meeting rooms, and call rooms are to include AFB acoustic batt insulation by Rockwool. Framed partitions are to extend to the underside of the floor slab above. The top and bottom of these walls and any other gaps or penetrations are to be acoustically sealed.
13. New construction, interior finishes, furniture, and other related installations are required to meet code required fire resistance ratings.
14. Power and data supply for desks to be provided at floor receptacles U.N.O. Conduit provided at the underside of floor slab and cored.
15. Tenant Entry Doors to include electrified access control with card reader access. All other doors to include manual locking mechanisms.
16. Provide (1) j-box and conduit run with blank cover plate at each Conference Room, Meeting Room and Office at 50" a.f.f. for future installation of quad outlet + data/av receptacle to support media screens. Color of cover plate to match wall finish, color to be provided.

PLEASE REFER TO PROJECT NARRATIVE FOR PROJECT DESCRIPTION, ADDITIONAL REQUIREMENTS, AND FINISH / FIXTURE DETAILS.

OWNER

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PROJECT

717 LEVEL 2 SPEC SUITES

717 SEWARD STREET
LOS ANGELES, CA 90038

SCHEMATIC DESIGN - DRAFT

No.	Description	Date
0	CONCEPT PRICING SET	26-0422
1	CONCEPT PLAN REVISION	26-1006
2	CONCEPT PLAN REVISION	26-1020
3	SD PLAN - DRAFT	26-1021

Drawing Title:

LEVEL 02 FLOOR PLAN 3 TENANTS

Scale: 1/8" = 1'-0"

Project No: 2602

Project North:

Drawing No: **A - 102.1**

Rev No: 3

OCTOBER 21, 2026