86' - 2" 7' - 0" 7' - 0" 3' - 4" 15' - 5" 9' - 6" EXTERIOR WALL (EST. CONSTRUCTION: 8" CMU W/ FURRING) —MOP SINK (MISSING) -LOW WALL W/ FRP; ◆ BS=12'-8" 4'-6" (HGT) -12x12 BOXED COLUMN DEMISING PARTITION (EST. CONSTRUCTION: 6" STL STUD W/ 5/8" GYP BD EA SIDE)— 16' - 5" 001 -DEMISING PARTITION (EST. CONSTRUCTION: 6" STL STUD W/ 5/8" GYP BD EA SIDE) → BS=13'-2" BD=15'-2" 17' - 0" 17' - 0" —STUCCO SOFFIT; 10'-0" (HGT) CONCRETE CURB 4 EXISTING FLOOR PLAN 1/8" = 1'-0"

CLAY TILE-

STUCCO—

STOREFRONT

(ALUMINUM)—

3 FRONT ELEVATION 1/8" = 1'-0"

EXISTING ELECTRICAL SUMMARY MANUFACTURE CATALOG NO. VOLTAGE AMPS PHASING COMMENTS COMPONENT PANEL A SQUARE D QOC342MF 120/240 N/A N/A 38 USED W/ MAIN SWITCH (200A) PANEL A SQUARE D QOC342MF 120/240 N/A N/A 32 USED W/ MAIN SWITCH (200A)

	EXISTING FINISH/CONDITIONS SUMMARY (E3)									
ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS	
001	VCT	POOR	4" DUDDED	CVD DD (DTD)	FAIR	ACT	10'-0"	FAIR		
001 002	VCT	POOR	4" RUBBER 4" RUBBER	GYP BD (PTD) GYP BD (PTD)	FAIR	ACT	10'-0"	FAIR		
002	VCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	GYP BD (PTD)	7'-6"	GOOD		
004	VCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	GYP BD (PTD)	7'-6"	GOOD		
005	VCT	POOR	4" RUBBER	GYP BD (PTD)	FAIR	ACT	10'-0"	FAIR		
006	VCT	POOR	4" RUBBER	GYP BD (PTD)	FAIR	ACT	10'-0"	FAIR		

PANEL A

01) STOREFRONT: DARK BRONZE/GLASS (GOOD CONDITION)

PANEL B

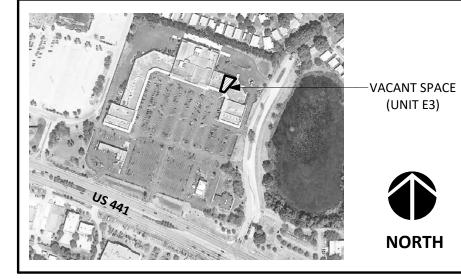
CONDITION EVALUATION DEFINITION:

(GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED. (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTIPATED TO RESTORE

VICINITY MAP

(UNIT E3)

NORTH



THESE DOCUMENTS HAVE BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. FIELD MEASUREMENTS ARE RECORDED TO THE NEAREST 1/32" AS DOCUMENTED IN THE FINAL CAD (.DWG) DOCUMENT. DIMENSIONS SHOWN ARE ROUNDED TO THE NEAREST 1" FOR CLARITY.

GENERAL INFORMATION:

29' - 7"

006

BD=14'-8"

PARAPET +/- 20'-0"

STOREFRONT 10'-0"

◆ BS=UNK

BD=UNK

NO. OF LEVELS:

BUILDING HEIGHT:

RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT

YES

NO

N/A

N/A

AO SMITH - (ELEC) * LABEL NOT LEGIBLE

+/- 20'-0" (TOP OF PARAPET)

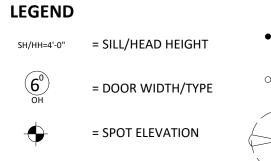
STRUCTURAL SPOT ELEVATIONS *REFER TO PLAN FOR LOCATIONS BS = BOTTOM OF STRUCT. BD = BOTTOM OF DECKING

*REFER TO LOD SUPPLEMENT

FIRE PROTECTION (SPRINKER): FIRE ALARM: WATER METER:

WATER HEATER (WH1): GAS METER:

WATER HEATER



= FIRE EXTINGUISHER

= STUB FOR PLUMBING

= CEILING FAN = ROOF DRAIN (INTERNAL)

= FIRE ALARM

= FIRE STROBE

(PULL STATION)



1 RESTROOM COMPLIANCE (PHOTOS)
NOT TO SCALE



2 ELEVATION (PHOTO)
NOT TO SCALE

US Building Survey, LLC

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BUILDING OWNER INFORMATION



Phillips Edison & Company

11501 Northlake Drive Cincinnati, Ohio | 45249 513.746.2550

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GLA: 5,856 sf



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Unit E3 Existing Plan