

ATTACHMENT 7

TENANT IMPROVEMENT

GREEN COSTA MESA CUP

3505 CADILLAC AVENUE SUITE #O-209,
COSTA MESA, CA 92626

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GENERAL NOTES

A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

D. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

H. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

I. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INsofar AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

J. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

L. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCE STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL, AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.

O. BIDDING CONTRACTORS ARE NOT TO DIRECTLY CONTACT THE SHOPPING CENTER MANAGEMENT. ALL BIDDING INQUIRIES SHALL GO THROUGH THE TENANT'S REPRESENTATIVE FIRST.

VICINITY MAP

DEFERRED SUBMITTALS

FIRE PROTECTION/FIRE ALARM:

- THE FIRE PROTECTION WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS.
- THE GENERAL CONTRACTOR'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.

EXTERIOR SIGNAGE

- ANY EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SUBMIT ALL DEFERRED SUBMITTALS TO LANDLORD FOR REVIEW.

SCOPE OF WORK

APPROXIMATELY 1,170 SF TENANT IMPROVEMENT PROJECT FOR A DISTRIBUTION AND DELIVERY SERVICE FOR CANNABIS IN AN EXISTING COMMERCIAL BUILDING. SUITE IS LOCATED ON THE SECOND FLOOR. A CUP APPLICATION AND REVIEW WILL BE REQUIRED BY THE CITY OF COSTA MESA. NO INTERIOR RENOVATIONS ARE EXPECTED BY THE CLIENT AT THIS TIME. NO MECHANICAL, ELECTRICAL, OR PLUMBING IS ASSUMED.

PROJECT TEAM

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CONTACT: PATRICK ANDERSEN
patrick@magellanarchitects.com

FIRE SAFETY PLAN:
TBD

PROJECT DATA

SITE AND PARKING DATA:

PARCEL NUMBER: 139-662-18

PARCEL MAP 160-22
BEING A DIVISION OF A PORTION ON PARCEL MAP 160-22, RECORDED IN BOOK 139, PAGES 662, INCLUSIVE OF PARCEL MAP RECORDS, ORANGE COUNTY, CALIFORNIA

JURISDICTION: CITY OF COSTA MESA
COUNTY: ORANGE COUNTY
ZONING: PDI: PLANNED DEVELOPMENT INDUSTRIAL

BUILDING DATA
OCCUPANCY GROUP: GROUP B
TYPE OF CONSTRUCTION: TYPE VB
TOTAL AREA: 50,510 S.F.
GROSS LEASEABLE AREA: 1,170 S.F.
SPRINKLER SYSTEM: NONE

NO PROPOSED CHANGES TO SURROUNDING SITE, LANDSCAPING OR EXTERIOR PORTIONS OF BUILDING.

PARKING INFORMATION
BASED ON NET S.F. 1,170 @ 4 STALL PER 1,000 S.F. FOR OFFICES

	REQ'D	PROVIDED
STANDARD (list size) STALLS	4	183
ACCESSIBLE (list size) STALLS	1	2
TOTAL PARKING STALLS	5	185

THERE ARE NO CRITICAL AREAS ON THIS PROPERTY

SHEET INDEX

A0.01	COVER SHEET
A0.02	NOTICE TO PROCEED LETTER
A1.10	SITE PLAN
A2.10	FLOOR PLAN

ABBREVIATIONS

A.B.E.	AVG. BUILDING ELEVATION	ENCL	ENCLOSURE	M.B.S.	METAL BUILDING SUPPLIER	REINF	REINFORCING
A.C.	AIR CONDITIONER	EQ	EQUAL	MCT	MARMOLEUM COMPOSITE TILE	REQ'D	REQUIRED
ACJUST	ADJUSTABLE	EXH	EXHAUST	MECH	MECHANICAL	R.F.	RUBBER FLOORING
ADJ	ADJUSTABLE, ADJACENT	EXIST	EXISTING	MEZZ	MEZZANINE	R.O.	ROUGH OPENING
ADMIN	ADMINISTRATION	E.J.	EXPANSION JOINT	MTL	METAL	S.A.M.	SELF ADHESIVE MEMBRANE
A.F.A.	ABOVE FINISH FLOOR	EXP	EXPANSION	MFG	MANUFACTURING	SCHED	SCHEDULE
ALUM	ALUMINUM	EXT	EXTERIOR	MFR	MANUFACTURER	S.C.	SOLID CORE
ANOD	ANODIZED	F.C.I.C.	FURNISH BY CONTRACTOR	M.H.	MANHOLE	S.G.	SAFETY GLASS
ANSI	AMERICAN NAT'L STDS INST.	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SH	SHEET
APPROX	APPROXIMATE	FDN	FOUNDATION	MISC	MISCELLANEOUS	SIM	SIMILAR
ASR	AUTOMATIC SPRINKLER RISER	F.F.	FINISH FLOOR	M.O.	MASONRY OPENING	SPEC'D	SPECIFIED
AVG	AVERAGE	F.HS	FLAT HEAD SCREW	M.R.	MOISTURE RESISTANT	SQ	SQUARE
BO	BOARD	F.I.O.	FURNISHED & INSTALLED BY OWNER	MULL	MULLION	S.S.	SERVICE SINK, SANITARY SEWER
BLD	BUILDING	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	MTD	MOUNTED	SST	STAINLESS STEEL
BLK	BLOCK	FPHB	FIBER REINFORCED PANEL(S)	MTG	MOUNTING	STD	STANDARD
BLK'G	BLOCKING	FTG	FOOTING	N.I.C.	NOT IN CONTRACT	STL	STEEL
BM	BEAM	GALV	GALVANIZED IRON	NOM	NOMINAL	STRUCT	STRUCTURE, STRUCTURAL
B.O.	BOTTOM OF	GLP	GYPSUM LATH & PLASTER	N.T.S.	NOT TO SCALE	SUSP	SUSPENDED
BOT	BOTTOM	GWB	GYPSUM WALLBOARD	O/C	ON CENTER	SYS	SYSTEM
BTW	BETWEEN	H.B.	HOSE BIBB	O.A.	OVERALL	T	TREAD, TOP
CB	CATCH BASIN	H.M.	HOLLOW METAL	O.C.	ON CENTER	T&B	TOP & BOTTOM
C.C.	CAST IRON	HORIZ	HORIZONTAL	O.H.	OVERHEAD	TEL	TELEPHONE
C.I.P.	CAST IN PLACE	HT	HEIGHT	OP'G	OPENING	TEMP	TEMPERED
C.J.	CONTROL JOINT	HTR	HEATER	OPP	OPPOSITE	T&G	TONGUE & GROOVE
CL	CENTER LINE	INSUL	INSULATION	PTN	PARTITION	T.G.	TEMPERED GLASS
CLG	CEILING	JT/JTS	JOINT, JOINTS	PERP	PERPENDICULAR	T.O.	TOP OF
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATE, LAMINATED	P.L.	PLATE, PROTECTIVE LINE	TYP	TYPICAL
COL	COLUMN	L.F.	LINEAR FOOT, LINEAL FOOT	P-LAM	PLYWOOD LAMINATE	UTIL	UTILITY
CONC	CONCRETE	LQ.	LIQUID	PLYWD	PLYWOOD	U.O.A.	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	LT.WT.	LIGHT WEIGHT	PLBG	PLUMBING	VCT	VINYL COMPOSITION TILE
CONSTR	CONSTRUCTION	LVL	LEVEL	PNL	PANEL, PANELING	VERT	VERTICAL
CONTR	CONTRACTOR	MAS	MASONRY	PAIR	PAIR	W/	WITH
CPT	CARPET	MAX	MAXIMUM	PROJ	PROJECT	W/O	WITHOUT
C.T.	CERAMIC TILE			PRV	PRESSURE REDUCING VALVE	WO	WOOD
DBL	DOUBLE			PT	POINT	WDO	WINDOW
DTL	DETAIL			Q.T.	QUARRY TILE	W-MAT	WALK OFF MAT
D.F.	DRINKING FOUNTAIN			QTR	QUARTER	W.P.	WATERPROOF
D.S.	DOWNSPOUT			R	RADIUS	W.R.	WATER RESISTANT
DWG	DRAWING			R.D.	ROOF DRAIN	WRB	WATER RESISTANT BARRIER
EA	EACH			R.L.	RAIN LEADER	WV	WELDED WIRE MESH
ELEV	ELEVATION, ELEVATOR			REC'D	RECEIVED	WWF	WELDED WIRE FABRIC
ELEC	ELECTRICAL			REF	REFRIGERATOR, REFERENCE	Y.D.	YARD DRAIN

LEGEND OF SYMBOLS

REVISION NO. (TITLE BLOCK SHOWS REV. DATE)

INDICATES REVISED AREA

DETAIL NO. DESIGNATION

SHEET THAT DETAIL IS SHOWN

BLDG. SECTION NO.

SHEET THAT SECTION IS SHOWN

WALL SECTION NO.

SHEET THAT SECTION IS SHOWN

INTERIOR ELEV. NO.

WALL ORIENTATION

SHEET THAT INTERIOR ELEV. IS SHOWN

TRUE NORTH

PROJECT NORTH

SHEET KEY NOTE

DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS)

DOOR SUFFIX

WINDOW SCHEDULE KEY

ROOM NAME

ROOM NAME

ROOM NO.

ROOM AREA

FINISH SCHEDULE KEY

EQUIP. SCHEDULE KEY

CASEWORK DTL. NO.

SHEET NO.

WALL TYPE NO.

INSULATION KEY

WALL TYPE LETTER

DATUM POINT

CEILING HEIGHT

ACT CEILING

FINISH CEILING TYPE

GRID DESIGNATION

ROOF SLOPE AND DIRECTION KEY

BREAK LINE SYMBOL

MATCH LINE

MATCH LINE

DESIGN CODES

2019 CALIFORNIA BUILDING CODE (CBC)

2019 CALIFORNIA PLUMBING CODE (CPC)

2019 CALIFORNIA MECHANICAL CODE (CMC)

2019 CALIFORNIA ELECTRICAL CODE (CEC)

2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

2019 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

GREEN COSTA MESA CUP

3505 CADILLAC AVENUE SUITE #O-209
COSTA MESA, CA 92626

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: AS NOTED

PLOT DATE: 2022-04-15

CAD FILE: 22-022_A0.01

JOB NUMBER: 22-022

CHECKED:

DRAWN: CT

STATUS: CD SET

COVER SHEET

A0.01

-1-



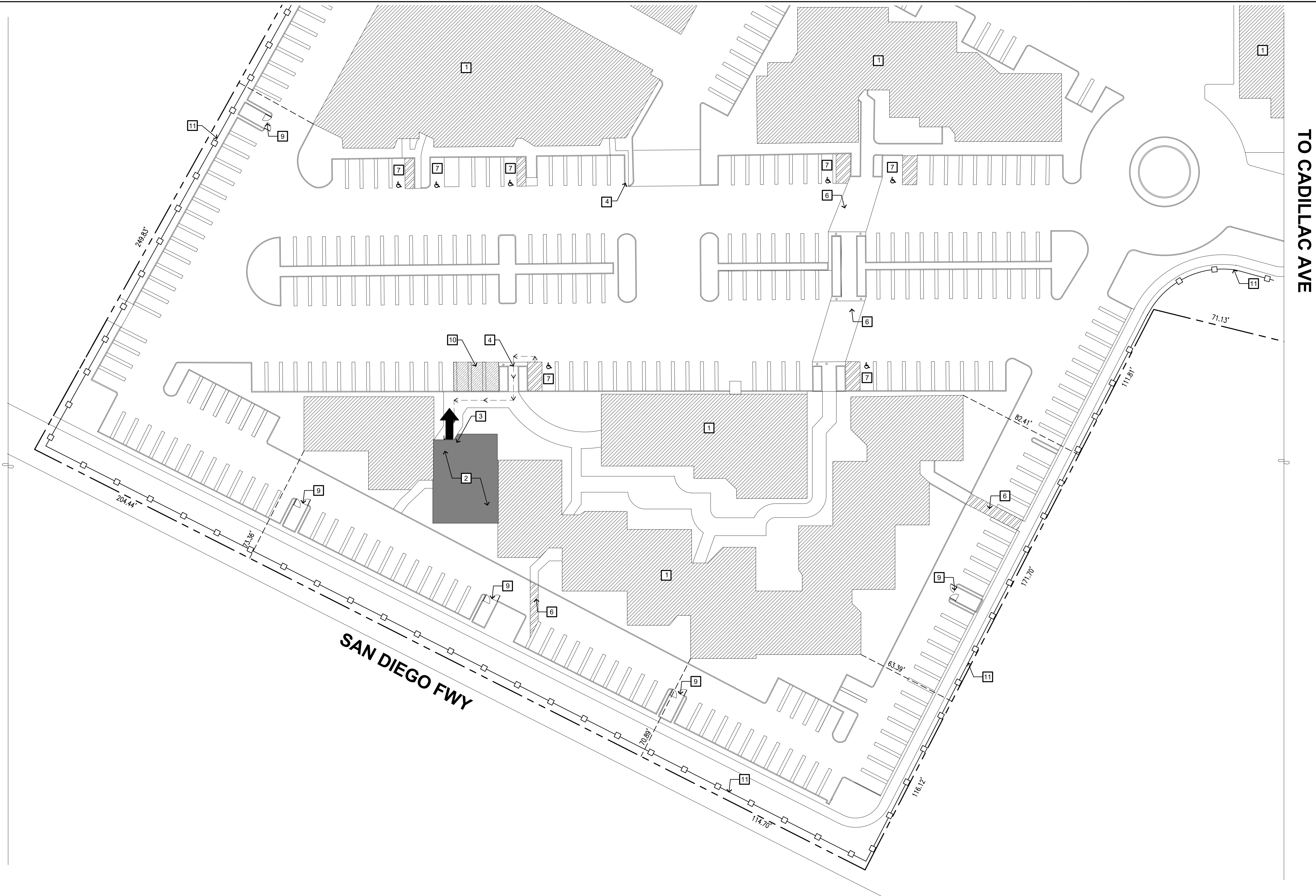
SCALE: 1'-0" = 1'-0'

A0.02



SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT TEAM

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PM CONTACT: AMIN KHAN
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LEGEND

(E) AREA OF BUILDING IN SCOPE



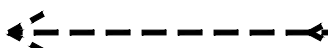
(E) BUILDING(S) NOT PART OF SCOPE



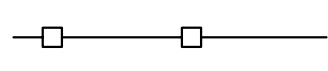
PROPERTY LINE



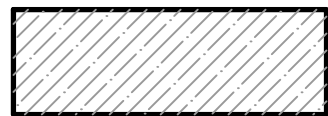
EXISTING EGRESS PATH



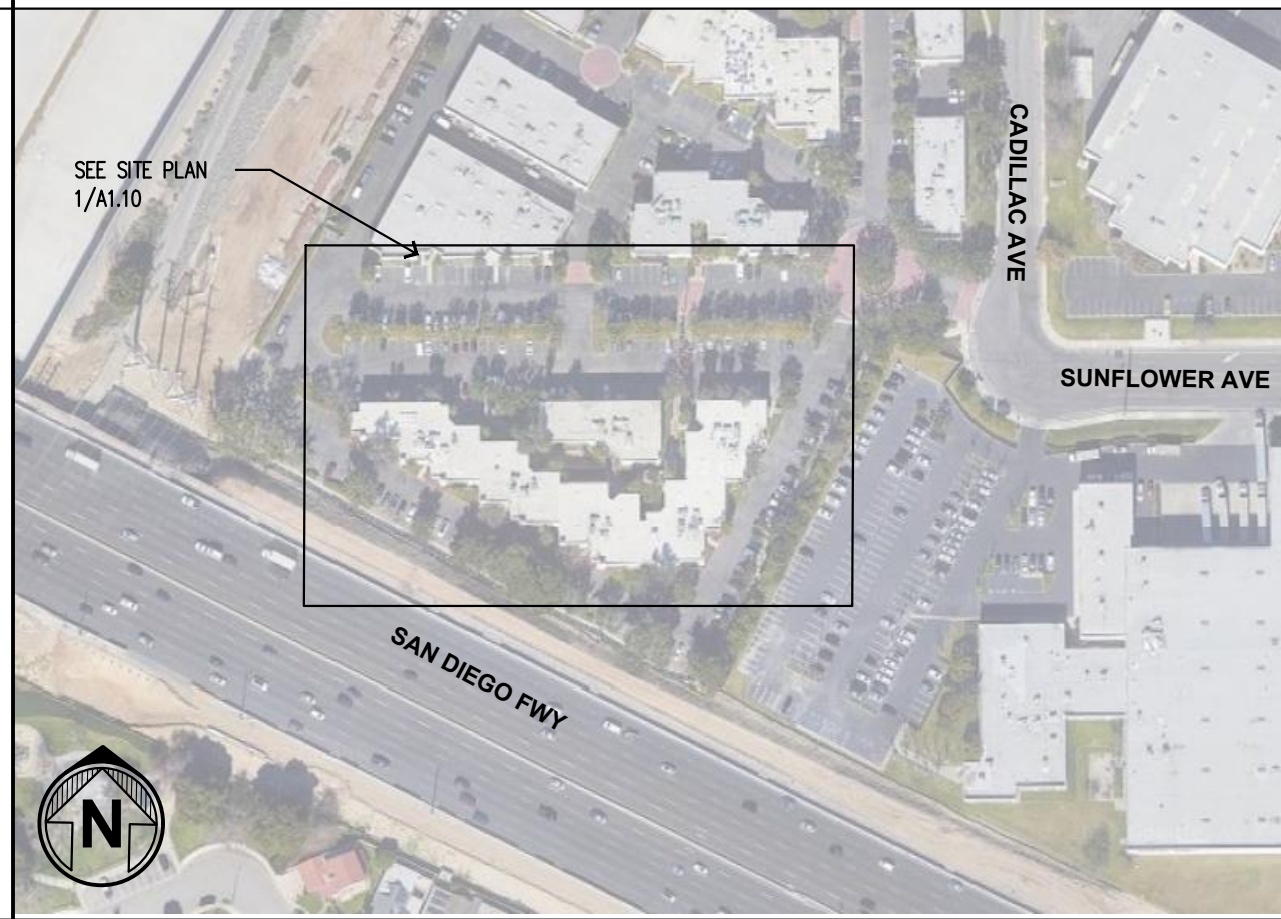
EXISTING FENCING SURROUNDING PROPERTY



UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES



VICINITY MAP



KEY NOTES

- EXISTING BUILDING TO REMAIN.
- AREA OF WORK. SEE SHEET A2.10 FOR FLOOR PLAN.
- MAIN ENTRY TO PROJECT.
- DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
- EXISTING TRUNCATED DOMES TO REMAIN.
- EXISTING PUBLIC RIGHT OF WAY.
- EXISTING ADA COMPLIANT PARKING.
- EXISTING PROPERTY LINE.
- EXISTING TRASH ENCLOSURE.
- UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES.
- EXISTING FENCING- CHAINLINK, 5 FEET TALL.

GENERAL SITE PLAN NOTE: NO EXTERIOR ALTERATIONS ARE PROPOSED TO THE EXISTING SITE. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING HAVE BEEN EVALUATED AND APPEAR TO BE WITHIN COMPLIANCE.



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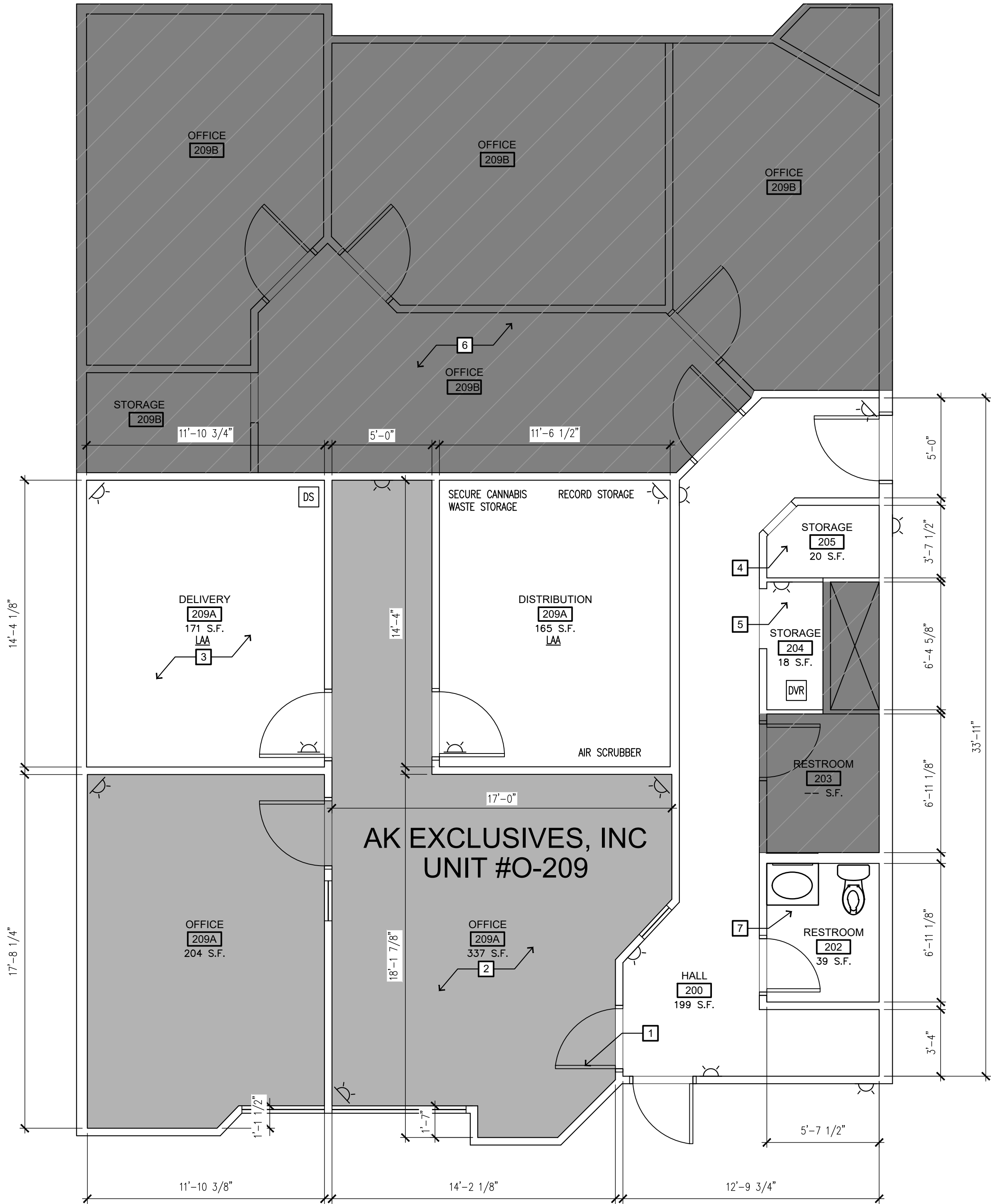
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DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A1.10
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

SITE PLAN

A1.10



FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND	KEY NOTES
<div><div></div>NOT IN CONTRACT</div> <div><div></div>COMMON AREA</div> <div><div>DS</div>DROP SAFE</div> <div><div></div>SECURITY CAMERA (15 TOTAL)</div> <div><div>DVR</div>DVR STORAGE</div> <div><div>LAA</div>LIMITED ACCESS AREA</div>	<div><div>1</div>MAIN ENTRANCE DOOR EXCLUSIVE CONTROL.</div> <div><div>2</div>LOADING & UNLOADING SHIPMENTS UNLOADING FOR DELIVERIES.</div> <div><div>3</div>SECURE PRODUCT STORAGE FOR DELIVERY.</div> <div><div>4</div>NON-CANNABIS STORAGE.</div> <div><div>5</div>VIDEO SURVEILLANCE STORAGE AREA.</div> <div><div>6</div>CURRENTLY BEING USED BY LANDLORD FOR STORAGE PURPOSES.</div> <div><div>7</div>AK EXCLUSIVES, INC. RESTROOM</div>

REVISIONS		
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ISSUE DATES		
DESIGN APPROVAL:		
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BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	AS NOTED
PLOT DATE:	2022-04-15
CAD FILE:	22-022_A2.10
JOB NUMBER:	22-022
CHECKED:	
DRAWN:	
STATUS:	CD SET

FLOOR PLAN
A2.10



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