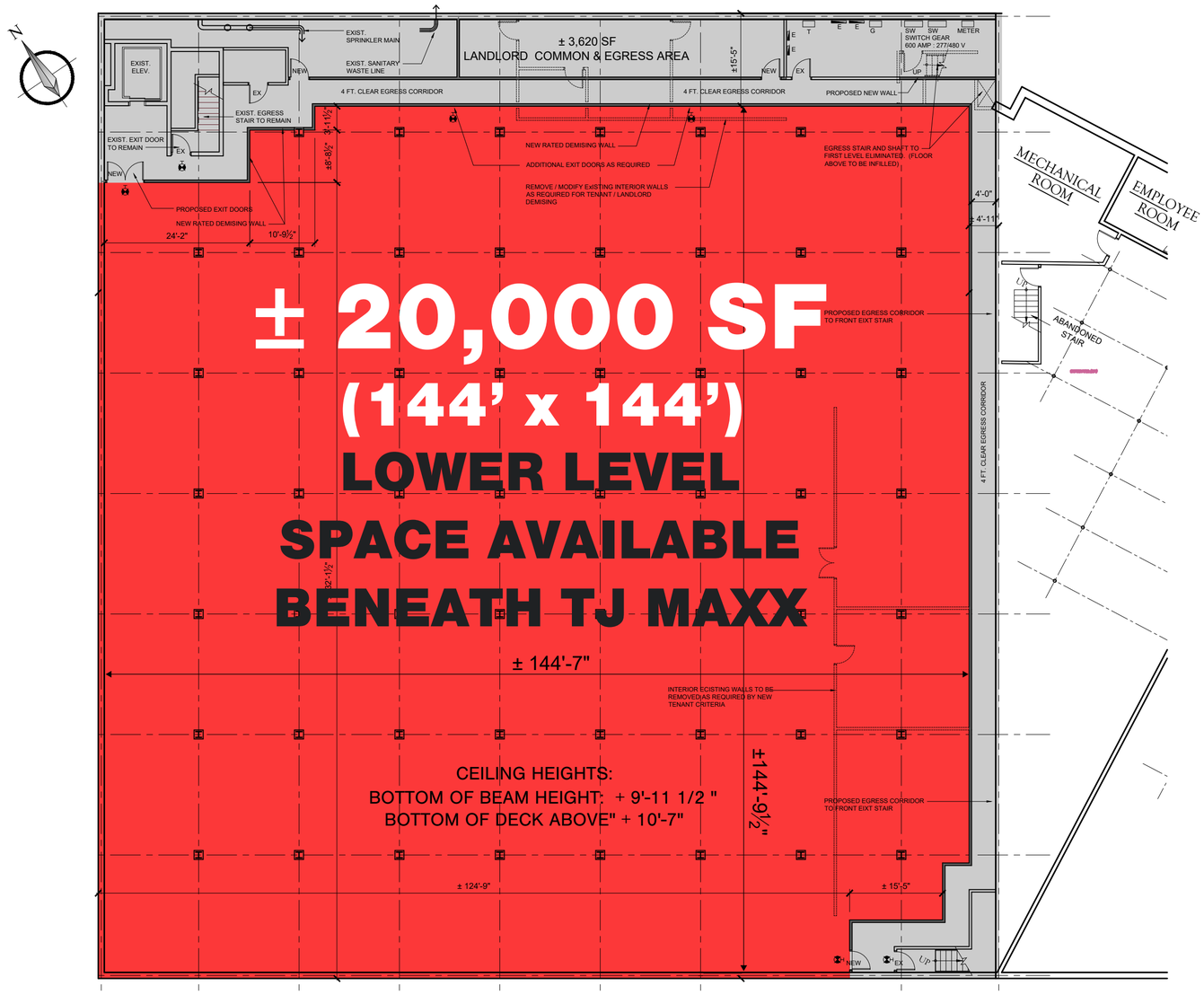
± 20,000 SF
(144' x 144')
LOWER LEVEL
SPACE AVAILABLE
BENEATH TJ MAXX
± 3,620 SF
LANDLORD COMMON & EGRESS AREA
EXIST. ELEV.
EXIST. SPRINKLER MAIN
EXIST. SANITARY WASTE LINE
EXIST. EGRESS STAIR TO REMAIN
EXIST. EXIT DOOR TO REMAIN
4 FT. CLEAR EGRESS CORRIDOR
PROPOSED NEW WALL
SW SWITCH GEAR 600 AMP : 277/480 V
METER
NEW RATED DEMISING WALL
ADDITIONAL EXIT DOORS AS REQUIRED
REMOVE / MODIFY EXISTING INTERIOR WALLS AS REQUIRED FOR TENANT / LANDLORD DEMISING
EGRESS STAIR AND SHAFT TO FIRST LEVEL ELIMINATED. (FLOOR ABOVE TO BE INFILLED)
PROPOSED EXIT DOORS
24'-2"
10'-9½"
±15'-5"
±8'-8½"
8'-11½"
4'-0"
± 4'-11"
MECHANICAL ROOM
EMPLOYEE ROOM
ABANDONED STAIR
PROPOSED EGRESS CORRIDOR TO FRONT EIXT STAIR
4 FT. CLEAR EGRESS CORRIDOR
± 144'-7"
INTERIOR ECISTING WALLS TO BE REMOVED AS REQUIRED BY NEW TENANT CRITERIA
CEILING HEIGHTS:
BOTTOM OF BEAM HEIGHT: + 9'-11 1/2 "
BOTTOM OF DECK ABOVE" + 10'-7"
±144'-9½"
± 124'-9"
± 15'-5"