

SPRMU220151

Applicant Response to Permit Addendum Review Comments

9/15/2023

The lease space requirements for the future tenants are all shown in the subject amended drawings. After much time spent doing site walks and negotiating the delivery condition of the space with the various tenants, all of the space requirements are reflected in the drawings submitted. Because the General Contractor (Deneuve) is only on site for another couple of months finishing up the apartments, and due to the minor nature of the added work, we wanted to be able to leverage the manpower/subcontractors currently on site to be able to complete the additional minor changes as quickly as possible in order to deliver the spaces to the tenants with all of the items promised. Below is a narrative of the nature of the changes/lease space requirements for each tenant space. Please let me know if you have any additional questions.

A101:

The tenant is leasing the space as existing, with some modifications. Future tenant a golf simulator studio, which will offer instruction and coaching and ancillary F&B sales. The primary modifications were related to the electrical rough ins for the "trackman" (golf sim.) technology to work, and some plumbing adjustments to make the existing kitchenette area more functional for them. They still have one unisex restroom for their exclusive use, which will just be receiving cosmetic updates, as the finishes are from the late 1990s.

A105:

The tenant is fitness studio, whose primary requests were two additional rooms, one for private class instruction and a storage room, neither of which affect egress, etc. They also wanted a garage door at the entry area. All other modifications are minor and related to finishes.

A102a:

The tenant is a bike shop, whose primary requests were limited to some added walls (to help conceal the "shop" area of the retail store) and relocating the access to the locker room/restroom area. All other modifications were very minor and related to added outlets.

A102b:

The operator of this space (which will be a sublease of the 101a space) has not yet been determined, but it is intended to be an ancillary café that is a part of the bike shop. Here we are simply "futureproofing" the space to contain enough power, and water supply/floor drain for the future café tenant to obtain health dept. approvals, etc. We also added an elec. panel so that the space is effectively "sub-metered" from the 102a space.