



SPRAD210636

Applicant Response to Permit Addendum Review Comments
10/3/2023

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. 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 the tenant. 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.

A102:

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 mostly related to added outlets. The additional area plan north of the bike shop (approx. 970 SF) will be a future expansion of the bike shop and will contain additional retail and ancillary Food/Beverage offerings to the bike shop. Therefore, this permit addendum aims to plan for that by including additional power, water supply to various area, floor drains, and a floor sink for the future café operator to obtain health dept. approvals, etc. We also added an elec. panel so that the smaller space can be "sub-metered" from the larger A102 space. The operator of the adjacent area in A102 has not yet been selected, but a tenant finish permit will be applied for in the future to address this space, as required.