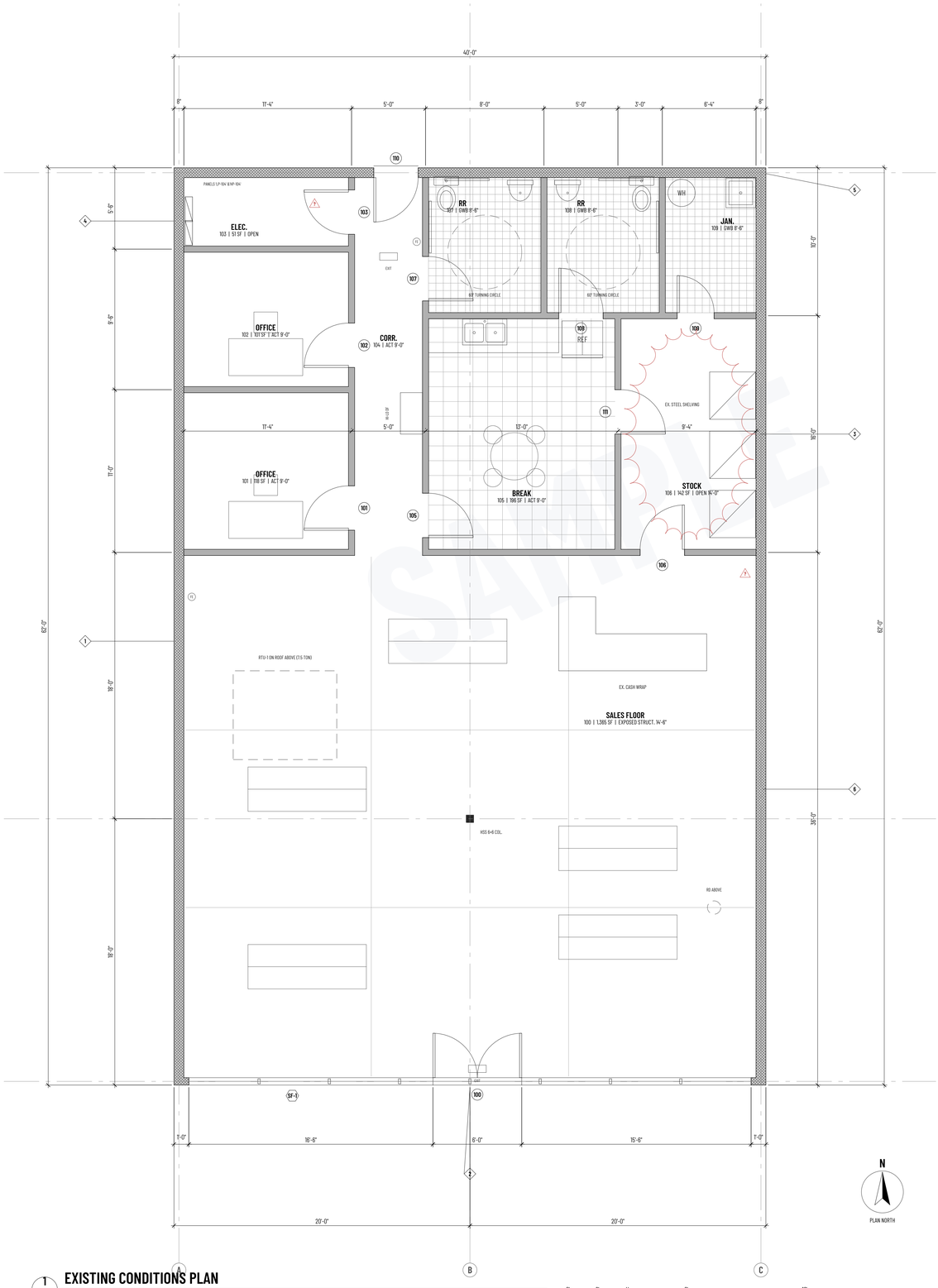
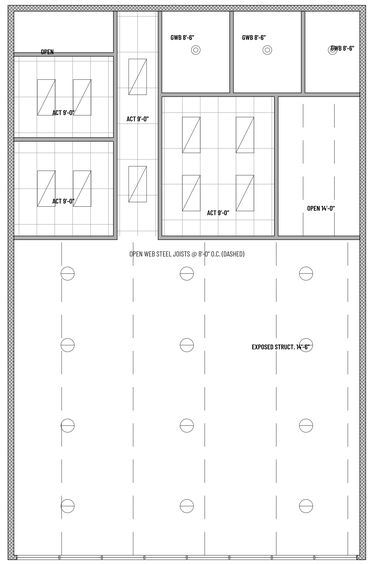


EXISTING CONDITIONS PLAN

1 / EX-101 — SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16' FEET



REFLECTED CEILING PLAN

2 / EX-101 — SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE (AS FOUND)

NO.	ROOM	AREA	FLOOR	WALLS	CEILING
100	SALES FLOOR	1,365 SF	SEALED CONC.	PAINTED CMU/GWB	EXPOSED, 14'-6"
101	OFFICE	118 SF	CARPET TILE	PAINTED GWB	2×4 ACT, 9'-0"
102	OFFICE	101 SF	CARPET TILE	PAINTED GWB	2×4 ACT, 9'-0"
103	ELEC.	51 SF	SEALED CONC.	PAINTED CMU	OPEN
104	CORRIDOR	115 SF	VCT	PAINTED GWB	2×4 ACT, 9'-0"
105	BREAK	196 SF	VCT 12×12	PAINTED GWB	2×4 ACT, 9'-0"
106	STOCK	142 SF	SEALED CONC.	PAINTED CMU	OPEN, 14'-0" (EST.)
107	RESTROOM	69 SF	CERAMIC TILE	FRP WAINSCOT	GWB, 8'-6"
108	RESTROOM	69 SF	CERAMIC TILE	FRP WAINSCOT	GWB, 8'-6"
109	JANITOR	56 SF	SEALED CONC.	FRP	GWB, 8'-6"

DOOR SCHEDULE (EXISTING)

NO.	SIZE	TYPE / MATERIAL	CONDITION / NOTES
100	PR 5'-0" × 7'-0"	ALUM. STOREFRONT, CL. GLASS	WORN BOTTOM RAIL; CLOSER LEAKS OIL
101–103	3'-0" × 7'-0"	SOLID CORE WD / HM FRAME	LEVER HANDLES. 103 HAS NO CLOSER
105–107	3'-0" × 7'-0"	SOLID CORE WD / HM FRAME	107 HAS NO LEVER SIGNAGE
108, 109	3'-0" / 2'-6" × 7'-0"	SOLID CORE WD / HM FRAME	108 OPENS FROM BREAK RM. 109 = 30" CLR.
110	3'-0" × 7'-0"	INSUL. HM, PANIC BAR	REAR EXIT. LOCKED AT SURVEY (OPENED BY MGR)
111	3'-0" × 7'-0"	HM, KICK PLATE	STOCK ROOM. KEYED

KEYNOTES

1. 8" CMU demising wall, full height to deck. Neighbor tenant beyond.
2. Storefront: 1-3/4" × 4-1/2" aluminium framing, 10 bays. One cracked lite at bay 7.
3. Stock room only partly accessed (pallets stacked). Back wall located from the roof plan.
4. Panel locations taken from photos. Confirm clearances before any electrical work.
5. Rear wall: 8" CMU with a 3'-0" exit door to the service drive.
6. Roof drain leader runs inside the east wall. Not opened.

LEGEND

- EXISTING 8" CMU
- EXISTING METAL STUD + GWB PARTITION
- NOT FULLY VERIFIED – SEE SURVEY NOTE 3
- OVERHEAD / ABOVE

CEILING TAGS: TYPE + HEIGHT A.F.F.

WHAT THE CLIENT SENT

Two pages of field notes from a laser meter walk-through, 31 site photos and the landlord's lease exhibit (a small-scale PDF). We drew the suite to the field numbers, used the photos for doors, fixtures and ceilings, and flagged the two spots the notes did not cover.

SAMPLE

DWGDesk
CAD DRAFTING · NEW HAVEN, CT
dwgdesk.com

SAMPLE – NOT FOR CONSTRUCTION
DRAFTING ONLY. NO PROFESSIONAL SEAL OR STAMP.

PROJECT
TENANT SUITE 104 – AS-BUILT
RETAIL + OFFICE, 2,480 SF GROSS
STRIP CENTER UNIT (FICTITIOUS)
PRACTICE PROJECT – NO REAL SITE

SURVEY NOTES

1. Drawn from field notes, a laser-measured sketch and site photos taken 11/12/2026 (practice data).
2. Dimensions are to face of finish, ±1/2". Wall thicknesses were measured at door openings.
3. Items marked with a red ? flag were not reachable and are shown as best estimate.
4. Concealed conditions (structure above ACT, in-wall piping) are not shown.
5. This is a record of what exists. It is not a design and not for construction.

REVISIONS

NO.	DATE	DESCRIPTION
0	11/20/26	AS-BUILT ISSUED AS SAMPLE

SHEET INDEX

EX-101 EXISTING CONDITIONS PLAN & RCP

JOB NO.	DATE
DD-S03	11/20/2026
DRAWN	CHECKED
DWG DESK	A.Z.
SCALE	SHEET SIZE
AS NOTED	ARCH D 36" × 24"

DRAWING TITLE
EXISTING CONDITIONS PLAN & RCP

SHEET NUMBER
EX-101