

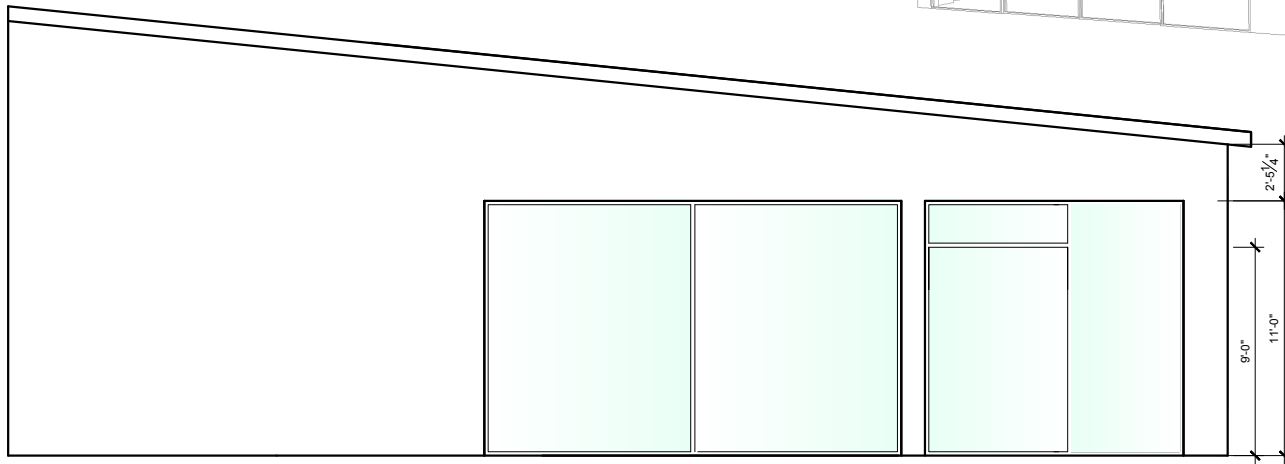
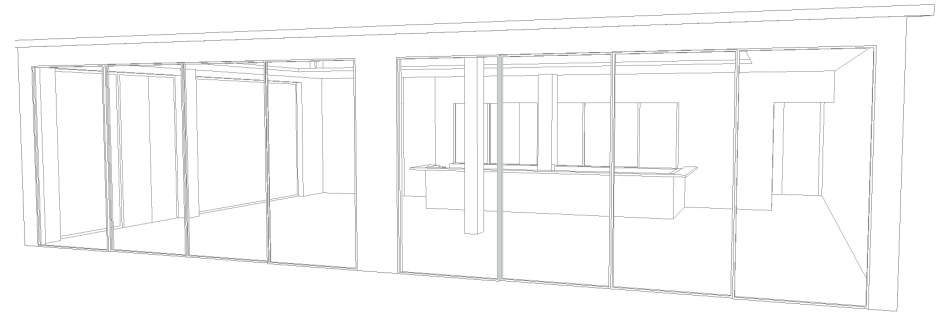
kitchen  
PLAYGROUND-WHITE BOX LTO

### **Kitchen LTO Designer Information:**

Kitchen LTO is a transformable tenant shell space. The shell space has been intentionally designed to remain simple and unadorned for the purposes of receiving new décor and finishes by the selected interior designer(s). The space operates like a performing arts stage set. A fully functioning kitchen/bar area is already provided. Also, tables and chairs, a stained/sealed concrete floor and some recessed down lighting at the perimeter of the dining room space will be provided. The designer has complete flexibility with the finish of the spaces walls, floor, ceiling, additional lighting and interior decor. In addition, painting of the dining room furniture is also a possibility. Please note, this is a commercial space and any fabrics used on walls and ceilings will need to be sprayed with a fire retardant to meet building code.

#### **The suggested “transformable elements” available to the designer are as follows:**

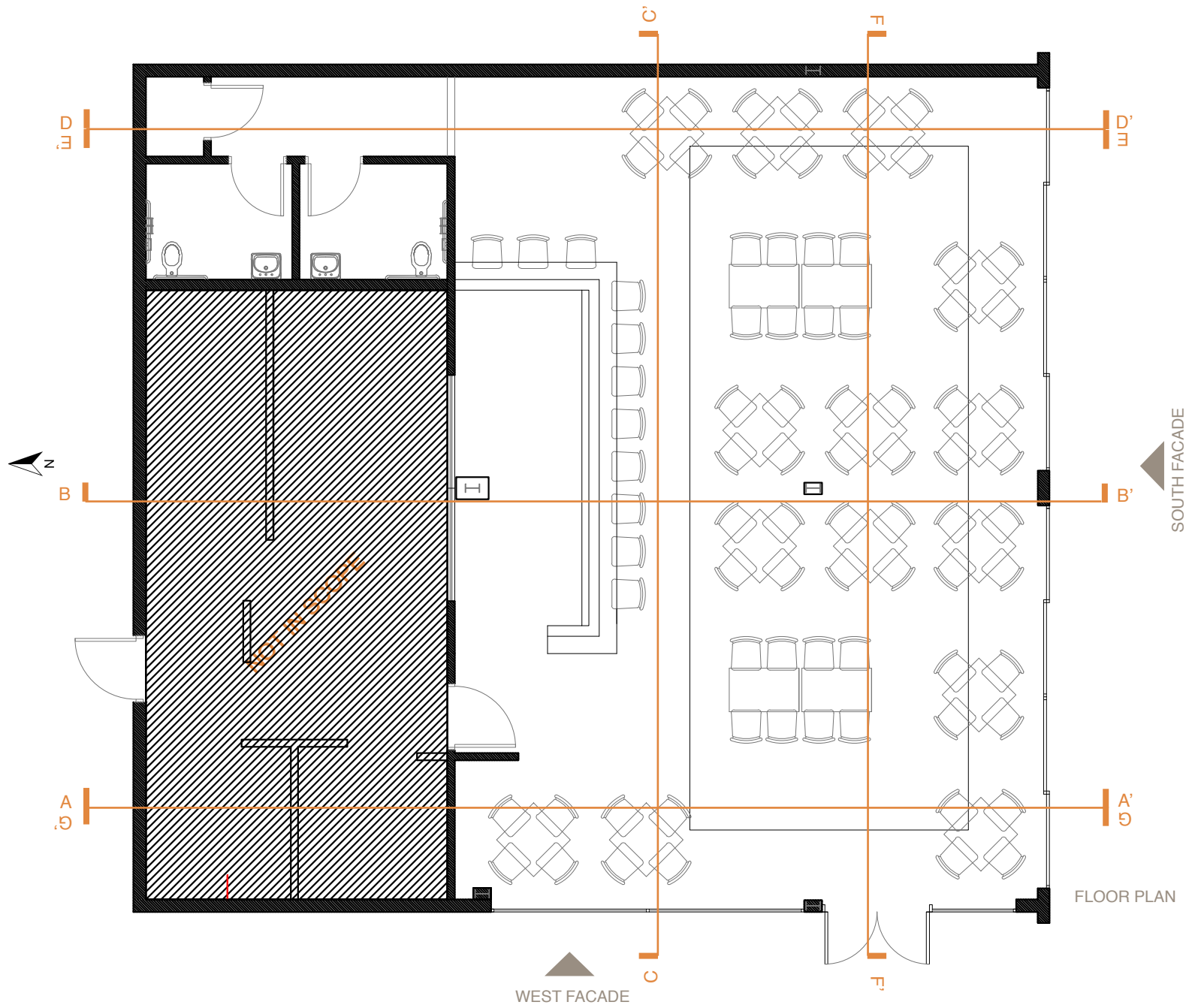
- **Featured Open Ceiling:** The featured open space above the dining room supports the ability to suspend lightweight design elements within the space, as well as the integration of additional lighting. Above this open ceiling space is a 4x4 steel grid that can be used to attach “lightweight finish materials/décor” to. The designer’s selected materials will need to avoid conflicts with the existing shell space fire sprinkler systems. This can be coordinated prior to construction.
- **Custom Interior Wall Panels:** These 4x8 high panels can be attached to walls and wrapped with finish materials or painted. Backlighting is a possibility. These panels can be directly wall mounted.
- **Center Steel Column/Room Centerpiece:** This is located near the middle of the dining space and can be utilized as a design feature to support décor.
- **Track Lighting:** This lighting can be moved as needed within the open ceiling space and attached to the supporting suspension grid. Special pendant lighting can potentially be integrated into this design element.
- **Furniture:** tables, chairs for the inside dining and stools for the bar will be provided.
- **Table Décor:** This can include purchased or created décor for the tables. It can include table cloths, Place mats, candles or other artistic elements.
- **Floor:** Existing concrete floor. Surface or area rugs can also be utilized.
- **Walls:** Existing walls can be painted, or finished with new materials as long as they are not adhered or glued to the wall surfaces causing significant future removal problems or damage for the next interior design changeover. Featured Open Ceiling. ( orange color in the fallow drawings)
- **Artwork:** The use of loaned artwork (for sale) by local artists may be utilized. Digital artwork is also encouraged.
- **Interior Privacy Screens/Curtains:** The use of freestanding screens or suspended curtains in the dining space is allowed. These can be used to divide the dining space or control daylight at the windows.

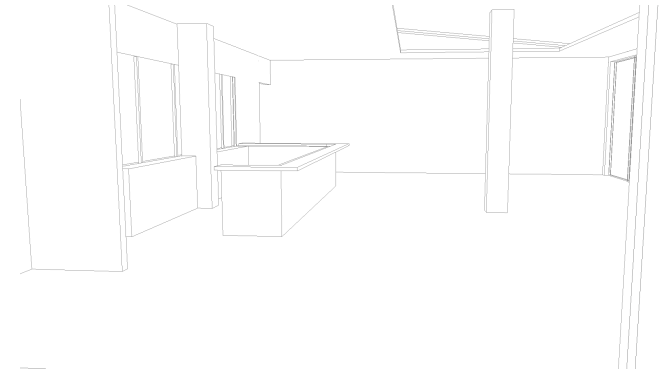
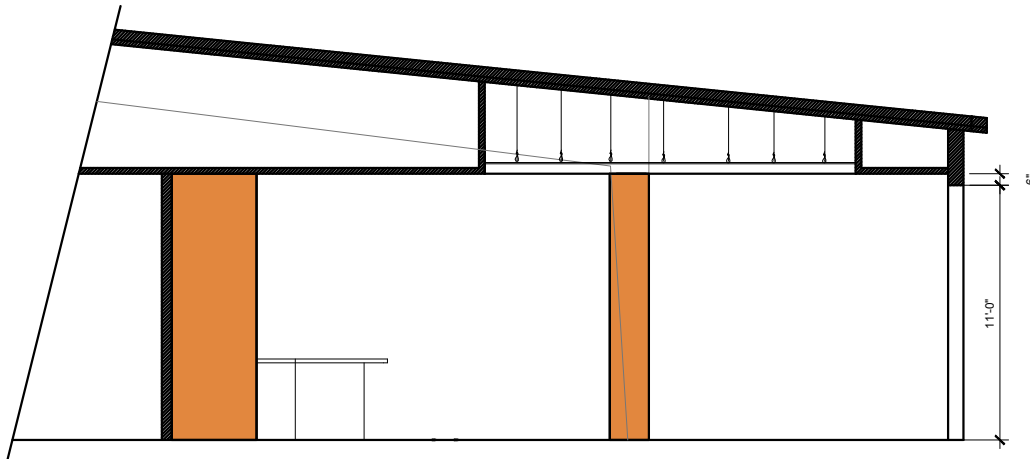


WEST FACADE

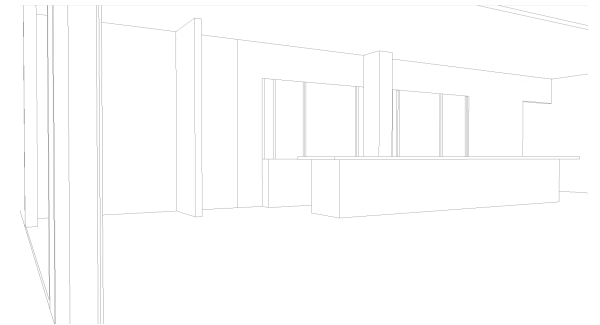
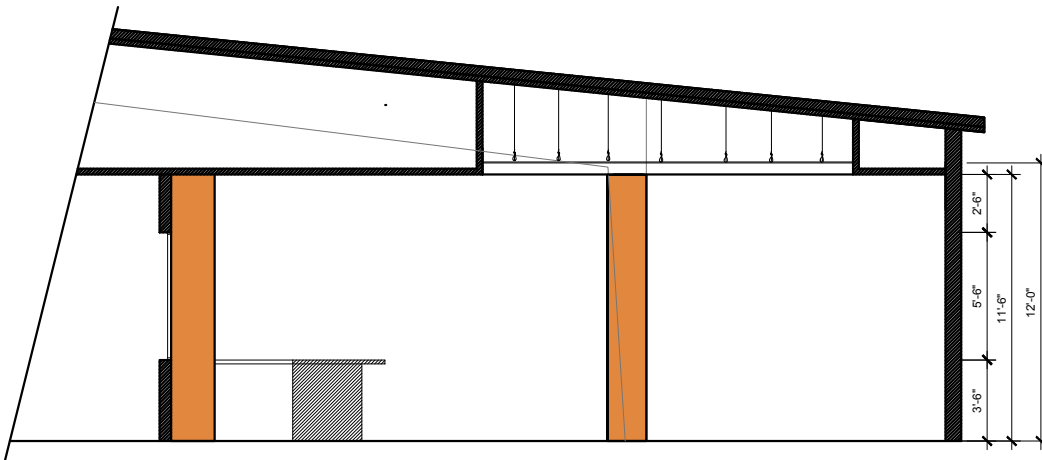


SOUTH FACADE

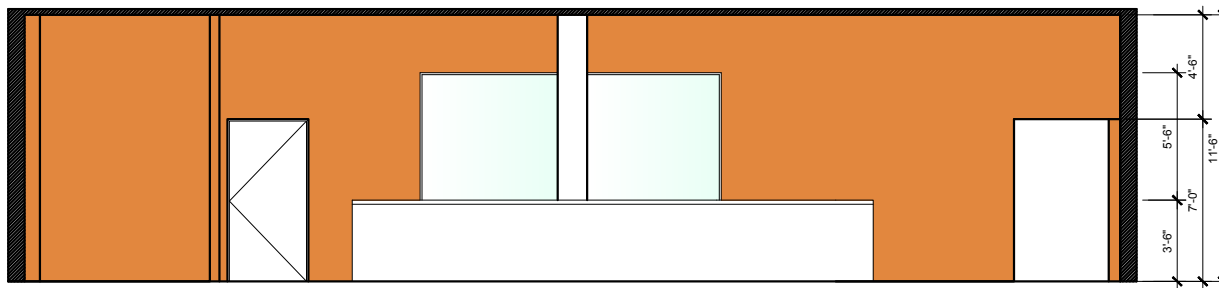




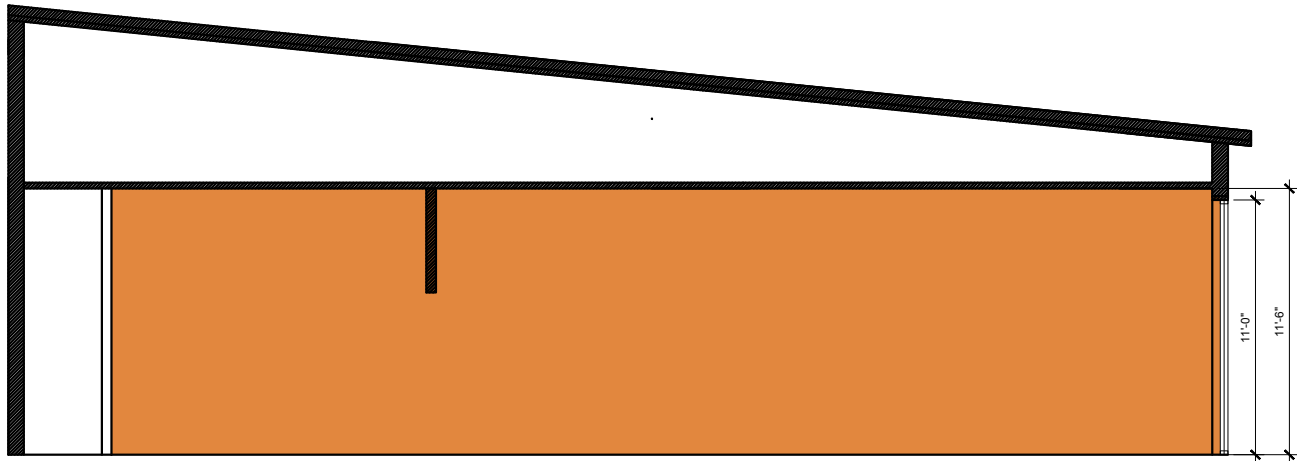
**section AA'**  
room centerpiece, bar.



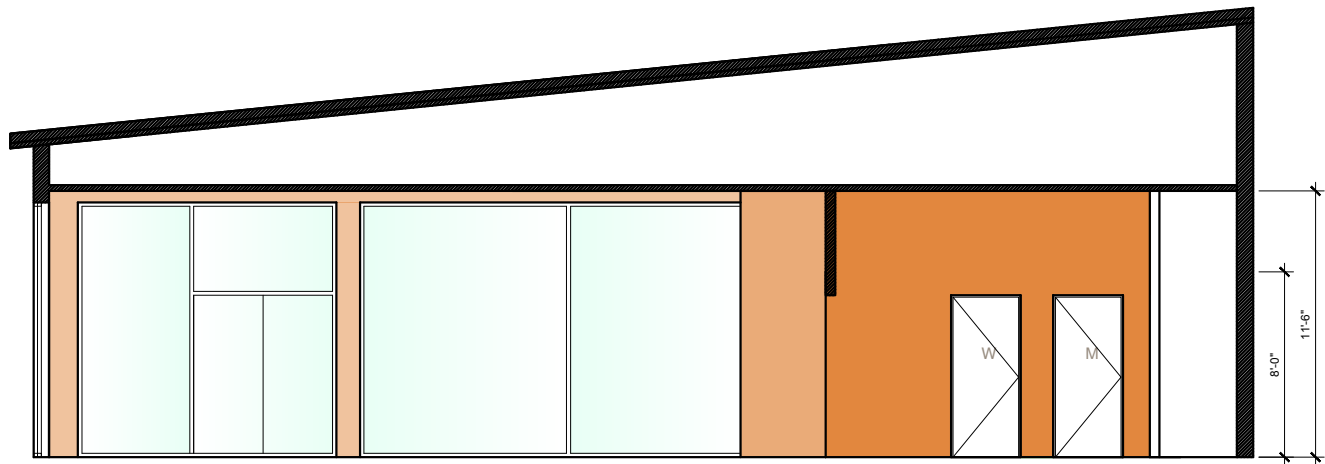
**section BB'**  
kitchen-window, room centerpiece, bar



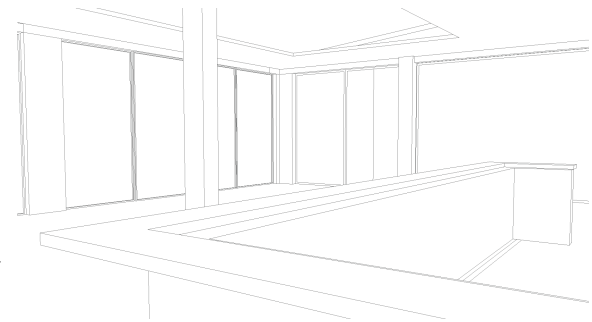
**section CC'**  
kitchen door, bar, bar column,  
existing wall, kitchen windows

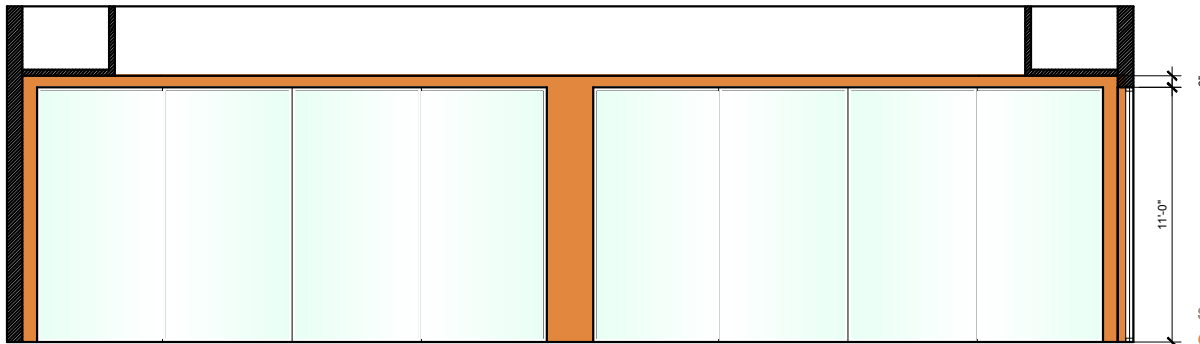


section DD'

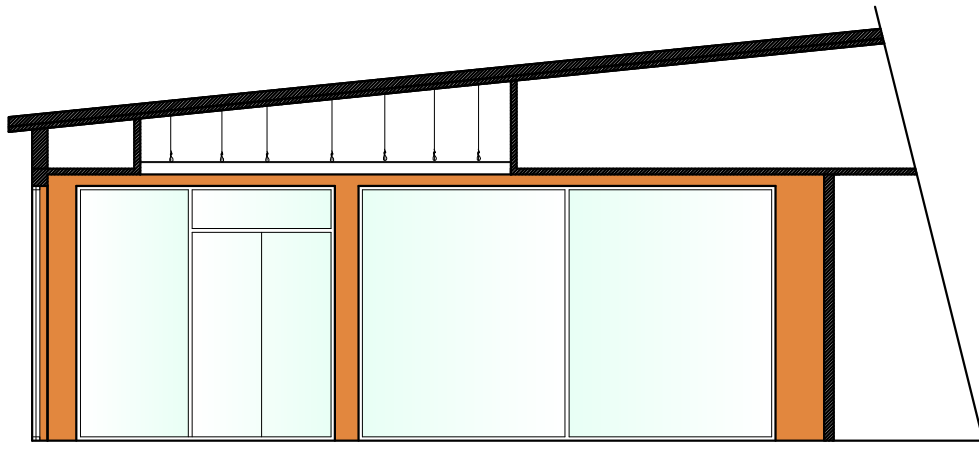
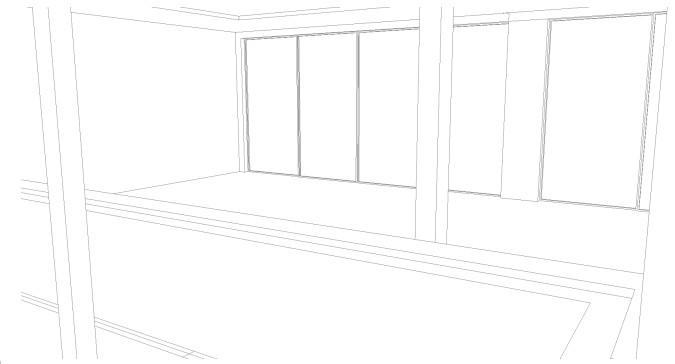


section EE'

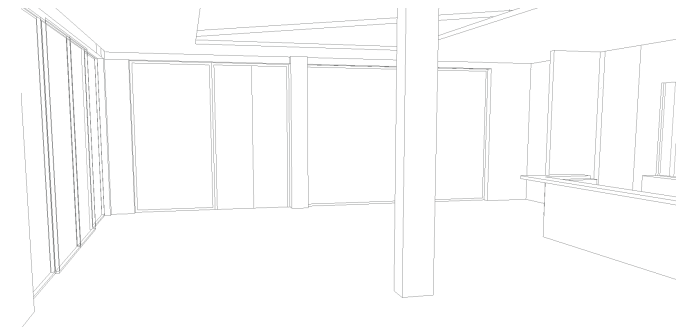


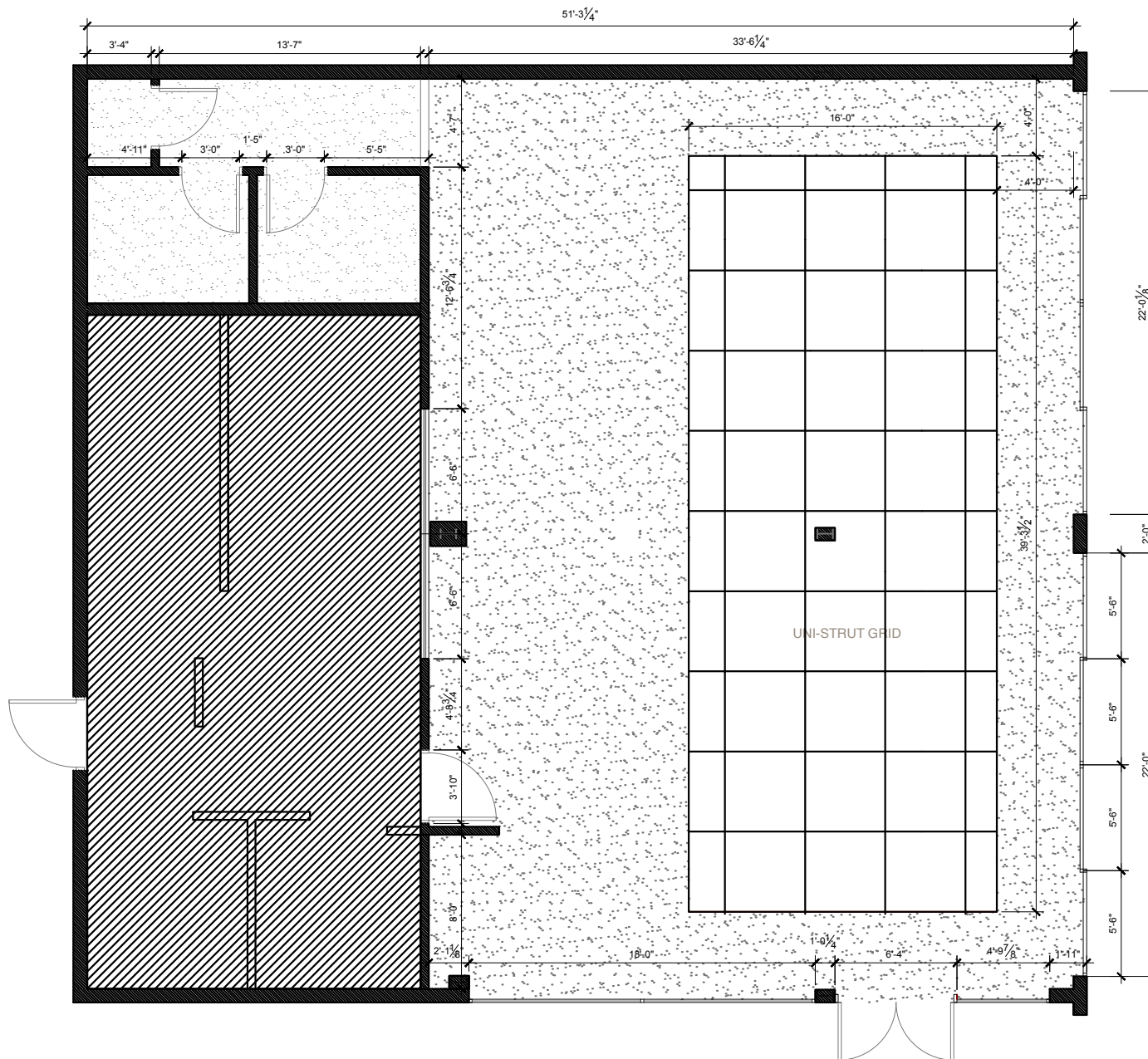


section FF'  
existing wall, sliding glass doors



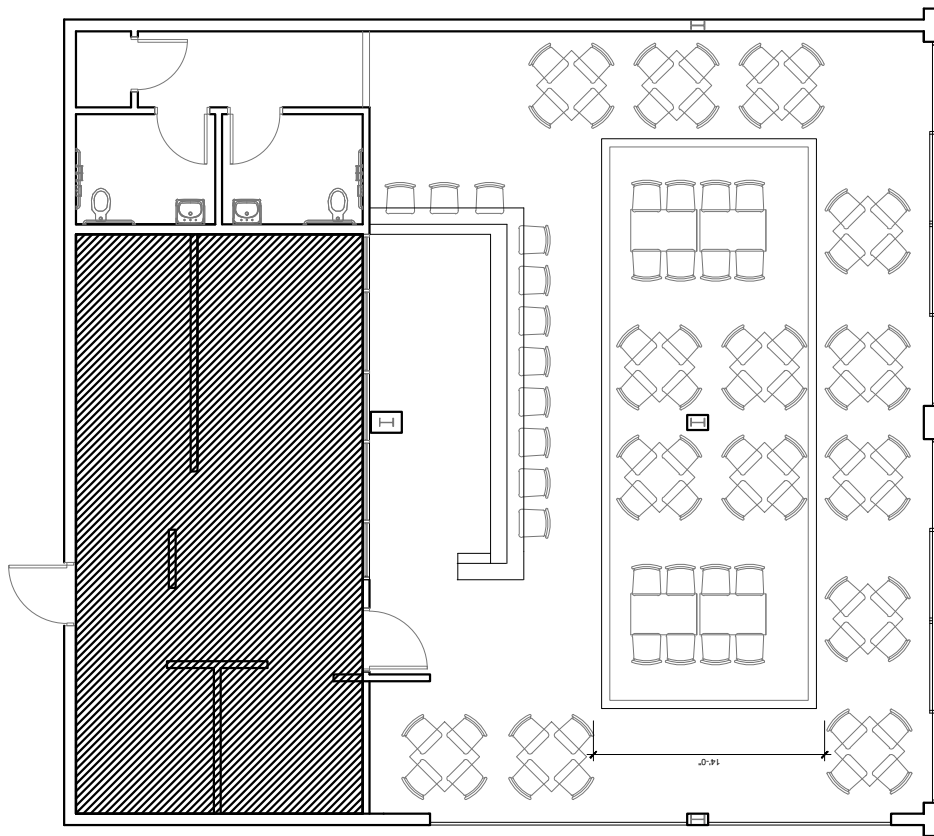
section GG'  
existing wall, windows, glass main double door.





REFLECTED CEILING PLAN





## DINING TERRACE

