



Tishman Construction Corporation of California
Consultant for CIM Group, Inc. as Lender

Confidential Consultant Report to CIM Group, Inc.

Date: July 12, 2005

Project: Anaheim Lot D(Harbor Lofts)

Subject: Tishman Review Comments on KTG's Design Document

Plans labeled P/C Resubmittal dated 6/22/05

Project Manual dated 6/21/05

We have noted that this set of document shows significant improvements from the previous set, particularly affecting the floor plans and elevations. Our following comments supercede our previous preliminary comments dated 6/23/05 :

1. Please consider using darker shading on Key Plan; the current shading is barely noticeable.
2. The Live/Work Unit is 2 bedroom and 2-1/2 bathrooms, but sheets CC-1.0 and 3.0 still show 1 bedroom and 2 bathrooms.
3. Please consider moving toilet in Master Bathroom to the right in Unit 'A' on sheet A-7.2, so it is centered as dimensioned. Also, please consider that the door to the toilet room be labeled 'U104' which is 2'-10" wide, rather than 'U105' which is 3' wide. Unless ADA requires otherwise, we suggest your consideration that all bathroom doors be 2'-10" wide, that way they will match all the walk-in closet doors, which are also 'U104'.

Regarding a smitty or pitch pan shown in all closets containing the washer/dryer and water heater, please confirm the notes consistently read "smitty pan w/ drain" on all enlarged floor plans (see sheets A-7.1, 7.2 at Partial Floor Plan- Alternate Unit 'A', and 7.5, at Unit 'C3' for revisions).

4. Enlarged Unit Plan 'C1' has been relocated from sheet A-7.4 to sheet A-7.16. Please consider moving the closet door to room C1110 down toward the washer/dryer unit a minimum 6 inches; that way you can add a return shelf on the opposite side of the closet for additional storage.
5. Likewise, in Unit 'C2' on sheet A-7.4, there is sufficient space to add 2 return shelves on either or both sides of the closet door to room C2108 for storage purposes.
6. The rendering on the Cover Sheet shows what looks like address '111' as signage in the front corner of the building. The numerals could be made more attractive with consistent spacing.
7. On sheet AC-1.0, there is no legend or note for the hatched area. Sheet A-1.1.0 shows "Hatched area indicates 8'-2" minimum clearance height"; please add note to AC-1.0. Also, did a security consultant help prepare sheet AC-1.0?
8. Please take another look at sheet SP-1.1. Previously, there were 2 sets of double doors to the Trash Bin Storage area. The current set shows 1 set of double doors. Please consider changing back to 2 sets due to a concern that a single set of doors may not allow access to all 4 storage bins. Also on sheet SP-1.1, move notes "telephone main" and "gas meter" into applicable room for clarity purposes.



9. Sheet A-1.2.0, Zone 6, shows a Gym on the first level below, but sheet A-1.1.0 shows no such gym. Sheet A-1.1.0 also shows the Elevator Machine Room projecting into the driveway and walk aisle. The enlarged plan, shown in detail 8/sheet A-7.11, indicates it may be possible to recess a portion of the elevator machine room into the adjacent Electrical Room, so that the machine room does not project quite so much into the drive aisle and walkway.
10. We have noted the 2 trash chutes at Building Cores #2 and 3, upper floors, are separated by a wall, but that the 2 trash chutes at Building Core #1, upper floors, have no such dividing wall. However, there may be a reason for this, as the trash chutes at Building Cores #2 and 3 do not service all floors as the chutes do in Building Core #1.
11. Sheets A-1.1.2 and 1.1.5 still show ED instead of AD for area drains. Please confirm that there are sufficient area drains for the garage.
12. We suggest adding the word "typical" after note "Slope decorative conc. 1% max. up to 1/4" below ea. door" on sheet A-2.1.1.
13. Please take a look at the outlined shape in the upper left hand corner near legend 'W27' on sheet A-1.2.1. Then look at this same location on sheet A-2.1.1, where the note reads "Typical Podium Waterproofing..." Why are we building and waterproofing this small isolated area that does not appear on the elevation (detail 6/sheet A-5.12)?
14. On sheet A-3.1.1, why does the walkway extend to those units with no entry door (see middle of sheet)? Is it graphically clear that the walkway is 6'-8" wide at entries and centered on the recessed entry wall (1' on each side)?
15. We would like to note a concern that neither the podium or landscape plans, or specifications adequately describe the concrete finish, paving design or color of the concrete decorative paving on podium level.
16. Sheet A-5.6, Elevation 8, A-5.9, Elevation 9, and A-5.12, Elevation 6 still show the "Overhead Coiling Grille" with what appears to be a brick finish. Elevation 8, sheet A-5.6 also is missing a grade line to the right of the overhead coiling grille opening. Sheet A-5.14, Elevation 6 still shows the Newspaper and Magazine vending area finished with 3 different materials- plaster, ornamental grille and overhead coiling door.
17. Although there is no survey attached to the set of CDs, the Precise Grading Plan shows finish pad elevations. Elevation 6 on sheet A-5.7 shows the grade line rising from along Harbor Blvd. (where the Live/Work units are accessed by stairs) to the corner retail unit at Center Street Promenade, where the entry doors are at grade level. We would suggest a confirmation that the architectural drawings are coordinated with the civil drawings, so that changes in grade are properly reflected in the architectural set.
18. On sheet A-6.9, section 8, extend arrow to slab on grade.
19. The signage drawings (EG-01 thru 08) are not a part of 100% CD set.



20. We have a question as of why the acoustical details (outlet box and partition penetration details) by VSA on sheet E0.5 were omitted from the 100% set?

21. It appears that the specification need further expansion. Eg. We do not see the section for sheet metal work (such as smitty pans) in the specifications.

22. The electrical drawings show only one telephone outlet for each typical unit, and none on the second floor of the Live/Work unit. Omit "2nd Floor" from the title block of the typical unit floor plans (sheets E2.1 thru E2.5) because these typical layouts appear on floors 1-4.

23. We would suggest that the Architect to verify TV outlet locations, as several appear to be in poor locations.

The above review comments are general constructability notes and do not represent a formal design peer review performed by a licensed design professional.