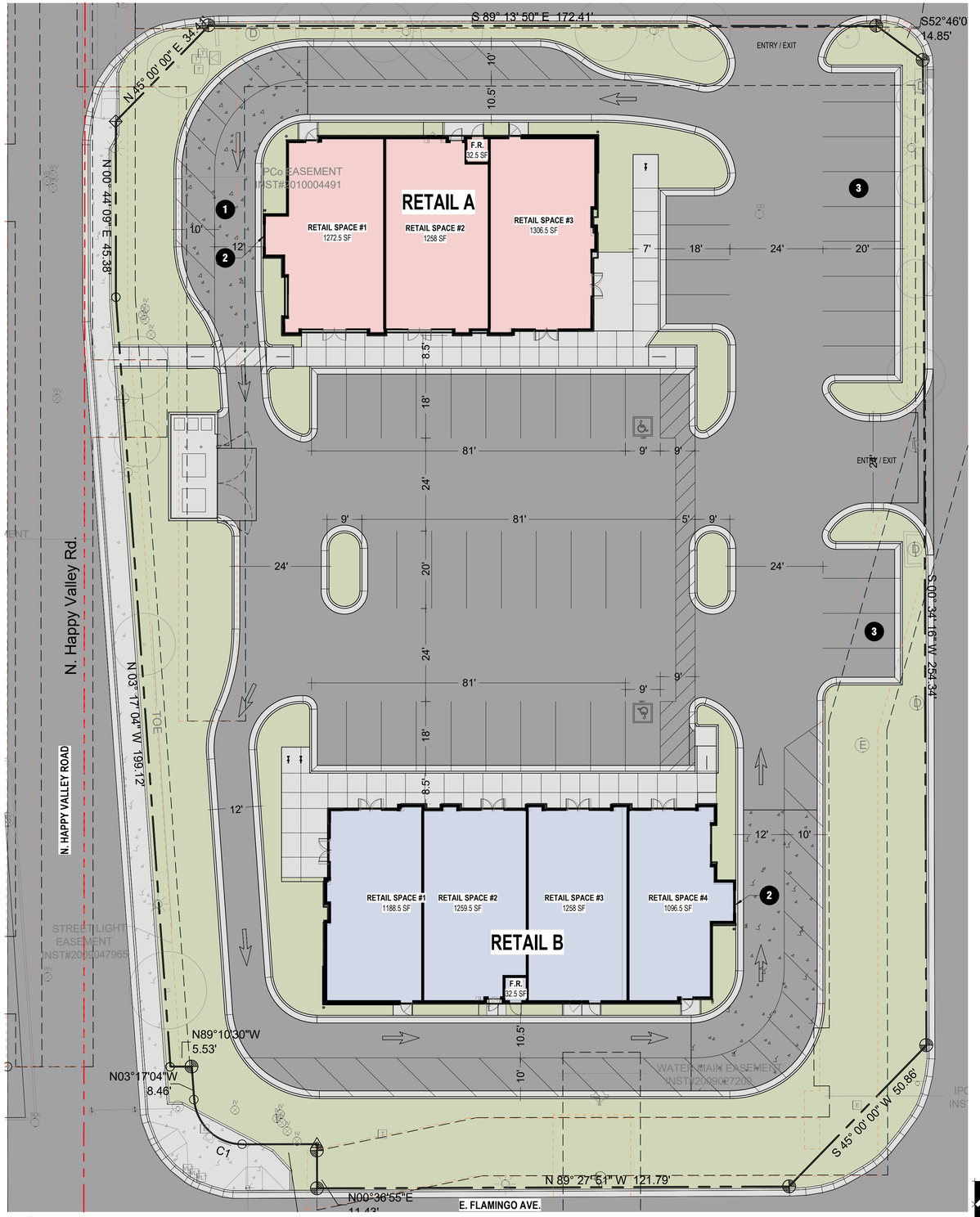


VICINITY MAP

SUGAR DISTRICT — 10K RETAIL



1 RETAIL PADS A & B - CONCEPTUAL SITE PLAN
1/16" = 1'-0"

GROSS BUILDING AREA	
NAME	AREA
RETAIL A	4,093.10 SF
RETAIL B	5,110.47 SF

ROOM AREA SCHEDULE	
NAME	AREA
RETAIL A	
F.R.	32.62 SF
RETAIL SPACE #1	1,272.45 SF
RETAIL SPACE #2	1,258.08 SF
RETAIL SPACE #3	1,306.59 SF
	3,869.74 SF
RETAIL B	
F.R.	32.39 SF
RETAIL SPACE #1	1,188.67 SF
RETAIL SPACE #2	1,259.46 SF
RETAIL SPACE #3	1,258.14 SF
RETAIL SPACE #4	1,096.35 SF
	4,835.01 SF
GRAND TOTAL	8,704.75 SF

SITE LEGEND

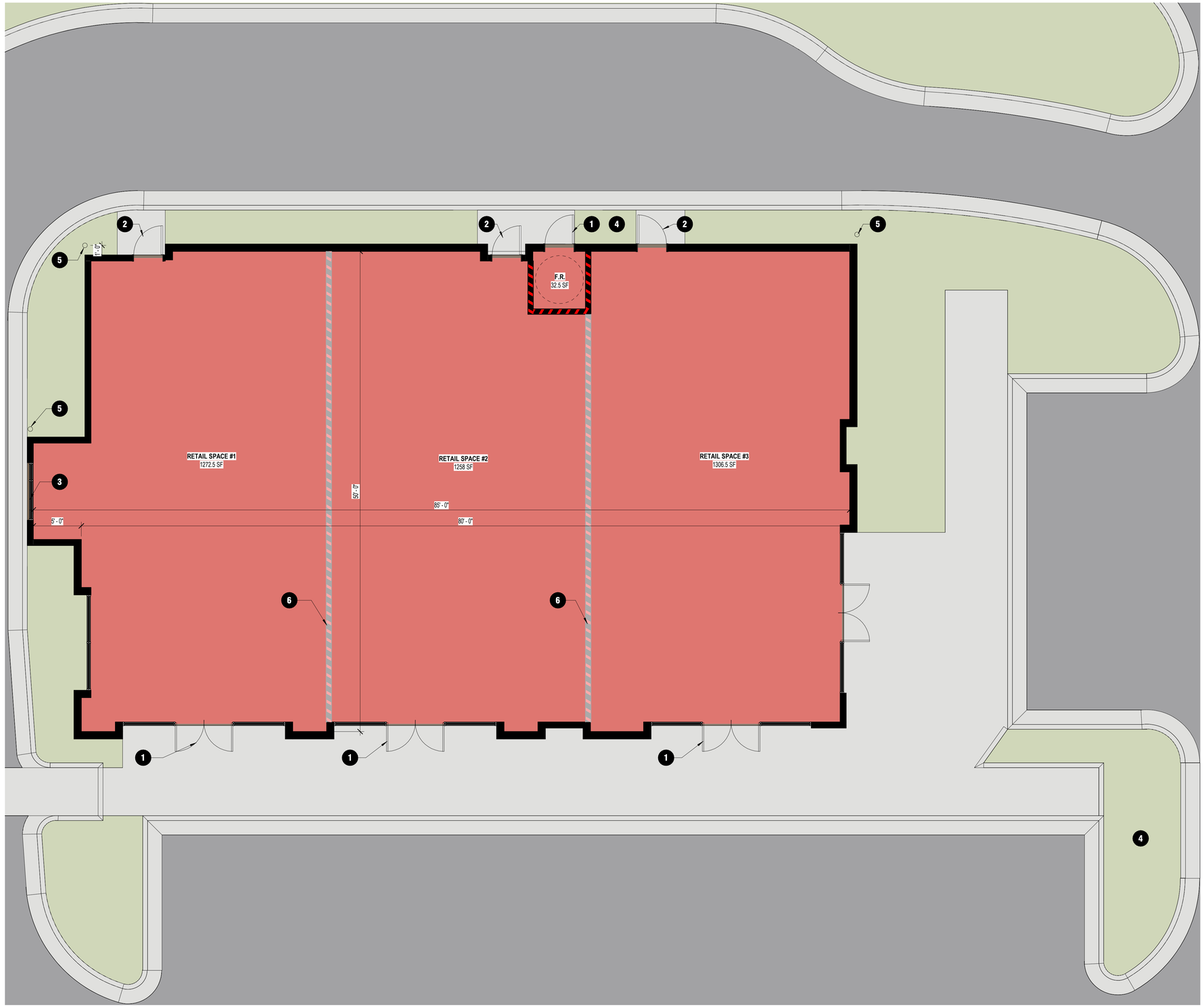
- LANDSCAPING
- ASPHALT PAVING
- CONCRETE

CONCEPTUAL SITE PLAN

SUGAR DISTRICT — 10K RETAIL

SD010

SCALE: As indicated | 26514 | BABCOCK DESIGN | 09/17/2026



1 FLOOR PLAN - RETAIL A - SD
3/16" = 1'-0"

NORTH

GROSS BUILDING AREA - AREA A	
NAME	AREA
RETAIL A	4,093.10 SF

ROOM AREA SCHEDULE	
NAME	AREA
RETAIL A	
F.R.	32.62 SF
RETAIL SPACE #1	1,272.45 SF
RETAIL SPACE #2	1,258.08 SF
RETAIL SPACE #3	1,306.59 SF
	3,869.74 SF
GRAND TOTAL	3,869.74 SF

KEY NOTES

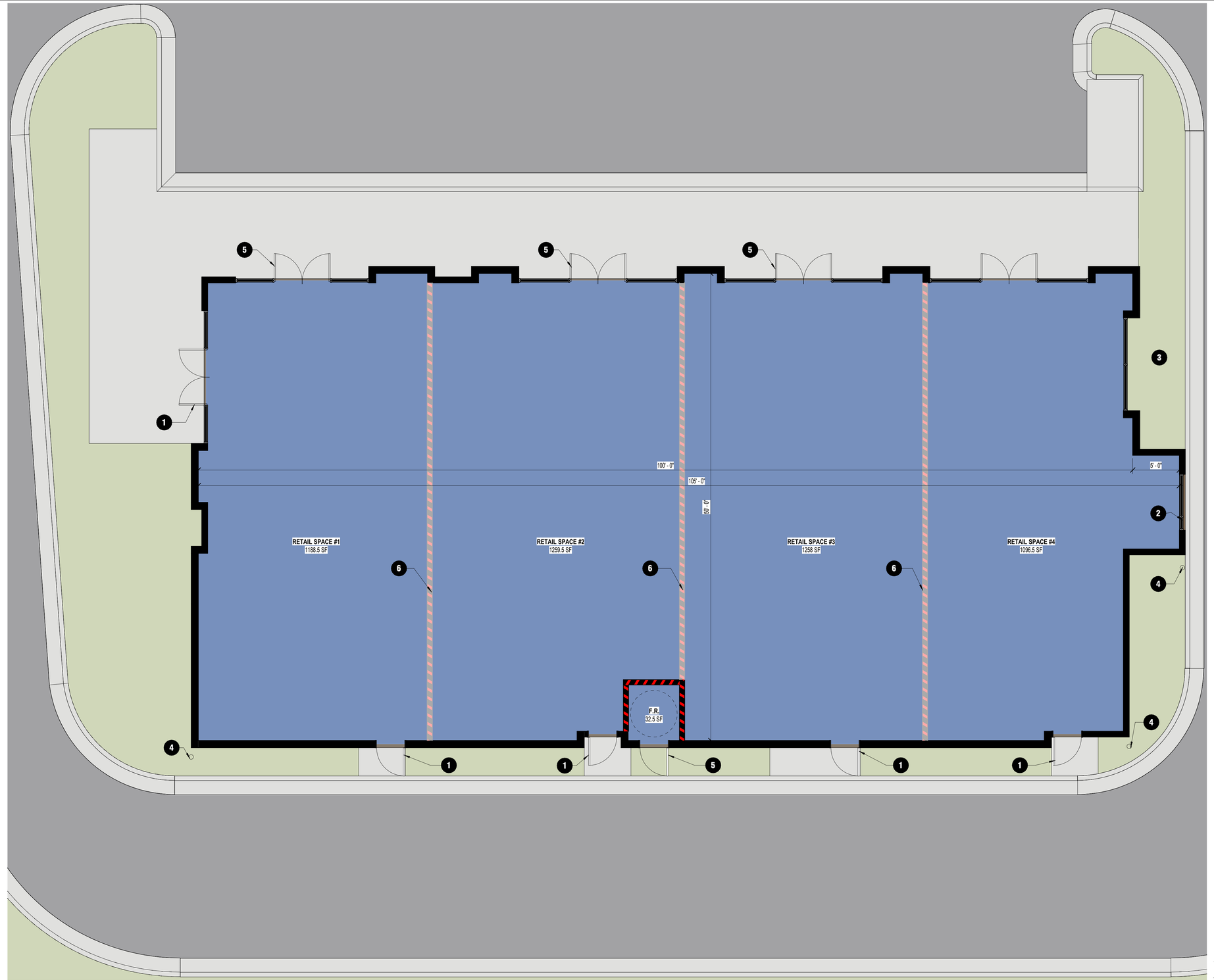
1. ENTRY/EXIT
2. EXIT
3. DRIVE-THRU WINDOW
4. LANDSCAPING; REFER TO CIVIL/LANDSCAPE DRAWINGS
5. STEEL BOLLARD; COORDINATE WITH CIVIL/LANDSCAPE
6. FUTURE POTENTIAL DEMISING WALLS

CONCEPTUAL FLOOR PLAN - RETAIL A

SUGAR DISTRICT — 10K RETAIL

SD011

SCALE: 3/16" = 1'-0" | 26514 | BABCOCK DESIGN | 09/17/2026



1 FLOOR PLAN - RETAIL B - SD
3/16" = 1'-0"

NORTH

GROSS BUILDING AREA - AREA B	
NAME	AREA
RETAIL B	5,110.47 SF

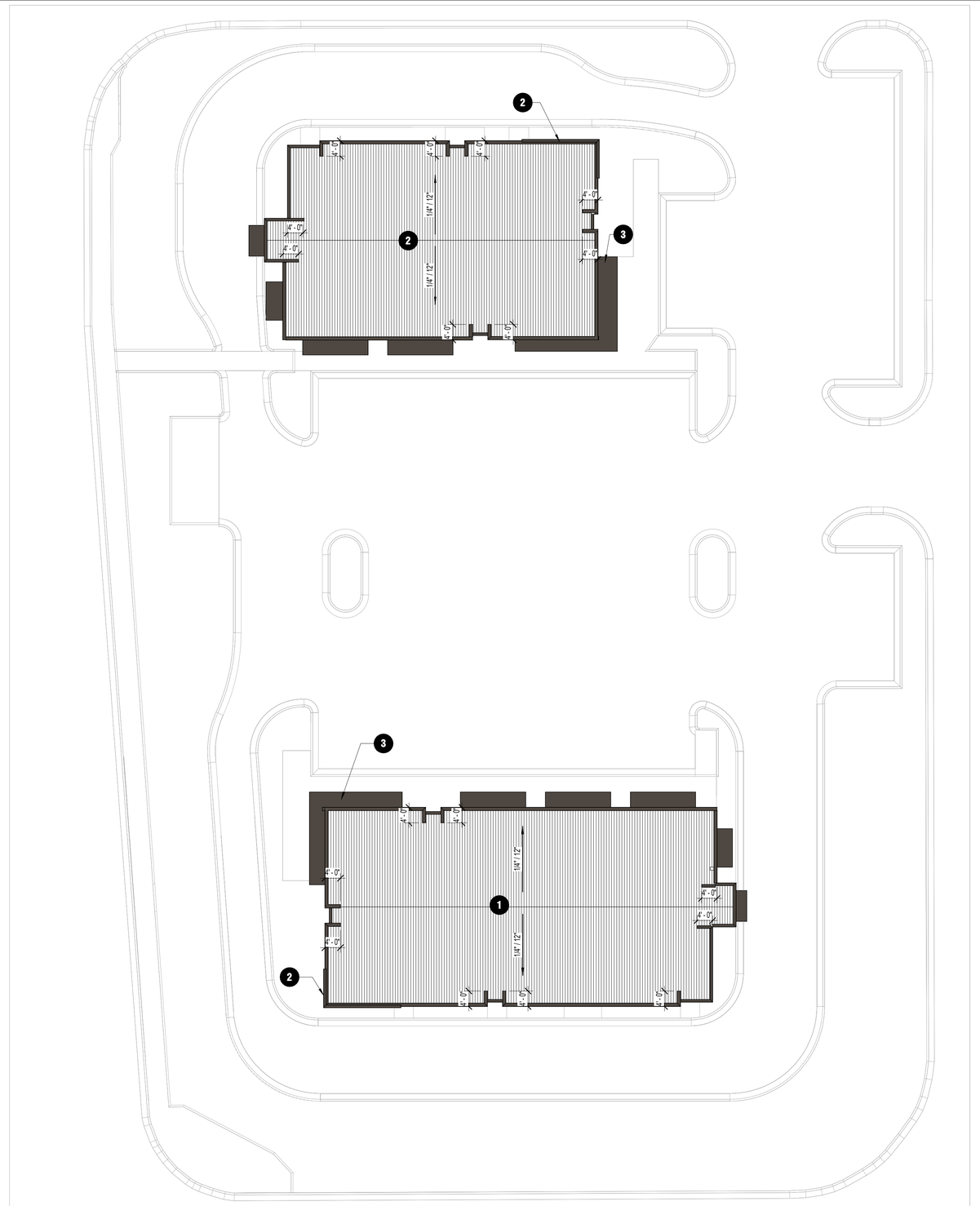
ROOM AREA SCHEDULE	
NAME	AREA
RETAIL B	
F.R.	32.39 SF
RETAIL SPACE #1	1,188.67 SF
RETAIL SPACE #2	1,259.46 SF
RETAIL SPACE #3	1,258.14 SF
RETAIL SPACE #4	1,096.35 SF
	4,835.01 SF
GRAND TOTAL	4,835.01 SF

KEY NOTES

1. EXIT
2. DRIVE-THRU WINDOW
3. LANDSCAPING; REFER TO CIVIL/LANDSCAPE DRAWINGS
4. STEEL BOLLARD; COORDINATE WITH CIVIL/LANDSCAPE
5. ENTRY/EXIT
6. FUTURE POTENTIAL DEMISING WALLS

CONCEPTUAL SITE PLAN - RETAIL B

SUGAR DISTRICT — 10K RETAIL



1 ROOF PLAN - SD
1/16" = 1'-0"

KEY NOTES

1 STANDING SEAM METAL ROOFING AS SCHEDULED
2 BLACK METAL PARAPET CAP
3 BLACK METAL CANOPY

NORTH

CONCEPTUAL ROOF PLAN

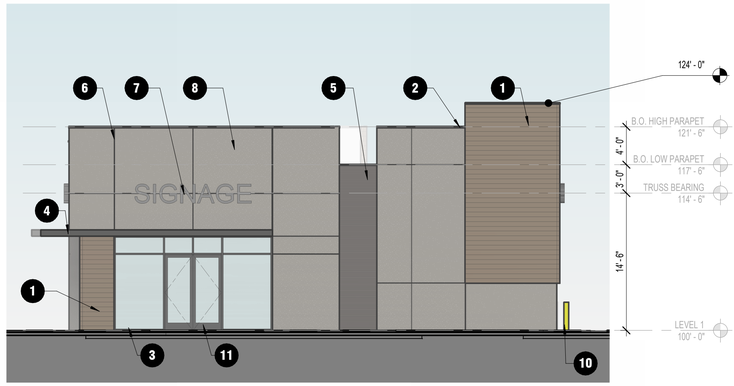
SUGAR DISTRICT — 10K RETAIL

SD013

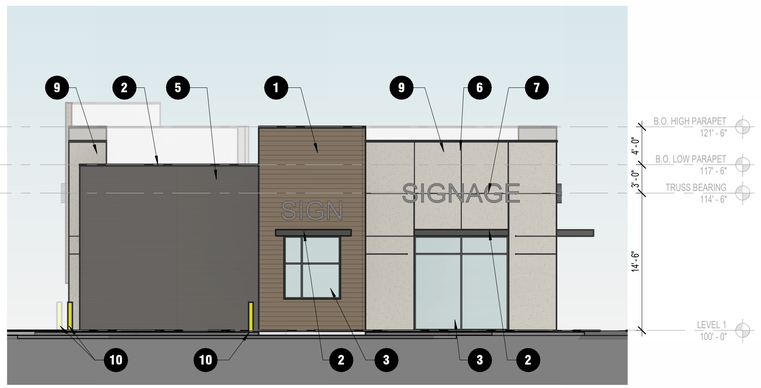
SCALE: 1/16" = 1'-0" | 26514 | BABCOCK DESIGN | 09/17/2026



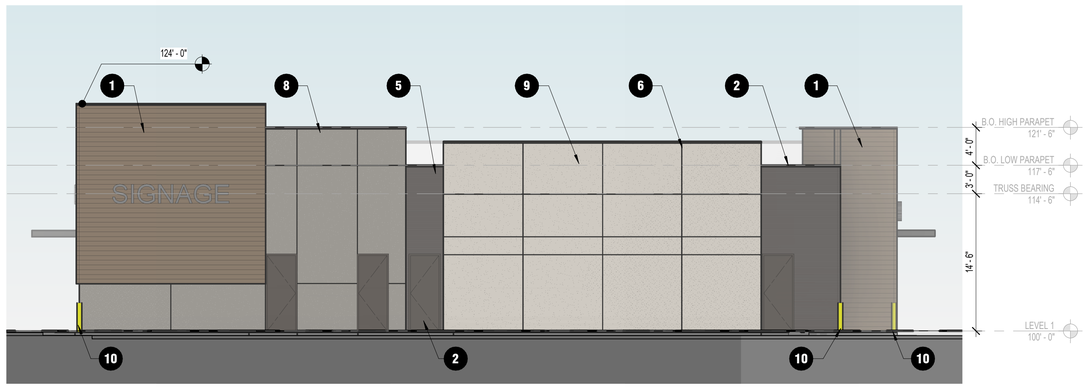
1 RETAIL A - SOUTH ELEVATION
1/8" = 1'-0"



2 RETAIL A - EAST ELEVATION
1/8" = 1'-0"



3 RETAIL A - WEST ELEVATION
1/8" = 1'-0"



4 RETAIL A - NORTH ELEVATION
1/8" = 1'-0"

KEY NOTES

1. WOOD-TONED FIBER CEMENT
2. BLACK METAL PARAPET CAP
3. BLACK STOREFRONT SYSTEM
4. BLACK METAL CANOPY
5. BLACK RIBBED FIBER CEMENT
6. EIFS REVEAL
7. SIGNAGE PLACEHOLDER
8. 3" GRAY EIFS
9. 3" WHITE EIFS
10. STEEL BOLLARD; COORDINATE WITH CIVIL/LANDSCAPE
11. BLACK STOREFRONT DOOR

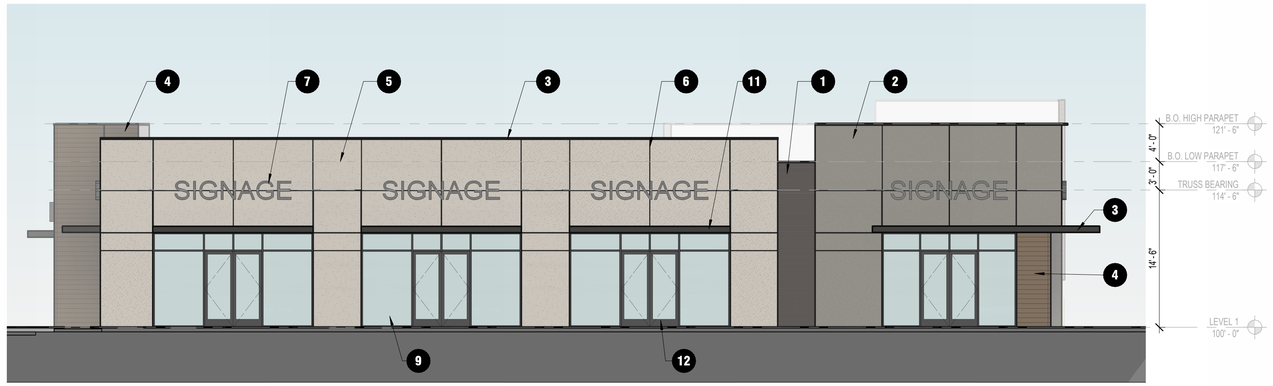
MATERIAL CALCULATIONS

MATERIAL	AREA	% OF WALL
EAST ELEVATION		
EIFS - (E-3) - GRAY	853 SF	69%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	101 SF	8%
RIBBED FIBER CEMENT PANELS - BLACK	69 SF	6%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	220 SF	18%
NORTH ELEVATION		
EIFS - (E-1) - WHITE	702 SF	36%
EIFS - (E-3) - GRAY	690 SF	36%
RIBBED FIBER CEMENT PANELS - BLACK	164 SF	9%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	368 SF	19%
SOUTH ELEVATION		
EIFS - (E-1) - WHITE	706 SF	49%
EIFS - (E-3) - GRAY	433 SF	30%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	202 SF	14%
RIBBED FIBER CEMENT PANELS - BLACK	69 SF	5%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	36 SF	3%
WEST ELEVATION		
EIFS - (E-1) - WHITE	345 SF	23%
GLASS - (GL-2) 1" INSULATED - LOW E - TINTED GLASS	107 SF	7%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	318 SF	21%
RIBBED FIBER CEMENT PANELS - BLACK	321 SF	21%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	423 SF	28%

CONCEPTUAL ELEVATIONS - RETAIL A

SUGAR DISTRICT — 10K RETAIL

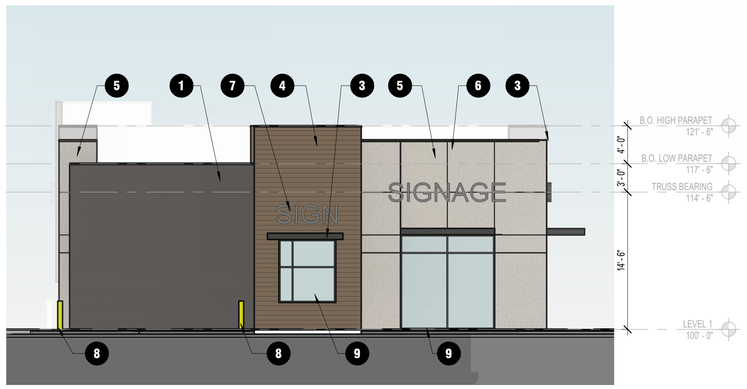
SCALE: 1/8" = 1'-0" | 26514 | BABCOCK DESIGN | 08/21/2026



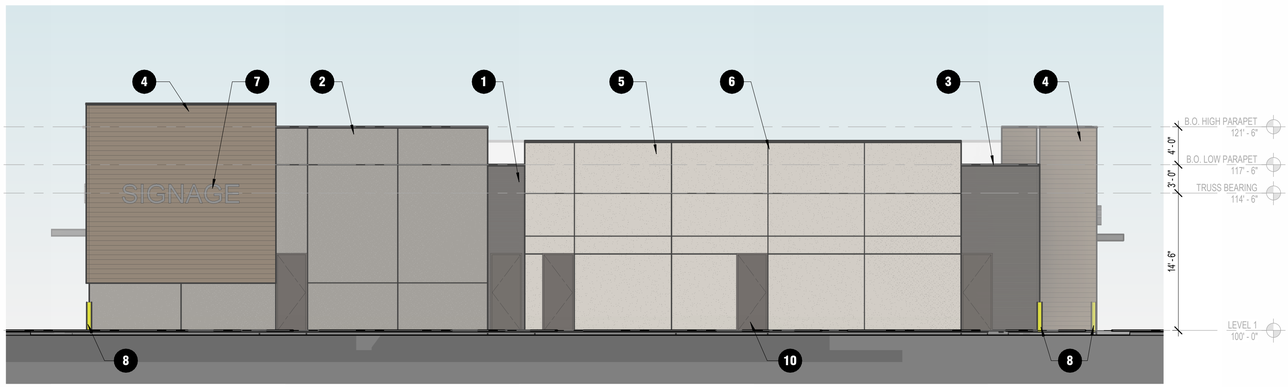
1 RETAIL B - NORTH FACADE
1/8" = 1'-0"



2 RETAIL B - WEST FACADE
1/8" = 1'-0"



3 RETAIL B - EAST FACADE
1/8" = 1'-0"



4 RETAIL B - SOUTH FACADE
1/8" = 1'-0"

KEY NOTES

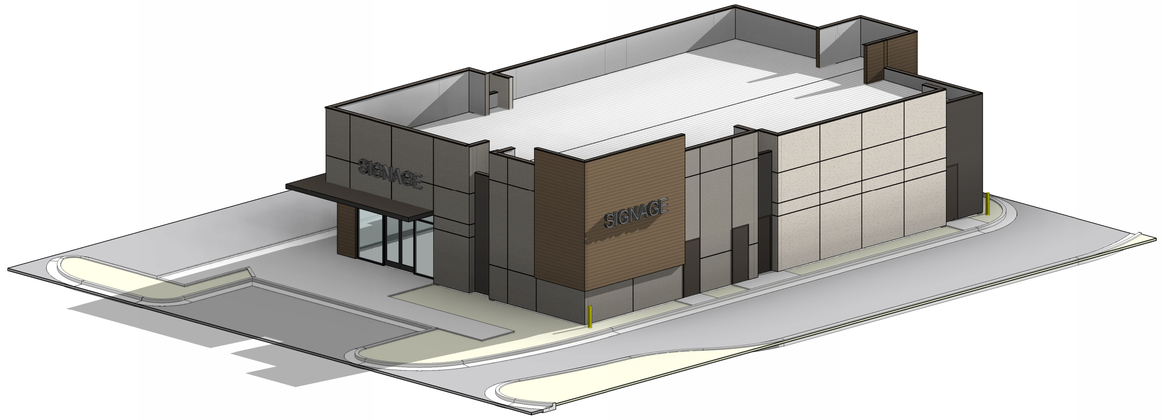
1. BLACK RIBBED FIBER CEMENT
2. 3" GRAY EIFS
3. BLACK METAL PARAPET CAP
4. WOOD-TONED FIBER CEMENT
5. 3" WHITE EIFS
6. EIFS REVEAL
7. SIGNAGE PLACEHOLDER
8. STEEL BOLLARD; COORDINATE WITH CIVIL/LANDSCAPE
9. BLACK STOREFRONT SYSTEM
10. HOLLOW METAL DOOR
11. BLACK METAL CANOPY
12. BLACK STOREFRONT DOOR

MATERIAL CALCULATIONS

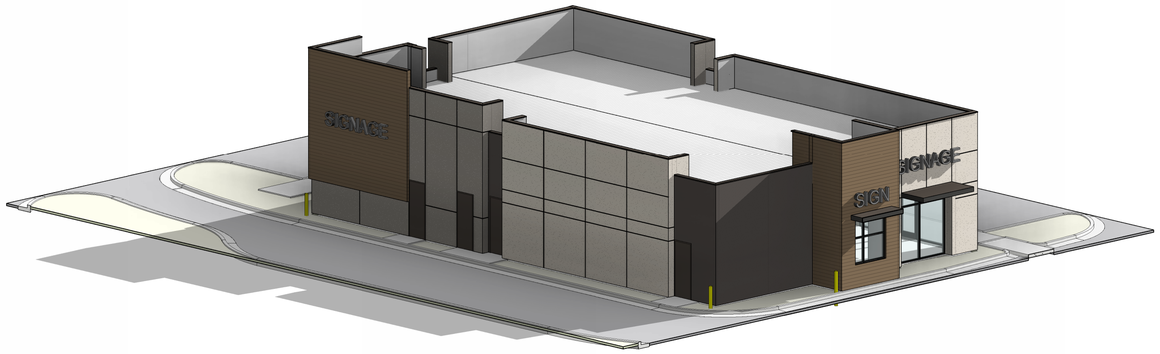
MATERIAL	AREA	% OF WALL
EAST ELEVATION		
EIFS - (E-1) - WHITE	219 SF	22%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	34 SF	3%
RIBBED FIBER CEMENT PANELS - BLACK	341 SF	34%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	410 SF	41%
NORTH ELEVATION		
EIFS - (E-1) - WHITE	1,030 SF	57%
EIFS - (E-3) - GRAY	413 SF	23%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	269 SF	15%
RIBBED FIBER CEMENT PANELS - BLACK	69 SF	4%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	36 SF	2%
SOUTH ELEVATION		
EIFS - (E-1) - WHITE	910 SF	38%
EIFS - (E-3) - GRAY	877 SF	37%
GLASS - (GL-2) 1" INSULATED - LOW E - TINTED GLASS	8 SF	0%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	37 SF	2%
RIBBED FIBER CEMENT PANELS - BLACK	163 SF	7%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	368 SF	16%
WEST ELEVATION		
EIFS - (E-3) - GRAY	876 SF	57%
GLASS - (GL-2) 1" INSULATED - LOW E - TINTED GLASS	125 SF	8%
GLASS - (GL-2T) 1" INSULATED - LOW E - TEMPERED TINTED GLASS	427 SF	28%
RIBBED FIBER CEMENT PANELS - BLACK	69 SF	5%
WOOD-TONED FIBER CEMENT PANELS - CEDAR	30 SF	2%

CONCEPTUAL ELEVATIONS - RETAIL B

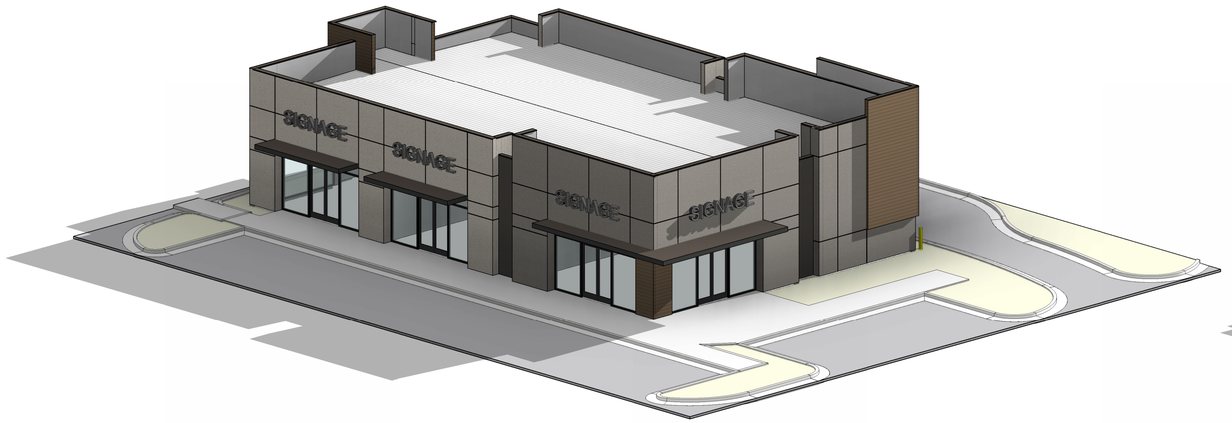
SUGAR DISTRICT — 10K RETAIL



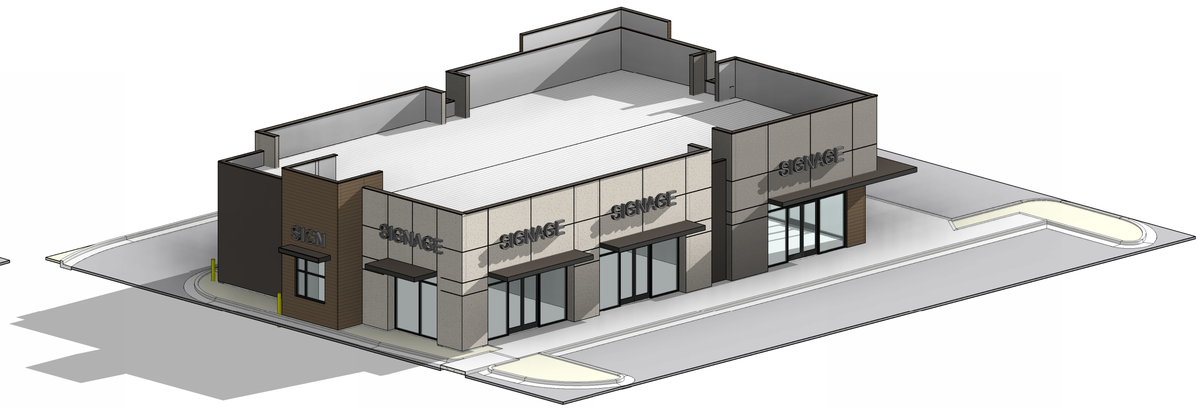
1 RETAIL A - NE CORNER



2 RETAIL A - NW CORNER



3 RETAIL A - SE CORNER



4 RETAIL A - SW CORNER

CONCEPTUAL PERSPECTIVES - RETAIL A

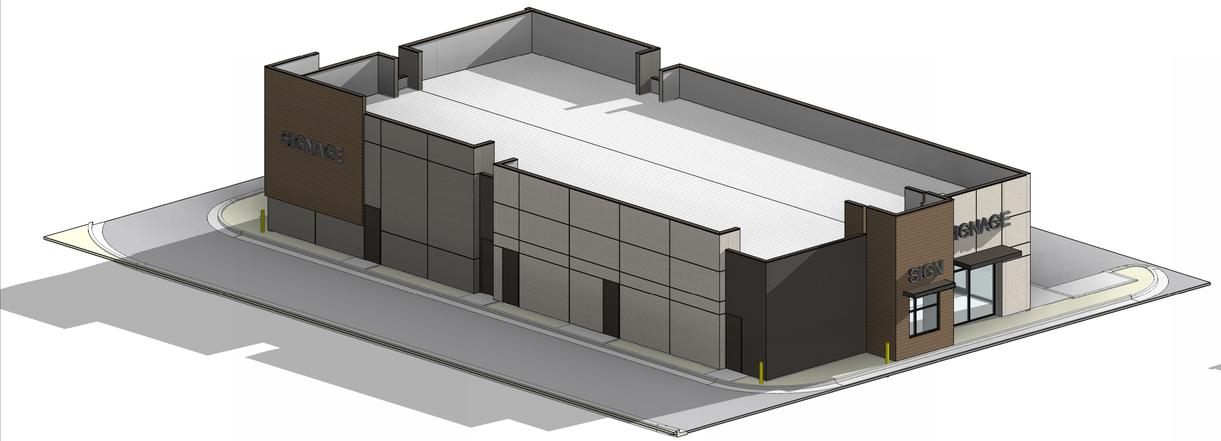
SUGAR DISTRICT — 10K RETAIL



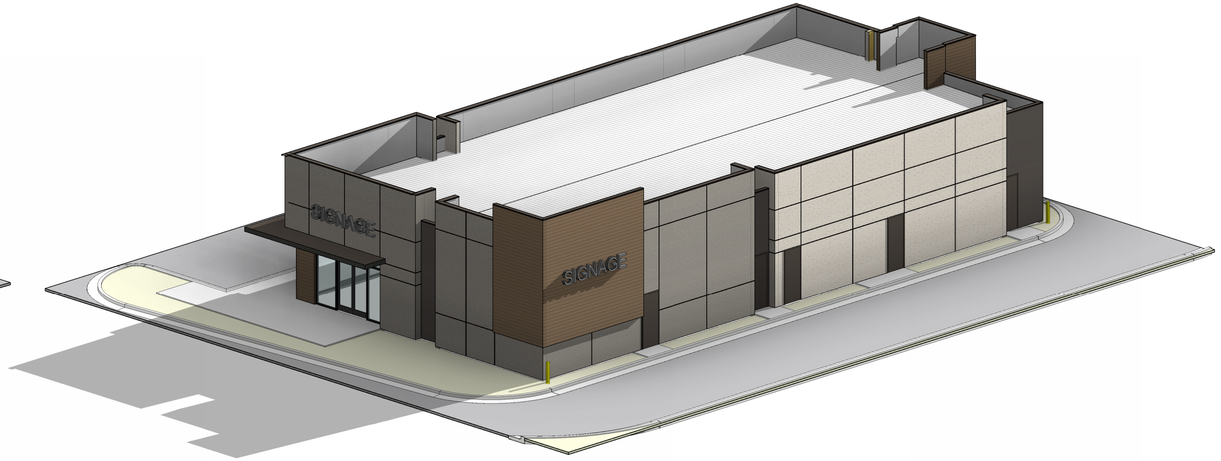
1 RETAIL B - NE CORNER



2 RETAIL B - NW CORNER



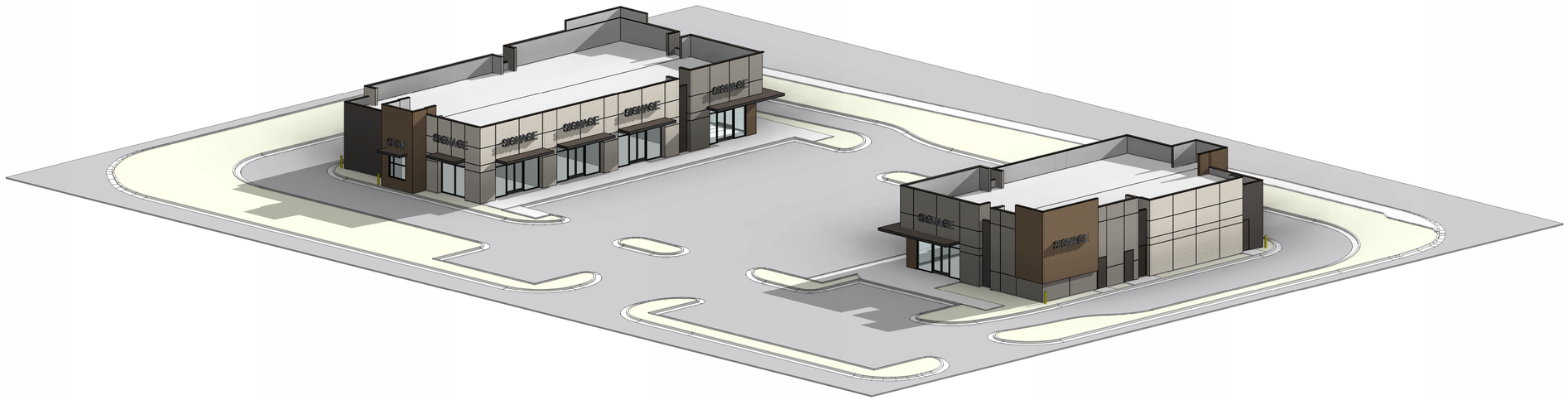
3 RETAIL B - SE CORNER



4 RETAIL B - SW CORNER

CONCEPTUAL PERSPECTIVES - RETAIL B

SUGAR DISTRICT — 10K RETAIL



1 BOTH BUILDINGS - NE CORNER



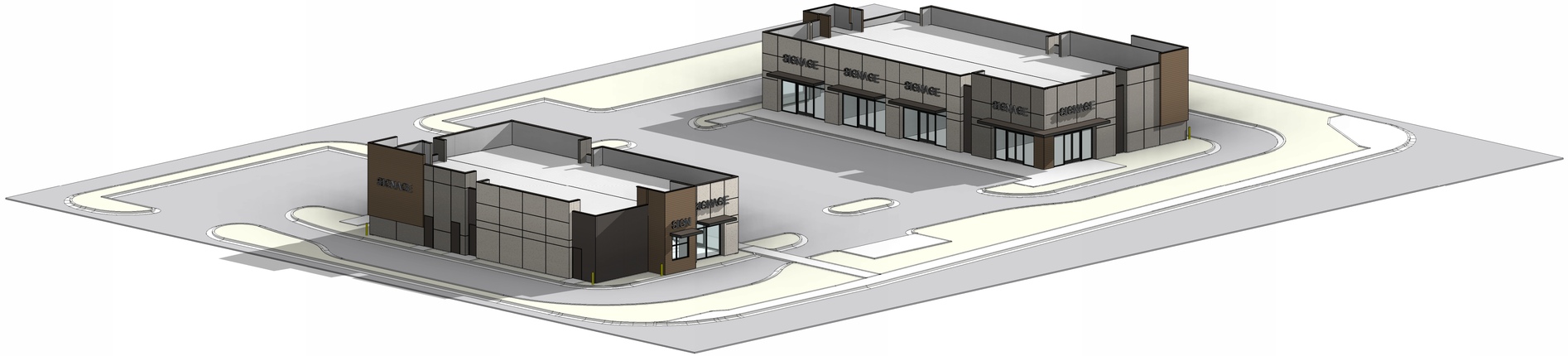
2 BOTH BUILDINGS - SE CORNER

CONCEPTUAL PERSPECTIVES - BOTH BUILDINGS

SUGAR DISTRICT — 10K RETAIL

SD092

SCALE: | 26514 | BABCOCK DESIGN | 09/17/2026



1 BOTH BUILDINGS - NW CORNER



2 BOTH BUILDINGS - SW CORNER

CONCEPTUAL PERSPECTIVES - BOTH BUILDINGS

SUGAR DISTRICT — 10K RETAIL

SD093

SCALE: | 26514 | BABCOCK DESIGN | 09/17/2026