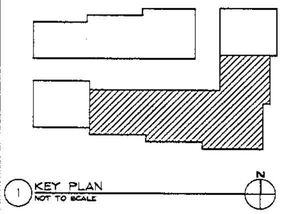
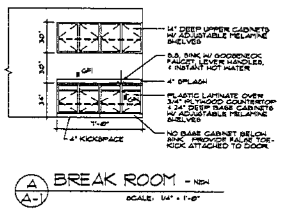




PROJECT NOTES:

1. ALTER ALL AREAS IN ADA SURVEY REQUIRED IN EXHIBIT 'C' TO BRING INTO FULL COMPLIANCE. AREAS LISTED MAY INCLUDE PARKING, PATH OF TRAVEL, DOORS, MILLWORK IN BREAKROOM, SIGNAGE, DRINKING FOUNTAIN, AND ALL RESTROOMS.
2. STEAM CLEAN CARPET THROUGHOUT.
3. TOUCH-UP PAINT TO MATCH EXISTING THROUGHOUT.
4. REPLACE STAINED CEILING TILES AS NECESSARY THROUGHOUT.
5. PROVIDE BLANK OUTLET COVER PLATES WHERE MISSING.
6. FURNISH AND INSTALL NEW SINK AND COUNTER IN BREAKROOM #112. SEE ELEVATION.
7. FURNISH AND INSTALL NEW CEILING HEIGHT PARTITION AND NEW DOOR FOR TRAINING ROOM #144. REMOVE CEILING HEIGHT PARTITION AND DOOR IN OPEN SPACE OUTSIDE OF TRAINING RM.

GENERAL NOTES: CONTINUED

6. THESE EXHIBIT DRAWINGS ARE DESIGN DEVELOPMENT GUIDELINES ONLY. THE LESSOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ANY AND ALL REQUIRED CONSTRUCTION DOCUMENTS AND CALCULATIONS NECESSARY TO OBTAIN A BUILDING PERMIT AND TO CONSTRUCT THE IMPROVEMENTS AS SHOWN. THE INTENT OF THE LEASE EXHIBITS ARE TO COVER ALL ITEMS REQUIRED TO MAKE THE FACILITY COMPLETE AND OPERATIVE. LESSOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND NOTIFY THE STATE OF ANY DISCREPANCIES PRIOR TO THE PREPARATION OF THE WORKING DRAWINGS.

7. NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS SHALL BE MADE TO THE PREMISES AS SHOWN EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF THE RESD PLANNER.

8. ANY CHANGE ORDERS MUST BE SUBMITTED TO AND APPROVED BY RESD IN WRITING BEFORE BEGINNING CONSTRUCTION.

9. DEMOLITION OF EXISTING PARTITIONS MAY NOT HAVE BEEN SHOWN ON THIS PLAN. LESSOR SHALL COMPLETE ALL DEMOLITION REQUIRED TO CONSTRUCT THE TENANT IMPROVEMENTS AS SHOWN AND SPECIFIED. ALL ALTERATION WORK SHALL BE PATCHED, REPAIRED, OR REPLACED IN KIND UNLESS OTHERWISE NOTED. UPON COMPLETION OF THE PROJECT, THERE SHALL BE NO VISIBLE DIFFERENCES BETWEEN THE NEW WORK AND THE EXISTING CONDITIONS.

10. PRIOR TO CONSTRUCTION, SAMPLES OF THE PROPOSED FINISHES SUCH AS PAINT, CARPET, TILE, ETC. SHALL BE SUBMITTED TO THE RESD PLANNER FOR REVIEW / SELECTION AND APPROVAL. ALL LEASED PREMISES SHALL BE CARPETED EXCEPT THOSE AREAS INDICATED OTHERWISE.

11. REPLACE ALL DAMAGED DISCOLORED CEILING TILES WHERE EXISTING CEILING TILES ARE RE-USED. RELOCATE TILES AS NECESSARY TO PROVIDE A UNIFORM APPEARANCE IN EACH SPACE OR ROOM. WHERE EXISTING SUSPENDED CEILINGS GRIDS ARE USED, PATCH, REPAIR AND/OR REPLACE EXISTING COMPONENTS TO PROVIDE FOR A NEW APPEARANCE THROUGHOUT.

GENERAL NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBITS "B" DATED: ____ AND CONFORM TO, CURRENT CALIFORNIA BUILDING STANDARDS CODE (CBSC), AMERICANS WITH DISABILITY ACT (ADA) INCLUDING TITLE II, UNIFORM BUILDING CODE, STATE AND CITY FIRE MARSHAL REGULATIONS, LOCAL ZONING, BUILDING CODES, ORDINANCES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

2. IF THE STATE HAS ELECTED NOT TO REQUIRE ACCESSIBILITY COMPLIANCE FULLY OR EXTEND THE TIME FRAME FOR COMPLIANCE AS DEFINED IN THE LEASE EXHIBITS, IT DOES NOT RELIEVE THE LESSOR OF THE RESPONSIBILITY TO COMPLY WITH LOCAL AUTHORITIES HAVING JURISDICTION, FEDERAL ADA LAWS, STATE CBSC OR OTHER APPLICABLE CODES AND REGULATIONS. RESD WILL NOT SUPERSEDE THE REQUIREMENTS IMPOSED BY ANY ENFORCING AGENCIES. THIS NOTE APPLIES TO THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, CURBS, PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING ENTRY, BUILDING PRIMARY ENTRY TO TENANT SPACE INCLUDING RESTROOMS SERVICING SUITE OF LEASED PREMISES, PARKING, ELEVATORS AND OTHER PORTIONS OF THE BUILDING THAT SERVICE USE OF STATE LEASED PREMISES.

3. LESSOR'S CONTRACTOR OR PROJECT MANAGER SHALL CONTACT THE STATE FIRE MARSHAL AT THE BEGINNING OF THIS PROJECT FOR INSPECTION PROCEDURES. TELE. (916) 445-8330.

4. TO PREVENT CODE CONFLICTS AND INTERPRETATION ISSUES DURING THE PERMITTING PROCESS AND AT CRITICAL STAGES OF THE PROJECT SCHEDULE, LESSOR/ARCHITECT SHALL CONDUCT A CODE REVIEW OF THE PROJECT PRELIMINARY PLANS WITH THE LOCAL AUTHORITIES.

5. NEW WALL CONSTRUCTION TO BE CONSISTENT WITH EXISTING BUILDING TYPE CONSTRUCTION.

LEGEND

- EXISTING FULL CEILING HEIGHT PARTITION TO REMAIN
- NEW FULL CEILING HEIGHT PARTITION
- NEW DEMISING PARTITION - TO UNDERSIDE OF STRUCTURE
- NEW SOUND RETARDENT (50 STC) CEILING HEIGHT PARTITION
- NEW ONE-HOUR FIRE RATED PARTITION
- EXISTING TO BE REMOVED (ANY ITEM)
- NEW PARTIAL HEIGHT PARTITION
- NEW SOLID CORE WOOD DOOR - 3' WIDE U.O.N.
- EXISTING DOOR - 3' WIDE U.O.N.

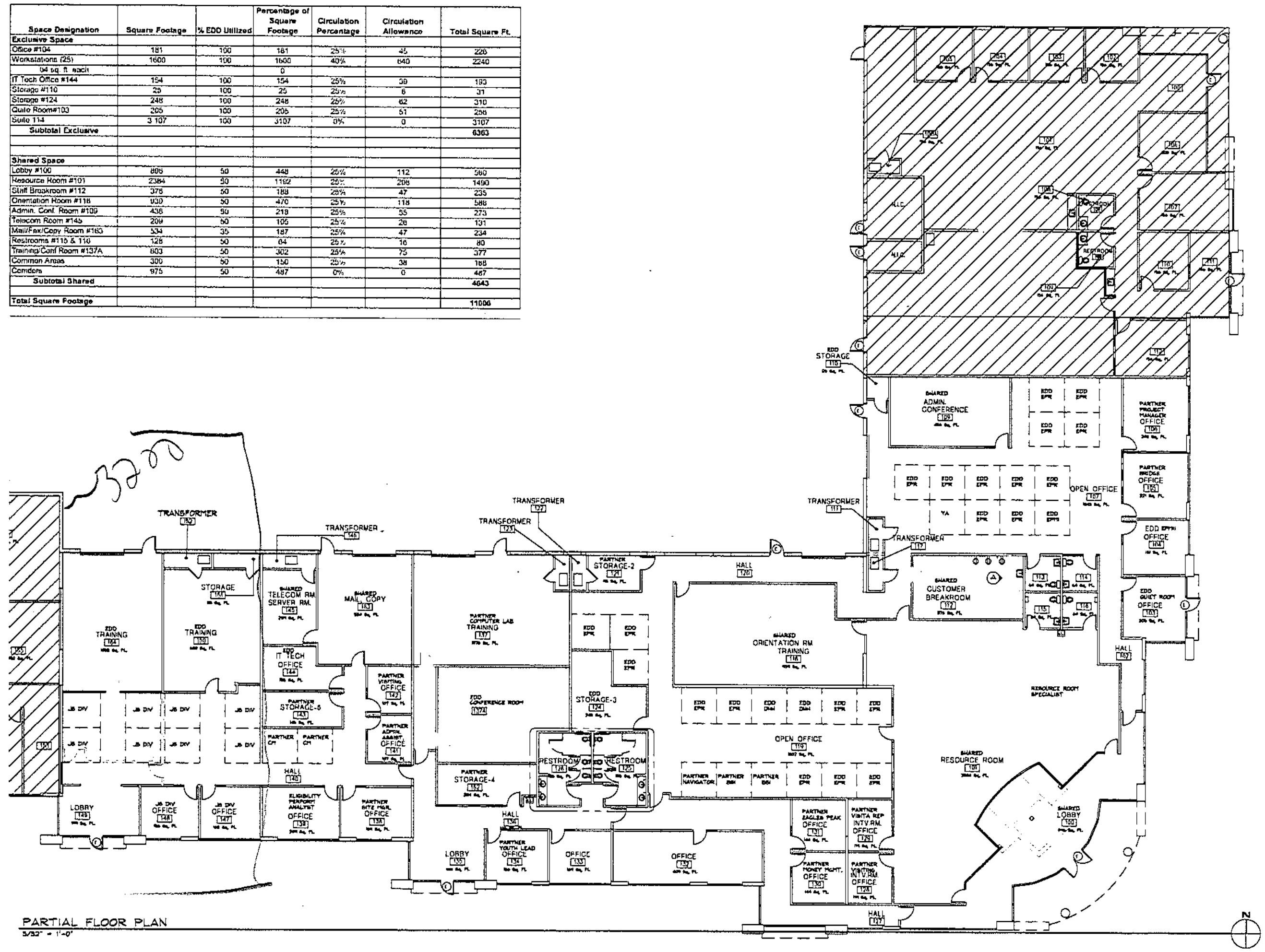
ALL ITEMS BELOW TO BE NEW U.O.N.

- KEYED LOCKSET
- ELECTRONIC LOCKSET W/ INTEGRAL KEYPAD
- PRIVACY LOCK
- PUSH BUTTON FOR ELECTRIC STRIKE
- ELECTRIC STRIKE
- KEYPAD CONTROL FOR ELECTRIC DOOR STRIKE
- CARD READER
- SMOKE DETECTOR
- EXIT SIGN
- EXHAUST FAN
- THERMOSTAT
- FIRE ASSEMBLY, AUTO CLOSING, MAGNETIC HOLD-OPEN WITH SMOKE DETECTORS
- JUNCTION BOX IN WALL (4X4) U.O.N.
- JUNCTION BOX ABOVE CEILING (4X4) U.O.N.
- SECURITY ALARM KEYPAD
- PANIC BUTTON
- MOTION SENSOR IN WALL
- MOTION SENSOR IN CEILING
- MONITOR
- AUDIBLE ALARM
- VISUAL ALARM
- CAMERA
- VIDEO RECORDER
- DOOR BELL
- HORN / STROBE
- DURESS ALARM SWITCH WALL MOUNTED

FLOOR / WALL

- DUPLEX ELECTRICAL OUTLET
- VOICE & DATA OUTLET W/ TERMINATION FACEPLATE
- DATA OUTLET W/ TERMINATION FACEPLATE
- VOICE OUTLET W/ TERMINATION FACEPLATE
- 220V. ELECTRICAL OUTLET
- DEDICATED ELECTRICAL OUTLET
- FOURPLEX ELECTRICAL OUTLET
- LIGHT SWITCH
- THREE-WAY LIGHT SWITCH
- TELE-POWER POLE W/ 4 ELECTRICAL OUTLETS

Space Designation	Square Footage	% EDD Utilized	Percentage of Square Footage	Circulation Percentage	Circulation Allowance	Total Square Ft.
Exclusive Space						
Office #104	181	100	181	25%	45	226
Workstations (25)	1600	100	1600	40%	640	2240
64 sq. ft. each			0			
IT Tech Office #144	154	100	154	25%	39	193
Storage #110	25	100	25	25%	6	31
Storage #124	248	100	248	25%	62	310
Quite Room#103	205	100	205	25%	51	256
Suite 114	3 107	100	3107	0%	0	3107
Subtotal Exclusive						6363
Shared Space						
Lobby #100	896	50	448	25%	112	560
Resource Room #101	2384	50	1192	25%	298	1490
Staff Breakroom #112	376	50	188	25%	47	235
Orientation Room #118	930	50	470	25%	118	588
Admin. Conf. Room #109	436	50	218	25%	55	273
Telecom Room #145	209	50	105	25%	26	131
Mail/Fax/Copy Room #163	534	35	187	25%	47	234
Restrooms #115 & 116	128	50	64	25%	16	80
Training/Conf Room #137A	603	50	302	25%	75	377
Common Areas	300	50	150	25%	38	188
Corridors	975	50	487	0%	0	487
Subtotal Shared						4643
Total Square Footage						11006



PARTIAL FLOOR PLAN
3/32" = 1'-0"

ABBREVIATIONS:

AB	ALUMINUM BLINDS	FE	FIRE EXTINGUISHER	NRP	NON-REMOVABLE PIN
ACT	ACOUSTICAL TILE	FEC	FIRE EXT. CABINET	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	FBO	FURN. BY OTHERS	PLAM	PLASTIC LAMINATE
CB	CHALK BOARD	FD	FLOOR DRAIN	PH	PANIC HARDWARE
CG	CORNER GUARD	GL	GLASS, GLAZING	(R)	RE-SWING DOOR
CLR	CLEAR	GB	GRAB BAR	REM	REMOVE
CT	CERAMIC TILE	GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
CTR	COUNTER		HOSE BIB	TBB	TELE/DATA BACKBOARD
CPT	CARPET	INS	INSULATE (sl. (bn))		TACK BOARD
DB	DEAD BOLT	KP	KICK PLATE	TB	UNLESS OTHERWISE NOTED
DC	DOOR CLOSER	MB	MARKER BOARD	UON	URINAL
DEM	DEMOLISH	MR	MOP RACK		VANITY
EDF	ELEC. DRINKING FOUNTAIN	MS	MODULAR SYSTEM FURNITURE	URN	VINYL COMPOSITION TILE
		MT	METAL THRESHOLD	VAN	VISION PANEL
(E)	EXISTING	MTD	MOUNTED	VCT	WALL HUNG
EF	EMERG. FIXTURE	NIC	NOT IN CONTRACT		WATER CLOSET
EP	ELEC. PNL. BD.	(N)	NEW	VP	
EQ	EQUAL			WH	
FA	FIRE ALARM			WC	

BUILDING ANALYSIS

BUILDING TYPE:	FLOOR PLATE (SQ. FT.):
CONSTRUCTION TYPE: TYPE 5	LEASE (SQ. FT.):
OCCUPANCY TYPE: B	FULLY SPRINKLERED: YES
STORIES: 1	

DRAWING INDEX

SHT. #	DESCRIPTION
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A-2	OFFICE QUARTERS

State of California

DGS

Department of General Services
Real Estate Services Division
Professional Services Branch
Design Services Section
707 3rd Street, Suite 5-305
West Sacramento, California 95605
Main Phone: 916 375-4099
Main Fax: 916 375-4104
www.dgs.ca.gov

Project Contact MARY KUYPER
Phone: (916) 375-4111
Fax: (916) 375-4115
MARY.KUYPER@dgs.ca.gov

California State Fire Marshal
APPROVED
Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
Reviewed by: ____
Date: ____

LEASE PREMISES:
NET OFFICE AREA: 11,006
NET STORAGE AREA:
TOTAL NET USABLE AREA 11,006

PARKING STALLS: N/A

MARY KUYPER

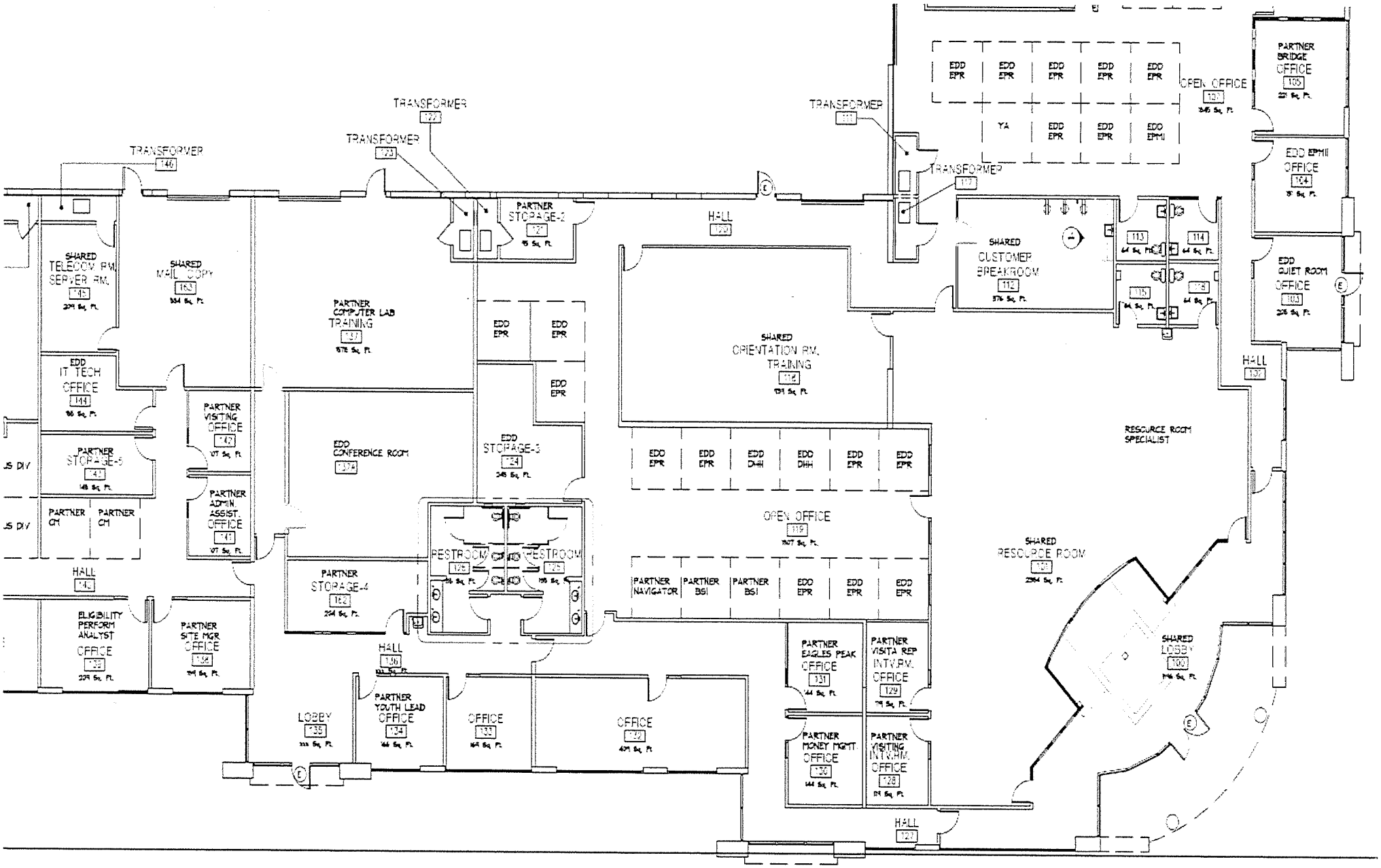
12183

OFFICE QUARTERS

EMPLOYMENT DEVELOPMENT DEPARTMENT

1949 AVENIDA DEL ORO, OCEANSIDE, CA

A 1



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