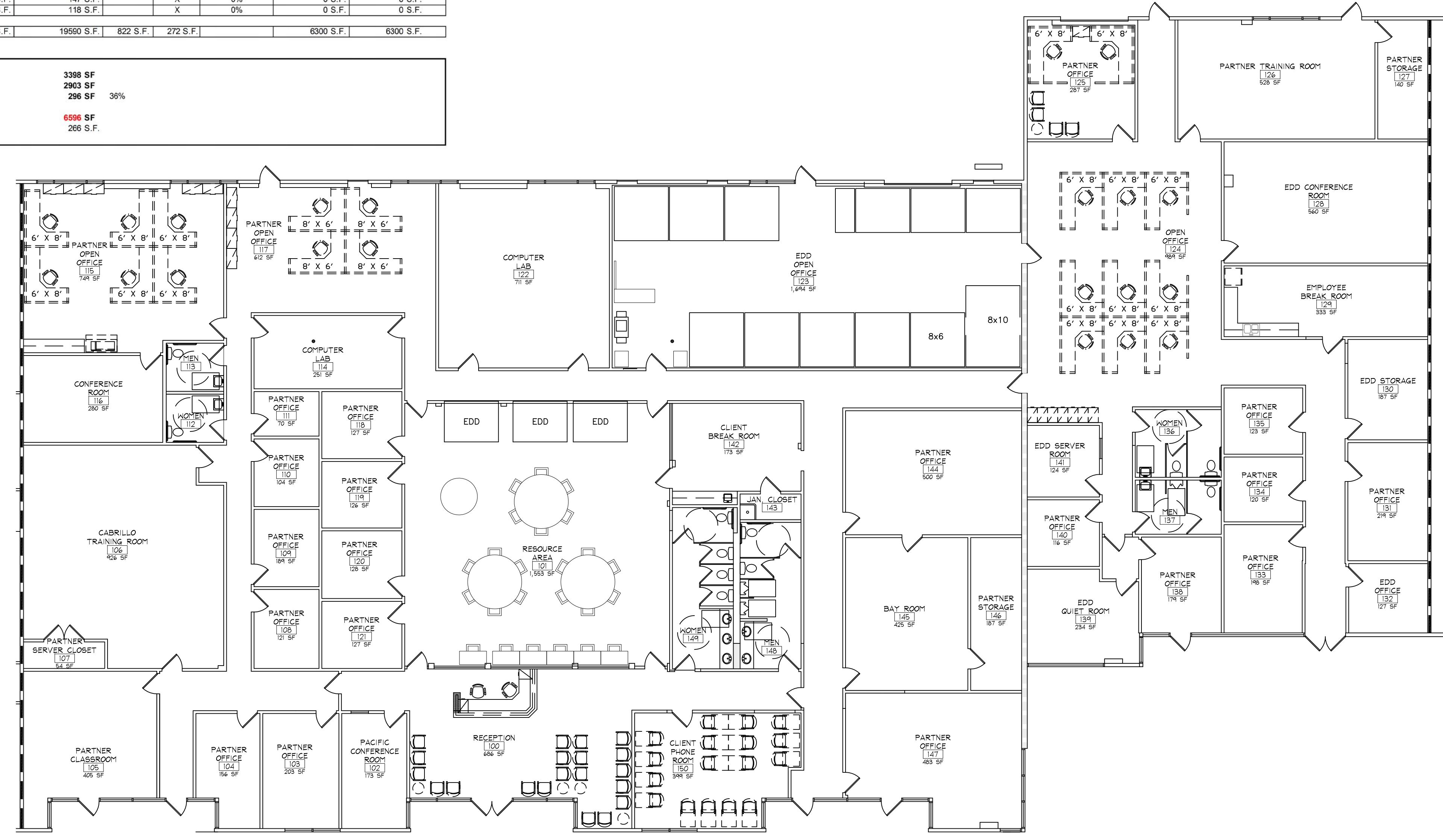


EDD LEASE AREA CALCULATIONS

GROSS BUILDING FLOOR AREA: 19590 SF DATE: 9/23/2013
 GROSS AREA MULTIPLIER: 1.16

ROOM #	ROOM NAME	AREA (S.F. - NET)	AREA (S.F. - GROSS)	COM	TARE	% EDD OCCUPIED (common area excluded)	EDD AREA (S.F.) (common area excluded)	EDD AREA (S.F.)
GROUND FLOOR SHARED SPACE								
100	RECEPTION	686 S.F.	787 S.F.			50%	398 S.F.	398 S.F.
101	RESOURCE AREA	1553 S.F.	1803 S.F.			50%	902 S.F.	902 S.F.
106	CABRILLO TRAINING ROOM	926 S.F.	1075 S.F.			50%	538 S.F.	538 S.F.
114	COMPUTER LAB	251 S.F.	291 S.F.			50%	148 S.F.	148 S.F.
116	CONFERENCE ROOM	280 S.F.	328 S.F.			10%	33 S.F.	33 S.F.
124	OPEN OFFICE	989 S.F.	1148 S.F.			44%	505 S.F.	505 S.F.
142	CLIENT BREAK ROOM	173 S.F.	201 S.F.			50%	100 S.F.	100 S.F.
145	BAY ROOM	425 S.F.	494 S.F.			10%	49 S.F.	49 S.F.
150	CLIENT PHONE ROOM	399 S.F.	463 S.F.			50%	232 S.F.	232 S.F.
EDD EXCLUSIVE								
123	EDD OPEN OFFICE	1694 S.F.	1967 S.F.			100%	1967 S.F.	1967 S.F.
126	EDD CONFERENCE ROOM	860 S.F.	990 S.F.			100%	860 S.F.	860 S.F.
130	EDD STORAGE	187 S.F.	217 S.F.			100%	217 S.F.	217 S.F.
132	EDD OFFICE	127 S.F.	147 S.F.			100%	147 S.F.	147 S.F.
139	EDD QUIET ROOM	234 S.F.	272 S.F.			100%	272 S.F.	272 S.F.
141	EDD SERVER ROOM	124 S.F.	144 S.F.			100%	144 S.F.	144 S.F.
PARTNER EXCLUSIVE								
102	PACIFIC CONFERENCE ROOM	173 S.F.	201 S.F.			0%	0 S.F.	0 S.F.
103	PARTNER OFFICE	203 S.F.	236 S.F.			0%	0 S.F.	0 S.F.
104	PARTNER OFFICE	156 S.F.	181 S.F.			0%	0 S.F.	0 S.F.
105	PARTNER CLASSROOM	405 S.F.	470 S.F.			0%	0 S.F.	0 S.F.
107	PARTNER SERVER CLOSET	54 S.F.	63 S.F.			0%	0 S.F.	0 S.F.
108	PARTNER OFFICE	121 S.F.	141 S.F.			0%	0 S.F.	0 S.F.
109	PARTNER OFFICE	189 S.F.	219 S.F.			0%	0 S.F.	0 S.F.
110	PARTNER OFFICE	104 S.F.	121 S.F.			0%	0 S.F.	0 S.F.
111	PARTNER OFFICE	70 S.F.	81 S.F.			0%	0 S.F.	0 S.F.
115	PARTNER OPEN OFFICE	749 S.F.	870 S.F.			0%	0 S.F.	0 S.F.
117	PARTNER OPEN OFFICE	612 S.F.	711 S.F.			0%	0 S.F.	0 S.F.
118	PARTNER OFFICE	127 S.F.	147 S.F.			0%	0 S.F.	0 S.F.
119	PARTNER OFFICE	126 S.F.	146 S.F.			0%	0 S.F.	0 S.F.
120	PARTNER OFFICE	128 S.F.	149 S.F.			0%	0 S.F.	0 S.F.
121	PARTNER OFFICE	127 S.F.	147 S.F.			0%	0 S.F.	0 S.F.
122	COMPUTER LAB	711 S.F.	826 S.F.			0%	0 S.F.	0 S.F.
125	PARTNER OFFICE	287 S.F.	333 S.F.			0%	0 S.F.	0 S.F.
126	PARTNER TRAINING ROOM	528 S.F.	613 S.F.			0%	0 S.F.	0 S.F.
127	PARTNER STORAGE	140 S.F.	163 S.F.			0%	0 S.F.	0 S.F.
131	PARTNER OFFICE	219 S.F.	254 S.F.			0%	0 S.F.	0 S.F.
133	PARTNER OFFICE	198 S.F.	230 S.F.			0%	0 S.F.	0 S.F.
134	PARTNER OFFICE	120 S.F.	139 S.F.			0%	0 S.F.	0 S.F.
135	PARTNER OFFICE	123 S.F.	143 S.F.			0%	0 S.F.	0 S.F.
138	PARTNER OFFICE	179 S.F.	208 S.F.			0%	0 S.F.	0 S.F.
140	PARTNER OFFICE	116 S.F.	135 S.F.			0%	0 S.F.	0 S.F.
144	PARTNER OFFICE	500 S.F.	581 S.F.			0%	0 S.F.	0 S.F.
146	PARTNER STORAGE	187 S.F.	217 S.F.			0%	0 S.F.	0 S.F.
147	PARTNER OFFICE	483 S.F.	561 S.F.			0%	0 S.F.	0 S.F.
COMMON AREA								
112	WOMEN'S RESTROOM	61 S.F.	71 S.F.	X		0%	0 S.F.	0 S.F.
113	MEN'S RESTROOM	61 S.F.	71 S.F.	X		0%	0 S.F.	0 S.F.
129	EMPLOYEE BREAK ROOM	333 S.F.	387 S.F.	X		0%	0 S.F.	0 S.F.
143	JANITORS CLOSET	34 S.F.	39 S.F.	X		0%	0 S.F.	0 S.F.
148	MEN'S RESTROOM	195 S.F.	226 S.F.	X		0%	0 S.F.	0 S.F.
149	WOMEN'S RESTROOM	214 S.F.	249 S.F.	X		0%	0 S.F.	0 S.F.
TARE								
136	WOMEN'S RESTROOM	127 S.F.	147 S.F.	X		0%	0 S.F.	0 S.F.
137	MEN'S RESTROOM	102 S.F.	118 S.F.	X		0%	0 S.F.	0 S.F.
SUBTOTAL		16870 S.F.	19590 S.F.	822 S.F.	272 S.F.		6300 S.F.	6300 S.F.

EXCLUSIVE EDD AREA:	3398 SF
SHARED EDD AREA:	2903 SF 38%
EDD COMMON AREA SHARE:	296 SF
TOTAL EDD LEASED AREA:	6596 SF
TARE:	266 S.F.



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

GENERAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBITS 'B' AND 'C' DATED 10/24/13, AND CONFORM TO CURRENT CALIFORNIA BUILDING STANDARDS CODE (CBC), AMERICANS WITH DISABILITY ACT (ADA) TITLE II, CALIFORNIA BUILDING CODE, STATE AND CITY FIRE MARSHAL REGULATIONS, LOCAL ZONING, BUILDING CODES, ORDINANCES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- THE LESSOR'S ARCHITECT IS REQUIRED, TO SUBMIT THE CONSTRUCTION DRAWINGS TO THE STATE FIRE MARSHAL (SFM) FOR PLAN REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. NOTE: IN PROJECTS WHICH DO NOT REQUIRE ALTERATIONS (AND THEREFORE DO NOT REQUIRE CONSTRUCTION DOCUMENTS), THIS PROCESS WILL NOT APPLY. MEANING THE LESSOR IS NOT REQUIRED TO SUBMIT CONSTRUCTION DRAWINGS TO THE SFM.
- WHEN ALTERATIONS ARE REQUIRED SECTION 19108 OF THE CALIFORNIA STATE HEALTH AND SAFETY CODE PROVIDES THE SFM ENFORCEMENT OF REGULATIONS IN STATE-OCCUPIED SPACE. THE LESSOR SHALL CONTACT THE SFM AT THE BEGINNING OF THIS PROJECT FOR PLAN REVIEW INSPECTION PROCEDURES. SFM CONTACT NUMBER (916) 446-8950.
- 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.
- NEW WALL CONSTRUCTION TO BE CONSISTENT WITH EXISTING BUILDING TYPE CONSTRUCTION.
- 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.
- NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS SHALL BE MADE TO THE PREMISES AS SHOWN EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF THE PLANNER.
- ANY CHANGE ORDERS MUST BE SUBMITTED TO AND APPROVED BY PLANNER IN WRITING BEFORE BEGINNING CONSTRUCTION.
- 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.
- PRIOR TO CONSTRUCTION, SAMPLES OF THE PROPOSED FINISHES SUCH AS PAINT, CARPET, TILE, ETC. SHALL BE SUBMITTED TO THE PLANNER FOR REVIEW / SELECTION AND APPROVAL. ALL LEASED PREMISES SHALL BE CARPETED EXCEPT THOSE AREAS INDICATED OTHERWISE.
- REPLACE ALL DAMAGED DISCOLORED CEILING TILES WHERE EXISTING CEILING TILES ARE REUSED. RELOCATE TILES AS NECESSARY TO PROVIDE A UNIFORM APPEARANCE IN EACH SPACE OR ROOM. WHERE EXISTING SUSPENDED CEILING GRIDS ARE USED, PATCH, REPAIR AND/OR REPLACE EXISTING COMPONENTS TO PROVIDE FOR A NEW APPEARANCE THROUGHOUT.

ABBREVIATIONS:

AB ALUMINUM BLINDS	FEC FIRE EXT. CABINET	NRP NON-REMOVABLE PIN
ACT ACOUSTICAL TILE	FBO FURN. BY OTHERS	NTS NOT TO SCALE
AFF ABOVE FINISHED FLR	FD FLOOR DRAIN	PB PANIC BUTTON
CB CHALK BOARD	GL GLASS, GLAZING	PLM1 PLASTIC LAMINATE
CG CORNER GUARD	GB GRAB BAR	PH PANIC HARDWARE
CLR CLEAR	GSD GLASS BREAK DETECTOR	(R) RE-SWING DOOR
CT CERAMIC TILE	GFI GROUND FAULT INTERRUPTER	REH REMOVE
CTR COUNTER	HB HOSE BIB	TYP TYPICAL
CPT CARPET	INS INSULATE (d), (in)	TBB TELE/DATA BACKBOARD
DB DEAD BOLT	INS INSULATE (d), (in)	TB TACK BOARD
DC DOOR CLOSER	KP KICK PLATE	UON UNLESS OTHERWISE NOTED
DEM DEMOLISH	MB MARKER BOARD	URN URINAL
EDF ELEC. DRINKING FOUNTAIN	MR MOP RACK	VAN VANITY
(E) EXISTING	MSF MODULAR SYSTEM FURNITURE	VCT VINYL COMPOSITION TILE
EM EMERG. FIXTURE	MT METAL THRESHOLD	VP VISION PANEL
EP ELEC. PNL. BD.	HTD HUNG	WH HALL HUNG
EQ EQUAL	HTD HUNG	WC WATER CLOSET
FA FIRE ALARM	NIC NOT IN CONTRACT	
FE FIRE EXTINGUISHER	(N) NEW	

LEGEND:

- EXISTING FULL CEILING HEIGHT PARTITION TO REMAIN
- NEW FULL CEILING HEIGHT PARTITION
- NEW DEMISING PARTITION - TO UNDERSIDE OF STRUCTURE
- NEW SOUND RETARDANT (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 W/SMOKE DETECTORS
- JUNCTION BOX IN HALL (4x4) U.O.N.
- JUNCTION BOX ABOVE CEILING (4x4) U.O.N.
- SECURITY ALARM KEYPAD
- PANIC BUTTON
- MOTION SENSOR IN HALL
- MONITOR
- MOTION SENSOR IN CEILING
- AUDIBLE ALARM
- VISUAL ALARM
- CAMERA
- VIDEO RECORDER
- DOOR BELL
- HORN / STROBE
- DURESS ALARM SWITCH WALL MOUNTED

FLOOR HALL:

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

BUILDING DATA

CONSTRUCTION TYPE: V	STORIES: 1
OCCUPANCY GROUP: B	AUTOMATIC SPRINKLERS: YES
FLOOR PLATE (SQ. FT.): 36,711	FIRE ALARM: NO
	YEAR BUILT: 1984

State of California
DGS
 GENERAL SERVICES
 Department of General Services
 Real Estate Services Division
 Professional Services Branch
Real Estate Leasing & Planning 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: BRIANNA KITCHER
 Phone: (916) 375-4137
 Fax: (916) 375-4095
 BRIANNA.KITCHER@dgs.ca.gov

(Schematic Design Only)
 Approval of this (schematic) plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to Working Drawing submissions and field inspections. One set of approved Working Drawings shall be available on the project site at all times.
 Reviewed by: _____
 Date: _____

California State Fire Marshal
 Preliminary Approval
 The State Fire Marshal's signature on this Exhibit is for the preliminary review only. All construction documents must be submitted by the lessor or contractor to the SFM's for their final review and approval.
 REVISION: _____ DATE _____
 REVISION: _____ DATE _____
 REVISION: _____ DATE _____

LEASE PREMISES:

NET OFFICE AREA:	6,726 SQ. FT.
NET STORAGE AREA:	SQ. FT.
TOTAL NET USABLE AREA:	6,726 SQ. FT.
	SQ. FT.
	SQ. FT.

PARKING STALLS:

AGENCY APPROVAL:	DATE
RESID APPROVAL:	DATE
PLANNER:	INITIAL STAMP:
B KITCHER	
DRAWN BY:	
B KITCHER	
DATE:	
10/4/13	
PROJECT NUMBER:	
13762	
LEASE FILE NUMBER:	

PROJECT: OFFICE QUARTERS
 AGENCY: EMPLOYMENT DEVELOPMENT DEPARTMENT
 1111 BAY BLVD
 CHULA VISTA, CA

Sheet: **A** of **1** SHEETS