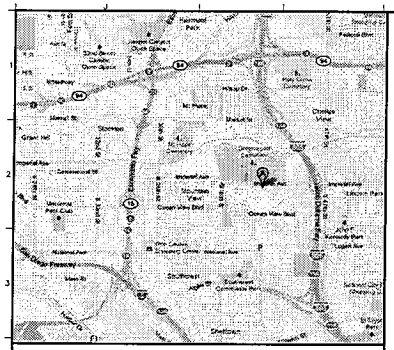


LOCATION MAP
NOT TO SCALE

E.D.D. LEASED AREA CALCULATIONS

DATE: 6/14/2016

GROSS BUILDING FLOOR AREA: 32,400 SF

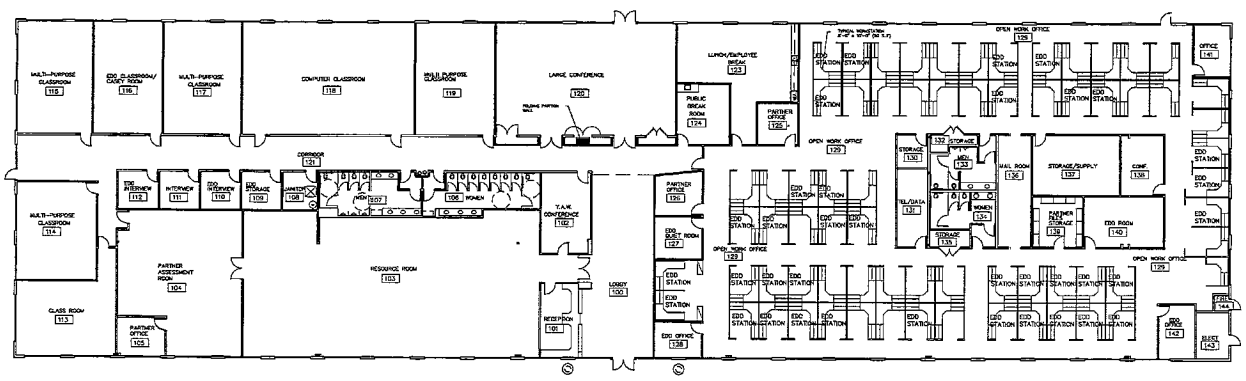
GROSS AREA MULTIPLIER: 1.08

ROOM #	ROOM NAME	AREA (S.F. - NET)	AREA (S.F. - GROSS)	COM.	TARE	% E.D.D OCCUPIED (common area included)	E.D.D AREA (S.F.) (common area included)	E.D.D AREA (S.F.)
	SECOND FLOOR							
	SHARED SPACE							
101	RECEPTION	250 S.F.	270 S.F.			50%	135 S.F.	135 S.F.
103	RESOURCE ROOM	3280 S.F.	3539 S.F.			50%	1769 S.F.	1769 S.F.
129	CONFERENCE ROOM	1681 S.F.	1815 S.F.			50%	907 S.F.	907 S.F.
129	OPEN WORK AREA	9,256 S.F.	9978 S.F.			50%	4989 S.F.	4989 S.F.
136	MAIL ROOM	303 S.F.	327 S.F.			50%	163 S.F.	163 S.F.
137	STORAGE/SUPPLY	441 S.F.	476 S.F.			50%	238 S.F.	238 S.F.
	E.D.D EXCLUSIVE							
108	STORAGE	117 S.F.	126 S.F.			100%	126 S.F.	126 S.F.
112	INTERVIEW ROOM	117 S.F.	126 S.F.			100%	126 S.F.	126 S.F.
110	INTERVIEW ROOM	117 S.F.	126 S.F.			100%	126 S.F.	126 S.F.
116	EDD CLASS ROOM/ CASEY ROOM	623 S.F.	672 S.F.			100%	672 S.F.	672 S.F.
127	EDD QUIET ROOM	160 S.F.	167 S.F.			100%	162 S.F.	162 S.F.
128	EDD OFFICE	150 S.F.	162 S.F.			100%	162 S.F.	162 S.F.
140	EDD ROOM	359 S.F.	388 S.F.			100%	388 S.F.	388 S.F.
142	EDD OFFICE	150 S.F.	162 S.F.			100%	162 S.F.	162 S.F.
	PARTNER EXCLUSIVE							
144	PARTNER ASSESSMENT ROOM	1414 S.F.	1525 S.F.			0%	0 S.F.	0 S.F.
189	PARTNER OFFICE	150 S.F.	162 S.F.			0%	0 S.F.	0 S.F.
182	CONFERENCE ROOM	272 S.F.	293 S.F.			0%	0 S.F.	0 S.F.
111	INTERVIEW ROOM	117 S.F.	126 S.F.			0%	0 S.F.	0 S.F.
113	CLASS ROOM	623 S.F.	672 S.F.			0%	0 S.F.	0 S.F.
114	CLASS ROOM	620 S.F.	669 S.F.			0%	0 S.F.	0 S.F.
115	CLASS ROOM	657 S.F.	709 S.F.			0%	0 S.F.	0 S.F.
117	CLASS ROOM	634 S.F.	684 S.F.			0%	0 S.F.	0 S.F.
118	COMPUTER CLASSROOM	1483 S.F.	1600 S.F.			0%	0 S.F.	0 S.F.
119	MULTI PURPOSE CLASSROOM	711 S.F.	767 S.F.			0%	0 S.F.	0 S.F.
125	PARTNER OFFICE	148 S.F.	159 S.F.			0%	0 S.F.	0 S.F.
126	PARTNER OFFICE	150 S.F.	162 S.F.			0%	0 S.F.	0 S.F.
130	STORAGE ROOM	72 S.F.	78 S.F.			0%	0 S.F.	0 S.F.
132	STORAGE ROOM	45 S.F.	49 S.F.			0%	0 S.F.	0 S.F.
135	STORAGE ROOM	37 S.F.	40 S.F.			0%	0 S.F.	0 S.F.
138	CONFERENCE ROOM	201 S.F.	217 S.F.			0%	0 S.F.	0 S.F.
139	PARTNER FILE STORAGE	197 S.F.	212 S.F.			0%	0 S.F.	0 S.F.
141	OFFICE	150 S.F.	162 S.F.			0%	0 S.F.	0 S.F.
	COMMON AREA							
190	LOBBY	893 S.F.	963 S.F.	X		0%	0 S.F.	339 S.F.
196	WOMEN	373 S.F.	401 S.F.	X		0%	0 S.F.	148 S.F.
197	MEN	303 S.F.	326 S.F.	X		0%	0 S.F.	121 S.F.
198	JANITOR	103 S.F.	111 S.F.	X		0%	0 S.F.	41 S.F.
121	CORRIDOR	1812 S.F.	2070 S.F.	X		0%	0 S.F.	798 S.F.
123	EMPLOYEE ROOM	724 S.F.	781 S.F.	X		0%	0 S.F.	290 S.F.
124	PUBLIC BREAK ROOM	256 S.F.	276 S.F.	X		0%	0 S.F.	102 S.F.
131	ISLDATA	189 S.F.	204 S.F.	X		0%	0 S.F.	75 S.F.
	TARE							
133	MEN'S EMPLOYEE RESTROOM	125 S.F.	135 S.F.		X	0%	0 S.F.	0 S.F.
134	WOMENS EMPLOYEE RESTROOM	224 S.F.	242 S.F.		X	0%	0 S.F.	0 S.F.
143	ELECTRICAL ROOM	238 S.F.	255 S.F.		X	0%	0 S.F.	0 S.F.
144	FIRE SPRINKLER	17 S.F.	18 S.F.		X	0%	0 S.F.	0 S.F.
SUBTOTAL		**30037 S.F.**	**32395 S.F.**	**5134 S.F.**			**10123 S.F.**	**12029 S.F.**

EXCLUSIVE E.D.D AREA: 1922 SF
SHARED E.D.D AREA: 8201 SF
E.D.D COMMON AREA SHARE: 1906 SF (37%)

TOTAL E.D.D LEASED AREA: 12029 SF

TARE: 849 S.F.



FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBITS "B" AND "C" DATED: 8/2/2016, AND CONFORM TO CURRENT CALIFORNIA BUILDING STANDARDS CODE (CBSC), 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.

2. 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 1806 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) 445-8690.

3. 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.

4. NEW HALL CONSTRUCTION TO BE CONSISTENT WITH EXISTING BUILDING TYPE CONSTRUCTION.

5. 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.

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

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

8. DEMOLITION OF EXISTING PARTITIONS THAT 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.

9. 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.

10. 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.

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	PLAM	PLASTIC LAMINATE
CG	CORNER GUARD	GB	GRAB BAR	PH	PANIC HARDWARE
CLR	CLEAR	GBD	GLASS BREAK DETECTOR	(R)	RE-SWING DOOR
CT	CERAMIC TILE	GFI	GROUND FAULT INTERRUPTER	RDI	RODWIDE
CTR	COUNTER			TYP	TYPICAL
CPT	CARPET	HB	HOSE BIB	TBB	TEL/DATA BACKBOARD
DB	DEAD BOLT	INS	INSULATE (d), (cm)		
DC	DOOR CLOSER	KP	KICK PLATE	TB	TACK BOARD
DEM	DEMOLISH	PB	MARKER BOARD	UON	UNLESS OTHERWISE NOTED
EDF	ELEC. DRINKING FOUNTAIN	MD	MOTION DETECTOR	URN	URINAL
(E)	EXISTING	MR	MOP RACK	VAN	VANITY
EF	EXTERN. FIXTURE	MSF	MODULAR SYSTEM FURNITURE	VCT	VINYL COMPOSITION TILE
EP	ELEC. PNL. BD.	MT	METAL THRESHOLD		
EQ	EQUAL	MTD	MOUNTED	VP	VISION PANEL
FA	FIRE ALARM	NIC	NOT IN CONTRACT	WH	WALL HUNG
FE	FIRE EXTINGUISHER	(N)	NEW	WC	WATER CLOSET

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.

- (L) KEYED LOCKSET
- (EL) ELECTRONIC LOCKSET w/ INTEGRAL KEYPAD
- (PL) PRIVACY LOCK
- (PB) PUSH BUTTON FOR ELECTRIC STRIKE
- (ES) ELECTRIC STRIKE
- (KP) KEYPAD CONTROL FOR ELECTRIC DOOR STRIKE
- (CR) CARD READER
- (SD) SMOKE DETECTOR
- (EX) EXIT SIGN
- (EF) EXHAUST FAN
- (T) THERMOSTAT
- (FA) FIRE ASSEMBLY, AUTO CLOSING, MAGNETIC HOLD-OPEN W/SMOKE DETECTORS
- (JB) JUNCTION BOX IN HALL (XXX) U.O.N.
- (JB) JUNCTION BOX ABOVE CEILING (XXX) U.O.N.
- (SKP) SECURITY ALARM KEYPAD
- (P) PANIC BUTTON
- (MS) MOTION SENSOR IN HALL
- (M) MONITOR
- (MS) MOTION SENSOR IN CEILING
- (A) AUDIBLE ALARM
- (V) VISUAL ALARM
- (C) CAMERA
- (VCR) VIDEO RECORDER
- (D) DOOR BELL
- (HS) HORN / STROBE
- (SM) DURESS ALARM SWITCH HALL MOUNTED

FLOOR HALL

- (DP) DUPLEX ELECTRICAL OUTLET
- (DP) DEDICATED DUPLEX ELECTRICAL OUTLET
- (QP) QUADRUPLEX ELECTRICAL OUTLET
- (QP) DEDICATED QUADRUPLEX ELECTRICAL OUTLET
- (220) 220V. ELECTRICAL OUTLET
- (V&D) VOICE & DATA OUTLET w/ TERMINATION FACEPLATE
- (D) DATA OUTLET w/ TERMINATION FACEPLATE
- (V) VOICE OUTLET w/ TERMINATION FACEPLATE
- (LS) LIGHT SWITCH
- (3WS) THREE-WAY LIGHT SWITCH
- TELE-POWER POLE W/ 4 ELECTRICAL OUTLETS

BUILDING DATA

CONSTRUCTION TYPE: V	STORIES: 1
OCCUPANCY GROUP: B	AUTOMATIC SPRINKLERS: YES
	FIRE ALARM: YES
FLOOR PLATE (SQ. FT.): 32,400	YEAR BUILT: 2003

State of California
DGS
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: 916 375-4000
Main Fax: 916 375-4104
www.dgs.ca.gov

Project Contact: MARY KUYPER
Phone: (916) 375-4115
Fax: (916) 375-4065
MARY.KUYPER@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 will be given only after plans, specifications 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.

MARK	DATE
MARK	DATE
MARK	DATE

LEASE PREMISES:
NET OFFICE AREA: 12,029 SQ. FT.
NET STORAGE AREA: _____ SQ. FT.
TOTAL NET USABLE AREA: 12,029 SQ. FT.
_____ SQ. FT.
_____ SQ. FT.
_____ SQ. FT.
PARKING STALLS:
AGENCY APPROVAL: DATE
FMD APPROVAL: DATE

PLANNER: M. KUYPER
DRAWER: J. COPPAGE
DATE: 8/3/2016
PROJECT NUMBER: 141003
LEASE PLAN NUMBER: 5399-001
PROJECT: OFFICE QUARTERS
AGENCY: EMPLOYMENT DEVELOPMENT DEPARTMENT
LOCATION: 4581 IMPERIAL AVENUE SAN DIEGO, CA 92114

SHEET: A
SHEET NO: 1 OF 1 SHEETS

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