

SITE PLAN

EXITING PLAN

KEYNOTES:

- 1. AT LOCATIONS SHOWN ON PLAN, LESSOR SHALL TOUCH UP PAINT WALLS FROM FLOOR TO CEILING CORNER TO CORNER PER EXHIBIT B SPECIFICATIONS.
2. AT EXTERIOR YARD LOCATION, LESSOR SHALL PROVIDE AND INSTALL ONE (1) DUAL ELECTRICAL CHARGER AND ELECTRICAL INFRASTRUCTURE. SEE PROJECT NOTE 22 AND EXHIBIT B DIV. 3 FOR SPECIFICATIONS.
3. AT LOCATIONS SHOWN ON PLAN, LESSOR SHALL PROVIDE AND INSTALL OCCUPANCY SENSOR LIGHT SWITCHES.
4. AT LOCATIONS SHOWN ON PLAN, LESSOR SHALL REPAIR OR REPLACE HORIZONTAL MINI BLINDS.
5. LESSOR SHALL REPLACE EXISTING SHEET VINYL FLOORING IN RESTROOMS. REPLACE WITH CLASS 1 RUBBER FLOORING AND SANITARY COVE BASE. ROPPE OR APPROVED EQUAL.

PROJECT NOTES:

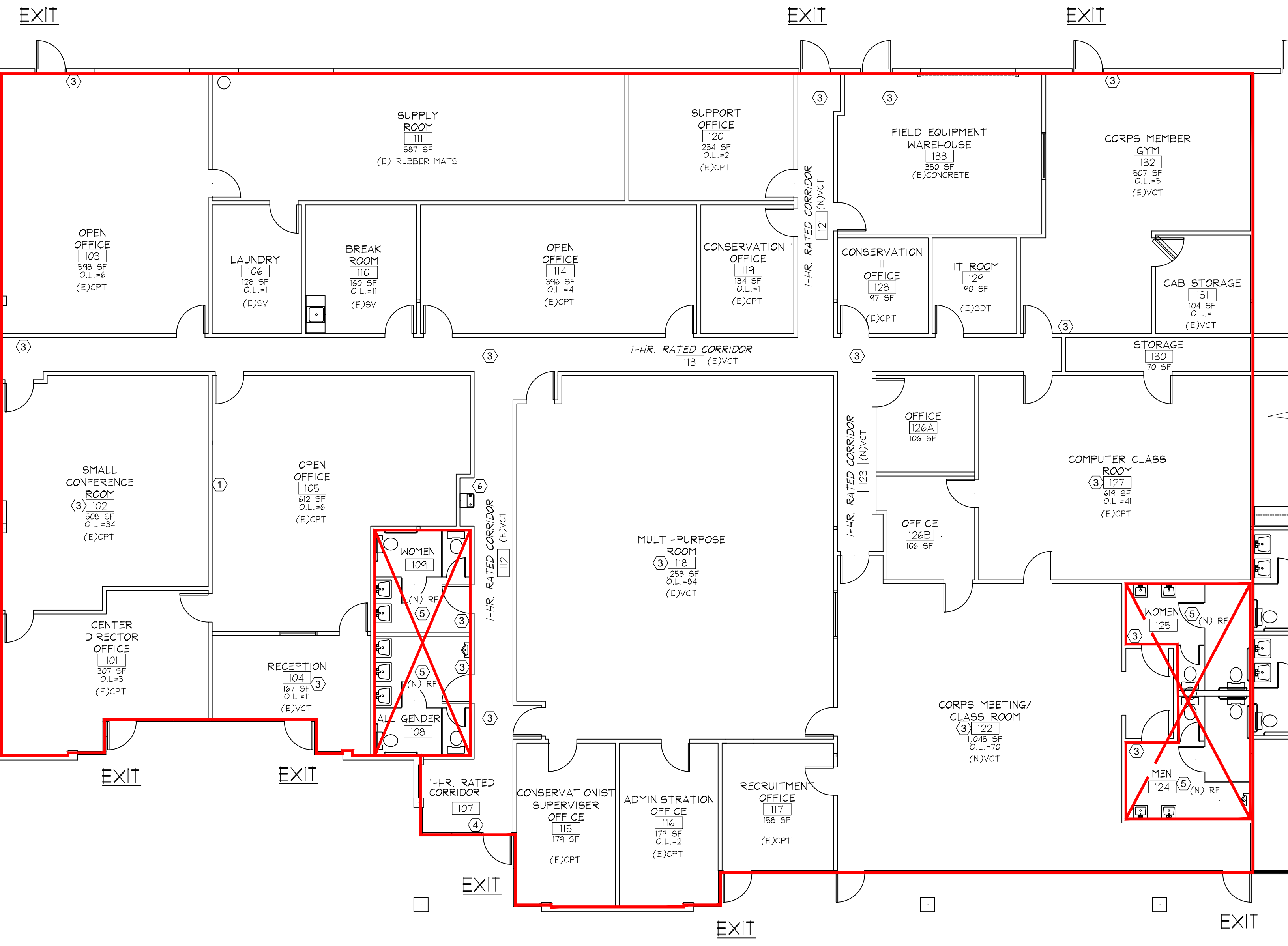
- 1. COPIES OF THE LEASE EXHIBIT PLAN AND SPECIFICATIONS SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
2. THE LESSOR SHALL DISTRIBUTE ALL LEASE EXHIBITS TO THE CONTRACTOR, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER RESPONSIBLE FOR EXECUTION OF THIS PROJECT.
3. LESSOR SHALL NOTIFY THE STATE REAL ESTATE LEASING AND PLANNING SECTION (RELPS) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN LEASE EXHIBIT AND AS-BUILT CONDITION OF BUILDING (INCLUDING EXISTING ELECTRICAL OUTLETS).
4. ALL CONDITIONED SPACE SHALL HAVE A GYPSUM WALL BOARD FINISH. EXPOSED STRUCTURAL COMPONENTS WILL NOT BE CONSIDERED FINISHED UNLESS CONCEALED WITH GYPSUM WALL BOARD.
5. NEW WALL CONSTRUCTION SHALL BE CONSISTENT WITH EXISTING BUILDING TYPE CONSTRUCTION.
6. DEMOLITION OF EXISTING PARTITIONS MAY NOT HAVE BEEN SHOWN ON THIS PLAN. LESSOR SHALL COMPLETE ALL DEMOLITION REQUIRED TO REPAIR 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.
7. 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 NOTED OTHERWISE.
8. REPLACE ALL DAMAGED AND/OR 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 CEILING GRIDS ARE USED, PATCH, REPAIR AND/OR REPLACE EXISTING COMPONENTS TO PROVIDE A LIKE-NEW APPEARANCE THROUGHOUT.
9. IT IS THE LESSOR'S RESPONSIBILITY TO COMPLY WITH ALL CURRENT FIRE AND LIFE/PANIC SAFETY CODES AND TO DETERMINE THE REQUIRED RATING FOR ALL WALL SEPARATIONS THROUGHOUT THE TENANT LEASE SPACE AND BETWEEN ALL EXISTING AND/OR FUTURE TENANTS. ANY WALL RATINGS IDENTIFIED ON THE EXHIBIT "A" SHOULD BE CONSIDERED AS ADVISORY AND SHALL BE VERIFIED BY THE LESSOR'S ARCHITECT PRIOR TO SUBMITTING FOR PERMITS AND TO THE LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION.
10. THE LESSOR IS RESPONSIBLE TO PROVIDE A COMPLETE AND FULLY OPERATIONAL, CODE COMPLIANT LEASE SPACE AS SHOWN AND DESCRIBED IN THE LEASE EXHIBITS UNLESS SPECIFICALLY NOTED AS PROVIDED BY OTHERS. THIS INCLUDES BUT IS NOT LIMITED TO ALL DESIGN, ENGINEERING, CONSTRUCTION, EQUIPMENT AND MAINTENANCE.
11. THE LESSOR IS RESPONSIBLE TO PROVIDE AND INSTALL FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS TO COMPLY WITH LOCAL CODES AND PER EXHIBIT "B" REQUIREMENTS.
FINISHES
12. CLEAN, REPAIR AND/OR REPLACE ALL EXISTING WINDOW COVERINGS IN THE ENTIRE STATE LEASED PREMISES TO PROVIDE A NEW AND OPERATIONAL CONDITION. COLORS SHALL MATCH THROUGHOUT.
13. LESSOR SHALL DEEP CLEAN EXISTING CARPETED AREAS WITHIN LEASED SPACE.
14. LESSOR SHALL STRIP, CLEAN AND WAX EXISTING VCT WITHIN LEASED SPACE.
15. A FINISH PLAN SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS FOR THE STATES REVIEW AND APPROVAL. PRIOR TO CONSTRUCTION, SAMPLES OF THE PROPOSED FINISHES SUCH AS PAINT, CARPET, TILE, PLASTIC LAMINATE, ETC., SHALL BE SUBMITTED TO RELPS PLANNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
16. TOUCH UP PAINT EXISTING WALLS WHERE DAMAGED AND OTHER PAINT GRADE SURFACES, WITH SEMI-GLOSS ENAMEL PAINT, PER THE EXHIBIT "B" SPECIFICATION, USING ONE (1) BASE COLOR AND (2) ACCENT COLORS. RELPS PLANNER SHALL SELECT THE COLORS AND THE LOCATIONS FOR THE ACCENT PAINT. MATERIAL SUBMITTALS SHALL BE SUPPLIED TO RELPS PLANNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
17. IN PREPARATION FOR FLOORING INSTALLATION AT RESTROOMS AND LAUNDRY ROOM, DEMO ALL (E) FLOORING, BASE, THRESHOLDS AND TRANSITION STRIPS. PREPARE SUBSURFACE INCLUDING THE FILLING OF ALL DEPRESSIONS AND THE GRINDING DOWN OF HIGH SPOTS. IT IS THE LESSOR'S RESPONSIBILITY TO VERIFY CONDITIONS OF FLOOR MEETS MANUFACTURER'S REQUIREMENTS AND INSTALLATION GUIDELINE. ALL OTHER FLOORING TO REMAIN.
18. PROVIDE AND INSTALL NEW RUBBER FLOORING (RF), PROVIDE AND INSTALL (N) 4" COVED RUBBER BASE, (N) THRESHOLDS, AND (N) TRANSITION STRIPS TO COMPLETE INSTALLATION. SEE EXHIBIT "B" SPECIFICATION. COLOR(S) AND PATTERN SHALL BE SELECTED BY RELPS PLANNER. MATERIAL SUBMITTALS SHALL BE SUPPLIED TO RELPS PLANNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. REPLACE WITH CLASS 1 RUBBER FLOORING AND SANITARY COVE BASE. ROPPE OR APPROVED EQUAL.
DOORS
19. ALL NEW OR EXISTING EXIT DOORS SHALL HAVE FREE EGRESS AT ALL TIMES. DOOR HARDWARE SHALL OPEN WITH SINGLE ACTION ONLY, WITH NO SPECIAL KNOWLEDGE REQUIRED. DEAD BOLT LOCKS ARE UNACCEPTABLE UNLESS RETRACTABLE WITH LEVER HANDLE.
ELECTRICAL & MECHANICAL
20. THOROUGHLY CLEAN ALL EXISTING HVAC SUPPLY AND RETURN AIR REGISTERS OR GRILLES.
21. ELECTRICAL AS-BUILT DRAWINGS WERE NOT USED IN THE DEVELOPMENT OF THESE PLANS. SINCE THE STATE IS NOT AWARE OF THE AMOUNT OR LOCATION OF EXISTING OUTLETS, THE ELECTRICAL OUTLETS SHOWN ON THE PLAN REPRESENT THE TOTAL NUMBER REQUIRED BY THE TENANT. IF EXISTING OUTLETS ARE LOCATED ON THE SAME WALL AND WITHIN 30" OF THOSE SHOWN ON THE PLAN, THEY MAY BE UTILIZED. ALL CIRCUITS SERVING EXISTING OUTLETS SHALL BE DETERMINED TO HAVE ADEQUATE CAPACITY TO PREVENT OVERLOAD.
22. LESSOR PROVIDED EVSE. SEE EXHIBIT B, DIV. 3 FOR SPECIFICATIONS:
a. LESSOR TO PROVIDE AND INSTALL ALL REQUIRED CODE COMPLIANT ELECTRIC VEHICLE SUPPLY LOCATION(S) (EVSL) INFRASTRUCTURE TO POWER STATE PROVIDED EVSE COMPONENT(S), TO MUTUALLY AGREED UPON LOCATION(S) AT THE LEASED PREMISES.
b. PROVIDE AND INSTALL INFRASTRUCTURE TO SUPPORT ONE (1) LEVEL II (DUAL) OUTPUT EVSE, INCLUDING BUT NOT LIMITED TO ALL NECESSARY ELECTRICAL MATERIALS AND LABOR, A DEDICATED ELECTRICAL METER, CONNECTION TO THE BUILDING MAIN POINT OF ENTRY (MPE) OR ELECTRICAL ROOM, ALL UNDERGROUND ELECTRICAL CONDUITS, EQUIPMENT PADS/FOOTINGS AND RELATED SITE WORK, INCLUDING ASSOCIATED ADA IMPROVEMENTS WHERE REQUIRED BY CODE, AND ALL CODE REQUIRED STRIPING AND SIGNS.
c. SHOULD AVAILABLE ELECTRICAL POWER AT THE EXISTING FACILITY NOT BE SUFFICIENT TO POWER THE REQUIRED NUMBER OF EVSE UNITS, THE LESSOR SHALL WORK WITH THE LOCAL UTILITY TO BRING ADDITIONAL SERVICE TO THE PROPERTY FOR THE SPECIFIC PURPOSE OF POWERING THE EVSE UNITS.
d. LESSOR TO PROVIDE ONE (1) EA DUAL CHARGING UNIT AND CONNECTIONS TO THE LESSOR PROVIDED INFRASTRUCTURE. LESSOR TO VERIFY EVSE MANUFACTURER'S ELECTRICAL AND SITE PREPARATION REQUIREMENTS PRIOR TO PLANNING WORK. CHARGEPOINT MFG 50A OR APPROVED EQUAL. 40A BREAKER REQUIRED PER PORT/PLUG = 2EA 40A CIRCUITS.
e. LESSOR'S ELECTRICAL CONTRACTOR TO BE MADE AVAILABLE AT THE TIME OF THE EVSE INSTALLATION FOR SYSTEM VERIFICATION AND TROUBLESHOOTING IF NECESSARY. LESSOR TO COORDINATE WITH RELPS PLANNER.
f. LESSOR TO PROVIDE AND INSTALL RESERVED PARKING SIGN IN PUBLIC AREA STATING, "RESERVED STATE FLEET VEHICLE PARKING ONLY".

GENERAL NOTES:

- 1. ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBITS "A", "B", and "C" DATED 5/5/2025 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.
2. THE EXHIBITS "A", "B" AND "C" DO NOT STAND ALONE, AND SHALL BE READ IN THEIR ENTIRETY. IT IS THE LESSOR'S SOLE RESPONSIBILITY TO ENSURE ALL LEASE EXHIBIT REQUIREMENTS ARE INCLUDED IN CONSTRUCTION COSTS.
3. IF CONSTRUCTION DOCUMENTS ARE REQUIRED FOR THIS PROJECT, THE LESSOR IS REQUIRED TO SUBMIT CONSTRUCTION DOCUMENTS TO THE LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. 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 IS TO COVER ALL ITEMS REQUIRED TO MAKE THE FACILITY COMPLETE AND OPERATIVE. LESSOR'S ARCHITECT SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE STATE OF ANY DISCREPANCIES PRIOR TO THE PREPARATION OF THE WORKING DRAWINGS.
5. NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS SHALL BE MADE TO THE PREMISES AS SHOWN EXCEPT WITH PRIOR WRITTEN APPROVAL OF THE RELPS PLANNER.
6. ANY CHANGE ORDERS MUST BE SUBMITTED TO AND BE APPROVED BY THE RELPS PLANNER IN WRITING PRIOR TO CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, WORKING DRAWINGS SHALL BE SUBMITTED TO THE STATE (RELPS) FOR REVIEW PURPOSES ONLY. THE LESSOR SHALL RETAIN SOLE RESPONSIBILITY FOR CONFORMITY TO THE LEASE DOCUMENTS.
8. PRIOR TO THE EXECUTION OF THE LEASE, THE LESSOR OR LESSOR'S CONSULTANTS SHALL BE RESPONSIBLE FOR CONDUCTING A PRELIMINARY CODE REVIEW OF THE STATES EXHIBIT "A" PLAN WITH THE LOCAL BUILDING AUTHORITY AND LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION. THE REVIEW SHALL ESTABLISH COMPLIANCE WITH ALL CODE ITEMS AS REQUIRED BY EXHIBIT "B" OF THE LEASE. IF SAID COMPLIANCE CANNOT BE MET, THE LESSOR SHALL NOTIFY THE STATE SO THAT THE NECESSARY CHANGES CAN BE MADE TO EXHIBIT "A" PRIOR TO EXECUTION OF THE LEASE.

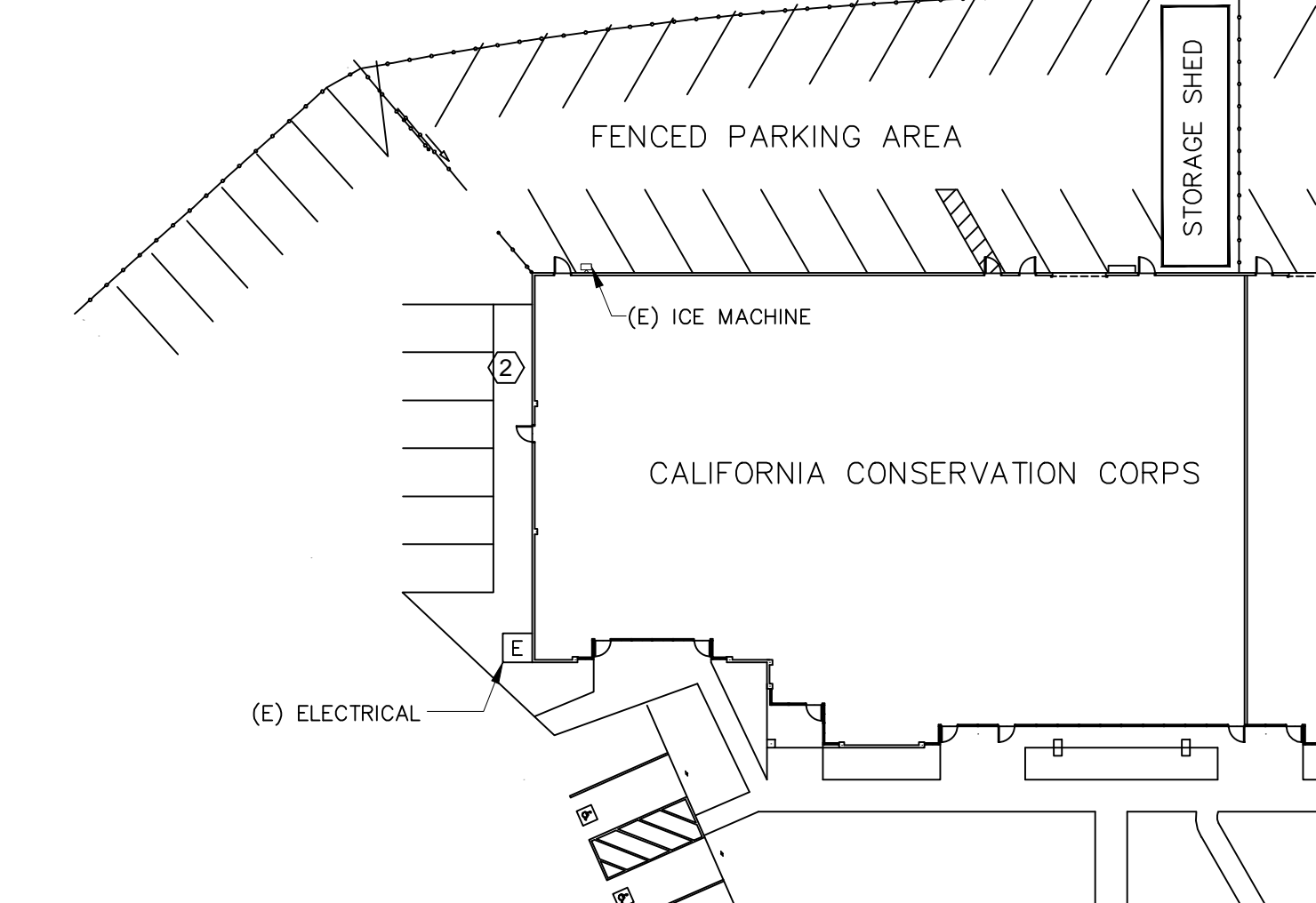
ABBREVIATIONS:

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like ALUMINUM BLINDS, AMERICANS WITH DISABILITIES ACT, ABOVE FINISHED FLR, etc.



PARTIAL FLOOR PLAN 1/8" = 1'-0"

YARD PLAN 1" = 40'



ALL ITEMS BELOW SHALL BE NEW UNLESS NOTED OTHERWISE

- 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 WALL
JUNCTION BOX ABOVE CEILING
SECURITY ALARM KEYPAD
PANIC BUTTON
MOTION SENSOR IN WALL
MONITOR
MOTION SENSOR IN CEILING
AUDIBLE ALARM
VISUAL ALARM
CAMERA
VIDEO RECORDER
DOOR BELL
HORN / STROBE
DURESS ALARM SWITCH WALL MOUNTED
PANIC HARDWARE
ROOM NAME
WIRELESS ACCESS POINT (WAP)

FLOOR WALL

- DUPLEX ELECTRICAL OUTLET
DEDICATED DUPLEX ELECTRICAL OUTLET
QUADRUPLX ELECTRICAL OUTLET
DEDICATED QUADRUPLX 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

Table with 2 columns: Construction Type, Occupancy Group, Floor Plate (SF), Stories, Automatic Sprinklers, Fire Alarm, Year Built.

State of California DGS GENERAL SERVICES Department of General Services Real Estate Services Division Asset Management Branch Real Estate Leasing & Planning Section

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NOTE TO ARCHITECTS: THE RELPS MAKES NO CLAIM AS TO THE ACCURACY OF THE ARCHITECTURAL PORTION OF THIS DRAWING. THESE DRAWINGS ARE INTENDED AS PART OF THE STATES LEASE EXHIBITS ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS DATA SHALL TAKE FULL RESPONSIBILITY FOR THE ACCURACY OF ALL EXISTING CONDITIONS, DIMENSIONS, AND AREA SQUARE FOOTAGE CALCULATIONS.

Revision table and project information including: OFFICE 9,688 SF, WAREHOUSE 350 SF, TOTAL NET USABLE AREA 10,038 SF, PARKING STALLS: 38 EXCLUSIVE, 2 (EV) NON-EXCLUSIVE: 36, AGENCY APPROVAL: Patricia Leary 6/25/2025, PLANNER: VICTOR ANDERSEN, DRAWN BY: VICTOR ANDERSEN, DATE: 6/5/2025, PROJECT NUMBER: 14244, LEASE FILE NUMBER: 5221001, PROJECT: OFFICE QUARTERS, AGENCY: CALIFORNIA CONSERVATION CORPS, LOCATION: 401 W 35TH STREET SUITE A NATIONAL CITY, CA 91960, EXHIBIT: A SHEET NO.: 1 OF 1 SHEETS