

PROJECT NOTES:

- COPIES OF THE LEASE EXHIBIT PLAN AND SPECIFICATIONS SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
- THE LESSOR SHALL DISTRIBUTE ALL LEASE EXHIBITS TO THE CONTRACTOR, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER RESPONSIBLE FOR EXECUTION OF THIS PROJECT.
- 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).
- ALL CONDITIONED SPACE SHALL HAVE A GYPSUM WALL BOARD FINISH, EXPOSED STRUCTURAL COMPONENTS WILL NOT BE CONSIDERED FINISHED UNLESS CONCEALED WITH GYPSUM WALL BOARD.
- WHERE THE STATE ADDS NEW SPACE TO AN EXISTING LEASED PREMISE, ALL EXISTING FINISH CONDITIONS SHALL BE MODIFIED AS NECESSARY TO MATCH THE NEW LEASED PREMISES.
- NEW WALL CONSTRUCTION SHALL BE CONSISTENT WITH EXISTING BUILDING TYPE 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 NOTED OTHERWISE.
- 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.
- 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.
- 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.

GENERAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBIT "A", "B" AND "C" (DATED 7.3.2025), AND CONFORM TO CURRENT CALIFORNIA BUILDING STANDARDS CODE (CBC), AMERICANS WITH DISABILITIES 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 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.
- 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.
- 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 EXHIBIT 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.
- NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS SHALL BE MADE TO THE PREMISES AS SHOWN EXCEPT WITH PRIOR WRITTEN APPROVAL OF THE RELPS PLANNER.
- ANY CHANGE ORDERS MUST BE SUBMITTED TO AND BE APPROVED BY THE RELPS PLANNER IN WRITING PRIOR TO CONSTRUCTION.
- 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.
- PRIOR TO THE EXECUTION OF THE LEASE, THE LESSOR OR LESSOR'S CONSULTANTS SHALL BE RESPONSIBLE FOR CONDUCTING A PRELIMINARY CODE REVIEW OF THE STATE'S 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.

VICINITY PLAN
NOT TO SCALE

SITE PLAN
NOT TO SCALE

EXITING PLAN
NOT TO SCALE

KEYNOTES:

GENERAL

- LESSOR TO PROVIDE AND INSTALL NEW KEY CARDS AND KEYPADS THROUGHOUT BUILDING.
- LESSOR TO PAINT ALL INTERIOR WALLS THROUGHOUT BUILDING. PLEASE REFER TO FINISH LEGEND FOR DETAILS.
- LESSOR TO PROVIDE AND INSTALL NEW WALL BASE THROUGHOUT BUILDING. PLEASE REFER TO FINISH LEGEND FOR MORE DETAILS.
- LESSOR TO PROVIDE AND INSTALL NEW FLOORING THROUGHOUT BUILDING. REFER TO FINISH LEGEND FOR DETAILS.
- LESSOR TO PROVIDE AND INSTALL NEW FIRE RATED INTERIOR AND EXTERIOR DOORS THROUGHOUT BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW DUAL PANE WINDOWS THROUGHOUT BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW TRIM THROUGHOUT BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW ELECTRICAL OUTLETS AND LIGHT SWITCHES THROUGHOUT BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW LED RECESSED LIGHTING THROUGHOUT BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW MINI SPLITS. TWO (2) DOWNSTAIRS IN KITCHEN AND OFFICE. ONE (1) UPSTAIRS IN LIVING ROOM.
- LESSOR TO PROVIDE AND INSTALL NEW ELECTRICAL PANEL.
- LESSOR TO PROVIDE AND INSTALL NEW SPRINKLERS THROUGHOUT BUILDING.

APPARATUS BAY/OUTSIDE

- LESSOR TO PROVIDE AND INSTALL PLYMOVENT (WELDING FUME EXTRACTION SYSTEM).
- LESSOR TO CONNECT GENERATOR LOCATED ON SOUTH SIDE OF BUILDING.
- LESSOR TO PROVIDE AND INSTALL NEW PROPANE TANK TO A 1000 GALLON.
- LESSOR TO PROVIDE AND INSTALL NEW 'CONVAULT' BRAND FUEL STORAGE CELLS (500 GAL DIESEL/250 GAL GAS)

KITCHEN (DOWNSTAIRS) -

- LESSOR TO PROVIDE AND INSTALL NEW UPPER AND LOWER CABINETS WITH NICKEL FINISH CABINET PULLS THROUGHOUT KITCHEN.
- LESSOR TO PROVIDE AND INSTALL NEW PLAM COUNTERTOPS THROUGHOUT KITCHEN.
- LESSOR TO PROVIDE AND INSTALL NEW 54" WIDE COMMERCIAL/INDUSTRIAL REFRIGERATOR. REFER TO EXHIBIT B DIV. 4 FOR DETAILS.
- LESSOR TO PROVIDE AND INSTALL NEW 60" COMMERCIAL/INDUSTRIAL RANGE/HOOD & OVEN. REFER TO EXHIBIT B DIV. 4 FOR DETAILS.
- LESSOR TO PROVIDE AND INSTALL NEW COUNTERTOP MICROWAVE. LESSOR TO PROVIDE SUBMITTAL TO RELPS PLANNER TO APPROVE.
- LESSOR TO PROVIDE AND INSTALL NEW STAINLESS STEEL SINK. LESSOR TO PROVIDE SUBMITTAL TO RELPS PLANNER TO APPROVE.
- LESSOR TO PROVIDE AND INSTALL NEW DISHWASHER. LESSOR TO PROVIDE SUBMITTAL TO RELPS PLANNER TO APPROVE.
- LESSOR TO PROVIDE AND INSTALL NEW VANITY WITH NICKEL FINISH CABINET PULLS AND STAINLESS STEEL SINK.
- LESSOR TO PROVIDE AND INSTALL NEW TOILET. LESSOR TO PROVIDE SUBMITTAL TO RELPS PLANNER TO APPROVE.
- LESSOR TO PROVIDE AND INSTALL NEW PAPER TONEL MACHINE AND SOAP DISPENSER.

RESTROOM (DOWNSTAIRS) -

- LESSOR TO PROVIDE AND INSTALL NEW VANITY WITH NICKEL FINISH CABINET PULLS AND STAINLESS STEEL SINK.
- LESSOR TO PROVIDE AND INSTALL NEW TOILET. LESSOR TO PROVIDE SUBMITTAL TO RELPS PLANNER TO APPROVE.
- LESSOR TO PROVIDE AND INSTALL NEW PAPER TONEL MACHINE AND SOAP DISPENSER.

OFFICE (DOWNSTAIRS) -

- LESSOR TO PROVIDE AND INSTALL NEW DOOR AND MOVE DOWN TO OTHER SIDE OF OFFICE.
- AGENCY TO PROVIDE AND INSTALL NEW ELECTRICAL OUTLETS.
- AGENCY TO PROVIDE AND INSTALL NEW FREESTANDING DESKS.
- AGENCY TO PROVIDE AND INSTALL TELECOM AND INTERNET.

GENERAL (UPSTAIRS) -

- LESSOR TO REMOVE WALL SEPARATING SMALLER BEDROOM AND ADD NEW WALL AND DOOR FROM LIVING ROOM TO EXPAND BEDROOM #2
- LESSOR TO REPAIR DECK. INSPECT DECK TO CONFIRM SAFE SUPPORT FOR OCCUPANT USE.

RESTROOM (UPSTAIRS) -

- LESSOR TO PROVIDE AND INSTALL NEW WALLS AND POCKET DOORS SEPARATING EACH AREA IN THE RESTROOM.
- LESSOR TO PROVIDE AND INSTALL NEW DOUBLE VANITY WITH NICKEL FINISH CABINET PULLS AND STAINLESS STEEL SINKS AND NICKEL FINISH FIXTURES.
- LESSOR TO PROVIDE AND INSTALL NEW PAPER TONEL DISPENSER AND SOAP DISPENSER.
- LESSOR TO PROVIDE AND INSTALL NEW BATHTUB/SHOWER INSERT AND NICKEL FINISH FIXTURES.
- LESSOR TO PROVIDE AND INSTALL NEW TOILET AND PAPER TONEL HOLDER.

FINISH LEGEND:

PRODUCT	COLOR	CODE
EXCELON STONETEX (VCT- ARMSTRONG)	GRAVEL BLUE	52126
CARPET (PATCRAFT)	EXPERIENCE - IDEA	00520
COUNTERTOP (HILSONART)	CLOUD ZEPHYR	4856
CABINET LAMINATE (HILSONART)	ORGANIC COTTON	4945-38
WALL BASE (FLEXCO)	MEDIUM GRAY	014
PAINT P1 (INTERIOR - MAIN)	WATERMIST	DE6240
PAINT P2 (INTERIOR - ACCENT)	SPIRIT MOUNTAIN	DE5795
PAINT P3 (EXTERIOR - MAIN)	TAUPE	TBD
PAINT P4 (EXTERIOR - ACCENT)	POLAR WHITE	TBD

** PAINT LOCATIONS TBD

ABBREVIATIONS:

AB	ALUMINUM BLINDS	FD	FLOOR DRAIN	PIA	PRISON INDUSTRY AUTHORITY
ADA	AMERICANS WITH DISABILITIES ACT	FLR	FLOOR	(R)	REMOVE
AFF	ABOVE FINISHED FLR	GFL	GROUND FAULT INTERRUPTER	SDT	STATE DISSIPATIVE TILE
BTT	BOT BASED TILE	GP	GYP BOARD	SFM	STATE FIRE MARSHAL
CBC	CALIFORNIA BUILDING CODE	HT	HOSE BIB	SIM	SIMILAR
CG	CORNER GUARD	KB	KICK PLATE	SPEC	SPECIFICATION
CL	CENTER LINE	KB	KICK PLATE	SV	SHEET VINYL
CLG	CEILING	MAX	MAXIMUM	T	TEMPERED GLASS
CT	CERAMIC TILE	MB	MARKER BOARD	TB	TACK BOARD
CTR	COUNTER	MIN	MINIMUM	TBB	TELEDATA BACKBOARD
CPT	CARPET	MOP	MOP RACK	TBD	TO BE DETERMINED
DC	DOOR CLOSER	MSF	MODULAR SYSTEM FURNITURE	UNON	UNLESS OTHERWISE NOTED
DEPO	DEMOLISH	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EP	ELECTRICAL PANEL	NTS	NOT TO SCALE	VP	VISION PANEL
EQ	EQUAL	OC	ON CENTER	WH	WATER HEATER
EVE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT	OC	ON CENTER	WP	WATER PANEL
FE	FIRE EXTINGUISHER	PLAM	PLASTIC LAMINATE	PL	PLYWOOD

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW DENISING PARTITION - TO UNDERSIDE OF STRUCTURE
- NEW SOUND PARTITION
- NEW ONE-HOUR FIRE RATED PARTITION
- EXISTING PARTITION TO BE REMOVED
- NEW PARTIAL HEIGHT PARTITION
- NEW SOLID CORE WOOD DOOR
- EXISTING DOOR
- (N) MODULAR SYSTEMS FURNITURE

ELECTRICAL & MECHANICAL

- RELOCATE AND/OR ADD NEW LIGHT FIXTURES TO SUIT NEW OFFICE LAYOUT. ALL WORK SHALL CONFORM TO EXHIBIT "B" SPECIFICATION LIGHT LEVELS. REVISE EXISTING SWITCHING SYSTEM OF LIGHT FIXTURES WHERE APPLICABLE, AND PROVIDE ALL NECESSARY WIRING AND COMPONENTS.
- RELOCATE AND/OR ADD NEW HVAC SUPPLY AND RETURN AIR REGISTERS WITH DUCTWORK TO SUIT NEW OFFICE LAYOUT. ALL WORK SHALL CONFORM TO EXHIBIT "B" SPECIFICATIONS.
- THOROUGHLY CLEAN ALL EXISTING HVAC SUPPLY AND RETURN AIR REGISTERS OR GRILLES.
- 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.

DISCLAIMER

THIS DRAWING IS THE PROPERTY OF THE STATE OF CALIFORNIA, REAL ESTATE SERVICES DIVISION, REAL ESTATE LEASING & PLANNING (RELPS) AND MAY NOT BE COPIED, DIGITIZED, OR OTHERWISE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF AN AUTHORIZED RELPS REPRESENTATIVE. FURTHER, THIS DRAWING IS CONSIDERED THE WORK PRODUCT OF THE STATE OF CALIFORNIA AND AS SUCH IS PROPRIETARY AND CONFIDENTIAL AND MAY NOT BE TRANSFERRED OR DISCLOSED TO ANY THIRD PARTY OR PARTIES.

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 STATE'S 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:

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LEASE PREMISES:

FIRE STATION:	6,274	SF
ANCILLARY:	4	ACRES
	5	SF
	5	SF
TOTAL NET USABLE AREA:	6,274	SF

PARKING STALLS: 50
EXCLUSIVE: NON-EXCLUSIVE:

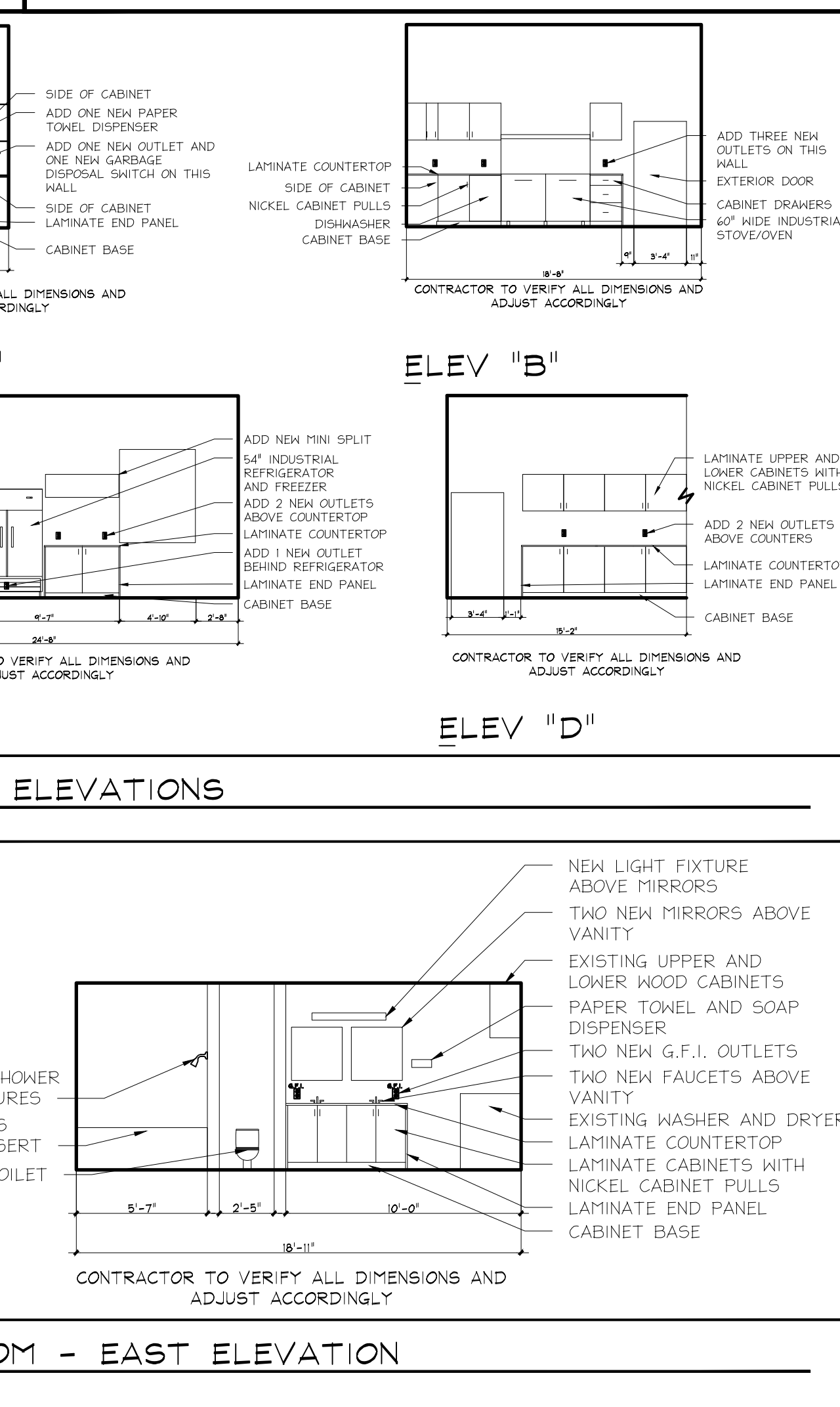
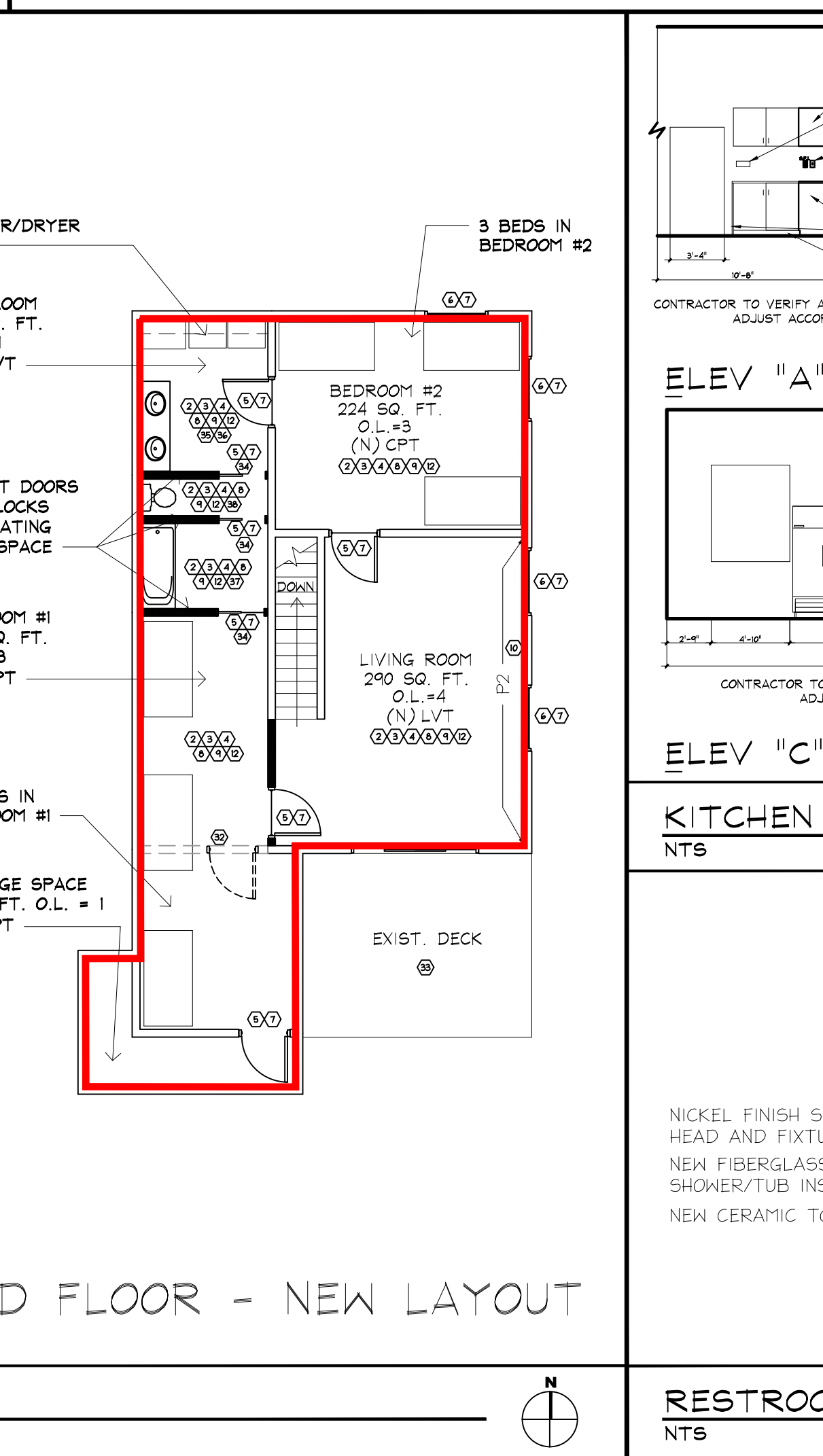
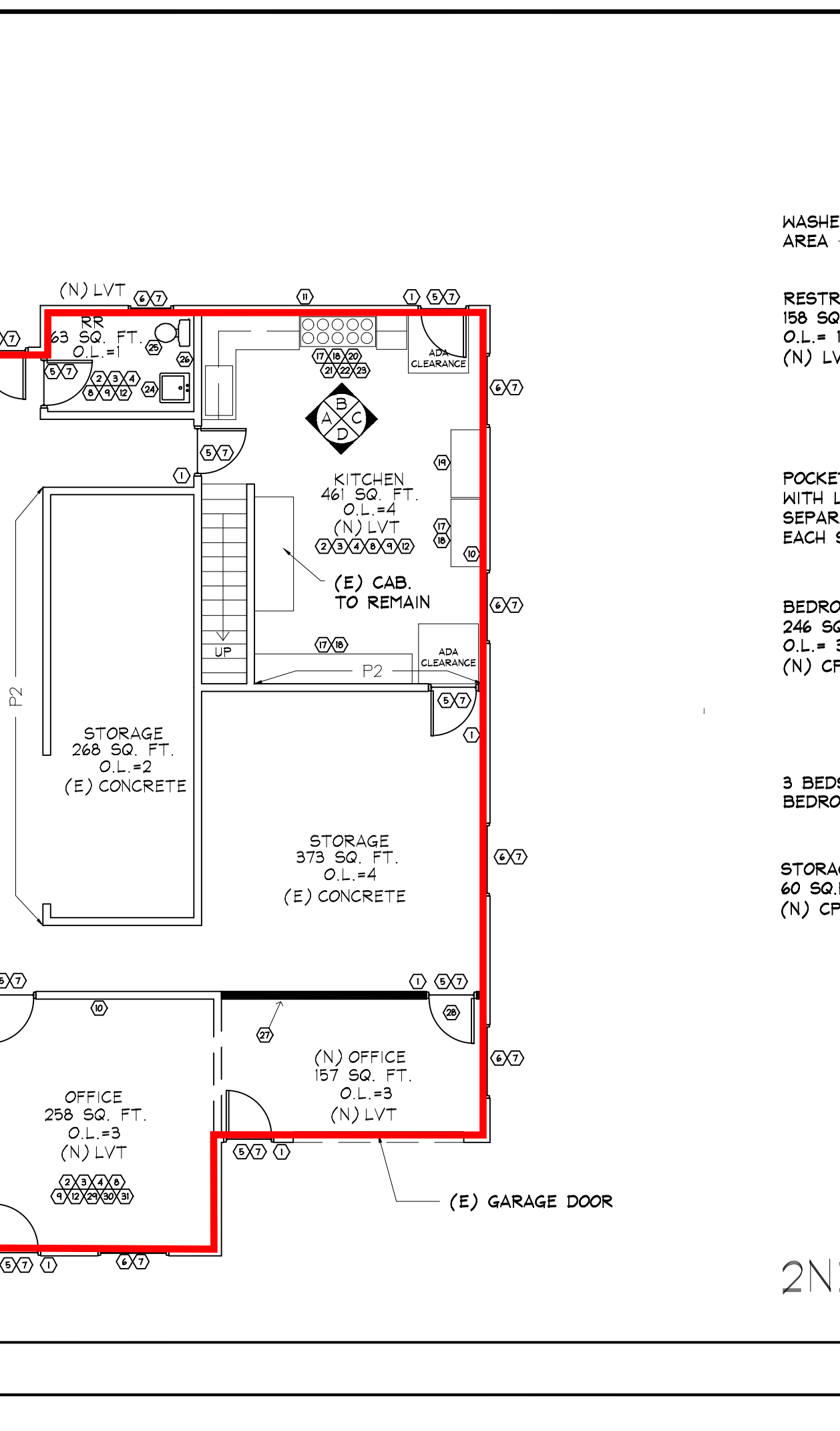
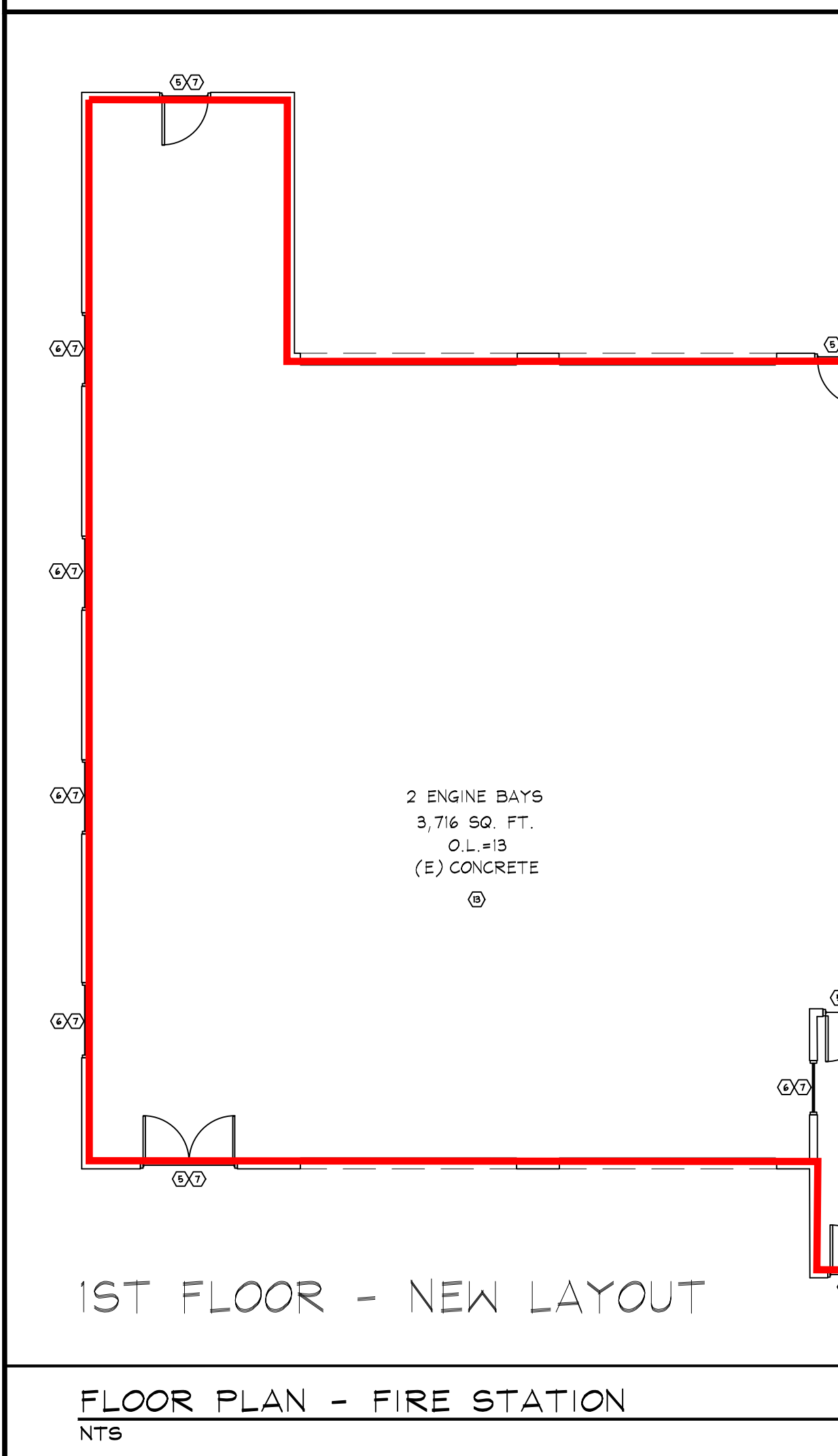
AGENCY APPROVAL: Tillary N Tracy DATE: 2025.04.15 13:16:28 -0700

RELPS APPROVAL: DATE: 2025.04.15 13:16:28 -0700

PLANNER: FAITH CHAPMAN
DRAWN BY: FAITH CHAPMAN
DATE: 7.3.2025
PROJECT NUMBER: 14660
LEASE FILE NUMBER: 7423001

PROJECT: OFFICE QUARTERS
AGENCY: DEPT. OF FORESTRY & FIRE PROTECTION
LOCATION: 14811 MCCOURTNEY ROAD
 GRASS VALLEY, CA

EXHIBIT: A **SHEET NO.:** 1



ALL ITEMS BELOW SHALL BE NEW UNO

- KEY 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 (4x4) UNO
- JUNCTION BOX ABOVE CEILING (4x4) UNO
- 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
- 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: WOOD FRAME/TYP V	STORIES: 2
OCCUPANCY GROUP: F-1	AUTOMATIC SPRINKLERS: NO
FLOOR PLATE (SF): 4,576	FIRE ALARM: YES
	YEAR BUILT: 1985