

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

108



**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**

March 7, 2013

**SUBJECT:** Fourth Amendment to Lease – Department of Public Social Services

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the attached Fourth Amendment to Lease and authorize the Chairman of the Board to execute same on behalf of the County;
2. Approve and direct the Auditor Controller to make the budget adjustment as shown on Schedule A, attached; and
3. Find that the project is exempt from The California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

**BACKGROUND:** (Commences on Page 2)

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY Samuel Wong 3/6/13  
SAMUEL WONG

Robert Field  
Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 120,691	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 2,836	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 15,676	For Fiscal Year:	2012/13

**COMPANION ITEM ON BOARD AGENDA:** No

**SOURCE OF FUNDS:** Federal 59.63%; State 38.02%; County 2.35%

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

County Executive Office Signature

BY: Jennifer Sargent  
Jennifer Sargent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** March 19, 2013  
**xc:** EDA, CIP, Auditor, DPSS, E.O.

Kecia Harper-Ihem  
Clerk of the Board  
By: Kecia Harper-Ihem  
Deputy

**Prev. Agn. Ref.:** 3.8 of 5/11/99; 3.6 of 11/9/99; 3.20 of 7/27/10; 3.38 of /16/2011

**District:** 5/5

**Agenda Number:**

**3-15**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

REVIEWED BY CIP FORM APPROVED COUNTY COUNSEL  
 Susan Loew, Director  
 Department of Public Social Services  
 BY: Christopher Hans  
 Departmental Concurrence  
 DATE: 2/6/13

**BACKGROUND:**

The County holds a leasehold interest, as Lessee, under a lease between the County and Banning #169, LP, a California limited partnership, for the facility located at 63 South 4<sup>th</sup> Street, Banning.

The Department of Public Social Services (DPSS) has occupied this location for the Self Sufficiency Division since 1999. This office and location continues to meet the needs of DPSS and this Fourth Amendment to Lease represents an expansion of 1,559 square feet and lease extension. Tenant improvements will be completed in both the existing office space and expansion area to provide improved space utilization and to accommodate new staffing scheduled to occupy.

Location: 63 S. Fourth Street  
Banning, CA 92220

Lessor: Banning #169, LLC  
B.A.G. Investments, Inc.  
10100 Culver Blvd., Suite D  
Culver City, CA 90232

Size: Increasing from 23,136 to 24,695 square feet, upon completion of improvements, estimated effective June 1, 2013.

Rent:	Current	New
	\$ 1.53 per sq. ft.	\$ 1.68 per sq. ft.
	\$ 35,297.52 per month	\$ 41,487.60 per month
	\$423,570.24 per year	\$497,851.20 per year

Increases: Annually per a schedule.

Term: Five year lease extension commencing July 1, 2013.

Tenant Improvements: Not to exceed \$329,270.00 to be reimbursed in three payments over three fiscal years. In addition, new carpet, tile, and paint throughout the original 19,500 square foot space will be completed at Lessor's expense and is included in the rent.

RCIT: \$30,090.00

The attached Fourth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

All associated costs for this lease will be fully funded through the DPSS budget. DPSS has budgeted these costs in FY 2012/13; however, the Economic Development Agency (EDA) requires a budget adjustment to its FY 2012/13 budget to cover related transactional costs with the property owner. While EDA will front the costs for this lease with the property owner, DPSS will reimburse EDA for all associated lease costs.

Attachments:  
Schedule A, Exhibit A, Exhibit B  
Fourth Amendment to Lease

## SCHEDULE A

### Increase Appropriations:

47220-7200400000-526700	Rent/Lease Buildings	\$ 6,190
47220-7200400000-522410	Tenant Improvements	\$109,757

### Increase Estimated Revenue:

47220-7200400000-777330	Leasing Services	\$ 6,190
47220-7200400000-781360	Misc. Revenue	\$109,757

# Exhibit A

## DPSS Lease Cost Analysis FY 2012/13 63 S. Fourth Street, Banning, California

**Total Square Footage to be Leased:**

**EXPECTED AMOUNTS**

Current office:	23,136 SQFT	
<b>Total Expected Lease Cost for FY 2012/13</b>		<b>\$ 423,570.24</b>

**ACTUAL AMOUNTS**

Current Office:	23,136 SQFT
Proposed Office:	24,695 SQFT

Approximate Cost per SQFT (July - May)	\$	1.53
Approximate Cost per SQFT (June)	\$	1.68

Lease Cost per Month (July - May)	\$	35,297.52
Lease Cost per Month ( June)	\$	<u>41,487.60</u>

Total Lease Cost (July - May)	\$	388,272.72
Total Lease Cost (June)	\$	<u>41,487.60</u>
<b>Total Actual Lease Cost for FY 2012/13</b>		<b>\$ 429,760.32</b>
<b>Total Lease Cost Variance for FY 2012/13</b>		<b>\$ 6,190.08</b>

**Estimated Additional Costs:**

**EXPECTED AMOUNTS**

Utility Cost per Square Foot	\$	0.12
Estimated Utility Costs per Month (July - June)	\$	2,776.32

Total Estimated Utility Cost for FY 2012/13	\$	33,315.84
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RCIT	\$	30,090.00
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Tenant Improvements	\$	-
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EDA Lease Management Fee (Based @ 3.93%)	\$	<u>16,646.31</u>
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<b>Total Estimated Expected Cost for FY 2012/13</b>		<b>\$ 80,052.15</b>
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**ACTUAL AMOUNTS**

Utility Cost per Square Foot	\$	0.12
Costs per Month (July - May)	\$	2,776.32
Costs per Month (June)	\$	<u>2,963.40</u>

Total Estimated Actual Utility Cost for FY 2012/13	\$	33,502.92
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RCIT	\$	30,090.00
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Tenant Improvements = \$329,270/3yrs	\$	109,756.67
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EDA Lease Management Fee (Based @ 3.93%)	\$	<u>21,203.02</u>
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<b>Total Estimated Actual Cost for FY 2012/13</b>		<b>\$ 194,552.61</b>
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<b>Total Estimated Cost Variance for FY 2012/13</b>		<b>\$ 114,500.46</b>
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<b>TOTAL ESTIMATED COST FOR FY 2012/13</b>		<b>\$ 120,690.54</b>
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<b>TOTAL COUNTY COST: 2.35%</b>		<b>\$ 2,836.23</b>
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# Exhibit B

## DPSS Lease Cost Analysis FY 2013/14 63 S. Fourth Street, Banning, California

### Current Square Feet Occupied:

Current Office:	24,695	SQFT	
Approximate Cost per SQFT (July - June)	\$	1.68	
Lease Cost per Month (July - June)			\$ 41,487.60
Total Lease Cost (July - June)			\$ 497,851.20
<b>Total Expected Lease Cost for FY 2013/14</b>			<b>\$ 497,851.20</b>
<u>Estimated Additional Costs:</u>			
Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - June)			<u>\$ 2,963.40</u>
Total Estimated Utility Cost for FY 2013/14			\$ 35,560.80
Tenant Improvement (2nd of 3 payments)			\$ 109,756.67
EDA Lease Management Fee (Based @ 3.93%)			<u>\$ 23,878.99</u>
<b>TOTAL ESTIMATED COST FOR FY 2013/14</b>			<b>\$ 667,047.66</b>
<b>TOTAL COUNTY COST: 2.35%</b>			<b>\$ 15,675.62</b>



1           **1. Description.** Section 1(a) shall be amended as follows: Upon  
2 completion of the improvements referenced in Section 4 of this Fourth Amendment to  
3 Lease, the premises leased will increase to approximately 24,695 square feet, located  
4 at 63 South Fourth Street, Banning, California, as more particularly shown on Exhibit  
5 "G," attached hereto and by this reference made a part of this Lease.

6           **2. Term.** Section 3(a) of the Lease shall be amended as follows: The term  
7 of this Lease shall be extended for a period of five (5) years commencing July 1, 2013,  
8 and expiring June 30, 2018.

9           **3. Rent During Extended Term.** Section 4 of the Third Amendment to  
10 Lease shall be amended as follows:

11                   County shall pay to Lessor the monthly sum as rent for the Leased  
12 premises during the extended term of this Lease as indicated below:

13                   a. Effective July 1, 2012 through June 30, 2013, the monthly rent  
14 payable shall be \$35,297.52.

15                   b. Effective July 1, 2013, the monthly rent payable shall be  
16 \$38,868.48 and shall be payable through June 30, 2014.

17                   (i) Notwithstanding the terms of Section 3(a) or 3(b) of this Fourth  
18 Amendment, upon completion and acceptance by County of the tenant improvements  
19 in the expansion area as set forth in paragraph 9(k) in Section 4 of this Fourth  
20 Amendment to Lease, and not including those improvements set forth in paragraph  
21 9(k.iv), the monthly rent shall be adjusted to \$41,487.60, and shall be payable through  
22 June 30, 2014. Rent shall be prorated if completion takes effect in the middle of a  
23 month.

24                   c. Effective July 1, 2014, and continuing until June 30, 2015, the  
25 monthly rent payable shall be \$42,243.27.

26                   d. Effective July 1, 2015, and continuing until June 30, 2016, the  
27 monthly rent payable shall be \$43,014.05.

28

1 e. Effective July 1, 2016, and continuing until June 30, 2017, the  
2 monthly rent payable shall be \$43,800.24.

3 f. Effective July 1, 2017, and continuing until June 30, 2018, the  
4 monthly rent payable shall be \$44,603.16.

5 **4. Improvements.** Section 9 shall be amended to add subsection 9 (k) as  
6 follows:

7 **9 (k). Additional Improvements by Lessor.** Lessor, at its  
8 expense, subject to reimbursement of the total cost by County, shall complete tenant  
9 improvements per the attached Exhibit "G." Remodel work within the existing space  
10 shall be performed after hours and on weekends. Tenant improvements in the  
11 expansion space can be performed either during regular hours, provided staff is  
12 uninterrupted, or after hours, or on weekends. Cost of the tenant improvements as paid  
13 for by Lessor shall not exceed \$329,270.00, which includes a County contingency  
14 amount of \$5,000.00 for change orders requested and approved by County. Upon  
15 completion of the tenant improvements, Lessor shall provide County with updated  
16 plans based on field changes during construction. In addition, Lessor shall provide  
17 County with an itemized statement of the actual costs incurred accompanied by  
18 vendor, contractor, subcontractor, and material man invoices if requested by County.  
19 County shall not reimburse Lessor an amount in excess of actual costs, nor in excess  
20 of \$329,270.00. County shall reimburse Lessor as follows:

21 (i) One Third (1/3) of the reimbursement amount shall be paid  
22 within sixty (60) days after completion of the Leasehold Improvements and receipt of  
23 invoicing with appropriate backup documents.

24 (ii) One half (1/2) of the remaining balance, together with  
25 interest thereon at the rate of six percent (6%) per annum, from the date of Substantial  
26 Completion until the date of payment, shall be paid no later than the month of October  
27 of the County fiscal year following the fiscal year in which the initial payment referenced  
28 in Subsection 9 (k) (i) above was paid.



1 (iii) The remaining balance, together with interest thereon at the  
2 rate of six percent (6%) per annum, from the date of Substantial Completion until the  
3 date of payment, shall be paid no later than the month of October of the County fiscal  
4 year following the fiscal year in which the payment referenced in Subsection 9 (k) (ii)  
5 above was paid.

6 (iv) Lessor shall, at Lessor's sole expense not subject to  
7 reimbursement, complete the following improvements prior to December 31, 2013:

8 a. Replace carpet and base in original premises with Shaw  
9 carpet tiles as specified by County. Lessor's responsibility shall include lifting of  
10 workstations, removal of existing floor and new installation.

11 b. Paint interior of original premises.

12 c. Replace VCT and base in two existing lobby's with ceramic  
13 tile and base as specified by County.

14 d. Install chair rail in lobby areas where seating is aligned.

15 e. Replace VCT and base in break room with ceramic tile and  
16 base as specified by County.

17 f. Install counter for additional seating in break room.

18 g. Install wall pack lighting in secured parking area for  
19 improved lighting.

20 h. Complete parking lot maintenance and repairs in secured  
21 parking.

22 All work stated above to be completed in phases after hours and on weekends.

23 **5. Notices.** Section 13 of the Lease shall be amended as follows: Any  
24 notices required or desired to be served by either party upon the other shall be  
25 addressed to the respective parties as set forth below:

26 ///

27 ///

28 ///



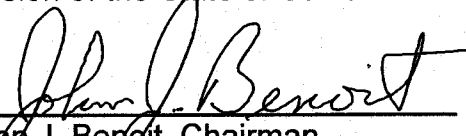
1           9. This Fourth Amendment to Lease shall not be binding or consummated  
2 until its approval by the County's Board of Supervisors.

3 Dated: 2-28-13

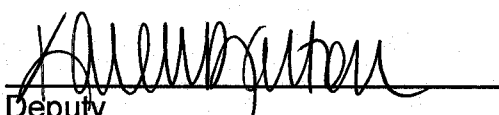
4                                   **BANNING #169, LP**, a California limited  
5 partnership

6 By:   
7 Alan J. Gindi, President of B.A.G.  
8 Investments, Inc.  
9 General Partner


10                                   **COUNTY OF RIVERSIDE**, a political  
11 subdivision of the State of California

12 By:   
13 John J. Benoit, Chairman  
14 Board of Supervisors

15 **ATTEST:**  
16 Kecia Harper-Ihem  
17 Clerk of the Board

18 By:   
19 Deputy

20 **APPROVED AS TO FORM:**  
21 PAMELA J. WALLS, County Counsel

22 By:   
23 Patricia Munroe, Deputy

24  
25  
26 HR:mr/022113/BA019/15.556 H:\Scans Temp Hold\Fourth Amendment to Lease - 63 S. Fourth Street, Banning;  
27 FM042130001900 PM 022113.doc  
28

**ABRAMSON TEIGER ARCHITECTS**

8924 LINBLADE STREET, CULVER CITY, CA 90232

TELEPHONE (310) 838-8998 FAX (310) 838-8332

**63 SOUTH 4TH STREET**

Banning, CA 92220

Project Costs

26-Dec-12

<b>Consultant Fees</b>	<b>Cost</b>
Consultants	\$21,000.00
Reimbursables	3,000.00
<b>Sub Total - Consultant Fees</b>	<b>\$24,000.00</b>

<b>Construction Costs</b>	<b>Cost</b>
Permit Fees	\$3,750.00
Construction Cost	278,090.00
Fire Protection	3,500.00
Audio Video	By County of Riverside
Security Alarm	By County of Riverside
Tel - Data - PA - Clocks - Belts	By County of Riverside
FF&E - estimated	By County of Riverside
Contingency 5%	14,930.00
<b>Sub Total</b>	<b>\$300,270.00</b>

<b>Total</b>	<b>\$324,270.00</b>
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**Preliminary Cost Estimate Gindi Banning Expansion 12/28/2012**

<b>Trade</b>	<b>Description</b>	<b>Cost</b>
Title 24 MEP	Title 24, Mechanical, Electrical, Plumbing	2000
Engineering	Structural Calcs and Plans tilt up opening Building, Fire	3500
Permits	Steel post, U channel	5000
Structural Steel	Concrete wall and floor, Storage Room, Conference Room ceilings, walls	5000
Demolition	New Concrete ramp and footings	21000
Concrete	Metal stud framing, Wood beam to carry folding wall	10000
Framing	New drop in fixtures, new circuits to power poles	5000
Electrical	Connect main line from laundry to supply existing	21000
Plumbing	R-30 at roof, R-13 at ext walls, R-11 at interior walls	1500
Insulation	5/8" drywall at walls, orangepeel texture to match	3000
Drywall	Newly drywalled areas only to match existing	7000
Paint	New T bar to match latest expansion, 2011, Repair damaged areas	3500
T-bar	Sprinkle new 5000 sq. ft., connect to existing system	11000
Fire Sprinklers	Per Troy Alarm Quote dated Dec. 5, 2012	36000
Fire Safety	New Storefront 10'x37' Dual Glazed	6000
Glass	One 5 ton package with zone control, add zone control new offices and supply room	13000
HVAC	new carpet squares to match latest remodel, 2011	20000
Carpet	Ramp up to tile to be covered at lobby, fill mat location, not recommended	2000
Floor leveling	Two new interior to match, one new exterior HM with panic hardware	4000
Doors	Repairs as necessary at new HVAC and old penetrations	2500
Roof	As Required	200
Fire Extinguishers	Aluminum handrail at new ramp	1500
Handrail	Graffiti film and tint	5000
Tint	As Specified	12000
Folding wall		44140
Contractor fee		13,250
Contingency		
Total		<u>278090</u>



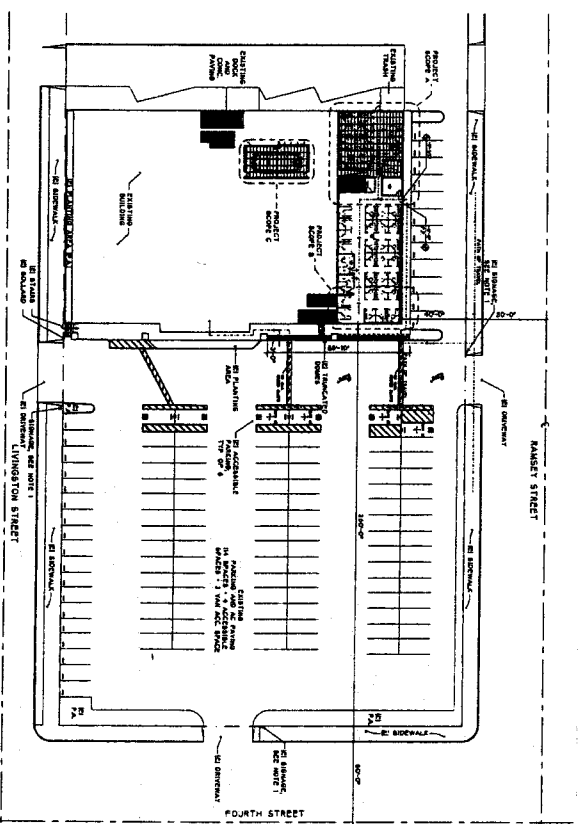






# TENANT IMPROVEMENT

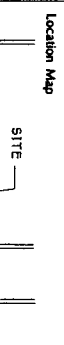
65 South 4th Street, Banning, CA 92220



Site Plan  
SCALE: 1/8" = 1'-0"

**Sheet Index**

NO.	TITLE SHEET AND FOOT NAME	DATE
1	TITLE SHEET AND FOOT NAME	12/15/2010
2	CONTRACT	12/15/2010
3	CONTRACT	12/15/2010
4	CONTRACT	12/15/2010
5	CONTRACT	12/15/2010
6	CONTRACT	12/15/2010
7	CONTRACT	12/15/2010
8	CONTRACT	12/15/2010
9	CONTRACT	12/15/2010
10	CONTRACT	12/15/2010
11	CONTRACT	12/15/2010
12	CONTRACT	12/15/2010
13	CONTRACT	12/15/2010
14	CONTRACT	12/15/2010
15	CONTRACT	12/15/2010
16	CONTRACT	12/15/2010
17	CONTRACT	12/15/2010
18	CONTRACT	12/15/2010
19	CONTRACT	12/15/2010
20	CONTRACT	12/15/2010



**Site Data**

DATE	12/15/2010
PROJECT TYPE	RENOVATION
CONTRACT TYPE	GENERAL CONTRACT
CONSTRUCTION TYPE	GENERAL CONTRACT
NO. OF SHEETS	20
REVISIONS	0
TENANT IMPROVEMENT	NO

**Applicable Codes**

2009 INTERNATIONAL BUILDING CODE  
 2009 CALIFORNIA MECHANICAL CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA ELECTRICAL CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA PLUMBING CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA FIRE CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA ENERGY CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA CIVIL CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA LABOR CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA HEALTH AND SAFETY CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA WATER CODE PART 1, TITLE 14, C.S.A.  
 2009 CALIFORNIA WASTE MANAGEMENT AND SOLID WASTE MANAGEMENT CODE PART 1, TITLE 14, C.S.A.

**Scope of Work**

INTERIOR RENOVATION OF EXISTING SPACE.  
 REMOVE EXISTING PARTITION WALLS, CEILING, FLOOR, PAINT, AND LIGHTING.  
 INSTALL NEW PARTITION WALLS, CEILING, FLOOR, PAINT, AND LIGHTING.  
 SCOPE OF WORK SHOWN BETWEEN TWO EXISTING ADJACENT ROOMS.  
 FINISH SCOPE.

**Parking Calculations**

NO. OF PARKING SPACES	10
NO. OF ACCESSIBLE SPACES	2
TOTAL ACCESSIBLE SPACES	12

**Floor Area Summary**

NO.	DESCRIPTION	AREA (SQ. FT.)
1	OFFICE	1000
2	RECEPTION	500
3	STORAGE	500
4	MECHANICAL	500
5	RESTROOM	500
6	STAIR	500
7	MECHANICAL	500
8	MECHANICAL	500
9	MECHANICAL	500
10	MECHANICAL	500
11	MECHANICAL	500
12	MECHANICAL	500
13	MECHANICAL	500
14	MECHANICAL	500
15	MECHANICAL	500
16	MECHANICAL	500
17	MECHANICAL	500
18	MECHANICAL	500
19	MECHANICAL	500
20	MECHANICAL	500

**Project Team**

ARCHITECT	ABRAMSON TEIGER ARCHITECTS
OWNER	65 SOUTH 4TH STREET, BANNING, CA 92220
DATE	12/15/2010
PROJECT NO.	0812
OFFICE NO.	443
NO.	10

**Abbreviations**

AC	ACRYLIC	AC	ACRYLIC
AD	ADHESIVE	AD	ADHESIVE
AG	AGGREGATE	AG	AGGREGATE
AL	ALUMINUM	AL	ALUMINUM
AN	ANODIZED	AN	ANODIZED
AP	APPLY	AP	APPLY
AS	ASPHALT	AS	ASPHALT
AT	ATLANTIC	AT	ATLANTIC
AV	AVENUE	AV	AVENUE
AW	AWNING	AW	AWNING
AX	AXIS	AX	AXIS
BA	BATH	BA	BATH
BB	BENCH	BB	BENCH
BC	BENCH	BC	BENCH
BD	BED	BD	BED
BE	BELT	BE	BELT
BF	BELT	BF	BELT
BG	BELT	BG	BELT
BH	BELT	BH	BELT
BI	BELT	BI	BELT
BJ	BELT	BJ	BELT
BK	BELT	BK	BELT
BL	BELT	BL	BELT
BM	BELT	BM	BELT
BN	BELT	BN	BELT
BO	BELT	BO	BELT
BP	BELT	BP	BELT
BQ	BELT	BQ	BELT
BR	BELT	BR	BELT
BS	BELT	BS	BELT
BT	BELT	BT	BELT
BU	BELT	BU	BELT
BV	BELT	BV	BELT
BW	BELT	BW	BELT
BX	BELT	BX	BELT
BY	BELT	BY	BELT
BZ	BELT	BZ	BELT
CA	CALIFORNIA	CA	CALIFORNIA
CB	CALIFORNIA	CB	CALIFORNIA
CC	CALIFORNIA	CC	CALIFORNIA
CD	CALIFORNIA	CD	CALIFORNIA
CE	CALIFORNIA	CE	CALIFORNIA
CF	CALIFORNIA	CF	CALIFORNIA
CG	CALIFORNIA	CG	CALIFORNIA
CH	CALIFORNIA	CH	CALIFORNIA
CI	CALIFORNIA	CI	CALIFORNIA
CJ	CALIFORNIA	CJ	CALIFORNIA
CK	CALIFORNIA	CK	CALIFORNIA
CL	CALIFORNIA	CL	CALIFORNIA
CM	CALIFORNIA	CM	CALIFORNIA
CN	CALIFORNIA	CN	CALIFORNIA
CO	CALIFORNIA	CO	CALIFORNIA
CP	CALIFORNIA	CP	CALIFORNIA
CQ	CALIFORNIA	CQ	CALIFORNIA
CR	CALIFORNIA	CR	CALIFORNIA
CS	CALIFORNIA	CS	CALIFORNIA
CT	CALIFORNIA	CT	CALIFORNIA
CU	CALIFORNIA	CU	CALIFORNIA
CV	CALIFORNIA	CV	CALIFORNIA
CW	CALIFORNIA	CW	CALIFORNIA
CX	CALIFORNIA	CX	CALIFORNIA
CY	CALIFORNIA	CY	CALIFORNIA
CZ	CALIFORNIA	CZ	CALIFORNIA
DA	CALIFORNIA	DA	CALIFORNIA
DB	CALIFORNIA	DB	CALIFORNIA
DC	CALIFORNIA	DC	CALIFORNIA
DD	CALIFORNIA	DD	CALIFORNIA
DE	CALIFORNIA	DE	CALIFORNIA
DF	CALIFORNIA	DF	CALIFORNIA
DG	CALIFORNIA	DG	CALIFORNIA
DH	CALIFORNIA	DH	CALIFORNIA
DI	CALIFORNIA	DI	CALIFORNIA
DJ	CALIFORNIA	DJ	CALIFORNIA
DK	CALIFORNIA	DK	CALIFORNIA
DL	CALIFORNIA	DL	CALIFORNIA
DM	CALIFORNIA	DM	CALIFORNIA
DN	CALIFORNIA	DN	CALIFORNIA
DO	CALIFORNIA	DO	CALIFORNIA
DP	CALIFORNIA	DP	CALIFORNIA
DQ	CALIFORNIA	DQ	CALIFORNIA
DR	CALIFORNIA	DR	CALIFORNIA
DS	CALIFORNIA	DS	CALIFORNIA
DT	CALIFORNIA	DT	CALIFORNIA
DU	CALIFORNIA	DU	CALIFORNIA
DV	CALIFORNIA	DV	CALIFORNIA
DW	CALIFORNIA	DW	CALIFORNIA
DX	CALIFORNIA	DX	CALIFORNIA
DY	CALIFORNIA	DY	CALIFORNIA
DZ	CALIFORNIA	DZ	CALIFORNIA
EA	CALIFORNIA	EA	CALIFORNIA
EB	CALIFORNIA	EB	CALIFORNIA
EC	CALIFORNIA	EC	CALIFORNIA
ED	CALIFORNIA	ED	CALIFORNIA
EE	CALIFORNIA	EE	CALIFORNIA
EF	CALIFORNIA	EF	CALIFORNIA
EG	CALIFORNIA	EG	CALIFORNIA
EH	CALIFORNIA	EH	CALIFORNIA
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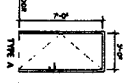
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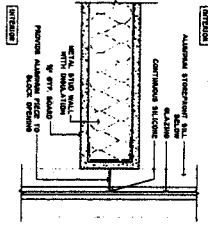
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**Detail, Wall Type  
Door Schedule  
and Elevation**

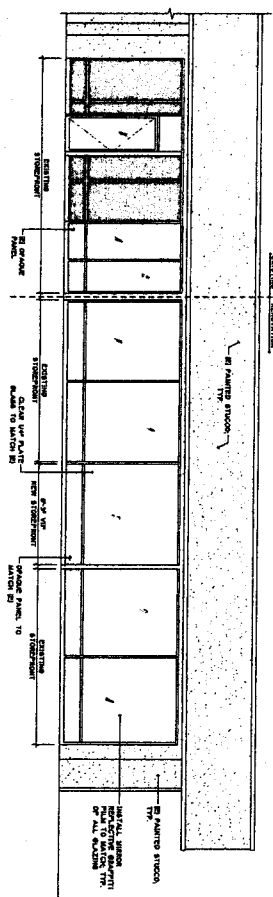


NO.	NO.	DOOR SIZE	DOOR TYPE	DOOR WEIGHT	DOOR FINISH	DOOR LOCK	DOOR HINGE	DOOR GLASS	DOOR GLASS WEIGHT	DOOR GLASS FINISH	DOOR GLASS TYPE	DOOR GLASS WEIGHT
1	1000	3'0" x 7'0"	SWING	100	WOOD	WOOD	WOOD	WOOD	100	WOOD	WOOD	100
2	1000	3'0" x 7'0"	SWING	100	WOOD	WOOD	WOOD	WOOD	100	WOOD	WOOD	100
3	1000	3'0" x 7'0"	SWING	100	WOOD	WOOD	WOOD	WOOD	100	WOOD	WOOD	100

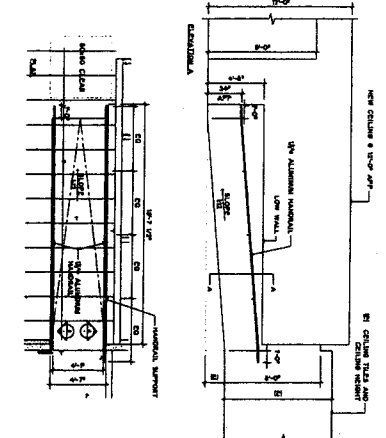
**Door Schedule**  
SCALE: 1/8" = 1'-0"



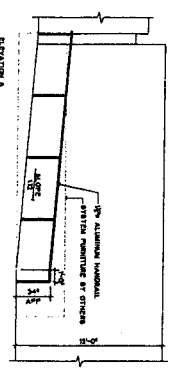
**Wall Detail at (B) Storefront**  
SCALE: 1/8" = 1'-0"



**Exterior Elevation**  
SCALE: 1/8" = 1'-0"

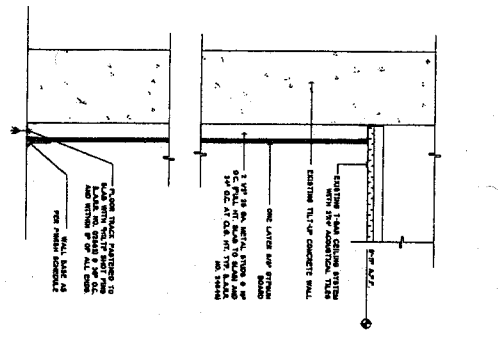


**Finish Schedule**  
SCALE: 1/8" = 1'-0"

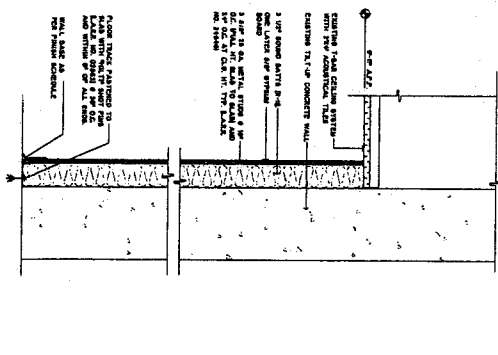


**Finish Schedule**  
SCALE: 1/8" = 1'-0"

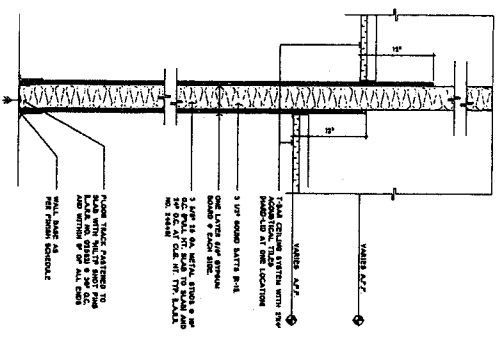
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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2	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000



**Wall Type C**  
SCALE: 1/8" = 1'-0"



**Wall Type B**  
SCALE: 1/8" = 1'-0"

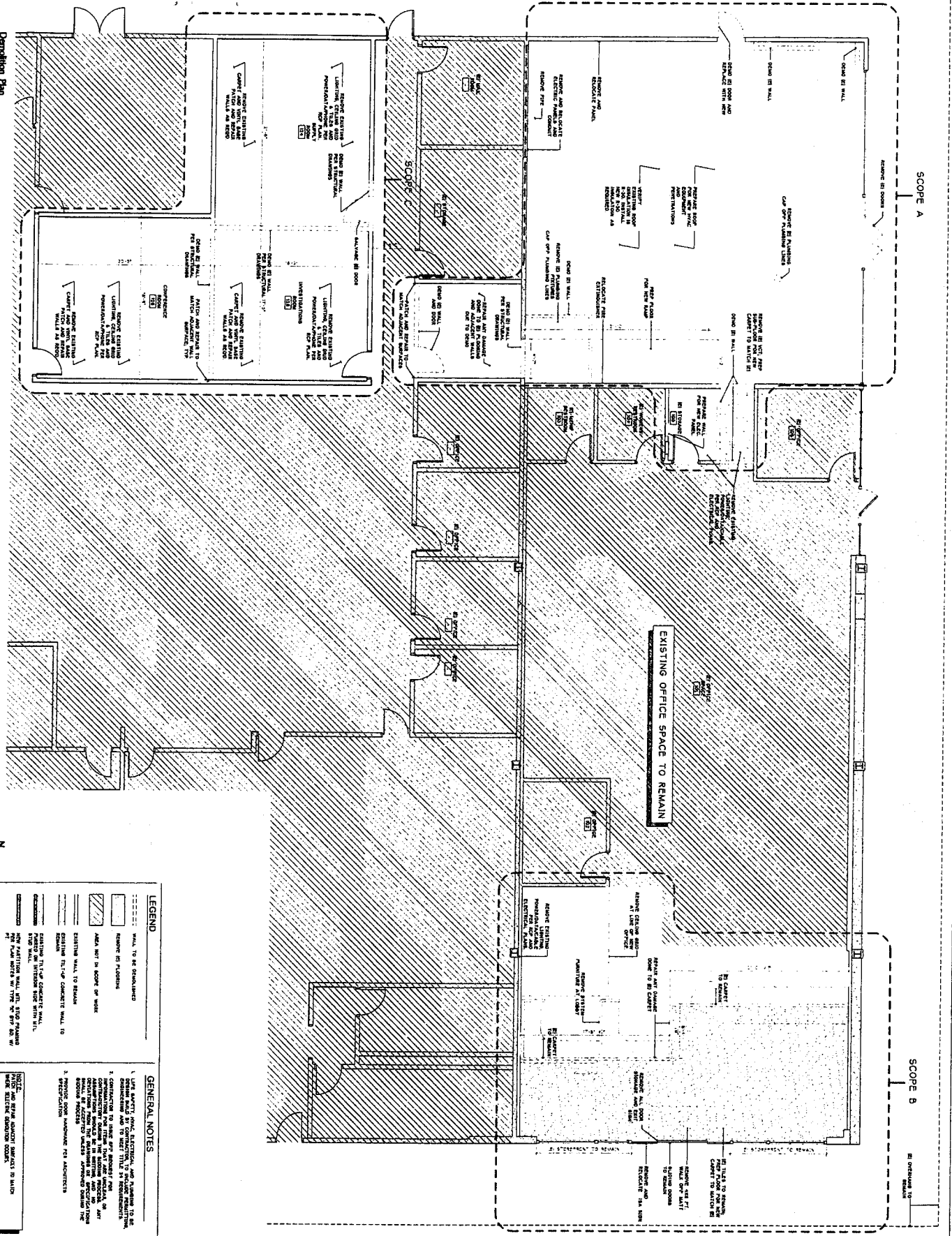


**Wall Type A**  
SCALE: 1/8" = 1'-0"

GBR2 A 70

SCOPE A

SCOPE B



Demolition Plan  
Scale: 1/8" = 1'-0"



**LEGEND**

- WALL TO BE DEMOLISHED
- REMOVE EX. PARTITION
- WALL NOT IN SCOPE OF WORK
- EXISTING WALL TO REMAIN
- EXISTING 12" x 16" CONCRETE WALL TO REMAIN
- EXISTING 12" x 16" CONCRETE WALL TO BE DEMOLISHED
- REMOVE EX. PARTITION WALL, 12" x 16" CONCRETE WALL, 12" x 16" CONCRETE WALL WITH W.I.L.
- REMOVE EX. PARTITION WALL, 12" x 16" CONCRETE WALL, 12" x 16" CONCRETE WALL WITH W.I.L. AND W.I.L.

**GENERAL NOTES**

1. LIFE SAFETY, FIRE, ELEVATOR, AND PLUMBING TO BE DEMOLISHED AS TO INDICATED BY ARCHITECT'S NOTES.
2. CONTRACTOR TO OBTAIN PERMITS FOR ALL DEMOLITION WORK. THE LOCAL HEALTH, SAFETY AND ENVIRONMENTAL AGENCIES SHALL BE NOTIFIED AND APPROVED BEFORE ANY DEMOLITION WORK BEGINS. APPROVED DEMOLITION CONTRACTOR SHALL BE OBTAINED.
3. REMOVE DEMO MATERIALS PER ARCHITECT'S SPECIFICATION.

**NOTE:**  
FOR ALL EXISTING WALLS, 12" x 16" CONCRETE WALLS, 12" x 16" CONCRETE WALLS WITH W.I.L. AND W.I.L. SHALL BE DEMOLISHED PER ARCHITECT'S SPECIFICATION.



**Gindi Banning**  
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