ABBREVIATIONS

#	Pound or Number
L	Angle
℄	Center line
Ø	Diameter or Round
E	Existing
&	And
⊥	Perpendicular
ACOUS.	Acoustical
ADJ.	Adjustable
A.F.F.	Above Finish Floor
AL.	Aluminum
AMP	Ampere
APPROX.	Approximate
ARCH.	Architectural
ARCHT.	Architect
BD.	Board
BLDG.	Building
BLKG.	Blocking
BOT.	Bottom
CAB.	Cabinet
CER.	Ceramic
CL.OPG.	Clear Opening
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
CNTR.	Center
COL.	Column
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corridor
CTR.	Center
DBL.	Double
DEPT.	Department
DET.	Detail
D.F.	Drinking Fountain
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door Opening
DWG.	Drawing
DWR.	Drawer
EA.	Each
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevation
ENCL.	Enclosure
EQ.	Equal
EQPT.	Equipment
EXIST.	Existing
EXT.	Exterior
F.H.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.	Fire Hose
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FL.	Floor
FLG.	Flooring
FLUOR.	Fluorescent
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FPRF.	Fireproof
F.R.T.	Fire Retardant Treated
F.S.	Full Size
FT.	Foot or Feet
FURR.	Furring
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.D.	Garbage Disposal
GL.	Glass or Glazing
GYP.	Gypsum
GYP.BD.	Gypsum Board
H.C.	Hollow Core
HD.	Head
HDWD.	Hardwood
HDWE.	Hardware
HGT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
H.S.	Half Size
HVAC.	Heating, Ventilation & Air Conditioning
I.D.	Inside Diameter or Inside Dimension
INFO.	Information
INSUL.	Insulation
JAN.	Janitor
JT.	Joint
LAM.	Laminate
LAV.	Lavatory
LT.	Light
M.C.	Mineral Core
MATL.	Material
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MTD.	Mounted
MUL.	Mullion
N/A	Not Applicable
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Over All
O.C.	On Center
O.D.	Outside Diameter or Outside Dimension
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plastic
PLYWD.	Plywood
PR.	Pair
PT	Paint
P.T.M.	Paint To Match
PTD.	Painted
PTN.	Partition
Q.T.	Quarry Tile
RAD.	Radius
REF.	Reference
REFL.	Reflected
REFR.	Refrigerator
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SH.	Shelf
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ.	Square
SST.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
SUSP.	Suspended
T & G	Tongue & Groove
T.B.D.	To BE Determined
TEL.	Telephone
TER.	Terrazzo
THK.	Thick
T.V.	Television
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
V.	Volt
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify in Field
V.T.	Vinyl Tile
W/	With
WD.	Wood
W.H.	Water Heater
W/O	Without
WP.	Waterproof
WSCT.	Wainscot
WT.	Weight

TENANT AREA & SHELL BUILDING STANDARD IMPROVEMENT SPECIFICATIONS

(MEDICAL/OFFICE BUILDING AT 77 ROLLING OAKS DR., THOUSAND OAKS, CA 91361)

I. TENANT AREA IMPROVEMENT BUILDING STANDARD SPECIFICATIONS

Landlord intends to use the following specified construction materials in the completion of tenant improvements in the Premises. However, Landlord reserves the right to utilize similar or equivalent materials at any time throughout the construction process.

1. **Interior Door/Frame:** 3' x 8' solid core door. Western Integrated clear anodized aluminum door frame.
2. **Interior Door Hardware:** Schlage "ND" series lever # 17 (finish 630)
3. **Demising Partitions:** 3 5/8" 25 gauge metal studs @ 24" on center from floor to slab above with 1 layer of 5/8" type X Gypsum board each side with R-11 sound insulation between studs.
4. **Interior Partitions:** 3 5/8 " 25 gauge metal studs @ 24" on center from floor to 6" above ceiling grid with 5/8" Gypsum board each side.
5. **Ceiling Grid and Tile:** Standard 2' x 2' "T-bar" grid, Olympia Micro, "Clima Plus" Panels.
6. **Exam Rooms:**
   a. **Flooring:** 12" x 12" x 1/8" vinyl composition tile "VCT" from Armstrong Excelon Standard.
   b. **Faucet:** Two-Handle, chrome-plated Bar/Pantry Faucet. Model 8278
   c. **Sink:** Maximum of One (1) per Exam Room: Moen Commercial, stainless steel, Camelot Single Bowl Bar Sink, Model: 22241: 15" x 15".
7. **Carpet and Base:** 26 oz. Solution dyed nylon carpet, glue down with 4" rubber base.
8. **Paint:** Frazee Supreme eggshell latex paint. One prime and one finish coat from Building Standard selections.
9. **Fire Sprinklers:** Fully sprinklered suites with chrome, semi-recessed heads per code.
10. **Cabinets** (Also see depiction on Exhibit A to Schedule 1):
    a. **Material:** Laminate with adjustable shelving, 120 degree, full extension door glides. Brushed chrome or polished handles. Exterior and tops to be standard solid color/texture laminate. Interior is white melamine. Drawers to have PVC edging. Cabinet locks to be provided at Tenant's expense.
    b. **Quality:** Maximum One (1) Upper and Lower cabinet per Exam Room.
    c. **Dimensions:**
       i. **Base Cabinet:** shall be four (4) lineal feet wide, two (2) feet deep and three (3) feet high.
       ii. **Upper Cabinet:** Four (4) lineal feet wide, one (1) foot deep and four (4) feet high.
11. **Toilets:** American Standard, Right Height, Pressure-Assisted Toilet.
12. **Restrooms:**
    a. **Quantity:** Maximum one (1) per Tenant Suite.
    b. **Sink:** Mansfield, Wall-Mount Vitreous China Lavatory sink: 22" x 18 1/8"
    c. **Flooring:** Dal Tile, Porcelan, Porcealto Graniti
    d. **Walls:** Wainscot to 4 feet.
13. **Restroom Faucet:** Moen, chrome plated, Two-Handle Lavatory Faucet. Model: 8800.
14. **Heating, Ventilation & Air Conditioning ("HVAC"):** The HVAC system is a dual system heat pump.
15. **Switches:** Rocker-type, Decora style, per Title 24 calculations.
16. **Electrical Outlets:** Leviton commercial grade duplex electrical plugs and cover plates (white).
17. **Dedicated Outlets:** 20 amp dedicated outlets, two (2) per suite.
18. **Telephone Outlets:** Telephone/data outlet, one(1) per office (white).
19. **Lighting Fixtures:** 2' x 4' recessed fixture with parabolic lenses.
20. **Exit & Emergency Lighting:** To be installed in premises. Emergency lights to be powered by battery packs as required by code.
21. **Fire/Life Safety:** Emergency smoke detectors as required by code.
22. **Window Coverings:** PVC vertical, Off-white blinds.

II. BASE BUILDING SHELL AND CORE IMPROVEMENTS

It is understood that, at its sole cost and expense, separate and apart from Lessee's improvement Allowance, if any has improved the Building to a shell core configuration which, at completion, complies with all applicable governmental building codes, including, but not limited to, the American with Disabilities Act. Lessor represents and warrants compliance of the core and shell with the aforementioned.

Building: The building is a two (2) story steel/wood framed construction. The exterior finish is exterior stucco.

1. **Common Area Restrooms:** Completed men's and women's restrooms on each tenant floor, include tile wainscot on all wet walls and complete tile on the entire floor with a floor drain. The restrooms contain high quality fixtures, adequately sized mirrors, and granite countertops at the core building.
2. **Telephone/Electrical Rooms:** Completed telephone/electrical closets on each floor, properly vented and lighted (Verify Location). Tenant's telephone and communication equipment to be located in the tenants lease space. **Tenant electrical panels will be located in Tenant's space.**
3. **Stairwells:** Stairwells shall be painted and carpeted with rubber base on treads and risers. Stairwells include lighting.
4. **Heating, Ventilation & Air Conditioning ("HVAC"):** The base building includes includes fully air-conditioned corridors and lobbies with digital control systems.
5. **Main Building Lobby:** The main building lobby is finished with stone flooring, wall-covering walls, and gypboard ceiling with downlights.
6. **Building Common Area Corridors:** The common corridors on both floors are six (6) feet wide through the central portion of the building with 9' 0" high ceiling. Finish paint and/or wall covering in the corridor. The perimeter of the inside exterior walls are completed studs with gypboard and insulation installed prior to Tenant Improvements at Landlord's expense. Interior columns in lease space will be dry wall taped for future finish. Required corridor walls will be finished on corridor side only. Half the cost of corridor demising partitions will be charged against the Tenant Improvement allowance.
7. **Premises Floors:** All floors shall be delivered finished smooth (wall to wall) and are reasonably flat. The floors shall be ready to accept floor covering, with only minor floor-floating required.
8. **Fire Sprinkler System:** The premises is provided sprinkler risers, mainlines, branch lines and shall be deducted from the Tenant Improvement allowance.
9. **Electrical Service:** Tenant suites to have a 200 Amp service.
10. **Floor Loading Capacity:** The loading capacity of the first floor is a minimum live load of eighty (80) pounds per square foot and a minimum dead load of one-hundred forty (140) pounds per square foot.
11. **Elevator:** One (1) elevator of adequate size and capacity to serve the building is provided to service all floors.
12. **Main Entry Door:** Frames are Herculite glass doors. Hardware consists of Overhead Concealed closers.
13. **Basic plumbing, water, waste and vent lines:** Are provided at locations on each floor (verify location).
14. **Sewer & Water Lines:** Made available to each floor (verify lacation).

EXT'G DOOR SCHEDULE

ALL EXISTING HARDWARE IS LEVER TYPE

DOOR#	DESCRIPTION	HARDWARE GROUP	DOOR TYPE
1	Ext'g Pair 3'-0" x 7'-0" Alum./Glass Storefront Door w/ 2'-6" x 7'-0" Integrated Sidelite w/ 1/4" Clr. temp. Glass, both sides of Door in Bronze Anod. Alum. Frame.	(E) Push/Pull Hdw. (E) Lockset	D
2	Ext'g Single 3'-0" x 7'-0" x 1-3/4" S.C. Door Stain Grade, Timely Frame. (60 Min. Assembly)	(E) Lever Hdw. (E) Lockset (E) Closer (E) Smoke Gasket	A
3	Ext'g Pair 3'-0" x 7'-0" Alum./Glass Storefront Door w/ 12" transom & w/ 5'-0" x 8'-0" Integrated Sidelite w/ 1/4" Clr. temp. Glass, both sides of Door in Alum. Frame.	(E) Push/Pull Hdw. (E) Lockset (E) Closer (E) 10" Bottom Kick	D Sim.
4	Ext'g Single 3'-0" x 7'-0" x 1-3/4" S.C. Door Plas. Lam. Finish, w/ Clear Anod. Western Integrated Alum. Frame.	(E) Lever Hdw. (E) Lockset	A

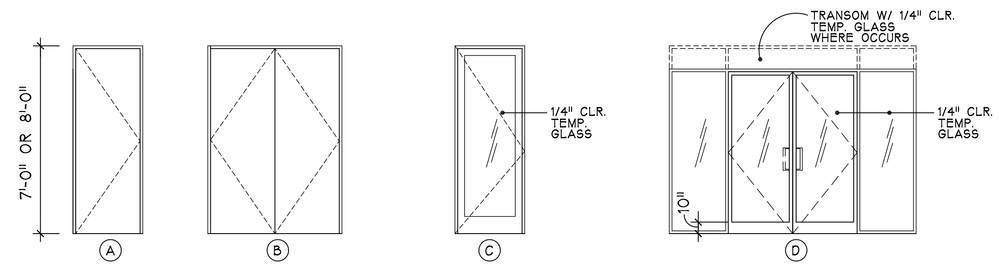
5 THRU 10 NOT USED.

NEW DOOR SCHEDULE

ALL NEW HARDWARE TO BE LEVER TYPE

NOTE: DOOR HANDLES SHALL BE LEVER TYPE, PUSH/PULL OR EQUIVALENT. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 lbs PER CBC 1133B.2.5.

DOOR#	DESCRIPTION	HARDWARE GROUP	DOOR TYPE
11	New 3'-0" x 8'-0" x 1-3/4" S.C. Door, Stain grade, w/ Clear Anod. Western Integrated Alum. Frame.	(N) Lever Hdw. (N) Latchset ** Provide/attach 2" Insul-Quilt blanket at Utility Rm. Door. (Attach to Utility Rm side of door.)	A
12	New Single 3'-0" x 8'-0" x 1-3/4" Full Lite French Glass Door w/ 10" bottom kick and 1/4" Clear Temp. Glass, Stain Grade, w/ Clear Anod. Alum. Western Integrated Frame. *BID ALT: Provide frosted film on glass, with company logo. Verify/coordinate with tenant for pattern/logo.	(N) Lever Hdw. (N) Lockset	C
13	New 3'-0" x 8'-0" Double-acting Door Eliason (ENG-1) or approved equal. Laminate door finish color to be selected by tenant.	(N) Hdw. per mfg. specs.	A
14	New 3'-0" x 7'-10" x 1-3/4" S.C. Door, Stain grade, w/ Clear Anod. Western Integrated Alum. Frame.	(N) Lever Hdw. (N) Latchset	A



DOOR TYPES

NEW WINDOW SCHEDULE

(A) New 6'-0" x 4'-0" 1/4" One-Way glass window in Western Integrated Clear Anod. Alum. Frame. Align window head with adjacent door head. (typ.)

(B) New 4'-0" x 4'-0" 1/4" One-Way glass window in Western Integrated Clear Anod. Alum. Frame. Align window head with adjacent door head. (typ.)

HENEY DONG & ASSOCIATES
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ARCHITECTURE • PLANNING • INTERIORS

D092-77-1PL-A2.DWG

DATE	REVISIONS

LICENSED ARCHITECT HENEY DONG NO. C 9770 EXP. 8-31-19 STATE OF CALIFORNIA

JOB TITLE
SHARON SHAMOIEL D.M.D.
77 ROLLING OAKS DRIVE, STE. #104
THOUSAND OAKS, CA. 91361

SHEET TITLE
BLD'G. STD. SPECS., SCHEDULES & DETAILS

DRAWN BY:	J.F.
CHECKED BY:	H.D.
SCALE:	
DATE:	8-03-18
JOB NO.:	17-540
SHEET NO.	A-2