

Midpeninsula Regional Open Space District

R-19-64 Meeting 19-14 May 22, 2019

AGENDA ITEM

AGENDA ITEM 7

Administrative Office Project - Board approval of Final Schematic Design and Cost Estimate

GENERAL MANAGER'S RECOMMENDATION

Review and approve the final schematic design and associated cost estimate to reconfigure and repurpose the recently purchased office building located at 5050 El Camino Real, Los Altos, California.

SUMMARY

From January through April 2019, the Board of Directors (Board) met on three occasions with staff and the design consultant, Noll & Tam Architects (Noll & Tam), to review the new Administrative Office (AO) schematic design updates that incorporate the Board-prioritized Project Design Goals and Program Elements (R-18-123). During these meetings, the Board reviewed and provided feedback on the evolving schematic design, cost estimates, and alternatives to reduce construction costs. At this May 22 meeting, the Board will review and approve the final schematic design and associated cost estimate.

DISCUSSION

Background

Midpeninsula Regional Open Space District (District) has been evaluating options to address the lack of sufficient administrative office space to meet ongoing and long-term business needs since 2015, as the organization began to undergo significant internal restructuring to accelerate project delivery, expand public service delivery, and ensure sufficient resources to manage public land and access facilities.

The current administrative office building located at 330 Distel Circle in Los Altos (12,120 square feet) is no longer sufficient to house the additional staff needed to expedite these accomplishments. As an interim measure, the District has been leasing 7,964 square feet of additional office space with an annual cost approaching \$380,000. This annual cost will increase next fiscal year by 15% to \$437,000 and is expected to continue rising into the future.

In July 2017, the Board adopted a resolution to enter into a purchase and sale agreement for the building located at 5050 El Camino Real, Los Altos CA (R-17-90). Following purchase of 5050 El Camino Real, District staff and the Board began the design development process by prioritizing project goals and space needs (R-18-123). Escrow closed on the purchase on February 1, 2019.

Add Alternates and Value Engineering Options

At the March 13 and April 24, 2019 meetings, the Board reviewed the draft schematic design and provided feedback (R-19-25 and R-19-48) related to design options and costs, including add alternates and value engineering (VE) options to reduce project costs. Add alternates are additional items of work for which bids are solicited, that may be awarded as part of the construction contract if the bids come within budget and/or the add alternate costs are deemed acceptable. VE is a method to find a product or design that serves the same basic function while reducing the project cost. This is typically done by removing project scope, reducing product quality or quantity, and/or deferring construction. On March 13, the Board provided specific feedback on the following add alternates and VE options.

Description	Add Alternate or Value Engineering	Board Feedback
Install exterior shade structure at the south side of the building	Add Alternate	Add
Replace exterior building sidings	Add Alternate	Exclude
Replace parapet, soffit and fascia	Add Alternate	Exclude
Remove public lobby entrance extension and reduce public atrium space	Value Engineering	Exclude (i.e. keep extension and atrium)
Reduce the amount of acoustical clouds in the building	Value Engineering	Add

At the March 13 meeting, the Board requested additional information on several add alternates and VE options. Noll & Tam returned to the Board on April 24 to present follow up information, and the Board provided the following feedback.

Description	Add Alternate or Value Engineering	Board Feedback
Replace all existing single glaze windows with double glaze, and include 30% manually operable windows for enhanced energy efficiency	Add Alternate	Add
Provide skylight at the atrium space to expand use of natural lighting	Add Alternate	Add
Nature themed public entrance - Option 1	Value Engineering	Add
Replace the HVAC mechanical units and roof membrane (anticipated remaining lifespan = 5 years)	Value Engineering	Add

At the April 24 meeting, the Board identified several items for further review and discussion. The following add alternate and VE options will be presented to the Board at the May 22 meeting for final direction.

Description	Add Alternate or Value Engineering	
Ceiling Clouds at selected interior spaces	Value Engineering	
Install roof solar panels as a stand-alone add alternate item	Add Alternate	
Include Bird Safe design	Add Alternate	

Board-Selected Add Alternate Items

The add alternate items that are approved by the Board in the tables above will be folded into the final construction plans and bid package for construction. Staff will evaluate the best course of action on how to list these items in the request for bids: as either part of the base bid, as an add alternate item that is considered when identifying the lowest bid, or as a stand-alone add alternate item that is not considered when evaluating the lowest bid. This assessment is best made during the development of the bid package in consultation with the design consultant.

Moreover, in order to allow flexibility to add or remove scope of work, staff recommends adding solar panel procurement and installation in the bid package as a stand-alone add alternate. The Board will have an opportunity to review the cost to determine whether to award this specific bid item as part of the contract or to defer the installation as part of a second phase of work that would be bid out separately. In this option, if the price is higher than anticipated, the Board will have the option of directing staff to bid the solar panel installation separately and seek better pricing.

Value Engineering Options and Add Alternates for Final Board Feedback

Below is a summary and a brief discussion of VE options, add alternates, and design elements requiring final input from the Board.

Ceiling clouds at selected interior spaces

During the March 13, 2019 meeting, the Board recommended using ceiling clouds in the Boardroom only. The remaining interior space would use acoustic ceiling tile to reduce project cost by approximately \$230,000. Upon reviewing the total project cost at the April 24 meeting, the Board requested Noll & Tam include ceiling clouds at strategic locations throughout the building and add back \$230,000 to the project costs for consideration. If approved by the Board, Noll & Tam will further develop the ceiling cloud design during the design development and construction documents phase.

Installation of roof solar panels

Noll & Tam's cost estimate indicates solar panel roof improvements will cost approximately \$640,000 for basic panel supports to make the building solar-ready (excludes panel installation).

The Board directed staff to reach out to local suppliers and installers to verify current solar panel pricing. Staff reached out to four local solar panel installers and received two quotes for approximately \$500,000 to supply and install the panels. This cost is guaranteed for sixty days only and does not include structural upgrades, soft costs (permitting, design of supports, contingency), project coordination, waterproofing, and escalation.

Solar panel installation supports the District's Board-approved Climate Action Plan goals to reduce agency-greenhouse gas emissions 20% by 2022, 40% by 2030, and 80% by 2050.

Bird-safe design

Noll & Tam has worked closely with the Santa Clara Valley Audubon Society regarding bird safety design measures. Bird-safe design offers several measures to protect birds from flying into or colliding with windows. Noll & Tam recommends AviProtek Bird Friendly Glass by Walker glass, or approved equivalent products. AviProtek uses acid etched designs on the exterior surface of the double-pane windows and allows birds to identify the surface to avoid collision. The approximate cost for this bird safe design is approximately \$220,000 and, if approved by the Board, would be used on all new and replaced windows.

A summary of the costs for the VE and Add Alternate Options is provided below.

Enhanced Design Scheme	
Construction Costs*	\$20,950,280
Soft Costs	\$2,285,818
Escalation	\$2,307,102
Project/Construction Contingency	\$1,901,405
PROJECT TOTAL	\$27,444,605
VE options	
Ceiling Clouds at selected interior spaces	\$230,000
Add Alternate options	
Install roof solar panels	\$500,000
Bird Safe design	\$220,000

Summary Table of Costs and Outstanding VE/Add Alternate Items for Board Consideration

*Updated Schematic Design construction costs per Board feedback as of the April 24, 2019 Board meeting including roof structural upgrades, glazing replacement, and rear shade structure. See Attachment 2 for Final Schematic Design package.

Additional Design Elements

During the schematic design phase, the Board provided feedback and direction on the building aesthetics, programming, functionality, project budget, and other important project details. Moving forward into the design development and construction documents phases, the Board will have additional opportunities to provide feedback. Comments that the Board have provided for staff to address in the upcoming phases include:

- **Exterior lighting:** Follow the Audubon Society's bird-safe guidelines for exterior lighting:
 - <u>Type, intensity and wattage of lighting:</u> red portion of the spectrum, instead of blue.
 - <u>Timing and duration of the lighting</u>: both seasonally and time of day or night.
 - <u>Direction of lighting</u>: down lighting or back lighting, instead of up lighting.
- **Reuse Alma College salvageable materials:** Assess the Alma College site to for salvageable materials from existing buildings for repurposing and use in the new AO.

FISCAL IMPACT

An October 2018 appraisal for the 330 Distel Circle property (12,120 square feet) assessed whether potential proceeds generated from a sale can partially reimburse the project. As a reminder, the first \$7,500,000 from a sale are intended to call the 2017 parity bonds and pay the note that was issued for the property purchase. The October 2018 appraisal quote for the building at 330 Distel Circle is \$10,350,000.

The FY2018-19 budget for the AO Project (#31202) includes \$31,550,100 for building acquisition and \$600,000 for architectural and engineering design work, of which the schematic design phase is anticipated to be complete by the end of the fiscal year. The approved project budget is shown below.

Project #31202	Prior Year Actuals	FY2018-19	Total
New AO Facility Budget	\$135,142	\$32,150,100	\$32,285,242
less approved Building Acquisition:	\$0	(\$31,550,000)	(\$31,550,000)
less Spent to Date (as of 05/08/19):	(\$135,142)	(\$478,770)	(\$613,912)
less Encumbrances:	\$0	(\$53,755)	(\$53,755)
Budget Remaining (Proposed):	\$0	\$67,575	\$67,575

The AO project currently has \$27.4 million in funding needs. This project will be funded using the current Committed for Infrastructure reserve funds, any future additions to the reserve, rent income, parity bond proceeds, and interest earned from the parity bonds.

Neither the building acquisition nor the recommended action (design and construction of remodel and repurpose of the building) are funded by Measure AA.

Depending on Board approval of the final schematic design, additional funding of \$5 million will need to be allocated to augment the available General Fund sources. The General Manager and Chief Financial Officer will evaluate the funding options and bring recommendations to the full Board after the close of the fiscal year to add additional funds to the Committed for Infrastructure Fund. These funds are projected to be available due to budget savings in this current fiscal year.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act. Future environmental review will be conducted on the proposed site improvements as part of the permitting process.

NEXT STEPS

If the Board approves the final schematic design, the General Manager recommends executing an amendment to Noll & Tam's professional services contract to complete design development and construction documents, secure permits, and provide construction administration services for the AO Project (please refer to Agenda Item 8).

The table below is an operational timeline showing current and future major milestones for this project.

Milestones	Tentative Timeline	
Schematic Design and Programming	September 2018 – May 2019	
Design Development, Permitting, and CEQA review	May – October 2019	
Construction Documents and Remaining Permits	October 2019 - March 2021	
Construction	March 2021 - March 2022	
Move-In	March 2022	

Attachments:

- 1. Updated Schematic Design Presentation
- 2. Final Schematic Design Package

Responsible Department Head: Jason Lin, P.E., Engineering and Construction Department Manager

Prepared by: Felipe Nistal, Senior Capital Project Manager

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ADMINISTRATIVE OFFICE

ARCHITECTS

JANET TAM PRINCIPAL

ERIC SKIBA PROJECT MANAGER

AMY WATSON PROJECT ARCHITECT

> **ELI MAYERSON** DESIGNER





- 1. Schematic Design Update
- 2. Bird-Safe Glazing Discussion
- 3. Current Cost Estimate Review w/ Final Variations
- 4. Next Steps

Today's Meeting Goals

- Review Updated Schematic Design + Cost Variations
- Discuss and Provide Direction on Remaining Design Issues

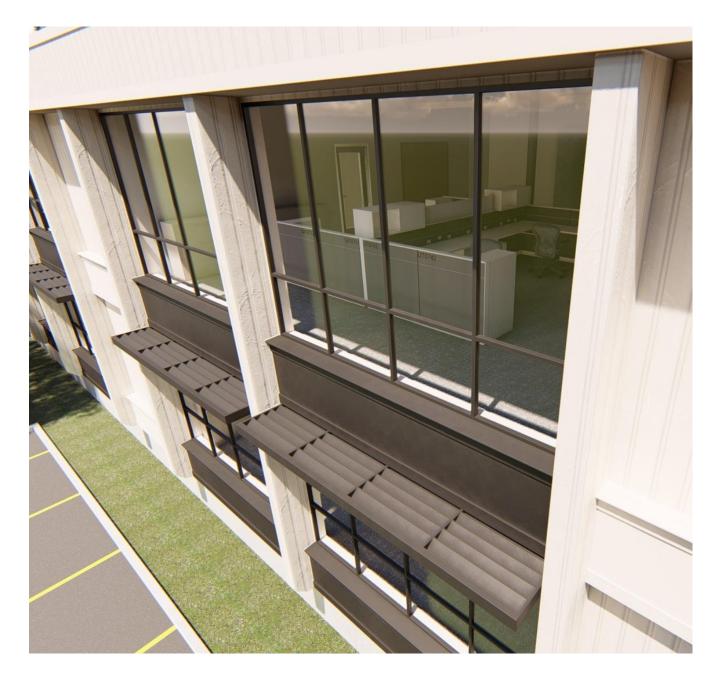
SCHEMATIC DESIGN UPDATE

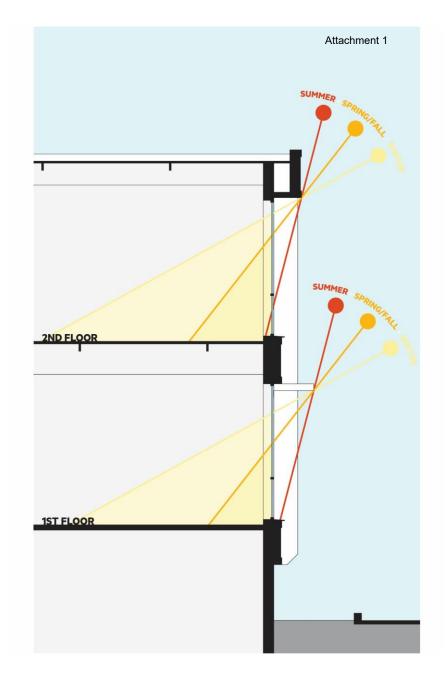


05/22/2019 MIDPEN BOARD PRESENTATION – SCHEMATIC DESIGN PROGRESS









05/22/2019 MIDPEN BOARD PRESENTATION – SOUTH FACADE

6.00

21

True wealth is the ability to Carry indigenous knowledge forward to provide for all people, animals, plants, Mother Earth, wind, water, and shadows.

-Valtin Lopez

MIDPENINSULA R E G I O N A L OPEN

SPACE

Frenne









2 WEST D8.01 1/16" = 1'-0" WEST ELEVATION - GLAZING 2



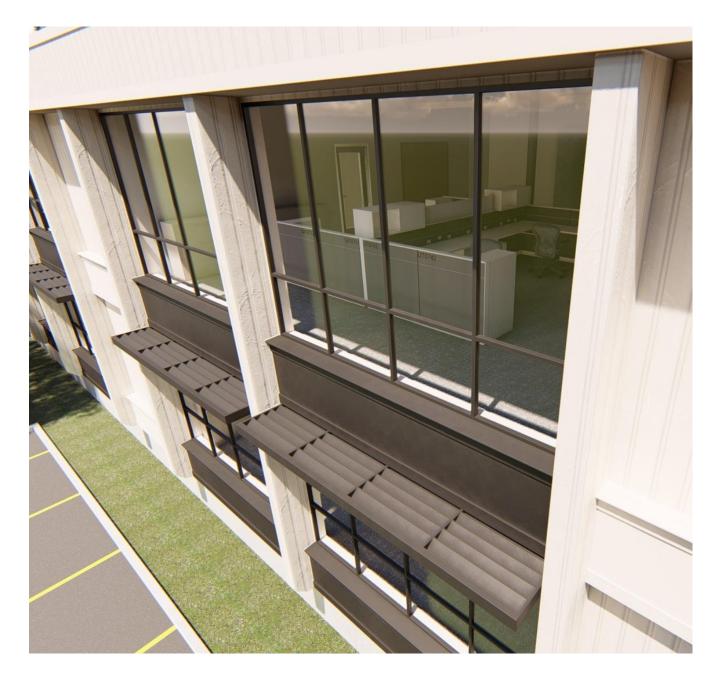


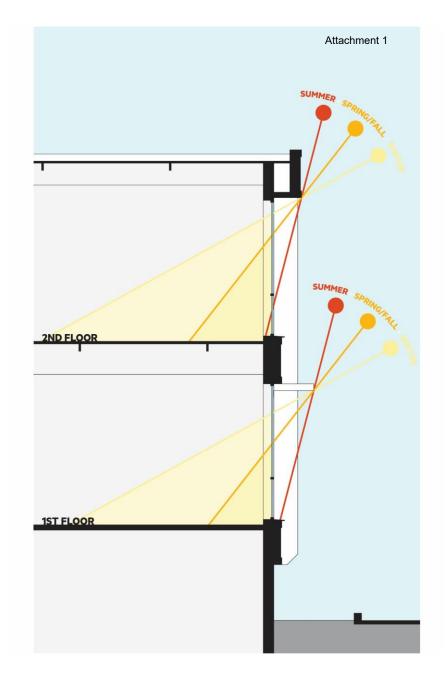
NORTH ELEVATION - GLAZING 2 3 NORTI D8.01 1/16" = 1'-0"



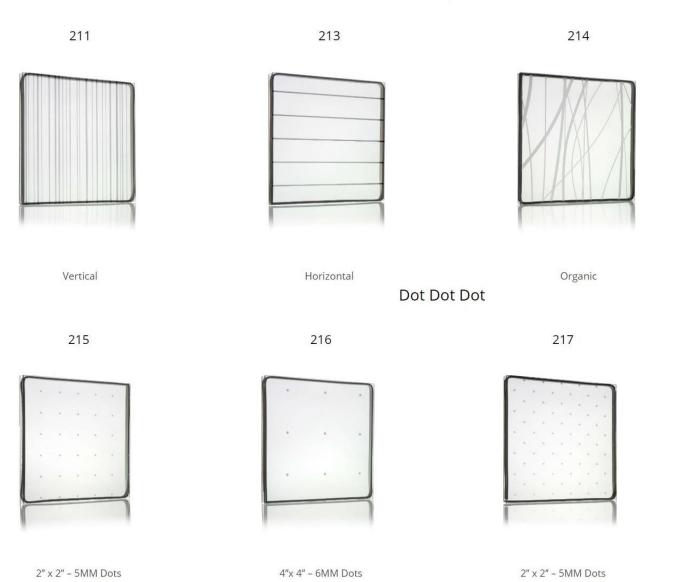
SOUTH ELEVATION - GLAZING 2 4 SOUTH D8.01 1/16" = 1'-0"

05/22/2019 MIDPEN BOARD PRESENTATION - EXTENT OF BIRD-SAFE GLAZING





05/22/2019 MIDPEN BOARD PRESENTATION – SOUTH FACADE



Linear patterns

05/22/2019 MIDPEN BOARD PRESENTATION - BIRD-SAFE GLAZING

OPTION 1: EXTERIOR

THE OPTION 1 DESIGN WILL EMPHASIZE THE USE OF NATURAL MATERIALS AS REQUESTED BY THE STAKEHOLDERS. THE USE OF WOOD WITH A FINISH THAT CELEBRATES THE GRAIN, GLASS THAT BRINGS NATURAL LIGHT DEEP IN THE BUILDING AND STEEL USED IN A MANNER THAT ALLOWS IT TO BE A SIMPLE SUPPORTING ROLE ALL COME TOGETHER FOR A SOLUTION THAT RESPECTS BRAND AND THE EXISTING STRUCTURE.

CLOCKWISE FROM TOP RIGHT: VIEW OF LOBBY ADDITION FROM EL CAMINO REAL; AERIAL VIEW OF LOBBY ADDITION; INSPIRATION IMAGE FROM ALANUS UNIVERSITY IN ALFTER, GERMANY

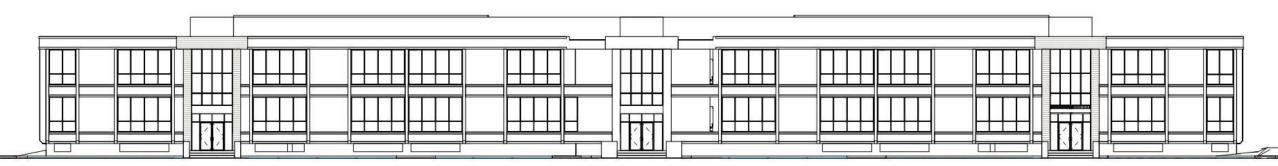






05/22/2019 MIDPEN BOARD PRESENTATION – OPTION 1 EXTERIOR





EXISTING SOUTH EXTERIOR (EL CAMINO REAL)



PROPOSED SOUTH EXTERIOR (EL CAMINO REAL

05/22/2019 MIDPEN BOARD PRESENTATION - EXTERIOR TREATMENT



PROPOSED WEST EXTERIOR (DISTEL CIRCLE)

05/22/2019 MIDPEN BOARD PRESENTATION - EXTERIOR TREATMENT



PROPOSED MAIN ENTRANCE

05/22/2019 MIDPEN BOARD PRESENTATION - EXTERIOR TREATMENT

COST ESTIMATE REVIEW

Current Estimated Cost

Enhanced Scheme: SD Construction Costs (includes new mechanical)

Per 4/24 Board:Include roof structure upgrade,
glazing replacement,
rear shade structure and fewer
cloud ceilings

\$20,950,280

\$19,181,023

Total Project Cost (w/ contingency+escalation):

\$27,444,605

Cost Variations

Α

WALKER BIRD GLAZING

\$27.4M (current cost) +\$220K (upgrade cost) \$27.6M TOTAL PROJECT

SOLAR PANELS (140Kw)

\$27.4M (current cost) <u>+\$972K (10k sf)</u> \$28.4M TOTAL PROJECT

C

CEILING CLOUD

\$27.4M (current cost) +\$230K (back into project) \$27.6M TOTAL PROJECT

QUESTIONS

ATTACHMENT 2



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ADMINISTRATIVE OFFICES

> 5050 EL CAMINO REAL LOS ALTOS, CA 94022





INTRODUCTION

In 2018, Noll & Tam Architects were hired to transform the newly purchased two story 5050 El Camino Real property into a new Administration Office headquarters for Midpeninsula Regional Open Space District. The building is approximately 40,000 sf, fully sprinklered, has a Type V construction and an occupancy of Class B. The work began with a confirmation of a previous program that was done by MKThink

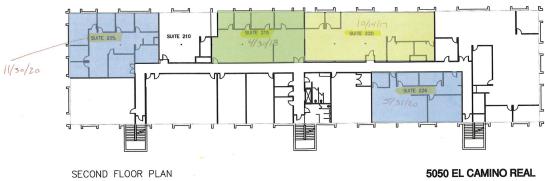
with additional staff interviews and subsequent program modifications. In addition, various building assessments were done when access was available after Midpen took possession of the building. Initial planning concepts, sustainability studies, entry/lobby options and most importantly spending priorities were shared with staff, the Ad-hoc Committee and eventually the Board. This work and communication with the Stakeholders is reflected in the following pages.

5050 EL CAMINO REAL



LAYOUT OF EXISTING SUITES



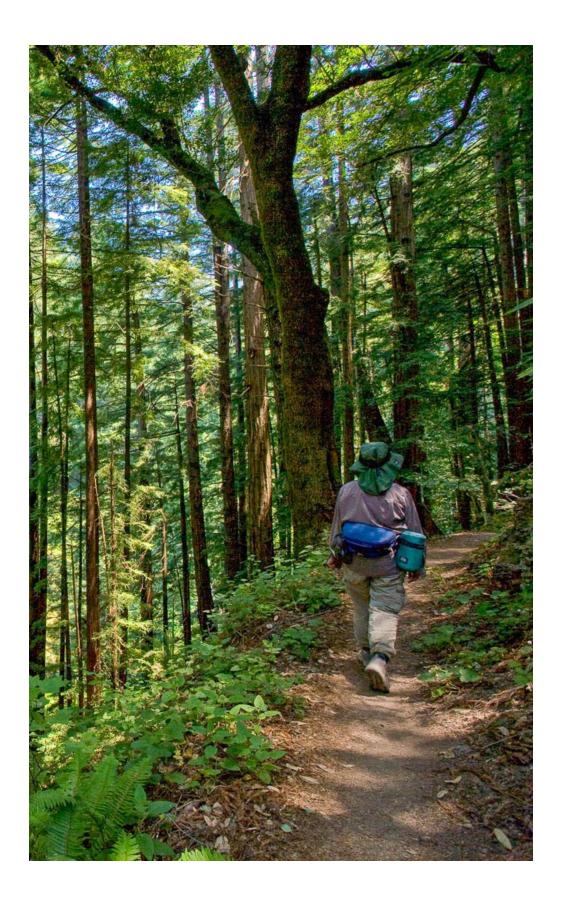


SCHEMATIC DESIGN PACKAGE - INTRODUCTION

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT





01 MAIN ENTRY OPTIONS

02 **INTERIOR AXONOMETRICS AND PLAN**

03 LANDSCAPE RENDERINGS

04 **EXHIBITS**

05 **SCHEMATIC DESIGN PACKAGE**

SCHEMATIC DESIGN PACKAGE - INDEX

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

APRIL 5, 2019





01 MAIN ENTRY OPTIONS

OPTION 1: EXTERIOR

THE OPTION 1 DESIGN WILL EMPHASIZE THE USE OF NATURAL MATERIALS AS REQUESTED BY THE STAKEHOLDERS. THE USE OF WOOD WITH A FINISH THAT CELEBRATES THE GRAIN, GLASS THAT BRINGS NATURAL LIGHT DEEP IN THE BUILDING AND STEEL USED IN A MANNER THAT ALLOWS IT TO BE A SIMPLE SUPPORTING ROLE ALL COME TOGETHER FOR A SOLUTION THAT RESPECTS BRAND AND THE EXISTING STRUCTURE.

CLOCKWISE FROM TOP RIGHT: VIEW OF LOBBY ADDITION FROM EL CAMINO REAL; AERIAL VIEW OF LOBBY ADDITION; INSPIRATION IMAGE FROM ALANUS UNIVERSITY IN ALFTER, GERMANY





SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

APRIL 5, 2019

L CAMINO REAL



OPTION 1: EXTERIOR



SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

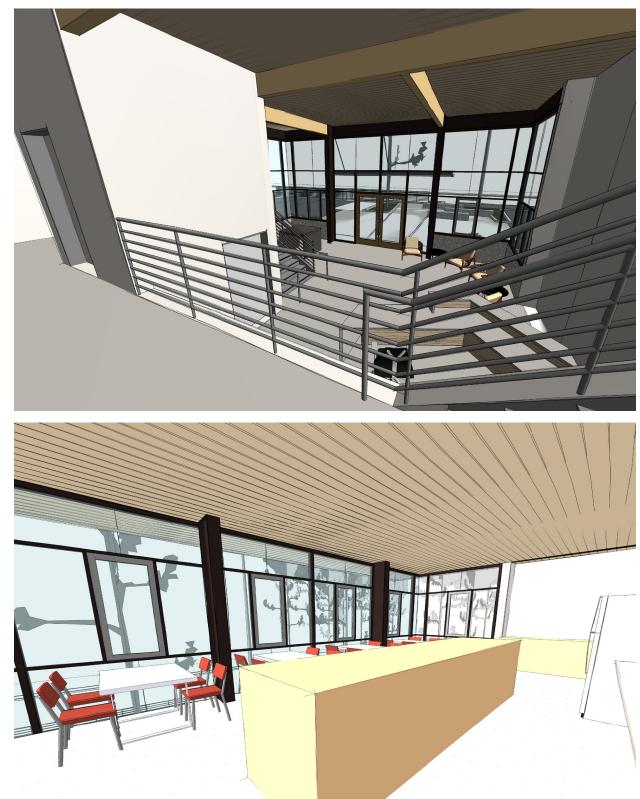
SPACE DISTRICT



OPTION 1: INTERIOR

THE 2ND FLOOR BREAK ROOM WILL HAVE A WOOD CEILING THAT BLURS THE BOUNDARY BETWEEN INTERIOR AND EXTERIOR BY EXTENDING PAST THE GLAZING.

CLOCKWISE FROM TOP RIGHT: VIEW OF LOBBY FROM ATRIUM; VIEW OF LOBBY FROM STAIRS; VIEW OF BREAK ROOM





SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

APRIL 5, 2019

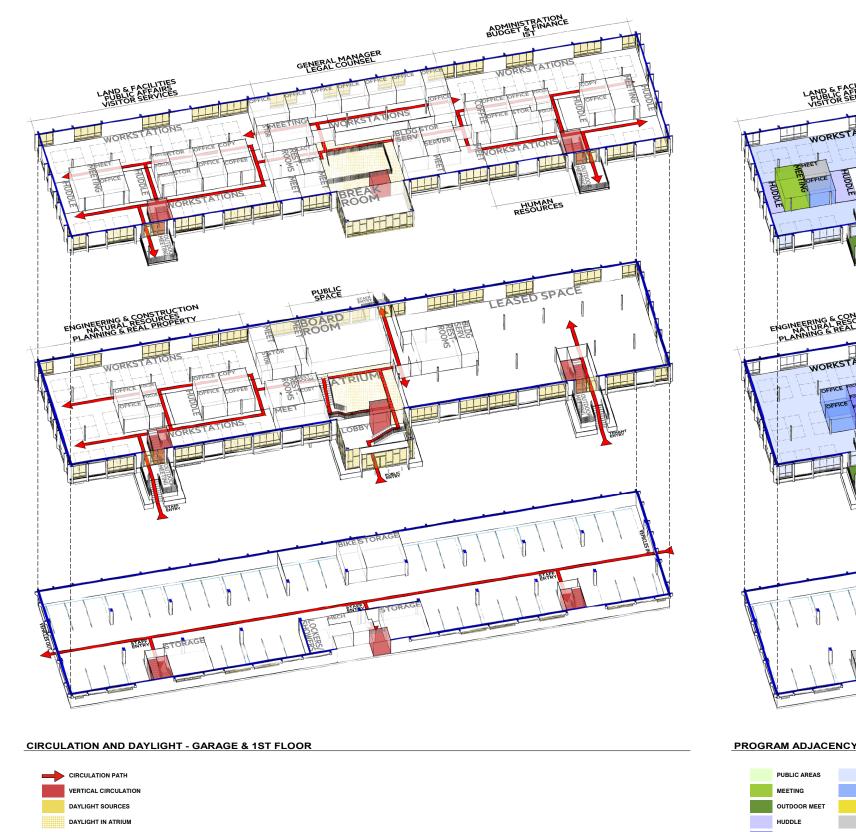


INTERIOR AXONOMETRICS AND PLANS

O2 AND PLANS

SCHEMATIC DESIGN PACKAGE - AXONOMETRIC VIEWS



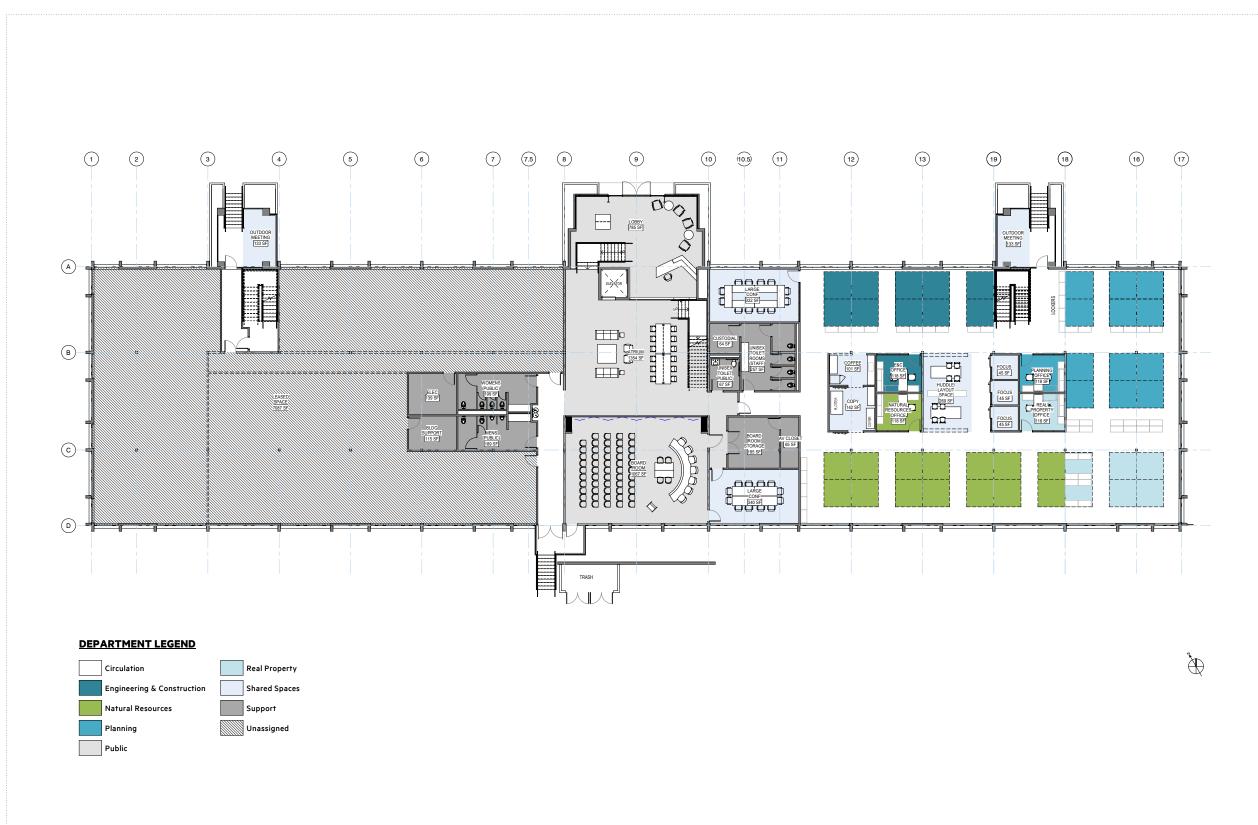








FLOOR 1 PROGRAM



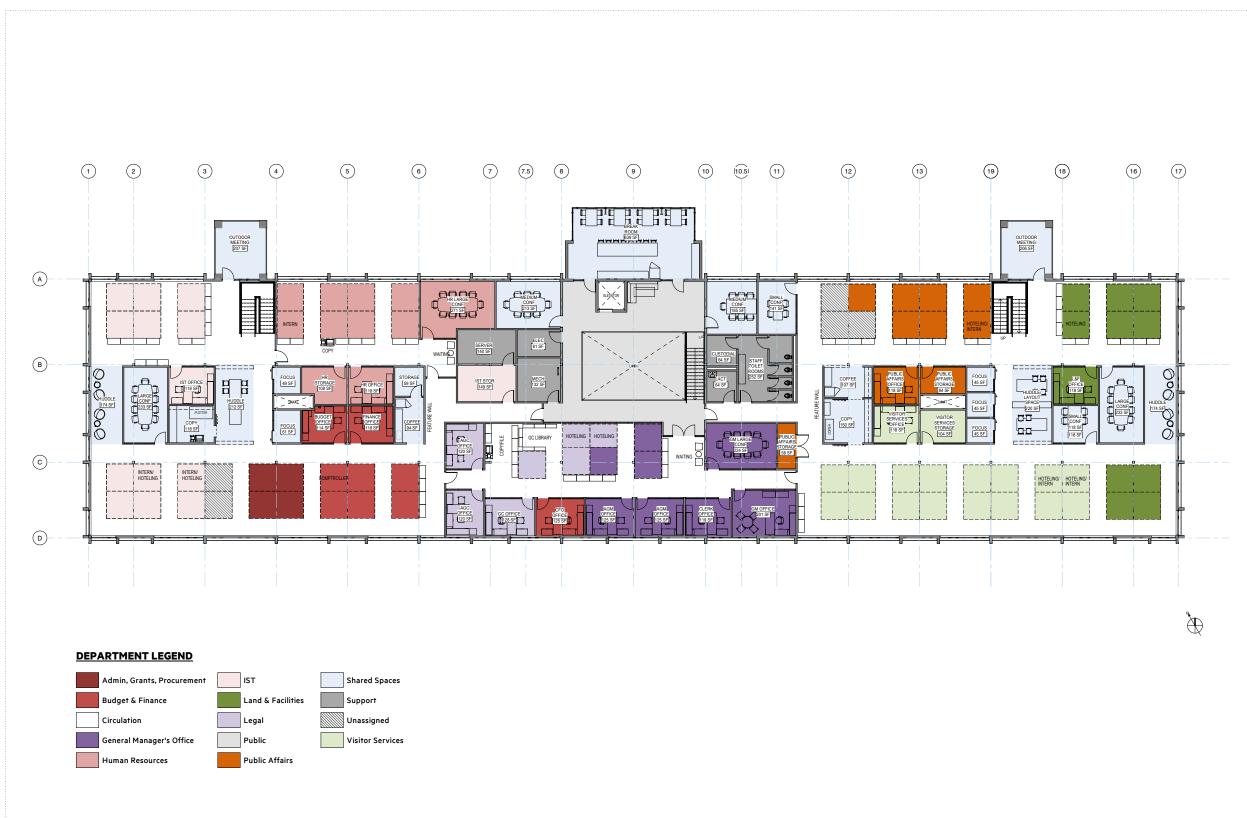
SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019







SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019





BASEMENT PROGRAM



SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019



03 LANDSCAPE RENDERINGS

SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL



APRIL 5, 2019

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SPACE DISTRICT





ENTRY PLAZA ENLARGMENT 1/8" = 1'-0"

SCHEMATIC DESIGN PACKAGE - RENDERINGS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019





\dmin	# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	Width	Length	Square Feet	Total Area (2022)	Total Area (2045)	Comments	Adjacencies
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ıbtotal:	0						10.5	10.5		
ncillary Spaces										
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ampfire/Team Huddle	2	-	-						centralized copy/pring area	
	0	1	1						Refer to shared spreadsheet.	
ception workstation btotal:							•	0		
orar	0						0	0		
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Office Area Subtotal:		560	560		
Office Area Circulation Factor	0.35	196	196		
Total:	8	756	756	sqft	

SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

OGRAMMING

e design team started the space needs assessment cess by reviewing the report created by MK Think. October of 2018, the Noll & Tam then met with resentatives from each department and toured their sting spaces. During the meetings we discussed partmental operations, current and future staffing needs, ical adjacencies, storage, and specialized space needs. gathered general input from each group on the culture MidPen, as well as potential strategies for locating various partments and services throughout the building.

e information gathered from each department was npiled into spreadsheet format, which was shared with MidPen team for adjustments and feedback. The design in then used the space needs information to develop posed space planning options for the building. Careful sideration was given to ensure that the plans reflect priorities of the staff and Board, including public ess, smart adjacencies, flexible spaces, natural light, I acoustics. The MidPen team shared feedback on the ematic space plan options and worked with Noll & Tam pugh an iterative process to arrive at the layout currently wn in the Schematic Design package.



Engineering & Construction

Offices & Cubicles

Private Office

Filing & Storage

Cubicle

Subtotal:

SCHEMATIC DESIGN PACKAGE - EXHIBITS

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

Primary: Planning & Natural Resources

Secondary: Real Property

Plan storage area/layout space	0	1	1	10	x	12	120	120	120	rolled plans w/ counter space on top; space for presentation board storage	
	0	1	1	5	х	5	25	25	25	Could be part of mudroom and shared with NR, or just an alcove w/ lockers near an	
Storage area for boots & vests										entrance/exit	
Bookshelves	0	2	2	1	х	3	36	72	72		
Subtotal:	0							217	217		
Ancillary Spaces											
Campfire/Team Huddle	0	1	1							refer to Shared Spaces	
Subtotal:	0							0	0		
Office Area Subtotal:								778	876		
Office Area Circulation Factor	0.35							272	307		
Total:	10							1,050	1,183	sqft	
		ନ	G						•		
Human Resources	# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	£	ŧ		Square Feet	otal Area (2022)	Fotal Area (2045)	Comments	Adjacencies
	# of	# of	# of	Width	Lenath	Ĩ	Sque	Tota	Tota	e e e e e e e e e e e e e e e e e e e	Adja
											Dimon CMO
Offices & Cubicles											Primary: GMO Secondary: Finance, Legal
Private Office	1	1	1	10	x	12	120	120	120		Secondal fri manee, Eegan
Cubicle	7	7	9	7		7	49	343	441		
Intern/Hoteling	1	1	1	6		7	42	42	42		
Subtotal:	9							505	603		
Filing & Storage											
Storage	0	1	1	6	x	6	36	36	36	ergo equipment, training materials, recruitment swag, new hire/benefits info	
Filing	0	10	10	2	x	2.3	4.6	46	46	4 are fire files	
Subtotal:	0							82	82		
Ancillary Spaces											
Conference Room	0	1	1	12	х	20	240	240	240		
	0	1	1	10	x	12	120	120	120	Adjacent to conference room; Could be shared w/ GMO if spaces are adjacent	
Waiting Area											
Training Room	0	1	1						0	see shared sheet for SF	
Copy Area	0	1	1						0	Confidential printer - could be shared by GMO and Legal (see GMO sheet for SF)	
Subtotal:	0							360	360		
Office Area Subtotal:								947	1,045		
Office Area Circulation Factor	0.35							331	366		
Total:	9							1,278	1,411	sqft	

10 x 12

7

7

10

120

49

120

441

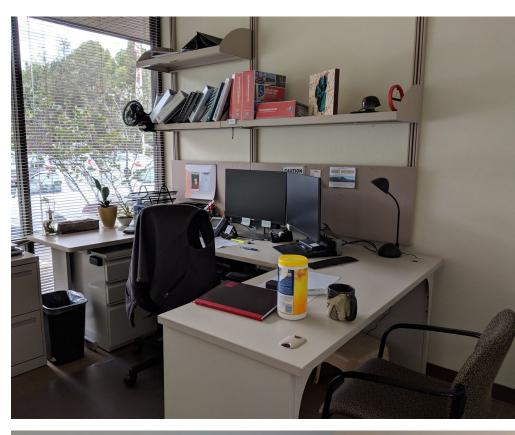
561

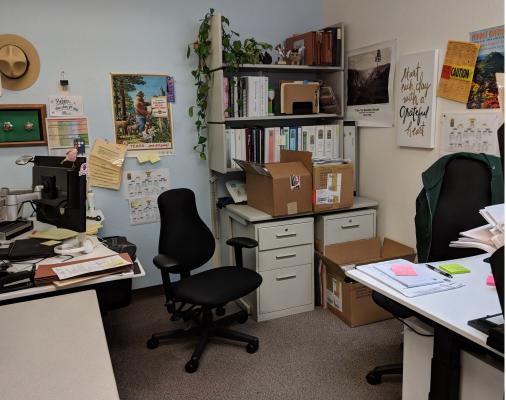
120

539

659

Shared w/ E&C; flat files & cubby storage for





EL CAMINO REAL



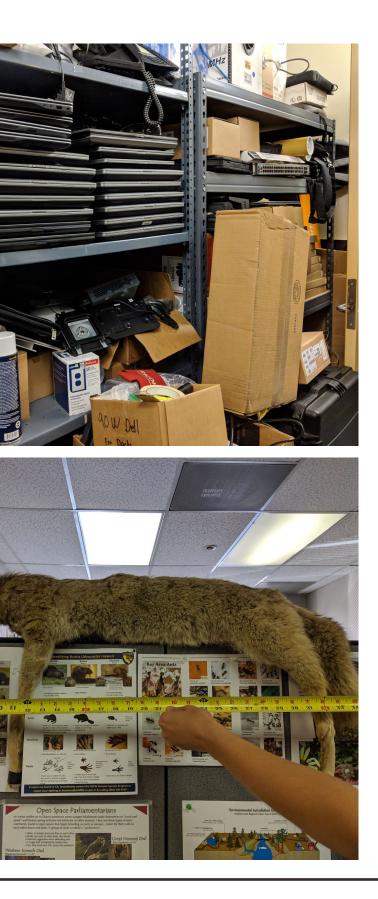
IST	# of Staff (2022)		# of Spaces (2022)	# of Spaces (2045)	Width		Length	Square Feet	Total Area (2022)	Total Area (2045)	Comments Adjacencies
Offices & Cubicles											
Private Office		1	1	1	10	х	12	120	120	120	
Cubicle		10	10	13	7	x x	7	49	490	637	
Intern/Hoteling		2	2	2	6	x	7	47	84	84	
Subtotal:		13	2	Z	0	~	/	42	694	841	
		10							0/4	041	
Filing & Storage											
Storage Room		0	1	1	6	x	6	36	36	36	laptops, monitors, mobile devices, etc. that are checked out by staff. copy/work room?
Charging Cabinet		0	1	1	1.5	х	3.5	5.25	5.25	5.25	
Subtotal:		0							41.25	41.25	
Ancillary Spaces											
Space for daily stand-up meeting		0	1	1	0	x	0	0	0		Could be within workstation area if it is open/collaborative enough; needs KanBan Board, Map rail, and space to display boards
Subtotal:		0							0		
Office Area Subtotal:									735	882	
Office Area Circulation Factor	0.35								257	309	
Total:		13							993	1,191	sqft

Natural Resources		# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	Width		Length	Square Feet	Total Area (2022)	Total Area (2045)	Comments	Adjacencies
Offices & Cubicles												Primary: Planning, E&C Secondary: Real Property, L&F
Private Office		1	1	1	10	х	12	120	120	120		
Cubicle		12	12	13	7	x	7	49	588	637		
Intern Cubicle		2	2	2	6	х	7	42	84	84		
Subtotal:		15							792	841		
Filing & Storage												
Mudroom/Lab/Storage		0	1	1	12	х	20	240	240	240		
Artifacts Storage		0	1	1	10	х	10	100	100	100		
Subtotal:		0							340	340		
Ancillary Spaces												
Layout space		0	1	1	3	х	6	18	18	18		
Subtotal:		0							18	18		
Office Area Subtotal:									1,150	1,199		
Office Area Circulation Factor	0.35								403	420		
Total		15							1557	1 610	caft	

SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019





MIDPENINS	JIA	REGIONAL	OPFN

SCHEMATIC DESIGN PACKAGE - EXHIBITS

Planning	# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	Width	Length	Square Feet	Total Area (2022)	Total Area (2045)	Comments	Adjacencies
										Primary: E&C, Real Property, Natural Resources
Offices & Cubicles										Secondary: Land & Facilities
Private Office Cubicle	1 11	1 11	1 13	10 7	x 12 x 7	120 49	120 539	120 637		
Hoteling	2	2	2	6	x 7	47	84	84		
Subtotal:	14			-			743	841		
Filing & Storage									Charad/ ESC: flat files S authors at a same fa	-
Plan storage area/layout space	0	1	1	10	x 12	120	120	120	Shared w/ E&C flat files & cubby storage for rolled plans w/ counter space on top; space for presentation board storage	r
Supply storage	0	6	6	1.5	x 3.5	5.25	31.5	31.5	Meeting supplies (easels, public comment forms); Field Equipment (measuring wheels protective gear, etc).	
Storage area for boots &vests	0	1	1	5	x 5	25	25	25	Could be part of mudroom and shared with NR, or just an alcove w/ lockers near an entrance/exit	
File cabinets	0	4 2	4	1.5		5.25	21 72	21 72		
Bookshelves Subtotal:	0	2	2	1	x 3	36	72 269.5	72 269.5		
	v						207.0	207.0		
Ancillary Spaces										
Campfire/Team Huddle	0	1					•		refer to shared spaces for sf	
Subtotal:	0						0			
Office Area Subtotal: Office Area Circulation Factor	0.35						1,013 354	1,111 389		
Total:	14						1,367	1,499	sqft	
Public Affairs	# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	Width	Length	Square Feet	Total Area (2022)	Total Area (2045)	Comments	Adjacencies
									-	
Public Affairs										Primary: GMO, Legal Secondary: Planning, Visitor Services, Natural Resources
Private Office	1	1	1	10	x 12	120	120	120		
Cubicle	6	6	7	7	x 7	49	294	343		
Intern/Hotel Station	1	1	1	6	x 7	42	42	42		
Subtotal:	8						456	505		
Filing & Storage	<u>,</u>			10	45	150	450	450		
Inventory Storage Online store inventory storage	0 0	1 1	1 1	10 10	x 15 x 10	150 100	150 100	150 100		
Wardrobe rack									Could be in a closet. Not in basement - needs	
	0	1	1	2	x 6	12	12	12	to be easily accessible.	
Printed materials storage	0	1	1					0	Close to vehicles for easy loading	
Subtotal:	0						262	262		
Ancillary Spaces										
Space for packaging large projects	0						0		Could use Boardroom or large conference room	
Conference Room	0						0		Shared	
									Shared - needed by Legislative Affairs	
Focus/phone room	0						0		Specialist(s)	
Media wall	0						0		Could be in lobby or atrium space	
Subtotal:	0						0			
Office Area Subtotal:	0						718	767		
Office Area Circulation Factor	0.35						251 969	268 1,035	sqft	
Total:	8									





APRIL 5, 2019

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL EN SPACE DISTRICT



Real Property

Private Office

Cubicle

APRIL 5, 2019

Subtotal:

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

Other filing								36.75	36.75		
	0	1	1	3	x	6	18	18	18	Flat files & cubby storage for rolled plans w/	
ayout space/Plan Storage										counter space on top	
1aterials & Exhibits Storage	0	1	1	3	х	3.5	10.5	10.5	10.5	Presentation boards	
Bookshelves	0	2	2	1	х	3	36	72	72		
Subtotal:	0							175.5	175.5		
Ancillary Spaces											
	0	1	1							Refer to shared spreadsheet; could be in	
Plotter	0	1	1							centralized copy/pring area	
	0	1	1							Refer to shared spreadsheet.	
Conference	0	1	I							Need conf space for 10-12 ppl	
Subtotal:	0							0			
Office Area Subtotal:								492	541		
Office Area Circulation Factor	0.35							172	189		
Total:	5							664	730	sqft	
		ମ୍ମ	5					ର	â		
	22	50	50					02:	140		
Visitor Services	ğ	es	es				te et	8	8	Ś	S
	<u> </u>	ũ.	ĕ				щ	Le.	Are.	e te	<u></u>
	, and the second s										
	f Sta	ſSp	f Sp.	£	1	Ш	are	al /	- e	Ę	Ŭ
	# of Staff (2022)	# of Spaces (2022)	# of Spaces (2045)	Width		Lengrn	Square Feet	Total Area (2022)	Total Area (2045)	Comments	Adjaco
	# of Sta	# of Spi		Width		Lengrn	Square	Total /	Total	Common	Adjacencies
	# of Sta	# of Spi		Width	-	Lengrn	Square	Total /	Total /	Comm	L&F, Natural Resources, Planning, Real
Offices & Cubicles	# of Sta	# of Spi		Width	-	Lengrn	Square	Total /	Total /	Com	
	یو پر 1	ids jo #		ч+рі 10	×	12	120	120	120	Com	L&F, Natural Resources, Planning, Rea
Private Office	#	#	*	-				F	F	Com	L&F, Natural Resources, Planning, Real
Private Office Cubicle	**	*	**	10	x	12	120	120	120	Com	L&F, Natural Resources, Planning, Real
Offices & Cubicles Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle	*	* 1 14	* 1 19	10 7	x x	12 7	120 49	120 686	120 931	Com	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle	₩ 1 10 1	** 1 14 1	** 1 19 1	10 7 7	x x x	12 7 7	120 49 49	120 686 49	120 931 49	Com	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal:	₩ 1 10 1 3	** 1 14 1	** 1 19 1	10 7 7	x x x	12 7 7	120 49 49	120 686 49 126	120 931 49 126	Com	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage	₩ 1 10 1 3	** 1 14 1	** 1 19 1	10 7 7	x x x	12 7 7	120 49 49	120 686 49 126	120 931 49 126	Com	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage	≇ 1 10 1 3 15	** 1 14 1 3	** 1 19 1 3	10 7 7 6	X X X X	12 7 7 7	120 49 49 42	120 686 49 126 981	120 931 49 126 1226	Com	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage	₩ 1 1 10 1 3 15 0	** 1 14 1 3	** 1 1 19 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10 7 7 6 8	x x x x	12 7 7 7 12	120 49 49 42 96	120 686 49 126 981 96	120 931 49 126 1226 96		L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets	₩ 1 1 10 1 3 15 0 0 0	** 1 14 1 3 	** 1 19 1 3 3	10 7 7 6 8 10	x x x x x x x x	12 7 7 7 7 12 10	120 49 49 42 96 100	120 686 49 126 981 96 100	120 931 49 126 1226 96 100		L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf	₩ 1 10 1 3 15 0 0 0 0 0 0 0 0 0	** 1 14 1 3 	** 1 1 1 1 1 3 1 1 1 2	10 7 7 6 8 10 1.5	x x x x x x x x x x x x	12 7 7 7 12 10 6	120 49 49 42 96 100 9	120 686 49 126 981 96 100 18	120 931 49 126 1226 96 100 18	Estimated area - confirm size.	L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets	₩ 1 10 1 3 15 0 0 0 0 0 0 0 0 0	** 1 14 1 3 - 	** 1 1 1 1 1 3 1 1 1 2 1 1 1 1 1 1 1 1 1 1	10 7 6 8 10 1.5 1	x x x x x x x x x x x x	12 7 7 7 12 10 6 3	120 49 49 42 42 96 100 9 3	120 686 49 126 981 96 100 18 3	120 931 49 126 1226 96 100 18 3		L&F, Natural Resources, Planning, Real
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal:	₩ 1 1 1 0 1 3 5 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	** 1 14 1 3 - 	** 1 1 1 1 1 3 1 1 1 2 1 1 1 1 1 1 1 1 1 1	10 7 6 8 10 1.5 1	x x x x x x x x x x x x	12 7 7 7 12 10 6 3	120 49 49 42 96 100 9 3 4.5	120 686 49 126 981 96 100 18 3 13.5 230.5	120 931 49 126 1226 1226 96 100 18 3 13.5 230.5		L&F, Natural Resources, Planning, Rea
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal: Ancillary Spaces	₩ 1 10 1 3 15 0 0 0 0 0 0 0 0 0	** 1 14 1 3 - 	** 1 1 1 1 1 3 1 1 1 2 1 1 1 1 1 1 1 1 1 1	10 7 6 8 10 1.5 1	x x x x x x x x x x x x	12 7 7 7 12 10 6 3	120 49 49 42 42 96 100 9 3	120 686 49 126 981 96 100 18 3 13.5	120 931 49 126 1226 96 100 18 3 13.5	Estimated area - confirm size.	L&F, Natural Resources, Planning, Real
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal: Ancillary Spaces Layout Space	₩ 1 10 10 10 0	** 1 14, 1 3 1 1 2 1 3	** 1 1 19 1 3 1 1 1 2 1 3 1 3	10 7 6 8 10 1.5 1 1.5	x x x x x x x x x x x x x x	12 7 7 7 12 10 6 3 3	120 49 49 42 96 100 9 3 4.5	120 686 49 126 981 96 100 18 3 13.5 230.5 18	120 931 49 126 1226 1226 100 18 3 13.5 230.5 230.5	Estimated area - confirm size.	L&F, Natural Resources, Planning, Real
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal: Ancillary Spaces Layout Space Training Room	₩ 1 1 1 0 1 3 5 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	** 1 14, 1 3 1 1 2 1 3	** 1 1 19 1 3 1 1 1 2 1 3 1 3	10 7 6 8 10 1.5 1 1.5	x x x x x x x x x x x x x x	12 7 7 7 12 10 6 3 3	120 49 49 42 96 100 9 3 4.5	120 686 49 126 981 96 100 18 3 13.5 230.5	120 931 49 126 1226 1226 96 100 18 3 13.5 230.5 230.5	Estimated area - confirm size. 10 Current FTE plus 1 Intern	L&F, Natural Resources, Planning, Real
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal: Ancillary Spaces Layout Space Training Room Subtotal: Office Area Subtotal:	State 1 10 1 3 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	** 1 14, 1 3 1 1 2 1 3	** 1 1 19 1 3 1 1 1 2 1 3 1 3	10 7 6 8 10 1.5 1 1.5	x x x x x x x x x x x x x x	12 7 7 7 12 10 6 3 3	120 49 49 42 96 100 9 3 4.5	120 686 49 126 981 981 981 981 90 18 3 13.5 230.5 18 18 18 18 18 18	120 931 49 126 1226 1226 96 100 18 3 13.5 230.5 230.5 18 0 18 0 18 18	Estimated area - confirm size. 10 Current FTE plus 1 Intern	L&F, Natural Resources, Planning, Real
Private Office Cubicle Modified Duty Cubicle Intern/Hoteling Cubicle Subtotal: Filing & Storage Docent & Volunteer Storage Defensive Equipment Storage Storage Cabinets Bookshelf File Cabinets Subtotal: Ancillary Spaces Layout Space Training Room Subtotal:	₩ 1 10 10 10 0	** 1 14, 1 3 1 1 2 1 3	** 1 1 19 1 3 1 1 1 2 1 3 1 3	10 7 6 8 10 1.5 1 1.5	x x x x x x x x x x x x x x	12 7 7 7 12 10 6 3 3	120 49 49 42 96 100 9 3 4.5	120 686 49 126 981 96 100 18 3 13.5 230.5 18 18 18	120 931 49 126 1226 1226 100 18 3 13.5 230.5 230.5 18 0 18	Estimated area - confirm size. 10 Current FTE plus 1 Intern	L&F, Natural Resources, Planning, Real

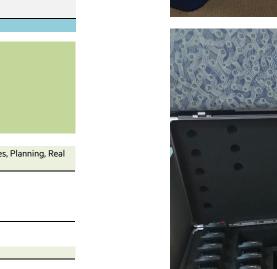
Primary: Planning, Natural Resources, Land & Facilities Secondary: Visitor Services, Legal Offices & Cubicles 10 x 12 120 120 120 245 49 196 7 7 5 316 365

	-									
Filing & Storage										
Acquisition Files	0	10	10	1.7	х	2.25	3.825	38.25	38.25	Approx (10) 5h vertical files
Other filing	0	7	7	1.5	х	3.5	5.25	36.75	36.75	
Layout space/Plan Storage	0	1	1	3	x	6	18	18	18	Flat files & cubby storage for rolled plans w/ counter space on top
Materials & Exhibits Storage	0	1	1	3	х	3.5	10.5	10.5	10.5	Presentation boards
Bookshelves	0	2	2	1	х	3	36	72	72	
Subtotal:	0							175.5	175.5	

Ancillary Spaces				
	0	1	1	Refer to shared spreadsheet; could be in
Plotter	0	1	1	centralized copy/pring area
	0	1	1	Refer to shared spreadsheet.
Conference	0	I	1	Need conf space for 10-12 ppl
Subtotal:	0			0

Office Area Subtotal:		492	541		
Office Area Circulation Factor	0.35	172	189		
Total:	5	664	730	sqft	

Visitor Services	Staff (2022)	Spaces (2022)	Spaces (2045)	£	Æ	are Feet	il Area (2022)	ll Area (2045)	ments	cencies	
------------------	--------------	---------------	---------------	---	---	----------	----------------	----------------	-------	---------	--







Specialized Storage Survey - Natural Resources

Description of Current Storage	Purpose	Program	Dimensions	Notes	Proposed 5050 Storage Solution			
					Same volume, open from front to use top surface? Or			
Freezer	Storing dead wildlife specimens	Wildlife	24" width, 33" length, 33" height	~15cubic feet	place on wheels (rarely used)			
					Gorilla racks for common gear and lockers for			
Personal Gear Storage (wildlife hallway)	Storage for boots, waders, other equipment	Wildlife/Physical Science	18" width, 72" length, 39" height	~30cubic feet storag	e personal gear			
Water equipment storage (cabinet island)	Storage for water instruments and samplers	Physical Sciences	41" length x 16" width x 18" height	~7cubic feet storage	Shared lockable cabinet (expensive equipment)			
General Equipment storage (kitchen corner)	Storage for general equipment	All	48" wide, 36" length, 96" tall	~96cubic feet	Shared racks and cabinet with other departments?			
Aquatic Decon Storage (Hoop storage)	Storage for contaminted aquatic equipment	Wildlife/Physical Science	36" x 36" x 96" tall	~72 cubic feet	Dedicated wash area with foldable drying racks			
					Gorilla racks for common gear and lockers for			
Wildlife Gear Storage (in shared cube)	Storage for Julie/Matt C's equipment	Wildlife	82" wide, 24" length, 48" height	~54 cubic feet	personal gear			
					Fire Gear in gorilla racks, dangerous liquids in shared			
Fire Gear and Sterilizing Storage (in veg office)	Storage for fire gear and sterilizing alcohols	Vegetation	18" length, 62" tall, 32" wide	~22 cubic feet	lockable cabinet with Decon			
					Most seeds move to standard refridgerator, some just			
Seed, Planting, and IPM gear Storage (in veg office)	Storage for seed, planting gear, and backpack sprayer	Vegetation	48" length, 66" width, 48" height	~88 cubic feet	in storage.			
Cultural and historic artifacts storage (Matt's office)	Storage for artifacts	Physical Sciences	36"x 36" x 36"	~27cubic feet	Proposed 10' x 3' storage in lockable cabinets			
Bullfrog Gun Storage box	Lockable and secure box for bullfrog gun	Wildlife	(counter elsewhere, but 18" x 48" x 8'	,	Stored inside lockable cabinet			
			Total Cubic Feet		411			
			Cubic Feet By program					
			Wildlife	-	152			
			Physical Science		117			
			Vegetatio	n	142			
Specialized NR Storage Room Needs			ft^3/staff (10FTE, 2 interns =12)	34.25				
Description of Feature	Purpose							
	Provide circulation, reduce mold, and allow harmful gase	es						
Vent	(chlorine, alcohol, etc.) escape							
Floor drain	Allow easy cleaning of gear and decontamination of aqu	atic gear						
Stainless Steel Work Table	Work surface for managing and cleaning equipment and specimens							
Sink and Water	Washing of hands and other worksafe practices							
Hose Bib Connection	To fill decon buckets and otherwise spray gear off							

SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019





		Γ				adjusted based on the layout of the
	Description	Team	Notes			building and a demonstrated
enera	al Questions					business need for an office.
	Existing Conditions How many conference rooms of each size do you currently have? What are their names?	Felipe Nistal Jennifer Woodworth	Total of 9 conference rooms: 1. Board Room – 22'x30' 2. Long Ridge – 15'x23' 3. Sierra Azul – 12'x16'			The Human Resources Departmenneeds a dedicated conference room The General Manager's and General Counsel's Office could
			 4. Purisima Creek - 10'x18' 5. Bear Creek - 10'x14' 6. Ravenswood - 12'x16-1/2' 7. Felton Station - 12' x 21' 8. Monte Bello - 16-1/2'x16-1/2' 	Are supplies distributed by department or centralized?	Felipe Nistal Jennifer Woodworth	share a dedicated conference room Supplies are centralized. The main copy room stores all office suppli- including cleaning supplies and postage equipment.
	Current office count and amenities by department needed	Felipe Nistal Jennifer Woodworth	9. Puma – 10x11-1/2' Currently 29 staff members are in private offices and 82 reside in cubicles and shared offices.	Central production room for shared large scale equipment? Distributed copy/print stations?	Felipe Nistal Jennifer Woodworth	There is one central copy room. It houses one large color plotter and all equipment necessary for puttin documents together (binding, etc.)
			There is one main kitchen in the AO but smaller coffee areas and one satellite kitchen have been provided in the other offices (AO2			Each office, outside the current A building also have copiers (AO2, AO3, AO4). There is a secondary B&W plotter in AO2.
			0 AO4). Storage space has been exceeded where additional storage for documents are now blocking part of the egress exit by the Planning Department.	How is mail distributed?	Felipe Nistal	The receptionist receives all mail and packages from the post office FedEx, etc. Receptionist currently uses a file cabinet for sorting and distributing mail at the current AC Individuals are responsible for checking their file folders for any incoming mail.
			There are several skylights that diffuse sunlight onto the spaces below that is a nice feature. There are no water stations.			For the satellite offices, when staf from those offices visit the AO, he/she picks up the mail for that office.
			There are no campfire stations (for	Storage		
	General Policies		informal discussions). Kitchen dining area is too small currently.	What is driving the firesafe files? They are very heavy. Is your current space sprinklered?	Felipe Nistal Jennifer Woodworth	For ensuring maximum protection of sensitive files.
	Who determines who gets a private office? What is the	Jennifer Woodworth	For now the General Manager has determined that department			Yes, current building is fully sprinklered.
	standard? Same for Dedicated Conference Rooms?		managers and executive staff members (AGMs, CFO, General Counsel, Assistant General	Is your data stored onsite or remotely? Re: firesafe files	Felipe Nistal	Data is stored onsite where the backup storage will be located at our new South Area Office Facilit
			Counsel, risolating General Counsel) will have private offices. Currently this would mean 17 private offices. The number may be	Policy regarding digitizing	Jennifer Woodworth	Currently there is not digital document policy. The District is working on creation of a

SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019



		Districtwide retention schedule. Once complete the staff will determine which files should be digitized for permanent retention.
What adjacencies for Public Affairs? Duplication in Groups C and E.	Felipe Nistal Jennifer Woodworth	The groupings in the MKThink report only indicate how the departments were interviewed. These groupings do not reflect the adjacencies for each department. Proper adjacencies should be sorted out with Noll & Tam during the
		departmental interviews.
Will there be standard technology in all conference rooms? Phone Rooms?	Felipe Nistal	Yes. Large screens with cable plug in for projecting. Conference room land lines with multiple party speaker devices. In addition, proper acoustic isolation is preferred as a standard for all these rooms.
Security		
Are work hours by department? Security needs?	Felipe Nistal Jennifer Woodworth	Work hours are established by department. Typical workday is 7:00 AM to 6:00 PM with varying start times/employee.
Building Alarm or card access?	Felipe Nistal Jennifer Woodworth	Yes, MROSD currently has after hours building alarm system. Card access would be preferred for
	Affairs? Duplication in Groups C and E. Technology Will there be standard technology in all conference rooms? Phone Rooms? Security Are work hours by department? Security needs?	Affairs? Duplication in Groups C and E.Jennifer WoodworthTechnologyImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms? Phone Rooms?Felipe NistalSecurityImage: Comparison of the standard technology in all conference rooms?Felipe NistalSecurity needs?Felipe NistalJennifer Woodworth

SCHEMATIC DESIGN PACKAGE - EXHIBITS

APRIL 5, 2019





O4 EXHIBITS ENERGY ANALYSIS

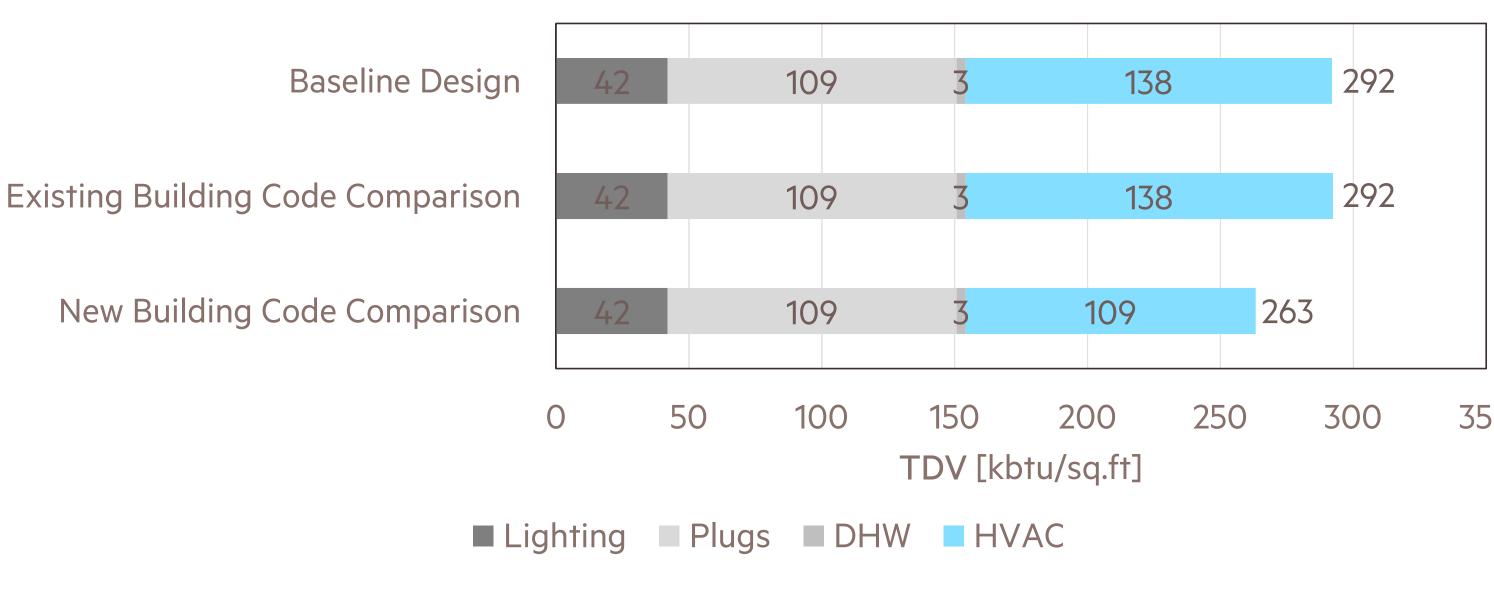
No.	Descriptor	Roof	Floor	Walls	Wir	Shading		
					Existing Shell	New Lobby Addition	Existing Shell	New Lobby Addition
1	Baseline Design	New roof 6" continuous insulation, 2x4 joists 16" O.C. with no cavity insulation	Existing with added insulation 6" concrete slab with 4" continuous rigid insulation	Existing T1-11 wood siding with 2x4 studs 24" OC, 3.5" R-11 batt insulation, and 5/8" gyp board	Existing 1/8" single pane with bronze tint and aluminum frame	High Performance Glazing Dual pane with low-e coating	1.75 foot roof overhang and 1.5 foot vertical fins	1.75 foot roof overhang
2	Better Glazing	Same as baseline	Same as baseline	Same as baseline	High Performance Glazing Dual pane with low-e coating	Same as baseline	Same as baseline	Same as baseline
3	Best-in-Class Glazing	Same as baseline	Same as baseline	Same as baseline	Best-in-Class Glazing Dual pane with improved low-e coating	Best-in-Class Glazing Dual pane with improved low-e coating	Same as baseline	Same as baseline
4	Better Glazing + Spray Wall Insulation	Same as baseline	Same as baseline	Existing with spray insulation Add closed cell spray foam insulation, R-20	High Performance Glazing Dual pane with low-e coating	Same as baseline	Same as baseline	Same as baseline
5	Exterior Shading	Same as baseline	Same as baseline	Same as baseline	Same as baseline	Same as baseline	Add 1.5 foot solid overhang on first floor of south façade	Add 12" solid vertical fins on east and west facades, 24" O.C.
	B.I.C. Glazing + Spray Insulation + Exterior Shades		Same as baseline	Existing with spray insulation Add closed cell spray foam insulation, R-20	High Performance Glazing Dual pane low-e	High Performance Glazing Dual pane low-e	Add 1.5 foot solid overhang on first floor of south façade	Add 12" solid vertical fins, 24" O.C.

ENERGY ANALYSIS: SIX ENVELOPE DESIGN OPTIONS

SCHEMATIC DESIGN PACKAGE - EXHIBITS



NOLL[&] TAM ARCHITECTS



ENERGY ANALYSIS: BASELINE ENVELOPE DESIGN VS. CODE

SCHEMATIC DESIGN PACKAGE - EXHIBITS

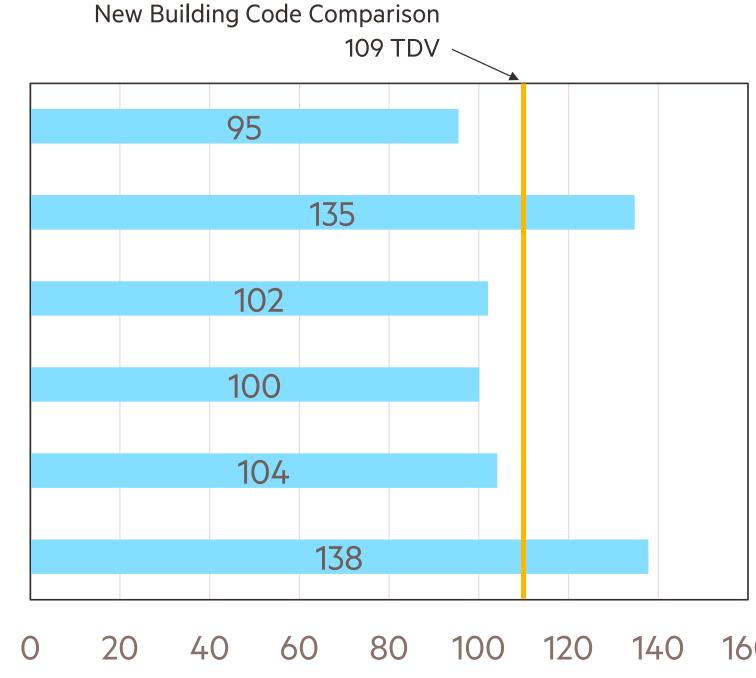
ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019

350







BIC Glazing + Spray Insulation + Exterior Shading

Exterior Shading

Better Glazing + Spray Wall Insulation

Best-in-Class Glazing

Better Glazing

Baseline Design

ENERGY ANALYSIS: SIX ENVELOPE DESIGN OPTIONS

SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

APRIL 5, 2019

160 HVAC TDV [kbtu/sq.ft.]





04 EXHIBITS LEED

LEED BD+C

INITIAL CONVERSATIONS HAVE BEGUN CONCERNING THE PRECISE SUSTAINABILITY GOALS OF THE PROJECT INCLUDING ACHIEVING A LEED RATING (EITHER CERTIFIED OR EQUIVALENT). THE PROJECT WILL BE CONSIDERED AT THE USGBC IN THE "NEW CONSTRUCTION AND MAJOR RENOVATION" CATEGORY. AN INITIAL CHECKLIST OF THE PROJECT COMPONENTS NEEDED TO ACHIEVE A GOLD RATING HAS BEEN DONE AND IS ON THE FOLLOWING PAGE.



LEED BD+C - New Construction and Major Renovation: Addresses design and construction activities for both new buildings and major renovations of existing buildings. This includes major HVAC improvements, significant building envelope modifications and major interior rehabilitation.

APRIL 5, 2019



CH BUILDING	
USCAC	

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Y ? N 1 IPc1 Integrative Process

Project Name: Office Building, 5050 El Camino Real, Los Altos, CA 94022 Building Owner: Mid-Peninsula Regional Open Space District Date: 12/4/18

40	•	•	~	Materials and Decomposition	40
16	8	0	5	Materials and Resources	13
16	Y				Required
1	Y				Required
2			5	MRc1 Building Life-Cycle Impact Reduction	5
5	2			MRc2 Building Product Disclosure and Optimization - Environmental Product Declarations	2
5	2			MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	2			MRc4 Building Product Disclosure and Optimization - Material Ingredients	2
1	2			MRc5 Construction and Demolition Waste Management	2
1	15	1	0	Indoor Environmental Quality	16
0	Y		-	-	Required
uired	Y				Required
1		1		IEQc1 Enhanced Indoor Air Quality Strategies	2
_	3	-			2
2					-
1	1				1
3	2			IEQc4 Indoor Air Quality Assessment	2
2	1			IEQc5 Thermal Comfort	1
1	2			IEQc6 Interior Lighting	2
	3			IEQc7 Daylight	3
1	1			IEQc8 Quality Views	1
uired	1			IEQc9 Acoustic Performance	1
uired		-	_		-
uired	6	0	0	Innovation	6
2	5			ID1.1-1.5 Innovation	5
6	1			IDc2 LEED Accredited Professional	1
2					
1	4	0	0	Regional Priority	4
	1			RPC1 Access to quality transit (theshold 5 pts)	1
33	1			RPC2 Indoor water use reduction (threshold 4 pts)	1
uired	1			RPC3 Outdoor water use reduction (threshold 2 pts)	1
uired	1			RPC4 Building product disclosure & optimization - sourcing of raw materials (threshold 1 pt)	1
uired					
uired	60	38	28	TOTALS Possible Points:	110
6				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110	
10					
18					
1					
1					
2					

1			IPc1	Integrative Process	1
			•		
14	0	18	Locat	16	
		16	LTc1	LEED for Neighborhood Development Location	16
1			LTc2	Sensitive Land Protection	1
		2	LTc3	High Priority Site	2
5			LTc4	Surrounding Density and Diverse Uses	5
5			LTc5	Access to Quality Transit	5
1			LTc6	Bicycle Facilities	1
1			LTc7	Reduced Parking Footprint	1
1			LTc8	Green Vehicles	1
2	5	3	Susta	inable Sites	10
2 Y	5	3	Susta	inable Sites Construction Activity Pollution Prevention	10 Required
-	5	3			
Y	5	3 2	SSp1	Construction Activity Pollution Prevention	Required
Y	5		SSp1 SSc1	Construction Activity Pollution Prevention Site Assessment	Required 1
Y	5	2	SSp1 SSc1 SSc2	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat	Required 1 2
Y		2	SSp1 SSc1 SSc2 SSc3	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat Open Space	Required 1 2 1
Y	3	2	SSp1 SSc1 SSc2 SSc3 SSc4	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat Open Space Rainwater Management	Required 1 2 1 3
Y 1	3	2	SSp1 SSc1 SSc2 SSc3 SSc4 SSc5	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat Open Space Rainwater Management Heat Island Reduction	Required 1 2 1 3 2
Y 1	3	2	SSp1 SSc1 SSc2 SSc3 SSc4 SSc5 SSc6	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat Open Space Rainwater Management Heat Island Reduction	Required 1 2 1 3 2
Y 1	3 2	2 1	SSp1 SSc1 SSc2 SSc3 SSc4 SSc5 SSc6	Construction Activity Pollution Prevention Site Assessment Site Development - Protect or Restore Habitat Open Space Rainwater Management Heat Island Reduction Light Pollution Reduction	Required 1 2 1 3 2 1

		WLP2		Required
		WEp3	Building-Level Water Metering	Required
		WEc1	Outdoor Water Use Reduction	2
2		WEc2	Indoor Water Use Reduction	6
	2	WEc3	Cooling Tower Water Use	2
1		WEc4	Water Metering	1

4	29	0	Energ	gy and Atmosphere	33
Y			EAp1	Fundamental Commissioning and Verification	Required
Y			EAp2	Minimum Energy Performance	Required
Y			ЕАр3	Building-Level Energy Metering	Required
Y			EAp4	Fundamental Refrigerant Management	Required
	6		EAc1	Enhanced Commissioning	6
4	14		EAc2	Optimize Energy Performance	18
	1		EAc3	Advanced Energy Metering	1
	2		EAc4	Demand Response	2
	3		EAc5	Renewable Energy Production	3
	1		EAc6	Enhanced Refrigerant Management	1
	2		EAc7	Green Power and Carbon Offsets	2

SCHEMATIC DESIGN PACKAGE - EXHIBITS

APRIL 5, 2019

Y 2 4

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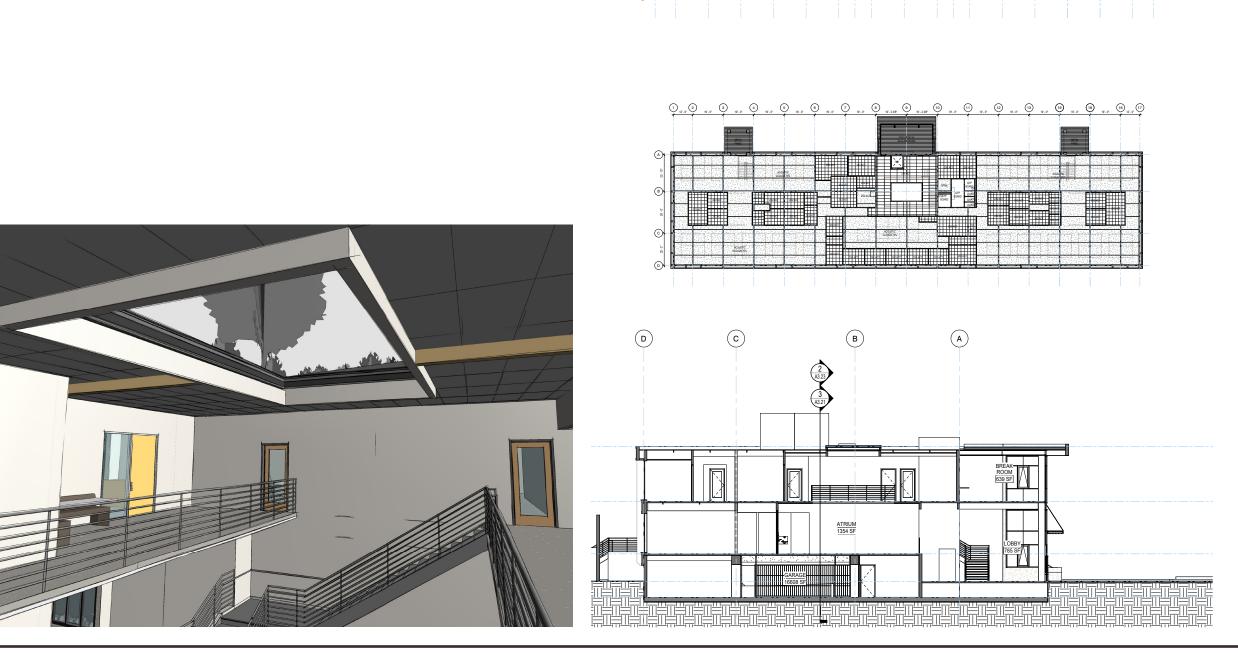




04 EXHIBITS ATRIUM OPTIONS

OPTION 1: EXTERIOR

THE ATRIUM SPACE WILL DAYLIT WITH EITHER A SKYLIGHT OR SOLAR TUBES. STRUCTURAL STUDIES AND COST CONSIDERATIONS WILL BE STUDIED.



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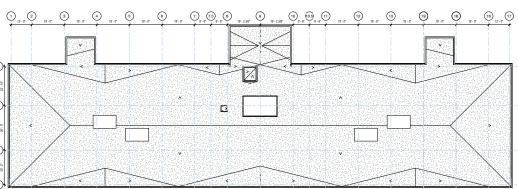
ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



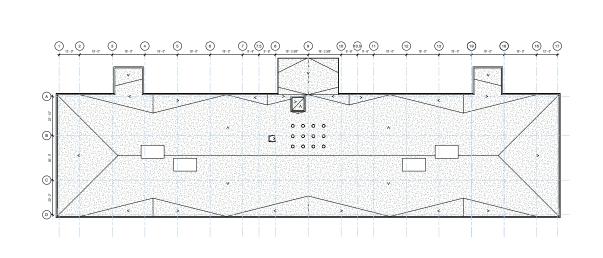




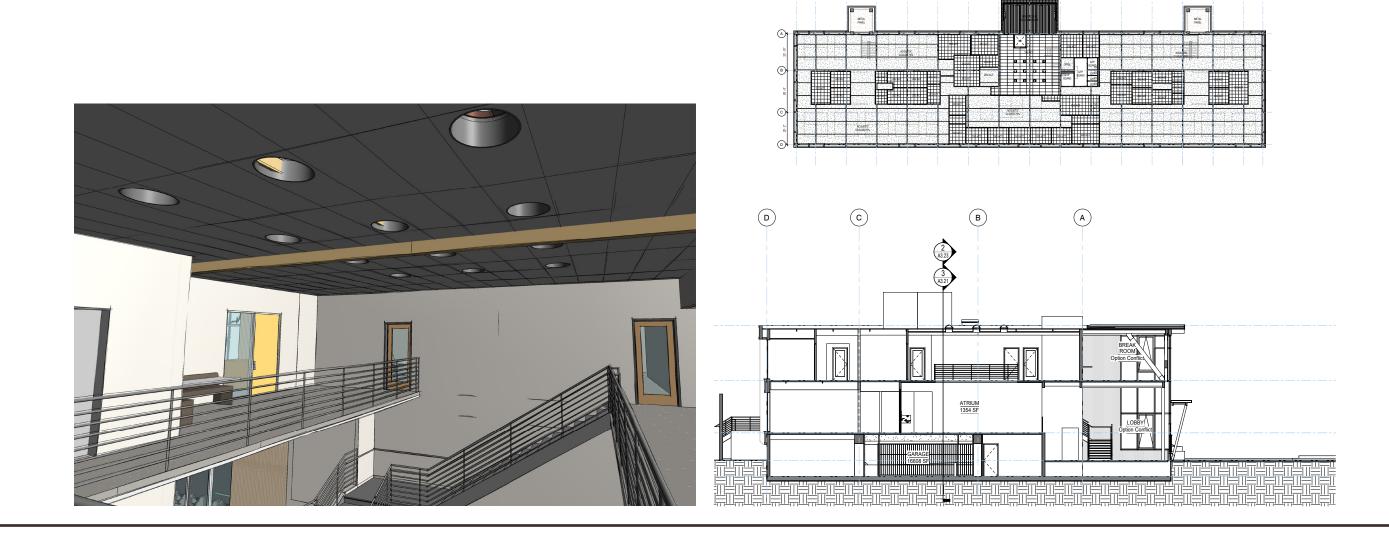
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OPTION 2: EXTERIOR

THE ATRIUM SPACE WILL DAYLIT WITH EITHER A SKYLIGHT OR SOLAR TUBES. STRUCTURAL STUDIES AND COST CONSIDERATIONS WILL BE STUDIED.



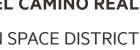
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SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019





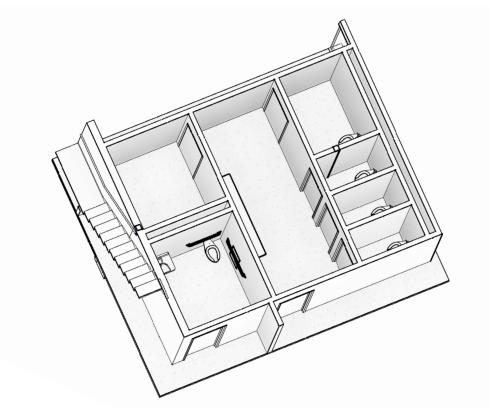
04 **EXHIBITS STAFF RESTROOM OPTIONS**

OPTION 1: STAFF RESTROOM

This option consists of smaller separate rooms with walls extending from floor to ceiling for each toilet and an anteroom with shared mirror and sinks across gender. This option will require coordination with the Los Altos Building Department and the use of an alternate means of compliance provision in the California Building Code. There is a possibility that we would not be allowed to proceed with this option. The reason to pursue this option is the greater privacy afforded to individuals and the opportunity for the "stalls" to double as changing rooms.







SCHEMATIC DESIGN PACKAGE - EXHIBITS

ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

APRIL 5, 2019

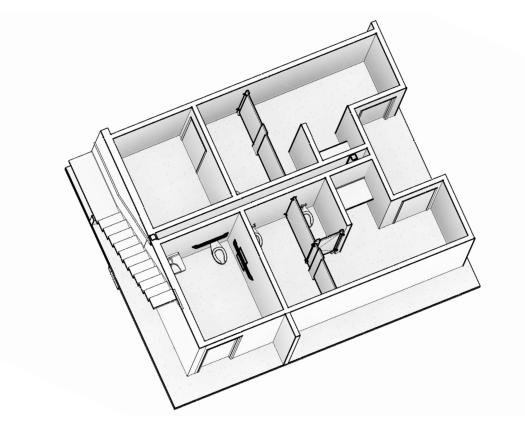


OPTION 2: STAFF RESTROOM

This option provides separate restrooms divided by gender with typical floor or ceiling mounted partitions. This option is code compliant "off the shelf" but acoustical and to some extent visual privacy is limited.







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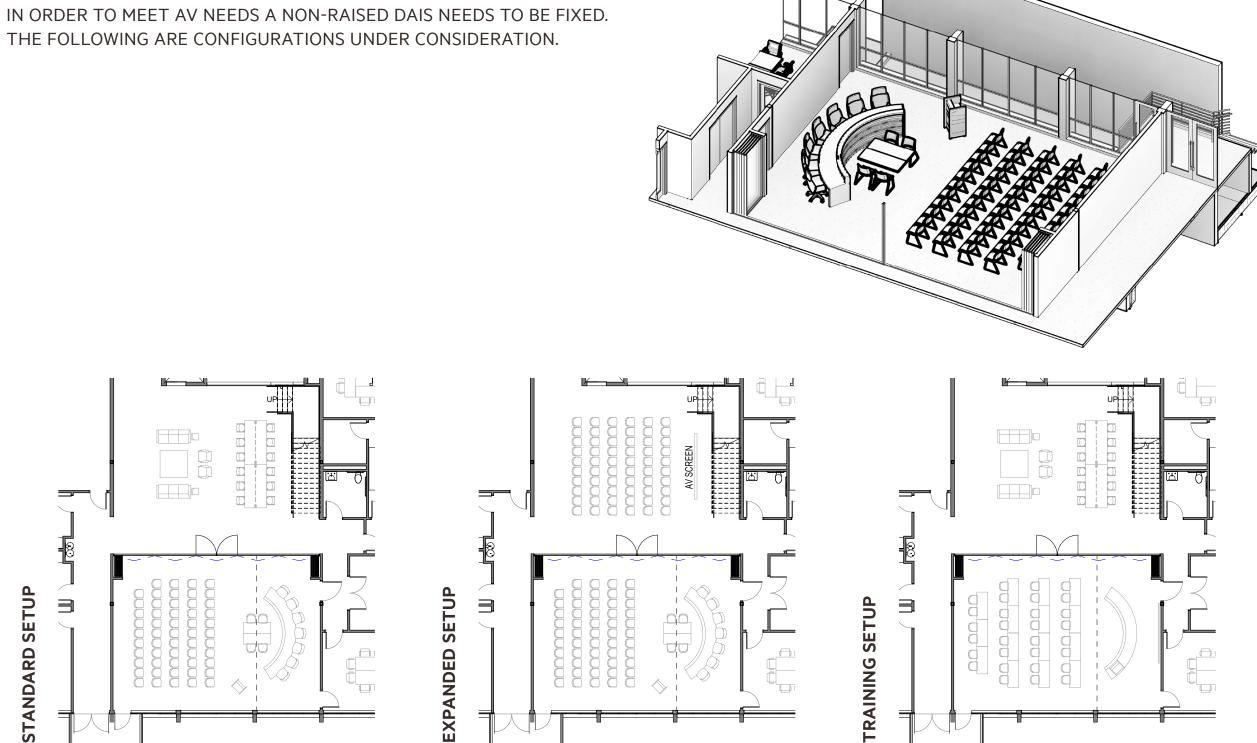
APRIL 5, 2019



04 EXHIBITS BOARD ROOM OPTIONS

OPTION 1: BOARD ROOM

THE FOLLOWING ARE CONFIGURATIONS UNDER CONSIDERATION.



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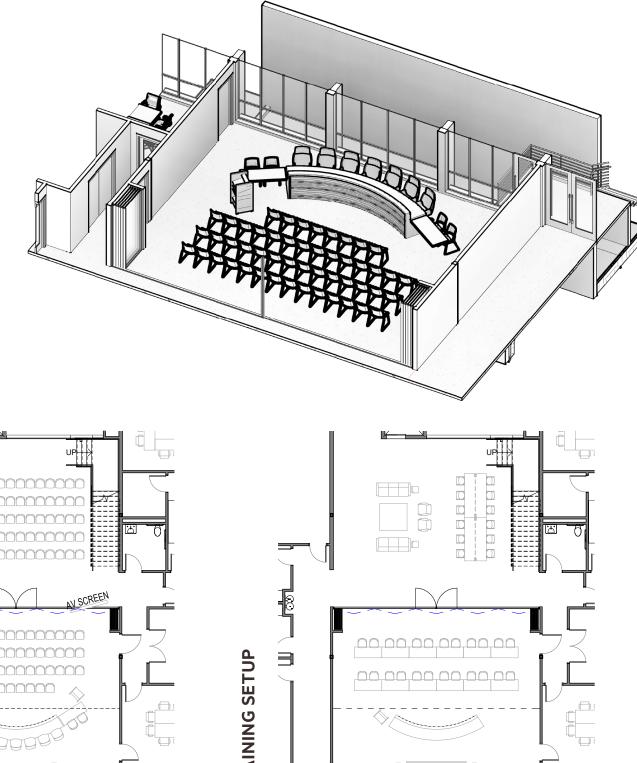
ADMINISTRATIVE OFFICES - 5050 EL CAMINO REAL

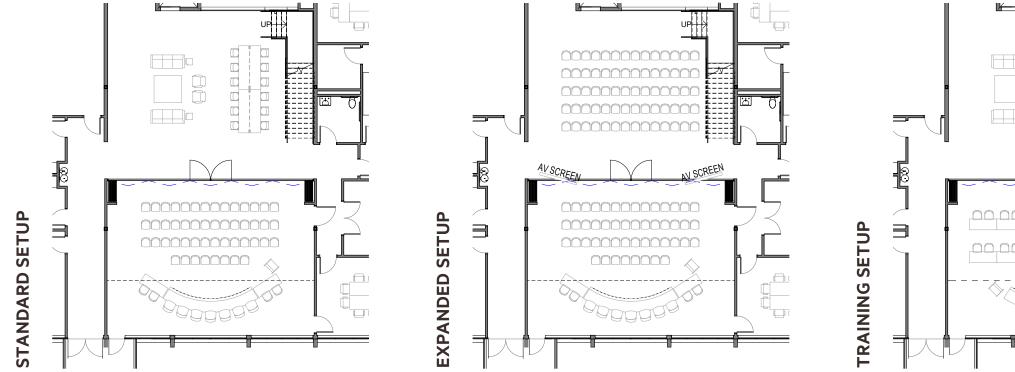
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OPTION 2: BOARD ROOM

IN ORDER TO MEET AV NEEDS A NON-RAISED DAIS NEEDS TO BE FIXED. THE FOLLOWING ARE CONFIGURATIONS UNDER CONSIDERATION.





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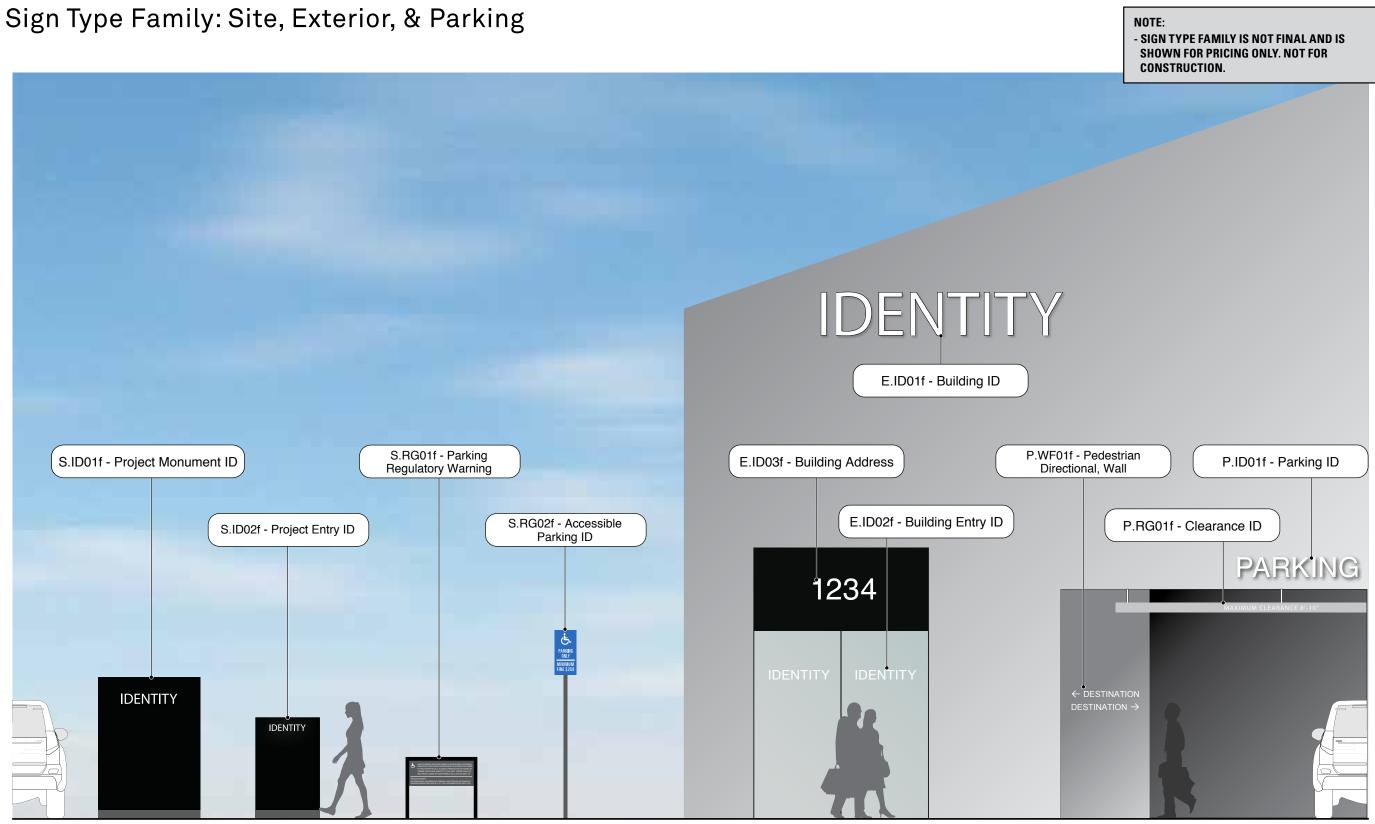
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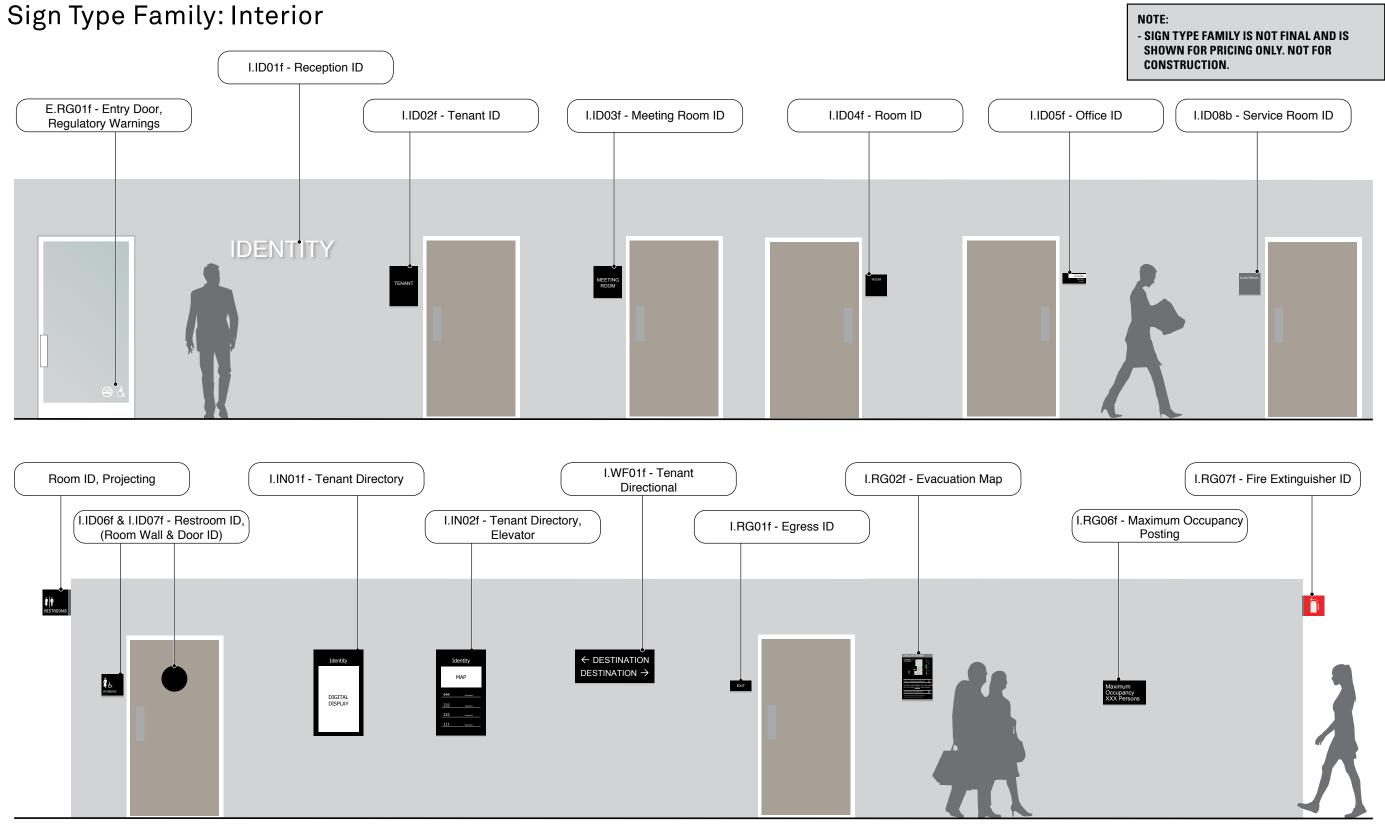


SCHEMATIC DESIGN PACKAGE - SIGNAGE

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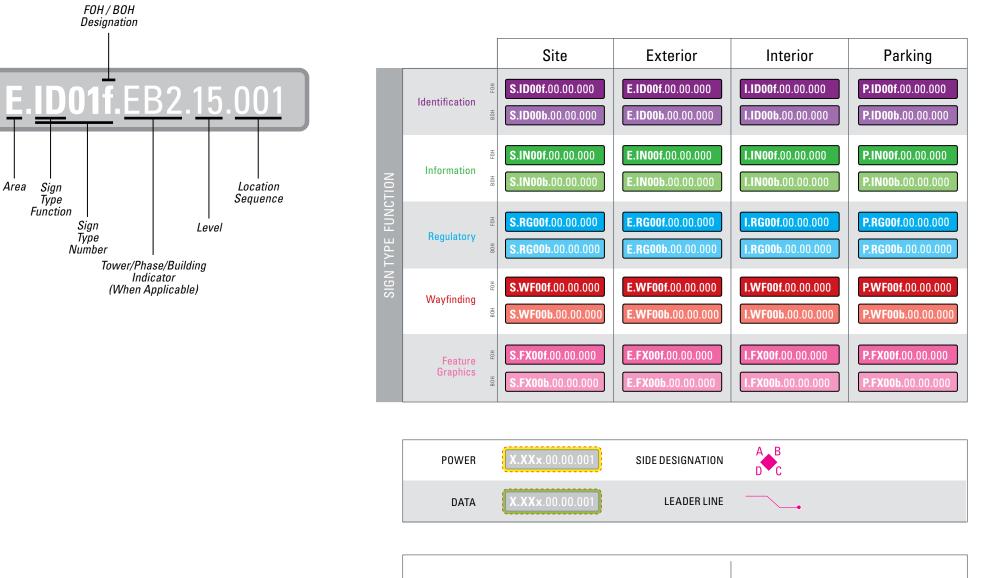
SCHEMATIC DESIGN PACKAGE - SIGNAGE

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MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

NOLL[&] TAM ARCHITECTS





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SCHEMATIC DESIGN PACKAGE - SIGNAGE

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

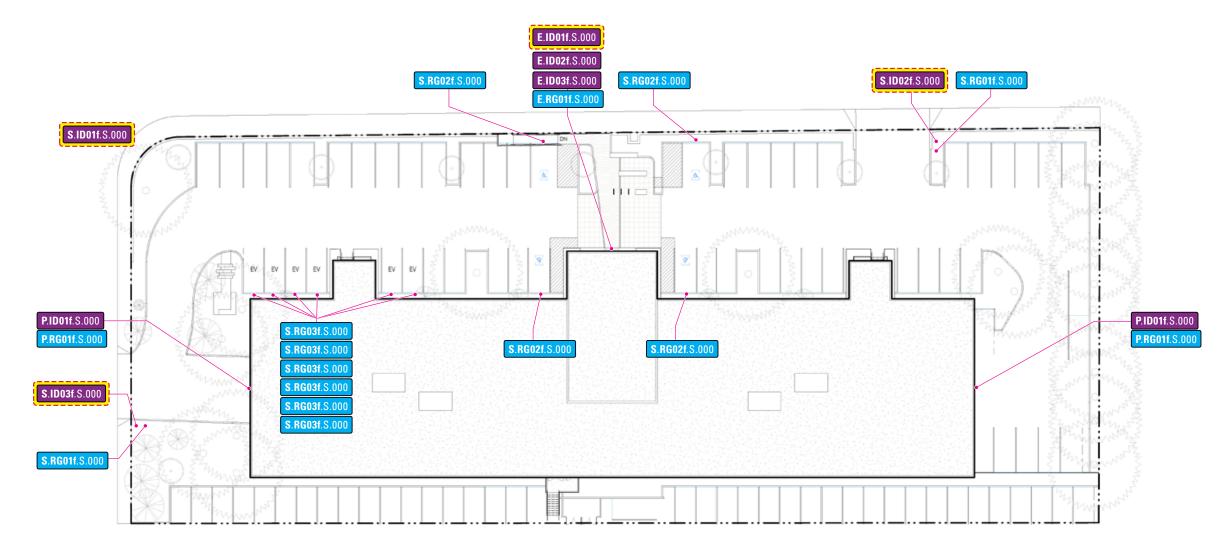
APRIL 5, 2019





Preliminary Sign Location Plan: Site & Exterior

Sign Type	Description							
Site & Exterior								
	Project Monument ID							
S.ID02f	Project Entry ID							
S.ID03f	Project Entry ID, Secondary							
E.ID01f	Building ID							
E.ID02f	Building Entry ID							
E.ID03f	Address ID							
E.RG01f								
S.RG01f	Parking Regulatory Warning							
S.RG02f								
S.RG03f	EV Parking ID							
	Interior							
I.ID01f	Reception ID							
I.ID02f	Tenant ID							
I.ID03f	Meeting Room ID							
I.ID04f	Room ID							
I.ID05f	Office ID							
I.ID06f	Restroom Wall ID							
I.ID07f	Restroom Door ID							
I.ID08b	Service Room ID							
I.IN01f	Tenant Directory							
I.IN02f	Tenant Directory, Elevator							
I.WF01f	Tenant Directional							
I.RG01f	Egress ID							
I.RG02f	Evacuation Map							
I.RG03f	Stair Level ID							
I.RG04f	Stairwell ID							
I.RG05f	Elevator Emergency Message							
I.RG06f	Maximum Occupancy Sign							
I.RG07f	Fire Extinguisher ID							
	Parking							
	Parking ID							
	Bike Room ID							
	Pedestrian Directional, Wall							
	Vehicular Directional, Overhead							
	Clearance ID							
	Accessible Parking ID							
	EV Parking ID							
P.RG04f	Parking Regulatory Informational							



SCHEMATIC DESIGN PACKAGE - SIGNAGE

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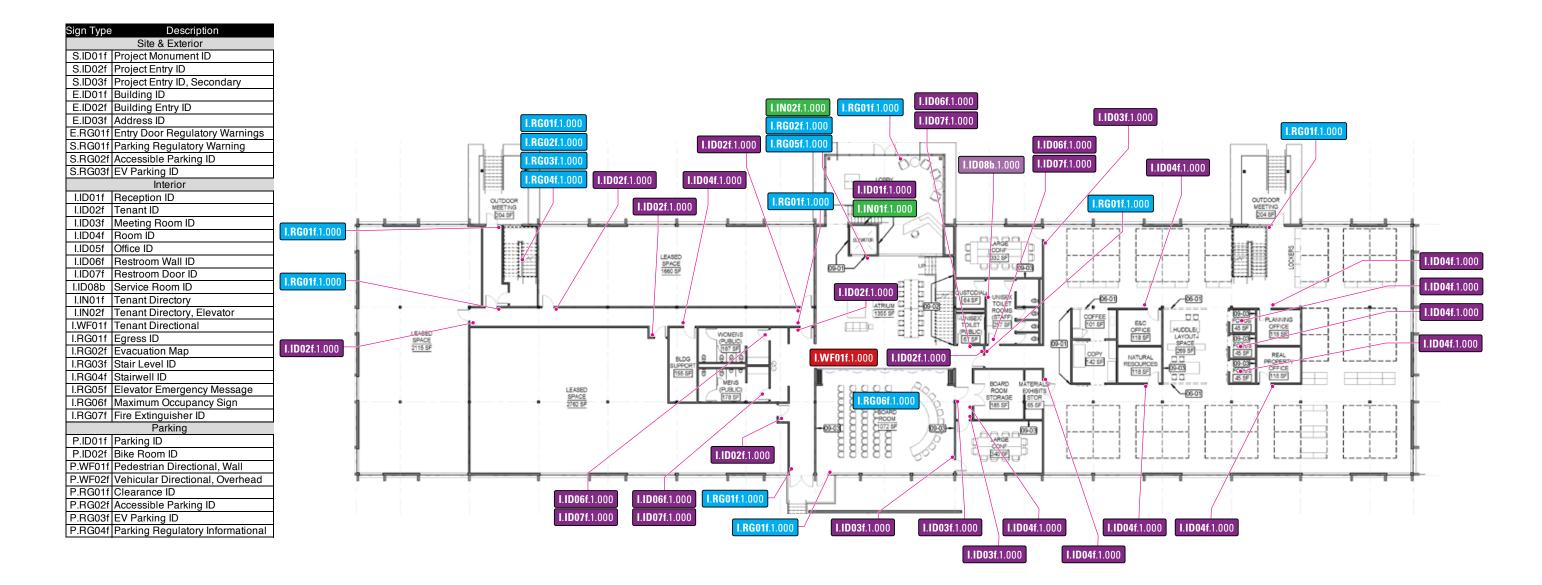
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MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

NOTE: - SIGN TYPE FAMILY IS NOT FINAL AND IS SHOWN FOR PRICING ONLY. NOT FOR CONSTRUCTION.



Preliminary Sign Location Plan: Level 1



SCHEMATIC DESIGN PACKAGE - SIGNAGE

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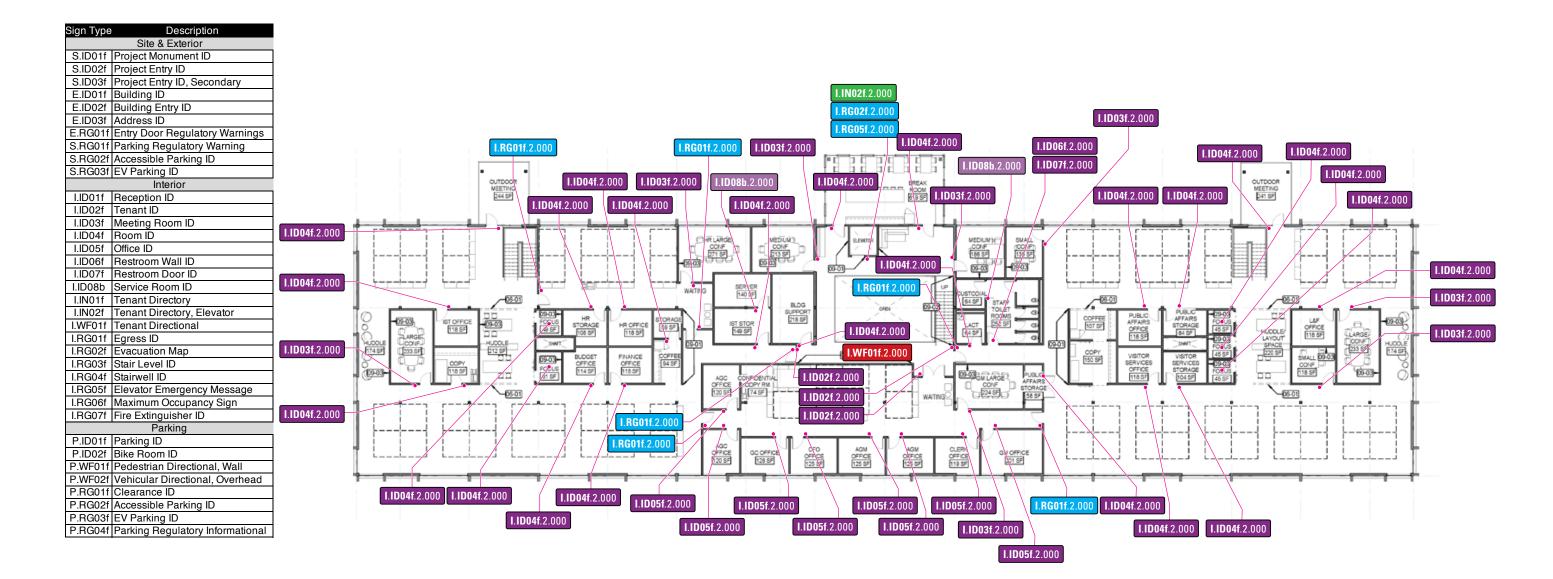
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NOTE: - SIGN TYPE FAMILY IS NOT FINAL AND IS **SHOWN FOR PRICING ONLY. NOT FOR** CONSTRUCTION.



Preliminary Sign Location Plan: Level 2



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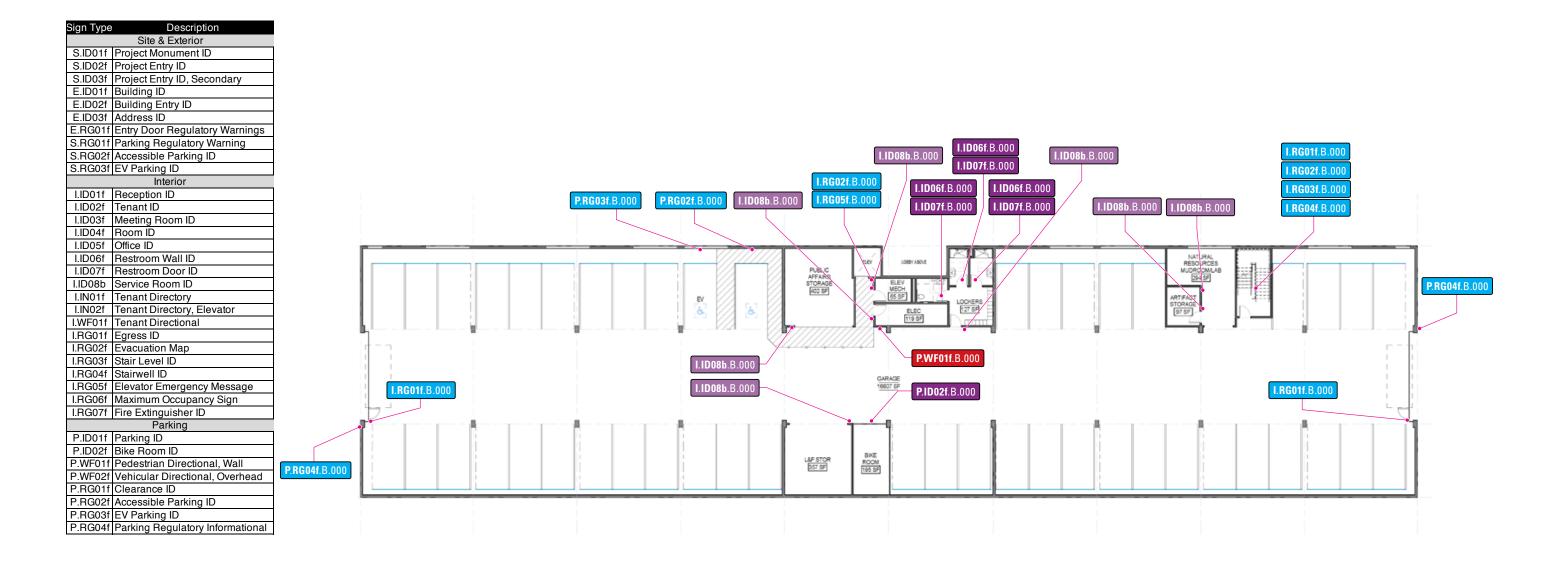
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

NOTE:

- SIGN TYPE FAMILY IS NOT FINAL AND IS SHOWN FOR PRICING ONLY. NOT FOR CONSTRUCTION



Preliminary Sign Location Plan: Basement



SCHEMATIC DESIGN PACKAGE - SIGNAGE

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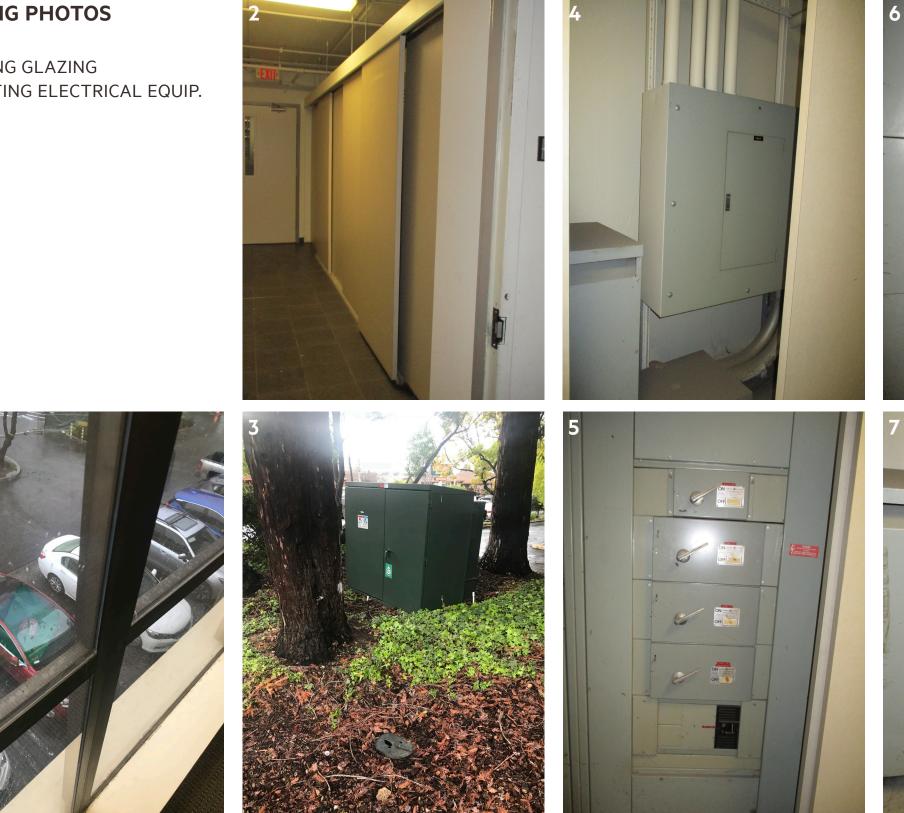
NOTE: - SIGN TYPE FAMILY IS NOT FINAL AND IS **SHOWN FOR PRICING ONLY. NOT FOR** CONSTRUCTION.



04 **EXHIBITS EXISTING BUILDING PHOTOS**

EXISTING PHOTOS

1. EXISTING GLAZING 2-7. EXISTING ELECTRICAL EQUIP.



SCHEMATIC DESIGN PACKAGE - EXHIBITS

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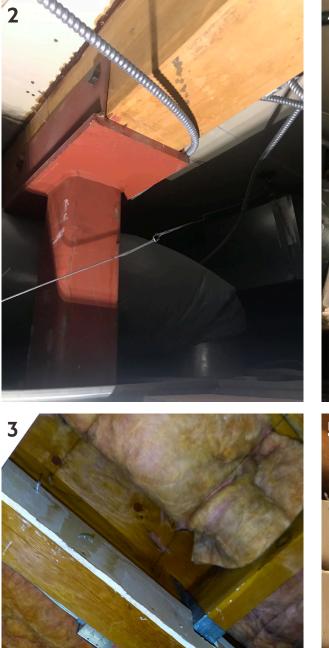
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

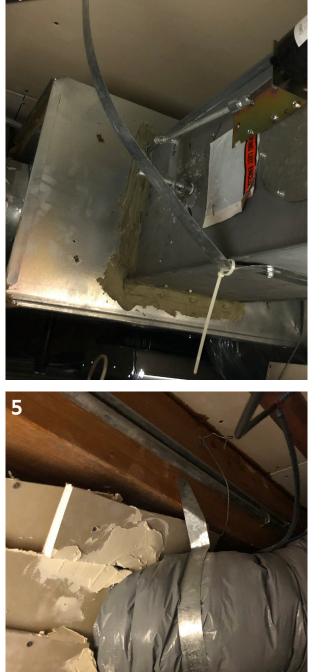


NOLL[&] TAM ARCHITECTS

EXISTING PHOTOS

WOOD FRAME SEISMIC SUPPORT
 STEEL TO BEAM SUPPORT
 ROOF INSULATION
 EXISTING MECHANICAL
 6-7. EXISTING PLUMBING







SCHEMATIC DESIGN PACKAGE - EXHIBITS



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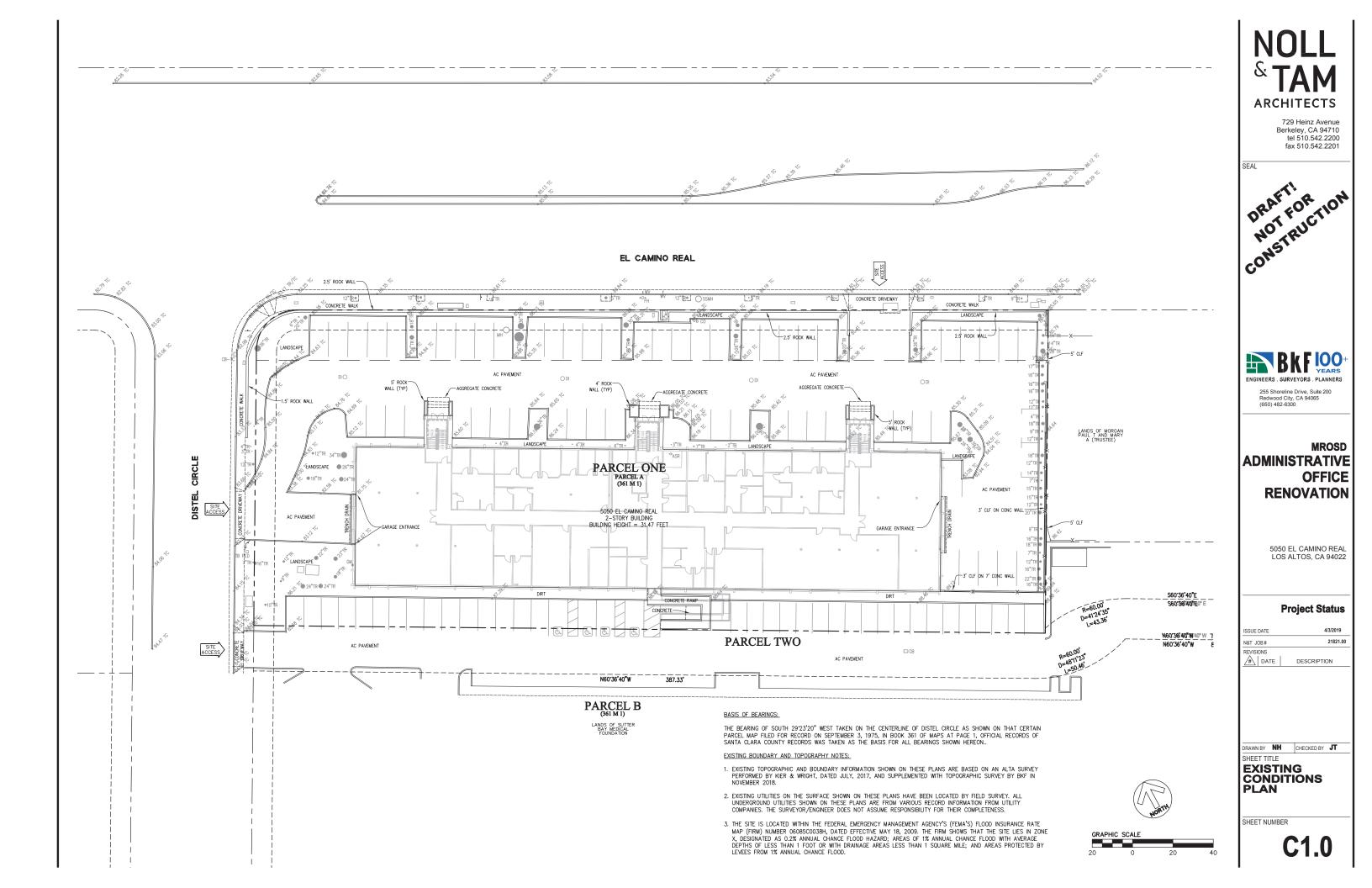
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

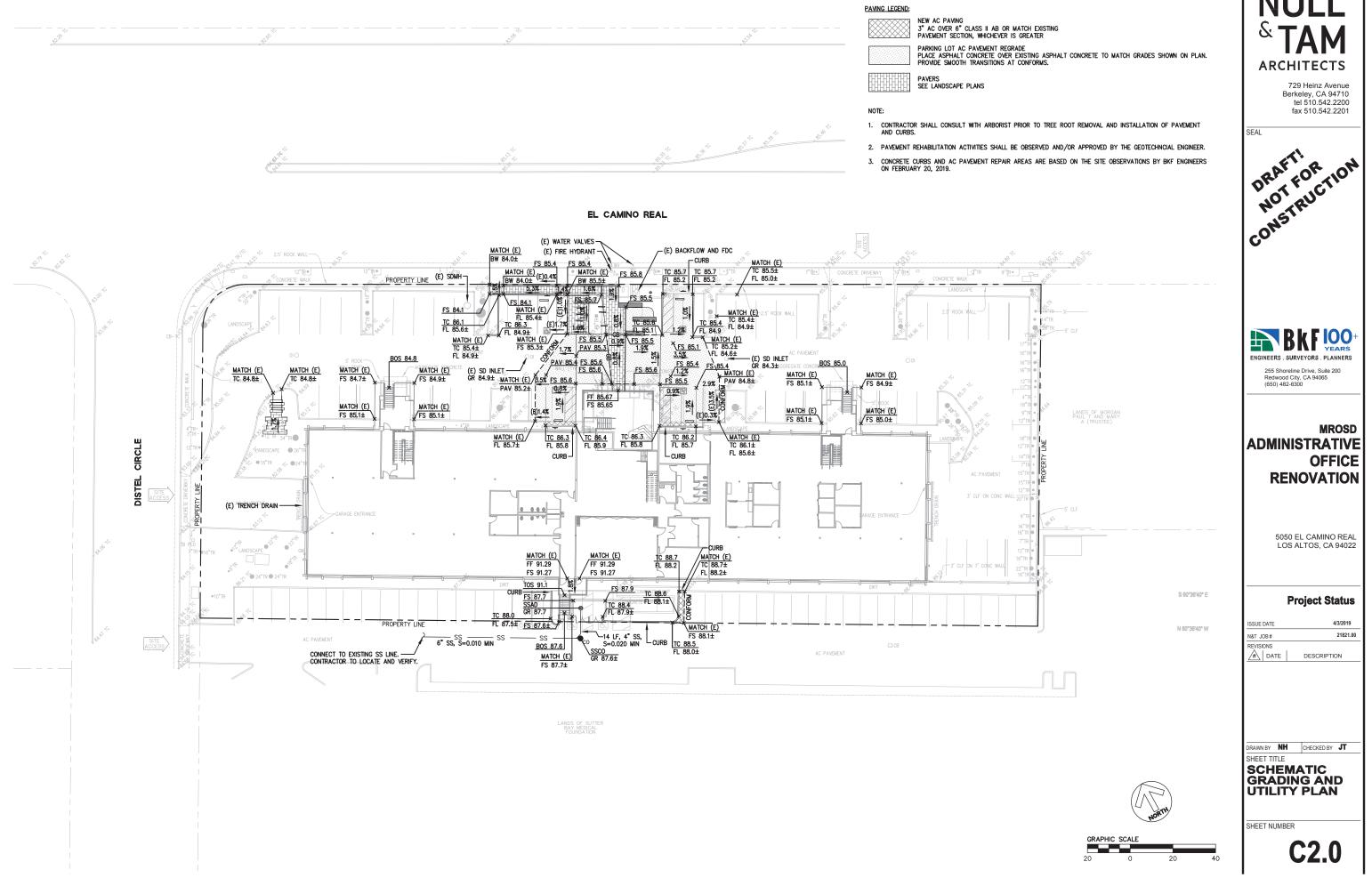


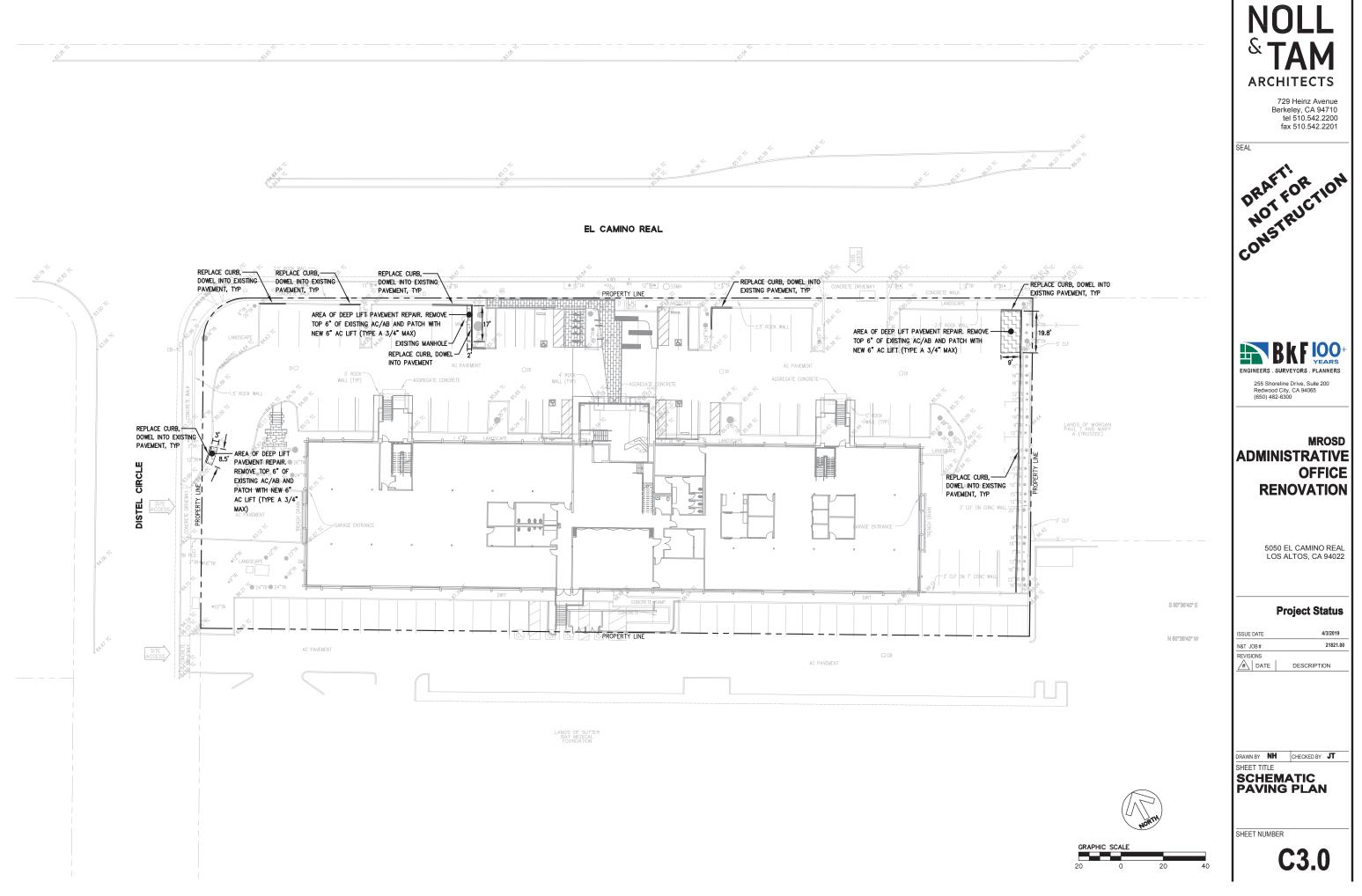
SPACE DISTRICT



05 Schematic design package







PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LSJ	LONGITUDINAL SHRINKAGE JOINT
AB	AGGREGATE BASE	MAX	MAXIMUM
AD	AREA DRAIN	MFR	MANUFACTURER
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALL AND BURLAP	MM	MILLIMETERS
BC	BACK OF CURB	NIC	NOT IN CONTRACT
BF	BOTTOM OF FENCE	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BOR	BACK OF RAMP	OCEW	ON CENTER EACH WAY
BOS	BOTTOM OF SLOPE	OD	OUTSIDE DIAMTER
BR	BIKE RACK	OPP	OPPOSITE
BS	BOTTOM OF STEP (STAIR)	PA	PIPE ANCHOR
BSW	BACK OF SIDEWALK	PLA	PLANTING AREA (ON GRADE)
BW	BOTTOM OF WALL	PED	PEDESTAL
CAL	CALIPER	PDSN	PEDESTRIAN
CB	CATCH BASIN OR CEMENT BASE	PERF	PERFORATED
CH	CHANNEL OR CHILLER	PIP	POURED-IN-PLACE
CHD CIP	CONCRETE HEADER CAST-IN-PLACE	POC	POINT OF CONNECTION
CJ	CONTROL JOINT	PT	POINT OF TANGENCY
CL	CENTER LINE	R RB	RADIUS ROOT BARRIER
CLR	CLEARANCE		
CMU	CONCRETE MASONRY UNIT	RGB RIM	ROUNDED FRADE BREAK RIM ELEVATION
CO	CLEAN OUT	ROW	RIGHT OF WAY
COJ	CONSTRUCTION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SB	SPLASH BLOCK
CONT	CONTINUOUS	SBSD	SEE BUILDING STRUCTURAL DRAWINGS
CP	CENTER POINT	SCD	SEE CIVIL DRAWINGS
CTR	CENTER	SD	STORM DRAIN
D/B	DESIGN/BUILD	SED	SEE ELECTRICAL DRAWINGS
DI	DRAIN INLET	SG	SUBGRADE
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SHP	SWALE FLOWLINE HIGH POINT
DN	DOWN	SIM	SIMILAR
EA	EACH	SJ	SCORE JOINT
EF	EACH FACE	SLD	SEE LIGHTING DRAWINGS
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EJS	EXPANSION JOINT W/ SEALANT	SSL	STRAIGHT SLOPE
EL	ELEVATION	SSD	SEE STRUCTURAL DRAWINGS
ENGR	ENGINEER	SSGD	SEE SIGN DRAWINGS
EP	EDGE OF PAVEMENT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EQ	EQUAL	TBD	TO BE DETERMINED
EW	EACH WAY EXISTING	TD	TOP OF DRAIN
(E) FDC		TOC	TOP OF CURB
FFE	FIRE DEPARTMENT CONNECTION FINISHED FLOOR ELEVATION	TOR TPTL	TOP OF RAMP
FG	FINISHED GRADE	TOBR	TREE PLANTING TRENCH LIMIT TOP OF BERM
FH	FIRE HYDRANT	TOF	TOP OF FENCE
FL	FLOW LINE	TOFG	TOP OF FOOTING
FTPA	FLOW THROUGH PLANTING AREA	TOFN	TOP OF FOUNDATION
FOW	FACE OF WALL	T&B	TOP AND BOTTOM
FS	FINISHED SURFACE	TOP	TOP OF POST
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GB	GRADE BREAK	TS	TOP OF STEP (STAIR)
GJ	GROUT JOINT	TSS	TOP OF STRUCTURAL SLAB
н	HANDICAP PARKING STALL	TW	TOP OF WALL
HC	HANDICAP	TWL	TREE WELL
HDR	HEADER	TYP	TYPICAL
HH	HANDHOLE	UFC	UNIFORM FIRE CODE
HP	HIGH POINT	VEH	VEHICULAR
HV	HOSE VALVE	WPM	WATER PROOF MEMBRANE
HVP	HANDICAP VAN PARKING STALL	WWF	WELDED WIRE FABRIC
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
INV	INVERTED		
LOW			
LPT	LOW POINT		

LANDSCAPE DESIGN CRITERIA

1. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.

2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.

3. ALL AREAS ON GRADE SHALL RECEIVE SOIL. AMENDMENTS BASED ON SOIL LAB RECOMMENDATIONS.

4. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

5. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF

LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

1	
L A	. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL DRDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT ANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY IN AUTOMATIC IRRIGATION SYSTEM.
А 3 U	. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS DEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, NDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER
	REAS SHALL BE ON SEPARATE VALVES. . ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED
	MINIMUM EFFICIENCY. . ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS. . THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
	 A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE. B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN
	SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES. C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY. D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
8	. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE: A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER
	CONDITIONS. B) CONTROLLERS WITH MULTIPLE PROGRAMS.
	C) WATERING SCHEDULES EMPLOYING SHORT CYCLES. D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION. E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH
н	
S	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, TREETS, AND DRIVEWAYS.
S	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK,
s	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK,
S S	IAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, TREETS, AND DRIVEWAYS.
S S <u>LA</u> 1.	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, TREETS, AND DRIVEWAYS. <u>NDSCAPE TREE PROTECTION NOTES</u> PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY
S S <u>LA</u> 1.	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, TREETS, AND DRIVEWAYS. NDSCAPE TREE PROTECTION NOTES PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY PROTECTIVE FENCING. TREE PROTECTIVE FENCING SHALL BE INSTALLED AND ESTABLISHED PRIOR TO ANY GRADING OR THE ARRIVAL OF CONSTRUCTION EQUIPMENT OR MATERIALS ON SITE. IT SHALL BE COMPRISED OF 6' HIGH CHAIN LINK FENCING MOUNTED ON 8' TALL, 2'' DIA, GALVANIZED POSTS DRIVEN 24'' INTO THE GROUND AND SPACED NO MORE THAN 10' APART. ONCE ESTABLISHED, THE FENCING MUST REMAIN UNDISTURBED AND BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL
S S <u>LA</u> 1. 2. 3.	AVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD YSTEM. F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, TREETS, AND DRIVEWAYS. <u>NDSCAPE TREE PROTECTION NOTES</u> PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY PROTECTION FENCING. TREE PROTECTIVE FENCING SHALL BE INSTALLED AND ESTABLISHED PRIOR TO ANY GRADING OR THE ARRIVAL OF CONSTRUCTION EQUIPMENT OR MATERIALS ON SITE. IT SHALL BE COMPRISED OF 6' HIGH CHAIN LINK FENCING MOUNTED ON 8' TALL, 2" DIA, GALVANIZED POSTS DRIVEN 24" INTO THE GROUND AND SPACED NO MORE THAN 10' APART. ONCE ESTABLISHED, THE FENCING MUST REMAIN UNDISTURBED AND BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL FINAL INSPECTION. UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITIES MUST BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA EVEN AFTER FENCING HAS BEEN REMOVED. THESE ACTIVITIES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLITION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING AND DUMPING MATERIALS (INCLUDING SOIL

- 5. ANY PRUNING OF TREES ON SITE MUST BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND ACCORDING TO ISA STANDARDS AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 6. EXISTING TREES LABELED TO BE REMOVED SHALL BE REMOVED AND ROOTS GROUND TO 3' DEPTH BELOW EX. GRADE AND HAULED OFFSITE.
- 7. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL HOLD A MEETING WITH THE PROJECT TEAM TO REVIEW THE TREE PROTECTION PLAN, THE PROJECT ARBORIST REPORT WITH ALL SUBCONTRACTORS AND PROJECT DESIGN TEAM TO ENSURE THAT RECOMMENDATIONS ARE FOLLOWED.

	SHRUB, NG SCH	GRASSES, PERENNIALS	+ GR	OUNDC	OVER
SYMBOL	KEY	EDULE BOTANICAL NAME	SIZE	SPACING	WATER USE
TREES					USE
	OLE EUR	Olea Europaea 'Wilsonii'	36" BOX		L
SHADE	PLANTI	NG			
	ACA COG	Acacia cognata 'Cousin Itt"	5 GAL	24" O.C.	L
	ASP ELA	Aspidistra elatior	5 GAL	36" O.C.	L
	NEP COR	Nephrolepis cordiflora 'California'	5 GAL	24" O.C.	М
	CAR DIV	Carex divulsa	1 GAL	12" O.C.	М
	HEU SAN	Heuchera x Santa Anna	1 GAL	18" O.C.	L
	PIT TOB	Pittosporum tobira 'Shima' Creme De Mint	5 GAL	24" O.C.	М
	RHA CAL	Rhamnus californica 'Mound San Bruno'	5 GAL	60" O.C.	L
SUN PI	ANTING	· · · · · · · · · · · · · · · · · · ·			
	BOU GRA	Bouteloua gracilis 'Blond Ambition	5 GAL	18" O.C.	L
	CAL ACU	Calamagrostis x acutiflora 'Karl Foerester'	5 GAL	18" O.C.	L
	CEA DIA	Ceanothus griseus var. horizontalis 'Diamond Heights'	5 GAL	36" O.C.	L
	ERI KAR	Erigeron karvinskianus	5 GAL	18" O.C.	L
	GAU LIN	Gaura lindeimerii 'Whirling Butterflies	5 GAL	30" O.C.	L
	LEU SAF	Leucadndron 'Safari Sunset'	5 GAL	60" O.C.	L
	NAN DOM	Nandina domestica 'fire power'	5 GAL	18" O.C.	L
	Tecade				
SIREE	TSCAPE BAC	Baccharis piluaris	5 GAL	60"	L
	PIL CAL	'pigeon point' Callistemon viminalis	5 GAL	O.C. 24"	
	BET ERI	'Better John' Erigeron Karvinskianus	5 GAL	O.C. 18"	L
	KAR GAU	Gaura lindeimerii	5 GAL	0.C 30"	L
	LIN JUN	'Whirling Butterflies Juniperus horizontalis	5 GAL	0.C. 48"	L
	HOR LOM	Lomandra longifolia	5 GAL	0.C. 24"	L
	LONG NAN DOM	Nandina domestica 'fire power'	5 GAL	0.C. 18"	L
	DOM ZAU CAL	Zauschneria californica	5 GAL	O.C. 30" O.C.	L
				0.0.	

EE, SHRUB, GRASSES, PERENNIALS + GROUNDCOVER ANTING SCHEDULE										
					WATER					
MBOL	KEY	BOTANICAL NAME	SIZE	SPACING	USE					
EES										
يە مەرىيى	OLE EUR	Olea Europaea 'Wilsonii'	36" BOX		L					
IADE	PLANTI	NG								
	ACA	Acacia cognata 'Cousin	5 GAL	24"	L					
	COG	ltt"	0 0/12	0.C.						
	ASP ELA	Aspidistra elatior	5 GAL	36" O.C.	L					
	NEP	Nephrolepis cordiflora	E CAL	24"						
	COR	'California'	5 GAL	0.C.	М					
	CAR DIV	Carex divulsa	1 GAL	12" O.C.	М					
	HEU SAN	Heuchera x Santa Anna	1 GAL	18" O.C.	L					
	PIT TOB	Pittosporum tobira 'Shima' Creme De Mint	5 GAL	24" O.C.	М					
	RHA	Rhamnus californica		60"						
	CAL	'Mound San Bruno'	5 GAL	0.C.	L					
IN PL	ANTING									
	BOU GRA	Bouteloua gracilis 'Blond Ambition	5 GAL	18" O.C.	L					
	CAL	Calamagrostis x	5 GAL	18"	L					
	ACU	acutiflora 'Karl Foerester'		0.C.	_					
	CEA DIA	Ceanothus griseus var. horizontalis 'Diamond Heights'	5 GAL	36" O.C.	L					
	ERI KAR	Erigeron karvinskianus	5 GAL	18" O.C.	L					
	GAU LIN	Gaura lindeimerii 'Whirling Butterflies	5 GAL	30" O.C.	L					
	LEU SAF	Leucadndron 'Safari Sunset'	5 GAL	60" O.C.	L					
	NAN DOM	Nandina domestica 'fire power'	5 GAL	18" O.C.	L					
REE	TSCAPE									
	BAC PIL	Baccharis piluaris 'pigeon point'	5 GAL	60" O.C.	L					
	CAL BET	Callistemon viminalis 'Better John'	5 GAL	24" O.C.	L					
	ERI KAR	Erigeron Karvinskianus	5 GAL	18" O.C	L					
	GAU LIN	Gaura lindeimerii 'Whirling Butterflies	5 GAL	30" O.C.	L					
	JUN HOR	Juniperus horizontalis	5 GAL	48" O.C.	L					
	LOM LONG	Lomandra longifolia	5 GAL	24" O.C.	L					
	NAN DOM	Nandina domestica 'fire power'	5 GAL	18" O.C.	L					
	ZAU CAL	Zauschneria californica	5 GAL	30" O.C.	L					

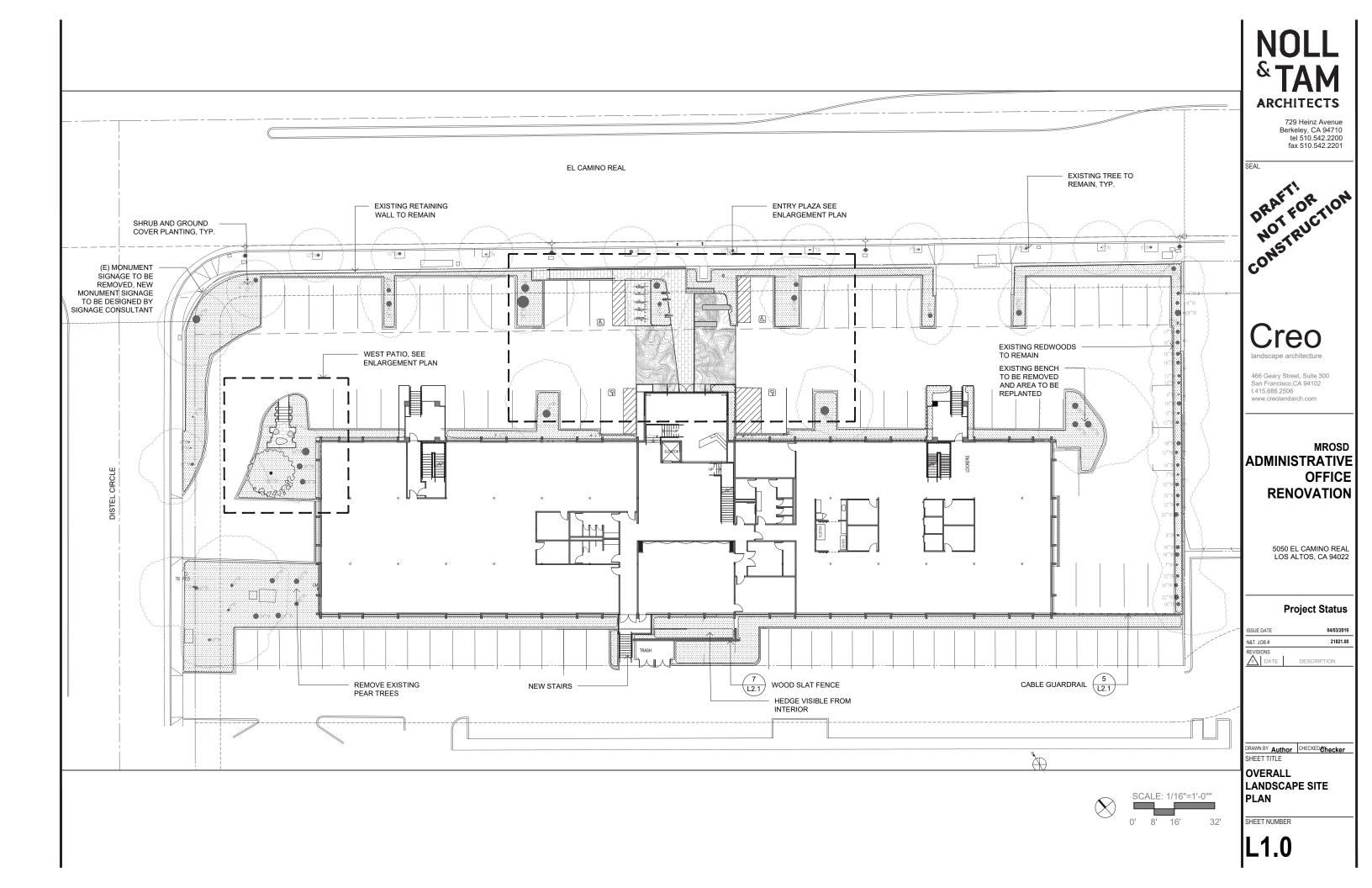
TSCAPE									
BAC	Baccha								
BAC PIL CAL BET ERI KAR	'pigeon								
CAL	Calliste								
BET	'Better .								
ERI	Erigero								
KAR	-								
GAU	Gaura I								
GAU LIN JUN HOR LOM LONG NAN DOM	'Whirlin								
JUN	Juniper								
HOR	oumper								
LOM	Lomano								
LONG									
NAN	Nandina								
DOM	power'								
ZAU CAL	Zausch								
CAL	Lausen								

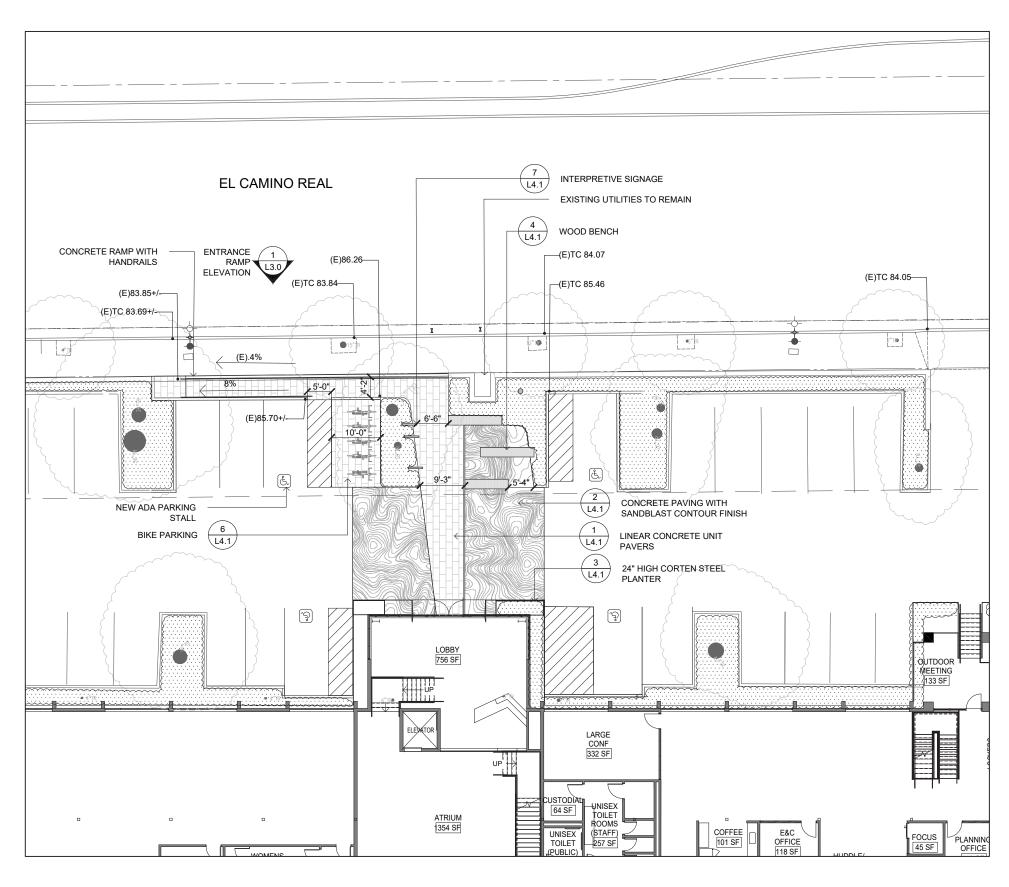


KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING	1 L3.0
	EXPANSION JOINT W/ SEALANT (EJS)	2 L3.0
	SCORE JOINT (SAWCUT)	2 L3.0
	PAVER: ON GRADE	1 L3.1
EU.	CONCRETE PAVING, SANDBLAST CONTOUR FINISH	2 L3.1
	BENCH	4 L3.1
MTL	METAL HEADER	N/A
	CENTERLINE	N/A
0	POINT OF BEGINNING	N/A
<u>s</u>	BUILDING GRIDLINE, SAD.	N/A
	ALIGN	N/A
VIF.	VERIFY IN FIELD	N/A

ION /ORK / LINE CTION FENCING	DETAIL N/A N/A N/A
Y LINE	N/A
CTION FENCING	N/A
	IN/A
IE	N/A
E	N/A
TREE TO REMAIN	N/A
TREE REMOVAL	N/A
RY LINE	N/A
I DRAIN LINE	N/A
LINE	N/A
LINE	N/A
NE	N/A
IGHT LUMINAIRE	N/A
OT LUMINAIRE, SINGLE. SED.	N/A
IT LUMINAIRE, SED.	
LLOUT	N/A
N INDICATOR	N/A
ELEVATION DETAIL	N/A
νL	5 L3.1
ER TO PLANTING PLAN & PLANTING SCHEUDLE	N/A
	TREE REMOVAL INP INP IDPAIN LINE IDPAIN LINE IDPAIN LINE IDPAIN LINE IDPAIN LUMINAIRE IDT LUMINAIRE, SINGLE. SED. IT LUMINAIRE, SED. ILLOUT IN INDICATOR IELEVATION DETAIL INE IDPAIN & PLANTING SCHEUDLE IDPAIN & PLANTING SCHEUDLE IDPAIN



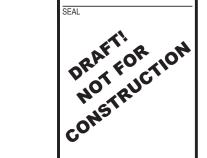




SCALE: 1'=10' \otimes 0' 5' 10'



729 Heinz Avenue Berkeley, CA 94710 tel 510.542.2200 fax 510.542.2201





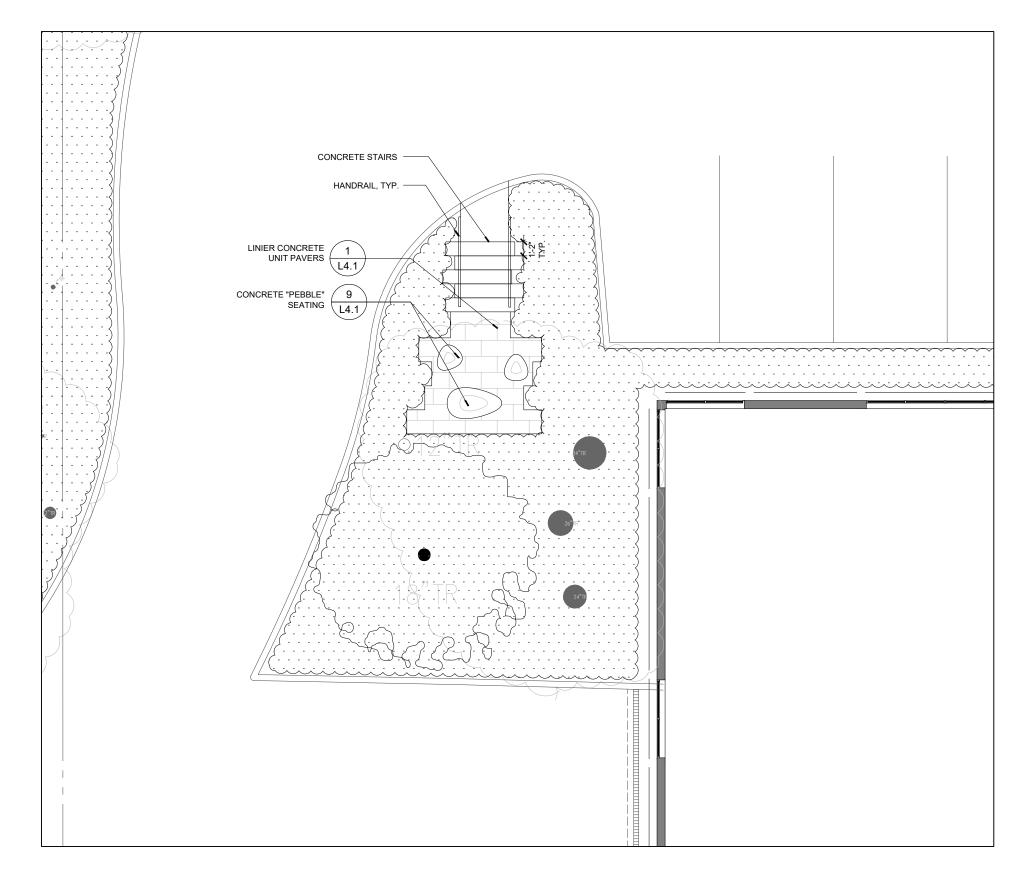
466 Geary Street, Suite 300 San Francisco,CA 94102 t.415.688.2506 www.creolandarch.com

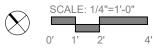
MROSD ADMINISTRATIVE OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

Project Status

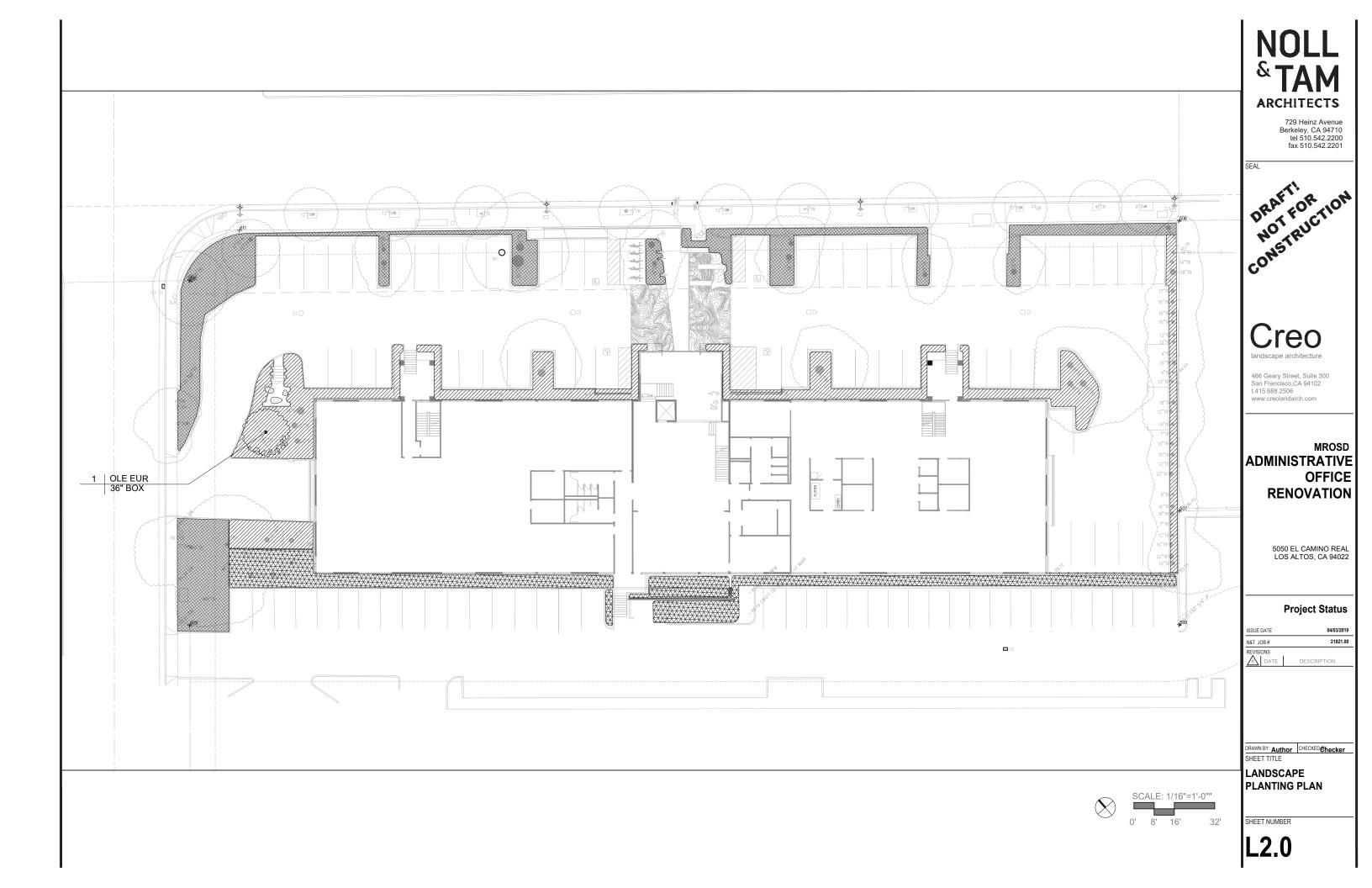
ISSUE DATE	04/03/2019
N&T JOB#	21821.00
	DESCRIPTION
DRAWN BY	CHECKED BY
SHEET TITLE	
ENTRY PLA	ZA
ENLARGEN	IENT
PLAN	
SHEET NUMBER	
L1.1	

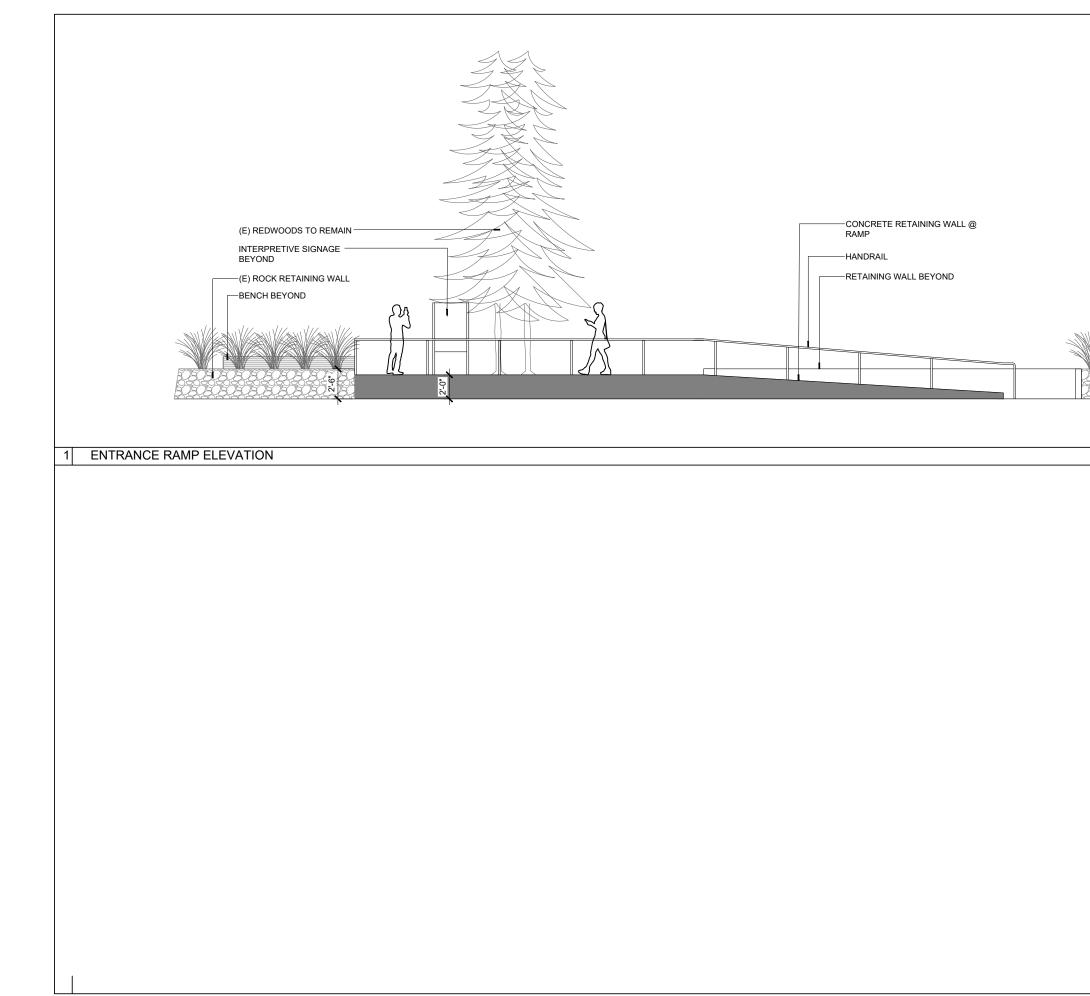




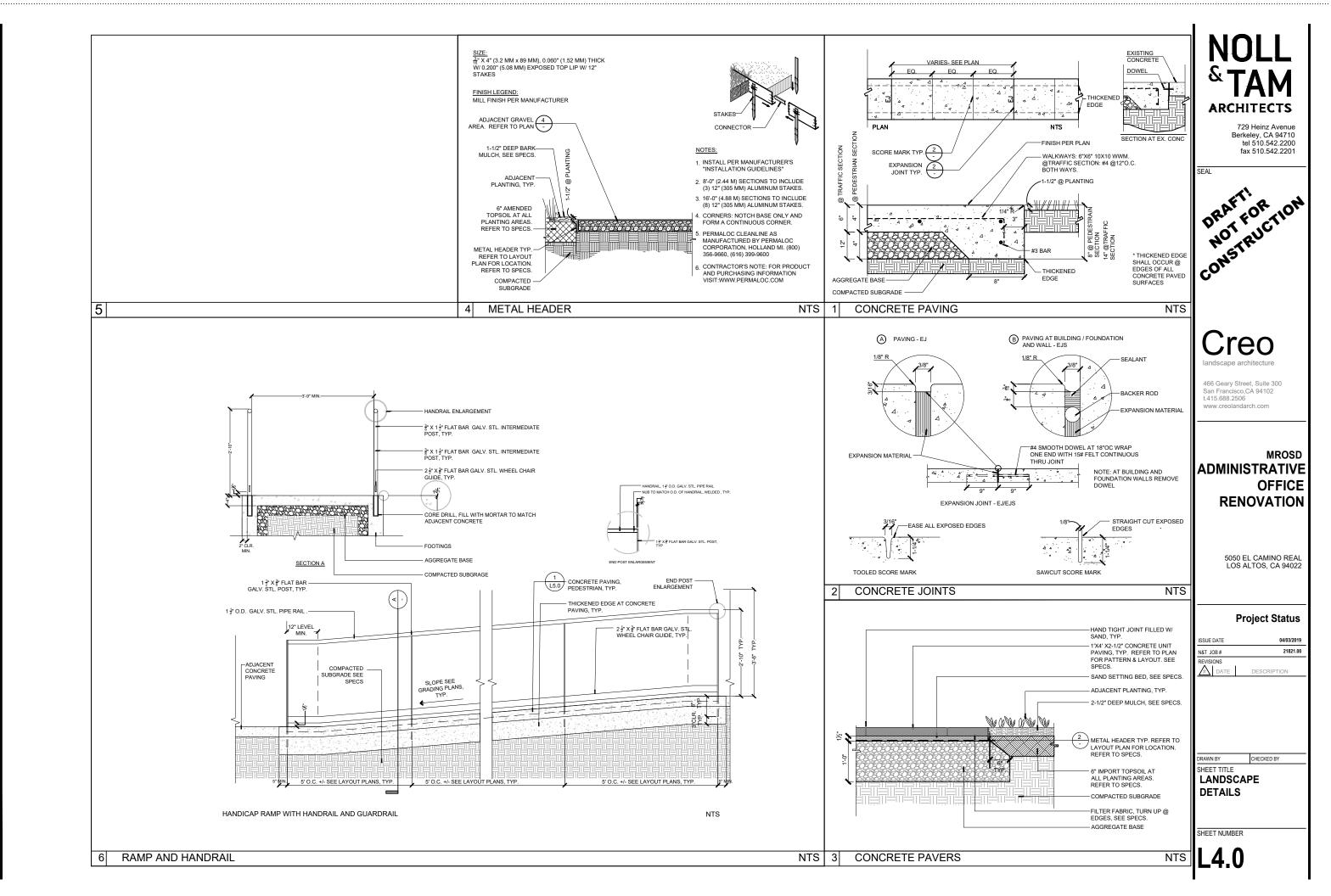


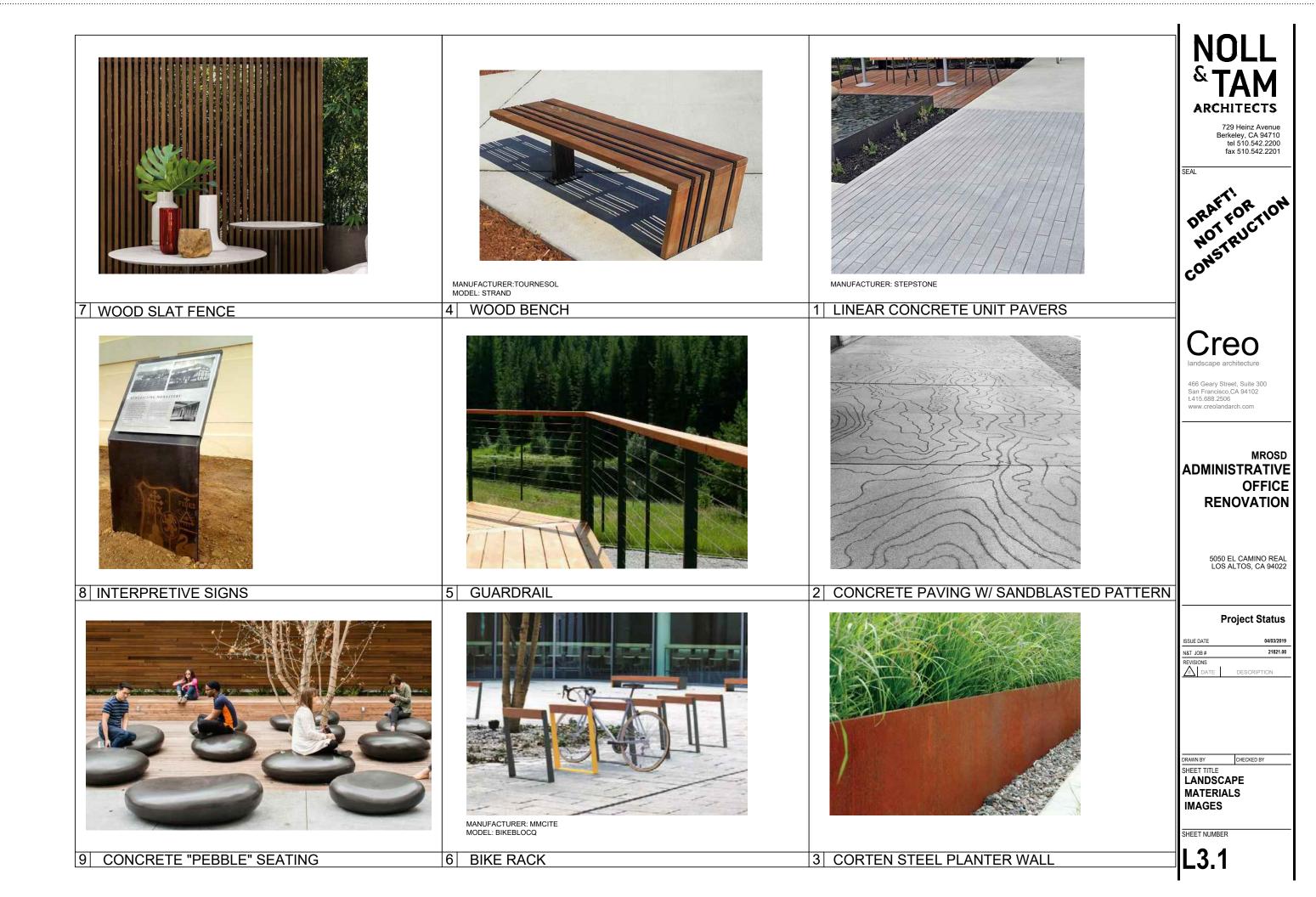
L1.2





		NOLL Sector ARCHITECTS V29 Heinz Avenue Berkeley, CA 94710 Berkeley, CA 94710
(E) ROCK RETAINING WALL		tel 510.542.2200 fax 510.542.2201 SEAL
	NTS	Creco Iandscape architecture 466 Geary Street, Suite 300 San Francisco, CA 94102 t.415.688.2506 www.creolandarch.com
		MROSD ADMINISTRATIVE OFFICE RENOVATION
		5050 EL CAMINO REAL LOS ALTOS, CA 94022 Project Status
		ISSUE DATE 04/03/2019 N&T JOB # 21821.00 REVISIONS
		DRAWN BY CHECKED BY SHEET TITLE LANDSCAPE DETAILS
		SHEET NUMBER







Acacia cognata 'Cousin Itt'



Calamagrostis x acutiflora 'Karl Foerster'



Gaura lindheimerii 'Whirling Butterflies'



Muhlenbergia rigens



Callistemon viminalis 'Better John'

Nandina domestica 'Firepower'

Heuchera x Santa Anna

Aspidistra elatior



Baccharis piluaris 'Pigeon Point



Carex divulsa



Juniperus horizontalis 'Wiltonii



Pittosporum tobira 'Shima' - Creme De Mint



Bouteloua gracilis 'Blond Ambition'



Ceanothus griseus var. horz. 'Dimond Heights'



Leucadendron 'Safari Sunset'



Rhamnus californica 'Mound San Bruno'







Erigeron karvinskianus



Lomandra longifolia 'Platinum beauty'



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT: ADMINISTRATIVE OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94040



EXISTING FRONT FACE CONTEXT MAP



SH

POINT/PRESSURE TREATED

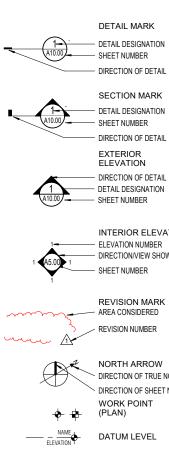
PT

SINGLE HUNG

TJI

TRUSS JOIST





ABBREVIATIONS

&	AND	CEM	CEMENT/CEMENTITIOUS	DN	DOWN	FOC	FACE OF CONCRETE	НМ	HOLLOW METAL	MTL	METAL	PTD	PAINTED	SHT	s
(E)	EXISTING	CER	CERAMIC	DR	DOOR	FOF	FACE OF FINISH	HORIZ	HORIZONTAL	MUL	MULLION	PVC	POLYVINYLCHLORIDE	SHTG	S
(N)	NEW	CFMF	COLD FORMED METAL FRAMING	DS	DOWNSPOUT	FOS	FACE OF STUD	HR	HOUR	N	NORTH	QTY	QUANTITY	SIM	S
@	AT	CI	CAST IRON	DTL	DETAIL	FR	FIRE RESISTANT/FIRE	HT	HEIGHT	NA	NOT APPLICABLE	R	RISER	SLD	S
AB	ANCHOR BOLT	CJ	CONTROL JOINT	DWG	DRAWING		RETARDANT	HVAC	HEATING VENTILATION & AIR	NIC	NOT IN CONTRACT	RAD	RADIUS	SMD	S
AC	ASPHALTIC CONCRETE	CLG	CEILING	DWR	DRAWER	FRP	FIBERGLASS REINFORCED		CONDITIONING	NO	NUMBER	RD	ROOF DRAIN	SOG	S
ACC	ACCESS	CLKG	CAULKING	Е	EAST		PANEL	ID	INSIDE DIAMETER	NOM	NOMINAL	REF	REFERENCE	SP	S
ACOUS	ACOUSTICAL	CLO	CLOSET	EA	EACH	FRT	FIRE RETARDANT TREATED	IF	INSIDE FACE	NTS	NOT TO SCALE	REFR	REFRIGERATOR	SPA	S
ACT	ACOUSTIC CEIILING TILE	CLR	CLEAR	EJ	EXPANSION JOINT	FSP	FIBERGLASS SANDWICH PANEL	INC	INCANDESCENT	OA	OVERALL	REG	REGISTER	SPD	S
AD	AREA DRAIN	CMU	CONCRETE MASONRY UNIT	ELEC	ELECTRICAL	FT	FOOT/FEET	INCL	INCLUDE/INCLUDING	OC	ON CENTER	REINF	REINFORCE/REINFORCING	SPEC	S
ADDL	ADDITIONAL	CNTR	COUNTER	ELEV	ELEVATION/ELEVATOR	FTG	FOOTING	INSUL	INSULATION	000	OCCUPANT	REQD	REQUIRED	SQ	S
ADJ	ADJACENT/ADJUSTABLE	CO	CLEAN OUT	ENLG	ENLARGED	FURN	FURNITURE	INT	INTERIOR	OD	OUTSIDE DIAMETER/OVERFLOW	REQT	REQUIREMENTS	SS	S
AESS	ARCHITECTURAL EXPOSED	COL	COLUMN	EOS	EDGE OF SLAB	FX	FIXED	JAN	JANITOR		DRAIN	RES	RESILIENT	SSD	S
	STRUCTURAL STEEL	CONC	CONCRETE	EP	ELECTRICAL PANEL	GA	GAUGE	JBOX	JUNCTION BOX	OF	OUTSIDE FACE	REV	REVISION	SSGD	S
AFF	ABOVE FINISHED FLOOR	CONN	CONNECTION	EQ	EQUAL	GALV	GALVANIZED	JST	JOIST	OFCI	OWNER FURNISHED	RM	ROOM	SSK	S
AGG	AGGREGATE	CONT	CONTINUOUS	EQUIP	EQUIPMENT	GB	GRAB BAR	JT	JOINT		CONTRACTOR INSTALLED	RO	ROUGH OPENING	SSTL	S
ALT	ALTERNATE	CONTR	CONTRACTOR	EWC	ELECTRIC WATER COOLER	GC	GENERAL CONTRACTOR	LAM	LAMINATE	OFD	OVERFLOW DRAIN	RWL	RAIN WATER LEADER	STD	S
ALUM	ALUMINUM	CORR	CORRIDOR	EXH	EXHAUST	GFI	GROUND FAULT INTERRUPT	LAV	LAVATORY	OFF	OFFICE	S	SOUTH	STED	S
ANOD	ANODIZED	CPT	CARPET	EXP	EXPANSION	GI	GALVANIZED IRON	LB	LAG BOLT	OP	OPERABLE	SASF	SELF ADHERING SHEET	STL	S
APPROX	APPROXIMATE	CSMT	CASEMENT	EXT	EXTERIOR	GL	GLASS/GLAZING	LF	LINEAR FEET	OPNG	OPENING		FLASHING	STOR	S
AV	AUDIO VISUAL	CTR	CENTER	FA	FIRE ALARM	GLAM	GLUE LAMINATED	LKR	LOCKER	OPP	OPPOSITE	SASM	SELF ADHERING SHEET	STRL	S
BD	BOARD	CTSK	COUNTERSINK	FD	FLOOR DRAIN	GR	GRADE	LT	LIGHT	OPP HD	OPPOSITE HAND		MEMBRANE	STRUC	S
BLDG	BUILDING	D	DEPTH	FDN	FOUNDATION	GSM	GALVANIZED SHEET METAL	MAS	MASONRY	PA	PUBLIC ADDRESS	SC	SOLID CORE	SUSP	S
BLK	BLOCK	DBL	DOUBLE	FE	FIRE EXTINGUISHER	GWB	GYPSUM WALL BOARD	MATL	MATERIAL	PARTN	PARTITION	SCD	SEE CIVIL DRAWINGS	SYS	S
BLKG	BLOCKING	DEMO	DEMOLITION	FEC	FIRE EXTINGUISHER CABINET	GYP	GYPSUM	MAX	MAXIMUM	PCP	PORTLAND CEMENT PLASTER	SCHED	SCHEDULE	Т	Т
BM	BEAM	DEPT	DEPARTMENT	FHC	FIRE HOSE CABINET	Н	HIGH	MB	MACHINE BOLT	PL	PLATE	SE	STRUCTURAL ENGINEER	T&G	Т
BO	BOTTOM OF	DF	DOUGLAS FIR/DRINKING	FIN	FINISH	HB	HOSE BIB	MECH	MECHANICAL	PLAM	PLASTIC LAMINATE	SEC	SECTION	TBD	Т
BOT	BOTTOM		FOUNTAIN	FIN FLR	FINISH FLOOR	HC	HOLLOW CORE	MFR	MANUFACTURER	PLAS	PLASTIC	SED	SEE ELECTRICAL DRAWINGS	TEL	Т
BUR	BUILT UP ROOF	DH	DOUBLE HUNG	FIXT	FIXTURE	HD	HEAD	MH	MANHOLE	PLY	PLYWOOD	SF	SUPPLY FAN	TEMP	Т
CAB	CABINET	DIA	DIAMETER	FLR	FLOOR	HDR	HEADER	MIN	MINIMUM	PR	PAIR	SFRM	SPRAY-APPLIED FIRE	THK	Т
CB	CARRIAGE BOLT	DIM	DIMENSION	FLRG	FLOORING	HDW	HARDWARE	MISC	MISCELLANEOUS	PROJ	PROJECT/PROJECTOR			THRESH	T
										DT		сн	SINCLE HUNG		

HARDWOOD

MTD

MOUNTED

HDWD

CE

CIVIL ENGINEER

DISP

DISPOSAL

FLUOR

FLUORESCENT

SYMBOLS LEGEND		
	$\widehat{(1)}\widehat{(2)}$	
	GRID LINES	A A T 🕺

		GRID LINES	MAT^{&}
1		NEW	
L	(B [−] +− −−	EXISTING	ARCHITECTS
	09-12	KEY NOTE TAG	729 Heinz Avenue
l	ROOM NAME	ROOM TAG ROOM NAME ROOM NUMBER	Berkeley, CA 94710 tel 510.542.2200 fax 510.542.2201
L		PARTITION TAG FRAMING SIZE PARTITION TYPE ID 6: 6" INSULATION TYPE 3: 35 5/8" FRAMING SIZE CODE 2: 15/8"	2AFTIOR ON
ATION		DOOR TAG DOOR NUMBER	NOTRUC
OWN	A	GLAZING TAG GLAZING TYPE MARK	CONS
¢		CASEWORK TAG NUMBER (WOOD INSTITUTE # OR OTHER) MATERIAL / FINISH DEPTH HEIGHT WIDTH	
NORTH I NORTH		CURB TAG TYPE IDENTIFICATION	
	<u> </u>	EQUIPMENT TAG	
-		PROPERTY LINE	

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SHEET SHEATHING SIMILAR SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SLAB ON GRADE SPACE SANDWICH PANEL ASSEMBLY SEE PLUMBING DRAWINGS SPECIFICATION SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS SEE SIGNAGE DRAWINGS SERVICE SINK STAINLESS STEEL STANDARD SEE TELECOM DRAWINGS STEEL STORAGE STRUCTURAL STRUCTURAL SUSPENDED SYSTEM TREAD TONGUE & GROOVE TO BE DETERMINED TELEPHONE TEMPERED THICK/THICKNESS THRESHOLD

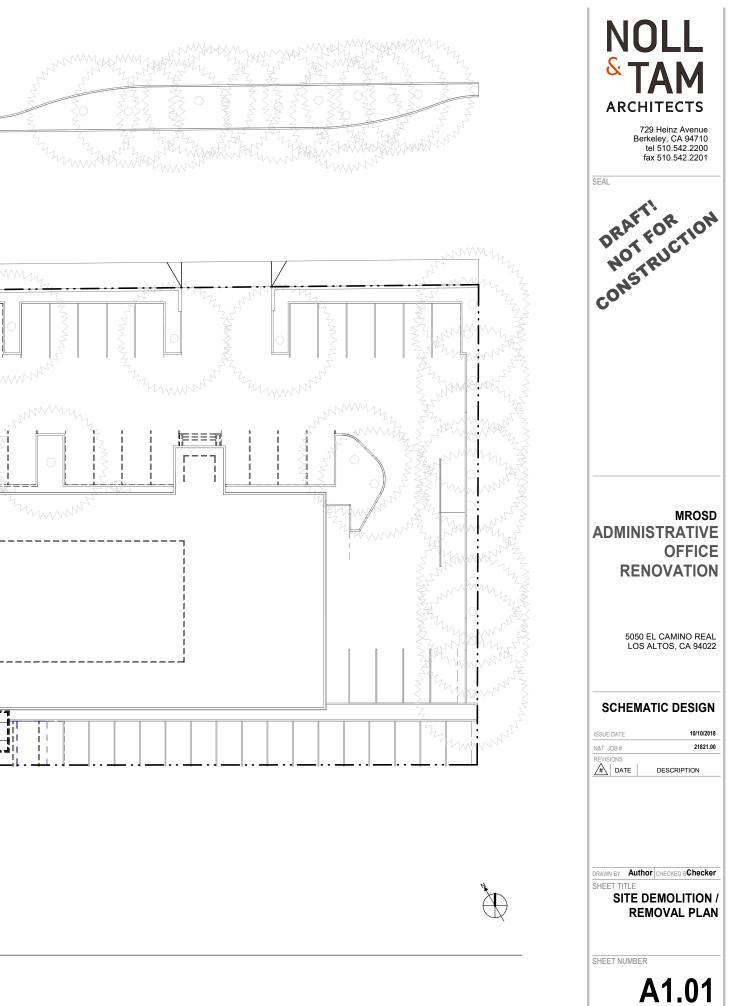
TOP OF TOP OF CONCRETE/CURB TOP OF PAVING TOP OF STEEL TOP OF WALL TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD WEST/WIDTH WITH WITHOUT WATER CLOSET WOOD WATER HEATER WINDOW WHERE OCCURS WORK POINT WATER RESISTANT WEIGHT

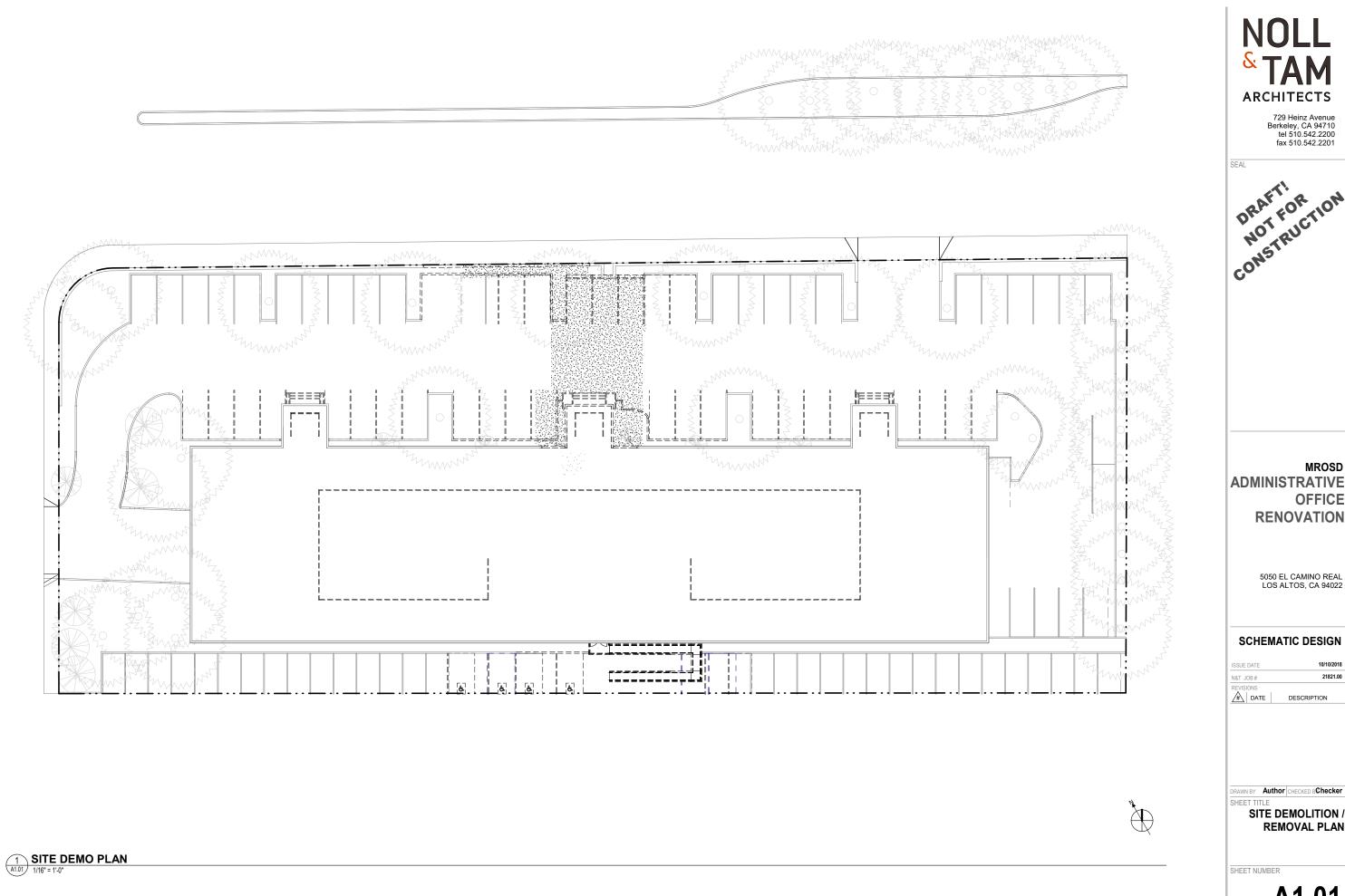
5050 EL CAMINO REAL LOS ALTOS, CA 94022

SCHEMATIC DESIGN

ISSUE DATE	10/10/2018
N&T JOB#	21821.00
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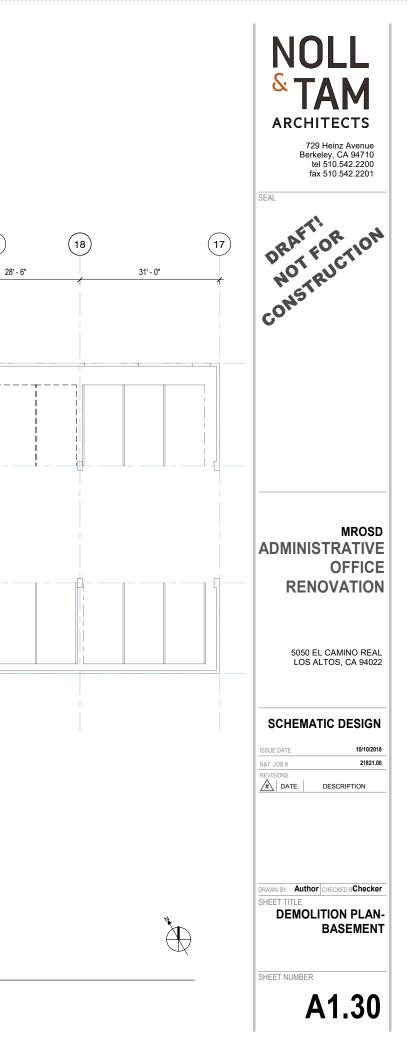




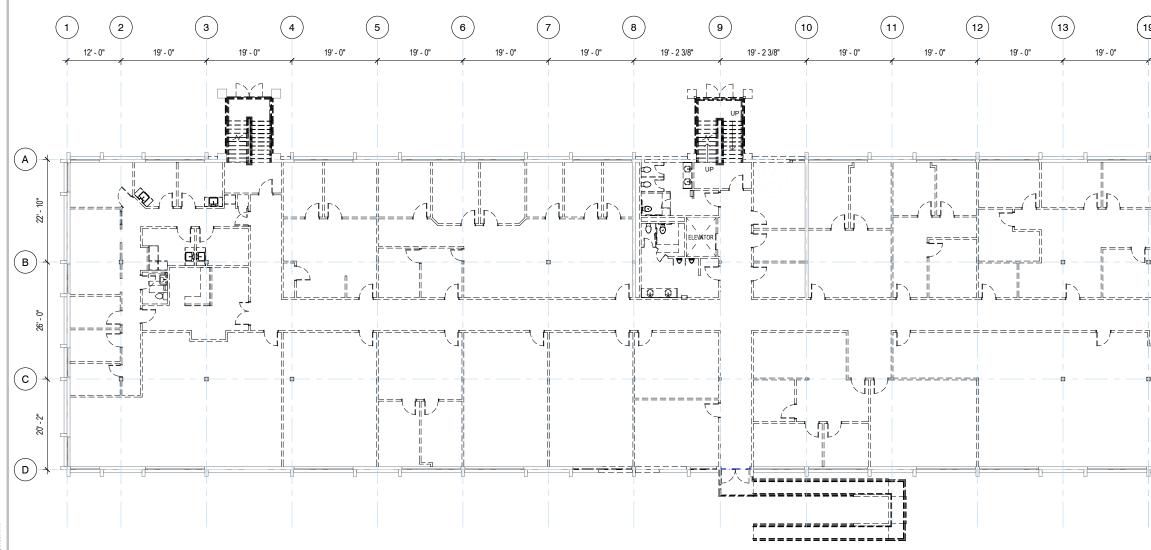
3 6 (7.5) (12) (13.5) 4.5 9 (10.5) (1)31' - 0" 28' - 6" 28' - 6" 28' - 6" 28' - 8 3/8" 28' - 8 3/8" 28' - 6" 28' - 6" A \j| ╘╴╴╴╡Ĺ 1 || . 0 = = 8 4 6 ELEVATOR 41 \sim В ┉╧═╼ 26' - 0" С ģ Ş 20' - 2" _ _ _

1 A1.30 BELOW GRADE GARAGE DEMO PLAN 3/32" = 1'-0"

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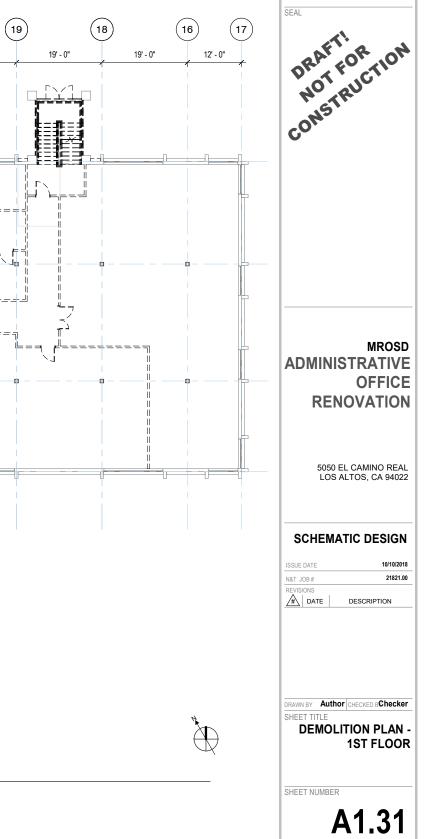
19

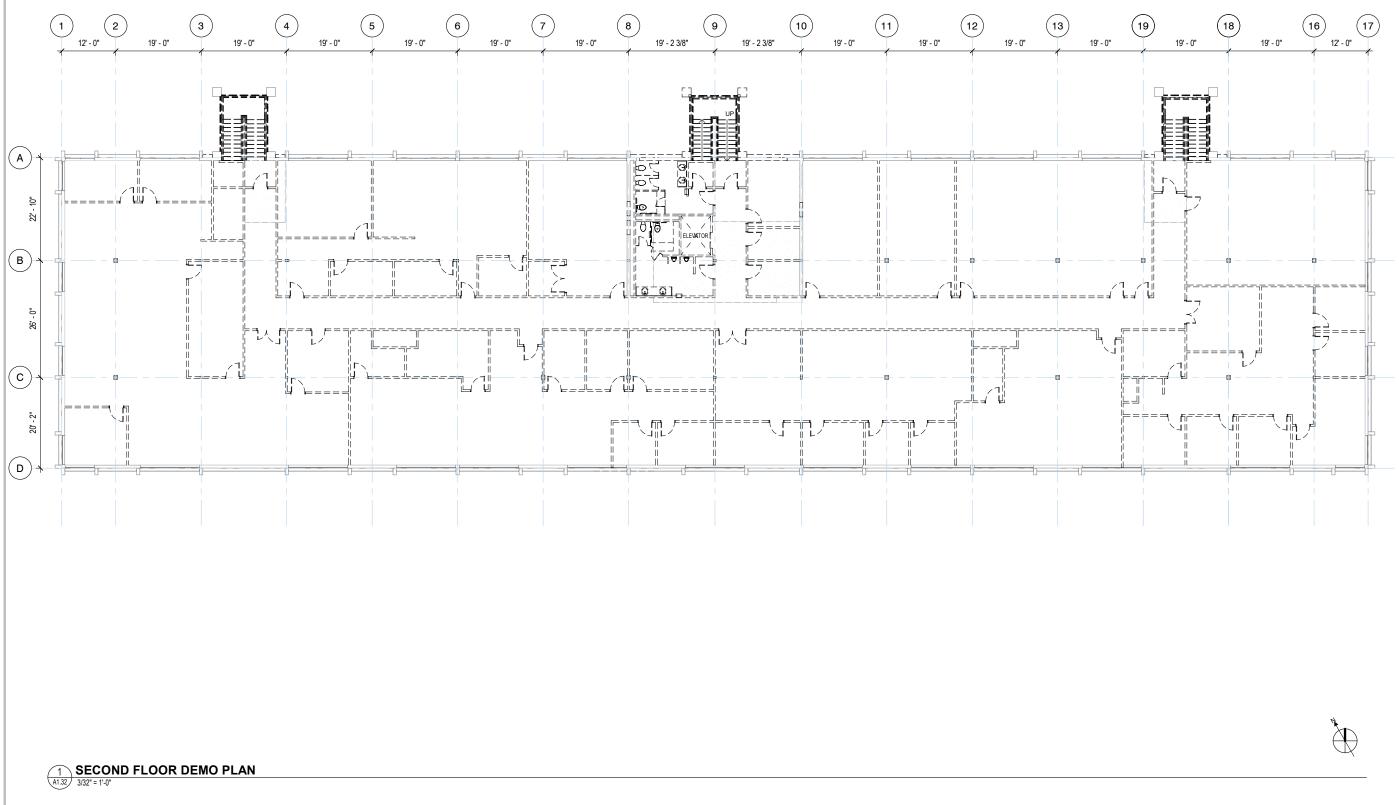


FIRST FLOOR DEMO PLAN 1 FIRST A1.31 3/32" = 1'-0"



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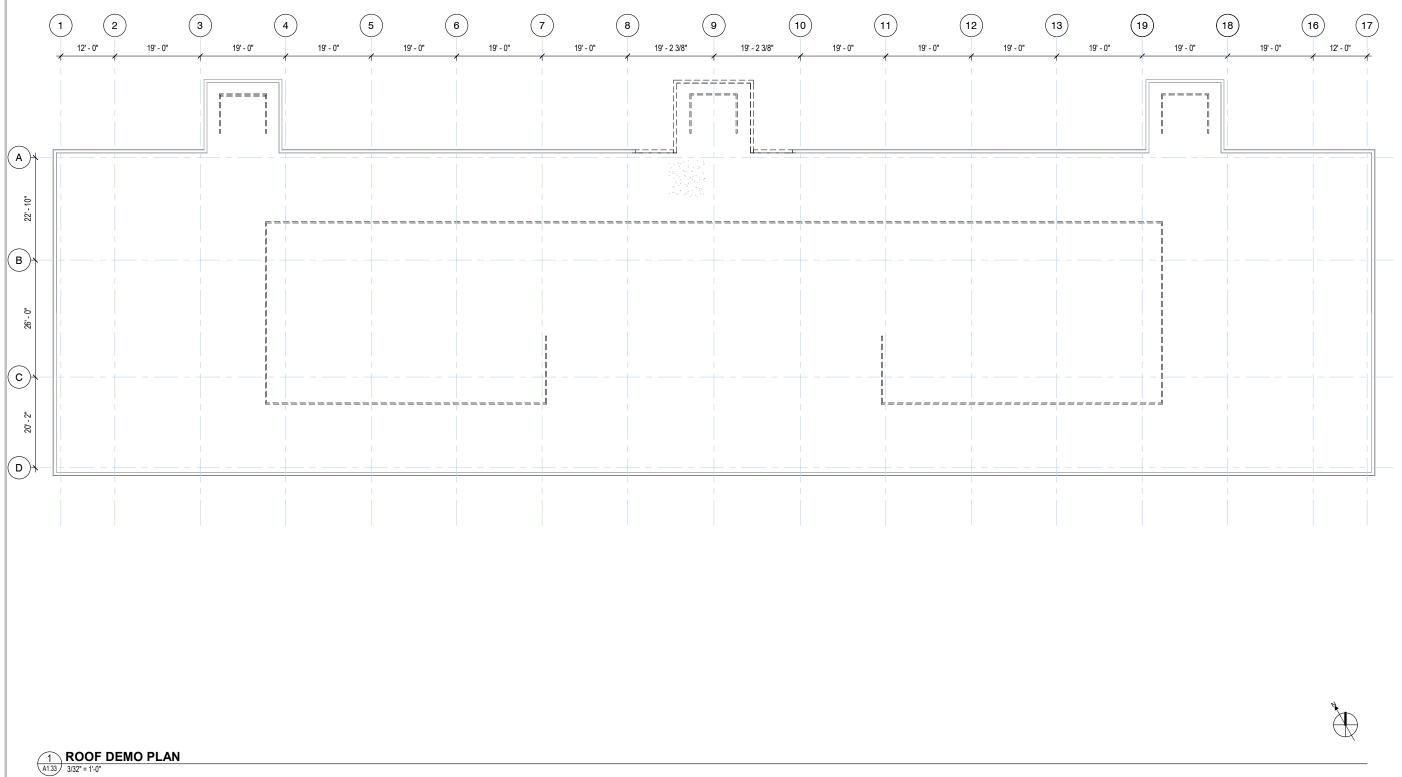
MROSD **ADMINISTRATIVE** OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

SCHEMATIC DESIGN

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N&T JOB#	21821.00
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DEMOL	TION PLAN-
	2ND FLOOR
SHEET NUMBER	

A1.32





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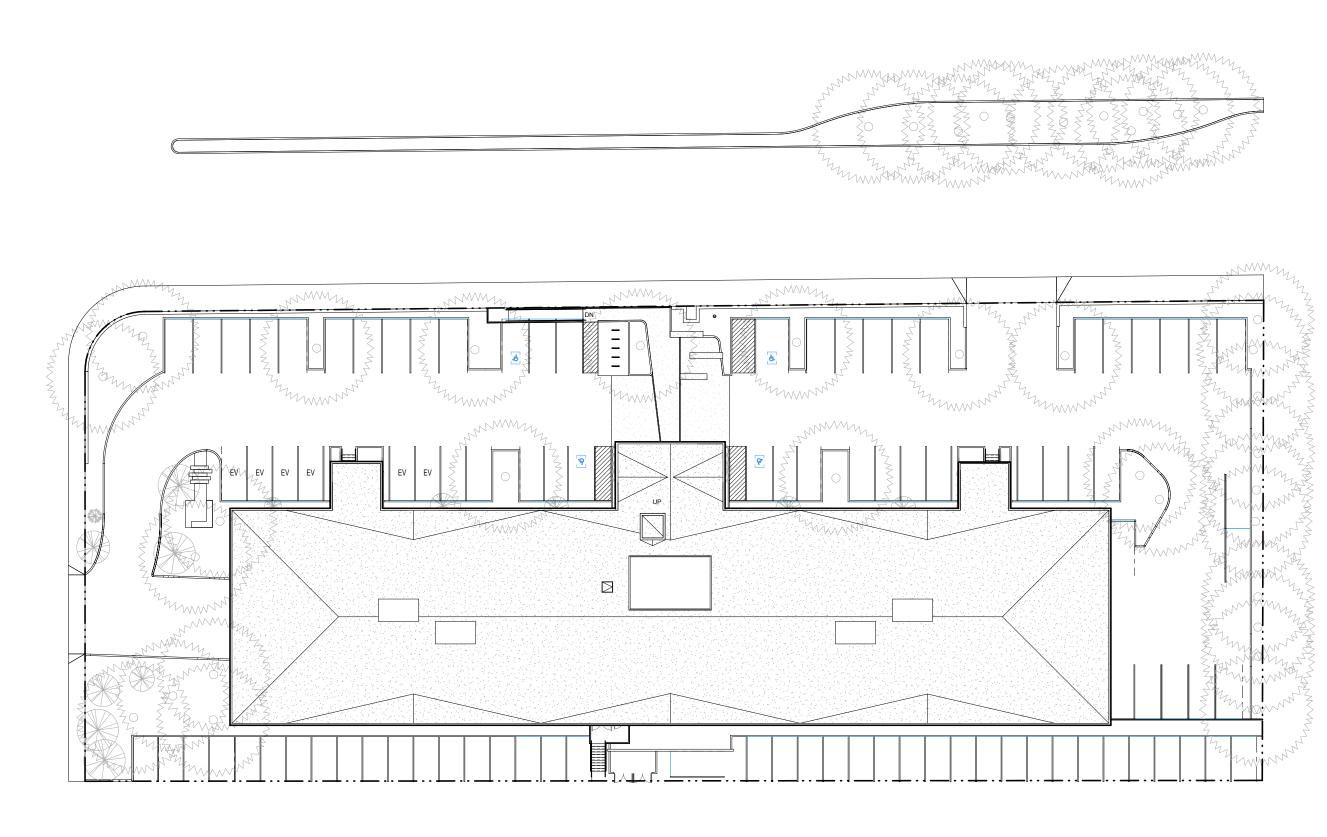
5050 EL CAMINO REAL LOS ALTOS, CA 94022

SCHEMATIC DESIGN

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1 SITE PLAN A2.01 1/16" = 1'-0"





MROSD ADMINISTRATIVE OFFICE RENOVATION

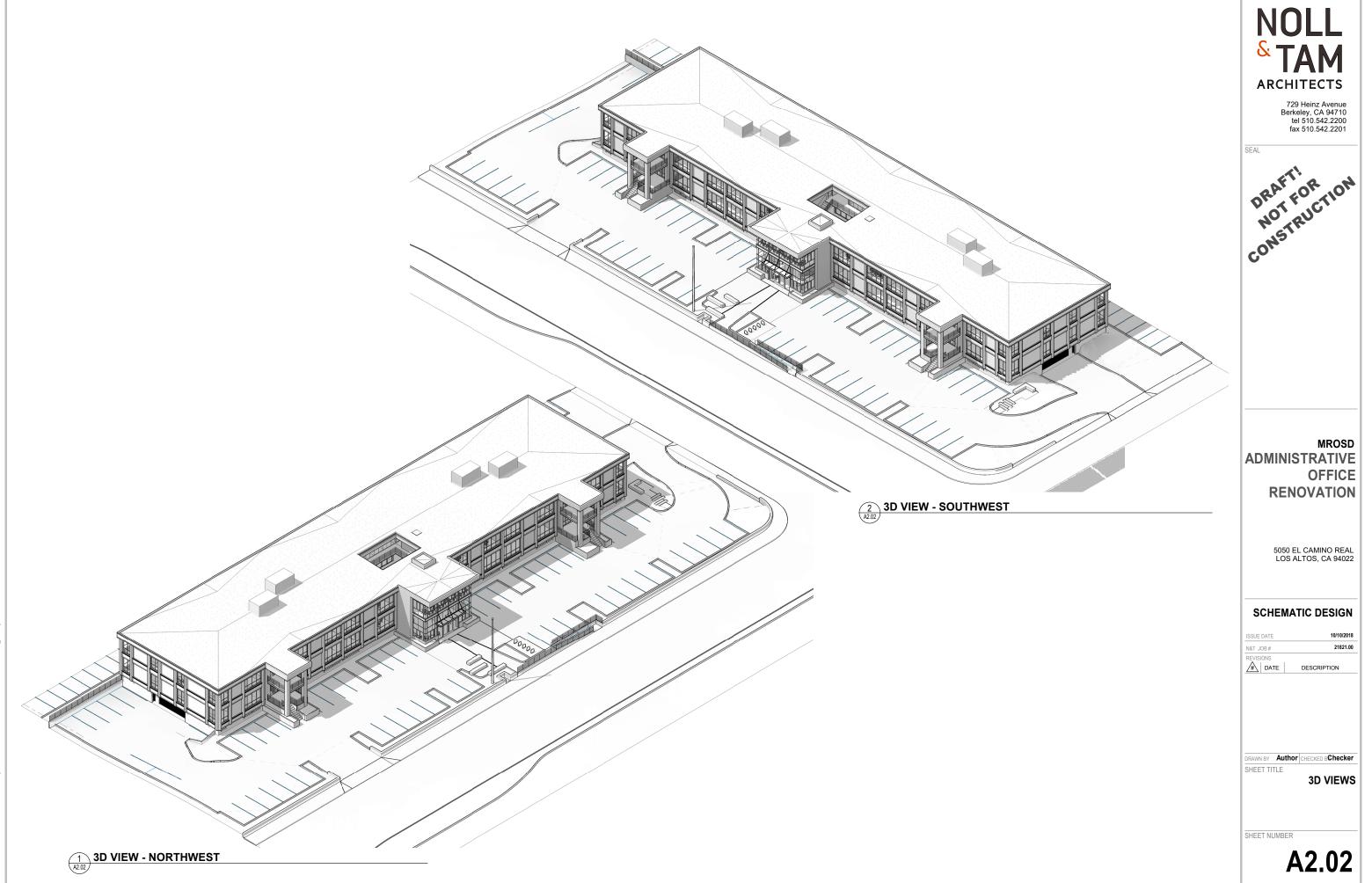
5050 EL CAMINO REAL LOS ALTOS, CA 94022

SCHEMATIC DESIGN

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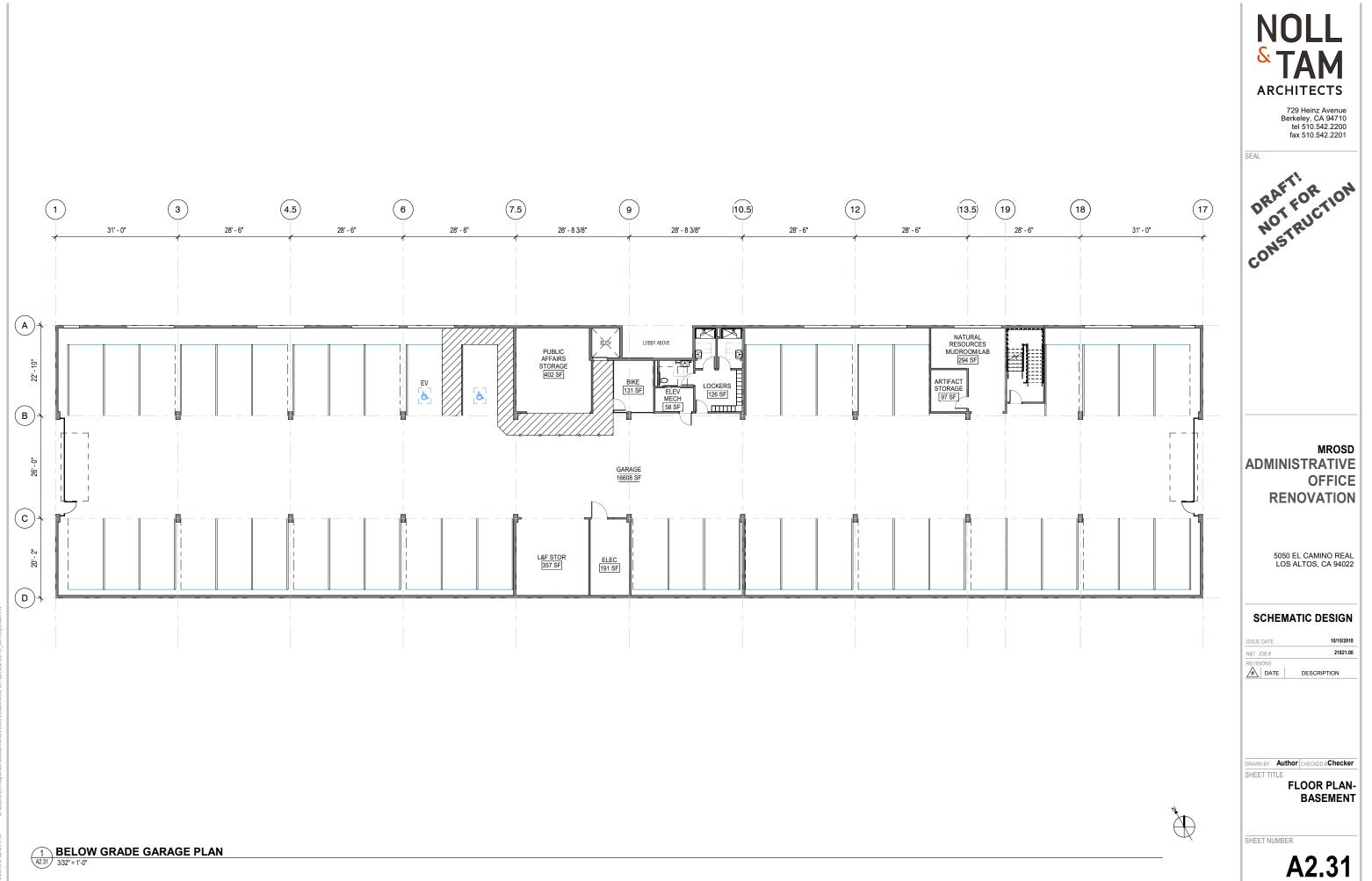


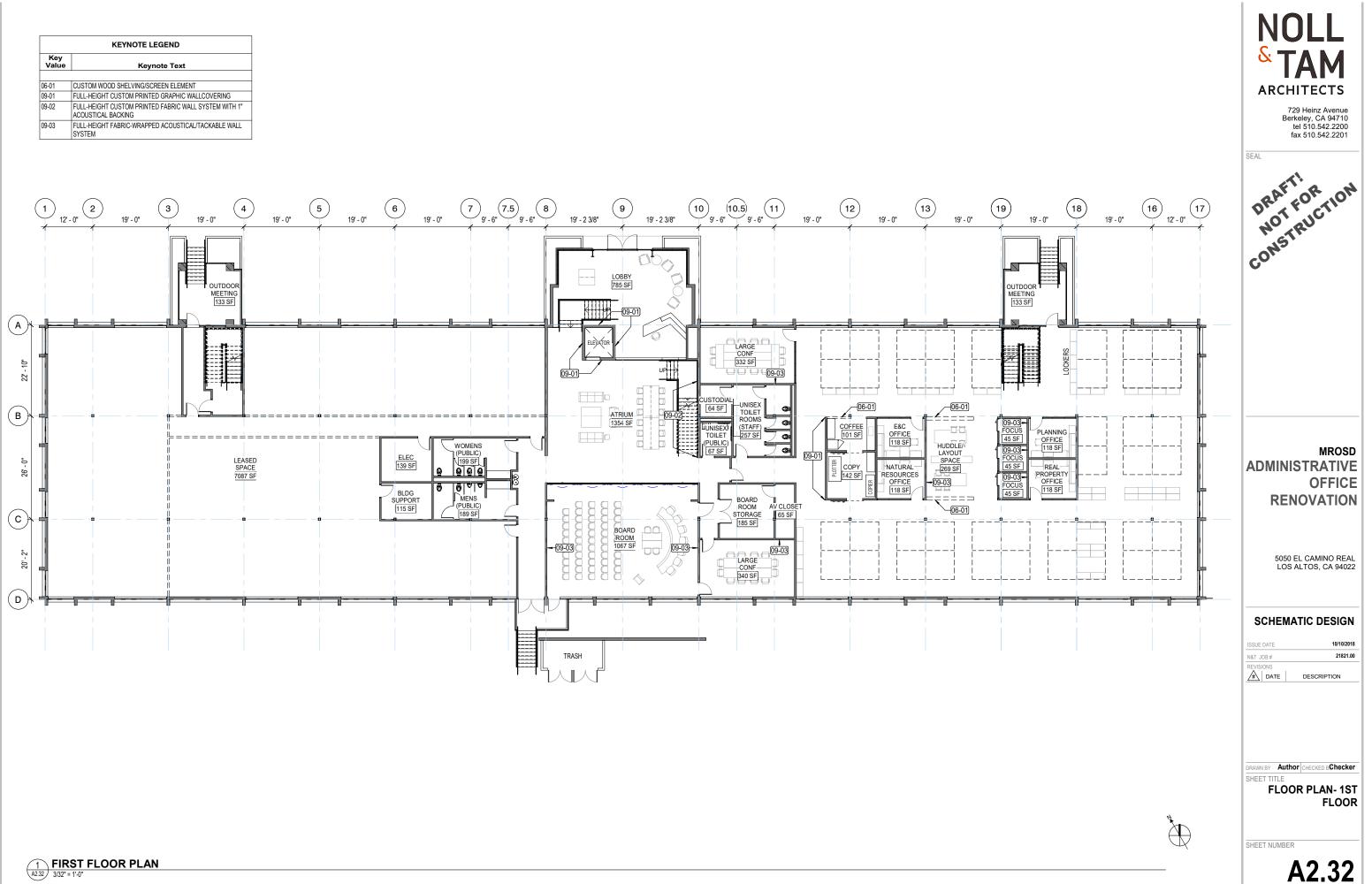
MROSD ADMINISTRATIVE OFFICE RENOVATION

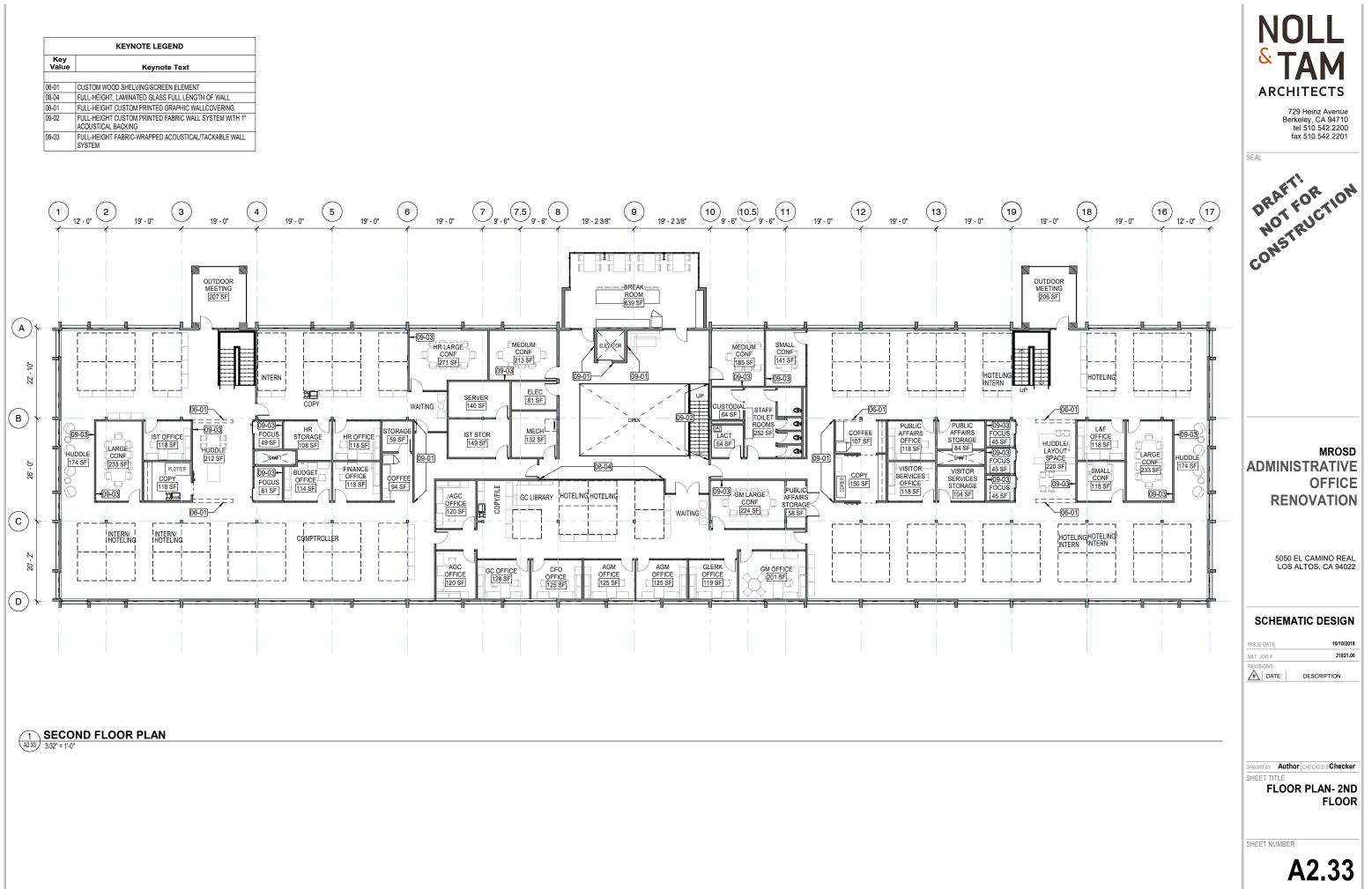
5050 EL CAMINO REAL LOS ALTOS, CA 94022

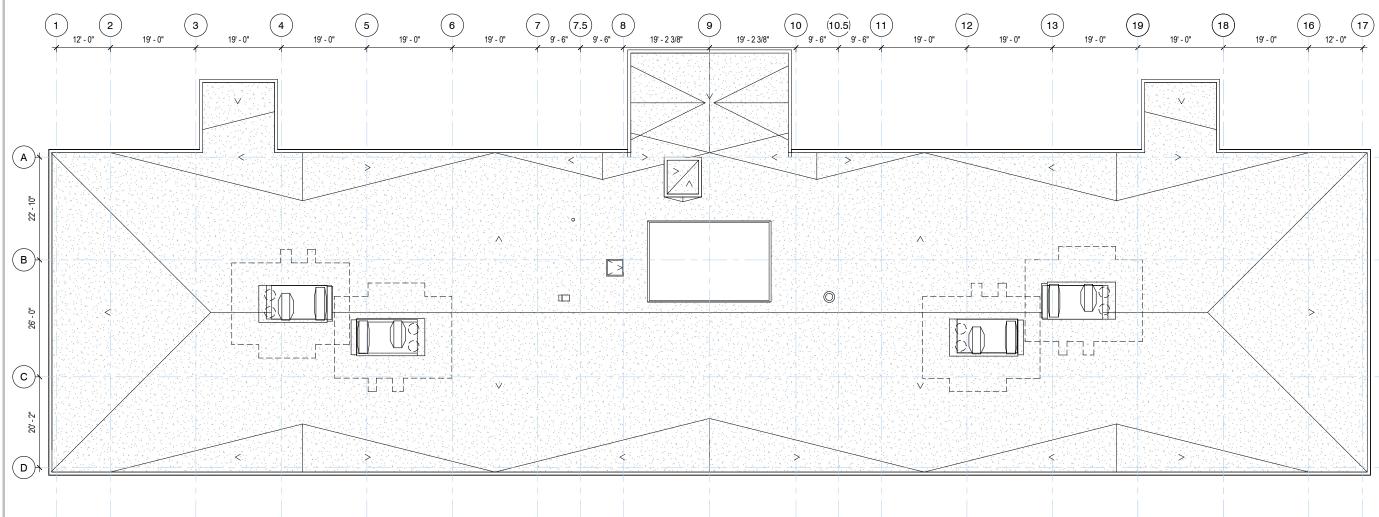
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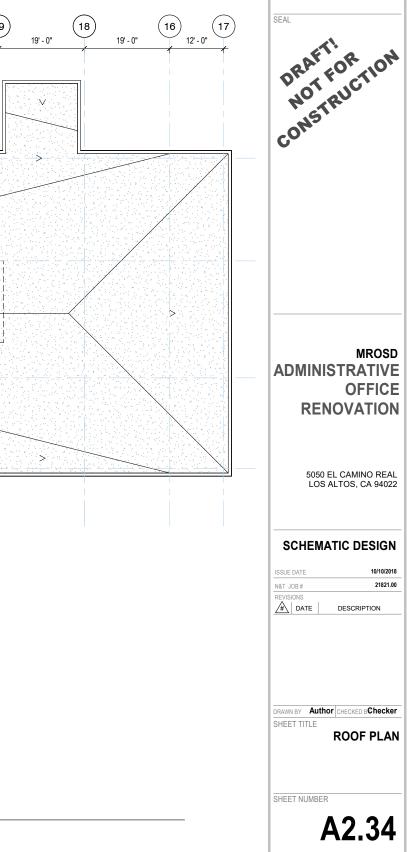


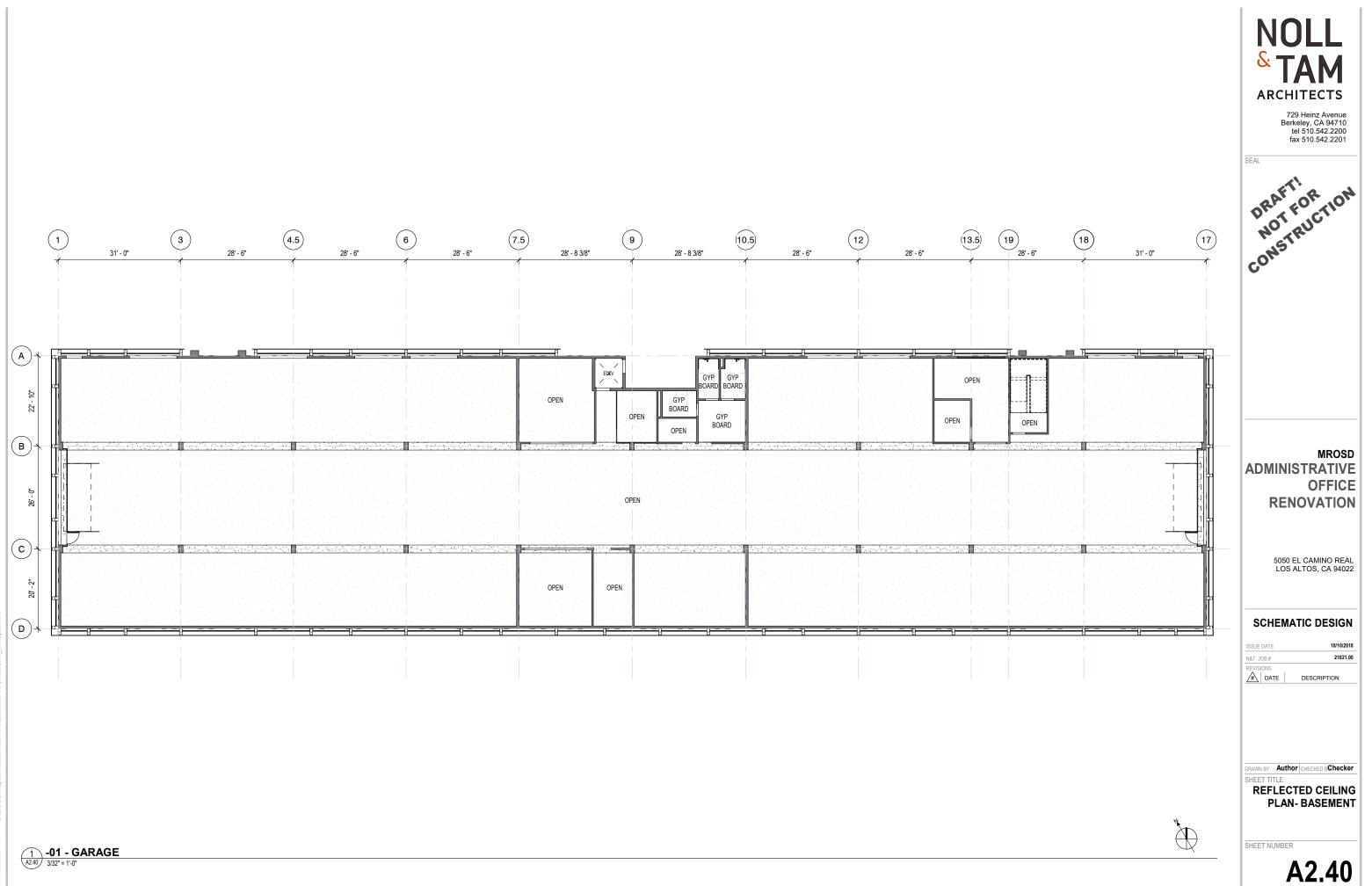


1 **ROOF PLAN** 3/32" = 1'-0"

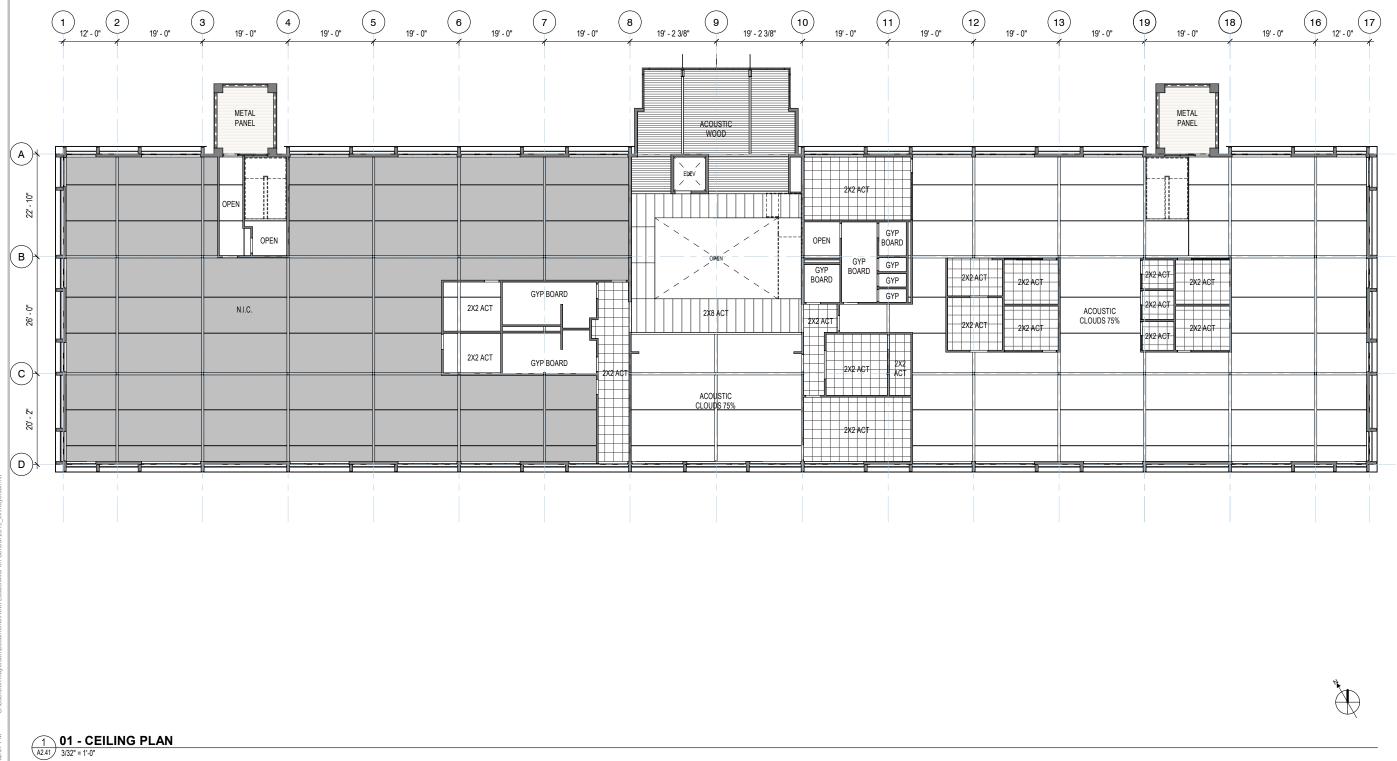


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729 Heinz Avenue Berkeley, CA 94710 tel 510.542.2200 fax 510.542.2201

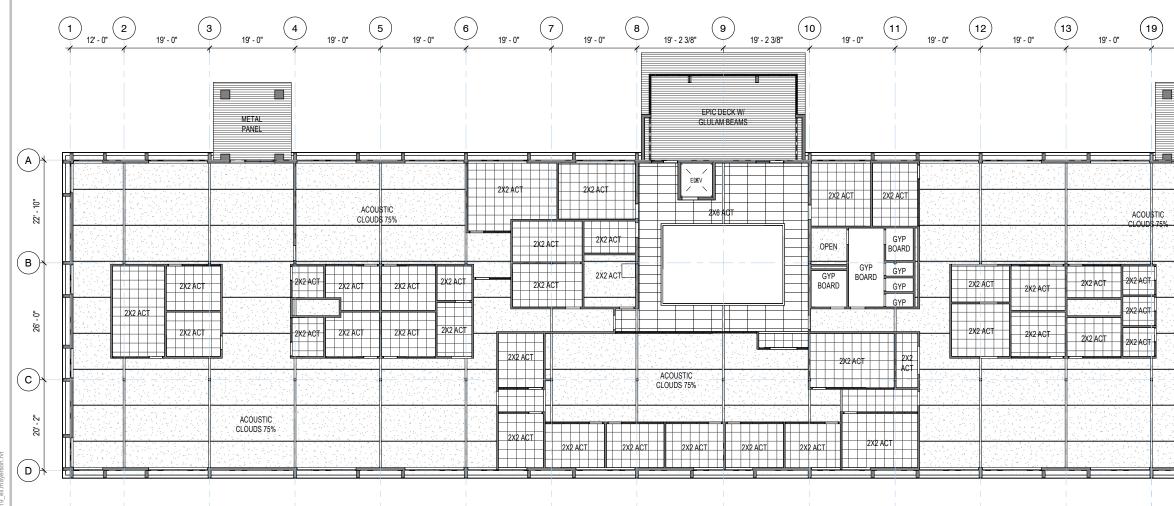


MROSD **ADMINISTRATIVE** OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

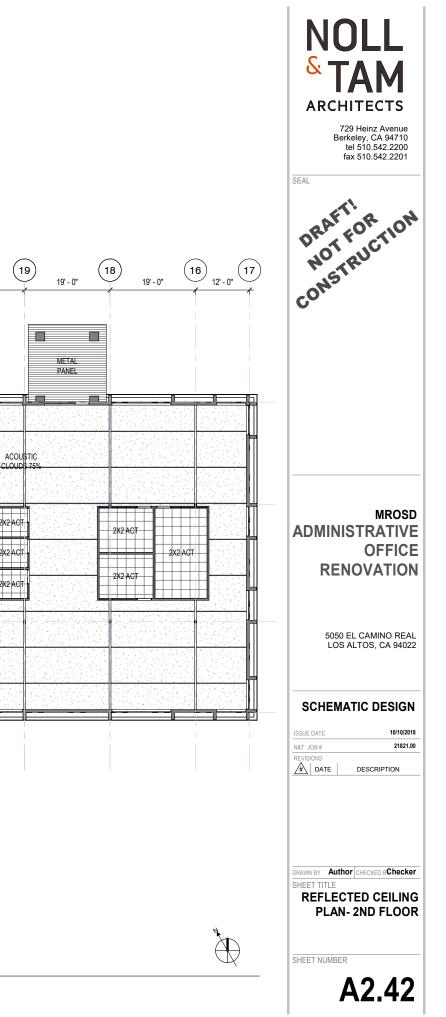
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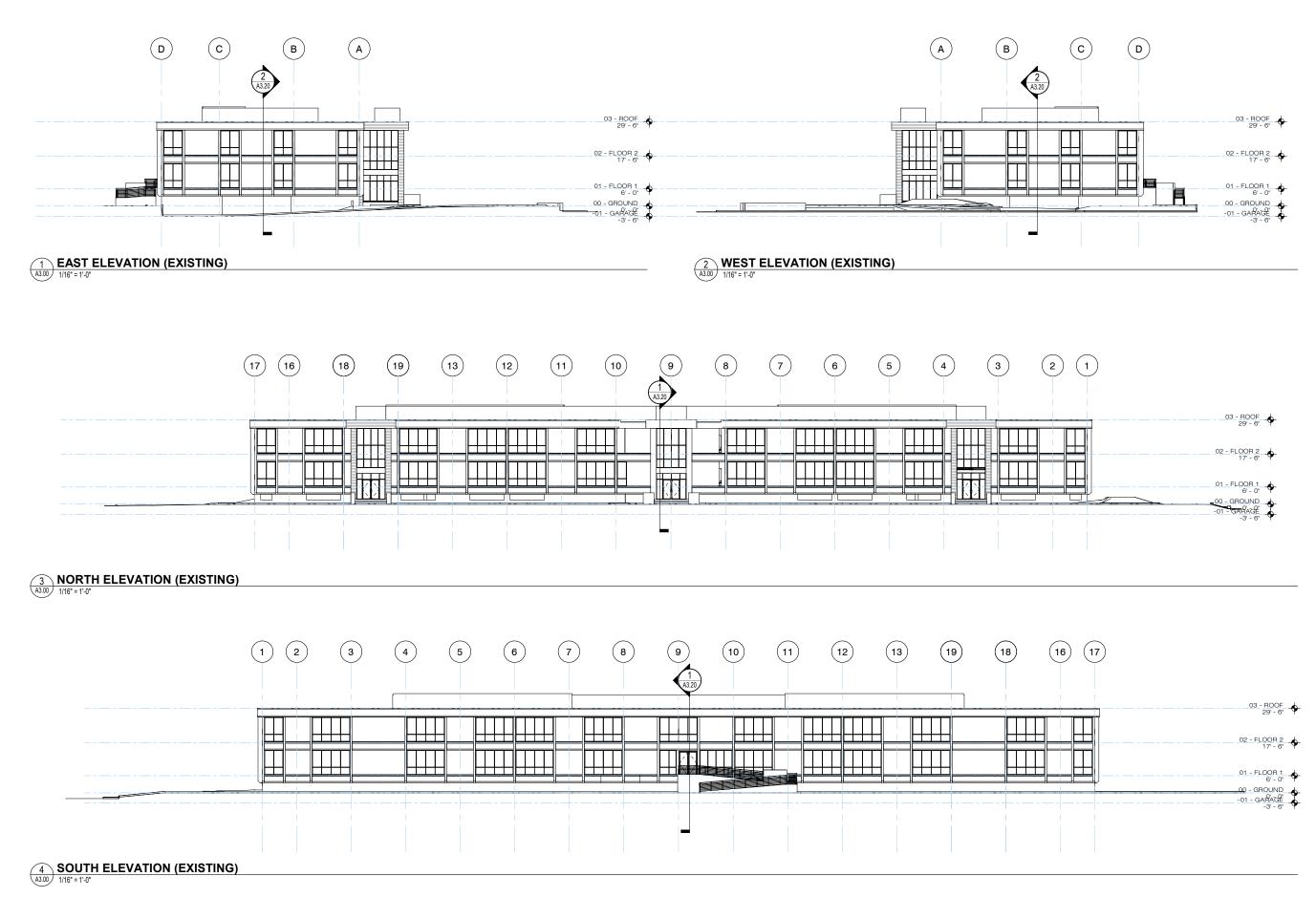




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1 02 - FLOOR 2 A2.42 3/32" = 1'-0"







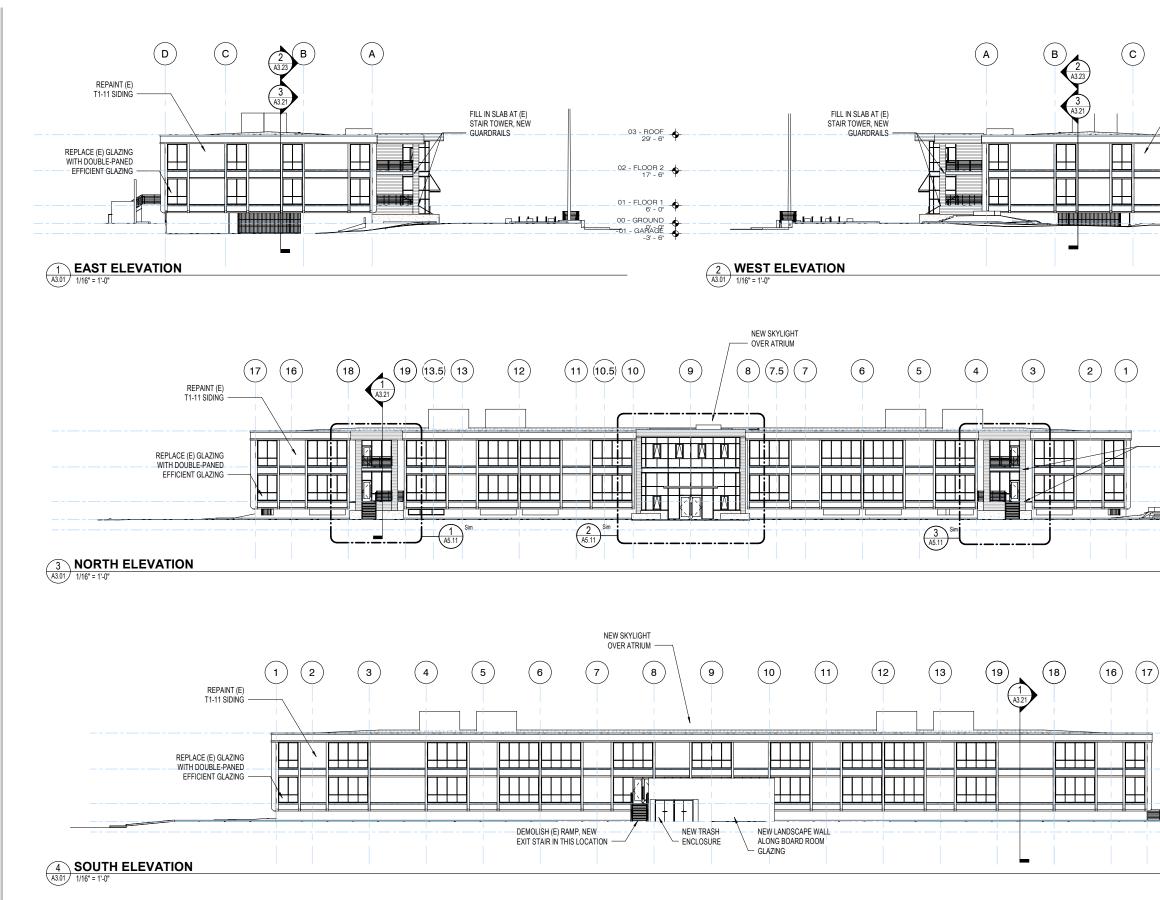
MROSD ADMINISTRATIVE OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

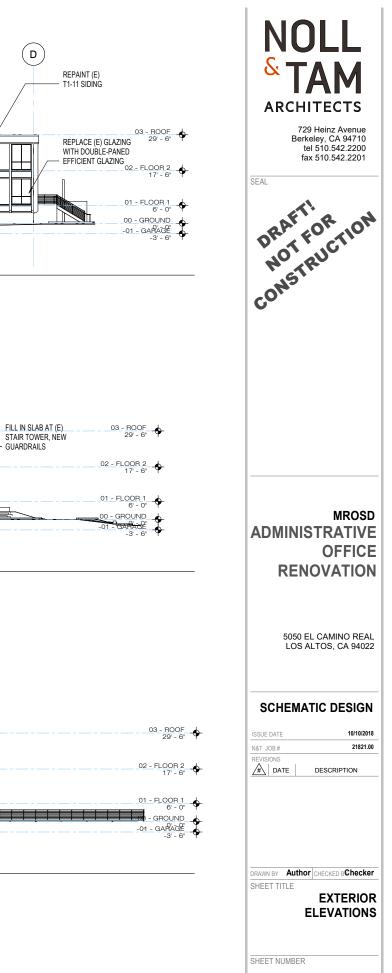
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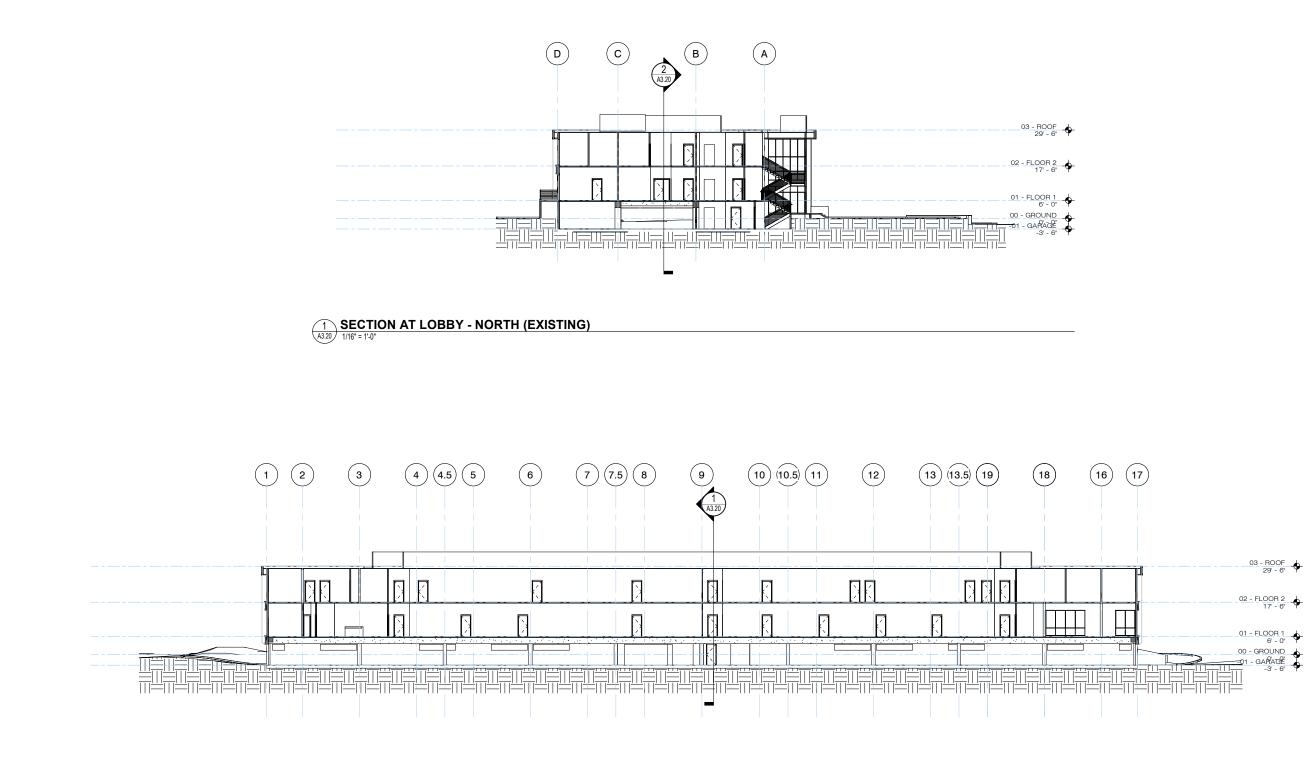


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A3.01

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² A320 LONGITUDINAL SECTION - NORTH (EXISTING)



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MROSD ADMINISTRATIVE OFFICE RENOVATION

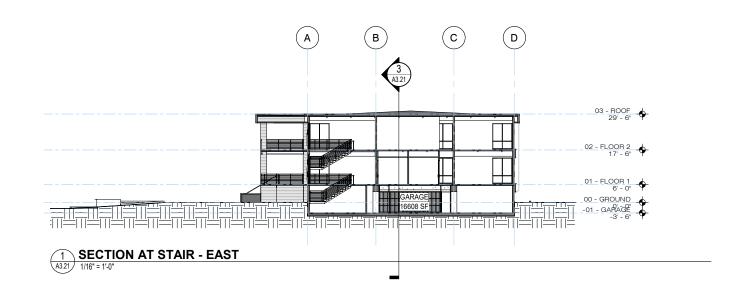
5050 EL CAMINO REAL LOS ALTOS, CA 94022

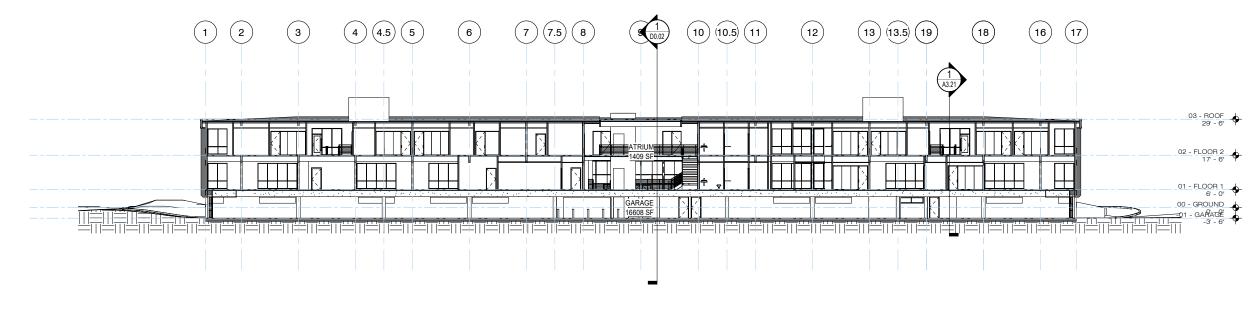
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SECTIONS







³ LONGITUDINAL SECTION - NORTH



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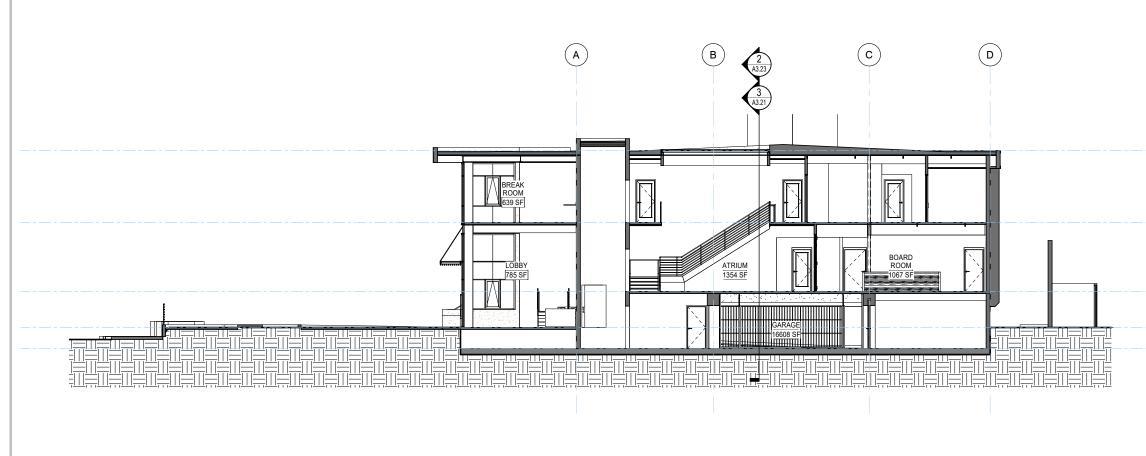
MROSD **ADMINISTRATIVE** OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

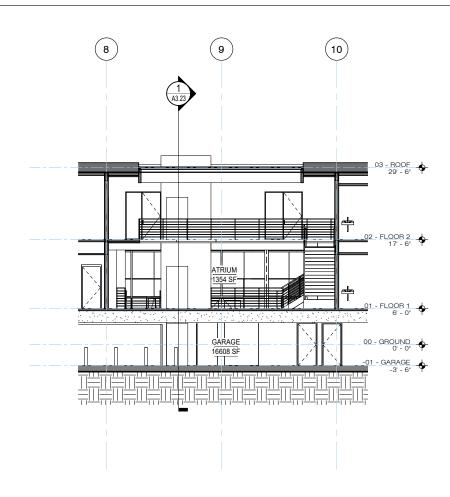
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BUILD	ING SECTIONS

A3.21



1 A3233 SECTION AT LOBBY - SOUTH 1/8" = 1'-0"





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MROSD **ADMINISTRATIVE** OFFICE RENOVATION

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SCHEMATIC DESIGN

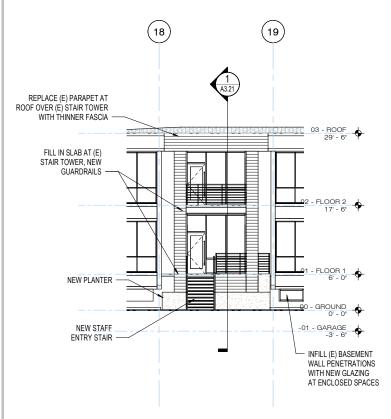
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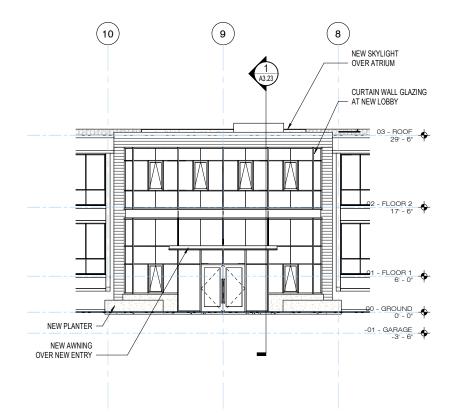
BUILDING SECTIONS











A5.11 1/8" = 1'-0"



(4)

FILL IN SLAB AT (E) STAIR TOWER, NEW GUARDRAILS

NEW PLANTER

NEW STAFF

ENTRY STAIR

_







5050 EL CAMINO REAL LOS ALTOS, CA 94022

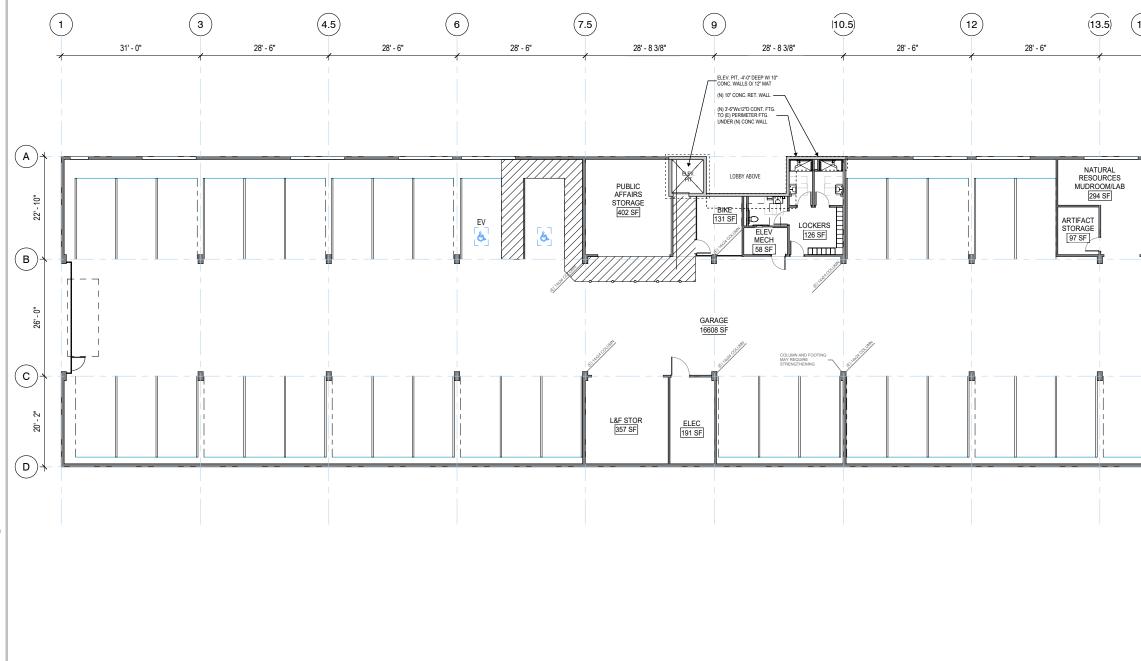
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A5.11

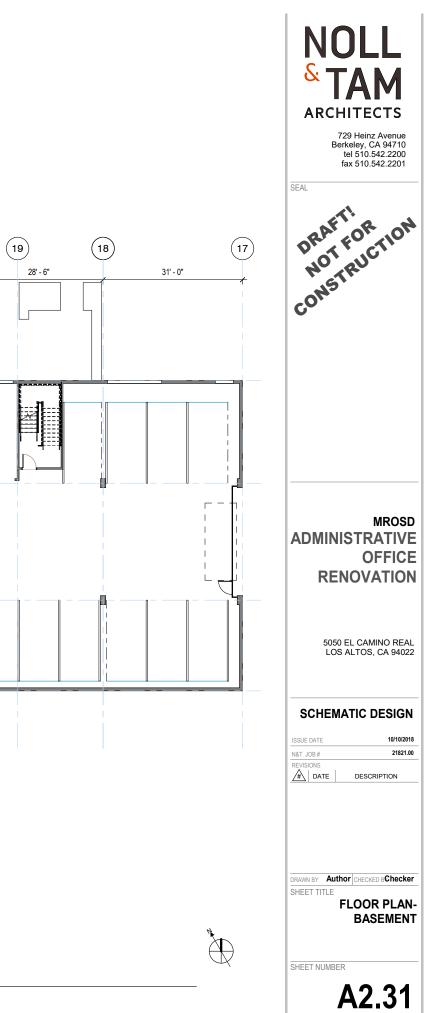


NORTH ENTRANCE ENLARGED ELEVATION



1 BELOW GRADE GARAGE PLAN 3/32" = 1'-0"

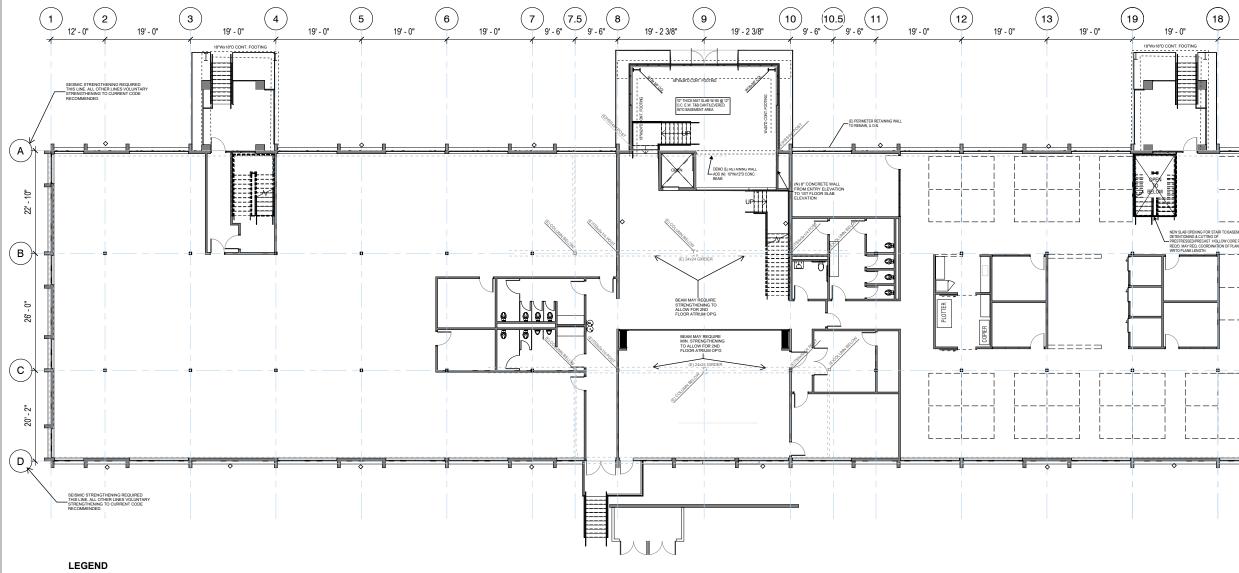
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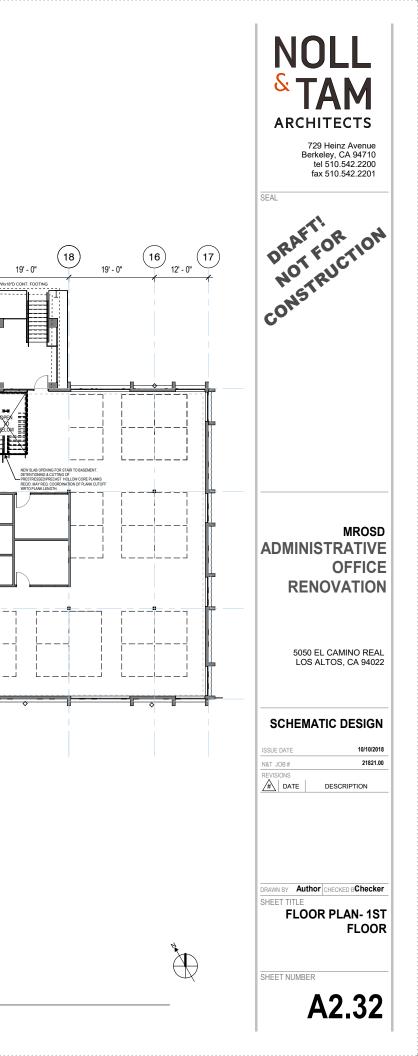
OUTLINE OF (E) CONCRETE WALL/COLUMN BELOW LEVEL

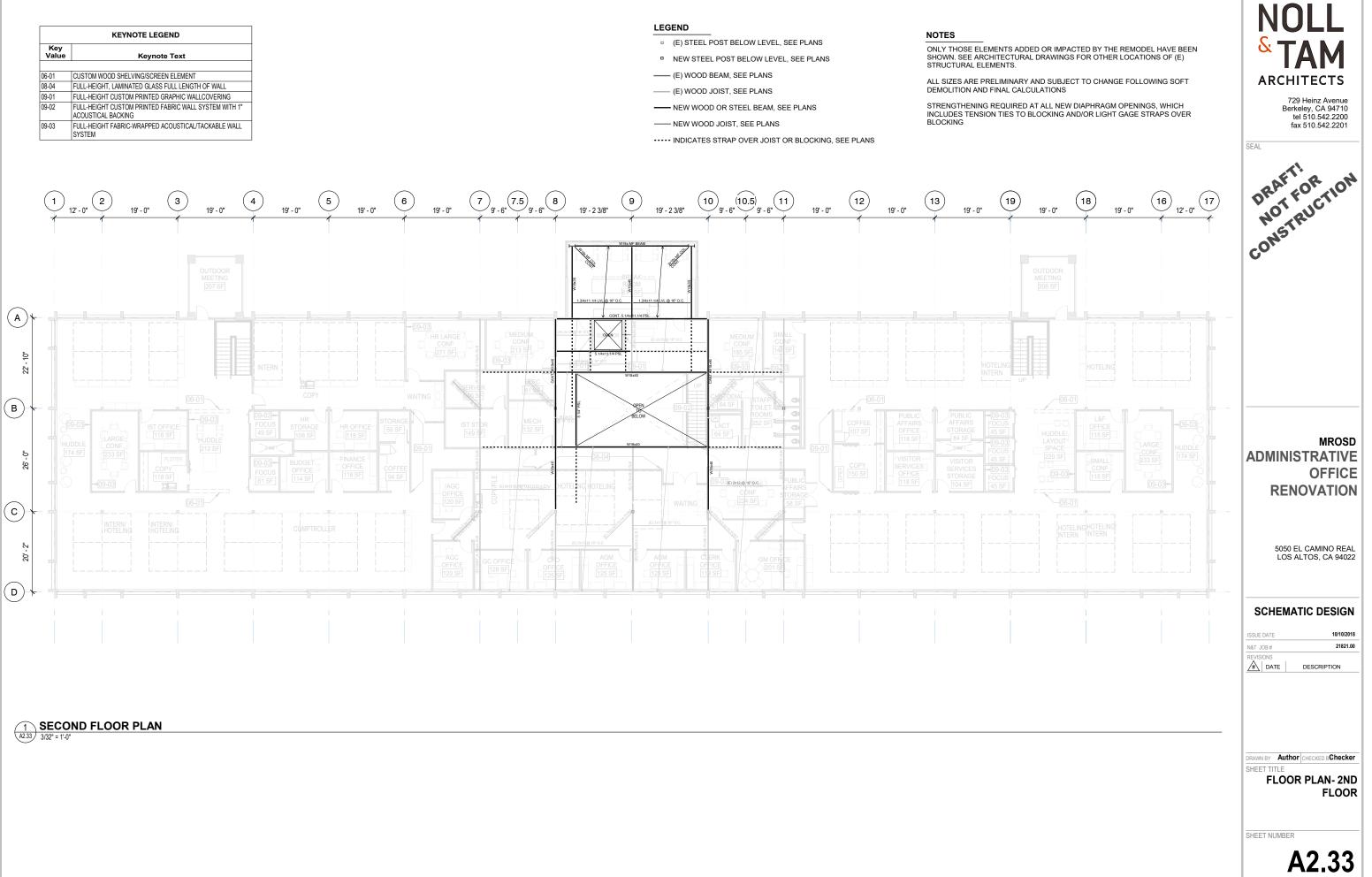
NEW AND/OR STENGTHENED (E) PLYWOOD SHEAR WALL

(E) OR NEW STEEL POST ABOVE LEVEL (AS NOTED)



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MROSD **ADMINISTRATIVE**

OFFICE RENOVATION

LOS ALTOS, CA 94022

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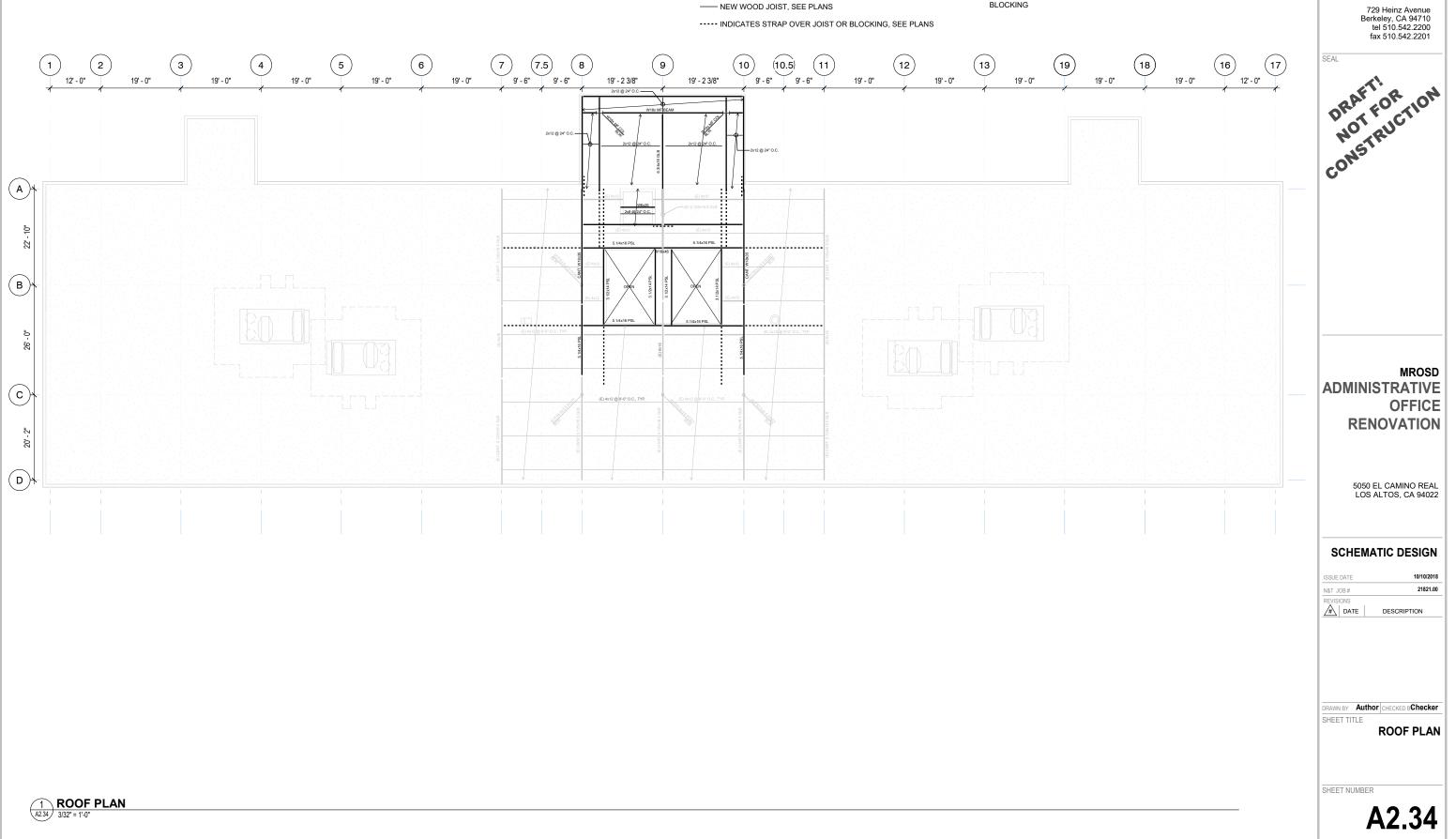
FLOOR

LEGEND

(E) STEEL POST BELOW LEVEL, SEE PLANS

- NEW STEEL POST BELOW LEVEL, SEE PLANS
- ------ (E) WOOD BEAM, SEE PLANS
- ------ (E) WOOD JOIST, SEE PLANS
- ------ NEW WOOD OR STEEL BEAM, SEE PLANS

····· INDICATES STRAP OVER JOIST OR BLOCKING, SEE PLANS



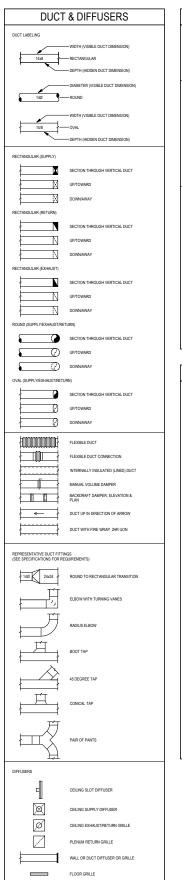
ONLY THOSE ELEMENTS ADDED OR IMPACTED BY THE REMODEL HAVE BEEN SHOWN. SEE ARCHITECTURAL DRAWINGS FOR OTHER LOCATIONS OF (E) STRUCTURAL ELEMENTS.

NOTES

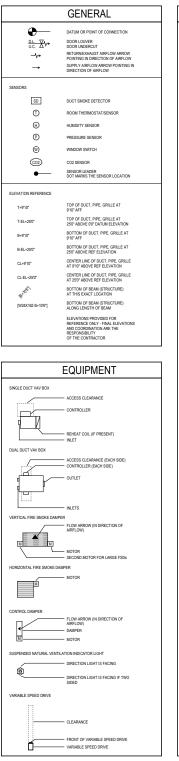
BLOCKING

ALL SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING SOFT DEMOLITION AND FINAL CALCULATIONS

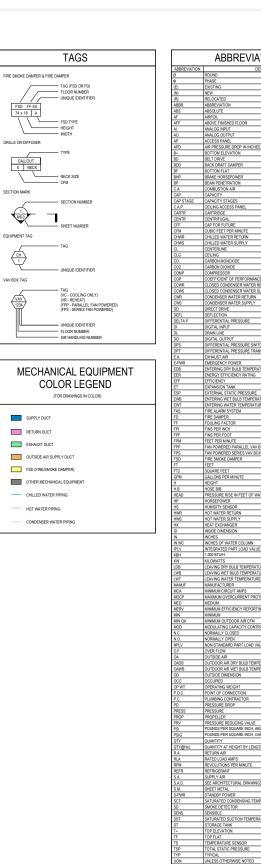
STRENGTHENING REQUIRED AT ALL NEW DIAPHRAGM OPENINGS, WHICH INCLUDES TENSION TIES TO BLOCKING AND/OR LIGHT GAGE STRAPS OVER ARCHITECTS



SWIRL DIFFUSER



MECH	ANICAL PIPING
	BALL VALVE
⊣∳⊢	BUTTERFLY VALVE
-K7-	CALIBRATED BALANCE VALVE
	FLOW CONTROL VALVE
	GLOBE VALVE
$\neg \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	GATE VALVE
- K -	CHECK VALVE
——————————————————————————————————————	STOP COCK VALVE
-\$\$-	PRESSURE REDUCING VALVE
-1%-	PRESSURE SUSTAINING VALVE
<u>−&</u> ⊢	3-WAY AUTOMATIC CONTROL VALVE
-\$\$-	2-WAY AUTOMATIC CONTROL VALVE
4+►	SAFETY RELIEF VALVE
Η	TEE
Ϋ́	ELBOW
m	TWIN SPHERE FLEX CONNECTION
	FLEXIBLE CONNECTION (METALLIC)
r Sr	SUCTION DIFFUSER W/ STRAINER & H.B.
-0-	POINT OF CONNECTION
	WYE STRAINER
₹ S	STRAINER W/ BLOW OFF H.B.
¢	TRIPLE DUTY VALVE
FS	FLOW SWITCH
DPT	DIFFERENTIAL PRESSURE TRANSMITTER
$\mathbf{\Theta}$	PRESSURE GAUGE
	THERMOMETER
(T) 	THERMO WELL W/ TEMP SENSOR
<u>T</u>	TEST FITTING (PETE'S PLUG)
<u>_</u>	MANUAL AIR VENT
01 	AUTOMATIC AIR VENT
	FLOW METER
	EXPANSION JOINT
- ×-	PIPE ANCHOR
-	ALIGNMENT GUIDE
	FLANGED JOINT/BLIND FLANGE
$\neg \mid \vdash$	UNION
\rightarrow	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	PIPE CAP
\longrightarrow	PIPE BREAK
0	PIPE UP
ə	PIPE DOWN
-	FLOW DIRECTION ARROW
	SUPPLY PIPE (CONTINUOUS LINE)
	RETURN PIPE



DESCRIPTION
PHASE EXISTING
NEW RELOCATED RELOCATED ABBREVIATION ASSOLUTE ASSOCI
ABOVE FINISHED FLOOR
ANALOG INPUT ANALOG OUTPUT
ACCESS PANEL AIR PRESSURE DROP IN INCHES WATER COLUMN
BOTTOM ELEVATION BELT DRIVE
BACK DRAFT DAMPER BOTTOM FLAT
BRAKE HORSEPOWER BEAM PENETRATION
COMBUSTION AIR CAPACITY
CAPACITY STAGES CEILING ACCESS PANEL
CARTRIDGE
CAP FOR FUTURE CUBIC FEET PER MINUTE
CHILLED WATER RETURN CHILLED WATER SUPPLY
CENTERLINE
CARBON MONOXIDE CARBON DIOXIDE
COMPRESSOR COEFFICIENT OF PERFORMANCE
CLOSED CONDENSER WATER RETURN CLOSED CONDENSER WATER SUPPLY
CONDENSER WATER RETURN CONDENSER WATER SUPPLY
DIRECT DRIVE DEFLECTION
DIFFERENTIAL PRESSURE DIGITAL INPUT
DRAIN LINE DIGITAL OUTPUT
DIFFERENTIAL PRESSURE SWITCH DIFFERENTIAL PRESSURE TRANSMITTER/TRANSDUCER
EXHAUST AIR EMERCENCY DOWER
ENTERING DRY BULB TEMPERATURE ENERGY EFECIENCY RATING
EFFICIENCY EXPANSION TANK
EXPANSION TANK EXTERNAL STATIC PRESSURE ENTERING WET BULB TEMPERATURE
ENTERING WET BOLD TEMPERATURE FIRE ALARM SYSTEM
FIRE ALARM STSTEM FIRE DAMPER FOULING FACTOR
FINS PER INCH FINS PER FOOT
FINS PER FOUL FEET PER MINUTE FAN POWERED PARALLEL VAV BOX FAN POWERED SERIES VAV BOX
FAN POWERED PARALLEL VAV BOX FAN POWERED SERIES VAV BOX
FIRE SMOKE DAMPER FEET
SQUARE FEET GALLONS PER MINUTE
HEIGHT HOSE BIB
PRESSURE RISE IN FEET OF WATER COLUMN HORSEPOWER HUMIDITY SENSOR
HUMIDITY SENSOR HOT WATER RETURN HOT WATER SUPPLY
HEAT EXCHANGER
INSIDE DIMENSION INCHES
INCHES OF WATER COLUMN INTEGRATED PART LOAD VALUE 1,000 BTUIH
KILOWATTS
LEAVING DRY BULB TEMPERATURE LEAVING WET BULB TEMPERATURE LEAVING WATER TEMPERATURE
LEAVING WATER TEMPERATURE MANUFACTURER MINIMUM CIRCUIT AMPS
MAXIMUM OVERCURRENT PROTECTION
MEDIUM MINIMUM EFFICIENCY REPORTING VALUE
MINIMUM MINIMUM OUTDOOR AIR CFM
MODULATING CAPACITY CONTROL NORMALLY CLOSED
NORMALLY OPEN NON-STANDARD PART LOAD VALUE
OVER FLOW
OUTSIDE AIR OUTDOOR AIR DRY BULB TEMPERATURE OUTDOOR AIR WET BULB TEMPERATURE
OUTSIDE DIMENSION OCCUPIED
OPERATING WEIGHT POINT OF CONNECTION
PLUMBING CONTRACTOR PRESSURE DROP
PRESSURE PROPELLER
PROFELLER PRESSURE REDUCING VALVE POUNDS PER SQUARE INCH, ABSOLUTE
POUNDS PER SQUARE INCH, GAUGE QUANTITY
QUANTITY QUANTITY AT HEIGHT BY LENGTH RETURN AIR
RATED LOAD AMPS
REVOLUTIONS PER MINUTE REFRIGERANT SUBDI V AIR
SUPPLY AIR SEE ARCHITECTURAL DRAWINGS
SHEET METAL STANDBY POWER
SATURATED CONDENSING TEMPERATURE SMOKE DETECTOR
SENSIBLE SATURATED SUCTION TEMPERATURE
STORAGE TANK TOP ELEVATION
TOP FLAT TEMPERATURE SENSOR
TOTAL STATIC PRESSURE TYPICAL
UNLESS OTHERWISE NOTED
VARIABLE FREQUENCY DRIVE
VARIABLE SPEED DRIVE VARIABLE VOLUME COOLING ONLY VARIABLE VOLUME REHEAT
WIDTH WITH
WIH WALL ACCESS PANEL WATER PRESSURE DROP IN FEET WATER COLUMN

NOLL Second ACCHITECTS 29 Heirz Avenue Berketey: CA 94270 berketey: CA 942700 berketey: CA 94270 berketey: CA 94270 berketey: CA 942700 berketey: CA 942700
Taylor Engineering
PROJECT TITLE MROSP ADMINSTRATIVE OFFICE RENOVATION 5050 EI Camino Real Los Altos, CA 94022
ISSUE TITLE 100% SD ISSUE DATE 452019 NOLL ATAM JOB NUMBER 21821.00 REVISIONS DATE DESCRIPTION
SHEET TITLE HVAC LEGENDS AND ABBREVIATIONS SHEET NUMBER MO.01

PACKAGED ROOFTOP AIR CONDITIONING UNITS																												
TAG	MANUFACTURER &		NOM	REFRIGERANT		RANT SUPPLY FAN		FAN		RETURN/RELIEF FAN			COOLING			FILTER			MIN GA (CFM)				ELECTRICAL			OP W	T ACCESSORIES	
TAG	MODEL NO	SERVING	TONS	TYPE	LBS	CFM	ESP	BHP	НР	CFM	ESP E	внр н	P 🛏		LDB	CAP	TYPE DE	PTH MER	V DES	S AB		R SEER		MOCP	RLA	VΦ	(LBS) ALLESSURIES
	DAIKIN MPS030FY	-	30	R-410A		10,000	2"		7.5	10,000	1.25"		-	88 · 65 ·			CART- RIDGE	t" 13		155	i0 10.3	13	100			460/3	5000	ROOF CIRE ECONOMZER WORVBULB H-LIMIT SWITCH, POWER EXHAUST, DUCT SMOKE DETECTOR (SUPPLIED BY DIV 16) MOUNTED IN UNIT DISCHARGE AND WIRED TO SHUT OFF FAM

	BOILER							PUMP					
TAG	MANUFACTURER & MODEL NO CAP (VBH) N EVT LUXT DESIGN GPM MN ELECTRCAL (PW) OP WIT ACCESSORES REMARKS		TAG	MANUFACTURER & MODEL NO	SERVING	TYPE	GPM	HEAD RPM	INLET PSIG BHP	ELEC HP	ELECTRICAL HP V/ф VFD/ECM		ACCESSORIES
	LOO-INVAR CREST_F0N0751 750 722 130 180 40 - 7 FLA 1201 1800 80 PSIG PRESSURE RELIEF VMLVE		(HWP)	B&G e-1531 1.25AD	HEATING WATER	CLOSE CPLD IN-LINE	40	- 1800		2	460/3	- 110	

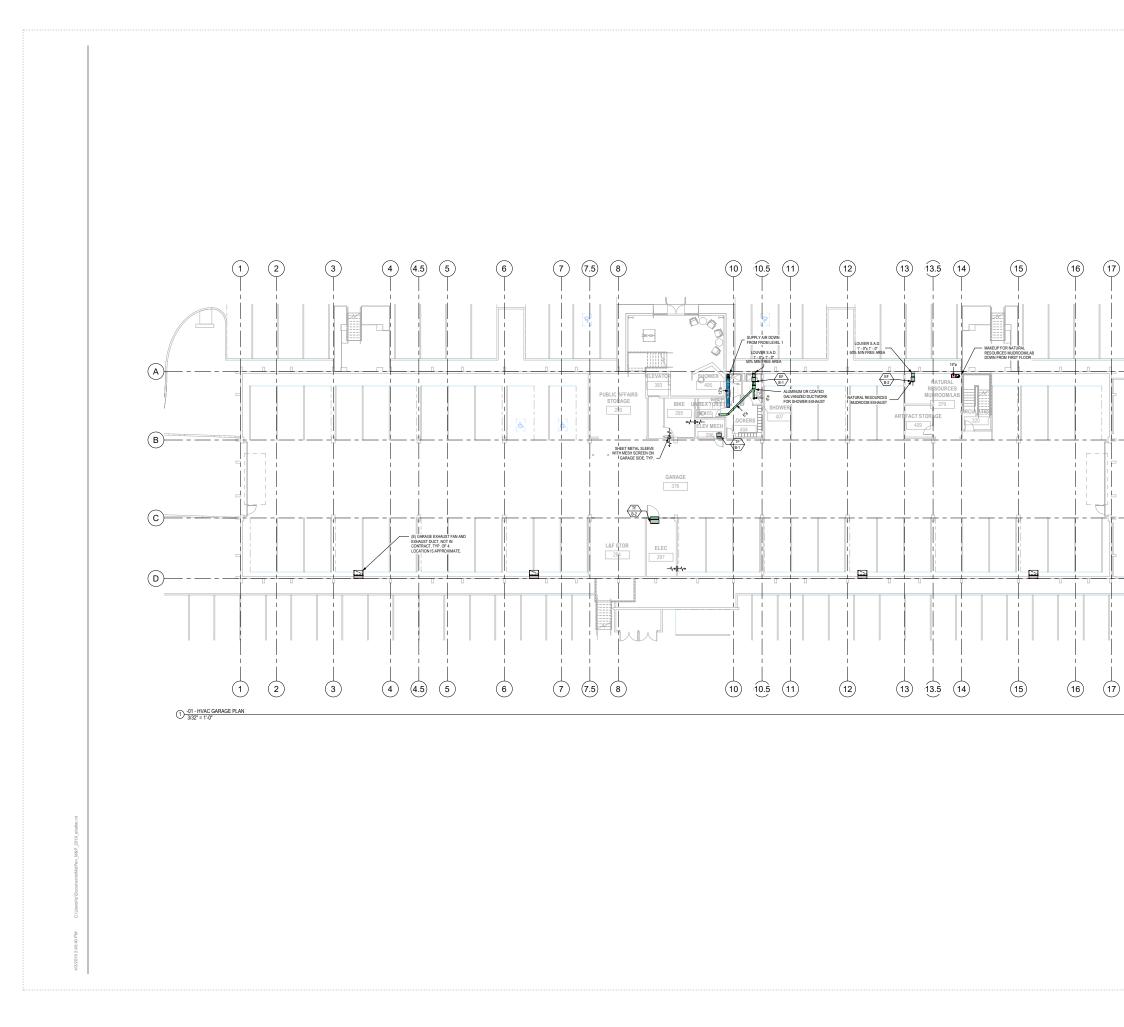
TEMPERATURE CONTROL PANEL														
TAG	MANUFACTURER & MODEL NO	SERVING	DESCRIPTION	ELECT	RICAL V/Φ	OP WT (LBS)	ACCESSORIES	REMARKS						
			CONTROL PANEL	20A	120/1	45		NEMA 1						

NOTE: DUAL DUCT ALTERNATE REUSING EXISTING ROOFTOP AC UNITS AND GAS FURNACES AND SHAFTS NOT SHOWN ON DRAWINGS. SEE HVAC BOD.

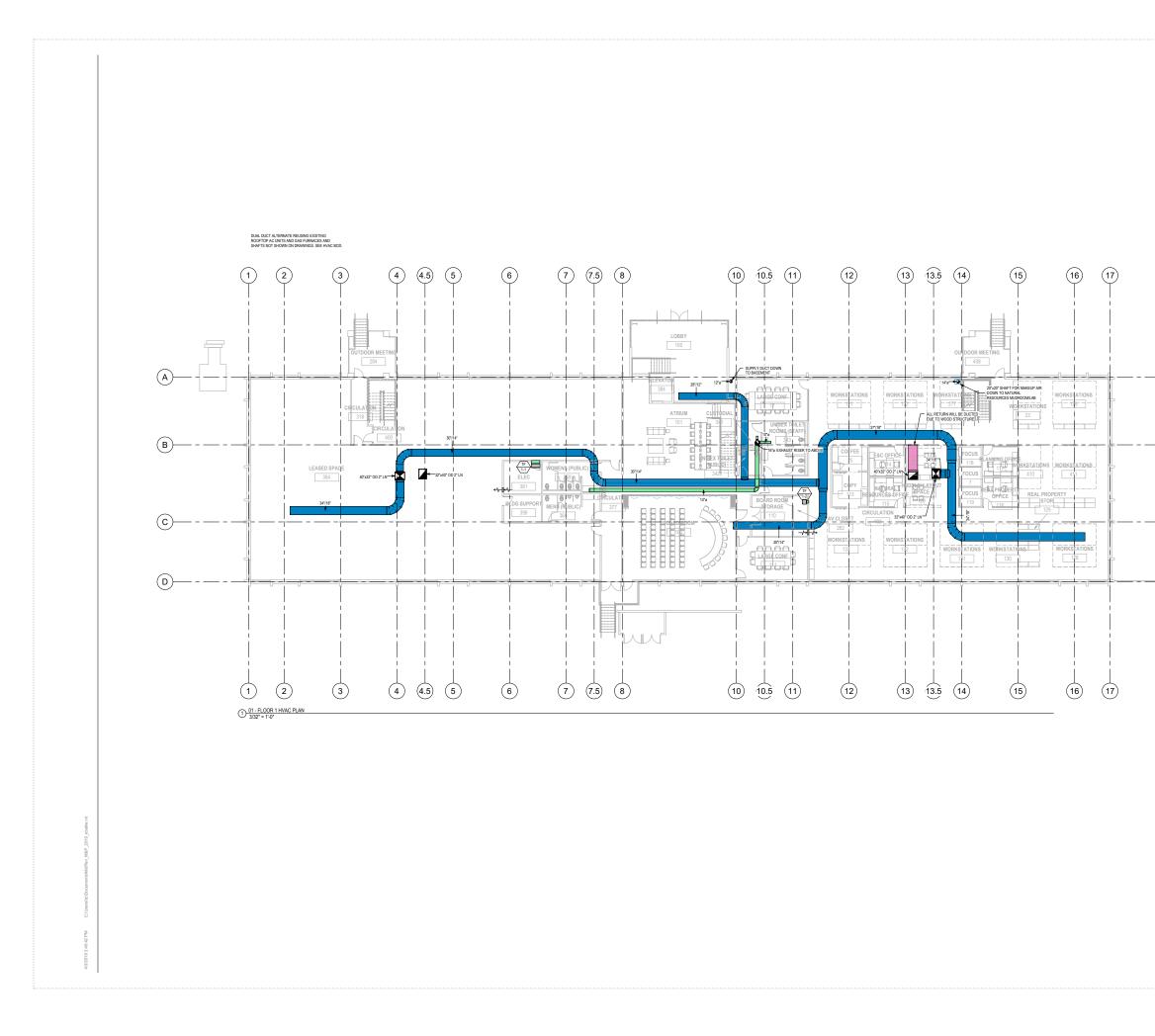
					F٨	ANS							
TAG	MANUFACTURER & MODEL	SERVING	TYPE	CEM	TSP	RPM	SONES		ELEC	CTRICAL		OP WT	
ING	ND	SERVING	TIPE	Crm	Tar	NP IN	JUNES	BHP	HP	V/Φ	VFD/ECM	(LBS)	
EF B-1	GREENHECK SQ-95-D	LOCKER ROOM	CENTRIFUGAL INLINE FAN	340	0.5			0.1	1/8	120/1		50	BACKDRAFT
EF B-2	GREENHECK SQ-90-D	BASEMENT MUDROOM	CENTRIFUGAL INLINE FAN	300	0.5		-	0.1	1/10	120/1		50	BACKDRAFT
EF 3-1	GREENHECK GB-180HP	GENERAL EXHAUST	UTILITY SET DOWNBLAST ROOF EXHAUSTER	2225	1.5		-	1.1	1.5	460/3		200	BACKDRAFT
(B-1)	GREENHECK CSP-A410	ELEVATOR CONTROL ROOM	CABINET FAN	275	0.25			72 WATTS		120/1		40	SPEED CONT
TF B-2	GREENHECK CSP-A1750	BASEMENT ELECTRICAL ROOM	CABINET FAN	650	0.25			92 WATTS		120/1		75	SPEED CONT
	GREENHECK CSP-A1750	LEVEL 1 ELECTRICAL ROOM	CABINET FAN	650	0.25		-	92 WATTS		120/1		75	SPEED CONT
(TF) 1-2	GREENHECK CSP-A710	AV CLOSET	CABINET FAN	335	0.25			98 WATTS		120/1		40	SPEED CONT
2-1	GREENHECK CSP-A1750	SERVER RDOM	CABINET FAN	675	0.25			270 WATTS		120/1		75	SPEED CONT
(TF) 2:2	GREENHECK CSP-A1750	LEVEL 2 ELECTRICAL ROOM	CABINET FAN	650	0.25	-		92 WATTS		120/1	-	75	SPEED CONT
CF 2-1	BIG ASS FANS ESSENCE	ATRIUM	14' DIAMETER					-	10A	120/1		100	REMOTE ST

REMARKS		
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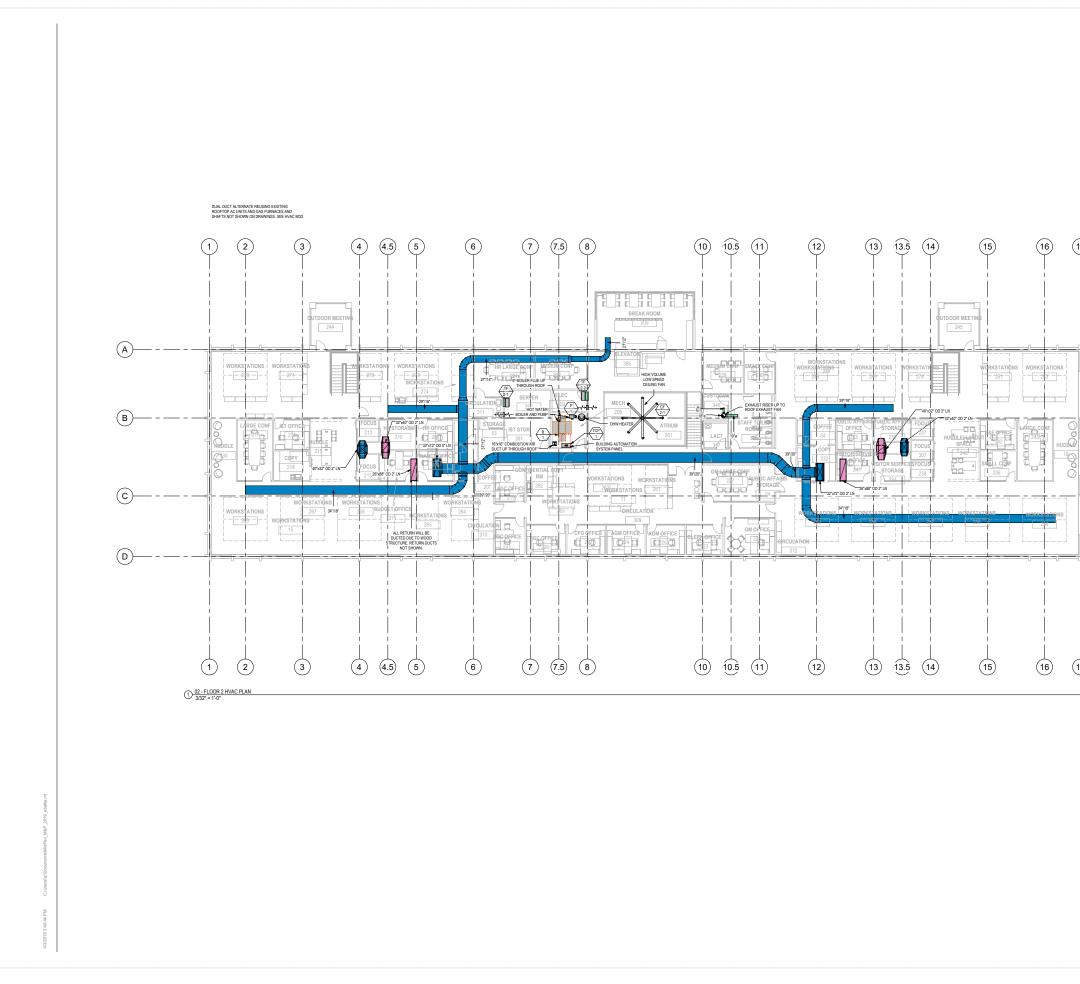
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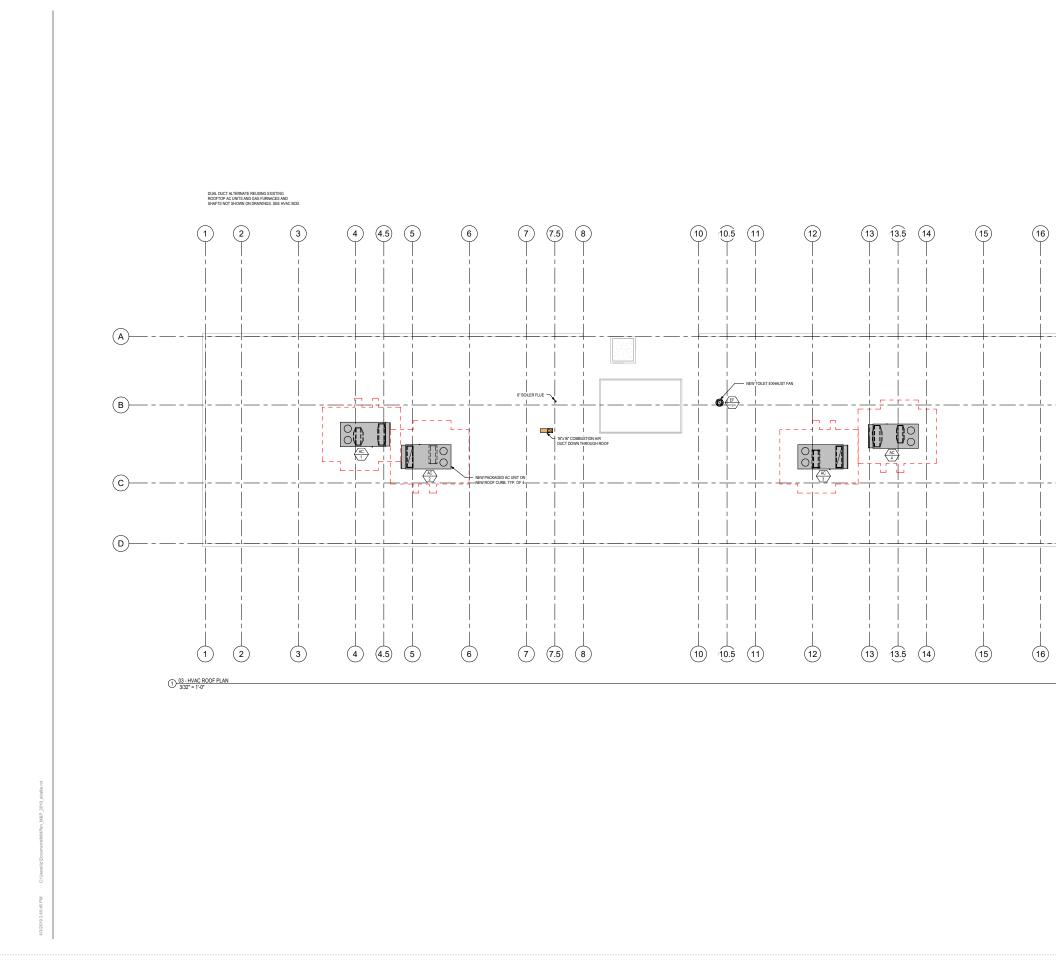


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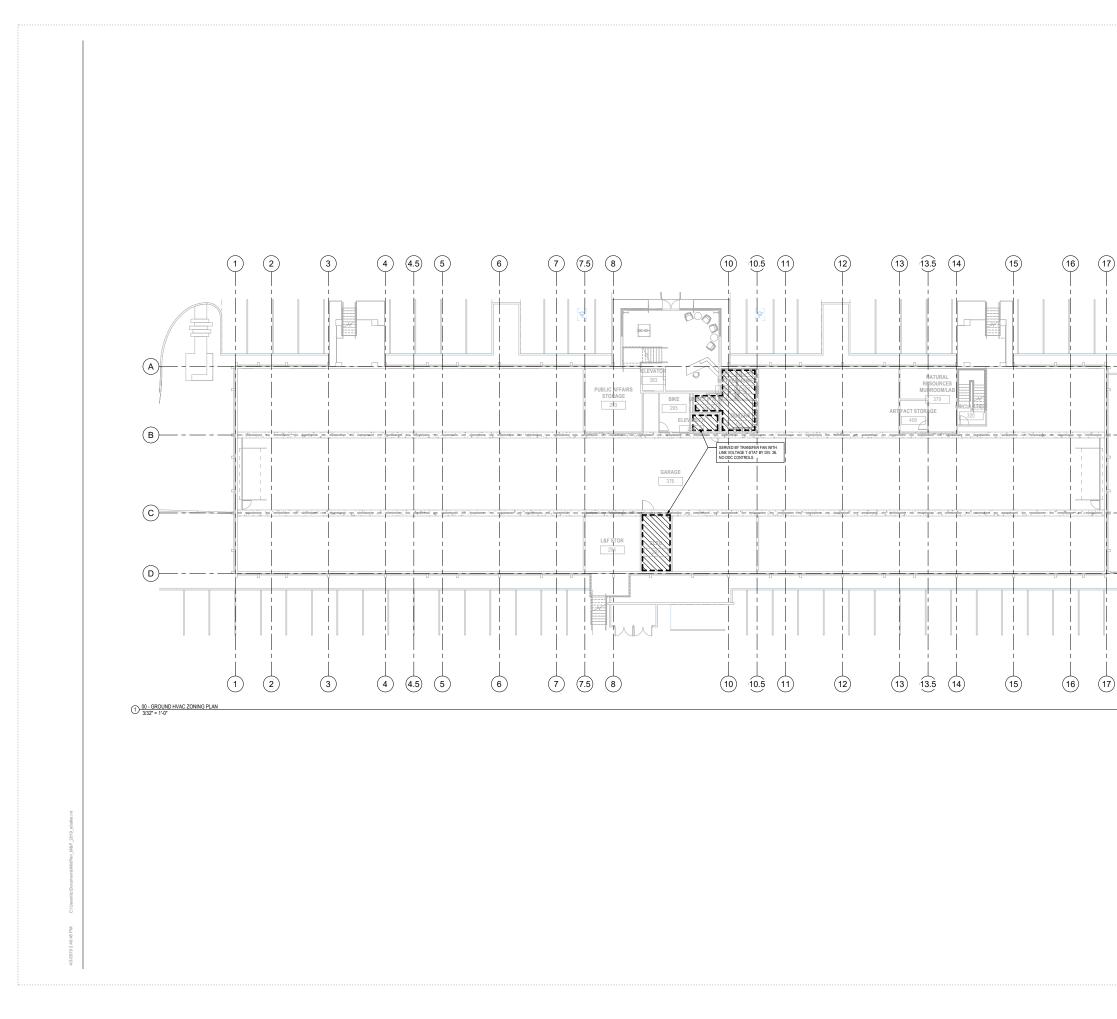


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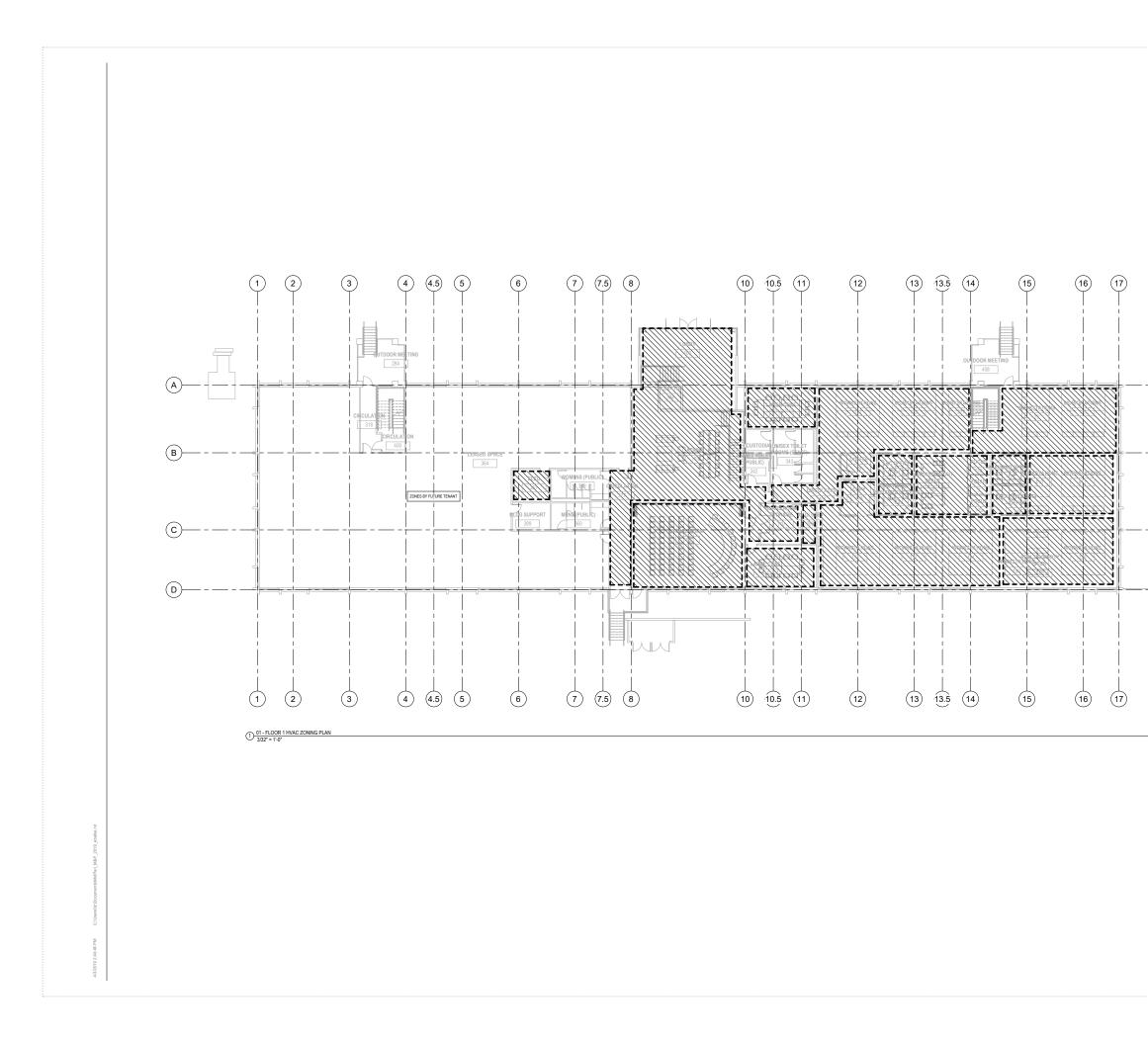
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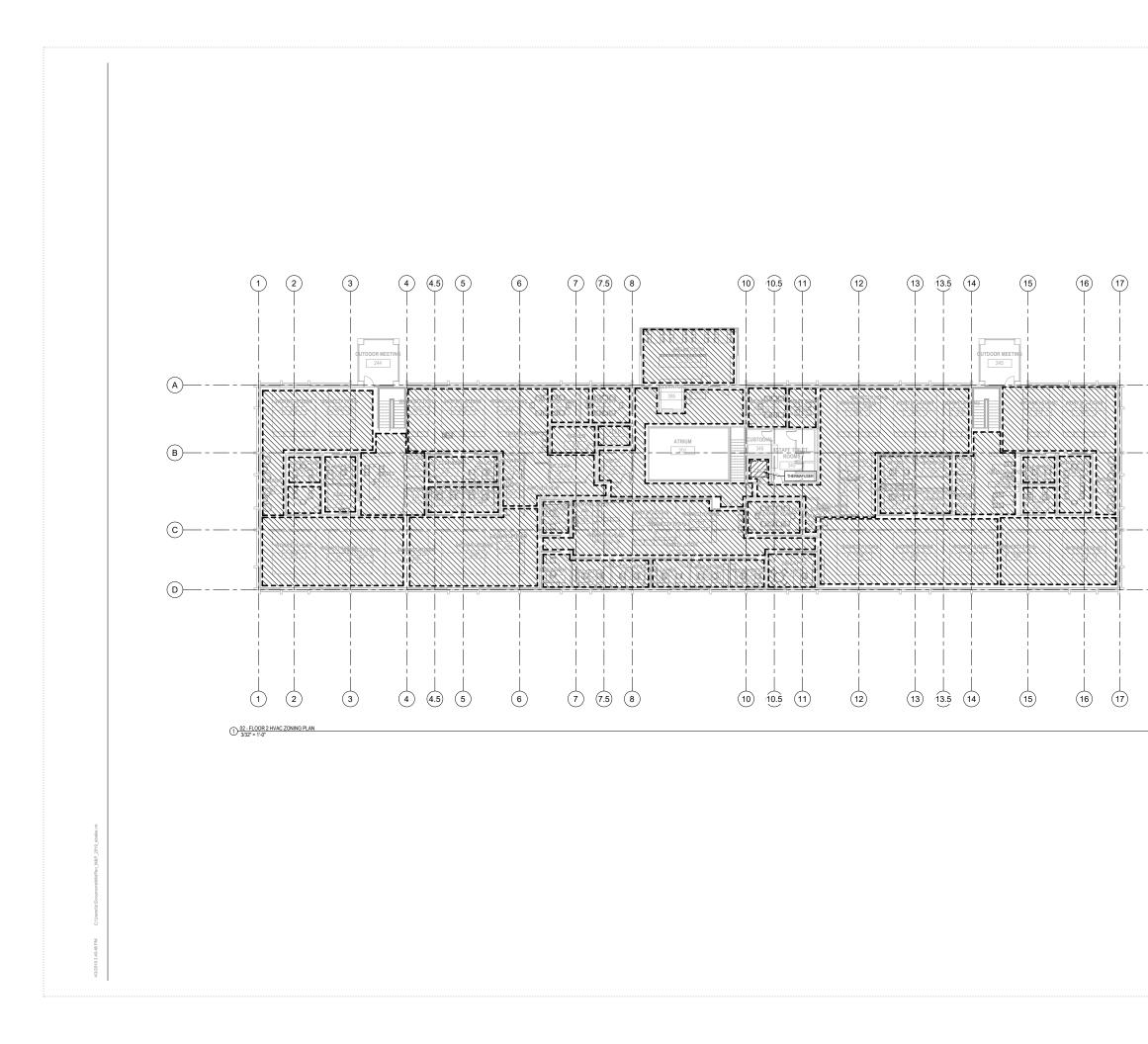
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GENERAL DEMOLITION NOTES

THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL LINES, LEVELS, DIMENSIONS AND TTING CONDITIONS. THE INFORMATION ON THE DRAWINGS RÉGARDING EXISTING TRICAL EQUIPMENT AND BRANCH CIRCUITS IS THE RESULT OF FIELD SURVEY AND IS URATE TO THE BEST OF OUR KNOWLEDGE. IT IS INTENDED, HOWEVER, AS A GUIDE FOR IN VERIFICATION ONLY. ANY EXISTING ELECTRICAL EQUIPMENT IN THE AREA OF NEW CONSTRUCTION NOT SHOWN ON THE EXISTING PLANS SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER FOR DETERMINATION OF ACTION REQUIRED. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS TO BE REMOVED, ALL CONDUIT AND WIRE BACKT OTH EPARKE SHALL BE ENTITELY REMOVED AND THE CIRCUIT IN PARKE ISHALL BE MARKED "SPARE". THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.

WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS NOT TO BE REMOVED, THE CIRCUIT SHALL BE MAINTAINED CONTINUOUS TO THE EXISTING EQUIPMENT IN USE WITH MINIMUM INTERRUPTIONS OF POWER. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONUT, AND WIRE AS WELL.

WHENEVER THE REMOVAL OF EXISTING CONSTRUCTION REVEALS ELECTRICAL WORK THAT IS TO REMAIN, BUT IS IN CONFLICT WITH NEW CONSTRUCTION, RELOCATE THE EXISTING ELECTRICAL WORK AS DECESSARY TO AVOID ANY CONFLICT. RELOCATION WORK SHALL BE DONE TO MINIMIZE ANY INTERRUPTIONS OF POWER.

CARE SHALL BE TAKEN IN ORDER TO IDENTIFY AND PROTECT ALL EXISTING ELECTRICAL WORK THAT IS TO REMAIN.

ENSURE RECONNECTION OF EXISTING DEVICES WHOSE CIRCUITS HAVE BEEN INTERRUPTED BY DEMOLITION BY PROVIDING NEW CONNECTION TO ANOTHER EXISTING TO REMAIN DEVICE OR PANEL.

ALL EXISTING ELECTRICAL EQUIPMENT SHOWN ON THE PLANS FOR NEW WORK ARE THOSE WHICH ARE TO BE REUSED DURING SOME PHASE OF THE NEW CONSTRUCTION OR REOUIRE SOME SPECIAL CONSIDERATIONS

WHENEVER THE REMOVAL OF EXISTING ELECTRICAL PANELBOARDS ARE CALLED FOR AND ALL EXISTING BRANCH CIRCUITS ARE NOT TO BE REMOVED. THE EXISTING BRANCH CIRCUITS EXISTING BRANCH CIRCUITS ARE NOT TO BE REMOVED, THE EXISTING BRANCH CIRCUITS STAILBE COMMICTED TO OTHER VESTSTING ELECTRICAL EQUIPMENT OF APARES STALL IN USE WITH MINIMUM INTERRIPTIONS OF POWER. ALSO, IF REQUIRED, THESE SAME BRANCH CIRCUITS SHALL BE RECONNECTED TO RELOCATE EXISTING OR NEW PANELBOARDAS AS PART OF THE NEW CONSTRUCTION. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONSTRUCTION WITH A WELL.

10. THE ELECTRICAL CONTRACTOR SHALL REVISE EXISTING PANEL SCHEDULES TO CORRESPOND TO ACTUAL CONDITIONS AFTER ALL DEMOLITION AND NEW WORK IS COMPLETED.

11. REMOVE ALL ABANDONED CONDUIT AND WIRE ABOVE CELLINGS.

WHEN ELECTRICAL EQUIPMENT OR DEVICE IS REMOVED FROM AN EXISTING WALL OR CEILING WHICH IS TO REMAIN. PATCH ABANDONED OPENINGS TO MATCH EXISTING FINISH.

13. IN GENERAL, THE DENDLITION PLANE SHOW ALL EXISTING EQUIPMENT THAT IS TO BE REPORT DURINGS INVESTIGATION PLANES, HEAVEN VARIAGE, RELEATEND EQUIPMENT THAT IS SHOWED DURINGS INVESTIGATION IN THE AREA SCHEMING IN THE REPORT OF THE REPORT OF THE REPORT OF THE REPORT OF THE DENDLISHED, SHALL BE REPORT OF THE THE UNCLUDIENT CONDUCT AND WIRES BACK TO THE LAST REMAINING FIXTURE, OUTLIT, DEVICE, ETC.) UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH ARCHITECT AND CENERAL CONTRACTOR.

EXISTING CONDUIT FEEDS UP THROUGH FLOOR SHALL BE CUT OFF AND PLUGGED FLUSH WITH FLOOR WHERE EXISTING WALLS, ETC., ARE REMOVED. REMOVE CONDUCTORS FROM THE POINT BACK TO LAST OUT HE TPEMALING IN SERVICE

15. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC. REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF REROUTING OF CONDUIT, WIRE, ETC. AS REQUIRED.

IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF EXISTING CIRCUITS AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF

. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REMERSTS, IN: AS FOUND CONDITION: EQUIPMENT THAT STO ESTABLE EXISTS, STATUS, STATUS, STATUS, STATUS, STATUS, STATUS, STATUS, STATUS, TEMPORARILY REMOVED DUE TO THE CONSTRUCTION SHALL BE CLEANED AND RE-INSTALLED IN TIS ORIGINAL CONDITION OR AS REQUIRED.

WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT OFF AND CAPPED FLUSH WITH THE FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT"

IF ANY EQUIPMENT THAT IS SCHEDULED TO REMAIN IN OPERATION IS DAMAGED BY THE CONTRACTOR, IT SHALL BE REPLACED TO ITS ORIGINAL CONDITION SATISFACTORY TO THE OWNER AT CONTRACTOR'S EXPENSE.

₩₩ FIRE ALARM SYSTEM END-OF-LINE RESISTOR FIRE SMOKE DAMPER BY MECHANICAL. COORDINATE WITH MECHANICAL FOR MONITORING TO FIRE ALARM SYSTEM (INCLUDING SMOKE DETECTOR PROVISIONS). CONTROL OF DAMPER TO BE BY MECHANICAL, U.O.N. PROVIDE TOGGLE TYPE DISCONNECT SWITCH FSD FACP FIRE ALARM CONTROL PANEL FIRE ALARM ANNUNCIATOR PANE FAAP WEATHERPROOF ENCLOSURE . CONDUIT AND WIRE CONCEALED IN CEILING OR WALL - - CONDUIT AND WIRE RUN EXPOSED CROSSMARKS INDICATE QUANTITY OF #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR (INCLUDED BUT NOT INDICATED), NO HASHMARKS INDICATES (2) #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR, U.O.N. ROUND WIRE WIRE SIZE 10 AWG FOR ALL CONDUCTORS, INCLUDING GROUND WIRE, THROUGHOUT THE COMPLETE CIRCUIT (#10) FLEXIBLE METALLIC CONDUIT HOMERUN TO PANELBOARD OR TERMINAL BOARD, AS NOTED ON PLANS COMPLETE CONNECTION OF EQUIPMENT CONDUIT STUBBED OUT, CAPPED AND MARKED CONDUIT TURNED DOWN TELEPHONE SYSTEM CONDUIT AND PULLWIRE; 3/4" U.O.N. D TELEPHONE/DATA SYSTEM CONDUIT AND PULLWIRE: 3/4" U.O.N. #4/0 COPPER GROUNDING ELECTRODE CONDUCTOR U.O.N (AC-1) MECHANICAL EQUIPMENT DESIGNATION - SEE MECHANICAL PLANS $\left(\frac{3}{E-6} \right)$ DETAIL DESIGNATION - SEE DETAIL 3, SHEET E-6 (1)NUMBERED SHEET NOTE €m UTILITY METER CURRENT TRANSFORMERS) 30A 3P CIRCUIT BREAKER. NUMBER INDICATES 30A 3-POLE (1504N) FEEDER SIZE - SEE POWER SINGLE LINE DIAGRAMS & FEEDER SCHEDULE ABBREVIATIONS A.F.F. ABOVE FINISHED FLOOP A.F.G. ABOVE FINISHED GRADE CONDUIT CABLE TV CATV C.O. CONDUIT ONL

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PA

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STC

TELE

TVSS

U.O.N.

VAV

WPIU

COPPER

EXISTING

EQUIPMENT

EXTERIOR

LOCKABLE

LOW VOLTAGE

MANUFACTURE

MAIN LUGS ONLY

N.E.C. NATIONAL ELECTRICAL CODE

N.I.E.C. NOT IN ELECTRICAL CONTRACT

PUBLIC ADDRESS

S.A.D. SEE ARCHITECTURAL DRAWINGS

SIGNAL TERMINAL CABINET

UNLESS OTHERWISE NOTED

WEATHER PROOF, NEMA 3R

WEATHER PROOF WHILE IN USE

OWNER FURNISHED, CONTRACTOR INSTALLED

INDICATES FIXTURES ON PHOTOCELL CONTROL

INDICATES FIXTURES ON TIMECLOCK CONTROL

VAV BOX, <u>SEE</u> MECHANICAL DIVISION DRAWINGS FOR LOCATIONS. PROVIDE TOGGLE TYPE DISCONNECT SWITCH

TRANSIENT VOLTAGE SURGE SUPPRESSION

MOUNTED

NEW

O.A.H. OVERALL HEIGHT

PANEL

TELEPHONE

NELL NELITRAL

MAIN CIRCUIT BREAKER

MAIN DISTRIBUTION FRAM

ELECTRICAL CONTRACTOR

ENERGY MANAGEMENT SYSTEM

FLEXIBLE METALLIC CONDUIT

INTERMEDIATE DISTRIBUTION FRAME

FEED THROUGH LUGS

EXISTING FOUIPMENT TO BE RELOCATED

EMERGENCY LIGHT FIXTURE ON EMERGENCY GENERATOR OR INVERTER, SWITCHABLE, U.O.N.

EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, SWITCHABLE

EXISTING EQUIPMENT TO BE DISCONNECTED AND REMOVED

GROUND FAULT CIRCUIT INTERRUPTING TYPE RECEPTACLE

(R) FIRE ALARM SYSTEM RELAY MODULE \odot FIRE ALARM SYSTEM CEILING MOUNTED (SOUNDER BASE Н FIRE ALARM SYSTEM MAGNETIC DOOR HO CALIFORNIA GREEN BUILDING STAN ALL EXTERIOR LUMINAIRES SPE WITH THE REQUIREMENTS OF THE CALIFORNIA EN GREEN BUILDING STANDARDS CODE SECTION AS REDUCTION EXTERIOR LUMINAIRES COMPLY WIT GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11 AND BUG RATINGS DO NOT EXCEED THE MAXIMUM ALLOWABLE RATINGS FOR THIS PROJECT.

MAIN SWITCHBOARD, DISTRIBUTION PANEL OR MOTOR CONTROL CENTER FLUSH MOUNTED PANELBOARD, 6'-6" TO TOP	RECEPTACLE	S WITH N	VTROL MOUNTING HEIGHTS OF 48" SHALL BE TO TOP OF THE DEVICE BOX. ALL MOUNTING HEIGHT OF UP TO 18" SHALL BE NO LOWER THAN 15" TO BOTTOM OF
SURFACE MOUNTED PANELBOARD, 6'-6" TO TOP	THE DEVICE	BUX, TH	ICAL, U.O.N.
FUSED EQUIPMENT DISCONNECT SWITCH WITH FUSE SIZE AS RECOMMENDED	AA1-	5	- INDICATES LUMINAIRE TYPE, <u>SEE</u> LUMINAIRE SCHEDULE
BY EQUIPMENT MANUFACTURER MOTOR DISCONNECT SWITCH; HORSEPOWER RATED, NON FUSE			RECESSED 2'x2', 2'x4' OR 1'x4' LUMINAIRE, FULLY LENSED
COMBINATION MOTOR STARTER & DISCONNECT MAGNETIC MOTOR STARTER			RECESSED 2'x2', 2'x4' LUMINAIRE WITH DECORATIVE ARTICULATED OPTICAL SHIELD
VARIABLE FREQUENCY DRIVE, FURNISHED BY MECHANICAL, INSTALLED & CONNECTED COMPLETE BY ELECTRICAL	EM E	EM OR E	INDICATES EMERGENCY LUMINAIRE. SEE ABBREVIATIONS FOR TYPE OF EMERGENCY SOURCE
MANUAL MOTOR STARTER WITH OVERLOAD PROTECTION		₹	SUSPENDED LINEAR LUMINAIRE
MOTOR WITH FLEXIBLE CONDUIT CONNECTION AND DISCONNECT			- INDICATES AIRCRAFT CABLE SUPPORT POINT (VERIFY WITH MANUFACTURER) - INDICATES COMBINATION AIRCRAFT CABLE/ELECTRICAL FEED POINT (VERIFY WITH MANUFACTURED
TRANSFORMER CONCRETE PULLBOX, SIZE AS REQUIRED OR SHOWN - CHRISTY OR EQUAL WITH			WITH MANUFACTURER) SURFACE CEILING, WALL OR COVE MOUNTED LUMINAIRE
LABELED LID PER USE	c==:		UNDER CABINET LUMINAIRE
FLUSH CEILING MOUNTED JUNCTION BOX, U.O.N.	⊢	-	SURFACE OR SUSPENDED STRIP LUMINAIRE
FLUSH WALL MOUNTED JUNCTION BOX, UP 18" U.O.N.			SURFACE CEILING MOUNTED LUMINAIRE
JUNCTION BOX FLUSH FLOOR MOUNTED		-	PENDANT MOUNTED LUMINAIRE DECORATIVE CEILING MOUNTED LUMINAIRE
20A 3PG 125V DUPLEX RECEPTACLE, UP 18" U.O.N.		≖	SURFACE MOUNTED LIGHTING TRACK WITH TRACK LUMINAIRES
20A 3PG 125V DUPLEX RECEPTACLE, WEATHERPROOF, UP 18" U.O.N. 20A 3PG 125V DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER	đ		RECESSED ADJUSTABLE ACCENT LUMINAIRE. ARROW INDICATES AIMING DIRECTION
TYPE, UP 18" U.O.N.	Ø		RECESSED DOWNLIGHT LUMINAIRE
20A 3PG 125V DUPLEX RECEPTACLE, ISOLATED GROUND TYPE, UP 18" U.O.N. 20A 3PG 125V DUPLEX RECEPTACLE, TAMPER RESISTANT, UP 18" U.O.N.		9	RECESSED WALLWASH LUMINAIRE
20A 3PG 125V DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.	-	ı	RECESSED OR SURFACE MOUNTED LINEAR WALLWASHER, OPEN AREA INDICATES DIRECTION OF ILLUMINATION
20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, UP 18" U.O.N.	0		RECESSED DOWNLIGHT WITH DECORATIVE TRIM
20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.	ю		WALL MOUNTED LUMINAIRE
20A 3PG 125V SINGLE RECEPTACLE, UP 18" U.O.N.	_ A	_^	STEPLIGHT RECESSED FLUSH IN WALL POLE ARM-MOUNTED AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT
20A 3PG 125V SINGLE TWISTLOCK RECEPTACLE, NEMA L5-20R, UP 18" U.O.N. SPECIAL RECEPTACLE AS INDICATED ON PLANS	•□•	I.	DISTRIBUTION WHEN NOT PARALLEL TO ARM ORIENTATION
CONTROLLED AND IDENTIFIED (SPLIT-WIRED) DUPLEX RECEPTACLE, WITH ONE HALF OF RECEPTACLE WIRED THROUGH LOCAL PLUG-LOAD CONTROLLER, UP	•0•	0 ↑	POLE ARM-MOUNTED PEDESTRIAN-SCALE WALKWAY OR AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
18" U.O.N. CONTROLLED DUPLEX RECEPTACLE WIRED THROUGH LOCAL PLUG-LOAD		⊛→	POST-TOP PEDESTRIAN-SCALE AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
CONTROLLER, UP 18" U.O.N.		∎≯	BOLLARD LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT. NON-ADJUSTABLE AIMING
FLUSH IN FLOOR OUTLET BOX WITH QUANTITY OF 20A 3PG 125V DUPLEX RECEPTACLES AS INDICATED ON PLANS	•		FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT WITH ADJUSTABLE AIMING
FLUSH CEILING MTD. DUPLEX OUTLET, 20A 3PG LINE VOLTAGE THERMOSTAT, PROVIDED & INSTALLED BY ELECTRICAL,	•	*	FEATURE; ARROW INDICATES AIMING DIRECTION FLUSH IN-GROUND WALLWASH UPLIGHT: OPEN AREA INDICATES DIRECTION OF
CONNECTED COMPLETE BY MECHANICAL	●		ILLUMINATION STEM MOUNTED SIGN LIGHT
SURFACE MOUNTED WIREMOLD RACEWAY WITH RECEPTACLES AS INDICATED ON PLANS		L	WALL MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA
TERMINAL MOUNTING BACKBOARD, 3/4" PLYWOOD, DIMENSIONS AS NOTED ON PLANS, PAINT TO MATCH ADJACENT WALL SURFACE, MAINTAINING UL FIRE	+34		INDICATES NUMBER OF FACES CEILING MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA
LABEL VISIBLE TELEPHONE OUTLET, UP 18" U.O.N.			INDICATES NUMBER OF FACES
TELEPHONE OUTLET, UP 48" U.O.N.	HX		LOW LEVEL WALL MOUNTED EXIT SIGN WALL MOUNTED EMERGENCY BATTERY EGRESS LUMINAIRE WITH NUMBER OF
COMBINED TELEPHONE/DATA OUTLET, UP 18" U.O.N.			ADJUSTABLE LAMP HEADS INDICATED
WALL MOUNTED SIGNAL SYSTEM CLOCK, UP 96" U.O.N. FIRE ALARM SYSTEM MANUAL PULL STATION, UP 48" U.O.N.	\$a	1	LINE VOLTAGE SINGLE POLE TOGGLE SWITCH, LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
FIRE ALARM SYSTEM MONUSE POLE STATION, UP 48 U.U.N. FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT	\$2		LINE VOLTAGE TWO POLE TOGGLE SWITCH, UP 48" U.O.N. LINE VOLTAGE THREE-WAY TOGGLE SWITCH, UP 48" U.O.N.
INDICATES CANDELA VALUE FOR STROBE WEATHERPROOF FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER	\$3		LINE VOLTAGE HERE-WAT TOGGLE SWITCH, UP 46 U.O.N.
ADJACENT INDICATES CANDELA VALUE FOR STROBE	\$r	n	LINE VOLTAGE MOTOR RATED TOGGLE SWITCH INSTALLED AT EQPT SHOWN
FIRE ALARM SYSTEM HORN/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE FIRE ALARM SYSTEM STROBE, UP 80° U.O.N. NUMBER ADJACENT INDICATES	\$1	0	LINE VOLTAGE TOGGLE SWITCH WITH PILOT LIGHT, LIGHT IS ON WHEN CIRCUIT IS CLOSED, UP 48" U.O.N.
CANDELA VALUE FOR STROBE FIRE ALARM SYSTEM STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE	Sa	ıb	LOW VOLTAGE MOMENTARY CONTACT SWITCH - <u>SEE</u> LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N. <u>SEE</u> SPECS FOR TYPE OF SWITCH
WEATHERPROOF FIRE ALARM SYSTEM HORN, UP 90° U.O.N. FIRE ALARM SYSTEM SPEAKER/STROBE, UP 80° U.O.N. NUMBER ADJACENT	_k Sa	ib	LOW VOLTAGE KEYED MOMENTARY CONTACT SWITCH - <u>SEE</u> LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N. <u>SEE</u> SPECS FOR TYPE OF SWITCH
INDICATES CANDELA VALUE FOR STROBE FIRE ALARM SYSTEM SPEAKER/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE	aOS	þ	WALL MOUNTED SWITCH TYPE INFRARED OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.	aDS	þ	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
WEATHERPROOF FIRE ALARM SYSTEM SPEAKER, UP 90° U.O.N. FIRE ALARM SYSTEM SPEAKER, CEILING MOUNTED	OSE	1	WALL MOUNTED DIGITAL DUAL TECHNOLOGY DIMMING OCCUPANCY SENSOR SWITCH; UP 48" U.O.N.
WALL MOUNTED ELECTROMAGNETIC DOOR HOLD-OPEN DEVICE, FURNISHED BY DIV. 8, INSTALLED & CONNECTED COMPLETE TO FIRE ALARM SYSTEM BY DIV. 28	S	а	WALL MOUNTED DIGITAL SWITCH, UP 48" U.O.N.; LOWER CASE LETTER
FIRE ALARM SYSTEM SPRINKLER FLOW SWITCH. PROVIDE MONITOR MODULE			ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED; <u>SEE</u> DETAILS FOR TYPE WALL MOUNTED SINGLE OR MULTI-ZONE DIGITAL DIMMER SWITCH, UP 48" U.O.N.; LOWRE AGSE LETTERS ADJACENT INDICATE RESPECTIVE ZONES TO BE
FIRE ALARM SYSTEM SPRINKLER VALVE SUPERVISORY SWITCH. PROVIDE MONITOR MODULE POST INDICATING VALVE	2D	a,u	SIMULTANEOUSLY MANUALLY CONTROLLED; NUMERAL DESIGNATES NUMBER OF ZONES ASSIGNED TO THE DEVICE; <u>SEE</u> DETAILS FOR TYPE.
SPRINKLER FLOW ALARM (PROVIDE BY SPRINKLER CONTRACTOR).	Ð		CEILING MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR; SEE DETAILS FOR TYPE
CONNECT COMPLETE VIA WATER FLOW SWITCH AUX. CONTACTS FIRE ALARM SYSTEM SMOKE DETECTOR			WALL MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR; SEE DETAILS FOR TYPE
FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR PROGRAMMED FOR	•		CEILING MOUNTED LINE VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR
AUTOMATIC RECALL OF ELEVATOR FIRE ALARM SYSTEM HEAT DETECTOR	^{Z3,Z}	4 }	SINGLE OR MULTI-ZONE SWITCHING OR DIMMING OPEN LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES
FIRE ALARM SYSTEM HVAC DUCT MOUNTED SMOKE DETECTOR. COORDINATE			ASSIGNED TO THE DEVICE; SEE DETAILS FOR TYPE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
WITH MECHANICAL FOR SUPPLY, INSTALL AND COMPLETE CONNECTION (INCLUDING CONTROL OF HVAC EQUIPMENT) - <u>SEE</u> SPECIFICATIONS FIRE ALARM SYSTEM MONITOR MODULE	©		SINGLE ZONE SWITCHING OR DIMMING CLOSED LOOP DIGITAL DAVLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAVLIGHT ZONES ASSIGNED TO THE DEVICE; <u>SEE</u> DETAILS FOR TYPE. VENIFY EXACT LOCATION PRIOR TO ROUGH-IN
FIRE ALARM SYSTEM CONTROL MODULE	Z1 H©		DAYLIGHT CONTROL PHOTOCELL - BRACKET MOUNTED; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE; <u>SEE</u> DETAILS FOR TYPE.
FIRE ALARM SYSTEM RELAY MODULE		1	VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
FIRE ALARM SYSTEM CEILING MOUNTED CARBON MONOXIDE DETECTOR WITH SOUNDER BASE	22	ر 	INDICATES DAYLIGHT ZONE CONTROLLED VIA PHOTOCELL -ROOM CONTROLLER; <u>SEE</u> DETAILS FOR TYPE
FIRE ALARM SYSTEM MAGNETIC DOOR HOLD-OPEN		-	ADJACENT NUMERAL REFERS TO THE NUMBER OF ZONES TO BE CONTROLLED. VENDOR OR CONTRACTOR TO PROVIDE QUANTITY OF ROOM CONTROLLERS REQUIRED FOR THE NUMBER OF CONTROLLED ZONES.
	RC		REQUIRED FOR THE NUMBER OF CONTROLLED ZONES. PLUG LOAD ROOM CONTROLLER; <u>SEE</u> DETAILS FOR TYPE
	NB		NETWORK BRIDGE; SEE DETAILS FOR TYPE AND CABLING
DRNIA GREEN BUILDING STANDARDS COMPLIANCE LUMINAIRES SPECIFIED IN THESE CONTRACT DOCUMENTS COMPLY	IR		ISOLATED RELAY INTERFACE; SEE DETAILS FOR TYPE
UIREMENTS OF THE CALIFORNIA ENERGY CODE AND THE CALIFORNIA NG STANDARDS CODE, SECTION A5.106.8 LIGHT POLLUTION	EC		EMERGENCY LIGHTING CONTROL MODULE
NG STANDARDS CODE, SECTION AS. 106.8 LIGHT POLLUTION EXTERIOR LUMINAIRES COMPLY WITH BACKLIGHT, UPLIGHT, AND AATINGS AS DEFINED IN IESNA TM-15-11 AND BUG RATINGS DO NOT	P		OCCUPANCY SENSOR POWER PACK MOUNTED IN CONCEALED ACCESSIBLE LOCATION
STATUS AS DELINED IN LESINA IPI-13-11 AND DUG KATINGS DU NUT			REMOTE LIGHTING SCENE CONTROL STATION

R

REMOTE LIGHTING SCENE CONTROL STATION

SYMBOLS LIST

ALL SWITCH AND CONTROL MOUNTING HEIGHTS OF 48" SHALL BE TO TOP OF THE DEVICE BOX. ALL

SYMBOLS LIST

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MAIN SWITCHBOARD, DISTRIBUTION PANEL OR MOTOR CONTROL CENTER

GENERAL NOTES

- PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEME PRE-EXISTING CONDITIONS. AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING THE BID.
- PROVIDE PARITY SIZED GREEN GROUND WIRE IN ALL POWER CONDUITS, BRANCH CIRCUITS (LIGHTING & POWER) AND HOMERUNS. PROVIDE ADDITIONAL ISOLATED GROUND, GREEN WITH YELLOW STRIPE, TO ALL ISOLATED GROUND RECEPTACLES.
- PROVIDE PULL ROPE IN ALL EMPTY CONDUITS THROUGHOUT THE PROJECT
- REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION & CONNECTION REQUIREMENTS OF ALL LUMINAIRE(S) AND ALL OUTLET, SWITCH, AND ELECTRICAL RELATED DEVICE MOUNTING HEIGTS AND LOCATIONS. COORDINATE LOCATIONS OF ALL LUMINAIRE(S) AND JUNCTION BOXES WITH MECHANICAL DUVISION PRIOR TO ROUGH-IN. COORDINATE LOCATIONS OF ELECTRICAL DEVICES WITH FORMULTIVE FANS REVIGE TO ROUGH-IN.
- REFER TO MECHANICAL PLANS FOR EXACT LOCATION(S) OF ALL MECHANICAL EQUIPMENT, AND CONFIRM EXACT CONNECTION REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH MECHAN DIVISION, PRIOT TO ROUGH-IN, VERIFY EXACT REQUIREMENT FOR VOLTAGE, PHASE, HORSE-FOWER, OR IVA RATINGS, OF ALL MECHANICAL DIVISION EQUIPMENT REQUIRING ELECTRICAL CONNECTION.
- VERIFY EXACT CONNECTION REQUIREMENTS, OUTLET TYPE(S), MOUNTING HEIGHT(S) AND LOCATION(S) OF ALL OWNERK-SUPPLIED EQUIPMENT, AND ALL EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, PRIOR TO ROUGH-IN- REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATIONS.
- COORDINATE TRENCHING WITH OWNER AND OTHER TRADES BEFORE BEGINNING WORK.
- ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED WALLS AND FLOORS SHALL BE SEALED AND EQUIPPED WITH U.L. LISTED FIRE PENETRATION ASSEMBLIES TO MAINTAIN FIRE SEPARATION
- 9. DO NOT INSTALL ANY OUTLETS BACK TO BACK IN STUD WALLS OR DE-MOUNTABLE PARTITIONS
- 10. THE CONTRACTOR SHALL VERIFY ALL CEILING TYPES BEFORE ORDERING OF LUMINAIRE(S). ALSO VERIFY THAT ALL FEATURES CALLED FOR IN LUMINAIRE DESCRIPTIONS ON THE LUMINAIRE SCHEDULE ARE INCLUDED WITH CATALOR ONWERS LISTED ON THE LUMINAIRE SCHEDULE ARE INCLUDED AS PART OF THE LIGHTING SUBMITTALS FOR THIS PROJECT. IF A DISCREMANCY EXISTS, CONTACT THE ARCHITECT AND ELECTRICAL ENGINEER FOR CLARIFICATION PRIOR TO BID.
- CIRCUITRY AND CONDUIT ROUTING SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. THIS CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH THE ARCHITE CONTINUELOR IS RESPONSIBLE FOR BECOMING COMPLETELY PANILLAR WITH THE ARCHITECTORIL AND STRUCTURAL CONDITIONS AND LIMITATIONS IN THE BUILDING AND TO PROVIDE ALL LABOR, TOOLS AND MATERIALS REQUIRED TO PRODUCE A COMPLETELY CONCEALED INSTALLATION WHEREVER INDICATED ON THE PLANS.
- MAINTAIN "AS-BUILT" RECORDS AT ALL TIMES, SHOWING EXACT LOCATION OF ALL UNDERGROUND AND/OR CONCEALED CONDUITS AND SERVICES INSTALLED UNDER THIS CONTRACT, INCLUDING CIRCUIT IDENTIFICATION WHERE APPLICABLE. ROVIDE OWNER WITH "As-BUILT" DOCUMENTS AS INDICATED IN THE SPECIFICATIONS, AND/OR CALLED FOR IN THE SPECIFICATIONS.
- DRAWINGS INDICATE THE LOCATION(S) OF DEVICES, LUMINAIRE(S) AND EQUIPMENT, AND THE CIRCUIT NUMBER AND PANEL DESIGNATED TO SUPPLY THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTIVA ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ICATED C
- 4. UNLESS OTHERWISE NOTED, ALL WORK SHOWN ON DRAWINGS IS NEW AND TO BE PROVIDED AND INSTALLED COMPLETE UNDER THIS CONTRACT.
- ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF THE NATIONAL ELECTRICAL COD LATEST EDITION.
- 16. ALL EXTERIOR CONDUIT ABOVE GRADE, INCLUDING ALL ROOF MOUNTED CONDUIT, SHALL BE GALVARIZED BIGID STEEL COAT ALL EXPOSED THREADS WITH GALVARIZING PAINT FAINT ALL SURFACE MOUNTED RACEWAYS AND PULLBOXES TO MATCH SURROUNDING CONDITIONS, AS DIRECTED BY THE ARCHITET.
- ALL ELECTRICAL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C., AS WELL AS STATE, AND LOCAL CODES AND REQUIREMENTS. 18. ALL CONDUIT SHALL BE CONCEALED, UNLESS OTHERWISE NOTED
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE MAIN SWITCHBOARD INCOMING TERMINALS WITH THE UTILITY COMPANY, AND TO VERIFY THAT ALL POWER AND SIGNAL SERVICE PROVISIONS, INCLUDING CONCRETE EQUIPMENT PADS, CONDUITS, PULLBOXES AND CLEARANCES, MEET THE UTILITY COMPANY'S REQUIREMENTS, PRIOR TO INSTALLATION.
- 20. EQUIPMENT OVERLOADS AND FUSES SHALL BE PROVIDED AND INSTALLED AS PER NAME PLATE ON THE EQUIPMENT ACTUALLY PROVIDED.
- 21. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS AND INSPECTION FEES.
- 22. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
- 23. ALL EXIT SIGNS SHALL COMPLY WITH THE RELEVANT PORTIONS OF SECTIONS 1008 AND 1013 OF THE CRC 24. ALL MECHANICAL DIVISION EQUIPMENT LOW VOLTAGE CONTROL WIRING AND RACEWAY SHALL BE PROVIDED AND INSTALLED AS SPECIFIED IN MECHANICAL DIVISION U.O.N.
- 25. COORDINATE INSTALLATION OF ALL RECESSED LUMINAIRE(S) WITH MECHANICAL DIVISION PRIOR TO INSTALLATION OF HVAC DUCTS AND SPRINKLER HEADS. ENSURE AFTER INSTALLATION OF LUMINAIRE(S) THAT THERE IS NO CONTACT BETWEEN DUCTS AND LUMINAIRE(S) TO AVOID VIBRATION IN LUMINAIRE(S).
- 26. USE FLEXIBLE CONDUIT FOR ALL MOTOR, TRANSFORMER, RECESSED LUMINAIRE CONNECTIONS, AN CONNECTIONS BETWEEN TWO SEPARATE STRUCTURES AND FOR ALL FINAL CONNECTIONS TO "CRITICAL EQUIMENT" AS OPERINE DI NSPECIFICATIONS. INMUMI 1/20 DIAMETRI, LIQUID TORT TYPE USED OUTDOORS AND IN ALL WET LOCATIONS; PROVIDE WITH CODE-SIZE (MINIMUM #12) BARE GROUPD WIFE IN ALL FUERIBLE CONDUIT.
- 7. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR ALL BRANCH CIRCUITS FEEDING OUTLETS AS NOTED ON THE DRAWINGS.
- 28. FOR FLUSH MOUNTED PANELBOARDS THE CONTRACTOR SHALL STUB A MINIMUM OF FOUR (4) 3/4" CONDUITS FROM THE PANEL UP INTO THE ACCESSIBLE CEILING ABOVE FOR FUTURE CIRCUITS.
- 29. ALL CONDUIT CONNECTORS TO OUTLET OR JUNCTION BOXES SHALL HAVE INSULATED THROATS (MANUFACTURED AS AN INTEGRAL PART OF THE CONNECTOR). <u>AFTER-MARKET INSERTABLE</u> <u>THROATS ARE NOT ACCEPTABLE</u>.
- 0. ALL CIRCUITS IN ALL JUNCTION BOXES AND DEVICES SHALL BE CLEARLY IDENTIFIED BY MEANS OF "EZ" NUMBERING TAGS OR EQUIVALENT, TO IDENTIFY THE CIRCUIT NUMBER OR RELAY SUPPLYING THE CONDUCTOR. ALL JUNCTION BOXES SHALL BE LABELED PER SPECIFICATIONS.
- ALL SURFACE MOUNTED POWER AND SIGNAL BOXES IN FINISHED AREAS SHALL BE "WIREMOLD" TYPE, WITH MATCHING RACEWAYS. SURFACE MOUNTED STEEL JUNCTION BOXES AND/OR EMT ARE NOT ACCEPTABLE.
- 32. ALL LOCATIONS OF BARE METAL SURFACE MOUNTED CONDUIT, BOXES, PANEL COVERS, AND RELATED FITTINGS OF ACCESSORIES INSTALLED IN FINISHED AREAS (BOTH INTERIOR AND EXTERIOR) SHALL BE FINISH BAINTED TO MATCH THE SURFACE TO WHICH THEY ARE MOUNTED TO (AFTER INSTALLATION), PAINTING SHALL INCLUDE DIFFERENT COLORS AS REQUIRED TO MATCH EXISTING STRIPING OR OTHER BUILDING FEATURES TO WHICH THE SURFACE IS TATACHED AND VISIBLE. VERLY EXACT JUNCTION BOX LOCATION(S) AND ROUTING OF EXPOSED RACEWAYS WITH THE RACHTER FRIDE NO BOTHER STRIPING FOR THE SULCEAST.
- ROVIDE A BLANK COVER PLATE (COLOR TO MATCH ADJACENT DEVICES OR AS SPECIFICALLY CALL OR IN SPECIFICATIONS) FOR ALL JUNCTION BOXES (NEW AND EXISTING) ON THE PROJECT WHEN
- 34. FOR OUTDOOR 15 AND 20-AMPERE, 125 AND 250-VOLT RECEPTACLES: RECEPTACLES LOCATED IN "WET" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES PROVIDED AND INSTALLED, RECPTACLES LOCATED IN "DAMP" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES IN LOCATIONS DEEMED TO BE "IN-USE" WITH CORD AND PLUG ATTACHED.

LIST OF DRAWINGS

- E0.1 SYMBOLS LIST, GENERAL NOTES & LIST OF DRAWINGS
- E1.1 SITE PLAN ELECTRICAL
- E3.31 FLOOR PLAN BASEMENT POWER & SIGNAL E3.32 FLOOR PLAN 1ST FLOOR POWER & SIGNAL E3.33 FLOOR PLAN 2ND FLOOR POWER & SIGNA
- E4.1 PARTIAL PLANS ELECTRICAL
- E5.1 SINGLE LINE DIAGRAM POWER E5.2 RISER DIAGRAM POWER



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DESCRIPTION

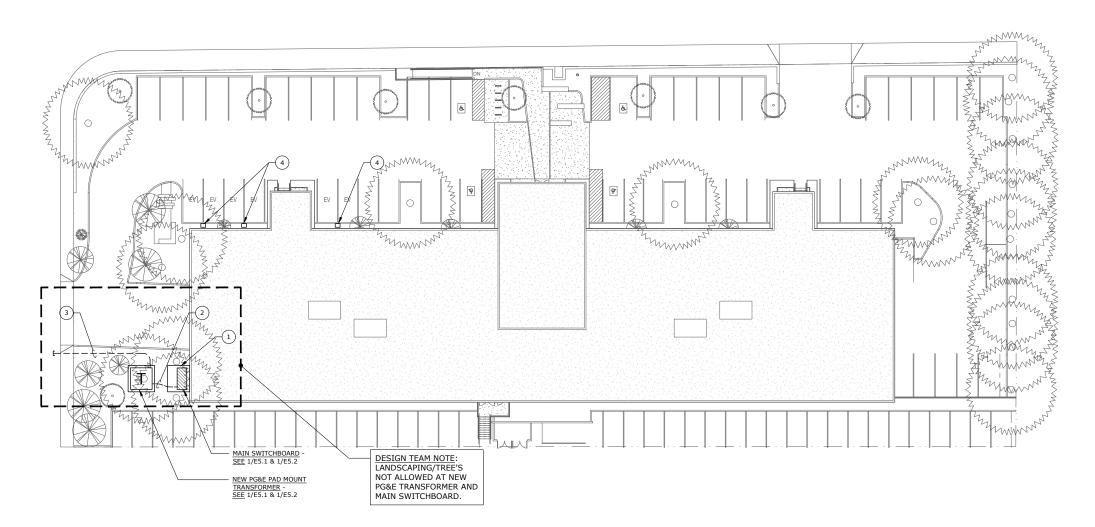
SHEET TITLE

SYMBOLS LIST **GENERAL NOTES &** LIST OF DRAWINGS

E0.²

NUMBERED SHEET NOTES

- 2 PROVIDE AND INSTALL NEW SECONDARY SERVICE CONDUITS. (3) PROVIDE AND INSTALL NEW PRIMARY SERVICE CONDUITS.
- (4) PROVIDE AND INSTALL DUAL PORT EV CHARGERS.



SITE PLAN - ELECTRICAL

SCALE:

1" = 20'-0

1 PROVIDE HOUSEKEEPING PAD. PAD TO EXTEND OUT 48" IN FRONT OF MAIN SWITCHBOARD PER PG&E REQUIREMENTS.





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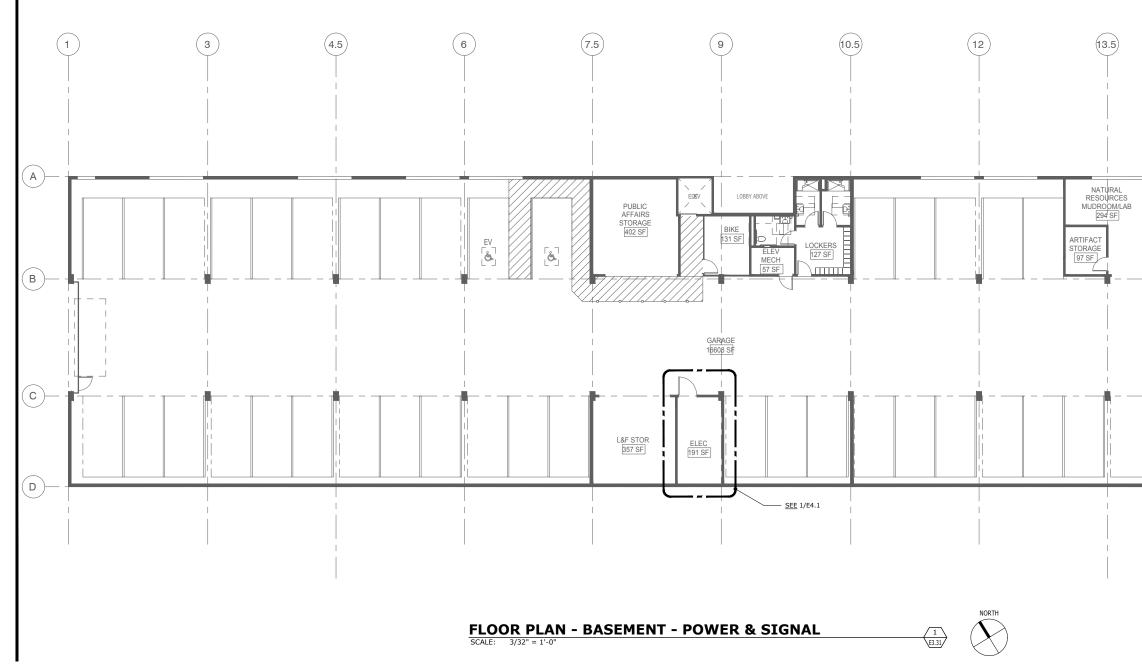
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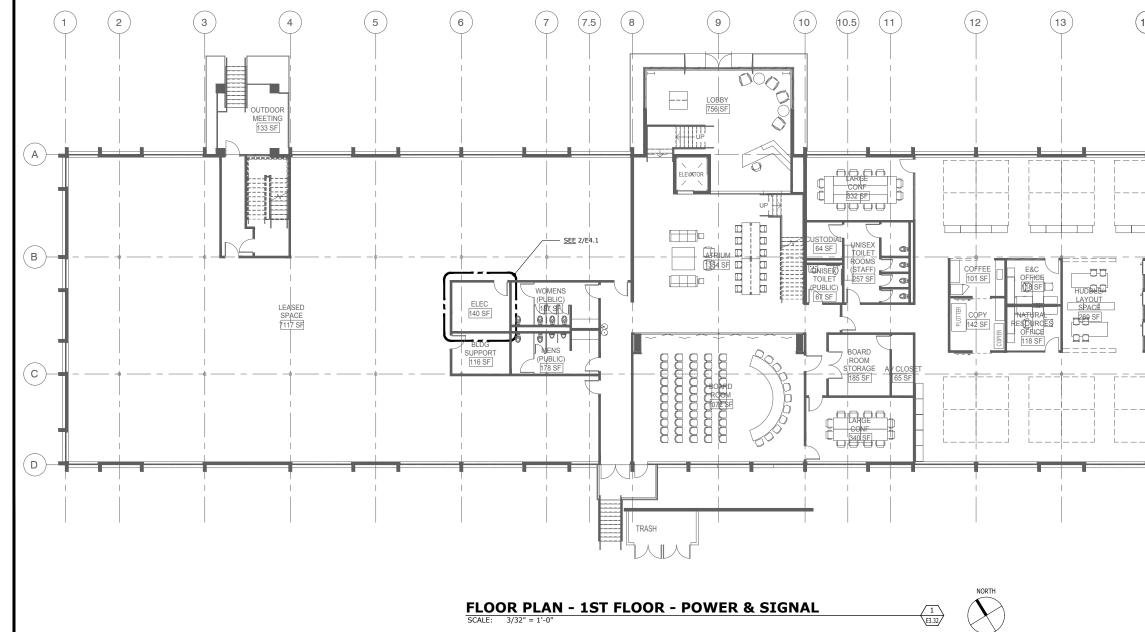
SHEET TITLE



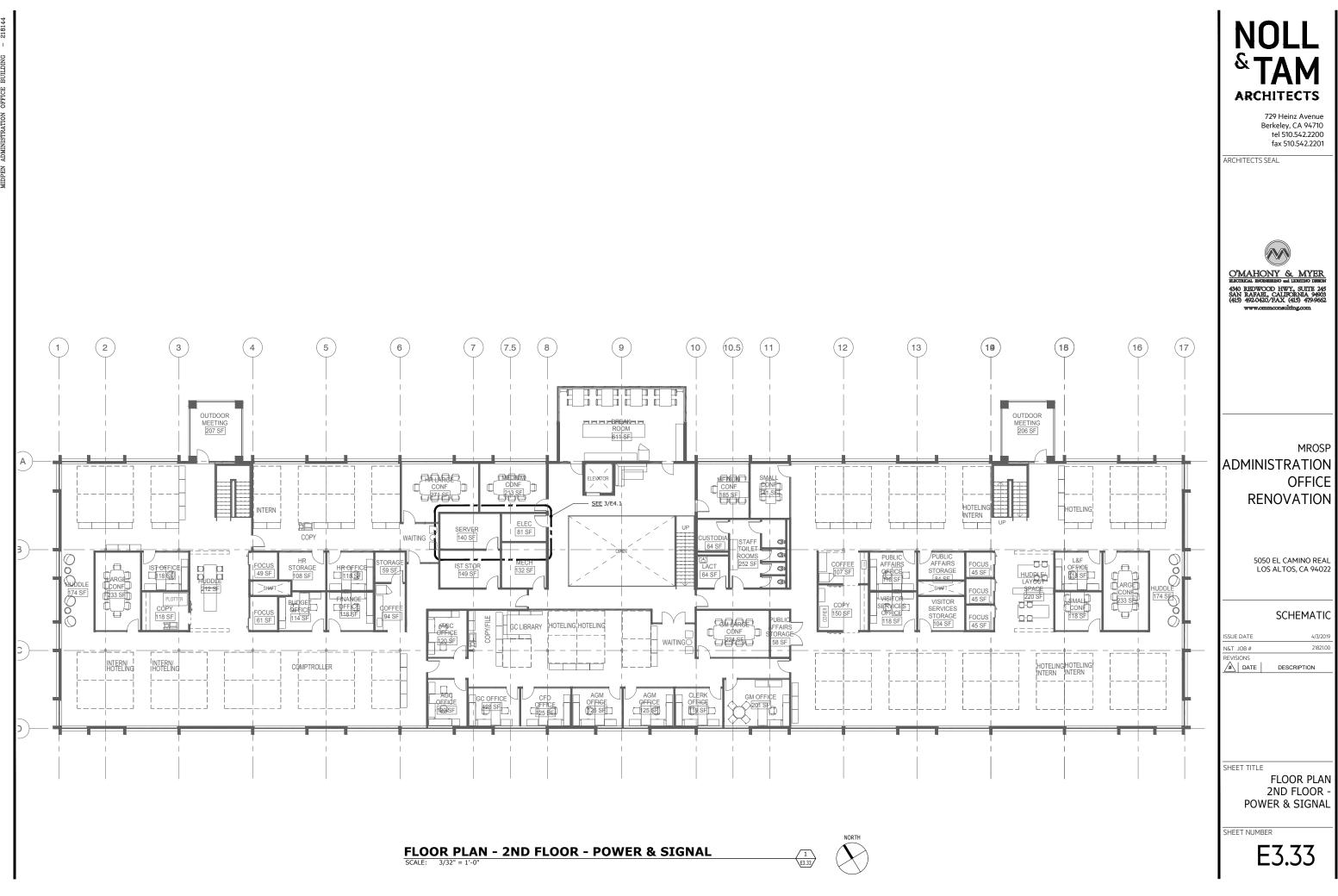




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			N&T JOB # 2182100 REVISIONS A DATE DESCRIPTION
			SHEET TITLE FLOOR PLAN BASEMENT - POWER & SIGNAL SHEET NUMBER E3.31

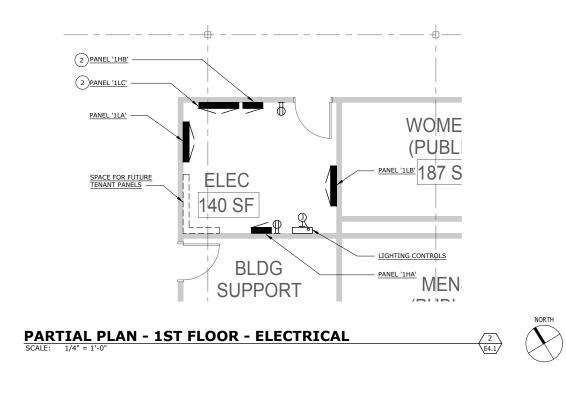


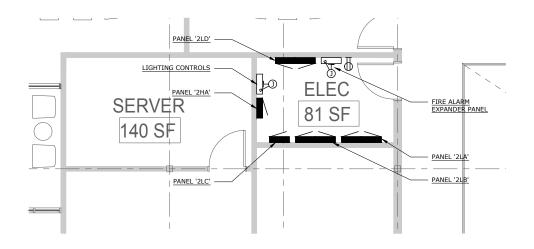
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	COMPANY & MYER EXTINCT EXCREMENT OF LIGHTING DEEM 440 REPORT CALIFORNIA 5400 (415 472-0420/FAX (415 479-5662 www.ommconsulting.com
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	SHEET TITLE FLOOR PLAN 1ST FLOOR - POWER & SIGNAL SHEET NUMBER E3.32



NUMBERED SHEET NOTES

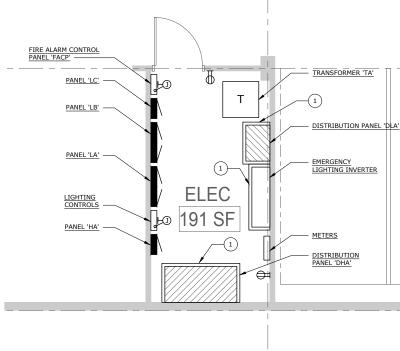
1 PROVIDE HOUSEKEEPING PAD. 2 FOR LEASE SPACES.





NORTH

3 E4.1



PARTIAL PLAN - BASEMENT - ELECTRICAL SCALE: 1/4" = 1'-0"

PARTIAL PLAN - 2ND FLOOR - ELECTRICAL SCALE: 1/4" = 1'-0'



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SHEET TITLE PARTIAL PLANS ELECTRICAL







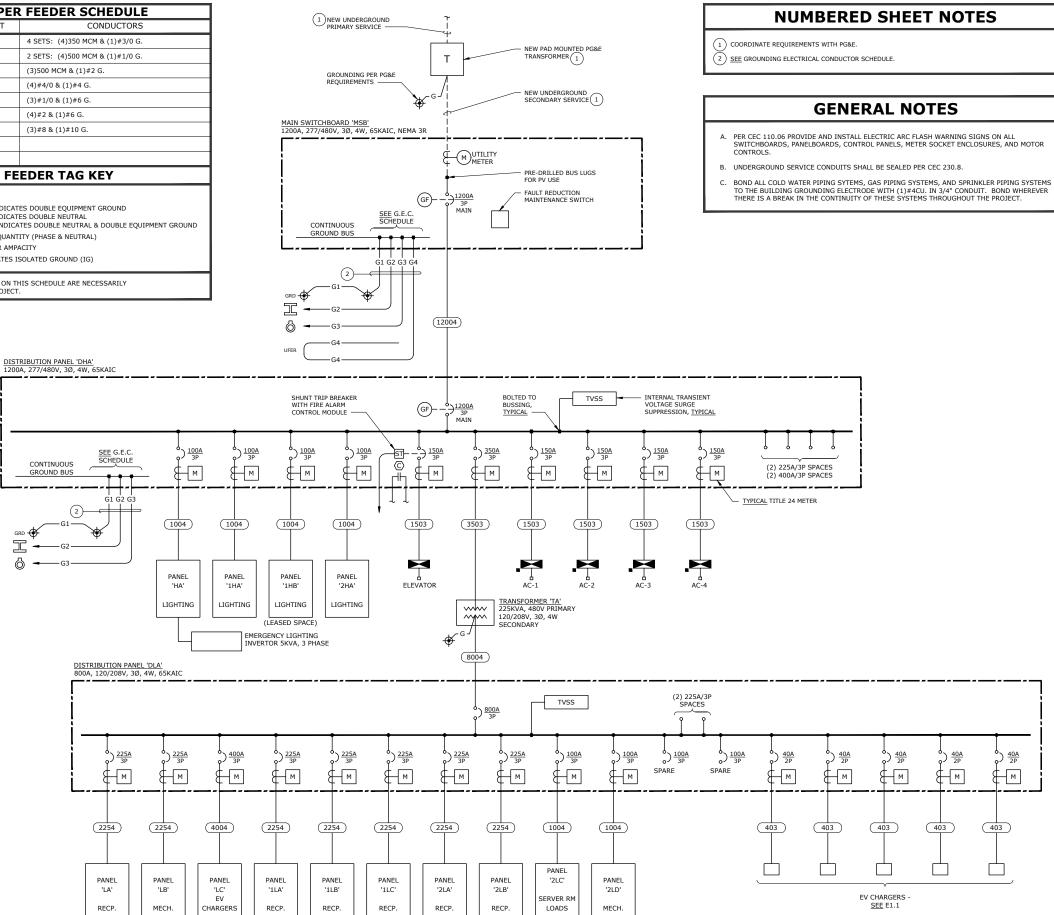


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12004) (4) 3" (8004) (2) 4" (3503) (1) 3" (2254) (1) 3" (1503) (1) 2" (1004) (1) 2" (403) (1) 3/4"	4 SETS: (4)350 MCM & (1)#3/0 G. 2 SETS: (4)500 MCM & (1)#1/0 G. (3)500 MCM & (1)#2 G. (4)#4/0 & (1)#4 G. (3)#1/0 & (1)#6 G. (4)#2 & (1)#6 G.
3503 (1) 3" (2254) (1) 3" (1503) (1) 2" (1004) (1) 2"	(3)500 MCM & (1)#2 G. (4)#4/0 & (1)#4 G. (3)#1/0 & (1)#6 G.
2254 (1) 3" 1503 (1) 2" 1004 (1) 2"	(4)#4/0 & (1)#4 G. (3)#1/0 & (1)#6 G.
1503 (1) 2" 1004 (1) 2"	(3)#1/0 & (1)#6 G.
(1) 2"	
	(4)#2 & (1)#6 G.
(1) 3/4"	
	(3)#8 & (1)#10 G.
FE	EEDER TAG KEY
N = INDICA NG = INDIC WIRE QUAN FEEDER AME	TES DOUBLE EQUIPMENT GROUND TES DOUBLE NEUTRAL ATES DOUBLE NEUTRAL & DOUBLE EQUIPMENT GROUNI TITY (PHASE & NEUTRAL) ACCITY ISOLATED GROUND (IG)

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(1) (E5.1)

(LEASED SPACE)

SINGLE LINE DIAGRAM - POWER

GROUNI	DING ELECTRICAL CONDUCTOR SCHEDULE
G1	(1)#4/0 CU TO GROUND ROD, <u>SEE</u> SPECS
G2	(1)#4/0 BARE CU IN 1" C TO BLDG. STEEL, <u>SEE</u> SPECS.
G3	(1)#4/0 BARE CU IN 1" C. TO METALLIC COLD WATER SERVICE ENTRANCE, <u>SEE</u> SPECIFICATIONS
G4	(1)#4/0 CU UFER GROUND, <u>SEE</u> SPECS



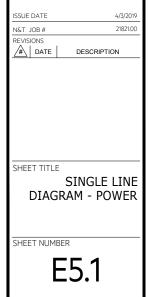


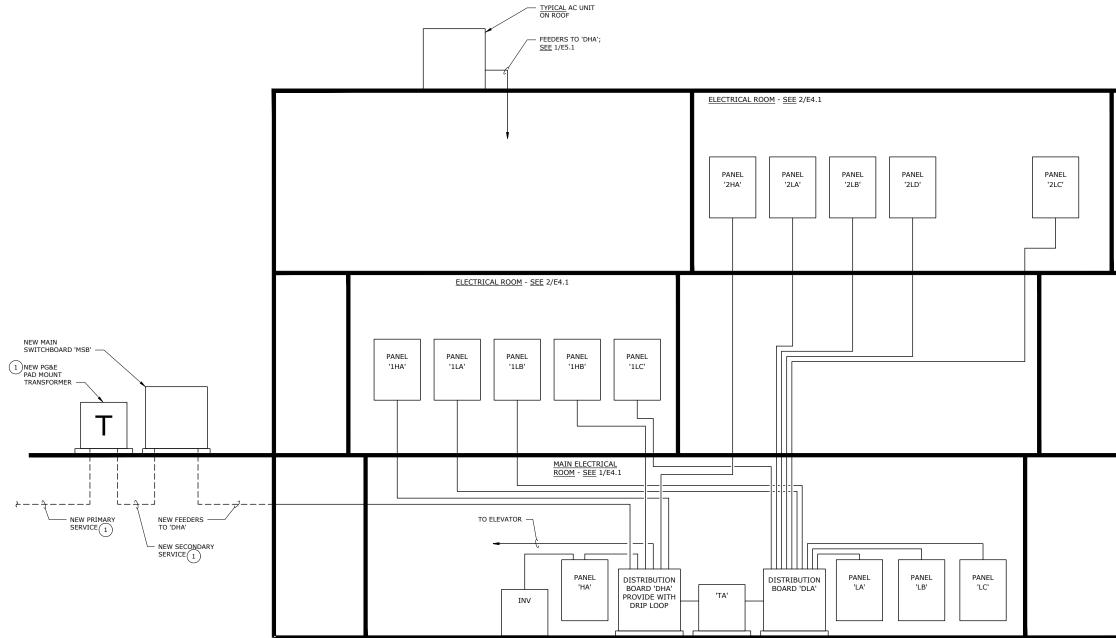
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1 COORDINATE REQUIREMENTS WITH

(1) (E5.2)

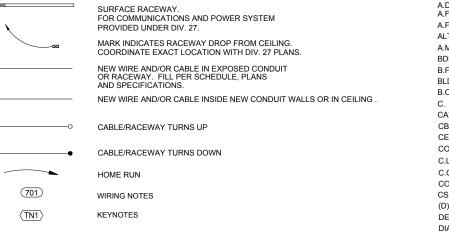
NUMBERED SHEET NOT	ES	NOLL ARCHITECTS <i>ARCHITECTS</i> <i>T29 Heinz Avenue</i> <i>Berkeley, CA 94710</i> <i>tel 510.542.2200</i> <i>fax 510.542.2201</i> <i>ARCHITECTS SEAL</i>
PANEL '2LC'	2ND FLOOR	O'MAHONY & MYER IECTREAL ENGREERING and LEATING DESEN 440 REDWOOD HWT, SUITE AF SAN RAFAEL, CALTERNIA 49403 (415) 4920420/RAX (415) 4799662 www.ommconsulting.com
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	1ST FLOOR	LOS ALTOS, CA 94022 SCHEMATIC ISSUE DATE 4/3/2019 NGT JOB # 21821.00 REVISIONS M DATE DESCRIPTION
NOTE: SEE 1/E5.1 FOR SINGLE LII	BASEMENT	SHEET TITLE RISER DIAGRAM - POWER SHEET NUMBER E5.2

AUDIO VISUAL SYSTEMS GENERAL NOTES

REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS. 1.

- PROVIDE CONDUIT. BOXES AND FITTINGS SHOWN ON AUDIO VISUAL SYSTEMS (AV) 2. DRAWINGS UNDER THE WORK OF SECTION 27 05 33 COMMUNICATIONS RACEWAYS BOXES AND FITTINGS. UNLESS OTHERWISE INDICATED, PROVIDE 1 INCH TRADE SIZE MINIMUM. PROVIDE RACEWAY SIZE AS REQUIRED FOR A MAXIMUM OF 30 PERCENT WIRE FILL
- 3. PROVIDE FIRESTOPPING UNDER THE WORK OF SECTION 27 05 33.
- LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER 4. LOCATIONS SHOWN ON THE COMMUNICATIONS SYSTEMS DRAWINGS.
- DEVICE QUANTITIES SHOWN ON FLOOR PLANS AND REFLECTED CEILING PLANS TAKE 5. PRECEDENCE OVER DEVICE QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS.
- QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS TAKE PRECEDENCE OVER 6. QUANTITIES SHOWN ON RACK ELEVATIONS.
- QUANTITIES SHOWN ON DEVICE SCHEDULES TAKE PRECEDENCE OVER QUANTITIES 7. SHOWN ON FUNCTIONAL DIAGRAMS, FLOOR PLANS AND REFLECTED CEILING PLANS.
- 8. LOCATIONS SHOWN ON LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON SMALL SCALE DRAWINGS.
- 9. NOT USED.
- 10. WIRING FOR THE WORK OF AUDIO VISUAL SYSTEMS IS NOT PERMITTED TO SHARE CONDUIT, SLEEVES OR J-HOOKS WITH WIRING FOR WORK OF COMMUNICATIONS WIRES, CABLES AND RELATED. MAINTAIN AT LEAST 2 INCHES SEPARATION IF RUNNING PARALLEL. MAINTAIN AT LEAST 1 INCH OF SEPARATION VERTICALLY IF CROSSING AT RIGHT ANGLES





DETAIL SYMBOL

SHEET NUMBER

COLUMN GRID

BUILDING LABEL

GRID LINES

DRAWING NUMBER

GENERAL SYMBOLS



WALL SECTION KEY

DRAWING NUMBER - SHEET NUMBER

ELEVATION KEY

SHEET NUMBER

AV FUNCTIONALS LEGEND





(A1)

DRAWING MATCH LINE REVISION SYMBOL REVISION NUMBER

(1)

A.D.A. A.F.C.	AMERICANS WITH DISABILITIES ACT ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATE
A.M.F.F.	ABOVE MEZZANINE FINISHED FLOOR
BDF	BUILDING DISTRIBUTION FACILITY
B.F.C.	BELOW FINISHED CEILING
BLDG.	BUILDING
B.O.H.	BACK OF HOUSE
C.	CONDUIT
CAT.	CATEGORY
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
COMM.	COMMUNICATIONS
C.L.	CENTERLINE
C.O.	CONDUIT ONLY
CONT.	CONTINUATION
CS	COMMUNICATIONS SYSTEM
(D)	DEMOLISH EXISTING
DED	DEDUCTIVE
DIA.	DIAMETER
DIV	DIVISION
(E)	EXISTING
EA.	EACH
EIA	ELECTRONIC INDUSTRIES ASSOCIATION
ELEV.	ELEVATION
E.O.L.	END OF LINE
EQPT.	EQUIPMENT
FIN	FINISHED
FUT	FUTURE
H.R.	HOME RUN
HT.	HEIGHT
IDF	INTERMEDIATE DISTRIBUTION FACILITY
J, JBOX	
LAN	LOCAL AREA NETWORK
MAX.	MAXIMUM
MDF	MAIN DISTRIBUTION FACILITY
MIN.	MINIMUM

	ker type (See Plans			SYMBOL
and Speci		RR	REPEAT RELAY	J1
	$x_2 \leftarrow Loudspeaker quantity$ $x_1 \& 2 \leftarrow 3.7W TAP \leftarrow 70V power tap$	—— (F)—— (M)	XLR CONNECTOR, 3 PIN, FEMALE; MALE	J2
		-4F)-4M	XLR CONNECTOR, 4 PIN, FEMALE; MALE	J3
Loudspea	ker reference number	—ASF)—ASM	AUDIO SPEAKER CONNECTOR, FEMALE; MALE	J4
BM	TRANSFORMER BALANCED, LINE INPUT MODULE,	—®	BNC CONNECTOR, 75 OHMS IMPEDANCE	J5
ВМ	PRIORITY MUTE GENERATING	—õ	DIN CONNECTOR, MIDI STANDARD	J6
MBI	TRANSFORMER BALANCED, MIC INPUT MODULE,	—Õ	1/4" PHONE CONNECTOR	J7
	PRIORITY MUTE GENERATING	-	TRIPLE FIVE WAY BINDING POSTS	J8
VBI	TRANSFORMER BALANCED, LINE INPUT MODULE, PRIORITY MUTE RECEIVING, ADJUSTABLE MUTE LEVEL	- E %		J9
к	RELAY COIL	-0	TYPE "F" CONNECTOR	J10
ĸ	RELATION	→	RESISTIVE TERMINATION AT CIRCUIT	J11
(VC-R)	70 WATT PRIORITY ATTENUATOR, RACK MOUNTED		CHARACTERISTIC IMPEDANCE	J12
T	PUSH BUTTON SWITCH	<u> </u>	WIRING CONTINUES AS INDICATED	J13
• •			WIRING HOME RUN AS INDICATED	J14
• <u> </u>	MOMENTARY PUSH BUTTON SWITCH	$\langle \cdot \rangle$	FLY-ON OR FLY-OFF POINT	J15
				J16
•••	SWITCH	00	TUBULAR CLAMP BARRIER BLOCK, SWITCH BLOCK SECTION QUANTITY AS REQUIRED BY CIRCUIT	J17
• * • -	SWITCH	—GVA —GVA	S-VIDEO CONNECTOR, MALE; FEMALE	J18
•		× ×		SUFFIX:
	NORMALLY OPEN CONTACT	-RF) -RM	TYPE RCA AUDIO OR VIDEO CONNECTOR, FEMALE; MALE	NONE - NE A - NEM
#	NORMALLY CLOSED CONTACT	— ©	SCREW TERMINAL	B - NEM
		—MF —MM	TRS MINI STEREO AUDIO CONNECTOR, FEMALE; MALE.	C - NEN
NOTES:				D - NEN
	X DENOTES SEQUENCE NUMBER			

ABBREVIATIONS

ИMF	MULTI MODE OPTICAL FIBER
NOD.	MODULAR
MPOE	MINIMUM POINT OF ENTRY
N)	NEW
,	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
D.C.	ON CENTER
D.D.	OUTSIDE DIAMETER
D.F.E.	OWNER FURNISHED EQUIPMENT
OPP.	OPPOSITE
OSP	OUTSIDE PLANT
PNL.	PANEL
	PROJECT
	PROJECT STANDARD RECEPTACLE HEIGHT +18" ATT, U.O.N.
	PROJECT STANDARD SWITCH HEIGHT +48" AFF TO 🖗 U.O.N.
RE:	REFER TO
	REFERENCE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.I.D.	SEE INTERIORS DRAWINGS
6.M.D.	SEE MECHANICAL DRAWINGS
SIM.	SIMILAR
SMF	SINGLE MODE OPTICAL FIBER
SN	SHEET NOTE
SP	SHIELDED PAIR - SEE SPECIFICATIONS
SPEC	SPECIFICATION
S.R.	SURFACE RACEWAY
STD	STANDARD
STP	SHIELDED TWISTED PAIR
F.C.	TELECOMMUNICATIONS CLOSET
TEL COM	TELEPHONE
	TELECOMMUNICATIONS
ΓIA Γ	TELECOMMUNICATIONS INDUSTRY ASSOCIATION
ГР П (П	TWISTED PAIR
FYP.	TYPICAL
J.O.N.	UNLESS OTHERWISE NOTED
N/	WITH
NP	WEATHERPROOF



SYMBOL	H (INCHES)	W (INCHES)	D (INCHES)
J1	6	6	4
J2	8	8	4
J3	12	12	4
J4	12	12	6
J5	12	12	8
J6	16	12	8
J7	18	18	6
J8	20	16	6
J9	20	16	8
J10	20	20	6
J11	20	20	8
J12	24	20	6
J13	24	20	8
J14	24	24	8
J15	30	24	8
J16	30	30	8
J17	36	30	8
J18	36	36	8
UFFIX:	NOTE		

ONE - NEMA 1 - NEMA 12 NEMA 3R NEMA 4

- NEMA 4X

> ALL JUNCTION BOXES TO BE HINGED TYPE, PROVIDED WITHOUT PRE-PUNCHED KNOCKOUTS. PENETRATIONS IN JUNCTION BOXES SHALL BE CUT OR PUNCHED AS REQUIRED FOR INSTALLATION. PAINT ALL INTERIOR BOXES TO MATCH WALL FINISH. COORDINATE FINISH WITH ARCH. PLANS.





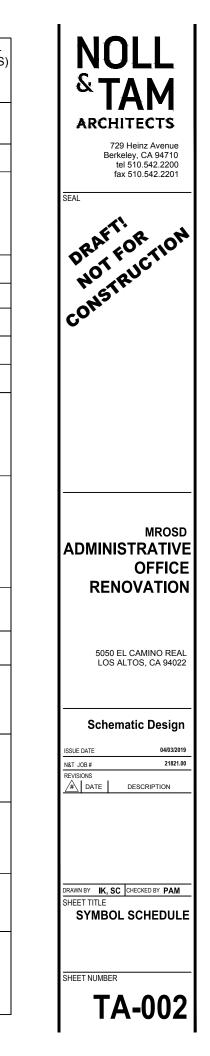
MROSD **ADMINISTRATIVE** OFFICE RENOVATION

5050 EL CAMINO REAL LOS ALTOS, CA 94022

Schematic Design

ISSUE DAT	E	04/03/2019
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REVISIONS		
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SHEET T		
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L	EGEN	ID, SYMBOL,
		EV., JBOX &
	ALS	SCHEDULES
SHEET N	UMBER	
	T	
	- I <i>F</i>	A-001

SYMBOL	DEVICE	FUNCTION OR SERVICE	LOCATION	WORK OF	ROUGH-IN	RACEWAY	ELEVATION	CABLE FILL & HOMERUN DESTINATION, U.O.N.	FINISH	WEIGHT, DETAIL LB SHEET(S)
t—1	WALL SLEEVE/CONDUIT	PATHWAY	INDICATED	27 05 33	N/A	R11				
A	ASSISTIVE LISTENING TRANSMITTER	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16	FLUSH 4S BOX, 1 G. RING. LRI11	R6	ANTENNA IS SURFACE MTD TO CLG.	SERVING IDF AV RACK	WHITE	
AVCFT.	FLIP-TOP AV CONTROL PANEL AND CABLE HUTCH	AUDIO-VISUAL SYSTEMS	FLUSH IN CONFERENCE TABLE	27 41 16	PROPRIETARY MANUFACTURER BACKBOX.	UMBILICAL TO FLOORBOX BELOW CONFERENCE TABLE	SURFACE OF CONFERENCE TABLE	PER FUNCTIONAL	PER OWNER'S REP.	6
BMIC	BOUNDARY MICROPHONE	AUDIO-VISUAL SYSTEMS	TOPSET	27 41 16	N/A	N/A	FLUSH IN CEILING	PER FUNCTIONAL	WHITE	1
PTZ	PTZ CAMERA	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	FLUSH 4S BOX, 1 G. RING.	R5	+84" A.F.F.	PER FUNCTIONAL	BLACK	12
НСВР	AV CONTROL BUTTON PANEL, TYPE 2, WALL MOUNTED, WIRED.	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	3 GANG BACKBOX WITH 3 GANG RING, 2-1/8" DEEP	R7	+45" AFF	PER FUNCTIONAL	WHITE	3
НСТР	AV CONTROL TOUCHPANEL, TOPSET, WIRED, 9" DIAGONAL	AUDIO-VISUAL SYSTEMS	TOPSET	27 41 16	PROVIDE 2" DIA. GROMMET FOR CABLE PASSTHRU IN WORK SURFACE.	N/A	+45" AFF	PER FUNCTIONAL	WHITE	4
<u>Нст</u>	AV CONTROL TOUCHPANEL, WALL MOUNTED, WIRED, 9" DIAGONAL	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	PROPRIETARY MANUFACTURER BACKBOX.		+45" AFF	PER FUNCTIONAL	WHITE	2
FC6	FLOOR BOX, CONCRETE SLAB, AT LEAST 1-6 GANG, 2-1 GANG AND 1-3 GANG OPENING, EACH AT LEAST 2-1/8" DEEP. 6" MIN. DEPTH OVERALL. LID ACCEPTS CARPET INSERTS.	AUDIO-VISUAL SYSTEMS	FLUSH IN FLOOR, INDICATED AND/OR SCHEDULED	27 05 33	FLOOR BOX FC6 WITH MANUFACTURERS SLAB ON GRADE TREATMENT AT GRADE CONDITIONS.	R12	FLUSH IN FLOOR	AS SCHEDULED	ALUMINUM OR BRUSHED SS EXPOSED TRIM. COORDINATE CARPET CUT AND INSERT.	
FPWB	FLAT PANEL ROUGH-IN BOX	AUDIO VISUAL SYSTEMS	FLUSH IN WALL	27 05 33	FPWB	(2) 1" C. FROM EACH OF (2) LOW VOLTAGE BACKBOXES TO ACCESSIBLE CEILING	REFER TO DISPLAY TYPE FOR MOUNTING HEIGHT	PER FUNCTIONAL	WHITE	N/A
GMIC	GOOSENECK MICROPHONE, TOPSET, WITH PUSHBUTTON CONTROL FOR LATCHING PUSH-TO-TALK	AUDIO VISUAL SYSTEMS	TOPSET	27 41 16	PROVIDE 2" DIA. GROMMET FOR CABLE PASSTHRU IN WORK SURFACE.	N/A	WORK SURFACE	PER FUNCTIONAL	BLACK	1
LCD23	FLAT DISPLAY PANEL, DAIS, DESKTOP, 23" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	TOPSET	27 41 16	FPWB	(SEE FPWB)	WORK SURFACE	PER FUNCTIONAL	BLACK	12
LCD65	FLAT DISPLAY PANEL, 65" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	FPWB IS FLUSH MTD WALL, PANEL IS SURFACE MOUNTED.	27 41 16	FPWB	(SEE FPWB)	+62" AFF TO CL, U.O.N.	PER FUNCTIONAL	BLACK	70
LCD70	FLAT DISPLAY PANEL, 70" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	FPWB IS FLUSH MTD WALL, PANEL IS SURFACE MOUNTED.	27 41 16	FPWB	(SEE FPWB)	+68" AFF TO CL, U.O.N.	PER FUNCTIONAL	BLACK	90
LCD80	FLAT DISPLAY PANEL, 80" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	FPWB IS FLUSH MTD WALL, PANEL IS SURFACE MOUNTED.	27 41 16	FPWB	(SEE FPWB)	+68" AFF TO CL, U.O.N.	PER FUNCTIONAL	BLACK	140
LCDi	INTERACTIVE TOUCH DISPLAY TBD	AUDIO-VISUAL SYSTEMS	FLOOR	27 41 16	TBD	R6	FLOOR	PER FUNCTIONAL	TBD	TBD
MP1	WALL PLATE PRESENTER INPUT TYPE	AUDIO-VISUAL SYSTEMS	INDICATED, FLUSH MOUNTED TO WALL OR TO FLOORBOX INTERIOR.	27 41 16	AT WALL, 4-11/16 S WITH 1 GANG RING, 2-1/8" DEEP.	R7	AT WALL: +18" AFF AT FLOORBOX: FLUSH IN LV DEVICE COMPARTMENT. FILL UNUSED OPENINGS WITH BLANK INSERTS.		WHITE	3

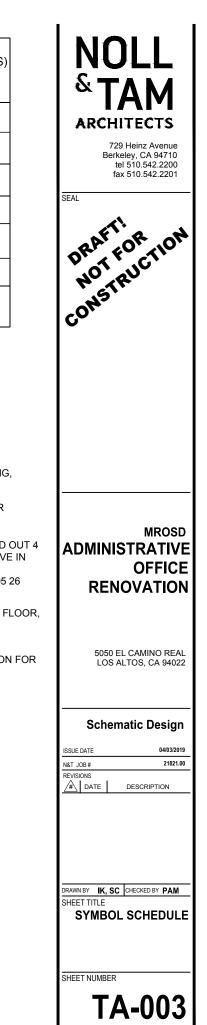


R18 R35 (SA) HSR) (SA) HSR) (SA) HSR) (SA) (SA) (SA) (SA) (SA) (SA) (SA) (SA	AUDIOVISUAL EQUIPMENT RACK, CREDENZA AUDIOVISUAL EQUIPMENT RACK, FULL HEIGHT FLUSH IN-CEILING LOUDSPEAKER WALL-MOUNT LOUDSPEAKER CEILING FLUSH MOUNTED PROJECTION SCREEN CEILING/POLE MOUNT PROJECTOR WIRELESS MIC RECEIVER EVICE NOTES OT USED	AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS	CREDENZA FLOOR CEILING WALL CEILING CEILING CEILING	27 11 16 27 11 16 27 11 16 27 41 16 27 41 16 27 41 16 27 41 16 27 41 16	PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. FLUSH 4S BOX, 1 G.	UFACTUF UFACTUF UFACTUF UFACTUF	ER R1 ER R5 ER R5 ER R6	CREDENZA FLOOR CEILING WALL CEILING CEILING	AS SCHEDULED	BLACK WHITE WHITE WHITE	40 300 5 8 250	
Image: same size Image: same size Imag	HEIGHT FLUSH IN-CEILING LOUDSPEAKER WALL-MOUNT LOUDSPEAKER CEILING FLUSH MOUNTED PROJECTION SCREEN CEILING/POLE MOUNT PROJECTOR WIRELESS MIC RECEIVER EVICE NOTES	AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS	CEILING WALL CEILING CEILING	27 41 16 27 41 16 27 41 16 27 41 16 27 41 16	BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX.	UFACTUF UFACTUF UFACTUF	ER R5 ER R5 ER R6	CEILING WALL CEILING	AS SCHEDULED AS SCHEDULED AS SCHEDULED	WHITE WHITE WHITE	5	
SA HER) HER) SCR I SCR SCR I SCR SCR I SC SCR S SC S SC	WALL-MOUNT LOUDSPEAKER CEILING FLUSH MOUNTED PROJECTION SCREEN CEILING/POLE MOUNT PROJECTOR WIRELESS MIC RECEIVER EVICE NOTES	AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS AUDIO-VISUAL SYSTEMS	WALL CEILING CEILING	27 41 16 27 41 16 27 41 16 27 41 16	BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX.	UFACTUF	ER R5 ER R6	CEILING	AS SCHEDULED AS SCHEDULED	WHITE	8	
HISR)	CEILING FLUSH MOUNTED PROJECTION SCREEN CEILING/POLE MOUNT PROJECTOR WIRELESS MIC RECEIVER EVICE NOTES	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16 27 41 16	PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX.	UFACTUF	ER R6	CEILING	AS SCHEDULED	WHITE		
SCR I SCR I VPROJ WPROJ WO WO WO WO WO WO WO WO WO WO	PROJECTION SCREEN CEILING/POLE MOUNT PROJECTOR WIRELESS MIC RECEIVER EVICE NOTES	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16	PROPRIETARY MAN BACKBOX. PROPRIETARY MAN BACKBOX.						250	
DTE NO. DE DN1 NC WO1 INST	WIRELESS MIC RECEIVER				BACKBOX.	UFACTUF	ER R5					
Image: Work work work work work work work work w	EVICE NOTES	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16	FLUSH 4S BOX, 1 G.			OEIEINO	AU OUNEDOLLD	N/A	40	
DN1 NC WOI WO1 NST		I		1		RING. LF	l11 R5	SURFACE MTD TO CLG.	PER FUNCTIONAL AND AS NOTED	WHITE	1	
LOC	ORK OF BASE BUILDING PROJECT PROVID STALLATION, INCLUDING AV CABLING AND ORK OF BASE BUILDING PROJECT PROVID SEPARATE PROJECT PROVIDES SYSTEM CATION & ROUGH-IN NOTES	D DEVICES. DES ROUGH-IN ONLY, INCLUDIN MS INSTALLATION, INCLUDING F	NG CEILING/POLE- PROJECTOR AND	-Mount for P Cabling.	ROJECTOR. WORK	R5 R6 R7 R8 R9	1" C. H.R. TO AC 1-1/4" C. H.R. TC NOT USED AT ACCESSIBLE EXTEND 3/4" C.	ACCESSIBLE CEILING OR FLOOR, OR CESSIBLE CEILING OR FLOOR, OR TO ACCESSIBLE CEILING OR FLOOR, OI E CEILING, PROVIDE ABOVE CEILNG F TO ACCESSIBLE CEILING.) SERVING BDF, IDF OF R TO SERVING BDF, IDF ATHWAY USING CABLE	r Equipment R(F or Equipment E hooks. Whef	OOM, U.O.N. T ROOM, U.O.N. RE MOUNTED IN GY	
LRI1 27" -	TALLED ASSEMBLY, INCLUDING MONITO TO 80" AFF	R SHALL NOT PROJECT MORE	THAN 4" FROM FA	ACE OF WALL. I	F LEADING EDGE	R10		GANG COMPARTMENT, 1 - 1" TO 1 GAI RVER ROOM USING BASKET TRAY. S				
LRI3 4S E LRI4 NOT LRI5 NOT LRI6 NOT	TCH PROJECT SWITCH HEIGHT BOX W/ 1 GANG RING BLANK COVER PLA T USED T USED T USED	ΛΤΕ				R11	INCHES FROM F	WISE SHOWN, PROVIDE 1.5" EMT SLE ACE OF WALL, AT ELEVATION APPRO E LOCATION AS DEFINED IN CALIFOR UNDER WORK OF SECTION 27 05 33.	XIMATELY 6 INCHES A	BOVE ACCESSIE , ARTICLE 100 D	BLE CEILING. INSTA	ALL SLEEVE IN IDE
LRI8 NOT LRI9 4S E	NUFACTURER'S VENTED BACKBOX . T USED BOX, 2-1/8" DEEP MIN., W/ 1 GANG RING \ T USED	WITH LOCKING HINGED COVER	PLATE (FSR WB-N	MR2G OR EQU	AL).	R12		GANG COMPARTMENT, 1 - 1.25" TO EA RVER ROOM IN BASKET TRAY. SEE E				
LRI11 PRO	OVIDE BACKING AND SUPPORT FOR 5 PC OVIDE DEVICE COMPLETE WITH BACKBC CTION 09 50 11 ACOUSTICAL PANEL CEIL	X, TILE SUPPORT RAILS AND C	EILING CUTOUT T	TEMPLATE. CO	MPLY WITH			EILING IS A T-BAR OR SIMILAR GRID E RING METHODS IN ARTICLE 100 OF T	,		NG MEETING THE	DEFINITION F
LRI13 FAC		UPPORT A 20 POUND DEVICE V										
LRI14 PRO FAC LRI15 AS [OVIDE BACKING IN WALL SUITABLE TO S CE OF THE WALL.			IN FROID 8 INCH	IES FROM THE							

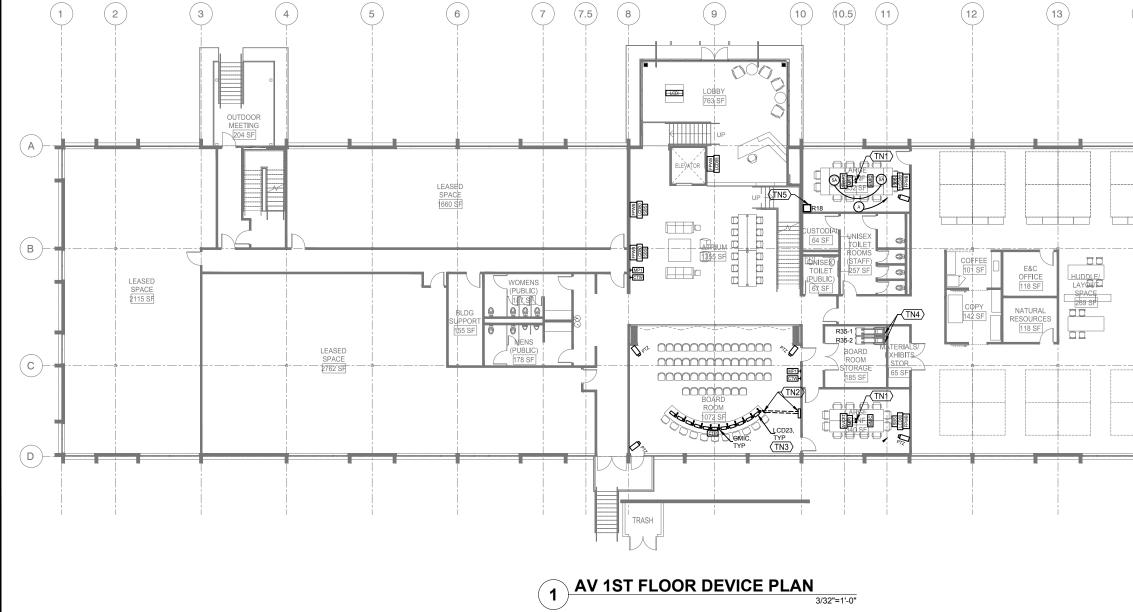
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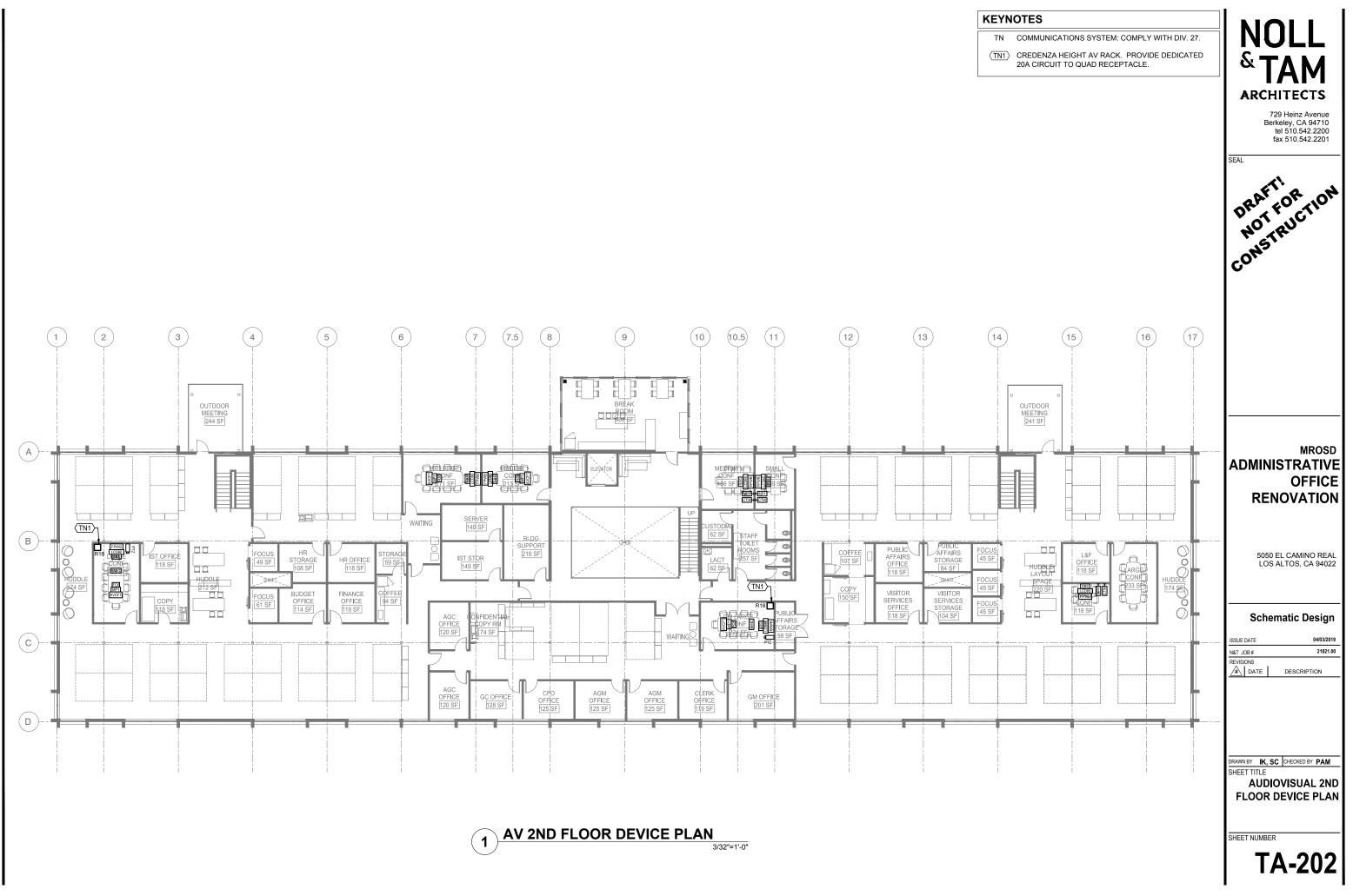


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(EYNOTES	
TN COMMUNICATIONS SYSTEM: COMPLY WITH DIV. 27. (TN1) IF (E) SLAB COMPOSITION WILL NOT ALLOW POKE-THRU/FLOORBOX THEN PROVIDE (2) 1-1/2" CONDUIT TO (FIXED) TABLE PEDESTAL FOR TABLE-TOP AV DEVICE CABLING. (TN2) PROVIDE (4) 2" CONDUIT TO FIXED DAIS OR PROVIDE SURFACE ACCESSIBLE CABLEWAY TO FLUSH IN WALL FACILITIES PANEL FOR DAIS AV DEVICE CABLING.	NOLL Seal ARCHITECTS 729 Heinz Avenue Berkeley, CA 94710 tel 510.542.2200 fax 510.542.2201 SEAL
	MROSD ADMINISTRATIVE OFFICE RENOVATION
FOCUS 45 SF FOCUS FO	5050 EL CAMINO REAL LOS ALTOS, CA 94022 Schematic Design

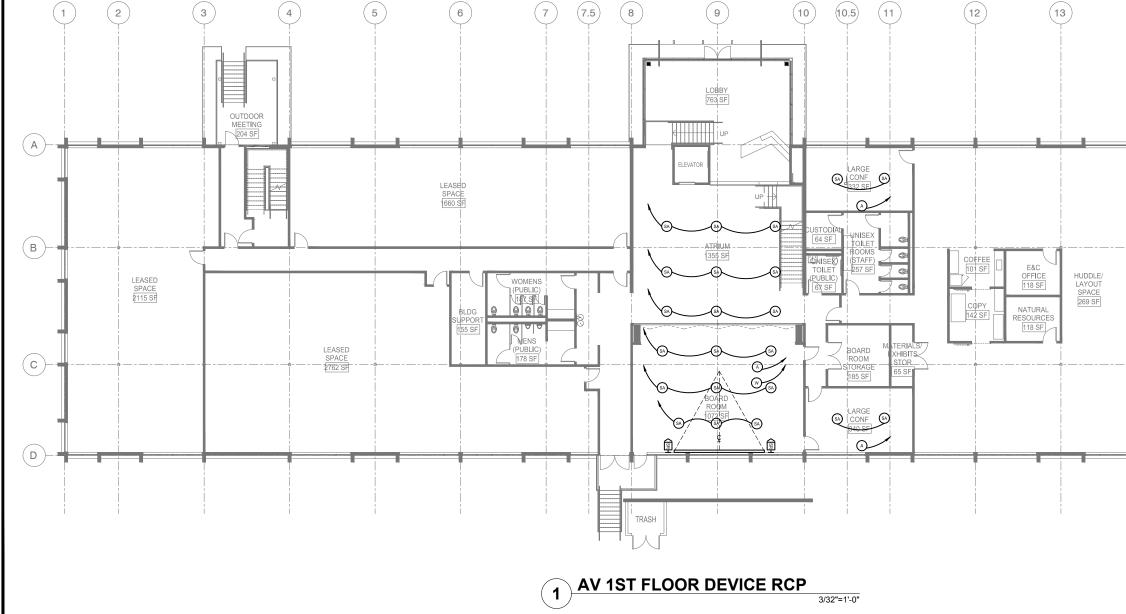
Schematic Design

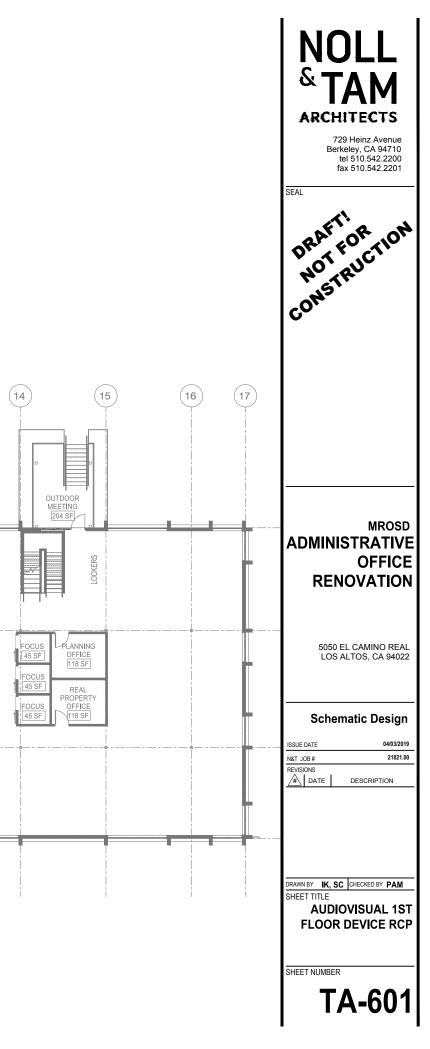
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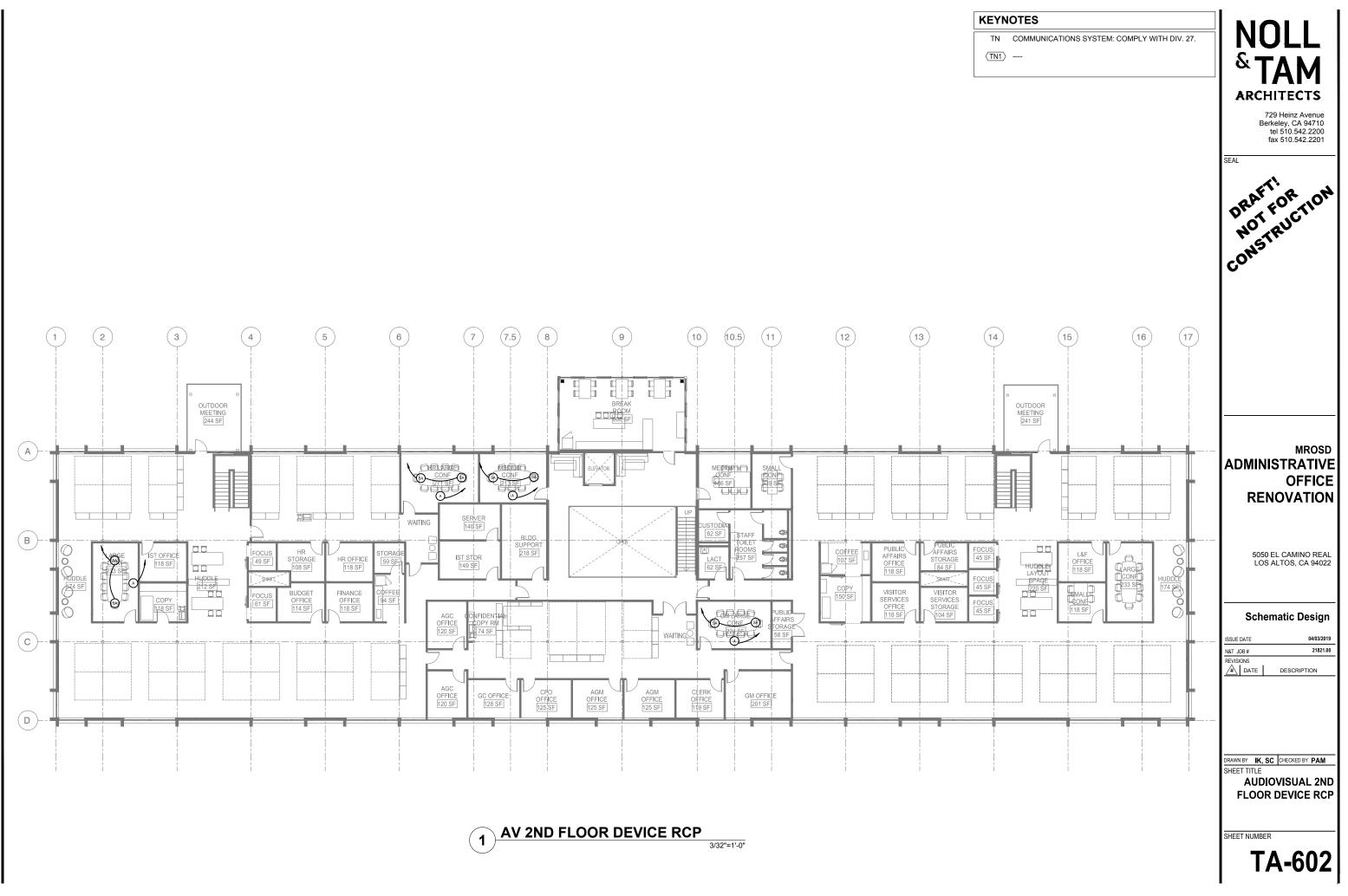


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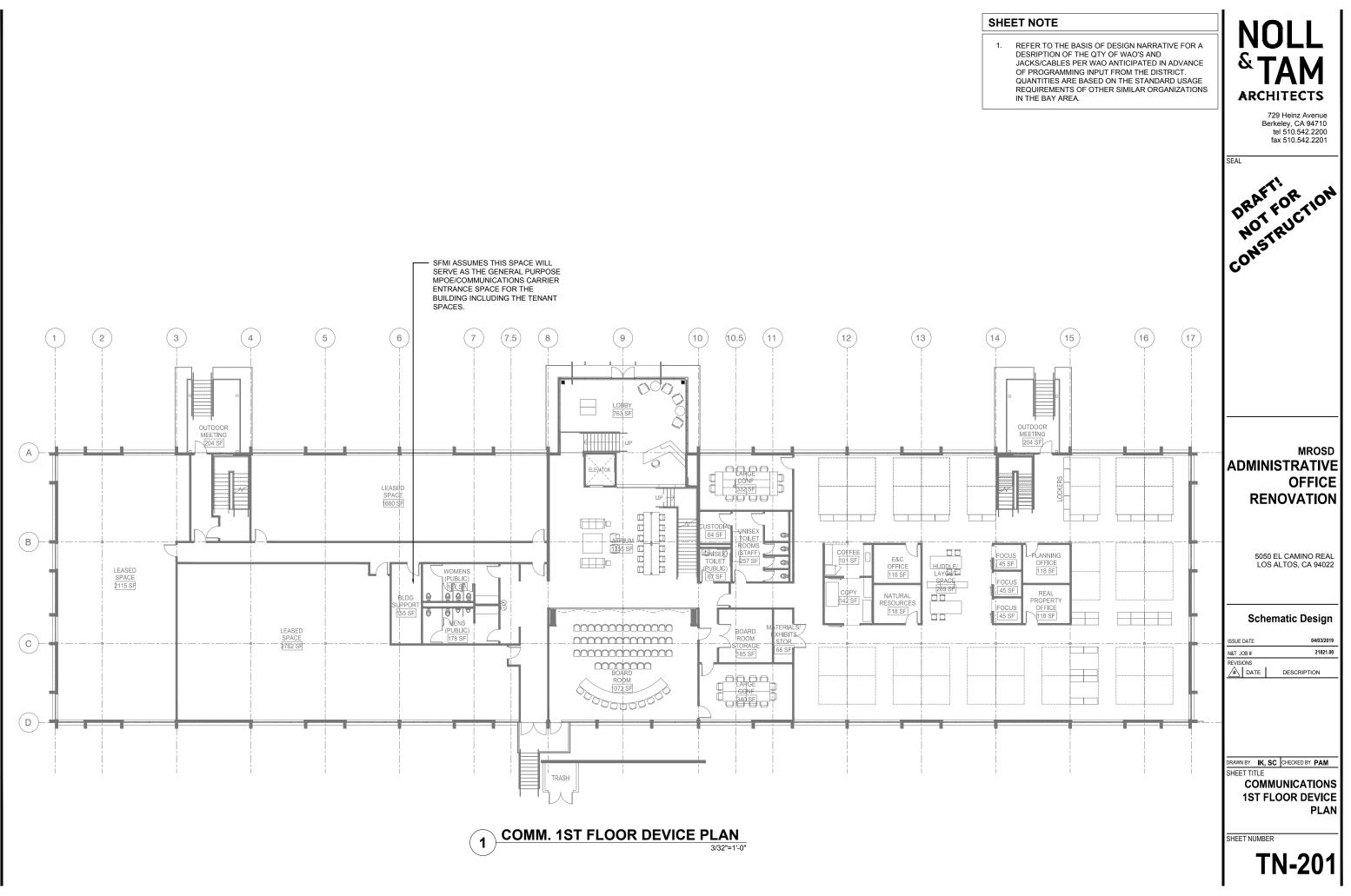






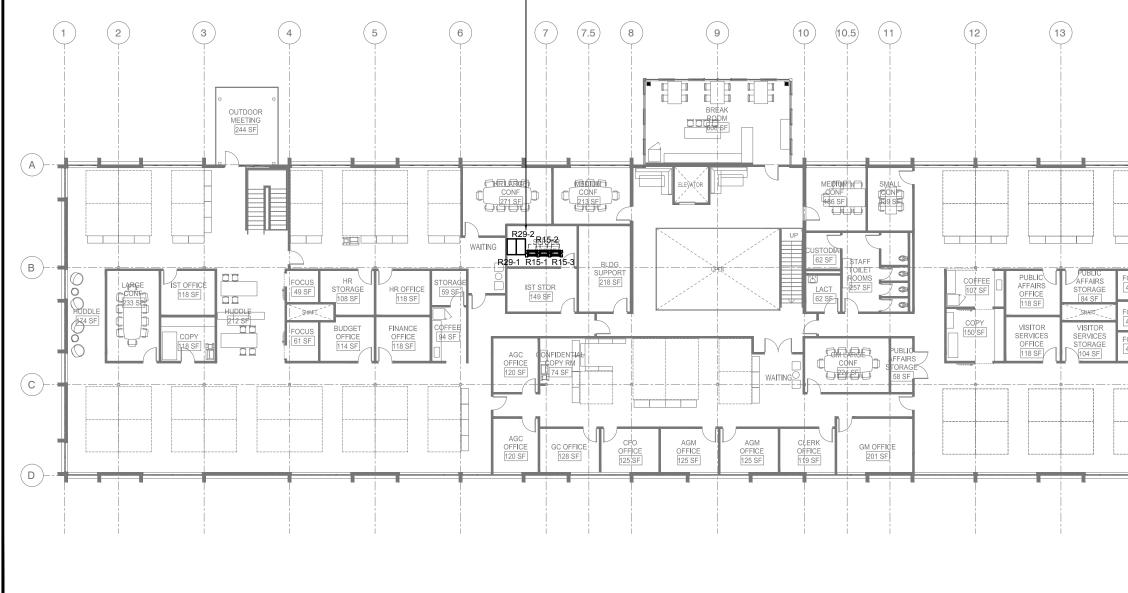


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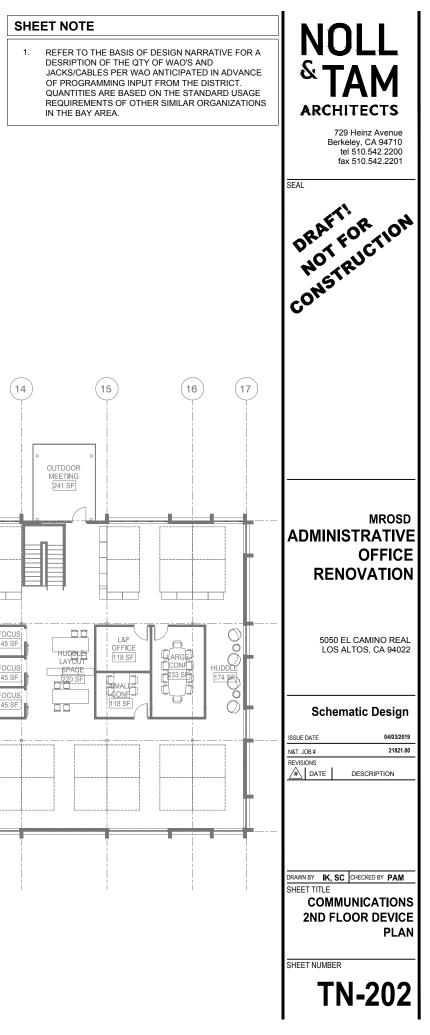


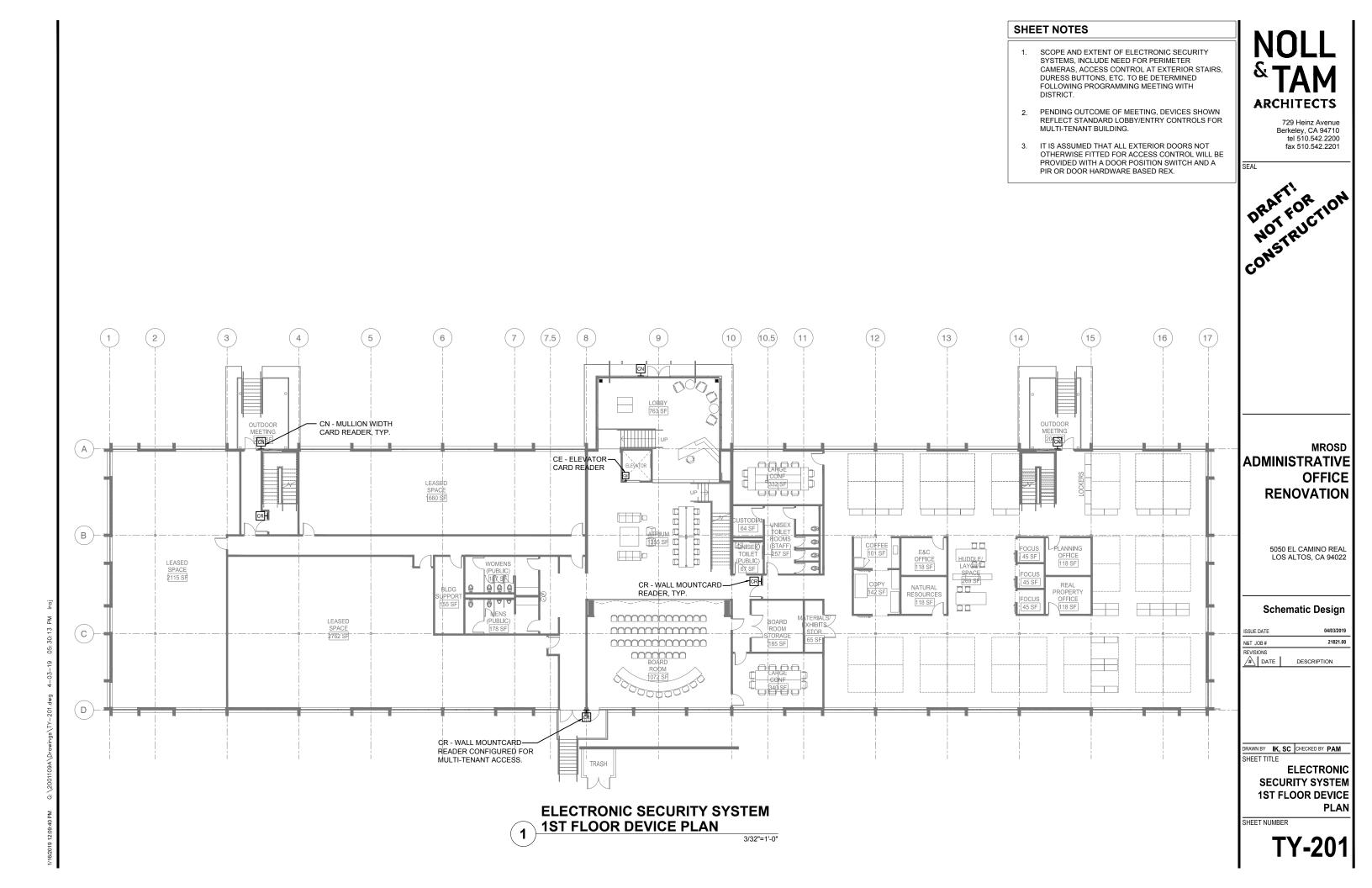
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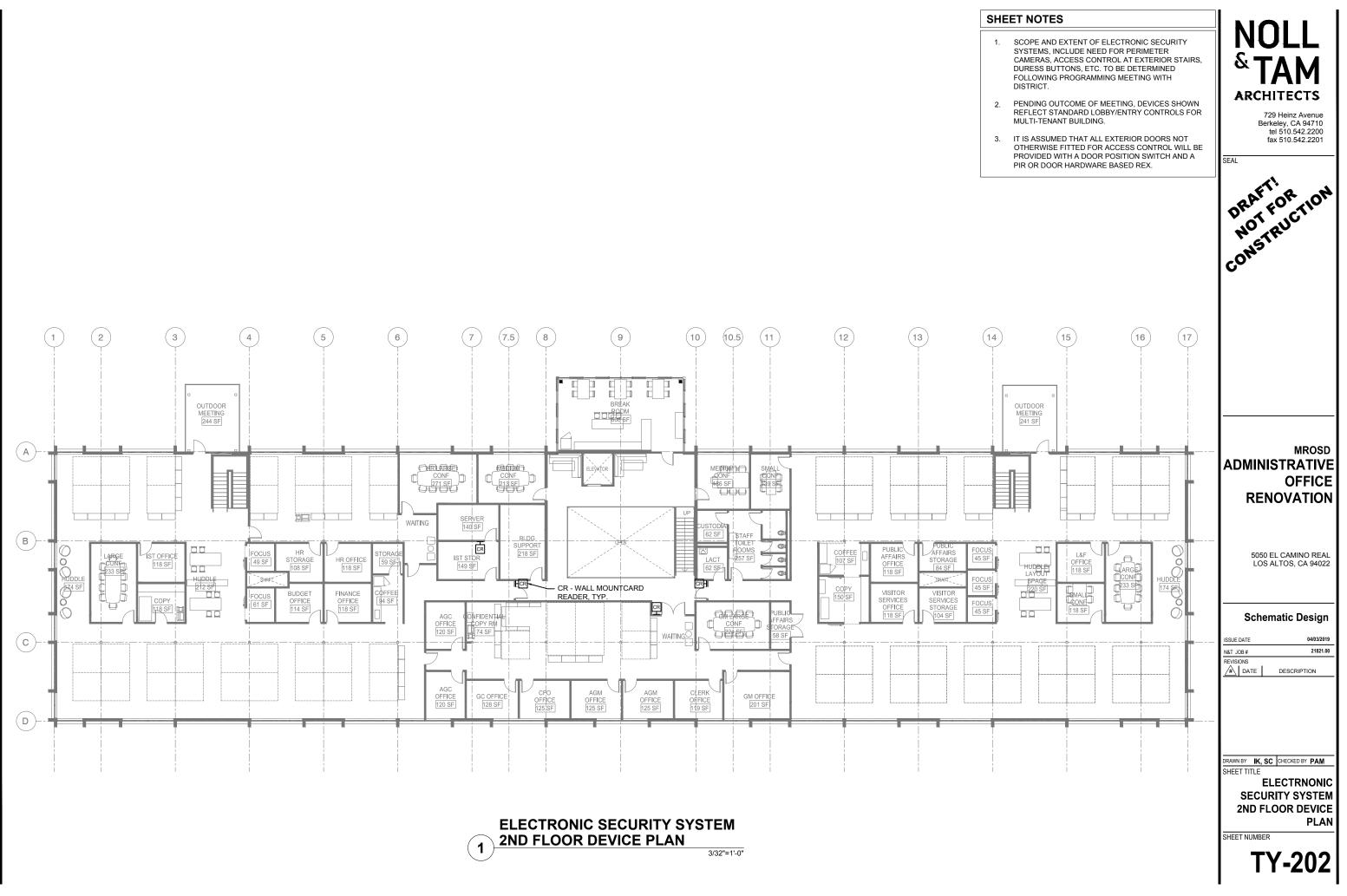
OWNER'S COMBINATION SERVER ROOM AND TELECOMMUNICATIONS ROOM.

COMM. 2ND FLOOR DEVICE PLAN

3/32"=1'-0"







05: 33: 14 19

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