RESPONSIBILITY SCHEDULE - TENANT BUILD

ITEM	REMOVE EXISTING BY TI	GC FURNISHED GC INSTALLED	TENANT FURNISHED TENANT INSTALLED	REGUS NATIONAL ACCOUNT INFO	NOTES
GENERAL					
CONSTRUCTION PARKING	X				REGUS WILL NOT VALIDATE GC PARKING
PERMIT SUBMITTAL		X			
PERMIT PICK-UP		X			
CERTIFICATE OF OCCUPANCY		X			
DELIVERIES		X			ACCEPT, SIGN, AND SECURE ALL SHIPMENTS INCLUDING VERIFYING PACKING LIST AND INSPECT FOR DAMAGE AND DEFECTS
CLOSEOUT MANUAL		X			REFERENCE SHEET G0.0 GENERAL NOTE #17
FLOORING					
SHAW - CARPET / VINYL / BASE			X X	REFERENCE SHAW CONTRACT CONTACT IN THE PREFERRED VENDORS LIST	GC TO PROVIDE TAKE-OFFS
TILE		X X		REFERENCE TRINITY GROUP CONTACT IN THE PREFERRED VENDORS LIST	
OTHER FLOORING		X X			REFERENCE CONTACT INFORMATION IN A2.5 SCHEDULE.
LIGHTING					
TENANT'S LIGHT FIXTURE PACKAGE			X X	REFERENCE CAPITOL LIGHTING CONTACT IN THE PREFERRED VENDORS LIST	
LIGHT FIXTURE FLEX		X X			
THERMOSTAT LOCK BOXES		X X			CLEAR LOCKABLE BOX AT ALL ADJUSTABLE THERMOSTATS. KEY WITH GRAND MASTER KEY
DOORS / GLAZING REFERENCE SHEETS A2.0 AND A7.0					
DOORS/FRAMES/HARDWARE		X X		REFERENCE ARCHITECTURAL OPENINGS CONTACT IN THE PREFERRED VENDORS LIST	*INCLUDES ALL ACCESSORIES
DOOR KEYWAY CYLINDERS	X				
DOOR KEYING		X X			COORDINATE WITH LANDLORD FOR KEYWAY TO MATCH EXISTING DOOR MASTER. REFERENCE SHEET A7.0 FOR MORE INFORMATION.
GLAZING FILM		X X			GC TO PROVIDE AND INSTALL VINYL FILM. REFERENCE A6.0 AND A7.0 FOR MORE INFORMATION.
COAT HOOKS		X X			
SLIDING DOORS		X X		REFERENCE THE SLIDING DOOR COMPANY CONTACT IN THE PREFERRED VENDORS LIST	FOR SLIDING DOORS AT INTERIOR OFFICE LOCATIONS, COORDINATE PRICING, ORDER, AND INSTALL WITH THE SLIDING DOOR COMPANY
PAINT / WALLCOVERING					
PAINT		X X		REFERENCE SHERWIN WILLIAMS CONTACT IN THE PREFERRED VENDORS LIST	ZERO VOC SPEC, NO SUBSTITUTIONS. OBTAIN NATIONAL ACCOUNT PRICING BY REFERENCING PARENT CODE: 3512
SIGNAGE					
NEW INTERIOR ROOM SIGNAGE			X X	REFERENCE FASTSIGNS CONTACT IN THE PROJECT DIRECTORY	
EXTERIOR AND INTERIOR BLDG SIGNS	X X				COORDINATE WITH REGUS SIGN PROJECT MANAGER
EXTERIOR MONUMENT	X X			REFERENCE TENANT SIGN MANAGER CONTACT IN THE PROJECT DIRECTORY	
EXTERIOR BUILDING	X X				
SUITE SIGNAGE (PARTIAL FLOOR)	X X				
BLINDS / SHADES					
PERIMETER BLINDS	X X				EXISTING WINDOW COVERING TO REMAIN. MODIFY OR REPLACE EXISTING WINDOW COVERINGS AS NECESSARY WHERE AFFECTED BY NEW WALL CONSTRUCTION OR DAMAGE. LANDLORD TO REPAIR OR REPLACE ANY MISSING OR DAMAGED BLINDS PRIOR TO FINAL WALK THROUGH
PRIVACY MEETING ROOM SHADE		X X			
SECURITY					
CARD READERS, MOTION SENSORS		X X			GC PROVIDE POWER AS REQUIRED. CONTRACT WITH LANDLORD'S SECURITY VENDOR.
MAG LOCKS/ELECTRONIC STRIKES		X X			CONTRACT WITH LANDLORD'S SECURITY VENDOR.
APPLIANCES					
DISHWASHER		X X			GC SHALL PROVIDE 1/4" WATERLINE
REFRIGERATOR		X X			GC SHALL PROVIDE 1/4" WATERLINE
COFFEE (FLAVIA)			X X		GC SHALL PROVIDE 1/4" WATERLINE
MICROWAVE		X X			
MISC. EQUIPMENT					
LED TV'S & MOUNTING BRACKETS			X X		GC TO INSPECT BOXES FOR DAMAGE
PROJECTOR			X X		TABLETOP PROJECTOR
COPIER			X X		
COMPUTER TERMINALS			X X		
KEYBOXES			X X		LOCATION: COMMS ROOM (255), CONFIRM MOUNTING LOCATION WITH idGROUP PRIOR TO INSTALLATION.
TRASH CANS		X X			FLAVIA TRASHCAN TO BE TENANT PROVIDED AND INSTALLED.
CABLING					
TELE/DATA			X X	REFERENCE REGUS INFRASTRUCTURE PROJECT MANAGER CONTACT IN THE PROJECT DIRECTORY	GC TO COORDINATE INSTALL.
CABLE/SATELLITE TV			X X		
CONDUIT FROM PHONE TO DEMARC	X X				
FURNITURE & ART					
TENANT'S FURNITURE PACKAGE			X X	REFERENCE WORKPLACE RESOURCE GROUP CONTACT IN THE PROJECT DIRECTORY	
TENANT'S ART & POSTER PACKAGE		X X		REFERENCE INTERNATIONAL ARTZ CONTACT IN THE PROJECT DIRECTORY	GC TO INSTALL TENANT PROVIDED ARTWORK & POSTERS ACCORDING TO NCO ARTWORK INSTALLATION GUIDE PRIOR TO SUBSTANTIAL COMPLETION. REFERENCE ART INSTALL PLAN.
WALL MOUNTED CLOCK(S)		X X			
SCHEDULE REQUIREMENTS					
LOCKED ROOMS		X X			PROVIDE (1) COMPLETED LOCKED ROOM (3) WEEKS PRIOR TO SUBSTANTIAL COMPLETION. THESE ROOMS WILL BE USED TO STORE TENANT DELIVERY ITEMS. ALL FINISHES, ELECTRICAL, AND LIGHTING TO BE COMPLETE. OFFICE (223).
COMMS ROOM		X X			PROVIDE COMPLETED LOCKED COMMS ROOM (3) WEEKS PRIOR TO SUBSTANTIAL COMPLETION. ALL FINISHES, ELECTRICAL, AND LIGHTING TO BE COMPLETE.

PROJECT SUMMARY

- **PROJECT ADDRESS:**

  3000 EL CAMINO REAL
  BUILDING 4, SUITE 200
  PALO ALTO, CA 94306

- **PROJECT DESCRIPTION:**

  INTERIOR RENOVATION FOR EXECUTIVE OFFICE SUITES TO INCLUDE BREAKROOM, PRIVATE OFFICES, HALLWAYS, RECEPTION AREA, AND CONFERENCE ROOM.

- **SCOPE OF WORK:**

  1. WORK IN THIS CONTRACT INCLUDES NEW FLOOR AND WALL FINISHES. NEW PARTITIONS AND FINISHES OF STUD WALLS IN AREAS OF CONSTRUCTION.
  2. WORK INCLUDES CONNECTION TO AND EXTENSION OF THE BASE BUILDING UTILITIES AND SERVICES (ELECTRICAL, MECHANICAL, PLUMBING).
  3. WORK INCLUDES ALTERNATE CHANGE TO EXISTING BASE BUILDING WASHROOMS, INCLUDING CHANGE TO BASE BUILDING PLUMBING FIXTURES & COUNT.

- **APPLICABLE BUILDING CODES**

  JURISDICTION: CITY OF PALO ALTO
  DEVELOPMENT SERVICES
  285 HAMILTON AVENUE
  PALO ALTO, CA 94301
  650.329.2496

CODES	
BUILDING	2013 CALIFORNIA BUILDING CODE
FIRE	2013 CALIFORNIA FIRE CODE
PLUMBING	2013 CALIFORNIA PLUMBING CODE
MECHANICAL	2013 CALIFORNIA MECHANICAL CODE
ELECTRICAL	2013 CALIFORNIA ELECTRIC CODE
ENERGY	2013 CALIFORNIA ENERGY CODE
CALGREEN	2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
ACCESSIBILITY	TITLE 24

- **BUILDING DATA**

  CONSTRUCTION TYPE: 1-A
  AUTOMATIC SPRINKLER SYSTEM: N/A
  FIRE ALARM SYSTEM: N/A
  NUMBER OF STORIES: 2

- **PROJECT DATA**

  OCCUPANCY CLASSIFICATION: B-BUSINESS
  LOAD FACTOR: 1:100
  TENANT FLOOR AREA: 9,122 USF
  TOTAL OCCUPANT LOAD: 92 OCCUPANTS
  MINIMUM # OF REQD EXITS: 2
  MAXIMUM TRAVEL DISTANCE W/OUT AUTOMATIC FIRE SPRINKLERS: 200'-0"

ALTERNATES

ALT	DESCRIPTION	SHEETS	ACCEPT/ DECLINE
A1	PROVIDE AND INSTALL DOOR TYPE H IN LIEU OF DOOR TYPE A & D, GC TO PROVIDE AND INSTALL FILM AT ALL INTERIOR OFFICE, EXTERIOR OFFICE AND SUITE DOORS THROUGHOUT. REFERENCE DOOR SCHEDULE, SHEET A7.0. (ADD)	A2.0 A7.0	
A2	PROVIDE SOLID SURFACE (SF-1) COUNTERTOP AT RECHARGE BAR IN LIEU OF PLASTIC LAMINATE COUNTERTOP (PL-1). PROVIDE POLISHED CUT-OUTS AT TENANT PROVIDED COFFEE IN LIEU OF GROMMETS AS NOTED. SINK TO BE UNDERMOUNT. (ADD)	A2.0, A2.2, A2.6, A6.0, A8.0	
A3	PROVIDE AND INSTALL FL-5 CARPET WITH 2'-0" TYPICAL TRANSITION (FL-6) IN LIEU OF FL-1 THROUGHOUT RECEPTION AND BUSINESS LOUNGE. REFERENCE A2.5 FOR EXTENTS AND TRANSITION LOCATIONS. BASE TO BE B-1. GC TO PROVIDE TAKE-OFF QUANTITIES FOR VENDOR PRICING. (ADD)	A2.5	
A4	PROVIDE AND INSTALL FL-5 IN LIEU OF FL-1 AT BOARDROOM/VC STUDIO. REFERENCE A2.5 FOR EXTENTS AND TRANSITION LOCATIONS. BASE TO BE B-1. GC TO PROVIDE TAKE-OFF QUANTITIES FOR VENDOR PRICING.(ADD)	A2.5	
A5	PROVIDE AND INSTALL (2) PENDANTS AT RECEPTION. MOUNT BOTTOM OF PENDANTS AT 6'-6" & 7'-3"AFF. REFERENCE LIGHTING LEGEND AND 02/A2.3 ON SHEET A2.3, FOR SPECIFICATION. COORDINATE RELOCATION OF HVAC, SPRINKLER, AND ALL ASSOCIATED CEILING EQUIPMENT AS NECESSARY. (ADD)	A2.3	
A6	PROVIDE AND INSTALL NEW FLOOR AND WALL TILE, FL-7 AND B-2 AT RESTROOMS IN LIEU OF EXISTING. REFERENCE FINISH SCHEDULE ON A2.5 FOR MORE INFORMATION. (ADD)	G2.0, A2.5	
A7	PROVIDE AND INSTALL NEW 2'X4' CEILING TILE AND GRID THROUGHOUT. SEPARATE GRIDS AT OFFICES. IDGROUP TO PROVIDE PLAN UPON ACCEPTANCE.(ADD)	A2.3	
A8	PROVIDE AND INSTALL ELECTRONIC PHIFER SOLAR SHADE IN LIEU OF MANUAL OVERLAP SOLAR SHADE AT GLASS PANEL BREAKS-REVERSE ROLLS FOR MAXIMUM PRIVACY; ELECTRONIC CONTROLS; TO BE PHIFER SHEER WEAVE SUN CONTROL SHADE #4400 COLOR; P07 ALABASTER OR EQUAL SHADE. GANG SWITCH WITH LIGHT SWITCHES.(ADD)	A2.0, A2.2. A2.3	
A9	PROVIDE AND INSTALL (5) PENDANTS ABOVE RECHARGE BAR TABLE. MOUNT BOTTOM OF PENDANTS AT 6'-6" AFF. REFERENCE LIGHTING LEGEND AND 03/A2.3 ON SHEET A2.3, FOR SPECIFICATION AND PLACEMENT.(ADD)	A2.3	
A10	PROVIDE PRICING TO KEEP ALL WALLS WITH ORANGE PEEL FINISH AS IS. (DEDUCT)	A2.0	

PROJECT DIRECTORY

TENANT'S PROJECT MANAGER
REGUS GROUP NETWORK
15305 DALLAS PARKWAY
SUITE 400
ADDISON, TX 75001
TEL: 214.295.3742
CONTACT: SCOTT MURDOCK
EMAIL: scott.murdock@regus.com

TENANT
REGUS GROUP NETWORK
CORPORATE OFFICES
15305 DALLAS PARKWAY
SUITE 400
ADDISON, TX 75001
TEL: 214.295.3740
FAX: 214.295.3703
CONTACT: TOM McLEAN
EMAIL: tom.mclean@regus.com

TENANT'S NETWORK INFRASTRUCTURE PROJECT MANAGER
REGUS GROUP NETWORK
33 WOOD AVE SOUTH
SUITE 400
ISELIN, NJ 08830
TEL: 732.214.2600
FAX: 732.214.2601
CONTACT: FRANK GAMBINO
EMAIL: frank.gambino@regus.com

TENANT'S SIGN MANAGER
REGUS GROUP NETWORK
TEL: 678.341.5103
CONTACT: ASHLEE GILLELAND-MCMILLAN
EMAIL: ashlee.gilleland@regus.com

PROCUREMENT
REGUS GROUP NETWORK
15305 DALLAS PARKWAY
SUITE 400
ADDISON, TX 75001
TEL: 214.295.3774
CONTACT: KRIS HAIR
EMAIL: kristopher.hair@regus.com

PROCUREMENT
REGUS GROUP NETWORK
15305 DALLAS PARKWAY
SUITE 400
ADDISON, TX 75001
TEL: 214.295.3733
CONTACT: QAMARUL HAQUE
EMAIL: qamar.haque@regus.com

FASTSIGNS
FASTSIGNS NATIONAL ACCOUNTS
2542 HIGHLANDER WAY
CARROLLTON, TX 75006
TEL: 214.346.5729
CONTACT: JIMMY LUJAN
EMAIL: jimmy.lujan@fastsigns.com

LANDLORD/ PROPERTY MANAGER
EQUITY OFFICE
1500 PAGE MILL ROAD
PALO ALTO, CA 94304
TEL: 650.815.4502
CONTACT: SHERRY DORODIAN
EMAIL: sherry_dorodian@equityoffice.com

DESIGN CONSULTANT
THE idGROUP
2641 IRVING BLVD.
DALLAS, TX 75207
TEL: 214.638.6800
FAX: 214.689.0301
CONTACT: KATY SMITH
EMAIL: ksmith@idgroupdallas.com
CONTACT: JESSICA WOOD
EMAIL: jwood@idgroupdallas.com

ARCHITECT
idGROUP
2641 IRVING BLVD.
DALLAS, TX 75207
TEL: 214.638.6800
FAX: 214.689.0301
CONTACT: GEOFF SPAETE
EMAIL: gspaete@idgroupdallas.com

GENERAL CONTRACTOR
TBD

MEP
GLUMAC
150 CALIFORNIA STREET
3RD FLOOR
SAN FRANCISCO, CA 94111
TEL: 415.398.7667
FAX: 415.398.2596
CONTACT: MICHAEL HOWE
EMAIL: mhowe@glumac.com

WORKPLACE RESOURCE GROUP
WORKPLACE RESOURCE GROUP
2941 TRADE CENTER DRIVE
SUITE 120
CARROLLTON, TX 75007
TEL: 972-389-8821
FAX: 972.446.1209
CONTACT: CLOYSE WOOLLEY
EMAIL: cwoolley@wrgtexas.com

INTERNATIONAL ARTZ
INTERNATIONAL ARTZ
5952 PEACHTREE INDUSTRIAL BLVD
SUITE 2
NORCROSS, GA 30071
TEL: 770-447-9308
FAX: 770-447-9368
CONTACT: SHAWN LEARY
cwoolley@wrgtexas.com
EMAIL: sleary@iartz.com

SHEET INDEX

#	SHEET NAME	REVISED SHEETS
G0.0	PROJECT INFORMATION, LEGENDS, & SCHEDULES	
G0.1	GENERAL NOTES	
G0.2	EXITING PLAN	
G0.3	EXISTING SITE PLAN (PROVIDED BY OTHERS)	
G0.4	ART INSTALLATION PLAN	
G1.0	TITLE 24	
G2.0	RESTROOM PLANS	
D1.0	DEMOLITION PLAN	
A2.0	CONSTRUCTION PLAN	
A2.2	TELEPHONE & ELECTRICAL PLAN	
A2.3	REFLECTED CEILING PLAN	
A2.5	FLOOR FINISH PLAN	
A2.6	WALL FINISH PLAN	
A6.0	INTERIOR ELEVATIONS	
A7.0	WALL TYPES & DOOR SCHEDULES	
A7.1	COMMS ROOM PLAN, ELEVATION, SECTION & DETAIL	
A8.0	SECTIONS, DETAILS & MILLWORK DETAILS	
A8.2	CALIFORNIA SECTIONS & DETAILS	
M0.1	MECHANICAL COVER SHEET	
M0.2	MECHANICAL DETAILS AND SCHEDULES	
M0.3	MECHANICAL SPECIFICATIONS AND GENERAL NOTES	
M2.1	MECHANICAL HVAC PLAN	
MT-24A	MECHANICAL TITLE 24 DOCUMENTATION	
MT-24B	MECHANICAL TITLE 24 DOCUMENTATION	
E0.1	ELECTRICAL LEGEND, GENERAL NOTES, ABBREVIATIONS AND DRAWING LIST	
E0.2	ELECTRICAL SCHEDULES	
E2.1	ELECTRICAL LIGHTING PLAN	
E3.1	ELECTRICAL POWER & SIGNAL PLAN	
E5.1	ELECTRICAL DETAILS	
ET-24.1	ELECTRICAL TITLE 24 DOCUMENTATION	
ET-24.2	ELECTRICAL TITLE 24 DOCUMENTATION	
P0.1	PLUMBING LEGEND, GENERAL NOTES, ABBREVIATIONS AND DRAWING LIST	
P2.1	PLUMBING PLAN	

PREFERRED VENDORS LIST

LIGHTING
CAPITOL LIGHT
270 LOCUST STREET
HARTFORD, CT 06141
TEL: 860.520.2320
FAX: 972.649.3737
CONTACT: JESSICA CARROLL OR DEBRA SHIRLEY CARTER
EMAIL: regus@capitollight.com

WOOD DOORS/HARDWARE
AO, INC.
1841 MONETARY LANE, SUITE 130
CARROLLTON, TX 75006
TEL: 972-446-1900
CELL: 817-690-2956
CONTACT: DON McCARTHY
EMAIL: regusbids@aoinc.net

SLIDING GLASS DOORS
NY SLIDING DOOR COMPANY
TEL: 844.640.5494
CONTACT: MICHELLE KUSHNER
EMAIL: michelle@nyslidingdoor.com

CARPET/RUBBER BASE
SHAW CONTRACT GROUP
TEL: 972.922.0739
CONTACT: STARLA CAMPBELL OR TARA MOORE
EMAIL: starla.campbell@shawinc.com or tara.moore@shawinc.com
http://www.shawcontractgroup.com/regus

CERAMIC TILE
TRINITY TILE GROUP
3077 McCALL DRIVE
SUITE 14
ATLANTA, GA 30840
CONTACT: KATIE RAMSEY
TEL: 866.774.3390
CELL: 404.824.0538
EMAIL: kramsey@trinitytile.com

PAINT
SHERWIN WILLIAMS
TEL: 214.587.3057
FAX: 214.553.3907
CONTACT: PAT BUSCH
EMAIL: pat.t.busch@sherwin.com

CEILING TILE
USG CORPORATION
USG STRATEGIC ACCOUNTS SALES OPERATION
TEL: 312.436.5787
CONTACT: CHRIS BENJAMIN
EMAIL: cbenjamin@usg.com

CEILING TILE
ARMSTRONG TILES
TEL: 800.442.4212
FAX: 866.566.2593
CONTACT: SHERRY BRUNT
EMAIL: sabrunt@armstrong.com

APPLIANCES
LOWES
TEL: 888.343.6463
EMAIL: proservicessupport@lowes.com

ICE MACHINE
ICE MACHINES DIRECT
TEL: 888.434.5316
CONTACT: KEN CENTER
EMAIL: ken@icemachinesdirect.com

COMMS ROOM A/C
BARTOS
TEL:214.350.3871 EXT. 2157
FAX: 214.350.6871
CONTACT: ERIC SAAVEDRA
EMAIL: esaavedra@bartosindustries.com

REVISION LOG

△	DESCRIPTION	DATE
1		
2		
3		
4		
5		

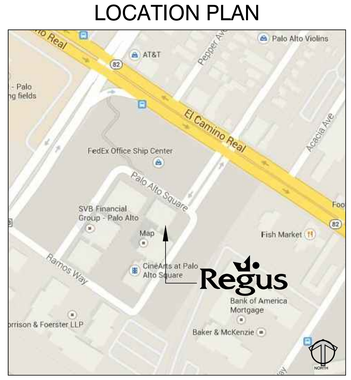
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	M.D.O.	MEDIUM DENSITY OVERLAY PANEL
A.D.A.	AMERICANS WITH DISABILITIES ACT	MIN.	MINIMUM
ADDL.	ADDITIONAL	MFR.	MANUFACTURER
AMP.	AMPERE	N.I.C.	NOT IN CONTRACT
BD.	BOARD	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.C.	ON CENTER
CAB.	CABINET	OPG.	OPENING
CLG.	CEILING	PART.	PARTICLE
CLR.	CLEAR OPENING	PR.	PAIR
COL.	COLUMNS	PREFAB.	PREFABRICATED
CONTR.	CONTRACTOR	REF.	REFERENCE
E.C.	EXISTING TO BE CAPPED	REQD.	REQUIRED
ELEC.	ELECTRICAL	SECY.	SECRETARY
EQ.	EQUAL	SC.W.D.	SOLID CORE WOOD DOOR
E.R.	EXISTING TO REMAIN	S.S.	STAINLESS STEEL
EWC	ELECTRIC WATER COOLER	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	T.A.S.	TEXAS ACCESSIBILITY STANDARDS
FEC	FIRE EXTINGUISHER CABINET	U.O.N.	UNLESS OTHERWISE NOTED
FHC	FIRE HOSE CABINET	V	VOLTS
FLUOR.	FLUORESCENT	VCT	VINYL COMPOSITION TILE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
G.C.	GENERAL CONTRACTOR	W/	WITH
GYP BD.	GYPSUM BOARD	W/O	WITHOUT
H.M.	HOLLOW METAL		
HDWR.	HARDWARE		
HT.	HEIGHT		
H.V.AC.	HEATING, VENTILATION & AIR CONDITIONING		
MAX.	MAXIMUM		
M.D.F.	MEDIUM DENSITY FIBER BOARD		

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING OF WORK AND SHALL NOTIFY, IN WRITING, REGUS GROUP AND THE IDGROUP OF ANY DISCREPANCIES.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
3. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
4. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK. FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
5. FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM ARE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER & FIRE ALARM DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER OR ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
6. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 & 13 AND THE LOCAL JURISDICTION REQUIREMENTS. USE SEMI RECESSED WALL MOUNTED CABINETS.
7. ALL FLOORING ALONG A MEANS OF EGRESS PATH OF TRAVEL SHALL BE SLIP RESISTANT IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
8. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING AND SHALL REPLACE ALL MISSING FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY BE REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT, INCLUDING BUT NOT LIMITED TO SPRINKLER REVIEW FROM THE BUREAU OF FIRE PREVENTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.
11. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION.
12. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ITEMS INCLUDING MILLWORK CABINETS AND COUNTERS, SHELVES, ETC. ALL WOOD BLOCKING TO BE OF FIRE RETARDANT TREATED CONSTRUCTION. PER SECTION 7 (15-8-260)(2)
13. ALL WALL AND CEILING FINISHES TO HAVE MINIMUM CLASS I FLAME SPREAD RATING. (0 TO 25) PER SECTION 7 (15-8-420)
14. NEW FLOOR FINISHES SHALL MEET CLASS "A" CRITICAL RADIANT FLUX OF 0.45 OR HIGHER, PER SECTION 7 (15-8-440)
15. ALL NEW DOOR HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
16. PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN COPY OF CONSTRUCTION RULES & REGULATIONS ALONG WITH ANY OTHER INFORMATION OR RESTRICTIONS FROM THE LANDLORD AND FOLLOW ALL SET PROCEDURES.
17. CONTRACTOR TO PROVIDE THREE (3) CLOSE OUT MANUALS IN CD FORMAT AND (1) HARD COPY IN BINDER WITH THE FOLLOWING DOCUMENTS: ALL GUARANTEES, ALL WARRANTIES, OPERATING MANUALS, GC CONTACT INFORMATION, SUBCONTRACTOR CONTACT INFORMATION, CERTIFICATE OF OCCUPANCY, LIEN WAIVERS, SIGNED OFF PUNCH LIST AND AIR TEST AND BALANCE REPORT.

LOCATION PLAN



PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: XX/XX/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:

PROJECT INFORMATION, LEGENDS, & SCHEDULES

DRAWING NUMBER:

G0.0

1.0 GENERAL CONDITIONS

1.1 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO THE WORK IN THIS DOCUMENT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE AGREEMENT.

1.2 PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, SCHEDULE OF VALUES, AND INSURANCE CERTIFICATE. THIS SCHEDULE SHALL INDICATE ORDERING LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

1.3 WHERE THE CONTRACT, NOTES OR DRAWINGS CALL FOR WORK OF A MORE STRINGENT NATURE THAN THAT REQD. BY THE BLDG. CODE OR OTHER DEPARTMENTS HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED.

1.4 THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF DAMAGED, DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION W/THE CONTRACT WORK. CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

1.5 idGROUP DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DWGS. SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DWGS.

1.6 THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORT FOR ALL SUB-CONTRACTORS, CRAFTSMAN AND TRADESMAN REQ'D. TO COMPLETE THE JOB.

1.7 THE CONTRACTOR SHALL NOTIFY idGROUP PRIOR TO FINAL BIDDING IF HE CANNOT COMPLY WITH WORK CALLED FOR ON THESE DRAWINGS.

1.8 THE CONTRACTOR SHALL NOTIFY idGROUP OF DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH WORK AND REQUEST CLARIFICATION PRIOR TO FINAL BIDDING.

1.9 BEFORE SUBMITTING A PROPOSAL, CONTRACTOR SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.

1.10 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

1.11 CONTRACTOR SHALL CONTACT THE BLDG. MANAGEMENT TO DETERMINE THE RULES OF THE BLDG. OWNER FOR CONSTRUCTION, TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, AND IN GENERAL, ANY SPECIAL BLDG. REQUIREMENTS WHICH WILL AFFECT THEIR WORK, (IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK, INCLUDING COST). THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT NOISE GENERATING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES INCLUDING THE FOLLOWING:

(A) DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION W/THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSE SHALL BE PAID BY THE CONTRACTOR REQUIRING SERVICE.

(B) BLDG. CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC, SHALL BE CHECKED FOR TIMES BEING DELIVERED BY CONTRACTOR REQUESTING DELIVERY.

(C) CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM, IF REQD, SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQD. FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR

1.12 THE CONTRACTOR, HIS SUBCONTRACTOR, AND OTHER CONTRS. INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

1.13 THE CONTRACTOR SHALL REMOVE RUBBISH AND WASTE MATERIALS, INCLUDING RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC. AND PROVIDE FOR ITS REMOVAL FROM THE SITE. SITE SHALL BE LEFT "BROOM CLEAN" AT END OF DAY.

1.14 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ITEMS SPECIFIED, IS INTENDED TO MEAN "THAT WHICH SHALL BE FURNISHED, INSTALLED, AND CONNECTED BY THE CONTRACTOR.", U.O.N.

1.15 WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR THE OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF idGROUP AND MUST BE SUBMITTED PER NOTE 1.16.

1.16 THE CONTRACTOR SHALL HAVE TEN WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY idGROUP. HE SHALL INCLUDE CUT SHEETS W/ SPECIFICATIONS AND REASONS FOR SUBSTITUTION. idGROUP SHALL RESPOND IN TEN WORKING DAYS TO SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.

1.17 THE CONTRACTOR SHALL REVIEW, DATE, SIGN AND SUBMIT FABRICATION DRAWINGS, FIXTURE, AND EQUIPMENT CUT SHEETS TO idGROUP FOR REVIEW. HE SHALL PROVIDE 3 SETS OF BLUEPRINTS FOR FABRICATION DRAWINGS. idGROUP SHALL HAVE A 40 WORKING HOUR (5 DAYS) SHOP DRAWING TURN-AROUND TIME FROM THE DATE OF RECEIPT. ALL SHOP DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" SHALL SUPERCEDE ORIGINAL DWGS. IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

1.18 THE CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION OF HIS WORK AND THE ADJACENT AREAS ABUTTING THE PROJECT. THIS INCLUDES NOISE AND DUST CONTROL AS WELL AS PHYSICAL DAMAGE.

1.19 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE PROJECT OR ADJACENT SPACES CAUSED BY HIS WORK OR WORKMEN. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE IN A PROMPT AND PROFESSIONAL MANNER.

1.20 idGROUP IS NOT RESPONSIBLE FOR ENGINEERING THESE DOCUMENTS. FOR CONSTRUCTION SETS WITHOUT ENGINEERING DOCUMENTS THE CONTRACTOR SHALL PROVIDE SHOP DWGS. PRIOR TO CONSTRUCTION AND AS-BUILTS UPON COMPLETION FOR ELECTRICAL AND MECHANICAL TRADES TO THE LANDLORD.

1.21 THE CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL NEW INSTALLATION AND REINSTALLATION WORK FOR PLUMBING, CLG. (TAKE-DOWN AND REINSTALLATION),ELECT,TELEPHONE,COMMUNICATIONS EQUIPMENT OR HVAC WORK IN CLG. PLENUM.

1.22 THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

1.23 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF TRADES.

1.24 THE CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DWGS. ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS AND HE WILL BE EXPECTED TO COMPLY W/THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

1.25 EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED. LOOSE ITEMS TIGHTENED, AND MISSING OR BROKEN PARTS REPLACED. THE CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND "LIKE NEW" APPEARANCE.

1.26 REQUIRED LIFE SAFETY EXITS SHALL CONTINUOUSLY, BE MAINTAINED FREE FROM OBSTRUCTIONS, AND EXIT WAYS SHALL COMPLY WITH THE A.D.A. TITLE III PROVISIONS.

1.27 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED AND COMPLY WITH THE A.D.A. TITLE III PROVISION.

1.28 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK THE CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED, OPNG'S. TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING.

1.29 THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY O.S.H.A. AND BY FIRE DEPARTMENT REGULATIONS, AND AS SHOWN ON idGROUP DRAWINGS.

1.30 INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER.

1.31 THE CONTRACTOR SHALL VERIFY SIZE, ELECTRICAL REQUIREMENTS, LOCATION AND CHARACTERISTICS OF WORK AND /OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, W/ THE MFR. OR SUPPLIER PRIOR TO THE START OF RELATED WORK.

1.32 THE CONTRACTOR SHALL SEE THAT ALL SUB-CONTRACTOR RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUB-CONTRACTORS.

1.33 REMOVABLE LABELS WITH NAMES, TRADEMARKS, LOGOS, ETC. SHALL NOT BE VISIBLE. WHERE DETRIMENTAL TO DESIGN.

1.34 ALTERNATES TO BASE REQUIREMENTS ARE TO BE PRICED INDIVIDUALLY BY NUMBER INDICATED ON PLAN.

1.35 WHERE SPECIAL ITEMS REQUIRE EXTENDED LEAD TIME PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR AND PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES.

1.36 THE CONTRACTOR SHALL COORDINATE WORK BETWEEN ENGINEERS AND SUBCONTRACTORS.

1.37 THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE SPACE TO THE SATISFACTION OF idGROUP PRIOR TO BEING TURNED OVER TO THE TENANT.

1.38 THE BASE BUILDING TOILET FACILITIES SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED, REPLACED AND/OR THOROUGHLY CLEANED TO THE SATISFACTION OF idGROUP PRIOR TO BEING TURNED OVER TO THE TENANT.

1.39 THE CONTRACTOR AGREES TO PAY TRANSPORTATION CHARGES ON HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR UNLOADING AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

1.40 IF THE CONTRACTOR CLAIMS THAT REVISIONS TO DWGS. INVOLVE EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE idGROUP WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS, IN ANY EVENT BEFORE PROCEEDING TO EXECUTE THE WORK AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE "CHANGES IN THE WORK". NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

1.41 CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY idGROUP AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED MATERIALS BEING USED, THE ROOM SCHEDULE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

2.0 DEMOLITION

2.1 THE CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO ENVIRONMENTAL HAZARDS W/ BLDG. MGMT. SAID HAZARDS ARE TO BE REMOVED AT THE BLDGS EXPENSE. REMOVAL TO ADHERE TO THE ENVIRONMENTAL PROTECTION AGENCY'S GUIDELINES.

2.2 THE CONTRACTOR SHALL FURNISH LABOR AND MATERIAL TO COMPLETE DEMOLITION AND REMOVAL OF ITEMS AS INDICATED ON idGROUP DRAWINGS.

2.3 THE CONTRACTOR SHALL FURNISH BLDG. MANAGEMENT WITH A COMPLETE INVENTORY LIST OF ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING STOCK.

2.4 THE CONTRACTOR SHALL EXECUTE WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK.

2.5 WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED; UNLESS OTHERWISE NOTED.

2.6 THE CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES PROJECTING ITEMS WHICH ARE ABANDONED.

3.0 PATCHING AND CUTTING

3.1 THE CONTRACTOR SHALL DO THE CUTTING,FITTING AND PATCHING WORK THAT MAY BE REQ'D. TO MAKE RELATED PARTS COME TOGETHER PROPERLY.

3.2 THE CONTRACTOR SHALL PROVIDE FLOOR CUT-OUTS AND PATCHING FOR THE INSTALLATION OF RELATED WORK.

3.3 THE CONTRACTOR SHALL SURVEY AND REPAIR EXISTING FINISHED SURFACES FOR DAMAGE SUCH AS CHIPS, CRACKS, HOLES, AND OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION.

3.4 EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED.

3.5 DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED TO MATCH. ADJACENT AREAS IN MATERIALS, FIRE RATING, FINISH AND COLOR, U.O.N.

3.6 FIRE PROOFING REMOVED FROM COLUMNS AND BEAMS DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED W/ THE SAME MATERIAL AND RATING AS THAT WHICH WAS REMOVED.

4.0 PARTITIONS

4.1 WALL DIMENSIONS ARE FINISHED FACE OF WALL TO FINISHED FACE OF WALL U.O.N. CENTERLINE OF WALL TO ALIGN WITH CENTERLINE OF MULLION/COLUMN, U.O.N.

4.2 THE CONTRACTOR SHALL PROVIDE PARTITIONS AS DESIGNATED ON idGROUP DRAWINGS.

4.3 THE CONTRACTOR SHALL PROVIDE CHALK LINES ON THE SLAB OF PARTITIONS FOR APPROVAL PRIOR TO FRAMING. idGROUP IS TO BE NOTIFIED OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR OF APPARENT CONSTRUCTION CONFLICTS.

4.4 WALLS SHOWN ALIGNED WITH BASE BLDG. STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BLDG. STRUCTURE, U.O.N.

4.5 THE CONTRACTOR SHALL USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES AND ENDS IN PLASTER AND DRYWALL PARTITIONS.

4.6 PARTITIONS SHALL BE ANCHORED FIRMLY USING MECHANICAL FASTENERS MEETING INDUSTRY STANDARDS, STATE, AND LOCAL CODES REQUIREMENTS.

4.7 THE CONTRACTOR SHALL SUPPLY RETURN AIR OPNG'S. IN PARTITIONS TO DECK AND ABOVE CLGS. TO MATCH AREA CALCULATION REQUIREMENTS AS SHOWN ON ENGINEERING DWGS. ALL OPNG'S IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS. OPNG'S. IN FIRE RATED WALLS SHALL HAVE FIRE OR SMOKE DAMPERS REQ'D. BY LOCAL BLDG. CODES. CONTRACTOR TO COORDINATE W/ ENGINEERING DWGS. AND INFORM idGROUP OF DISCREPANCIES PRIOR TO FINAL BID.

4.8 THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR WALL PARTITIONS FOR DUCT WORK. RETURN AIR OPNG'S. AND GRILL OPNG'S. ABOVE AND BELOW CLGS. THESE ARE TO BE COORDINATED WITH H.V.A.C. ENGINEERING DWGS. AND THE MECHANICAL CONTRACTOR SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING, VIBRATION, AND FIRE RATING.

4.9 THE CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED FOR MECHANICAL, ELECT. AND PLUMBING INSTALLATIONS PER LOCAL BLDG. CODES. LOCATIONS SHALL BE COORDINATED WITH idGROUP PRIOR TO FINAL INSTALLATION.

4.10 THE CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING PARTITIONS OR CEILINGS BECAUSE OF COORDINATION FAILURES WITH TELEPHONE INSTALLATION, SECURITY SYSTEMS, OR COMPUTER DATA SYSTEMS.

4.11 CONTRACTOR TO PROVIDE IDGROUP WITH THE SELECTED STUD MANUFACTURER SPAN TABLE.

5.0 CEILINGS

5.1 THE CONTRACTOR SHALL PROVIDE AND INSTALL NEW MINERAL/WOOD ACOUSTIC SUSPENDED CLG. ONLY IN AREAS DESIGNATED ON idGROUP REFLECTED CEILING PLAN.

5.2 FASCIAS OR BREAKS IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF H.V.A.C. OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE FORMED OF GYPSUM WALLBOARD ON FURRING CHANNELS.

5.3 SUSPENDED CLG. HT. SHALL BE AS SHOWN ON idGROUP DRAWINGS AND DETAILS. ANY DEVIATION FROM HT. SHOWN WILL BE SUBMITTED TO idGROUP FOR APPROVAL. HEAD ROOM ALONG AN ACCESSIBLE ROUTE SHALL NOT BE LESS THAN 80 INCHES PER ADA TITLE III.

5.4 PRIOR TO CLOSING UP CEILING PLENUM SYSTEMS (H.V.A.C., PLUMBING AND ELECTRIC) SHALL BE INSPECTED AND TESTED BY CONTRACTOR'S ENGINEERS AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE THEIR PROPER INSTALLATION AND FUNCTION.

5.5 JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHTING FIXTURES

5.6 CEILINGS IN CLOSETS SHALL BE OF THE SAME HT. AND CONSTRUCTION AS THAT OF ADJOINING SPACE U.O.N.

5.7 THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL WORK FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSTALLED ITEMS.

5.8 THE CONTRACTOR SHALL REPAIR AND/OR REPLACE EXISTING CEILING TILES WHICH ARE REMOVED TO FACILITATE PLENUM SYSTEM INSTALLATIONS.

5.9 CEILING GRID (NEW AND EXISTING) IS TO BE REPAIRED AND LEVELED TO PROPER CONSISTENT HEIGHT BEFORE INSTALLATION OF TILES.

5.10 CEILING TILES TO BE RANDOMLY INSTALLED TO PREVENT BATCHING OF COLORS.

6.0 LIGHTING, ELECTRICAL, TELEPHONE

6.1 THE CONTRACTOR SHALL PROVIDE LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN ON DRAWINGS AND NOTES.

6.2 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MFR'S RECOMMENDATIONS FOR INSTALLATION.

6.3 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY, AND OTHER AUTHORITIES HAVING JURISDICTION.

6.4 NEW MATERIALS SHALL CONFORM WITH THE STANDARDS OF UNDERWRITERS NEW MATERIALS SHALL CONFORM WITH THE STANDARDS OF UNDERWRITERS SUCH A STANDARD HAS BEEN ESTABLISHED.

6.5 PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING NEW LIGHTING FIXTURES AND REMOVING AND REINSTALLING EXISTING LIGHTING FIXTURES OF TYPES AND MFRS AS SPECIFIED IN idGROUP DOCUMENTS.

6.6 EXISTING RELOCATED AND EXISTING TO REMAIN FLUORESCENT FIXTURES SHALL BE REFURBISHED, CLEANED AND DIM AND BURNT-OUT LAMPS REPLACED. LAMP COLOR AND WATTAGE TO MATCH EXISTING.

6.7 THE GENERAL AND ELECT. CONTRACTOR SHALL CHECK CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HT. SHOWN ON idGROUP DRAWINGS. DISCREPANCIES WILL BE BROUGHT TO idGROUP'S ATTENTION.

6.8 RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.

6.9 THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL OR LIGHTING INSTALLATION INTO CABINETWORK WITH CABINET CONTRACTOR.

6.10 THE ELECTRICAL CONTRACTOR SHALL COORDINATE TELEPHONE/DATA REQUIREMENTS WITH THE TENANT SUPPLIED TELEPHONE/DATA CONTRACTOR.

6.11 THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR TRADES.

6.12 ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON idGROUP PLANS.

6.13 NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, U.O.N.

6.14 PROVIDE TELEPHONE OUTLETS (WHERE SHOWN ON "ELECTRICAL/TELEPHONE PLAN") AND CONDUIT RUNS TO CEILING.

6.15 ELECT., DATA AND TELEPHONE WIRING AND CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CLG.

6.16 EXISTING OUTLETS ARE NOT BEING USED, EXISTING SERVICE SHALL BE REMOVED TO THE NEXT REMAINING BOX OR THE MAIN PANEL, U.O.N.

6.17 CONVENIENCE RECEPTACLES SHALL BE BUILDING STANDARD DUPLEX TYPE, RATED 15 AMP, 125 V., GROUNDED TYPE, U.O.N.

6.18 THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING.

7.0 H.V.A.C.

7.1 THE CONTRACTOR SHALL PROVIDE H.V.A.C. ENGINEERING, AND WORK FOR DESIGN BUILD PROJECTS.

7.2 THE H.V.A.C. CONTRACTOR SHALL INSPECT SYSTEMS FOR PROPER OPERATIONS AT COMPLETION OF THE JOB.

7.3 INSTALLATION SHALL BE COORDINATED WITH TRADES TO MINIMIZE CONFLICTS. CEILING DIFFUSERS TO BE RELOCATED TO MAINTAIN NEW FIXTURE PATTERNS.

7.4 THE H.V.A.C. ENGINEER WILL PROVIDE NECESSARY ENGINEERING DRAWINGS TO REWORK EXISTING EQUIPMENT AND DETERMINE NEW EQUIPMENT TO MEET THE ABOVE REQUIREMENTS.

7.5 BUILDING MECH. SERVICE SHUT DOWNS REQUIRED FOR THIS WORK SHALL BE SUBMITTED IN WRITING BY THE H.V.A.C. CONTRACTOR A MINIMUM OF 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE H.V.A.C. CONTRACTOR SHALL OBTAIN APPROVAL FROM AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. SHUT DOWN AFFECTING THE NORMAL H.V.A.C. SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE AFTER HOURS.

7.6 BALANCING OF HVAC SYSTEM SHALL BE DONE BY A QUALIFIED ENGINEER. SUBMIT WRITTEN REPORT TO BUILDING MANAGEMENT UPON COMPLETION.

7.7 DUCT WORK SHALL BE INSULATED FOR THERMAL AND ACOUSTIC CONSIDERATIONS. REF. NOTE 4.7 FOR ADDITIONAL INFORMATION.

8.0 PLUMBING

8.1 THE CONTRACTOR SHALL SUPPLY PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES SHOWN ON CONSTRUCTION PLANS AND DETAIL DRAWINGS.

8.2 THE CONTRACTOR SHALL SUBMIT CUT SHEETS OF NEW FIXTURES, FITTINGS AND ACCESSORIES TO idGROUP FOR REVIEW. REF: NOTE 1.17.

8.3 THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH MFR. RECOMMENDATIONS FOR INSTALLATION AND WITH OTHER TRADES.

8.4 EXISTING PLUMBING BEING ABANDONED SHALL BE CAPPED BEHIND EXISTING FINISHED SURFACES. EXISTING SURFACES SHALL BE PATCHED TO MATCH EXISTING SURROUNDING SURFACES IN MATERIAL AND FINISH. THE CONTRACTOR SHALL ALSO INCLUDE IN THE ESTIMATE A PRICE FOR CEILING REMOVAL AND REINSTALLATION FOR PLUMBING WORK

8.5 FURNISH VALVES FOR THE PROPER CONTROL OF FIXTURES. LINE OR PIECE OF APPARATUS SO THAT IT MAY BE SHUT OFF FOR REPAIR W/O INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BLDG.

8.6 BEFORE BEING COVERED UP OR BUILT-IN, PIPING SHALL BE TESTED PER THE AUTHORITIES HAVING JURISDICTION.

8.7 INSULATE EXPOSED HOT WATER LINES AND DRAIN PIPES WHERE ACCESSIBLE PROVISIONS HAVE BEEN MADE.

9.0 CABINET WORK

9.1 CABINET FINISHES SHALL BE AS NOTED ON DRAWINGS.

9.2 "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING. CABINET CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

9.3 THE CABINET CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON WOOD DOORS.

9.4 FINISHED WORK SHALL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO PLACE.

9.5 WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED TO MEET CURRENT AWI STANDARDS OF "CUSTOM GRADE" SPECIFICATIONS, U.O.N.

9.6 CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES TO idGROUP FOR APPROVAL. MILLWORK SHOP DRAWINGS ARE TO CALL OUT MATERIALS AND FINISHES. JOINTS, CORNERS, AND EDGES ARE TO BE DETAILED INDIVIDUALLY. DIMENSIONS, CRITICAL OR OTHERWISE, ARE TO BE CALLED OUT ON THE SHOP DRAWINGS idGROUP WILL NOT REVIEW DRAWINGS WHICH ARE INCOMPLETE AND SHOW MINIMAL DETAILING. REF: NOTE 1.17.

9.7 MILLWORK,SPECIFIED PRODUCTS, AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL AND SHOP DWG, PREPARATION AND REVIEW. SHOP DWGS. AND SUBMITTALS SHALL NOT BE WAIVED UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY idGROUP.

10.0 DOORS, BUCKS, HARDWARE

10.1 THE CONTRACTOR SHALL PROVIDE BUCK ASSEMBLIES AND DOORS PER MFR. OR AS SHOWN ON idGROUP DRAWINGS, U.O.N.

10.2 LOCK SETS SHALL BE "KEYED" IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. "KEYS" ARE TO BE DELIVERED TO TENANT PROPERLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH BUILDING MANAGEMENT.

11.0 PAINTING AND WALLCOVERING

11.1 AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS, U.O.N.

11.2 WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, JAMBS, REVEALS, RETURNS, AND VERTICAL SURFACES NOT INCLUDED IN CLG.

11.3 WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A SMOOTH FINISH AND SURFACE READY FOR PRIMER AND PAINT.

11.4 WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING AND TWO FULL COATS OF SEMI-GLOSS ENAMEL, FREE OF BRUSH MARKS.

11.5 THE CONTRACTOR SHALL, REMOVE SWITCH PLATES, OUTLET PLATES, SURFACE HWDR, ETC, PRIOR TO PAINTING, REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. REMOVE PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES. INCLUDING, BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, REGISTERS, ETC.

11.6 THE CONTRACTOR SHALL INSTALL WALLCOVERINGS PER MFR. INSTALLATION SPECIFICATIONS. WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES. PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE.

11.7 IRREGULARITIES IN EXISTING PARTITIONS SHALL BE CORRECTED TO ENSURE A PERFECTLY EVEN SURFACE.

11.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL V.O.C. REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

11.9 ALL FINISH PRODUCT OVERAGE SHALL BE COORDINATED WITH TENANT'S GENERAL MANAGER FOR POSSIBLE STORAGE.

12.0 FLOORING

12.1 THE CONTRACTOR SHALL PREPARE SUBFLOOR TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE. LEVEL CHANGE NOT TO EXCEED 1/4" IN 10'-0", NONCUMULATIVE.

12.2 WORKMANSHIP SHALL BE OF THE BEST QUALITY. WHEN WORK IS COMPLETE IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED.

12.3 TILE SHALL BE LAID IN SQUARE PATTERN PARALLEL TO WALLS, U.O.N. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATORY GUIDELINES.

12.4 SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE, WOOD, AND RESILIENT FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

12.5 UPON COMPLETION, WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ADHESIVE, STAINS, AND DEBRIS.

12.6 CONTRACTOR TO COORDINATE ALL FLOORING CONTRS. INVOLVED TO ASSURE FLUSH INSTALLATION OF ALL VARYING FLOOR MATERIALS USED. ALL TRANSITION METHODS TO BE CENTERED ON DOOR.

12.7 THRESHOLDS MUST BE BEVELED AND MUST NOT EXCEED 1/2" IN HEIGHT.

13.0 CHANGES IN THE WORK

13.1 THE TENANT WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
X		

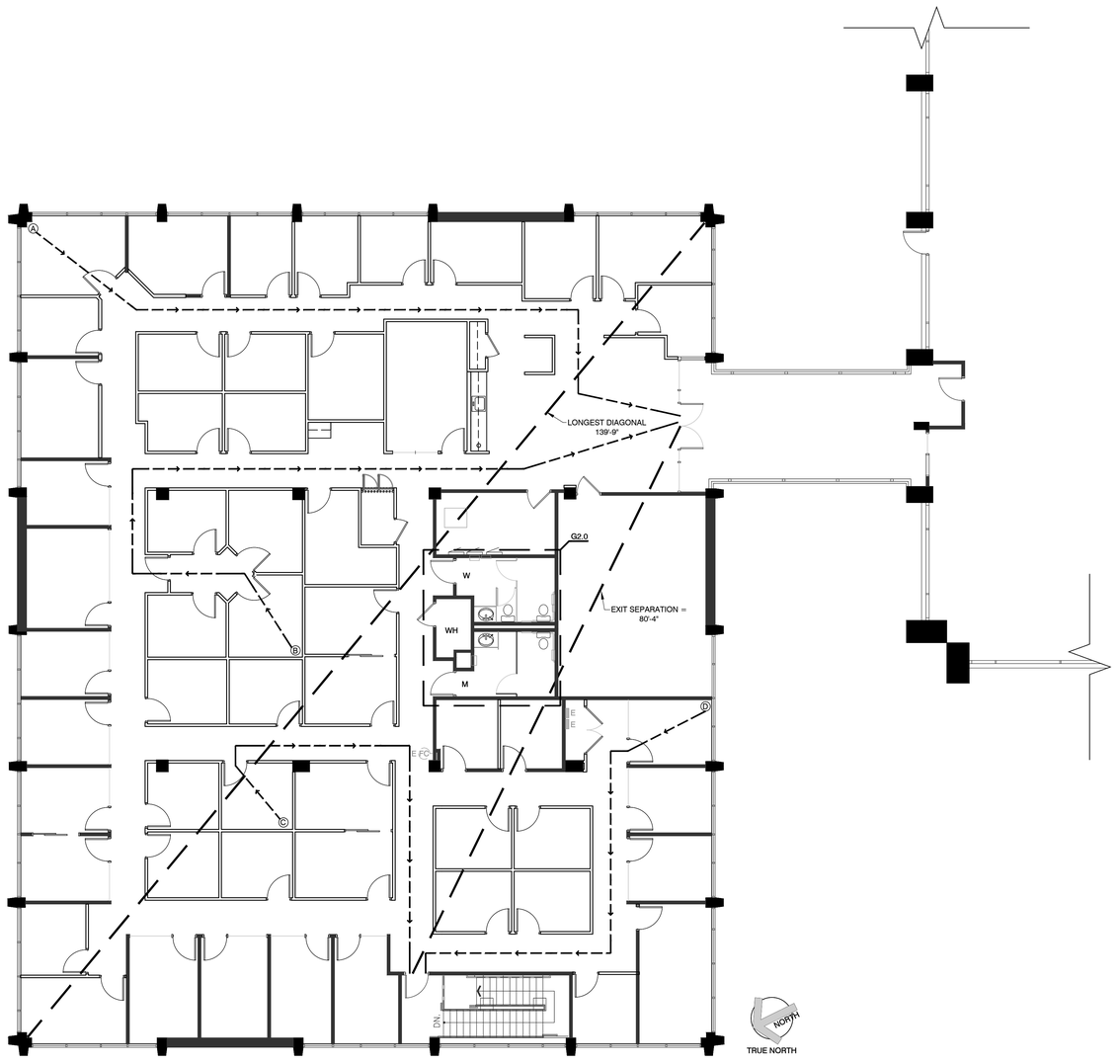
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER:

G0.1



01 EXITING PLAN

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

CODE ANALYSIS

CONSTRUCTION TYPE:	1-A
SPRINKLERED BLDG.:	N/A
OCCUPANCY GROUP:	B-BUSINESS
FLOORS:	2
USABLE SQUARE FOOTAGE:	APPROX. 9,122 SF
NUMBER OF EXITS:	2 REQUIRED / 2 PROVIDED
MAX TRAVEL DISTANCE:	200'-0" MAX REQUIRED / 113'-2" PROVIDED
MAX DEAD END LENGTH:	20'-0" MAX

EXIT SEPARATION:
THE LONGEST DIAGONAL = 139'-9"
REQUIRED EXIT SEPARATION (1/2 THE LONGEST DIAGONAL) = 70'-0" MIN.
ACTUAL EXIT SEPARATION = 80'-4"

2ND FLOOR EXITING

NO.	TRAVEL DISTANCE
A	99'-11"
B	113'-2"
C	64'-11"
D	67'-7"

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
A		

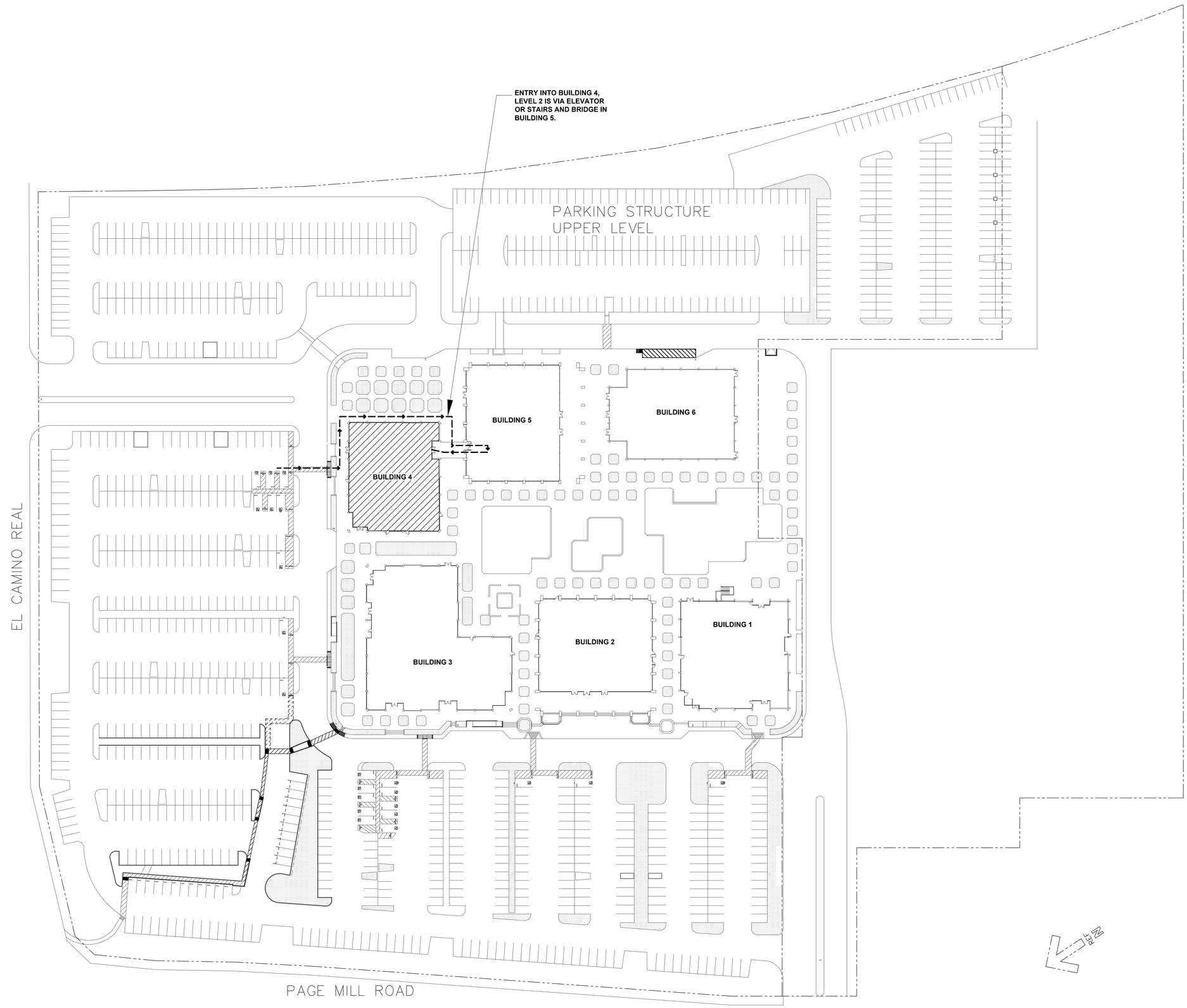
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

EXITING PLAN

DRAWING NUMBER:

G0.2



01 EXISTING SITE PLAN (PROVIDED BY OTHERS)
SCALE: N.T.S.

FOR REFERENCE ONLY

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

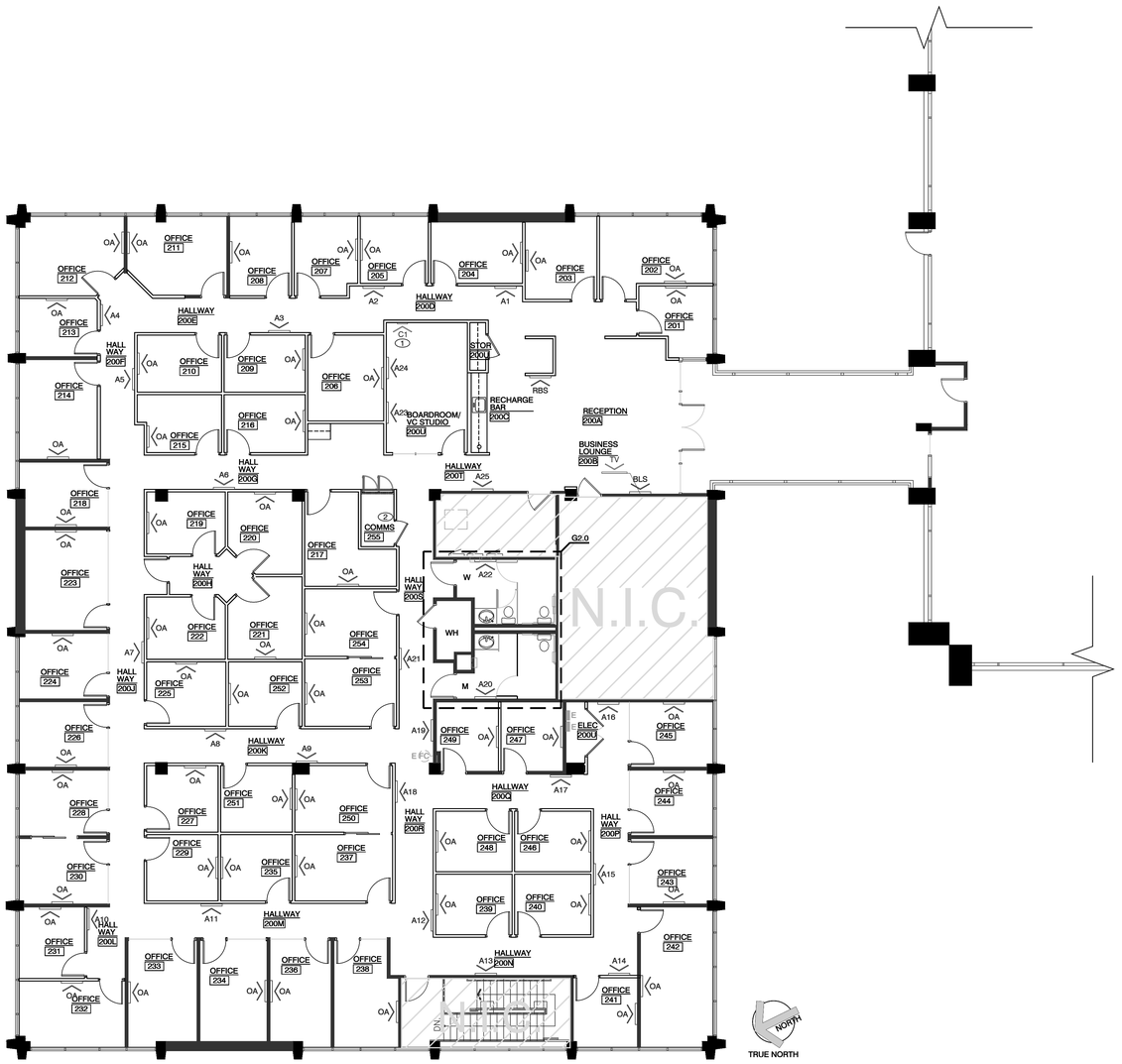
4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: XX/XX/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
EXISTING SITE PLAN
(PROVIDED BY OTHERS)

DRAWING NUMBER:
G0.3



01 ART PLAN
SCALE: 1/8" = 1'-0"

ART INSTALLATION NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- **GENERAL CONTRACTOR TO INSTALL TENANT PROVIDED ARTWORK, POSTERS, KEY BOXES, CLOCKS, AND ASSEMBLE TENANT PROVIDED MAIL CART. INSTALL ACCORDING TO NCO ARTWORK INSTALLATION GUIDE PRIOR TO SUBSTANTIAL COMPLETION.**
- GENERAL CONTRACTOR TO UNPACK AND INVENTORY ALL ARTWORK AND HANGING HARDWARE, BASED ON INTERNATIONAL ARTS PROPOSAL PROVIDED BY IDGROUP PRIOR TO INSTALLING ANY ART. REPORT ANY DAMAGED OR MISSING PIECES TO NCO PROJECT MANAGER.
- GENERAL CONTRACTOR TO DISPOSE OF ALL BOXES ACCORDING TO LANDLORD REQUIREMENTS.
- ALL HANGING HARDWARE WILL BE TENANT PROVIDED.
- ALL ARTWORK WILL ARRIVE WITH TWO ATTACHED RINGS ON BACK CORNERS READY TO HANG, AND BE INDIVIDUALLY LABELED. NO SECURITY REQUIRED FOR ART PIECES.
- ALL ARTWORK TO BE INSTALLED PER THE ART PLAN SHOWN.
- GENERAL CONTRACTOR TO SEPARATE ARTWORK BY AREA, DESIGNATED BY LOCATION ON BACK OF EACH PIECE.
- ARTWORK THAT IS NOT LABELED ON THE PLAN IS TO BE INCLUDED FOR OFFICE INSTALLATION, (1) PIECE PER OFFICE, SEE GUIDELINES BELOW.
- ALL MOUNTING HEIGHT MEASUREMENTS ARE BASED ON A 9'-0" CEILING. ADJUSTMENTS WOULD BE NEEDED IF ABOVE OR BELOW 9'-0" AFF.
- **ALL A.F.F. HEIGHTS ARE TO THE TOP OF THE FRAME**.
- CONSULT WITH NCO SETUP PM IF UNSURE OF PLACEMENT.
- RECHARGE BAR CLOCK (PROVIDED BY REGUS); REFER TO NCO PM FOR MOUNTING LOCATION.
- GENERAL CONTRACTOR TO MOUNT KEY BOXES IN RECEPTION STORAGE CLOSET BEHIND DOOR (NOT TO OBSTRUCT DOOR OPENING AND CLOSING).

ARTWORK PLACEMENT DESCRIPTION:

- OFFICE ARTWORK: SIZE 22"X22"; MOUNT ON ACCENT WALL, U.O.N, AT 76" A.F.F.. (1) PIECE OF ARTWORK PER OFFICE.
- HALLWAY/CORRIDOR ARTWORK: SIZE 36"X36" AND 32"X32"; MOUNT CENTERED AT END OF HALLWAY AT LOCATION DESIGNATED ON THE PLAN (A1, A2, V1, V2, ETC.) AT 83" A.F.F. OR TO TOP OF FRAME.
- HALLWAY/CORRIDOR ARTWORK: PIECES MAY BE ADJUSTED IF THERE ARE WALL MOUNTED ART FEATURE LIGHTS OR LOW CEILINGS. CONSULT WITH NCO PM.
- COMMON AREA(RECEPTION/BUSINESS LOUNGE) ARTWORK: SIZE 36"X36" AND 36"X48"; MOUNT AT 83" A.F.F.
- BOARDROOM ARTWORK: MOUNT 83" A.F.F. TO TOP OF FRAME.
- VC STUDIO ARTWORK: MOUNT 76" A.F.F. TO TOP OF FRAME.
- SALES OFFICE ARTWORK: MOUNT REGUS MARKETING POSTERS (PROVIDED BY REGUS) AT 8'-0" A.F.F. IF CEILING IS LOWER THAN 8'-0" MOUNT 6" FROM CEILING. SPACING BETWEEN POSTERS TO BE NO LESS THAN 6".

(X) KEYNOTES

1. MOUNT CLOCK IN MEETING ROOM AT 60" A.F.F. ON CENTER. TO BE MOUNTED AT OPPOSITE OF END OF THE ROOM AS THE DOOR (IN LINE OF SIGHT OF THE PRESENTER, BUT NOT BEHIND THE PROJECTION SCREEN WHEN IN USE).
2. MOUNT KEY BOX AT 62" A.F.F. BESIDE DOOR

ART INSTALLATION LEGEND

SYMBOL	DESCRIPTION
A1	ARTWORK
V1	VIEW
OA	OFFICE ART
C1	CLOCK
TV	TELEVISION
BLS	SIGNAGE

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: XX/XX/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
ART INSTALLATION PLAN

DRAWING NUMBER:
G0.4

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES". (11B-106)

1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (11B-206.2.1)

2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. (11B-206, 11B-402)

3. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE ENTRANCE TO THE SITE. (11B-206.2.1, 11B-206.2.2, 11B-206.3, 11B-206.4)

4. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES. (11B-206.2.1, 11B-206.2.2, 11B-206.3, 11B-206.4)

5. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. (11B-206, 11B-402)

6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE FOLLOWING: (11B-206, 11B-402)

A. ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.

B. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.

7. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (11B-206, 11B-402)

ACCESSIBLE PARKING

NOTE: EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS, GUESTS OR EMPLOYEES, SHALL PROVIDE ACCESSIBLE PARKING AS REQUIRED BY SECTION 11B-208. (11B-208.1, 11B-208.3.1, 11B-208.2)

1. PROVIDE 2 DISABLED PARKING SPACES AS REQUIRED BY TABLE 11B-6 (SEE BELOW) FOR ____ PARKING LOT/STRUCTURE. (11B-208.1, 11B-208.3.1, 11B-208.2)

2. AT FACILITIES PROVIDING MEDICAL CARE AND OTHER SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, PARKING SPACES COMPLYING WITH SECTION 1129B SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-7 EXCEPT AS FOLLOWS: (11B-208.3.1)

A. OUTPATIENT UNITS AND FACILITIES: 10% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED SERVING EACH SUCH OUTPATIENT UNIT OR FACILITY. (11B-208.3.1)

B. UNITS AND FACILITIES THAT SPECIALIZE IN TREATMENT OR SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS: 20% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED SERVING EACH SUCH UNIT OR FACILITY. (11B-208.2.4, 11B-502.2, 11B-208.3.1, 11B-502.3.3, 11B-502.3.4)

3. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE). (11B-208.1, 11B-208.3.1, 11B-208.2)

4. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. (11B-208.1, 11B-208.3.1, 11B-208.2)

TABLE 11B-208.2

TOTAL # OF PARKING SPACES PROVIDED	TOTAL # OF DISABLED SPACES REQUIRED
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 & OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF > 1001

5. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. (11B-208.1, 11B-208.3.1, 11B-208.2)

6. WHERE SINGLE ACCESSIBLE PARKING SPACES ARE PROVIDED, THEY SHALL BE 14' WIDE AND OUTLINED TO PROVIDE A 9' PARKING AREA AND A 5' LOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE. THE NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (11B-502.2, 11B-502.3, 11B502.3.3)

7. WHEN MORE THAN ONE ACCESSIBLE PARKING SPACE IS PROVIDED, IN LIEU OF PROVIDING A 14' WIDE SPACE FOR EACH PARKING SPACE, TWO SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA LINED TO PROVIDE A 9' PARKING AREA ON EACH SIDE OF A 5' LOADING AND UNLOADING ACCESS AISLES. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (11B-502.2, 11B-502.3, 11B502.3.3)

8. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY SECTION 1129B.4. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 8-FOOT LOADING AND UNLOADING ACCESS AISLE(11B-208.2.4, 11B-502.2, 11B-208.3.1, 11B-502.3.3, 11B-502.3.4)

9. WHEN LESS THAN 5 PARKING SPACES ARE PROVIDED AT BUILDINGS AND FACILITIES SUBJECT TO THESE REGULATIONS, ONE SHALL BE 14' WIDE AND LINED TO PROVIDE A 9' PARKING AREA AND A 5' LOADING AND UNLOADING AREA. HOWEVER, THERE IS NO REQUIREMENT THAT THE SPACE BE RESERVED EXCLUSIVELY OR IDENTIFIED FOR USE BY PERSONS WITH DISABILITIES ONLY. (11B-208.2.1, 11B-208.2.2)

10. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18 FEET. (11B-502.2, 11B-502.3, 11B502.3.3)

11. ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. RAMP SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION FOR BOTH PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE. (11B-502.2)

12. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1 UNIT VERTICAL TO 50 UNITS HORIZONTAL. (11B-502.4)

13. ALL ENTRANCES TO AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO ACCESSIBLE PARKING SPACES. (11B-502.5)

14. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS. (11B-502.6, 11B-502.6.4.1. 11B-703.7.2.1)

15. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED. (11B-502.6, 11B-502.6.4.1. 11B-703.7.2.1)

16. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL TO 12 UNITS HORIZONTAL. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OF ACCESSIBLE ROUTE SHALL NOT EXCEED ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL WITHIN 4 FEET OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL TO 10 UNITS HORIZONTAL. (11B-406.2.1, 11B-406.3.1, 11B-406.4.1)

17. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE OR DARK BLUE BACKGROUND THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. (11B-502.6, 11B-502.6.4.1, 11B-703.7.2.1)

18. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. (11B-502.6, 11B-502.6.4.1, 11B-703.7.2.1)

19. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. (11B-502.6, 11B-502.6.4.1, 11B-703.7.2.1)

20. AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: (11B-502.6, 11B-502.6.4.1, 11B-703.7.2.1)

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING"

NOTE: BLANK SPACES ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

21. THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OR THE FOLLOWING SCHEMES:

1. OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT; OR
2. OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36 INCHES WIDE. (11B-502.6, 11B-502.6.4.1, 11B-703.7.2.1)

PASSENGER DROP-OFF & LOADING ZONES

NOTE: WHEN PROVIDED, PASSENGER DROP-OFF AND LOADING ZONES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE OF TRAVEL. (11B-209)

1. WHERE PROVIDE, ONE PASSENGER DROP-OFF AND LOADING ZONE SHALL PROVIDE AN ACCESS AISLE AT LEAST 60" WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. SUCH ZONES SHALL BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1 VERTICAL IN 50 HORIZONTAL. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED. (11B-209.2, 11B-503)

2. IF THERE ARE NO CURBS, THE BOUNDARY BETWEEN THE ACCESS AISLE AN THE VEHICLE PULL-UP SPACE SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE. (11B-209.2, 11B-503)

3. PROVIDE MINIMUM VERTICAL CLEARANCE OF 9'-6" AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH AREAS FROM SITE ENTRANCES AND EXITS. (11B-503.5)

4. VALET PARKING FACILITIES SHALL PROVIDE A PASSENGER LOADING ZONE AND SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO THE ENTRANCE OF THE FACILITY. THE PARKING SPACE REQUIREMENTS OF SECTION 11B-208.1 & 11B-208.3.1 APPLY TO FACILITIES WITH VALET PARKING.

5. WHERE PROVIDED, BUS STOP PADS SHALL BE 96" LONG (MEASURED PARALLEL TO CURB OR ROAD EDGE) AND 60" WIDE (MEASURED PERPENDICULAR TO CURB OR ROAD EDGE) TO THE MAXIMUM EXTENT ALLOWED BY LEGAL OR SITE CONSTRAINTS. BUS STOP PADS SHALL CONNECT TO AN ACCESSIBLE ROUTE. NEWLY CONSTRUCTED BUS STOP PADS MUST PROVIDE A SQUARE CURB SURFACE BETWEEN THE PAD AND THE ROAD OR OTHER DETECTABLE WARNING APPROVED BY DEPARTMENT OF STATE ARCHITECT IN ACCORDANCE WITH SECTION 1133B.8.5. BUS STOP PADS SHALL BE AT THE SAME SLOPE AS THE ROADWAY IN THE DIRECTION PARALLEL TO THE ROADWAY AND A MAXIMUM 2% SLOPE PERPENDICULAR TO THE ROADWAY. (11B-209.2.2, 11B-209.2.3, 11B-810.2)

6. WHERE PROVIDED, PROVIDE BUS STOP SHELTERS INSTALLED SO AS TO PERMIT A WHEELCHAIR USER TO ENTER THE SHELTER AND ACCESS A CLEAR FLOOR AREA OF 30" BY 48", COMPLETELY WITH THE THE SHELTER. BUS STOP SHELTERS SHALL CONNECT TO AN ACCESSIBLE ROUTE AND TO BUS STOP PADS. (11B-810.2.1, 11B-810.2.2, 11B-810.2.3, 11B-810.2.4, 11B-810.3, 11B-810.4, 11B-705.1.2.4) PER THE 2013 CBC

WALKS & SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2". (11B-403.1, 11B-403.2, 11B-403.5.1, 11B-403.5.3, 11B-302.1)

2. WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH. (11B-403.1, 11B-403.2, 11B-403.5.1, 11B-403.5.3, 11B-302.1)

3. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. (11B-403.4)

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (11B-403.4)

5. WALKS AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: (11B-403.1, 11B-403.2, 11B-403.5.1, 11B-403.5.3, 11B-302.1)

A. SURFACES WITH A SLOPE OF LESS THAN 6 % GRADIENT SHALL BE AT LEAST A SLIP RESISTANT AS THAT DESCRIBED AS MEDIUM SALTED FINISH. % OR GREATER GRADIENT SHALL BE SLIP-RESISTANT. (11B-403.2)

B. SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP-RESISTANT. (11B-403.2)

6. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1133B.5 AS PEDESTRIAN RAMP. (11B-402.2, 11B-405)

7. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT. (11B-403.3)

8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'. (11B-401.1)

9. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. (11B-403.7)

10. LEVEL AREA OF WALK SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK. (11B-403.7)

11. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW. IF GRATINGS HAVE ELONGATED GRID, OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.3)

CURB RAMPS

NOTE: CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK TO A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE.

NOTE: CURB RAMPS SHALL BE CONSTRUCTED WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS IN THE CENTER OF THE CROSSWALK OR EACH STREET CORNER. WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN AND THE STREET SURFACES ARE MARKED TO IDENTIFY PEDESTRIAN CROSSWALKS, THE LOWER END OF THE CURB RAMP SHALL TERMINATE WITHIN SUCH CROSSWALK AREAS. SEC 11B-406.5.1

1. PROVIDE A CURB RAMP AT (11B-406.5.1)

2. CURB RAMPS SHALL BE A MINIMUM OF 4' IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM SURFACE WARPING AND CROSS SLOPE. (11B-406.5.2)

3. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. (11B-406.2.1, 11B-406.3.1, 11B-406.4.1)

4. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. (11B-406.2.1, 11B-406.3.1, 11B-406.4.1)

5. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 1:20 WITHIN 4' OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 10 HORIZONTAL. (11B-406.2.1, 11B-406.3.1, 11B-406.4.1)

6. A LEVEL LANDING 4' DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. (11B-406.2.2, 11B-406.5.3)

7. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK. (11B-402.2,11B-406)

8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK. (11B-406.5.11)

9. A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 VERTICAL TO 15 HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE TAPERING TO 0.45" AT THE TOP, A HEIGHT OF NOMINAL 0.2", AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35" IN COMPLIANCE WITH FIG 11 B-23A. "NOMINAL", AS USED HERE, SHALL BE IN ACCORDANCE WITH SECTION 12-11A & B-102, STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. THE DOMES MAY BE CONSTRUCTED IN A VARIETY OF METHODS, INCLUDING CAST-IN-PLACE OR STAMPED OR MAY BE PART OF A PREFABRICATED SURFACE TREATMENT. ONLY APPROVED DSA/AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1 ARTICLES 2, 3, AND 4. (11B-406.5.12, 11B-705.1.2.2)

10. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.(11B-406.5.1)

PEDESTRIAN GRADE SEPARATIONS (OVERPASSES AND UNDERPASSES)

1. PEDESTRIAN RAMPS ON PEDESTRIAN GRADE SEPARATIONS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-402.2 & 11B-405 FOR RAMPS. (11B- 206.2.1, 11B-206.2.2, 11B-206.4.3)

2. CROSS SLOPES OF WALKING SURFACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 PER FOOT. THE SLOPE OF ANY APPRECIABLY WARPED WALKING SURFACE SHALL NOT EXCEED 1 VERTICAL IN 12 HORIZONTAL IN ANY DIRECTION. (11B- 206.2.1, 11B-206.2.2, 11B-206.4.3)

3. WHERE PEDESTRIAN GRADE SEPARATIONS CROSS STREETS OR OTHER VEHICULAR TRAFFIC WAYS, AND WHERE A STREET LEVEL CROSSING CAN REASONABLY AND SAFELY BE USED BY PERSONS WITH DISABILITIES, THERE SHALL BE PROVIDED CONFORMING CURB RAMPS AND USABLE PATHWAY. (11B-206.2.1, 11B-206.2.2, 11B-206.4.3)

RAMPS (EXTERIOR OR INTERIOR)

NOTE: ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1" RISE IN 20' OF HORIZONTAL RUN. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. (11B-402.2 & 11B-405)

1. THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXITWAY, PROVIDES ACCESS FOR PERSONS WITH DISABILITIES, OR IS IN THE PATH OF TRAVEL SHALL BE 1" RISE IN 12' OF HORIZONTAL RUN. (11B-405.2, 11B-405.6)

2. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. (11B-405.3)

3. PEDESTRIAN RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48", UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THIS CODE. (11B-405.5)

4. WHERE THE RAMP IS THE ONLY EXIT DISCHARGE PATH SERVING ENTRANCES TO BUILDINGS OR WHEN IT SERVES AN OCCUPANT LOAD OF 300 OR MORE, THE WIDTH OF SUCH RAMP SHALL HAVE A MINIMUM WIDTH OF 60". (11B-405.5)

5. ALL OTHER PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL BE A MINIMUM WIDTH OF 48". (11B-405.5)

6. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. (11B-405.6, 11B-405.7)

7. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30" OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. (11B-405.6, 11B-405.7)

10. TOP LANDINGS SHALL BE NOT LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF THE RAMP RUN. (11B-405.7.2, 11B-405.7.2.1, 11B-405.7.3, 11B-405.7.3.1)

11. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPENED. (11B-405.7.5)

12. THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS. (11B-405.7.5)

13. ALL RAMP LANDINGS SHALL BE LEVEL WITH MAXIMUM SLOPE IN ANY DIRECTION NOT TO EXCEED 2% SLOPE. (11B-405.6, 11B-405.7)

14. AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP. (11B-405.7.2)

15. INTERMEDIATE LANDING AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM OF LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OR NOT LESS THAN 72" TO ACCOMMODATE THE HANDRAIL EXTENSION. (11B-405.7.4)

16. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN EXCESS OF 30 DEGREES AND BOTTOM LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72" TO ACCOMMODATE THE HANDRAIL EXTENSION. (11B-227.3, 11B-904.4)

17. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1" RISE IN 20' OF HORIZONTAL RUN, EXCEPT THAT AT EXTERIOR DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMPS LESS THAN 6" RISE OR 72" IN LENGTH. (11B-405.8, 11B-307.2, 11B-505)

18. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE, SHALL EXTEND A MINIMUM OF 1' BEYOND THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. (11B-505.10)

19. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" NOMINAL DIAMETER, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (11B-505.10)

20. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. (11B-505.10)

21. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. (11B-505.10)

22. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8" (11B-505.10)

23. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL, THE RAMP SHALL COMPLY WITH SECTION 11B-405.9.2 OR 11B-405.9.2

A. A GUIDE CURB A MINIMUM OF 2' IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP; (11B-405.9.2)

OR

B. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" +/- 1" ABOVE THE SURFACE OF THE RAMP. (11B-405.9.2)

24. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION ON THE HANDRAIL MAY BE TURNED 90 DEGREES TO THE RUN OF THE RAMP. (11B-505.10)

25. RAMPS MORE THAN 30" ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY SECTION 1133B.5.7 AND 1003.3.4.6. SUCH GUARDRAIL SHALL BE CONTINUOUS FROM THE TOP THE THE RAMP TO THE BOTTOM OF THE RAMP. (CHAPTER 10, SECTION 1013.2 WHERE REQUIRED)

ENTRANCES & EXITS

NOTE: EXIT AS DEFINED IS A "A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY AND SHALL INCLUDE INTERVENING AISLES, DOORS, DOORWAYS, GATES, CORRIDORS, EXTERIOR EXIT BALCONIES, RAMPS, STAIRWAYS, SMOKEPROOF ENCLOSURES, HORIZONTAL EXITS, EXIT PASSAGEWAYS, EXIT COURTS, AND YARDS".

NOTE: PUBLIC WAY AS DEFINED IS "ANY STREET, ALLEY OR SIMILAR PARCEL OF LAND ESSENTIALLY UNOBSTRUCTED FROM THE GROUND TO THE SKY WHICH IS DEEDED, DEDICATED, OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND HAVING A CLEAR WIDTH OF NOT LESS THAN 10 FEET. (202)

NOTE: FOR THE PURPOSE OF TITLE 24, THE USE OF THE TERM EXIT DOOR IN SECTION 1003.2 APPLIES TO ALL DOORS THAT PROVIDE ACCESS, THAT IS, ENTRANCES, PASSAGE DOORS, ETC.

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. (11B-206.4)

2. ELEVATORS, ESCALATORS OR MOVING WALKS SHALL NOT BE USED AS A COMPONENT OF A REQUIRED MEANS OF EGRESS FROM ANY OTHER PART OF THE BUILDING. (1003.7)

3. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES. (11B-404.2.1)

4. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. (11B-108)

5. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (11B-302.1, 11B-302.2)

6. ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS FOR DOORS. (11B-206.5)

7. EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES, SHALL HAVE A MINIMUM CLEAR OPENING OF 32", AND SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. (11B-404.2.3)

8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. (11B-404.2.6)

9. IN EXISTING STAIRWAYS WHERE THERE IS NO LANDING, DOORS SHALL BE CONSPICUOUSLY MARKED WITH A SIGN STATING "DANGER! STAIRWAY-NO LANDING" OR EQUIVALENT WORDING AND THERE SHALL BE ADEQUATE ILLUMINATION. (1009.8)

DOORS

1. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS, AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED. WHERE EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.9.3)

2. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (11B-404.2.7,11B-309.4)

3. DOORS TO INDIVIDUAL HOTEL OR MOTEL UNITS SHALL OPERATE SIMILARLY, TO ABOVE, EXCEPT THAT WHEN BOLT AND UNLATCHING OPERATION IS KEY OPERATED FROM CORRIDOR OR EXTERIOR SIDE OF UNIT DOOR, LARGE BOW KEYS 2" (FULL BOW) OR 1-1/4" (HALF BOW) SHALL BE PROVIDED IN LIEU OF LEVER TYPE HARDWARE ON THE CORRIDOR SIDE. SEPARATE DEADLOCK ACTIVATION ON ROOM SIDE OF CORRIDOR DOORS IN HOTELS OR MOTELS SHALL HAVE LEVER HANDLE OR LARGE THUMB TURN IN AN EASILY REACHED LOCATION. (1008.1.9.5)

4. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (11B-404.2.7,11B-309.4)

5. WHEN INSTALLED, DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH IS NOT LESS THAN 32". (11B-206.2.1, 11B-206.2.2, 11B-206.2.4, 11B-206.4, 11B-404.2.3)

6. FOR HINGED DOORS THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3)

7. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3, 11B-404.2.2)

8. WHEN AN AUTOMATIC OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3, 11B-404.2.2)

9. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B-26A AND 11B-26B. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. (11B-404.2.4, 11B-404.2.4.4)

10. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. WHERE THE PLAN OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE A DISTANCE MORE THAN 8 INCHES MEASURED FROM THE PLAN OF THE DOORWAY TO THE FACE OF THE WALL, THE DOOR SHALL BE PROVIDED WITH 60" MANEUVERING CLEARANCE FOR FRONT APPROACH. (11B-404.2.4, 11B-404.2.4.4)

11. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHERE THE DOOR IS RECESSED OR LOCATED IN AN ALCOVE, THE PROJECTION DISTANCE ALLOWED TO PROJECT INTO THE REQUIRED DOOR STRIKE CLEARANCE MEASURED FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS LIMITED TO 8". (11B-404.2.4, 11B-404.2.4.3)

12. PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER. (FIG 11B-404.2.4.1)

13. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (11B-404.2.5)

14. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (11B-404.2.10)

15. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (11B-404.2.9)

16. WHEN THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE TO THE DOOR. (11B-404.2.8.1)

17. WHERE TURNSTILES AND CROWD CONTROL BARRIERS ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, SUCH AS WHERE AN ADMISSION PRICE IS CHARGED, A DOOR OR GATE THAT IS ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30' FROM EACH TURNSTILE EXIT OR ENTRANCE. THIS ALTERNATE PASSAGEWAY SHALL BE MAINTAINED IN AN UNLOCKED CONDITION DURING BUSINESS HOURS AND THE DOOR OR GATE SHALL NOT ACTIVATE A PUBLICLY AUDIBLE ALARM SYSTEM. IS POSTED STATING THE DOOR OR GATE MAY BE LATCHED WHERE ALL GATES ARE RESTRICTED AND CONTROLLED BY AN ATTENDANT AND A SIGN " ALL GATES ARE RESTRICTED AND CONTROLLED BY AN ATTENDANT." THE ACCESSIBLE DOOR OR GATE SHALL PROVIDE THE SAME USE PATTERN. WHERE POSTS, RAILS, OR AISLES OR LANES, A MINIMUM AISLE WIDTH NOT LESS THAN INDICATED IN FIGURE 11B-403.5.1 WITH 32" OF CLEAR OPENING. (11B-206.3)

FLOORS & LEVELS

1. IN BUILDING AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS. (11B-206, 11B-302)

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE FIRE AND SLIP RESISTANT. (11B-302.1, 11B-302, 11B-302.1)

3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT. (11B-303)

4. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL. (11B-303)

5. IF CARPET OR CARPET TILE ARE USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OR THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1124B.2. (11B-302.2)

6. IF GRATINGS ARE LOCATED ON FLOORS, THEN THEY SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.4)

CORRIDORS & AISLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAT 44" IN WIDTH. (11B-403.5.1)

2. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11B-403.5.1)

3. CORRIDORS WHICH ARE LOCATED ON ACCESSIBLE ROUTE AND EXCEED 200' IN LENGTH SHALL:

A. HAVE A MINIMUM CLEAR WIDTH OF 60"; OR

B. HAVE, AT REASONABLE INTERVALS, A 60" BY 60" MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE; NOT TO EXCEED 200'; OR

C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSSING OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH (11B-403.5.3)

4. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36" IN CLEAR WIDTH. (11B-403.5.1)

5. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. (CHAPTER10, SECTION 1017)

6. EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-8" WIDE IF SERVING BOTH SIDES. (11B-403.5.1, 11B-403.5.1)

HAZARDS & PROTRUDING OBJECTS

1. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY WARNING CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. (11B-303.5)

2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3" +/- ABOVE THE SURFACE OF THEE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT, OR NO ADJACENT HAZARD EXISTS. (11B-303.5)

3. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. (11B-307.2, 11B-307.3)

4. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE FINISHED FLOOR MY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. (11B-307.2, 11B-307.3)

5. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FOR 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR. (1133B.8.6.1) FIG 11B-7A

6. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. (11B-307.2, 11B-307.3)

7. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM. (11B-307.4)

8. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALK, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED. (11B-307.4)

9. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING WITH SECTION 11B-705.1.2.5.

STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY. (11B-505.2, 11B-505.3)

2. EACH STAIRWAY ADJACENT TO AN AREA FOR EVACUATION ASSISTANCE SHALL HAVE A MINIMUM CLEAR WIDTH OF 48" BETWEEN HANDRAILS. (11B-207)

3. THE TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS. (11B-505.4)

4. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING AND ENDS SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. (11B-505.10, 11B-505.10.2, 11B-505.10.3)

5. THE ORIENTATION OF AT LEAST ON HANDRAIL SHALL BE IN THE DIRECTION OF THE RUN OF THE STAIR AND PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING, AND SHALL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF THE STAIRS. (11B-505.10)

6. THE HANDGRIP PORTION OF HAND RAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRIPPING SURFACES (TOP AND SIDES) SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. (11B-505.6, 11B-505.7, 11B-505.8)

7. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTING. (11B-505.5)

8. THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. (11B-504.4.1)

9. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. A PAINTED STRIP SHALL BE ACCEPTABLE. (11B-504.4.1)

10. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES AND NO ABRUPT EDGES AT THE NOSING. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/2. (11B-504.4, 11B-504.7)

11. THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW. (11B-504.3, 11B-504.5)

12. OPEN RISERS ARE NOT PERMITTED. ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHT AND UNIFORM TREAD WIDTHS CONSISTENT WITH SECTION 11B-210.1. STAIR TREADS SHALL BE NO LESS THAN 11" DEEP, MEASURED FROM RISER TO RISER. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

13. APPROVED TACTILE STAIRWAY IDENTIFICATION SIGNS THAT COMPLY WITH 11B-216.1 & 11B-703.1 SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION OR, THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CBC STD. NO. 10-2. (11B-504.8)

CONTROLS & OPERATING MECHANISM

1. CONTROLS AND OPERATING MECHANISM IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE LIGHT SWITCHES AND DISPENSER CONTROLS) AND THOSE REQUIRED TO BE ACCESSIBLE BY SECTION 109.1 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. (11B-205)

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.

3. THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NO LOWER THAN 15" IF FORWARD APPROACHED AND WITHIN 54" BUT NO LOWER THAN 9" IF SIDE APPROACHED. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE. (11B-309.4)

5. VENDING MACHINES SHALL BE INSTALLED IN COMPLIANCE WITH SECTIONS 11B-205 AND 11B-309.4.

6. FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 PLF. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSINGS VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

SPACE ALLOWANCE & REACH RANGES

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" X 48" (THE MINIMUM FLOOR OR GROUND SPACE SHALL BE INCREASED TO 42" X 48" WHEN SUCH SPACE IS PERPENDICULAR TO AN ADJACENT SEATING SPACE). THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIR MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE A PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.

2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. (11B-704.2.1, 11B-305.6, 11B-305.6, 11B-305.7)

3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T-SHAPED SPACE. (11B-304.3)

4. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" AND 48" WHERE THE OBSTRUCTION IS LESS THAN 48" IN LENGTH. (11B-403.5.1)

5. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT (24" MAXIMUM LENGTH) AND 36" CONTINUOUSLY. (11B-403.5.1, 11B-403.5.1, 11B-403.5.2)

6. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60". (11B-403.5.3)

7. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". SEE FIGURE 11B-308.2.1. THE MINIMUM LOW FORWARD REACH IS 15". IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-308.2.2. (11B-308.2)

8. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54" AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9" ABOVE THE FLOOR AS SHOWN IN FIGURE 11B-308.3.1. IF THE SIDE REACH IS OVER AN OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-308.3.2. (11B-308.3)

EMPLOYEE WORK AREAS & WORK STATIONS

NOTE: GENERAL EMPLOYEE AREAS ARE "THOSE AREAS COMMONLY USED BY MULTIPLE EMPLOYEES, SUCH AS RESTROOMS, BREAK ROOMS, CONFERENCE AND MEETING SPACE, ETC." EVEN WHEN THESE AREAS ARE RESTRICTED FOR EMPLOYEE USE ONLY, THE MUST COMPLY WITH TITLE 24 ACCESSIBILITY REQUIREMENTS.

NOTE: SPECIFIC WORK STATIONS IS INTENDED TO MEAN "PLACES WHERE INDIVIDUALS DO THEIR WORK, SUCH AS A CHEF'S CHOPPING BLOCK IN A COMMERCIAL RESTAURANT OR A COMPUTER TERMINAL IN AN OFFICE." THESE WORK STATIONS ARE NOT REQUIRED TO BE ACCESSIBLE THEMSELVES, EXCEPT THAT AISLE AND FLOOR AND LEVEL REQUIREMENTS MUST BE MET AND ENTRYWAYS MUST BE AT LEAST 32" CLEAR WIDTH.

1. EMPLOYEE WORK AREAS SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THIS CHAPTER. (11B-203.9)

2. SPECIFIC WORK STATIONS, WITH THE EXCEPTION OF WORK STATIONS IN SALES FACILITIES, CHECK STANDS, TICKET BOOTHS, AND OTHER WORK STATIONS WITH SPECIFIC REQUIREMENTS CONTAINED IN OTHER PORTIONS OF THE REGULATIONS, NEED ONLY COMPLY WITH AISLE WIDTH AND FLOORS AND LEVELS, AND ENTRYWAYS SHALL BE 32" CLEAR WIDTH. (11B-203.9, 11B-206.2.8)

3. EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE BY MEANS OF 36" MINIMUM AISLE AND 32" MINIMUM CLEAR OPENING DOOR WIDTH. (11B-203.9, 11B-403, 11B-403.5, 11B-403.5.1, 11B-203.9, 11B-403, 11B-403.5, 11B-403.5.1, & 11B-203.9)

FIXED OR BUILT-IN SEATING, TABLES & COUNTERS

1. WHERE FIXED OR BUILT-IN SEATING, TABLES, OR COUNTERS ARE PROVIDED FOR THE PUBLIC AND IN GENERAL EMPLOYEE AREAS, 5 % BUT NEVER LESS THAN 1 MUST BE ACCESSIBLE AS REQUIRED IN SECTION 11B-206.2.4, 11B-226.1.

2. IF SEATING SPACES FOR PEOPLE IN WHEELCHAIRS ARE PROVIDED AT FIXED TABLES OR COUNTERS, CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED. SUCH CLEAR FLOOR SPACE SHALL NOT OVERLAP KNEE SPACE BY MORE THAN 19".

3. IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP SHALL BE PROVIDED.

4. THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR OR GROUND.

5. WHERE SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOWS OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5%, BUT NEVER LESS THAN 1, OF EACH TYPE OF STATION SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH. (11B-226.1, 11B-902.3)

SIGNS & IDENTIFICATION

NOTE: CALIFORNIA'S STANDARDS FOR SIGNAGE ARE MORE STRINGENT THAN SECTION 4.30 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN. (11B-703)

NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION. (11B-703.7.2.1)

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTIONS 11B-703.3 & 11B-703.3.1. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (11B-703.4.1, 11B-703.4.2)

4. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACE OF A BUILDING SITE, THEY SHALL COMPLY WITH SECTIONS 11B-703.5.1,11B-703.6.2, 11B-703.7.1, 11B-703.2.4, 11B-703.2.6, 11B-703.2, 11B-703.6, 11B-703.3, 11B-703.3.1, 11B-703.4.1, 11B-703.4.2. FOR OTHER MEANS OF EGRESS SIGNS AND IDENTIFICATION PROVISIONS ADOPTED BY SFM AND DSA-AC SEE CHAPTER 10, SECTIONS 1011.4 FOR TACTILE EXIT SIGNS, 1022.8 FOR FLOOR IDENTIFICATION SIGNS, 1008.1.9.7 FOR DELAYED EGRESS LOCKS, 1007.9, 1007.10 AND 1007.11 FOR ACCESSIBLE MEANS OF EGRESS, AND 1007.4 FOR ELEVATORS. SEE ALSO SECTION 11B-206.6, 11B-407.1, 11B-407.1.1 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS AND SECTION 11B-703.7.2.6.1 FOR SANITARY FACILITIES. (11B-216.2, 11B-703.2, 11B-703.3)

5. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. LETTERS AND NUMBER ON SIGNS SHALL BE RAISED 1/32-INCH MINIMUM AND SHALL BE SAN-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED GRADE 2 BRAILLE COMPLYING WITH SECTION 11B-703.3 & 11B-703.3.1 D.

B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND A MAXIMUM OF 2 INCHES HIGH.

C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTIONS PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT.

D. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8" INCH AND A MAXIMUM OF 1/2 INCH DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.

6. CHARACTERS ON SIGN SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 MEASURED WITH THE WIDTH OF THE UPPERCASE 'O' AND HEIGHT OF THE UPPERCASE 'I', AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 MEASURED BY THE WIDTH AND HEIGHT OF THE UPPERCASE LETTER 'I'. (11B-703.2.4, 11B-703.2.6)

7. CHARACTERS AND SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (11B-703.5.1, 11B-703.6.2, 11B-703.7.1)

8. CHARACTERS ON SIGNS REQUIRED TO BE ACCESSIBLE BY SECTION 1117B.5.1, ITEMS 2 & 3 SHALL BE SIZED ACCORDING TO THE FOLLOWING TABLE. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE 'I'. LOWER CASE CHARACTERS ARE PERMITTED. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. (11B-703.5.4, 11B-703.5.5)

9. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (11B-703.3, 11B-703.3.1)

10. POLE SUPPORTED PEDESTRIAN TRAFFIC CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2" IN WIDTH ENCIRCLING THE POLE, AND A 1" WIDE DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHOULD BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE SURFACE ADJACENT TO THE POLE. (11B-703.7.2.7)

ELECTRICAL

1. THE CENTER OF JUNCTION BOX FOR ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTION 11B-403.5.1, 11B-403.5.1, & 11B-403.5.2 AND NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS.

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF PART 2, CALIFORNIA BUILDING CODE (CBC), SECTION 11B-403.5.1, 11B-403.5.1, & 11B-403.5.2, SPACE ALLOWANCE AND REACH RANGES, FOR PERSONS WITH DISABILITIES AND SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.

3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED

NOTE: IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED.

1. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72 IN THE FOLLOWING AREAS: (CH 24)

A. RESTROOMS
B. CORRIDORS
C. MUSIC PRACTICE ROOMS
D. BAND ROOMS
E. GYMNASIUMS
F. MULTIPURPOSE ROOMS
G. OCCUPATIONAL SHOPS
H. OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
I. LOBBIES
J. MEETING ROOMS
K. ANY OTHER AREA FOR COMMON USE

2. STROBE SIGNALING DEVICES REQUIRED FOR THE HEARING IMPAIRED SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED. (NFPA 24.4.3.16.1)

3. AUDIBLE SIGNALS INTENDED FOR OPERATION IN THE PUBLIC MODE SHALL HAVE A SOUND LEVEL OF NOT LESS THAN 75DBA AT 10' OR MORE THAN 110DBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. (NFPA 29.3.8.1)

4. AUDIBLE SIGNALS INTENDED FOR OPERATION IN THE PRIVATE MODE SHALL HAVE A SOUND LEVEL OF NOT LESS THAN 45 DBA AT 10' OR MORE THAN 110DBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. (NFPA 18.4.1.4)

5. THE FLASH RATE SHALL NOT EXCEED 2 FLASHES PER SECOND NOR BE LESS THAN 1 FLASH EVERY SECOND THROUGHOUT THE LISTED VOLTAGE RANGE OF THE APPLIANCE. (NFPA 18.5.3.1)

6. THE LIGHT SOURCE COLOR SHALL BE CLEAR OR NOMINAL WHITE AND SHALL NOT EXCEED 1000 CANDELA (EFFECTIVE INTENSITY). (NFPA 18.5.3.4)

7. WALL-MOUNTED APPLIANCES SHALL BE MOUNTED SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" ABOVE THE FINISHED FLOOR. CEILING-MOUNTED APPLIANCES SHALL BE INSTALLED PER TABLE 18.5.5.4.1. (NFPA 18.4.8.1)

8. NOTIFICATION APPLIANCES INSTALLED IN ROOMS SHALL BE SPACED AS FOLLOWS:

1. SPACING SHALL BE IN ACCORDANCE WITH TABLE 18.5.5.4.1(A) AND (B). THE SEPARATION BETWEEN APPLIANCES SHALL NOT EXCEED 100'.
2. VISIBLE NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 18.5.5.4.1(A), USING ONE OF THE FOLLOWING:

A. A SINGLE VISIBLE NOTIFICATION APPLIANCE.

B. TOW VISIBLE NOTIFICATION APPLIANCES LOCATED ON OPPOSITE WALLS.

C. IN ROOMS 80' X 80' OR GREATER, WHERE THERE ARE MORE THAN TWO APPLIANCES IN ANY FIELD OF VIEW, THEY SHALL BE SPACED A MINIMUM OF 55' FROM EACH OTHER.

D. MORE THAN TWO VISIBLE NOTIFICATION APPLIANCES THAT FLASH IN SYNCHRONIZATION.

NOTE: WHERE A ROOM CONFIGURATION IS NOT SQUARE, THE SQUARE ROOM SIZE THAT ENTIRELY ENCOMPASSES THE ROOM OR SUBDIVIDES THE ROOM INTO MULTIPLE SQUARES SHALL BE USED. (NFPA72 18.5.5.4.4)

10. NOTIFICATION APPLIANCES INSTALLED IN CORRIDORS SHALL BE SPACED AS FOLLOWS:

A. 18.5.5.4.4 SHALL APPLY TO CORRIDORS NOT EXCEEDING 20' IN WIDTH. FOR CORRIDORS GREATER THAN 20' IN WIDTH, REFER TO TABLE 18.5.5.7.2.

B. VISUAL APPLIANCES SHALL BE RATED NOT LESS THAN 15 CANDELA.

C. THE VISIBLE APPLIANCES SHALL BE LOCATED NO MORE THAN 15' FROM THE END OF THE CORRIDOR WITH A SEPARATION NO GREATER THAN 100' BETWEEN APPLIANCES.

D. WHERE THERE IS AN INTERRUPTION OF THE CONCENTRATED VIEWING PATH, SUCH AS A FIRE DOOR, AN ELEVATION CHANGE, OR ANY OTHER OBSTRUCTION, THE AREA SHALL BE CONSIDERED AS A SEPARATE CORRIDOR.

SANITARY FACILITIES (GENERAL)

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES THAT ARE REQUIRED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. (11B-213.2, 11B-603.2)

2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DIABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR PERSONS WITHOUT DISABILITIES, AT LEAST ONE UNISEX FACILITY SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES WITHIN CLOSE PROXIMITY TO THE NON-ACCESSIBLE FACILITY. (11B-213.2)

3. WHERE FACILITIES ARE TO BE USED SOLELY BY SMALL CHILDREN, THE SPECIFIC HEIGHTS MAY BE ADJUSTED TO MEET THEIR ACCESSIBILITY NEEDS. THE DIMENSIONS ARE RECOMMENDED BY THE DIVISION OF THE STATE ARCHITECT, OFFICE OF REGULATION SERVICES. (11B-201.1)

4. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER.

5. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER.

6. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

NOTE: SEE ALSO SECTION 11B-703.4.1 & 11B-703.4.2 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

SINGLE ACCOMMODATION SANITARY FACILITIES

NOTE: SINGLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS "A ROOM THAT HAS NOT MORE THAN ONE OF EACH TYPE OF SANITARY FIXTURE, IS INTENDED FOR USE BY ONLY ONE PERSON AT A TIME, HAS NO PARTITION AROUND THE TOILET, AND HAS A DOOR THAT CAN BE LOCKED ON THE INSIDE BY THE ROOM OCCUPANT".

1. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.

2. THERE SHALL BE IN THE ROOM, A CLEAR FLOOR SPACE OF AL LEAST 60" IN DIAMETER, OR A T-SHAPED SPACE COMPLYING WITH FIGURES 11B-12(A) & (B). NO DOOR SHALL ENCROACH INTO THIS SPACE FOR MORE THAN 12" EXCEPT FOR THE PANEL DOOR TO ANY WATER CLOSET COMPARTMENT IF THERE IS ONE.

3. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

4. ALL DOORS, FIXTURES, AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE WITH A MINIMUM CLEAR WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIG 11B-5E.

MULTIPLE ACCOMMODATION SANITARY FACILITIES

NOTE: MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS "A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS SHIELDING SOME FIXTURES FROM VIEW".

1. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60" OR A CLEAR SPACE 56" BY 63" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". (11B-603.2)

2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. THE STALL SHALL BE MINIMUM OF 60" WIDE.

3. A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET) AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE LENGTH OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. (11B-604.8.1.1.1, 11B-604.8.1.1.3)

4. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-SELF CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

5. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.

6. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48" AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION.

7. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDITIONAL STALL SHALL BE 36" WIDE WITH AND OUTWARD SWINGING SELF CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTION 11B-213.3.1, 11B-604.8.2.

SANITARY FACILITY FIXTURES & ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH.

2. A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. (11B-306, 11B-606.2).

3. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM DISTANCE OF 18" TO THE CENTER LINE OF A FIXTURE.

4. LAVATORIES THAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29", REDUCING TO 27" AT A POINT LOCATED 8" BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30" IN WIDTH BY 17" IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. (11B-606.2, 11B-606.3, 11B-606.6)

5. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (CBC 1127A.3.5)

6. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.

7. URINALS SHALL BE FLOOR MOUNTED OR WALL HUNG. WHERE ONE OR MORE WALL HUNG URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14" FORM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED.

8. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.

9. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.

10. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LBS. ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.

11. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

12. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.

13. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR.

14. TOILET TISSUE DISPENSER SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NO PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

15. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT.

2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG.

3. GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36".

4. THE DIAMETER OF WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" NOMINAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".

5. THE STRUCTURAL STRENGTH OF THE GRAB BARS , TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:

A. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. (11B-609.8, 11B-610.4)

B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. (11B-609.8, 11B-610.4)

C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. (11B-609.8, 11B-610.4)

D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.

E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (11B-609.8, 11B-610.4)

6. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
X		

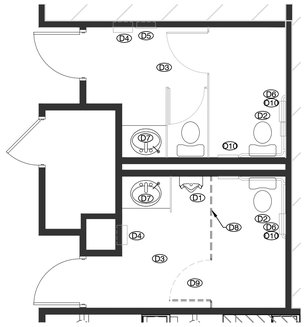
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

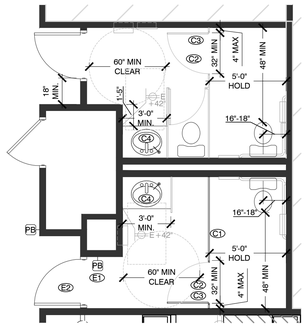
TITLE 24

DRAWING NUMBER:

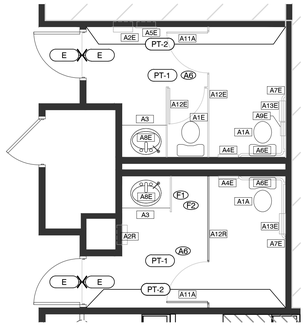
G1.0



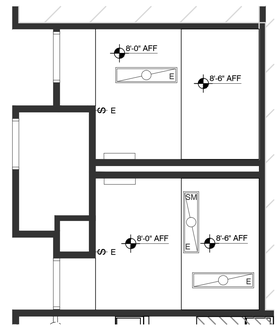
01 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



02 CONSTRUCTION/T&E PLAN
SCALE: 1/4" = 1'-0"



03 FINISH/FIXTURE PLAN
SCALE: 1/4" = 1'-0"



04 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES AND REQUIREMENTS

- REFERENCE SHEET G0.0 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT AND COORDINATE WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- EXISTING CONDITION INFORMATION HAS BEEN BASED ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- ALL APPLICABLE CODES AND REGULATIONS SHALL BE COMPLIED WITH.
- ITEMS NOTED TO BE "TOUCHED-UP" ARE TO BE BROUGHT TO AN ACCEPTABLE INDUSTRY STANDARD LEVEL OF REFURBISHMENT. IF AN ENTIRE WALL(S) REQUIRES REPAINTING IN ORDER TO ACHIEVE AN ACCEPTABLE FINISH, INCLUDE NECESSARY FEES IN BID TO DO SO.
- RETURN REUSABLE MATERIALS TO BUILDING STOCK. VERIFY ACCEPTABILITY OF MATERIALS WITH BUILDING MANAGER.
- ALL CONSTRUCTION MATERIALS TO BE ASBESTOS FREE. idGROUP SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
- ACCESSIBLE RESTROOMS TO COMPLY WITH CBC 11B-213.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

(X) DEMOLITION NOTES

- **DRAWINGS SHOW KNOWN EXISTING SERVICES IN REASONABLE PROXIMITY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND NOTIFY idGROUP IMMEDIATELY OF ANY DISCREPANCIES BEFORE COMMENCING WORK.**
- EXISTING FIXTURES, EQUIPMENT, SERVICES AND CONNECTIONS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REWORKED OR REPLACED AS REQUIRED TO PROVIDE ORIGINAL OPERATION.
- PENETRATIONS THROUGH EXISTING PARTITIONS AND FLOORS SHALL BE SLEEVED AND SEALED TO MAINTAIN INTEGRITY OF EXISTING PARTITIONS AND FLOOR RATING.
- CONTRACTOR SHALL COORDINATE THE INTERRUPTION OF EXISTING SERVICES WITH THE OWNER, PRIOR TO CONSTRUCTION.

D1. REMOVE EXISTING URINAL. CAP PLUMBING LINES. PATCH AND REPAIR WALL TILE WHERE AFFECTED BY DEMO. MOVE IF REQUIRED.

D2. GC TO VERIFY EXISTING TOILET COMPLIES WITH PLACEMENT AS SHOWN ON SCHEDULE AIA TO FINISHED WALL.

D3. ALL EXISTING LIGHTING TO REMAIN. PROTECT DURING CONSTRUCTION.

D4. GC TO VERIFY EXISTING PAPER TOWEL DISPENSER COMPLIES WITH HEIGHT SHOWN ON SCHEDULE (A2E). RELOCATE AS REQUIRED.

D5. GC TO VERIFY EXISTING SANITARY NAPKIN DISPENSER COMPLIES WITH HEIGHT SHOWN ON SCHEDULE (A5E). REPAIR AND RELOCATE AS REQUIRED.

D6.GC TO VERIFY EXISTING GRAB BARS COMPLY WITH MOUNTING HEIGHT/LOCATIONS SHOWN ON SCHEDULE (A6E & A7E). RELOCATE AS REQUIRED.

D7. EXISTING SINK AND MIRROR TO REMAIN. ENSURE COMPLIES WITH REQUIREMENTS SHOWN ON SCHEDULE A3E & A4E.

D8. REMOVE EXISTING PARTITIONS. RETAIN FOR RE-USE IN NEW CONSTRUCTION. PATCH AND REPAIR FLOOR AND WALL TILE WHERE AFFECTED BY DEMOLITION.

D9. REMOVE EXISTING PARTITION DOOR. RETAIN FOR RE-USE IN NEW CONSTRUCTION.

D10. GC TO CONFIRM EXISTING RESTROOM ACCESSORIES COMPLY WITH MOUNTING LOCATIONS SHOWN ON SCHEDULE (A4E, A9E, A14E). RELOCATE AS REQUIRED.

(X) CONSTRUCTION / T&E NOTES

C1. REINSTALL TOILET PARTITIONS SALVAGED FROM DEMOLITION.

C2. INSTALL COMPLIANT HARDWARE AND COAT HOOKS AS REQUIRED.

C3. REWORK EXISTING PARTITION AND DOOR AS NECESSARY TO COMPLY WITH CODES AS DIMENSIONED ON PLAN.

C4. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. MAINTAIN KNEE CLEARANCES.

E1. PROVIDE J-BOX AND ASSOCIATED HARDWARE ON EXISTING DOOR FOR WALL ADA POWER ASSISTED PUSH BUTTON SYSTEM. COORDINATE WITH SECURITY VENDOR.

E2. PROVIDE ELECTRICAL SERVICE ABOVE CEILING FOR PUSH BUTTON AT DOOR.

(X) FINISH/FIXTURE NOTES

- PATCH AND REPAIR WALL AND FLOOR TILE AS REQUIRED PER NEW CONSTRUCTION. POWER CLEAN TILE AND GROUT TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT.
- PAINT WALLS THROUGHOUT RESTROOMS "PT-1"

F1. EXTEND TILE WHERE WALL DEMOLISHED, MATCH EXISTING.

F2. PROVIDE AND INSTALL TILE COVE BASE TO MATCH EXISTING.

FINISH LEGEND

SYMBOL	DESCRIPTION
FL-12	FINISH SPECIFICATION - REFERENCE SCHEDULE
E	EXISTING TO REMAIN

FINISH SCHEDULE

FL-#	MATERIAL	MFR.	MFR. NO.	COLOR	REMARKS
PT-1	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7652	MINERAL DEPOSIT	GENERAL WALL PAINT EGGSHELL FINISH
PT-2	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 6479	DRIZZLE	ACCENT WALL PAINT EGGSHELL FINISH
FL-7 (A6)	TILE	TRINITY	PALAIS	FUME MATTE FINISH	ALTERNATE RESTROOMS: ALL AND FLOOR TILE, 12" X 24" CERAMIC TILE, GROUT: MAPEI KERAPOXY #27 SILVER.
B-2 (A6)	TILE BASE	TRINITY	PALAIS	FUME MATTE FINISH	ALTERNATE RESTROOMS: FIELD CUT TO ALIGN WITH HEIGHT OF ADJACENT ROW OF WALL TILE. GROUT: MAPEI KERAPOXY #27 SILVER.

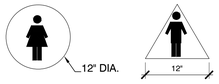
(X) REFLECTED CEILING NOTES

- PATCH AND REPAIR GYPSUM CEILING TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT.
- PAINT GYPSUM BOARD CEILING. REFERENCE A2.6 FOR PAINT SPECIFICATION.
- ALL LIGHTING BALLASTS ARE TO BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION FOR USE IN CALIFORNIA. RE-LAMP/REPLACE ANY EXISTING FIXTURES AS NECESSARY.
- PROVIDE INTEGRAL OCCUPANCY SENSOR PER CURRENT ENERGY CODE AND ANY OF ITS AMENDMENTS.
- ENSURE ALL EXISTING LIGHTING MEETS CURRENT CODE. NOTIFY IDG OF ANY DISCREPANCIES.

LIGHTING AND CEILING LEGEND

SYMBOL	DESCRIPTION
	EXISTING 5/8" GYPSUM BOARD CEILING
	NEW 5/8" GYPSUM BOARD CEILING / SOFFIT
	EXISTING FLUORESCENT 1x4 FIXTURE
	EXISTING SURFACE MOUNTED FLUORESCENT 1x4 FIXTURE
	EXISTING WALL MOUNTED FLUORESCENT FIXTURE
E	EXISTING LIGHT SWITCH TO REMAIN
8'-0" V.I.F.	CEILING HEIGHT ABOVE FINISH FLOOR - U.O.N.

ACCESSIBLE ID DOOR SYMBOLS

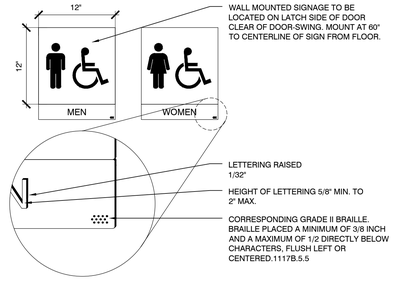


SANITARY FACILITIES SECTION 1115B.6. (TITLE 24 STATE BUILDING CODE)

3-IDENTIFICATION SYMBOLS: ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD.

SYMBOLS SHALL BE MOUNTED ON THE DOOR AT A HEIGHT OF +60" A.F.F. TO THE CENTERLINE OF SIGN, AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

ACCESSIBLE ID WALL SYMBOLS



MINIMUM PLUMBING FACILITIES ANALYSIS BASED ON CPC TABLE 422.1

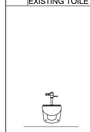
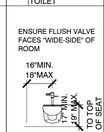
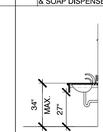
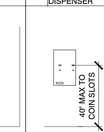
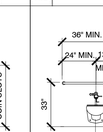
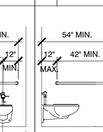
	REQUIRED		PROVIDED	
FIXTURE	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1	1	1	1
URINALS	0	N/A	0	N/A
LAVATORIES	1	1	1	2

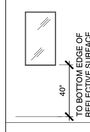
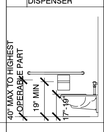
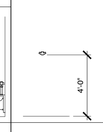
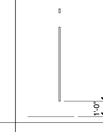
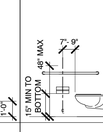
OCCUPANT LOAD FACTOR PER CPC 2013: 200

9,122 USF / 200 = 46 OCCUPANTS

46 / 2 = 23 OCCUPANTS PER SEX

ACCESSORY MOUNTING SCHEDULE

A1E RELOCATED OR EXISTING TOILET	A1A ACCESSIBLE TOILET	A2E A2R PAPER TOWEL DISPENSER	A3E LAVATORY, FAUCET & SOAP DISPENSER	A4E SEAT COVER DISPENSER	A5E SANITARY NAPKIN DISPENSER	A6E 36" GRAB BAR	A7E 42" GRAB BAR
							
EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING OR GC TO RELOCATE AND RE-INSTALL EXISTING FROM DEMO. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	GC TO RELOCATE AND RE-INSTALL EXISTING FROM DEMO. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	GC TO RELOCATE AND RE-INSTALL EXISTING FROM DEMO. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.

A8E MIRROR	A9E WOMENS SANITARY NAPKIN DISPENSER	A11 COAT HOOK	A12E A12R TOILET STALL PARTITION	A13B TOILET PAPER DISPENSER			
							
EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.	GC TO PROVIDE AND INSTALL COAT HOOKS TO PARTITION DOORS AS REQUIRED. MATCH EXISTING HARDWARE.	EXISTING TO REMAIN OR GC TO RELOCATE AND RE-INSTALL EXISTING FROM DEMO. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT. PAINT AS SCHEDULED	EXISTING TO REMAIN. VERIFY EQUIPMENT FUNCTIONS AS INTENDED. NOTIFY idGROUP IF ITEM REQUIRED REPAIR OR REPLACEMENT.			

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

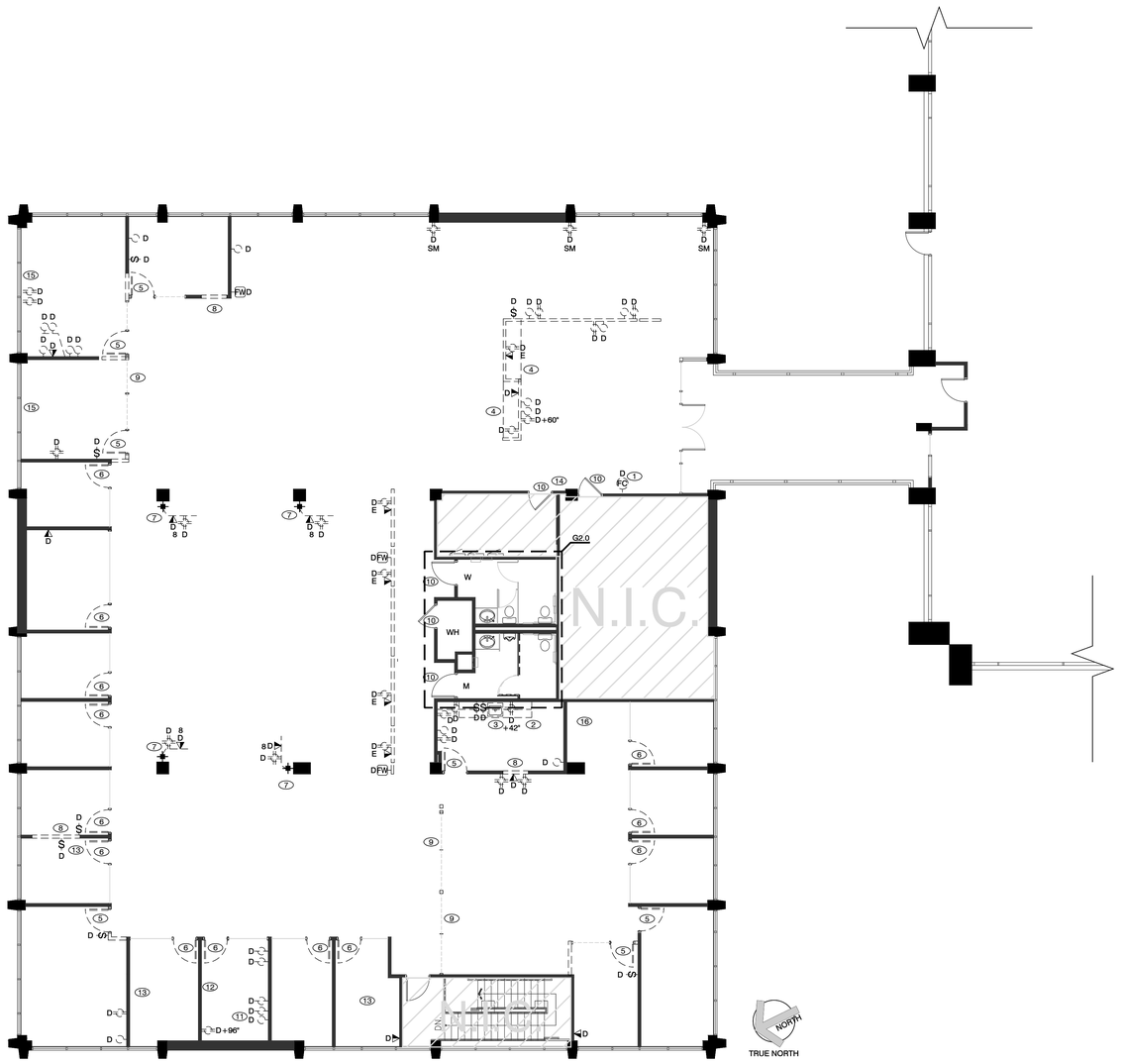
4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: XX/XX/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
RESTROOM PLANS

DRAWING NUMBER:
G2.0



01 DEMOLITION PLAN

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

DEMOLITION NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- SPACE ON OTHER FLOORS WILL BE OCCUPIED DURING ALTERATIONS. CONTRACTOR TO PROVIDE A BARRIER AT AREA OF WORK TO CONTROL NOISE AND DUST.
- ALL WORK CAUSING UNDESIRABLE NOISE OR ODOR TO BE DONE AFTER HOURS TO PREVENT DISRUPTION OF TENANTS.
- CONTRACTOR TO PROTECT PUBLIC CORRIDOR AND ADJACENT LEASE SPACES AND MATERIALS FROM DUST, DIRT, NOISE AND HARM DURING DEMOLITION.
- PATCH AND REPAIR WALLS AND FLOOR WHERE DEMOLITION, DAMAGE OR INCOMPLETE WORK HAS OCCURRED. PREPARE FOR NEW SCHEDULED FINISH. COORDINATE EXTENTS WITH CONSTRUCTION PLAN.
- STORE MATERIALS FOR POSSIBLE REUSE IN NEW CONSTRUCTION.
- STORE BUILDING STANDARD ITEMS (DOORS, FRAMES, HARDWARE, CEILING TILES, LIGHT FIXTURES, ETC.) FOR POSSIBLE REUSE IN NEW CONSTRUCTION.
- CONTRACTOR TO DEMOLISH COMPLETELY ALL WALLS, ETC., AS SHOWN BY DASHED LINES, U.O.N.
- COORDINATE EXTENT OF DEMOLITION WITH CONSTRUCTION PLAN.
- REMOVE ALL DEBRIS FROM SITE IN AREAS OF NEW CONSTRUCTION.
- EXISTING CONDITION INFORMATION HAS BEEN BASED ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH THE idGROUP.
- EXISTING OFFICE SIGNAGE ON DOORS AND WALLS TO BE REMOVED. ENSURE ALL ADHESIVE IS REMOVED AND REPAIR. PREP SURFACE FOR TOUCH-UP.
- WHERE WINDOW TREATMENTS HAVE BEEN REMOVED, PATCH AND REPAIR WINDOW FRAMES AS NEEDED.
- WHERE WALLS AT MULLIONS HAVE BEEN REMOVED, PATCH AND REPAIR MULLION AND SILL AS NEEDED TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT.
- OUTLETS ON WALLS TO BE DEMOLISHED MUST BE REMOVED, INCLUDING SERVICE, BACK TO THEIR RESPECTIVE PANELS SO THAT CIRCUITS CAN BE REUSED. PATCH WALL AND PREPARE FOR NEW FINISH. REMOVE ALL BLANK PLATES IN AREAS OF CONSTRUCTION INCLUDING REMOVAL OF SERVICE BACK TO THEIR RESPECTIVE PANELS.
- WITHIN AREA OF WORK, REMOVE ALL EXISTING OUTLETS THAT ARE LOCATED ABOVE 24" A.F.F., U.O.N.
- REMOVE ALL EXISTING CABLING. IF EXISTING VOICE/DATA OUTLET TO REMAIN, LEAVE ENOUGH CABLING TO CREATE A RING AND STRING. WALL JUNCTION BOX TO REMAIN.
- REMOVE ALL BLANK PLATES IN AREAS OF CONSTRUCTION INCLUDING REMOVAL OF SERVICE BACK TO THEIR RESPECTIVE PANELS.
- COORDINATE EXTENT OF DEMOLITION WITH REFLECTED CEILING PLAN.
- REMOVE ALL EXISTING FINISHES THROUGHOUT, U.O.N. COORDINATE EXTENT OF NEW FINISHES WITH SHEETS A2.5 AND A2.6.
- CONTRACTOR TO WRAP EXISTING EXTERIOR WINDOW BLINDS WITH PLASTIC DURING DEMOLITION AND CONSTRUCTION TO PROTECT FROM DIRT, DUST, AND DAMAGE.

(X) KEYNOTES

1. REMOVE EXISTING FIRE EXTINGUISHER CABINET AND ALL ASSOCIATED SIGNAGE AS INDICATED. SALVAGE FOR REUSE IN NEW TENANT BUILDOUT. REFERENCE CONSTRUCTION PLAN FOR NEW LOCATION.
2. REMOVE EXISTING SOFFIT. PATCH AND REPAIR CEILING GRID TO MATCH EXISTING.
3. REMOVE EXISTING MILLWORK AND APPLIANCES. CAP PLUMBING LINES. PATCH AND REPAIR WALLS FOR NEW SCHEDULED FINISH.
4. REMOVE EXISTING MILLWORK. COORDINATE DISPOSAL OR STORAGE WITH BUILDING MANAGEMENT.
5. REMOVE EXISTING DOOR, FRAME AND INTEGRAL SIDELIGHT (WHERE APPLICABLE). COORDINATE DISPOSAL OR STORAGE WITH BUILDING MANAGEMENT.
6. REMOVE EXISTING DOOR, DOOR STOP AND HARDWARE.COORDINATE DISPOSAL OR STORAGE WITH BUILDING MANAGEMENT. DOOR FRAME AND INTEGRAL SIDELIGHT/CLERESTORY TO REMAIN. COORDINATE DISPOSAL OR STORAGE WITH BUILDING MANAGEMENT.PROTECT DURING ALL PHASES OF CONSTRUCTION.
7. REMOVE EXISTING WIREMOLD INCLUDING SERVICE BACK TO ITS RESPECTIVE PANEL. PATCH SLAB, CEILING AND COLUMN AS REQUIRED AND PREPARE FOR NEW SCHEDULED FINISHES.
8. REMOVE SECTION OF WALL FOR NEW SCHEDULED DOOR, FRAME, AND HARDWARE. REFERENCE CONSTRUCTION PLAN FOR ADDITIONAL INFORMATION.
9. REMOVE EXISTING INTERIOR BUTT JOINT GLASS AND FRAME. COORDINATE DISPOSAL OR STORAGE WITH BUILDING MANAGEMENT.
10. REMOVE EXISTING SIGNS ON DOOR AND WALL. PREPARE DOOR FOR NEW SCHEDULED FINISH. SALVAGE SIGNS FOR REINSTALLATION IN NEW CONSTRUCTION.
11. REMOVE EXISTING ELECTRICAL RACK, CONDUIT AND CABLES. PATCH AND REPAIR SLAB AND CEILING AS REQUIRED FOR NEW SCHEDULED FINISH.
12. REMOVE EXISTING CRAC UNIT AND ALL ASSOCIATED HARDWARE. PATCH AND REPAIR WALL AS REQUIRED FOR NEW SCHEDULED FINISH.
13. REMOVE EXISTING PAINTED WALLCOVERING. PREPARE WALL FOR NEW SCHEDULED FINISHES.
14. CARD READER AND OCCUPANCY LIGHT TO REMAIN. PROTECT DURING CONSTRUCTION.
15. EXISTING WIREMOLD TO REMAIN. COORDINATE REQUIRED OUTLETS WITH SHEET A2.2 AND ELECTRICAL DRAWINGS.
16. EXISTING ELECTRICAL PANELS TO REMAIN. REFERENCE ENGINEERING DRAWINGS FOR CLARIFICATION.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO BE REMOVED.
D	EXISTING SWITCH TO BE REMOVED.
D	EXISTING TELEPHONE/DATA TO BE REMOVED
D	EXISTING ELECTRICAL OUTLET TO BE REMOVED
FWD	EXISTING FURNITURE WHIP TO BE REMOVED.
	EXISTING WIREMOLD TO BE REMOVED.
FCD	EXISTING FIRE EXTINGUISHER CABINET TO BE REMOVED.
SM D	EXISTING SURFACE MOUNTED OUTLETS TO BE REMOVED.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		

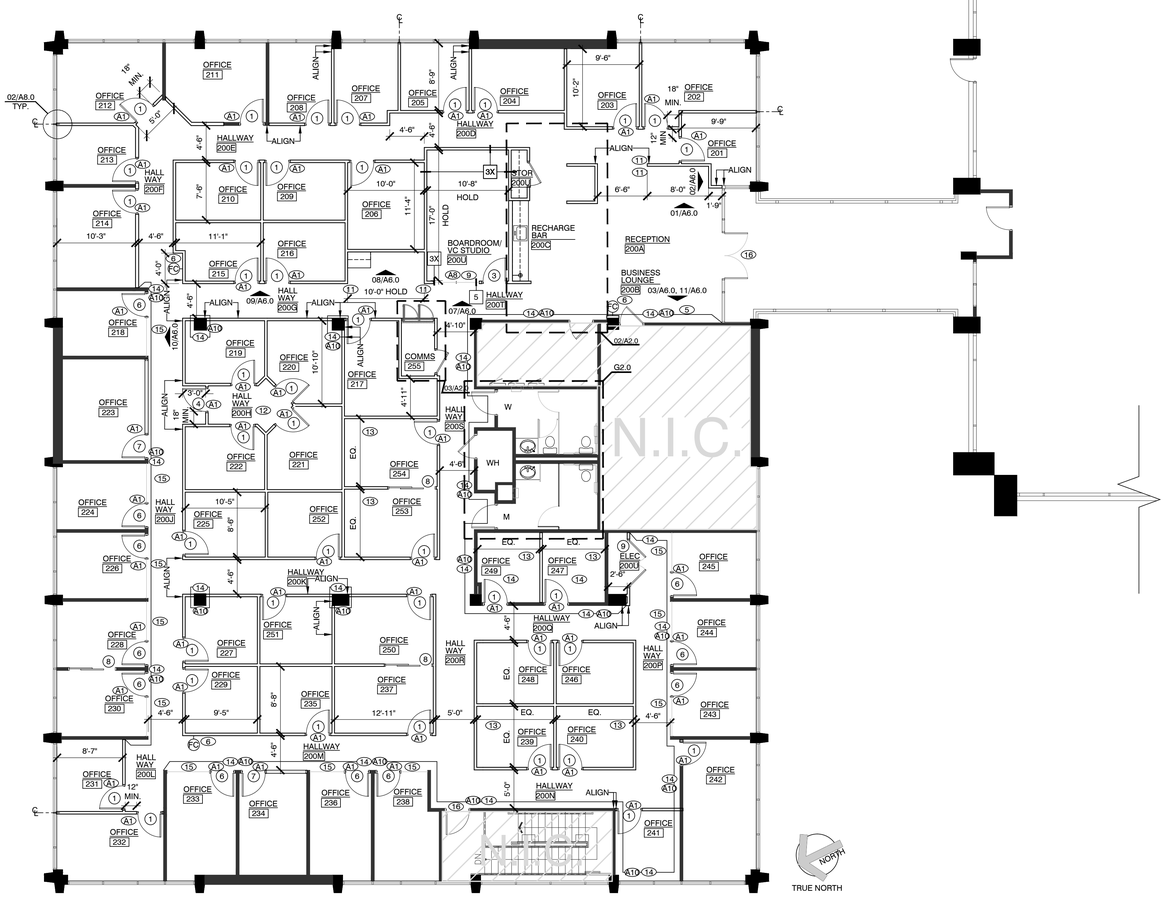
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

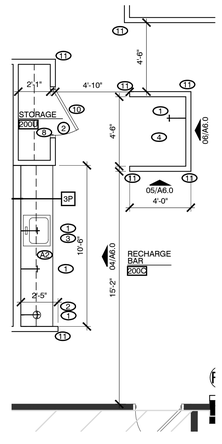
DEMOLITION PLAN

DRAWING NUMBER:

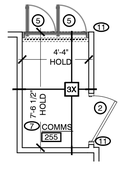
D1.0



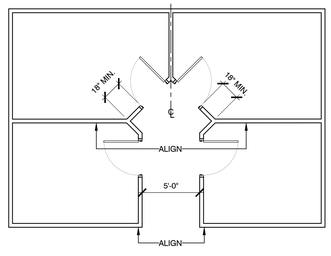
01 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



02 ENLARGED REFRESH BAR
SCALE: 1/4" = 1'-0"



03 ENLARGED COMMS ROOM
SCALE: 1/4" = 1'-0"



04 TYPICAL CUL-DE-SAC
SCALE: 3/16" = 1'-0"

WALL LEGEND

SYMBOL	DESCRIPTION
	NEW INTERIOR FULL HEIGHT WALL. REFERENCE WALL TYPE FOR CONSTRUCTION.
	NEW INTERIOR FULL HEIGHT WALL FURRING. REFERENCE WALL TYPE FOR CONSTRUCTION.
	EXISTING INTERIOR / EXTERIOR FULL HEIGHT WALL TO REMAIN.
	EXISTING BUTT JOINT INTEGRAL SIDELIGHT GLASS TO REMAIN.
	EXISTING CLERESTORY SIDELIGHT GLASS TO REMAIN.

CONSTRUCTION LEGEND

FC	FIRE EXTINGUISHER CABINET		WATERLINE
XX	DOOR ID- REFERENCE DOOR SCHEDULE A7.0	X	WALL TYPE- REFERENCE SHEET A7.0

ACCESSIBILITY NOTES:
1. NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHALL BE ALLOWED.
2. SLOPES SHALL NOT TO EXCEED 1:20 UNLESS A RAMP IS PROVIDED.
3. RAMPS SHALL NOT EXCEED 1:12 SLOPE.
4. CROSS SLOPES SHALL NOT EXCEED 2%.
5. MAXIMUM 1/2" THRESHOLD HEIGHT.

CONSTRUCTION NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- EXISTING CONDITION INFORMATION HAS BEEN BASED ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- ANY WORK THAT HAS THE POTENTIAL TO DISRUPT NORMAL BUSINESS ACTIVITY MUST BE PERFORMED OUTSIDE NORMAL BUSINESS HOURS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT AND COORDINATE WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO FACE OF EXISTING FINISH U.O.N.
- PATCH AND REPAIR WALLS WHERE DEMOLITION, DAMAGE OR INCOMPLETE WORK HAS OCCURRED. PREP PARTITION FOR NEW SCHEDULED FINISHES AND TEXTURES.
- WALL ANGLES ARE PARALLEL, PERPENDICULAR OR IN 45 DEGREE INCREMENTS TO BUILDING PERIMETER WALL, U.O.N.
- VERIFY AVAILABILITY OF MATERIALS TO BE USED FROM BUILDING STOCK WITH BUILDING MANAGER PRIOR TO PURCHASING MATERIALS.
- CONSTRUCTION MATERIAL SPECIFICATIONS TO BE ASBESTOS FREE.
- PROVIDE DOUBLE METAL STUDS AND BRACING TO UNDERSIDE OF STRUCTURE AT ALL DOOR FRAMES.
- LOCATE DOOR OPENING 4" AWAY FROM ADJACENT CORNER, U.O.N. ALL DOORS TO OPEN TO A MINIMUM OF 90 DEGREES. MAINTAIN 1'-6" CLEAR ON PULL SIDE OF DOOR AND 1'-0" ON PUSH SIDE OF DOOR.
- REFERENCE WALL SECTIONS AND FINISH ALL EXISTING EXTERIOR WALLS ACCORDINGLY.
- DOORS NOT NOTED ARE EXISTING TO REMAIN. TOUCH UP ALL DOORS AND DOOR FRAMES TO INDUSTRY STANDARD LEVEL OF REFURBISHMENT.
- PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED BY CODE WITHIN WALL, TO SUPPORT MILLWORK, MARKER BOARDS, TACKABLE SURFACES, AND WALL HUNG EQUIPMENT.
- ALL MILLWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF WORK.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT PLUMBING LOCATIONS.
- REFERENCE EQUIPMENT SCHEDULE ON SHEET A2.2 FOR EQUIPMENT TO BE PROVIDED BY CONTRACTOR. PROVIDE AND INSTALL WATERLINE AND DRAIN LINE FOR ALL APPLIANCES AS REQUIRED.
- PARTITIONS AND GYPSUM BOARD CEILINGS SHALL BE TAPED, FILLED, SANDED SMOOTH AND PREPARED FOR SCHEDULED FINISHES.
- EXISTING WINDOW COVERINGS TO REMAIN. MODIFY AS NECESSARY WHERE AFFECTED BY NEW WALL CONSTRUCTION. NOTIFY idGROUP OF ANY DISCREPANCIES.
- ENSURE BLIND CONTROLS ARE AT OPERABLE LOCATION WITHIN ROOM. IF NOT DUE TO NEW WALL CONFIGURATION, REVISE OPERATING LOCATION OR REPLACE AS REQUIRED. MATCH EXISTING.
- AS REQUIRED BY LOCAL BUILDING AND FIRE CODES, PROVIDE FIRESAFING ON STEEL BUILDING COLUMNS THAT ARE DAMAGED OR MISSING.
- **ALL NEW PARTITIONS TO BE WALL TYPE 2X, UNLESS OTHERWISE NOTED.**
- CONTRACTOR TO COORDINATE TENANT PROVIDED REGUS STANDARD OFFICE AND COMMON AREA SIGNAGE. SIGNAGE TO BE PROVIDED AND INSTALLED BY FAST SIGNS. REFERENCE ELEVATION 07/A6.0 FOR TYPICAL MOUNTING LOCATIONS.
- REFERENCE 02/A8.0 FOR PARTITION CONSTRUCTION AT MULLIONS.
- PROVIDE BLOCKING IN WALL BEHIND OFFICE DOORS FOR COAT HOOK. REFERENCE SHEET A7.0 FOR ADDITIONAL INFORMATION.
- IF HEIGHT OF STUDS SPANS MORE THAN 15'-0" CONTRACTOR TO COORDINATE EXACT SIZE, GAUGE, AND SPACING WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION. MANUFACTURER TO BE DIETRICH OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE FOR ANY LEED DOCUMENTATION REQUIRED BY BUILDING. COORDINATE WITH idGROUP.
- VERIFY BATT INSULATION INSTALLED IN 48" LAY-OVER, CENTERED ON EXISTING WALLS ABOVE CEILING. PROVIDE AND INSTALL AT EXISTING WALLS TO MATCH NEW WALL TYPE 2X IF NOT PRESENT. REFERENCE WALL TYPE DETAILS ON SHEET A7.0.
- VERIFY ALL EXISTING SUITE DOOR HARDWARE IS EGRESS ONLY NO THUMB TURN HARDWARE. REPLACE LOCK SETS AS REQUIRED. COORDINATE ELECTRONIC STRIKE AND/OR MAGNETIC LOCK REQUIREMENTS ON SHEET A2.2.
- ENSURE COMPLETE ACOUSTICAL SEAL IN NEW OR EXISTING OFFICES AT COLUMN OR WALL TO WINDOW MULLION CONSTRUCTION.

(X) KEYNOTES:

1. PROVIDE 1/4" COPPER WATERLINE WITH EMERGENCY SHUTOFF VALVE AND DRAIN WASTE LINE FOR ALL REQUIRED APPLIANCES AS SCHEDULED.
2. PROVIDE 6" GROMMET, DOUG MOCKETT, TM1B, POLISHED STAINLESS STEEL IN COUNTER AT FLAVIA.
3. CONTRACTOR TO VERIFY CLEARANCES ARE MAINTAINED FOR ACCESSIBILITY COMPLIANCE AT GARBAGE DISPOSAL UNDER SINK.
4. REFRIGERATOR TO BE CONTRACTOR PROVIDED AND INSTALLED.
5. PROVIDE AND INSTALL MDO PLYWOOD IN WALL FOR TENANT PROVIDED CONTRACTOR INSTALLED LED TV (APPROX. 21.2 LBS. AND BRACKET APPROX. 7.94 LBS.) ON WALL MOUNT. REFERENCE ELEVATIONS FOR MOUNTING HEIGHT.
6. INSTALL SALVAGED OR CONTRACTOR PROVIDED SEMI-RECESSED FIRE EXTINGUISHER CABINETS WITH FIRE EXTINGUISHER: LARSEN'S ARCHITECTURAL SERIES AL2409 - R3 VERTICAL DUO ROUNDED TRIM CLEAR ANODIZED ALUMINUM OR APPROVED EQUAL. REFERENCE 03/A8.0.
7. PROVIDE AND INSTALL FIRE RATED PLYWOOD ON ONE WALL. ENSURE STICKER OR STAMP IS ON THE EXPOSED SIDE OF WOOD. REFERENCE ENLARGED COMMS CENTER ON SHEET A7.1.
8. PROVIDE (4) 12"D X VERIFY LENGTH & (1) 24"D X VERIFY LENGTH SHELVING CLAD IN WHITE MELAMINE ON HEAVY DUTY KV BRACKETS AND STANDARDS.
9. PROVIDE AND INSTALL PHIFER SOLAR SHADE. OVERLAP SOLAR SHADE AT GLASS PANEL BREAKS-REVERSE ROLLS FOR MAXIMUM PRIVACY; MANUAL/STANDARD CONTROLS; TO BE PHIFER SHEER WEAVE SUN CONTROL SHADE #4400 COLOR; P07 ALABASTER OR EQUAL SHADE.
10. CENTER DOOR IN CLOSET OPENING.
11. CONTRACTOR TO PROVIDE FULL HEIGHT WALLGUARD; DEFENDER SERIES #2340 ALUMINUM CORNER GUARD UNDRILLED (1" WIDE). TO BEGIN FROM TOP OF SCHEDULED BASE TO BOTTOM OF SCHEDULED CEILING. INSTALL USING MANUFACTURER'S CLEAR ADHESIVE.
12. REFERENCE 04/A2.0 FOR TYPICAL LAYOUT AT CUL-DE-SAC.
13. ENSURE EACH OFFICE IN STRING OF EQUAL OFFICES IS AT LEAST 8'-0" WIDE. NOTIFY idGROUP OF ANY DISCREPANCIES.
14. GC TO SKIM WALLS WHERE ORANGE PEEL FINISH OCCURS. PREPARE WALLS FOR NEW FINISH.
15. GC TO PROVIDE AND INSTALL FROSTED FILM ON EXISTING SIDELIGHTS. REFERENCE ELEVATION 09/A6.0 FOR CLARIFICATION.
16. GC TO MODIFY EXISTING DOOR HARDWARE TO ADD CARD READER TO EXISTING EXIT DOOR.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

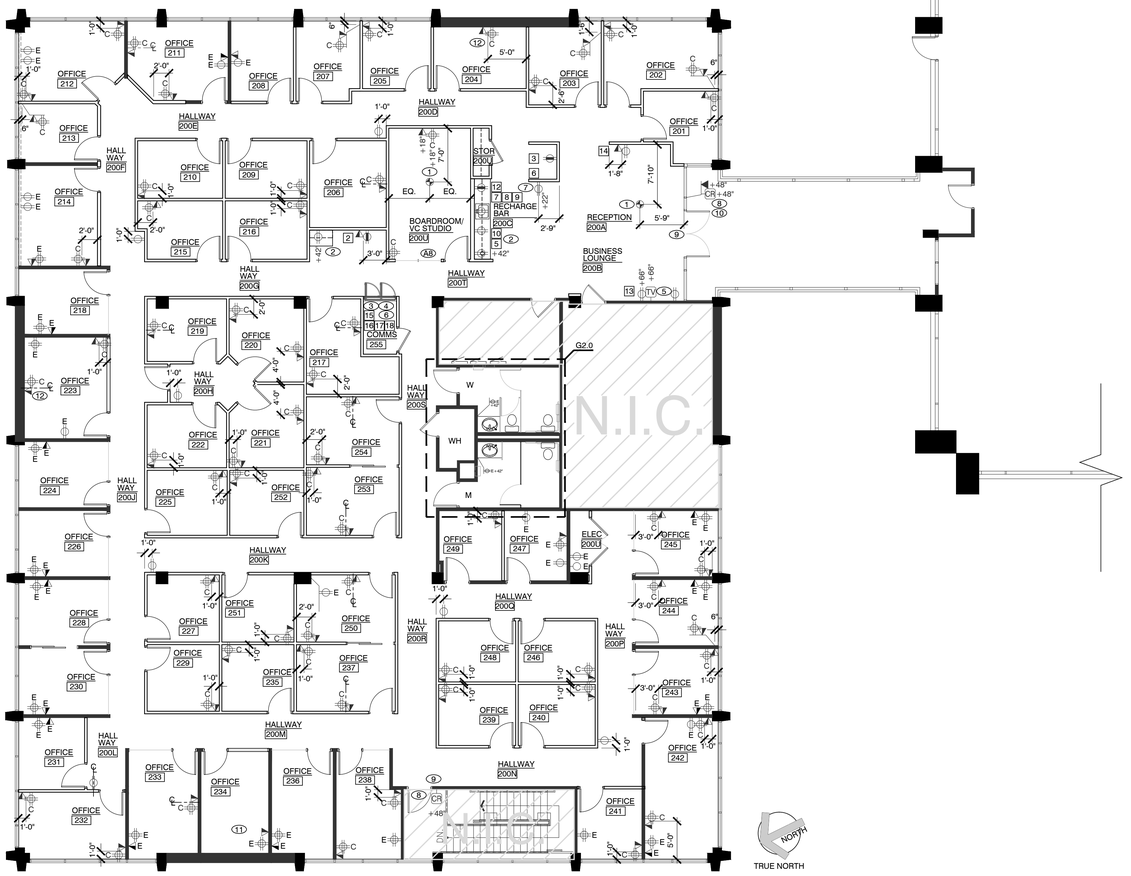
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

CONSTRUCTION PLAN

DRAWING NUMBER:

A2.0



TELEPHONE/ELECTRICAL NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS REQUIRED FOR THE PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- REVIEW ENGINEERING DOCUMENTS IN CONJUNCTION WITH ARCHITECTURAL PLANS AND COORDINATE WORK TO INCLUDE REQUIREMENTS OF BOTH DISCIPLINES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT AND COORDINATE WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- EXISTING CONDITION INFORMATION HAS BEEN BASED ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- ALL APPLICABLE CODES AND REGULATIONS SHALL BE COMPLIED WITH.
- ALL ELECTRICAL OUTLETS PLACED WITHIN 5'- 0" OF A WATER SUPPLY SHALL BE G.F.I.
- ANY NEW OUTLETS SHOWN OR AS NOTED AS ABOVE COUNTER TO BE MOUNTED 42" A.F.F. TO CENTER OF OUTLET, U.O.N.
- NEW DATA CABLING LINES MUST BE PROPERLY SECURED AND NOT RESTING ON CEILING GRID.
- ALL ELECTRICAL NOT SHOWN IS TO BE REMOVED, U.O.N.
- WITHIN AREA OF WORK, REMOVE ALL EXISTING OUTLETS THAT ARE LOCATED ABOVE 24" A.F.F., U.O.N.
- AT ALL NEW TELEPHONE AND/OR DATA LOCATION, CONTRACTOR TO PROVIDE AND INSTALL J-BOX AND PULL STRING AND GROMMET AT TOP OF TRACK. LOCATIONS SHOWING A COMBINATION TELEPHONE/DATA OUTLET, CONTRACTOR SHALL PROVIDE AND INSTALL J-BOX AND 2 PULL STRINGS. TENANT'S CONTRACTOR TO PROVIDE CABLING. ALL PHONE AND DATA CABLES MUST BE SECURELY TAGGED. CONTACT FRANK GAMBINO, THE REGUS NETWORK INFRASTRUCTURE PROJECT MANAGER WITH ANY QUESTIONS AT 732.214.2600.
- FIRE ALARM PULL STRINGS AND LIFE SAFETY SYSTEMS SHALL CONFORM TO LOCAL, MUNICIPAL AND FIRE PREVENTION CODES.
- PROVIDE ELECTRICAL SERVICE FOR HOT WATER SOURCE. REFERENCE ENGINEERING DRAWINGS FOR EXACT LOCATION.
- **VERIFY ALL FLOOR PENETRATIONS WITH idGROUP PRIOR TO INSTALLATION. ALL LOCATIONS TO BE IDENTIFIED AND APPROVED BY TENANT AND idGROUP PRIOR TO INSTALLATION. ALL PENETRATIONS TO BE SEALED PER APPLICABLE CODE.**
- ALL ELECTRICAL OUTLETS AND VOICE DATA OUTLETS TO BE OFFSET WITHIN WALLS AND NOT TO BE INSTALLED BACK TO BACK. REFERENCE SPACING DRAWING PROVIDED IN ANNOTATION TYPE BELOW.
- **REPLACE NON-WHITE SWITCH DEVICES, SWITCH COVER PLATES AND OUTLETS THAT ARE EXISTING TO REMAIN WITH WHITE DEVICES AND WHITE COVER PLATES.**
- EXISTING OUTLETS WITHIN 1'-0" OF A NEW OUTLET OF THE SAME TYPES AS INDICATED ON PLAN ARE TO REMAIN IN LIEU OF THE NEW OUTLET.
- VERIFY ALL EXISTING OUTLETS FUNCTION AS INTENDED. REPAIR AS REQUIRED.
- GENERAL CONTRACTOR IS RESPONSIBLE TO IMMEDIATELY OPEN ALL APPLIANCES WHEN DELIVERED AND CHECK FOR DAMAGE. DAMAGES ARE TO BE NOTED ON BILL OF LADING AT TIME OF DELIVERY. NOTIFY idGROUP OR REGUS OF ANY DAMAGE OR DISCREPANCIES.
- PROVIDE A GREENFIELD FLEXIBLE CONDUIT AT VOICE/DATA ALONG PERIMETER OF SPACE, AS NEEDED.

(X) KEYNOTES:

1. X-RAY SLAB AS REQUIRED AND OBTAIN WRITTEN AUTHORIZATION OF LOCATION FROM PROPERTY MANAGER. ALL CORE LOCATIONS TO HAVE (2) 3/4" CONTINUOUS METAL CONDUITS FROM CORE TO CEILING. VERIFY EXACT LOCATION WITH idGROUP. FLOOR CORE OUTLETS TO HAVE A MINIMUM OF 1 QUAD AND 4 DATA PORTS. IF SITE CONDITION PROHIBITS LOCATION AS INDICATED NOTIFY idGROUP FOR ALTERNATE LOCATION.
2. PROVIDE ELECTRICAL SERVICE FOR UNDER CABINET LIGHTING TO BE HARDWIRED IN SERIES AND SWITCHED WITH GENERAL LIGHTING.
3. REFERENCE SHEET A7.1 FOR COMMS CENTER REQUIREMENTS.
4. CABLE RECEIVER BOX TO BE LOCATED IN THE COMMS ROOM.
5. PROVIDE J-BOX AND PULL STRING FOR CAT 5 CONNECTION.
6. GC TO INSTALL 3" CONDUIT AND RING AND STRING FROM BUILDING TELCOM RISER CLOSET TO TENANTS COMMS ROOM FOR TELE/DATA USE.
7. INSTALL (1) DUPLEX OUTLET HORIZONTALLY AT 22" A.F.F.
8. PROVIDE J- BOX FOR CARD ACCESS SYSTEM. COORDINATE WITH SECURITY VENDOR.
9. PROVIDE ELECTRICAL SERVICE ABOVE CEILING FOR SECURITY AT DOOR.
10. PROVIDE AND INSTALL SLIMLINE CARD READER ON WINDOW MULLION, AS INDICATED ON PLAN. ELECTRICAL AND DATA TO BE ENCAPSULATED WITHIN SILICONE TUBE MOUNTED ALONG MULLION. TUBE SIZE TO BE MINIMAL. COORDINATE ALL REQUIREMENTS WITH idGROUP.
11. REUSE JUNCTION BOX TO CONVERT INTO A VOICE/DATA OR DUPLEX OUTLET AS INDICATED ON PLAN. PROVIDE METHOD TO PULL NEW CABLING TO EXISTING JUNCTION BOX.
12. USE SURFACE MOUNTED BOXES AND EXPOSED CONDUIT TO MATCH EXISTING.

01 TELEPHONE & ELECTRICAL PLAN

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

EQUIPMENT SCHEDULE

*NO SUBSTITUTIONS ALLOWED. VENDOR CONTACT INFO: LOWE'S, ICE MACHINES DIRECT

NO	DESCRIPTION	W	D	H	REMARKS
1	NOT USED	-	-	-	NOT USED
2	COPIER (N.I.C.)	4'-4 1/2"	2'-5"	2'-10"	RICOH-AFICIO 3228C. PROVIDE DEDICATED OUTLETS FOR TENANT PROVIDED COPIER. COORDINATE EXACT DEVICES WITH TENANT.
3	REFRIGERATOR INSTALLATION CLEARANCES: SIDES 1" / TOP 2" / BACK 2" (SIDE BY SIDE FOR RENOVATIONS - NEEDS WATERLINE)	35 7/16"	34 1/8"	69 1/4"	WHIRLPOOL 26.4 C.U. FT. STAINLESS STEEL (#04602086000 MODEL #WSF26C2EXF) SIDE BY SIDE DIMENSIONS INDICATED ARE OVERALL AND INCLUDE HANDLES. FINISH: METALLIC FINISH. ENERGY STAR RATED. PROVIDE ELECTRICAL OUTLET AND WATERLINE FOR CONTRACTOR PROVIDED AND INSTALLED REFRIGERATOR.
4	NOT USED	-	-	-	NOT USED
5	COFFEE MAKER (N.I.C.)	9.9"	20.5"	17"	FLAVIA SINGLE CUP BREWER. PROVIDE ELECTRICAL OUTLET ABOVE COUNTER FOR TENANT PROVIDED COFFEE SERVICE. PROVIDE WATERLINE.
6	TRASHCAN	20"	11"	30"	RUBBERMAID: 3540 SLIM JIM WASTE CONTAINER, 23 GAL, FINISH: FG354000 GRAY. CONTRACTOR PROVIDED AND INSTALLED.
7	GARBAGE DISPOSAL				GE APPLIANCES, GFC720V, SUPER CAPACITY CONTINUOUS FEED DISPOSAL. PROVIDE ELECTRICAL OUTLET FOR DIRECT WIRE CONNECTION UNDER COUNTER AND SWITCH ABOVE COUNTER ADJACENT TO SINK FOR CONTRACTOR PROVIDED DISPOSAL.
8	HOT WATER SOURCE				HOT WATER SOURCE PROVIDED BY BUILDING.
9	SINK, FAUCET & FILTER @ PLASTIC LAMINATE COUNTERTOP	19 1/2"	19"L	5-1/2"D	ELKAY LUSTERTONE SINGLE BOWL, LRAD1919, 3 FAUCET HOLE, 5.5" DEEP, FINISH: SATIN. AMERICAN STANDARD, ARCH SINGLE CONTROL KITCHEN FAUCET WITH PULL-OUT SPRAY, 4101.350. ELKAY PUSH LEVER GLASS FILLER, LK1110, CONNECTED TO WATER FILTER WITH COLD WATER LINE ONLY. NCLUDE H-300 WATER FILTER SYSTEM, PART NO. EV9270-76. PROVIDE COPPER TUBING FOR ALL CONNECTIONS. CONTRACTOR PROVIDED AND INSTALLED.
9	SINK, FAUCET & FILTER @ SOLID SURFACE COUNTERTOP (A2)	18 1/2"	18 1/2"	5-1/2"D	ELKAY LUSTERTONE UNDERMOUNT SINGLE BOWL, ELUHAD1616, 5.5" DEEP, FINISH: SATIN. PROVIDE 3 FAUCET HOLES IN COUNTER. AMERICAN STANDARD, ARCH SINGLE CONTROL KITCHEN FAUCET WITH PULL-OUT SPRAY, 4101.350. ELKAY PUSH LEVER GLASS FILLER, LK1110. CONNECTED TO WATER FILTER WITH COLD WATER LINE ONLY. INCLUDE H-300 WATER FILTER SYSTEM, PART NO. EV9270-76. PROVIDE COPPER TUBING FOR ALL CONNECTIONS. CONTRACTOR PROVIDED AND INSTALLED UPON ACCEPTANCE OF ALTERNATE.
10	DISHWASHER LOWES #: 551071	24"	24"	32-1/4"	GE 24" 56 DECIBELS BUILT-IN DISHWASHER (#551071, MODEL #GLDM990P(SS) FINISH: STAINLESS STEEL. ENERGY STAR RATED. PROVIDE ELECTRICAL OUTLET AND WATERLINE. ADD DRAIN. CONTRACTOR PROVIDED & INSTALLED.
11	NOT USED	-	-	-	NOT USED
12	MICROWAVE LOWE'S #: 221357	24 1/8"	19 1/2"	13 3/4"	GE 2.0 CU. FT. COUNTERTOP MICROWAVE (MODEL #JES2051SNSS), FINISH: SS/ BLACK. PROVIDE DEDICATED ELECTRICAL OUTLET ABOVE COUNTER. CONTRACTOR PROVIDED AND INSTALLED.
13	LED TELEVISION (N.I.C.) AND MOUNT	38.1"	3.1"	22.8"	LG DIRECT LED, 42", 21.2 LBS, #42LN541C. LED INTEGRATED HDTV AND WALL MOUNTED SUPPORT BRACKET, APPROX. 7.94 LBS. PROVIDE ELECTRICAL OUTLET AND CABLE DROP FOR TENANT PROVIDED GC INSTALLED TV AND MOUNT. COORDINATE CABLE REQUIREMENTS WITH TENANT'S CABLE CONTRACTOR.
14	FAX MACHINE (N.I.C.)				PROVIDE OUTLETS FOR TENANT PROVIDED FAX MACHINE.
15	ARC UPS & REGUS EQUIPMENT & RACK (N.I.C.)				PROVIDED BY TENANT.
16	CLIENT OWNED EQUIPMENT & RACK (N.I.C.)				PROVIDED BY TENANT.
17	OFFICE CABLE/ DATA SWITCH & RACK (N.I.C.)				PROVIDED BY TENANT.
18	TELEPHONE CONSOLE (N.I.C.)				PROVIDED BY TENANT.

NOTE: ALL ITEMS NOTED WITH (N.I.C.) SHALL BE PROVIDED BY TENANT, U.O.N.

ELECTRICAL & DATA COMM. LEGEND

SYMBOL	DESCRIPTION
	WALL-MOUNTED DUPLEX ELECTRICAL OUTLET, 125 VOLT, 15 AMP
	WALL MOUNTED DEDICATED DUPLEX ELECTRICAL CIRCUIT
C	WALL-MOUNTED FOURPLEX ELECTRICAL OUTLET, 125 VOLT, 15 AMP WALL-MOUNTED FOURPLEX ELECTRICAL OUTLET, AS REQUIRED BY TITLE 24. PROVIDE SPLIT QUAD ELECTRICAL OUTLET SO THAT (2) PORTS TO BE STANDARD AND (2) PORTS TO BE CONTROLLED BY ROOM OCCUPANCY SENSOR.
	WALL-MOUNTED VOICE OUTLET
	WALL-MOUNTED VOICE / DATA OUTLET
	COMBINATION FLUSH FLOOR-MOUNTED QUAD ELECTRICAL OUTLET RC4ATCBK WIREMOLD, (20 AMP) AND VOICE/DATA OUTLET. FLOOR CORE OUTLETS TO HAVE A MINIMUM OF 4 DATA PORTS.
TV	CAT 5 CONNECTION - PROVIDE RING AND STRING PULL.
CR	SECURITY ACCESS CARD READER ASSEMBLY. COORDINATE WITH TENANT'S SECURITY CONTRACTOR.
	EXISTING WIREMOLD SYSTEM

ANNOTATION TYPES

E	'E' INDICATES EXISTING TO REMAIN
D	'D' INDICATES EXISTING TO BE REMOVED
+54	INDICATES MOUNTING HEIGHT
GFI	INDICATES GROUND FAULT INTERRUPTER
IG	ISOLATED GROUND OUTLET
4	SUBSCRIPT INDICATES NUMBER OF PORTS

NOTES:
1. OUTLET DEVICE FINISHES TO BE WHITE, U.O.N.
2. OUTLET COVER PLATE FINISHES TO BE WHITE, U.O.N.
3. OUTLETS TO BE MOUNTED AT 1'-5" A.F.F. TO CENTERLINE OF OUTLET, U.O.N.

OUTLET SPACING AT OFFICE LOCATIONS. TYP. U.N.O.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
A		

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

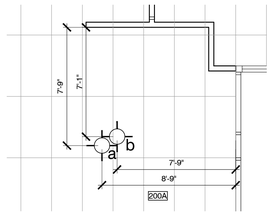
DRAWING TITLE:

TELEPHONE & ELECTRICAL PLAN

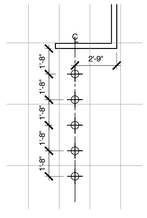
DRAWING NUMBER:

A2.2

01 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



02 ALTERNATE CEILING PLAN
SCALE: 1/4" = 1'-0"
ALTERNATE A5



03 ALTERNATE CEILING PLAN
SCALE: 1/4" = 1'-0"
ALTERNATE A9

LIGHTING AND CEILING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' X 4' CEILING GRID AND TILES TO REMAIN		BLUE LED RIBBON LIGHT AT COMMS CENTER. REFERENCE SHEET A7.1; MFR: iLIGHT. SPEC#: T-24BLUS4FSC-00 AT CEILING AND T-24BLUS6FSC-00 AT SIDES; COLOR: BLUE. ATTACH WITH MFR MOUNTING CLIPS. MAINTAIN 1" VENTILATION SPACE ON ALL SIDES. REFERENCE ENGINEERING DRAWINGS FOR FURTHER INFORMATION.	S	LIGHT SWITCH (MOUNT @ 48" A.F.F. U.O.N.) COLOR TO BE WHITE, U.O.N.
	2' X 4' CEILING GRID AND TILE TO MATCH EXISTING.		UNDER CABINET LIGHT FIXTURE; CENTERED IN DEPTH OF UPPER CABINET. MFR: JESCO LIGHTING; SLEEK PLUS ITEM: 46" FLUORESCENT UNDERCABINET STRIP. HARDWIRE. SWITCH WITH GENERAL LIGHTING. STAGGER TO ENSURE NO BREAKS IN LIGHT.	D	LUTRON DIVA DIMMER LIGHT SWITCH (MOUNT @ 48" A.F.F. U.O.N.) COLOR TO BE WHITE, U.O.N. LOWER CASE LETTER INDICATES CIRCUIT.
	2' X 2' CEILING GRID AND TILE MFR: USG OLYMPIA MICRO CLIMAPLUS; ITEM NO.: 4752; CEILING GRID: USG DX/DXL, WHITE, SHADOWLINE TAPERED 15/16" EXPOSED TEE SYSTEM. REFERENCE REGUS ACCOUNT NUMBER D0165968 FOR PRICING.	A5	CEILING MOUNTED PENDANT FIXTURE: MFR: DOME 1 LIGHT PENDANT, PRODUCT #: 4022811148, , FINISH: METAL, MOUNTING HEIGHT: a: 6'-6" AFF; b: 7'-3" AFF. REFERENCE ENGINEERING DRAWINGS FOR SPECIFICATION NUMBERS.	S3	3-WAY SWITCH (MOUNT @ 48" A.F.F. U.O.N.) COLOR TO BE WHITE, U.O.N. LOWER CASE LETTER INDICATES CIRCUIT
	NEW 5/8" GYPSUM BOARD CEILING / SOFFIT	A9	CEILING MOUNTED PENDANT FIXTURE: MFR: YLIGHTING, PRODUCT #: MIUIB-E27, COLOR: 05188-BLACK. MOUNTING HEIGHT: 6'-6" AFF. REFERENCE ENGINEERING DRAWINGS FOR SPECIFICATION NUMBERS.		
	NEW 2x4 LED LIGHT FIXTURE MFR: CREE 2'X4' LED TROFFER REFERENCE ENGINEERING DRAWINGS FOR SPECIFICATION NUMBERS.			8'-9-1/2" VIF	CEILING HEIGHT ABOVE FINISH FLOOR - U.O.N.
	NEW 2X2 LED LIGHT FIXTURE MFR: 2'X2' LED TROFFER REFERENCE ENGINEERING DRAWINGS FOR SPECIFICATION NUMBERS.			NOTE: 1. COORDINATE LOCATION OF SPRINKLER HEADS WITH LIGHTS AND MECHANICAL GRILLES. 2. INDICATES FIXTURE TYPE REFERENCE LIGHTING SCHEDULE (A / a / b) — INDICATES CIRCUITING	
	NEW LED DOWNLIGHT MFR: CREE LIGHTING; ITEM: 6" KR6 LED ARCHITECTURAL DOWNLIGHT. REFERENCE ENGINEERING DRAWINGS FOR SPECIFICATION NUMBERS. ALL RECESSED DOWNLIGHTS IN ENCLOSED MEETING ROOMS TO BE ON DIMMERS.				

REFLECTED CEILING PLAN NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS FOR PLAN. NUMBERED NOTATIONS REFERENCE SPECIFIC LOCATIONS ON THE DRAWINGS.
- REVIEW ENGINEERING DOCUMENTS IN CONJUNCTION WITH ARCHITECTURAL PLANS AND COORDINATE WORK TO INCLUDE REQUIREMENTS OF BOTH DISCIPLINES.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION AND NOTIFY idGROUP OF DISCREPANCIES.
- NOTIFY idGROUP OF LIGHTING CHANGES OR DISCREPANCIES IN LIGHTING LOCATIONS AND SPECIFICATIONS. PROVIDE AS-BUILT WRITTEN INFORMATION OR DRAWING WITH CHANGES.
- PERIMETER OR CONTINUOUS SLOT DIFFUSERS ARE NOT TO BE CONTINUOUS OVER PARTITIONS TO CEILING OR THROUGH PARTITIONS TO DECK.
- FIRE PROTECTION CONTRACTOR TO VERIFY REQUIREMENTS AND QUANTITY OF FIRE PROTECTION DEVICES, INCLUDING SMOKE DETECTORS, FIRE ALARMS, SPEAKERS, STROBES, ETC. INCLUDE COSTS TO TIE SUCH DEVICES INTO BUILDING PANEL. LIFE SAFETY INSTALLATIONS TO MEET ACCESSIBILITY REQUIREMENTS.
- 24-HOUR LIGHT FIXTURES MUST BE ON EMERGENCY CIRCUITS.
- ALL APPLICABLE CODES AND REGULATIONS SHALL BE COMPLIED WITH.
- SWITCHES INDICATE LOCATION ONLY. REFERENCE ENGINEERING DRAWINGS TO VERIFY QUANTITY OF LIGHT FIXTURES PER CIRCUIT AND QUANTITY OF SWITCHES REQUIRED. ALL NEW SWITCHES TO BE MOUNTED 48" A.F.F. TO CENTERLINE OF SWITCH.
- PROVIDE NEW BUILDING STANDARD THERMOSTATS AS REQUIRED. IN ROOMS WITH THERMOSTATS, PLACE SWITCHES AND THERMOSTATS 6" APART AND ADJACENT TO DOOR. PROVIDE AND INSTALL CLEAR LOCKABLE COVER AT ALL THERMOSTATS. KEY WITH GRAND MASTER KEY.
- HORNS AND STROBES TO BE LOCATED IN ROOMS DIRECTLY ABOVE SWITCHES, IN ENCLOSED ROOMS WHERE REQUIRED. ALL STROBES AND EMERGENCY BACK UP UNITS NOT TO INTERFERE WITH ART WALLS OR ACCENT WALLS IN CORRIDORS. COORDINATE FINAL LOCATIONS OF STROBES WITH idGROUP.
- FIRE HORNS AND STROBES WHEN POSSIBLE SHOULD BE WHITE IF ALLOWABLE BY CODE.
- CENTER DOWNLIGHTS IN 2X2 SECTION OF EXISTING 2X4 LOOK-A-LIKE CEILING TILE, U.O.N.
- THE CONTRACTOR WILL RETAIN A PROFESSIONAL HVAC COMPANY AS SUBCONTRACTORS FOR THE HVAC WORK. THE SUBCONTRACTOR WILL EXECUTE THE A/C DUCTS AND OUTLETS IN ORDER TO ENSURE EVEN AND COMFORTABLE TEMPERATURES OVER THE ENTIRE LEASE PREMISES. THE MECHANICAL DRAWINGS SHOULD BE PRESENTED TO THE OWNER FOR APPROVAL. UPON COMPLETION OF THE WORK, AND PRIOR TO HANDING OVER, THE SPACE WILL BE AIR BALANCED. SUBCONTRACTOR TO PROVIDE THE OWNER WITH (2) SETS OF AS-BUILT MECHANICAL DRAWINGS WITH A ONE YEAR WARRANTY ON ALL LABOR AND MATERIALS USED AND AN AIR BALANCING REPORT.
- SPRINKLER HEADS ARE TO BE CENTERED IN CEILING TILES AND NOT ON GRID LINES.
- CENTER CEILING GRID IN ROOM WHENEVER CEILING GRID IS INDEPENDENT IN ROOM.
- GANG ALL SWITCHES IN EACH ROOM/OFFICE.
- **ALL RECESSED DOWNLIGHTS IN ENCLOSED MEETING ROOMS TO BE ON DIMMERS.**
- REFERENCE ENGINEERING DRAWINGS FOR EXACT LOCATIONS AND QUANTITY OF EXIT SIGNAGE.
- **PROVIDE OCCUPANCY SENSORS AT ALL ENCLOSED ROOMS WITH MORE THAN ONE LIGHT FIXTURE, PER CURRENT ENERGY CODE AND ANY OF ITS AMENDMENTS.**
- OCCUPANCY SENSORS SHOULD NOT BE LOCATED IN HALLWAYS. IF CODE REQUIRES, A TIMECLOCK AND OVERRIDE SWITCH CAN BE SPECIFIED. THE TIMECLOCK SHOULD BE LOCATED WITHIN STORAGE 200U AND FINAL LOCATION WITHIN ROOM WILL NEED TO BE VERIFIED. THE OVERRIDE SWITCH SHOULD BE LOCATED ADJACENT TO THE MAIN HALLWAY SWITCHES IN THE SPACE. REFERENCE ENGINEERING DRAWINGS.
- ALL OFFICES TO HAVE AN INTEGRAL SENSOR SWITCH.
- SWITCH DEVICES AND SWITCH COVER PLATES TO BE WHITE DEVICES AND WHITE COVERPLATES. REPLACE ANY STAINED OR DAMAGED TILES TO MATCH EXISTING.
- REUSE ANY EXISTING LIGHT FIXTURES UNLESS DAMAGED. REPLACE ANY BALLAST AS REQUIRED. RELAMP ALL REUSED EXISTING LIGHT FIXTURES.
- GROUP ALL EXISTING REUSED CEILING TILE IN OFFICES OR STORAGE AREAS.
- INSTALL ONLY NEW CEILING TILE IN RECEPTION, BUSINESS LOUNGE, RECHARGE BAR, AND MEETING ROOMS.
- ALL MODIFICATIONS TO EXISTING CEILING AND GRID ARE TO COMPLY WITH CALIFORNIA CODE.
- ALL LIGHTING BALLASTS ARE TO BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION FOR USE IN CALIFORNIA.
- ENSURE THAT ANY EXISTING CEILING GRID SYSTEM TO REMAIN MEETS THE CURRENT SEISMIC CODES FOR CALIFORNIA FOR SUSPENDED CEILING SYSTEMS. IF NOT, UPGRADE TO MEET CURRENT CODE. PROVIDE LINE ITEM PRICING FOR THIS WORK.
- REFERENCE CEILING TILE DETAILS ON A8.2 FOR CALIFORNIA CODE REQUIREMENTS FOR ANY NEW CEILING.

(X) KEYNOTES:

1. PROVIDE J-BOX FOR UNDERCABINET LIGHTING TO BE HARDWIRED. UNDERCOUNTER LIGHTING TO BE SWITCHED WITH GENERAL LIGHTING. GC TO FIELD VERIFY LENGTH REQUIRED.
2. COMMS CENTER: PROVIDE 24 HOUR HVAC. REFERENCE ENGINEERING DRAWINGS AND DETAIL 03/A7.1.
3. PROVIDE SWITCHING FOR CORRIDOR LIGHTS ALL LIGHTS TO BE SWITCHED TOGETHER GANG ALL SWITCHES. PROVIDE AND INSTALL ONE MULTIPLE SWITCH PLATE COVER FOR ALL SWITCHES. REFERENCE ENGINEERING DRAWINGS.
4. EXISTING SWITCH BOX TO BE REUSED WITH NEW DIMMER SWITCH WHERE NOTED.
5. PROVIDE AND INSTALL BLUE LED LIGHTS. REFERENCE SHEET A7.1 FOR ADDITIONAL INFORMATION.
6. EXTEND EXISTING 2'X4' CEILING GRID AND SECOND LOOK-A-LIKE TILE AS SHOWN ON PLAN.
7. ENSURE LOCATION OF EXISTING SWITCH TO REMAIN CLEARS DOOR SWING WHEN OPEN AND DOES NOT EXCEED 2'-0". RELOCATE AS REQUIRED.
8. ENSURE LIGHT FIXTURE PLACEMENT 6" MINIMUM FROM WALL.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
X		

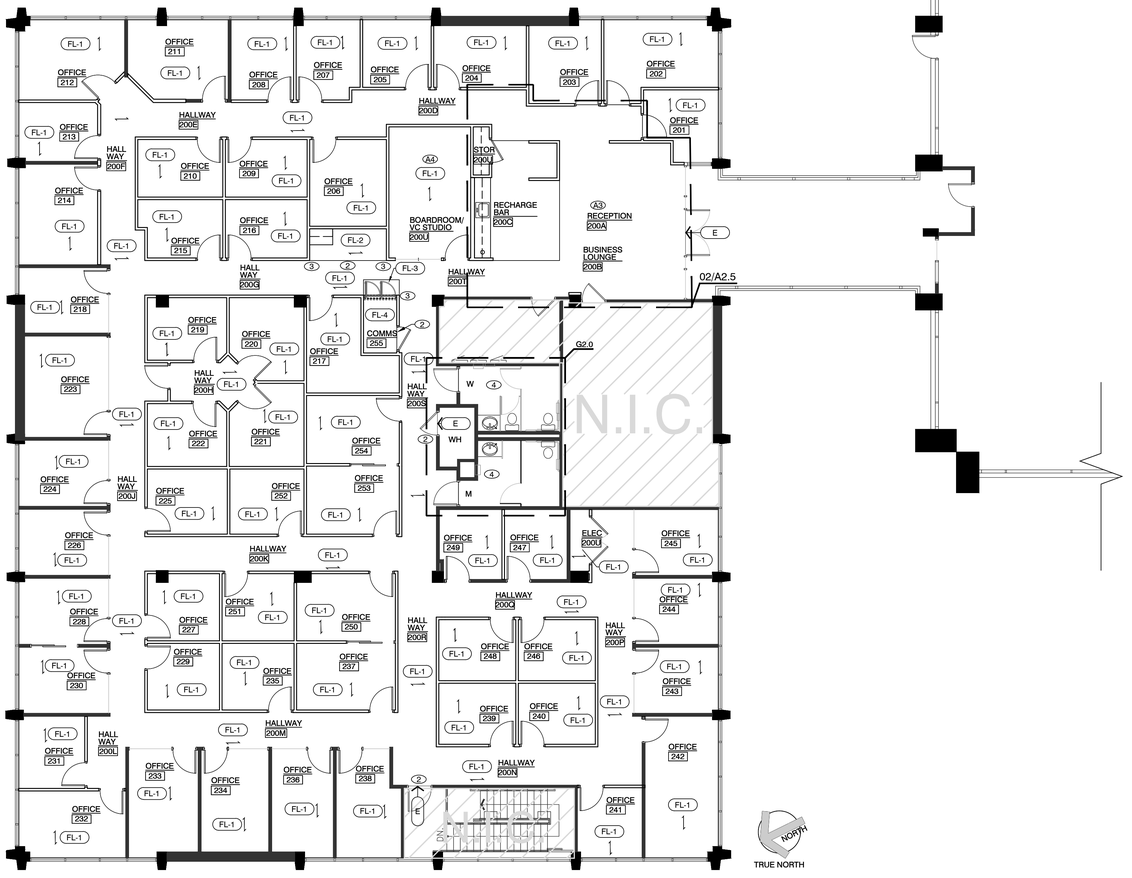
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

REFLECTED CEILING PLAN

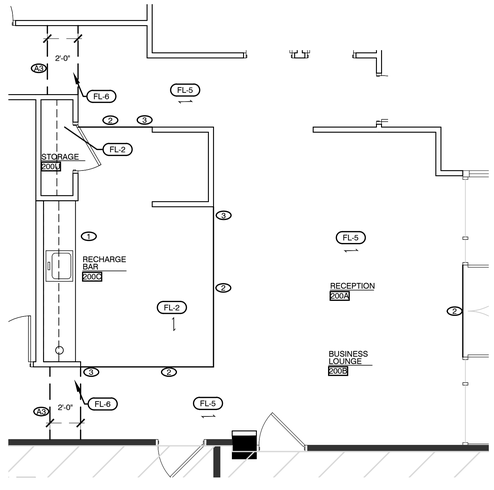
DRAWING NUMBER:

A2.3



01 FLOOR FINISH PLAN

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



02 ALTERNATE FLOOR FINISH PLAN

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

ALTERNATE A3

FLOOR FINISH NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS FOR THE PLAN & NUMBERED NOTES REFERENCE SPECIFIC LOCATIONS ON THE PLANS.
- REFERENCE ELEVATIONS FOR FINISHES NOT NOTED ON PLANS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- CONSTRUCTION TYPES/ TECHNIQUES TO MATCH EXISTING CONSTRUCTION.
- ALL CARPET TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOORS, U.O.N.
- ALL CARPET-TO-VINYL TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR WITH TRANSITION STRIP, SPEC: JOHNSONITE SLIMLINE SLT-40-C (#40 BLACK). SUBMIT SAMPLES FOR APPROVAL. NO SEAMS IN DOORWAYS PERMITTED TO RUN PERPENDICULAR TO DOOR.
- PROVIDE RUBBER TRANSITION STRIPS AT CARPET-TO-CONCRETE TRANSITIONS AS REQUIRED: JOHNSONITE EG-40-H #40 BLACK. ENSURE CARPET THREADS ARE TRIMMED CLOSELY TO BASE.
- FLOOR FINISH TRANSITION TO BE IN PARALLEL, PERPENDICULAR, OR 45 DEGREE INCREMENTS TO BUILDING PERIMETER, U.O.N.
- GENERAL CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO idGROUP FOR SIGNED APPROVAL BEFORE APPLYING ANY FINISHES. idGROUP TO KEEP ONE SET OF APPROVED SAMPLES FOR RECORD.
- VINYL OR TILE FLOORING TO EXTEND FULLY INTO MILLWORK AT ACCESSIBLE SINK. HOT WATER HEATER AND TRASH RECEPTACLE LOCATIONS.
- ALL BASE TO BE 'B-1', U.O.N.
- **RUBBER BASE, B-1, TO BE INSTALLED ON EVERY WALL THROUGHOUT SPACE, U.O.N.**
- ENSURE THAT ALL FLOORING GROUT AT CERAMIC TILE IS SEALED TO AVOID STAINING PER MANUFACTURER'S RECOMMENDATIONS.
- CARPET AT RECEPTION MUST CLEAR FLOOR CORE, FLOOR CORE SHOULD BE WITHIN CARPET AREA.
- ALL CARPET TO BE PROTECTED IMMEDIATELY FOLLOWING INSTALLATION IN HIGH TRAFFIC AREAS AND/OR IN AREAS STILL IN CONSTRUCTION. THIS PROTECTION CAN NOT BE SELF ADHESIVE PLASTIC SHEETS.
- ALL CARPET PROTECTION IS TO BE REMOVED AND ALL CARPET CLEANED PRIOR TO TURNOVER TO TENANT.

(X) KEYNOTES

1. EPOXY ADHESIVE TO BE USED AT VINYL FLOORING WITHIN 6'-0" OF WATER SOURCE.
2. PROVIDE RUBBER TRANSITION STRIPS AT CARPET-TO-VINYL TRANSITIONS AS REQUIRED: JOHNSONITE SLIMLINE SLT-40-C (#40 BLACK). ENSURE CARPET THREADS ARE TRIMMED CLOSELY.
3. ALIGN FLOORING WITH FRONT EDGE OF WALL AS SHOWN. CHANGE COVE BASE/STRAIGHT BASE AT CORNER.
4. REFERENCE SHEET G2.0 FOR RESTROOM DRAWINGS.

STEEL BLUE PALETTE

FINISH SCHEDULE

ALL SHAW CARPET, VINYL, AND RUBBER BASE TO BE TENANT PROVIDED AND CONTRACTOR INSTALLED. SUB-CONTRACTOR TO PROVIDE TAKE-OFF QUANTITIES WITH BID.

FL-#	MATERIAL	MFR.	MFR. NO.	COLOR	REMARKS
FL-1	CARPET BROADLOOM	SHAW	42GL6	03500 SPACE	CARPET THROUGHOUT. VISIT SHAW WEBSITE FOR REGUS PRICING: HTTP://WWW.SHAWCONTRACTGROUP.COM/REGUS
FL-2	VINYL WOOD	SHAW	0187V	02560 SKYLINE	6" X 36" PLANK. VISIT SHAW WEBSITE FOR REGUS PRICING: HTTP://WWW.SHAWCONTRACTGROUP.COM/REGUS
FL-3	STATIC DISSIPATIVE CARPET TILE	JULIE INDUSTRIES, INC	LAN 4.0	01026 MIDNIGHT	CONDUCTIVE FIBER CARPET TILE AT COMMS ROOM, 24"X24" TILE. EXTERIOR PERIMETER BORDER TO BE INSTALLED WITH CONDUCTIVE ADHESIVE PER MANUFACTURERS RECOMMENDATIONS. NO SUBSTITUTIONS. CONTACT: NATE ASHWORTH 978.276.0820 EXT 205 OR NATE@JULIEIND.COM
FL-4	STATIC DISSIPATIVE VINYL TILE	GROUND ZERO	DURO STAT	DS-C6141 / SD6141	COMMS CENTER. 12" X 12". NO SUBSTITUTIONS. CONTACT ANTHONY MURFIN AT TONY@GNDZERO.COM
FL-5 (A3) (A4)	CARPET BROADLOOM	SHAW	TIMBER 5A180	KOA 78505	ALTERNATE A3, A4: AT RECEPTION, BUSINESS LOUNGE, AND BOARDROOM/VC STUDIO VISIT SHAW WEBSITE FOR REGUS PRICING: HTTP://WWW.SHAWCONTRACTGROUP.COM/REGUS;PRICING/SHTML
FL-6 (A3)	CARPET BROADLOOM	SHAW	GROUNDED 5A190	KOA 38505	ALTERNATE TRANSITIONS VISIT SHAW WEBSITE FOR REGUS PRICING: HTTP://WWW.SHAWCONTRACTGROUP.COM/REGUS

BASE SCHEDULE

B-#	MATERIAL	MFR.	MFR. NO.	COLOR	DESCRIPTION
B-1	RUBBER BASE	SHAW	179PE 4" STRAIGHT TOELESS PROFILE	01 - JET BLACK	120 LINEAR FT. STRAIGHT BASE

FINISH LEGEND

SYMBOL	DESCRIPTION
FL-12	FINISH SPECIFICATION - REFERENCE SCHEDULE
FL-2	FLOOR FINISH TRANSITION
	DIRECTION OF FLOOR PATTERN
E	EXISTING TO REMAIN

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		

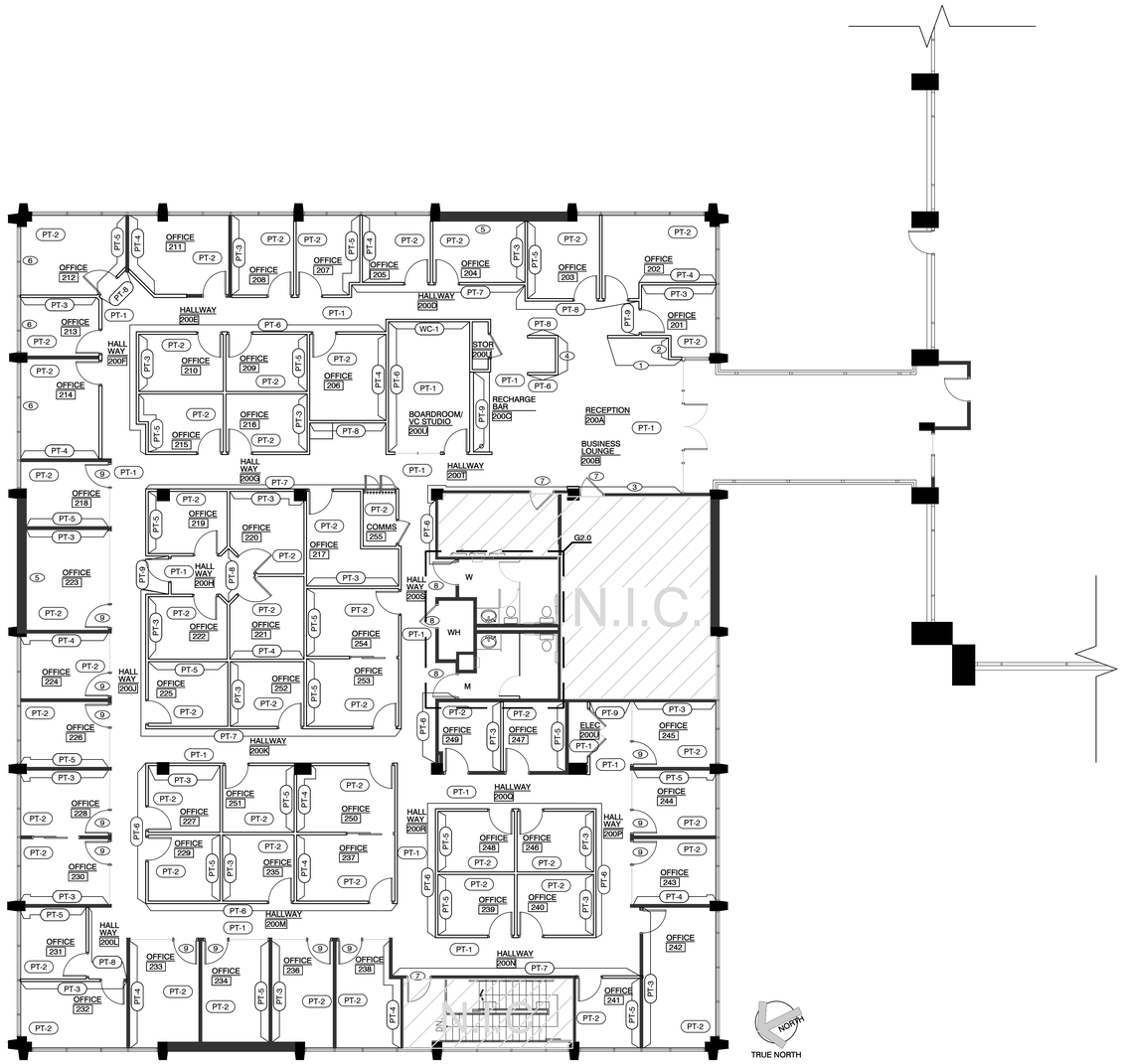
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

FLOOR FINISH PLAN

DRAWING NUMBER:

A2.5



01 WALL FINISH PLAN

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

FINISH NOTES:

- REFERENCE SHEET G0.0 AND G0.1 FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND ALTERNATES.
- BULLETED NOTES ARE GENERAL CONDITIONS FOR THE PLAN & NUMBERED NOTES REFERENCE SPECIFIC LOCATIONS ON THE PLANS.
- REFERENCE ELEVATIONS FOR FINISHES NOT NOTED ON PLANS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PRICING AND CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH idGROUP.
- CONSTRUCTION TYPES/ TECHNIQUES TO MATCH EXISTING CONSTRUCTION.
- PATCH AND REPAIR DRYWALL WHERE AFFECTED BY DEMOLITION.
- GENERAL CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO idGROUP FOR SIGNED APPROVAL BEFORE ORDERING OR APPLYING ANY FINISHES. idGROUP TO RETAIN ONE SET OF APPROVED SAMPLES FOR RECORD.
- ALL PAINT AT SIDE SPLASHES/SIDE WALLS AT RECHARGE BAR TO BE SEMI-GLOSS FINISH.
- ALL PARTITIONS AND GYPSUM BOARD CEILINGS TO BE TAPED AND SANDED SMOOTH PRIOR TO FINISHING.
- PAINTED PARTITIONS TO RECEIVE ONE PRIMER COAT AND TWO FINISH COATS, OR AS NEEDED FOR FULL COVERAGE. FINISH TO BE: EGGSHELL.
- ALL WALL FINISHES TO BE 'PT-1', U.O.N.
- ALL OFFICE WALL FINISH TO BE PT-2, U.O.N.
- ALL GYPSUM BOARD CEILING AND SOFFITS FINISHES TO BE PT-2 FLAT FINISH, U.O.N.
- PROVIDE (1) ONE QUART OF EACH PAINT, CLEARLY LABELED, FOR TOUCH-UP. PLACE PAINTS IN STORAGE ROOM.
- ALL GLASS AND GLASS TILES SHOULD BE CUT WITH A NEW SHARP BLADE TO ENSURE A CLEAN CUT AND TO NOT DAMAGE COLORED FINISH ON BACK SIDE OF GLASS. GLASS AND POLISHED EDGE TO BE CUT BEFORE APPLYING FINISH.
- ALL GROUT NEEDS TO BE SEALED PER MANUFACTURES RECOMMENDATIONS.
- GC TO ENSURE THAT ALL EXISTING BUILDING ELEMENTS TO REMAIN ARE PREPPED AND PAINTED. (i.e. RADIATORS, CONVECTORS, PREVIOUSLY PAINTED SILL LEDGES, DOOR FRAMES, DOORS, AND STRUCTURAL ELEMENTS). CONTACT idGROUP IF CLARIFICATION IS NEEDED.
- ZOLATONE AND SCUFFMASTER PAINTS TO BE APPLIED WITH A SPRAY TYPE INSTALLATION AS PER MANUFACTURERS RECOMMENDATIONS.
- EXISTING WOOD DOORS TO BE REPAIRED AND TOUCHED-UP TO INDUSTRY STANDARD/LIKE NEW CONDITION.
- **ALL WALL FINISH SPECIFICATION TO BE COORDINATED WITH INTERIOR ELEVATIONS, SHEET A6.0.**
- **ENSURE PERIMETER CONCRETE WALLS ARE PAINTED THOROUGHLY. NO EXPOSED CONCRETE TO REMAIN.**
- **ALL EXISTING CONDUIT ASSOCIATED WITH ELECTRICAL TO BE PAINTED TO MATCH TO MATCH WALL.**

(X) KEYNOTES

1. REFERENCE ELEVATION 01/A6.0 FOR FINISH CLARIFICATION.
2. REFERENCE ELEVATION 02/A6.0 FOR FINISH CLARIFICATION.
3. REFERENCE ELEVATION 11/A6.0 FOR FINISH CLARIFICATION.
4. REFERENCE ELEVATION 05/A6.0 FOR FINISH CLARIFICATION.
5. PAINT SURFACE MOUNTED CONDUIT, PT-2.
6. PAINT EXISTING WIREMOLD PT-2 TO MATCH WALL.
7. PAINT DOOR AND FRAME PT-7, ENAMEL FINISH.
8. PAINT DOOR AND FRAME PT-1, ENAMEL FINISH.
9. PAINT EXISTING INTEGRAL FRAME PT-11.

STEEL BLUE PALETTE

PAINT SCHEDULE

NOTE: PAINT TO BE SHERWIN WILLIAMS, EGGSHELL FINISH. NO SUBSTITUTIONS. OBTAIN NATIONAL ACCOUNT PRICING BY REFERENCING REGUS PARENT CODE 3512 FOR ALL MATERIAL PRICING.

(PT-#)	MATERIAL	MFR.	MFR. NO.	COLOR	DESCRIPTION
PT-1	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7626	ZURICH WHITE	GENERAL COMMON AREA WALL PAINT, EGGSHELL & ENAMAL FINISH
PT-2	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	OFFICE WALL - EGGSHELL FINISH
PT-3	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7613	AQUA SPHERE	OFFICE ACCENT WALL PAINT, EGGSHELL FINISH
PT-4	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7726	LEMON VERBENA	OFFICE ACCENT WALL PAINT, EGGSHELL FINISH
PT-5	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 2834	BIRDSEYE MAPLE	OFFICE ACCENT AND WELCOME SUITE ACCENT WALL PAINT, EGGSHELL FINISH
PT-6	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW6479	DRIZZLE	HALLWAY ACCENT WALL PAINT, EGGSHELL & HIGH-GLOSS FINISH
PT-7	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7652	MINERAL DEPOSIT	HALLWAY ACCENT WALL PAINT, EGGSHELL & ENAMAL FINISH
PT-8	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 6230	RAINSTORM	COMMON AREA ACCENT WALL PAINT, EGGSHELL FINISH
PT-9	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 6409	EDGY GOLD	COMMON AREA ACCENT WALL PAINT, EGGSHELL & HIGH-GLOSS FINISH
PT-10	LATEX PROMAR 200 ZERO VOC	SHERWIN WILLIAMS	SW 7625	MOUNT ETNA	COMMON AREA ACCENT WALL PAINT, EGGSHELL FINISH
PT-11	SCUFFMASTER	WOLF GORDON	G 7636468	SM8123	EXISTING DOOR FRAMES. REFERENCE DOOR SCHEDULE ON A7.0 FOR LOCATIONS. APPLY PER MANUFACTURERS RECOMMENDATION.

WALLCOVERING SCHEDULE

(WC-#)	MATERIAL	MFR.	MFR. NO.	COLOR	DESCRIPTION
WC-1	VINYL WALL COVERING	MDC	GAZEBO	PLATINUM #6133GZ	BOARDROOM

PLASTIC LAMINATE SCHEDULE

(PL-#)	MATERIAL	MFR.	MFR. NO.	COLOR	DESCRIPTION
PL-1	PLASTIC LAMINATE	FORMICA	5882-58	CITADEL WARP	FINISH: MATTE, COUNTER TOPS AT RECHARGE BAR AND COPY MILLWORK
PL-2	PLASTIC LAMINATE	FORMICA	837-58	GRAPHITE	FINISH: HIGH GLOSS, CABINET FACING, BASE CABINETS
PL-3	PLASTIC LAMINATE	FORMICA	949-90	WHITE	FINISH: HIGH GLOSS, CABINET FACING, UPPER CABINETS

SPECIALTY FINISH SCHEDULE

(SF-#)	MATERIAL	MFR.	MFR. NO.	COLOR	DESCRIPTION
SF-1 (A2)	SOLID SURFACE	CAESARSTONE	4120	RAVEN	ALTERNATE: RECHARGE BAR COUNTERTOPS
SF-2	FROSTED FILM	ORACAL	8510	SILVER	FINE ETCHED FROSTED FILM AT SIDELIGHTS AND SLIDING DOORS. NO REVEALS

FINISH LEGEND

SYMBOL	DESCRIPTION
(PT-2)	FINISH SPECIFICATION - REFERENCE SCHEDULE

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

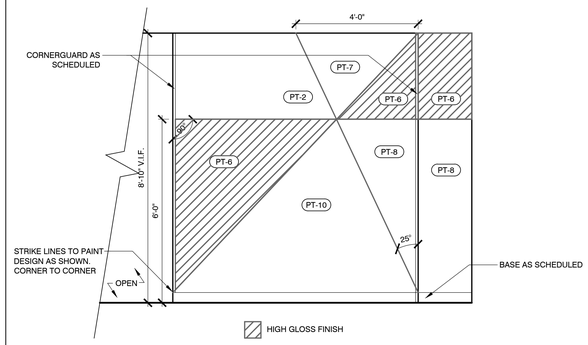
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

WALL FINISH PLAN

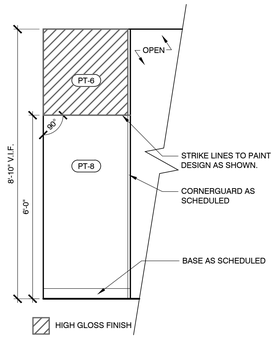
DRAWING NUMBER:

A2.6



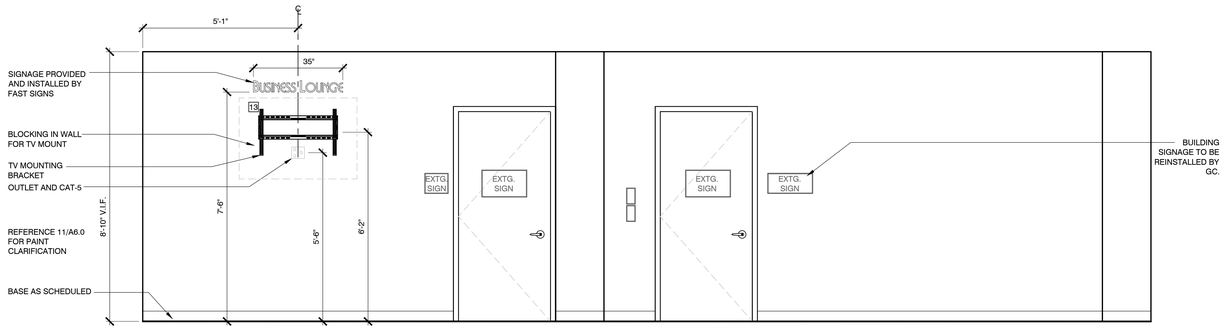
01 ELEVATION @ RECEPTION

SCALE: 1/2" = 1'-0"



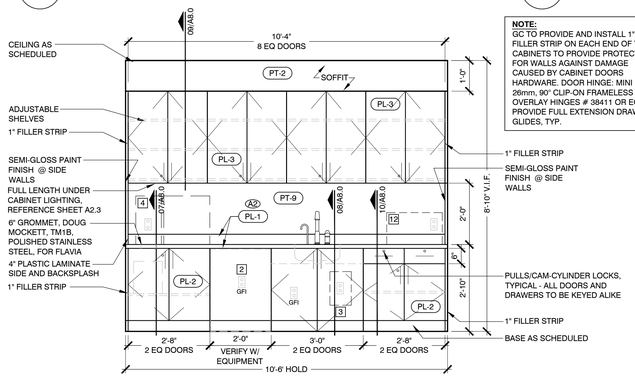
02 ELEVATION @ RECEPTION

SCALE: 1/2" = 1'-0"



03 ELEVATION @ TV

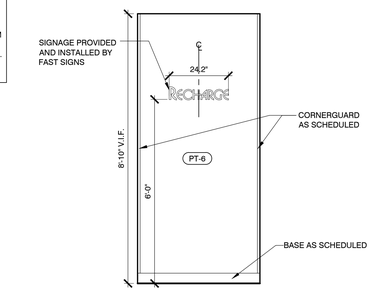
SCALE: 1/2" = 1'-0"



NOTE:
GC TO PROVIDE AND INSTALL 1" FILLER STRIP ON EACH END OF THE CABINETS TO PROVIDE PROTECTION FOR WALLS AGAINST DAMAGE CAUSED BY CABINET DOORS HARDWARE. DOOR HINGE: MINI BLUM 26mm, 90° CLIP-ON FRAMELESS OVERLAY HINGES # 38411 OR EQUAL. PROVIDE FULL EXTENSION DRAWER GLIDES, TYP.

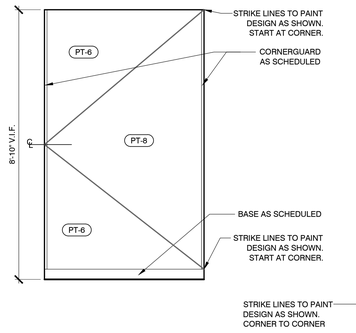
04 ELEVATION @ RECHARGE BAR

SCALE: 1/2" = 1'-0"



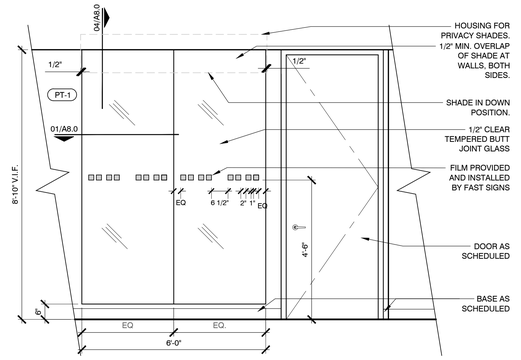
05 ELEVATION @ SIGNAGE RECHARGE BAR

SCALE: 1/2" = 1'-0"



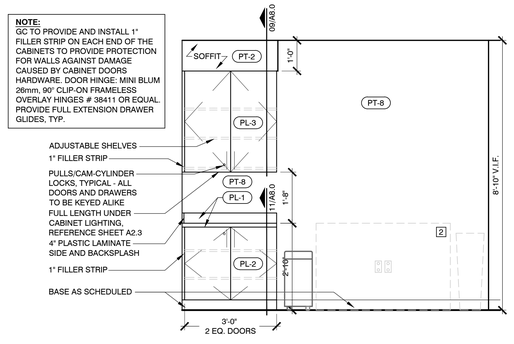
06 ELEVATION @ PAINT DESIGN RECHARGE BAR

SCALE: 1/2" = 1'-0"



07 ELEVATION @ BOARDROOM

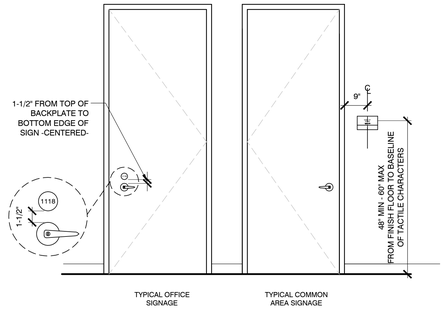
SCALE: 1/2" = 1'-0"



NOTE:
GC TO PROVIDE AND INSTALL 1" FILLER STRIP ON EACH END OF THE CABINETS TO PROVIDE PROTECTION FOR WALLS AGAINST DAMAGE CAUSED BY CABINET DOORS HARDWARE. DOOR HINGE: MINI BLUM 26mm, 90° CLIP-ON FRAMELESS OVERLAY HINGES # 38411 OR EQUAL. PROVIDE FULL EXTENSION DRAWER GLIDES, TYP.

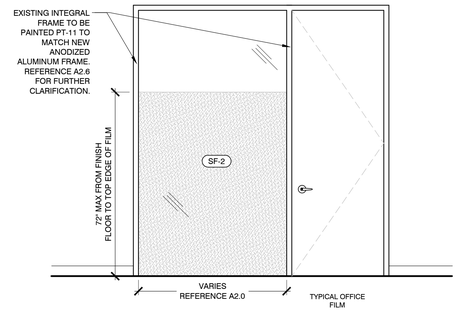
08 ELEVATION @ COPY AREA

SCALE: 1/2" = 1'-0"



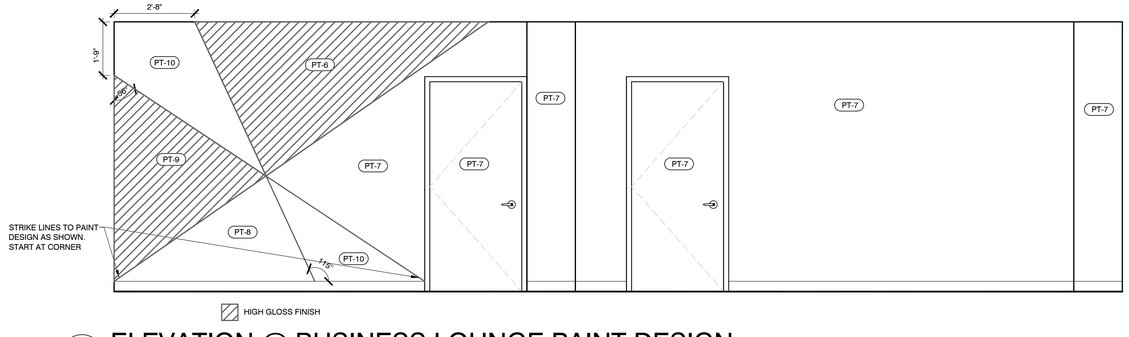
09 ELEVATION @ TYPICAL SIGNAGE

SCALE: 1/2" = 1'-0"



10 ELEVATION @ TYPICAL OFFICE FILM

SCALE: 1/2" = 1'-0"



11 ELEVATION @ BUSINESS LOUNGE PAINT DESIGN

SCALE: 1/2" = 1'-0"

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		

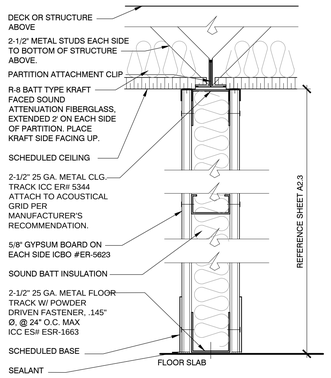
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

INTERIOR ELEVATIONS

DRAWING NUMBER:

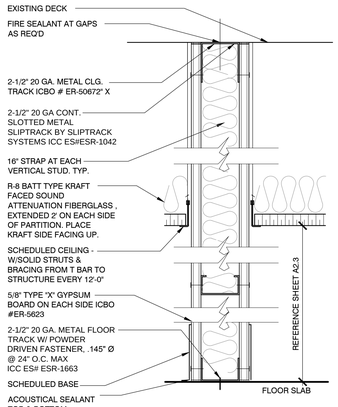
A6.0



2 — 2 1/2" x 25 GA. METAL STUD @ 24" O.C., BUILDING STANDARD, U.O.N., PARTITION FROM SLAB TO UNDERSIDE OF CEILING. FACE WITH 5/8" GYPSUM BOARD, EACH SIDE, TO CEILING. FINISH AS SCHEDULED.

2X — AT WALL TYPE 2, PROVIDE SOUND BATT INSULATION WHERE INDICATED WITH AN "X".

01 WALL TYPE 2
SCALE: 3" = 1'-0"



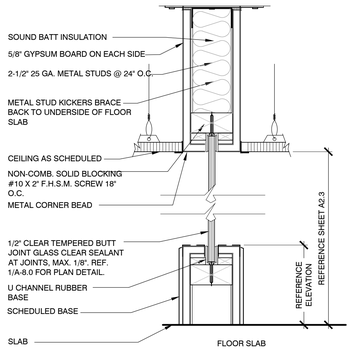
3 — 2 1/2" x 20 GA. METAL STUD @ 24" O.C., U.O.N., PARTITION FROM SLAB TO DECK. FACE WITH 5/8" TYPE 'X' GYPSUM BOARD. FINISH AS SCHEDULED.

3X — AT WALL TYPE 3 WHERE INDICATED WITH AN "X", PROVIDE SOUND BATT INSULATION.

3F — 1 HOUR FIRE RATED AT WALL TYPE 3, WHERE INDICATED WITH AN "F", PROVIDE SOUND BATT INSULATION AND FIRE SEALANT AT GAPS.

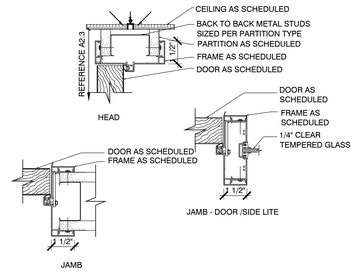
3P — SAME AS WALL TYPE "3X" WITH 6" STUDS.

02 WALL TYPE 3
SCALE: 3" = 1'-0"



5 — TEMPERED GLASS PARTITION WITH BRACING TO DECK. FINISH AS SCHEDULED.

03 WALL TYPE 5
SCALE: 3" = 1'-0"



04 TYP. DOOR HEAD/JAMB & SILL
SCALE: 3" = 1'-0"

05 SLIDING DOOR - PLAN
SCALE: 1/2" = 1'-0"

06 SLIDING DOOR - SECTION
SCALE: 1/2" = 1'-0"

07 COAT HOOK LOCATION
SCALE: 3" = 1'-0"

DOOR SCHEDULE

MARK	DOOR & FRAME TYPE	DOOR MATERIAL	DOOR HDWR	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	RATING	NOTES
1	A	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	CLEAR	04/A7.0	04/A7.0	N/A	NR	1,2,4,5,6,7,8,9 OFFICES
2	B	SCWD	b	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	CLEAR	04/A7.0	04/A7.0	N/A	NR	1,2,4,5,6 COMMS, STORAGE
3	B	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	CLEAR	04/A7.0	04/A7.0	N/A	NR	1,2,4,5,6, BOARDROOM/VC STUDIO
4	A	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	CLEAR	04/A7.0	04/A7.0	N/A	NR	1,2,4,5,6,8 SUITE
5	E	GLASS	c	2'-0"	6'-6"	5/8"	N/A	ALUM	CLEAR	03/A7.1	N/A	03/A7.1	NR	COMMS CENTER
6	C	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	EXTG	PAINT	N/A	N/A	N/A	NR	1,2,5,6,7,11,12EXTERIOR OFFICES WITH EXISTING INTEGRAL FRAME AND SIDELITE
7	D	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	EXTG	PAINT	N/A	N/A	N/A	NR	1,2,5,6,7,9,11,12 EXTERIOR OFFICES WITH EXISTING INTEGRAL FRAME AND CLERESTORY WINDOW
8	F	GLASS	d	6'-0"	8'-0"	3" FRAME	CLEAR	ALUM	CLEAR	06/A7.0	06/A7.0	N/A	NR	10, BYPASSING SLIDING DOORS (ST36 + SL36AD COMBO)
9	G	SCWD	e	6'-0"	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	CLEAR	04/A7.0	04/A7.0	N/A	NR	1,2,4,5,6 ELECTRICAL
10 (A1)	H	SCWD	a	3'-0" VIF	MATCH EXISTING	MATCH EXISTING	PLAM	ALUM	PAINT	04/A7.0	04/A7.0	N/A	NR	1,2,5,6,7,8,9,11,12

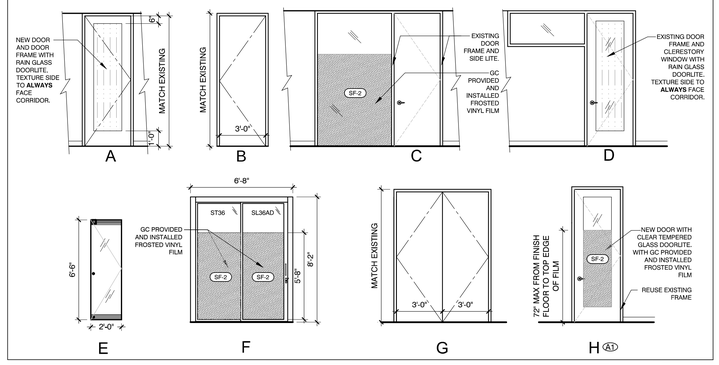
GENERAL DOOR NOTES:

1. ALL DOORS TO BE UNDERCUT 3/4" U.O.N.
2. PROVIDE DOOR FINISH SAMPLE TO idGROUP FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
3. ALL DOORS NOT NOTED TO REMAIN. FINISH AS NOTED ON SHEET A2.6
4. ALUMINUM FRAMES TO BE AO, PRE FINISHED CLEAR ANODIZED ALUMINUM.
5. ALL DOORS TO BE SOLID CORE DOORS CLAD IN PLASTIC LAMINATE (FACE AND EDGE). FINISH WILSONART ASIAN NIGHT 7949-38 (STEEL PALETTE)
6. ALL NEW DOORS, FRAMES AND HARDWARE TO BE AO PER REGUS NATIONAL ACCOUNT AGREEMENT U.O.N. CONTACT: DON McCARTHY AT ARCHITECTURAL OPENINGS, INC. 972.446.1900 EMAIL: regusbids@AOINC.net
7. AO TO PROVIDE COAT HOOKS. MFR: IVES; MODEL #405
8. TYPICAL DOOR LITES TO BE 22-1/2" X 84" ON FULL HEIGHT DOORS.
9. CONFIRM WALL THICKNESS AND LOCATIONS WHERE NEW DOOR AND FRAMES ARE BEING INSTALLED. ADJUST THROAT SIZE OF FRAME TO FIT EXISTING WALL.
10. FOR SLIDING DOORS AT INTERIOR OFFICE LOCATIONS, COORDINATE PRICING, ORDER, AND INSTALL WITH THE SLIDING DOOR COMPANY. DANIELA GILMORE AT danielag@slidingdoorco.com (WEST)
11. REFERENCE A2.6 FOR PAINT CLARIFICATION OF EXISTING DOOR AND FRAME.
12. **GC TO VERIFY WIDTH & HEIGHT OF ALL EXISTING DOOR FRAMES. ALSO COORDINATE LOCATION OF EXISTING HINGES AND STRIKE WITH NEW DOOR. ENSURE MEASUREMENTS MEET CURRENT CODES. DOOR FRAME MINIMUM 3'-0" WIDE.**

NOTE: REFERENCE GENERAL HARDWARE NOTES AND SCHEDULE

SYMBOL	SPECIFICATION
1	4" CLEAR TO DOOR OPENING UNLESS OTHERWISE NOTED
2	DOOR ID - REF. DOOR SCHED.

DOOR AND DOOR FRAME TYPES



HARDWARE TYPES

SYMBOL	SPECIFICATION
a	1 EA. OFFICE LOCK SET BLDG STD. HINGES 1 FLOOR STOP - ROCKWOOD 441 FINISH: 26D BLDG. STD. FRAME SILENCERS
b	1 EA. OFFICE LOCK SET BLDG STD. HINGES 1 FLOOR STOP - ROCKWOOD 441 FINISH: 26D BLDG. STD. FRAME SILENCERS BLDG. STD. CLOSER
c	EACH DOOR: 4" TAPERED DOOR RAIL FOR 3/8" GLASS. TOP AND BOTTOM WITH PIVOT SWING HINGES. TOP RAIL: CR LAURENCE DR4TSA38C, BOTTOM RAIL: CR LAURENCE DR4TSA38CL. MAGNETIC CATCH AT TOP RAIL EACH DOOR: TRIMCO #810 1 KEYED LOCK AT BOTTOM RAIL; CR LAURENCE DRA1020SA 1 PULL KNOB: C.R. LAURENCE SDK206BSC VERTICAL POLYCARBONATE H-JAMB SEAL AT HINGE SIDES: CR LAURENCE P380HJ VERTICAL POLYCARBONATE BUBBLE SEAL AT OUTSIDE EDGES: CR LAURENCE PCR10 DUSTPROOF KEEPER WITH MOUNTING PLATE AT EACH DOOR: CR LAURENCE AMR209BN SILL MOUNTED DOOR STOP EACH DOOR: CR LAURENCE INT307A
d	EACH DOOR: PANEL DESIGN: SOLO 1-1/2" GLASS FINISH: CLEAR FRAME FINISH: SILVER 1 FLUSH DOUBLE INDENT HANDLE WITH KEY LOCK II - SS UPPER TRACK: DOUBLE TRACK BOTTOM TRACK: DOUBLE RAMPED ***EACH DOOR TO RECEIVE GC PROVIDED AND INSTALLED FROSTED VINYL FILM. REFERENCE DOOR TYPE "F"**
e	1 EA. STOREROOM WITH FLUSH BOLT BLDG. STD. HINGES 2 FLOOR STOP - ROCKWOOD 441 FINISH: 26D BLDG. STD. FRAME SILENCER

GENERAL HARDWARE NOTES

• HARDWARE TO BE SCHLAGE AL SERIES "JUPITER" LEVER TYPE, U.O.N. (FINISH: #626 SATIN CHROME)

HINGES (HAG) HAGER
PIVOTS (RIX) RIXSON
FLOOR CLOSERS (RIX) RIXSON
KEY SYSTEM TO MATCH BEST CORE
LOCKS/LATCHSETS (SCH) SCHLAGE
EXIT DEVICES (VON) VON DUPRIN
CLOSERS (LCN) LCN
AUTO FLUSH BOLTS (GLY) GLYNN-JOHNSON
COORDINATORS (GLY) GLYNN-JOHNSON
SILENCERS (GLY) GLYNN-JOHNSON
KICK PLATES (IVE) IVES
STOPS & HOLDERS (ROC) ROCKWOOD
OVERHEAD STOPS (GLY) GLYNN-JOHNSON
THRESHOLDS (PEM) PEMKO
SEALS & BOTTOMS (PEM) PEMKO
VERIFY LOCKS, KEYS AND CYLINDER PROVIDED BY AO WILL COMPLY WITH BUILDING STANDARD. COORDINATE WITH LANDLORD AND DON MCCARTHY AT ARCHITECTURAL OPENINGS, INC. 972-446-1900.

• CLOSERS TO BE ADJUSTED TO MEET ACCESSIBILITY GUIDELINES:

DOOR SHALL CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM LATCH IN A MINIMUM OF (3) THREE SECONDS AND SHALL REQUIRE A MAXIMUM OF (5) POUNDS OF FORCE (lbf) TO OPEN.

• PROVIDE BLOCKING IN WALL BEHIND OFFICE DOORS FOR COAT HOOK.

• ALL INTERIOR OFFICE TYPE AND MEETING ROOM DOORS TO HAVE LEVER OFFICE LOCKSET.

• ALL LEVER HARDWARE TO BE LOCATED AT 36" O.C., U.O.N.

• ALL DOOR HARDWARE, LOCKS, KEYING AND ACCESSORIES TO MATCH BUILDING STANDARDS, U.O.N.

• ALL ELECTRICAL DOOR HARDWARE AND ACCESSORIES FOR INFORMATION ONLY. COORDINATE WITH SECURITY CONSULTANT, LANDLORD, AND OWNER FOR FINAL SELECTION.

• CONTRACTOR TO PROVIDE (10) ADDITIONAL COAT HOOKS FOR FINISH INSTALLATION TO COMPLY WITH ACCESSIBILITY AS NEEDED.

• FINISH BACK SIDE OF DOOR LITE WINDOW STOPS.

• AT DOORLITE LOCATIONS, COAT HOOKS TO BE MOUNTED AT 66" HIGH, ON WALL PERPENDICULAR TO DOOR. COAT HOOK TO CLEAR GLASS WHEN DOOR IS FULLY OPENED. COORDINATE WITH FLOOR STOP SPECIFIED. CONTRACTOR TO INSTALL COAT HOOKS. REFERENCE DETAIL 07/A7.0.

• INSTALL DOOR STOP IN THE SAME LOCATION THROUGHOUT CENTER U.O.N.

KEYING:
- PROVIDE (1) LABELED KEY PER LOCKSET AND (1) LABELED KEY PER WORKSTATION IN EACH OFFICE BASED ON 100% OCCUPANCY FURN/ART PLAN. GC TO REQUEST 100% OCCUPANCY FURN/ART PLAN FROM IDGROUP.
- SEPARATE KEYS SHOULD BE PROVIDED FOR ALL OFFICES, ALL MEETING ROOMS, ALL STORAGE ROOMS, ALL CLOSETS, AND THE OPERATIONS ROOM, BUT ALSO KEYED TO THE MASTER.
- PROVIDE (2) ADDITIONAL LABELED KEYS FOR EACH MEETING ROOM, STORAGE ROOM, CLOSET AND ENTRY/EXIT (WHERE APPLICABLE), ALSO KEYED TO THE MASTER.
- PROVIDE (2) SEPARATE KEYS FOR THE COMMS ROOM. DO NOT KEY TO MASTER. ALL DOORS WITHIN COMMS ROOM TO BE KEYED ALIKE.
- EACH LOCKSET'S KEYS ARE TO BE ON ONE RING LABELED WITH A TAG NOTING THE OFFICE AND/OR ROOM NUMBER.
- PROVIDE (6) MASTER KEYS TO REGUS.
- PROVIDE (10) BLANK KEYS TO REGUS.

• GC IS RESPONSIBLE FOR KEYING OF HARDWARE

• PLEASE TURN KEYS OVER TO LOCAL REGUS GENERAL MANAGER AT SUBSTANTIAL COMPLETION, FOR SAFE KEEPING UNTIL NCO PROJECT MANAGER ARRIVES (WEEK BEFORE OPENING DATE). AT THAT TIME, KEYS WILL BE SECURED IN TENANT-PROVIDED KEY CABINETS IN THE RECEPTION CLOSET. KEY CABINETS TO BE INSTALLED BY THE GENERAL CONTRACTOR.

• KEYS SHOULD BE STAMPED WITH A NUMERICAL/ALPHABETICAL IDENTIFICATION SYSTEM THAT IS DIFFERENT FROM THE CONSTRUCTION/SALES PLAN NUMBERING FOR SECURITY PURPOSES. ADDITIONAL KEYS PER DESK WILL BE LABELED WITH THE SAME OFFICE CODE. WITH DELIVERY OF KEYS, THE GC SHALL PROVIDE A KEYING SCHEDULE OR LOG OF THE STAMPED CODES CORRESPONDEDING TO EACH KEY. KEY SCHEDULE IS USED FOR SECURITY.

• THE GC MUST COORDINATE WITH BUILDING MANAGEMENT FOR MASTER KEY AND GRAND MASTER KEY SYSTEM COMPLIANCE. REGUS WILL COORDINATE KEYED ACCESS TO FRONT AND REAR BUILDING ENTRANCES, ELEVATORS AND THE REGUS SUITE ENTRANCE (IF OPTION IS AVAILABLE). CONTROLLED ACCESS TO THE REGUS FLOOR IS TO BE SPECIFIED WHERE APPROPRIATE, PER THE LEASE.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

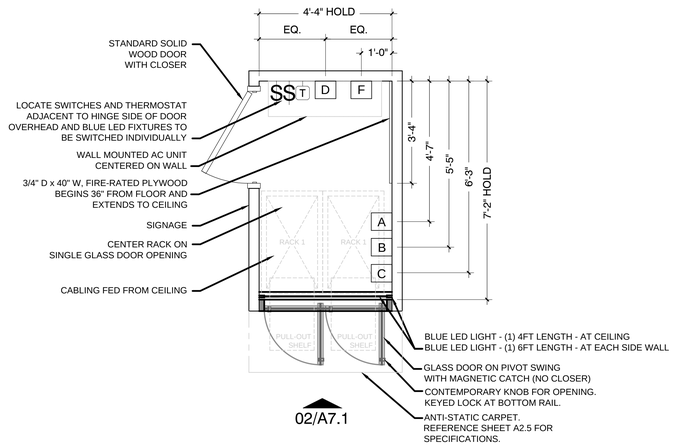
4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
WALL TYPES & DOOR SCHEDULES

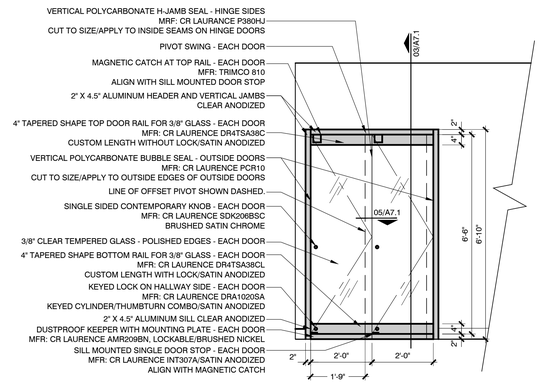
DRAWING NUMBER:
A7.0



A	208V / 30AMP RECEPTACLE: NEMA L6-30R AT 90" HIGH	D	110V / 20AMP FOURPLEX RECEPTACLE AT 18" HIGH
B	110V / 20AMP FOURPLEX RECEPTACLE AT 90" HIGH	E	NOT USED
C	GROUND BUS BAR (10" X 3" X 1/4") AT 90" HIGH. MUST BE GROUNDED DIRECTLY TO CIRUIT PANEL OR SUB-PANEL AS INDICATED IN ATTACHED DOCUMENTATION.	F	110V / 20AMP FOURPLEX RECEPTACLE AT 85" HIGH (DESIGNATED FOR SECURITY PANEL)

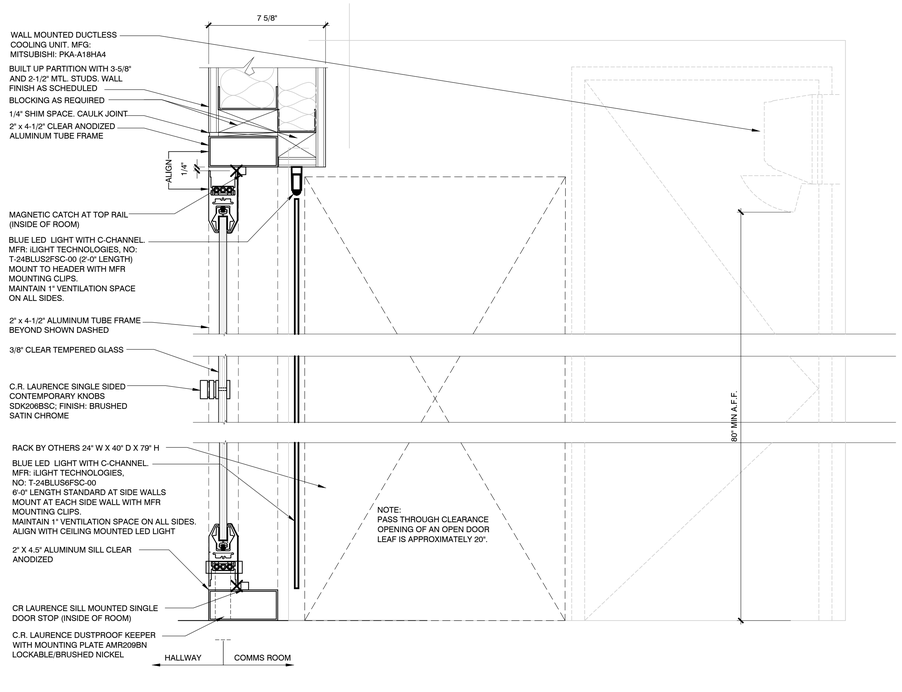
01 STANDARD COMMS ROOM PLAN (2 RACK)

SCALE: 1/2" = 1'-0"



02 ELEVATION @ COMMS GLASS DOOR

SCALE: 1/2" = 1'-0"

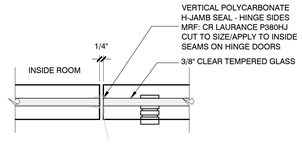


03 SECTION @ COMMS GLASS DOOR

SCALE: 3" = 1'-0"

04 CONCEPT IMAGE

SCALE: N.T.S.



05 DETAIL @ GLASS DOOR SEAL

SCALE: 3" = 1'-0"

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

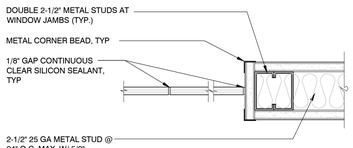
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

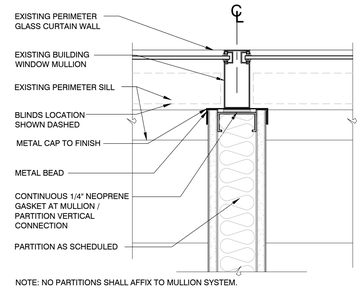
COMMS ROOM PLAN, ELEVATION, SECTION & DETAIL

DRAWING NUMBER:

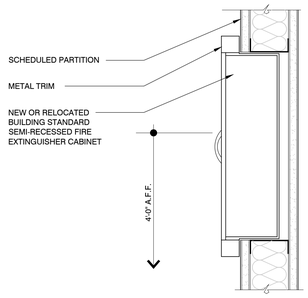
A7.1



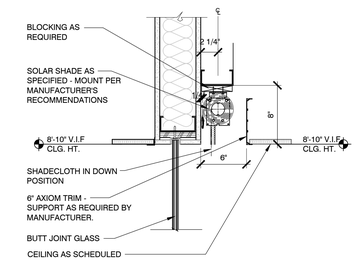
01 BUTT JOINT GLASS DETAIL
SCALE: 3" = 1'-0"



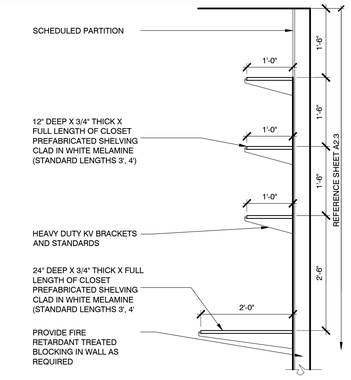
02 PARTITION @ MULLION
SCALE: 3" = 1'-0"



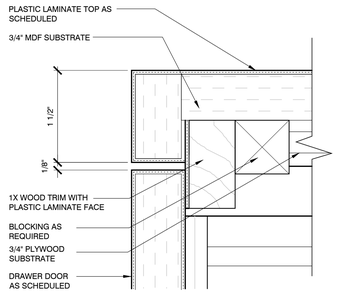
03 SEMI-RECESSED FEC
SCALE: 3" = 1'-0"



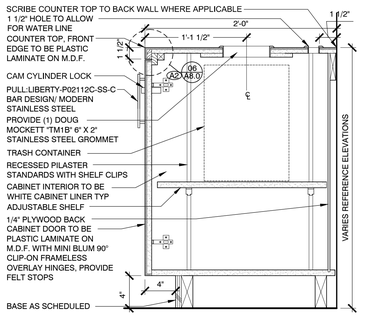
04 SECTION @ BOARDROOM SHADE
SCALE: 1-1/2" = 1'-0"



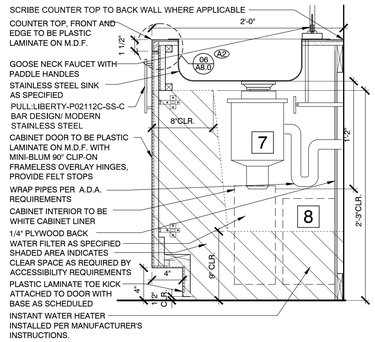
05 SHELVES @ STORAGE
SCALE: 3/4" = 1'-0"



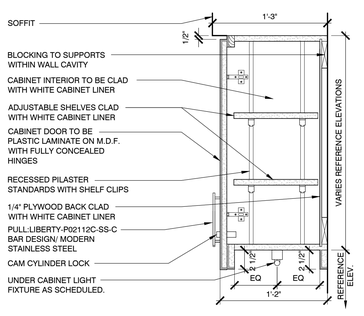
06 EDGE DETAIL
SCALE: FULL SCALE



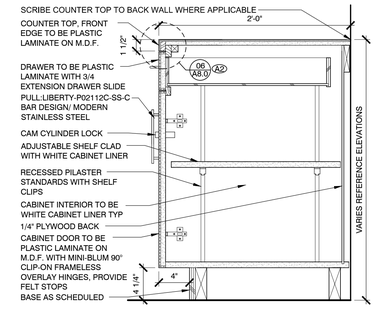
07 SECTION @ FLAVIA
SCALE: 1-1/2" = 1'-0"



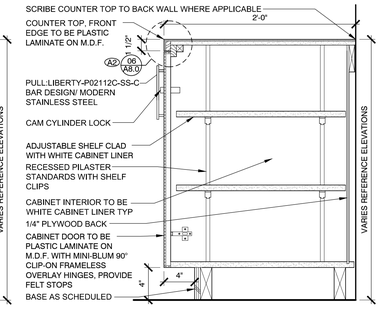
08 SECTION @ SINK
SCALE: 1-1/2" = 1'-0"



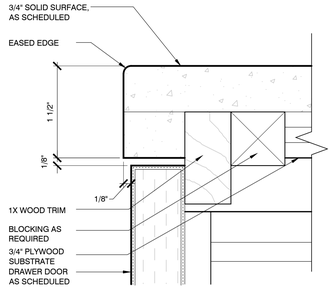
09 SECTION @ UPPERS
SCALE: 1-1/2" = 1'-0"



10 SECTION @ DRAWER
SCALE: 1-1/2" = 1'-0"



11 SECTION @ BASE CABINET
SCALE: 1-1/2" = 1'-0"



12 EDGE DETAIL
SCALE: FULL SCALE

ALTERNATE A2

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JW/AR
CHECKED BY:	KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
A		

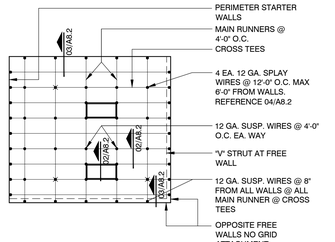
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	XX/XX/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:

SECTIONS, DETAILS & MILLWORK DETAILS

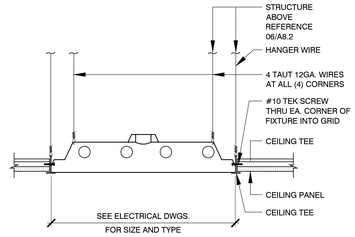
DRAWING NUMBER:

A8.0



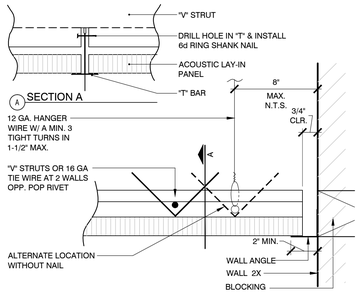
NOTE:
SUSPENDED FIXTURE WITH 4-TAUT WIRES SEE NOTES 9 THRU 14

01 CA CEILING GRID DETAIL
SCALE: 1/8" = 1'-0"

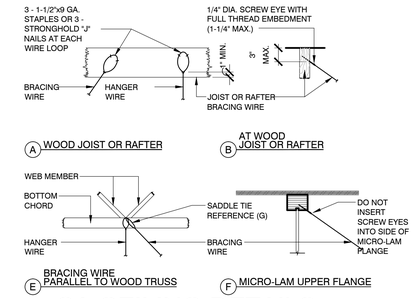


NOTE: ONLY (2) FIXTURE SLACK WIRES REQUIRED IF HEAVY DUTY GRID SYSTEM IS UTILIZED AND FIXTURE IS LESS THAN 56 LBS. FIXTURE SUPPORT WIRES FOR HEAVY DUTY GRID SYSTEMS SHALL BE INSTALLED AT EACH END OF OPPOSITE CORNERS

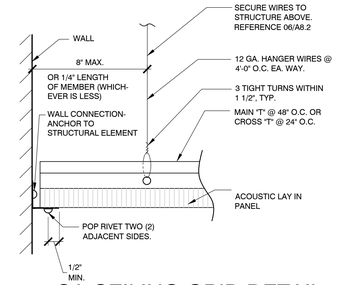
02 CA LIGHT FIXTURE DETAIL
SCALE: 1 1/2" = 1'-0"



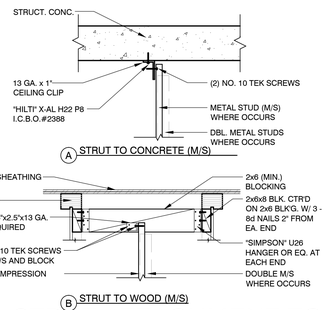
03 CA CEILING GRID DETAIL
SCALE: 6" = 1'-0"



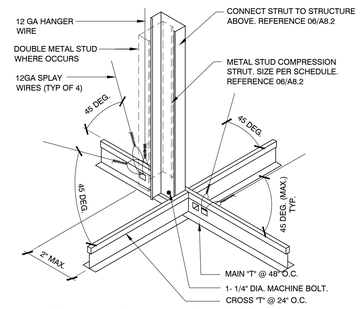
04 CA CEILING DETAILS
SCALE: 1'-0"=1'-0"



05 CA CEILING GRID DETAIL
SCALE: 6" = 1'-0"



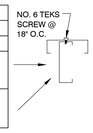
06 STRUT ATTACHMENT TO ROOF STRUCTURE ABOVE
SCALE: N.T.S.



07 STRUT / WIRES TO GRID DTL
SCALE: 3"=1'-0"

ELECTRICAL METALLIC TUBING (EMT)				
SIZE	I.D.	O.D.	r	MAX LENGTH
1/2	.622	.706	.23	46"
3/4	.824	.922	.31	62"
1	1.049	1.163	.39	78"
1-1/4	1.380	1.510	.51	102"
1-1/2	1.610	1.740	.59	118"
2	2.067	2.197	.75	150"

METAL STUD - (25 GA. SS SERIES BY CEMCO OR EQUAL)				
SIZE	A	I	r	MAX LENGTH
162SS25	.071	.014	.44	88"
DBL'D 162SS25	.017	.035	.70	140"
DBL'D 250SS25	.078	.093	1.09	218"



08 CA STRUT SIZE SCHEDULE
SCALE: N.T.S.

FIRE SPRINKLER HEAD NOTE

EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL BE PROVIDED WITH A 2" DIA. OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR THE FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. AS AN ALTERNATE, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

FOR HEAVY DUTY - SUSPENDED CEILING SYSTEMS

1. 12 GA. (MIN.) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4 FEET X 4 FEET GRID SPACING ALONG MAIN RUNNERS.
2. PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR RUNNER WHICH ARE DESIGNED AND DETAILED TO RESIST THE APPLIED VERTICAL & HORIZONTAL FORCES MAY BE USED IN LIEU OF THE 12 GA. HANGER WIRES, SUBJECT TO DIVISION OF THE STATE ARCHITECT (DSA) REVIEW AND APPROVAL.
3. PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.
4. CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 3/4 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 3/4 INCH CLEAR OF WALL.
5. AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.
6. PROVIDE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND 4 #12 GA. SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT THE FOLLOWING SPACING:
   A. FOR SCHOOL BUILDINGS, PLACE BRACING ASSEMBLIES AT A SPACING NOT MORE THAN 12 FEET BY 12 FEET ON CENTER.
   B. FOR ESSENTIAL SERVICES BUILDING, PLACE BRACING ASSEMBLIES NOT MORE THAN 8 FEET. BY 12 FEET ON CENTER.
   C. PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN 1/2 THE SPACING GIVEN IN (A.) ABOVE FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS FOR SCHOOL BUILDINGS.
   D. THE SLOPE OF THESE WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHALL BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED WITHOUT SPECIAL DSA APPROVAL.
7. FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN BRACING WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHOR AUGNS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE WIRE.
   NOTE: WIRE TURNS MADE BY THE MACHINE WHERE BOTH STRANDS HAVE BEEN DEFORMED OR BENT IN WRAPPING CAN WAIVE THE 1-1/2" REQUIREMENT, BUT THE NUMBER OF TURNS SHOULD BE MAINTAINED, AND BE AS TIGHT AS POSSIBLE.
8. SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.
9. WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 LBS. IN TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 LBS. IN TENSION. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. IF ANY SHOT-IN OR DRLILLED-IN ANCHOR FAILS, SEE CBC, SECTION 1923A.3.5.
   NOTE: DRILLED-IN OR SHOT-IN ANCHORS REQUIRE SPECIAL DSA APPROVAL PRIOR TO USE IN PRESTRESSED CONCRETE.
10. ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS, TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREWS OR APPROVED FASTENERS ARE REQUIRED.
11. FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS, WEIGHING LESS THAN 56 POUNDS, MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF (2) 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FEET X 4 FEET LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
    ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.
    THE 4 TAUT 12 GA. WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.
12. SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8 FEET OR LONGER.
13. SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE. A BRACING ASSEMBLY, IS REQUIRED WHERE THE PENDANT HANGER PENETRATES THE CEILING. SPECIAL DETAILS ARE NECESSARY FOR THIS CONDITION AT THE CEILING GRID.
14. CLASSIFICATION OF CEILING GRID IS HEAVY DUTY.
    MANUFACTURER'S CATALOG NUMBER - MAIN RUNNER 200.01H.
    MANUFACTURER'S CATALOG NUMBER - CROSS RUNNER 1202.01H & 1210.01H
    MANUFACTURER'S CATALOG NUMBER OF DETAIL FOR RUNNER SPLICE OVERRIDE.

09 TYPICAL CONNECTION DETAIL
SCALE: N.T.S.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JW/AR
CHECKED BY: KS/LAC/GH

Regus

4 PALO ALTO SQUARE
CENTER #3556
3000 EL CAMINO REAL
BUILDING 4
SUITE 200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
X		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: XX/XX/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
CALIFORNIA SECTIONS & DETAILS

DRAWING NUMBER:
A8.2

ELECTRICAL LEGEND

REFER TO DETAILS FOR MOUNTING HEIGHTS OF DEVICES
NOT ALL SYMBOLS, ABBREV., ETC. ARE NECESSARILY USED ON THIS PROJECT

LIGHTING

SYMBOL	DESCRIPTION
EM EM	FIXTURES INDICATED AS "EM" ARE TO HAVE 90 MIN. BATTERY BACKUP AND BE CONNECTED TO FLOOR EMERGENCY CIRCUIT.
	ILLUMINATED EXIT SIGN, SHADED QUADRANT INDICATES FACES, ARROWS AS SHOWN
PTA 3c	LUMINAIRE MARKING CONVENTION LEGEND: PTA = LUMINAIRE TYPE IDENTIFICATION. SEE LUMINAIRE SCHEDULE. 3c = CIRCUIT NUMBER VIA LOCAL SWITCH (LOWERCASE LETTER) THAT SERVES THE LUMINIARE.
F1	LUMINAIRE TYPE IDENTIFICATION WHICH APPLIES TO ALL OTHER IDENTICAL LUMINAIRE SYMBOLS, UON.

SWITCHING CONTROLS

SYMBOL	DESCRIPTION
S^a	SINGLE POLE SWITCH (SUPERSCRIPT DENOTES SIMILARLY MARKED LUMINAIRES CONTROLLED TOGETHER)
S_2	TWO POLE SWITCH
S_3	THREE WAY SWITCH
S_4	FOUR WAY SWITCH
S_K	KEY OPERATED SWITCH
D	DIMMER SWITCH. LUTRON DIVA OF TYPE COMPATIBLE WITH FLUORESCENT DIMMING BALLAST BEING CONTROLLED
S_{TS}	TIMER SWITCH
S_{WP}	WEATHERPROOF SWITCH
S_V	LINE VOLTAGE, VARIABLE SPEED FAN CONTROL SWITCH, PROVIDED BY DIV. 15, INSTALLED BY DIV. 16. LOCATE ADJACENT TO ADJACENT TO LIGHT SWITCHES.
S_T	MOTOR–RATED THERMAL OVERLOAD SWITCH
S^L	LOW VOLTAGE SWITCH WITH ON\OFF AND RAISE\LOWER FUNCTIONS. (SUPERSCRIPT DENOTES SIMILARLY MARKED LUMINAIRES CONTROLLED TOGETHER)
PC	PHOTOCELL
TC	TIME CLOCK
OS a,b	NEW CEILING MOUNTED OCCUPANCY SENSOR, WITH ASSOCIATED POWER/SWITCH PACK FOR EACH SWITCH WITHIN AN AREA. WATT STOPPER #CX–100 OR CX–105 (UP TO 2000 SQ. FT.) IN OFFICES. WATT STOPPER #W–2000A (UP TO 2000 SQ. FT.) IN OPEN AREAS.
OS	BUILDING STANDARD WALL MOUNTED OCCUPANCY SENSOR WITH INTEGRAL DOUBLE LEVEL SWITCH CONTROL. LEVITON #ODSOD–ID–W OR EQUAL
T	THERMOSTAT – WALL, CEILING. PROVIDED BY DIV. 15, INSTALLED AND WIRED BY DIV. 16
LCP 2	LIGHTING CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V OR 277V CONTROL POWER AS REQUIRED OR AS INDICATED.
TX	REMOTE MOUNTED LINE TO LOW–VOLTAGE FUSED TRANSFORMER. CONCEAL FROM VIEW.

DISTRIBUTION & EQUIPMENT

SYMBOL	DESCRIPTION
	BRANCH CIRCUIT PANELBOARDS, SURFACE AND RECESS MOUNTED, SOLID
	TRANSFORMER WITH CODE CLEARANCES SHOWN
	CONNECTION TO MOTOR PROVIDED BY OTHERS
VFD	CONNECTION TO DIV. 15 FURNISHED VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT DIV. 16 TO INSTALL VFD EQUIPMENT
30A	DISCONNECT SWITCH, SIZE AS NOTED OR IF NOT SHOWN SIZE PER MANUFACTURERS RECOMMENDATIONS
F 30A	FUSED DISCONNECT SWITCH, SIZE AS NOTED. SIZE FUSE PER MANUFACTURER'S RECOMMENDATIONS
C 60AT	ENCLOSED CIRCUIT BREAKER DISCONNECT SWITCH, TRIP SIZE AS NOTED.
	DISCONNECT W/ MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
	MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
	DIV. 16 CONNECTION TO EQUIPMENT PROVIDED BY OTHERS. SHADED = ON ALT. POWER SOURCE NOTED
	DIV. 16 CONNECTION TO EQUIPMENT WITH INTEGRAL DISCONNECT THAT IS PROVIDED BY OTHERS. SHADED = ON ALT. POWER SOURCE NOTED
	EQUIPMENT OR TERMINAL ENCLOSURE AS NOTED, SURFACE AND RECESS MOUNTED
	BUSWAY RISER
C 60AT F 30A	BUSWAY STAB–IN TYPE CIRCUIT BREAKER OR FUSE DISCONNECT. SIZE AS NOTED.

DIAGRAMS

SYMBOL	DESCRIPTION
	SWITCH
	NORMALLY CLOSED CONTACTOR OR RELAY CONTACTS
	NORMALLY OPEN CONTACTOR OR RELAY CONTACTS
C	CONTACTOR COIL
R	RELAY COIL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	NORMALLY OPEN PUSH BUTTON
	NORMALLY CLOSED PUSH BUTTON
	DELTA CONNECTION
	GROUNDED WYE CONNECTION
	CONNECTION TO GROUND
100AT 225AF	CIRCUIT BREAKER, WITH TRIP & FRAME AMPERE RATING
225AF 400AS	FUSED SWITCH, WITH FUSE AND SWITCH AMPERE RATING

POWER DEVICES

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE – WALL, CEILING, ON ALT.
	DUPLEX RECEPTACLE – WALL, CEILING, ON ALT.
L5–15R	DOUBLE DUPLEX RECEPTACLE – WALL, CLG, ON ALT.
	SPECIAL PURPOSE RECEPTACLE –WALL, CEILING ON ALT. POWER; NEMA CONFIGURATION AS NOTED
AB	RECEPTACLE TYPE SHOWN –WALL –ABOVE COUNTER BACKSPLASH. SEE ARCHITECTURAL DRAWINGS.
"ON ALT."	SHADED RECEPTACLES NOTED "ON ALT." ABOVE ARE CONNECTED TO ALTERNATE POWER SOURCE (EMERG., STANDBY, UPS, ETC.) PER CIRCUITING INDICATED
GFI	DUPLEX RECEPTACLE – WALL – WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER
WP	RECEPT. TYPE SHOWN W/ WEATHERPROOF COVER AND INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER
+42	RECEPT. TYPE SHOWN AT SPECIAL HEIGHT
C	DUPLEX RECEPTACLE CONTROLLED BY CEILING OCCUPANCY SENSOR IN ROOM. OUTLET TO BE GRAY IN COLOR
C	DOUBLE DUPLEX RECEPTACLE WITH ONE DUPLEX OUTLET CONTROLLED BY CEILING OCCUPANCY SENSOR IN ROOM AND SECOND DUPLEX OUTLET TO BE ALWAYS HOT. CONTROLLED OUTLET TO BE GRAY IN COLOR.
	WALL MOUNTED ELECTRICAL CONNECTION TO ELECTRIFIED FURNITURE. PROVIDE 8 WIRES (4 HOTS, 1 DEDICATED NEUTRAL, 1 COMMON NEUTRAL, 1 ISOLATED GROUND) NEUTRALS TO BE #10 AWG. USE LIQUID–TIGHT FLEX.
	RECESSED OUTLET CLOCK HANGER RECEPTACLE
	FLUSH FLOOR BOX DEVICE – DEVICE TYPE PER SYMBOLS ABOVE. WIREMOLD RC SERIES.
	POKE THRU UNIT WITH JUNCTION BOX. RC–700 SERIES.

SIGNAL DEVICES

SYMBOL	DESCRIPTION
	TERMINAL/MOUNTING BOARD, 8' HIGH X WIDTH AS SHOWN, FIRE TREATED.
	SIGNAL SYSTEM EQUIPMENT ENCLOSURES AS NOTED– SURFACE, RECESSED MOUNTED
	COMBO TELEPHONE/DATA OUTLET – WALL. PROVIDE 4"X4" DEEP J–BOX WITH SINGLE GANG RING IN WALL WITH 1"C TO 6" ABOVE CEILING U.O.N..
W	TELEPHONE OUTLET – WALL, W = USE HIGHER MOUNTING HEIGHT PER MOUNTING HT. DETAIL. ROUGH–IN SAME AS COMBO TELEPHONE/DATA OUTLET ABOVE
	DATA OUTLET – WALL. ROUGH–IN SAME AS COMBO TELEPHONE/DATA OUTLET ABOVE
	RF COAX CABLE OUTLET (TV, VCR, ETC.)
	COMBINATION RF COAX CABLE AND DATA OUTLET
	FLUSH FLOOR DEVICE – DEVICE TYPE PER SYMBOLS ABOVE. PROVIDE 1.25"C TO 6" ABOVE CEILING U.O.N. WIREMOLD RC SERIES.

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
F	FIRE ALARM SYSTEM MANUAL PULL STATION, WALL MOUNTED
30	STROBE LIGHT – WALL, CEILING MOUNTED (# = CANDELA RATING)
S	SPEAKER – WALL, CEILING MOUNTED
S 15	COMBINATION SPEAKER/STROBE, WALL MOUNTED (# = CANDELA RATING)
	SPRINKLER VALVE TAMPER SWITCH CONNECTION
	SPRINKLER FLOW SWITCH CONNECTION
	SMOKE DETECTOR, DUCT MOUNTED, WITH FULL WIDTH SAMPLING TUBES. PHOTOELECTRIC TYPE UON.
D	SMOKE DETECTOR, LOW AIR VELOCITY IN DUCT MOUNTED PHOTOELECTRIC TYPE U.O.N.
P,B,R,C	SMOKE DETECTOR – WALL, CEILING MOUNTED (P=PLENUM MOUNTED, B=W/RELAY BASE, R=ELEVATOR RECALL, C=INTEGRAL TO DOOR CLOSURE)
C	ELECTROMAGNETIC DOOR HOLDER – WALL, FLOOR, DOOR CLOSURE MOUNTED. PROVIDED BY DIV. 8 UON.
IM	DATA LOOP ISOLATION MODULE
CM	ADDRESSABLE CONTROL MODULE
MM	ADDRESSABLE MONITOR MODULE
EOL	END OF LINE RESISTOR (NOT SHOWN ON PLANS)
F	FIREMAN'S PHONE JACK, WALL MOUNTED
F P	FIREMAN'S PHONE HANDSET, WALL MOUNTED
	FIRE/SMOKE DAMPER BY DIV 15. WIDTH OF SYMBOL WILL VARY WITH DUCT WIDTH. PROVIDE POWER AND MONITORING AS INDICATED.

GROUNDING SYSTEM

SYMBOL	DESCRIPTION
G	BARE GROUNDING GRID OR CONDUCTORS, UON.
GC	GROUNDING CONDUCTOR(S) ROUTED IN CODE SIZED CONDUIT, UON.
	12" GROUND BAR

REFERENCE SYMBOLS

SYMBOL	DESCRIPTION
12	SHEET NOTE REFERENCE
125.4	BRANCH CIRCUIT OR FEEDER NOMINAL AMPACITY & TYPE; REFER TO BRANCH CIRCUIT AND FEEDER SCHEDULES FOR WIRE AND CONDUIT SIZES & QTY.
1 E4.1	REFER TO DETAIL NO. ON DRAWING INDICATED NOT ALL DETAIL REFERENCES ARE SHOWN. ALL DETAILS APPLY TO ALL APPLICABLE SITUATIONS, UON.
2 E4.1	ELEVATION TAG: REFER TO ELEVATION NUMBER ON DRAWING INDICATED
2 E4.1	SECTION TAG: REFER TO SECTION NUMBER ON DRAWING INDICATED
K112	KITCHEN EQUIPMENT REFERENCE, REFER TO KITCHEN EQUIPMENT SCHEDULE
CH 1	MECHANICAL EQUIPMENT IDENTIFICATION TAG
EQUIP NAME	EQUIPMENT BY OTHERS IDENTIFICATION TAG

WIRING

SYMBOL	DESCRIPTION
	WIRING CONCEALED IN CEILING OR WALL. LINE WEIGHT TOP TO BOTTOM= NEW, EXISTING TO REMAIN, FUTURE
	WIRING CONCEALED IN FLOOR OR UNDER GRADE OR ROUTED IN CEILING SPACE OF FLOOR BELOW. LINE WEIGHT TOP TO BOTTOM= NEW, EXISTING TO REMAIN, FUTURE
	EXISTING WIRING TO BE REMOVED
T	TELEPHONE SYSTEM CONDUIT
	STROKES INDICATE QUANTITY OF #12 AWG. CONDUCTORS, UON. NOTE: WIRING STROKES FOR 20A BRANCH CIRCUITS ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL USE INFORMATION IN PANEL AND BRANCH CIRCUIT SCHEDULES TO PROVIDE REQUIRED CIRCUITING.
	GROUND
	HOT NEUTRAL
L1A–1,3 HD1A	HOME RUN WIRING TO INDICATED DESTINATION. 3/4"C. MIN. OR AS OTHERWISE NOTED. CONTRACTOR SHALL USE CIRCUIT SIZES NOTED IN RESPECTIVE SCHEDULES AND INFORMATION IN THE FEEDER AND BRANCH CIRCUIT SCHEDULES.
	CONDUIT RUN TURNED UP THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT RUN TURNED DOWN THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT STUBBED OUT AT LOCATION SHOWN. PROVIDE INSULATED BUSHING & PULLROPE.
	TELEPHONE/DATA SLEEVE THROUGH WALL, ABOVE CEILING. EXTEND TO ACCESSIBLE TILE CLG. BOTH SIDES. TERMINATE WITH BUSHINGS. (1) 1.25" CO UON. COORDINATE LOCATIONS WITH CABLE INSTALLER(S) PRIOR TO ROUGH–IN.
J J J	JUNCTION BOXES, WALL, CEILING AND FLUSH FLOOR MOUNTED. 4" SQ. BOX MIN., LARGER IF REQUIRED
	FLEXIBLE CONDUIT CONNECTION
	POWER CONNECTION TO DIV 15 FIRE/SMOKE DAMPER. REFER TO FSD CONNECTION DETAIL IF NOT SHOWN

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(F)	FUTURE
(R)	EXISTING TO BE REMOVED
(RL)	EXISTING TO BE RELOCATED
AB	ABOVE COUNTER BACKSPLASH
ACU	AIR CONDITIONING UNIT
AC	ALTERNATING CURRENT
A, AMP	AMPERES
AF	AMPERE (RATED) FUSE OR CB FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	EQUIPMENT SHORT CIRCUIT INTERRUPT RATING (RMS SYM. AMPS)
AL	ALUMINUM (ALLOY)
ALC	AUTOMATIC LIGHTING CONTROL
AS	AMPERE (RATED) SWITCH
AT	CIRCUIT BRKR TRIP SETTING (AMPS)
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAT	BATTERY
BG	BELOW GRADE
BRKR	CIRCUIT BREAKER
C	CONDUIT (CIRCULAR RACEWAY)
CAB	CABINET
CB	CIRCUIT BREAKER
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT
DIA	DIAMETER
DIV	DIVISION
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
E,EMERG	EMERGENCY
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EO	ELECTRICALLY OPERATED
EOL	END OF LINE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FBO	FURNISHED BY OTHERS
FC	FOOT CANDLES
FF	FLUSH FLOOR MOUNTED
FLA	FULL LOAD AMPERES
FLEX	FLEXIBLE
FPB	FAN POWERED BOX
FSD	FIRE/SMOKE DAMPER
FW	FLUSH WALL MOUNTED
FU	FUSE
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRAP	GENERATOR REMOTE ANNUNCIATOR PNL
GRC	GALVANIZED RIGID STEEL CONDUIT
HLO	HANDLE LOCK–ON(OFF)
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HTR	HEATER
HZ	HERTZ (CYCLES PER SECOND)
IES	ILLUMINATING ENGINEERING SOCIETY
IBC	INDIVIDUAL BRANCH CIRCUIT
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
KCMIL	THOUSAND CIRCULAR MILS
KO	KNOCK OUT
KW	KILOWATTS
KVA	KILOVOLT–AMPERES
LTG	LIGHTING
LCP	LIGHTING CONTROL PANEL
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MO	MANUAL OPERATOR
MTD	MOUNTED
MTR	MOTOR
–N–	NEUTRAL (GROUNDED CONDUCTOR)
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
–,NEG	NEGATIVE
NEMA	NATIONAL ELECTRICAL MFGR'S ASSOC.
NL	NIGHT LIGHT (UNSWITCHED)
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OS	OCCUPANCY SENSOR
P	POLE
PB	PUSHBUTTON
PH, ø	PHASE
PNL	PANEL
+,POS	POSITIVE
PRI	PRIMARY
REQD	REQUIRED
RNC	RIGID NON–METALLIC CONDUIT (PVC)
RS	RAPID START
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SEC	SECONDARY
SN	SHEET NOTE
SOL	SOLENOID
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TB	TERMINAL BOARD
TDC	TIME DELAY CLOSING
TDO	TIME DELAY OPENING
TEL	TELEPHONE
TYP	TYPICAL
UL	UNDERWRITERS LAB
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT–AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF, SEE RECEPT. SYMBOL
XFR	TRANSFORMER
", IN	INCHES
', FT	FEET

GENERAL NOTES

1. REFER TO SPECIFICATIONS MANUAL FOR TENANT IMPROVEMENT WORK
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS AND INSPECTIONS.
4. CONTRACTOR IS DIRECTED TO VISIT SITE AND BE FULLY COGNIZANT OF ALL CONDITIONS PRIOR TO PROPOSAL.
5. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES. FIRE ALARM SYSTEM EQUIPMENT SHALL ALSO BE APPROVED BY STATE FIRE MARSHAL.
6. GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR FROM DATE OF FILING NOTICE OF COMPLETION. THE BUILDING ENGINEER PRIOR TO BEGINNING WORK.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES, DEVICES, OUTLETS, ETC.
8. FURNISH AND INSTALL COMPLETE ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEM.
9. COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL AND STRUCTURAL DRAWINGS. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL AND STRUCTURAL MEMBERS. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL BE IN CONTACT WITH ANY ELECTRICAL EQUIPMENT.
10. OBTAIN WRITTEN PERMISSION FROM ARCHITECT AND GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY CUTTING OR PATCHING OF STRUCTURAL SYSTEMS. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO HIS WORK.
11. ALL REROUTED POWER WIRING SHALL BE RUN IN A MANNER TO KEEP DOWNTIME AND INTERFERENCE TO A MINIMUM. SHUT DOWNS SHALL BE AGREED TO BY THE BUILDING ENGINEER PRIOR TO BEGINNING WORK.
12. RUN ALL HOMERUN WIRING IN CONDUIT (EMT) CONCEALED WHEREVER POSSIBLE IN CEILING, WALL OR FLOOR SPACES. RUN ALL RACEWAY TIGHT TO STRUCTURE, PARALLEL TO BUILDING LINES. EXPOSED RACEWAY IN SARWELL, EQUIPMENT ROOMS, ETC. SHALL TIGHTLY CONFORM TO BUILDING OUTLINES SO AS TO BE AS INCONSPICUOUS AS POSSIBLE.
13. WIRE SHALL BE SOLID COPPER CONDUCTOR MINIMUM 75°C INSULATION, (XHHW OR THWN) MINIMUM = 12 AWG UNLESS OTHERWISE NOTED. ALL WIRING SHALL BE IN CONDUIT.
    A) FLEXIBLE CONDUIT: STEEL
    B) EMT CONNECTORS: STEEL SET SCREW (NO COMPRESSION)
    C) PROVIDE FISH–CORD IN ALL EMPTY CONDUIT
    D) EMT TO BE STEEL
    E) INSULATING BUSHINGS TO BE ON ALL TERMINATIONS OF CONDUIT 1 1/4" AND LARGER U.O.N.
14. ALL INCANDESCENT LAMPS SHALL BE RATED FOR 130V OPERATION, U.O.N.
15. CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER TRADES AS REQUIRED.
16. UPDATE PANELBOARD DIRECTORY AS CIRCUITS ARE INSTALLED (TO BE TYPED IN PANELBOARD DIRECTORY). ADD NEW LABELS TO UNLABELED PANELS.
17. ALL LIGHTING FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED OUTLET BOXES IN ACCORDANCE WITH CODE. VERIFY EXACT LOCATION OF ALL FIXTURES WITH ARCHITECT IN FIELD.
18. TYPES OF ALL SWITCHES, RECEPTACLES AND WALL PLATES SHALL BE BUILDING STANDARD. VERIFY MATERIALS AND COLOR AND LOCATION WITH ARCHITECT.
19. SUBMITTALS: CATALOG CUTS SHALL BE SUBMITTED FOR ALL MATERIALS AND EQUIPMENT. SUBMIT MINIMUM 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK.
21. AS–BUILT: SUBMIT AT THE PROJECT COMPLETION AND PRIOR TO FINAL PAYMENT ONE SET OF RECORD PRINTS NOTING ACTUAL ROUTINGS OF CONDUITS, EQUIPMENT LOCATION, ETC., AS WELL AS ANY REVISIONS MADE TO DESIGN DRAWINGS. THIS SHALL BE SUBMITTED TO THE ENGINEER, ALONG WITH TWO COPIES OF AVAILABLE EQUIPMENT MANUALS, SERVICE RECOMMENDATIONS, GUARANTEES, ETC.
22. ALL ITEMS SHOWN ON PLANS OR CALLED OUT IN NOTES ARE NEW AND TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR U.O.N.
23. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID RESUPPORTING ALL EXISTING CONDUIT, JUNCTION BOXES, LIGHT FIXTURES AND OTHER ELECTRICAL DEVICES TO REMAIN, WITHIN THE SCOPE OF WORK AREA, AS REQUIRED. THE CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS TO INCLUDE ALL SUCH WORK AS MAY BE REQUIRED BY THE ELECTRICAL INSPECTOR.
24. CONTRACTOR SHALL X–RAY SLAB PRIOR TO ALL CORE DRILLING. THIS IS TO VERIFY THAT THE CORE WILL NOT HIT ANY IN–SLAB RACEWAYS, MEMBERS OR EXISTING CONDUCTORS, THIS PRICE SHALL BE INCLUDED IN THE BID.
25. ANY CONFLICT BETWEEN ANY DRAWINGS IS TO BE CLARIFIED, OR SPECIFICALLY EXCLUDED IN THE SUBMITTED BID DOCUMENT. FOR CONFLICTS NOT CLARIFIED, OR EXCLUDED IN THE BID, THE MOST COMPREHENSIVECONDITION IS TO APPLY DURING THE COURSE OF THE PROJECT.
26. ELECTRICAL CONTRACTOR SHALL REMOVE ALL DEMO'D,ABANDONED,/UNUSED ELECTRICAL DEVICES AND CONDUIT, AND REMOVE WIRING BACK TO PANELBOARD.
27. RETURN ALL UN–USED ELECTRICAL DEVICES (I.E. CIRCUIT BREAKERS REMOVED FROM PANELBOARDS, LIGHT FIXTURES, RECEPTACLES, ETC.) TO BUILDING ENGINEER.
28. ALL BALLAST SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE REQUIREMENTS OF SECTION 2–5314 (B), TITLE 24, C.A.C.
29. ANY JUNCTION BOXES (NEW AND EXISTING) ABOVE CEILING MUST BE ACCESSIBLE AT TIME OF COMPLETION. COORDINATE ACCESS PANELS WITH ARCHITECT WHERE REQUIRED.
30. ALL RECESSED LIGHT FIXTURES (NEW AND EXISTING) SHALL BE THERMALLY PROTECTED AS PER CODE. DO NOT RE–USE OR RELOCATE (E) FIXTURES LACKING THIS PROTECTION.
31. ANY CONFLICT BETWEEN ANY DRAWINGS IS TO BE CLARIFIED, OR SPECIFICALLY EXCLUDED IN THE SUBMITTED BID DOCUMENT. FOR CONFLICTS NOT CLARIFIED, OR EXCLUDED IN THE BID, THE MOST COMPREHENSIVE CONDITION IS TO APPLY DURING THE COURSE OF THE PROJECT.

ELECTRICAL DRAWING LIST

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St, 3rd Floor Job No.01.15.00013
San Francisco, CA 94111 Contact: MWH
T: 415.398.7667 F: 415.398.0596
www.glumac.com

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JUR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
ELECTRICAL LEGEND, GENERAL NOTES, ABBREVIATIONS & DRAWING LIST

DRAWING NUMBER:
E0.1

POLE NO.	C.B. AMP/P	SERVICE	LOAD KVA TOTAL	TYPE	A	B	C	TYPE	TOTAL	SERVICE	C.B. AMP/P	POLE NO.
1	20/2										20/1	2
3											20/1	4
5	20/1										20/1	6
7	20/1										20/1	8
9	20/1									(E) WATER HEATER	30/2	10
11		SPACE										12
13											20/1	14
15	90/3	(E) PNL 'LR2'									20/1	16
17										SPACE		18
19	20/1											20
21	20/1										70/3	22
23	20/1											24
25	20/1										20/1	26
27	20/1										20/1	28
29	20/1										20/1	30
CONNECTED LOAD PER PHASE												

LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "A": RECEPTACLES (FIRST 10KVA)		100%	
TYPE "A": RECEPTACLES (OVER 10KVA)		50%	
TYPE "B": NON-CONTINUOUS LOADS		100%	
TYPE "C": CONTINUOUS LOADS		125%	
TOTAL DEMAND LOAD KVA			
TOTAL DEMAND LOAD AMPS			

VOLTS: 120/208V,3PH,4W
MAIN C.B.: MLO
BUS: 225 AMP
POLES: 30
MOUNTING: SURFACE
AIC RATING: EXISTING
SUBFEED C.B: NONE

PANEL (E) P1

POLE NO.	C.B. AMP/P	SERVICE	LOAD KVA TOTAL	TYPE	A	B	C	TYPE	TOTAL	SERVICE	C.B. AMP/P	POLE NO.
(N) 1	20/1	(2) REC COMMS ROOM	0.36	A	1.44			A	1.08	OFFICE OUTLETS (6) PLUGS	20/1	2 (N)
(N) 3	20/1	(2) REC COMMS ROOM	0.36	A		1.56		B	1.2	MICROWAVE	20/1	4 (N)
5	30/2	COMMS ROOM	2.5	B			4.02	B	1.52	DISPOSAL/DISHWASHER	20/1	6
7			2.5	B	3.04			A	0.54	GFI OUTLET (3) PLUGS	20/1	8 (N)
9	30/2					1.68		B	1.68	COFFEE	20/1	10 (N)
11							0.5	B	0.5	REFRIGERATOR	20/1	12
13	30/2				1.59			B	1.59	COPIER	20/1	14
15						0.75		B	0.75	FAX/ FLOOR OUTLET	20/1	16
17	20/1	(2) REC COMMS ROOM					0.36	B	0.36	TV + (1) CONV. REC	20/1	18
19	30/2				0.2			B	0.2	SECURITY	20/1	20
21						0.5		B	0.5	PUSHBUTTON	20/1	22
23	30/2						0.1	B	0.1	CU-1	20/1	24
25											20/1	26
27	30/2										20/1	28
29											20/1	30
(N) 31	20/2	CU-1\AC-1	1.35	B	1.35						20/1	32
33			1.35	B		1.35				SPACE		34
35		SPACE								SPACE		36
37		SPACE								SPACE		38
39		SPACE								SPACE		40
41		SPACE								SPACE		42
CONNECTED LOAD PER PHASE			7.62		5.84		4.98					

LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "A": RECEPTACLES (FIRST 10KVA)	2.34	100%	2.34
TYPE "A": RECEPTACLES (OVER 10KVA)		50%	
TYPE "B": NON-CONTINUOUS LOADS	16.10	100%	16.10
TYPE "C": CONTINUOUS LOADS		125%	
TOTAL DEMAND LOAD KVA	18.44		18.44
TOTAL DEMAND LOAD AMPS			51.22

VOLTS: 120/208V,3PH,4W
MAIN C.B.: MLO
BUS: 225 AMP
POLES: 42
MOUNTING: SURFACE
AIC RATING: EXISTING
SUBFEED C.B: NONE

PANEL (E) P2C

POLE NO.	C.B. AMP/P	SERVICE	LOAD KVA TOTAL	TYPE	A	B	C	TYPE	TOTAL	SERVICE	C.B. AMP/P	POLE NO.
1	20/1	SPARE								(E) LOAD	20/1	2
3	20/1	SPARE								(E) LOAD	20/1	4
5	20/1	SPARE								(E) LOAD	20/1	6
7	20/1	SPARE			0.56			C	0.56	2ND FLR EM LIGHTING	20/1	8
9	20/1									(E) LOAD	20/1	10
11	20/1	(E) LOAD								(E) LOAD	20/1	12
13	20/1	(E) LOAD			1.8			C	1.8	2ND FLR HALL LIGHTING	20/1	14
15	20/1	(E) LOAD				2.15		C	2.15	2ND FLR LIGHTING	20/1	16
17	20/1	(E) LOAD					1.38	C	1.38	2ND FLR LIGHTING	20/1	18
CONNECTED LOAD PER PHASE					2.36	2.15	1.38					

LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "A": RECEPTACLES (FIRST 10KVA)		100%	
TYPE "A": RECEPTACLES (OVER 10KVA)		50%	
TYPE "B": NON-CONTINUOUS LOADS		100%	
TYPE "C": CONTINUOUS LOADS	5.89	125%	7.36
TOTAL DEMAND LOAD KVA	5.89		7.36
TOTAL DEMAND LOAD AMPS			8.86

VOLTS: 277/480V,3PH,4W
MAIN C.B.: MLO
BUS: 100 AMP
POLES: 18
MOUNTING: SURFACE
AIC RATING: EXISTING
SUBFEED C.B: NONE

PANEL (E) L1

POLE NO.	C.B. AMP/P	SERVICE	LOAD KVA TOTAL	TYPE	A	B	C	TYPE	TOTAL	SERVICE	C.B. AMP/P	POLE NO.
1	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A	2.16			A	0.72	OFFICE OUTLETS (4) PLUGS	20/1	2
3	20/1	OFFICE OUTLETS (6) PLUGS	1.08	A		2.16		A	1.08	HALLWAY (6) PLUGS	20/1	4
5	20/1	OFFICE OUTLETS (7) PLUGS	1.26	A			2.7	A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	6
7	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A	2.88			A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	8
9	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A		2.88		A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	10
11	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A			2.88	A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	12
13	20/1	OFFICE OUTLETS (6) PLUGS	1.08	A	2.52			A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	14
15	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A		2.7		A	1.26	OFFICE OUTLETS (7) PLUGS	20/1	16
17	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A			2.88	A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	18
19	20/1	OFFICE OUTLETS (7) PLUGS	1.26	A	2.7			A	1.44	OFFICE OUTLETS (8) PLUGS	20/1	20
21	20/1	OFFICE OUTLETS (6) PLUGS	1.08	A		2.34		A	1.26	OFFICE OUTLETS (7) PLUGS	20/1	22
23	20/1	OFFICE OUTLETS (8) PLUGS	1.44	A			2.7	A	1.26	OFFICE OUTLETS (7) PLUGS	20/1	24
25	20/1	2ND FLR LIGHTING	0.5	C	0.86			A	0.36	OFFICE OUTLETS (7) PLUGS	20/1	26
27	20/1										20/1	28
29	20/1										20/1	30
31	20/1										20/1	32
33	20/1										20/1	34
35	20/1										20/1	36
37	20/1										20/1	38
39	20/1										20/1	40
41	20/1										20/1	42
CONNECTED LOAD PER PHASE			11.12		10.08		11.16					

LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "A": RECEPTACLES (FIRST 10KVA)	10.00	100%	10.00
TYPE "A": RECEPTACLES (OVER 10KVA)	21.86	50%	10.93
TYPE "B": NON-CONTINUOUS LOADS		100%	
TYPE "C": CONTINUOUS LOADS	0.50	125%	0.63
TOTAL DEMAND LOAD KVA	32.36		21.56
TOTAL DEMAND LOAD AMPS			59.88

VOLTS: 120/208V,3PH,4W
MAIN C.B.: MLO
BUS: 225 AMP
POLES: 42
MOUNTING: SURFACE
AIC RATING: EXISTING
SUBFEED C.B: NONE

PANEL (E) LR2

LUMINAIRE FIXTURE SCHEDULE

TYPE	MANUFACTURER, MODEL & CATALOG NUMBER	DESCRIPTION	VOLTS	LAMPS NO.	LAMPS TYPE, COLOR,CRI	LAMPS WATTS PER	BALLASTS NO.	BALLASTS TYPE	FIXTURE TOTAL WATTS	REMARKS
A	CREE #ZR24-40L35K-10V	2'X4' RECESSED LED TROFFER	120/277	NA	LED, 3500K	44	1	ELECTRONIC 0-10 DIMMING	44	
AE	CREE #ZR24-40L35K-10V-EB	2'X4' RECESSED LED TROFFER WITH 90 MIN. EMERGENCY BATTERY BACKUP	120/277	NA	LED, 3500K	44	1	ELECTRONIC 0-10 DIMMING	44	
B	CREE #ZR22-32L35K-10V	2'X2' RECESSED LED TROFFER	120/277	NA	LED, 3500K	35	1	ELECTRONIC 0-10 DIMMING	35	
BE	CREE #ZR22-32L35K-10V-EB	2'X2' RECESSED LED TROFFER WITH 90 MIN. EMERGENCY BATTERY BACKUP	120/277	NA	LED, 3500K	35	1	ELECTRONIC 0-10 DIMMING	35	
C	CREE #KR-6-20L-35K-277V-10V-KR6T-SSGC-WF	RECESSED 6" LED DOWNLIGHT WITH SOFT SATIN GLOW, CLEAR REFLECTOR AND WHITE FLANGE	277	NA	LED, 3500K	30	1	ELECTRONIC 0-10 DIMMING	30	
CE	CREE #KR-6-20L-35K-277V-10V-EB7-KR6T-SSGC-WF	RECESSED 6" LED DOWNLIGHT WITH SOFT SATIN GLOW, CLEAR REFLECTOR, WHITE FLANGE, AND 90 MIN. EMERGENCY BATTERY BACKUP	277	NA	LED, 3500K	30	1	ELECTRONIC 0-10 DIMMING	30	
D	LUMENS.COM #UU429999	PENDANT DOME LIGHT WITH CHROME FINISH	120	1	100W G25	100	NA		100	ALTERNATE A5
F	JESCO LIGHTING #S401-(LENGTH)-3000K-WH	LED SURFACE MOUNTED TASK LIGHT WITH ALL REQUIRED ACCESSORIES AND COMPONANTS FOR COMPLETE INSTALLATION.	120	NA	LED, 3500K	9.5 OR 14.3	1	ELECTRONIC	9.5 OR 14.3	PROVIDE 36" OR 48" FIXTURES AS REQUIRED FOR FULL LENGTH OF CABINET
G	I-LIGHT TECHNOLOGIES #T-24-BLU-S-(LENGTH)-SC-00	LED SURFACE MOUNTED BLUE LIGHT WITH SILVER HOUSING AND STAINLESS STEEL CHANNEL. FIXTURE TO BE PROVIDED WITH ALL REQUIRED ACCESSORIES AND COMPONANTS FOR COMPLETE INSTALLATION	120	NA	LED	3/FT.	1	ELECTRONIC	3/FT.	PROVIDE FIXTURE LENGTH TO MATCH INSTALLATION REQUIREMENTS. SEE ARCHITECTURAL DETAILS FOR FURTHER INFORMATION.
H	YLIGHTING #MUUB-E27	INCANDESCENT PENDANT LIGHT	120	1	40W E26	40	NA		40	ALTERNATE A9
X	CONTECH LIGHTING #REXA-(FACES)-GEMC-P	LED RECESSED EXIT SIGN WITH FACES AND ARROWS AS SHOWN. GREEN LETTERING ON MIRRORED BACKGROUND AND 90 MIN. EMERGENCY BATTERY BACKUP	277	NA	LED	3	1	ELECTRONIC	3	

1/21/2015 12:03

NOTES:

1. COORDINATE ALL COLORS AND FINISHES WITH ARCHITECT.
2. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION WITH OPTIONS AS INDICATED IN LUMINAIRE SCHEDULE.
3. CONTRACTOR TO VERIFY CEILING TYPES ON PROJECT AND ORDER ABOVE LUMINAIRES WITH APPROPRIATE TRIM AND MOUNTING HARDWARE.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JUI
CHECKED BY: MWH

Regus

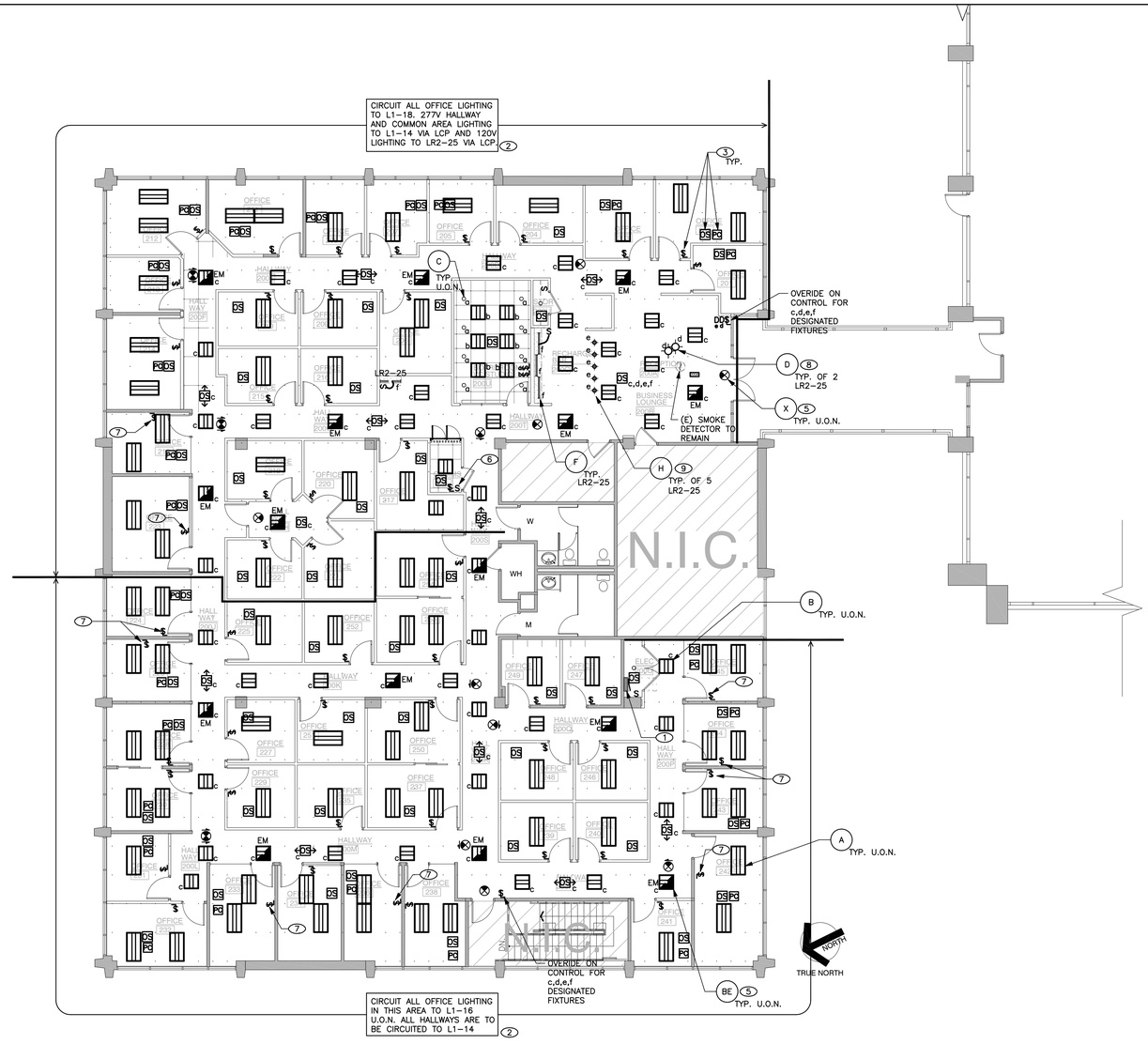
4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
ELECTRICAL SCHEDULES

DRAWING NUMBER:
E0.2



1 ELECTRICAL LIGHTING PLAN

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

SHEET NOTES

1. PROVIDE LIGHTING CONTROL PANEL (LCP) WITH INTEGRAL TIMECLOCK FOR HALLWAY AND LOUNGE LIGHTS FOR AUTOMATIC SHUT OFF DURING AFTER HOURS. WATTSTOPPER LP8S-4-115 WITH INTEGRAL TIME CLOCK. PANEL TO BE POWERED BY CIRCUIT LR2-25.
2. CONNECT NEW LIGHTING TO CIRCUIT SHOWN FOR AREA SERVED U.O.N.
3. SEE SHEET E5.1 FOR CONTROL REQUIREMENTS FOR ALL NEW LIGHTING AND CONTROLLABLE OUTLET INSTALLATIONS IN CONFORMANCE WITH TITLE 24 REQUIREMENTS.
4. NOT USED.
5. CIRCUIT ALL EMERGENCY LIGHTING AND EXIT SIGNS TO CIRCUIT L1-8 AND PROVIDE LOCK-ON DEVICE AT CIRCUIT BREAKER.
6. PROVIDE SWITCH TO CONTROL BLUE LED LIGHTING IN EQUIPMENT RACKS. SEE POWER PLAN FOR REQUIREMENTS. BLUE LED LIGHT IS NOT TO BE CONTROLLED BY OCCUPANCY SENSOR.
7. INSTALL NEW LOW VOLTAGE CONTROLS AT EXISTING SWITCH JUNCTION BOX LOCATION. PROVIDE NEW COVER PLATE AS REQUIRED FOR NEW DEVICE.
8. PROVIDE ALTERNATE PRICE FOR THESE FIXTURES AND ASSOCIATED DIMMER CONTROLS AS ADD ALTERNATE A5. SEE ARCHITECTURAL DRAWINGS.
9. PROVIDE ALTERNATE PRICE FOR THESE FIXTURES AND ASSOCIATED DIMMER CONTROLS AS ADD ALTERNATE A9. SEE ARCHITECTURAL DRAWINGS.

GENERAL NOTES:

A. SEE SHEET E0.1 FOR LEGEND, GENERAL NOTES, AND LEGEND.

B. REMOVE ALL EXISTING LIGHTING AND SWITCHING WITHIN SCOPE OF WORK AREA UNLESS SHOWN AS EXISTING TO REMAIN.

C. VERIFY EXACT LOCATION AND MOUNTING HEIGHTS AND COLOR OF ALL FIXTURES, SWITCHES AND DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

D. ALL PENETRATIONS OF SLAB-TO-SLAB WALLS SHALL BE SEALED TO MAINTAIN ORIGINAL FIRE RATING. ALL FLOOR PENETRATIONS SHALL BE SEALED.

E. NO CONDUITS SHALL BE RUN IN ELEVATOR OR DUCT SHAFTS, AND NO PENETRATIONS SHALL BE MADE IN SHAFT WALLS.

F. MAINTAIN CONTINUITY OF POWER TO ALL AREAS OUTSIDE OF PROJECT AREA.

G. ALL ELECTRICAL ITEMS SHALL BE INDEPENDENTLY SUPPORTED ACCORDING TO THE LATEST CODE.

H. CIRCUIT NUMBERS ARE SCHEMATIC AND SHOW THE DESIGN INTENTION AND LOAD BALANCE REQUIREMENTS. CONTRACTOR SHALL VERIFY AND USE ALL EXISTING AVAILABLE CIRCUITS AND THOSE WHICH BECOME AVAILABLE AS A RESULT OF DEMOLITION. NOTIFY ENGINEER IF INSUFFICIENT CAPACITY EXISTING ON AVAILABLE CIRCUITS. CONTRACTOR SHALL INDICATE ACTUAL CIRCUITS USED ON AS-BUILT DRAWINGS.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

Regus

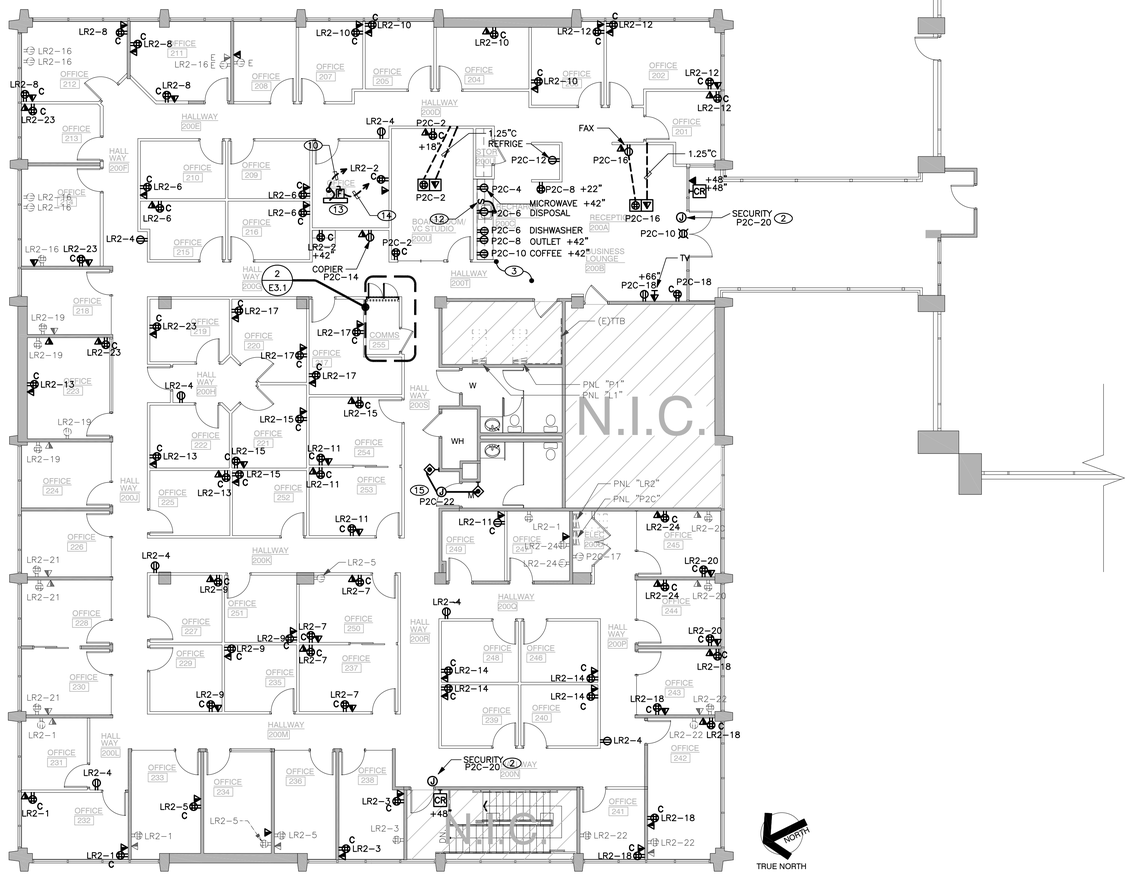
4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

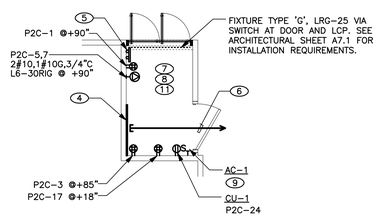
DRAWING TITLE:
ELECTRICAL LIGHTING PLAN

DRAWING NUMBER:
E2.1



1 ELECTRICAL POWER & SIGNAL PLAN

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



2 COMMS 255 ENLARGED PLAN

SCALE: 1/4"=1'-0"

SHEET NOTES

1. SEE SHEET E0.1 FOR LEGEND, GENERAL NOTES, AND LEGEND.
2. POWER FOR SECURITY SYSTEM TO BE LOCATED ABOVE CEILING. VERIFY EXACT LOCATION AND CONNECTIONS REQUIREMENTS WITH SECURITY SYSTEM INSTALLER PRIOR TO ROUGH-IN.
3. ALL DEVICES IN KITCHEN AREA ARE TO BE GFCI TYPE AS REQUIRED BY CODE.
4. PROVIDE 3/4"THICK x 40" WIDE FIRE RATED PLYWOOD TELEPHONE BACKBOARD WHERE INDICATED ON PLAN. BACKBOARD TO BE FROM 36" AFF TO CEILING.
5. 10" WIDE x 3" HIGH x 1/4" THICK ISOLATED GROUND BAR MOUNTED AT 90" AFF. PROVIDE 1#6 BETWEEN GROUND BUS & GROUND BUS IN PANEL P2C.
6. PROVIDE 3"CO BETWEEN BUILDING TELE CLOSET AND COMMS ROOM BACKBOARD. PROVIDE BUSHINGS ON BOTH ENDS OF ALL CONDUITS.
7. ALL CIRCUITS INSTALLED IN COMMS ROOM ARE TO HAVE DEDICATED #10 NEUTRAL CONDUCTORS.
8. ALL OUTLETS INSTALLED IN COMMS ROOM ARE TO BE ISOLATED GROUND TYPE. PROVIDE ISOLATED GROUND WIRE BACK TO SOURCE PANELBOARD.
9. POWER AC-1 FROM CU-1 ON THE ROOF LEVEL. SEE NOTE 15 FOR WIRING INFORMATION.
10. 3/4"C WITH 6#14 CONTROL WIRES TO BE RUN BETWEEN AC-1 AND CU-1. TERMINATION OF CONTROL WIRING BY MECHANICAL CONTRACTOR.
11. COORDINATE LAYOUT WITH ARCHITECTURAL DRAWINGS. REFER TO A7.1
12. PROVIDE SWITCH FOR GARBAGE DISPOSAL. COORDINATE LOCATION WITH ARCHITECT.
13. DEMO POWER AND CONTROLS TO EXISTING AC UNIT ON ROOF BEING REMOVED BY MECHANICAL
14. CU-1 LOCATED ON ROOF P2C-31,33 2#12,1#G,3/4"C ALL DEVICES AND CONNECTIONS TO BE NEMA 3R WEATHERPROOF
15. POWERED DOOR CONNECTION. PROVIDE 120VAC TO DOOR CONTROLLER AND ALL REQUIRED WIRING AND CONDUIT TO OPERATORS AND PUSHBUTTON STATION. VERIFY EXACT LOCATION OF ALL DEVICES WITH ARCHITECT PRIOR TO ROUGH IN

GENERAL NOTES:

A. REMOVE ALL EXISTING ELECTRICAL AND DATA OUTLETS WITHIN SCOPE OF WORK AREA UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN. DEMO ALL UNUSED WIRE AND CONDUIT BACK TO SOURCE UNLESS OTHERWISE INDICATED TO BE REUSED TO SERVE NEW OUTLETS

B. VERIFY EXACT LOCATION, COLOR, AND MOUNTING HEIGHTS OF ALL FIXTURES, SWITCHES AND DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

C. ALL PENETRATIONS OF SLAB-TO-SLAB WALLS SHALL BE SEALED TO MAINTAIN ORIGINAL FIRE RATING. ALL FLOOR PENETRATIONS SHALL BE SEALED.

D. NO CONDUITS SHALL BE RUN IN ELEVATOR OR DUCT SHAFTS, AND NO PENETRATIONS SHALL BE MADE IN SHAFT WALLS.

E. MAINTAIN CONTINUITY OF POWER OUTSIDE PROJECT AREA.

F. PROVIDE POWER TO ALL ITEMS SHOWN ON PLAN.

G. ALL ELECTRICAL ITEMS SHALL BE INDEPENDENTLY SUPPORTED ACCORDING TO THE LATEST CODE.

H. CIRCUIT NUMBERS ARE SCHEMATIC AND SHOW THE DESIGN INTENTION AND LOAD BALANCE REQUIREMENTS. CONTRACTOR SHALL VERIFY AND USE ALL EXISTING AVAILABLE CIRCUITS AND THOSE WHICH BECOME AVAILABLE AS A RESULT OF DEMOLITION. NOTIFY ENGINEER IF INSUFFICIENT CAPACITY EXISTING ON AVAILABLE CIRCUITS. CONTRACTOR SHALL INDICATE ACTUAL CIRCUITS USED ON AS-BUILT DRAWINGS.

I. SEE SHEET E5.1 FOR CONTROL REQUIREMENTS FOR ALL NEW LIGHTING AND OCCUPANCY SENSOR CONTROLLABLE OUTLET INSTALLATIONS IN CONFORMANCE WITH TITLE 24 REQUIREMENTS.

J. PROVIDE P-TOUCH LABELS WITH ACCURATE BRACH CIRCUIT AND PANEL INFORMATION ON COVER PLATES OF DEVICES FOR ALL NEW CIRCUITS.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

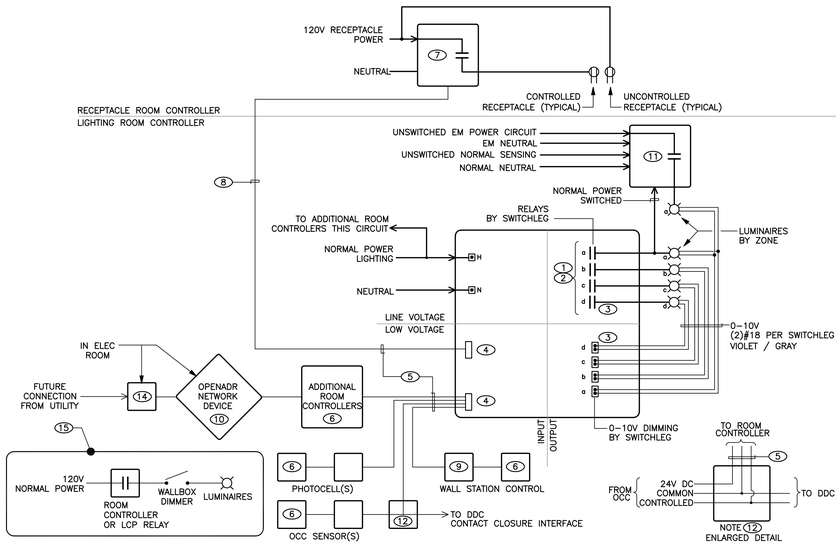
NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
ELECTRICAL
POWER & SIGNAL
PLAN

DRAWING NUMBER:

E3.1



BASIS OF DESIGN MANUFACTURERS (13)			
	WATTSTOPPER	COOPER CONTROLS	LUTRON
ROOM CONTROLLER	LMRC-210	RC3D	QSN 0-10V
(7) RECEPTACLE CONTROLLER	LMPL-101	SPRC-R	
(11) UL 924 DEVICE	ELCU	INTEGRAL TO RC3D	LUT-ELI
PHOTOCELL	CLOSED LOOP TYPE		
OCCUPANCY SENSOR	DUAL TECHNOLOGY 24V TYPE		
(9) WALL STATION	(1) DIMMER PER ZONE		

NOTES:

1. FOR DEVICES WITH ONE LINE VOLTAGE INPUT, PROVIDE SEPARATE ROOM CONTROLLERS FOR CONENCTION TO 120V AND 277V DEVICES. RELAYS ISOLATED BY SOURCE CAN BE CONNECTED TO EITHER 120V OR 277V IN THE SAME DEVICE. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
2. TOTAL LOAD PER RELAY NOT TO EXCEED MAXIMUM REQUIREMENTS PER MANUFACTURER.
3. (3) ZONES AVAILABLE AS A STANDARD. ADDITIONAL 4TH RELAY / 0-10V CONNECTION AS AVAILABLE. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
4. TERMINATIONS EITHER RJ-45 OR TERMINAL BLOCK VARIES BY MANUFACTURER. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. WIRING EITHER CAT5E OR (4) WIRE 22AWG VARIES BY MANUFACTURER. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. TO ADDITIONAL DEVICES (AS REQUIRED) BY TYPE. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO MANUFACTURER'S REQUIREMENTS FOR MAXIMUM NUMBER OF DEVICES THIS LOOP.
7. RECEPTACLE CONTROLLER WITH LOW VOLTAGE CONNECTION TO ROOM CONTROLLER. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
8. LOW VOLTAGE CONNECTION TO RECEPTACLE CONTROLLER FROM LIGHTING CONTROLLER FOR OCCUPANCY SENSOR ON/OFF STATUS.
9. WALL STATION TO BE SUPPLIED WITH A MINIMUM OF (1)DIMMER PER ZONE. REFER TO DRAWING NOTES FOR ADDITIONAL REQUIREMENTS.
10. FOR CONNECTION TO UTILITY DEMAND RESPONSE INPUT AS REQUIRED. INTERPOLATING DEVICE OR BMS INTEGRATION VARIES BY MANUFACTURER. FOR INTERPOLATING DEVICE, CONFIRM REQUIREMENTS AND SPECIFICATION WITH MANUFACTURER. FOR BMS INTEGRATED SYSTEMS, INCLUDE STARTUP AND PROGRAMMING FROM BMS INTEGRATOR.
11. SEPARATE UL 924 DEVICE FOR CONNECTION TO EMERGENCY LIFE SAFETY OR EMERGENCY BATTERY DEVICES. UPON LOSS OF NORMAL POWER, ALL CONNECTED EMERGENCY LIGHTING TO DEFAULT TO ON AT 100% OUTPUT REGARDLESS OF OCCUPANCY, PHOTOCELL OR WALL DEVICE STATE. INTEGRATED ROOM CONTROLLER UL924 LISTING WITH BARRIERED LINE VOLTAGE CONNECTIONS IS AN APPROVED MEANS OF EMERGENCY LIFE SAFETY CONNECTION AS AVAILABLE. EMERGENCY LUMINAIRE INDICATED TO BE CONNECTED TO SWITCHLEG "a" THIS DIAGRAM. REFER TO PLANS FOR REQUIRED SWITCHLEG CONNECTION.
12. TO 24v CONTACT CLOSURE CONNECTION TO DDC SYSTEM AS REQUIRED FOR DEMAND CONTROL VENTILATION (REFER TO MECH DRAWINGS). CONNECT TO CONTACT CLOSURE AS INDICATED ON ENLARGED DETAIL.
13. NOT USED.
14. HOMERUN LOW VOLTAGE WIRING IN 1"C TO NEAREST ELEC ROOM. PROVIDE JUNCTION BOX AND LABEL AS "FOR DEMAND RESPONSE CONNECTION TO UTILITY". FINAL UTILITY CONNECTION NOT REQUIRED UNDER THIS SCOPE OF WORK.
15. ILLUSTRATED CONNECTION TO 120V LIGHTING AND LINE VOLTAGE DIMMER. REFER TO PLANS WHERE APLICABLE. NETWORKED ROOM CONTROLLER FOR ON/OFF RELAY CONTROL. CONNECTION TO SEPARATE LINE VOLTAGE WALLBOX DIMMER FOR DIMMING CONTROL. UPON RECEIPT OF DEMAND RESPONSE SIGNAL, LIGHTING ON THIS SWITCHLEG TURNS OFF.

DETAIL GENERAL NOTES:

A. DIAGRAM IS INTENDED TO BE DIAGRAMMATIC ONLY TO ILLUSTRATE OVERALL WIRING TOPOLOGY OF ROOM CONTROLLERS (LIGHTING AND RECEPTACLE). REFER TO SUPPLIED MANUFACTURERS WIRING DIAGRAMS FOR REQUIRED EQUIPMENT AND CONNECTIONS.

B. PROVIDE SUBMITTALS INCLUDING BUT NOT NECESSARILY LIMITED TO:
   1. MANUFACTURERS CUT SHEETS
   2. MANUFACTURERS WIRING DIAGRAMS FOR ALL COMPONENTS
   3. SEQUENCE OF OPERATIONS COMPLIANCE INCLUDING ANY REQUIRED COMISSIONING OR POST INSTALLATION SETUP.

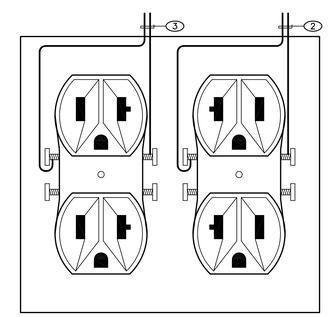
LIGHTING CONTROL SEQUENCE OF OPERATION

		CONTROL TYPE								
		ZONE CONTROL	PHOTOCELL (AS APLICABLE)	OCCUPANCY SENSOR			TIMECLOCK (LCP)	WALLSTATIONS	EMERGENCY DEVICES	DEMAND RESPONSE
				ON OPERATION	OFF OPERATION	TIMEOUT				
ROOM TYPE	PRIVATE OFFICE	REFER TO PLANS FOR KEYED ZONING BY LOWERCASE LETTER	50FC	MANUAL ON @ OUTPUT LEVEL ROOM WAS LAST LEFT AT	AUTOMATIC OCCUPANCY OFF OR MANUAL OVERRIDE OFF	30 MIN MAXIMUM	N/A	ON\OFF\DIM CONTROL. ALL ZONES DIMMED VIA 0-10v CONNECTION. REFER TO PLANS FOR KEYED ZONING BY LOWERCASE LETTER	REFER TO PLANS FOR KEYED ZONING BY LOWERCASE LETTER FOR NORMAL OPERATION. 100% OUTPUT UPON LOSS OF NORMAL POWER.	NETWORK ENABLED DEVICES; CONNECTION PROVIDED IN MAIN ELEC ROOM. NOT CONNECTED TO UTILITY. 120V LIGHTING WOULD TURN OFF UPON RECEIPT OF DEMAND RESPONSE SIGNAL.
	CONFERENCE ROOM		50FC							
	CORRIDOR		15FC	MANUAL ON @ 100% OUTPUT	DIM LIGHTING BY 50%.		ON\OFF	LOW VOLTAGE 2-HOUR OVERIDE ON SINGLE BUTTON DEVICE. LINE VOLTAGE DIMMERS FOR 120VAC LIGHTING AS INDICATED ON PLANS		
	BREAK ROOM		30FC							
	COPY		30FC							
	LOBBY		20FC							

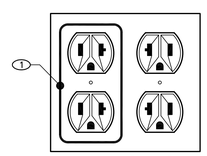
NOTES:

1. EC TO PROVIDE ALL STARTUP REQUIRED TO ASSURE EQUIPMENTS PERFORMS TO SEQUENCE OF OPERATIONS AS NOTED HEREIN. CONFIRM ADDITIONAL CONTROL PROGRAMMING REQUIREMENTS WITH OWNER AS APPLICABLE.
2. ROOM TYPES INDICATED HEREIN ARE INTENDED TO MATCH ALL INCLUDED ROOM TYPES.
3. NOTIFY ARCHITECT / ENGINEER / OWNER IF ANY ADDITIONAL CLARIFICATION IS REQUIRED PRIOR TO STARTUP.

2 LIGHTING CONTROL DETAILS AND SPECIFICATIONS
SCALE: NONE



WIRING



IDENTIFICATION

NOTES:

1. THIS PORTION OF RECEPTACLE TO BE OCCUPANCY SENSOR CONTROLLED. RECEPTACLE TO BE GRAY IN COLOR
2. TO UNSWITCHED POWER (HOT AND NEUTRAL SHOWN)
3. TO OCCUPANCY SENSOR CONTROLLED POWER. (HOT AND NEUTRAL SHOWN)

1 OCCUPANCY SENSOR CONTROLLED DOUBLE DUPLEX OUTLET
SCALE: NONE

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JUR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
ELECTRICAL DETAILS

DRAWING NUMBER:
E5.1

STATE OF CALIFORNIA

INDOOR LIGHTING – LIGHTING CONTROLS

CEC-NRCC-LTI-02-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 2 of 3)

Project Name: REGUS FOUR PALO ALTO — Date Prepared:

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following"

☒ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

MANDATORY AND PRESCRIPTIVE INDOOR LIGHTING CONTROL SCHEDULE, PAF CALCULATION, and FIELD INSPECTION CHECKLIST

Lighting Control Schedule			Standards Complying With (1) ("X" all that apply, or enter 'E' if Exempted)								PAF Credit Calculation (2)				Field Inspector	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Location in Building	Type/ Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc…)	# of Units	§130.1(a)	§130.0(b)	§130.1(c)	§130.1(d)	§130.1(e)	§140.6(a)2	§140.6(d)	Watts of Controlled Lighting	PAF	Control Credit (K x L)	"X" if Acceptance Test Required	Pass	Fail
														☐	☐
														☐	☐
														☐	☐
														☐	☐
														☐	☐
														☐	☐
														☐	☐
Control Credit PAGE TOTAL (Sum of Column M):															
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all Column M):															
Enter Control Credit total into NRCC-LTI--01-E; Page 1															

1. §130.1(a) = Manual area controls; §130.0(b) = Multi Level; §130.1(c) = Auto Shut-Off; §130.1(d) = Mandatory Daylight; §130.1(e) = Demand Responsive; §140.6(d) = Additional lighting controls installed to earn a PAF; §140.6(d) = Prescriptive Secondary Sidelit Daylight Controls.
2. Check Table 140.6-A for correct Factor. PAFs shall not be traded between conditioned and unconditioned spaces. As a condition to earn a PAF, an Installation Certificate is also required to be filled out, signed, and submitted.

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 4 of 5)

Project Name: REGUS FOUR PALO ALTO — Date Prepared:

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☒ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

C. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Luminaire Schedule		Installed Watts					Location	Field Inspector1	
A	B	C	D		E	F	G	H	
Name or Item Tag	Complete Luminaire Description (i.e, 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	How wattage was determined: CEC Default from NA8	According to §130.0(c)	Number Luminaires	Total Installed Watts in this area (C x E)	Primary Function Area in which these luminaires are installed	Pass	Fail
A	2x4 REC LED TROF44LED (1) EDIM	44	☐	☐	76	3344	OFFICES; <= 250 SF	☐	☐
AE	2x4 REC LED TROF44LED (1) EDIM	44	☐	☐		44		☐	☐
B	2x2 REC LED TROF35LED (1) EDIM	35	☐	☐	31	1085	CORRIDOR, RR, STAIR & SUPPORT	☐	☐
BE	2x2 REC LED TROF35LED (1) EDIM	35	☐	☐	15	525	CORRIDOR, RR, STAIR & SUPPORT	☐	☐
C	6" REC LED30LED (1) EDIM	30	☐	☐	6	180	CONVENTION, MULTI & MEET(3)	☐	☐
CE	6" REC LED30LED (1) EDIM	30	☐	☐		30		☐	☐
D	PENDANT (1)100	100	☐	☐		100	WAITING (3)	☐	☐
F	SUR9.5 OR 14.3LED (1) ELEC BALLAST	9.5 OR 14.2	☐	☐			WAITING (3)	☐	☐
G	SUR LED3/FT.LED (1) ELEC BALLAST	3/FT.	☐	☐				☐	☐
H	PENDANT INCAN (1)40	40	☐	☐		40	WAITING (3)	☐	☐
X	REC LED3LED (1) ELEC BALLAST	3	☐	☐	12	36	CORRIDOR, RR, STAIR & SUPPORT	☐	☐
			☐	☐				☐	☐
			☐	☐				☐	☐
			☐	☐				☐	☐
INSTALLED WATTS PAGE TOTAL:						5384	Enter sum total of all pages into NRCC-LTI-01-E; Page 2	5384	

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE - USER INSTRUCTIONS	NRCC-LTI-01-E
Indoor Lighting	(Page 1 of 5)

Project Name: REGUS FOUR PALO ALTO — Date Prepared: January 0, 1900

Climate Zone:	Conditioned Floor Area : 8694
	Unconditioned Floor Area : 3475

General Information

Building Type:	☐ Nonresidential	☐ High-Rise Residential	☒ Hotel/Motel
☐ Schools	☐ Relocatable Public Schools	☐ Conditioned Spaces	☐ Unconditioned Spaces
Phase of Construction:	☐ New Construction	☐ Addition	☒ Alteration
Method of Compliance:	☐ Complete Building	☐ Area Category	☐ Tailored

LIGHTING COMPLIANCE DOCUMENTS (select yes for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standard compliance documents, refer to the Nonresidential Manual published by the CEC.

YES	NO	FORM	TITLE
X		NRCC-LTI-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
X		NRCC-LTI-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
		NRCC-LTI-03-E	Indoor Lighting Power Allowance
		NRCC-LTI-04-E	Tailored Method Worksheets
		NRCC-LTI-05-E	Line Voltage Track Lighting Worksheets

Summary of Allowed Lighting Power

Conditioned and Unconditioned space Lighting must not be combined for compliance

	Indoor Lighting Power for Conditioned Spaces		Watts		Indoor Lighting Power for Unconditioned Spaces		Watts
1.	Installed Lighting NRCC-LTI-01-E, page 4	+	5384		Installed Lighting NRCC-LTI-01-E, page 4	+	0
2.	PORTABLE ONLY FOR OFFICES NRCC-LTI-01-E, page 3	+	0				
3.	Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	0		Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	0
4.	Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3)	=	5384		Adjusted Installed Lighting Power (row 1 minus row 3)	=	0
5.	Complies ONLY if Installed ≤ Allowed		YES	↕	Complies ONLY if Installed ≤ Allowed		↕
6.	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1		7678.1		Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1		2459.1

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 3 of 3)

Project Name: REGUS FOUR PALO ALTO — Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:		Documentation Author Signature:	
Company:	GLUMAC	Signature Date:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1 The information provided on this Certificate of Compliance is true and correct.

2 I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3 The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5 I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	JOSHUA W. McMAHAN, P.E.	Responsible Designer Signature:	
Company :	GLUMAC	Date Signed:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	License:	18209
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 5 of 5)

Project Name: REGUS FOUR PALO ALTO — Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:		Documentation Author Signature:	
Company:	GLUMAC	Signature Date:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1 The information provided on this Certificate of Compliance is true and correct.

2 I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3 The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5 I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	JOSHUA W. McMAHAN, P.E.	Responsible Designer Signature:	
Company :	GLUMAC	Date Signed:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	License:	18209
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE - USER INSTRUCTIONS	NRCC-LTI-01-E
Indoor Lighting	(Page 2 of 5)

Project Name: REGUS FOUR PALO ALTO — Date Prepared: January 0, 1900

5	Complies ONLY if Installed ≤ Allowed		↕	Complies ONLY if Installed ≤ Allowed	↕
6	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1	7678.1		Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1	September 24, 1906

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form / Title		
X		NRCI-LTI-01-E -	Must be submitted for all buildings	☐ Field Inspector
		NRCI-LTI-02-E -	Must be submitted for a lighting control system, or for an Energy Management Control System System (EMCS), to be recognized for compliance.	☐ Field Inspector
		NRCI-LTI-03-E -	Must be submitted for a line□voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line□voltage track lighting, to be recognized for compliance.	☐ Field Inspector
		NRCI-LTI-04-E -	Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐ Field Inspector
		NRCI-LTI-05-E -	Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐ Field Inspector
		NRCI-LTI-06-E -	Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐ Field Inspector

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form / Title		
		NRCA-LTI-02-A -	Must be submitted for occupancy sensors and automatic time switch controls.	☐ Field Inspector
		NRCA-LTI-03-A -	Must be submitted for automatic daylight controls.	☐ Field Inspector
		NRCA-LTI-04-A -	Must be submitted for demand responsive lighting controls.	☐ Field Inspector

STATE OF CALIFORNIA

INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 1 of 4)

Project Name: REGUS FOUR PALO ALTO — Date Prepared: January 0, 1900

ALLOWED LIGHTING POWER

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☒ CONDITIONED Spaces ☐ UNCONDITIONED Spaces

A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES

☐ If using Complete Building Method for compliance, use only the total in column (a) as total allowed building watts.

☐ If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts

	(a)	(b)
1. Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below on this page)		
2. Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page)		7678.1
3. Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E		
TOTAL ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-01, Page 2, Row 1 :	(Complete Bldg Method)	7678.1 (Area Method)

☐ Check here if building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

A	B		C		D
TYPE OF BUILDING (From §140.6 Table 140.6-B)	WATTS PER (SF)		COMPLETE BLDG. AREA		ALLOWED WATTS
		X		=	
Total Area:					
Total Watts. Enter Total Watts into section A, row 1 (Above on this page)					

C -1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES (C-2 plus C-3)		Watts
(Area Category)	Total from section C-2:	7678.1
(Area Category - Additional Lighting Wattage Allowance)	Total from section C-3:	
Total Watts. Enter Total Watts into section A, row 2 (Above on this page):		7678.1

STATE OF CALIFORNIA

INDOOR LIGHTING – LIGHTING CONTROLS

CEC-NRCC-LTI-02-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 1 of 3)

Project Name: REGUS FOUR PALO ALTO — Date Prepared: January 0, 1900

The NRCC-LTI-02-E shall be used to document all mandatory and prescriptive lighting controls that are applicable to the project.

Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)

YES	NO	Control Requirements
		Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with Section 110.9.
		Lighting shall be controlled by a lighting control a system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b).
		One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.0. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b).
		A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 110.9 and Section 130.3. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b).
		All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1.
		All luminaires shall be functionally controlled with manually switched ON and OFF lighting controls in accordance with Section 130.1(a).
		General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track lighting is used, general, display, ornamental, and special effects lighting shall each be separately controlled; in accordance with Section 130.0(a)4.
		The general lighting of any enclosed area 100 square feet or larger, with a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b).
		All installed indoor lighting shall be equipped with controls that meet the applicable Shut-OFF control requirements in Section 130.1(c).
		Lighting in all Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylit zones are shown on the plans.
		Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Responsive Signal in accordance with Section 130.1(e).
		Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4.(a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shut-OFF controls, and demand responsive controls.

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-01-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 3 of 5)

Project Name: REGUS FOUR PALO ALTO — Date Prepared:

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☒ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

A. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

☐ The actual indoor lighting power listed on this page and on the next page includes all installed permanent and planned portable lighting systems.
☐ When Complete Building Method is used for compliance, list each different type of luminaire on separate lines.
☐ When Area Category Method or Tailored Method is used for compliance, list each different type of luminaire by each different function area on separate lines
☐ Also include track lighting in schedule, and submit the track lighting compliance form (LTG-5C) when line□voltage track lighting is installed.

B. INSTALLED PORTABLE LUMINAIRES IN OFFICES - Exception to Section 140.6(a)

☐ This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance form.

☐ This section is used to determine if greater than 0.3 watts of portable lighting is planned for any office

☐ Fill out a separate line for each different office. Small offices that are typical (having the same general and portable lighting) may be grouped together. This allowance shall not be traded between offices having different lighting systems.

Office Portable Luminaire Schedule		Office Installed Portable Luminaire Watts Per Square Foot						Accountable Watts	Office Location	Field Inspector	
A		B	C	D	E	F	G	H	I	J	
	Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	Watts per Luminaire	Number of Luminaires	Installed portable luminaire watts in this office (B x C)	Square feet of this office	Watts per square foot (D / E)	If F ≤ 0.3, enter zero; If F > 0.3, (F-0.3)	E x G	Identify Office area in which these portable luminaires are installed	Pass	Fail
										☐	☐
										☐	☐
										☐	☐
										☐	☐
Total installed portable luminaire watts that are greater than 0.3 watts per square foot per office:									Enter sum total of all pages into NRCC-LTI-01-E; Page 1		

GENERAL NOTES

A. THE TITLE 24 FORMS ON THIS AND FOLLOWING SHEETS SHALL NOT BE USED FOR QUANTITY TAKEOFF OF LIGHTING FIXTURES OR LIGHTING CONTROLS. REFER TO DRAWINGS FOR ALL DEVICES.

B. ELECTRICAL CONTRACTOR TO INCLUDE IN THEIR BID ALL REQUIRED COMMISSIONING AND DOCUMENTATION PER TITLE 24 REQUIREMENTS TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor — Job No.01.15.00013
San Francisco, CA 94111 — Contact. MWH
T: 415.398.7667 F: 415.398.0596
www.glumac.com

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
ELECTRICAL
TITLE 24
DOCUMENTATION

DRAWING NUMBER:

ET-24.1

STATE OF CALIFORNIA

INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance		(Page 2 of 4)
Project Name: REGUS FOUR PALO ALTO	Date Prepared:	

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:

☒ CONDITIONED ☐ UNCONDITIONED

C-2 AREA CATEGORY METHOD GENERAL LIGHTING POWER ALLOWANCE

☒ Do not include portable lighting for offices. Portable lighting for offices shall be documented only in section B of NRCC-LTI-01-E.

☐ Separately list lighting for each primary function area as defined in §100.1 of the Standards.

A		B		C		D
AREA CATEGORY (From §140.6 Table 140.6-C)		WATTS		AREA (sf)		ALLOWED WATTS
Location in Building	Primary Function Area per Table 140.6-C	PER (sf)	x		=	
	OFFICES; <= 250 SF	1		5219		5219
	CORRIDOR, RR, STAIR & SUPPORT	0.6		2836		1701.6
	CONVENTION, MULTI & MEET(3)	1.4		182		254.8
	WAITING (3)	1.1		329		361.9
	LOUNGE (3)	1.1		128		140.8
			Total SF Areas:	8694		
Enter sum total Area Category allowed watts into section C-1 of NRCC-LTI-03-E (this compliance form):						7678.1 WATTS

STATE OF CALIFORNIA

INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance		(Page 3 of 4)
Project Name: REGUS FOUR PALO ALTO	Date Prepared: January 0, 1900	

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:

☒ CONDITIONED Spaces ☐ UNCONDITIONED Spaces

C-3 AREA CATEGORY METHOD Additional Lighting Wattage Allowance (from Table 140.6-C Footnotes)

A	B	C (2)	D	E	F	G
Primary Function	Sq Ft or linear ft (1)	Additional Watts Allowed	Wattage Allowance (B x C)	Description(s) and Quantity of Special Luminaire Types in each Primary Function Area	Total Design Watts (3)	ALLOWED WATTS Smaller of D or F
TOTALS – Enter into TOTAL AREA CATEGORY METHOD ADDITIONAL ALLOWANCES – Section C-1:						

1 Use linear feet only for additional allowance for white board or chalk board. All other additional Area Category allowances shall use watts per square foot.

2 Additional watts are available only when allowed according to the footnotes on bottom of Table 146□C, which include: Specialized task work; Ornamental lighting; Precision commercial and industrial work; Per linear foot of white board or chalk board; Accent, display and feature lighting; and Videoconferencing Studio lighting..

3 Luminaire classification and wattage shall be determined in accordance with §130.0(c) of the Standards.

STATE OF CALIFORNIA

INDOOR LIGHTING

CEC-NRCC-LTI-03-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance		(Page 4 of 4)
Project Name: REGUS FOUR PALO ALTO	Date Prepared:	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company: GLUMAC	Signature Date:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1 The information provided on this Certificate of Compliance is true and correct.

2 I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3 The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5 I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: JOSHUA W. McMAHAN, P.E.	Responsible Designer Signature:
Company : GLUMAC	Date Signed:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	License: 18209
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

GENERAL NOTES

A. THE TITLE 24 FORMS ON THIS AND FOLLOWING SHEETS SHALL NOT BE USED FOR QUANTITY TAKEOFF OF LIGHTING FIXTURES OR LIGHTING CONTROLS. REFER TO DRAWINGS FOR ALL DEVICES.

B. ELECTRICAL CONTRACTOR TO INCLUDE IN THEIR BID ALL REQUIRED COMMISSIONING AND DOCUMENTATION PER TITLE 24 REQUIREMENTS TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP

2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC

engineers for a sustainable future™

150 California St., 3rd Floor Job No.01.15.00013
San Francisco, CA 94111 Contact. MWH
T. 415.398.7667 F. 415.398.0596
www.glumac.com

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
△		
△		
△		
△		
△		
△		
△		
△		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:

ELECTRICAL TITLE 24 DOCUMENTATION

DRAWING NUMBER:

ET-24.2

HVAC LEGEND

GENERAL

SYMBOL	DESCRIPTION
(N)	NEW WORK
(E)	EXISTING WORK TO REMAIN
X X X X X X X X	EXISTING WORK TO BE REMOVED
℄	CENTER LINE
	POINT OF CONNECTION
HP 1	EQUIPMENT IDENTIFICATION HEAT PUMP UNIT #1
1	SHEET NOTE REFERENCE TAG
(R)	RELOCATE

PIPING

SYMBOL	DESCRIPTION
	DIRECTION OF SLOPE
	DIRECTION OF FLOW
	PIPE UP
	PIPE DOWN
	PIPE DROP/PIPE RISE

HYDRONIC

SYMBOL	DESCRIPTION
RS	REFRIGERANT SUCTION
RL	REFRIGERANT LIQUID

CONTROLS

SYMBOL	DESCRIPTION
T	THERMOSTAT OR TEMPERATURE SENSOR
DSD	DUCT SMOKE DETECTOR
	CONTROL WIRING

DUCTWORK

SYMBOL (DOUBLE LINE)	DESCRIPTION	SYMBOL (SINGLE LINE)
AD/AP	ACCESS DOOR / ACCESS PANEL	
	FLEXIBLE CONNECTION	
	FLEXIBLE DUCT RUNOUT TO DIFFUSER	
12x6	DUCT SIZE (WIDTH x DEPTH)	12x6
	DUCT THROUGH BEAM PENETRATION	
R D	DUCT OFFSET (RISE OR DROP)	R D
VD	VOLUME DAMPER	VD
FD SD FSD	FIRE, SMOKE OR FIRE/SMOKE DAMPER	FD SD FSD
	SUPPLY DUCT UP	
	SUPPLY DUCT DOWN	
	EXHAUST DUCT UP	
	EXHAUST DUCT DOWN	
	RETURN DUCT UP	
	RETURN DUCT DOWN	
	CROSS SECTION OF SUPPLY DUCT	
	CROSS SECTION OF EXHAUST AIR DUCT	
	CROSS SECTION OF RETURN AIR DUCT	
	CROSS SECTION OF ROUND DUCT	
	DUCT ELBOW WITH TURNING VANES	
	SMOOTH RADIUS DUCT ELBOW WITHOUT TURNING VANES	
12x6	ACOUSTICAL LINING DUCT DIMENSION IS ID	12x6
M	MOTORIZED DAMPER	M
	TRANSFER DUCT (WITH LINER)	
8'-11" BOD	INDICATES 8'11" TO BOTTOM OF DUCT	8'-11" BOD
TAG NECK SIZE–CFM	ROUND OR SQUARE CEILING SUPPLY DIFFUSER (SEE SCHEDULE) 4–WAY THROW UNLESS INDICATED OTHERWISE.	TAG NECK SIZE–CFM
TAG NECK SIZE–CFM	ROUND OR SQUARE CEILING EXHAUST REGISTER (SEE SCHEDULE)	TAG NECK SIZE–CFM
TAG	ROUND OR SQUARE CEILING RETURN REGISTER (SEE SCHEDULE)	TAG
	ROUND OR SQUARE CEILING RETURN GRILLE	
TAG–NECK SIZE–CFM	WALL SUPPLY REGISTER (SEE SCHEDULE)	TAG–NECK SIZE–CFM
TAG–NECK SIZE–CFM A	WALL RETURN REGISTER (SEE SCHEDULE)	TAG–NECK SIZE–CFM A
	LINEAR SLOT DIFFUSER (SEE SCHEDULE)	
	DUAL DUCT VARIABLE VOLUME BOX	

ABBREVIATIONS

AAV	----
ABV	ABOVE
AC	AIR CONDITIONING
ACCEPT	ACCEPTANCE
ACU	AIR CONDITIONING UNIT
AD	ACCESS DOOR
ADD	ADDITION
AF	AFTER FILTER
AFF	ABOVE FINISHED FLOOR
AFMS	AIR FLOW MEASURING STATION
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AG	AIR GAP
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
A	AMPERE
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ARI	AMERICAN REFRIGERATION INSTITUTE
AS	AIR SEPARATOR
AUTO	AUTOMATIC
AUX	AUXILIARY
B	BOILER
BBD	BOILER BLOW DOWN
BDD	BACKDRAFT DAMPER
BEL	BELOW
BHP	BRAKE HORSEPOWER
BHT	BASEBOARD HEATER
BMS	BUILDING MANAGEMENT SYSTEM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BFP	BACKFLOW PREVENTER
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
BV	BALL VALVE OR BALANCING VALVE
BYV	BUTTERFLY VALVE
C	COMMON, CONDENSATE OR CONDUIT
CA	CONTROL AIR
CAP	CAPACITY
CAV	CONSTANT AIR VOLUME
CB	CHILLED BEAM
CC	COOLING COIL OR CONTROLS CONTRACTOR
CEG	CEILING EXHAUST GRILLE
CER	CEILING EXHAUST REGISTER
CFF	CAP FOR FUTURE
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CDWR	CONDENSER WATER RETURN
CDWS	CONDENSER WATER SUPPLY
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CH	CHILLER
CHV	CHECK VALVE
CL	CENTERLINE
CLG	CEILING
CO	CLEANOUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
COP	COEFFICIENT OF PERFORMANCE
CP	CONTROL PANEL OR CONDENSATE PUMP
CPF	CHEMICAL POT FEEDER
CR	CONDENSATE RETURN
CRR	CEILING RETURN REGISTER
CRG	CEILING RETURN GRILLE
CS	CIRCUIT SETTER
CSD	CEILING SUPPLY DIFFUSER
CTE	CONNECT TO EXISTING
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CV	CONSTANT VOLUME OR CONTROL VALVE
CW	COLD WATER
D	DROP OR DRAIN
DB	DRY BULB TEMPERATURE
DDC	DIRECT DIGITAL CONTROL
DEFL	DEFLECTION
DIA	DIAMETER
DIFF	DIFFERENCE
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DPT	DEW POINT TEMPERATURE
DSD	DUCT SMOKE DETECTOR
DV	DIAPHRAGM VALVE
DWG(S)	DRAWING(S)
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR OR EACH
EAD	EXHAUST AIR DAMPER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECON	ECONOMIZER
EDB	ENTERING DRY BULB TEMPERATURE
EER	ENERGY EFFICIENCY RATING
EF	EXHAUST FAN
EFF	EFFICIENCY
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMS	ENERGY MANAGEMENT SYSTEM
EQUIP	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXPT	EXPANSION TANK
EXT	EXTERNAL
F	FAHRENHEIT OR FILTER
FPB	FAN POWERED BOX
FC	FLEXIBLE CONNECTION OR FAIL CLOSED
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FF	FINAL FILTER OR FINISHED FLOOR
FLR	FLOOR
FO	FAIL OPEN
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE/SMOKE DAMPER
FT	FOOT OR FEET
G	GAS
GA	GAUGE, GAGE
GAL	GALLONS
GALV	GALVANIZED
GC	GAS COCK OR GENERAL CONTRACTOR
GLV	GLOBE VALVE
GN	GENERAL NOTE
GPM	GALLONS PER MINUTE
GND	GROUND
GV	GATE VALVE
H	HEIGHT
HB	HOSE BIBB
HC	HEATING COIL
HD	HEAD
HOR	HORIZONTAL
HP	HIGH PRESSURE
HP	HORSEPOWER
HP	HEAT PUMP
HPC	HIGH PRESSURE CONDENSATE
HPS	HIGH PRESSURE STEAM
HR	HOUR(S)
HRU	HEAT RECOVERY UNIT
HS	HUMIDITY SENSOR
HTR	HEATER
HV	HOSE VALVE
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	FREQUENCY (HERTZ)
ID	INSIDE DIAMETER
IN	INCH(ES)
IPLV	INTEGRATED PART LOAD VALUE
JB	JUNCTION BOX
KW	KILOWATT
KWH	KILOWATT HOUR
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LDB	LEAVING DRY BULB
LF	LINEAR FEET
LP	LOW PRESSURE
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MA	MIXED AIR
MAD	MIXED AIR DAMPER
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MERV	MINIMUM EFFICIENCY RATING VALUE
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
MPC	MEDIUM PRESSURE CONDENSATE
MPS	MEDIUM PRESSURE STEAM
MV	MANUAL AIR VENT
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN OR NUMBER
NOM	NOMINAL
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OAD	OUTSIDE AIR DAMPER
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPER	OPERATING
OSA	OUTSIDE AIR
OV	OUTLET VELOCITY
P	PUMP OR PRESSURE OR POLE
PC	PUMPED CONDENSATE
PD	PRESSURE DROP
PF	PREFILTER
PG	PIPE GUIDE OR PRESSURE GAUGE
PH	PHASE (ELECTRICAL)
PHC	PREHEAT COIL
PLBG	PLUMBING
POC	POINT OF CONNECTION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SENSOR
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
PV	PLUG VALVE
QTY	QUANTITY
R	RISERS, RELOCATE OR RISE
RA	RETURN AIR
RAD	RETURN AIR DAMPER
RD	REFRIGERANT DISCHARGE OR ROOF DRAIN
REF	ROOFTOP EXHAUST FAN
REFRIG	REFRIGERATION
REJ	REJECTION
REQ'D	REQUIRED
REV	REVISE, REVISION OR REVOLUTIONS
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RHT	RADIANT HEATER
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION
RTU	ROOFTOP UNIT
S	SUPPLY OR SLOPE
SA	SUPPLY AIR
SCFM	CFM, STANDARD CONDITIONS
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATING
SEN	SENSIBLE
SF	SUPPLY FAN OR SQUARE FEET
SHC	SQUARE HEAD COCK
SIU	SPLIT INDOOR UNIT
(SN)	SHEET NOTE
SOU	SPLIT OUTDOOR UNIT
SP	STATIC PRESSURE
SPD	SPLITTER DAMPER
SPEC	SPECIFICATIONS
SQ IN	SQUARE INCH
ST	STRAINER OR SOUND TRAP
STD	STANDARD
STRUCT	STRUCTURAL
SV	STEAM VENT
T	THERMOSTAT, TEMPERATURE SENSOR OR THERMOMETER
TCP	TEMPERATURE CONTROL PANEL
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TI	TENANT IMPROVEMENT
TRG	TRANSFER GRILLE
TS	TEMPERATURE SENSOR
TSP	TOTAL STATIC PRESSURE
TT	TEST TAP OR TEST TEE
TXV	THERMAL EXPANSION VALVE
(TYP)	TYPICAL
U	HEAT TRANSFER COEFFICIENT
UC	UNDER CUT DOOR
UG	UNDERGROUND
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENT OR VOLT OR VELOCITY
VAV	VARIABLE AIR VOLUME
VB	VACUUM BREAKER
VD	VOLUME DAMPER
VEL	VELOCITY
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VFM	VENTURI FLOW METER
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WASTE OR WIDTH OR WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WC	WATER COLUMN
WEG	WALL EXHAUST GRILLE
WG	WATER GAUGE
WP	WORKING PRESSURE
WPD	WATER PRESSURE DROP
WRR	WALL RETURN REGISTER
WSHP	WATER–SOURCE HEAT PUMP
WSR	WALL SUPPLY REGISTER
WT	WEIGHT
XFMR	TRANSFORMER
Z	ZONE

NOT ALL SYMBOLS OR ABBREVIATIONS ARE NECESSARILY USED ON THIS PROJECT.

HVAC BASIS OF DESIGN

CODES AND STANDARDS
- CALIFORNIA BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION:
  1. 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE REGULATIONS, TITLE–24, PART 2 (BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS).
  2. 2013 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS, TITLE–24, PART 4 (BASED ON 2012 UNIFORM MECHANICAL CODE (UMC) WITH STATE AMENDMENTS).
  3. 2013 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS, TITLE–24, PART 5 (BASED ON 2012 UNIFORM PLUMBING CODE (UPC) WITH STATE AMENDMENTS).
  4. 2013 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS, TITLE–24, PART 9 (BASED ON 2012 UNIFORM FIRE CODE WITH STATE AMENDMENTS).
  5. 2013 CALIFORNIA ELECTRIC CODE (CEC), BASED ON THE 2011 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS
  6. 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD FOR NONRESIDENTIAL COMPLIANCE, CALIFORNIA CODE REGULATIONS, TITLE–24, PART 6.
  7. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE–24, PART 11.

OUTDOOR DESIGN CONDITIONS
- A. SUMMER:85°F DB/64°F WB (ASHRAE 0.5% PALO ALTO, CA)
- B. WINTER: 26°F (MEDIAN OF EXTREMES, PALO ALTO, CA)
- C. ELEVATION: 25 FT.
- D. CALIFORNIA CLIMATE ZONE: 4

INDOOR DESIGN CONDITIONS
- A. OFFICES AREAS:
  1. COOLING: 74°F +/–2°F
  2. HEATING: 70°F +/–2°F

CALIFORNIA VENTILATION CRITERIA:
- A. ALL AREAS: 15 CFM/PERSON AND 0.15 CFM/SQ.FT. MINIMUM

INTERNAL HEAT GAIN
- A. LIGHTING:
  1. OFFICE: 1.1 W/SQ. FT. (80% LOAD TO SPACE)
- B. RECEPTACLE POWER:
  1. OFFICES AREAS: 1.2 W/SQ. FT.
- C. OCCUPANTS:
  1. 245 BTUH SENSIBLE/205 BTUH LATENT

OCCUPANCY CRITERIA IN CALIFORNIA:
- A. OPEN OFFICE: 1 PERSON/100 SQ. FT.
- B. ENCLOSED OFFICE: 1 PERSON
- C. CONFERENCE ROOM: 1 PERSON/15 SQ. FT.

DUCTWORK DESIGN CRITERIA (MAXIMUM ALLOWABLE VALUES). AIR VELOCITIES ABOVE THESE MAXIMUM VALUES REQUIRE ACOUSTICAL TREATMENT.
- A. SUPPLY DUCTS:
  1. EXPOSED IN OCCUPIED SPACES: 0.08" WG/100 FT AND 1500 FT/MIN VEL
  2. ABOVE CEILING IN OCCUPIED SPACES: 0.08" WG/100 FT AND 1800 FT/MIN VEL
- A. RETURN/EXHAUST DUCTS:
  1. EXPOSED IN OCCUPIED SPACES: 0.06" WG/100 FT AND 1000 FT/MIN VEL
  2. ABOVE CEILING IN OCCUPIED SPACES: 0.06" WG/100 FT AND 1500 FT/MIN VEL

HVAC DRAWING LIST

PROJECT SCOPE OF WORK

TENANT IMPROVEMENT WORK ON THE SECOND FLOOR. NO CHANGE TO THE BUILDING ENVELOPE.

HVAC
REUSE EXISTING DUAL DUCT HVAC SYSTEM.
INSTALLATION OF ONE NEW DUAL DUCT VAV BOX.
DEMOLITION OF EXISTING SPLIT SYSTEM AC.
INSTALLATION OF NEW SPLIT SYSTEM AC FOR COMM ROOM.
INSTALLATION OF NEW DUCTWORK, DIFFUSERS, AND GRILLES TO ACCOMODATE REVISED LAYOUT.
RELOCATION OF PNEUMATIC THERMOSTATS.
REBALANCE AIR SYSTEM.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
MECHANICAL COVER SHEET

DRAWING NUMBER:
M0.1

SPLIT SYSTEM AIR CONDITIONING SYSTEM SCHEDULE

INDOOR UNIT																OUTDOOR UNIT										
				COOLING CAP (67°F EWB, 45°F COIL		SUPPLY						ELECTRICAL						COOLING (95°F OUTDOOR AIR)					ELECTRICAL				
TAG	MANUFACTURER	MODEL NUMBER	LOCATION	TOTAL (MBH)	SENSIBLE (MBH)	AIR FLOW (CFM)	MIN. OSA (CFM)	EAT (°F)	LAT (°F)	ESP (IN.WG.)	TSP (IN.WG.)	HP	V/PH	MCA (A)	UNIT SIZE (L" x W" x H")	OPER. WT. (LBS)	TAG	MODEL NUMBER	NOM. CAP. (TONS)	EER	SEER	REFRIG TYPE	REFRIG (LBS.)	V/PH	MCA (A)	UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
AC–1	MITSUBISHI ELECTRIC	PKA–A18HA4	COMMS ROOM	18000	–	370	N/A	80/67	–	–	–	–	24V DC	1	10"X36"X12"	29	CU–1	PUY–A18NHA4	1.5	8.0	15.3	R410A	3.75	208/1	13	13"X32"X24"	89	1,2,3,4,5

NOTES
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. PROVIDE PROGRAMMABLE THERMOSTAT.
3. DUCTLESS FAN COIL.
4. MINI CONDENSATE PUMP TO BE PROVIDED AND INSTALLED BY PLUMBING, AND WIRED BY ELECTRICAL.
5. WIRELESS REMOTE CONTROLLER.

DUAL DUCT VARIABLE AIR VOLUME TERMINAL UNIT SCHEDULE

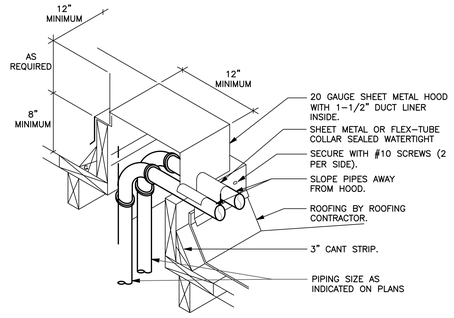
TAG	MANUFACTURER	MODEL NUMBER	COLD INLET SIZE (IN)	HOT INLET SIZE (IN)	AIRFLOW CFM			COLD AIR P.D. (IN.WG.)	HOT AIR P.D. (IN.WG.)	COLD DAMPER CONFIG (NO/NC)	HEATER DAMPER CONFIG (NO/NC)	UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
					COOL MAX (CFM)	VENT MIN (CFM)	HEAT MAX (CFM)							
VAV–1	–	–	–	–	480	150	240	–	–	–	–	–	–	EXISTING,1
VAV–2	–	–	–	–	900	270	450	–	–	–	–	–	–	EXISTING,1
VAV–3	–	–	–	–	1600	480	800	–	–	–	–	–	–	EXISTING,1
VAV–4	–	–	–	–	560	170	280	–	–	–	–	–	–	EXISTING,1
VAV–5	–	–	–	–	780	240	390	–	–	–	–	–	–	EXISTING,1
VAV–6	–	–	–	–	540	160	270	–	–	–	–	–	–	EXISTING,1
VAV–7	–	–	–	–	2070	620	1035	–	–	–	–	–	–	EXISTING,1
VAV–8	–	–	–	–	570	170	235	–	–	–	–	–	–	EXISTING,1
VAV–9	–	–	–	–	1100	330	550	–	–	–	–	–	–	EXISTING,1
VAV–10	–	–	–	–	410	130	205	–	–	–	–	–	–	EXISTING,1
VAV–11	–	–	–	–	480	150	240	–	–	–	–	–	–	EXISTING,1
VAV–12	–	–	–	–	540	160	270	–	–	–	–	–	–	EXISTING,1
VAV–13	–	–	–	–	590	180	295	–	–	–	–	–	–	EXISTING,1
VAV–14	–	–	–	–	1020	310	510	–	–	–	–	–	–	EXISTING,1
VAV–15	TITUS	PEDV	6	5	280	90	140	0.1	0.1	NC	NO	20X19X8	76	NEW,2

NOTES
1. REBALANCE EXISTING BOX TO INICATED CFM'S.
2. PRESSURE INDEPENDENT BOX WITH MIXER–ATTENUATOR.

DIFFUSER AND GRILLE SCHEDULE

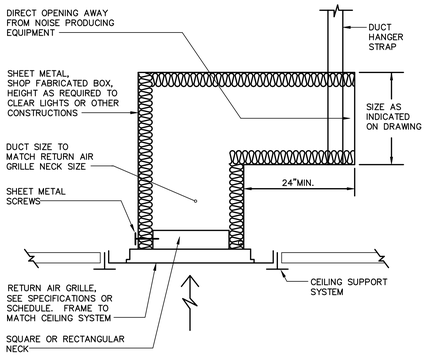
TAG	MANUFACTURER	MODEL NUMBER	DESCRIPTION	FACE TYPE	FACE SIZE (INCHES)	COLOR	MATERIAL	OBD	NOTES
A	TITUS	PSS	CEILING SUPPLY	PERFORATED	24X24	WHITE	STEEL	NO	1
B	TITUS	PAR	CEILING RETURN/EXHAUST	PERFORATED	24X24	WHITE	STEEL	NO	1

NOTES
1. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR BORDER TYPES.

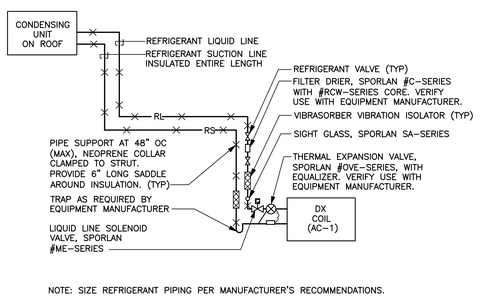


NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ROOF CONSTRUCTION.
2. ALL EDGES SHALL BE ROLLED AND TURNED DOWN, SHARP EDGES WILL NOT BE ACCEPTED.
3. SEAL AS REQUIRED TO MAKE ALL JOINTS AND PENETRATIONS WATERTIGHT.

4 ROOF PIPE PENETRATION
SCALE: NONE

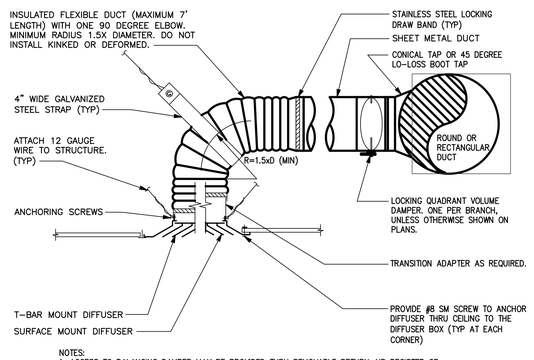


5 CEILING ACOUSTICAL RETURN AIR BOOT DETAIL
SCALE: NONE



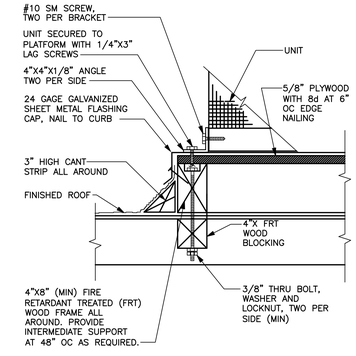
NOTE: SIZE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS.

3 REFRIGERANT PIPING SCHEMATIC
SCALE: NONE



NOTES:
1. ACCESS TO BALANCING DAMPER MAY BE PROVIDED THRU REMOVABLE RETURN AIR REGISTER OR HINGED LIGHT FIXTURE.
2. FOR INACCESSIBLE CEILING USE REMOTE FLEXIBLE STEEL SHAFT DAMPER OPERATOR OR PROVIDE 18"X18" (MIN) ACCESS DOOR.
3. DIFFUSER FRAME SHALL MATCH ARCHITECTURAL CEILING TYPE.
4. IF FLEXIBLE DUCT SIZE INDICATED ON PLAN IS LARGER OR SMALLER THAN DIFFUSER NECK OR IF DIFFUSER NECK IS SQUARE OR RECTANGULAR PROVIDE TRANSITION FITTING AT DIFFUSER NECK.
5. REFER TO STRUCTURAL DESIGN FOR ATTACHMENT REQUIREMENTS AND ADDITIONAL SUPPORT OPTIONS.

2 CEILING DIFFUSER MOUNTING
SCALE: NONE



NOTE:
1. COORDINATE ANCHORAGE REQUIREMENTS WITH STRUCTURAL DESIGN.

1 ROOF MOUNTED CONDENSING UNIT WOOD STRUCTURE
SCALE: NONE

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact. MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
MECHANICAL DETAILS AND SCHEDULES

DRAWING NUMBER:
M0.2

MECHANICAL SPECIFICATIONS AND GENERAL NOTES

A. GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS. EVERY EFFORT HAS BEEN MADE DURING THE DESIGN TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE CODES. THEREFORE, UNLESS THE CONTRACTOR SHALL HAVE NOTIFIED THE ARCHITECT, IN WRITING, BEFORE SIGNING HIS CONTRACT OF ANY ITEM IN CONFLICT WITH SAID CODES, HE SHALL THEREAFTER MAKE ANY ADJUSTMENTS NECESSARY TO MEET SAID CODES AT NO COST TO THE OWNERS, ENGINEERS, OR ARCHITECTS.
2. ALL WORK SHALL ALSO BE IN ACCORDANCE WITH THE BUILDING STANDARDS. ALL REQUIREMENTS IN THIS BOOK IS A PART OF THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN COPIES OF THESE DOCUMENTS AND BECOME FAMILIAR WITH THEM PRIOR THE SUBMISSION OF THEIR BID.
3. CONTRACTORS SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSAL.
4. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL INTERIOR DETAILS, FLOOR PLANS, ELEVATIONS, AND OTHER CONTRACT DRAWINGS AND HE SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER TRADES TO AVOID INTERFERENCE. THE PLANS ARE DIAGRAMMATIC AND SHOW GENERALLY THE LOCATIONS OF THE FIXTURES, EQUIPMENT, DUCTWORK, PIPE LINES, ETC., AND ARE NOT TO BE SCALED. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CONFIRMED IN THE FIELD.
5. CONTRACTOR SHALL REPAIR ALL DAMAGE, TO CLIENT'S SATISFACTION, CAUSED BY HIS WORK.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS AND INSPECTIONS.
7. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL AND STRUCTURAL MEMBERS. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL TO BE IN CONTACT WITH ANY EQUIPMENT OR ARCHITECTURAL AND STRUCTURAL MEMBERS. ADJUST EXISTING PIPING, CONDUIT, DUCTWORK, OR EQUIPMENT AS REQUIRED TO ACCOMMODATE NEW WORK. INSTALL ALL DUCTWORK AND PIPING AS HIGH AS POSSIBLE.
8. COORDINATE ALL CUTTING AND PATCHING WITH GENERAL CONTRACTOR. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO HIS WORK.
9. OBTAIN WRITTEN PERMISSION BY THE ARCHITECT AND BUILDING MANAGER BEFORE PROCEEDING WITH ANY CUTTING OR PATCHING OF STRUCTURAL MEMBERS.
10. FURNISH AND INSTALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEMS INCLUDING CONTROLS AND LIFE SAFETY CONNECTIONS. ALL SPECIFIED MATERIALS SHALL BE CONSIDERED AS : "OR APPROVED EQUAL".
11. WORK UNDER THIS CONTRACT SHALL NOT BE CONSIDERED COMPLETE UNTIL ACCEPTED BY THE OWNER IN WRITING.
12. RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ANY DAMAGE NOT REPAIRED TO OWNER'S SATISFACTION WILL BE COMPLETED BY OWNER. ALL COSTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER TRADES AS REQUIRED FOR COMPLETE WORKING SYSTEMS.
14. NOTIFY LANDLORD 48 HOURS IN ADVANCE BEFORE ANY SYSTEM IS SHUT DOWN. COORDINATE SHUT DOWN WITH BUILDING MANAGER AND BUILDING ENGINEER.
15. PROVIDE TWO SETS OF "AS-BUILT" DRAWINGS AND TWO BOUND SETS OF ALL OPERATIONS MANUALS, DIAGRAMS, SERVICE CONTRACTS, GUARANTEES, ETC., ONE FOR THE LANDLORD AND ONE FOR THE TENANT REPRESENTATIVE.
16. PROVIDE AND COORDINATE INSTALLATION OF ACCESS PANELS REQUIRED FOR MAINTENANCE AND INSPECTION OF ALL EQUIPMENT (INCLUDING BASE BUILDING). PROVIDE ACCESS PANELS FOR ALL ITEMS OF EQUIPMENT (FSD'S, FD'S, MOTORS, VALVES, VAV'S, ETC.).
17. SUBMIT (6) COMPLETE SETS OF MANUFACTURER'S SUBMITTAL DATA FOR APPROVAL FOR ALL MATERIALS AND EQUIPMENT PRIOR TO PURCHASE. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED. IF SUBSTITUTIONS ARE SUBMITTED IT SHALL BE CONTRACTORS RESPONSIBILITY TO FURNISH ALL PERTINENT INFORMATION TO SHOW THAT SUBSTITUTION IS EQUAL TO SPECIFIED ITEM.
18. EACH SYSTEM OF PIPING AND DUCTWORK SHALL BE CLEANED OF ALL FOREIGN MATERIALS AND ROUGH SPOTS PRIOR TO BEING PLACED IN SERVICE AND BEFORE OPERATIONAL TESTS ARE PERFORMED.
19. EACH SYSTEM OF PIPING AND DUCTWORK SHALL BE PRESSURE TESTED IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS.
20. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONTRACT AWARD OF ANY ERRORS OR CONFLICTS IN DRAWING, SPECIFICATIONS AND EXISTING CONDITIONS AFFECTING THE COST OF WORK. NO CONSIDERATION WILL BE GRANTED FOR ANY SUCH WORK NOT REPORTED BUT REQUIRED TO COMPLETE THE PROJECT.
21. VERIFY ALL CONNECTIONS TO ALL EXISTING SERVICES PRIOR TO SUBMISSION OF BID OR ANY INSTALLATION.
22. THESE SPECIFICATIONS AND THE ACCOMPANYING DRAWINGS ARE INTENDED TO CALL FOR AND PROVIDE THAT ALL MATERIALS AND LABOR BE FURNISHED FOR CONSTRUCTION OF MECHANICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS PROVIDED FOR IN THESE SPECIFICATIONS. COORDINATE SHUTDOWNS AND INTERRUPTIONS OF SYSTEMS WITH THE BUILDING MANAGER.
23. KEEP SITE FREE FROM ALL SURPLUS MATERIALS, TOOLS AND RUBBISH AT ALL TIMES DURING CONSTRUCTION AND UPON COMPLETION OF WORK EACH DAY LEAVE SITE IN CLEAN CONDITION.
24. GUARANTEE ALL WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL WRITTEN ACCEPTANCE BY THE ENGINEER AND OWNER.
25. OBTAIN A COMPLETE SET OF AS-BUILT DRAWINGS FROM THE OWNER AND/OR TENANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUALLY VERIFYING ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
26. ALL DUCTS, PIPES & PLUMBING, CONTROL WIRING, ETC. SHALL BE INSTALLED CONCEALED ABOVE CEILING, UNLESS OTHERWISE NOTED. IN AREAS WHERE NO CEILING IS PROVIDED, MAXIMUM POSSIBLE HEADROOM SHALL BE MAINTAINED.
27. SEAL AROUND ALL PIPES & DUCTS PENETRATING FIRE SEPARATIONS WITH NON-COMBUSTIBLE PACKING RETAINED BY METAL COLLARS. THE ASSEMBLY SHALL BE APPROVED BY STATE FIRE MARSHALL AND SHALL HAVE THE SAME OR HIGHER RATING AS THE FIRE SEPARATION.
28. REMOVE ALL ABANDONED MECHANICAL EQUIPMENT AND ASSOCIATED DUCTWORK, PIPING, ETC.
29. HANG RIBBONS FROM ITEMS REQUIRING ACCESS (EXISTING & NEW) PRIOR TO INSTALLATION OF CEILING.
30. COORDINATE LOCATION OF CEILING DIFFUSERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
31. CONTRACTOR SHALL INCLUDE A "NO ASBESTOS" CERTIFICATE FOR ALL MATERIALS/EQUIPMENT USED AND INSTALLED.
32. ALL PIPING AND DUCTWORK SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH THE GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL AND PLUMBING PIPING SYSTEMS AS PUBLISHED BY SMACNA AND CAC TITLE 24.
33. ALL SELECTIONS OF ISOLATORS AND RESTRAINT SYSTEMS SHALL BE SUBSTANTIATED BY CALCULATIONS SUBMITTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. SUCH CALCULATIONS SHALL BE PREPARED, STAMPED AND SIGNED BY A STATE OF CALIFORNIA REGISTERED STRUCTURAL ENGINEER.
34. ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE APPLICABLE ENERGY EFFICIENCY STANDARDS OF THE CALIFORNIA ENERGY COMMISSION.
35. INSTALL ALL DUCTWORK & EQUIPMENT AS HIGH AS POSSIBLE (TIGHT TO STRUCTURE) AND TO CLEAR FULL HEIGHT WALLS. USE EXISTING BEAM PENETRATIONS WHERE AVAILABLE. MOVE AND/OR ADJUST EXISTING WORK WHERE NECESSARY FOR THE INSTALLATION OF NEW WORK. THIS INCLUDES PIPING, DUCTS, CONDUITS, ETC.

DUCTWORK

1. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, IN ACCORDANCE WITH LATEST SMACNA AND ASHRAE STANDARDS.
2. DUCTWORK SHALL BE SUPPORTED PER SMACNA STANDARDS AND BRACED PER LATEST SMACNA MANUAL "GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS."
3. DUCT DIMENSIONS INDICATED ON DRAWINGS ARE NET, INSIDE, CLEAR DIMENSIONS. FOR INTERNALLY LINED DUCTS, ADD LINING THICKNESS TO DETERMINE ACTUAL DUCT DIMENSIONS.
4. PAINT INTERIOR END OF DUCTS WHERE VISIBLE THROUGH GRILLES AND DIFFUSERS WITH ONE COAT OF DULL BLACK PAINT. PAINT ALL DUCTWORK PIPING CONDUIT ETC... VISIBLE THRU RETURN AIR GRILLES WITH DULL BLACK PAINT.
5. ALL SQUARE ELBOWS SHALL HAVE DUCT TURNING VANES. ALL TURNING VANES SHALL BE DOUBLE THICKNESS, AIRFOIL TYPE.
6. SEAL AIR TIGHT ALL NEW SUPPLY AND RETURN DUCTWORK SEAMS AND JOINTS INCLUDING ALL EXISTING DUCTWORK THAT IS NOT SEALED WITH DUCT SEALER PER SMACNA RECOMMENDATIONS. MAXIMUM ALLOWABLE LEAKAGE IS 0.5% OF AIR FLOW. ALL SEALANTS SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS. DUCT TAPE IN ANY FORM IS NOT ACCEPTABLE. ALL SEALANTS SHALL COMPLY WITH NFPA 90A & 90B & UL181.
7. COORDINATE CLEARANCES OF DUCTS AND LIGHT FIXTURES WITH ELECTRICAL CONTRACTOR, INCLUDE ANY DUCT ALTERATIONS IF REQUIRED TO ALLOW LIGHT FIXTURE INSTALLATION IN THE INTENDED LOCATION AND ELEVATION.
8. ROUND BRANCH DUCT TAKEOFFS SHALL BE CONICAL. BULLHEAD/STRAIGHT TAPS ARE NOT PERMITTED.
9. FLEXIBLE DUCT: THERMAFLEX, GENFLEX OR EQUAL INSULATED AND LINED AIR DUCT, UL LISTED CLASS 1, COMPLYING WITH NFPA 90A & 90B & UL181 AND APPROVED BY THE CITY. MAXIMUM LENGTH = 84". PROVIDE VOLUME DAMPER AT INLET END. FLEXIBLE DUCTS ARE NOT ALLOWED AT INLETS TO VAV BOXES.
10. ALL INTERNAL LININGS, FLEX DUCTS AND ADHESIVES SHALL BE LABELED IN ACCORDANCE WITH UL 181 STANDARD FOR SAFETY.
11. INSTALL VOLUME DAMPERS WHERE REQUIRED FOR PROPER OPERATION, AND TURNING VANES IN ALL ELBOWS EVEN IF NOT SPECIFICALLY SHOWN ON THESE DRAWINGS.

B. DUCTWORK (CONT.)

12. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE GENERAL ARRANGEMENTS OF PIPING, DUCTWORK AND EQUIPMENT AND SHALL NOT BE SCALED. THE DRAWINGS DO NOT INDICATE ALL NECESSARY OFFSETS, UPS AND DOWNS, DUE TO OBSTRUCTIONS OR STRUCTURAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE WORK SO THAT IT WILL CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, MAINTAIN HEAD ROOM AND PROVIDE NECESSARY CLEARANCES AND ACCESS. INSTALL DUCT, PIPING, AND EQUIPMENT AS HIGH AS POSSIBLE.
13. MANUFACTURERS DRAWINGS AND INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED IN ALL CASES WHERE THE DIRECTIONS OR DETAILS ARE NOT SHOWN ON THESE DRAWINGS.
14. DUCTWORK CLASSIFICATION SHALL BE:
    - SUPPLY DUCTWORK DOWNSTREAM OF AC-UNITS: LOW PRESSURE: 2" W.P.
    - RETURN DUCTWORK UPSTREAM OF AC-UNITS: NEGATIVE PRESSURE: -1" W.P.
15. ALL DUCTS PASSING THRU RATED WALLS SHALL HAVE FIRE/SMOKE DAMPERS WHICH CONFORM WITH UL STANDARD 555 & 555S AND STATE FIRE MARSHALL.
16. ROUND AND OVAL DUCTWORK SHALL BE CONSTRUCTED TO SMACNA DUCTWORK REQUIREMENTS FOR GALVANIZED SHEET METAL WITH SPIRAL LOCK SEAMS. ALL FITTINGS SHALL BE FACTORY MADE, ELBOWS SHALL BE LONG RADIUS TYPE. LAP OR SNAP LOCK SEAMS ARE NOT PERMITTED FOR DUCTWORK OF ANY SIZE.
17. ALL FD, SD AND FSD SHALL BE STATE FIRE MARSHAL APPROVED, FURNISHED TO JOB AND INSTALLED WITH LABELS INDICATING STATE FIRE MARSHAL APPROVAL.
18. ALL DUCT ACCESS DOORS TO FIRE DAMPERS OR FIRE SMOKE DAMPERS SHALL BE LABELED WITH 1/2" HIGH LETTERS READING "FIRE DAMPER" OR "FIRE SMOKE DAMPER", RESPECTIVELY.

C. PIPING

1. ALL PIPING SHALL CONFORM TO THE REQUIREMENTS OF THE ASA SAFETY CODE, BE FREE FROM ALL DEFECTS AND BE IDENTIFIED.
2. INSTALL PIPING TO BEST SUIT FIELD CONDITIONS. COORDINATE LAYOUT OF PIPING WITH DUCTWORK AND EXISTING PIPING, AND OFFSET PIPING AS REQUIRED. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF PIPING.
3. PROVIDE SLEEVES AND TIGHT SEAL OF INCOMBUSTIBLE MATERIAL AROUND ALL PIPES WHICH PENETRATE WALLS OR FLOORS. PACKING SHALL RETAIN ORIGINAL RATING OF WALL OR FLOOR PENETRATED. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO THEIR WORK.
4. PIPE IDENTIFICATION SHALL COMPLY WITH ANSI A13.1 "SCHEME FOR THE IDENTIFICATION OF PIPING SYSTEM," EXCEPT MATCH EXISTING SYSTEM IN CASE OF CONFLICTS.
5. SUPPORTS: UNISTRUTS AND 3/8" ROD PROPERLY BRACED FOR SEISMIC RESTRAINT AND SPACED AS FOLLOWS:

PIPE SIZE FROM ------- TO		SPACE
1/2"	- 3/4"	5 FT.
1"	- 1-1/4"	6 FT.
1-1/2"	- 3"	8 FT.

6. MATERIAL:
   A. REFRIGERANT PIPING SHALL BE ACR TYPE K OR L COPPER TUBING.
7. TESTING:
   A. PRESSURE TEST ALL NEW WORK TO 1.5 TIMES WORKING PRESSURE. HOLD TEST PRESSURE FOR 24 HOURS WITH NO CHANGE IN READING.

C. INSULATION

1. INSULATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE OR THE FOLLOWING, WHICHEVER IS MORE RESTRICTIVE.
2. EXTERNAL DUCT INSULATION: COMMERCIAL GRADE FRK FIBERGLASS, 0.75 PCF, 2" THICK, K=0.26 @ 75 DEG. F.
3. ACOUSTICAL DUCT LINER TO EQUAL OWENS CORNING FIBERGLASS DUCT LINER BOARD OF 1" THICKNESS EXCEPT 2" WHERE NOTED ON PLANS, INSTALLED IN ACCORDANCE WITH SMACNA DUCT LINER APPLICATION STANDARDS. DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE THE DUCT. ALL EXPOSED EDGES SHALL HAVE SHEET METAL NOSING.
4. WHERE DUCTS ARE INTERNALLY LINED, EXTERIOR INSULATION IS NOT REQUIRED.
5. ALL MATERIALS SHALL COMPLY WITH NFPA STANDARDS 90A AND 90B AND UL 181 STANDARDS AS APPLICABLE.
6. REMOVE AND REPLACE ALL EXISTING FIBERGLASS DUCT INSULATION THAT IS DAMAGED OR INFERIOR CONDITION.
7. INSULATE REFRIGERANT PIPING WITH 3/4" CLOSED CELL INSULATION. INSTALL ALUMINUM JACKETING ON EXTERIOR INSULATED PIPING AND SEAL ALL JOINTS WITH SILICONE SEALANT.

D. CONTROLS

1. INSTALL WALL HEATING/COOLING THERMOSTATS WITH CONCEALED ADJUSTMENT AS SHOWN ON DRAWINGS, THERMOSTATS SHALL BE IN COMPLIANCE WITH TITLE 24 AND BUILDING STANDARDS.
2. THERMOSTAT SHALL BE ABLE TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55° F. TO 85° F.
3. THERMOSTAT SHALL BE ABLE TO SEQUENCE HEATING AND COOLING AND SHALL PROVIDE A 10° F. DEAD-BAND IN WHICH NO HEATING OR COOLING IS PROVIDED TO THE SPACE.
4. THERMOSTATS SHALL BE ABLE TO TERMINATE ALL HEATING AT 78°F OR MORE AND ALL COOLING AT 70°F OR LESS.
5. NEW THERMOSTATS SHALL MATCH BUILDING STANDARD, HONEYWELL, PNEUMATIC.
6. COORDINATE WITH ARCHITECT THERMOSTAT MOUNTING HEIGHTS AND EXACT LOCATIONS.
7. ALL CONTROLS SHALL BE COMPATIBLE WITH BASE BUILDING CONTROL SYSTEM, HONEYWELL.
8. INSPECT & CALIBRATE ALL T-STATS PRIOR TO BALANCING. REPLACE DEFECTIVE T-STATS.

E. TESTING AND BALANCING

1. GENERAL CONTRACTOR SHALL RETAIN INDEPENDENT TESTING AGENCY FOR TESTING AND BALANCING OF AIR AND HYDRONIC SYSTEMS. TESTING AGENCY SHALL BALANCE AIR FLOWS AT ALL SUPPLY AIR OPENINGS WITHIN PROJECT'S SCOPE OF WORK TO QUANTITIES INDICATED IN PLANS. TESTING AGENCY SHALL BE MEMBER OF AABC OR NEBB & SHALL SUBMIT THE FINAL BALANCE REPORT WITHIN 10 DAYS OF THE COMPLETION OF WORK. TESTING AGENCY SHALL ALLOW A 90-DAY PERIOD AFTER COMPLETION OF TESTING DURING WHICH TIME ADJUSTMENTS TO THE SYSTEM MAY BE REQUESTED BY THE ENGINEER WITHOUT ADDITIONAL COST TO THE TENANT OR BUILDING. THE TESTING AGENCY SHALL NOT BE THE SAME AS THE MECHANICAL CONTRACTOR.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

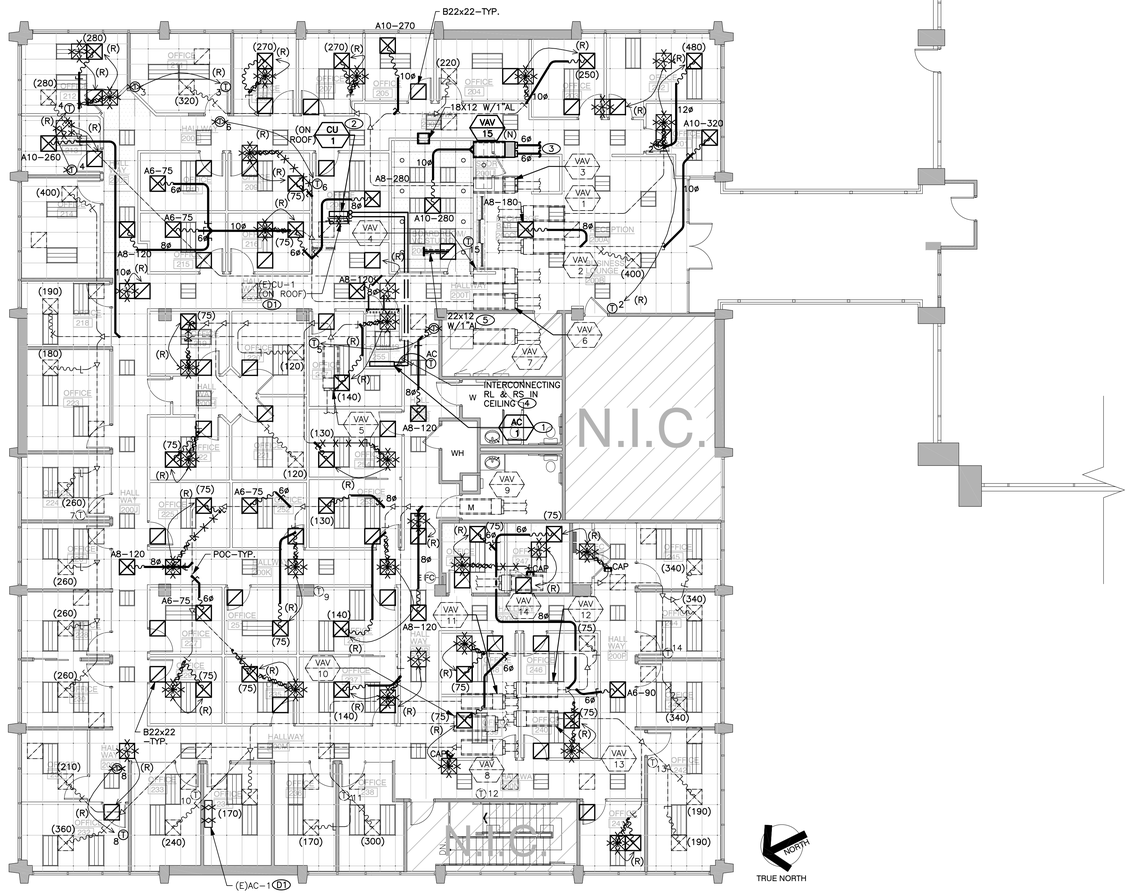
4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
MECHANICAL SPECIFICATIONS AND GENERAL NOTES

DRAWING NUMBER:
M0.3



1 MECHANICAL HVAC PLAN

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

GENERAL NOTES

1. REVIEW ENGINEERING DOCUMENTS IN CONJUNCTION WITH ARCHITECTURAL PLANS AND COORDINATE WORK TO INCLUDE REQUIREMENTS OF BOTH DISCIPLINES.
2. PRIOR TO PERFORMING ANY WORK, CONTRACTOR SHALL PERFORM PRE-TEST OF AIR SYSTEM TO DETERMINE AIRFLOWS CURRENTLY SERVED IN AREA OF SCOPE. SUBMIT TEST RESULTS FOR ENGINEER'S REVIEW. REBALANCE AIR OUTLETS TO THE SCHEDULED AIRFLOWS ON PLANS.
3. ALL EXISTING SUPPLY DIFFUSERS AND RETURN GRILLES IN THE SCOPE OF WORK AREA BEING RE-USED SHALL BE CLEANED/REPAINTED AS REQUIRED.

DEMOLITION NOTES (D#)

1. REMOVE (E)WALL MOUNTED INDOOR AC UNIT, ROOF MOUNTED CONDENSER AND INTERCONNECTING REFRIGERANT PIPING. EXISTING LOUVERED EQUIPMENT SCREENING ON ROOF SHALL BE REUSED.

KEYED NOTES (#)

1. INSTALL NEW WALL MOUNTED INDOOR AC UNIT AC-1 WITH FACTORY MOUNTING BRACKET AND PER MANUFACTURER'S INSTALLATION INSTRUCTION.
2. INSTALL NEW CONDENSING UNIT ON ROOF WITH WOOD SLEEPERS, SEE DETAIL 1/M0.2. LOCATE NEW CONDENSING UNIT IN SAME LOCATION AS PREVIOUS EQUIPMENT. RE-INSTALL LOUVERED EQUIPMENT SCREENING OVER NEW CONDENSING UNIT.
3. CONNECT (N) VAV TO EXISTING HOT AND COLD MAIN DUCTS. VERIFY IN FIELD EXACT POINT OF CONNECTIONS.
4. SIZE PIPING PER MANUFACTURER'S RECOMMENDATION. INSTALL AC/CU PER DETAILS 1,3&4/M0.2.
5. INSTALL RETURN AIR SOUND BOOT PER DETAIL 5/M0.2.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
MECHANICAL
HVAC PLAN

DRAWING NUMBER:

M2.1

STATE OF CALIFORNIA

HVAC SYSTEM REQUIREMENTS

CEC-NRCC-MCH-02-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-02-E
HVAC Wet System Requirements			(Page 3 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name:	JEFFREY JEONG	Documentation Author Signature:	
Company:	GLUMAC	Signature Date:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design Compliance identified on this Certificate of (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or Certificate of system design identified on this Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information compliance provided on other applicable documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	JEFFREY JEONG, P.E.	Responsible Designer Signature:	
Company :	GLUMAC	Date Signed:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	License:	M 22963
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

STATE OF CALIFORNIA

MECHANICAL VENTILATION AND REHEAT

CEC-NRCC-MCH-03-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-03-E
Mechanical Ventilation & Reheat			(Page 1 of 2)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

ACTUAL DESIGN INFO (FROM EQUIPMENT SCHEDULES, ETC)						AREA BASIS			OCCUPANCY BASIS			MINIMUM		VAV Reheated Primary Air CFM			VAV Deadband Primary Air CFM		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
ZONE/ SYSTEM/ VAV BOX TAG	DESIGN PRIMARY COOLING AIRFLOW (CFM)	DESIGN PRIMARY DEAD-BAND AIRFLOW (CFM)	DESIGN PRIMARY HEATING AIRFLOW (CFM)	CNTRL TYPE DDC (Y/N)	TRANSFER AIRFLOW (CFM)	CONDITIONED AREA (ft2)	MIN CFM PER AREA	MIN CFM BY AREA	NUM. OF PEOPLE	CFM PER PERSON	MIN CFM BY OCCUPANT	REQ'D VENT AIRFLOW (MAX OF I OR L) (CFM)	COMPLIES	PRIMARY COOLING AIR (50% DDC,30% NON-DDC) (CFM)	MAXIMUM REHEAT CFM (MAX OF M OR O)	COMPLIES	(20% DDC, N/A NON-DDC) (CFM)	(larger of M or R, N/A for NON- DDC) (CFM)	COMPLIES
EXISTING VAV - N/A																			
VAV-15	280	90	140	N	0	182	0.15	27	6	15	90	90	Y						

Yellow shaded cells require user input. Remaining cells are protected and automatic

B. The largest amount of primary air supplied by the terminal unit when it's operating in the cooling mode.
C. The smallest amount of primary air supplied by the terminal unit in the deadband mode.
D. The largest amount of primary air supplied by the terminal unit when it's operating in the heating mode.
E. A terminal unit can be controlled with DDC controls, or non-DDC controls. Each control category has different reheat limitations in code.
F. Transfer Air must be provided where Required Ventilation Airflow (Column M) is greater than the Design Primary Deadband Airflow (Column C).
H. Minimum ventilation rate per Section §120.1. Table 120.1-A.
J. Based on number of fixed seats where applicable or the greater of the expected number of occupants and 50% of the CBC occupant load for egress purposes for spaces without fixed seating.
M. Required Ventilation Airflow (Req'd Ventilation Airflow) is the larger of the ventilation rates calculated on an AREA BASIS or OCCUPANCY BASIS (Column I or L)
N. This column identifies whether or not the Design Primary Deadband Airflow complies or not. It compares the value in column M to the value in column C and column F.
O. Design Primary Cooling Airflow * 0.50 for DDC, Design Primary Cooling Airflow * 0.30 for Non-DDC. If the Design Primary Cooling Airflow is less than 300 cfm, then this is not applicable.
P. Maximum of Column M and Column O. If the Design Primary Cooling Airflow is 300 cfm or less, then this is not applicable.
Q. This column identifies whether or not the Design Primary Reheat Airflow at the zone level, complies or not. It compares the value in column P to the value in column D.
R. Design Primary Cooling Airflow * 0.20 for DDC. Not applicable for Non-DDC zones or zones where Design Primary Cooling Airflow is is 300 cfm or less.
S. Maximum of Column M and Column R. Not applicable if the Design Primary Cooling Airflow is 300 cfm or less.
T. This column identifies whether or not the Design Primary Deadband Airflow at the zone level, complies or not. It compares the value in column S to the value in column C.

STATE OF CALIFORNIA

MECHANICAL SYSTEMS

CEC-NRCC-MCH-03-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-03-E
Mechanical Systems			(Page 2 of 2)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name:	JEFFREY JEONG	Documentation Author Signature:	
Company:	GLUMAC	Signature Date:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	JEFFREY JEONG, P.E.	Responsible Designer Signature:	
Company :	GLUMAC	Date Signed:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	License:	M 22963
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

STATE OF CALIFORNIA

HVAC SYSTEM REQUIREMENTS

CEC-NRCC-MCH-02-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-02-E
HVAC Dry System Requirements			(Page 1 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

Equipment Tags and System Description(1)		N/A-EXISTING	AC-1/CU-1	
MANDATORY MEASURES	T-24 Sections	Reference to the Requirements in the Contract Documents (2)		
Heating Equipment Efficiency (3)	110.1 or 110.2(a)		N/A	
Cooling Equipment Efficiency (3)	110.1 or 110.2(a)		M0.2	
HVAC or Heat Pump Thermostats	110.2(b), 110.2(c)		N/A	
Furnace Standby Loss Control	110.2(d)		N/A	
Low leakage AHUs	110.2(f)		N/A	
Ventilation (4)	120.1(b)		N/A	
Demand Control Ventilation (5)	120.1(c)4		N/A	
Occupant Sensor Ventilation Control (6)	120.1(c)5, 120.2(e)3		N/A	
Shutoff and Reset Controls (7)	120.2(e)		N/A	
Outdoor Air and Exhaust Damper Control	120.2(f)		N/A	
Isolation Zones	120.2(g)		N/A	
Automatic Demand Shed Controls	120.2(h)		N/A	
Economizer FDD	120.2(i)		N/A	
Duct Insulation	120.4		N/A	
PRESCRIPTIVE MEASURES				
Equipment is sized in conformance with 140.4 (a & b)	140.4(a & b)	Y/N	Y/N	Y/N
Supply Fan Pressure Control	140.4(c)		N/A	
Simultaneous Heat/Cool (8)	140.4(d)		N/A	
Economizer	140.4(e)		N/A	
Heat and Cool Air Supply Reset	140.4(f)		N/A	
Electric Resistance Heating (9)	140.4(g)		N/A	
Duct Leakage Sealing and Testing (10)	140.4(l)		N/A	

Notes:

1. Provide equipment tags (e.g. AHU 1 to 10) and system description (e.g. Single Duct VAV reheat) as appropriate. Multiple units with common requirements can be grouped together.
2. Provide references to plans (i.e. Drawing Sheet Numbers) and/or specifications (including Section name/number and relevant paragraphs) where each requirement is specified. Enter "N/A" if the requirement is not applicable to this system.
3. The referenced plans and specifications must include all of the following information: equipment tag, equipment nominal capacity, Title 24 minimum efficiency requirements, and actual rated equipment efficiencies. Where multiple efficiency requirements are applicable (e.g. full- and part-load) include all. Where appliance standards apply (110.1), identify where equipment is required to be listed per Title 20 1601 et seq.
4. Identify where the ventilation requirements are documented for each central HVAC system. Include references to both central unit schedules and sequences of operation. If one or more space is naturally ventilated identify where this is documented in the plans and specifications. Multiple zone central air systems must also provide a MCH-03-E form.
5. If one or more space has demand controlled ventilation identify where it is specified including the sensor specifications and the sequence of operation.
6. If one or more space has occupant sensor ventilation control identify where it is specified including the sensor specifications and the sequence of operation.
7. If the system is DDC identify the sequences for the system start/stop, optimal start, setback (if required) and setup (if required). For all systems identify the specification for the thermostats and time clocks (if applicable).
8. Identify where the heating, cooling and deadband airflows are scheduled for this system. Include a reference to the specification of the zone controls. Provide a MCH-03-E form.
9. Enter N/A if there is no electric heating. If the system has electric heating indicate which exception to 140.4(g) applies.
10. If duct leakage sealing and testing is required, a MCH-04-A form must be submitted.

STATE OF CALIFORNIA

HVAC WET SYSTEM REQUIREMENTS

CEC-NRCC-MCH-02-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-02-E
HVAC Wet System Requirements			(Page 2 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

Equipment Tags and System Description (1)		N/A-EXISTING	AC-1/CU-1	
MANDATORY MEASURES	T-24 Sections	Reference to the Requirements in the Contract Documents (2)		
Heating Hot Water Equipment Efficiency (3)	110.1		N/A	
Cooling Chilled and Condenser Water Equipment Efficiency (3)	110.1, 140.4(i)		N/A	
Open and Closed Circuit Cooling Towers conductivity or flow-based controls	110.2(e) 1		N/A	
Open and Closed Circuit Cooling Towers Maximum Achievable Cycles of Concentration (LSI) (6)	110.2(e) 2		N/A	
Open and Closed Circuit Cooling Towers Flow Meter with analog output	110.2(e) 3		N/A	
Open and Closed Circuit Cooling Towers Overflow Alarm	110.2(e) 4		N/A	
Open and Closed Circuit Cooling Towers Efficient Drift Eliminators	110.2(e) 5		N/A	
Pipe Insulation	120.3		M0.3	
PRESCRIPTIVE MEASURES				
Cooling Tower Fan Controls	140.4(h)2, 140.4(h)5	Y/N	Y/N	Y/N
Cooling Tower Flow Controls	140.4(h)3		N	
Centrifugal Fan Cooling Towers (4)	140.4(h)4		N	
Air-Cooled Chiller Limitation	140.4(j)		N	
Variable Flow System Design	140.4(k)		N	
Chiller and Boiler Isolation	140.4(k)		N	
CHW and HHW Reset Controls	140.4(k)		N	
WLHP Isolation Valves	140.4(k)		N	
VSD on CHW, CW & WLHP Pumps >5HP	140.4(k)		N	
DP Sensor Location	140.4(k)		N	

Notes:

1. Provide equipment tags (e.g. CH 1 to 3) or system description (e.g. CHW loop) as appropriate. Multiple units with common requirements can be grouped together.
2. Provide references to plans (i.e. Drawing Sheet Numbers) and/or specifications (including Section name/number and relevant paragraphs) where each requirement is specified. Enter "N/A" if the requirement is not applicable to this system.
3. The referenced plans and specifications must include all of the following information: equipment tag, equipment nominal capacity, Title 24 minimum efficiency requirements, and actual rated equipment efficiencies. Where multiple efficiency requirements are applicable (e.g. full- and part-load) include all. For chillers operating at non-standard efficiencies provide the Kadj values. For chillers also note whether the efficiencies are Path A or Path B.
4. Identify if cooling towers have propeller fans. If towers use centrifugal fans document which exception is used.
5. If air-cooled chillers are used, document which exceptions have been used to comply with 140.4(j) and the total installed design capacity of the air-cooled chillers in the chilled water plant.
6. Identify the existence of a completed MCH-06-E \when open or closed circuit cooling towers are specified to be installed, otherwise enter "N/A".

STATE OF CALIFORNIA

MECHANICAL SYSTEMS

CEC-NRCC-MCH-01-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-01-E
Mechanical Systems			(Page 1 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

MECHANICAL COMPLIANCE FORMS & WORKSHEETS (check box if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, refer to the 2013 Nonresidential Manual Note: The Enforcement Agency may require all forms to be incorporated onto the building plans.

YES	NO	Form/Worksheet #	Title
☒	☐	NRCC-MCH-01-E (Part 1 of 3)	Certificate of Compliance, Declaration. Required on plans for all submittals.
☒	☐	NRCC-MCH-01-E (Part 2 of 3)	Certificate of Compliance, Required Acceptance Tests (MCH-02A to 11A). Required on plans for all submittals.
☒	☐	NRCC-MCH-01-E (Part 3 of 3)	Certificate of Compliance, Required Acceptance Tests (MCH-12A to 18A). Required on plans where applicable.
☒	☐	NRCC-MCH-02-E (Part 1 of 2)	Mechanical Dry Equipment Summary is required for all submittals with Central Air Systems. It is optional on plans.
☒	☐	NRCC-MCH-02-E (Part 2 of 2)	Mechanical Wet Equipment Summary is required for all submittals with chilled water, hot water or condenser water systems. It is optional on plans.
☒	☐	NRCC-MCH-03-E	Mechanical Ventilation and Reheat is required for all submittals with multiple zone heating and cooling systems. It is optional on plans.
☒	☐	NRCC-MCH-07-E (Part 1 of 2)	Power Consumption of Fans. Required on plans where applicable.
☒	☐	NRCC-MCH-07-E (Part 2 of 2)	Power Consumption of Fans, Declaration. Required on plans where applicable.

MECHANICAL HVAC ACCEPTANCE FORMS (check box for required forms)

Designer:
This form is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for HVAC systems. The designer is required to check the applicable boxes for all acceptance tests that apply and list all equipment that requires an acceptance test. All equipment of the same type that requires a test, list the equipment description and the number of systems.
Installing Contractor:
The contractor who installed the equipment is responsible to either conduct the acceptance test them self or have a qualified entity run the test for them. If more than one person has responsibility for the acceptance testing, each person shall sign and submit the Certificate of Acceptance applicable to the portion of the construction or installation for which they are responsibe.
Enforcement Agency:
Plancheck – The NRCC-MCH-01-E form is not considered a completed form and is not to be accepted by the building department unless the correct boxes are checked.
Inspector - Before occupancy permit is granted all newly installed process systems must be tested to ensure proper operations.

Test Description		MCH-02A	MCH-03A	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	MCH-09A	MCH-10A	MCH-11A
Equipment Requiring Testing or Verification	# of units	Outdoor Ventilation	Single Zone Unitary	Air Distribution Ducts	Economizer Controls	Demand Control Ventilation (DCV)	Supply Fan VAV	Valve Leakage Test	Supply Water Temp. Reset	Hydronic System Variable Flow Control	Automatic Demand Shed Control
EXISTING HVAC	1	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐
AC-1/CU-1	1	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

STATE OF CALIFORNIA

MECHANICAL SYSTEMS

CEC-NRCC-MCH-01-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-01-E
Mechanical Systems			(Page 2 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

MECHANICAL HVAC ACCEPTANCE FORMS (check box for required forms)

Designer:
This form is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for HVAC systems. The designer is required to check the applicable boxes by all acceptance tests that apply and list all equipment that requires an acceptance test. All equipment of the same type that requires a test, list the equipment description and the number of systems.

Installing Contractor:
The contractor who installed the equipment is responsible to either conduct the acceptance test them self or have a qualified entity run the test for them. If more than one person has responsibility for the acceptance testing, each person shall sign and submit the Certificate of Acceptance applicable to the portion of the construction or installation for which they are responsible. The following tests require a

Enforcement Agency:
Plancheck – The NRCC-MCH-01-E form is not considered a completed form and is not to be accepted by the building department unless the correct boxes are checked.
Inspector - Before occupancy permit is granted all newly installed process systems must be tested to ensure proper operations.

Test Description		MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MCH-17A	MCH-18A
Equipment Requiring Testing or Verification	# of units	Fault Detection & Diagnostics for DX Units	Automatic Fault Detection & Diagnostics for Air & Zone	Distributed Energy Storage DX AC Systems	Thermal Energy Storage (TES) Systems	Supply Air Temperature Reset Controls	Condenser Water Reset Controls	ECMS
EXISTING HVAC	1	☐	☐	☐	☐	☐	☐	☐
AC-1/CU-1	1	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐

STATE OF CALIFORNIA

MECHANICAL SYSTEMS

CEC-NRCC-MCH-01-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-01-E
Mechanical Systems			(Page 3 of 3)
Project Name:	Regus 4 Palo Alto Square #3556	Date Prepared:	January 28, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name:	JEFFREY JEONG	Documentation Author Signature:	
Company:	GLUMAC	Signature Date:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	JEFFREY JEONG, P.E.	Responsible Designer Signature:	
Company :	GLUMAC	Date Signed:	
Address:	150 CALIFORNIA STREET, 3RD FLOOR	License:	M 22963
City/State/Zip:	SAN FRANCISCO, CA 94111-4525	Phone:	(415) 398-7667

PROJECT COORDINATOR/ DESIGN CONSULTANT
idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER
GLUMAC
engineers for a sustainable future
150 California St., 3rd Floor
San Francisco, CA 94111
T. 415.398.7667 F. 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact. MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
MECHANICAL
TITLE 24
DOCUMENTATION

DRAWING NUMBER:
MT-24A

STATE OF CALIFORNIA

FAN POWER CONSUMPTION

CEC-NRCC-MCH-07-E (Revised 07/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-07-E
Power Consumption of Fans Requirements	(Page 1 of 2)
Project Name: Regus 4 Palo Alto Square #3556	Date Prepared: January 28, 2015

Constant Volume Fans Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Constant Volume Fan Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

A	B	C	D	E	F
FAN DESCRIPTION	DESIGN BRAKE HP	EFFICIENCY		NUMBER OF FANS	PEAK WATTS B x E x 746 / (C x D)
		MOTOR	DRIVE		
EXISTING					

Variable Air Volume Fans Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Variable Air Volume (VAV) Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

A	B	C	D	E	F
FAN DESCRIPTION	DESIGN BRAKE HP	EFFICIENCY		NUMBER OF FANS	PEAK WATTS B x E x 746 / (C x D)
		MOTOR	DRIVE		
(E) HVAC - N/A					

Totals and Adjustments

FILTER PRESSURE ADJUSTMENT Equation 140.4-A in §140.4(c) of the Building Energy Efficiency Standards.	1) TOTAL FAN SYSTEM POWER (WATTS, SUM COLUMN F)		W
	2) SUPPLY DESIGN AIRFLOW		CFM
A) If filter pressure drop (SPa) is greater than 1 inch W. C. or 245 Pascal then enter SPa on line 4. Enter Total Fan pressure drop across the fan (SPf) on Line 5.	3) TOTAL FAN SYSTEM POWER INDEX (Row 1 / Row 2)1		W/CFM
	4) SPa		in W.C or Pa
B) Calculate Fan Adjustment and enter on line 6.	5) SPf		in W.C or Pa
	6) Fan Adjustment = 1-(SPa – 1)/SPf		
C) Calculate Adjusted Fan Power Index and enter on Row 7	7) ADJUSTED FAN POWER INDEX (Line 3 x Line 6)1		W/CFM

1. TOTAL FAN SYSTEM POWER INDEX or ADJUSTED FAN POWER INDEX must not exceed 0.8 w/cfm for Constant Volume systems or 1.25 w/cfm for VAV systems.

STATE OF CALIFORNIA

FAN POWER CONSUMPTION

CEC-NRCC-MCH-07-E (Revised 07/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-07-E
Power Consumption of Fans Requirements	(Page 2 of 2)
Project Name: Regus 4 Palo Alto Square #3556	Date Prepared: January 28, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: JEFFREY JEONG	Documentation Author Signature:
Company: GLUMAC	Signature Date:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: JEFFREY JEONG, P.E.	Responsible Designer Signature:
Company : GLUMAC	Date Signed:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	License: M 22963
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

STATE OF CALIFORNIA

REQUIRED ACCEPTANCE TESTS

CEC-NRCC-MCH-04-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-04-E
Required Acceptance Tests	(Page 1 of 3)
Project Name: Regus 4 Palo Alto Square #3556	Date Prepared: January 28, 2015

MECHANICAL COMPLIANCE FORMS & WORKSHEETS (indicate if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, refer to the 2013 Nonresidential Manual Note: The Enforcement Agency may require all forms to be incorporated onto the building plans. Forms NRCC-MCH-04-E and NRCC-MECH-05-E are alternative forms to NRCC-MCH-01-E, NRCC-MCH-02-E and NRCC- MCH-03-E for projects using only single zone packaged HVAC systems.

YES	NO	Form	Title
X		NRCC-MCH-04-E (1 of 2)	Certificate of Compliance. Required on plans when used.
X		NRCC-MCH-04-E (2 of 2)	Mechanical Acceptance Tests. Required on plans when used.
	X	NRCC-MCH-05-E (1 of 2)	HVAC Prescriptive Requirements. It is required on plans when used.
	X	NRCC-MCH-05-E (2 of 2)	Mechanical SWH Equipment Summary is required for all submittals with service water heating, pools or spas. It is required on plans where applicable.

STATE OF CALIFORNIA

REQUIRED ACCEPTANCE TESTS

CEC-NRCC-MCH-04-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-04-E
Required Acceptance Tests	(Page 2 of 3)
Project Name: Regus 4 Palo Alto Square #3556	Date Prepared: January 28, 2015

Designer:

This form is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for mechanical systems. The designer is required to check the applicable boxes by all acceptance tests that apply and list all equipment that requires an acceptance test. If all equipment of a certain type requires a test, list the equipment description and the number of systems. The NA number designates the Section in the Appendix of the Nonresidential Reference Appendices Manual that describes the test. Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately.

Enforcement Agency:

Systems Acceptance. Before occupancy permit is granted for a newly constructed building or space, or a new space-conditioning system serving a building or space is operated for normal use, all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance.

Systems Acceptance. Before occupancy permit is granted. All newly installed HVAC equipment must be tested using the Acceptance Requirements.

The NRCC-MCH-04-E form is not considered a completed form and is not to be accepted by the building department unless the correct boxes are checked. The equipment requiring testing, person performing the test (Example: HVAC installer, TAB contractor, controls contractor, PE in charge of project) and what Acceptance test must be conducted. The following checked-off forms are required for ALL newly installed and replaced equipment. In addition a Certificate of Acceptance forms shall be submitted to the building department that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of Section 10-103(b) and Title 24 Part 6. The building inspector must receive the properly filled out and signed forms before the building can receive final occupancy..

Test Description		MCH-02-A	MCH-03-A	MCH-04-A	MCH-05-A	MCH-06-A	MCH-07-A	MCH-11-A	MCH-12-A	MCH-14-A	MCH-18-A	Test Performed By:
Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Distribution Ducts	Economizer Controls	Demand Control Ventilation (DCV)	Supply Fan VAV	Automatic Demand Shed Control	FDD for Packaged DX Units	Distributed Energy Storage DX AC Systems	Energy Management Control System	
EXISTING	1			X								
AC-1	1											

STATE OF CALIFORNIA

REQUIRED ACCEPTANCE TESTS

CEC-NRCC-MCH-04-E (Revised 06/14) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-04-E
Required Acceptance Tests	(Page 3 of 3)
Project Name: Regus 4 Palo Alto Square #3556	Date Prepared: January 28, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: JEFFREY JEONG	Documentation Author Signature:
Company: GLUMAC	Signature Date:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: JEFFREY JEONG, P.E.	Responsible Designer Signature:
Company : GLUMAC	Date Signed:
Address: 150 CALIFORNIA STREET, 3RD FLOOR	License: M 22963
City/State/Zip: SAN FRANCISCO, CA 94111-4525	Phone: (415) 398-7667

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor Job No.01.15.00013
San Francisco, CA 94111 Contact: MWH
T: 415.398.7667 F: 415.398.0596
www.glumac.com

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.: 55-817
DRAWN BY: JLR
CHECKED BY: MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO:	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE: 01/28/2015
TENANT REVIEW ISSUE DATE: 01/28/2015
BID ISSUE DATE: 01/28/2015
PERMIT ISSUE DATE: XX/XX/2015
CONSTRUCTION ISSUE DATE: XX/XX/2015

DRAWING TITLE:
MECHANICAL
TITLE 24
DOCUMENTATION

DRAWING NUMBER:

MT-24B

DETAILS & SCHEDULES

PLUMBING FIXTURE SCHEDULE

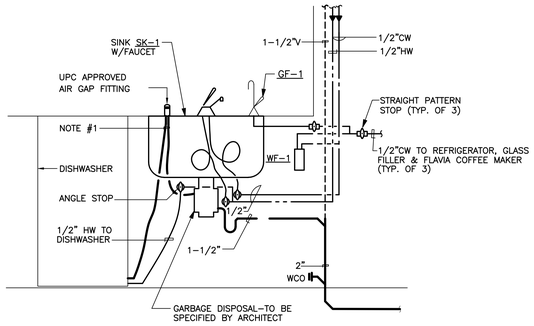
SYMBOL	FIXTURE	ROUGH IN SIZE IN INCHES				MANUFACTURER
		W	V	HW	CW	
SK-1	PANTRY SINK	2"	1-1/2"	1/2"	1/2"	SINK & FAUCET TO BE SPECIFIED BY THE ARCHITECT, SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.

NOTE:

1. PROVIDE ALL MISCELLANEOUS APPURTENANCES AS REQUIRED FOR INSTALLATION OF A COMPLETE SYSTEM INCLUDING BUT NOT LIMITED TO: CARRIERS, BACKING PLATES, STOPS, TRAPS, ETC.
2. INSTALL ADA FIXTURES PER THE ADA STANDARDS / T-24 STANDARDS.

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBERS	REMARK
WB-1	WALL BOX	IPS WATERTITE 82088 WALL BOX	
WF-1	WATER FILTER	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	
GF-1	GLASS FILLER	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	
DW-1	DISHWASHER	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	
GD-1	GARBAGE DISPOSAL	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	
RF-1	REFRIGERATOR	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	
FM-1	FLAVIA MACHINE	EQUIPMENT TO BE SPECIFIED BY THE ARCHITECT, SEE A2.2 FOR SPECIFICATIONS AND DETAILS.	



NOTES:

1. CONNECT DISHWASHER DRAIN TO DISPOSAL, PROVIDE UPC APPROVED AIRGAP FITTING.

1 KITCHEN SINK WITH DISHWASHER DETAIL
SCALE: NONE

PLUMBING LEGEND

SYMBOL	DESCRIPTION
1% SLOPE	DIRECTION OF SLOPE
	DIRECTION OF FLOW
	PIPE UP OR UP & DN
	PIPE DOWN
	PIPE DROP
	TOP CONNECTION – BRANCH LINE
	BOTTOM CONNECTION – BRANCH LINE
	COLD WATER
	HOT WATER (120°F)
	HOT WATER CIRC (110°F)
SAN	SANITARY SEWER, WASTE OR SOIL BELOW FLOOR
	WASTE, OR SOIL ABOVE GRADE OR FLOOR
	VENT
	EXISTING TO BE REMOVED
	TRAP PIMER
	BALL VALVE
	GATE VALVE
	UNION
	CAP OR PLUG
WHA	WATER HAMMER ARRESTOR
CO/WCO	CLEANOUT/WALL CLEANOUT

ABBREVIATIONS

ABV	ABOVE
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ARCH	ARCHITECT
ASR	AUTO FIRE SPRINKLER RISER
BEL	BELOW
BFV	BUTTERFLY VALVE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
BWV	BACKWATER VALVE
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CFF	CAP FOR FUTURE
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CONTR	CONTRACTOR
CONT	CONTINUATION
CS	CIRCUIT SETTER
CV	CHECK VALVE
CW	COLD WATER
CW(FU)	COLD WATER FIXTURE UNIT
DN	DOWN
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DFU	DRAINAGE FIXTURE UNIT
HWR	HOT WATER RECIRC
DIA	DIAMETER
DSN	DOWNSPOUT NOZZLE
D	DRAIN
DWG	DRAWING
DWV	DRAINAGE WASTE AND VENT
EXIST	EXISTING
ELEC	ELECTRICAL
FA	FLOW ALARM
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FDV	FIRE DEPARTMENT VALVE
FDVC	FIRE DEPARTMENT VALVE CABINET
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHV	FIRE HOSE VALVE
FIN	FINISHED
FLR	FLOOR
FLSW	FLOW SWITCH
FO	FUEL OIL
FPS	FEET PER SECOND
FRM	FROM
FT	FEET
FT (FU)	FLUSH TANK FIXTURE UNIT
FUT	FUTURE
FV	FLUSH VALVE
G	GAS
GAL	GALLONS
GC	GAS COCK
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HD	HUB DRAIN
HP	HORSEPOWER
HW	HOT WATER
HWFU	HOT WATER FIXTURE UNIT
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.E.	INVERT ELEVATION
I.R.R.	IRRIGATION
LAV	LAVATORY
LBS	POUNDS (UNIT OF FORCE)
LP	LUBRICATED PLUG VALVE
MAX	MAXIMUM
MBH	THOUSANDS BTU/HR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MH	MANHOLE
N.C.	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO.	NUMBER
N.O.	NORMALLY OPEN
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OW	OIL WASTE
POC	POINT OF CONNECTION
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TEMPERATURE TRAP (PETE'S PLUG)
PV	PROCESS VENT
PV	PLUG VALVE
RI&C	ROUGH IN AND CONNECT
RPBFP	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
RV	RELIEF VALVE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SN	SHEET NOTE
SOV	SHUT-OFF VALVE
SPR	SPRINKLER
S.S.	STAINLESS STEEL
SV	SOLENOID VALVE
TB	THRUST BLOCK
TP	TRAP PRIMER
TS	TAMPER SWITCH
TT	TEST TEE
TYP	TYPICAL
U	URINAL
UN	UNION
VB	VACUUM BREAKER
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WHA	WATER HAMMER ARRESTOR
WCO	WALL CLEANOUT
W/	WITH
WGT	WEIGHT
Y.B.	YARD BOX

NOT ALL SYMBOLS OR ABBREVIATIONS ARE NECESSARILY USED ON THIS PROJECT.

PLUMBING DESIGN CRITERIA

1. CODES AND STANDARDS
   A. AMERICANS WITH DISABILITIES ACT, (ADA)
   B. BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION IN CALIFORNIA:
      1. 2013 CALIFORNIA PLUMBING CODE (CPC) BASED ON 2013 UNIFORM PLUMBING CODE (UPC) WITH STATE & CITY AMENDMENTS.
      2. 2013 TITLE 24, PART 6 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS
2. DOMESTIC WATER SYSTEM
   A. PIPE SIZING CRITERIA BASED ON THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE.
   B. PIPE SIZES ARE CALCULATED BASED ON CPC APPENDIX A FOR COPPER PIPE AT A MAXIMUM VELOCITY OF 8 FPS FOR COLD WATER, 5 FPS FOR HOT WATER, AND A PREDOMINANTLY FLUSH VALVE TYPE OF SYSTEM REQUIRING A MINIMUM RESIDUAL PRESSURE OF 20 PSI.
3. SANITARY WASTE, CONDENSATE DRAIN AND VENT SYSTEM
   A. ALL HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN ONE-FOURTH (1/4) OF AN INCH PER FOOT TOWARD THE POINT OF DISPOSAL.
   B. ALL VENT PIPING SHALL BE LEVEL OR SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAINAGE PIPE IT SERVED.

GENERAL NOTES & SPECIFICATIONS

A. GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS. AND THE BUILDING'S GUIDELINES FOR TENANT IMPROVEMENTS.
2. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL CONDITIONS PRIOR TO SUBMITTING PROPOSAL. ADJUST EXISTING PIPING, IF REQUIRED, TO ACCOMMODATE NEW WORK. DRAWINGS DO NOT SHOW ALL NECESSARY OFFSETS. CONTRACTOR MUST VISIT SITE BEFORE SUBMITTING PROPOSAL AND INCLUDE ALL NECESSARY OFFSETS AND MODIFICATIONS TO EXISTING SYSTEMS IN PROPOSAL.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES AND INSPECTIONS.
4. COORDINATE ALL WORK WITH EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL MEMBERS. NO ITEM SUCH AS PIPE, DUCT, ETC., TO BE IN CONTACT WITH ANY EQUIPMENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING.
6. FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR AS SHOWN AND AS NECESSARY FOR A COMPLETE AND WORKABLE SYSTEM.
7. GUARANTEE ALL WORK AND MATERIALS FOR ONE (1) YEAR FROM DATE OF FILING NOTICE OF COMPLETION.
8. RESTORE ALL DAMAGE RESULTING FROM WORK OF THIS TRADE AND LEAVE PREMISES IN CLEAN CONDITION AT END OF EACH WORKING DAY.
9. VERIFY SIZE AND LOCATION OF ALL EXISITNG SERVICES IN FIELD.
10. MECHANICAL GENERAL IS PART OF THE PLUMBING GENERAL NOTES. REFER TO THE MECHANICAL DRAWINGS FOR GENERAL REQUIREMENTS.
11. ALL ASPECTS OF THE PLUMBING SYSTEM SHALL COMPLY WITH THE LEAD FREE ORDINANCE AB 1953. (CALIFORNIA HEALTH AND SAFETY CODE SECTION 116875)
12. DISINFECT DOMESTIC COLD WATER LINES PER CPC REQUIREMENTS.
13. THE PLANS ARE DIAGRAMMATIC AND SHOW GENERALLY THE LOCATIONS OF THE FIXTURES, EQUIPMENT, AND PIPE LINES AND ARE NOT TO BE SCALED; ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AT THE BUILDING AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK.

B. PIPING

1. ALL PIPING SHALL CONFORM TO THE REQUIREMENTS OF THE ASA SAFETY CODE. BE FREE FROM ALL DEFECTS AND BE IDENTIFIED.
2. ALL FITTINGS, FLANGED UNIONS, STRAINERS, CHECK VALVES, ETC., SHALL BE MANUFACTURED BY CRANE, STOCKHAM, JENKINS OR EQUAL.
3. DIELECTRIC UNIONS: EPCO MODEL FX FOR SIZES 2 INCHES AND SMALLER.
4. SIZE OF SHUT-OFF VALVES, CONTROL VALVES, BALANCE COCKS, STRAINERS ETC. IS FULL LINE SIZE UNLESS OTHERWISE NOTED.
5. SUPPORTS UNISTRUTS AND 3/8" ROD PROPERLY BRACED FOR SEISMIC RESTRAINT AND SPACED AS FOLLOWS:

PIPE DIAMETER	MAXIMUM SPACING
1/2" - 3/4"	5 FT.
1" - 1-1/4"	6 FT.
1-1/2" - 4"	8 FT.

C. MATERIAL

1. DOMESTIC HOT & COLD WATER: COPPER TYPE L HARD DRAWN ASTM B88 WITH ANSI B16.22 WROUGHT COPPER FITTINGS WITH JOINTS SOLDERED WITH SILVABRITE, LEAD-FREE SOLDER.
2. WASTE, VENT, 2-1/2" AND SMALLER-COPPER DWV ASTM B306 WITH ANSI B16.23 FITTINGS, 3" AND LARGER. SERVICE WEIGHT CAST IRON.
3. CONDENSATE DRAIN PIPES: COPPER TYPE M HARD DRAWN ASTM B88 WITH ANSI B16.22 WROUGHT COPPER FITTINGS WITH JOINTS SOLDERED WITH SILVABRITE, LEAD-FREE SOLDER.

D. INSULATION

1. INSULATION SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. DOMESTIC HOT & COLD WATER TO BE INSULATED WITH 4 LB. DENSITY 1-INCH MOLDED GLASS FIBER INSULATION WITH VAPOR BARRIER. INSTALL METAL SADDLES AT THE HANGERS. INSULATION TO BE U.L. RATED AND IN ACCORDANCE WITH TITLE 24 ENERGY REGULATIONS.
3. CONDENSATE DRAIN PIPES TO BE INSULATED WITH 1/2" MOLDED FLEXIBLE ELASTOMETRIC CLOSED-CELL INSULATION.

PLUMBING DRAWING LIST

PROJECT SCOPE OF WORK

TENANT IMPROVEMENT WORK ON THE SECOND FLOOR CONSISTING OF DEMOLITION OF EXISTING BREAK ROOM, ADDITION OF NEW PLUMBING TO NEW BREAK ROOM AND NEW AC CONDENSATE DRAIN PIPING.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact: MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

Regus

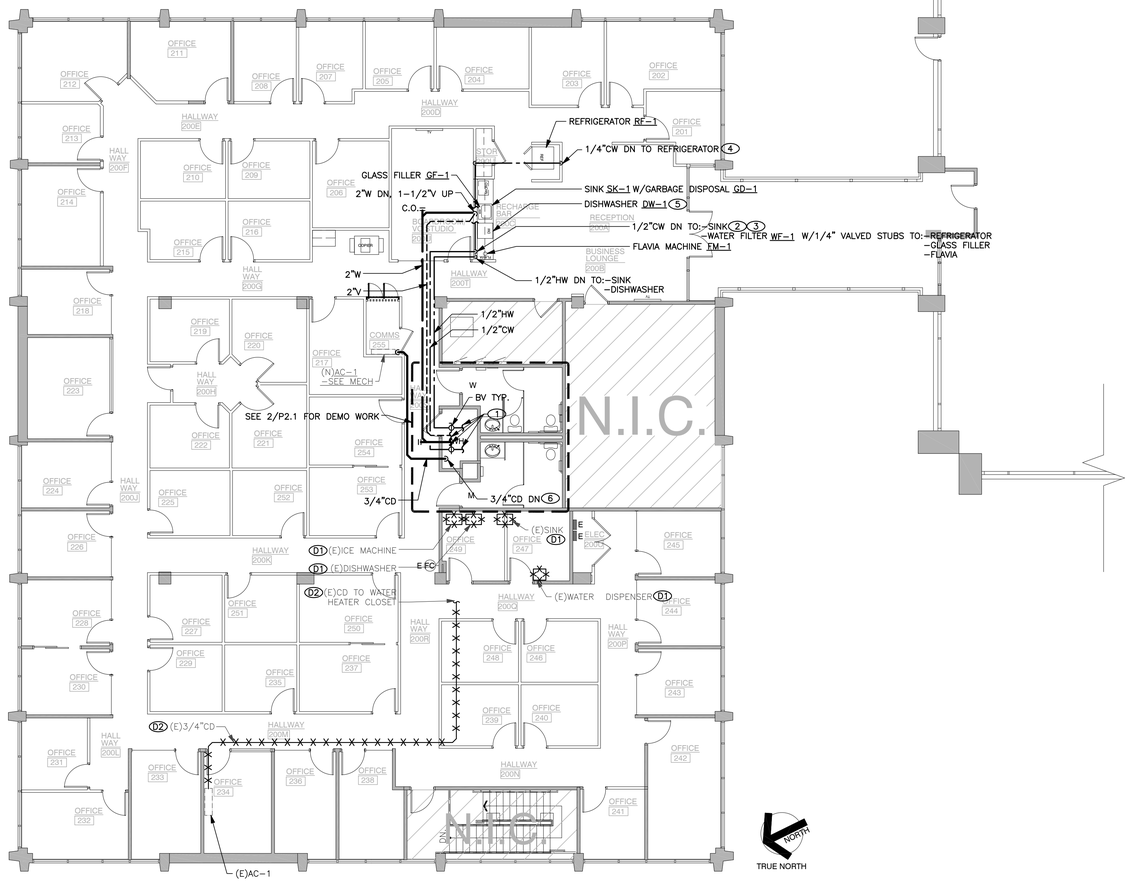
4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

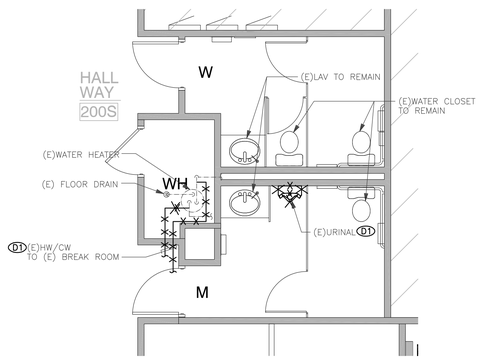
LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
PLUMBING LEGEND, GENERAL NOTES, ABBREVIATIONS & DRAWING LIST

DRAWING NUMBER:
P0.1



1 PLUMBING PLAN
SCALE: 1/8"=1'-0"



2 CORE RESTROOM/ WATER HEATER CLOSET DEMO PLAN
SCALE: 1/4"=1'-0"

SHEET NOTES:

1. ALL KITCHEN SINK AND KITCHEN EQUIPMENT ON THIS DRAWING ARE TO SPECIFIED BY ARCHITECT. REFER TO ARCHITECTURAL DRAWING A2.2 FOR DETAILS AND SPECIFICATIONS. CONNECT PLUMBING AS PER MANUFACTURER'S RECOMMENDATIONS. REVIEW ENGINEERING DOCUMENTS IN CONJUNCTION WITH ARCHITECTURAL PLANS AND COORDINATE WORK TO INCLUDE REQUIREMENTS OF BOTH DISCIPLINES.
2. FOR EXACT LOCATIONS OF SINKS & KITCHEN EQUIPMENT, STUBS, ETC., SEE ARCHITECTURAL DRAWINGS AND/OR INSTRUCTIONS.

DEMOLITION NOTES (D)

D1. EXISTING PLUMBING FIXTURE & EQUIPMENT TO BE DEMOLISHED. REMOVE ALL ASSOCIATED WASTE, VENT, HOT AND COLD WATER PIPING (ABOVE CEILING AND BELOW FLOOR). ALL PIPING NOT BEING REUSED SHALL BE REMOVED AND CAP PIPING BACK AT RISER OR POINT OF FUNCTIONING SERVICE. SEE ARCHITECTURAL PLANS FOR SCOPE OF DEMOLITION.

D2. DEMO EXISTING AC CONDENSATE DRAIN.

KEYED NOTES: (P)

1. (N)2"W, 2"V, 1/2"CW, & 1/2"HW EXTEND AND CONNECT TO EXISTING WASTE, VENT, HOT, AND COLD WATER PIPES. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF POINT OF CONNECTIONS.
2. SEE DETAIL 1/P0.1 FOR SINK INSTALLATION DETAIL.
3. PROVIDE 1/2 INCH CW VALVED STUB-OUT THRU WATER FILTRATION FOR COFFEE MAKER, FLAVIA MACHINE, CHILLED WATER TANK & FAUCET, ICE MAKER AND ICE MAKER IN REFRIGERATOR. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION, ELEVATION AND NUMBER OF STUBS.
4. PROVIDE RECESSED WALL BOX WB-1 WITH SHUTOFF VALVE FOR REFRIGERATOR WATER LINE.
5. ROUTE DISHWASHER DRAIN TO SINK DRAIN VIA UPC APPROVED AIR GAP FITTING.
6. 3/4" CD DOWN ALONG WALL, SPILL TO (E)FLOOR DRAIN.

PROJECT COORDINATOR/ DESIGN CONSULTANT

idGROUP
2641 IRVING BLVD.
DALLAS, TEXAS 75207
TEL: 214-638-6800

ARCHITECT/ ENGINEER

GLUMAC
engineers for a sustainable future℠
150 California St., 3rd Floor
San Francisco, CA 94111
T: 415.398.7667 F: 415.398.0596
www.glumac.com
Job No.01.15.00013
Contact. MWH

SEAL

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR PERMIT OR CONSTRUCTION PURPOSES.

PROJECT NO.:	55-817
DRAWN BY:	JLR
CHECKED BY:	MWH

Regus

4 PALO ALTO SQUARE
CENTER # 3556
3000 EL CAMINO REAL
SUITE #200
PALO ALTO, CA 94306

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

LANDLORD REVIEW ISSUE DATE:	01/28/2015
TENANT REVIEW ISSUE DATE:	01/28/2015
BID ISSUE DATE:	01/28/2015
PERMIT ISSUE DATE:	XX/XX/2015
CONSTRUCTION ISSUE DATE:	XX/XX/2015

DRAWING TITLE:
PLUMBING PLAN

DRAWING NUMBER:
P2.1