

**SECOND AMENDMENT TO LEASE AGREEMENT**  
**Lease No. 1259**

This Second Lease Amendment to Lease Agreement ("Amendment"), dated for reference purposes only as of February 1, 2008 is by and between BOREL ESTATE COMPANY, a California Limited Partnership ("Landlord"), as Lessor, and the COUNTY OF SAN MATEO, a political subdivision of the State of California ("County" or "Tenant"), as Lessee.

**Recitals**

A. As authorized by San Mateo County Resolution No. 65601, Landlord and County entered into a lease agreement, dated for reference purposes as of September 11, 2002 (the "Lease") for approximately 1,855 square feet of rentable space in that certain building commonly known as 1700 South El Camino Real, San Mateo, California.

B. As authorized by San Mateo County Resolution No. 66297, Landlord and County entered into the First Amendment to Lease Agreement dated October 7, 2003 (the "Lease As Amended"). The First Amendment expanded the area of the Premises to 2,278 square feet of rentable space, correspondingly adjusted the monthly rent and set forth improvements to be performed by the Landlord.

C. Landlord and County wish to further amend the Lease to extend the term, expand the premises, increase the rent and set forth ADA improvements to be performed by Landlord, otherwise under the same terms and conditions, as herein set forth.

**Agreement**

For good and valuable consideration as hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Term.** Any references to the Term or Termination Date in the Lease As Amended notwithstanding, and subject to the County's Option to Extend as set forth below, the expiration date of the Lease As Amended is hereby extended to October 31, 2012.
2. **Option to Extend Term.** At the conclusion of the current term of the Lease As Amended (October 31, 2012), County shall have the right to extend the Term for two separate additional terms of one year each (the "Extension Options"). County, at its sole discretion, may exercise the Extension Options, if at all, by giving written notice to Landlord no later than Ninety (90) days prior to the expiration of the term to be extended; provided, however, if County is in material default under the Lease as amended on the date of giving such notice and fails to cure such default within a reasonable amount of time, Landlord may reject such exercise by delivering written notice thereof to County promptly after such failure to cure.

3. **Premises.** Any references to the Premises notwithstanding; Landlord hereby leases to County approximately 2,997 square feet of office space as shown in the attached Exhibit A2 ("Site Plan of Premises"), which is made a part hereof by reference.
4. **Rent.** Any references to the Base Rent of the Lease notwithstanding; effective November 1, 2007, the Base Rent shall be \$7,492.50 per month, which rate shall be in effect through October 31, 2008.
5. **Adjustments in Base Rent.** Beginning on November 1, 2008, and on the 1st day of November of each year of the term of this lease, the Base Rent for the following twelve month period shall be adjusted to equal three percent (3%) of the Base Rent for the lease year preceding such Adjustment Date, as follows:

<b>Initial Term</b>	<b>Monthly Base Rent</b>
November 1, 2007 – October 30, 2008	\$7,492.50
November 1, 2008 – October 30, 2009	\$7,717.28
November 1, 2009 – October 30, 2010	\$7,948.80
November 1, 2010 – October 30, 2011	\$8,187.26
November 1, 2011 – October 30, 2012	\$8,432.87

During each Extended Term, if exercised, including any holdover period as set forth herein, the Base Rent for the following twelve month period shall be adjusted to equal five percent (5%) of the Base Rent for the lease year preceding such Adjustment Date, as follows:

<b>Extended Terms (If Exercised)</b>	<b>Monthly Base Rent</b>
November 1, 2012 – October 30, 2013	\$8,854.52
November 1, 2013 – October 30, 2014	\$9,297.25

In addition to the Base Rent as set forth herein, County shall, throughout the initial Term of the Lease, pay to Landlord the Monthly Amortization of Leasehold Improvements as set forth in Section 7 hereof.

6. **Improvements by Landlord.**
  - A. Landlord, through its general contractor approved by County ("Contractor"), shall perform the work and make the improvements to the Building as set forth in the attached Exhibit B2, Section A ("ADA Improvements"), in order to comply with ADA (Americans with Disabilities Act) requirements (the "ADA Improvements"). Said work shall be completed within six months from the Effective Date of this amendment at Landlord's sole cost.

If the ADA Improvements are not complete within the time frame set forth above, as evidenced by a signed final inspection from the applicable governmental authority, the County may, at its sole discretion, elect to cause

the ADA Improvements to be completed at Landlord's expense. In such event, the County may engage an independent contractor or utilize qualified County staff to complete the ADA Improvements. If the County completes the ADA Improvements, after providing Landlord with a complete written summary of the cost incurred by the County in connection herewith, Landlord shall reimburse County for said costs. The entire amount of such reimbursement shall be immediately due and payable. Should Landlord fail to reimburse the County in full within ten days of the date of receipt of the herein described written summary of costs, Landlord shall pay to County interest and charges as set forth in Section 4.3(c) in the event of late payment of Rent by County. The County may not offset the payment of any Base Rent due hereunder to recover the costs incurred by County.

B. Landlord, through its general contractor approved by County ("Contractor"), shall improve the Premises, perform the work and make the installations in the Premises as set forth in Exhibit B2, Section B ("Leasehold Improvements"). Said work shall be made at Landlord's sole cost, subject to the provisions regarding reimbursement set forth in Section 7 hereof. All work shall be performed pursuant to the Construction Documents (as defined in Exhibit B2) approved by County, and in accordance with the provisions of such Exhibit. Said work shall be completed within six months from the Effective Date of this amendment.

7. **Leasehold Improvements, Improvement Allowance, Budget and Reimbursement by County.** Subject to reimbursement by County as hereinafter set forth, Landlord shall pay for the cost of constructing and installing the Leasehold Improvements (as defined in the Plans attached hereto as Exhibit B2, Section B) up to a total sum of Thirty Five Thousand Dollars (\$35,000) ("Allowance").

The Leasehold Improvement work shall include costs based on a detailed construction budget ("Budget") prepared by Landlord and approved by County. Prior to the commencement of construction of the improvements, Landlord shall provide County with an initial construction budget for its approval. The approved construction budget shall restrict all costs to be included in the Allowance and any other costs to be paid by County hereunder to line items in cost categories of the budget. If the Leasehold Improvements cannot be completed in strict conformity with the most recently approved construction budget, Landlord shall immediately submit to County for its approval a revised construction budget and shall identify to County changes in line items and the reasons for the changes. If further changes are required, Landlord shall seek County's approval, following the same procedures. No costs shall be included in the Allowance, and County shall not be obligated to pay any costs in excess of the Allowance, unless and until it approves the construction budget and any revisions thereto. County shall have the right to approve or disapprove any construction budget or revisions in its reasonable judgment. No such approval or disapproval shall be unreasonably

delayed. The most recently approved construction budget shall supersede all previously approved budgets.

Upon completion of the Leasehold Improvements, Landlord shall provide to County adequate documentation of the actual costs to construct the improvements ("Improvement Costs"), which shall include copies of (i) all invoices received by Landlord from the Contractor(s) in connection with the construction of the Leasehold Improvements, (ii) satisfactory evidence of payment of such invoices, including unconditional lien waivers, or if such invoices have not been paid, conditional lien waivers, all such lien waivers being in the form prescribed by California Civil Code Section 3262 and executed by each subcontractor and material supplier, and (iii) such additional supporting data substantiating the Contractor's right to payment as County may reasonably require, such as copies of requisitions from subcontractors and material suppliers. At the option of County, the Improvement Costs shall be paid in full by County within thirty (30) days of receipt of adequate documentation, or fully amortized over the balance of the Term remaining, beginning on the first day of the first month following substantial completion of the Leasehold Improvements (the "Amortization Period"). Payments shall be made in equal monthly installments including principal and interest at the rate of 10% per annum, payable first to interest due and then to principal. Each such payment shall be made together with the Base Rent then due during the Amortization Period. In the event that the actual cost to construct and install the Leasehold Improvement Work incurred by Landlord exceeds the amount of the Allowance, County shall, upon receipt of adequate documentation, and subject to the Budget requirements set forth above, pay to Landlord as Additional Rent any such cost in excess of \$35,000.

At any time during the Term of the Lease, Tenant shall have the right to pay the full amount (or any portion) of the principal and interest accrued thereon up to such time without penalty.

If Landlord fails to complete said work within the time frame set forth in Section 6 hereof, County shall have the right, but not the obligation, to complete the improvements, the Cost of which will, subject to the limit of the Allowance, be paid by Landlord and reimbursed as set forth herein.

8. **Effective Date; Approval.** This Second Amendment shall become effective (the "Effective Date") when the County Board of Supervisors adopts a resolution authorizing the execution of this Second Amendment, and the Second Amendment is duly executed by the County and the Landlord.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LEASE AMENDMENT, LANDLORD ACKNOWLEDGES AND AGREES THAT NO OFFICER OR EMPLOYEE OF COUNTY HAS AUTHORITY TO COMMIT COUNTY HERETO UNLESS AND UNTIL THE COUNTY BOARD OF SUPERVISORS HAS ADOPTED A RESOLUTION AUTHORIZING THE

EXECUTION OF THIS SECOND AMENDMENT TO THE AGREEMENT. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF COUNTY HEREUNDER ARE CONTINGENT UPON ADOPTION OF SUCH A RESOLUTION, AND THIS AMENDMENT SHALL BE NULL AND VOID UNLESS THE BOARD OF SUPERVISORS ADOPTS A RESOLUTION AUTHORIZING THE EXECUTION OF THIS SECOND AMENDMENT. APPROVAL OF THIS AMENDMENT BY ANY DEPARTMENT, COMMISSION OR AGENCY OF COUNTY SHALL NOT BE DEEMED TO IMPLY THAT SUCH RESOLUTION WILL BE ADOPTED, NOR WILL ANY SUCH APPROVAL CREATE ANY BINDING OBLIGATIONS ON COUNTY.

9. **Counterparts.** This Second Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
  
10. **No Further Amendments; Conflicts.** All the terms and conditions of the Lease As Amended remain in full force and effect except as expressly amended herein. The Lease As Amended by this Second Amendment constitutes the entire agreement between Landlord and County regarding the leased premises and may not be modified except by an instrument in writing duly executed by the parties hereto. In the event of any conflict between the terms of the Lease As Amended and the terms of this Second Amendment, the terms of this Second Amendment shall control.

**Balance of Page Intentionally Blank**

Landlord and County have executed this Second Amendment as of the date first written above.

**LANDLORD:**

BOREL ESTATE COMPANY, a California  
Limited Partnership

By: \_\_\_\_\_

Its: \_\_\_\_\_

**COUNTY:**

COUNTY OF SAN MATEO,  
a political subdivision of the State of  
California

By: \_\_\_\_\_

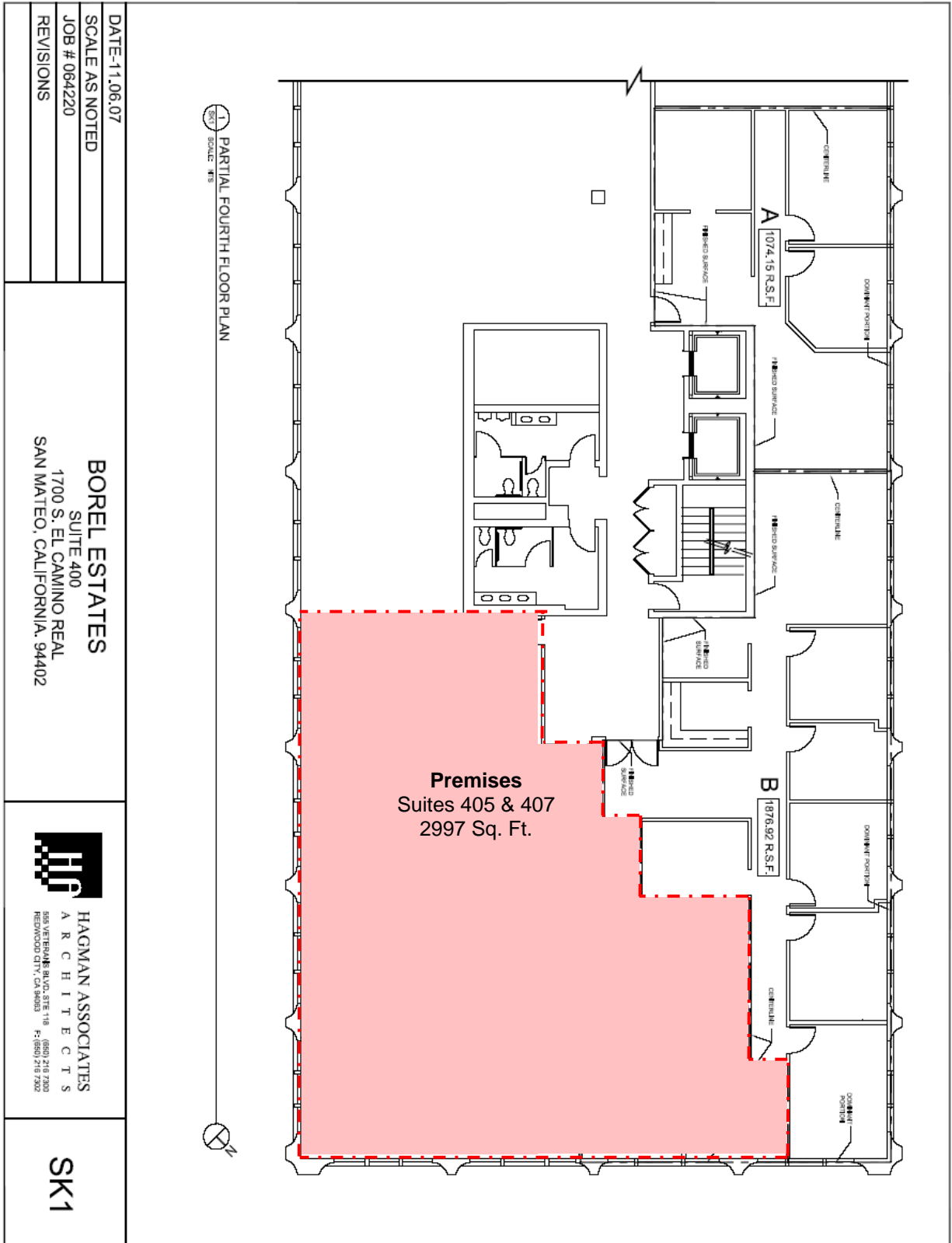
Adrienne J. Tissier  
President, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of the Board

Resolution No.: \_\_\_\_\_

**Exhibit A2  
Site Plan of Premises**



## Exhibit B2

### Improvements by Landlord

- A. **ADA Improvements.** Landlord acknowledges receipt of a copy of the Americans With Disabilities Act Title II Preliminary Program Evaluation Form completed by the San Mateo County Commission on Disabilities on August 8, 2005 (the "ADA Assessment"). Landlord shall, at its sole cost, make the Improvements to correct the following deficiencies identified in the ADA Assessment.

Page	Barrier Category	Barrier No./Description
1	Parking	1. The 8' van access aisle is on the wrong side of the parking space.
1	Curb Ramps	2. No scoring.
1	Entrances/Doors	1. No signage. 2. Thresholds are too high. 3. Effort to operate doors is excessive.
1	Building Lobby	1. Floor mats are not secured. 2. Inadequate building directory.
2	Elevators	1. The handle at the emergency phone cabinets requires grasping.
2	Common Corridors/Aisles	1. U.S. Mail drop at the lobby and adjacent to the elevators are too high.

- B. **Leasehold Improvements.** Landlord shall make the attached improvements at its own cost, subject to the reimbursement requirements set forth in Section 7 of the Amendment.

**(Plans Attached)**



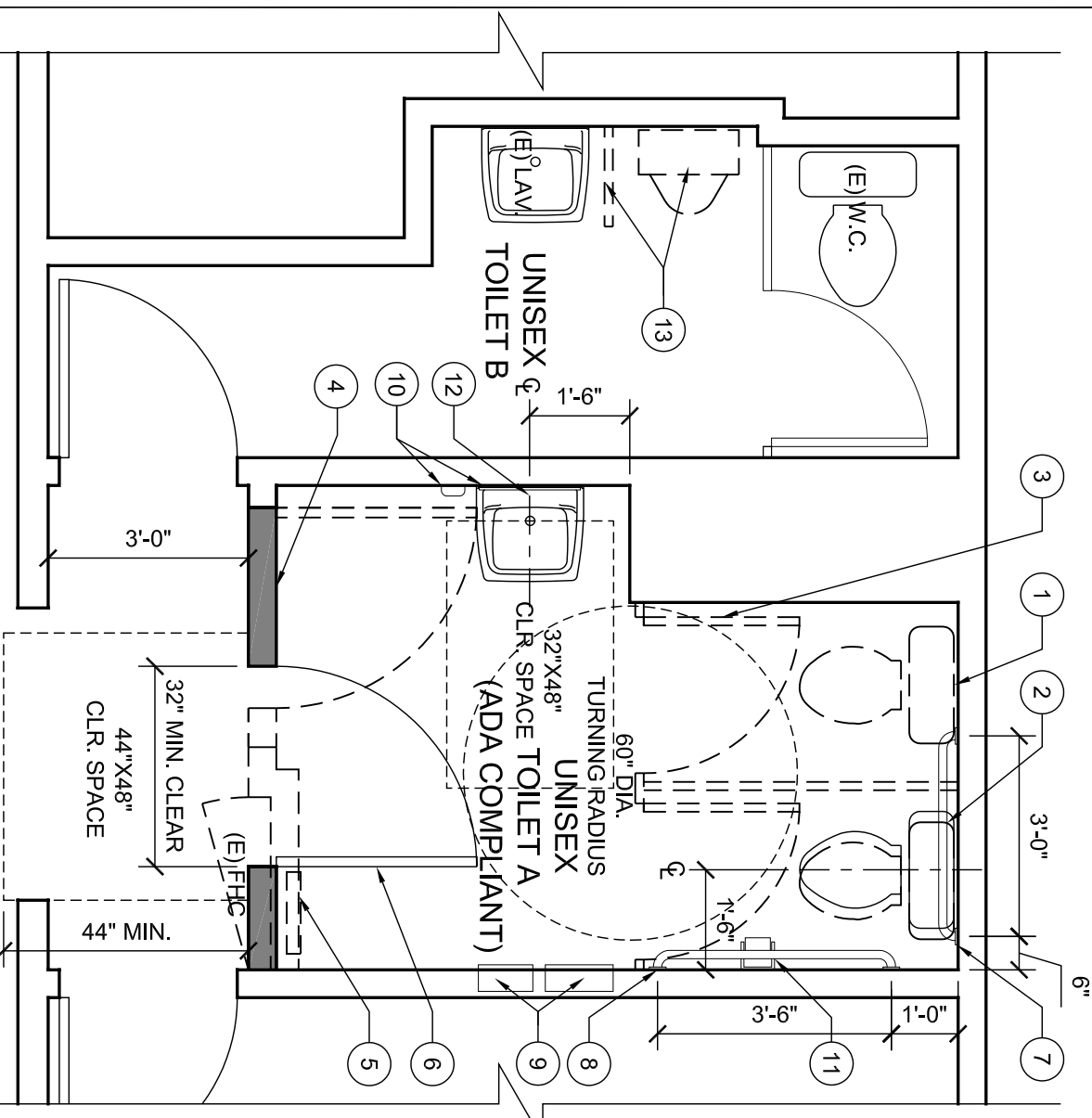
Immediately following the Effective Date of this Second Lease Amendment, Landlord shall cause plans, specifications and working drawings for the Improvements to be prepared. Landlord shall submit a copy of such plans, specifications and working drawings to County within sixty (60) days after the Effective Date. Such working drawings and specifications shall be subject to County's approval, which approval shall not be unreasonably withheld or delayed. If County disapproves such working drawings and specifications, or any portion thereof, then County shall promptly notify Landlord thereof and of the revisions that County reasonably requires in order to obtain County's approval. As soon as reasonably possible thereafter, but in no event later than ten (10) days after County's notice, Landlord shall submit to County revised plans, specifications and working drawings incorporating the revisions required by County. Such revisions shall be subject to County's approval, which shall not be unreasonably withheld or delayed. The plans, specifications and working drawings for the Improvements approved by County shall be referred to as the "Construction Documents."

Subject to the reimbursement requirements set forth in Section 6 of the Amendment, Landlord shall secure and pay for any building and other applicable and necessary permits and approvals, government fees, licenses and inspections necessary for the proper performance and completion of the Improvements shown on the approved Construction Documents. Promptly following County's approval of the Construction Documents, Landlord shall apply for any permits, approvals or licenses necessary to complete such construction and shall provide copies to County promptly following receipt thereof. Landlord shall be responsible for arranging for all inspections required by the applicable local building inspection division.

Immediately upon approval of the Construction Documents and Landlord's procurement of all necessary permits and approvals, Landlord shall commence construction and shall cause the Improvements to be completed in a good and professional manner in accordance with sound building practice. Landlord shall comply with and give notices required by all laws, rules, regulations, ordinances, building restrictions and lawful orders of public authorities bearing on construction of the Improvements. Without limiting the foregoing, construction of the Improvements shall comply with all applicable disabled access laws, including, without limitation, the requirements of the Americans With Disabilities Act of 1990, Title 24 of the California Code of Regulations (or its successor) and County's requirements for program accessibility.

Landlord shall keep County apprised on a regular basis of the status of plan preparation, permit issuance and the progress of construction. Upon receipt of notice from Landlord that the Improvements are substantially complete, County shall have the right to present to Landlord within ten (10) days of receipt of such notice, a written punchlist consisting of any items that have not been finished in accordance with the Construction Documents. Landlord shall promptly complete all defective or incomplete items identified in such punchlist, and shall in any event complete all items within thirty (30) days after the delivery of such list. County's failure to include any item on such list shall not alter the Landlord's responsibility hereunder to complete all Improvement Work in accordance with the approved Construction Documents, nor constitute any waiver of any latent defects.

No approval by County or any of its Agents of the Construction Documents or completion of the Improvements for purposes of this Lease shall be deemed to constitute approval of any governmental or regulatory authority with jurisdiction over the Premises, and nothing herein shall limit Landlord's obligations to obtain all such approvals.



1  
A  
SCALE: 3/8" = 1'-0"

**PARTIAL FIRST FLOOR PLAN**

DATE-01.09.08

SCALE AS NOTED

JOB # 064220

**BOREL ESTATES**  
FIRST FLOOR TOILET ROOM ADA UPGRADE  
1700 S. EL CAMINO REAL  
SAN MATEO, CALIFORNIA, 94402

**FLOOR PLAN LEGEND**

- EXISTING PARTITION
- NEW PARTITION
- EXISTING TO BE REMOVED

**FLOOR PLAN KEY NOTES**

- 1 REMOVE EXISTING W.C., TERMINATE EXISTING PLUMBING
  - 2 NEW ADA COMPLIANT W.C. INSTALL FLUSH VALVE AT WIDE SIDE.
  - 3 REMOVE EXISTING TOILET PARTITIONS AND DOORS.
  - 4 REMOVE EXISTING DOOR, INFILL EXISTING WALL, PATCH AND REPAIR TO MATCH EXISTING.
  - 5 REMOVE EXISTING FIRE HOSE CLOSET, ACCESS PANEL AND PARTITION.
  - 6 NEW 3'-0" FRAME AND DOOR WITH LOCKSET AND LEVER HARDWARE.
  - 7 NEW 36" GRAB BAR-PROVIDE BLOCKING AS REQUIRED.
  - 8 NEW 42" GRAB BAR-PROVIDE BLOCKING AS REQUIRED.
  - 9 NEW TOWEL DISPENSER, WASTE RECEPTACLE, AND SANITARY NAPKIN DISPENSER.
  - 10 NEW SOAP DISPENSER AND MIRROR.
  - 11 NEW TOILET TISSUE DISPENSER.
  - 12 NEW ADA COMPLIANT LAVATORY W/ LEVER HANDLES.
  - 13 REMOVE EXISTING URINAL AND METAL PARTITION TERMINATE PLUMBING AND PATCH CERAMIC TILE TO MATCH EXISTING.
- NOTE: 1. REMOVE ALL EXISTING CERAMIC TILE AT UNISEX TOILET A.- REPLACE WITH NEW CERAMIC TILE.  
2. ALL NEW TOILET ACCESSORIES AND FIXTURES TO COMPLY WITH ADA GUIDELINES, TYP.



**HAGMAN ASSOCIATES**  
ARCHITECTS  
555 VETERANS BLVD, STE 118  
REWOOD CITY, CA 94063  
(650) 216 7300  
F: (650) 216 7302

**EXHIBIT**

**A**


**HAGMAN ASSOCIATES**  
ARCHITECTS

555 VETERANS BLVD SUITE 118 (650) 216-7300  
REDWOOD CITY, CA 94063 F: (650) 216-7302

**BOREL ESTATES**  
SUITE 405  
1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

**COVER SHEET**

DATE	JANUARY 11, 2008
SCALE	AS NOTED
DRAWN	M.G.A.
CHECKED	M.G.A.
SHEET	084220



# BOREL ESTATES

## SUITE 405

### 1700 S EL CAMINO REAL

### SAN MATEO, CA 94402

### TENANT IMPROVEMENT

**PROJECT TEAM:**

**ADDRESS:** 1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

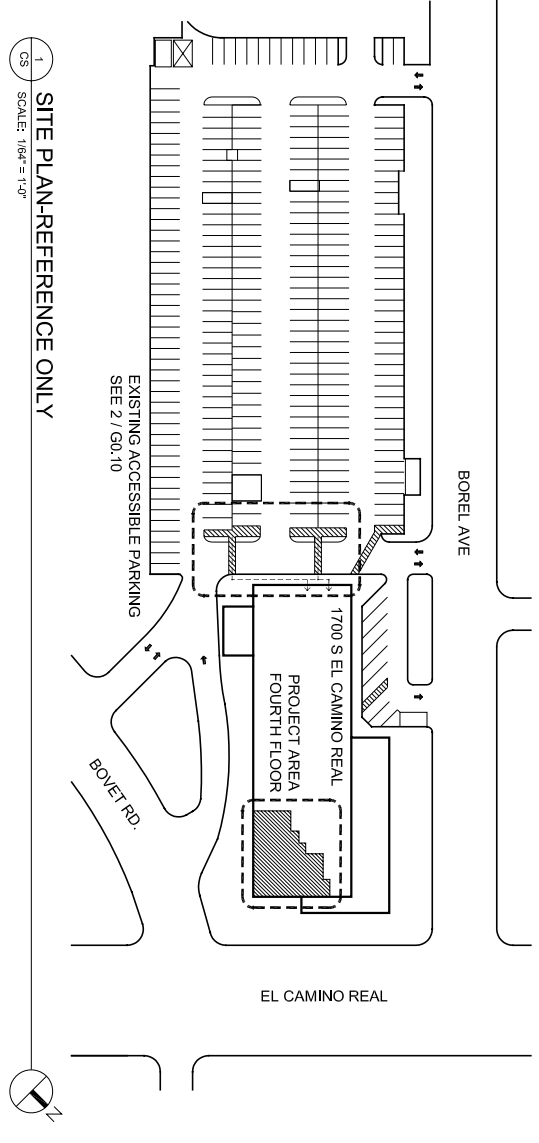
**BUILDING OWNER:** BOREL REAL ESTATE COMPANY  
1700 S. EL CAMINO REAL  
SAN MATEO, CA, 94402  
**CONTACT:**  
MICHAEL BERUBE  
TEL: (650)-574-7160

**ARCHITECT:** HAGMAN ASSOCIATES  
555 VETERANS BLVD, STE 118  
REDWOOD CITY, CA 94063  
TEL: (650)216-7300

**SHEET INDEX:**

<b>ARCHITECTURAL</b>	
CS	COVER SHEET
GD, 10	CODE SUMMARY
A2, 10	NEW WORK FLOOR PLAN
A3, 10	FINISH FLOOR PLAN
A4, 10	REFLECTED CEILING PLAN
A8, 10	INTERIOR ELEVATIONS, DOOR TYPES, AND DOOR SCHEDULE

**SITE PLAN**



**ABBREVIATIONS**

AB	ANCHOR BOLT	FO.S	FACE OF STUD	SHT	SHEET
ACT	ACQUISITION	FO.W	FACE OF WALL	SHR	SHOWER
ANU	ARCHITECTURAL	FIG.	FOOTINGS	SHL	SIMILAR
AL	ALUMINUM	GA.	GALVANIZED	S.N.	SANITARY MARK
A.R.G.W.B.	ABUSE-RESISTANT GYPSUM WALLBOARD	G.A.U.V.	GRAB BAR--36"	S.O.	SQUARE
BR	BOARD	G81	GRAB BAR--42"	S.S.	STAINLESS STEEL
BID	BUILDING	G82	GLULAM	STD.	STANDARD
BIDG	BUILDING BEAM	GL.W.B.	GLU-LAMINATED GYPSUM WALLBOARD	STL	STEEL
B.O.	BOTTOM OF BEARING	G.W.B.	GYPSUM WALLBOARD	SUSP.	SUSPENDED
BRG.	BOTTOM OF BRG.	H.C.	HANDICAPPED / ACCESSIBLE	T.	TOILET
C.L.	CENTER LINE	H.D.	HAND DRYER	T.B	TOP AND BOTTOM
C.B.	CATCH BASIN	H.M.	HOLLOW METAL	T.R.	TACK BOARD
C.G.	CORNER GUARD	H.T.	HEIGHT	T.D.	TOILET DISPENSER
C.G.	CORNER GUARD CONTROL JOINT	H.O.R.I.Z.	HORIZONTAL	T.P.	TOILET PAPER DISPENSER
C.I.R.	CLEAR	H.S.	HORIZONTAL INSULATION	T.S.	TUBE STEEL
C.A.U.M.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	T.P.P.	TYPICAL
C.C.L.	CONCRETE COLUMN	L.A.V.	LAVATORY (SINK)	T.O.P.	TOP OF PLATE
CONC.	CONCRETE	M.I. / M.Z.	MIRROR	U.	URINAL
CONT.	CONTROLS	M.S.	MASONRY	U.O.M.	UNLESS OTHERWISE NOTED
C.I.	CORNING CERAMIC TILE	M.F.	METAL FINISH	V.C.T	VERTICAL COMPOSITION TILE
PENNY	PENNY	M.F.R.	MASONRY FINISH	VERT.	VERTICAL
D	DOUBLE	M.H.	MASONRY OPENING	V.M.V.	VERTICAL VENTILATION
DBL	DOUBLE	M.I.O.	MASONRY OPENING METAL	V.M.V. COVERED TACK BOARD	
D.F.	DETAIL	M.T.L.	METAL	W.	WITH
DIA.	DIAMETER	N.L.C.	NOT IN CONTRACT	W.B.	WHITE BOARD
DN.	DOWN	N.A.	NOMINAL	W.C.	WATER CLOSET
D.S.	DOWN SPOUT	NOAL	NOT TO SCALE	WD.	WOOD
D.W.	DISH WASHER	N.T.S.	NOT TO SCALE	W.F.	WATER FOUNTAIN
DWG.	DRAWING	O.C.	ON CENTER		
(E)	EXISTING	OPP.	OPPOSITE		
EA.	EXPANSION JOINT	O.F.	OVERFLOW		
ELEC.	ELECTRICAL	PL.	PLATE		
ELEV.	ELEVATION	P.L.M	PLASTIC LAMINATE		
EMAL	ENAMEL	PREFIN.	PRE FINISHED		
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH		
EXST.	EXISTING	P.T.	PRESSURE TREATED PLYWOOD		
EXT.	EXTERIOR	REF.	REFRIGERATOR		
F.D.	FLOOR DRAIN	REIN.	REINFORCED		
FN.	FOUNDATION	R.H.	ROUGH OPENING		
F.E.	FIRE EXTINGUISHER	R.O.	ROUGH OPENING		
F.F.	FIRE EXTINGUISHER CABINET	R.O.	ROUGH OPENING		
FIN.	FINISH	R.O.	ROUGH OPENING		
FLR.	FLOOR	S.B.	SCUPPER BOX		
FLR.	FLOOR	S.C.D.	SEAT COVER DISPENSER		
F.O.C.	FACE OF CONCRETE	S.D.	SOAP DISPENSER		
F.O.M.	FACE OF MASONRY				

**SYMBOLS:**

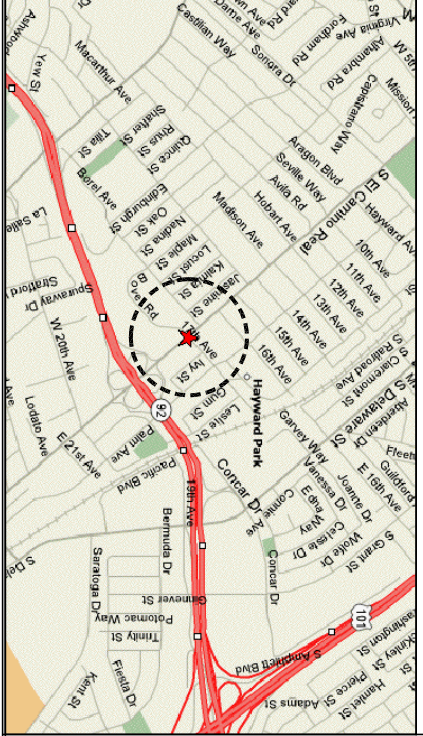
(E)	EXISTING	(A)	COLUMN LINE	(T)	TEMPERED	(+10'-0")	CEILING HEIGHT
(R)	REMOVE	(100A)	DOOR NUMBER	(1-7)	DETAIL	(+)	REFERENCE POINT
(RL)	RELOCATE	(100X)	WINDOW NUMBER	(1-7)	SECTION	(-)	REVISION NUMBER
(N)	NEW	(LOBBY ROOM NAME)		(1-7)	INTERIOR ELEVATION	(K)	KEY NOTE
		(100)	ROOM NUMBER				

**SCOPE OF WORK:**

TENANT IMPROVEMENT WITHIN AN EXISTING BUILDING, INCLUDING MINOR DEMOLITION, NEW INTERIOR GYP, BD, PARTITIONS, AND FINISHES. PROJECT TO INCLUDE MINOR MECHANICAL, ELECTRICAL AND PLUMBING WORK.

MECHANICAL, ELECTRICAL AND PLUMBING WORK WILL BE DESIGN BUILD WITH A SEPERATE SUBMITTAL.

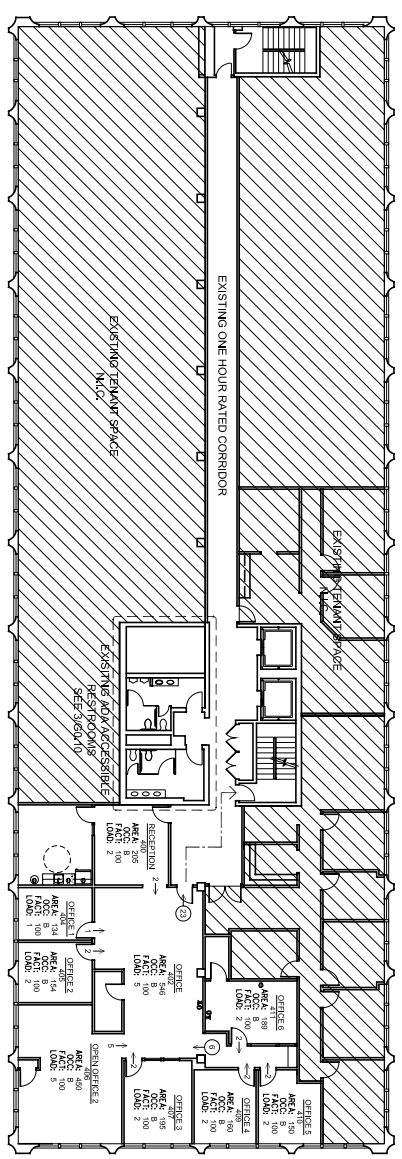
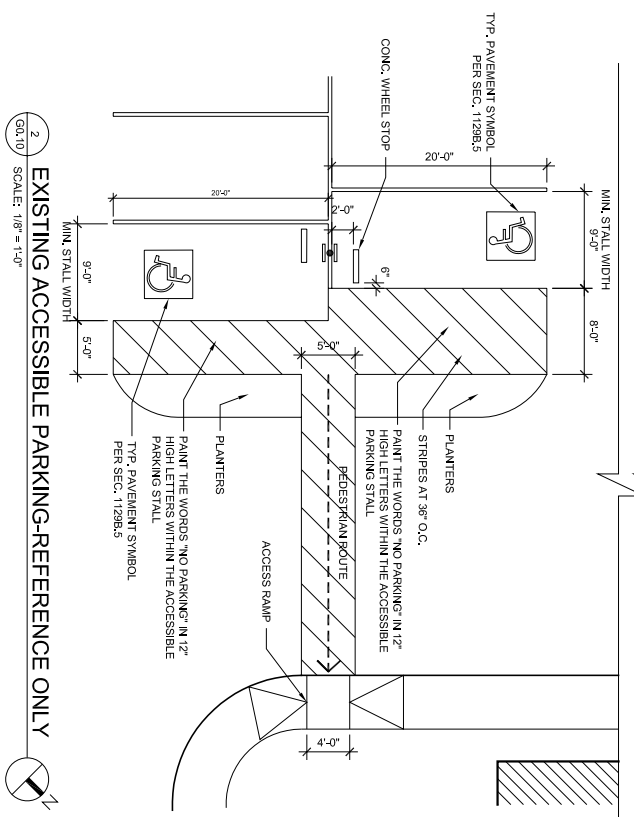
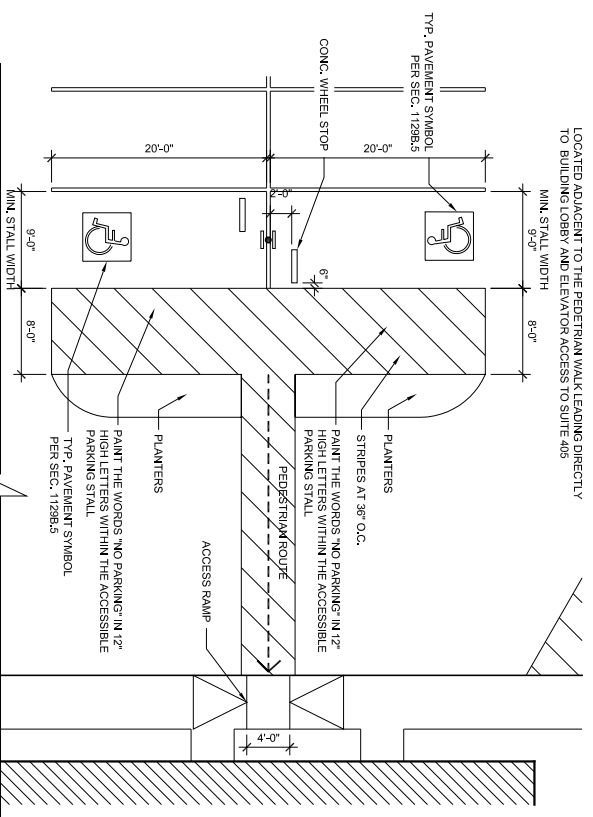
**VICINITY MAP**



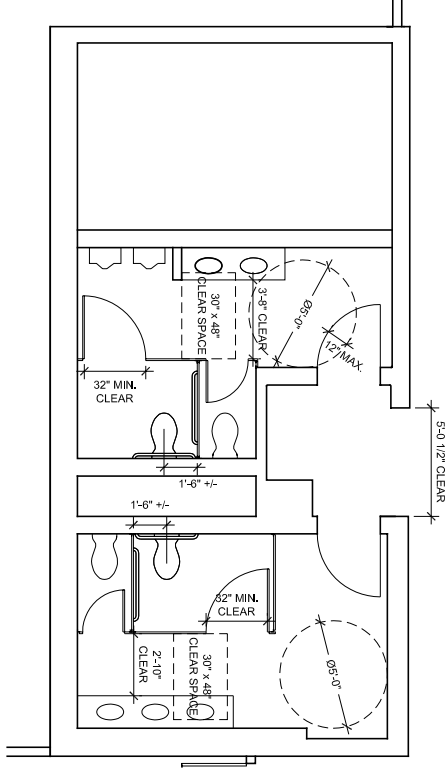
**GENERAL NOTES:**

1. INSTALL STREET VISIBLE ADDRESS WITH 6" HIGH LETTER ON BUILDING PRIOR TO FINAL INSPECTION IF NONE EXISTS.
2. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. REQUIRED EXIT DOORS SHALL NOT BE EQUIPPED WITH EDGE BOLTS OR SURFACE BOLTS.
4. WHEN REQUIRED EXIT DOORS SHALL BE CLEARLY MARKED WITH "EXIT" MINIMUM 6" HIGH LETTERS.
5. OVER STOREROOM DOORS ON A SIGN SHALL BE POSTED THAT READS, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" USE 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
6. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL BE APPROVED SAFETY GLAZING MATERIALS CONFORMING TO THE LATEST UBC REQUIREMENTS. ALSO PROVIDE TEMPERED SAFETY GLAZING FOR ALL WINDOWS WITHIN 24" OF ANY DOOR.
7. PROVIDE PORTABLE FIRE EXTINGUISHER MINIMUM 2A-10BC AS PER NFPA#1- WITHIN 75' MAXIMUM TRAVEL DISTANCE.
8. ALL INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND A SMOKE RATING OF 450.
9. INSTALL 5" SQUARE HANDICAPPED LOGO ON FRONT ENTRY.
10. RESTROOM SHALL BE LABELED FOR MEN AND WOMEN WITH APPROVED INTERNATIONAL SYMBOLS.
11. NAILING TO COMPLY WITH UBC TABLE 25P.
12. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
13. ALL HALLWAYS TO HAVE MINIMUM CLEAR WIDTH OF 44".
14. PROVIDE 18" MIN. CLEARANCE AT STRIKE SIDE OF ALL INTERIOR DOORS.
15. THE BOTTOM 10" OFF ALL DOORS SHALL BE A SMOOTH AND UNINTERRUPTED SURFACE.
16. PROVIDE APPROVED BRAILLE SIGNAGE ON STRIKE SIDE OF DOOR AT 60" ABOVE FINISHED FLOOR.
17. ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING LOCATION FIRE CODES AND BUILDING CODES.
18. VERIFY ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
19. G.C. SHALL PROVIDE DUST COVERS AS REQUIRED. CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA. BROOM CLEAN ALL AREAS EACH DAY. KEEP DIRT AND DUST TO A MINIMUM.
20. ALL ITEMS DEEMED TO HAVE VALUE BY THE OWNER SHALL BE DELIVERED TO A PLACE OF STORAGE ON THE SITE AS DIRECTED. ALL OTHER ITEMS TO BE DISPOSED OFF SITE IN A LEGAL MANNER. VERIFY WITH OWNERS.
21. WHERE EXISTING STRUCTURE IS CUT, DAMAGED OR REMODELED PATCH WITH MATERIAL TO MATCH IN KIND, QUALITY AND PERFORMANCE TO EXISTING
22. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF THE EXISTING BUILDING.
23. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD AGAINST ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
24. CLEAN ALL EXPOSED SURFACES AFTER COMPLETION.
25. PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION.
26. PROVIDE EXIT SIGNS PER dpc: 1003.2.8.6 FIG. 11B.6 AND 1117.B.5.1 #2 AT ALL GRADE - LEVEL EXTERIOR DOORS - "EXIT"
27. ALL DIMENSIONS GIVEN TO FACE OF STUD, U.O.N.
28. CONTRACTOR TO PROTECT ALL EXISTING FINISHES AND CLEAN THE JOB SITE BEFORE TURNING SPACE OVER TO OWNER.
29. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS DAILY - DO NOT USE BUILDING TRASH RECEPTACLES FOR CONSTRUCTION DEBRIS.
30. PATCH WALLS, FLOORS & CEILINGS AT AREAS OF DEMOLITION TO BE FLUSH AND SMOOTH WITH SURROUNDING SURFACES. PREP FOR FINISH.
31. WHEN NEW OR ADDITIONAL SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THE NEW SIGN AND/OR IDENTIFICATION DEVICES SHALL COMPLY WITH CBC SECTION 1117.B.5. PLEASE AMEND THE PLANS TO PROVIDE NOTES AND DETAILS TO SHOW COMPLIANCE WITH CBC SECTION 1117.B.5.1, #2 FOR IDENTIFICATION SIGNS (ROOMS AND SPACES OF THE BUILDING OR SITE), #3 FOR DIRECTION AND INFORMATIONAL SIGNS (SIGNS THAT PROVIDE INFORMATION FOR ROOMS AND SPACES), #4 ACCESSIBILITY SIGNS (ACCESSIBLE ELEMENTS AND FEATURES OF THE BUILDING OR SITE).

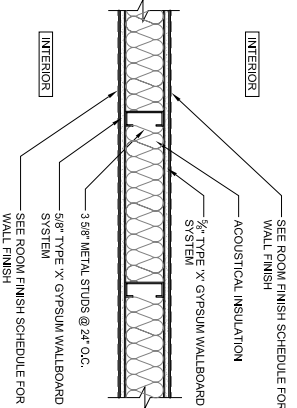
LOCATED ADJACENT TO THE PEDESTRIAN WALK LEADING DIRECTLY TO BUILDING LOBBY AND ELEVATOR ACCESS TO SUITE 405



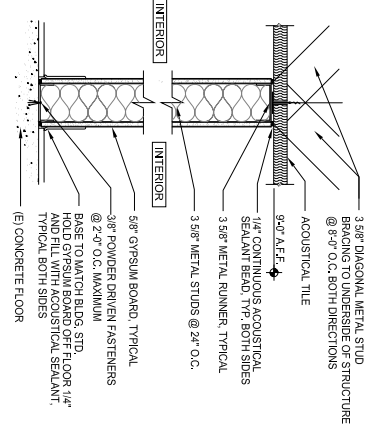
1 CODE ANALYSIS  
SCALE: 1/16" = 1'-0"



3 EXISTING ACCESSIBLE BATHROOMS-REFERENCE ONLY  
SCALE: 1/4" = 1'-0"



4 WALL TYPE 1  
SCALE: 1-1/2" = 1'-0"



5 PARTITION WALL UNDER CEILING TILE  
SCALE: 1-1/2" = 1'-0"

**CODE SUMMARY**

**GOVERNING CODES**

- 2011 CALIFORNIA BUILDING CODE
- 2001 CALIFORNIA PLUMBING CODE
- 2001 CALIFORNIA MECHANICAL CODE
- 2004 CALIFORNIA ELECTRICAL CODE

**GENERAL BUILDING CONSTRUCTION DATA**

- OCCUPANCY CLASSIFICATION: BUSINESS / OFFICE
- ZONING CLASSIFICATION: C-1 COMMERCIAL
- TYPE OF CONSTRUCTION: TYPE I NON-SPRINKLERED

**PROJECT AREA**

SUITE NO: 405 2,886 SF

**OCCUPANT LOAD CALCULATION**

CALIFORNIA BUILDING CODE 2001 EDITION  
USES PER TABLE 10A  
23 OFFICES @ 100 S.F. PER OCCUPANT  
2,250 S.F. / 100 PER OCCUPANT = 23  
TOTAL OCCUPANT LOAD = 23

**CODE PLAN LEGEND**

- ← 00 OCCUPANT LOAD FLOW INDICATOR
- ← 100 COMBINED EXISTING OCCUPANT LOAD
- PATH OF TRAVEL

**BATHROOM GENERAL NOTES**

- BATHROOMS SHOWN ARE EXISTING BATHROOMS FOR REFERENCE ONLY. BATHROOM PLANS ARE INTENDED TO DEMONSTRATE COMPLIANCE WITH REGULATIONS. NO WORK IS EXPECTED IN BATHROOMS.
- BATHROOM DIMENSIONS ARE APPROXIMATE AND ARE GIVEN TO DEMONSTRATE EXISTING CONDITIONS. CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE.

**GENERAL ASSEMBLY NOTES**

- PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- ASSEMBLIES FOR FIRE RATED WALLS SHALL EXTEND FROM STRUCTURAL FLOOR TO FINISH OF CEILING. PROVIDE 7/8" MINIMUM WALL STRUCTURAL INSULATION THROUGHOUT. PROVIDE 1/2" MINIMUM WALL STRUCTURAL MOVEMENT JOINTS AT ALL OTHER LEVELS SHALL ALLOW FOR 1" VERTICAL MOVEMENT WHILE MAINTAINING FIRE AND ACOUSTICAL SEPARATIONS.
- MAINTAIN FIRE RESISTIVE WALL CONSTRUCTION INDICATED AT BUILDING WALL FINISHES. IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- PROVIDE ACOUSTICAL BATT INSULATION FULL HEIGHT OF WALL WHERE INDICATED ON PLANS.
- PROVIDE VERTICAL AND HORIZONTAL FIRE BLOCKING AT 10 FEET O.C. MAXIMUM.
- STAGGER JOINT OF GYPSUM BOARD IN ALL CONDITIONS OF DOUBLE LAYER GYPSUM WALL CONSTRUCTION
- ALL NEW PARTITIONS TO ARE TO BE FRAMED TO UNDERSIDE OF EXISTING GRID. SEE MGR.10.
- CEILING HEIGHT PARTITION: 3.5/8" X 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" F.P. BRAD NAIL SIDES. SOUND INSULATION IN PARTITION AND 1/2" EACH SIDE ON CEILING. TYP.

**FIRE & LIFE SAFETY NOTES**

- THE PROPOSED BUILDING OCCUPANCY USE IS GROUP B (OFFICE / RFD)
- THESE SHALL BE NO CHEMICALS OR HAZARDOUS MATERIALS STORED ON THESE PREMISES WITHOUT PRIOR WRITTEN APPROVAL FROM LOCAL BUILDING OFFICIALS AND FIRE DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATIONS OF PROPOSED FIRE EXTINGUISHERS AND PROVIDE TOTAL UNITS AS REQUIRED BY LOCAL FIRE DEPARTMENT.
- CUBICLE WORKSTATIONS, FURNITURE, EQUIPMENT, ETC. SHOWN FOR REFERENCE ONLY. PANEL HEIGHT SHALL NOT EXCEED 6'-0" A.F.F.
- OCCUPANT LOADS OF ACCESSORY SPACES MAY BE EXCLUDED FROM THE TOTAL OCCUPANT LOAD CALCULATION. THE 2001 CALIFORNIA BUILDING CODE STATES THE "ACCESSORY" AREAS WHICH ARE ORDINARILY USED ONLY BY PERSONS WHO OCCUPY THE MAIN AREAS OF AN OCCUPANCY SHALL BE PROVIDED WITH EXITS AS THOUGH THEY ARE COMPLETELY OCCUPIED BUT THERE OCCUPANT LOAD NEED NOT BE INCLUDED IN COMPUTING THE TOTAL ROOMS, CORNER ROOMS, AND STORAGE ROOMS.
- ALL EXTERIOR EXIT DOORS ARE EXISTING. CONTRACTOR TO CONFIRM WORKING OPERATION AND CODE COMPLIANCE. ON ALL DOORS AND REPAIR AS NECESSARY.
- EXISTING FIRE ALARM SYSTEM SHALL BE MODIFIED AS REQUIRED. CONFIRM NEW HORN / STROBE LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.

**REVISIONS**

NO.	DATE	DESCRIPTION

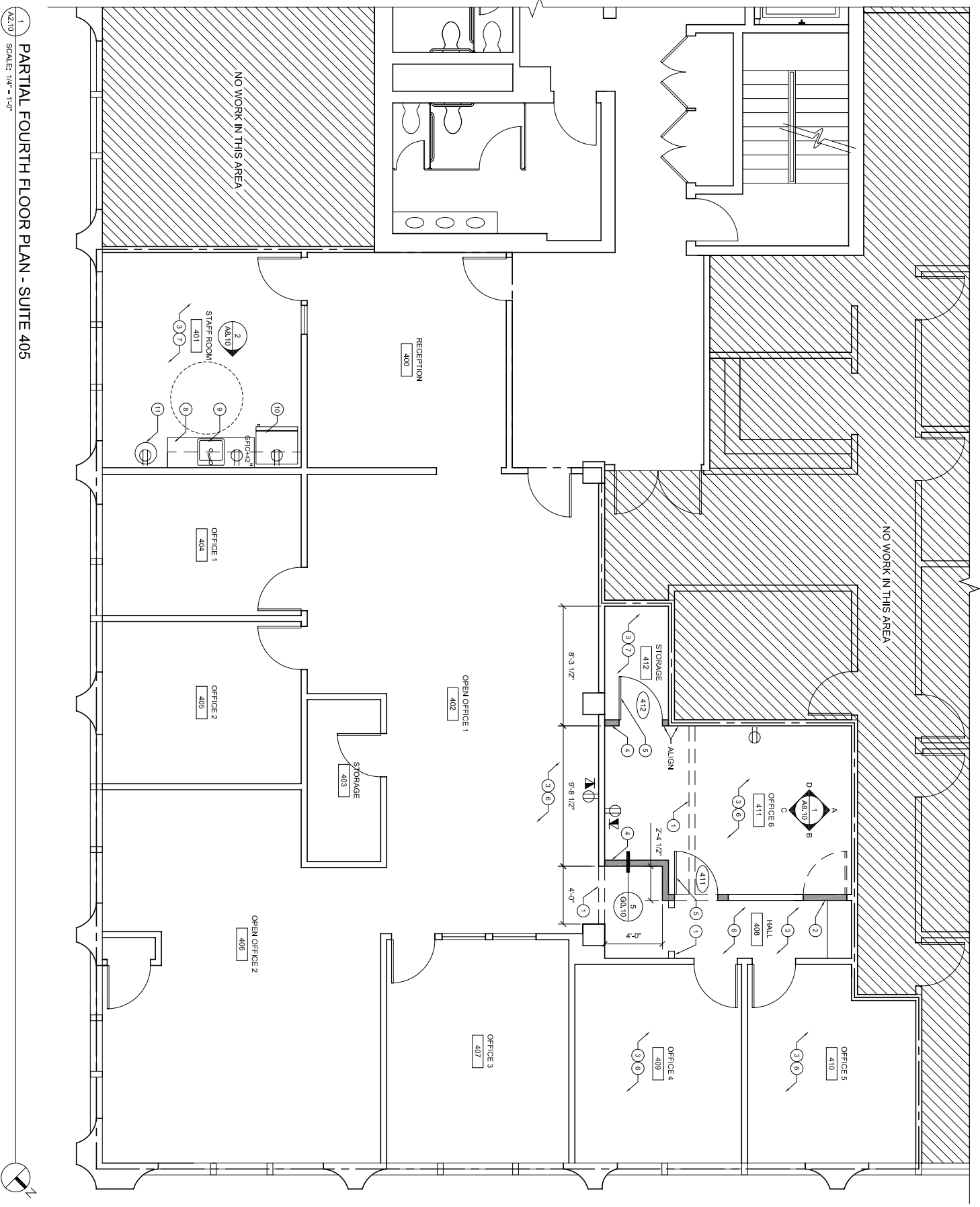
**HAGMAN ASSOCIATES ARCHITECTS**  
555 VETERANS BLVD SUITE 118 (650) 216-7300  
REDWOOD CITY, CA 94063 F: (650) 216-7302

**BOREL ESTATES**  
SUITE 405  
1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

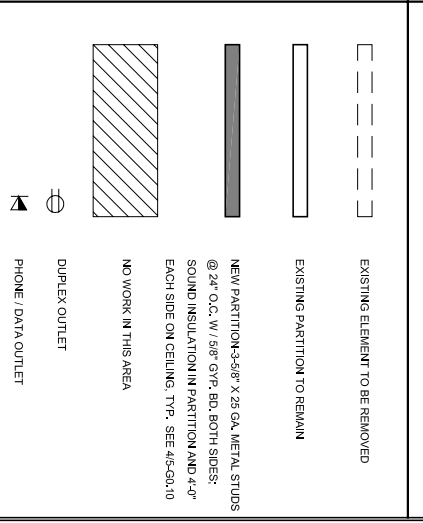
**CODE SUMMARY**

DATE	JANUARY 11, 2008
SCALE	AS NOTED
DRAWN	M.G.A.
CHEK	08/22/0
SHEET	<b>GO.10</b>

1 PARTIAL FOURTH FLOOR PLAN - SUITE 405  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN LEGEND**



**FLOOR PLAN GENERAL NOTES**

1. ALL INFORMATION MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. IF SITE CONDITIONS VARY FROM PLANS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
3. REFER TO SHEET GS FOR ARCHITECTURAL LEGEND.
4. CONTRACTOR SHALL RESTORE AREAS DISTURBED DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT ALL AREAS NOT INCLUDED IN NEW WORK.
6. PATCH AND REPAIR ALL EXISTING GYPSUM BOARD WALLS AND CEILINGS TO MATCH. NEW PAINT TO BE PROVIDED THROUGHOUT.
7. NEW WALL CONSTRUCTION SHALL BE: 3/8\"/>

**FLOOR PLAN KEYED NOTES**

- 1 REMOVE EXISTING GYP. BD. PARTITION.
- 2 REMOVE EXISTING HM DOOR AND FRAME; INFILL OPENING TO MATCH EXISTING.
- 3 REMOVE EXISTING CARPET AS REQUIRED REPLACE TO MATCH EXISTING.
- 4 NEW GYP. BD PARTITION TO UNDERSIDE OF GRID.
- 5 NEW SCND DOOR WITH HM FRAME TO MATCH BUILDING STANDARD.
- 6 NEW CARPET TO MATCH EXISTING.
- 7 NEW VCT TILE.
- 8 NEW PLAMADA SINK BASE AND WALL CABINETS WITH PLAM COUNTER AND SPLASH.
- 9 NEW ADA COMPLIANT SINK. PROVIDE NEW PLUMBING CONNECTION AS REQUIRED.
- 10 NEW REFRIGERATOR (M.C. G.C. TO COORDINATE INSTALLATION.
- 11 NEW WATER COOLER (M.C. G.C. TO COORDINATE INSTALLATION.

REVISIONS

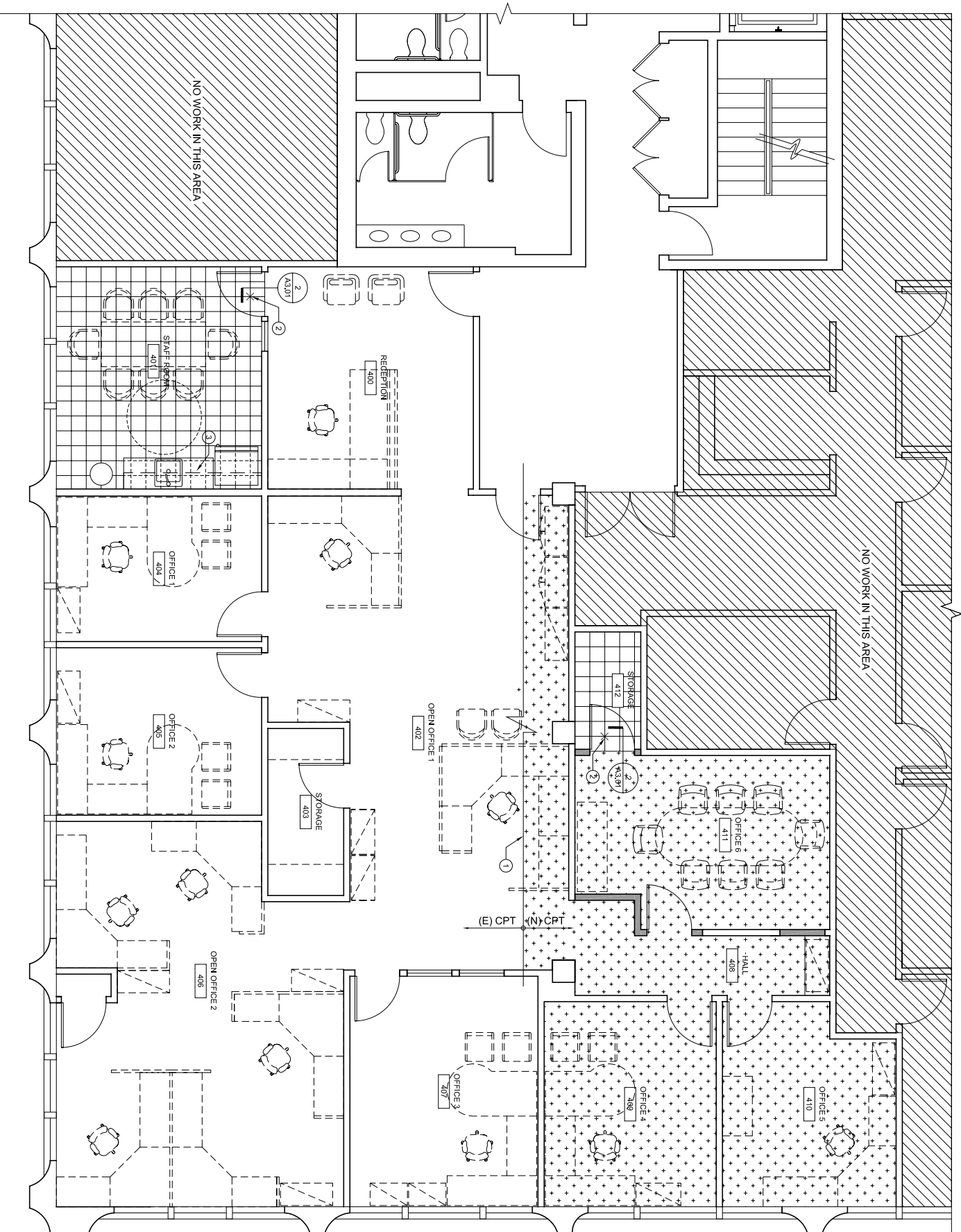
NO.	DATE	DESCRIPTION

**HAGMAN ASSOCIATES ARCHITECTS**  
555 VETERANS BLVD SUITE 118 (650) 216-7300  
REDWOOD CITY, CA 94063 F: (650) 216-7302

**BOREL ESTATES SUITE 405**  
1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

**NEW WORK FLOOR PLAN**

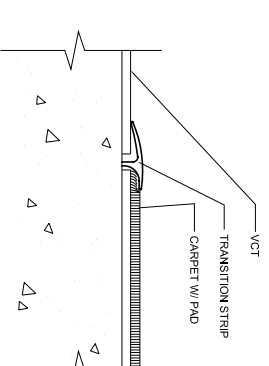
DATE: JANUARY 11, 2008  
SCALE: 1/4" = 1'-0"  
DRAWN: M.C.G.  
JOB: 094220  
SHEET: **A2.10**



1 PARTIAL FOURTH FLOOR FINISH PLAN - SUITE 405  
SCALE: 1/8" = 1'-0"

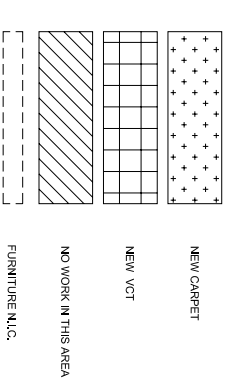
No.	NAME	WALLS			FLOOR	BASE	CEILING	REMARKS
		N	S	E				
400	RECEPTION	P-1	P-1	P-1	EXIST.	EXIST.		
401	STAFF ROOM	P-1	P-1	VCT-1	B-2	EXIST.	EXTEND TILE UNDER BASE CABINET	
402	OPEN OFFICE 1	P-1	P-1	OPT-1	EXIST.	EXIST.	NEW CARPET TO MATCH EXISTING	
403	STORAGE	P-1	P-1	OPT-2	EXIST.	EXIST.		
404	OFFICE 1	P-1	P-1	EXIST.	EXIST.	EXIST.		
405	OFFICE 2	P-1	P-1	EXIST.	EXIST.	EXIST.		
406	OFFICE 3	P-1	P-1	EXIST.	EXIST.	EXIST.		
407	OFFICE 4	P-1	P-1	OPT-2	B-1	EXIST.		
408	OFFICE 5	P-1	P-1	OPT-1	B-1	EXIST.		
409	OFFICE 6	P-1	P-1	OPT-1	B-1	EXIST.		
410	OFFICE 6	P-1	P-1	OPT-1	B-1	EXIST.		
411	OFFICE 6	P-1	P-1	OPT-1	B-1	EXIST.		
412	STORAGE	P-1	P-1	VCT-1	B-2	EXIST.		

FINISH LEGEND		- VERIFY WITH ARCHITECT BEFORE ORDERING (SUBMIT SAMPLES FOR APPROVAL)	
P-1	FIELD	ACCENT 1	
P-2	ACCENT 1	TBD	
VCT-1	CARPET VINYL BASE	B-1	
B-1	CARPET VINYL BASE	OPT-1	
B-2	COVER VINYL BASE	OPT-2	
OPT-1	CARPET FIELD-TBD	P-1	
OPT-2	CARPET ACCENT-TBD	P-2	
P-1	TBD	TBD	
P-2	TBD	TBD	
P-3	TBD	TBD	
AI-1	EXISTING CEILING GRID AND TILE TO REMAIN-REPLACE AND REPAIR AS REQUIRED.		



2 CARPET / VCT TILE TRANSITION  
SCALE: 3/4" = 1'-0"

### FINISH PLAN LEGEND



### GENERAL FINISH PLAN NOTES

- REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
- THE SPACES HATCHED WITH A FLOOR FINISH PATTERN ARE THE AREAS OF NEW WORK. AREAS OF NEW WORK ARE TO RECEIVE NEW FINISHES THROUGHOUT.
- NEW FINISHES ARE TO MATCH THE EXISTING SUITE.
- THE COMPLETION OF THE NEW WORK MAY REQUIRE WORK OUTSIDE THE AREAS SHOWN. PATCH AND REPAIR WALLS, FLOORS, AND CEILINGS AT ANY DISTURBED AREAS AS REQUIRED TO PROVIDE A SEAMLESS FINISH.
- TRANSITIONS FROM ONE FLOOR MATERIAL TO ANOTHER ARE TO OCCUR UNDER A DOOR WHERE POSSIBLE.
- FURNITURE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS AT FURNITURE WITH ARCHITECT AND VENDOR.
- VERIFY ALL FINISHES AND FINISH LOCATIONS PRIOR TO CONSTRUCTION.
- ALL RUBBER BASE ON CARPET TO BE STRAIGHT. ALL RUBBER BASE ON TILE TO BE COVE.
- REFER TO DOOR SCHEDULE FOR DOOR & FRAME FINISHES.
- SEE ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING WALL MATERIALS, PAINTS, AND FINISHES.
- FOR ALL MILLWORK AND PLASTIC LAMINATE FINISHES, SEE ELEVATIONS AND MILLWORK DETAILS.
- ALL OUTLET COVERS AND SWITCH PLATES TO MATCH P-1.
- FINAL SPECIFICATIONS AND COLORS TO BE APPROVED BY CLIENT/ARCHITECT.
- ALL FLOORING MATERIALS SHALL BE SECURELY ATTACHED TO THE SUBSTRATE AND HAVE SUFFICIENTLY HIGH RESISTANCE TO THE STATIC COEFFICIENT OF FRICTION.
- ALL INTERIOR ARCHITECTURAL FINISHES MUST COMPLY WITH CLASS 1 FLAMESPREAD. (IBC 2001 CHAPTER 8).
- EXISTING CARPET TO REMAIN UNLESS WHERE SHOWN. NEW CARPET TO MATCH EXISTING. REMAIN CARPET REMOVED FROM STAFF ROOM TO BE USED TO REPLACE CARPET AT NEW WORK.

### FINISH PLAN KEYED NOTES

- REPLACE EXISTING CARPET AS REQUIRED-NEW CARPET TO MATCH EXISTING
- START POINT OF VCT
- EXTEND TILE UNDER CABINET

### REVISIONS

No.	Description



**HAGMAN ASSOCIATES**  
ARCHITECTS  
555 VETERANS BLVD SUITE 118 (650) 216-7300  
REDWOOD CITY, CA 94063 F: (650) 216-7302






**BOREL ESTATES**  
SUITE 405  
1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

## FINISH FLOOR PLAN

DATE: JANUARY 11, 2008  
SCALE: 1/8" = 1'-0"  
DRAWN: M.G.A.  
JOB: 094220

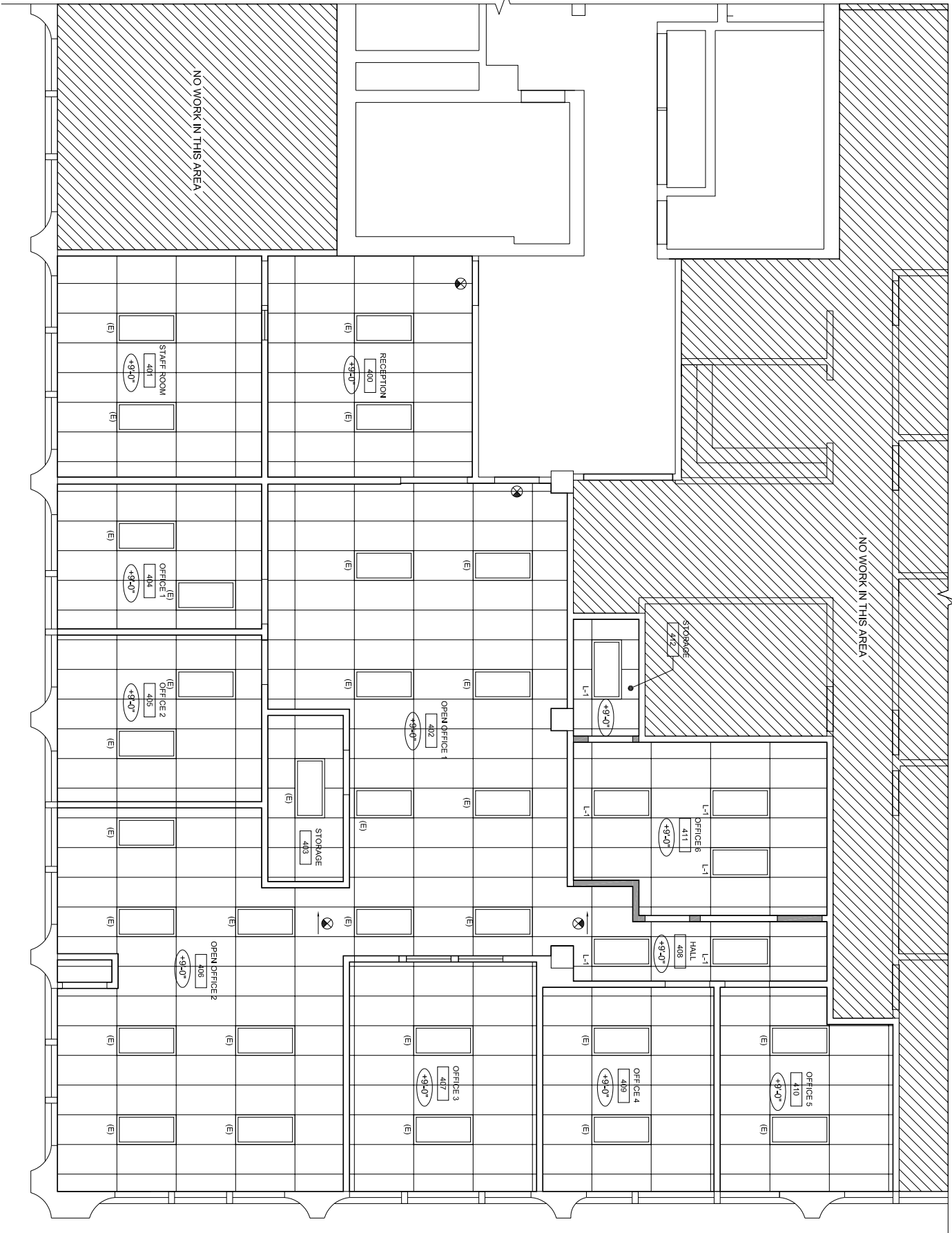
SHEET  
**A3.10**

**CEILING PLAN LEGEND**

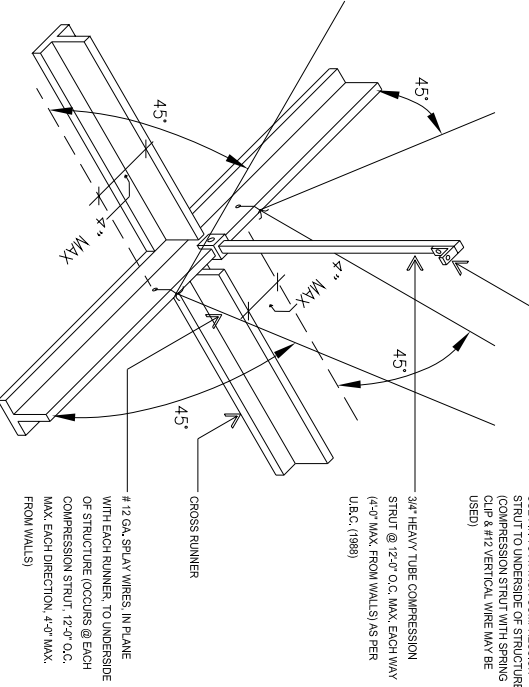
-  EXISTING SUSPENDED ACOUSTICAL CEILING TILE AND GRID TO REMAIN. REPAIR AND OR REPLACE AS REQUIRED.
-  EXISTING 2x4 RECESSED LIGHT FIXTURE
-  CEILING MOUNTED EXIT SIGN
-  SHADING INDICATES ILLUMINATED FACE
-  CEILING HEIGHT DESIGNATION A.F.F.

**GENERAL CEILING PLAN NOTES**

1. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT.
3. EXISTING ACOUSTICAL CEILING TILES AND GRID TO REMAIN UNLESS OTHERWISE NOTED. REPAIR OR REPAINT EXISTING CEILING AS REQUIRED.
4. RELOCATE EXISTING LIGHT FIXTURES AS SHOWN ON THE CEILING PLAN.
5. ALL FIXTURES TO BE IC RATED UNLESS OTHERWISE NOTED.
6. PROVIDE EMERGENCY BATTERY PACKS WHERE REQUIRED TO MAINTAIN MINIMUM 1 FC ILLUMINATION IN THE EVENT OF POWER FAILURE.
7. CONTRACTOR IS RESPONSIBLE FOR ALL HANGER BARS, TRANSFORMERS, AND OTHER REQUIRED ACCESSORIES NECESSARY TO COMPLETE A PROPER AND CODE-COMPLIANT INSTALLATION.
8. PROVIDE POWER AT CEILING AS REQUIRED FOR NEW LIGHT FIXTURES, PER MANUFACTURER'S RECOMMENDATIONS.
9. EXISTING ACOUSTICAL CEILING TILE AND GRID TO REMAIN UNAO.
10. REPAIR AND RECONFIGURE EXISTING ACOUSTICAL CEILING TILE AND GRID SUFFICIENT TO ACCOMPLISH NEW WORK.
11. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING. WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON ARCHITECT'S DRAWINGS UNAO.
12. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM, FUTURE LAMPS, AND SEISMIC BRACING AS REQUIRED.
13. LIGHT FIXTURES, EXIT SIGNS, AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILE UNAO.
14. ALL SWITCHERS AND DIMMERS SHALL BE LOCATED 48" A.F.F. TO CENTER OF EACH LIGHT FIXTURE. ALL SWITCHERS AND DIMMERS SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE UNAO.
15. ALL SORTS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP-OF-AS-BUILT FLOOR TO TOP OF CEILING. ALL DIMENSIONS SHALL BE GANGED TO ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.
16. NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH HANGERS, DUCTS, STRUCTURES, HVAC, AND/OR ELEVATORS. ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
17. FURNISH AND INSTALL UNDERWRITERS LABRATORRES INC. (UL) LABELED DEVICES THROUGHOUT.



1. PARTIAL FOURTH FLOOR REFLECTED CEILING PLAN - SUITE 405  
SCALE: 1/4" = 1'-0"



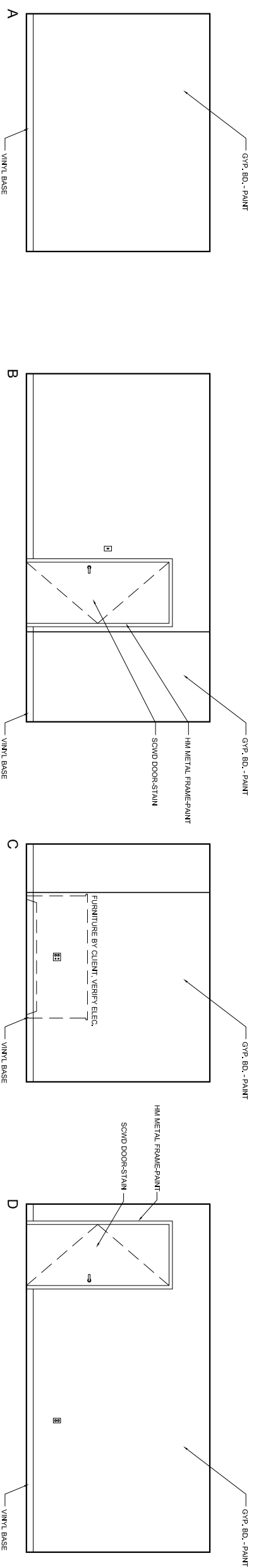
2. CEILING BRACING  
SCALE: NOT TO SCALE

**REFLECTED CEILING PLAN**

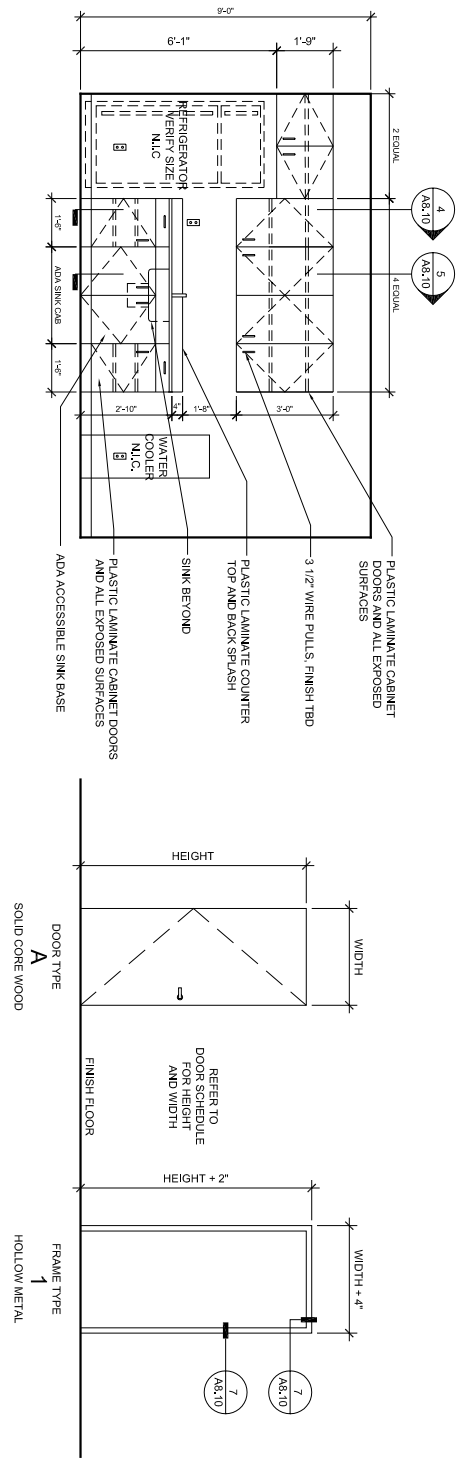
**BOREL ESTATES**  
SUITE 405  
1700 S EL CAMINO REAL  
SAN MATEO, CA 94402

**HAGMAN ASSOCIATES**  
ARCHITECTS  
555 VETERANS BLVD SUITE 118 (650) 216-7300  
REDWOOD CITY, CA 94063 F: (650) 216-7302

DATE: JANUARY 11, 2008  
SCALE: 1/4" = 1'-0"  
DRAWN: M.G.A.  
JOB: 084220  
SHEET: **A4.10**



1 CONFERENCE ROOM ELEVATIONS  
SCALE: 3/8" = 1'-0"



2 STAFF ROOM ELEVATIONS  
SCALE: 3/8" = 1'-0"

3 DOOR AND FRAME TYPES  
SCALE: 3/8" = 1'-0"

4 SECTION AT CABINETS  
SCALE: 1/2" = 1'-0"

5 SECTION AT ADA SINK BASE CABINET  
SCALE: 1/2" = 1'-0"

DOOR		FRAME		DETAIL		REMARKS				
DOOR NO.	TYPE	THICKNESS	OPENING	MATERIAL	FINISH		SILL	JAMB	HEAD	HDW. GROUP
411	A	1 3/4"	3'-0" x 7'-0"	SCWD	STAIN	HM	PAINT	--	1	(1) (2) (3)
412	A	1 3/4"	3'-0" x 7'-0"	SCWD	STAIN	HM	PAINT	--	2	(2) (3) (4)

GENERAL NOTES

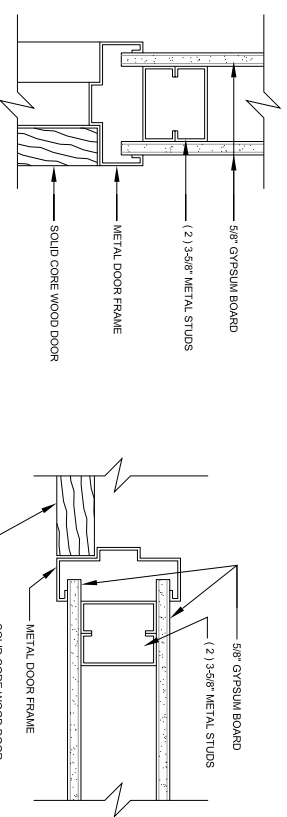
- TOPS AND BOTTOMS OF ALL HOLLOW METAL DOORS EXPOSED TO WEATHER SHALL BE PAINTED.
- PROVIDE DOOR STOP DEVICE(S) AT ALL DOORS.
- CLOSURES ARE TO BE SPECIFIED FOR DOORS; SPRING HINGES ARE NOT ACCEPTABLE.
- PROVIDE DOOR HARDWARE THAT ALLOWS 32" CLR OPENING WHEN DOOR IS AT 90°.
- PROVIDE WEATHER STRIPPING @ ALL EXTERIOR DOORS.
- ALLOW FOR FLOORING @ DOOR ROUGH OPENING FRAMING.
- MAXIMUM DOOR OPENING EFFORTS: 8.5 LBS AT ALL RATED DOORS PER AND 5.0 LBS AT ALL NON-RATED DOORS.
- ALL DOORS TO BE EQUIPPED WITH SINGLE-EFFORT NON-GRASP HARDWARE CENTERED BETWEEN 30" AND 44" A.F.F. PER UBCC 11338.2.5.1.

LEGEND

- HM.....HOLLOW METAL KNOCK-DOWN FRAME
- SCWD.....SOLID CORE WOOD
- ALUM.....ALUMINUM
- ST.....STOREFRONT
- PT.....PAINTED FINISH
- CLRAN.....CLEAR ANODIZED FINISH
- STL.....STEEL
- PLAN.....PLASTIC LAMINATE FINISH
- STVRN.....STAIN & VARNISH

KEY NOTES

- PROVIDE LEVER HARDWARE WITH BUTTON OPERATED LOCKSET
- DOOR AND FRAME TO MATCH BUILDING STANDARD
- PAINT FINISH AT FRAME TO ADJACENT WALL FIELD COLOR
- UNDERCUT DOOR.



7 DOOR HEAD AND JAMB  
SCALE: 3/4" = 1'-0"