

Conflict Counsel – Architectural Program

Note: The facility must fully comply with all applicable ADA and California Building Code Accessibility Requirements (Chapter 11B)

First Floor:

1 Public Lobby w/ security glazing, pass-thru window and a small seating area with required accessible clearances

2 Interview Rooms that can each accommodate a 30" x 48" desk and required accessible clearances

1 Front Office Area to accommodate existing Conflict Counsel furniture as depicted to scale in the Conceptual Drawing

1 Executive Office

A minimum of 3 Storage Areas as depicted on the Conceptual Drawing, the largest of which will be climate controlled.

1 Public Restroom with toilet, lavatory, exhaust fan

Drinking Fountains as required by Code

1 Private/Staff Restroom with toilet, lavatory, exhaust fan

1 Janitor Closet with Mop Sink

1 Dedicated Mechanical/Electrical room with exterior access

Kitchen/Break Area with countertop, storage cabinets above and below, and Refrigerator, Microwave, and Sink

3 Doors (1 exterior, 2 interior) as denoted on Conceptual Drawing to be solid core, access-controlled doors. Landlord to provide doors/frames, all locking hardware, and electrical as needed for complete installation. Landlord to coordinate with County IT on installation of card reader devices and programming.

Second Floor:

6 Offices in general size and layout in conformance with Conceptual Drawing

1 Climate-controlled client clothes room/storage

1 Conference Room

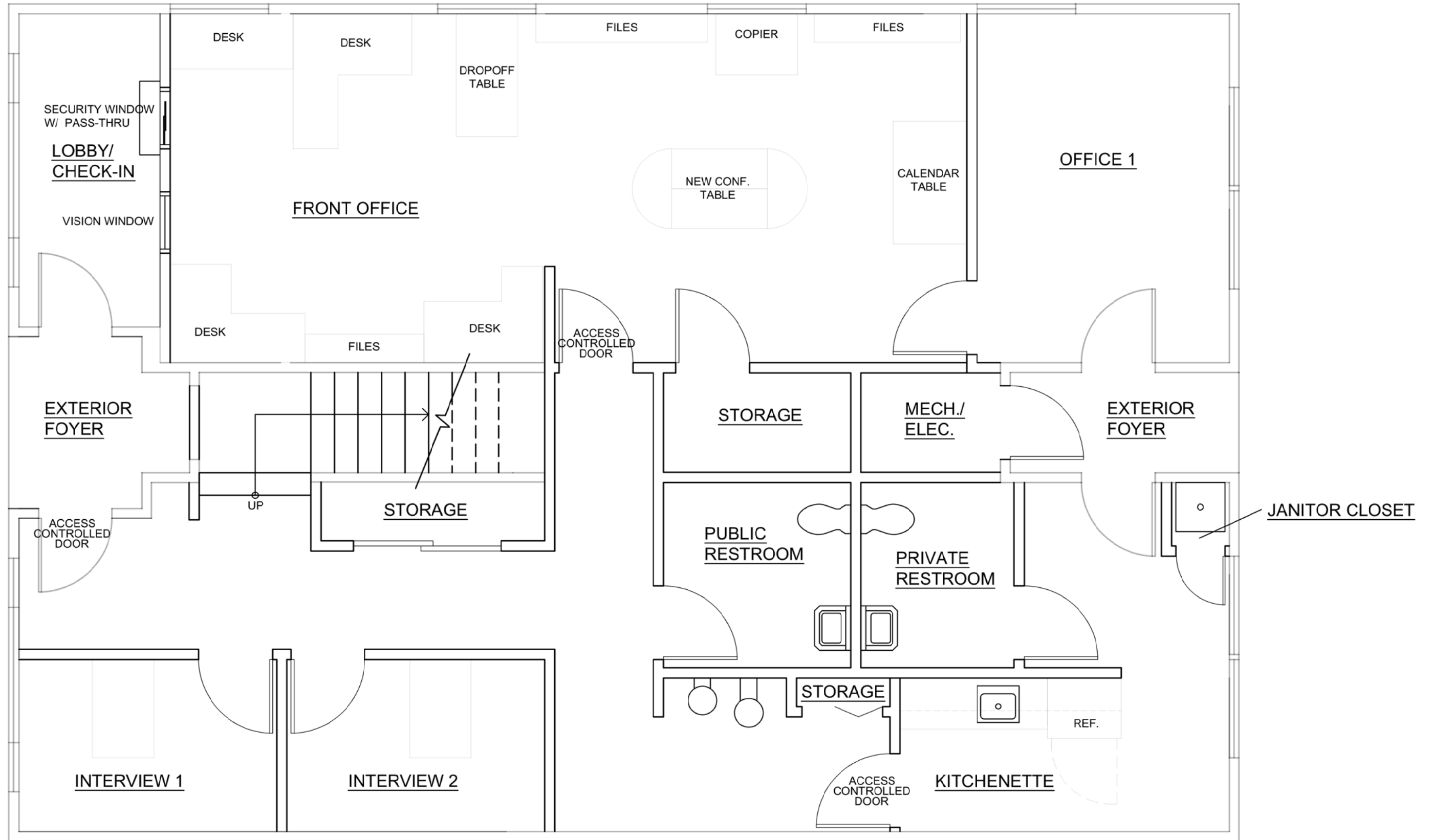
1 Private/Staff Restroom with toilet, lavatory, exhaust fan

1 IT closet (Landlord to coordinate with County IT)

1 Mechanical/Electrical Closet as necessary

General Requirements:

1. Fully Code-compliant and ADA-compliant tenant improvements
2. Exclusive parking area as denoted in lease
3. Energy-efficient and operable windows where possible
4. Lockable/secure and well-lit outdoor yards/areas
5. Energy-efficient central HVAC system serving all occupied areas and main storage rooms
6. Sound batt insulation installed in walls of all occupied spaces
7. Reconfiguration of exterior windows where necessary to coordinate with walls depicted on Conceptual Drawing
8. Code-required interior signage by landlord
9. Landlord to provide keying operation/schedule for all doors for County review/approval
10. Landlord to submit security pass-through window for County review/approval
11. Landlord to provide life safety system and fire extinguishers as required by Authority Having Jurisdiction



FIRST FLOOR

1/4"=1'-0"



