MONTEREY REGIONAL AIRPORT

ADDENDUM & CLARIFICATION to RFQ/P No. CON10012026

Monterey Regional Airport Request for Qualifications/Proposal
Airport Retail – News and Gift Concession Operator

1. **Question:** The FY2025 audited financial statements report $318,596 in concession income from Woody's at the Airport, the Gifts and More gift shop, and in-terminal advertising. Could the District provide the breakdown by source, along with the Gifts and More gift shop's square footage, rent structure, and annual gross sales for the last three years?

   Response: FAA CATS Form 127 breaks down the FY2025 concession income as follows:

4.2 Terminal-food and beverage	$168,853
4.3 Terminal-retail stores and duty free	$51,185
4.4 Terminal-services and other	$98,558

   Gifts and More currently operates in 727 square feet. Rent is structured as a percentage of gross receipts, with a minimum rent/month established as a cost/square foot of the leased space.

2. **Question:** What are the expected daily times for the first checkpoint opening and the last departure in the new terminal?

   Response: Security Checkpoint opening time and last departure time is subject to change. Currently, the Security Checkpoint opens at 4:00 AM PT. Flight schedules are posted online on the Monterey Regional Airport's website.

3. **Question:** The Scope of Work requires "non-food" goods, while Exhibit B Section 5.1 includes "food products" in gross receipts. Does "non-food" prohibit prepackaged items such as bottled beverages, candy, packaged snacks, and gourmet gift foods, or only prepared food service?

   Response: The sale of limited bottled beverages and pre-packaged candy, snacks, and gourmet gift food items may be considered during the negotiation of the Concession Agreement. Proposers should submit the goods or services they propose to offer in the Concession as a part of their Business Plan as outlined in the RFQ/P.

4. **Question:** Please confirm that sale of packaged food and beverage is not required as part of this concession location.

   Response: The sale of limited bottled beverages and pre-packaged candy, snacks, and gourmet gift food items may be considered during the negotiation of the Concession Agreement. Proposers should submit the goods or services they propose to offer in the Concession as a part of their Business Plan as outlined in the RFQ/P.

5. **Question:** For the 15% pricing cap, how are "comparable products" and the "Monterey region" defined? How will pricing be monitored?

Response: The District will follow the pricing provisions as outlined in the RFQ/P. MPAD may periodically price check items for sale in the Concession against prices available for sale in locations away from the Airport.

6. **Question:** Will the District accept tiered percentage rent, either by sales level or by product category?

   Response: The District will follow the Rent Payment as outlined in the RFQ/P.

7. **Question:** Will the District consider minimum rent relief during the opening ramp-up, or if enplanements fall materially below forecast?

   Response: Minimum rent relief during opening ramp up or missed forecasts are not considered as part of this RFQ/P or Sample Concession Agreement.

8. **Question:** What is the expected opening date of the new terminal, and does the 3-year term begin at opening or at agreement execution?

   Response: The terminal is currently planned to open in Summer 2027. The date has not been determined at this time. The Concession Agreement becomes effective as outlined in the RFQ/P. The Concession Agreement will commence upon opening of the Replacement Terminal.

9. **Question:** Is there a timeline for handoff of the “shell state” and an expected opening date to be considerate of?

   Response: The timeline for handoff of the “shell state” has not been determined at this time. The terminal is currently planned to open in Summer 2027. The current target date for the space to be available is April 1, 2027.

10. **Question:** When does rent begin: at agreement execution, at access to the space, or at opening? Is any rent due during construction?

    Response: Rent payments will be due upon commencement of the term of the Concession Agreement. The Concession Agreement will commence upon opening of the Replacement Terminal.

11. **Question:** Beyond rent and electricity, are there other charges such as common area maintenance, marketing fund, or other fees? How is electricity metered and billed?

    Response: Information regarding additional fees is available on the Monterey Regional Airport website.

12. **Question:** Will the agreement include renewal or extension options after the initial 3-year term? If so, how many, for what length, and on what conditions?

    Response: The term of the Concession Agreement may be negotiated as outlined in the RFQ/P.

13. **Question:** If the agreement expires without renewal after the initial 3-year term, or is terminated early for any reason other than concessionaire default, will the District reimburse the unamortized cost of approved tenant improvements? Would the District allow those improvements to be amortized over their useful life (for example, 7 to 10 years) for purposes of calculating that reimbursement?

Response: Reimbursement for unamortized improvement costs may be negotiated in the Concession Agreement as outlined in the RFQ/P.

14. **Question:** At expiration, must the concessionaire remove improvements and restore the space to shell condition?

    Response: At the expiration of the Concession Agreement, Tenant will be expected to remove its proprietary furniture, fixtures, and equipment and return the space to broom-sweep condition, addressing major deficiencies, with minor wear and tear accepted.

15. **Question:** To help us prepare an accurate construction estimate: Exhibit A shows power and telecom for the concession space but not ceiling, lighting, HVAC, fire sprinklers, flooring, wall finishes, plumbing, or storefront. Could the District provide a landlord/tenant responsibility matrix showing which of these will be delivered with the space and which will be the concessionaire's responsibility? For flooring, please note whether the space will be delivered with finished flooring matching the concourse or with no flooring. We would also appreciate the related drawings (reflected ceiling, mechanical, plumbing, and fire protection plans for the space) and any tenant design criteria.

    Response: See Attachments 1 and 2 to this Addendum for Tenant Scope and related drawings.

16. **Question:** Please share the Airport Development Standards, storefront and signage criteria, and the design review process and timeline.

    Response: Development and Design Standards must follow the California Building Code. MPAD is responsible for the design review.

17. **Question:** Which agency issues building permits and handles plan review, and what are the fees?

    Response: MPAD issues building permits and is responsible for the plan review. Fees are assessed as a percentage of the construction cost.

18. **Question:** Can the general contractor's payment, performance, and labor and materials bonds satisfy the bond requirement, or must the concessionaire hold them directly? Is a letter of credit an acceptable alternative?

    Response: Bonds are the preferred method, but a letter of credit is acceptable as outlined in the RFQ/P - Proposal Content, Section 5.

19. **Question:** Is a security deposit or letter of credit required in addition to the construction bonds?

    Response: A Security Deposit will be required in accordance with the terms of the Concession Agreement.

20. **Question:** Is storage space available outside the 550 square feet? If so, where and at what cost?

    Response: Storage space is available in the Legacy Terminal. The rent for space in the Legacy Terminal is currently set at $7.75 per square foot per month and is adjusted annually.

21. **Question:** What does airport badging cost per employee, how long does processing take, and who pays for initial badges, renewals and training?

Response: Information regarding badging is available on the Monterey Regional Airport website. All costs associated with badging are the responsibility of the tenant.

22. **Question:** How are merchandise deliveries handled: loading dock access, delivery hours, security screening of goods, and any associated fees?

    Response: Tenants must receive deliveries and have deliveries screened at the Legacy Terminal. Operational details have not been determined at this time.

23. **Question:** How will proposers with strong local retail experience but no prior airport concession be evaluated under Qualifications and Experience?

    Response: Proposals will be evaluated as outlined in the RFQ/P.

24. **Question:** What is the ACDBE participation goal for this concession? Must ACDBE certification be in place at submission, at award, or not at all?

    Response: An ACDBE percentage goal is not currently in place. When FAA finalizes its updated guidance regarding the development of ACDBE goals, MPAD anticipates developing a new ACDBE goal in alignment with the updated guidance.

25. **Question:** If questions are submitted online by 10/16, when can Bidders expect responses?

    Response: MPAD expects to respond to all questions in a single posting by 10/23.

26. **Question:** Will MPAD post a list of interested bidders?

    Response: Pre-Proposal is non-Mandatory therefore a list of all interested bidders is not available and will not be published.

27. **Question:** Is MRY projecting an increase in served passengers because of this metamorphosis. If so, is there a projected increase on the 650K passengers served that can be shared?

    Response: MRY Metamorphosis is a safety enhancing project. No capacity increase is directly associated with the project.

28. **Question:** Can you provide insight to what other concession brands and/or concession types will be available in the terminal?

    Response: The Replacement Terminal will include a food and beverage concessionaire with an ABC license.

29. **Question:** “News” is clearly stated in the title of this RFQ. Is the sale of periodicals, magazines, books, pharmacy, etc., required within this concession space?

    Response: MPAD does not intend to set requirements for goods or services to be offered through this RFQ/P. Proposers should submit the goods or services they propose to offer in the Concession as a part of their Business Plan as outlined in the RFQ/P.

Attachment 1 - Tenant Scope

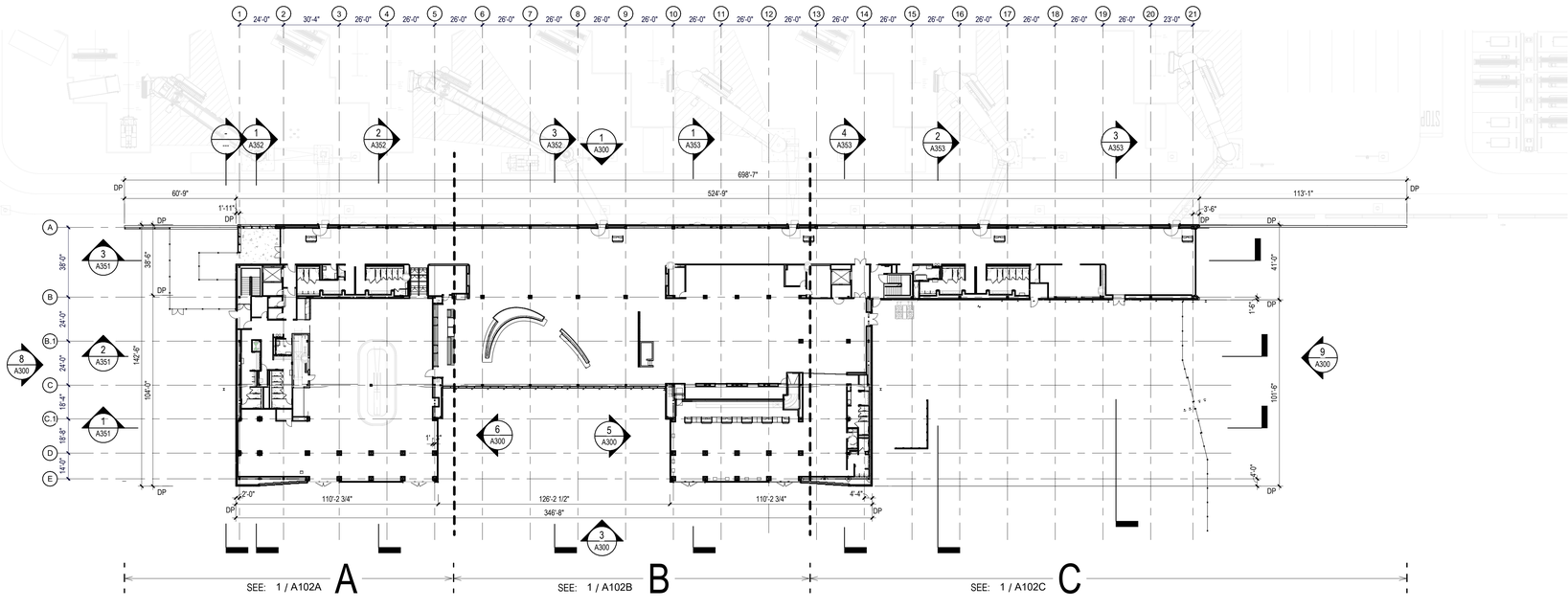
Monterey Airport - Concessions 269 Base Building Scope

	Base Building Scope- Provided by Airport	Tenant Scope Responsibility
	Architecture	
Floor Finish	exposed concrete	floor finish as desired
Interior Wall finish	gypsum board finished walls	wall finish as desired
Finished Ceiling	none	finished ceiling as desired
storefront / enclosure	none	by tenant
Signage	none	by tenant
	Fire Suppression	
Fire Suppression	branch sprinkler piping with flexible heads to meet min code requirement	coordinated layout changes to code required layout as desired and coordinated with finished ceiling
	Plumbing	
water	none	as desired
sanitary drain	none	as desired
	Mechanical	
ventilation air	provided	coordination with finished ceiling
chilled water	stubbed into space	branch pipe routing through space and connection to equipment
heating hot water	stubbed into space	branch pipe routing through space and connection to equipment
	Electrical	
power	3" conduit back to tenant panel in EL Room stubbed into space	branch distribution through space
lighting	chain hung or surface mounted fixture - not intended as finished product	finished lighting by tenant
	Miscellaneous	
Telecom	two 1-1/4" empty conduits to telecom room stubbed into space	branch distrubution through space
Security	none	as desired
Public Address	none	not applicable

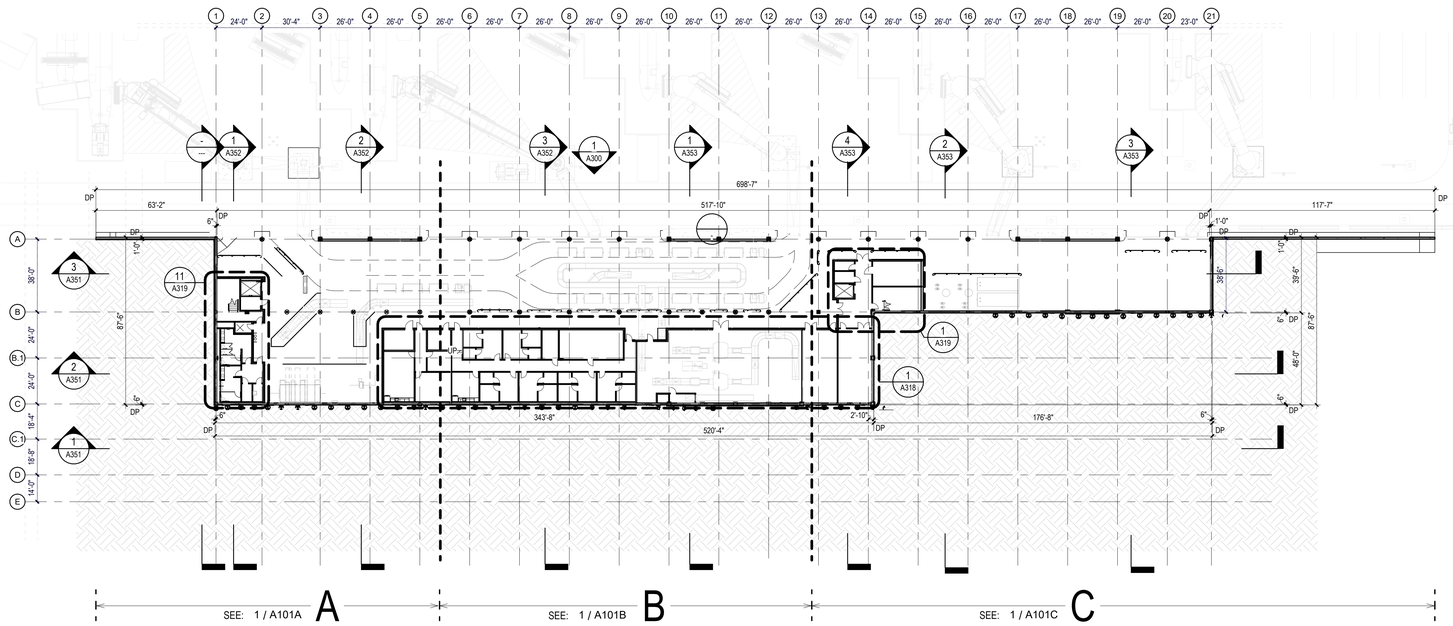
Attachment 2 - Concession Drawings

GENERAL NOTES - COMPOSITE PLANS

1. REFER TO CIVIL AND LANDSCAPE FOR ADDITIONAL INFORMATION AT SITE.



2 CONCOURSE LEVEL
1/32" = 1'-0"



1 APRON LEVEL 1
1/32" = 1'-0"

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MONTEREY REGIONAL AIRPORT

Project
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Monterey Regional Airport

Prepared For
Monterey Peninsula Airport District
200 Fred Kane Drive, Suite 200, Monterey, California

Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
www.hok.com/studios/san-francisco

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Patrick Riddle
C-36710
4/1/27
STATE OF CALIFORNIA

No.	Description	Date
1	ISSUE FOR CONTRACT DOCS	2024-11-15
2	CONFORMED SET IFC	2026-06-12

Project No: 21.04005.00

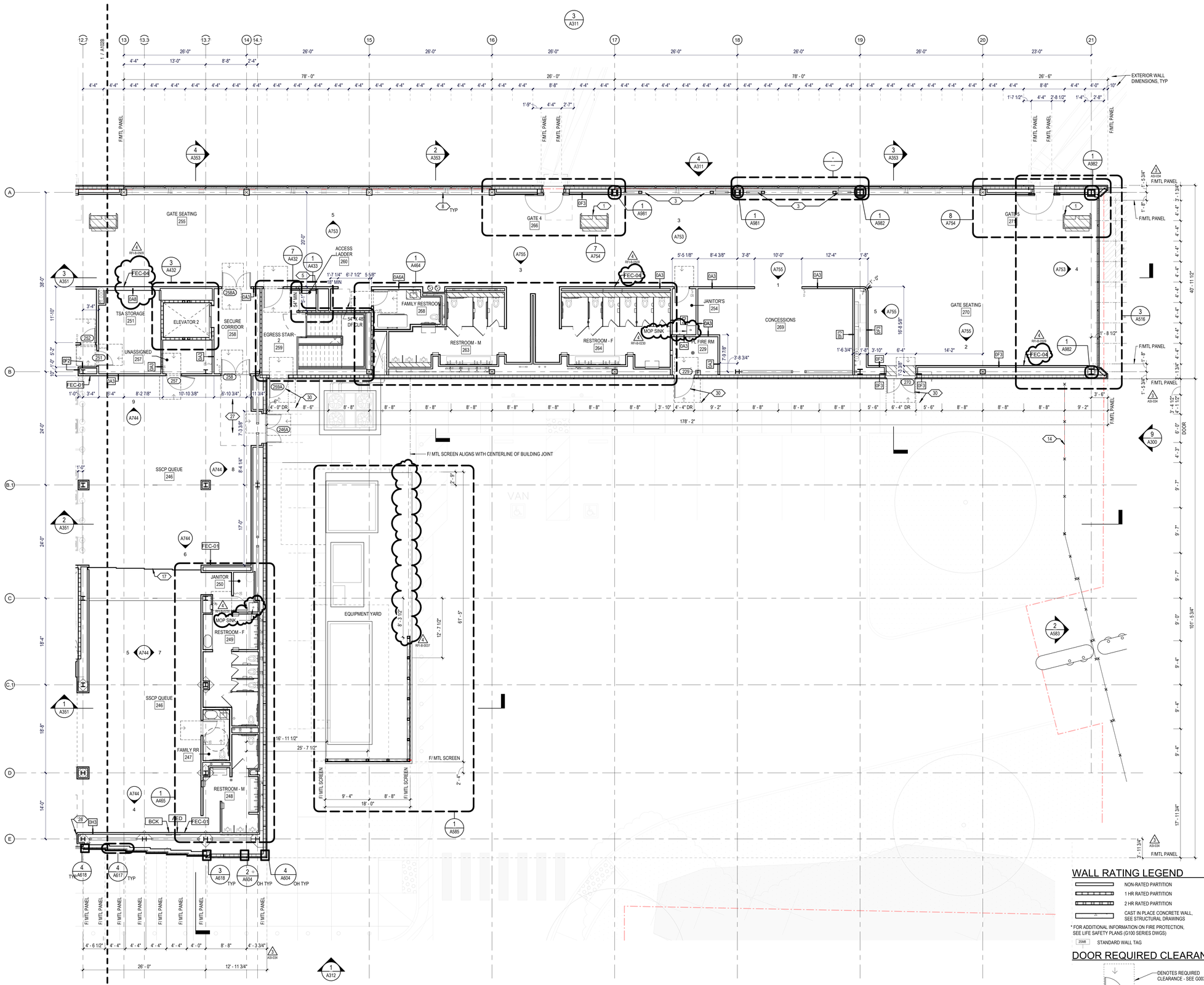
Sheet Title

COMPOSITE PLAN - APRON, CONCOURSE LEVELS

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A011



1 FLOOR PLAN - CONCOURSE LEVEL - SECTOR C
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DOCUMENT NAVIGATION
- FOR STAIRS, ELEVATORS, RESTROOMS, MILLWORK, AND OTHER KEY AREAS, SEE A400 SERIES DRAWINGS.
- FOR INTERIOR ELEVATIONS, SEE A700 SERIES DRAWINGS.
- FOR BELOW GRADE WATERPROOFING ASSEMBLIES (EWS-1# SYSTEMS), SEE A602
- FOR APRON LEVEL EXTERIOR WALL SYSTEMS (EWS-##), SEE A318 & A319 FOR TYPES AND A600 SERIES FOR DETAILS
- FOR CONCOURSE LEVEL AND CLERESTORY EXTERIOR WALL SYSTEMS (EWS-##), SEE A300 SERIES ELEVATIONS FOR TYPES AND A600 SERIES FOR DETAILS
- FOR ROOF COMPOSITIONS (RC-##), SEE A601.
- FOR ROOF DETAILS SEE A600 SERIES.
- FOR BUILDING AND WALL PROTECTION NOTES & DETAILS SEE A671.
- FOR CONCRETE EQUIPMENT PAD REQUIREMENTS, COORDINATE W/ MECH, ELEC, PLUMB, FIRE PROTECTION, AND OTHER DISCPLINE SCOPES SEE A150 SERIES DRAWINGS.
- FOR INTERIOR PARTITIONS, NOTES, AND DETAILS SEE A900 SERIES DRAWINGS.
- FOR FEC, AED, FHV, AND OTHER IN-WALL ELEMENTS SEE A900 SERIES DRAWINGS.
- FOR PRODUCTS AND MATERIAL INFORMATION SEE FINISH SCHEDULE SHEET A919
- FOR DOOR, FRAME, HARDWARE AND CORRESPONDING SCHEDULES SEE A922 & A923.
- FOR STAIR AND RAILING (RL-##) TYPES, NOTES, AND DETAILS SEE A930 SERIES DRAWINGS.
- FOR MILLWORK NOTES AND DETAILS SEE A940 & A950 SERIES DRAWINGS.

2. DIMENSION
- FOR ENLARGED INTERIOR PLAN DIMENSIONS OF STAIRS, ELEVATORS, RESTROOMS, AND OTHER KEY AREAS, SEE A400 SERIES DRAWINGS.
- EXTERIOR PLAN DIMENSIONS ARE TO CENTERLINE OF MULLIONS AND PANEL JOINTS, UON.

3. PARTITION
- FOR INTERIOR PARTITION TYPES, SEE A901 & A902 DRAWINGS.
- FOR WALL TYPES IN STAIRS, ELEVATORS & TOILETS, SEE 400 SERIES ENLARGED PLANS.
- RATED WALL TERMINATIONS WHERE MEETS NON-RATED EXTERIOR ENVELOPE REFER TO CBC 715.4.2: "VOIDS CREATED AT THE INTERSECTION OF NONFIRE-RESISTANCE-RATED EXTERIOR CURTAIN WALL ASSEMBLIES AND FIRE BARRIERS SHALL BE FILLED. AN APPROVED MATERIAL OR SYSTEM SHALL BE USED TO FILL THE VOID AND SHALL BE SECURELY INSTALLED IN OR ON THE INTERSECTION FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY ACCOMMODATE EXPECTED BUILDING MOVEMENTS AND TO RETARD THE PASSAGE OF FIRE AND HOT GASES."
- CONTRACTOR TO COORDINATE STUD LOCATIONS/REQUIREMENTS WITH WALL MOUNT FIXTURES AND SUPPORT BRACKETS.

4. EXTERIOR WALL
- SILL EXTENSION JOINTS TO ALIGN WITH CENTER OR MULLIONS, TYPICAL.
- FOR EXTERIOR WALL DEVICES, SEE A500 DRAWINGS

5. ROOF PLAN
- FOR TOP OF LOW ROOF PARAPET & HIGH ROOF PARAPET SEE A300.
- CONTRACTOR COORDINATE EXTENT OF WALKPADS WITH LOCATION OF MECHANICAL EQUIPMENT AND ROOF DRAINS
- ALL EXPOSED STEEL TO RECIEVE HIGH PERFORMANCE COATING UNLESS OTHERWISE NOTED, REFER TO A600 DETAILS. COLOR OF HIGH PERFORMANCE COATING TO BE SELECTED BY ARCHITECT.
- PROVIDE CRICKETS AT CURBS, STAIR & ELEVATOR OVERRUNS. SEE SECTOR PLAN DRAWINGS FOR OTHER CRICKETING REQUIRED.
- COPING JOINTS TO ALIGN WITH EXTERIOR WALL JOINTS, TYPICAL. SEE A661 FOR MORE INFORMATION ON ROOF COPING & FLASHING REQUIRED.

MATERIAL & PRODUCT CODES

CODE	DESCRIPTION

SHEET NOTES - FLOOR PLAN - CONCOURSE LEVEL

# NUMBER	DESCRIPTION
1	MILLWORK
2	EXIT LANE BREACH CONTROL
3	EXPOSED STRUCT DIAGONAL BRACING, AESS 3
4	BAGGAGE TICKETING SCALE
5	ROOF ACCESS LADDER
6	OVERSIZED BAGGAGE CLAIM BELT
7	BAGGAGE CLAIM CAROUSEL
8	ALUM ENCLOSURE AROUND MECH FLOOR DIFFUSER
9	BUILT-IN PLANTER
10	BUILT-IN BANQUETTE SEATING
11	TICKETING BAGGAGE BELT
12	TICKETING BAGGAGE SLIDE
13	RATE BAGGAGE SHUTTER. REFER TO BH SERIES DWGS.
14	SECURITY FENCE. SEE A672
15	WD CLADDING OVER STL COLUMN. PROVIDE SPRAY FIREPROOFING
16	TSA SECURITY SCREENING EQUIPMENT. RELOCATE FROM EXISTING
17	TERMINAL ALUMINUM GLAZED PARTITION
18	GUARDRAIL RL-01
19	AUTOMATIC SLIDING DOOR WITH BREAKOUT PANELS
20	TICKETING KIOSK
21	FENCE.SEE LANDSCAPE DWGS
22	TSA SECURITY SCREENING EQUIPMENT - NEW.
23	SITE LIGHTING. SEE ELECTRICAL DWGS
24	CONC SEAT WALL. SEE LANDSCAPE DWGS
25	SITE LIGHTING. SEE ELECTRICAL DWGS
26	COURTYARD. SEE LANDSCAPE DRAWINGS FOR MATERIALS AND PLANTING
27	ENTRANCE MAT / GRILLE
28	ACCESS PANEL FOR GRAVITY PIPE CLEANOUT.
29	WALL MOUNTED ACCESSIBILITY PUSH BUTTON. POWDER COATED BLACK WITH WHITE LETTER & BLACK TRIM CAP AS REQUIRED, NARROW STYLE
30	HINGE SLABS OCCURS HORIZONTAL PAVEMENT WITH EXTERIOR DOOR. SEE CIVIL, STRUCTURAL & LANDSCAPE DWGS FOR MORE INFORMATION.

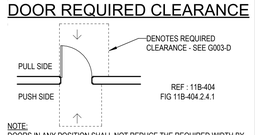
WALL RATING LEGEND

- NON-RATED PARTITION
- 1 HR RATED PARTITION
- 2 HR RATED PARTITION
- CAST IN PLACE CONCRETE WALL, SEE STRUCTURAL DRAWINGS

* FOR ADDITIONAL INFORMATION ON FIRE PROTECTION, SEE LIFE SAFETY PLANS (G100 SERIES DWGS)

25MB STANDARD WALL TAG

DOOR REQUIRED CLEARANCE



NOTE:
DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF. CBC: 1005.7.1. FOR OCCUPANT LOADS AND REQUIRED WIDTH REFERENCE LIFE SAFETY DRAWINGS

MONTEREY REGIONAL AIRPORT

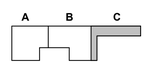
Project
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Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
www.hok.com/studios/san-francisco

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No.	Description	Date
1	ISSUE FOR CONTRACT DOCS	2024-11-15
2	ASI-011	2025-11-04
3	ASI-034	2026-05-21
4	CONFORMED SET IFC	2026-06-12

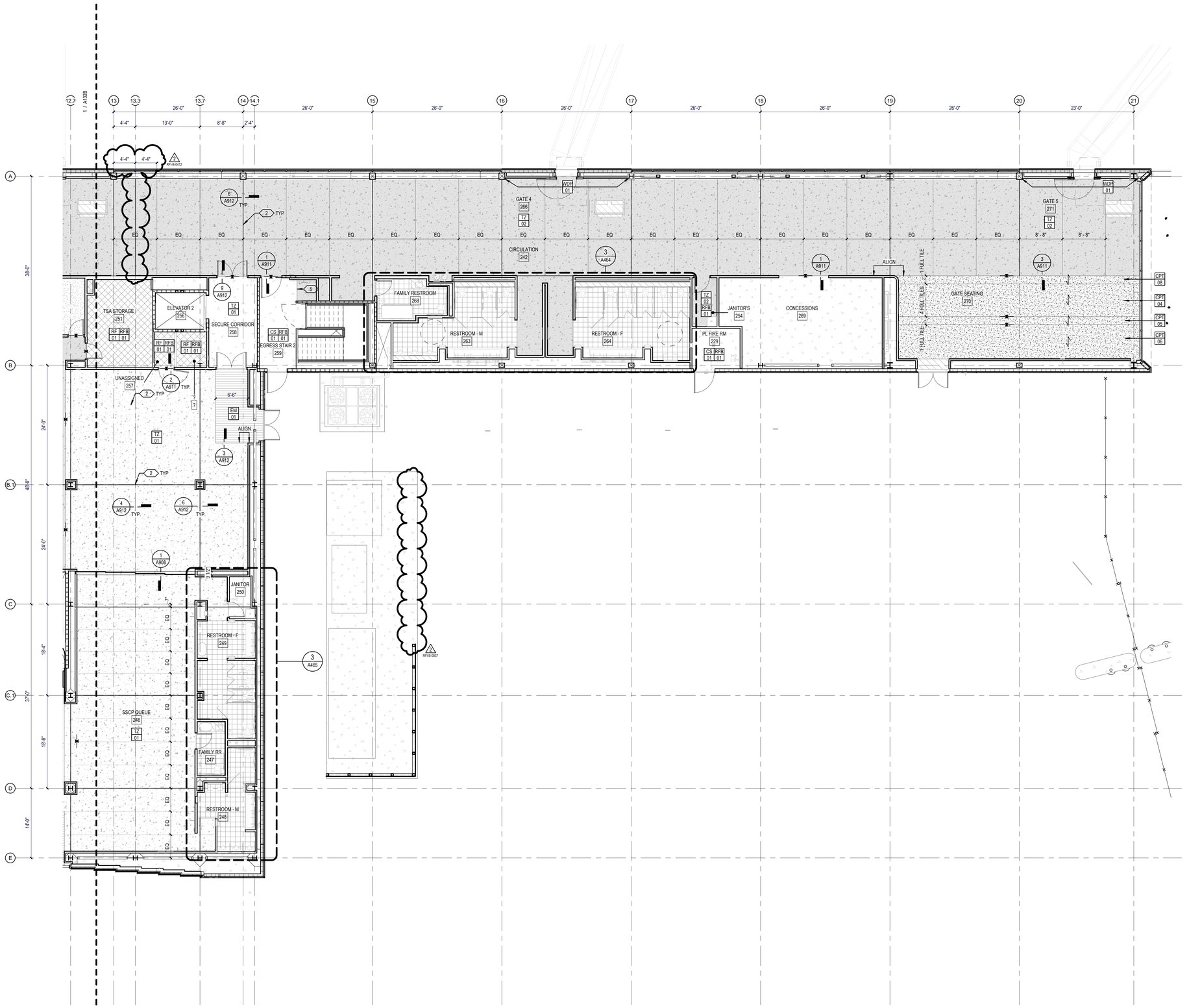
Project No: 21.04005.00

Sheet Title
FLOOR PLAN - CONCOURSE LEVEL SECTOR C

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Sheet Number
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1 FINISH PLAN - CONCOURSE LEVEL - SECTOR C
1/8" = 1'-0"

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GENERAL NOTES - FINISH PLANS

1. SEE SHEET G002 FOR PROJECT INFORMATION, ABBREVIATIONS, GRAPHIC REPRESENTATIONS AND CODE ANALYSIS.
2. CONTRACTOR TO NOTIFY ARCHITECT OF ANY MATERIAL REQUIRING LONG LEAD TIMES TO ENSURE TIMELY COMPLETION WITHIN THE CONSTRUCTION SCHEDULE.
3. REFER TO INTERIOR ELEVATIONS & ENLARGED PLANS FOR FURTHER INFORMATION ON FURNITURE AND EQUIPMENT.
4. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED. INSTALLERS ARE RESPONSIBLE TO ENSURE THAT ALL CONDITIONS ARE APPROPRIATE FOR FINISH INSTALLATION. COMMENCEMENT OF INSTALLATION SHALL INDICATE INSTALLER'S ACCEPTANCE OF CONDITIONS.
5. NO SURFACES SHALL BE LEFT UNFINISHED. IN CASE OF DISCREPANCIES OR INADEQUATE INFORMATION, CONTACT ARCHITECT FOR CLARIFICATION.
6. FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. COORDINATE THE INSTALLATION WITH OTHER TRADES, SUCH AS ELECTRICAL, G.C. TO PROVIDE CARPET SEAMING AND OTHER FLOORING DIAGRAMS FOR APPROVAL PRIOR TO INSTALLATION.
7. REFER TO ENLARGED PLANS AND ELEVATIONS FOR PATTERN DIRECTION NOTATIONS. IF CLARIFICATION IS NEEDED, REQUEST ADDITIONAL INFORMATION FROM ARCHITECT PRIOR TO PROCEEDING WITH INSTALLATION.
8. ALL FINISHES TO BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. CONTRACTOR TO OBTAIN ALL MATERIALS FOR TOUCH UP WORK. CLEAN ALL SURFACES AND DEBRIS AT PROJECT COMPLETION.
9. REFER TO SPECIFICATION FOR SLAB PREPARATION AND FLATNESS REQUIREMENTS. PATCH/LEVEL WHERE REQUIRED.
10. REFER TO SPECIFICATION FOR SLAB PREPARATION AND FLATNESS REQUIREMENTS. PATCH/ LEVEL WHERE REQUIRED
11. ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS, UON. ALIGN EDGE OF FLOORING TO BASE OF MILLWORK, UON.
12. CONTRACTOR TO PROVIDE ATTIC STOCK OF ALL MATERIALS AS INDICATED IN SPECIFICATIONS. COORDINATE REQUIRED ATTIC STOCK PRIOR TO PURCHASE OF ALL FINISH MATERIAL.
13. FOR FINISHES & MATERIALS CODES SEE A919
14. ALL GYPSUM BOARD CEILING TO BE PT-20 U.O.N.
15. ALL WALLS AND COLUMN COVERS THAT DO NOT CALL OUT FINISH TO BE PT-20
16. ALL WALL BASE TO BE MB-01 U.O.N.

FINISH PLAN LEGEND

*REFER TO A919 FOR FINISH SCHEDULES

MATERIALS & SYMBOLS

- TERRAZZO
- CARPET
- RISILIENT FLOORING
- STATIC DISSIPATIVE FLOORING
- EM-01 ENTRANCE MAT SYSTEM
- FLOOR TILE 24" x 48" (ASHLAR)
- FLOOR TILE 24" x 24"
- FLOOR TILE 12" x 24"
- CONCRETE SEALER
- TDC-01 TRAFFIC COATING

SYMBOLS

- FLOOR TRANSITION
- CARPET PATTERN DIRECTION

FINISH TAG

XX — MATERIAL
01 — CODE

CONCRETE FINISHES:
*REFER TO SPECIFICATION DIVISION 03 FOR MORE INFORMATION.
**FINISH LEVEL NOTED BELOW ARE MINIMUMS REQUIRED.

- CONC-A: CONCRETE FINISH, CLASS A WITH GRAFFITI RESISTANT COATING
- CONC-B: CONCRETE FINISH, CLASS B
- CONC-C: CONCRETE FINISH, CLASS C
- CONC-D: CONCRETE FINISH, CLASS D

RFI B-0182

SHEET NOTES - FINISH PLANS

NUMBER	DESCRIPTION
1	WALK OFF MAT 10' MIN IN DIRECTION OF TRAVEL. OFOI
2	TZ JOINT TYP AT GRID LINES
3	STRL SLAB STEP. SEE A152 SERIES AND ST DWGS

MRY MONTEREY REGIONAL AIRPORT

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A B C

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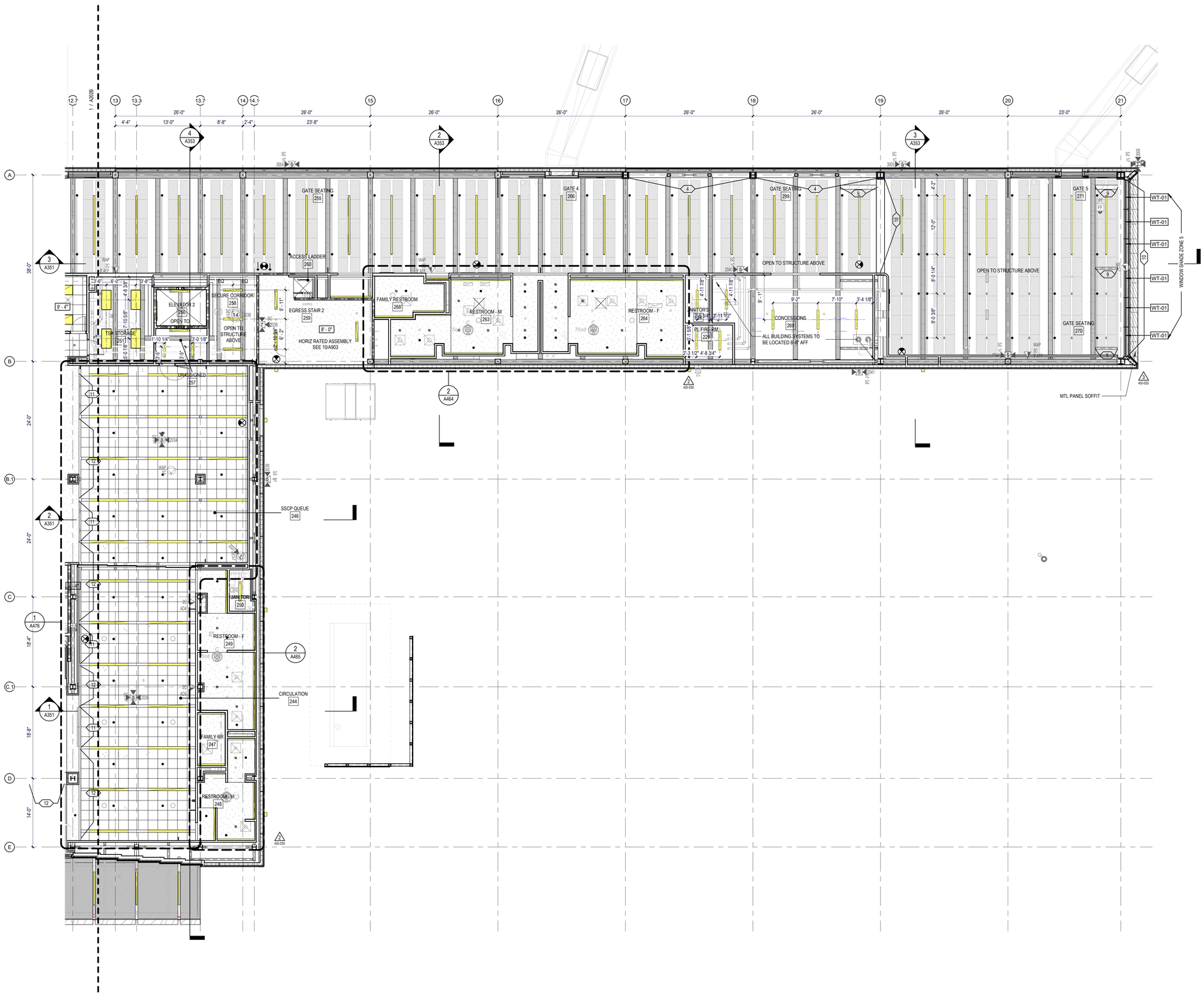
No.	Description	Date
1	ISSUE FOR CONTRACT DOCS	2024-11-15
2	CONFORMED SET IFC	2026-06-12

Project No: 21.04005.00

Sheet Title
FINISHES - CONCOURSE LEVEL SECTOR C

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number
A132C



1 REFLECTED CEILING PLAN - CONCOURSE LEVEL LOW CEILING - SECTOR C
1/8" = 1'-0"

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GENERAL RCP NOTES

1. ALL STROBES SHALL BE LOCATED @ +80" AFF. SEE ENGINEER'S DRAWINGS FOR LOCATIONS AND SPECIFICATIONS.
2. ALL STROBES TO ALIGN VERTICALLY WITH RECEPTACLE BELOW WHERE OCCURS.
3. ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE NOTED.
4. ARCHITECT TO REVIEW ALL LIGHT/ CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.
5. INSTALL THE SUSPENDED CEILING GRID TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12'-0". ANCHOR AS REQUIRED.
6. ARCHITECT TO REVIEW LOCATIONS OF ALL SLOT DIFFUSERS, SPRINKLERS, SMOKE DETECTORS, ETC. IN GYP BD CEILINGS.
7. REFLECTED CEILING PLANS INDICATE:
   A. GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES OF SIGNAL & EQUIPMENT DEVICES.
8. ELECTRICAL ENGINEERING DRAWINGS INDICATE:
   A. CIRCUITING AND WIRING OF LIGHT FIXTURES AND SWITCHES.
   B. LIFE SAFETY EQUIPMENT.
   C. LOCATION OF REQUIRED EMERGENCY LIGHT FIXTURES.
   D. LIGHT FIXTURE SPECIFICATIONS.
9. MECHANICAL ENGINEERING DRAWINGS INDICATE:
   A. DUCTS, AIR MOVEMENT REQUIREMENTS AND SIZES OF GRILLES AND REGISTERS.
10. DESIGN BUILD FIRE PROTECTION DRAWINGS INDICATE:
    A. LAYOUT, LOCATION AND SIZE OF SPRINKLER LINES AND HEADS.
    B. PRESSURE REQUIREMENTS.
    C. SPRINKLER HEAD SPECIFICATIONS.
    D. LOCATION OF FIRE PROTECTION RISERS AND WALL HYDRANTS.
11. WHERE ACOUSTICAL PANELS ARE REQUIRED TO BE CUT, CUT THE PANELS TO MAINTAIN A SHARP AND NEAT EDGE.
12. INSTALL NEW SPRINKLER HEADS AND LIGHT FIXTURES AT THE CENTER OF THE ACOUSTICAL CEILING PANEL UON.
13. INSTALL NEW SPRINKLER HEADS AND LIGHT FIXTURES AT THE CENTER OF THE ACOUSTICAL CEILING PANEL UON.
14. REFER TO A013 AND A104 FOR INSULATION AND FIRE PROOFING AT UNDERSIDE OF DECK AND CONDITIONS FOR COMBUSTIBLE MATERIAL WITHIN CONCEALED SPACES.
15. SEE A600, A601 & A602 FOR TYPICAL EXTERIOR ASSEMBLIES INCLUDING SOFFITS
16. ALL CEILING HEIGHT ELEVATIONS ON A201 SERIES ARE RELATIVE TO APRON LEVEL
17. WHERE 'OPEN TO STRUCTURE ABOVE' CONDITIONS OCCUR, INSTALLATION OF ALL BUILDING SYSTMS COMPONENTS INCLUDING BUT NOT LIMITED TO CONDUITS, JBOXES, PIPES SHALL BE REVIEWED BY THE ARCHITECT. DESIGN INTENT FOR ROUTING IS SHOWN ON ARCH DWGS INCLUDING A470, A770, AND A970 SERIES DWGS. ROUTING, ATTACHMENT METHODS, SEISMIC BRACING, AND OTHER COMPONENTS VISIBLE IN THESE OPEN CEILING CONDITIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT. ALL SYSTEMS SHALL BE PAINTED PT-24.

SHEET NOTES - RCP - CONCOURSE

1	ACOUSTICAL PANELS
2	STRL BEAM
3	EXPOSED CLT DECK
4	STL BEAM W/ WOOD CLADDING. SEE INT ELEVATIONS AND A980 SERIES DWGS FOR DETAILS
9	STL BEAM W/ WOOD CLADDING. SEE DETAIL 6/A983
10	STL BEAM W/ WOOD CLADDING. SEE DETAIL 5/A983
11	AIR DIFFUSER; SEE MECHANICAL DRAWING
12	AIR DIFFUSER FOR VISUAL CONTINUITY
13	FCU ACCESS PANEL

RCP LEGEND

MATERIALS

- LINEAR METAL CEILING AC-01 AT INTERIOR MTP-04 AT EXTERIOR
- 2' x 2' GRID TILE SYSTEM. AC-02 SEE SPEC
- ACOUSTICAL PANEL, AC-03
- 2' x 4' GRID TILE SYSTEM. AC-04 SEE SPECIFICATION
- 2' x 2' GRID TILE SYSTEM W/6" METAL TRIM AC-05 RH-B-0169
- 2' x 2' GRID TILE SYSTEM AC-06
- GYPSUM BOARD CEILING AS INDICATED ON PLAN. SEE FIN PLAN FOR PAINT SPECIFICATION
- METAL PANEL - EXT, MTP-01

ANNOTATIONS

- 8' - 6" FINISHED CEILING HEIGHT AS INDICATED ON PLAN UON.

SECURITY

- CLOSED-CIRCUIT TV

LIGHT FIXTURES

- 2' x 2' RECESSED SEMI-INDIRECT FLUORESCENT
- 2' x 4' RECESSED SEMI-INDIRECT FLUORESCENT
- 4' RECESSED LINEAR WALLWASH
- 4' RECESSED LINEAR
- RECESSED DOWNLIGHT
- RECESSED WALL WASH DOWNLIGHT
- CEILING MTD SEMI RECESS WALLWASH
- PENDANT
- CEILING SURFACE MOUNTED STRIP LIGHT
- WALL SCONCE
- PENDANT MTD DIRECT / INDIRECT FLUORESCENT
- UNDER CABINET
- UPLIGHT STRIP

POWER & TELEDATA

- FF FURNITURE FEED, POWER POLE AS INDICATED
- OS OCCUPANCY SENSOR
- AS AUDIO SPEAKER
- P PROJECTOR
- EPS PROJECTION SCREEN - ELECTRONIC
- MPS PROJECTION SCREEN - MANUAL

LIFE SAFETY

- EXIT SIGN, ARROW INDICATES PATH OF TRAVEL
- S SMOKE DETECTOR
- LIFE SAFETY SPEAKER STROBE
- LIFE SAFETY SPEAKER
- LIFE SAFETY STROBE
- SPRINKLER
- EXTENDED COVERAGE SPRINKLER

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Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
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3	ASI-032	2026-04-20
4	CONFORMED SET IFC	2026-06-12

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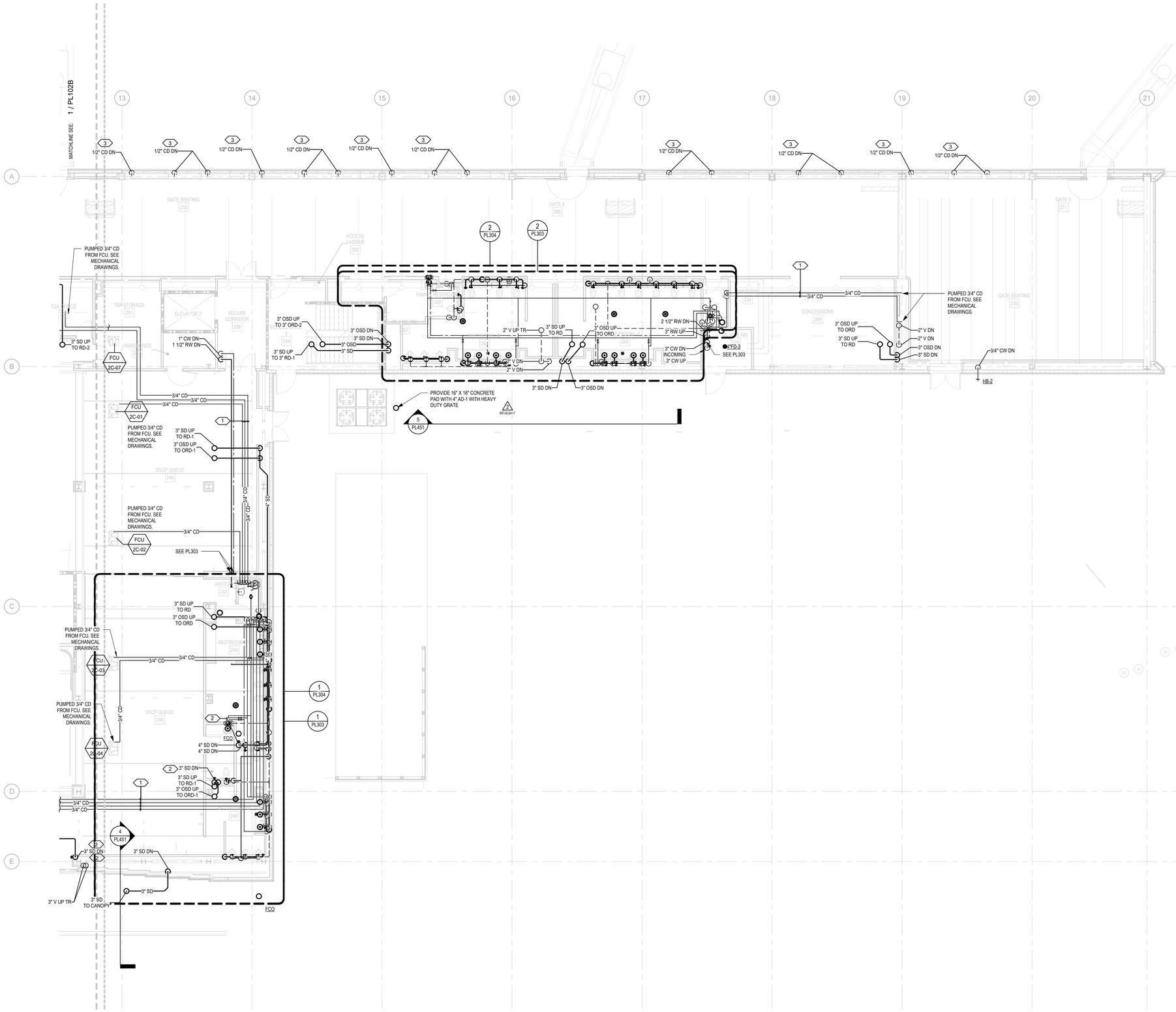
Sheet Title

REFLECTED CEILING PLAN - LOW - CONCOURSE LEVEL SECTOR C

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A202C



1 CONCOURSE LEVEL - SECTOR C
1/8" = 1'-0"

PLUMBING GENERAL NOTES

1. CONCOURSE LEVEL STRUCTURAL SLAB ELEVATION 0'-0" ON THE ARCHITECTURAL DWGS. = VERTICAL DATUM ELEVATION +208.13 FT. AS DEFINED BY THE AIRSIDE CIVIL DWGS. IN SHEET C101 SERIES.
2. FOR PLUMBING SYMBOLS, ABBREVIATIONS AND GENERAL NOTES REFER TO PLUMBING DWG. PL 001.
3. TERMINATE ALL OVERFLOW DRAINS AT EXTERIOR OF THE BUILDING @ 20" AFF.
4. ALL INTERIOR HOSE BIBS TO BE MOUNTED @ 36" AFF.
5. ALL PLUMBING FIXTUES SHALL BE TRAPPED AND VENTED. ALL FLOOR DRAINS, TRENCH DRAINS, AREA DRAINS AND FLOOR SINKS SHALL BE PROVIDED WITH P-TRAP AND TRAP GUARD.
6. REFER TO ARCHITECTURAL DWGS, SECTIONS, ENLARGED PLANS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, OVERFLOW DRAIN COVER, AREA DRAINS, FLOOR DRAINS & TRENCH DRAINS. IN NO CASE TO USE PLUMBING DWGS FOR LOCATION.
7. NO PLUMBING PIPING SHALL RUN INSIDE CMU WALLS. ALL PIPING IN THE MECHANICAL ROOM, JANITOR'S CLOSET / CART WASH, AND LOADING DOCK SHALL BE EXPOSED ON CMU WALLS. PROVIDE INSULATION, AND PVC JACKETING AS REQUIRED EXCEPT IN JANITORS CLOSET/CART WASHROOMS, PIPING BELOW THE CEILING IN THOSE ROOMS SHOULD BE EXPOSED WITH NO INSULATION.
8. NOT ALL DEVICES & APPURENTANCES ARE SHOWN, REFER TO PIPING DIAGRAMS AND DETAILS.
9. COORDINATE ALL FLOOR AND WALL CLEANOUTS WITH ARCHITECTURAL PLANS PRIOR TO START OF ANY WORK.

PLUMBING KEYNOTES LEGEND

1 RUN PIPES AS HIGH AS POSSIBLE UNDER STRUCTURAL BEAMS AND COORDINATE PIPE ROUTING WITH OTHER TRADES.

2 PIPE DROPS DN THRU SLAB INSIDE COLUMN COVER. PROVIDE CLEANOUT IN THE PIPE RISER AT 2 -0 AFF WITH A 14"X14" WALL ACCESS PANEL.

3 ROUTE CONDENSATE FROM THE TRENCH FAN COIL UNIT (TFCU) THROUGH SLAB. PROVIDE A TRAP AND ENSURE THE PIPE DOES NOT INTERFERE WITH STRUCTURAL ELEMENTS AND CONNECT TO THE MAIN CONDENSATE LINE. COORDINATE WITH OTHER TRADES.

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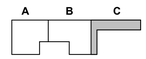
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200 Fred Kane Drive, Suite 200, Monterey, California

Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555
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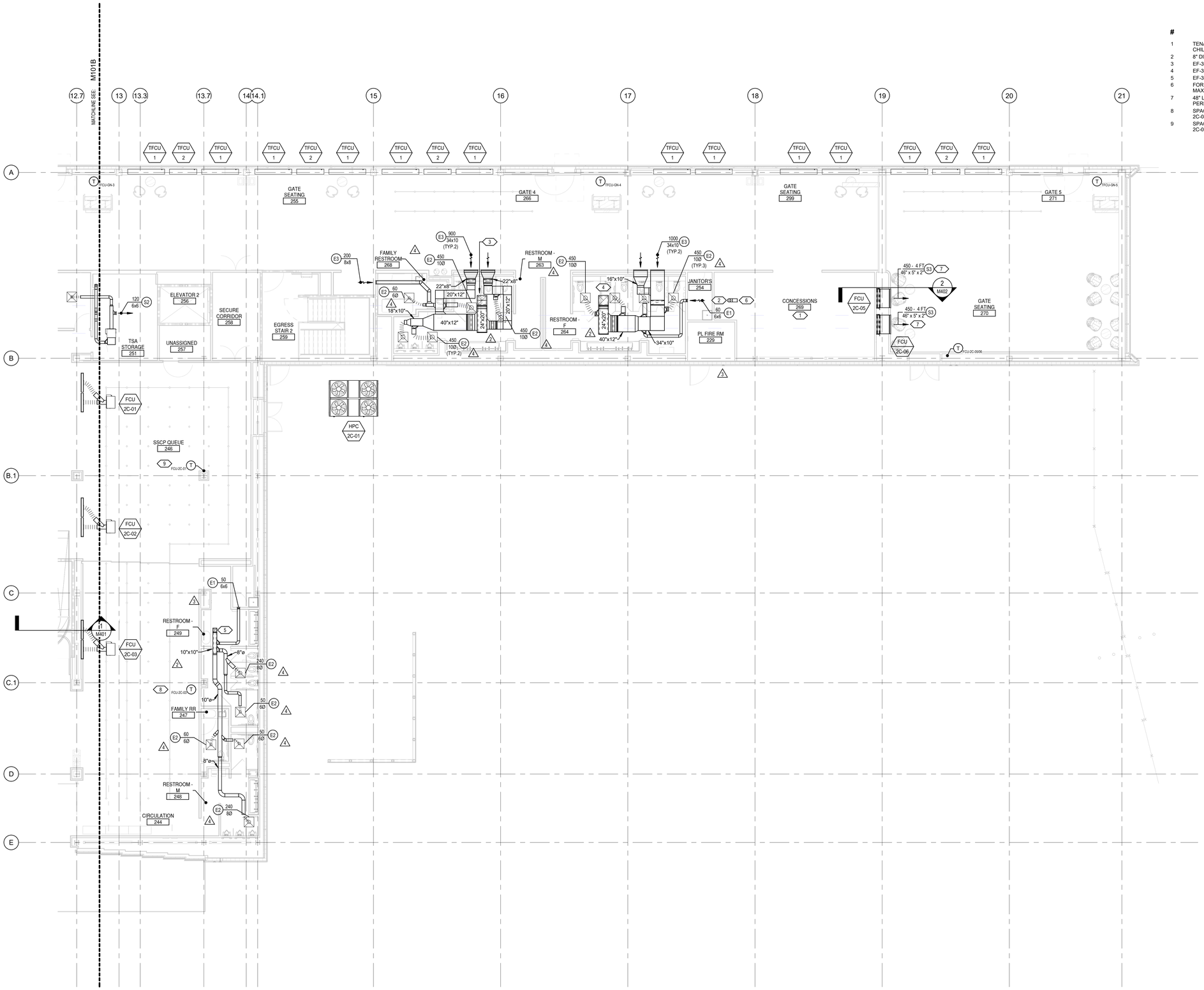
Project No: 21.04005.00

Sheet Title
PLUMBING PLAN - CONCOURSE LEVEL - SECTOR C

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Sheet Number
PL102C

2026-06-10 9:23:11 AM



1 PLANS - CONCOURSE LEVEL - Sector C
1/8" = 1'-0"

SHEET NOTES

#	
1	TENANT SPACE TO BE PROVIDED WITH VENTILATION AIR, CHILLED WATER, AND HEATING HOT WATER SERVICES.
2	8" DIA. OA DUCT DOWN FROM ROOF LEVEL.
3	EF-3C-01 - 24" x 24" EA DUCT UP TO ROOF LEVEL
4	EF-3C-02 - 24" x 24" EA DUCT UP TO ROOF LEVEL
5	EF-3C-03 - 10" x 10" EA DUCT UP TO ROOF LEVEL
6	FOR FUTURE CONNECTION AND EXTENSION BY TENANT. 200 CFM MAXIMUM
7	48" LINEAR SUPPLY AIR SLOT DIFFUSER NEAR ROOF STRUCTURE. PERFORATED WALL BASE NEAR FLOOR FOR RETURN AIR.
8	SPACE SENSOR FCU-2C-03 TO LINK WITH FCU-2C-03 AND FCU 2C-04.
9	SPACE SENSOR FCU-2C-01 TO LINK WITH FCU-2C-01 AND FCU 2C-02.

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3	ADDENDUM 3	2025-04-16
4	ASI-030	2026-04-08
5	CONFORMED SET IFC	2026-06-12

Project No: 21.04005.00

Sheet Title

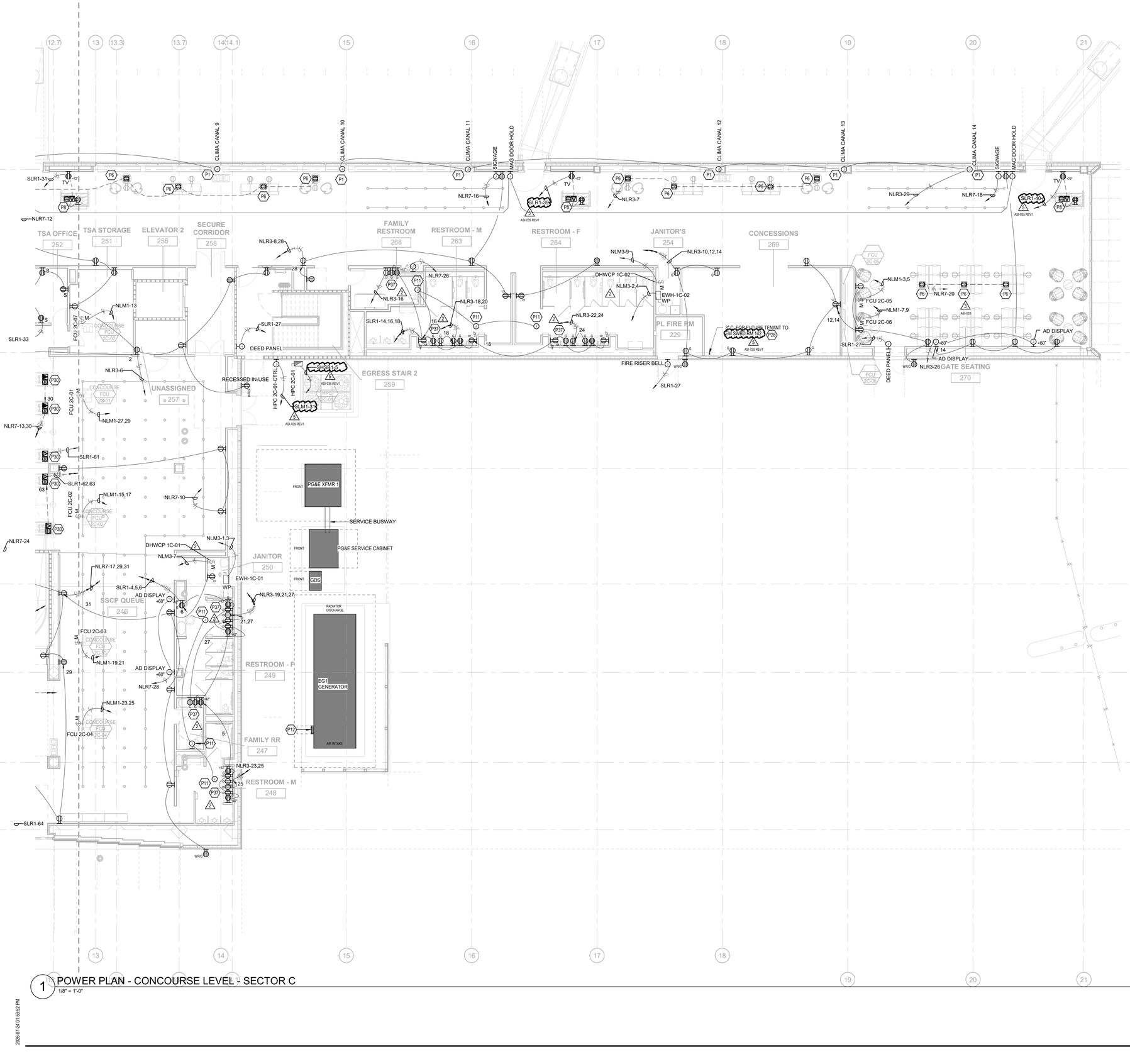
MECHANICAL PLAN - CONCOURSE LEVEL - SECTOR C

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Sheet Number

M102C

2025-06-18 9:43:47 AM



1 POWER PLAN - CONCOURSE LEVEL - SECTOR C
1/8" = 1'-0"

SHEET NOTES

A. PROVIDE TAMPER-RESISTANT RECEPTACLES FOR RECEPTACLES UNDER 5-1/2' IN ALL AREAS WHERE PATRONS AWAIT TRANSPORTATION.

B. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.

C. REFER TO SHEET E005 FOR MECH/PLUMB ELEC. CONNECTION SCHEDULE.

D. REFER TO "IT" SERIES DRAWINGSFOR ALL TELECOMM SYSTEM ROUGH-IN REQUIREMENTS.

E. REFER TO "TY" SERIES FOR ALL SECURITY SYSTEM ROUGH-IN REQUIREMENTS.

F. REFER TO "TA" SERIES DRAWINGS FOR ALL A/V SYSTEM ROUGH-IN REQUIREMENTS.

G. FINAL TERMINATIONS TO MOTORS AND OTHER VIBRATING EQUIPMENT SHALL BE MADE WITH FMC OR LFMC NOT TO EXCEED 72" IN LENGTH.

H. ALL 120V CIRCUITS SHALL BE WITH #12 AWG - HOT, NEUTRAL, AND EQUIPMENT GROUND CONDUCTOR - UON. SHARED NEUTRALS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED OTHERWISE.

I. ALL CONDUIT ROUTING AND J-BOX LOCATIONS SHOWN IS DIAGRAMMATIC. COORDINATE EXACT LOCATIONS OF J-BOXES AND PATH OF CONDUITS/BUSWAY BASED ON EXISTING FIELD CONDITIONS AND OBSTRUCTIONS AND NEW WORK OF OTHER TRADES PRIOR TO INSTALLATION.

J. ALL ABOVE COUNTER OUTLETS SHALL BE INSTALLED HORIZONTALLY AND POSITIONED DIRECTLY ABOVE THE BACKSPLASH AND/OR COUNTER (AS SHOWN ON ARCH DWGS).

K. COORDINATE AND VERIFY EXACT MOUNTING HEIGHTS AND ROUGH-IN DIMENSIONS FOR ALL WIRING DEVICES (POWER, DATA, AV, ETC.), INCLUDING FLOOR POKE-THRUS / FLOOR BOXES WITH ARCHITECT PRIOR TO ROUGH-IN.

L. GWB MOUNTED EQUIPMENT (ELECTRICAL PANELS, ETC.) MUST BE SECURED TO STUDS OR APPROPRIATE SUPPLEMENTAL FRAMING OR BLOCKING. EQUIPMENT SHALL NOT BE INSTALLED TO GYPSUM WALLBOARD WITH TOGGLE BOLTS OR EXPANSION ANCHORS WITHOUT APPROPRIATE BLOCKING.

KEYED NOTES

P1 PROVIDE POWER FOR CLIMA CANAL THROUGH SLAB. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

P6 PROVIDE 4" CORE FOR POKE-THRU WITH (1) 20A DUPLEX RECEPTACLE, LEGRAND EVOLUTION SERIES: 4ATCP2RBK, WITH HINGE COVER, BLACK FINISH. ASSOCIATED RECEPTACLES SHOWN AS HALF-TONED ARE PROVIDED BY THE FURNITURE MANUFACTURER. COORDINATE EXACT LOCATION OF POKE-THRU WITH STRUCTURAL PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF POKE-THRU.

P8 PROVIDE CORE THROUGH SLAB FOR 3/4" BRANCH CONDUIT. COORDINATE EXACT LOCATION OF CORE WITH STRUCTURAL PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF POKE-THRU. TIE TO QUADRUPLEX RECEPTACLE IN MILLWORK. PROVIDE FIRESTOPPING THROUGH SLAB AS REQUIRED.

P11 PROVIDE POWER IN ACCESSIBLE CEILING FOR ALL TOILET FLUSH VALVES. COORDINATE EXACT POWER REQUIREMENTS WITH TOILET MANUFACTURER.

P12 PROVIDE LOAD CENTER IN GENERATOR TO POWER ASSOCIATED GENERATOR EQUIPMENT (BATTERY CHARGER, BLOCK HEATER, ETC.). COORDINATE ALL REQUIREMENTS WITH GENERATOR MANUFACTURER PRIOR TO ROUGH-IN.

P28 (ASI-035) PROVIDE CONDUIT(S), AS INDICATED ON PLANS, TO PULL BOXES ABOVE FUTURE TENANT CEILING FOR FUTURE TENANT EXTENSION OF FEEDERS. COORDINATE EXACT CONDUIT ROUTING AND STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

P30 PROVIDE 6" POKE-THRU IN CONCRETE SLAB (LEGRAND EVOLUTION SERIES OR APPROVED EQUAL). PROVIDE (2) DUPLEX RECEPTACLES AND DATA PORTS. COORDINATE ALL REQUIREMENTS WITH TELECOM FOR NUMBER OF DATA PORTS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. COORDINATE ALL ELECTRICAL INSTALL REQUIREMENTS WITH TSA AND TSA STANDARDS PRIOR TO ROUGH-IN.

P37 COORDINATE EXACT LOCATION OF UNDERCOUNTER RECEPTACLES WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES ON NORMAL POWER ARE DESIGNATED FOR THE HAND DRYERS. RECEPTACLES ON STANDBY POWER ARE FOR SINKS.

2 RECEPTACLES ON STANDBY POWER ARE FOR SINKS.

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Prepared For
Monterey Peninsula Airport District
200 Fred Kane Drive, Suite 200, Monterey, California

Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555 f +1 415 882 7763

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5	ASI-035 REV1	2026-07-24

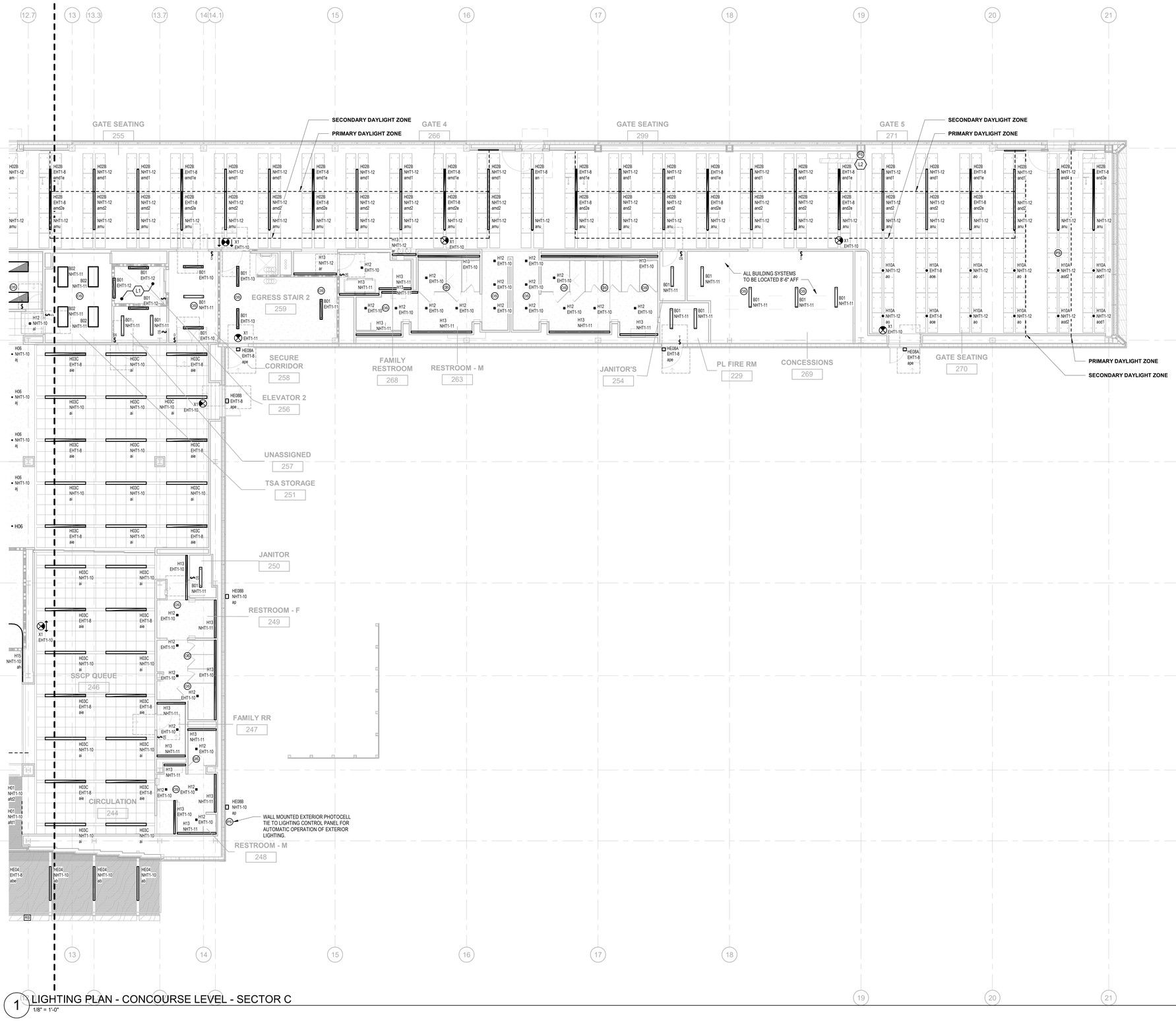
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Sheet Title
POWER PLAN - CONCOURSE LEVEL SECTOR C

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Sheet Number
E102C

2026-07-24 01:53:52 PM



1 LIGHTING PLAN - CONCOURSE LEVEL - SECTOR C
1/8" = 1'-0"

SHEET NOTES

A. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND CEILING TYPES.

B. COORDINATE EXACT LOCATION OF LIGHTING CONTROLS (SWITCHES, SENSORS, ETC.) WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO DETAIL 1/AXXX FOR TYPICAL DEVICE MOUNTING DIAGRAM.

C. CONNECT EXIT SIGNS UNSWITCHED TO CLOSEST EMERGENCY LIGHTING CIRCUIT.

D. ALL EMERGENCY LIGHTS SHALL SWITCH WITH NORMAL POWER LIGHTS IN THE ROOM OR SPACE. IN THE EVENT OF NORMAL POWER LOSS, EMERGENCY LIGHTS SHALL BYPASS LOCAL SWITCH AND COME TO FULL BRIGHTNESS VIA A UL924 LISTED BYPASS DEVICE.

E. THESE DRAWINGS SHOW THE LIGHTING CONTROLS PERFORMANCE INTENT. CONTRACTOR SHALL PROVIDE COMPLETELY DESIGNED LIGHTING CONTROL SYSTEM WITH ALL REQUIRED CONDUIT, WIRING, SWITCHES, SENSORS, POWER PACKS, UL924 RELAYS, ETC.

KEYED NOTES

L1 COORDINATE EXACT LOCATION OF LIGHTS AND SWITCHES IN THE ELEVATOR SHAFT WITH ELEVATOR EQUIPMENT INSTALLER.

L2 PROVIDE WALL MOUNTED PHOTOCELL. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

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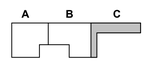
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Hellmuth, Obata & Kassabaum, Inc.
One Bush Street, Suite 200
San Francisco, CA 94104 USA
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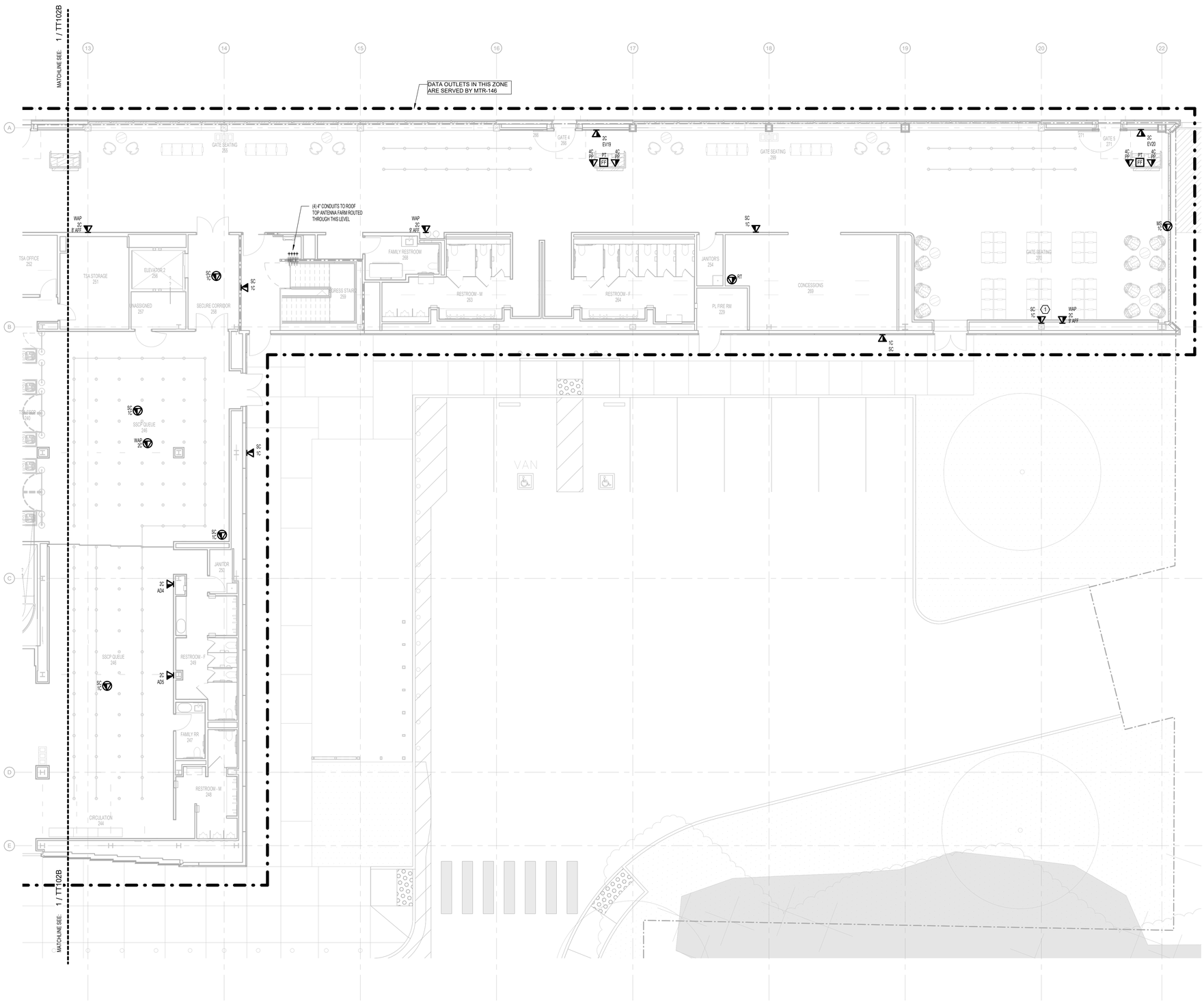
LIGHTING PLAN - LOW - CONCOURSE LEVEL SECTOR C

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Sheet Number

E202C

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1 TELECOM FLOOR PLAN - CONCOURSE LEVEL - SECTOR C_TT

1/8" = 1'-0"

SHEET NOTES:

1. REFER TO SHEET TT000 FOR DESCRIPTION OF TELECOMMUNICATIONS SYMBOLS, ASSOCIATED PARAMETERS, AND GENERAL PROJECT NOTES.
2. REFER TO TT01X SERIES DRAWINGS FOR COMPOSITE PLANS SHOWING OVERALL TELECOMMUNICATIONS ZONING.
3. REFER TO ARCHITECTURAL A700 SERIES DRAWINGS FOR EVIDS DISPLAY ELEVATIONS DEPICTING EXACT LOCATION AND HEIGHTS OF THE DISPLAY AND ASSOCIATED DATA OUTLETS.
4. REFER TO SHEET TT903 FOR DATA OUTLET CONFIGURATIONS FOR FRONT XRAY, REAR XRAY, AVS/ETD/BLS AND SINGLE LANE WALL WHICH ARE ALSO REFERRED TO AS CONFIGURATIONS "A", "B", "C", and "D", RESPECTIVELY.

KEY NOTE:

(#)

1. SECURITY OUTLET TO BE CONCEALED WITHIN AN ACCESS PANEL WITHIN THE WALL. COORDINATE WITH ARCHITECTURAL ELEVATIONS FOR FURTHER DETAIL.

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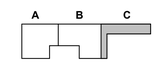
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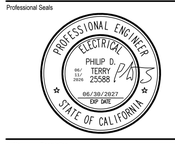
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Sheet Title

TELECOM FLOOR PLAN - CONCOURSE LEVEL - SECTOR C

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Sheet Number

TT102C

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