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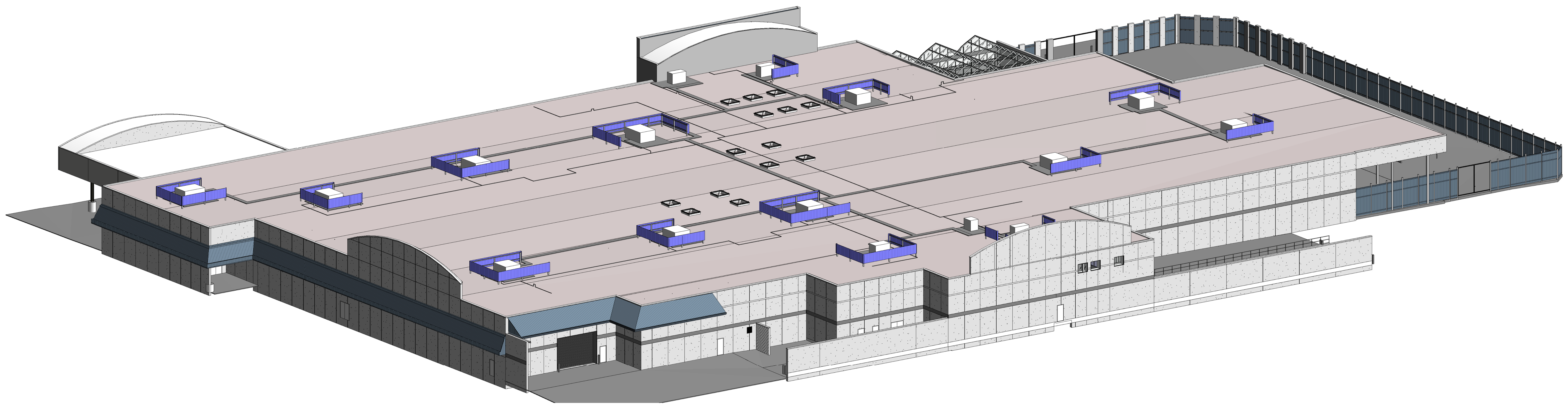

ABBREVIATIONS

∠	ANGLE
℄	CENTERLINE
#	POUND or NUMBER
&	AND
(E)	EXISTING
@	AT
~	DIAMETER or ROUND
Ø	DIAMETER
A.D.	AREA DRAIN
ACOUS.	ACOUSTICAL
ADJ.	ADJUST, ADJUSTABLE or ADJACENT
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
B.O.C.	BOTTOM OF CONCRETE
B.O.M.	BOTTOM OF MULLION
B.O.P.	BOTTOM OF PANEL
B.O.R.	BOTTOM OF REVEAL
B.O.REC.	BOTTOM OF RECESS
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.I.	CAST IRON
C.O.	CASED OPENING
C.O.M.	CENTER OF MULLION
C.O.R.	CENTER OF REVEAL
CAB.	CABINET
CEM.	CEMENT(ITIOUS)
CER.	CERAMIC
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTER-SUNK
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
E.J.	EXPANSION JOINT
E.P.	ELECTRIC PANELBOARD
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED or ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXPO.	EXPOSED
EXST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.R.	FLOOR AREA RATIO
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FLOOR FINISH ELEVATION
F.H.C.	FIRE HOSE CABINET
F.O.C.	FACE OF CONCRETE
F.O.CMU.	FACE OF CONCRETE MASONRY UNIT
F.O.F.	FACE OF FINISH
F.O.IMP.	FACE OF INSULATED METAL PANEL
F.O.M.	FACE OF MULLION
F.O.S.	FACE OF WOOD STUD
F.O.SH.	FACE OF SHEATHING
F.P.	FIREPROOF
F.S.	FULL SIZE
FDN.	FOUNDATION
FIN.	FINISH(ED)
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT or FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.F.I.	GROUND FAULT INTERRUPT
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.V.	HIGH VOLTAGE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIMENSION
I.H.P.	INTERMEDIATE HIGH POINT
INSUL.	INSULATION or INSULATED
INT.	INTERIOR
J.B.	JUNCTION BOX
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.O.	KNOCK-OUT
K.P.	KICK PLATE
K.W.H.	KILOWATT HOUR
KIT.	KITCHEN
L.P.	LOW POINT
L.S.	LIMESTONE
L.V.	LOW VOLTAGE
L.W.C.	LIGHT WEIGHT CONCRETE
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LIN.	LINEAR
LIQ.	LIQUID
LKR.	LOCKER
LT.	LIGHT
LTL.	LINTEL
LVR.	LOUVER
M.B.	MOP BASIN
M.C.	MEDICINE CABINET
M.O.	MASONRY OPENING
M.P.	MID POINT
MAINT.	MAINTENANCE
MAN.	MANUAL
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OVERHEAD or OPPOSITE HAND
OBS.	OBSCURE
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.C.	PRECAST
P.J.	PANEL JOINT
P.LAM.	PLASTIC LAMINATE
P.S.F.	POUNDS PER SQUARE FOOT
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWER RECEPTACLE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISH(ED)
PR.	PAIR
PT.	POINT
Q.T.	QUARRY TILE
QUAL.	QUALITY
QUAN.	QUANTITY
R.	RISER
R.B.	RUBBER / RESILIENT BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.T.U.	ROOF TOP UNIT
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE(D)
REQ.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
RWD.	REDWOOD
S.	SOUTH
S.A.F.	SELF-ADHERED FLASHING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
S.F.	SQUARE FOOT
S.I.	SQUARE INCH
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
S.T.C.	SOUND TRANSMISSION COEFFICIENT
SCHED.	SCHEDULE
SCWD.	SOLID CORE WOOD
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFIED or SPECIFICATION
SQ.	SQUARE
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURE or STRUCTURAL
SUPP.	SUPPLEMENT or SUPPLEMENTARY
SUSP.	SUSPENDED
SYMM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.D.	TRENCH DRAIN
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MULLION
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF REVEAL
T.O.REC.	TOP OF RECESS
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TEL.	TELEPHONE
TER.	TERRAZZO
THK.	THICK
TOL.	TOLERANCE
TYP.	TYPICAL
U.C.	UNDERCUT
U.H.	UNIT HEATER
U.L.	UNDERWRITERS' LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UNF.	UNFINISHED
UR.	URINAL
V.C.T.	VINYL COMPOSITE TILE
V.I.F.	VERIFY IN FIELD
V.P.	VISION PANEL
V.R.	VAPOR RETARDER
VAC.	VACUUM
VERT.	VERTICAL
VEST.	VESTIBULE
VIT.	VITREOUS
W.	WEST
W.C.	WATER CLOSET
W.I.	WROUGHT IRON
W.P.	WORKING POINT
W.S.	WEATHER STOP or STRIPPING
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM	WATERPROOFING MEMBRANE
WRB	WEATHER / WATER RESISTIVE BARRIER
WSCT.	WAINSCOT
WT.	WEIGHT

SYMBOLS

- ALIGN
- OFFICE — ROOM NAME
- 0000 — ROOM NUMBER
- 101 — DOOR NUMBER
- EXISTING DOOR
- X / XX — DETAIL REFERENCE / SHEET NUMBER
- X / XX — DETAIL SECTION REFERENCE / SHEET NUMBER
- X / XX — SECTION REFERENCE / SHEET NUMBER
- X / XX — EXT. ELEVATION REFERENCE / SHEET NUMBER
- A, B, C, D, XX — INTERIOR ELEVATION REFERENCE / SHEET NUMBER
- P / 1 — WALL MATERIAL TYPE / WALL NOTE
- C / 1 — FLOOR MATERIAL TYPE / FLOOR NOTE
- PL / 1 — MISC. MATERIAL TYPE / TYPE NUMBER
- XXX — KEYNOTE INDICATOR
- X — WALL TAG
- XXX — FINISH INDICATOR
- X — REVISION CLOUD & DELTA NUMBER
- FEC — FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER
- FE — WALL-MOUNTED FIRE EXTINGUISHER
- MATCHLINE

PROJECT SCOPE

SCOPE - TIER I

STANDARD SERVICE - BASE PRICING

- LOCATION OF INTERIOR|EXTERIOR WALLS, DOORS
- LOCATION OF EXTERIOR WINDOWS
- LOCATION OF VISIBLE INTERIOR COLUMNS
- LOCATION OF STAIRS
- LOCATION AND CAB SIZE OF ELEVATORS
- TYPICAL CEILING HEIGHTS
- LOCATION OF ELECTRICAL PANELS (GENERAL LOCATION) - PANEL INFORMATION (AMPS, VOLTAGE, PHASING)
- PLUMBING FIXTURES (GENERAL LOCATION) - TOILETS, URINALS, STALLS, SINKS,
- WATER HEATERS, MOP SINKS, FIRE RISERS
- STANDARD PHOTOS
- 360 PHOTOS (IN SELECT AREAS)

SCOPE - TIER II

ADDITIONAL SERVICE - PRICE VARIES

- WINDOW SILL HEIGHTS
- WINDOW HEAD HEIGHTS (IF ACCESSIBLE)
- DOOR HEIGHTS
- STAIR RISE/RUN DIMENSIONS

SCOPE - TIER IV

ADDITIONAL SERVICE - PRICE VARIES

- ROOF PLAN
- LOCATION AND IDENTIFICATION OF ROOF TOP EQUIPMENT
- GENERAL LOCATION OF SPRINKLER LINES (IF VISIBLE)
- EXTERIOR ELEVATIONS
- EXTERIOR FINISH CALL-OUTS (WALLS)

CLIENT

COMPANY NAME

SURVEYOR

WARE MALCOMB

10 EDELMAN
IRVINE, CALIFORNIA 92618
P 949.660.9128

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SHEET INDEX

TOTAL SHEETS: 11

BMS - FIELD VERIFICATIONS SHEET LIST

B001	TITLE SHEET
B110	FIRST FLOOR PLAN
B111	FIRST FLOOR PLAN - DIMENSIONED
B112	FIRST FLOOR - ENLARGED FLOOR PLANS
B120	MEZZANINE FLOOR PLAN
B121	MEZZANINE FLOOR PLAN - DIMENSIONED
B122	MEZANNINE FLOOR - ENLARGED FLOOR PLANS
B123	ENLARGED STAIRS PLAN
B124	ENLARGED STAIRS PLAN
B130	ROOF PLAN
B140	EXTERIOR ELEVATIONS

ARCHITECTURAL SHEET COUNT: 11

VICINITY MAP

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TITLE SHEET

DATE	REMARKS

PA/PM:	A. SANABRIA
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JOB NO.:	TOR23-0016-00

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SHEET
B001

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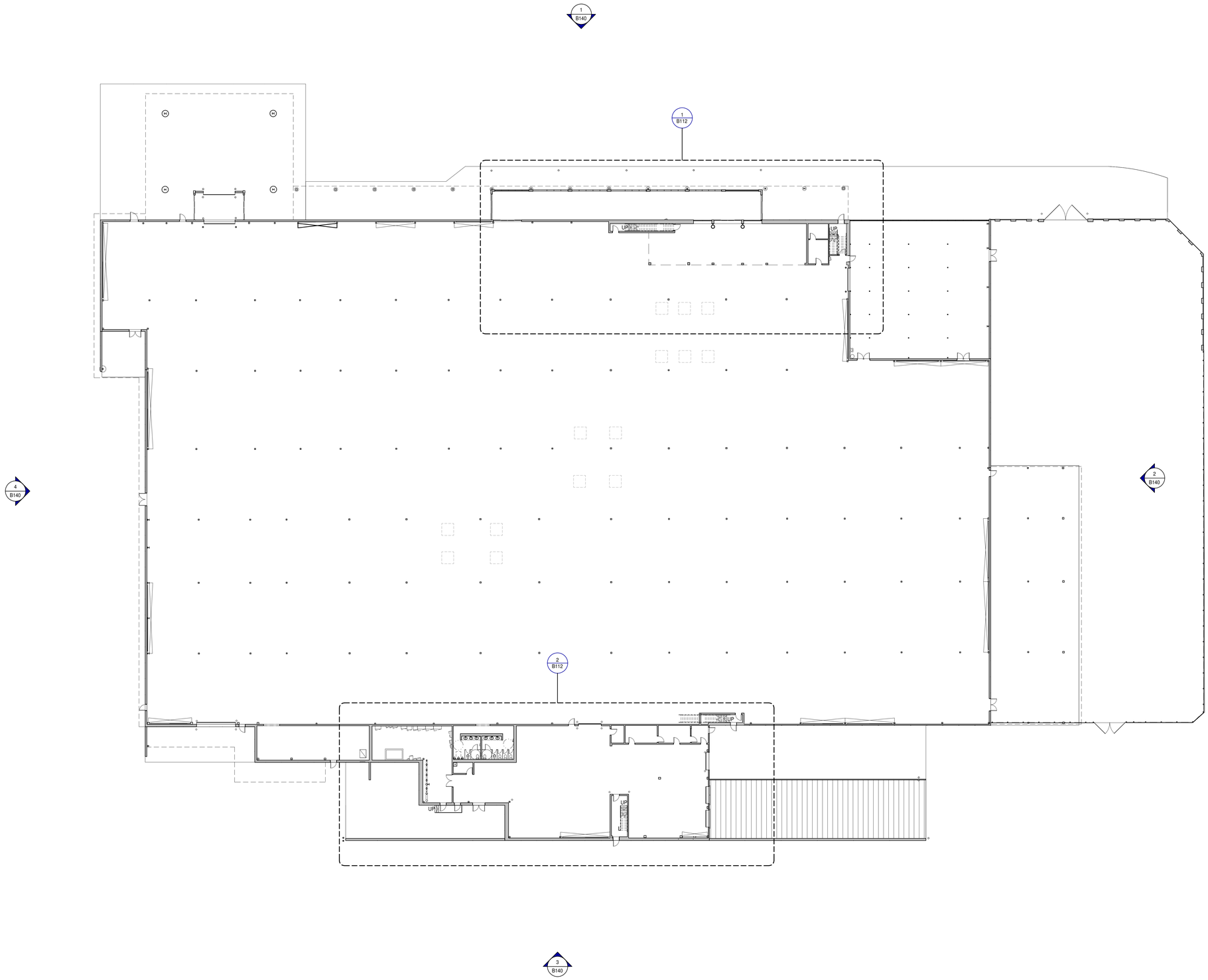

FIRST FLOOR PLAN

SCALE: 1 : 250

N

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

LEGEND

EXISTING WALL/ PARTITION

EXISTING 1HR FIRE-RESISTANCE RATED

EXISTING 2HR FIRE-RESISTANCE RATED

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FIRST FLOOR PLAN

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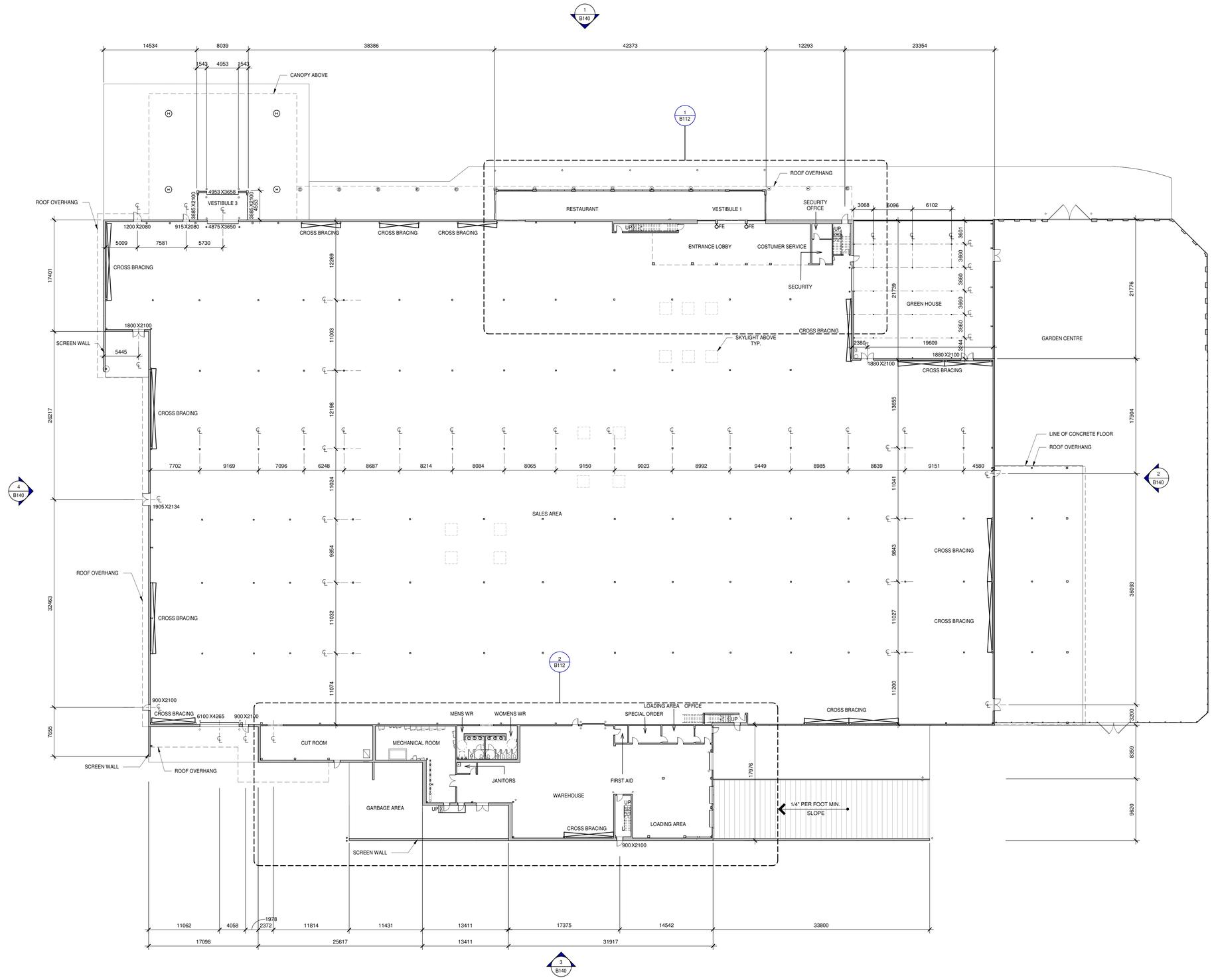

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LEGEND

EXISTING WALL/ PARTITION

EXISTING 1HR FIRE-RESISTANCE RATED

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1:250

0 5m 10m 15m 25m

FIRST FLOOR PLAN - DIMENSIONED

SCALE: 1 : 250

N

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FIRST FLOOR PLAN - DIMENSIONED

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B111

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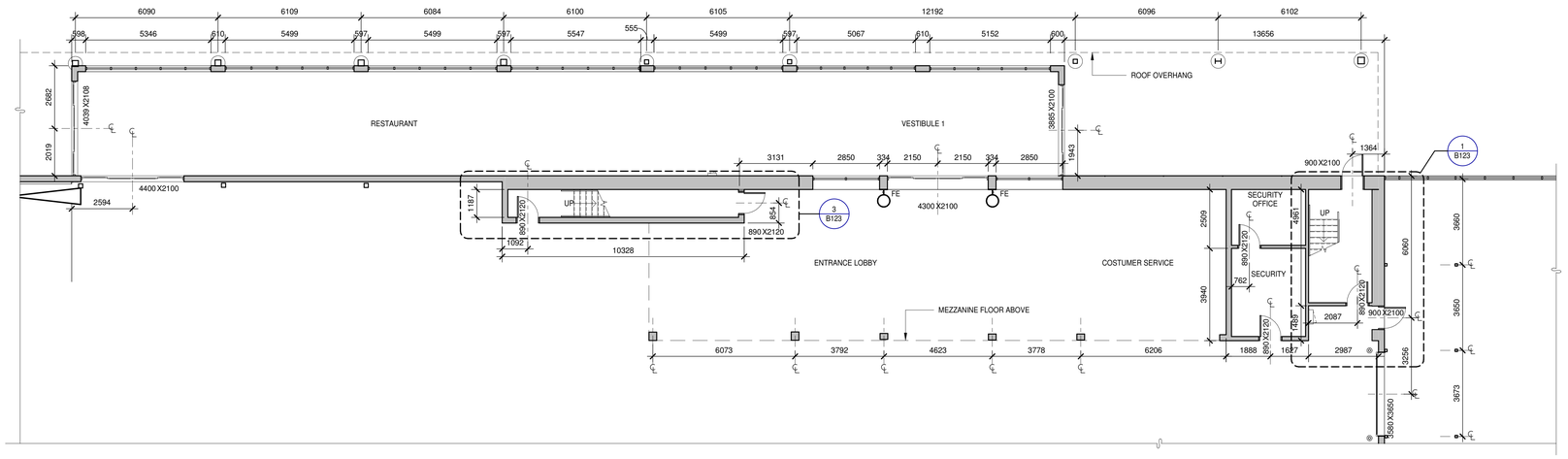

ENLARGED FLOOR PLAN

SCALE: 1 : 100

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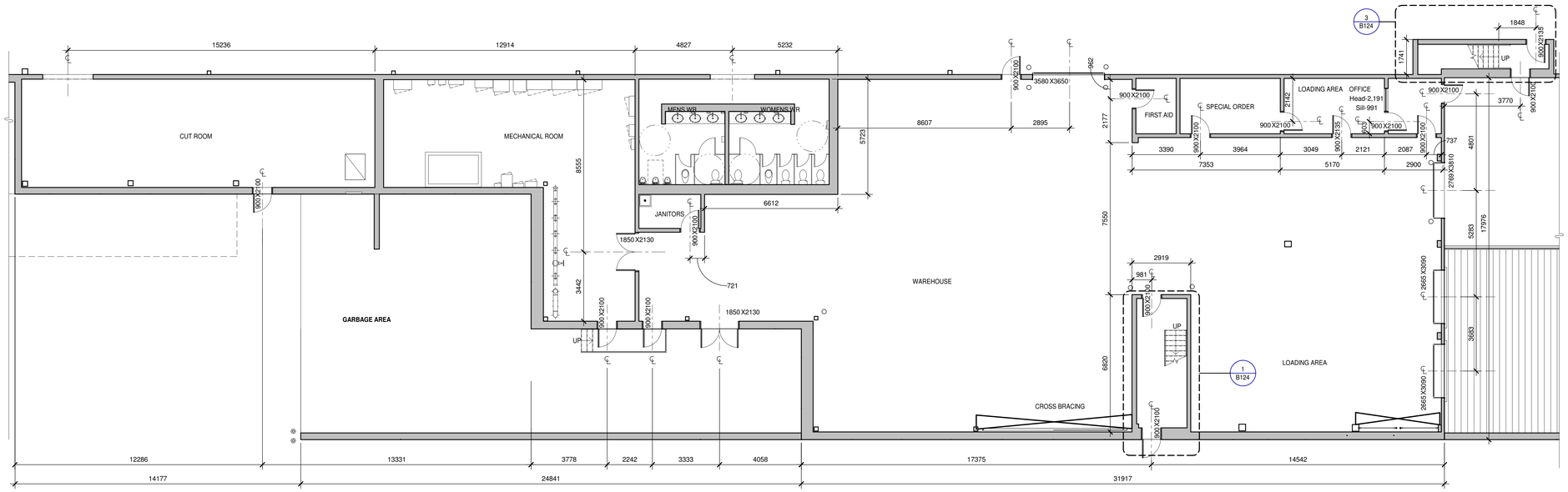

ENLARGED FLOOR PLAN

SCALE: 1 : 100

2

KEYNOTES:

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LEGEND

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FIRST FLOOR - ENLARGED FLOOR PLANS

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B112

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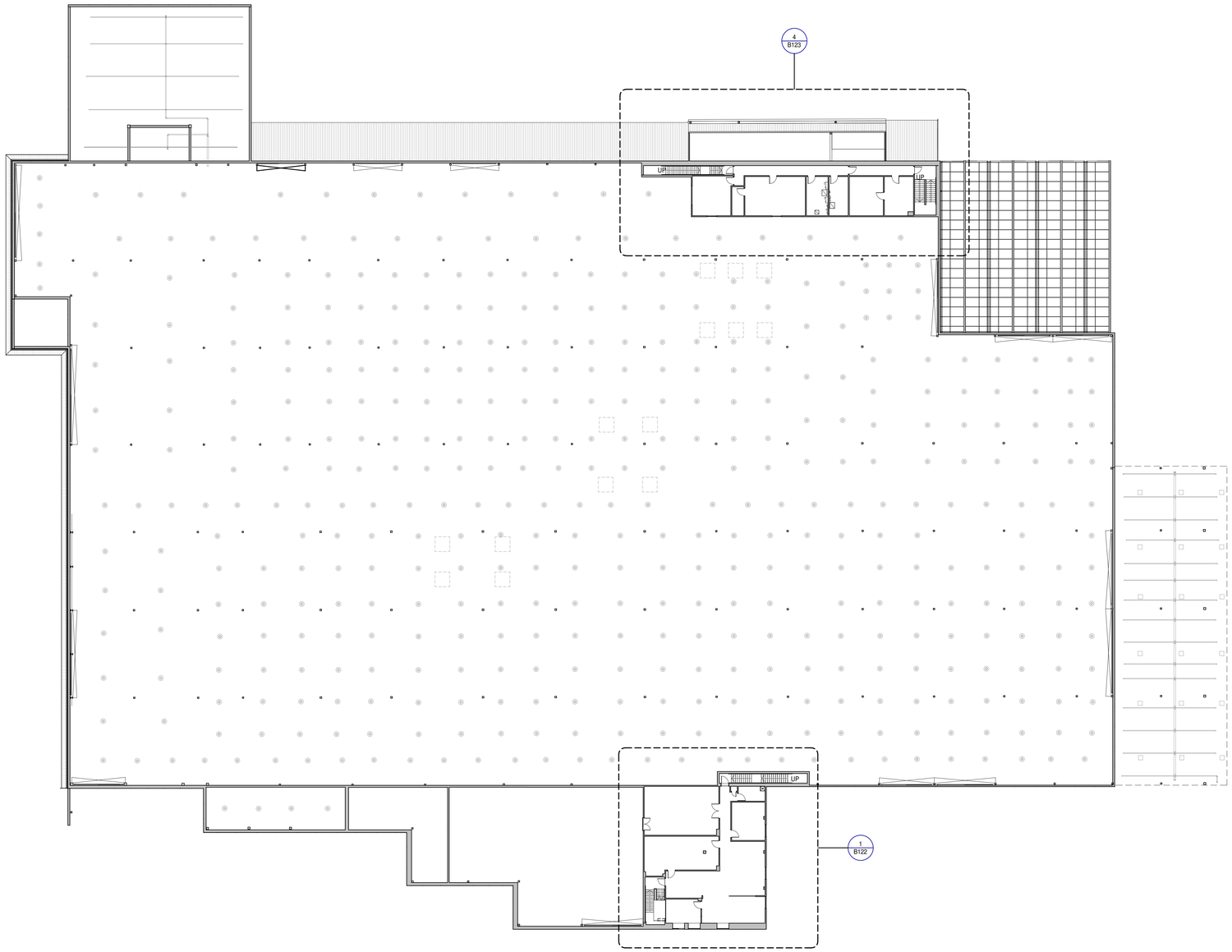

MEZZANINE FLOOR PLAN

SCALE: 1 : 250

N

KEYNOTES:

LEGEND

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LEGEND

EXISTING WALL/ PARTITION

EXISTING 1HR FIRE-RESISTANCE RATED

EXISTING 2HR FIRE-RESISTANCE RATED

LEGEND

EXISTING SQUARE LIGHT

EXISTING ROUND LIGHT

EXISTING SKY LIGHT

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MEZZANINE FLOOR PLAN

DATE	REMARKS

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B120

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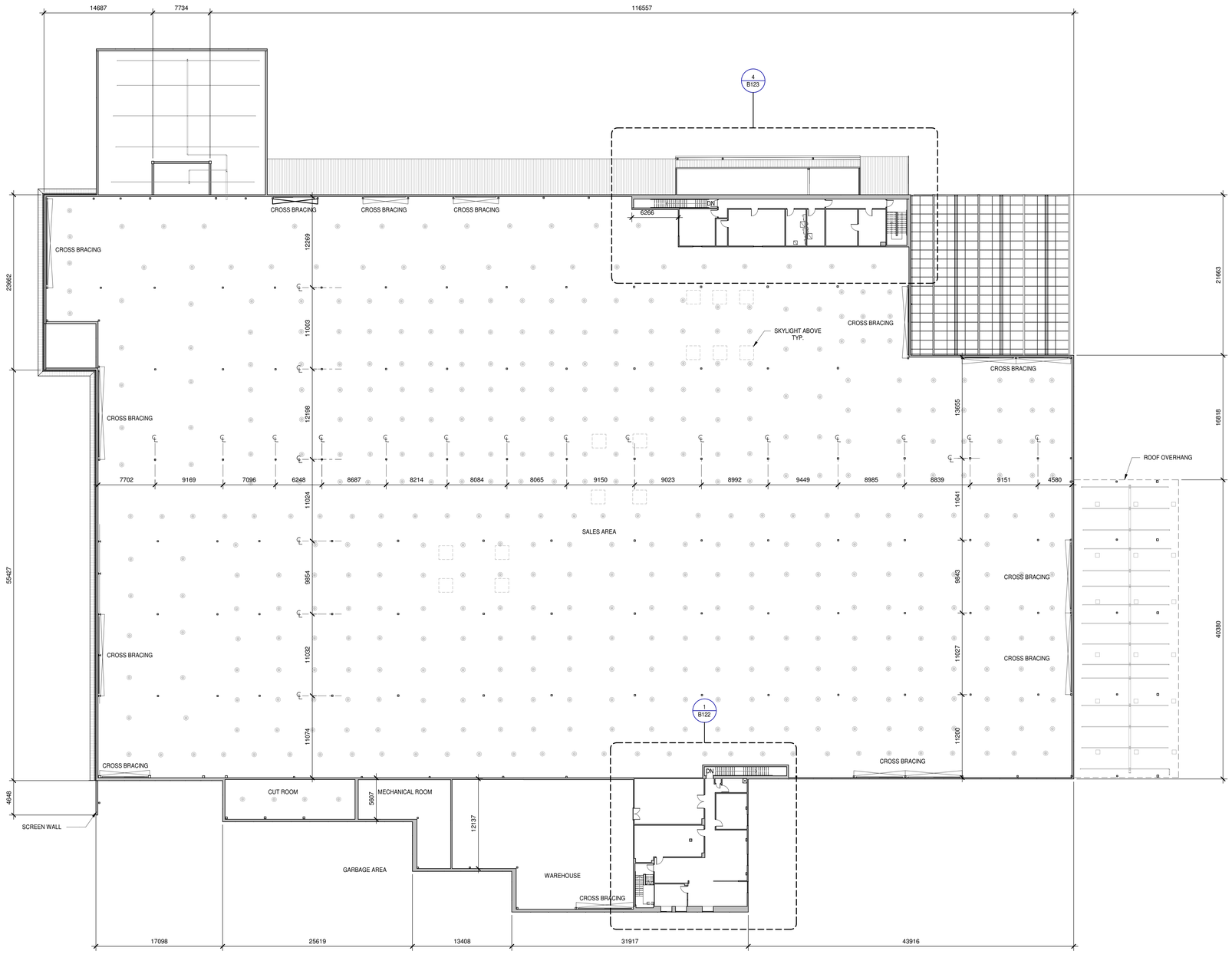

1:250

0 5m 10m 15m 25m

MEZZANINE FLOOR PLAN - DIMENSIONED

SCALE: 1 : 250

1 N

KEYNOTES:

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

LEGEND

EXISTING WALL/ PARTITION

EXISTING 1HR FIRE-RESISTANCE RATED

EXISTING 2HR FIRE-RESISTANCE RATED

LEGEND

EXISTING SQUARE LIGHT

EXISTING ROUND LIGHT

EXISTING SKY LIGHT

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MEZZANINE FLOOR PLAN - DIMENSIONED

DATE	REMARKS

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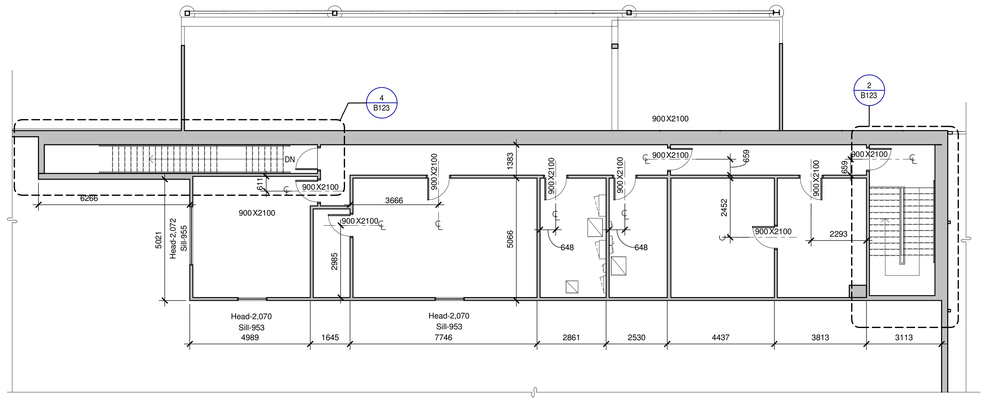
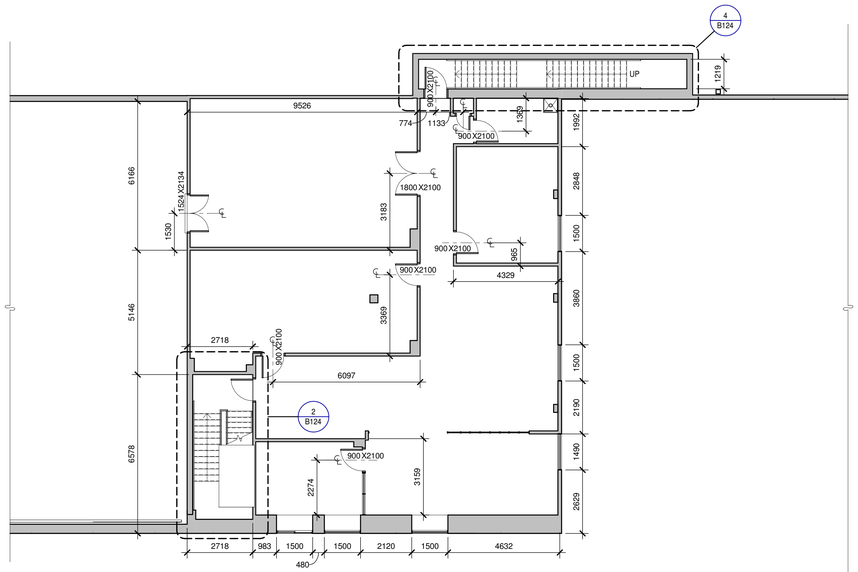


ENLARGED FLOOR PLAN 2

SCALE: 1 : 100



ENLARGED FLOOR PLAN 1

SCALE: 1 : 100

N

KEYNOTES:

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

LEGEND

EXISTING WALL/ PARTITION

EXISTING 1HR FIRE-RESISTANCE RATED

EXISTING 2HR FIRE-RESISTANCE RATED

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MEZANNINE FLOOR - ENLARGED FLOOR PLANS

DATE	REMARKS

PA/PM:	A. SANABRIA
DRAWN BY.:	G. MENDOZA
JOB NO.:	TOR23-0016-00

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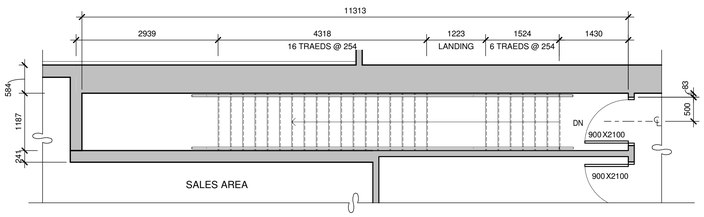
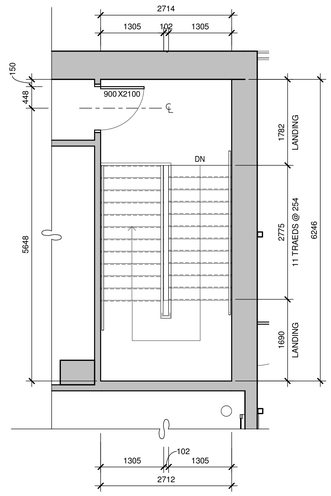


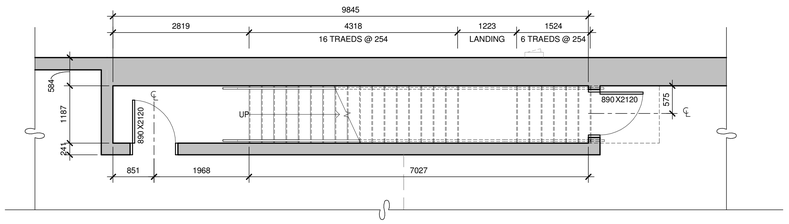
STAIR-2 MEZZANINE FLOOR (4)

SCALE: 1 : 50



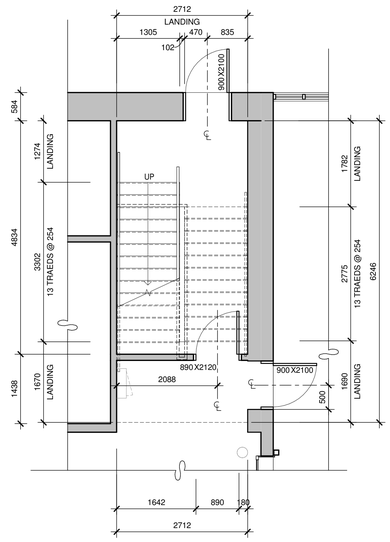
STAIR-1 MEZZANINE FLOOR (2)

SCALE: 1 : 50



STAIR-2 GROUND FLOOR (3)

SCALE: 1 : 50



STAIR-1 GROUND FLOOR (1)

SCALE: 1 : 50

N

KEYNOTES:

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

LEGEND

- EXISTING WALL/ PARTITION
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ENLARGED STAIRS PLAN

DATE	REMARKS

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JOB NO.:	TOR23-0016-00

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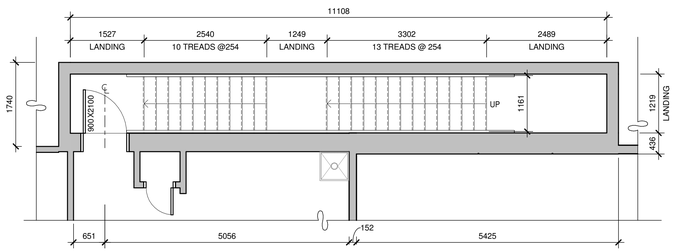
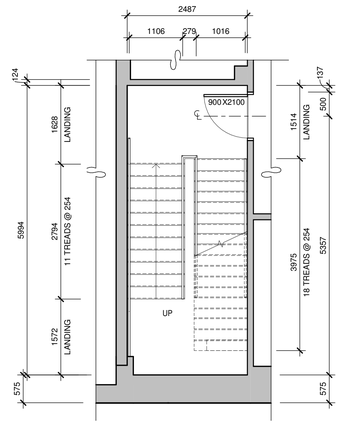
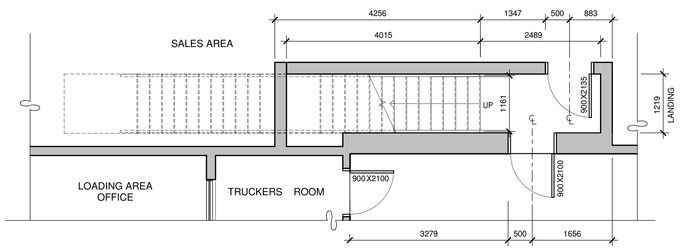


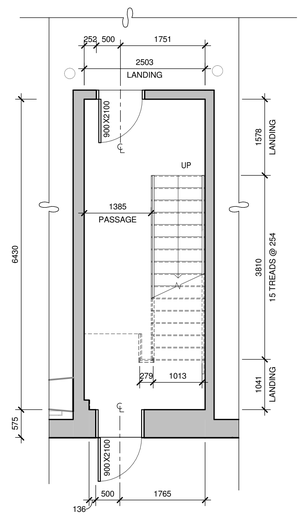
STAIR-4 MEZZANINE FLOOR (4)
SCALE: 1 : 50



STAIR-3 MEZZANINE FLOOR (2)
SCALE: 1 : 50



STAIR-4 GROUND FLOOR (3)
SCALE: 1 : 50



STAIR-3 GROUND FLOOR (1)
SCALE: 1 : 50

KEYNOTES:

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

LEGEND

- EXISTING WALL/ PARTITION
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ENLARGED STAIRS PLAN

DATE	REMARKS

PA/PM:	A. SANABRIA
DRAWN BY.:	G. MENDOZA
JOB NO.:	TOR23-0016-00

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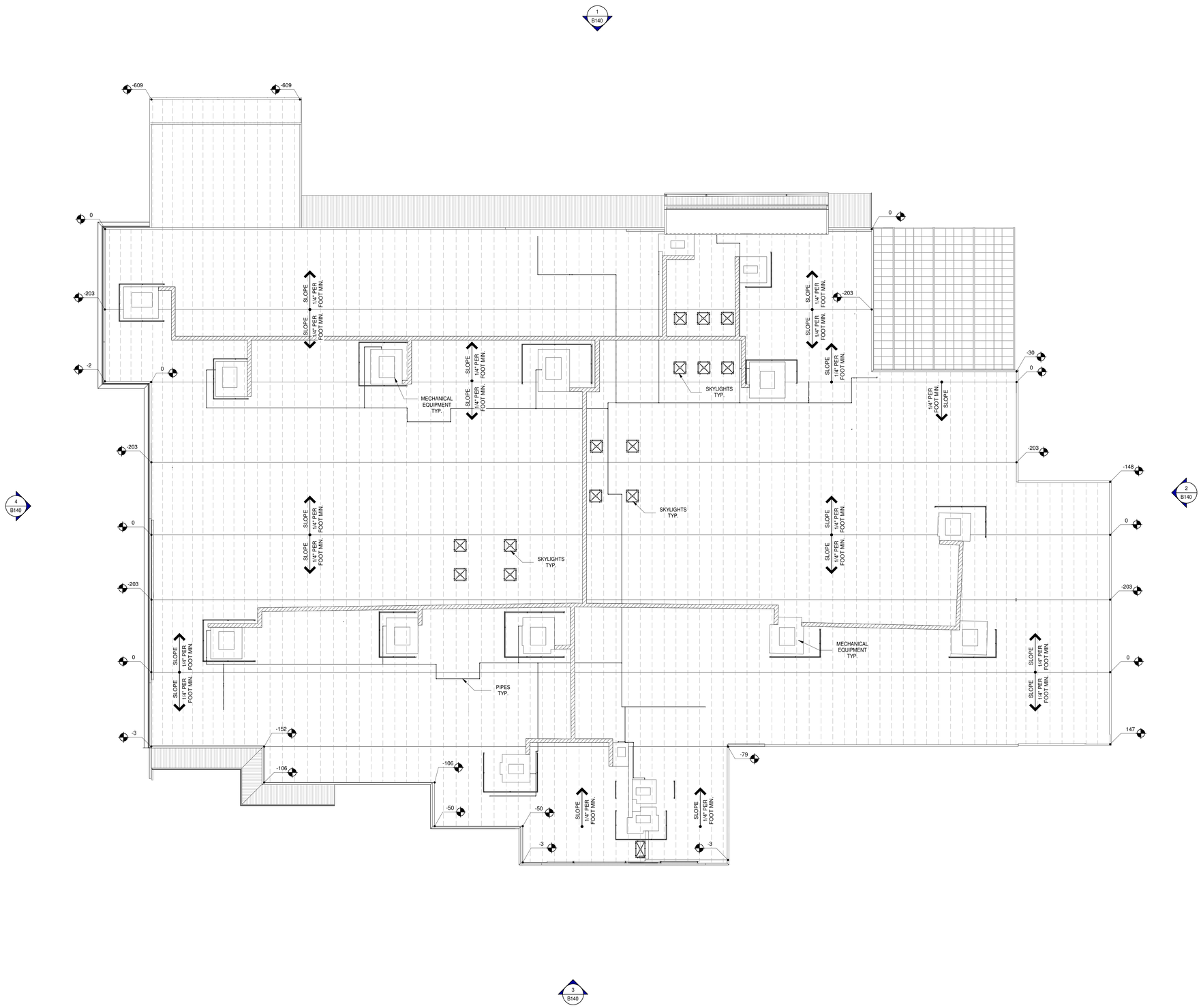

1:250

0 5m 10m 15m 25m

ROOF PLAN

SCALE: 1 : 250

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

- EXISTING WALL/ PARTITION
- EXISTING 1HR FIRE-RESISTANCE RATED
- EXISTING 2HR FIRE-RESISTANCE RATED

LEGEND

- EXISTING SKYLIGHT.
- PATHWAY

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ROOF PLAN

DATE	REMARKS

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JOB NO.:	TOR23-0016-00

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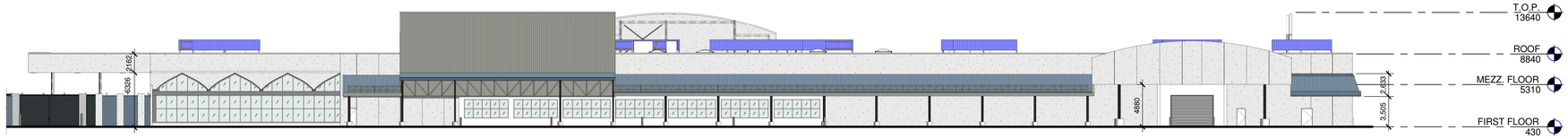
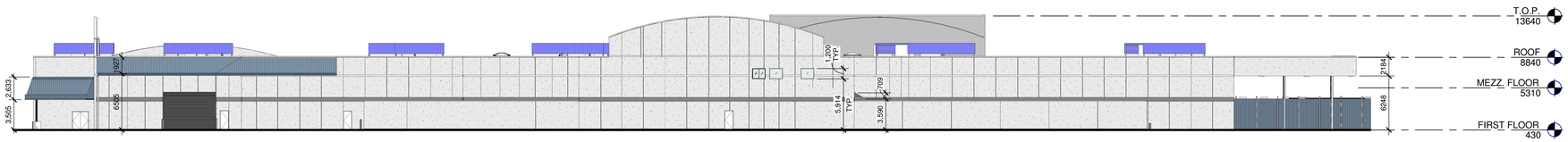


EXTERIOR NORTH ELEVATION (1)

SCALE: 1 : 250

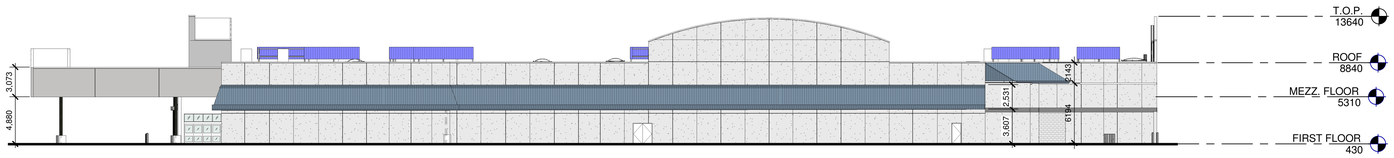
EXTERIOR EAST ELEVATION (2)

SCALE: 1 : 250



EXTERIOR SOUTH ELEVATION (3)

SCALE: 1 : 250



EXTERIOR WEST ELEVATION (4)

SCALE: 1 : 250

1:250

0 5m 10m 15m 25m

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

MATERIALS:

- METAL CANOPY, PAINTED
- EXTERIOR SMOOTH PLASTER FINISH WITH INTEGRAL COLOR OVER METAL STUD WALL
- SCREEN WALL
- WHITE PAINT
- PAINT GRAY
- METAL SCREEN WALL

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EXTERIOR ELEVATIONS

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PA/PM:	A. SANABRIA
DRAWN BY.:	G. MENDOZA
JOB NO.:	TOR23-0016-00

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