

WARE MALCOMB

CIVIL ENGINEERING
PLANNING
BRIDGES
INTERIORS
BUILDING MEASUREMENT

10 Edelman
Irvine, CA 92618
P 949.660.9128

ABBREVIATIONS		SYMBOLS		PROJECT SCOPE		SURVEYOR		SHEET INDEX	
ANGLE CENTERLINE POUND or NUMBER AND EXISTING AT DIAMETER or ROUND DIAMETER AREA DRAIN ACOUS. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH. B.O.C. B.O.M. B.O.P. B.O.R. B.O.REC. BD. BITUM. BLDG. BLK. BLKG. BM. BOT. C.B. C.G. C.I. C.O. C.O.M. C.O.R. CAB. CEM. CER. CLG. CLKG. CLO. CLF. CNTR. COL. CONC. CONN. CONSTR. CONT. CORR. CTR. CUTSK. D.F. D.O. D.S. D.S.P. DBL. DEPT. DET. DIAM. DISP. DN. DR. DWG. DWR. E. E.J. E.P. E.W.C. EA. EL. ELEC. ELEV. EMER. ENCL. EQ. EQPT. EXP. EXPD. EXST. EXT. F.A. F.A.R. F.B. F.D. F.E. F.E.C. F.F.E. F.H.C. F.O.C. F.O.CMU. F.O.F. F.O.I.M.P. F.O.M. F.O.S. F.O.SH. F.P. F.S. FDN. FIN. FL. FLASH. FLUORESCENT FOOT or FEET FOOTING FURRING FUTURE GRAB BAR GENERAL CONTRACTOR GROUND FAULT INTERRUPT GA. GALV. GL. GND. GR. GYP. H.B. H.C. H.M. H.P. H.W.D. HDWE. HORIZ. HR. HT. I.D. I.H.P. INSUL. INT. J.B. JAN. JST. JT. K.O. K.P. K.W.H. KIT. L.P. L.S. L.V. L.W.C. LAB. LAM. LAV. LINEAR LIQ. LOOKER LPR. LT. LTL. LVR. M.B. M.C. M.O. M.P. MAINT. MAN. MAS. MAX. MECH. MEMB. DN. MEZZ. MFR. MH. MIN. MIR. MISC. MTD. MUL. N. N.I.C. N.R.C. N.T.S. NO. NOM. O.A. O.C. O.D. O.F. O.H. OBS. OFF. OPNG. OPP. P.C. P.J. P.LAM. P.S.F. P.T.D. P.T.R. PL. PLAS. PLYWD. POL. R. R.B. R.C.P. R.D. R.O. R.O.W. R.T.U. R.W.L. RAD. REF. REFR. REINF. RESIL. RGTR. RM. RWD. S. S.A.F. S.C. S.C.D. S.D. S.F. S.N. S.N.D. S.N.R. S.S. S.SK. S.T.C. SCHED. SCHD. SECT. SH. SHR. SHT. SHM. SPEC. SO. STA. STD. STL. STOR. STR. STRUT. STRUT. SUPP. SUSP. SYMM. TAG. T. T.B. T.C. T.D. T.O.C. T.O.M. T.O.P. T.O.R. T.O.REC. T.O.S. T.O.W. T.P. T.P.D. T.V. TEL. TER. THK. TOL. TYP. U.C. U.H. U.L. U.O.N. UNF. UR. V.C.T. V.F. V.P. V.R. VAC. VERT. VEST. VIT. W. W.C. W.I. W.P. W.S. W.W.F. W. W/O. WD. WPM. WRB. WSC. WT.		ALIGN OFFICE ROOM NAME ROOM NUMBER 0000 DOOR NUMBER 101 EXISTING DOOR 101 DETAIL REFERENCE XX SHEET NUMBER DETAIL SECTION XX SHEET NUMBER SECTION REFERENCE XX SHEET NUMBER EXT. ELEVATION REFERENCE XX SHEET NUMBER INTERIOR ELEVATION REFERENCE XX SHEET NUMBER WALL MATERIAL TYPE 1 WALL NOTE FLOOR MATERIAL TYPE 1 FLOOR NOTE MISC. MATERIAL TYPE 1 TYPE NUMBER KEYNOTE INDICATOR XXX WALL TAG XXX FINISH INDICATOR XXX REVISION CLOUD & DELTA NUMBER FE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER WALL MOUNTED FIRE EXTINGUISHER MATCHLINE	SCOPE - TIER I LOCATION OF INTERIOR/EXTERIOR WALLS, DOORS LOCATION OF INTERIOR WINDOWS LOCATION OF EXTERIOR WINDOWS LOCATION OF VISIBLE INTERIOR COLUMNS LOCATION OF PERMANENT CABINETRY (I.E. KITCHENS, VANITIES, ETC.) LOCATION OF STAIRS 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 SCOPE - TIER II INTERIOR CEILING ELEMENTS (RCP - REFLECTED CEILING PLAN) - VISIBLE LIGHTS, DIFFUSERS, SPRINKLER HEADS, EXIST. SIGNS, SMOKE DETECTORS, LOCATION OF INTERIOR ELECTRICAL - OUTLETS, SWITCHES, PLATES, DATA, TELEPHONE SCOPE - TIER III SITE SURVEY - INCLUDES LOCATION OF SIDEWALKS, DRIVE AISLES, CURBS, PARKING COUNT, PLANTERS SCOPE - TIER IV ROOF PLAN LOCATION AND IDENTIFICATION OF ROOF TOP EQUIPMENT LOCATION OF SKYLIGHTS (IF VISIBLE FROM GROUND FLOOR) GENERAL LOCATIONS OF HVAC DUCT RUNS (IF VISIBLE) GENERAL LOCATION OF SPRINKLER LINES (IF VISIBLE) EXTERIOR ELEVATIONS INTERIOR FINISH CALL-OUTS (FLOORING, WALLS) EXTERIOR FINISH CALL-OUTS (WALLS)	WARE MALCOMB 10 EDELMAN IRVINE, CALIFORNIA 92618 P 949.660.9128 PRIMARY CONTACT: WAYNE BASTRUP PH: 310.903.4000 x1210 EMAIL: wbastrup@waremalcomb.com ALTERNATE CONTACT: EDDIE PORTILLO PH: 310.903.4000 x1983 EMAIL: eportillo@waremalcomb.com	BMS - FIELD VERIFICATIONS SHEET LIST 8001 TITLE SHEET 8100 SITE PLAN 8110 FIRST FLOOR - FLOOR PLAN 8111 FIRST FLOOR - DIMENSION PLAN 8112 FIRST FLOOR - POWER PLAN 8113 FIRST FLOOR - REFLECTED CEILING PLAN 8114 FIRST FLOOR - FINISH PLAN 8120 SECOND FLOOR - FLOOR PLAN 8121 SECOND FLOOR - DIMENSION PLAN 8122 SECOND FLOOR - POWER AND SIGNAL PLAN 8123 SECOND FLOOR - REFLECTED CEILING PLAN 8124 SECOND FLOOR - FINISH PLAN 8190 ROOF PLAN 8210 EXTERIOR ELEVATIONS 8211 EXTERIOR ELEVATIONS 8440 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS 8441 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS 8442 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS 8610 FIRST FLOOR - PHOTO MAP 8611 SECOND FLOOR - PHOTO MAP ARCHITECTURAL SHEET COUNT: 20	VICINITY MAP	TITLE SHEET DATE REMARKS	DRAWING NOTES THE DRAWINGS PRESENTED IN THIS SET ARE A REPRESENTATION OF EXISTING PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT LOCATIONS OF BUILDING ELEMENTS, STRUCTURAL COMPONENTS, SPACES OR OBJECTS. HEREIN FOR ANY PURPOSE. ALL OBJECTS SHOWN, INCLUDING SQUARE FOOTAGES, ARE APPROXIMATE AND ARE BASED ON CONDITIONS IN THE BUILDING AT TIME OF MEASUREMENT.	TOTAL SHEETS 20

ALIGN

ROOM NAME

ROOM NUMBER

DOOR NUMBER

EXISTING DOOR

DETAIL REFERENCE

DETAIL SECTION

SHEET NUMBER

SECTION REFERENCE

SHEET NUMBER

EXT. ELEVATION REFERENCE

SHEET NUMBER

INTERIOR ELEVATION REFERENCE

SHEET NUMBER

WALL MATERIAL TYPE

WALL NOTE

FLOOR MATERIAL TYPE

FLOOR NOTE

MISC. MATERIAL TYPE

TYPE NUMBER

KEYNOTE INDICATOR

WALL TAG

FINISH INDICATOR

REVISION CLOUD & DELTA NUMBER

FIRE EXTINGUISHER CABINET w/ FIRE EXTINGUISHER

WALL-MOUNTED FIRE EXTINGUISHER

MATCHLINE

SCOPE - TIER I

LOCATION OF INTERIOR/EXTERIOR WALLS, DOORS

LOCATION OF INTERIOR WINDOWS

LOCATION OF EXTERIOR WINDOWS

LOCATION OF VISIBLE INTERIOR COLUMNS

LOCATION OF PERMANENT CABINETRY (I.E. KITCHENS, VANITIES, ETC.)

LOCATION OF STAIRS

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

SCOPE - TIER II

INTERIOR CEILING ELEMENTS (RCP - REFLECTED CEILING PLAN) - VISIBLE

LIGHTS, DIFFUSERS, SPRINKLER HEADS, EXIST SIGNS, SMOKE DETECTORS,

LOCATION OF INTERIOR ELECTRICAL - OUTLETS, SWITCHES, PLATES, DATA,

TELEPHONE

SCOPE - TIER III

SITE SURVEY - INCLUDES LOCATION OF SIDEWALKS, DRIVE AISLES, CURBS,

PARKING COUNT, PLANTERS

SCOPE - TIER IV

ROOF PLAN

LOCATION AND IDENTIFICATION OF ROOF TOP EQUIPMENT

LOCATION OF SKYLIGHTS (IF VISIBLE FROM GROUND FLOOR)

GENERAL LOCATIONS OF HVAC DUCT RUNS (IF VISIBLE)

GENERAL LOCATION OF SPRINKLER LINES (IF VISIBLE)

EXTERIOR ELEVATIONS

INTERIOR FINISH CALL-OUTS (FLOORING, WALLS)

EXTERIOR FINISH CALL-OUTS (WALLS)

WARE MALCOMB

10 EDELMAN
IRVINE, CALIFORNIA 92618
P 949.660.9128

PRIMARY CONTACT: WAYNE BASTRUP
PH: 310.903.4000 x1210
EMAIL: wbastrup@waremalcomb.com
ALTERNATE CONTACT: EDDIE PORTILLO
PH: 310.903.4000 x1983
EMAIL: eportillo@waremalcomb.com

BMS - FIELD VERIFICATIONS SHEET LIST

B001 TITLE SHEET

B100 SITE PLAN

B110 FIRST FLOOR - FLOOR PLAN

B111 FIRST FLOOR - DIMENSION PLAN

B112 FIRST FLOOR - POWER PLAN

B113 FIRST FLOOR - REFLECTED CEILING PLAN

B114 FIRST FLOOR - FINISH PLAN

B120 SECOND FLOOR - FLOOR PLAN

B121 SECOND FLOOR - DIMENSION PLAN

B122 SECOND FLOOR - POWER AND SIGNAL PLAN

B123 SECOND FLOOR - REFLECTED CEILING PLAN

B124 SECOND FLOOR - FINISH PLAN

B190 ROOF PLAN

B210 EXTERIOR ELEVATIONS

B211 EXTERIOR ELEVATIONS

B440 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

B441 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

B442 ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

B610 FIRST FLOOR - PHOTO MAP

B611 SECOND FLOOR - PHOTO MAP

ARCHITECTURAL SHEET COUNT: 20

VICINITY MAP

DRAWING NOTES

THE DRAWINGS PRESENTED IN THIS SET ARE A REPRESENTATION OF EXISTING PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT LOCATIONS OF BUILDING ELEMENTS, STRUCTURAL COMPONENTS, SPACES OR OBJECTS. HEREIN FOR ANY PURPOSE. ALL OBJECTS SHOWN, INCLUDING SQUARE FOOTAGES, ARE APPROXIMATE AND ARE BASED ON CONDITIONS IN THE BUILDING AT TIME OF MEASUREMENT.

TITLE SHEET

REMARKS

DATE

PA-PM: DAVID MANN

DRAWN BY: K. MENDEZ

JOB NO.: SDG23-0052-00

SHEET

B001

SITE PLAN

PA/PM: DAVID MANN
DRAWN BY: K. MENDEZ
JOB NO.: SDG23-0052-00

SHEET
B100

KEYNOTES:

- 101 PARKING.
104 TRANSFORMER.
107 ADA PARKING.
109 FIRE HYDRANT.
135 POLE LIGHT.
137 PLANTING.
138 PARK BENCH.
139 TRASH CAN.
140 MANHOLE.
141 SITE DUMPSTER.
142 BOLLARD.
143 UTILITY POLE.
146 WHEELSTOP.
147 RUMBLE STRIPS.

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
☐ POLE MOUNTED LIGHT FIXTURE.
☐ WALLPACK LIGHT FIXTURE.
T TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
☐ LANDSCAPE AND IRRIGATION AREA.
☐ ANTISKID PAVING
① PARKING STALL COUNT TOTAL
☐ FIRE HYDRANT
☐ WHEELSTOP

SILVERADO STREET

EXISTING BUILDING

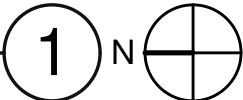
GIRARD AVE ROAD

1"=10'

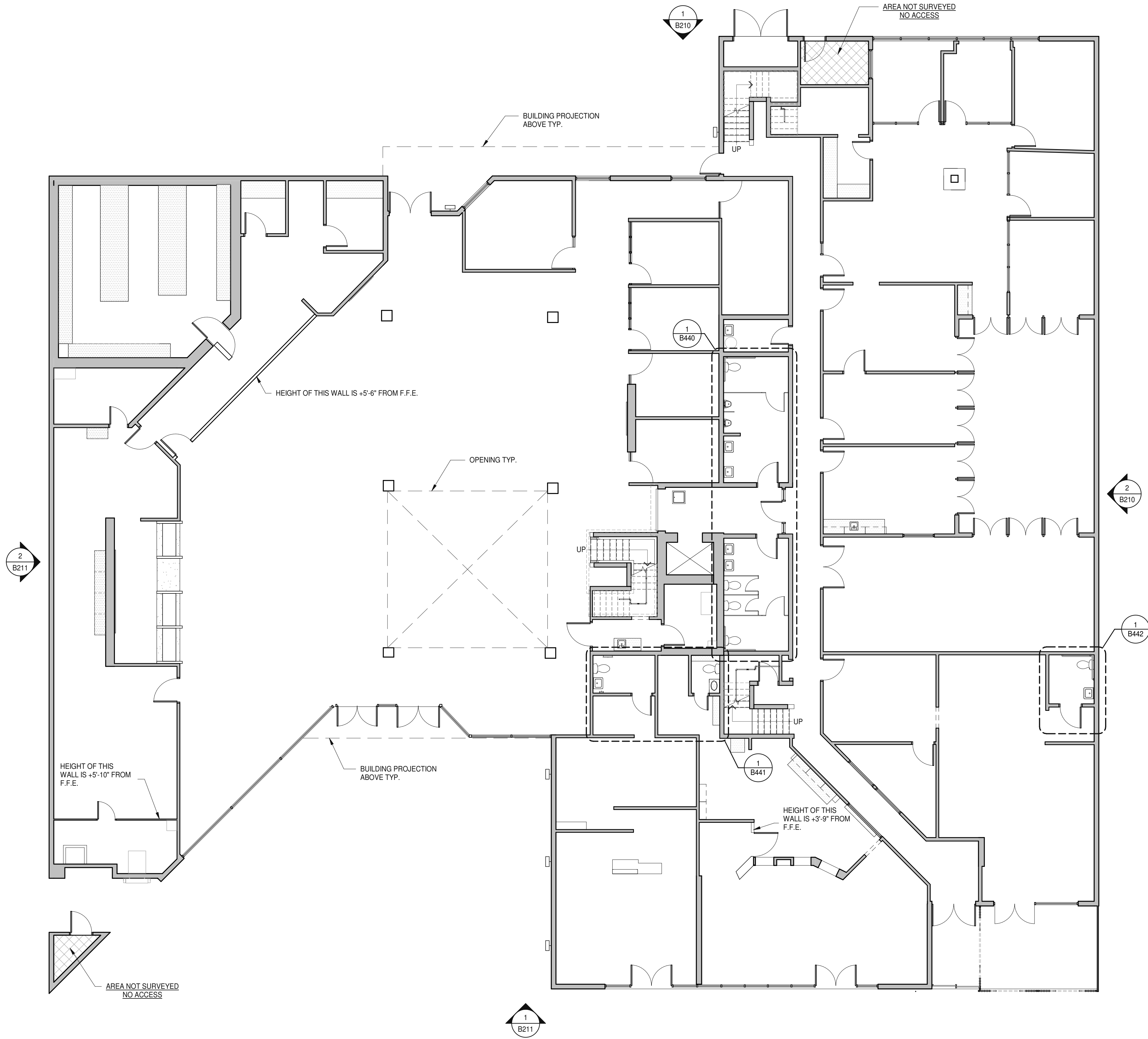
0 5 10 20 50

SITE PLAN

SCALE: 1" = 10'-0"



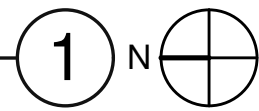
Autodesk Docs\WareMalcomb_Plan\Drawings\B110-001.dwg



1/8" = 1'-0"
0 4' 8' 16' 32'

FIRST FLOOR PLAN

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



FLOOR PLAN NOTES

KEYNOTES:

LEGEND

AREA NOT SURVEYED - ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESSES SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

WALL/ PARTITION LEGEND

EXISTING WALL/ PARTITION

FIRST FLOOR - FLOOR PLAN

DATE	REMARKS

P/PM:	DAVID MANN
DRAWN BY:	K. MENDEZ
JOB NO.:	SDG23-0052-00

SHEET
B110

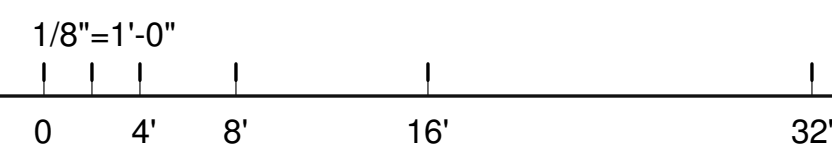
23.02.2024 22:55:21

WARE MALCOMB

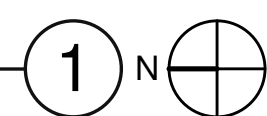
ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

10 Eddins
Irvine, CA 92618
P 949.660.3128



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



KEYNOTES: ☐

 AREA NOT SURVEYED - ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESSES SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

EXISTING WALL/ PARTITION

PA/PM:	DAVID MANN
DRAWN BY.:	K. MENDEZ
JOB NO.:	SDG23-0052-00

B111

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

10 Edelman
Irvine, CA, 92618
P 949.660.9128

FIRST FLOOR - POWER PLAN

REMARKS

DATE

P.A.P.M.: DAVID MANN
DRAWN BY.: K. MENDEZ
JOB NO.: SDG23-0052-00

SHEET

B112

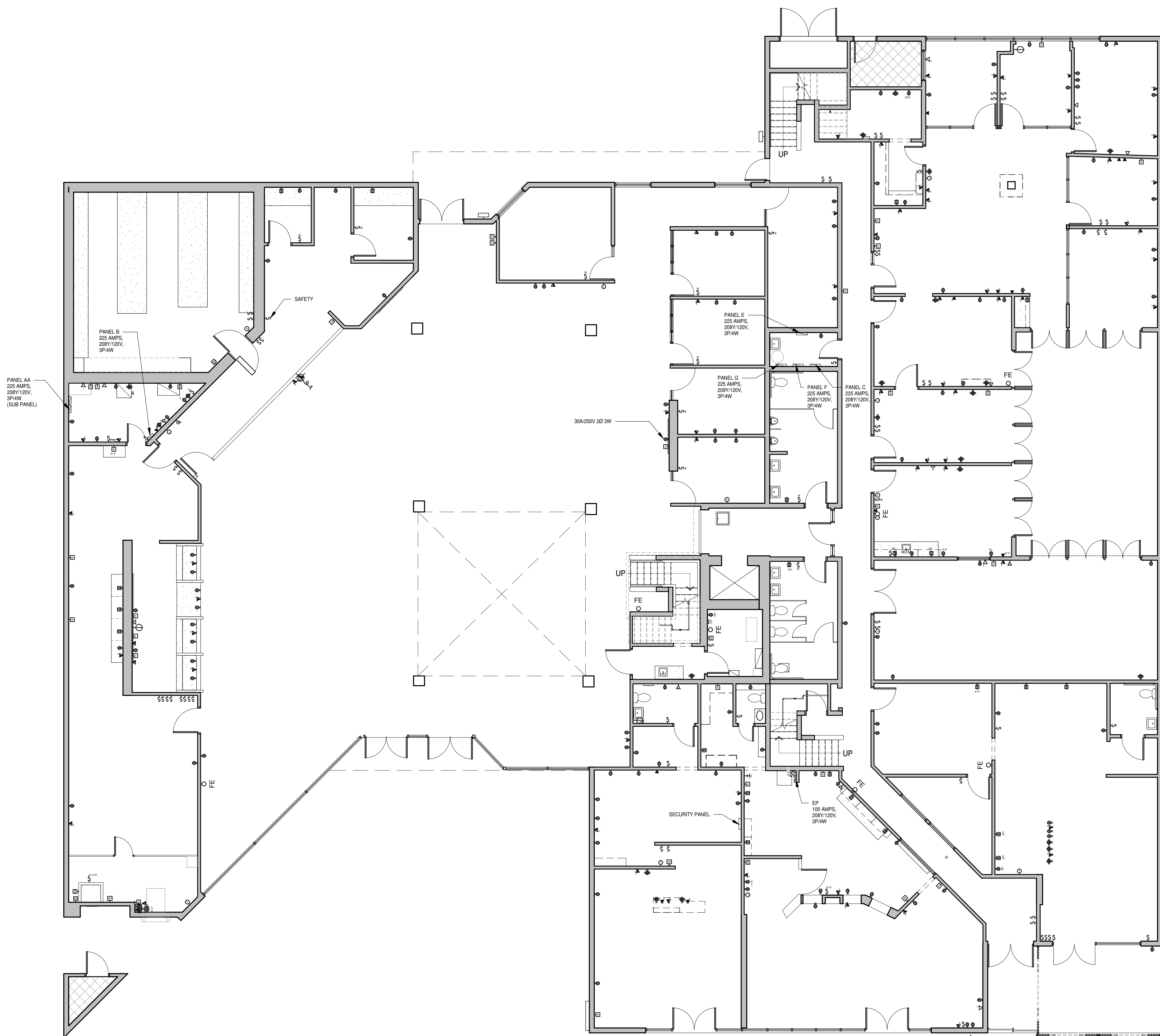
23.02.2024 22:55:23

POWER & SIGNAL PLAN NOTES

KEYNOTES: -

LEGEND

- EXISTING SINGLE-PLEX RECEPTACLE.
- EXISTING DUPLEX RECEPTACLE.
- EXISTING COUNTER-HEIGHT DUPLEX RECEPTACLE.
- EXISTING FOURPLEX RECEPTACLE.
- EXISTING COUNTER-HEIGHT FOURPLEX RECEPTACLE.
- EXISTING TELEPHONE OUTLET MUD RING.
- EXISTING DATA OUTLET MUD RING.
- EXISTING COMBINATION TELEPHONE/DATA OUTLET.
- EXISTING COUNTER-HEIGHT TELEPHONE OUTLET MUD RING.
- EXISTING JUNCTION BOX.
- EXISTING FIRE PANIC SWITCH.
- EXISTING THERMOSTAT.
- EXISTING BLANK PLATE.
- EXISTING BLANK PLATE.
- EXISTING ALARM PANEL.
- EXISTING FIRE PANEL.
- EXISTING CARD READER.
- EXISTING FIRE ALARM.
- EXISTING SINGLE COAX JACK.
- EXISTING SWITCH.
- ELECTRICAL PANEL.
- WALL-MOUNTED NOTIFIER BOX.
- FIRE EXTINGUISHER.
- TIMER.
- EMERGENCY LIGHT (FIRE SAFETY).

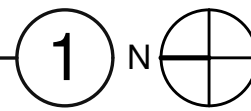


1/8"=1'-0"

0 4' 8' 16' 32'

FIRST FLOOR - POWER AND SIGNAL PLAN

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

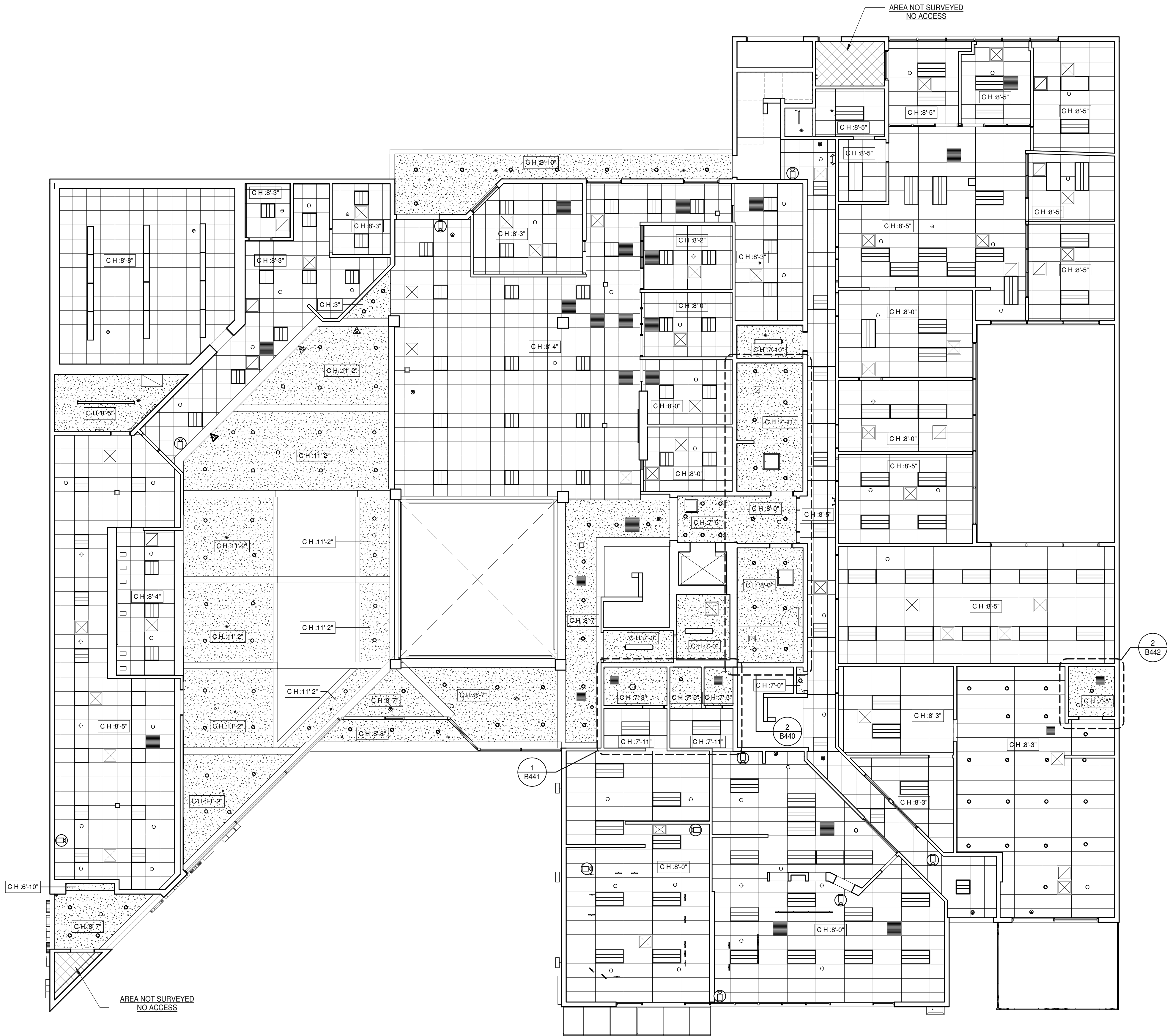


CEILING PLAN NOTES

KEYNOTES: -

LEGEND

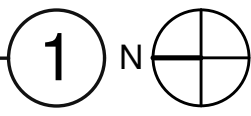
- EXISTING SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING GYPSUM BOARD CEILING TO REMAIN
- NEW 5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.
- EXISTING 2'x4' LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' LIGHT FIXTURE TO REMAIN
- EXISTING 2'x4' INDIRECT LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' INDIRECT LIGHT FIXTURE TO REMAIN
- EXISTING 1'x4' SURFACE-MOUNTED LIGHT FIXTURE W/ PRISMATIC LENS & ELECTRIC BALLAST TO REMAIN
- EXISTING 1'x4' PENDANT-HUNG LED LIGHT FIXTURE TO REMAIN
- EXISTING STANDARD 4' OR 8' STRIP FIXTURE TO REMAIN
- EXISTING RECESSED DOWNLIGHT TO REMAIN
- EXISTING PENDANT LIGHT FIXTURE
- EXISTING HIGH-BAY LIGHT FIXTURE
- EXISTING EXHAUST AIR GRILL
- EXISTING SUPPLY AIR GRILL
- EXISTING RETURN AIR GRILL
- EXISTING RETURN AIR GRILL
- EXISTING CEILING-MOUNTED EXIT SIGN TO REMAIN
- EXISTING WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING.
- WALL MOUNTED SPEAKERS
- WALL MOUNTED SECURITY CAMERAS
- SECURITY CAMERAS
- EXISTING SPRINKLERS
- ELECTRONICS AUDIO SPEAKERS
- SMOKE DETECTOR
- WALL MOUNTED GRILL



1/8"=1'-0"
0 4' 8' 16' 32'

FIRST FLOOR - REFLECTED CEILING PLAN

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



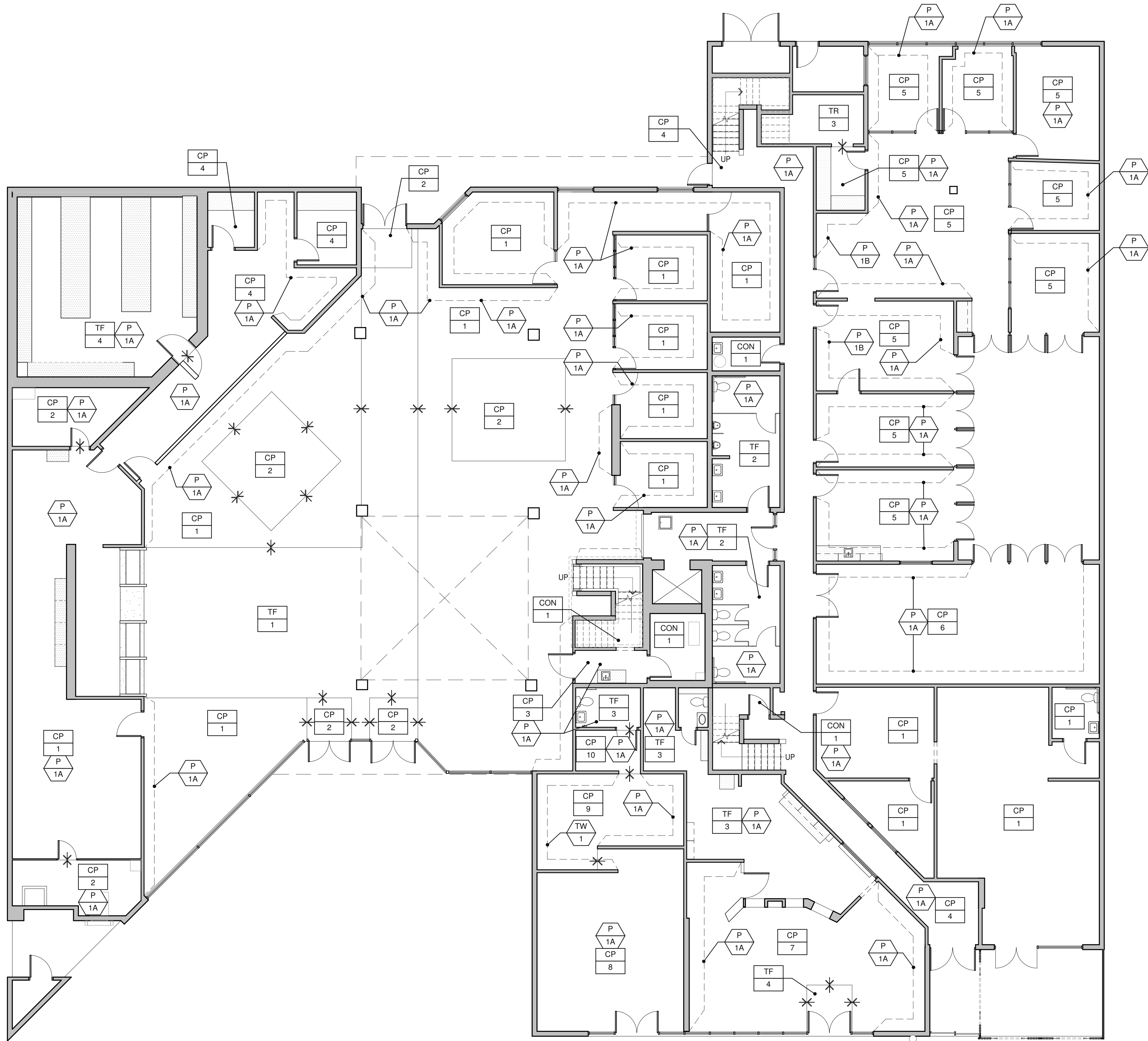
KEYNOTES: -

LEGEND

- * INDICATES LINE OF FLOOR TRANSITION
NUMBER REFERENCES TRANSITION ACCESSORY
(TR-#) LOCATED ON FINISH SCHEDULE
- - - INDICATES LOCATION OF NON-TYPICAL WALL FINISH
- - - INDICATES WALL FINISHES
- - - INDICATES FLOOR FINISHES

FINISHES

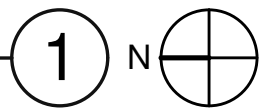
- | | | |
|-------|-------|--------------------|
| CON 1 | ITEM: | CONCRETE FLOORING |
| CP 1 | ITEM: | CARPET FLOORING 1 |
| CP 2 | ITEM: | CARPET FLOORING 2 |
| CP 3 | ITEM: | CARPET FLOORING 3 |
| CP 4 | ITEM: | CARPET FLOORING 4 |
| CP 5 | ITEM: | CARPET FLOORING 5 |
| CP 6 | ITEM: | CARPET FLOORING 6 |
| CP 7 | ITEM: | CARPET FLOORING 7 |
| CP 8 | ITEM: | CARPET FLOORING 8 |
| CP 9 | ITEM: | CARPET FLOORING 9 |
| CP 10 | ITEM: | CARPET FLOORING 10 |
| TF 1 | ITEM: | TILE FLOORING 1 |
| TF 2 | ITEM: | TILE FLOORING 2 |
| TF 3 | ITEM: | TILE FLOORING 3 |
| TF 4 | ITEM: | TILE FLOORING 4 |
| TW 1 | ITEM: | WALL TILE 1 |
| P 1A | ITEM: | WALL PAINT 1 |
| P 1B | ITEM: | WALL PAINT 2 |



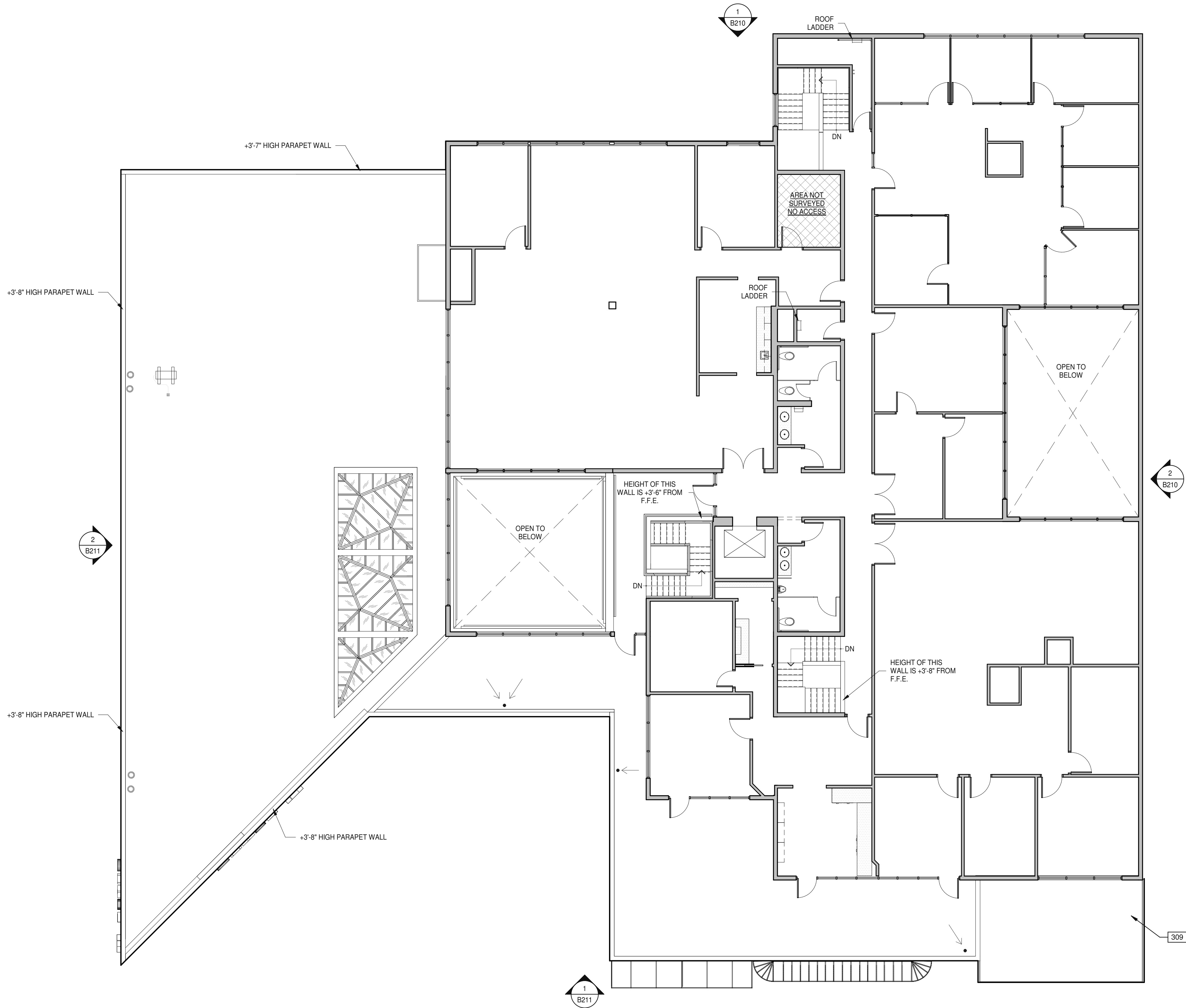
1/8" = 1'-0"
0 4' 8' 16' 32'

FIRST FLOOR - FINISH PLAN

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



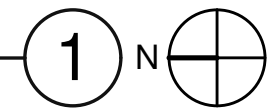
Autodesk Docs\WareMalcomb\Proj\Drawings\B120-000-00-01.rvt



1/8"=1'-0"
0 4' 8' 16' 32'

SECOND FLOOR PLAN

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



FLOOR PLAN NOTES

KEYNOTES: -

309 CANOPY.

LEGEND

AREA NOT SURVEYED - ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESSES SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

WALL/ PARTITION LEGEND

EXISTING WALL/ PARTITION

SECOND FLOOR - FLOOR PLAN

REMARKS

DATE

P/PM: DAVID MANN

DRAWN BY: K. MENDEZ

JOB NO.: SDG23-0052-00

SHEET

B120

23.02.2024 22:55:29

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRIDGES
BUILDING MEASUREMENT

10 Eddins
Irvine, CA 92618
P 949.660.3128

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITE TEXT DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

SECOND FLOOR - DIMENSION PLAN

DATE REMARKS

P.A.P.M.: DAVID MANN
DRAWN BY: K. MENDEZ
JOB NO.: SDG23-0052-00

SHEET

B121

23.02.2024 22:55:30

FLOOR PLAN NOTES

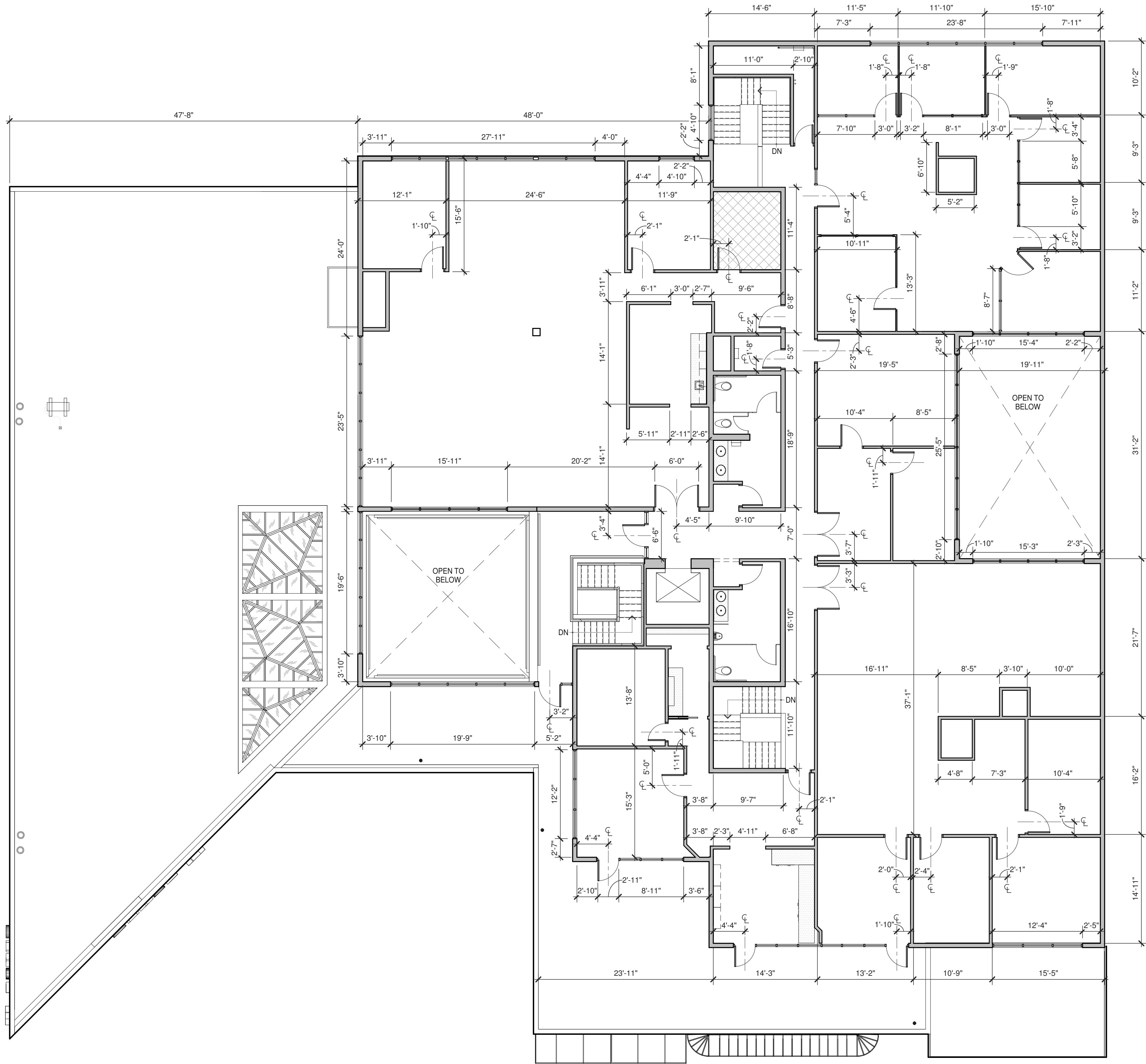
KEYNOTES: □

LEGEND

AREA NOT SURVEYED - ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESSES SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

WALL/ PARTITION LEGEND

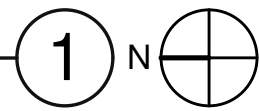
EXISTING WALL/ PARTITION



1/8"=1'-0"
0 4' 8' 16' 32'

SECOND FLOOR PLAN - DIMENSIONED

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



SECOND FLOOR - POWER AND SIGNAL PLAN

REMARKS

PA/PM: DAVID MANN

DRAWN BY: K. MENDEZ

JOB NO.: SDG23-0052-00

SHEET

B122

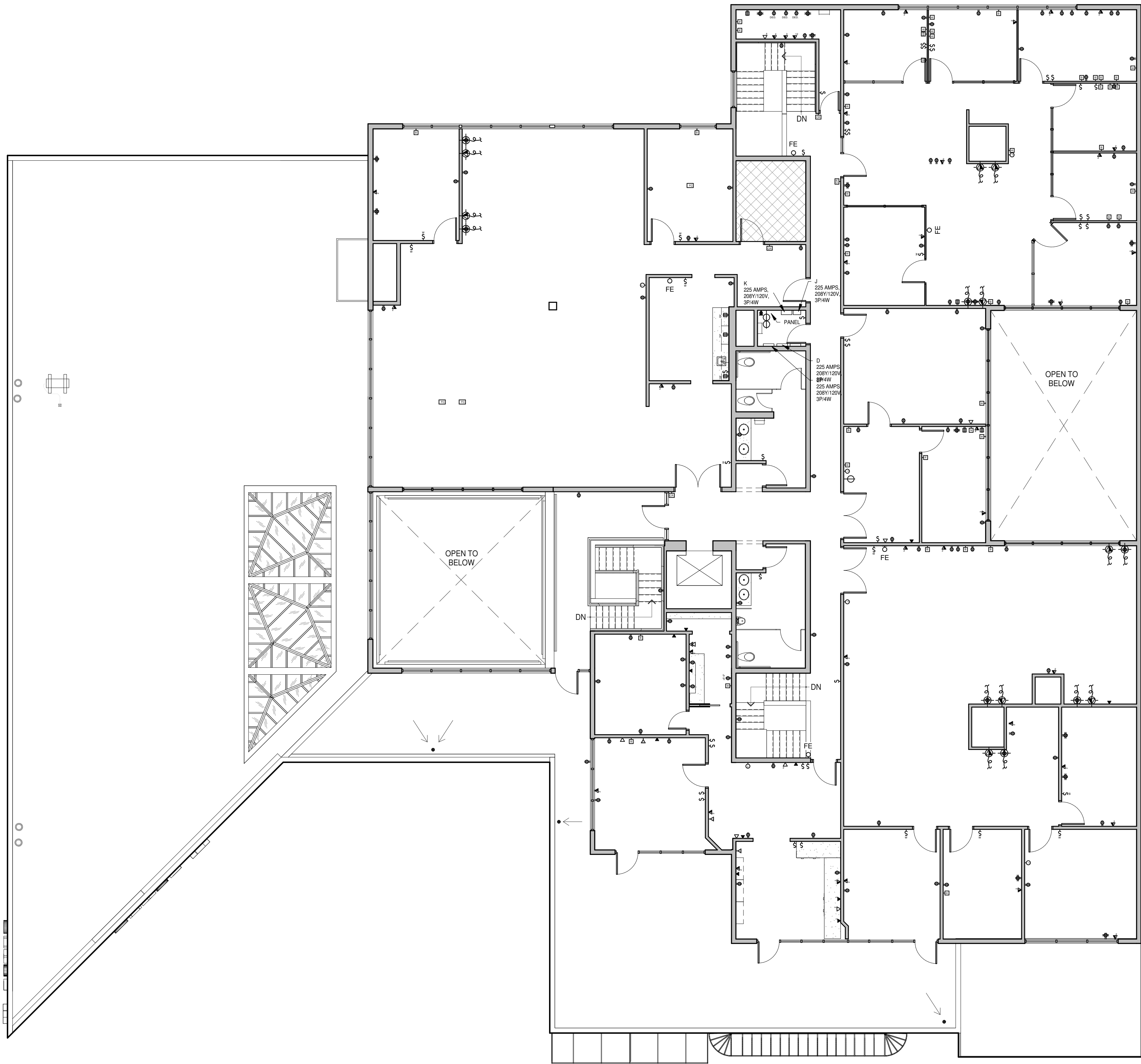
23.02.2024 22:55:31

POWER & SIGNAL PLAN NOTES

KEYNOTES: -

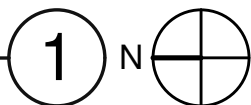
LEGEND

- EXISTING SINGLE-PLEX RECEPTACLE.
- EXISTING DUPLEX RECEPTACLE.
- EXISTING COUNTER-HEIGHT DUPLEX RECEPTACLE.
- EXISTING FOURPLEX RECEPTACLE.
- EXISTING COUNTER-HEIGHT FOURPLEX RECEPTACLE.
- EXISTING TELEPHONE OUTLET MUD RING.
- EXISTING DATA OUTLET MUD RING.
- EXISTING COMBINATION TELEPHONE/DATA OUTLET.
- EXISTING COUNTER-HEIGHT TELEPHONE OUTLET MUD RING.
- EXISTING JUNCTION BOX.
- EXISTING FIRE PANIC SWITCH.
- EXISTING THERMOSTAT.
- EXISTING BLANK PLATE.
- EXISTING BLANK PLATE.
- EXISTING ALARM PANEL.
- EXISTING FIRE PANEL.
- EXISTING CARD READER.
- EXISTING FIRE ALARM.
- EXISTING SINGLE COAX JACK.
- EXISTING SWITCH.
- ELECTRICAL PANEL.
- WALL-MOUNTED NOTIFIER BOX.
- FIRE EXTINGUISHER
- TIMER.
- EMERGENCY LIGHT (FIRE SAFETY)



SECOND FLOOR - POWER AND SIGNAL PLAN

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



1/8" = 1'-0"

0 4' 8' 16' 32'

SECOND FLOOR - REFLECTED CEILING PLAN

REMARKS

DATE

P.A.P.M.: DAVID MANN
DRAWN BY.: K. MENDEZ
JOB NO.: SDG23-0052-00

SHEET

B123

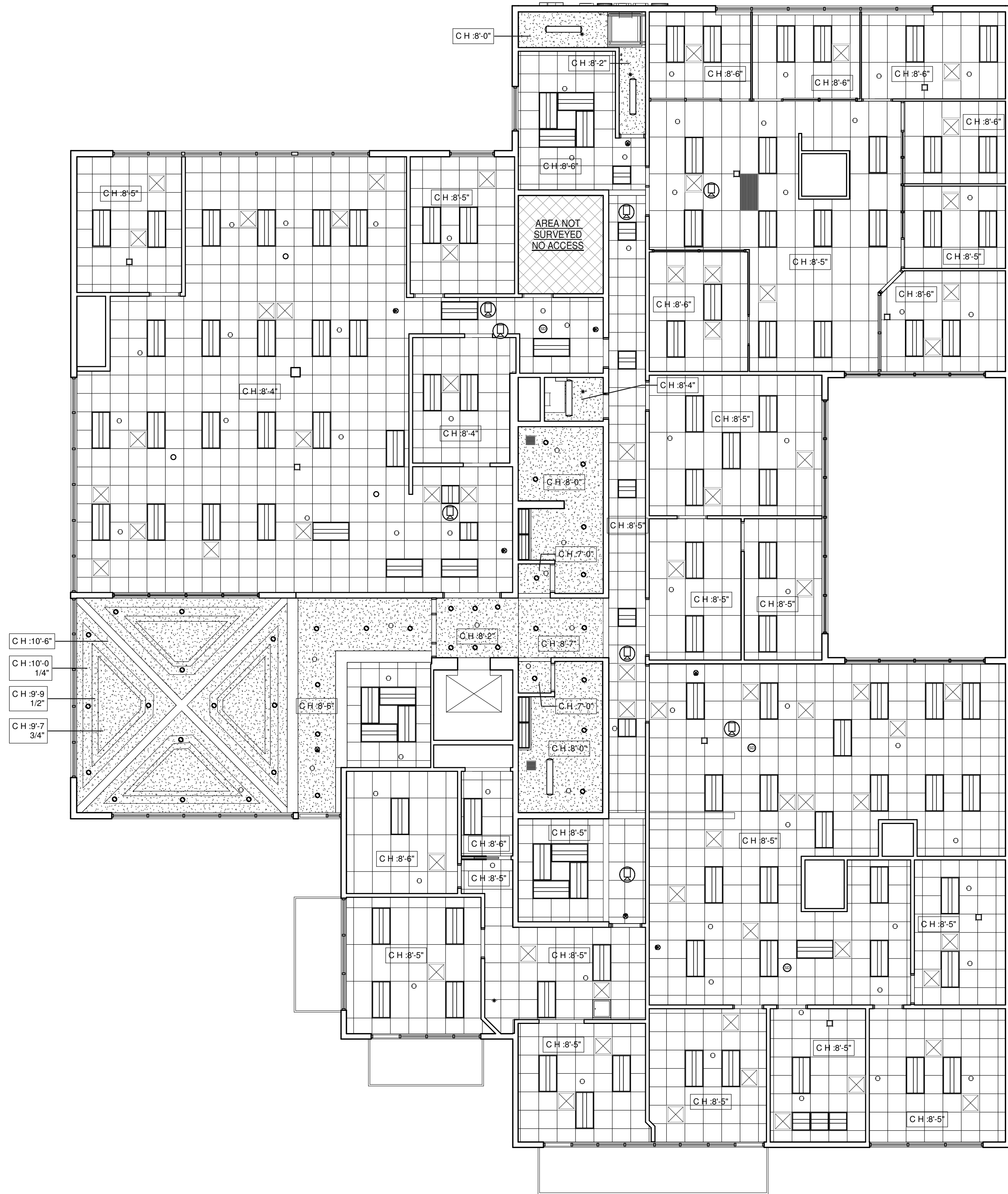
23.02.2024 22:55:33

CEILING PLAN NOTES

KEYNOTES: -

LEGEND

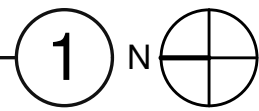
- EXISTING SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING GYPSUM BOARD CEILING TO REMAIN
- NEW 5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.
- EXISTING 2'x4' LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' LIGHT FIXTURE TO REMAIN
- EXISTING 2'x4' INDIRECT LIGHT FIXTURE TO REMAIN
- EXISTING 2'x2' INDIRECT LIGHT FIXTURE TO REMAIN
- EXISTING 1'x4' SURFACE-MOUNTED LIGHT FIXTURE W/ PRISMATIC LENS & ELECTRIC BALLAST TO REMAIN
- EXISTING 1'x4' PENDANT-HUNG LED LIGHT FIXTURE TO REMAIN
- EXISTING STANDARD 4' OR 8' STRIP FIXTURE TO REMAIN
- EXISTING RECESSED DOWNLIGHT TO REMAIN
- EXISTING PENDANT LIGHT FIXTURE
- EXISTING HIGH-BAY LIGHT FIXTURE
- EXISTING EXHAUST AIR GRILL
- EXISTING SUPPLY AIR GRILL
- EXISTING RETURN AIR GRILL
- EXISTING RETURN AIR GRILL
- EXISTING CEILING-MOUNTED EXIT SIGN TO REMAIN
- EXISTING WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING.
- WALL MOUNTED SPEAKERS
- WALL MOUNTED SECURITY CAMERAS
- SECURITY CAMERAS
- EXISTING SPRINKLERS
- ELECTRONICS AUDIO SPEAKERS
- SMOKE DETECTOR
- WALL MOUNTED GRILL



1/8"=1'-0"
0 4' 8' 16' 32'

SECOND FLOOR - REFLECTED CEILING PLAN

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



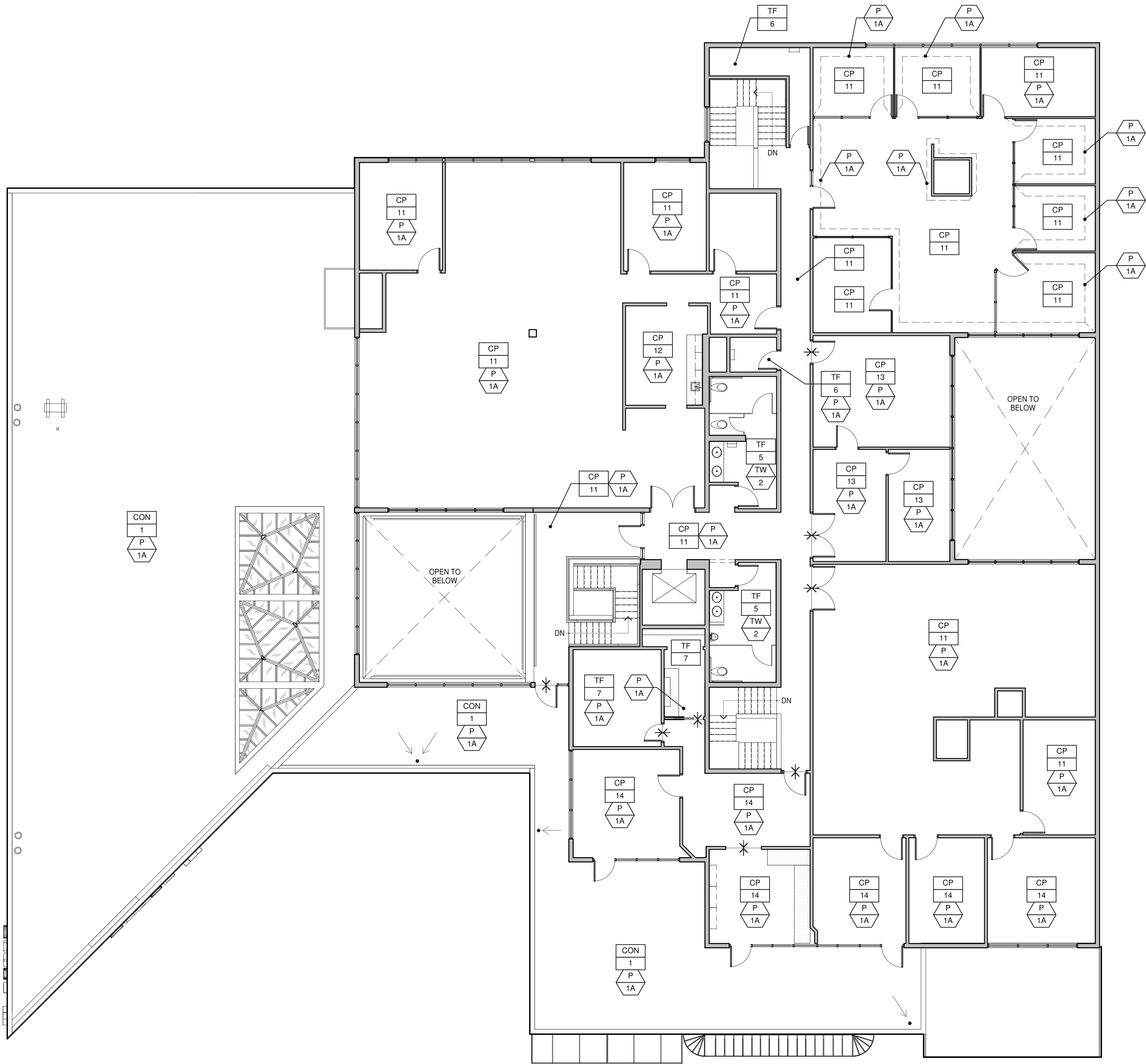
KEYNOTES: -

LEGEND

- INDICATES LINE OF FLOOR TRANSITION
NUMBER REFERENCES TRANSITION ACCESSORY
(TR-#) LOCATED ON FINISH SCHEDULE
- INDICATES LOCATION OF NON-TYPICAL WALL FINISH
- INDICATES WALL FINISHES
- INDICATES FLOOR FINISHES

FINISHES

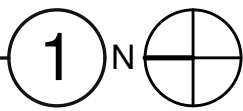
- CON 1 ITEM: CONCRETE FLOORING
- CP 11 ITEM: CARPET FLOORING 11
- CP 12 ITEM: CARPET FLOORING 12
- CP 13 ITEM: CARPET FLOORING 13
- CP 14 ITEM: CARPET FLOORING 14
- TF 5 ITEM: TILE FLOORING 5
- TF 6 ITEM: TILE FLOORING 6
- TF 7 ITEM: TILE FLOORING 7
- TW 2 ITEM: WALL TILE 2
- P 1A ITEM: WALL PAINT 1



1/8"=1'-0"
0 4' 8' 16' 32'

SECOND FLOOR - FINISH PLAN

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



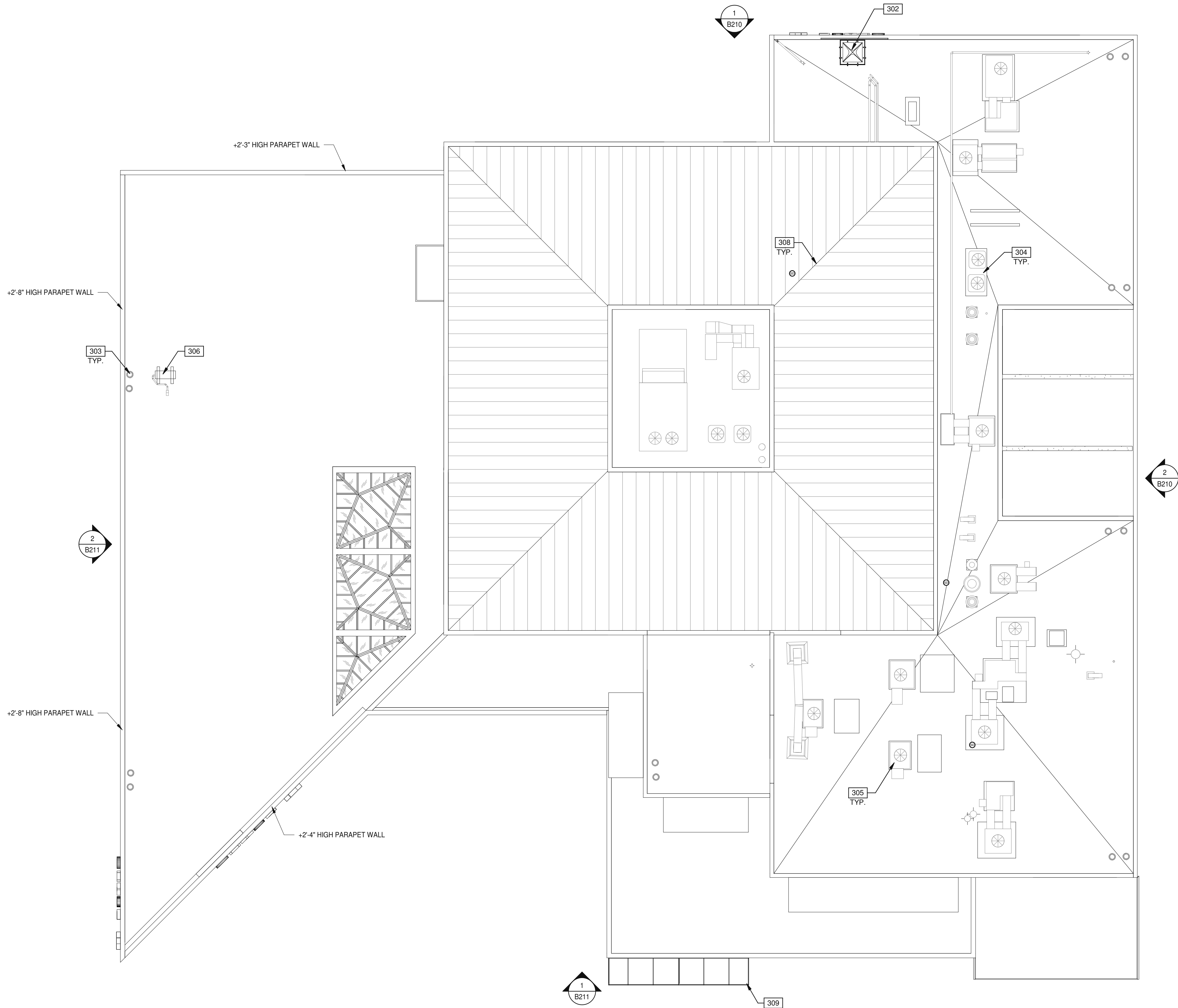
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITE TEXT DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

- 302 ROOF SKYLIGHT.
303 ROOF DRAIN.
304 EQUIPMENT PAD.
305 RTU.
306 AHU.
308 RIDGELINE.
309 CANOPY.

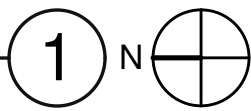
LEGEND



1/8"=1'-0"
0 4' 8' 16' 32'

ROOF PLAN

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



ROOF PLAN

DATE REMARKS

P.A.P.M.: DAVID MANN
DRAWN BY.: K. MENDEZ
JOB NO.: SDG23-0052-00

SHEET

B190

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITE DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE COMMISSIONER OF ANY WORK.

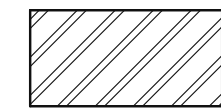
KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

- 142 BOLLARD
403 FINISH GRADE.
404 RAILING.
406 WINDOWS.
407 MECHANICAL EQUIPMENT.

LEGEND

MATERIALS:

 METAL CANOPY, PAINTED

GLASS:

 VISION GLASS

 SPANDREL GLASS

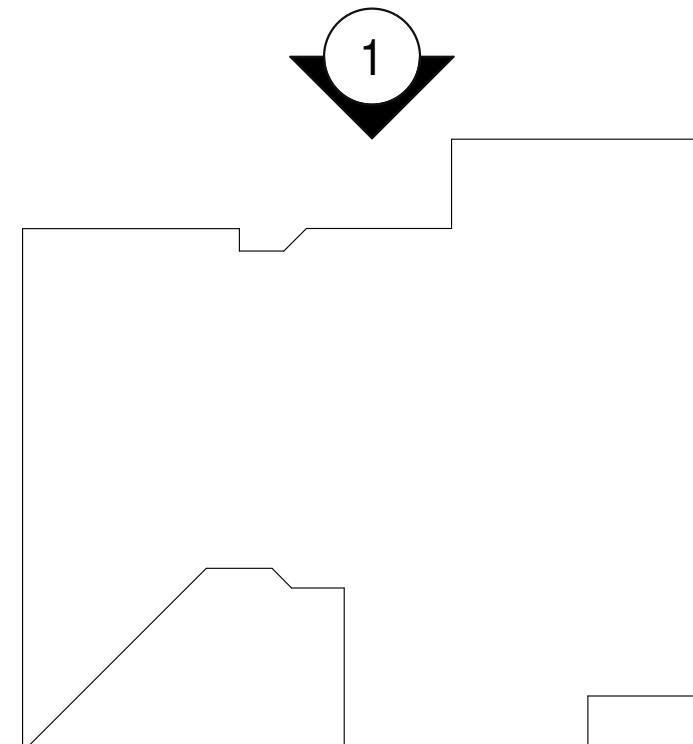
 TEMPERED GLASS

 ROOF

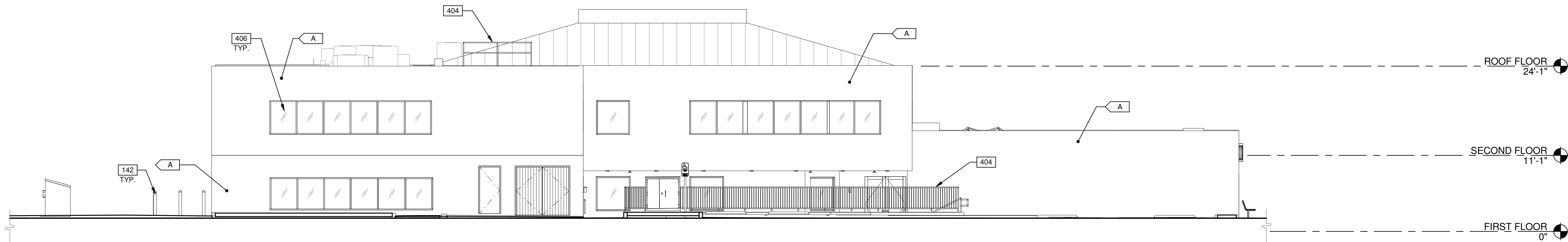
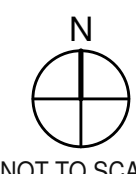
FINISHES

 PAINT - WHITE COLOR

KEY PLAN



2

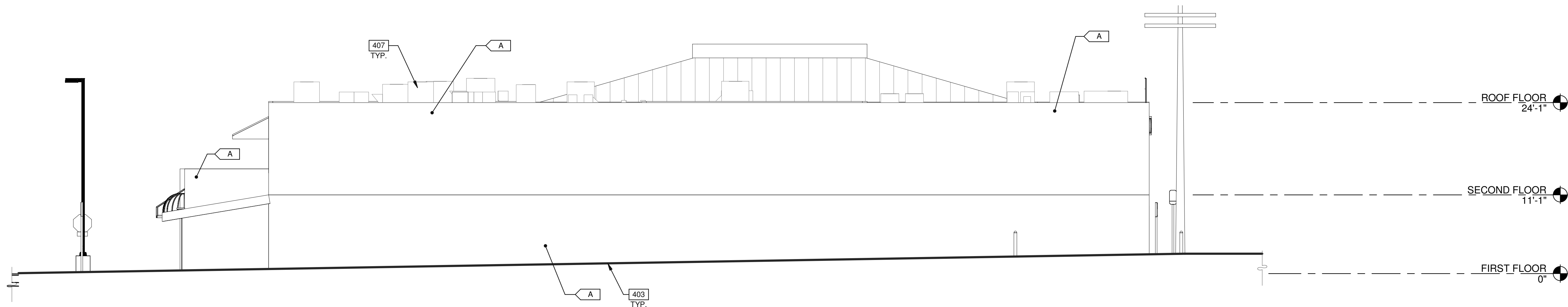


1/8"=1'-0"
0 4' 8' 16' 32'

NORTH EXTERIOR ELEVATION

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

1



EAST EXTERIOR ELEVATION

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

2

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITE TEXT DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

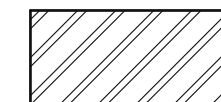
KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

- 142 BOLLARD
402 CURTAIN WALL
403 FINISH GRADE
405 FOLDING GATE
406 WINDOWS

LEGEND

MATERIALS:

 METAL CANOPY, PAINTED

GLASS:

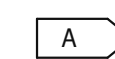
 VISION GLASS

 SPANDREL GLASS

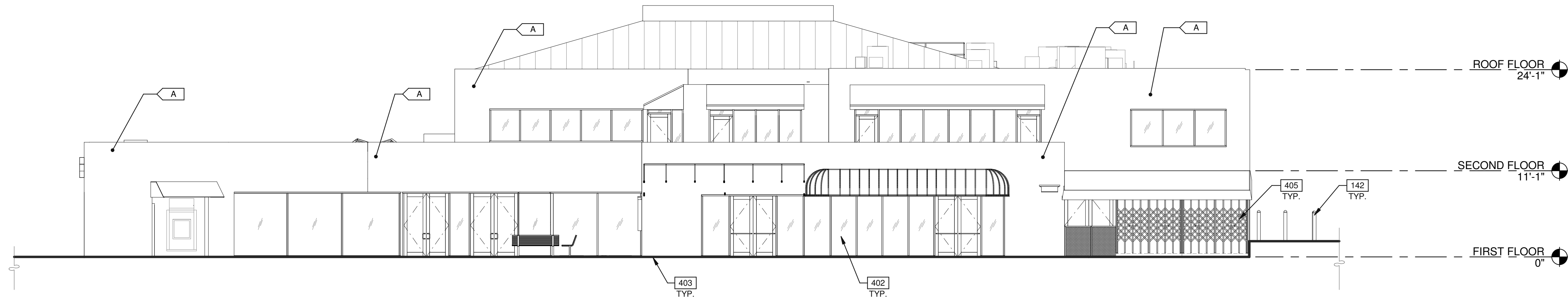
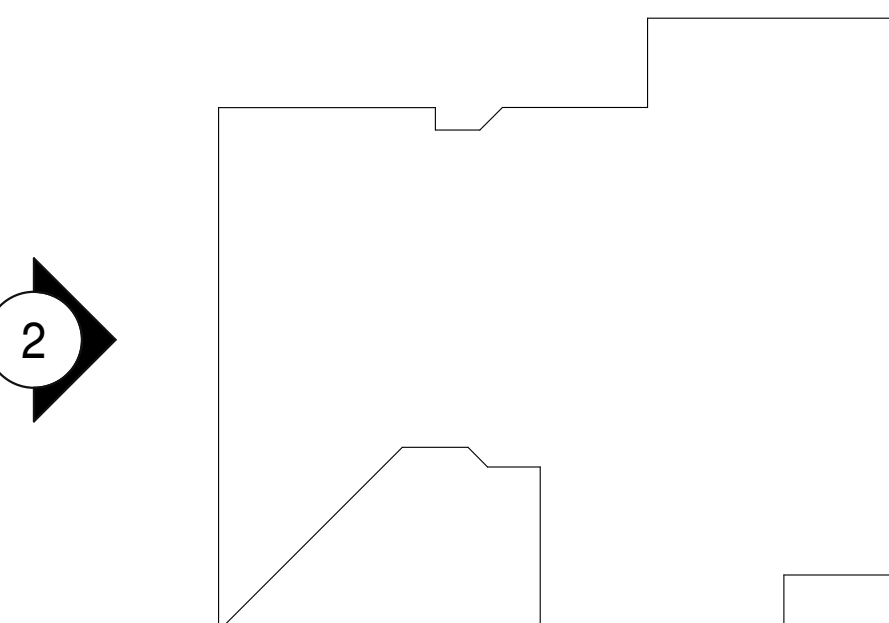
 TEMPERED GLASS

 ROOF

FINISHES

 PAINT - WHITE COLOR

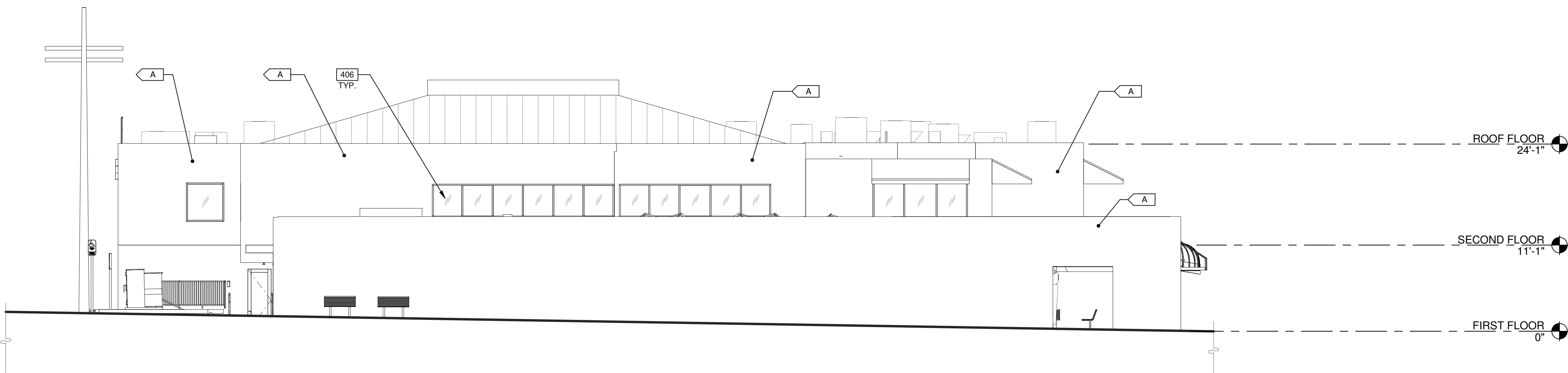
KEY PLAN



SOUTH EXTERIOR ELEVATION

1

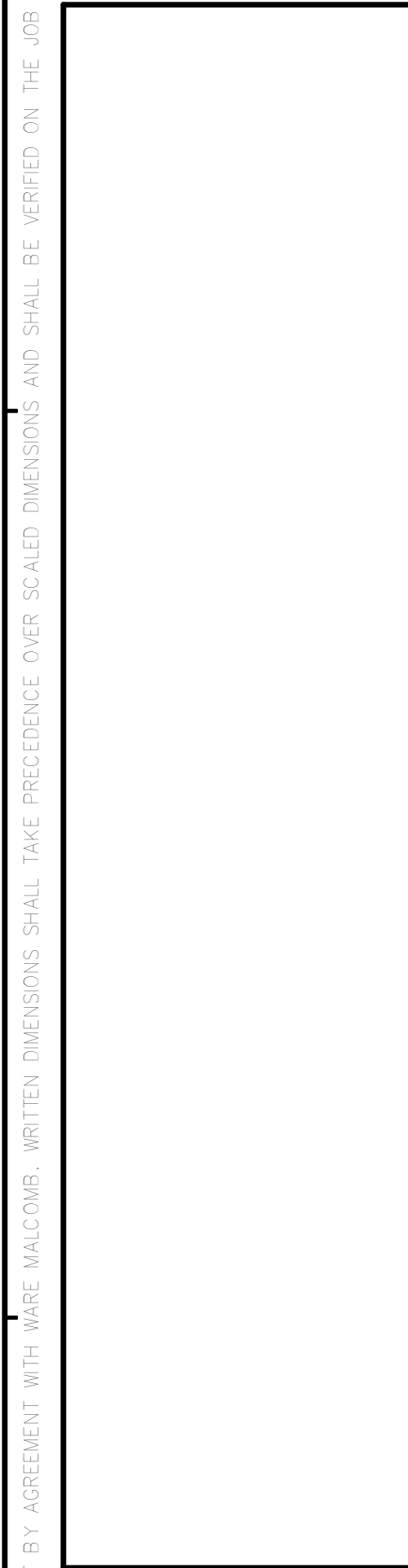
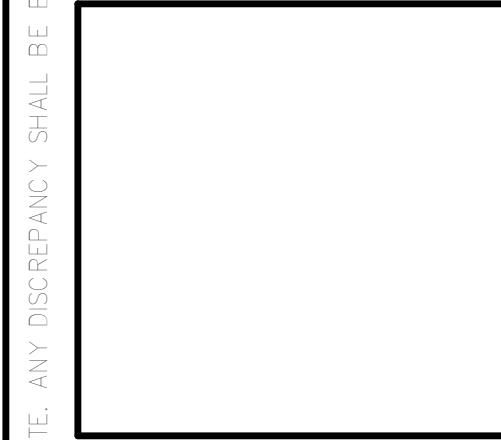
SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION

2

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

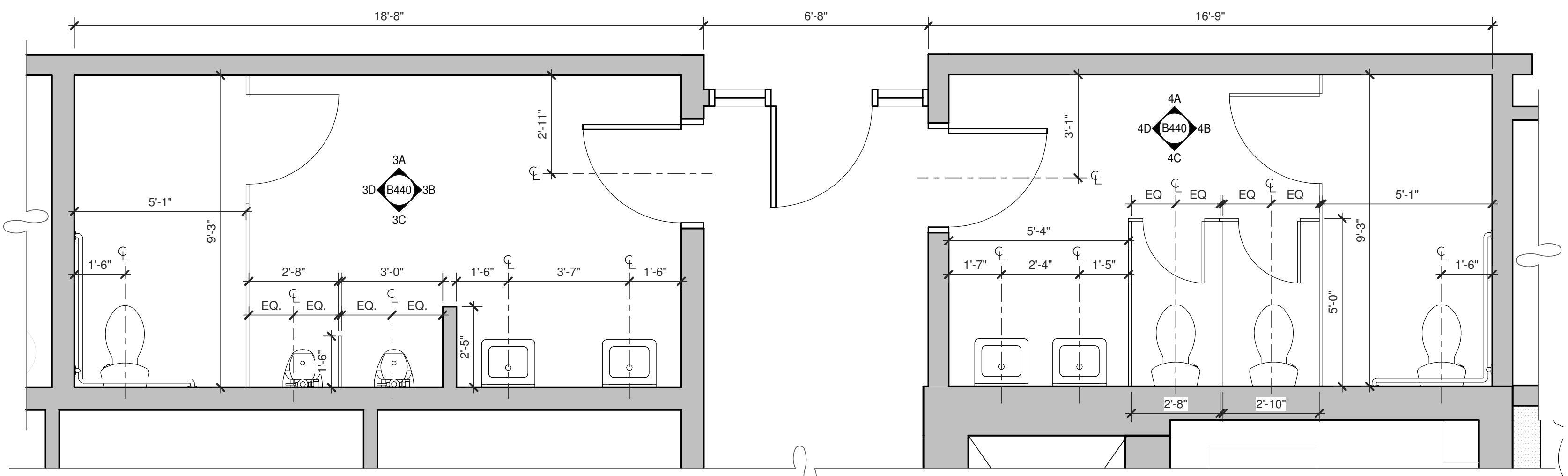


ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS	
DATE	REMARKS

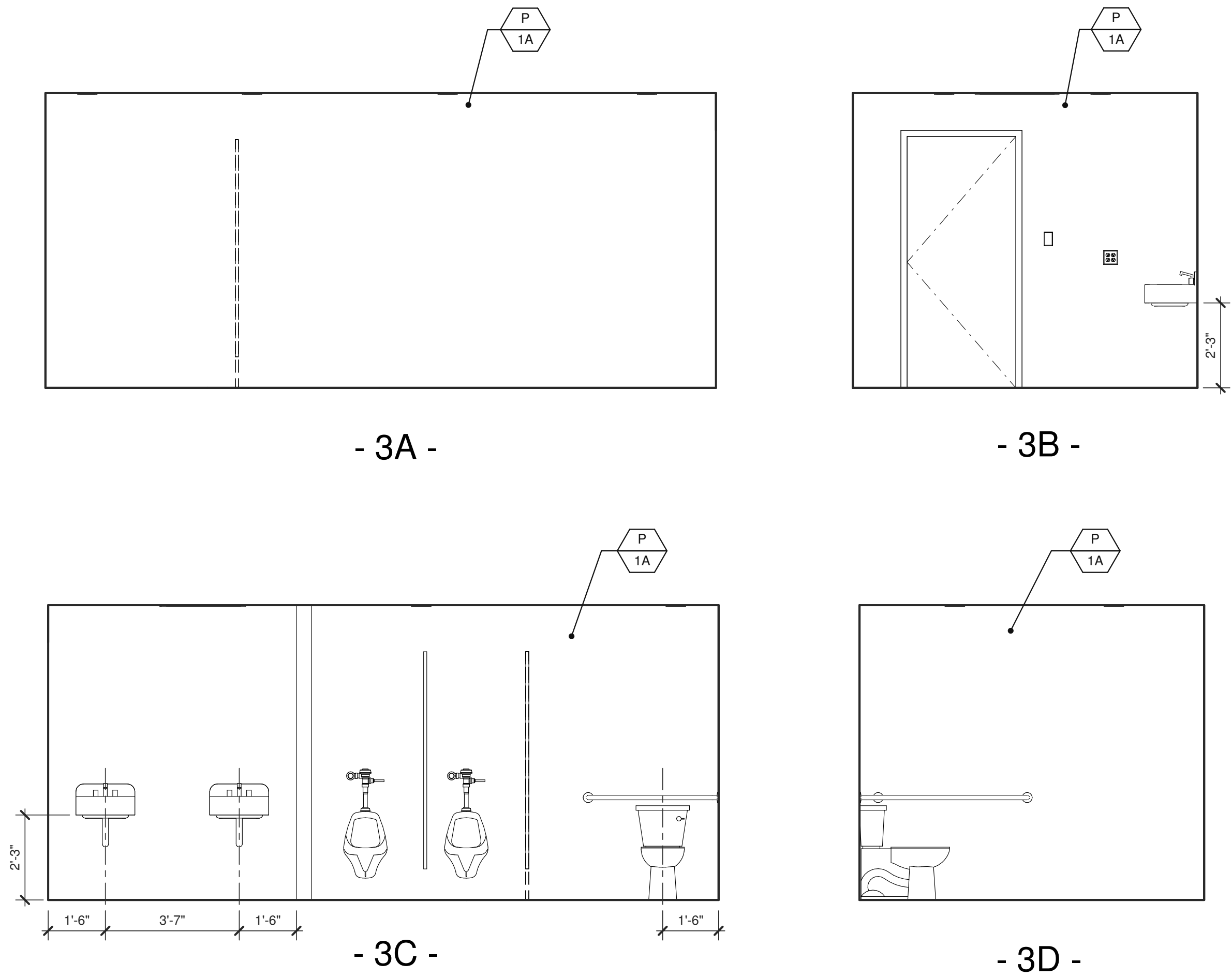
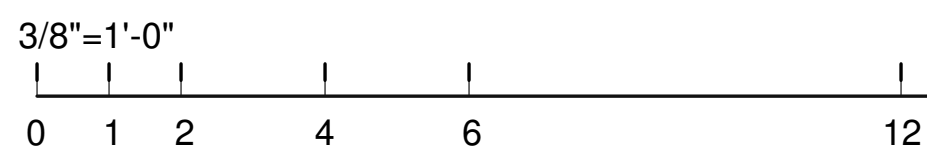
PA/PM:	DAVID MANN
DRAWN BY:	K. MENDEZ
JOB NO.:	SDG23-0052-00

SHEET
B440

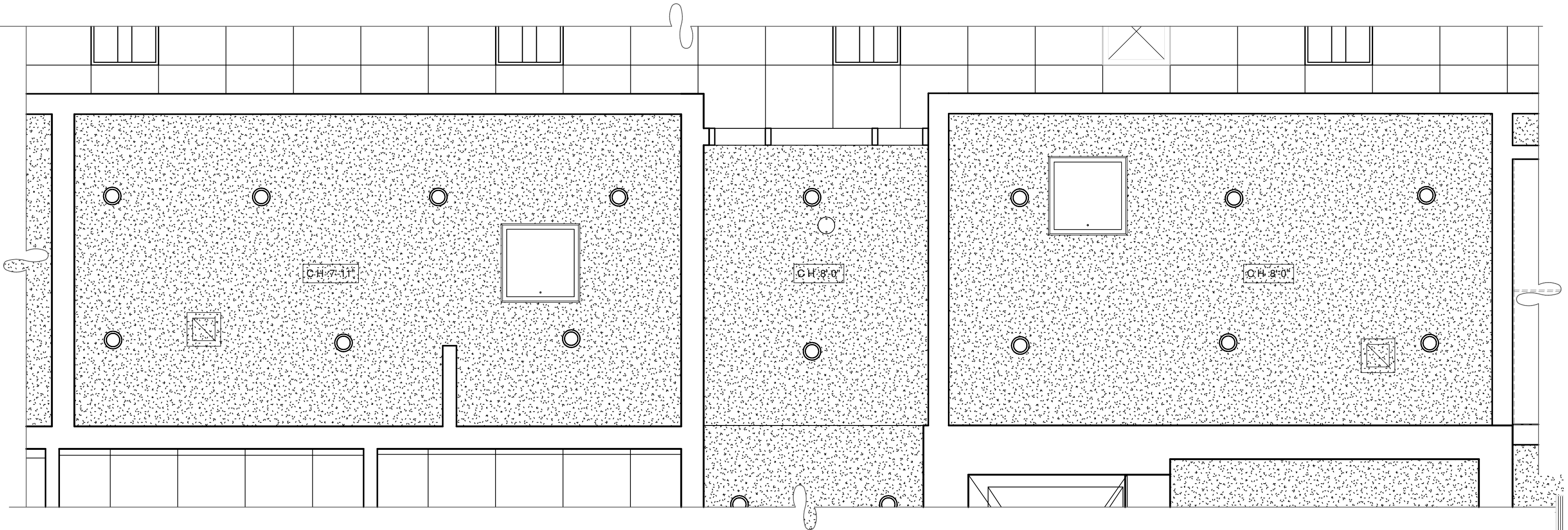
KEYNOTES:



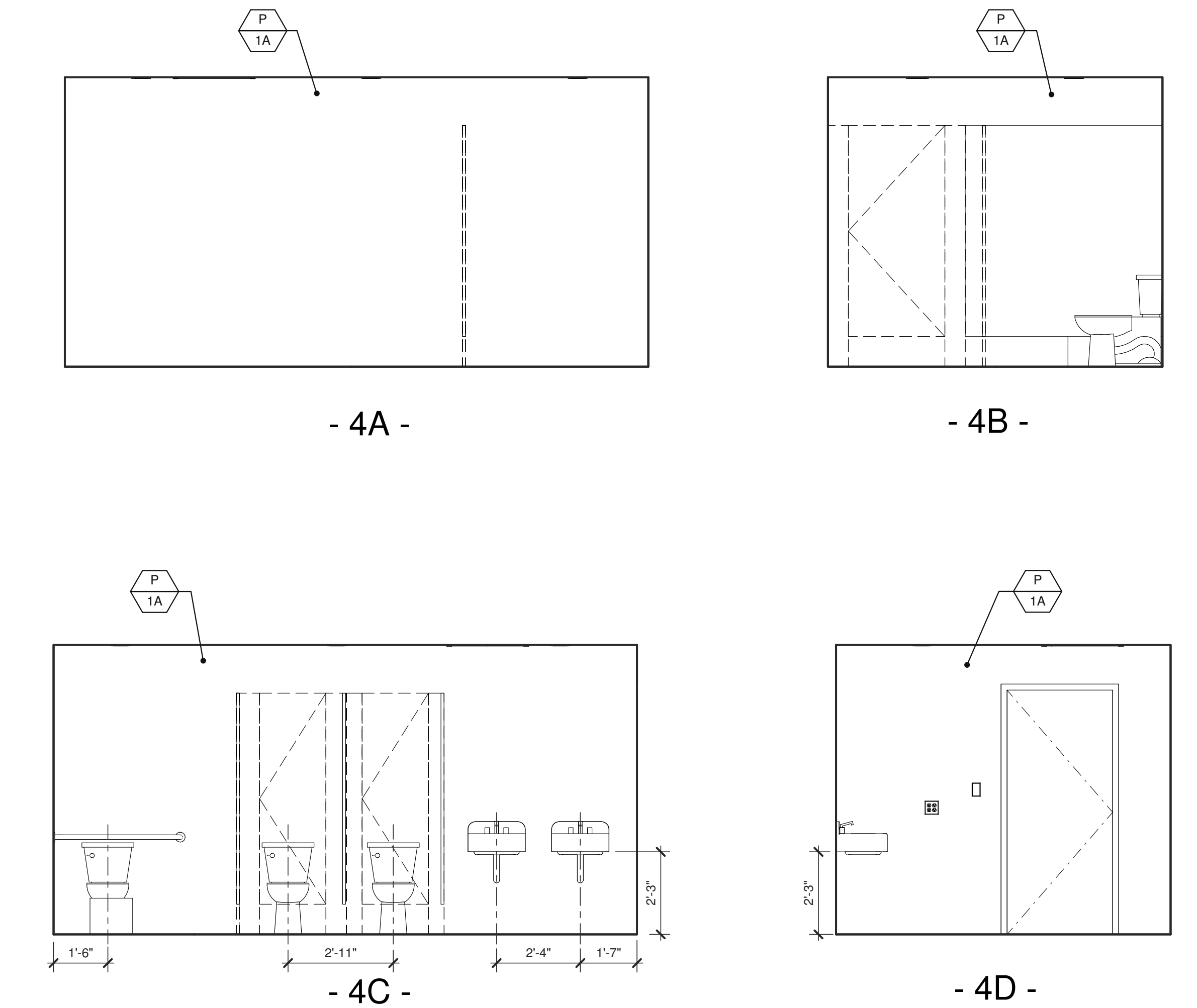
ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"



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

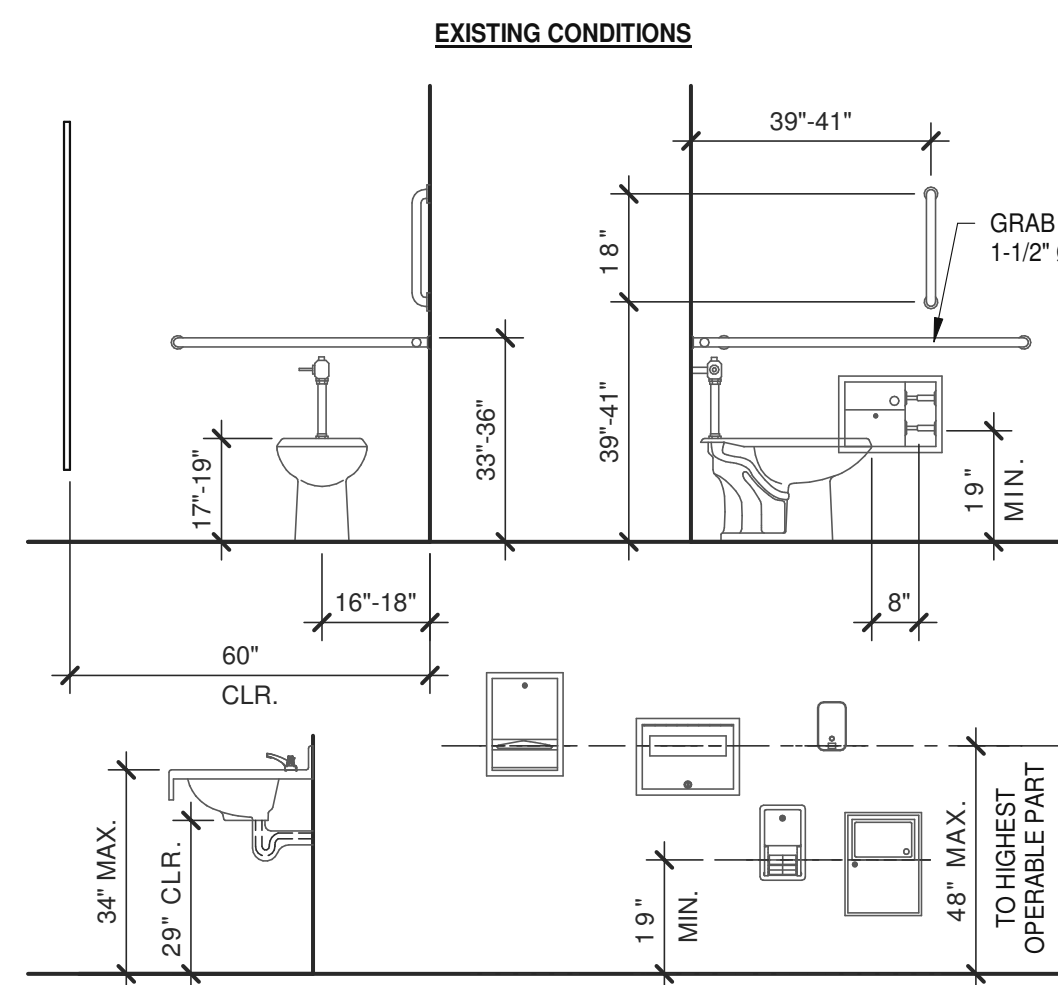


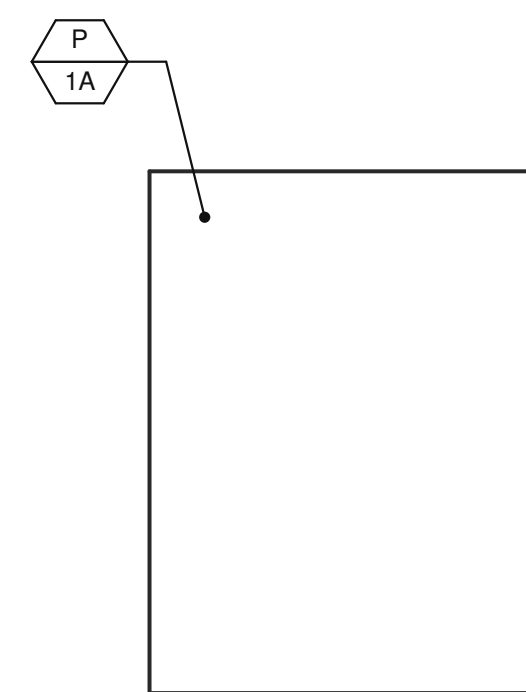
ENLARGED RESTROOM CEILING PLAN
SCALE: 3/8" = 1'-0"



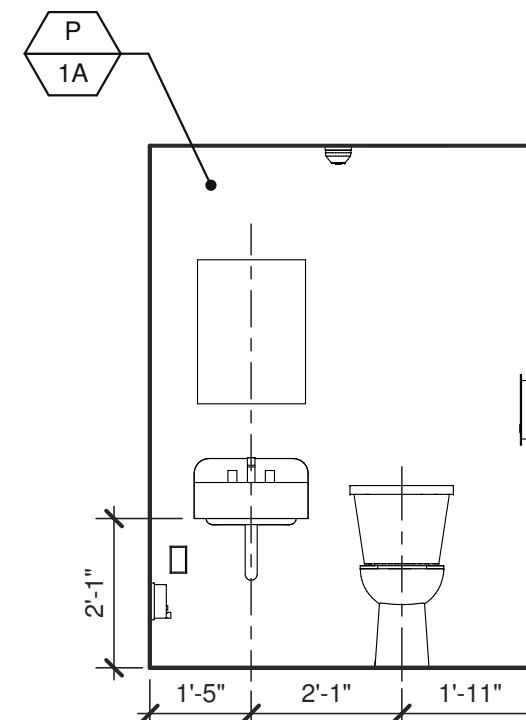
RESTROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

RESTROOM MOUNTING HEIGHTS





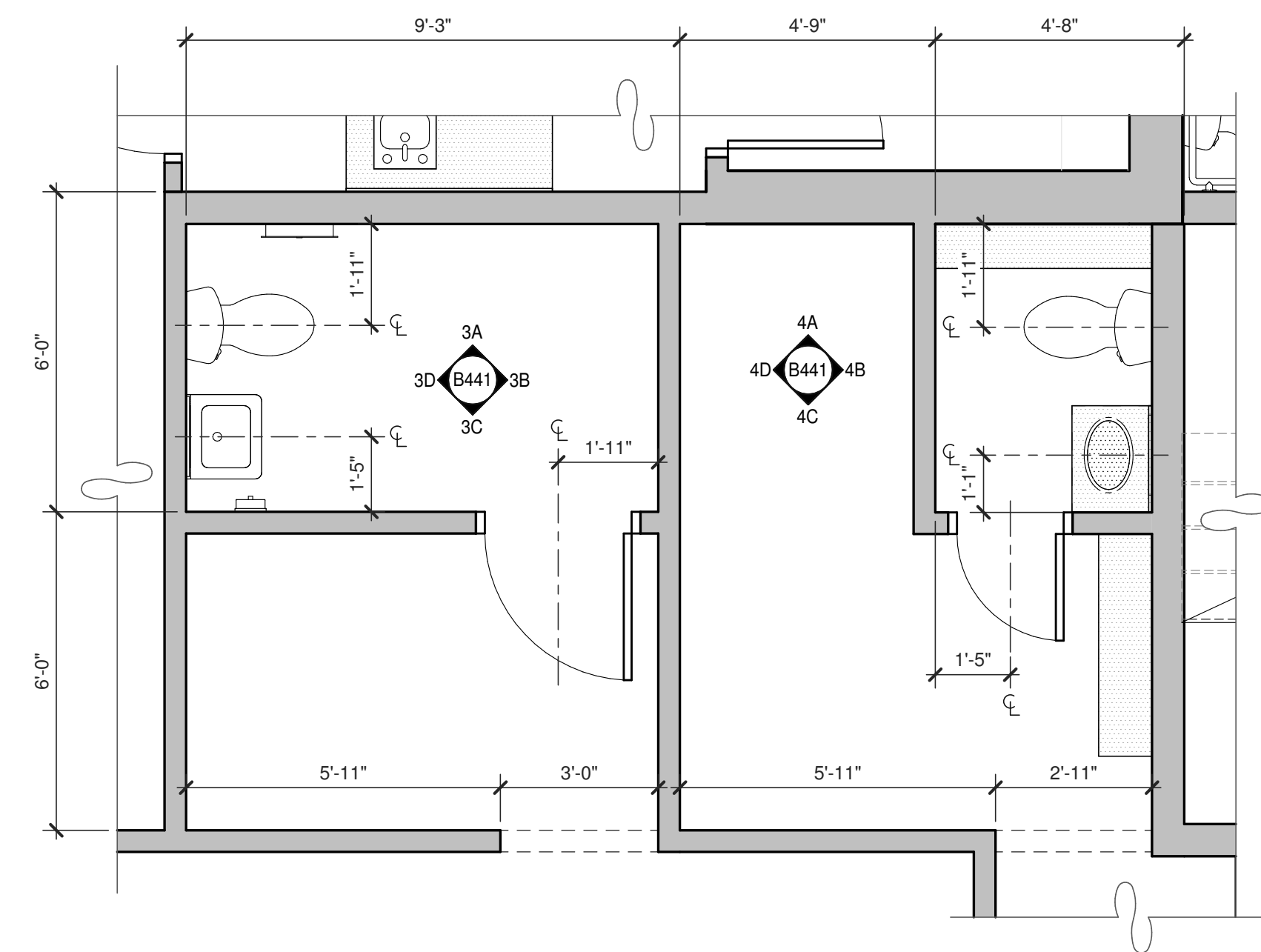
- 3B -



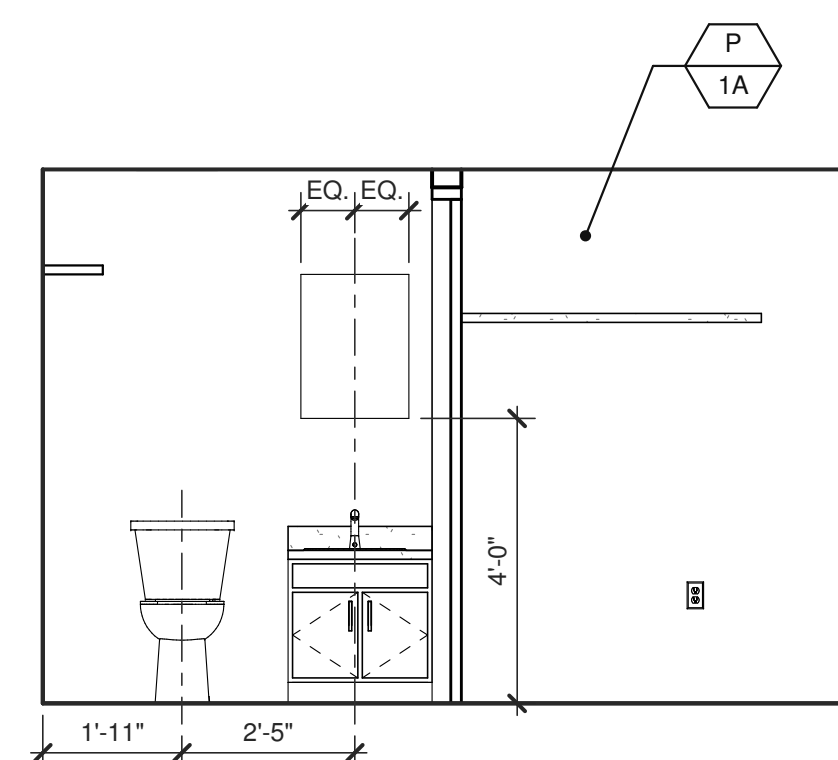
- 3D -

3

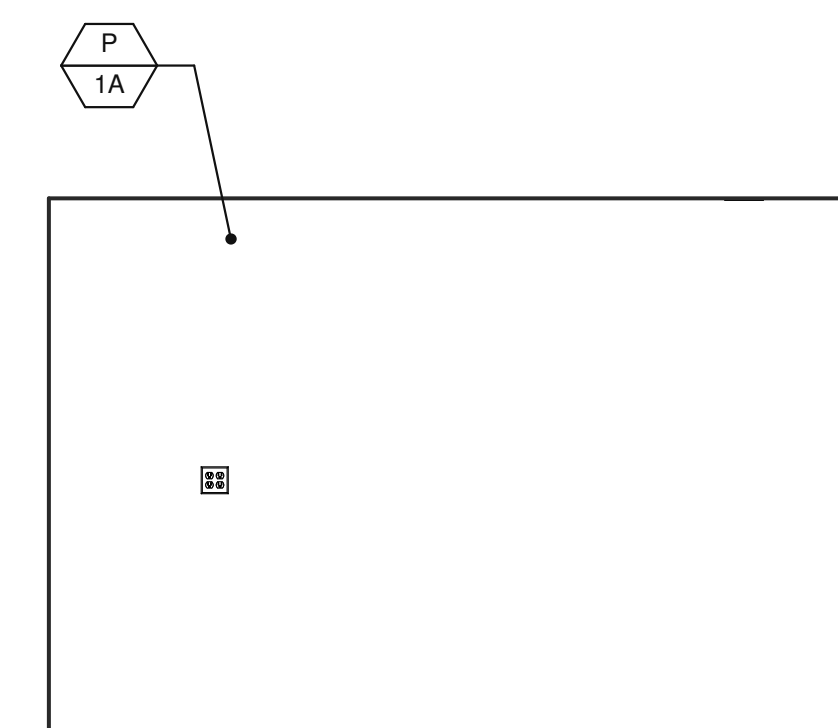
SCALE: 3/8" = 1'-0"



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



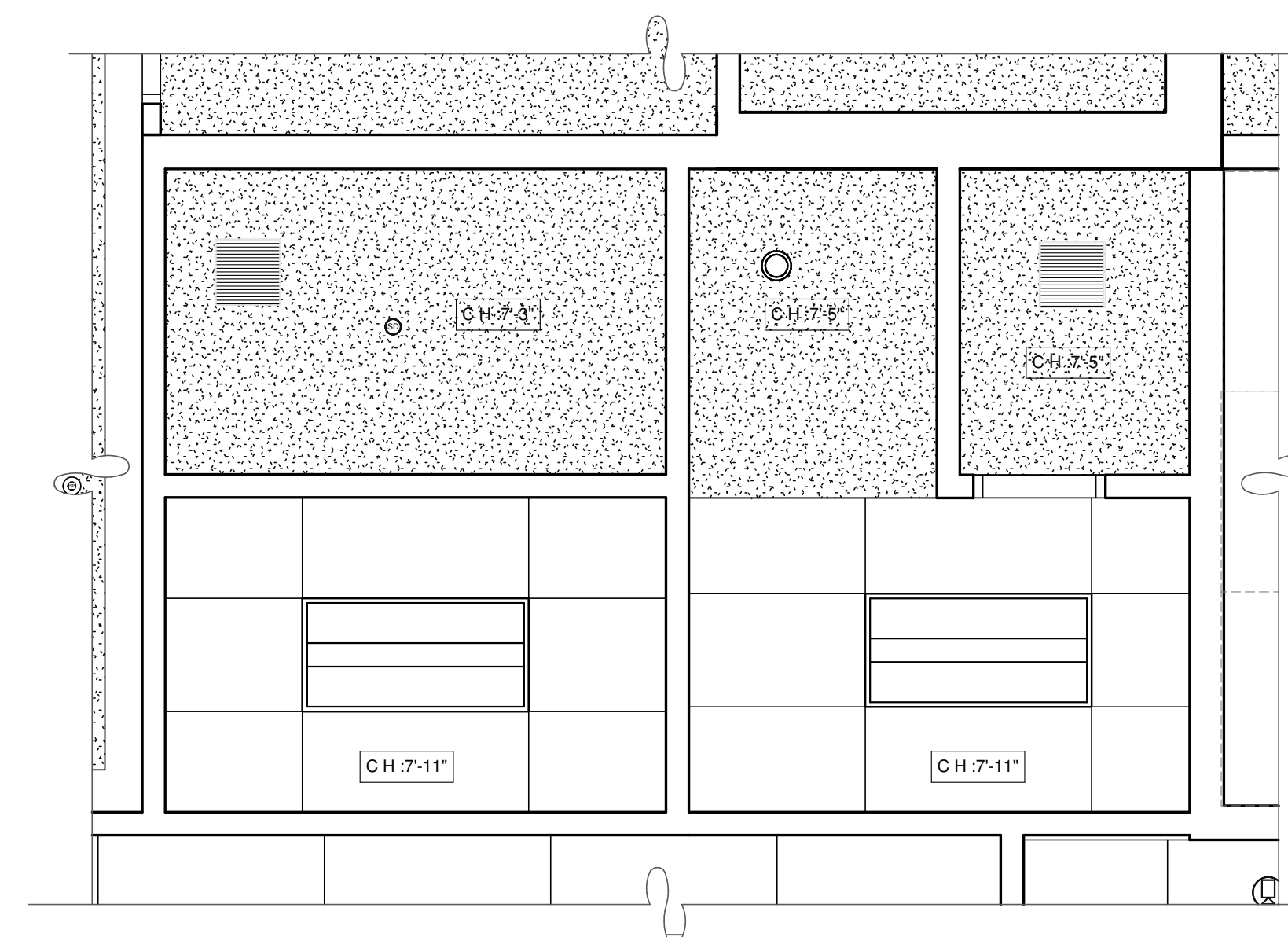
- 4B -



- 4D -

4

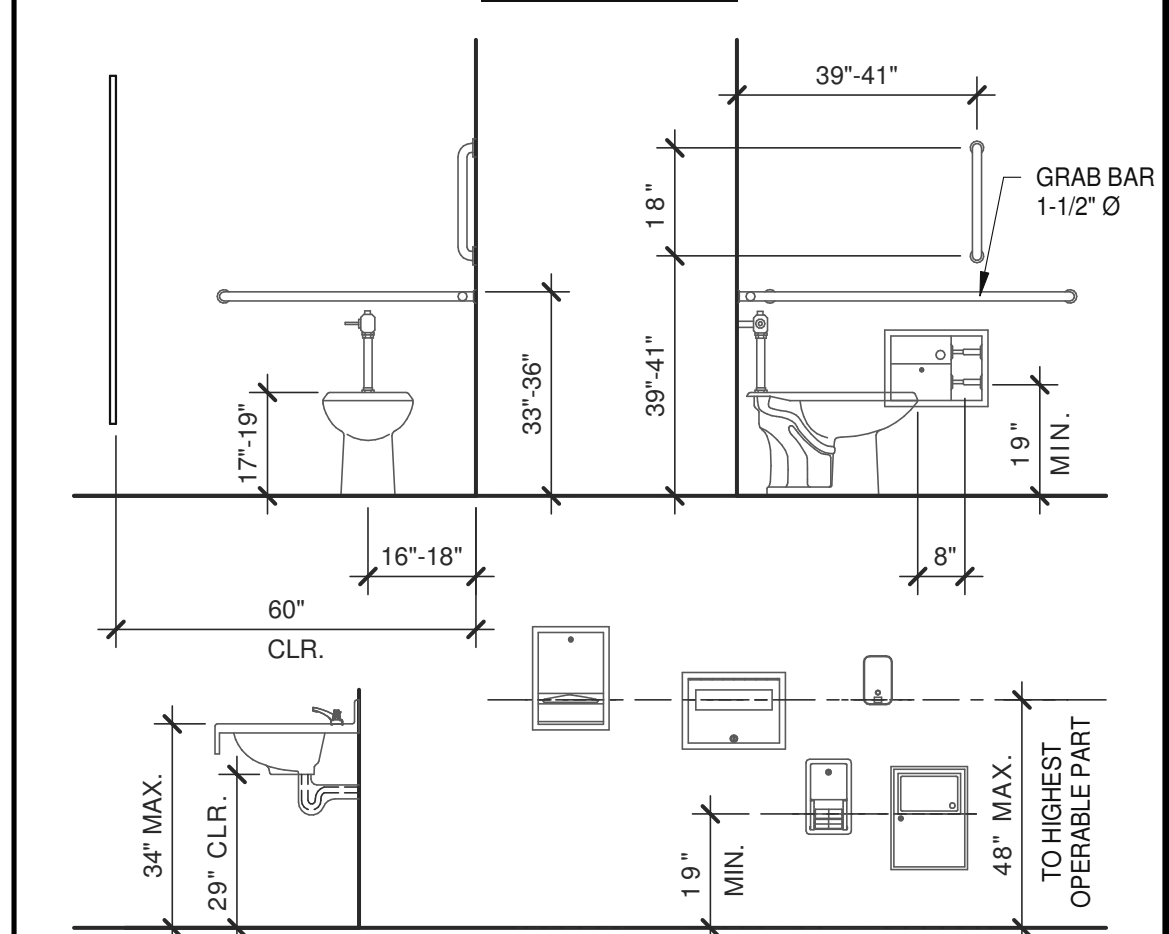
SCALE: 3/8" = 1'-0"



2

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

EXISTING CONDITIONS

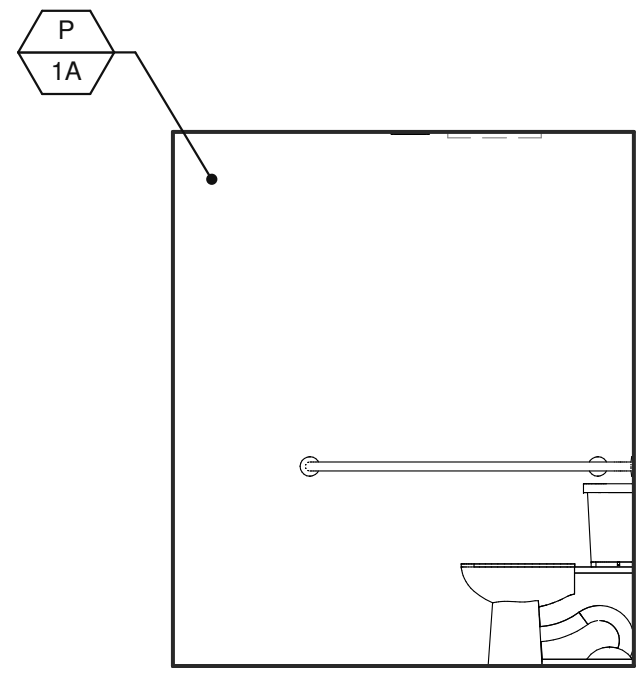


RAWN BY.: K. MENDEZ

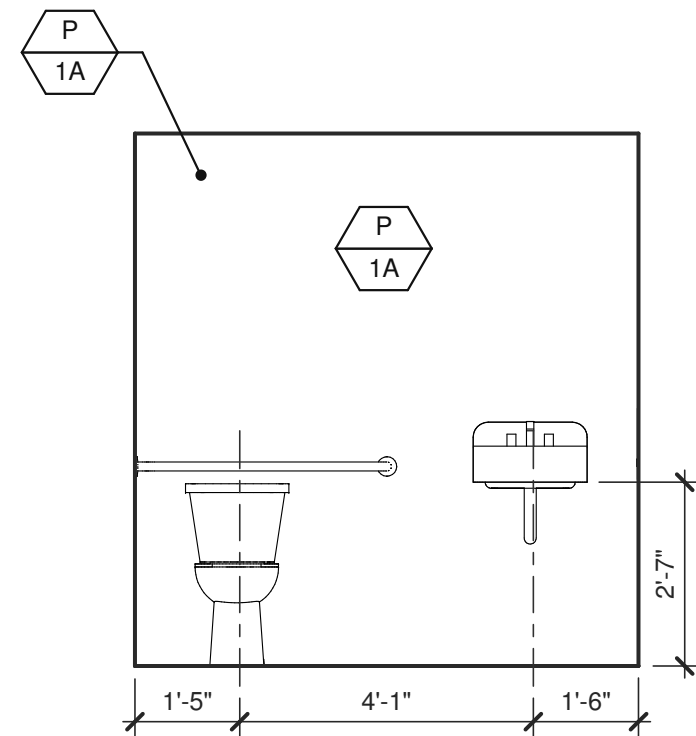
OB NO.:	SDG23-0052-00
---------	---------------

EET

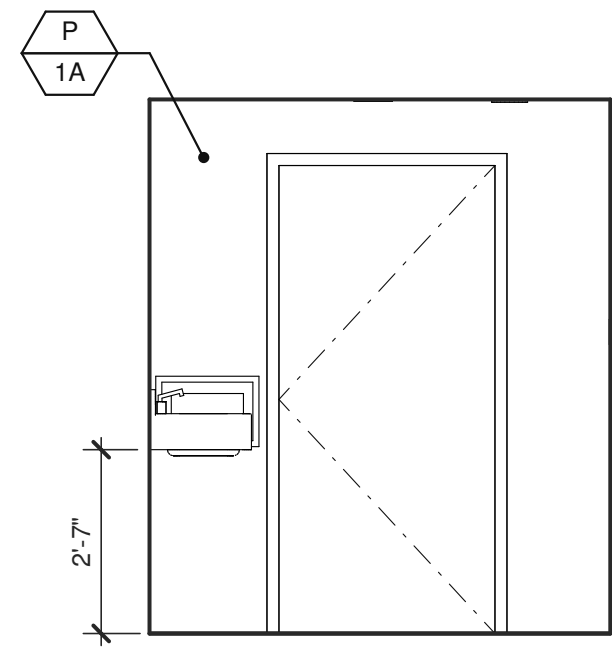
B441



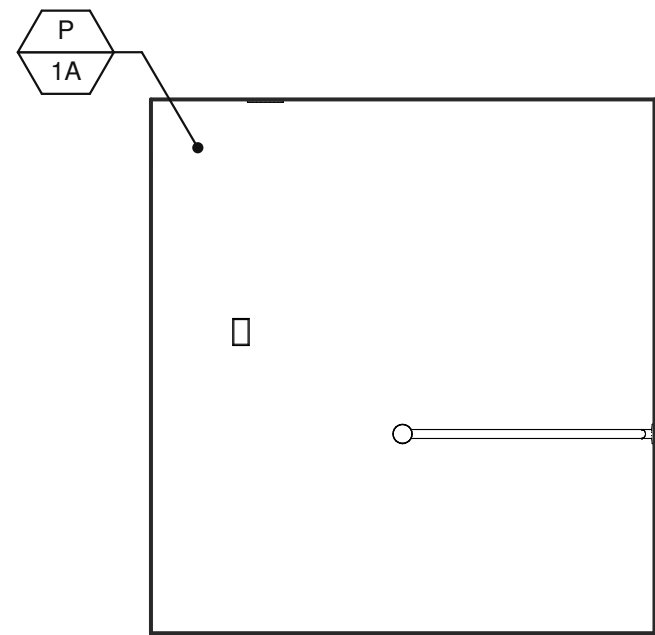
- 3A -



- 3B -



- 3C -

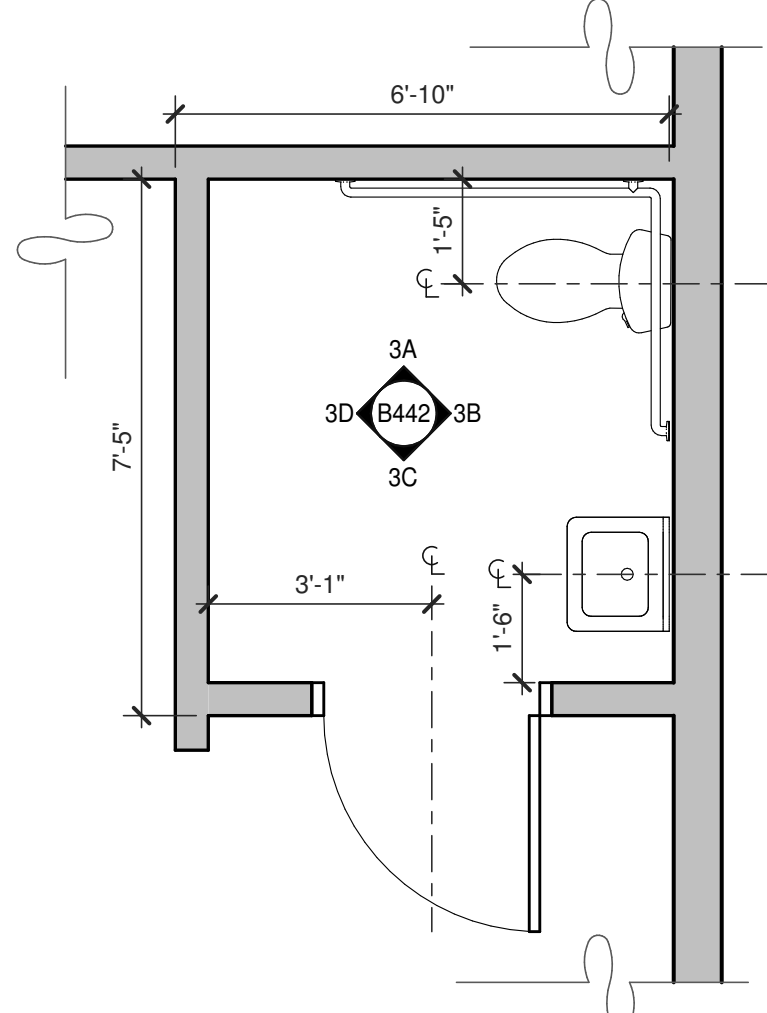


- 3D -

RESTROOM ELEVATIONS

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

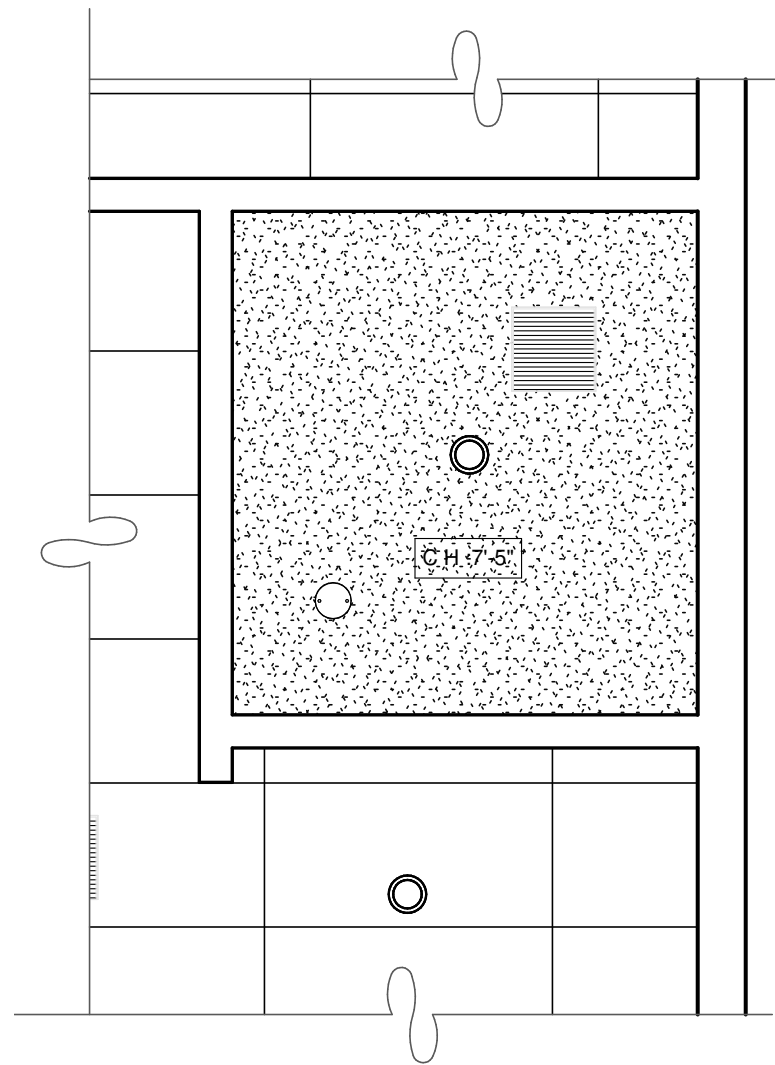
3



ENLARGED RESTROOM PLAN

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

1



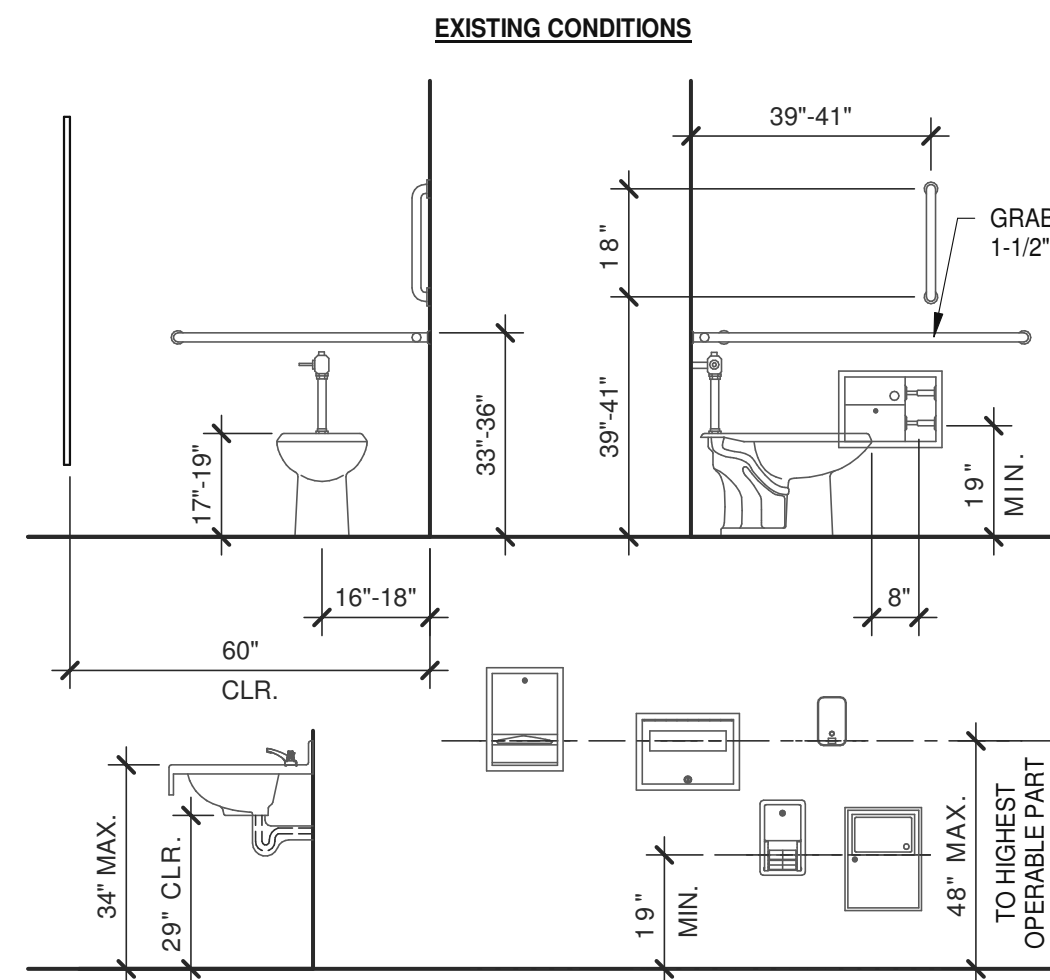
ENLARGED RESTROOM CEILING PLAN

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

2

KEYNOTES: -

RESTROOM MOUNTING HEIGHTS



ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

REMARKS

DATE

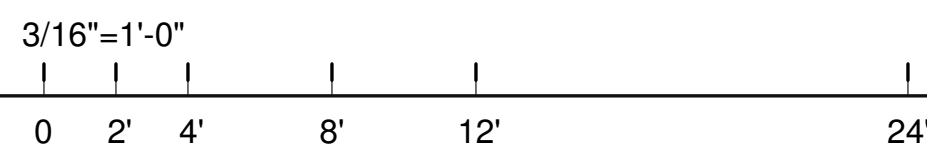
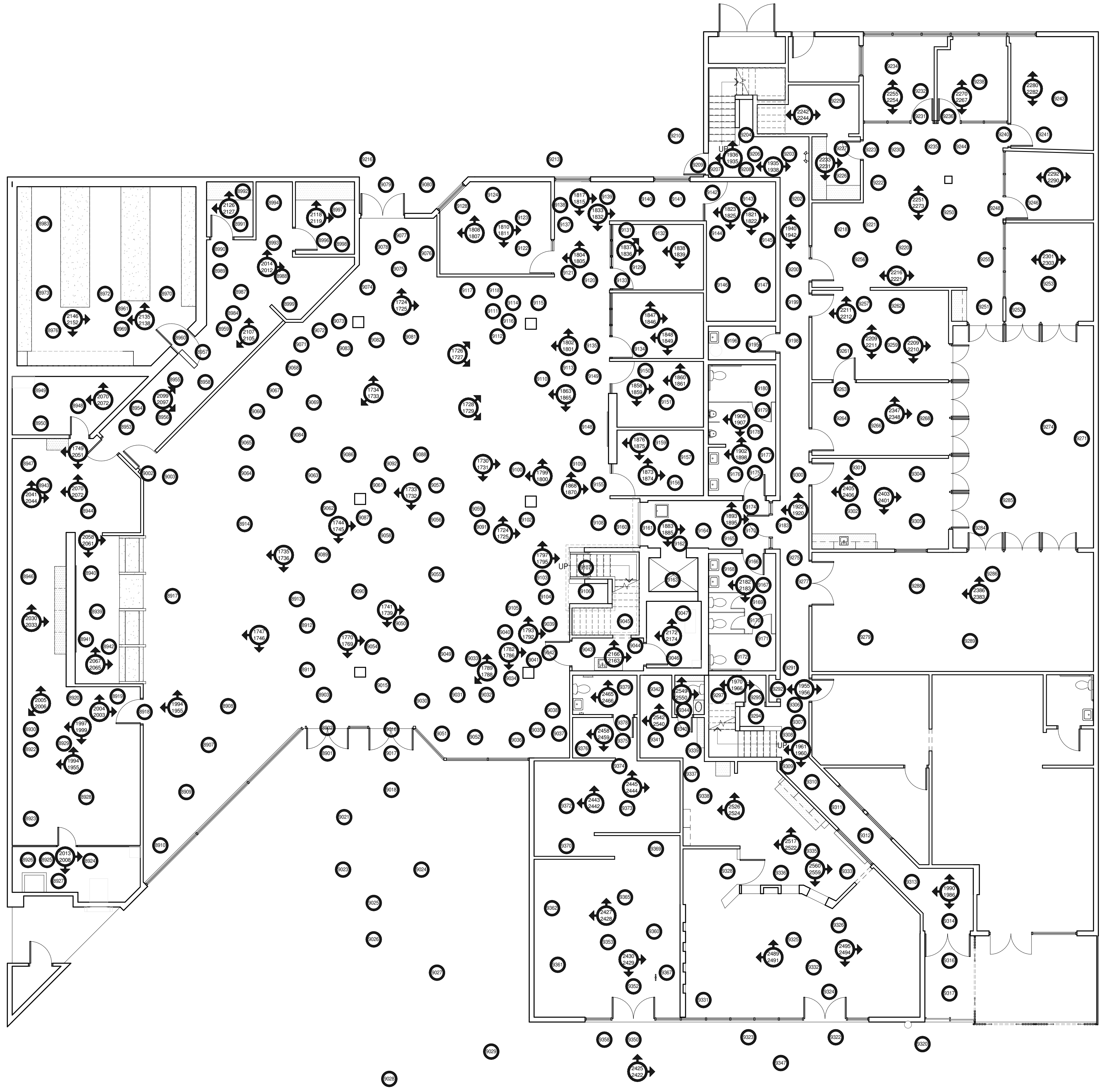
PA/PM: DAVID MANN

DRAWN BY: K. MENDEZ

JOB NO.: SDG23-0052-00

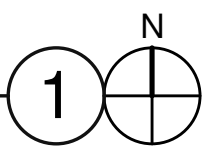
SHEET

B442



FIRST FLOOR - PHOTO MAP PLAN

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



LEGEND

- LOCATION OF 360 DEGREE PHOTO
- LOCATION OF STANDARD PHOTO

FIRST FLOOR - PHOTO MAP

P/PM:	DAVID MANN
DRAWN BY:	K. MENDEZ
JOB NO.:	SDG23-0052-00

SHEET

B610

23.02.2024 22:55:48

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

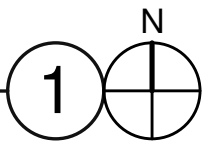
10 Eddins
Irvine, CA 92618
P 949.660.3128



3/16"=1'-0"
0 2' 4' 8' 12' 24'

SECOND FLOOR - PHOTO MAP PLAN

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



LEGEND

- XX LOCATION OF 360 DEGREE PHOTO
- XX LOCATION OF STANDARD PHOTO

SECOND FLOOR - PHOTO MAP

DATE	REMARKS

PA/PM:	DAVID MANN
DRAWN BY:	K. MENDEZ
JOB NO.:	SDG23-0052-00

SHEET
B611

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

10 Eddins
Irvine, CA 92618
P 949.660.3128