

# WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

## Bid Addendum 2

Date:	04/30/2026	Project Name:	Irvine Fieldhouse
To:	Pedram Abbassi	Project No.:	IRV24-6050
		From:	Ware Malcomb
Bulletin Title:	Bid Addendum 2, Delta 7	Copies To:	

These changes, additions and corrections shall become a part of the contract documents. All other provisions of the contract documents shall remain the same. The general contractor shall be responsible for distributing the information to all his subcontractors prior to signing a contract for this project.

Careful note of the Addendum shall be taken by all parties of interest so that the proper allowances may be made in strict accordance with Addendum, and that all trades shall be fully advised in the performance of the work which will be required of them. In case of conflict between the Drawings, Project Manual and this Addendum, this Addendum shall govern.

Sheet	Rooms	Description
G001	N/A	Use/Occupancy chart updated
G010	N/A	Project info updated
I110	Server 124	Occupancy plan updated
I111	Server 124	Occupancy plan updated
I120	Server 124	Server Room added
I121	Server 124	Server Room added Bid Alt Keynotes removed / moved to Base Bid Keynotes
I122	Server 124	Bid Alt Keynotes removed / moved to Base Bid Keynotes
I131	Sports Courts	Elec. Outlets moved
I132	Sports Courts	Elec. Outlets moved
I141	Server 124	ACT added in Server Room
I143	Server 124	ACT added in Server Room
I151	Server 124	Finish added in Server Room
I610	Server 124	Door added
	Open Office 420	CP-8 to CP-7
I611	Open Office 428	CP-8 to CP-7
I612	Elevator Lobby 115	WC-18 added outside Elevator Lobby
I630	Reception 101	P-2A at column

- End of Document -

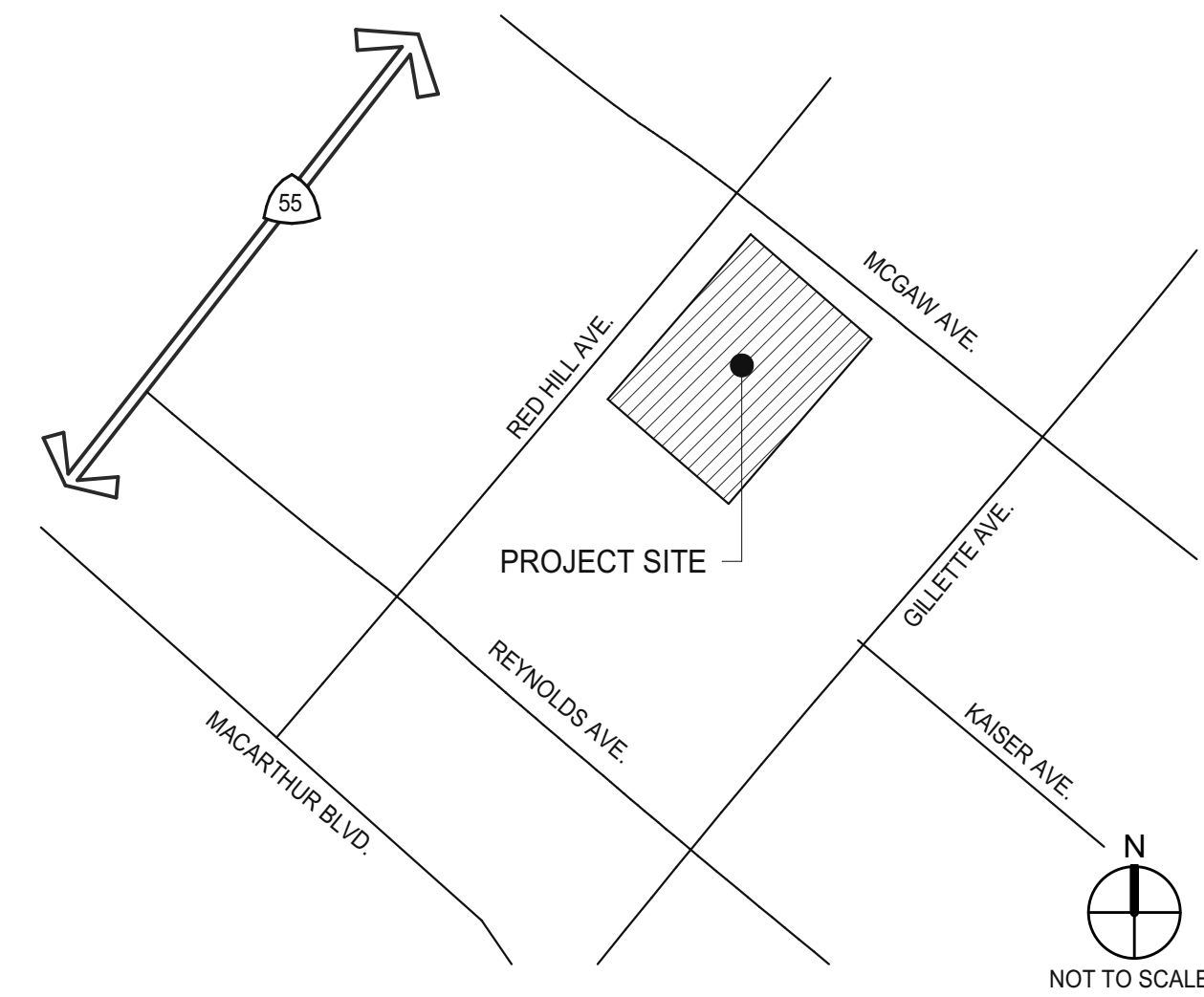


# THE CITY OF IRVINE

# BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC  
INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD  
AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.1 EFFECTIVE JANUARY 2025)



LOCATION MAP

VICINITY MAP

## PROJECT INFORMATION

PROJECT LOCATION: 17300 RED HILL AVE., IRVINE, CA 92614

PROJECT DESCRIPTION: THE SCOPE OF THIS PROJECT IS A 1ST GEN TENANT IMPROVEMENT FOR THE CITY OF IRVINE RECREATION CENTER. SCOPE OF WORK INCLUDES NEW KITCHEN WITH GREASE INTERCEPTOR, FULL BUILDING COMMISSIONING, EXTERIOR FENCE ENCLOSURE (40 LINEAL FT), AND NEW INTERIOR PARTITIONS, CEILINGS, FIXTURES, AND FINISHES. MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL WORK TO SUIT NEW LAYOUT. CORE AND SHELL SCOPE COVERED UNDER PLAN CHECK 00944992-CNEW. EXTERIOR ACCESSIBLE PATH OF TRAVEL ELEMENTS SERVING THE TENANT SPACE HAVE BEEN IMPROVED UNDER A SEPARATE PLAN CHECK. SEE APPROVED 00942123-GRRE FOR COMPLIANCE. RESTROOM ELEMENTS SERVING THE TENANT SPACE HAVE BEEN IMPROVED UNDER A SEPARATE PLAN CHECK. SEE APPROVED 00944992-CNEW PLANS FOR COMPLIANCE.

SPECIAL CONDITIONS OF LAND USE APPROVAL: SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN < SUBDIVISION COMMITTEE RESOLUTION NO. 23-1073. SEE PLAN CHECK 00944992-CNEW.

USE/OCCUPANCY/FLOOR AREA:

A-4 - ASSEMBLY

ASSEMBLY (A-4)

ASSEMBLY (A-2)

ASSEMBLY (A-3)

OFFICE (B)

STORAGE (S-1)

TOTAL

96,986 S.F.  
3,582 S.F.  
1,197 S.F.  
1,318 S.F.  
4,431 S.F.  
107,514 S.F.

NUMBER OF STORIES: 1

MEZZANINES: N/A

TYPE OF CONSTRUCTION: III-B

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

EXTERIOR WALLS: NO

FIRE WALLS: NO

FIRE BARRIERS: NO

FIRE PARTITIONS: YES, 1 HOUR AT EXIT CORRIDOR

HORIZONTAL ASSEMBLIES: NO

SEE SHEETS I121 AND I131 FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: YES - NFPA - EXISTING TO REMAIN, AND MODIFIED AS NEEDED PER NEW CONSTRUCTION.

ALLOWABLE HEIGHT/AREA ANALYSIS (CBC CHAPTER 8):

N/A - NO CHANGE - EXISTING TO REMAIN.

PARKING SUMMARY:

FOR PARKING INFORMATION REFER TO SHEET I100

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS):

CALIFORNIA BUILDING CODE	2022
CALIFORNIA ELECTRIC CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA ENERGY EFFICIENCY CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA FIRE CODE	2022

## WATER CONSERVING PLMB. FIXTURE VERIFICATION/RETROFIT

BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321. WAS THE INITIAL FINAL INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994? NO

## CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (THREE STORIES AND LESS INCLUDING HOTELS AND MOTELS) AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VALUATION EQUAL OR GREATER THAN \$200,000 AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

SEE SHEET I034 FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

## CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT, SEE THE FOLLOWING FOR COMPLETE COMPLIANCE DOCUMENTATION:

1. NRCC-ENV-E: I040  
2. NRCC-ELC-E: ET1400  
3. NRCC-TLE-E: ET400-ET402  
4. NRCC-MCH-E: MT600-MT603  
5. NRCC-PLB-E: PTT500  
6. NRCC-CXR-E: I141

## SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 251.

SEE SHEET SD-0.0 FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET N/A FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

## CITY OF IRVINE MUNICIPAL CODE

[NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [IMC SECT. 6-8-205]

MON-FRI 7 AM TO 7 PM

SAT 9 AM TO 6 PM

NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-517 AND 5-9-528]

SEE SHEET N/A FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [IMC 5-9-401 F. & 5-9-402 M.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5-9-401 E. & 5-9-402 K]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL N/A

## OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

## PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES AND PARKING LOT MODIFICATIONS SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR TENANT IMPROVEMENTS NOT ADDING AREA, ARE BENEFICIAL FOR MAJOR TENANT IMPROVEMENTS OR ANY RESTAURANT INSTALLATIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT COMMERCIAL BUILDING INSPECTOR SUPERVISOR AT (949) 724-6139 FOR BUILDING INSPECTIONS AND GRADING INSPECTOR SUPERVISOR AT (949) 724-6329 FOR PARKING LOT MODIFICATIONS INSPECTIONS.

## DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS, PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

1. DROP DOWN BASKETBALL HOOPS STRUCTURAL SUPPORT AND ANCHORAGE  
2. DROP DOWN VOLLEYBALL NETS STRUCTURAL SUPPORT AND ANCHORAGE  
3. DIVIDER NETS STRUCTURAL SUPPORT AND ANCHORAGE  
4. SCOREBOARD STRUCTURAL SUPPORT AND ANCHORAGE  
5. WALK-IN COOLER/FREEZER  
6. AUTOMATIC FIRE SPRINKLERS SYSTEM MODIFICATIONS  
7. FIRE UNDERGROUND MODIFICATIONS (SEE PLANS FOR SCOPE)  
8. FIRE ALARM, FIRE ALARMS WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM MODIFICATIONS  
9. HOOD FIRE SUPPRESSION SYSTEM  
10. FENCE ENCLOSURE  
11. SUSPENDED CEILING STRUCTURAL SUPPORT AND ENGINEERING AS IDENTIFIED ON THE PLANS  
12. INTERIOR GLAZING AND STOREFRONT SYSTEMS  
13. HEALTH DEPARTMENT APPROVAL (MUST BE PROVIDED PRIOR TO PERMIT ISSUANCE)

## ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM L OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

CONTRACTOR SHALL RESTORE ALL ORIGINAL AND REQUIRED FIRE PROTECTION ON STRUCTURAL ELEMENTS AND RATED ASSEMBLIES.

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 11B-404.2.9. POWERED EXTERIOR DOORS, PER EXCEPTION 2, SERVING A SPACE WITH AN OCCUPANCY OF 150 OR MORE ARE REQUIRED TO BE EQUIPPED WITH BACK-UP POWER.

## FIRE DEPARTMENT NOTES:

- FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
- THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
- FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE B-09.
- BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE, AND CONSTRUCTION SHALL BE IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4' ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
- WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFR CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
- KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.

- SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFR CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
- EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.
- WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.
- HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.
- STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.
- A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

## STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3. WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

## PARKING LOT MODIFICATION INSPECTION NOTES

- PRIOR TO THE START OF ANY WORK, A PRE-GRADING MEETING AT THE SITE IS REQUIRED WITH THE OWNER, CONTRACTOR, GEOTECHNICAL ENGINEER (IF APPLICABLE), OR THEIR AGENTS, AND THE CITY GRADING INSPECTOR. THE PERMITTEE SHALL CONTACT GRADING INSPECTION TO SCHEDULE (949) 724-6329.
- THE REQUIREMENTS FOR DEPUTY INSPECTION AND PERMIT CLOSE-OUT DOCUMENTATION WILL BE DETERMINED BY THE CITY GRADING INSPECTOR AT THE PRE-GRADE MEETING. THE REQUIRED GRADING INSPECTIONS WILL BE DEFINED AT THE PRE-GRADING MEETING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF:
  - THE IRVINE GRADING AND EXCAVATION REGULATIONS AND GRADING MANUAL
  - THE CITY OF IRVINE STANDARD PLANS
  - SPECIAL REQUIREMENTS OF THE GRADING OR PARKING LOT MODIFICATION PERMIT
  - THE CALIFORNIA BUILDING CODE
  - STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)
  - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
  - THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE.
- CONSTRUCTION OPERATIONS SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OUTSIDE OF THESE PERMITTED HOURS OR ON SUNDAYS AND FEDERAL HOLIDAYS, UNLESS A TEMPORARY WAIVER HAS BEEN GRANTED BY THE CHIEF BUILDING OFFICIAL. ANY WAIVERS SHALL TAKE INTO ACCOUNT THE IMPACT UPON THE COMMUNITY (IRVINE MUNICIPAL CODE SEC. 6-8-205).
- ACCESSIBLE STALLS AND PATHS OF TRAVEL SHALL BE TEMPORARILY RELOCATED, AS NEEDED, TO MAINTAIN COMPLIANT ACCESSIBILITY, TO BE DETERMINED AT THE PRE-GRADING MEETING TO THE SATISFACTION OF THE GRADING INSPECTOR.
- ALL ACCESSIBLE STALL STRIPING AND SIGNAGE SHALL BE PER THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. ALL STANDARD PARKING STALL STRIPING SHALL BE PER CITY OF IRVINE STANDARD PLAN NO. 411.

## EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE:

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

## RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

## SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ADVISORY:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (HTTP://WWW.AQMD.GOV/DOCS/DEFAULT-SOURCE/RULE-BOOK/REG-XIV/RULE-1403.PDF) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

## ACCESSIBILITY COMPLIANCE:

CALIFORNIA BUILDING CODE, CHAPTER 11B REQUIRES COMPLIANCE WITH ALL PATH OF TRAVEL REQUIREMENTS. IS THE PROFESSIONAL OF RECORD USING CODE EXCEPTIONS FOR COMPLIANCES NO

WHEN USING CODE EXCEPTIONS ONLY, REFER TO SHEET N/A FOR JUSTIFICATION.

## SHEET INDEX:

SEE SHEET G010 FOR SHEET INDEX.

PLAN CHECK: 00961347-CTIS		CIP: 362502	
SHEET 0001		OF 1	
CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT		CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT	
ARCHITECT: ACERVANTES		ARCHITECT: ACERVANTES	
LICENSE NO. EXP. DATE		LICENSE NO. EXP. DATE	
REPORT # 3022025 DATE 06/24/2024		REPORT # 3022025 DATE 06/24/2024	
NO. DATE		NO. DATE	
ISSUE FOR PLAN CHECK		ISSUE FOR PLAN CHECK	
07/09/2025		07/09/2025	
SOILS ENGINEER		SOILS ENGINEER	
SUITE B		SUITE B	
NOVA SERVICES, INC.		NOVA SERVICES, INC.	
11602025		11602025	
DATE:		DATE:	
09/02/2025		09/02/2025	
PLAN CHECK CORRECTIONS 2		PLAN CHECK CORRECTIONS 2	
10/15/2025		10/15/2025	
CHECKED:		CHECKED:	
WARE MALCOMB		WARE MALCOMB	
5		5	
DRAWN BY:		DRAWN BY:	
WARE MALCOMB		WARE MALCOMB	
6		6	
DESIGNED:		DESIGNED:	
WARE MALCOMB		WARE MALCOMB	
7		7	
DEVELOPER:		DEVELOPER:	
CITY OF IRVINE		CITY OF IRVINE	
1 CIVIC CENTER PLAZA		1 CIVIC CENTER PLAZA	
IRVINE, CA 92614		IRVINE, CA 92614	
P. 949.660.9128		P. 949.660.9128	
WARE MALCOMB		WARE MALCOMB	
11602025		11602025	
DATE:		DATE:	
09/02/2025		09/02/2025	
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17300 RED HILL  
IRVINE, CALIFORNIA 92614

## DEFERRED SUBMITTALS



## EGRESS PLAN NOTES

SEE SHEETS 0010 - 0110 FOR GENERAL NOTES

- POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
- REFER TO SHEET 020 FOR ACCESSIBILITY DETAILS.
- PER CBC 1005.2.2 EXCEPTION #1, MEANS OF EGRESS CAPACITY IS CALCULATED AT A FACTOR OF 0.15 INCH (3.8 mm) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2 SINGLE DOORS HAVE A CLEAR WIDTH OF 32" WITH A DOOR CAPACITY OF 213; DOUBLE DOORS HAVE A CLEAR WIDTH OF 64" WITH A DOOR CAPACITY OF 426.

## KEYNOTES:

- 002 WALL-MOUNTED TACTILE SIGN, INDICATING "EXIT ROUTE" (DET 19/1020).
- 004 EXISTING EXTERIOR DOOR: VERIFY IN FIELD REQUIRED ILLUMINATED EXIT SIGN AND "EXIT" TACTILE SIGNAGE (DET 18/1020).
- 007 WALL-MOUNTED SIGN, INDICATING "MAXIMUM OCCUPANCY" (DET 16/1020). SEE PLAN FOR MAXIMUM OCCUPANCY QUANTITIES.
- 010 STORAGE ROOM MUST ADHERE TO THE FOLLOWING CRITERIA: 1) CLEAR EGRESS ROUTES, FROM ALL AREAS WITHIN THE STORAGE SPACE, SHALL BE MAINTAINED ALLOWING IMMEDIATE ACCESS TO THE DEFINED EXITS AT ALL TIMES; 2) THE EGRESS PATH SHALL BE MAINTAINED AT 36" WIDE MIN IN ACCORDANCE WITH CBC TABLE 1020.3, WHERE STORAGE SPACE HAS AISLES THAT SERVE ELEMENTS ON TWO SIDES, A 44" WIDE EGRESS WIDTH SHALL BE PROVIDED AND MAINTAINED; 3) STORAGE LAYOUTS SHALL AT NO TIME CREATE EXIT TRAVEL DISTANCES OUTSIDE THE THRESHOLDS DEFINED ON THESE PLANS.
- 011 WHERE PROVIDED, STEEL SHELVING MUST ADHERE TO THE FOLLOWING CRITERIA: 1) STEEL SHELVING SHALL BE INSTALLED IN SUCH A MANNER AS TO MAINTAIN THE MIN REQUIRED EGRESS WIDTHS DEFINED ON THESE PLANS; 2) SHELVING UNDER 7FT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS; 3) SHELVING BETWEEN 7FT AND 8FT WILL REQUIRE PERMITTING AND ENGINEERING FOR THE STRUCTURAL ANCHORAGE ONLY; 4) SHELVING OVER 8FT WILL REQUIRE PERMITTING AND FULL ENGINEERING FOR THE ENTIRE SHELVING SYSTEM.
- 013 REMOVE EXISTING BASE BUILDING FIRE EXTINGUISHER TEMPORARILY TO ALLOW INSTALLATION OF NEW FINISH. AFTER FINISH INSTALLATION, INSTALL SURFACE MOUNTED FEC IN ITS ORIGINAL LOCATION PER CODE REQUIREMENTS. WALL PADDING TO CUT AROUND FEC.

## OCC. TYPE PATTERN LEGEND

- (A-2) ASSEMBLY WITH LOAD FACTOR OF 15 (CBC 311.1.1)
- (A-2) ASSEMBLY WITH LOAD FACTOR OF 200 (CBC 303.1.2)
- (A-3) ASSEMBLY WITH LOAD FACTOR OF 15
- (A-4) ASSEMBLY WITH LOAD FACTOR OF 50 (CBC 311.1.1)
- (A-4) STORAGE WITH LOAD FACTOR OF 300
- (B) BUSINESS WITH LOAD FACTOR 15
- (B) BUSINESS WITH LOAD FACTOR 150
- (S-1) STORAGE WITH LOAD FACTOR OF 300
- NOTE: RESTROOMS TO FOLLOW CPC SECTION 422.1

## MAX. TRAVEL DISTANCE TO EXITS

MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILDING)

ASSEMBLY	250 FEET MAX.
BUSINESS (OFFICE)	300 FEET MAX.
S-1 STORAGE (MODERATE-HAZARD WAREHOUSE)	200 FEET MAX.

\*1017.2.2 GROUPS F-1 AND S-1 INCREASE

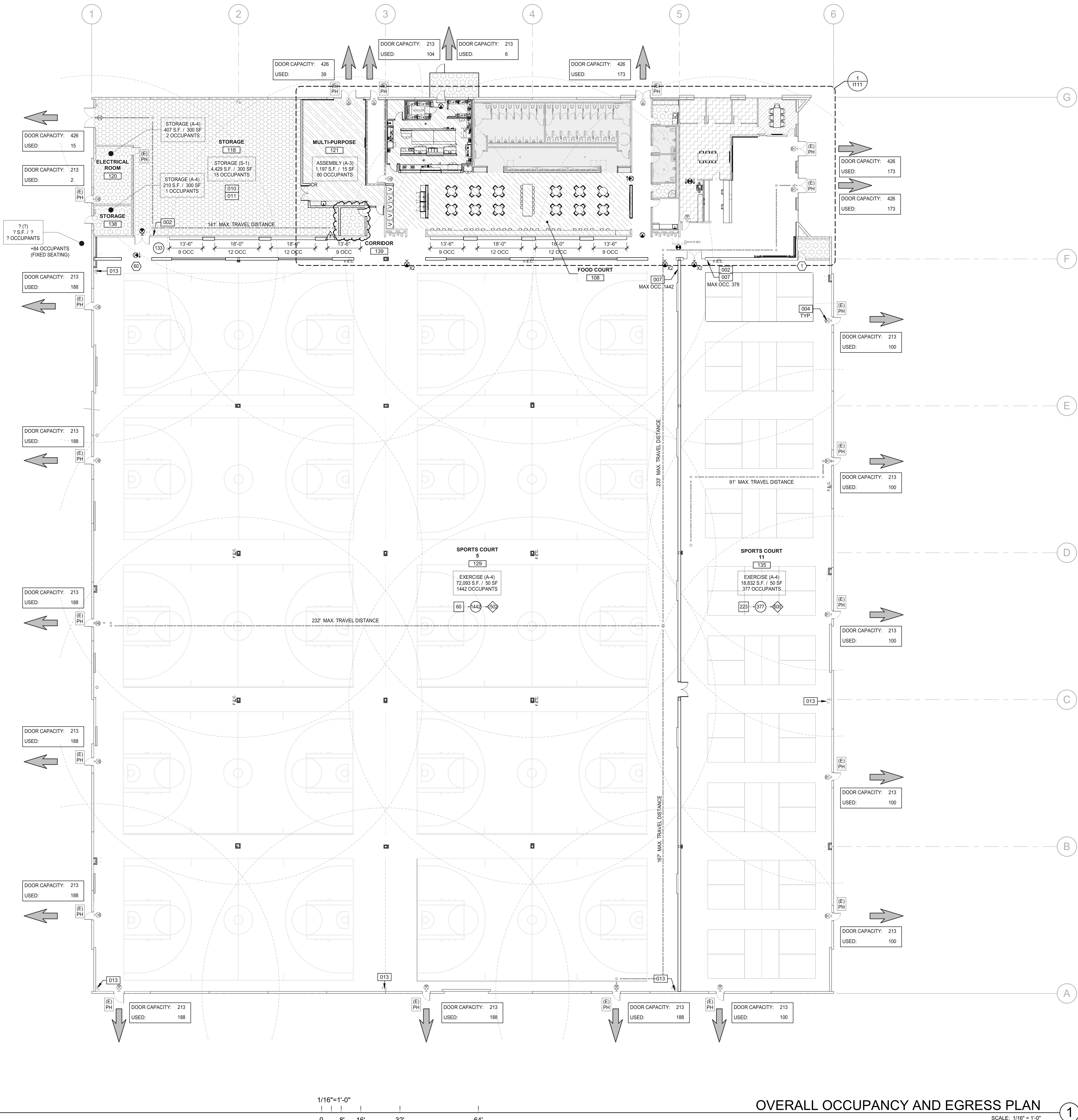
## MAX. COMMON PATH OF TRAVEL

MAX. COMMON PATH OF TRAVEL DISTANCE (1006.2.1 SPRINKLERED BUILDING)

ASSEMBLY	75 FEET MAX.
BUSINESS (OFFICE)	100 FEET MAX.
S-1 STORAGE (MODERATE-HAZARD WAREHOUSE)	100 FEET MAX.

## LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.) (COVERED UNDER CORE & SHELL PERMIT)
- REQUIRED EXIT
- DIRECTION OF TRAVEL
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- ORIGINATING OCCUPANT LOAD
- CUMULATIVE OCCUPANT LOAD FROM ADJOINING ROOMS
- AGGREGATE OCCUPANT LOAD AT DESIGNATED POINT
- AGGREGATE OCCUPANT LOAD AT DOOR
- EXISTING FIRE EXTINGUISHER
- NEW RECESSED FIRE EXTINGUISHER CABINET
- NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET
- EXISTING CEILING-MOUNTED EXIT SIGN
- EXISTING WALL-MOUNTED EXIT SIGN
- CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED
- WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED
- NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.
- EXIT SIGN TO BE CENTERED WITH THE DOOR.
- PANIC HARDWARE
- EXISTING PANIC HARDWARE
- VINYL FENCE

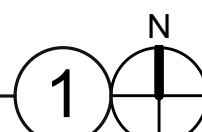


1/16"=1'-0"

0 8' 16' 32' 64'

OVERALL OCCUPANCY AND EGRESS PLAN

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





EGRESS PLAN NOTES

SEE SHEETS G010 - 010 FOR GENERAL NOTES

1. POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
2. REFER TO SHEET 1020 FOR ACCESSIBILITY DETAILS.
3. PER CBC 1005.2.2 EXCEPTION #1: MEANS OF EGRESS CAPACITY IS CALCULATED AT A FACTOR OF 0.15 INCH (3.8 mm) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2 SINGLE DOORS HAVE A CLEAR WIDTH OF 32" WITH A DOOR CAPACITY OF 213; DOUBLE DOORS HAVE A CLEAR WIDTH OF 64" WITH A DOOR CAPACITY OF 426.

KEYNOTES:

- 002 WALL-MOUNTED TACTILE SIGN, INDICATING "EXIT ROUTE" (DET 19/1020).  
004 EXISTING EXTERIOR DOOR, VERIFY IN FIELD REQUIRED ILLUMINATED EXIT SIGN AND "EXIT" TACTILE SIGNAGE (DET 18/1020).  
005 PERMANENT ROOM SIGNAGE; REFER TO ACCESSIBILITY SIGNAGE DETAILS (17/1020).  
007 WALL-MOUNTED SIGN, INDICATING "MAXIMUM OCCUPANCY" (DET 16/1020).  
008 EXISTING "ILLUMINATED EXIT" SIGNAGE.  
009 AT LEAST 5% OF EACH TYPE OF DINING SURFACE SHALL BE ACCESSIBLE. REFER TO DET 8/1020 FOR KNEE AND TOE CLEARANCE REQUIREMENTS. EACH ACCESSIBLE DINING SURFACE SHALL BE IDENTIFIED WITH AN ISA. REPLACE EXISTING WALL MOUNTED EXIT SIGN WITH CEILING MOUNTED EXIT SIGN, COORDINATE LOCATION WITH AIR CURTAIN.
- 014

OCC. TYPE PATTERN LEGEND

- (A-2) ASSEMBLY WITH LOAD FACTOR OF 15  
(A-2) ASSEMBLY WITH LOAD FACTOR OF 200  
(A-3) ASSEMBLY WITH LOAD FACTOR OF 15  
(A-4) ASSEMBLY WITH LOAD FACTOR OF 50 (CBC 311.1.1)  
(A-4) STORAGE WITH LOAD FACTOR OF 300 (CBC 303.1.2)  
(B) BUSINESS WITH LOAD FACTOR 15  
(B) BUSINESS WITH LOAD FACTOR 150 (CBC 311.1.1)  
(S-1) STORAGE WITH LOAD FACTOR OF 300  
NOTE: RESTROOMS TO FOLLOW CPC SECTION 422.1

MAX. TRAVEL DISTANCE TO EXITS

MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILDING)

ASSEMBLY	250 FEET MAX.
BUSINESS (OFFICE)	300 FEET MAX.
S-1 STORAGE (MODERATE-HAZARD WAREHOUSE)	200 FEET MAX.

\*1017.2.2 GROUPS F-1 AND S-1 INCREASE

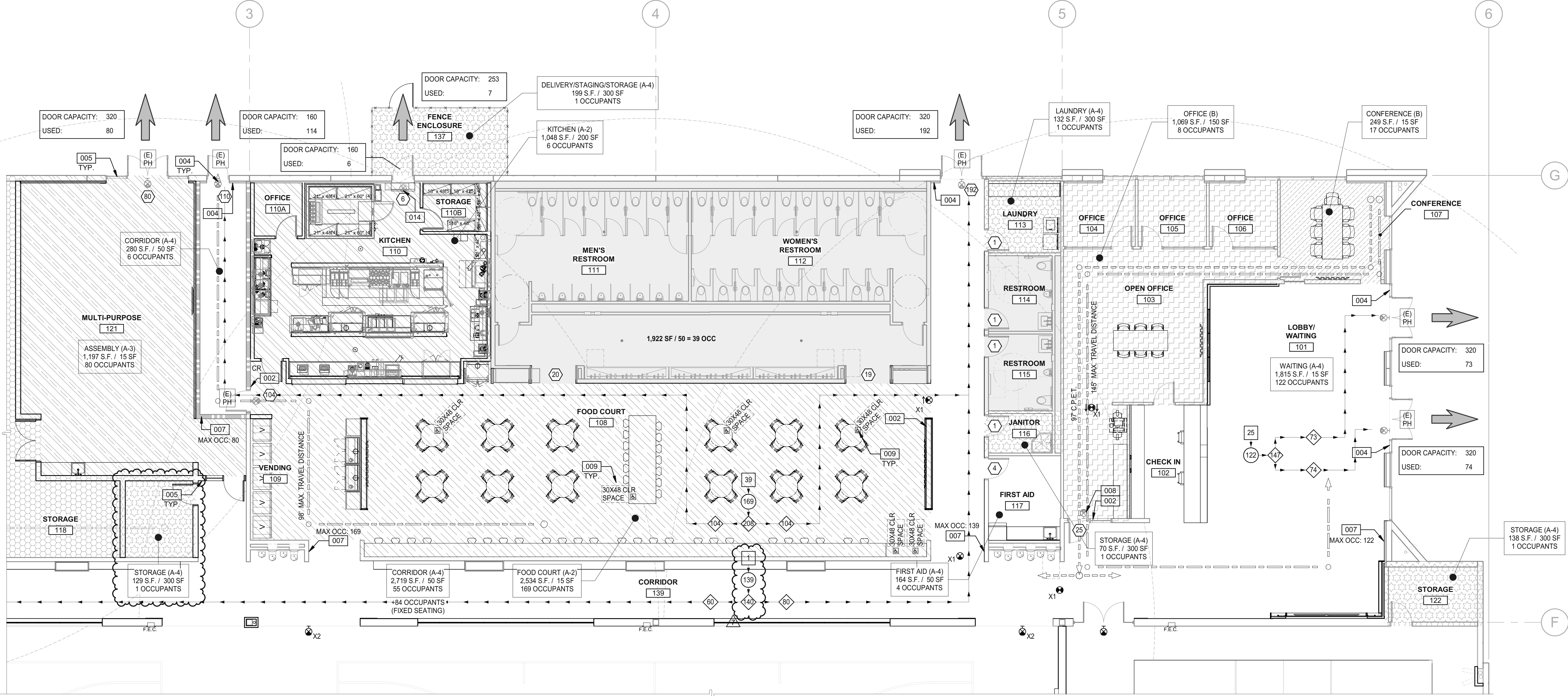
MAX. COMMON PATH OF TRAVEL

MAX. COMMON PATH OF TRAVEL DISTANCE (1006.2.1 SPRINKLERED BUILDING)

ASSEMBLY	75 FEET MAX.
BUSINESS (OFFICE)	100 FEET MAX.
S-1 STORAGE (MODERATE-HAZARD WAREHOUSE)	100 FEET MAX.

LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.)  
(COVERED UNDER CORE & SHELL PERMIT)
- REQUIRED EXIT
- DIRECTION OF TRAVEL
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL (C.P.E.T.)
- ORIGINATING OCCUPANT LOAD
- CUMULATIVE OCCUPANT LOAD FROM ADJOINING ROOMS
- AGGREGATE OCCUPANT LOAD AT DESIGNATED POINT
- AGGREGATE OCCUPANT LOAD AT DOOR
- EXISTING FIRE EXTINGUISHER
- NEW RECESSED FIRE EXTINGUISHER CABINET
- NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET
- EXISTING CEILING-MOUNTED EXIT SIGN
- EXISTING WALL-MOUNTED EXIT SIGN
- CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED
- WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED
- NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.
- EXIT SIGN TO BE CENTERED WITH THE DOOR.
- PANIC HARDWARE
- EXISTING PANIC HARDWARE
- VINYL FENCE



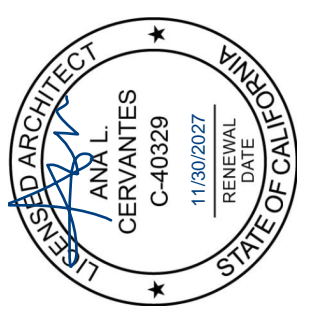
OFFICE - OCCUPANCY AND EGRESS PLAN

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

1/8" = 1'-0"

0 4' 8' 16' 32'

WARE MALCOMB  
10 Eddman  
Irvine, CA 92618  
P 949.650.9128



IRVINE FIELDHOUSE

17300 RED HILL  
IRVINE, CALIFORNIA 92614

OFFICE - OCCUPANCY AND EGRESS PLAN

DATE	ISSUE FOR PLAN CHECK	REMARKS
07/09/2025	PLAN CHECK CORRECTIONS	
08/22/2025	PLAN CHECK CORRECTIONS 1	
09/04/2025	PLAN CHECK CORRECTIONS 2	
09/24/2025	BID ADDENDUM 1	
04/30/2026	BID ADDENDUM 2	

PA/PM: S. FOX  
DRAWN BY:  
JOB NO.: IRV24-6050-00

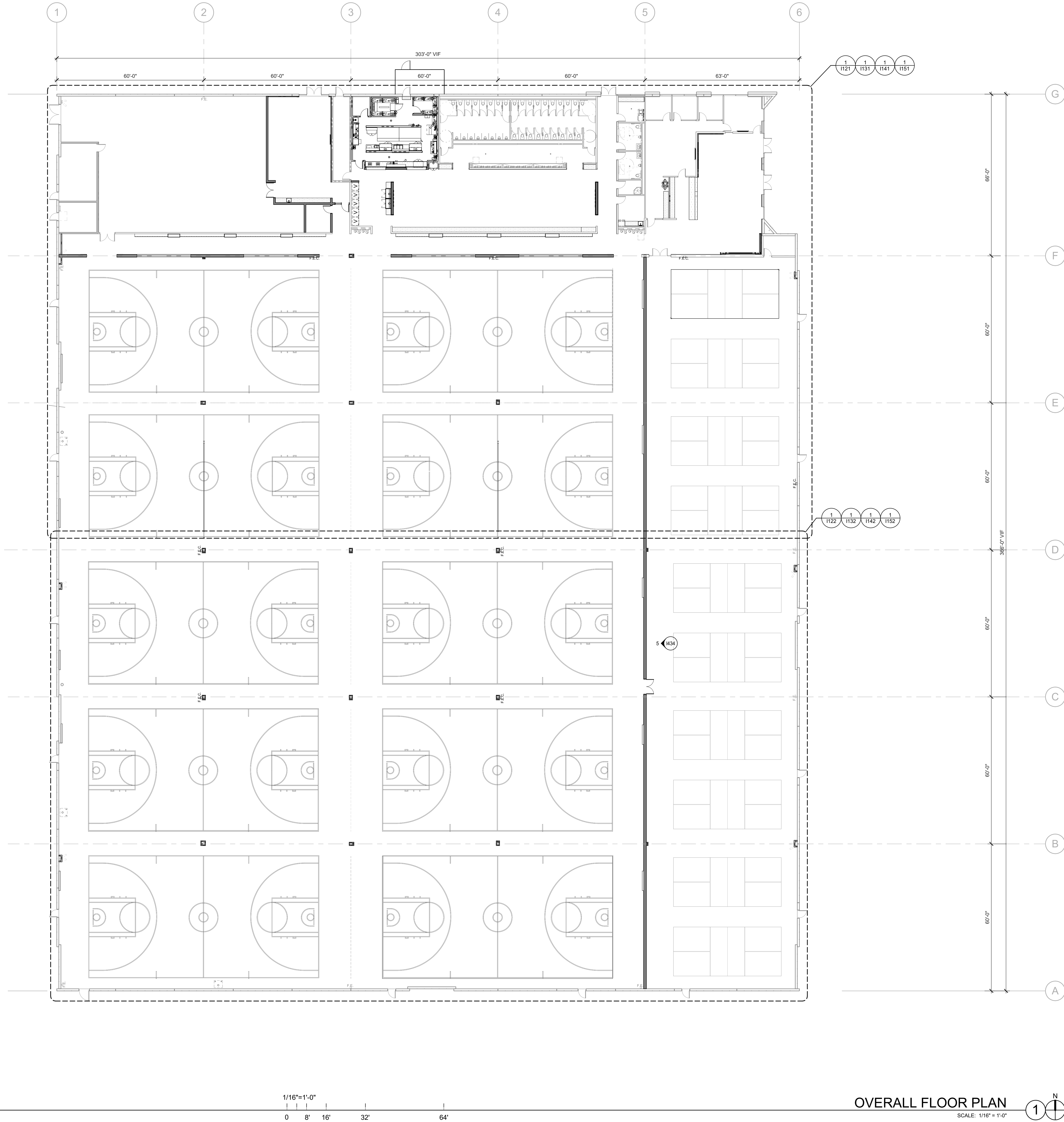
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- BID ADDENDUM 2

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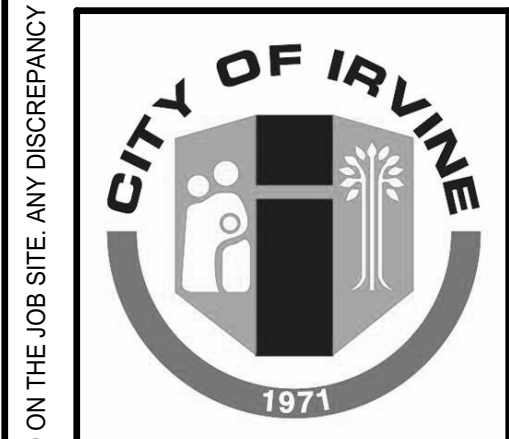
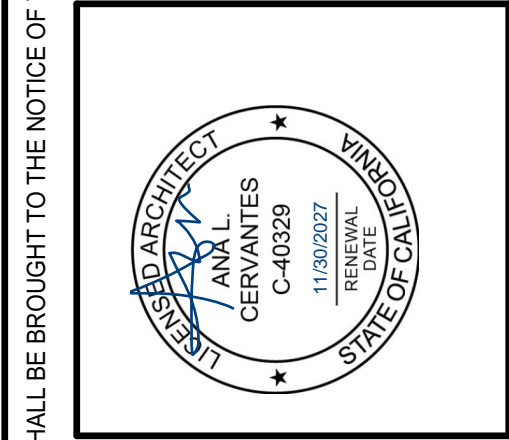


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OVERALL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**WARE MALCOMB**  
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PLANNING  
INTERIORS  
CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT  
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**IRVINE FIELDHOUSE**  
17300 RED HILL  
IRVINE, CALIFORNIA 92614

OVERALL FLOOR PLAN	
DATE	REMARKS
07/09/2025	ISSUE FOR PLAN CHECK

PA/PM:	S. FOX
DRAWN BY.:	K.L./L.L.
JOB NO.:	IRV24-6050-00

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**1120**  
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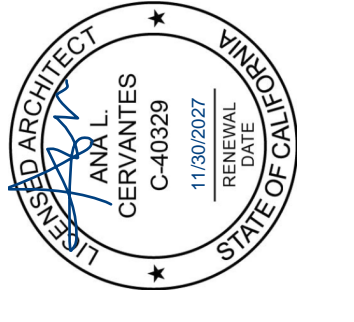
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**WARE MALCOMB**

10 Edelman  
Irvine, CA 92618  
P 949.660.9128

ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT



## IRVINE FIELDHOUSE

17300 RED HILL  
IRVINE, CALIFORNIA 92614

### NORTH - FLOOR PLAN

DATE	REMARKS
07/09/2025	ISSUE FOR PLAN CHECK
08/22/2025	PLAN CHECK CORRECTIONS
09/15/2025	PLAN CHECK CORRECTIONS 2
09/22/2025	PLAN CHECK CORRECTIONS 3
09/30/2025	PLAN CHECK CORRECTIONS 4
04/30/2026	BID ADDENDUM 2

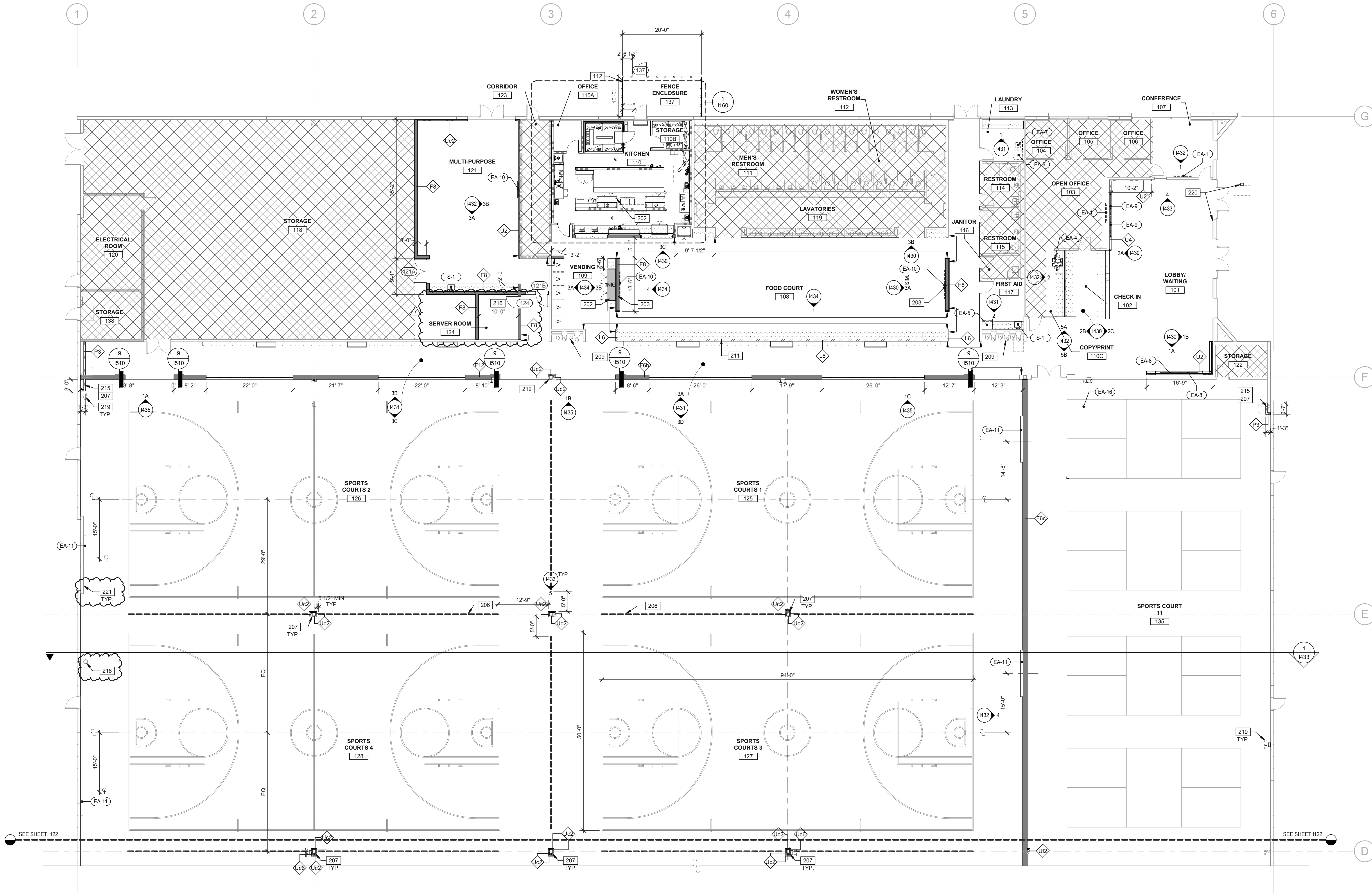
PA/PM: S. FOX  
DRAWN BY: K.L./L.  
JOB NO.: IRV24-6050-00

SHEET

**I121**

- BID ADDENDUM 2

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3/32"=1'-0"

0 4' 8' 16' 24' 48'

### RATED CONSTRUCTION NOTES

- ALL EXISTING RATED WALLS SHALL BE PATCHED AND REPAIRED AS NEEDED TO MATCH EXISTING RATED CONSTRUCTION.
- ALL THROUGH AND MEMBRANE PENETRATIONS IN FIRE RATED WALL AND FLOOR/CILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH CBC 714. SEE PLAN SHEET I332 FOR TYPICAL RATED PENETRATIONS. ALL RATED PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 WHERE A SPECIFIC LISTED PENETRATION SYSTEM HAS NOT BEEN COVERED BY THE ARCHITECTURAL DRAWINGS. THE AOR SHALL BE NOTIFIED IMMEDIATELY AND A LISTED FIRE STOPPING SYSTEM SHALL BE PROVIDED AND MADE AVAILABLE ON SITE AT TIME OF CITY INSPECTIONS.

### LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)  
(COVERED UNDER CORE & SHELL PERMIT)

#### PARTITION TYPES

- INTERIOR GYPSUM BOARD PARTITION SHALL CONFORM TO ICC REPORT ESR-1338. MIN. FASTENER: #6 1-1/4" SCREW. SPACING: 12" FIELD, 8" EDGES.
- SEE DETAIL SHEET B00 FOR PARTITION TYPE DETAILS.

PARTITION TAG  
STUD SIZE, PER DETAIL  
PARTITION TYPE

#### WALL / PARTITION

- EXISTING WALL / PARTITION
- EXISTING EXTERIOR WALL, EXISTING INTERIOR PARTITION WALL, OR EXISTING STEEL COLUMN WITH NEW FURRING PARTITION. SEE DETAILS U1510, U6510, U510, U510 FOR PARTITION HEIGHT.
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE WITH BATT INSULATION. SEE DETAILS F01510 AND F01510
- PARTITION TO 6" ABOVE CEILING. SEE DETAILS A1510.
- LOW WALL PARTITION. SEE DETAIL L1510
- PARTIAL WALL PARTITION AT 10' HIGH. SEE DETAIL P1510
- NEW 6'-0" TALL VINYL FENCE, IRVINE FENCE INC. PRIVACY FENCE OR SIM (DEFERRED SUBMITTAL).
- EXISTING 1HR FIRE-RATED PARTITION IN ACCORDANCE WITH UL U419.
- DOOR TAG - REFER TO SHEET I610.

### KEYNOTES:

- NEW FENCE ENCLOSURE, 6'-0" TALL VINYL FENCE (VINYL COLOR TO MATCH HOMBURG GRAY - SW7622) WITH 42" DOOR.
- REFER TO FOOD SERVICE DRAWINGS FOR EQUIPMENT INFORMATION & LAYOUT.
- NO INSULATION REQUIRED ON THIS WALL.
- CEILING-MOUNTED GYM COURT DIVIDER NETS STRUCTURAL SUPPORT AND ANCHORAGE UNDER DEFERRED SUBMITTAL.
- FURRING IN THE COURTS TO STOP AT 10'-0" AFF. TYP.
- EXISTING DRINKING FOUNTAINS COVERED UNDER CORE AND SHELL.
- LOW WALL PARTITION AT 48" REFERENCE DETAIL L1510.
- FURRING AT THIS COLUMN ONLY TO GO TO UNDERSIDE OF CEILING.
- PROVIDE ALTERNATE: SEMI-CIRCLE GYP SURROUND AT ALL EXTERIOR ROOF DRAINS.
- PROVIDE BACKING TO SERVER ROOM WALLS.
- EXISTING FIRE RISER TO BE ENCLOSED WITH NEW FURRED WALLS USING WALL TYPE "P". OPTIONAL RADUSED WALL EDGES SHALL BE CONSIDERED. WALLS SHALL BE SIZED TO ACCOMMODATE A 48"x48" ACCESS OPENING. ACCESS OPENINGS SHALL BE PROVIDED WITH DOUBLE DOORS, PADDING, EASY ACCESS HARDWARE AND COMPLETE IDENTIFICATION SIGNAGE APPROVED BY OSHA. THESE MODIFICATIONS SHALL BE SUBMITTED TO OSHA FOR REVIEW AND APPROVAL AS PART OF THE REVISED FIRE SPRINKLER SUBMITTAL.
- RELOCATE ALL PROTRUDING FIRE EXTINGUISHERS TO BE RECESSED IN NEW FURRED WALLS USING WALL TYPE "P".

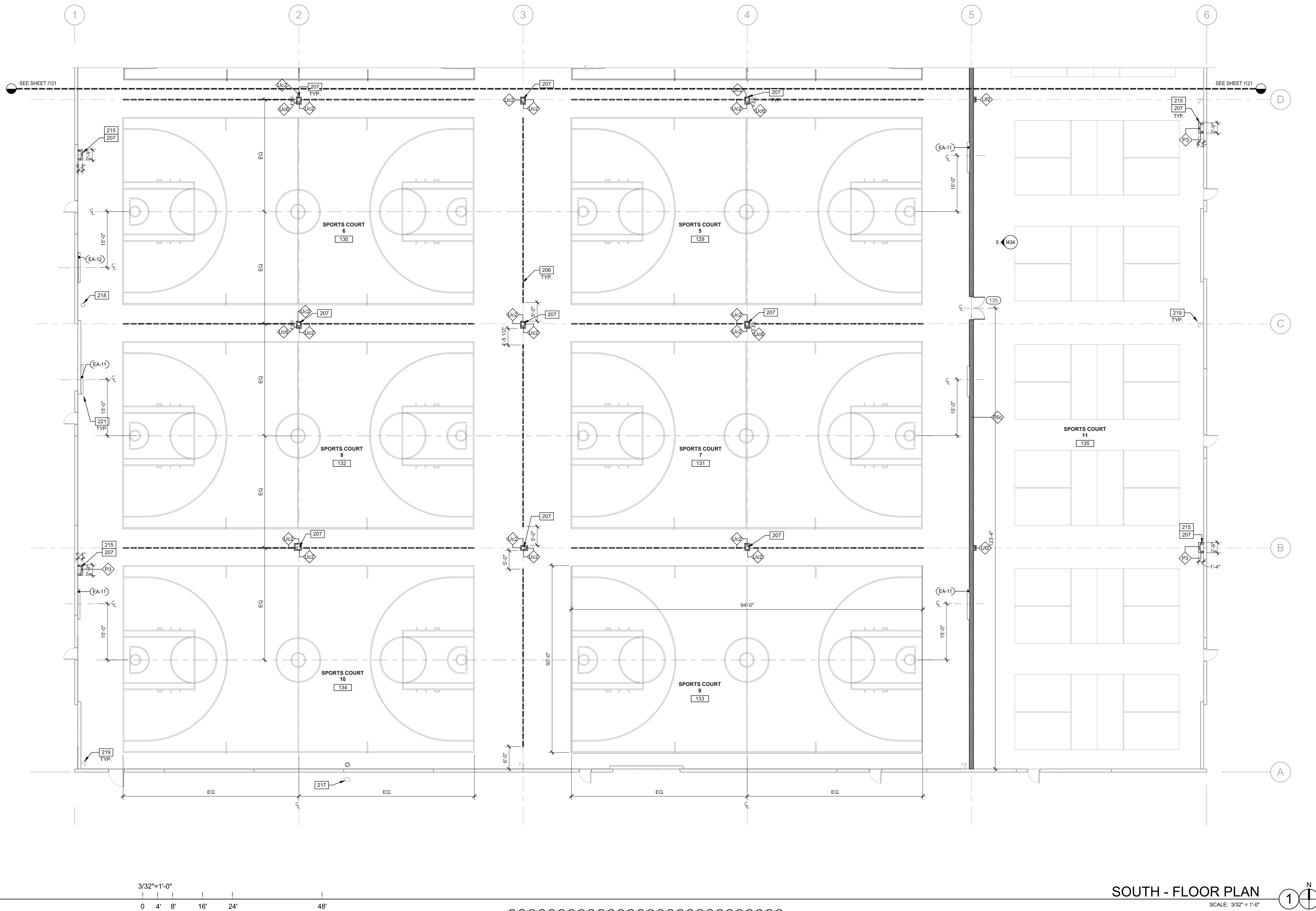
- PROVIDE ADA PUSH CONTROLS AT THE EXTERIOR AND INTERIOR OF THE BUILDING INCLUDING NEW POWERED DOOR HARDWARE IN ACCORDANCE WITH CBC 11B-404.3 AND BHMA A156.19. FULL POWER SHALL BE ACCOUNTED FOR AND PROVIDED TO EACH ACCESS CONTROL BUTTON AND POWERED DOOR HARDWARE. SCOPE SHALL ALSO INCLUDE ALL NECESSARY CONDUIT, WALL MODIFICATIONS AND POTENTIAL EXTERIOR MODIFICATIONS NEEDED TO INSTALL THE HARDWARE AND POWER. SCOPE SHALL ALSO INCLUDE POTENTIAL CUSTOM PEDESTALLED EXTERIOR PUSH BUTTONS OR CUSTOM BOLLARDS EQUIPPED WITH TEH ACCESS CONTROLS. EXTERIOR CONTROLS SHALL BE LOCATED TO ALLOW FOR A 30"x48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH THAT CLEARS THE DOOR SWING IN ACCORDANCE WITH CBC 11B-404.3.5. AS PART OF THE BID SCOPE, PROVIDE AN ADDITIONAL LINE ITEM FOR PRICING THE INSTALLATION OF JUST THE CONDUIT AND ELECTRICAL INFRASTRUCTURE TO SUPPORT THE FUTURE INSTALLATION OF THIS SCOPE.
- AUX. DRAINS FOR FIRE SPRINKLERS ALONG EXTERIOR WALLS TO BE RELOCATED TO CLOSEST FURRED WALL. PROVIDE ACCESS PANEL AT VALVE LOCATIONS.

### FLOOR PLAN NOTES

SEE SHEETS 0010 - 010 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT. PRIOR TO ERECTING THE PARTITIONS, AND ADDRESS ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.
- ALL PARTITION METAL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L240 SPAN TABLE, ON THE FRAMING DETAILS SHEET, U.O.N.
- DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER TO GYPSUM ASSOCIATION PUBLICATION, GA-214 (<https://www.certainteed.com/drywall/what-are-recommended-finishes/>):
  - FOR PLENUM AND NON-VISIBLE AREAS - LEVEL-1. AREAS WITH OPEN-CEILINGS OR CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS.
  - BEHIND WALL TILE - LEVEL-2
  - ALL VISIBLE PARTITION SURFACES - LEVEL 4, UNLESS NOTED AS LEVEL-5 BY OTHER NOTES OR KEYED NOTE.
- PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER WALL AND CEILING SURETUF (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
- ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1" BEAD.
- DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT.
- ACCESS PANELS IN PARTITIONS/CEILINGS FOR PLUMBING, MECHANICAL, AND ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS.
- ALL BLOCKING IN PARTITION TO BE FIRE RETARDANT TREATED SOLID WOOD BLOCKING, OR CONTINUOUS METAL STRAPPING. COORDINATE EXACT LOCATIONS AND EXTENT IN FIELD. GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION TO MILLWORK SUPPLIED BY THE GC, AND WALL-HUNG EQUIPMENT.
- FOR WALL-MOUNTED TELEVISIONS, PROVIDE BLOCKING IN PARTITIONS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH ANY SPECIFICATIONS & REQUIREMENTS.





## RATED CONSTRUCTION NOTES

- ALL EXISTING RATED WALLS SHALL BE PATCHED AND REPAIRED AS NEEDED TO MATCH EXISTING RATED CONSTRUCTION.
- ALL THROUGH AND MEMBRANE PENETRATIONS IN FIRE RATED WALL AND FLOOR/CEILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH CBC 714. SEE PLAN SHEET I532 FOR TYPICAL RATED PENETRATIONS. ALL RATED PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WHERE A SPECIFIC LISTED PENETRATION SYSTEM HAS NOT BEEN COVERED BY THE ARCHITECTURAL DRAWINGS. THE AOR SHALL BE NOTIFIED IMMEDIATELY AND A LISTED FIRE STOPPING SYSTEM SHALL BE PROVIDED AND MADE AVAILABLE ON SITE AT TIME OF CITY INSPECTIONS.

## LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)  
(COVERED UNDER CORE & SHELL PERMIT)

### PARTITION TYPES

- INTERIOR GYPSUM BOARD PARTITION SHALL CONFORM TO ICC REPORT ESR-1338. MIN. FASTENER: #6 1-1/4" SCREW, SPACING: 12" FIELD, 8" EDGES.
- SEE DETAIL SHEET I610 FOR PARTITION TYPE DETAILS.

PARTITION TAG  
STUD SIZE, PER DETAIL  
PARTITION TYPE

### WALL / PARTITION

EXISTING WALL / PARTITION

EXISTING EXTERIOR WALL, EXISTING INTERIOR PARTITION WALL, OR EXISTING STEEL COLUMN WITH NEW FURRING PARTITION. SEE DETAILS U1010, U61010, U61010, U1010 FOR PARTITION HEIGHT.

FULL HEIGHT NON-RATED PARTITION TO STRUCTURE WITH BATT INSULATION. SEE DETAILS F01010 AND F01010.

PARTITION TO 6" ABOVE CEILING. SEE DETAILS A1010.

LOW WALL PARTITION. SEE DETAIL U1010.

PARTIAL WALL PARTITION AT 10' HIGH. SEE DETAIL P1010.

NEW 6'-0" TALL VINYL FENCE: IRVINE FENCE INC. PRIVACY FENCE OR SIM (DEFERRED SUBMITTAL).

EXISTING 1HR FIRE-RATED PARTITION IN ACCORDANCE WITH UL U419.

DOOR TAG - REFER TO SHEET I610.

## KEYNOTES:

- 206 CEILING-MOUNTED GYM COURT DIVIDER NETS STRUCTURAL SUPPORT AND ANCHORAGE UNDER DEFERRED SUBMITTAL.
- 207 FURRING IN THE COURTS TO STOP AT 10'-0" AFF. TYP.
- 215 PROVIDE ALTERNATE: SEMI-CIRCLE GYP SURROUND AT ALL EXTERIOR ROOF DRAINS.
- 217 EXISTING FIRE RISER TO BE RELOCATED TO EXTERIOR OF BUILDING FACE. EXISTING RISER PIPING TO BE ABANDONED IN PLACE AS TO NOT DISTURB THE EXISTING UNDER SLAB VAPOR MITIGATION SYSTEM. SLURRY FILL PIPE AND PREP FLOOR SLAB TO RECEIVE NEW FLOOR FINISH IN ACCORDANCE WITH THE WOOD FLOORING MANUFACTURER'S INSTALLATION SPECIFICATIONS. G.C. TO SUBMIT UPDATED FIRE UNDERGROUND AND FIRE SPRINKLER PLANS TO OCFR FOR PROPOSED MODIFICATION. FIRE RISER SHALL BE EQUIPPED WITH TAMPER RESISTANT LOCKING HARDWARE APPROVED AND COMPLETE IDENTIFICATION SIGNAGE APPROVED BY OCFR.
- 218 EXISTING FIRE RISER TO BE ENCLOSED WITH NEW FURRED WALLS USING WALL TYPE "P". OPTIONAL RADIUSSED WALL EDGES SHALL BE CONSIDERED. WALLS SHALL BE SIZED TO ACCOMMODATE A 48"x48" ACCESS OPENING. ACCESS OPENING SHALL BE PROVIDED WITH DOUBLE DOORS, PADDING, EASY ACCESS HARDWARE AND COMPLETE IDENTIFICATION SIGNAGE APPROVED BY OCFR. THESE MODIFICATIONS SHALL BE SUBMITTED TO OCFR FOR REVIEW AND APPROVAL AS PART OF THE REVISED FIRE SPRINKLER SUBMITTAL.
- 219 RELOCATE ALL PROTRUDING FIRE EXTINGUISHERS TO BE RECESSED IN NEW FURRED WALLS USING WALL TYPE "P".
- 221 AUX. DRAINS FOR FIRE SPRINKLERS ALONG EXTERIOR WALLS TO BE RELOCATED TO CLOSEST FURRED WALL. PROVIDE ACCESS PANEL AT VALVE LOCATIONS.

## FLOOR PLAN NOTES

SEE SHEETS 0010 - 010 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

- CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT, PRIOR TO ERECTING THE PARTITIONS, AND ADDRESS ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.
- ALL PARTITION METAL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L/240 SPAN TABLE, ON THE FRAMING DETAILS SHEET, U.O.N.
- ALL NEW INTERIOR PARTITIONS TO BE FULLY INSULATED WITH A MINIMUM OF R-11 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
- DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER TO GYPSUM ASSOCIATION PUBLICATION, GA-214 (<https://www.certainteed.com/drywall/what-are-recommended-levels-finish/>):
  - FOR PLENUM AND NON-VISIBLE AREAS - LEVEL-1, AREAS WITH OPEN-CEILINGS OR CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS.
  - BEHIND WALL TILE - LEVEL-2
  - ALL VISIBLE PARTITION SURFACES - LEVEL 4, UNLESS NOTED AS LEVELS BY OTHER NOTES OR KEYED NOTE.
- PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER WALL AND CEILING SURETUF (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
- ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1" BEAD.
- DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT.
- ACCESS PANELS IN PARTITIONS/CEILINGS FOR PLUMBING, MECHANICAL, AND ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS.
- ALL BLOCKING IN PARTITION TO BE FIRE RETARDANT TREATED SOLID WOOD BLOCKING, OR CONTINUOUS METAL STRAPPING. COORDINATE EXACT LOCATIONS AND EXTENT IN FIELD. GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION TO MILLWORK SUPPLIED BY THE GC, AND WALL-HUNG EQUIPMENT.
- FOR WALL-MOUNTED TELEVISIONS, PROVIDE BLOCKING IN PARTITIONS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH ANY SPECIFICATIONS & REQUIREMENTS.

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## SOUTH - FLOOR PLAN

DATE	REMARKS
07/09/2025	ISSUE FOR PLAN CHECK
08/22/2025	PLAN CHECK CORRECTIONS
09/15/2025	PLAN CHECK CORRECTIONS 2
10/06/2025	PLAN CHECK CORRECTIONS 3
03/05/2026	PLAN CHECK CORRECTIONS 4
04/30/2026	BID ADDENDUM 2

PA/PM: S. FOX  
DRAWN BY: K.L./L.L.  
JOB NO.: IRV24-6050-00

SHEET

I122

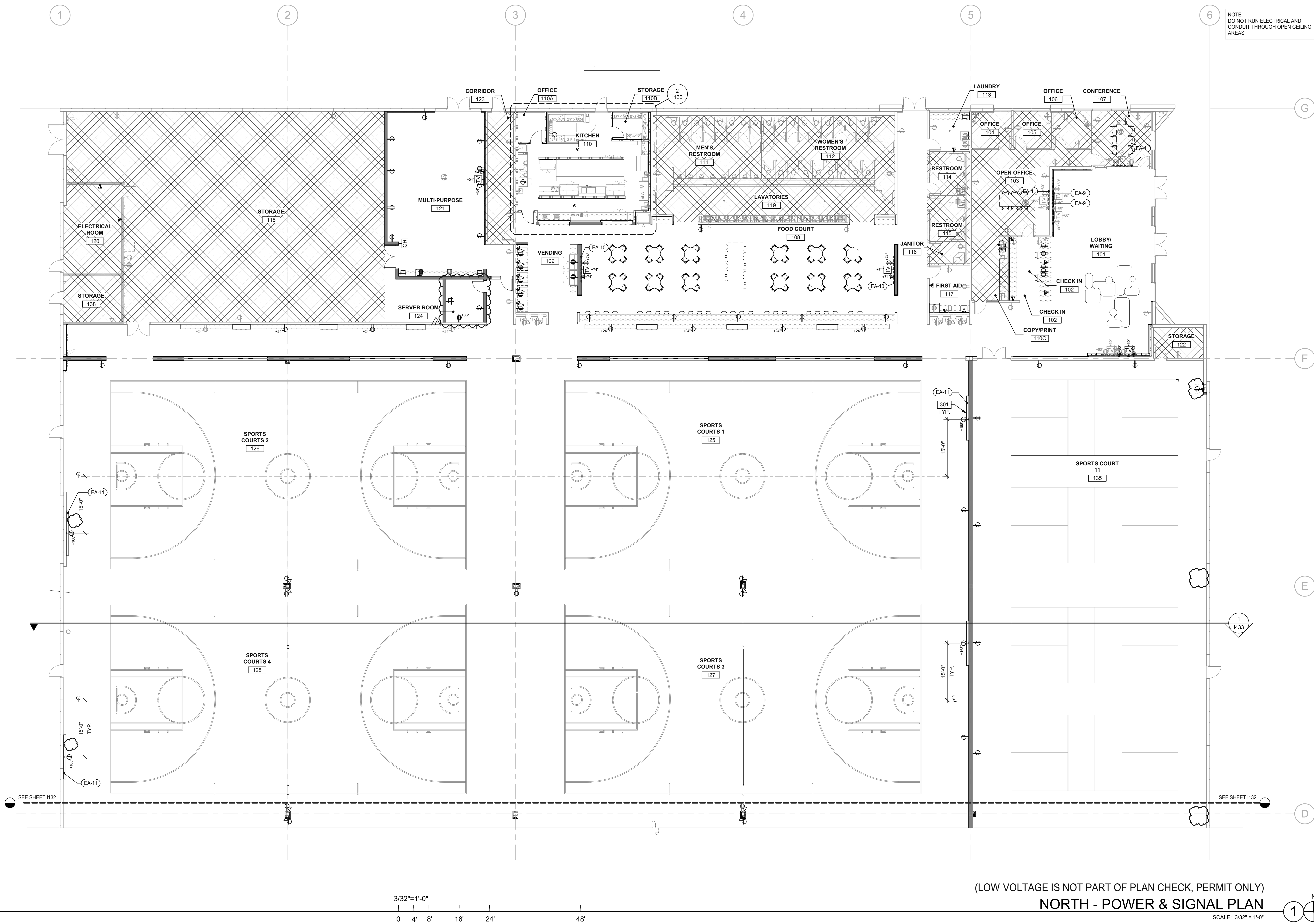
## IRVINE FIELDHOUSE

17300 RED HILL  
IRVINE, CALIFORNIA 92614



**WARE MALCOMB**  
ARCHITECTURE  
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INTERIORS  
CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT  
10 Eddman  
Irvine, CA 92618  
P 949.660.9128





### RATED CONSTRUCTION NOTES

- ALL EXISTING RATED WALLS SHALL BE PATCHED AND REPAIRED AS NEEDED TO MATCH EXISTING RATED CONSTRUCTION.
- ALL THROUGH AND MEMBRANE PENETRATIONS IN FIRE RATED WALL AND FLOOR/CEILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH CBC 714. SEE PLAN SHEET 1532 FOR TYPICAL RATED PENETRATIONS. ALL RATED PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479. WHERE A SPECIFIC LISTED PENETRATION SYSTEM HAS NOT BEEN COVERED BY THE ARCHITECTURAL DRAWINGS, THE AOR SHALL BE NOTIFIED IMMEDIATELY AND A LISTED FIRE STOPPING SYSTEM SHALL BE PROVIDED AND MADE AVAILABLE ON SITE AT TIME OF CITY INSPECTIONS.

- COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- EXISTING COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- COMBINATION DUPLEX RECEPTACLE/DATA OUTLET, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED.
- \*P DESIGNATES PEDestal TYPE.
- JUNCTION BOX, WALL-MOUNTED.
- EXISTING JUNCTION BOX, WALL-MOUNTED.
- NEW SINGLE COAX JACK. PROVIDE CONDUIT FOR HDMI CABLE FROM CABLE BOX TO MONITOR, MOUNTED AT +18" A.F.F., U.O.N.
- EXISTING SINGLE COAX JACK. PROVIDE CONDUIT FOR HDMI CABLE FROM CABLE BOX TO MONITOR, MOUNTED AT +18" A.F.F., U.O.N.
- LED SCOREBOARD (EA-11 & EA-12)

### LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.) (COVERED UNDER CORE & SHELL PERMIT)
- DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.
- EXISTING DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.
- DEDICATED DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- EXISTING DEDICATED DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- SINGLE-PLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE POCKET.
- DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- EXISTING DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- DEDICATED DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- EXISTING DEDICATED DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- EXISTING FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.

### KEYNOTES:

- 301 PROVIDE BACKING AT SCOREBOARD LOCATIONS: REFER TO STRUCTURAL DRAWINGS FOR BACKING REQUIREMENTS. WALL BACKING LENGTHS SHOWN ARE MINIMUM, ALWAYS EXTEND WALL BACKING TO NEXT STUD OVER IN EACH DIRECTION. ALL WORK SHOWN TO BE BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ANCHORAGE OF SCOREBOARDS TO BE PART OF DEFERRED SUBMITTAL.

### POWER & SIGNAL PLAN NOTES

- SEE SHEETS 0010-1010 FOR GENERAL NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
  - ARCHITECTURAL DIMENSIONS AND LOCATIONS TAKE PRECEDENCE. SEE ELECTRICAL DRAWINGS FOR COORDINATION. IF INCONSISTENCIES OCCUR CONTACT ARCHITECT FOR CLARIFICATION.
  - INDICATED DIMENSIONS ARE TO CENTERLINE OF DEVICE OR CLUSTER UNLESS OTHERWISE NOTED.
  - OUTLETS ON OPPOSITE SIDES OF A PARTITION SHALL NOT BE BACK-TO-BACK. OFFSET TO ALLOW INSULATION BETWEEN.
  - VERIFY POWER REQUIREMENTS FOR USER PROVIDED EQUIPMENT.
  - ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. LAYOUT SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS OF FLOOR CONNECTIONS/DEVICES WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER AND SIGNAL CONNECTIONS.
  - COORDINATE EXACT OUTLET LOCATIONS IN FIELD WITH SECURITY, AUDIO-VISUAL, INFORMATION TECHNOLOGY, AND EQUIPMENT VENDORS RESPECTIVELY.
  - GANG MULTIPLE ADJACENT OUTLETS AND SWITCHES TOGETHER WITH MULTI-OUTLET COVER PLATE, U.O.N.
  - ALL SWITCHES/MOTION SENSORS SHALL NOT BE PLACED BEHIND DOORS WHEN IN OPEN POSITION.
  - PROVIDE CONDUIT(S) IN CONFERENCE AND TRAINING ROOMS BETWEEN FLOOR OUTLETS/DATA/HDMI AND ASSOCIATED EQUIPMENT ON PARTITION AND/OR CEILING SUCH AS TVS, RECESSED SCREENS, AND PROJECTORS. GC TO PROVIDE A MINIMUM OF TWO CONDUITS BETWEEN EACH FLOOR OUTLET AND PIECE OF EQUIPMENT. VERIFY FINAL SIZES WITH AV VENDOR AND CLIENT FOR POWER CONDUIT AND DATA CONDUIT.
  - CONTRACTOR TO REFER TO DOOR SCHEDULE FOR ANY ELECTRIFIED HARDWARE (I.E. FOR CARD READERS, OR OTHER ACCESS CONTROL, ETC.).
  - WHERE RECEPTACLES ARE WITHIN MILLWORK, GC IS RESPONSIBLE TO COORDINATE WITH ELECTRICAL & MILLWORK TRADES.
  - WHERE GARBAGE DISPOSALS ARE INDICATED, PROVIDE SEPARATE SWITCH ABOVE THE COUNTER.

### NORTH - POWER & SIGNAL PLAN

DATE	REMARKS
07/09/2025	ISSUE FOR PLAN CHECK
08/22/2025	PLAN CHECK CORRECTIONS
10/15/2025	PLAN CHECK CORRECTIONS 2
04/30/2026	BID ADDENDUM 2

### IRVINE FIELDHOUSE

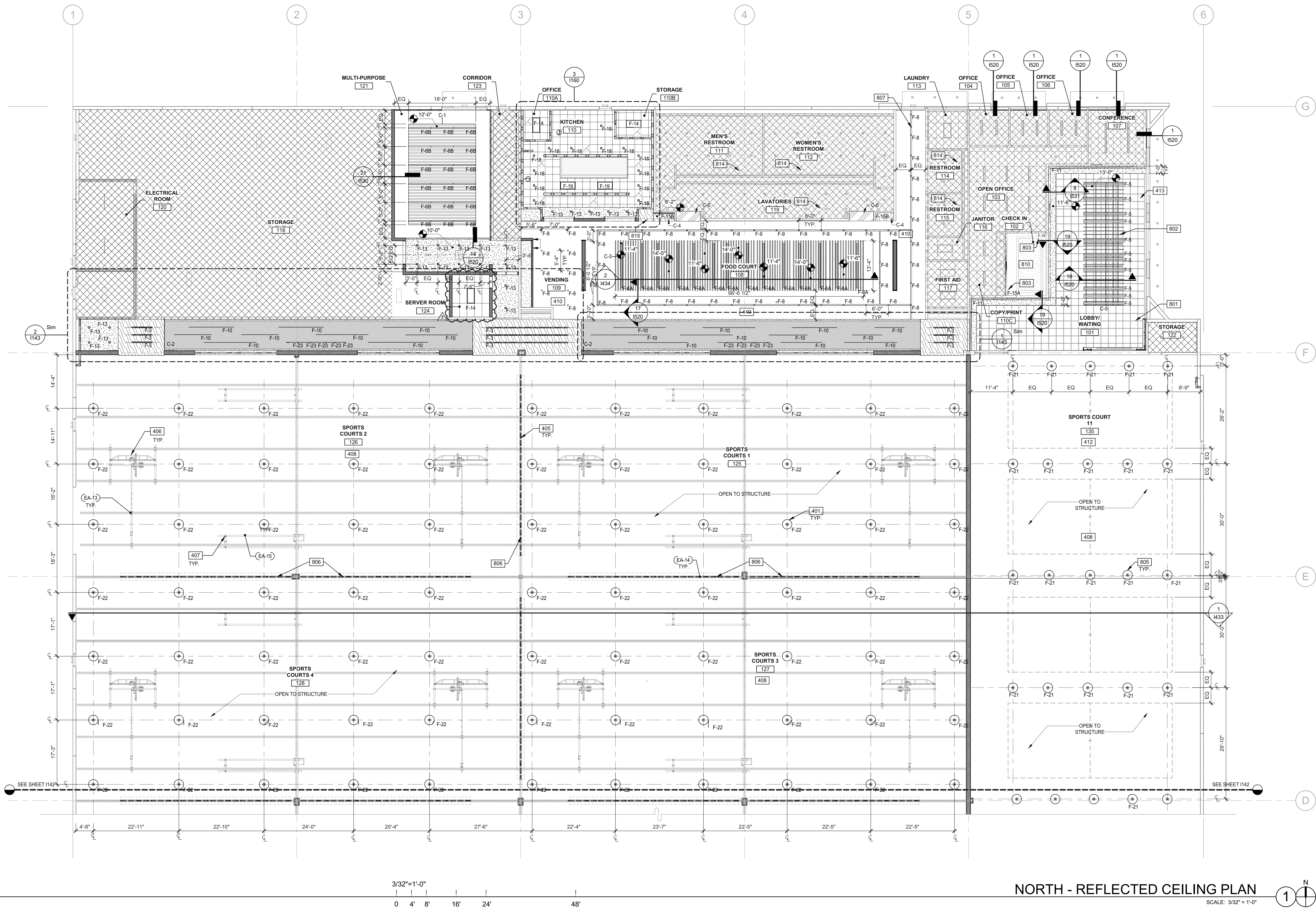
17300 RED HILL  
IRVINE, CALIFORNIA 92614



**WARE MALCOMB**  
10 Eddleman  
Irvine, CA 92618  
P 949.650.9128  
ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT

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### LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.) (COVERED UNDER CORE & SHELL PERMIT)
- SUSPENDED CEILING SYSTEM TO BE ARMSTRONG 24X24 "CLEAN ROOM VLT" WHITE TILE, SQUARE LAY-IN 15/16". REFER TO DETAILS ON 25/1520, ICC ESR 1308
- EXISTING HARD LID/CEILING SOFFIT
- 5/8" GYPSUM BOARD CEILING OR SOFFIT. REFER TO STRUCTURAL FOR METAL STUD CEILING FRAMING AND CONNECTION DETAILING REQUIREMENTS
- OPEN TO STRUCTURE
- ACCOUSTICAL CEILING UNDER DEFERRED SUBMITTAL  
MFG: ACOFUEL  
COLLECTION: BEAM CEILING BAFFLES  
COLORS: MARINE & WHITE  
SIZE: 18" X 4" W X 6" H, 8" SPACING  
NOTE: LENGTH PER PLANS, RIGID INSTALLATION  
FIRE TEST METHOD: EN13501-1:2019  
CLASSIFICATION B-S-1, D0
- METAL MESH CEILING  
MFG: ARMSTRONG  
COLLECTION: METAL WORKS MESH TORSION SPRING  
SERIES: 5433W24L24D02  
COLORS: BLACK  
OPEN AREA: 82"  
FIRE PERFORMANCE: CLASS A  
ICC ESR 1308
- ACCOUSTICAL CEILING: WOVEN IMAGE ARRAY-TURRET 24MM UNDER DEFERRED SUBMITTAL  
MFG: WOVEN IMAGE  
COLLECTION: ARRAY  
SERIES: VALLEY ECHOPANEL, 24 MM BAFFLE, 6" SPACING  
COLORS: 833, 365, 500  
NOTE: MOUNTING HEIGHTS VARY, LENGTH PER PLANS, RIGID INSTALLATION  
FIRE TEST RESULT:  
ISO 9705: GROUP 1  
BS EN 13501-1: CLASSIFICATION B-S-1, D0  
ASTM E84 UNADHERED: CLASS 1 OR A  
L4 ON FINISH LEGEND  
FIRE TEST DATA: ASTM E-84  
ISO-4586-3:2018 (E)  
TURF CUSTOM BEAM BAFFLE WITH THREADED ROD TO UNISTRUT & FELLOCK; TURF PROJECT #PRO-255283 UNDER DEFERRED SUBMITTAL  
RIGID INSTALLATION  
2' W X 2' D  
L4 ON FINISH LEGEND  
FIRE RATINGS: ASTM CLASS A
- LINEAR LED RECESSED
- PENDANT LIGHT FIXTURE
- 144" LINEAR PENDANT
- 72" LINEAR PENDANT
- PENDANT DOWN LIGHT
- PENDANT ASYMMETRIC LIGHT
- SURFACE MOUNTED LINEAR
- SURFACE MOUNTED TRACK
- WALL WASHER
- 3" RECESSED DOWN LIGHT
- RECESSED LED 2x4
- LED TAPE LIGHT
- LED TAPE LIGHT
- 6" RECESSED DOWN LIGHT, WET RATED
- 2 X 4 RECESSED TROFFER
- HIGH-BAY LIGHT FIXTURE.
- HIGH-BAY LIGHT FIXTURE.
- EXISTING WALL MOUNTED EXIT SIGN WITH BATTERY BACKUP. SHADED QUADRANT INDICATES FACE OF LETTERING. SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.
- EXIT SIGN CEILING OR WALL MOUNTED WITH BATTERY BACKUP. SHADED QUADRANT INDICATES FACE OF LETTERING. SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.
- NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.
- EXIT SIGN TO BE CENTERED WITH THE DOOR.

### KEYNOTES:

- COORDINATE COURT LIGHTING LAYOUT WITH CEILING MOUNTED EQUIPMENT
- GYM DIVIDER CONNECTIONS DETAILS AND ENGINEERING TO BE PART OF DEFERRED SUBMITTAL
- BASKETBALL HOOP CONNECTIONS DETAILS AND ENGINEERING TO BE PART OF DEFERRED SUBMITTAL
- VOLLEYBALL NET CONNECTIONS DETAILS AND ENGINEERING TO BE PART OF DEFERRED SUBMITTAL
- SEE ELECTRICAL SHEETS FOR LIGHTING POWER DENSITY CONFIRMING AREAS MEET CEC 140.3 EXCEPTION 3
- THIS AREA IS OPEN TO STRUCTURE ABOVE. PROVIDE GALVANIZED RIGID ROUND DUCTS WITH INTERIOR INSULATION WHERE REQUIRED, ROUND DIFFUSERS AND RIGID CONDUITS. ALL MEP AV AND TELECOM COMPONENTS TO BE INSTALLED NEATLY. STRUCTURE ABOVE, CONDUITS AND PIPES TO RECEIVE PAINT AS NOTED.
- CEILING AND CEILING MOUNTED EQUIPMENT TO BE PAINTED P-8B.
- CEILING, WALLS, AND EQUIPMENT ABOVE GRID TO BE PAINTED P-8.
- EXISTING LIGHT FIXTURES AND EXISTING GRID TO REMAIN.
- THIS FEATURE CEILING TO BE PART OF DEFERRED SUBMITTAL.
- SEE ELEVATION AND DETAILS FOR LOCATION OF THIS LIGHT.
- COORDINATE FINAL LIGHTING LOCATION WITH BADMINTON COURTS AND MAT PLACEMENT
- CEILING-MOUNTED GYM COURT DIVIDER NETS, STRUCTURAL SUPPORT AND ANCHORAGE UNDER DEFERRED SUBMITTAL.
- BLACK PAINTED UNISTRUT MOUNTED AT 20'-0"; DOWNLIGHTS TO BE SUSPENDED FROM UNISTRUT SUPPORT.
- PAINT EXISTING GYP CEILING P-3.
- EMPLOYEE AND CUSTOMER RESTROOM CEILING TO BE PAINTED P-1C.
- NEW FULL HEIGHT WALL FROM 8'-2" TO DECK.

### CEILING PLAN NOTES

- SEE SHEETS G910-1010 FOR GENERAL NOTES
- SEE SHEET 1020 FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE WORK.
- SEE FIXTURE SCHEDULE FOR FIXTURE TYPE DESIGNATIONS, AND TYPICAL MOUNTING HEIGHTS (U.O.N.). COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRESENTATIVE & ARCHITECT. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER ELEMENTS PRIOR TO INSTALLATION.
- ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLE.
- IN GYPSUM BOARD CEILINGS THE LIGHTS, HVAC ELEMENTS, FIRE DEVICES, ETC. ARE TO ALIGN IN A NEAT AND REGULAR PATTERN. REVIEW LAYOUT WITH ARCHITECT PRIOR TO ROUGH-IN.
- DEVICES IN ACOUSTICAL CEILING TILES TO BE CENTERED IN A 2'X2' TILE, OR 2'X2' PORTION OF A 2'X4' TILE, U.O.N.
- GENERAL CONTRACTOR TO IDENTIFY QUANTITY AND LOCATIONS OF ALL ACCESS PANELS TO CEILING PLENUM SPACES IN GYPSUM BOARD CEILINGS: ACCESS PANELS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COORDINATE LOCATION WITH ARCHITECT. CEILING ACCESS PANELS TO BE FLUSH FRAMELESS GYPSUM BOARD INFILL PANELS.
- SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION.
- ALL ACOUSTICAL CEILING GRIDS & TILE TO BE CENTERED WITHIN A ROOM, U.O.N.
- WHERE LIGHTING IS WITHIN CEILING OR PARTITION ELEMENTS SUCH AS MIRRORS, GC IS RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.
- GANG MULTIPLE ADJACENT OUTLETS AND SWITCHES TOGETHER WITH MULTI-OUTLET COVER PLATE, U.O.N.
- ALL SWITCHES/MOTION SENSORS SHALL NOT BE PLACED BEHIND DOORS WHEN IN OPEN POSITION.
- SOUND BOOTS: PROVIDE ALL R/A DIFFUSERS AT ALL OFFICES, TRAINING ROOMS AND CONFERENCE ROOMS.

### NORTH - REFLECTED CEILING PLAN

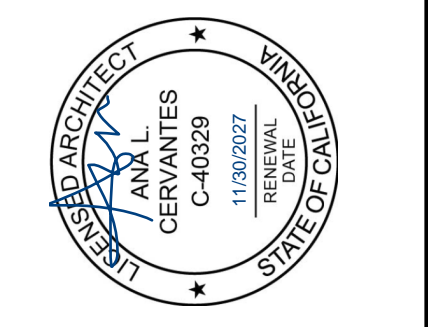
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07/09/2025	1	PLAN CHECK CORRECTIONS
08/22/2025	2	PLAN CHECK CORRECTIONS 2
09/10/2025	3	PLAN CHECK CORRECTIONS 3
03/05/2026	4	PLAN CHECK CORRECTIONS 4
03/05/2026	5	CC HEALTH DEPT 2
04/30/2026	6	CC HEALTH DEPT 2
04/30/2026	7	CC HEALTH DEPT 2

PA/PM: S. FOX  
DRAWN BY: K.L./L.  
JOB NO.: IRV24-6050-00

SHEET  
I141

### IRVINE FIELDHOUSE

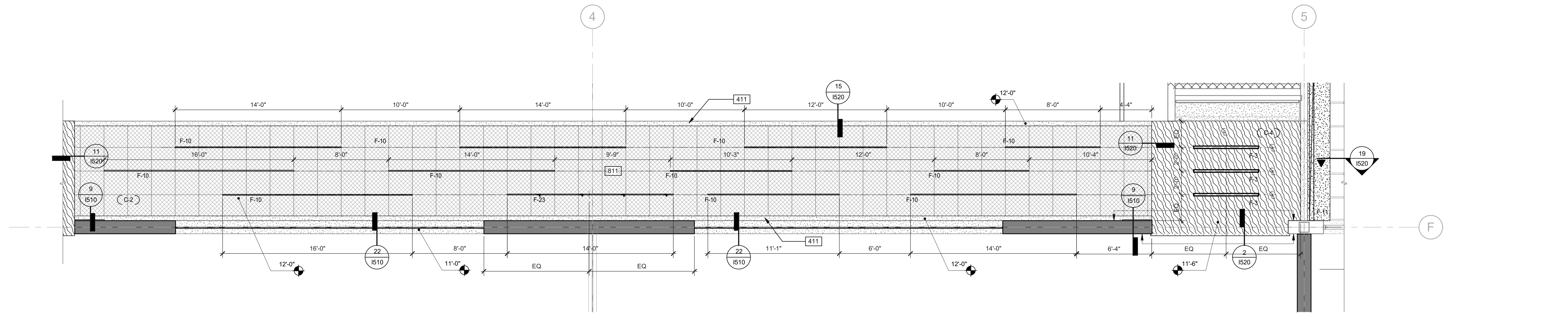
17300 RED HILL  
IRVINE, CALIFORNIA 92614



**WARE MALCOMB**  
CIVIL ENGINEERING  
ARCHITECTURE  
PLANNING  
BRANDING  
BUILDING MEASUREMENT  
INTERIORS

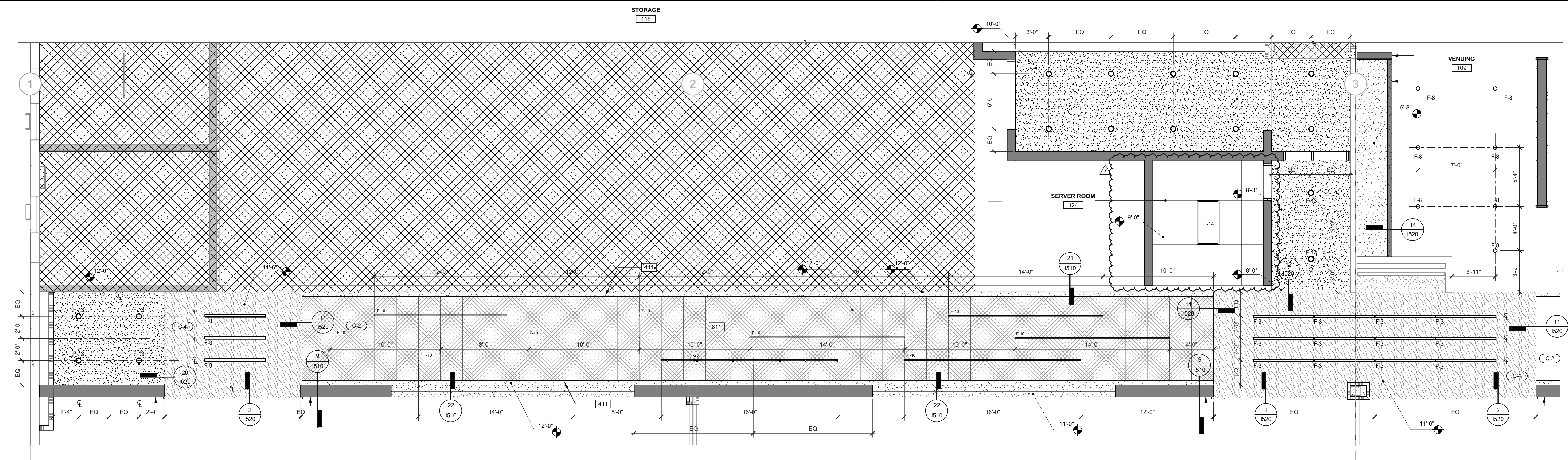
10 Eddman  
Irvine, CA 92618  
P 949.660.9128  
F 949.660.9128





ENLARGED REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



ENLARGED REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

## LEGEND

- |  |   |  |
|--|---|--|
|  | <p>INDICATES AREA NOT IN CONTRACT (I.N.C.)<br/>(COVERED UNDER CORE &amp; SHELL PERMIT)</p>  | <p>C-2</p> <p>METAL MESH CEILING<br/>MFG: ARMSTRONG<br/>COLLECTION: METAL WORKS MESH TORSION SPRING<br/>SERIES: 4433W/24L24D02<br/>COLORS: BLACK<br/>OPEN AREA: 82"<br/>FIRE PERFORMANCE: CLASS A<br/>ICC ESR 1308</p>   |
|  | <p>SUSPENDED CEILING SYSTEM TO BE ARMSTRONG 24X24 "CLEAN ROOM V.L"<br/>WHITE TILE. SQUARE LAY-IN 15/16". REFER TO DETAILS ON 25/ISO.2 ICC ESR 1308</p>  | <p>C-3</p> <p>ACoustICAL CEILING: WOVEN IMAGE ARRAY-TURRET 24MM<br/>UNDER DEFERRED SUBMITTAL<br/>MFG: WOVEN IMAGE<br/>COLLECTION: ARRAY<br/>SERIES: VALLEY ECHOPANEL, 24 MM BAFFLE, 6" SPACING<br/>COLORS: 633, 365, 400<br/>NOTE: MOUNTING HEIGHTS VARY, LENGTH PER PLANS,<br/>RIGID INSTALLATION<br/>FIRE TEST RESULT:<br/>ISO 9705: GROUP 1<br/>BS EN 13501-1: CLASSIFICATION B - S1, D0<br/>ASTM E84 UNCHANGED, CLASS 1 OR A</p> |
|  | <p>EXISTING HARD LID/CEILING SOFFIT</p>   | <p>C-4</p> <p>PLASTIC LAMINATE ON STABLE SUBSTRATE ATTACHED TO CEILING;<br/>L-4 ON FINISH LEGEND<br/>FIRE TEST DATA-ASTM E- 84<br/>ISO-4558- 3/2019 (E)</p>  |
|  | <p>5/8" GYPSUM BOARD CEILING OR SOFFIT. REFER TO STRUCTURAL FOR<br/>METAL STUD CEILING FRAMING AND CONNECTION DETAILING<br/>REQUIREMENTS</p>  | <p>C-5</p> <p>TURF CUSTOM BEAM BAFFLE WITH THREADED ROD TO<br/>UNISTRUT &amp; FEELT LOCK, TURF PROJECT #PRO-255283<br/>UNDER DEFERRED SUBMITTAL<br/>RIGID INSTALLATION<br/>2"W X 6"D</p>   |
|  | <p>OPEN TO STRUCTURE</p>  | <p>C-6</p> <p>ALUMINUM LAMINATE ON STABLE SUBSTRATE ATTACHED TO CEILING<br/>SEE WP-4 ON FINISH LEGEND<br/>FIRE RATING: ASTM CLASS A</p>  |
|  | <p>ACoustICAL CEILING UNDER DEFERRED<br/>SUBMITTAL<br/>MFG: ACOQUEL<br/>COLLECTION: BEAM CEILING BAFFLES<br/>COLORS: MARINE &amp; WHITE<br/>SIZE: 16L X 4W X 6H, 9" SPACING<br/>NOTE: LENGTH PER PLANS, RIGID INSTALLATION<br/>FIRE TEST METHOD: EN13501-1 : 2019<br/>CLASSIFICATION B-S1, D0</p> | <p>C-6</p> <p>SUSPENDED CEILING SYSTEM TO BE ARMSTRONG 24X48 "SECOND LOOK II" #2776<br/>WHITE TILE WITH DUNE EDGE, WITH 9/16" SUPRAFINE GRID. REFER TO DETAILS ON<br/>25/ISO.2 ICC ESR 1308</p>  |

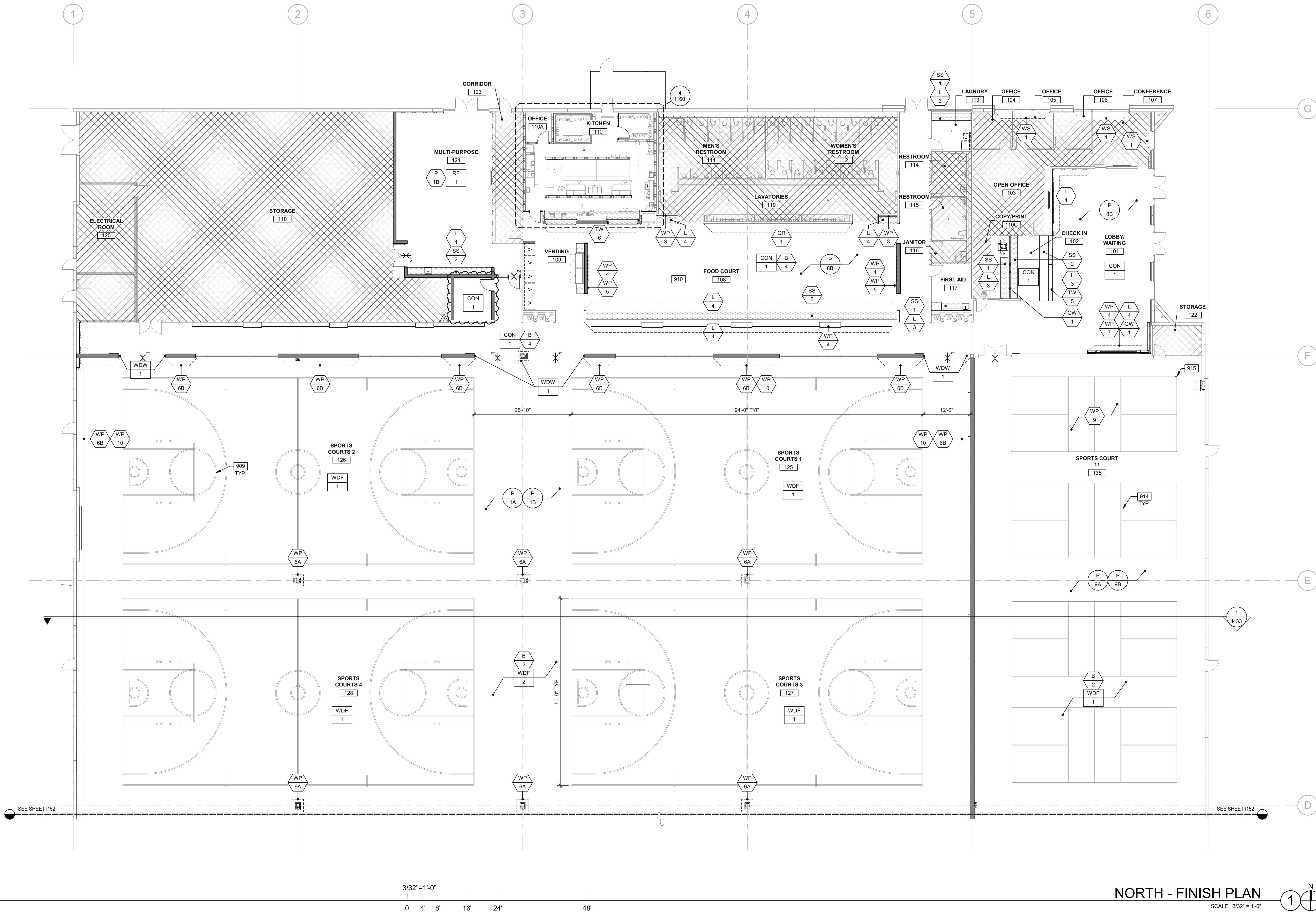
KEYNOTES:

- 411 PAINT UNDERSIDE OF GYP. P-8 (BLACK).  
811 PAINT WALLS AND MEP ABOVE CEILING P-8.

### CEILING PLAN NOTES

- SEE SHEETS 020 - 010 FOR GENERAL NOTES**
- SEE SHEET 020 FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE WORK. SEE ELECTRICAL AND MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. COORDINATE HEIGHTS U.O.N. COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRESENTATIVE TO DETERMINE LOCATION OF DOWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER ELEMENTS PRIOR TO INSTALLATION.
4. ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLE.
5. PROVIDE CEILING PLUMS TO INCLUDE ALL NECESSARY FIRE DEVICES, ETC., ARE TO ALIGN IN A NEAT AND REGULAR PATTERN; REVIEW LAYOUT WITH ARCHITECT PRIOR TO ORDERING.
6. LOCATES IN ACoustical ceiling TILES TO BE CENTERED IN A 2'X2' TILE, OR 2X2 PORTION OF A 2'X4' TILE, U.O.N.
7. PROVIDE COORDINATED QUANTITY AND LOCATIONS OF ALL ACCESS PANELS TO CEILING PLenum SYSTEMS IN GYPSUM BOARD CEILINGS; ACCESS PANELS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COORDINATE ACCESS PANELS WITH ARCHITECT. PROVIDE ACCESS PANELS TO BE FLUSH FRAMELESS GYPSUM BOARD INFILL PANELS.
8. SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION.
9. PROVIDE ACoustical CEILING Tiles TO MATCH EXISTING CONDITIONS.
10. WHERE LIGHTING IS WITHIN MILLWORK OR PARTITION ELEMENTS SUCH AS MIRRORS, GC IS RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.
11. PROVIDE ADVANCED DIMMER CONTROLS AND SWITCHES TOGETHER WITH MULTI-OUTLET COVER PLATE, U.O.N.
12. PROVIDE PHOTOGRAPHIC SENSORS SHOWN PLACED BEHIND WHEN IN OPEN POSITION.
13. SOUND BOOTIS: PROVIDE AT ALL RIA DIFFUSERS AT ALL OFFICES, TRAINING ROOMS AND CONFERENCE ROOMS.





**LEGEND**

INDICATES AREA NOT IN CONTRACT (N.I.C.)  
(COVERED UNDER CORE & SHELL PERMIT)

**FINISHES**  
SEE SHEET 1620 FOR FINISHES

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

**KEYNOTES:**

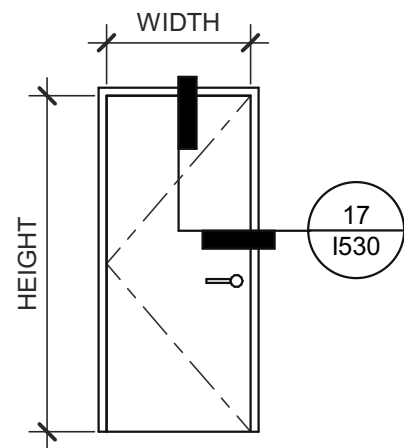
- 909 FINAL COURT STRIPING AND DIMENSIONS TO BE BY GC VENDOR AND FOR APPROVAL BY CITY (BASKETBALL & VOLLEYBALL).  
P-1 PAINTED TO 20'-6"; P-2 PAINTED TO 20'-6" TO DECK; EXPOSED STRUCTURE  
CEILING AND MECHANICAL TO BE PAINTED P-8.
- 914 BADMINTON LAYOUT IS GRAPHICAL. SURFACE MARKINGS AND MAT BY OTHERS.
- 915 6"x6" VINYL MARKER, (2) PER BADMINTON COURT. ALT. 6"x6" PAINTED MARKER.

**FINISH PLAN NOTES**

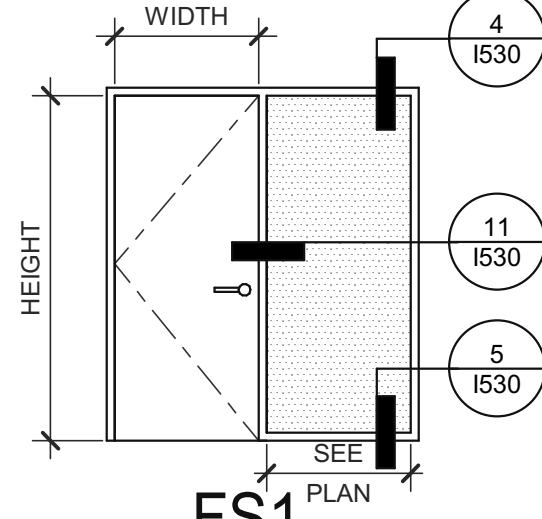
- SEE SHEETS 0010 - 0010 FOR GENERAL NOTES
- SEE SHEET 1620 FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
- SEE ENLARGED PLANS, ELEVATIONS AND DETAILS FOR ADDITIONAL FINISH INFORMATION.
- PREPARE PARTITIONS TO RECEIVE (2) COATS EGGSHELL PAINT, U.O.N.
- PROVIDE LEVEL 5 FINISH FOR PARTITIONS AT WALL-WASH LIGHT FIXTURES AND AREAS TO RECEIVE VINYL WALL GRAPHICS.
- COORDINATE WITH OTHER TRADES AT LOCATIONS OF SPECIALTY WALL FINISHES, BRANDING OR SIGNAGE FOR SPECIFIC PARTITION PREP.
- ALL AREAS WITHIN PROJECT BOUNDARY TO RECEIVE PAINT (P-1B), U.O.N.
- ALL GYPSUM BOARD CEILINGS AND SOFFITS TO RECEIVE PAINT (P-1B), U.O.N.
- PAINT DECK ABOVE AND ALL EXPOSED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DUCTWORK AND PIPING IN OPEN CEILING AREAS.
- ALL FINISHES TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL FINISH TRANSITIONS AT DOORS TO BE LOCATED CENTERED UNDER THE DOOR, U.O.N.
- PROVIDE FLOORING TRANSITIONS AS FOLLOWS, U.O.N.:
  - a. RUBBER REDUCING STRIP AT ALL TRANSITIONS BETWEEN CARPET AND RESILIENT FLOORING OR CONCRETE.
  - b. STAINLESS STEEL TRIM BY SCHLUTER OR EQUAL, AT ALL TRANSITIONS BETWEEN TILE/STONE AND OTHER FINISHES.



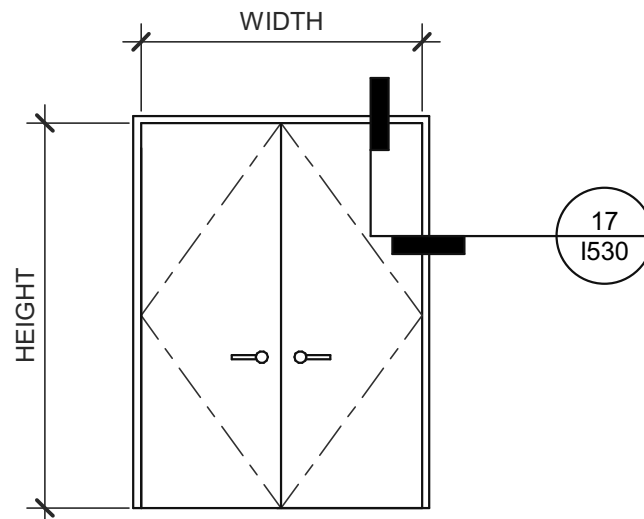
DOOR TYPES



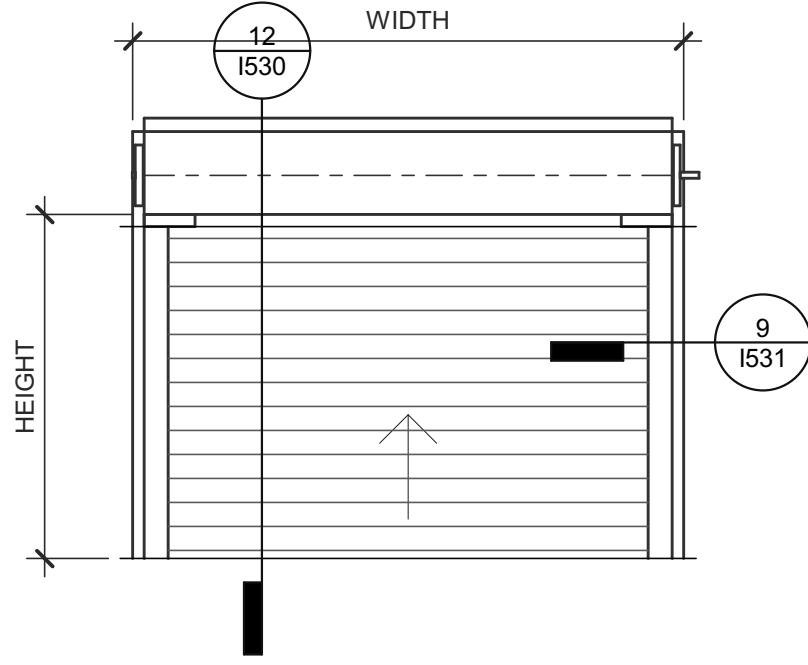
F1  
SOLID FLUSH



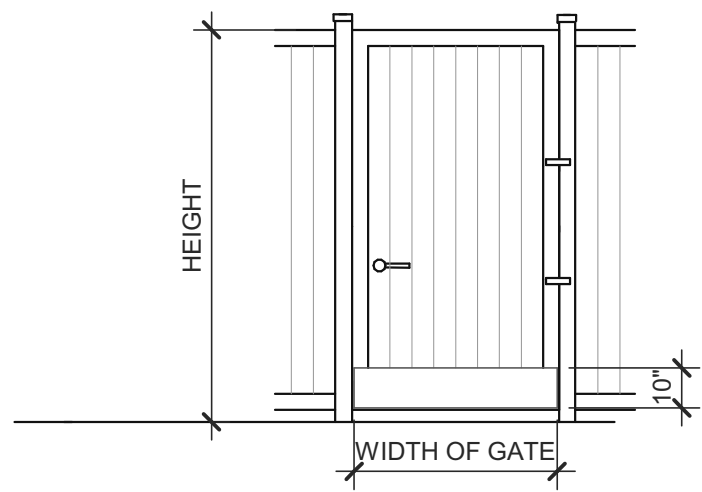
FS1  
SOLID FLUSH  
WITH SIDELIGHT



F2  
DOUBLE FLUSH



RU1  
ROLL UP WINDOW



VF1  
VINYL FENCE DOOR

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE ELEVATION	DOOR SIZE		DOOR SPECIFICATION	FRAME SPECIFICATION	FIRE RATING (MINUTES)	HARDWARE GROUP	OPERATING HARDWARE	DOOR COMPONENTS																DOOR KEYNOTES
			WIDTH	HEIGHT						PER HARDWARE SPECIFICATIONS SECTION BELOW, U.O.N.																
										PANIC DEVICE	CARD READER	CLOSER	S. SURFACE 2. CONCEALED	COORD.	ASTRAGAL	SEALS	A. ACOUSTIC W. WEATHER	DOOR BOTTOM	HOLD OPENS	DOOR STOP	F. FLOOR HEAD W. WALL	KICKPLATES	COAT HOOK			
110A	OFFICE	F1	3'-0"	8'-0"	D1	FR1		B1	1b															X	X	
110B	STORAGE	F1	3'-0"	8'-0"	D1	FR1		B1	1a																	
110C	KITCHEN	F1	3'-0"	8'-0"	D1	FR1		B1	1a			X	X									F		X		
110D	KITCHEN	RU1	8'-0"	5'-4"	D2	FR3																				1
110E	KITCHEN	RU1	8'-0"	5'-4"	D2	FR3																				1
121A	MULTI-PURPOSE	F2	6'-0"	8'-0"	D1	FR1		B1	1a			X	S													
121B	MULTI-PURPOSE	F2	3'-0"	6'-0"	D1	FR1		B1	1b				X													
124	SERVER ROOM	F1	3'-0"	6'-0"	D1	FR1		B1	1b														F			
135	SPORTS COURT 5	F2	8'-0"	6'-0"	D1	FR2		B1	3b																	
137	FENCE ENCLOSURE	VF1	3'-6"	6'-0"	D3			B1	3b			PH												X		2

NOTE: AT EXISTING DOORS WHICH REMAIN, HARDWARE INDICATED IN THIS SCHEDULE IS NEW AND TO BE ADDED TO THE EXISTING ASSEMBLY.

(X) LETTER IN PARENTHESIS INDICATES EXISTING COMPONENT.

DOOR KEYNOTES

DOOR HARDWARE SPECIFICATIONS

DOOR HARDWARE SPECIFICATIONS ON SHEET I612

DOOR AND FRAME SPECIFICATIONS

- D1 DOOR: WOOD  
MANUFACTURER: MARSHFIELD  
STYLE/SERIES: SIGNATURE SERIES  
CONSTRUCTION: SOLID CORE 5-PLY STANGRADE WOOD VENEER.  
FACE MATERIAL: WHITE MAPLE, QUARTERED, SLIP MATCHED  
FINISH: SLIP MATCHED  
THICKNESS: 1 3/4"
- D2 DOOR: ROLL UP DOOR  
MANUFACTURER: ALPINE  
STYLE/SERIES: COUNTER-SHUTTER  
CONSTRUCTION: STEEL  
FINISH: EXOSHIELD, COLOR T.B.D.  
SLATS: 1 1/4" BABY FLAT SLATS
- D3 DOOR: VINYL FENCE  
MANUFACTURER: IRVINE FENCE INC.  
STYLE/SERIES: PRIVACY FENCE  
CONSTRUCTION: VINYL  
FINISH: VINYL COLOR TO MATCH SW7822 HOMBURG GRAY

HARDWARE GROUPS

SEE DOOR HARDWARE GROUPS ON SHEET I611

- FR1 FRAME: ALUMINUM  
MANUFACTURER: WESTERN INTEGRATED  
MATERIAL: CLEAR ANODIZED ALUMINUM
- FR2 FRAME: STEEL  
MANUFACTURER: TIMELY  
MATERIAL: STEEL  
FINISH: ALUMITONE # SC108
- FR3 FRAME: STEEL  
MANUFACTURER: ALPINE, COUNTER-SHUTTER  
MATERIAL: STEEL  
FINISH: MATCH ADJACENT WALL

DOOR KEYNOTES

1. LOOKING MECHANISM PER ROLL UP DOOR MFG  
2. LOOKING MECHANISM PER FENCE MFG

GENERAL NOTES

1. SEE SHEET I610 FOR GENERAL DOOR NOTES.  
2. ALL HARDWARE SHALL MEET ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.  
3. REFER TO THE FLOOR PLANS AND SPECIFICATIONS (IF PROVIDED) FOR ADDITIONAL DOOR INFORMATION.  
4. ALL DOOR FRAMES TO BE FACTORY FINISHED, U.O.N.  
5. RATED DOORS SHALL HAVE AUTOMATIC CLOSERS AND COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES AND STANDARDS.  
6. ALL NEW DOORS AND FRAMES SHALL MATCH EXISTING, U.O.N.  
7. HOLLOW METAL DOORS TO BE PAINTED SAME COLOR AS THE ADJACENT WALL; FINISH TO BE SEMI-GLOSS, U.O.N.  
8. HOLLOW METAL DOOR FRAMES TO BE PAINTED SAME COLOR AS THE ADJACENT WALL; FINISH TO BE SEMI-GLOSS, U.O.N.  
9. HOLLOW METAL FRAMES TO BE WELDED TYPE, U.O.N.  
10. WOOD AT DOORS TO BE STAINED TO MATCH ARCHITECT'S SAMPLE.  
11. DOOR FRAMES TO BE WESTERN INTEGRATED/TIMELY.  
12. TENANT TO PROVIDE KEYING AFTER OCCUPANCY

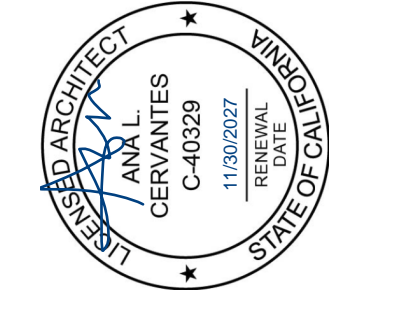
SEE SHEET A010 FOR GENERAL DOOR NOTES

1. REFER TO THE FLOOR PLAN AND SPECIFICATIONS (IF PROVIDED) FOR ADDITIONAL DOOR INFORMATION.  
2. SOLID CORE TO BE LAMINATED WITH WOOD VENEER.  
3. DOOR FRAMES TO BE WESTERN INTEGRATED/TIMELY.  
4. HOLLOW METAL DOORS TO BE PAINTED SAME COLOR AS THE ADJACENT WALL; FINISH TO BE SEMI-GLOSS. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.  
5. PROVIDE RATED WIRE GLASS IN RATED ASSEMBLIES, U.O.N.  
6. FIELD VERIFY OPENING WIDTH AND HEIGHT FOR ALL NEW DOORS IN EXISTING OPENINGS.  
7. ALL HOLLOW METAL FRAMES TO BE WELDED TYPE, U.O.N.  
8. RATED DOORS SHALL HAVE AUTOMATIC CLOSERS AND COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS.  
9. THE MAXIMUM OPENING FORCE ON ALL FIRE DOORS SHALL BE 15 POUNDS. (CBC 11B-404.2.9)  
10. MAXIMUM OPENING FORCE ON ALL DOORS SHALL BE 5 LBS. (CBC 11B-404.2.9)  
11. ALL SIDE HINGED FIRE DOOR AND FRAME ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. FIRE DOOR AND FRAME ASSEMBLIES SHALL BE LABELED IN ACCORDANCE WITH CBC 716.1(2) BASED ON THE TYPE AND HOUR RATING OF THE WALL ASSEMBLY. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY IN ACCORDANCE WITH NFPA 80 AND CBC TABLE 716.1(2). THE LABEL SHALL BE PERMANENT AND SHALL IDENTIFY THE NAME OF THE MANUFACTURER, THE TEST STANDARD AND THE RATED MARKING. FIRE DOOR FRAMES SHALL BE APPROVED FOR THE INTENDED APPLICATION AND SHALL MATCH THE FIRE RATING FOR THE OF THE DOOR ASSEMBLY REQUIRED BY CBC TABLE 716.1(2)  
12. ALL EXTERIOR DOORS ARE SELF-CLOSING AND ALL WINDOWS ARE FIXED AND NON-OPENING.

DOOR SCHEDULE AND DETAILS

DATE	REMARKS
07/09/2025	ISSUE FOR PLAN CHECK
08/22/2025	PLAN CHECK CORRECTIONS
09/04/2025	PLAN CHECK CORRECTIONS 1
09/05/2025	PLAN CHECK CORRECTIONS 2
09/06/2025	PLAN CHECK CORRECTIONS 3
09/06/2025	PLAN CHECK CORRECTIONS 4
09/30/2025	BID ADDENDUM 2

PA/PM:	S. FOX
DRAWN BY.:	K.L./L.L.
JOB NO.:	IRV24-6050-00



**WARE MALCOMB**  
10 Eddman  
Irvine, CA 92618  
P 949.650.9128

CIVIL ENGINEERING  
ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT

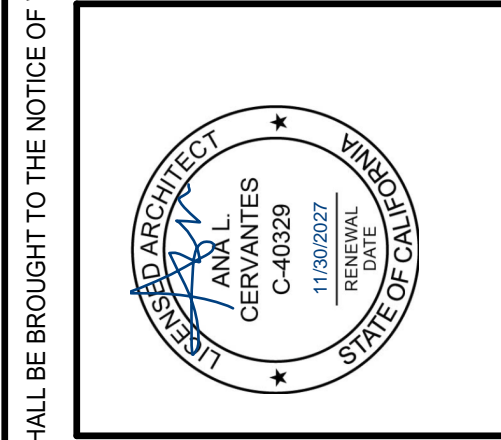


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ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS

CIVIL ENGINEERING  
BUILDING MEASUREMENT



IRVINE FIELDHOUSE

17300 RED HILL  
IRVINE, CALIFORNIA 92614

DOOR SPECIFICATIONS		DATE	REMARKS
		07/09/2025	ISSUE FOR PLAN CHECK
3		02/04/2026	PLAN CHECK CORRECTIONS 3
7		04/30/2026	BID ADDENDUM 2

PA/PM: S. FOX

DRAWN BY.: K.L./L.L.

JOB NO.: IRV24-6050-00

SHEET

I611

05/05/2026 3:40:00 PM

Manufacturer list

ABH	Architectural Builders Hardware
BES	Best
DKA	dormakaba Architectural
NGP	National Guard Products
RCI	Rutherford Controls Inc
VON	VON DUPRIN

Option list

Code:	Name:
2" LDW	2" Less Door Width
PC90	PC90 Full Size Plastic
D	Storeroom Function
1" LDW	1" Less Door Width
AVB	AVB Advanced Variable Backchk
EHD90	EHD9000 Series Closer
10" x	10" tall
30	Hinge Hung, Single Acting, Wood Door and Aluminum Frame (Non-Handed)
CORMAX	CORMAX
EHD9016AF90P689	EHD9016AF90P689
SIS90	SIS90 HD regTJ comp
FBB179	FBB179>BLL BRNG FL MRT STD WT
Mullion	Provide at the mullion
CHW	CHW>COMMERCIAL HINGES
16	16 adjustable size 1-6
AF90P	AF90P Stard flat m tri-pack
2	Standard Length
7	7 Pin
45X45	4.5X4.5>
KR	Keyed Removeable
4	Standard Mortise
3	No label saved for the current or all languages
EHD9016SIS90689	EHD9016SIS90689
EO	Exit Only
03	03 Lever Style
996L	Lever
AB	Office Function
F2LM	Plug in Latch Monitor
NRP	NRP>NON-REMOVABLE PINS
L	Lever, 06 Standard

Irvine Field House	087100 - 12	Door Hardware	Irvine Field House	087100 - 14	Door Hardware
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Finish list

Code:	Name:
689	Gray Silicone
US26D	689 Aluminum
8	Satin Chrome
630	Black
626	Satin stainless steel
Clear	Satin chromium plated
US26D	Clear
S4/BSP	Chrome, Satin
689	Black Suede Powder Coat
689	Powder-Coated Aluminum
26D	Painted Aluminum
US28	26D>CHROMIUM PLATED SATIN
US32D	Clear Anodized Aluminum
	Satin Stainless Steel

Set #1.0

Doors: 110A

4.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Mortise Lock	45H 7 AB 3 H CORMAX (Offc/Entry)		BES
1.0 Protection Plate	PP0050 10" x 2" LDW B4E CSK	US32D	ABH
4.0 Coat Hook	A2016	S4/BSP	ABH
4.0 Silencers	AB608CA	Clear	ABH

Set #2.0

Doors: 110B

4.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Mortise Lock	45H 7 D 3 H CORMAX (Storeroom)	630	BES
1.0 Protection Plate	PP0050 10" x 2" LDW B4E CSK	US32D	ABH
4.0 Silencers	AB608CA	Clear	ABH

Set #3.0

Doors: 110C, 124

4.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Mortise Lock	45H 7 D 3 H CORMAX (Storeroom)	630	BES
1.0 Electric Strike	F2164 F2LM	32D	RCI
1.0 Overhead Concealed Closer	RTS 30	689	DKA

Irvine Field House	087100 - 13	Door Hardware	Irvine Field House	087100 - 15	Door Hardware
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1.0 Protection Plate	PP0050 10" x 2" LDW B4E CSK	US32D	ABH
1.0 Floor Stop	AB441H	US26D	ABH
4.0 Silencers	AB608CA	Clear	ABH
1.0 Power Supply	DKPS-2A		DKA
1.0 Door Position Switch	9540	B	RCI
1.0 Wiring Harness	WH-192P Electric Strike to Power Supply		BES
1.0 Card Reader	By access Control Integrator		

NOTE: DESCRIPTION OF OPERATION: Door(s) normally closed and locked. Access by valid credential at card reader or by mechanical key override. Free egress at all times.

Set #4.0

THIS SET NOT USED

Set #5.0

Doors: 121A

7.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Hinge	CE FBB179 12C (Electric)	26D	BES
1.0 Flushbolt	1864P (Semi-Auto)	US26D	ABH
1.0 Dust Proof Strike	1870	US26D	ABH
1.0 Mortise Lock	45H 7 D 3 H CORMAX (Storeroom)	630	BES
1.0 Electric Strike	F2164 F2LM	32D	RCI
1.0 Coordinator	3722	US28	ABH
1.0 Door Closer	EHD90 16 AF90P (Tri-pac)	689	BES
1.0 Door Closer	EHD90 16 SIS90 (Reg Stop Arm)	689	BES
2.0 Protection Plate	PP0050 10" x 1" LDW B4E CSK	US32D	ABH
1.0 Wall Stop	AB402 / AB404	US26D	ABH
2.0 Silencers	AB608CA	Clear	ABH
1.0 Power Supply	DKPS-2A		DKA
2.0 Door Position Switch	9540	B	RCI
1.0 Wiring Harness	WH-LAR Power Transfer to Electric Strike		BES
1.0 Wiring Harness	WH-192P Power Transfer to Power Supply		BES
1.0 Card Reader	By access Control Integrator		

NOTE: DESCRIPTION OF OPERATION: Door(s) normally closed and locked. Access by valid credential at card reader or by mechanical key override. Free egress at all times.

Set #6.0

Doors: 121B

4.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Exit Device	99 L 996L 03 (Classroom)	US26D	VON
1.0 Rim Cylinder	12E 7 2 CORMAX	626	BES
1.0 Overhead Concealed Closer	RTS 30	689	DKA
1.0 Protection Plate	PP0050 10" x 2" LDW B4E CSK	US32D	ABH
1.0 Wall Stop	AB402 / AB404	US26D	ABH
4.0 Silencers	AB608CA	Clear	ABH

Set #7.0

Doors: 135

8.0 Hinge	FBB179 (NRP as Req'd)	26D	BES
1.0 Mullion	KR 9954	689	VON
1.0 Exit Device	99 L 996L 03 (Classroom)	US26D	VON
1.0 Exit Device	99 EO (Exit Only)	US26D	VON
1.0 Rim Cylinder	12E 7 2 CORMAX	626	BES
1.0 Mortise Cylinder	1E 7 4 CORMAX	626	BES
2.0 Overhead Concealed Closer	RTS 30	689	DKA
2.0 Protection Plate	PP0050 10" x 2" LDW B4E CSK	US32D	ABH
1.0 Gasketing	5100N Mullion		NGP

END OF SECTION



## FINISH SCHEDULE

## FLOORING FINISHES

WOOD FLOORING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	SERIES	GRADE/SPECIES	SIZE	STAIN COLOR	INSTALLATION LAYOUT	INSTALLATION METHOD	THICKNESS	NOTES	MARK
WDF-1	ENGINEERED WOOD FLOOR	SPORTS COURT	TARKETT	CLUTCH COURT, LP SLEEPER	SECOND GRADE, MAPLE		NATURAL		PER MANUFACTURERS INSTRUCTIONS	2 3/4"	USE WITH TARKETT VENTED COVE BASE (B-2); LEAVE 1 1/2" GAP BETWEEN FLOORING AND WALL, MUST WITHSTAND ROLLING LOAD OF 7500 LBS	WDF-
WDF-2	ENGINEERED WOOD FLOOR	SPORTS COURT	TARKETT	CLUTCH COURT, LP SLEEPER	SECOND GRADE, MAPLE		STAINED		PER MANUFACTURERS INSTRUCTIONS	2 3/4"	USE WITH TARKETT VENTED COVE BASE (B-2); LEAVE 1 1/2" GAP BETWEEN FLOORING AND WALL, MUST WITHSTAND ROLLING LOAD OF 7500 LBS	WDF-

## RESILIENT FLOORING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	COLLECTION/ STYLE/ #	COLOR/ COLOR #	SIZE	PROFILE/ TEXTURE	INSTALLATION LAYOUT	INSTALLATION METHOD	SEAMING	NOTES	MARK
RF-1	VINYL PLANK	FIRST AID / MULTI-PURPOSE ROOM	MOHAWK GROUP	SEC0YA 5.0 C2104	838 TOFFEE OAK	10"X59"	-	BRICK ASHLAR	GLUE DOWN			RF-1
RF-2	STATIC DISSIPATIVE VINYL TILE	SERVER RM	TARKETT	IQ GRANIT SD	0949 DARK GREY	24"X24"		MONOLITHIC	GLUE DOWN			RF-2
EP-1	EPOXY W INTEGRAL COVE BASE	KITCHEN	SHERWIN WILLIAMS	RESUFLO	3746 GREY	MIN THICKNESS IS 3/16"	SMOOTH, GLASS FINISH	CONTINUOUS WITH SELF-COVED BASE	TROWELED-ON	NO SEAMS	FLOORING MUST BE SEALED TO BE IMPERVIOUS, GREASE, & ACID RESISTENT; MATERIAL MUST BE INSTALLED UNDER ALL EQUIP & EQUIP LEGS; MUST BE SELF-COVED UP THE WALLS 6"; NONSKID AGENTS CAN BE ADDED ONLY TO FLOORING IN HIGH TRAFFIC AREAS. FLOORING UNDER EQUIP AND COVED BASES MUST BE SMOOTH; NONSKID TILES MAY BE USED IF FLOOR DRAINS ARE PROVIDED; DEPENDING ON AMOUNT OF NONSKID AGENT USED, A HIGH-PRESSURE CLEANING SYSTEM MAY ALSO BE REQUIRED.	EP-1

## CONCRETE FINISHING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STAIN/ DYE/ TINT COLOR#	GRIT LEVEL	SHEEN LEVEL	FINISH	NOTES	MARK
CON-1	POLISHED CONCRETE SLAB FINISH	TYP. THROUGHOUT, U.O.N.	-	-	-	HIGH GLOSS	-	SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FLOOR-PREP REQUIREMENTS	CON-
CON-2	SEALED CONCRETE	STORAGE, LAUNDRY ROOM	-	-	-	-	-	SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FLOOR-PREP REQUIREMENTS	CON-

## WALL FINISHES

WALL / CEILING PAINT

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	SERIES	COLOR/ COLOR #	SHEEN	NOTES	MARK
P-1A	PAINT	TYP. THROUGH U.O.N.	SHERWIN WILLIAMS	N/A	SW7005 PURE WHITE	EGGSHELL	TYPICAL ON WALLS THROUGHOUT, U.O.N.   NO V.O.C.	P-1A
P-1B	PAINT	TYP. THROUGH U.O.N.	SHERWIN WILLIAMS	N/A	SW7005 PURE WHITE	FLAT	TYPICAL ON CEILINGS AND SOFFIT THROUGHOUT, U.O.N. PAINT EXPOSED STRUCTURE AND MEP   NO V.O.C.	P-1B
P-1C	PAINT	WET WALLS	SHERWIN WILLIAMS	N/A	SW7005 PURE WHITE	SEMI-GLOSS	TYPICAL ON WET WALLS. U.O.N.   NO V.O.C.	P-1C
P-2	PAINT	SEE PLANS/ELEVATIONS	SHERWIN WILLIAMS	N/A	SW7067 CITY SCAPE	EGGSHELL	NO V.O.C.	P-2
P-3	PAINT	SEE PLANS/ELEVATIONS	SHERWIN WILLIAMS	N/A	SW7068 GRIZZLE GRAY	EGGSHELL	NO V.O.C.	P-3
P-4	PAINT	NOT IN PROJECT		N/A			NO V.O.C.	P-4
P-5	PAINT	NOT IN PROJECT		N/A		EGGSHELL	NO V.O.C.	P-5
P-6	PAINT	NOT IN PROJECT		N/A		EGGSHELL	NO V.O.C.	P-6
P-7	PAINT	NOT IN PROJECT		N/A		EGGSHELL	NO V.O.C.	P-7
P-8	PAINT	SEE PLANS/ELEVATIONS	SHERWIN WILLIAMS	N/A	SW6258 TRICORN BLACK	EGGSHELL	NO V.O.C.	P-8
P-8B	PAINT	FOOD COURT CEILING	SHERWIN WILLIAMS	N/A	SW6258 TRICORN BLACK	FLAT	PAINT EXPOSED STRUCTURE AND MEP   NO V.O.C.	P-8B
P-9A	PAINT	BADMINTON COURT WALL	DULUX	N/A	30 GG 40/290	EGGSHELL	NO V.O.C.	P-9A
P-9B	PAINT	BADMINTON COURT CEILING	DULUX	N/A	30 GG 40/290	FLAT	PAINT EXPOSED MEP   NO V.O.C.	P-9B

TILE WALL

MARK	PRODUCT TYPE	GENERAL LOCATION / U.O.N.	MANUFACTURER	COLLECTION / STYLE / #	COLOR / COLOR #	SHAPE	SIZE	FINISH	INSTALLATION LAYOUT	GROUT MANUFACTURER	GROUT COLOR / COLOR #	GROUT WIDTH	NOTES	MARK
TW-3	CERAMIC TILE	FOOD COURT	DALTILE	MULTITUDE	ORIGAMI WHITE	RECTANGLE	12X24	SMOOTH	SEE ELEVATIONS					
TW-5	PORCELAIN TILE SLAB	RECEPTION DESK	LAMINAM	PIETRA DI SAVAIO 3/3+	ANTRACITE	-		BRUSHED HAMMERED	SEE ELEVATIONS				USE SCHLUTER-JOLLY EDGE FINISHING	TW-3

WALL PANELING (PRE-MANUFACTURED)

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	SERIES	STYLE/STYLE #	TRIMS/ REVEALS	PANEL FINISH	PANEL COLOR/ COLOR#	PANEL SIZE	PANEL THICKNESS	INSTALLATION METHOD	NOTES	MARK
FRP-1	FIBERGLASS REINFORCED PANEL	KITCHEN	MARLITE	P199	BRIGHT WHITE	-		-	4W X 8H	-	-	PVC EDGE TRIM	FRP-1
WP-2	CORRUGATED METAL	LOBBY	MOZ DESIGNS		CORRUGATED METAL SHEETS	-		WHITE	-	-	-	-	WP-2
WP-3	METAL WALL PANEL	FOOD COURT, MILLWORK BACKSPLASH	FORMS+SURFACES		FUSED METAL	-		SEASTONE	-	-	-	-	WP-3
WP-4	MATTE BLACK METAL WALL PANEL	CORRIDOR, FOOD COURT, LOBBY	CHEMETAL	900 SERIES	HPL CLASSIC, SCRATCH RESISTANT 304 SS	-		908 SATIN BLACK ALUMINUM	-	-	-	-	WP-4
WP-5	BLACK METAL MESH WALL PANEL	FOOD COURT	RIGIDIZED METALS CORP.	RICOMOND (4 LB.)	-	-	BLACK & PCHIL	-	-	-	-	GAUGE: 0.024"	WP-5
WP-6A	WALL PADS	SPORTS COURTS (COLUMNS)	DRAPER	ECOVISION STANDARD PADS	-	-		TBD (GREY OR NAVY)	6H	61MM (OVERALL)	PER MFG INSTRUCTIONS, INSTALL ABOVE VENTED WALL BASE, TYP. Z-CLIP AT TOP, 1" FLANGE AT BOTTOM	COORDINATE ACCESS PANEL LOCATIONS WITH ARCH AND PLUMBING ENGINEER; ADD ALT 1: 6H, ADD ALT 2: CUSTOM COLOR	WP-6A
WP-6B	WALL PADS	SPORTS COURTS (WALLS)	DRAPER	ECOVISION STANDARD PADS	-	-		TBD (GREY OR NAVY)	6H	61MM (OVERALL)	PER MFG INSTRUCTIONS, INSTALL ABOVE VENTED WALL BASE, TYP. Z-CLIP AT TOP, 1" FLANGE AT BOTTOM	COORDINATE ACCESS PANEL LOCATIONS WITH ARCH AND PLUMBING ENGINEER; ADD ALT 1: 6H, ADD ALT 2: CUSTOM COLOR	WP-6B
WP-7	ACOUSTIC FELT	LOBBY	BUZZI&SPACE	BUZZI SKIN	SK	-		SK-OFFWHITE 63	-	-	-	-	WP-7
WP-8	STAINLESS STEEL	KITCHEN	SEE KITCHEN DRAWINGS	-	-	-		-	-	-	-	FURNISHED AND INSTALLED BY KITCHEN EQUIPMENT VENDOR	WP-8
WP-9	ACOUSTIC PANEL	BADMINTON COURTS	ARMSTRONG	TECTUM	-	PER MANUFACTURER		MATCH P-8A	4X8	1 1/2"	DIRECT ATTACH	MOUNT AT 12" AFF; REFER TO ELEVATIONS FOR SPACING	WP-9
WP-10	ACOUSTIC PANEL	BASKETBALL COURTS	ARMSTRONG	TECTUM	-	PER MANUFACTURER		MATCH P-1	4X8	1 1/2"	DIRECT ATTACH	MOUNT AT 14" AFF; REFER TO ELEVATIONS FOR SPACING	WP-10

WALL BASE

<u>MARK</u>	<u>PRODUCT TYPE</u>	<u>GENERAL LOCATION, U.O.N.</u>	<u>MANUFACTURER</u>	<u>PROFILE/ PROFILE #</u>	<u>COLOR/ COLOR #</u>	<u>SIZE</u>	<u>INSTALLATION METHOD</u>	<u>NOTE</u>	<u>MARK</u>
B-1	RUBBER BASE	TYP. THROUGHOUT U.O.N.	TARKETT	EXHIBIT	20 CHARCOAL	4"		STRAIGHT BASE AT CARPET, COVERED AT HARD SURFACE	
B-2	VENTED BASE	SPORTS COURTS	TARKETT	VENT COVE WALL BASE	40 BLACK	4"	PER MANUFACTURER	TO BE USED WITH TARKETT SPORTS COURTS (WDF-1/WDF-2). SEE MANUFACTURER'S DETAILS FOR INSTALLATION INFORMATION	B-1 B-2
B-3	INTEGRAL COVE BASE	KITCHEN	SHERWIN WILLIAMS	RESUFLOF	3746	6"	TROWELED-ON	SMOOTH, GLASS FINISH WITH 3/8" RADIUS COVE AT THE JUNCTURE OF THE WALL AND FLOOR; METAL CAP TO BE INSTALLED AT THE TOP OF THE COVERED BASE	B-3
B-4	MILLWORK WALL BASE	FOOD COURT	TARKETT	MANDALAY MW-XX-H6	MATCH WALL PAINT	6"			B-4
B-5	MILLWORK WALL BASE	LOBBY	FRY REGLETT	4" MILLWORK BASE	POWDER COAT FINISH	4"			B-5

## MILLWORK FINISHES

LAMINATE

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STYLE/ STYLE #	TEXTURE	INSTALLATION METHOD	NOTE	MARK
L-1	PLASTIC LAMINATE	-	FORMICA	7223 NEW WHITE				L-1
L-2	PLASTIC LAMINATE	-	FORMICA	927 FOLKSTONE				L-2
L-3	PLASTIC LAMINATE	-	FORMICA	912C STORM				L-3
L-4	PLASTIC LAMINATE	-	FORMICA, VENEER SOLID WOOD	5794 BEIGE ELM				L-4

SOLID SURFACE

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STYLE/STYLE #	NOTE
					MARK
SS-1	QUARTZ SURFACE		CAESARSTONE	1141 PURE WHITE	
SS-2	QUARTZ SURFACE		CAMBRIA	FIELDSTONE	SS-2

## MISCELLANEOUS FINISHES

ACOUSTICAL CEILING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STYLE/STYLE #	NOTE	
C-1	ACOUSTICAL CEILING BAFFLES	MULTIPURPOSE	ACOUFELT	BEAM CEILING BAFFLES	FELT MATERIAL / COLOR - WHITE	C-1
C-2	METAL MESH CEILING	CORRIDOR	ARMSTRONG	METAL WORKS MESH TORSION	AND MARINE DESIGN - SCALLOPS / COLOR -	C-2
C-3	ACOUSTICAL CEILING BAFFLES	FOOD COURT	WOVEN IMAGE	ARRAY	WHITE COLOR - 633, 365, 500	C-3
C-4	WOOD VENEER CEILING	RECEPTION, CORRIDOR	-	MATCHV L4		C-4
C-5	ACOUSTICAL CEILING BAFFLES	LOBBY	TURF	CUSTOM BEAM BAFFLE	TURF PROJECT #PRO-255283 COLOR - 208, 81, 44KED, 24K	C-5

GREEN WALL

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O. N.	MANUFACTURER	STYLE / STYLE #	NOTE
GW-1	GREEN PLANT WALL	LOBBY, RECEPTION	GARDEN ON THE WALL	GARDENS WITH MOSS, TIER 1	PROVIDE WALL BACKING

## GRAPHIC WALL

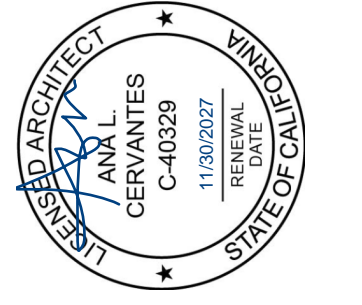
MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.		MANUFACTURER	STYLE/STYLE #	NOTE
		FOOD COURT		CUSTOM GRAPHIC BY OTHERS	PROVIDE LEVEL 5 FINISH	
GR-1	WALL GRAPHIC					MARK
						GR-1

WINDOW SHADE

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STYLE/STYLE #	NOTE	MARK
WS-1	WINDOW SHADE	OFFICE 104, 105, 106, CONFERENCE 107	MECHOSHADE	MECHO /5	SHADE: THERMOVEIL 1000 SERIES (3% OPEN)	WS-

## TRANSITIONS

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	PROFILE/ PROFILE #	FINISH	SIZE	INSTALLATION METHOD	NOTE	MARK
TR-1	FLOORING TRANSITION	WOOD TO CONCRETE	INPRO	808-A01	ALUMINUM	2-3" GAP, VIF	REFER TO DETAIL 8/1530	WOOD SPORTS FLOORING TO CONCRETE	
TR-2	FLOORING TRANSITION	RESILIENT TO CONCRETE	SCHLUTER	VINPRO-U	SATIN ANODIZED		REFER TO DETAIL 9/1530	RESILIENT FLOORING TO CONCRETE	TR-2
TR-3	FLOORING TRANSITION	EPOXY TO CONCRETE	SCHLUTER	RENO-U	SATIN ANODIZED		REFER TO DETAIL 10/1530	EPOXY TO CONCRETE	TR-3
TR-4	MILLWORK REVEAL	MILLWORK	FRY REGLET	MWR7550 MILLWORK REVEAL	POWDERCOAT				TR-4
TR-5	MILLWORK REVEAL	MILLWORK	FRY REGLET	MWR0SC75 MILLWORK REVEAL	POWDERCOAT				TR-5



IRVINE FIELDHOUSE

17300 RED HILL  
IRVINE, CALIFORNIA 92614

## FINISH SCHEDULE

	DATE	REMARKS
2	07/09/2025	ISSUE FOR PLAN CHECK
3	10/15/2025	PLAN CHECK CORRECTIONS 2
4	01/26/2026	OC HEALTH DEPT
6	03/06/2026	OC HEALTH DEPT 2

- BID ADDENDUM 2

PA/PM:	S. FOX
DRAWN BY.:	K.L./J.L.
JOB NO.:	IRV24-6050-00

SHEET

# I630