

EXHIBIT IV.2 STRUCTURAL

HSA & ASSOCIATES, INC.

CONSULTING STRUCTURAL ENGINEERS

Project: 22-169E Red Hill TI

April 30, 2026

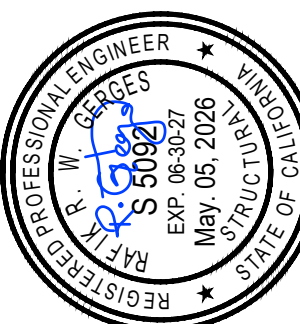
Delta 7 Bid Addendum 2

ST-1.1	Added Server Room.
ST-1.2	Added Server Room.
ST-1.3	Added Server Room and ceiling.
ST-2.2	Added CU-1 unit.
SD-4	Added detail "15".

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS
BUILDING MEASUREMENT

10 Edelman
Irvine, CA 92618
P 949.660.9128



-HSA-
HSA & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
17300 Red Hill Road
Irvine, CA 92614
Irvine, CA 92614

HSA PROJECT NO.: 22-168E

IRVINE FIELDHOUSE

**17300 RED HILL
IRVINE, CALIFORNIA 92614**

OVERALL FLOOR PLAN

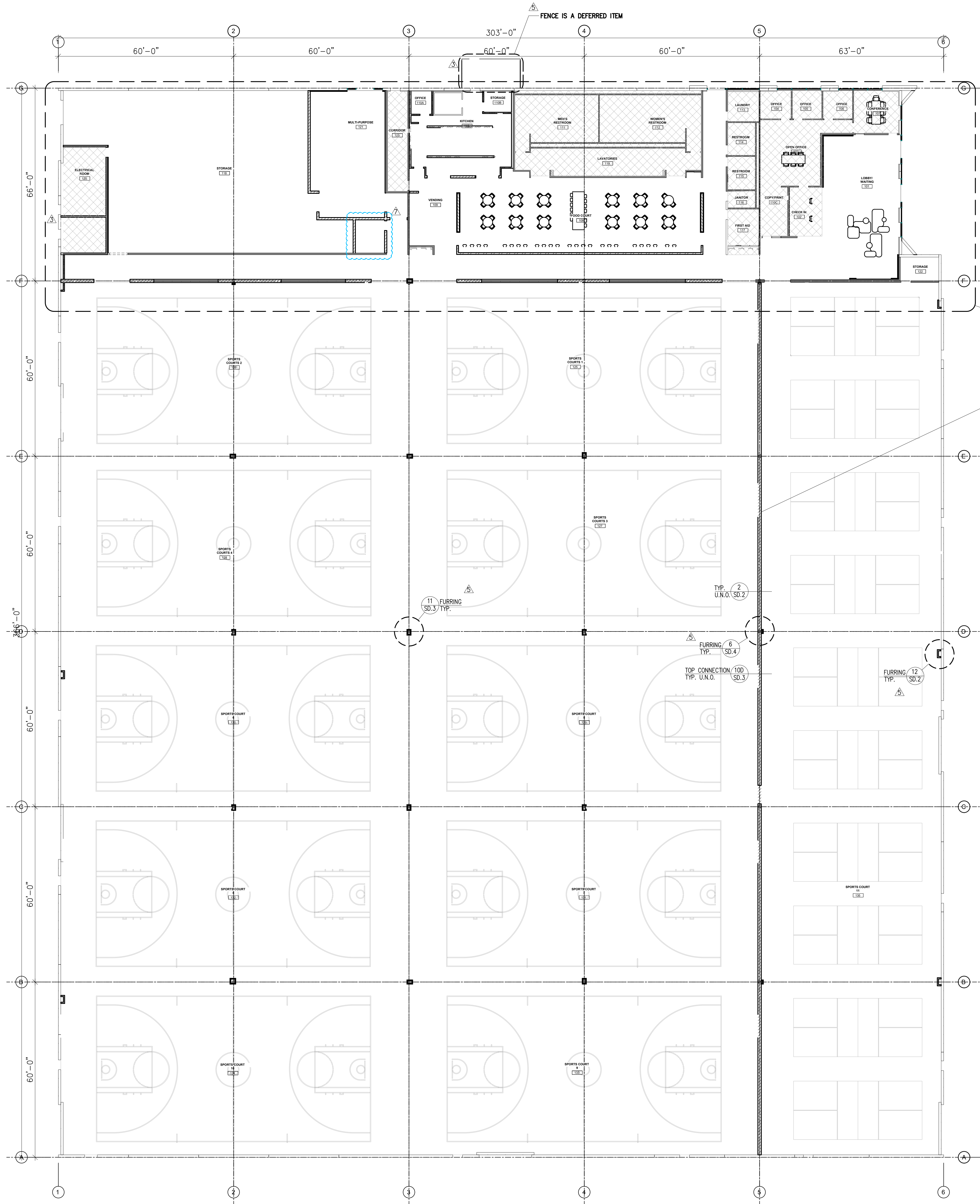
DATE	ISSUE FOR PLAN CHECK	REMARKS
08/22/2025	PLAN CHECK CORRECTIONS 1	
09/22/2025	PLAN CHECK CORRECTIONS 2	
10/15/2025	ISSUE FOR CONSTRUCTION REVIEW	
12/19/2025	PLAN CHECK CORRECTIONS 3	
02/04/2026	PLAN CHECK CORRECTIONS 4	
04/01/2026	BID ADDENDUM 2	

P.A.P.M.:	A. HUMPHREY
DRAWN BY.:	K.L./J.L.
JOB NO.:	IRV24-6050-00

SHEET

ST-1.1

(NOT FOR BID OR CONSTRUCTION)



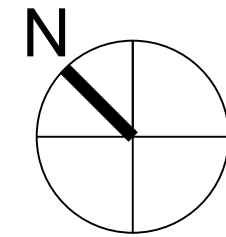
NOTE:
WALL LEGEND, SEE SHEET ST-1.2.

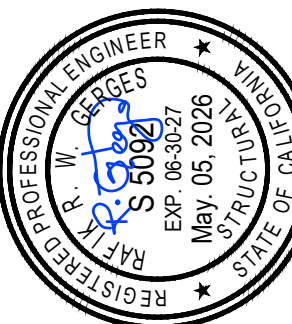
SCOPE OF WORK:

1. NEW WALLS AND FULL HEIGHT WALL THAT SEPARATES COURT AND BREAK AREA, SEE SHEET ST-1.2.
2. NEW CEILING FRAMING, SEE SHEET ST-1.3.
3. BASKETBALL HOOPS, SCORE BOARD CONN., VOLLEYBALL NET AND NET DIVIDER TO EXISTING ROOF, (DEFERRED SUBMITTAL)

OVERALL FLOOR PLAN

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





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HSA PROJECT NO.: 22-189E

IRVINE FIELDHOUSE

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IRVINE, CALIFORNIA 92614

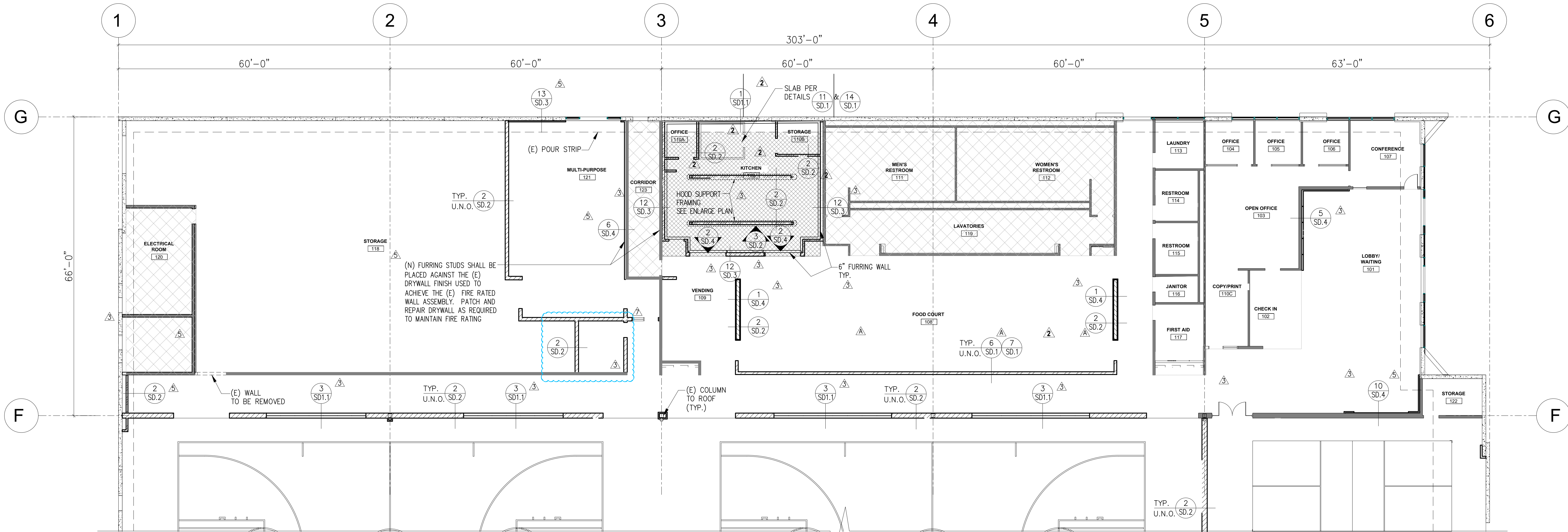
ENLARGED FLOOR PLAN

DATE	ISSUE FOR PLAN CHECK	REMARKS
07/02/2025	1	ISSUE FOR PLAN CHECK
09/22/2025	2	PLAN CHECK CORRECTIONS
10/15/2025	3	ISSUE FOR CONSTRUCTIONABILITY REVIEW
12/19/2025	4	PLAN CHECK CORRECTIONS 2
02/04/2026	5	ISSUE FOR CONSTRUCTIONABILITY REVIEW
04/30/2026	6	PLAN CHECK CORRECTIONS 3
04/30/2026	7	ISSUE FOR CONSTRUCTIONABILITY REVIEW

PA/PM:	A. HUMPHREY
DRAWN BY:	K.L./L.
JOB NO.:	IRV24-6050-00

SHEET
ST-1.2

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ENLARGED FLOOR PLAN

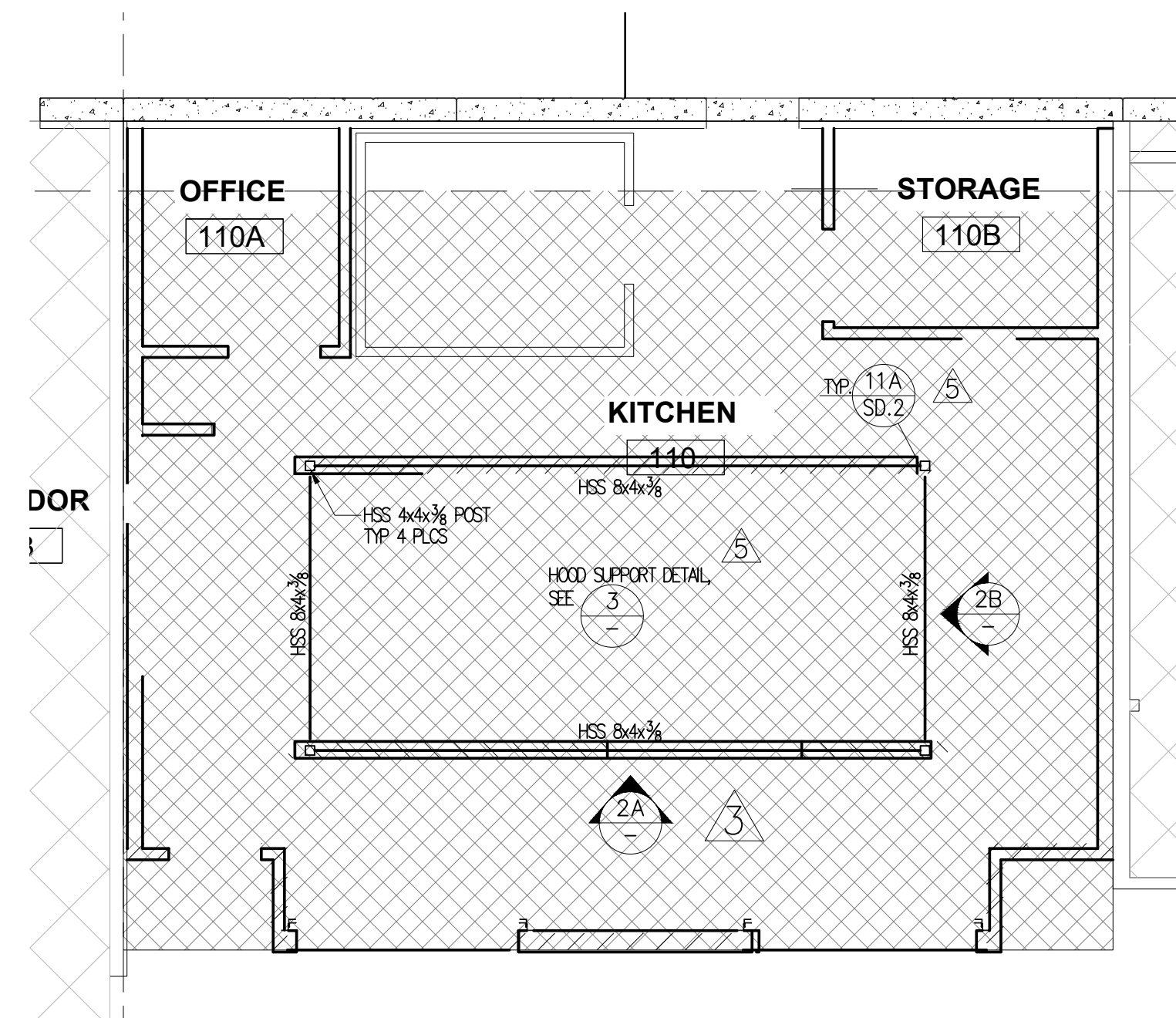
scale: 3/32"=1'-0"

LEGEND:

- = DENOTES NEW PARTITION WALLS FOR HT. OF WALLS SEE ARCH. DWG'S FOR DETAILS, SEE (2) SD.2
- = DENOTES NEW FULL HEIGHT METAL STUD WALL FOR DETAILS, SEE (2) SD.2
- = DENOTES EXISTING CONCRETE WALLS.
- = EXISTING WALL TO BE REMOVED.
- = EXISTING WALL TO REMAIN.
- = LOW WALL PARTITION
- = PARTITION TO 6" ABOVE CEILING
- = DENOTES KITCHEN SLAB 9 3/4" THK. MIN. 16x16-D16x16 WITH VMS SYSTEM BELOW FOR ADD. INFO. SEE DET. (1) SD.1
- = AREA NOT IN CONTRACT SEE SHELL BUILDING PACKAGE FOR MORE INFORMATION.

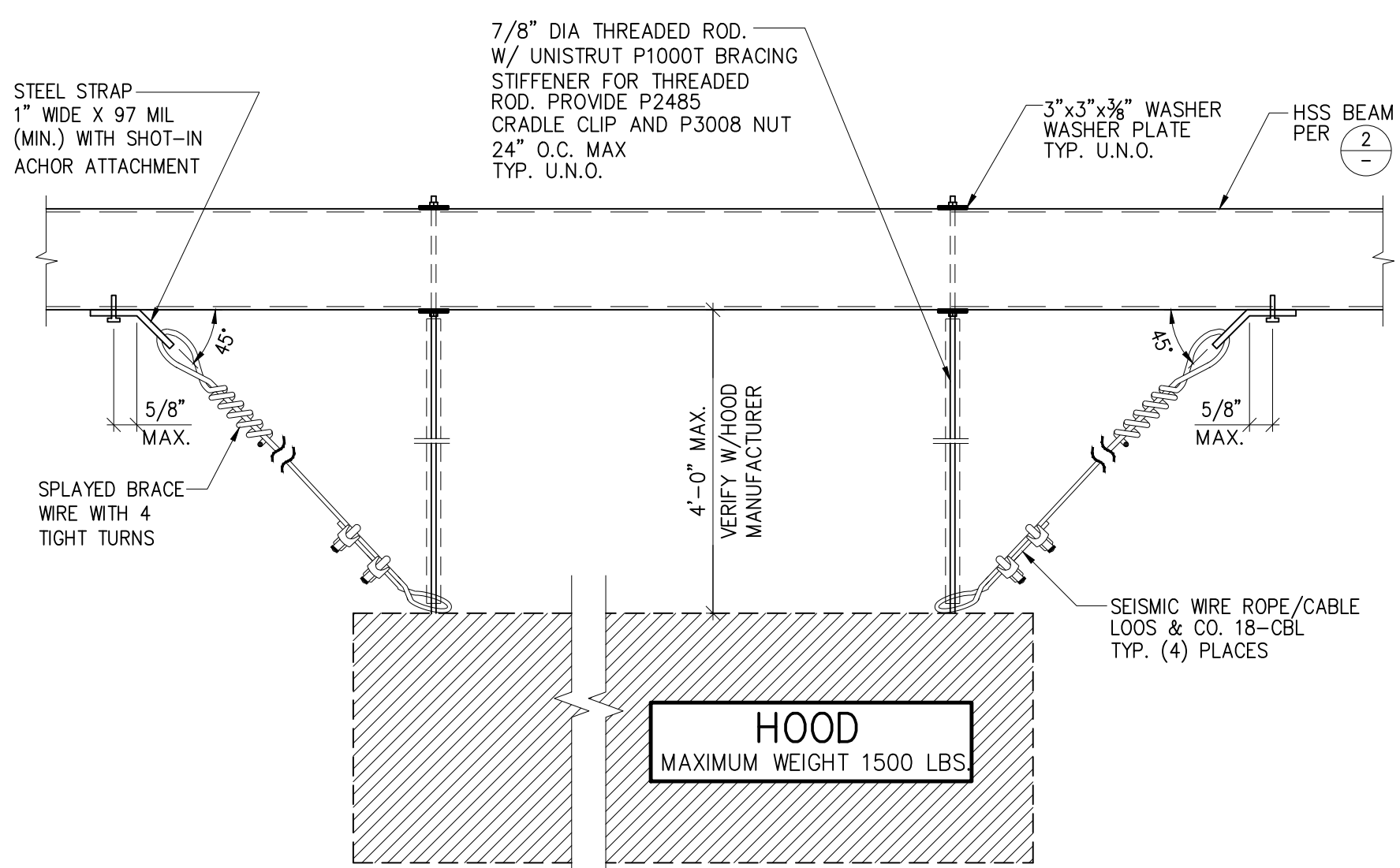
NOTE:

FOR TYPICAL METAL STUD DETAILS SEE SHEET "SD-2".



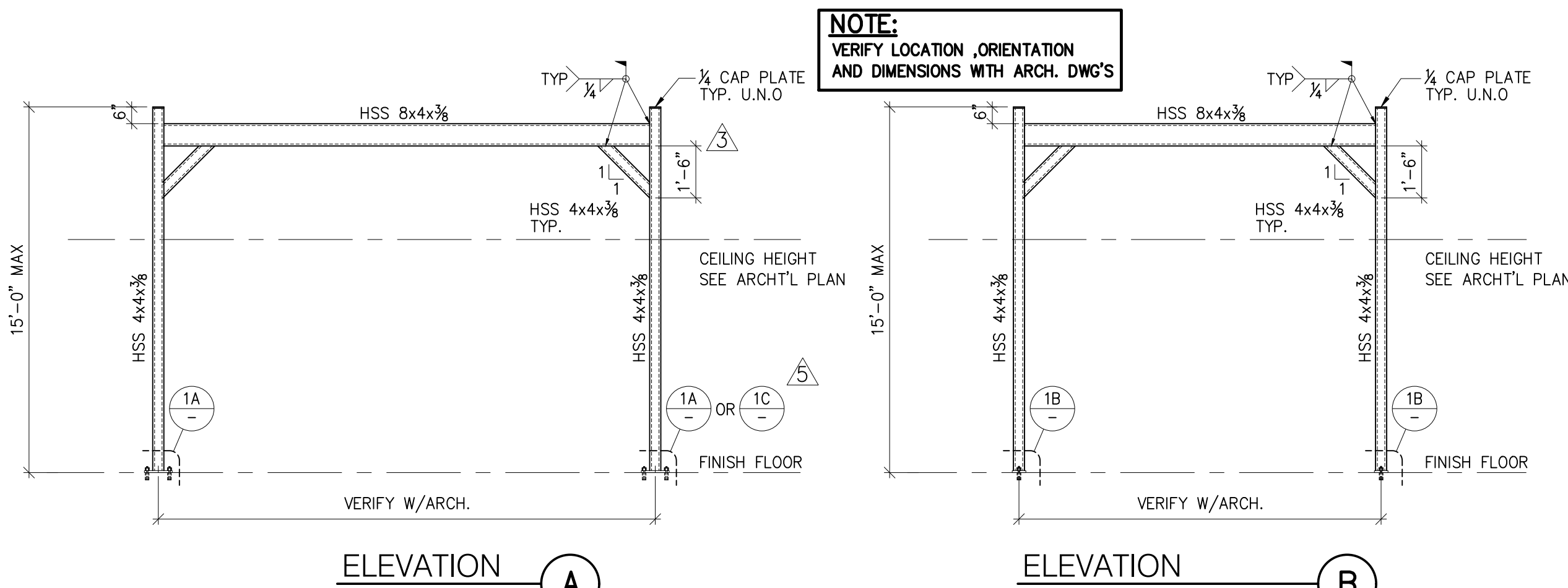
ENLARGE HOOD SUPPORT FRAMING PLAN

scale: NTS



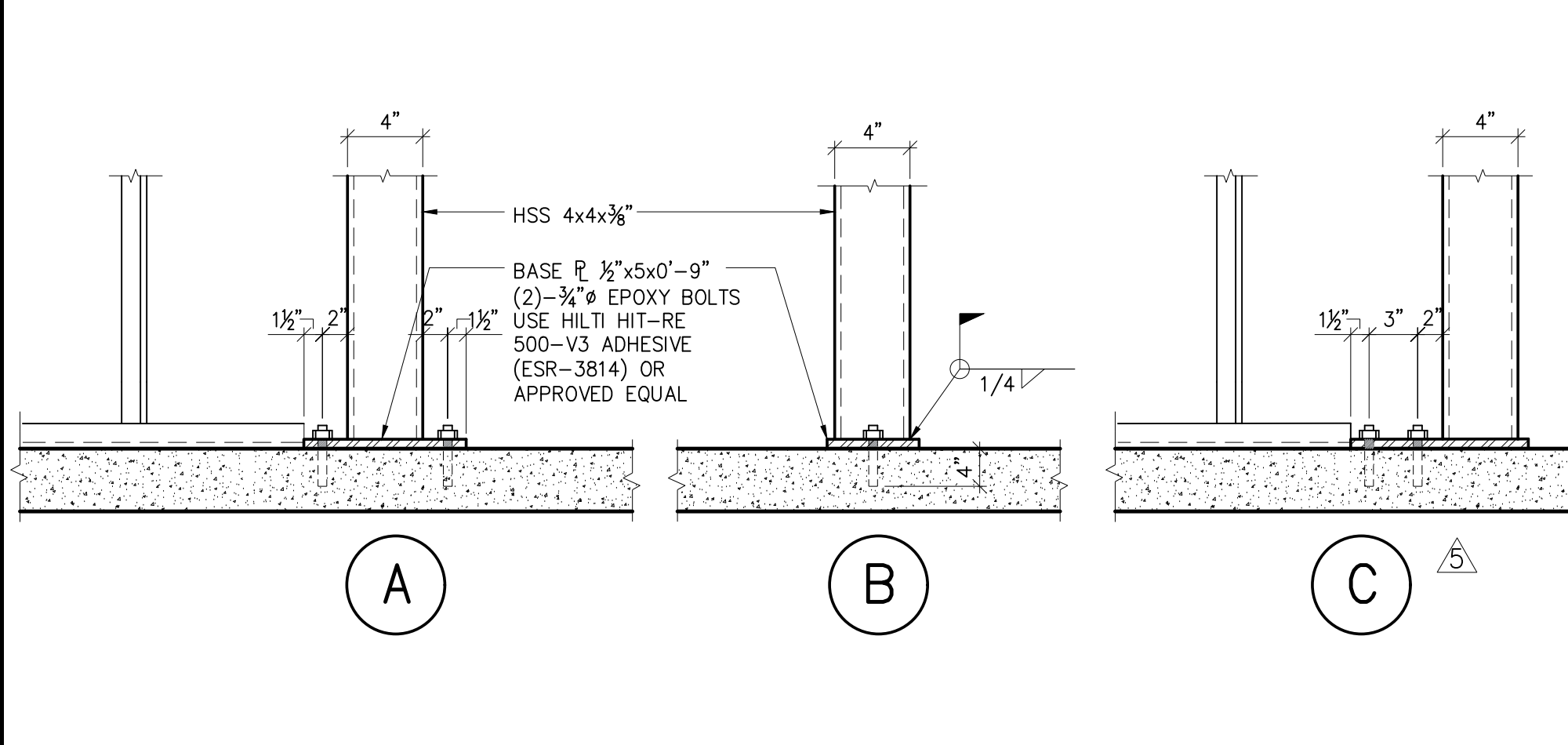
HOOD SUPPORT DETAIL

3



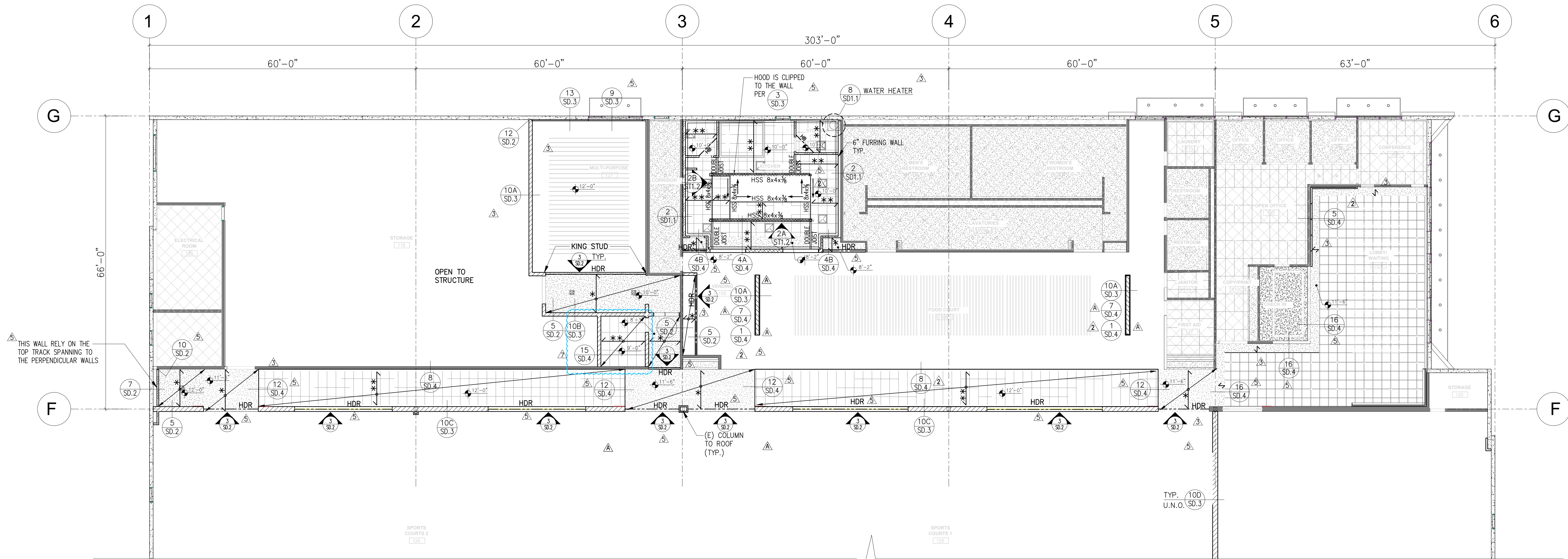
HOOD SUPPORT FRAMING

2



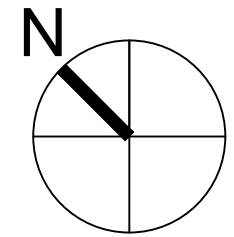
DETAIL

1



CEILING PLAN

scale: 3/32"=1'-0"



- SEE SHEET "SD.2" FOR METAL STUD PARTITION WALLS AND FRAMING DETAILS. TYP. U.N.O.
- SEE ARCHITECTURAL DRAWING FOR CEILING JOIST FRAMING PLAN. & FOR STRUCT'L DET., SEE (7) SD.2
- FOR HEADER DETAIL, SEE DETAIL (3) SD.2
- FOR WALL BRACE DETAIL SEE DETAIL (4) SD.2
- FOR T-BAR CEILING STRUT DETAIL & SCHED. SEE SHEET "SD.3" TYPICAL U.N.O.

LEGEND:

- = DENOTES CEILING JOIST FOR SIZES SEE DET. (18) SD.2
- = DENOTES CEILING JOIST FOR SIZES SEE DET. (2) SD.1
- = DENOTES CEILING JOIST AREA (GYPBOARD CEILING)
- = DENOTES HORIZONTAL BRACE SEE DETAIL (4) SD.2
- = AREA NOT IN CONTRACT
- = DENOTES DIAGONAL BRACE PER (3) ST.2

NOTES:

- VERIFY ALL DIMENSIONS WITH THE LATEST ARCH'TL DRAWINGS
- WALL LEGEND, SEE SHEET ST-1.2.

CEILING PLAN

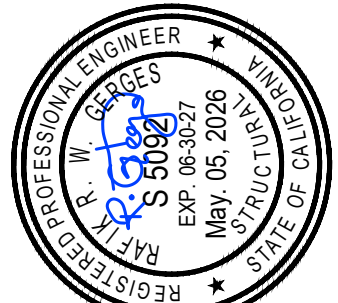
DATE	REMARKS
07/02/2025	ISSUE FOR PLAN CHECK
09/22/2025	PLAN CHECK CORRECTIONS
10/15/2025	PLAN CHECK CORRECTIONS 2
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03/03/2026	PLAN CHECK CORRECTIONS 4
04/30/2026	BID ADDENDUM 2

PA/PM:	A. HUMPHREY
DRAWN BY:	K.L./L.
JOB NO.:	IRV24-6050-00

SHEET

ST-1.3

(NOT FOR BID OR CONSTRUCTION)

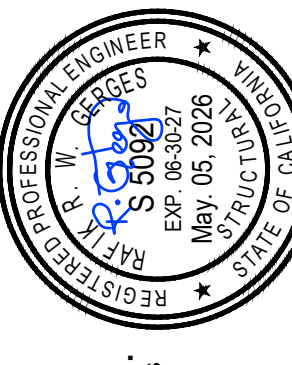


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Folsom, CA 95610
HSA PROJECT NO. : 22-169

IRVINE FIELDHOUSE

17300 RED HILL
IRVINE, CALIFORNIA 92614

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ROOF TOP UNIT PLAN

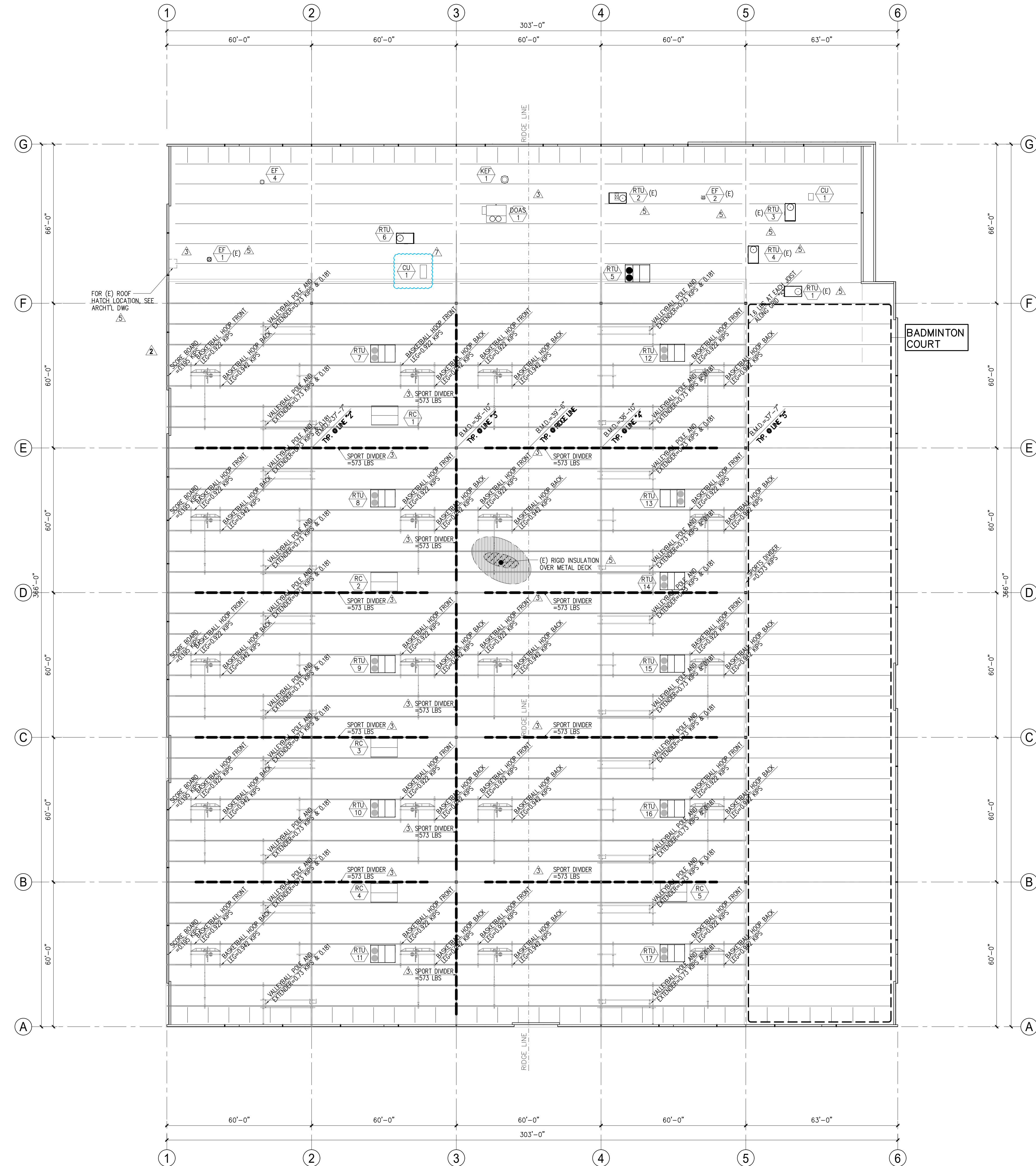
DATE	REMARKS
07/02/2025	ISSUE FOR PLAN CHECK
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04/30/2026	BID ADDENDUM 2

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DRAWN BY:	K.L./L.
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SHEET

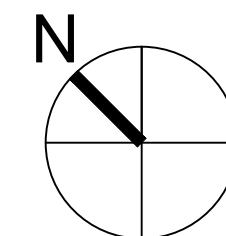
ST-2.2

(NOT FOR BID OR CONSTRUCTION)



ROOF TOP UNIT PLAN

scale: 1"=20'-0"



LEGENDS:

- Ⓐ DENOTES EXHAUST FAN
VERIFY LOCATIONS & NO. OF UNITS
W/ LATEST ARCH'T'L DWG'S &
MECH DWG'S. SEE DETAIL (9)
SD1.1
- Ⓑ DENOTES HEAT PUMP
VERIFY LOCATIONS & NO. OF UNITS
W/ LATEST ARCH'T'L DWG'S &
MECH DWG'S. SEE DETAIL (11)
SD1.1

MECH. UNIT SCHEDULE

UNIT NO.	OPER. WT. (LBS)
RTU 1	1039
RTU 2	1417
RTU THRU RTU 4	927
RTU 5	2148
RTU 6	1055
RTU 7	2610
RTU 8	2610
RTU 9	2610
RTU 10	2610
RTU 11	2610
RTU 12	2610
RTU 13	2610
RTU 14	2610
RTU 15	2610
RTU 16	2610
RTU 17	2610
RC 1	29
RC 2	82
RC 3	82
RC 4	176
CU 1	99
RC 5	591
RC 6	591
RC 7	591
RC 8	591
RC 9	591

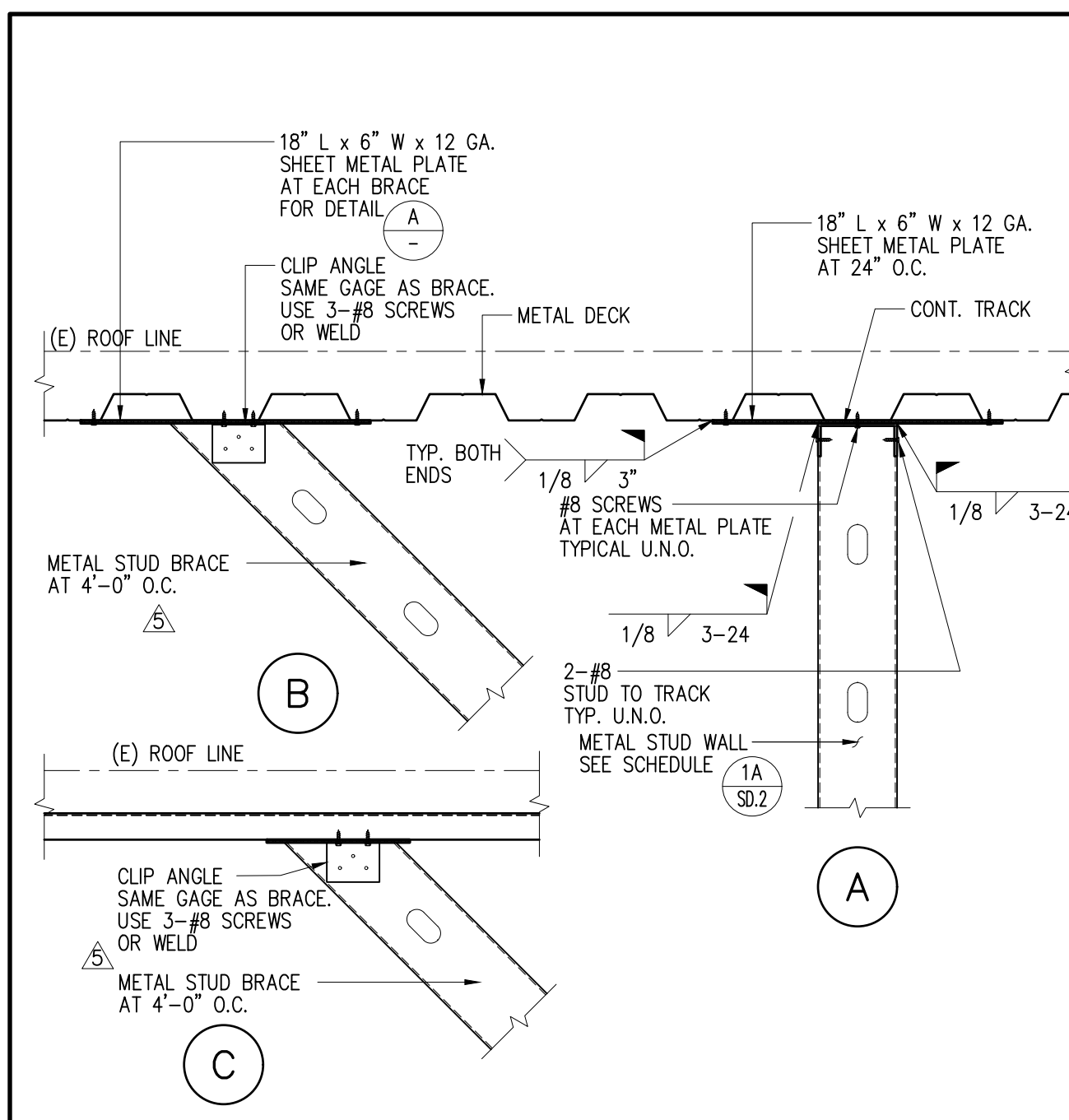
NOTE:
1. VERIFY WEIGHT OF MECH. UNITS
W/ LATEST MECH. & ARCH'T'L DWG'S.

NOTE:
1. JOISTS MANUFACTURER SHALL DESIGN ROOF TRUSSES WITH
RESPECT TO LOCATION OF EQUIPMENT ATTACHMENT AND
WEIGHTS THAT DEVELOPED BY DRAPER DATED 06-13-25 AND
PROVIDED BY WARE MALCOMB VIA EMAIL DATED 08-12-25.

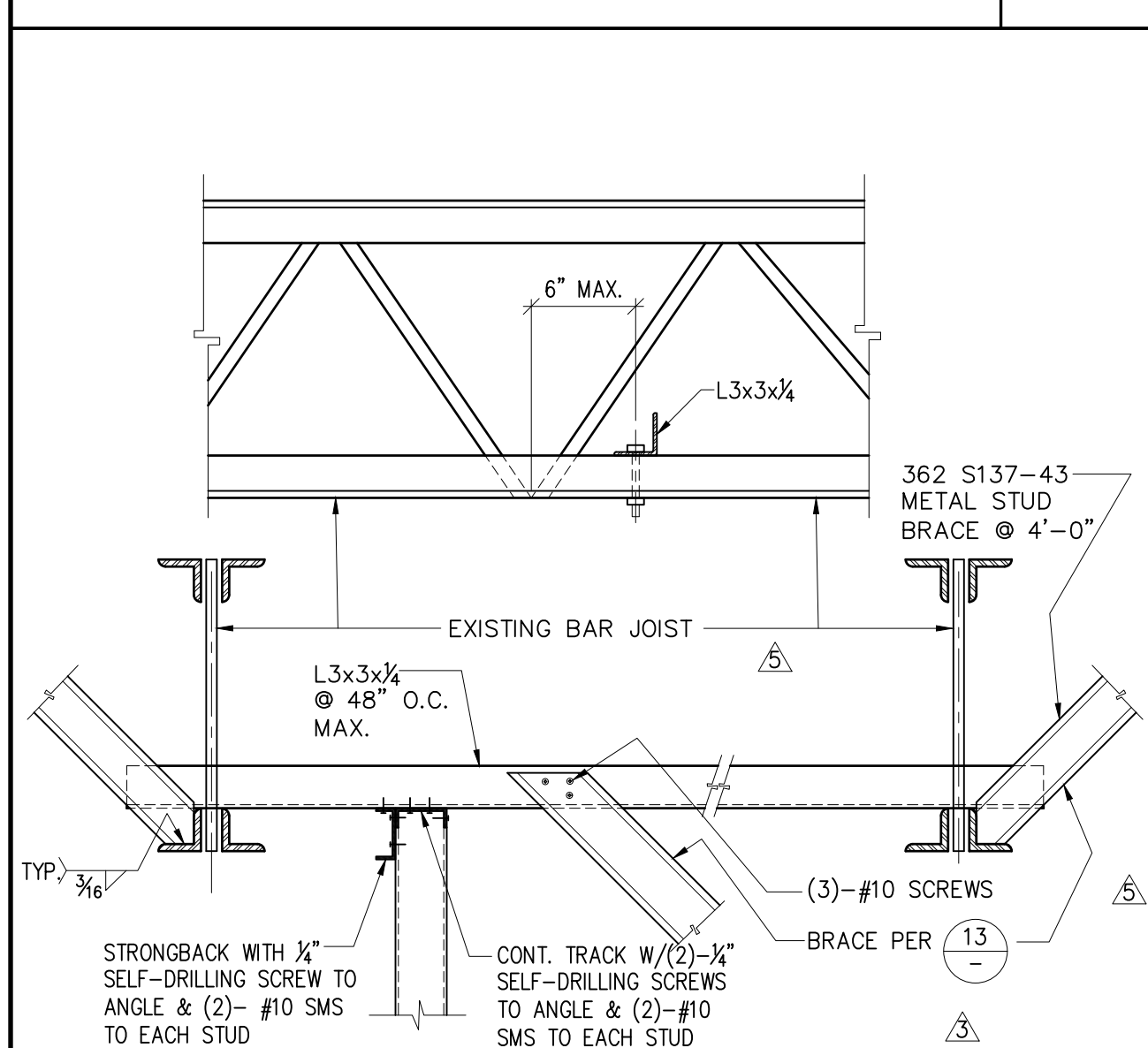
UNIT	WEIGHT (LBS)	UNIT	WEIGHT (LBS)
VOLLEYBALL POLE	730	BASKETBALL HOOP FRONT LEG (TOTAL 1)	922.25
VOLLEYBALL EXTENDER	181	BASKETBALL HOOP BACK LEG (TOTAL 2)	942.25
		SCOREBOARD	195
		SPORT DIVIDER	573

NOTE:
BASKETBALL HOOPS LOADING TO
BE SPREAD OVER THREE JOISTS

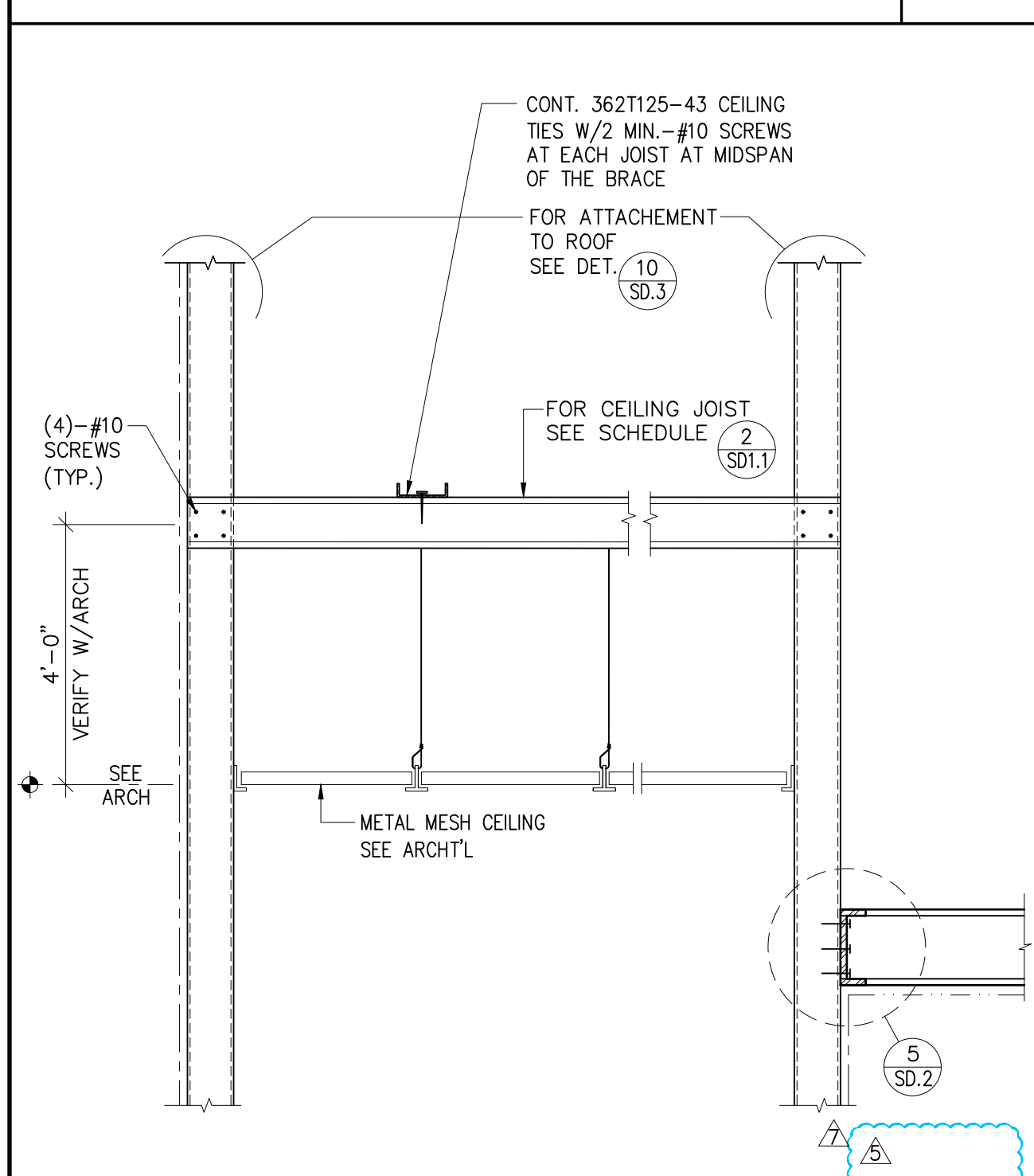
2. REFER TO DETAIL (10)
SD1.1 FOR TRUSS LOADING CRITERIA.



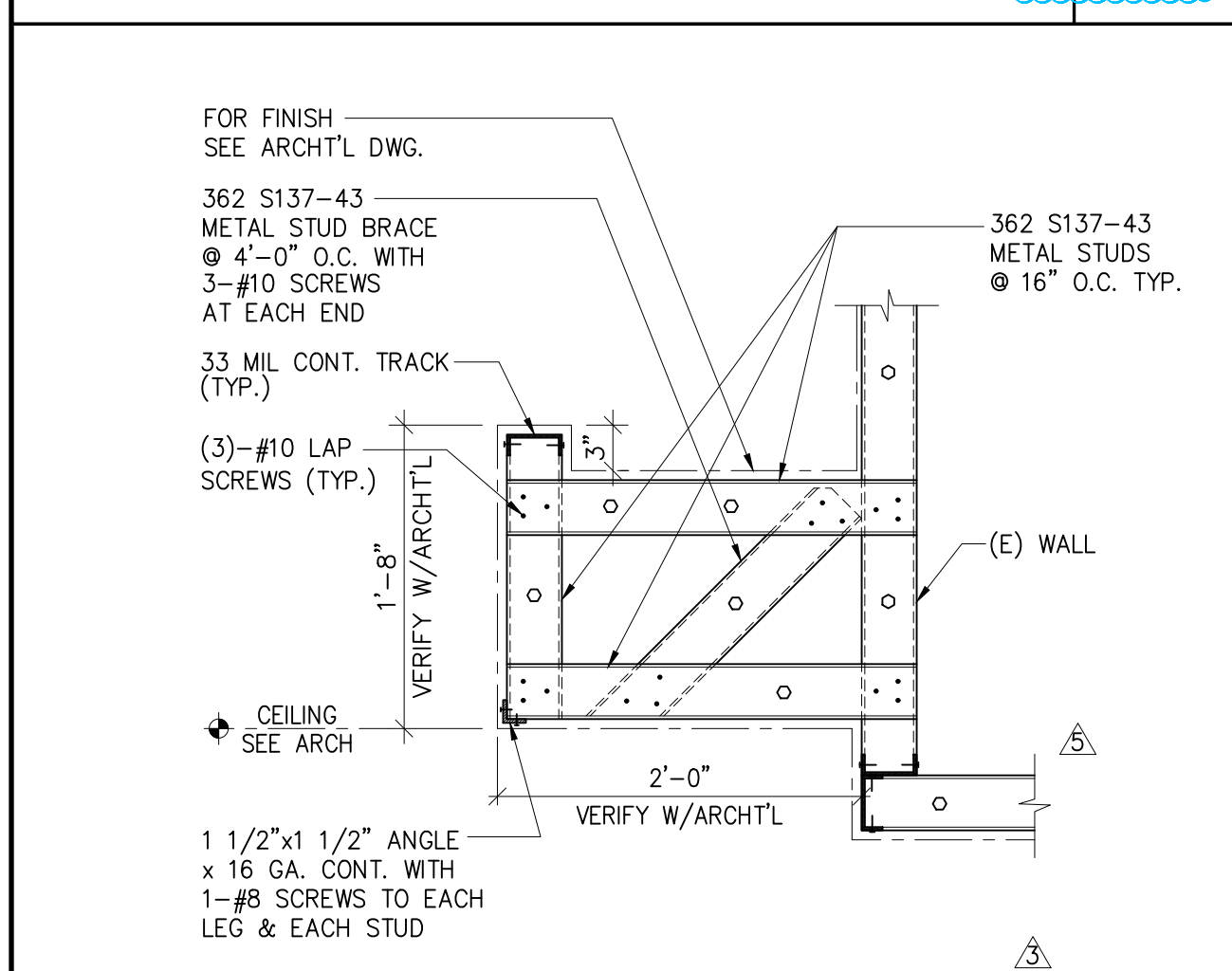
WALL & BRACE DETAIL TO METAL DECK | 13



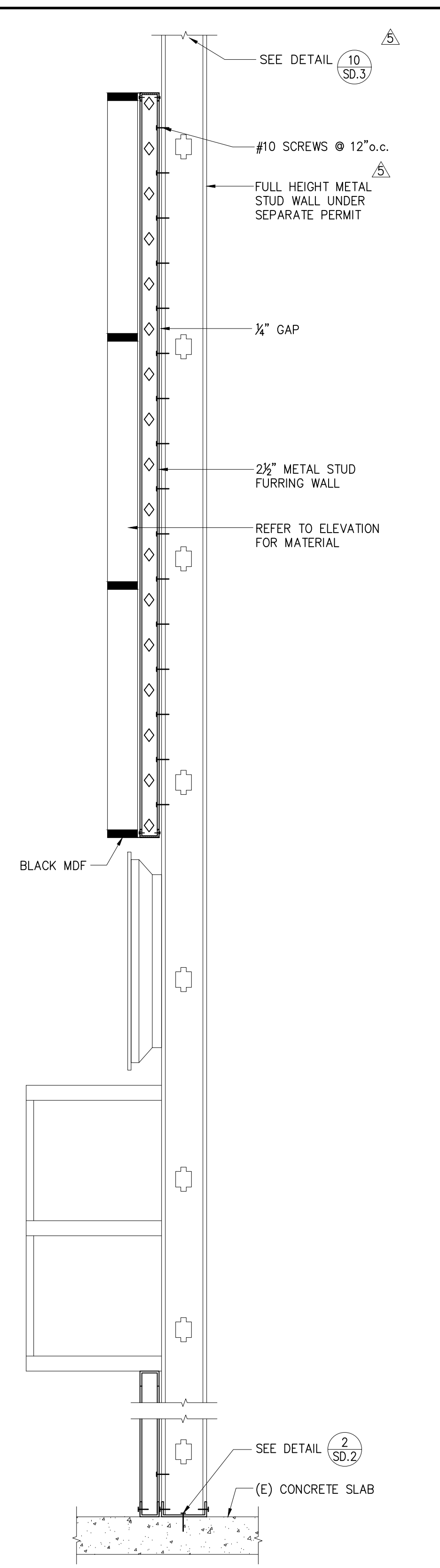
DETAIL	14
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DETAIL	15
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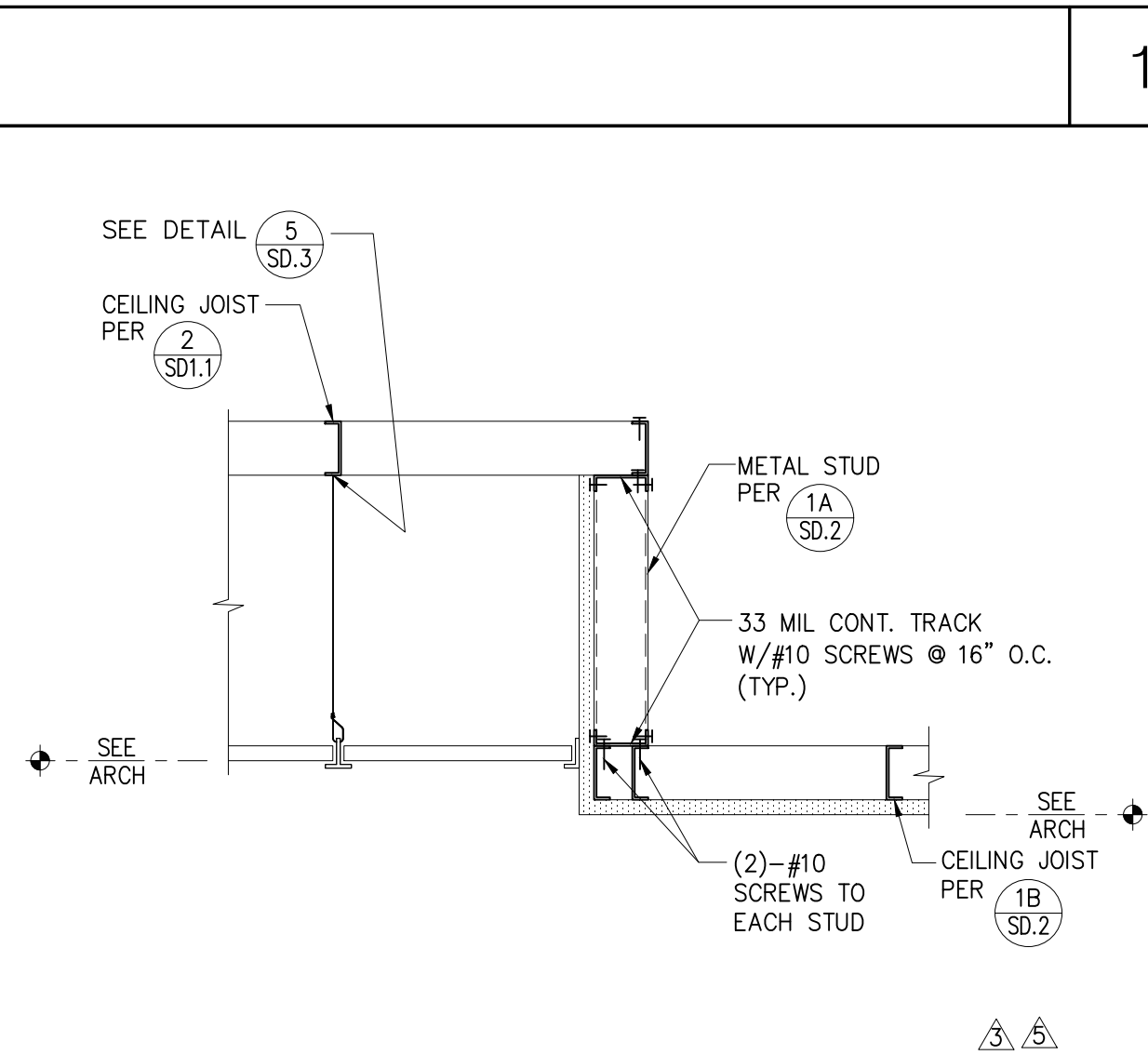


CEILING TRANSITION @ LOBBY	16
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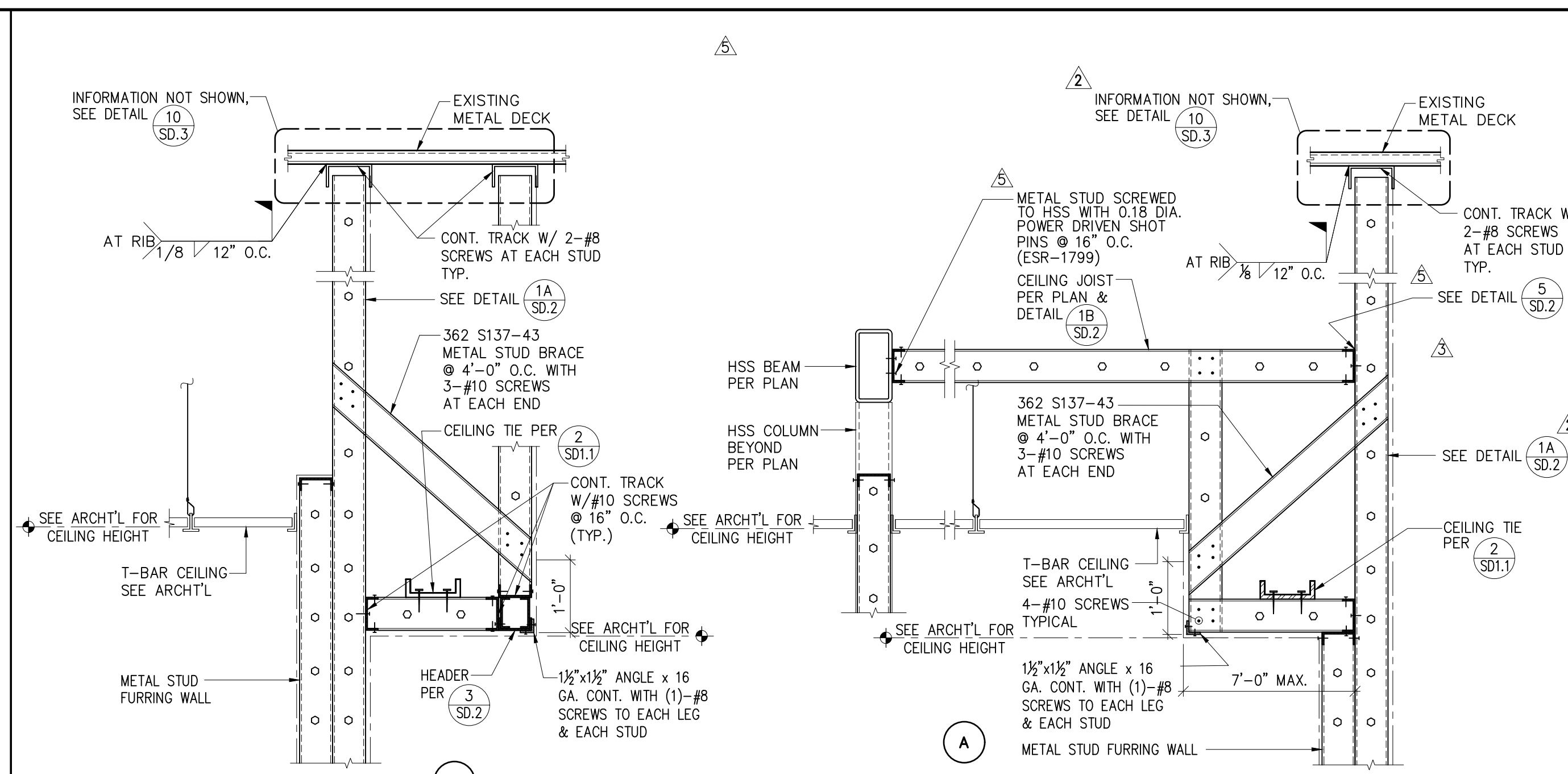


SCREEN WALL	10
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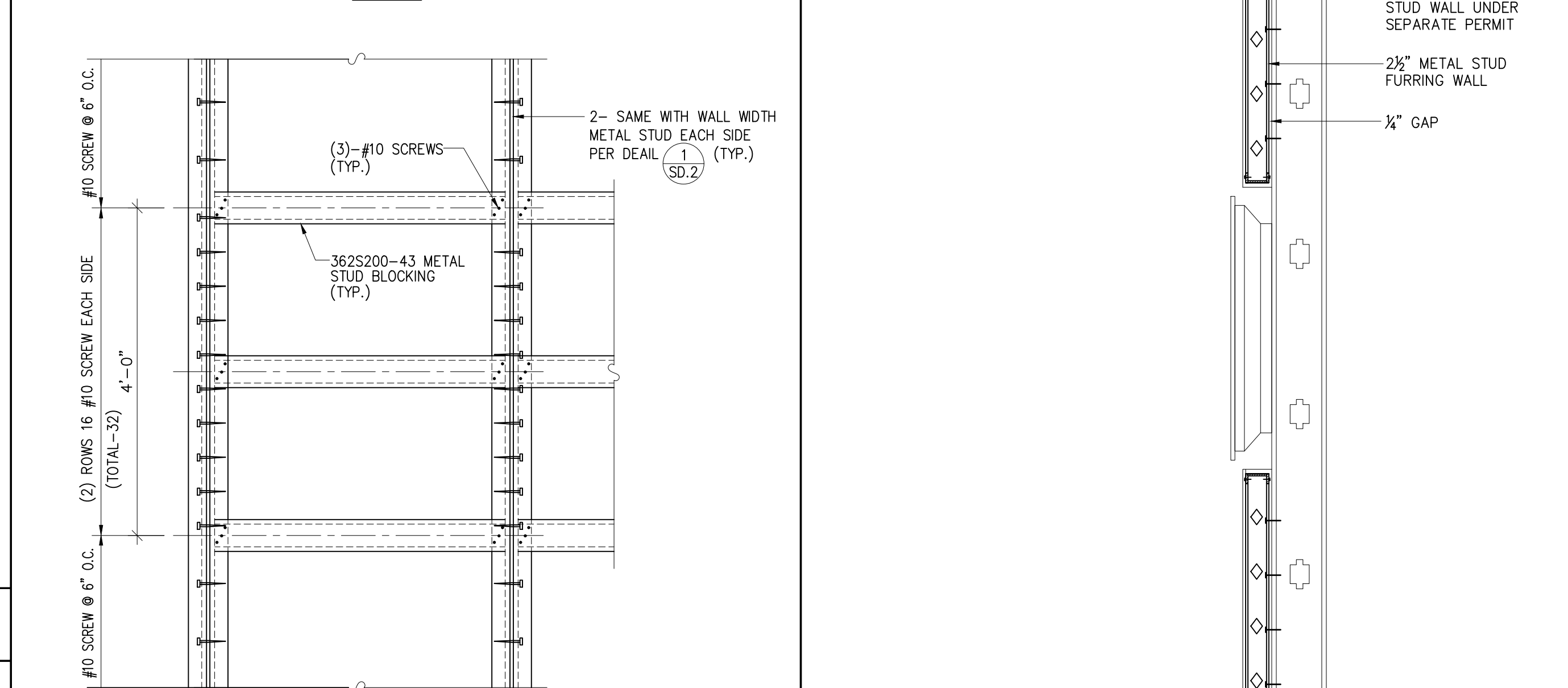
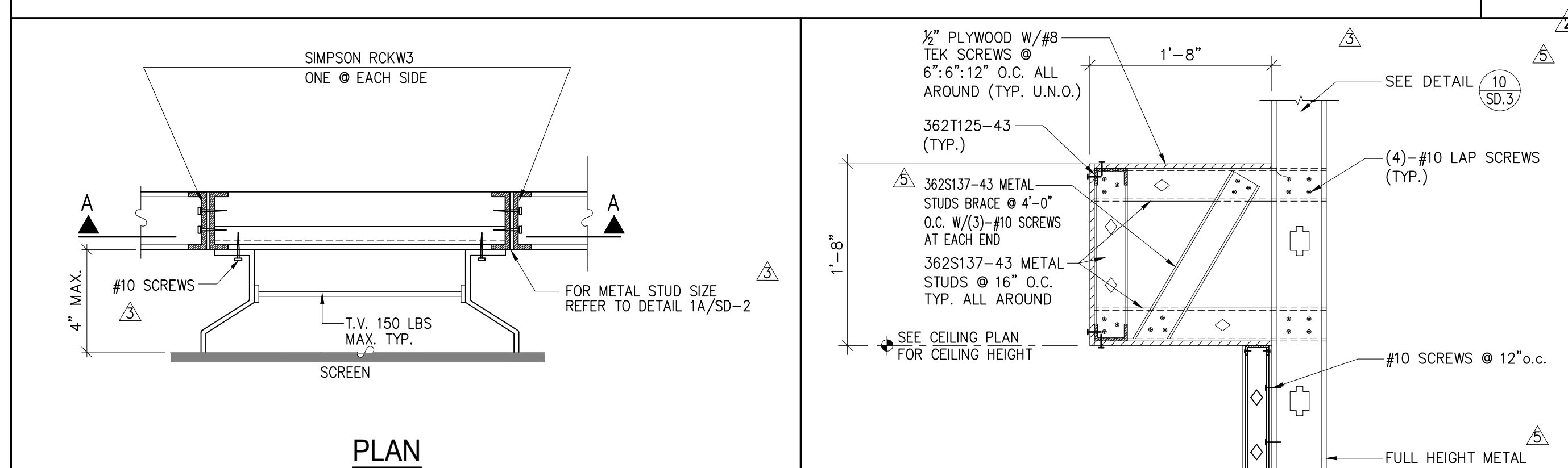
NOT USED



CEILING TRANSITION	12
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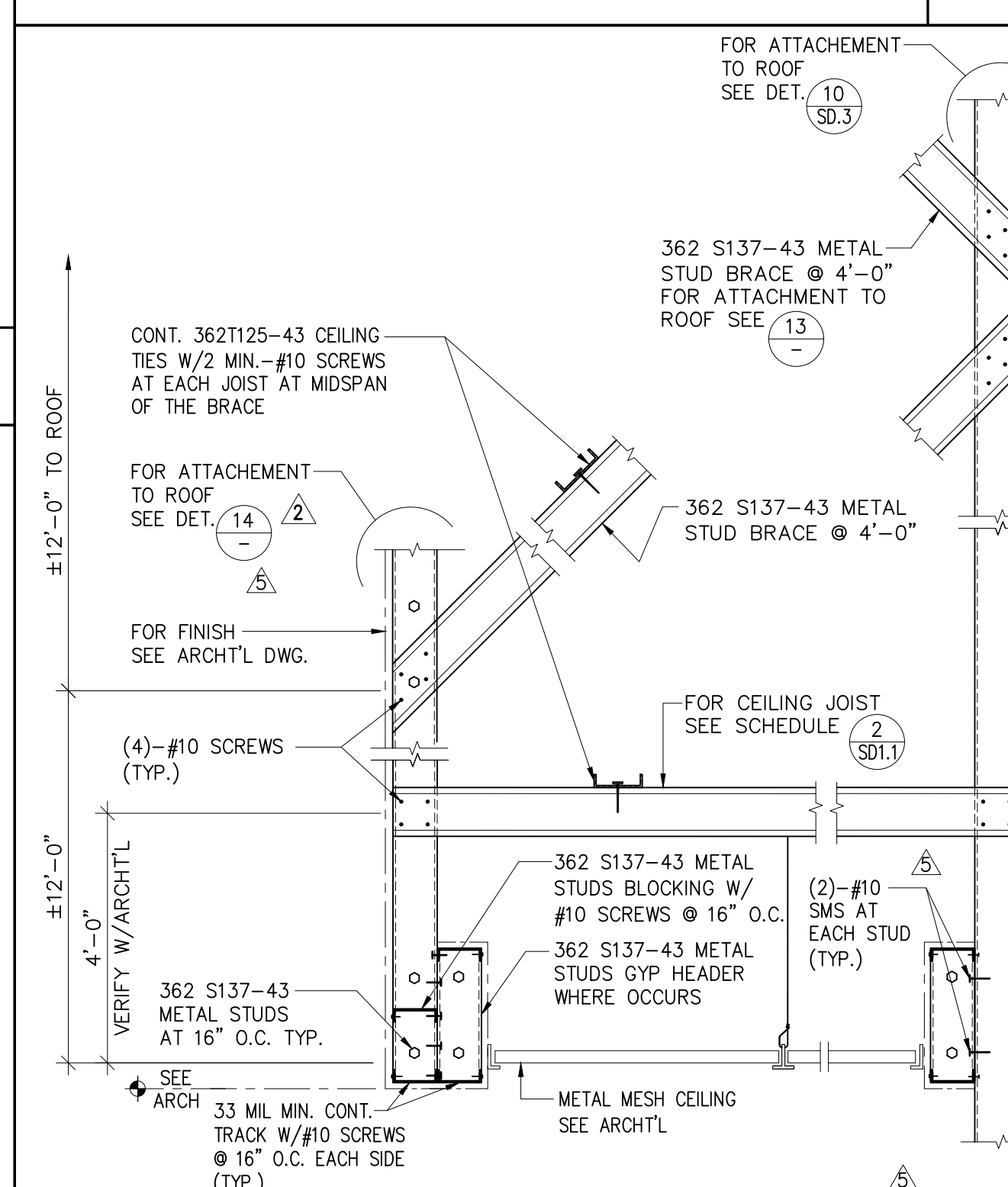


SOFFIT DETAIL	4
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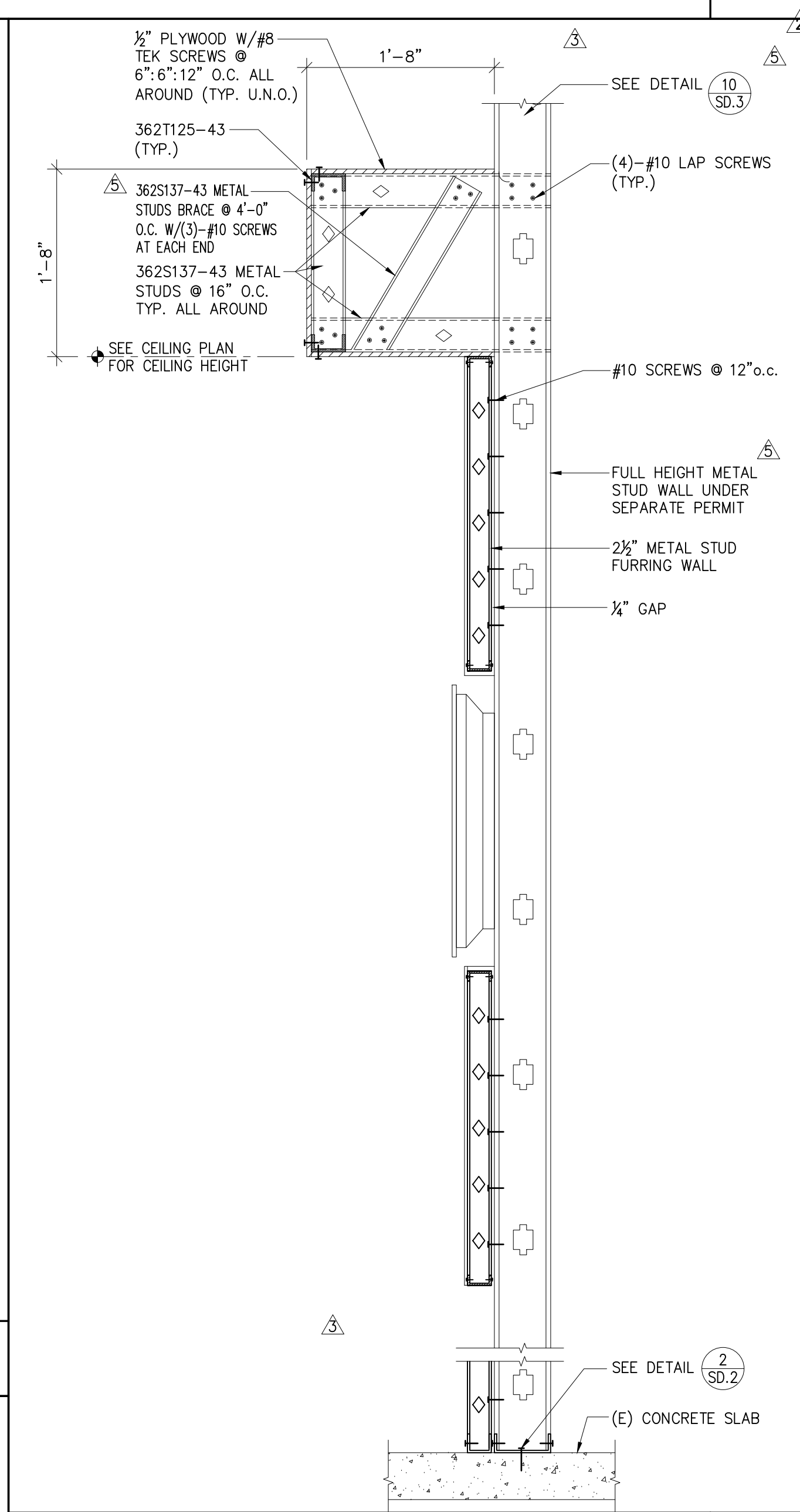


SECTION A-A

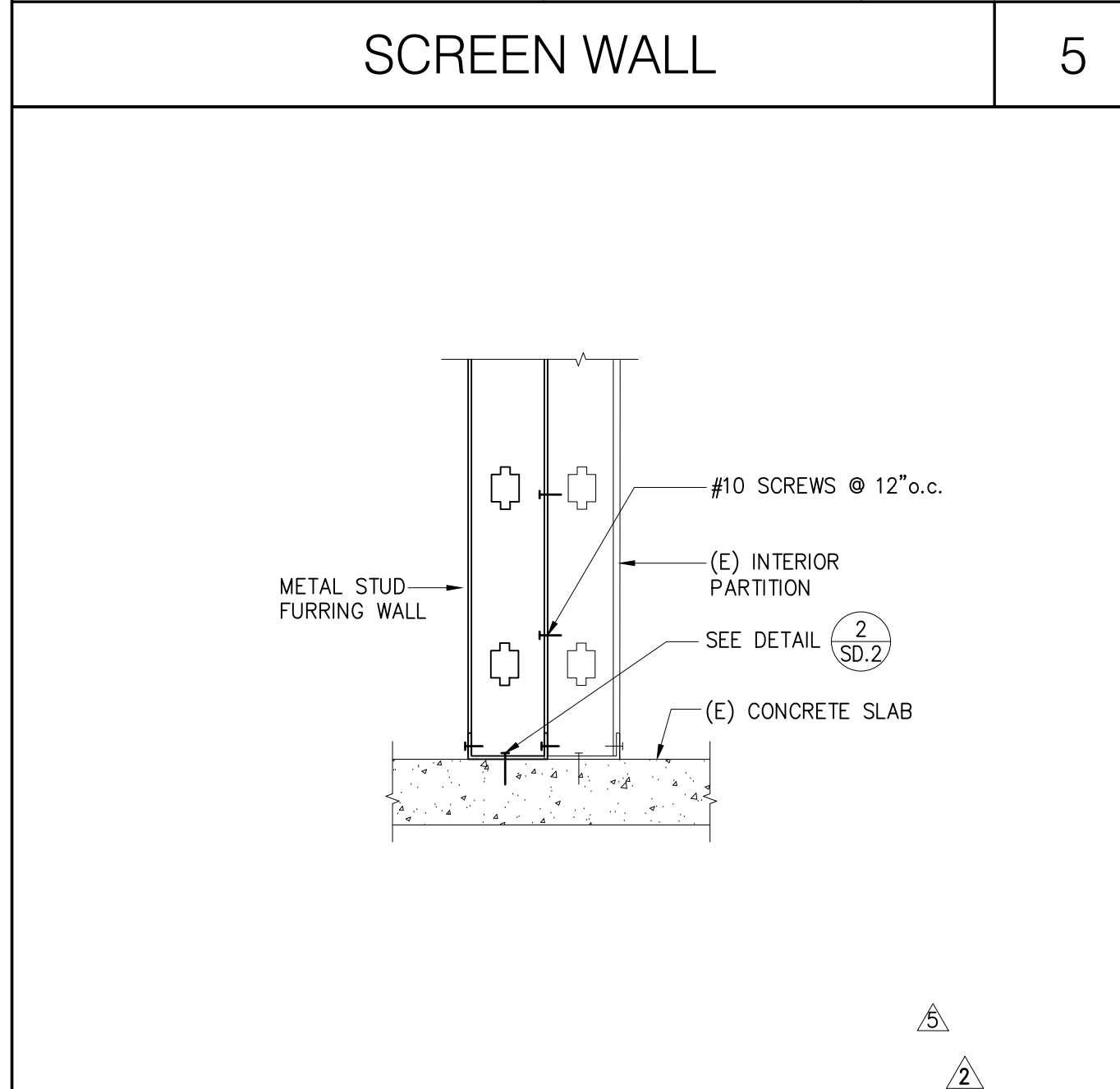
WALL REINFORCE FOR T.V. MOUNT	7
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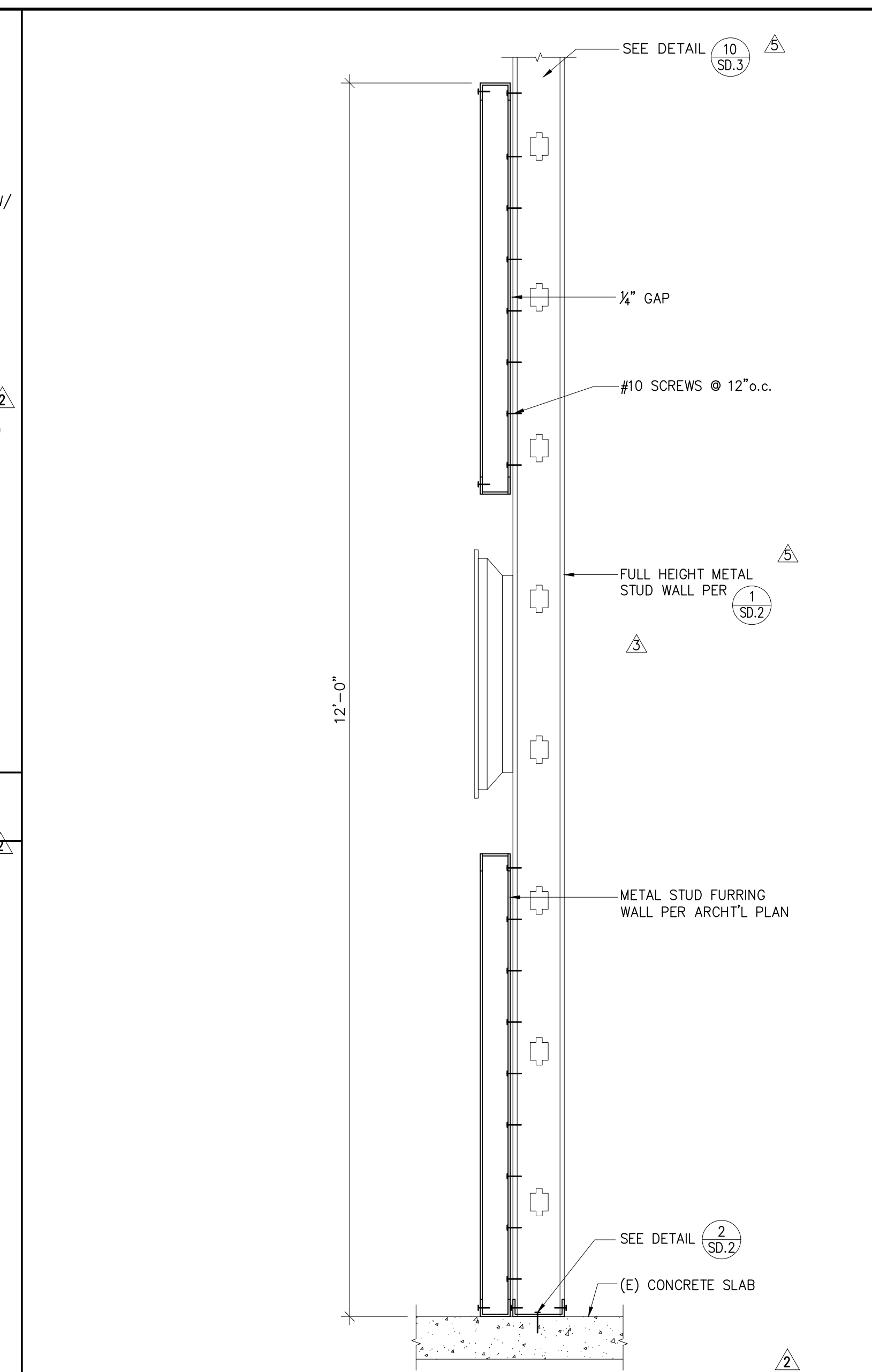
CEILING DETAIL	8
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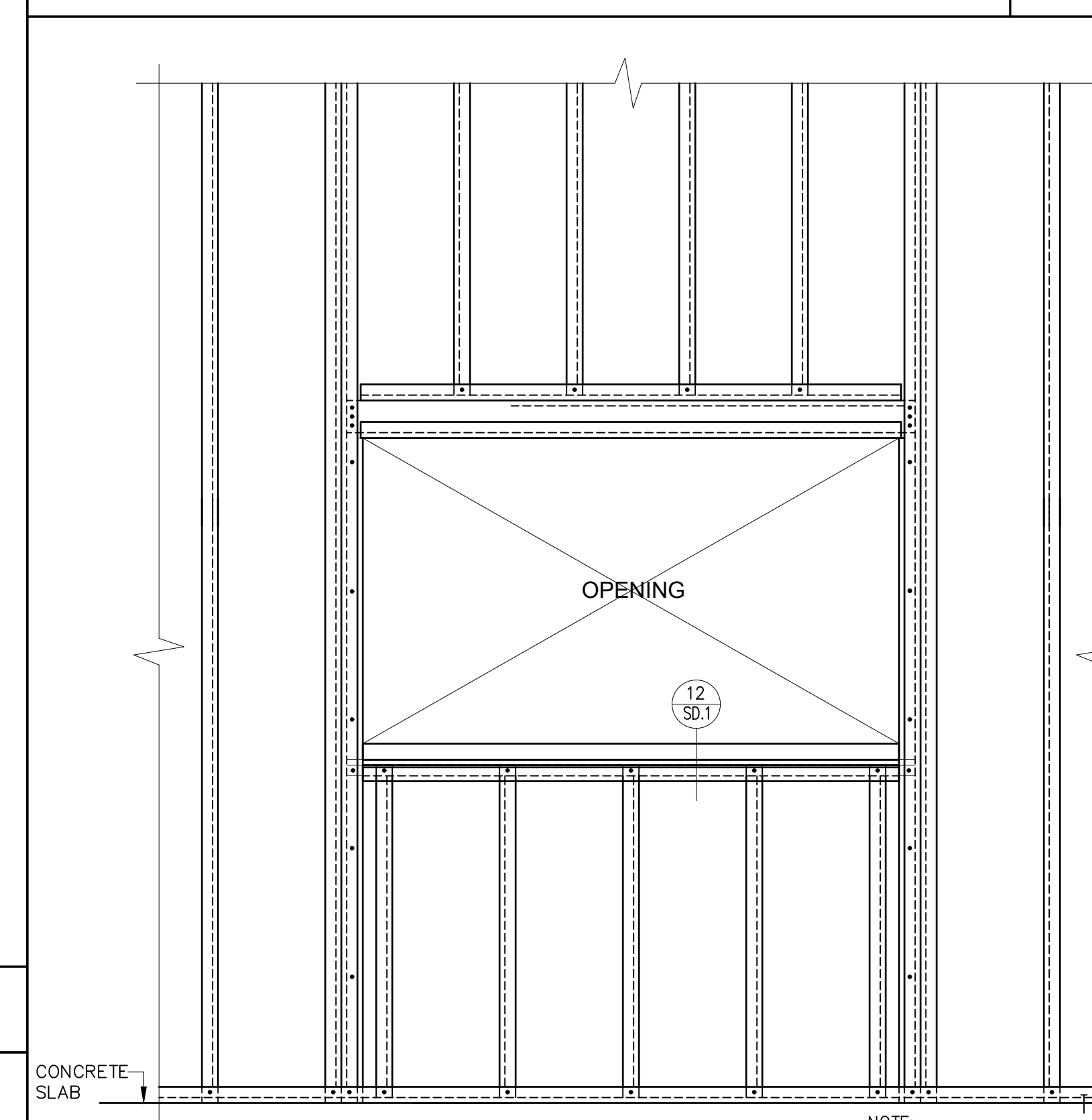
SCREEN WALL	5
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WINDOW OPENING ELEVATION FOR ROLLUP DOOR	2
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DETAIL	1
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WINDOW OPENING ELEVATION FOR ROLLUP DOOR	2
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MISCELLANEOUS DETAILS		DATE	
A	ISSUE FOR PLAN CHECK	07/09/2025	
2	PLAN CHECK CORREC	09/22/2025	
A	PLAN CHECK CORREC	10/15/2025	
2	ISSUE FOR CONSTRUCT	12/19/2025	
3	PLAN CHECK CORREC	02/04/2026	
3	PLAN CHECK CORREC	03/20/2026	
5	PUD APPROVAL#2	04/20/2026	

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

SHEET

SD 4

SHEET

SD-4

(NOT FOR BID OR CONSTRUCTION)

-HSA-

HSA & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS

301 S. Lake Ave., 5th floor
Chicago, IL 60606
Tel: (312) 524-8901
Drawn by: D.H.T.T.

HSA PROJECT NO. : 22-168E

REGISTERED PROFESSIONAL ENGINEER
STATE OF ILL. NO. 0332
S. W. GORDON
MAY 05, 2006
STRUCTURAL
DATE

IRVINE FIELDHOUSE
17300 RED HILL
IRVINE, CALIFORNIA 92614

MISCELLANEOUS DETAILS		
	DATE	REMARKS
A	09/09/2025	ISSUE FOR PLAN CHECK
B	10/15/2025	PLAN CHECK CORRECTIONS
2	10/15/2025	PLAN CHECK CORRECTIONS 2
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