

SHEET NOTES

- 01 <DEMO> DEMO EXISTING COUNTERTOP, BASE CABINETS, AND UPPER CABINETS. DEMO EXISTING SINK. PATCH/REPAIR AS REQUIRED TO RECEIVE NEW MILLWORK AND EQUIPMENT.
- 02 <DEMO> REMOVE AND RELOCATE I.T. EQUIPMENT AND CONNECTIONS AS NEEDED. VERIFY W/ TENANT.
- 03 <DEMO> DEMO EXISTING LOW PARTITION WALL
- 04 <DEMO> DEMO EXISTING TILE AT ENTRY.



4225 EXECUTIVE SQUARE
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SAN DIEGO, CA 92125

Gensler

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GRAPHIC SYMBOLS

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NOT IN CONTRACT
- REFER TO A09 SERIES FOR PARTITION TYPE DETAILS
- PARTITION TAG
- PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
- FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
- PARTITION SERIES (SEE PARTITION TYPE LEGEND)
- FIRE RATING (IF APPLICABLE)
- NEW MILLWORK
- MILLWORK TAG (IF USED)
- DOOR TAG, REFER TO SCHED
- RECESSED VALVE BOX & COLD WATER STUB OUT W/ CONTROL VALVE
- BLDG STD FIRE EXTINGUISHER CABINET
- FLUSH WALL MOUNTED DUPLEX
- FLUSH WALL MOUNTED FOURPLEX (DEDICATED)
- FLUSH WALL MOUNTED FOURPLEX (DEDICATED)
- FLUSH WALL MOUNTED DATA/ DATA RECEPTACLE
- FLUSH WALL MOUNTED JUNCTION BOX
- FLUSH WALL MOUNTED AV RECEPTACLE
- FLUSH WALL MOUNTED TV RECEPTACLE
- FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
- FLUSH WALL MOUNTED VOICE/DATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICE/DATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICE/DATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- CARD READER
- ELECTROMAGNETIC HOLD OPEN
- DENOTES SPECIAL HEIGHT
- SWITCH

Date	Description	Issue For
06/28/22	ISSUE FOR PRICING	NN AC MA

Seal/Signature

PRELIMINARY NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INCOMPLETE, AND ARE NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

Project Name
CRC SUITE 100
USF: 1,461, RSF: 1,664

Project Number
55.6043.316

Description
FLOOR 01, SUITE 100
DEMO PRICING PLAN - LEVEL 01

Scale
1/8" = 1'-0"

PP100.D

01 DEMOLITION PLAN

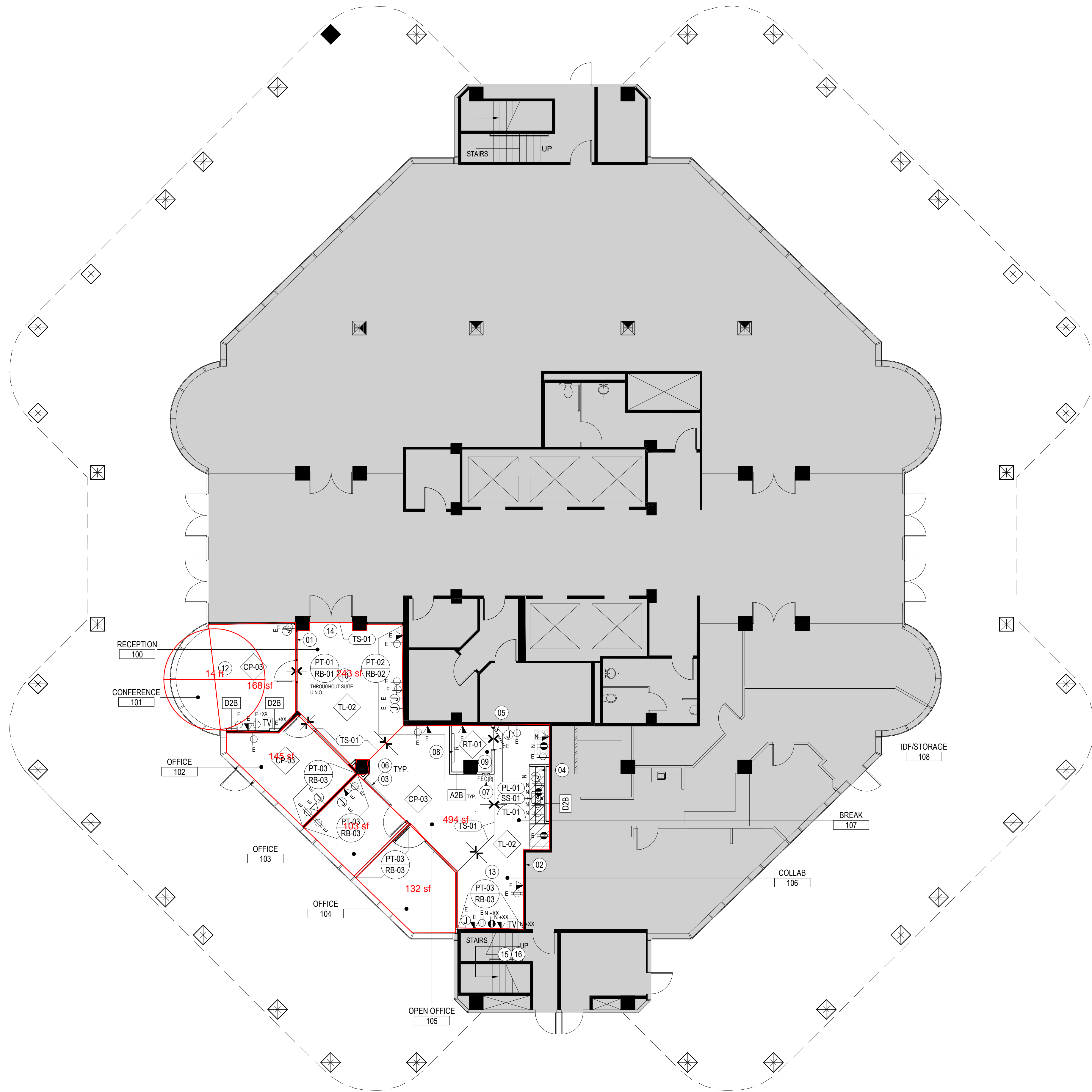
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A CONTRACTOR TO COORDINATE SUITE ACCESS W/ BLDG OWNER.
- B CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION W/ BLDG OWNER AND TENANT.
- C CONTRACTOR TO COORDINATE MOVING/ RELOCATING TENANT FURNITURE W/ BLDG OWNER, AND TENANT AS REQUIRED FOR CONSTRUCTION.
- D ALL EXISTING CONSTRUCTION TO REMAIN, UNO. ALL NEW CONSTRUCTION TO MATCH EXISTING, UNLESS NOTED OTHERWISE (UNO).
- E CONTRACTOR TO PATCH/REPAIR ANY AREA AFFECTED BY DEMOLITION/ CONSTRUCTION TO BE LIKE-NEW CONDITION, AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- F ALL DOORS EXISTING TO REMAIN, UNO. CONTRACTOR TO PATCH/REPAIR/ TOUCH-UP ALL EXISTING DOORS AS REQUIRED TO BE LIKE-NEW CONDITION. CONTRACTOR TO ENSURE EXISTING DOOR HARDWARE IS BLDG STD, AND ENSURE PROPER FUNCTIONALITY. REPAIR/ REPLACE W/ NEW BLDG STD DOOR HARDWARE AS REQUIRED.
- G CONTRACTOR TO COORDINATE W/ BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYING, AND BLDG STD SIGNAGE PROGRAM.
- H CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- I ALL FURNITURE AND/ OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- J CONTRACTOR TO REPLACE ALL EXISTING DAMAGED MISSING CEILING TILES AND/ OR CEILING GRID AS REQUIRED TO MATCH EXISTING.
- K CONTRACTOR TO PROVIDE NEW LIGHT SWITCHING, AND CONTROLS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- L LIGHT FIXTURE QUANTITIES PER PLAN OR PER SHEET NOTES ARE CONTINGENT UPON FINAL APPROVED LIGHTING DESIGN AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- M CONTRACTOR TO MODIFY EXISTING HVAC, AND PROVIDE NEW GRILLES AND/ OR DIFFUSERS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- N ALL MECHANICAL/ ELECTRICAL SYSTEM(S) IN OPEN BREAK AREAS SHALL BE ENGINEERED AS FULLY ENCLOSED AREAS.
- O CONTRACTOR TO MODIFY EXISTING FIRE SPRINKLER SYSTEM(S)/ FIRE SPRINKLER HEADS AND/ OR PROVIDE NEW AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- P CONTRACTOR TO MODIFY EXISTING FLS SYSTEM(S) AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- Q ALL NEW, AND EXISTING VAV BOXES WITHIN SUITE SHALL BE INTEGRATED INTO THE DDC CONTROL SYSTEM. DDC SENSORS, AND WIRING TO BE INCLUDED AS PART OF SCOPE OF WORK. CONTRACTOR COORDINATE W/ BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK.
- R EACH ZONE IN THE SUITE TO HAVE DDC CONTROLS CONNECTED TO THE BLDG DDC CONTROL SYSTEM. NEW DDC CONTROLS TO BE PRICED SEPARATELY. CONTRACTOR TO COORDINATE W/ BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK IF REQUIRED.
- S CONTRACTOR TO CONFIRM CONDITION OF VAV BOXES W/ BLDG ENGINEER. CONTRACTOR TO COORDINATE W/ BLDG OWNER REGARDING REPAIR/ AND OR REPLACEMENT.
- T CONTRACTOR TO UPGRADE HVAC DUCTWORK AS REQUIRED TO BE 7'-0" MAX FLEX DUCT FROM GRILLES W/ REMAINDER AS HARD DUCTING W/ DAMPER TO VAV. DUCTING FROM MAIN MEDIUM PRESSURE DUCT TO VAV TO BE HARD DUCTING. CONTRACTOR REMOVE MEDIUM PRESSURE DUCT INSULATION AND REPLACE W/ FOIL BACKED INSULATION. CONTRACTOR TO COORDINATE W/ BLDG ENGINEER AND BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK IF REQUIRED. PRICE SEPARATELY.
- U FOR ALL IRVINE COMPANY PROJECTS, PREFERRED PRICING FOR ARMSTRONG TILE AND GRID PRODUCTS IS TO BE OBTAINED THROUGH DAVID HOVEKAMP. DHOVEKAMP@ARMSTRONG.COM; 310-294-0493
- V FOR ALL IRVINE COMPANY PROJECTS, PREFERRED PRICING FOR LIGHT FIXTURES IS TO BE OBTAINED THROUGH SCI. FIXTURES ARE TO BE SUPPLIED THROUGH GRAYBAR. GRAYBAR CONTACT PERSON IS TOM GROFF. OFFICE - (714)450-4724; MOBILE - (714) 231-5078; EMAIL - TOM.GROFF@GRAYBAR.COM. CONTRACTOR IS TO REFERENCE "IRVINE COMPANY UNIT PRICING THROUGH SCI" WHEN ORDERING MATERIALS THROUGH GRAYBAR. IF REQUIRED, THE SCI CONTACT PERSON IS TOM THOMSON. THOMSON@SCILIGHTS.COM

GENERAL DEMO PRICING NOTES

- A DEMO EXISTING PER PLAN, UNO. COORDINATE WITH IRVINE CONSTRUCTION MANAGER FOR FULL SCOPE PRIOR TO WORK.
- B DEMO EXISTING CEILING GRID, TILES, AND LIGHTS THROUGHOUT SUITE, UNO.
- C DEMO ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE. SKIM COAT WALL AFTER REMOVAL OF EXISTING BASE.
- D ALL EXIT SIGNS TO REMAIN THROUGHOUT, UNO.
- E EXISTING WINDOW COVERINGS AND PERIMETER SHADE POCKETS TO REMAIN THROUGHOUT. PROTECT IN PLACE.



01 PRICING PLAN

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

GENERAL NOTES

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- B CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION W/ BLDG OWNER, AND TENANT.
- C CONTRACTOR TO COORDINATE MOVING/RELOCATING TENANT FURNITURE W/ BLDG OWNER, AND TENANT AS REQUIRED FOR CONSTRUCTION.
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- G CONTRACTOR TO COORDINATE W/ BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYS, AND BLDG STD SIGNAGE PROGRAM.
- H CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- I ALL FURNITURE AND/OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- J CONTRACTOR TO REPLACE ALL EXISTING DAMAGED/MISSING CEILING TILES AND/OR CEILING GRID AS REQUIRED TO MATCH EXISTING.
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GENERAL PRICING NOTES

- A PROVIDE <20> NEW BLDG STD 2x4 LED FIXTURES. CONTRACTOR TO PROVIDE PRICING FOR SIMILAR FIXTURES AND (2) NEW BLDG STD, 2x2 LED FIXTURES W/ BOTTOM ACCESS WHERE CONFLICT W/ EXISTING HVAC OCCURS. PROVIDE ALL NEW CONTROLS AND SWITCHING PER T24 REQUIREMENTS.
- B EXISTING SHADE POCKET TO REMAIN THROUGHOUT, UNO.
- C CONTRACTOR TO PROVIDE (3) BLDG STD, EXIST SIGNS.
- D CONTRACTOR TO PROVIDE NEW BLDG STD, CEILING GRID, TILES, AND LIGHTS THROUGHOUT SUITE, UNO.

GLOBAL PALETTE - 220203

- CP-03 DESCRIPTION: CARPET - TILE MANUFACTURER: MILLIKEN STYLE: PATTERN: BRIDGE 6066, 60CM X 50CM. COLOR: STORM. REMARKS: INSTALL PER MFR RECOMMENDATION. GROUT: CUSTOM BUILDING PRODUCTS POLYBLEND UNSANDED #642 ASH.
- PT-01 DESCRIPTION: PAINT - GENERAL MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7005 PURE WHITE. REMARKS: TWO (2) COATS OF FLAT LATEX FINISH OVER ONE (1) COAT LATEX PRIMER.
- PT-02 DESCRIPTION: PAINT - ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7643 PUSSYWILLOW. REMARKS: TWO (2) COATS OF FLAT LATEX FINISH OVER ONE (1) COAT LATEX PRIMER.
- PT-03 DESCRIPTION: PAINT - ACCENT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 9139 DEBONAIR. REMARKS: TWO (2) COATS OF FLAT LATEX FINISH OVER ONE (1) COAT LATEX PRIMER.
- RB-01 DESCRIPTION: BASE - RESILIENT MANUFACTURER: ARMSTRONG STYLE: PATTERN: 2 1/2" IN 4" LENGTHS. COLOR: R25M0318 MILK STRAIGHT, R21M0318 COVED. REMARKS: INSTALL PER MFR RECOMMENDATION. STRAIGHT AT CARPET, COVED AT RESILIENT FLOORING.
- RB-02 DESCRIPTION: BASE - RESILIENT MANUFACTURER: TARKETT STYLE: PATTERN: MONUMENT, 2 1/2" IN 8" LENGTHS. COLOR: MM-000-S25, PAINTED TO MATCH PT-02, SEMI-GLOSS. REMARKS: INSTALL PER MFR RECOMMENDATION.
- RB-03 DESCRIPTION: BASE - RESILIENT MANUFACTURER: TARKETT STYLE: PATTERN: MONUMENT, 2 1/2" IN 8" LENGTHS. COLOR: MM-000-S25, PAINTED TO MATCH PT-03, SEMI-GLOSS. REMARKS: INSTALL PER MFR RECOMMENDATION.
- TS-01 DESCRIPTION: TRANSITION STRIP - CARPET TO RESILIENT FLOORING MANUFACTURER: SCHLUTER STYLE: PATTERN: JOLLY. COLOR: BRUSHED STAINLESS. REMARKS: INSTALL PER MFR RECOMMENDATION.
- PL-01 DESCRIPTION: PLASTIC LAMINATE MANUFACTURER: WILSONART STYLE: PATTERN: FAWN CYPRESS. COLOR: S20R-16. REMARKS: INSTALL PER MFR RECOMMENDATIONS.
- SS-01 DESCRIPTION: SOLID SURFACE - COUNTERTOP MANUFACTURER: ARIZONA TILE STYLE: PATTERN: DELLA TERRA QUARTZ, SLAB. COLOR: HANA SKY. REMARKS: INSTALL PER MFR RECOMMENDATIONS.
- TL-01 DESCRIPTION: TILE BACKSPLASH MANUFACTURER: SPEC CERAMICS STYLE: PATTERN: LOCAL ONLY 990039. HEXAGON, 10" X 11". COLOR: P ASCEND. REMARKS: INSTALL PER MFR RECOMMENDATION. GROUT: CUSTOM BUILDING PRODUCTS POLYBLEND UNSANDED #642 ASH.
- TL-02 PORCELAIN TILE, SPEC TBD.
- RT-01 DESCRIPTION: LVT - RESILIENT FLOORING MANUFACTURER: MILLIKEN STYLE: PATTERN: LOCAL MEASURE WILDERNESS, 8" X 48". COLOR: LWD235 CORIANDER. REMARKS: INSTALL PER MFR RECOMMENDATION.

SHEET NOTES

- 01 <CONSTRUCTION> TOUCH UP EXISTING STORE FRONT AS REQUIRED TO BE LIKE NEW CONDITION.
- 02 <CONSTRUCTION> CONTRACTOR TO CONFIRM EXISTING DEMISING PARTITION. MODIFY FIRE ROST PARTITION AS REQUIRED TO BE BUILDING STANDARD DEMISING PARTITION. STUD SIZE AND SPACING PER SSMA TECHNICAL GUIDE.
- 03 <CONSTRUCTION> PROVIDE NEW PAINT GRADE STILE AND RAIL DOOR ASSEMBLY WITH BLDG STD DOOR HARDWARE. PAINT TO MATCH ADJACENT FINISH, SEMI-GLOSS UNO.
- 04 <CONSTRUCTION> PROVIDE PREMIUM MILLWORK. PROVIDE AN 8'-0" WIDE SECTION OF UPPER AND LOWER PLASTIC LAMINATE MILLWORK WITH SOLID SURFACE TOP FOR THE BREAKROOM. LOWER MILLWORK TO BE 24" DEEP. HAVE A FULL HEIGHT GLASS TILE BACKSPLASH WITH COLORED OUTLETS/SWITCH PLATES AND HAVE A 3'-4" WIDE SECTION FOR THE ADA SINK WITH PIPING APRON COVER BEHIND THE DOORS AND UPGRADED UNDER MOUNT SINK AND FAUCET. THE DOORS ARE TO HAVE ATTACHED PLASTIC LAMINATE TOE KICKS. PROVIDE A 13" WIDE CABINET SECTION WITH A DOOR/ADJUSTABLE SHELF AND DRAWER, AN 18" WIDE SLIDE OUT TRASH DRAWER WITH TRASH CAN AND A 2'-0" OPENING FOR THE DISHWASHER. PROVIDE DISHWASHER BY ASKO DB663IS. UPPER MILLWORK TO BE 13" DEEP INSIDE CLEAR WITH 6 EQUAL DOORS AND 2 ADJUSTABLE SHELVES WITH A LININI UNDER CABINET LED TAPE LIGHT. ALL DOORS/DRAWERS TO HAVE ROD PULLS - MFR. FANTASY CREATIONS IN METAL FCM-P-81-6, BLACK FINISH. LOWER CABINETS ARE TO BE 2'-10" HIGH WITH A 2'-0" SPACE ABOVE AND HIGH UPPER CABINETS. PROVIDE A PLASTIC LAMINATE MILLWORK SOFFIT ABOVE TO THE CEILING (APPROX. 1'-0" HIGH - VARIES PER BUILDING). PROVIDE A 3'-1" CLEAR WIDE REFRIGERATOR SECTION ADJACENT WITH 1" FULL HEIGHT PLASTIC LAMINATE PANELS ON BOTH SIDES WITH A 2'-1" HIGH UPPER CABINET SECTION ABOVE WITH ADJUSTABLE SHELF. PROVIDE FULL HEIGHT 6" WIDE PLASTIC LAMINATE FILLER PANEL AT END IF ADJACENT TO A WALL. REFRIGERATOR PROVIDED BY LANDLORD. PROVIDE NEW HOT WATER HEATER, LEAK DETECTOR, AND GARBAGE DISPOSAL.
- 05 <CONSTRUCTION> PROVIDE NEW PAINT GRADE BLDG STD DOOR ASSEMBLY WITH PRIVACY LOCKSET.
- 06 <CONSTRUCTION> PROVIDE NEW FULL HEIGHT (9'-0") FRAMED GLAZING SYSTEM WITH BUTT JOINTED GLASS PANELS FULL LENGTH OF OFFICE FRONTS WHERE INDICATED ON PLAN.
- 07 <CONSTRUCTION> RELOCATE SALVAGED BLDG STD FEC WHERE INDICATED.
- 08 <POWER> PROVIDE NEW BLDG STD FIRE RETARDANT FL YWOOD TELEPHONE BACKBOARD WITH 2" DIAMETER HOME-RUN CONDUIT TO BUILDING TELE/DATA CLOSET. MOUNT TOP OF BOARD AT CEILING AND PAINT TO MATCH ADJACENT FINISH. DO NOT PAINT OVER RATING STAMP.
- 09 <POWER> RELOCATE I.T. EQUIPMENT AS NEEDED. COORDINATE WITH TENANT AND I.T. VENDOR.
- 10 <POWER> ALL OUTLETS ARE EXISTING TO REMAIN UNLESS INDICATED 'N' FOR NEW. ALL NEW ELECTRICAL OUTLETS TO BE INSTALLED AT 18" A.F.F. TO CENTERLINE OF DEVICE, PER CODE.
- 12 <RCF> CONTRACTOR TO PROVIDE PENDANT LIGHTING FIXTURE AT CONFERENCE ROOM - AXIS 2x6.
- 13 <RCF> CONTRACTOR TO PROVIDE (1) NEW PENDANT, MFR. AXIS LIGHTING, SCULPT PENDANT, DIRECT. MODEL TBD, BLACK FINISH.
- 14 <FINISH> FLOAT CONCRETE AT ENTRY DOOR. SLOPE PER CODE.
- 15 <POWER> PROVIDE RECESSED CLOCK RECEPTACLE, DUPLEX, AND DATA FOR TENANT PROVIDED TV. CONFIRM MOUNTING HEIGHT WITH TENANT AND TENANT'S AV VENDOR.
- 16 <POWER> PROVIDE IN-WALL BACKING FOR TENANT PROVIDED WALL MOUNTED TV. COORDINATE PRECISE LOCATION WITH TENANT'S AV VENDOR.

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- PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
- FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
- PARTITION SERIES (SEE PARTITION TYPE LEGEND)
- FIRE RATING (IF APPLICABLE)
- A2B BLDG STD BELOW-CEILING PARTITION
- D2B BLDG STD BELOW-CEILING FURRING PARTITION
- NEW MILLWORK
- MILLWORK TAG (IF USED)
- DOOR TAG, REFER TO SCHED
- RECESSED VALVE BOX & COLD WATER STUB OUT W/ CONTROL VALVE
- BLDG STD FIRE EXTINGUISHER CABINET
- FLUSH WALL MOUNTED DUPLEX
- FLUSH WALL MOUNTED FOURPLEX
- FLUSH WALL MOUNTED DUPLEX (DEDICATED)
- FLUSH WALL MOUNTED FOURPLEX (DEDICATED)
- FLUSH WALL MOUNTED TELE/DATA RECEPTACLE
- FLUSH WALL MOUNTED JUNCTION BOX
- FLUSH WALL MOUNTED AV RECEPTACLE
- FLUSH WALL MOUNTED TV RECEPTACLE
- FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
- FLUSH WALL MOUNTED VOICE/DATA IN-FEED FOR CONNECTION FOR SYSTEM FURNITURE
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWIRED CONNECTION FOR SYSTEM FURNITURE
- COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICE/DATA IN-FEED FOR CONNECTION FOR SYSTEM FURNITURE
- CARD READER
- ELECTROMAGNETIC HOLD OPEN
- XX DENOTES SPECIAL HEIGHT
- SWITCH

IRVINE COMPANY
OFFICE PROPERTIES

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Date	Description	By
06/28/22	ISSUE FOR PRICING	NN AC MA

Client Approval

APPROVED

APPROVED AS NOTED

Signature _____ Date _____

Seal/Signature _____

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Project Name
CRC SUITE 100
USF: 1,461, RSF: 1,664

Project Number
55.6043.316

Description
FLOOR 01, SUITE 100
PRICING PLAN - LEVEL 001

Scale
As indicated

PP100