



DANA POINT HARBOR PARTNERS



DANA POINT HARBOR COMMERCIAL CORE BUILDING 10

24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

SMSARCH

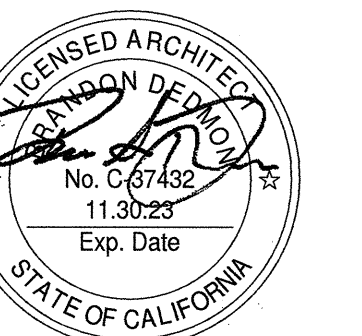
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Irvine, California 92614
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www.sms-arch.com



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10

24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

BWP BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
10/08/2020		DESIGN DEVELOPMENT
11/26/2020		30% CONSTRUCTION DOCUMENTS
02/19/2021		50% CONSTRUCTION DOCUMENTS
06/01/2021		COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 19019-10

DATE 02/19/2021

DRAWING TITLE
COVER SHEET

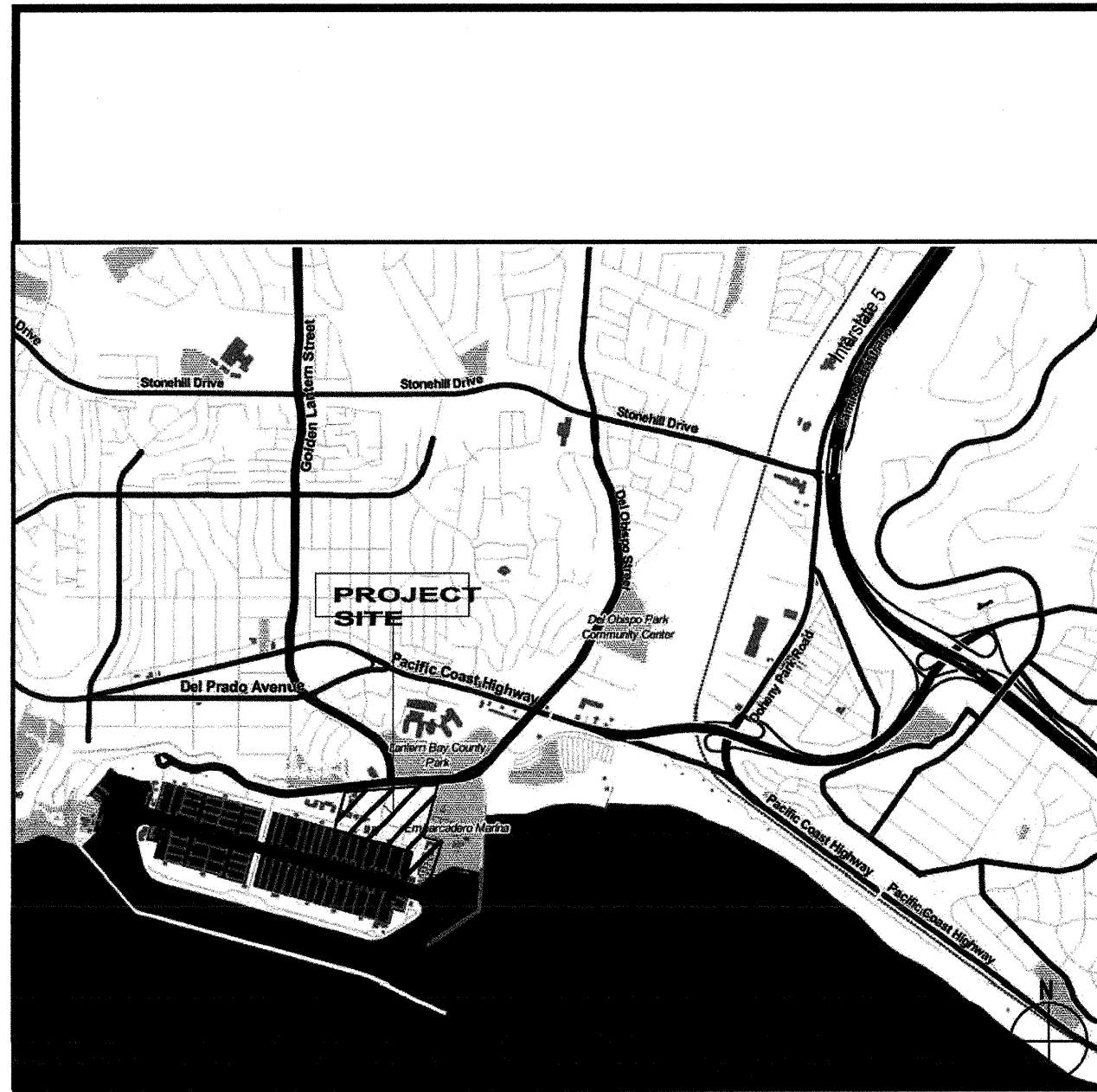


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ORANGE COUNTY FIRE AUTHORITY



ARCHITECTURAL PLANS



VICINITY MAP

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 283967
Fee Codes: 04 2800
Plan Type: COMMERCIAL
By: [Signature]
Emp #: 3998 Date: 10/19/2024
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes: [Signature]

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 24880 DANA POINT HARBOR DRIVE
LEGAL DESCRIPTION FOR NEW TRACTS: SEE LEGAL DESCRIPTION BELOW
BUILDING DEPARTMENT HAVING JURISDICTION: COUNTY OF ORANGE, COMMUNITY DEVELOPMENT DEPARTMENT
DETAILED SCOPE OF WORK
NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK
PR CODE(S): A NEW GROUND UP TWO-STORY COMMERCIAL NEW SHELL WITH ROOFTOP DECK

FLOOR AREAS(S)

BUILDING 10 AT 7,204 S.F. TO PROVIDE FUTURE RESTAURANT

SPECIAL CONDITIONS

- FIRE HAZARD SEVERITY ZONE STATE RESPONSE AREA LOCAL RESPONSE AREA
- STATE LICENSED FACILITY
- AM&M REQUESTED APPROVED SR: 283967
- METHANE MITIGATION

NUMBER OF STORIES

TWO STORIES

BUILDING HEIGHT

OCUPANCY TYPE (CHECK ALL THAT APPLY)

- INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
- GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL
- GROUP A1* GROUP A2* GROUP A3* GROUP A4* GROUP A5*
- GROUP B GROUP E* GROUP F1 GROUP F2 GROUP H1*
- GROUP H2* GROUP H3* GROUP H4* GROUP H5* GROUP I1*
- GROUP I2* GROUP I3* GROUP I4* GROUP M GROUP R1*
- GROUP R2* GROUP R2.1 GROUP R2.2 GROUP R3 GROUP R3.1
- GROUP R4* GROUP S1# GROUP S2# GROUP U

TYPE OF CONSTRUCTION

- TYPE IA TYPE IB
- TYPE IIA TYPE IIB
- TYPE IIIA TYPE IIIB
- TYPE IV
- TYPE VA TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

- ACCESSORY OCCUPANCIES (CBC 508.2)
- ACCESSORY OCCUPANCY < 10% OF STORY
- INCIDENTAL USES (CBC 509)
- NONSEPARATED OCCUPANCIES (CBC 508.3)
- SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

- HIGH RISE (CBC 403)
- ATRIUM (CBC 404)
- OPEN PARKING GARAGE (CBC 406.5)
- GROUP 12 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
- HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)
- FIRE PARTITION WALLS RATING: _____
- FIRE BARRIER WALLS RATING: _____
- FIRE WALL RATING: _____
- SMOKE BARRIER WALLS

SPRINKLERS

- NEW MANDATORY VOLUNTARY
- TENANT IMPROVEMENT
- TYPE
 - NFFA 13
 - NFFA 13D
 - NFFA 13R

- FIRE PUMP
- STANDPIPES

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 1,500 PSI DURATION: 2 HOURS

FIRE ALARM

- NEW MANDATORY VOLUNTARY
- TENANT IMPROVEMENT
- VOICE EVACUATION

SPECIAL EGRESS DEVICES

- DELAYED EGRESS
- CARD READERS
- SENSOR RELEASED DOOR HARDWARE
- ELEVATOR LOBBY ACCESS CONTROL

EMERGENCY RESPONDER RADIO COVERAGE (BDA)

THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT - COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE EROS/BD/AS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME, B. SITE ADDRESS, C. PROJECT DESCRIPTION, D. CONTRACTOR CONTACT INFORMATION, E. BDA MODEL (S/N IF AVAILABLE), F. PROPOSED MODE OF OPERATION (CLASS A/B), G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD ARCHITECTURAL NOTES

- #### INSPECTIONS
- OCFA FINAL INSPECTION REQUIRED. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A REINSPECTION FEE. PHASING OF INSPECTIONS MAY REQUIRE ADDITIONAL FEES. ALSO, CALL OCFA INSPECTION SCHEDULING AT 714-573-8150.
 - BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE 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.
 - IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST POINT OF FIRE DEPARTMENT ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. A HYDRANT SHALL BE LOCATED ALONG THE ACCESS ROADWAY WITHIN 150 FEET OF THE LOCATION(S) THAT THE FDC CAN BE ACCESSED FROM. CFC 3310, 3313.
 - ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM OF FOUR INCHES HIGH FOR INDIVIDUAL DWELLING UNITS AND SIX INCHES HIGH FOR ALL OTHER INSTALLATIONS AND STRUCTURES, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON. TEMPORARY ADDRESS NUMBERS SHALL BE PROVIDED ON CONSTRUCTION FENCING OR THE BUILDING UNTIL PERMANENT NUMBERS CAN BE PROVIDED. CFC 501.2, CFC 505.1.
 - LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 909 AND CFC TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT PER CFC 3315.1. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10BC 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 OCFA INSPECTORS DEPENDING ON PROJECT OR SITE CONDITIONS AND FINAL PLACEMENT IS SUBJECT TO THEIR APPROVAL.
 - WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 903.11. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE OCFA. SUCH ITEMS SHALL BE APPROVED AND INSPECTED BY THE OCFA PRIOR TO INSTALLATION.
 - KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, 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 UNUSUALLY DIFFICULT. AN OCFA INSPECTOR CAN ASSIST WITH LOCKING GATE KEYS IN KNOX BOXES, CONTACT YOUR LOCAL FIRE STATION TO ARRANGE AN APPOINTMENT TO SECURE MASTER BUILDING KEYS IN THE KNOX BOX.
 - APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW. REQUIREMENTS OR FEATURES NOT IDENTIFIED ON THE PLAN MAY APPLY AND OCFA INSPECTORS MAY REQUIRE ADDITIONAL INFORMATION OR ITEMS FROM THOSE SHOWN ON THE PLAN DEPENDING ON ACTUAL OR ANTICIPATED FIELD CONDITIONS. SUCH CHANGES MAY NECESSITATE SUBMITTAL OF REVISED OR AS-BUILT PLANS TO THE OCFA AND THE CITY/COUNTY WHERE THE PROJECT IS LOCATED.
- #### GENERAL REQUIREMENTS
- THE PROJECT SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE, AND OTHER CURRENTLY ADOPTED CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY.
 - APPROVAL OF THIS PLAN IS CONTINGENT UPON A CERTIFICATE OF OCCUPANCY BEING ISSUED UPON COMPLETION OF ALL CONSTRUCTION ON THE ENTIRE PROJECT. PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM OCFA AND THE BUILDING OFFICIAL. REQUESTS FOR PHASED OCCUPANCY SHALL BE SUBMITTED TO OCFA FOR EVALUATION AS AN ALTERNATE MATERIALS AND METHODS PROPOSAL ACCOMPANYING THE ARCHITECTURAL SUBMITTAL. SUCH REQUESTS SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
 - 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 II 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. 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 DEADLOCKS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR OTHER DOORS, INCLUDING FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CFC 1010.
 - THE EXIT PATH SHALL BE CLEARLY IDENTIFIED WITH EXIT SIGNS CONFORMING TO CBC 1013. ILLUMINATED EXIT SIGNS MUST HAVE 90-MINUTE EMERGENCY POWER BACK-UP.
 - TACTILE SIGNS SHALL BE PROVIDED IN COMMERCIAL BUILDINGS, PUBLIC BUILDINGS/ACCOMMODATIONS, AND PUBLICLY FUNDED HOUSING SUBJECT TO CBC CHAPTERS 11A AND B AND CONFORM TO 11A3A OR 11B-703.1, -703.2, -703.3 AND 703.4, BE MOUNTED WITH THE BOTTOM OF THE LOWEST LINE OF BRAILLE CHARACTERS AT LEAST 4 FEET ABOVE THE FLOOR BUT THE BOTTOM OF THE HIGHEST LINE OF RAISED TEXT CHARACTERS NO MORE THAN 5 FEET ABOVE THE FLOOR AND, WHENEVER POSSIBLE, ON THE STRIKE SIDE OF THE DOOR. LETTERING SHALL BE BETWEEN 5/8" AND 2" HIGH. CFC 1013.4.
- #### ALARM AND MONITORING SYSTEMS
- A FIRE ALARM SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH CBC/CFC 907 AND 2019 NFPA 72. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION OR MODIFICATION.
 - AUTOMATIC FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, WITH THE EXCEPTION OF THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY A UL LISTED CENTRAL ALARM STATION.
- #### HAZARDOUS MATERIALS, EQUIPMENT, AND PROCESSES
- STORAGE, DISPENSING, OR USE OF ANY HAZARDOUS MATERIALS SHALL COMPLY WITH CBC 414 AND 415 AND CFC REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS BEING BROUGHT ON SITE. APPROPRIATE HAZARDOUS MATERIALS WARNING SIGNS SHALL BE PROMINENTLY PLACED IN THE VICINITY/ENTRANCES TO AREAS WHERE HAZARDOUS MATERIALS ARE STORED IN QUANTITIES SUFFICIENT TO REQUIRE A CFC PERMIT.
 - HAZARDOUS PROCESSES AND EQUIPMENT (E.G., STORAGE TANKS, REFRIGERATION, VAPOR RECOVERY, SPRAY BOOTHS AND DRYING ROOMS, DIP TANKS, INDUSTRIAL OVENS, DUST COLLECTION SYSTEMS, MEDICAL/INDUSTRIAL GAS SYSTEMS, ETC.) SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO INSTALLATION. SUCH EQUIPMENT AND PROCESSES MAY REQUIRE SPECIFIC BUILDING FEATURES AND PROTECTION BEYOND THAT REQUIRED ON THIS PLAN.
 - BATTERY SYSTEMS WITH MORE THAN 50 GALLONS OF ELECTROLYTE (AGGREGATE QUANTITY) REQUIRE REVIEW AND APPROVAL BY OCFA PRIOR TO INSTALLATION.
 - HIGH-PILED COMBUSTIBLE STORAGE SHALL BE IN ACCORDANCE WITH CFC CHAPTER 32. HIGH HAZARD MATERIALS CANNOT BE STORED HIGHER THAN SIX FEET. OTHER MATERIALS CANNOT BE STORED HIGHER THAN TWELVE FEET WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.
- #### OTHER REQUIREMENTS
- AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW SHALL BE PROVIDED FOR EVERY SLEEPING ROOM BELOW THE FOURTH STORY IN R OCCUPANCIES, EXCEPT IN R-1/R-2 OF TYPE I, IIA, IIIA, OR IV CONSTRUCTION. ACCESS TO RESCUE OPENINGS SHALL BE IN ACCORDANCE WITH OCFA GUIDELINES B-09 AND B-10. OBSTRUCTIONS TO RESCUE OPENINGS SHALL NOT IMPED EGRESS. OBSTRUCTIONS SHALL NOT IMPED LADDERING OF RESCUE OPENINGS OR THE PATH OF FIREFIGHTER TRAVEL FROM THE FIRE LANE TO SUCH OPENINGS. CFC 1030, CFC 504.1.
 - THE SMOKE CONTROL SYSTEM SHALL COMPLY WITH CBC/CFC 909 AND CFC REGULATIONS. REVIEW AND APPROVAL OF A RATED SMOKE CONTROL SYSTEM SHALL BE REQUIRED BEFORE COMMENCING CONSTRUCTION. ACCEPTANCE TESTING SHALL BE PERFORMED BY A QUALIFIED THIRD PARTY AND VERIFIED BY AN OCFA INSPECTOR PRIOR TO OCCUPANCY.
 - PROJECTS LOCATED WITHIN A D.O.G.G.R. FIELD BOUNDARY, NEAR AN OIL/GAS WELL OR SEEP, OR OTHER LOCATIONS WITH A POTENTIAL FOR COMBUSTIBLE SOIL GAS SHALL UNDERGO EVALUATION AND POSSIBLE MITIGATION AS DESCRIBED IN OCFA GUIDELINE C-03.

ALLOWABLE HEIGHT AND AREA ANALYSIS PER CBC SECTION 503:

ALLOWABLE AREA: 28,500 SF
AREA MODIFICATION: NONE
ALLOWABLE HEIGHT: 55 FEET
ALLOWABLE STORIES: 2 STORIES
PROVIDED HEIGHT: 34 FEET
PROVIDED STORIES: 2 STORIES

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 1 THROUGH 5 INCLUSIVE, AS SHOWN ON A MAP FILED IN BOOK 32, PAGES 35 THROUGH 40, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE LAND UNDERLYING THOSE CERTAIN STREETS SHOWN ON SAID PARCEL MAP, DESIGNATED THEREON AS ISLAND WAY, DANA DRIVE, CASITAS PLACE, DEL PRADO (NOW STREET OF THE GOLDEN LANTERN), EMBARCADERO PLACE, PUERTO PLACE, AND DEL OBISPO STREET (NOW DANA POINT HARBOR DRIVE), SAID DEL OBISPO STREET ALSO BEING DESCRIBED AND SHOWN IN EASEMENT DEED RECORDED MARCH 01, 1971 IN BOOK 9558, PAGE 41 OF OFFICIAL RECORDS; EXCEPT THAT PORTION OF DANA POINT HARBOR DRIVE LYING NORTHEASTERLY OF A LINE WHICH IS PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID STREET FROM ITS POINT OF INTERSECTION WITH THE WESTERLY CORNER OF LOT 59 OF TRACT NO. 932 AS SHOWN ON A MAP RECORDED IN BOOK 29, PAGES 18 AND 19 OF MISCELLANEOUS MAPS, ALSO EXCEPT FROM SAID PARCEL 13 THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY QUITCLAIM DEED RECORDED MAY 13, 1971 IN BOOK 9639, PAGE 448 OF OFFICIAL RECORDS, ALSO EXCEPT FROM A PORTION OF THE LAND, ALL DEPOSITS OF MINERALS, INCLUDING OIL AND GAS, IN SAID LAND WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS FROM SAID LAND, RESERVED BY THE STATE OF CALIFORNIA FROM THE LEGISLATIVE GRANT TO THE COUNTY OF ORANGE APPROVED MAY 10, 1961, CHAPTER 321, STATUTES OF 1961, ALSO EXCEPT FROM A PORTION OF THE LAND, MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF THE PROPERTY, AND THE RIGHT TO PASS THROUGH BELOW SUCH DEPTH FOR EXTRACTING MINERALS, SUBJECT TO THE EXPRESS LIMITATION THAT THE FOREGOING RESERVATION SHALL IN NO WAY BE INTERPRETED TO INCLUDE ANY RIGHT OF ENTRY IN AND UPON THE SURFACE OF THE PROPERTY, OR THE FIRST 500 FEET OF THE SUBSURFACE THEREOF.

APPLICABLE CODES

- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY: COUNTY OF ORANGE
- OCFA GUIDELINES
- CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA 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 OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- HIGH PILED COMBUSTIBLE STORAGE
- CHEMICAL USE AND/OR STORAGE
- FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- BATTERY/ENERGY STORAGE SYSTEM
- UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- FIRE PUMP
- HOOD AND DUCT EXTINGUISHING SYSTEM
- ALARM SYSTEM

PREREQUISITE PLANS

- PLANNING APPLICATION SR:191704
- FIRE MASTER PLAN SR:283967
- FUEL MODIFICATION PLAN SR:N/A

REVISION

- ORIGINAL PLAN SR: COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

COUNTY BLDG. #: PKG21-0514

PROJECT DIRECTORY

ARCHITECT
BUSINESS NAME: SMS ARCHITECTS
CONTACT NAME: BRANDON DEDMON
ADDRESS: 18004 SKY PARK CIRCLE, SUITE 200
CITY: IRVINE STATE: CA ZIP: 92614
PHONE: 949.757.3240
EMAIL: brandon@sms-arch.com

PROPERTY OWNER
BUSINESS NAME: BURHAM WARD PROPERTIES
CONTACT NAME: BRYON WARD
ADDRESS: 1100 NEWPORT CENTER DRIVE
CITY: NEWPORT BEACH STATE: CA ZIP: 92660
PHONE: 949.760.9150
EMAIL: bward@burham-ward.com

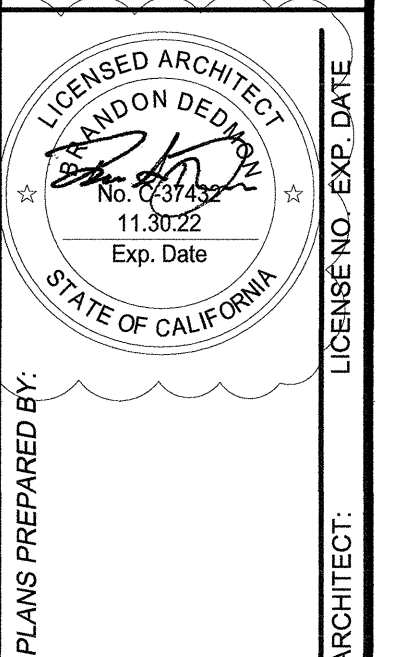
TENANT
BUSINESS NAME:
CONTACT NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE:
EMAIL:

NO.	DATE	REVISIONS
1	02/24/2021	COUNTY RESIDENTIAL
2		
3		
4		
5		
6		
7		

DESIGNED:	DRAWN:	CHECKED:	DATE:	SCALE:

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

<input type="checkbox"/>	NO OCFA REVIEW REQUIRED
<input type="checkbox"/>	PLAN REVIEW ONLY
<input type="checkbox"/>	PLAN REVIEW AND INSPECTION



DANA POINT HARBOR - COMMERCIAL CORE
24880 DANA POINT HARBOR DRIVE, DANA POINT CA
BLDG. 10
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SHEET 1

ABBREVIATIONS		FIRE AUTHORITY NOTES		GENERAL NOTES		PROJECT DIRECTORY																																																									
(A) ANCHOR BOLT	FF FACTORY FINISH	01 COFA FINAL INSPECTION REQUIRED. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RESPECTIVE FEE. PHASING OF INSPECTIONS MAY REQUIRE ADDITIONAL FEES. ALSO, CALL COFA INSPECTOR ON SCHEDULED AT 714-973-8150.	01 PROJECT TO COMPLY WITH APPLICABLE CODES AND STANDARDS, WHICH INCLUDE: 02 2019 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS 03 2019 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS 04 2019 MECHANICAL CODE AND ITS APPENDICES AND STANDARDS 05 2019 ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS 06 2019 FIRE CODE AND ITS APPENDICES AND STANDARDS 07 2019 CALIFORNIA BUILDING EFFICIENCY CODES AND ITS APPENDICES AND STANDARDS 08 2019 GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS 09 ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY WITH EXISTING CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S / OWNER IMMEDIATE ATTENTION. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK. 10 DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. 11 IN THE EVENT OF THE UNPRESSED ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA, AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST IS MADE AVAILABLE. 12 CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS. 13 GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES. 14 FIRE SPRINKLER SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLATION. 15 SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR. 16 CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS. 17 THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATION ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR EIGHTS ARE SHOWN ON THESE PLANS. 18 CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR 19 A SEPARATE OFFICE ACCESS EASEMENT / AGREEMENT, AND / OR RECIPROCAL ACCESS EASEMENT / AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT. 20 THE FIRE ALARMS SYSTEM, FIRE ALARM SIGNAL SHALL ACTIVATE UPON FIRE SPRINKLER SYSTEM OPERATION. 21 NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ARCHITECT OF RECORD. 22 ANY CONTRACTOR PERFORMING WORK AS INDICATED HEREON FOR THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS. 23 THE CONTRACTOR'S ATTENTION IS EXPRESSLY DIRECTED TO ALL THE REQUIREMENTS AND PROVISIONS OF THE STATE OF CALIFORNIA SAFETY REGULATIONS. PERFORMANCE THEREOF SHALL BE STRICTLY ENFORCED DURING THE ENTIRE LIFE OF THE CONTRACT. 24 THE CONTRACTOR SHALL DISPOSE ALL SURPLUS EARTH EXCAVATION OUTSIDE OF THE PROJECT AREA UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD. ALL ASPHALT, CONCRETE AND/OR PORTLAND CEMENT CONCRETE REMOVALS ARE TO BE DISPOSED OF OFF-SITE. 25 THE CONTRACTOR SHALL ENACT ALL MEASURES TO PROTECT AN EARTHQUAKE WORKERS AND THE GENERAL PUBLIC FROM INJURY DURING THE ENTIRE TIME OF CONSTRUCTION. MAINTAIN THE JOB SITE IN AN ORDERLY, CLEAN MANNER, THROUGHOUT THE COURSE OF WORK AND NOT BLOCK LEGAL EXITS, AND ENTRANCES. LEAVE WORK AREAS CLEAN, FREE OF DEBRIS AT END OF EACH DAY AND COMPLY WITH ALL APPLICABLE CODES. 26 THE CONTRACTOR SHALL ADJUST ALL UTILITY VALVE BOXES, MANHOLES, ETC. TO GRADE UPON COMPLETION OF PAVING. ASPHALTIC CONCRETE PAVEMENT SHALL ONLY BE USED TO PATCH AROUND PASSED UTILITIES IN ASPHALT PAVEMENTS. 27 BARRICADES WITH FLASHING LIGHTS ARE TO BE MAINTAINED ON ALL OBSTRUCTIONS WITHIN THE EXISTING STREET AT ALL TIMES. CONSTRUCTION WARNING SIGNS AND FLAGMEN ARE TO BE PRESENT AT THE JOB SITE. 28 UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED DUE TO HIS/HER OPERATIONS. 29 THE SANITARY SEWER, STORM DRAIN SYSTEM, WATER MAINS, GAS MAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE PLACED UNDERGROUND PRIOR TO PAVING CONSTRUCTION. 30 ALL DELETED MATERIALS, SUCH AS LUMBER, LOSS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL. 31 ANY CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS, SHALL BE CONSTRUCTED WITH TYPE II OR TYPE V CEMENT. 32 NO ROCK OR SIMILAR IRREGULAR MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISH GRADE. 33 NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED. 34 DURING ROAD GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES), AND SWPPP SHALL BE PROVIDED TO PREVENT PONDING OF WATER AND EROSION DAMAGE TO ADJACENT PROPERTIES. 35 IN COMPLIANCE WITH SCQM RULE 1119, ROG EMISSIONS FROM ARCHITECTURAL COATING WILL BE REDUCED BY USING PRE-COATED NATURAL COLORED BUILDING MATERIALS, WATER-BASED OR LOW-ROG COATING AND USING COATING TRANSFER OR SPRAY EQUIPMENT WITH HIGH TRANSFER OR SPRAY EQUIPMENT WITH HIGH TRANSFER EFFICIENCY. 37 THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.	OWNER BURNHAM WARD PROPERTIES ADDRESS: 1100 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660 PHONE: 949.760.9150 CONTACT: BRYON WARD EMAIL: bward@burnham-ward.com	MEP LINWOOD ENGINEERING, INC. ADDRESS: 2301 DUPONT DR., SUITE 150 IRVINE, CA 92612 PHONE: 714.424.0001 ext: 7363 CONTACT: SCOTT DAVENPORT EMAIL: sdavenport@linwoodengineering.com																																																										
ARCHITECT SMS ARCHITECTS ADDRESS: 18004 SKY PARK CIRCLE, SUITE 200 IRVINE, CA 92614 PHONE: 949.757.3240 CONTACT: BRANDON DEMON EMAIL: brandon@sms-arch.com	CIVIL ENGINEER TAT ENGINEERS ADDRESS: 701 N. PARKCENTER DRIVE SANTA ANA, CA 92705 PHONE: 714.560.8659 CONTACT: DANIELA MALOTT EMAIL: dmalott@tat.com	STRUCTURAL KPFF ADDRESS: 18400 VON KARMAN, SUITE 600 IRVINE, CA 92614 PHONE: 949.252.1022 CONTACT: ROBERT FEGAROTTA EMAIL: Robert.Fegarotta@kpff.com	LANDSCAPE LIFESCAPES INTERNATIONAL INC. ADDRESS: 4930 CAMPUS DRIVE NEWPORT BEACH, CA 92660 PHONE: 949.476.8888 CONTACT: MATT GEISS EMAIL: Matt@lifescapesintl.com																																																												
LIGHTING DESIGN ALLIANCE LIGHTING DESIGN ALLIANCE ADDRESS: 2830 TEMPLE AVENUE LONG BEACH, CA PHONE: 562.326.5822 CONTACT: MATTHEW BATES EMAIL: mbates@lightingdesignalliance.com	FIRE LIFE / SAFETY AND ACCESSIBILITY CODE CONSULTANTS, INC. (CCI) ADDRESS: 2201 ROSEGRANS AVE., SUITE 2155 EL SEGUINDO, CA 90245 PHONE: 213.622.5880 CONTACT: CHRIS FRUEHER, PE EMAIL: CHRIS@CODECONSULTANTS.COM	VICINITY MAP 	SHEET INDEX <table border="1"> <thead> <tr> <th>ARCHITECTURE</th> <th>LIGHTING DESIGN</th> </tr> </thead> <tbody> <tr><td>A0.0 COVER SHEET</td><td>LD2.10 LEVEL 1 FLOOR LIGHTING PLAN</td></tr> <tr><td>A0.1.0 GENERAL NOTES, ABBREVIATIONS & SHEET INDEX</td><td>LD2.11 LEVEL 1 REFLECTED CEILING LIGHTING PLAN</td></tr> <tr><td>A0.1.1 COFA AMM APPROVED LETTER</td><td>LD2.12 LEVEL 1 FLOOR LIGHTING PLAN</td></tr> <tr><td>A0.2.0 EXISTING PLAN AND CODE ANALYSIS</td><td>LD2.13 LEVEL 1 REFLECTED CEILING LIGHTING PLAN</td></tr> <tr><td>A0.4.1 CALIFORNIA GREEN CODE NOTES</td><td>LD2.14 LEVEL 1 REFLECTED CEILING LIGHTING PLAN</td></tr> <tr><td>A0.4.3 CALIFORNIA GREEN CODE NOTES</td><td>LD3.1.0 EXTERIOR LIGHTING ELEVATIONS</td></tr> <tr><td>A0.5.1 CDP COMPLIANCE</td><td></td></tr> <tr><td>A0.2.1 EXISTING PLAN AND CODE ANALYSIS</td><td></td></tr> <tr><td>A1.0.1 OVERALL SITE PLAN</td><td></td></tr> <tr><td>A1.1.1 ENLARGED SITE PLAN & SITE DETAILS</td><td></td></tr> <tr><td>A1.2.1 SITE DETAILS</td><td></td></tr> <tr><td>A2.0.1 LEVEL 1 OVERALL FLOOR PLAN</td><td></td></tr> <tr><td>A2.0.2 LEVEL 2 OVERALL FLOOR PLAN</td><td></td></tr> <tr><td>A2.0.3 ROOF PLAN</td><td></td></tr> <tr><td>A3.1.1 EXTERIOR ELEVATIONS</td><td></td></tr> <tr><td>A3.2.1 BUILDING SECTIONS</td><td></td></tr> <tr><td>A3.3.1 WALL SECTIONS</td><td></td></tr> <tr><td>A4.1.1 ENLARGED TRELIS PLANS</td><td></td></tr> <tr><td>A6.1.1 LEVEL 1 REFLECTED CEILING PLAN</td><td></td></tr> <tr><td>A6.2.1 ENLARGED SITE PLAN & SITE DETAILS</td><td></td></tr> <tr><td>A7.1.1 STAIR PLANS AND SECTIONS</td><td></td></tr> <tr><td>A7.2.1 STAIR DETAILS</td><td></td></tr> <tr><td>A7.3.1 ELEVATOR PLAN AND SECTIONS</td><td></td></tr> <tr><td>A8.2.1 DECK DETAILS</td><td></td></tr> <tr><td>A8.3.1 BRACE DETAILS</td><td></td></tr> <tr><td>A8.5.1 ROOF DETAILS</td><td></td></tr> <tr><td>A8.6.1 EXTERIOR DOOR DETAILS</td><td></td></tr> <tr><td>A9.1.1 INTERIOR DETAILS</td><td></td></tr> <tr><td>A10.1.1 SCHEDULES</td><td></td></tr> </tbody> </table>	ARCHITECTURE	LIGHTING DESIGN	A0.0 COVER SHEET	LD2.10 LEVEL 1 FLOOR LIGHTING PLAN	A0.1.0 GENERAL NOTES, ABBREVIATIONS & SHEET INDEX	LD2.11 LEVEL 1 REFLECTED CEILING LIGHTING PLAN	A0.1.1 COFA AMM APPROVED LETTER	LD2.12 LEVEL 1 FLOOR LIGHTING PLAN	A0.2.0 EXISTING PLAN AND CODE ANALYSIS	LD2.13 LEVEL 1 REFLECTED CEILING LIGHTING PLAN	A0.4.1 CALIFORNIA GREEN CODE NOTES	LD2.14 LEVEL 1 REFLECTED CEILING LIGHTING PLAN	A0.4.3 CALIFORNIA GREEN CODE NOTES	LD3.1.0 EXTERIOR LIGHTING ELEVATIONS	A0.5.1 CDP COMPLIANCE		A0.2.1 EXISTING PLAN AND CODE ANALYSIS		A1.0.1 OVERALL SITE PLAN		A1.1.1 ENLARGED SITE PLAN & SITE DETAILS		A1.2.1 SITE DETAILS		A2.0.1 LEVEL 1 OVERALL FLOOR PLAN		A2.0.2 LEVEL 2 OVERALL FLOOR PLAN		A2.0.3 ROOF PLAN		A3.1.1 EXTERIOR ELEVATIONS		A3.2.1 BUILDING SECTIONS		A3.3.1 WALL SECTIONS		A4.1.1 ENLARGED TRELIS PLANS		A6.1.1 LEVEL 1 REFLECTED CEILING PLAN		A6.2.1 ENLARGED SITE PLAN & SITE DETAILS		A7.1.1 STAIR PLANS AND SECTIONS		A7.2.1 STAIR DETAILS		A7.3.1 ELEVATOR PLAN AND SECTIONS		A8.2.1 DECK DETAILS		A8.3.1 BRACE DETAILS		A8.5.1 ROOF DETAILS		A8.6.1 EXTERIOR DOOR DETAILS		A9.1.1 INTERIOR DETAILS		A10.1.1 SCHEDULES	
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PROJECT DESCRIPTION THE DANA POINT HARBOR COMMERCIAL CORE PROJECT IS LOCATED IN AN UNINCORPORATED AREA IN THE COUNTY OF ORANGE, CALIFORNIA. SOUTH OF DANA POINT HARBOR DRIVE, BETWEEN CASTAS PLACE AND 300-FOOT EAST OF GOLDEN LAUREN. THE IMPROVEMENTS INCLUDE: PHASED DEMOLITION OF EXISTING BUILDINGS, REMODELING OF EXISTING BUILDINGS NO. 2 THROUGH 5; IMPROVEMENTS OF PRIVATE ROADS, NEW ACCESS ROADS, CONSTRUCTION OF A NEW S/LEVEL PARKING STRUCTURE AND CONSTRUCTION OF NEW BUILDINGS NO. 1 AND NO. 6, AND ALL OTHER INFRASTRUCTURE REQUIRED FOR PROPOSED DEVELOPMENT. PROPOSED BUILDING USES INCLUDE RESTAURANT, RETAIL, AND OFFICE SPACES.	SCOPE OF WORK A NEW GROUND UP TWO-STORY COMMERCIAL BUILDING 10 AT 10,280 SF TO PROVIDE FUTURE RESTAURANT SPACE THE SCOPE OF WORKS INCLUDES NEW SHELL WITH ROOFTOP DECK.	DEFERRED SUBMITTALS <ul style="list-style-type: none">Fire Service Underground,Fire Sprinkler System,Standpipe System,Hood and Duct Fire Protection System,Fire Alarm System / Sprinkler Monitoring System,Standoff/gazing plans and calculations <p>Submittal documents for deferred items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the local authority having jurisdiction with a notation indicating that the deferred documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred items shall NOT be installed until their design and documents have been approved by the building official.</p>																																																													

SMSARCH

18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
www.sms-arch.com

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 10

DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

BWP BURNHAM WARD PROPERTIES

DANA POINT HARBOR PARTNERS



LICENSED ARCHITECT
SCOTT DAVENPORT
No. 113024
Exp. Date 11/30/2021
STATE OF CALIFORNIA

GENERAL NOTES, ABBREVIATIONS & SHEET INDEX

No.	DATE	ISSUE
10/08/2020		DESIGN DEVELOPMENT
11/26/2020		30% CONSTRUCTION DOCUMENTS
02/19/2021		50% CONSTRUCTION DOCUMENTS
06/07/2021		COUNTY SUBMITTAL
09/24/2021		COUNTY RESUBMITTAL

MECHANICAL

PLUMBING

ELECTRICAL

A0.1.0

GENERAL NOTES, ABBREVIATIONS & SHEET INDEX

MECHANICAL

PLUMBING

ELECTRICAL

A0.1.0

GENERAL NOTES, ABBREVIATIONS & SHEET INDEX



701 N. Parkcenter Drive, Santa Ana, CA 92705

p:714/560/8200 www.tait.com

September 16, 2020

Orange County Fire Authority
Planning & Development Services
PO Box 57115
Irvine, CA 92619-7115

**SUBJECT: AM&M Proposal for Dana Point Commercial Core
24650 Dana Point Harbor Drive, City of Dana Point
OCFA Service Request Number 283967**

In accordance with Section 104.9 of the 2019 California Fire Code, we are requesting an alternate method of fire protection for the proposed project indicated above. This is in response to item 15 on the March 26, 2020 correction letter for the site plan submitted under Service Request #283967.

PROJECT DESCRIPTION

The Dana Point Harbor Commercial Core project is located in the City of Dana Point, south of Dana Point Harbor Drive, between Casitas Place and 300-foot east of Golden Lantern. The improvements include: phased demolition of existing buildings, remodeling of existing Buildings No. 2 through 5, improvements of private roads, realignment of Golden Lantern Street, new access roads, construction of a new 3-level parking structure and construction of new Buildings No. 1, 6, 7, 8, 9, 10, 11 and 12, and all other infrastructure required for proposed development. Proposed building uses include restaurant, retail, and office spaces. This property is not located within a Very High Fire Hazard Severity Zone (Non-VHFHSZ). The proposed new buildings will be equipped with an automatic fire sprinkler system in accordance with 2016 NFPA 13.

APPLICABLE CODE SECTIONS AND INTENT

CFC Section 503.1.1 and OCFA Guideline B-09 require that all portions of the exterior walls of the first story of the building shall be located within 150-feet from an approved fire apparatus access road as measured by an approved route around the exterior of the building or facility. A facilitated emergency response and firefighting can be conducted through placement of the building or facility near fire apparatus access roads and staging areas.



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DEFICIENCY AND PROPOSAL

Due to the nature of the location of waterfront buildings, fire access roads can only be placed at the front of the buildings or facilities. OCFA's 150-foot requirement for "hose pull distance" cannot be met for Buildings 1, 6, 7, 8, 9, and 10.

As an alternative, we would like to propose the following:

- 1. Buildings that are out of hose pull access have increased and improved construction fire resistance (see table below) in addition to all new propose buildings being equipped with an automatic fire sprinkler system in accordance with 2016 NFPA 13.

JUSTIFICATION

The applicant is proposing to upgrade the entire infrastructure including new centralized fire ground staging areas with fire department connections, strategically placed to facilitate operations and emergency response times. The upgraded construction type for Buildings 1, 6, 7, 8, 9 increase the type of construction from Type II-B to II-A adding fire rated construction to the primary structure resulting in increased fire protection to the structure. Building 10 construction type will be increased from B-B to II-B providing non-combustible construction for this building providing increased fire protection for the structure. This proposed increased in construction type results in increased protection to these buildings and more time to fight any fire on the property.

Building	Hose Pull Deficiency (ft)	Code Allowed Construction Type	Proposed Construction Type	Allowed Number of Stories
1	93	II-A	II-B	3
6	87	II-A	II-A	3
7	118	II-A	II-A	3
8	136	II-A	II-A	3
9	178	II-A	II-A	3
10	119	V-B	II-B	3



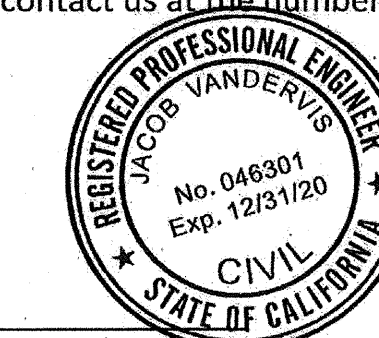
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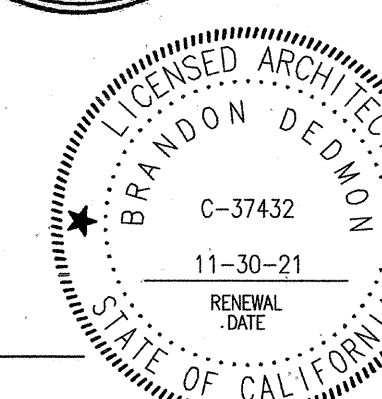
AM&M requirements for construction features will be incorporated into all affected and fire documents and plans submitted for review. Approval will be photocopied onto said plans. We appreciate your consideration of this proposal. If you have any questions regarding this AM&M proposal, please do not hesitate to contact us at the numbers and emails listed below.

Sincerely,

Jacob Vandervis
Jacob Vandervis, P.E.
TAIT & Associates, Inc. | 714-560-8211
701 N. Parkcenter Drive, Santa Ana, CA 92705



Brandon Dedmon
Brandon Dedmon
SMS Architects | 949-757-3240
18004 Sky Park Cir, Suite 200, Irvine CA 92614



cc: Building Official, Dana Point Building Department
Building Official, County of Orange



**ORANGE COUNTY FIRE AUTHORITY
ALTERNATE MATERIALS, DESIGN & METHODS REQUEST**

AM&M

SECTIONS A, B & C TO BE COMPLETED BY OWNER OR AUTHORIZED REPRESENTATIVE

A. APPLICANT INFORMATION OWNER'S NAME: County of Orange APPLICANT'S NAME: Dana Point Harbor Partners, LLC - Burnham Ward APPLICANT'S PHONE NUMBER: 949-760-9150 APPLICANT'S EMAIL: dpoint@ocfa.com	B. PROJECT INFORMATION PROJECT NAME: Dana Point Commercial Core PROJECT ADDRESS: 24650 Dana Point Harbor Drive, City of Dana Point OCCUPANCY CLASSIFICATION: See attached NUMBER OF STORIES: See attached CONSTRUCTION TYPE: See attached TOTAL FLOOR AREA: See attached
---	---

C. PROJECT REQUIREMENTS & PROPOSALS - Attach supporting documents, if any

CODE REQUIREMENT (Identify code section)
CFC Section 503.1.1 and OCFA Guideline B-09 require that all portions of the exterior walls of the first story of the building shall be located within 150-feet from an approved fire apparatus access road as measured by an approved route around the exterior of the building or facility.

CODE DEFICIENCY (provide brief description)
Due to the nature of the location of waterfront buildings, fire access roads can only be placed at the front of the buildings or facilities. OCFA's 150-foot requirement for "hose pull distance" cannot be met for Buildings 1, 6, 7, 8, 9, and 10. Additionally, there is no access to the rear side of the Buildings 6 to 12, and access to the marina is reduced.

ALTERNATE PROPOSAL (provide brief description)
Buildings that are out of hose pull access have increased and improved construction fire resistance (i.e. Type II) in addition to all new propose buildings being equipped with an automatic fire sprinkler system in accordance with 2016 NFPA 13. Additionally, in the interim the existing 2" stand pipes will be improve to provide 2.5" hose connection and for the ultimate condition 4 2" standpipes along the rear side of buildings 6 to 12 will be provided.

JUSTIFICATION (explain how the alternative is equal to or exceeds code requirements)
The applicant is proposing to upgrade the entire infrastructure including new centralized fire ground staging areas with fire department connections, strategically placed to facilitate operations and emergency response times. The upgraded construction type for Buildings 1, 6, 7, 8, 9, and 10, create a separation into different smaller fire areas or smaller "compartments" which can be controlled by fire sprinklers following the requirements of NFPA 13 systems. This proposal facilitates emergency response and firefighting capabilities for the new buildings and 3-level parking structure. AM&M requirements for construction features will be incorporated into all affected building and fire documents and plans submitted for review. Approval will be photocopied onto said plans.

The above project does not fully conform to the 2019 California Fire Code. Pursuant to 2019 CFC Chapter 1, Section 104.9, I am requesting approval of an alternative material and/or method of construction to achieve the intent of the provisions of the code and provide at least an equivalent level of protection to that prescribed therein. I understand that approval of this request applies only to this project and shall not be construed as establishing a precedent for other projects. If approved, a copy of this AM&M request form shall be provided on all subsequent plan submittals of this project to the OCFA or Building Department.

Jacob Vandervis, P.E.
TAIT & Associates
10/20/2020

Project Information

Owner
County of Orange, CEO Real Estate Division
Phone: 714-834-3245

Developer
Dana Point Harbor Partners, LLC
Phone: 949-760-9150

Developer's Representative
Burnham-Ward Properties
Phone: 949-760-9150

Applicant
TAIT & Associates, Inc.
Email: dmalott@tait.com
Phone: 714-560-8659

Building	No. of stories	Square Footage	Building Total SF	Occupancy Type
1	2 [R]	6,918	11,941	A-2
2	1	4,224	4,224	M
3	1	2,441	2,441	M
4	1	4,206	4,206	M
5A	2	3,674	5,902	A-2
5B	1	4,045	4,045	A-2 & M
6	2	12,322	18,609	B, A-2 & M
7	2	7,417	14,679	B, A-2 & M
8	2 [R]	7,262	15,185	A-2 & M
9	2	9,888	19,776	A-2 & M
10	1 [R]	6,726	6,726	A-2
11	2	7,670	13,571	A-3
12	2	5,901	11,229	A-2 & M
TOTAL		5,029	132,534	

[R] = Building includes roof deck

OCFA

AM&M SR: 283967
ASSOCIATED SR: 283967
PR CODE: []

APPROVED NOT APPROVED

COMMENTS:

EVALUATED BY:
 BUILDING OFFICIAL
 OTHER: TITLE

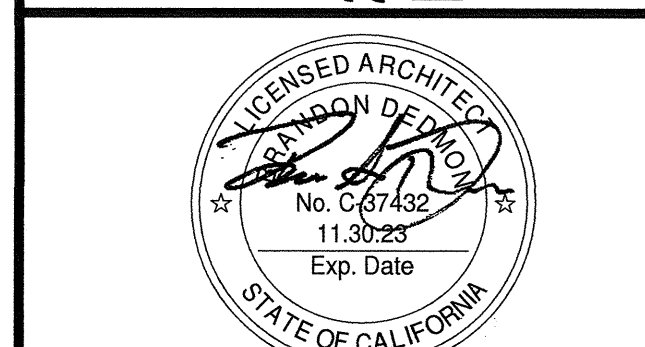
NAME: []
SIGNATURE: []
DATE: 10/20/2020

REV 8/20/2020

SMSARCH
18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
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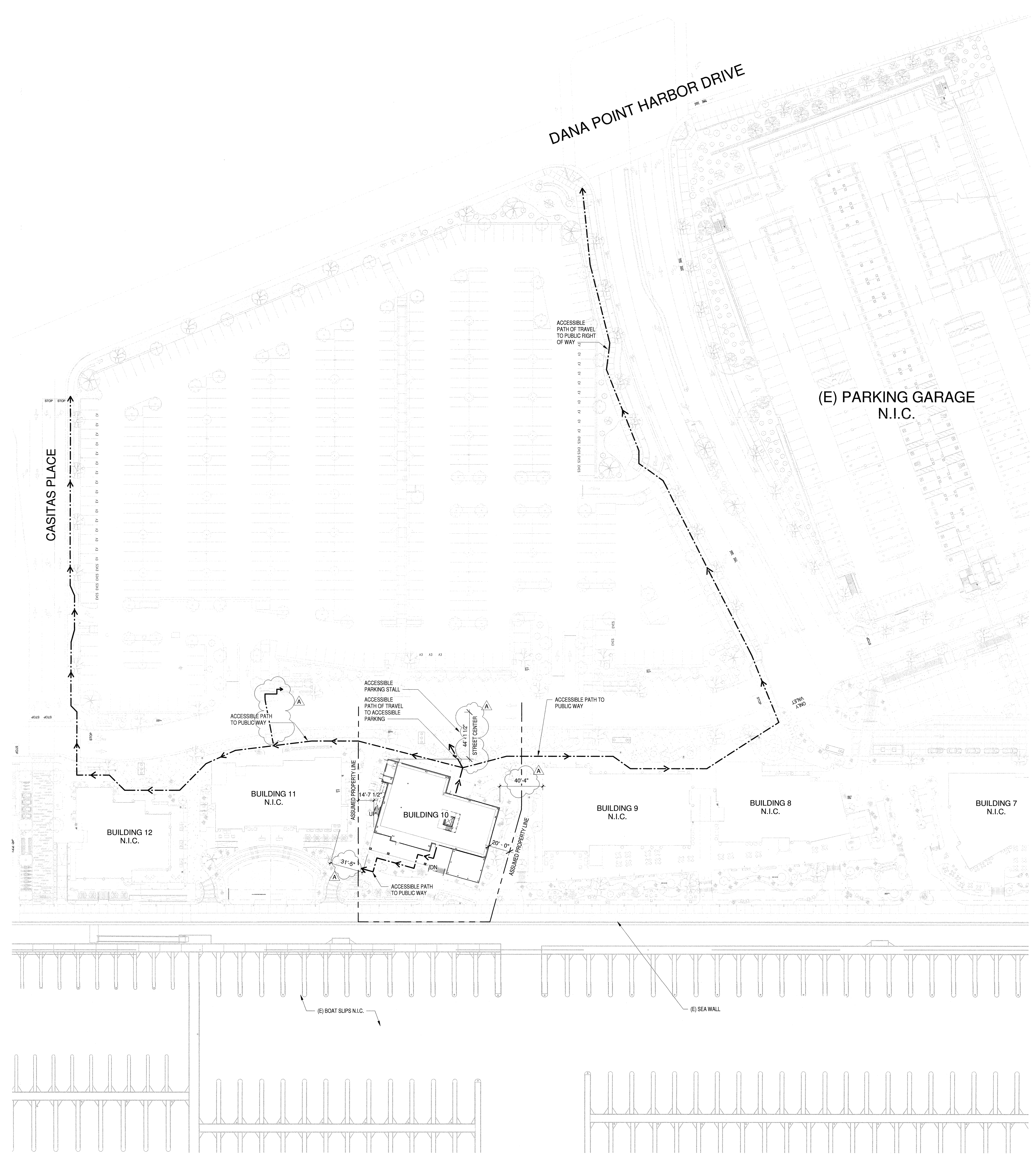
**DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10**
24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	11/26/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2021	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO: 19019-10
DATE: 02/19/2021
OCFA AM&M
APPROVED LETTER

A0.1.1



CODE - CODE SUMMARY

BUILDING CODE	2019 CBC
FIRE CODE	2019 CFC
PLUMBING CODE	2019 CPC
MECHANICAL CODE	2019 CMC
ELECTRICAL CODE	2019 CEC
CAL. ENERGY CODE	2019
CAL. GREEN CODE	2019 COGSC

CODE - USE AND OCCUPANCY CLASSIFICATION

PROJECT ADDRESS: 24880 DANA POINT HARBOR DRIVE
 OCCUPANCY TYPE: A-2
 FIRE SPRINKLERS: YES
 MIXED USE TYPE: GROUP A-2, NON SEPARATED
 ALTERNATE MEANS: TYPE OF CONSTRUCTION HAS BEEN UPGRADED TO TYPE II-B TO COMPENSATE FOR THE FIRE HOSE ACCESS DEFICIENCIES, SEE APPROVED AMM DOCUMENT ON SHEET A0.1.1.

CODE - BUILDING HEIGHT AND AREAS

ALLOWABLE AREA	28,500 SF
PROPOSED GROSS BUILDING AREA	7,204 SF
AREA MODIFICATION	
ALLOWABLE HEIGHT	55 feet
ALLOWABLE STORIES	2
PROVIDED HEIGHT	34 feet
PROVIDED STORIES	2

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE II-B

FIRE RESISTANCE RATINGS

PRIMARY STRUCTURE FRAME	0 HOUR
BEARING WALLS	0 HOUR
NONBEARING INTERIOR WALLS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

FIRE RESISTANCE RATING FOR EXTERIOR WALLS

X < 5	1 HOUR
5 ≤ X < 10	1 HOUR
10 ≤ X < 30	0 HOUR
X ≥ 30	0 HOUR

FIRE AND SMOKE PROTECTION FEATURES

ALLOWABLE OPENINGS	
0 TO LESS THAN 3	NOT PERMITTED
3 TO LESS THAN 5	15%
5 TO LESS THAN 10	25%
10 TO LESS THAN 15	NO LIMIT
15 TO LESS THAN 20	NO LIMIT
20 TO LESS THAN 25	NO LIMIT
25 TO LESS THAN 30	NO LIMIT
30 OR GREATER	NO LIMIT
PROVIDED OPENINGS	
NORTH SIDE	UNLIMITED, COVER 20"
EAST SIDE	UNLIMITED, COVER 10"
SOUTH SIDE	UNLIMITED, COVER 20"
WEST SIDE	UNLIMITED, COVER 20"

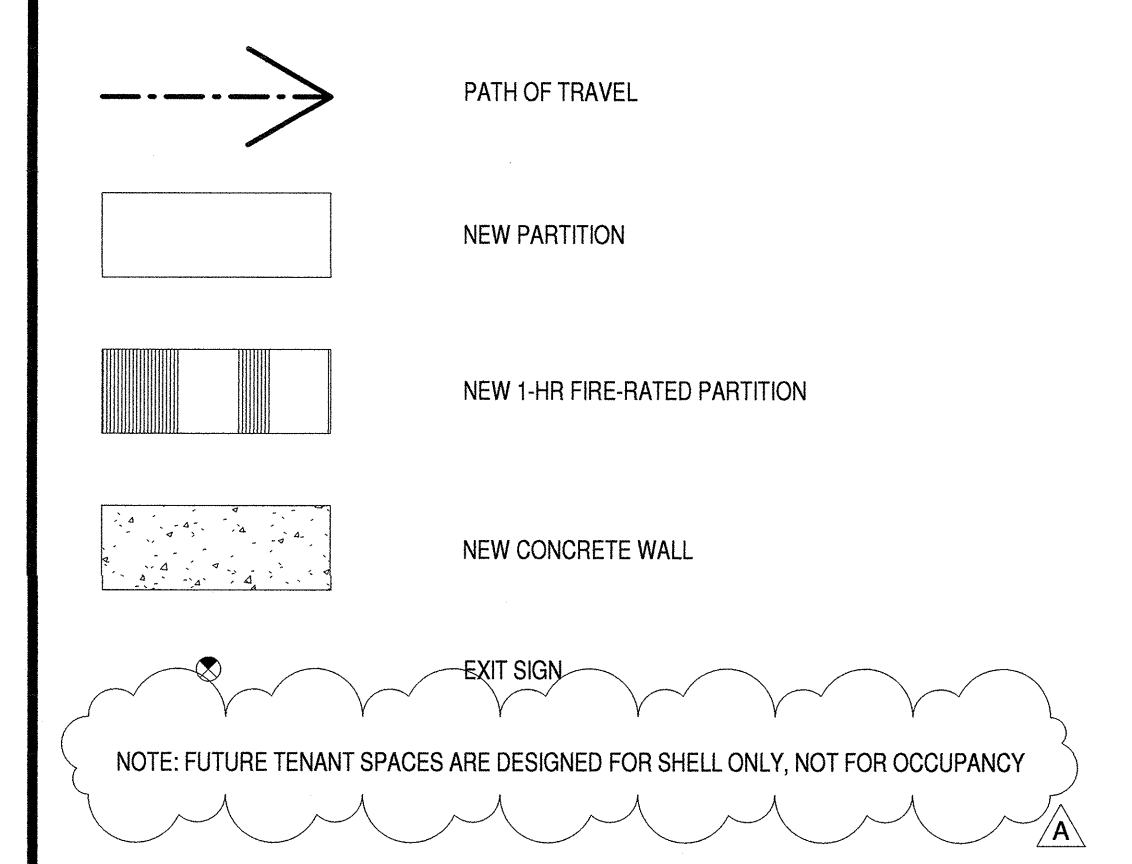
INTERIOR FINISHES

CLASS A	FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B	FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C	FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450
INTERIOR EXIT STAIR, RAMP & PASSAGEWAYS	C
CORRIDORS & EXIT ACCESS STAIR RAMP	B
ROOMS AND ENCLOSED SPACES	C

CODE - MEANS OF EGRESS

MAX. COMMON PATH OF TRAVEL	75 FEET
MAX TRAVEL DISTANCE	250 FEET
CORRIDOR REQUIRED FIRE RATING	0 HOUR

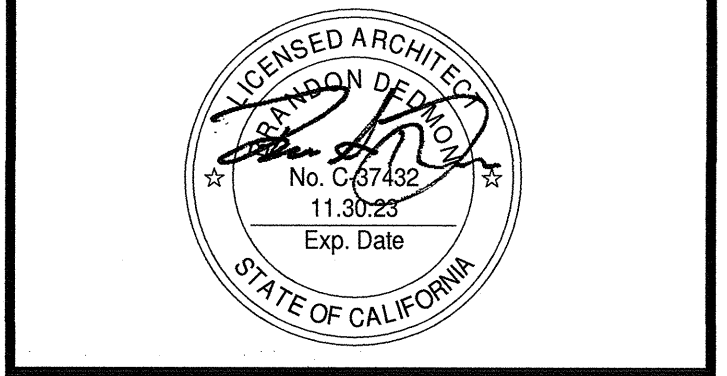
LEGEND



DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10
 24880 DANA POINT HARBOR DRIVE
 DANA POINT, CA 92629

BWP BURNHAM|WARD
 P R O P E R T I E S

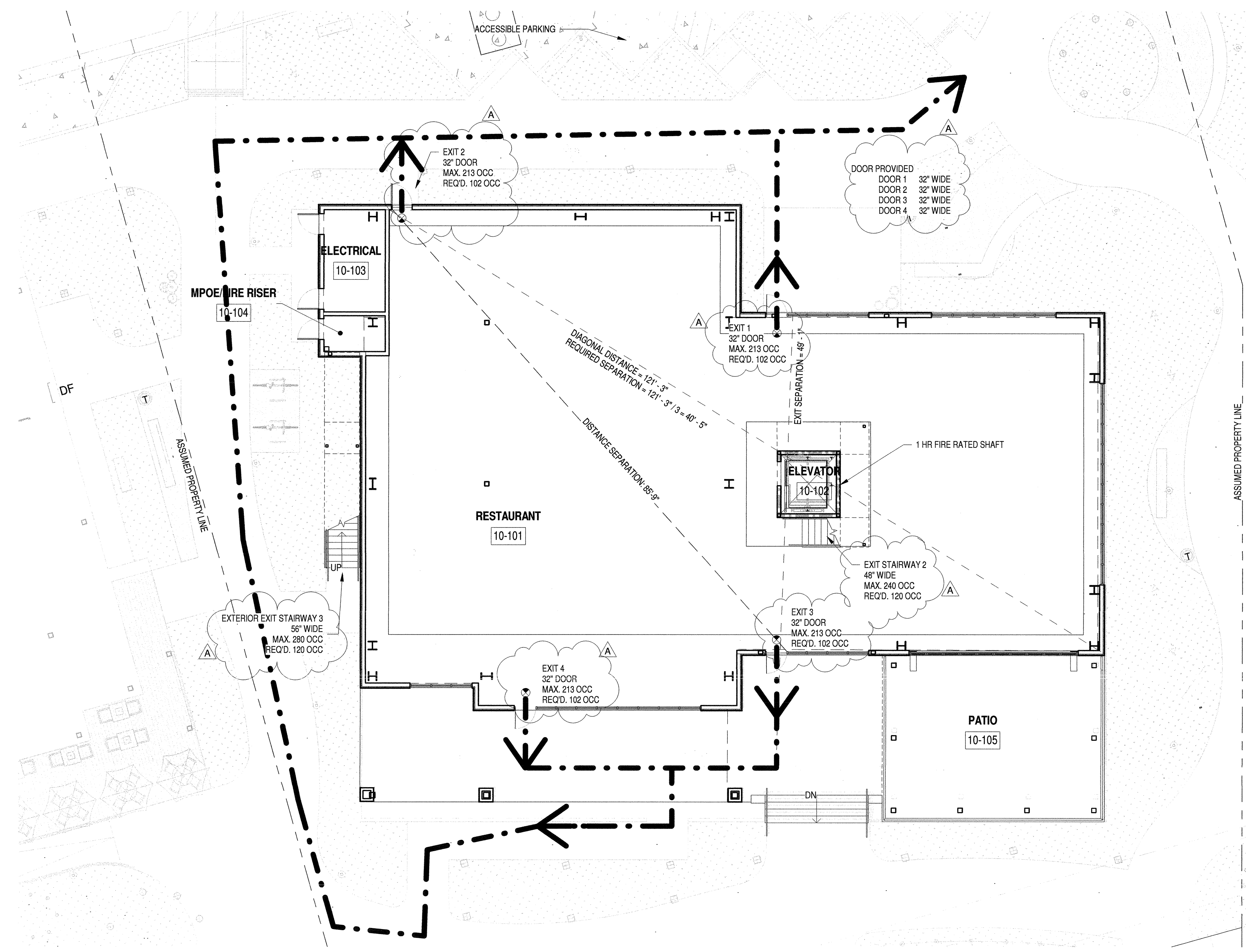


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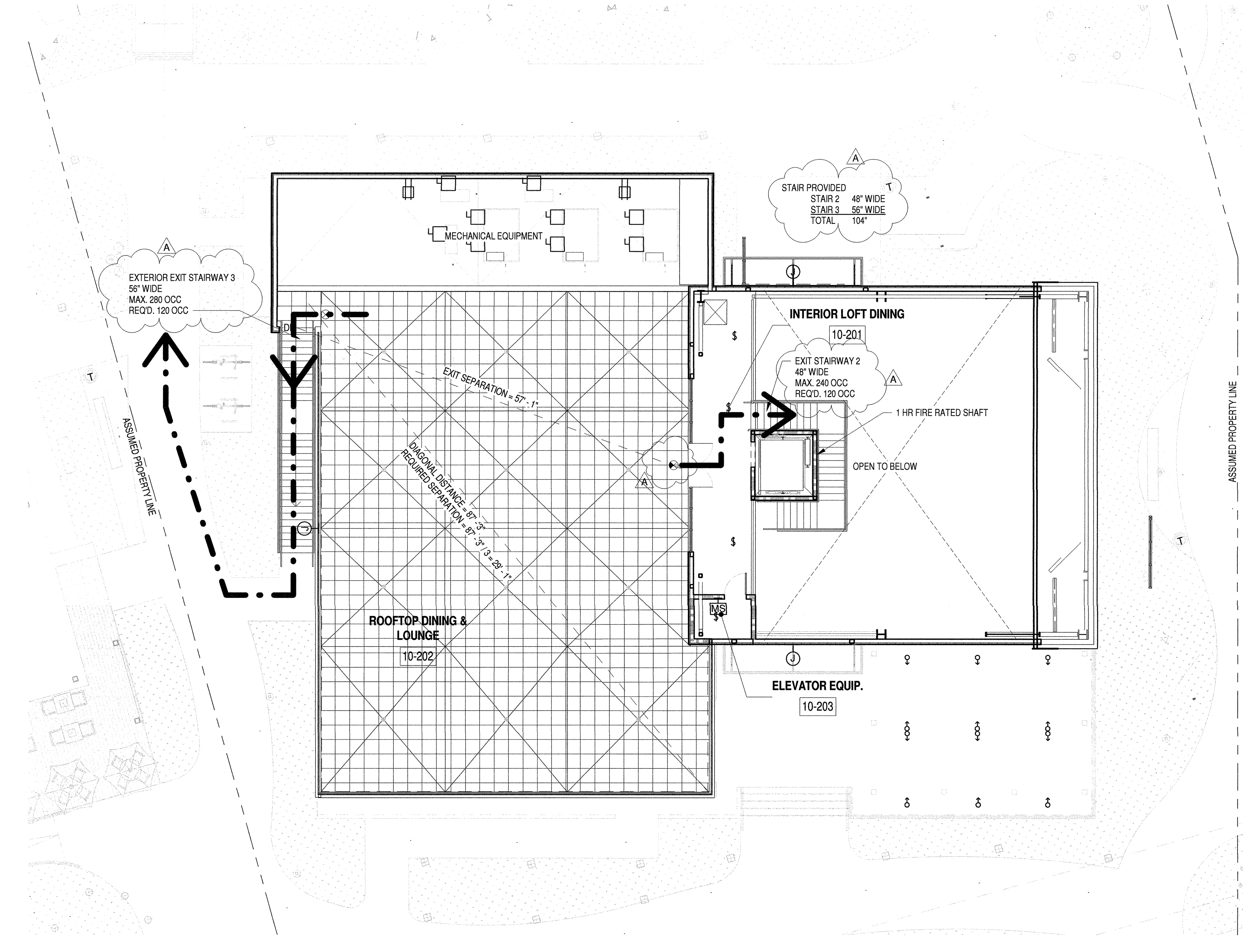
PROJECT NO.	19019-10
DATE	02/19/2021
DRAWN BY	
CHECKED BY	
DATE	

EXITING PLAN AND CODE ANALYSIS

A0.2.0



LEVEL 1 EGRESS PLAN 6
1" = 10'-0" AS.1.1 | A0.2.1



LEVEL 2 EGRESS PLAN 8
1" = 10'-0" AS.1.1 | A0.2.1

BUILDING OCCUPANCY / EXITING LEVEL 1

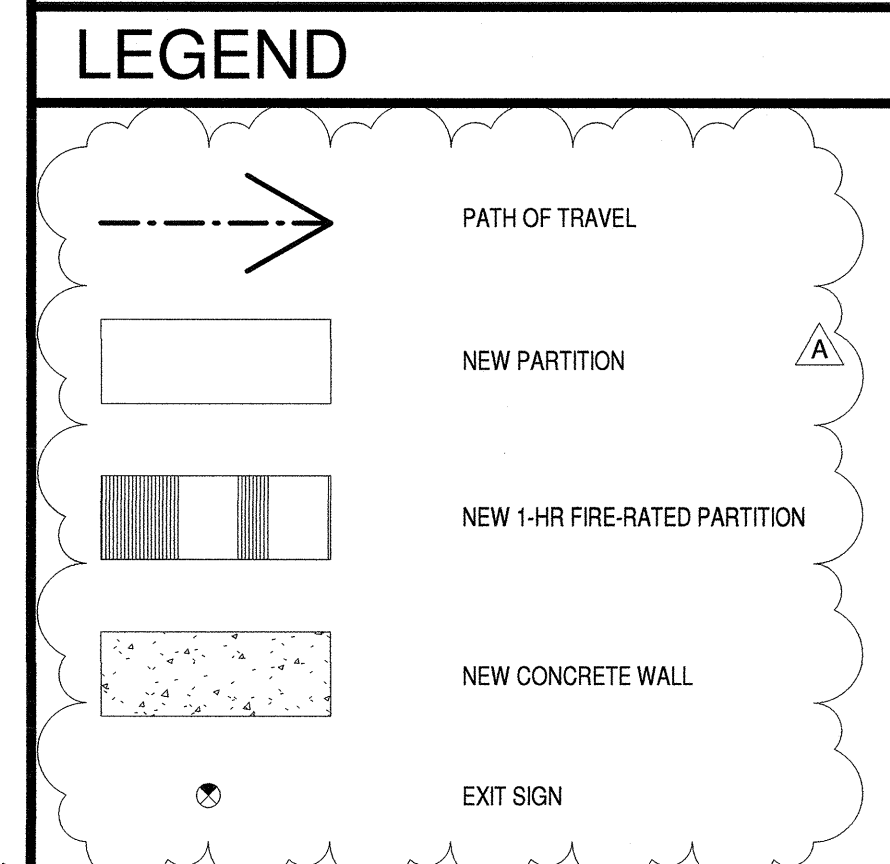
Number	Name	Net Area	Kitchen Area	Assembly Area	Occup. Load Factor	Area Per Occupant	Occupancy Type	Kitchen Occupancy	Assembly Occupancy	Total Occ.	Min. Door Width Req. (0.2)	Min. Stair Width (0.3)	Required Exits
10-101	RESTAURANT	6,164 SF	2,061 SF	4,123 SF	15	200	ASSEMBLY	10	275	285	42.77	57.0	2
10-102	ELEVATOR	71 SF				0	ACCESSORY				0.07	0.1	1
10-103	ELECTRICAL	130 SF				300	UTILITY				0.02	0.0	1
10-104	MPOE FIRE RISER	30 SF				300	UTILITY				0.02	0.0	1
10-105	PATIO	736 SF			15		ASSEMBLY			49	7.34	9.9	1
TOTAL		7,130 SF								335	50.20	66.9	

BUILDING OCCUPANCY / EXITING LEVEL 2

Number	Name	Net Area	Occup. Load Factor	Occupancy Type	Total Occ.	Min. Door Width Req. (0.15)	Min. Stair Width (0.2)	Required Exits
10-201	INTERIOR LOFT DINING	365 SF	15	ASSEMBLY	24	3.54	4.7	1
10-202	ROOFTOP DINING & LOUNGE	3,981 SF	15	ASSEMBLY	239	35.78	47.7	2
10-203	ELEVATOR EQUIP.	45 SF	300	UTILITY	0	0.02	1.0	1
TOTAL		3,980 SF			262	39.35	52.5	

CODE - SHAFT RATING

SHAFT 1 HR

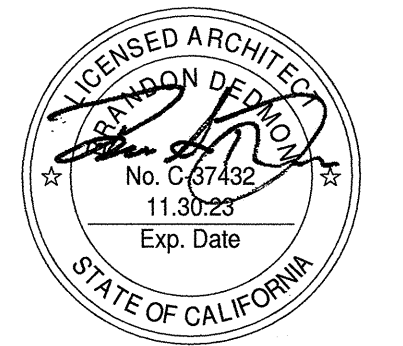


SMSARCH
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BWP BURNHAM|WARD
PROPERTIES



No.	DATE	ISSUE
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11	11/26/2020	30% CONSTRUCTION DOCUMENTS
12	10/19/2021	50% CONSTRUCTION DOCUMENTS
13	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: EXITING PLAN AND CODE ANALYSIS

A0.2.1



AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.2 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings (N) or to additions and/or alterations (A). When the code section applies to both, no banner will be used.

301.3 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Notes: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 of the same definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shall buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
NA	Additions and Alterations
N	New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE. The provisions of this chapter outline planning, design and development methods that include environmental responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference):

CUTOFF LUMINAIRES. Luminaire whose light distribution is such that the candlepower per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 90 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:

- Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT PZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code sections 43800 and CCR, Title 15, Sections 1961 and 1962.
- High efficiency vehicles, regulated by U.S. EPA, bearing High Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2009), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonrevenue work-related transportation of adults for the purpose of ride-sharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURBS LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

- 5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.
- 5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.
 - Soil loss BMPs that be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Scheduling construction activity during dry weather, when possible.
 - Preservation of natural features, vegetation, soil, and buffers around surface waters.
 - Drainage swales or lined ditches to control stormwater flow.
 - Mulching or hydrosowing to stabilize disturbed soils.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel bags or catch basin inserts).
 - Perimeter sediment control (perimeter all fences, fiber rolls).
 - Sediment trap or sediment basin to retain sediment on site.
 - Stabilized construction exits.
 - Wind erosion control.
 - Other soil loss BMPs acceptable to the enforcing agency.
 - Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Dewatering activities.
 - Material handling and waste management.
 - Building materials stockpile management.
 - Management of wasteful areas (concrete, paint, stucco, etc.).
 - Control of vehicle/equipment fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Soil prevention and control.
 - Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURBS ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversion design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Sections 5.106.4.1, 5.106.4.2, and 5.106.4.3.

5.106.4.1 Bicycle Parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2 or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicle parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicle parking spaces with a minimum of one bicycle parking facility.

5.106.4.3 For additions or alterations that add 10 or more tenant-occupant vehicle parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicle parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicle parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

5.106.5 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicle parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	5
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint. In the paint used for stall strip, the following characters such that the lower edge of the stall strip aligns with the end of the stall strip and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- The raceway shall not be less than trade size 1".
- The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
- The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- Plan design shall be based upon 40-ampere minimum branch circuits.
- Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
- The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exception: In a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

- Where there is insufficient electrical supply.
- Where there is evidence available to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	8% of total

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

5.106.6 LIGHT POLLUTION REDUCTION. [NJ] Outdoor lighting systems shall be designed and installed to comply with the following:

- The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
- Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
- Allowable BUG ratings not exceeding those shown in Table 5.106.6.1 (N) or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

- Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- Emergency lighting.
- Lockable bicycle rooms with permanently anchored racks; or
- Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]

- See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
- Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
- Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.6.1 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS

ALLOWABLE RATING	LIGHTING ZONE LZ2	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 4 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires installed in these areas shall meet U-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Sweeps.
- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other water measures which keep surface water away from buildings and add in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3 Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference):

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been collected by infectious, contaminated, or unhealthy body wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWEL0, or adopt a local ordinance at least as effective as the MWEL0.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur (Water Code Section 13509 (n)). Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purpose of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWEL0).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.03.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gals/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
 - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - Makeup water for evaporative coolers greater than 6 gpm (0.4 L/s).
 - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gals/day.

5.303.2 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

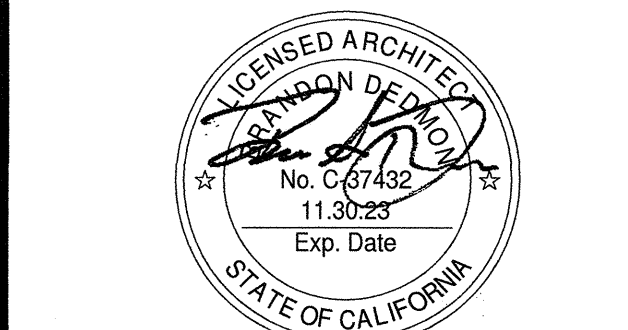
5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.
5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.6 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.
5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VARIATION WITH THE FULL CODE.

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BWP BURNHAMWARD
P R O P E R T I E S



No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	11/26/2020	30% CONSTRUCTION DOCUMENTS
	03/19/2021	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RE-SUBMITTAL

CALIFORNIA GREEN CODE NOTES

A0.4.1

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Table containing multiple columns of code sections, including 5.303.3.4 Faucets and fountains, SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT, SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING, DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY, SECTION 5.401 GENERAL, SECTION 5.402 DEFINITIONS, SECTION 5.403 BUILDING MAINTENANCE AND OPERATIONS, and SECTION 5.503 FIREPLACES.

Y NA RESPON PARTY YES NOT APPLICABLE RESPONSIBILITY PARTY (OR ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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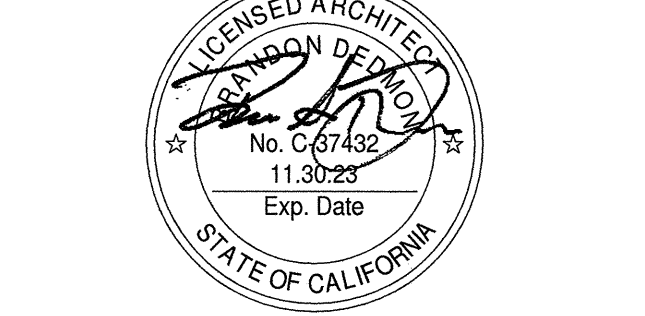


Table with columns for No., DATE, and ISSUE, listing project milestones like DESIGN DEVELOPMENT, 30% CONSTRUCTION DOCUMENTS, etc.

CALIFORNIA GREEN CODE NOTES

A0.4.2

BURNHAM IWARD
P R O P O R T I E S



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON PARTY

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POREOUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DROB/SCQMD/RULE1168.PDF

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.
5.504.4.3 **Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the PWMIR limits for ROP in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c) and 94522(d) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 9 Rule 49.

Y N/A RESPON PARTY

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS₂

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FALX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHPELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:
1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSFANS 140 at the Gold level or higher.
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see 17CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European E36 3S standards.
5. Other methods acceptable to the enforcing agency.

Y N/A RESPON PARTY

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exception: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, Chapter 14, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 100.1 (Requirements for Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of the California Building Code.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.1 ACOUSTICAL CONTROL. Empty building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: (DBA-35) For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:
1. Within the 65 CNEL noise contour of an airport.

Exceptions:
1. Ln or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (ACLUZ) plan.
2. Ln or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
3. Within the 65 CNEL or Ln noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq}, 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.
5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.
5.507.4.3 Interior sound transmission. Wall and roof-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.tobase.org/PDF/CasesStudy/estc_ratings.pdf

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.
5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

Y N/A RESPON PARTY

5.508.2.1 Refrigerant piping.

Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multilayer seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows:
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.1.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.1 Chain leathers. Chain leathers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:
1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international professional, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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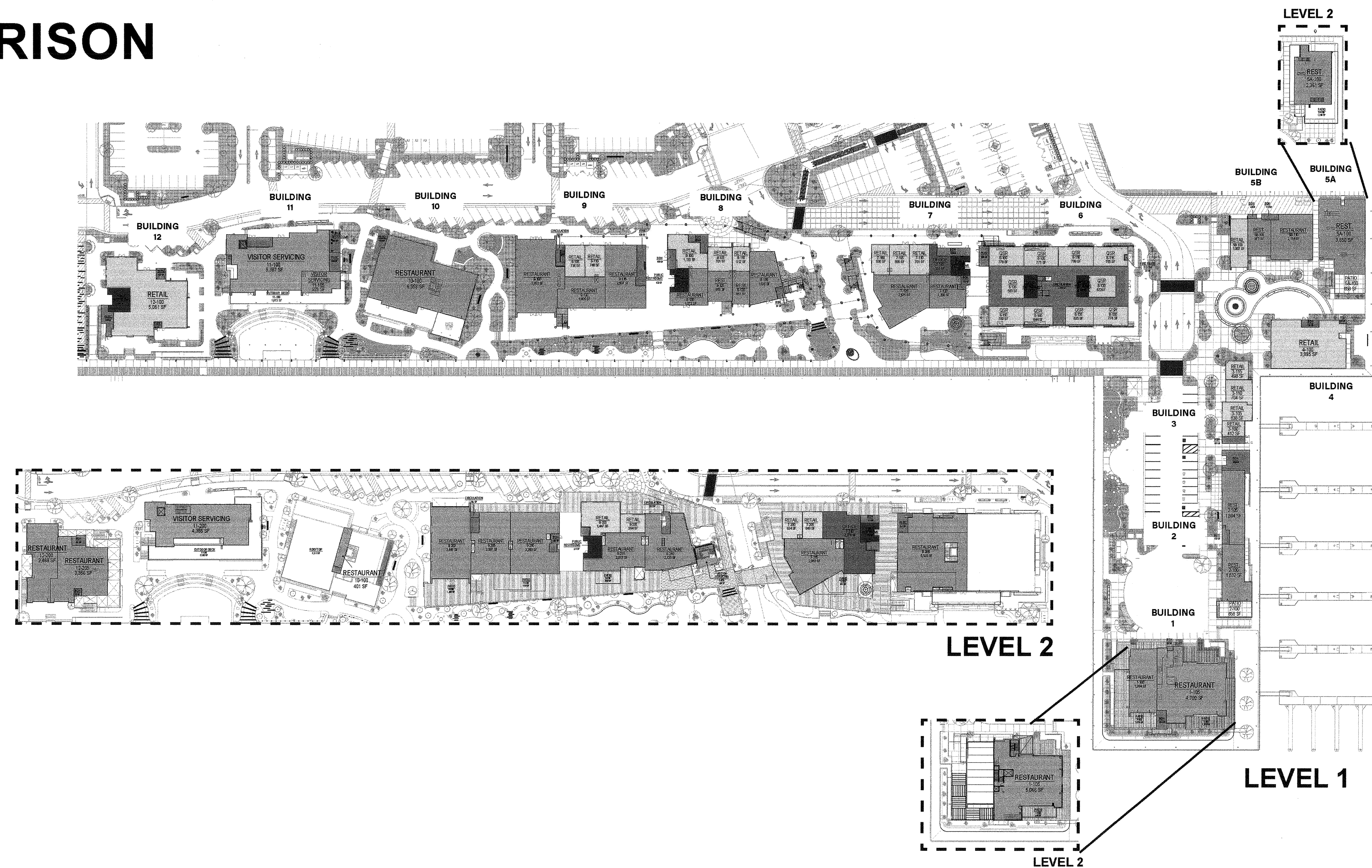
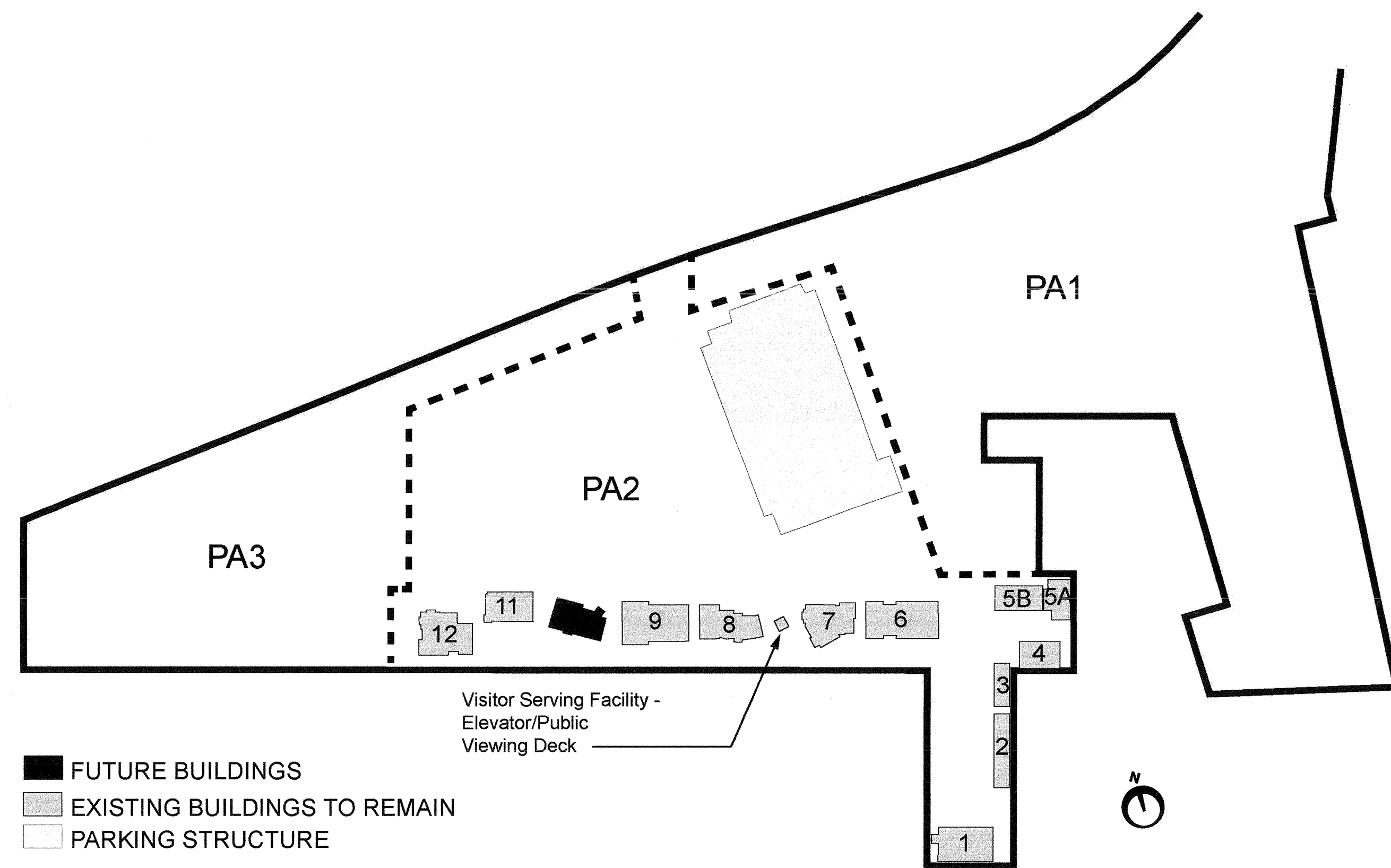
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CALIFORNIA GREEN CODE NOTES

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PLANNING AREA CALCULATIONS COMPARISON



DANA POINT HARBOR PARTNERS PLANNING AREA CALCULATIONS CDP APPROVED

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant	35'-0"	35 Feet Max.	9,375	2,112
BUILDING 2	Existing	Restaurant	21'-7"	35 Feet Max.	3,483	1,112
BUILDING 3	Existing	Retail	20'-8"	35 Feet Max.	2,462	
BUILDING 4	Existing	Retail	30'-10"	35 Feet Max.	3,643	
BUILDING 5A	Existing	Restaurant	35'-0"	35 Feet Max.	5,337	850
BUILDING 5B	Existing	Restaurant	20'-6"	35 Feet Max.	4,334	654
BUILDING 6	New	Restaurant	54'-2"	60 Feet Max.	16,852	
BUILDING 7	New	Retail	46'-4"	60 Feet Max.	1,991	
		Restaurant			7,500	1,665
		Office			5,509	
BUILDING 8	New	Retail	52'-8"	60 Feet Max.	7,500	
		Restaurant			7,500	3,500
BUILDING 9	New	Retail	50'-0"	60 Feet Max.	9,603	
		Restaurant			12,797	1,907
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	7,000	1,000
BUILDING 12	New	Retail	32'-0"	35 Feet Max.	4,750	
		Restaurant			3,000	1,022
		Office			1,200	
TOTAL					113,836	13,822
BUILDING 11	New	Surf Museum	35'-0"	35 Feet Max.	4,158	
*Elevator/Public Viewing Deck	New	Elevator/Viewing Deck	59'-0"	60 Feet Max.	106	
PD - Boater Services	New	Boater Service	11'-0"	35 Feet Max.	900	
TOTAL					119,000	13,822

Dana Point Harbor Partners - Dana Point Harbor Revitalization - PA 2 Approved

Retail	29,949
Restaurant	77,178
Office	6,709
TOTAL	113,836
Visitor Serving Facilities	5,164
TOTAL	119,000

Dana Point Harbor Partners - Dana Point Harbor Revitalization - PA 2 Summary

Retail	31,411
Restaurant	70,044
Office	2,850
TOTAL	104,305
Visitor Serving Facilities	12,171
TOTAL	116,476

DANA POINT HARBOR PARTNERS PLANNING AREA CALCULATIONS

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	Existing	Restaurant	35'-0"	35 Feet Max.	11,760	3,114
BUILDING 2	Existing	Restaurant	21'-7"	35 Feet Max.	3,436	658
BUILDING 3	Existing	Retail	20'-8"	35 Feet Max.	2,252	
BUILDING 4	Existing	Retail	30'-10"	35 Feet Max.	3,995	
BUILDING 5A	Existing	Restaurant	35'-0"	35 Feet Max.	6,011	1,815
BUILDING 5B	Existing	Restaurant	20'-6"	35 Feet Max.	3,085	
		Retail			1,007	
BUILDING 6*	New	Retail	54'-2"	60 Feet Max.	12,244	750
BUILDING 7	New	Retail	46'-4"	60 Feet Max.	3,308	
		Restaurant			6,699	631
		Office			2,850	
BUILDING 8	New	Retail	52'-8"	60 Feet Max.	4,283	
		Restaurant			8,969	356
BUILDING 9	New	Retail	50'-0"	60 Feet Max.	1,482	
		Restaurant			17,064	2,259
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	7,192	773
BUILDING 12	New	Retail	32'-0"	35 Feet Max.	5,064	
		Restaurant			5,828	1,125
TOTAL					106,529	11,481
BUILDING 11	New	Surf Museum	35'-0"	35 Feet Max.	10,788	
Elevator/Public Viewing Deck**	New	Elevator/Viewing Deck	59'-0"	60 Feet Max.	783	
PD - Boater Services	New	Boater Service	11'-0"	35 Feet Max.	900	
TOTAL					119,000	11,481

UNDER SEPARATE CONTRACT

*Assumes Building 6 2nd level as single tenant.

**The elevator that serves floors 1-2 also includes a 106 SF observation deck which is a public amenity and not included as indoor rentable square footage. It complies with CDP 13-0018(I) chapter 5.5 (c) 3 & 4 by providing a pedestrian link to the elevator from the parking structure and includes unobstructed views of the ocean and marinas. In addition, the elevator/observation deck does not create additional parking demand.

*The elevator that serves floors 1-2 also includes a 106 SF observation deck which is a public amenity and not included as indoor rentable square footage. It complies with CDP 13-0018(I) chapter 5.5 (c) 3 & 4 by providing a pedestrian link to the elevator from the parking structure and includes unobstructed views of the ocean and marinas. In addition, the elevator/observation deck does not create additional parking demand.

** Maximum allowed development area in planning area 2 is 119,000 SF per table 17-A in the local coastal program for Dana Point Harbor Revitalization Plan dated October 6, 2011.

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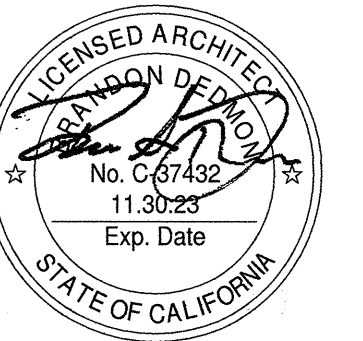


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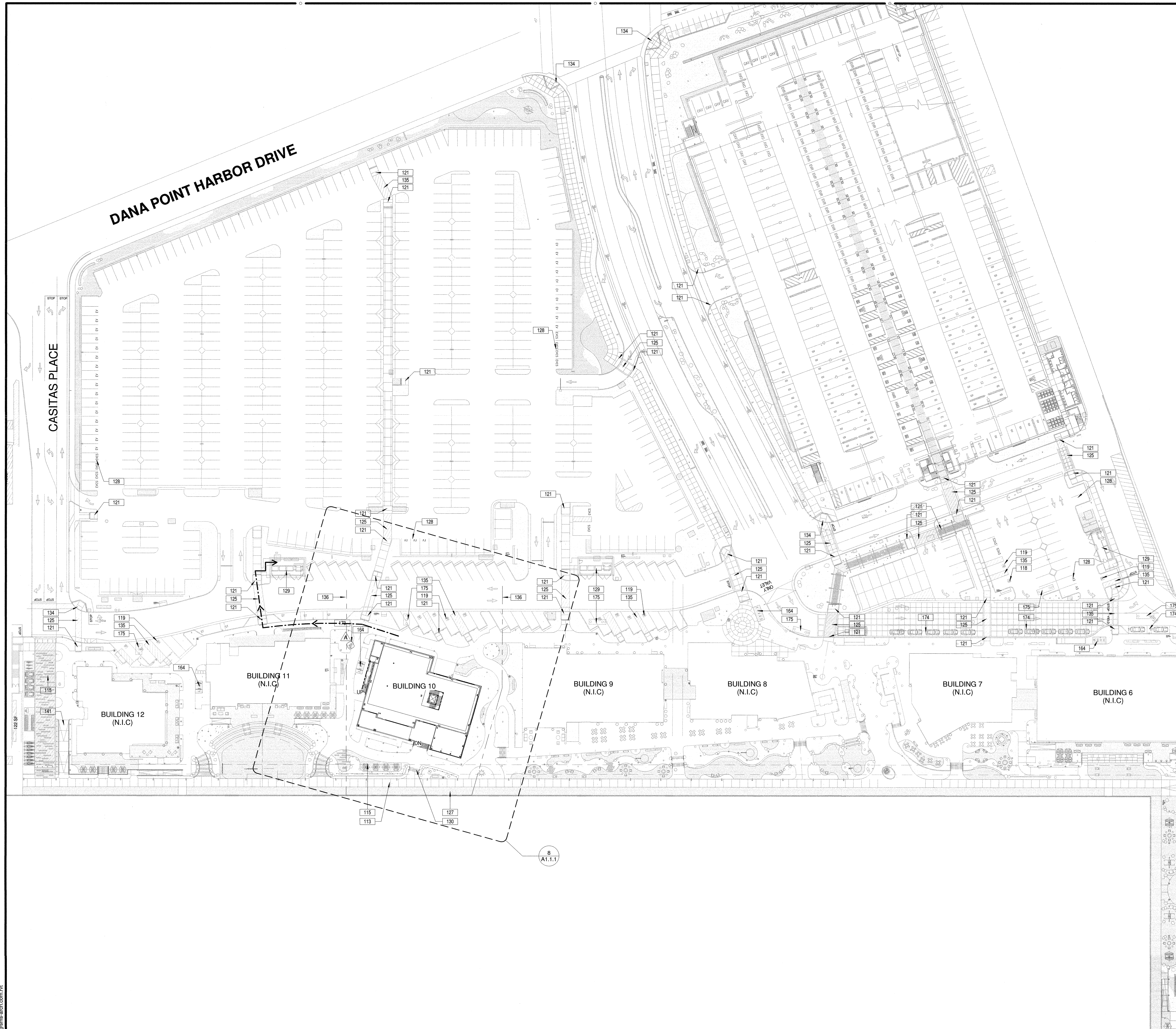


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11/26/2020		30% CONSTRUCTION DOCUMENTS
02/19/2021		50% CONSTRUCTION DOCUMENTS
06/01/2021		COUNTY SUBMITTAL
A 09/24/2021		COUNTY RESUBMITTAL

PROJECT NO.	DATE
19019-10	02/19/2021

CDP COMPLIANCE

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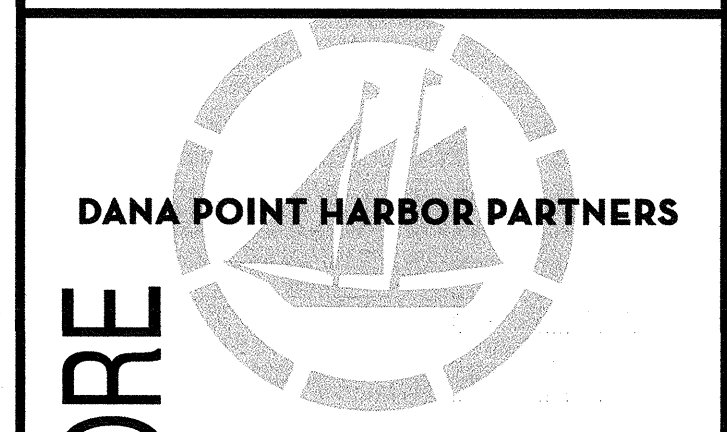
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SITE PLAN GENERAL NOTES

- 01 NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER ON RECORD.
- 02 ANY CONTRACTOR PERFORMING WORK AS INDICATED HEREON FOR THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HISHER OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
- 03 THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EARTH EXCAVATION OUTSIDE OF THE PROJECT AREA UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD. ALL ASPHALT, CONCRETE AND/OR PORTLAND CEMENT CONCRETE REMOVALS ARE TO BE DISPOSED OF OFF-SITE.
- 04 THE CONTRACTOR SHALL REVIEW AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING ANY PORTION OF THE WORK, COMPARE ACTUAL CONDITIONS WITH DRAWINGS TO ASCERTAIN CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED; CHECK AND CONFIRM LOCATION OF EXISTING STRUCTURES, EQUIPMENT, AND UTILITIES WHICH MAY AFFECT WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.
- 05 THE CONTRACTOR SHALL EXACT ALL MEASURES TO PROTECT AND SAFEGUARD WORKERS AND THE GENERAL PUBLIC FROM INJURY DURING THE ENTIRE TIME OF CONSTRUCTION, MAINTAIN THE JOB SITE IN AN ORDERLY, CLEAN MANNER THROUGHOUT THE COURSE OF WORK AND NOT BLOCK LEGAL EXITS AND ENTRANCES. LEAVE WORK AREAS CLEAN, FREE OF DEBRIS AT END OF EACH DAY AND COMPLY WITH ALL APPLICABLE CODES.
- 06 ALL CONCRETE AND ASPHALT CONCRETE PAVEMENT TO BE REMOVED UTILIZING A SAW CUT (MIN CUT DEPTH 1-1/2"), AND OR OTHER METHODS APPROVED BY ENGINEER OF RECORD.
- 07 THE CONTRACTOR SHALL ADJUST ALL UTILITY VALVE BOXES, MANHOLES, ETC. TO GRADE UPON COMPLETION OF PAVING. ASPHALTIC CONCRETE PAVEMENT SHALL ONLY BE USED TO PATCH AROUND RAISED UTILITIES IN ASPHALT STREETS.
- 08 THE CONTRACTOR SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE OWNER, ANY PAVING, CURB AND GUTTER OR OTHER IMPROVEMENTS CUT, REMOVED, OR DAMAGED IN CONNECTION WITH THIS PROJECT.
- 09 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER OF RECORD AND THEIR REPRESENTATIVE, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER OF RECORD.
- 10 CONTRACTOR SHALL PROVIDE FOR DUST CONTROL, TRAFFIC CONTROL, AND RELATED CONSTRUCTION BEST MANAGEMENT PLAN AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE CITY.
- 11 BARRICADES WITH FLASHING LIGHTS ARE TO BE MAINTAINED ON ALL OBSTRUCTIONS WITHIN THE EXISTING STREET AT ALL TIMES. CONSTRUCTION WARNING SIGNS AND FLASHERS ARE TO BE PRESENT AT THE JOB SITE.
- 12 THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (1-800) 422-4337 TWO (2) DAYS PRIOR TO BEGINNING WORK. ALL UNDERGROUND UTILITIES AS SHOWN HEREON ON THE PLANS ARE BASED UPON REVIEW AVAILABLE RECORDS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO "POI-HOLE" THE UTILITIES AS SHOWN HEREON IN ORDER TO PRECISELY LOCATE SAID UTILITIES RELATIVE TO LINE AND GRADE PRIOR TO COMMENCEMENT OF WORK. ANY VARIATION OF THE UNDERGROUND UTILITY LOCATION IS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE AND RESPONSIBILITY OF ANY DAMAGE THAT MAY OCCUR TO ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS.
- 13 THE SANITARY SEWER, STORM DRAIN SYSTEM, WATER MAINS, GAS MAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE PLACED UNDERGROUND PRIOR TO PAVING CONSTRUCTION.
- 14 THIS PROJECT IS NOT WITHIN A NOISE CRITERIA AREA (CNEL CONTOUR OF 60 DB) AS SHOWN ON GENERAL PLAN.

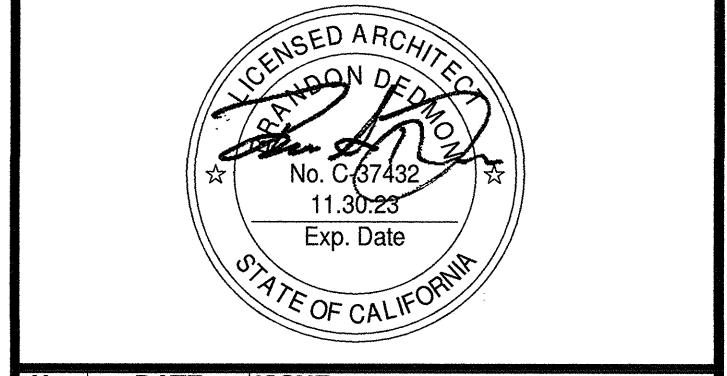
SITE PLAN KEYNOTES

- 113 CONCRETE SIDEWALK PER LANDSCAPE DRAWINGS
- 115 LANDSCAPING, SEE LANDSCAPE PLANS FOR FURTHER INFORMATION
- 118 ACCESSIBLE VAN PARKING SPACE: 18' MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBILITY SYMBOL TO BE PAINTED WITH CONTRACTOR GRADE ACRYLIC ON CONCRETE SURFACE WITH A SIZE OF 36" x 36". PARKING SPACE TO HAVE IDENTIFICATION SIGN MINIMUM 60" ABOVE FINISH FLOOR.
- 119 ACCESSIBLE CAR PARKING SPACE: 8' MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBILITY SYMBOL TO BE PAINTED WITH CONTRACTOR GRADE ACRYLIC ON CONCRETE SURFACE WITH A SIZE OF 36" x 36". PARKING SPACE TO HAVE IDENTIFICATION SIGN MINIMUM 60" ABOVE FINISH FLOOR.
- 121 CURB RAMP WITH TRUNCATED DOMES PER CIVIL DRAWINGS. SEE DETAIL 3 & 4/A1.1.2
- 125 48" MIN WIDTH ACCESSIBLE ROUTE. ANY ABRUPT LEVEL CHANGES WILL BE LESS THAN OR EQUAL TO 1/2" LEVEL CHANGE GREATER THAN 1/2" SHALL BE BEVELED AND COMPLY WITH RAMP REQUIREMENTS. LEVEL CHANGES LESS THAN OR EQUAL TO 1/4" MAY BE VERTICAL.
- 127 WOOD PAVING PER LANDSCAPE DRAWINGS
- 128 FUTURE EV PARKING STALL
- 129 TRASH ENCLOSURE UNDER SEPARATE PERMIT
- 130 CAST IN PLACE STAIRS WITH HANDRAIL PER LANDSCAPE DRAWINGS WITH CONTRASTING STRIPE AT EACH STEP AND HANDRAIL 2'-10" HEIGHT WITH 12" EXTENSION AT TOP AND 24" AT BOTTOM.
- 134 CURB RAMP WITH TRUNCATED DOMES PER CIVIL DRAWINGS. SEE DETAIL 3/A1.1.2
- 135 ACCESSIBLE TO BE THE LENGTH OF ADJACENT PARKING SPACES. BE A MINIMUM OF 80" WIDE, AND SERVE A MAXIMUM OF (2) SPACES. ACCESSIBLE TO BE PAINTED WITH A PERMANENT BLUE BORDER, AND PERMANENT BLUE HATCHED LINES 3/8" O.C. MAX. PAINT TO BE CONTRACTOR GRADE ACRYLIC, ALKID, OR CHROMIATED STRIPING PAINT. ACCESSIBLE TO BE MARKED WITH "NO PARKING", WHITE LETTERING TO BACKGROUND AND A FONT SIZE OF 12". SEE DETAIL 7/A1.1.2
- 136 PROPERTY LINE
- 141 NEW SLIP RESISTANT SURFACE CONCRETE RAMP. REFER TO DETAIL 5/A1.1.2
- 164 SHORT AND LONG TERM BIKERACKS STORAGE PER LANDSCAPE DRAWINGS
- 173 DRINKING FOUNTAIN PER LANDSCAPE PLANS. SEE DETAIL 10/A1.1.2
- 174 PASSENGER LOADING ZONE
- 175 GREASE INTERCEPTOR. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS FOR SIZE AND SPECIFICATIONS



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PROJECT NO.	DATE	ISSUE
19019-10	02/19/2021	OVERALL SITE PLAN

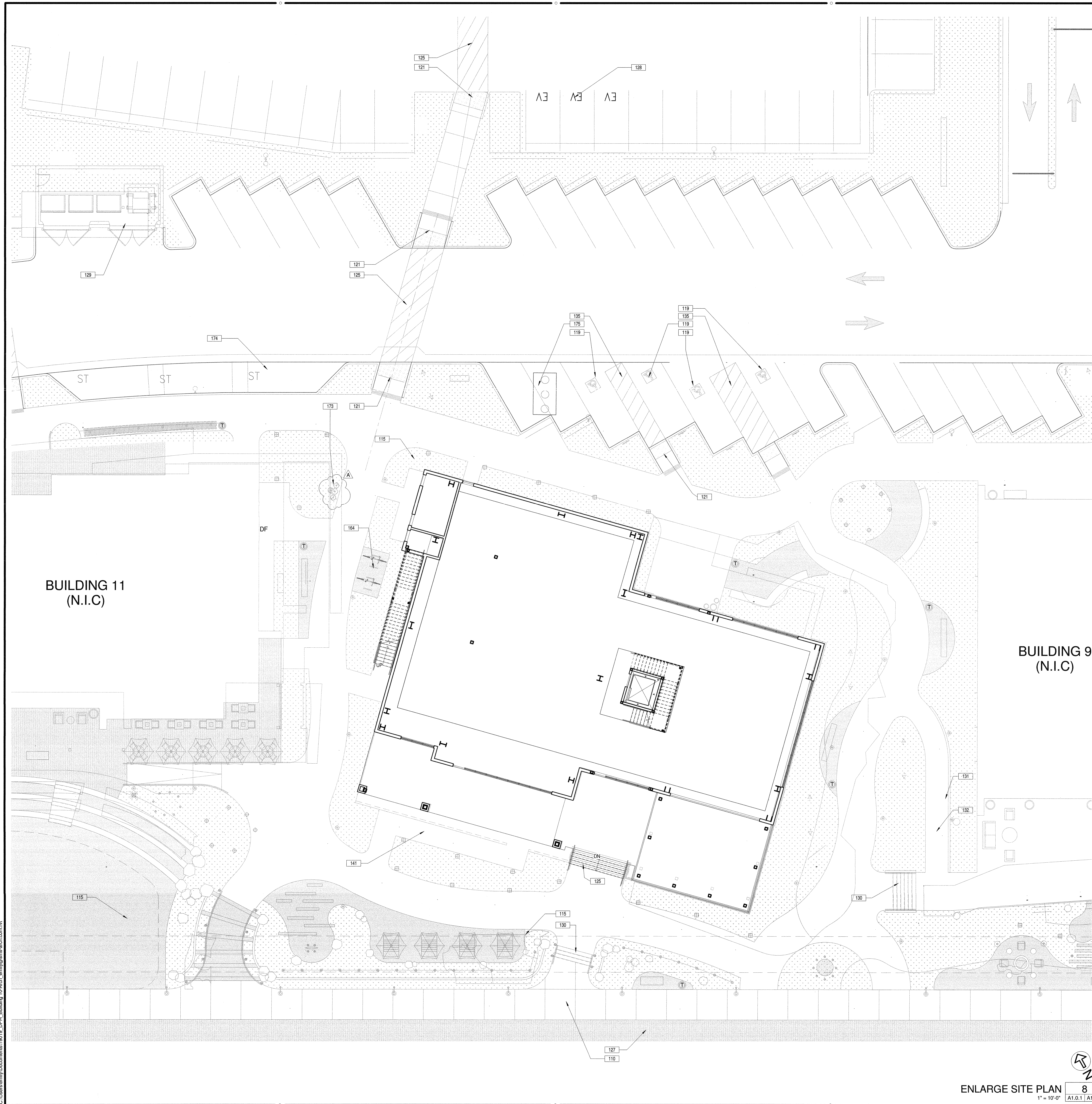
OVERALL SITE PLAN
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PARKING TABULATION 1

REQUIRED %	STANDARD STALLS	ACCESSIBLE PARKING STALLS 2% (501-1000)	ACCESSIBLE VAN PARKING STALLS	LONG TERM BICYCLE 5%	SHORT TERM BICYCLE 5%	CLEAN AIR VEHICLE 8% (201 AND OVER)	EV READY 6% (201 AND OVER)	EVCS 2%	EV ACCESSIBLE 7%	EV VAN ACCESSIBLE 1%
PARKING STRUCTURE PROVIDED	882	16	3	45	45	72	54	-	-	-
PERMANENT BOATER PARKING AT PARKING STRUCTURE PROVIDED	82	-	-	-	-	-	-	-	-	-
PARKING LOT SOUTH OF STRUCTURE PROVIDED	62	3	1	4	4	6	4	1	1	-
WHARF SURFACE LOT PROVIDED	46	2	1	3	3	3	2	-	-	-
MAIN SURFACE LOT	478	9	2	24	24	39	29	7	1	1
TEMPORARY BOATER PARKING AT MAIN SURFACE LOT PROVIDED	130	-	-	-	-	-	-	-	-	-
BOATER DROP OFF - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	3	-	-	-	-	-	-	-	-	-
BOATER DROP OFF - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	3	-	-	-	-	-	-	-	-	-
RIDESHARE/UBER/TAXI/ETC - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	2	-	-	-	-	-	-	-	-	-
RIDESHARE/UBER/TAXI/ETC - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	2	-	-	-	-	-	-	-	-	-
TOTAL PROVIDED	1710									

OVERALL SITE PLAN 8
 1" = 40'-0" A3.1.1 A1.0.1

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SITE PLAN KEYNOTES

- 110 CONCRETE PAVING PER LANDSCAPE DRAWINGS. REFER TO CIVIL FOR GRADING INFORMATION
- 115 LANDSCAPING. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION
- 119 ACCESSIBLE CAR PARKING SPACE 8' x 18' MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBILITY SYMBOL TO BE PAINTED WITH CONTRACTOR GRADE ACRYLIC ON CONCRETE SURFACE WITH A SIZE OF 36" x 36". PARKING SPACE TO HAVE IDENTIFICATION SIGN MINIMUM 60" ABOVE FINISH FLOOR.
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- 131 LOW RETAINING WALL PER CIVIL DRAWINGS
- 132 SLOPED WALKWAY LESS THAN 5% SLOPE PER CIVIL DRAWINGS
- 135 ACCESS AISLE TO BE THE LENGTH OF ADJACENT PARKING SPACES, BE A MINIMUM OF 60" WIDE, AND SERVE A MAXIMUM OF (2) TWO SPACES. ACCESS AISLE TO BE PAINTED WITH A PERMANENT BLUE BORDER, AND PERMANENT BLUE HATCHED LINES 30" O.C. MAX. PAINT TO BE CONTRACTOR GRADE ACRYLIC, ALYD, OR CHLORINATED STRIPPING PAINT. ACCESS AISLE TO BE MARKED WITH "NO PARKING", WHITE LETTERING TO BACKGROUND AND A FONT SIZE OF 12". SEE DETAIL 7/1.1.2
- 141 NEW SLIP RESISTANT SURFACE CONCRETE RAMP. REFER TO DETAIL 8/1.1.2.1
- 164 SHORT AND LONG TERM (BIKE) RACKS / STORAGE PER LANDSCAPE DRAWINGS
- 173 DRINKING FOUNTAIN PER LANDSCAPE PLANS. SEE DETAIL 10/1.1.2
- 174 PASSENGER LOADING ZONE
- 175 GREASE INTERCEPTOR. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS FOR SIZE AND SPECIFICATIONS

LEGEND

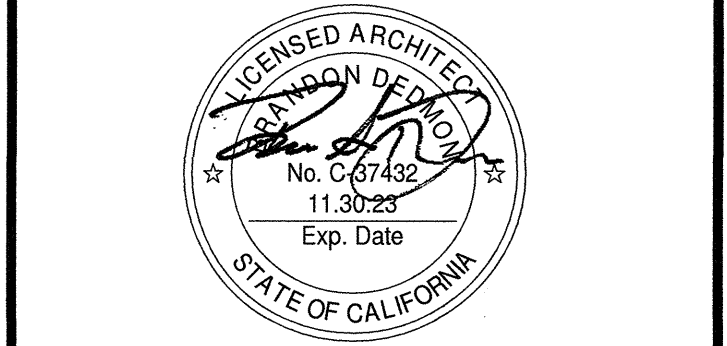
- ACCESS PATH OF TRAVEL
- NEW PARTITION
- NEW 1-HR FIRE-RATED PARTITION
- NEW CONCRETE WALL

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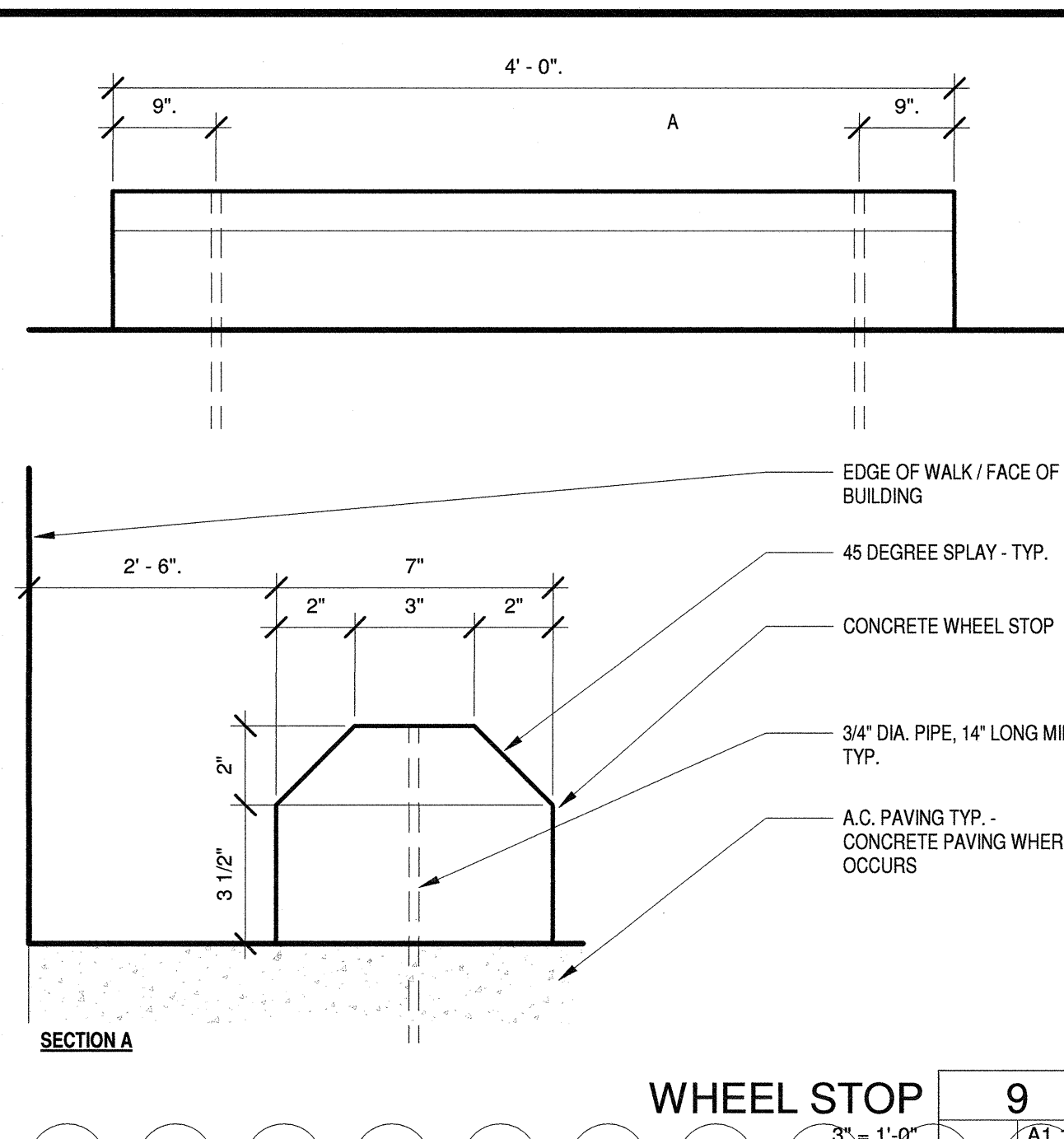
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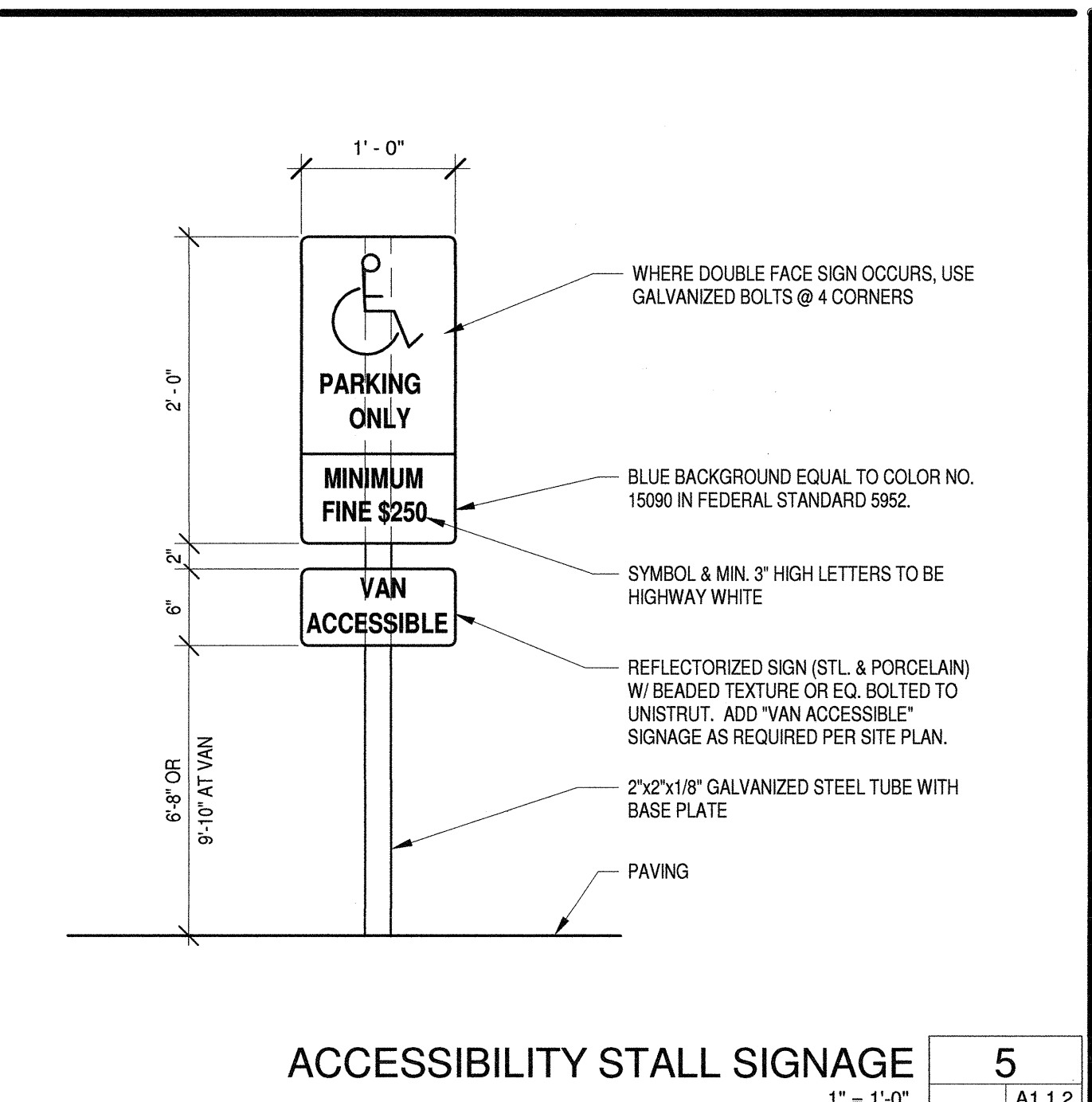
ENLARGED SITE PLAN & SITE DETAILS

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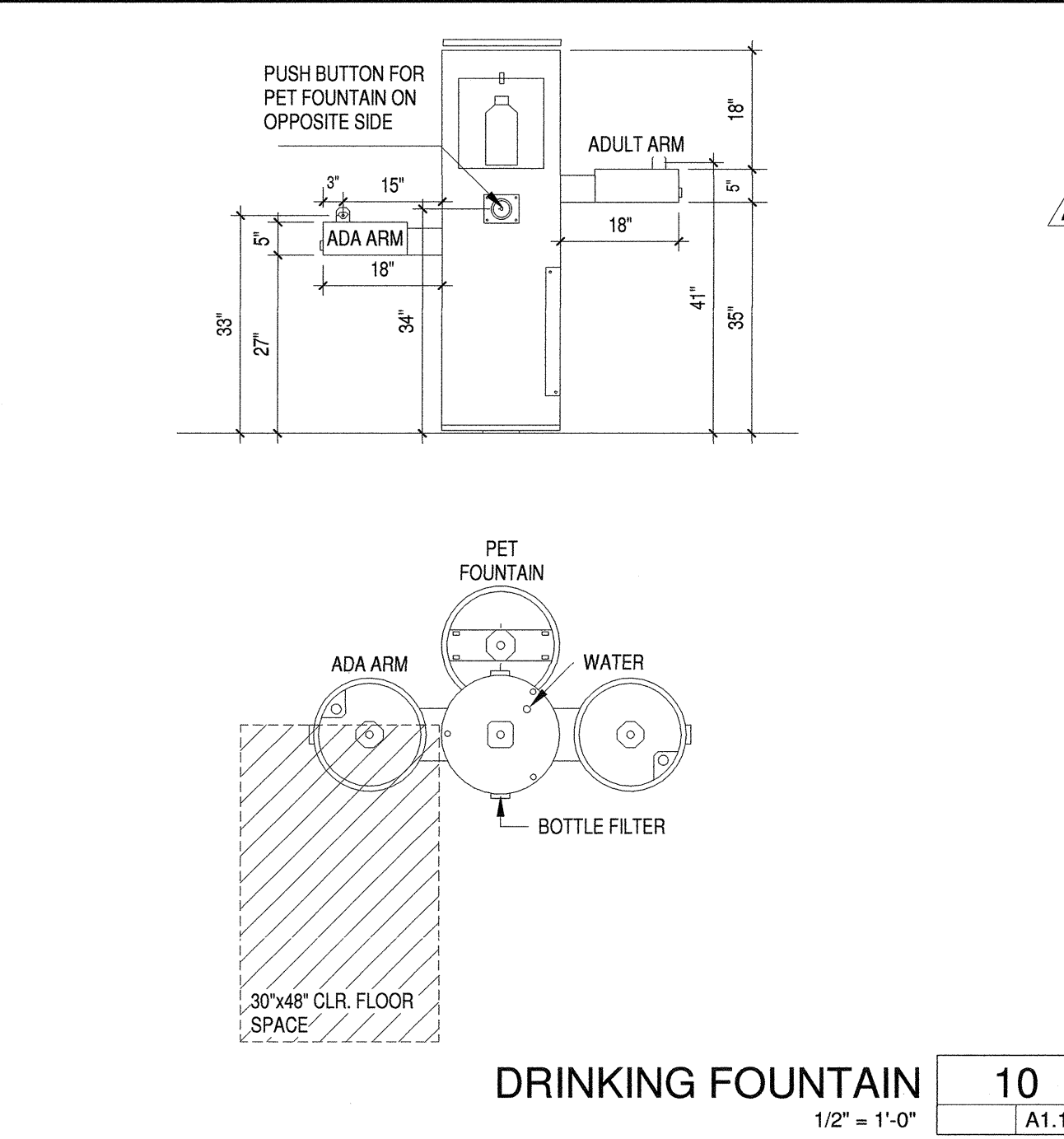
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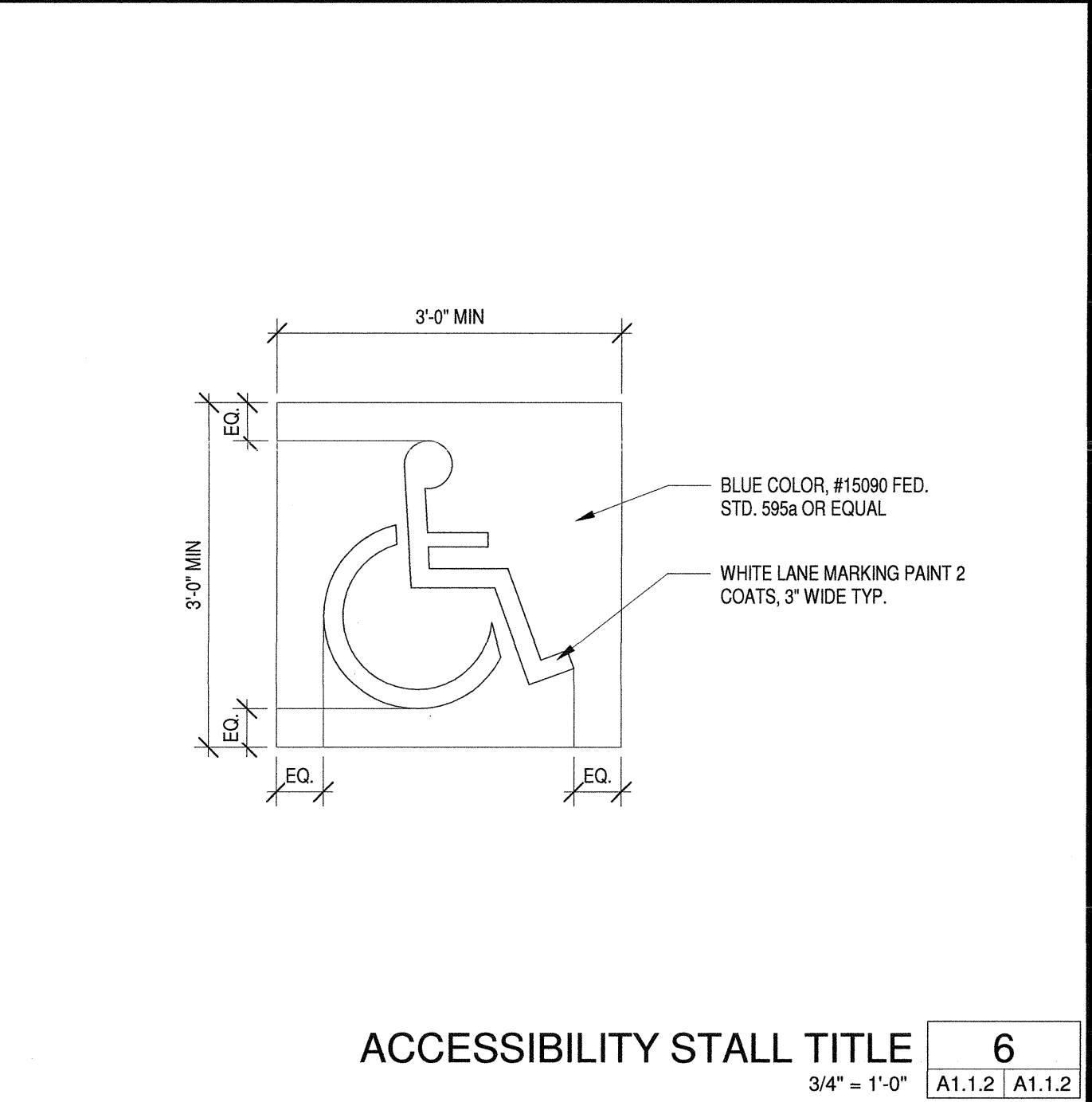
WHEEL STOP 9
3/4" = 1'-0" A1.1.2



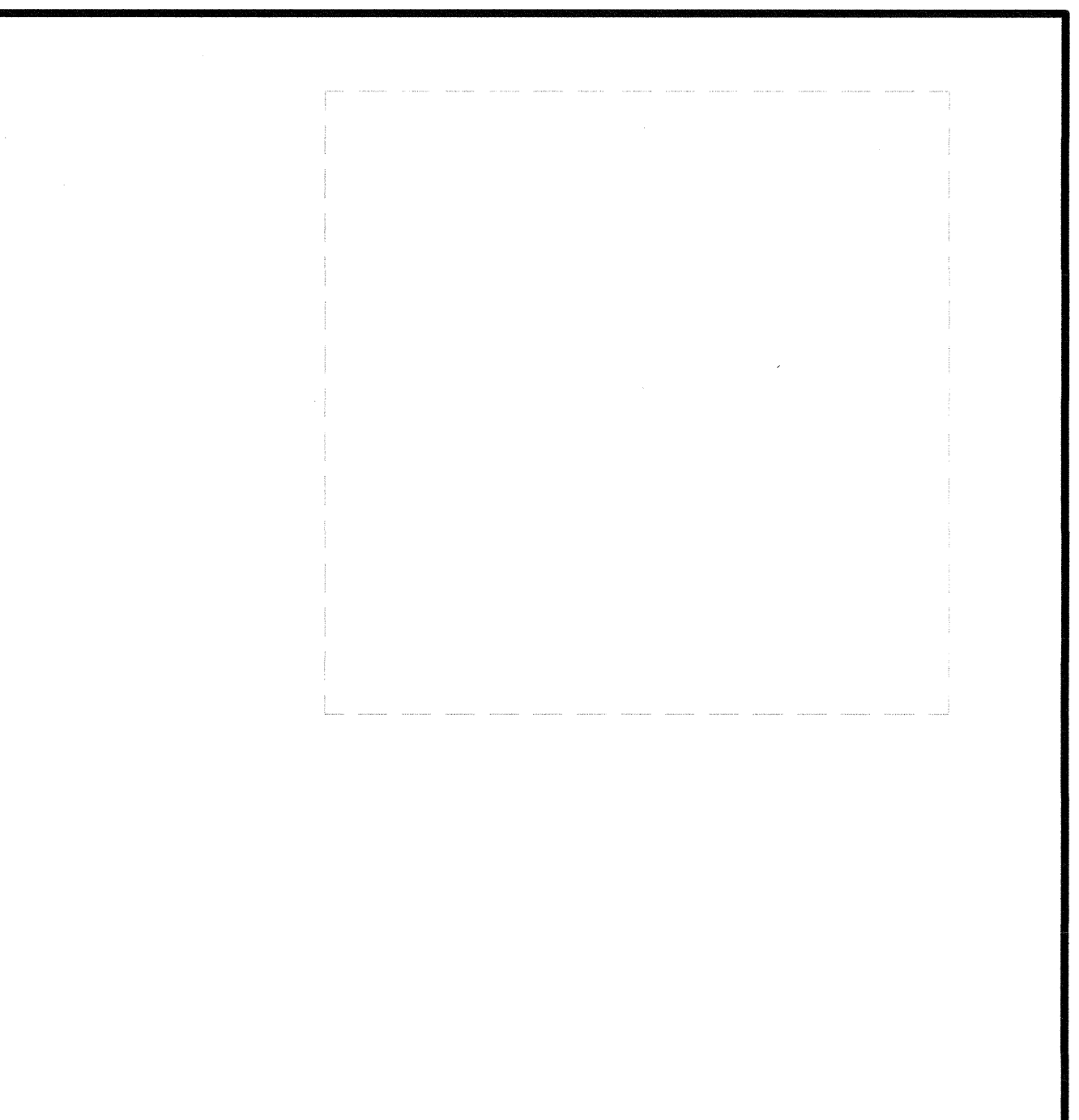
ACCESSIBILITY STALL SIGNAGE 5
1" = 1'-0" A1.1.2



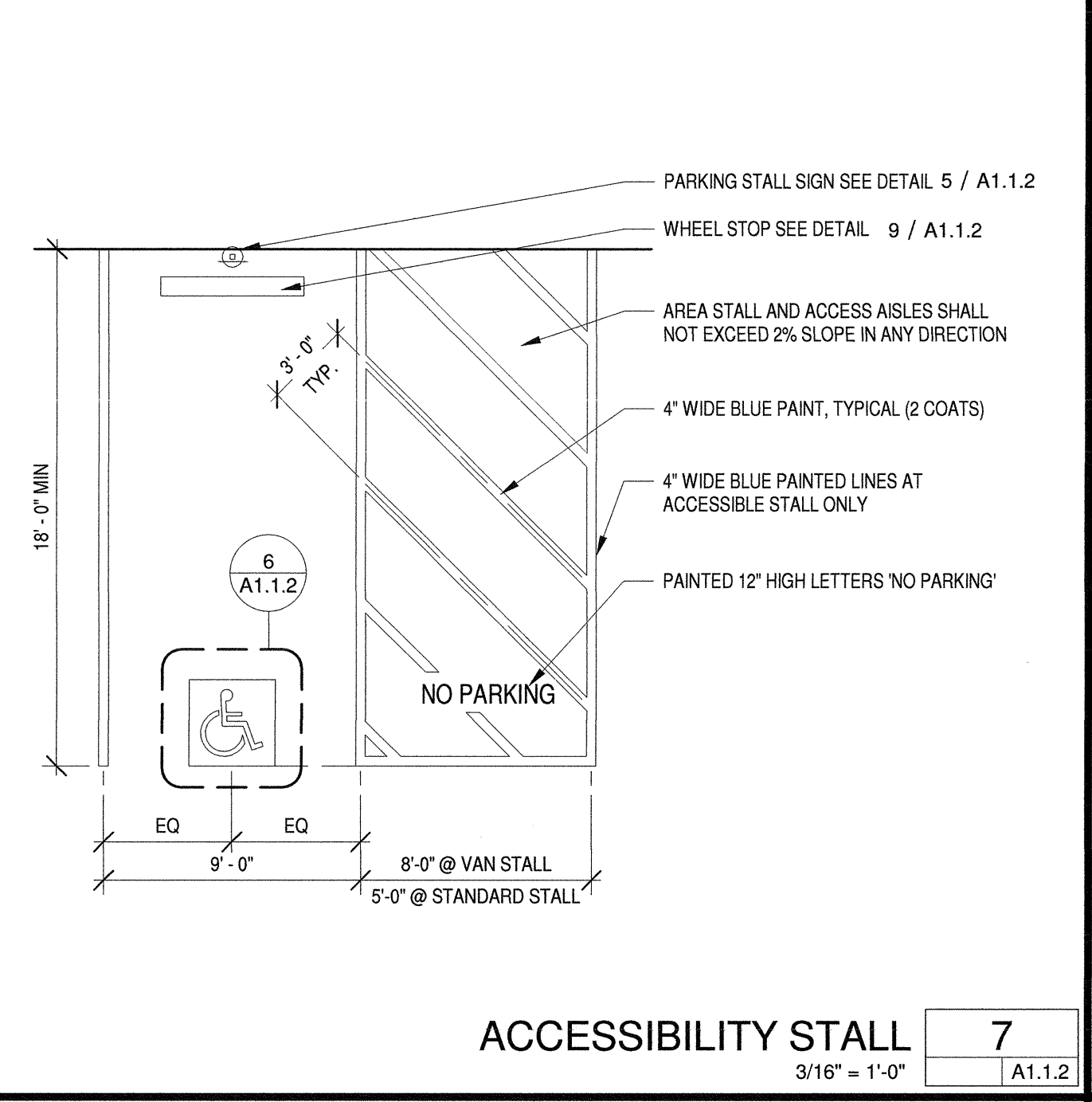
DRINKING FOUNTAIN 10
1/2" = 1'-0" A1.1.2



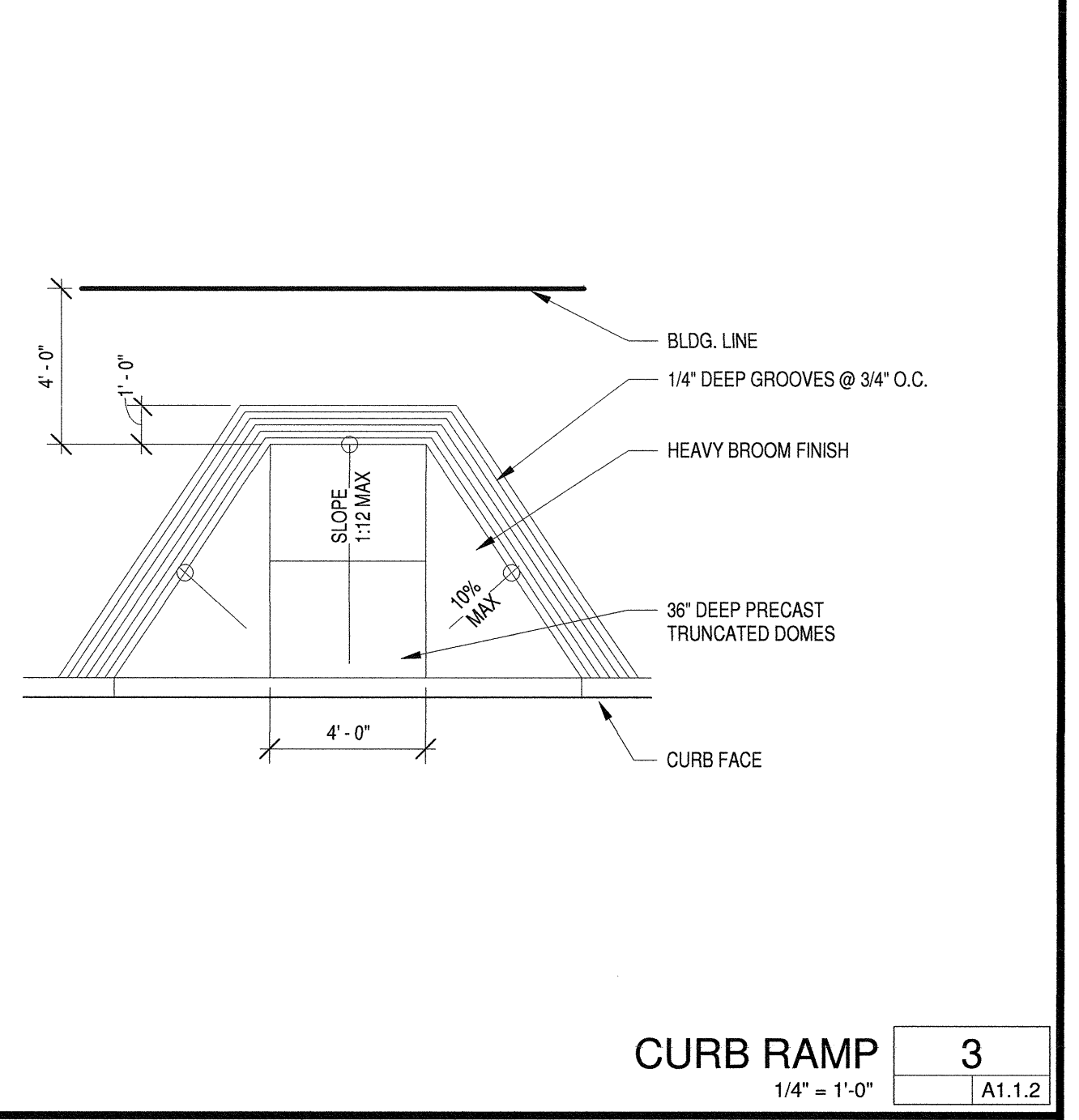
ACCESSIBILITY STALL TITLE 6
3/4" = 1'-0" A1.1.2 A1.1.2



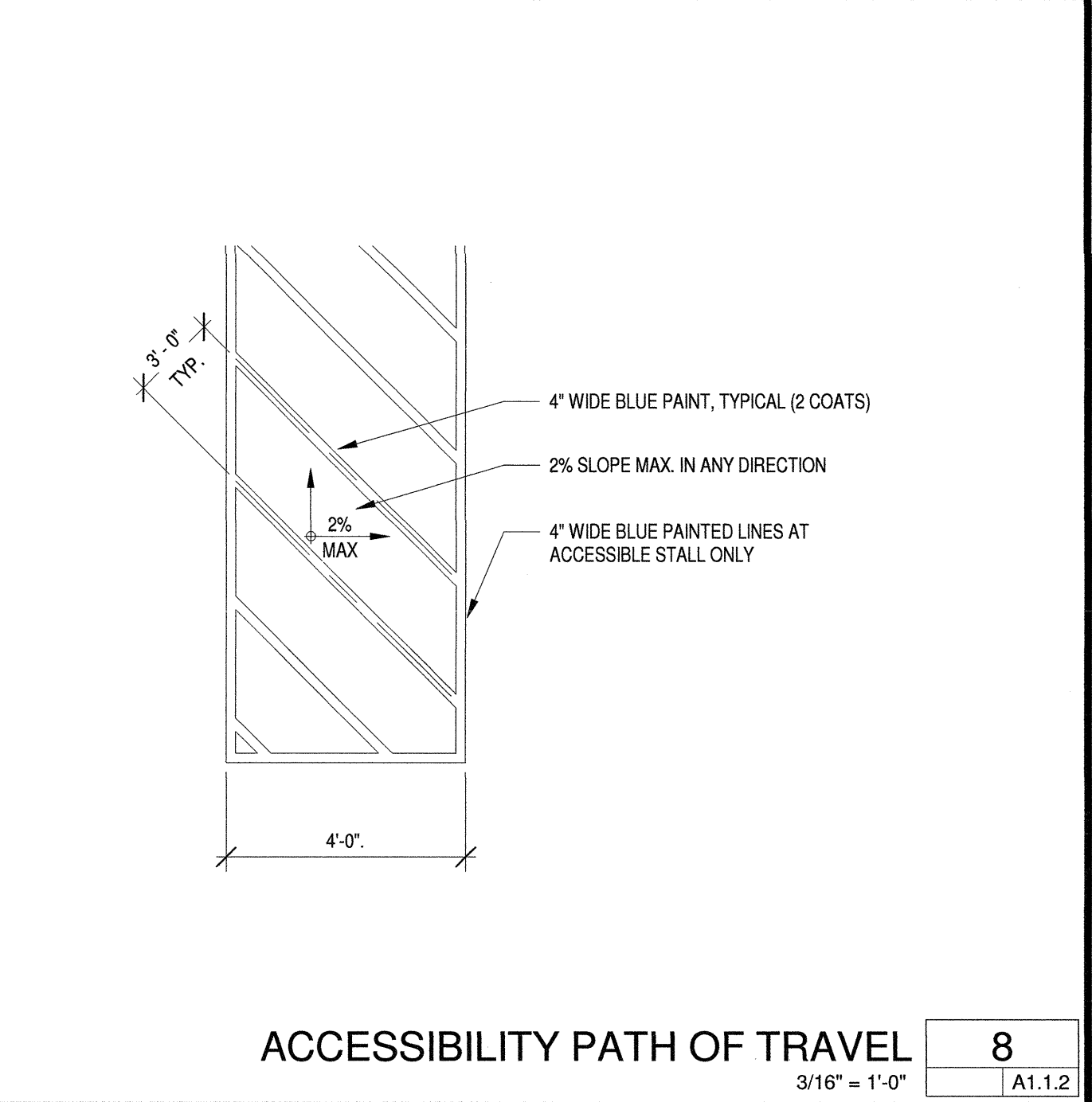
DISABLED ENTRY SIGN 2
3/4" = 1'-0" A1.1.2



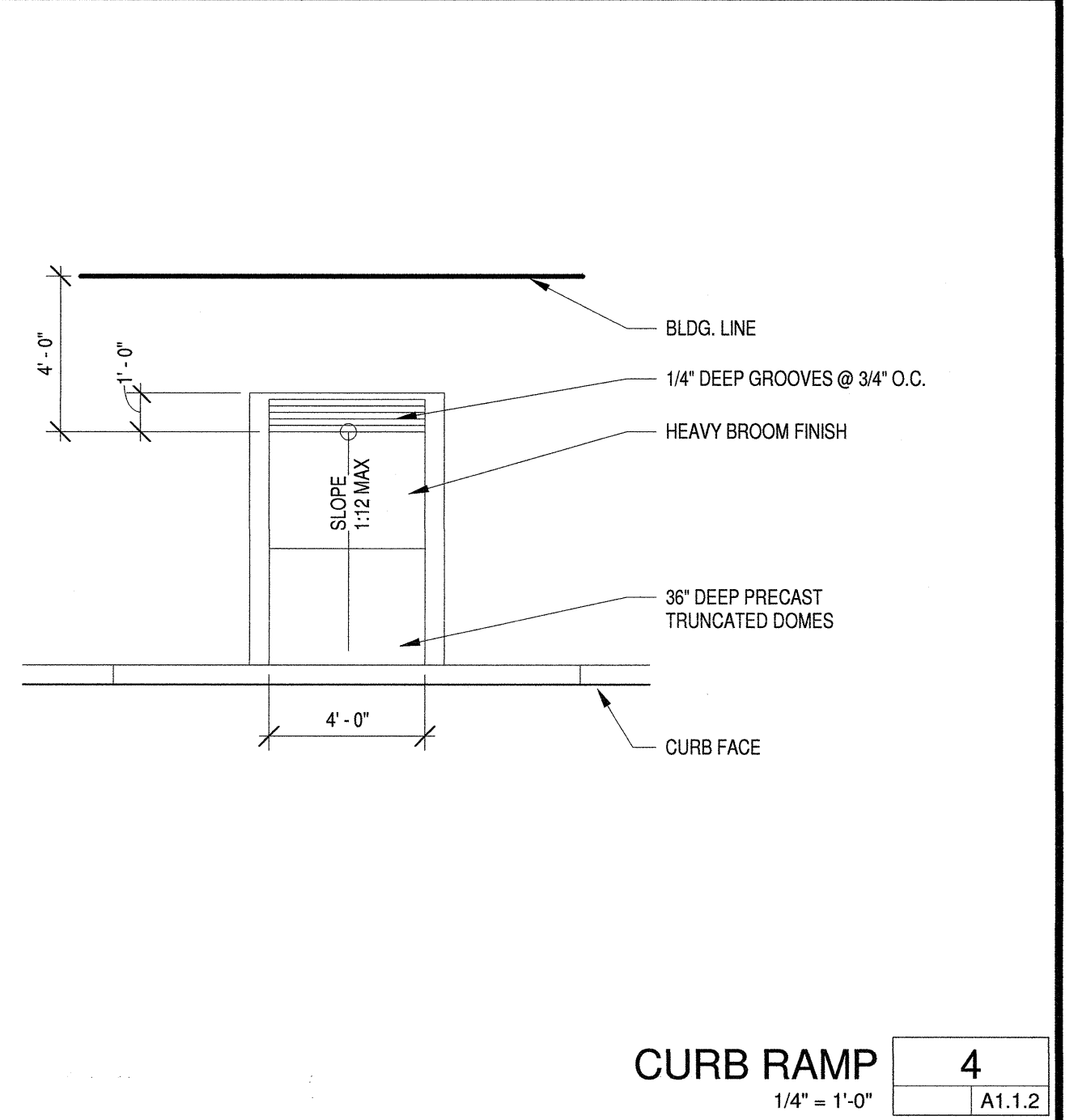
ACCESSIBILITY STALL 7
3/16" = 1'-0" A1.1.2



CURB RAMP 3
1/4" = 1'-0" A1.1.2



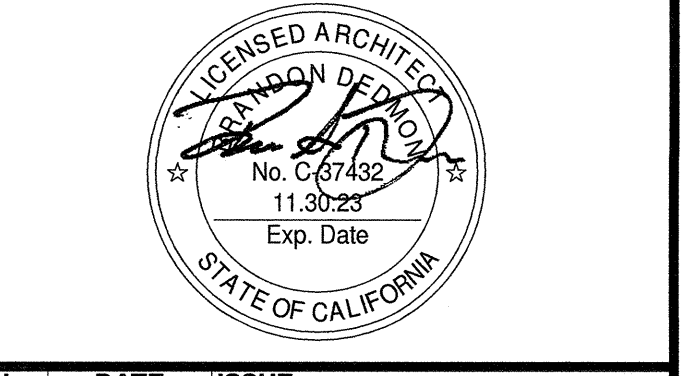
ACCESSIBILITY PATH OF TRAVEL 8
3/16" = 1'-0" A1.1.2



CURB RAMP 4
1/4" = 1'-0" A1.1.2

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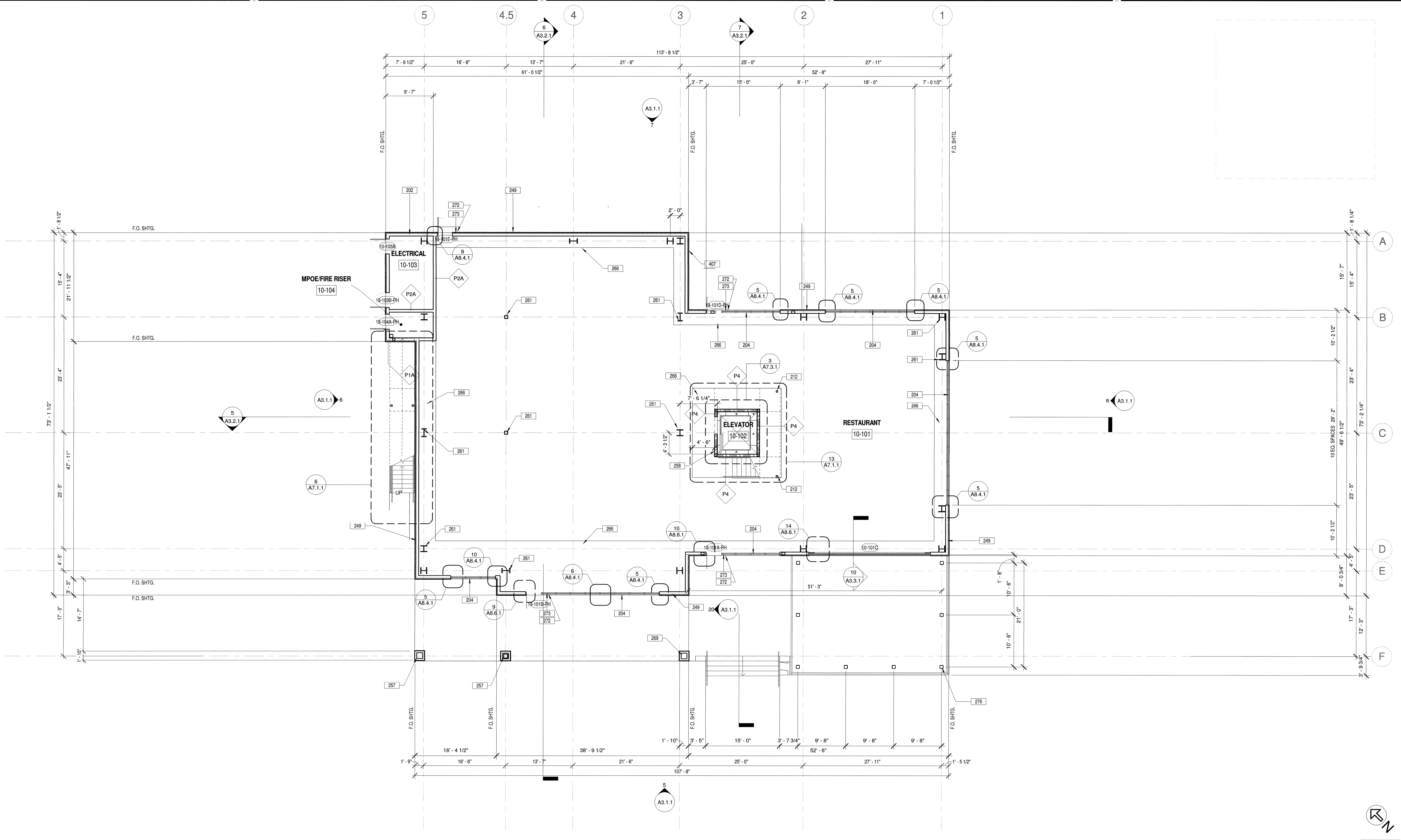
DANA POINT HARBOR PARTNERS
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10
24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
BWP BURNHAM | WARD
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No.	DATE	ISSUE
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	02/19/2021	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

DRAWING NO. 19019-10
DATE 02/19/2021
SITE DETAILS

A1.1.2
9/27/2021 4:02:04 PM



LEVEL 1 FLOOR PLAN 3
1/8" = 1'-0" A3.1.1 A2.0.1

FLOOR PLAN LEGEND

Room name	Description
101	ROOM REFERENCE, SEE SHEET A10.1.1 FOR FINISH SCHEDULE
101	DOOR REFERENCE, SEE SHEET A10.1.1 FOR DOOR SCHEDULE
⊙	SPOT ELEVATION
1 / A101	VIEW REFERENCE
P1	PARTITION TYPE, SEE SHEET A8.1.1 FOR PARTITION TYPES
▭	NEW PARTITION
▨	NEW 1-HR FIRE-RATED PARTITION
▭	NEW CONCRETE WALL

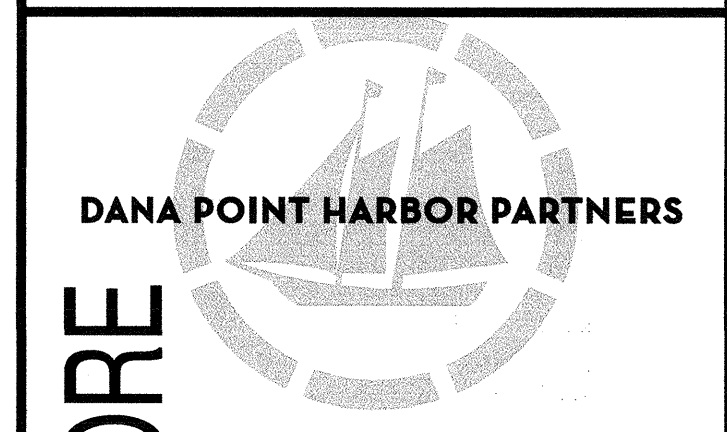
FLOOR PLAN KEYNOTES

- 202 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY WITH LOW-E INSULATED GLAZING. PROVIDE TEMPERED GLASS WHEN BOTTOM EDGE OF GLAZING IS BELOW 18" HAS 9 SQUARE FEET OR GREATER OF AREA, IS WITHIN 60" ABOVE A WALKING PATH VERTICALLY, AND IS WITHIN 30" OF A WALKING PATH HORIZONTALLY. REFER TO WINDOW SCHEDULE FOR SIZING
- 204 ALUMINUM WINDOW WALL SYSTEM WITH HORIZONTAL AND VERTICAL @ 36" MAX SPACING W/ LOW-E INSULATED GLAZING
- 212 STEEL COLUMN FOR STAR LANDING SUPPORT. PER STRUCTURAL DRAWINGS
- 249 WOOD TIG SINGING ONEATHER BARRIER OR PLYWOOD SHEATHING BOUNDED TO CONTINUOUS INSULATION OMETAL STUDS W/ R-19 BATT INSULATION
- 257 STEEL COLUMN, PER STRUCTURAL DRAWINGS
- 258 ELEVATOR SHAFT. REFER TO VERTICAL CIRCULATION ON ARCHITECTURAL 'A7' SHEETS FOR FURTHER INFORMATION
- 261 STEEL COLUMN PER STRUCTURAL DRAWINGS
- 265 EDGE OF CONCRETE SLAB ON GRADE. PROVIDE SLAB LEAVE OUT AT INTERIOR OF TENANT SPACE TO BE PROVIDED BY TENANT
- 269
- 272 PROVIDE TACTILE EXIT SIGN TO EXIT (ER). SEE DETAIL 16A9.9.1
- 273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 16A9.9.1
- 276 WOOD TRELIS. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION AND DETAILS ON ARCHITECTURAL A8 SHEETS
- 407 ROOF DRAIN WITH WALL SCUPPER FOR OVERFLOW SEE DETAIL 5A6.5.1

FLOOR PLAN GENERAL NOTES

- 01 REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- 02 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- 03 REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- 04 REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- 07 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 08 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTER ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVS, AND BATHROOM FIXTURES
- 09 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- 10 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- 11 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
- 12 TENANT IMPROVEMENT TO PROVIDE FIRE EXTINGUISHERS (2-A-10-B-C) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
- 13 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO START OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
- 14 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL UNLESS NOTED OTHERWISE
- 16 ROOF ASSEMBLIES TO BE CLASS "A"
- 17 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1
- 18 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- 19 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
- 20 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12A9.8.1
- 21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B-216 AND CBC 11B-703.
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTIPURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
- 25 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- 27 IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION
- 28 FIRE RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
- 29 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMIAL THICKNESS TO COMPLY WITH CBC 1404.5
- 30 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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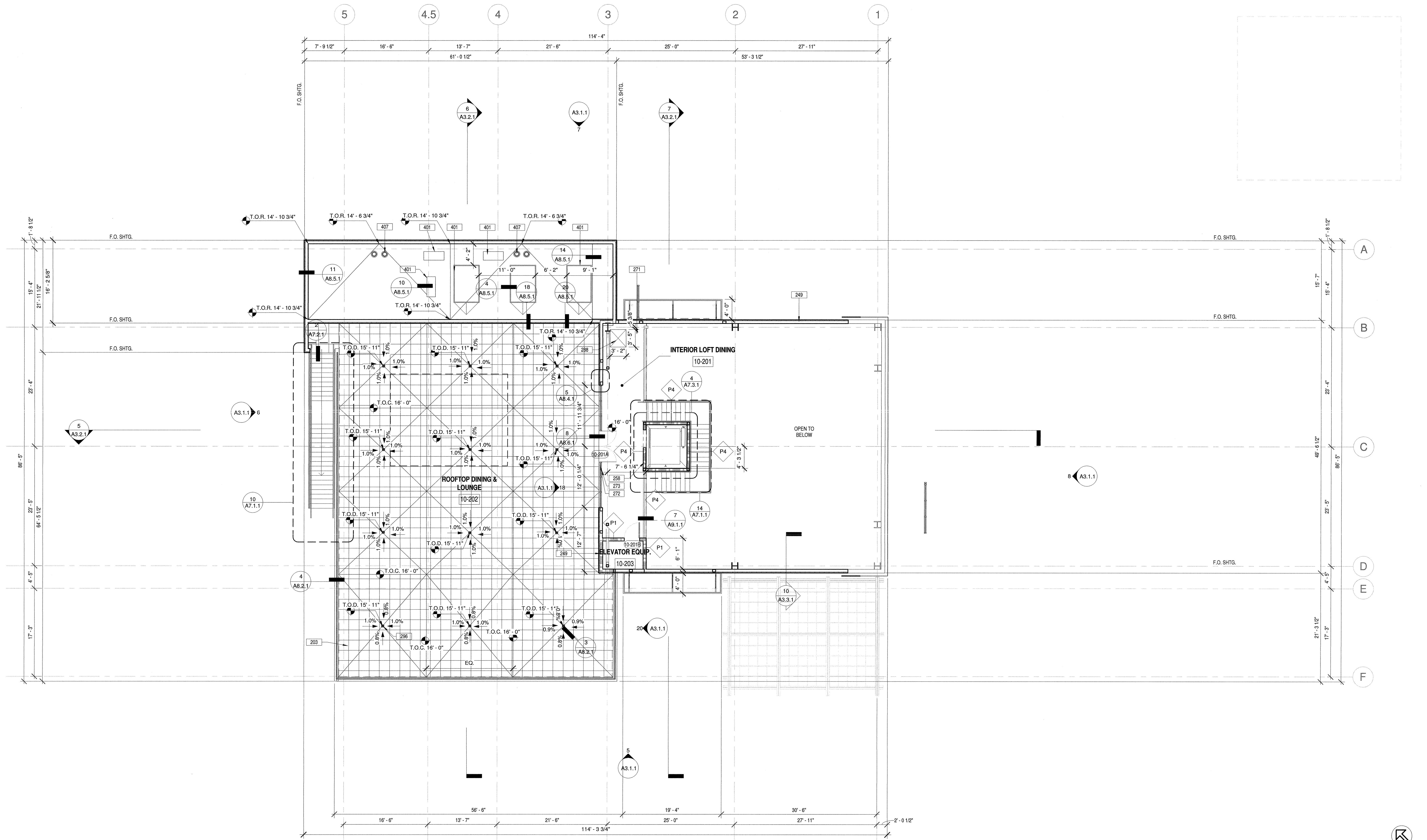
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PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: **LEVEL 1 OVERALL FLOOR PLAN**
DRAWING NO: **A2.0.1**

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LEVEL 2 FLOOR PLAN 3
1/8" = 1'-0" A3.1.1 | A2.0.2

FLOOR PLAN LEGEND

- Room name**
- 101 ROOM REFERENCE, SEE SHEET A10.1.1 FOR FINISH SCHEDULE
- 101 DOOR REFERENCE, SEE SHEET A10.1.1 FOR DOOR SCHEDULE
- SPOT ELEVATION
- 1 / A101 VIEW REFERENCE
- P1 PARTITION TYPE, SEE SHEET A9.1.1 FOR PARTITION TYPES
- NEW PARTITION
- NEW 1-HR FIRE-RATED PARTITION
- NEW CONCRETE WALL

FLOOR PLAN KEYNOTES

- 203 CONCRETE PAVING PER LANDSCAPE PLANS OR DRAINAGE BOARD OR WATERPROOF MEMBRANE OR CONCRETE PER STRUCTURAL DRAWINGS.
- 249 WOOD TAG SIDING OVER WEATHER BARRIER OR PLYWOOD SHEATHING BOUNDED TO CONTINUOUS INSULATION
- 258 METAL STUDS W R-19 BATT INSULATION
- 272 ELEVATOR SHAFT, REFER TO VERTICAL CIRCULATION ON ARCHITECTURAL 'A7' SHEETS FOR FURTHER INFORMATION
- 271 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER), SEE DETAIL 16/A9.9.1
- 273 PROVIDE TACTILE EXIT SIGN TO EXIT (E), SEE DETAIL 16/A9.8.1
- 286 SLAB OPENING FOR FUTURE DRAIN/WATER BY TENANT
- 296 FLOOR DRAIN TYP
- 401 ROOF EQUIPMENT
- 407 ROOF DRAIN WITH WALL SCUPPER FOR OVERFLOW SEE DETAIL 5/A8.5.1

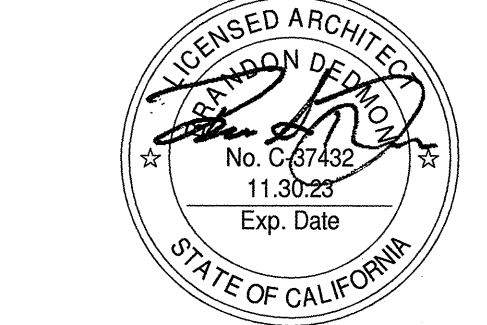
FLOOR PLAN GENERAL NOTES

- 01 REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- 02 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- 03 REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- 04 REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- 05 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 06 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTER ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVEYS, AND BATHROOM FIXTURES
- 07 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- 08 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 4" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- 09 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
- 10 TENANT IMPROVEMENT TO PROVIDE FIRE EXTINGUISHERS (2-A-10-B-C), THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
- 11 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO START OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
- 12 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE
- 13 ROOF ASSEMBLIES TO BE CLASS "A"
- 14 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION, SEE SHEET A8.1.1
- 15 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- 16 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
- 17 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS, SEE DETAIL 12/A9.8.1
- 18 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B-216 AND CBC 11B-703.
- 19 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTIPURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
- 20 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- 21 IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
- 22 FIRE RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 693.1
- 23 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- 24 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY



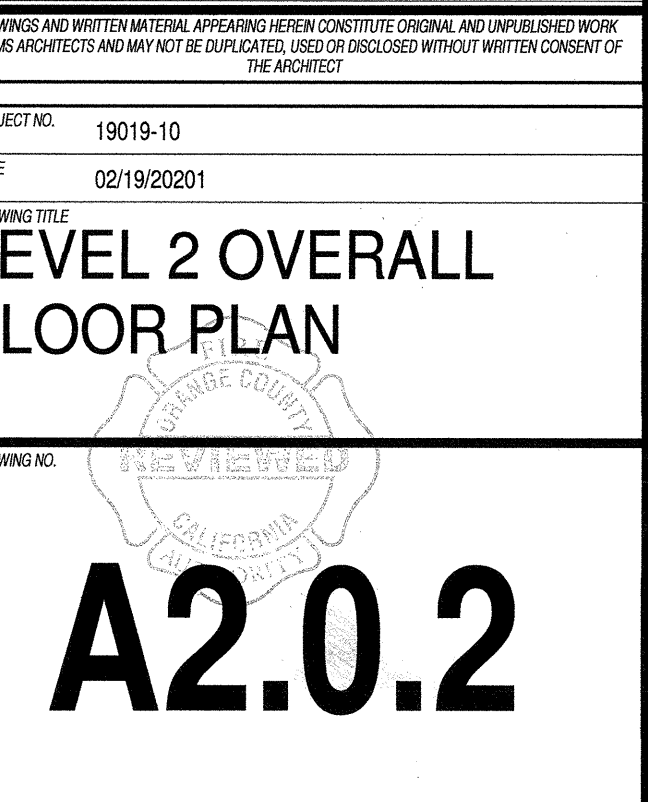
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10

24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



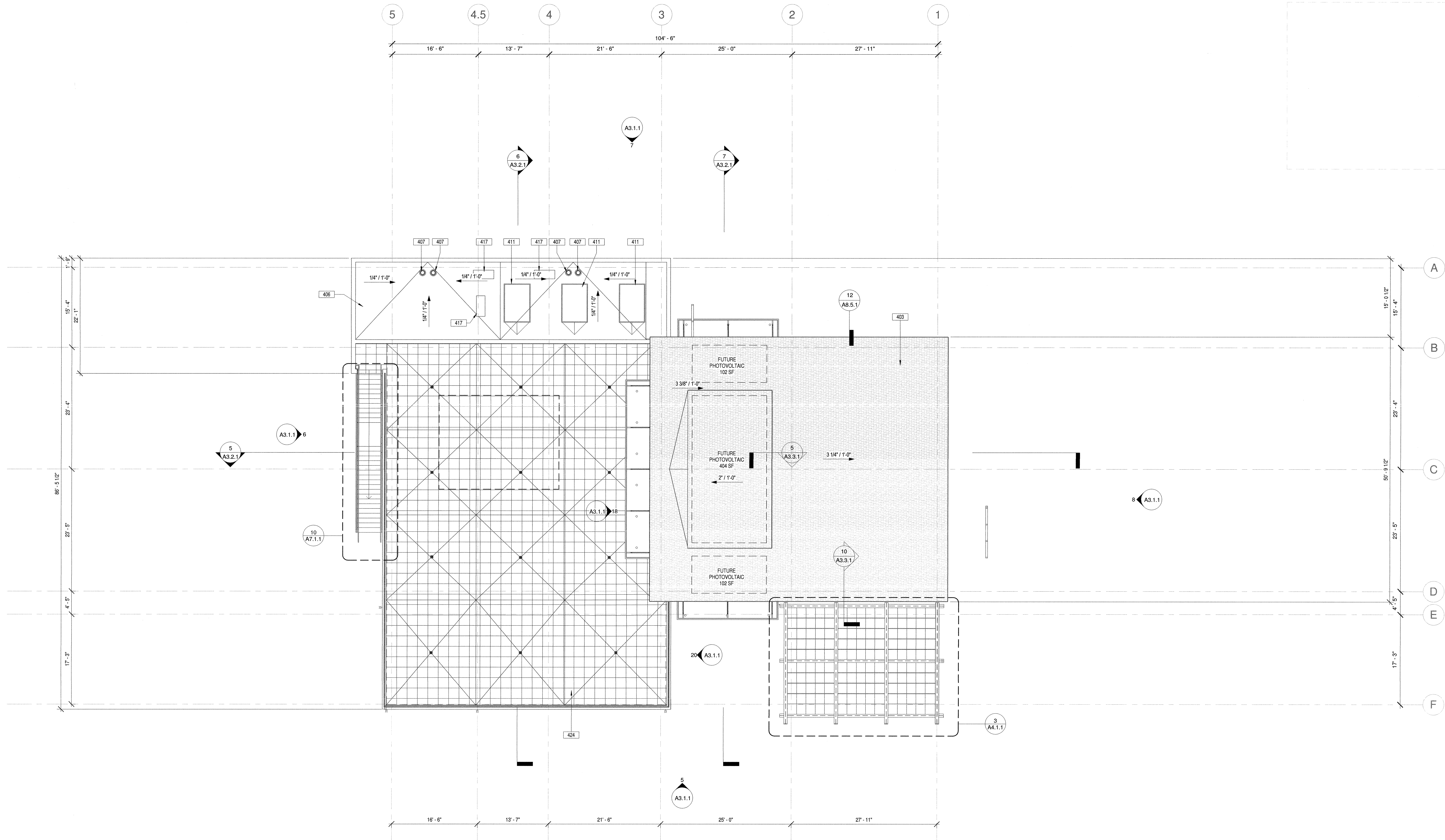
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PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: LEVEL 2 OVERALL FLOOR PLAN



A2.0.2

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ROOF PLAN 3
1/8" = 1'-0" A3.1.1 | A2.0.3

ROOF PLAN KEYNOTES

- 403 ASPHALT ROOF SHINGLES OR UNDERLAYMENT OF DENSDECK OR METAL DECK
- 406 SINGLE PLY PVC ROOF MEMBRANE OR 1/4" DENSDECK OR PLYWOOD SHEATHING OR TAPERED WOOD BLOCKING OR PLYWOOD SHEATHING OR WOOD JOIST PER STRUCTURAL DRAWINGS. SLOPE TOWARD DRAINS @ 1/4" : 1'-0" MIN
- 407 ROOF DRAIN WITH WALL SCUPPER FOR OVERFLOW SEE DETAIL 548.5.1
- 411 MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS
- 417 ROOF EQUIPMENT PLATFORM SEE 13/A8.5.1
- 424 CONCRETE PAVING OF DRAINAGE BOARD OR WATERPROOFING OF SLOPED STRUCTURAL CONCRETE OF METAL DECK

ROOF PLAN GENERAL NOTES

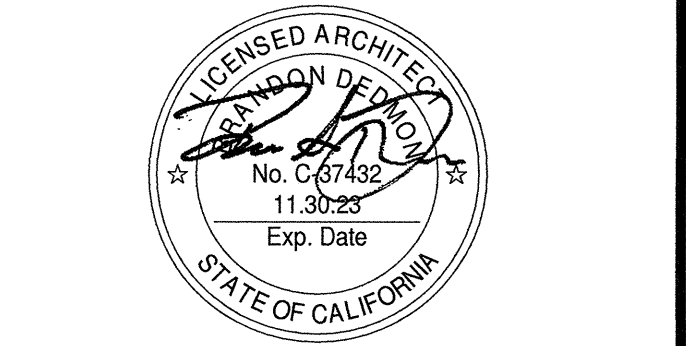
- 01 REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE
- 02 REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT
- 03 REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPE
- 04 REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION ON VENT PENETRATIONS
- 05 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND/OR DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER PRIOR TO COMMENCEMENT OF WORK.
- 06 ALL NEW ROOF APPLICATIONS TO BE CLASS "C" INSTALLATION
- 07 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- 08 ASPHALT SHINGLE ROOF ASSEMBLY: ESR-1388, MEMBRANE ROOF: ESR-1157

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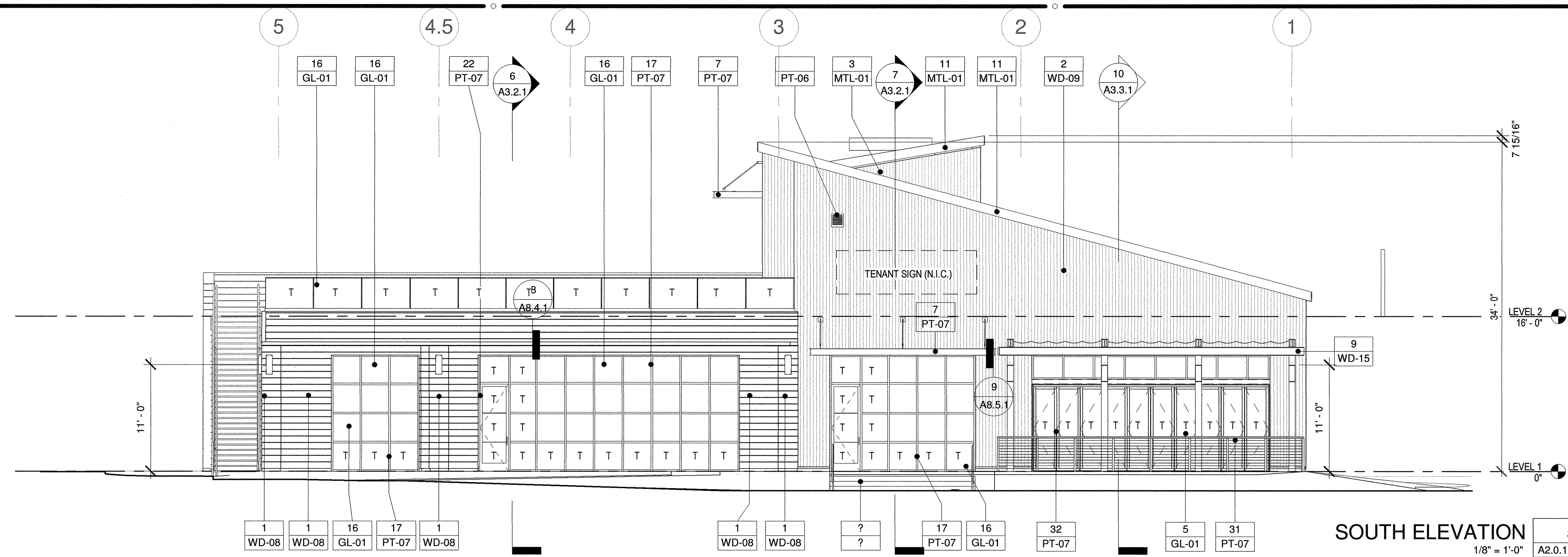
BWP BURNHAM|WARD
P R O P E R T I E S



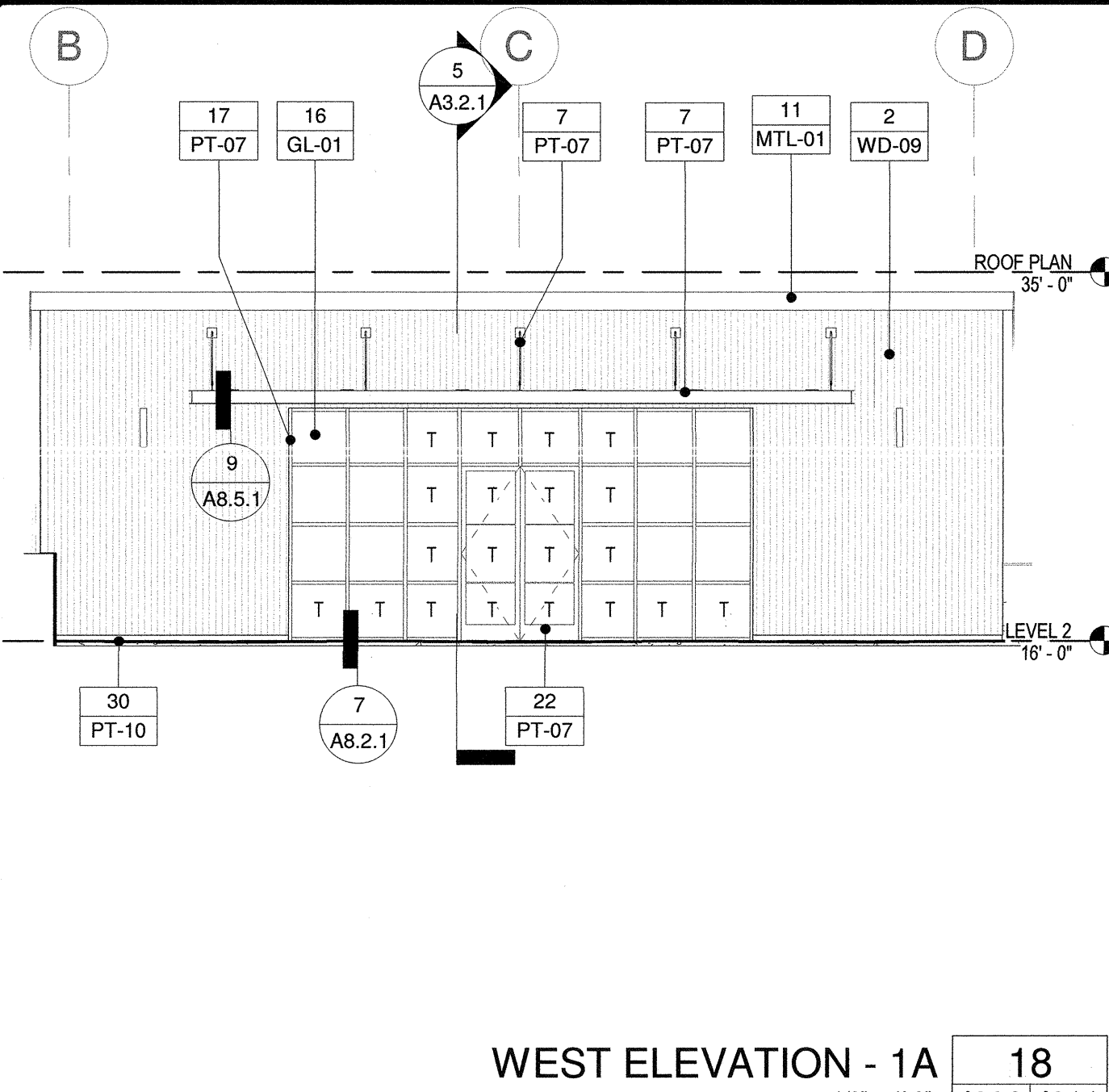
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09/24/2021	COUNTY RESUBMITTAL	

PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: ROOF PLAN

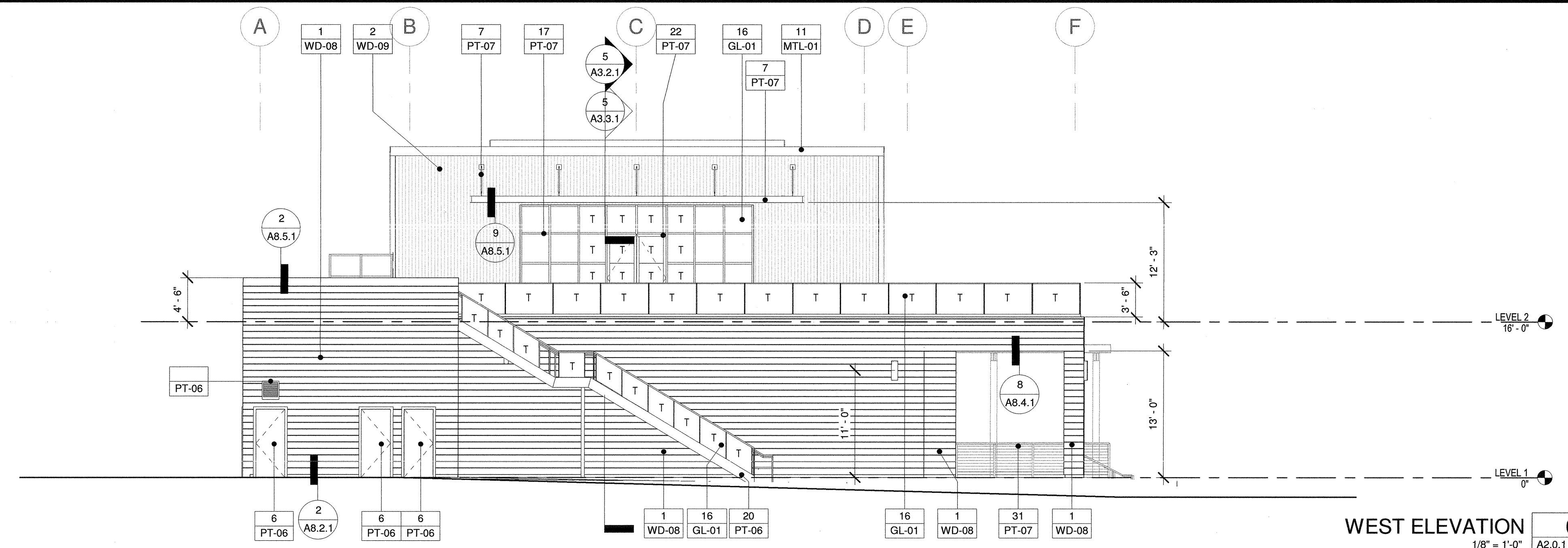
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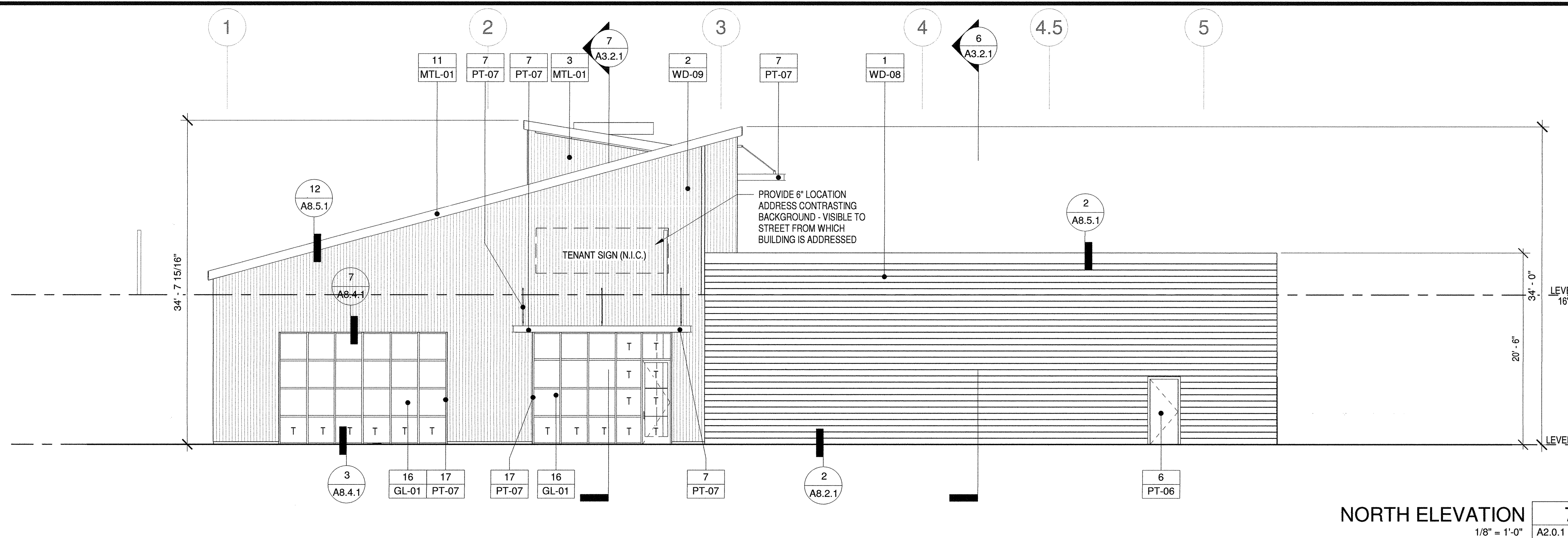
SOUTH ELEVATION 5
1/8" = 1'-0" A2.0.1 | A3.1.1



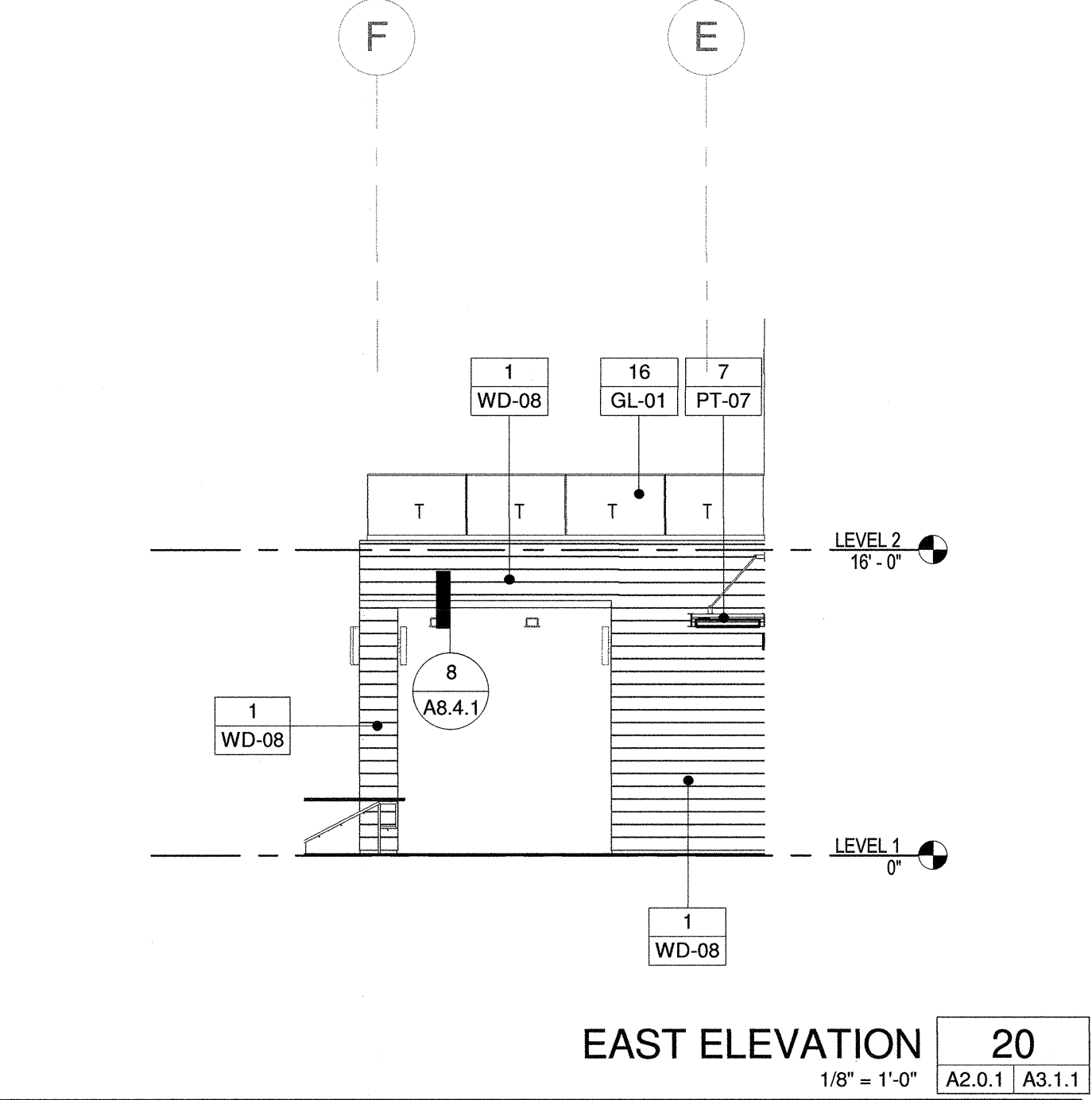
WEST ELEVATION - 1A 18
1/8" = 1'-0" A2.0.2 | A3.1.1



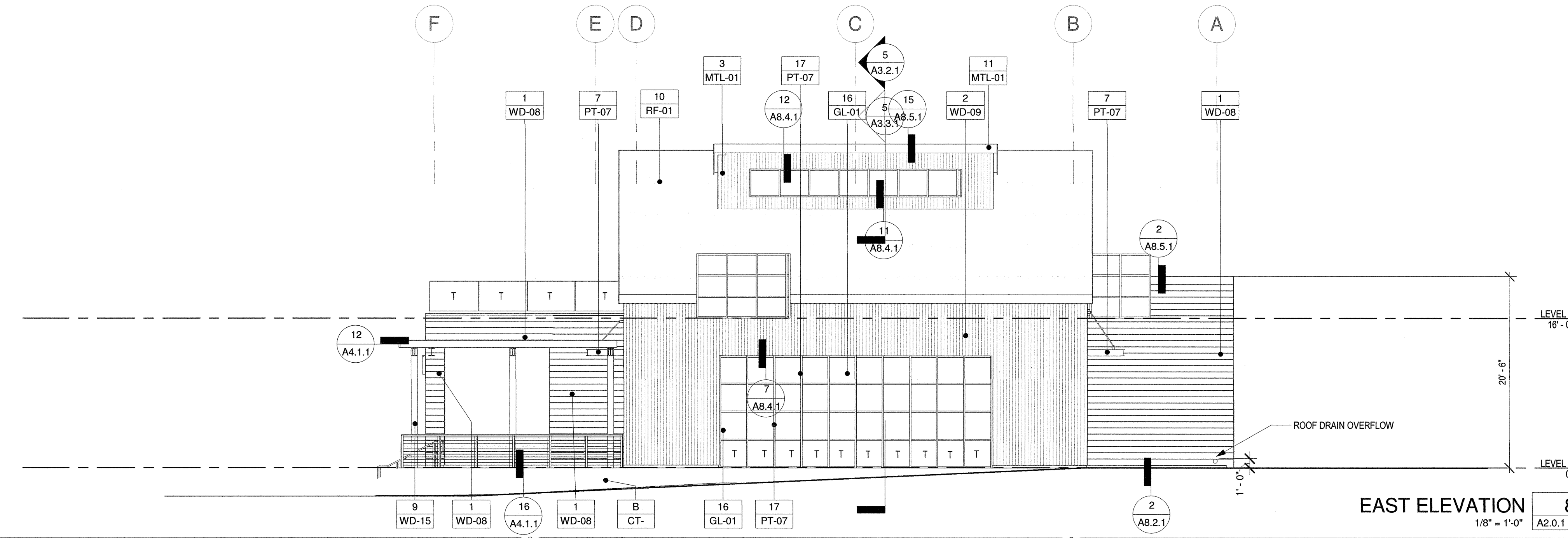
WEST ELEVATION 6
1/8" = 1'-0" A2.0.1 | A3.1.1



NORTH ELEVATION 7
1/8" = 1'-0" A2.0.1 | A3.1.1



EAST ELEVATION 20
1/8" = 1'-0" A2.0.1 | A3.1.1

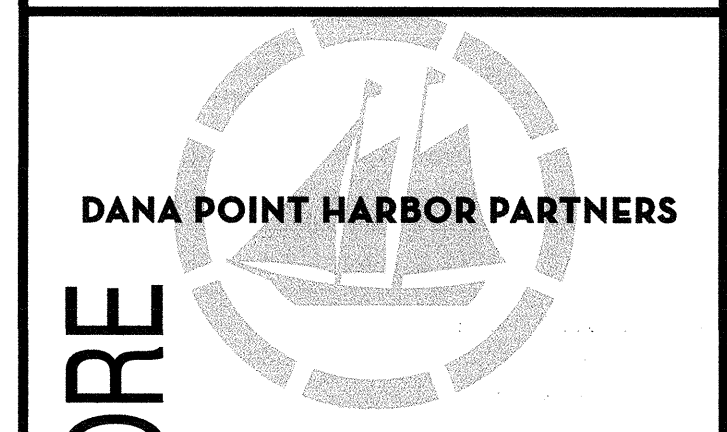


EAST ELEVATION 8
1/8" = 1'-0" A2.0.1 | A3.1.1

MATERIALS	FINISHES
1 8" HORIZONTAL SHIPLAP SIDING O/WETHER BARRIER O/GYPSUM SHEATHING	GL-01 LOW-E CLEAR GLAZING
2 10" VERTICAL T&G (1 1/8" FINE LINE) WOOD SIDING BUTT JOINT O/WETHER BARRIER O/GYPSUM SHEATHING	MTL-01 FINISH TO MATCH PPG1011-7 ONYX
3 8" T&G VERTICAL METAL SIDING O/WETHER BARRIER O/GYPSUM SHEATHING	PT-06 PAINT TO MATCH SW7006 EXTRA WHITE
4 1" INSULATED GLASS	PT-07 PAINT TO MATCH PPG 3176N RAGGON
5 HOLLOW METAL DOOR AND FRAME	PT-10 PAINT TO MATCH GRI SHAW & SONS
6 PREFAB METAL CANOPY WITH T&G UNDERSIDE	RF-01 GAF ROOFING - CHARCOAL
7 ARCADIA BIFOLD	WD-08 JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
8 WOOD TRELLIS	WD-09 HEWN - WEATHERED GREY
9 ASPHALT SHINGLES	WD-15 STAIN TO MATCH VARATHANE - SUNBLEACHED
10 BARRIER METAL CHANNEL FASCIA	
11 1" INSULATED GLASS, SHG 0.25 MIN. U-FACTOR 0.36 MIN. VISIBILITY LIGHT XXX	
12 PRECAST STAIR TREADS / RISERS	
13 ALUMINUM NARROW STYLE STOREFRONT DOOR	
14 CONCRETE	
15 CONCRETE PAVER	
16 ACCORDIAN DOOR	

T = TEMPERED GLASS

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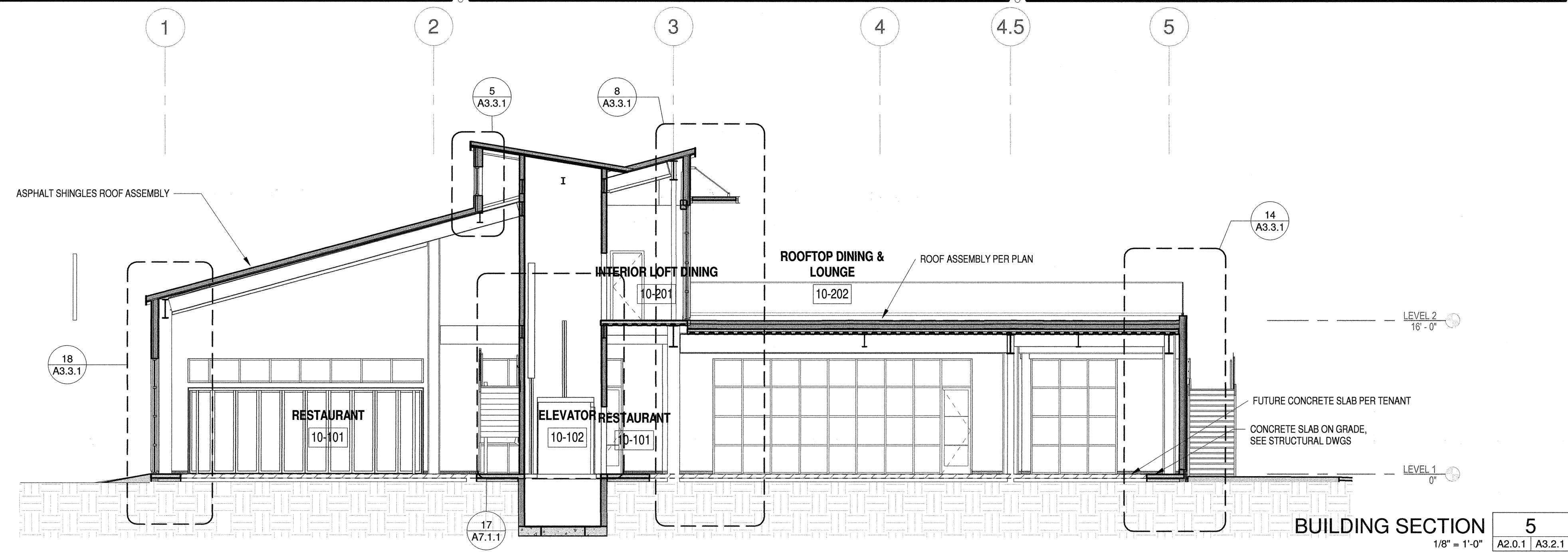


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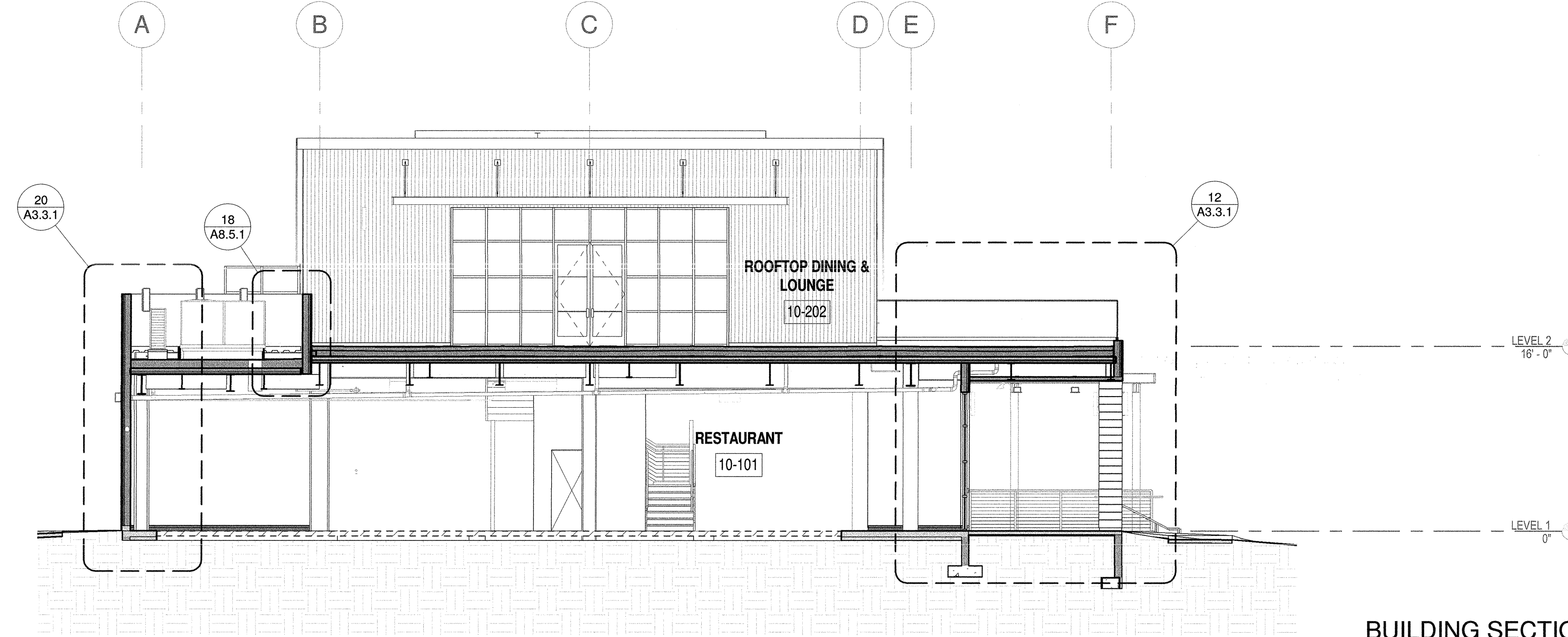
EXTERIOR ELEVATIONS

A3.1.1

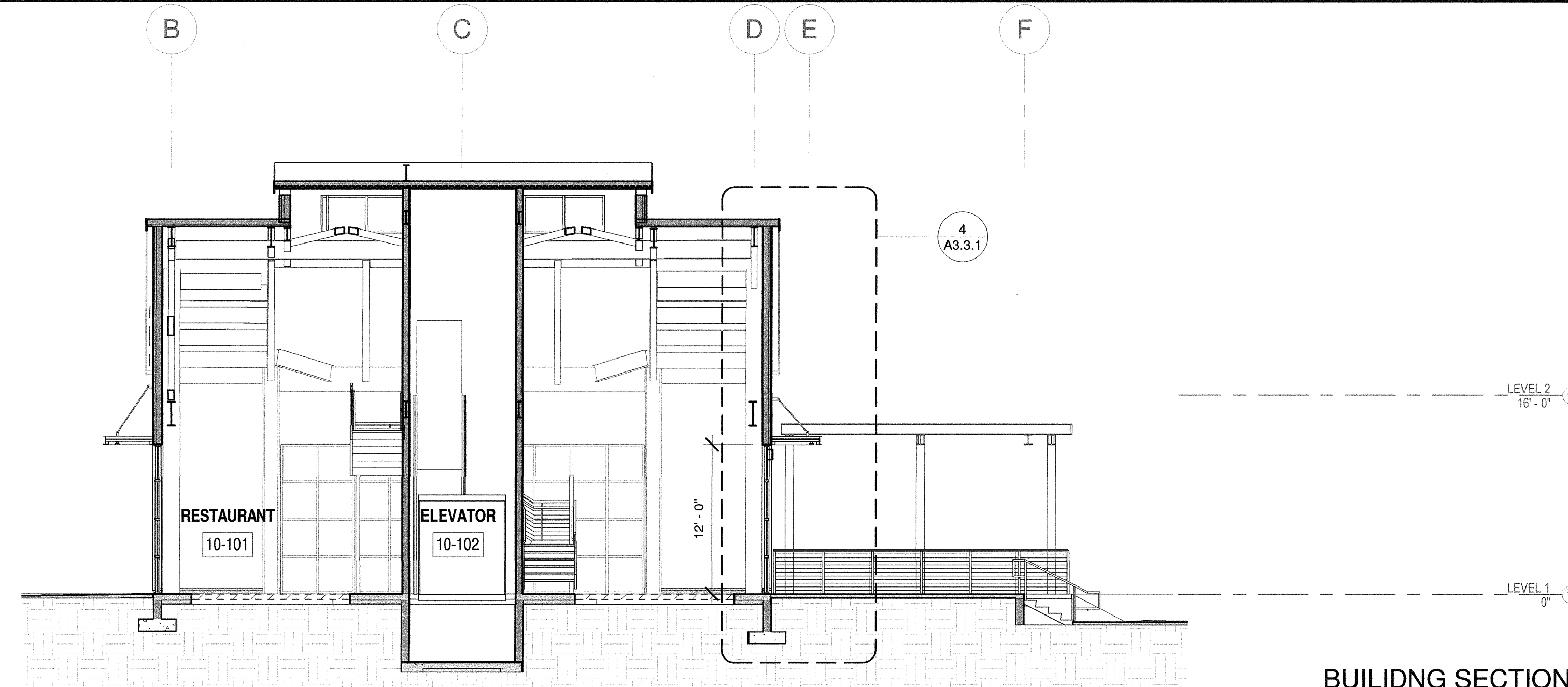
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BUILDING SECTION 5
1/8" = 1'-0" A2.0.1 | A3.2.1



BUILDING SECTION 6
1/8" = 1'-0" A2.0.1 | A3.2.1



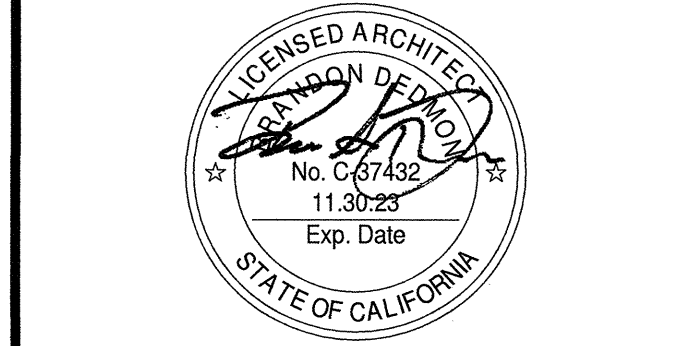
BUILDING SECTION 7
1/8" = 1'-0" A2.0.1 | A3.2.1

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10
 24880 DANA POINT HARBOR DRIVE
 DANA POINT, CA 92629

BWP BURNHAM | WARD
 ARCHITECTS
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No.	DATE	ISSUE
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02/18/2021	02/18/2021	50% CONSTRUCTION DOCUMENTS
06/01/2021	06/01/2021	COUNTY SUBMITTAL
09/24/2021	09/24/2021	COUNTY RESUBMITTAL

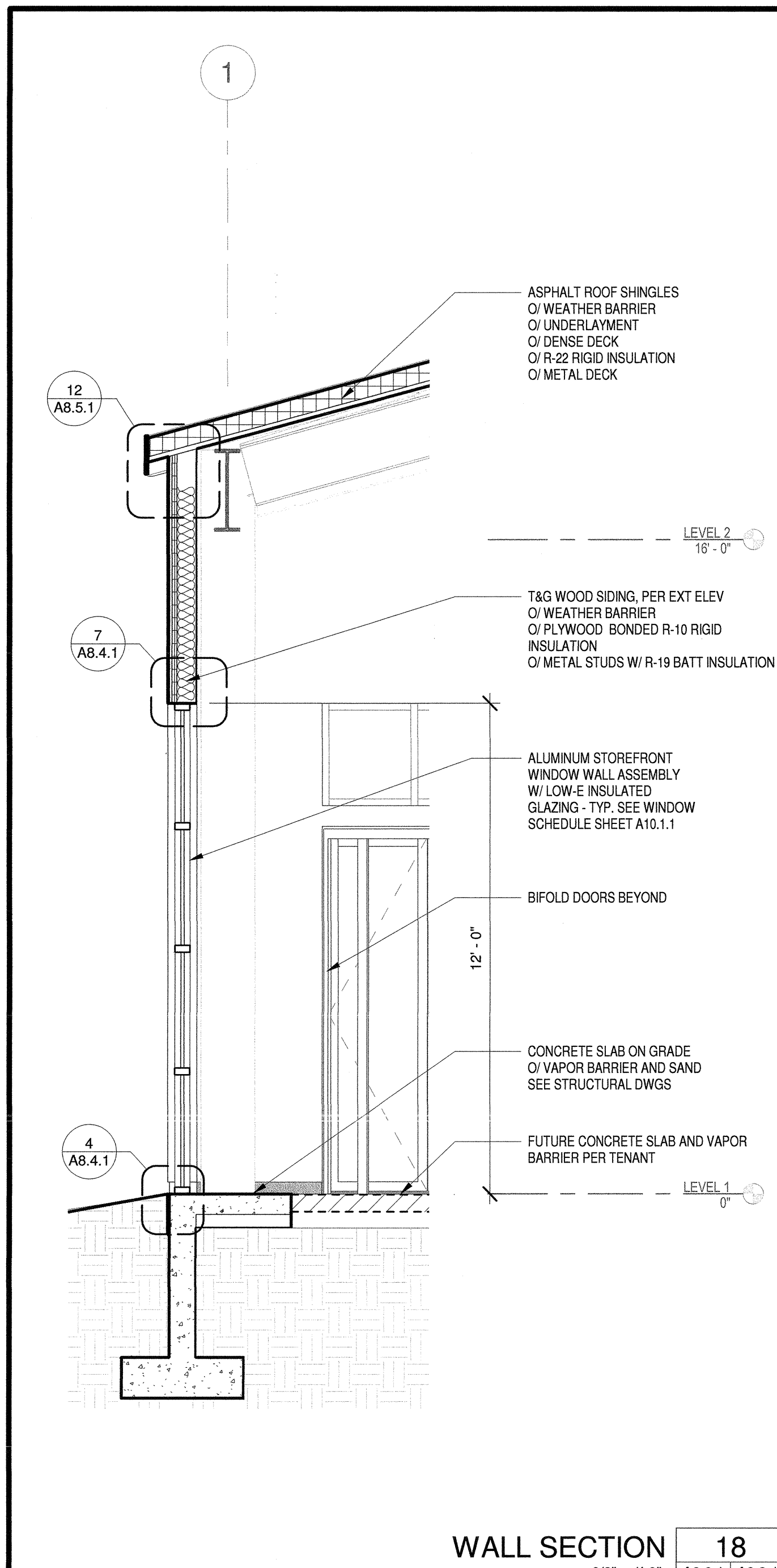
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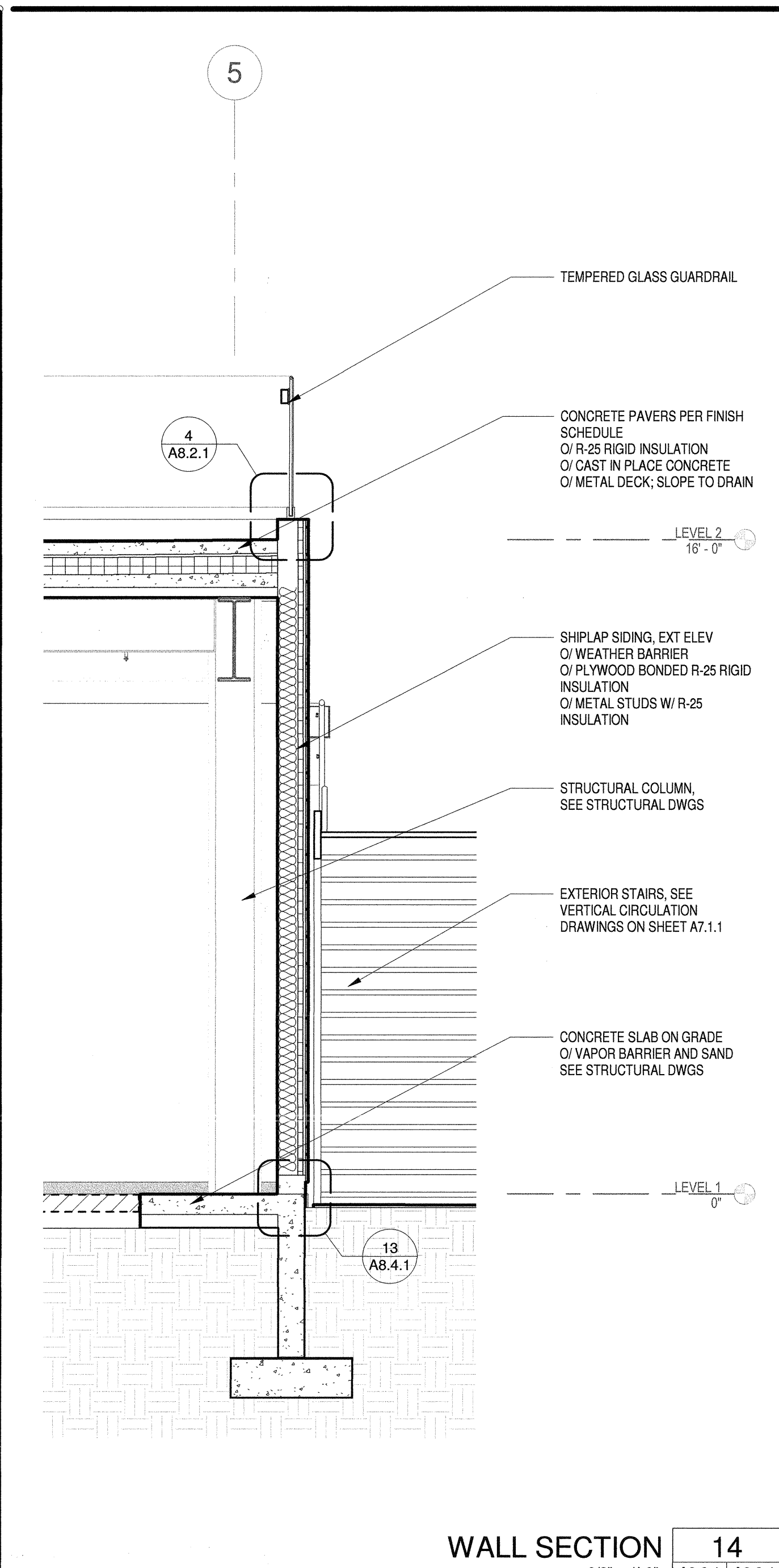
BUILDING SECTIONS

A3.2.1

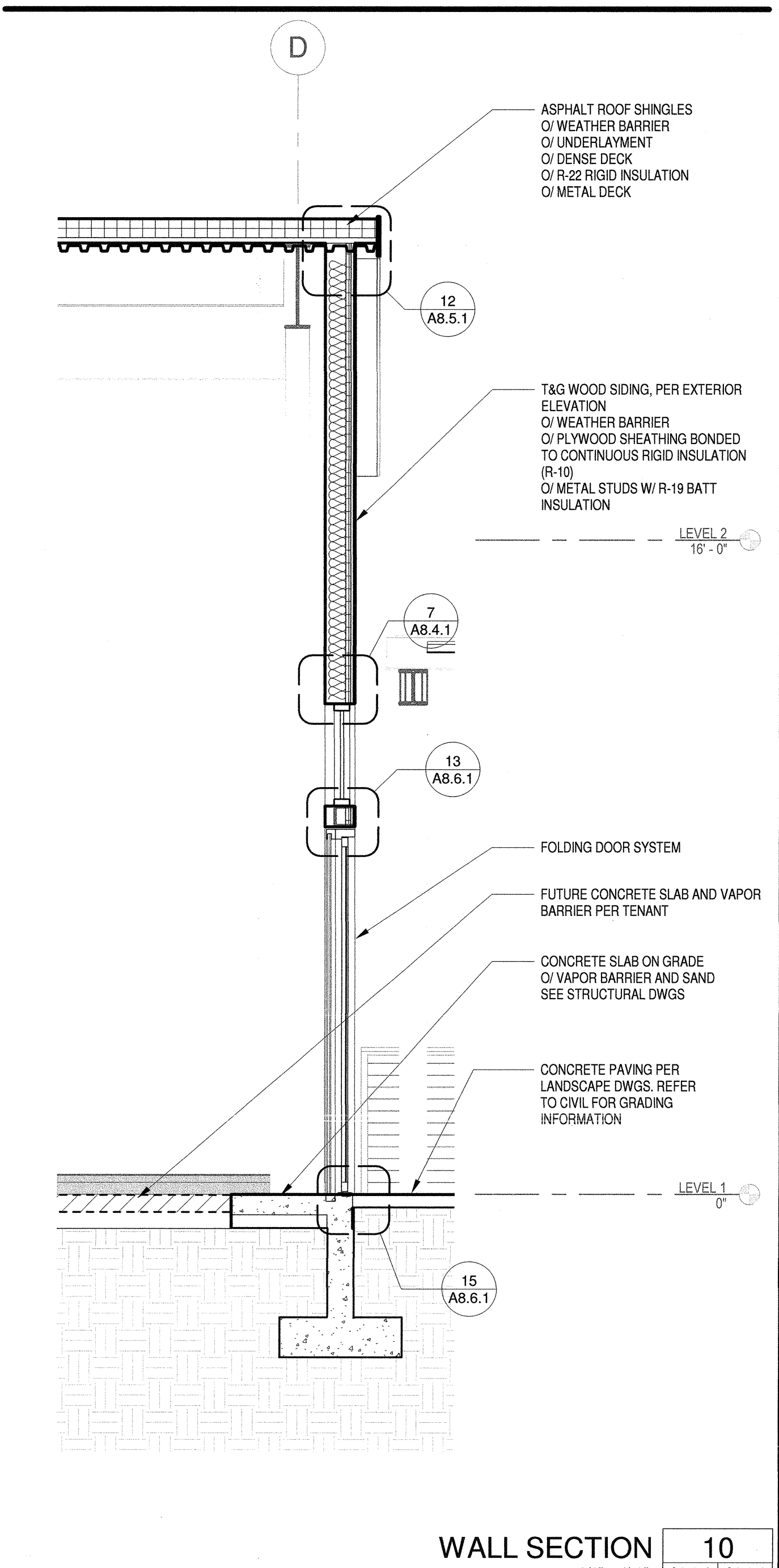
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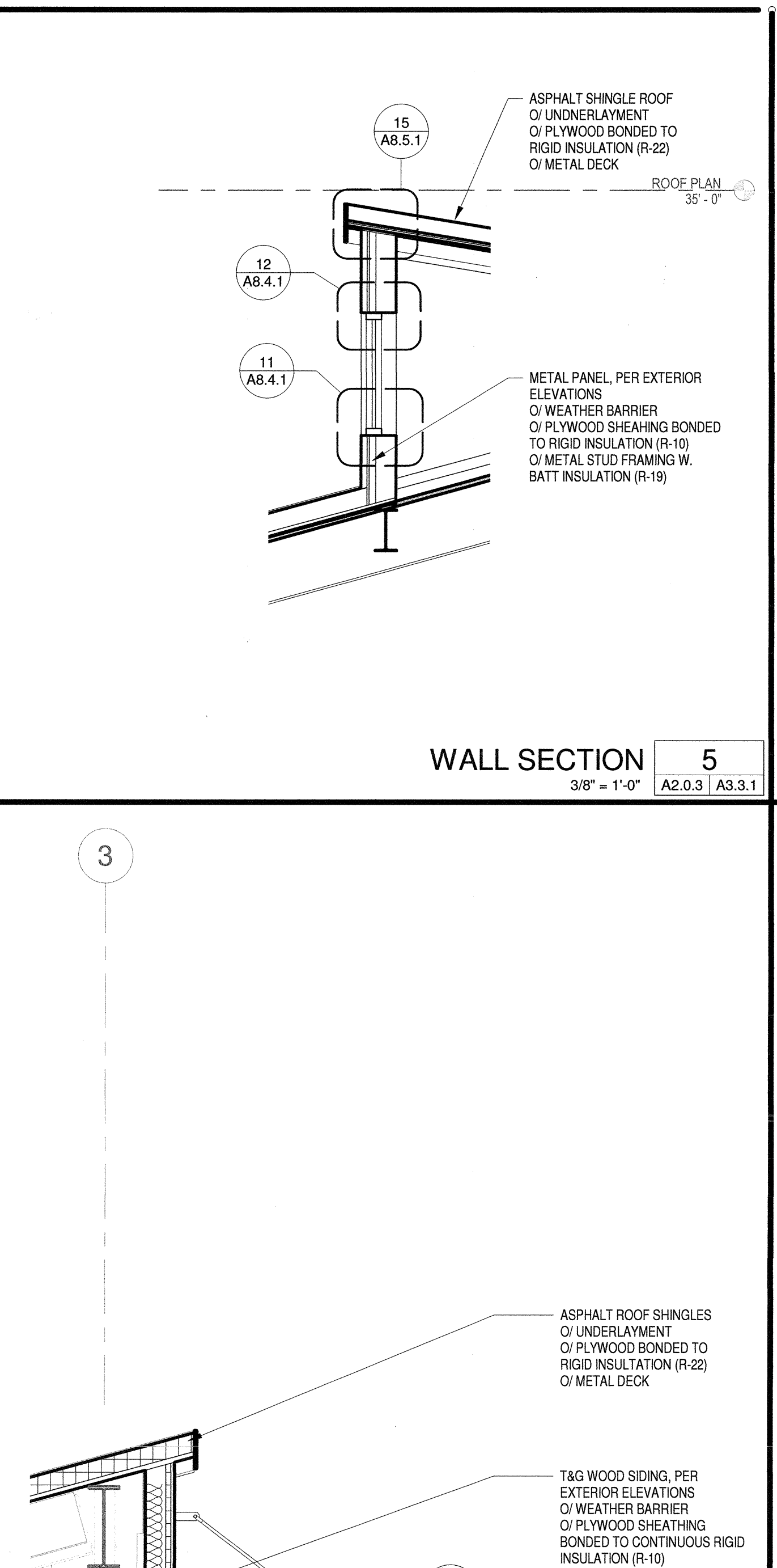
WALL SECTION 18
3/8" = 1'-0" | A3.2.1 | A3.3.1



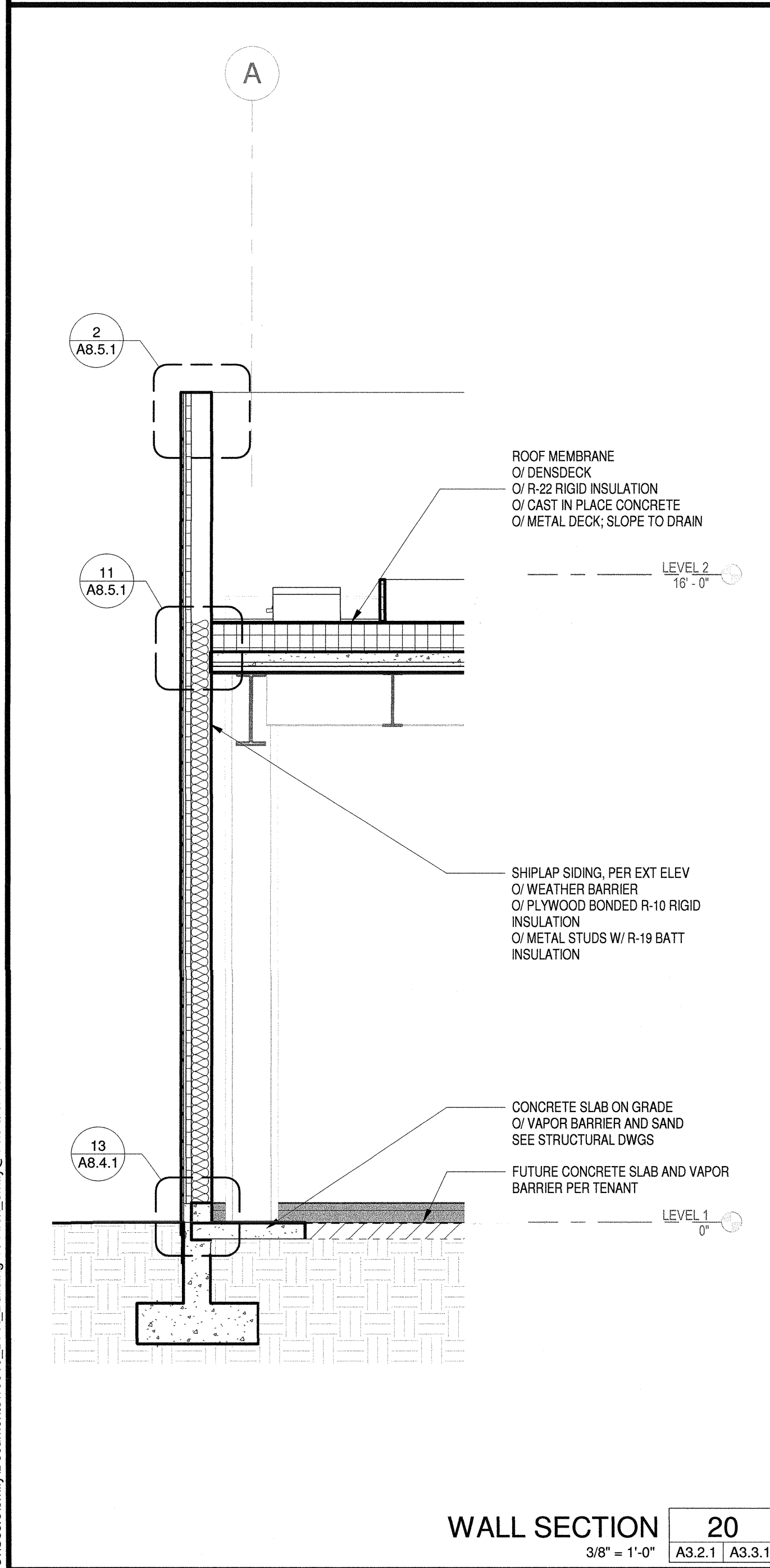
WALL SECTION 14
3/8" = 1'-0" | A3.2.1 | A3.3.1



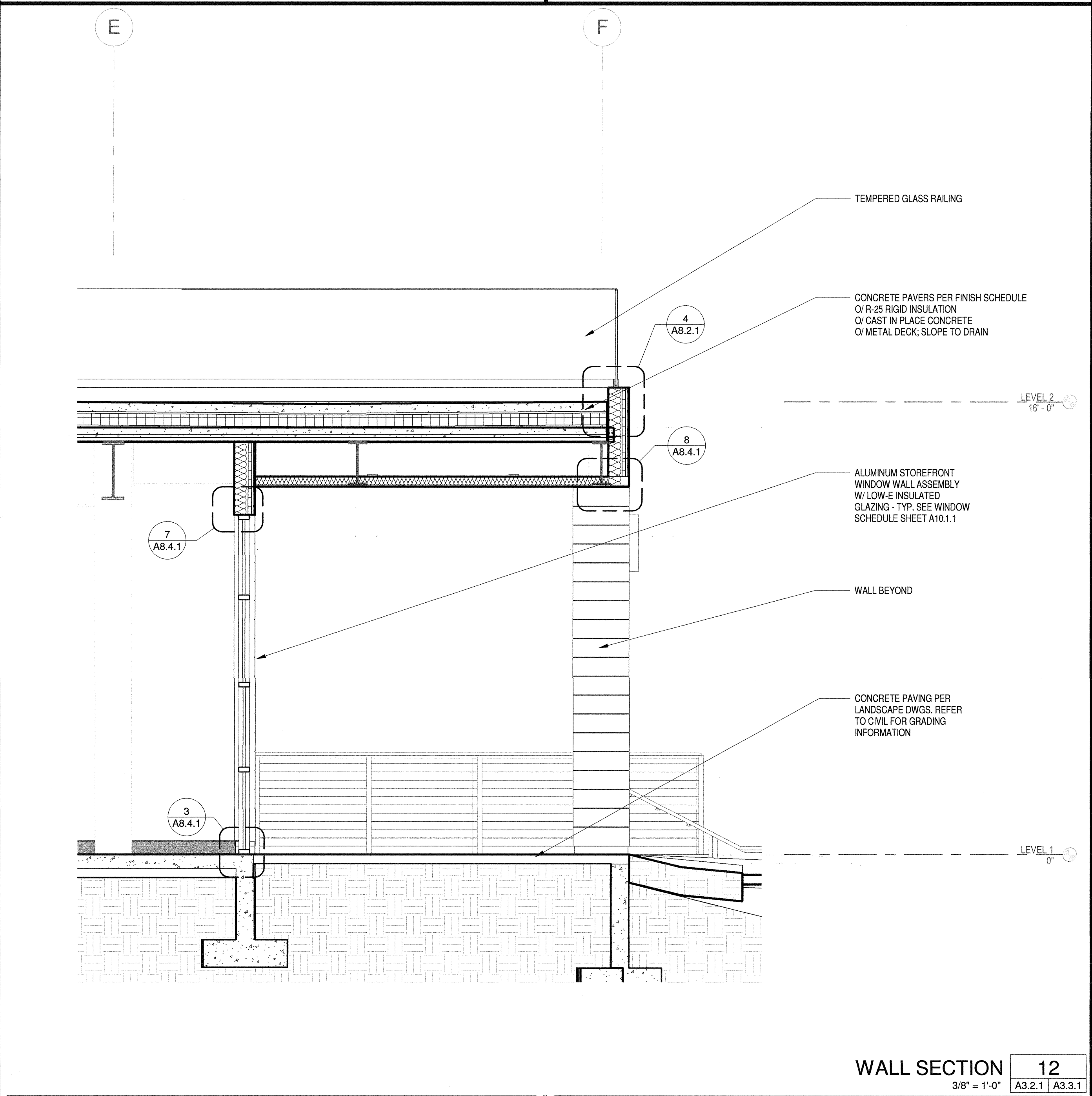
WALL SECTION 10
3/8" = 1'-0" | A2.0.1 | A3.3.1



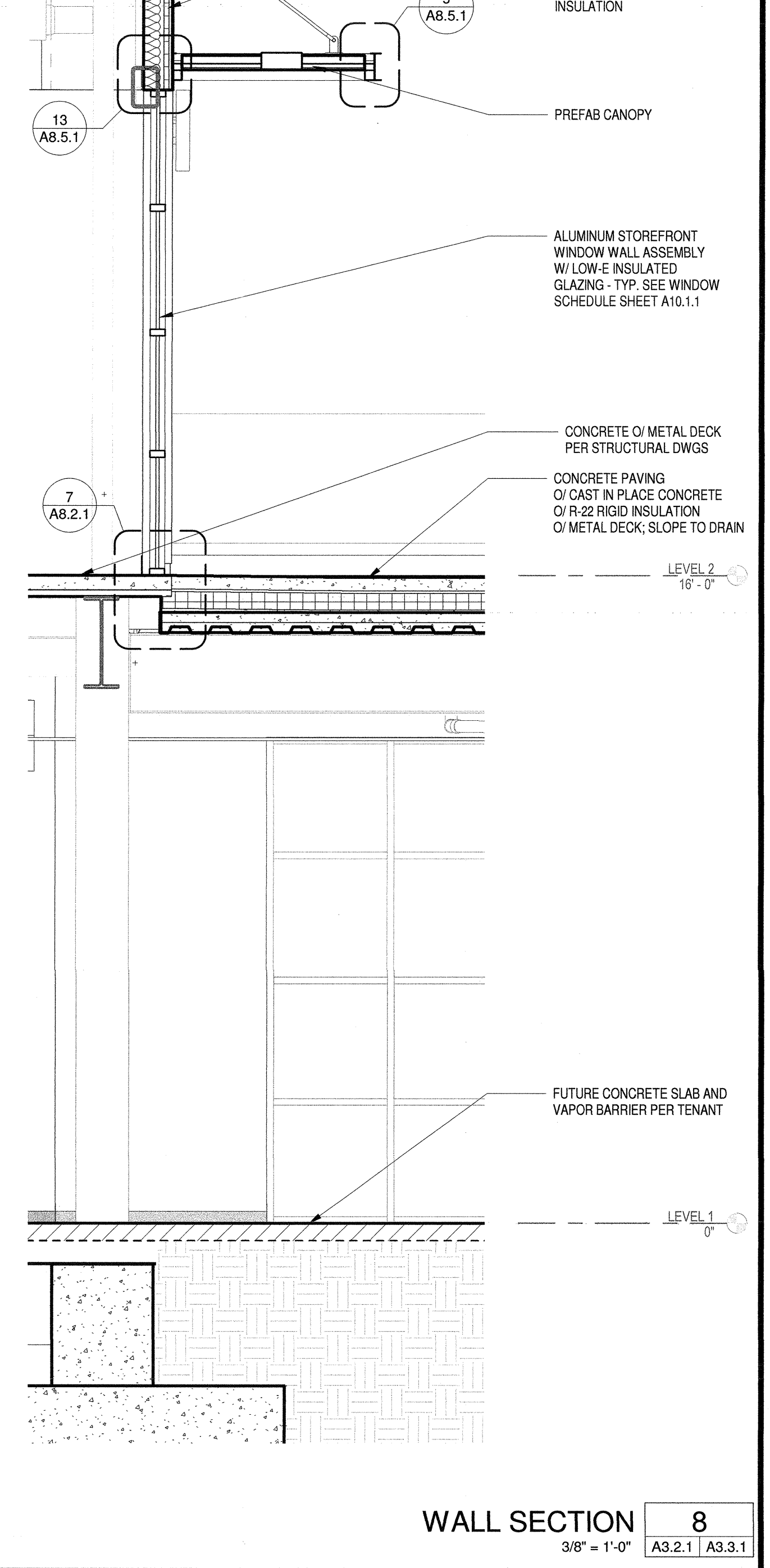
WALL SECTION 5
3/8" = 1'-0" | A2.0.3 | A3.3.1



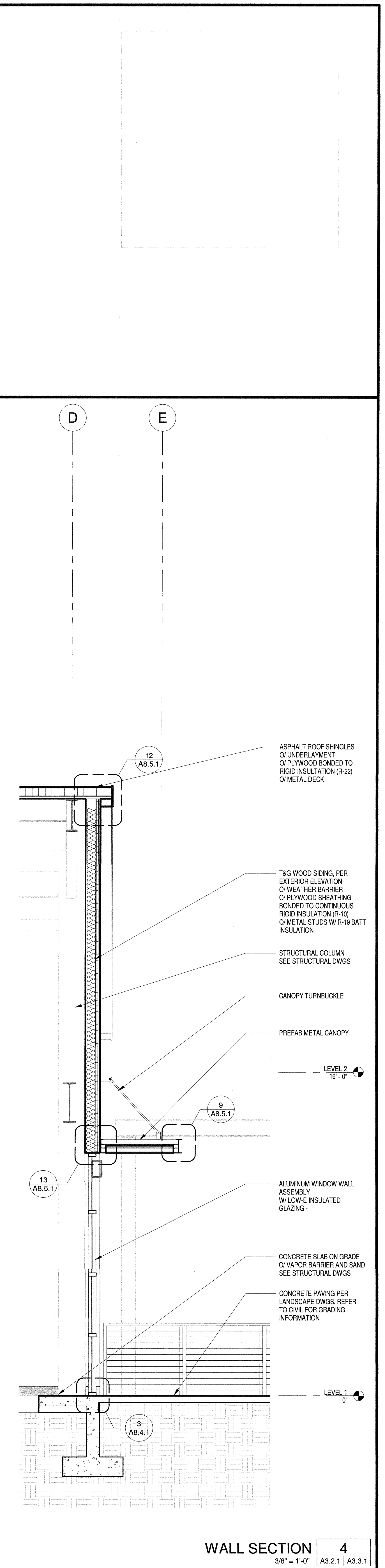
WALL SECTION 20
3/8" = 1'-0" | A3.2.1 | A3.3.1



WALL SECTION 12
3/8" = 1'-0" | A3.2.1 | A3.3.1



WALL SECTION 8
3/8" = 1'-0" | A3.2.1 | A3.3.1



WALL SECTION 4
3/8" = 1'-0" | A3.2.1 | A3.3.1

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PROPERTIES

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	11/26/2020	30% CONSTRUCTION DOCUMENTS
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WALL SECTIONS

A3.3.1

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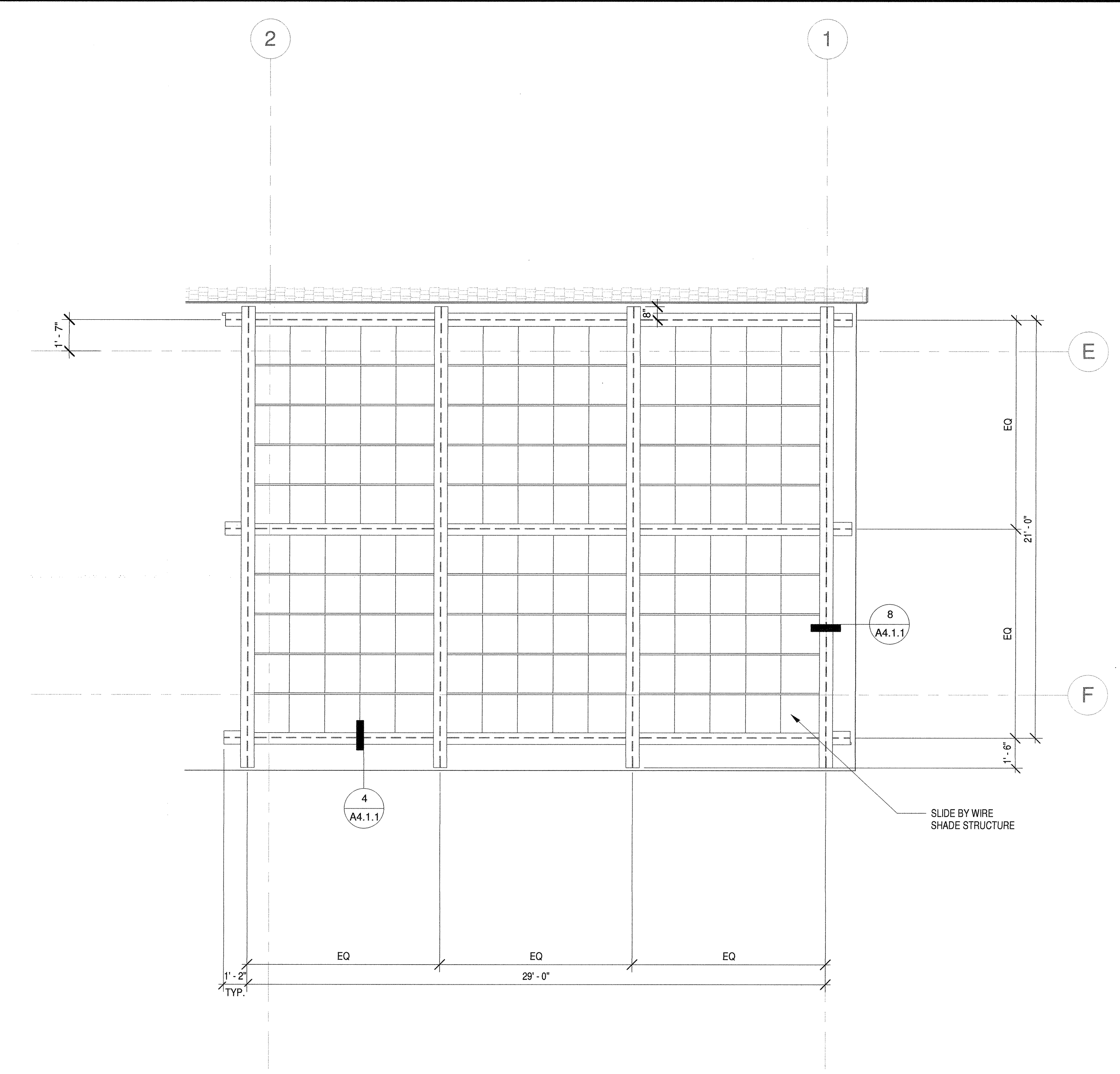


No.	DATE	ISSUE
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03/19/2021		50% CONSTRUCTION DOCUMENTS
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A	09/24/2021	COUNTY RESUBMITTAL

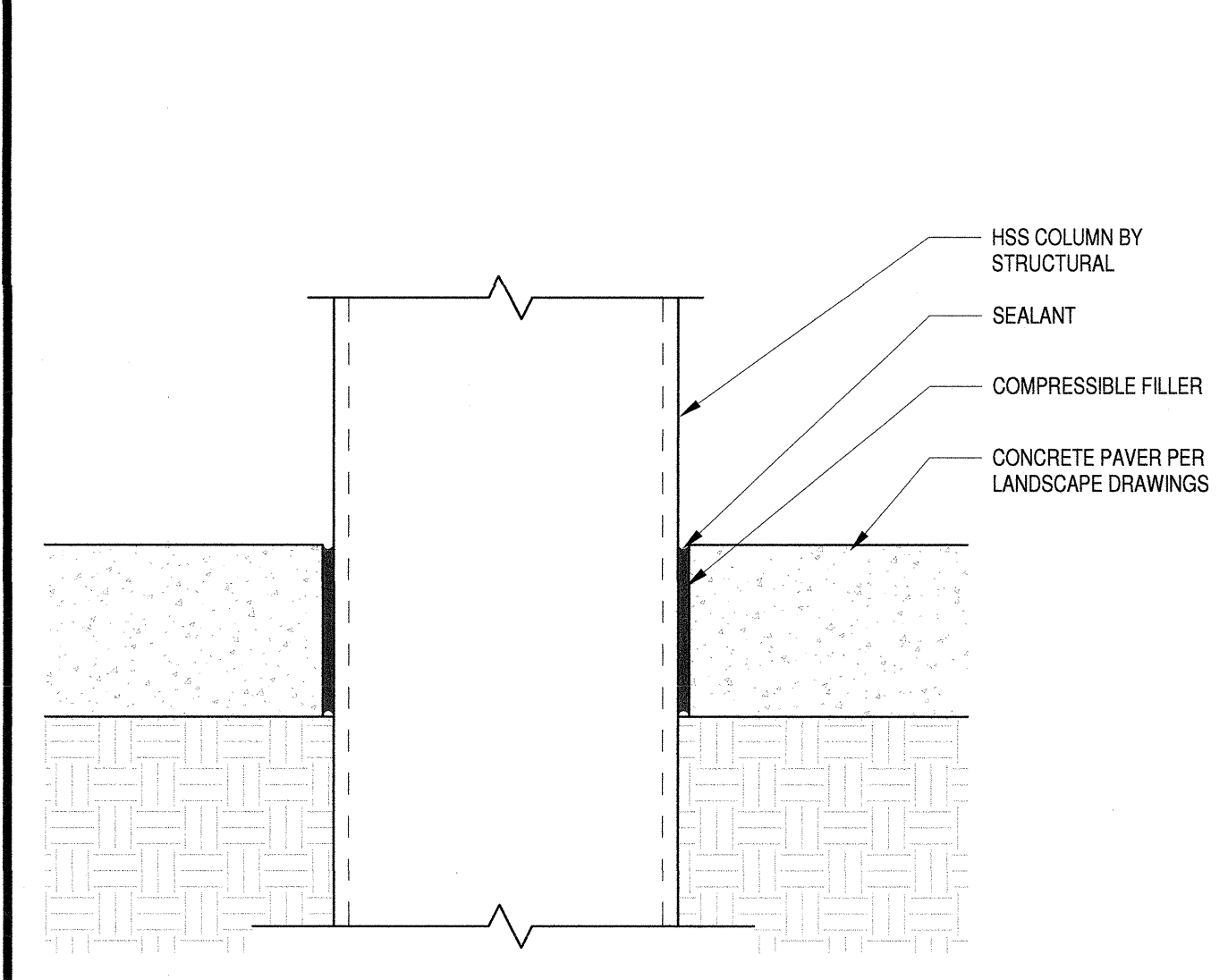
PROJECT NO. 19019-10
 DATE 02/19/2020

ENLARGED TRELLIS PLANS

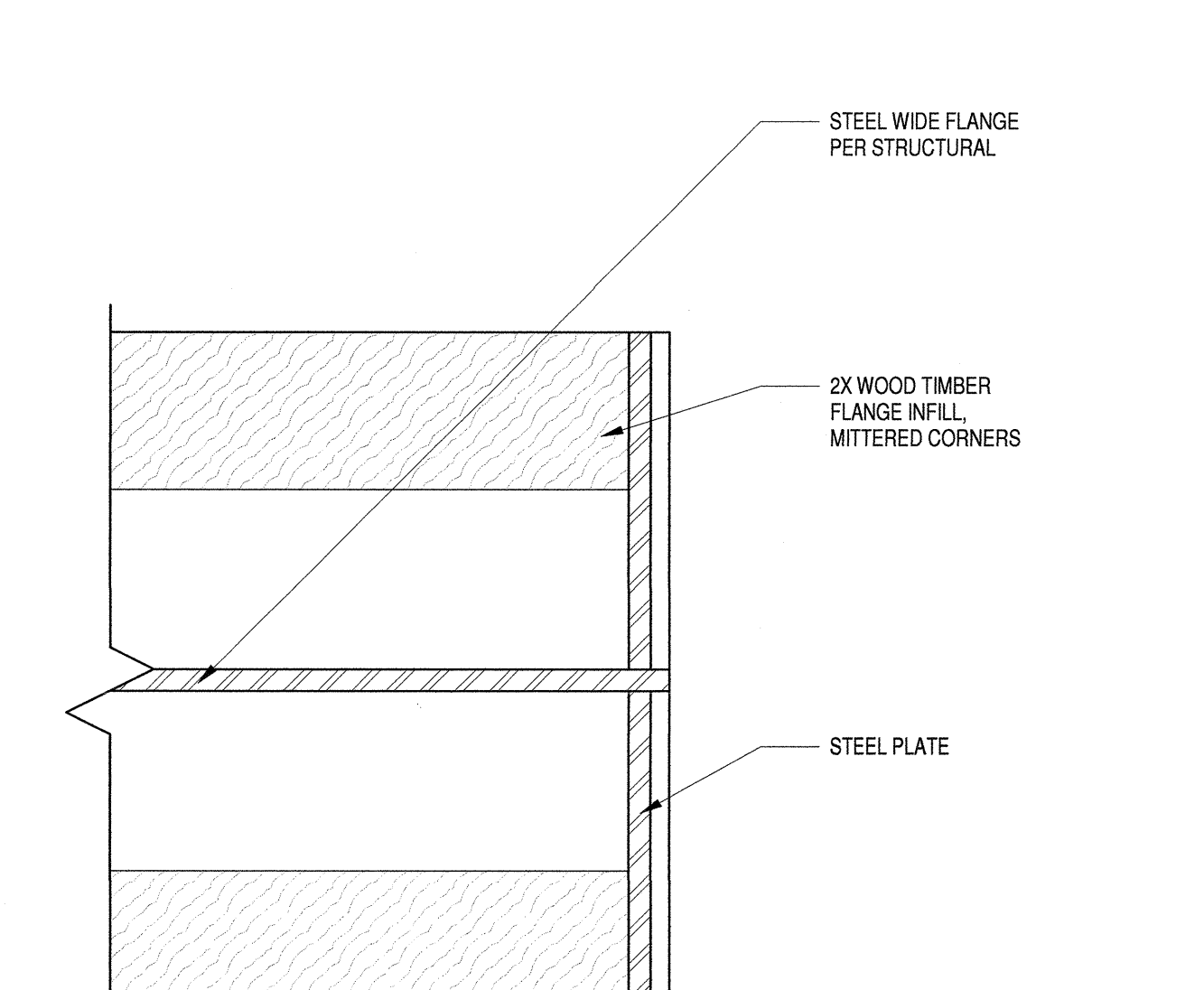
A4.1.1



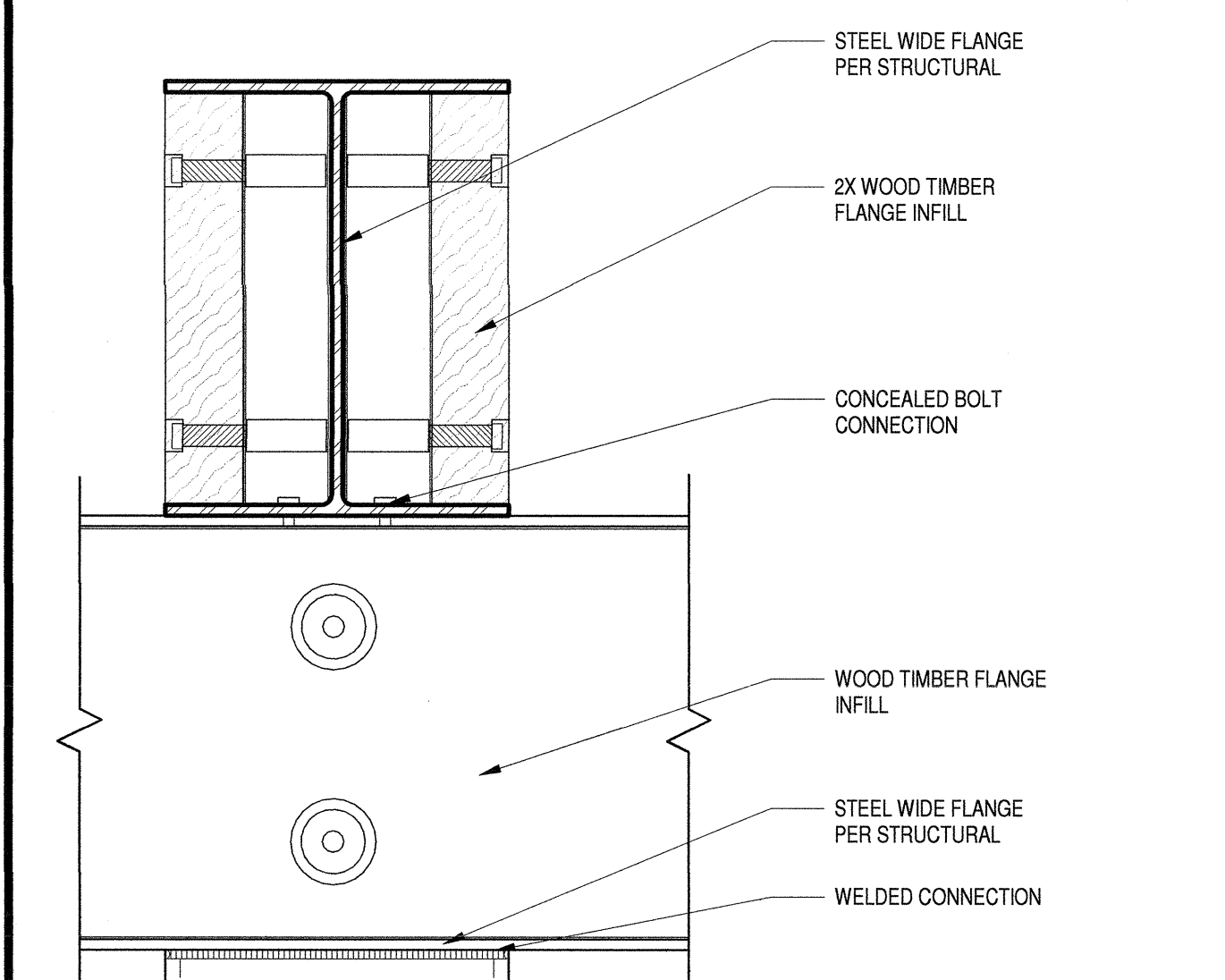
ENLARGED TRELLIS PLAN 3
 1/4" = 1'-0" A2.0.3 | A4.1.1



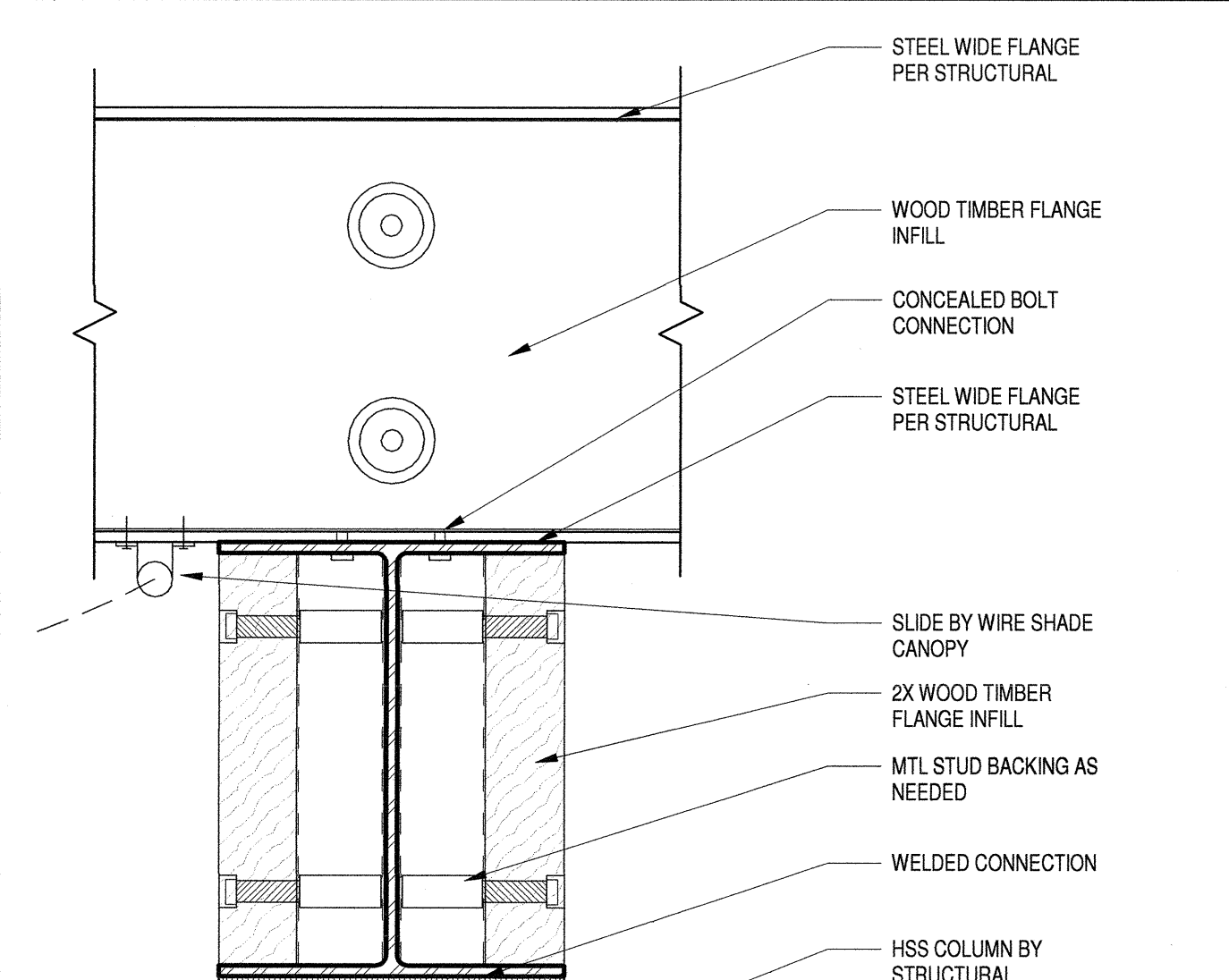
TRELLIS COLUMN BASE 16
 3" = 1'-0" A3.1.1 | A4.1.1



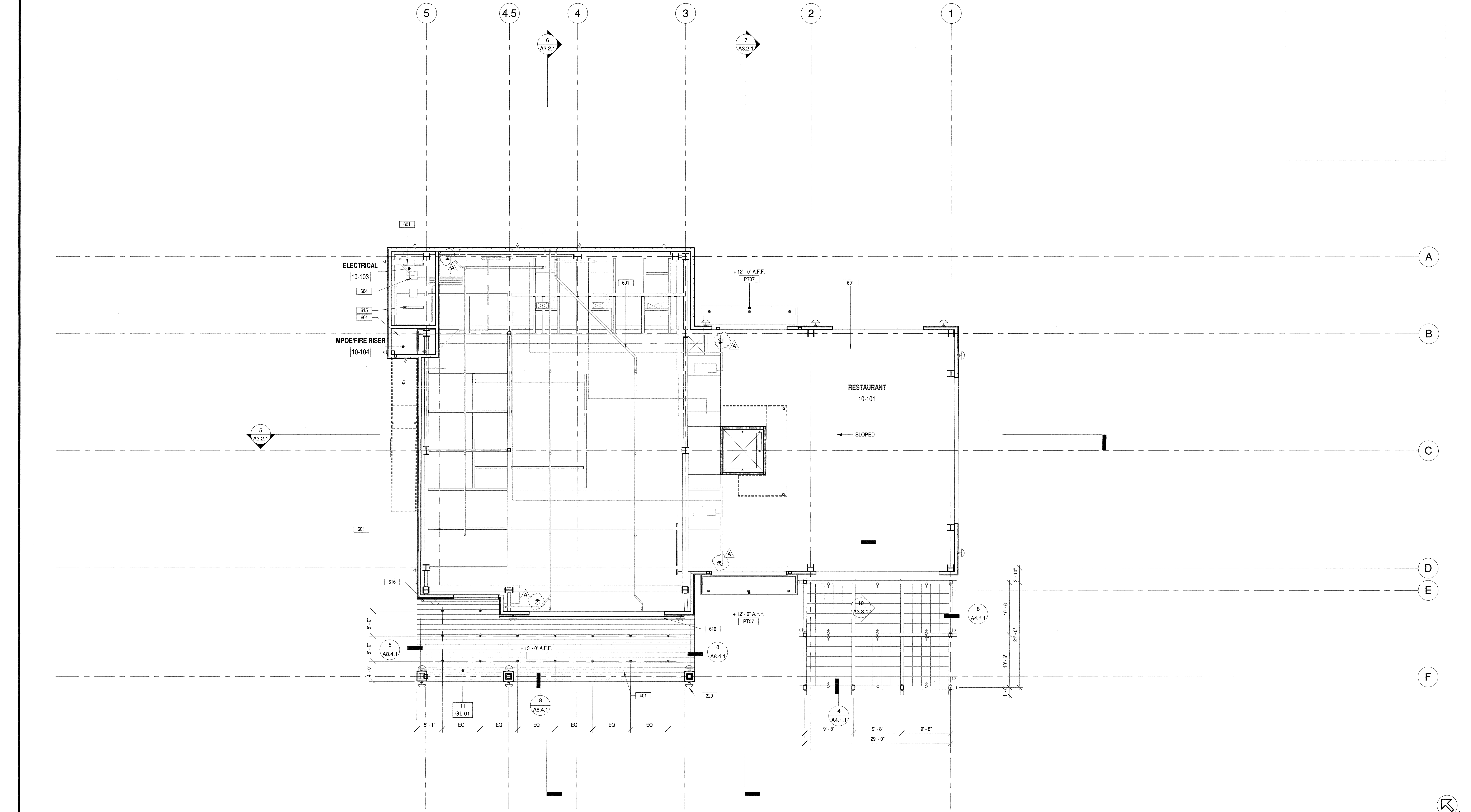
TRELLIS BEAM END 12
 6" = 1'-0" A3.1.1 | A4.1.1



TRELLIS UPPER BEAM 8
 3" = 1'-0" A4.1.1 | A4.1.1



TRELLIS LOWER BEAM 4
 3" = 1'-0" A4.1.1 | A4.1.1



LEVEL 1 REFLECTED CEILGIN PLAN 3
1/8" = 1'-0" A3.1.1 A6.1.1

CEILING PLAN LEGEND

Room name	ROOM SYMBOL
101	[Symbol]
1/2" GYPSUM BOARD CEILING OVER 4" x 20" G.A. JOIST @ 18" O.C. OR SUSPENDED GYP. BO. CEILING	[Symbol]
SUSPENDED ACOUSTICAL TILE CEILING	[Symbol]
EXIT SIGN	[Symbol]

CEILING PLAN KEYNOTES

- 329 COLUMN MOUNTED LIGHT FIXTURE, CONCEAL ALL WIRING WITHIN STEEL COLUMN.
- 401 ROOF EQUIPMENT
- 601 EXPOSED STRUCTURE
- 604 ELECTRICAL TRANSFORMER HUNG FROM STRUCTURE ABOVE
- 615 WALL MOUNTED LIGHT FIXTURE CENTERED ON WALL
- 616 4" SOFFIT VENT

CEILING PLAN GENERAL NOTES

1. CONCEALED SPRINKLER HEADS TO BE USED IN ALL PUBLIC LOCATIONS.
2. SEMI RECESSED SPRINKLERS TO BE USED IN ACOUSTICAL TILE CEILINGS.
3. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
4. FIRE RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 903.1
5. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH 1404.5

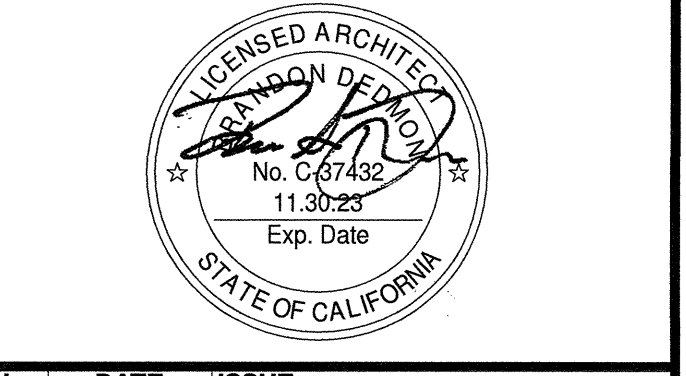
C:\Users\emily\Documents\19019_DPH_Building 10-Arch_emily@sms-arch.com.net

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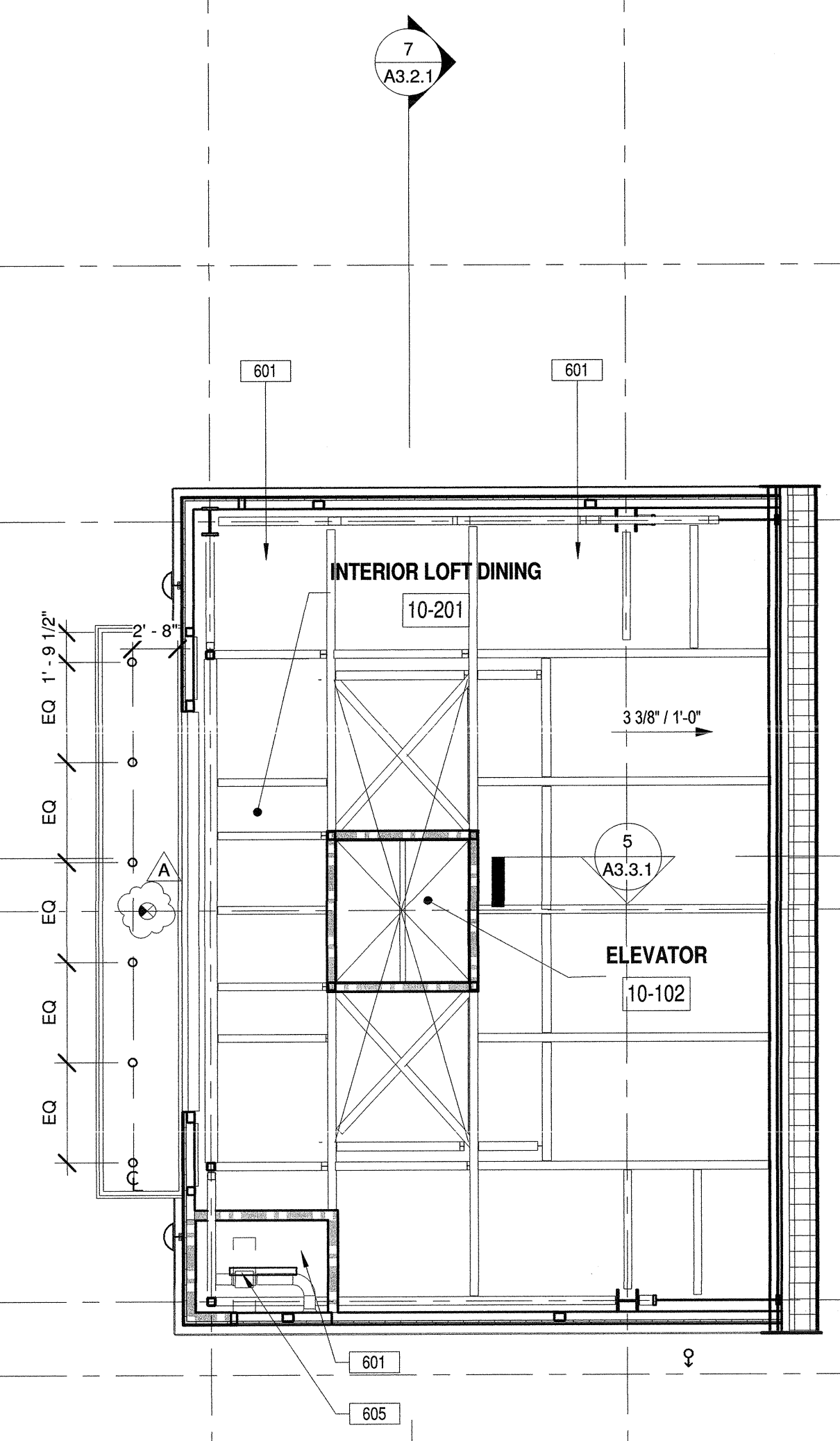
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PROJECT NO. 19019-10
DATE 02/19/2021
DRAWING TITLE
LEVEL 1 REFLECTED CEILING PLAN

A6.1.1
9/27/2021 4:02:38 PM

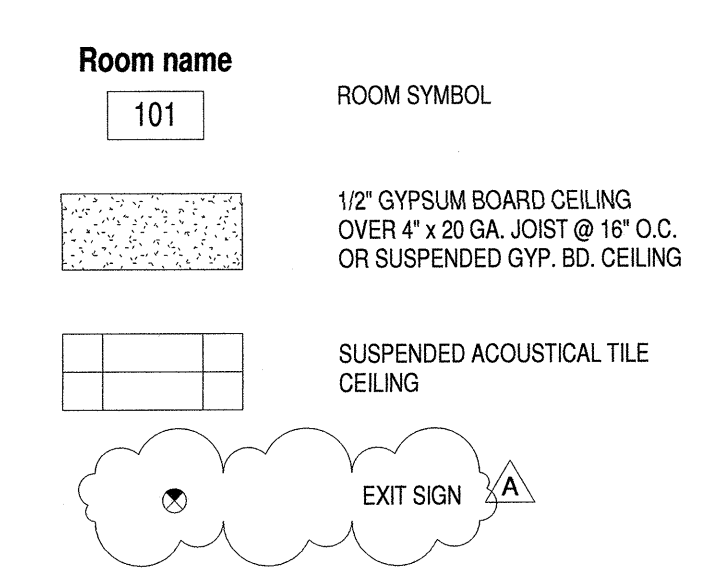
5 4.5 4 3 2 1

A
B
C
D
E
F



LEVEL 2 3
1/8" = 1'-0" A3.1.1 | A6.1.2

CEILING PLAN LEGEND



CEILING PLAN KEYNOTES

- 601 EXPOSED STRUCTURE
- 605 LIGHT STRUCTURE CENTERED TO IN ROOF, HUNG FROM STRUCTURE ABOVE

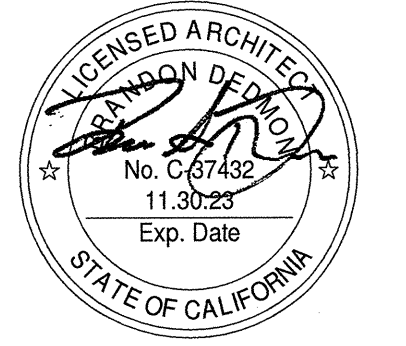
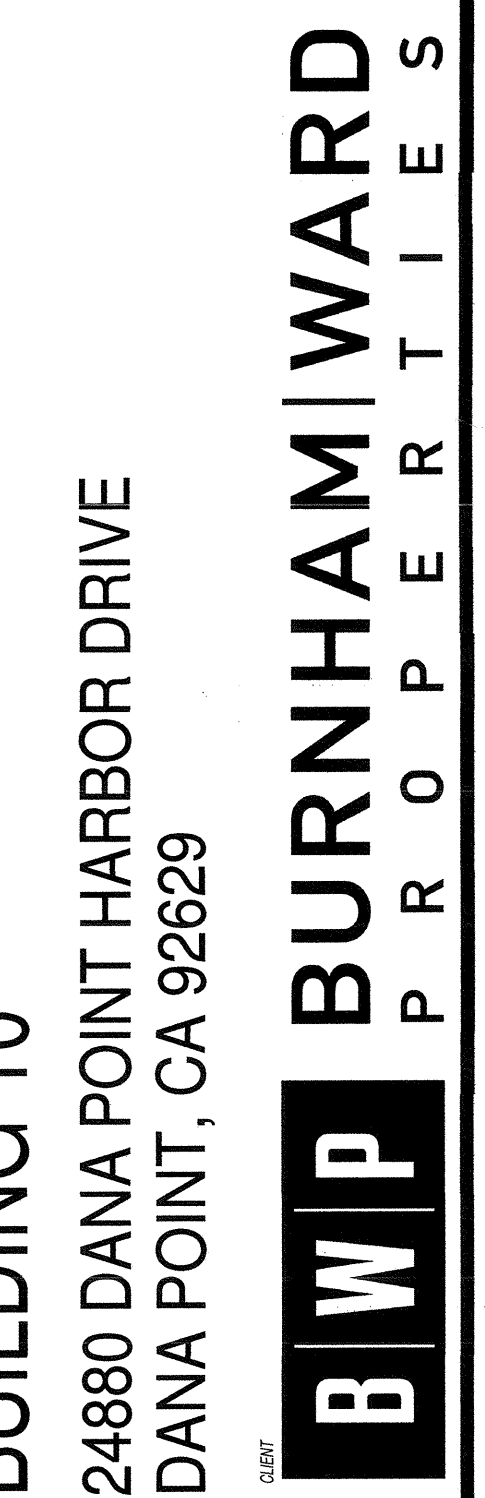
CEILING PLAN GENERAL NOTES

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2. SEMI RECESSED SPRINKLERS TO BE USED IN ACOUSTICAL TILE CEILINGS.
3. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
4. FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
5. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH 404.5

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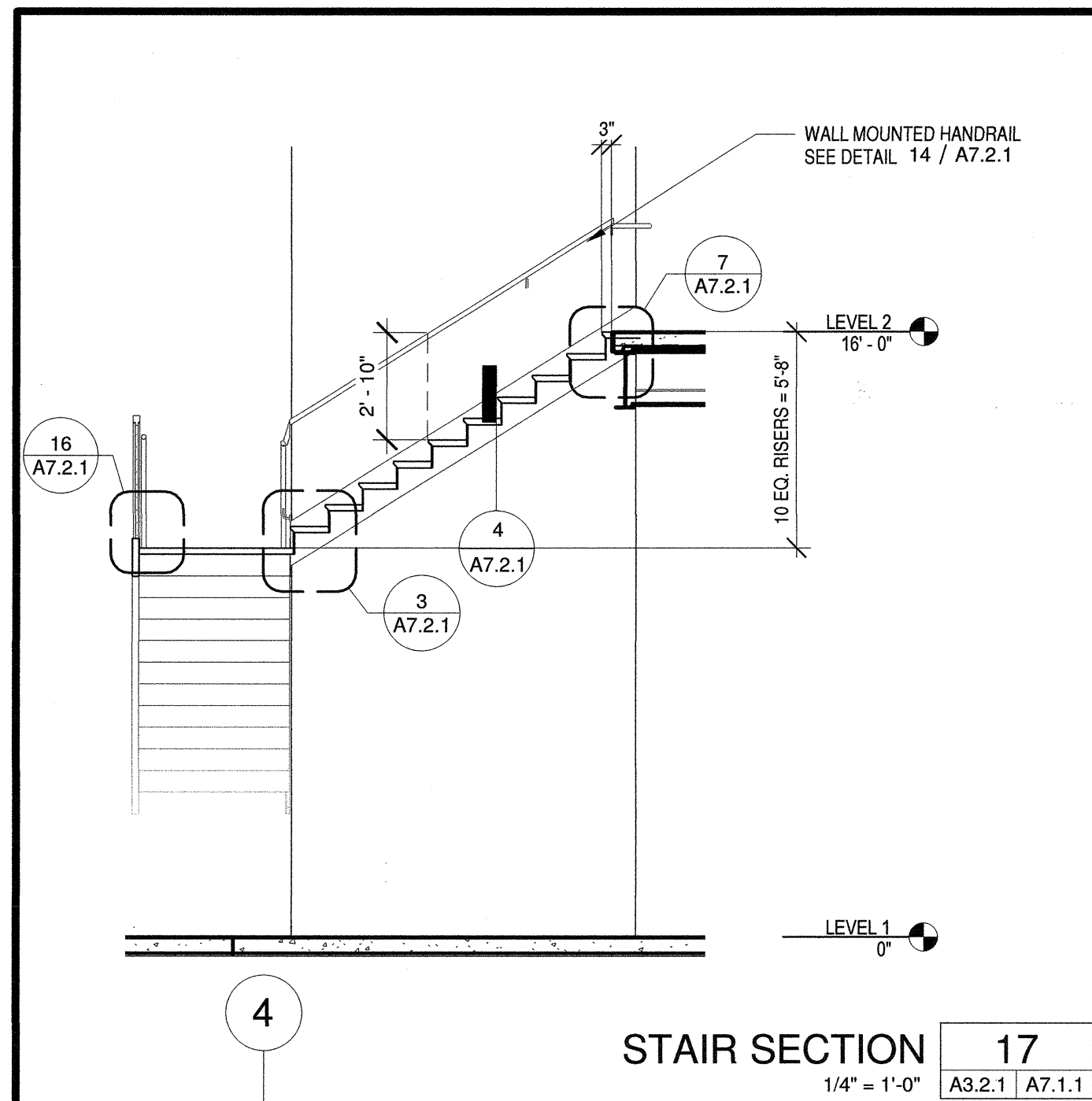
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DANA POINT, CA 92629



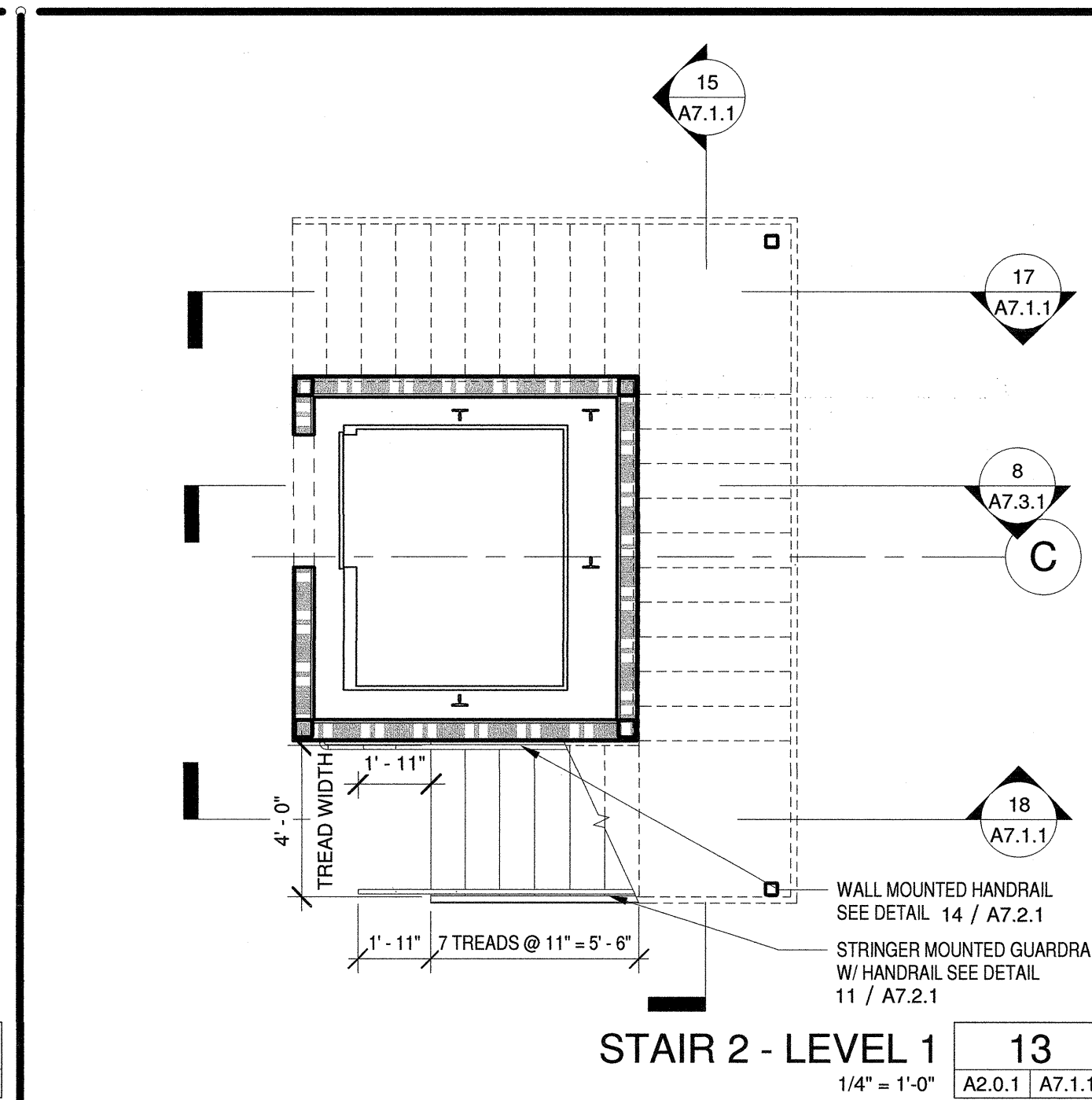
No.	DATE	ISSUE
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PROJECT NO.	19019-10
DATE	02/19/2021
DRAWING TITLE	LEVEL 2 REFLECTED CEILING PLAN
DRAWING NO.	A6.1.2

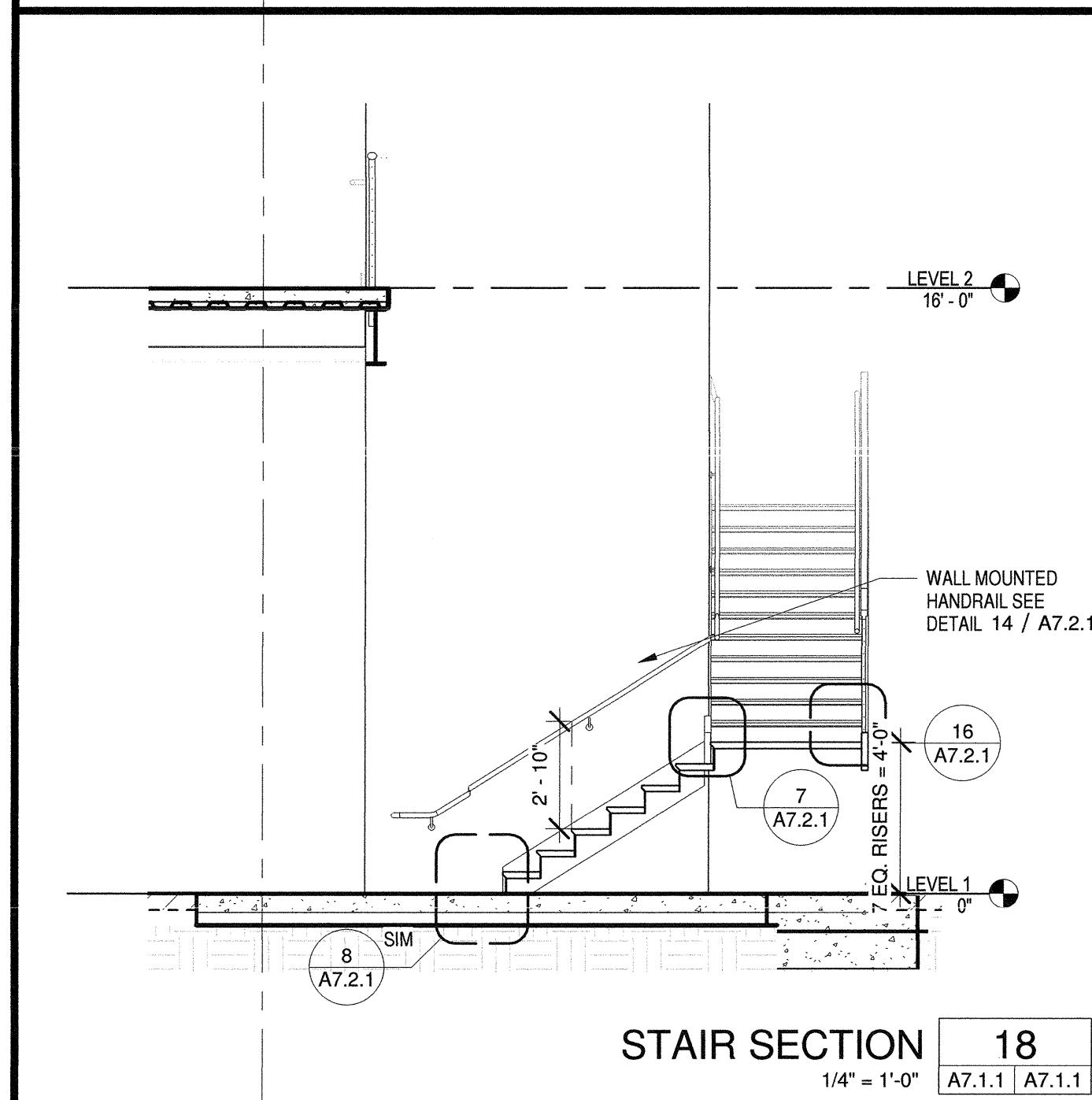
APPROVED
DATE: 02/19/2021
A6.1.2



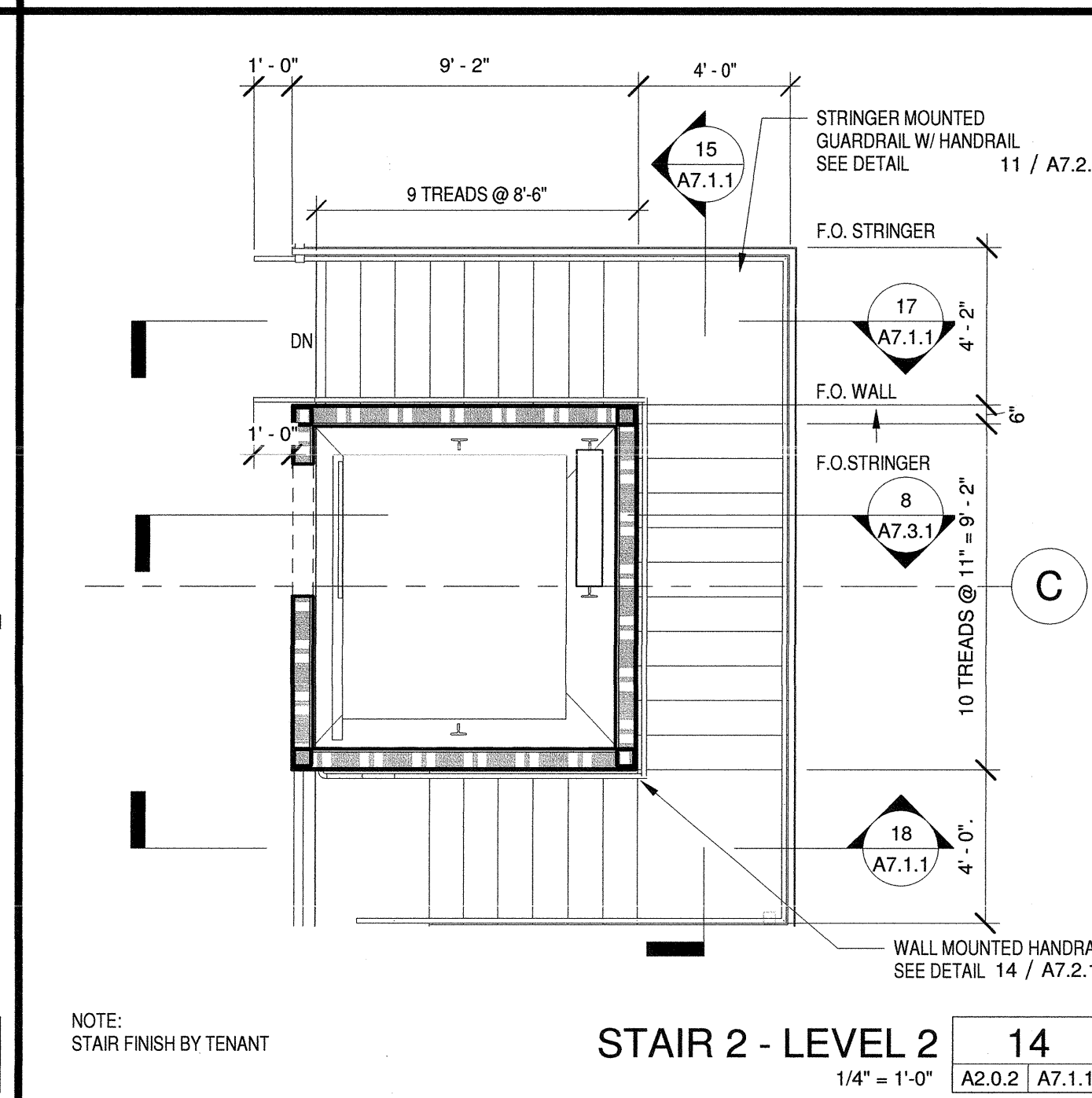
STAIR SECTION 17
1/4" = 1'-0" A3.2.1 A7.1.1



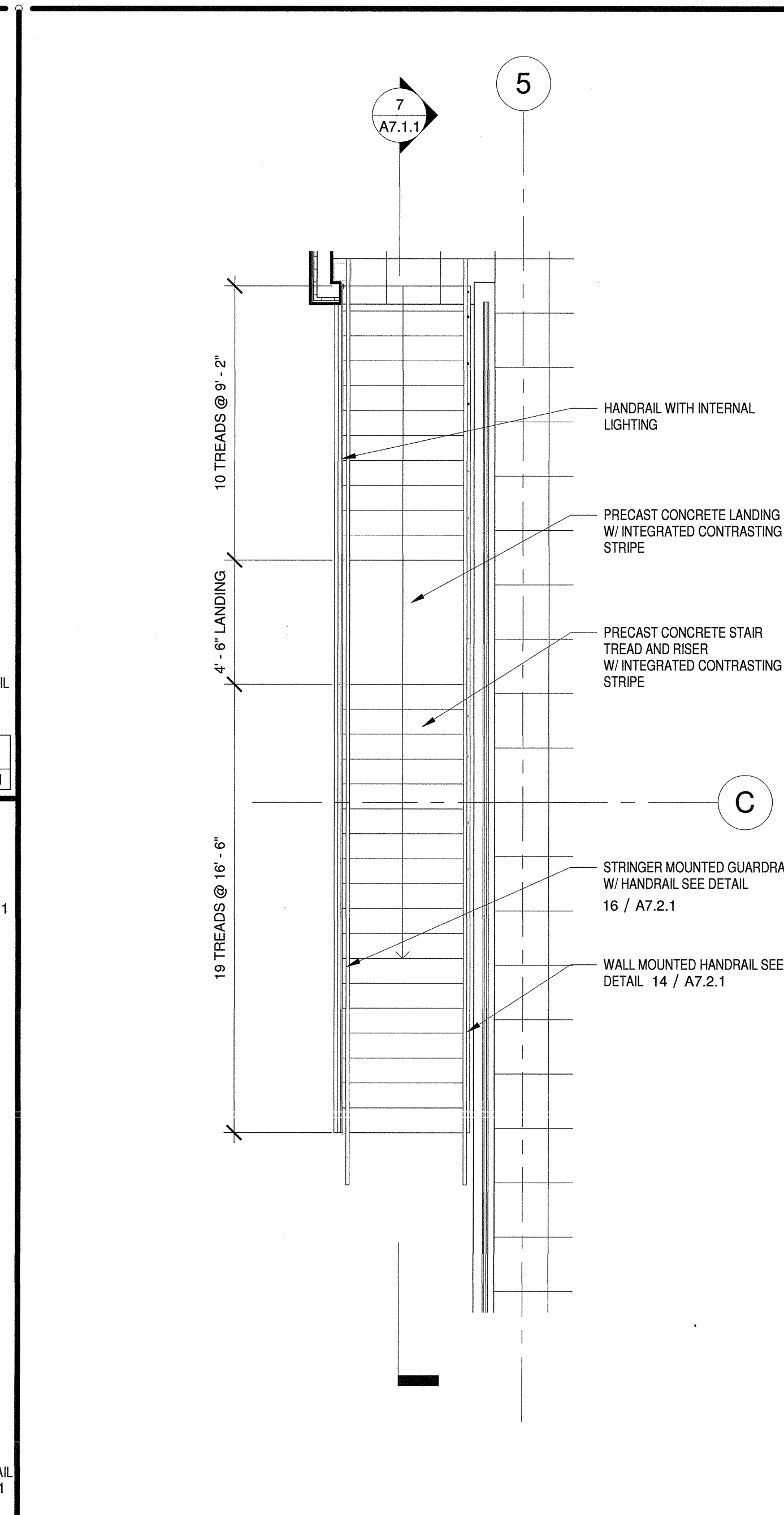
STAIR 2 - LEVEL 1 13
1/4" = 1'-0" A2.0.1 A7.1.1



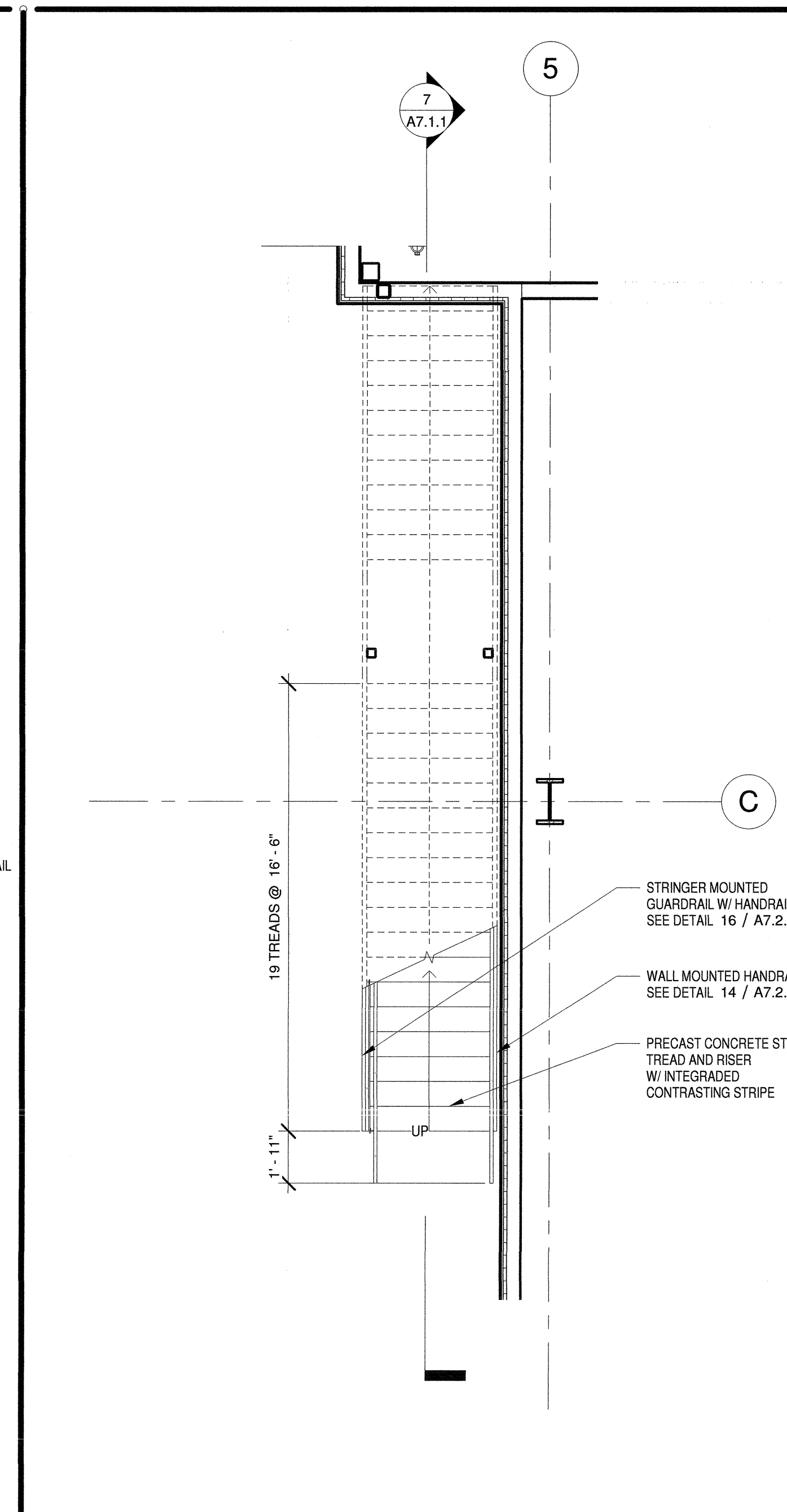
STAIR SECTION 18
1/4" = 1'-0" A7.1.1 A7.1.1



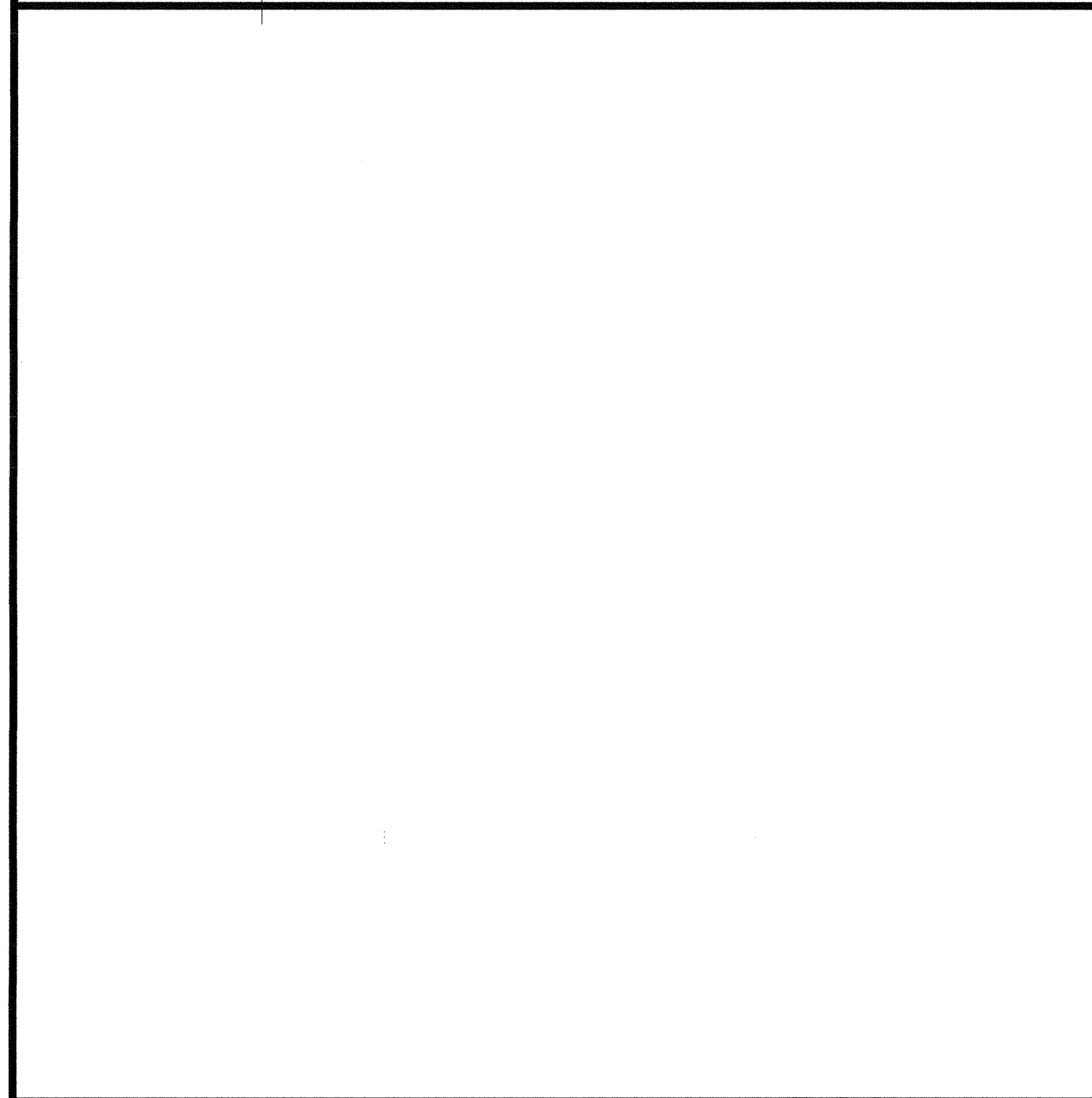
STAIR 2 - LEVEL 2 14
1/4" = 1'-0" A2.0.2 A7.1.1



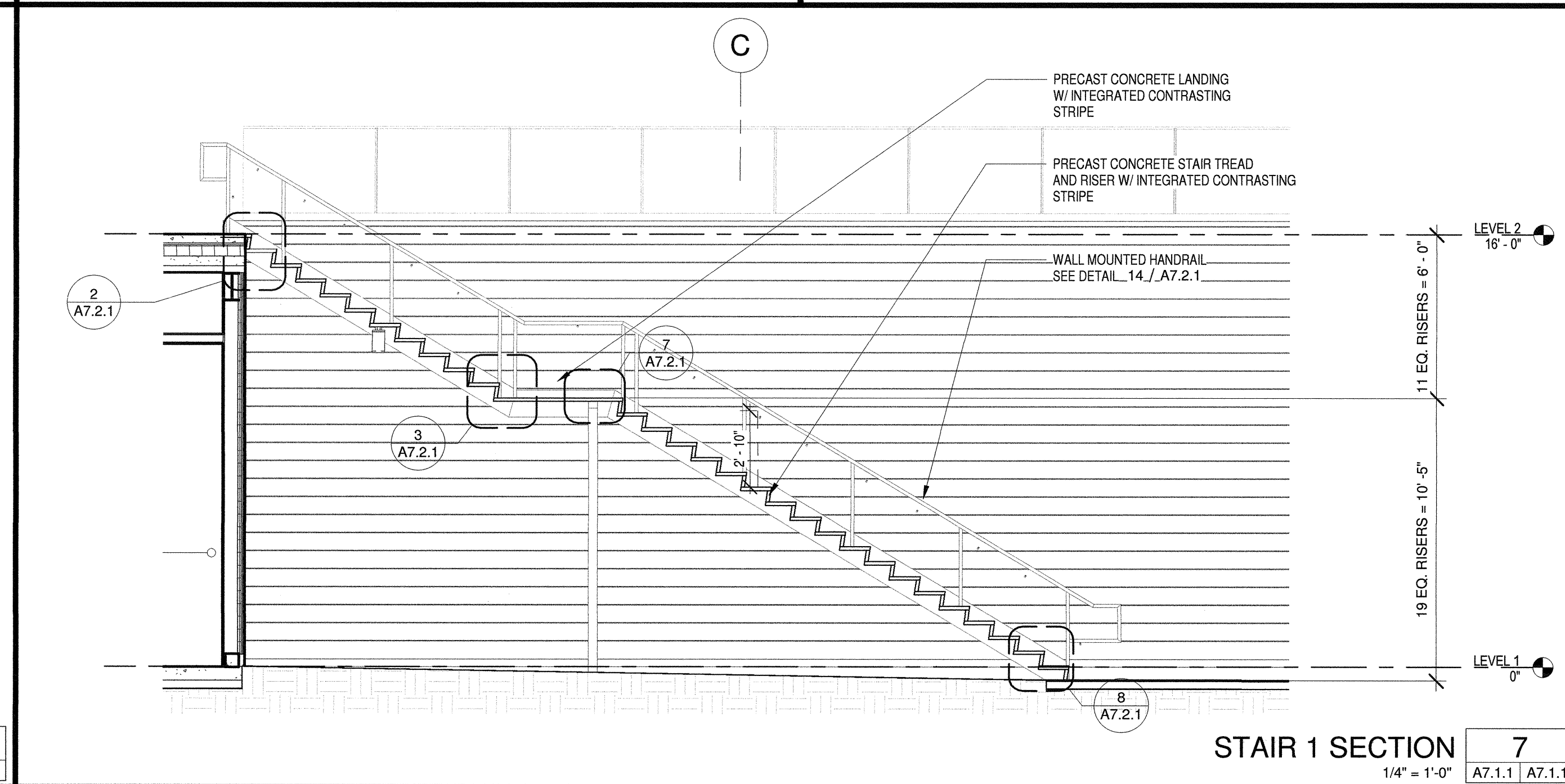
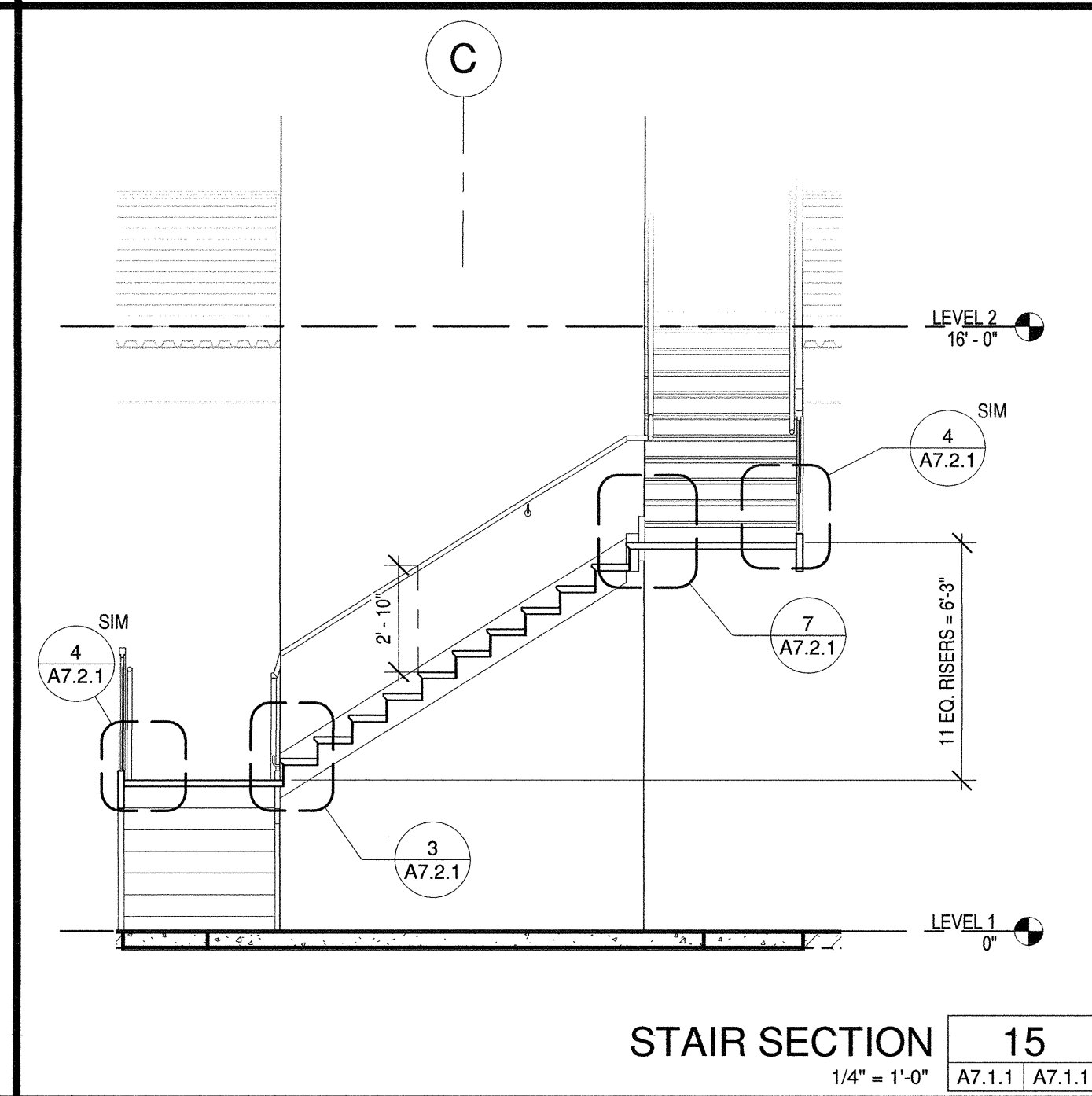
STAIR 1 - LEVEL 2 10
1/4" = 1'-0" A2.0.1 A7.1.1



STAIR 1 - LEVEL 1 6
1/4" = 1'-0" A2.0.1 A7.1.1

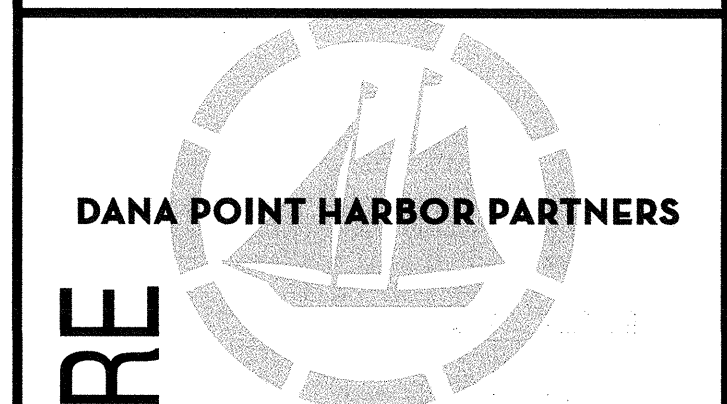


STAIR SECTION 15
1/4" = 1'-0" A7.1.1 A7.1.1



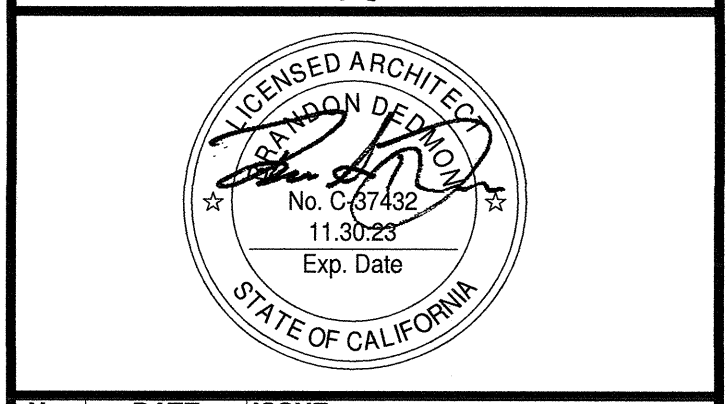
STAIR 1 SECTION 7
1/4" = 1'-0" A7.1.1 A7.1.1

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PROJECT NO:	19019-10
DATE:	02/19/2021
DRAWING TITLE:	STAIR PLANS AND SECTIONS
DRAWING NO.:	A7.1.1

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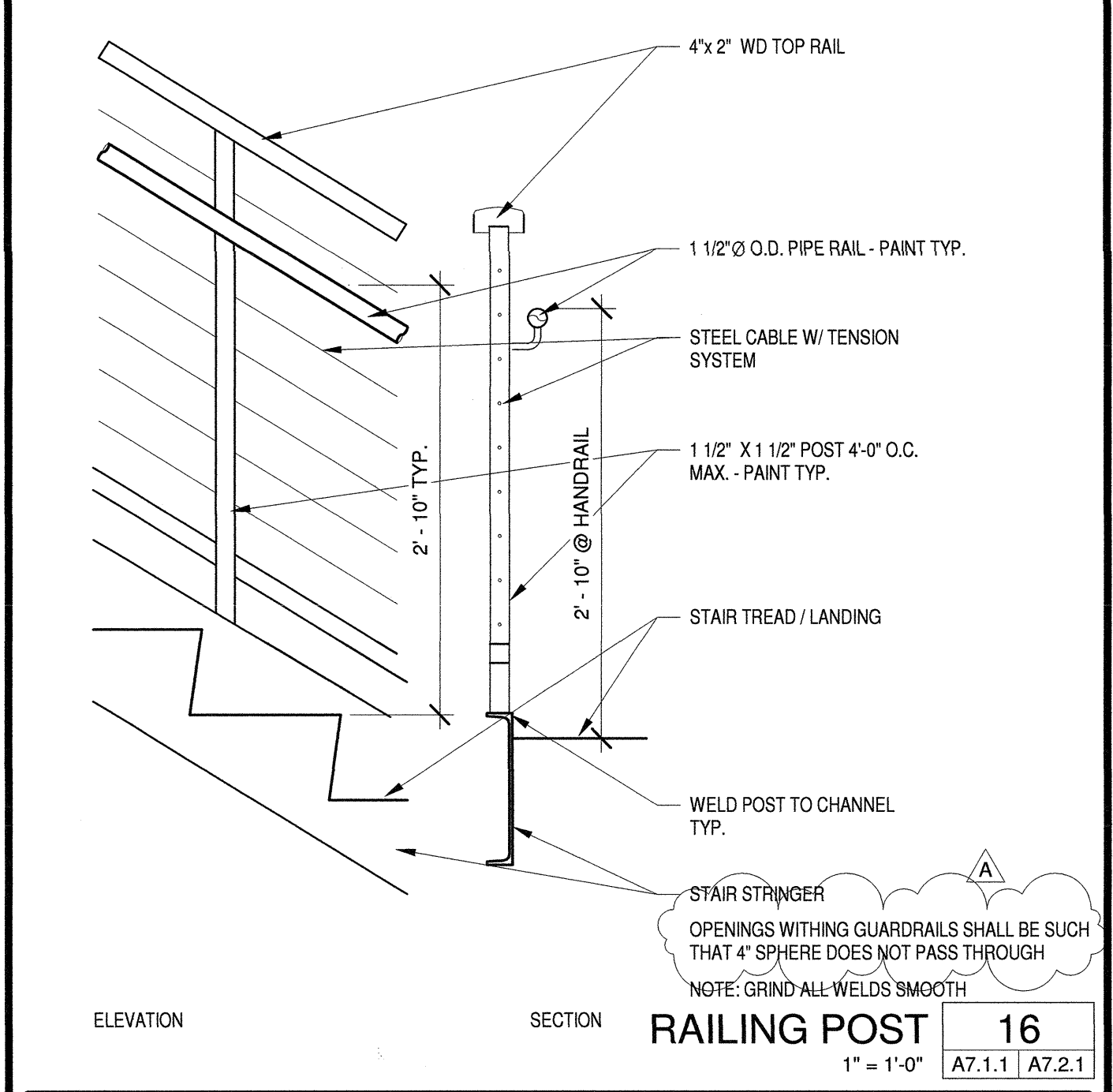
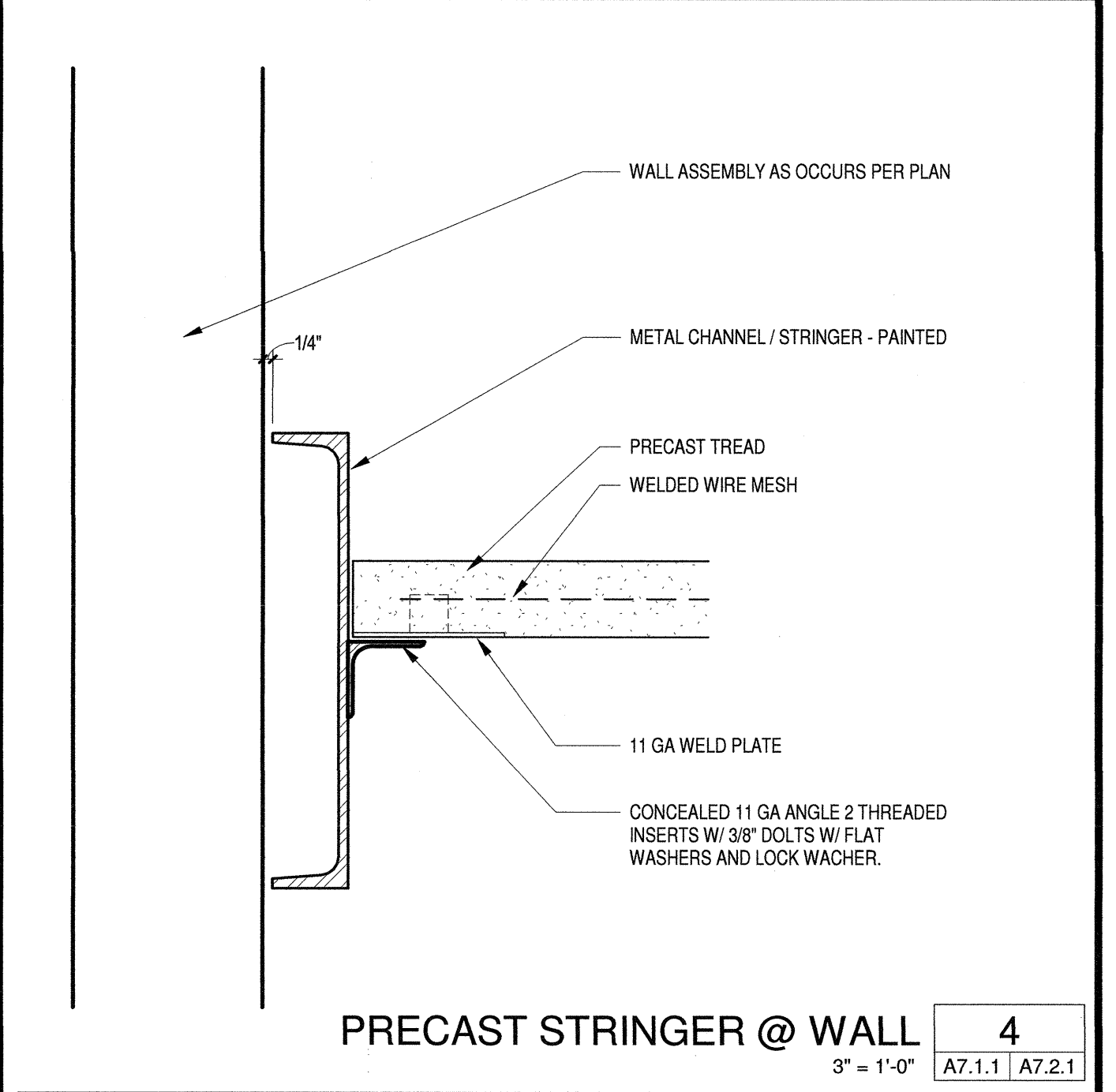
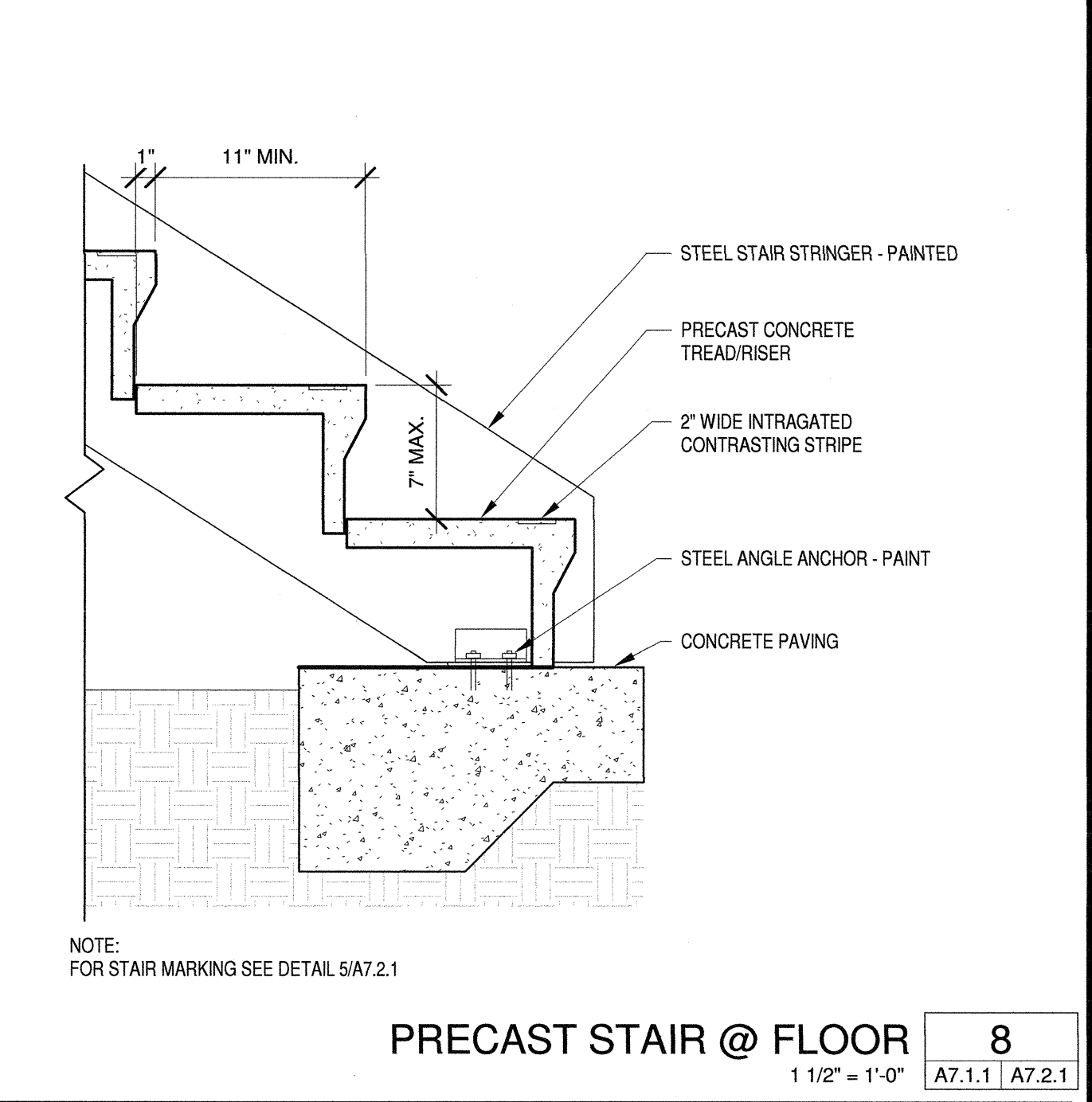
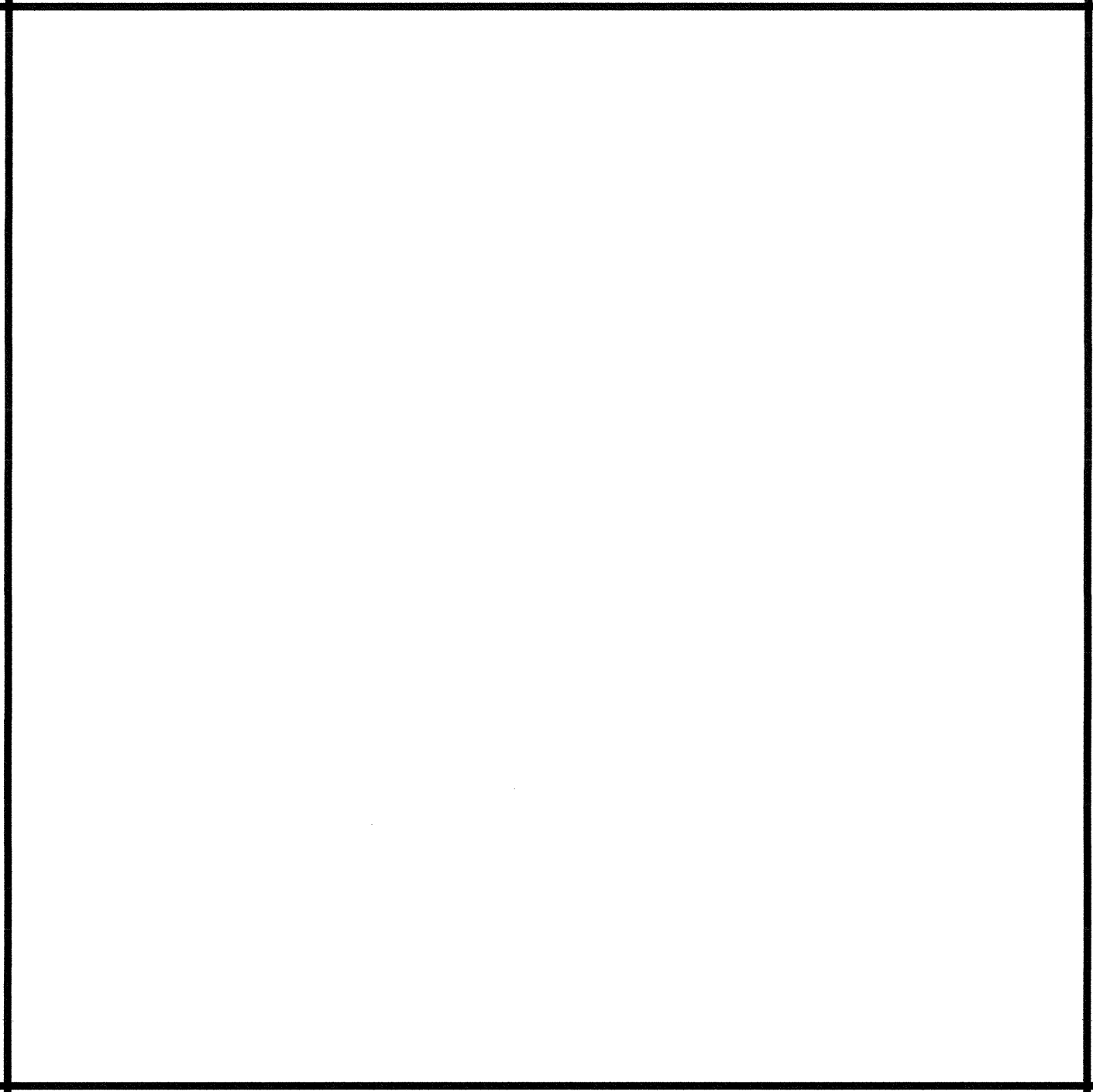
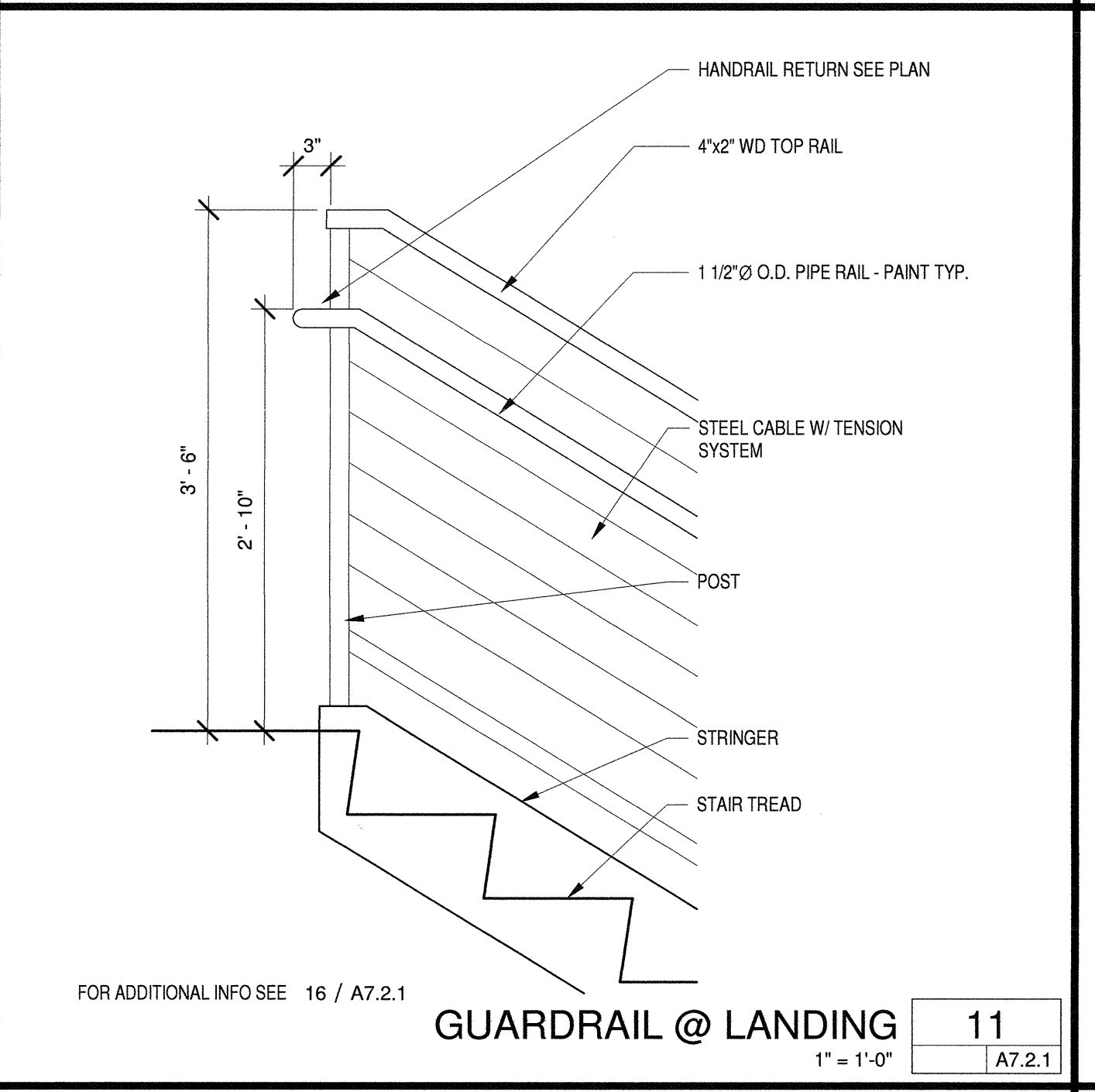
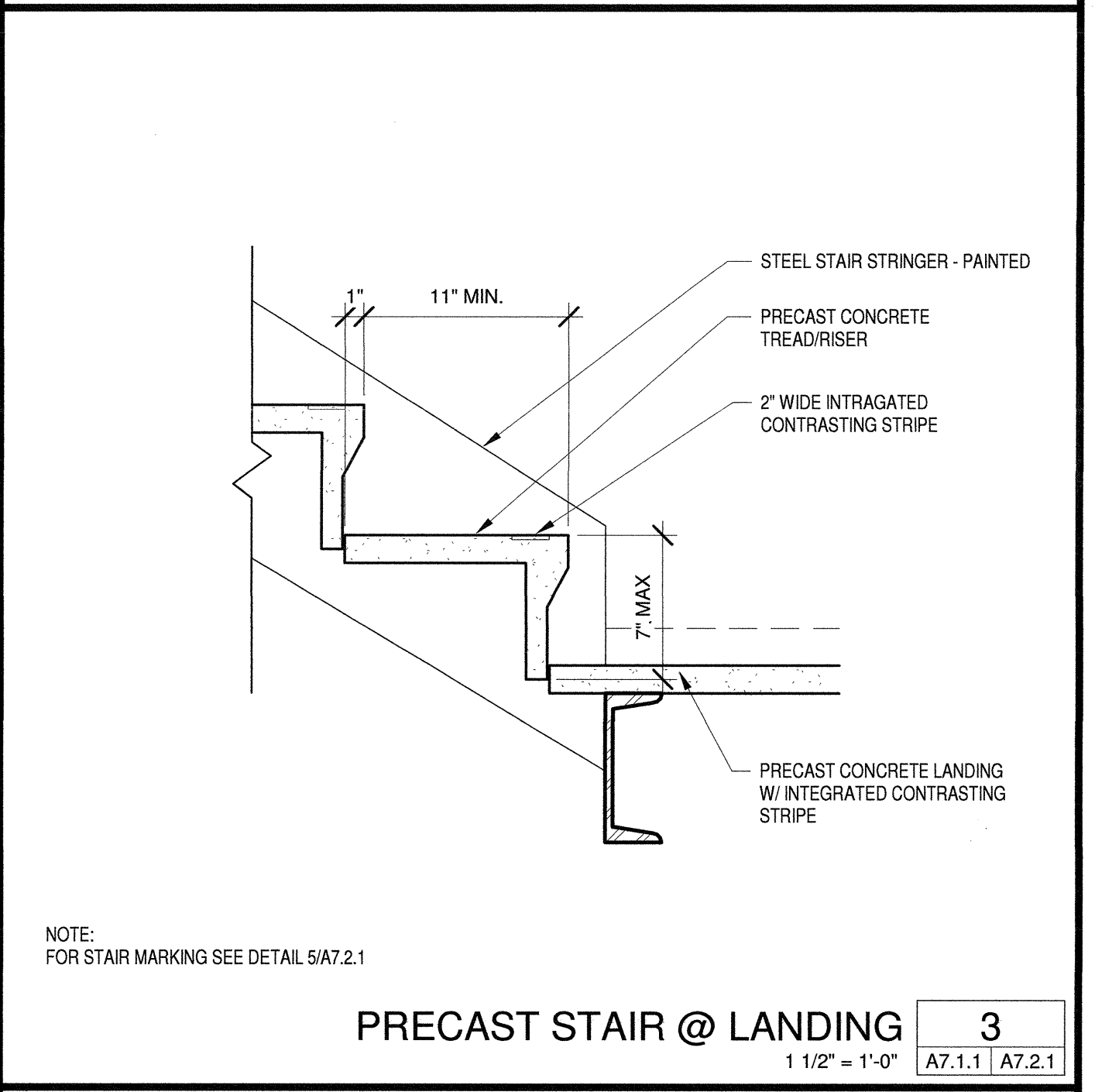
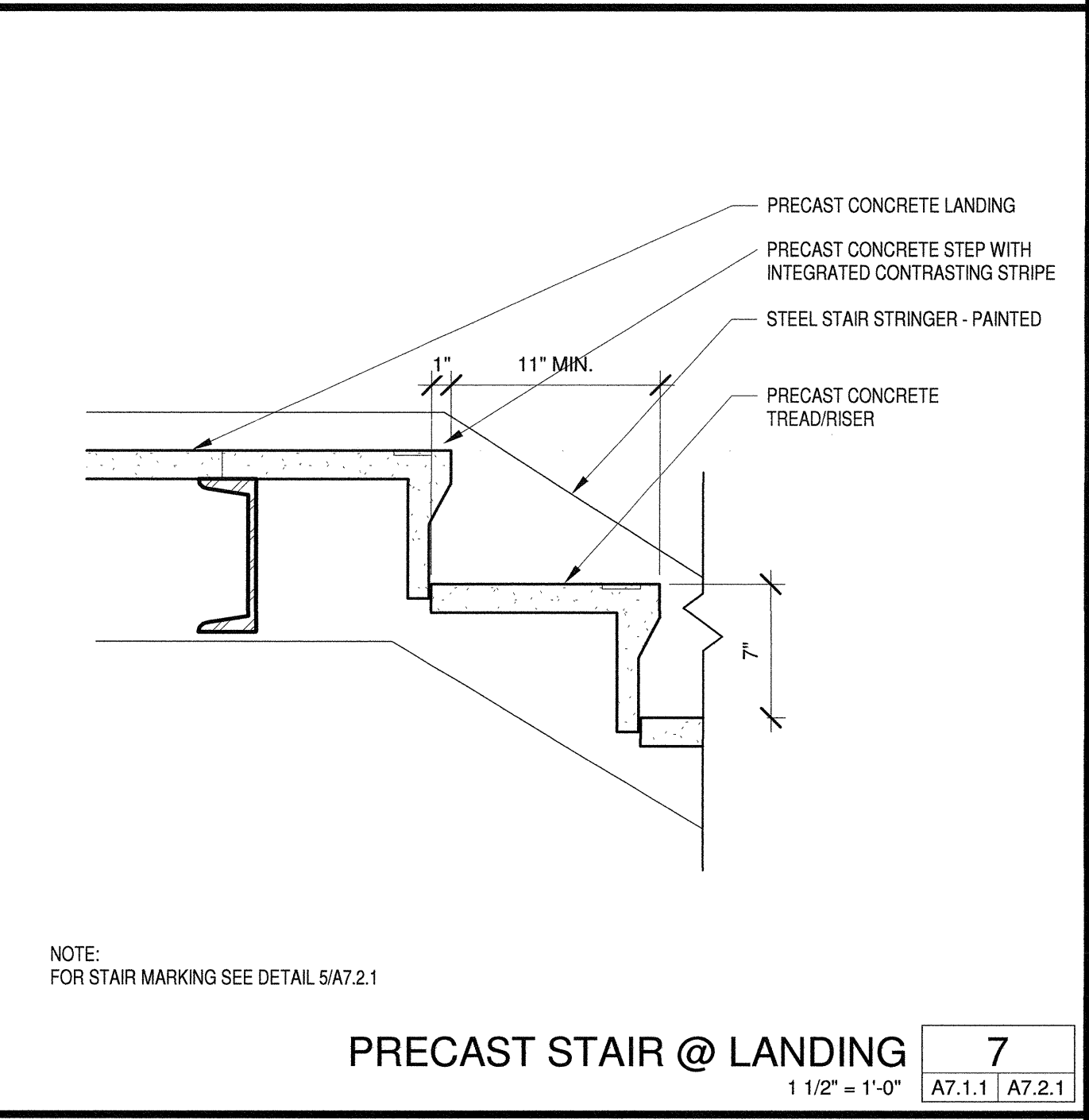
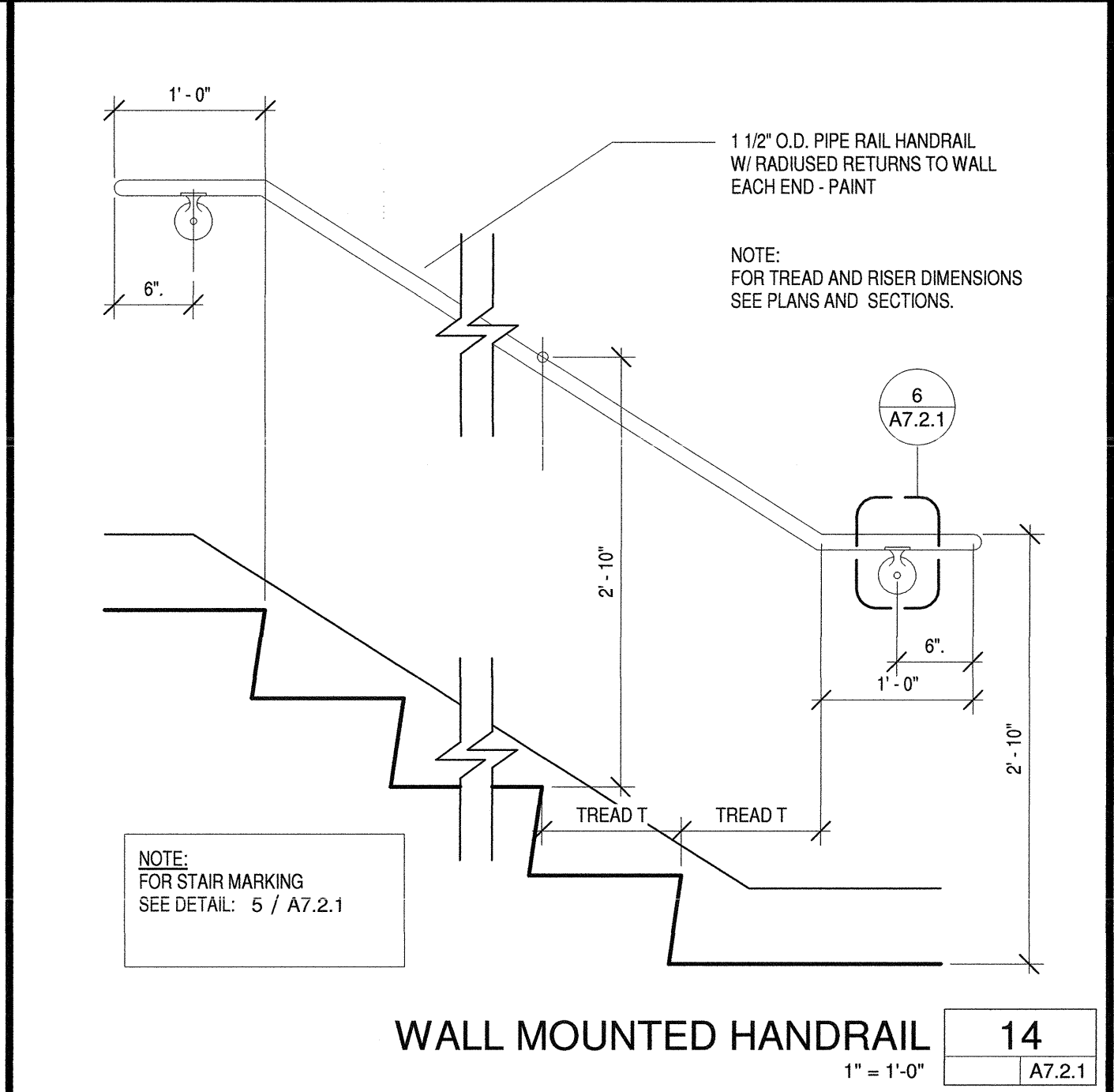
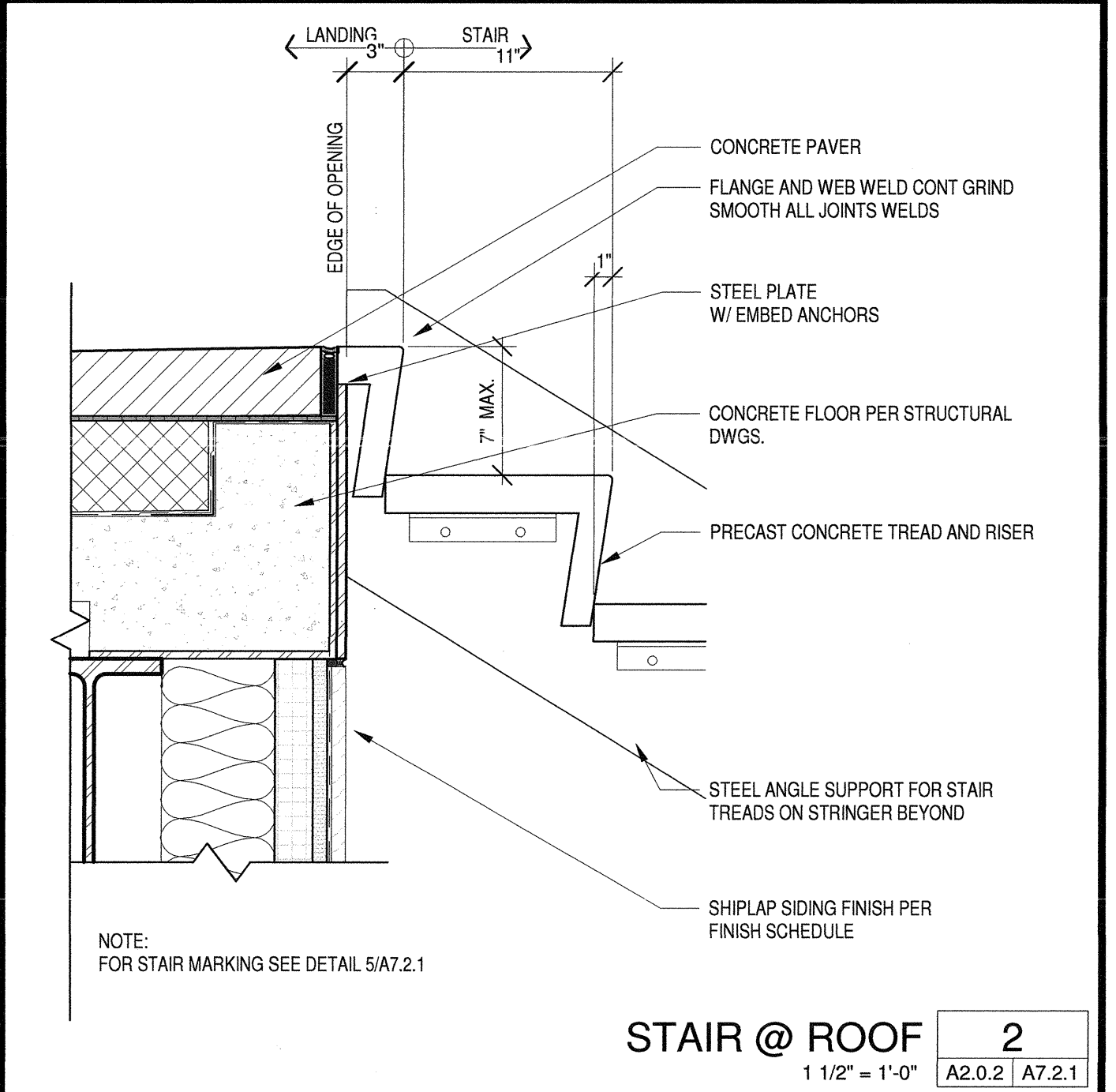
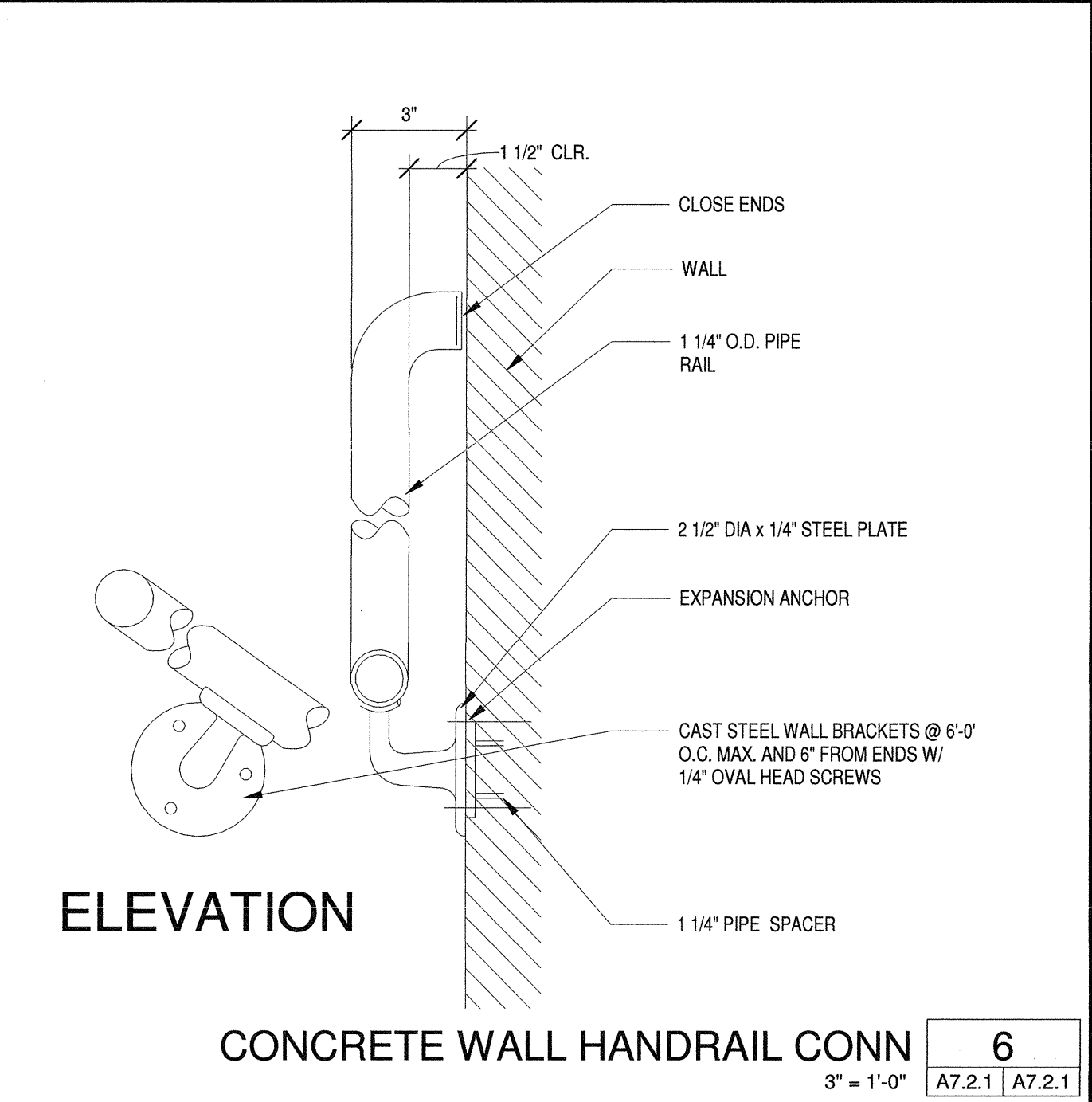
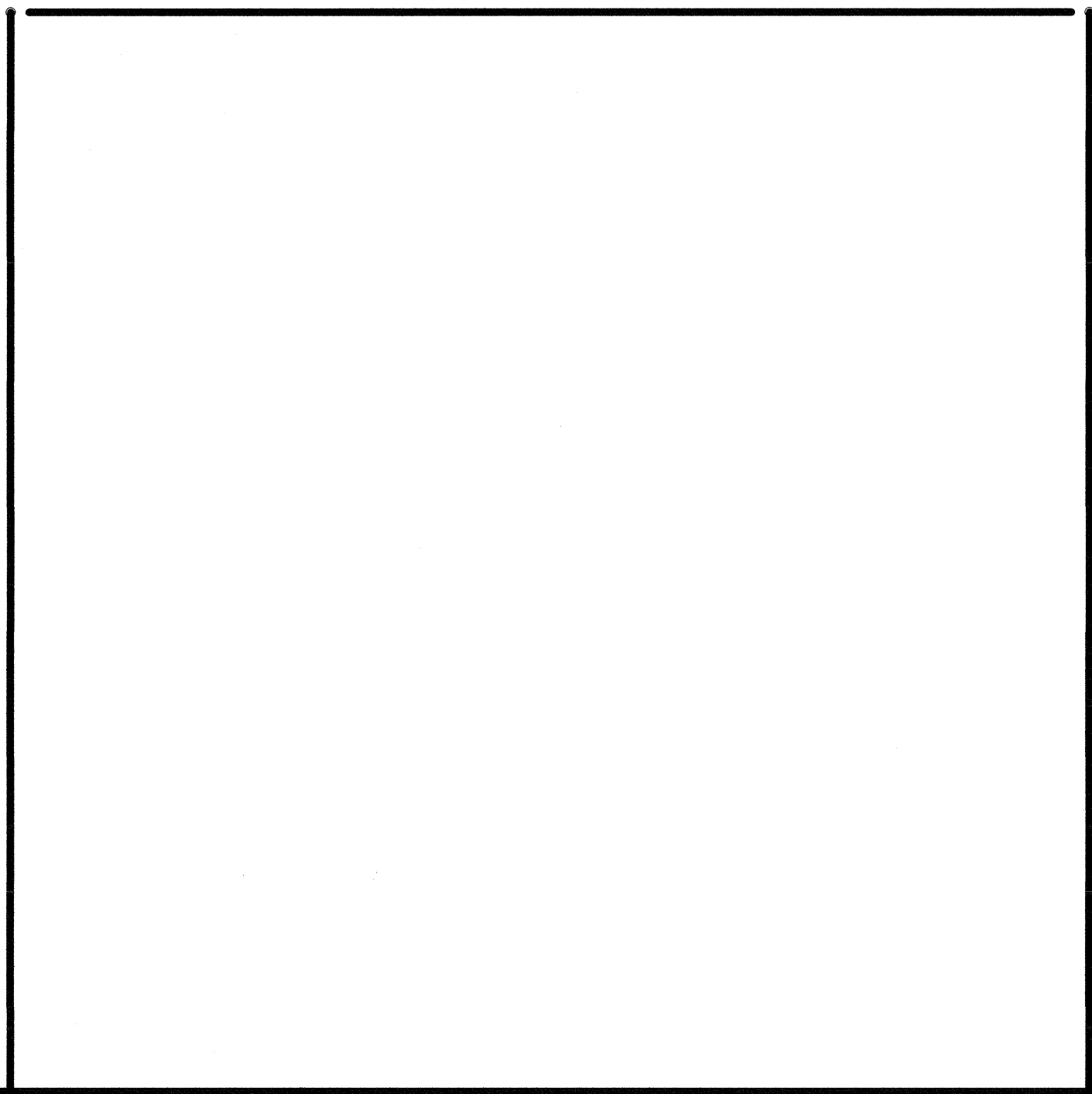
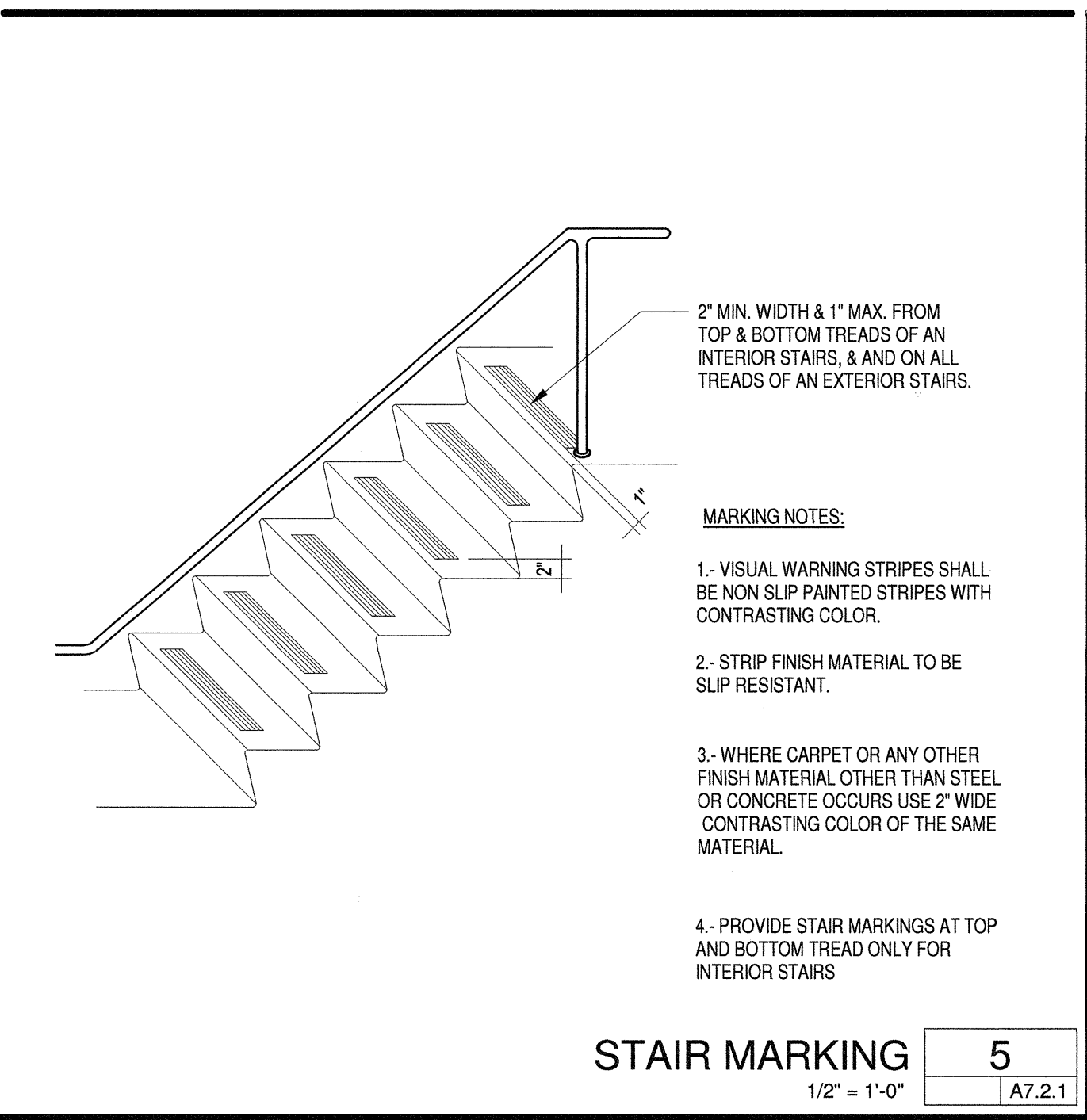


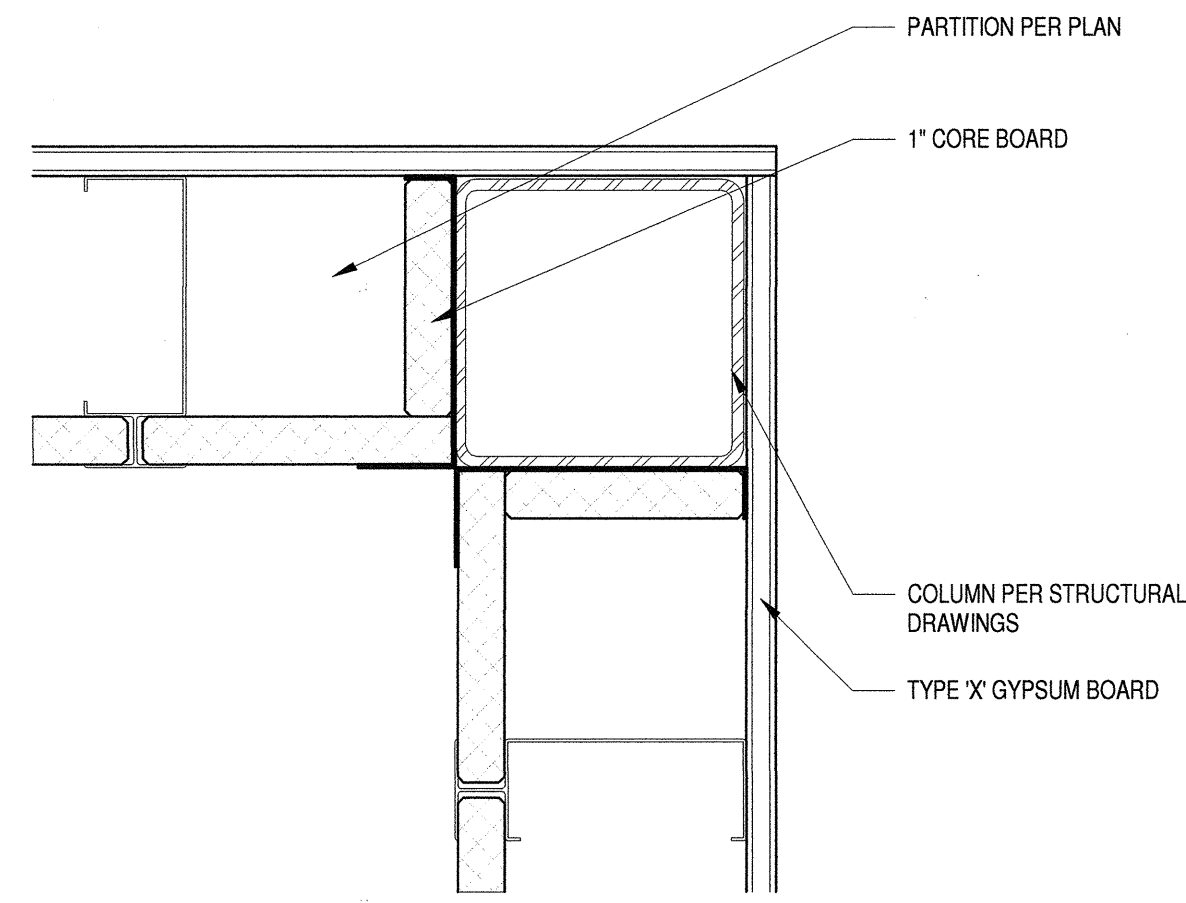
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PROJECT NO.	DATE	ISSUE
19019-10	02/19/2021	

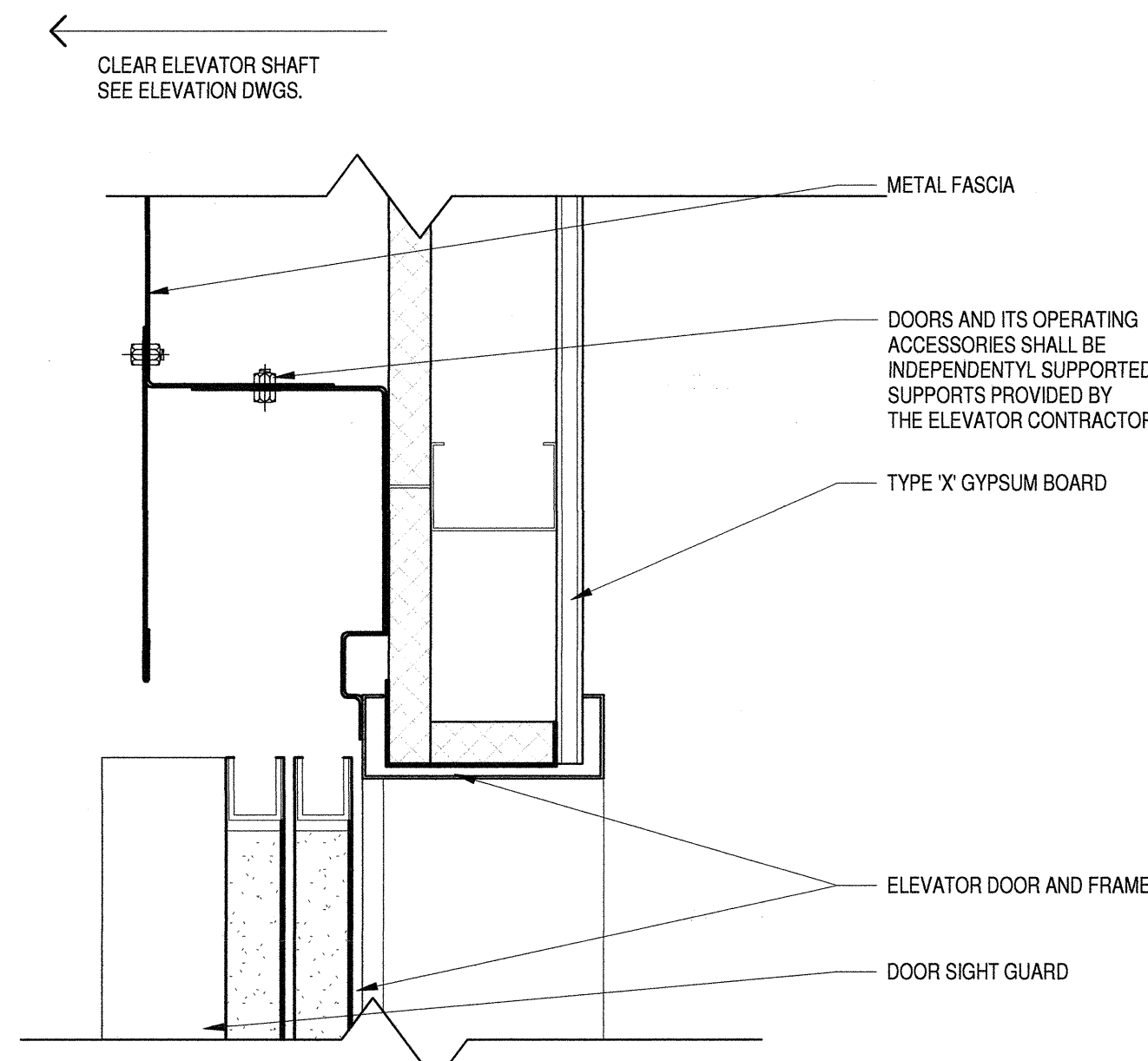
STAIR DETAILS

A7.2.1

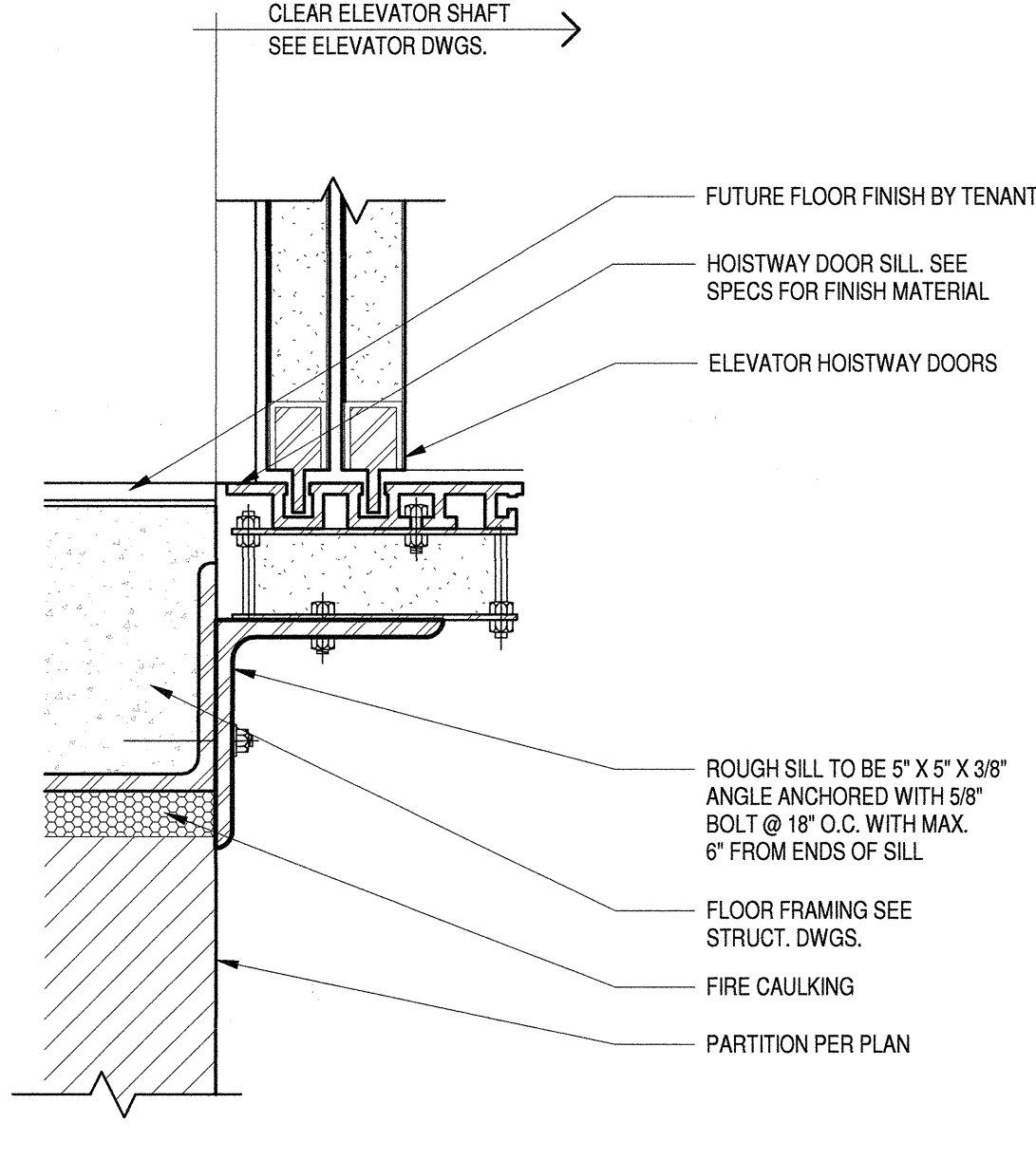




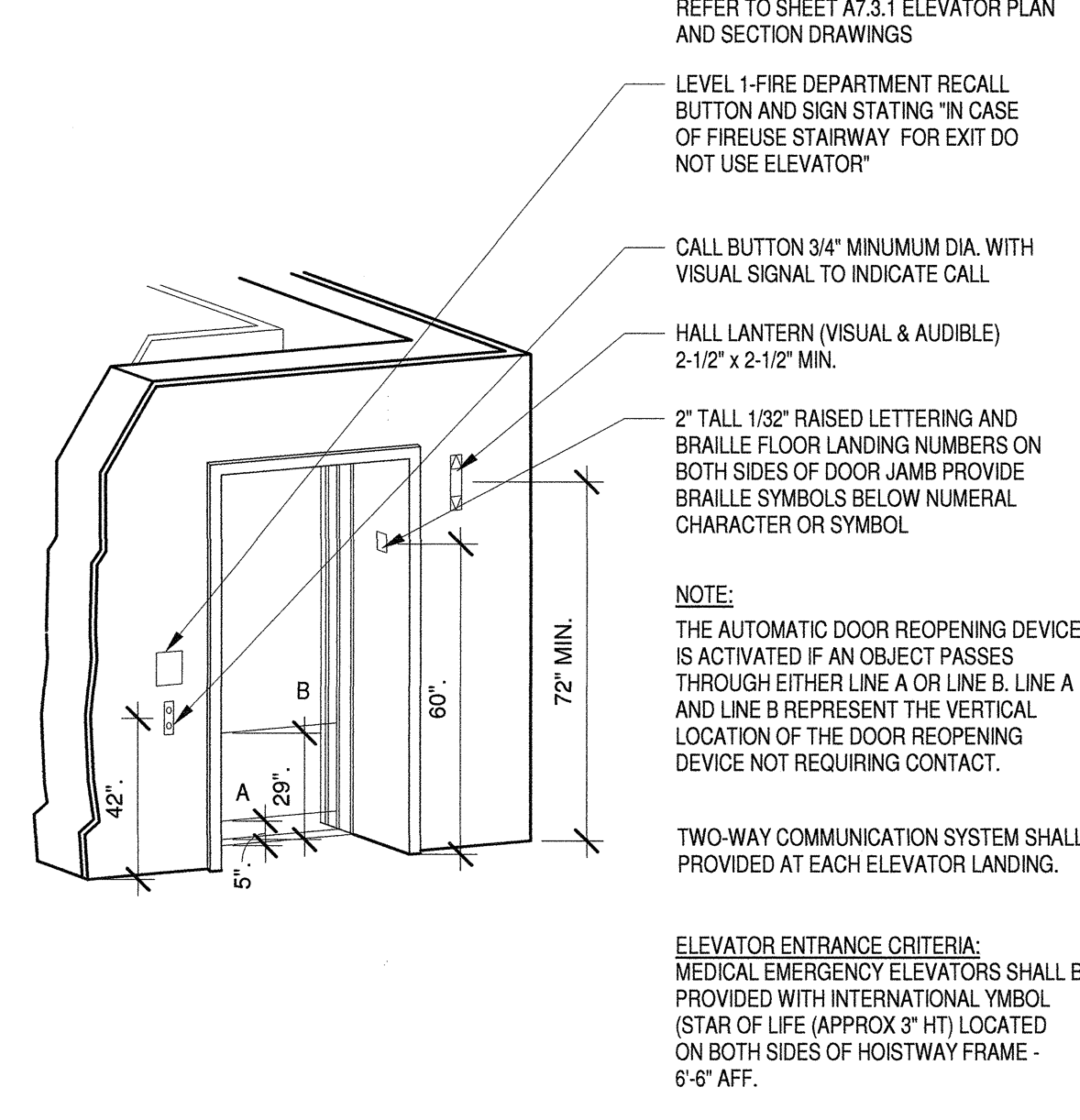
ELEVATOR WALL AT CORNER 17
3" = 1'-0" A7.3.1 A7.3.1



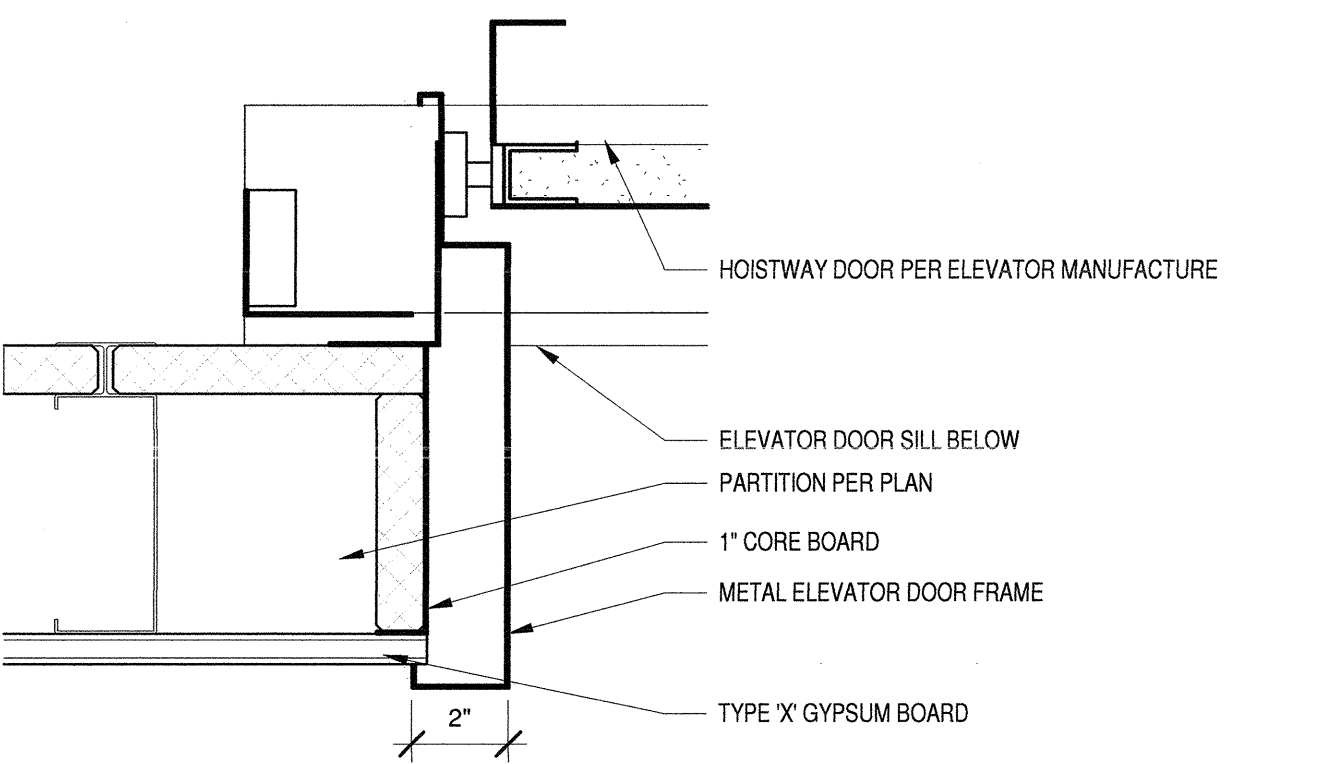
ELEVATOR DOOR HEAD 13
3" = 1'-0" A7.3.1 A7.3.1



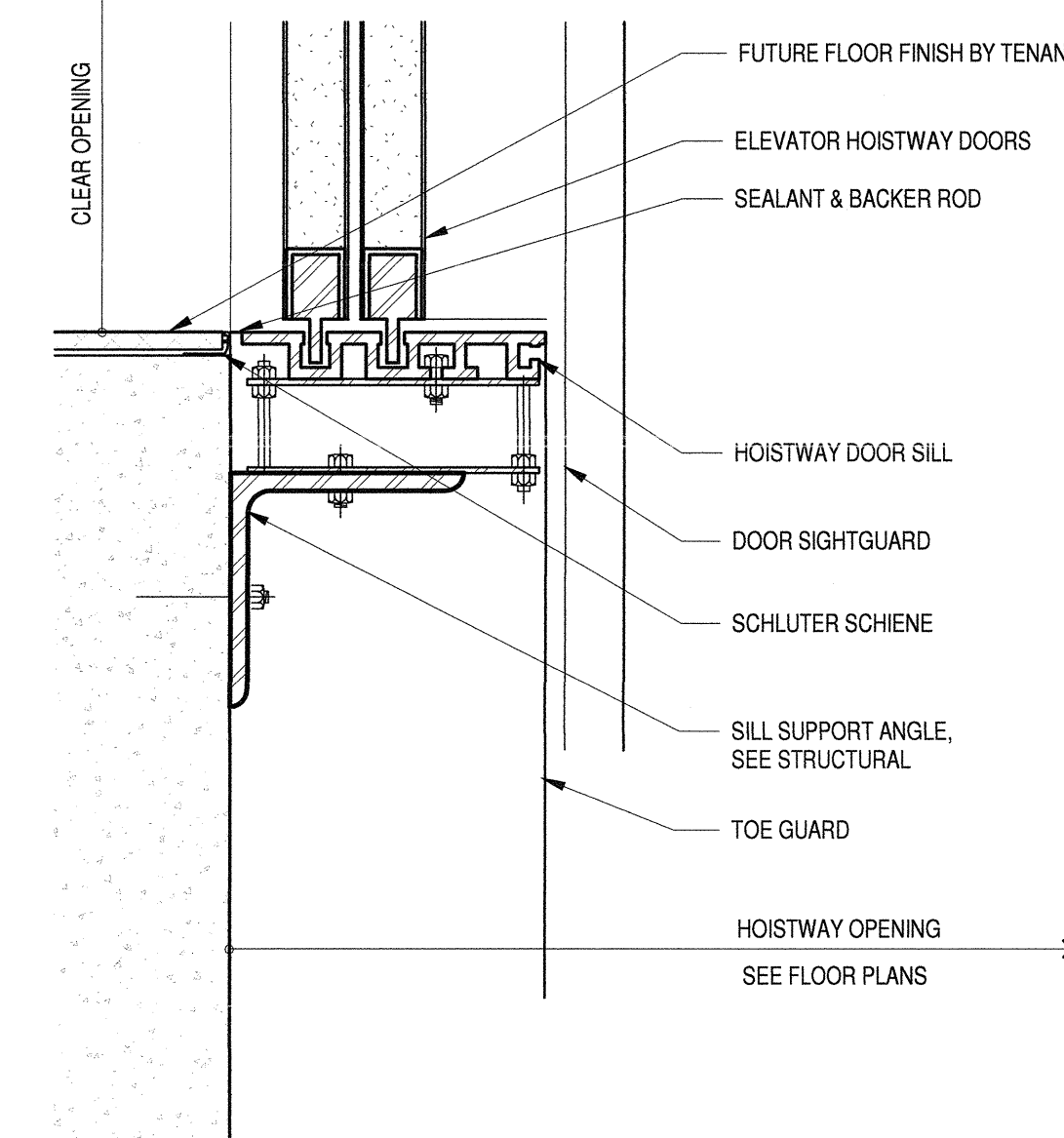
ELEVATOR SILL OVER PARTITION 9
3" = 1'-0" A7.3.1 A7.3.1



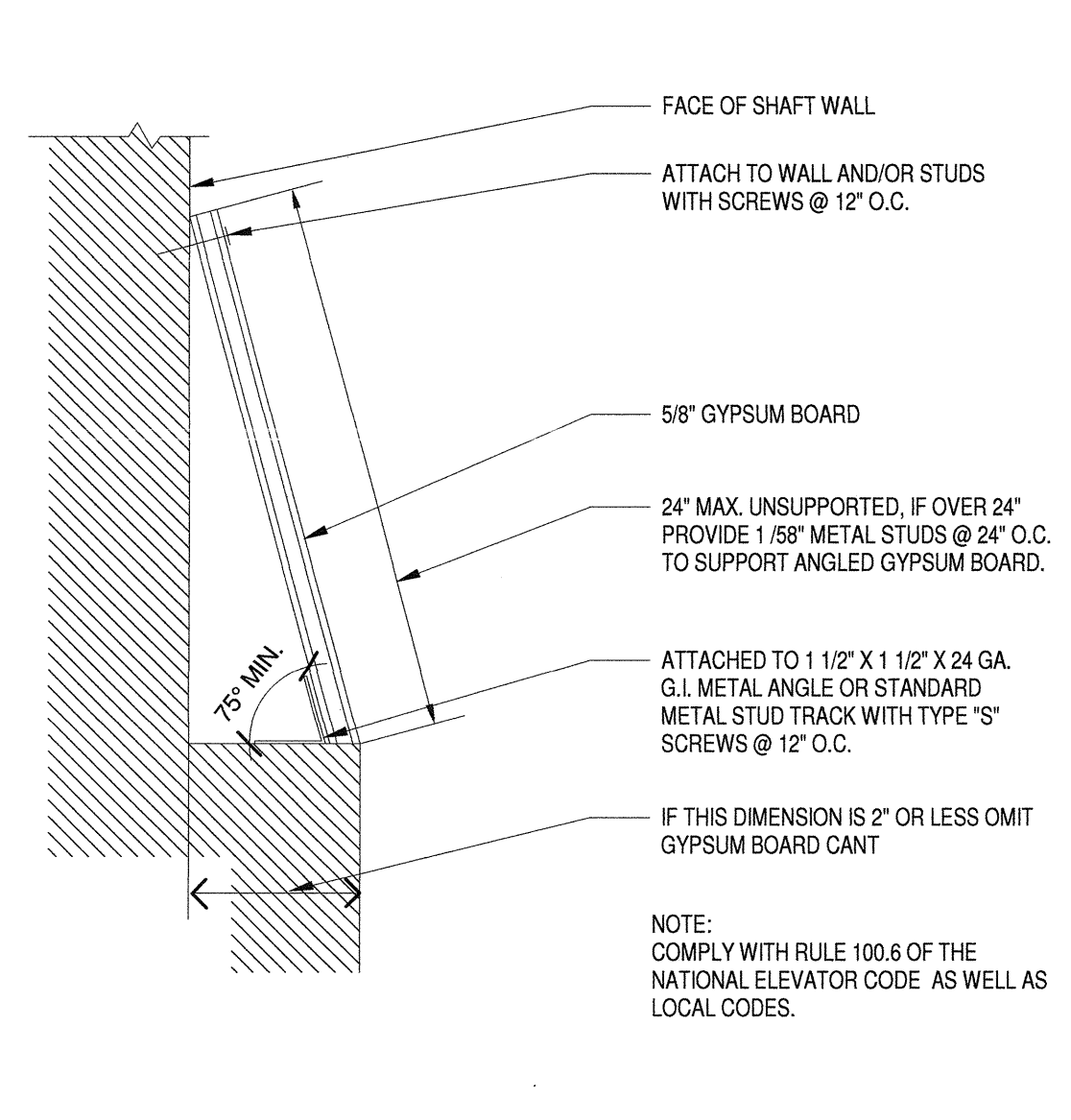
HOISTWAY AND ELEVATOR 5
1/4" = 1'-0" A7.3.1



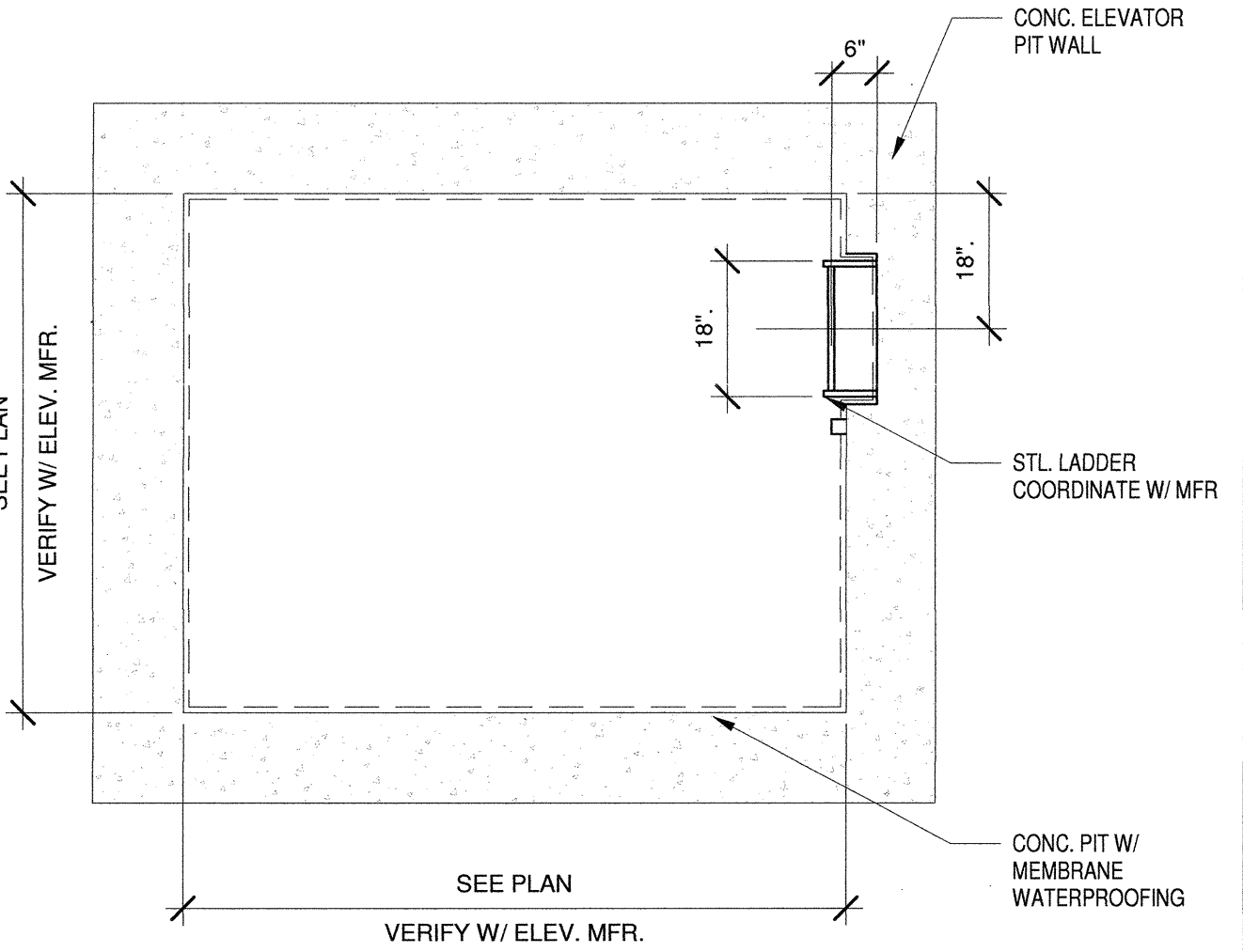
ELEVATOR DOOR JAMB 14
3" = 1'-0" A7.3.1 A7.3.1



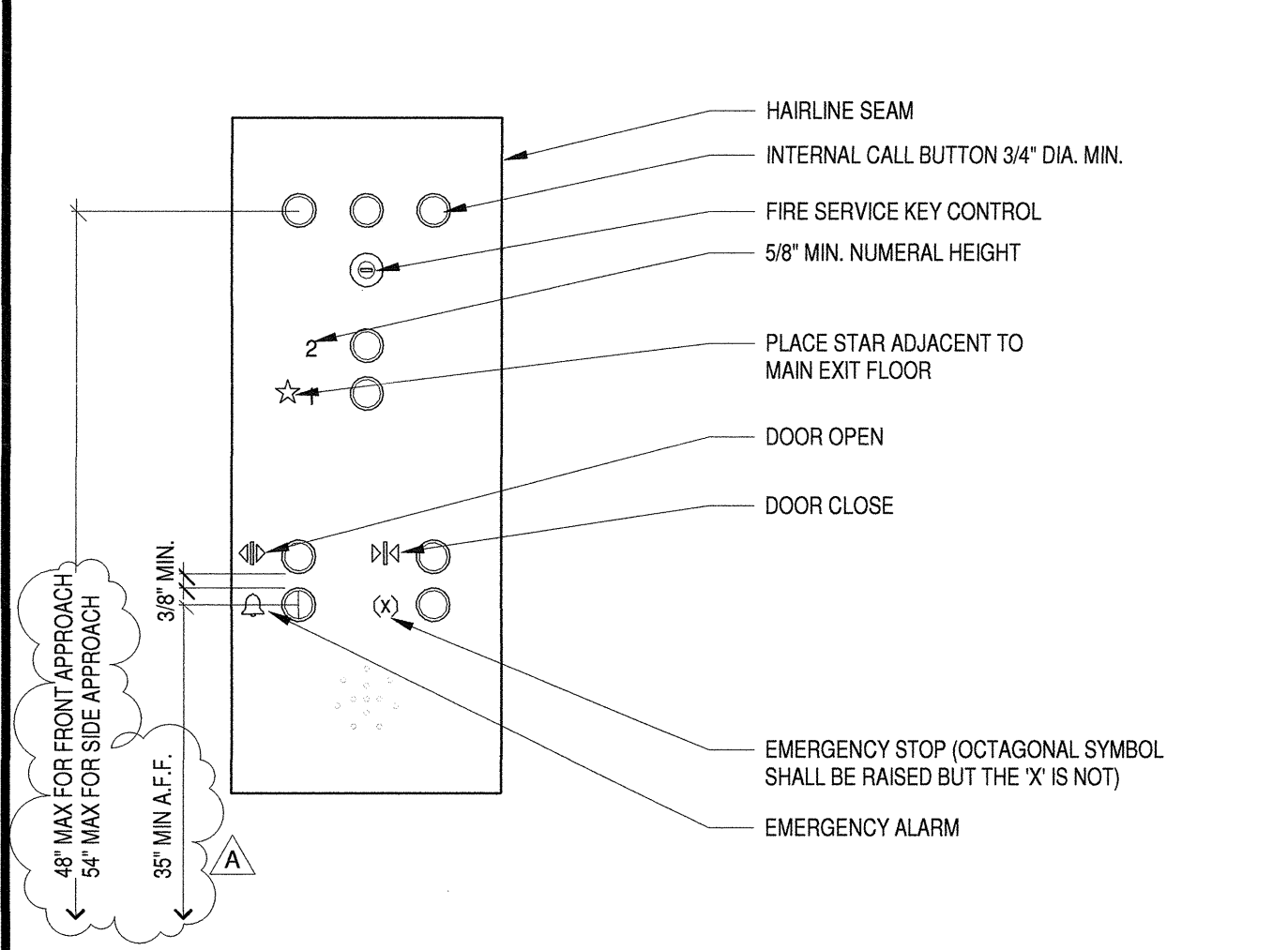
ELEVATOR SILL 10
3" = 1'-0" A7.3.1 A7.3.1



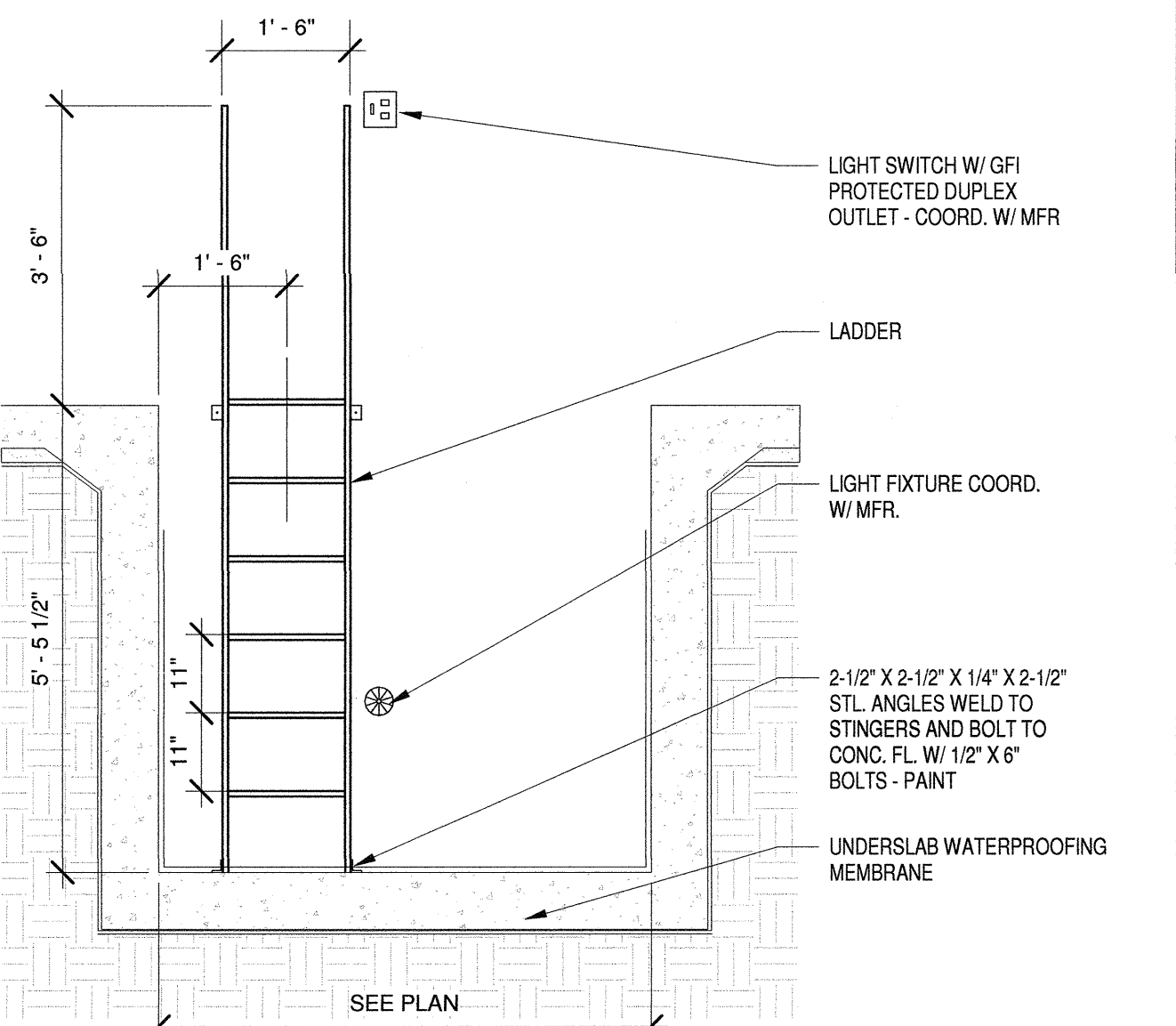
SAFETY CANT 6
3" = 1'-0" A7.3.1



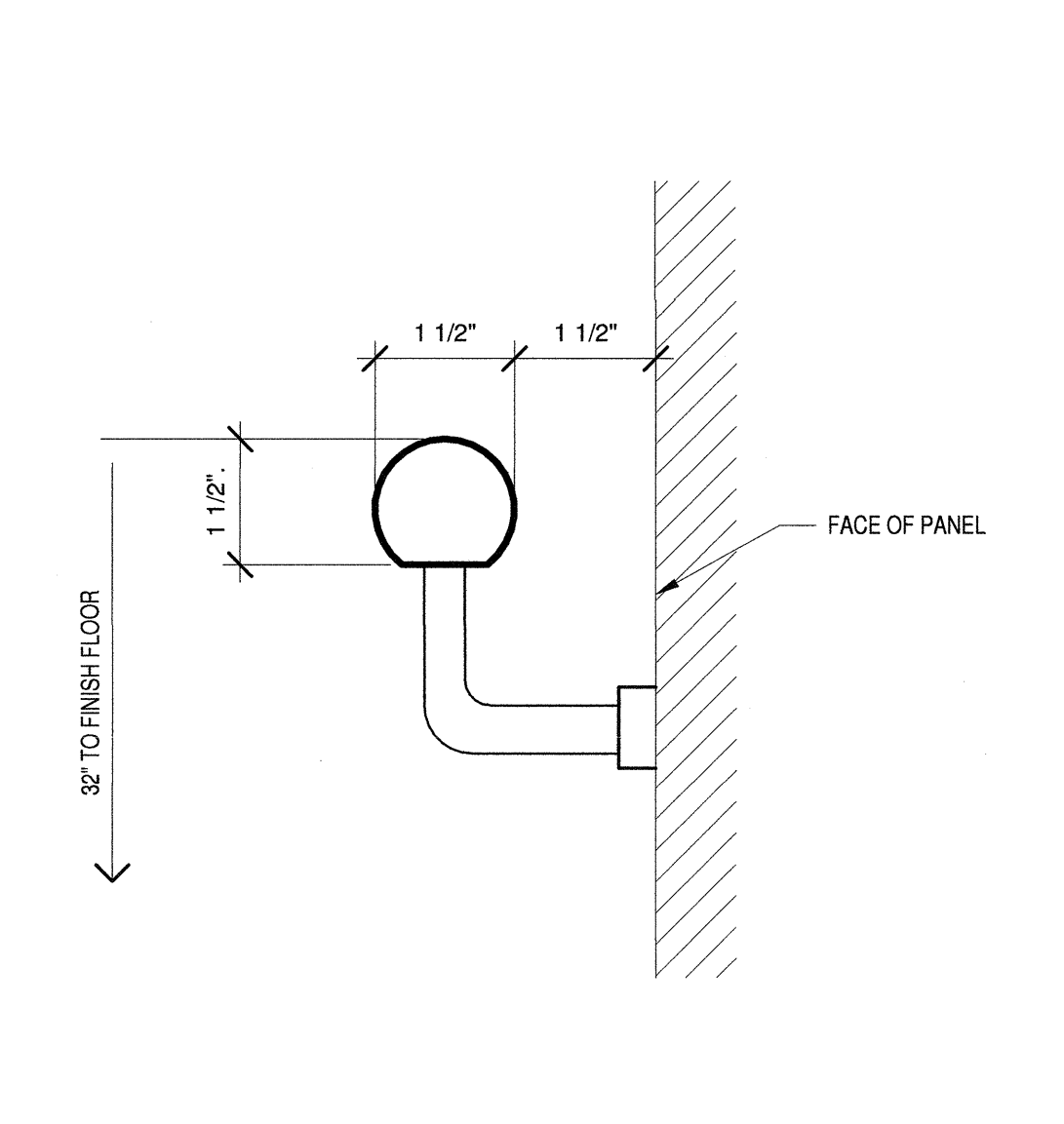
ELEVATOR PIT PLAN 15
1/2" = 1'-0" A7.3.1



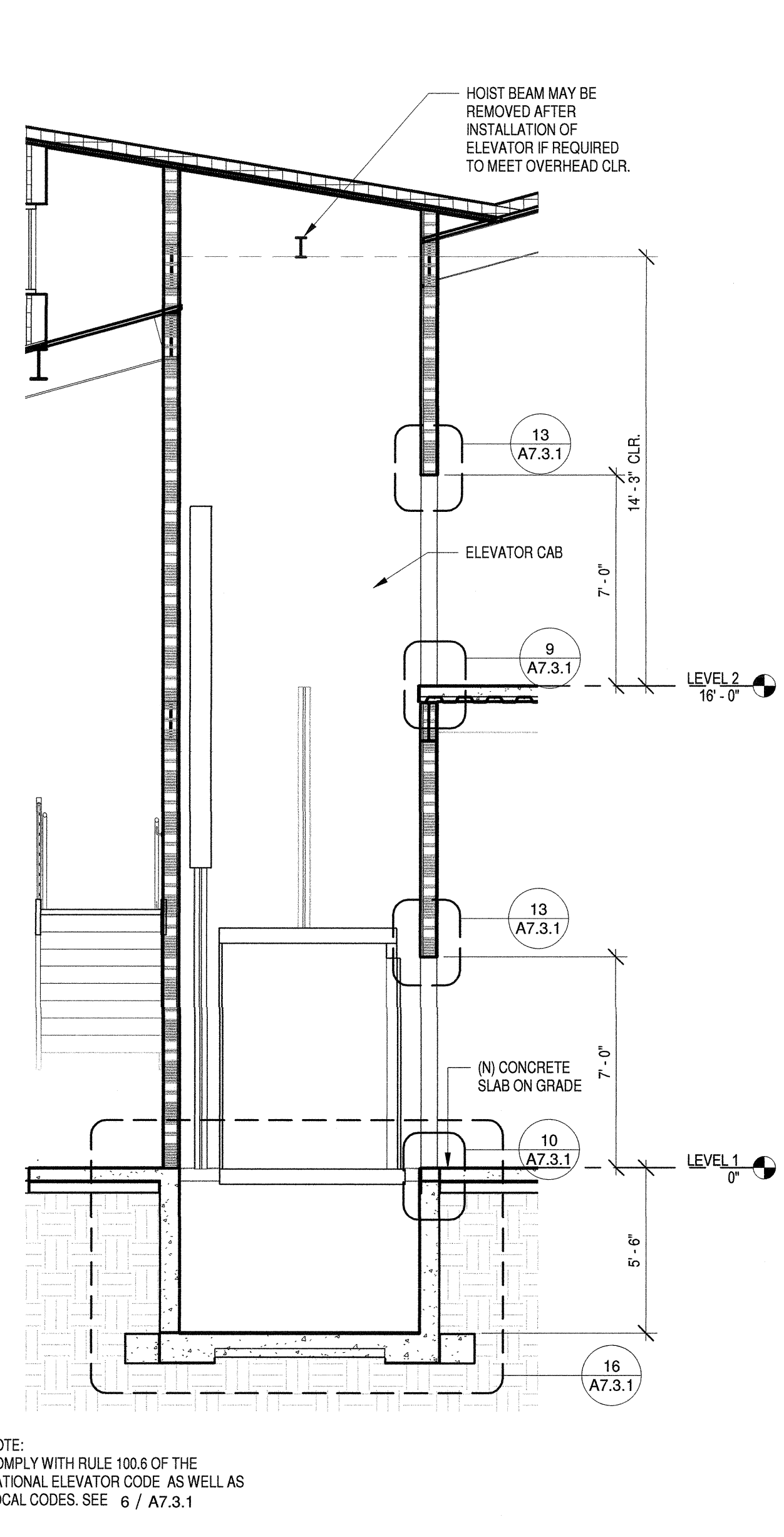
ELEVATOR CONTROL PANEL 11
1 1/2" = 1'-0" A7.3.1



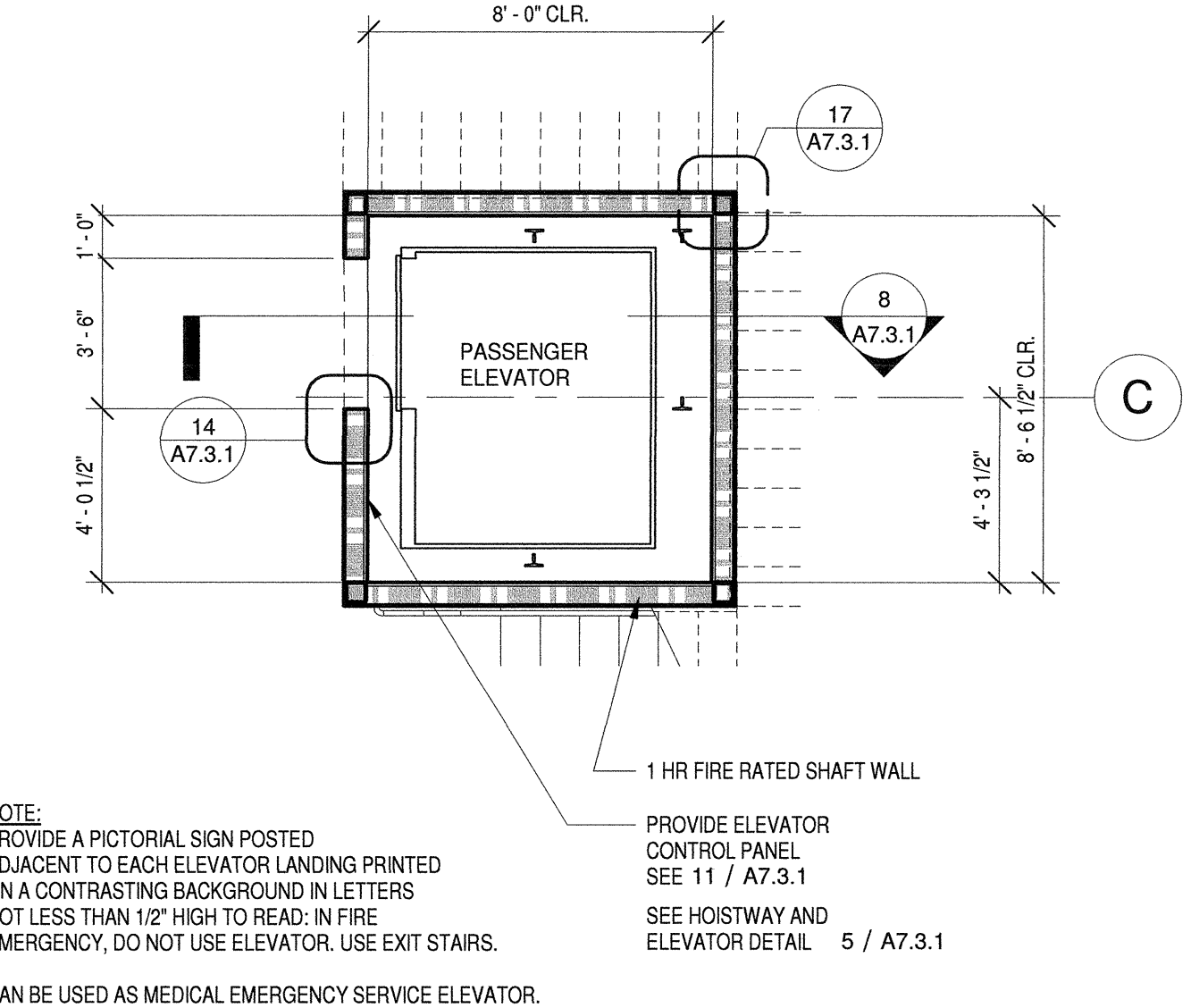
ELEVATOR PIT SECTION 16
1/2" = 1'-0" A7.3.1 A7.3.1



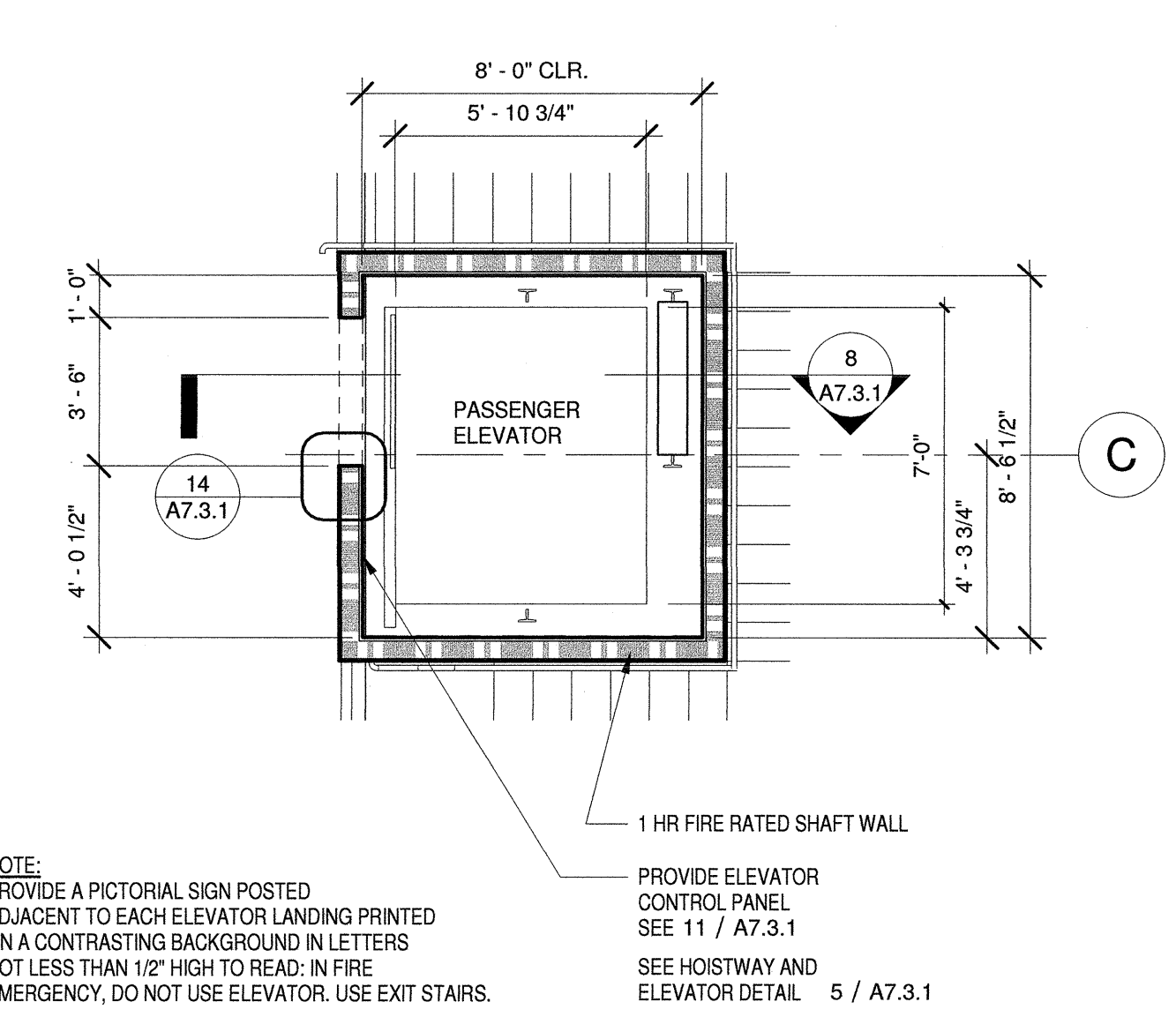
ELEVATOR HANDRAIL SECTION 12
6" = 1'-0" A7.3.1



ELEVATOR SECTION 8
1/4" = 1'-0" A7.1.1 A7.3.1



ELEVATOR PLAN - LEVEL 1 3
1/4" = 1'-0" A2.0.1 A7.3.1

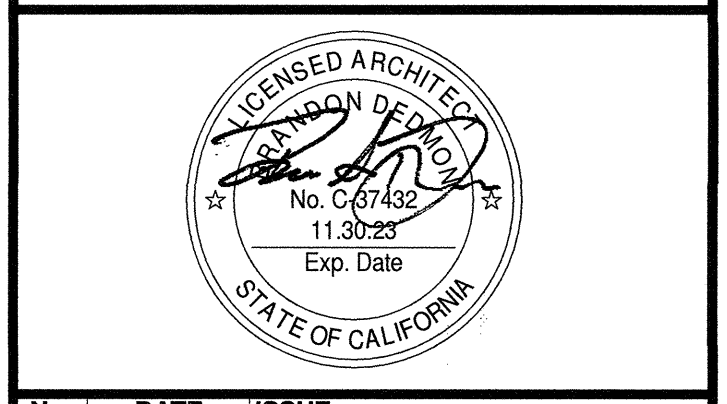


ELEVATOR PLAN - LEVEL 2 4
1/4" = 1'-0" A2.0.2 A7.3.1

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BUILDING 10
24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
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No.	DATE	ISSUE
10/08/2020	DESIGN DEVELOPMENT	
11/26/2020	30% CONSTRUCTION DOCUMENTS	
02/19/2021	50% CONSTRUCTION DOCUMENTS	
06/01/2021	COUNTY SUBMITTAL	
09/24/2021	COUNTY RESUBMITTAL	

PROJECT NO. 19019-10
DATE 02/19/2021
DRAWING NO. **ELEVATOR PLAN AND SECTIONS**

A7.3.1

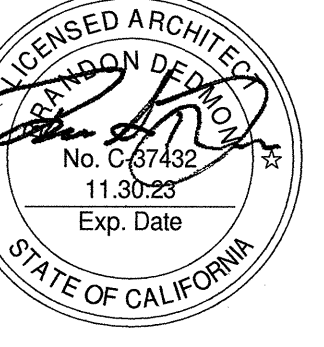
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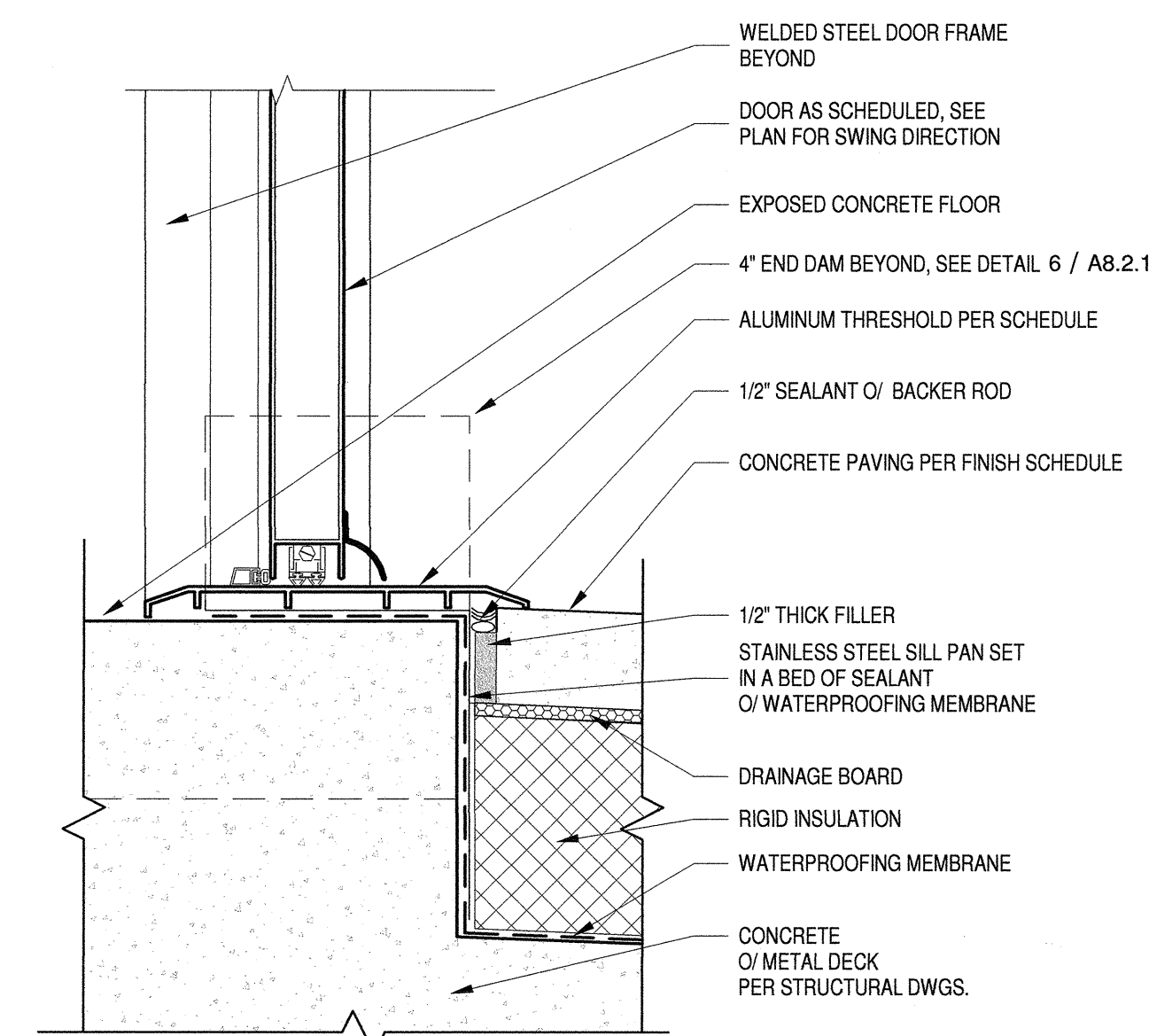
BWP BURNHAM|WARD P R O P E R T I E S



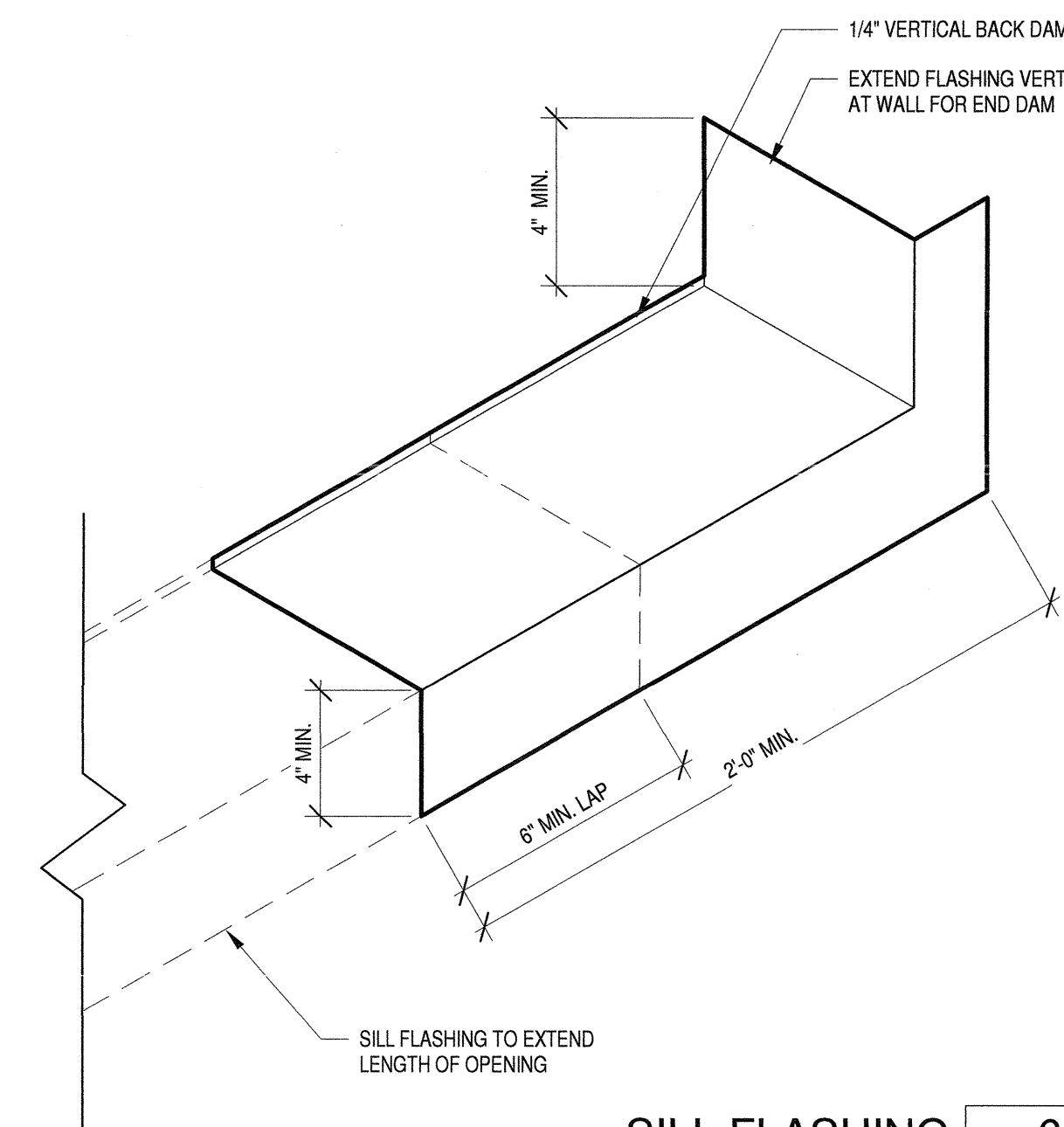
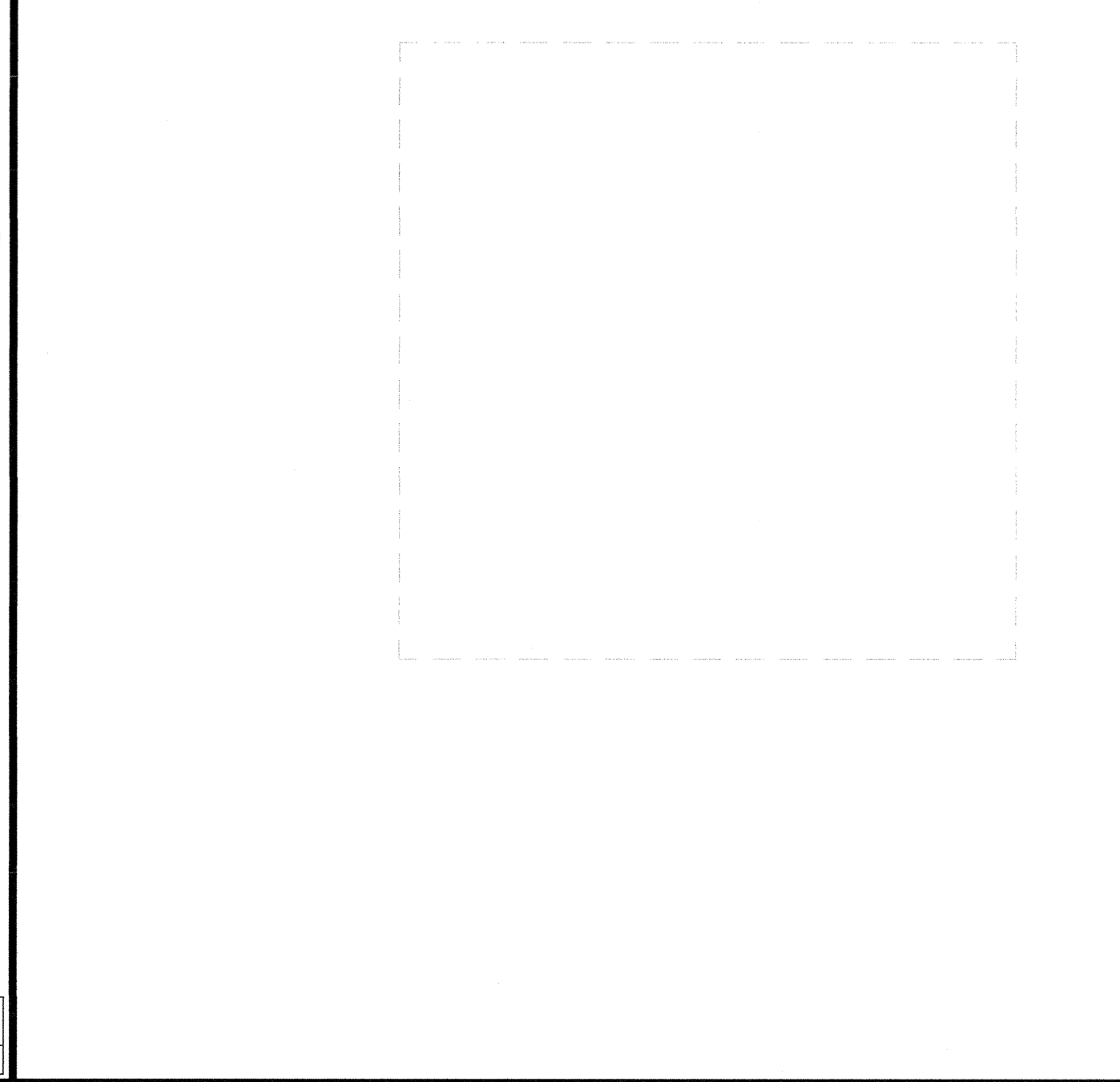
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11/26/2020	11/26/2020	30% CONSTRUCTION DOCUMENTS
02/19/2021	02/19/2021	50% CONSTRUCTION DOCUMENTS
06/01/2021	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019-10
DATE	02/19/2021
DRAWING TITLE	DECK DETAILS
DRAWING NO.	A8.2.1

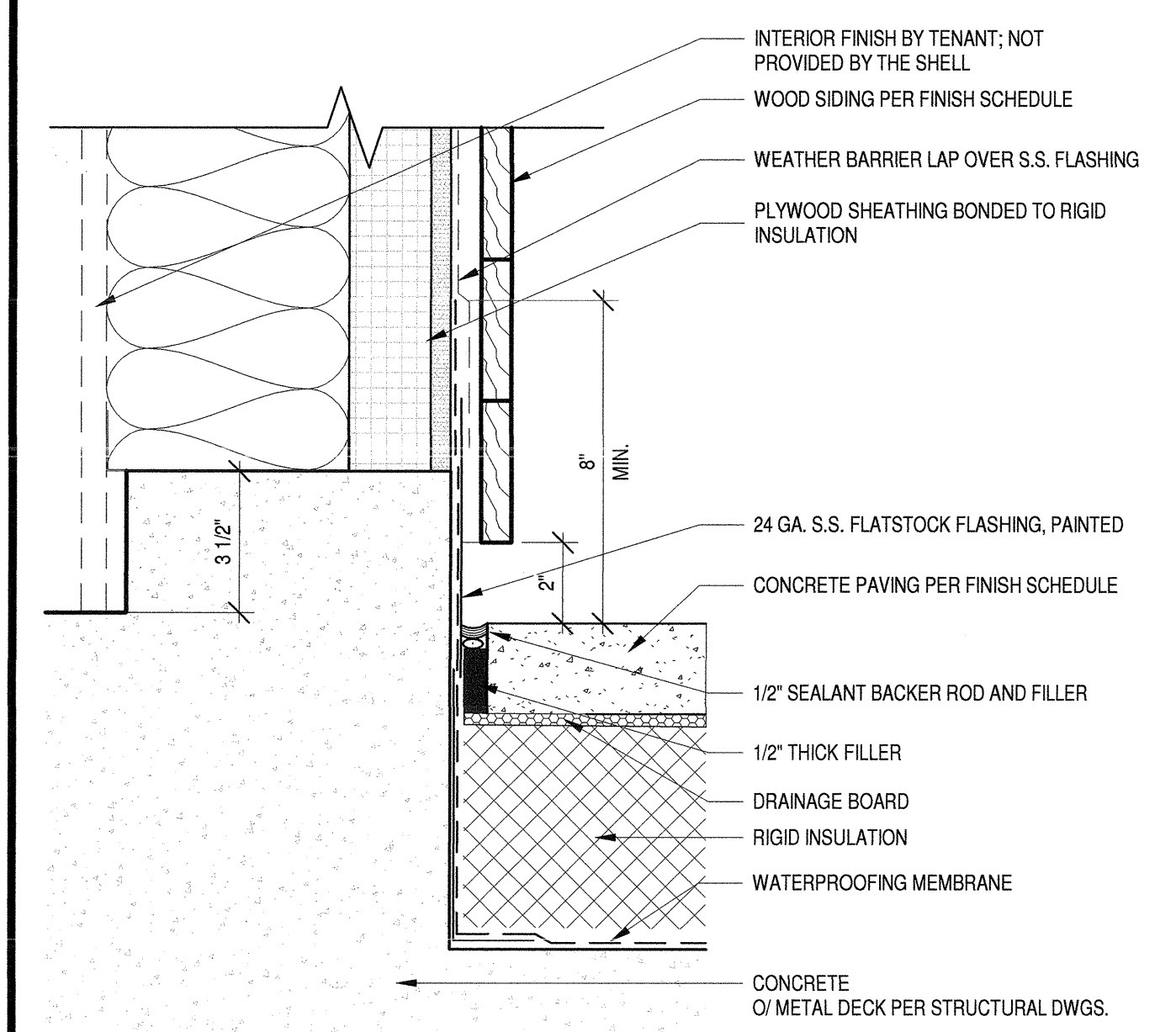
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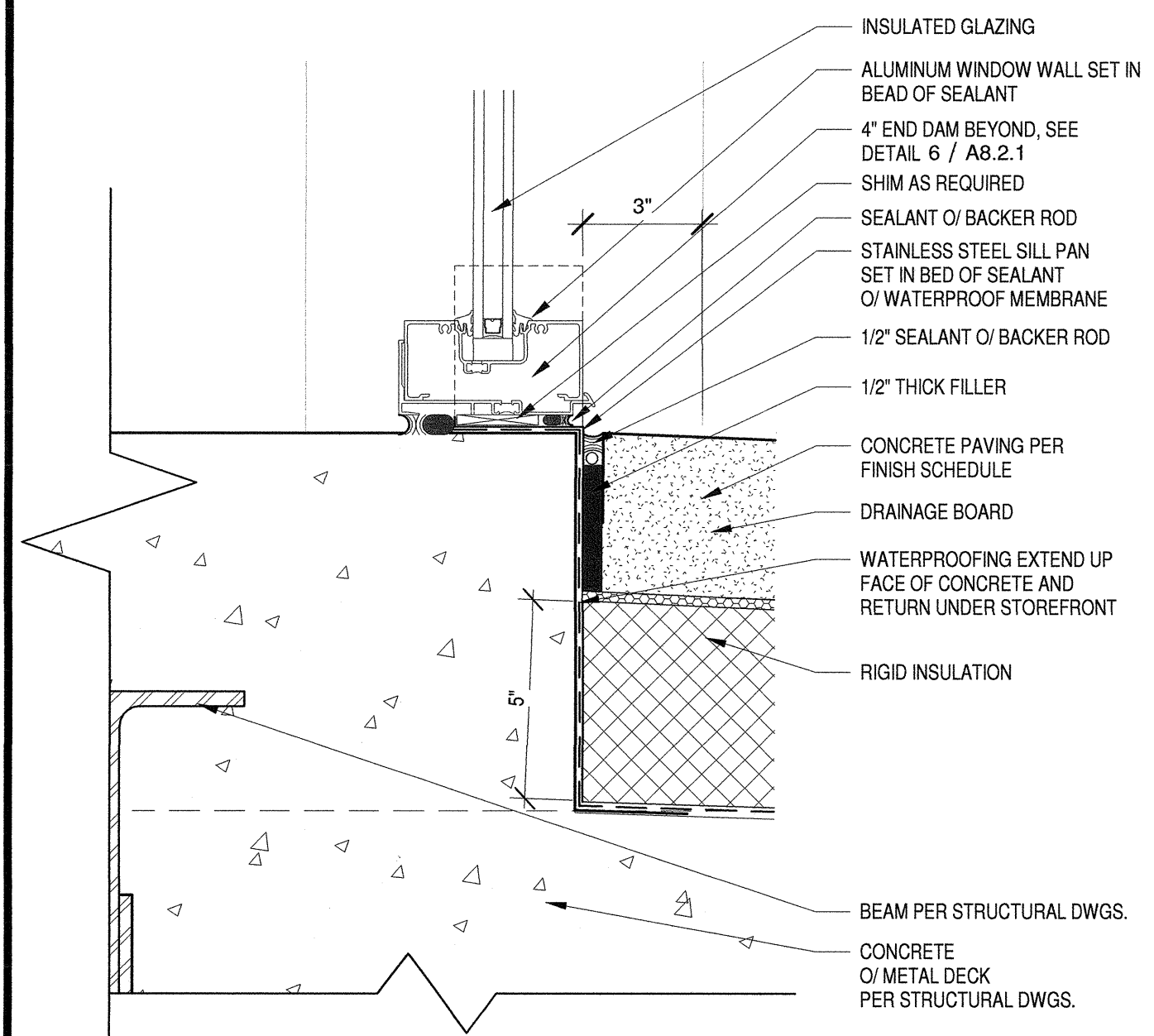
HM DOOR THRESHOLD 5
3" = 1'-0" AB.2.1



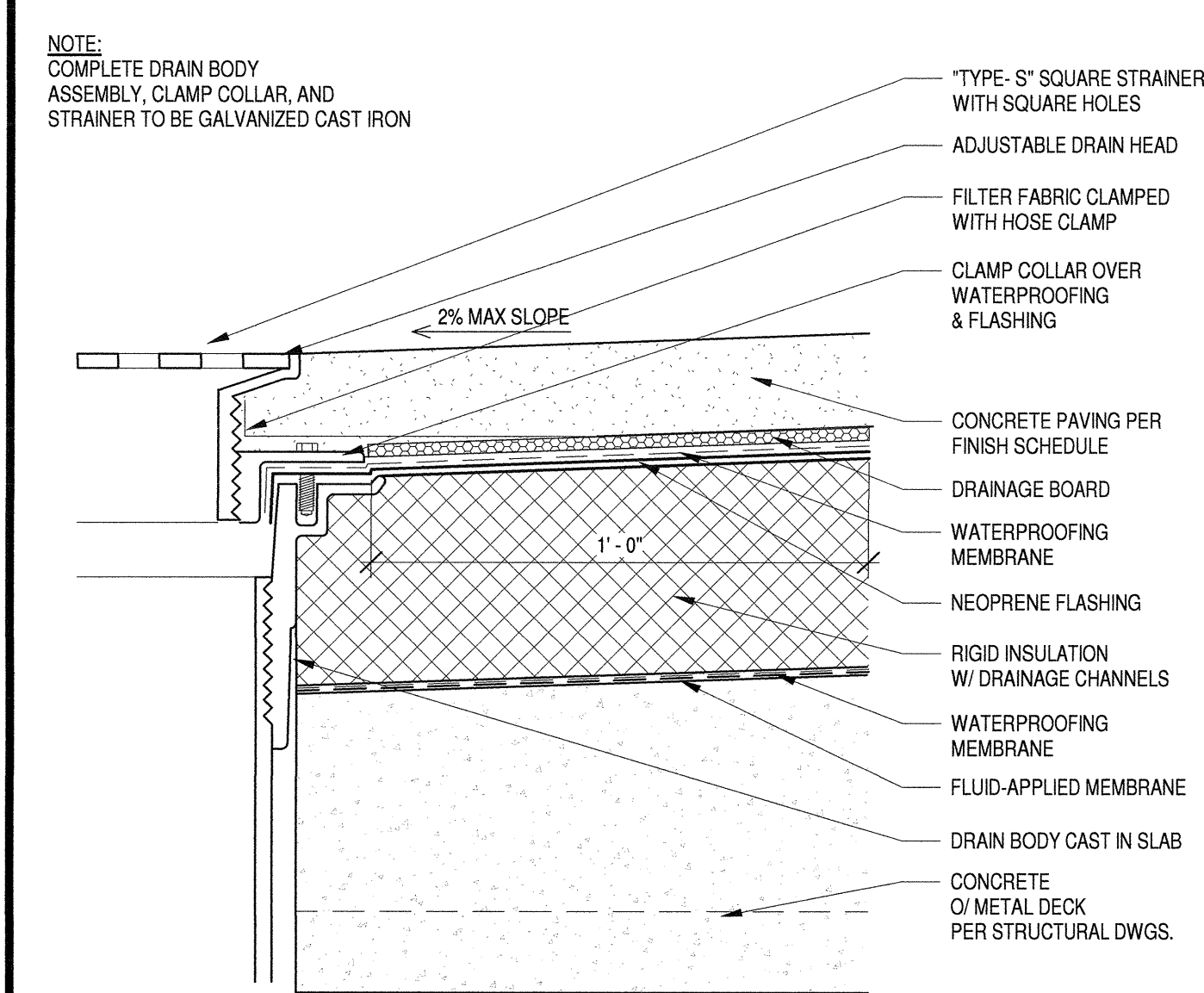
SILL FLASHING 6
3" = 1'-0" AB.2.1



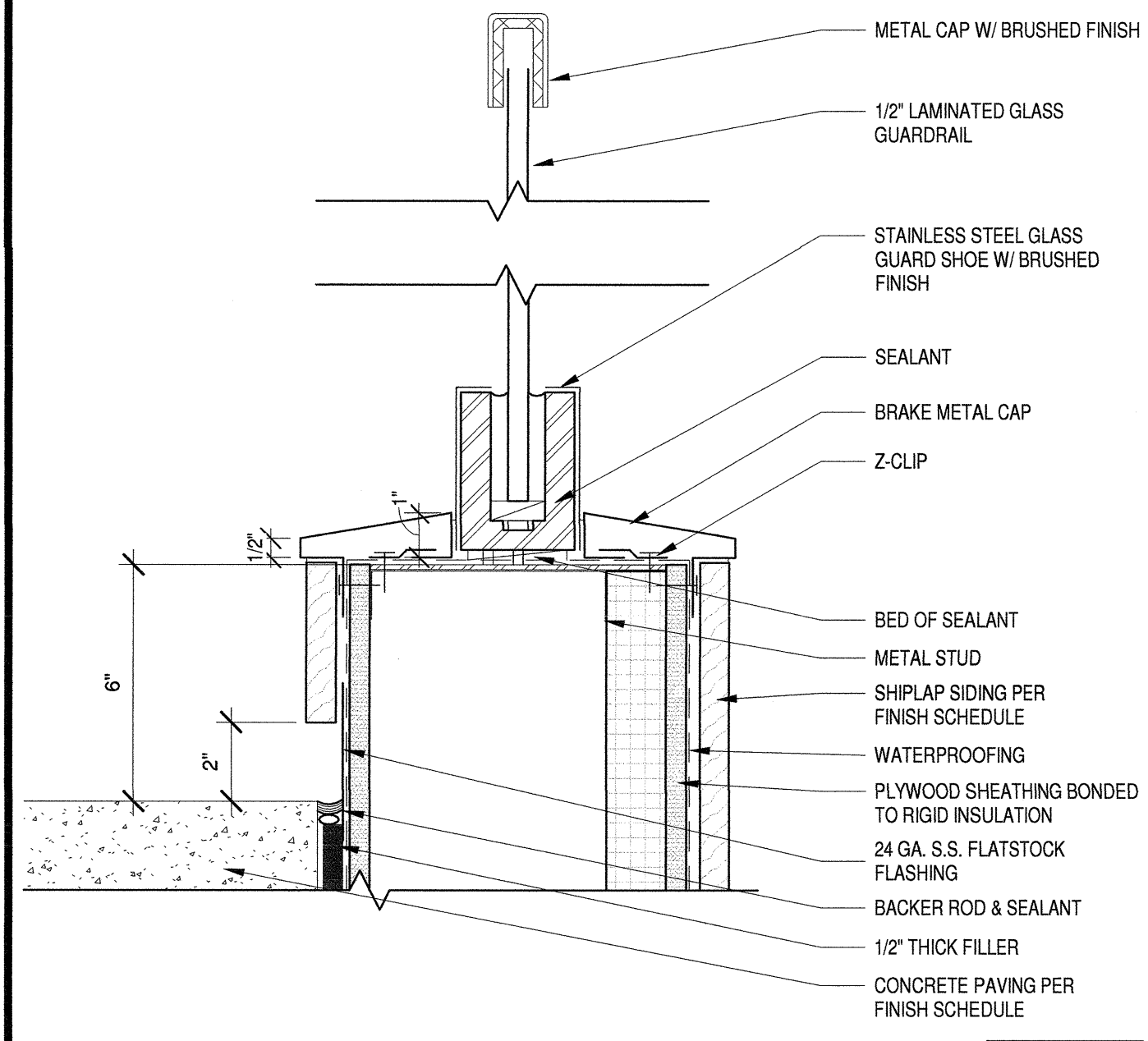
PAVING @ WALL 2
3" = 1'-0" A3.1.1 | AB.2.1



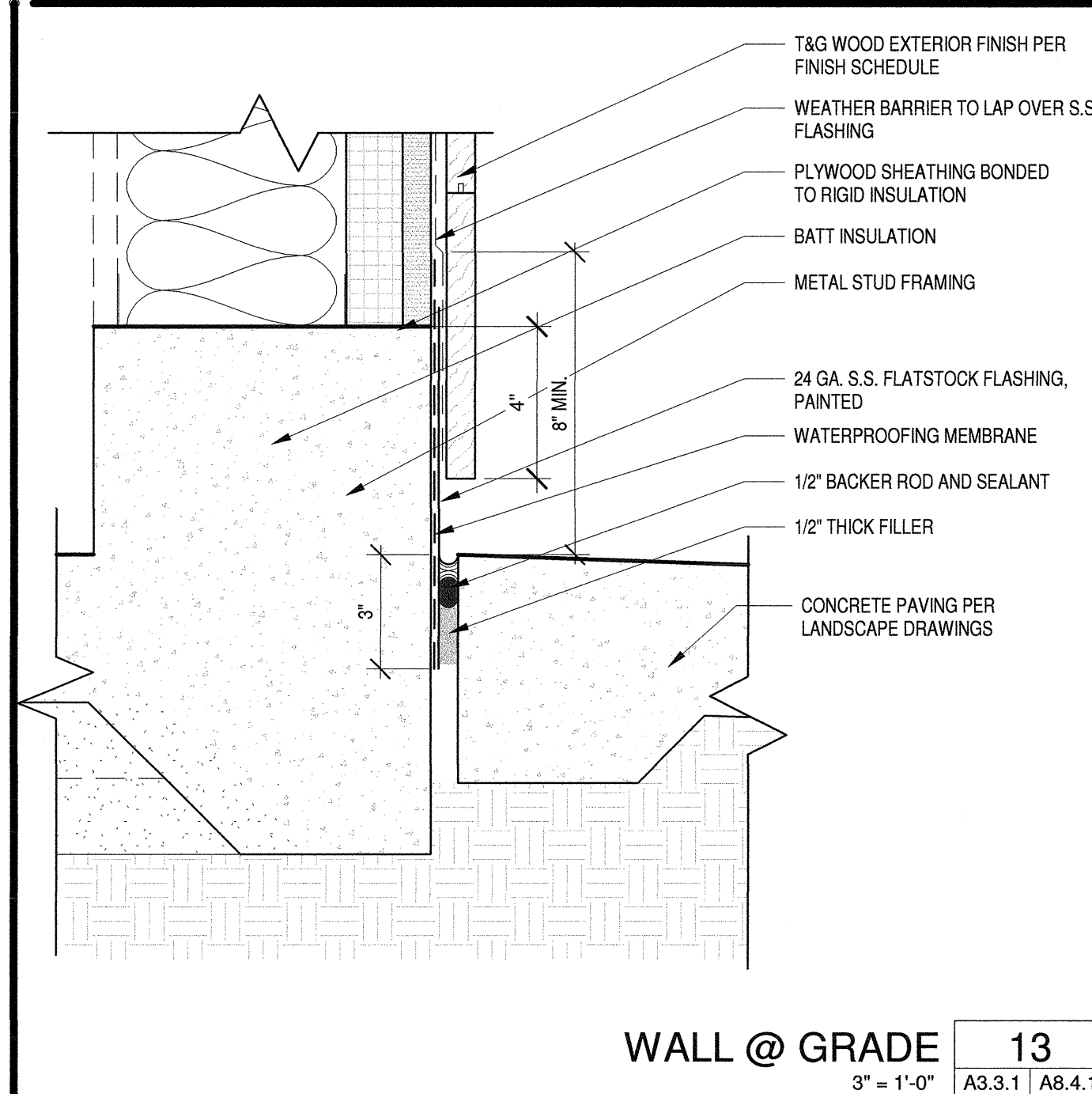
WINDOW SILL AT METAL DECK 7
3" = 1'-0" A3.1.1 | AB.2.1



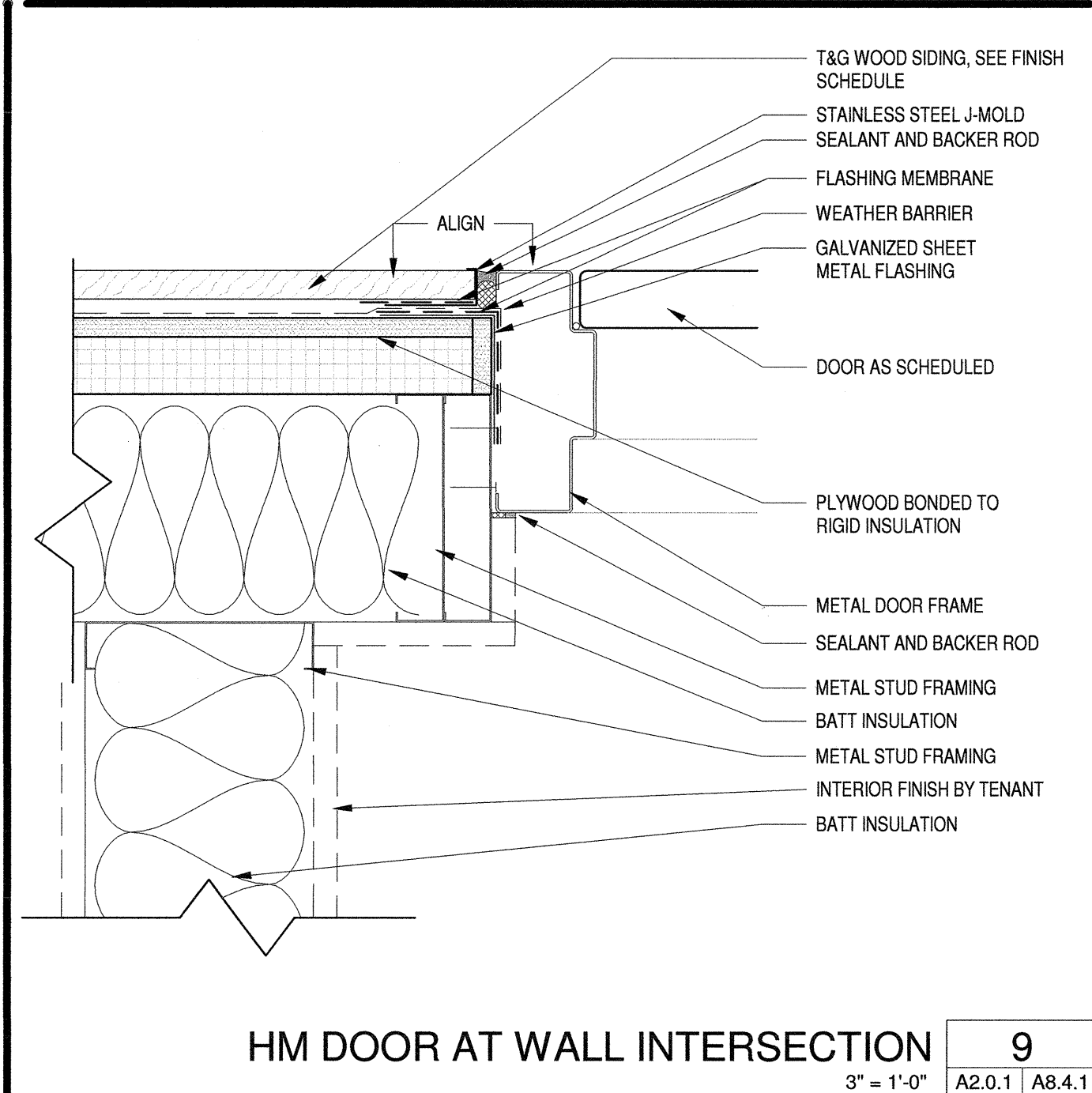
DECK DRAIN 3
3" = 1'-0" A2.0.2 | AB.2.1



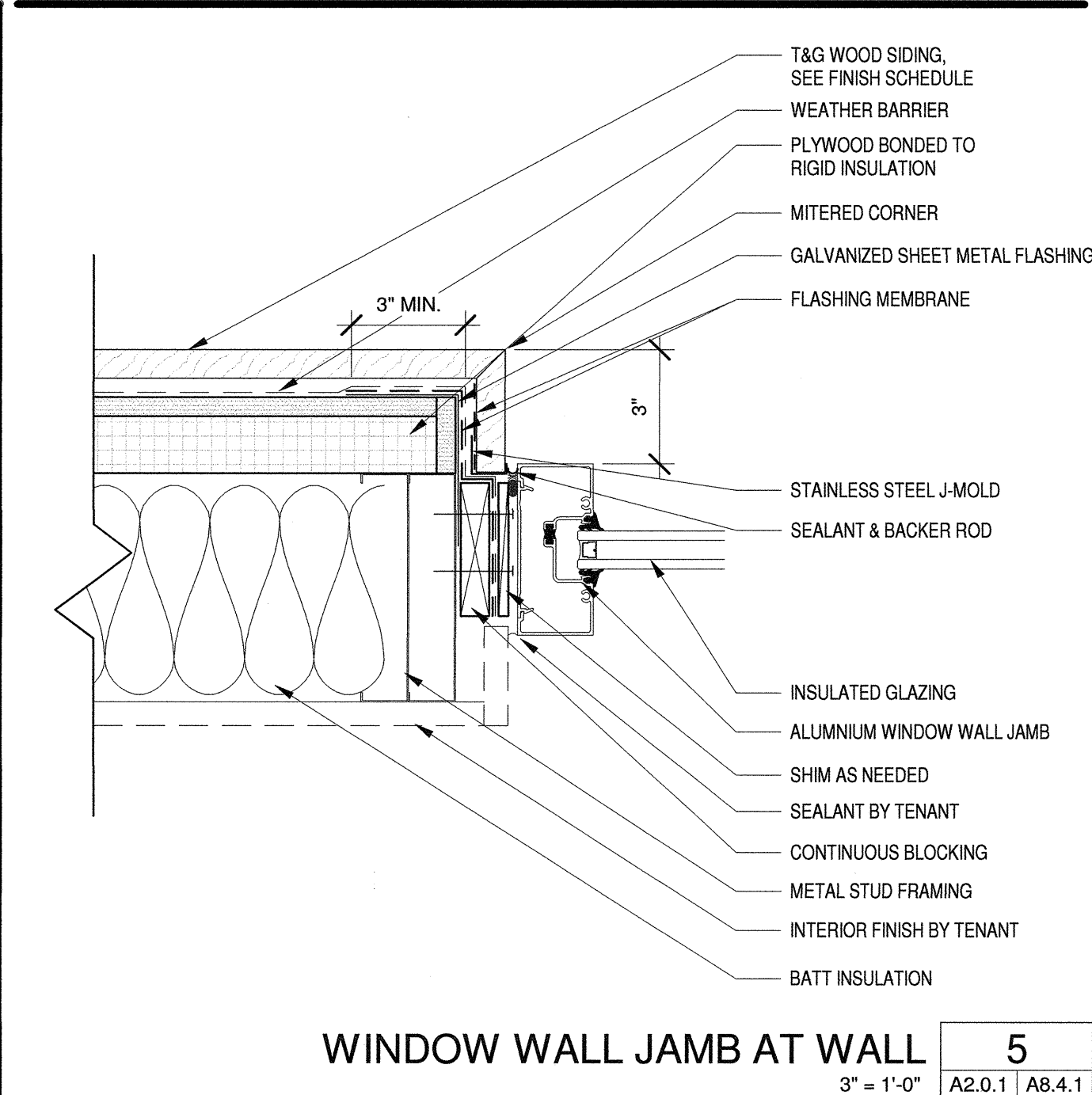
GLASS RAIL @ ROOF PARAPET 4
3" = 1'-0" A2.0.2 | AB.2.1



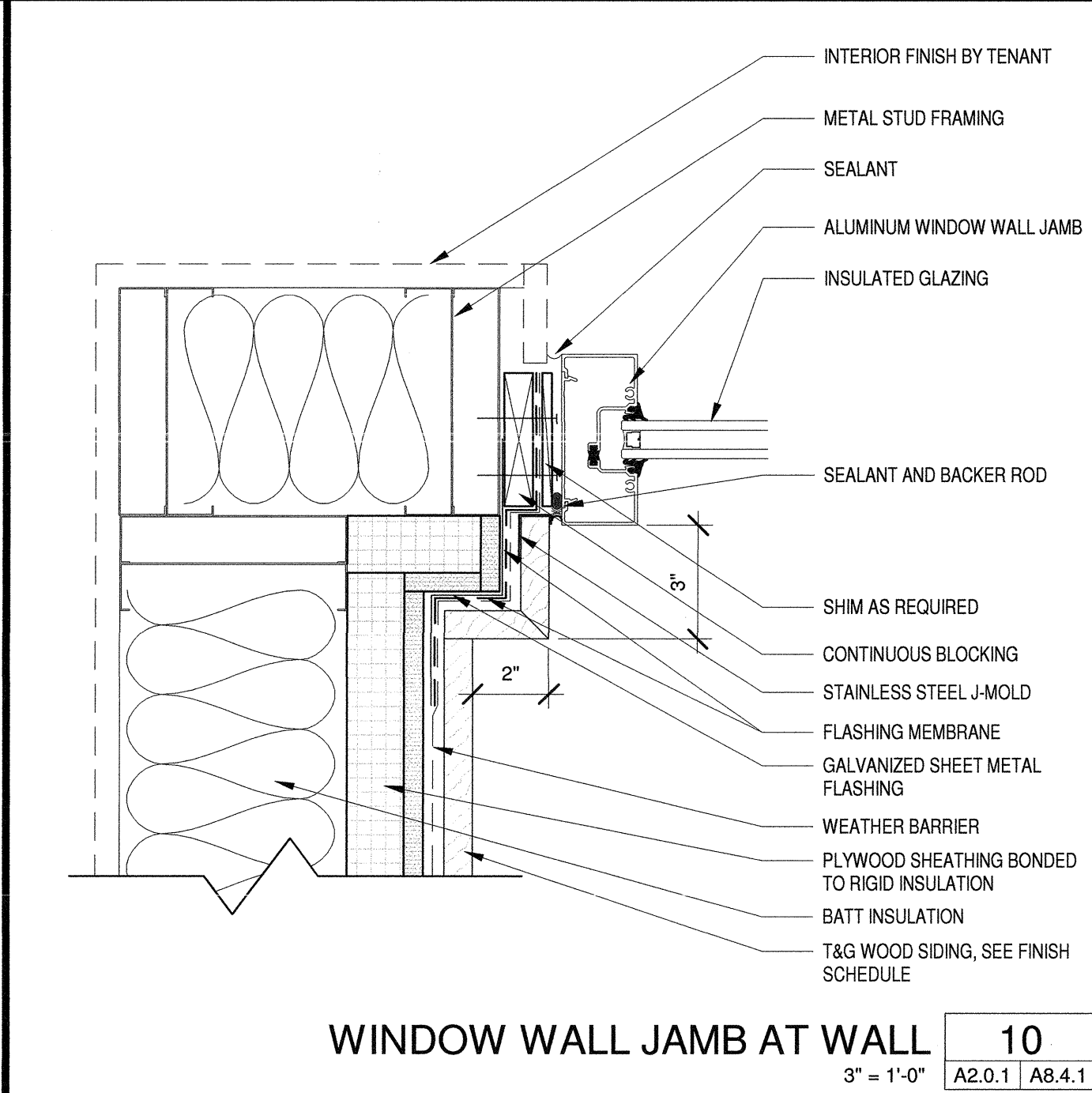
WALL @ GRADE 13
3" = 1'-0" | A3.3.1 | A8.4.1



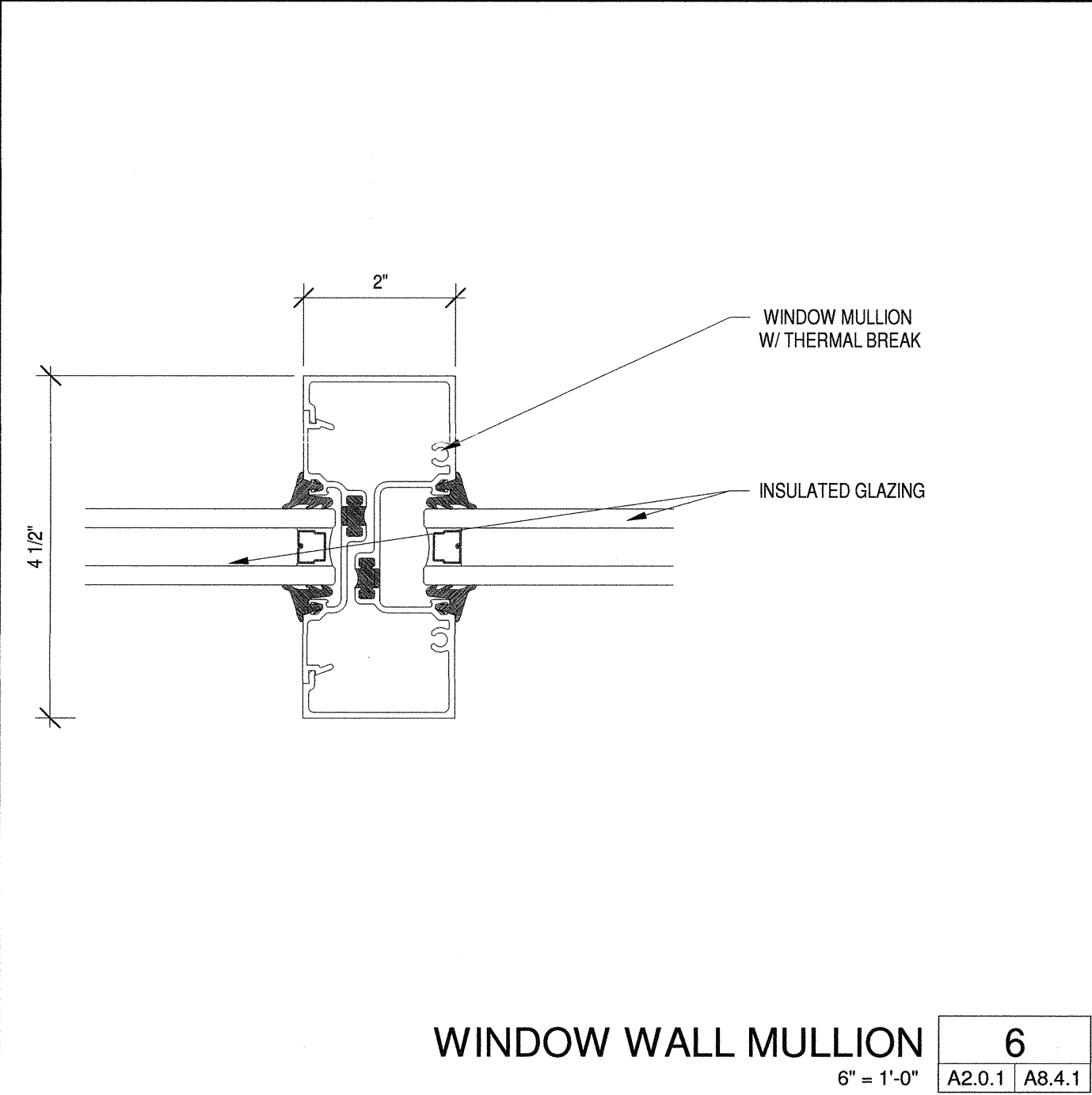
HM DOOR AT WALL INTERSECTION 9
3" = 1'-0" | A2.0.1 | A8.4.1



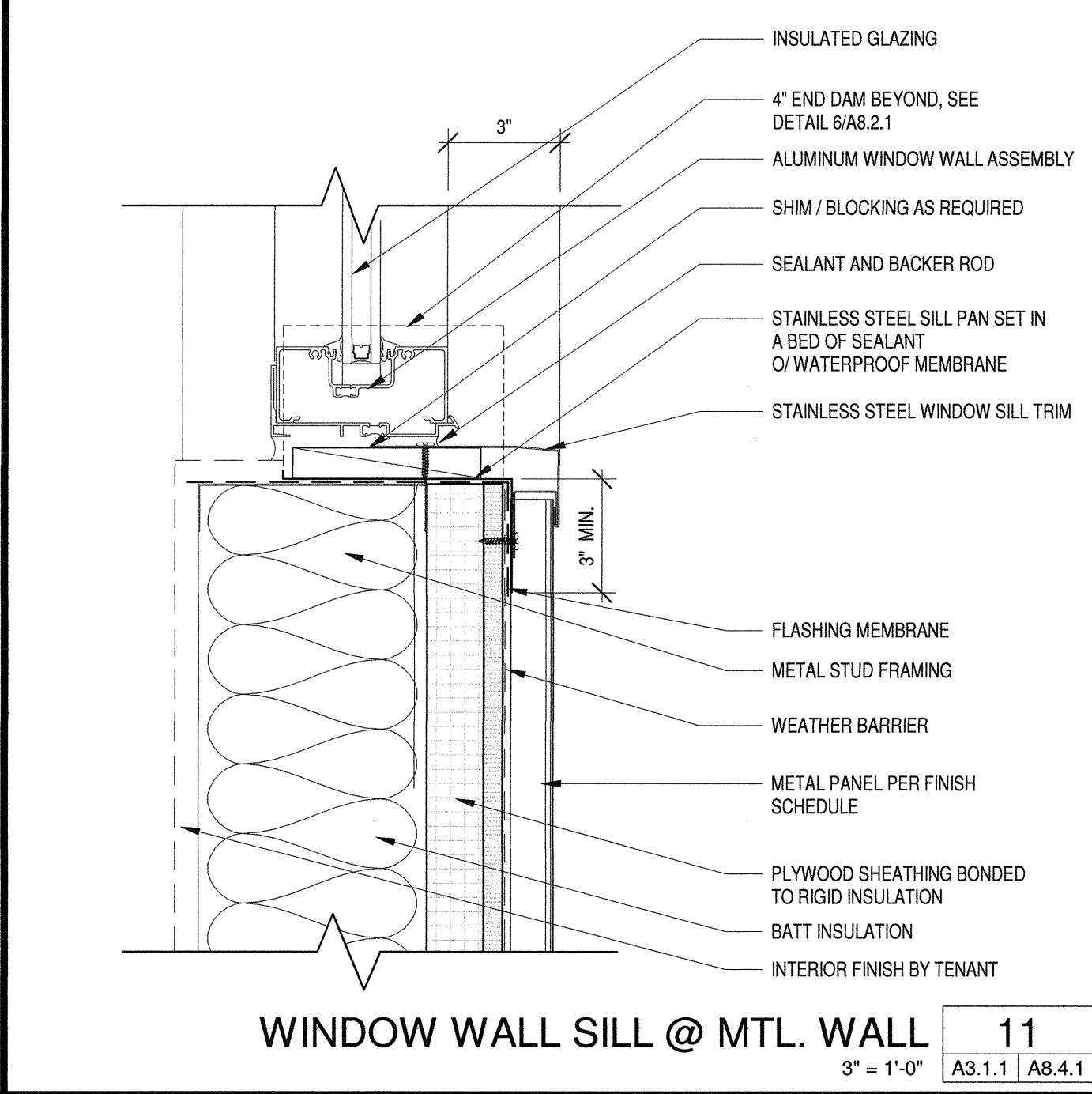
WINDOW WALL JAMB AT WALL 5
3" = 1'-0" | A2.0.1 | A8.4.1



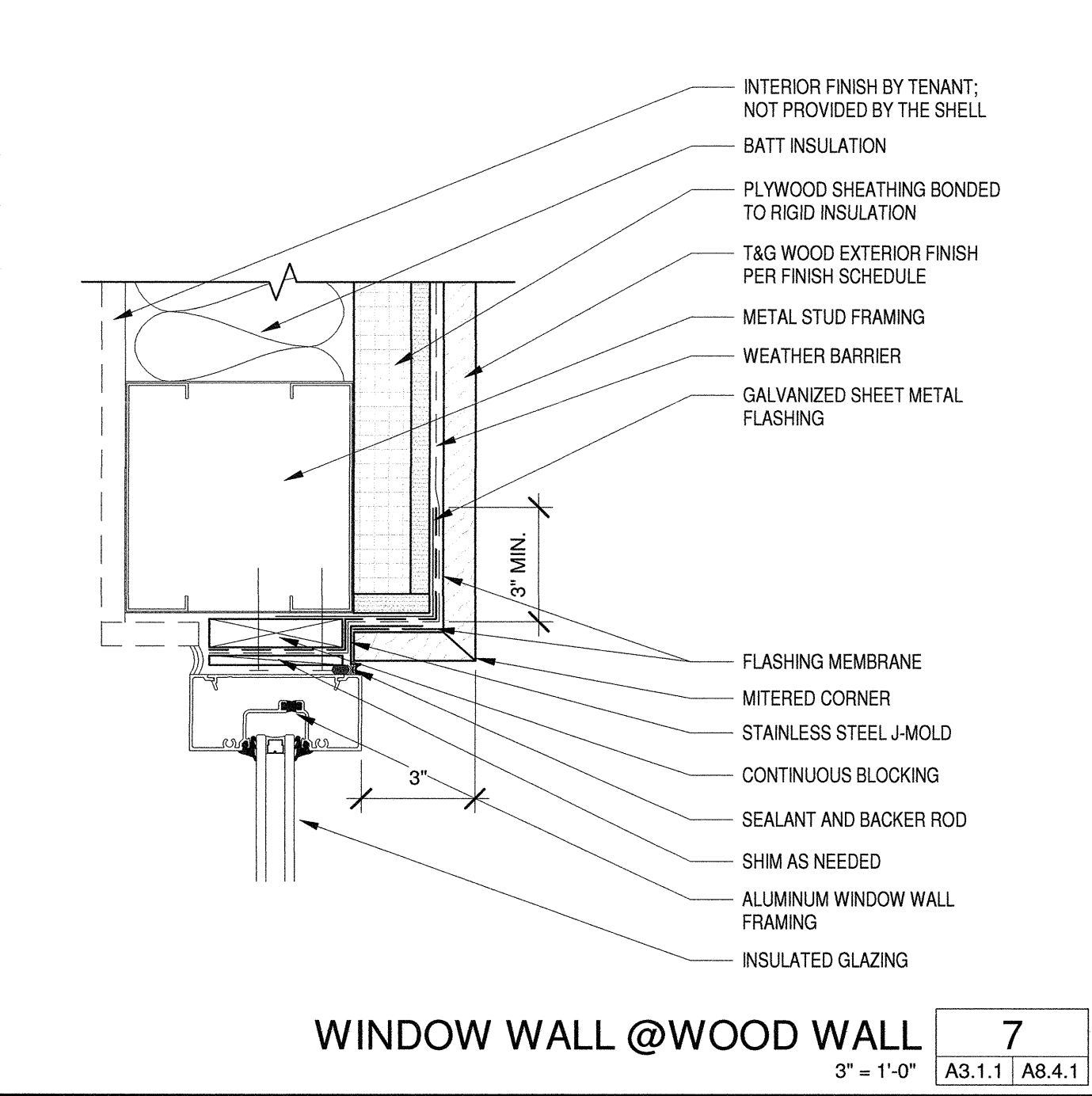
WINDOW WALL JAMB AT WALL 10
3" = 1'-0" | A2.0.1 | A8.4.1



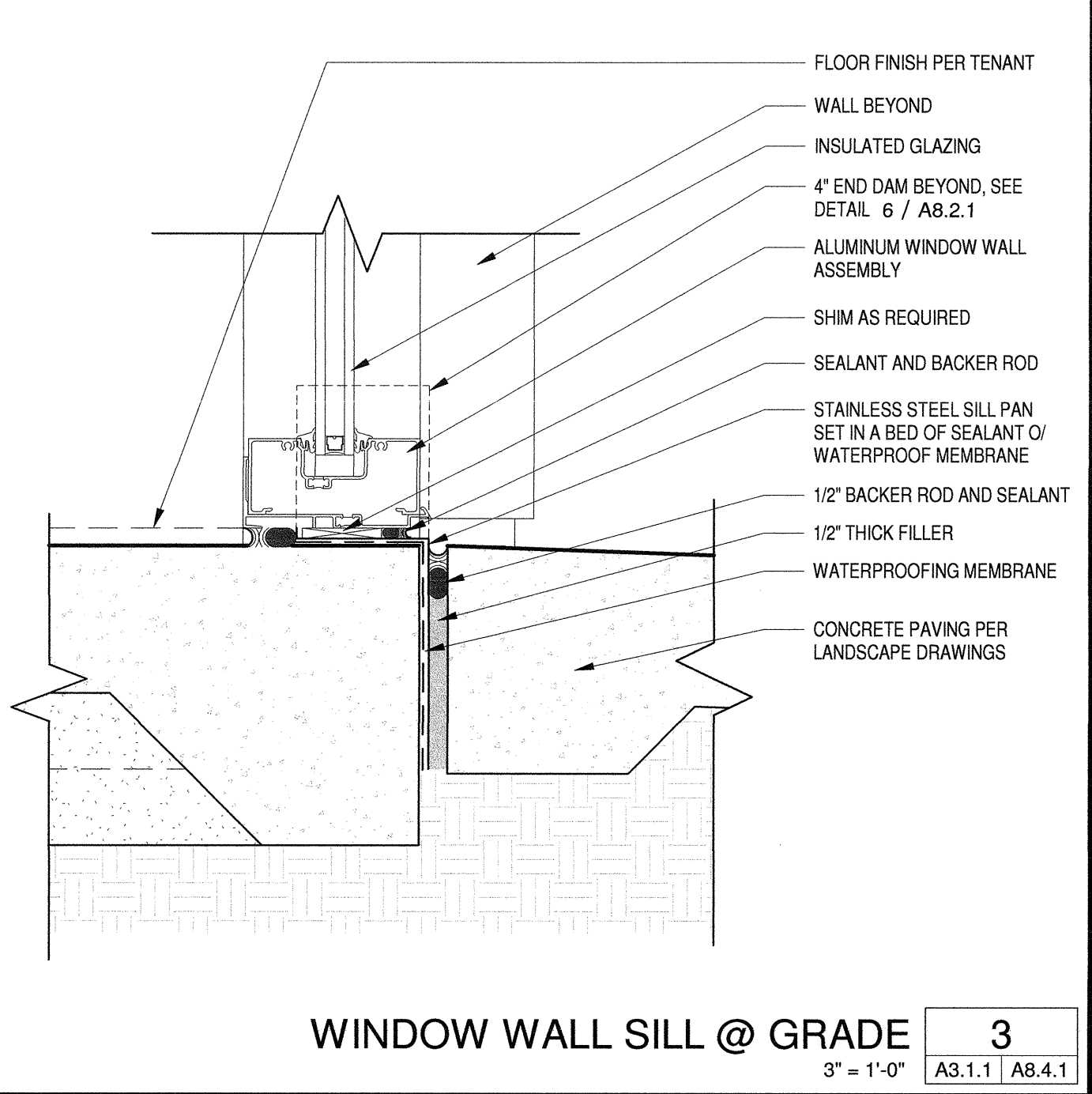
WINDOW WALL MULLION 6
6" = 1'-0" | A2.0.1 | A8.4.1



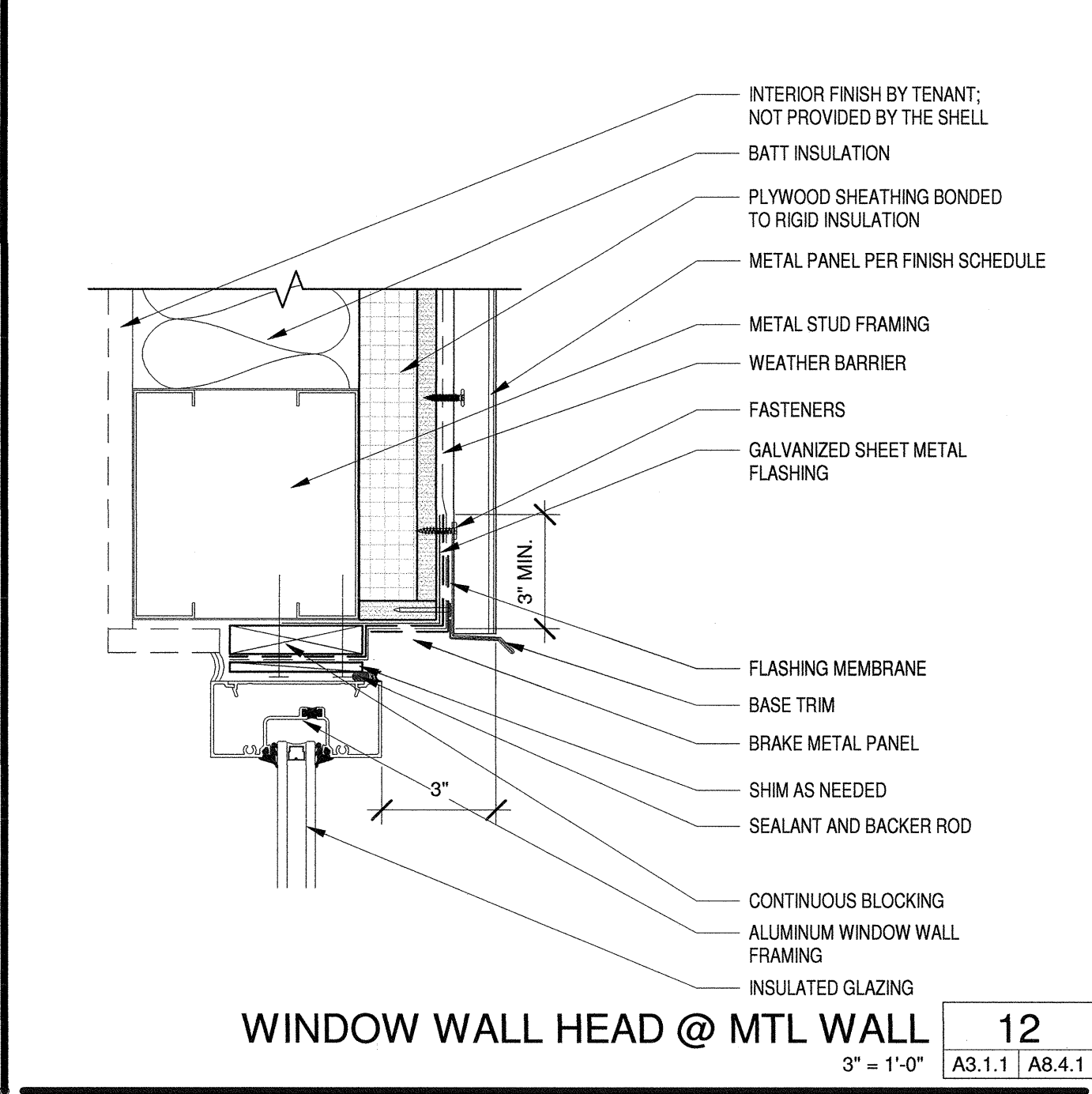
WINDOW WALL SILL @ MTL. WALL 11
3" = 1'-0" | A3.1.1 | A8.4.1



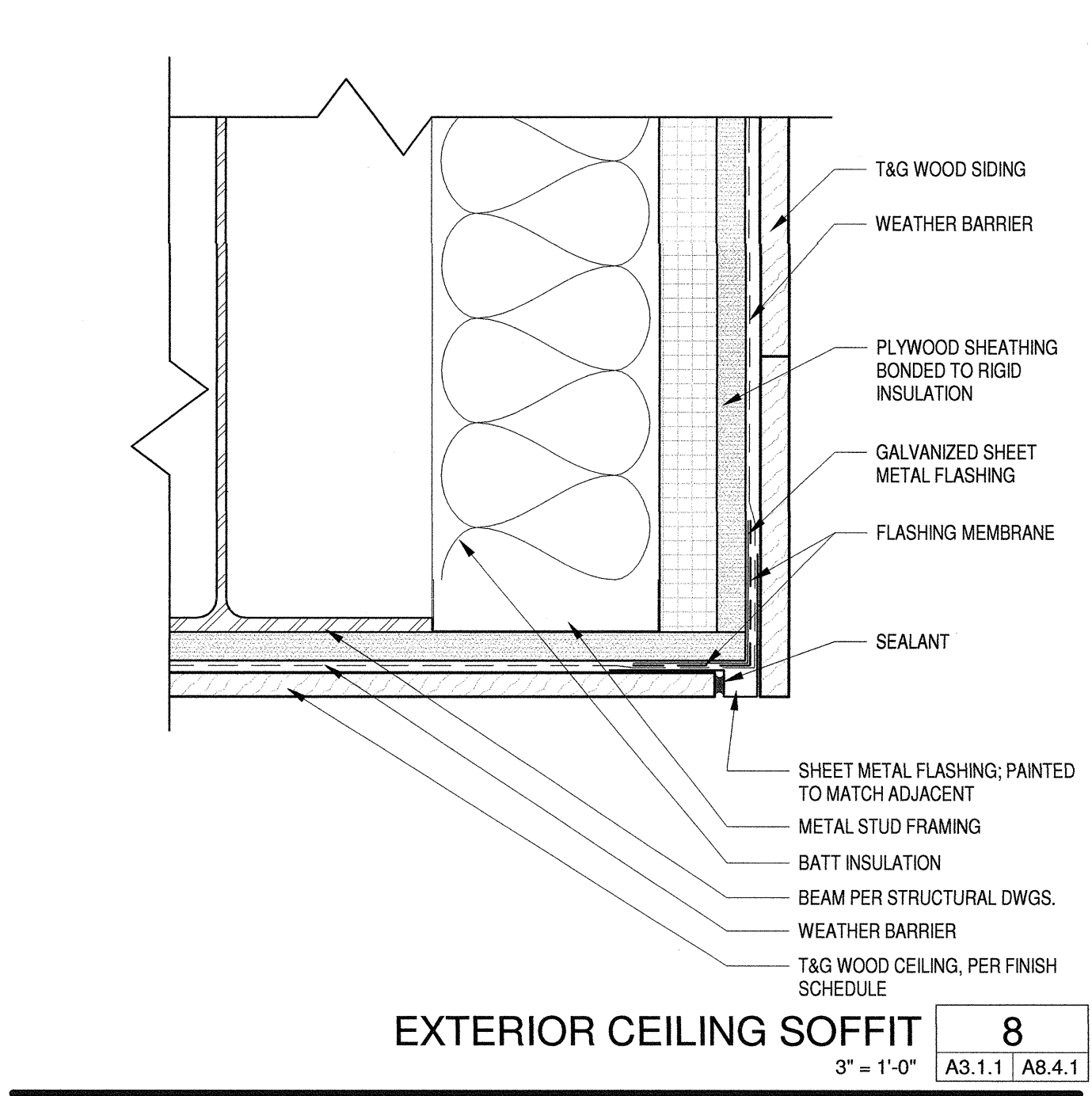
WINDOW WALL @ WOOD WALL 7
3" = 1'-0" | A3.1.1 | A8.4.1



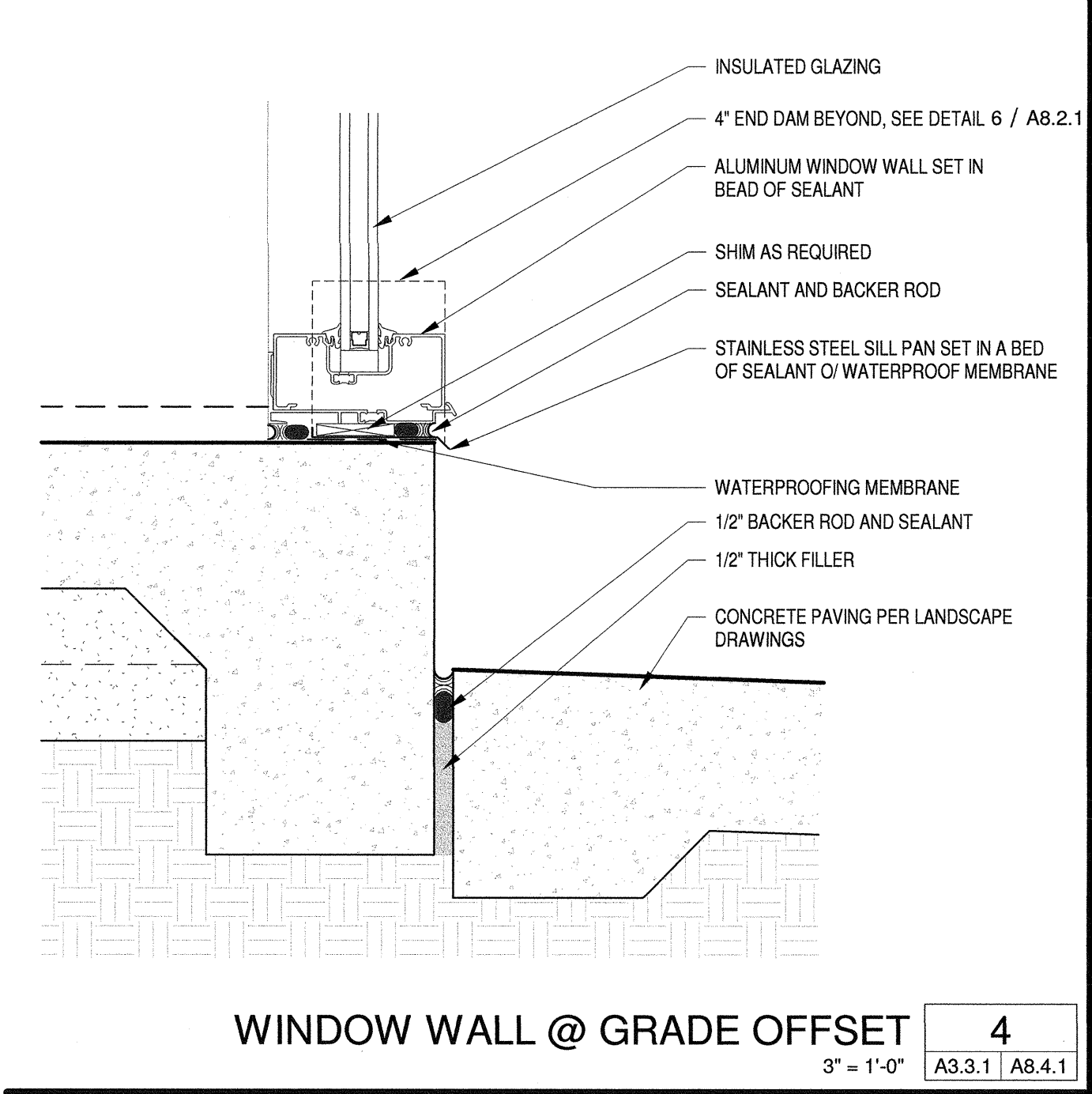
WINDOW WALL SILL @ GRADE 3
3" = 1'-0" | A3.1.1 | A8.4.1



WINDOW WALL HEAD @ MTL. WALL 12
3" = 1'-0" | A3.1.1 | A8.4.1



EXTERIOR CEILING SOFFIT 8
3" = 1'-0" | A3.1.1 | A8.4.1



WINDOW WALL @ GRADE OFFSET 4
3" = 1'-0" | A3.3.1 | A8.4.1

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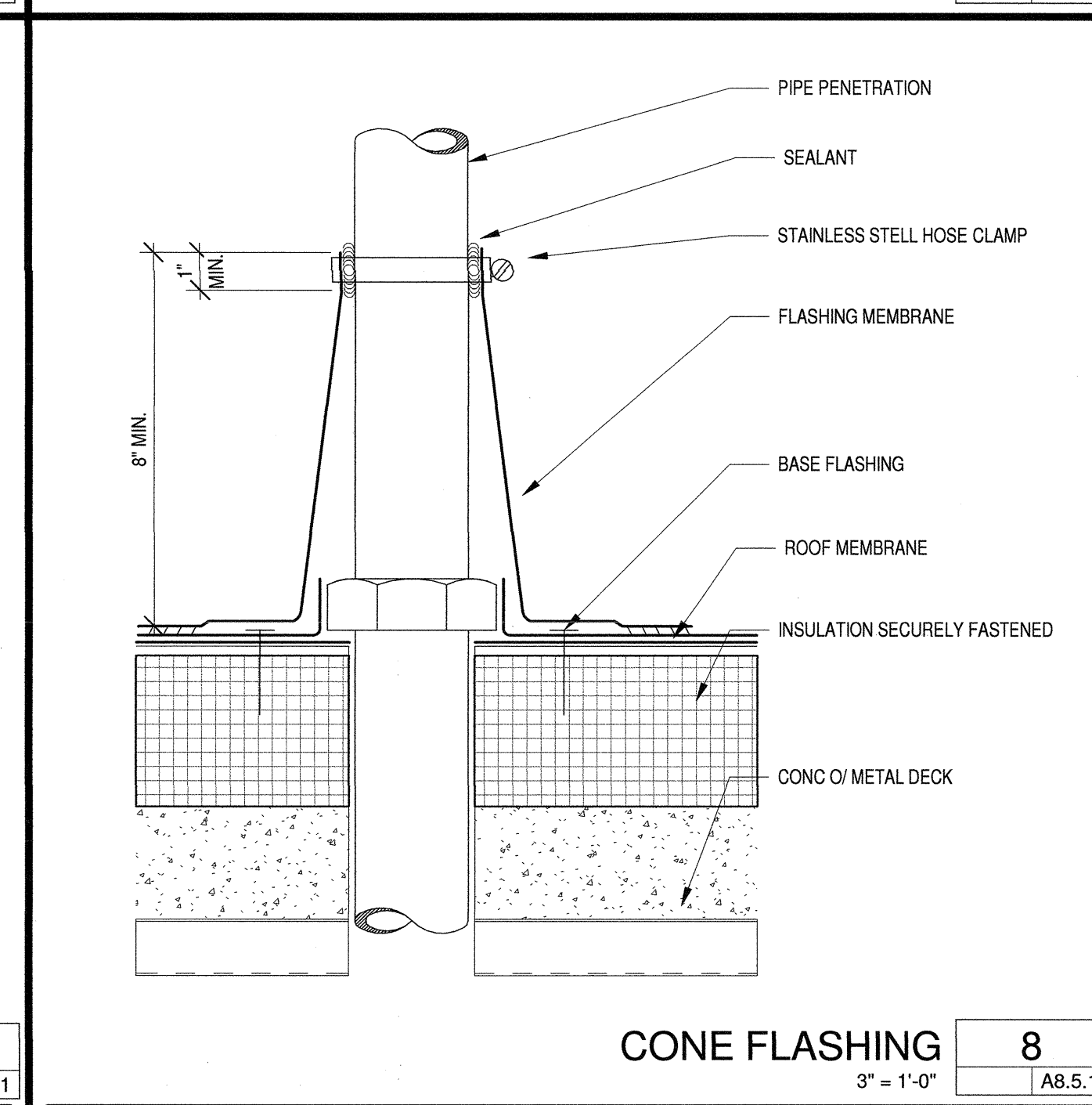
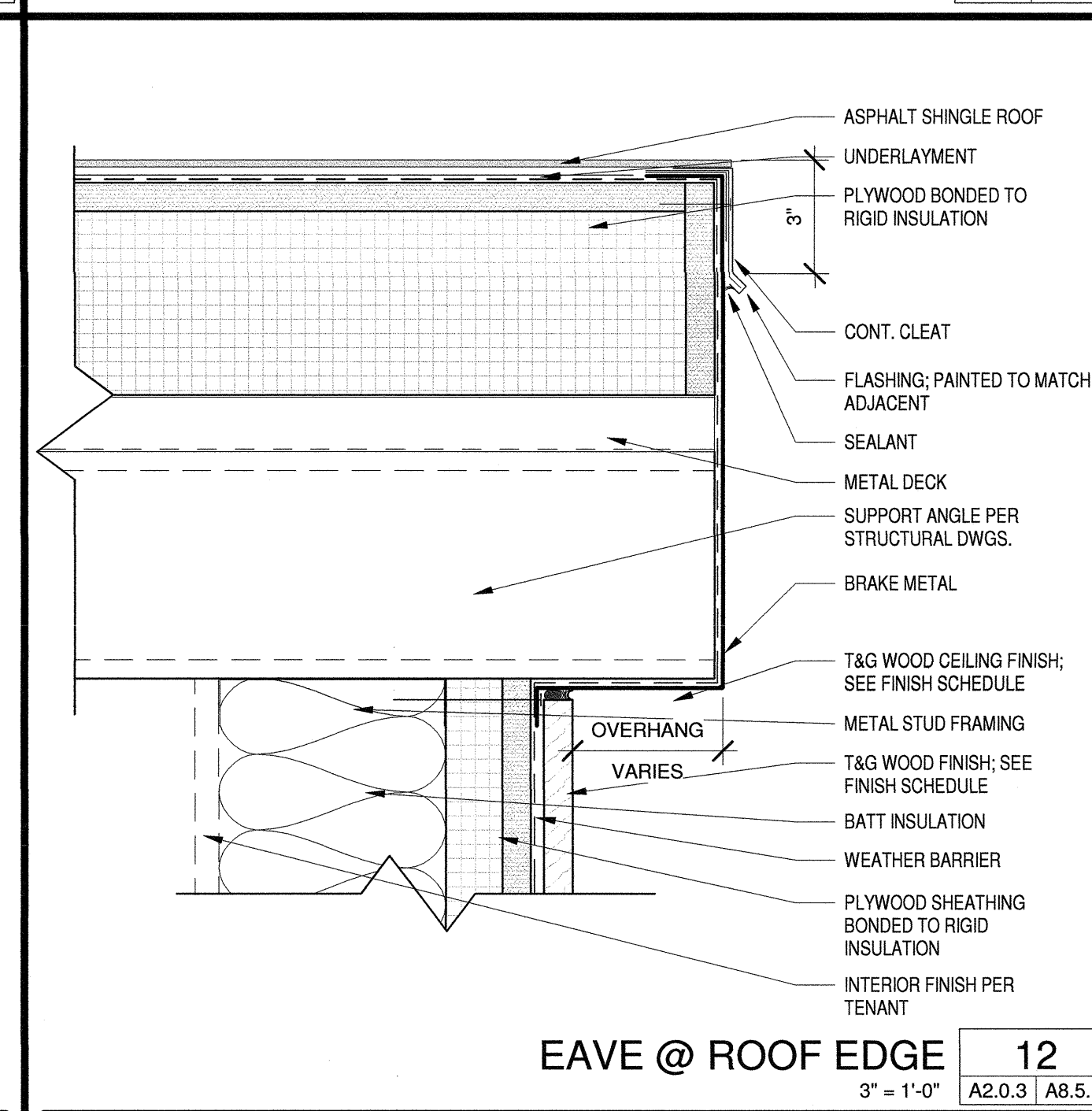
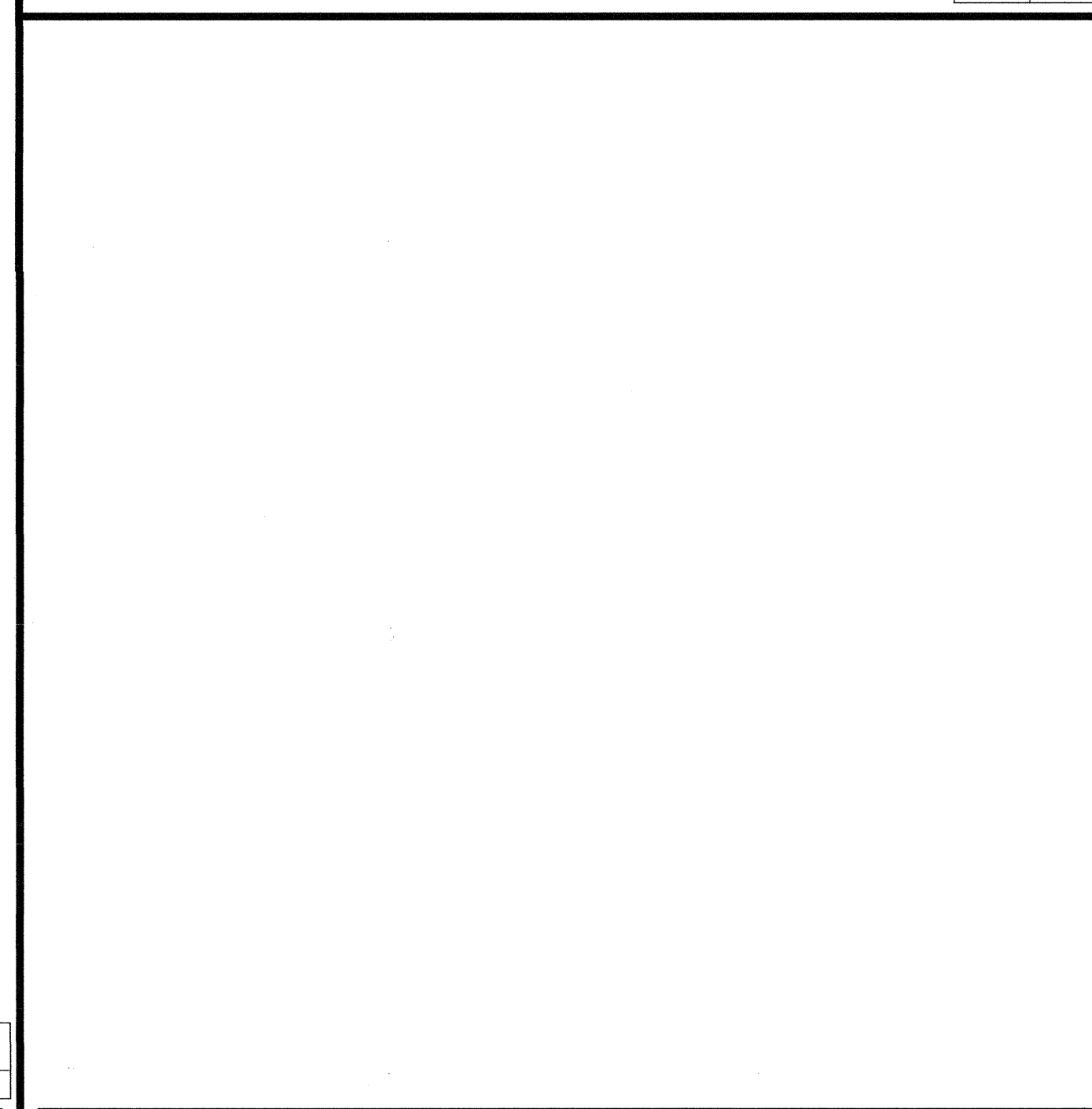
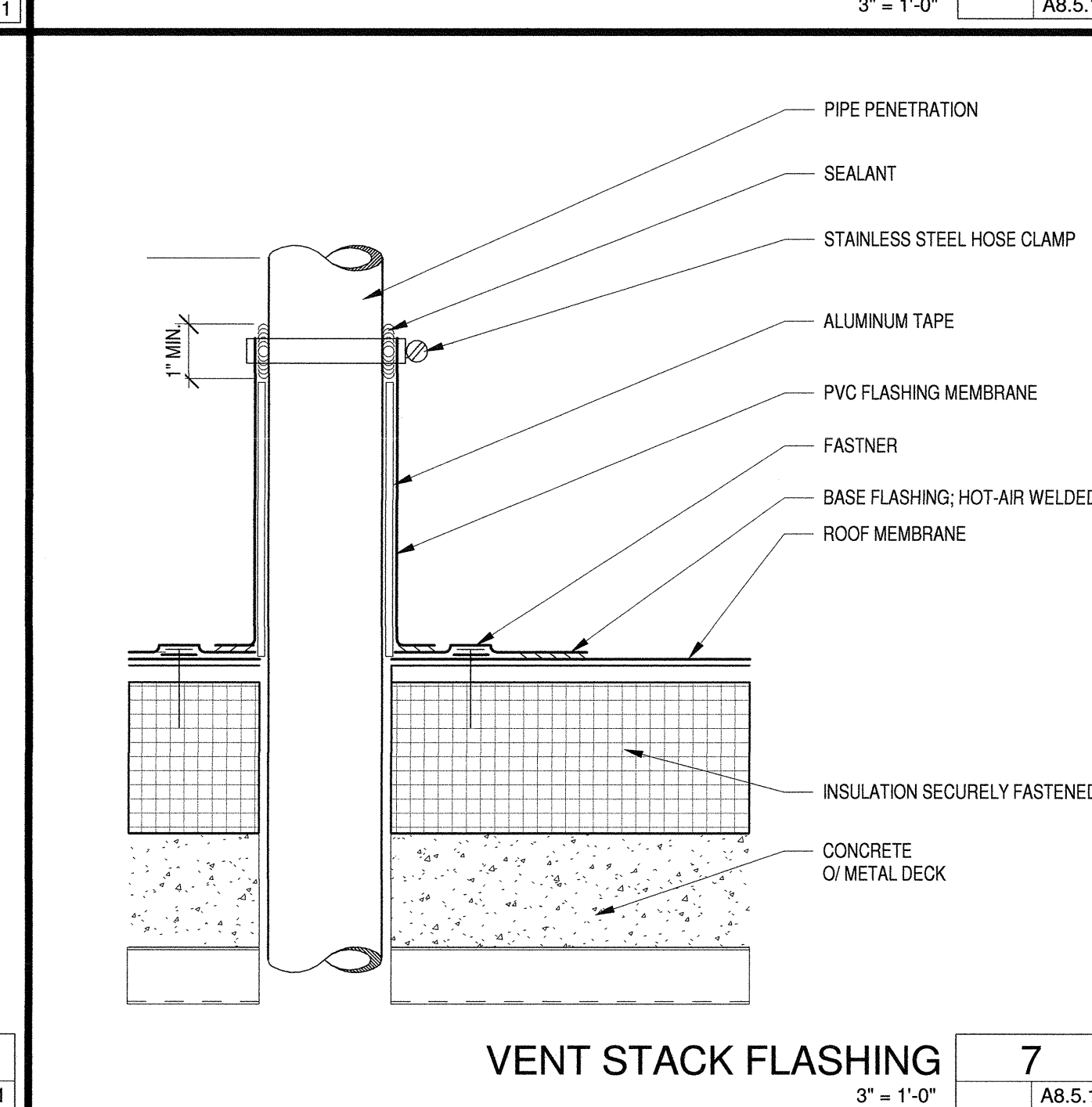
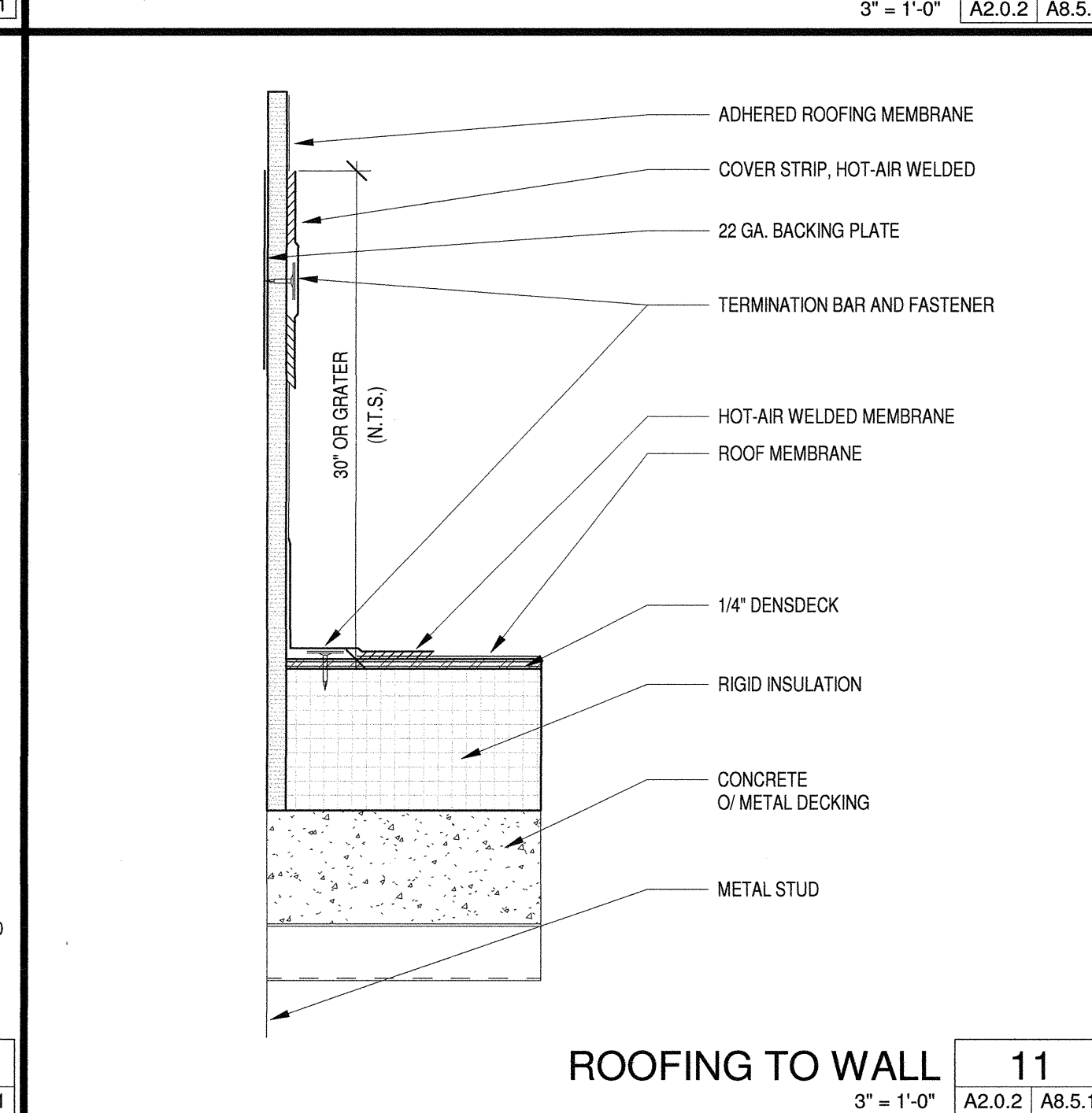
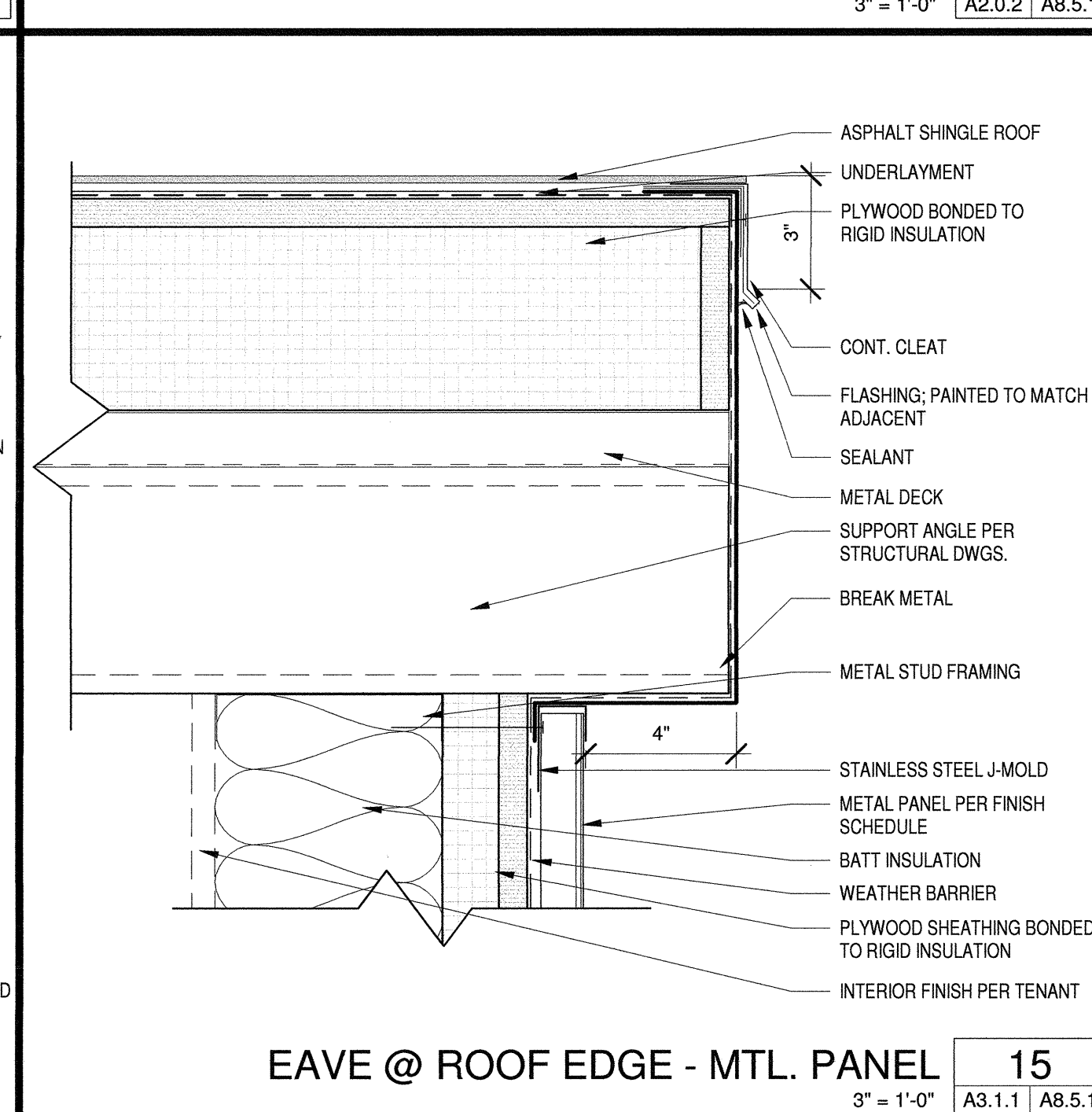
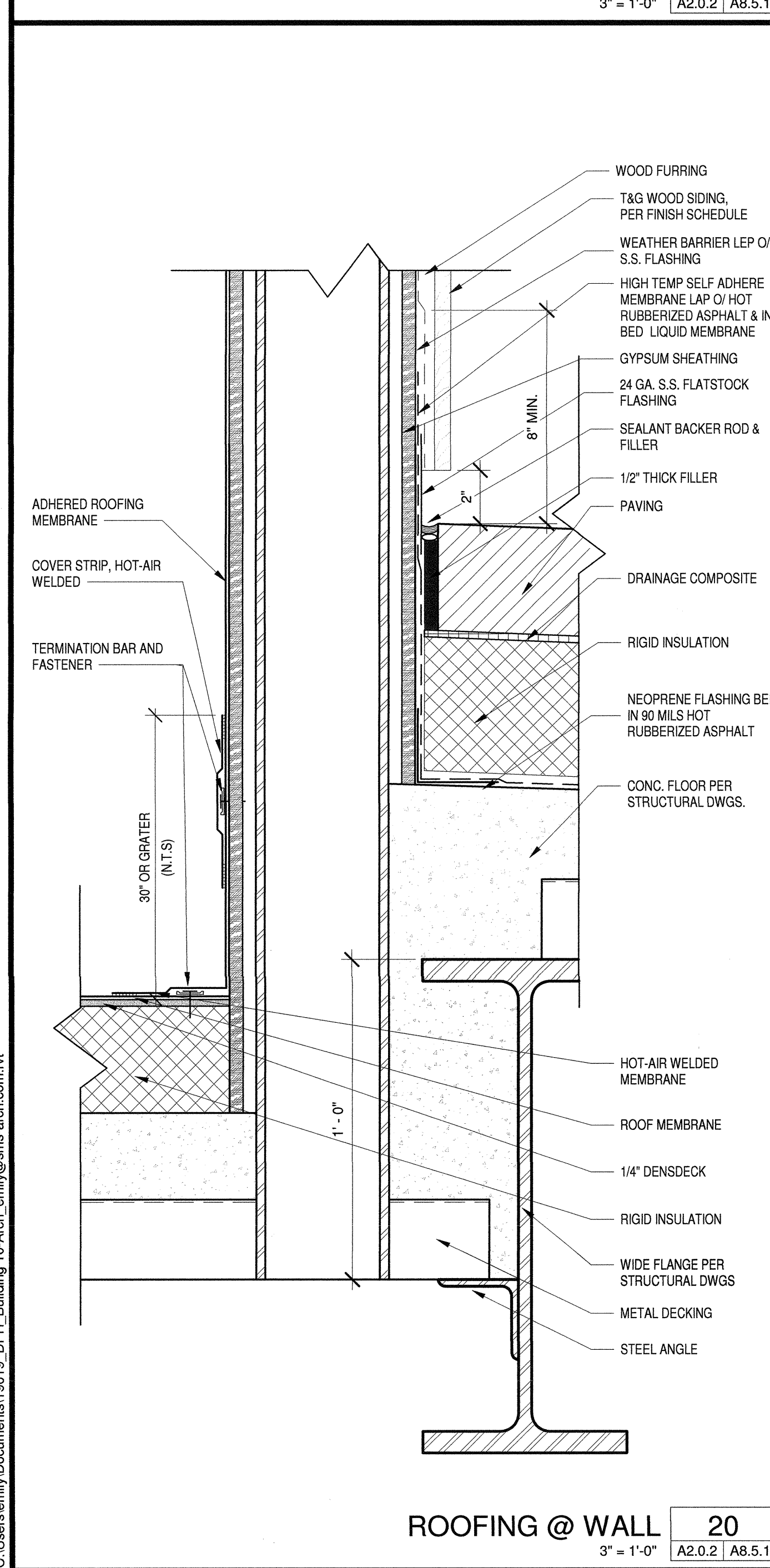
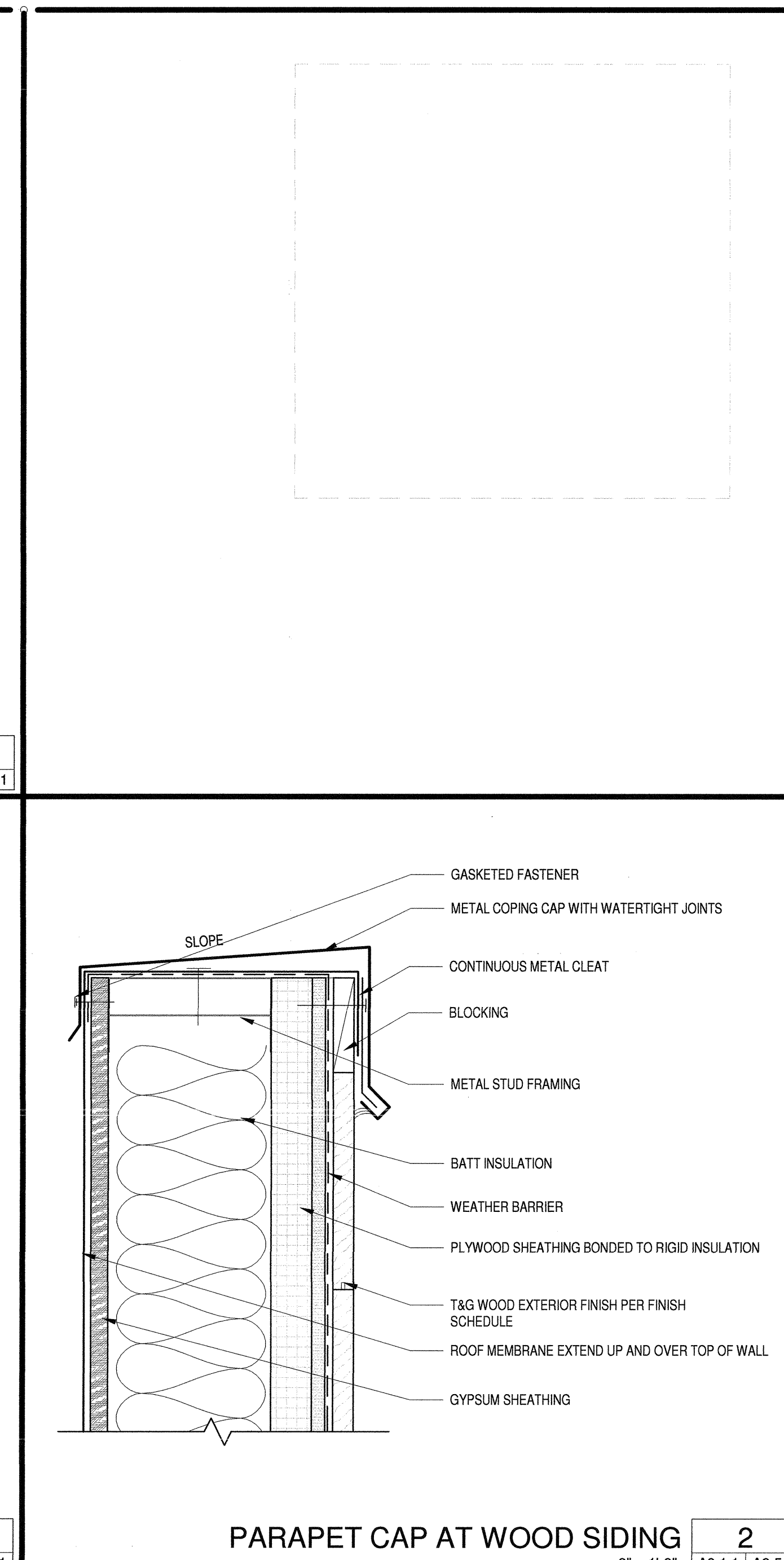
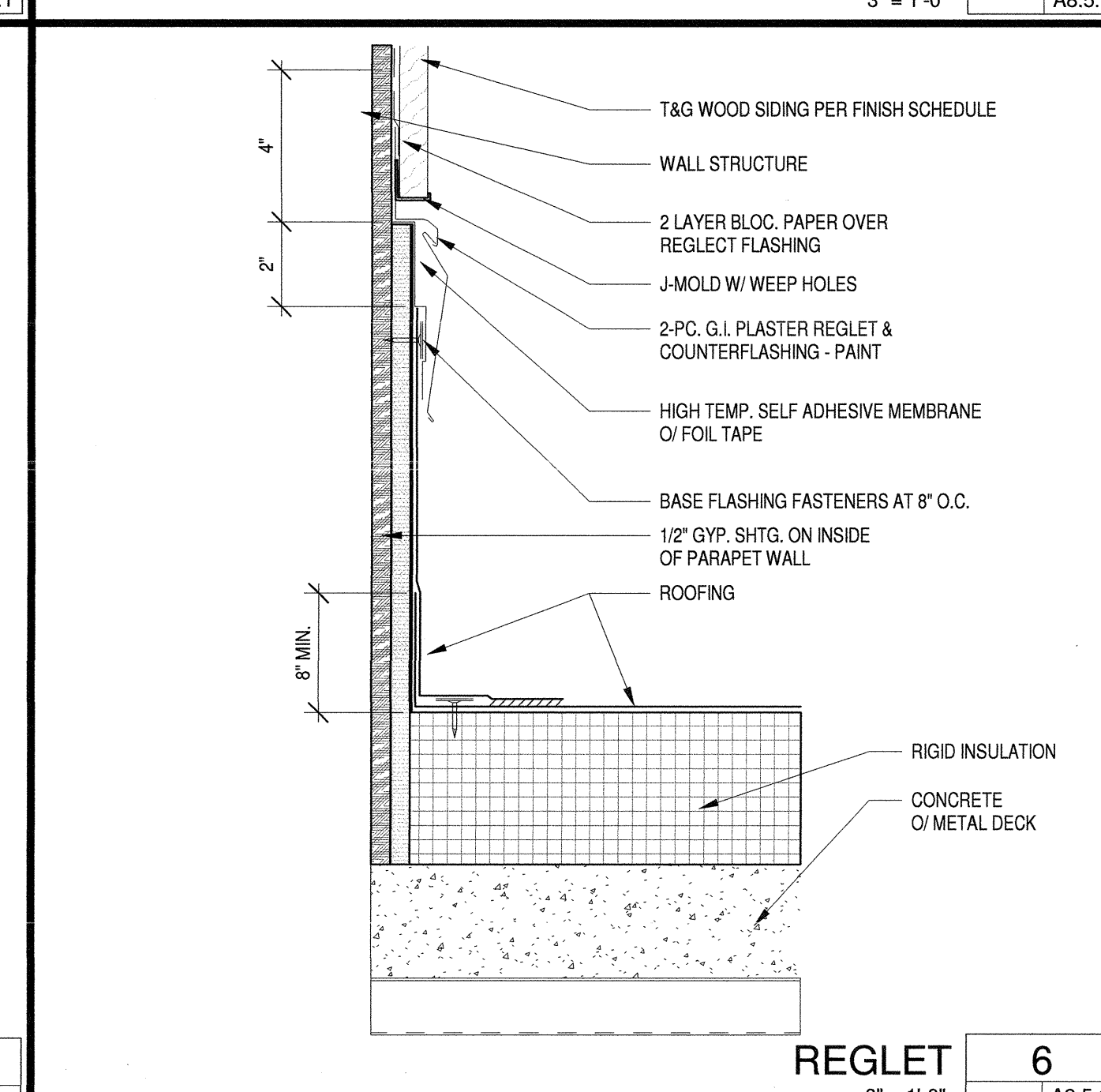
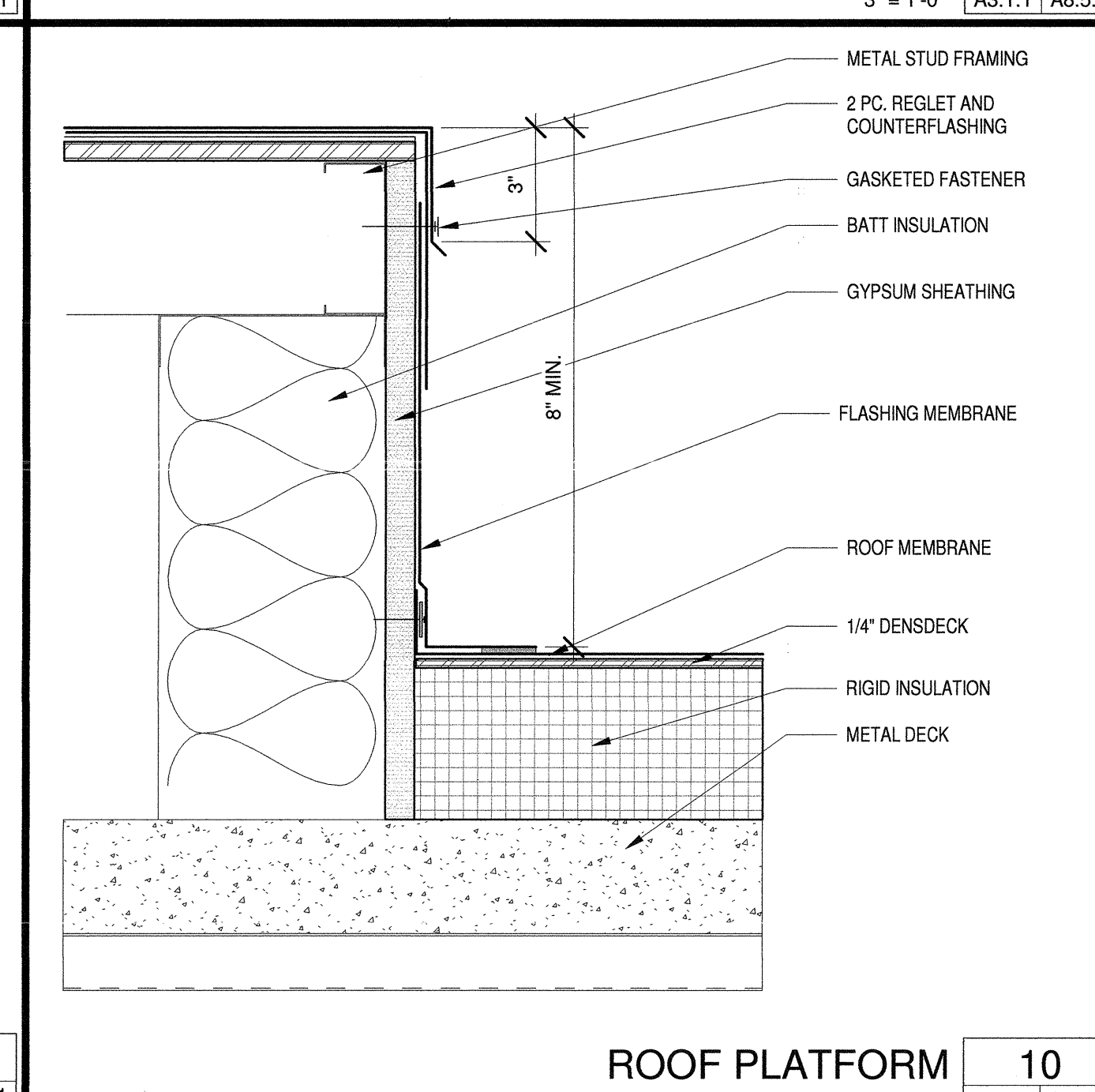
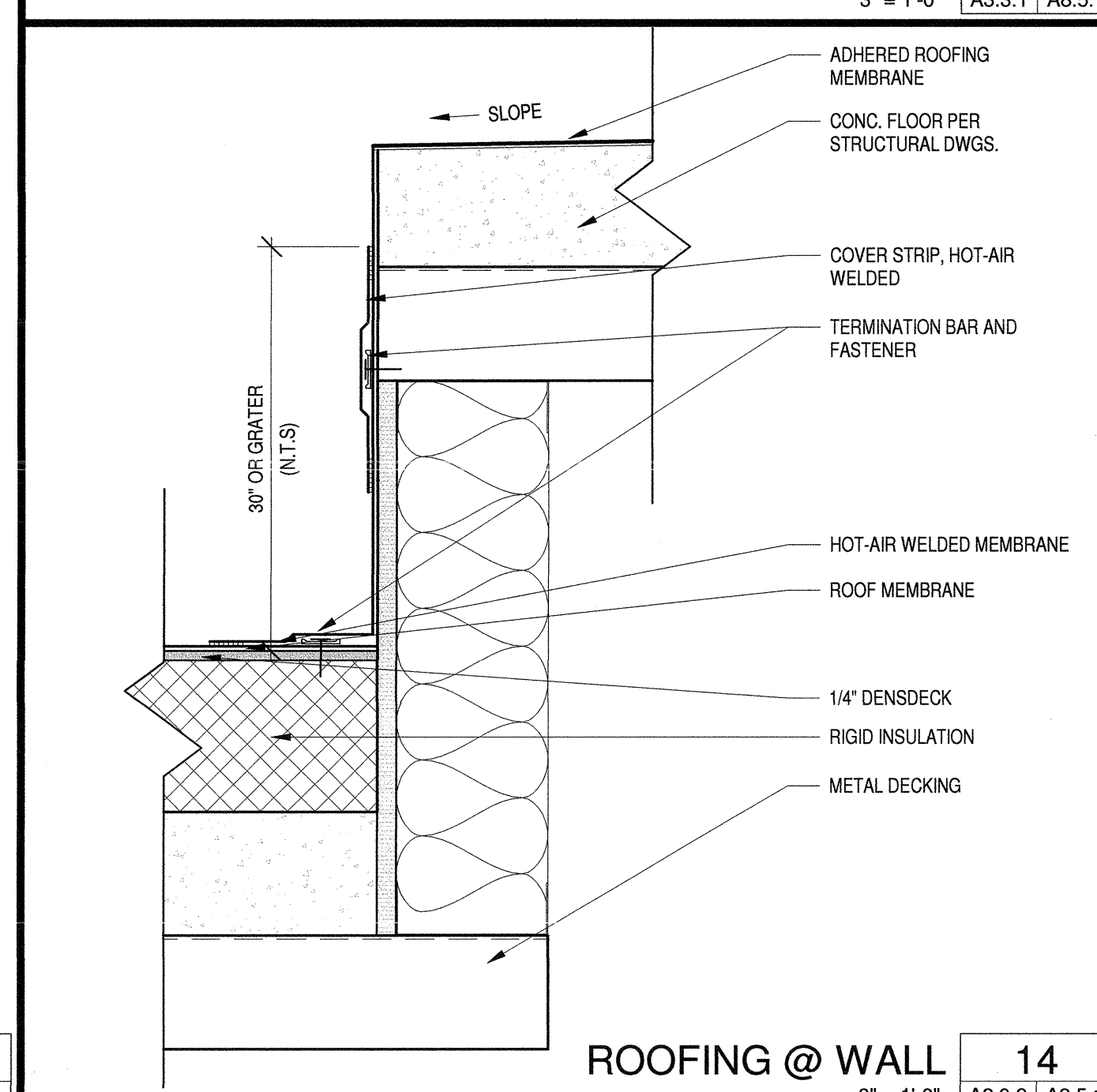
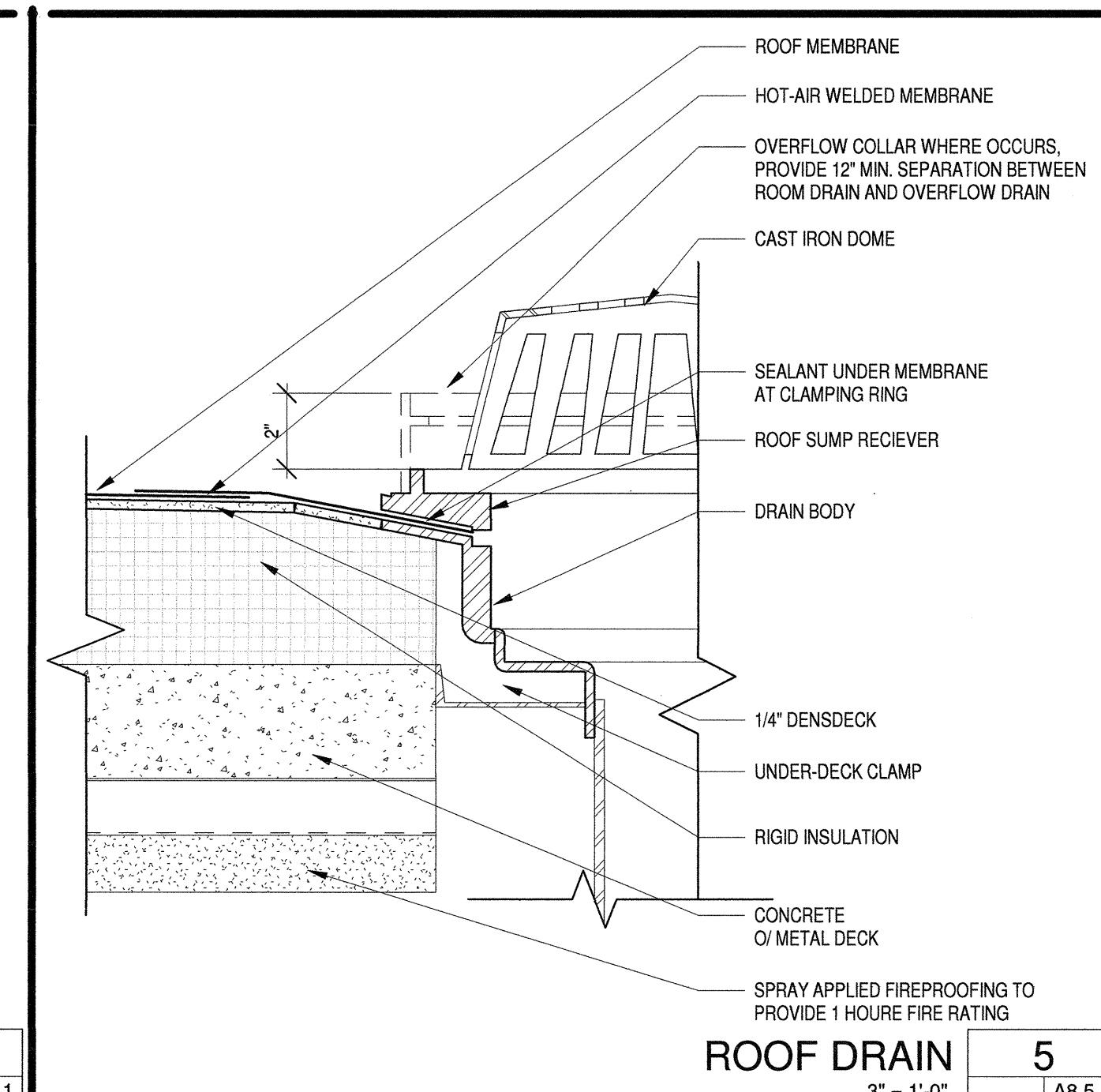
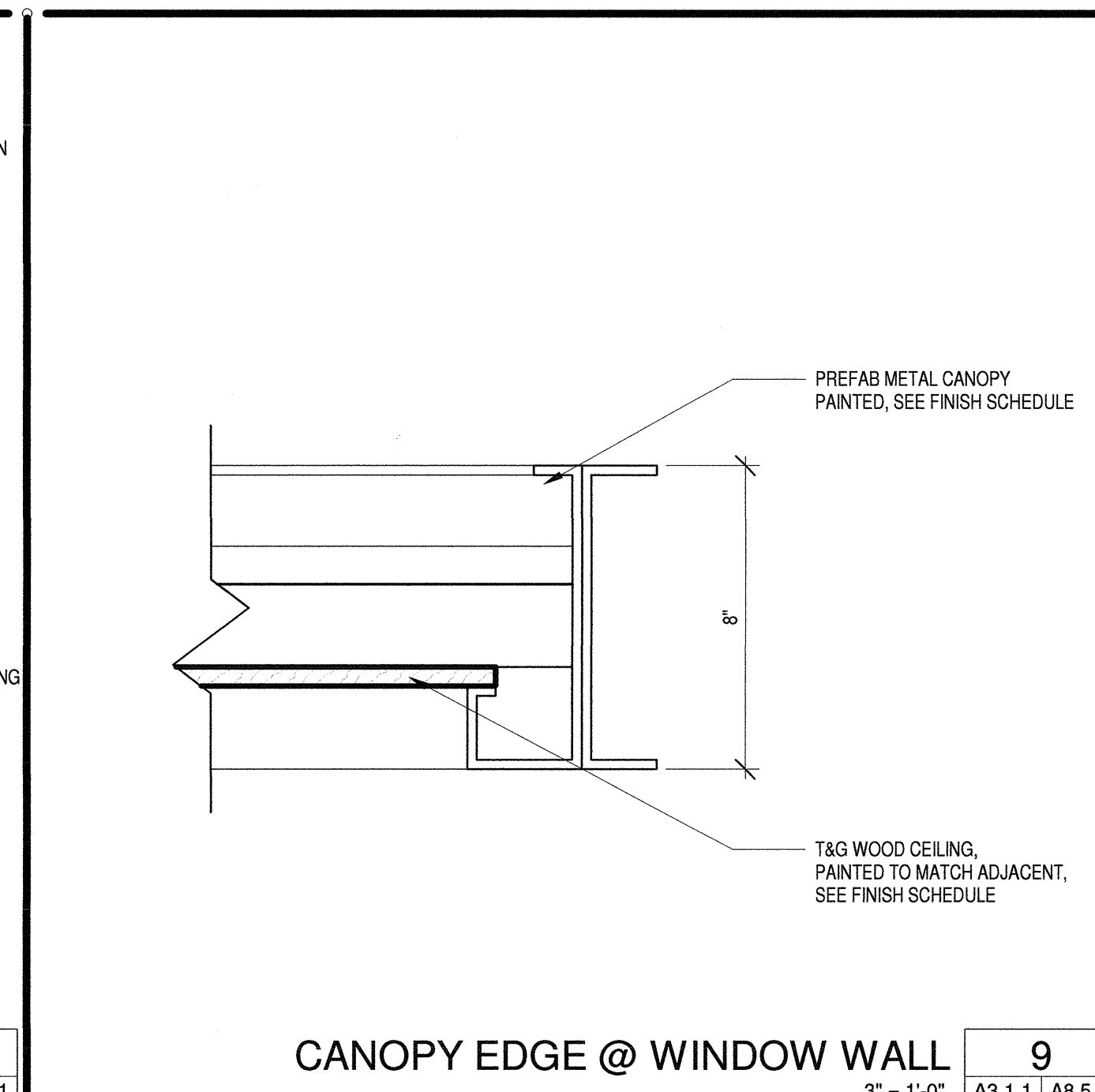
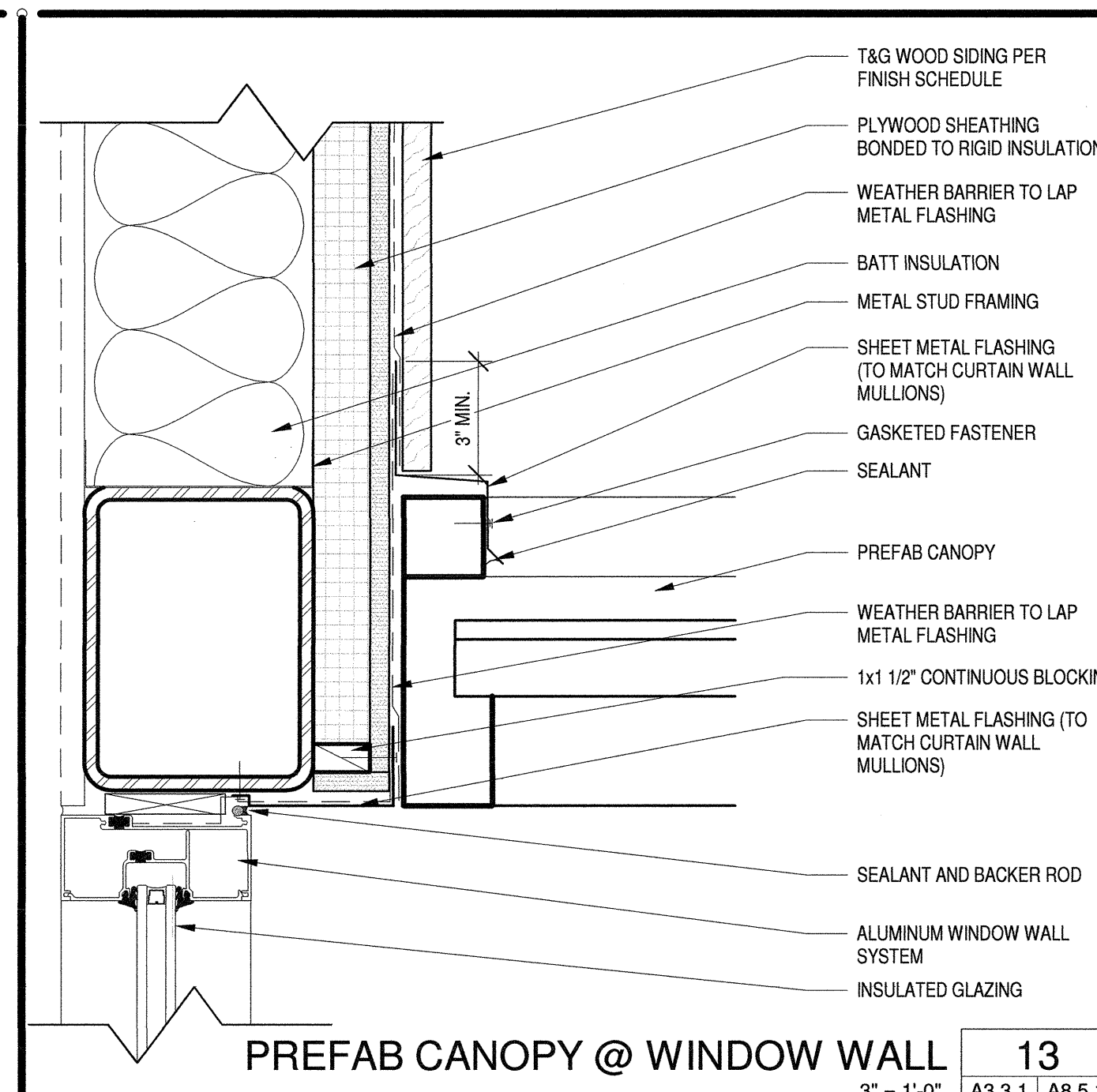
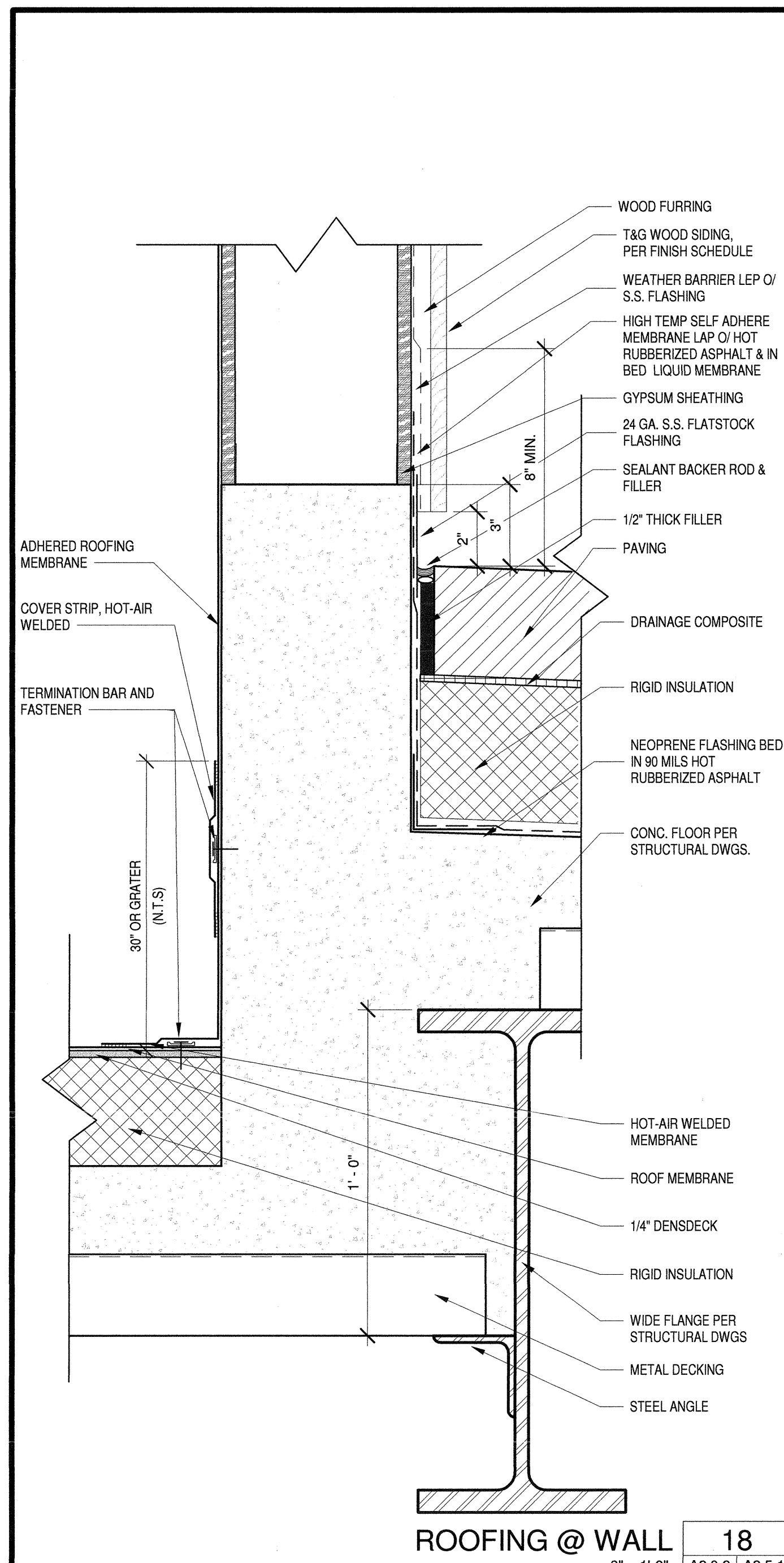


No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
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	02/19/2021	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL DOCUMENTS
A	09/24/2021	COUNTY RESUBMITTAL

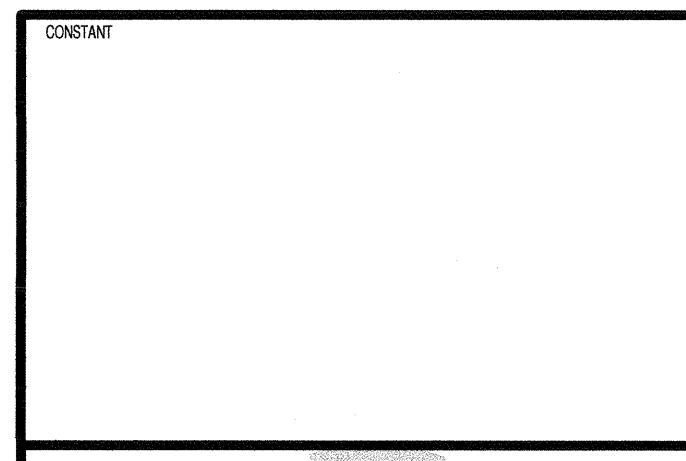
PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: **WALL DETAILS**

A8.4.1

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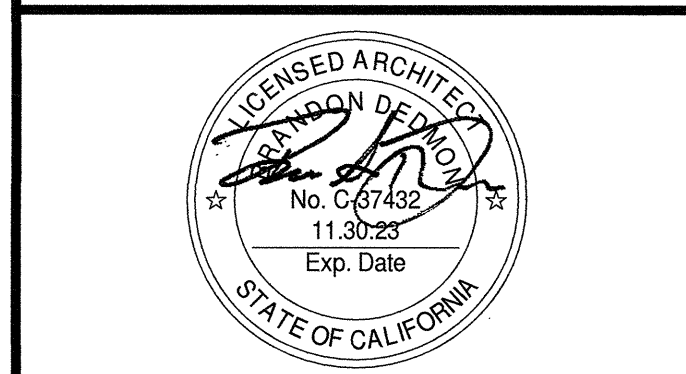


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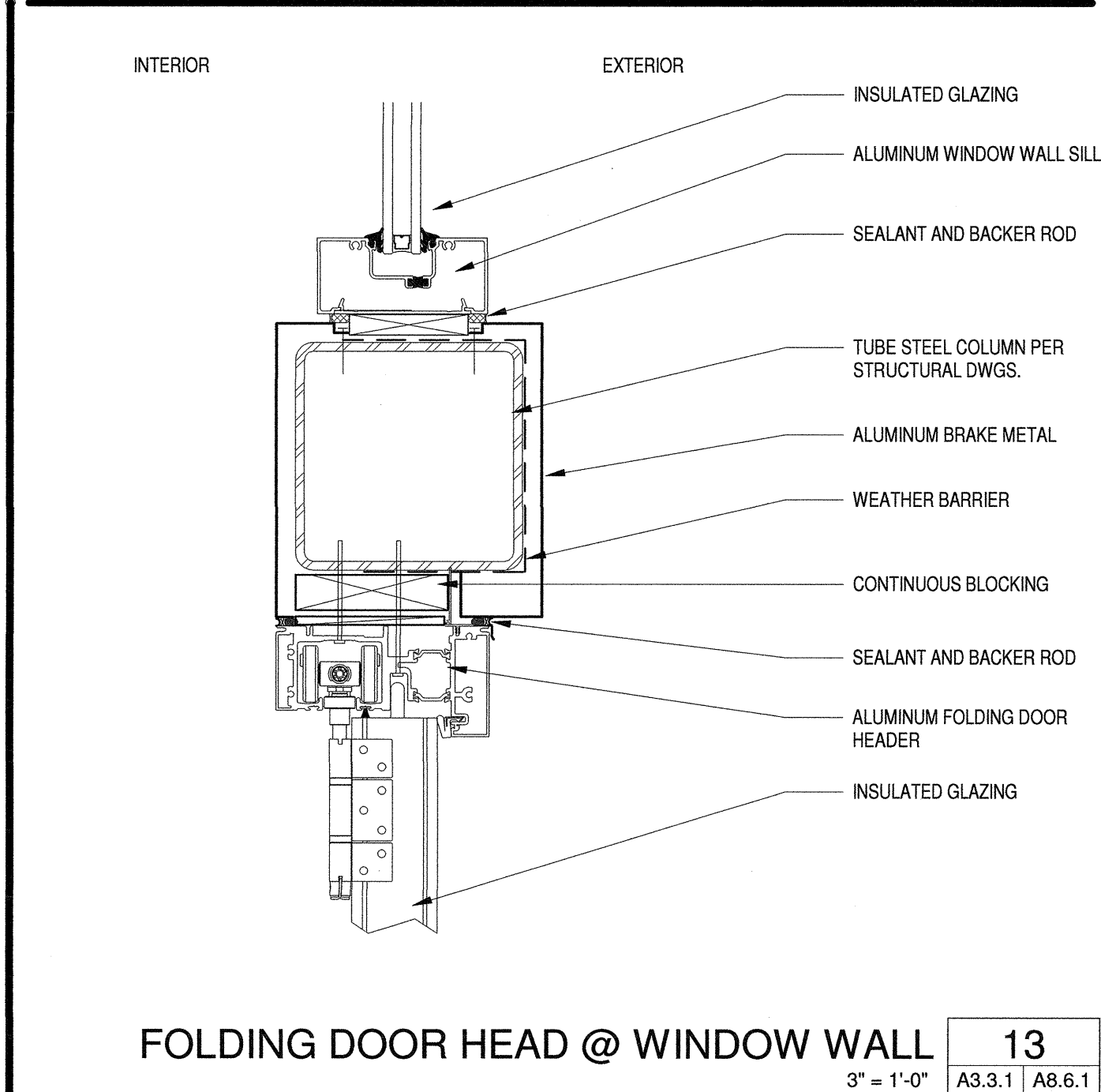


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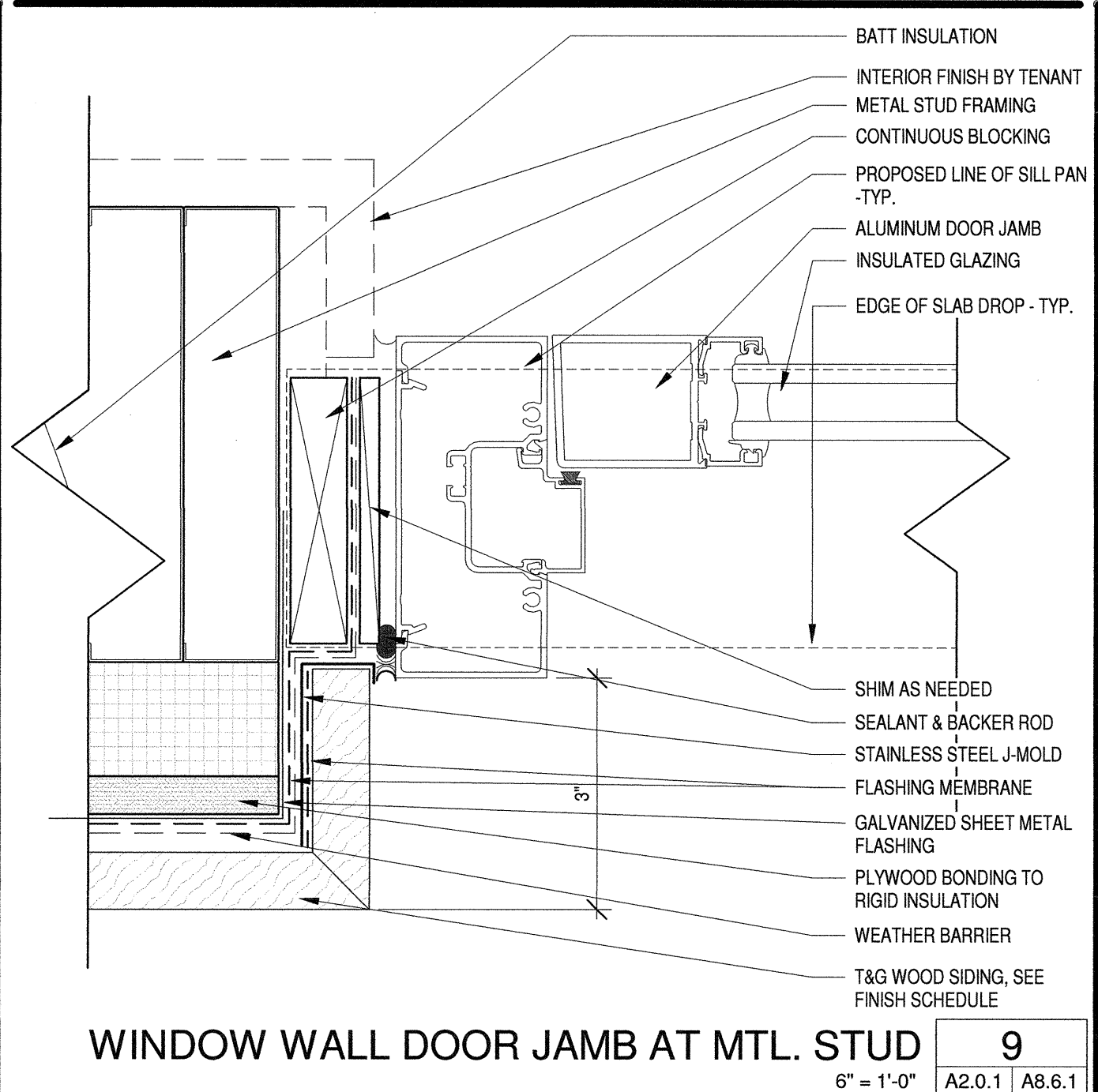
ROOF DETAILS

A8.5.1

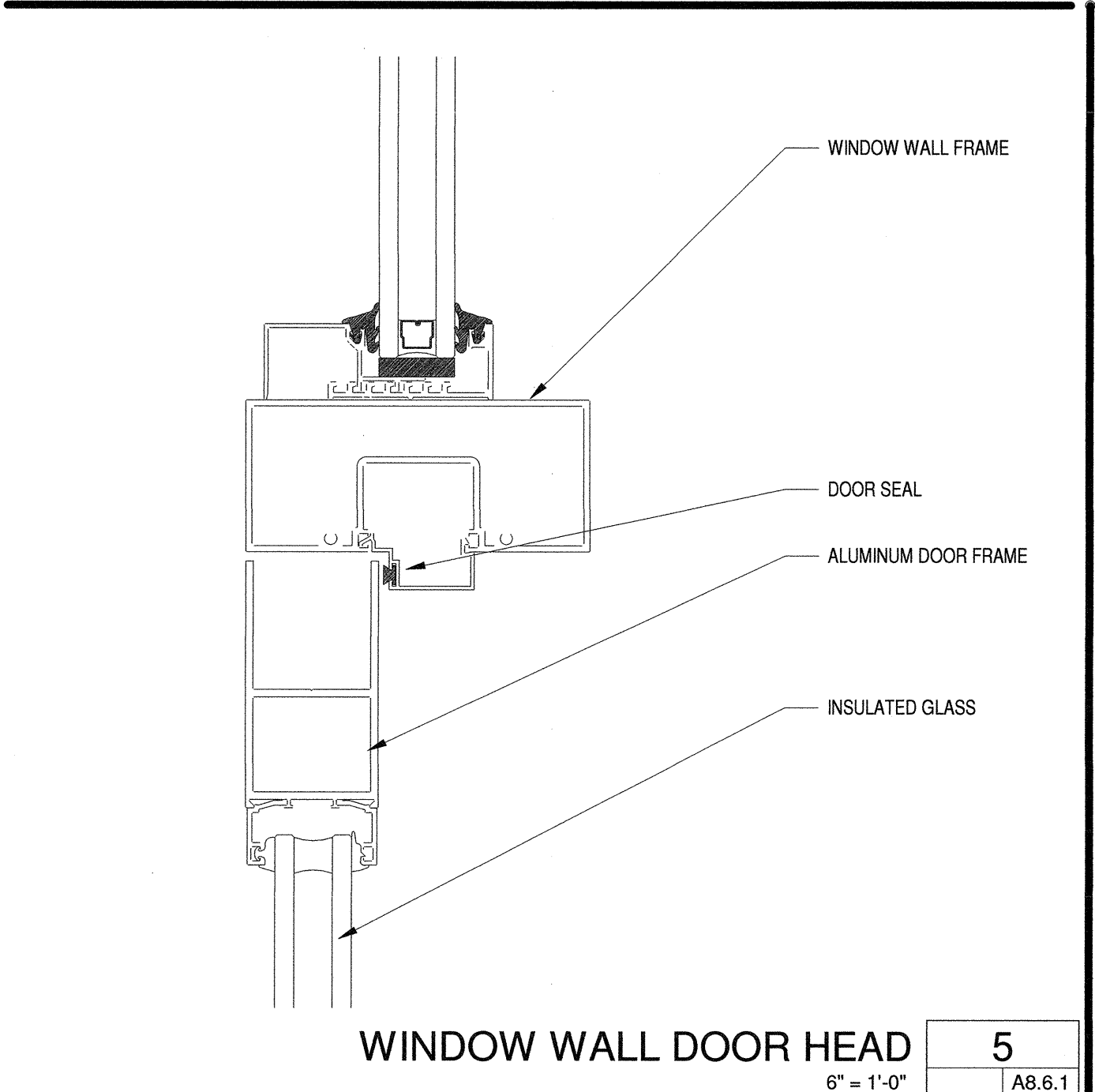
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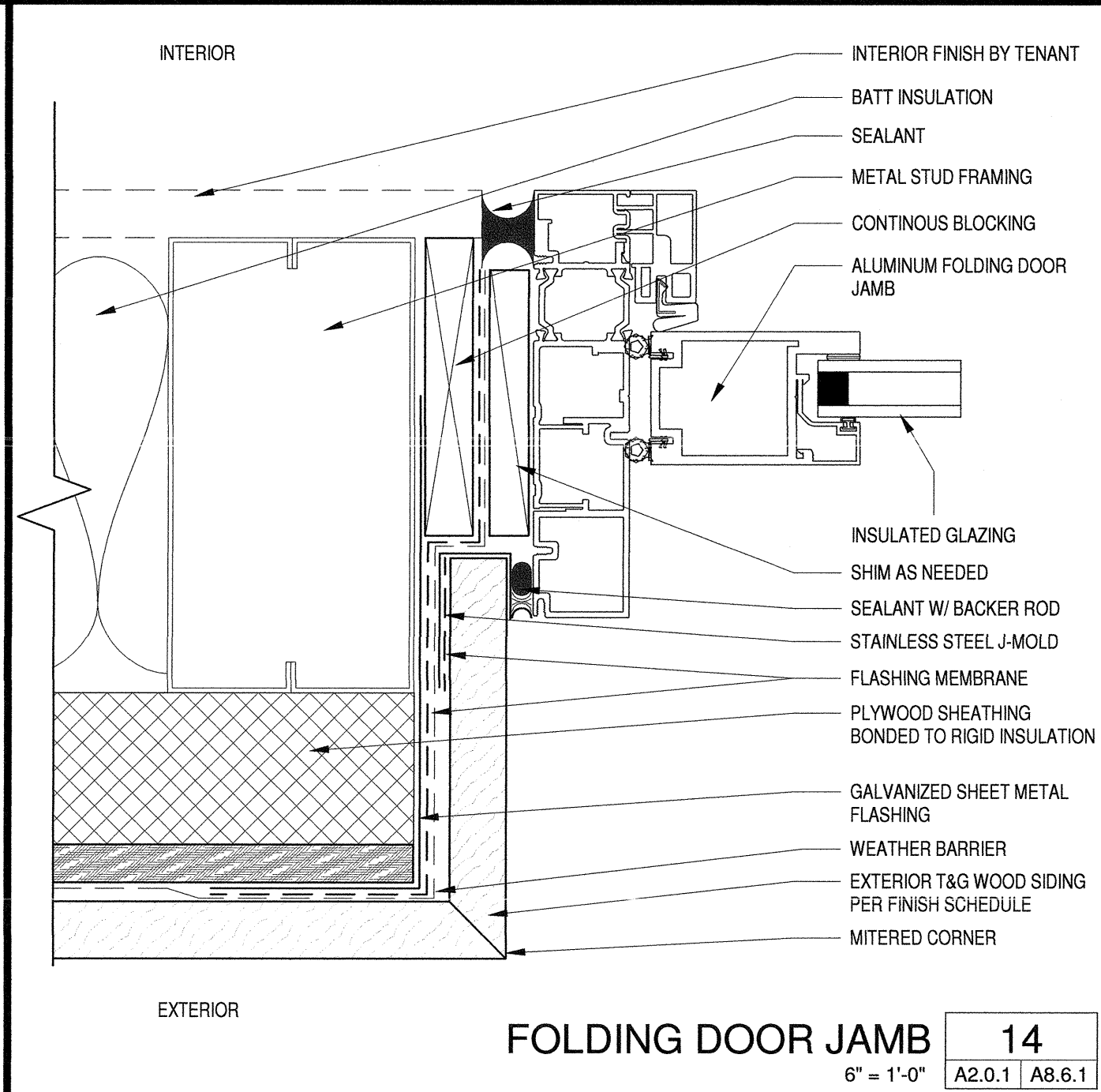
FOLDING DOOR HEAD @ WINDOW WALL 13
3" = 1'-0" | A3.3.1 | A8.6.1



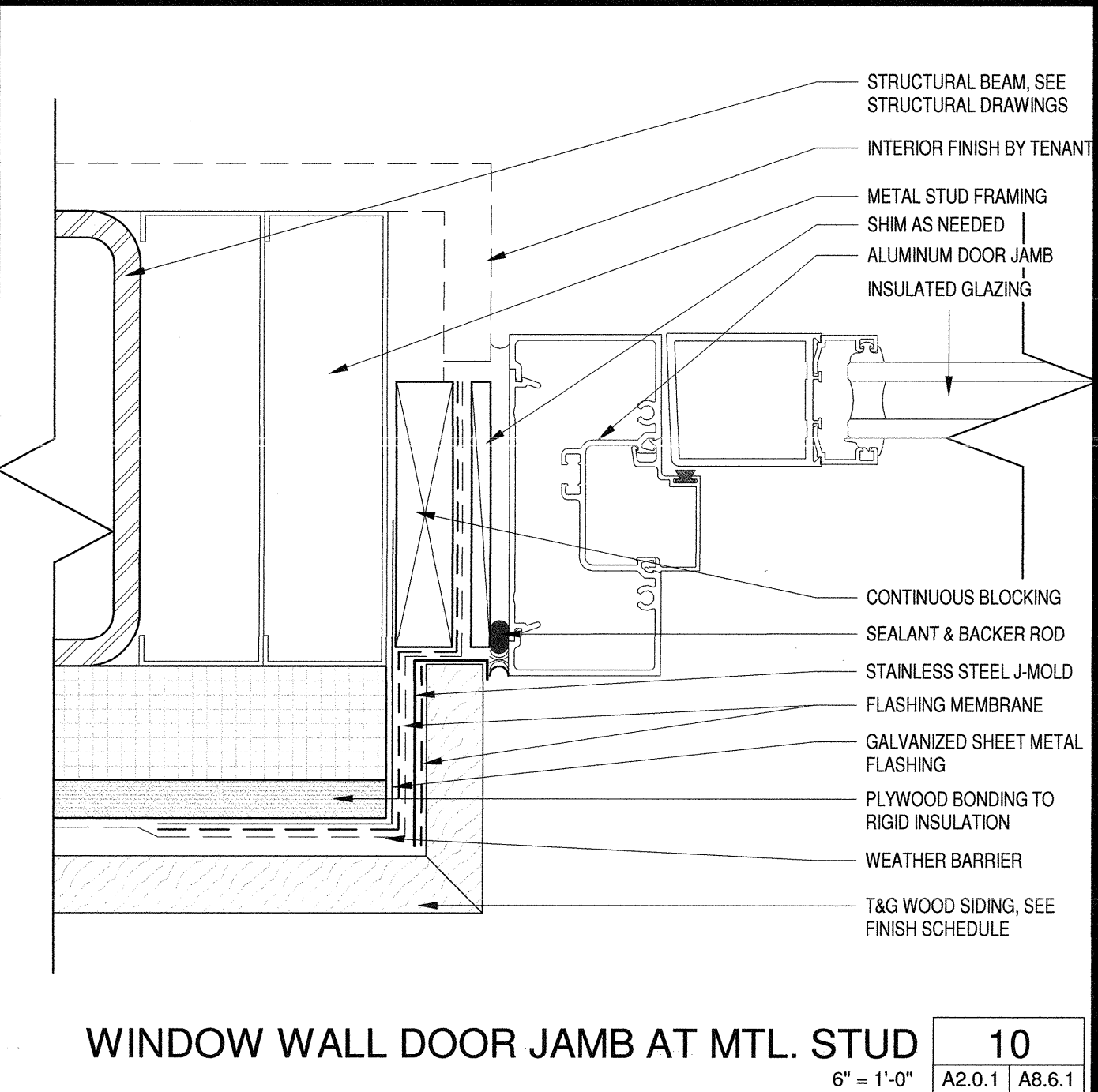
WINDOW WALL DOOR JAMB AT MTL. STUD 9
6" = 1'-0" | A2.0.1 | A8.6.1



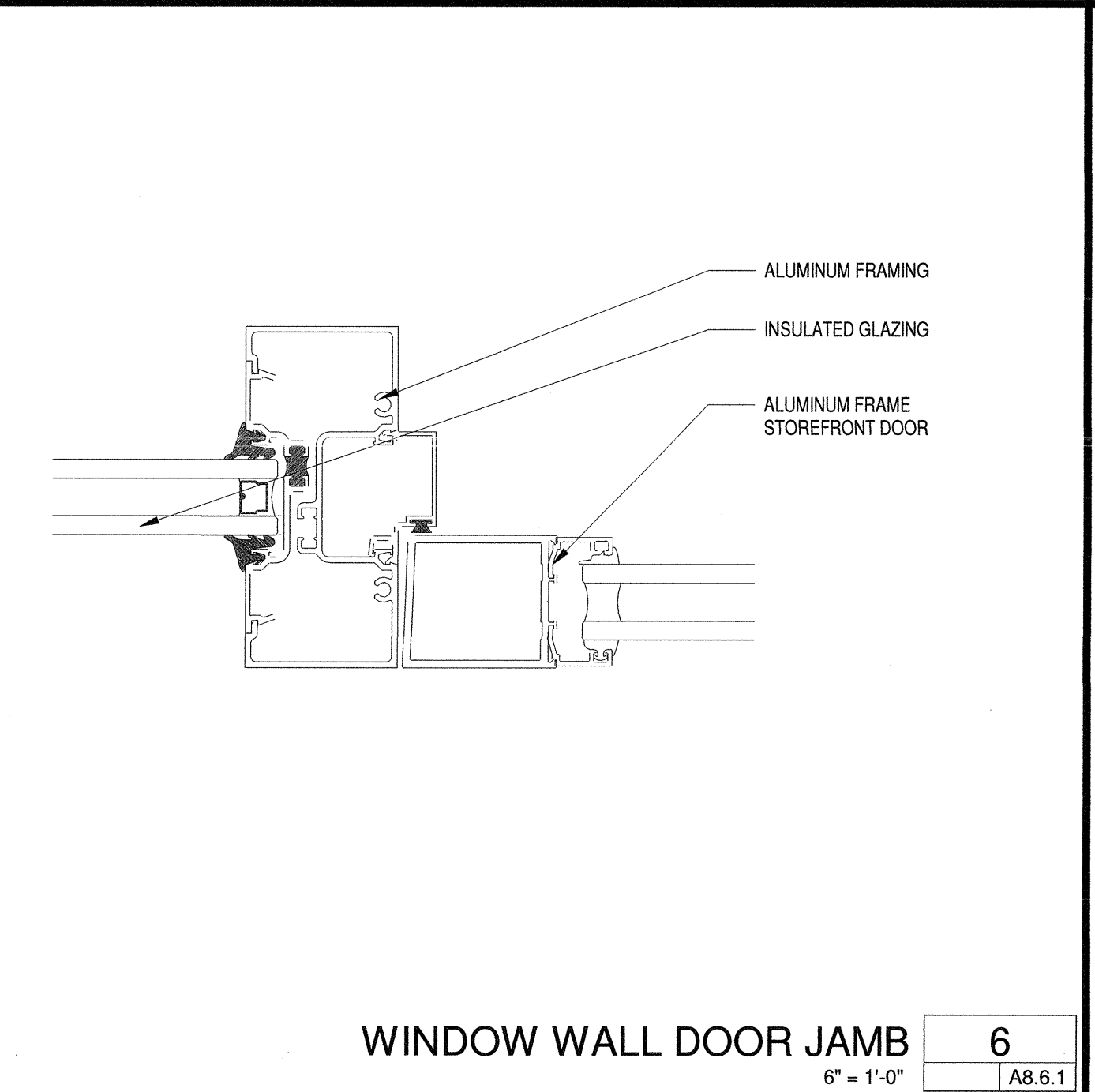
WINDOW WALL DOOR HEAD 5
6" = 1'-0" | A8.6.1



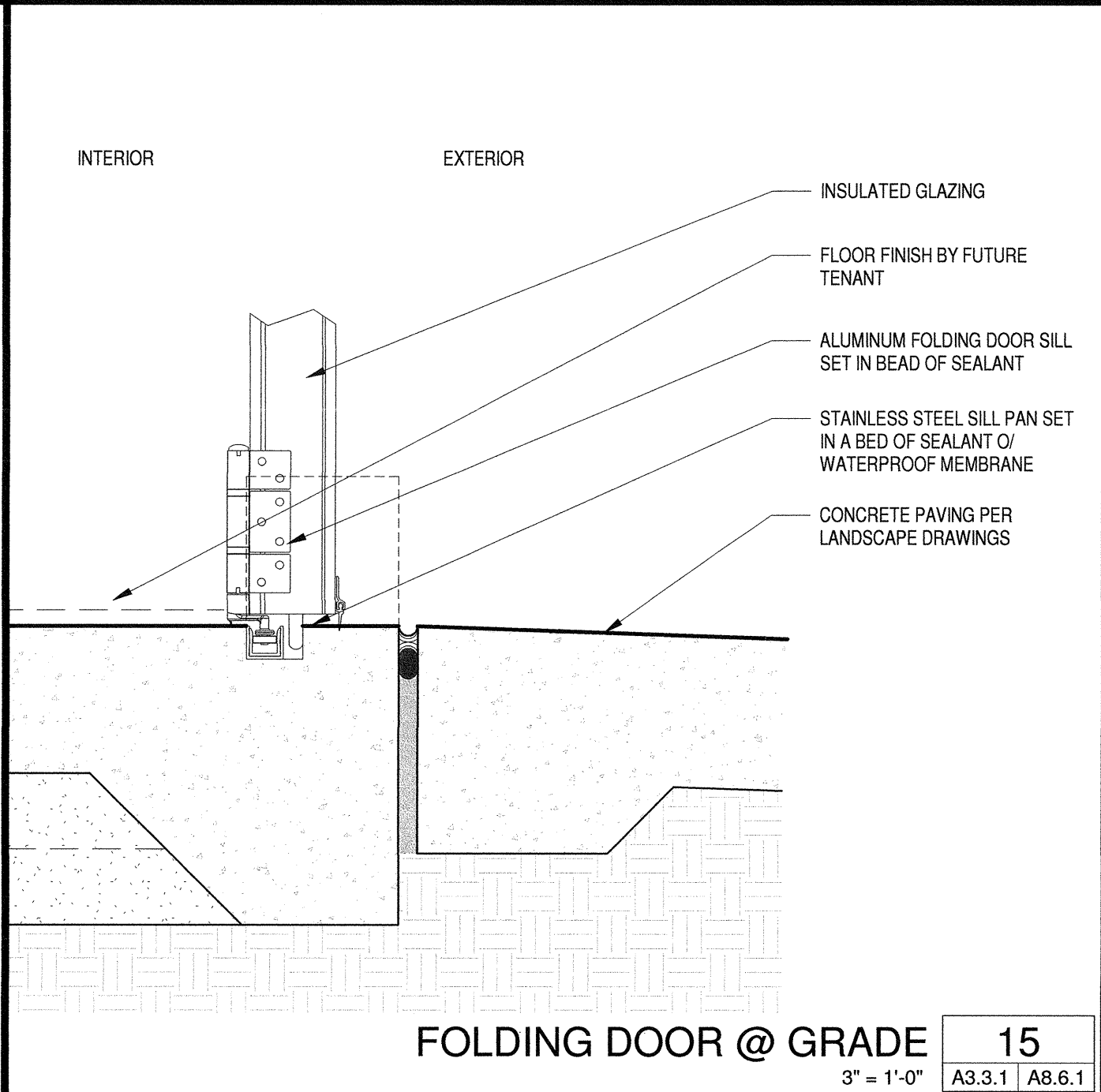
FOLDING DOOR JAMB 14
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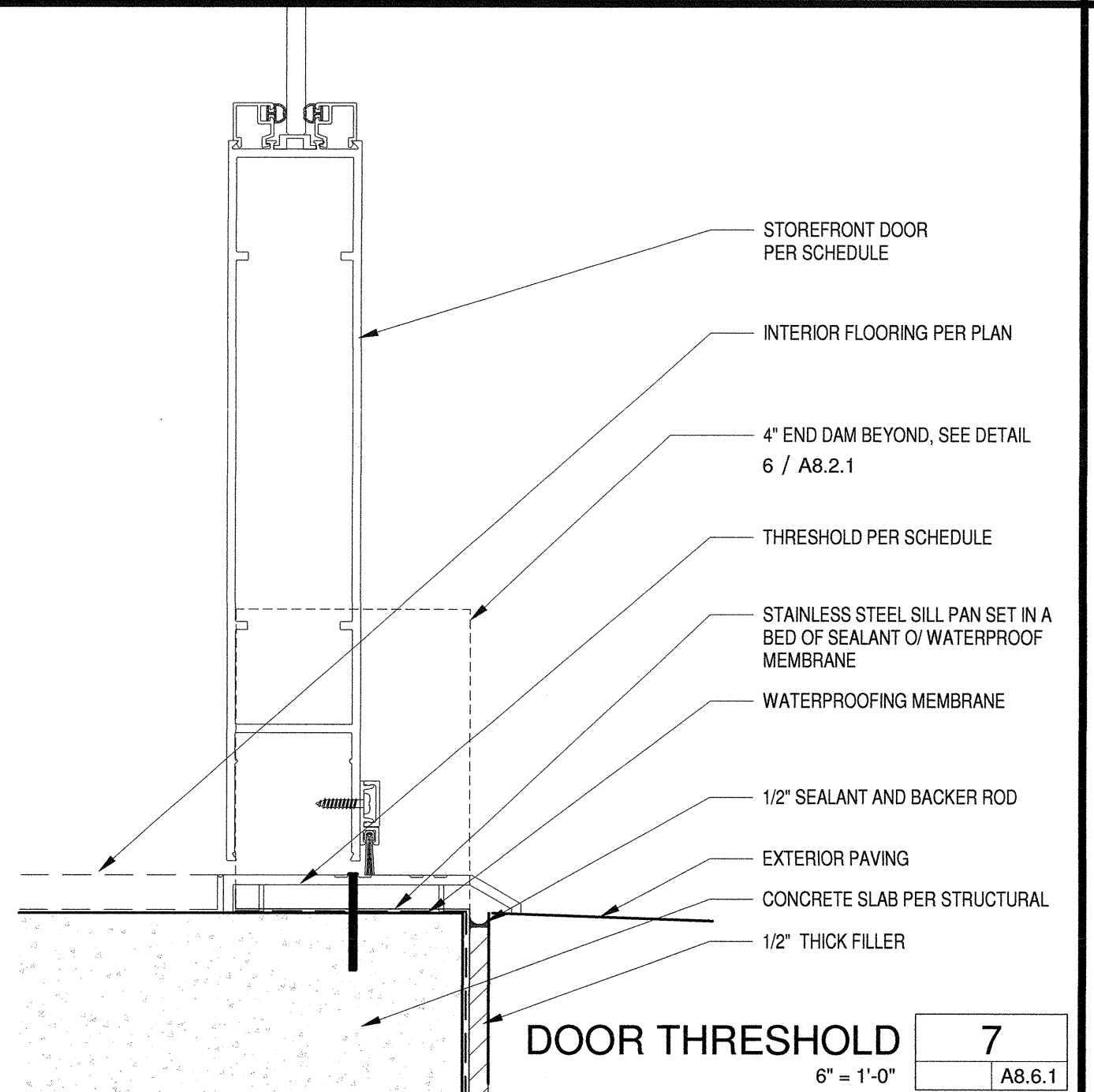
WINDOW WALL DOOR JAMB AT MTL. STUD 10
6" = 1'-0" | A2.0.1 | A8.6.1



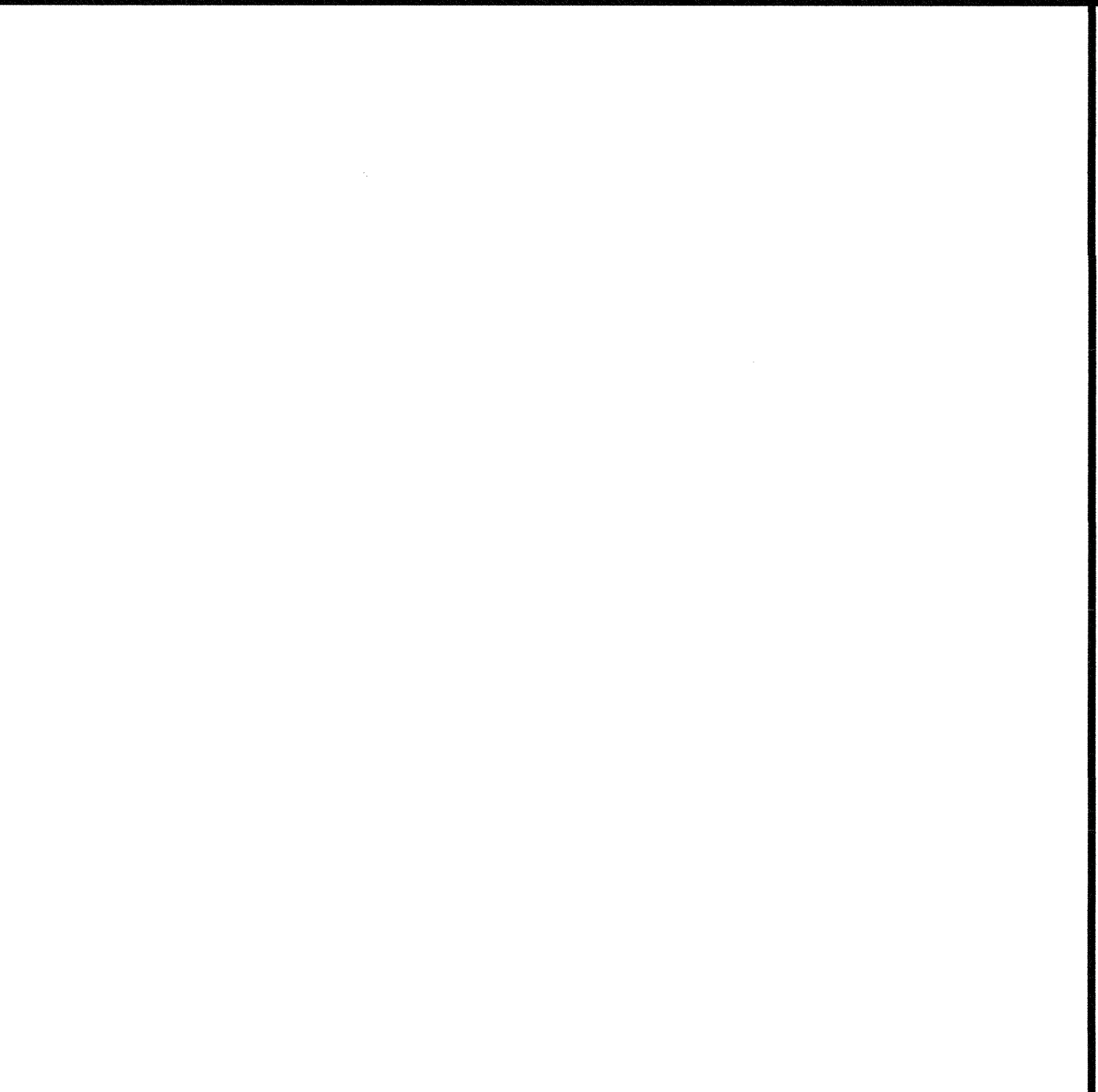
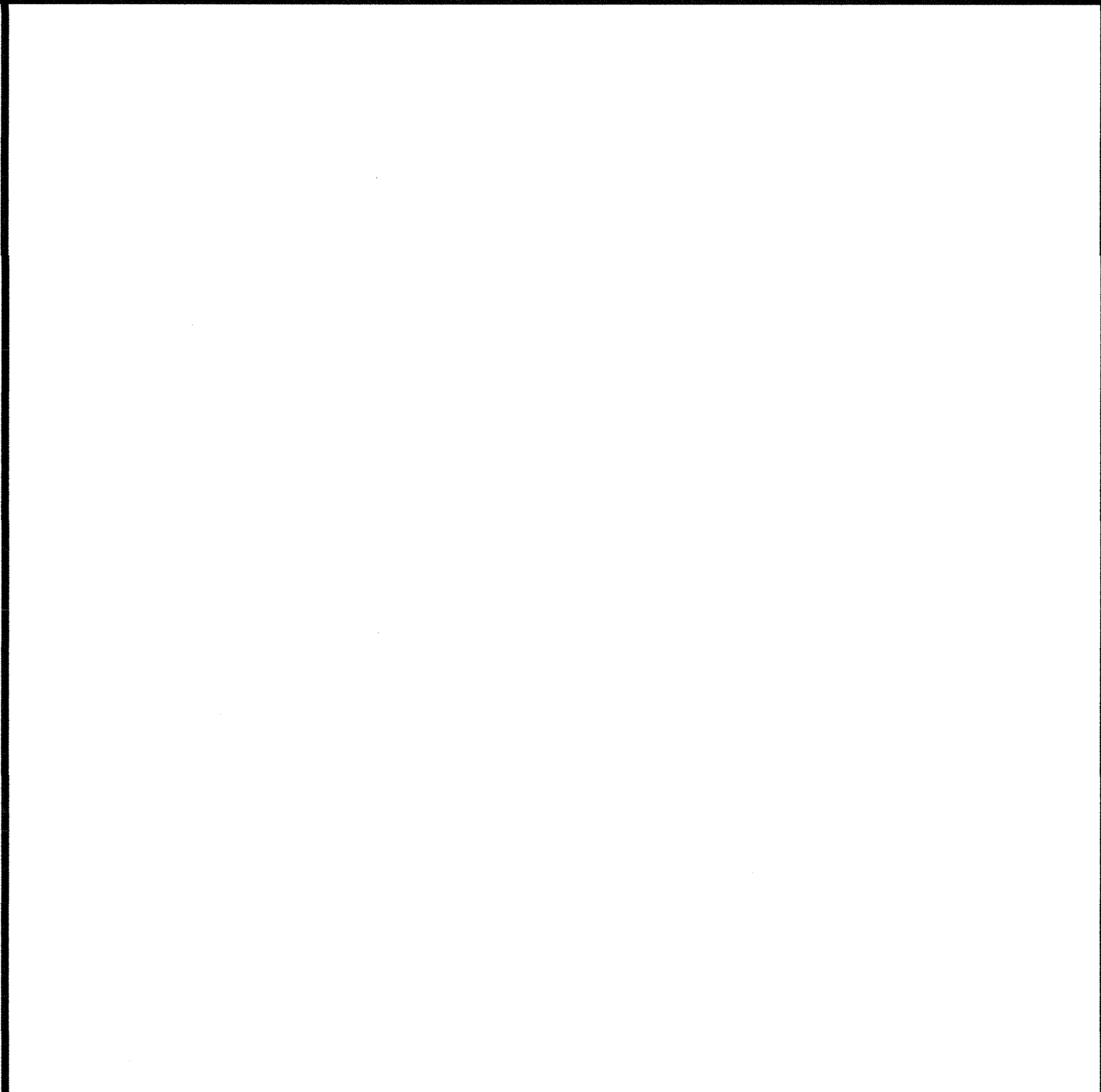
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6" = 1'-0" | A8.6.1



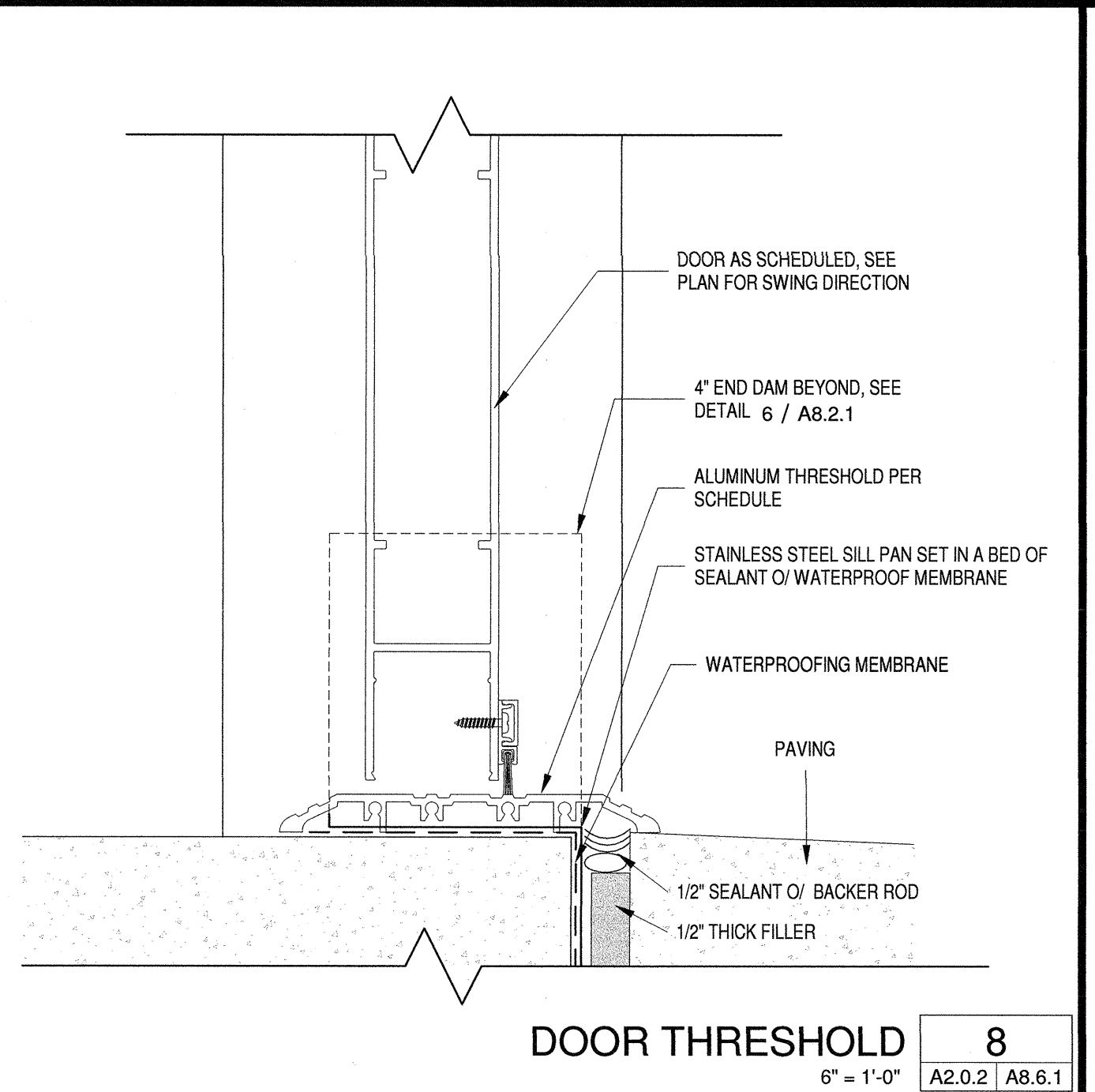
FOLDING DOOR @ GRADE 15
3" = 1'-0" | A3.3.1 | A8.6.1



DOOR THRESHOLD 7
6" = 1'-0" | A8.6.1



DOOR THRESHOLD 8
6" = 1'-0" | A2.0.2 | A8.6.1



DOOR THRESHOLD 4
6" = 1'-0" | A8.6.1

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REGISTERED ARCHITECT
No. 02142
11.3.23
Exp. Date
STATE OF CALIFORNIA

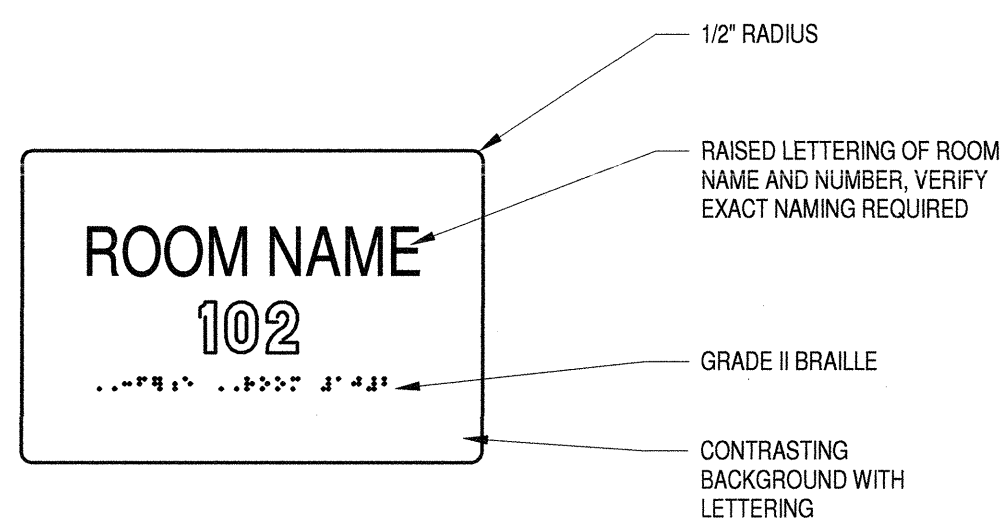
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A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO: 19019-10
DATE: 02/19/2021
DRAWING TITLE: EXTERIOR DOOR DETAILS
DRAWING NO: **A8.6.1**

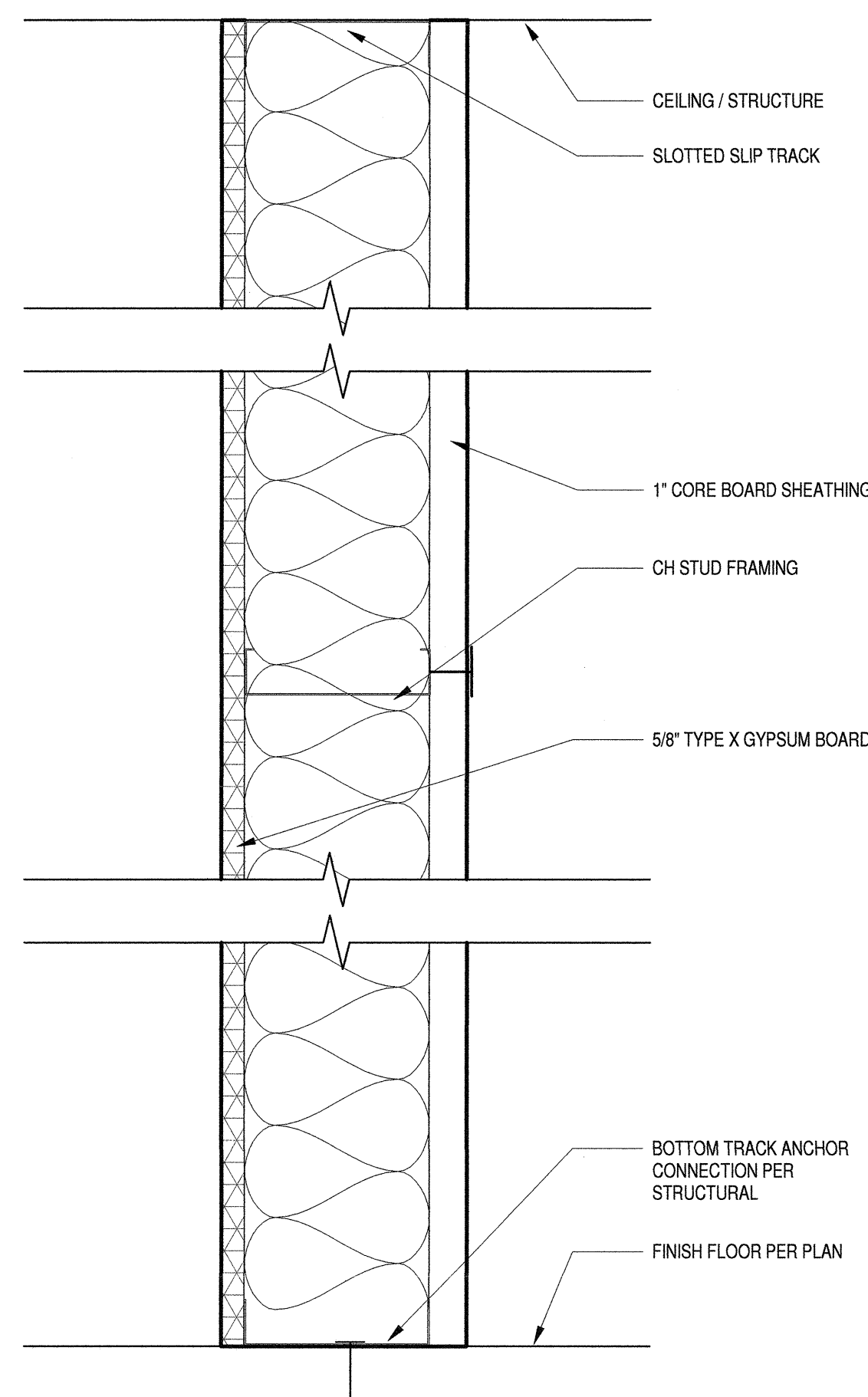
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GENERAL NOTES

- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
- ALL INTERIOR PLASTIC SIGNS SHALL BE 1/8" THICK MINIMUM U.N.O.
- ALL EXTERIOR PLASTIC SIGNS SHALL BE 1/4" THICK MINIMUM.
- VERIFY EXACT SIGN TEXT WITH DOOR & ROOM NAMES AND AS.
- VERIFY ALL ROOM NUMBERS WITH OWNER.
- VERIFY TEXT ON ENGRAVED INSERTS WITH OWNER.
- VERIFY ORIENTATION OF DIRECTIONAL ARROWS.
- VERIFY MAXIMUM OCCUPANCY QUANTITY WITH FIRE MARSHALL.
- ALL EXTERIOR WALL MOUNTED SIGNS AND ALL INTERIOR WALL MOUNTED SIGNS ATTACHED TO MASONRY, PLASTER OR CERAMIC TILE SHALL BE MECHANICALLY FASTENED WITH VANDAL-PROOF FASTENERS THROUGH THE WALL FINISH AND INTO SOLID WOOD OR METAL BACKING.
- ALL INTERIOR WALL MOUNTED SIGNS SECURED TO DRYWALL SHALL BE ADHESIVELY APPLIED.
- ALL PLASTIC SIGNS ADHESIVELY APPLIED TO GLASS SHALL HAVE AN ADDITIONAL PLASTIC BACKING THE SAME SIZE AS THE SIGN ADHESIVELY APPLIED TO THE OTHER SIDE OF THE GLASS.



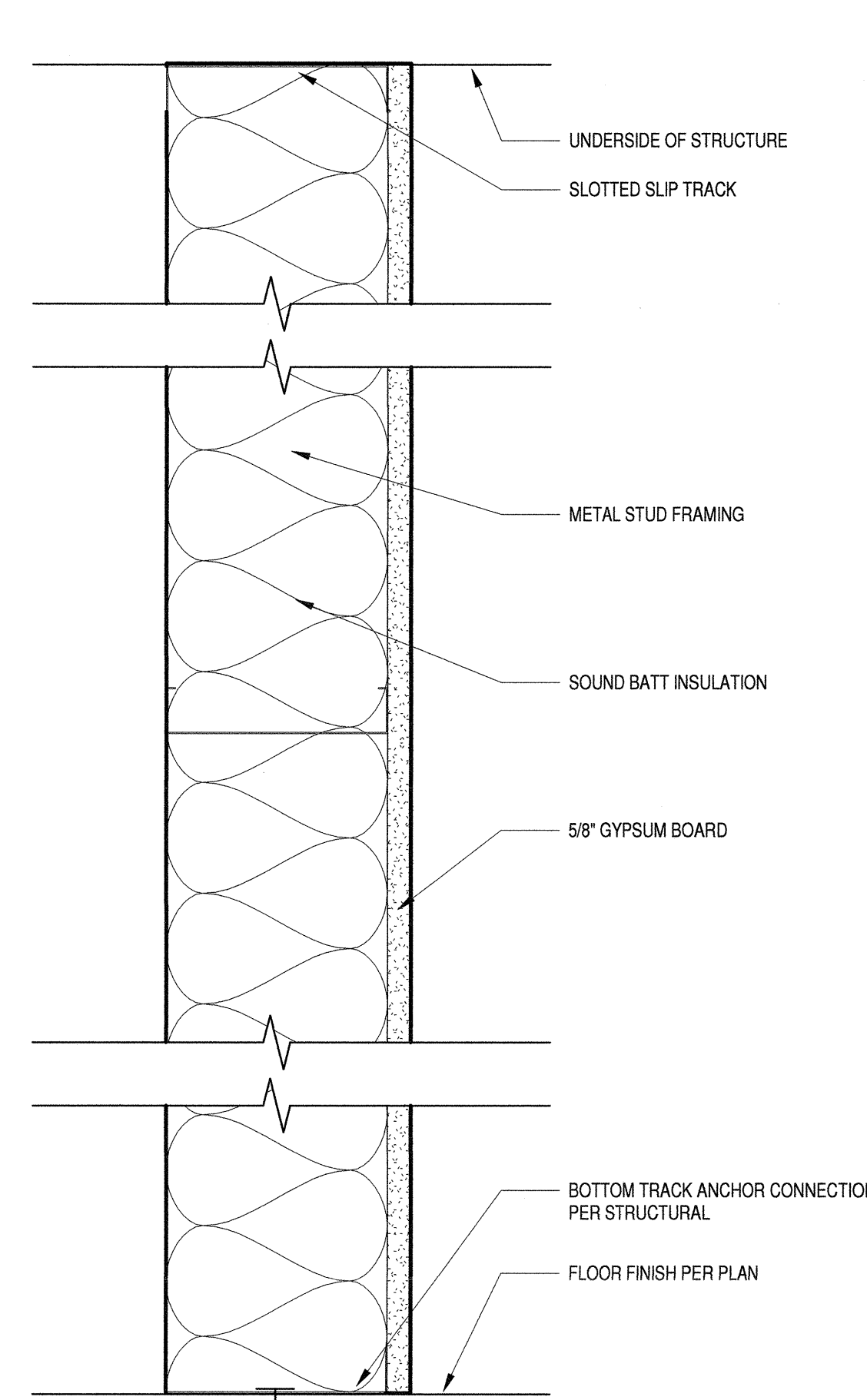
ROOM NAME 18
12" x 1'-0" A9.1.1



PARTITION TYPE SCHEDULE - P4

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P4	6"	16	16"	1 HR	U415	Yes	

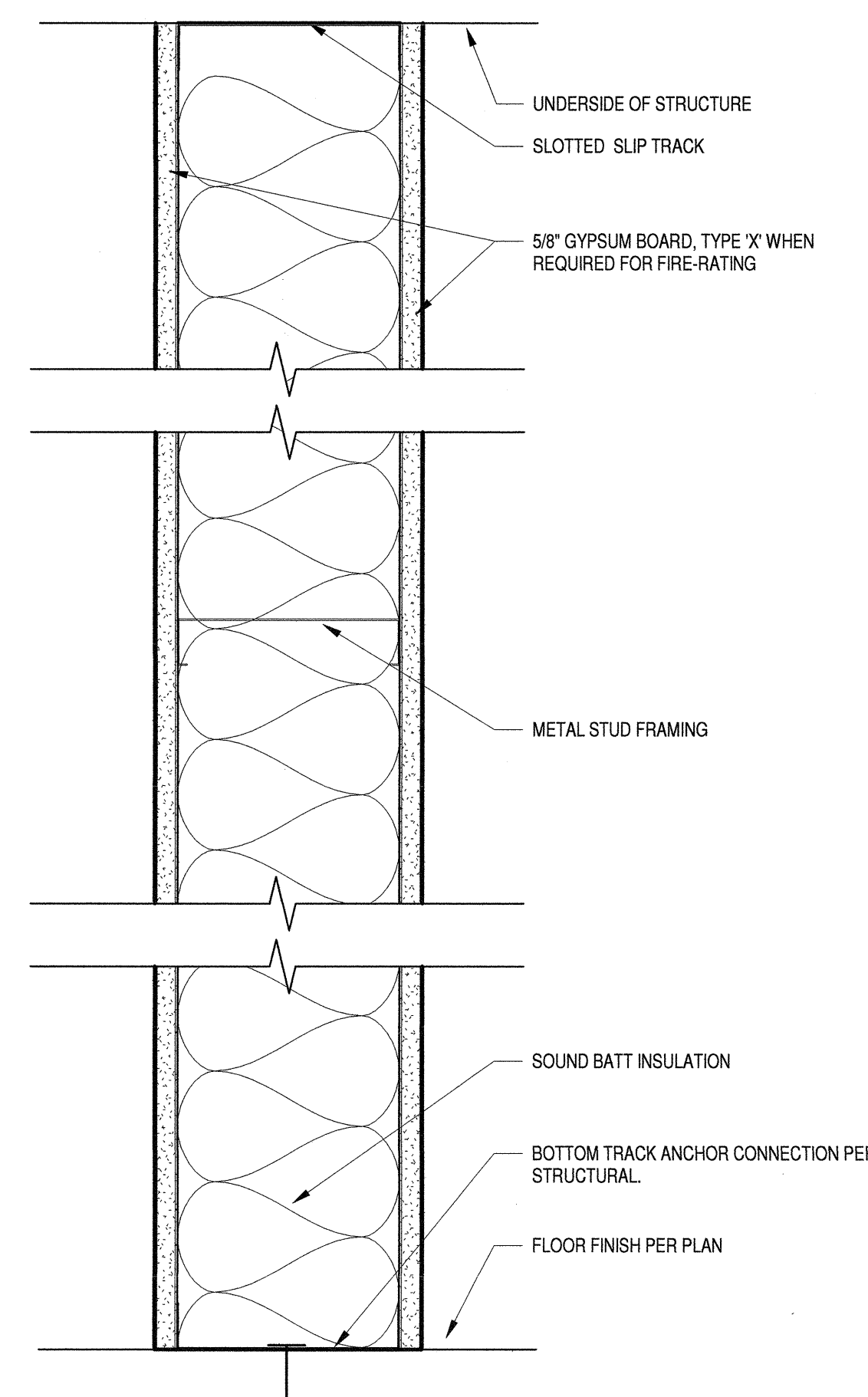
PARTITION TYPE P4
3" x 1'-0"



PARTITION TYPE SCHEDULE - P2

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P2A	6"	16	16"			Yes	

PARTITION TYPE P2
3" x 1'-0"



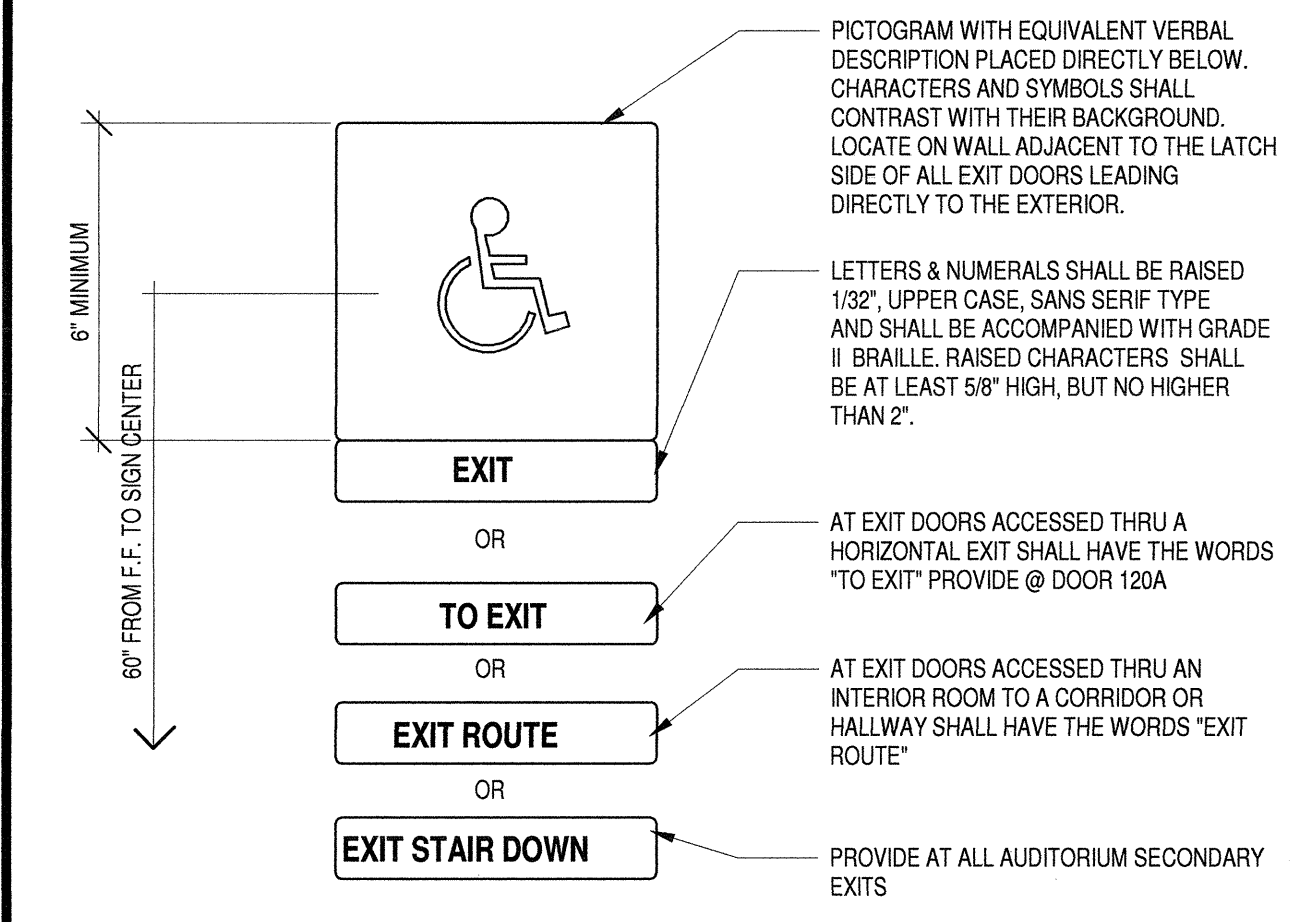
PARTITION TYPE SCHEDULE - P1

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P1A	6"	16	16"	1 HR		Yes	

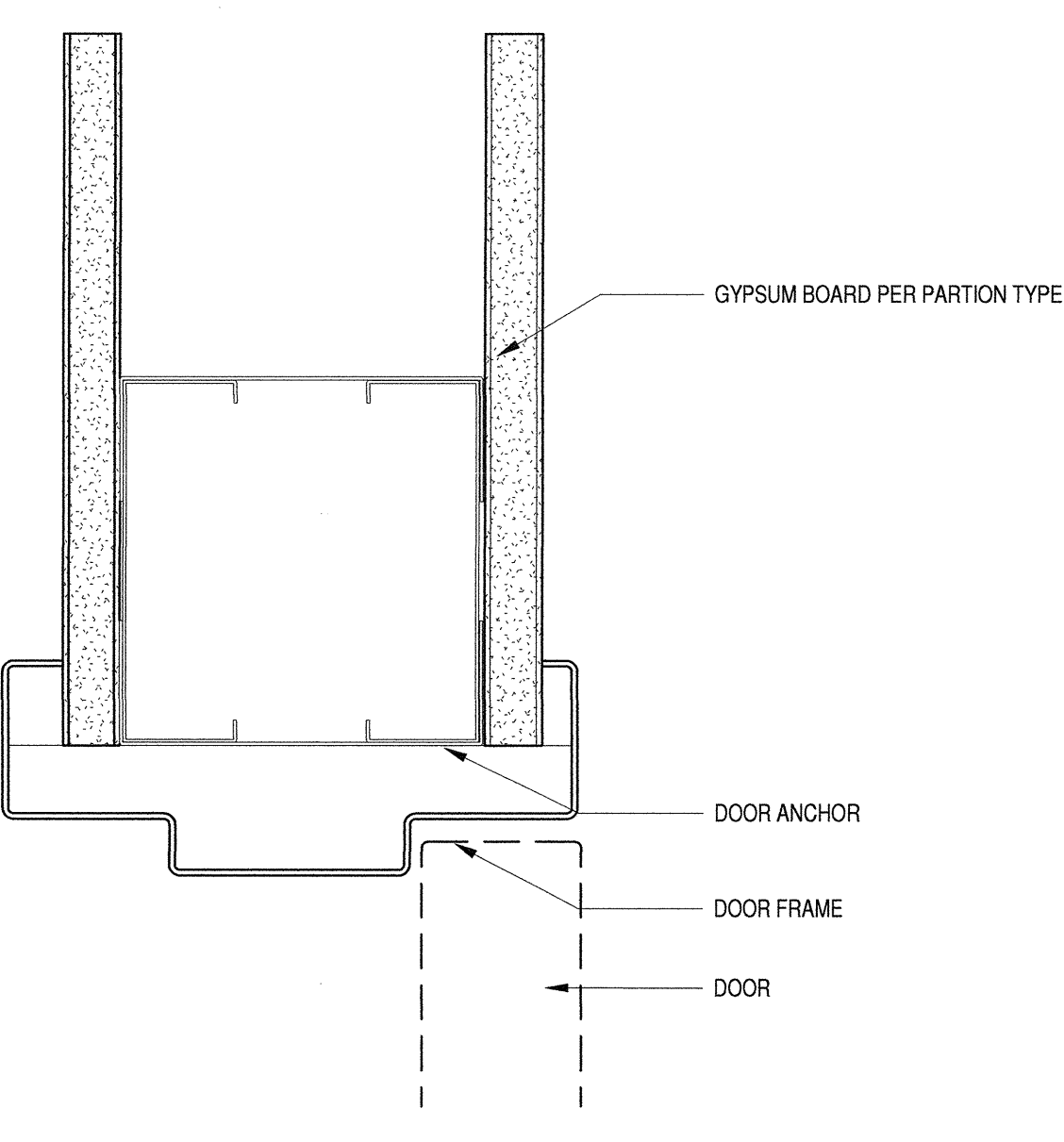
PARTITION TYPE P1
3" x 1'-0"

PARTITION GENERAL NOTES

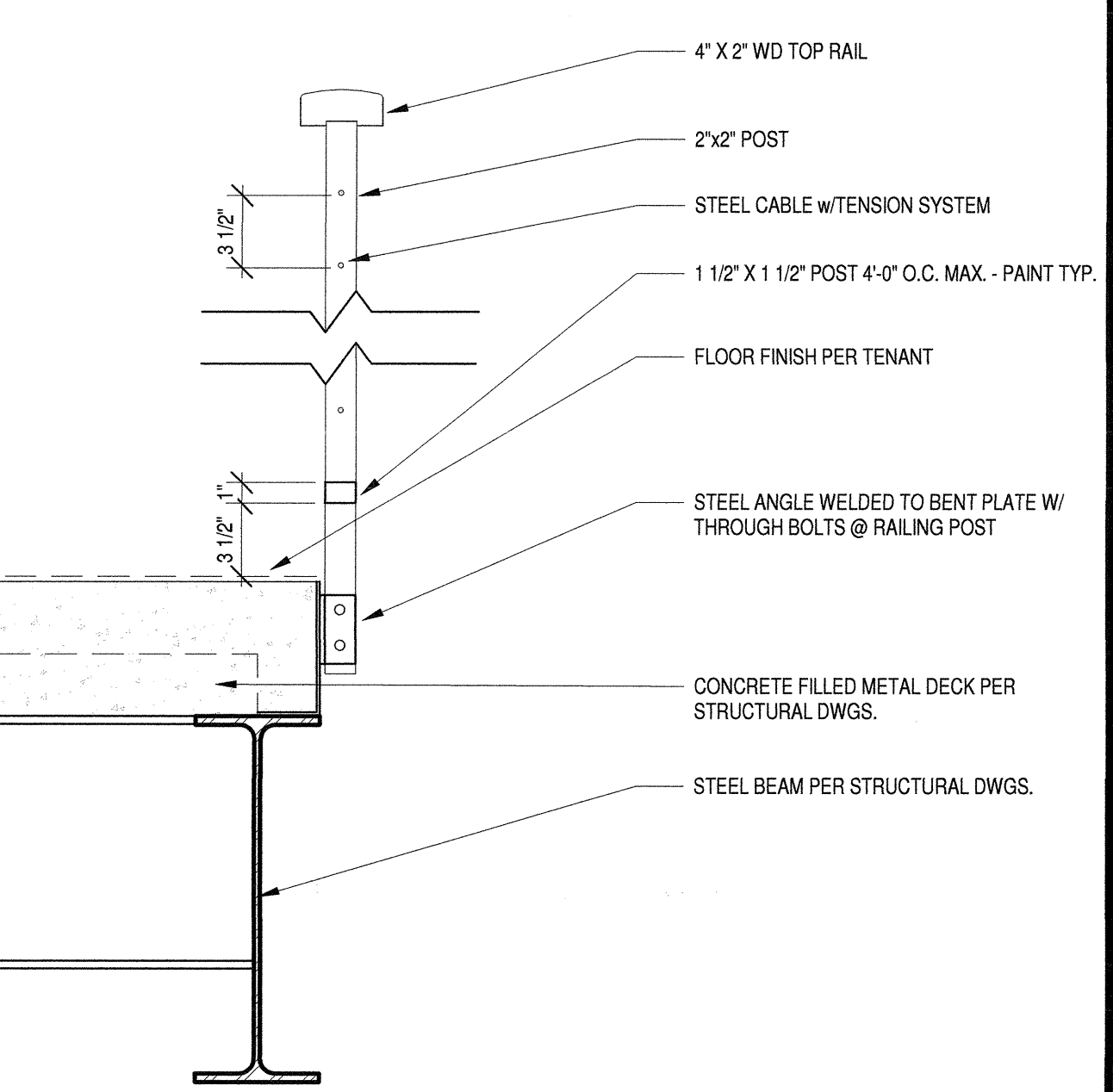
- THE STEEL STUDS ARE BASED ON SSMA (ICC-ESR-3064P)
- THE FASTENERS ARE BASED ON ICC-ESR-1663
- SLOTTED TRACK FOR HEAD OF WALLS IS BASED ON ICC-ESR-1663
- FIRE RATED WALL ASSEMBLY BASED ON ICC-ESR-1338
- FIRE RATED PARTITIONS AT THE UNDERSIDE OF A METAL DECK MUST BE ATTACHED PER DETAIL 16' A9.1.1
- REFER TO STRUCTURAL DRAWINGS FOR STUD FRAMING, GAUGE, AND SIZING.



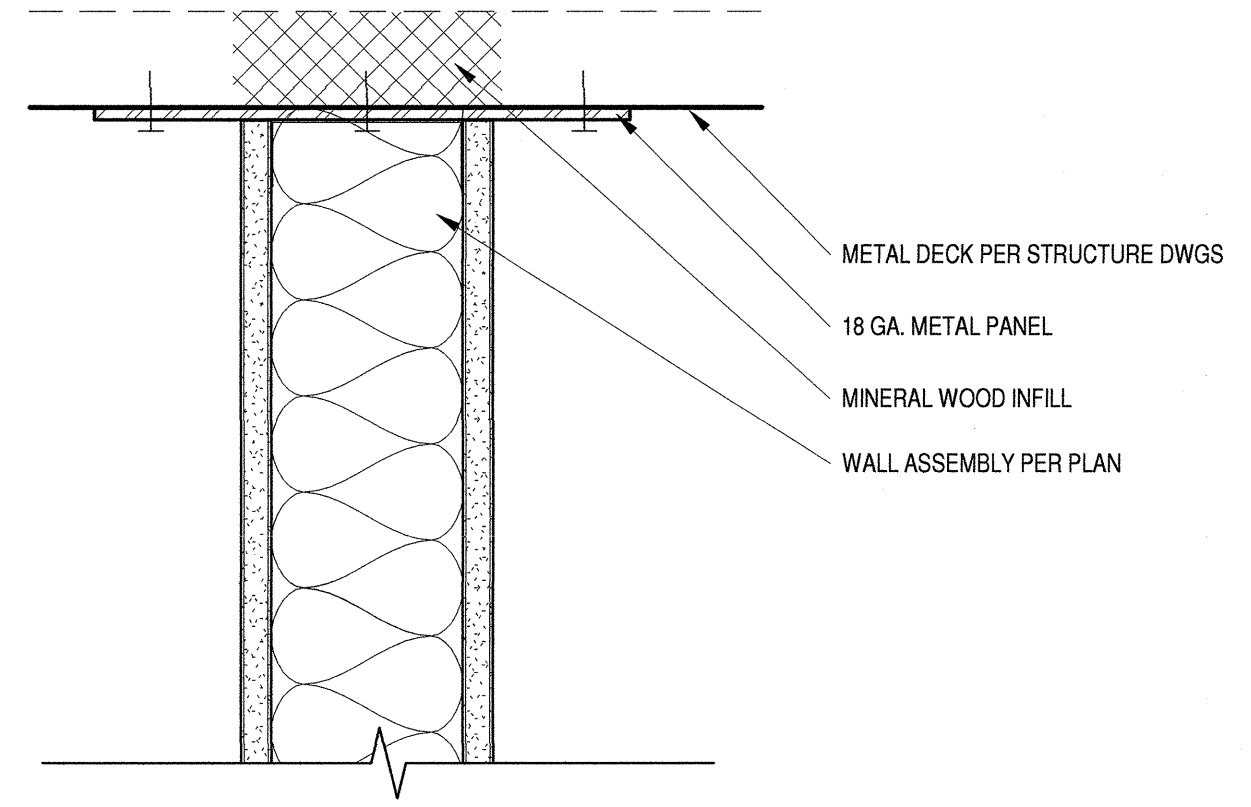
TACTILE EXIT SIGN 19
12" x 1'-0" A9.1.1



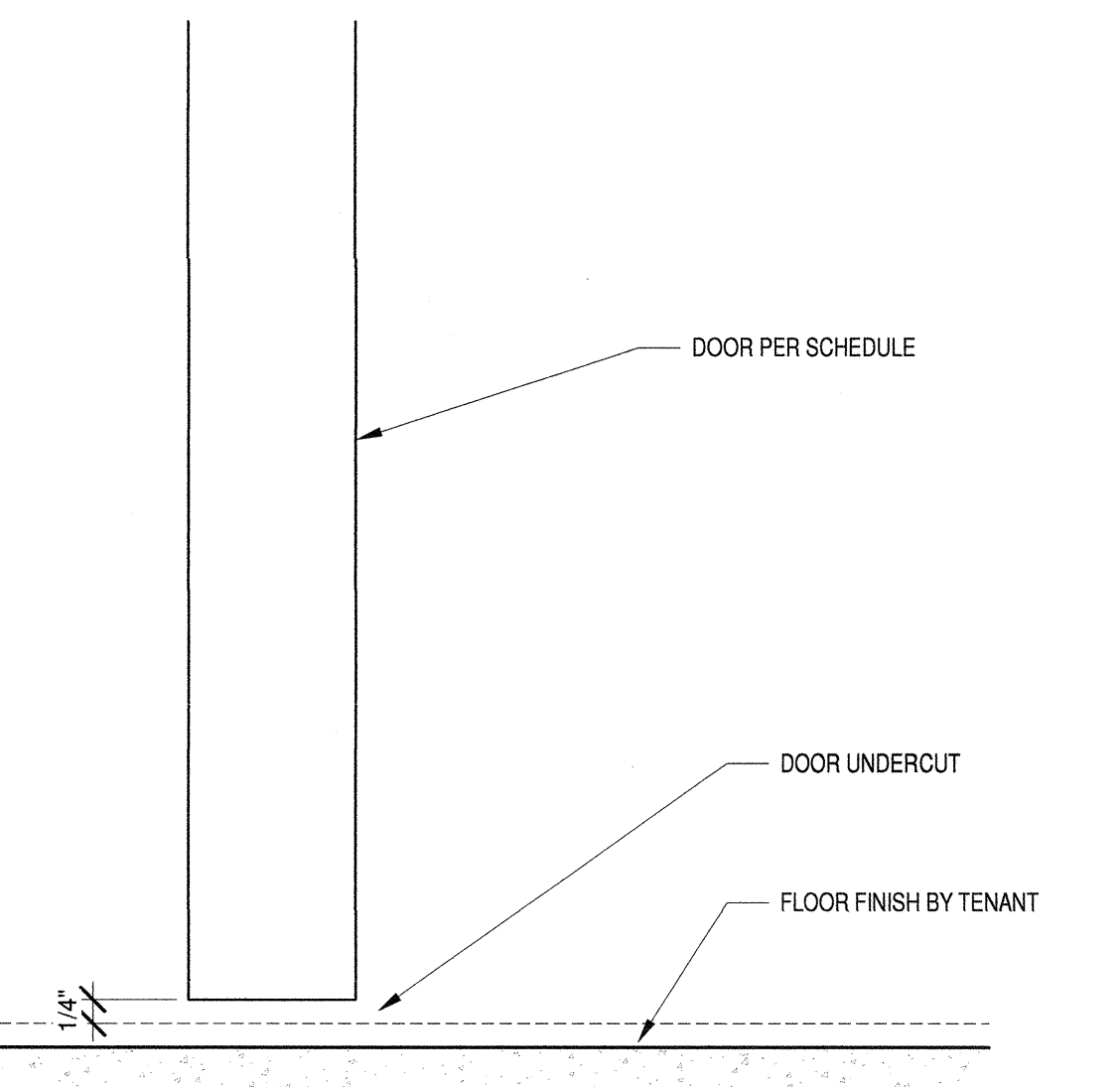
METAL DOOR HEAD 11
6" x 1'-0" A9.1.1



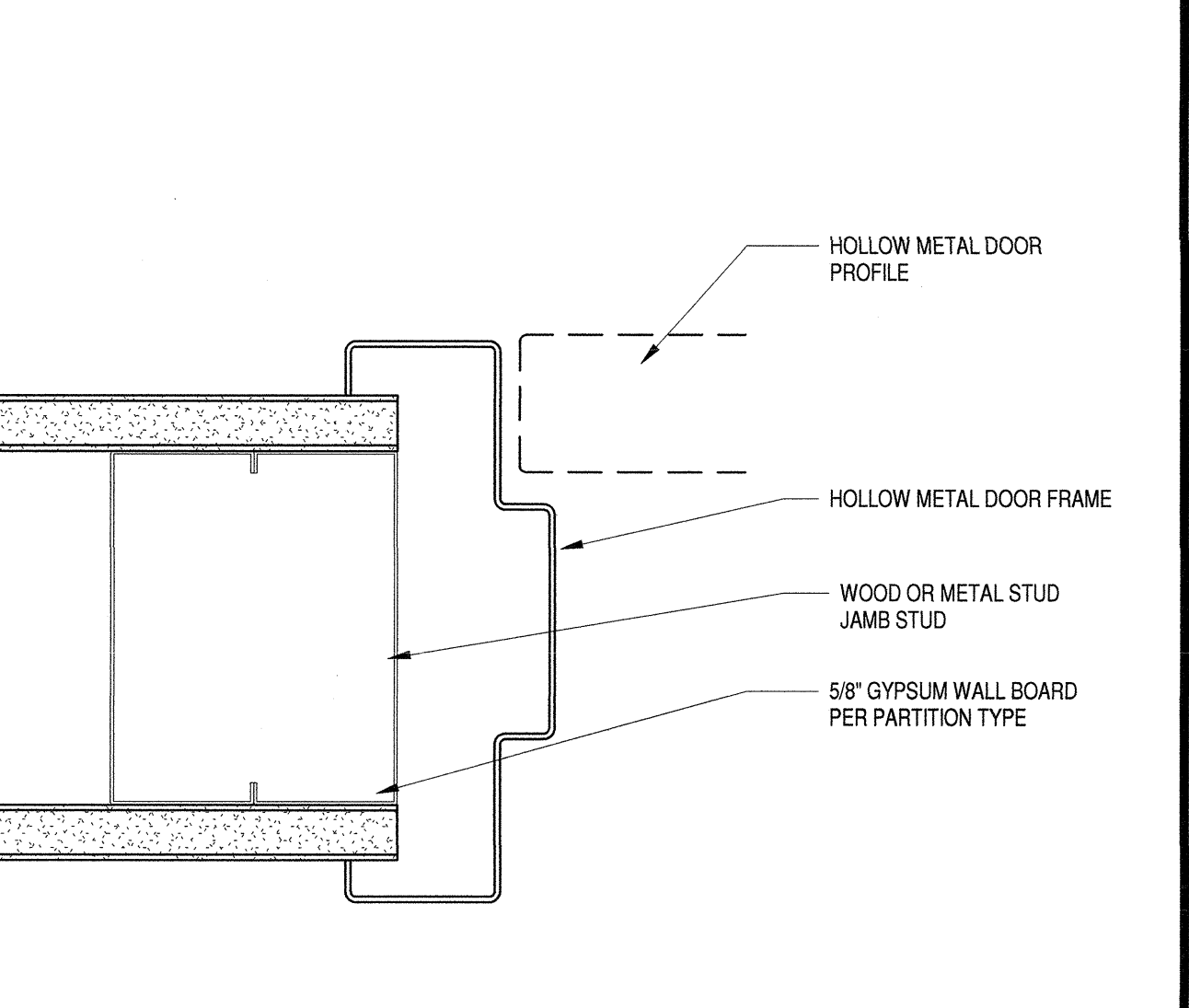
RAIL @ PLATFORM 7
1 1/2" x 1'-0" A2.0.2 | A9.1.1



FIRE-RATED PARTITION @ METAL DECK 16
3" x 1'-0" A9.1.1



DOOR THRESHOLD 12
6" x 1'-0" A9.1.1



HOLLOW METAL DOOR AT GYP CONDITION 8
6" x 1'-0" A9.1.1

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10
24880 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
10/08/2020	DESIGN DEVELOPMENT	
11/26/2020	30% CONSTRUCTION DOCUMENTS	
02/19/2021	50% CONSTRUCTION DOCUMENTS	
06/01/2021	COUNTY SUBMITTAL	
09/24/2021	COUNTY RESUBMITTAL	

PROJECT NO. 19019-10
DATE 02/19/2021
INTERIOR DETAILS

A9.1.1

ROOM SCHEDULE

NO.	NAME	FLOOR	WALL	BASE	CEILING	COMMENTS
LEVEL 1						
10-101	RESTAURANT	-	-	-	-	FINISHES BY TENANT
10-102	ELEVATOR	-	-	-	-	FINISHES TO BE DETERMINED FROM STANDARD ELEVATOR FINISHES
10-103	ELECTRICAL	C-101	PT-101	B-101	PT-101	
10-104	MPOE/FIRE RISER	C-101	PT-101	B-101	PT-101	
10-105	PATIO	-	-	-	-	
LEVEL 2						
10-201	INTERIOR LOFT DINING	-	-	-	-	FINISHES BY TENANT
10-202	ROOFTOP DINING & LOUNGE	-	-	-	PT-101	
10-203	ELEVATOR EQUIP.	C-101	PT-101	B-101	PT-101	



DOOR SCHEDULE

TYPE	ELEV	WIDTH	HEIGHT	THICK	DOOR	GLASS	FRAME	INT FINISH	FIRE	HEAD	JAMB	SILL	STC	HARDWARE	COMMENTS
10-101A-PH	C	3'-0"	9'-0"	1 3/4"	ALM/GLS	GL-01	ALM	PT-101	-	5/A8.6.1	9/A8.6.1	7/A8.6.1		2	PANIC HARDWARE
10-101B-PH	C	3'-0"	9'-0"	1 3/4"	ALM/GLS	GL-01	ALM	PT-101	-	5/A8.6.1	9/A8.6.1	7/A8.6.1		2	PANIC HARDWARE
10-101C	E	24'-3"	9'-0"	3 1/4"	ALM/GLS	GL-01	STL		As Specified					18	
10-101D-PH	C	3'-0"	9'-0"	1 3/4"	ALM/GLS	GL-01	ALM	PT-101	-	5/A8.6.1	9/A8.6.1	7/A8.6.1		2	PANIC HARDWARE
10-101E-PH	A	3'-0"	7'-0"	1 3/4"	HM	-	STL	PT-101	-	4/A8.6.1	4/A8.6.1	4/A8.6.1		4	PANIC HARDWARE
10-103A	A	3'-0"	7'-0"	1 3/4"	HM	-	STL	PT-101	-	4/A8.6.1	4/A8.6.1	4/A8.6.1		5	
10-103B-PH	D	3'-0"	7'-0"	1 3/4"	HM	-	STL	PT-101	-	2/A8.6.1	3/A8.6.1	4/A8.6.1		5	PANIC HARDWARE
10-104A-PH	A	3'-0"	7'-0"	1 3/4"	HM	-	STL	PT-101	-	4/A8.6.1	4/A8.6.1	4/A8.6.1		9	PANIC HARDWARE
10-201A	B	6'-0"	9'-0"	1 3/4"	ALM	GL-01	ALM	PT-101	-	5/A8.6.1	6/A8.6.1	5/A8.6.1		1	
10-201B	A	3'-0"	7'-0"	1 3/4"	HM	-	HM	PT-101	45 MIN	3/A9.5.1	2/A9.5.1	4/A9.5.1		8	

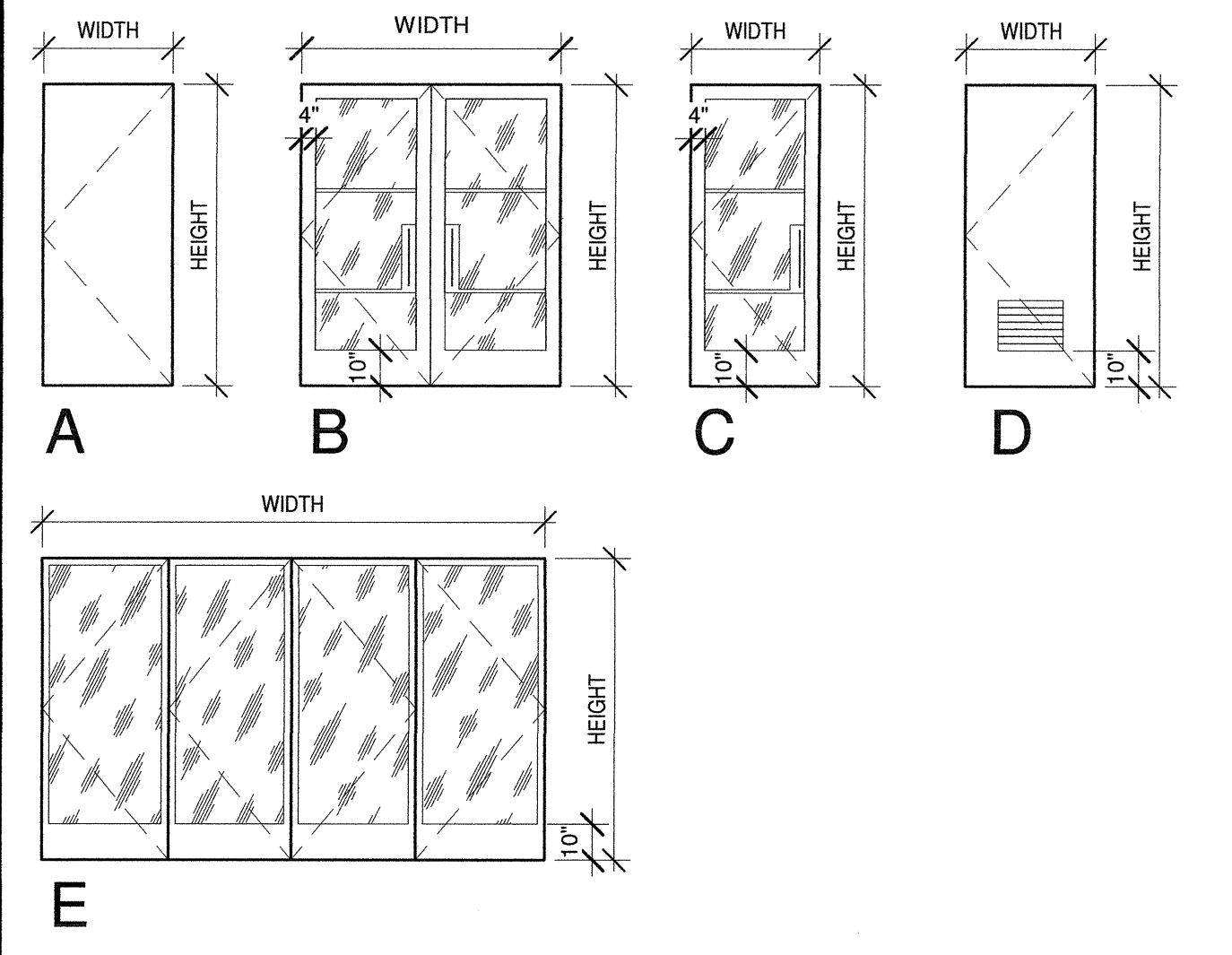
DOOR NOTES

DOOR LEGEND
 HC - HOLLOW CORE METAL DOOR
 SC - SOLID CORE WOOD
 WD - WOOD
 HM - HOLLOW METAL
 AL - ALUMINUM
 PL - PLYWOOD
 STL - STEEL
 PT - PAINTED
 ST - CUSTOM STAIN PER SPEC. SECTION 8210

ADDITIONAL DOOR AND NOTES:
 1. DOORS SHALL MAINTAIN A CLEAR WIDTH OF 32" OR PER TABLE 1006.1 WHICH EVER IS GREATER
 2. DOORS SHALL MAINTAIN A CLEAR HEIGHT OF 6'-8"
 3. DOORS SHALL OPEN A MINIMUM OF 90°
 4. THE MAXIMUM DOOR WIDTH OF A SWINGING LEAF SHALL BE NOMINAL 48"
 5. EXIT DOORS SHALL BE SIDE HINGED SWINGING TYPE
 6. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT
 7. ALL RATED DOORS SHALL HAVE CLOSERS AND SMOKE GASKETS
 8. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED TO A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION
 9. PROVIDE 18" CLR. ON PULL SIDE OF ALL INTERIOR DOOR AND 24" CLR. AT EXTERIORS DOORS
 10. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 11. PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
 12. PANIC DEVICE HAVE BEEN PROVIDED FOR ALL DOORS WITH AN OCCUPANCY OVER 50
 13. DOORS WITHIN A FIRE RATED ASSEMBLY TO BE CONSTRUCTED WITH THE SAME FIRE RATING AS THE REST OF ITS ENCLOSURE ASSEMBLY
 14. REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN 1'-0" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR

STC SOUND RATING NOTES:
 A. STC RATED DOORS TO BE PROVIDED WITH HEAD, JAMB, AND DOOR BOTTOM GASKETS.

DOOR ELEVATIONS



FINISH SCHEDULE NOTES

- REFER TO K-1 FOR TYPE I HOOD AND ADDITIONAL KITCHEN EQUIPMENT REQUIREMENTS. REFER TO SHEET A4.1.1 FOR ADDITIONAL KITCHEN EQUIPMENT AND FINISH REQUIREMENTS.
- ALL COVERED FLOOR BASE SHALL EXTEND 4" TO 8" UP WALL, COUNTERTOPS, CURBS AND TOE/KICKS WITH A MINIMUM 3/8" RADIUS COVE. THE BASE COVE SHALL BE INTEGRAL UNIT WITH THE FLOOR.
- WATER RESISTANT WALLS (I.E. CERAMIC TILE, FRP, STAINLESS STEEL) ARE REQUIRED BEHIND ALL SINKS AND DISHWASHERS. WATER RESISTANT MATERIAL SHALL BE A MINIMUM OF 8 FEET HIGH FROM THE TOP OF THE FLOOR BASE. IN RESTROOMS, WATER RESISTANT MATERIAL IS REQUIRED FROM THE TOP OF COVE BASE TO A MINIMUM HEIGHT OF 4 FEET.
- ALL TYPE I HOODS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE UL LISTING.
- PROVIDE SIDE GUARDS AT OPEN ENDS OF SNEEZE GUARDS
- FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED UNDER SECTION 2604.2 (801.8 CBC).
- ALL INTERIOR WALL OR CEILING FINISHES (EXCEPT CLASS A) LESS THAN 1/4" THICK SHALL BE APPLIED DIRECTLY AGAINST A NON COMBUSTIBLE BACKING UNLESS IT IS NON COMBUSTIBLE OR IT IS IN ACCORDANCE WITH AN APPROVED TESTED ASSEMBLY (803.11.4 CBC).
- ALL CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD INDEX IN CBC 803.9

FINISH SCHEDULE

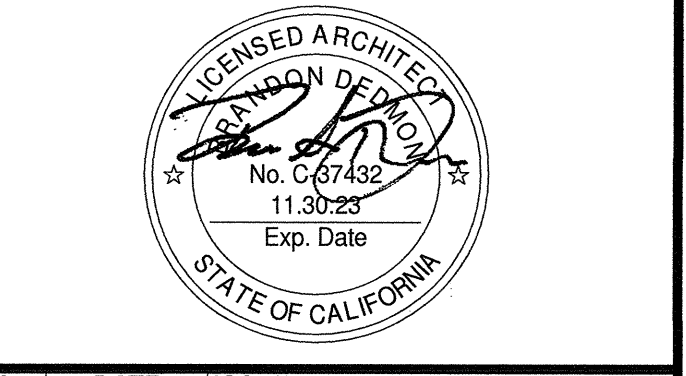
Finish Type	NO.	MANUFACTURER	MODEL # / STYLE	COLOR / FINISH	DETAILS
BASE	B-101	ARMSTRONG	6" VINYL BASE	BLACK	
CONCRETE	C-101		SEALED CONCRETE	NATURAL	
METAL	MTL-01	PPG	PPG1011-7	GRYX	
PAINT	PT-101	SHERWIN WILLIAMS	SW7006	EXTRA WHITE	FLAT
PAINT	PT-07	PPG	PPG3176N	RACCON	

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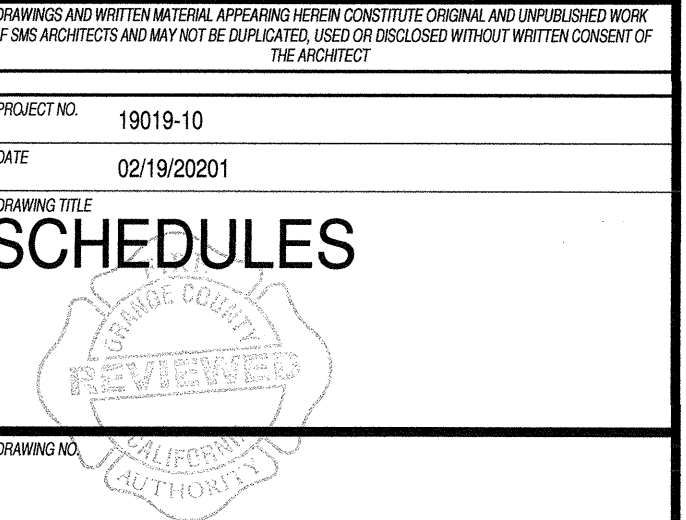
DANA POINT HARBOR COMMERCIAL CORE
 BUILDING 10
 24880 DANA POINT HARBOR DRIVE
 DANA POINT, CA 92629

B W P BURNHAM | WARD
 ARCHITECTS
 P R O F E S S I O N A L S



No.	DATE	ISSUE
10/08/2020		DESIGN DEVELOPMENT
11/26/2020		30% CONSTRUCTION DOCUMENTS
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A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	DATE	DRAWING TITLE
19019-10	02/19/2021	SCHEDULES



A10.1.1

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION), AND WITH CHAPTERS 17 AND 22 OF THE CODE.

- 2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO): WF & WT SHAPES A992 ANGLES, CHANNELS, PLATES, BARS, CONNECTION PLATES, AND MISC A36 PIPE SECTIONS A53, GRADE B HSS SECTIONS A500, GRADE C BOLTS A325 TWIST-OFF TYPE BOLTS F1852 BOLTS IN CONCRETE F1554 GR 36 OR F1554 GR 55 S1 (WELDABLE)

- 3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL TO THE ARCHITECT FOR ARCHITECTS AND STRUCTURAL ENGINEER'S REVIEW AND APPROVAL BEFORE FABRICATION.
- 4. BOLT HOLES USED IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
- 5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY OR SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.
- 6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING FILLER METALS TO MATCH MATERIAL STRENGTH (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION OF THE AMERICAN WELDING SOCIETY). SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS. USE OF E70T-4 WIRE IS NOT PERMITTED.

LIGHT GAUGE METAL FRAMING

- 1. ALL LIGHT GAGE METAL FRAMING SHALL BE AS NOTED BELOW: EXTERIOR STUDS: GALVANIZED END CLOSURES, BRIDGING AND ACCESSORIES 12, 14 OR 16 GAUGE Fy = 50,000 psi GALVANIZED AND PAINTED STUDS, TRACKS, END CLOSURES, BRIDGING AND ACCESSORIES 12, 14 OR 16 GAUGE Fy = 50,000 psi UNLESS NOTED OTHERWISE, ALL INTERIOR PARTITIONS THAT DO NOT SUPPORT CASEWORK OR SHELVING SHALL BE 4" 6" x 20 GA (33 MILS) OR 8" x 16 GA (40 MILS) STUDS. BOTTOM TRACKS TO MATCH STUD GAGE, AND 16 GA (54 MILS) TOP TRACK OF SLIP TRACKS SHALL HAVE 2 1/2" LEGS. SLIP TRACK SHALL HAVE SAME GUAGE AS STUD.

- 15. MINIMUM STUD PROPERTIES SHALL BE TAKEN FROM THE SSMA PRODUCT TECHNICAL GUIDE ICC ESR-3064P.

CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
- 2. REINFORCED CONCRETE IS DESIGNED BY THE 'ULTIMATE STRENGTH DESIGN METHOD'.
- 3. CONCRETE MIXES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON CHAPTER 19 OF THE CODE.

SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

Table with columns: LOCATION, EXPOSURE CLASSES (F, S, W, C), MIN STRENGTH Fc (PSI), MAX WATER/CEMENT RATIO, CEMENT TYPE (ASTM C150), DENSITY.

- 4. PER GEOTECHNICAL REPORT, PROVIDE CONCRETE EXPOSURE OF W1 AND C2 FOR CONCRETE STRUCTURES EXPOSED TO SEAWATER.
- 5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C330 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
- 6. AGGREGATE FOR LIGHT WEIGHT (115 PCF) CONCRETE SHALL BE EXPANDED SHALE CONFORMING TO ASTM C330 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

CONSTRUCTION JOINTS

- 1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.
- 2. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE.
- 3. CONSTRUCTION JOINTS IN FLOORS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SLAB, BEAM & GIRDER SPANS. JOINTS IN GIRDERS SHALL BE OFFSET A MINIMUM OF TWO TIMES THE WIDTH OF THE INTERSECTING BEAM FROM THE FACE OF THE INTERSECTING BEAM.

NON-SHRINK GROUT

- 1. NON-SHRINK GROUT SHALL HAVE A MINIMUM STRENGTH OF 7,000 PSI. ACCEPTABLE GROUTS INCLUDE: A. EUCLID CHEMICAL COMPANY: EUCC-NS CRYSTEX MASTERFLOW713 B. L&M: MASTERFLOW713 C. MASTER BUILDERS: FIVE STAR GROUT D. FIVE STAR GROUT: MASTERFLOW713 E. ACCEPTABLE GROUTS INCLUDE: A. EUCLID CHEMICAL COMPANY: EUCC-HI-FLOW GROUT MASTERFLOW228. B. MASTER BUILDERS: MASTERFLOW228.

STEEL DECK

- 1. ROOF AND FLOOR DECKS SHALL BE AS NOTED ON THE DRAWINGS. MINIMUM PROPERTIES PER FOOT OF WIDTH ARE AS FOLLOWS: DECK SIZE AND GAUGE In/16 (in) Sps/16 (in) 1 1/2" x 16 GA DECK 0.3000, 306 3.1140, 531
- 2. DECK SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND SHALL INDICATE HEADED STUD LAYOUT.
- 3. THE AMERICAN IRON AND STEEL INSTITUTE 'SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE STEEL STRUCTURAL MEMBERS' SHALL GOVERN THE DESIGN OF ALL DECK UNITS, STEEL DECK AND ALL OF ITS CLOSURE AND FLASHINGS SHALL CONFORM TO ASTM A553 OR A1053, GRADE 50, FY 50,000 PSI MIN.
- 4. ACCEPTABLE STEEL DECK MANUFACTURERS ARE AS FOLLOWS: VERCO MANUFACTURING, INC. (IAPMO ER-0217) ABC STEEL DECK (IAPMO ER-0161, ER-0329, LARR #25876, 25792)
- 5. UNITS SHALL BE CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE THE FRAMING DOES NOT PERMIT. SHORING MAY BE REQUIRED AT NON-CONTINUOUS SPANS. DECK SHOP DRAWINGS SHALL INDICATE WHERE SHORING WILL BE REQUIRED. DECK SHALL BEAR 2" MINIMUM AT ALL SUPPORTS.
- 6. ALL WELDING OF STEEL DECK SHALL BE DONE BY CERTIFIED LIGHT GAGE WELDERS IN ACCORDANCE WITH AWS D1.5 (LATEST EDITION) 'STRUCTURAL WELDING CODE-SHEET STEEL'.
- 7. UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE END OF THE UNITS AND AT INTERMEDIATE SUPPORTS AND TO THE STEEL SUPPORTS AT THE SIDE BOUNDARIES BY 3/4" DIAMETER PUDDLE WELDS AT 1'-0" OC SHEAR STUDS WELDED THROUGH DECK MAY BE USED IN PLACE OF 3/4" DIAMETER PUDDLE WELDS.
- 8. THE SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BETWEEN SUPPORTS BY BUTTON PUNCHING AT 3'-0" OC MAX UNO. CONTRACTOR MAY DECREASE SPACING OF SIDE LAP ATTACHMENTS TO ACCOMMODATE CONSTRUCTION LOADING AS REQUIRED.
- 9. PROVIDE FLASHING AND CLOSURE PLATES AT ENDS OF ALL UNITS, AROUND COLUMNS, AND AT ALL PERIMETER LOCATIONS REQUIRING CONCRETE.

HEADED STUDS

- 1. ALL HEADED STUDS WELDED TO BEAMS OR CONCRETE CONNECTIONS SHALL BE 'TRUE-WELD STUDS', DIVISION OF TRU-FIT SCREW CORPORATION, CLEVELAND, OHIO OR 'NELSON STUD', TRW FASTENERS AND ASSEMBLIES GROUP, LORAIN, OHIO, OR APPROVED EQUAL.
- 2. ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS.
- 3. STEEL SHEAR STUDS MATERIAL, WELDING AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS 'STRUCTURAL WELDING CODE', AWS D1.1 (LATEST EDITION) SECTION 1. ALL STUDS SHALL BE 3/4" DIAMETER X 5" LONG, SPACED AT 12" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.

FOUNDATION

- 1. FOUNDATION DESIGN BASED ON SOIL REPORT BY GUMU GEOTECHNICAL, INC., TITLED 'GEOTECHNICAL INVESTIGATION REPORT, VOLUMES 1, 2, AND 3, DANA POINT HARBOR REVITALIZATION, BUILDINGS 1 THROUGH 12 - COMMERCIAL COMPONENT, CITY OF DANA POINT, CALIFORNIA,' REPORT NO. 17-25-02, DATED MAY 27, 2021.
- 2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION: W = FOOTING WIDTH D = FOOTING DEPTH BELOW ADJACENT GRADE ALLOWABLE BEARING * WALL FTGS = 5,000 PSF (MAX) ISOLATED FTGS = 5,000 PSF (MAX)

- 3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
- 4. CONTRACTOR SHALL PROVIDE FOR DRAINAGE AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- 5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.

- 6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF SUCH BRACING.
- 7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.
- 8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 1705.6 AND TABLE 1705.6.
- 9. ALL ABANDONED FOOTINGS, UTILITIES, ETC., SHALL BE REMOVED UNLESS NOTED OTHERWISE. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
- 10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF THE SOILS REPORT.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 & 21 OF THE CODE, ASTM A615, GRADE 60 UNO.
- 2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
- 4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
- 5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
- 6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING FILLER MATERIAL TO MATCH MATERIAL STRENGTHS. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE-REINFORCING STEEL', AWS D1.1, LATEST REVISION. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
- 7. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.
- 8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE 'A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES', LATEST EDITION.
- 9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
- 10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
- 11. PROVIDE INSPECTION OF CONCRETE PER SPECIAL INSPECTION NOTES SECTION. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
- 12. ALL GRADE 80 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.
- 13. CONCRETE PROTECTION FOR REINFORCEMENT:

Table with columns: CONCRETE EXPOSURE, MEMBER, REINFORCEMENT, MIN COVER, IN.

DESIGN CRITERIA

- 1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: 2019 CALIFORNIA BUILDING CODE AND LATEST REVISIONS REFERRED TO HERE AS 'THE CODE', AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- 2. DESIGN LOADS: LIVE LOADS: SLOPED ROOF WITH NO MECH EQUIP. 20 PSF REDUCIBLE FLAT ROOFS (UNO) 50 PSF REDUCIBLE OCCUPIABLE FLAT ROOFS 100 PSF NON-REDUCIBLE TYPICAL FLOORS (INCLUDES PARTITION LOAD) 100 PSF NON-REDUCIBLE

- 3. WIND ANALYSIS PER CHAPTER 16 OF THE CODE RISK CATEGORY = III BASIC WIND SPEED = 102 mph WIND EXPOSURE = D
- 4. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING PROCEDURE: - THE EQUIVALENT LATERAL FORCE ANALYSIS RISK CATEGORY = III IMPORTANCE FACTOR = 1.25 Sa = 1.266 Sd = 0.455 Site Class = C Sps = 1.012 Sps = 0.455

- 5. SEISMIC DESIGN CATEGORIES: R = 8 (STEEL SPECIAL MOMENT FRAMES) Ds = 3 (STEEL SPECIAL MOMENT FRAMES) Cs = 5.5 (STEEL SPECIAL MOMENT FRAMES) REDUNDANCY FACTOR, rho = 1.0 R = 6 (STEEL SPECIAL CONECCENTRICALLY BRACED FRAMES) Ds = 2 (STEEL SPECIAL CONECCENTRICALLY BRACED FRAMES) Cs = 5 (STEEL SPECIAL CONECCENTRICALLY BRACED FRAMES) REDUNDANCY FACTOR, rho = 1.0

- 6. GROUND MOTION USED: SITE SPECIFIC DESIGN RESPONSE SPECTRUM (SEE GEOTECHNICAL REPORT)
- 7. GENERAL: 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

- 8. ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMBERS, GROOVES, INSERTS, ETC.

- 9. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- 10. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

- 11. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS, IF ANY, ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AND COORDINATING WITH THE REQUIREMENTS OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF ANY CONDITIONS ARE DISCOVERED THAT REQUIRES FURTHER COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS DUE TO NOT FULLY LOCATING EXISTING UTILITIES.

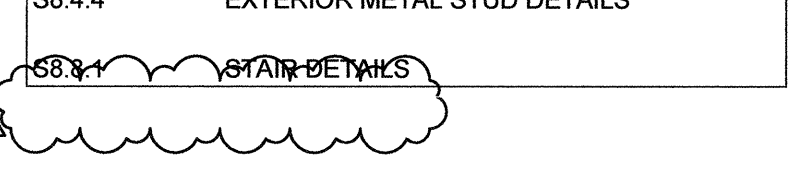
- 12. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS BASED ON AVAILABLE KNOWLEDGE OF EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS RELATIVE TO THE SCOPE OF THIS PROJECT. WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE DRAWINGS PROVIDED, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL ALIGN FOR SUFFICIENT BUDGET AND SCHEDULE CONTINGENCY TO ADDRESS EXISTING HIDDEN CONDITIONS.
- 13. ALL DEMOLITION SHALL BE PERFORMED IN SUCH A WAY AS NOT TO DAMAGE THE EXISTING STRUCTURE. ELEMENTS TO REMAIN IN THE FINISHED STRUCTURE. ANY PORTIONS OF STRUCTURE TO REMAIN THAT ARE DAMAGED DURING DEMOLITION SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING STRUCTURAL ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE IN ORDER TO MITIGATE DAMAGE. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING STRUCTURAL ELEMENTS THAT ARE NECESSARY FOR THE COMPLETION OF ALL NEW WORK.

DEFERRED APPROVAL ITEMS

- 1. MECHANICAL UNIT ISOLATOR SYSTEM
- 2. ELEVATOR AND GUIDERAILS
- 3. MECHANICAL, ELECTRICAL, & PLUMBING DISTRIBUTION SYSTEM SUPPORT.
- 4. MECHANICAL, ELECTRICAL, & PLUMBING EQUIPMENT ANCHORAGE.
- 5. DECK PLANK SYSTEMS
- 6. PREMANUFACTURED AWNINGS AND/OR EYEBROW CANOPIES
- 7. HANDRAILS AND/OR GUARDRAILS

SHEET INDEX table with columns: SHIT., DESCRIPTION

Table with columns: SHIT., DESCRIPTION



SMSARCH 18004 Sky Park Circle, #200 Irvine, California 92614 Ph. 949.757.3240 www.sms-arch.com

kpff 18400 Von Karman Ave., Suite 600 Irvine, CA 92612 949.252.1022 F: 949.252.8062 www.kpff.com

DANA POINT HARBOR - BLDG 10 BUILDING 10

24880 GOLDEN LANTERN DANA POINT, CA 92629

BURNHAM|WARD ENGINEERS ARCHITECTS & ENGINEERS REGISTERED CIVIL & STRUCTURAL ENGINEER STATE OF CALIFORNIA No. 123121 Exp. 12/31/21

Table with columns: No., DATE, ISSUE

GENERAL NOTES

SO.0.1 9/24/2021 1:40:02 PM

Table with columns: Inspection Task, QC, QA. Includes sections for Cold-Formed Steel Deck, Welding, and Mechanical Fasteners. Contains detailed inspection criteria and requirements for each task.

Table with columns: Inspection Tasks, QC, QA. Contains sections for Steel Construction, Inspection Tasks Prior to Welding, Inspection Tasks During Welding, Inspection Tasks After Welding, Inspection Tasks Prior to Bolting, and Inspection Tasks During Bolting. Includes detailed inspection criteria and requirements.

Table with columns: Items Requiring Special Inspection, Continuous, Periodic. Includes sections for Soils and Concrete Construction. Lists specific items to be inspected and the frequency of inspections.

Structural Observation Program Designation of Structural Observation. Includes project information, declaration by owner, special inspections table, and declaration by engineer. Contains signature lines for both parties.

GENERAL NOTES. Includes sections for Expansion Anchors, Adhesive Anchoring Systems, Structural Observation & Site Visits, and Site Visits. Provides detailed instructions for observation procedures, site visits, and documentation requirements.

SMSARCH logo and contact information: 18004 Sky Park Circle, #200 Irvine, California 92614. Phone: 949.757.3240. Website: www.sms-arch.com.

kpff logo and contact information: 18400 Von Karman Ave., Suite 600 Irvine, CA 92612. Phone: 949.252.1022. Website: www.kpff.com.

Project location: DANA POINT HARBOR - BLDG 10 BUILDING 10. 24880 GOLDEN LANTERN DANA POINT, CA 92629. Includes logos for BWP and BURNHAM | WARD PERITIS.

Professional Engineer Seal for Bryan Ward, No. 190759, State of California. Exp. 12/31/21.

Table with columns: No., DATE, ISSUE. Lists key dates: 10-08-2020 (DESIGN DEVELOPMENT), 02-19-2021 (30% CD), 06-01-2021 (COUNTY SUBMITTAL), 09-24-2021 (COUNTY RESUBMITTAL).

ABBREVIATION LIST		ABBREVIATION LIST		ABBREVIATION LIST	
&	AND	KSF	KIPS PER SQUARE FOOT	WP	WORK POINT
@	ANCHOR BOLT	KSJ	KIPS PER SQUARE INCH	WWF	WELDED WIRE FABRIC
AB	ABUTMENT				
ABV	ADDITIONAL	# OR LBS	# OR LBS		
ADDL	ADJACENT	(L)	LONGITUDINAL	C	STANDARD CHANNEL
ADJ	ADJACENT	LAB	LABORATORY	HP	HP SHAPE
AFF	ABOVE FINISHED FLOOR	LDGR	LEDGER	HSS	HOLLOW STRUCTURAL STEEL
AGG	AGGREGATE	LF	LONGER	L	ANGLES
ALT	ALTERNATE	LF	LONGER	M	M SHAPES
ALUM	ALUMINUM	LN	LINEAL; LINEAR	MC	MISC CHANNELS
APVD	APPROVED	LL	LIVE LOAD	PIPE#-STD	STANDARD PIPE
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ARCH	ARCHITECTURAL; ARCHITECT	LH	LONG LEG HORIZONTAL	PIPE#-XSTRONG S	DOUBLE EXTRA STRONG PIPE S SHAPE
		LLV	LONG LEG VERTICAL	S	S SHAPE
(B)	BOTTOM	LONGIT	LONGITUDINAL	TS	TUBE STEEL
BD	BOARD	LP	LOW POINT	W	W SHAPE
BLDG	BUILDING	LWT	LIGHT WEIGHT	WT, ST, MT	STRUCT TEES CUT FROM W, S, M SHAPES
BLK	BLACK				
BLKG	BLOCKING				
BLW	BELOW	MAS	MASONRY		
BM	BENCHMARK	MAT	MATERIAL	AGI	AMERICAN CONCRETE INSTITUTE
BN	BOTTOM NAIL	MAX	MAXIMUM	AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
BOF	BOTTOM OF FOOTING	MB	MACHINE BOLT	AISI	AMERICAN IRON AND STEEL INSTITUTE
BOT OR B/	BOTTOM OF	MDF	MEDIUM DENSITY FIBERBOARD	AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
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CP	COMPLETE PENETRATION				
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DIM	DIMENSION	PLCS	PLACES		
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DL	DEAD LOAD	PP	PARTIAL PENETRATION		
DN	DOWN	PREFAB	PREFABRICATED		
DWG	DRAWING	PRKG	PARKING		
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(E) OR EXIST	EXISTING	PROP	PROPERTY		
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ELEC	ELECTRICAL	RD	ROOF DRAIN		
ELEV	ELEVATION; ELEVATOR	REF	REFERENCE		
EMB	EMBED	REG	REGULAR		
EN	END NAIL	RENF	REINFORCE; REINFORCING		
ENGR	ENGINEER	REQD	REQUIRED		
EOR	ENGINEER OF RECORD	RET	RETAINING		
EOS	EDGE OF SLAB	REV	REVISION		
EQ	EQUAL	RF	ROOF		
EQUIP	EQUIPMENT	RM	ROOM		
EQUIV	EQUIVALENT	RO	ROUGH OPENING		
ES	EACH SIDE; EDGE SCREW	S	ELASTIC SECTION MODULUS		
ETC	ET CETERA	SAD	SEE ARCHITECTURAL DRAWINGS		
EW	EACH WAY	SCHD	SCHEDULE		
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Fc	CONCRETE COMPRESSION STRENGTH	SELECT	SELECT		
Fm	MASONRY COMPRESSION STRENGTH	SFRS	SEISMIC FORCE RESISTING SYSTEM		
F	FACE OF	SHT	SHEET		
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FD	FLOOR DRAIN	SIM	SIMILAR		
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HI	HIGH	TOP OF	TOP OF		
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HR	HARD ROCK	TEMP	TEMPORARY; TEMPERATURE		
HRS	HIGH STRENGTH	THK	THICK		
HT	HEIGHT	THRU	THROUGH		
		TL	TOTAL LOAD		
I	MOMENT OF INERTIA	TOE	TOE NAIL		
i	THAT IS	TOF	TOP OF FOOTING		
IBC	INTERNATIONAL BUILDING CODE	TOGB	TOP OF GRADE BEAM		
ID	INSIDE DIAMETER	TOL	TOP OF LEDGER		
IF	INSIDE FACE	TOS	TOP OF STEEL		
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INCL	INCLUDE; INCLUDING	TOW	TOE OF WALL		
INFO	INFORMATION	TRANSV	TRANSVERSE		
INSP	INSPECTION; INSPECTOR	TSP	TAPERED STEEL GIRDER		
INT	INTERIOR	TYP	TYPICAL		
INTM	INTERMEDIATE	UNL	UNDERWRITERS LABORATORY, INC		
INV	INVERT	UNO	UNLESS NOTED OTHERWISE		
		U	ULTRASONIC TESTING		
JST	JOIST	(V)	VERTICAL		
JT	JOINT	V OR VERT	VERTICAL		
K OR KIP	1,000 (kg POUNDS)	VIF	VERIFY IN FIELD		
KNOCK OUT	KNOCK OUT	W	WITH		
KP	KING POST	WC	WATER-CEMENT RATIO		
		WO	WITHOUT		
		WF	WIDE FLANGE		
		WHT	WEIGHT		

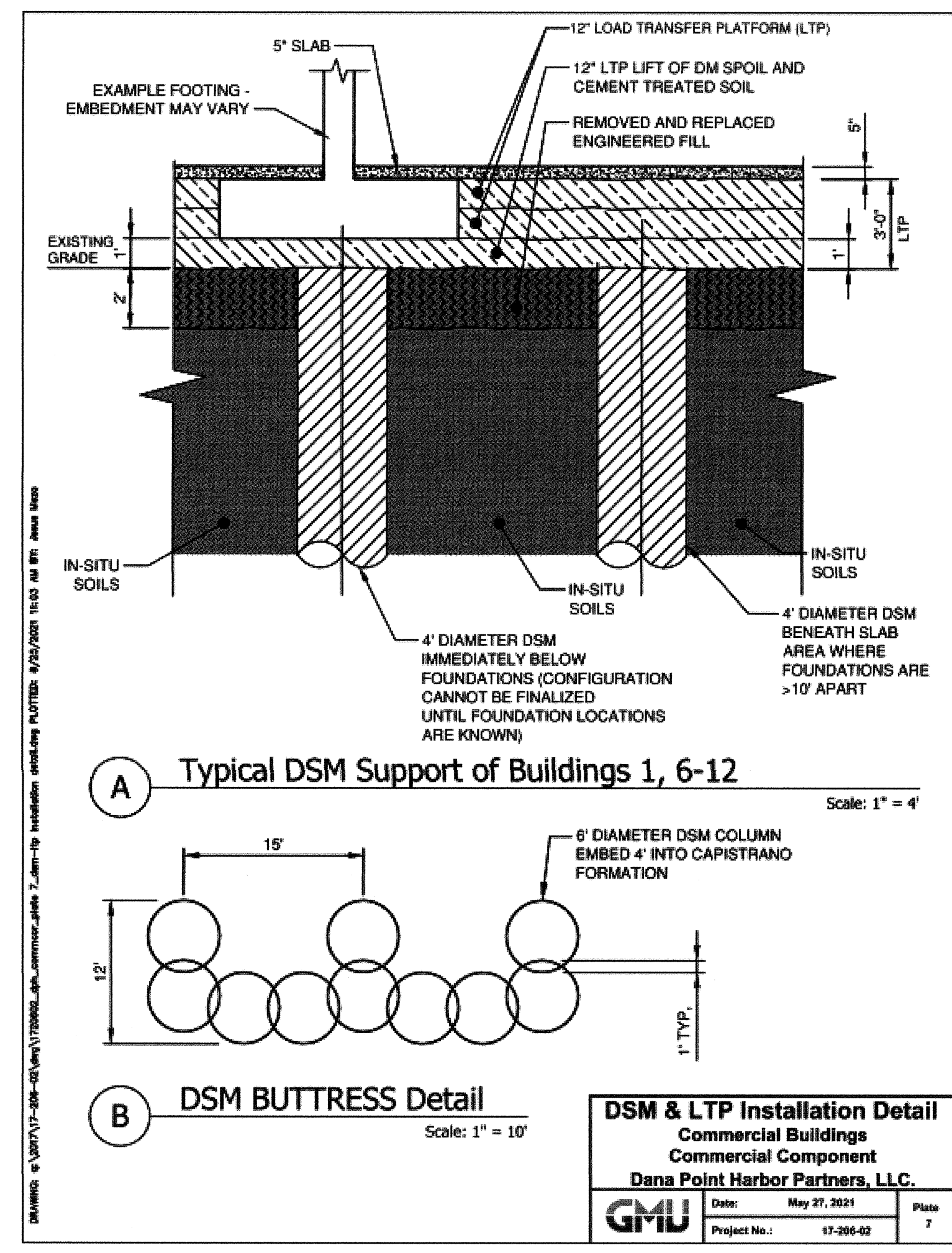
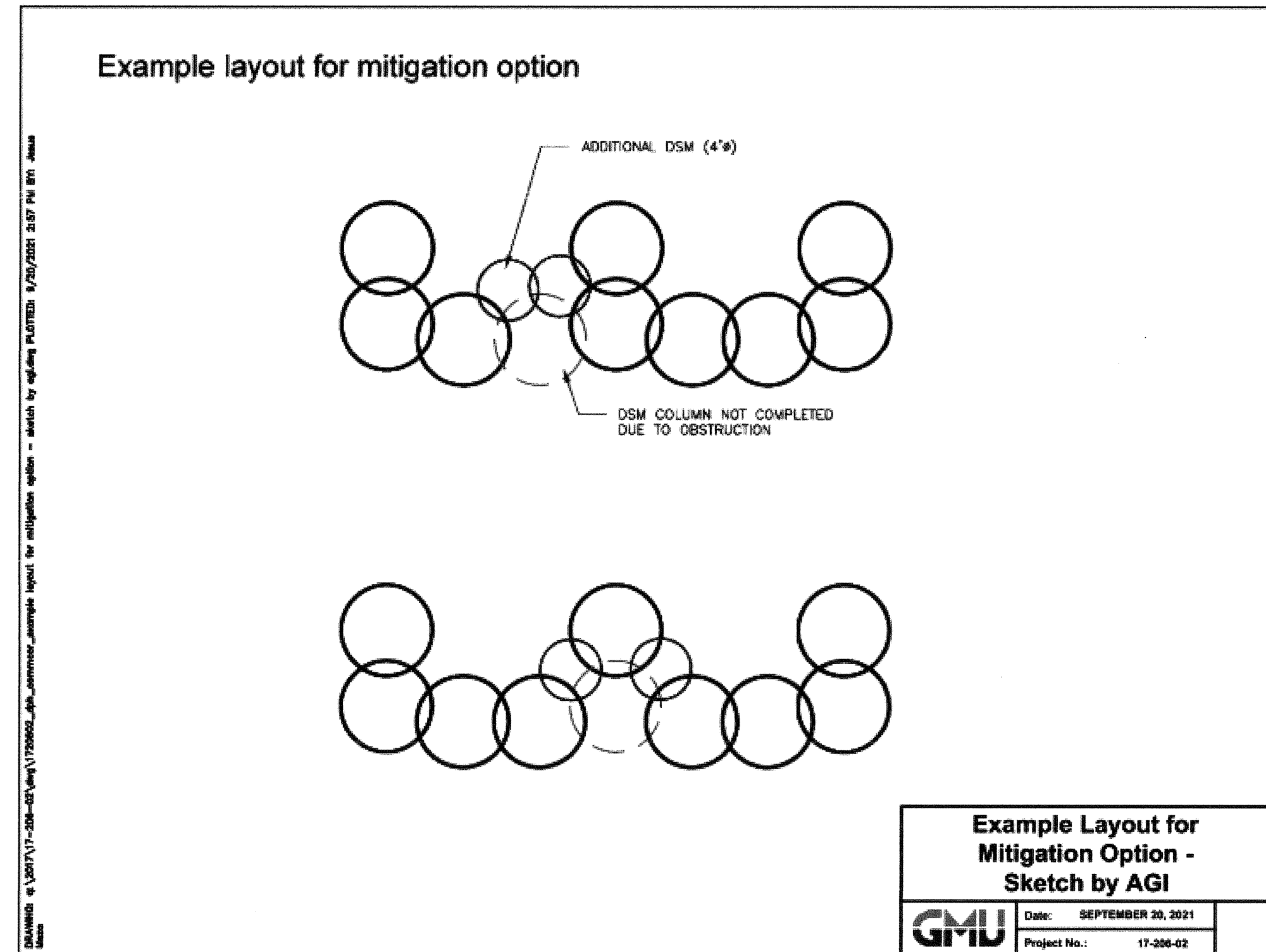
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EQUIP	EQUIPMENT	RM	ROOM		
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ES	EACH SIDE; EDGE SCREW	S	ELASTIC SECTION MODULUS		
ETC	ET CETERA	SAD	SEE ARCHITECTURAL DRAWINGS		
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JT	JOINT	V OR VERT	VERTICAL		
K OR KIP	1,000 (kg POUNDS)	VIF	VERIFY IN FIELD		
KNOCK OUT	KNOCK OUT	W	WITH		
KP					

DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM | WARD
P R O P E R T I E S



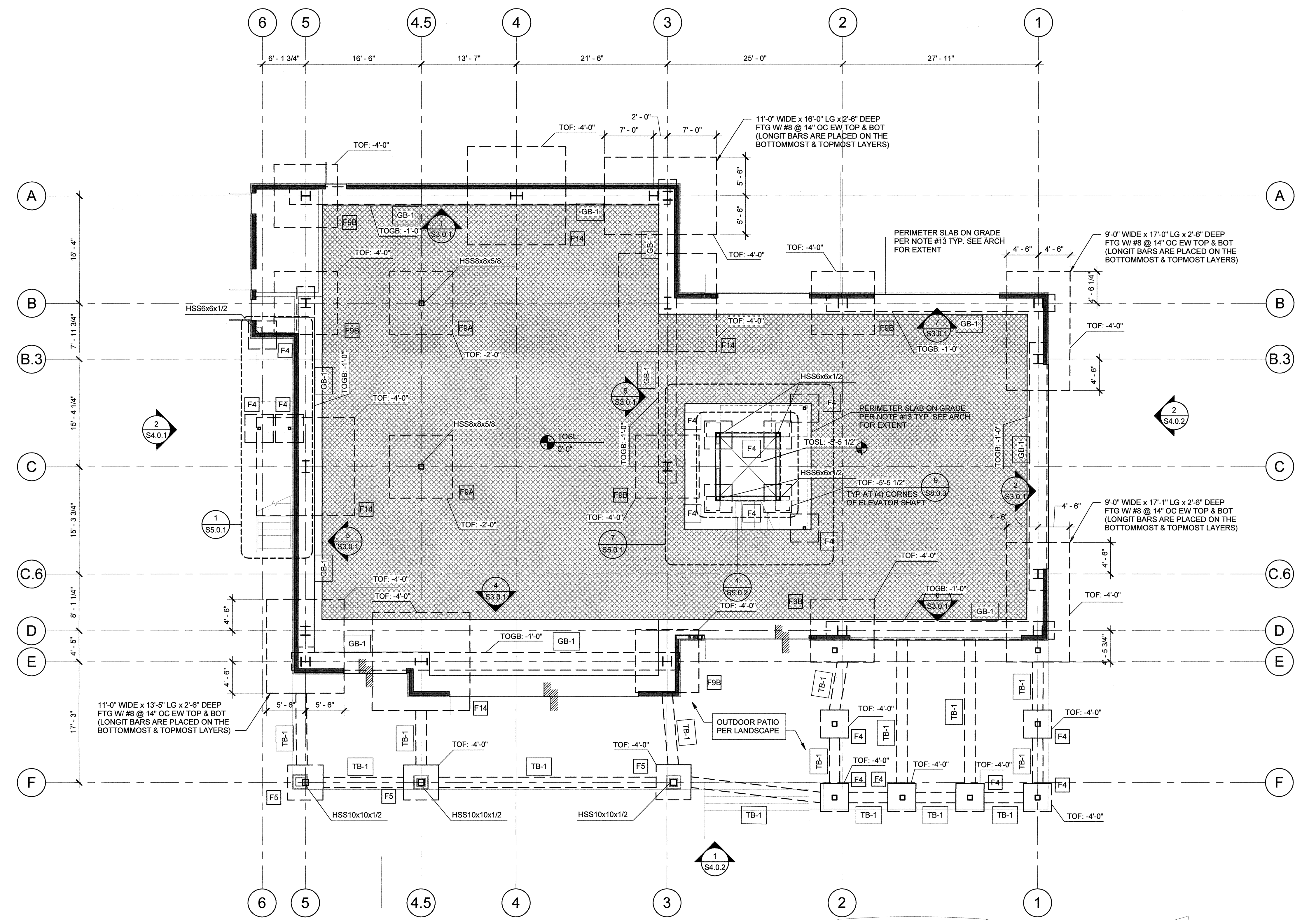
NOTE:
THIS DETAIL IS FOR REFERENCE ONLY AND WAS RECEIVED ON AUGUST 30, 2021 BY GMU GEOTECHNICAL, INC. SEE GMU GEOTECHNICAL REPORT, AS NOTED IN GENERAL FOUNDATION NOTE #1 ON SHEET S0.0.1, FOR OFFICIAL DETAILS AND ALL OTHER GEOTECHNICAL RECOMMENDATIONS.

No.	DATE	ISSUE
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO: 1900789
DATE: OCTOBER 8, 2020
GEOTECHNICAL DETAIL FOR REFERENCE ONLY

SG0.0.4

BIM 350/Dana Point Harbor Revitalization/1900789_DPH_Building/19-Struct/INT



FOUNDATION PLAN NOTES

- FOR GENERAL NOTES SEE SHEETS S0.0.1 & S0.0.2.
- FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3.
- FOR TYPICAL CONCRETE DETAILS SEE SHEETS S8.0.1 THRU S8.0.3.
- FOR TYPICAL STEEL DETAILS SEE SHEETS S8.2.1 THRU S8.2.8.
- VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAIN, DEPRESSIONS, CURBS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
- SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH MAY BE INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
- SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
- COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
- FOR PIPE PENETRATIONS THROUGH FOOTINGS: SEE 7/ S8.0.1.
- FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
- REFER TO ARCHITECTURAL MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR. NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
- ANY DAMAGE TO THE SLAB ON GRADE DUE TO VEHICULAR TRAFFIC SHALL BE REPAIRED/REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- SLAB SHALL BE 5" THICK SLAB ON GRADE WITH #4 @ 18" OC EACH WAY AT MID-DEPTH OF SLAB PER DETAIL 1/ S8.0.2 UNO ON PLAN.
- CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
- SLAB ON GRADE CONTROL/CONSTRUCTION JOINT PER 2/ S8.0.2. JOINTS SHOWN ON PLAN ARE RECOMMENDATIONS. CONTRACTOR TO PROVIDE SEOR A MAP OF PROPOSED CONTROL JOINT AND CONSTRUCTION JOINT LOCATIONS FOR APPROVAL PRIOR TO POURING OF CONCRETE. CONTRACTOR SHALL USE GUIDELINES AS NOTED IN AND RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT FOR MAX SPACING OF JOINTS.

FOUNDATION PLAN SYMBOLS

- INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.25' PER CIVIL DRAWINGS.
- INDICATES TOP OF FOOTING ELEVATION FROM 0'-0" TYP. UNO ON PLAN. TOP OF ALL FOOTING ELEVATION SHALL BE -2'-0" FROM TOP OF SLAB UNO ON PLAN.
- INDICATES TOP OF GRADE BEAM ELEVATION FROM 0'-0" TYP. UNO ON PLAN. TOP OF ALL GRADE BEAMS ELEVATION SHALL BE -1'-0" FROM TOP OF SLAB UNO ON PLAN.
- INDICATES CHANGE IN SLAB ELEVATION.
- INDICATES SLAB SLOPE CHANGE.
- INDICATES FOOTING TYP PER SCHEDULE. SEE 1/ S8.0.1.
- INDICATES STEPPED FOOTING PER 9/ S8.0.1.
- INDICATES GRADE BEAM PER SCHEDULE. SEE 5/ S8.2.8.
- INDICATES CONCRETE CURB PER 6/ S8.0.2. VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES STEEL COLUMN. SEE PLAN FOR SIZES.
- INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES FUTURE SLAB ON GRADE TO MATCH AT A MIN THE SLAB ON GRADE NOTED IN NOTE #13 ABOVE.

PAD FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	COMMENTS
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY T&B	
F5	5'-0"	5'-0"	2'-0"	(6) #6 EA WAY T&B	
F9A	9'-0"	9'-0"	2'-0"	(11) #6 EA WAY T&B	
F9B	9'-0"	9'-0"	2'-6"	(14) #6 EA WAY T&B	
F14	14'-0"	14'-0"	3'-0"	(25) #6 EA WAY T&B	

GRADE BEAM SCHEDULE

TYPE	WIDTH	DEPTH	REINFORCEMENT
GB-1	2'-6"	3'-0"	(6) #6 LONGIT T&B

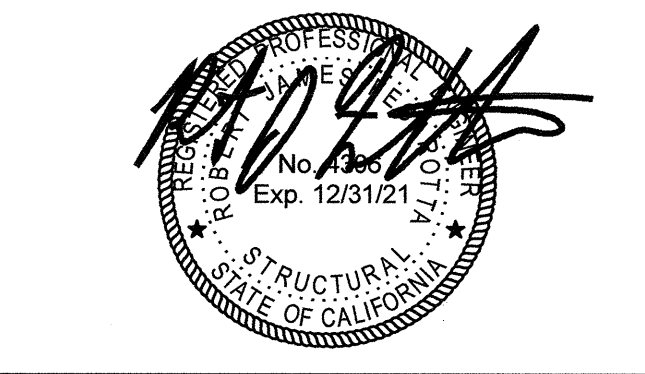
TIE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT
TB-1	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
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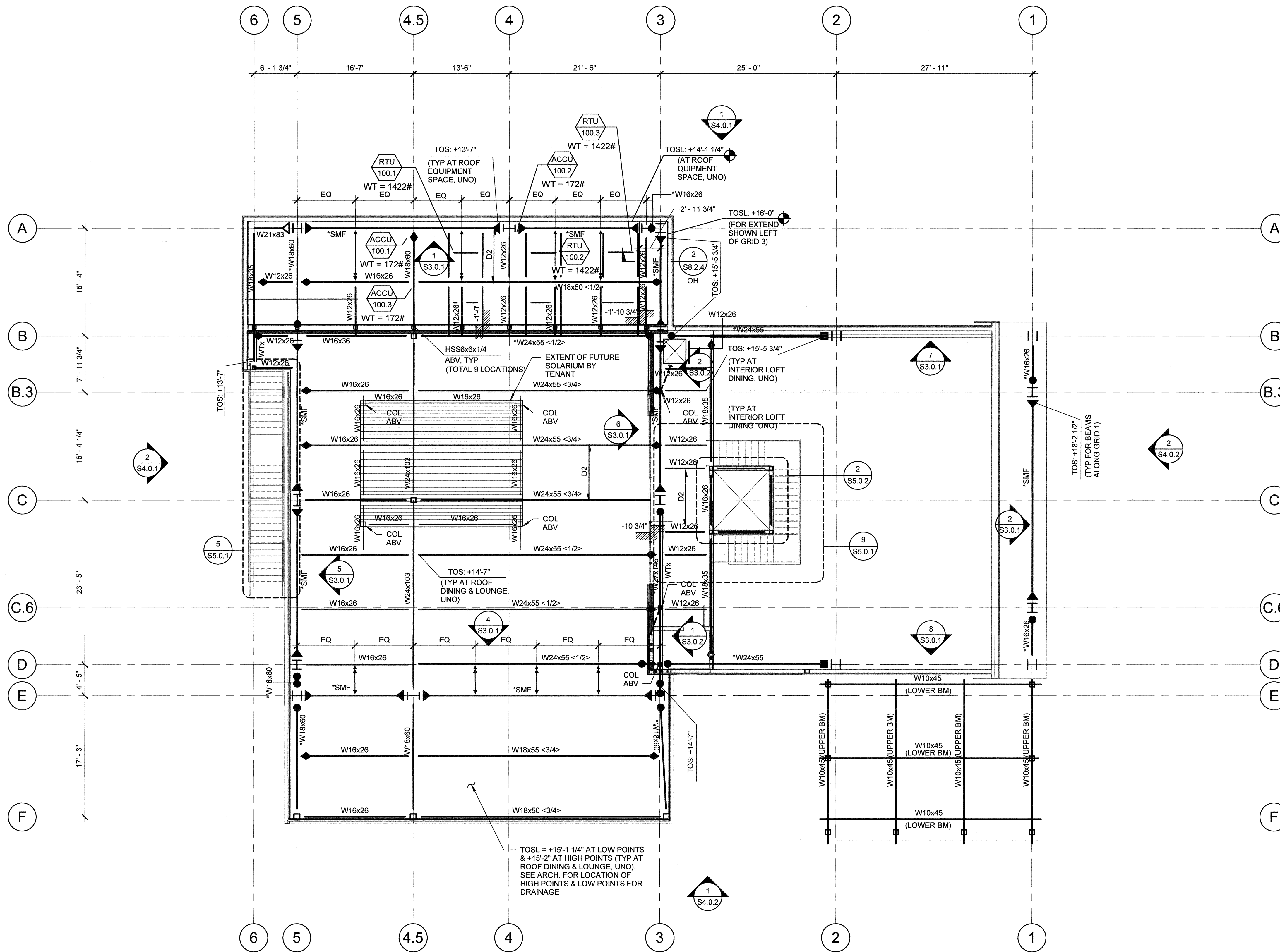


No.	DATE	ISSUE
10-26-2020		DESIGN DEVELOPMENT
11-26-2020		30% CD
02-19-2021		50% CD
06-01-2021		COUNTY SUBMITTAL

PROJECT NO: 1900789
 DATE: OCTOBER 6, 2020
 DRAWING TITLE: **FOUNDATION PLAN**

S2.0.1

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FRAMING PLAN NOTES

1. FOR GENERAL NOTES SEE SHEETS S0.0.1 & S0.0.2
2. FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3
3. FOR TYPICAL CONCRETE DETAILS SEE SHEETS S8.0.1 THRU S8.0.3
4. FOR TYPICAL STEEL DETAILS SEE SHEETS S8.2.1 THRU S8.2.8
5. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
6. SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH MAY BE INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
7. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
8. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
9. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
10. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR. NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
11. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
12. FRAMING SHOWN IS EQUALLY SPACED BETWEEN GRID/GRIDLINES UNO.
13. SEE ARCHITECTURAL DRAWINGS FOR ALL SLAB OPENING SIZES AND LOCATIONS.

FRAMING PLAN SYMBOLS

- TOSL:
X-XX'
INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.25' PER CIVIL DRAWINGS.
- TOS:
X-XX'
INDICATES TOP OF STEEL ELEVATION FROM FINISH FLOOR (DATUM) ELEVATION 0'-0".
- INDICATES CHANGE IN SLAB ELEVATION.
- INDICATES SLAB SLOPE CHANGE.
- INDICATES CONCRETE CURB PER 6' S8.0.2. VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES MOMENT RESISTING FRAME CONNECTION PER 1' S8.2.5.
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 14' S8.2.0.
- INDICATES DRAG CONNECTION, SEE
- INDICATES HORIZONTAL SLIPPED CONNECTION PER 14' S8.2.0.
- INDICATES FULL HEIGHT STIFFENER CONNECTION PER 3' S8.2.1.
- INDICATES KICKER BRACE PER 1' S8.2.1.
- INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES AMOUNT OF UPWARD CAMBER (IN INCHES) AT MIDSPAN.
- INDICATES NUMBER OF HEADED STUDS. WHERE NUMBER OF STUDS IS NOT SHOWN, PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 6' S8.2.3.
- INDICATES NUMBER OF HEADED STUDS IN BETWEEN EACH FRAMING BAY. WHERE NUMBER OF STUDS IS NOT SHOWN, PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 6' S8.2.3.
- INDICATES BEAM PENETRATION LOCATION AND SIZE.
- INDICATES DECK TYPE AND SPAN DIRECTION SEE 1' S8.2.3.

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
 P R O P E R T I E S

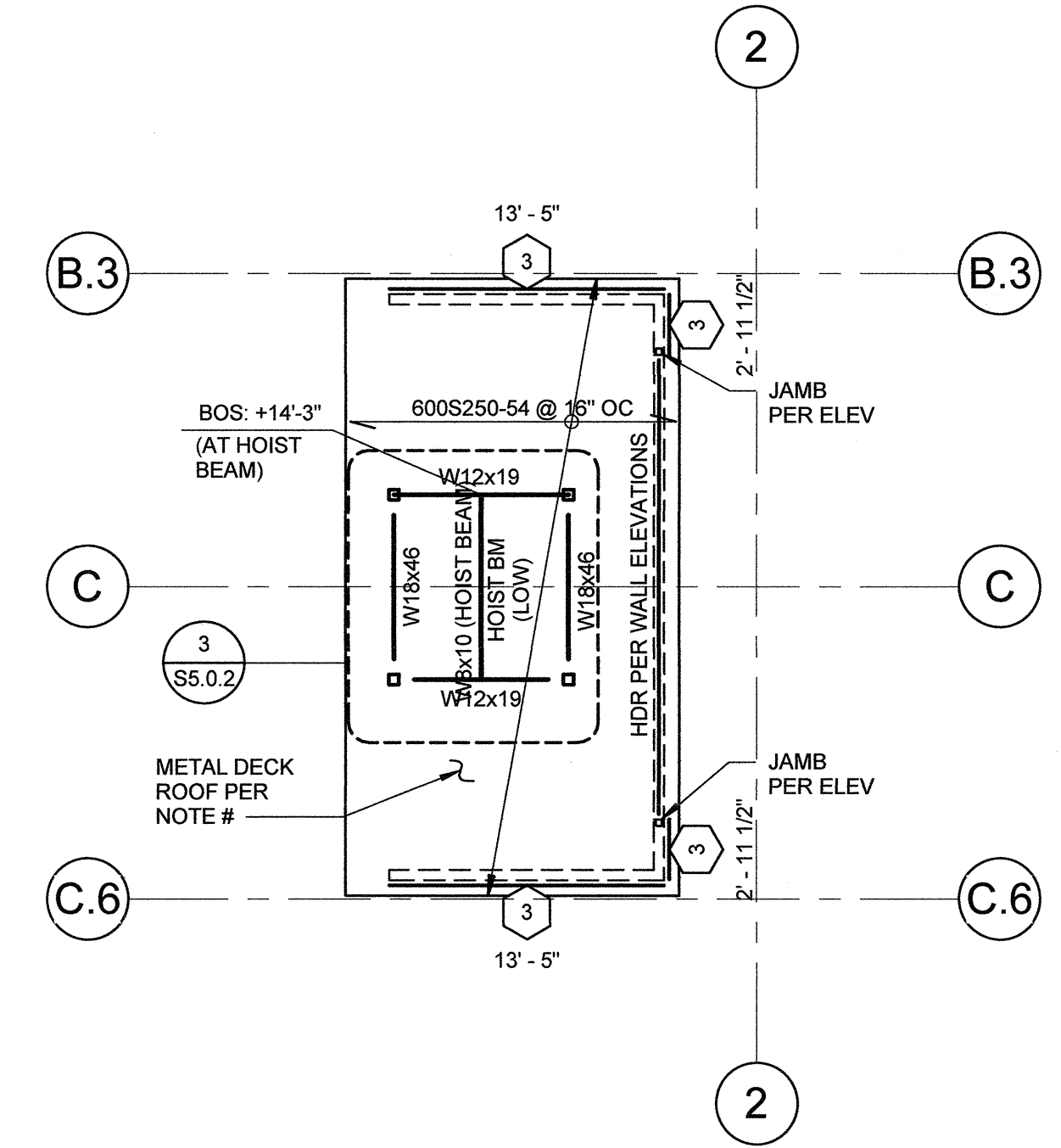
(Professional Engineer Seal)
 No. 190789
 DATE: 10-06-2020
 ISSUE: DESIGN DEVELOPMENT
 11-26-2020 30% CD
 02-19-2021 50% CD
 06-01-2021 COUNTY SUBMITTAL

No.	DATE	ISSUE
1	10-06-2020	DESIGN DEVELOPMENT
2	11-26-2020	30% CD
3	02-19-2021	50% CD
4	06-01-2021	COUNTY SUBMITTAL

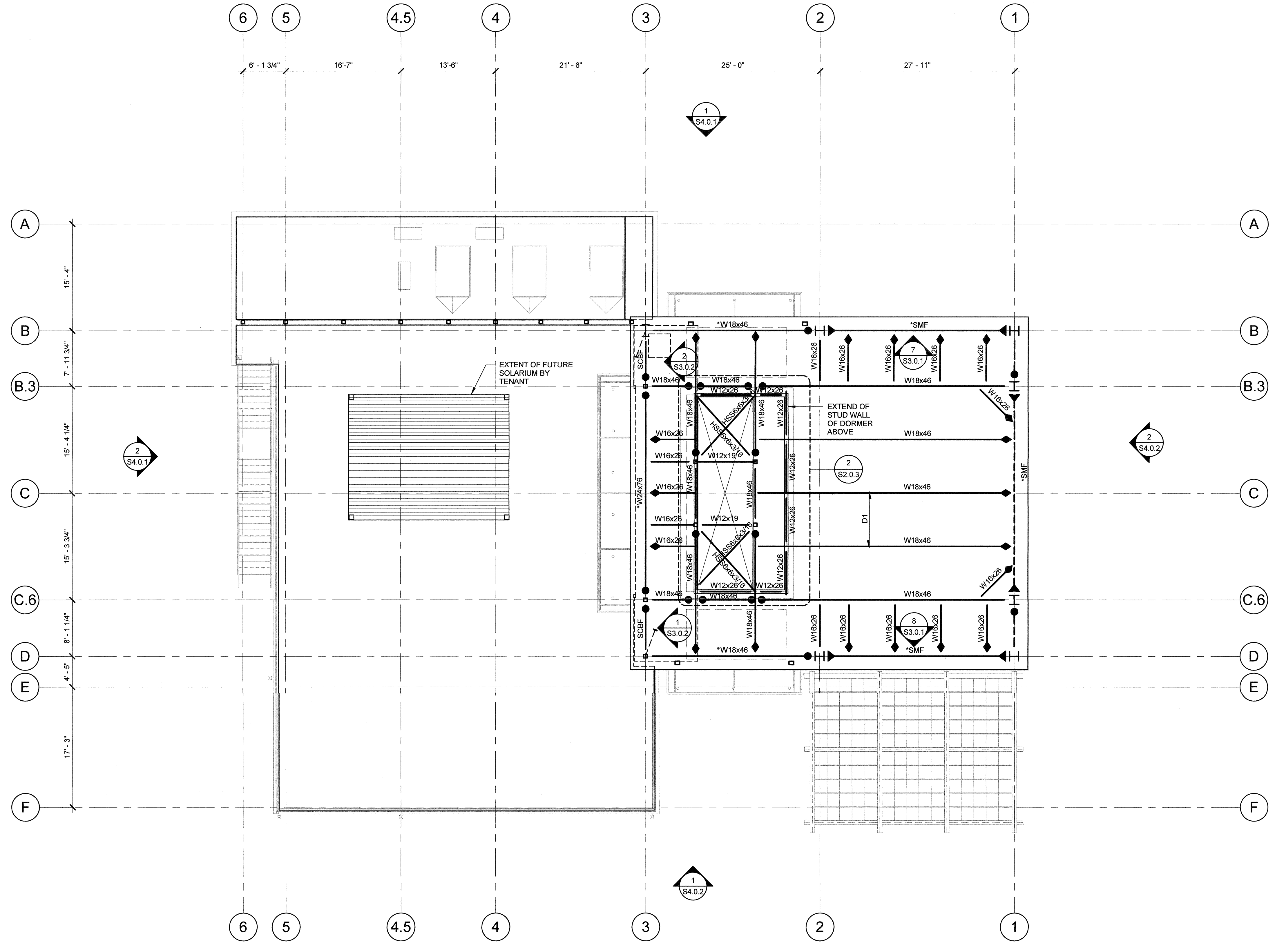
PROJECT NO: 190789
 DATE: OCTOBER 6, 2020
 DRAWING TITLE: **LEVEL 2 FRAMING PLAN**

S2.0.2
 9/24/2021 1:40:24 PM

BIM 360/Dana Point Harbor Revitalization/1900799_DPH_Building 10-Struct.rvt



HIGH ROOF FRAMING PLAN 1/8" = 1'-0" **2**



ROOF FRAMING PLAN 1/8" = 1'-0" **1**

FRAMING PLAN NOTES

- FOR GENERAL NOTES SEE SHEETS S0.0.1 & S0.0.2.
- FOR GENERAL NOTES, ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3.
- FOR TYPICAL CONCRETE DETAILS SEE SHEETS S8.0.1 THRU S8.0.3.
- FOR TYPICAL STEEL DETAILS SEE SHEETS S8.2.1 THRU S8.2.8.
- VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
- SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH MAY BE INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
- SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
- COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
- FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO POUR. NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
- CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
- FRAMING SHOWN IS EQUALLY SPACED BETWEEN GIRDER/GRID LINES UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR ALL SLAB OPENING SIZES AND LOCATIONS.

FRAMING PLAN SYMBOLS

- INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.25' PER CIVIL DRAWINGS.
- INDICATES TOP OF STEEL ELEVATION FROM FINISH FLOOR (DATUM) ELEVATION 0'-0".
- INDICATES CHANGE IN SLAB ELEVATION.
- INDICATES SLAB SLOPE CHANGE.
- INDICATES CONCRETE CURB PER 6/ S8.0.2. VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES MOMENT RESISTING FRAME CONNECTION PER 1/ S8.2.5.
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 14/ S8.2.0.
- INDICATES DRAG CONNECTION, SEE
- INDICATES HORIZONTAL SLIPPED CONNECTION PER 11/ S8.2.0.
- INDICATES FULL HEIGHT STIFFENER CONNECTION PER 9/ S8.2.1.
- INDICATES KICKER BRACE PER 1/ S8.2.1.
- INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES AMOUNT OF UPWARD CAMBER (IN INCHES) AT MIDSPAN.
- INDICATES NUMBER OF HEADED STUDS WHERE NUMBER OF STUDS IS NOT SHOWN. PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 9/ S8.2.3.
- INDICATES NUMBER OF HEADED STUDS IN BETWEEN EACH FRAMING BAY WHERE NUMBER OF STUDS IS NOT SHOWN. PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 9/ S8.2.3.
- INDICATES BEAM PENETRATION LOCATION AND SIZE.
- INDICATES DECK TYPE AND SPAN DIRECTION SEE 1/ S8.2.3.

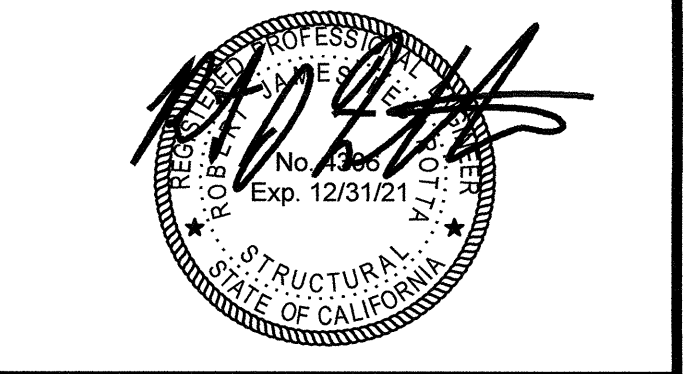
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DANA POINT HARBOR - BLDG 10

BUILDING 10
 2480 GOLDEN LANTERN
 DANA POINT, CA 92629

BWP BURNHAM | WARD
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No.	DATE	ISSUE
10-08-2020	10-08-2020	DESIGN DEVELOPMENT
11-26-2020	11-26-2020	30% CD
02-19-2021	02-19-2021	50% CD
06-01-2021	06-01-2021	COUNTY SUBMITTAL

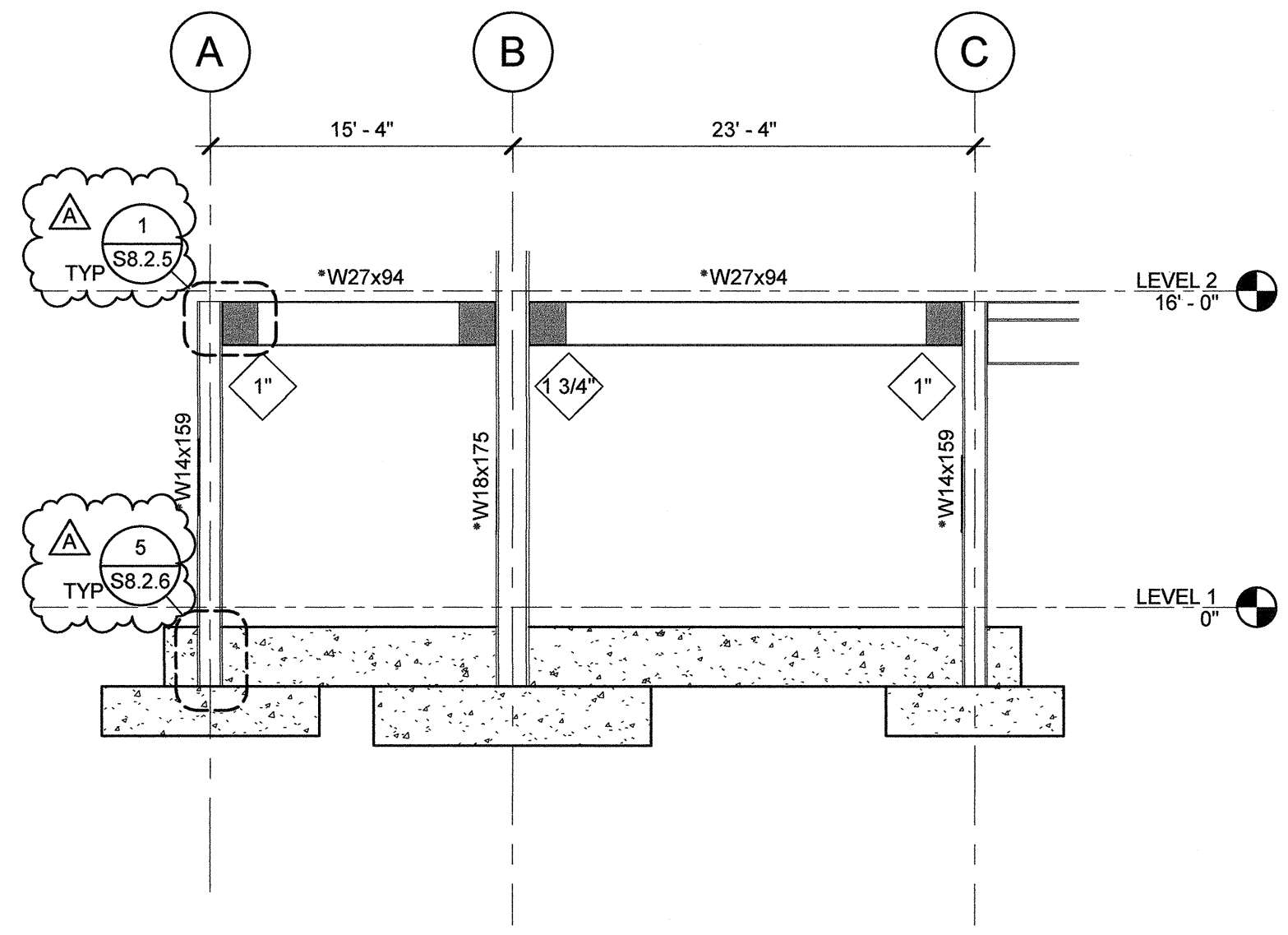
PROJECT NO.	DATE	DRAWING TITLE
1900799	OCTOBER 8, 2020	ROOF FRAMING PLANS

ROOF FRAMING PLANS

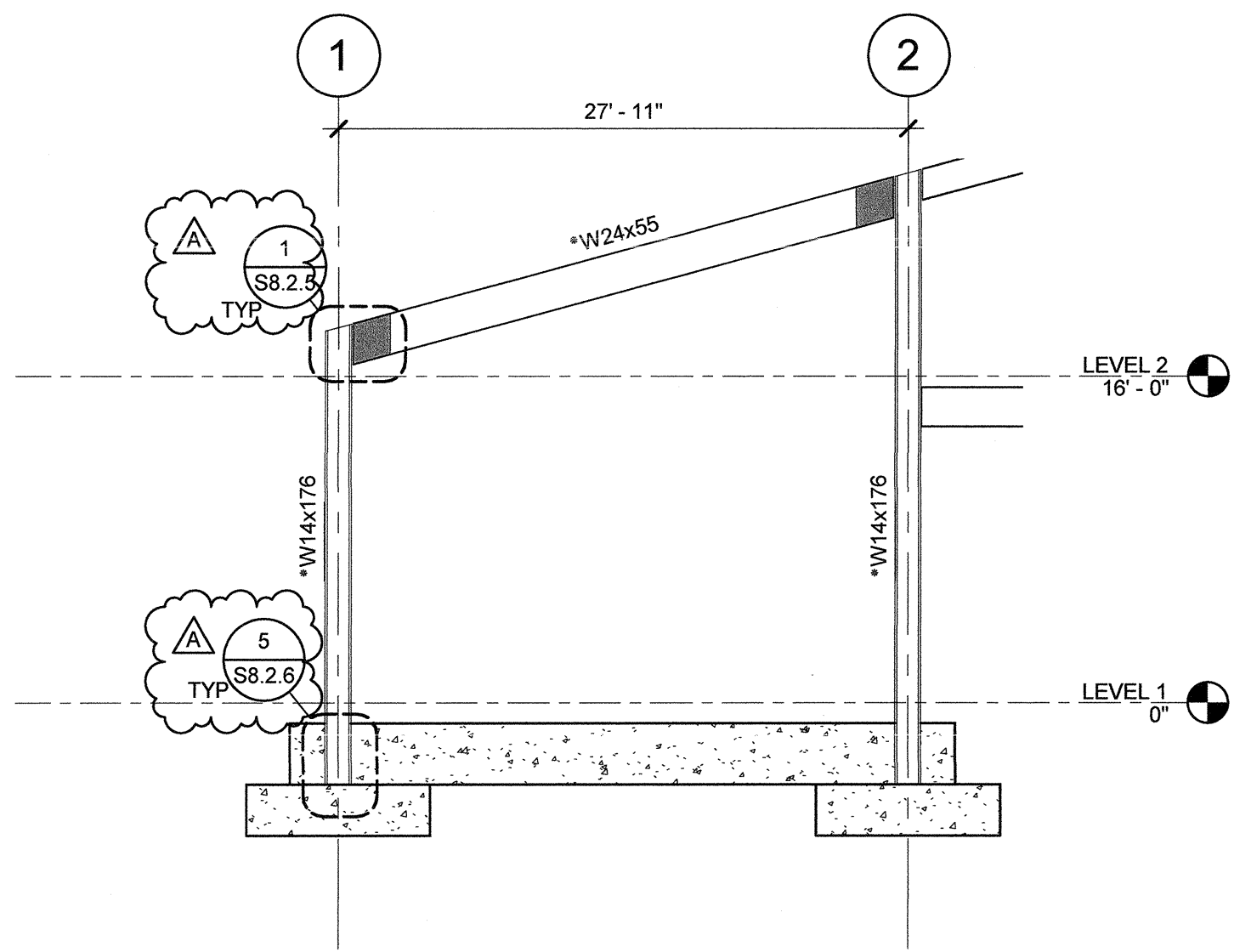
S2.0.3

S2.0.3

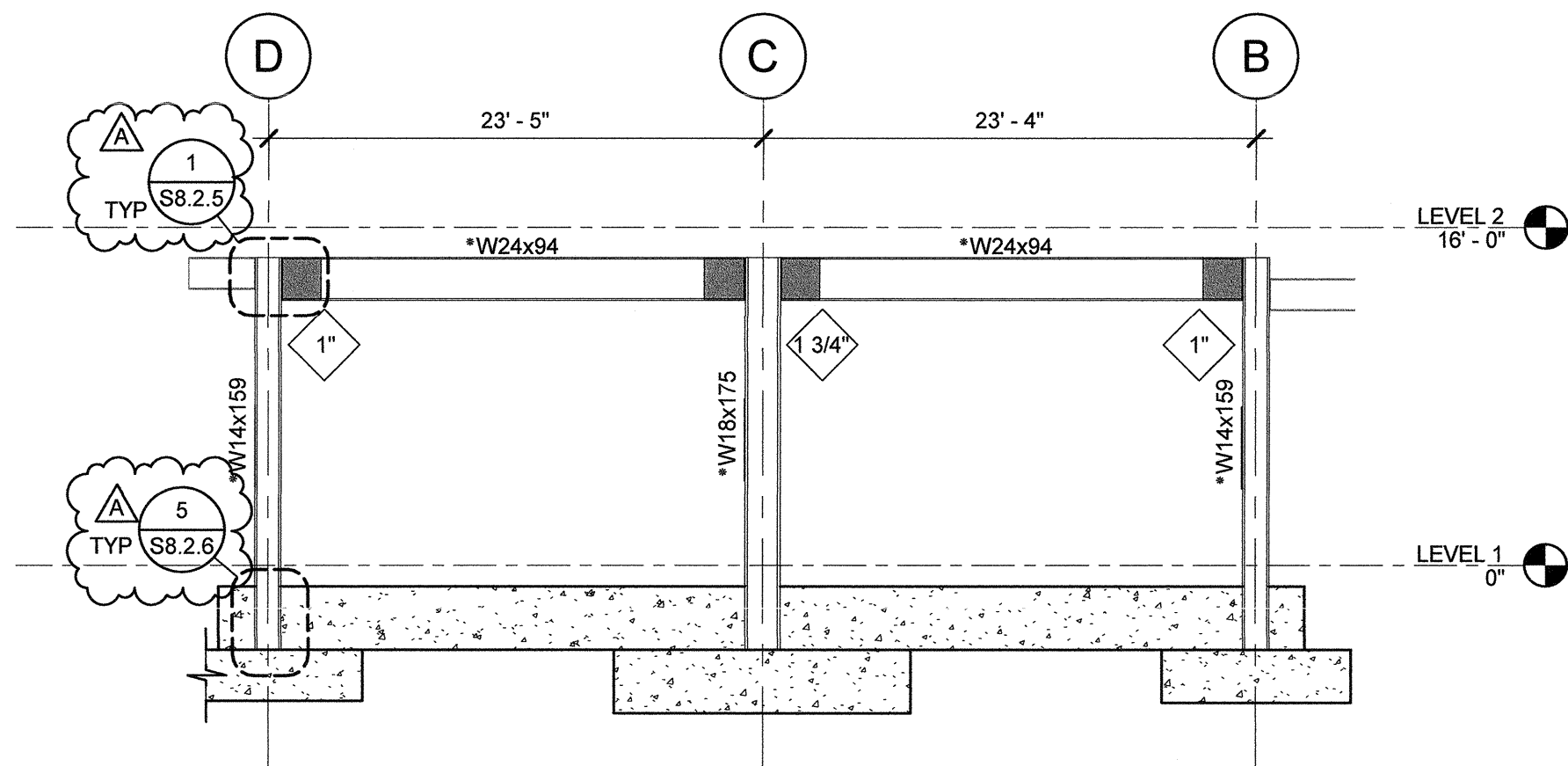
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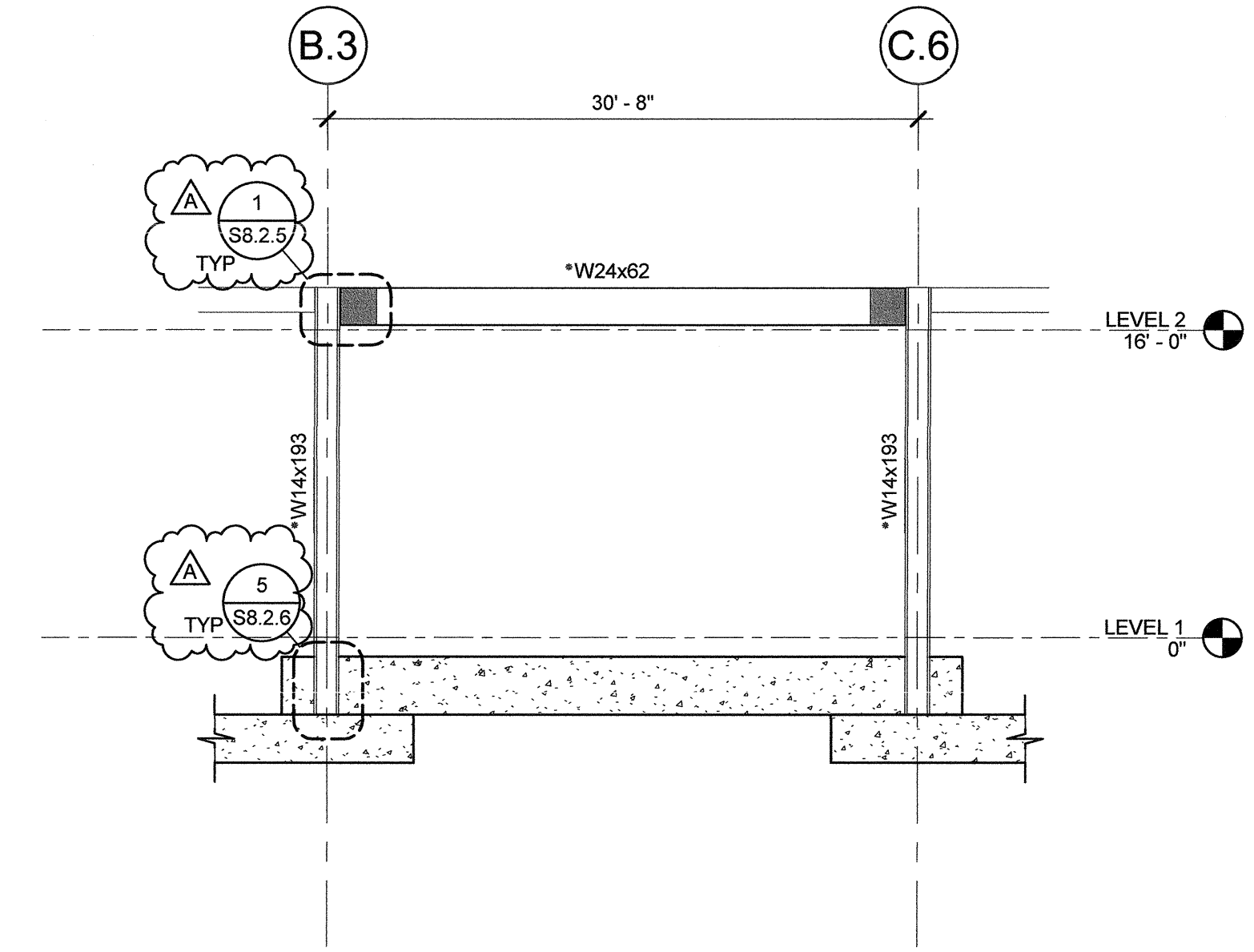
MOMENT FRAME ELEVATION ALONG GRID 3 1/8" = 1'-0" 6



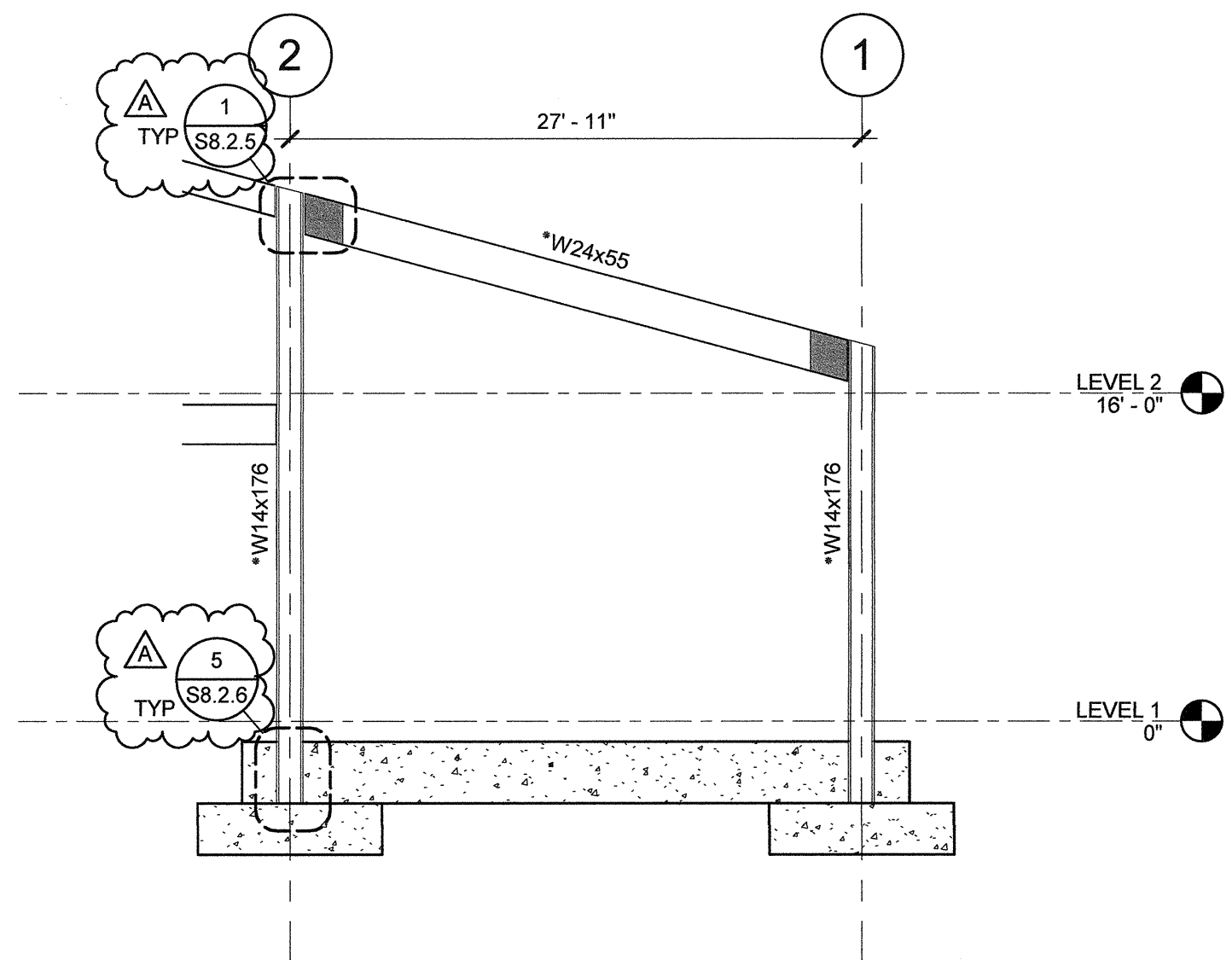
MOMENT FRAME ELEVATION ALONG GRID D 1/8" = 1'-0" 8



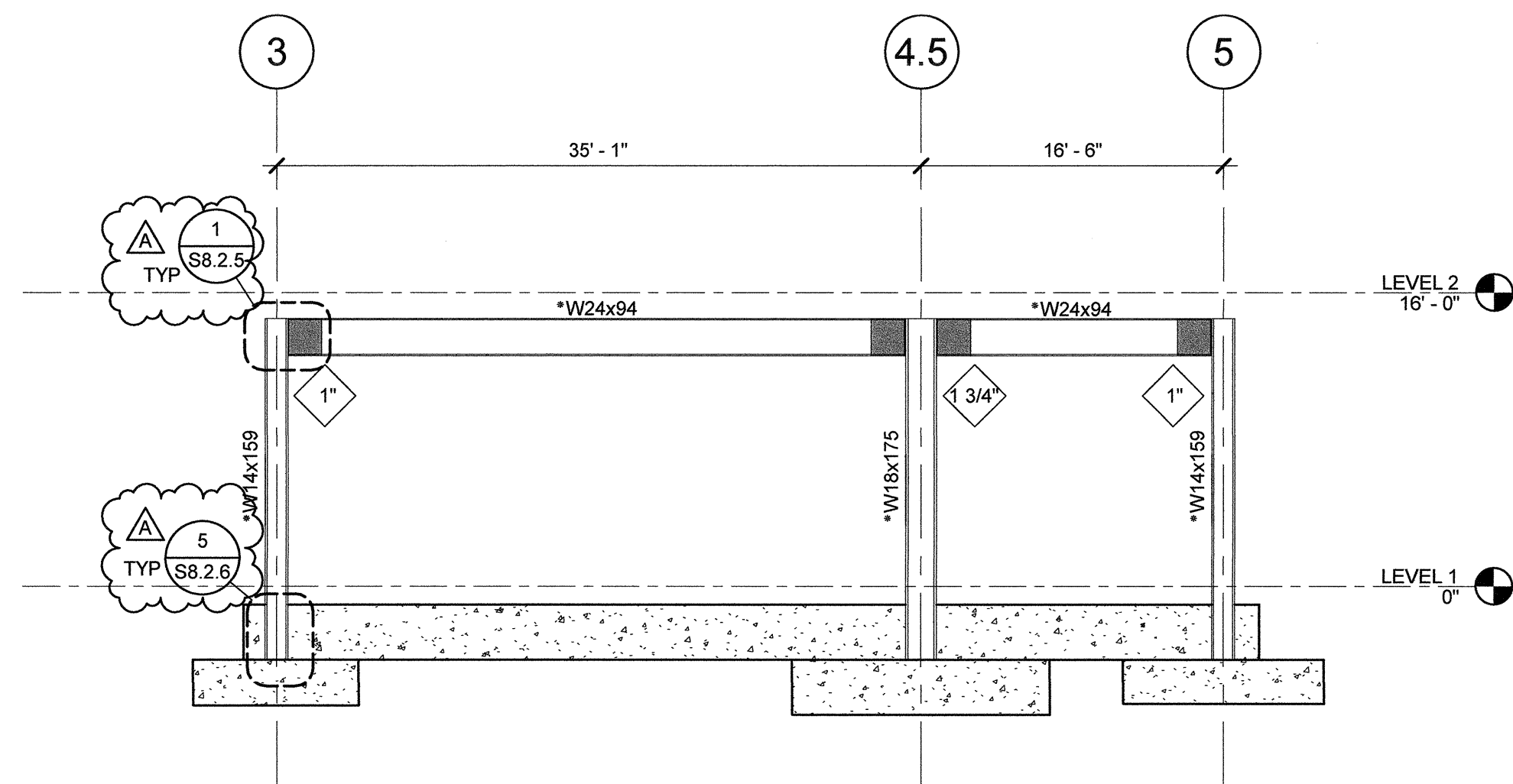
MOMENT FRAME ELEVATION ALONG GRID 5 1/8" = 1'-0" 5



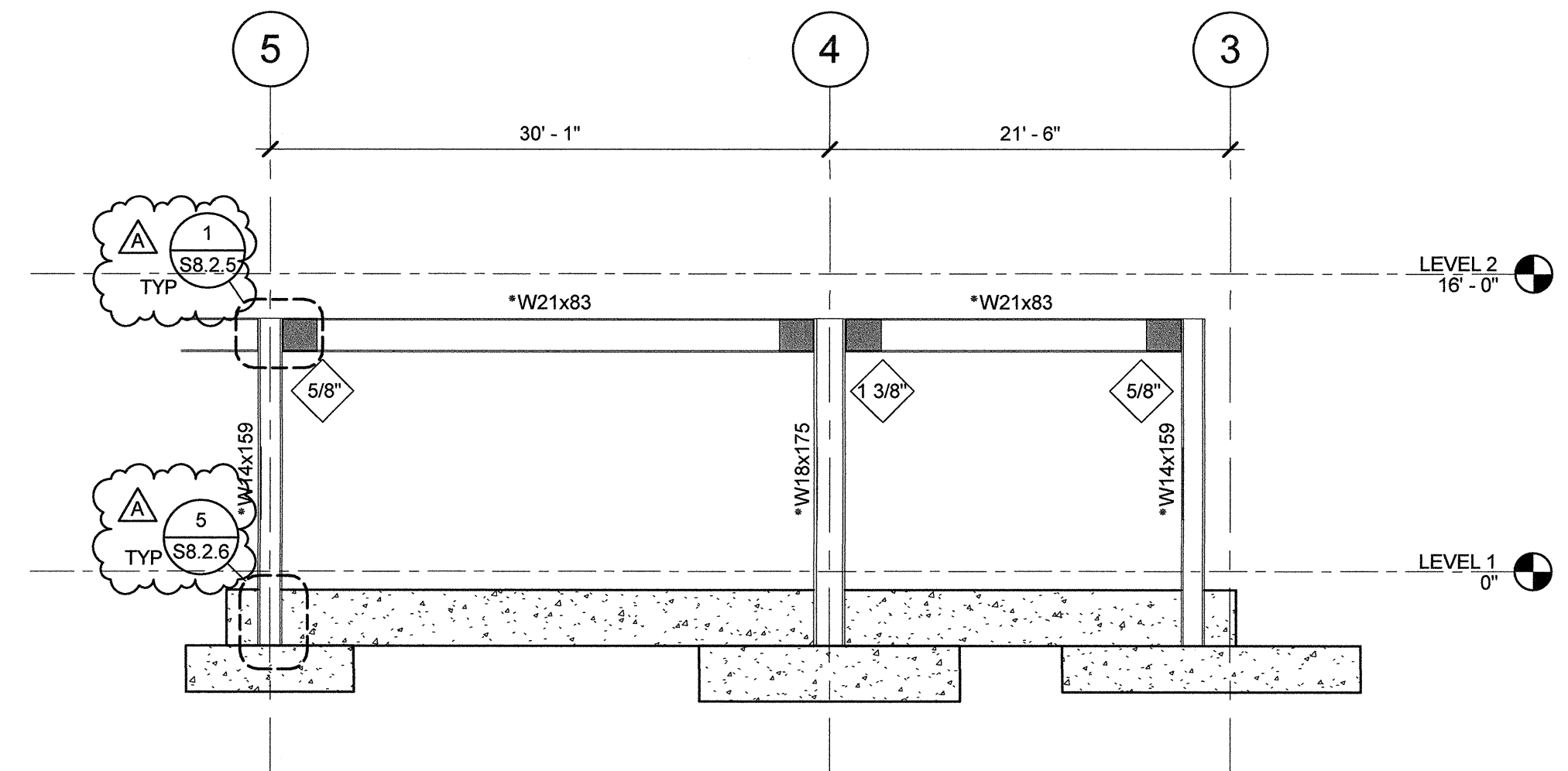
MOMENT FRAME ELEVATION ALONG GRID 1 1/8" = 1'-0" 2



MOMENT FRAME ELEVATION ALONG GRID B 1/8" = 1'-0" 7



MOMENT FRAME ELEVATION ALONG GRID E 1/8" = 1'-0" 4



MOMENT FRAME ELEVATION ALONG GRID A 1/8" = 1'-0" 1

MOMENT FRAME ELEVATION NOTES:

1. REFER TO DETAIL 1/ S8.2.5 FOR MOMENT RESISTING FRAME CONNECTION.
2. REFER TO DETAIL 5/ S8.2.6 FOR FRAME BASE CONNECTION.
3. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATION.
4. # INDICATES DOUBLER PLATE THICKNESS AT PANEL ZONE PER DETAIL 13/ S8.2.5
5. ■ INDICATES PROTECTED ZONE OF MOMENT FRAME BEAM PER DETAIL 1/ S8.2.5
6. * (MEMBER SIZE) INDICATES MEMBER CONNECTION DETAIL IS PART OF SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.

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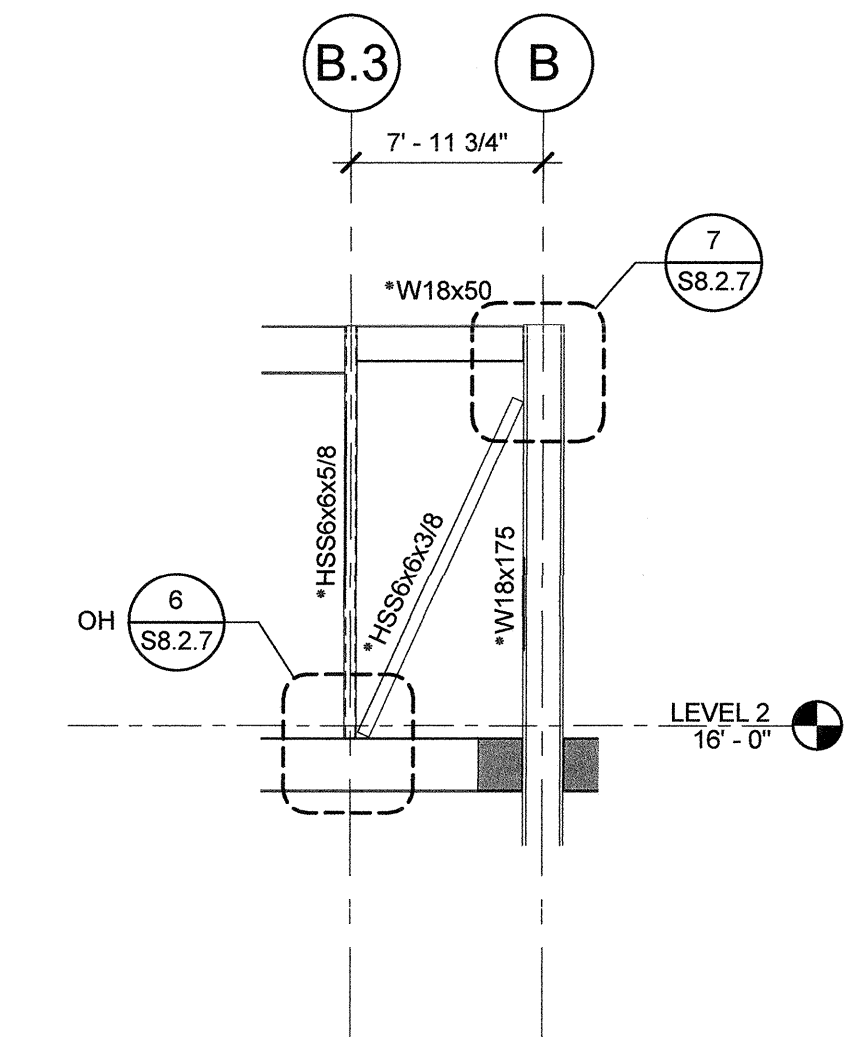
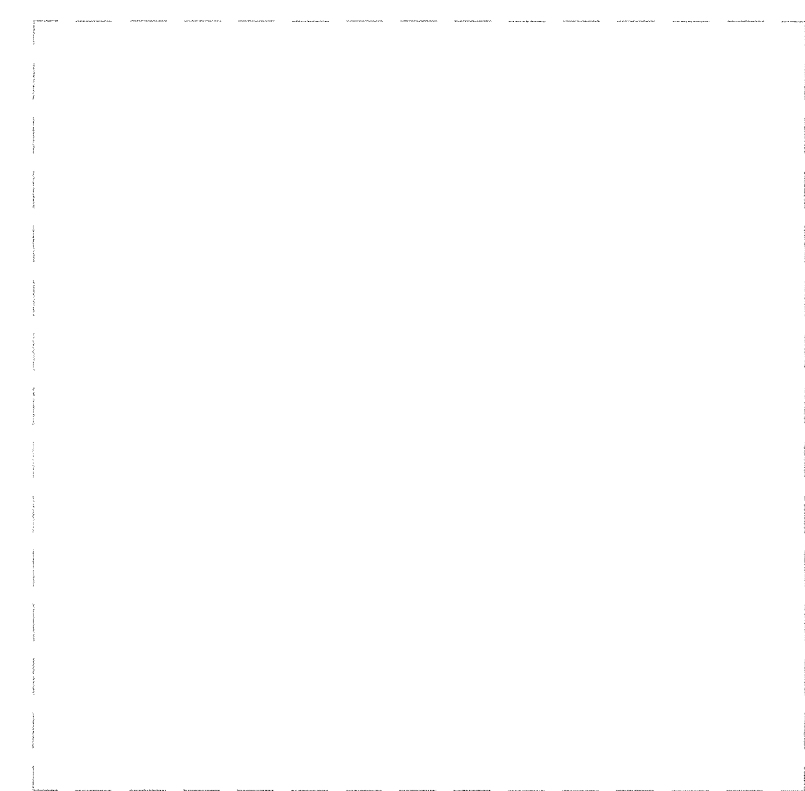


No.	DATE	ISSUE
10-08-2020	10-08-2020	DESIGN DEVELOPMENT
11-26-2020	11-26-2020	30% CD
02-19-2021	02-19-2021	50% CD
06-01-2021	06-01-2021	COUNTY SUBMITTAL
A 09-24-2021	09-24-2021	COUNTY RESUBMITTAL

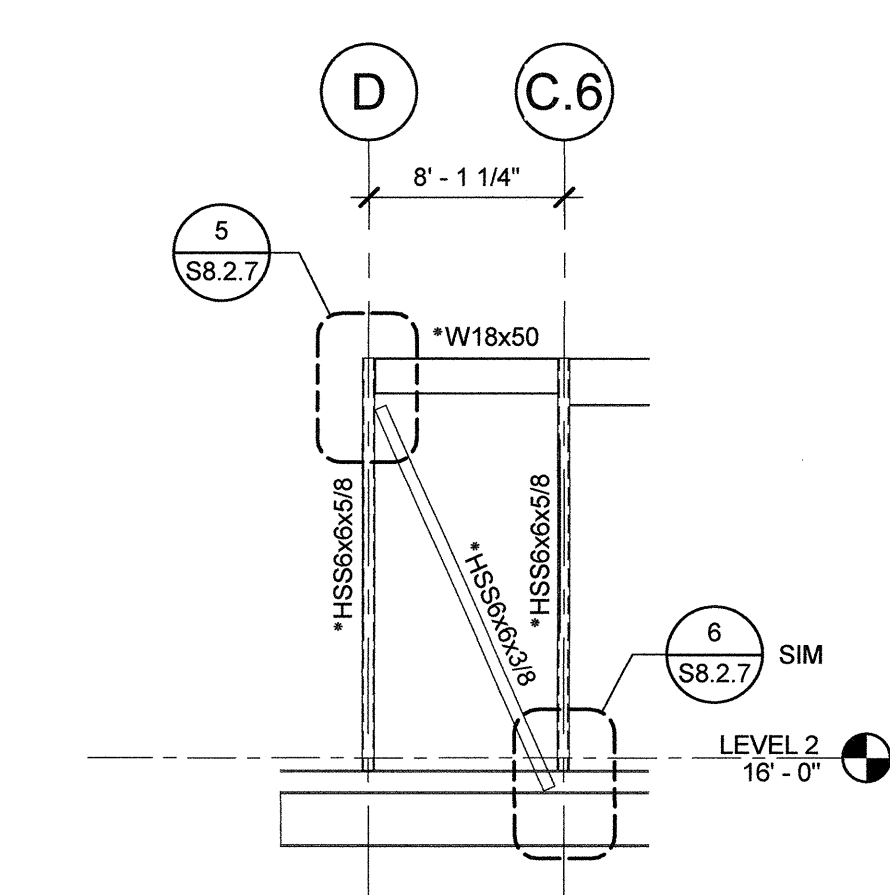
SPECIAL MOMENT FRAME ELEVATIONS

S3.0.1

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BRACE ELEVATION 1/8" = 1'-0" 2



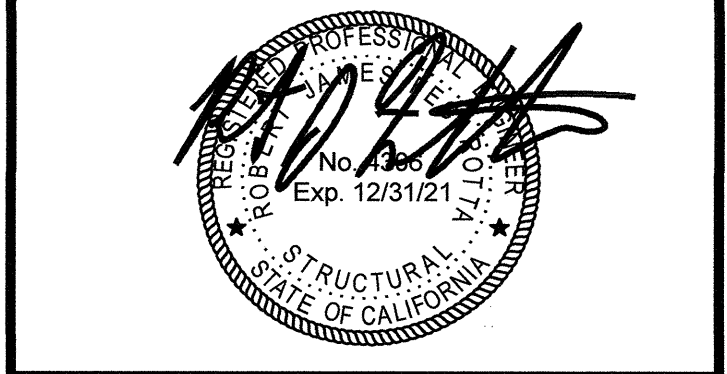
BRACE ELEVATION 1/8" = 1'-0" 1

- BRACE FRAME ELEVATION NOTES:**
- REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATION.
 - * (MEMBER SIZE) INDICATES MEMBER/ CONNECTION DETAIL IS PART OF SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.

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DANA POINT HARBOR - BLDG 10
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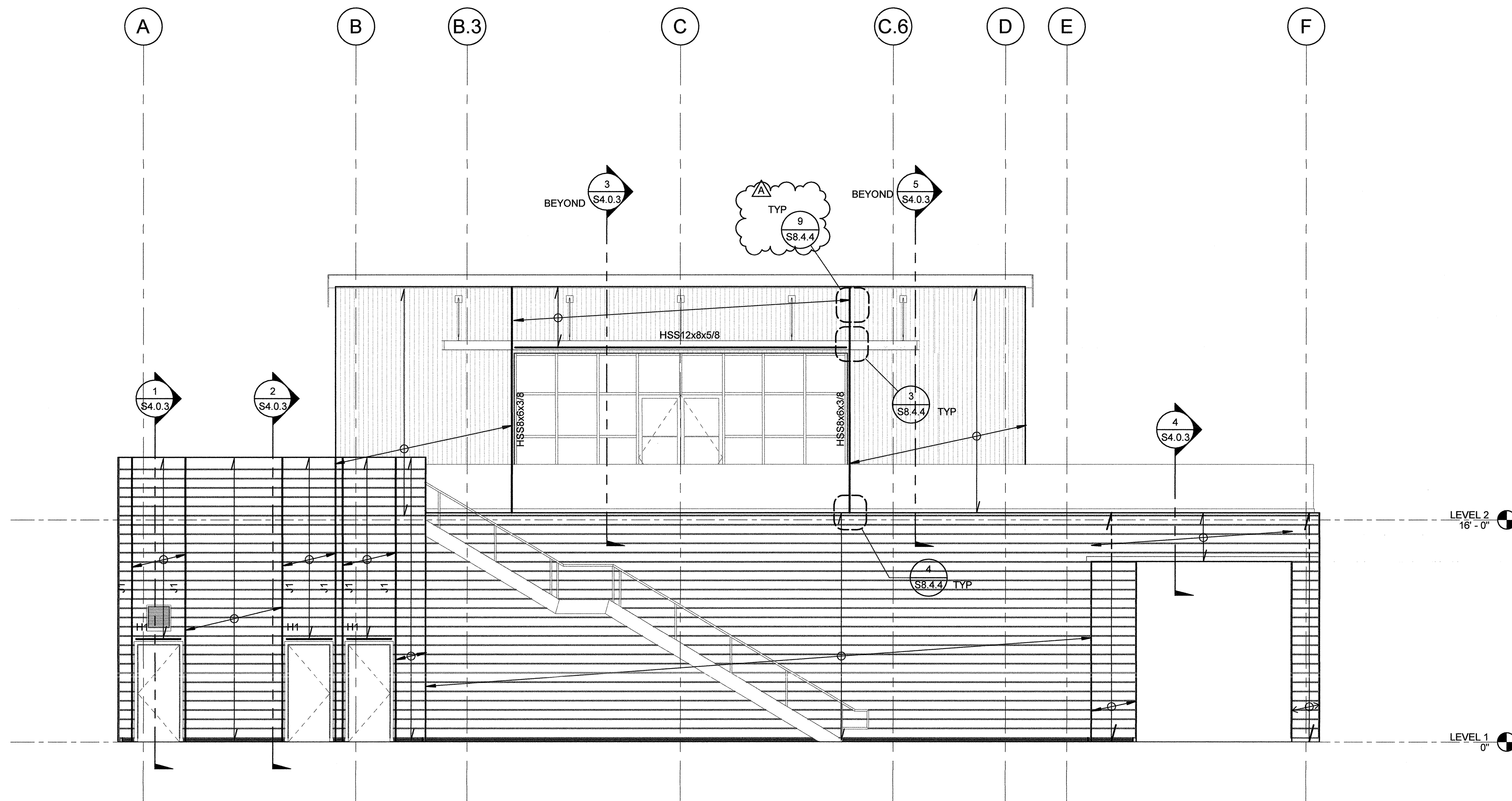
No.	DATE	ISSUE
11-26-2020		30% CD
02-19-2021		50% CD
06-01-2021		COUNTY SUBMITTAL

PROJECT NO.	1900799
DATE	OCTOBER 8, 2020
DRAWING TITLE	BRACE ELEVATIONS
DRAWING NO.	S3.0.2

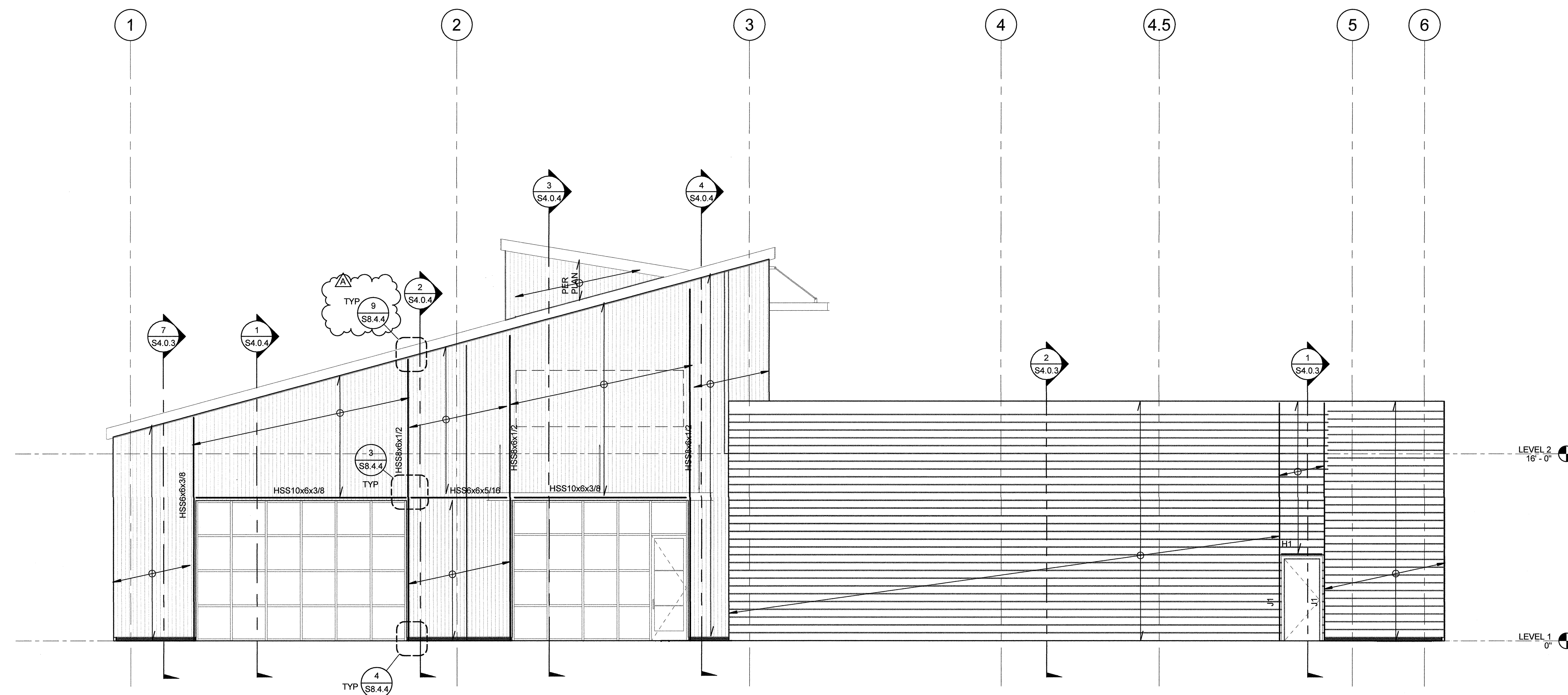
DRAWING AND WRITER HEREBY AFFIRMING HEREBY CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF AN ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 1900799
 DATE OCTOBER 8, 2020
 DRAWING TITLE **BRACE ELEVATIONS**
 DRAWING NO. **S3.0.2**

S3.0.2



WEST ELEVATION 3/16" = 1'-0" 2



NORTH ELEVATION 3/16" = 1'-0" 1

EXTERIOR WALL ELEVATION NOTES:

1. SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
2. FOR GENERAL NOTES SEE SHEETS S0.0.1 AND S0.0.2.
3. FOR ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3.
4. FOR TYPICAL METAL STUD DETAILS SEE SHEETS S8.4.1 THRU S8.4.4.
5. ST- INDICATES EXTERIOR WALL STUD SIZE PER SCHEDULE.
6. H- INDICATES TYPE OF HEADER PER SCHEDULE FOR HEADER ATTACHMENT TO JAMB, SEE 7/ S8.4.1 (UNO).
7. J- INDICATES TYPE OF JAMB PER SCHEDULE FOR JAMB ATTACHMENT AT EACH LEVEL SEE 5/ S8.4.1 (UNO).
8. ALL STUDS WITH THICKNESS EQUAL OR GREATER THAN 54 MIL (16GA) SHALL BE 50 KSI.
9. ↑ INDICATES METAL STUD SPAN DIRECTION. ST-1 TYP. UNO.
10. WHERE EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 16 GA STUDS W/ 1 5/8" FLANGE @ 16" OC. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD TO MATCH WALL THICKNESS.

EXTERIOR WALL STUD SCHEDULE	
MARK	STUD SIZE
ST-1	600S162-54 @16" OC

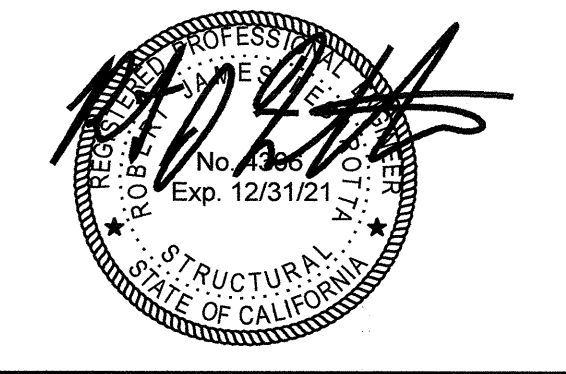
JAMB SCHEDULE	
MARK	STUD SIZE
J1	600S250-54
J2	(2) 600S137-54
J3	(4) 600S137-54

HEADER SCHEDULE		
MARK	TRACK SIZE	STUD SIZE
H1	600T150-54	(2) 400S162-43
H2	600T150-54	(2) 600S162-54
H3	600T150-54	(2) 800S162-54

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
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No.	DATE	ISSUE
10-08-2020	10-08-2020	DESIGN DEVELOPMENT
11-26-2020	11-26-2020	30% CD
02-19-2021	02-19-2021	50% CD
06-01-2021	06-01-2021	COUNTY SUBMITTAL
A 09-24-2021	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO. 1900799
 DATE OCTOBER 8, 2020
 DRAWING TITLE

EXTERIOR WALL ELEVATIONS

DRAWING NO.

S4.0.1



No.	DATE	ISSUE
	10-08-2020	DESIGN DEVELOPMENT
	11-28-2020	30% CD
	02-19-2021	50% CD
	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO: 1900709
 DATE: OCTOBER 8, 2020

DRAWING TITLE
EXTERIOR WALL ELEVATIONS

DRAWING NO.

S4.0.2

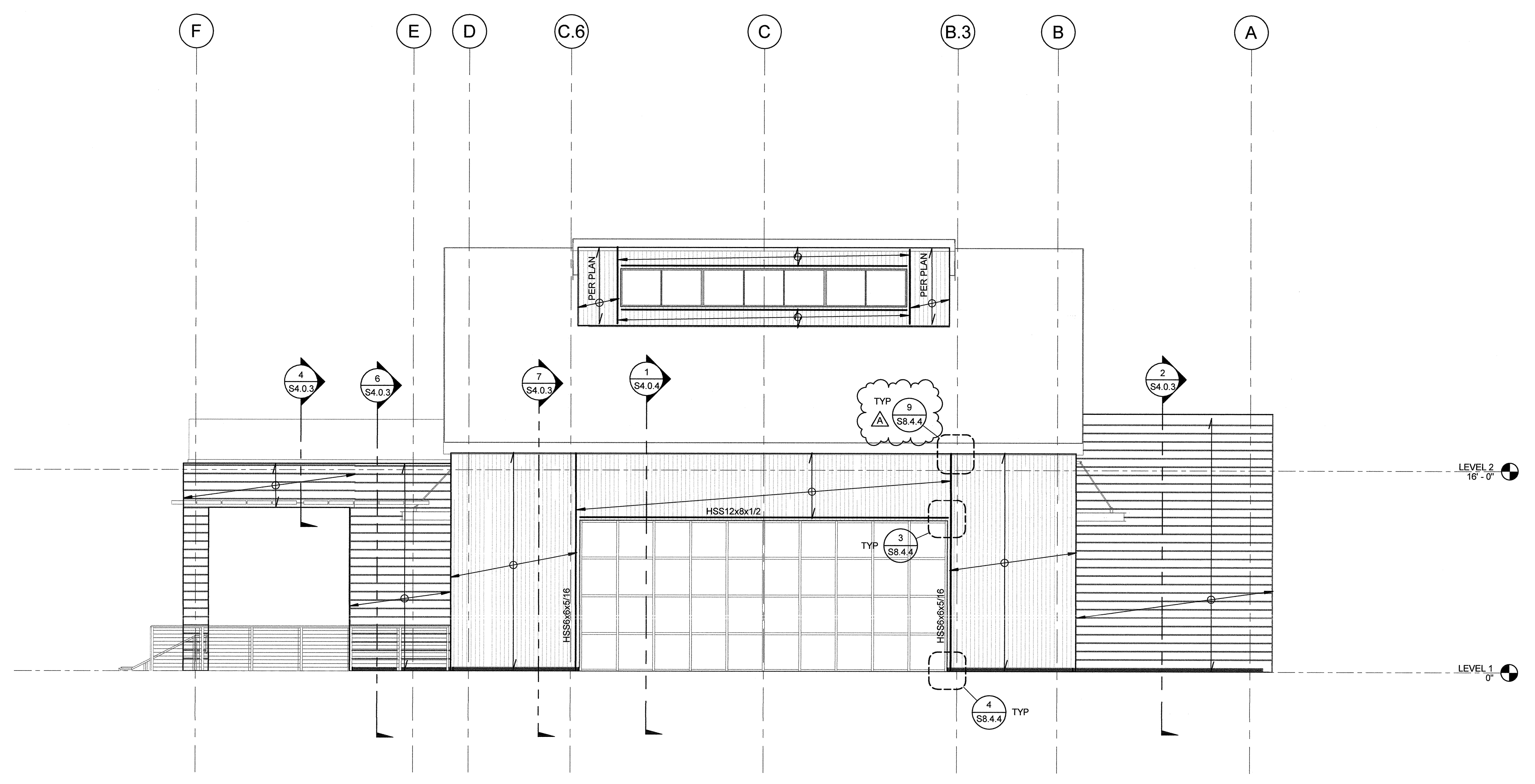
EXTERIOR WALL ELEVATION NOTES:

- SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
- FOR GENERAL NOTES SEE SHEETS S0.0.1 AND S0.0.2.
- FOR ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3.
- FOR TYPICAL METAL STUD DETAILS SEE SHEETS S8.4.1 THRU S8.4.4.
- ST- INDICATES EXTERIOR WALL STUD SIZE PER SCHEDULE.
- H- INDICATES TYPE OF HEADER PER SCHEDULE. FOR HEADER ATTACHMENT TO JAMB, SEE 7/ S8.4.1 (UNO).
- J- INDICATES TYPE OF JAMB PER SCHEDULE. FOR JAMB ATTACHMENT AT EACH LEVEL SEE 5/ S8.4.1 (UNO).
- ALL STUDS WITH THICKNESS EQUAL OR GREATER THAN 54 MIL (16GA) SHALL BE 50 KSI.
- INDICATES METAL STUD SPAN DIRECTION. ST-1 TYP. UNO.
- WHERE EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 16 GA STUDS W/ 1 5/8" FLANGE @ 16" OC. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD TO MATCH WALL THICKNESS.

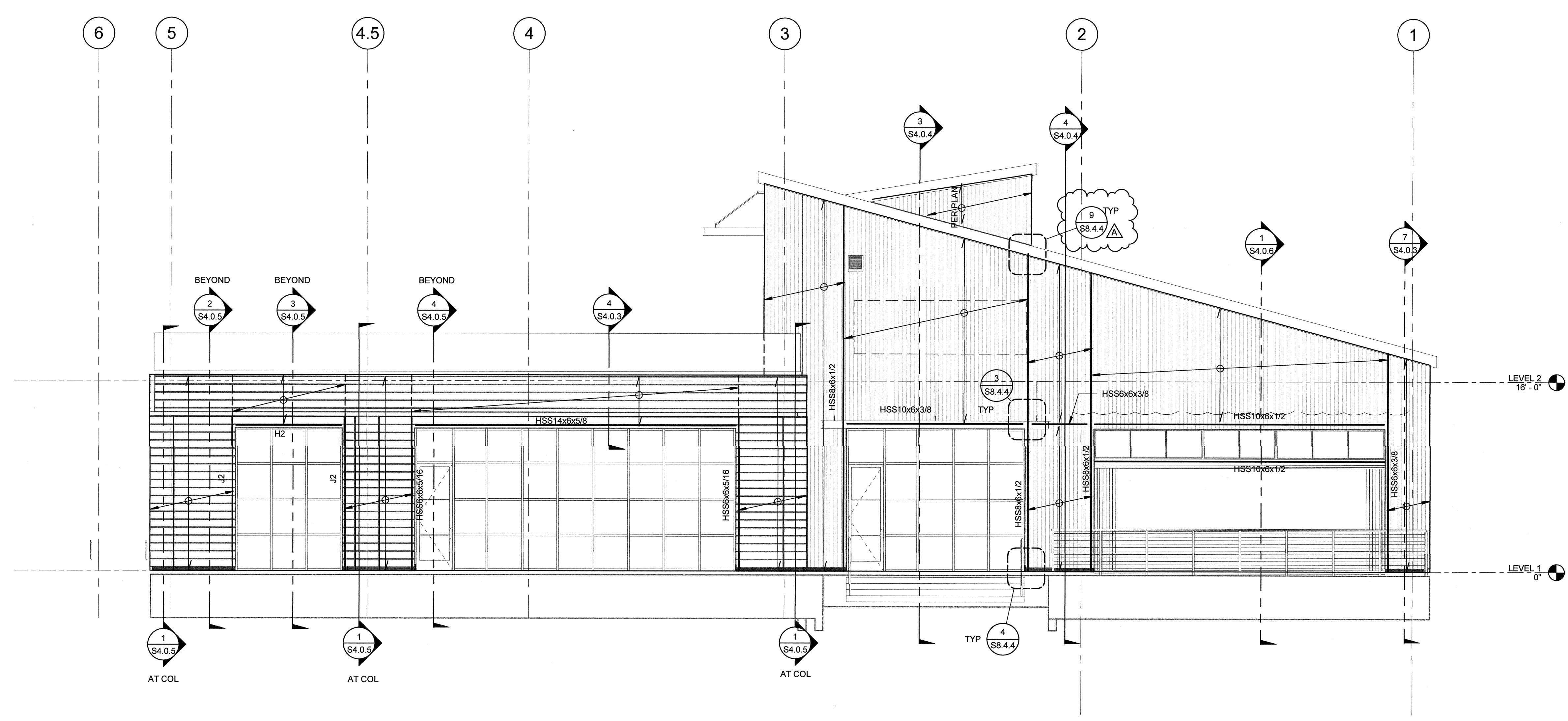
EXTERIOR WALL STUD SCHEDULE	
MARK	STUD SIZE
ST-1	600S162-54 @16" OC

JAMB SCHEDULE	
MARK	STUD SIZE
J1	600S250-54
J2	(2) 600S137-54
J3	(4) 600S137-54

HEADER SCHEDULE		
MARK	TRACK SIZE	STUD SIZE
H1	600T150-54	(2) 400S162-43
H2	600T150-54	(2) 600S162-54
H3	600T150-54	(2) 800S162-54



EAST ELEVATION 3/16" = 1'-0" **2**



SOUTH ELEVATION 3/16" = 1'-0" **1**

DANA POINT HARBOR - BLDG 10

BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629

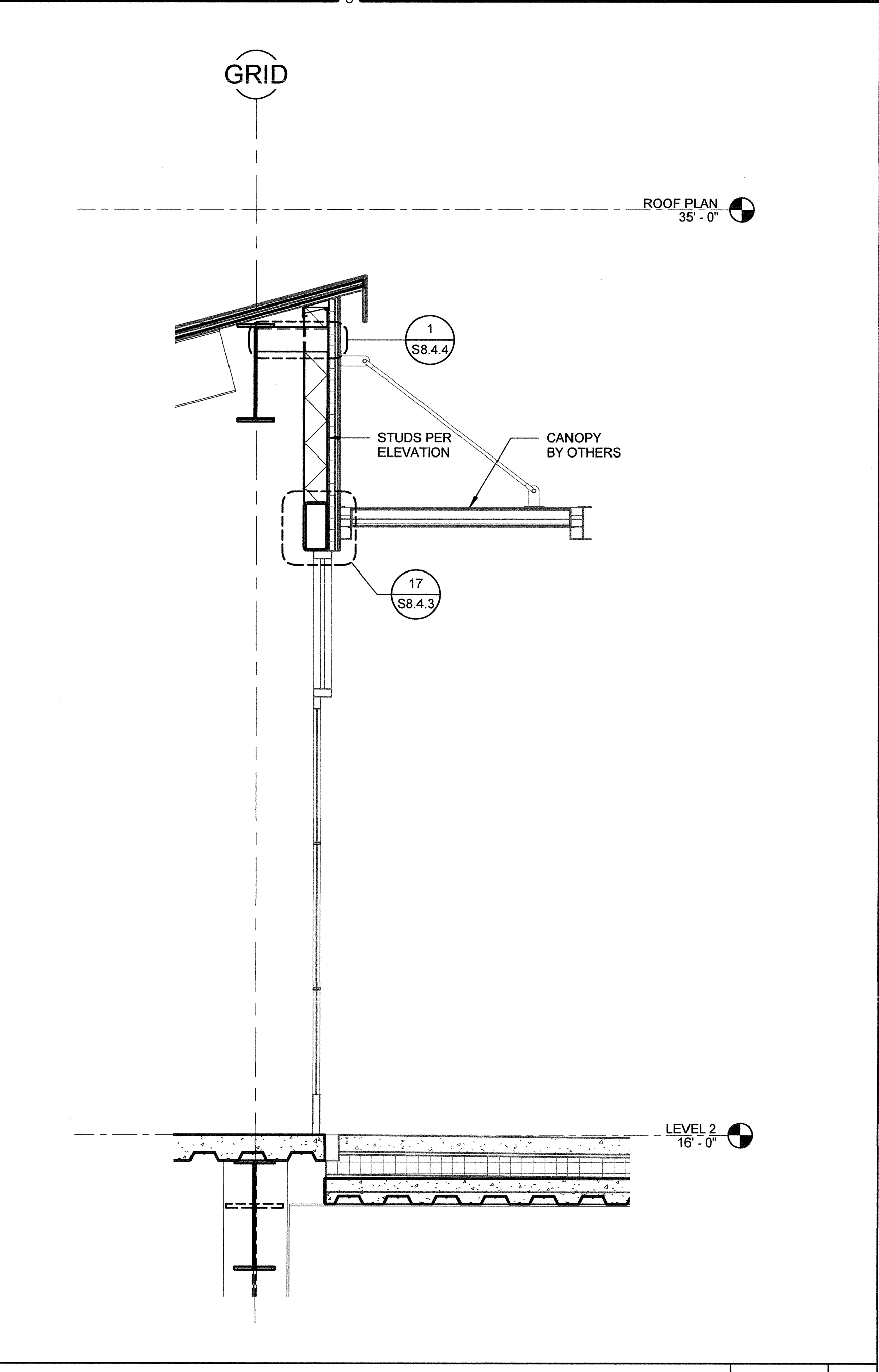
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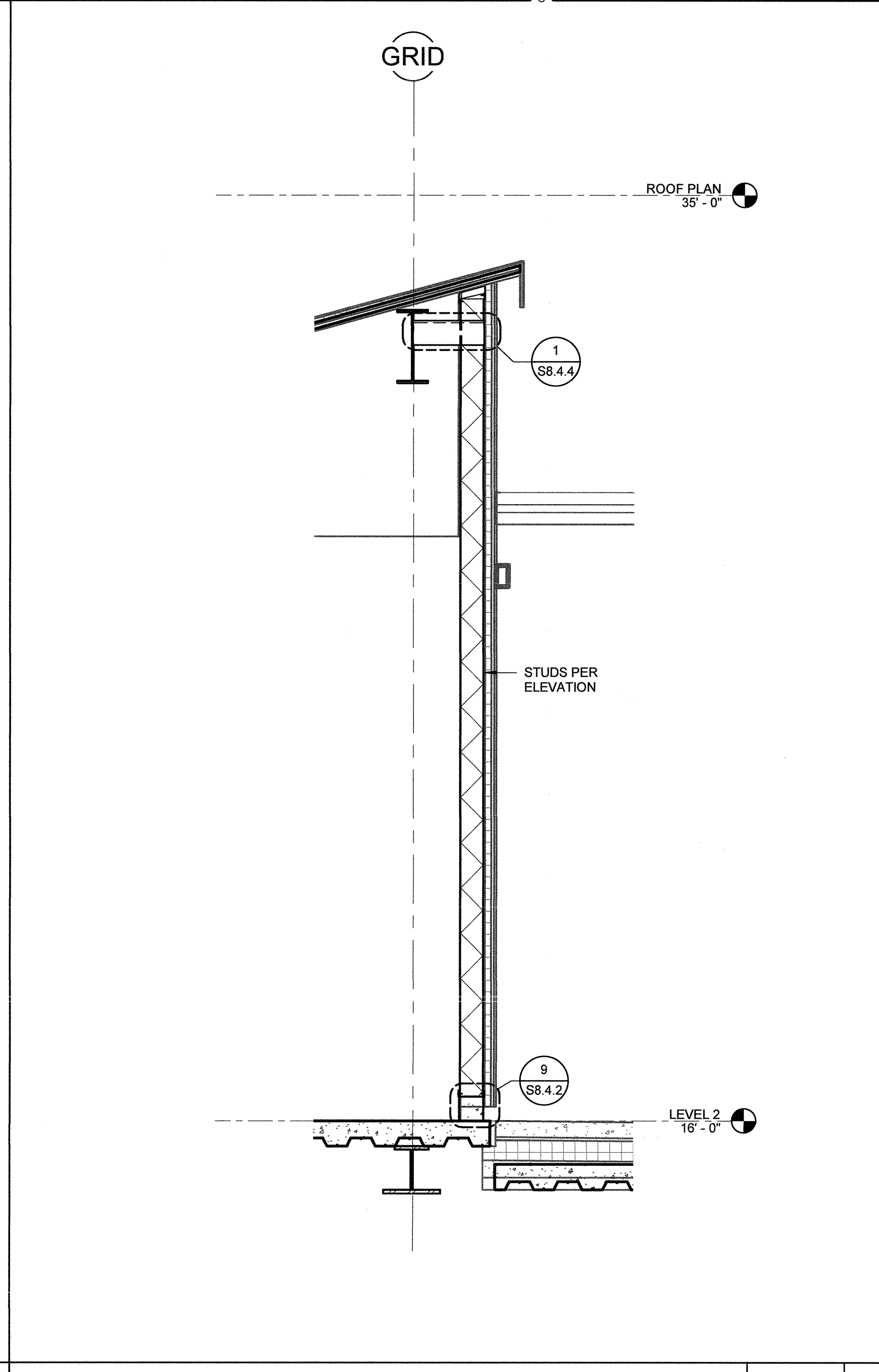
No.	DATE	ISSUE
11-28-2020	30% CD	
02-19-2021	50% CD	
06-01-2021	COUNTY SUBMITTAL	

<small>DESIGNED AND WRITTEN MATERIAL, APPROXIMATE HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT</small>		
PROJECT NO.	1900799	
DATE	OCTOBER 8, 2020	
DRAWING TITLE	WALL SECTIONS	
DRAWING NO.		

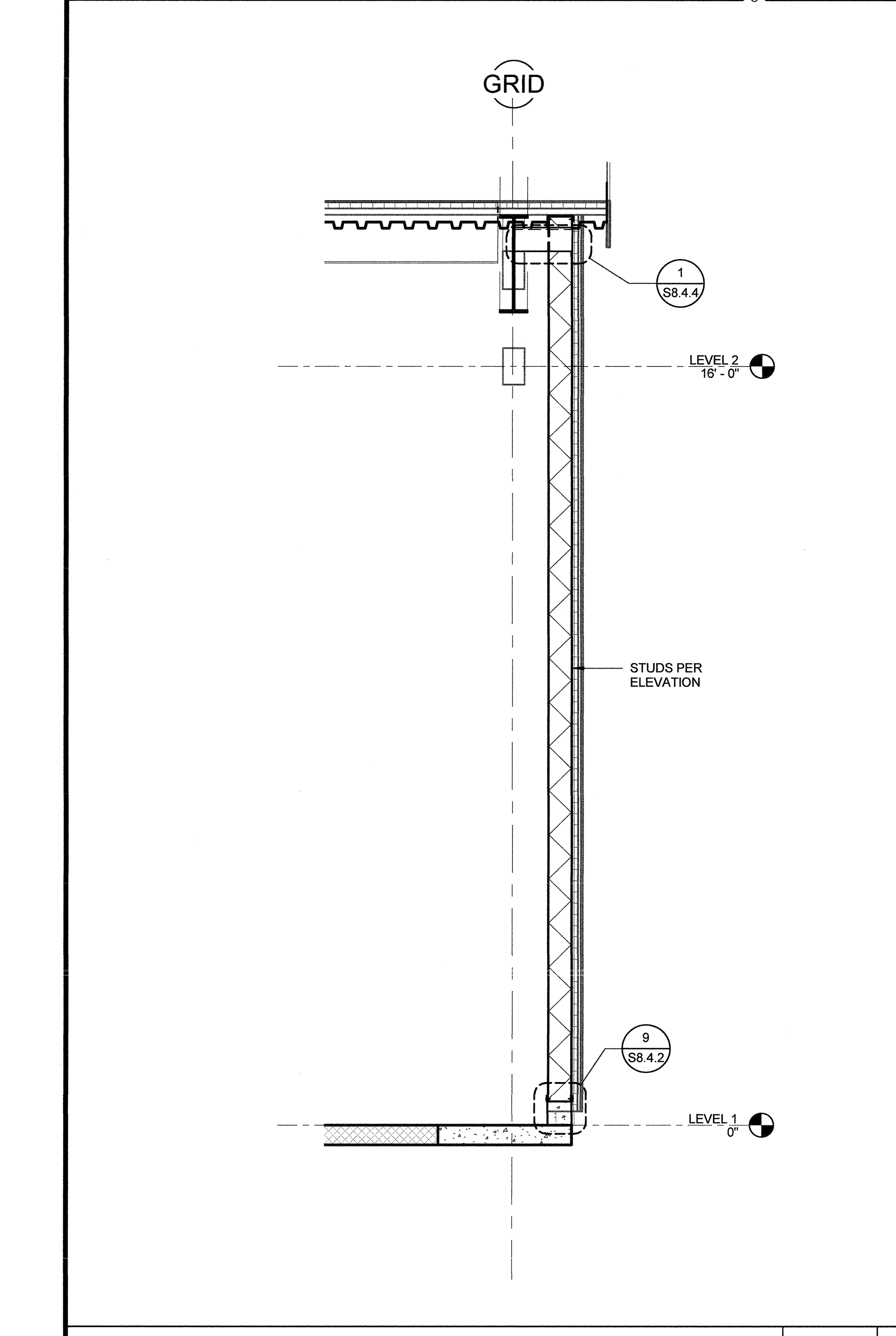
S4.0.3



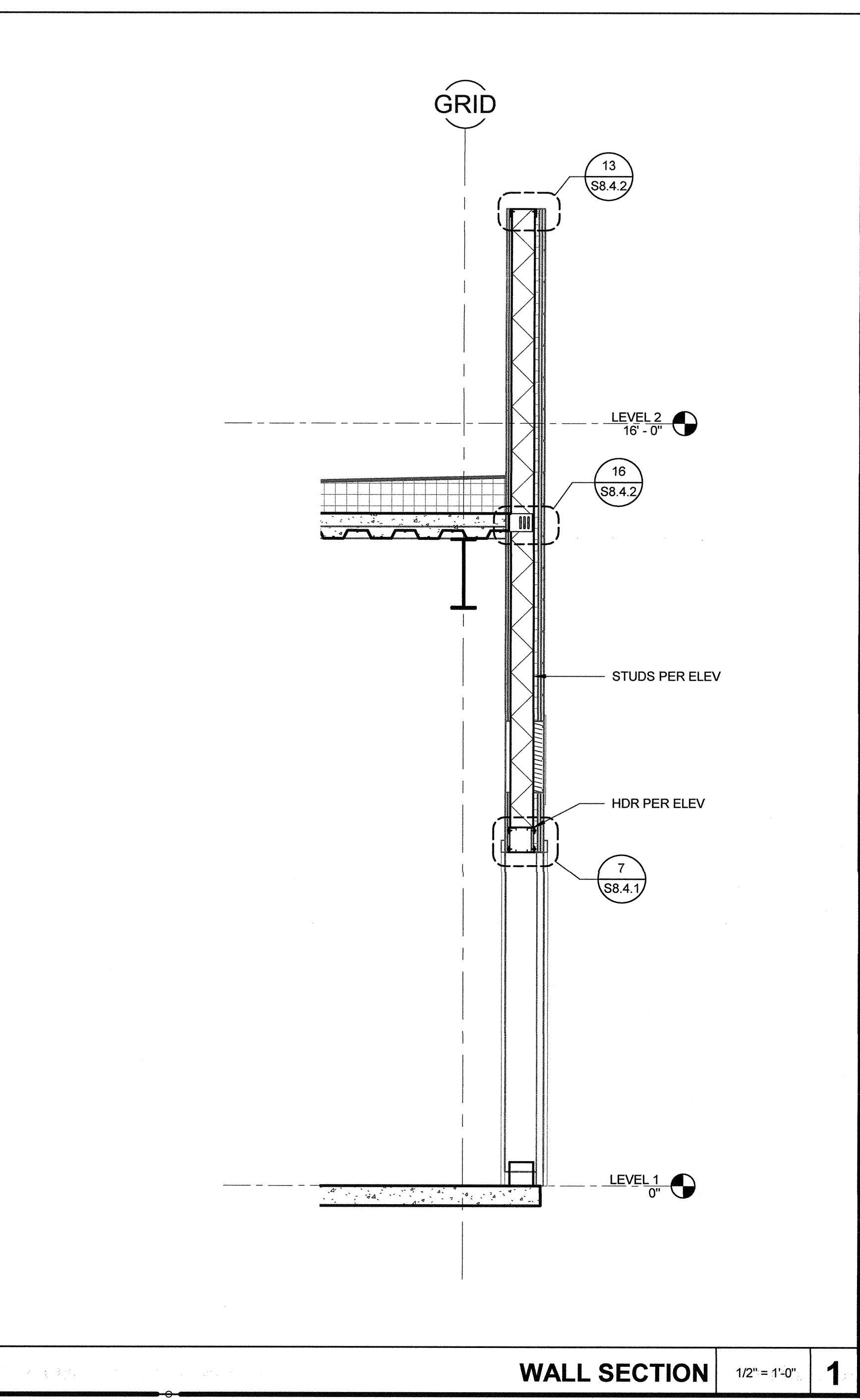
WALL SECTION 1/2" = 1'-0" 3



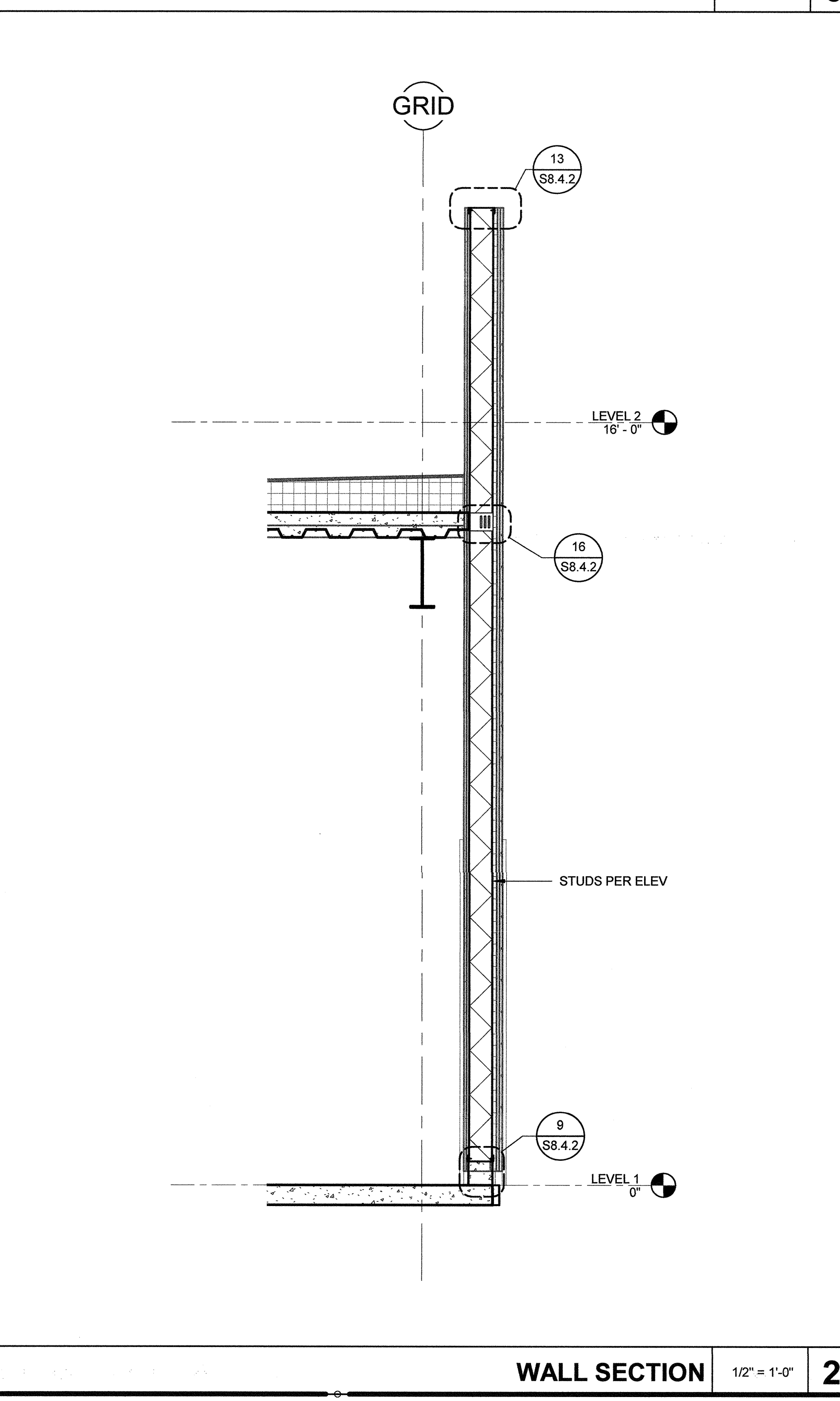
WALL SECTION 1/2" = 1'-0" 5



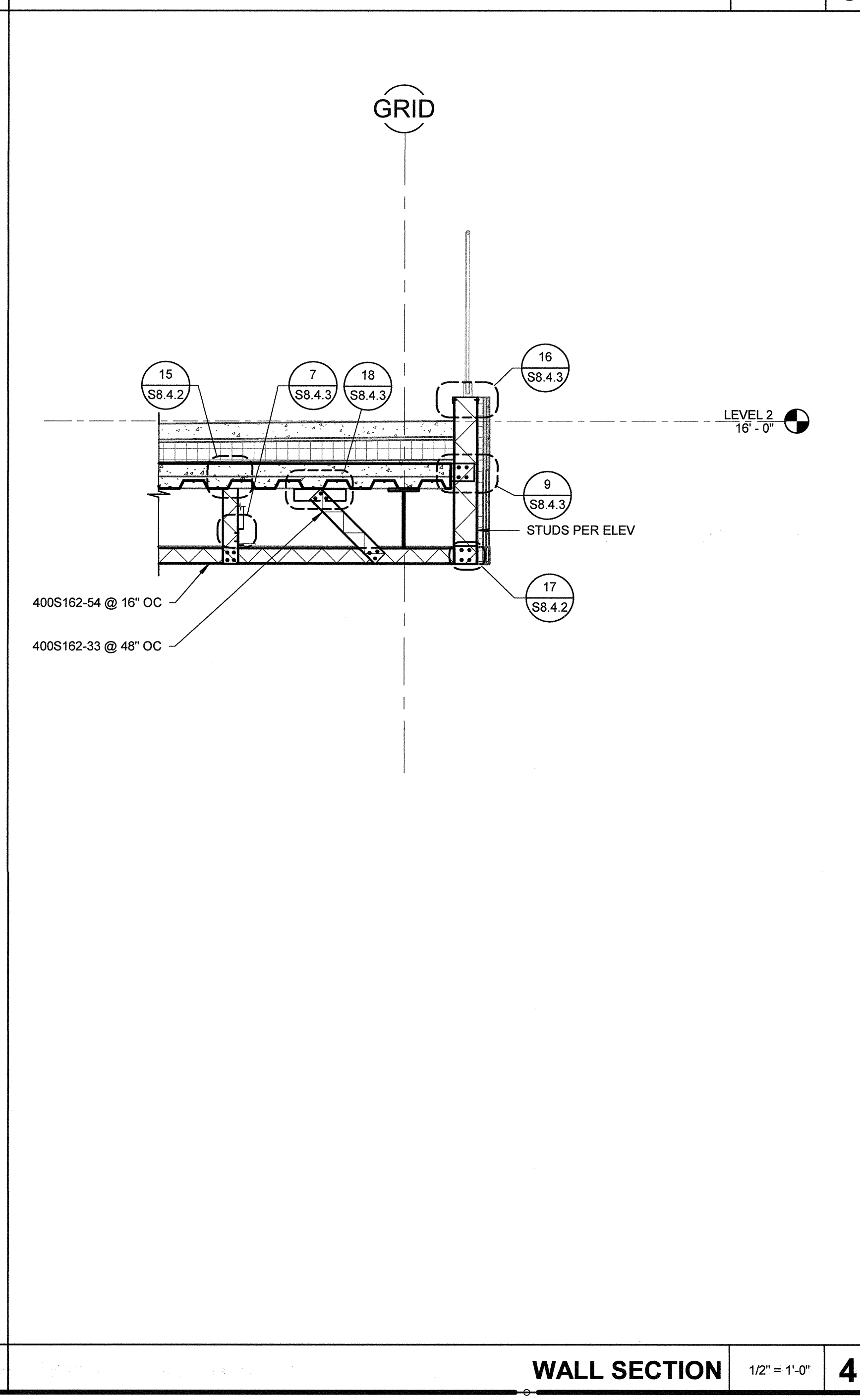
WALL SECTION 1/2" = 1'-0" 7



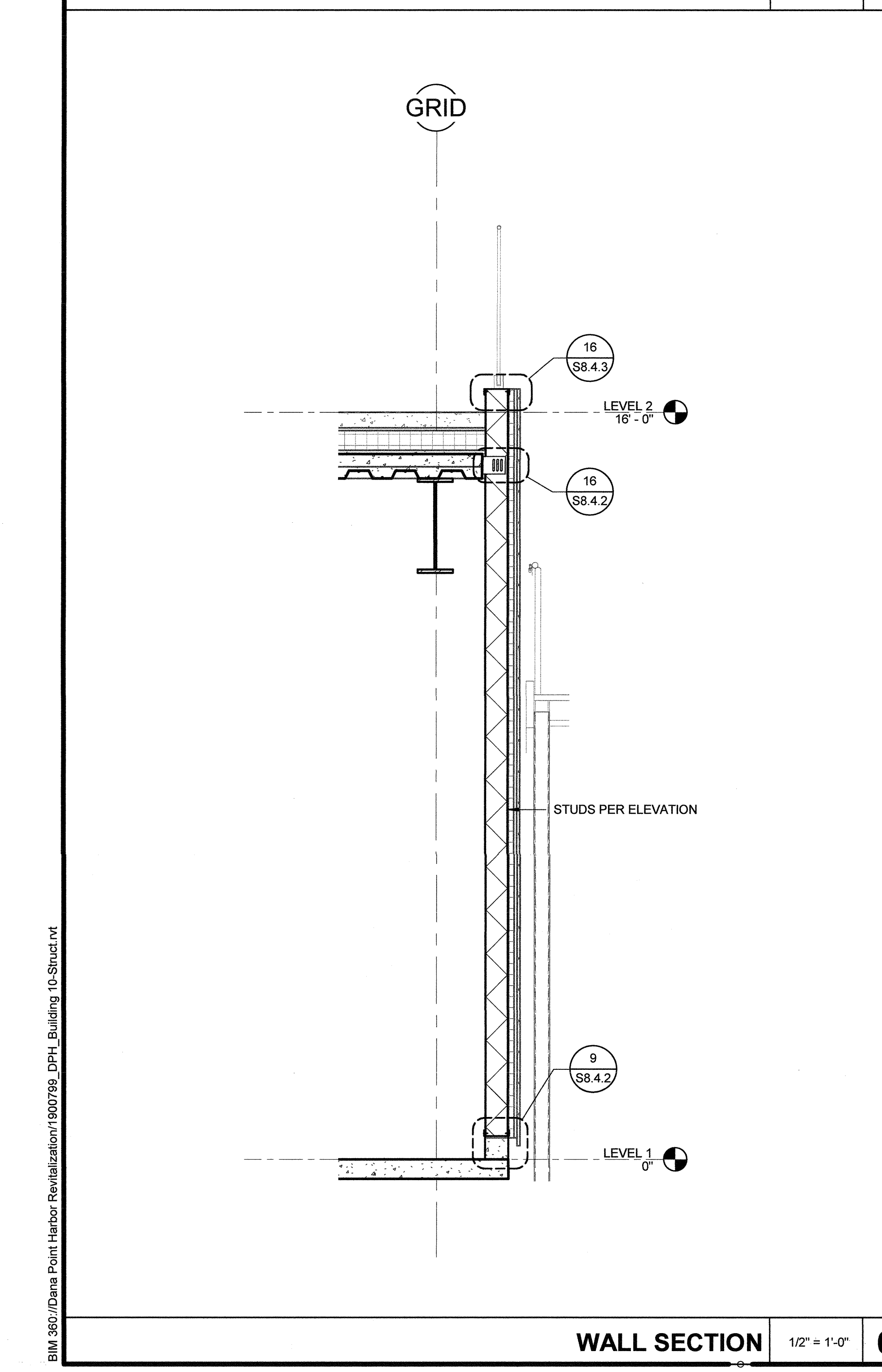
WALL SECTION 1/2" = 1'-0" 1



WALL SECTION 1/2" = 1'-0" 2

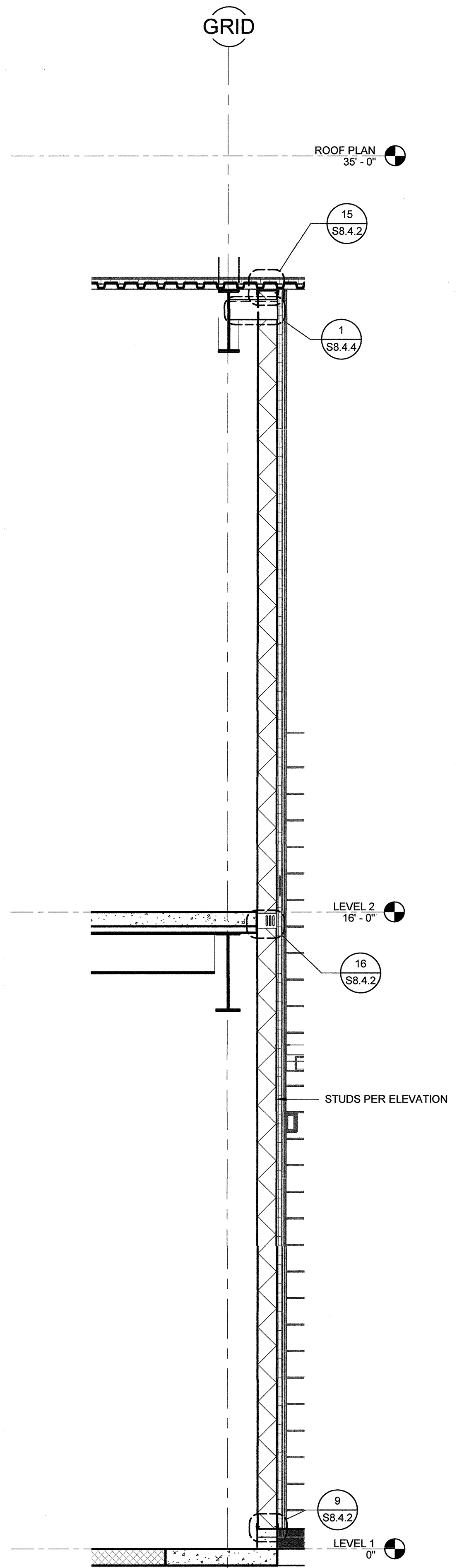


WALL SECTION 1/2" = 1'-0" 4

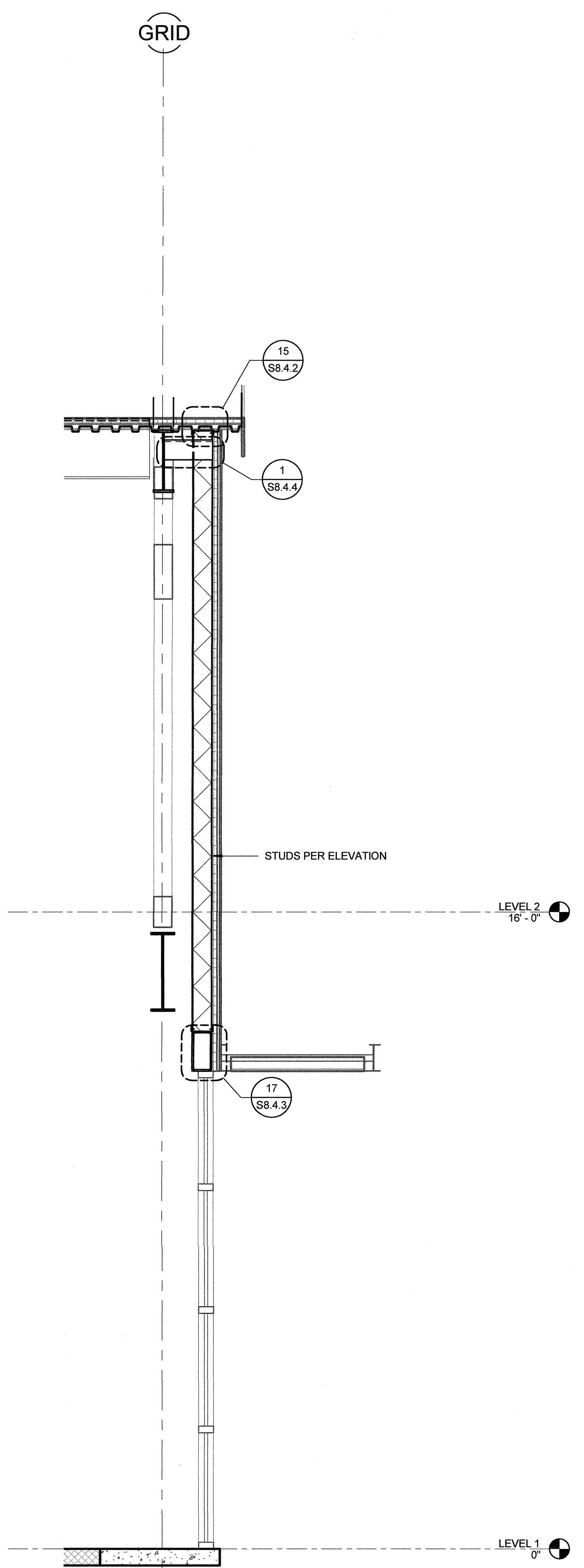


WALL SECTION 1/2" = 1'-0" 6

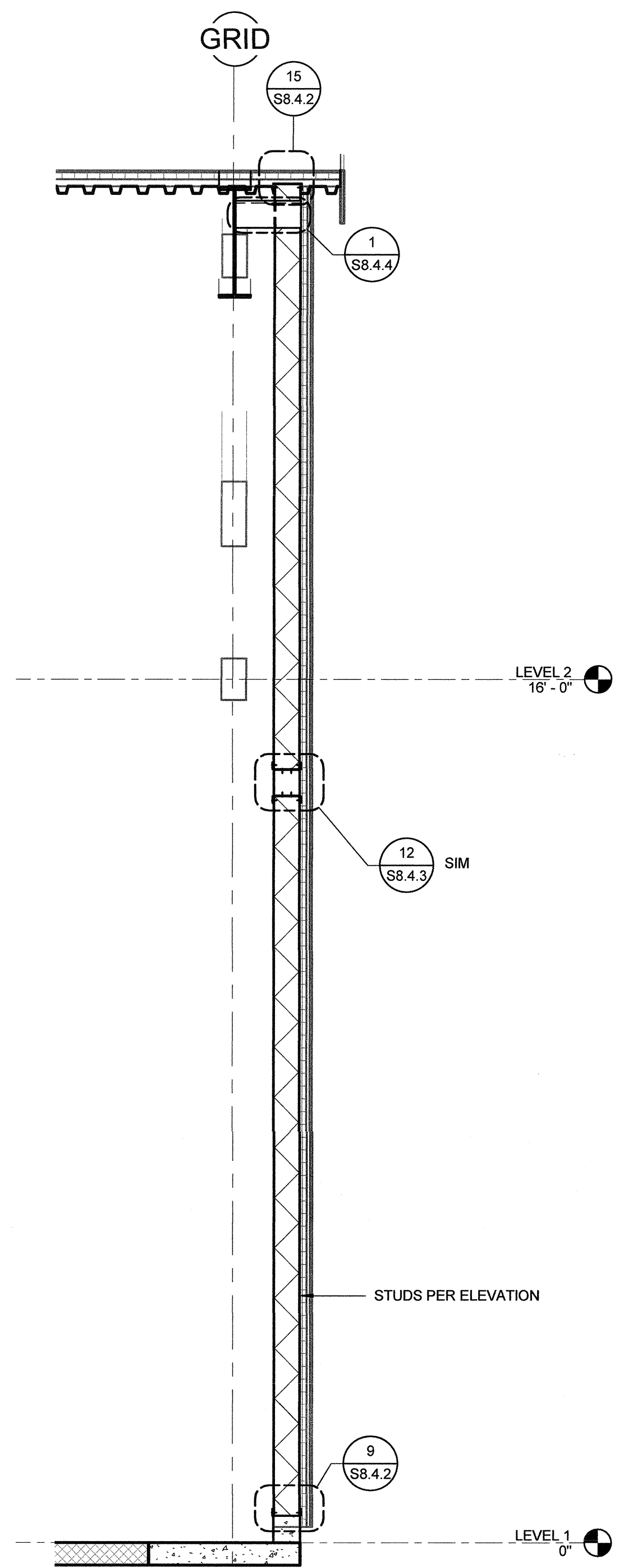
B:\1350 - Dana Point Harbor Revitalization\1900799_DPH_Building - 10-Struct.rvt



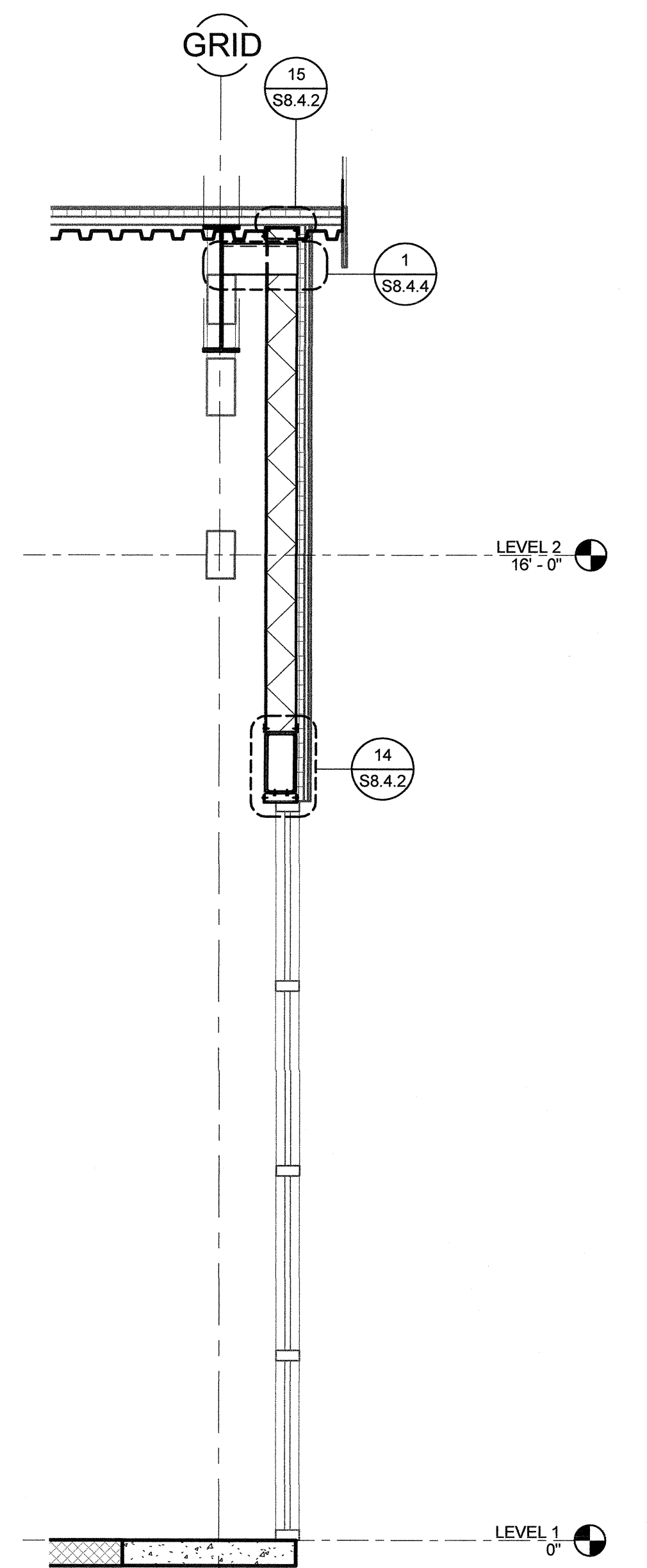
WALL SECTION 1/2" = 1'-0" 4



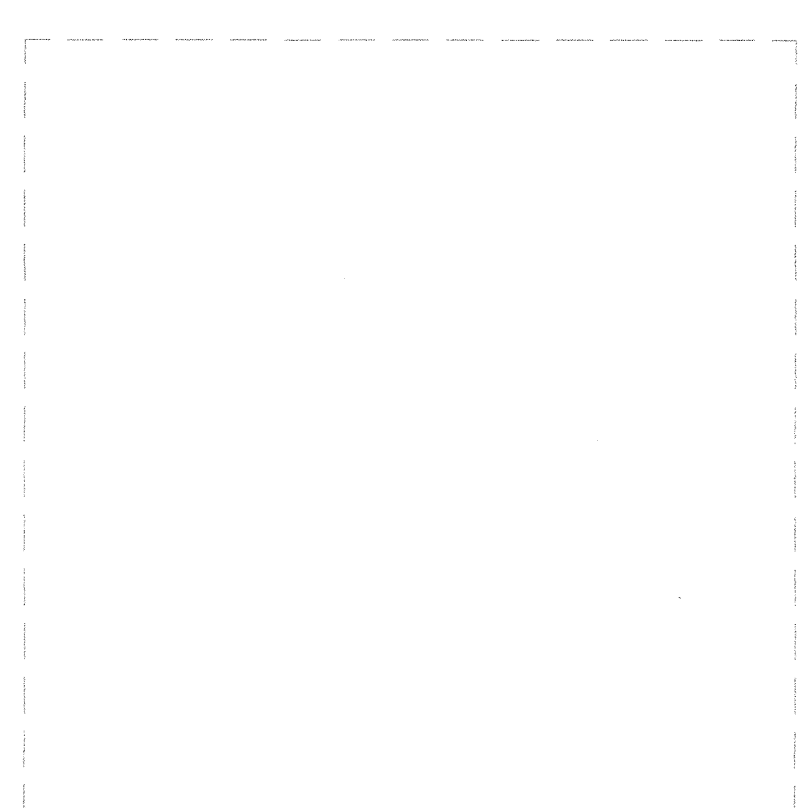
WALL SECTION 1/2" = 1'-0" 3



WALL SECTION 1/2" = 1'-0" 2



WALL SECTION 1/2" = 1'-0" 1



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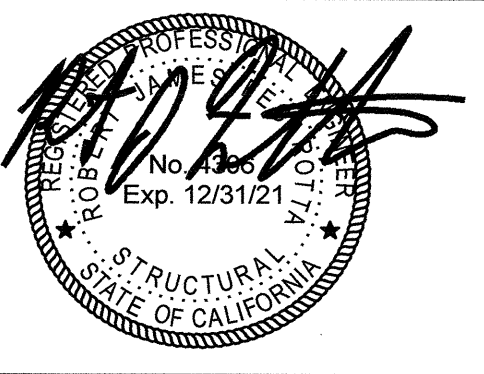
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DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN
DANA POINT, CA 92629

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No.	DATE	ISSUE
11-29-2020	30% CD	
02-19-2021	50% CD	
06-01-2021	COUNTY SUBMITTAL	

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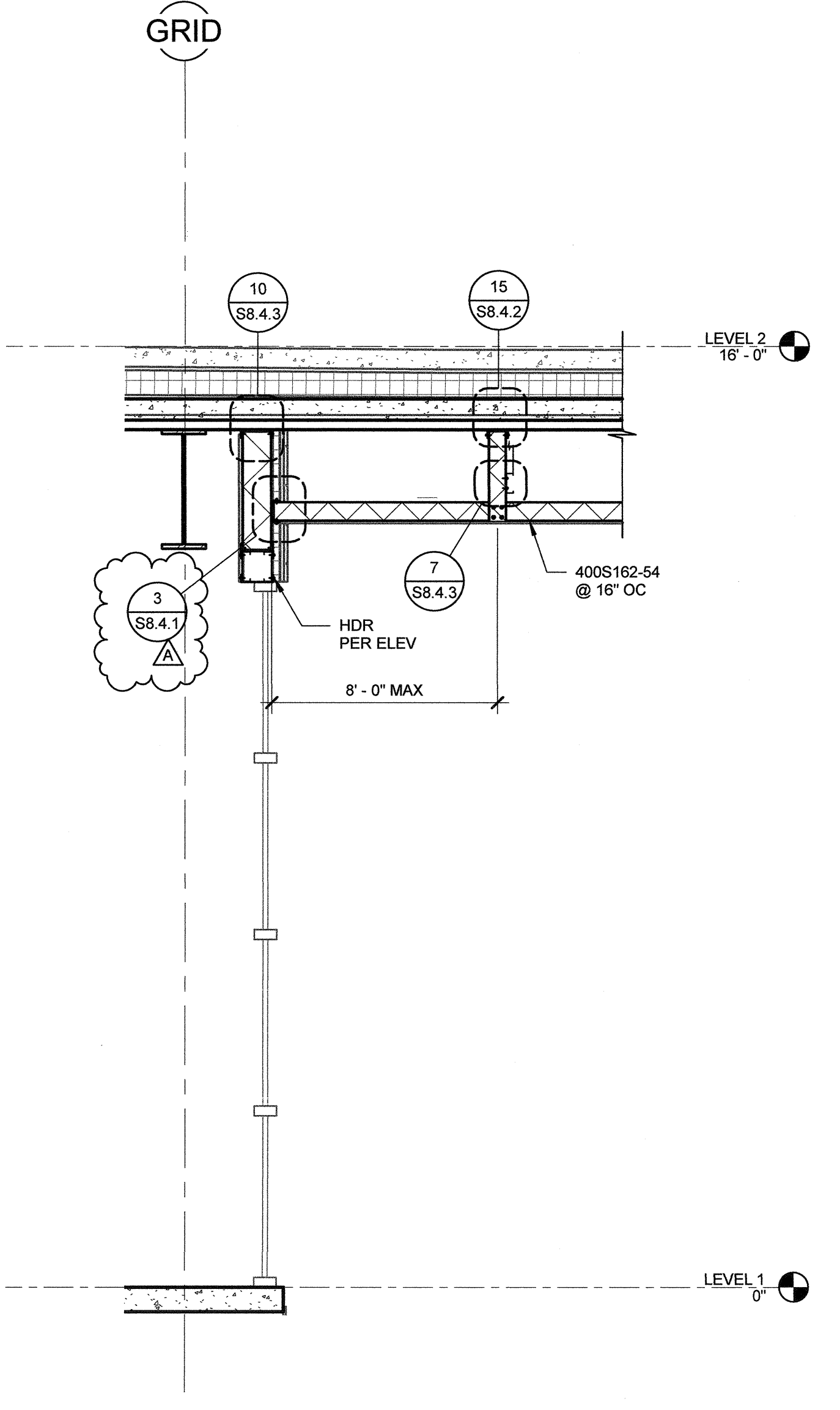
PROJECT NO: 1900799
DATE: OCTOBER 8, 2020
DRAWING TITLE:

WALL SECTIONS

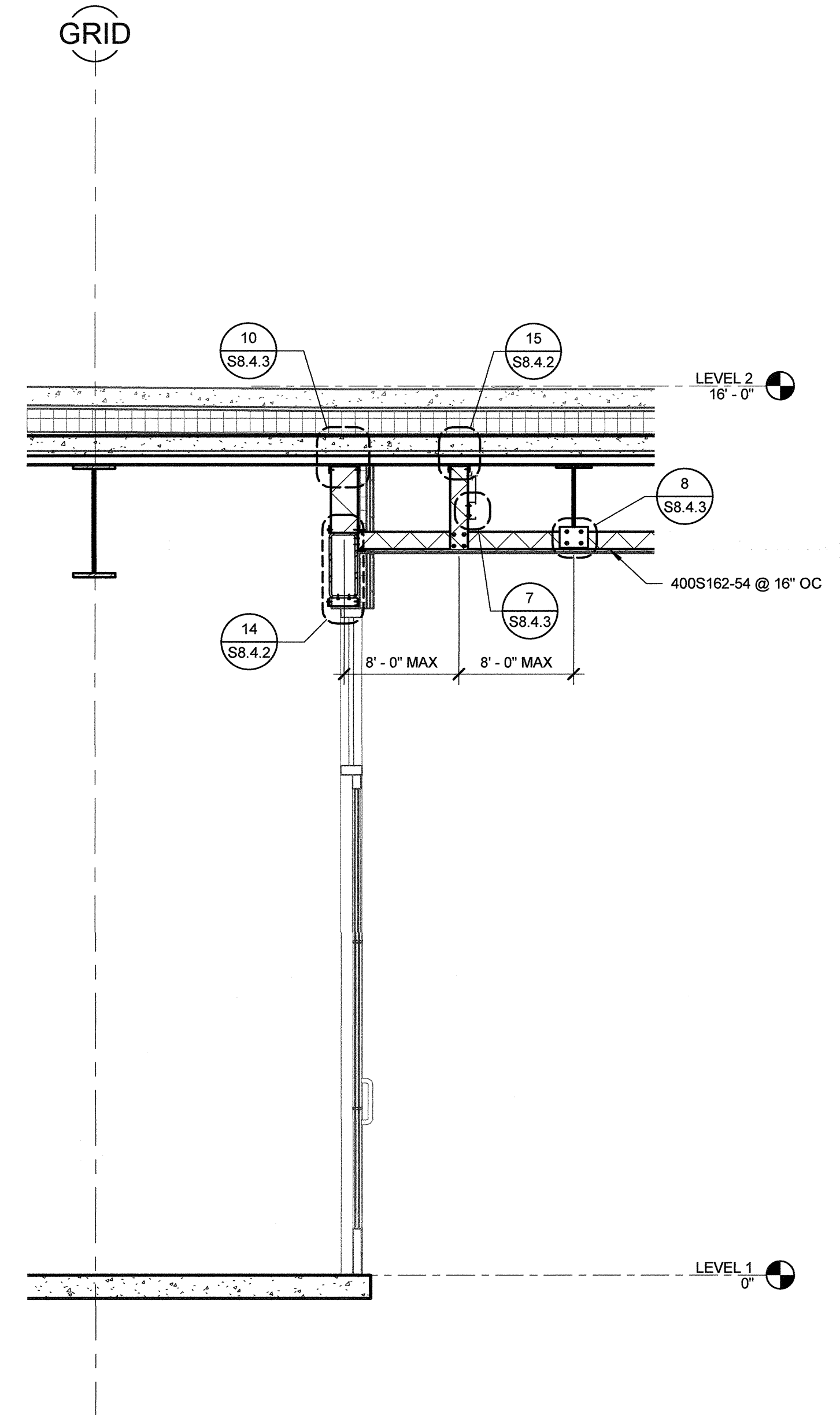
DRAWING NO:

S4.0.4

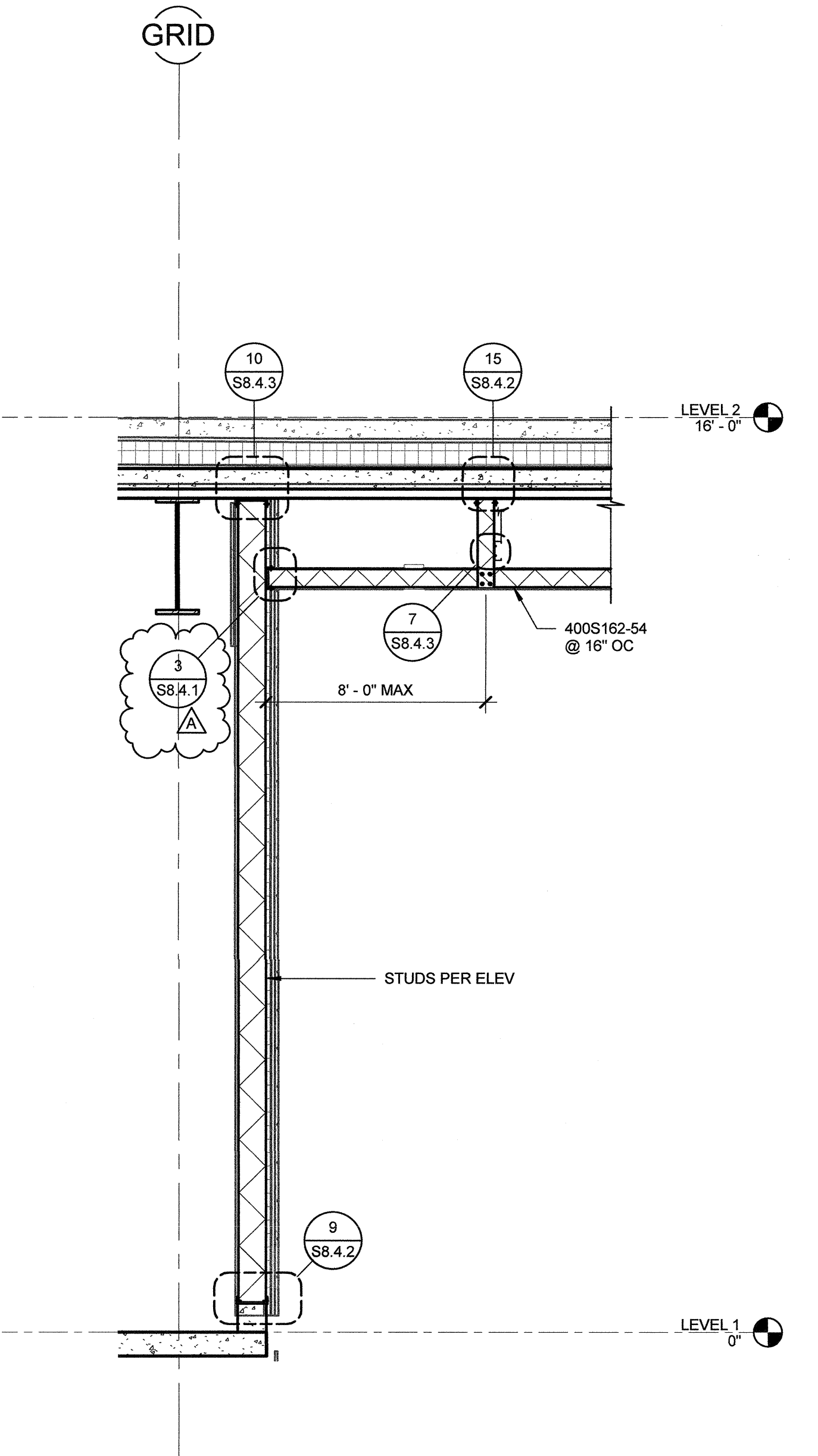
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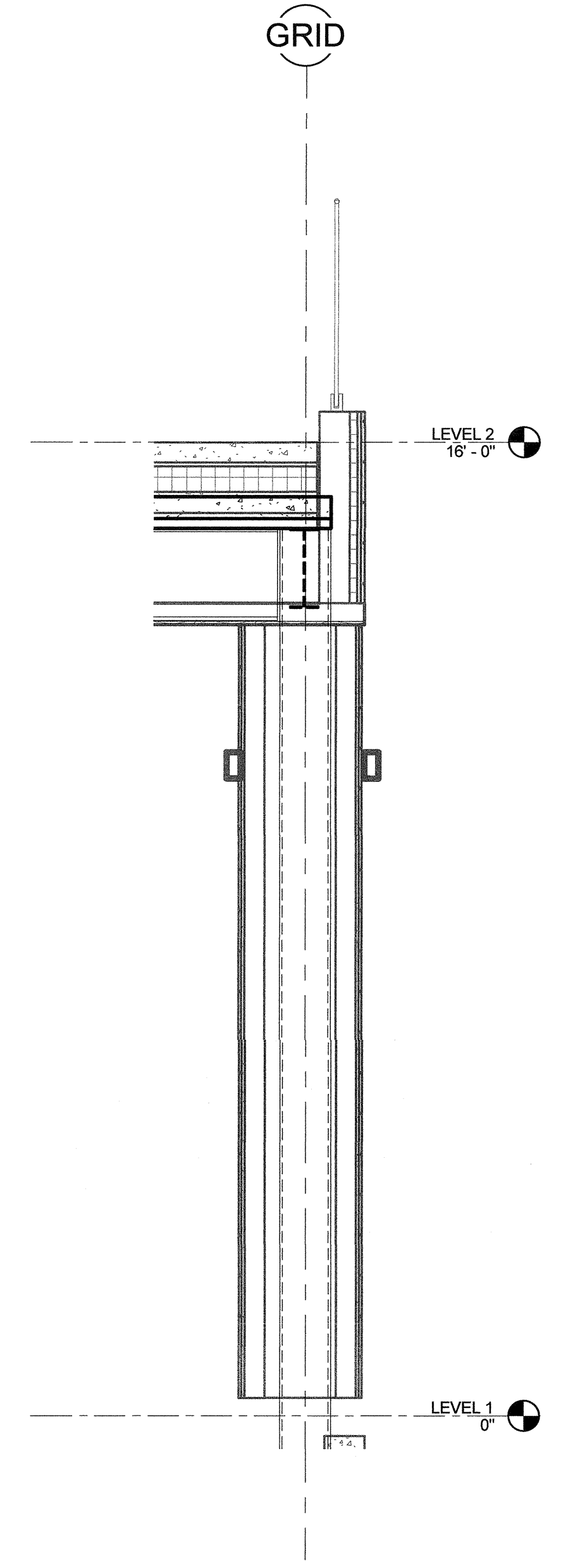
WALL SECTION 1/2" = 1'-0" 3



WALL SECTION 1/2" = 1'-0" 4



WALL SECTION 1/2" = 1'-0" 2



WALL SECTION 1/2" = 1'-0" 1

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DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN
DANA POINT, CA 92629

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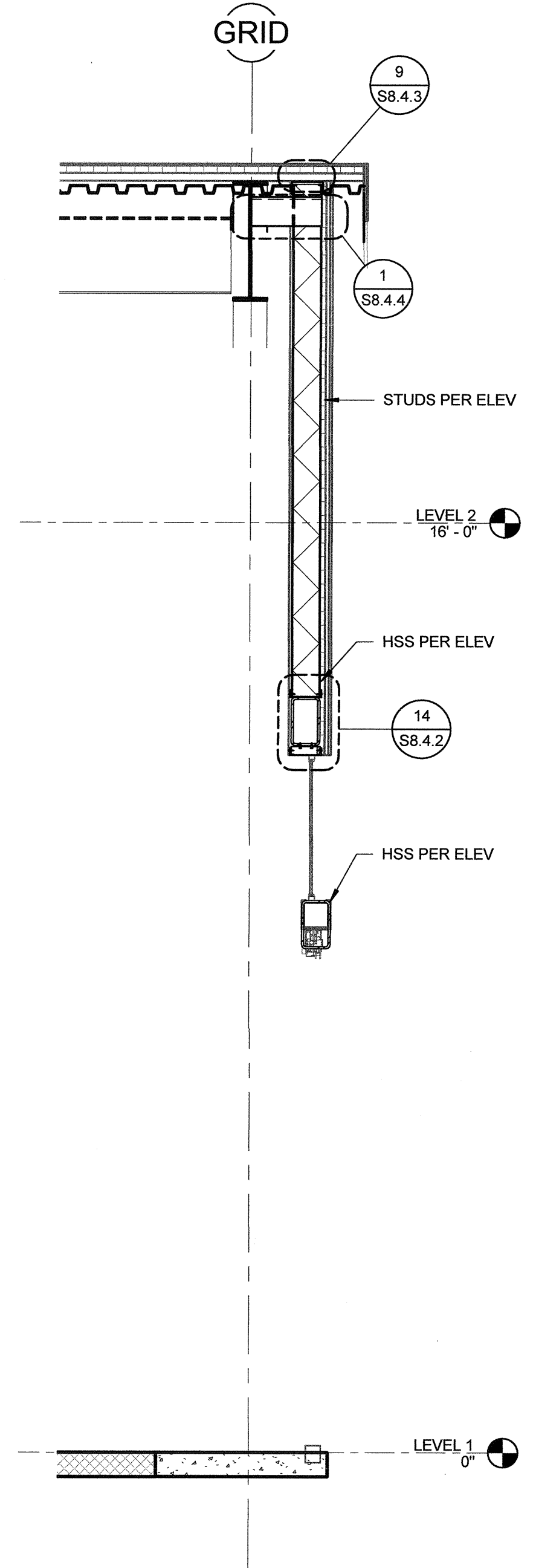


No.	DATE	ISSUE
11-26-2020	30% CD	
02-19-2021	50% CD	
06-01-2021	COUNTY SUBMITTAL	
A 09-24-2021	COUNTY RESUBMITTAL	

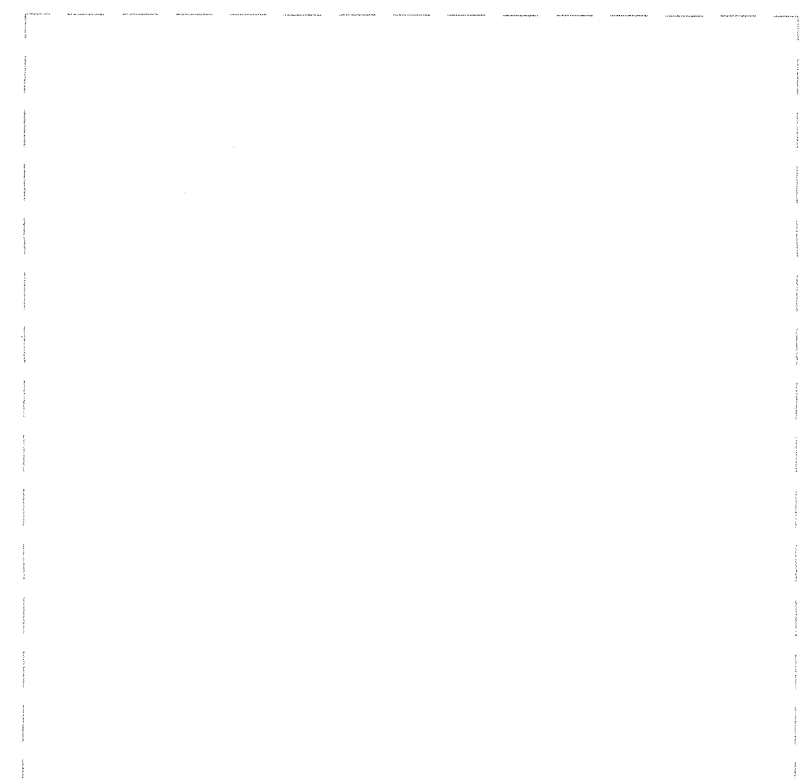
PROJECT NO. 1900799
DATE OCTOBER 8, 2020
DRAWING TITLE
WALL SECTIONS

S4.0.5

BM_350_Dana Point Harbor Revitalization\1900799_DPH_Building_10_Struct.rvt



WALL SECTION 1/2" = 1'-0" 1



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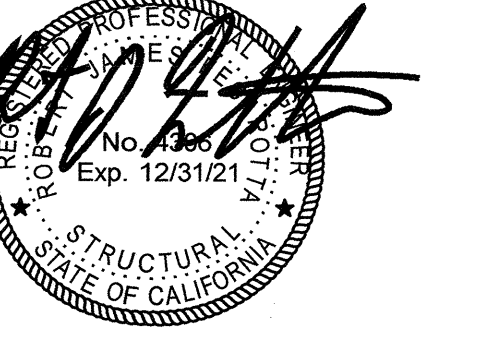
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DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN
DANA POINT, CA 92629

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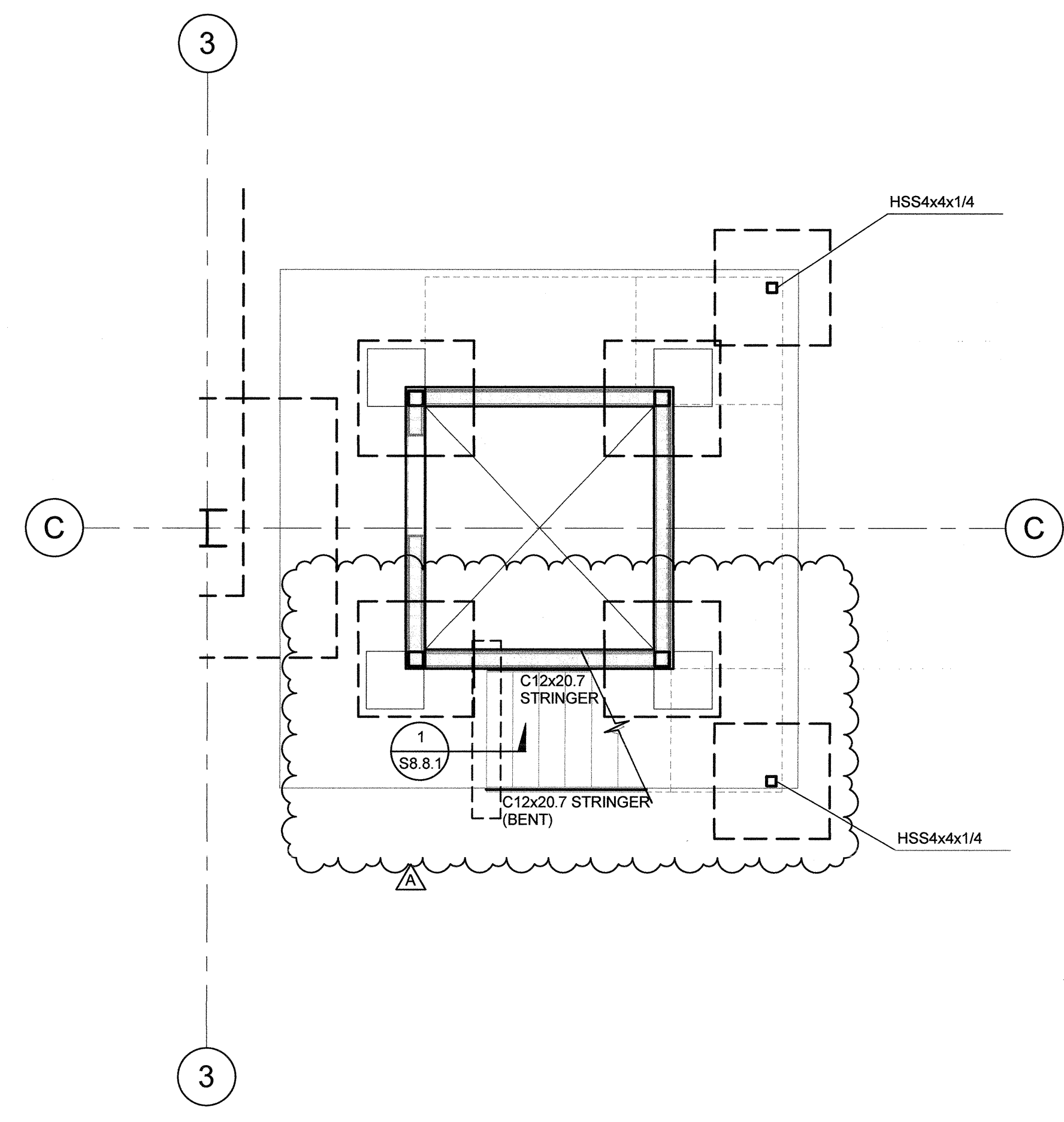
No.	DATE	ISSUE
11-28-2020	26-2020	30% CD
02-19-2021		50% CD
06-01-2021		COUNTY SUBMITTAL

PROJECT NO. 1900799
DATE OCTOBER 8, 2020

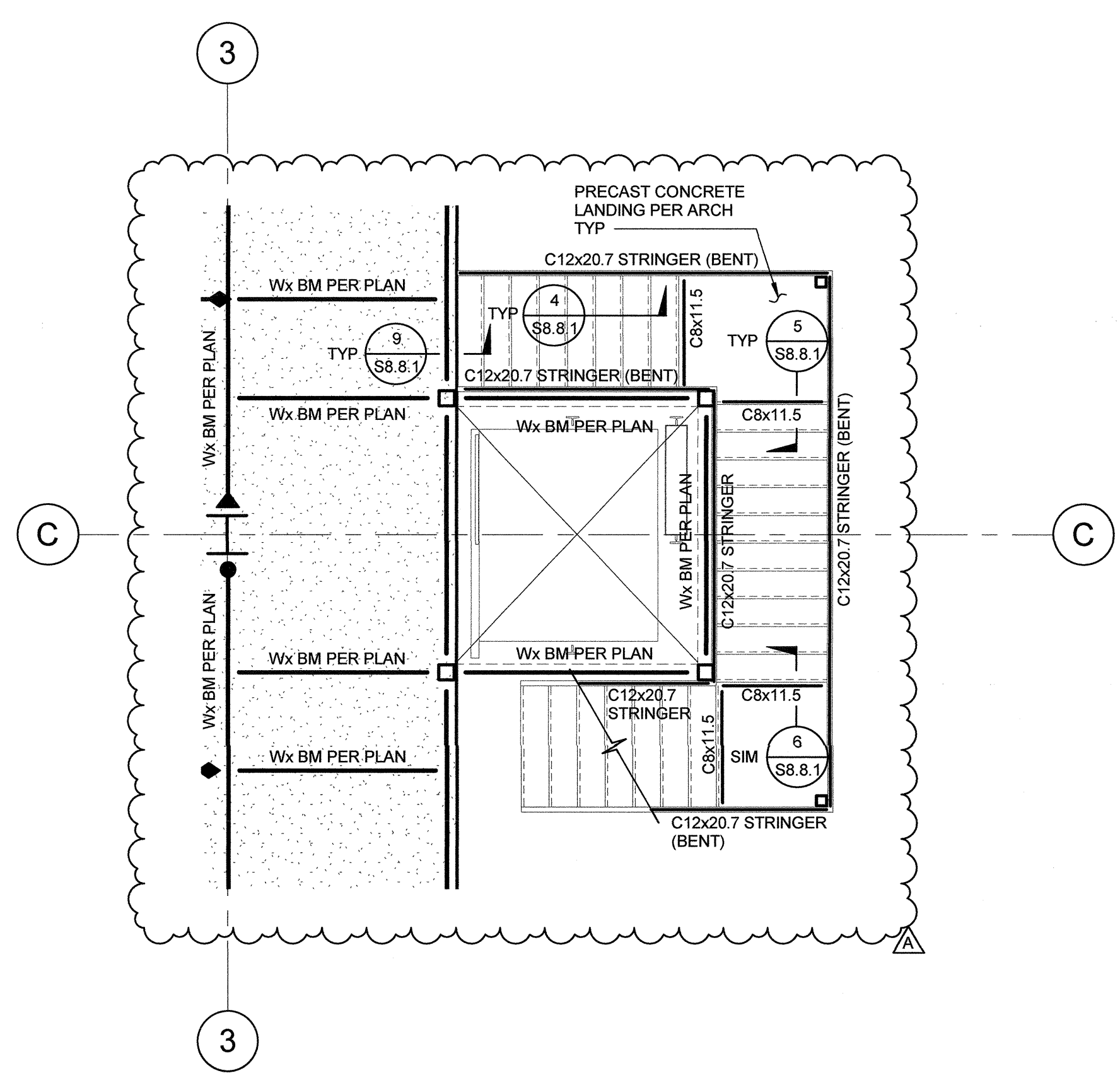
DRAWING TITLE
WALL SECTIONS

DRAWING NO.
S4.0.6

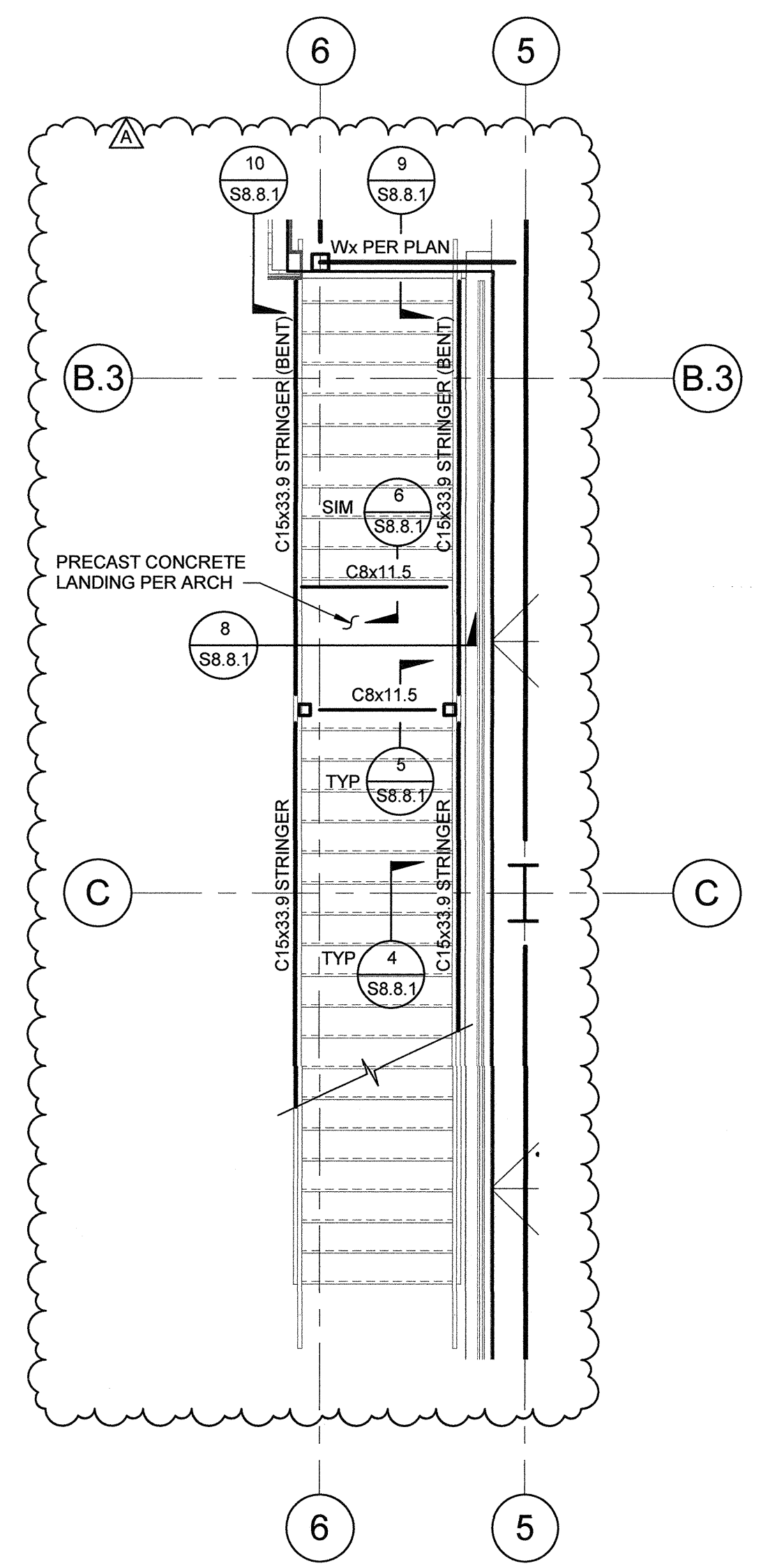
BM_350-Dana Point Harbor Revitalization1900789_DPH_Building 10-Struct.dwg



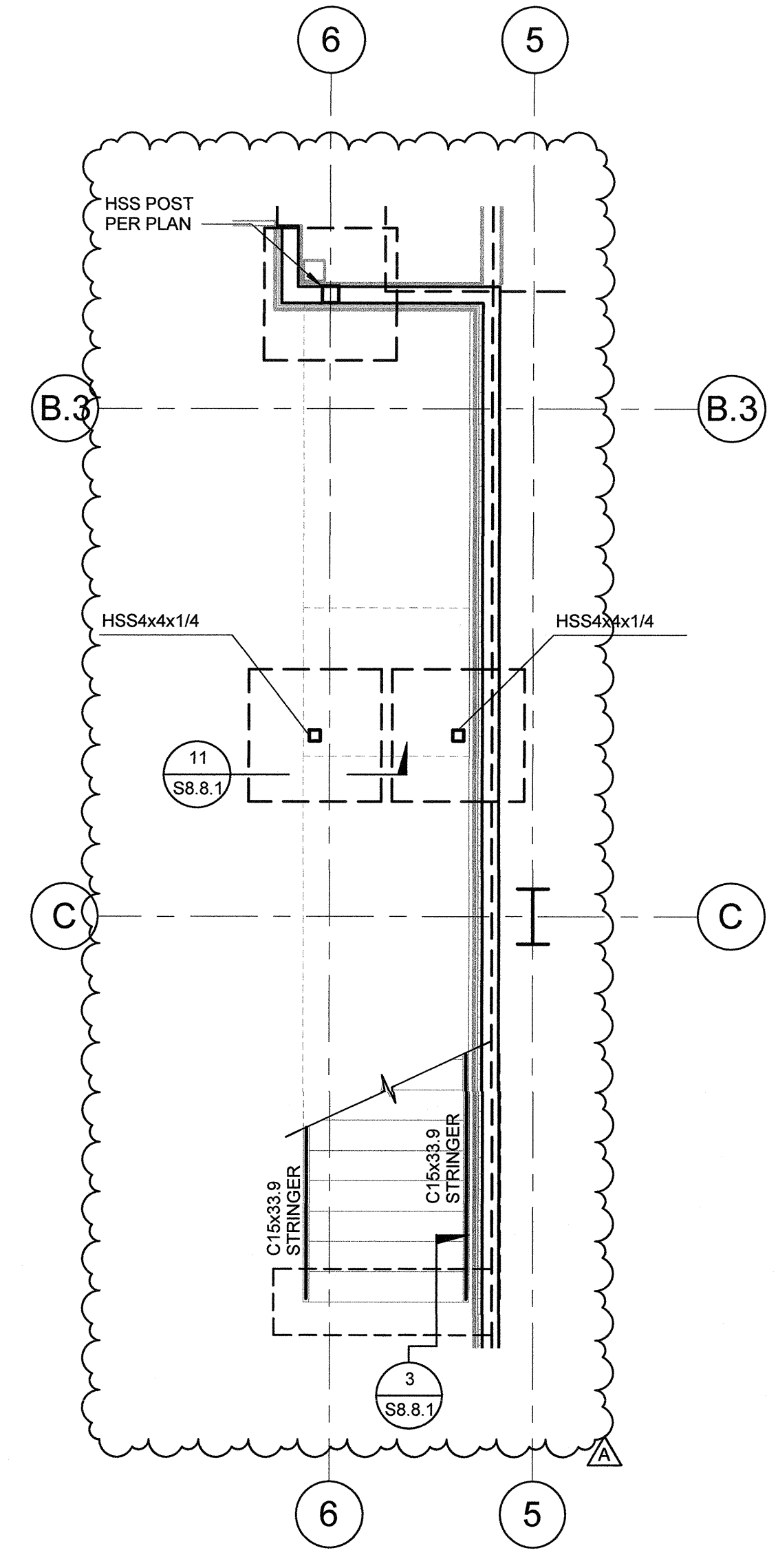
STAIR 2 - ENLARGED FOUNDATION PLAN 1/4" = 1'-0" 7



STAIR 2 - LEVEL 2 FRAMING PLAN 1/4" = 1'-0" 9



STAIR 1 - LEVEL 2 FRAMING PLAN 1/4" = 1'-0" 5



STAIR 1 - ENLARGED FOUNDATION PLAN 1/4" = 1'-0" 1

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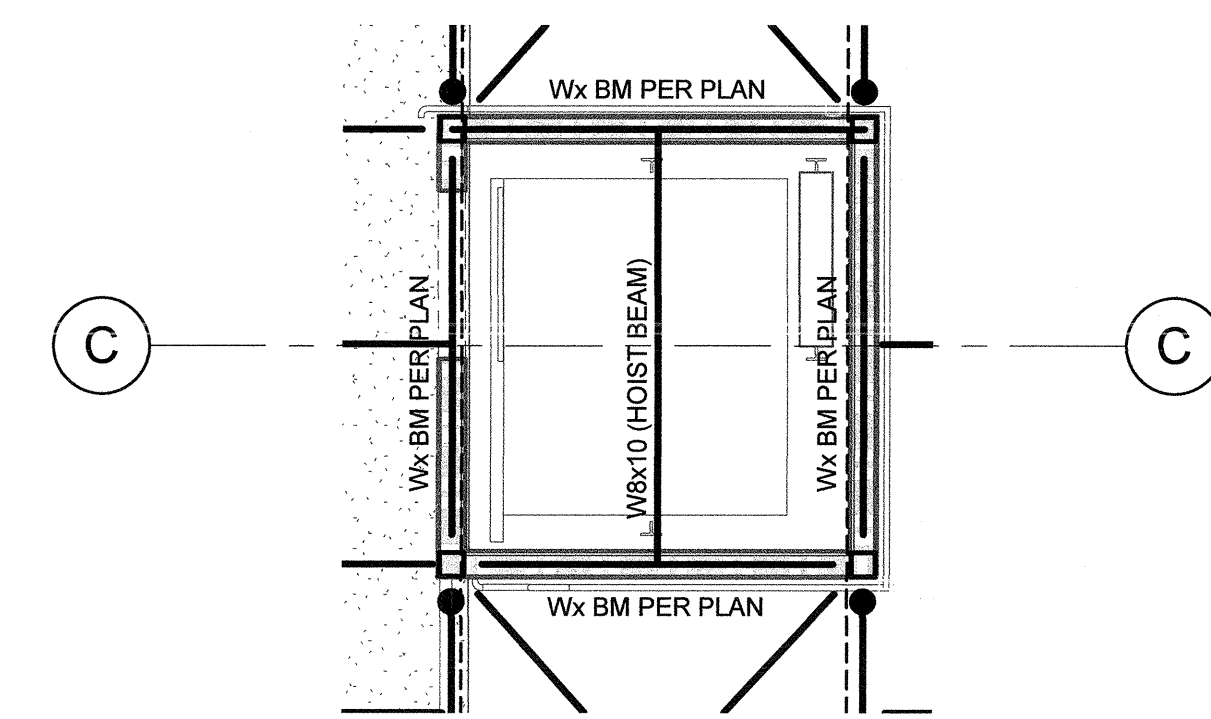
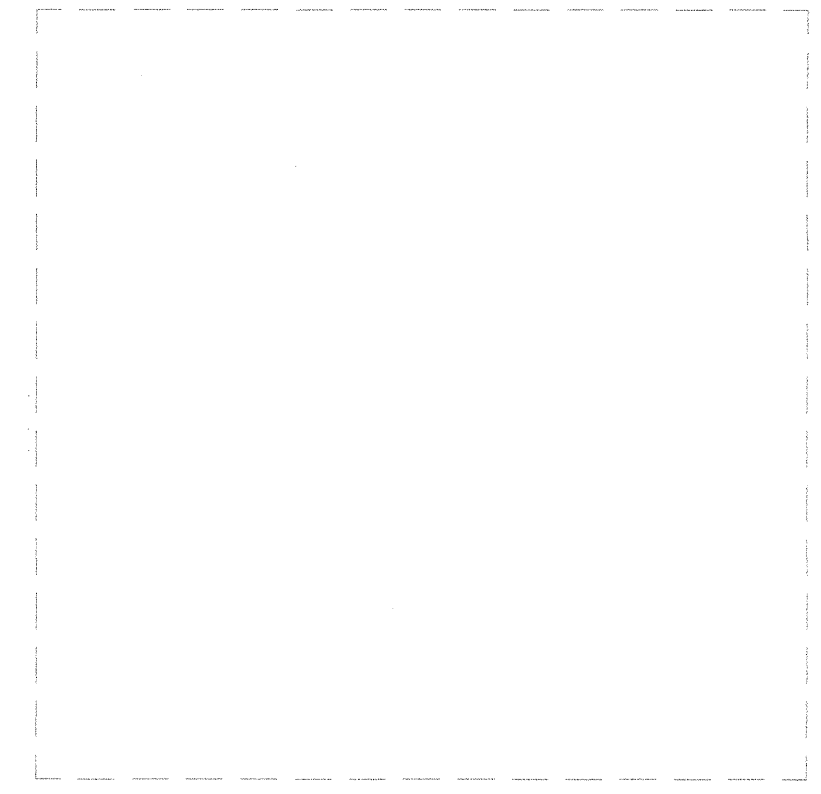
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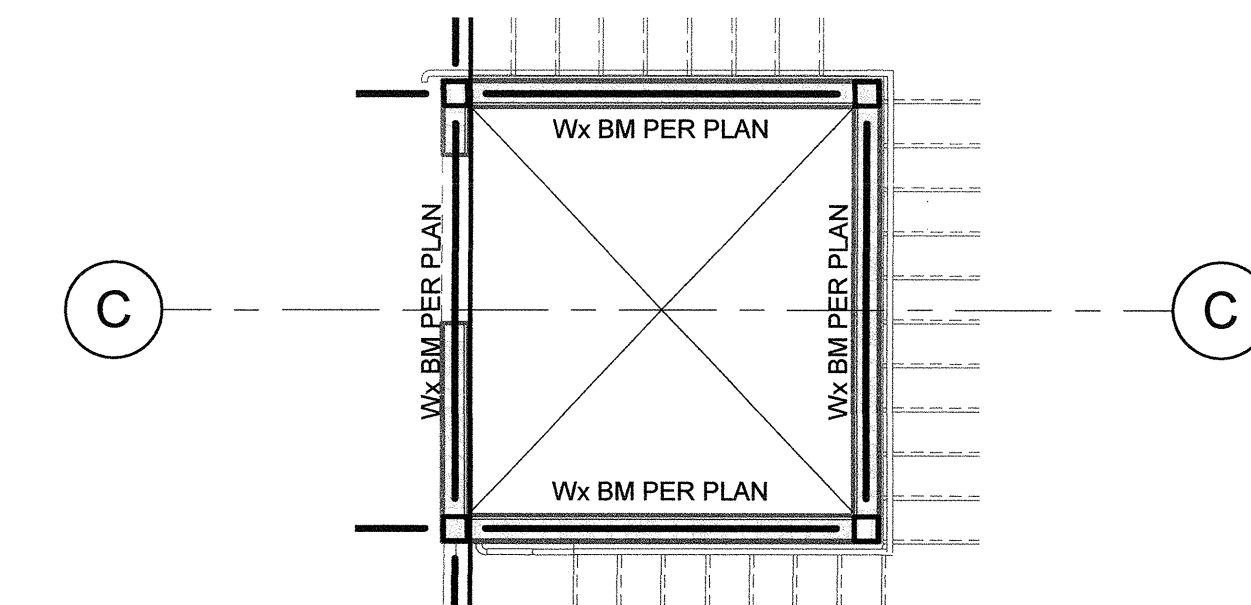
No.	DATE	ISSUE
02	19-2021	50% CD
06	01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 1900789
 DATE OCTOBER 8, 2020
ENLARGED STAIR PLANS

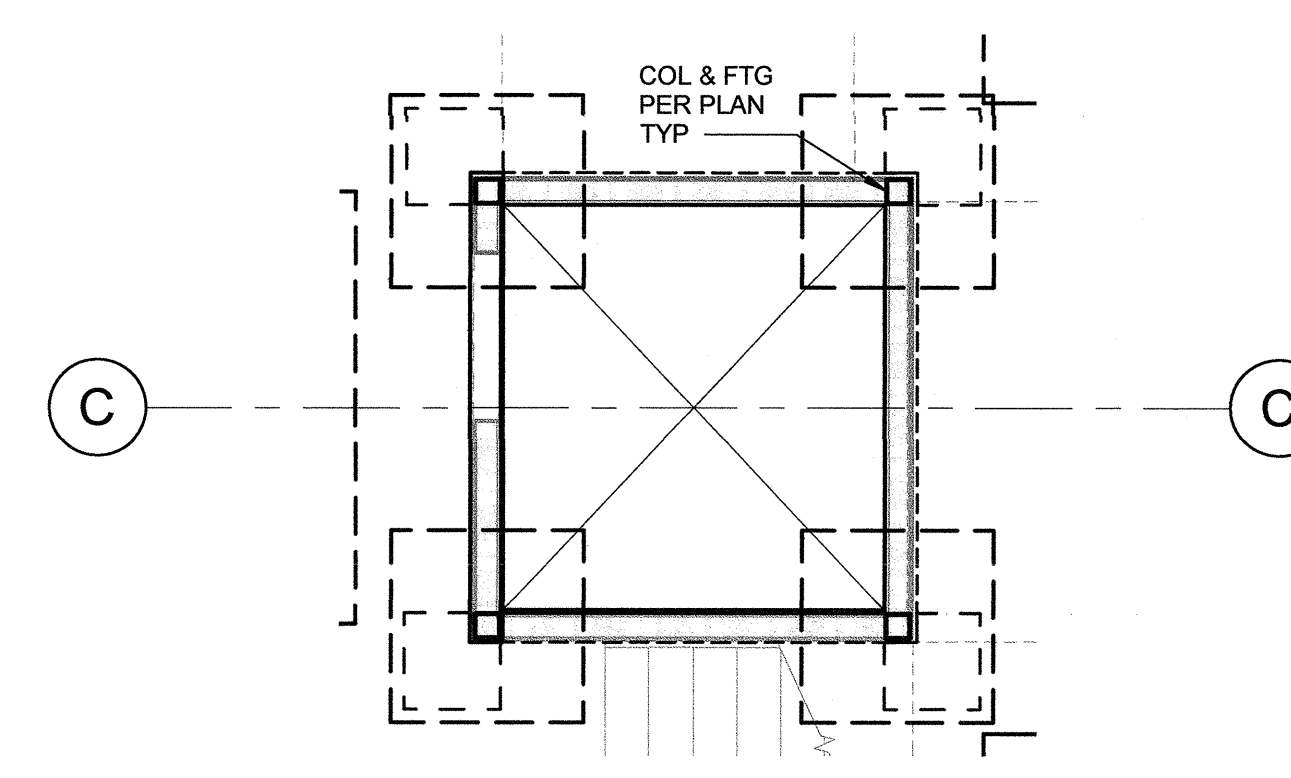
S5.0.1



ENLARGED ELEVATOR ROOF FRAMING PLAN 1/4" = 1'-0" **3**



ENLARGED ELEVATOR LEVEL 2 FRAMING PLAN 1/4" = 1'-0" **2**



ENLARGED ELEVATOR FOUNDATION PLAN 1/4" = 1'-0" **1**

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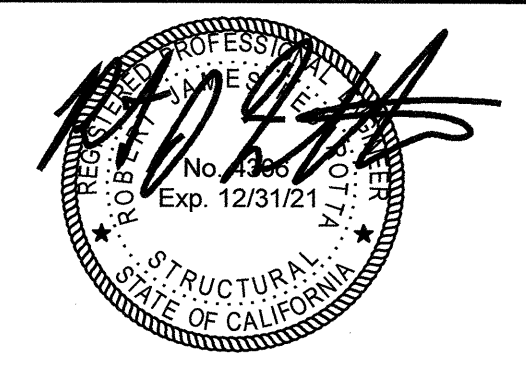
DANA POINT HARBOR - BLDG 10
BUILDING 10
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No.	DATE	ISSUE
	06-01-2021	COUNTY SUBMITTAL

PROJECT NO: 1900799
DATE: OCTOBER 8, 2020
ENLARGED ELEVATOR PLANS

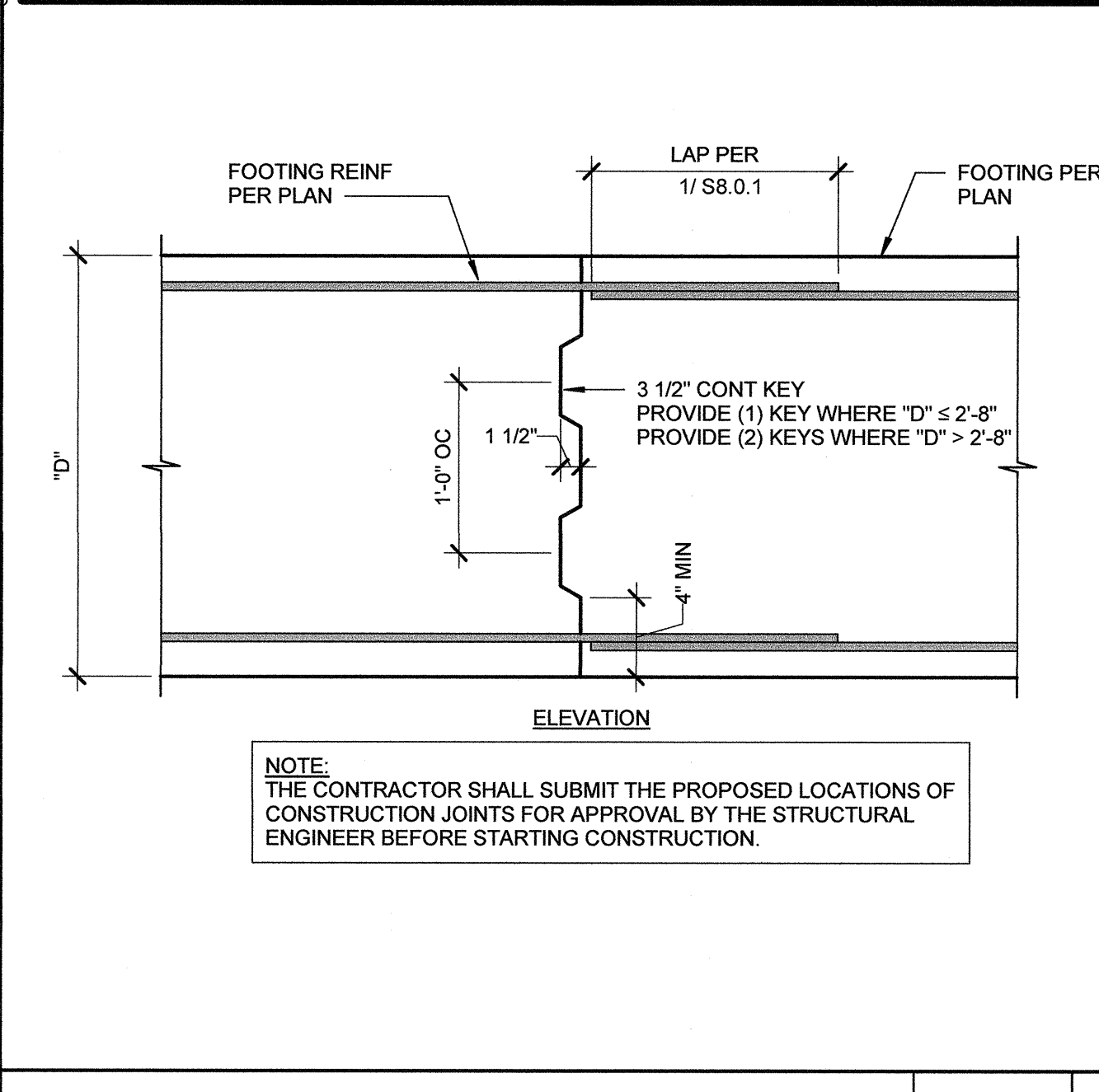
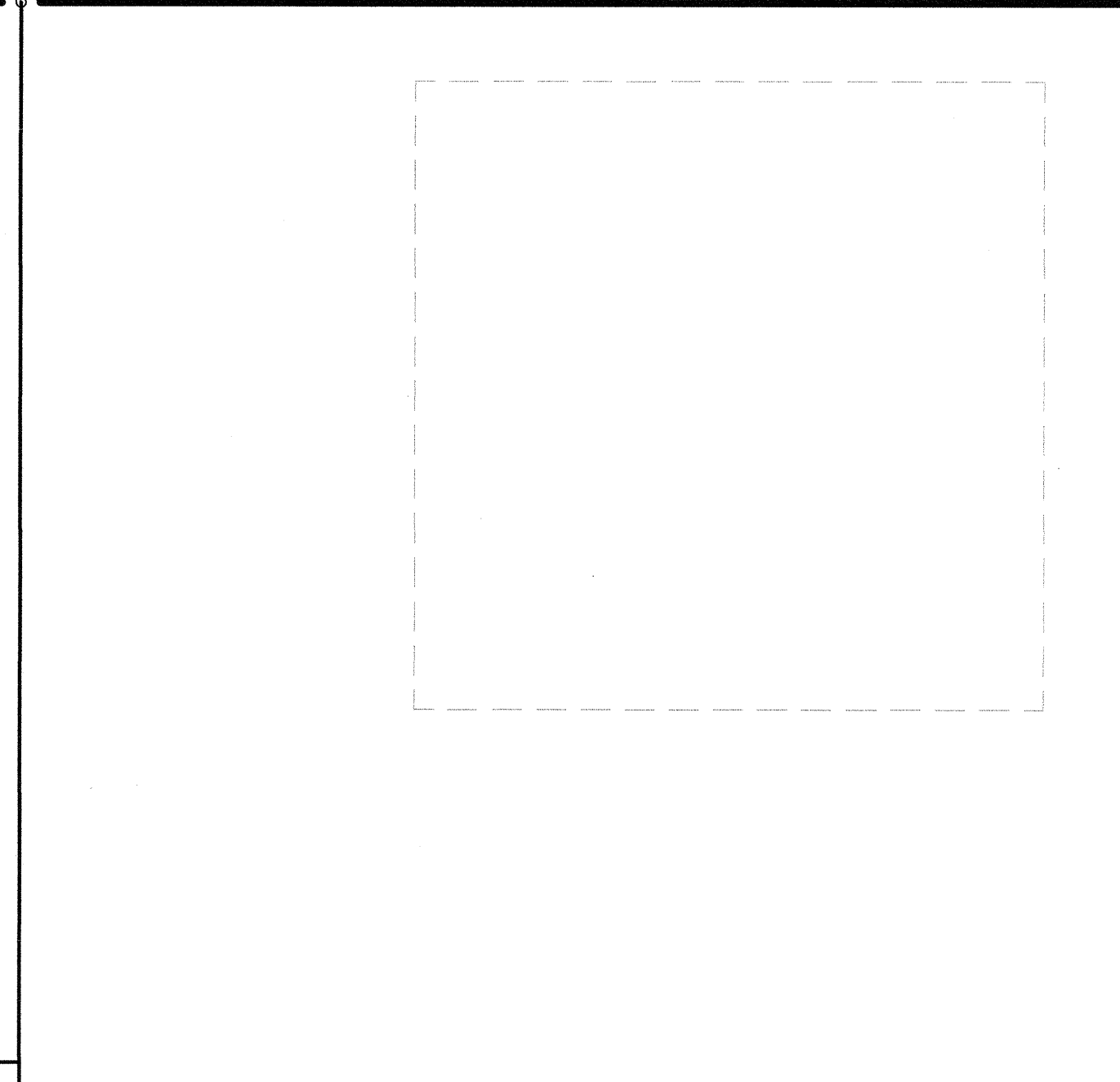
S5.0.2



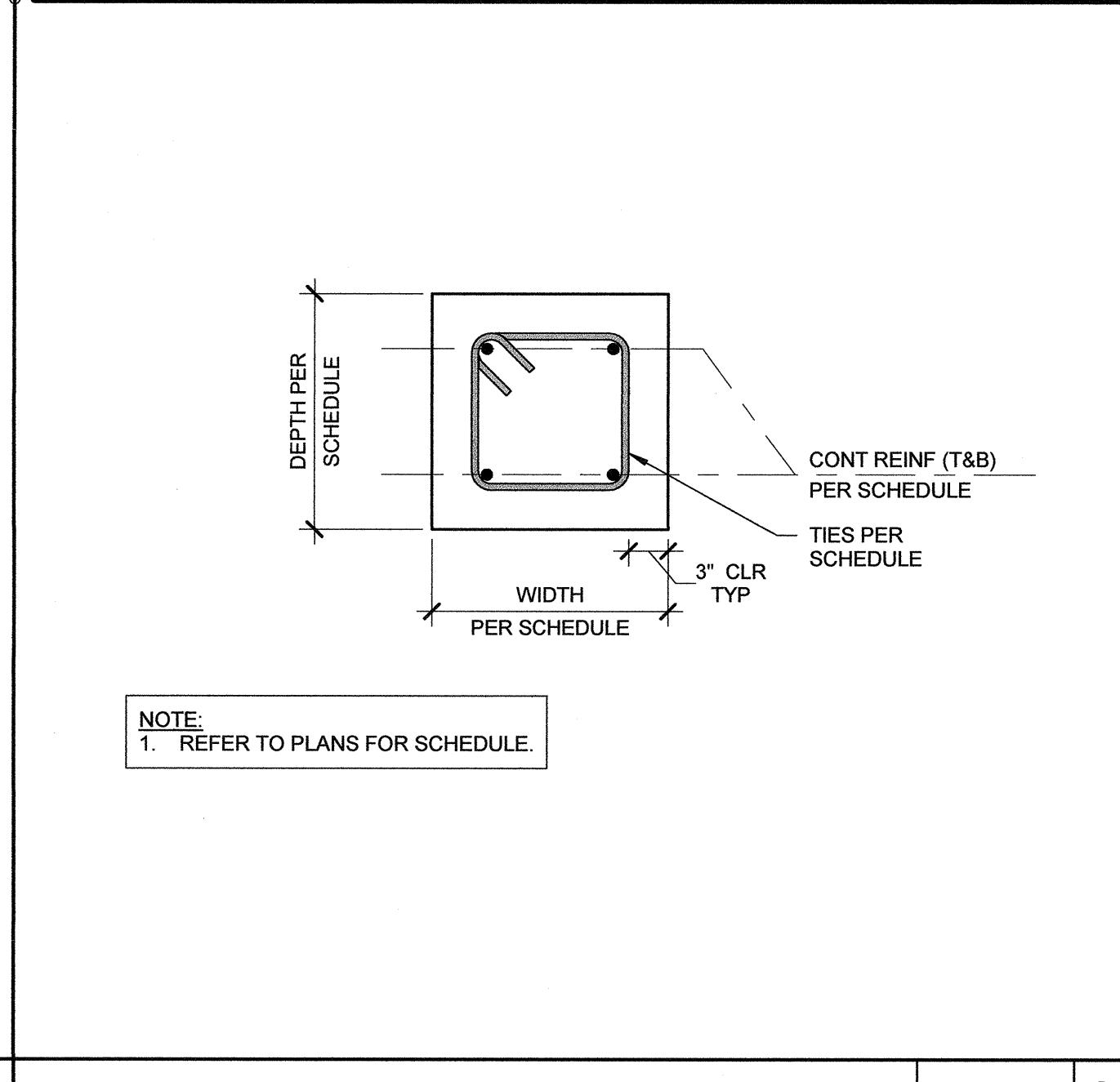
No.	DATE	ISSUE
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	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO: 1900799
 DATE: OCTOBER 8, 2020
 DRAWING TITLE: **TYPICAL FOUNDATION DETAILS**

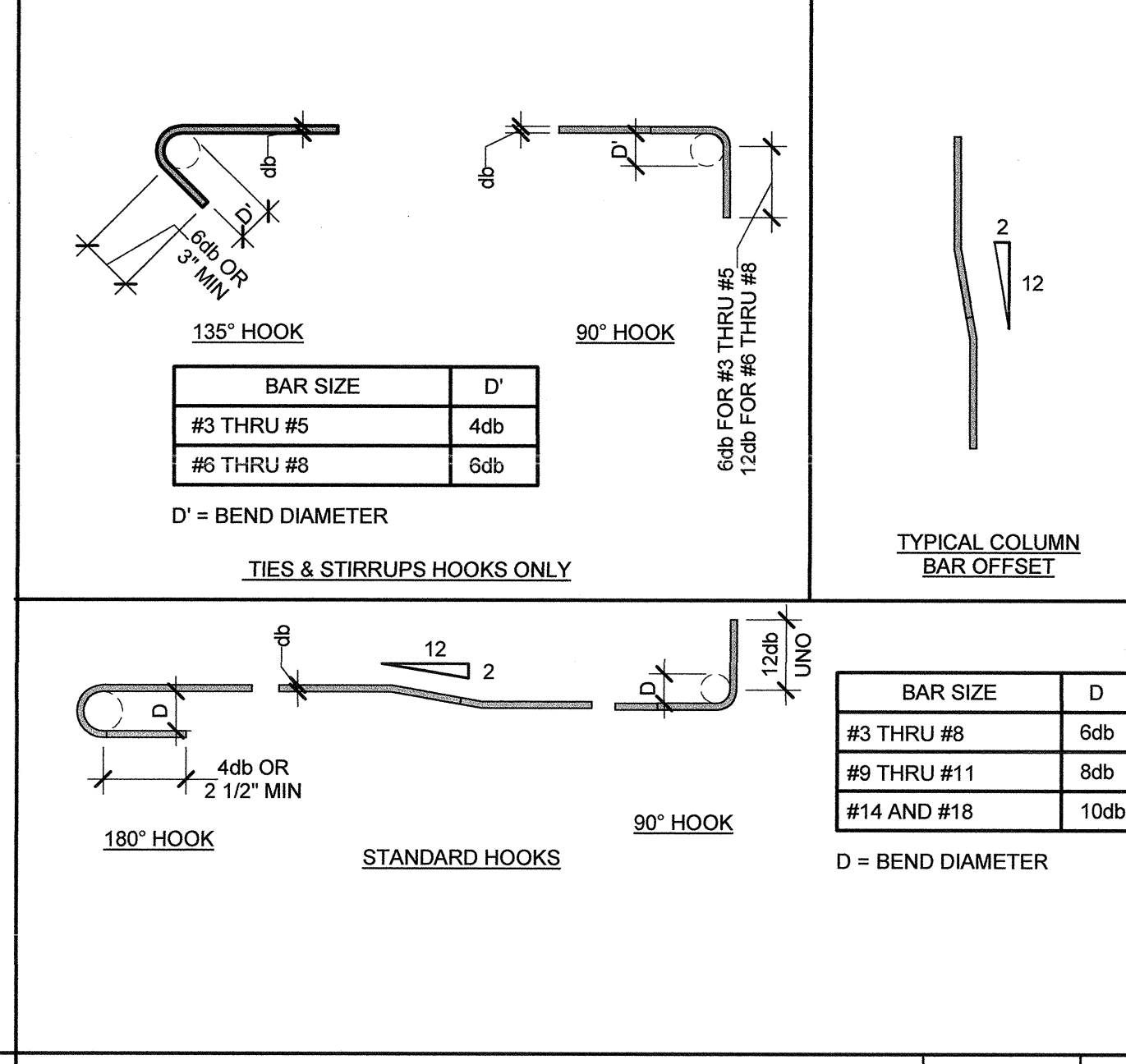
S8.0.1



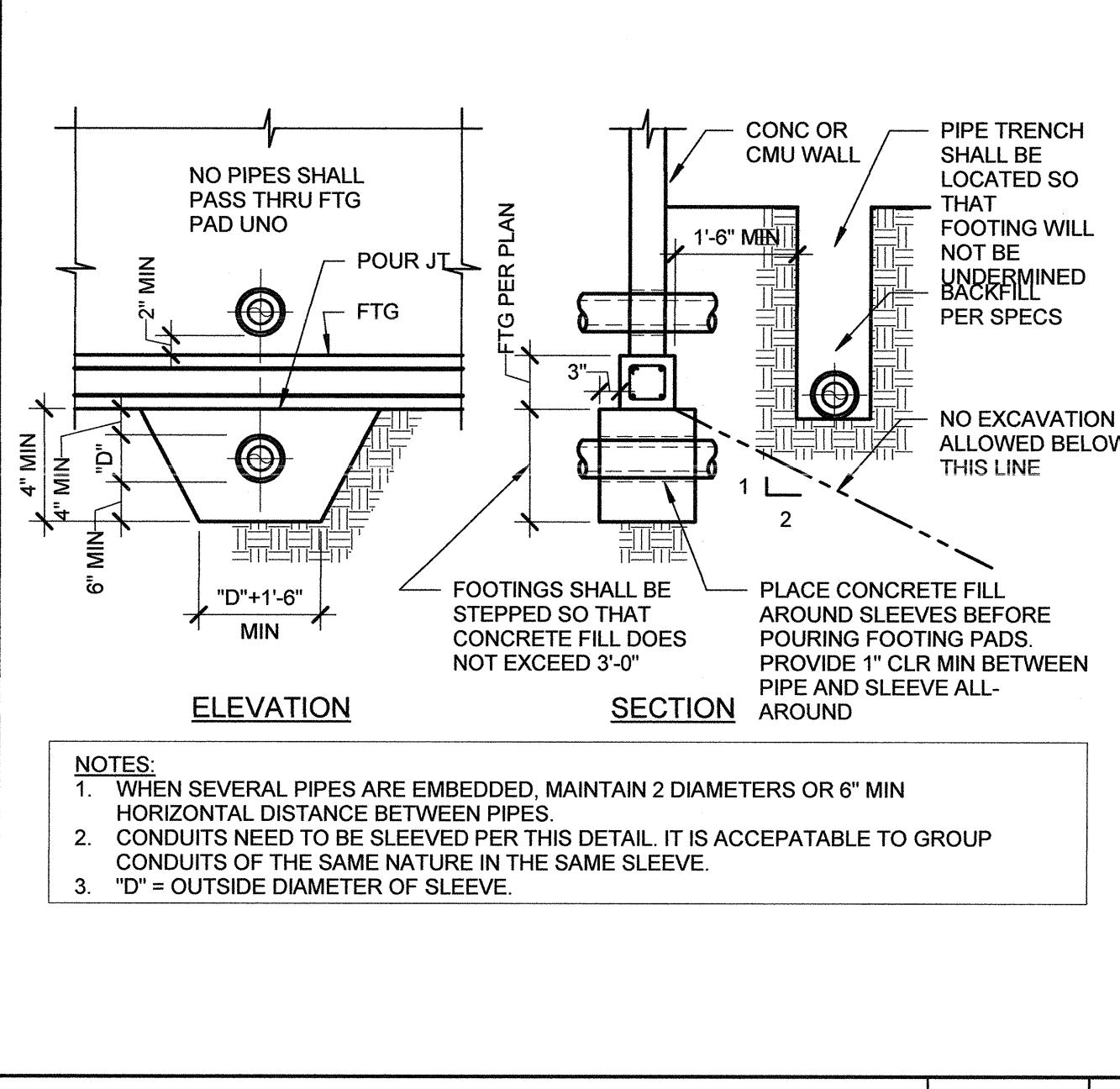
CONT FOOTING CONSTRUCTION JOINT NTS 8



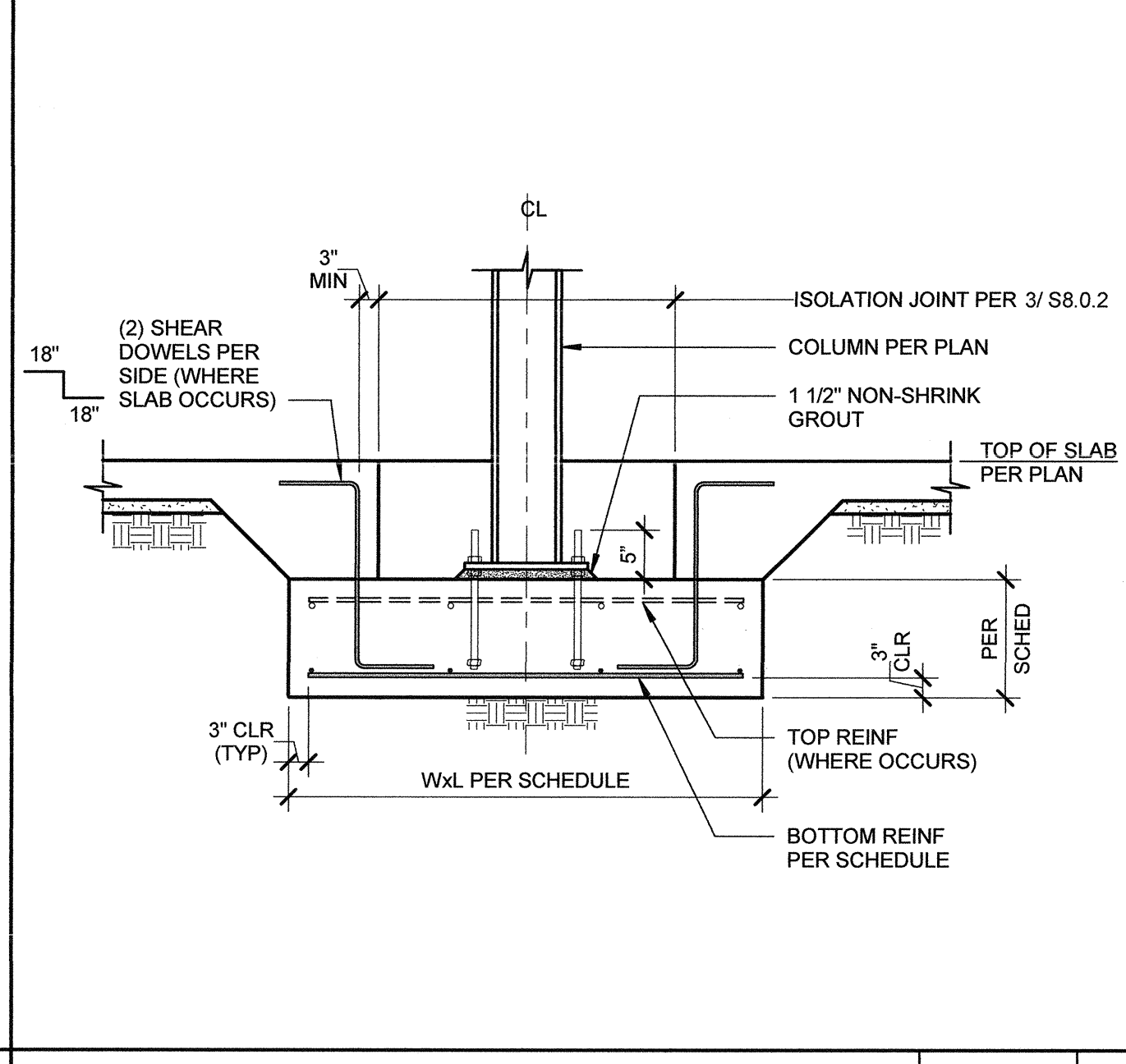
TIE BEAM DETAIL 1" = 1'-0" 12



REINFORCING BAR BENDING DETAIL NTS 3



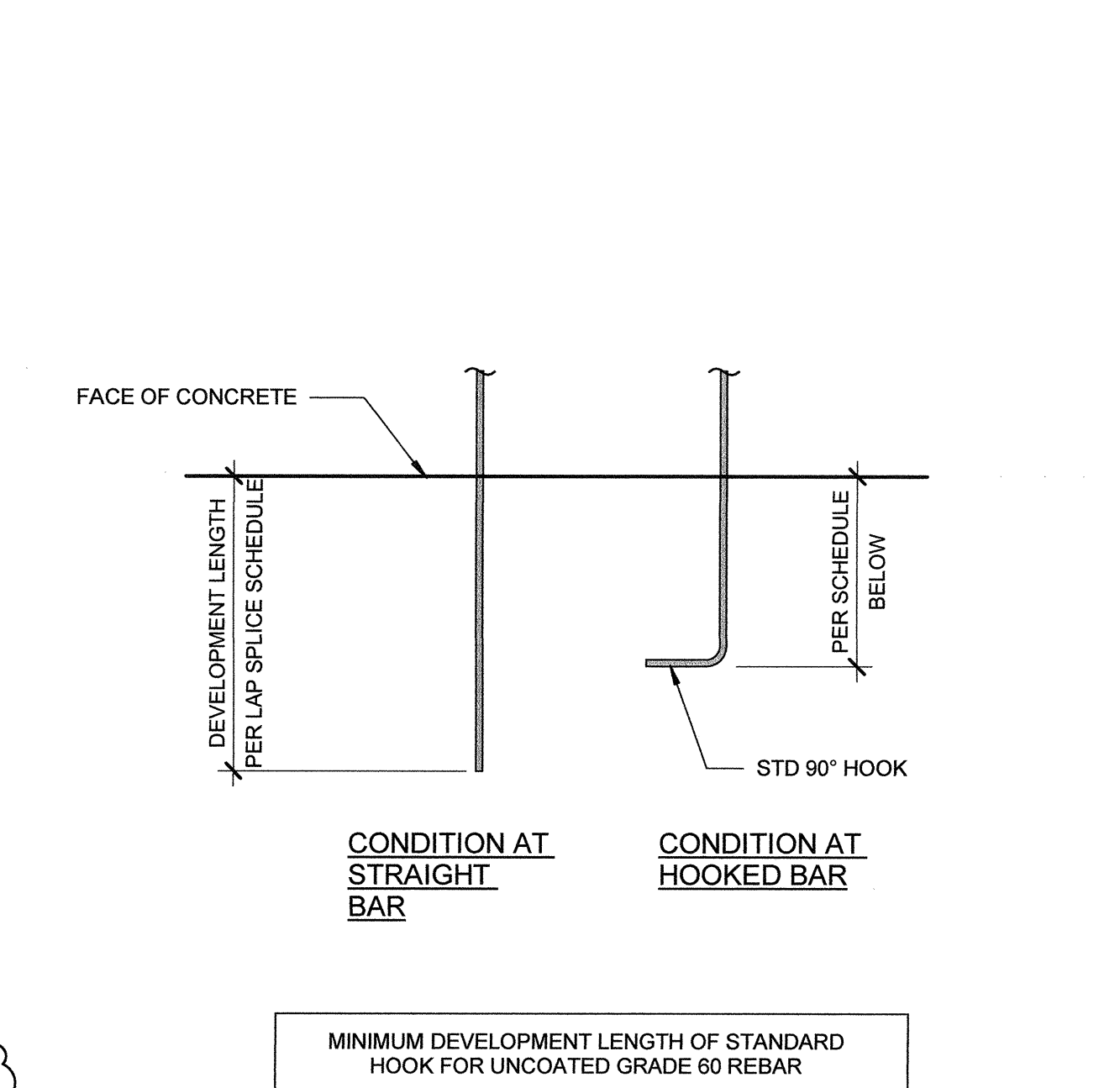
PIPE TRENCH DETAIL NTS 7



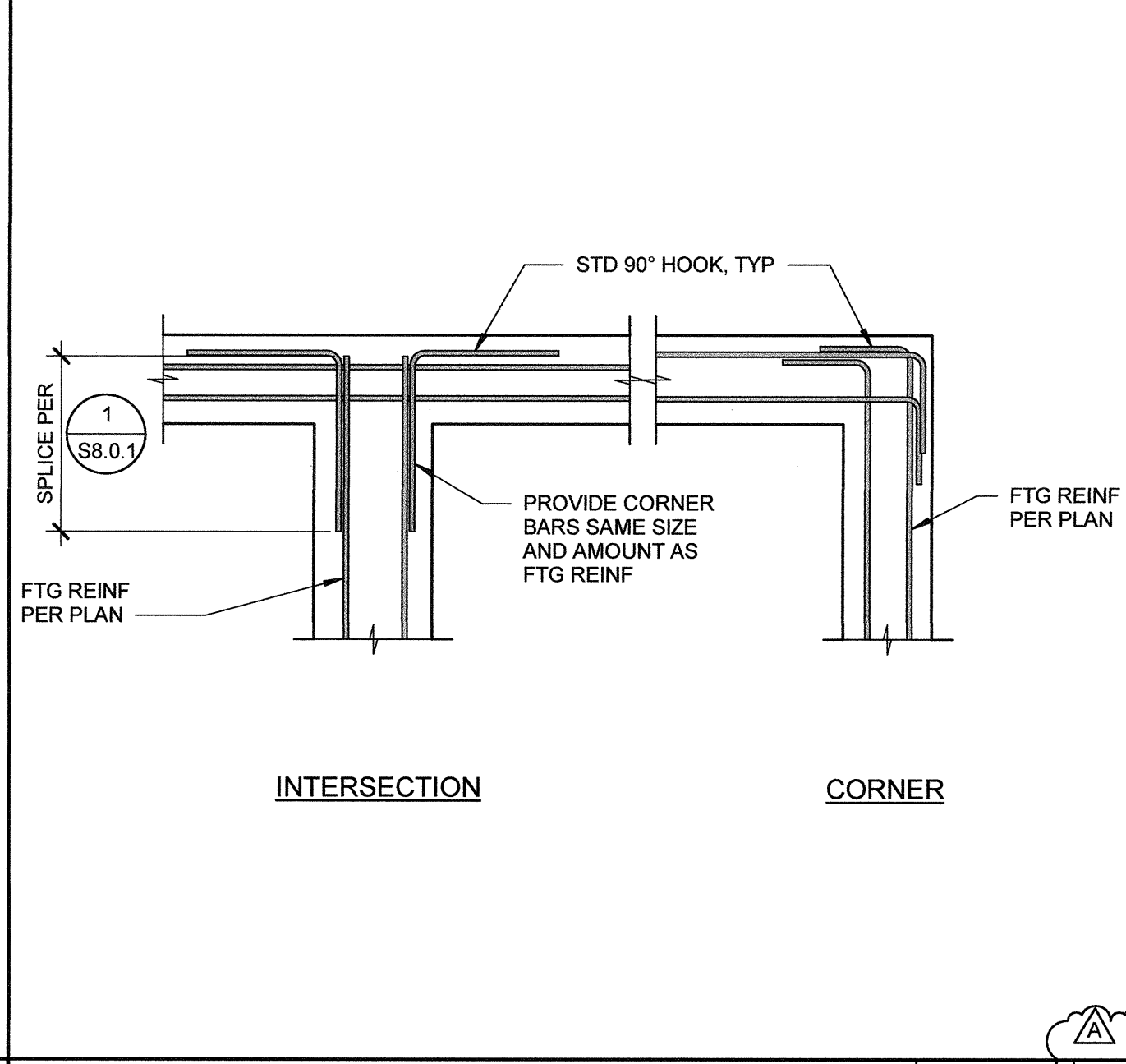
PAD FOOTING AT STEEL COLUMN NTS 11

		CLASS "B" TENSION LAP SPLICE LENGTH										
L (IN)	S (IN)	BAR SIZE GR 60										
		3	4	5	6	7	8	9	10	11		
BAR DIAMETER, db (IN)		0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410		
TOP BAR		3'-0"	4'-0"	5'-0"	6'-0"	8'-9"	10'-0"	11'-4"	12'-9"	14'-1"		
BOTTOM BAR		2'-4"	3'-1"	3'-10"	4'-8"	6'-9"	7'-9"	8'-8"	9'-10"	10'-11"		
TOP BAR		2'-7"	3'-5"	4'-4"	5'-3"	7'-7"	8'-8"	9'-10"	11'-3"	12'-3"		
BOTTOM BAR		2'-0"	2'-8"	3'-4"	4'-0"	5'-10"	6'-8"	7'-6"	8'-6"	9'-5"		
TOP BAR		2'-4"	3'-2"	3'-11"	4'-8"	6'-10"	7'-10"	8'-10"	9'-11"	11'-0"		
BOTTOM BAR		1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"		

LWT CONC LAP SPLICE SCHED (CLASS B) NTS 2



FOOTING REINFORCING AT INTERSECTION NTS 10



TIE BEAM CONNECTION TO GRADE BEAM 1" = 1'-0" 14

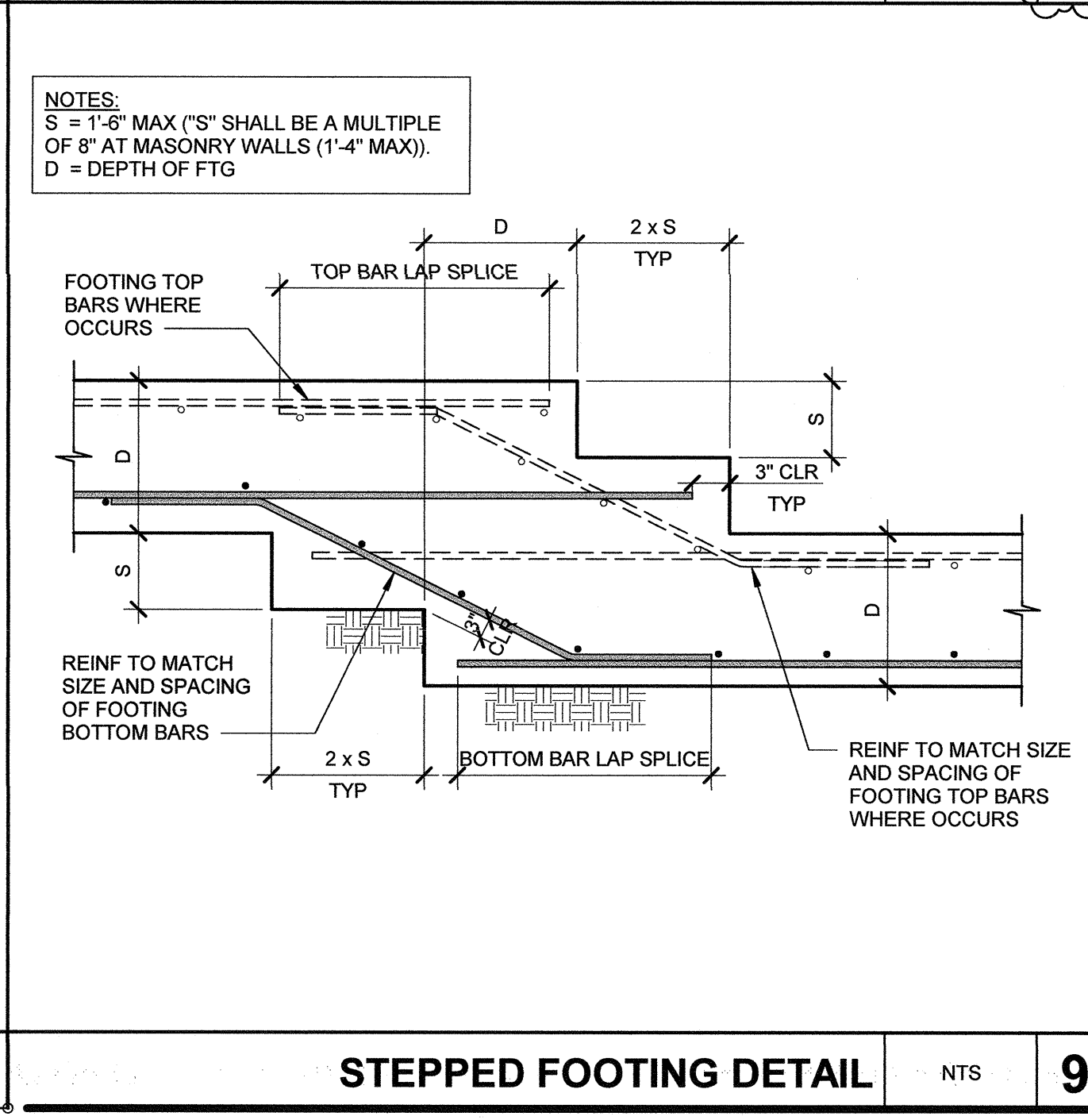
		CLASS "B" TENSION LAP SPLICE LENGTH										
L (IN)	S (IN)	BAR SIZE GR 60										
		3	4	5	6	7	8	9	10	11		
BAR DIAMETER, db (IN)		0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410		
TOP BAR		2'-4"	3'-1"	3'-11"	4'-8"	6'-9"	7'-9"	8'-9"	9'-10"	10'-11"		
BOTTOM BAR		1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"		
TOP BAR		1'-7"	2'-1"	2'-7"	3'-1"	4'-8"	5'-2"	5'-10"	6'-7"	7'-3"		
BOTTOM BAR		1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"		
TOP BAR		1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"		
BOTTOM BAR		1'-5"	1'-10"	2'-4"	2'-10"	4'-1"	4'-8"	5'-3"	5'-10"	6'-6"		

NWT CONC LAP SPLICE SCHED (CLASS B) NTS 1

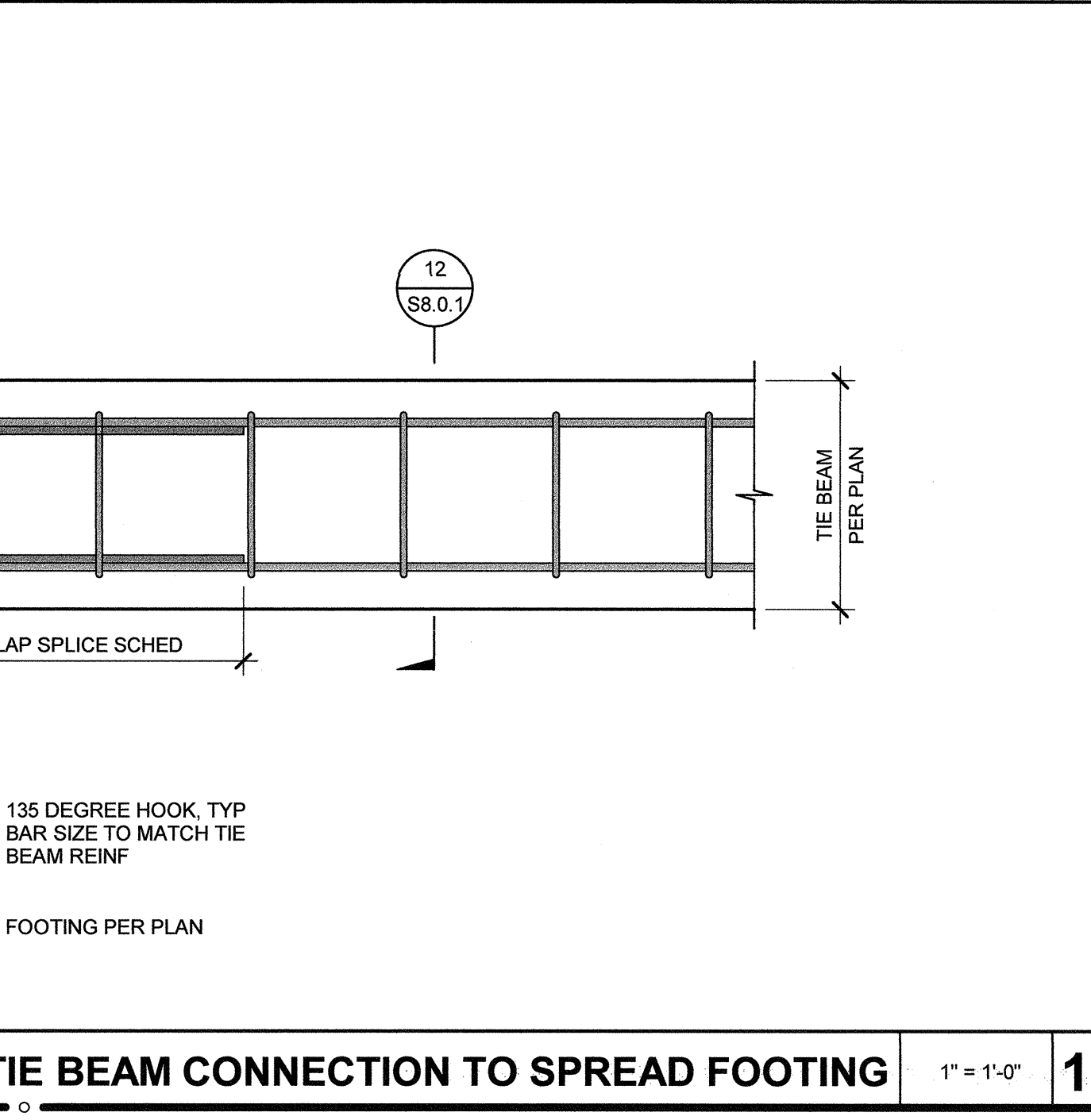
BAR SIZE NO.	f _c (NORMAL WEIGHT CONCRETE) PSI			
	3000	4000	5000	6000
#3	9	8	7	6
#4	11	10	9	8
#5	14	12	11	10
#6	17	15	13	12
#7	20	17	15	14
#8	22	19	17	16
#9	25	22	20	18
#10	28	25	22	20
#11	31	27	24	22

NOTE: LENGTHS SHOWN ABOVE SHALL BE MULTIPLIED BY 1.33 FOR APPLICATIONS IN LIGHTWEIGHT CONCRETE.

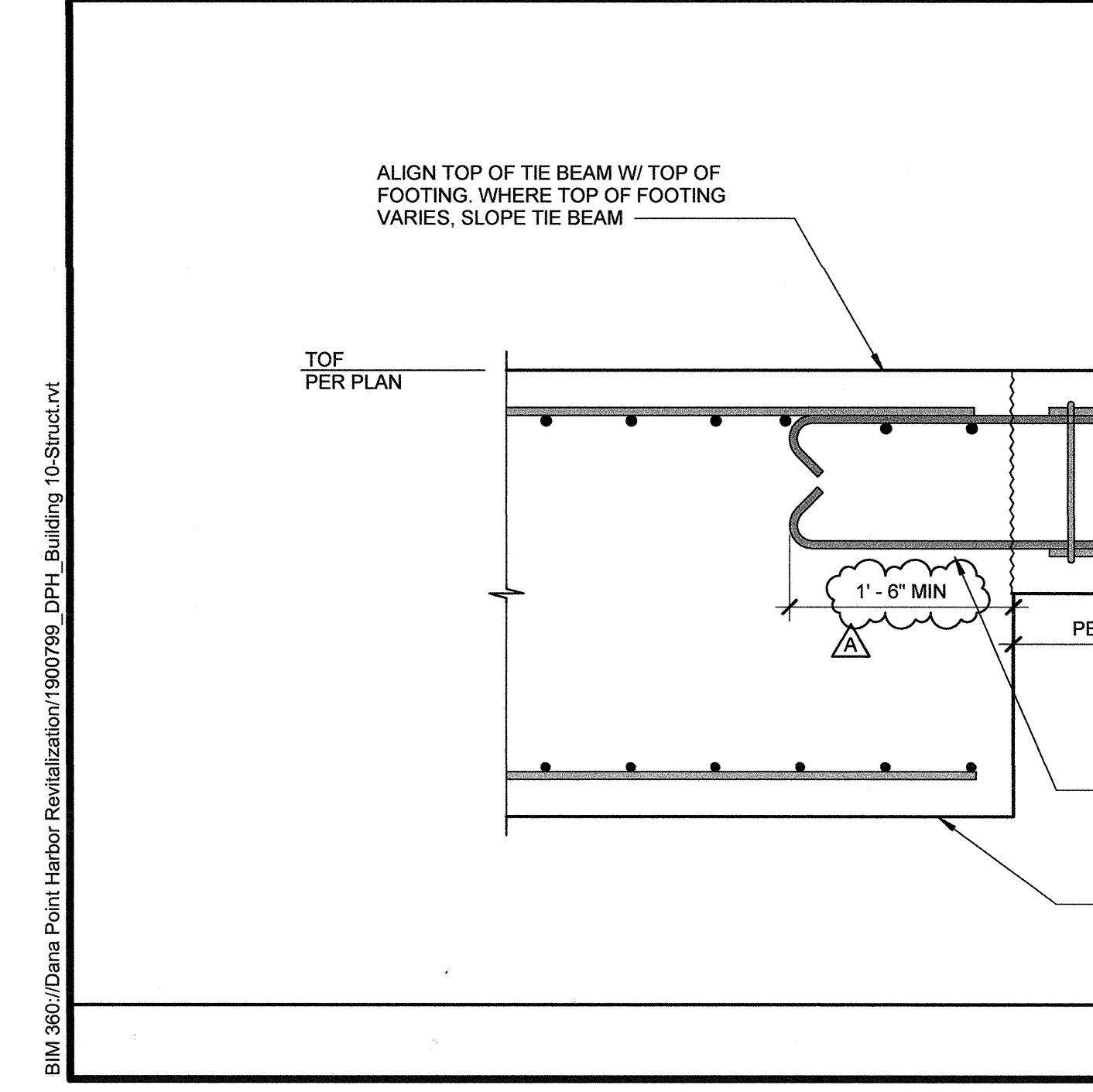
REBAR DEVELOPMENT LENGTH NTS 5



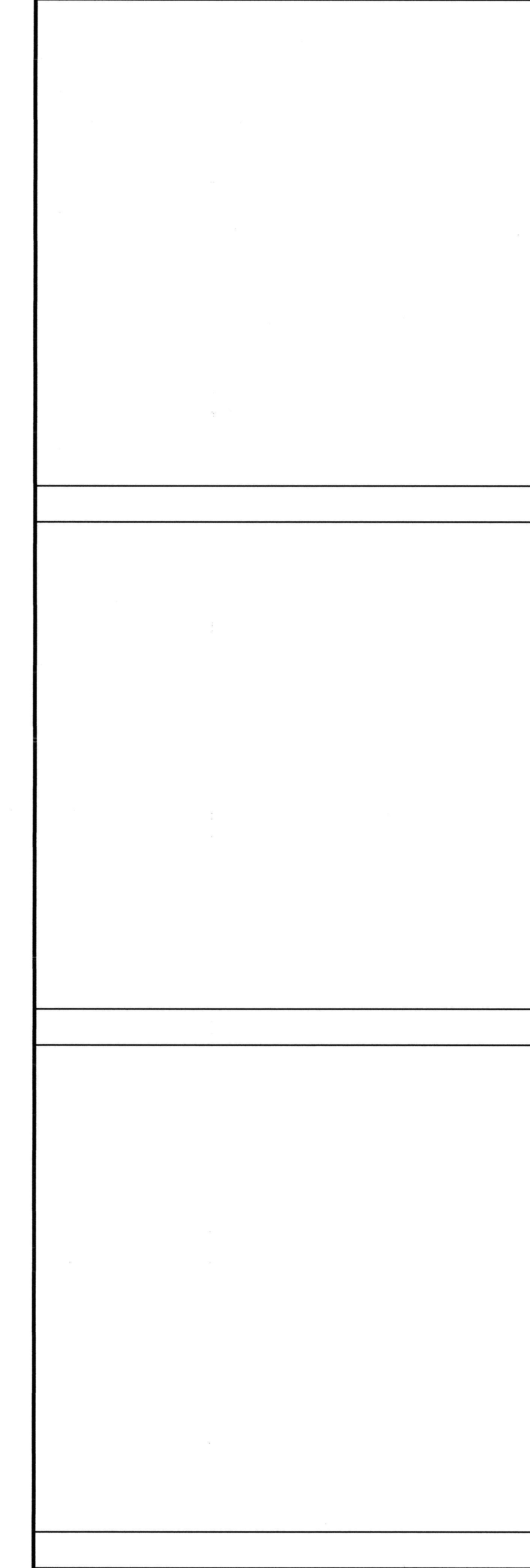
STEPPED FOOTING DETAIL NTS 9



TIE BEAM CONNECTION TO SPREAD FOOTING 1" = 1'-0" 13



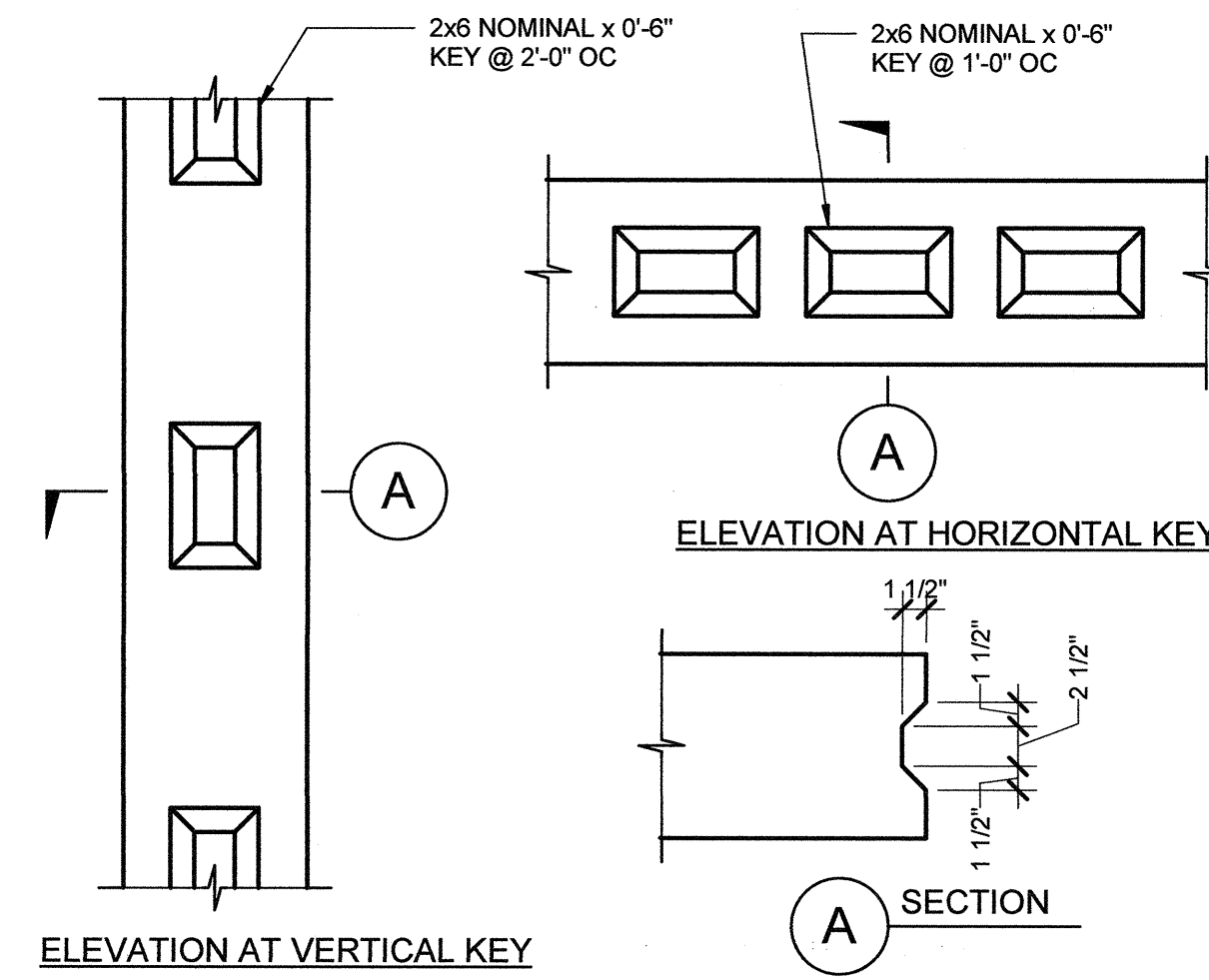
TIE BEAM CONNECTION TO GRADE BEAM 1" = 1'-0" 14



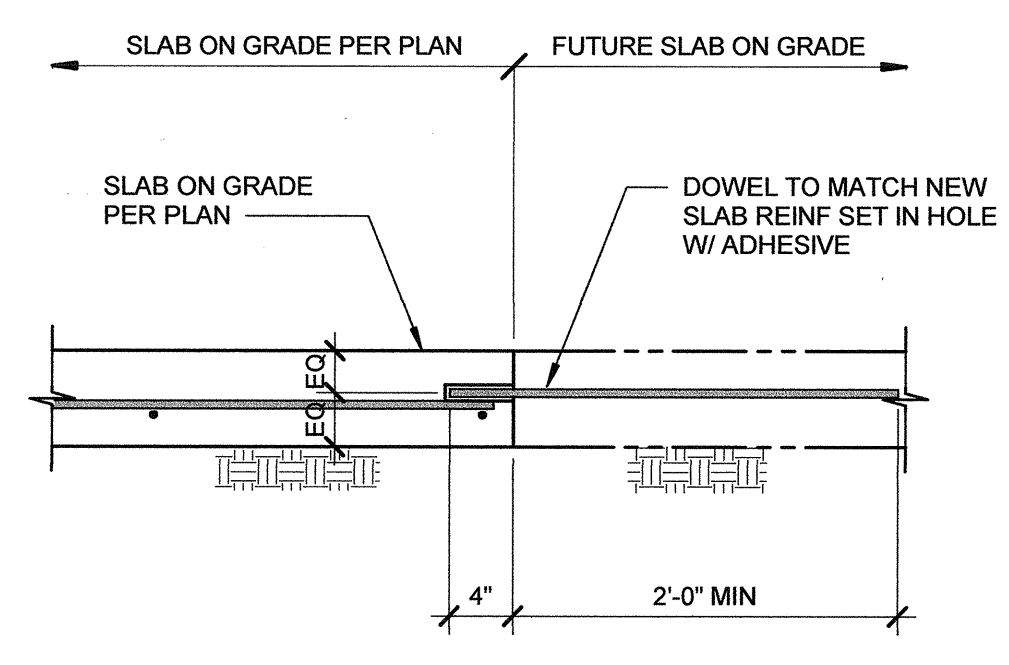
TIE BEAM CONNECTION TO GRADE BEAM 1" = 1'-0" 14

TIE BEAM CONNECTION TO GRADE BEAM 1" = 1'-0" 14

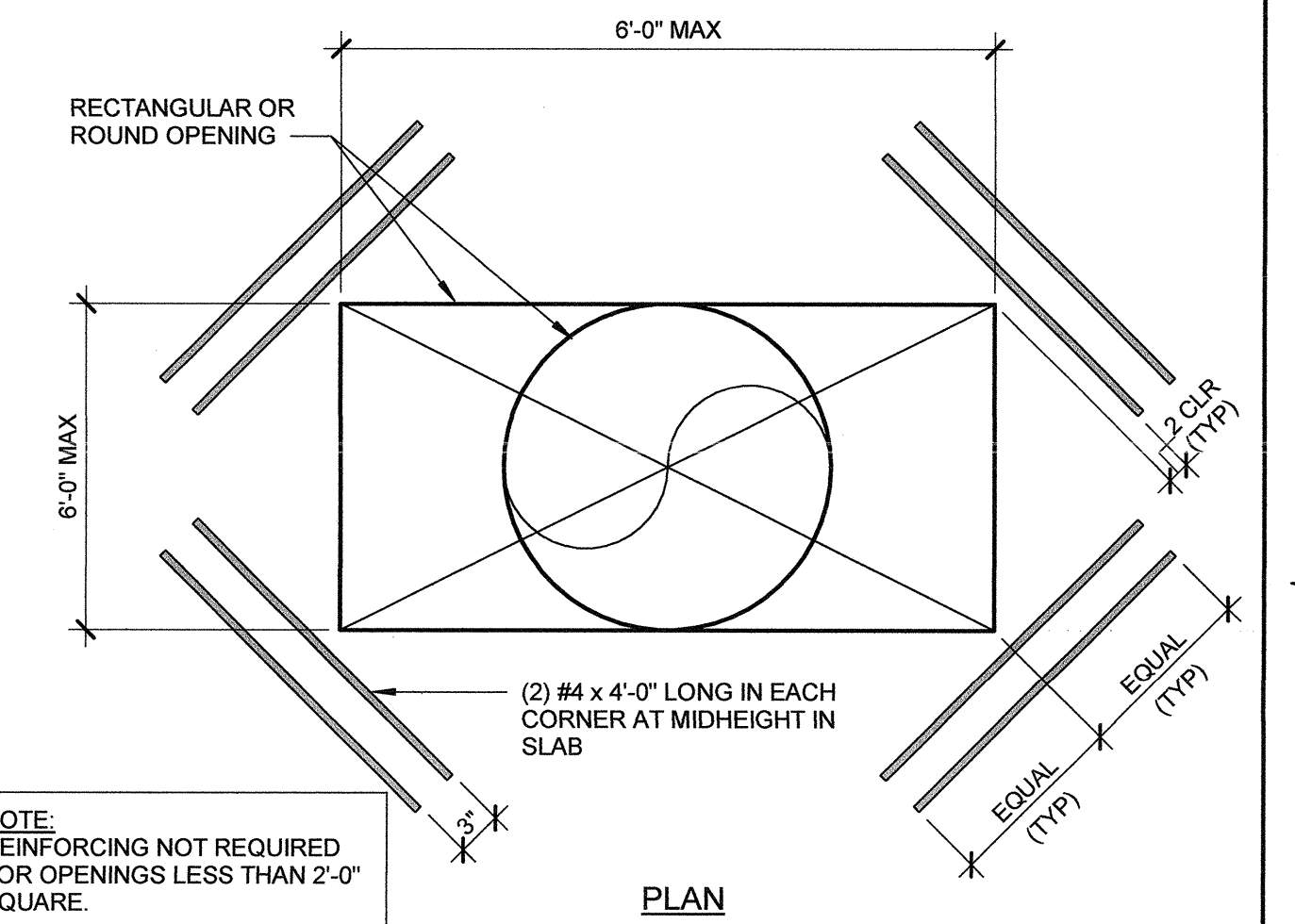
BM_300-Dana Point Harbor Revitalization-1800789-DPH_Building 10-Struct-1



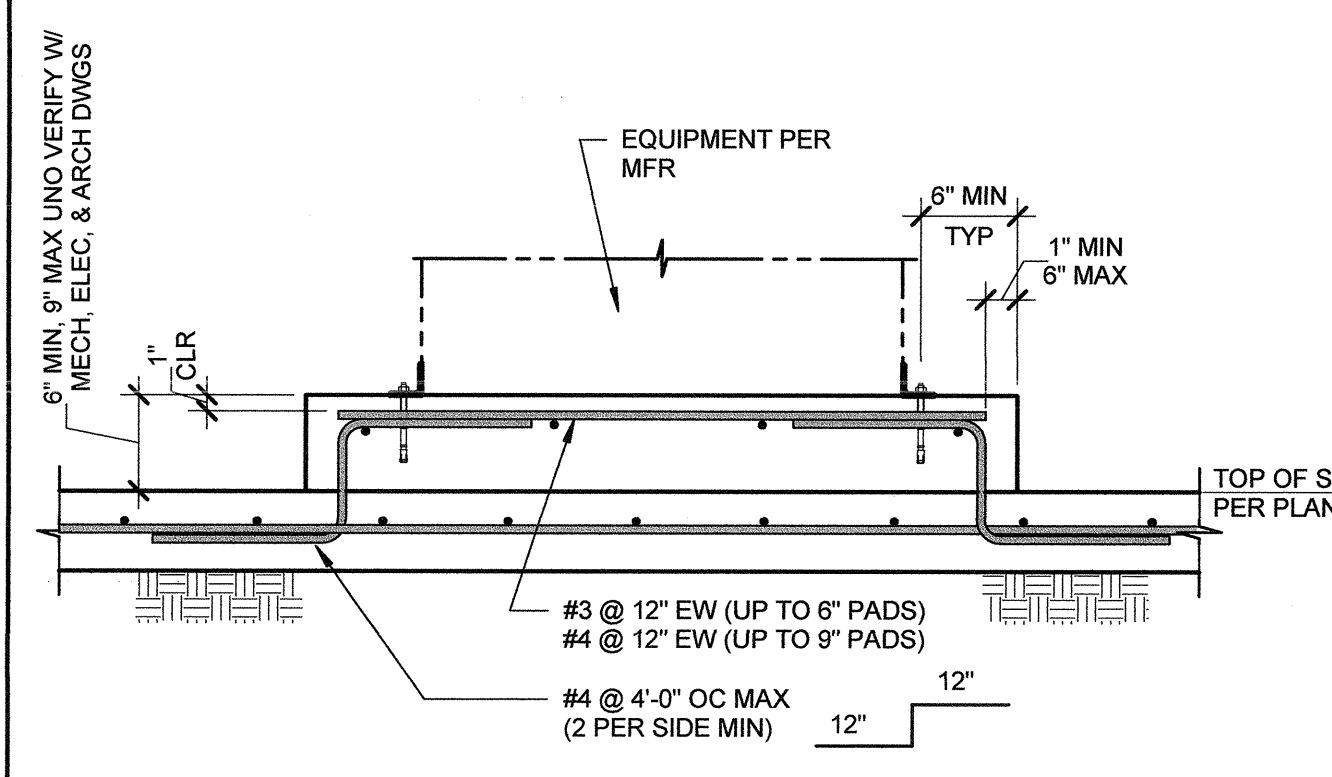
TYPICAL KEY DETAIL NTS 12



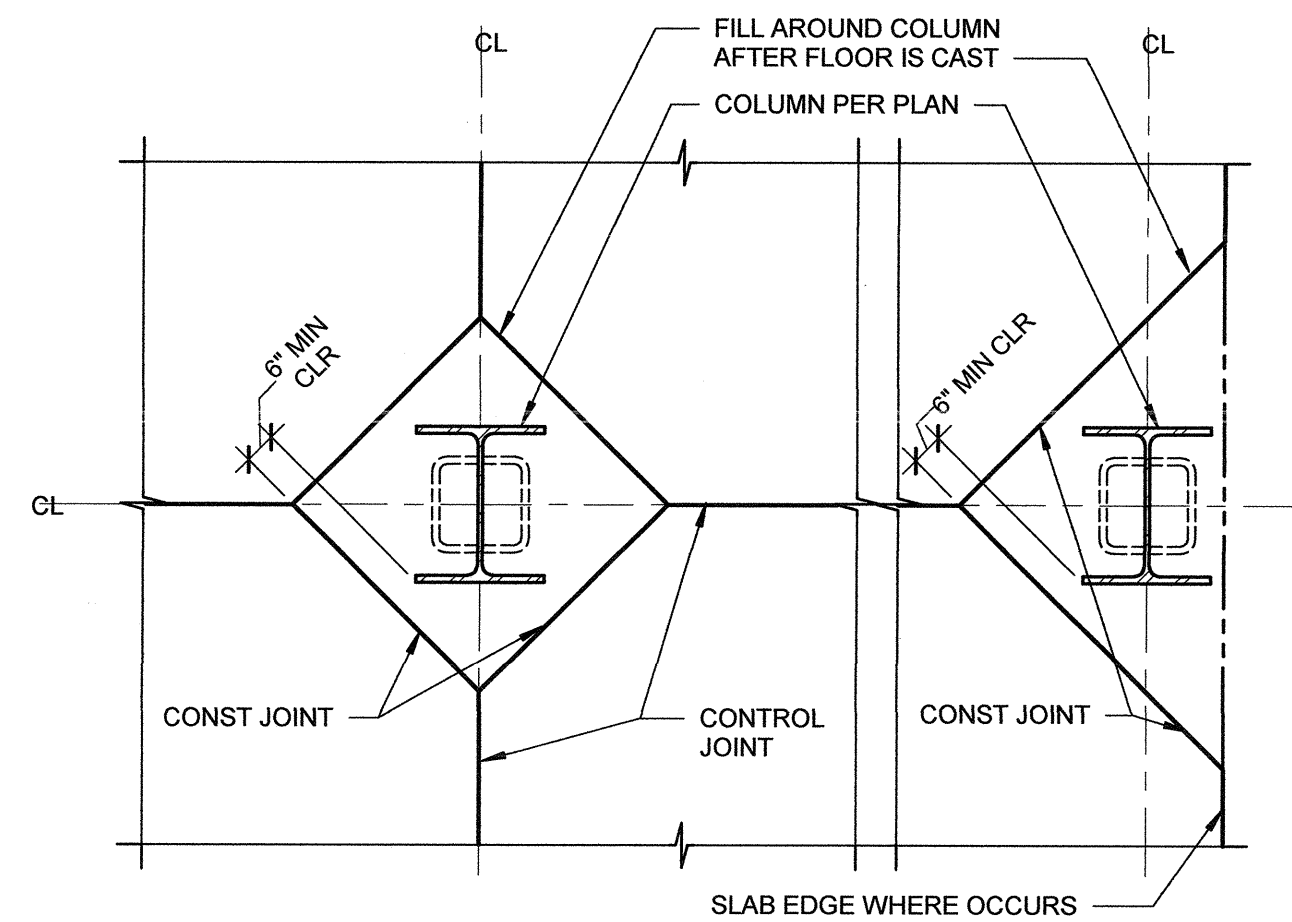
FUTURE SLAB TO SLAB NTS 8



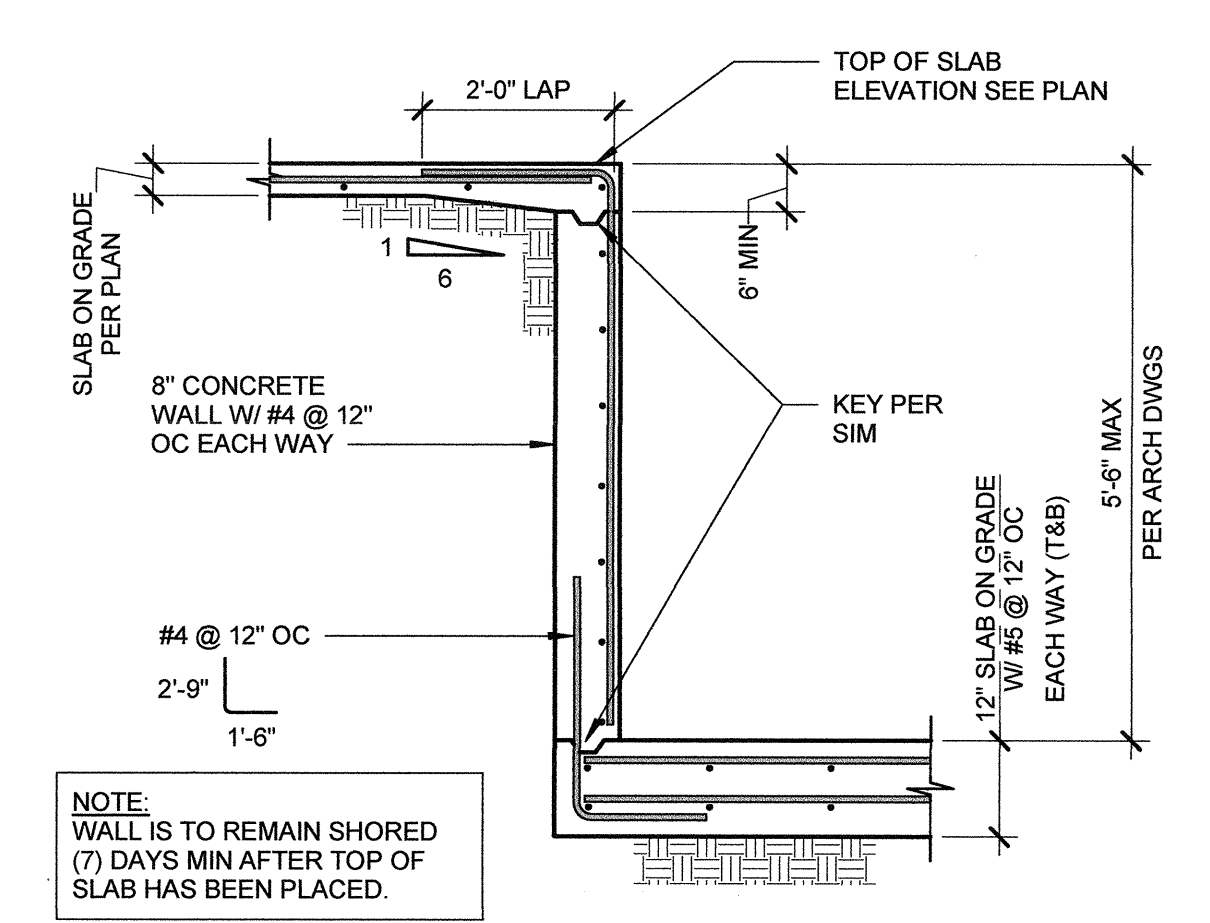
OPENING IN SLAB ON GRADE NTS 11



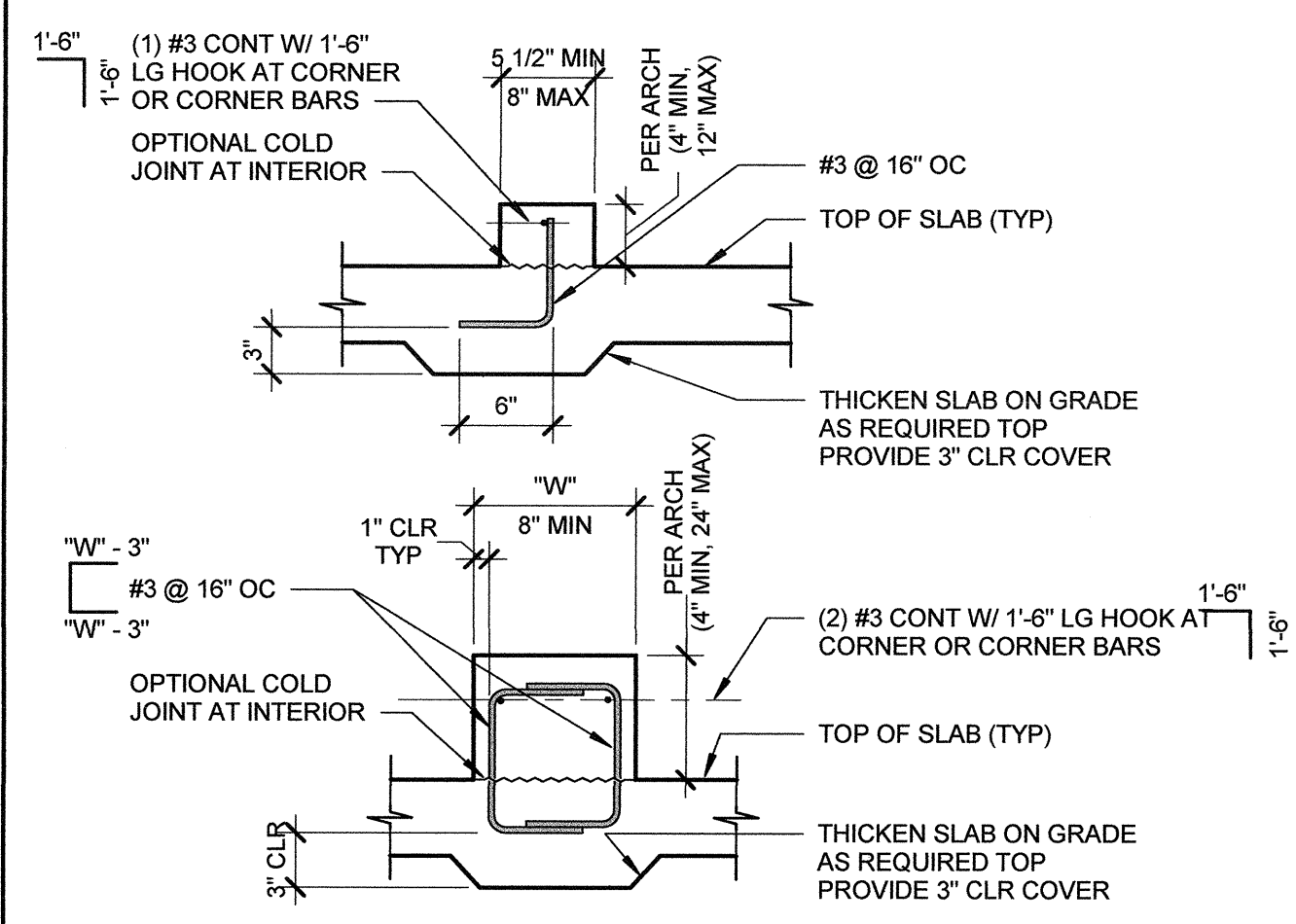
EQUIPMENT PAD ON SLAB ON GRADE NTS 7



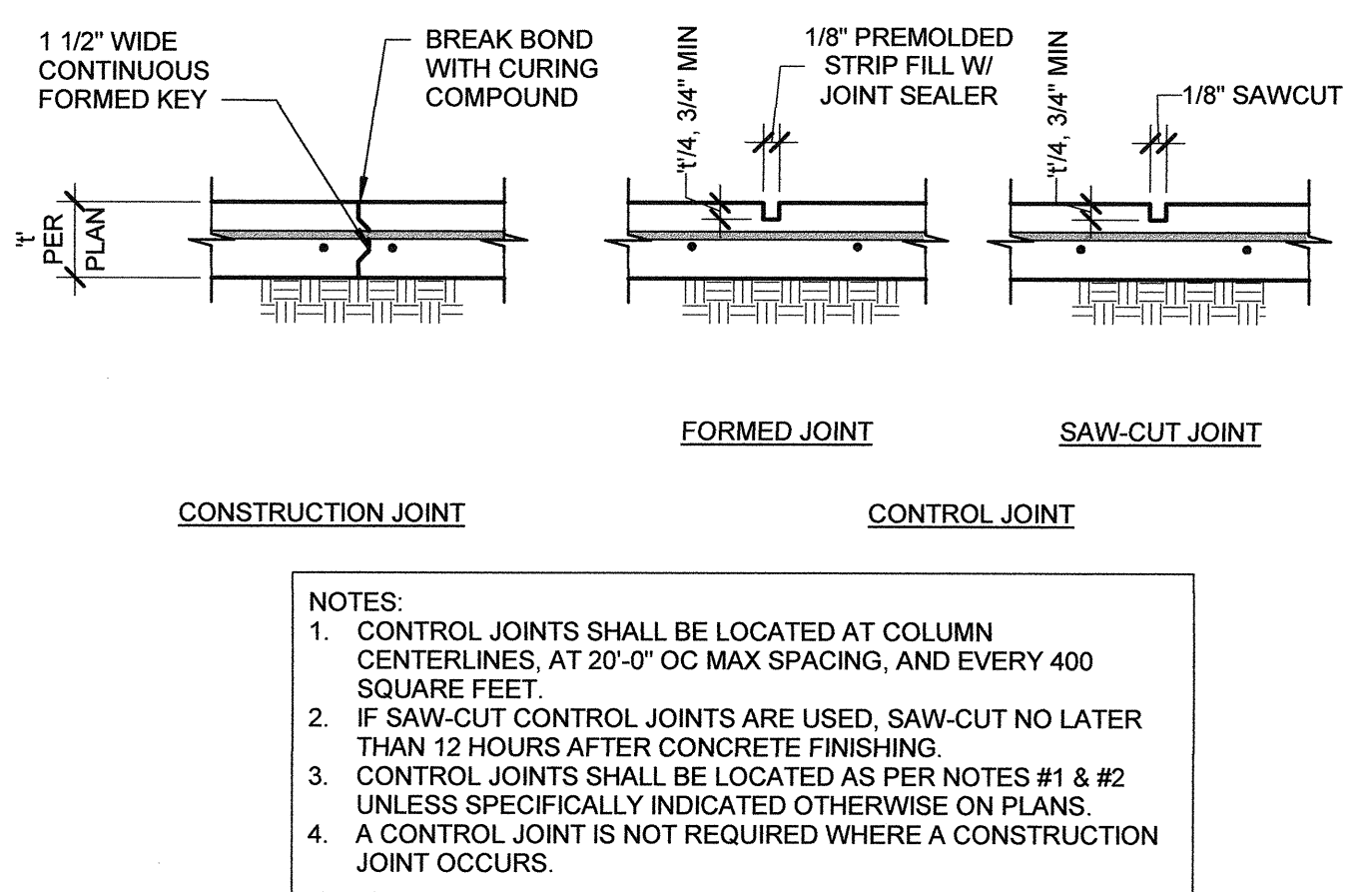
COLUMN ISOLATION AT SLAB ON GRADE NTS 3



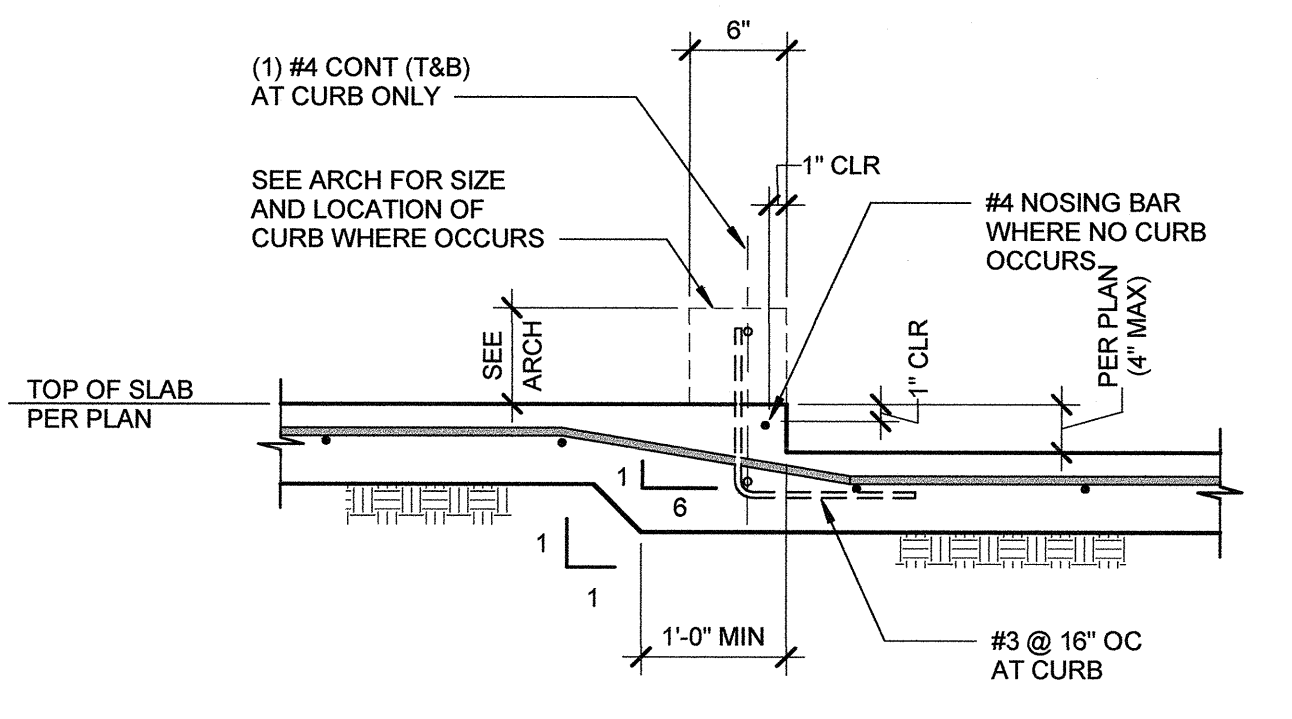
ELEVATOR PIT DETAIL NTS 10



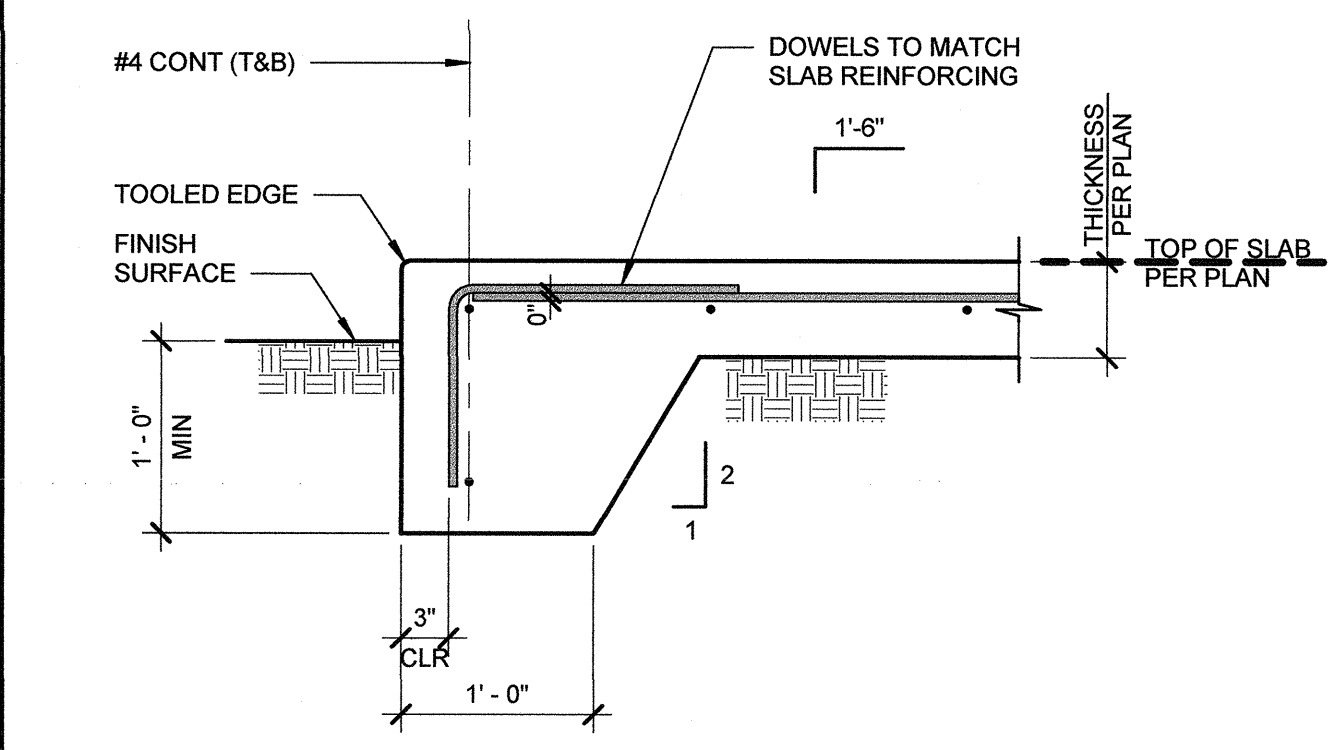
CONCRETE CURB ON SLAB ON GRADE NTS 6



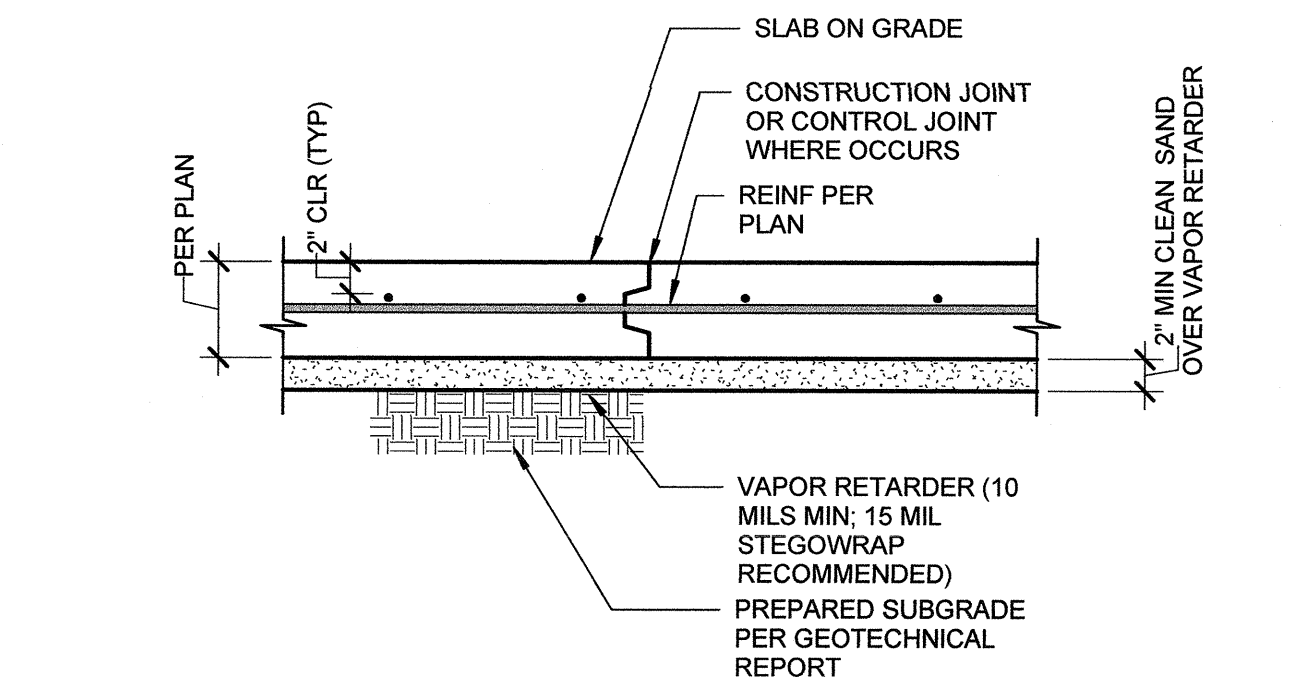
SLAB ON GRADE CONTROL JOINTS NTS 2



DEPRESSION ON SLAB ON GRADE NTS 9



EDGE OF SLAB ON GRADE NTS 5



TYPICAL SLAB ON GRADE NTS 1

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DANA POINT HARBOR - BLDG 10 BUILDING 10 24880 GOLDEN LANTERN DANA POINT, CA 92629 BWP BURNHAM|WARD PROPERTIES

Professional Engineer Seal: DANIEL J. BURNHAM, Structural Engineer, State of California, License No. 50762, Exp. 12/31/21

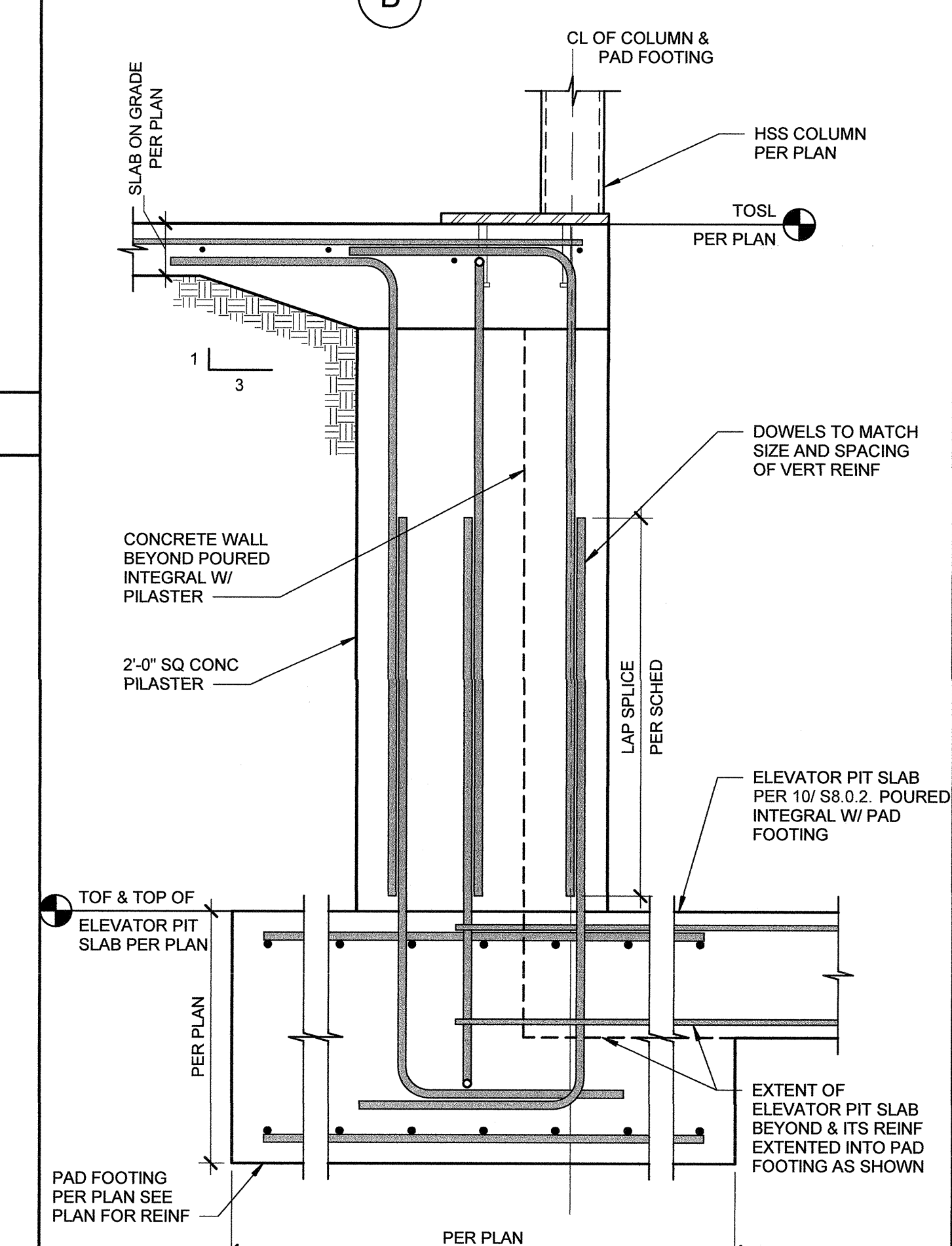
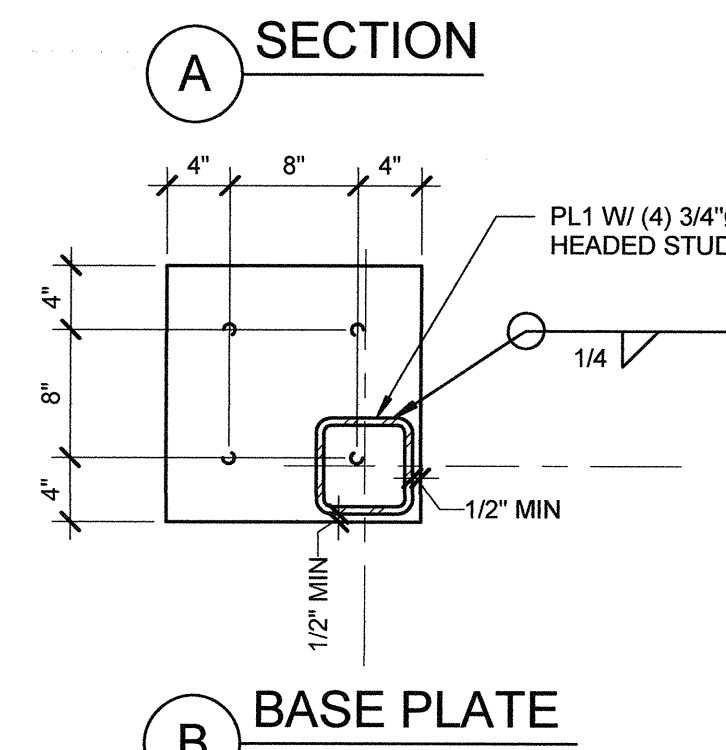
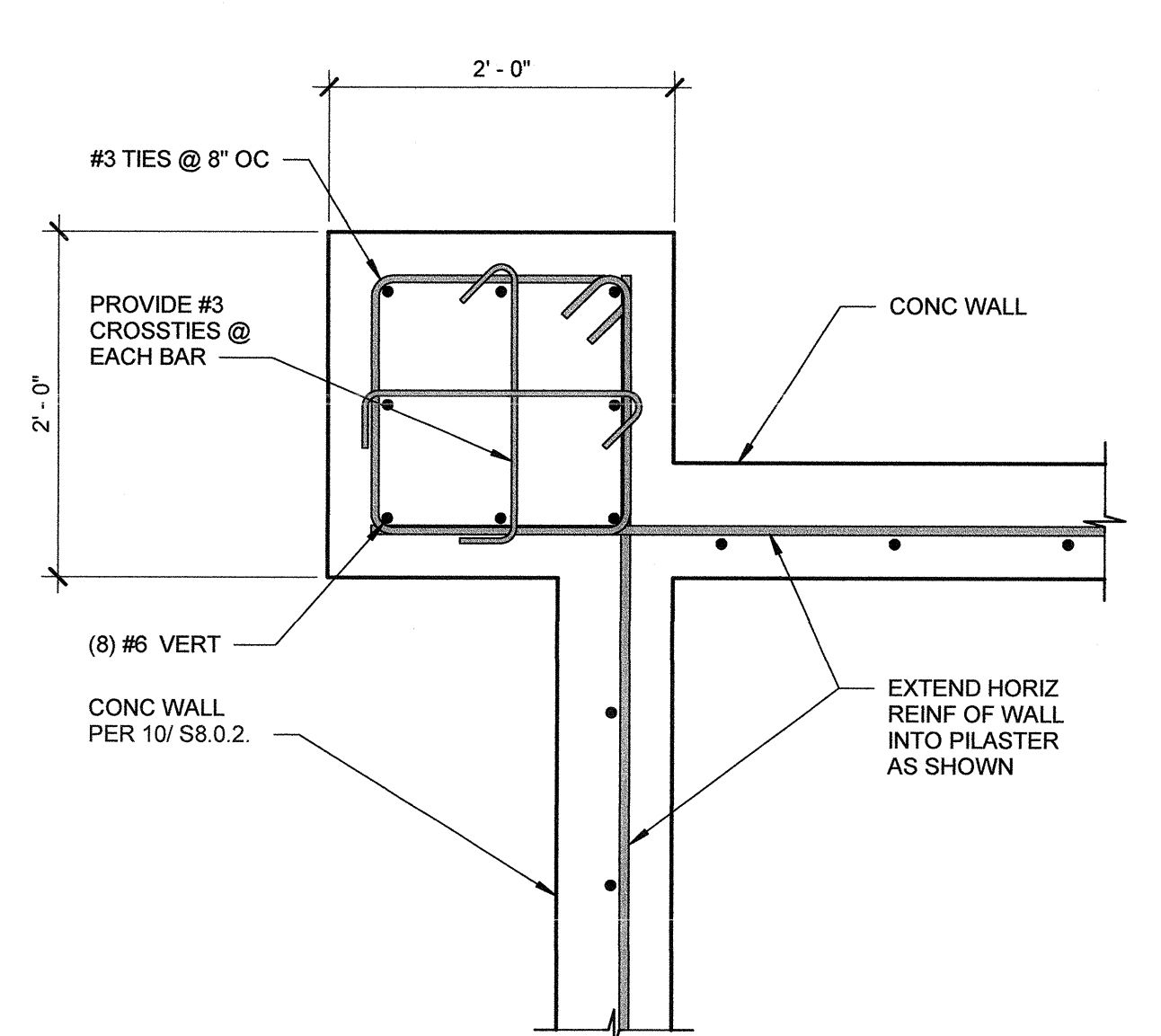
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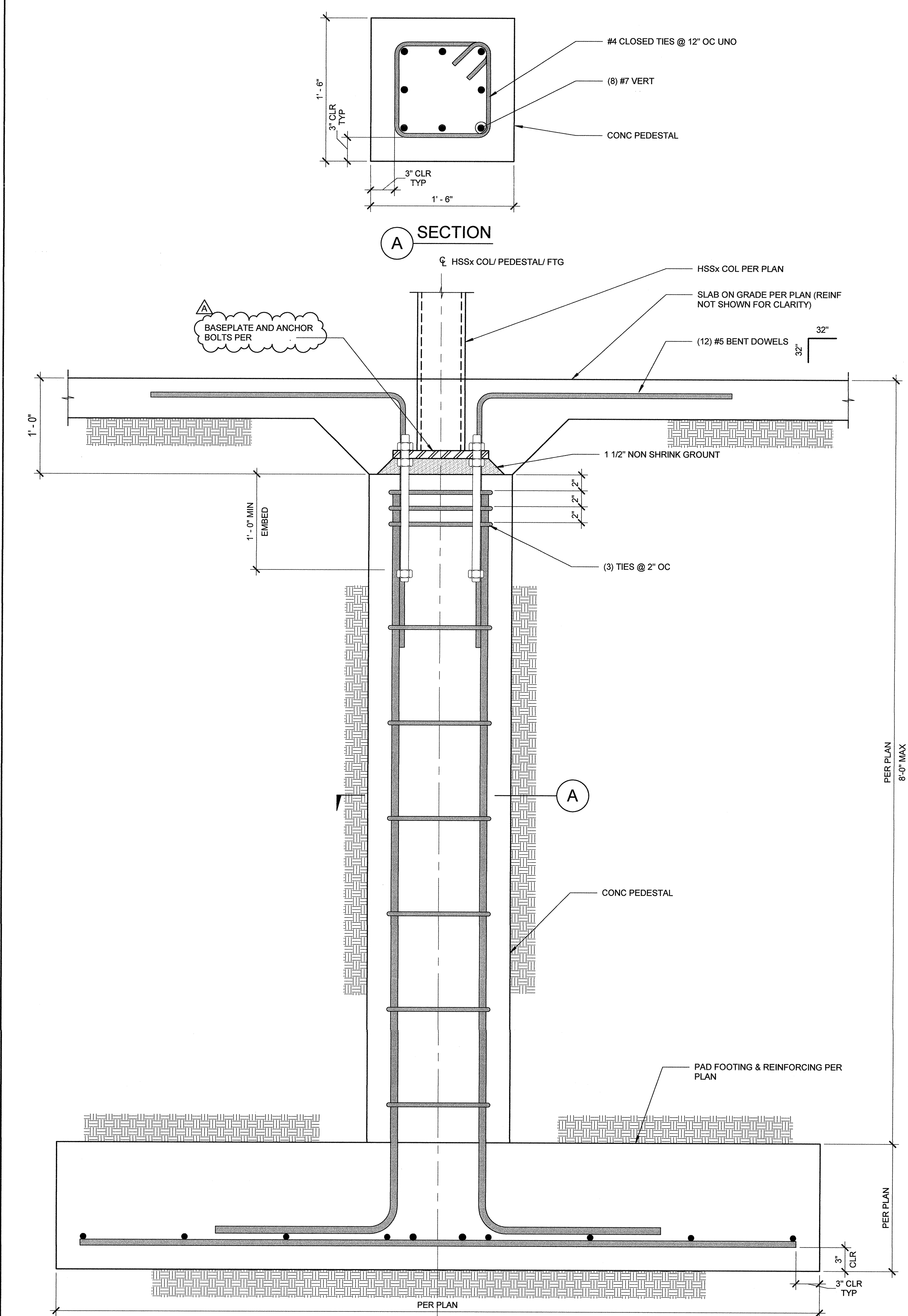
PROJECT NO: 1900789 DATE: OCTOBER 8, 2020 DRAWING TITLE: TYPICAL SLAB ON GRADE DETAILS

S8.0.2

BM: 860 / Dana Point Harbor Revitalization / 1900799 - DPH - Building 10 - Structure



ELEVATOR PIT AT CONCRETE PILASTER 1" = 1'-0" 9

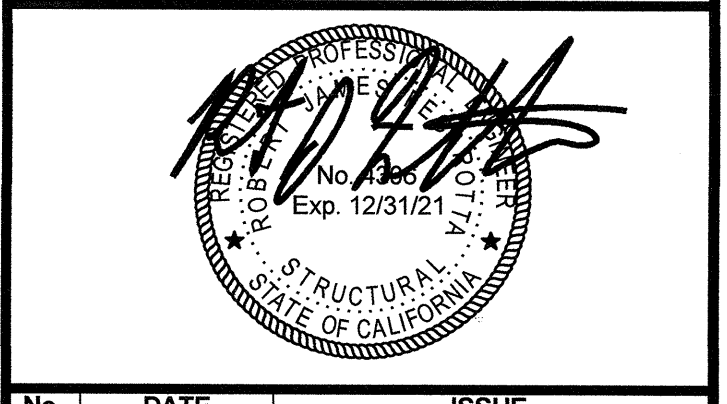


PEDESTAL FOOTING DETAIL 1 1/2" = 1'-0" 1

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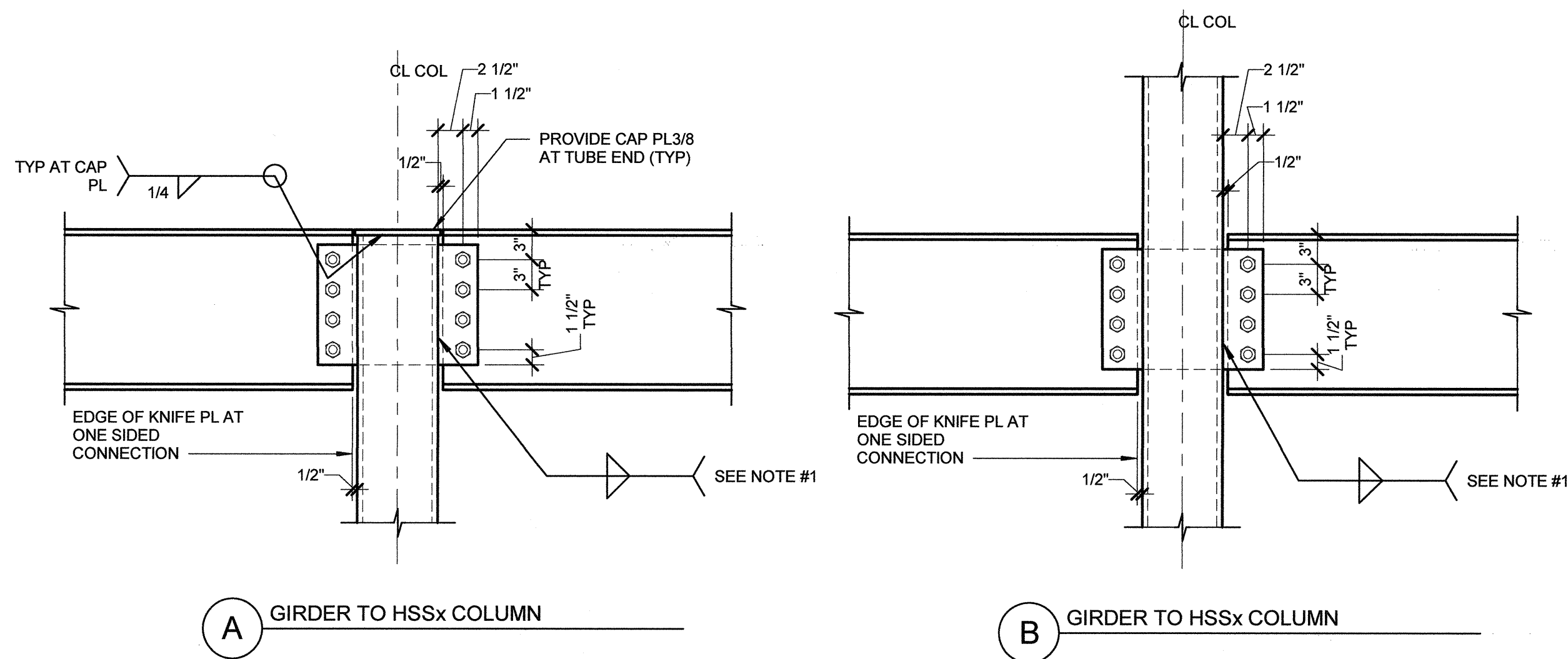
DANA POINT HARBOR - BLDG 10
BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629
BWP BURNHAM | WARD
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No.	DATE	ISSUE
11-26-2020	11-26-2020	30% CD
02-19-2021	02-19-2021	50% CD
06-01-2021	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

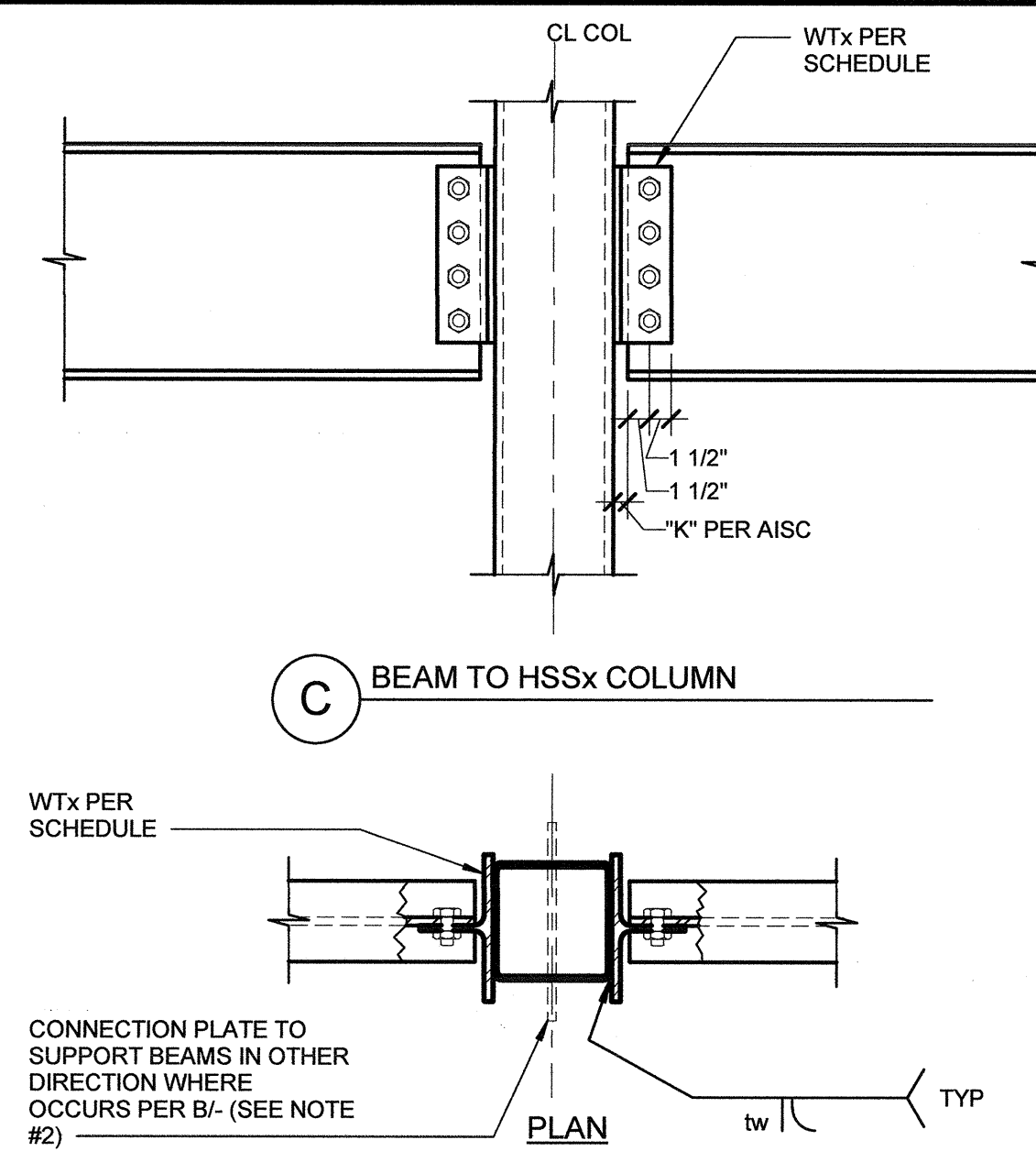
PROJECT NO: 1900799
DATE: OCTOBER 8, 2020
CONCRETE DETAILS

S8.0.3



A GIRDER TO HSSx COLUMN

B GIRDER TO HSSx COLUMN

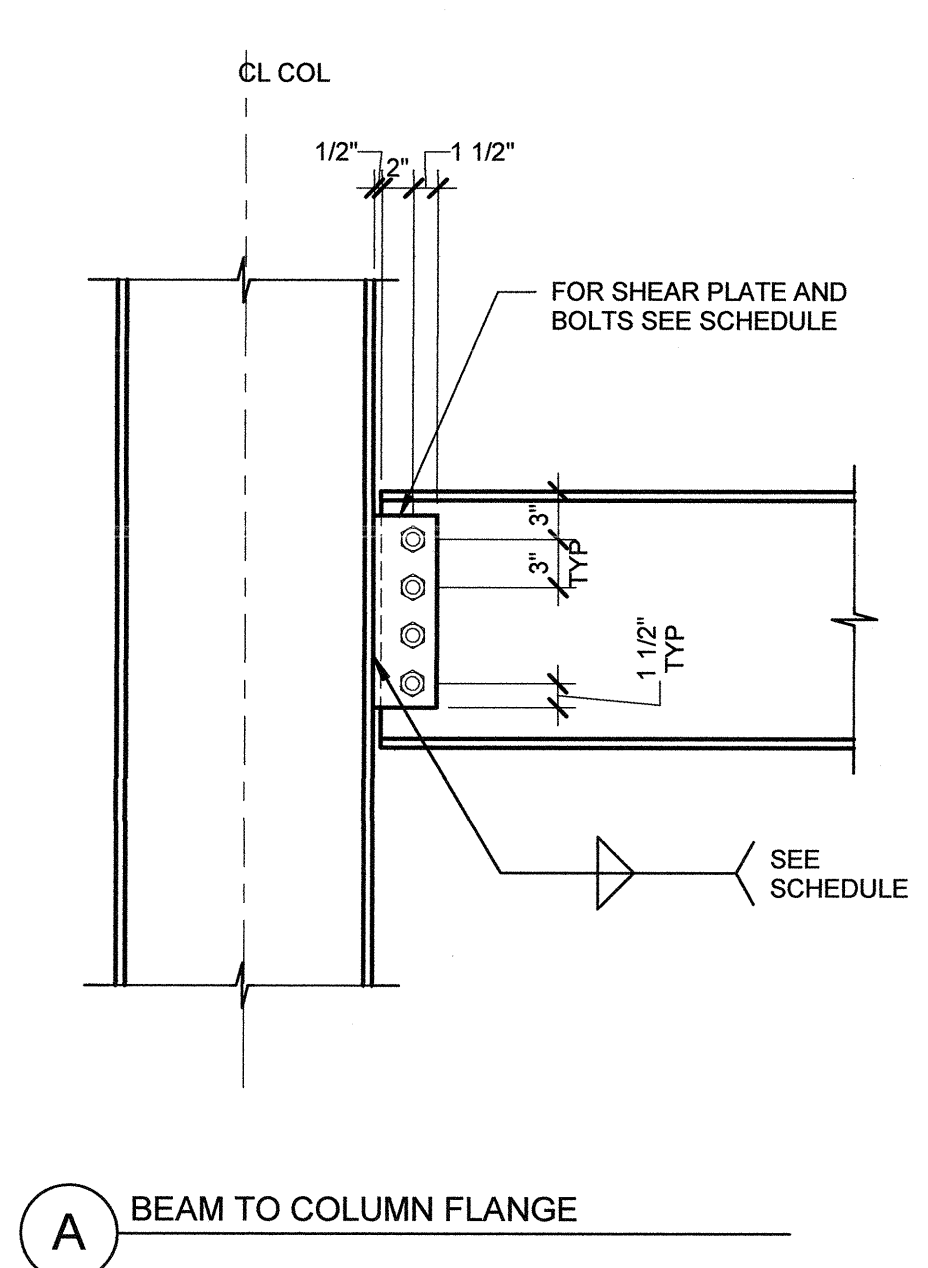


C BEAM TO HSSx COLUMN

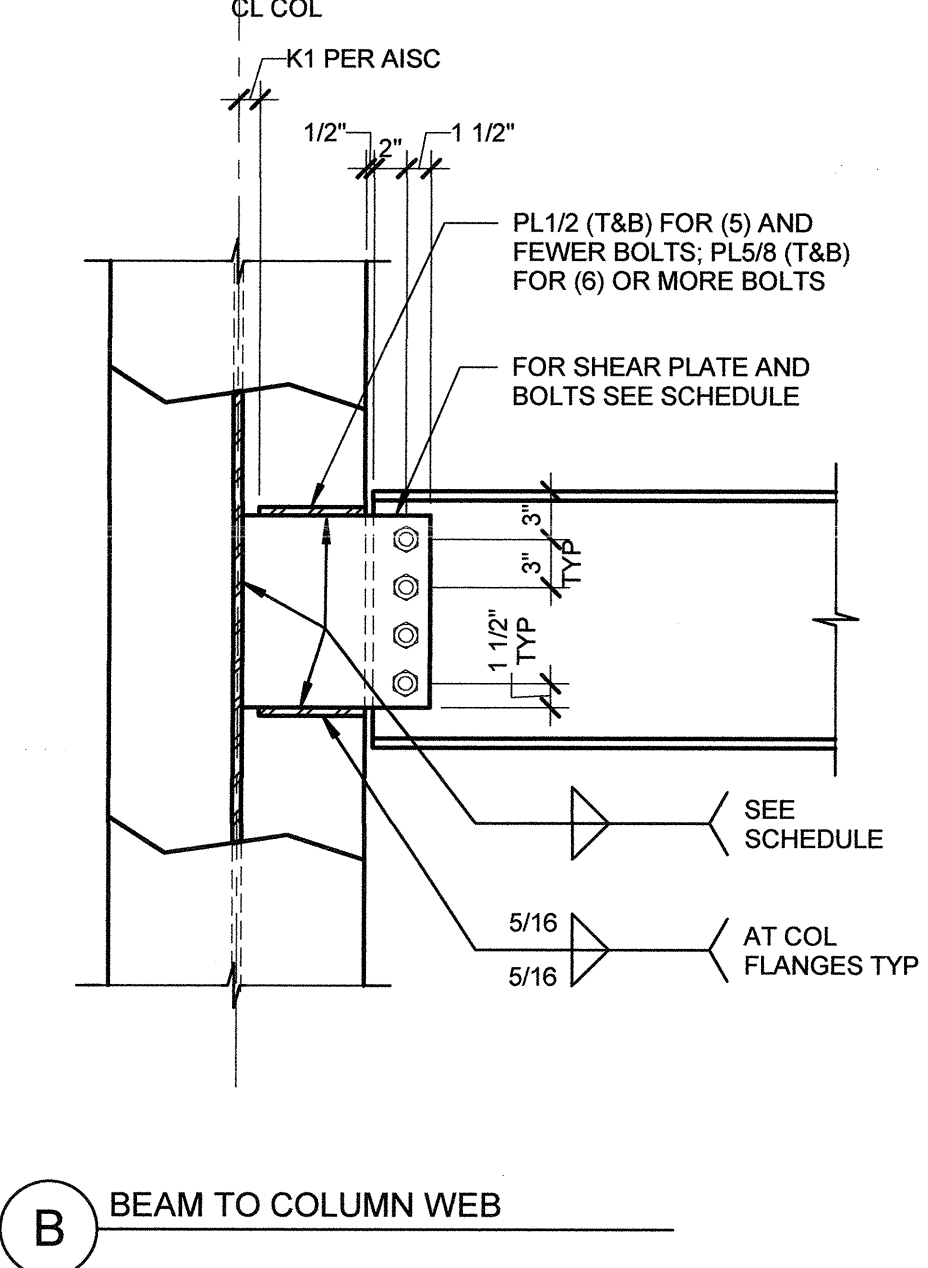
- NOTES:
- SEE STANDARD BOLTED CONNECTION SCHEDULE ON 11 FOR SIZE & NUMBER OF BOLTS, PLATE THICKNESS, AND WELD SIZES.
 - WHERE TWO OR MORE BEAMS CONNECT AT A COLUMN, PROVIDE THE KNIFE PLATE CONNECTION AT THE BEAM THAT REQUIRES MORE BOLTS, AND PROVIDE WTx CONNECTION AT THE BEAM THAT REQUIRES LESS BOLTS.
 - SEE SCHEDULE BELOW FOR SIZE OF WTx AND WELD SIZE. NUMBER OF BOLTS SHALL BE PER THE SCHEDULE ON 11.

BEAM SIZE	WTx SIZE	WELD SIZE (W)
W8 / C8	WT5x9.5	1/4"
W10 / C10	WT5x9.5	1/4"
W12 / C12	WT5x9.5	1/4"
W14	WT5x9.5	1/4"
W16	WT6x25	3/8"
W18	WT6x25	3/8"
W21	WT6x25	3/8"
W24	WT6x25	3/8"

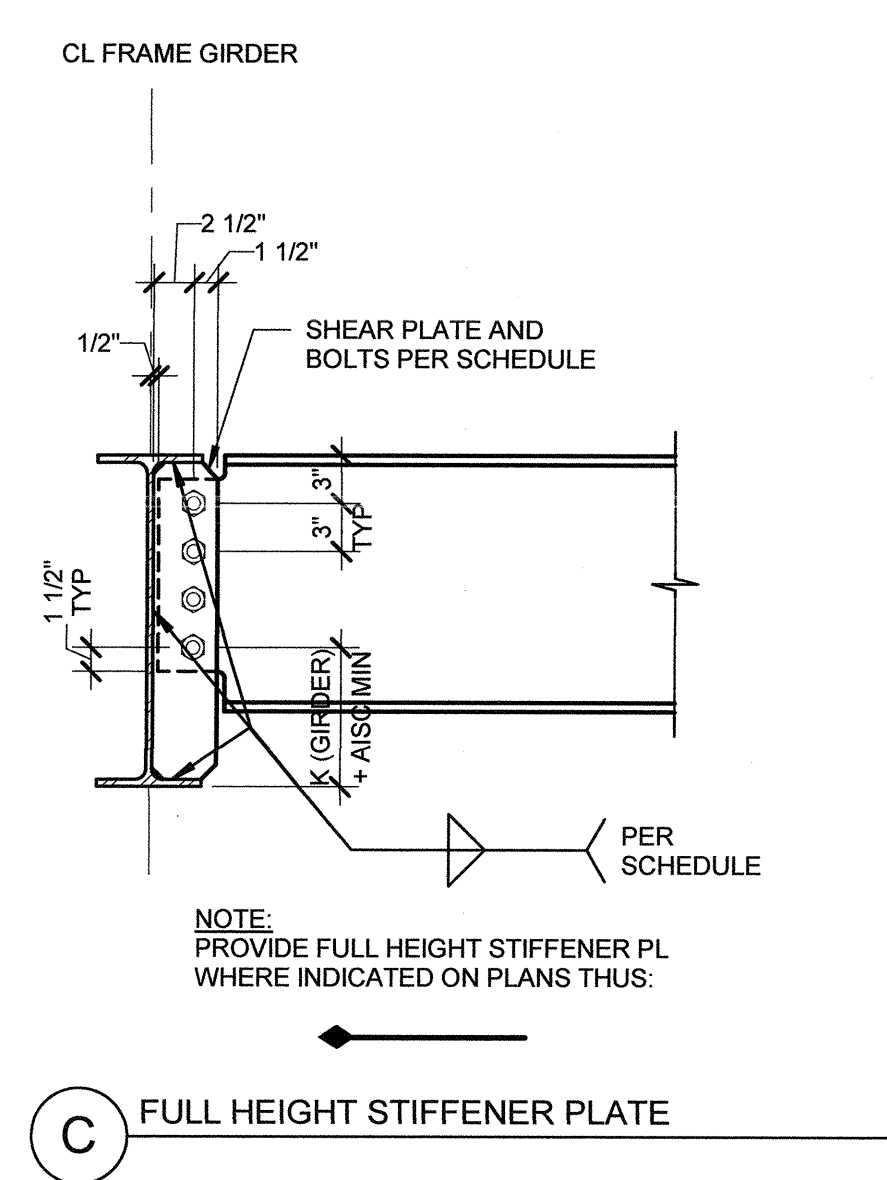
STANDARD BOLTED STEEL CONNECTIONS - HSSx COLUMNS WITH Wx BEAMS NTS 8



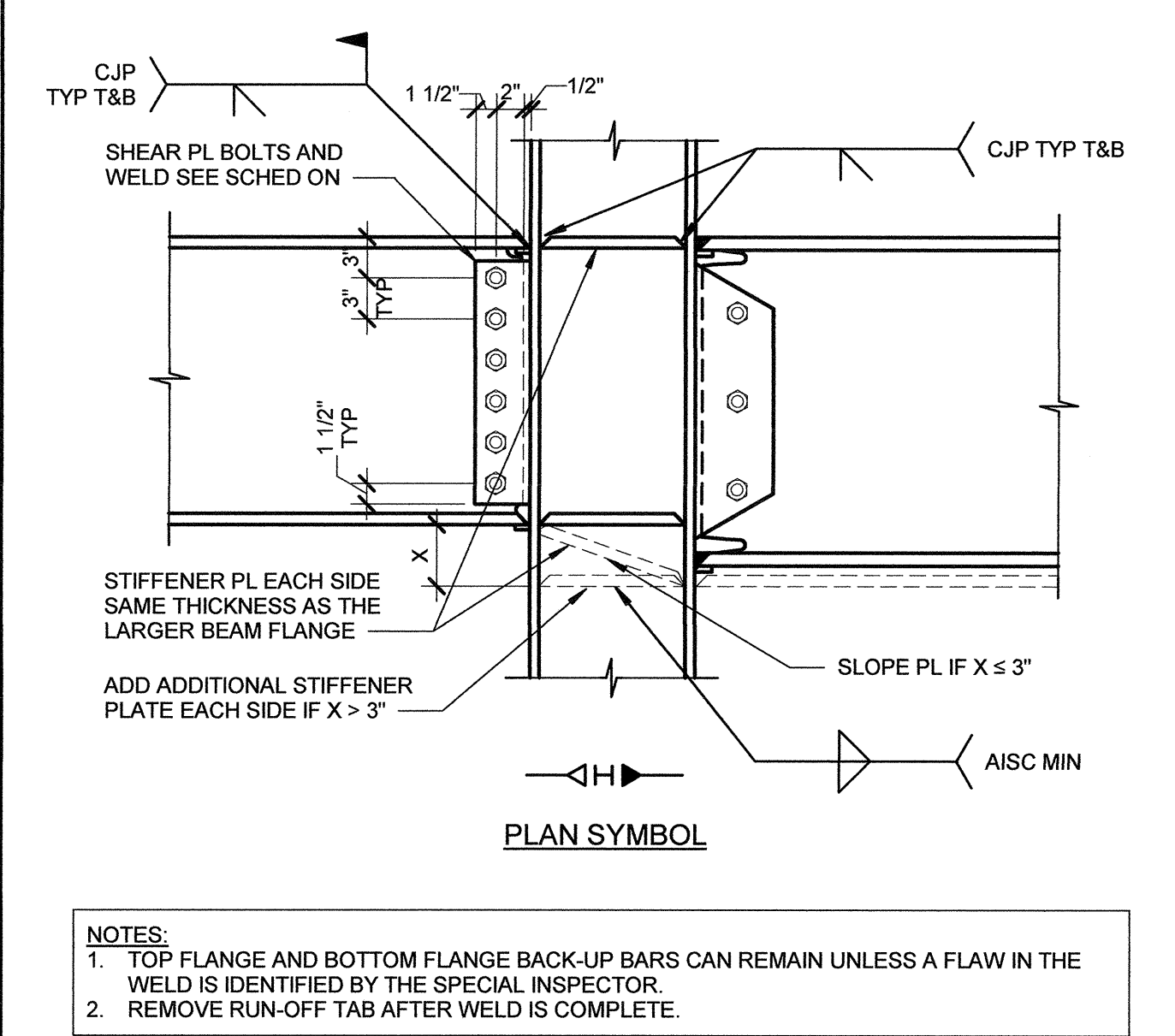
A BEAM TO COLUMN FLANGE



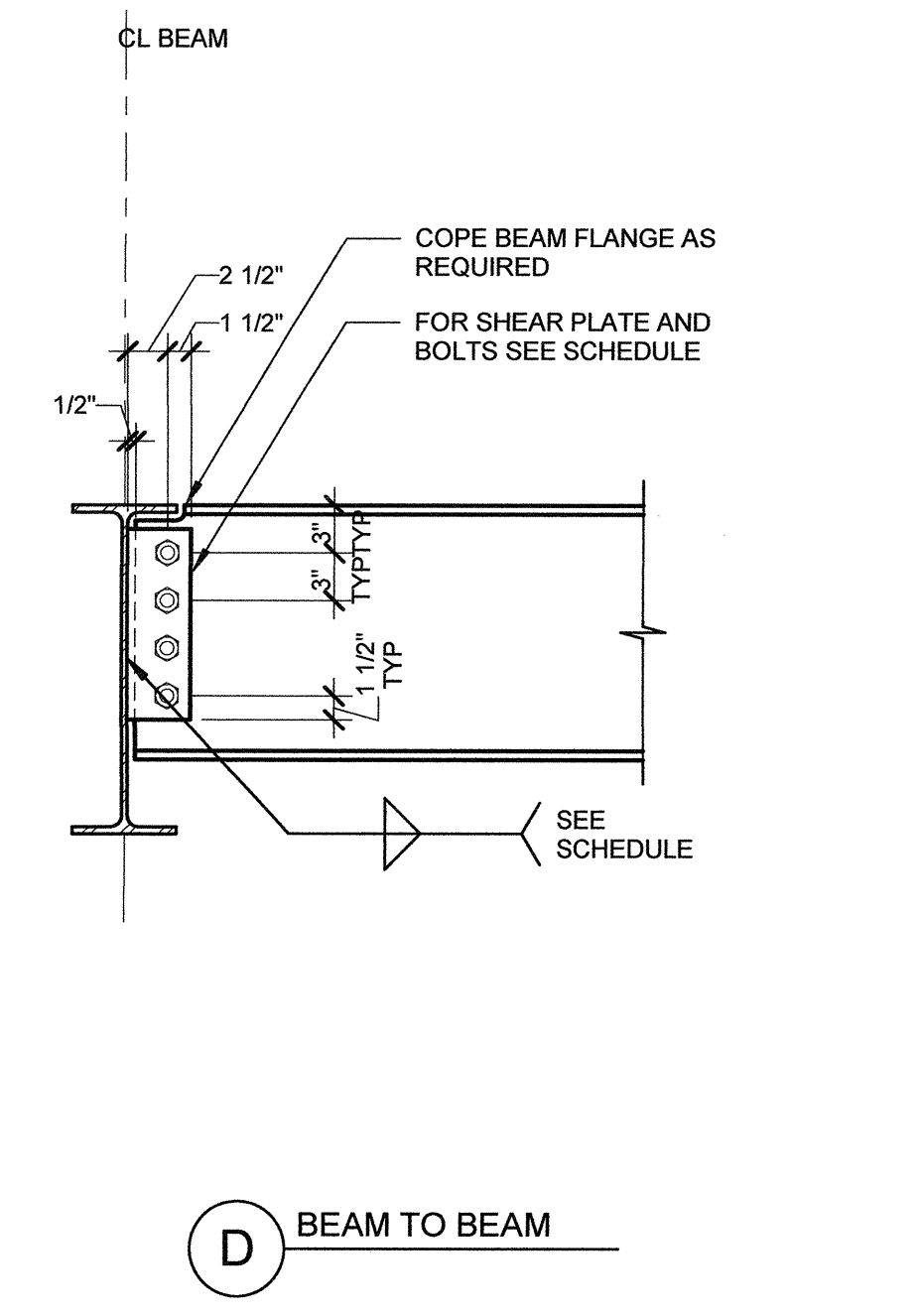
B BEAM TO COLUMN WEB



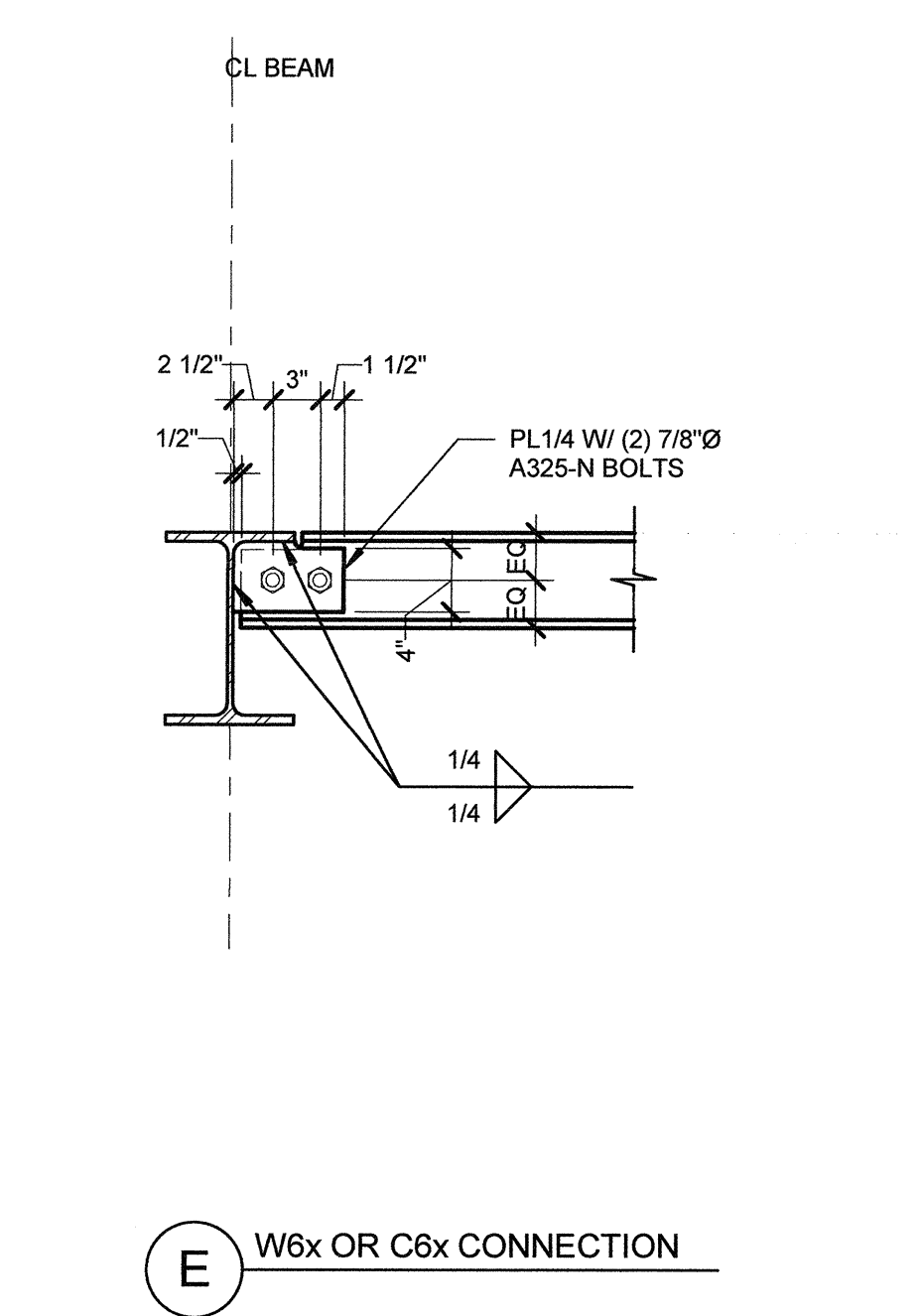
C FULL HEIGHT STIFFENER PLATE



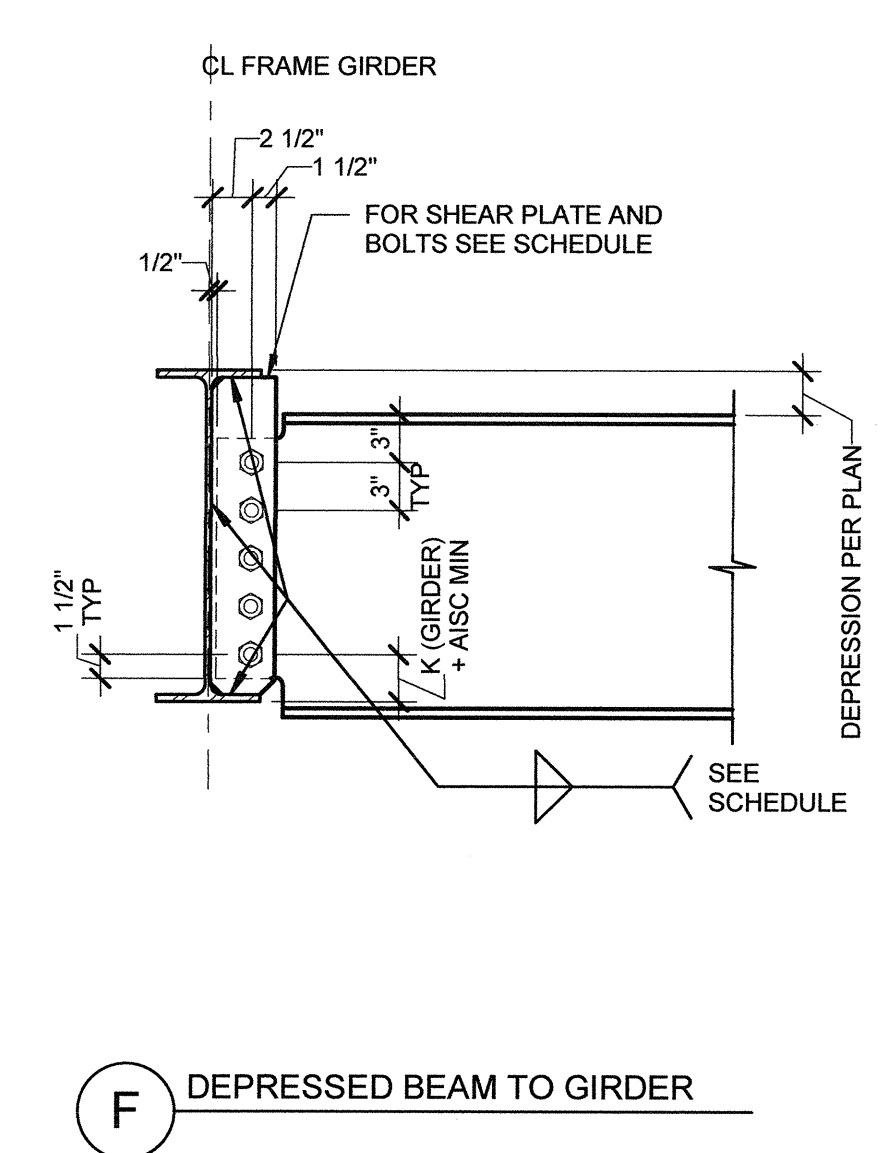
BEAM TO COLUMN MOMENT CONNECTION 1" = 1'-0" 14



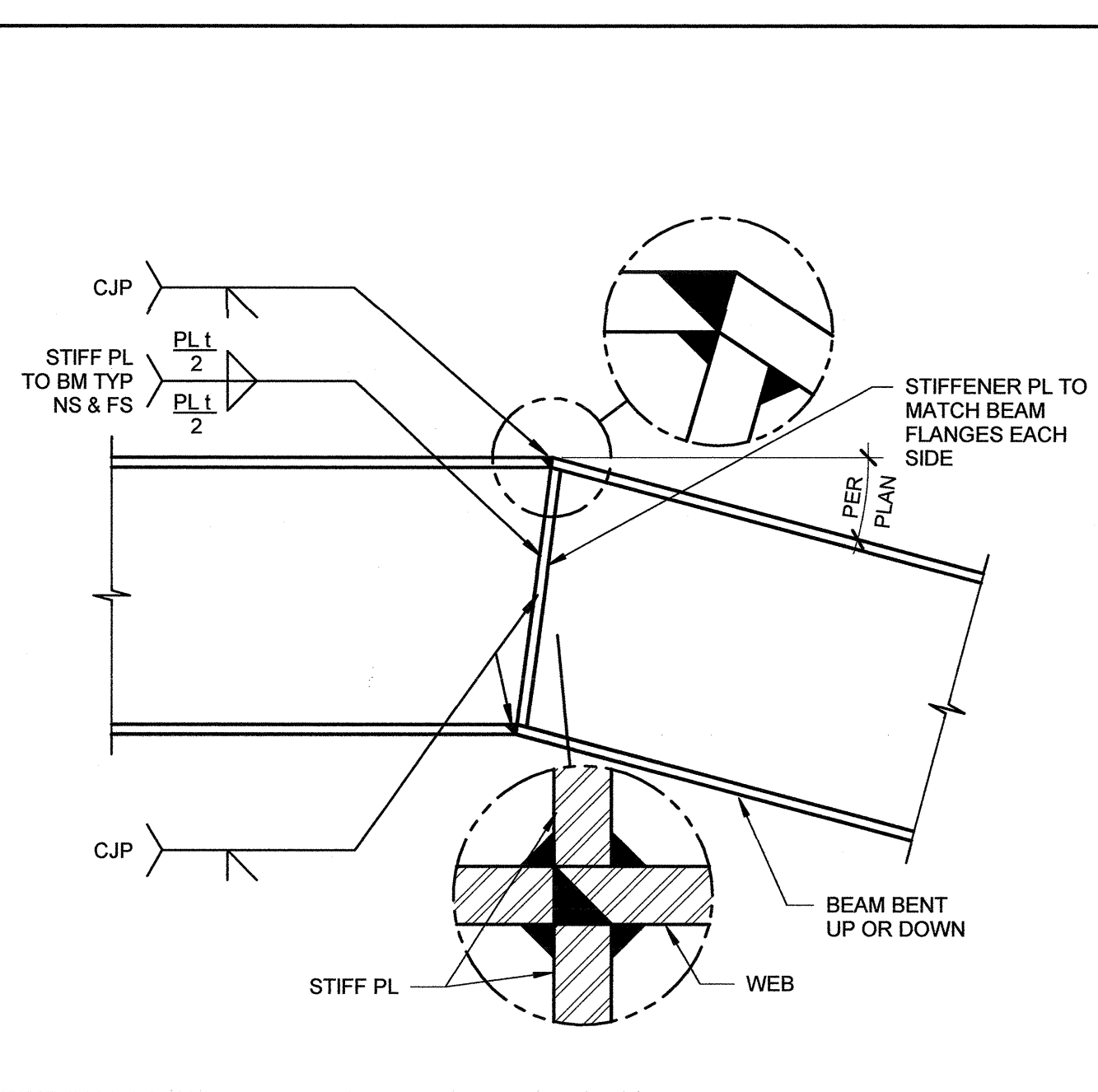
D BEAM TO BEAM



E W6x OR C6x CONNECTION



F DEPRESSED BEAM TO GIRDER

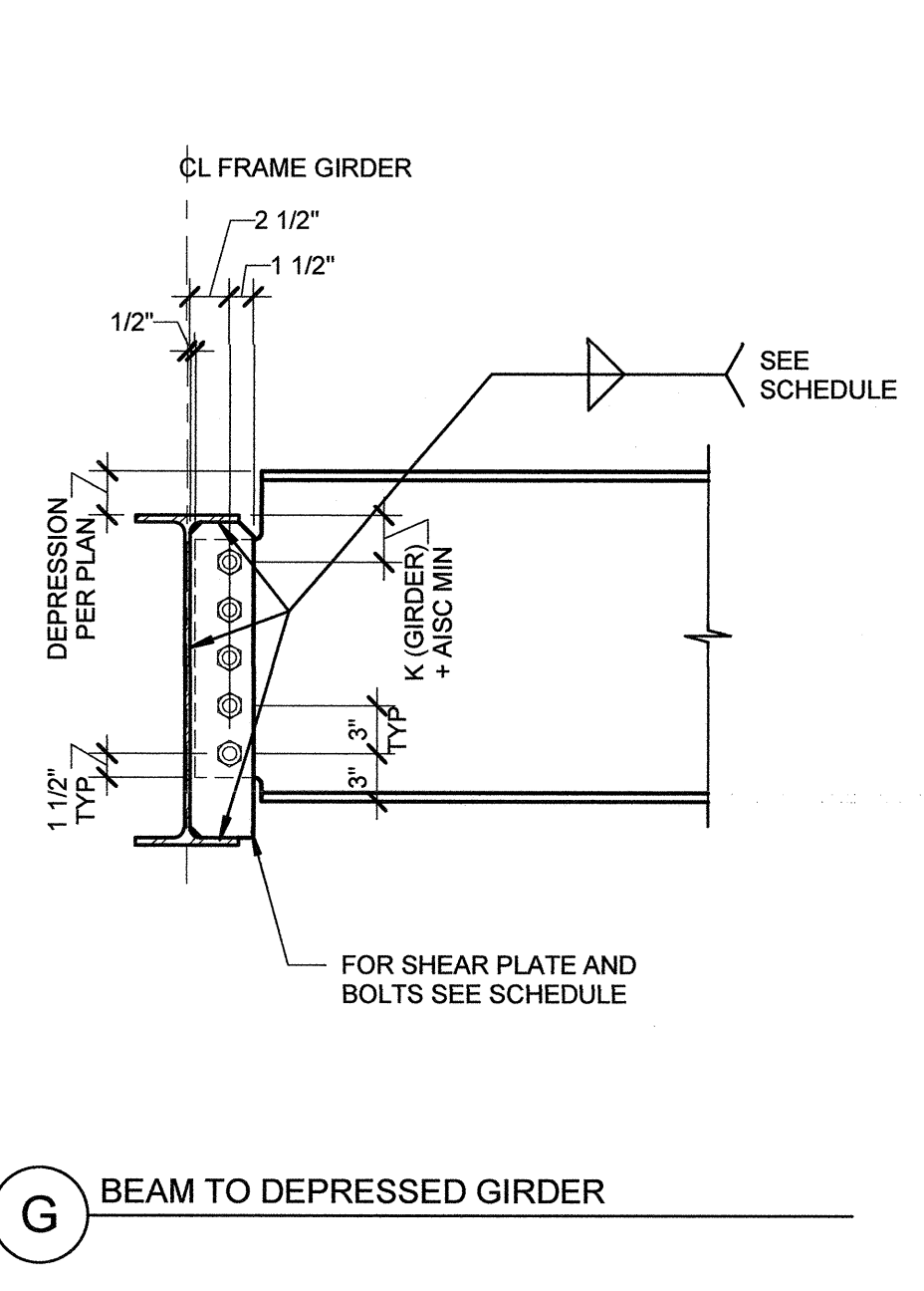


BENT Wx BEAM DETAIL NTS 17

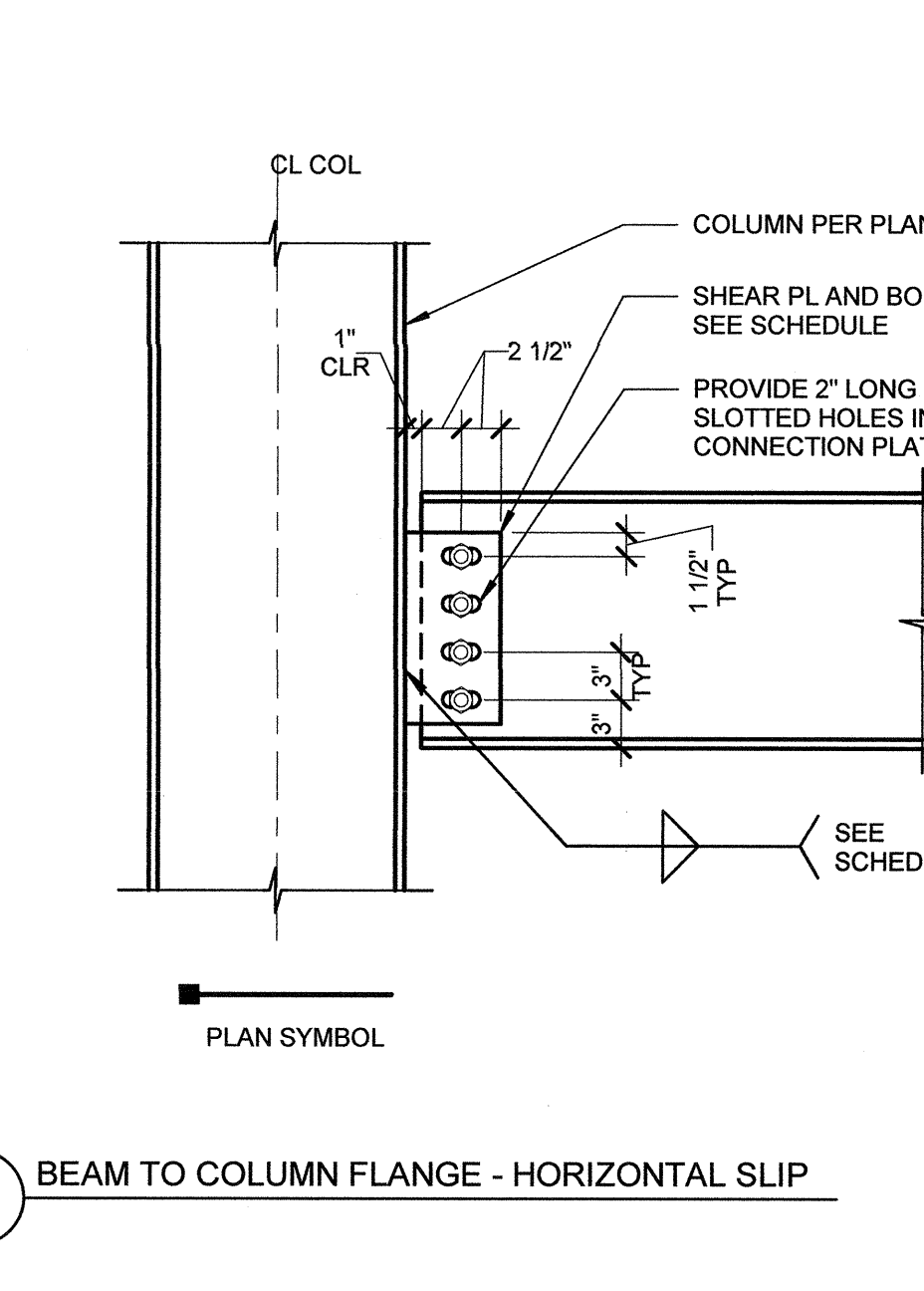
SKewed BEAM CONNECTION SCHEDULE

BEAM SIZE	NO. & SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD FOR 0°10°	WELD FOR 10°30°
W8	(2) 7/8"Ø	5/16"	S	S
W10	(2) 7/8"Ø W/ 4"GA	5/16"	S	S
W12	(3) 7/8"Ø	5/16"	S	S
W14	(3) 7/8"Ø	5/16"	S	S
W16	(4) 7/8"Ø	5/16"	S+1/16"	S+1/8"
W18	(4) 7/8"Ø	5/16"	S	S
W21	(3) 7/8"Ø	5/16"	S	S
W24	(6) 7/8"Ø	3/8"	S	S
W27	(7) 7/8"Ø	3/8"	S	S
W30	(8) 7/8"Ø	7/16"	S	S
W33	(9) 7/8"Ø	1/2"	S	S
W36	(9) 7/8"Ø	1/2"	S+1/8"	45°

SKewed BEAM CONNECTION NTS 13



G BEAM TO DEPRESSED GIRDER



H BEAM TO COLUMN FLANGE - HORIZONTAL SLIP

STANDARD BOLTED CONNECTION SCHEDULE

BEAM SIZE	NO. & SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD SIZE
W8 / C8	(2) 7/8"Ø	1/4"	1/4"
W10 / C10	(2) 7/8"Ø	1/4"	1/4"
W12 / C12	(3) 7/8"Ø	1/4"	1/4"
W14	(3) 7/8"Ø	1/4"	1/4"
W16	(4) 7/8"Ø	3/8"	1/4"
W18	(4) 7/8"Ø	3/8"	1/4"
W21	(5) 7/8"Ø	3/8"	3/8"
W24	(6) 7/8"Ø	3/8"	5/16"
W27	(7) 7/8"Ø	3/8"	5/16"
W30	(8) 7/8"Ø	1/2"	3/8"
W33	(9) 7/8"Ø	1/2"	3/8"
W36	(9) 7/8"Ø	1/2"	3/8"

- ALL BOLTS TO BE ASTM A325-N IN A SNUG-TIGHTENED JOINT. UNO.
- CONNECTION PLATES TO HAVE AISC STANDARD ROUND OR HORIZONTAL SHORT-SLOTTED HOLES. UNO.
- ALL CONNECTION PLATE MATERIAL TO BE A36. UNO.
- SHOWN ON PLANS INDICATES NUMBER OF BOLTS REQUIRED. IF NOT SHOWN THEN USE THE NUMBER OF BOLTS SHOWN IN THE TABLE ABOVE.

STANDARD BOLTED STEEL CONNECTIONS - Wx COLUMNS & BEAMS NTS 1

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629

BWP BURNHAM|WARD
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PROFESSIONAL SEAL
 STATE OF CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER
 No. 1123121
 Exp. 12/31/21

No.	DATE	ISSUE
11-26-2020	30% CD	
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06-01-2021	COUNTY SUBMITTAL	

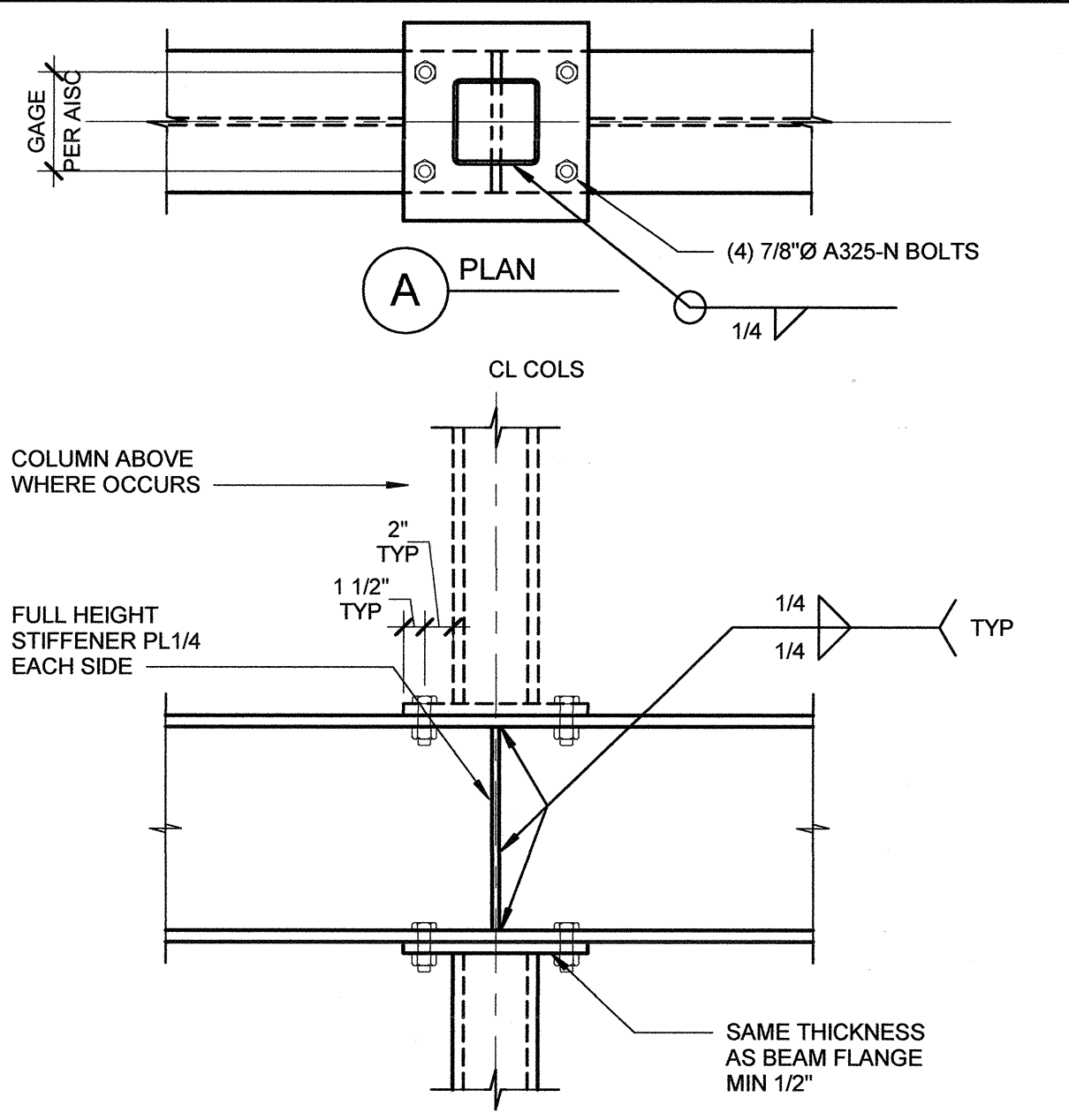
PROJECT NO: 1900799
 DATE: OCTOBER 8, 2020

TYPICAL STEEL DETAILS

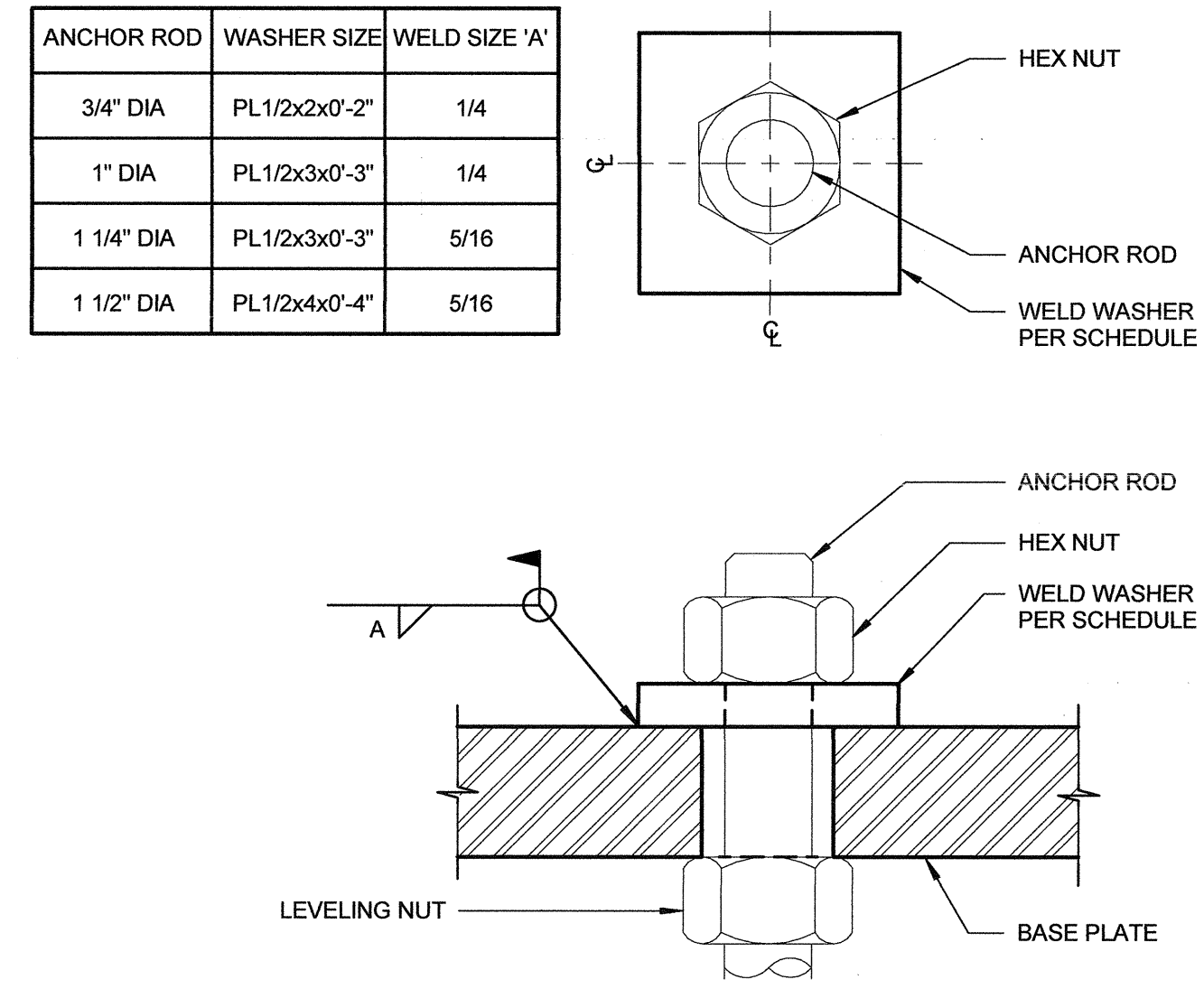
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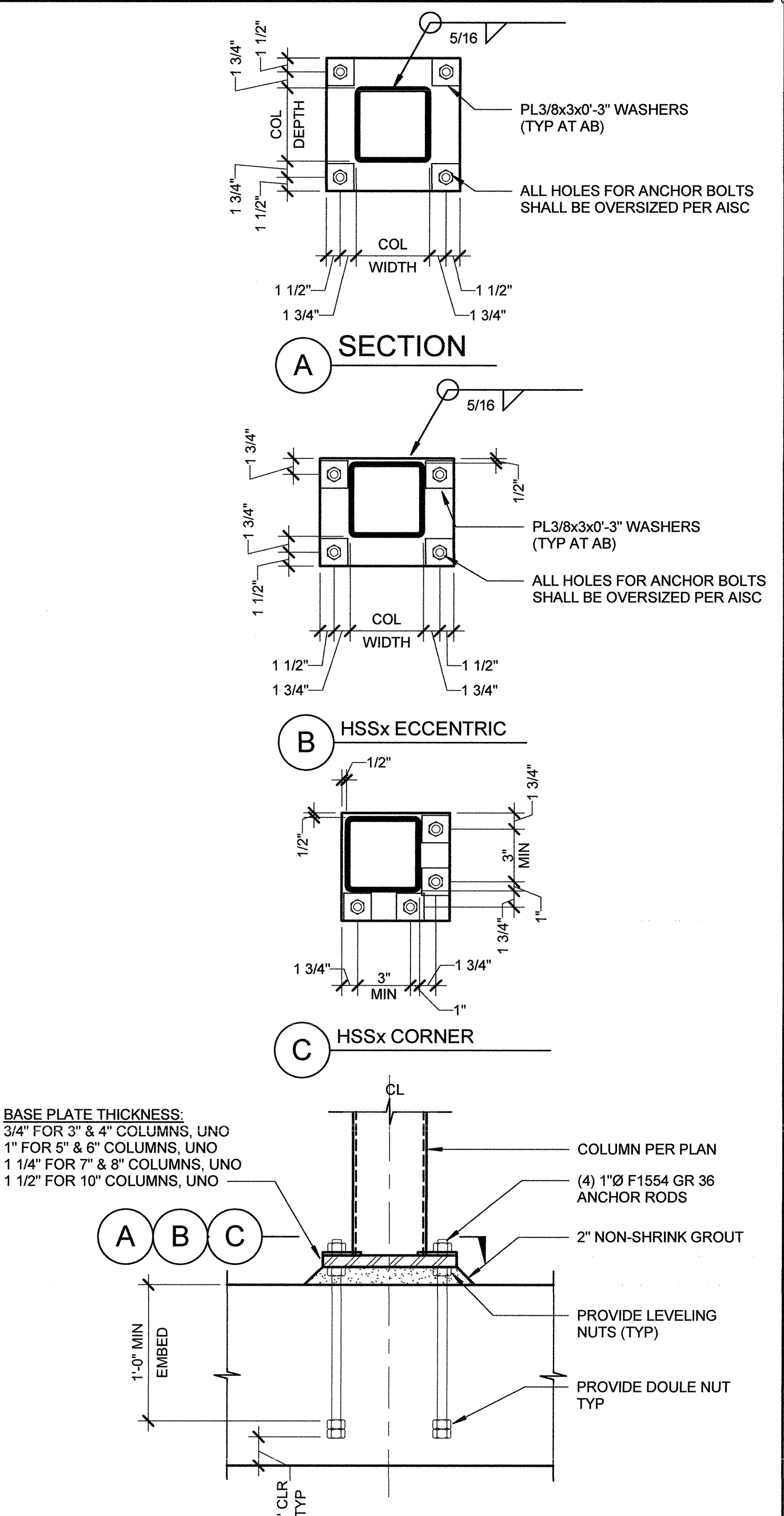
BM 360 / Dana Point Harbor Revitalization / 1900789 / DPH Building / 10-Structural



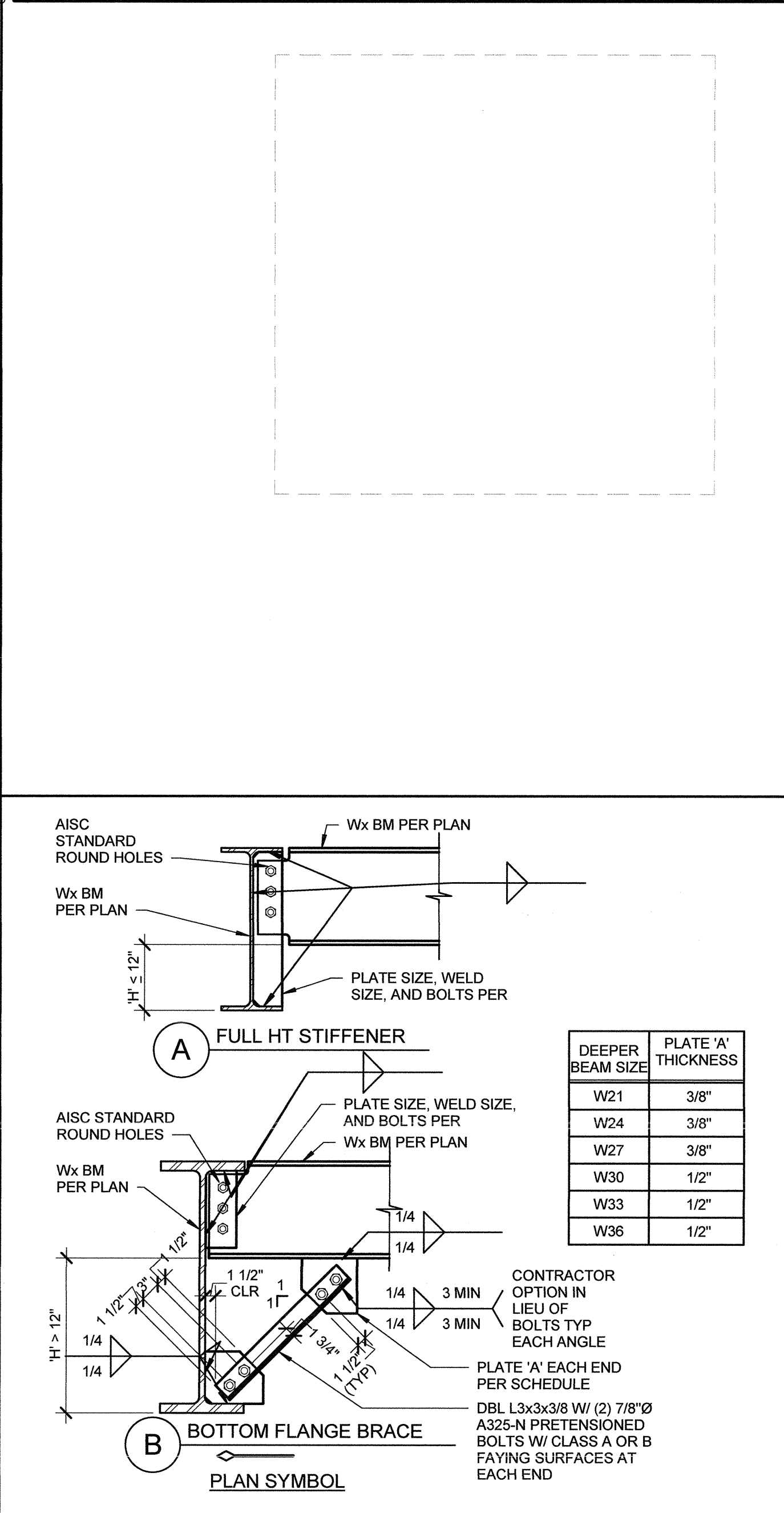
COLUMN ABOVE AND BELOW BEAM NTS **12**



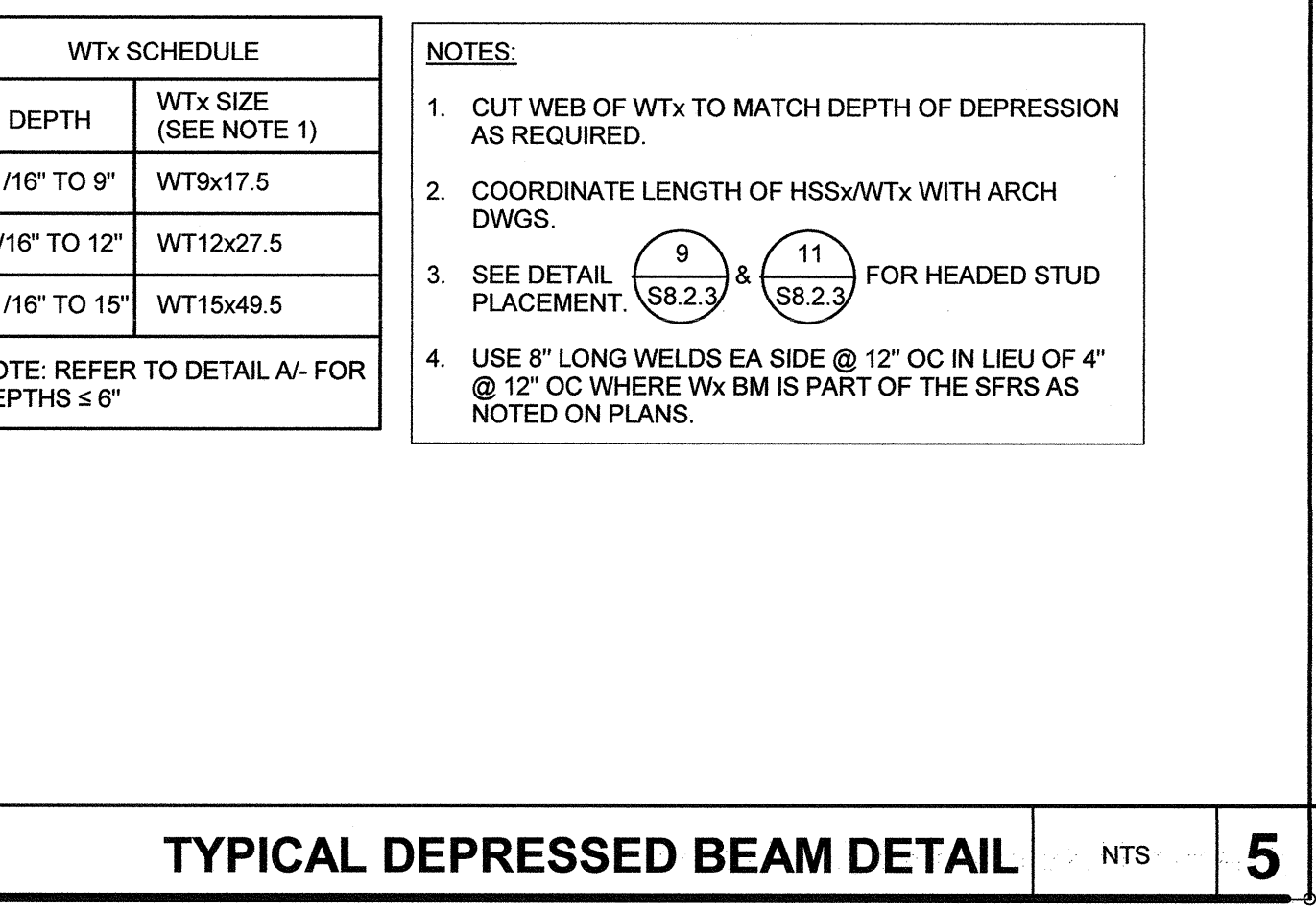
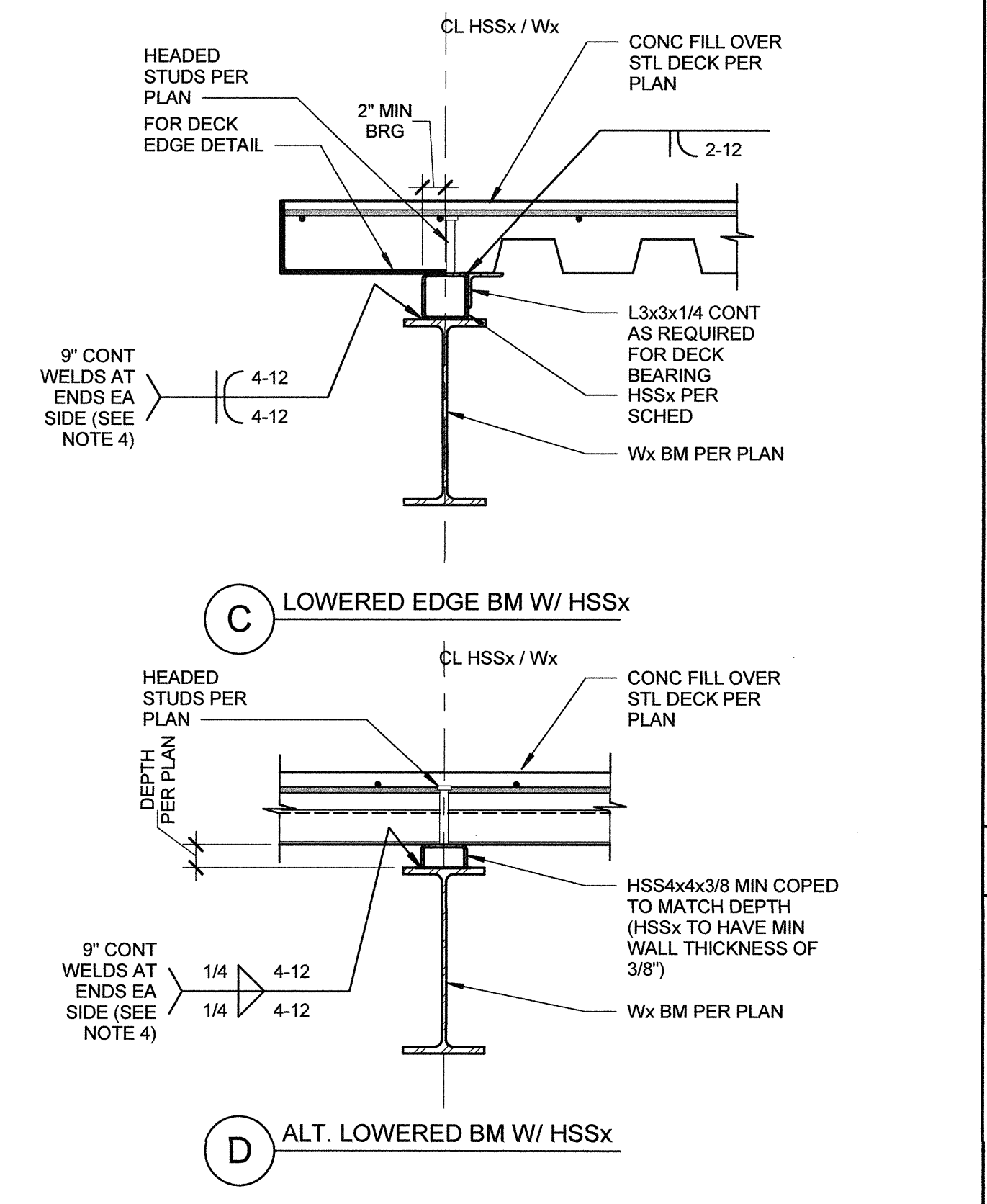
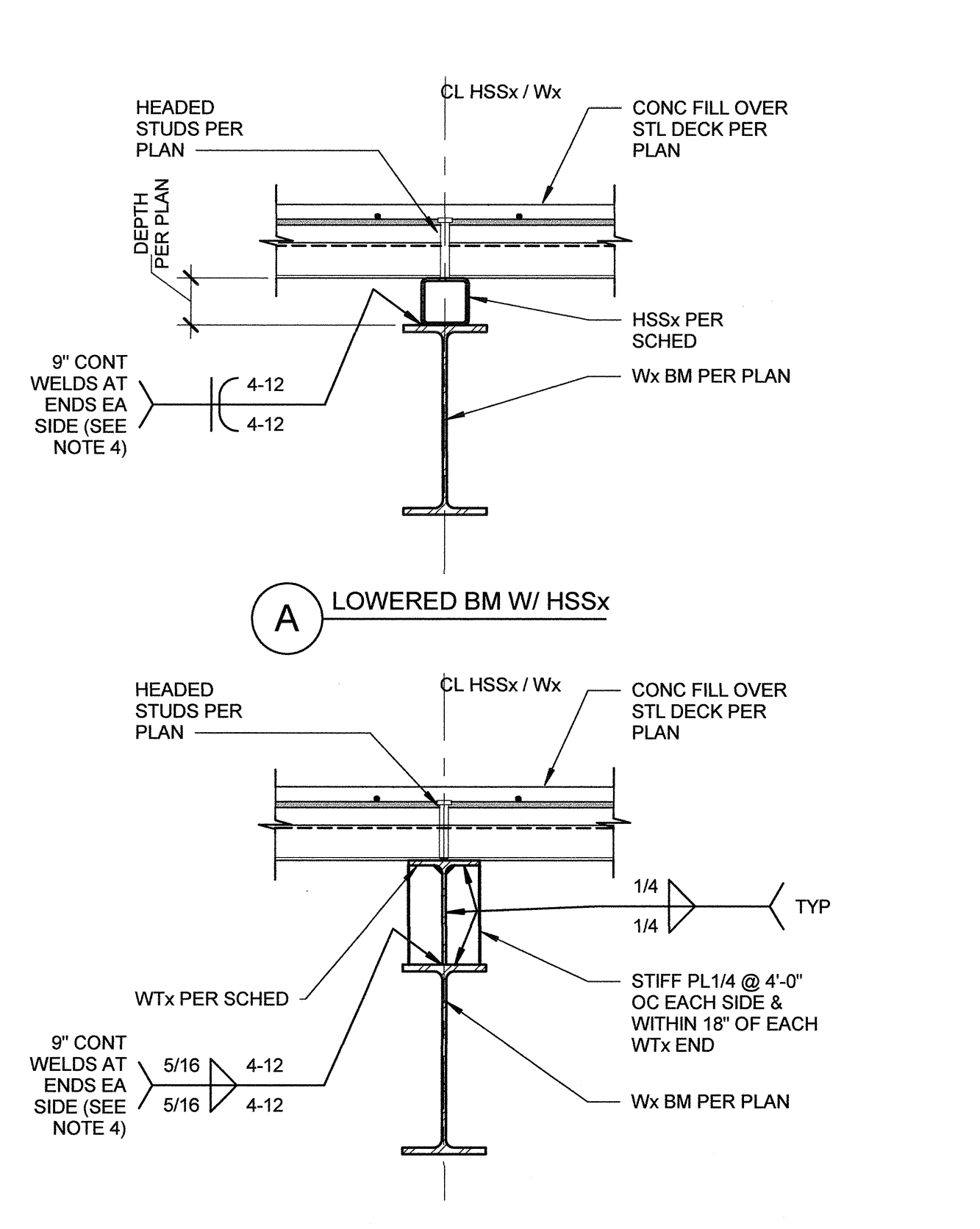
TYPICAL WELD WASHERS NTS **11**



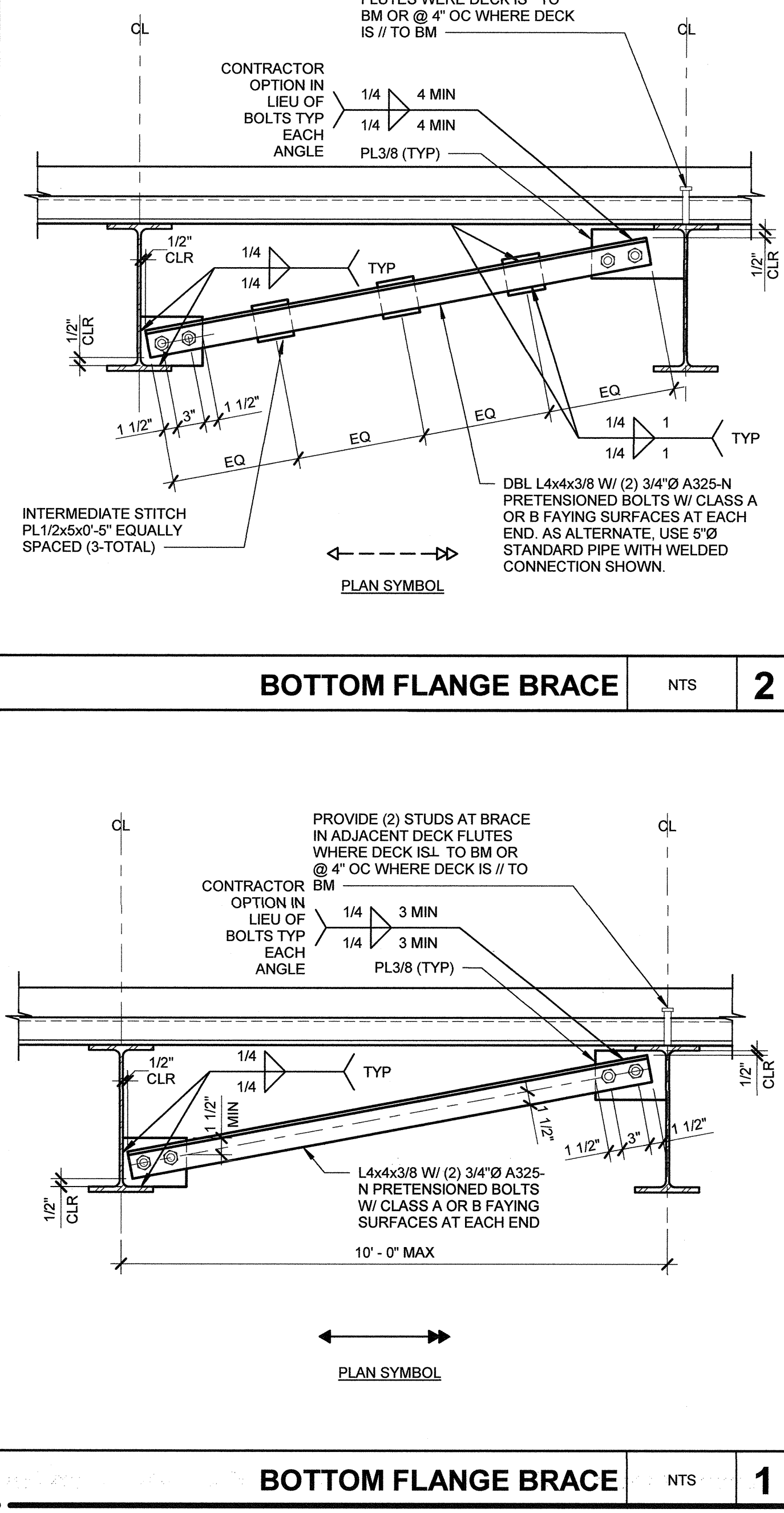
NON-FRAME HSSx COLUMN BASEPLATE NTS **7**



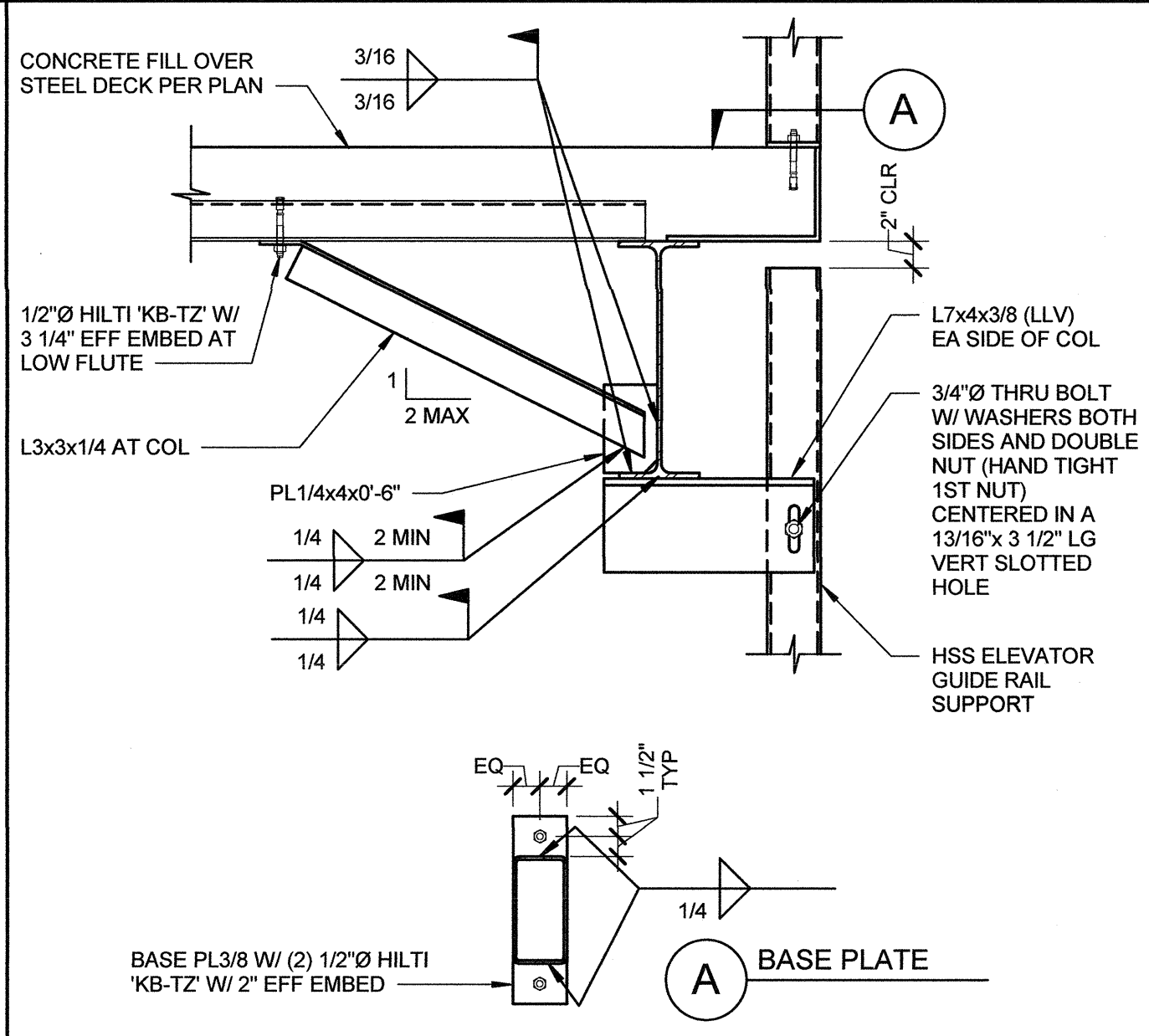
BOTTOM FLANGE BRACE NTS **3**



TYPICAL DEPRESSED BEAM DETAIL NTS **5**



BOTTOM FLANGE BRACE NTS **1**



ELEVATOR GUIDE RAIL SUPPORT 1" = 1'-0" **13**

HSSx SCHEDULE		WTx SCHEDULE	
DEPTH	MIN HSSx SIZE (SEE NOTE 3)	DEPTH	WTx SIZE (SEE NOTE 1)
2"	HSS4x2x3/8	6 1/16" TO 9"	WT9x17.5
2 1/2"	SEE DETAIL D1-	9 1/16" TO 12"	WT12x27.5
3"	HSS4x3x3/8	12 1/16" TO 15"	WT15x49.5
4"	HSS4x4x3/8	NOTE: REFER TO DETAIL A1- FOR DEPTHS ≤ 6"	
5"	HSS5x4x3/8		
6"	HSS6x4x3/8		

NOTE: REFER TO DETAIL D1- FOR ALTERNATE FOR DEPTHS OF 3" OR LESS.

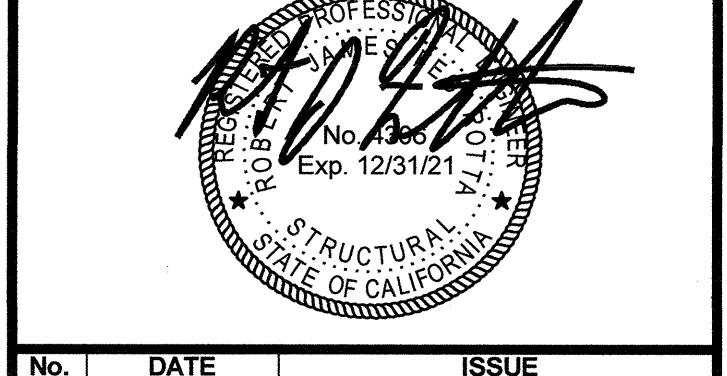
NOTES:

- CUT WEB OF WTx TO MATCH DEPTH OF DEPRESSION AS REQUIRED.
- COORDINATE LENGTH OF HSSx/WTx WITH ARCH DWGS.
- SEE DETAIL PLACEMENT $\frac{9}{8} \times \frac{11}{8}$ FOR HEADED STUD
- USE 8" LONG WELDS EA SIDE @ 12" OC IN LIEU OF 4" @ 12" OC WHERE Wx BM IS PART OF THE SFRS AS NOTED ON PLANS.

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
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	02-19-2021	50% CD
	06-01-2021	COUNTY SUBMITTAL

PROJECT NO: 1900789
 DATE: OCTOBER 6, 2020
TYPICAL STEEL DETAILS

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DANA POINT HARBOR - BLDG 10

BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
11-26-2020	30% CD	
02-19-2021	50% CD	
08-01-2021	COUNTY SUBMITTAL	

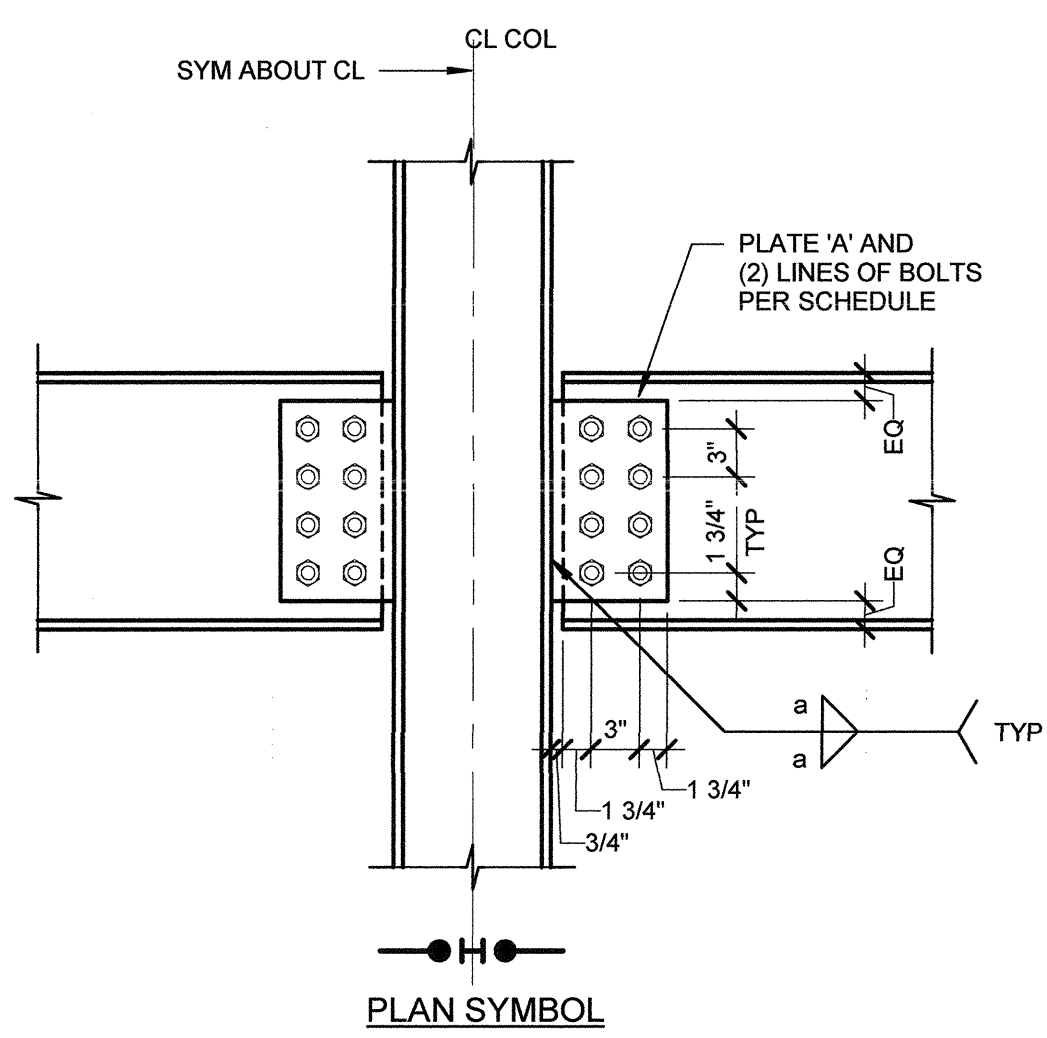
PROJECT NO.	DATE	ISSUE
1900799	OCTOBER 8, 2020	

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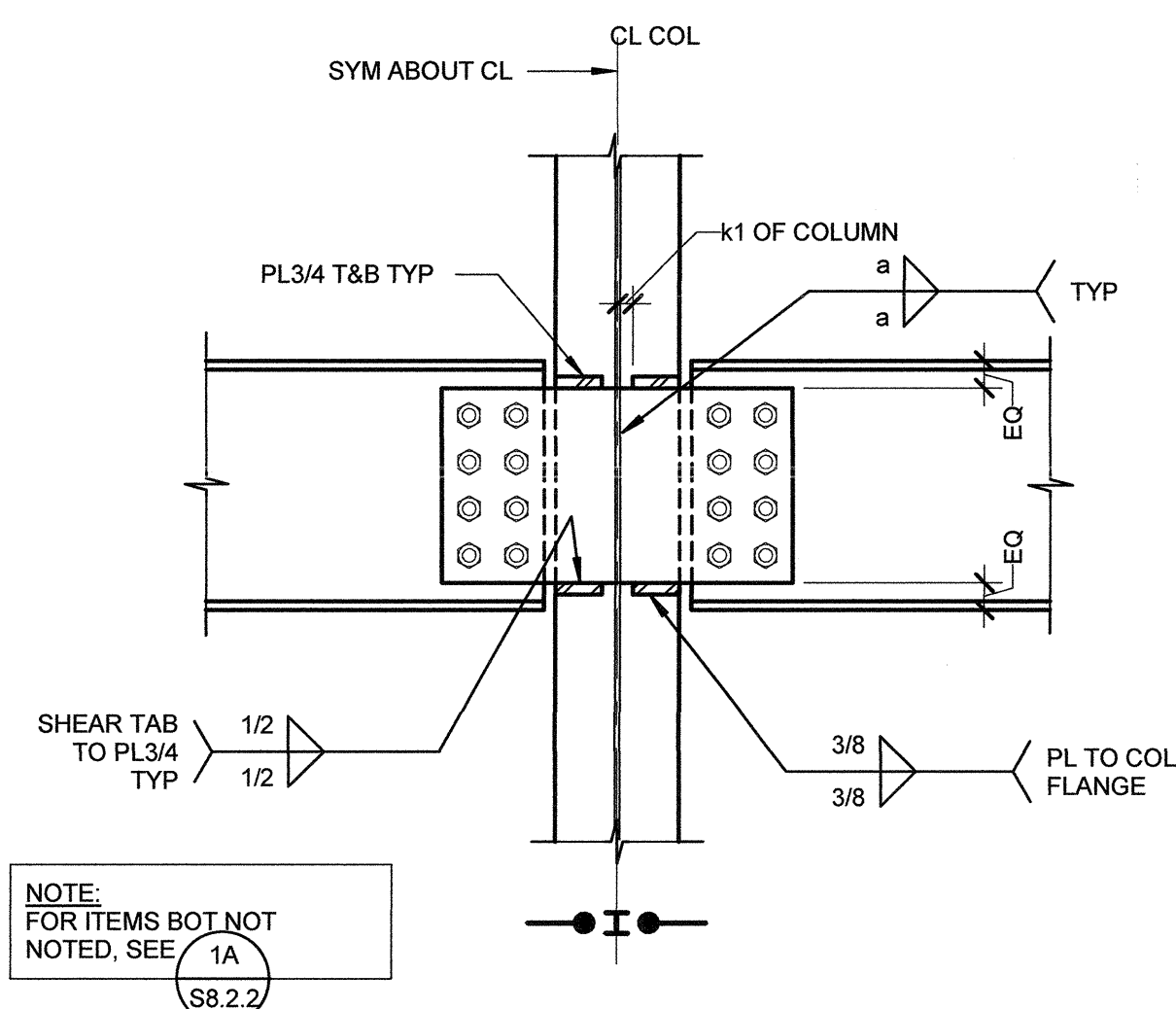
PROJECT NO. 1900799
DATE OCTOBER 8, 2020

TYPICAL STEEL DRAG DETAILS

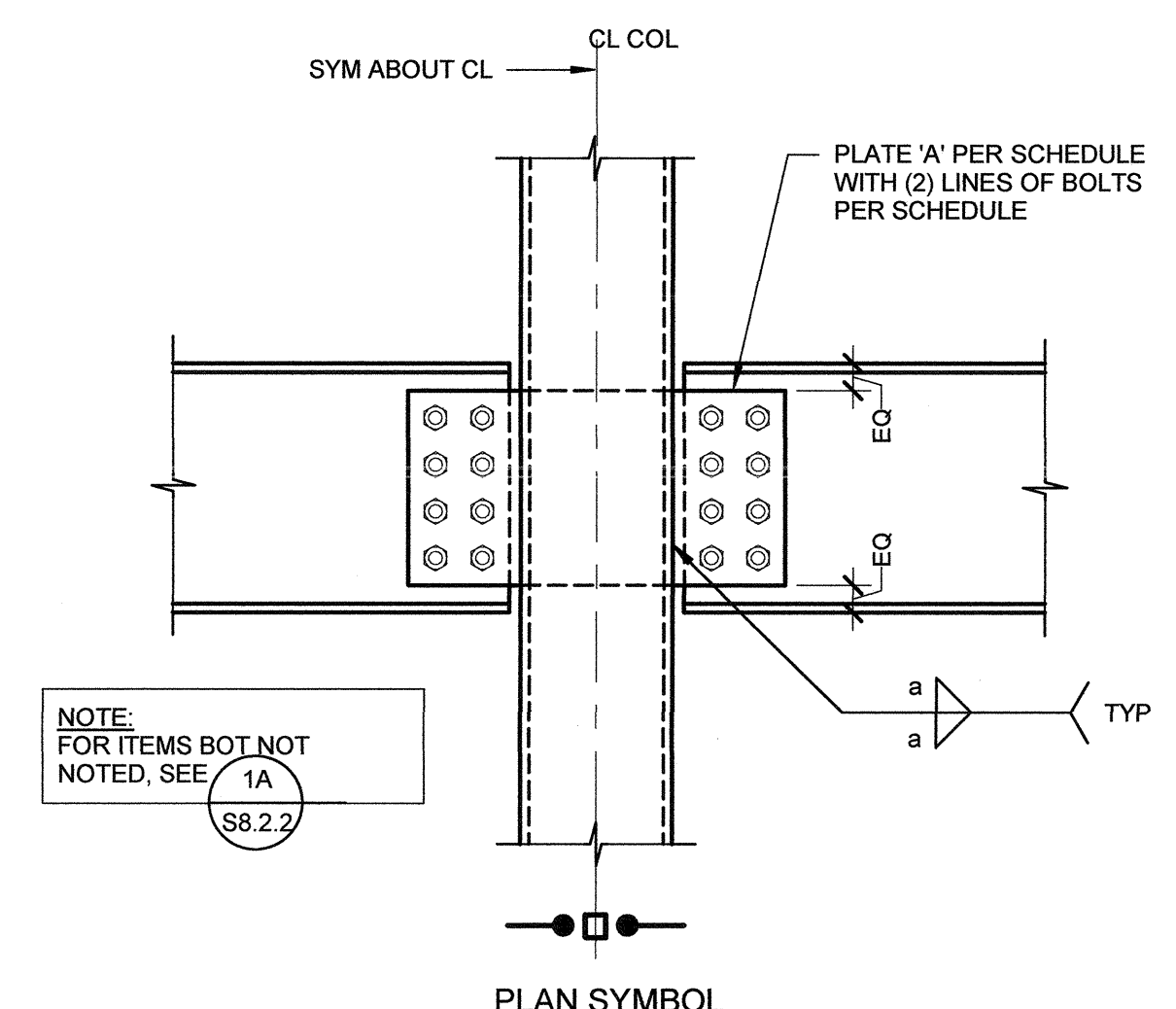
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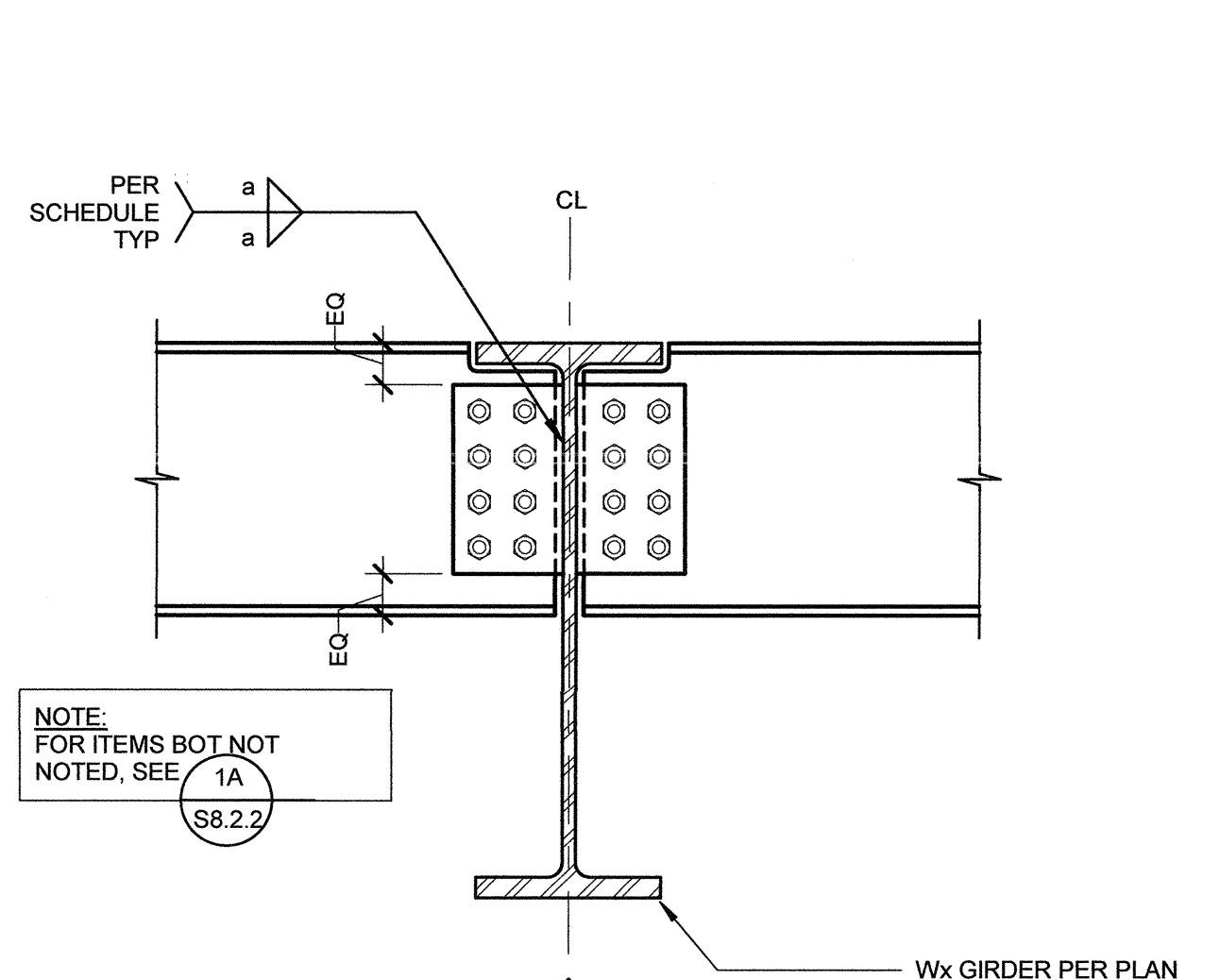
A BOLTED DRAG BEAM TO Wx COLUMN FLANGE



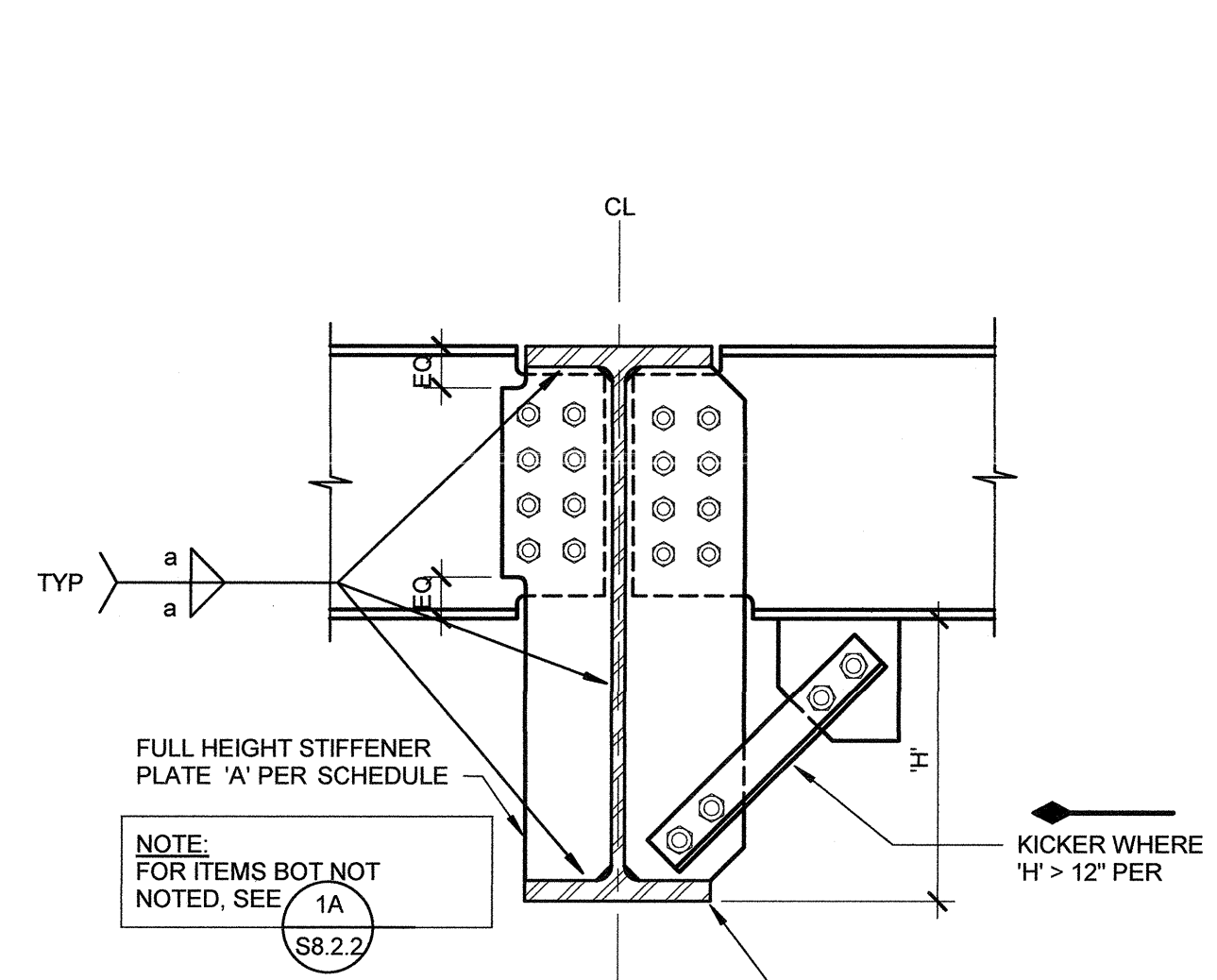
B BOLTED DRAG BEAM TO Wx COLUMN WEB



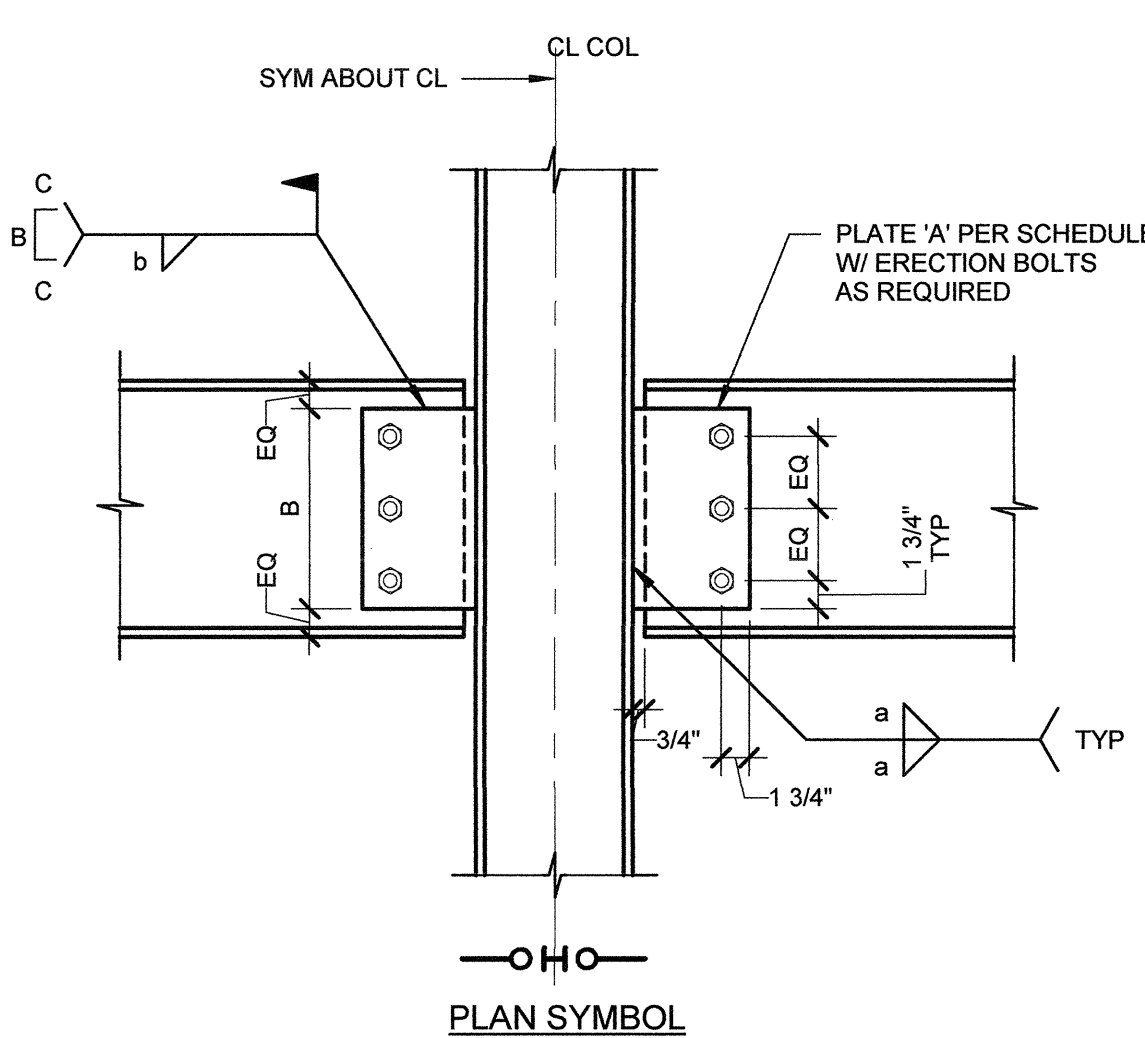
C BOLTED DRAG BEAM TO HSS COLUMN



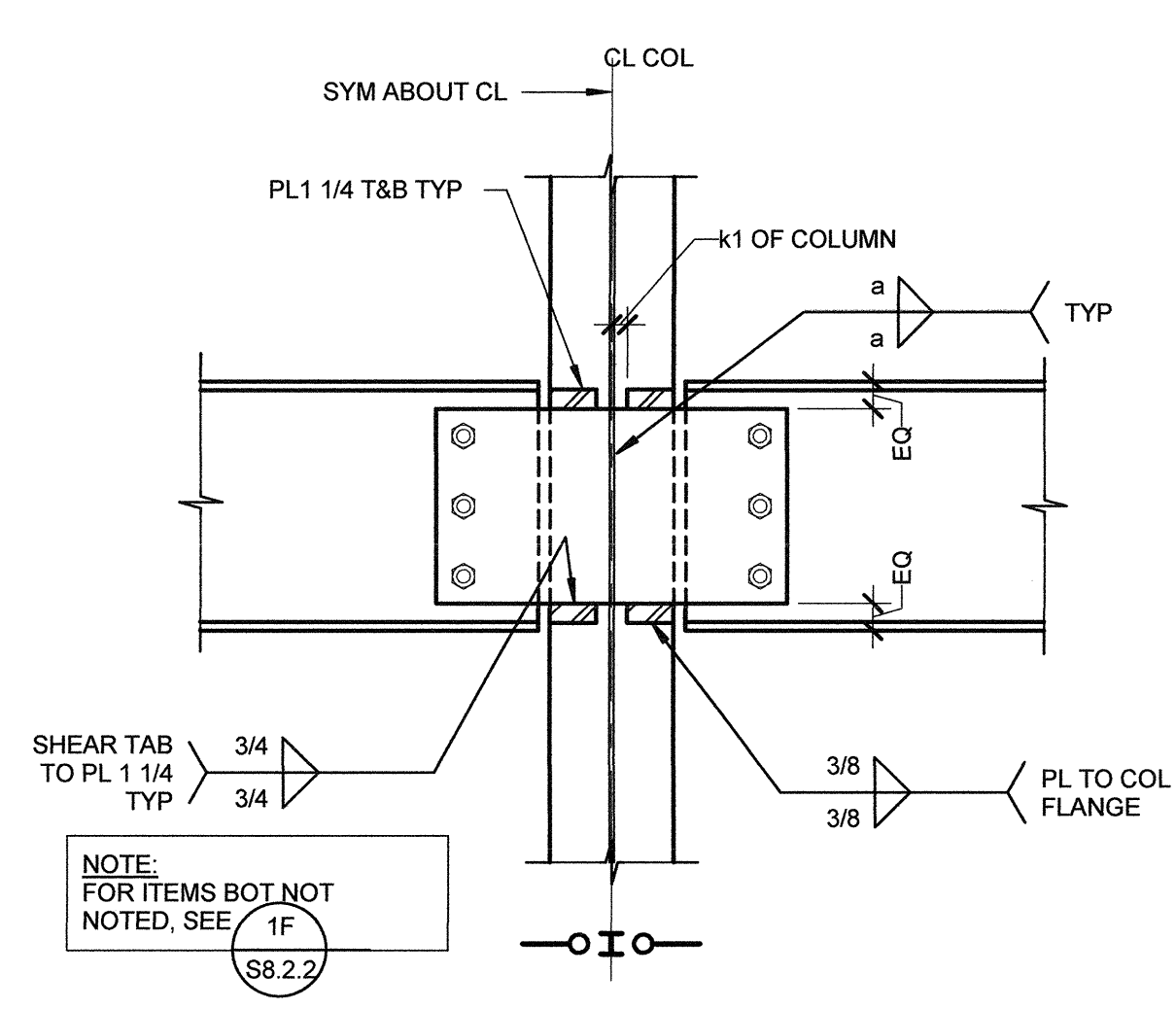
D BOLTED DRAG BEAM TO Wx BEAM



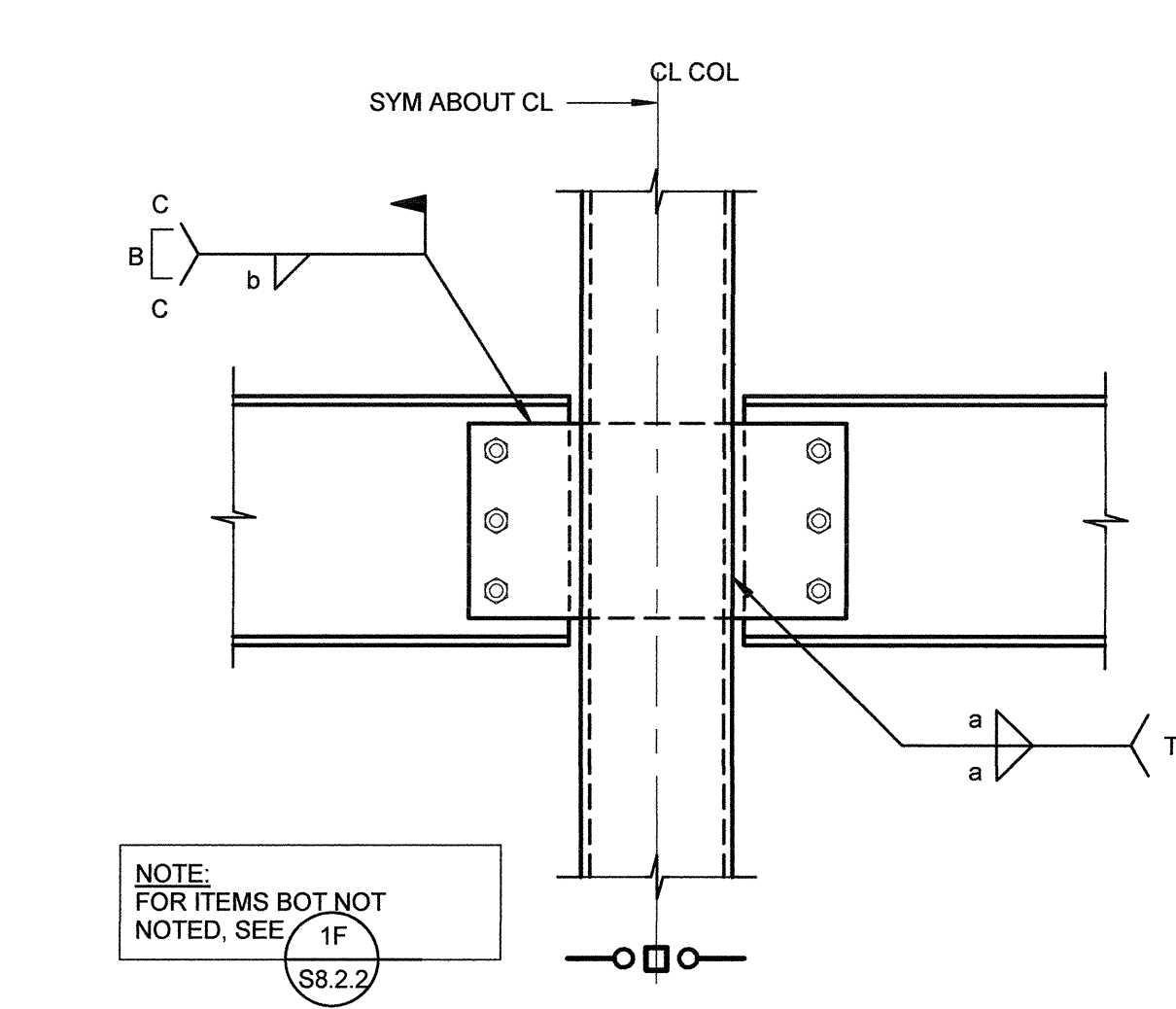
E BEAM TO BEAM W/ BOTTOM FLANGE BRACED



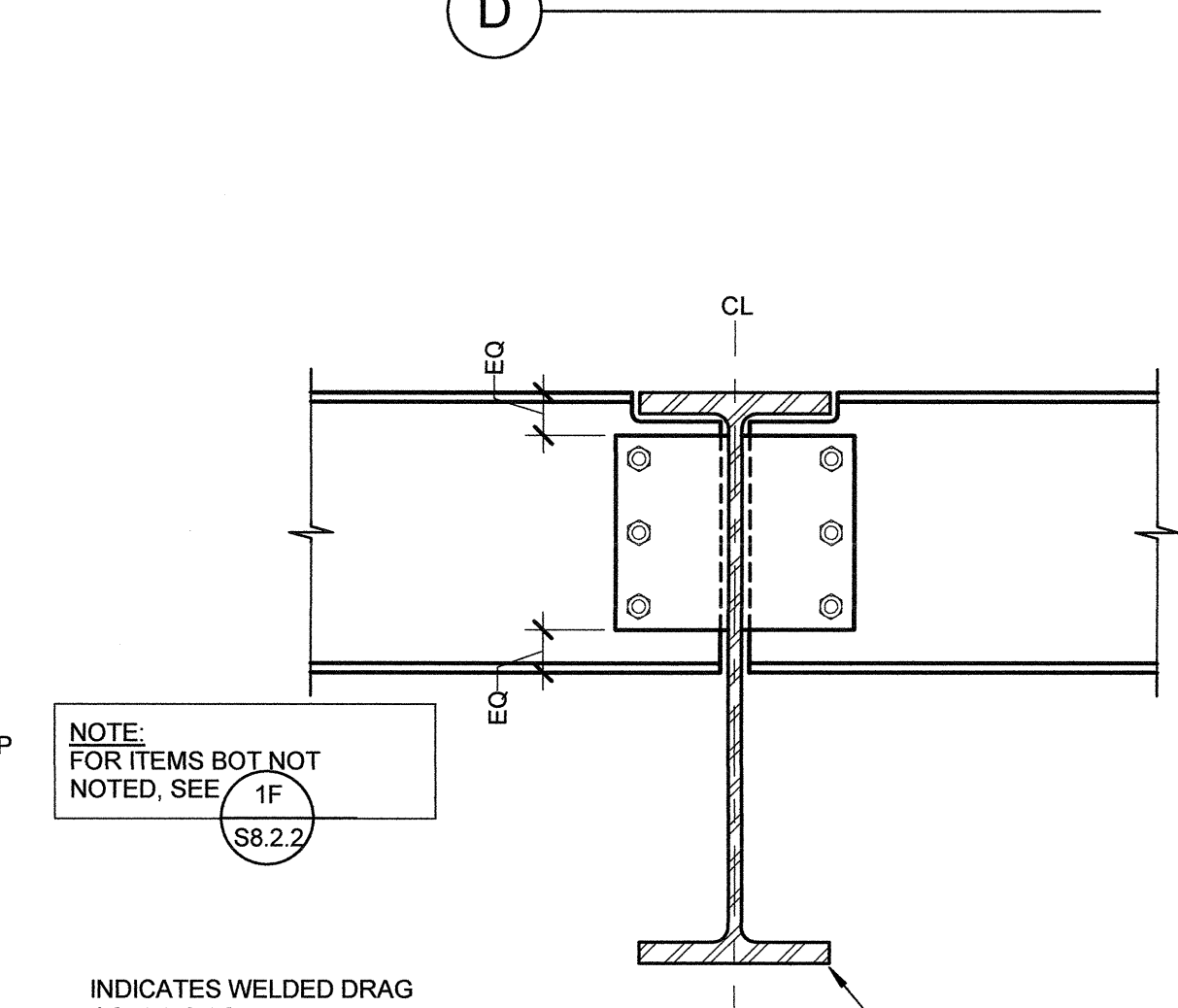
F WELDED DRAG BEAM TO Wx COLUMN FLANGE



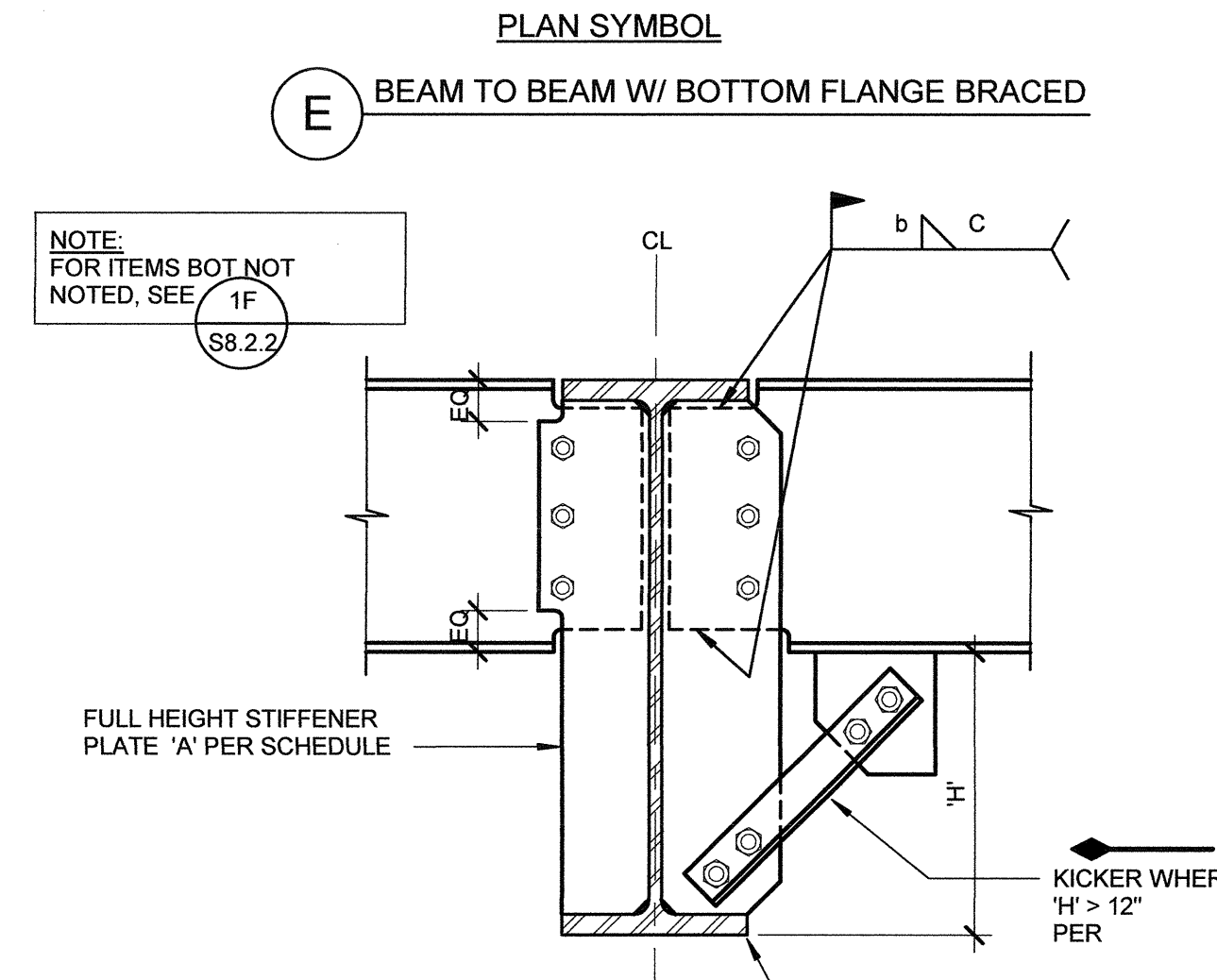
G WELDED DRAG BEAM TO Wx COLUMN WEB



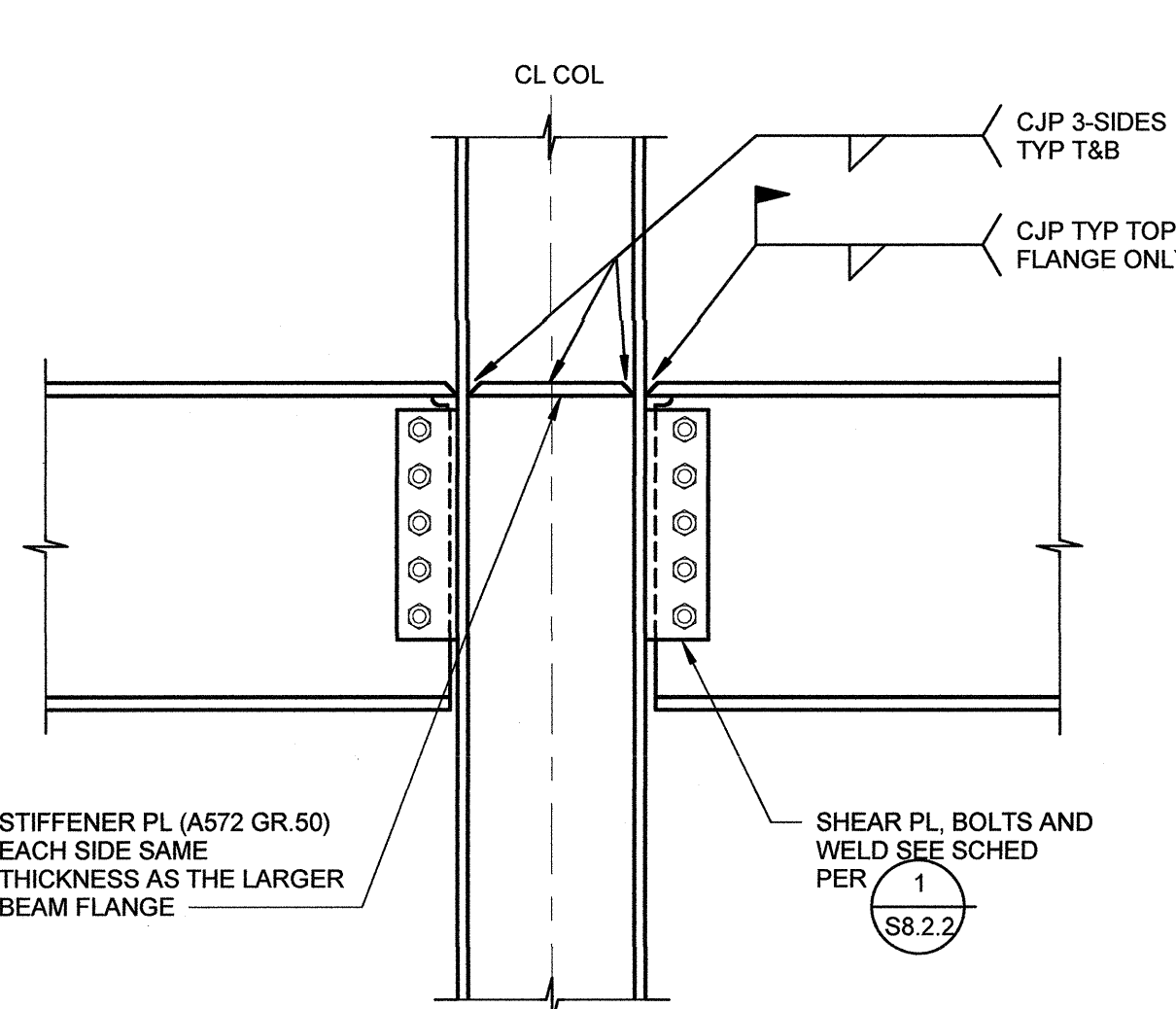
H WELDED DRAG BEAM TO HSS COLUMN



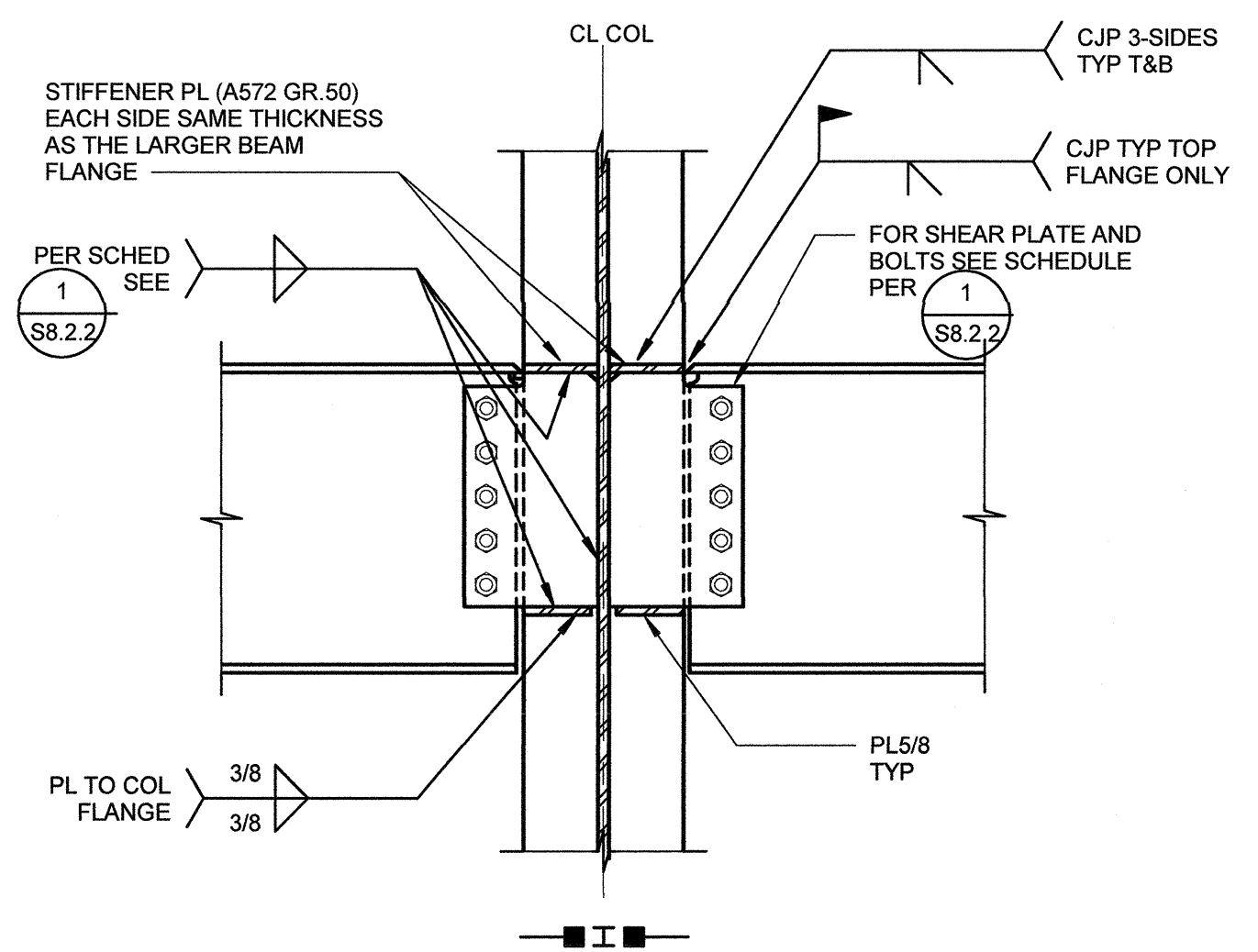
J WELDED DRAG BEAM TO Wx BEAM WEB



K WELDED DRAG BEAM TO Wx BEAM WITH BOTTOM FLANGE BRACED



L CONNECTION AT COLUMN FLANGE

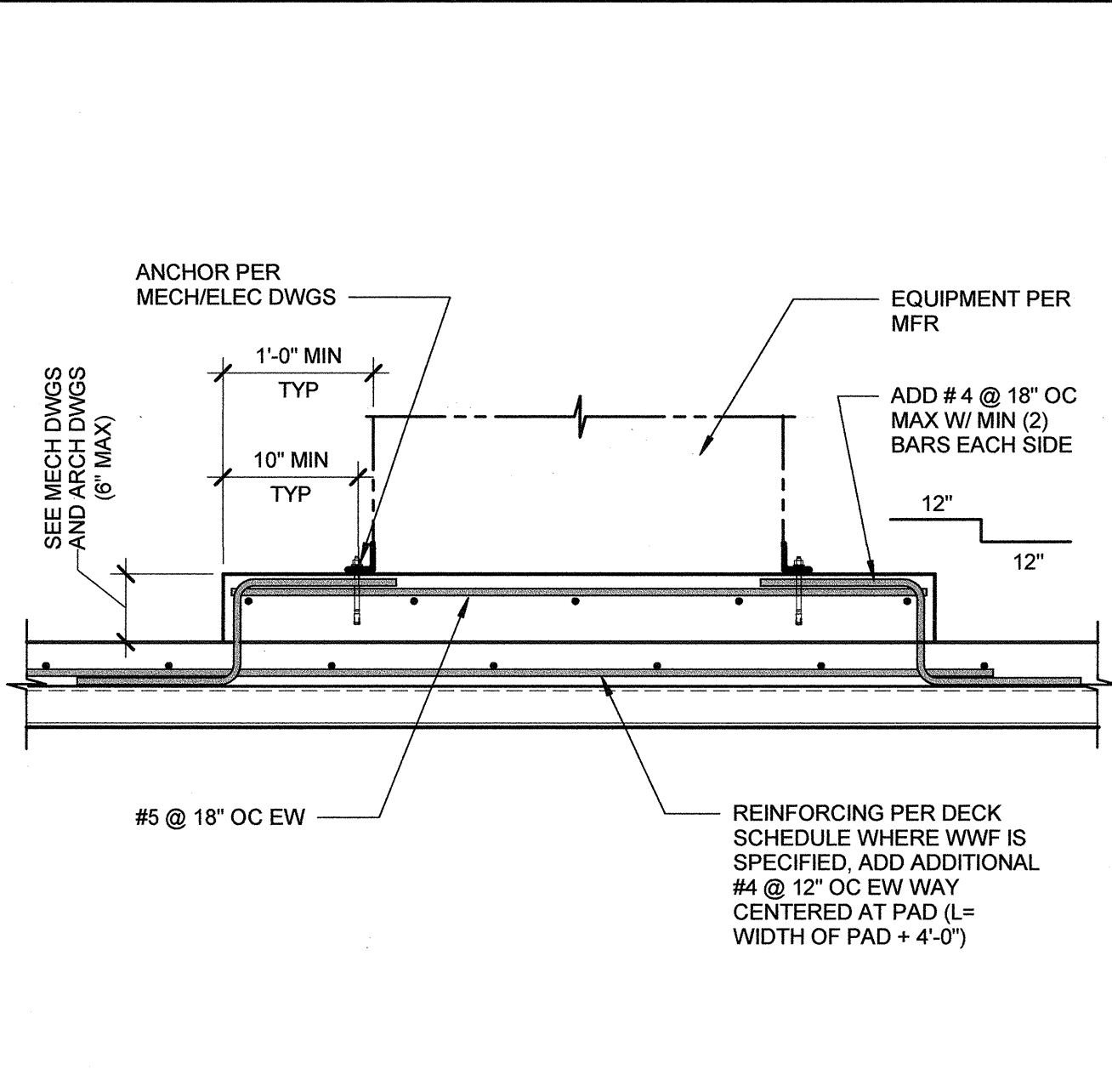


M CONNECTION AT COLUMN WEB

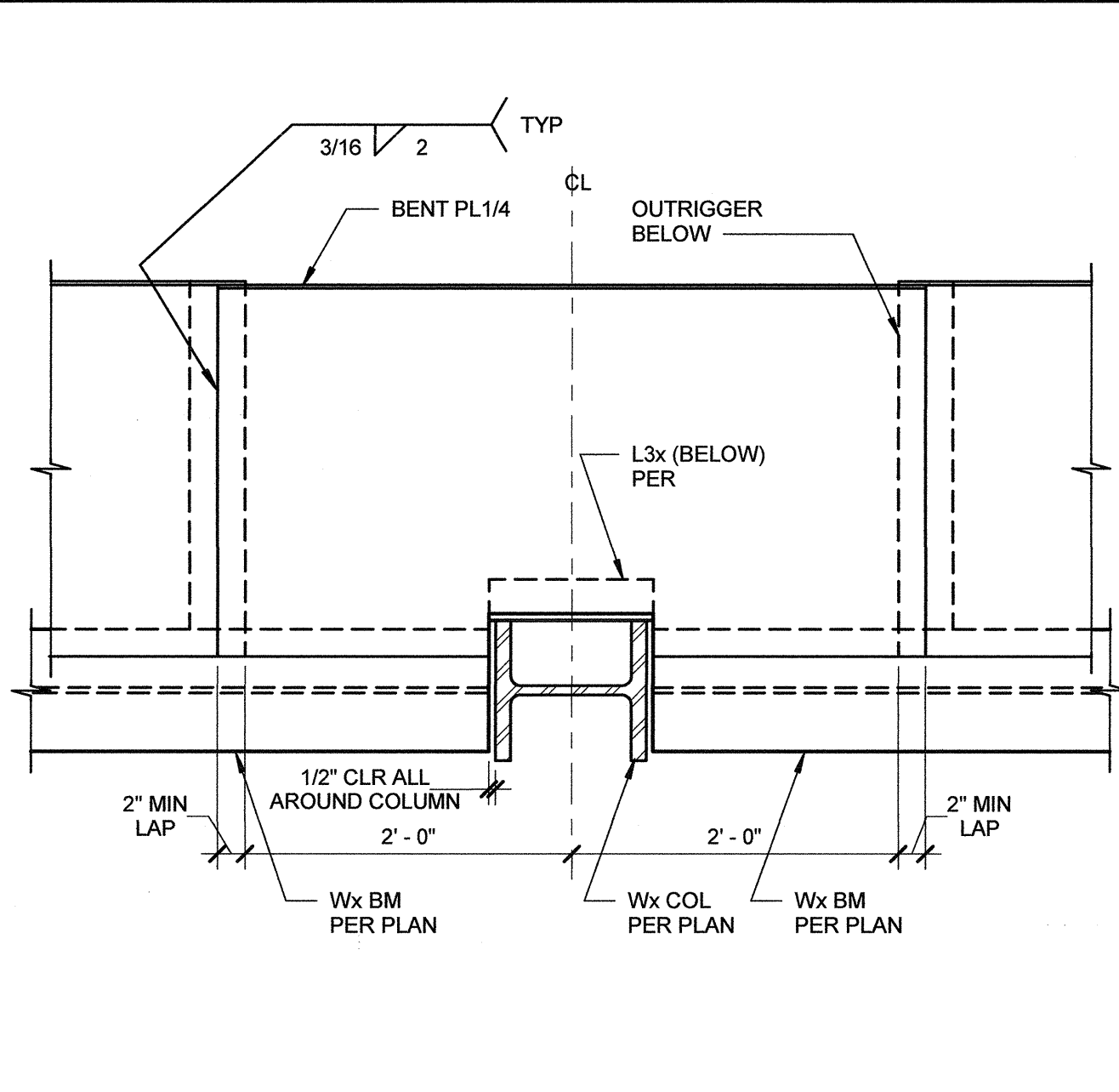
BOLTED DRAG CONNECTION SCHEDULE			
BEAM SIZE	NO OF BOLTS PER LINE	PLATE 'A' THICKNESS	WELD 'a' SIZE
W14	(3)	1/2"	3/8"
W16	(4)	5/8"	3/8"
W18	(4)	5/8"	3/8"
W21	(5)	5/8"	3/8"
W24	(6)	5/8"	1/2"
W27	(7)	3/4"	1/2"
W30	(8)	3/4"	1/2"
W33	(9)	3/4"	1/2"
W36	(9)	3/4"	1/2"
W40	(11)	3/4"	1/2"

WELDED DRAG CONNECTION SCHEDULE					
BEAM SIZE	PLATE 'A' THICKNESS	DIMENSION 'b'	DIMENSION 'c'	WELD 'a' SIZE	WELD 'b' SIZE
W14	1/2"	9 1/2"	4"	3/8"	3/8"
W16	5/8"	12"	4"	3/8"	3/8"
W18	5/8"	12"	4"	3/8"	3/8"
W21	5/8"	15"	6"	3/8"	3/8"
W24	5/8"	18"	6"	1/2"	1/2"
W27	3/4"	21"	6"	1/2"	1/2"
W30	3/4"	24"	8"	1/2"	1/2"
W33	3/4"	27"	8"	1/2"	1/2"
W36	3/4"	28"	8"	1/2"	1/2"
W40	3/4"	31"	8"	1/2"	1/2"

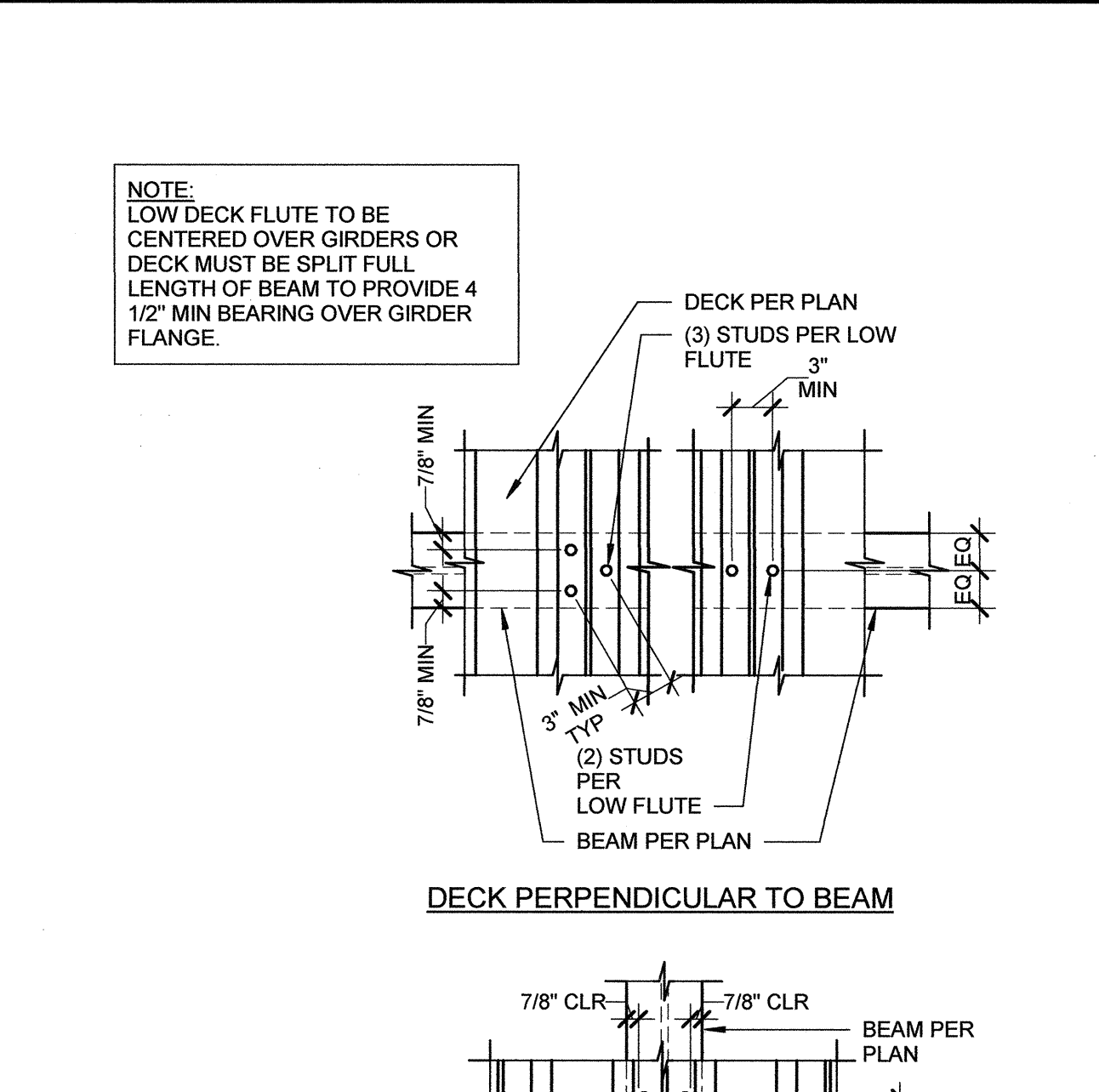
- NOTES:**
- ALL BOLTS ON THIS SCHEDULE TO BE 7/8"Ø A325-N IN A SLIP CRITICAL JOINT, UNLESS NOTED OTHERWISE
 - ALL CONNECTION PLATE MATERIAL TO BE A572 GR.50.



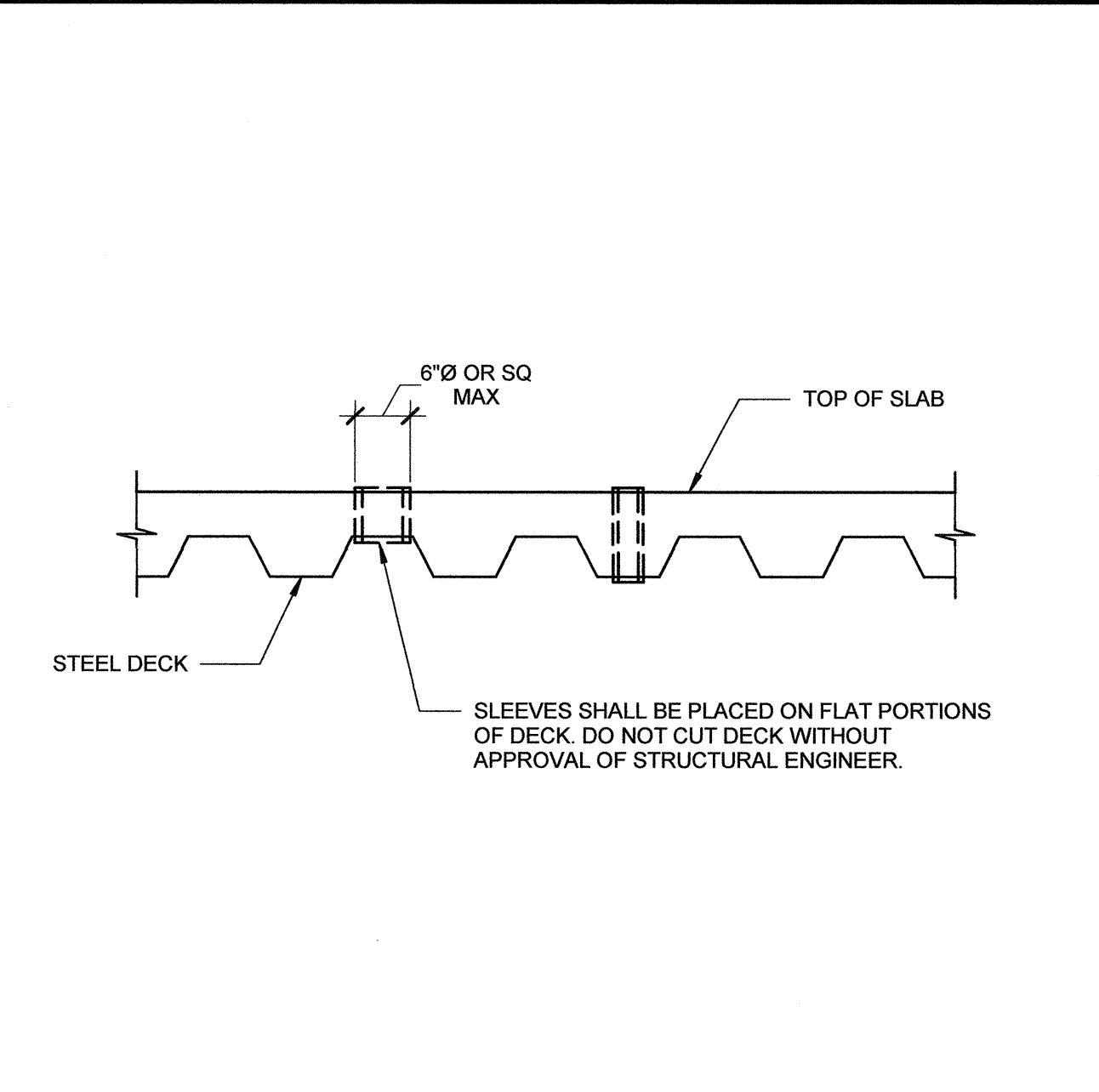
MECHANICAL PAD ON SLAB NTS **20**



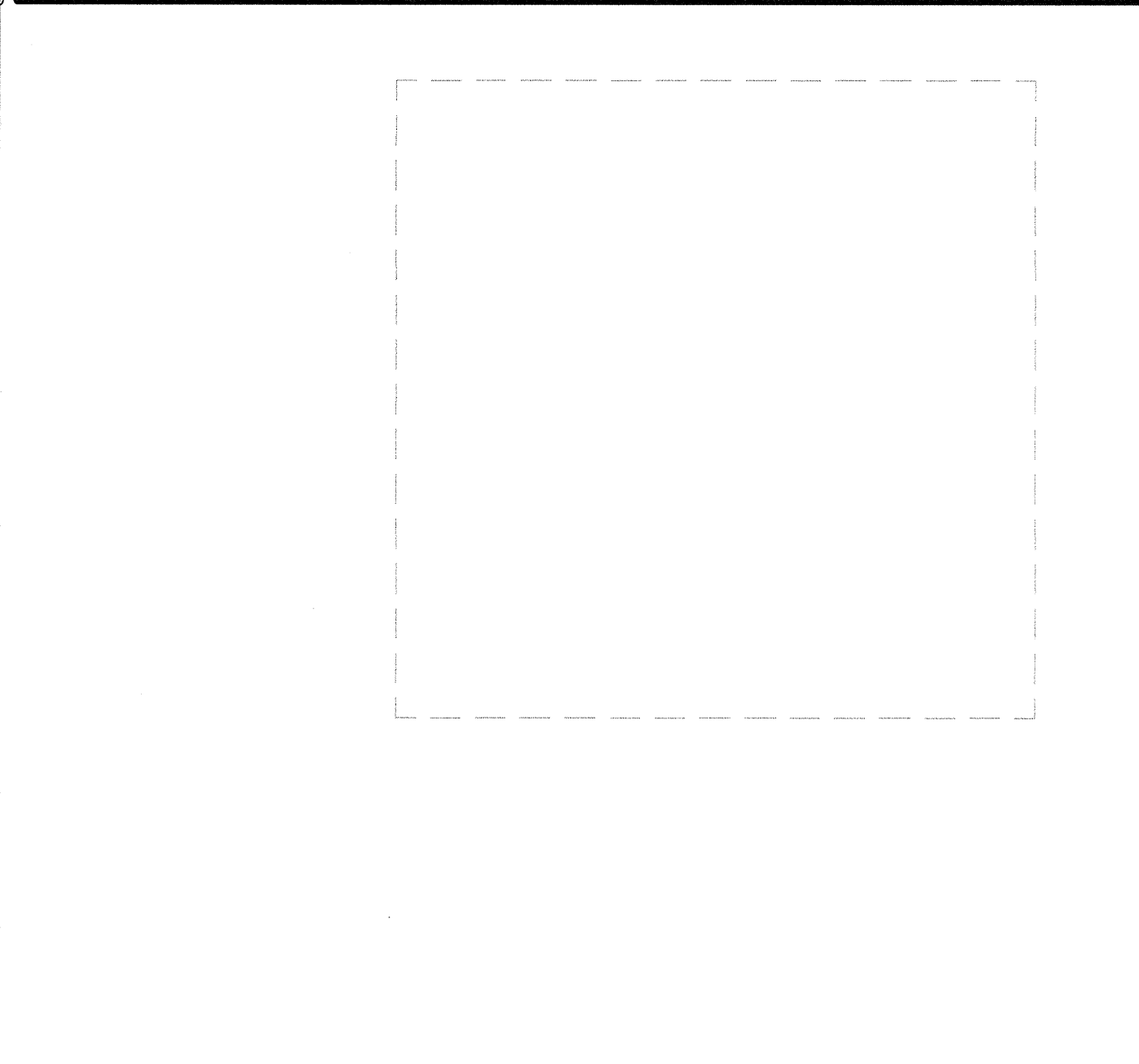
CLOSURE PLATE AT COLUMN NTS **16**



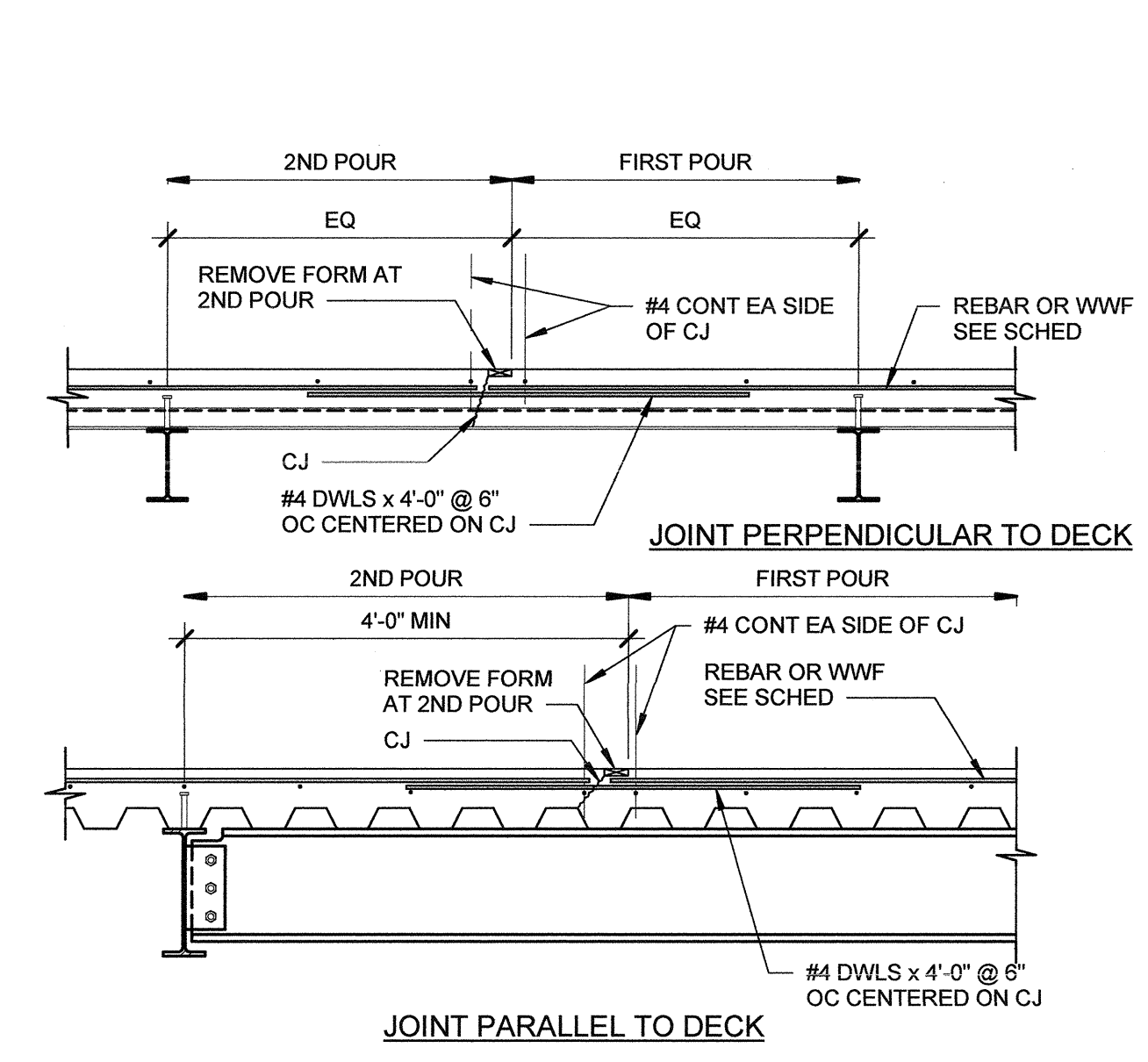
DECK PERPENDICULAR TO BEAM



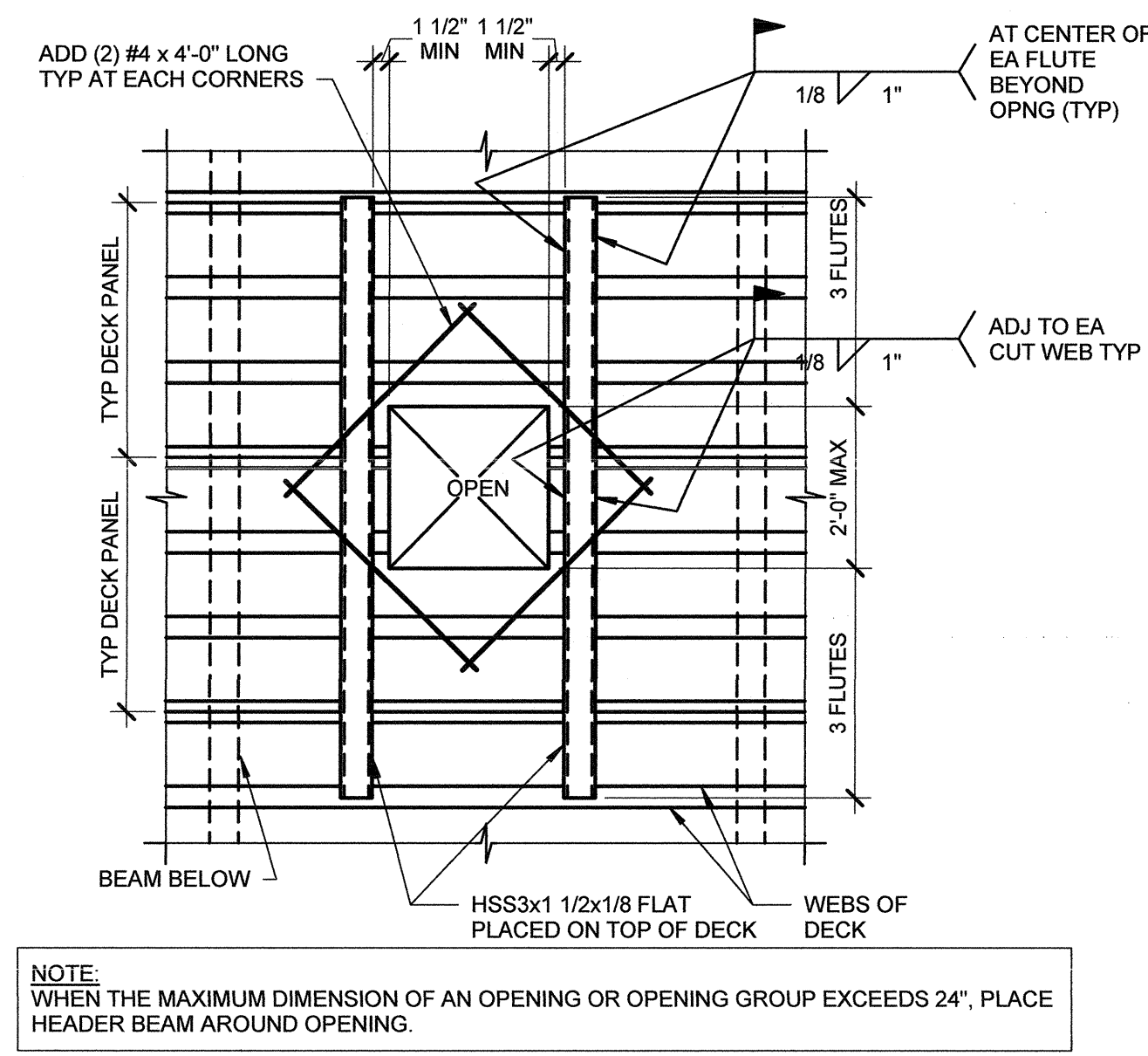
TYPICAL UNSTIFFENED DECK SLEEVE NTS **8**



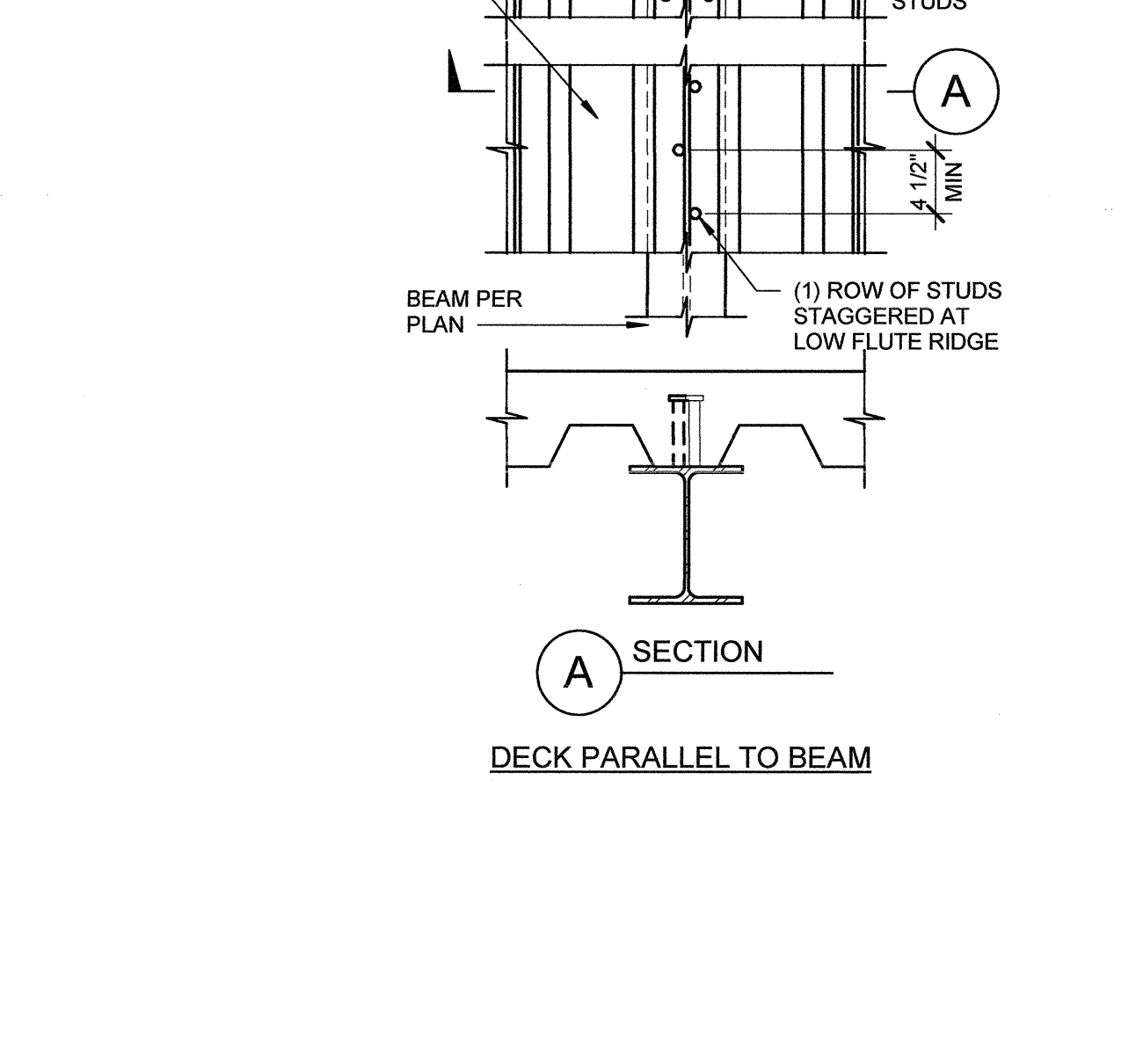
STEEL DECK SUPPORT AT COLUMN NTS **3**



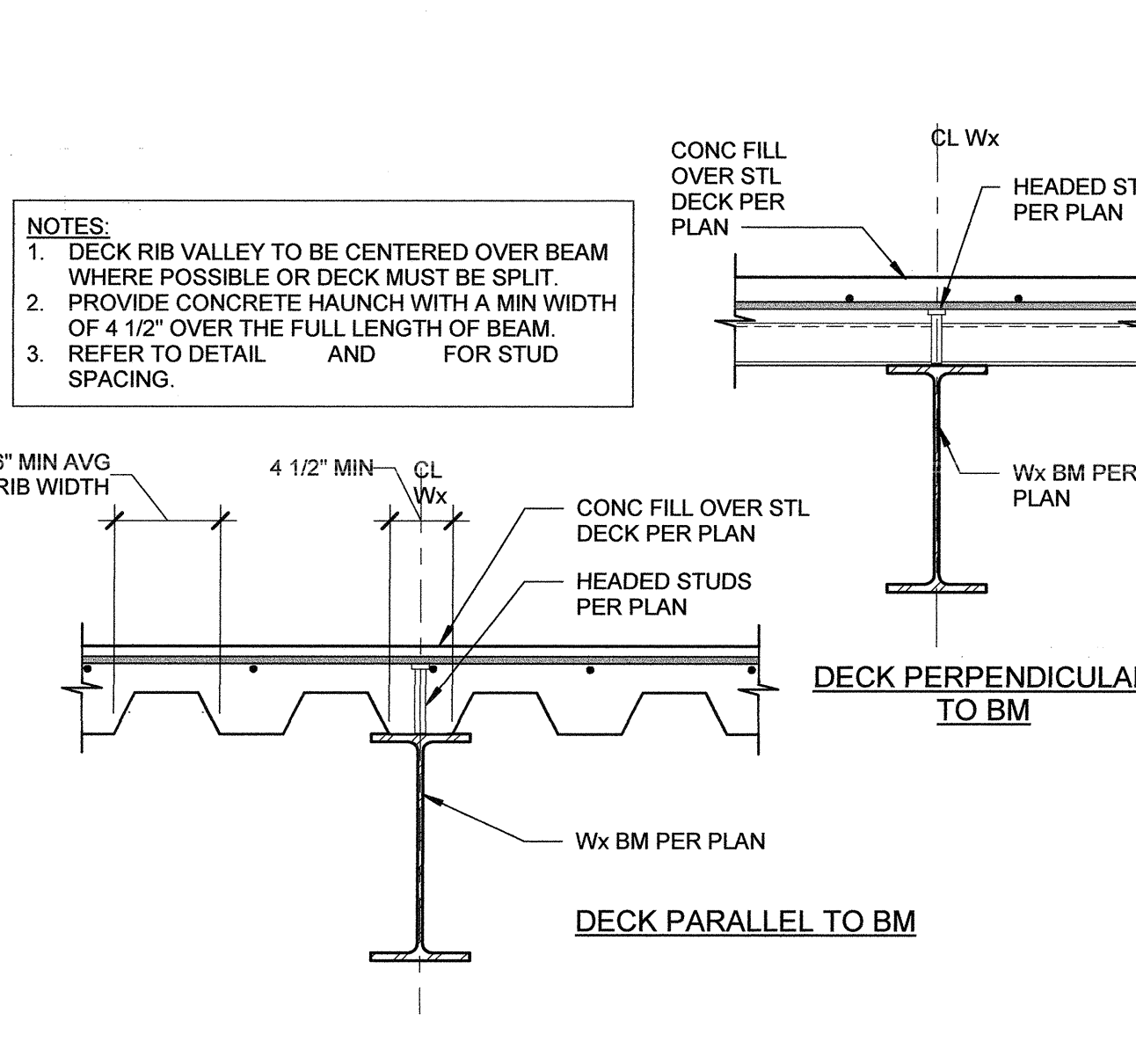
CONSTRUCTION JOINT FOR SLAB NTS **19**



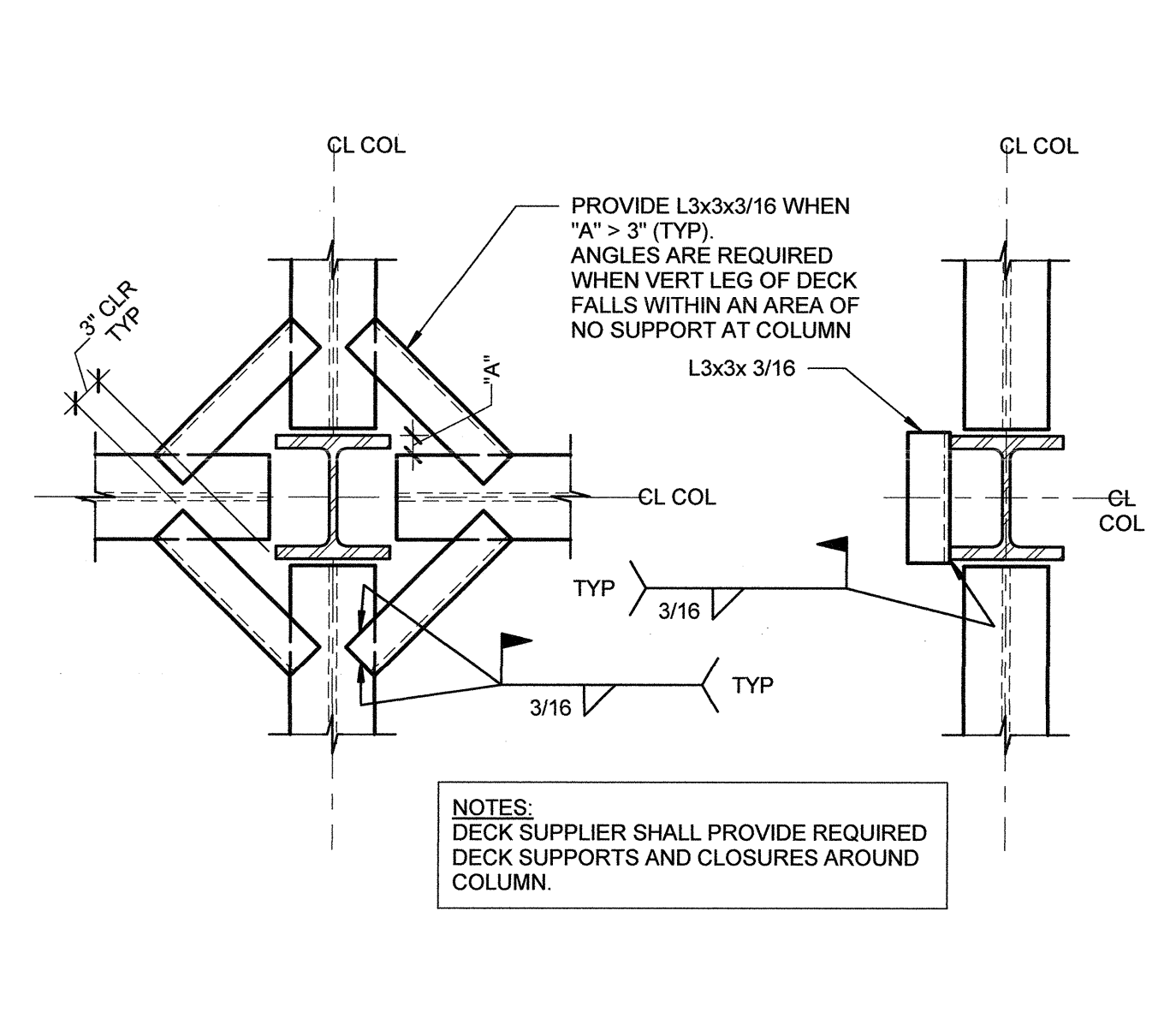
DECK BLOCK OUT DETAIL NTS **15**



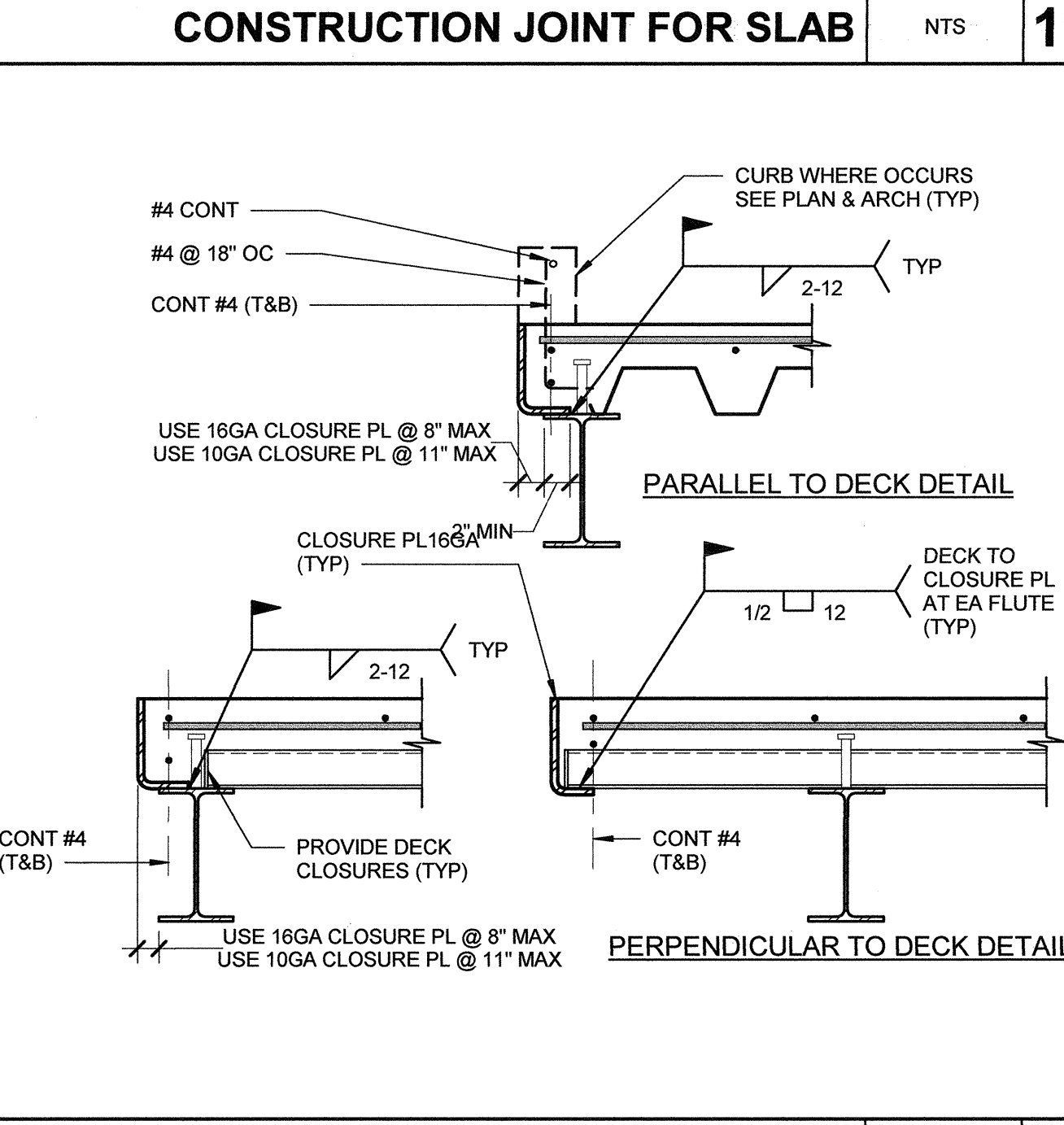
STUD SPACING ON COMPOSITE BEAM NTS **11**



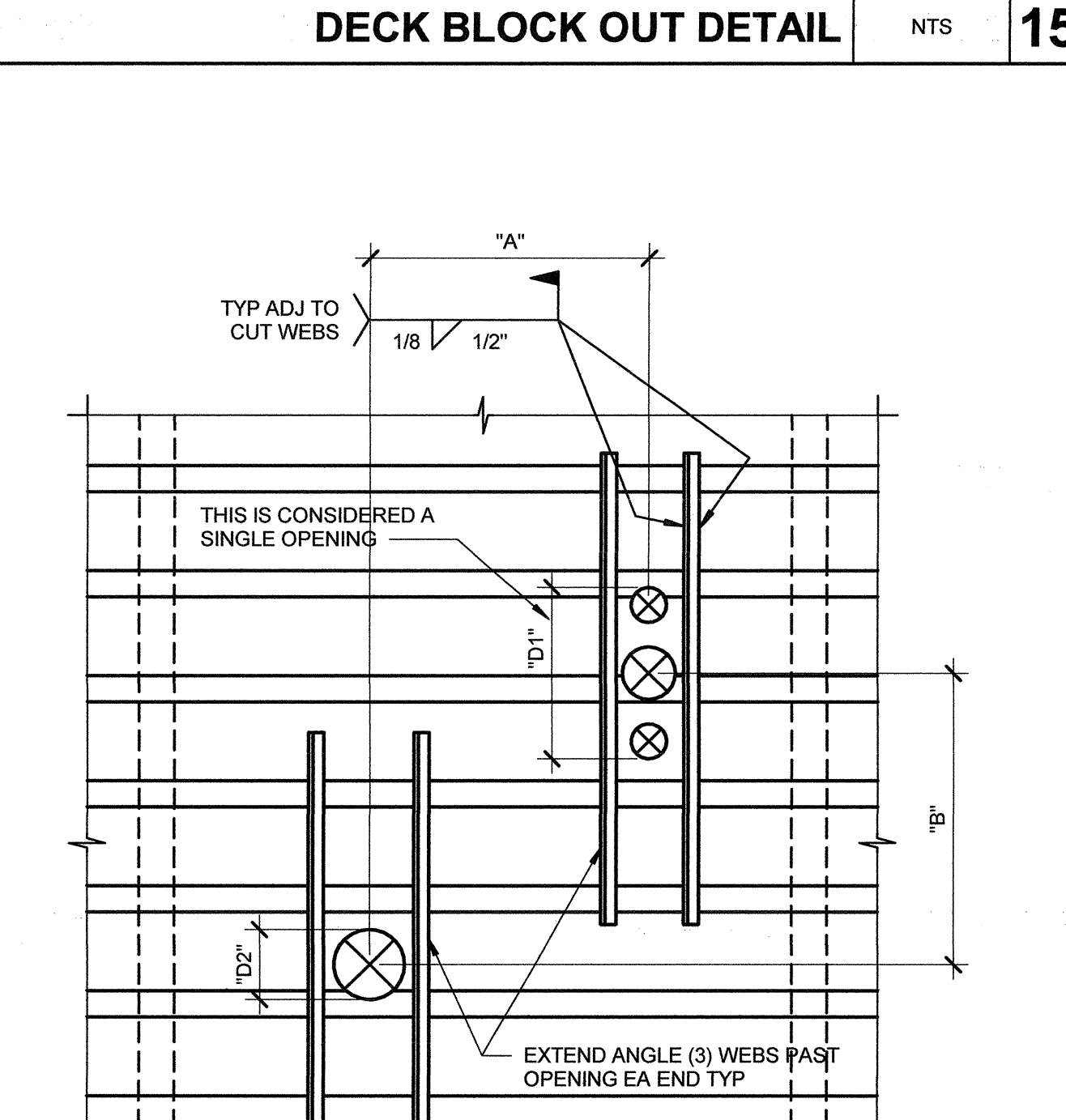
COMPOSITE BEAM TO COMPOSITE SLAB NTS **7**



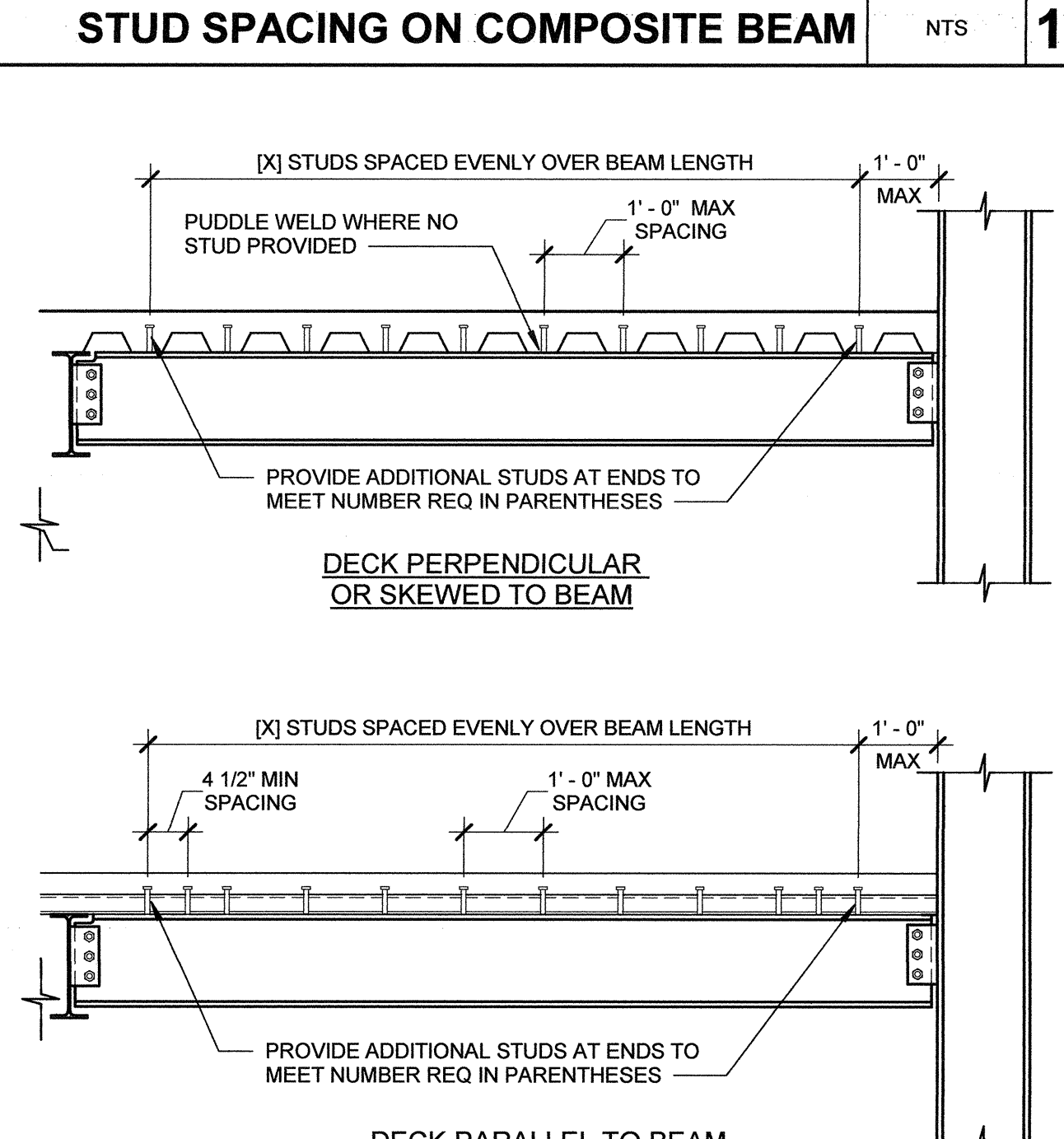
STEEL DECK SUPPORT AT COLUMN NTS **3**



TYPICAL INTERIOR DECK EDGE DETAIL NTS **18**



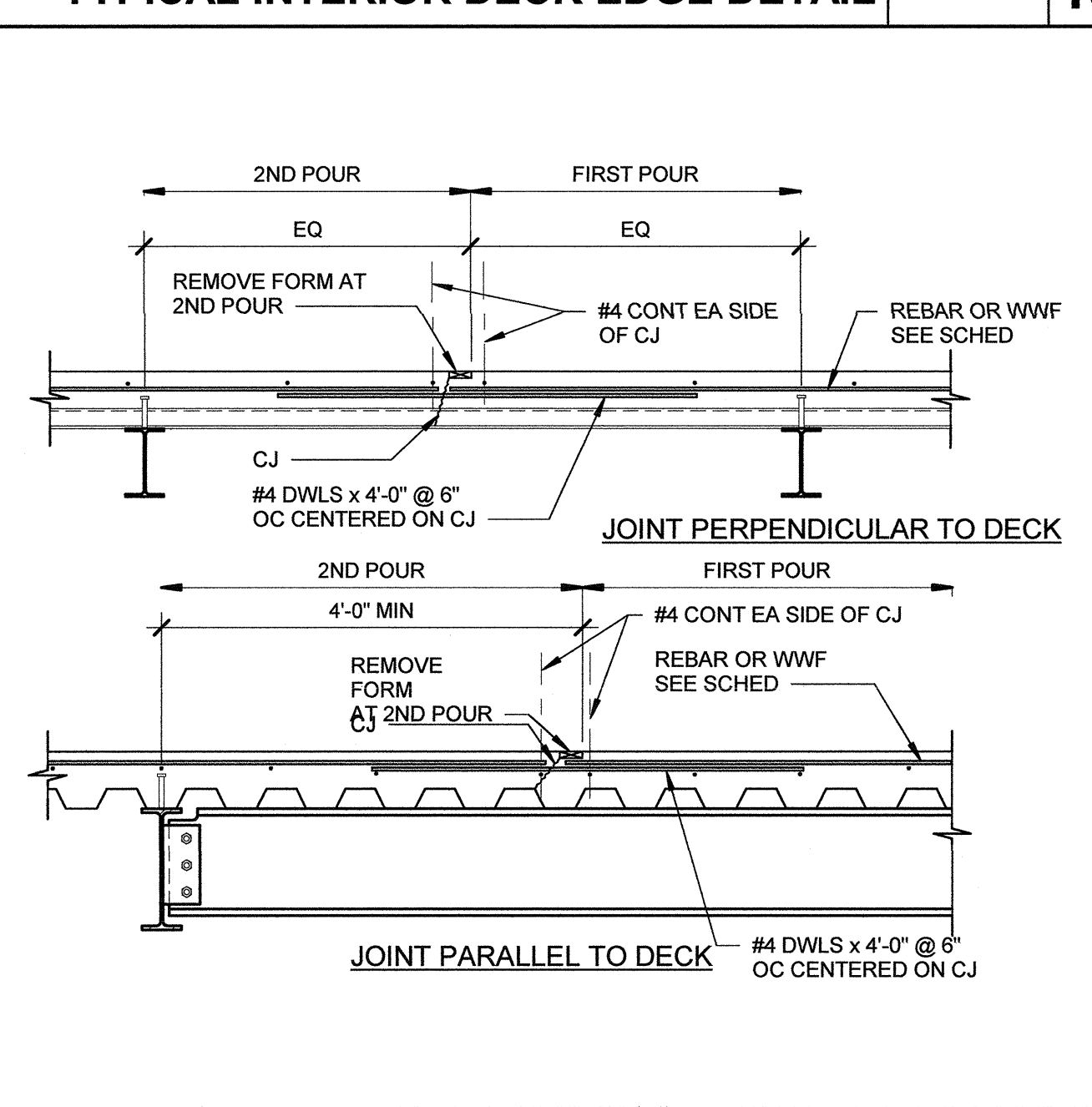
TYPICAL STIFFENED DECK SLEEVE DETAIL NTS **13**



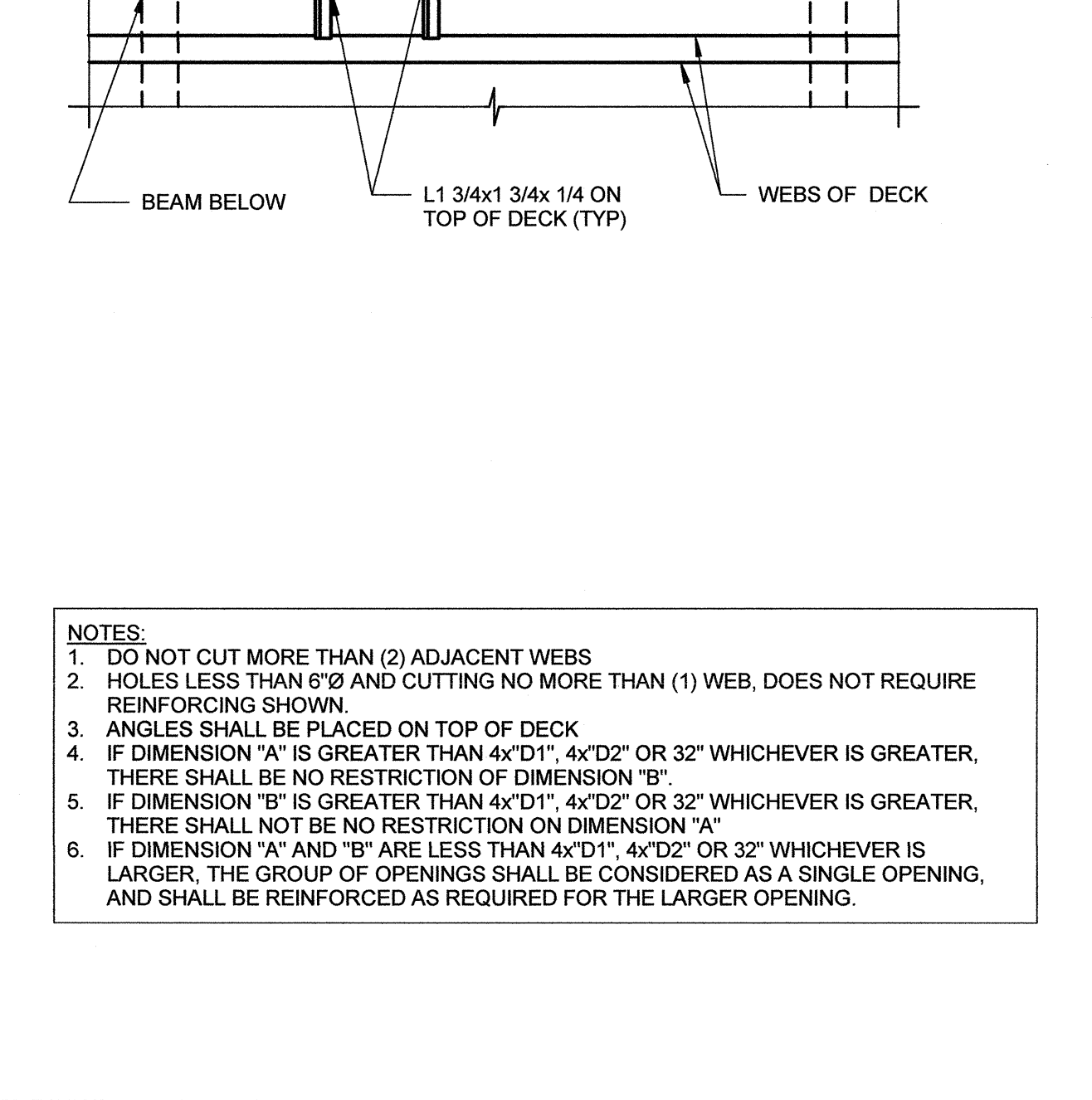
STUD SPACING ALONG COMPOSITE BEAM NTS **9**



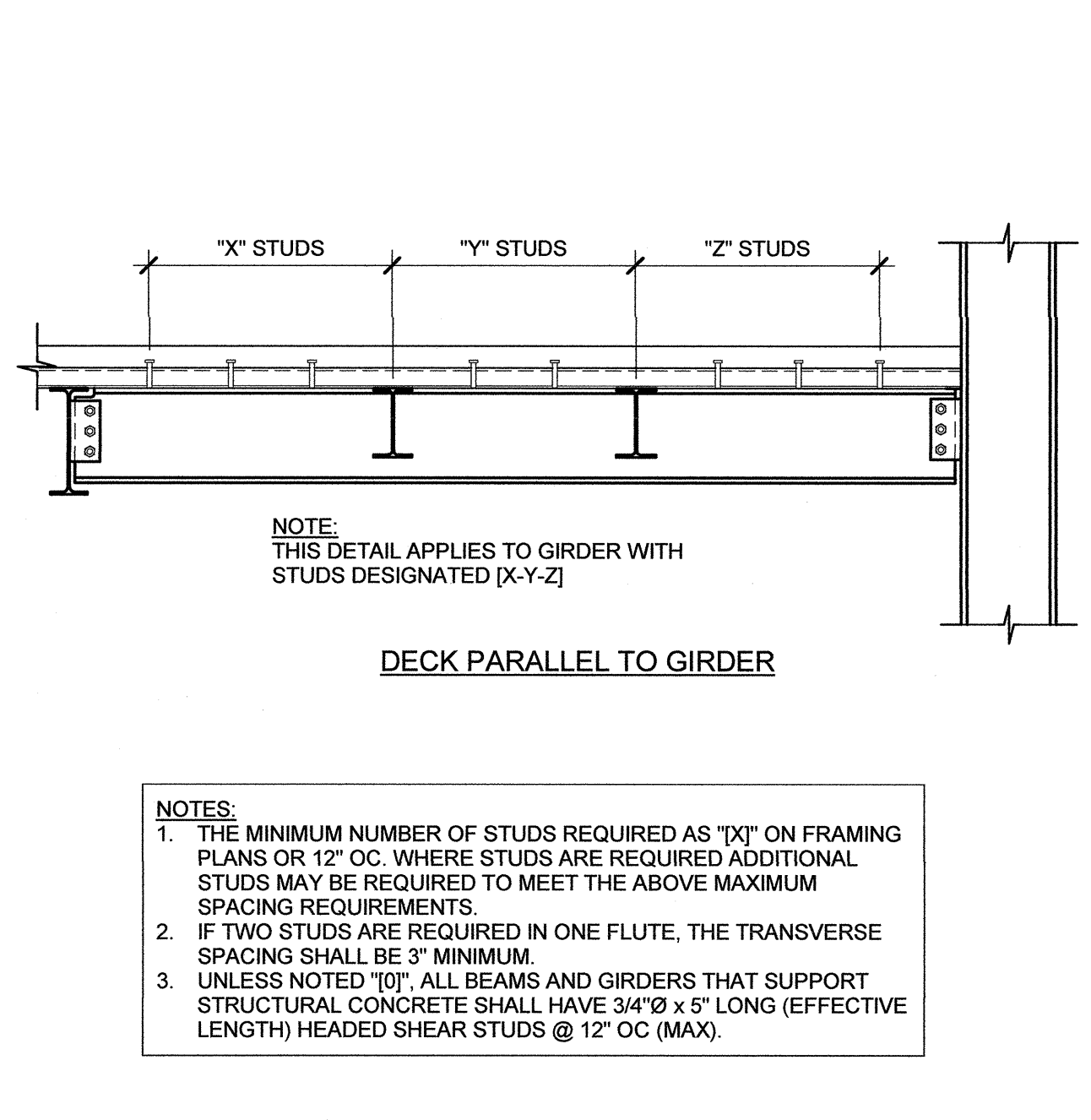
DECK ALIGNMENT / BEARING DETAIL NTS **2**



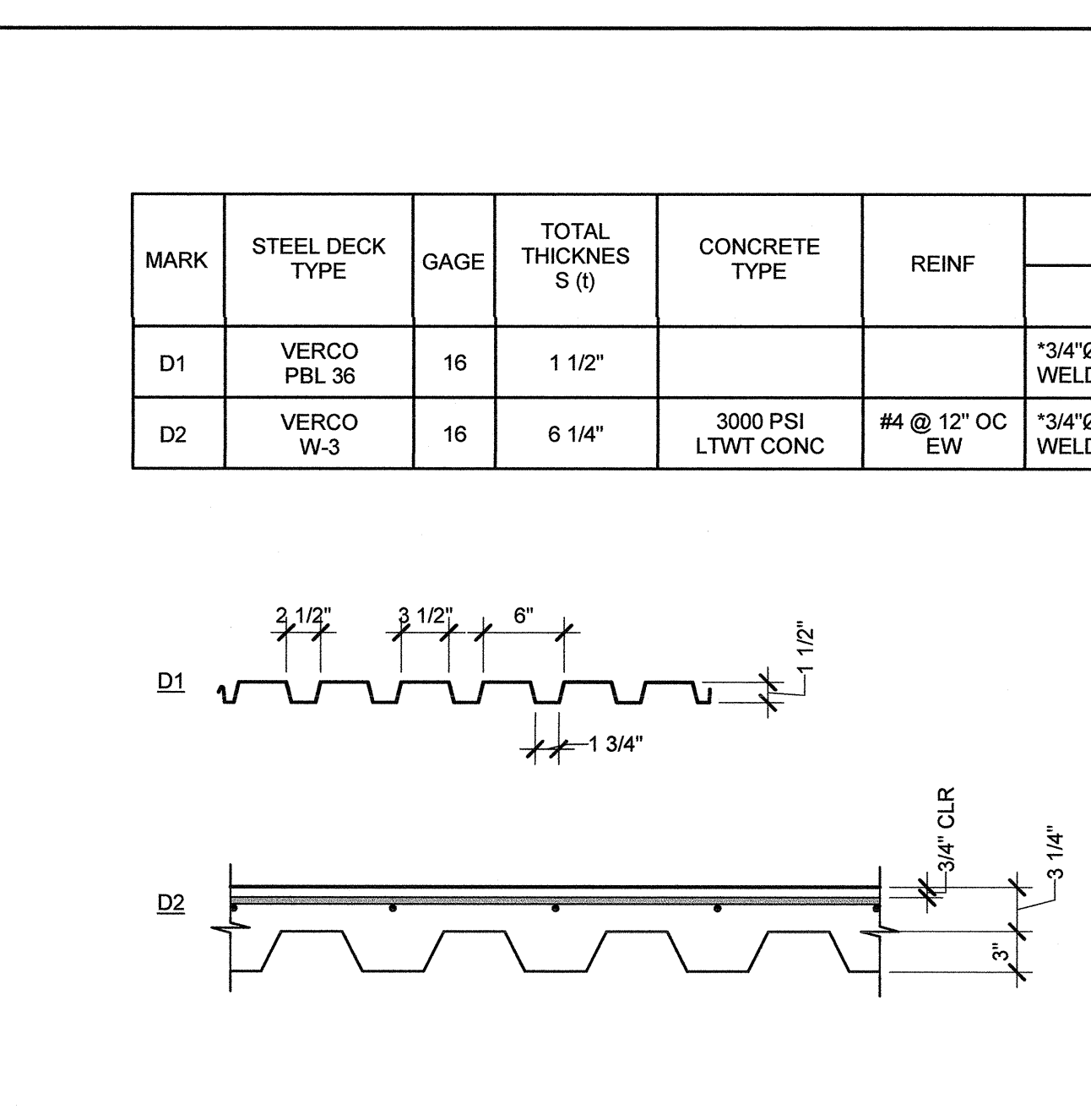
CONSTRUCTION JOINT FOR SLAB NTS **17**



TYPICAL STIFFENED DECK SLEEVE DETAIL NTS **13**

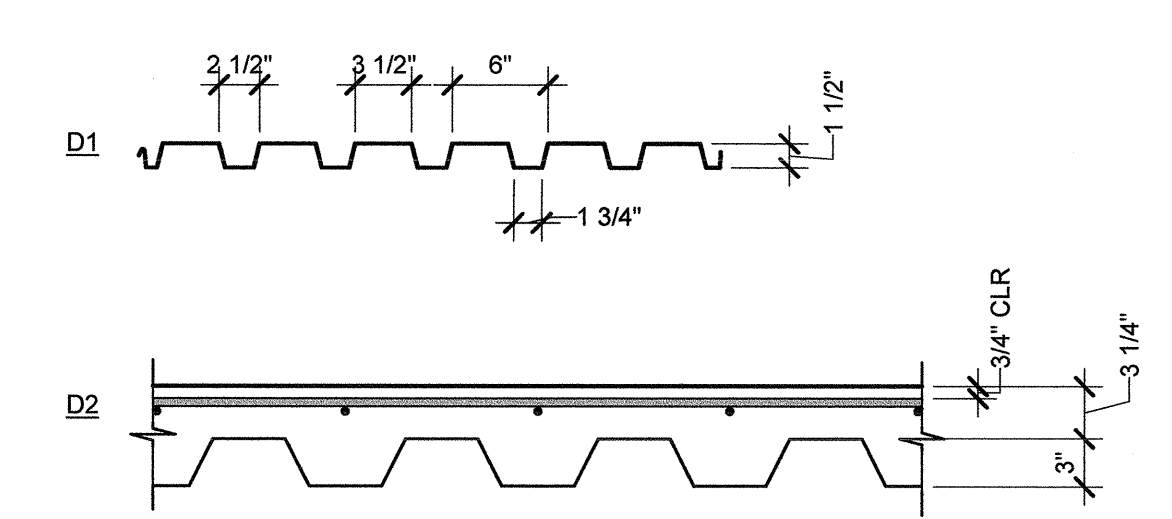


STUD SPACING ALONG COMPOSITE BEAM NTS **9**



STEEL DECK SCHEDULE NTS **1**

MARK	STEEL DECK TYPE	GAGE	TOTAL THICKNESS (S)	CONCRETE TYPE	REINF	STEEL DECK WELDING PATTERN			MAX UNSHORED SPAN			
						END	INT.	EDGE	SEAM / SIDE LAP	SINGLE	DOUBLE	TRIPLE
D1	VERCO PBL 36	16	1 1/2"		#4 @ 12" OC EW	*3/4" PUDDLE WELD @ 12" OC	*3/4" PUDDLE WELD @ 12" OC	*3/4" PUDDLE WELD @ 12" OC	VSC @ 6" OC	10'-0"	11'-0"	12'-0"
D2	VERCO W-3	16	6 1/4"	3000 PSI LTWT CONC	#4 @ 12" OC EW	*3/4" PUDDLE WELD @ 12" OC	*3/4" PUDDLE WELD @ 12" OC	*3/4" PUDDLE WELD @ 12" OC	VSC @ 24" OC	10'-0"	11'-0"	12'-0"



- NOTES:
- SEE GENERAL NOTES FOR MORE INFORMATION.
 - VSC = VERCO SIDELAP CONNECTION. REFER TO DETAIL FOR REBAR LAP SPLICE SCHEDULE.
 - *3/4" VISIBLE DIAMETER PUDDLE WELDS (MINIMUM FUSION AREA SHALL BE 1/2" DIAMETER PUDDLE WELDS).
 - *3/4" VISIBLE DIAMETER PUDDLE WELDS MAY BE ELIMINATED WHERE THEY COINCIDE WITH HEADED STEEL STUDS. REFER TO DETAILS AND

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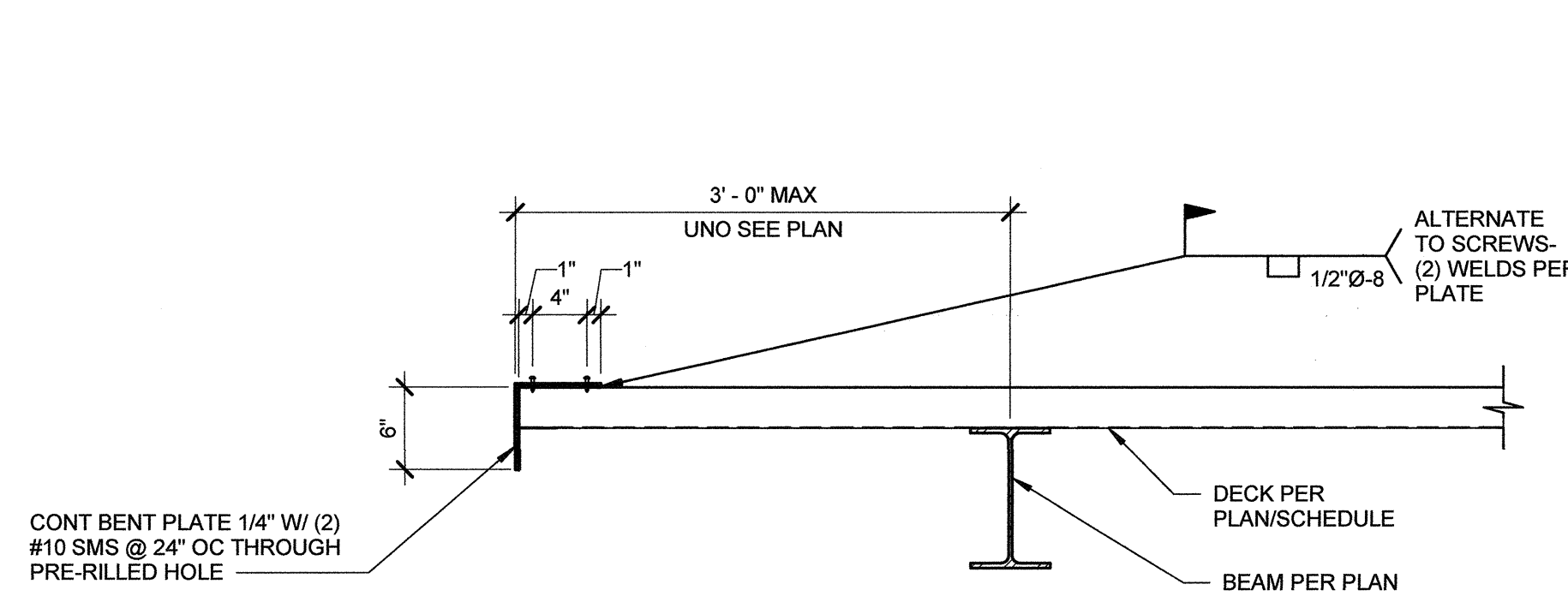
DANA POINT HARBOR - BLDG 10
BURNHAM | WARD
 BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP PROPERTIES

Professional Engineer Seal
 State of California
 Exp. 12/31/21

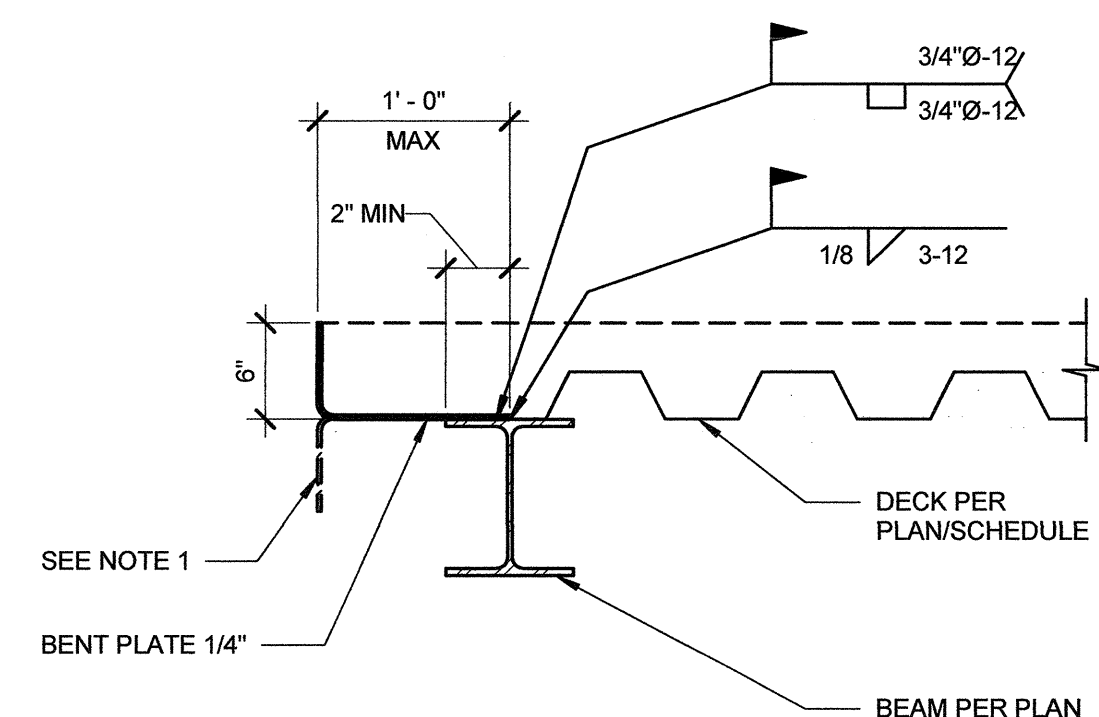
No.	DATE	ISSUE
	11-28-2020	30% CD
	02-19-2021	50% CD
	08-01-2021	COUNTY SUBMITTAL

PROJECT NO: 1900799
 DATE: OCTOBER 8, 2020
TYPICAL STEEL DECK DETAILS
 DRAWING NO:

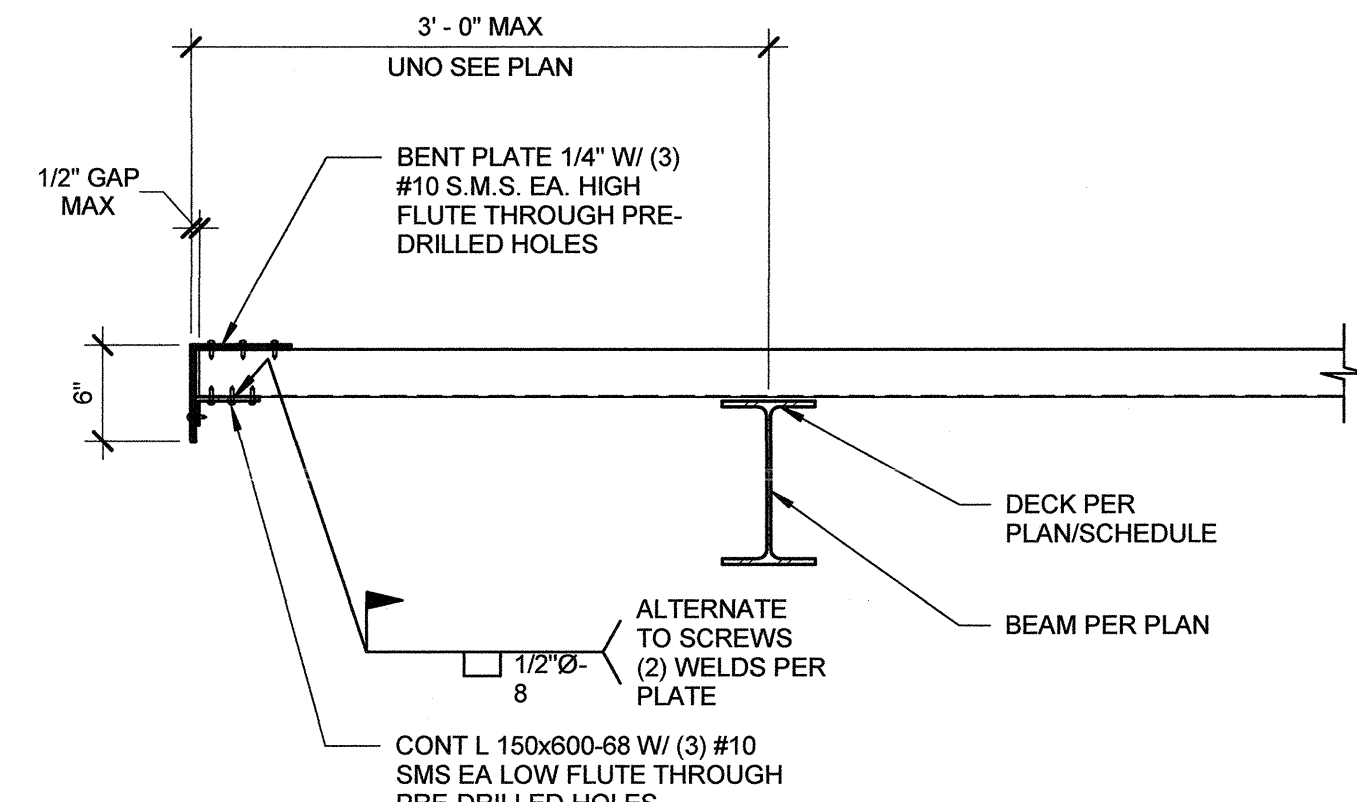
S8.2.3
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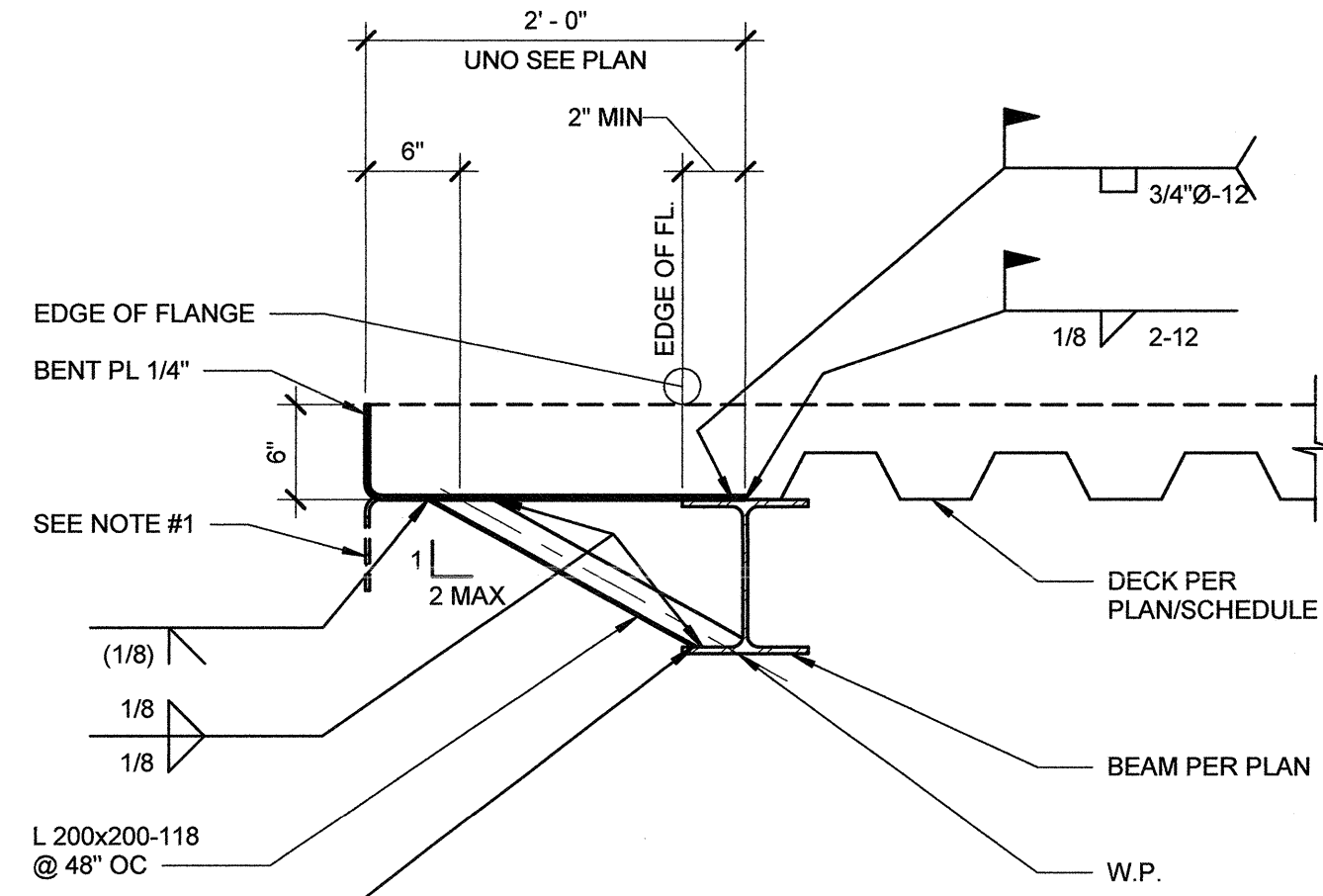
C DECK PERPENDICULAR TO SLAB EDGE < 3'-0" WALL



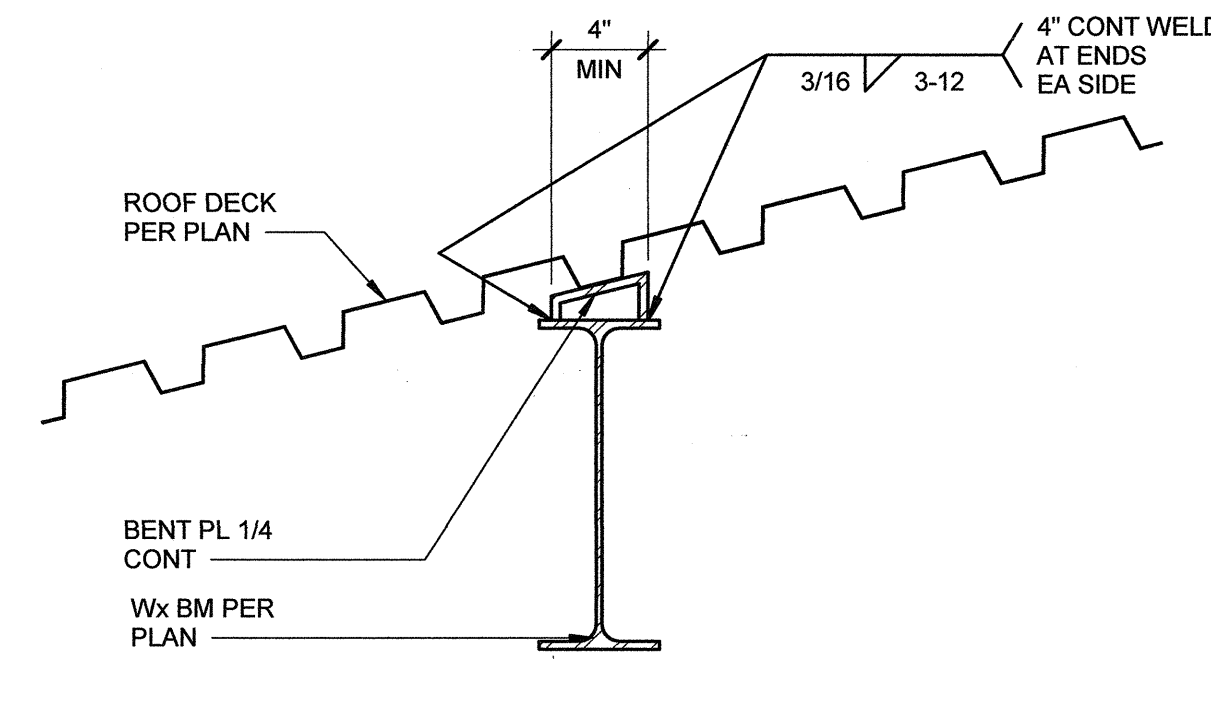
A EXTERIOR WALL WITH DECK PARALLEL OR PERP TO SLAB EDGE < 1'-0"



D DECK PERPENDICULAR TO SLAB EDGE < 3'-0"

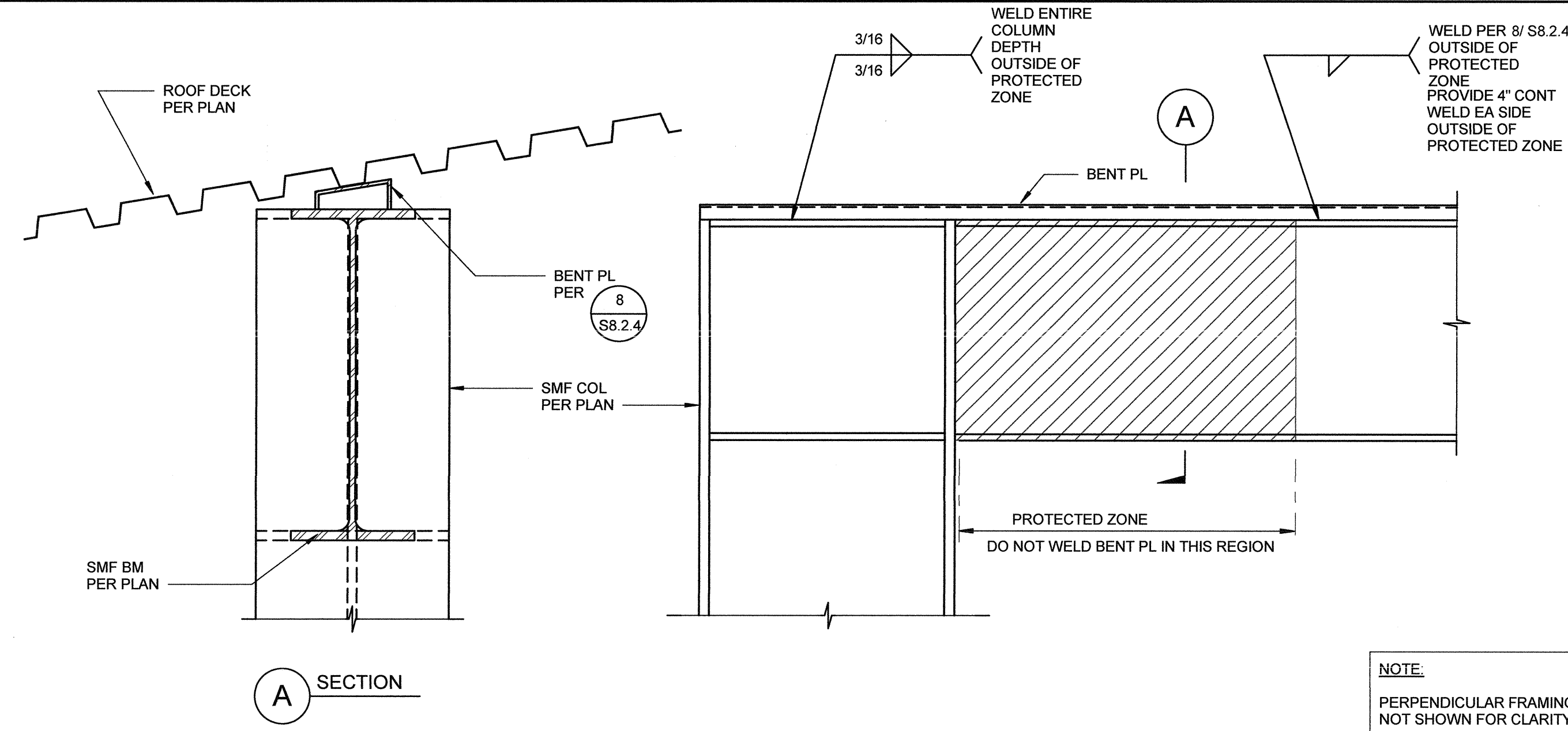


B EXTERIOR WALL WITH DECK PARALLEL TO SLAB EDGE < 2'-0"



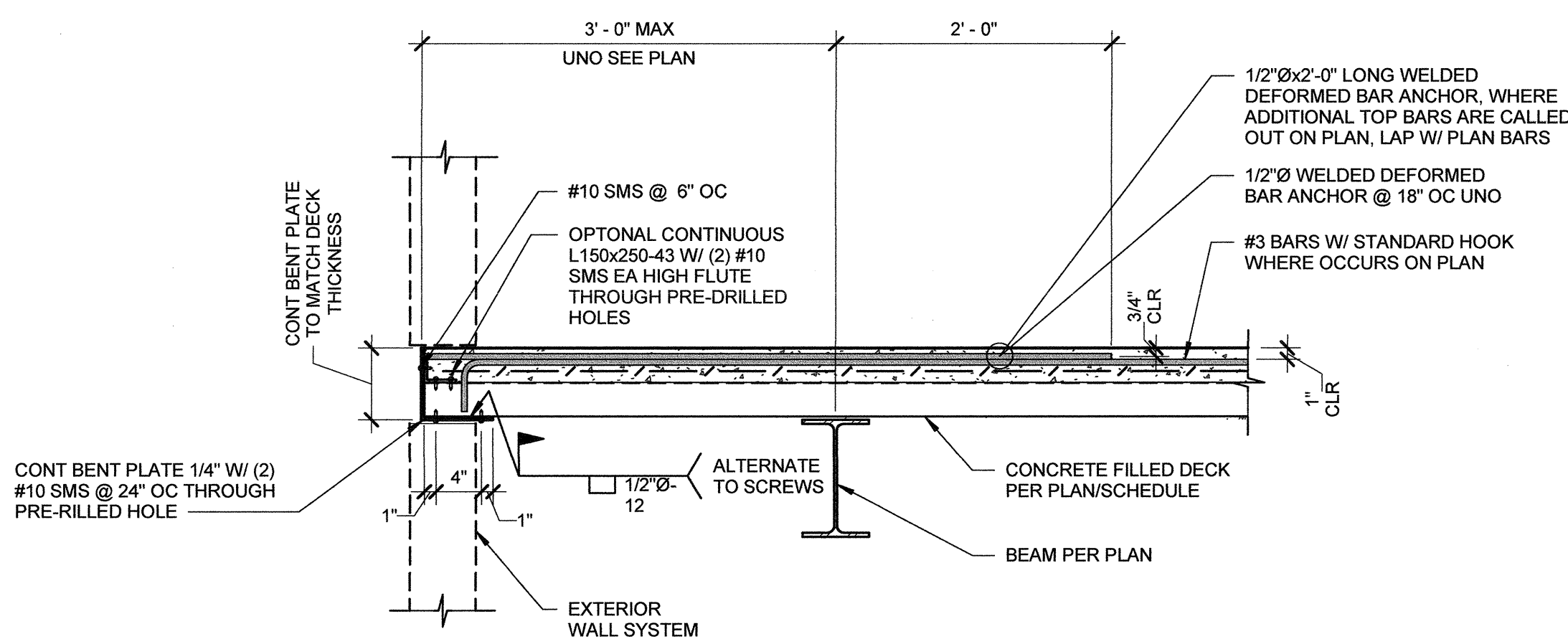
- NOTES:**
- REFER TO DETAIL FOR CONDITION AT MOMENT FRAME PROTECTED ZONE.
 - MORE THAN ONE BENT PLATE PIECE CAN BE USED ON A SINGLE STEEL BEAM PROVIDED THAT INDIVIDUAL PIECES SHALL BE ABUTTED (NO GAP BETWEEN SEPARATE PIECES) AND ARE A MINIMUM OF 1/4 THE BEAM LENGTH OR 6'-0", WHICHEVER IS GREATER.
 - FOR BEAMS THAT HAVE 4" WIDE FLANGES, 3" WIDE BENT PLATE CAN BE USED.

DECK SUPPORT AT SLOPED ROOF 1 1/2" = 1'-0" **8**

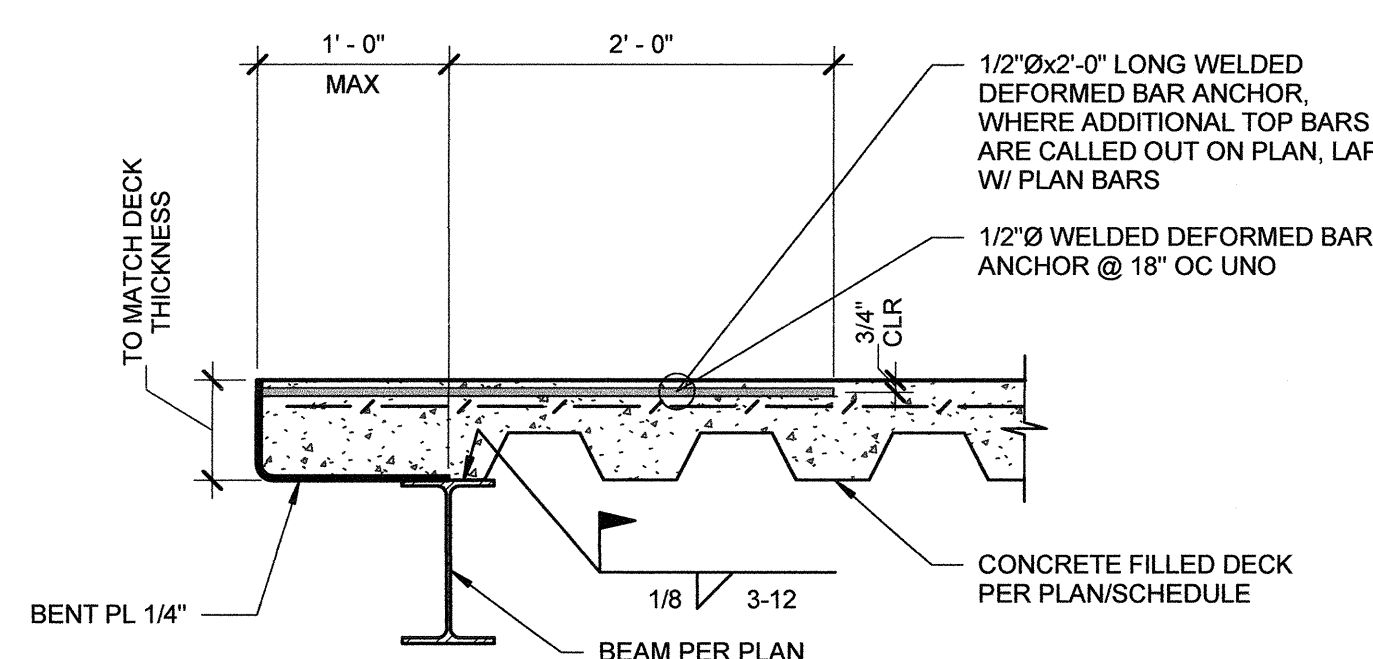


ROOF DECK EDGE DETAIL 1" = 1'-0" **11**

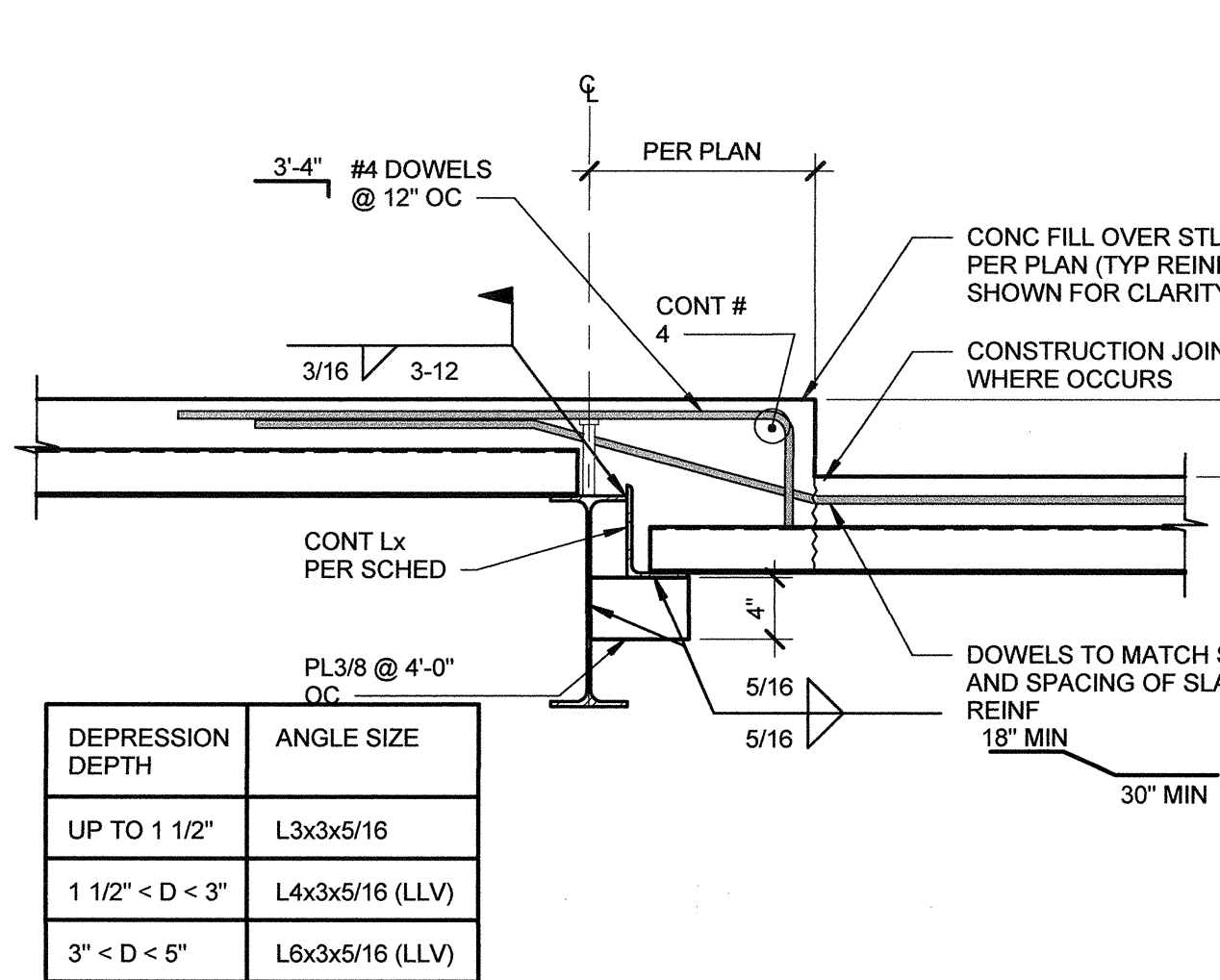
SLOPED ROOF DECK SUPPORT AT SMF 1" = 1'-0" **3**



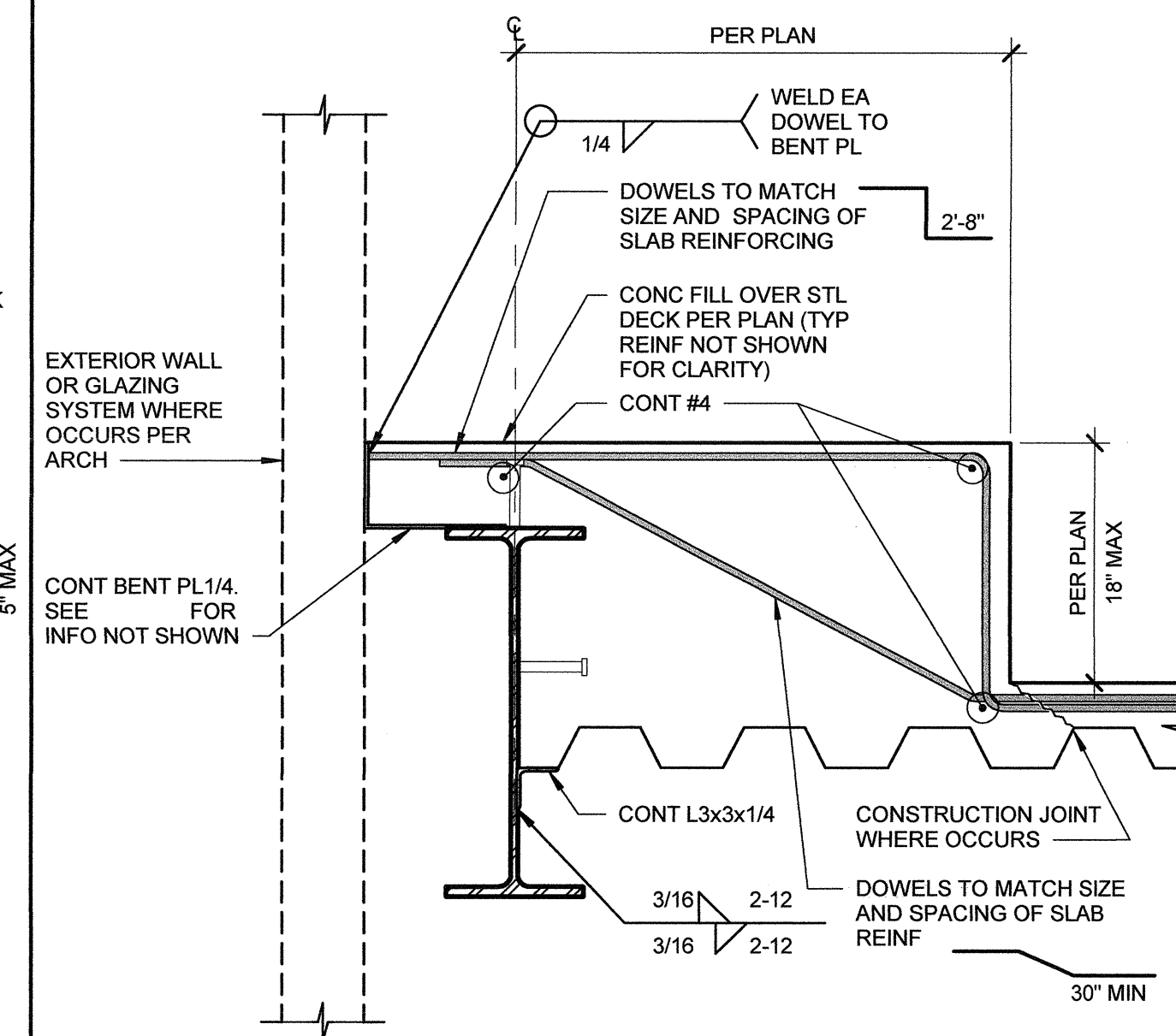
C DECK PERPENDICULAR TO SLAB EDGE < 3'-0" WALL START/STOP AT DECK



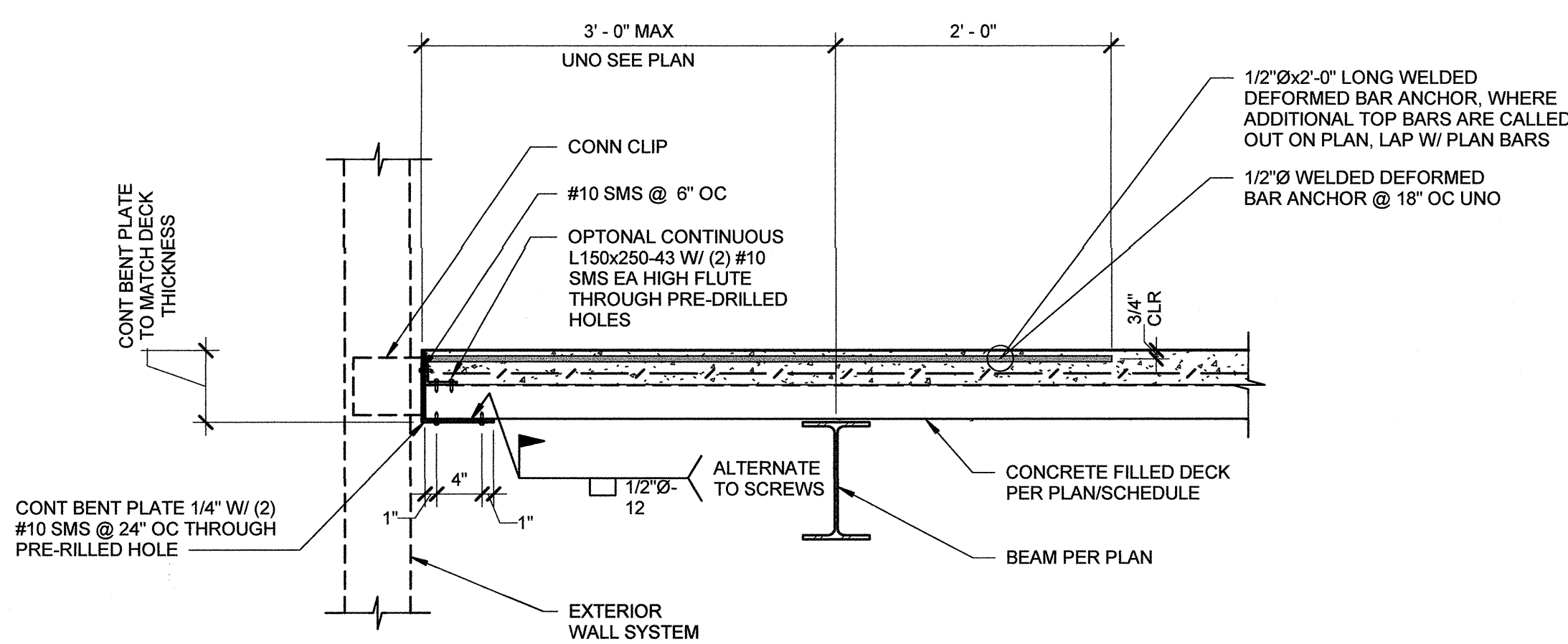
A DECK PARALLEL OR PERP TO SLAB EDGE < 1'-0"



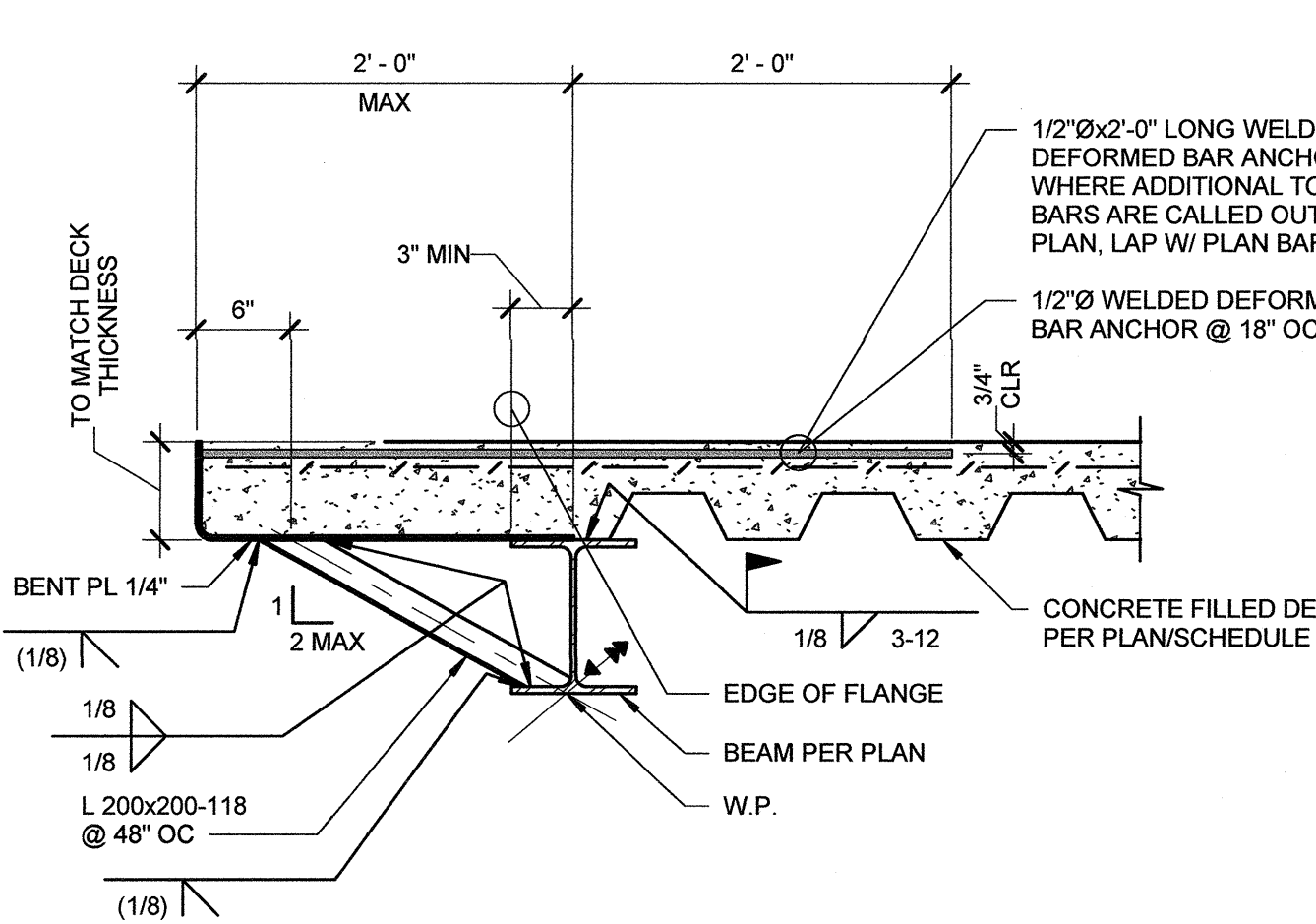
DEPRESSED SLAB PERP (5" MAX) NTS **6**



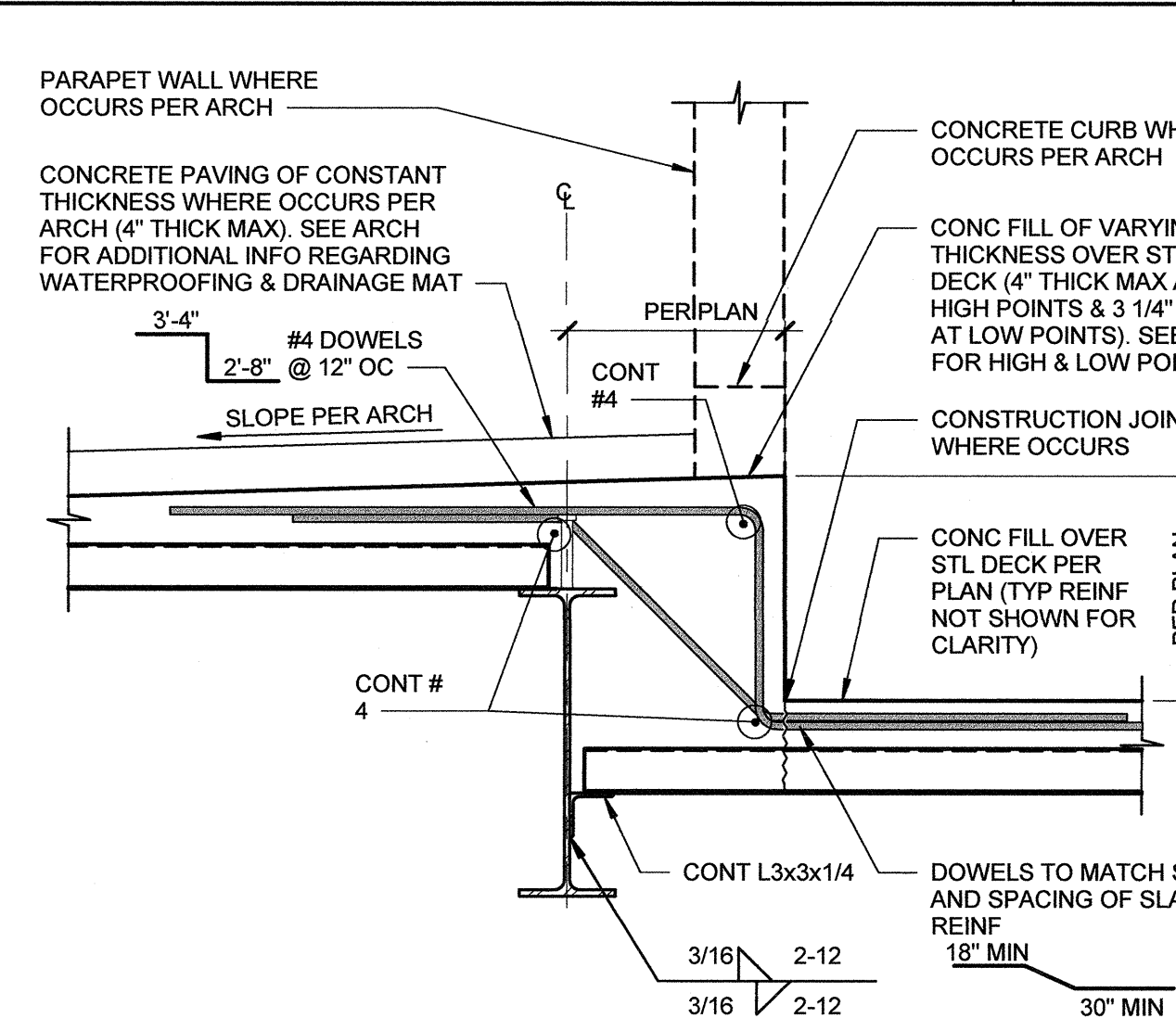
TYP DEPRESSED SLAB II (18" MAX) NTS **2**



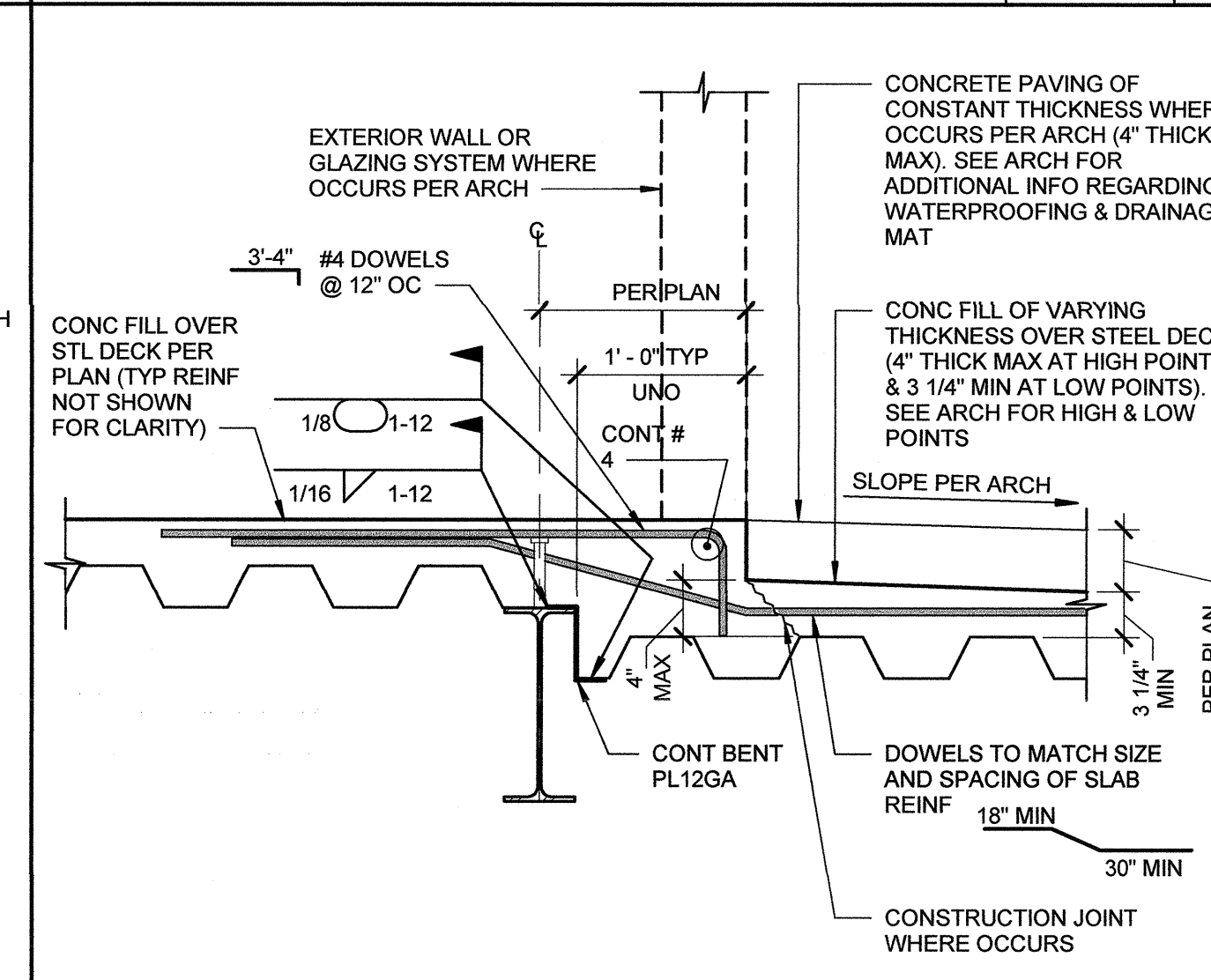
D DECK PERPENDICULAR TO SLAB EDGE < 3'-0" WALL BYPASS DECK



B DECK PARALLEL TO SLAB EDGE < 2'-0"



DEPRESSED SLAB PERP (18" MAX) NTS **5**



TYP DEPRESSED SLAB II (5 1/2" MAX) NTS **1**

TYPICAL CONCRETE FILLED STEEL FLOOR DECK EDGE 1" = 1'-0" **9**

DEPRESSED SLAB PERP (18" MAX) NTS **5**

TYP DEPRESSED SLAB II (5 1/2" MAX) NTS **1**

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BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629
BWP PROPERTIES

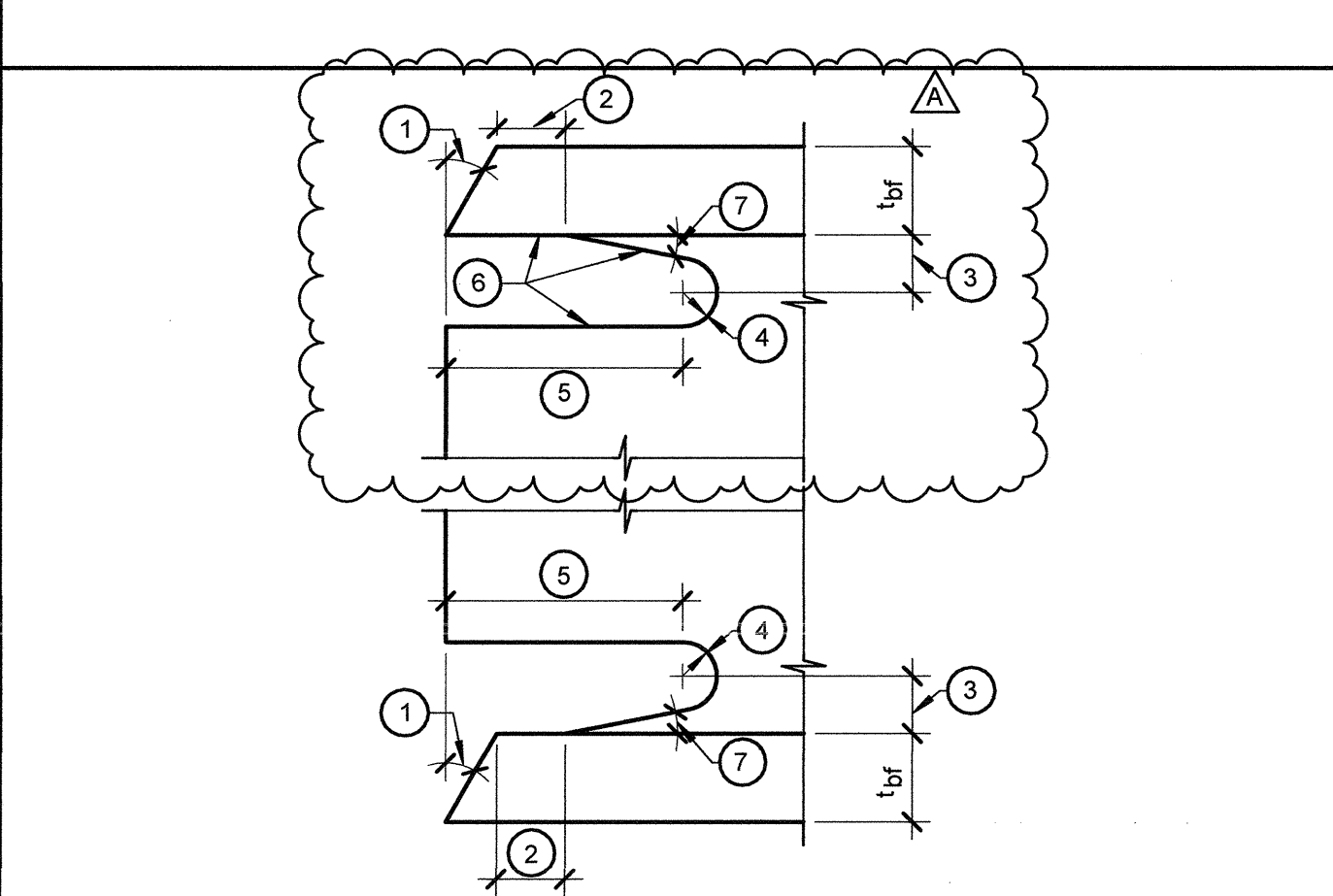
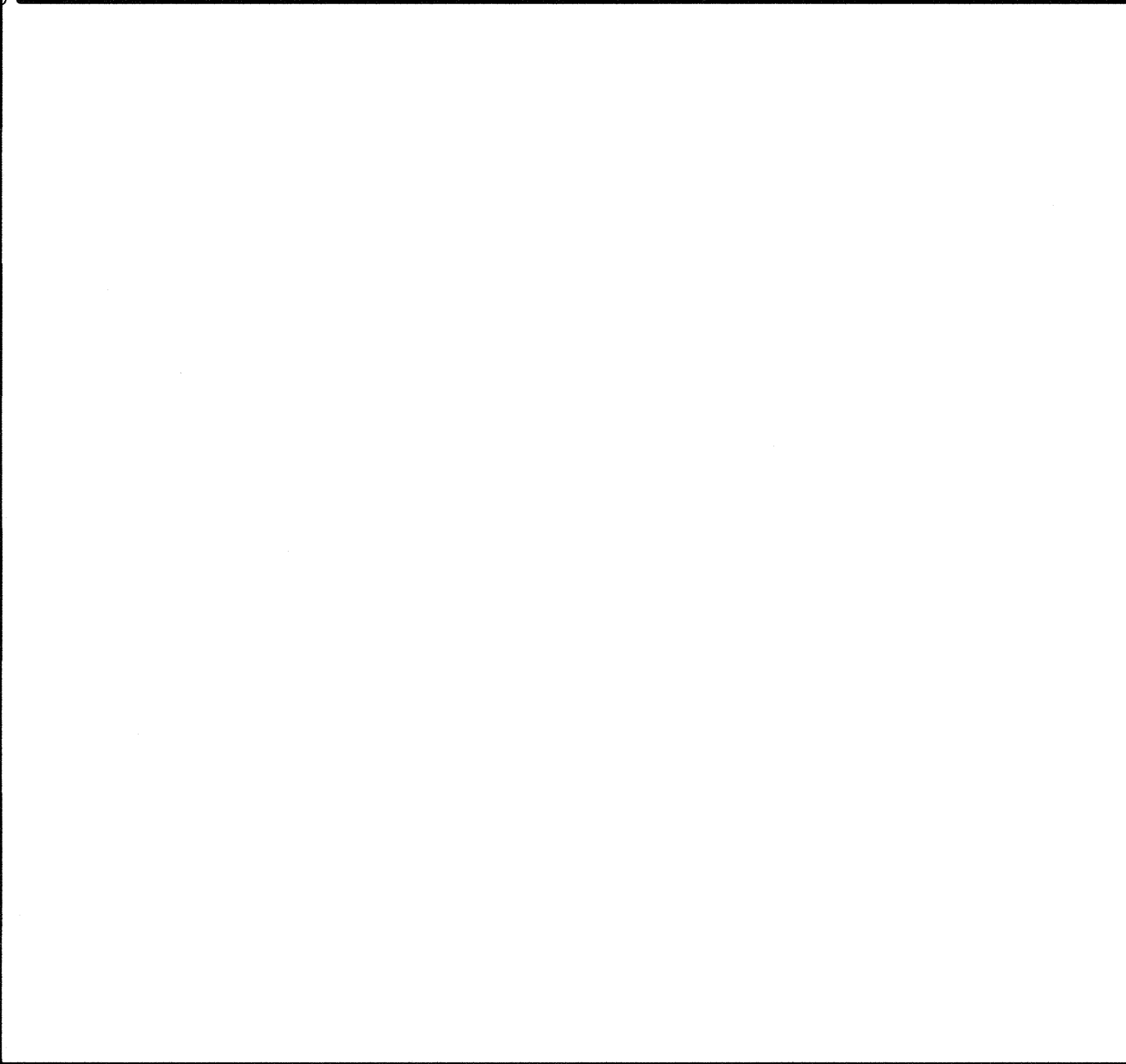
No.	DATE	ISSUE
11	02-28-2020	30% CD
12	02-19-2021	50% CD
13	06-01-2021	COUNTY SUBMITTAL

TYPICAL STEEL DECK DETAILS
S8.2.4

BIM 350/Dana Point Harbor Rehabilitation/190799_DPH_Building 10_Struct 11

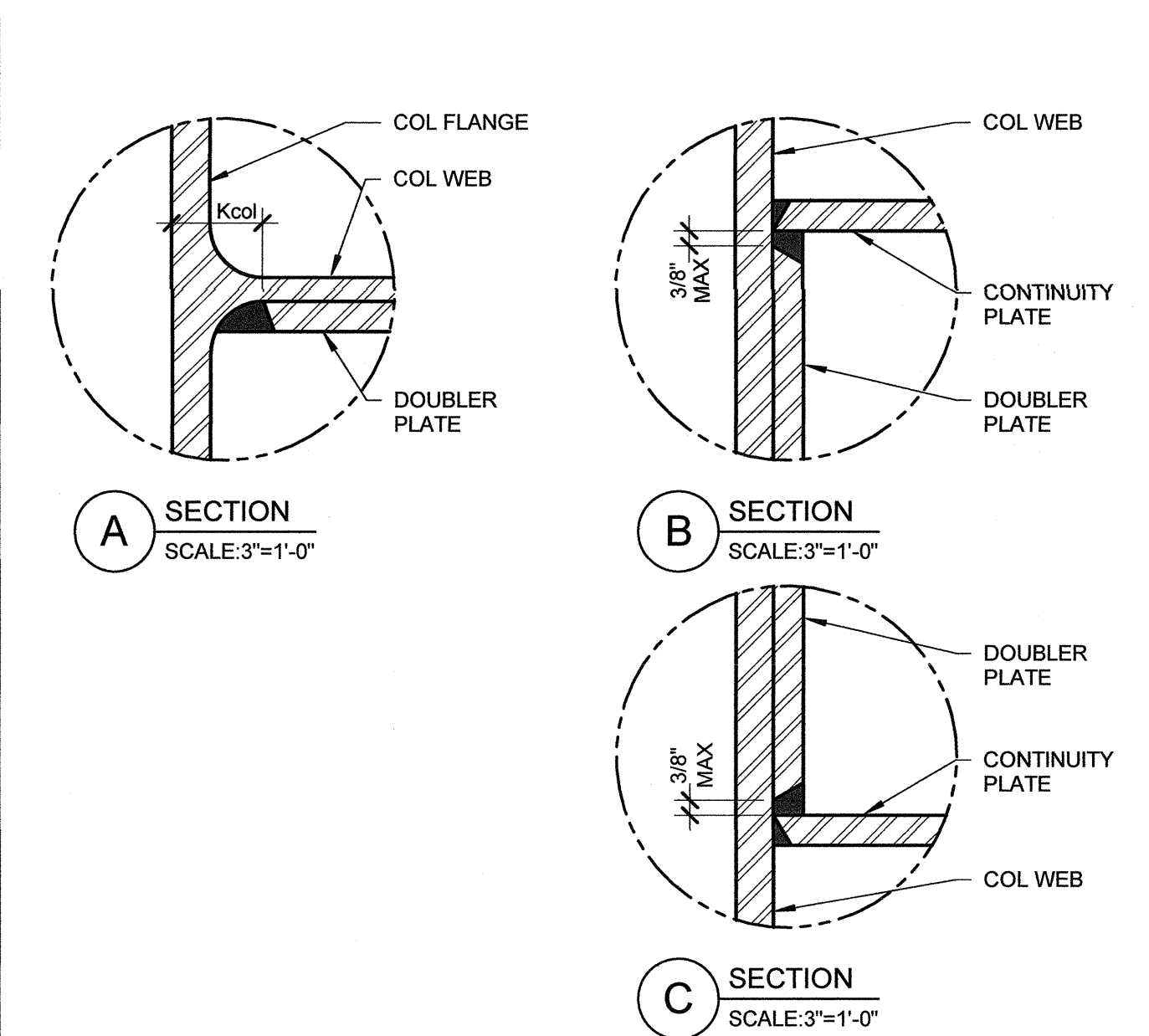
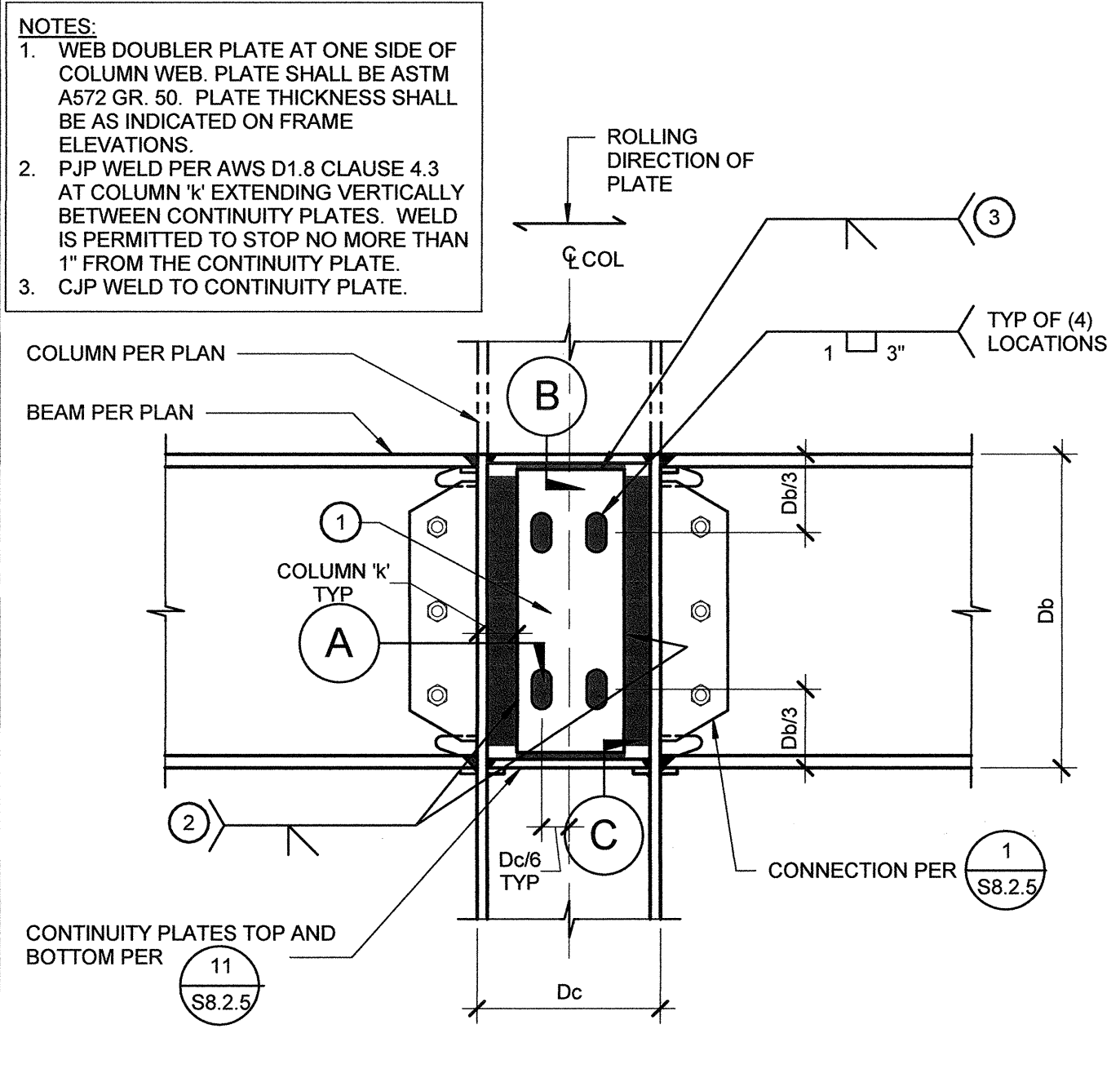
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B.M. 380-Dana Point Harbor Revitalization1900789-DPH Building 10-Struct 01

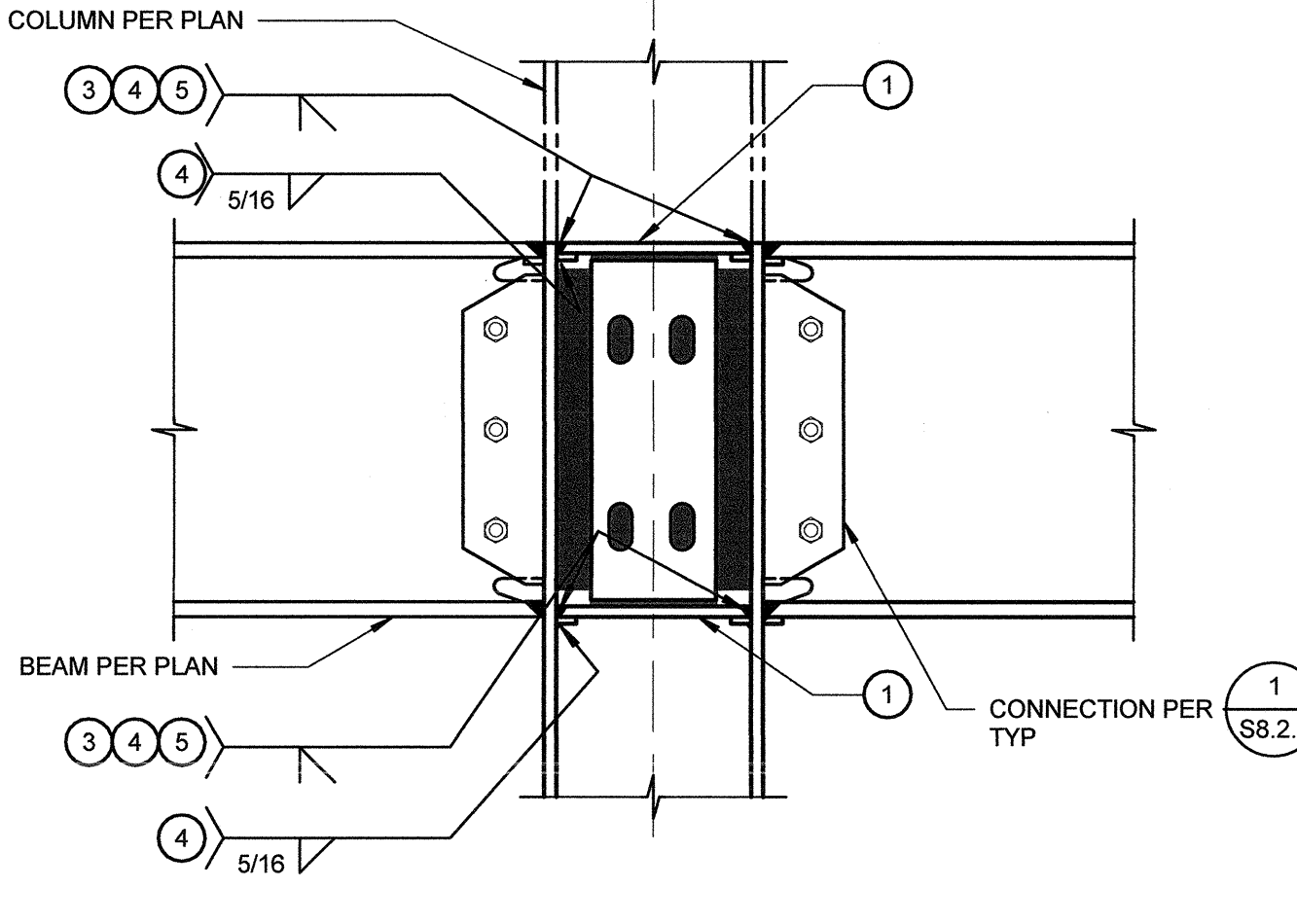
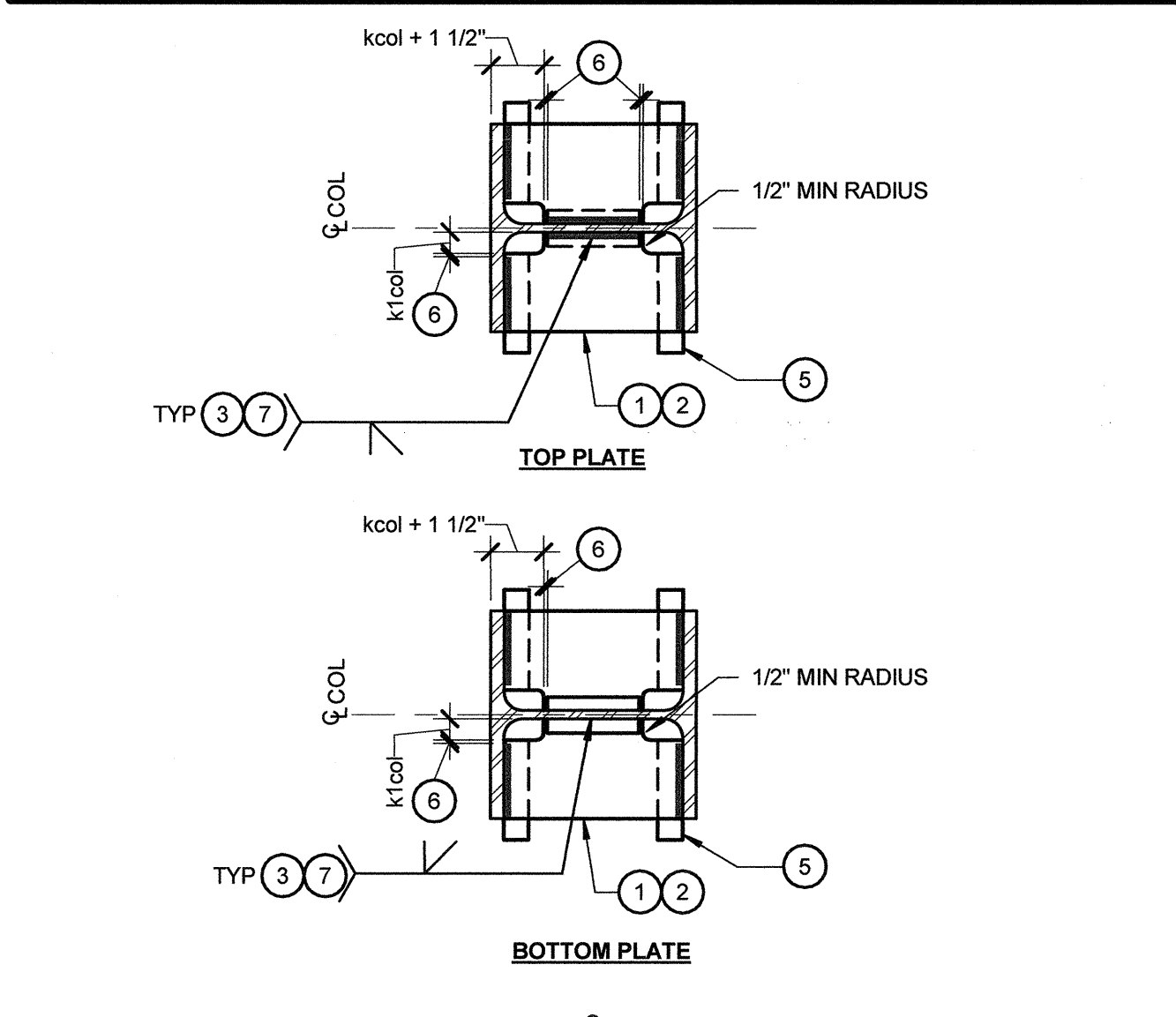


- NOTES:**
1. BEVEL AS REQUIRED FOR THE WPS.
 2. t_b OR 1/2" (12 MM), WHICHEVER IS LARGER (+1/2 t_b OR -1/4 t_b).
 3. THE MINIMUM DIMENSION SHALL BE 3/4 t_b OR 3/4" (20 MM), WHICHEVER IS GREATER. THE MAXIMUM DIMENSION SHALL BE t_b (+1/4" (6 MM)).
 4. 3/8" (10 MM) MINIMUM RADIUS (-0, +UNLIMITED).
 5. 3 t_b (+1/2" (12 MM)).
 6. SEE AWS D1.8/D1.8M 6.11.2.1 FOR SURFACE ROUGHNESS REQUIREMENTS.
 7. TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.

WELD ACCESS HOLE (SFRS) NTS **15**

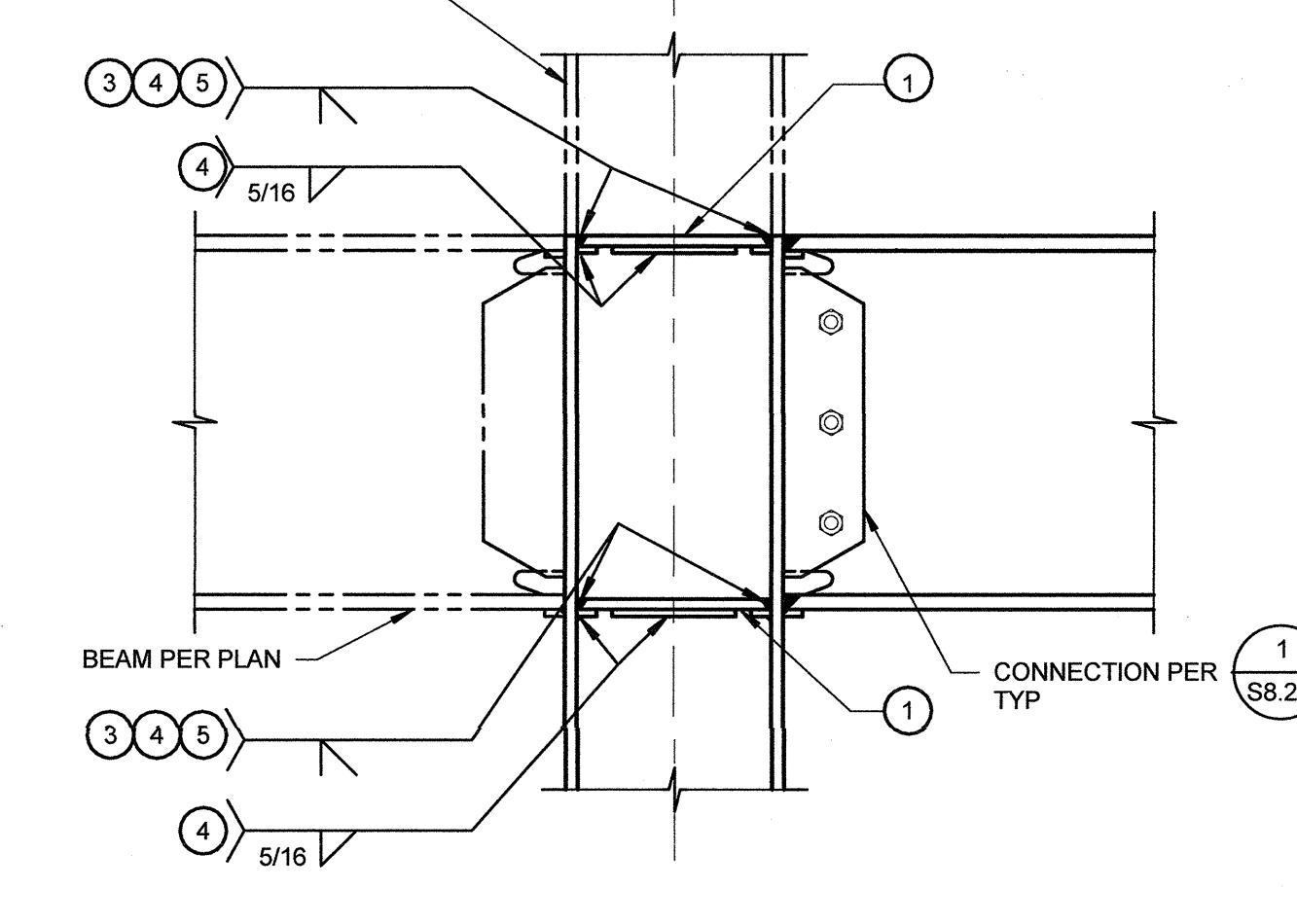
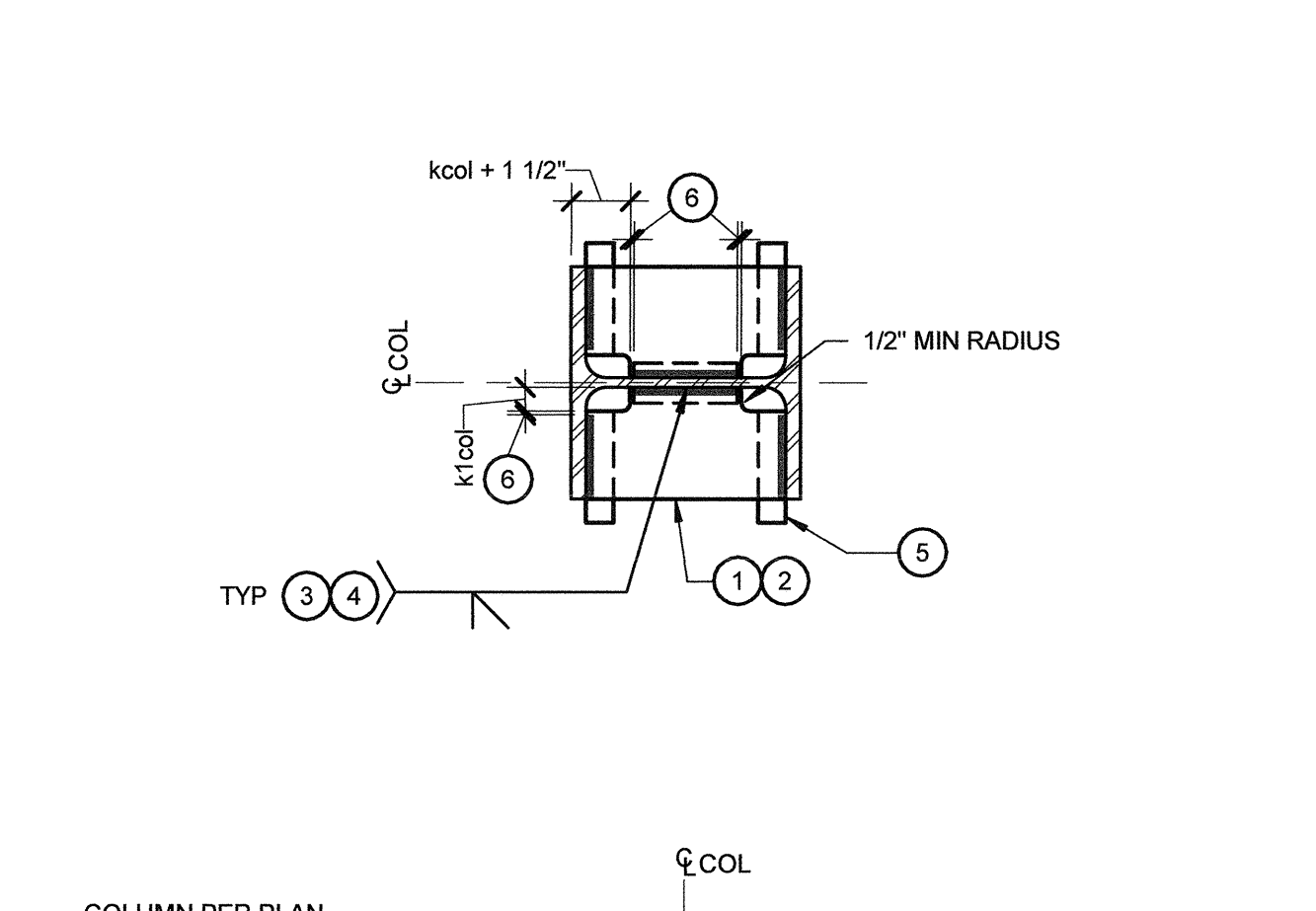


WUF-W WEB DOUBLER PL (PART OF SFRS) 1"=1'-0" **13**



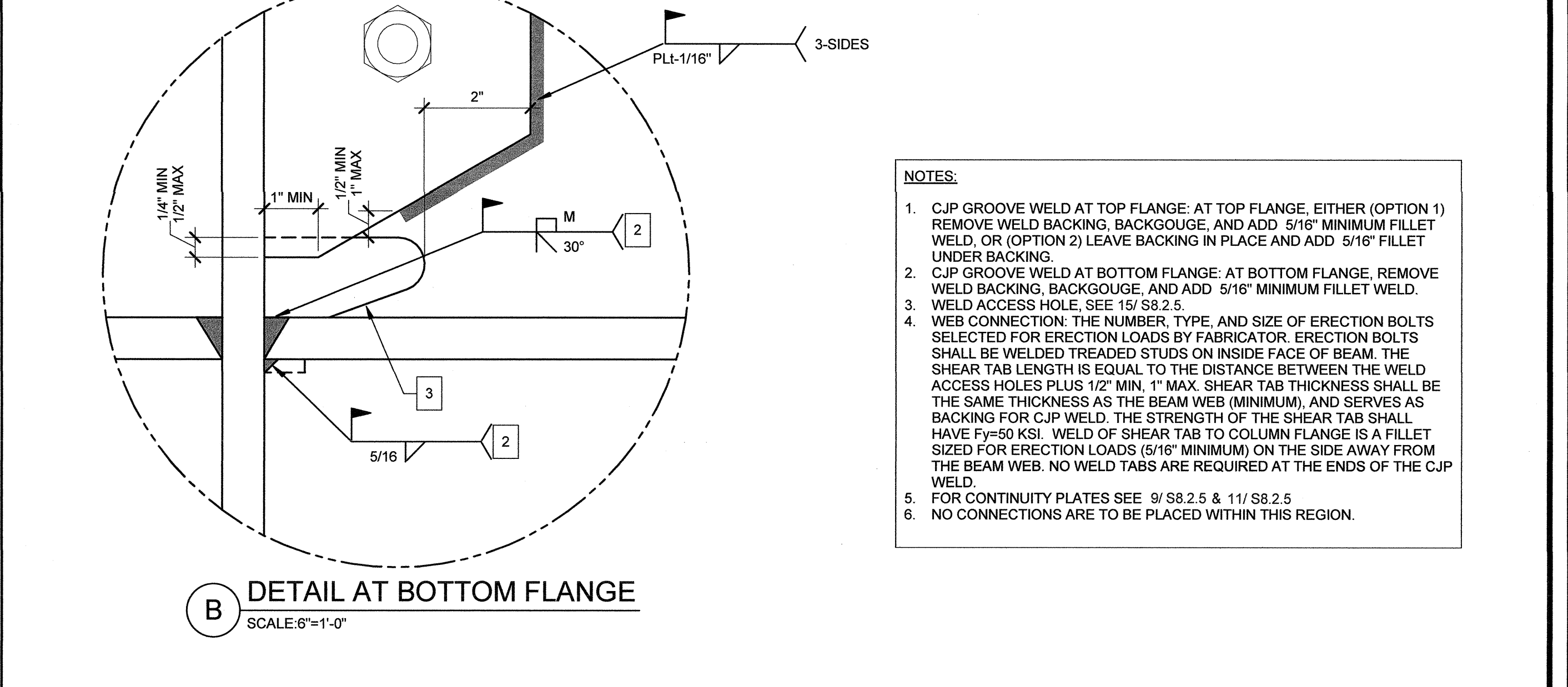
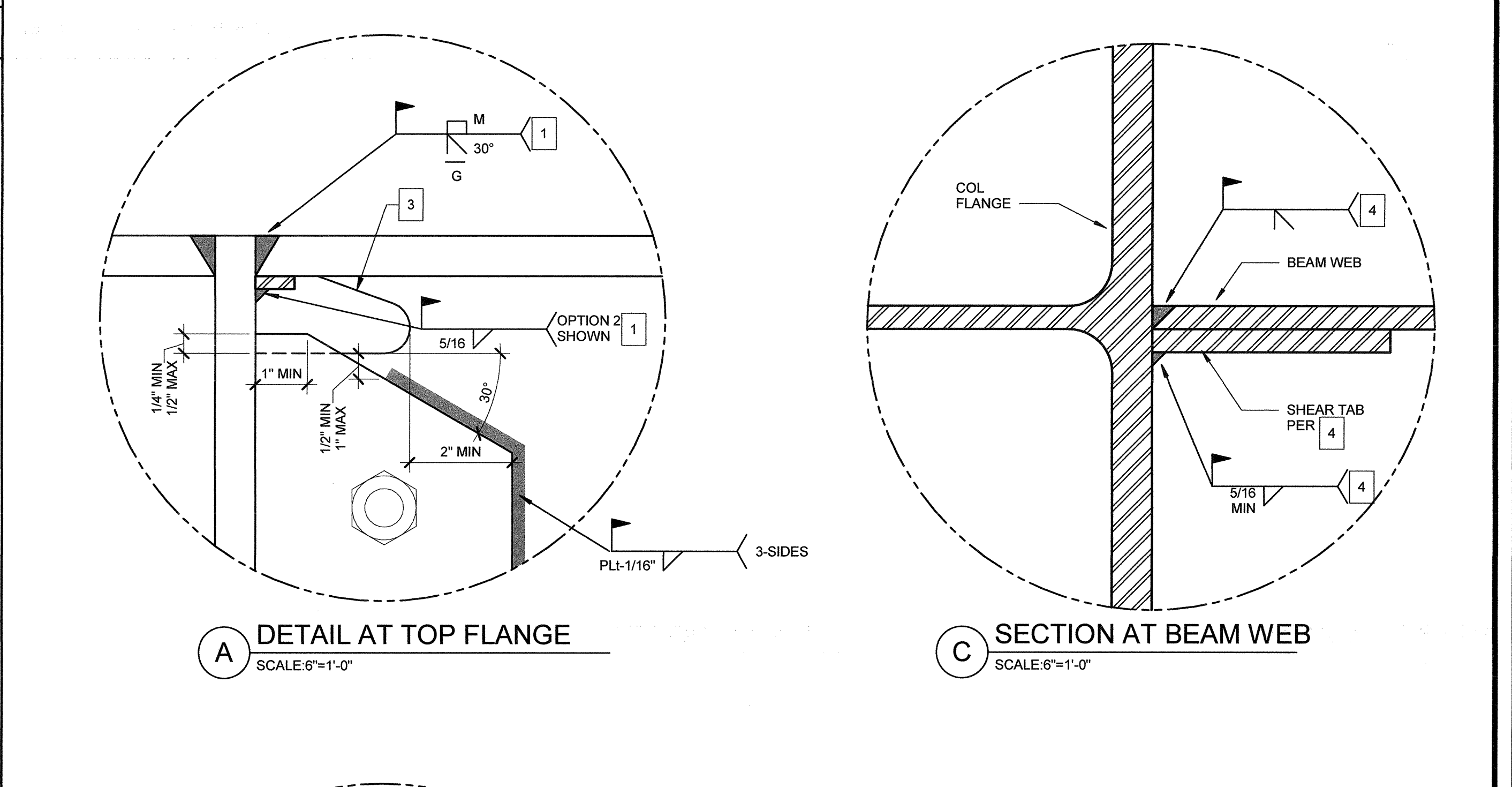
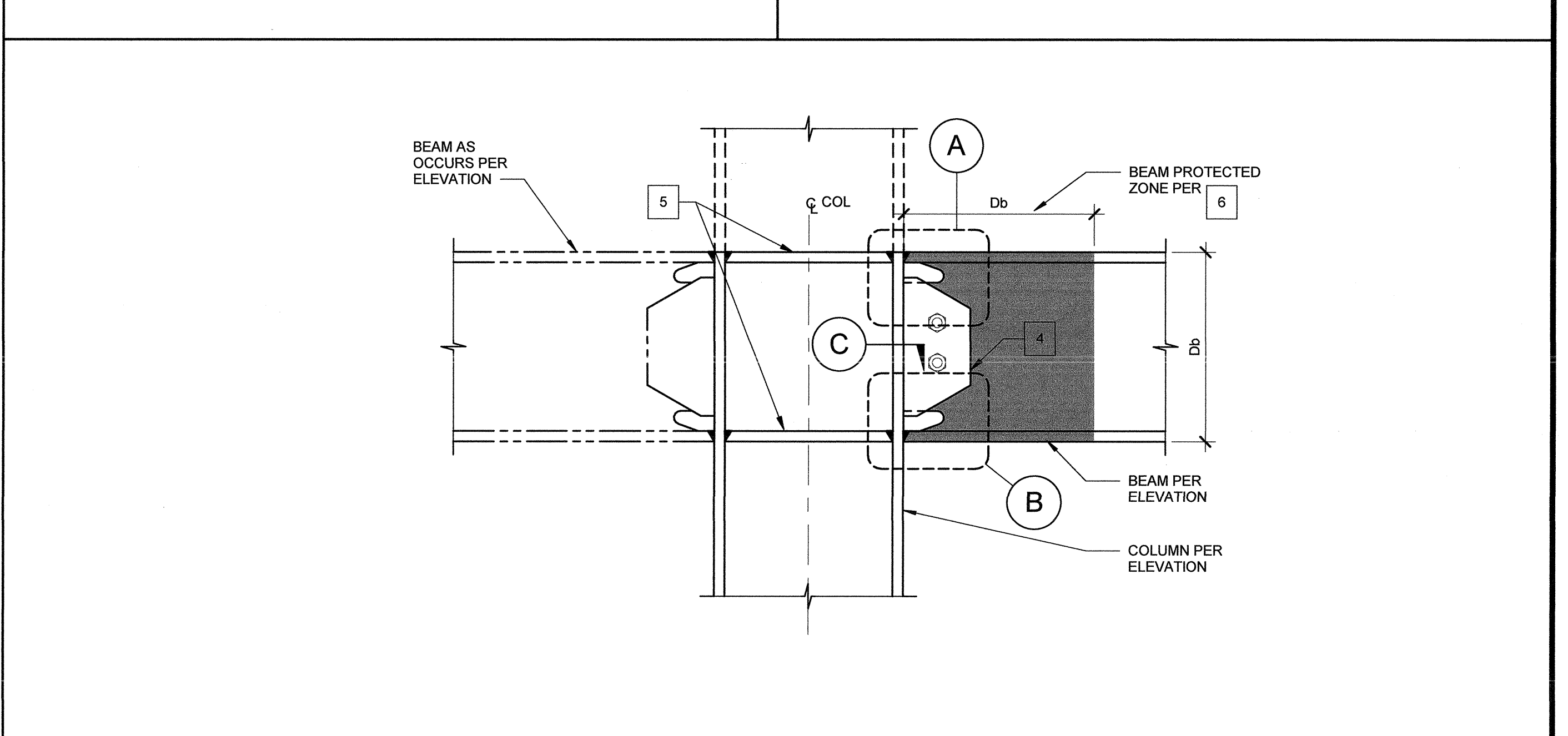
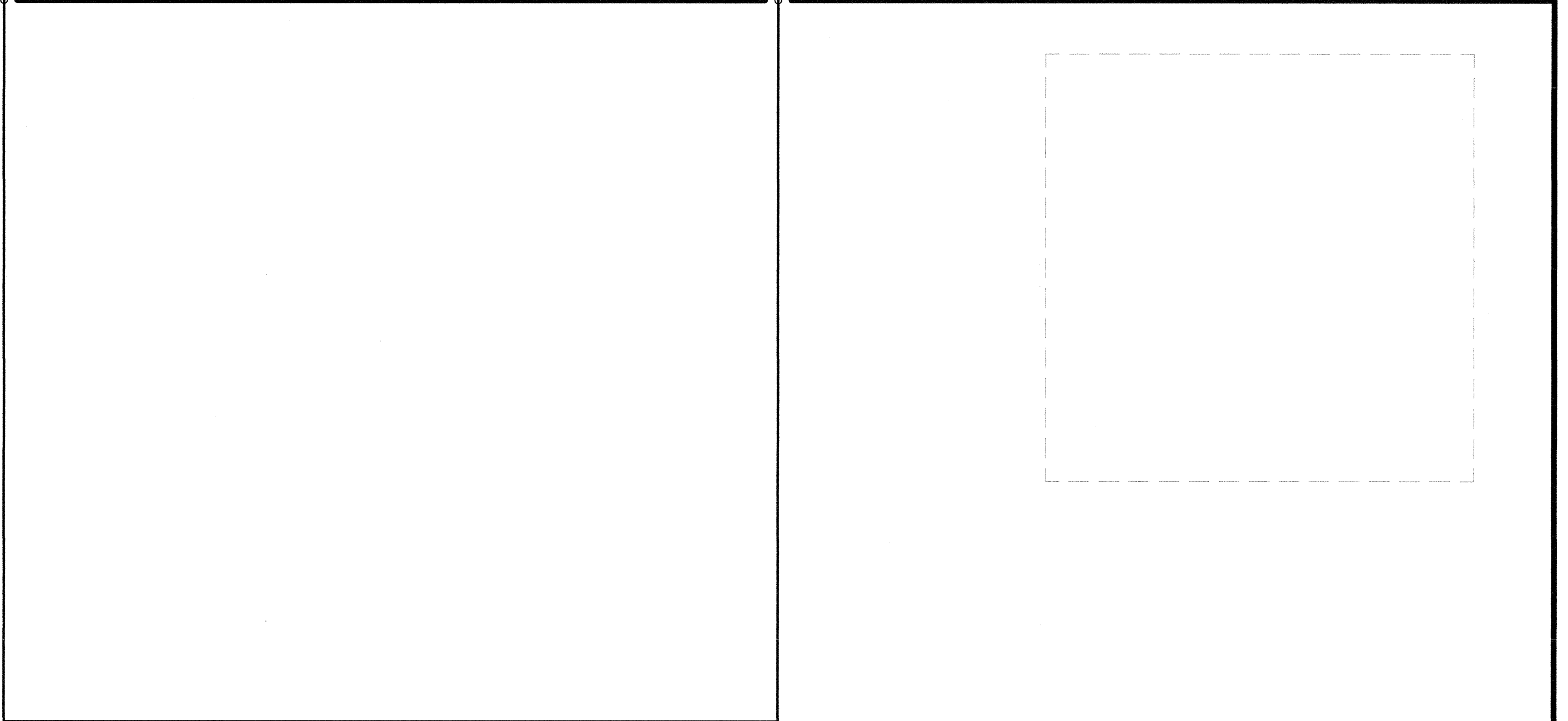
- NOTES:**
1. CONTINUITY PLATE AT EACH SIDE OF COLUMN WEB ALIGNED WITH TOP AND BOTTOM FRAME BEAM FLANGES. PLATE THICKNESS SHALL MATCH THE THICKER FRAME BEAM FLANGE ROUNDED UP TO THE NEAREST 1/8", UNO ON FRAME ELEVATIONS.
 2. EXTEND PLATE FLUSH WITH COLUMN FLANGES.
 3. CJP TYPICAL AT CONTINUITY PLATE TO COLUMN.
 4. BACKING MAY BE LEFT IN PLACE. IF LEFT IN PLACE, PROVIDE CONTINUOUS WELD OF BACKING TO COLUMN FLANGE. IF BACKING IS REMOVED, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL & BACKWELDED WITH A CONTINUOUS 5/16" REINFORCING FILLET WELD.
 5. WELD TABS PERMITTED AT ENDS OF COLUMN FLANGES. REMOVE WELD TABS TO 1/4" MAXIMUM FROM EDGE OF CONTINUITY PLATE. GRIND END OF WELD SMOOTH (500µ-IN), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE OR CONTINUITY PLATE.
 6. WELD TABS NOT PERMITTED. WELD LAYERS MAY BE TRANSITIONED AT AN ANGLE OF 45 DEGREES MAXIMUM MEASURED FROM VERTICAL. NO NOT REQUIRED AT CASCADED WELD TRANSITIONS.
 7. BACKING TO BE REMOVED. THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL.

WUF-W CONTINUITY PL (W/ DOUBLER PL) 1"=1'-0" **11**



- NOTES:**
1. CONTINUITY PLATE AT EACH SIDE OF COLUMN WEB ALIGNED WITH TOP AND BOTTOM FRAME BEAM FLANGES. PLATE THICKNESS SHALL MATCH THE THICKER FRAME BEAM FLANGE ROUNDED UP TO THE NEAREST 1/8", UNO ON FRAME ELEVATIONS.
 2. EXTEND PLATE FLUSH WITH COLUMN FLANGES.
 3. CJP TYPICAL AT CONTINUITY PLATE TO COLUMN.
 4. BACKING MAY BE LEFT IN PLACE. IF LEFT IN PLACE, PROVIDE CONTINUOUS WELD OF BACKING TO COLUMN FLANGE. IF BACKING IS REMOVED, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL & BACKWELDED WITH A CONTINUOUS 5/16" REINFORCING FILLET WELD.
 5. WELD TABS PERMITTED AT ENDS OF COLUMN FLANGES. REMOVE WELD TABS TO 1/4" MAXIMUM FROM EDGE OF CONTINUITY PLATE. GRIND END OF WELD SMOOTH (500µ-IN), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE OR CONTINUITY PLATE.
 6. WELD TABS NOT PERMITTED. WELD LAYERS MAY BE TRANSITIONED AT AN ANGLE OF 45 DEGREES MAXIMUM MEASURED FROM VERTICAL. NO NOT REQUIRED AT CASCADED WELD TRANSITIONS.

WUF-W CONTINUITY PL (W/O DOUBLER PL) 1"=1'-0" **9**



WUF-W MOMENT RESISTING FRAME CONNECTION (SFRS) 1 1/2"=1'-0" **1**

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BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
 P R O P E R T I E S

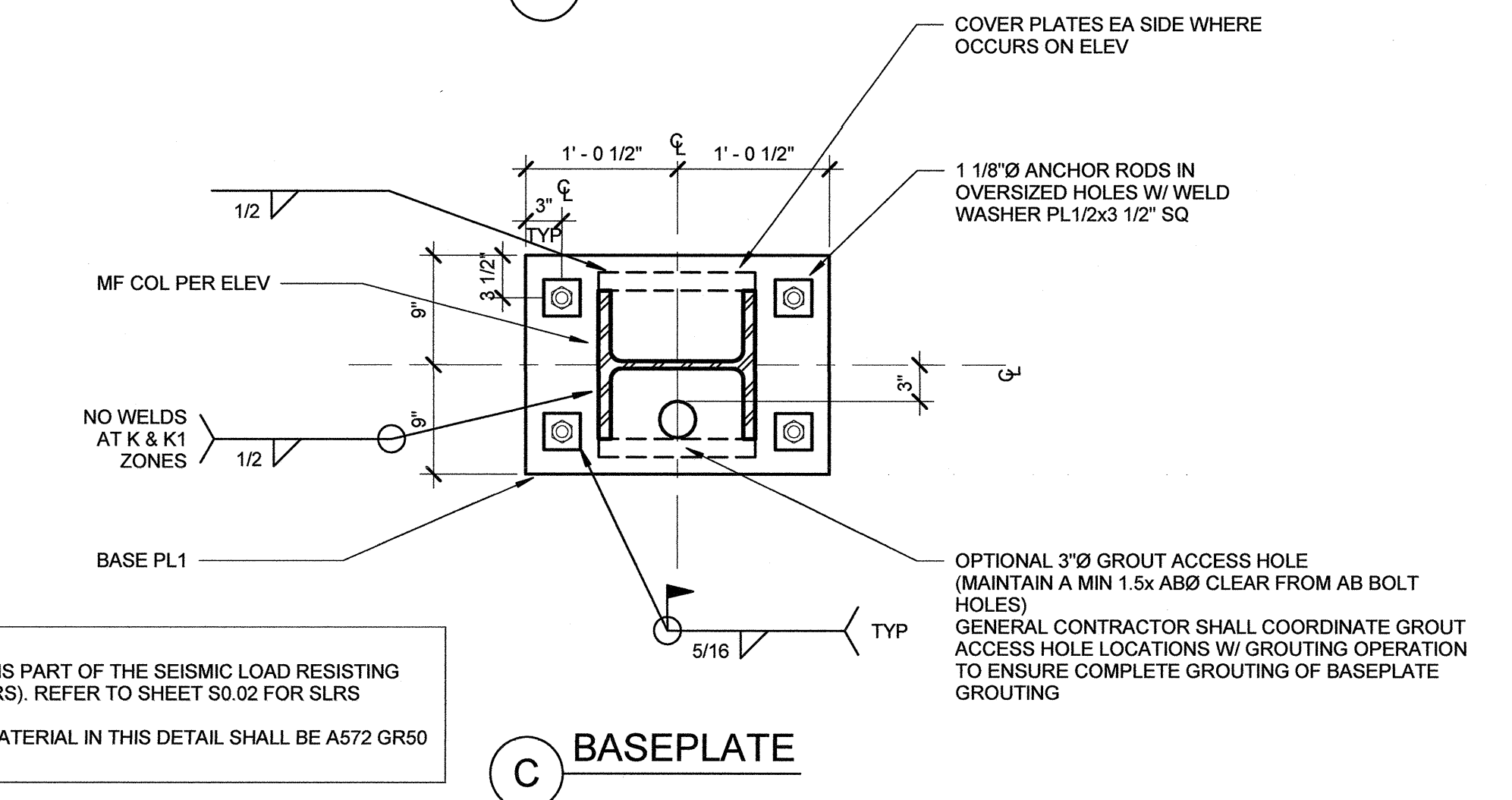
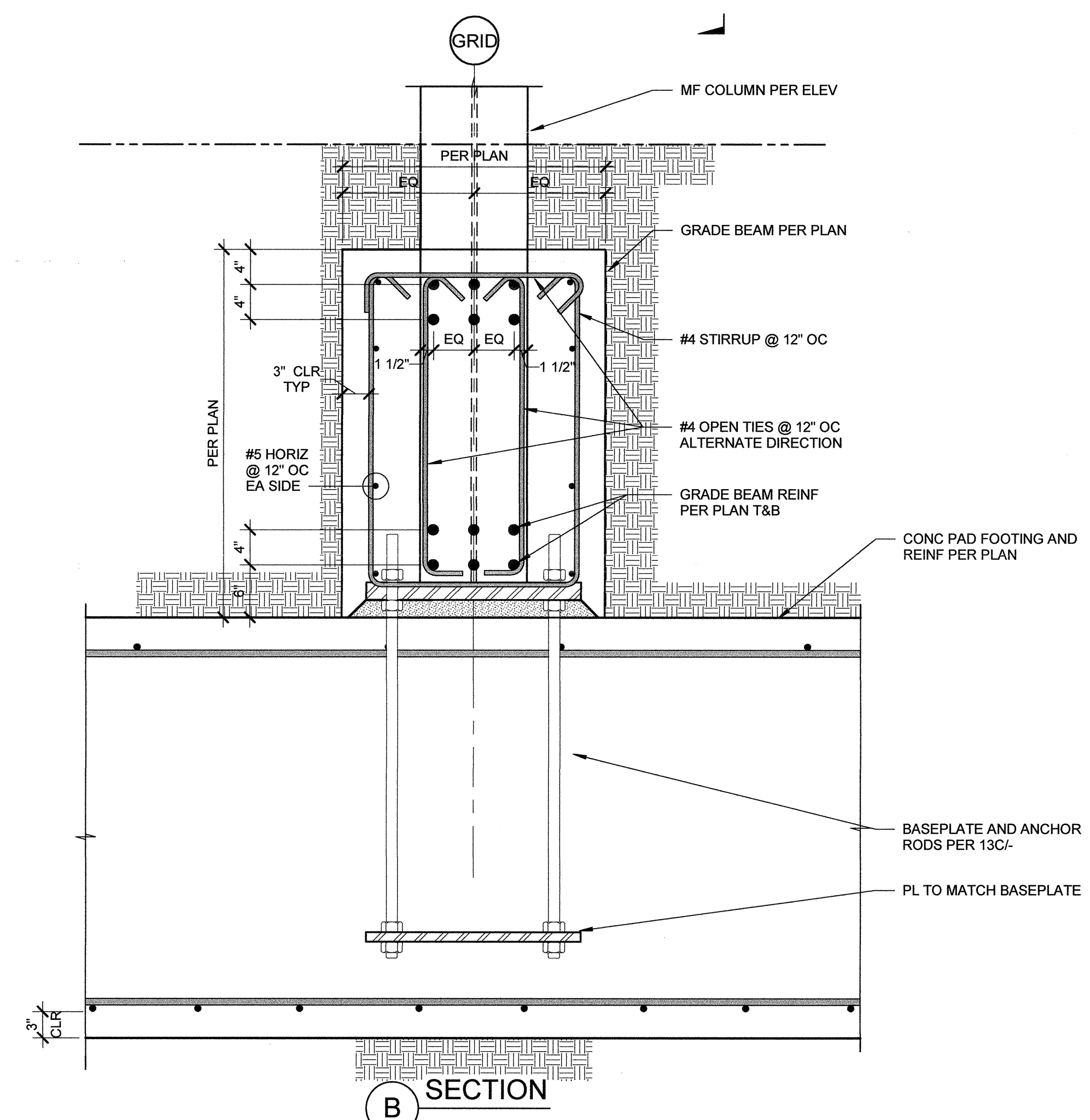
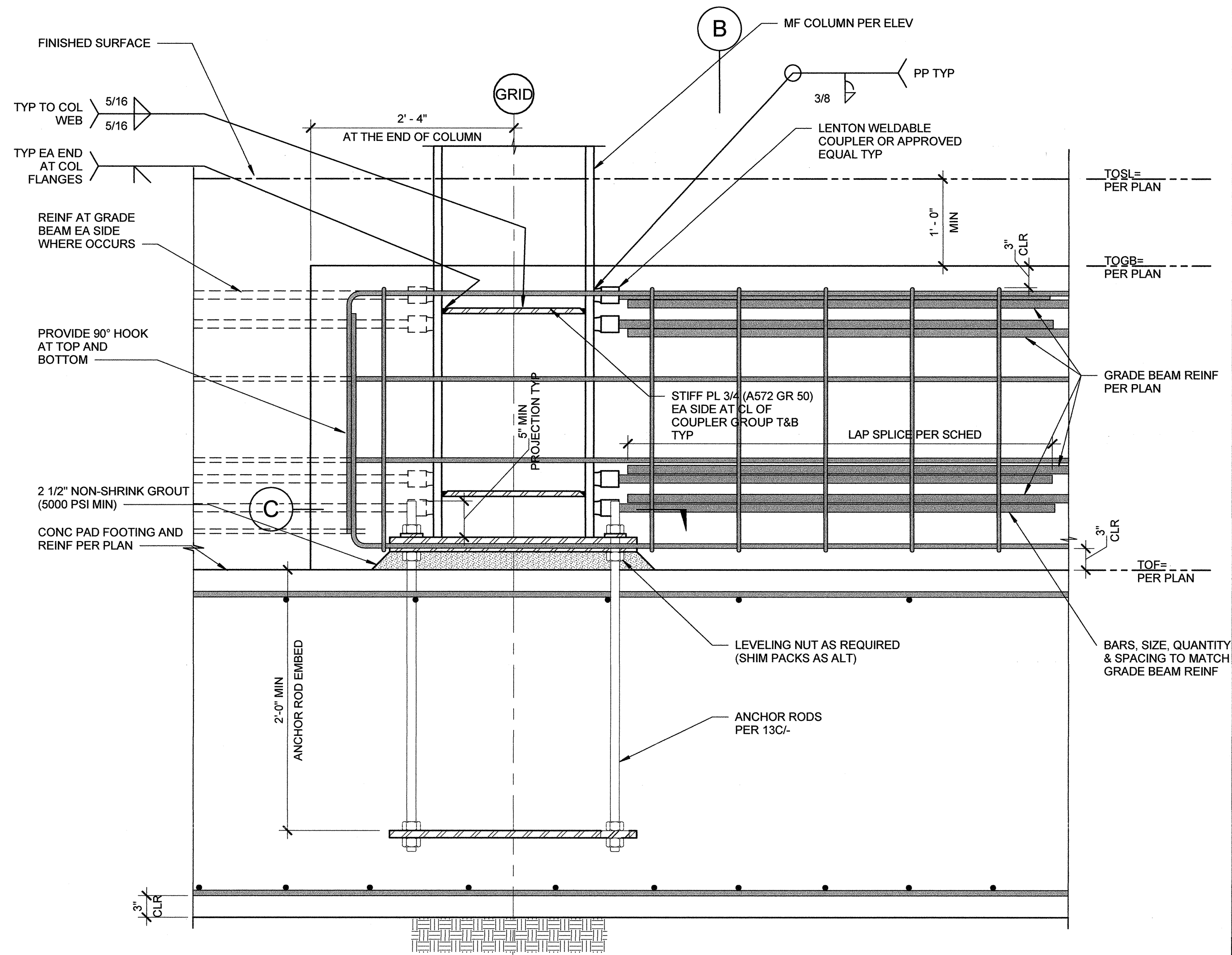


No.	DATE	ISSUE
11	11-20-2020	30% CD
12	02-19-2021	50% CD
13	06-01-2021	COUNTY SUBMITTAL
14	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO: 1900789
 DATE: OCTOBER 8, 2020
MOMENT FRAME DETAILS

S8.2.5
 9/24/2021 1:41:58 PM

B:\M 380\01 Dana Point Harbor Rev\Revision\1900799_DPH_Building 10_Struct_V4



NOTES:
 1. THIS DETAIL IS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS). REFER TO SHEET S8.02 FOR SLRS NOTES.
 2. ALL PLATE MATERIAL IN THIS DETAIL SHALL BE A572 GR50 KSI STEEL.

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DANA POINT HARBOR - BLDG 10
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM | WARD
 P R O P E R T I E S



No.	DATE	ISSUE
	11-26-2020	30% CD
	02-19-2021	50% CD
	06-01-2021	COUNTY SUBMITTAL

PROJECT NO. 1900799
 DATE OCTOBER 8, 2020
 DRAWING TITLE

MOMENT FRAME DETAILS

S8.2.6

BM_380-Dana Point Harbor Revitalization1900789_DPH_Building 10-Struct.dwg

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DANA POINT HARBOR - BLDG 10
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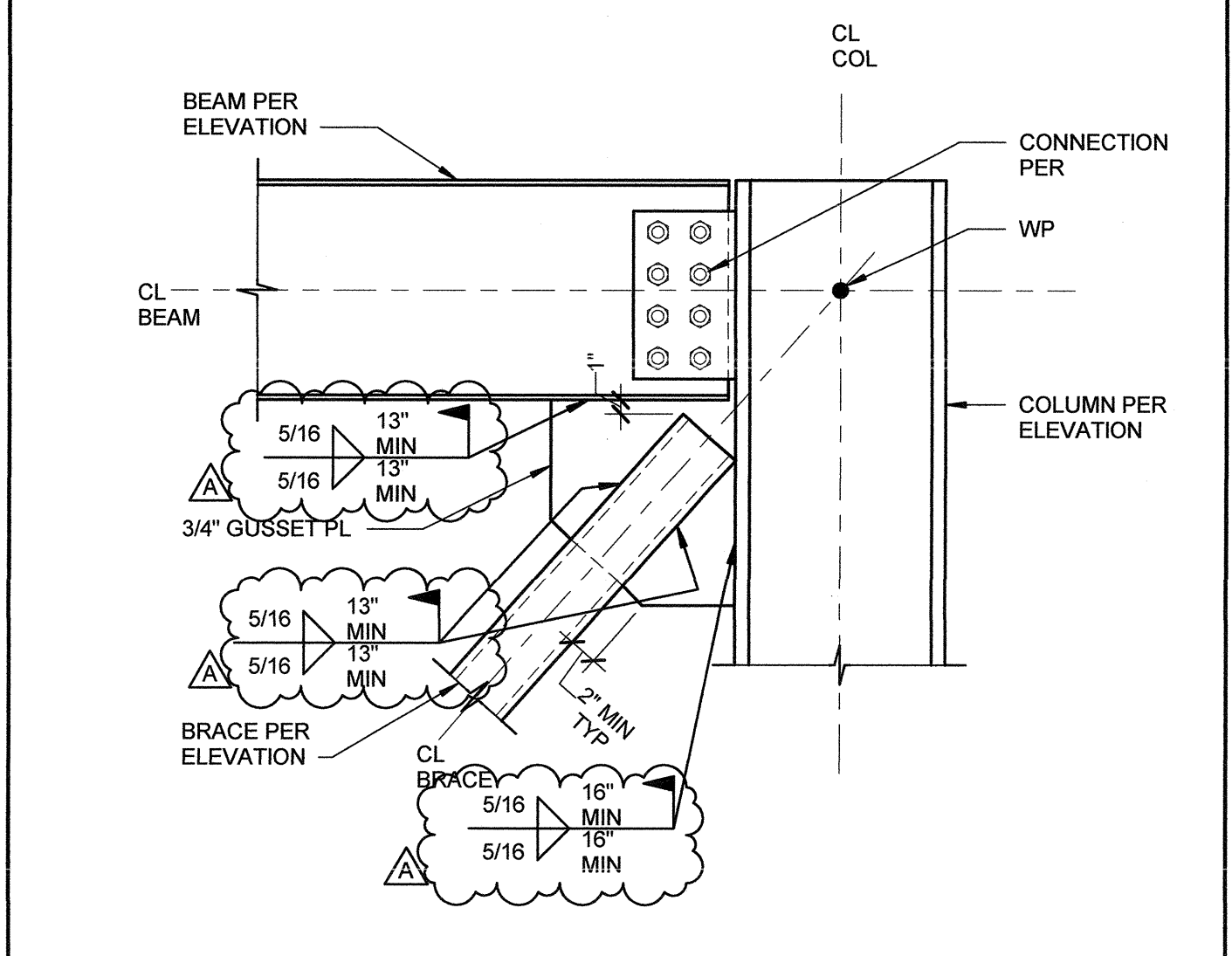
No.	DATE	ISSUE
	11-26-2020	30% CD
	02-19-2021	65% CD
	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

No.	DATE	ISSUE
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	02-19-2021	65% CD
	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

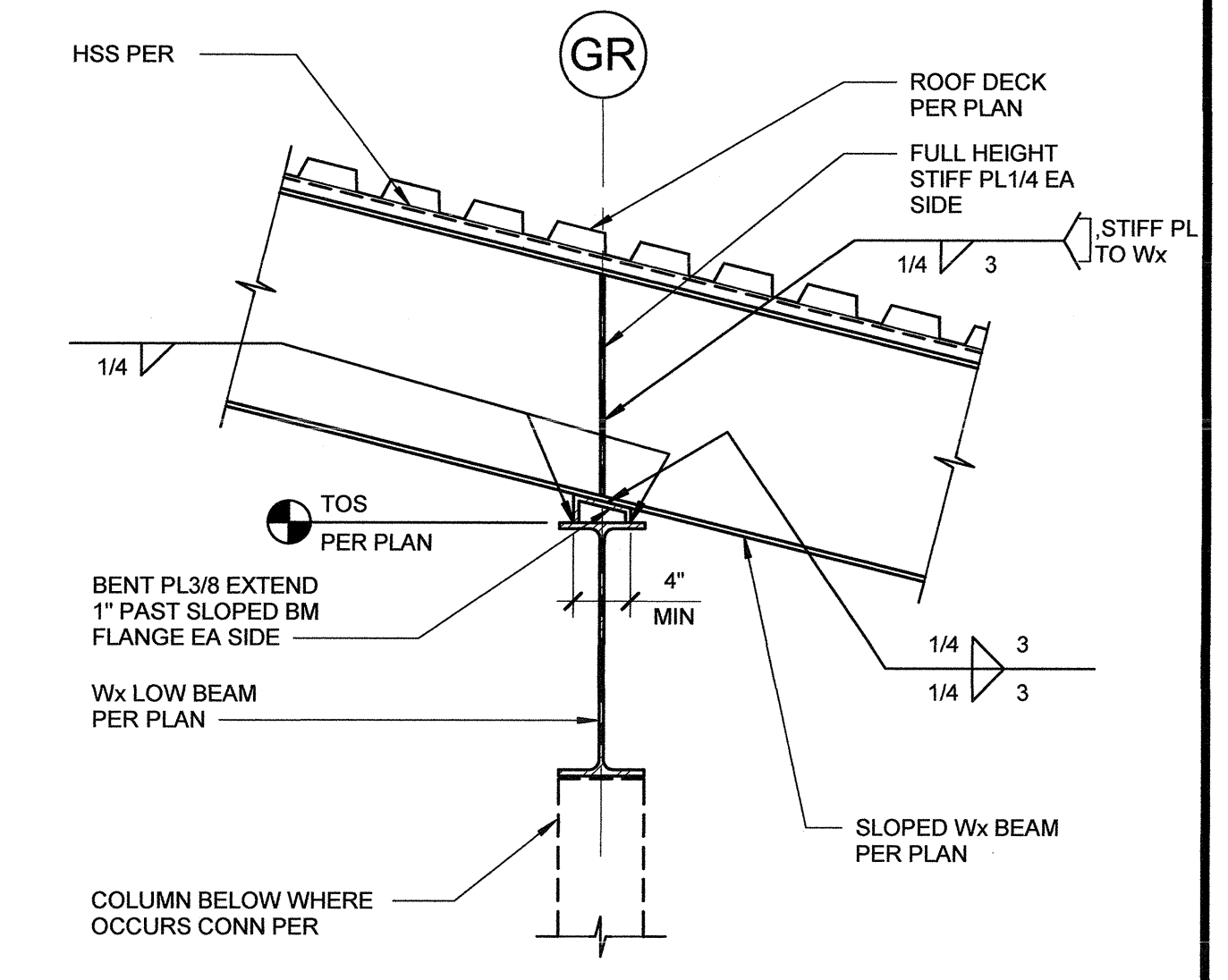
PROJECT NO. 1900789
 DATE OCTOBER 8, 2020

STEEL DETAILS

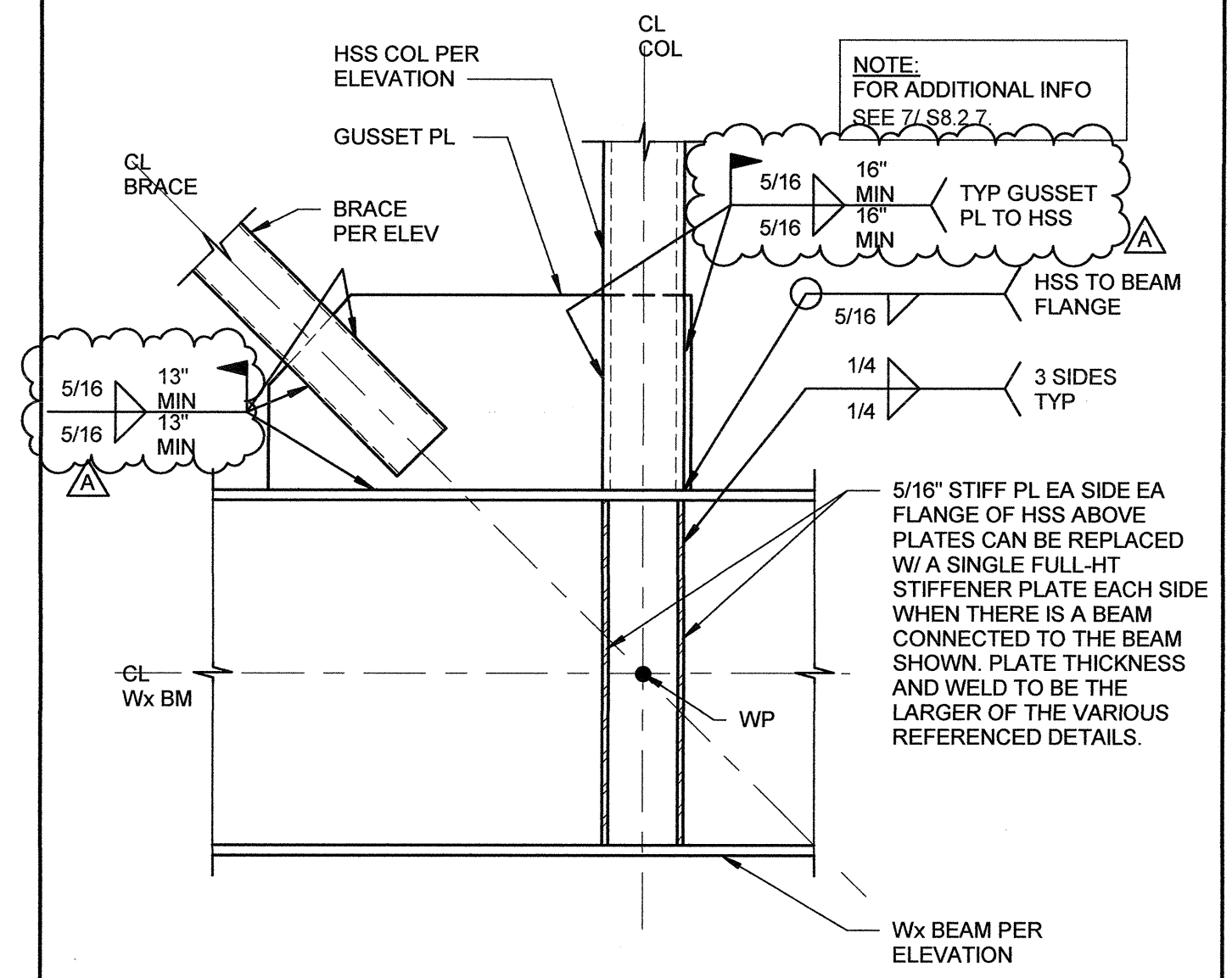
S8.2.7



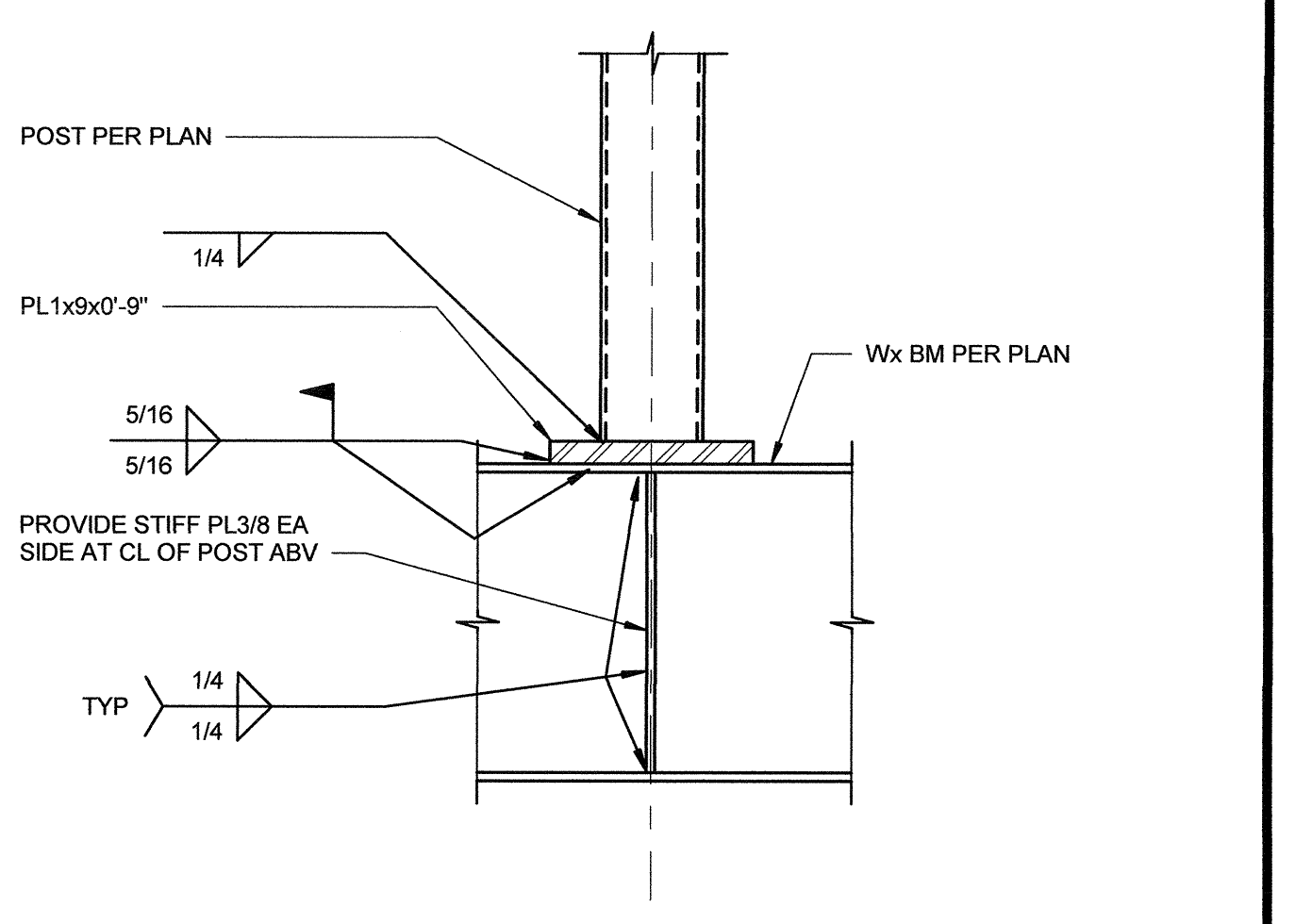
BRACE CONNECTION DETAIL 1" = 1'-0" **7**



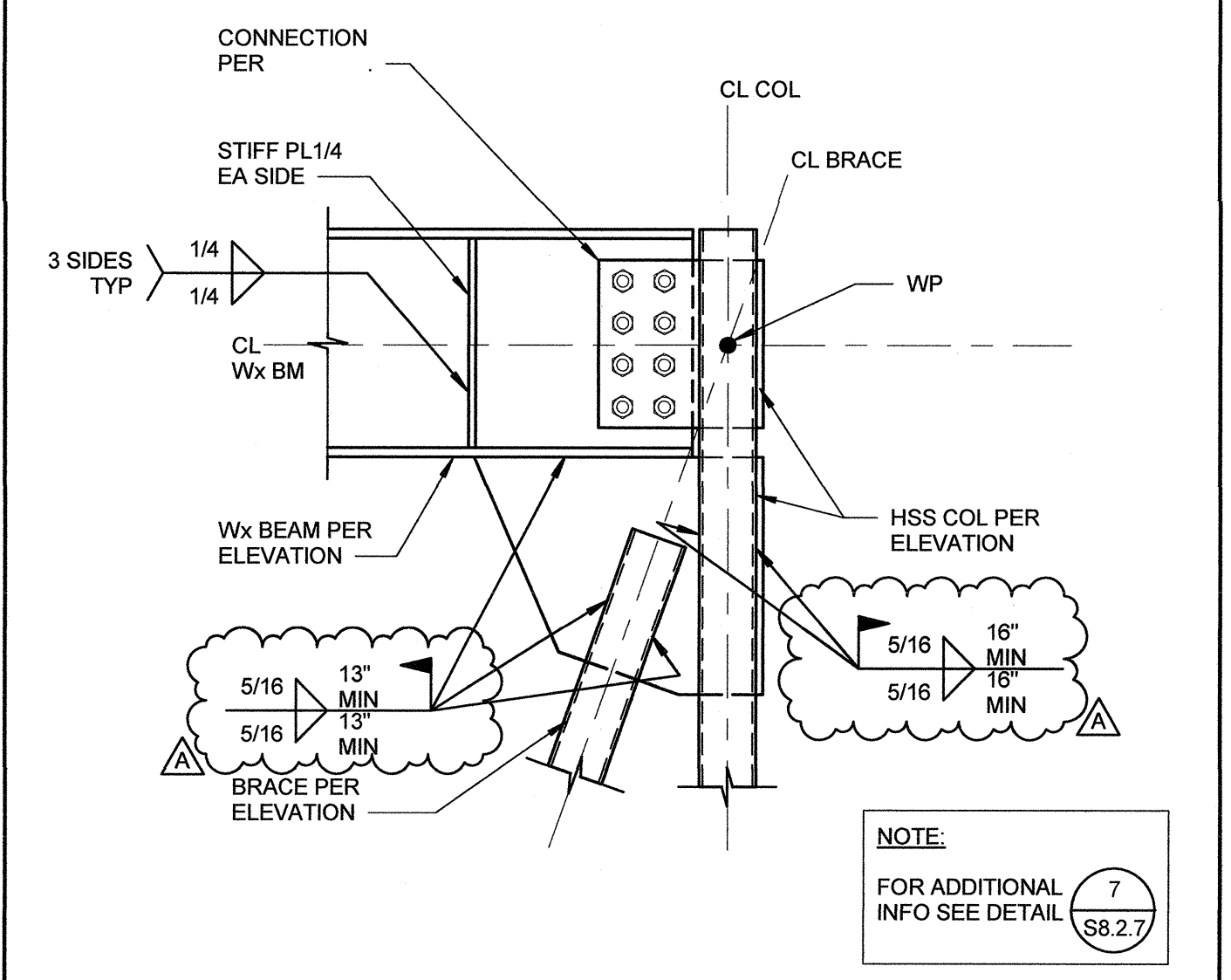
STACKED CONN AT EXPOSED FRAMING 1" = 1'-0" **3**



BRACE CONNECTION DETAIL 1" = 1'-0" **6**

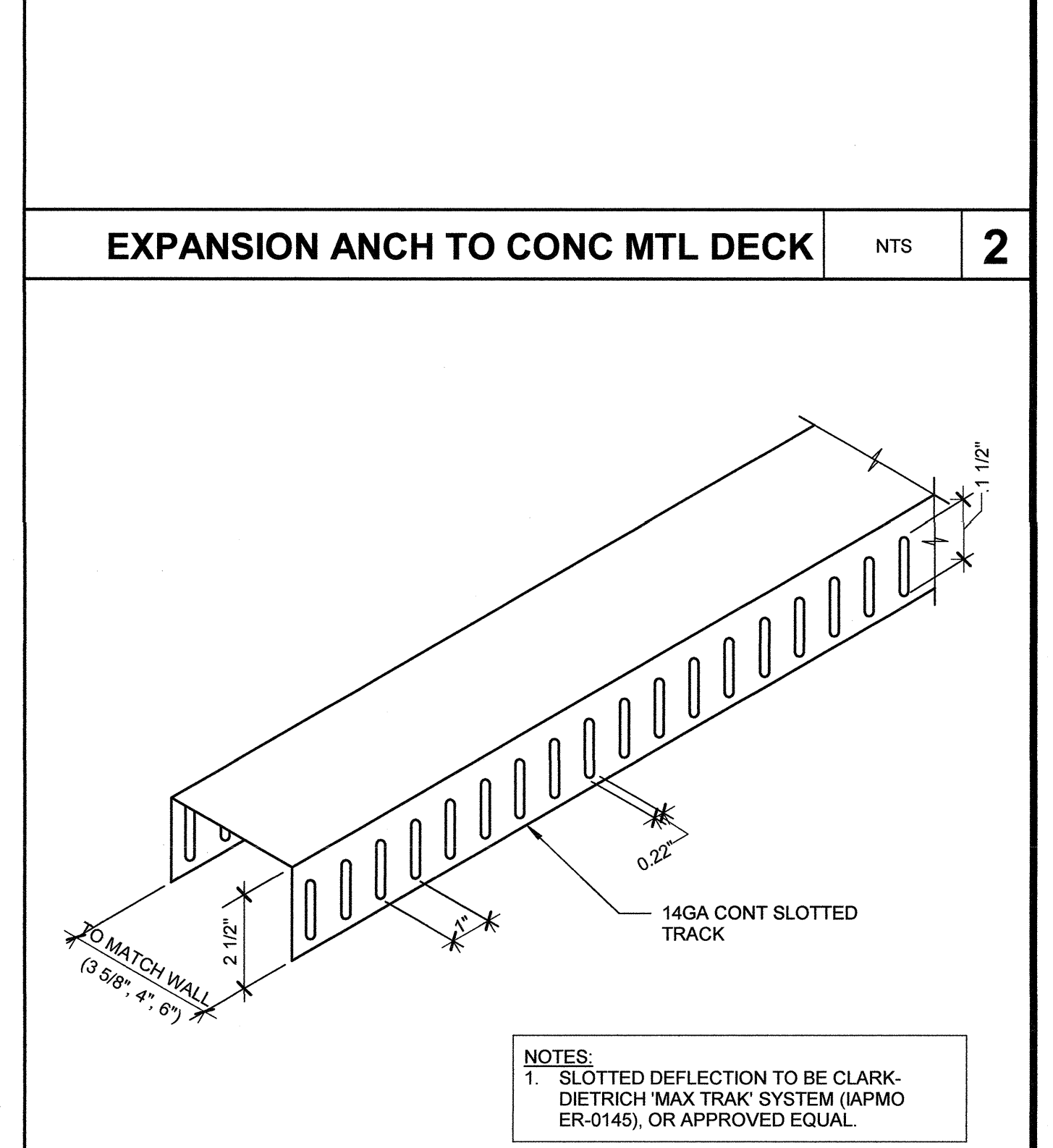
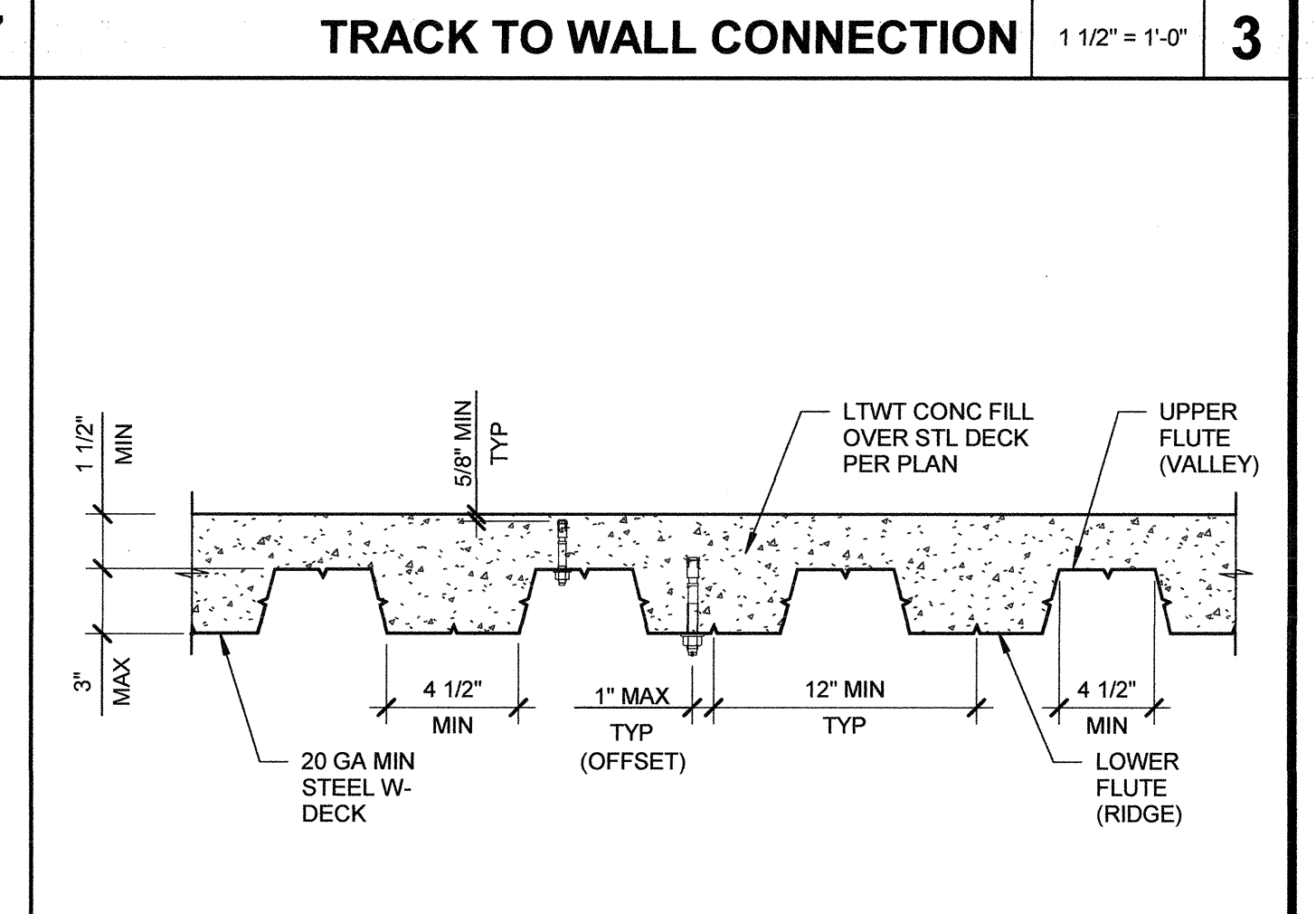
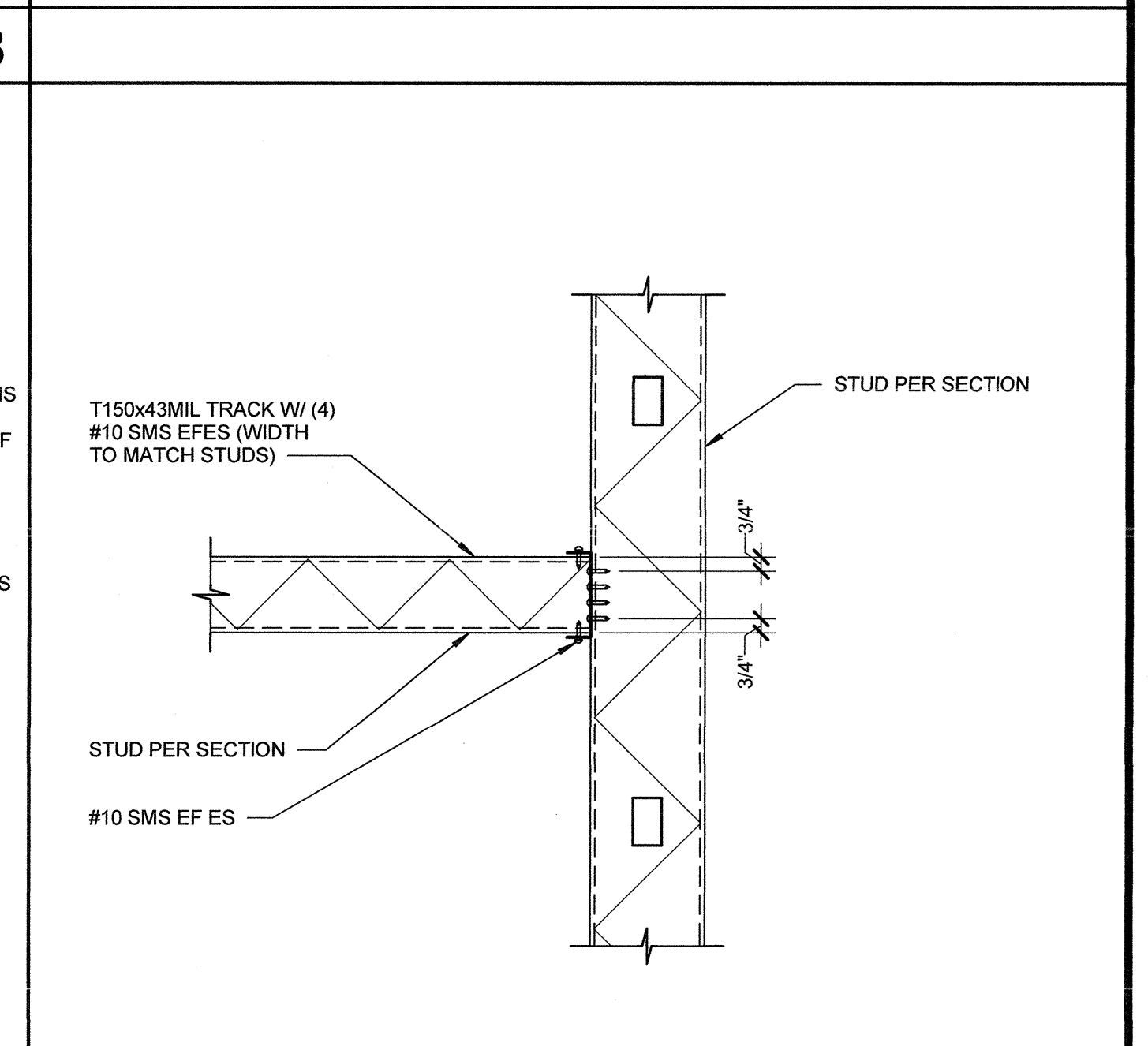
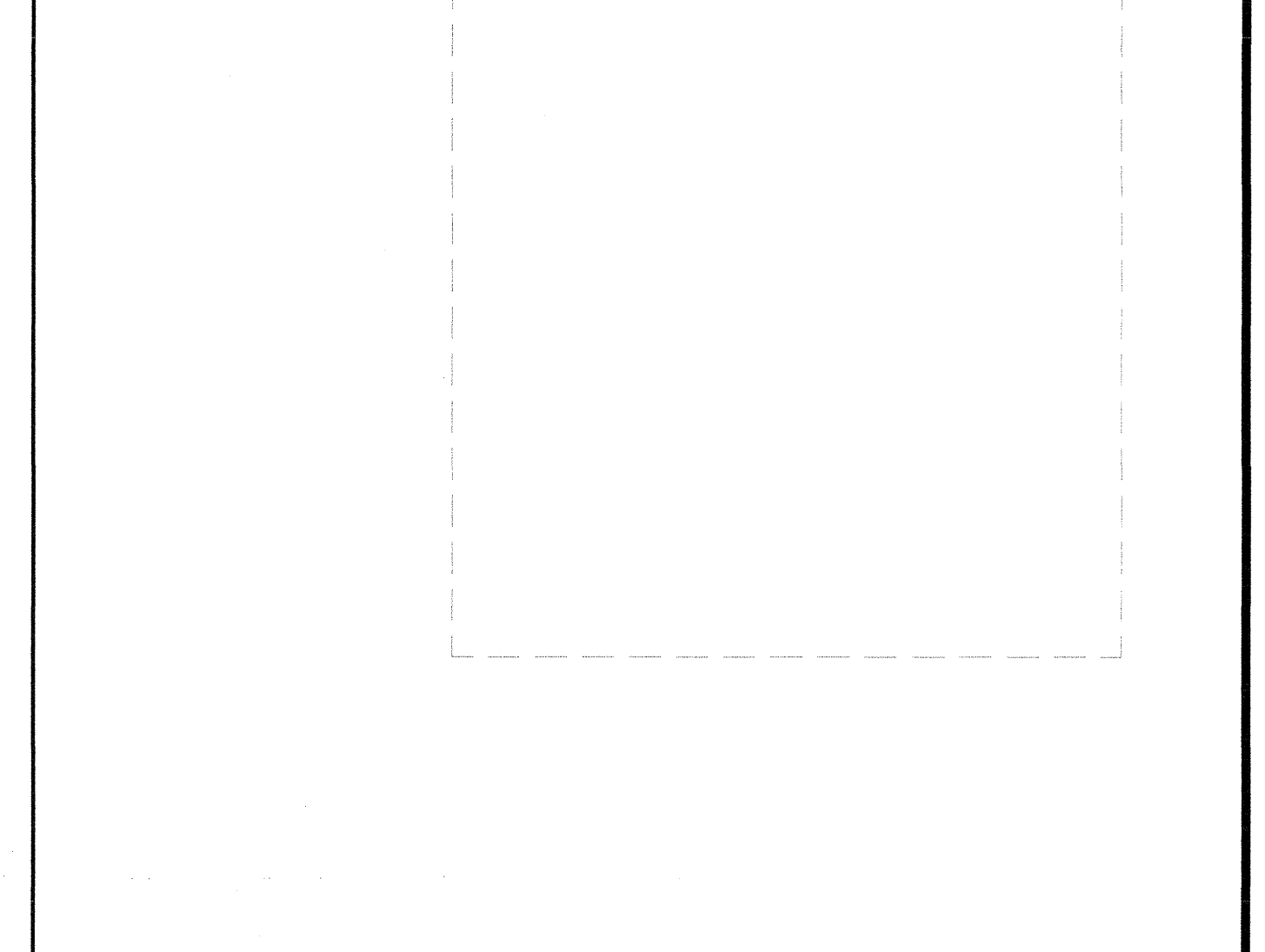
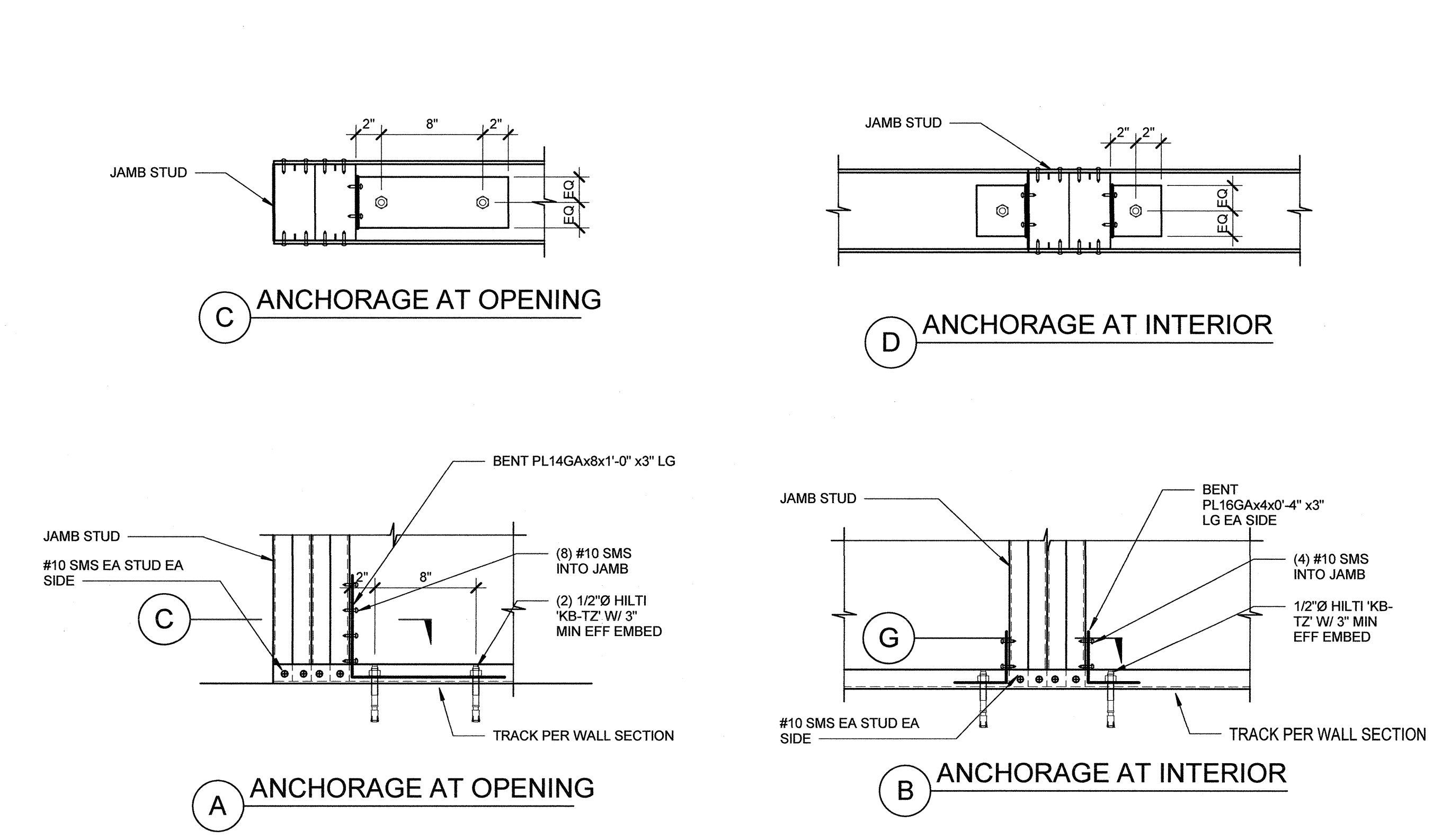
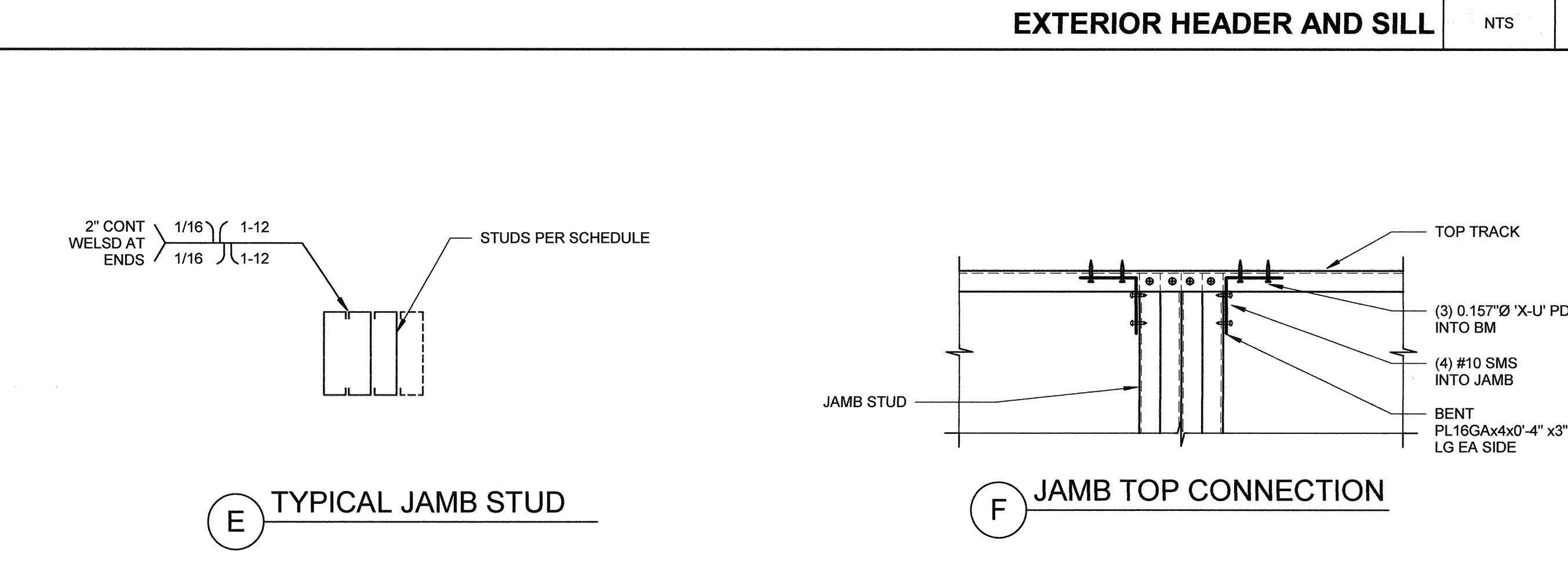
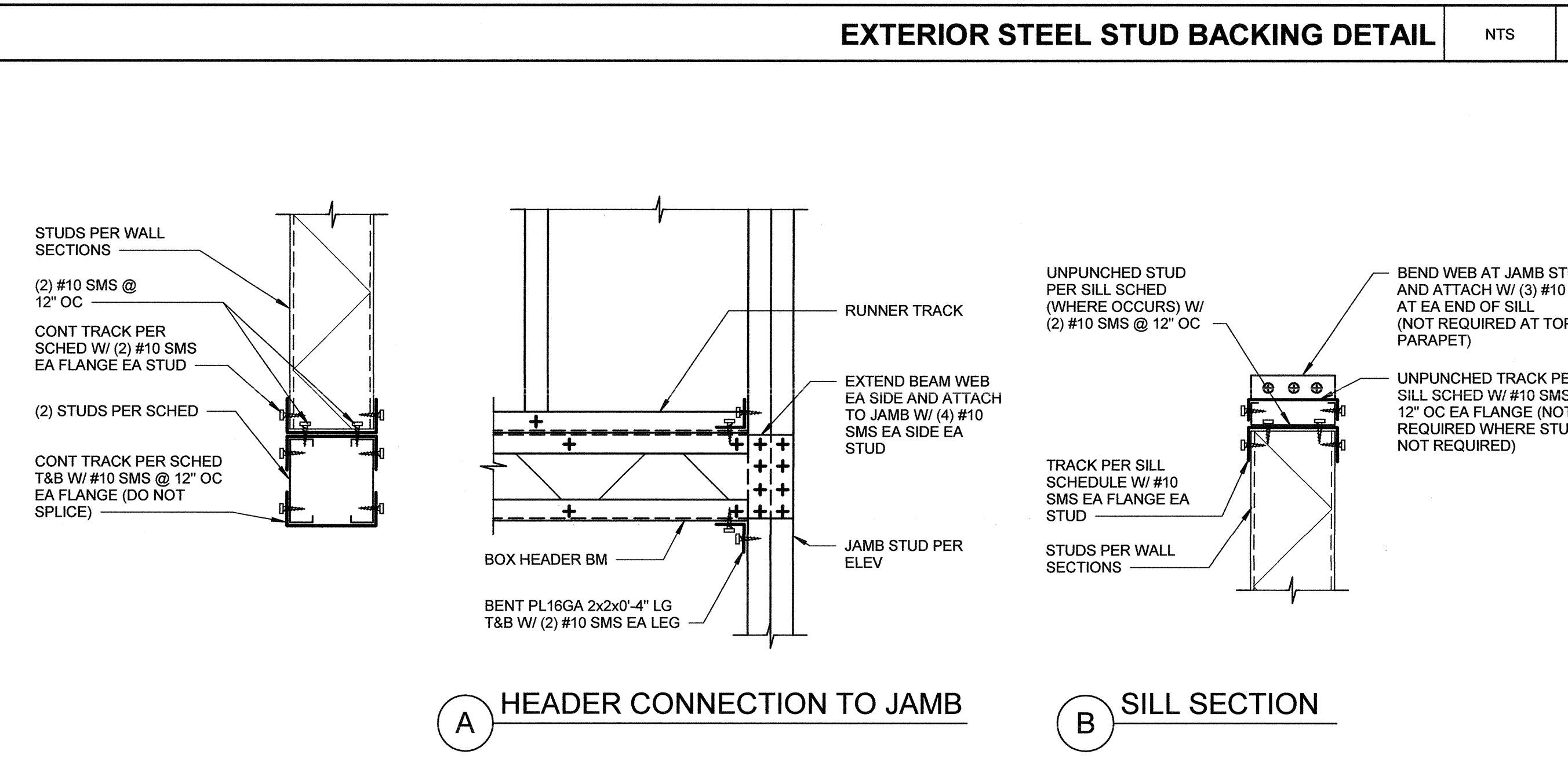
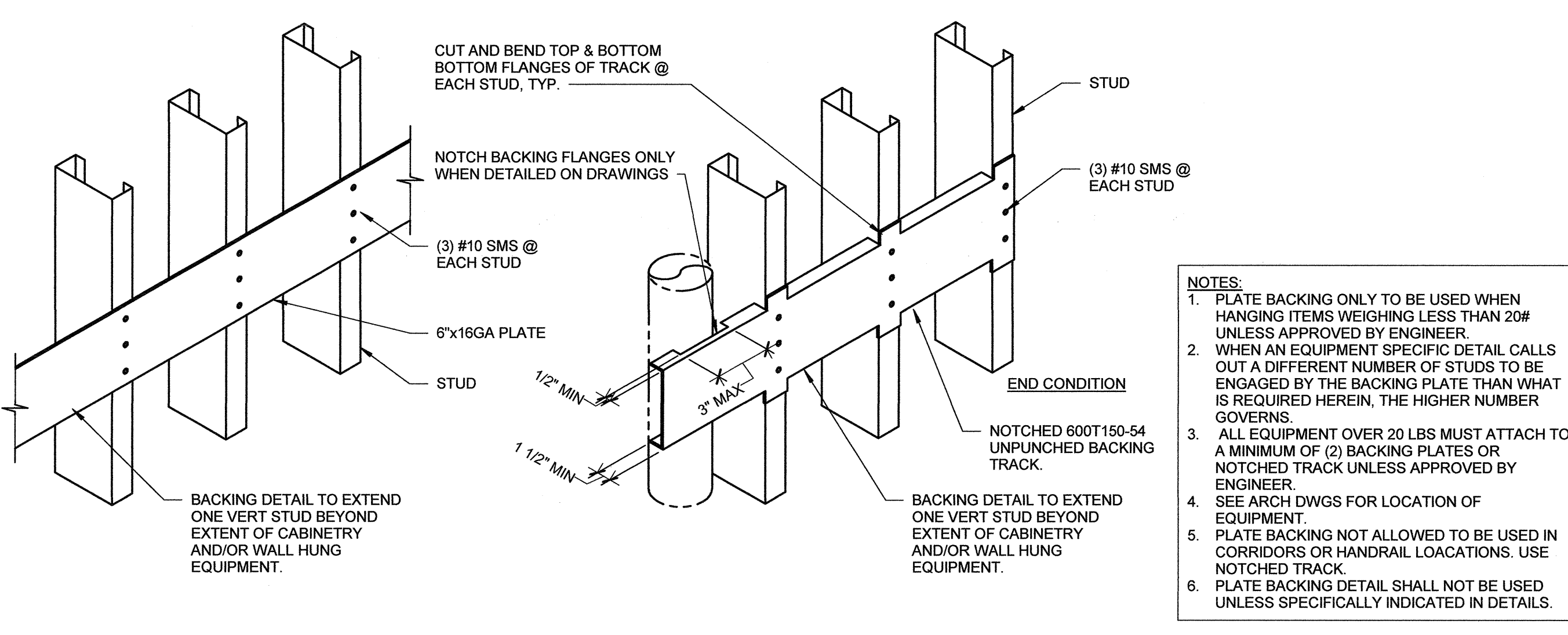
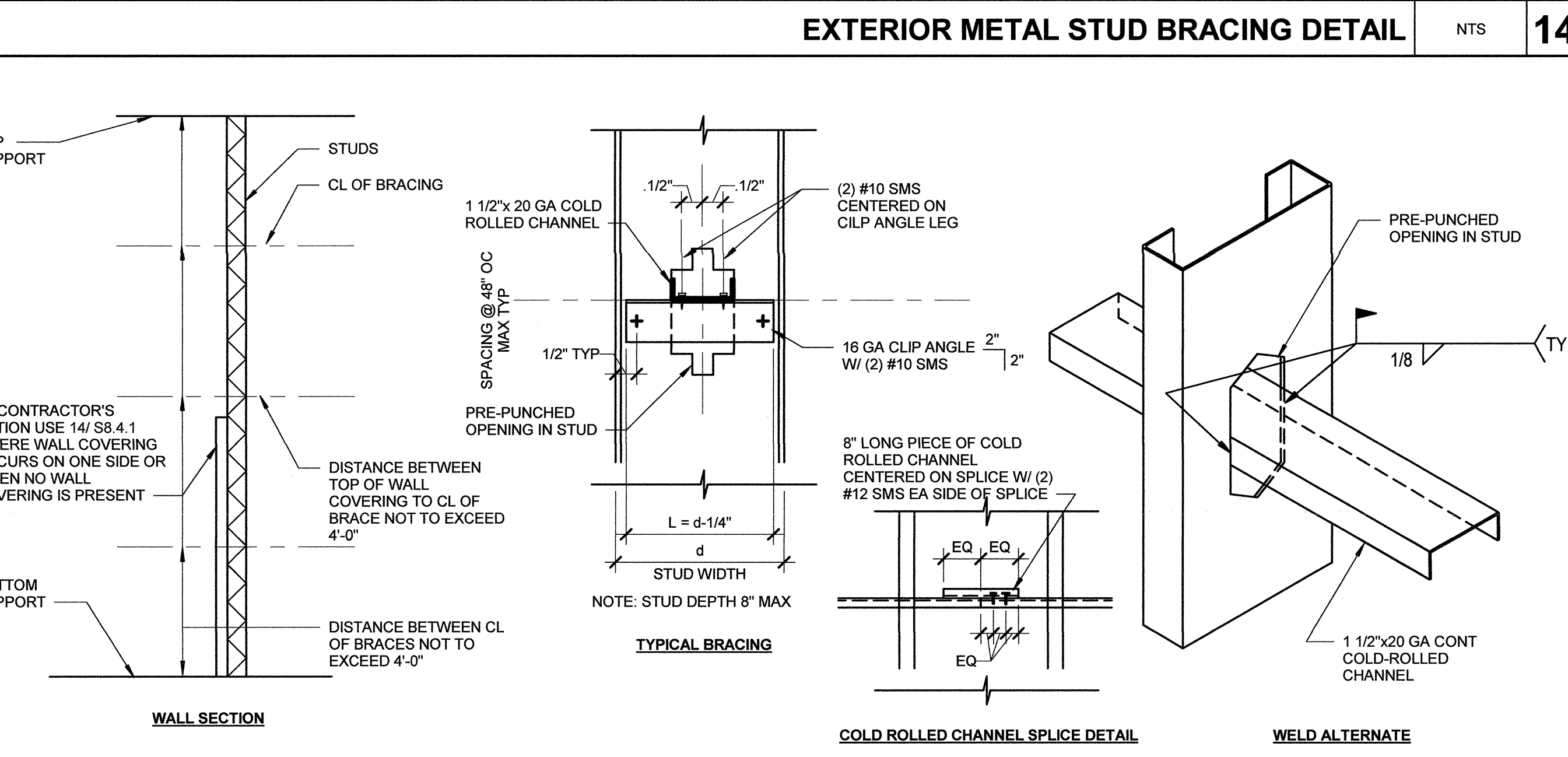
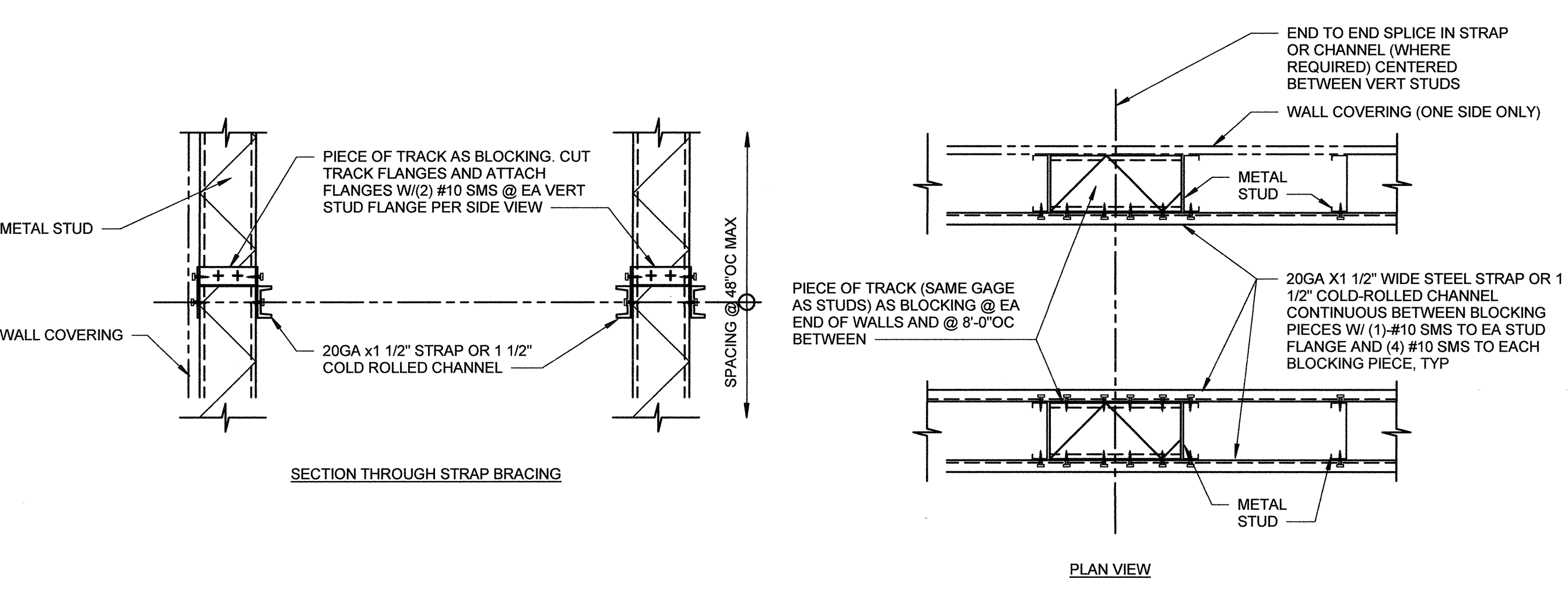
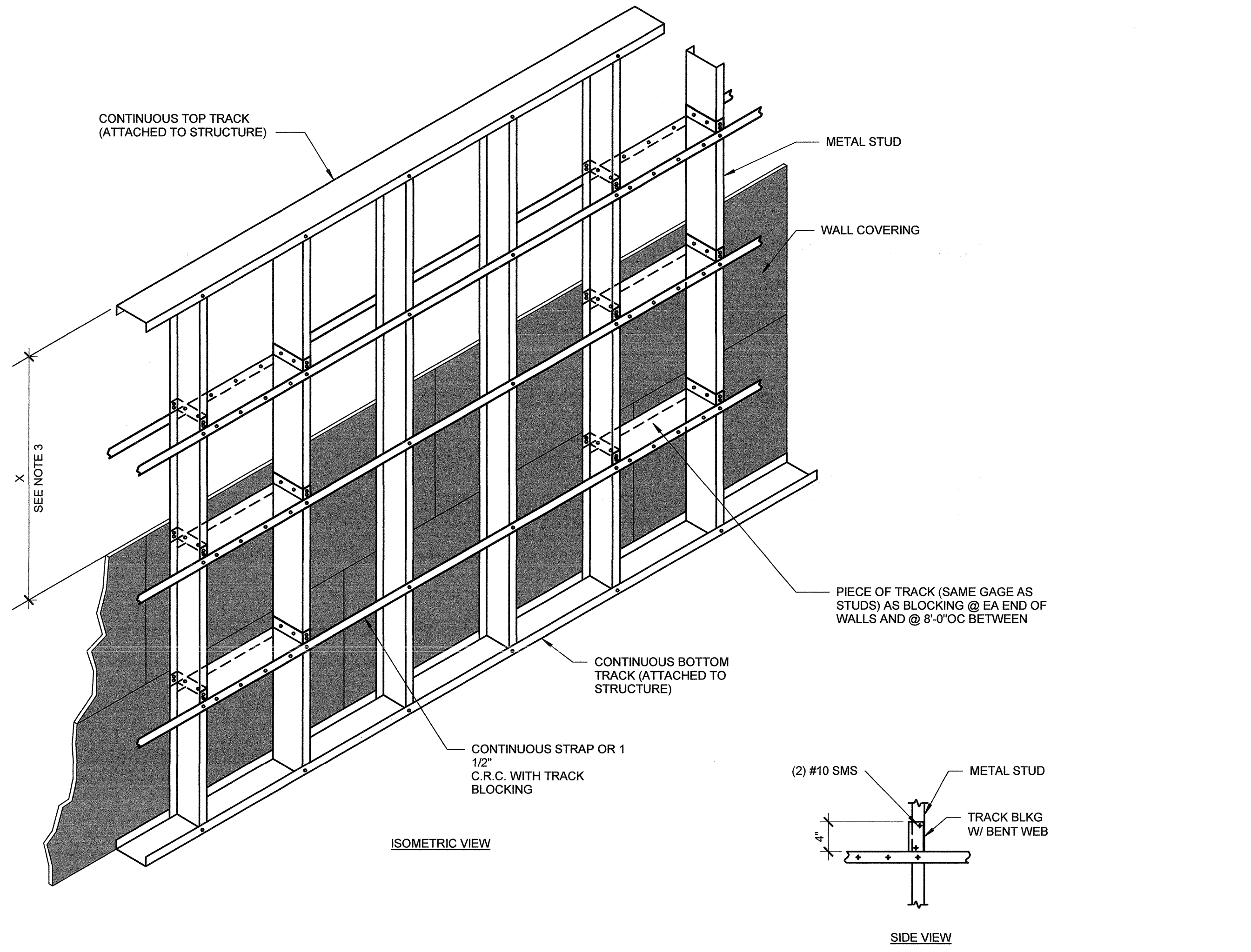


POST BASE 1 1/2" = 1'-0" **2**



BRACE CONNECTION DETAIL 1" = 1'-0" **5**

- NOTES:**
- LATERAL BRACING OF METAL STUDS REQUIRED WHEN GYP BOARD IS NOT PROVIDED ON BOTH SIDERS OF METAL STUD. BRACING/BRACKS TO BE SPACED AT 4'-0" OC MAX VERTICALLY.
 - WHERE ARCHITECTURAL DRAWINGS DO NOT REQUIRE GYP BOARD TO EXTEND THE FULL WALL HEIGHT, LATERAL BRACING IS REQUIRED WHERE 'X' EXCEEDS 4'-0".
 - SEE DETAIL 13- FOR ALTERNATE BRACING OPTIONS.



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DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN

DANA POINT, CA 92629

BWP BURNHAM | WARD

P R O P E R T I E S

PROFESSIONAL SEAL OF REGISTERED ARCHITECT

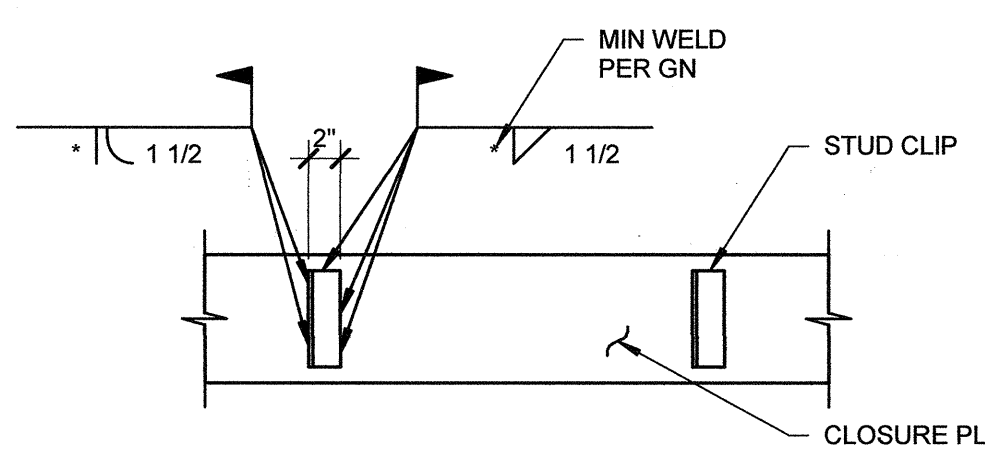
DATE: 12/31/21

No.	DATE	ISSUE
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	02-19-2021	50% CD
	06-01-2021	COUNTY SUBMITTAL

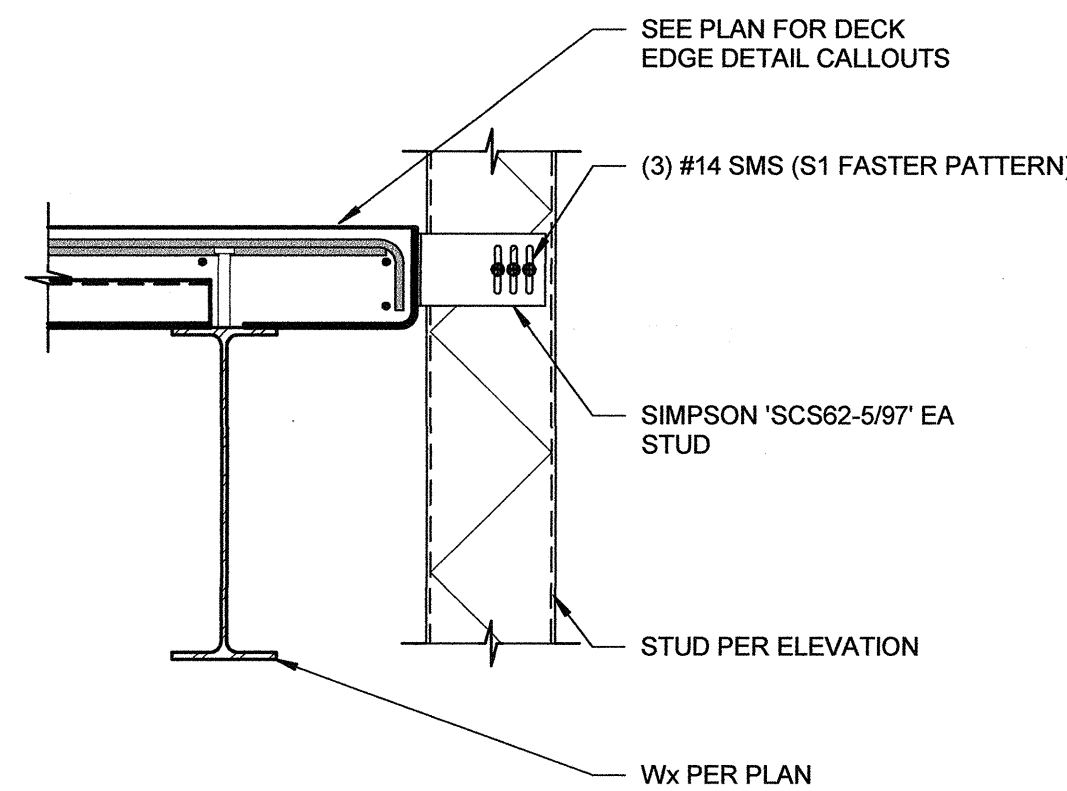
TYPICAL EXTERIOR METAL STUD DETAILS

S8.4.1

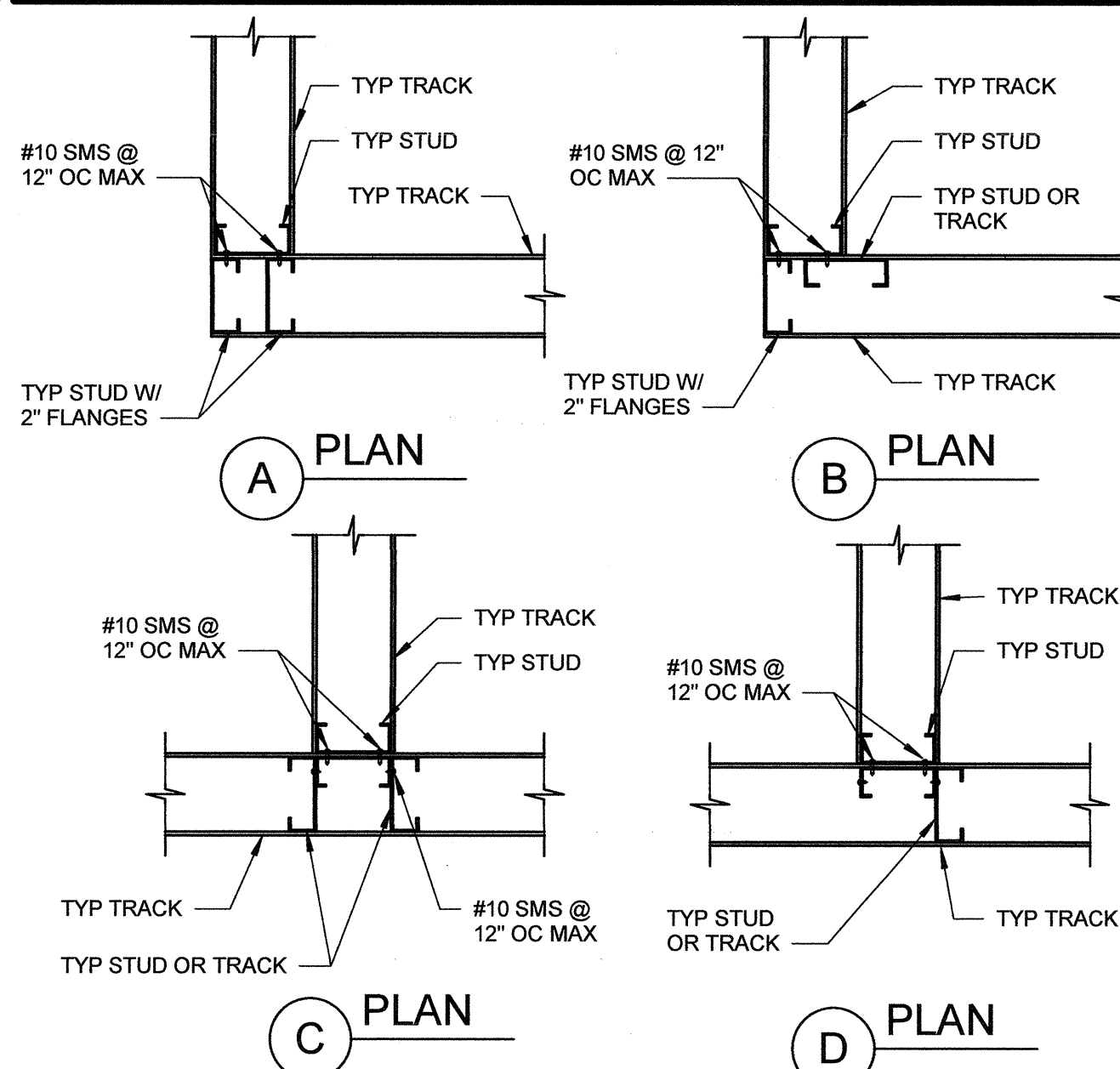
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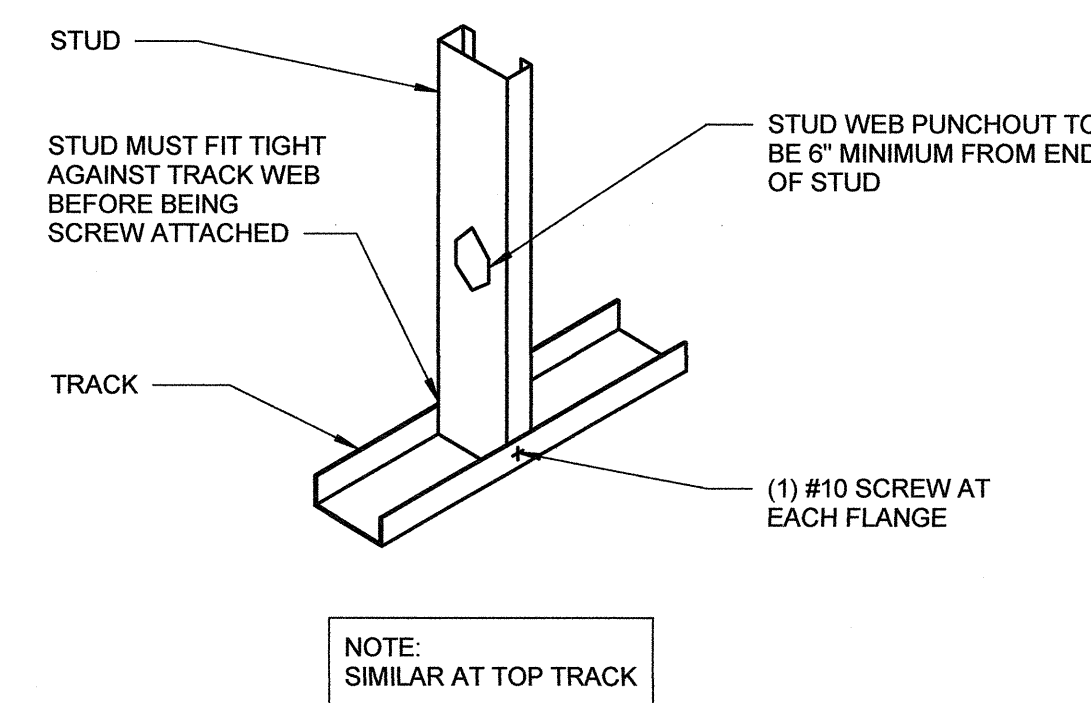
B ELEVATION OF CLIP ANGLE



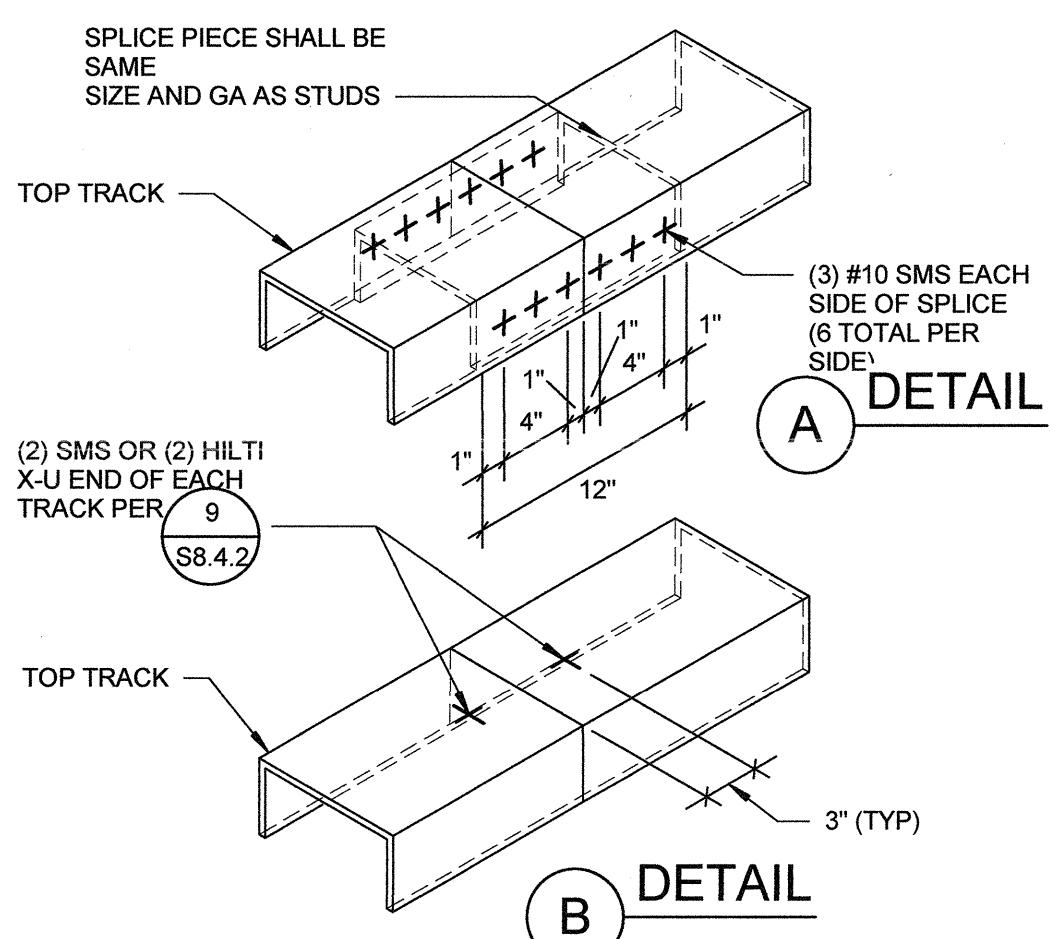
VERTICAL SLIP CLIP TO DECK EDGE 1" = 1'-0" **16**



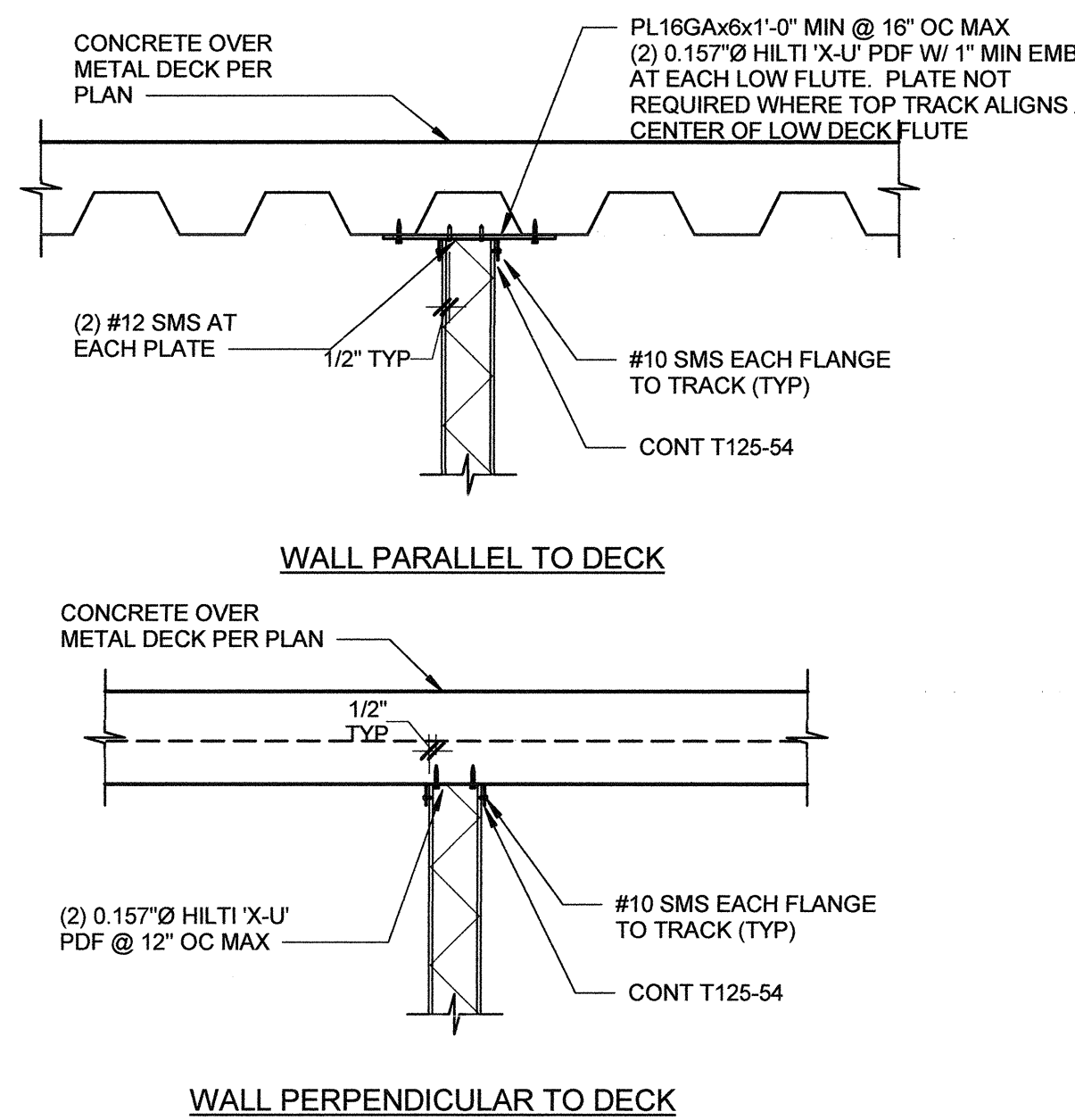
TYPICAL STUD INTERSECTION 1" = 1'-0" **12**



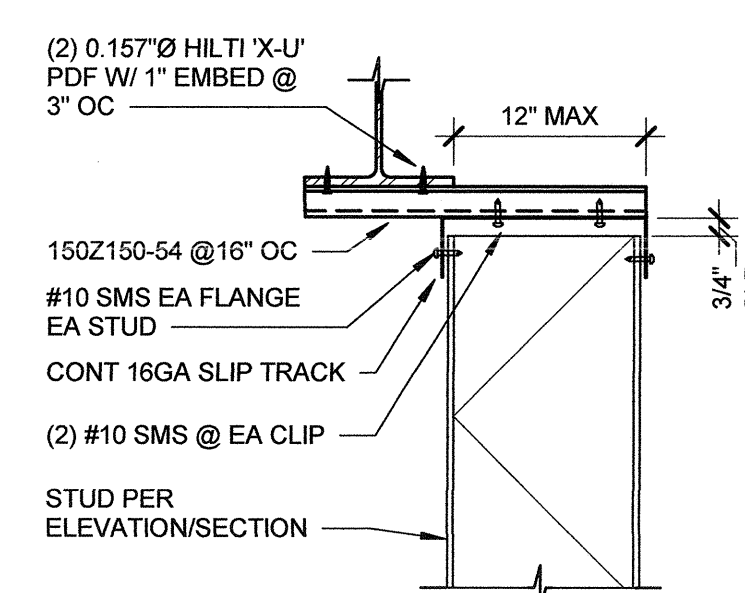
TYPICAL STUD TO TRACK CONNECTION 1" = 1'-0" **8**



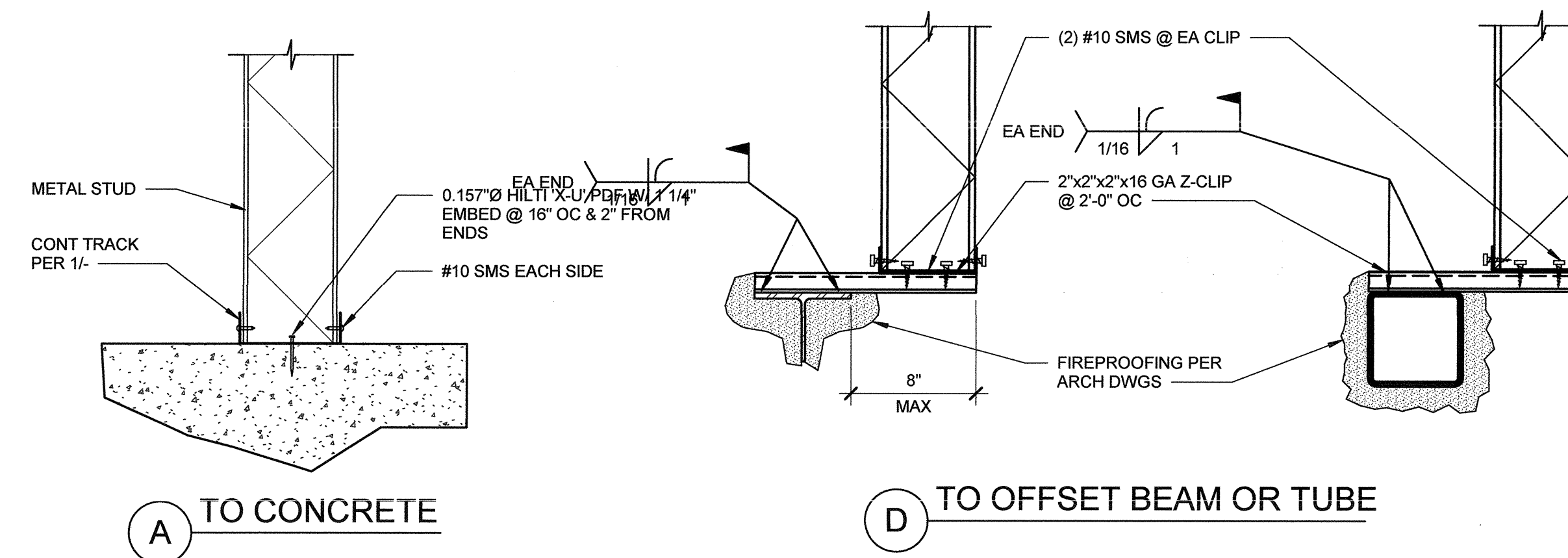
TYPICAL TOP TRACK SPLICE 1" = 1'-0" **19**



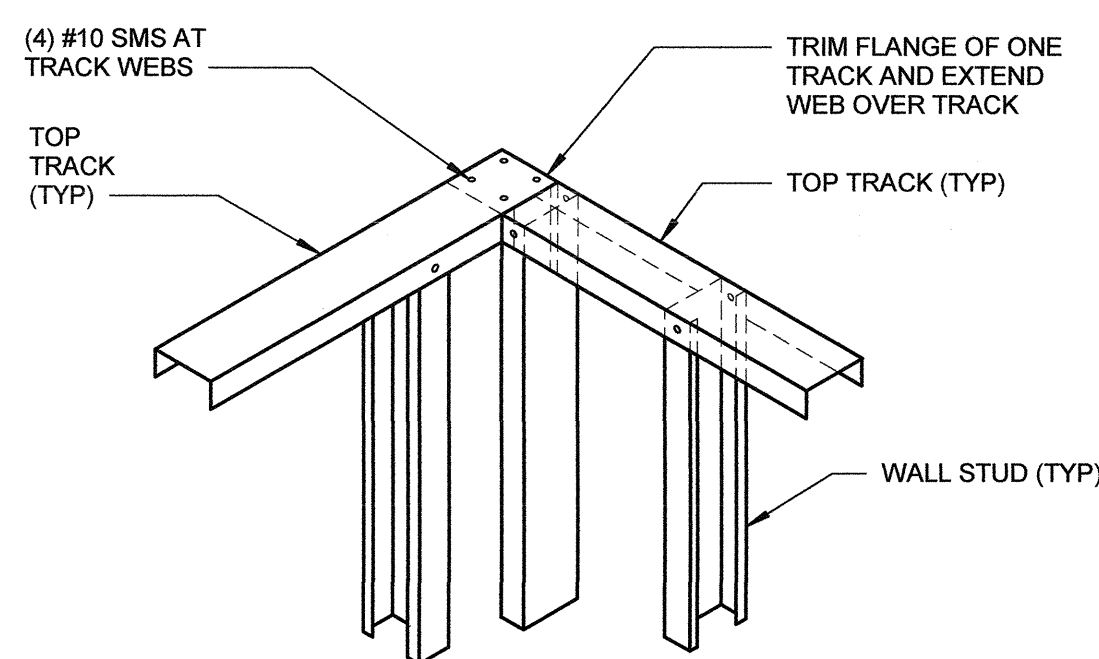
HANGER TO DECK 1" = 1'-0" **15**



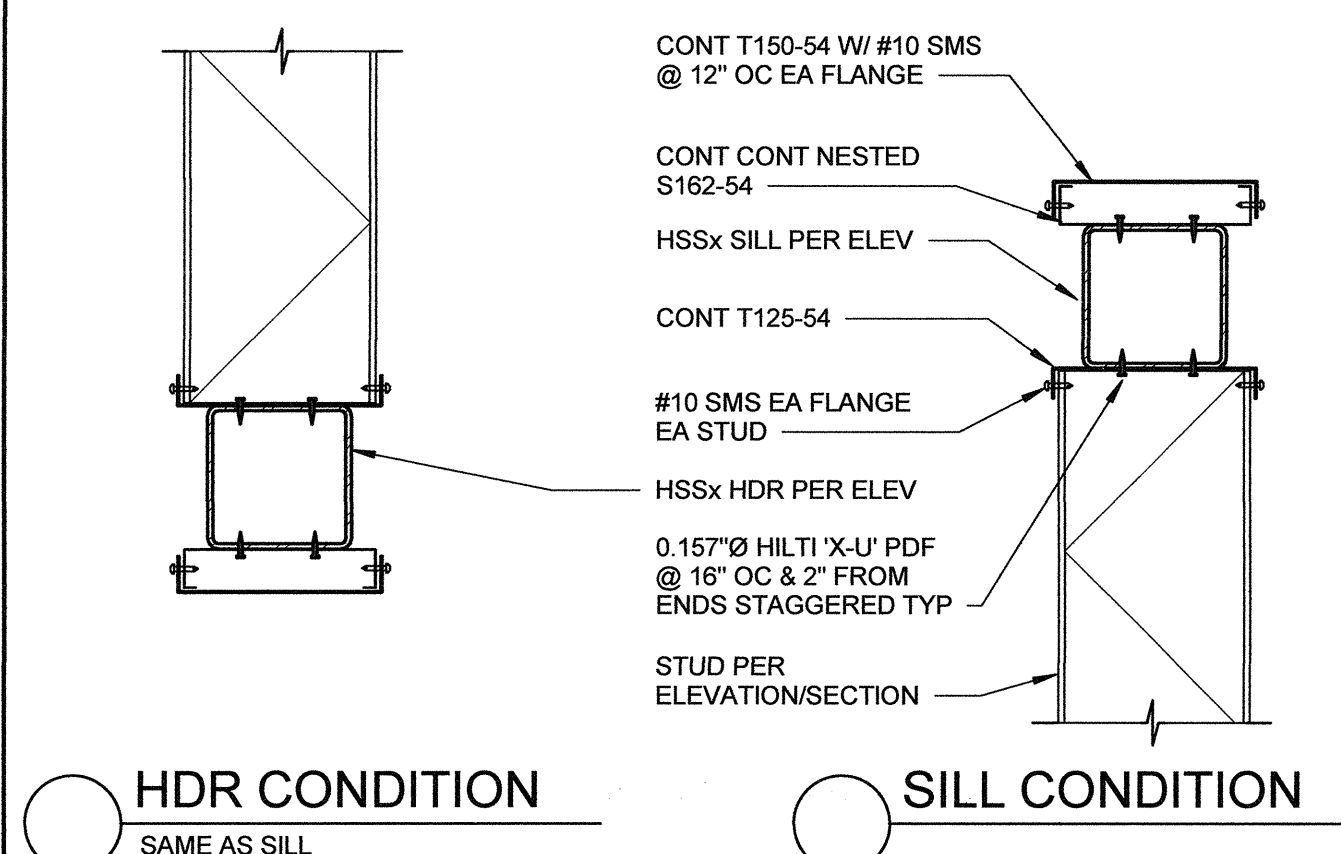
TOP OF WALL AT BEAM 1 1/2" = 1'-0" **11**



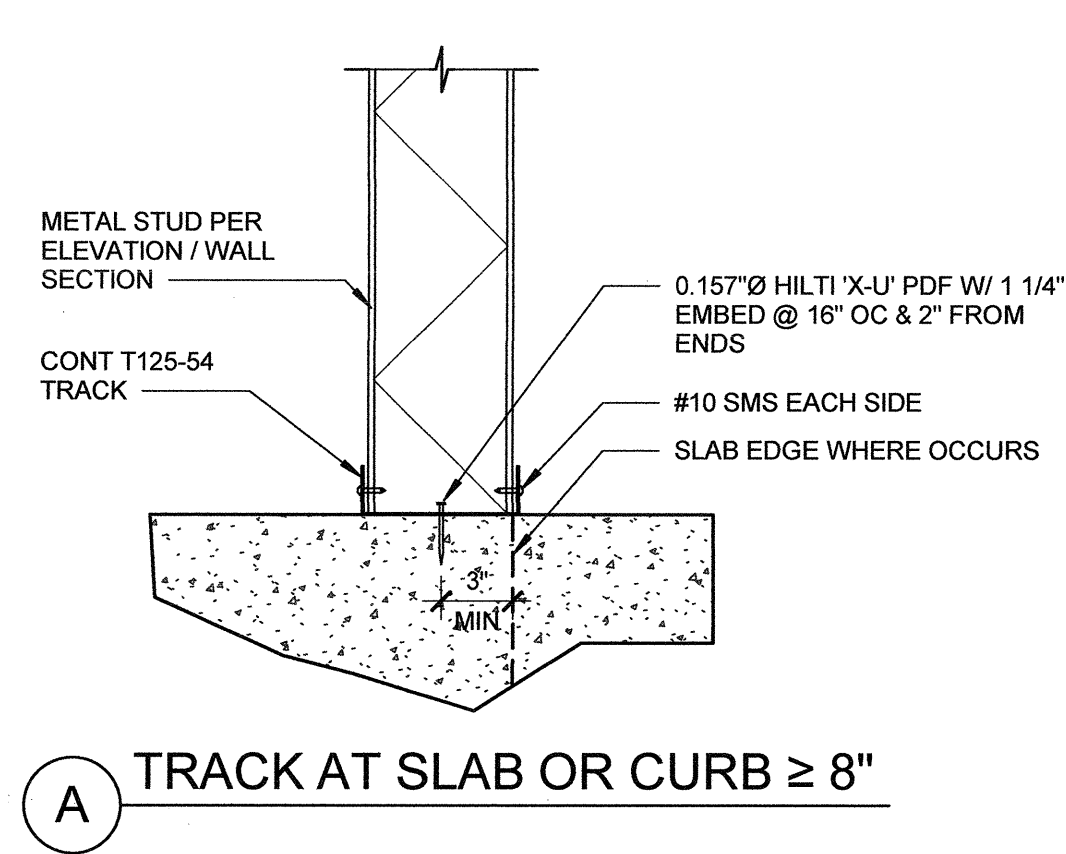
TYPICAL STUD TO TRACK CONNECTION 1" = 1'-0" **8**



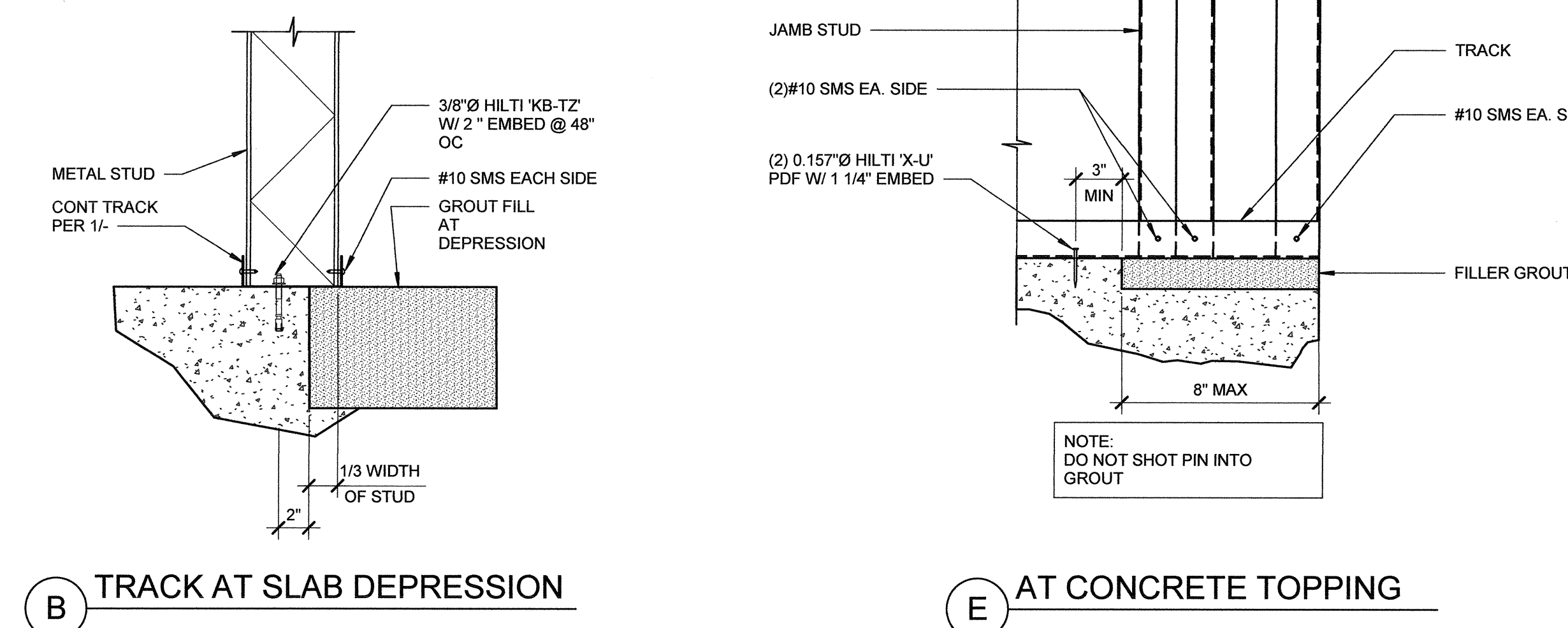
TYPICAL TOP TRACK AT CORNER 1" = 1'-0" **18**



WALL AT HSS 1 1/2" = 1'-0" **14**

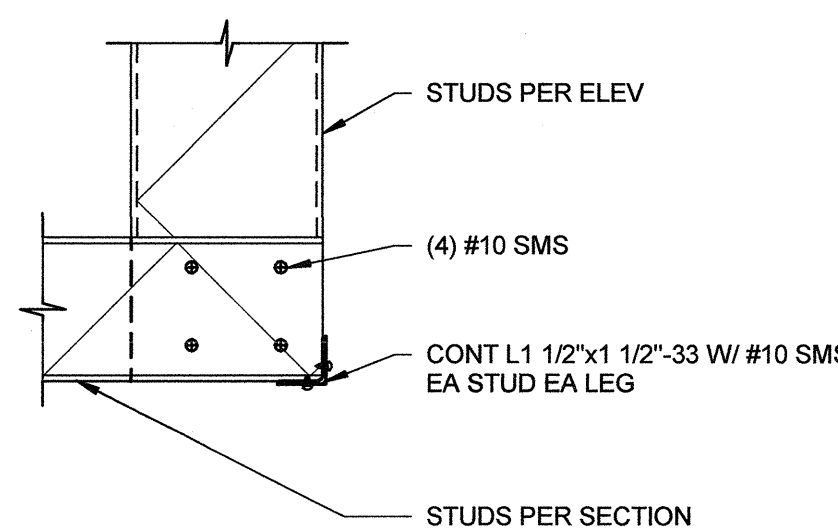


TRACK AT SLAB OR CURB ≥ 8"

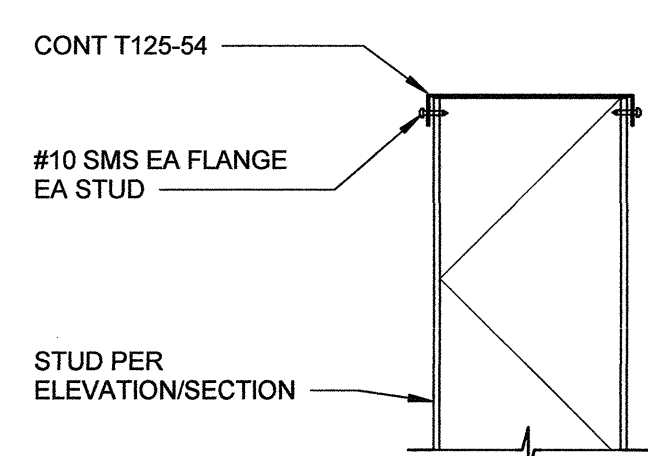


TRACK AT SLAB DEPRESSION

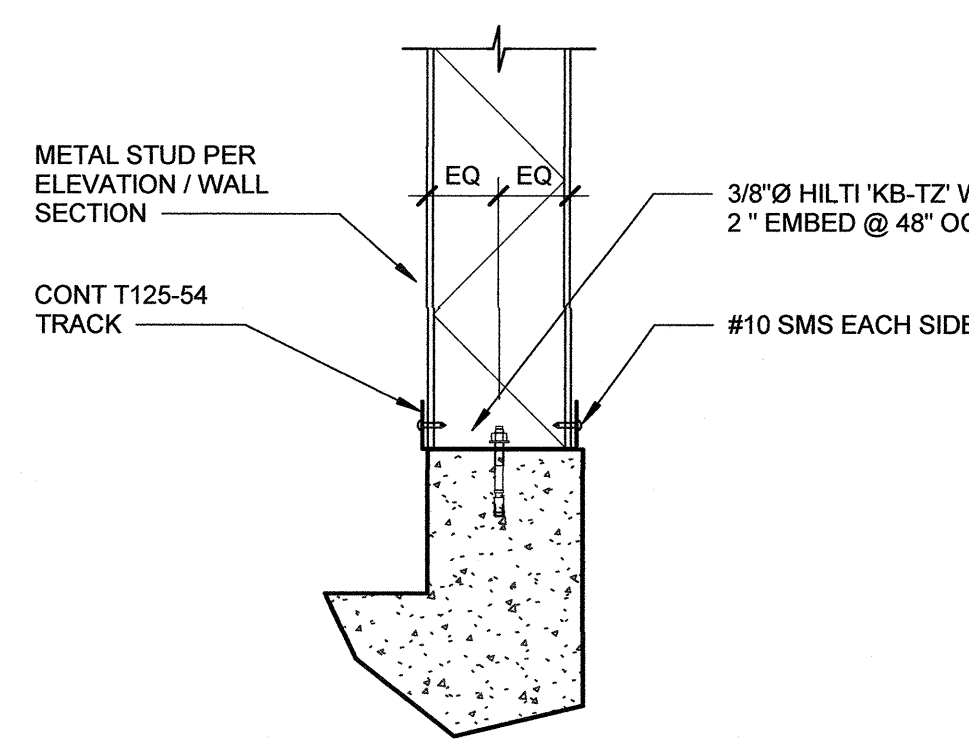
AT CONCRETE TOPPING



STUD LAP DETAIL 1 1/2" = 1'-0" **17**

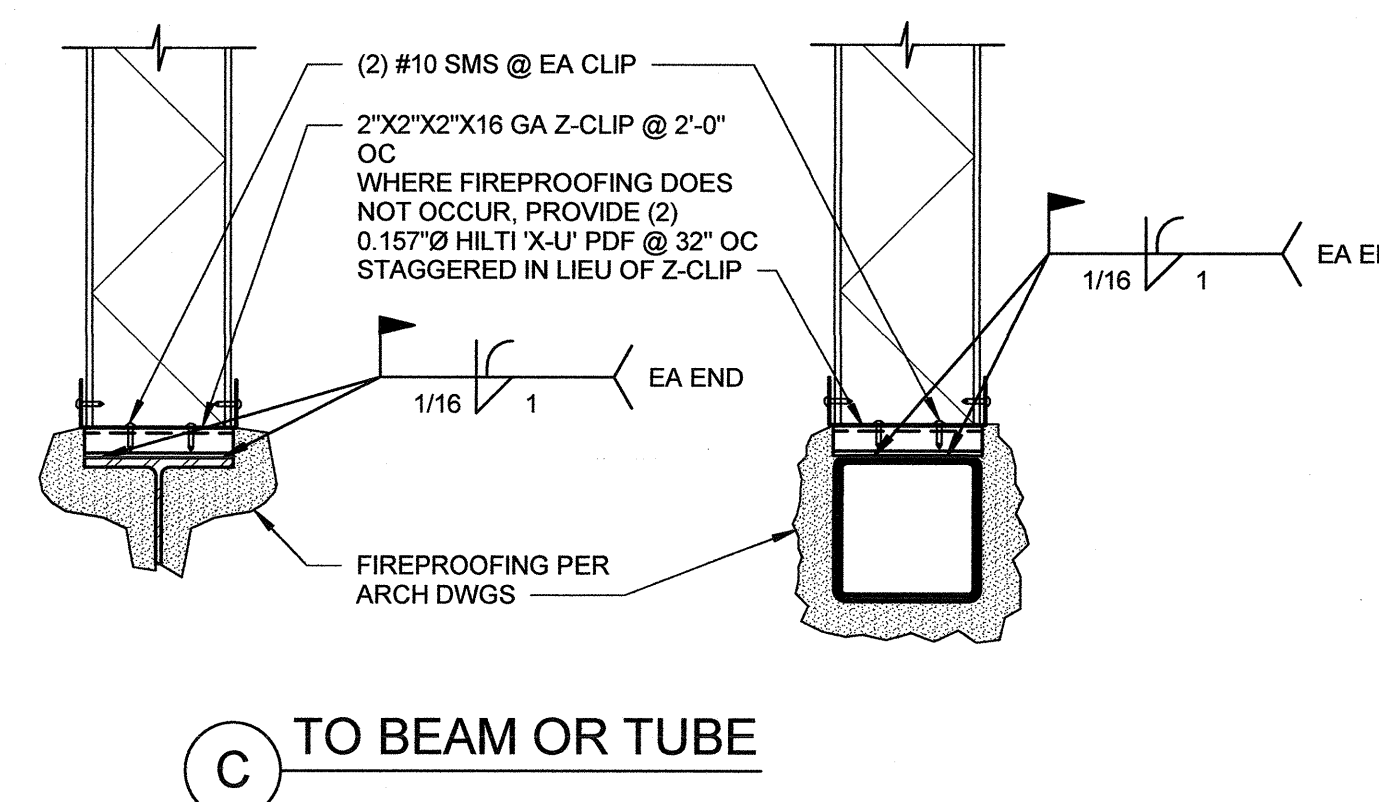


END TRACK DETAIL 1 1/2" = 1'-0" **13**



TRACK AT CURB < 8"

WALL SILL ATTACHMENT DETAIL 1 1/2" = 1'-0" **9**



TO BEAM OR TUBE

WALL SILL ATTACHMENT DETAIL 1 1/2" = 1'-0" **1**

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DANA POINT HARBOR - BLDG 10
BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629
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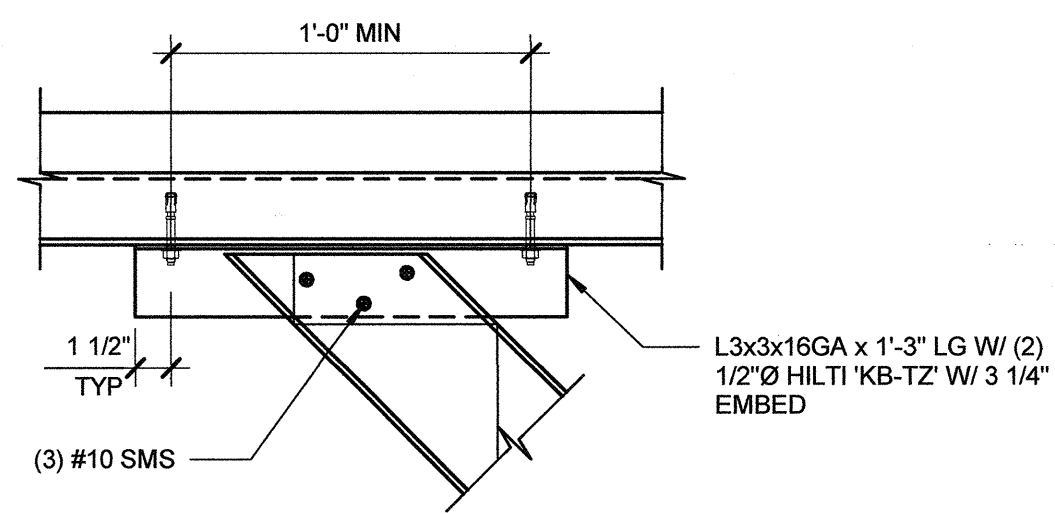
No.	DATE	ISSUE
11-26-2020	30% CD	
02-19-2021	60% CD	
06-01-2021	COUNTY SUBMITTAL	

PROJECT NO: 1900799
DATE: OCTOBER 8, 2020
DRAWN TITLE: EXTERIOR METAL STUD DETAILS
DRAWING NO:

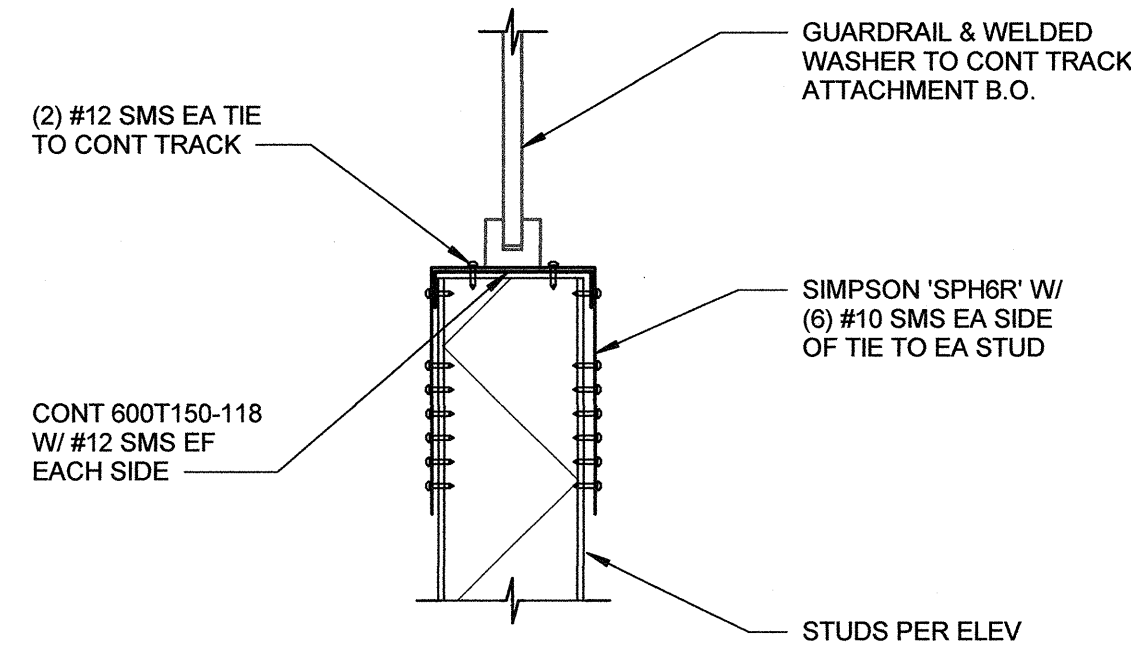
EXTERIOR METAL STUD DETAILS

S8.4.2

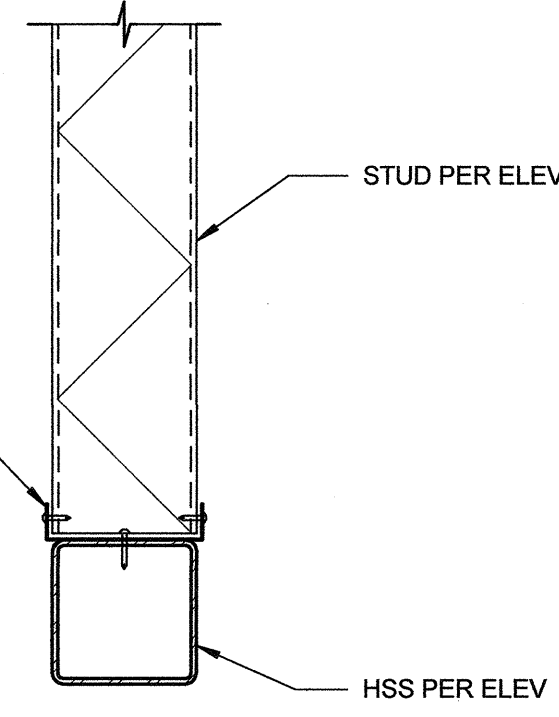
BWP | Dana Point Harbor Rehabilitation | 1900799 | DPH_Bldg10_Struct.dwg



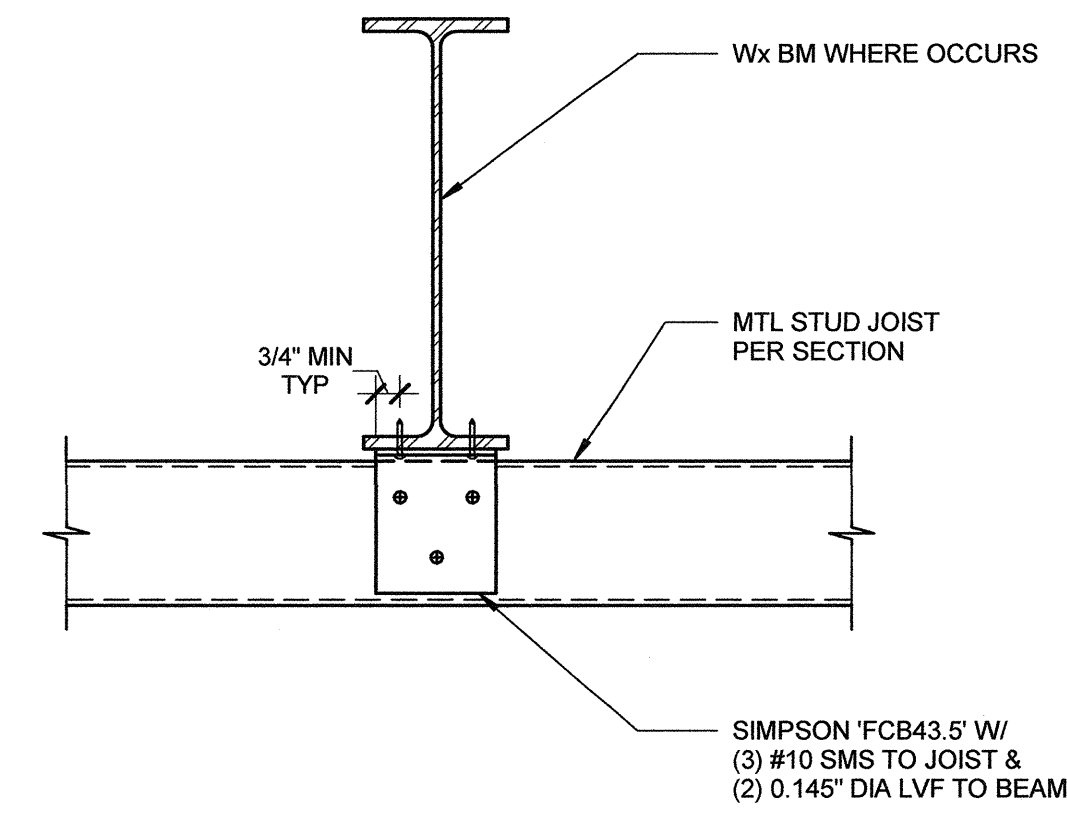
A PARALLEL TO DECK



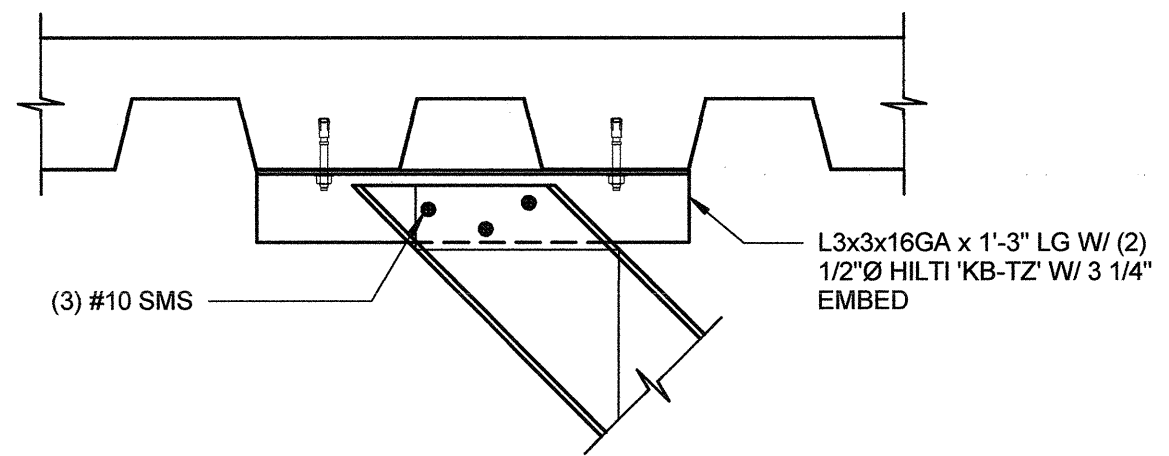
GUARDRAIL TO TOP OF PARAPET 1 1/2" = 1'-0" **16**



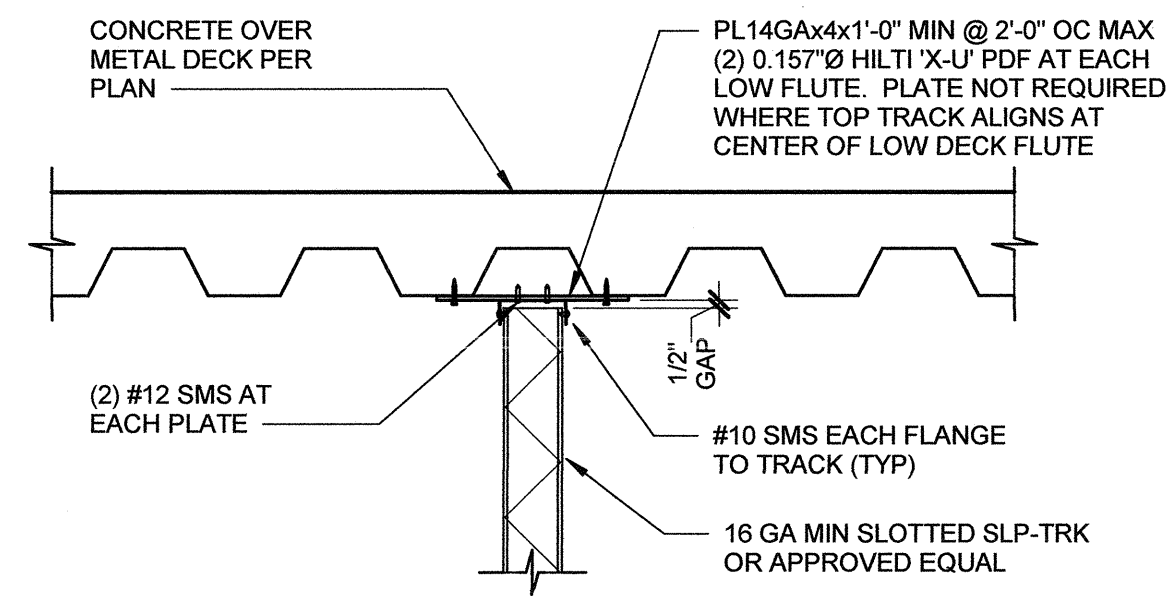
CONNECTION AT HSS BEAM 1 1/2" = 1'-0" **12**



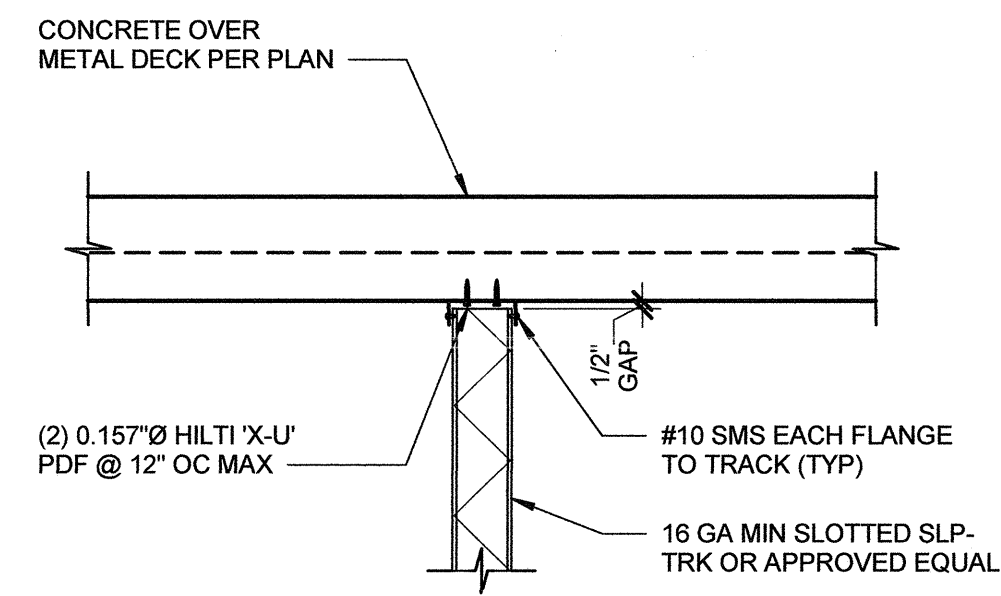
CLIP CONNECTION AT STEEL BEAM 1 1/2" = 1'-0" **8**



B PERPENDICULAR TO DECK

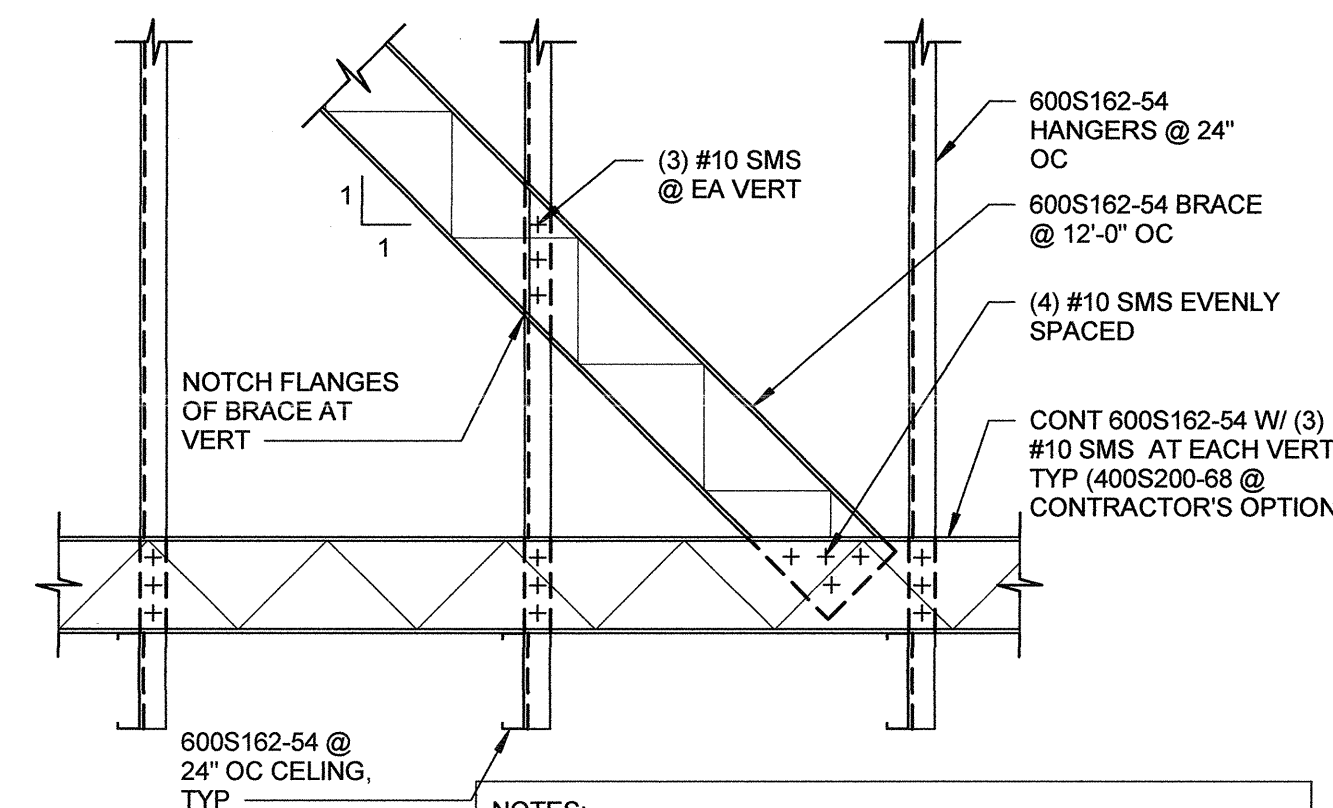


WALL PARALLEL TO DECK

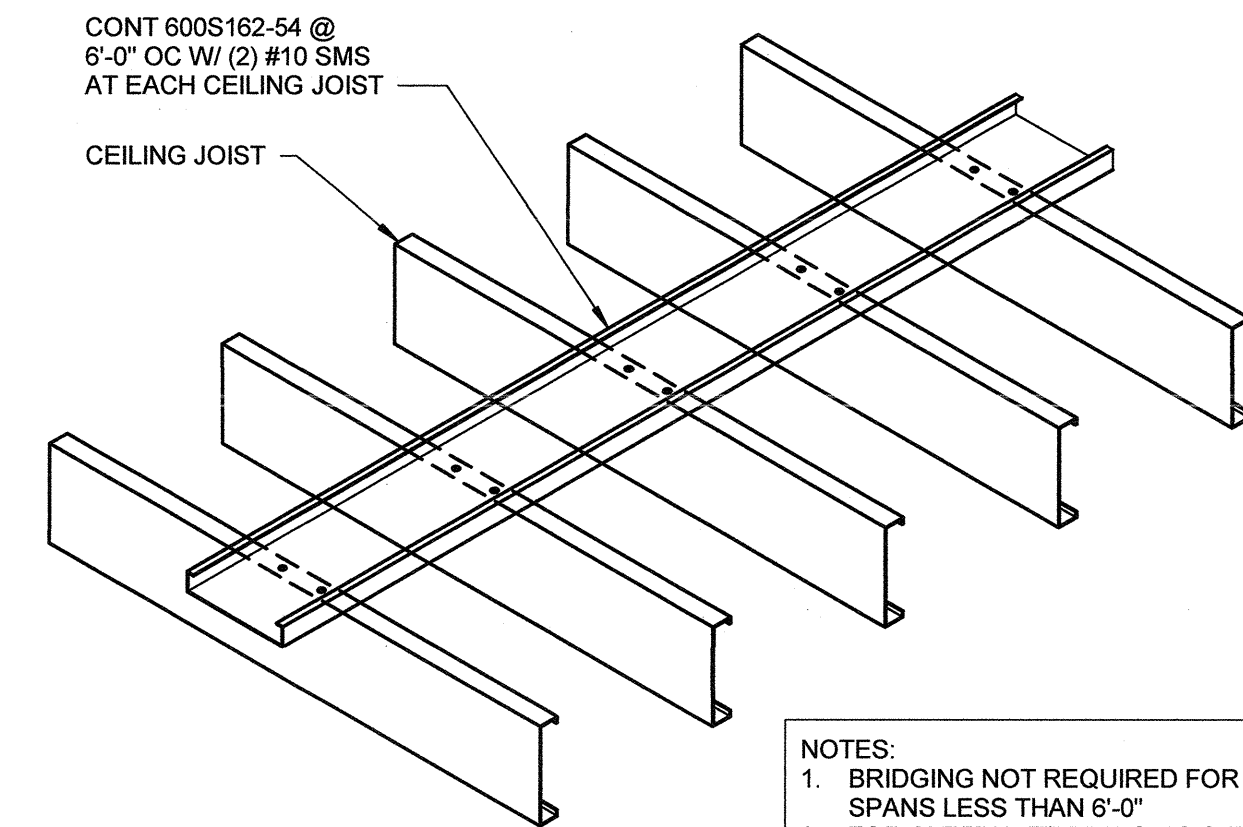


WALL PERPENDICULAR TO DECK

A AT CONCRETE OVER MTL DECK

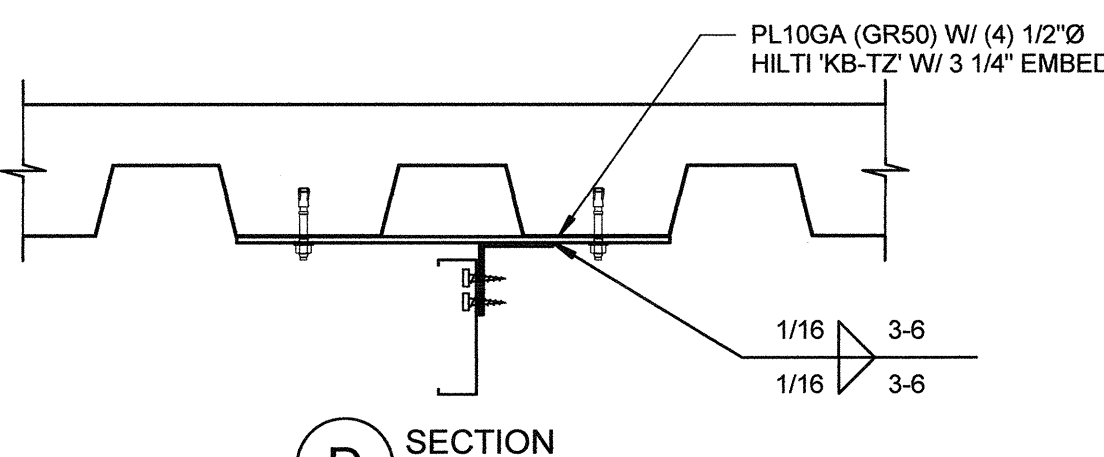


LONGITUDINAL CEILING BRACE 1" = 1'-0" **7**

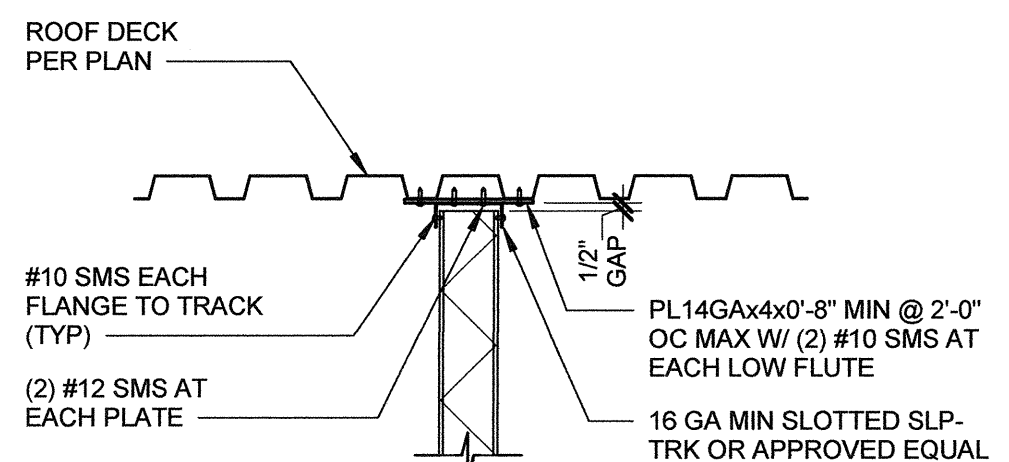


TYP CEILING JOIST BRIDGING 1" = 1'-0" **3**

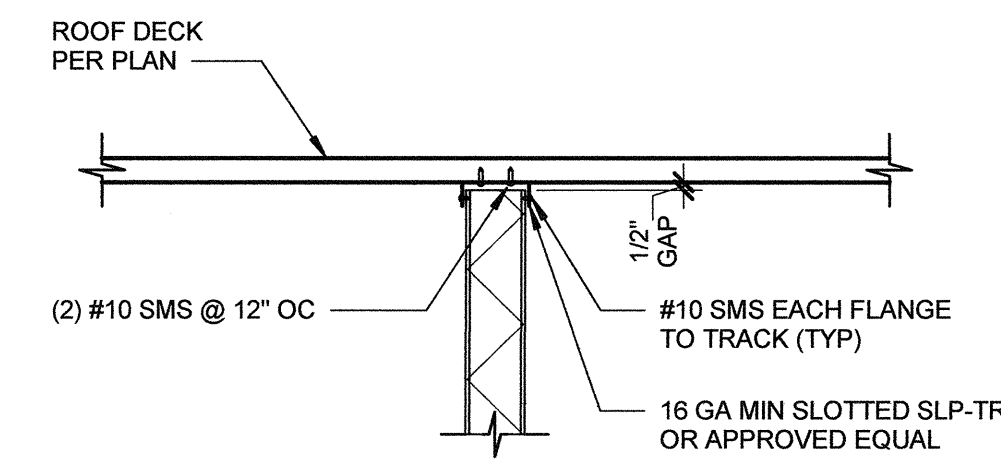
- NOTES:
1. BRIDGING NOT REQUIRED FOR SPANS LESS THAN 6'-0"
2. FOR ALTERNATE BRIDGING SEE



D SECTION

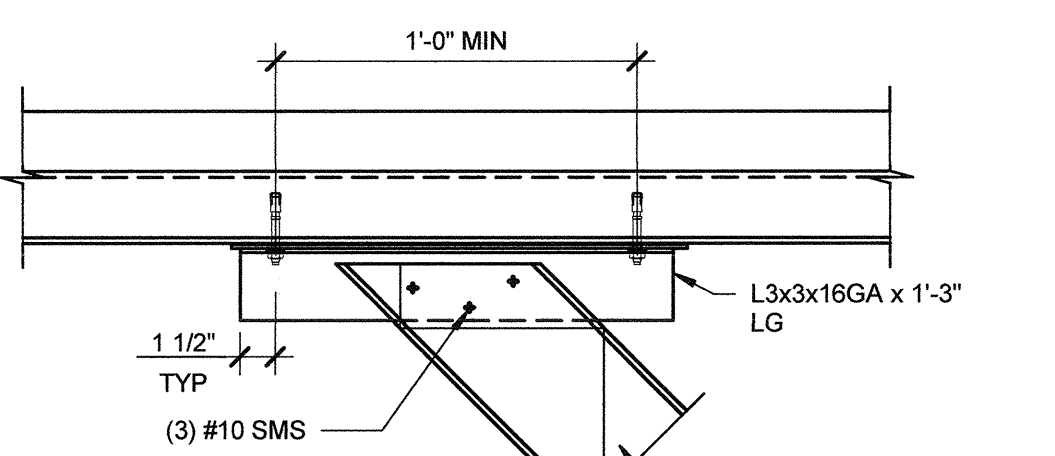


WALL PARALLEL TO DECK

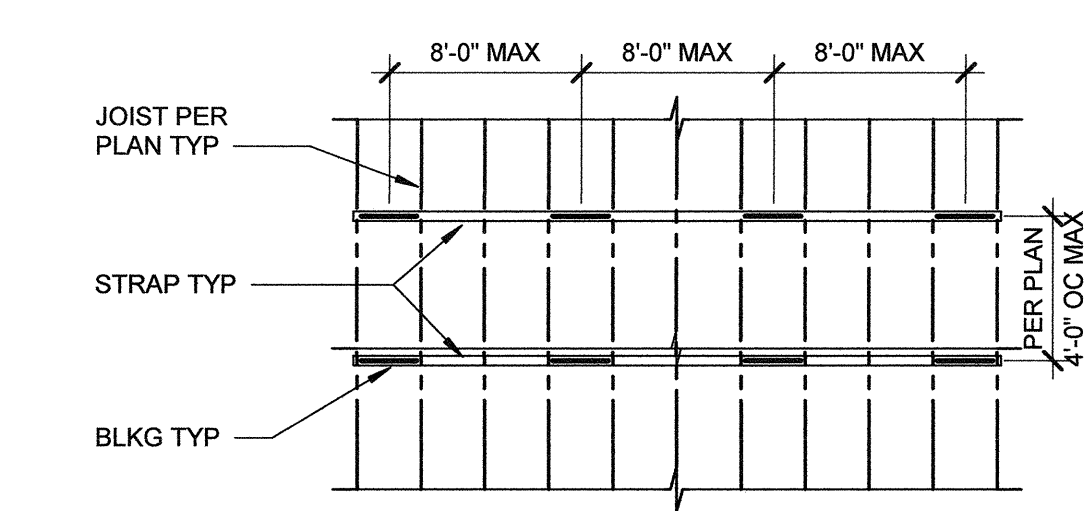


WALL PERPENDICULAR TO DECK

A AT ROOF DECK



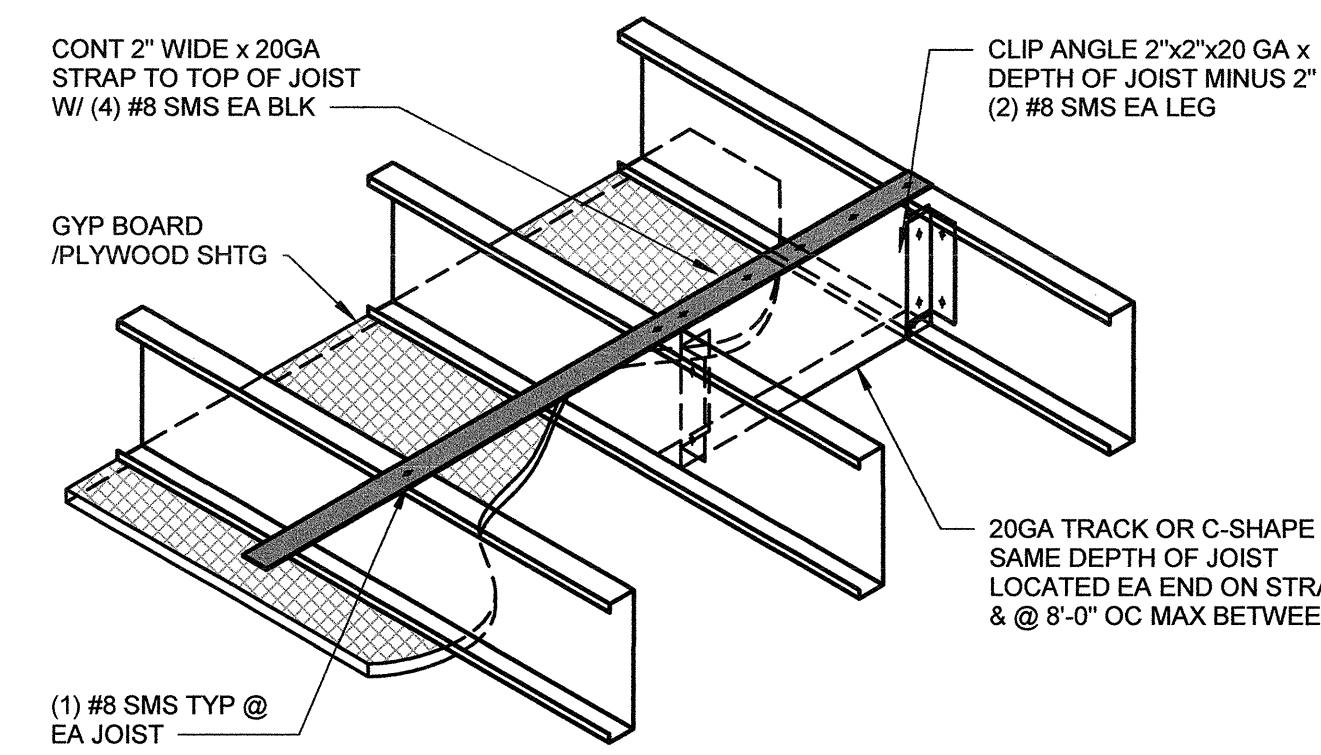
C ALTERNATE CONN



D TYPICAL PLAN VIEW

SCALE: NTS

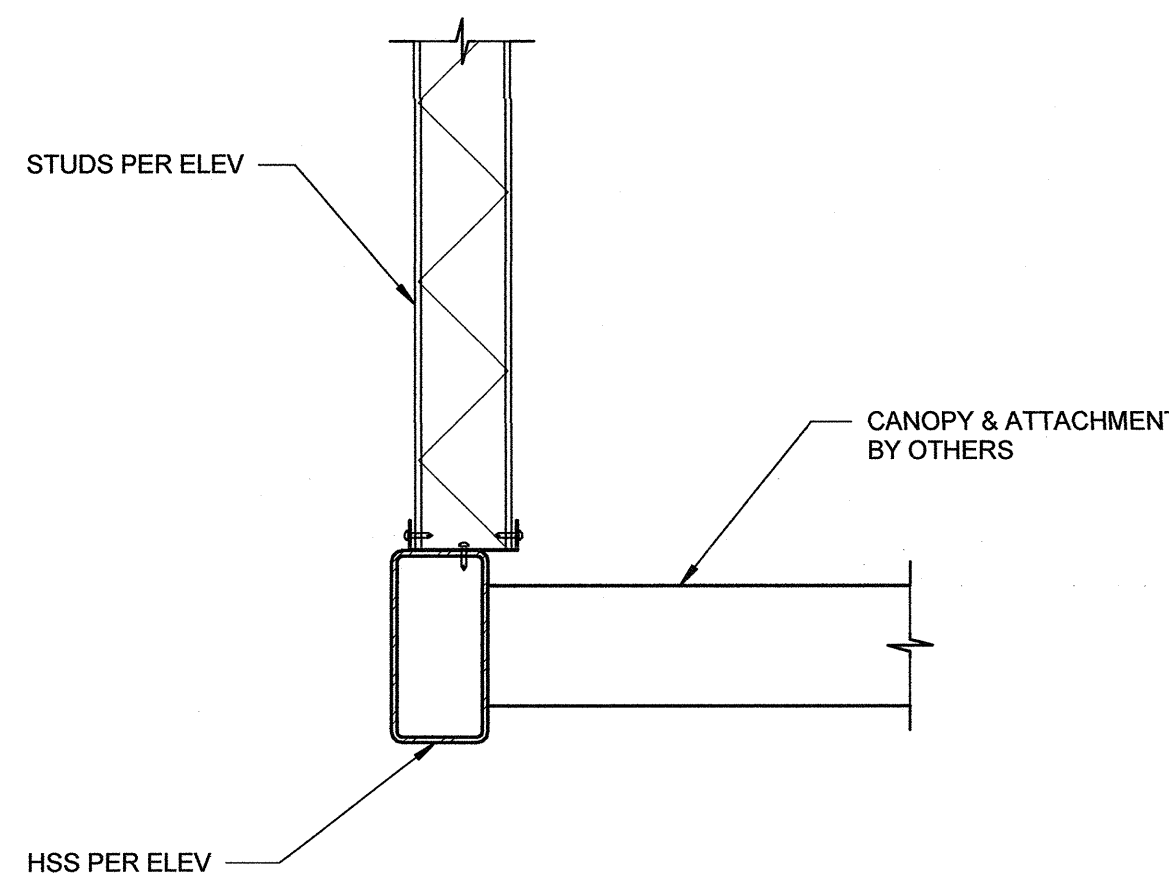
- NOTE:
BRIDGING NOT REQUIRED WHERE JOIST ARE SHEATHED TOP AND BOTTOM.



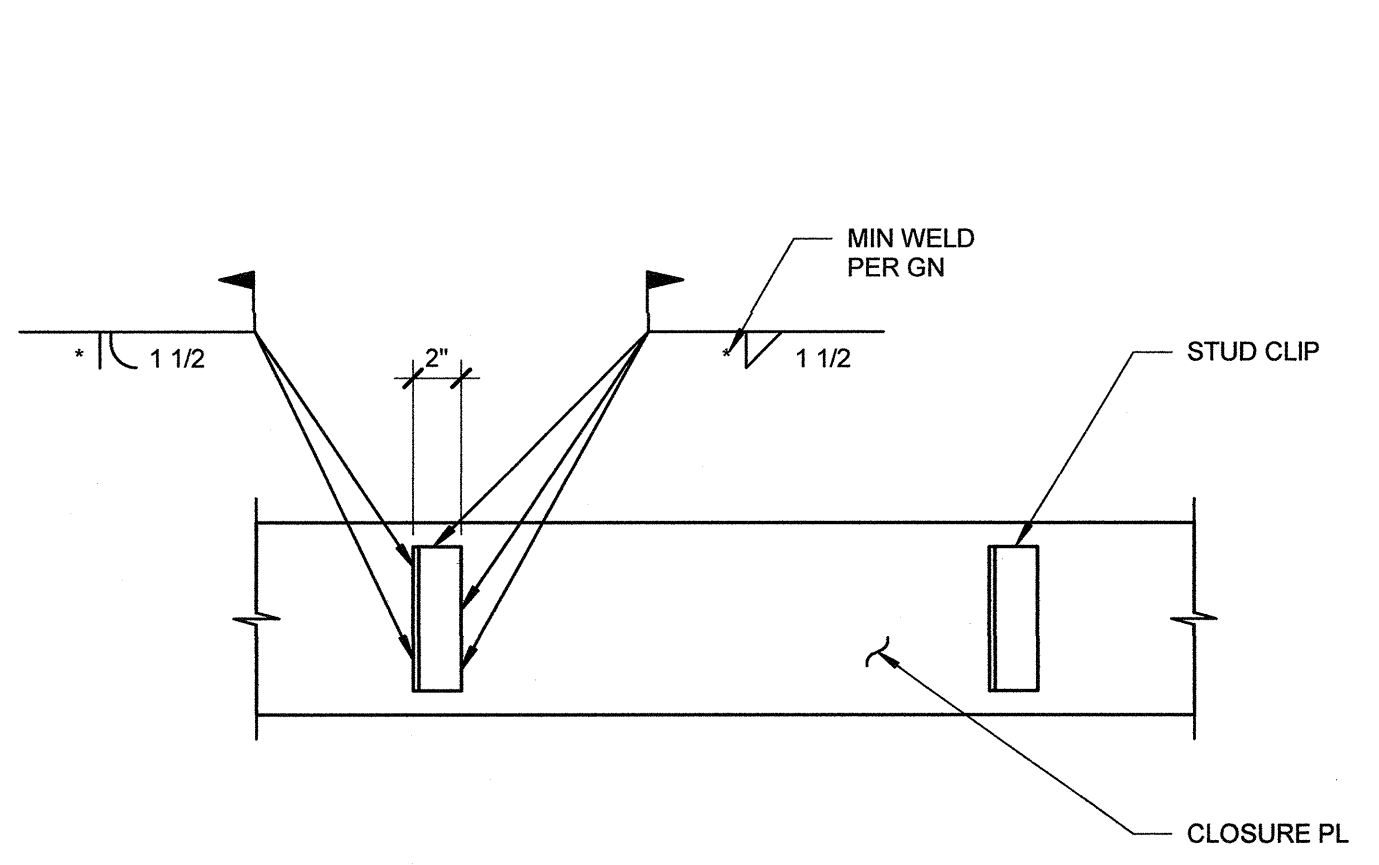
B BRIDGING AT TOP OF JOIST

BRACE CONN DETAIL TO DECK 1 1/2" = 1'-0" **18**

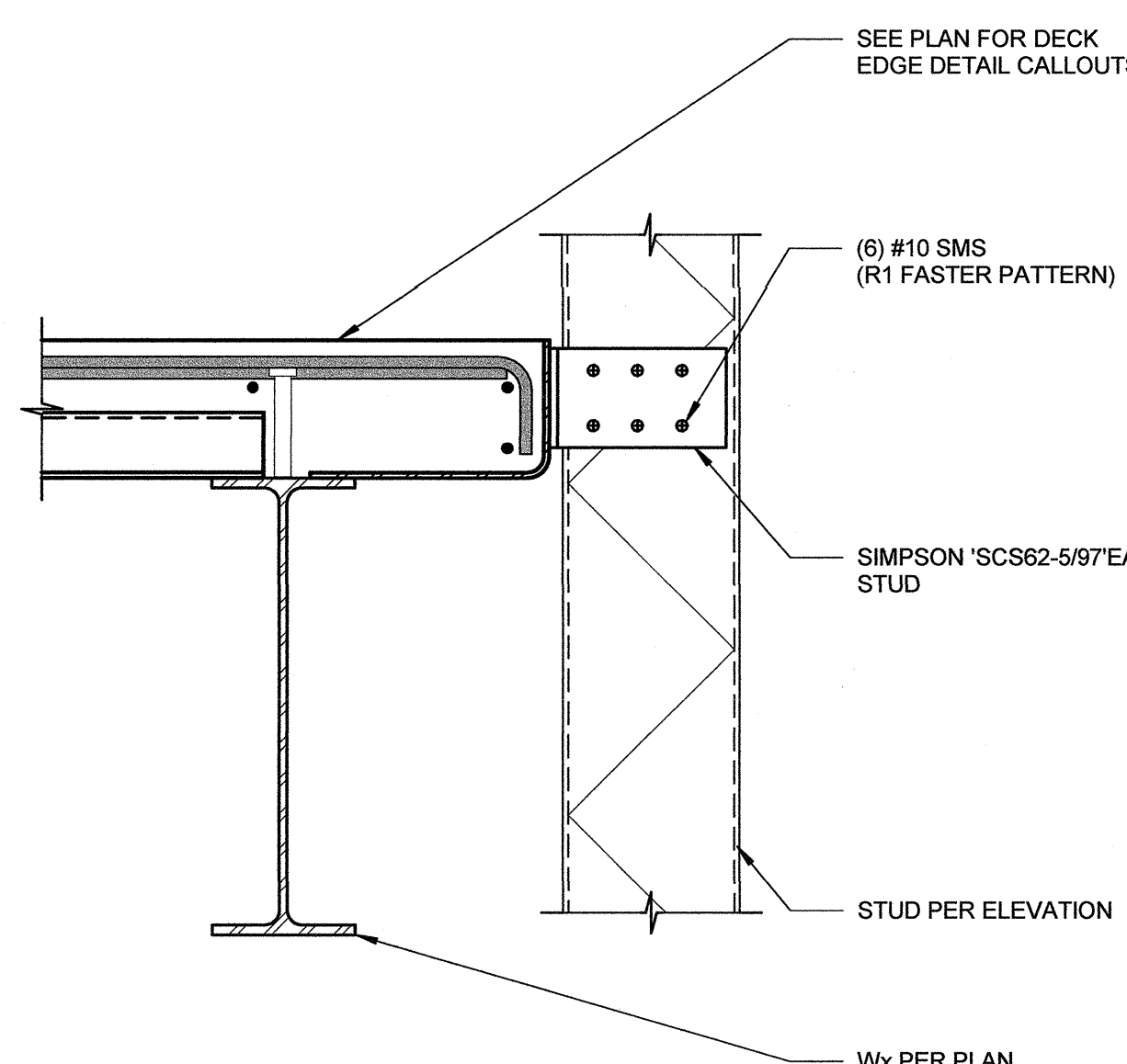
NON-BEARING METAL STUD WALL TO UNDERSIDE OF DECK 1" = 1'-0" **10**



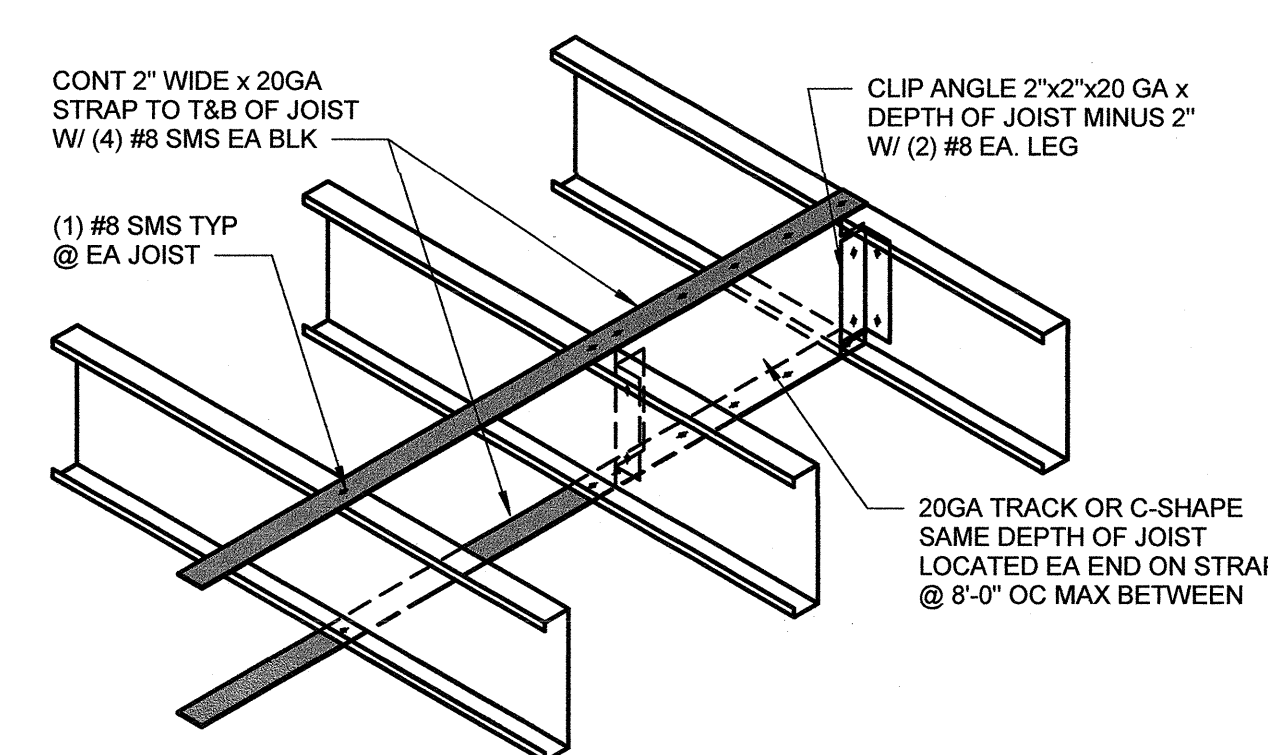
HSS HEADER AT CANOPY 1 1/2" = 1'-0" **17**



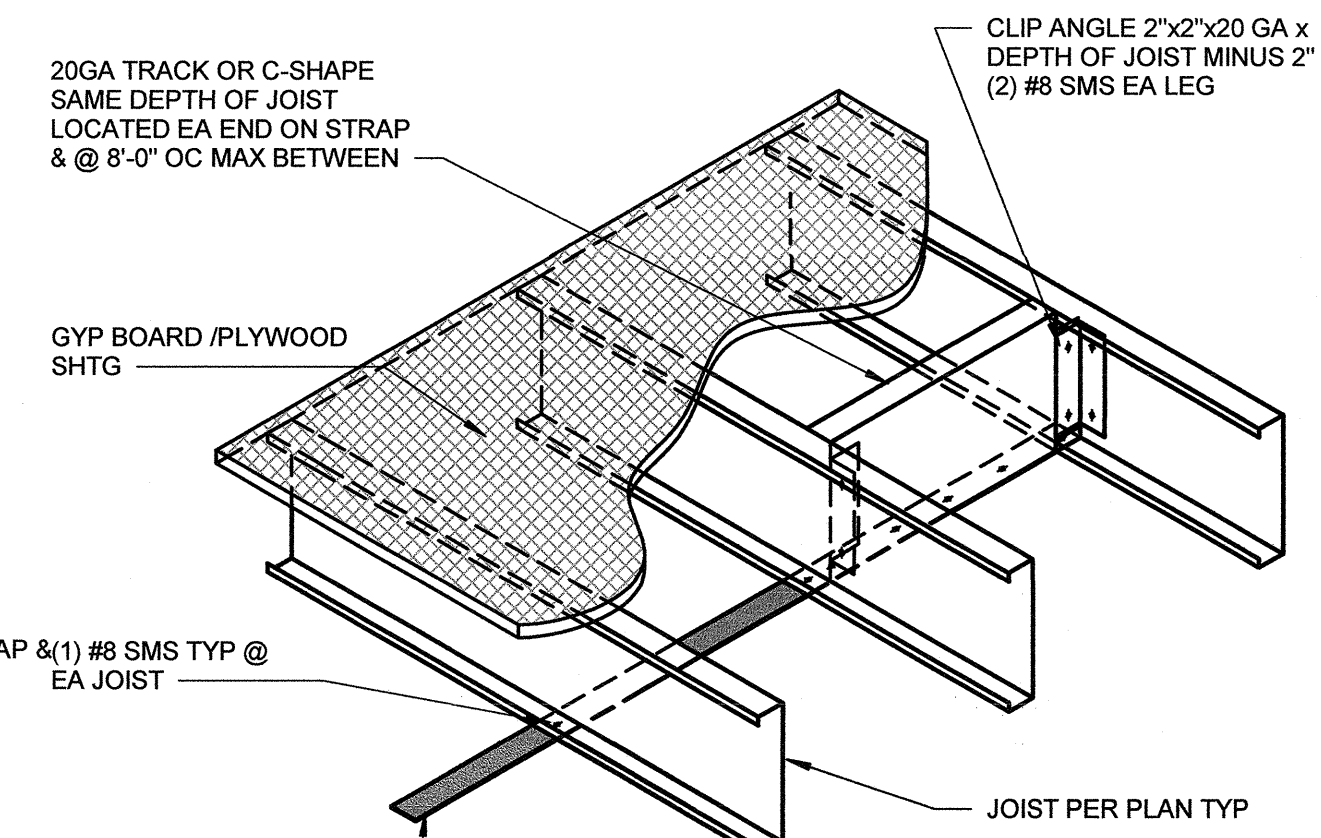
B ELEVATION OF CLIP ANGLE



RIGID CLIP TO DECK EDGE 1 1/2" = 1'-0" **9**



C BRIDGING AT T&B OF JOIST



A BRIDGING AT BOTTOM OF JOIST

BRIDGING AT T&B OF JOIST 1 1/2" = 1'-0" **9**

JOIST BRIDGING DETAIL 1" = 1'-0" **1**

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DANA POINT HARBOR - BLDG 10

BUILDING 10

24880 GOLDEN LANTERN
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BWP BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
	11-26-2020	30% CD
	02-19-2021	50% CD
	08-01-2021	COUNTY SUBMITTAL

PROJECT NO.	DATE	DRAWING TITLE
1900789	OCTOBER 6, 2020	EXTERIOR METAL STUD DETAILS

ORGANIZE AND WRITE THE MATERIALS, APPROVING HEREIN CONSTITUTE ORIGINAL AND UNREPEATED WORK OF AN ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

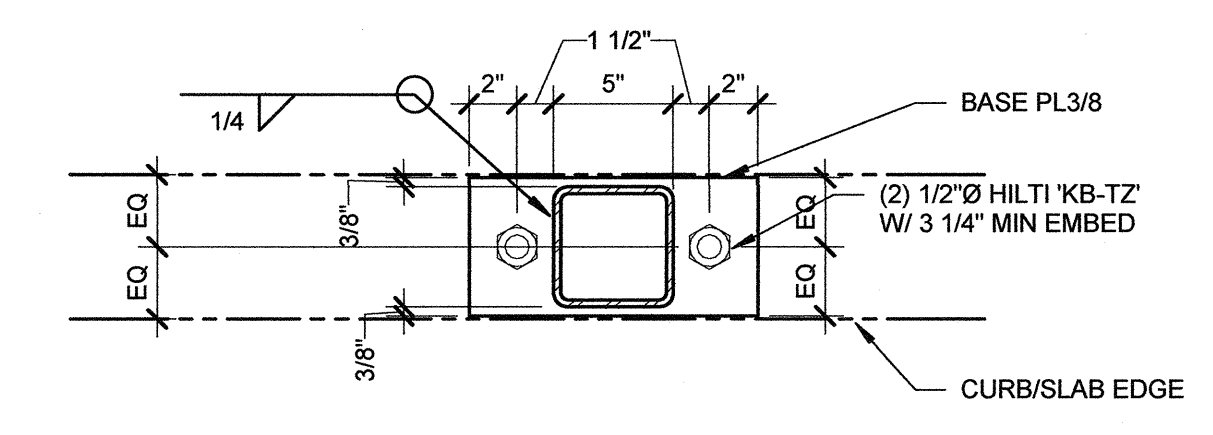
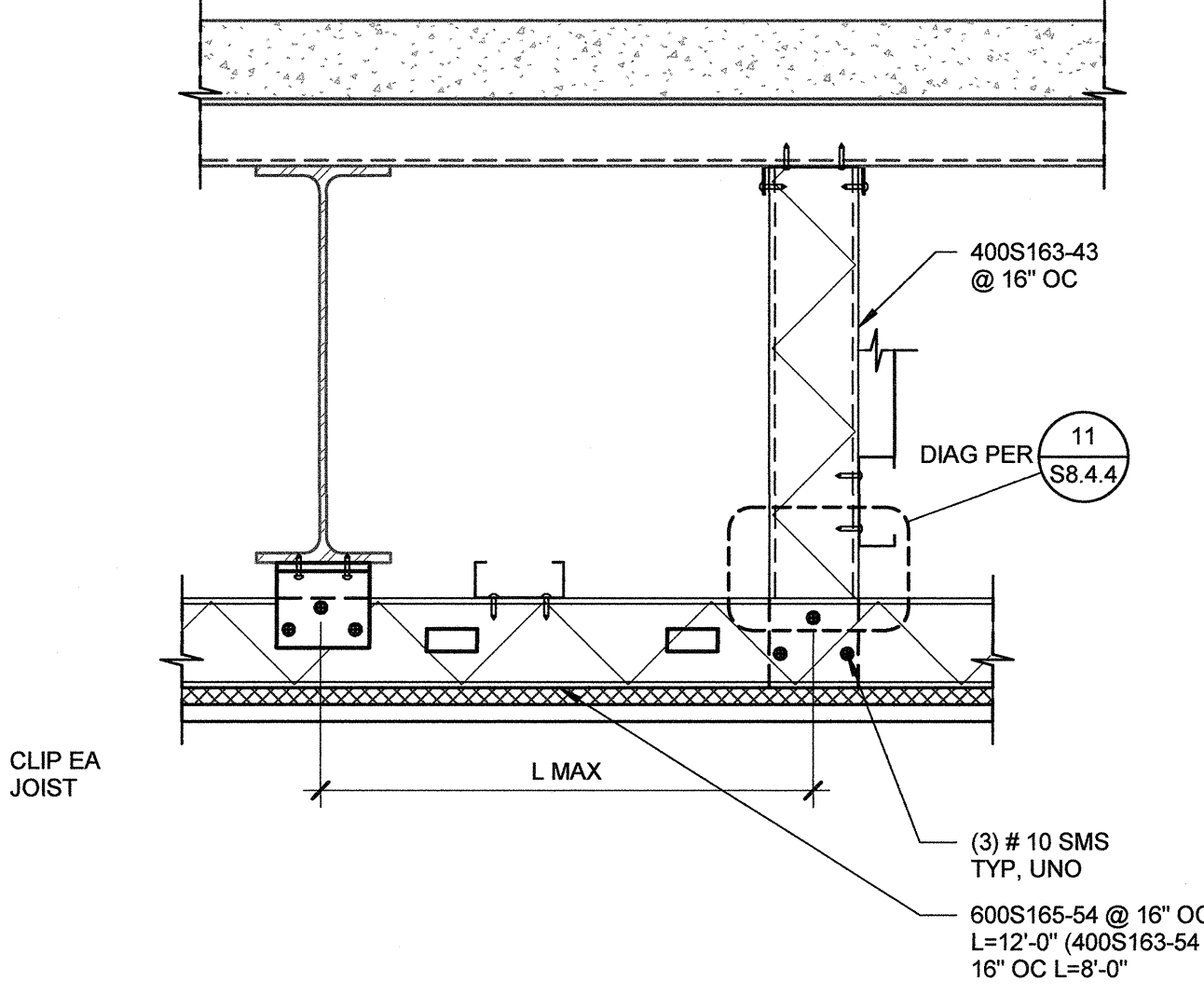
PROJECT NO. 1900789
DATE OCTOBER 6, 2020
DRAWING TITLE EXTERIOR METAL STUD DETAILS

EXTERIOR METAL STUD DETAILS

DRAWING NO.

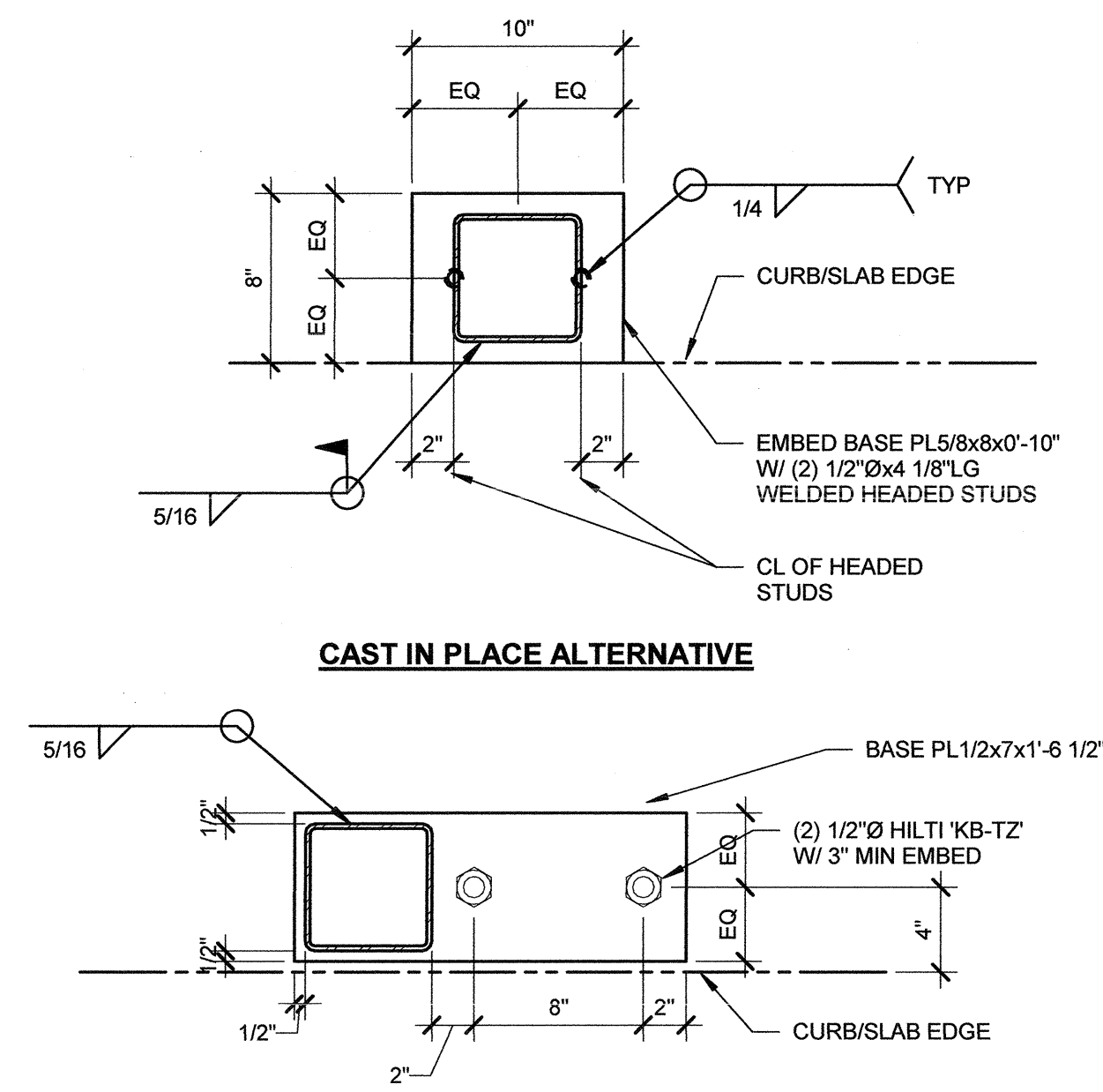
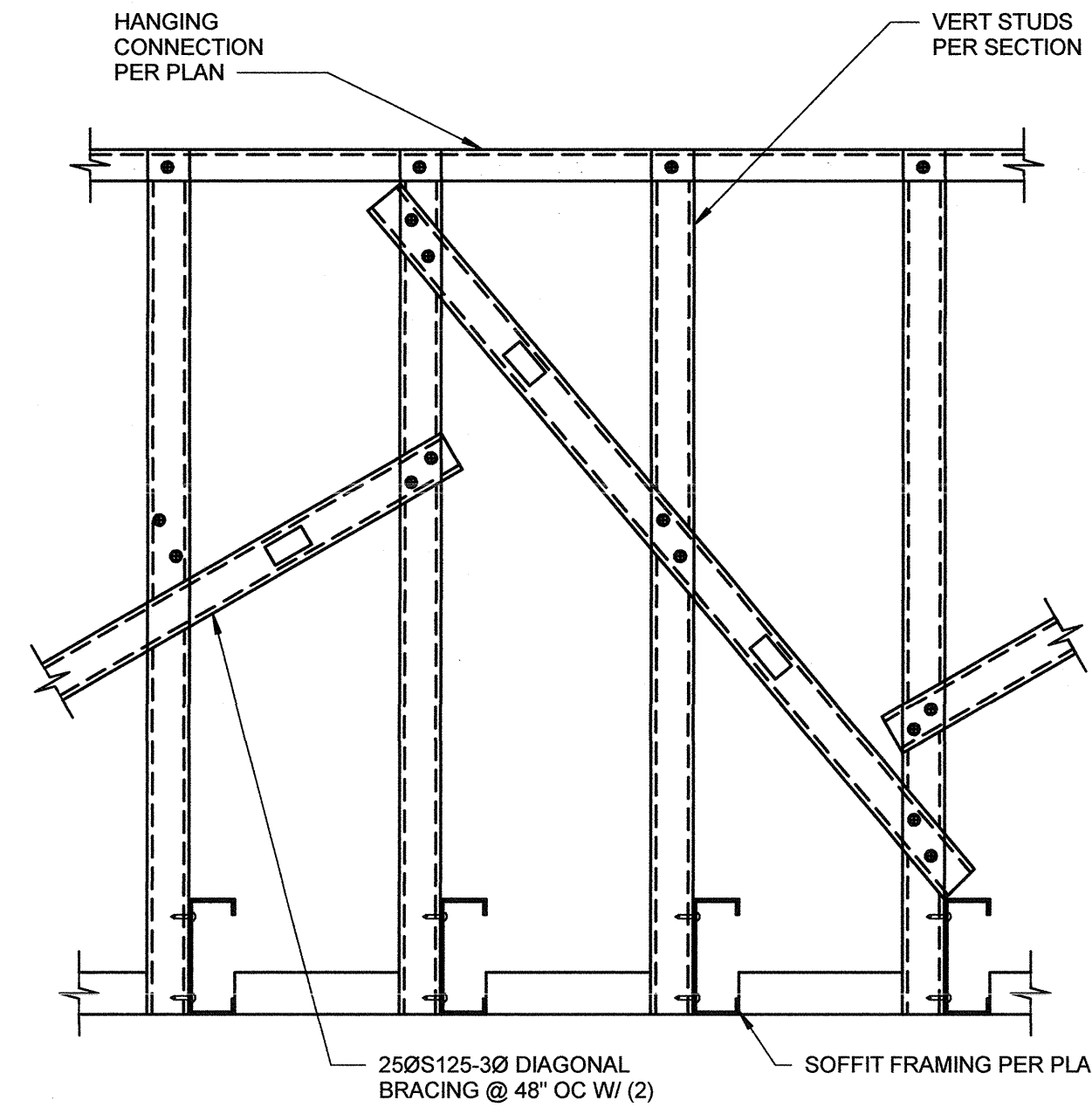
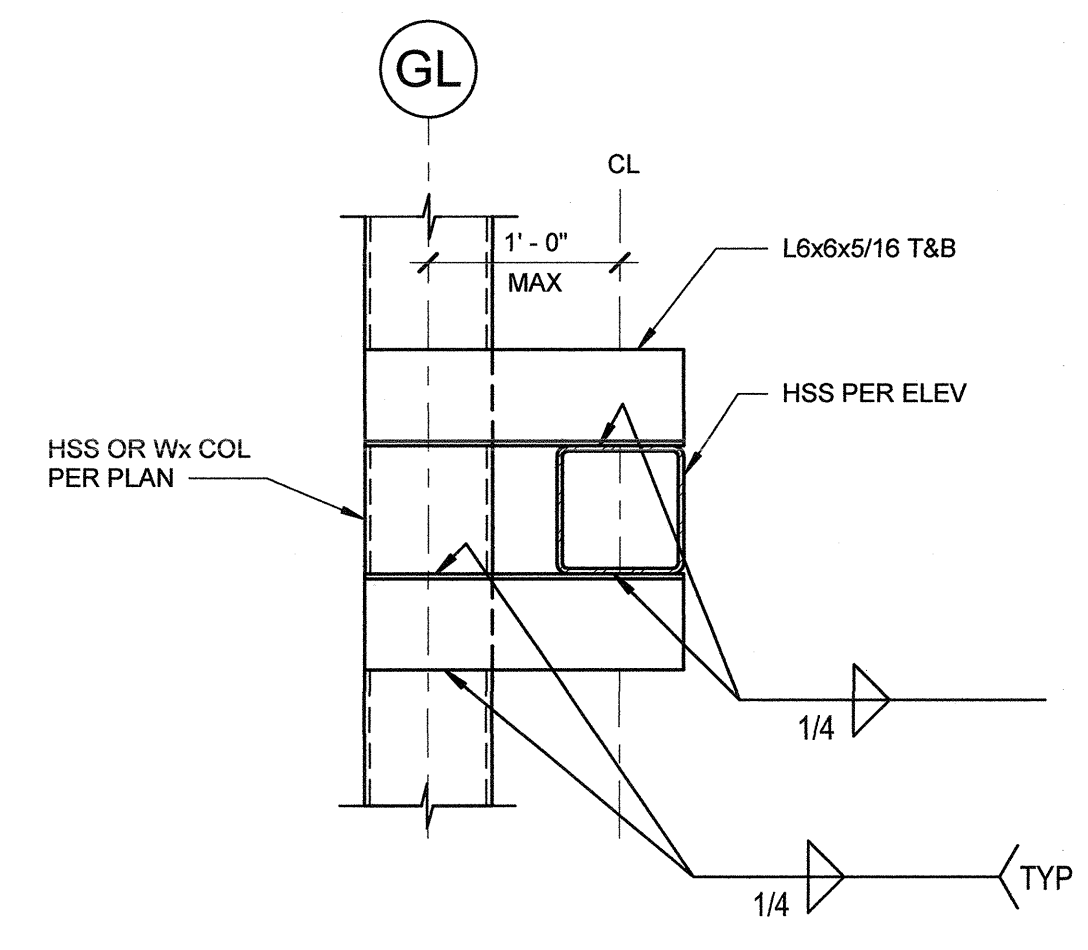
S8.4.3

BIM 360 / Dana Point Harbor Revitalization / DPH Building / Structural



TYP EXTERIOR SOFFIT FRAMING 1 1/2" = 1'-0" **12**

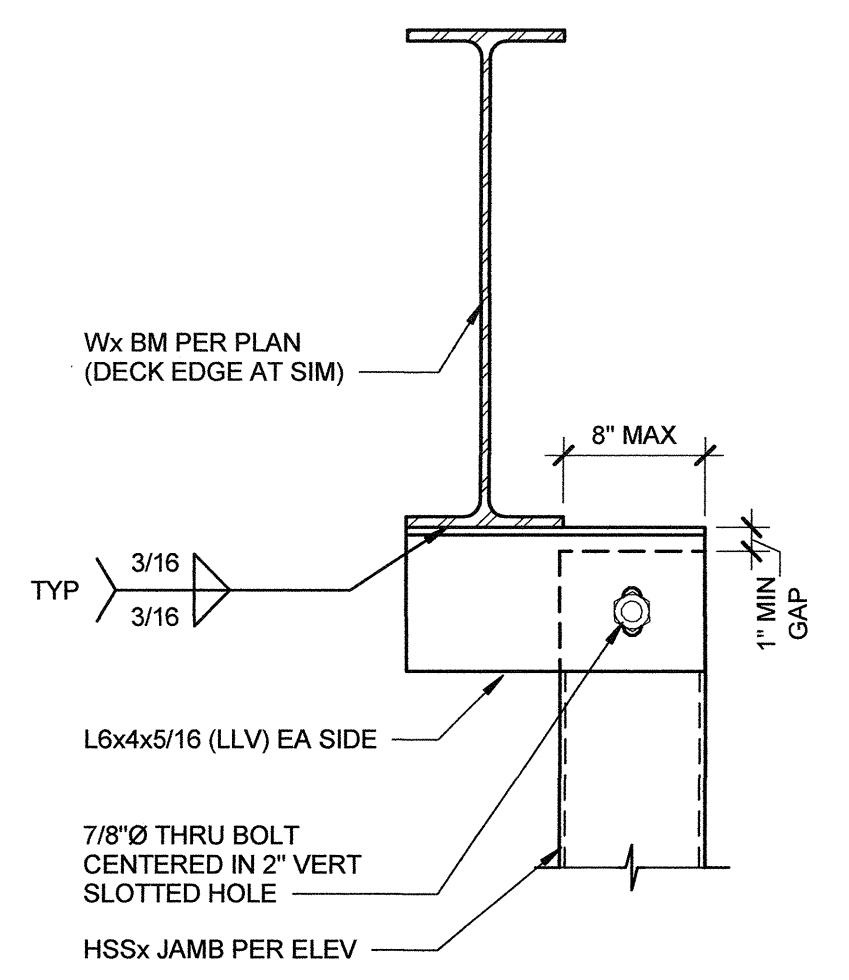
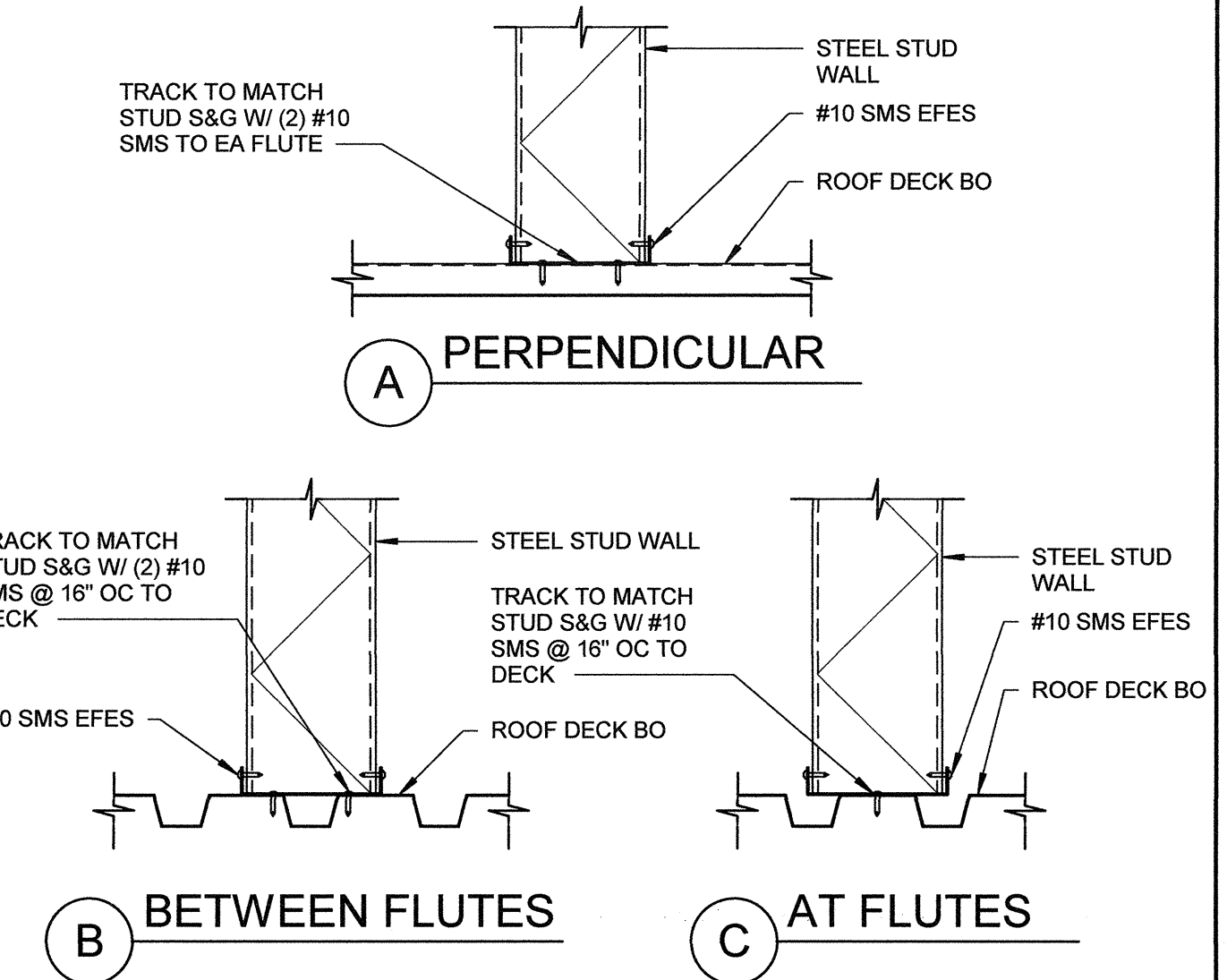
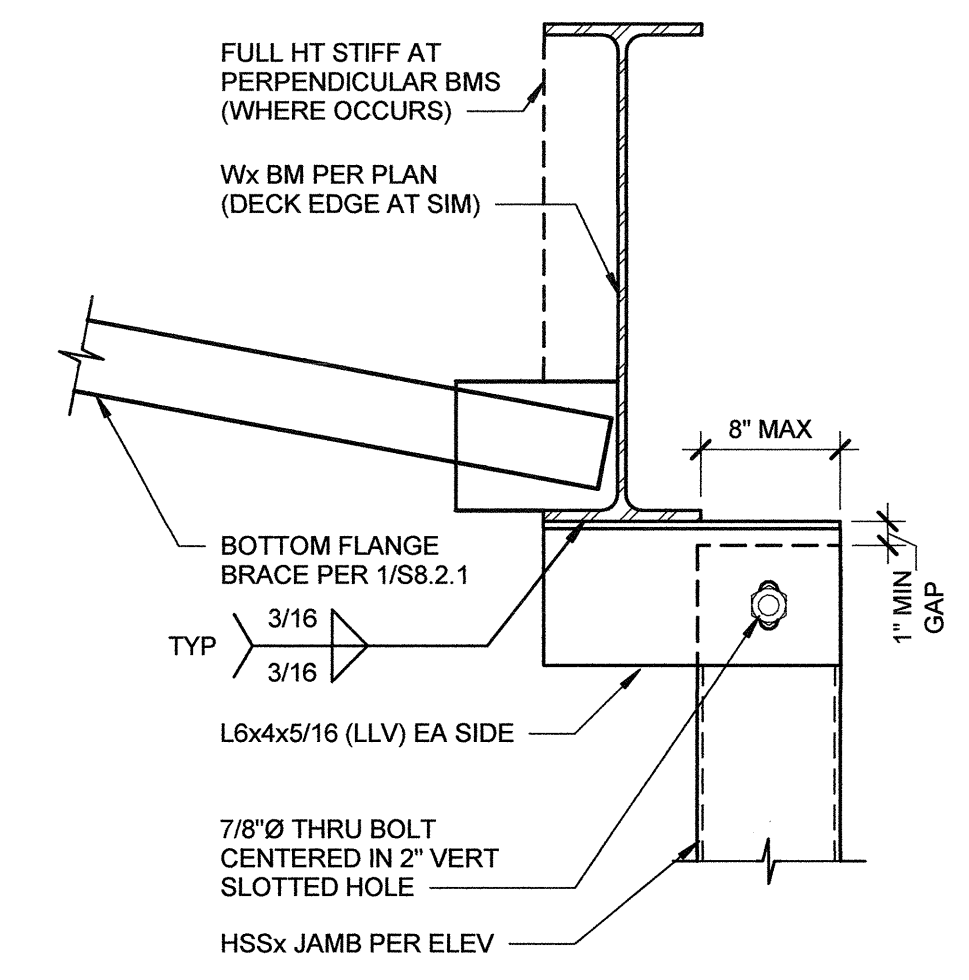
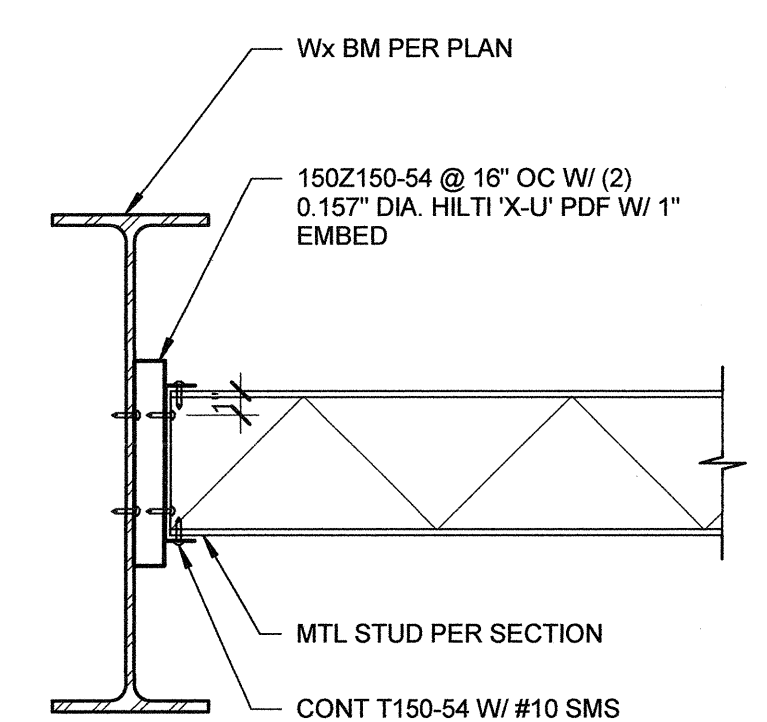
HSSx POST BASE PLATE 1 1/2" = 1'-0" **8**



HSS HEADER TO COLUMN 1" = 1'-0" **15**

CLADDING HSSx POST BASE PLATE 1/2 1/2" = 1'-0" **14**

HSSx HEADER TO HSSx JAMB 1 1/2" = 1'-0" **3**



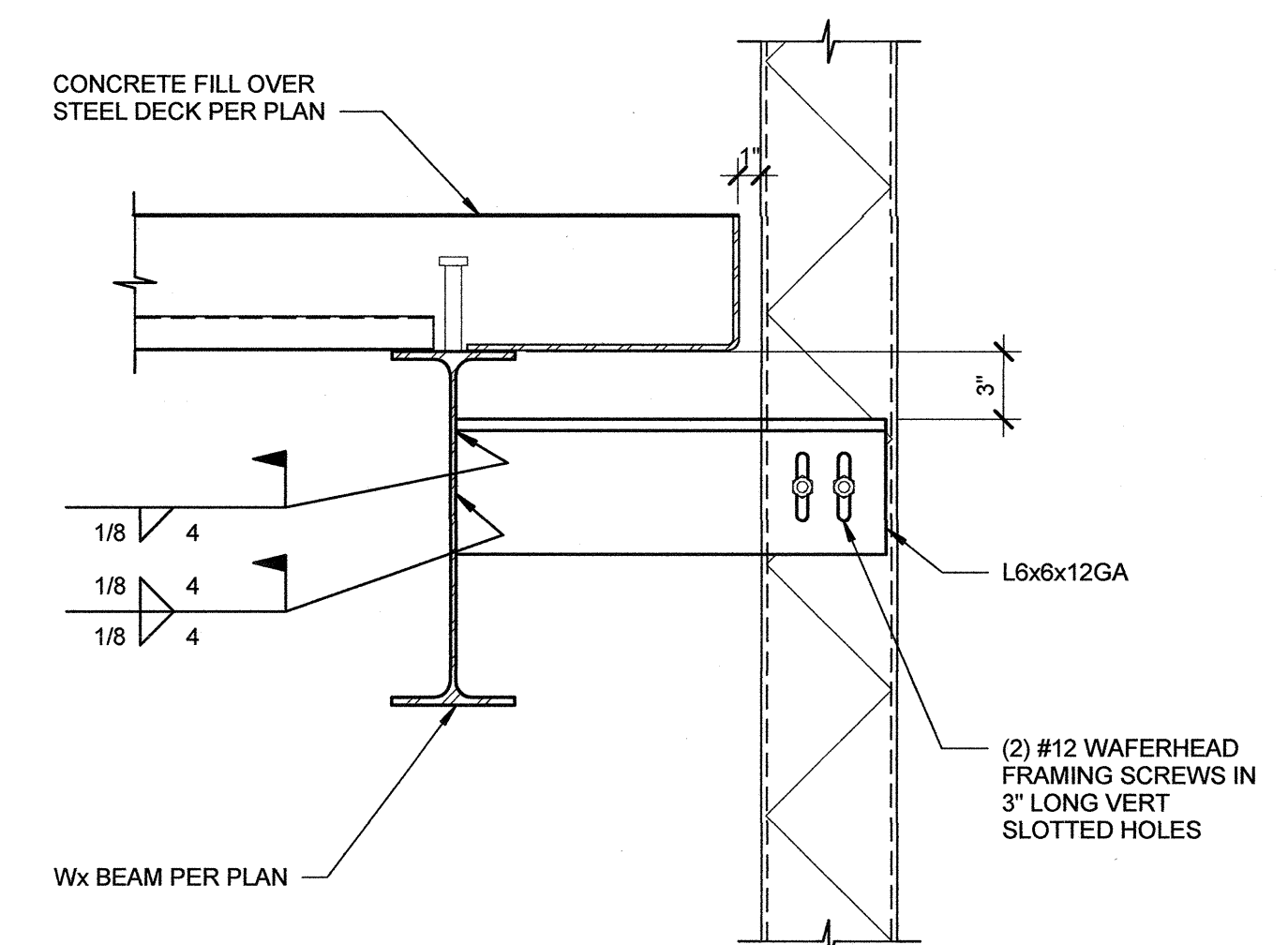
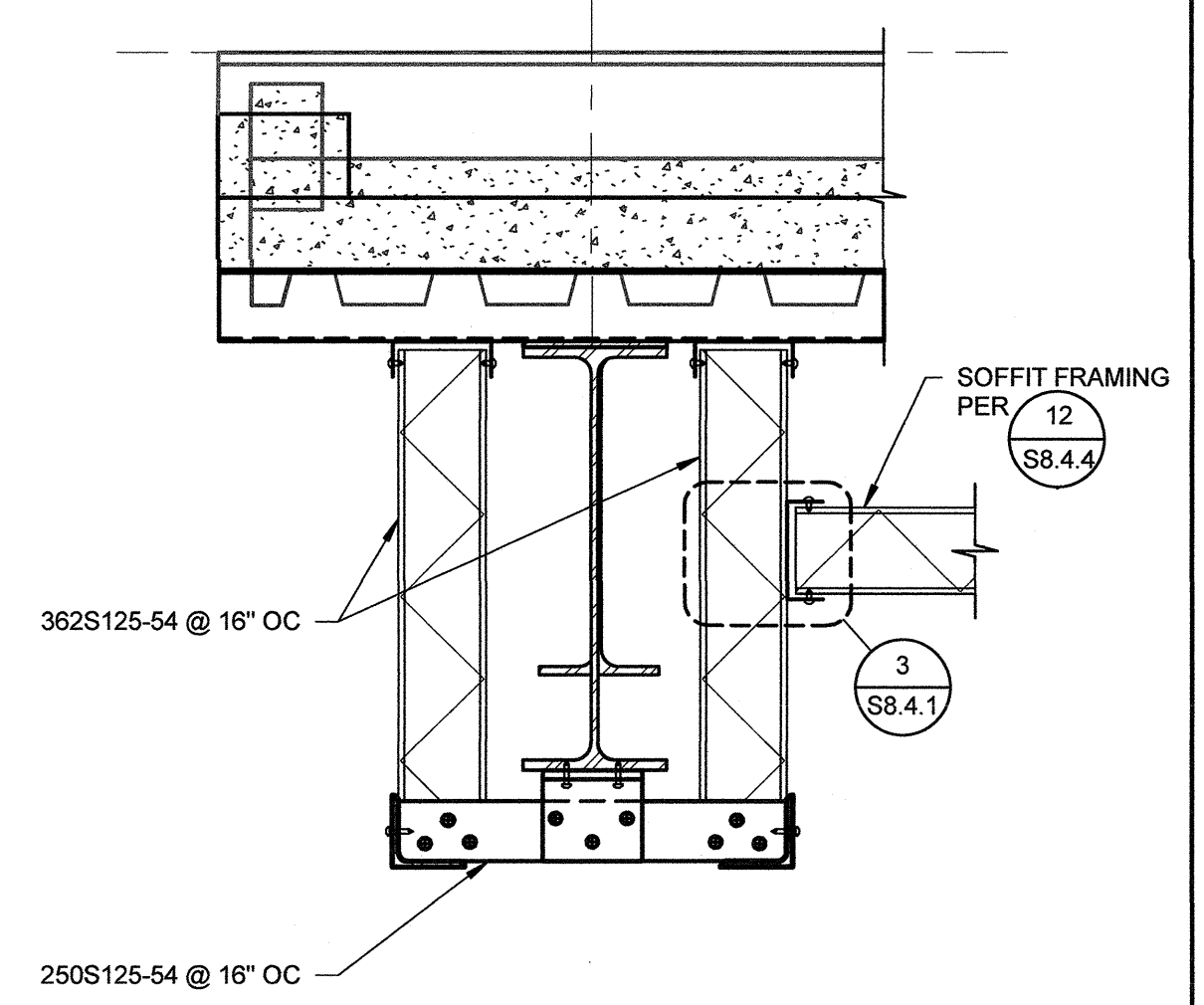
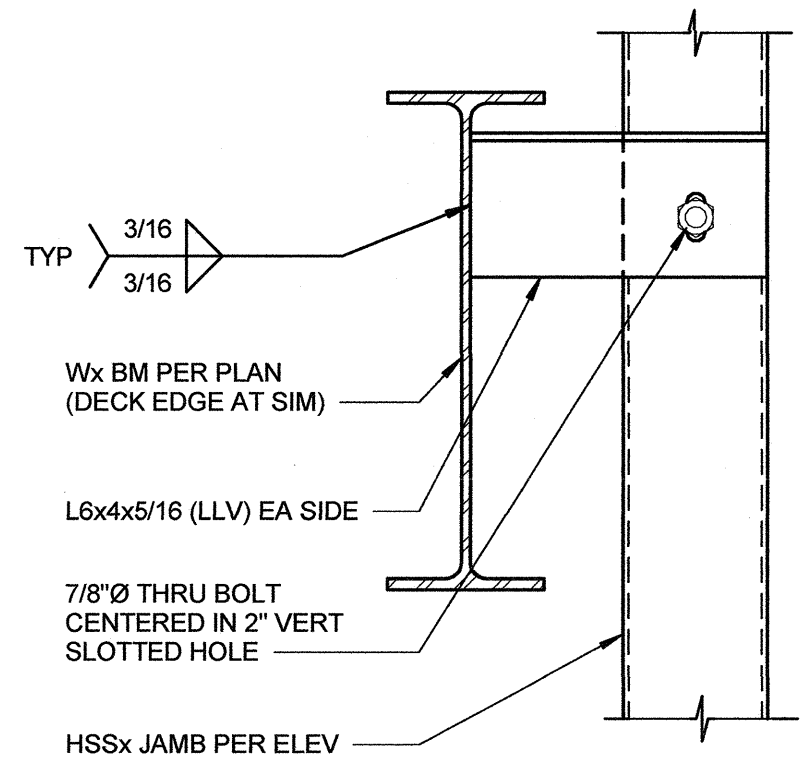
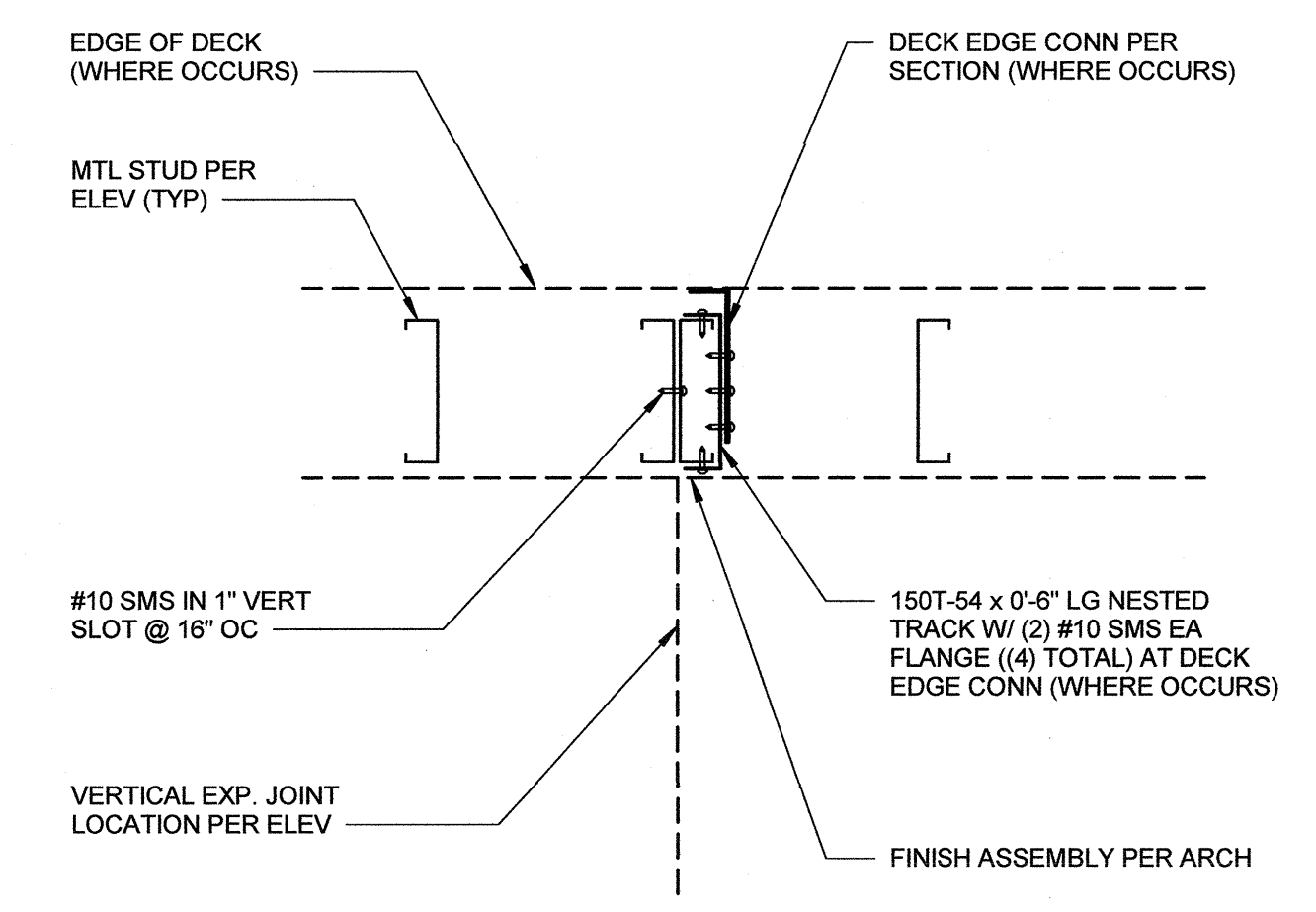
NOTE:
WHERE FIREPROOFING DOES NOT OCCUR, Z-CLIP MAY BE OMITTED WITH CONT TRACK ATTACHED DIRECTLY TO Wx BM WEB.

BALCONY EDGE SOFFIT FRAMING 1 1/2" = 1'-0" **14**

AT Wx BM FLANGE CONFLICT

BASE CONNECTION TO METAL DECK 1 1/2" = 1'-0" **6**

HSS JAMB TOP CONNECTION 1 1/2" = 1'-0" **2**



VERTICAL EXPANSION JOINT 1 1/2" = 1'-0" **13**

HSS JAMB TOP CONNECTION 1 1/2" = 1'-0" **9**

BALCONY EDGE SOFFIT FRAMING 1 1/2" = 1'-0" **5**

SECTION 1 1/2" = 1'-0" **1**

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www.sms-arch.com

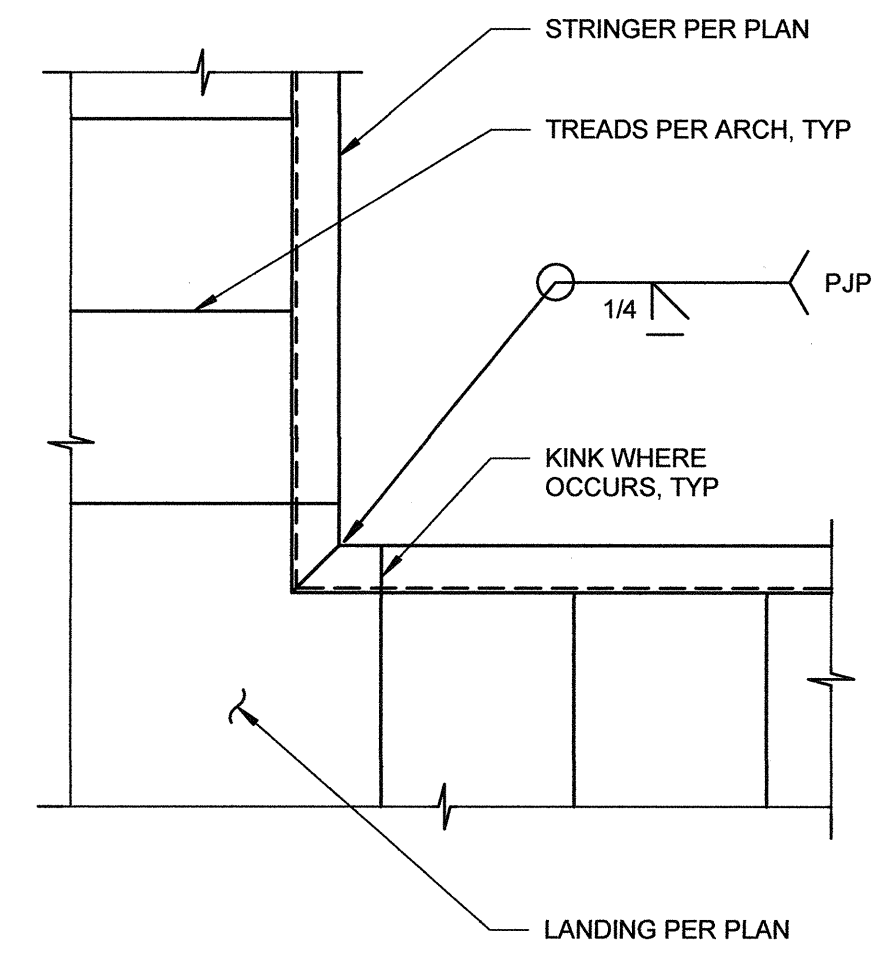
kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

DANA POINT HARBOR - BLDG 10
BURNHAM | WARD
PROFESSIONAL ENGINEERS
24880 GOLDEN LANTERN
DANA POINT, CA 92629

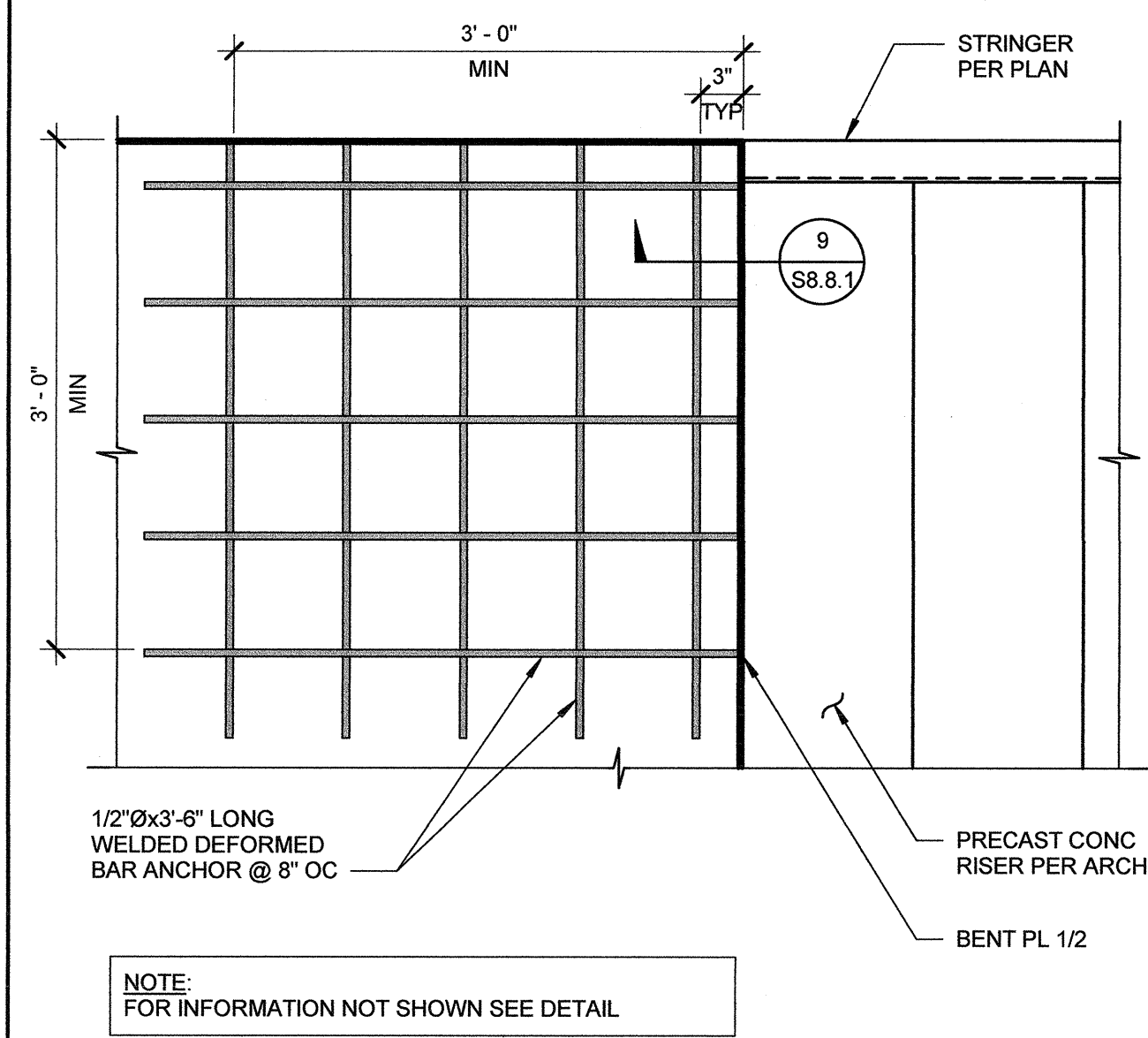
No.	DATE	ISSUE
02-19-2021	50% CD	
06-01-2021	COUNTY SUBMITTAL	

PROJECT NO. 1900799
DATE OCTOBER 8, 2020
EXTERIOR METAL STUD DETAILS

S8.4.4

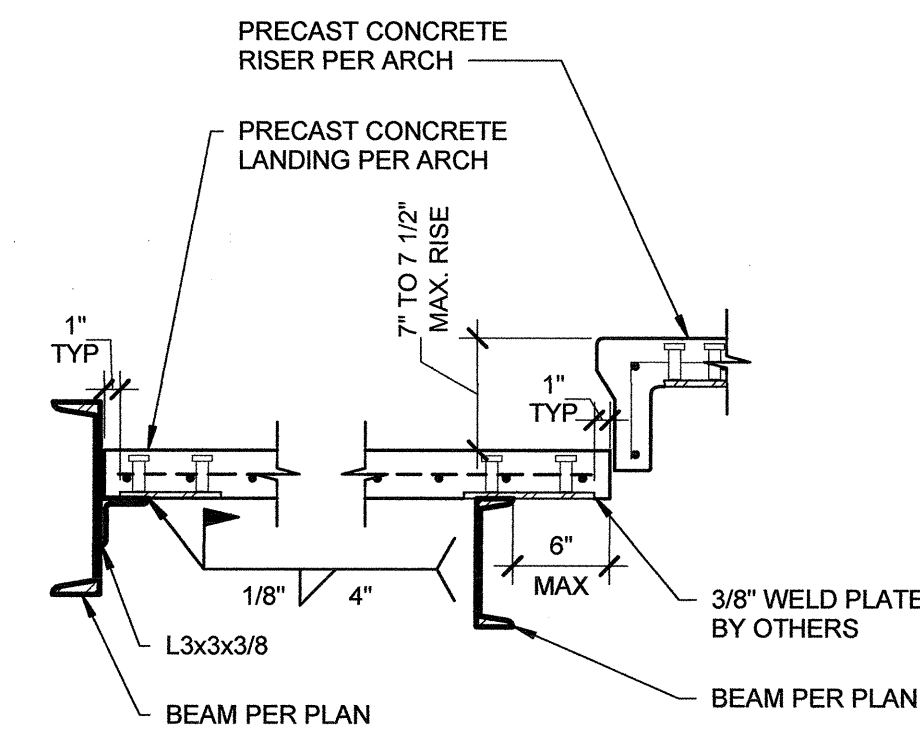


STRINGER TO CORNER CONDITION 1" = 1'-0" 13

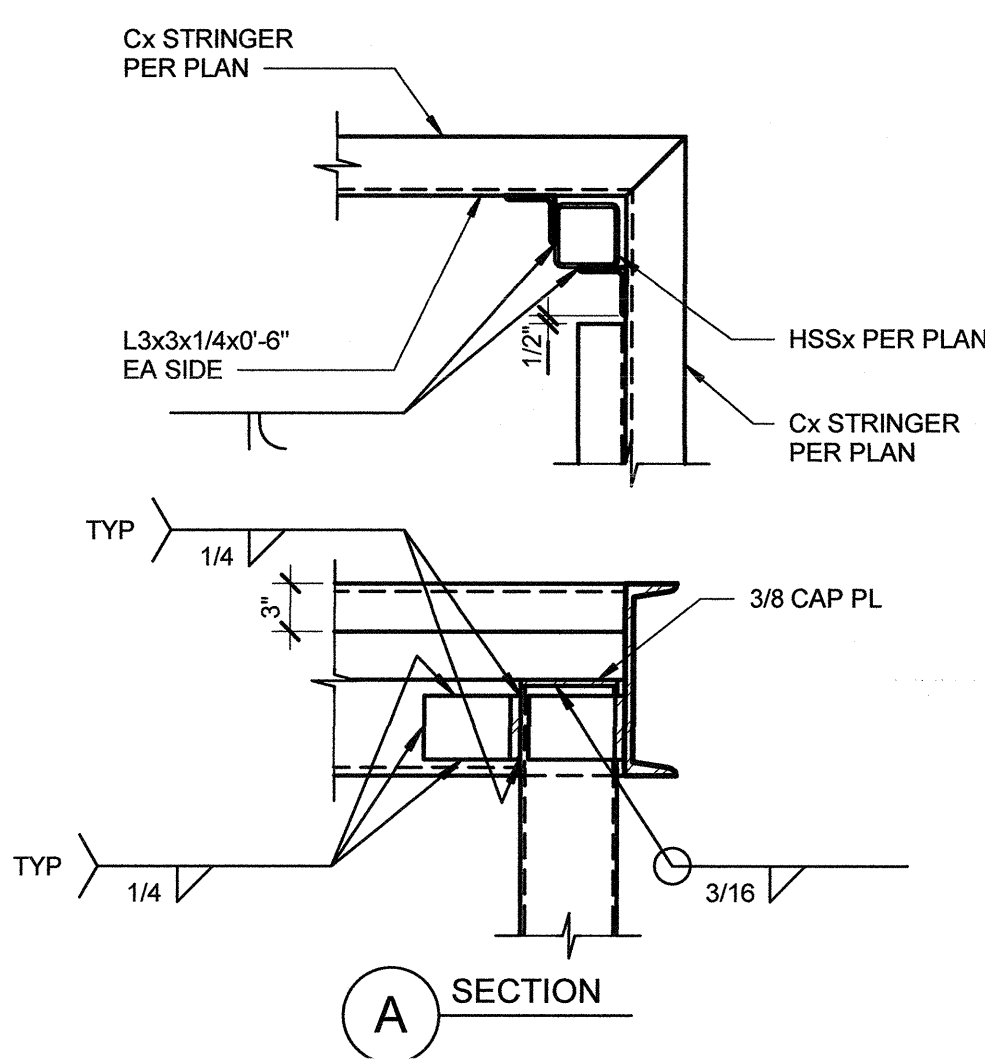


NOTE: FOR INFORMATION NOT SHOWN SEE DETAIL.

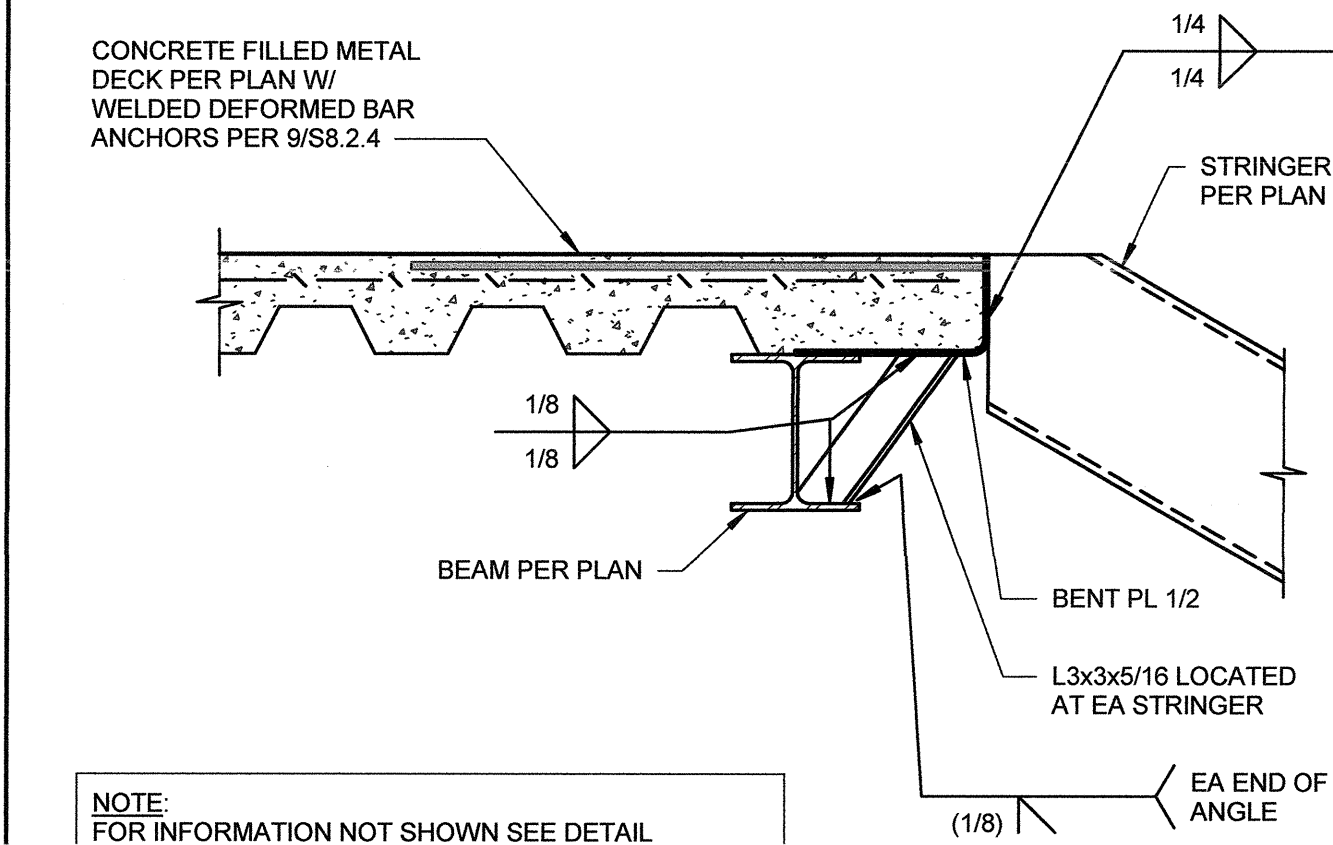
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STAIR STRINGER AT LANDING CONN 1" = 1'-0" 6

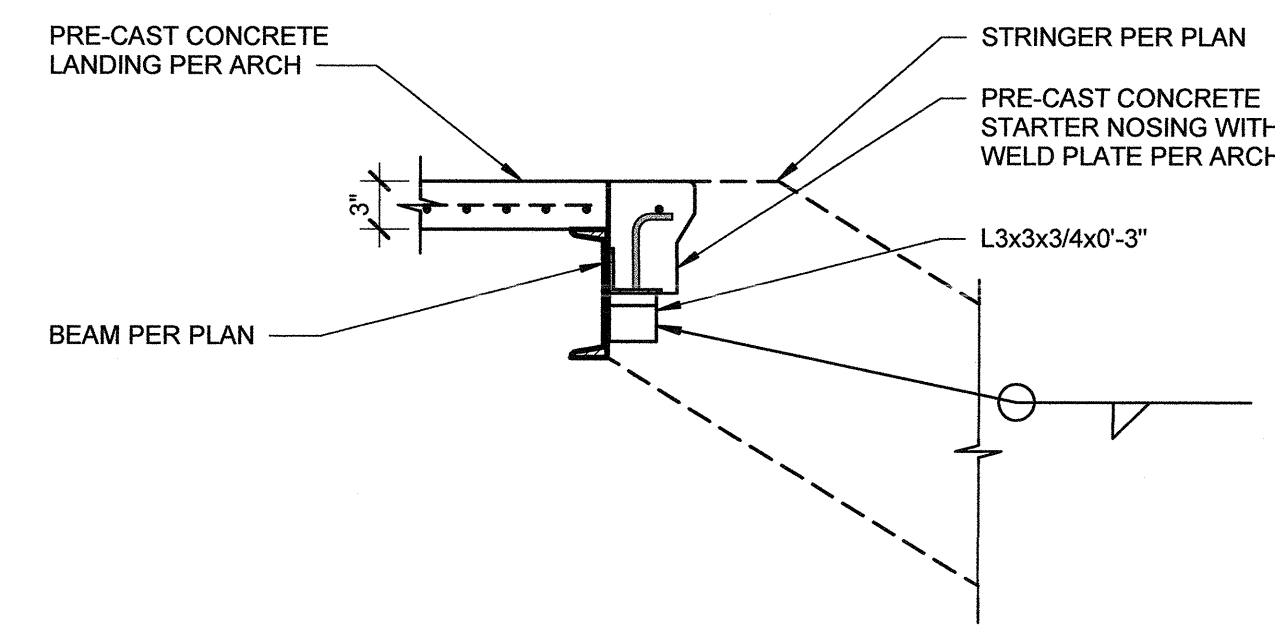


INTERMEDIATE STAIR LANDING SUPPORT 1" = 1'-0" 12

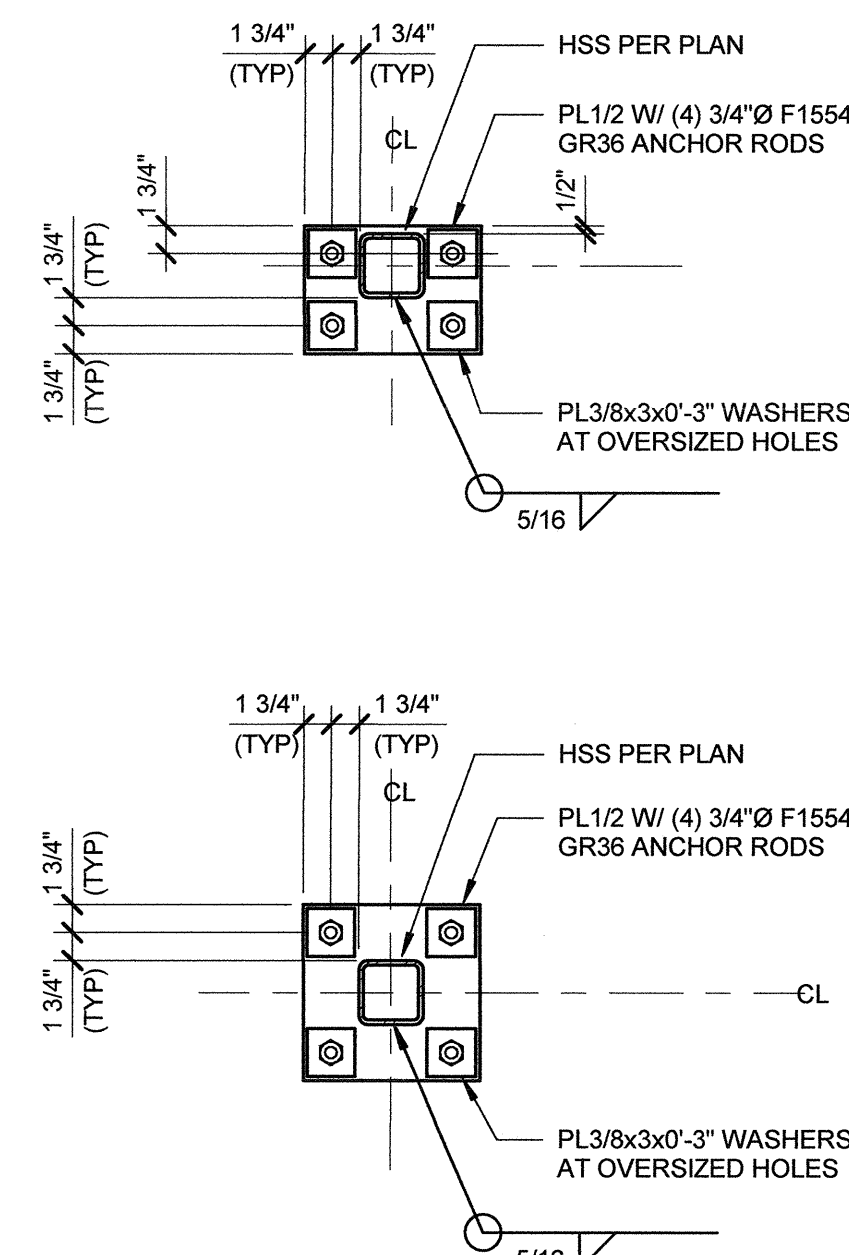


NOTE: FOR INFORMATION NOT SHOWN SEE DETAIL.

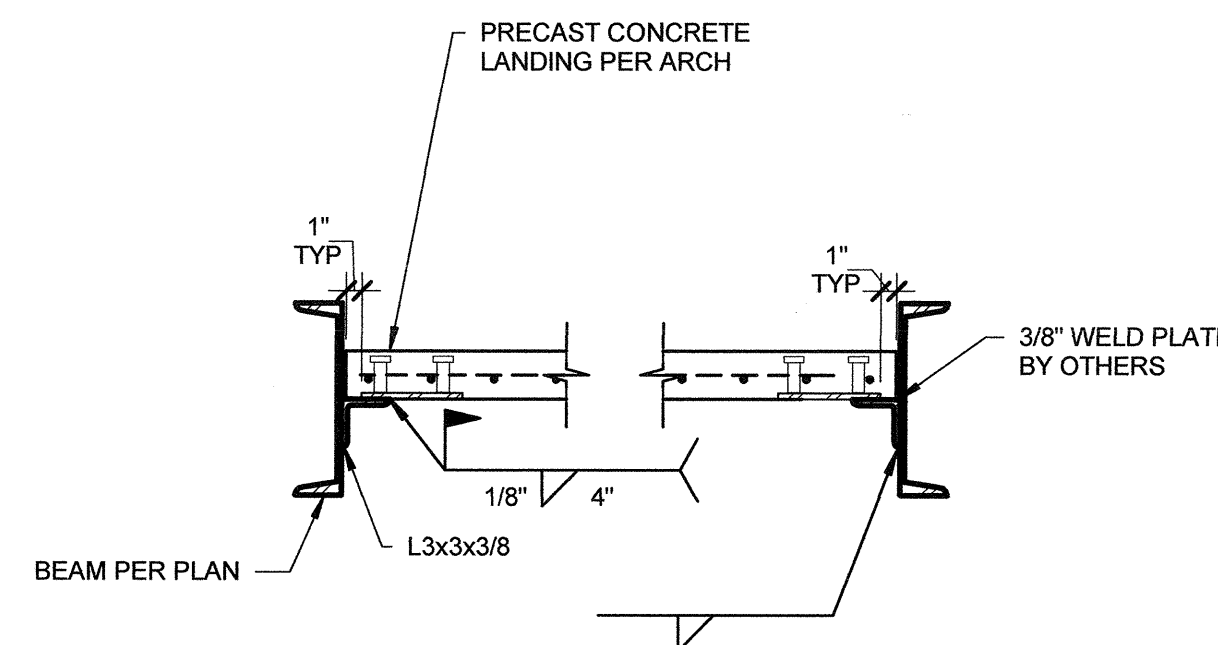
STRINGER TO DECK CONN - TYP 1" = 1'-0" 9



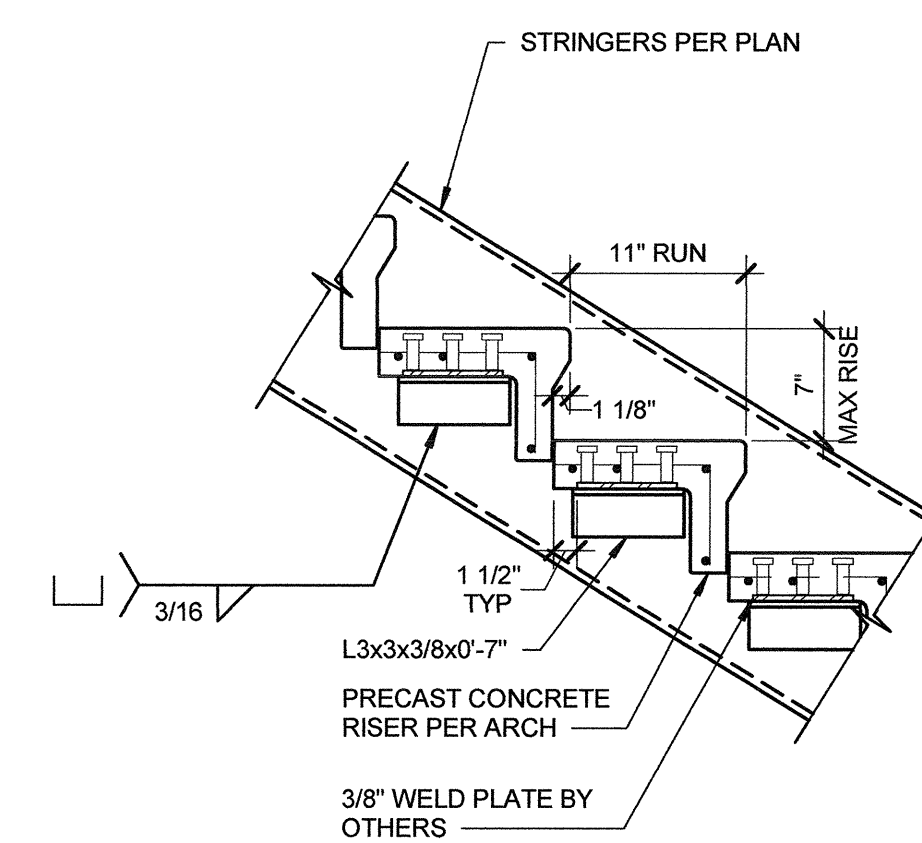
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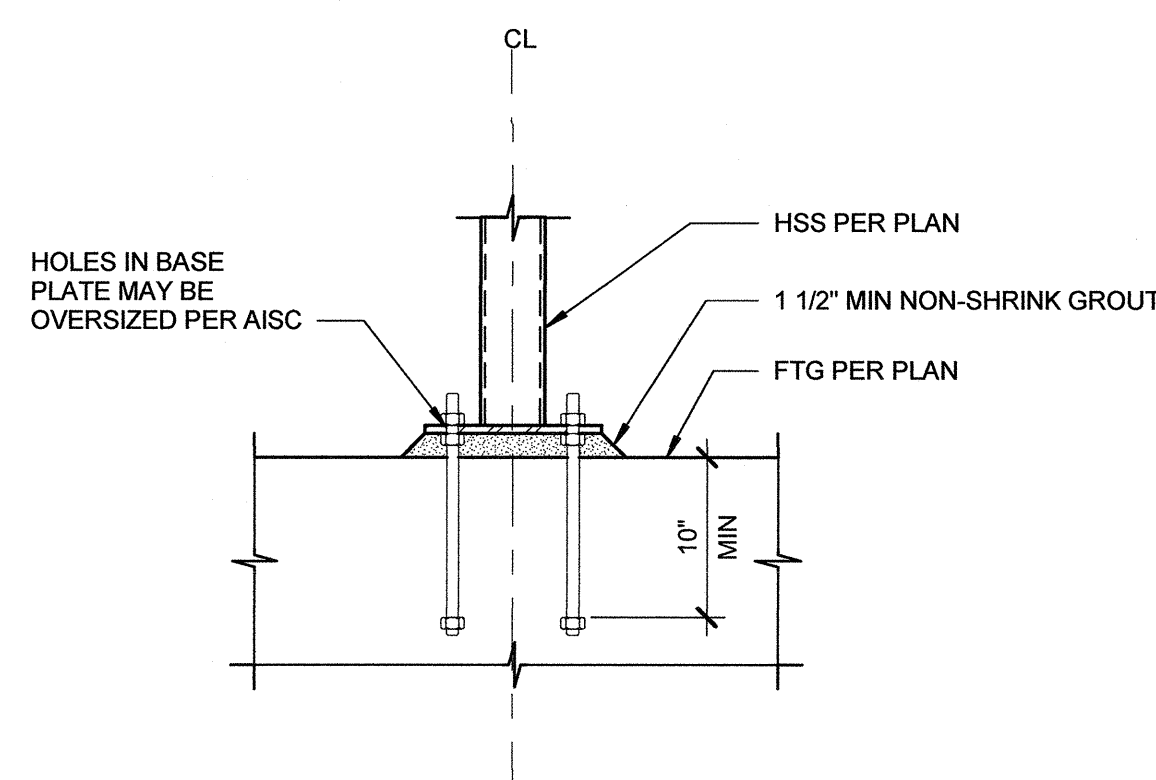
LANDING DETAIL 1" = 1'-0" 8



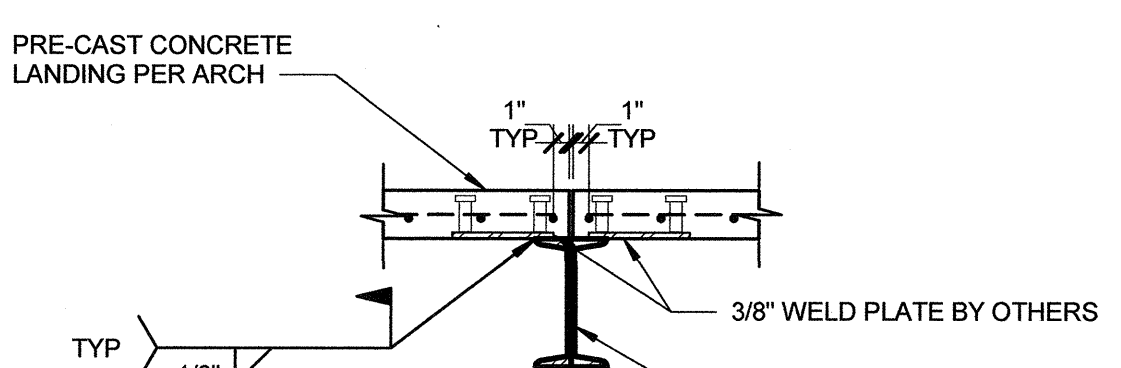
LANDING AT MID SPAN 1" = 1'-0" 7



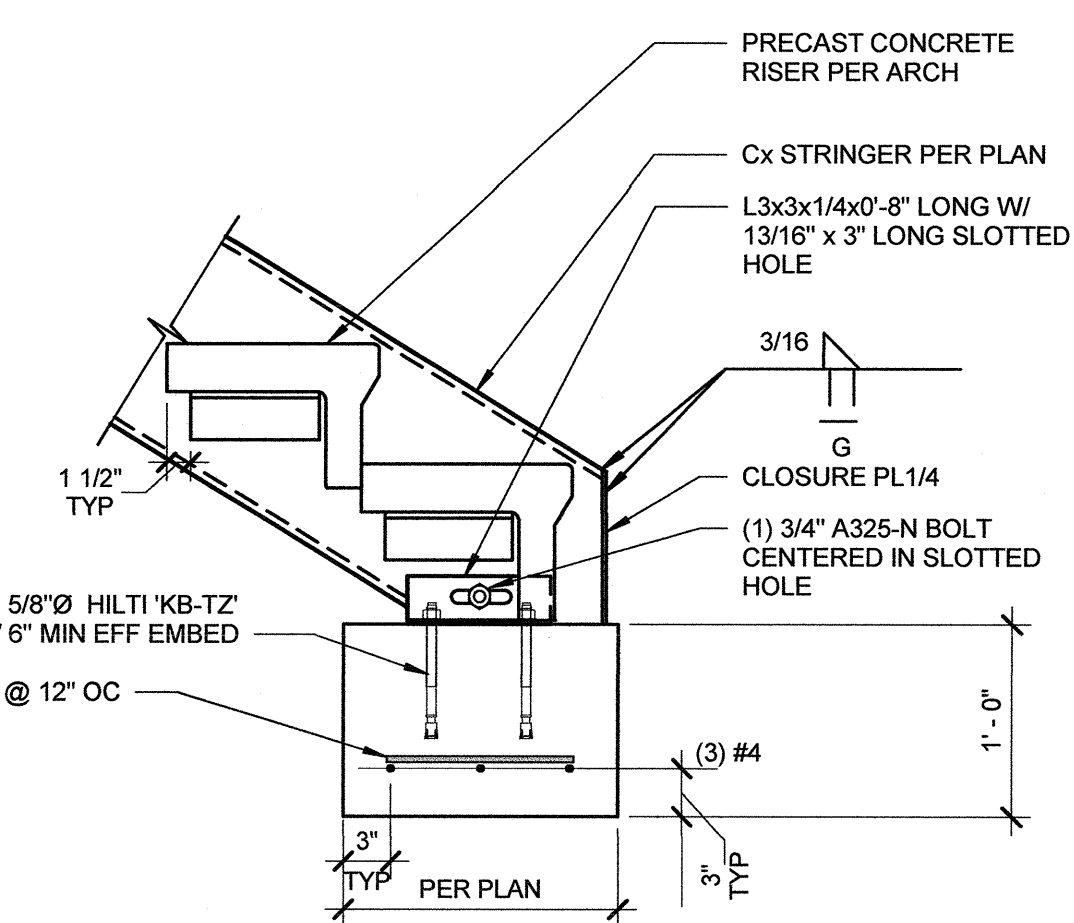
STAIR STRINGER CONNECTION 1" = 1'-0" 4



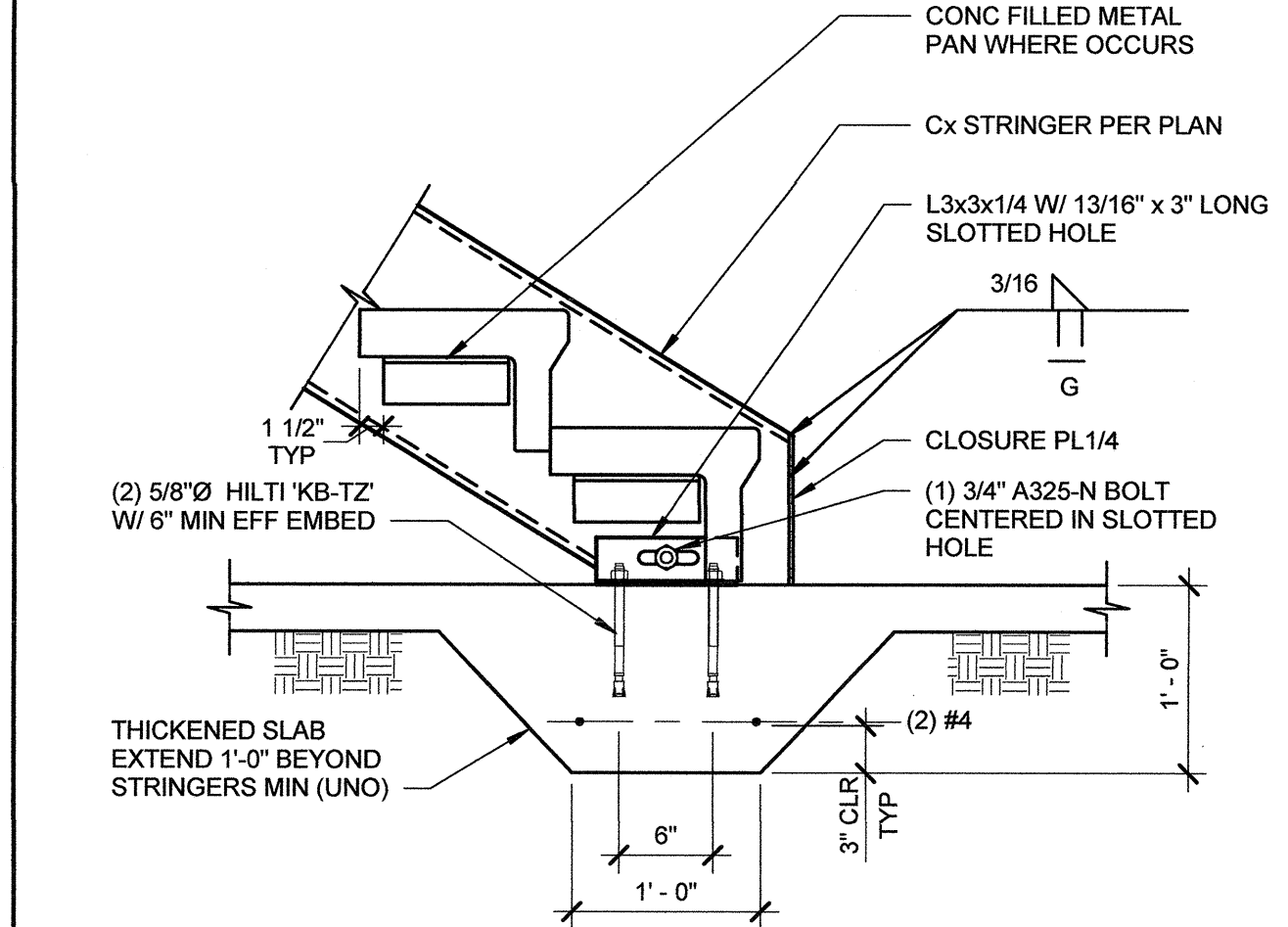
LANDING SUPPORT POST BASE 1" = 1'-0" 11



STAIR STRINGER TO FLOOR CONNECTION 1" = 1'-0" 3



STAIR STRINGER TO FLOOR CONNECTION 1" = 1'-0" 1



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BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629
BWP BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
A	06-01-2021	COUNTY SUBMITTAL
	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 1900799
DATE: OCTOBER 8, 2020
DRAWING TITLE: STAIR DETAILS

S8.8.1

DANA POINT HARBOR COMMERCIAL COMPONENT DEEP SOIL MIXING DANA POINT, CALIFORNIA



ADVANCED GEOSOLUTIONS Inc.

13 Orchard Rd, Suite 105
Lake Forest, CA 92630
Phone (310) 796-9000 | Fax (310) 796-9001
www.advgeosolutions.com

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GI-2	GENERAL NOTES AND DETAILS
GI-3	DEEP SOIL MIXING PLAN
GI-4.1	DEEP SOIL MIXING LAYOUT - BUILDING 1
GI-4.2	DEEP SOIL MIXING LAYOUT - BUILDING 6
GI-4.3	DEEP SOIL MIXING LAYOUT - BUILDING 7
GI-4.4	DEEP SOIL MIXING LAYOUT - BUILDING 8
GI-4.5	DEEP SOIL MIXING LAYOUT - BUILDING 9
GI-4.6	DEEP SOIL MIXING LAYOUT - BUILDING 10
GI-4.7	DEEP SOIL MIXING LAYOUT - BUILDING 11
GI-4.8	DEEP SOIL MIXING LAYOUT - BUILDING 12
GI-5	GEOTECHNICAL SECTIONS

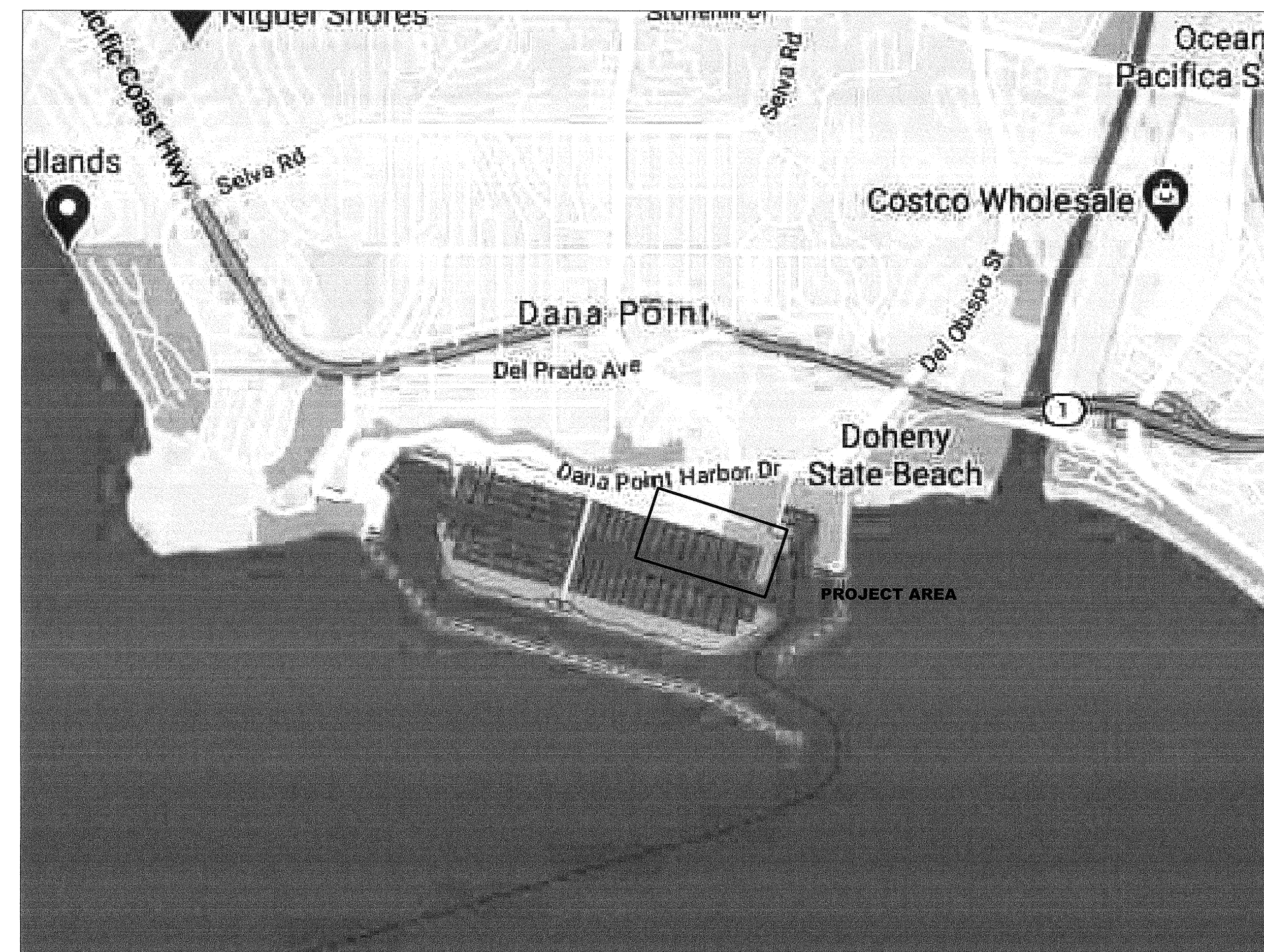
GROUND IMPROVEMENT DESIGNER: ADVANCED GEOSOLUTIONS, INC.
 CIVIL ENGINEER: TAIT & ASSOCIATES, INC.
 STRUCTURAL ENGINEER: KPFF
 GEOTECHNICAL ENGINEER: GMU GEOTECHNICAL, INC.

VICINITY MAP



MAP DATA: GOOGLE 2020

LOCATION MAP



MAP DATA: GOOGLE 2020

FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:

COVER SHEET

PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-1
SCALE: AS SHOWN	

PART 1 – GENERAL

1.1 SCOPE

- A. DEEP SOILS MIXING (DSM) SHALL BE INSTALLED TO MITIGATE POTENTIAL FOR LATERAL SPREADING AND UNCERTAIN PERFORMANCE OF UNDOCUMENTED ARTIFICIAL FILL.
B. A LOAD TRANSFER PLATFORM (LTP) SHALL BE CONSTRUCTED THROUGHOUT ALL BUILDING FOOTPRINTS TO TRANSFER FLOOR SLAB LOADING TO UNDERLYING DSM COLUMNS AND PREVENT ADVERSE SETTLEMENT IN FLOOR SLAB AREAS THAT MAY RESULT FROM NEW LOADING APPLIED TO UNDERLYING UNDOCUMENTED ARTIFICIAL FILL.
C. THE DSM PLAN IS PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY GMU DATED 5/27/2021.
D. THIS DESIGN IS BASED ON THE GEOTECHNICAL CHARACTERIZATION AND SOIL PARAMETERS PRESENTED IN THE REFERENCED GEOTECHNICAL REPORT, AS WELL AS LOAD REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS. THIS DESIGN WAS CONDUCTED IN A MANNER CONSISTENT WITH THE LEVEL OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE GEOTECHNICAL ENGINEERING PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS AND IN THE SAME LOCALITY. NO WARRANTY IS MADE NOR IMPLIED.

1.2 REFERENCES

- A. GEOTECHNICAL INVESTIGATION REPORT, VOLUMES 1, 2, AND 3, DANA POINT HARBOR REVITALIZATION BUILDINGS 1 THROUGH 12, COMMERCIAL COMPONENT – REPORT NO. 17–206–02 PREPARED BY GMU DATED MAY 27, 2021.
B. ASTM C150 – SPECIFICATION FOR PORTLAND CEMENT
C. ASTM D1633 – STANDARD TEST METHODS FOR COMPRESSIVE STRENGTH OF MOLDED SOIL-CEMENT CYLINDERS
D. ASTM D4380 – DENSITY OF BENTONITE SLURRIES
F. FEDERAL HIGHWAY ADMINISTRATION DESIGN MANUAL: DEEP MIXING FOR EMBANKMENT, AND FOUNDATION SUPPORT, PUBLICATION NO. FHWA-HRT-13-046, OCTOBER 2013.

1.3 DEFINITIONS

- A. DEEP SOIL MIXING (DSM) – A SOIL IMPROVEMENT TECHNIQUE USED TO CONSTRUCT IN SITU SOIL STRUCTURES OR TREAT SOILS IN PLACE, WITHOUT EXCAVATION OR DEWATERING. SOIL MIXING USES A LARGE, CRANE OR DRILL RIG – MOUNTED TURNABLE TO INSERT A LARGE-DIAMETER (TYPICALLY 3– TO 8 –FOOT DIAMETER) TOOL INTO THE GROUND WHILE INJECTING AND MIXING A GROUT WITH THE SOIL. STABILIZED SOIL COLUMNS ARE CREATED THAT MAY BE JOINED TOGETHER BY OVERLAPPING TO FORM RETAINING WALLS OR FOUNDATION ELEMENTS, OR TO TREAT A LARGE BLOCK OF SOIL OR SLUDGE.
B. ASTM – ASTM INTERNATIONAL.
C. OWNER – THE OWNER AS REFERRED TO HEREIN IS DANA POINT HARBOR PARTNERS, LLC, C/O BURNHAM-WARD PROPERTIES.
D. ENGINEER – THE ENGINEER IS THE OWNER’S GEOTECHNICAL ENGINEER OF RECORD TO ACT ON ITS BEHALF IN THE EXECUTION OF THESE SPECIFICATIONS.
E. CONTRACTOR – REFERS TO THE GENERAL CONTRACTOR DIRECTLY CONTRACTED WITH THE OWNER AND SUBCONTRACTING THE DSM SCOPE TO THE DSM SUBCONTRACTOR.
F. DEEP SOIL MIXING SUBCONTRACTOR (DSM SUBCONTRACTOR) – AN INDIVIDUAL OR COMPANY WHO HAS HAD PROVEN AND SUCCESSFUL EXPERIENCE IN SOIL MIXING CONSTRUCTION.
G. GROUT – A STABLE COLLOIDAL SUSPENSION OF POWDERED CEMENT, BENTONITE, ADDITIVES AND/OR OTHER SIMILAR MATERIALS IN WATER. THE TERMS ‘GROUT’ AND ‘SLURRY’ ARE USED INTERCHANGEABLY IN THESE SPECIFICATIONS.
H. INJECTION RATIO – A VOLUMETRIC RATIO OF GROUT TO SOILS (E.G., 100 GALLONS/CUBIC YARD) TO BE MIXED IN A DSM COLUMN. THE GROUT INJECTION RATIO IS DETERMINED FOR EACH COLUMN BASED ON THE COLUMN DIMENSIONS, SOIL DENSITY, PATTERN OF TREATMENT, AND DESIRED APPLICATION RATE.
I. DSM COLUMN – ONE COMPLETED INSERTION, INJECTION AND MIXING OF THE SOIL WITH THE MIXING AUGER TO THE DESIGN DEPTH. THIS CREATES A COLUMN OF TREATED SOIL THE SAME DIAMETER AS THE MIXING AUGER. THE COLUMN MAY BE PRIMARY (THROUGH VIRGIN SOILS), SECONDARY (CONNECTING PRIMARY COLUMNS), TERTIARY, ETC.
J. WORKING PLATFORM – THE WORKING PLATFORM IS THE LEVELED AND STABLE SURFACE FROM WHICH THE DSM EQUIPMENT OPERATES.
K. MIXING AUGER/TOOL – THE SPECIAL TOOL THAT ATTACHES TO THE KELLY BAR AND IS INSERTED INTO THE GROUND TO MIX THE SOILS. THE TOOL MAY BE FITTED WITH PORTS FOR INJECTING GROUT, MIXING PADDLES, AUGER BLADES, ETC.
L. BLADE ROTATION NUMBER (BRN) – NUMBER OF BLADES X (RATE OF PENETRATION PLUS RATE OF WITHDRAWAL (IN REVOLUTIONS/METER). FOR EXAMPLE FOR 5 BLADES, RATE OF PENETRATION = 1 REVOLUTION/25 MM (40 REVOLUTIONS/M), AND RATE OF WITHDRAWAL = 1 REVOLUTION/20 MM (50 REVOLUTIONS/M), THE BRN = 5 X (40 + 50) = 450.
M. OBSTRUCTION – OBSTRUCTIONS ARE DEFINED AS MATERIALS CLASSIFIED AS UNDERGROUND UTILITIES, TREES (OR PARTS THEREOF), METAL, MAN-MADE OBJECTS, WOODEN/CONCRETE/STEEL OR ANY OTHER TYPE OF PILE OR DEEP FOUNDATION, OR NATURAL GROUND MATERIALS LARGER THAN A MAXIMUM COBBLE SIZE (8 INCHES MAXIMUM DIMENSION).
N. MIXING BLADE – A SINGLE MIXING BLADE SHALL CONSTITUTE A PAIR OF MIXING PADDLES ATTACHED TO THE SHAFT OF THE MIXING TOOL AT THE SAME ELEVATION. THE CUTTING PADDLES MAY ALSO BE CONSIDERED AS A MIXING BLADE.
O. DOSAGE – EXPRESSED AS THE MASS OF BINDER INTRODUCED PER VOLUME OF MIXED IN-SITU SOIL (E.G. KG/M³).

1.4 SUBMITTALS

- A. DSM WORK PLAN INCLUDING:
I. ASSIGNED NUMBER OF EACH COLUMN AS ID FOR INSTALLATION RECORD
II. NARRATIVE OF PLANNED MEANS AND METHODS TO EXECUTE THE INSTALLATION PER PLANS AND SPECIFICATIONS, INCLUDING SPECIFICATIONS OF THE GROUT BATCHING AND VERTICAL DRILL EQUIPMENT INTENDED FOR USE ON THE PROJECT.
III. NARRATIVE OF PLANNED MEANS AND METHODS TO EXECUTE THE QUALITY CONTROL REQUIREMENTS PER PLANS AND SPECIFICATIONS.
IV. PRELIMINARY SOIL MIX DESIGN INDICATING TYPE OF BINDER MATERIAL AND VOLUMETRIC PROPORTIONS FOR INITIAL TRIALS ON-SITE TO BE ADJUSTED BASED ON FIELD OBSERVATIONS AND EARLY STRENGTH RESULTS (SEE PART 3.2 TEST SECTION).
B. ACCURATE DAILY RECORDS OF THE WORK TO BE SUBMITTED BY CLOSE OF BUSINESS THE FOLLOWING DAY, INCLUDING:
I. COLUMN ID
II. DIAMETER
III. WORKING PAD ELEVATION
IV. MIXING DEPTH
V. START TIME
VI. TIME AT TIP ELEVATION
VII. FINISH TIME

- VIII. MIXING DURATION
IX. GROUT MIX DETAILS (PERCENT WATER AND REAGENT BINDER)
X. GROUT INJECTION WITH DEPTH
XI. TOTAL INJECTED GROUT
XII. BLADE ROTATION NUMBER (BRN) WITH DEPTH
D. ANY PROPOSED CHANGE IN THE WORK PROCEDURES PLAN MADE NECESSARY BY CONDITIONS ENCOUNTERED DURING CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER.
E. MATERIAL CERTIFICATIONS FOR CEMENT BINDER TO BE USED IN THE PROJECT.
F. WEIGHTS: CERTIFICATES OF BATCH WEIGHTS FOR EACH TRUCK LOAD DELIVERED IF ON-SITE BATCH PLANT IS NOT USED.
G. ADMIXTURES/POZZOLANS/ADDITIVES SUBJECT TO THE APPROVAL OF THE ENGINEER, IF USED.
H. QC TEST RESULTS: SUBMIT ALL QC TEST RESULTS WITHIN 48 HOURS OF TESTING.
I. REPORT SUMMARIZING TEST SECTION RESULTS AND CALIBRATION OF DRILLING EFFORT CRITERIA FOR COLUMN DEPTH TERMINATION APPROVED BY THE ENGINEER.
J. AS-BUILT REPORT DOCUMENTING THE CONSTRUCTED LOCATIONS AND DIMENSIONS OF ALL DSM COLUMNS, COMPILATION OF ALL QUALITY CONTROL AND QUALITY ASSURANCE DATA COLLECTED FOR THE PROJECT, AND EXPLANATION OF ANY DEVIATION FROM THE PLANS AND SPECIFICATIONS PREVIOUSLY REVIEWED APPROVED TO THE SATISFACTION OF THE ENGINEER.
K. THE CONTRACTOR WILL SUBMIT A WORK PLAN DETAILING THE CONSTRUCTION AND QA/QC OF THE LTP, MEETING THE DESIGN REQUIREMENTS HEREIN AND IN THE GEOTECHNICAL REPORT.

1.5 ACCEPTANCE

- A. ACCEPTANCE OF THE DSM WORK WILL BE BASED ON COMPLIANCE WITH THE STRENGTH AND GEOMETRY REQUIREMENTS OF THE PLANS AND SPECIFICATIONS AS VERIFIED BY THE ENGINEER’S QA TESTING. THE MATERIAL FORMED BY MIXING THE GROUT WITH THE IN SITU SOIL SHALL MEET A MINIMUM REQUIRED UNCONFINED COMPRESSIVE STRENGTH OF 150 POUNDS PER SQUARE INCH (PSI) AT 28 DAYS. TESTS WILL BE CONSIDERED PASSING IF THEY ARE AT LEAST 90% OF THE 150 PSI STRENGTH REQUIREMENT PROVIDED THAT NO MORE THAN 10% OF ALL TESTS FALL BELOW THE REQUIREMENT AND THE OVERALL AVERAGE STRENGTH EXCEEDS THE REQUIREMENT. IF THE UNCONFINED COMPRESSIVE STRENGTH RESULTS DO NOT MEET THAT CRITERIA, THE DSM SUBCONTRACTOR SHALL SUBMIT A MITIGATION PLAN FOR REVIEW AND APPROVAL BY THE ENGINEER.

PART 2 – PRODUCTS

2.1 MATERIALS

- A. FRESH OR RECLAIMED WATER, FREE OF ANY DELETERIOUS SUBSTANCE THAT COULD ADVERSELY AFFECT THE GROUT PROPERTIES SHALL BE USED.
B. BINDER AGENT USED FOR THE PROJECT SHALL CONSIST OF PORTLAND CEMENT TYPE II/V CONFORMING TO ASTM DESIGNATION C150. THE CEMENT SHALL BE ADEQUATELY PROTECTED FROM MOISTURE AND CONTAMINATION WHILE IN TRANSIT AND STORAGE AT THE JOB SITE. RECLAIMED CEMENT OR CEMENT CONTAINING LUMPS OR DELETERIOUS MATTER SHALL NOT BE USED.
C. THE WATER AND CEMENT SHALL BE PREMIXED TO FORM A GROUT FOR INJECTION AND MIXING WITH THE IN-SITU SOIL. MATERIALS SHALL BE COMBINED IN PREDETERMINED WEIGHED PROPORTIONS WITH ITS QUALITY EVALUATED BY SPECIFIC GRAVITY MONITORED AT LEAST ONCE PER INSTALLATION BY MUD BALANCE.
D. THE DESIGN UNCONFINED COMPRESSIVE STRENGTH OF THE SOIL-CEMENT MATERIAL COMPRISING THE DSM COLUMNS IS 150 PSI AT 28 DAYS.

PART 3 – EXECUTION

3.1 EQUIPMENT

- A. A PURPOSE BUILT HOLLOW STEM AND MIXING PADDLE TOOL ATTACHED TO A HIGH TORQUE ROTARY DRILL ON TRACKS SHALL BE USED TO ACCOMPLISH THE DSM. MIXING TOOLS OF 4– AND 6–FOOT-DIAMETER WILL BE IMPLEMENTED FOR THIS PROJECT. MIXING TOOLS SHALL CONSIST OF A MINIMUM OF FOUR (4) MIXING BLADES (4 PAIRS OF MIXING PADDLES).
B. CEMENT WILL BE STORED IN PURPOSE BUILT SILOS.
C. WATER SHALL BE MIXED WITH CEMENT IN A PURPOSE-BUILT WEIGH-BATCH MIXER TO PRODUCE SLURRY WITH A CONSISTENT SPECIFIC GRAVITY OR WATER-CEMENT RATIO FOR PROPER MIXING. JET VALVE MIXING OR OTHER CONTINUOUS MIXING METHODS WILL NOT BE ALLOWED.
D. GROUT SHALL BE DELIVERED TO THE MIXING RIG BY APPROPRIATELY SIZED POSITIVE DISPLACEMENT PUMPS. PROGRESSIVE CAVITY PUMPS SHALL NOT BE ALLOWED.

3.2 TEST SECTION

- A. LOCATIONS: PRIOR TO INITIATING PRODUCTION WORK, DSM SUBCONTRACTOR SHALL INSTALL A MINIMUM OF TWO DSM COLUMNS WITH VARYING MIX DESIGN DOSAGE AT EACH OF THE SIX TEST SECTION LOCATIONS INDICATED ON THE PLANS.
B. EVALUATION GOALS: THE PURPOSE OF THE TEST SECTION IS TO EVALUATE THE FOLLOWING ITEMS PRIOR TO INITIATING PRODUCTION WORK. THE DSM SUBCONTRACTOR MAY PROCEED IMMEDIATELY TO PRODUCTION WHILE TEST SECTION EVALUATION RESULTS ARE PENDING BUT DOES SO AT ITS OWN RISK.
I. COLUMN DEPTH: COLUMN INSTALLATION DEPTHS FOR THE PROJECT ARE CONTROLLED BY THE DEPTH TO THE CAPISTRANO FORMATION CONTACT AS DESCRIBED IN SECTION 3.3.G. DURING TEST SECTION INSTALLATION ADJACENT TO EXISTING EXPLORATION DATA, DSM SUBCONTRACTOR SHALL MONITOR AND RECORD INDICATORS OF DRILLING EFFORT (E.G. ROTARY TORQUE APPLIED AND CROWD PRESSURE). DSM SUBCONTRACTOR SHALL PROPOSE A READILY IDENTIFIABLE METRIC SUBJECT TO THE ENGINEER’S APPROVAL FOR THE DRILL OPERATOR TO OBSERVE DURING INSTALLATION AS EVIDENCE OF ENCOUNTERING THE CAPISTRANO FORMATION.

- II. MIX CONSISTENCY: DURING TEST SECTION MIXING THE DSM SUBCONTRACTOR AND ENGINEER SHALL OBSERVE
III. STRENGTH: A MINIMUM OF TWO WET-GRAB SAMPLES SHALL BE COLLECTED FROM EACH TEST SECTION COLUMN INSTALLED AT DEPTHS OF 1/3 AND 2/3 THE TOTAL INSTALLATION DEPTH. EACH SAMPLE COLLECTED SHALL BE CAST INTO CYLINDERS FOR UNCONFINED COMPRESSION STRENGTH TESTING AND EVALUATION AS DESCRIBED IN SECTION 3.4.B.
IV. LOAD TEST: DSM SUBCONTRACTOR SHALL CONDUCT A MINIMUM OF FOUR LOAD TESTS PER THE REQUIREMENTS OF THIS SPECIFICATION TO ASSESS THE 4–FOOT-DIAMETER DSM COLUMN GEOTECHNICAL CAPACITY ADJACENT TO EXPLORATORY TEST DATA. SEE PROPOSED LOAD TEST LOCATIONS ON SHEET GI-3.

3.3 CONSTRUCTION

- A. INSTALL DSM COLUMNS AT THE LOCATIONS AND TO THE DEPTH INDICATED ON THE DSM PLAN.
B. HORIZONTAL ALIGNMENT: THE DSM COLUMNS SHALL BE CAREFULLY SURVEYED AND STAKED OUT PRIOR TO INSTALLATION. THE COLUMNS SHALL BE CONSTRUCTED WITHIN 4 INCHES OF THE LOCATIONS SHOWN ON THE DRAWINGS.
C. VERTICAL ALIGNMENT: VERTICAL ALIGNMENT OF THE AUGER STROKE WILL BE CONTROLLED BY THE EQUIPMENT OPERATOR. THE COLUMN VERTICALITY SHALL HAVE A TOLERANCE OF 1:50 MAXIMUM DEVIATION.
D. MIXING SHAFT SPEED: THE MIXING SHAFT SPEED (RPMs) SHALL BE ADJUSTED TO ACCOMMODATE AN ADEQUATE RATE OF MIXING SHAFT PENETRATION BASED ON THE DEGREE OF DRILLING DIFFICULTY. THE MIXING SHAFT SPEED CAN BE ADJUSTED ACCORDING TO DRILLING DIFFICULTY.
E. BOTTOM MIXING: THE BOTTOM OF THE COLUMNS SHALL BE DOUBLE MIXED BY RAISING THE MIXING SHAFTS FIVE FEET OFF THE BOTTOM AND THEN REINSERTING THEM FOR REMIXING.
F. GROUT TAKE: THE GROUT TAKE (OR INJECTION RATE) PER VERTICAL FOOT OF COLUMN WILL BE ADJUSTED TO THE REQUIREMENTS OF THE DESIGN MIX. APPROPRIATE DELIVERY PUMPS SHALL BE USED TO TRANSFER THE GROUT FROM THE MIX PLANT TO THE DSM RIG. A FLOW MONITORING DEVICE WILL BE INSTALLED IN THE GROUT LINE TO DETECT LINE BLOCKAGE AND ELECTRONICALLY RECORD INJECTION RATES AND VOLUMES VERSUS DEPTH AND TIME FOR QUALITY CONTROL MONITORING.

- I. THE RATE OF APPLICATION MAY BE CONTROLLED AND MONITORED BY ADJUSTING THE PUMP OUTPUT TO THE PENETRATION RATE SO THAT A PRESET GROUT TAKE CAN BE ACHIEVED. TYPICALLY, THE APPLICATION RATE CAN BE SUCCESSFULLY CONTROLLED BY EXPERIENCED OPERATORS ONCE THE PATTERN OF OPERATION IS ESTABLISHED.
II. SOME VARIATIONS OF THE GROUT TAKE WILL OCCUR DUE TO FIELD CONDITIONS. HOWEVER, THE OVERALL APPLICATION RATE TO EACH STROKE CAN BE MONITORED, CALCULATED AND CONTROLLED. ADDITIONAL MIXING IS TO BE USED WHEN NECESSARY TO DISTRIBUTE THE GROUT THROUGH THE ENTIRE COLUMN. THE INJECTION OF GROUT TO EACH STROKE WILL BE MONITORED, CHECKED BY CALCULATION AND RECORDED.

G. COLUMN DEPTH:

- I. BUTTRESS COLUMNS: COLUMNS INSTALLED FOR THE LATERAL SPREAD BUTTRESS SHALL BE INSTALLED TO A MINIMUM OF 4 FEET BEYOND THE CAPISTRANO FORMATION CONTACT AS IDENTIFIED BASED ON THE DRILLING EFFORT CALIBRATION PERFORMED DURING THE TEST SECTION WORK AND SUBJECT TO THE APPROVAL OF THE ENGINEER. PRACTICAL REFUSAL (AS DEFINED IN SECTION 3.3.H) ENCOUNTERED PRIOR TO ACHIEVING THE REQUIRED 4–FOOT EMBEDMENT INTO CAPISTRANO FORMATION MAY BE APPROVED BY THE ENGINEER ON A CASE-BY-CASE BASIS BUT THE DSM SUBCONTRACTOR SHALL BE PREPARED TO INITIATE PREDRILLING IF NEEDED TO ACHIEVE THE REQUIRED EMBEDMENT AT NO ADDITIONAL COST TO THE OWNER.
II. BUILDING SUPPORT COLUMNS: DSM COLUMNS INTENDED FOR SUPPORT OF THE RETAIL BUILDINGS SHALL BE INSTALLED TO A MINIMUM OF 1 FOOT BEYOND THE CAPISTRANO FORMATION CONTACT OR TO PRACTICAL REFUSAL. MEANS OF IDENTIFYING THE CAPISTRANO FORMATION CONTACT WILL BE BASED ON THE DRILLING EFFORT CALIBRATION PERFORMED DURING THE TEST SECTION WORK AND SUBJECT TO THE APPROVAL OF THE ENGINEER.

- H. OBSTRUCTION/MIXING SHAFT PRACTICAL REFUSAL: IF OBSTRUCTIONS ARE ENCOUNTERED WHICH REDUCE THE RATE OF PENETRATION TO ONE FOOT PER MINUTE FOR TWO MINUTES UNDER FULL POWER, THE STROKE SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND REMEDIAL MEASURES WILL BE TAKEN. SUBCONTRACTOR SHALL NOTIFY CONTRACTOR TO INVESTIGATE, CONFIRM, AND REMOVE SAID OBSTRUCTIONS FROM THE SOIL MIXING AREA. ONCE CONTRACTOR REMOVES OBSTRUCTIONS AND BACKFILLS AND COMPACTS (IN LIFTS NOT TO EXCEED 3 FEET IN UNCOMPACTED THICKNESS) THE REMOVAL AREA WITH GRANULAR SAND OR SANDY GRAVEL MATERIAL, THE DSM SUBCONTRACTOR SHALL RETURN TO MIXING THE BACKFILLED AREAS AND REMAINING DSM COLUMNS PER PLANS AND SPECS. IF REMOVAL OF OBSTRUCTIONS BY CONTRACTOR DAMAGES A PREVIOUSLY INSTALLED DSM COLUMN, ASSOCIATED RE-INSTALLATION WORK SHALL BE COMPENSATED BY AS EXTRA AT THE CONTRACT UNIT PRICE. IF IT IS INFEASIBLE OR IMPRACTICAL TO CLEAR AN OBSTRUCTION FROM A DESIGN INSTALLATION LOCATION, CONTRACTOR MAY PROPOSE A MODIFICATION TO THE DESIGN PROVIDED THE ORIGINAL PERFORMANCE IS MAINTAINED SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEER.

- I. MIXING ENERGY: THE DSM SUBCONTRACTOR SHALL MIX EACH COLUMN WITH SUFFICIENT MIXING ENERGY THROUGHOUT TO PROPERLY PROCESS THE SOIL CEMENT PRODUCT. THE MIXING ENERGY SHALL BE DEMONSTRATED BY MEASURED AND RECORDED BRN REPORTED FOR EACH INSTALLATION AND THE MIXING ENERGY APPLIED SHALL MINIMALLY ACHIEVE THAT REQUIRED TO PRODUCE SATISFACTORY RESULTS DURING THE TEST SECTION.
J. NO EXCAVATION OR HEAVY GRADING BY CONTRACTOR SHALL PROCEED PRIOR TO 3 DAYS AFTER DSM COLUMN CONSTRUCTION UNLESS APPROVED BY THE DSM DESIGN ENGINEER.

- K. UTILITY TRENCH: EXCAVATE THE COMPLETED DSM COLUMNS AS NECESSARY FOR UNDERGROUND UTILITIES. TRENCH BACKFILL WILL BE AS FOLLOW:
I. FOR TRENCHES CUT INTO BUTTRESS DSM AND ABOVE GWT: BACKFILL WITH NATIVE SOILS OR AS APPROVED BY THE ENGINEER.
II. FOR TRENCHES CUT INTO BUTTRESS DSM AND EXTEND BELOW GWT: BACKFILL WITH CEMENT SLURRY WITH COMPRESSIVE STRENGTH OF AT LEAST 300 PSI.
III. UTILITIES TRENCHES WILL AVOID CUTTING INTO THE DISCRETE 4’ DIAMETER DSM COLUMNS SUPPORTING BUILDINGS AND SLABS.
L. MANAGEMENT OF SPOIL TO BE COORDINATED BETWEEN CONTRACTOR AND DSM SUBCONTRACTOR.

3.4 QUALITY CONTROL AND QUALITY ASSURANCE

- A. PRIOR TO CONSTRUCTION, A PRELIMINARY MIX DESIGN SHALL BE GENERATED BY THE SUBCONTRACTOR. THE MIX DESIGN MAY BE OBTAINED BASED ON SITE SOILS AND LABORATORY TESTING, OR ALTERNATIVELY, BASED ON THE SUBCONTRACTORS DATABASE IN SIMILAR SOIL CONDITIONS AND STRENGTH REQUIREMENTS.
B. WET SAMPLING: THE DSM SUBCONTRACTOR SHALL OBTAIN WET BULK SAMPLES OF THE SOIL CEMENT MIX AND CAST IT IN CYLINDERS FOR SUBSEQUENT QUALITY CONTROL TESTING BY THE DSM SUBCONTRACTOR, AND QUALITY ASSURANCE TESTING AND ACCEPTANCE BY THE ENGINEER.

- I. ONE SAMPLE WILL BE RETRIEVED PER WORK DAY PER RIG.
II. THE VOLUME OF SAMPLE RECOVERED DURING EACH SAMPLING SHALL BE SUFFICIENT TO CAST 6 SAMPLE CYLINDERS EACH MEASURING 3” DIAMETER BY 6” HIGH. A 1/2” SIEVE WILL BE USED TO SCREEN THE MATERIAL IN ORDER TO FACILITATE APPROPRIATE SCALING OF INCLUSIONS AND PROPER MODELING OF THE 3 INCH CYLINDERS.
III. OF THE 6 CYLINDERS CAST, 3 WILL BE PROVIDED TO THE ENGINEER FOR QUALITY ASSURANCE TESTING AND 3 WILL BE RETAINED BY THE DSM SUBCONTRACTOR FOR QUALITY CONTROL TESTING.
IV. TO AVOID DISTURBANCE, THE CYLINDERS ARE TO BE CURED ON SITE IN A COOLER WITH A SMALL AMOUNT OF WATER TO MAINTAIN A STABLE, COOL AND MOIST CURING ENVIRONMENT FOR 2 DAYS.
V. AFTER QUALITY ASSURANCE SAMPLES ARE RETRIEVED BY THE ENGINEER, ALL WET GRAB SAMPLES SHALL BE STORED IN A MOIST ROOM (NOT SUBMERGED) IN ACCORDANCE WITH ASTM C 192 UNTIL THE TEST DATE.
VI. THE QUALITY CONTROL SAMPLES WILL BE TESTED (BY THE DSM SUBCONTRACTOR) FOR UCS IN ACCORDANCE WITH ASTM D1633, AT 3–DAY, 7–DAY, AND 14–DAY AFTER CASTING. THE RESULTS WILL BE USED TO EXTRAPOLATE THE EXPECTED STRENGTH AT 28–DAYS.
VII. THE QUALITY ASSURANCE SAMPLES WILL BE TESTED (BY THE ENGINEER) FOR UCS IN ACCORDANCE WITH ASTM D1633, AT 7–DAY, 14–DAY, AND 28–DAY AFTER CASTING.
VIII. THE ABOVE CORRELATION MAY BE ADJUSTED FOR SITE-SPECIFIC FINDINGS AS THE PROJECT DEVELOPS.

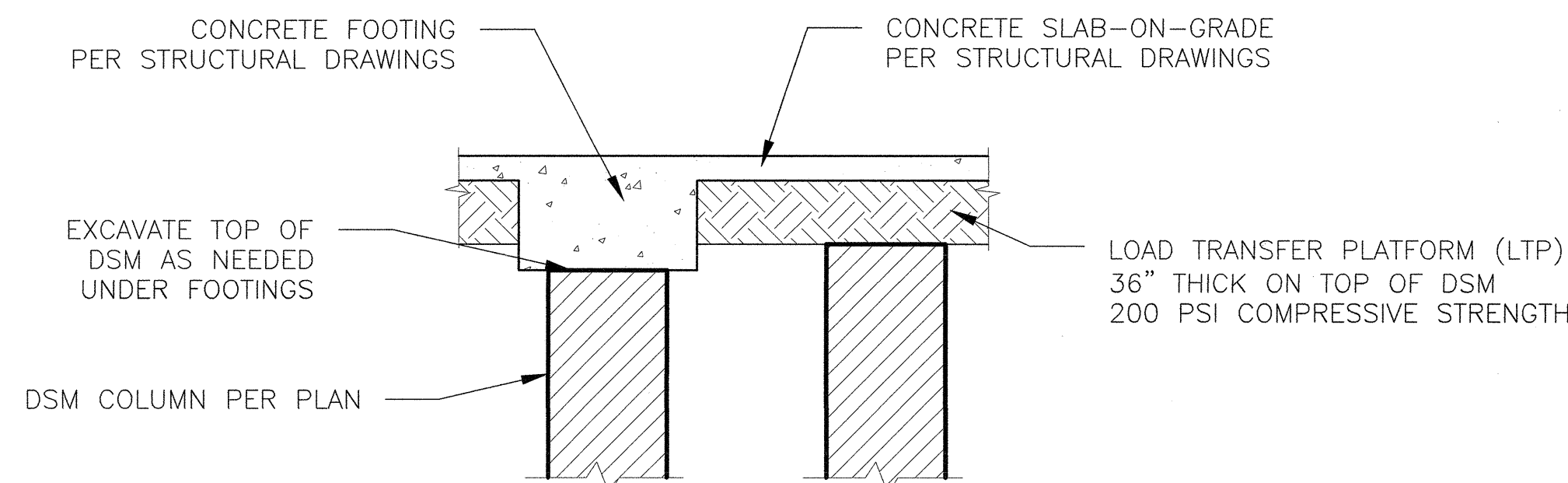
- IX. THE DESIGN STRENGTH FOR THIS PROJECT AT 28–DAYS IS 150 PSI. SUBJECT TO THE APPROVAL OF THE ENGINEER, 7–DAY TEST RESULTS MAY BE ACCEPTED BASED ON THE CORRELATION ABOVE OR A REVISED CURING FACTOR BASED ON PROJECT-SPECIFIC STATISTICAL ANALYSIS OF AVAILABLE DATA.

C. LOAD TEST:

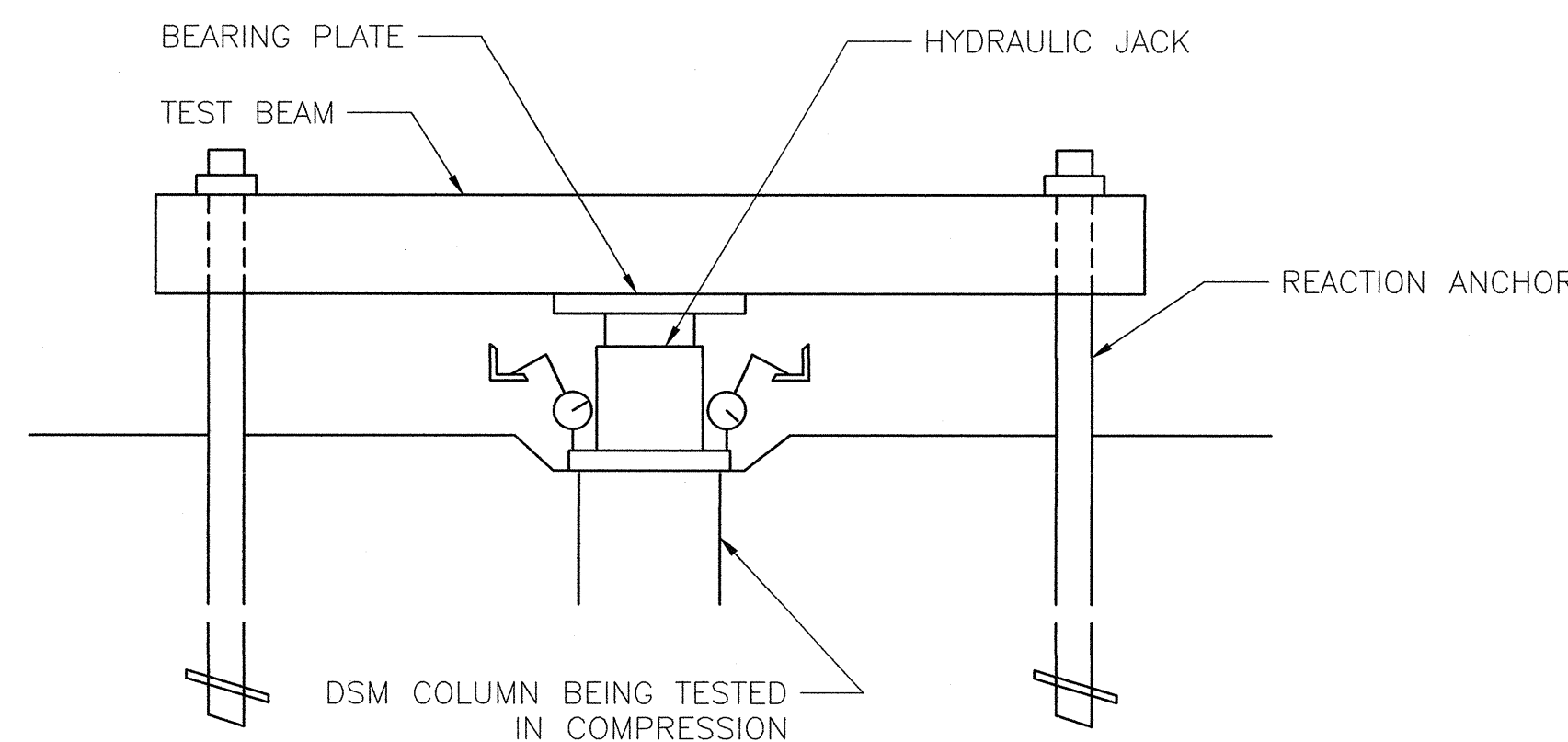
- I. DSM SUBCONTRACTOR SHALL PERFORM A MINIMUM OF FOUR COMPRESSION LOAD TEST ON 4–FOOT-DIAMETER COLUMNS AT THE TEST SECTION LOCATION SPECIFIED FOR THE BUILDINGS ON THE DRAWINGS.
II. COMPRESSION LOAD TEST SHALL BE IN GENERAL ACCORDANCE WITH ASTM D1143. THE TEST COLUMN SHALL BE CONDUCTED TO AT LEAST 150% OF THE STATIC DESIGN LOAD.
III. LOAD TEST WILL NOT BE PERFORMED BEFORE THE COLUMN HAS ACHIEVED SUFFICIENT UNCONFINED COMPRESSIVE STRENGTH AS DEMONSTRATED BY LABORATORY TESTING ON WET GRAB SAMPLES.
D. OBSERVATION: A REPRESENTATIVE OF THE ENGINEER SHALL BE PRESENT FULL-TIME DURING ALL INSTALLATION WORK TO OBSERVE THE CONSTRUCTION OF THE DSM COLUMNS, SAMPLING, AND TESTING TO VERIFY THE DSM SUBCONTRACTOR PERFORMS THE WORK IN SUBSTANTIAL CONFORMANCE WITH THESE SPECIFICATIONS. THE ENGINEER SHALL MAINTAIN PARALLEL HAND RECORDS OF PERTINENT INSTALLATION DATA FOR COMPARISON WITH REPORTED INSTALLATION LOGS AND OBTAIN TEST SPECIMENS OF THE WET-SAMPLES COLLECTED FOR QUALITY ASSURANCE TESTING.
E. UPON COMPLETION OF SITE GRADING AND DSM/LTP INSTALLATION, WRITTEN CONFIRMATION FROM THE PROJECT GEOTECHNICAL CONSULTANT OF RECORD WILL BE PROVIDED TO CONFIRM PRELIMINARY RECOMMENDATIONS FOR PROPOSED STRUCTURE(S) ALLOWABLE BEARING VALUE REMAINS VALID. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED AS NECESSARY.

END OF SECTION

Table with 4 columns: DESIGN LOAD, PERCENT OF DL, LOAD VALUE, HOLD DURATION. Rows range from 5% to 100% load values and durations.



TYPICAL BUILDING SUPPORT DETAIL SCALE: NTS



LOAD TEST SETUP SCALE: NTS

FOR REFERENCE ONLY

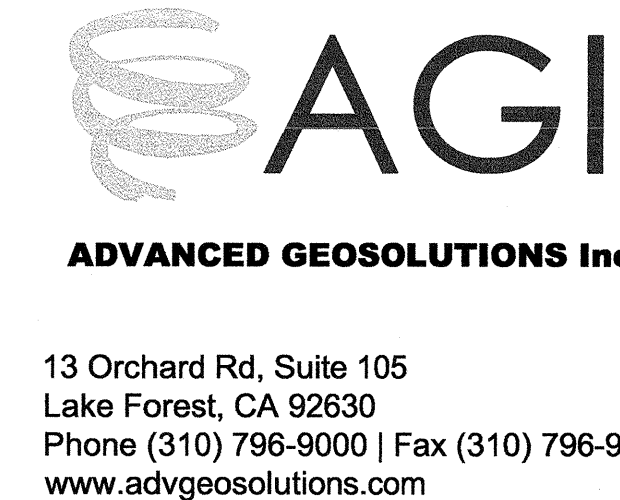


Table with 3 columns: NO., DATE, DESCRIPTION. Contains one row with dashes.

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR COMMERCIAL COMPONENT DANA POINT, CA

SHEET TITLE:

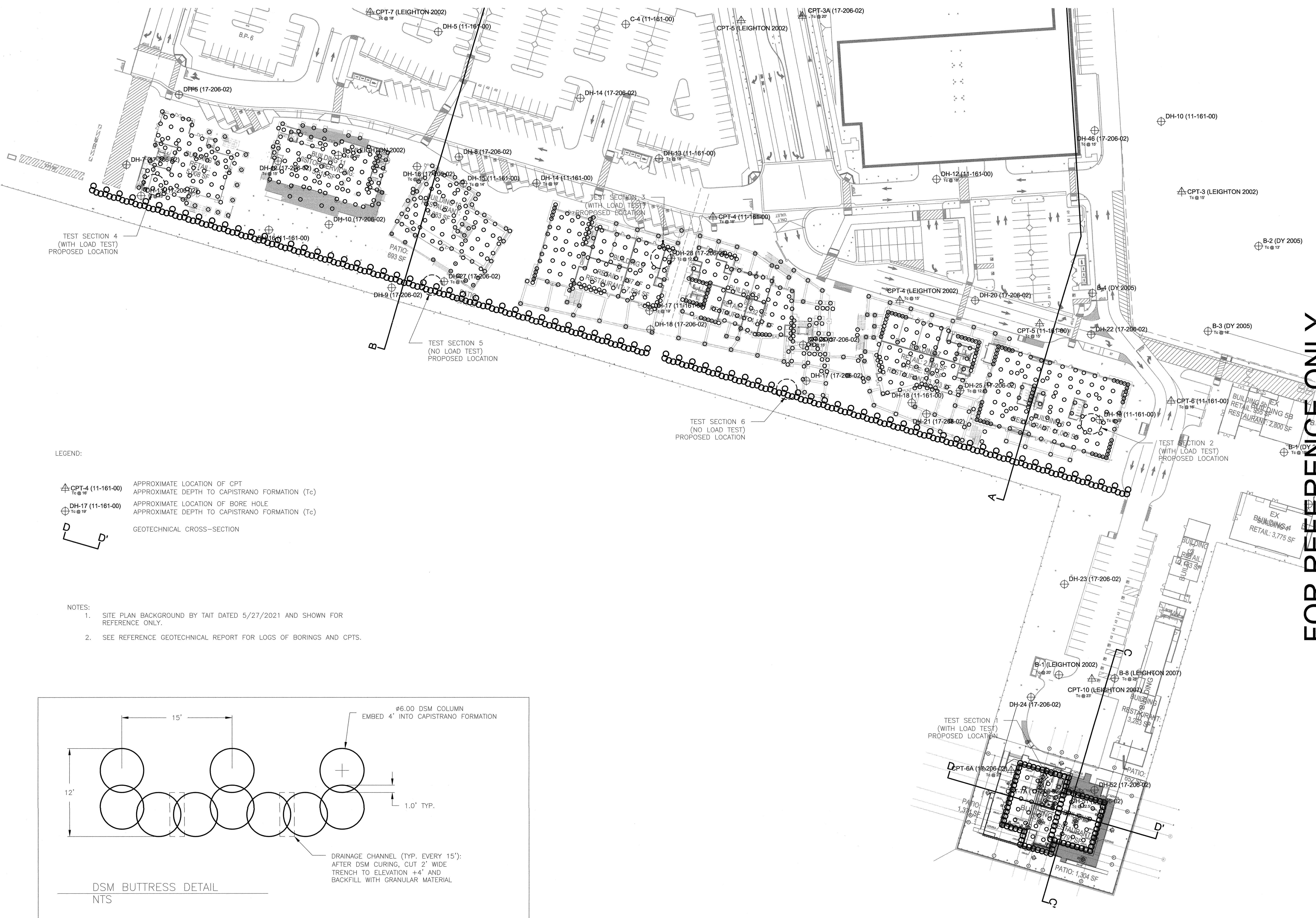
GENERAL NOTES AND DETAILS

PROJECT NO. SHEET NUMBER:

DATE: 08/23/2021 GI-2

SCALE: AS SHOWN

S:\Projects\p714290 Dana Point Harbor Design\Drawings\Main Files\AGI_Sheet_DSM.dwg



LEGEND:

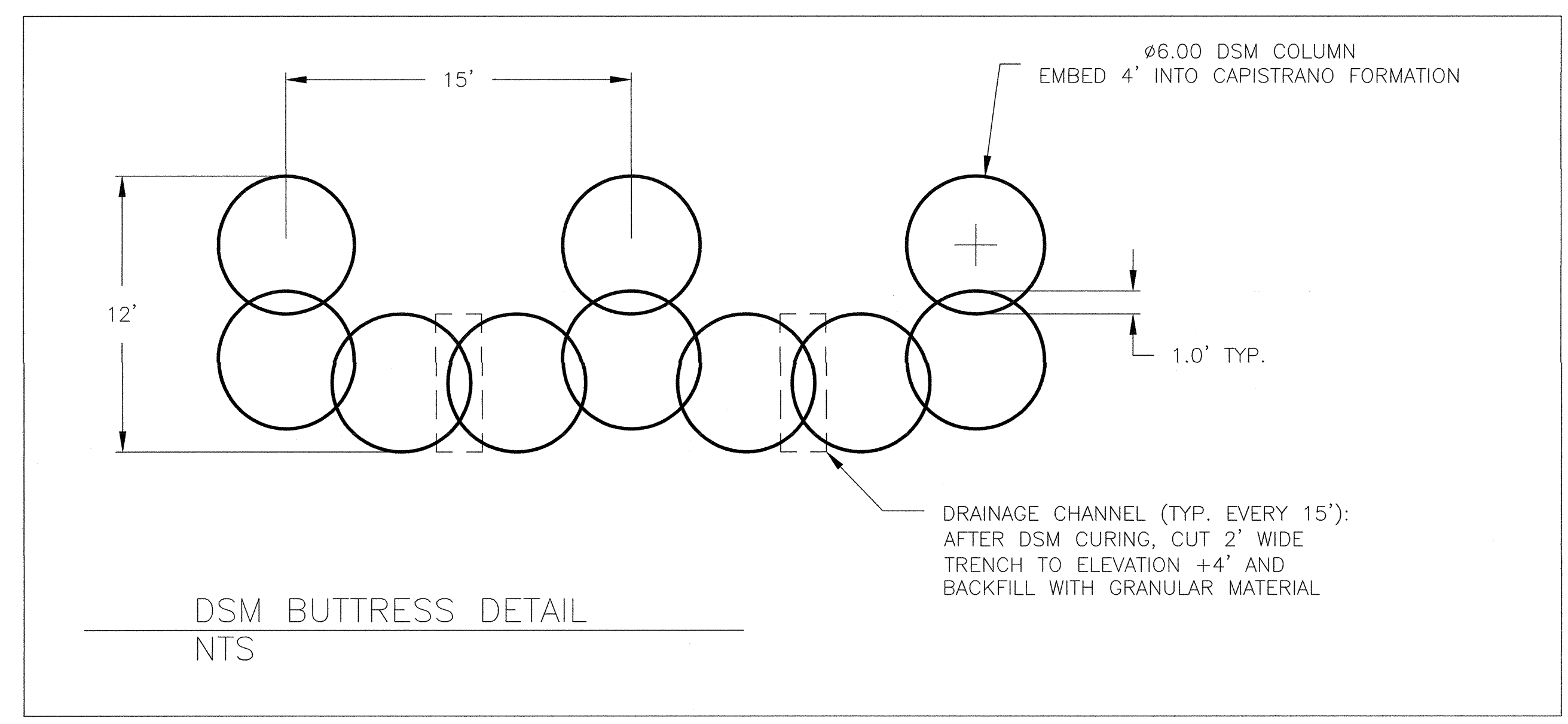
CPT-4 (11-161-00) APPROXIMATE LOCATION OF CPT
APPROXIMATE DEPTH TO CAPISTRANO FORMATION (Tc)

DH-17 (11-161-00) APPROXIMATE LOCATION OF BORE HOLE
APPROXIMATE DEPTH TO CAPISTRANO FORMATION (Tc)

GEOTECHNICAL CROSS-SECTION

NOTES:

- SITE PLAN BACKGROUND BY TAIT DATED 5/27/2021 AND SHOWN FOR REFERENCE ONLY.
- SEE REFERENCE GEOTECHNICAL REPORT FOR LOGS OF BORINGS AND CPTS.



DSM PLAN
SCALE: 1" = 40'

FOR REFERENCE ONLY

REVISIONS	
NO.	DESCRIPTION

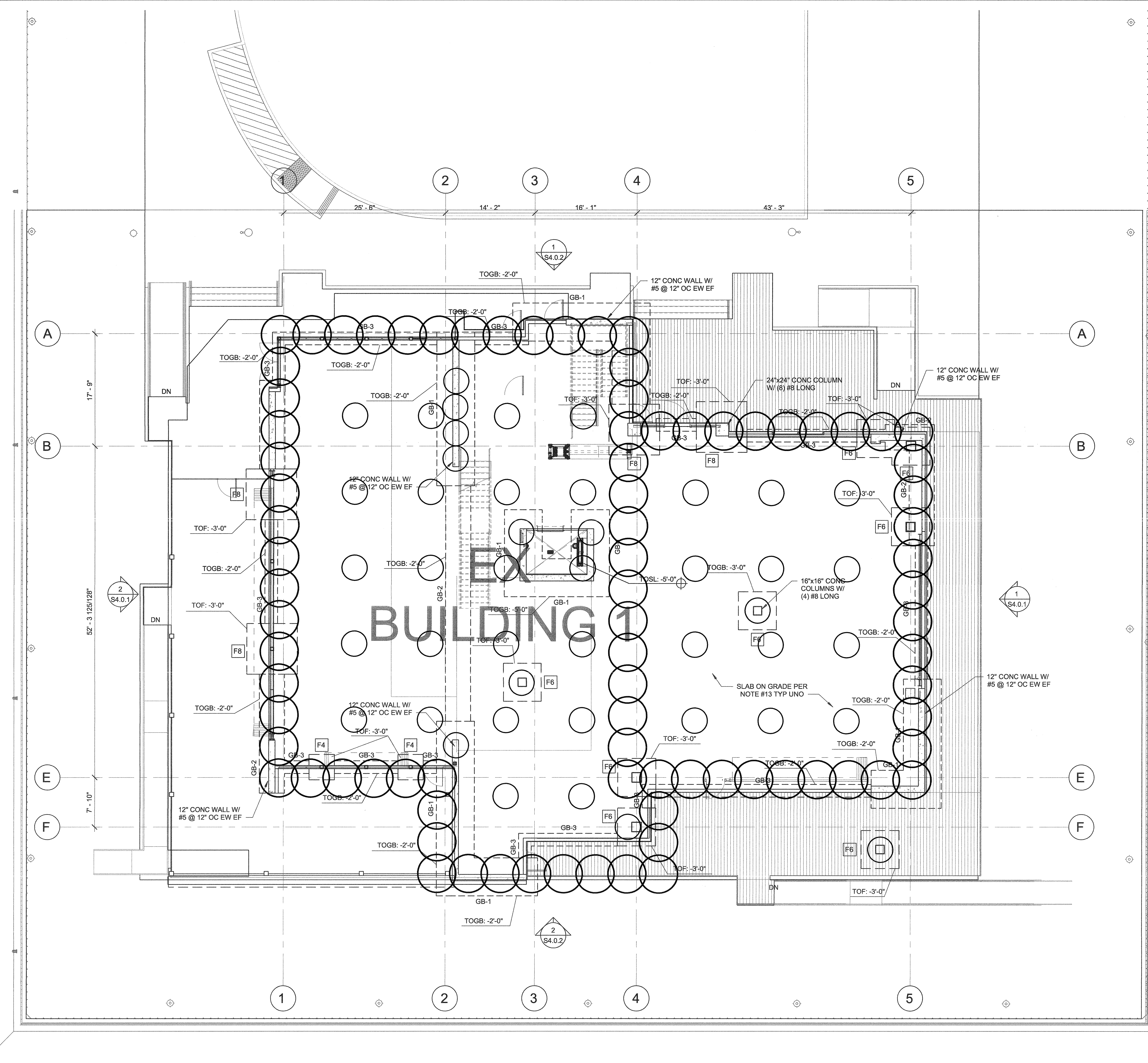
PROJECT:

GROUND IMPROVEMENT FOR
DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

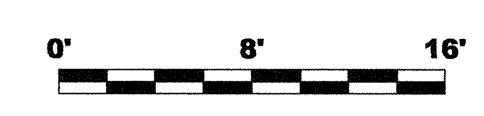
SHEET TITLE:

DEEP SOIL MIXING PLAN

PROJECT NO.:	SHEET NUMBER:
DATE: 08/23/2021	GI-3
SCALE: AS SHOWN	



DSM COLUMN LAYOUT - BUILDING 1
 SCALE: 1/8" = 1'



LEGEND:

- DSM COLUMN 6' Ø BEARING ON CAPISTRANO FORMATION
- DSM COLUMN 4' Ø BEARING ON CAPISTRANO FORMATION

NOTES:
 1. FOUNDATION PLAN PREPARED BY KPFF DATED 10/8/2020 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

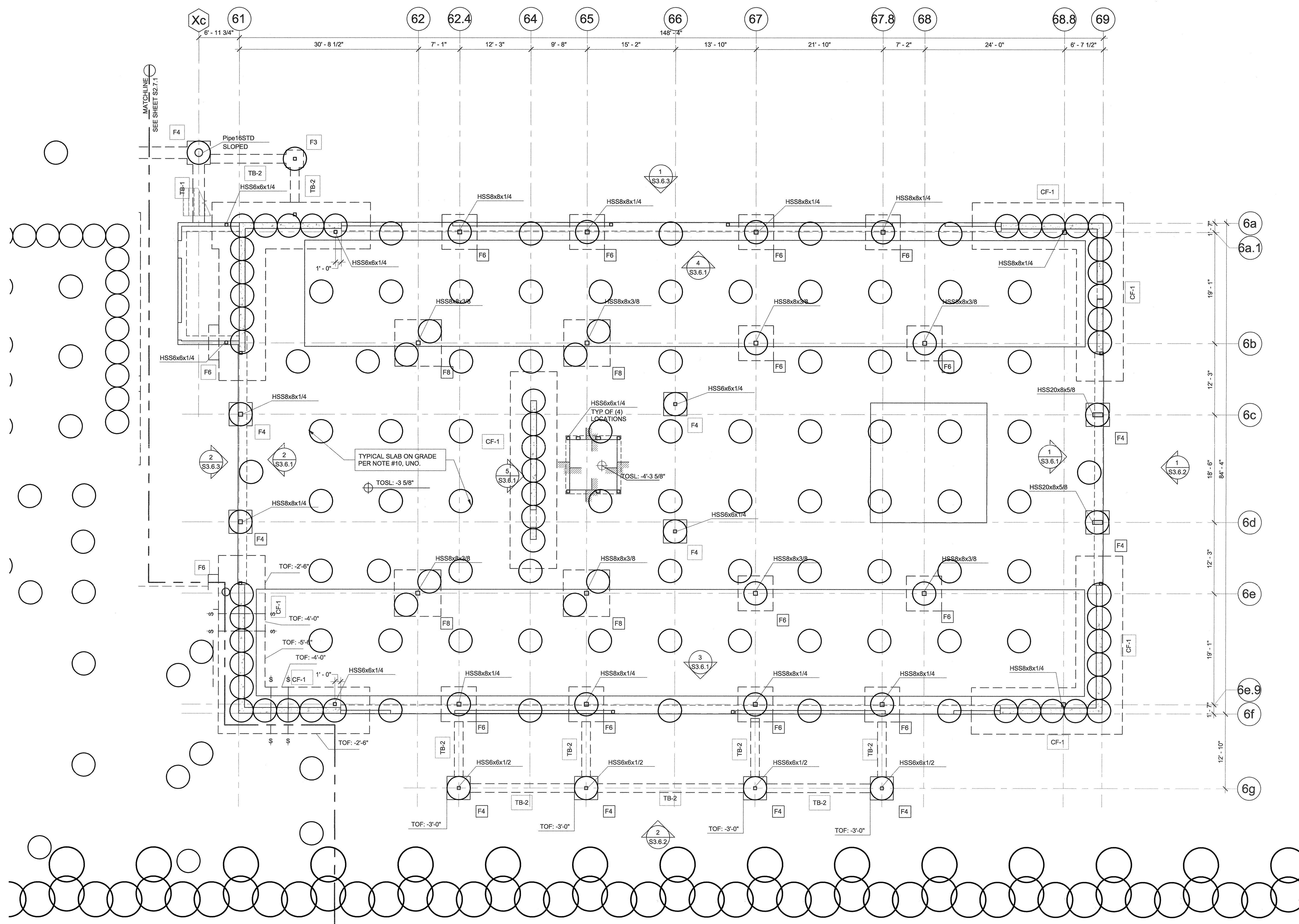
FOR REFERENCE ONLY

REVISIONS	
NO.	DESCRIPTION

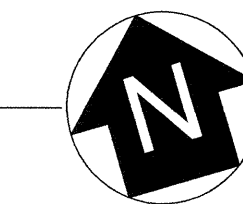
PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 - BUILDING 1

PROJECT NO. -	SHEET NUMBER:
DATE: 08/23/2021	GI-4.1
SCALE: AS SHOWN	



DSM COLUMN LAYOUT - BUILDING 6
 SCALE: 1/8" = 1'



LEGEND:

- DSM COLUMN 6' Ø EMBED 4' INTO CAPISTRANO FORMATION
- DSM COLUMN 4' Ø BEARING ON CAPISTRANO FORMATION

NOTES:

1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/9/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

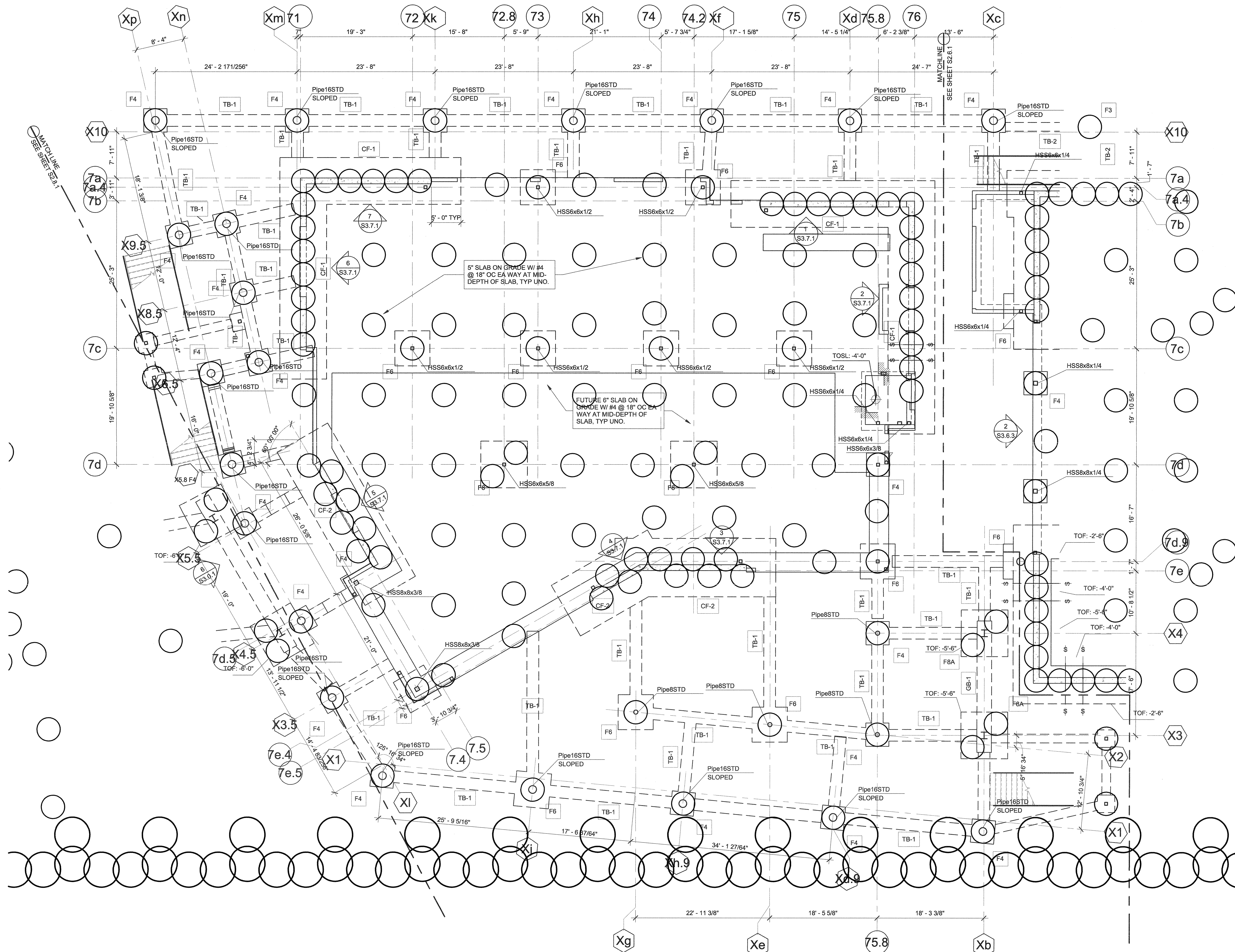
FOR REFERENCE ONLY

REVISIONS	
NO.	DESCRIPTION

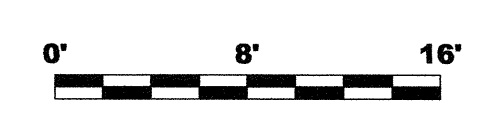
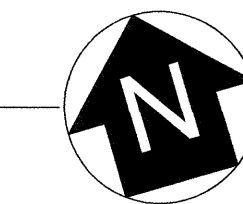
PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 - BUILDING 6

PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-4.2
SCALE: AS SHOWN	



DSM COLUMN LAYOUT - BUILDING 7
 SCALE: 1/8" = 1'



FOR REFERENCE ONLY

REVISIONS	
NO.	DESCRIPTION

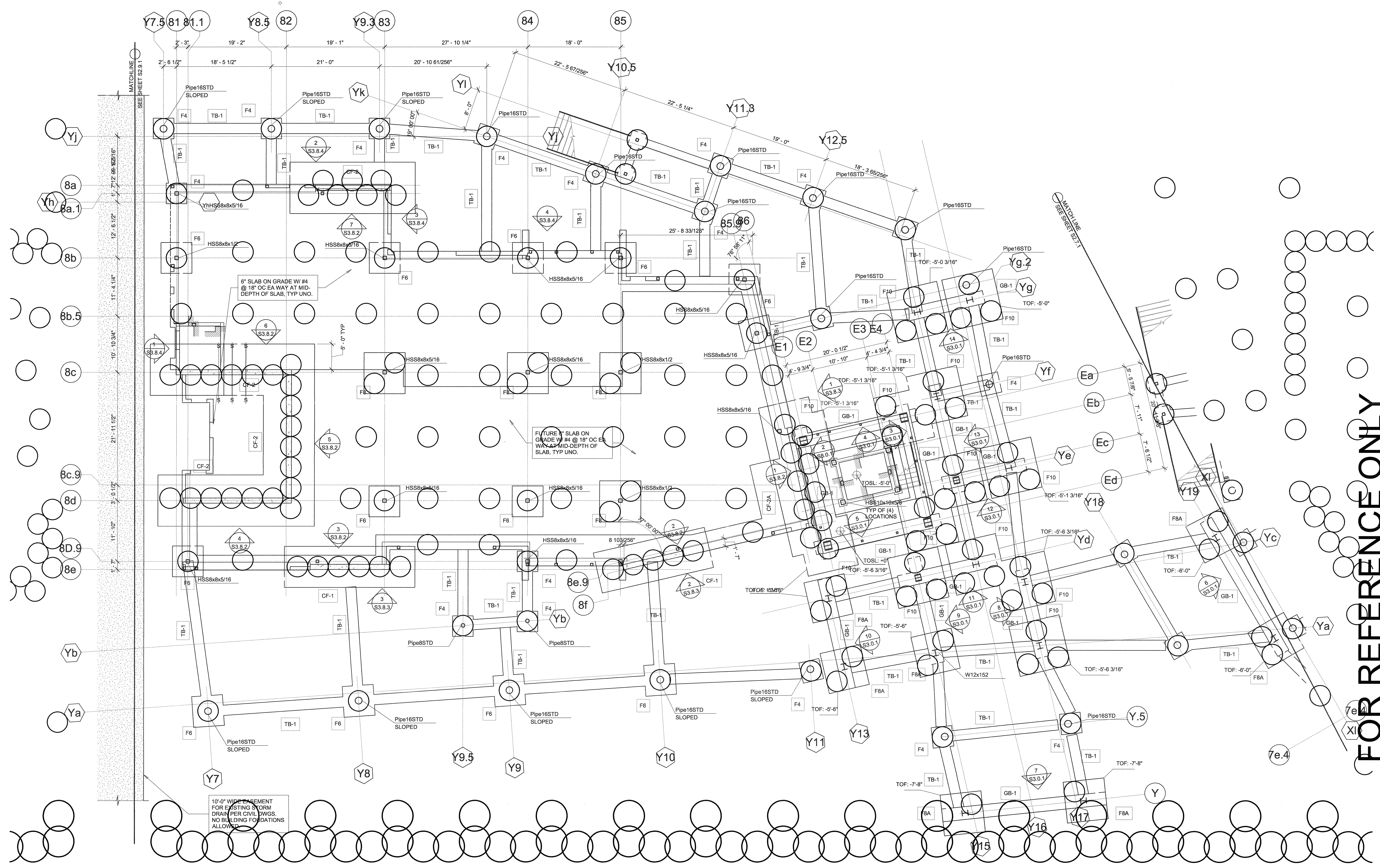
PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 - BUILDING 7

PROJECT NO.:	SHEET NUMBER:
DATE: 08/23/2021	GI-4.3
SCALE: AS SHOWN	

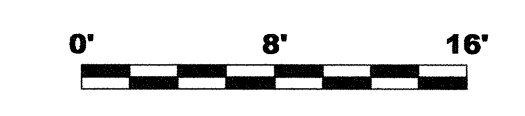
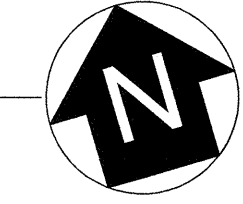
- LEGEND:
- DSM COLUMN 6" Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

NOTES:
 1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/9/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.



FOR REFERENCE ONLY

DSM COLUMN LAYOUT -- BUILDING 8
 SCALE: 1/8" = 1'



- LEGEND:
- DSM COLUMN 6" Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

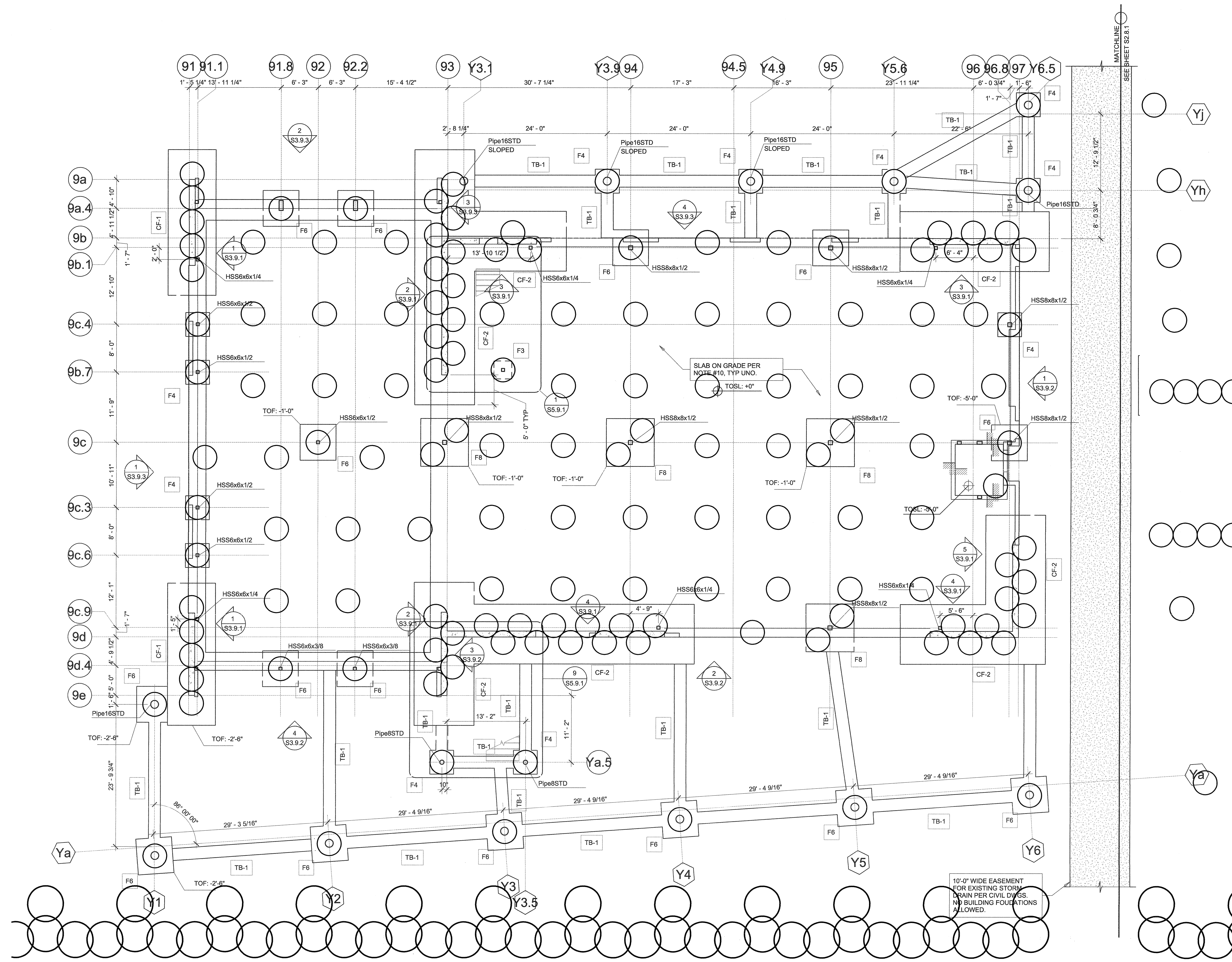
NOTES:
 1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/9/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

REVISIONS		
NO.	DATE	DESCRIPTION

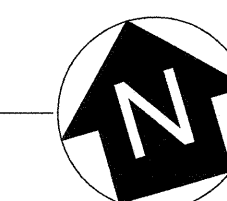
PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 -- BUILDING 8

PROJECT NO.:	SHEET NUMBER:
DATE: 08/23/2021	GI-4.4
SCALE: AS SHOWN	



DSM COLUMN LAYOUT -- BUILDING 9
 SCALE: 1/8" = 1'



- LEGEND:
- DSM COLUMN 6" Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

NOTES:
 1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/9/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

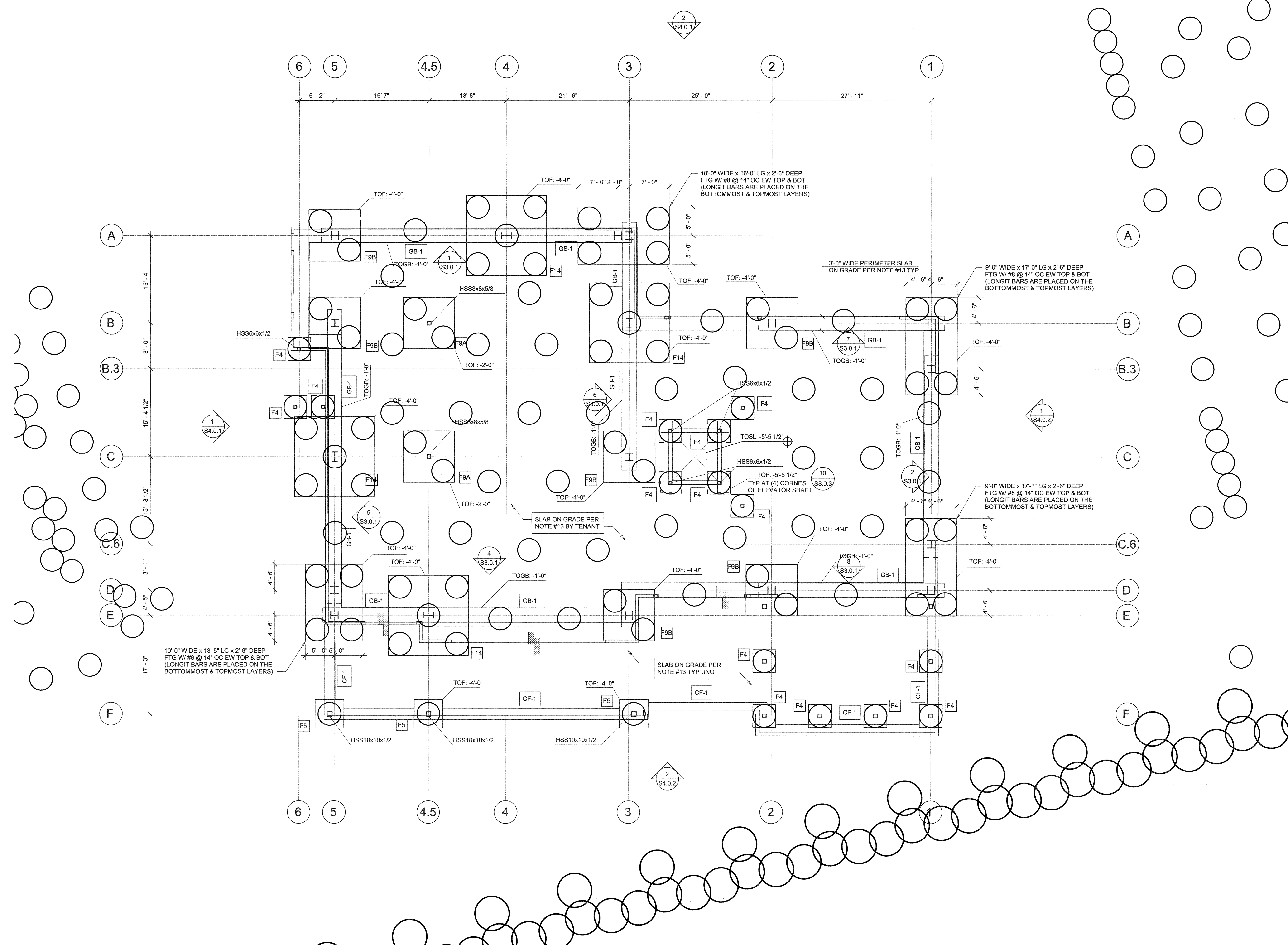
FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 -- BUILDING 9

PROJECT NO.:	SHEET NUMBER:
DATE: 08/23/2021	GI-4.5
SCALE: AS SHOWN	



FOR REFERENCE ONLY

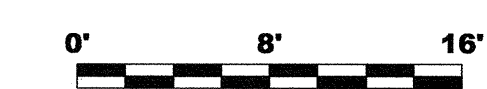
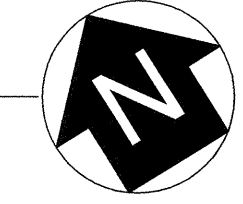
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:
 GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:
 DEEP SOIL MIXING LAYOUT
 - BUILDING 10

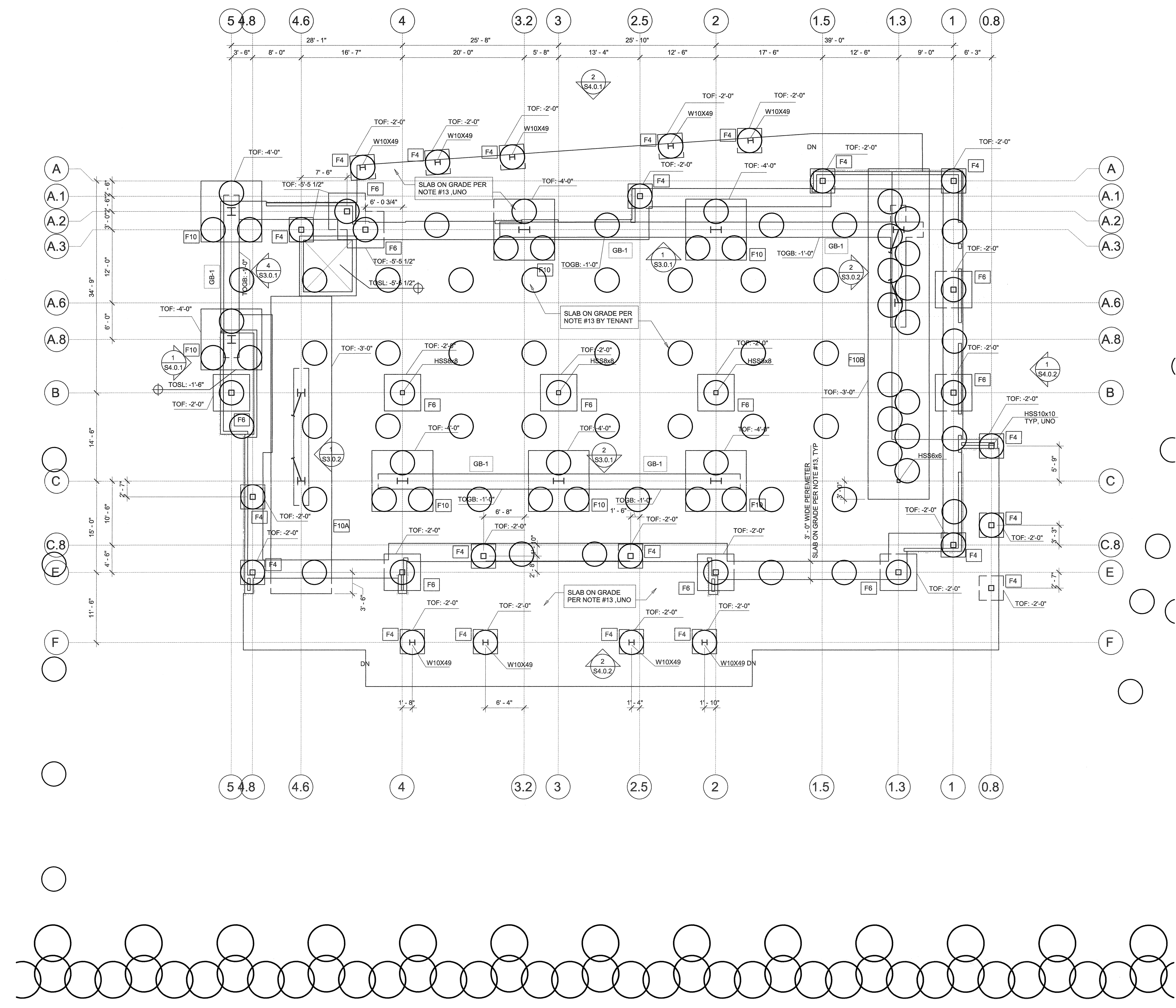
PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-4.6
SCALE: AS SHOWN	

DSM COLUMN LAYOUT - BUILDING 10
 SCALE: 1/8" = 1'

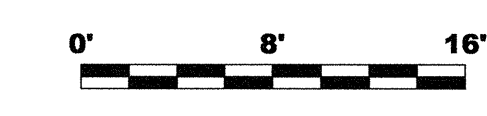
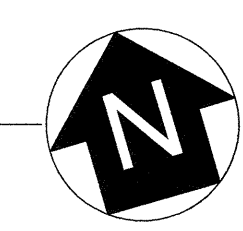


- LEGEND:
- DSM COLUMN 6' Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4' Ø BEARING ON CAPISTRANO FORMATION

NOTES:
 1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/12/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.



DSM COLUMN LAYOUT -- BUILDING 11
SCALE: 1/8" = 1'



- LEGEND:
- DSM COLUMN 6' Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4' Ø BEARING ON CAPISTRANO FORMATION

NOTES:
1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/12/2021 AND SHOWN FOR REFERENCE ONLY, SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

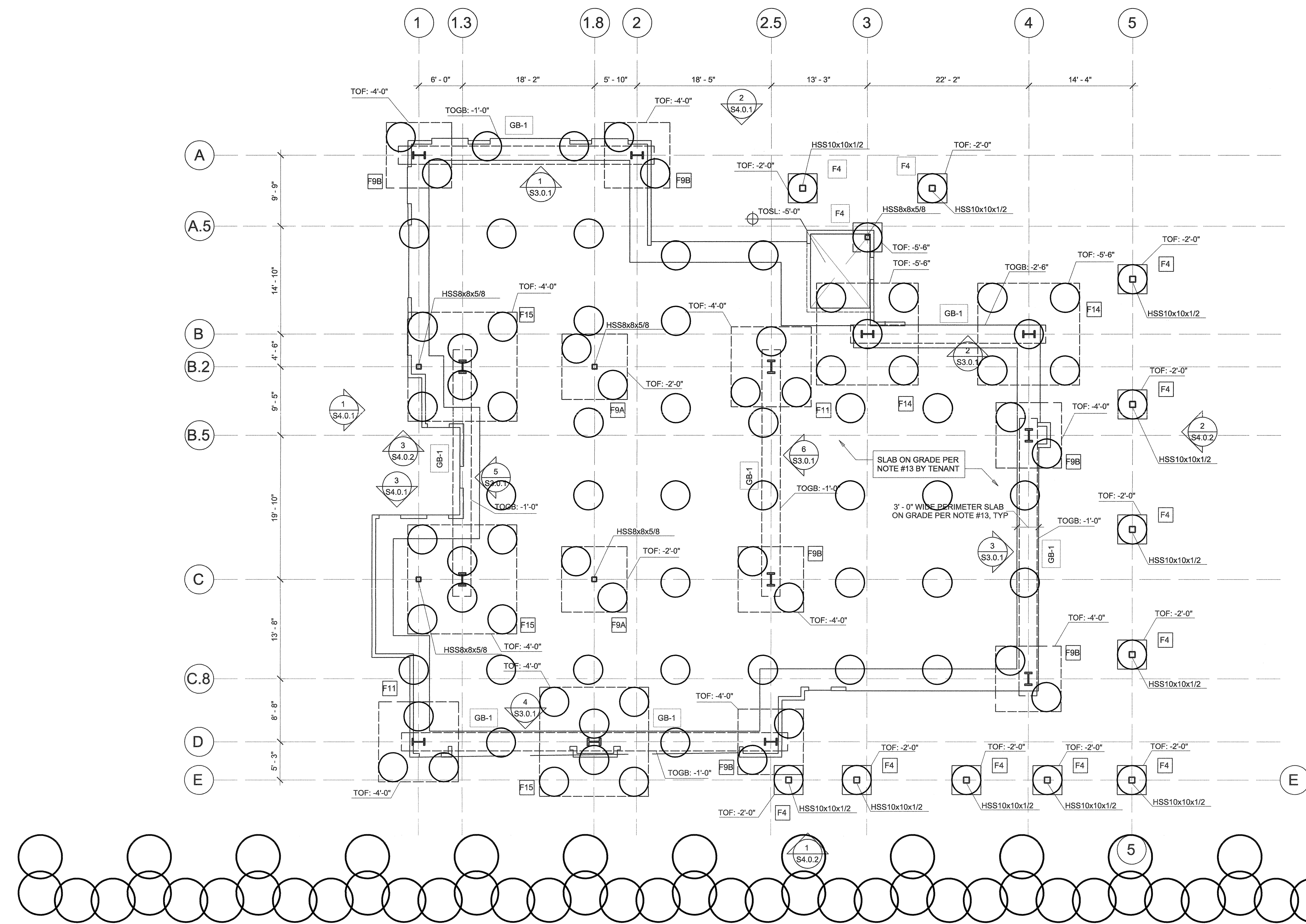
PROJECT:

GROUND IMPROVEMENT FOR
DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
-- BUILDING 11

PROJECT NO.:	SHEET NUMBER:
DATE: 08/23/2021	GI-4.7
SCALE: AS SHOWN	



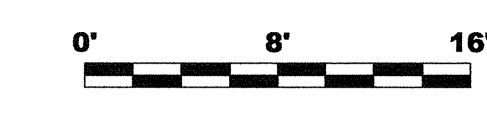
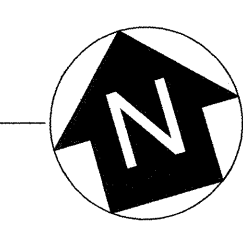
FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:
GROUND IMPROVEMENT FOR
DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

SHEET TITLE:
DEEP SOIL MIXING LAYOUT
- BUILDING 12

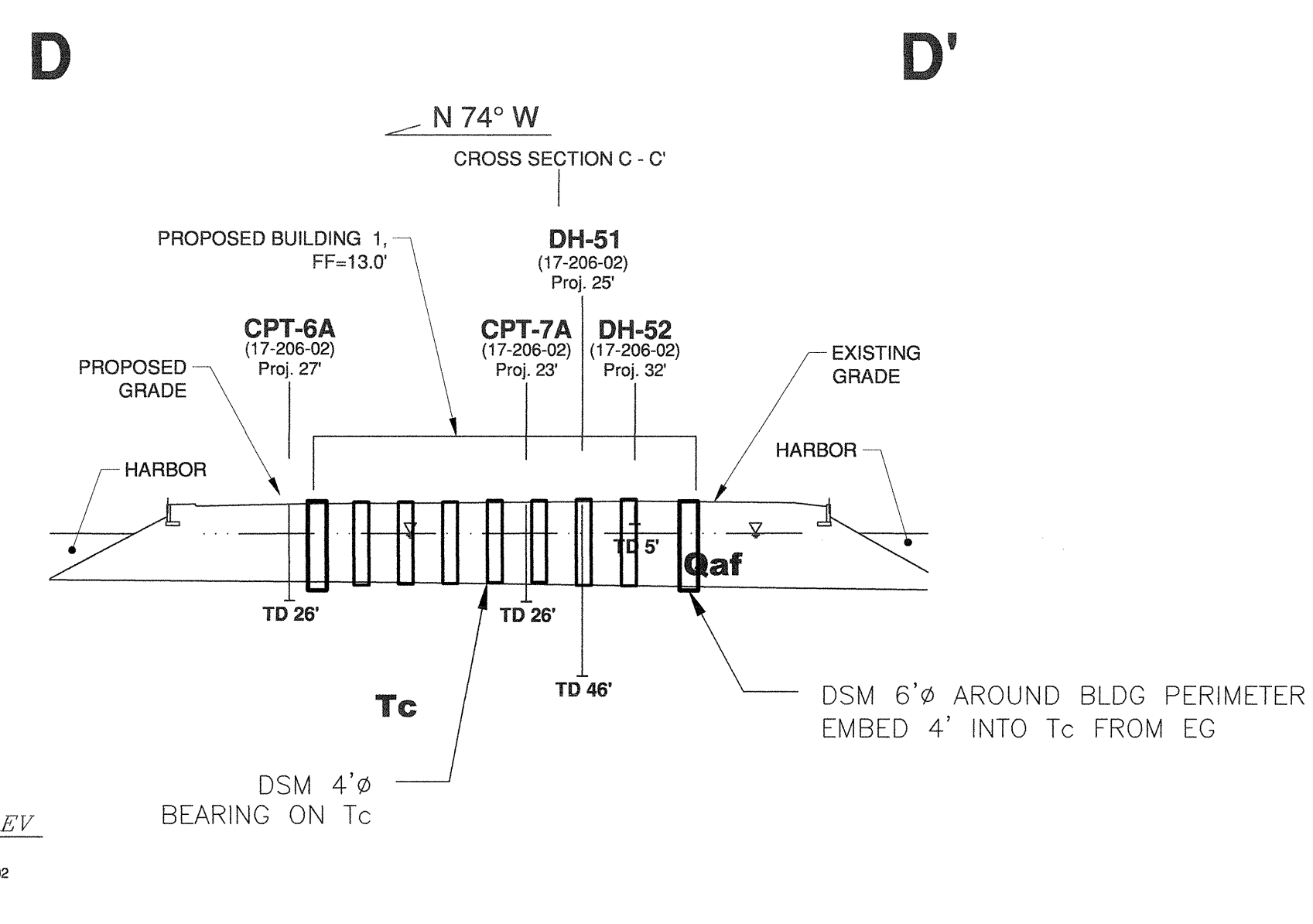
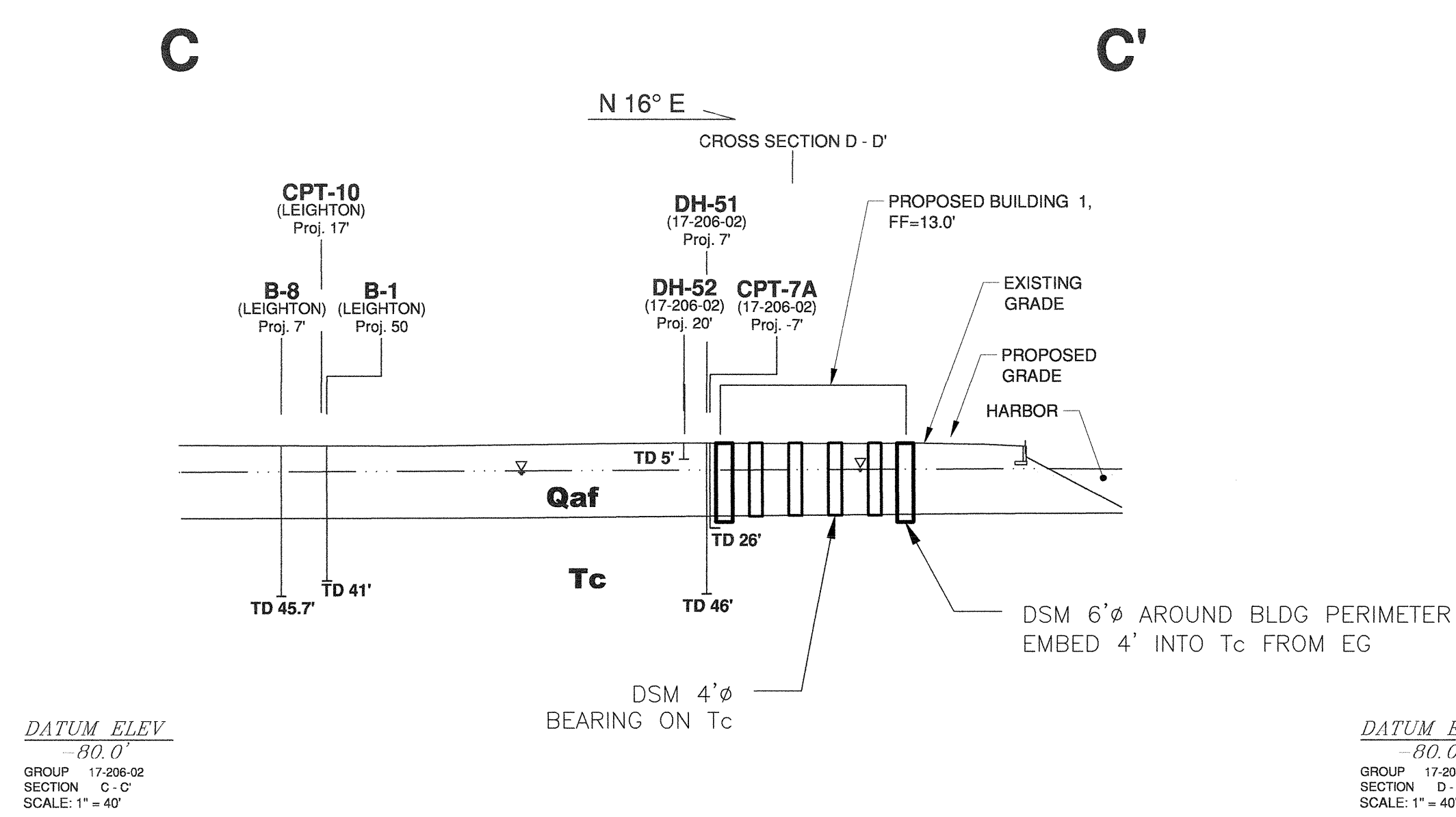
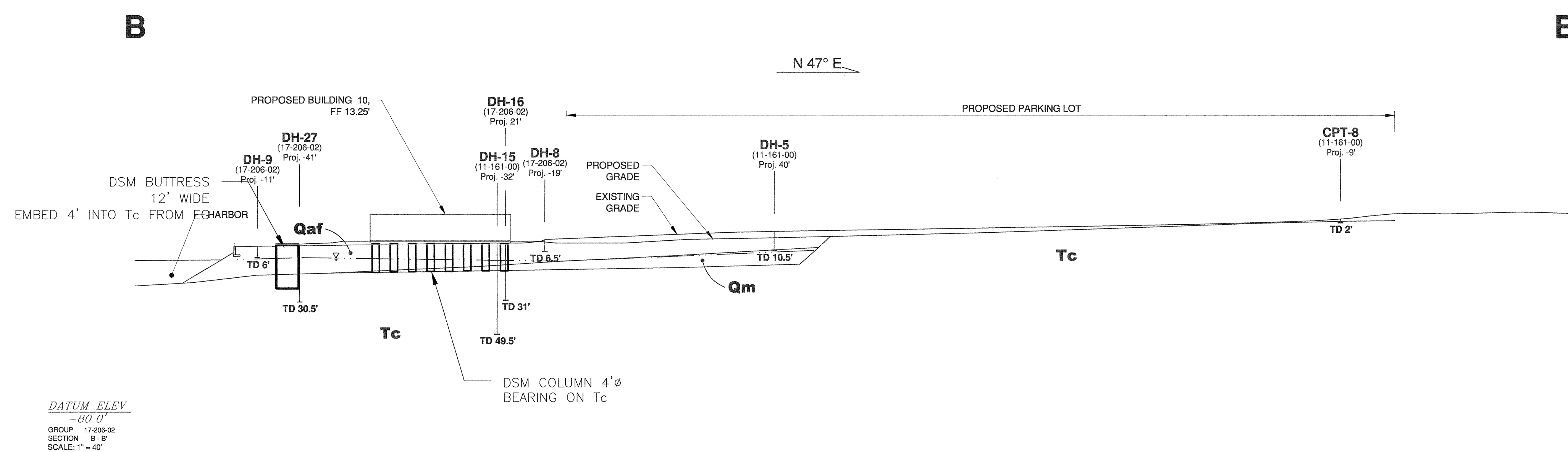
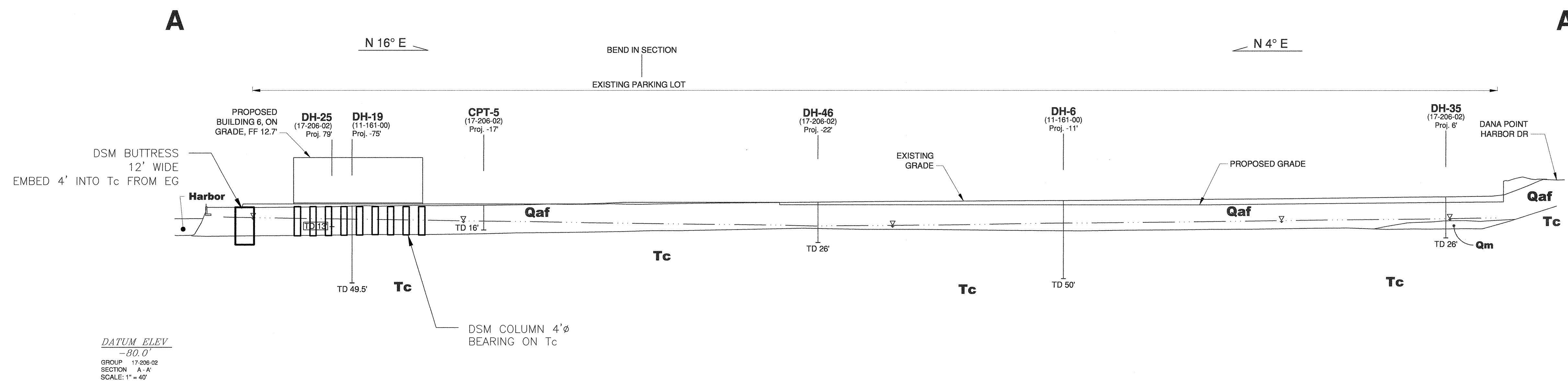
DSM COLUMN LAYOUT -- BUILDING 12
SCALE: 1/8" = 1'



- LEGEND:
- DSM COLUMN 6" Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

NOTES:
1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/12/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

PROJECT NO. -	SHEET NUMBER:
DATE: 08/23/2021	GI-4.8
SCALE: AS SHOWN	



FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

GROUND IMPROVEMENT FOR
 DANA POINT HARBOR
 COMMERCIAL COMPONENT
 DANA POINT, CA

SHEET TITLE:

GEOTECHNICAL
 SECTIONS

PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-5
SCALE: AS SHOWN	

MECHANICAL NOTES AND SPECIFICATIONS

- 1. GENERAL
A. CONTRACTOR SHALL PERFORM ALL WORK AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
B. CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT CONDITIONS EFFECTING THE MECHANICAL WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED ON THE PLANS.
C. DRAWINGS INDICATE THE GENERAL SCHEME OF THE INSTALLATION AND ARE DIAGRAMMATIC IN SCOPE. THE ENGINEER RESERVES THE RIGHT TO CHANGE THE LOCATION OF DUCTWORK, PIPING, DIFFUSERS, APPARATUS, ETC. TO A REASONABLE EXTENT AS THE BUILDING CONDITIONS MAY DICTATE PRIOR TO THEIR INSTALLATION WITHOUT EXTRA COST TO THE OWNER. THE EXACT LOCATION AND ARRANGEMENT OF ALL EQUIPMENT AND PARTS SHALL BE DETERMINED AS THE WORK PROGRESSES.
D. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, CONSTRUCTED WITH NEW AND FIRST QUALITY MATERIALS AND EQUIPMENT, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.
E. SCRAP, DEBRIS AND ABANDONED HVAC EQUIPMENT/DUCTWORK/SUPPORTS/CONTROLS AND ACCESSORIES SHALL, EXCEPT AS OTHERWISE SPECIFIED, BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR START-UP OF ALL SYSTEMS.
G. ALL WORK SHALL BE DONE WITH A MINIMUM OF DUST AND DIRT. PROVIDE SUFFICIENT FIREPROOF TARPULINS AND COVER ALL EQUIPMENT IN WORK AREA WITH SAME DURING WORK OPERATIONS.
H. CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND EQUIPMENT CUTS TO THE ARCHITECT FOR APPROVAL (MINIMUM (5) COPIES). THE ENGINEER'S APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION TO COMPLY WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS.
I. CONTRACTOR SHALL COORDINATE CONNECTIONS TO STREET WITH LOCAL UTILITY COMPANY(S).
J. CONTRACTOR SHALL FILE, SECURE AND PAY FOR ANY NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS WHICH ARE REQUIRED BY ANY LEGALLY CONSTITUTED AUTHORITY.
K. CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF HIS WORK TO BE COVERED UP OR CLOSED IN UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. SHOULD ANY OF HIS WORK BE COVERED UP OR CLOSED IN BEFORE SUCH INSPECTION, HE SHOULD, AT HIS OWN EXPENSE, UNCOVER THE WORK TO THE SATISFACTION OF THE INSPECTION PARTY.
L. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE STATE BUILDING CODE AND THE STATE MECHANICAL CODE.
M. PRIOR TO TESTING, CONTRACTOR SHALL MAKE ALL SYSTEM ADJUSTMENTS REQUIRED FOR PROPER OPERATION. ADJUSTMENTS SHALL INCLUDE AIR BALANCING, HYDRONIC BALANCING, ETC. AN ADDITIONAL SHALL BE PROVIDED WITHIN A YEAR OF ACCEPTANCE OF THE COMPLETED PROJECT IF REQUESTED.
N. ALL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH SMACNA AND THE LOCAL ENERGY CODE.
O. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL FACILITIES IN AREAS INDICATED FOR DEMOLITION ON THE ARCHITECTURAL DRAWINGS.
P. WHERE DEMOLITION OF EXISTING SERVICES RESULTS IN THE INTERRUPTION OF DUCTWORK, MECHANICAL PIPING, ETC. SERVING AREAS WHICH ARE TO REMAIN, INSTALL BYPASS CONNECTIONS AS REQUIRED TO RESTORE REMAINING SERVICES TO OPERATION. SIZING, MATERIAL, JOINTINGS, AND INSULATION OF BYPASS CONNECTIONS SHALL MATCH EXISTING INSTALLATION.
Q. LABEL ALL ROOF MOUNTED EQUIPMENT AS TO THE SPACE IT SERVES.
R. THE CONTRACTOR'S PROPOSAL AND BASE BID MUST COVER ALL ITEMS IN THE PLANS AND SPECIFICATIONS EXACTLY AS DRAWN, NOTED, SCHEDULED, DETAILED AND SPECIFIED TO RECEIVE CONSIDERATION FOR A SUBSTITUTION OF MATERIALS AND/OR EQUIPMENT. THE CONTRACTOR MUST INCLUDE THE FOLLOWING INFORMATION WITH HIS BASE BID:
- DOCUMENTATION OF EQUALITY, A SIDE-BY-SIDE COMPARISON, OF PERFORMANCE AND CONSTRUCTION MATERIALS, BETWEEN THE SPECIFIED ITEM AND THE PROPOSED SUBSTITUTION.
- THE DOLLAR VALUE FOR CREDIT, ASSOCIATED WITH THE SUBSTITUTED ITEM(S), SHALL BE ITEMIZED IN THE BASE BID.

- 4. NOISE CONTROL
A. ALL INSTALLATION SHALL BE IN A MANNER THAT THE NOISE CRITERIA LEVEL IN THE SPACE SHALL NOT EXCEED NC-35. NOISE LEVELS ABOVE THIS LIMIT WILL NOT BE ACCEPTED AND SHOULD BE CORRECTED BY THIS CONTRACTOR AT NO EXPENSE TO THE OWNER.
B. ALL SUPPLY AND RETURN DUCTWORK SHALL BE PROVIDED WITH 1" INTERNAL ACOUSTIC LINING AT 1" FROM EACH AIR HANDLING UNIT. ALL DUCTWORK DIMENSIONS NOTED ON THE PLANS ARE CLEAR INSIDE DIMENSIONS.
5. VIBRATION CONTROL
A. ALL INSTALLATIONS SHALL BE IN SUCH A MANNER THAT VIBRATION FROM ROTATING EQUIPMENT IS ISOLATED FROM DUCTWORK, PIPING AND THE BUILDING STRUCTURE.
B. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT ALL LOCATIONS WHERE RIGID DUCTWORK CONNECTS TO FANS, AIR HANDLERS, OR OTHER EQUIPMENT CAPABLE OF PRODUCING OBJECTIONABLE VIBRATION. FLEXIBLE CONNECTIONS SHALL BE 30 OZ. NEOPRENE COATED FABRIC SECURED WITH HEAVY DUTY BANDS OR CRIMPS.
C. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT ALL LOCATIONS WHERE PIPING CONNECTS TO PUMPS OR OTHER EQUIPMENT CAPABLE OF PRODUCING OBJECTIONABLE VIBRATION.
D. ALL EQUIPMENT SUPPORTED FROM THE BUILDING STRUCTURE SHALL BE PROVIDED WITH SPRING-TYPE VIBRATION ISOLATORS.
6. SHEET METAL DUCTWORK
A. ALL DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE BUILT FROM GALVANIZED SHEET STEEL. IN COMPLIANCE WITH CHAPTER 8 OF THE UMC AND THOROUGHLY BRACED & STIFFENED. ALL DUCTWORK DIMENSIONS NOTED ON THE PLANS ARE CLEAR INSIDE DIMENSIONS.
B. FABRICATION OF SHEET METAL DUCTS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF ASHRAE, LATEST EDITION, OR AS PER SMACNA DUCT CONSTRUCTION MANUAL(S). ALL BRANCH DUCTWORK AND TAKE-OFFS SHALL BE PROVIDED WITH VOLUME DAMPERS.
C. CONTRACTOR SHALL SEAL ALL DUCTWORK JOINTS WITH 3M EC-800 OR APPROVED EQUAL.
D. UNLESS OTHERWISE NOTED, ALL DUCTWORK SHALL BE CONCEALED WITHIN CEILINGS, WALLS, FLOORS AND SHAFTS.
E. ALL DUCTWORK GAUGES, AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF SMACNA STANDARDS.
F. ACCESS DOORS IN DUCTWORK SHALL BE DOUBLE PANEL, NO. 20 GAUGE GALVANIZED STEEL, FILLED WITH 1-1/2" RIGID FIBERGLASS, 3 LB. DENSITY INSULATION, WITH NO. 20 GAUGE GALVANIZED STEEL FRAME, SECURELY FASTENED TO DUCT AND FORMED TO RECEIVE ACCESS DOOR. PROVIDE TWO LATCHES AND TWO HINGES PER DOOR. WHERE SPACE CONDITIONS DO NOT PERMIT HINGING OF DOORS, PROVIDE FOUR LATCHES PER DOOR FOR REMOVAL.
G. FIRE DAMPERS SHALL BE COORDINATED WITH THE LEVEL OF FIRE RATING INDICATED ON THE ARCHITECTURAL DRAWINGS. FIRE DAMPERS SHALL BE AS MANUFACTURED BY POTTSORFF, MODEL FSD-172 OR EQUIVALENT.
H. FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS AND SHALL BE UNDERWRITER'S LABORATORIES (U.L.) APPROVED AND LABELED.
I. CHANGES IN SHAPE AND DIMENSION SHALL CONFORM TO THE FOLLOWING:
I.A. EXCEPT WHERE OTHERWISE NOTED, FOR INCREASES IN CROSS-SECTIONAL AREA, THE SHAPE OF THE TRANSFORMATION SHALL NOT EXCEED 1" IN 7". SPACE CONDITIONS PERMITTING.
I.B. EXCEPT WHERE OTHERWISE NOTED, FOR REDUCTIONS IN AREA, THE SLOPE SHALL NOT BE LESS THAN 1" IN 7". SPACE CONDITIONS PERMITTING.
J. MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR EXACT LOCATION AND SIZES OF ROOF OPENINGS.
K. THE CONSTRUCTION FOR LOW PRESSURE RECTANGULAR SHEET METAL DUCTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF ASHRAE, LATEST EDITION, OR AS PER SMACNA MANUAL, BUT NOT LESS THAN THE FOLLOWING WEIGHTS AND CONSTRUCTION:
TRANSVERSE REINFORCING AT AND BETWEEN DUCT JOINTS

Table with 4 columns: DIMENSION OF LONGEST SIDE OF DUCT (INCHES), MINIMUM GAUGE OF SHEET METAL FOR ALL FOUR SIDES OF DUCT (STEEL (GAUGE), ALUMINUM THICKNESS (INCHES)), TRANSVERSE REINFORCING AT AND BETWEEN DUCT JOINTS. Rows include UP THRU 12, 13 THRU 18, and 19 THRU 30.

- 2. SCOPE OF WORK
THE WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
A. FURNISH AND INSTALL ALL NEW SUPPLY, RETURN AND EXHAUST AIR DUCTWORK.
B. FURNISH AND INSTALL INSULATION FOR ALL SUPPLY AIR DUCTWORK.
C. FURNISH AND INSTALL, AS SHOWN ON DRAWINGS ALL WALL MOUNTED THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY WIRING REQUIRED FOR THERMOSTATS.
D. FURNISH AND INSTALL ALL SUPPLY AIR DIFFUSERS, RETURN AIR GRILLES, RETURN AIR REGISTERS AND EXHAUST AIR REGISTERS (SIZES AS SHOWN ON SCHEDULES AND PLANS).
E. FURNISH AND INSTALL ALL CEILING MOUNTED CABINET EXHAUST FANS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.
F. FURNISH AND INSTALL ALL HEATING, VENTILATING AND AIR CONDITIONING UNITS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.
G. FURNISH AND INSTALL ALL IN LINE CENTRIFUGAL FANS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.
H. FURNISH AND INSTALL ALL HANGERS AND SUPPORTS.
I. FURNISH AND INSTALL ALL FURNACES, DX COOLING COILS, AIR COOLED CONDENSING UNITS AND REFRIGERANT LINES AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.
J. FURNISH AND INSTALL MANUAL VOLUME DAMPERS AS SHOWN ON DRAWINGS.
K. FURNISH AND INSTALL ALL GRAVITY RELIEF HOODS, GRAVITY INTAKE HOODS, AND ROOF CAPS AS SHOWN ON DRAWINGS.
L. SHOP DRAWINGS.
M. ALTERATIONS, REMOVALS, AND DISPOSAL.
N. CUTTING AND ROUGH PATCHING.
O. OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS AND CERTIFICATES REQUIRED IN CONNECTION WITH THIS WORK.
P. FURNISH AND INSTALL ALL TRANSFER AIR WALL OPENINGS AND ALL TRANSFER AIR DUCTWORK.
Q. REMOVE AND CAP ALL WORK INDICATED ON THE DRAWINGS.
R. FURNISH AND INSTALL AS SHOWN ON DRAWINGS ALL INTERNAL ACOUSTIC LINING FOR SUPPLY AND RETURN DUCTWORK AS WHERE CALLED FOR.
S. RELOCATE AS SHOWN ON DRAWINGS EXISTING WALL MOUNTED THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY WIRING REQUIRED FOR THERMOSTAT RELOCATION. REMOVE AND RELOCATE ALL SUPPLY AIR DIFFUSERS, RETURN AIR GRILLES, RETURN AIR REGISTERS AND EXHAUST AIR REGISTERS AS SHOWN ON PLANS.
T. FURNISH AND INSTALL ALL ACCESS DOORS AND FIRE DAMPERS AS REQUIRED BY THE BUILDING CODE.
U. FURNISH AND INSTALL ALL CONTROLS, CONTROL WIRING, TRANSFORMERS, ETC. ASSOCIATED WITH THE ROOFTOP HVAC UNIT AND THE AIR COOLED CONDENSING UNIT AS SPECIFIED HEREIN AND SHOWN ON DRAWINGS.
V. FURNISH AND INSTALL ROOF MOUNTED AIR COOLED CONDENSING UNITS AS SHOWN ON PLANS AND SPECIFIED IN SCHEDULE.
W. FURNISH AND INSTALL INSULATION FOR ALL REFRIGERATION PIPING.
X. FURNISH AND INSTALL SPLIT-SYSTEM HEAT PUMPS AND REFRIGERANT PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED IN SCHEDULES.
Y. FURNISH AND INSTALL ALL CONTROLS, CONTROL WIRING, TRANSFORMERS, ETC. ASSOCIATED WITH THE HVAC SYSTEMS AS SPECIFIED HEREIN AND SHOWN ON DRAWINGS. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE VOLTAGE WIRING.
Z. ALL FANS FOR AIR HANDLERS, PACKAGED ROOFTOP UNITS, SUPPLY FANS, EXHAUST FANS, ETC., SHALL BE PROVIDED WITH ADJUSTABLE SHEAVES ON MOTOR DRIVE AND FIXED SHEAVE ON DRIVEN EQUIPMENT. SHEAVES SHALL BE SELECTED SUCH THAT DESIGN CFM IS ACHIEVED WITH DESIGN STATIC PRESSURE AT THE MIDRANGE OF THE SHEAVE ADJUSTMENT. WHERE ADJUSTABLE SHEAVES ARE NOT AVAILABLE FROM THE FACTORY FOR PACKAGED EQUIPMENT, CONTRACTOR SHALL CHANGE OUT MOTOR SHEAVES IN THE FIELD. ALL ADJUSTABLE SHEAVES, GROOVE SIZES AND QUANTITIES SHALL BE SELECTED TO MATCH FACTORY INSTALLED SHEAVES ON DRIVEN EQUIPMENT. ALL SHEAVES SHALL BE MANUFACTURED BY BROWNING OR APPROVED EQUAL.

- 7. FLEXIBLE DUCTWORK
A. FINAL CONNECTION TO CEILING DIFFUSERS OR REGISTERS SHALL BE PRE-INSULATED ALUMINUM FLEX DUCT WITH VAPOR BARRIER. ALUMINUM FLEX DUCTS SHALL MEET U.L. 181 CLASS 1 AIR DUCT STANDARDS. THE MAXIMUM LENGTH SHALL NOT EXCEED 5 FT. IN LENGTH.
B. ALL FLEXIBLE DUCTWORK SHALL BE SECURED USING HEAVY DUTY, STAINLESS STEEL CLAMPS.
8. PIPING
A. ALL PIPE SHALL BE NEW, FREE FROM SCALE OR RUST, OF THE MATERIAL AND WEIGHT SPECIFIED UNDER THE VARIOUS SERVICES. EACH LENGTH OF PIPE SHALL BE PROPERLY MARKED AT THE MILL FOR PROPER IDENTIFICATION WITH NAME OR SYMBOL OF MANUFACTURER.
B. ALL REFRIGERANT PIPING SHALL BE TYPE L COPPER TUBING.
C. ALL CONDENSATE PIPING SHALL BE TYPE L COPPER TUBING.
D. PROVIDE NECESSARY STRUCTURAL MEMBERS, HANGERS AND SUPPORTS OF APPROVED DESIGN TO KEEP PIPING IN PROPER ALIGNMENT AND PREVENT TRANSMISSION OF INJURIOUS THRUSTS AND VIBRATIONS. IN ALL CASES WHERE HANGERS, BRACKETS, ETC. ARE SUPPORTED FROM METAL DECKING AND/OR CONCRETE CONSTRUCTION, CARE SHALL BE TAKEN NOT TO WEAKEN DECKING AND/OR CONCRETE OR PENETRATE WATERPROOFING. ALL HANGERS AND SUPPORTS SHALL BE CAPABLE OF SCREW ADJUSTMENT AFTER PIPING IS ERECTED. HANGERS SUPPORTING PIPING EXPANDING INTO LOOPS, BENDS AND OFFSETS SHALL BE SECURED TO THE BUILDING STRUCTURE IN SUCH A MANNER THAT HORIZONTAL ADJUSTMENT PERPENDICULAR TO THE RUN OF PIPING SUPPORTED MAY BE MADE TO ACCOMMODATE DISPLACEMENT DUE TO EXPANSION. ALL SUCH HANGERS SHALL BE FINALLY ADJUSTED, BOTH IN THE VERTICAL AND HORIZONTAL DIRECTION, WHEN THE SUPPORTED PIPING IS HOT OR CHILLED, AS REQUIRED.
E. ALL VERTICAL PIPING SHALL BE ANCHORED BY MEANS OF HEAVY STEEL CLAMPS SECURELY BOLTED OR WELDED TO THE PIPING AND WITH END EXTENSION BEARINGS ON THE BUILDING THROUGHOUT THE SYSTEM.
F. ALL PIPING SHALL BE ERECTED SO AS TO ENSURE A PERFECT AND NOISELESS CIRCULATION THROUGHOUT THE SYSTEM.
G. ALL VALVES AND SPECIALTIES SHALL BE SO PLACED AS TO PERMIT EASY OPERATION AND ACCESS.
H. PROVIDE PROPER PROVISION FOR EXPANSION AND CONTRACTION IN ALL PORTIONS OF PIPEWORK, TO PREVENT UNEQUAL STRAINS ON PIPING OR APPARATUS CONNECTED THEREWITH. PROVIDE DOUBLE SWINGS AT RISER TRANSFERS AND OTHER OFFSETS WHEREVER POSSIBLE TO TAKE UP EXPANSION. ARRANGE RISER BRANCHES TO TAKE UP MOTION OF RISER.
I. THE ENDS OF ALL PIPE AND NIPPLES SHALL BE THOROUGHLY REAMED TO THE FULL INSIDE DIAMETER OF THE PIPE AND ALL BURRS FORMED IN THE CUTTING OF THE PIPES SHALL BE REMOVED.
J. PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME CODE FOR PRESSURE PIPING.
K. PIPING AT ALL EQUIPMENT AND CONTROL VALVES SHALL BE SUPPORTED TO PREVENT STRAINS OR DISTORTIONS IN THE CONNECTED EQUIPMENT AND CONTROL VALVES. PIPING SHALL BE SUPPORTED TO ALLOW FOR REMOVAL OF EQUIPMENT, VALVES AND ACCESSORIES WITH A MINIMUM OF DISMANTLING AND WITHOUT REQUIRING ADDITIONAL SUPPORTS AFTER THESE ITEMS ARE REMOVED.
L. MISCELLANEOUS DRAINS, VENTS, RELIEFS, AND OVERFLOWS FROM TANKS, EQUIPMENT, PIPING, RELIEF VALVES, PUMPS, ETC., SHALL BE RUN TO THE NEAREST OPEN SIGHT DRAIN. PROVIDE DRAIN VALVES WHENEVER REQUIRED FOR COMPLETE DRAINAGE OF PIPING, INCLUDING THE SYSTEM SIDE OF ALL PUMPS.

- 9. ADJUSTING
A. ALL DUCT INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET FACING AND ADHESIVE) USED TO ADHERE JACKET OR FACING TO THE INSULATION) FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NFPA 285 AND UL 78, NOT EXCEEDING FLAME SPREAD OF 25, FUEL CONTRIBUTED OF 50 AND SMOKE DEVELOPED OF 50. ACCESSORIES SUCH AS ADHESIVES, MASTICS, CEMENTS, TAPES AND CLOTHS FOR FITTINGS SHALL HAVE COMPONENT RATINGS AS LISTED ABOVE.
B. THE MATERIALS AS SPECIFIED BELOW HAVE BEEN SELECTED FROM THE CATALOG OF CHENS-CORP AND ARE REPRESENTATIVE OF THE QUALITY, DESIGN AND FINISH AS DESIRED. INSULATION AS MANUFACTURED BY OTHER MANUFACTURERS MAY BE SUBMITTED FOR APPROVAL, PROVIDED THE PRODUCTS MEET FULLY IN ALL RESPECTS (SUCH AS DENSITY, MOISTURE ABSORPTION, ALKALINITY, THERMAL-CONDUCTIVITY, JACKET, ETC.) TO THE MATERIALS AS DELINEATED BELOW.
C. INSULATE ALL NEW SUPPLY, RETURN AND OUTDOOR AIR INTAKE DUCTWORK EXPOSED IN OFFICES, CRAWL SPACES, BOILER ROOMS, ETC. WITH 1-1/2" FIBERGLASS BLANKET AND VAPOR BARRIER. INSTALL INSULATION AFTER DUCTWORK HAS BEEN INSPECTED AND APPROVED.
D. LINED DUCTS SHALL BE INTERNALLY LINED WITH 1" THICK DUCT LINER.
E. PIPE INSULATION SHALL BE HEAVY DENSITY FIBERGLASS SECTIONAL PIPE INSULATION WITH A MAXIMUM K FACTOR OF 0.23 AT 75 DEGREES F MEAN TEMPERATURE WITH FACTORY APPLIED ALL SERVICE VAPOR BARRIER JACKET. DENSITY SHALL BE NOT LESS THAN 3 LBS. PER CUBIC FEET.
F. INSULATE ALL REFRIGERANT LINES PER SECTION 120.3 OF THE CALIFORNIA ENERGY CODE.
G. INSULATE ALL CONDENSATE LINES WITH 1" FIBERGLASS INSULATION WITH VAPOR BARRIER.
10. SHOP DRAWINGS
A. PRIOR TO ISSUING SHOP DRAWING SUBMITTALS FOR THE ENGINEER'S REVIEW, THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW ALL OF THE SUBMITTAL DATA. THE CONTRACTOR SHALL STAMP EACH SHOP DRAWING CERTIFYING THAT THE CONTRACTOR'S REVIEW HAS BEEN COMPLETED AND THAT COORDINATION HAS BEEN ESTABLISHED.
B. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHER TRADES. ALL SHOP DRAWINGS SHALL ILLUSTRATE THAT COORDINATION HAS BEEN ESTABLISHED. FOR SHEETMETAL, PIPING AND EQUIPMENT LAYOUTS COMPOSITE DRAWINGS SHALL BE SUBMITTED. FIELD RELATED CONFLICTS SHALL BE RESOLVED BY THIS CONTRACTOR.
C. SUBMIT SHOP DRAWINGS (PROVIDE A MINIMUM OF FIVE COPIES TO ARCHITECT FOR ENGINEER'S APPROVAL) COVERING THE FOLLOWING ITEMS:
1. DUCTWORK
2. DUCT INSULATION
3. PIPING
4. PIPE HANGERS AND SUPPORTS
5. PIPE INSULATION
6. DIFFUSERS, REGISTERS AND GRILLES
7. FANS
8. DAMPERS
9. PACKAGED HEATING AND COOLING EQUIPMENT
10. AIR HANDLERS
11. FAN COIL UNITS
12. CONTROLS
13. FILTERS
14. AIR BALANCING REPORT.
D. THE ENGINEER'S SHOP DRAWING APPROVAL SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLY WITH ALL OF THE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS (i.e. PLANS, SCHEDULES, DETAILS, NOTES AND SPECIFICATIONS ETC.).
E. EQUIPMENT SUBMITTALS FOR MECHANICAL EQUIPMENT SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO ORDERING AND SHIPPING OF SUCH EQUIPMENT. ANY SUBSTITUTIONS SHALL BE IN SUBMITTAL FORMS WITHOUT EXCEPTION. SUBSTITUTION SHALL ALSO BE APPROVED BY THE LANDLORD.
F. THREE MANUALS SHALL BE PREPARED INCLUDING PART NUMBERS OF ALL REPLACEMENT PARTS, OILING AND LUBRICATION INSTRUCTIONS, AIR FLOW AND AIR BALANCE REPORTS. A MAINTENANCE SCHEDULE LISTING ALL REQUIRED MAINTENANCE EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS SHALL ALSO BE PROVIDED.

- 11. TESTS AND BALANCING
A. THE WORK OF THIS CONTRACTOR SHALL INCLUDE THE FURNISHING OF ALL TESTING INSTRUMENTS, GAUGES, AND OTHER EQUIPMENT REQUIRED FOR NECESSARY TESTS, REQUIRED BY LAW, RULES AND REGULATIONS AND AS SPECIFIED.
B. NO VISIBLE LEAKS, LOSSES IN PRESSURE, OR INCREASE IN VACUUM SHALL OCCUR DURING TEST PERIOD.
C. PROVIDE ALL OTHER TESTS REQUIRED BY BUILDING DEPARTMENT, FIRE DEPARTMENT AND ALL OTHER PUBLIC AGENCIES HAVING JURISDICTION.
D. TESTS SHALL BE PERFORMED IN THE PRESENCE AND TO THE SATISFACTION OF THE ARCHITECT AND SUCH OTHER PARTIES AS MAY HAVE LEGAL JURISDICTION.
E. OPERATE THE INSTALLATION AFTER COMPLETION FOR PERIOD NECESSARY TO MAKE ALL REQUIRED ADJUSTMENTS FOR AUTOMATIC CONTROLS, AIR OUTLETS AND FANS, UNTIL ALL PERFORMANCE CHARACTERISTICS ARE MET.
F. ENGAGE THE SERVICES OF APPROVED INDEPENDENT AIR BALANCING COMPANY TO BALANCE THE SYSTEM AND ISSUE AN AIR BALANCING REPORT FOR ENGINEER'S APPROVAL. THE INDEPENDENT AIR BALANCING COMPANY SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. THE TEST SHALL BE PERFORMED BY A PERSON HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN TESTING AND BALANCING AIR SYSTEMS.
G. UPON COMPLETION OF THE INSTALLATION, THE AIR BALANCE AND TESTING SUBCONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO BALANCE THE SYSTEM TO WITHIN 5% OF THE INDICATED VALUES. PROVIDE ANY EXTRA MANUAL VOLUME DAMPERS REQUIRED FOR PROPER AIR BALANCE.
H. AT THE COMPLETION OF THE TEST, THE CONTRACTOR SHALL FURNISH THE ARCHITECT SEVEN (7) COPIES OF THE FINAL TEST REPORT.

- 12. GUARANTEE
A. THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT THAT ALL WORK INSTALLED WILL BE FREE FROM ANY AND ALL DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE OF WORK.
B. THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT THAT ALL MECHANICAL EQUIPMENT INSTALLED WILL BE GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF FIVE YEARS FROM DATE OF COMPLETION AND ACCEPTANCE OF WORK.
C. THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT THAT ALL GUARANTEES WILL BE TRANSFERABLE TO THE BUILDING AT THE DATE OF COMPLETION AND ACCEPTANCE OF WORK.
D. AIR MOVING SYSTEMS SUPPLYING AIR AT 2000 CFM OR MORE TO ENCLOSED SPACES WITHIN A BUILDING OR AREA MUST BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF AND SMOKE DETECTION SYSTEM.

APPLICABLE CODES
BUILDING CODES:
APPLICABLE CODES AS OF JANUARY 1, 2020:
2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. ;
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. ;
(2018 INTERNATIONAL BUILDING CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. ;
(2017 NATIONAL ELECTRICAL CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. ;
(2018 UNIFORM MECHANICAL CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. ;
(2018 UNIFORM PLUMBING CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R. ;
2019 CALIFORNIA FIRE CODE (FC), PART 9, TITLE 24 C.C.R. ;
(2018 INTERNATIONAL FIRE CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R. ;
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ;
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

CALIFORNIA GREEN BUILDING STANDARD

- TESTING & ADJUSTING
THE TESTING AND ADJUSTING RESPONSIBILITIES FOR THE MECHANICAL CONTRACTOR ARE AS FOLLOWS:
1. THE HVAC SYSTEMS AND CONTROLS SHALL BE TESTED, ADJUSTED, AND BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:
TESTING AND BALANCING BUREAU'S (TAB) CONSTRUCTION SPECIFICATION INSTITUTE MASTER FORMAT (SECTION 23 05 30 AND SECTION 15990)
NATIONAL ENVIRONMENTAL BALANCING BUREAU'S (NEBB) STANDARDS FOR TESTING, ADJUSTMENT, AND BALANCING OF ENVIRONMENTAL SYSTEMS (7TH EDITION)
ASSOCIATED AIR BALANCE COUNCIL'S (AABC) NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCING (6TH EDITION)
ASHRAE'S STANDARD 11-2008
FUNCTIONAL PERFORMANCE TESTING REPORT SCOPE AND CONTENT SHALL BE CONSISTENT WITH CALGREEN COMPLIANCE FORM "FUNCTIONAL PERFORMANCE TESTING" OR APPROVED EQUALS AND MAY INCORPORATE ACCEPTANCE FORMS REQUIRED UNDER THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
2. REPORT REQUIRED
A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED AND PROVIDED TO THE CITY INSPECTOR PRIOR TO FINAL INSPECTION APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
3. OPERATIONS AND SYSTEMS MANUAL
OPERATIONS AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.
ENVIRONMENTAL QUALITY
THE ENVIRONMENTAL RESPONSIBILITIES FOR THE MECHANICAL CONTRACTOR ARE AS FOLLOWS:
1. CONSTRUCTION PHASE
IF THE NEW HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV VALUE OF 8 OR GREATER. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. ALL DUCT AND OTHER RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, VENTILATING EQUIPMENT.
2. VOLATILE ORGANIC COMPOUNDS
ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1-5.504.4.3 OF THE CALIFORNIA GREEN BUILDING CODE.
THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND SHALL BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
3. AIR FILTERS
AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE OF 8 OR GREATER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY. FILTER SPECIFICATIONS SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
4. VENTILATION
THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 121 OF THE CALIFORNIA ENERGY CODE
ADDITIONS TO BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, C.C.C., TITLE 24, PART 6, SECTION 121(C).
5. HAZARDOUS MATERIALS
THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS.

HVAC LEGEND
Table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Includes entries for NEW WORK, EXISTING TO REMAIN, FLEXIBLE DUCTWORK, DUCT SIZE, DUCT TURNING UP, DUCT TURNING DOWN, DUCT ELBOW WITH TURNING VANES, DUCT ELBOW WITHOUT TURNING VANES, CEILING SUPPLY DIFFUSER, CEILING RETURN GRILLE, CEILING EXHAUST GRILLE, ROOFTOP EXHAUST FAN.

MECHANICAL SHEET LIST
Table with 2 columns: Sheet Number, Sheet Name. Includes entries: M0.1.1 MECHANICAL LEAD SHEET, M2.1.1 BLDG 10 - LEVEL 1 MECHANICAL PLAN, M2.1.2 BLDG 10 - LEVEL 2 MECHANICAL PLAN, M3.1.1 MECHANICAL SCHEDULES, M3.1.2 MECHANICAL DETAILS, M4.1.1 TITLE 24, M4.1.2 TITLE 24.

- 3. WORK NOT INCLUDED
THE FOLLOWING ITEMS OF WORK SHALL BE PROVIDED UNDER OTHER CONTRACTS:
A. FINISHED PATCHING AND PAINTING

SMSARCH
1804 Sky Park Circle, #200
Irvine, California 92614
Ph. 949-757-3240
www.sms-arch.com

Linwood Engineering Inc
200 August Drive, Suite B02
Irvine, CA 92614
www.linwoodengr.com

DANA POINT HARBOR
BUILDING 10
24860 GOLDEN LANTERN
DANA POINT, CA 92629

BURNHAM | WARD
PROPERTIES



Table with 3 columns: No., DATE, ISSUE. Row 1: 1, 06-01-2021, COUNTY SUBMITTAL.

MECHANICAL LEAD SHEET

M0.1.1
9/22/2021 5:29:08 PM

C:\Users\paulm\Documents\19274 MEP Dana Point - Bldg 10 R20_rpa\K3\36P.rvt

SMSARCH
18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
www.sms-arch.com

Linwood Engineering Inc.
238 Quip Street, Suite 100
Irvine, CA 92614
www.linwoodengineering.com

SCHEDULE OF SPLIT SYSTEM UNITS. Table with columns for Unit No., Service, Location, Manufacturer & Model No., Tons, SEER, COP, Cooling Capacity, Heating Capacity, Refrigerant Piping, Ref. Type, Weight, Dimensions, Cond. Drain, Indoor Unit (Fan Data, Electric Heat, Power Supply), Outdoor Unit (Fan Motor, Compressor, Power Supply), and Remarks.

- NOTES: 1. PROVIDE AUXILIARY (FIELD FABRICATED) DRIP PAN, BELOW COOLING COIL, WITH (2) 3/4" DRAIN CONNECTIONS. 2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL FUSED DISCONNECTS... 3. PROVIDE EXTERNAL FILTER RACK FOR MERV FILTERS... 4. PIPE SIZES SHOWN IN EITHER THE PLAN OR SCHEDULE ARE FOR REFERENCE ONLY... 5. SIZE REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS... 6. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS... 7. PROVIDE UNIT WITH 24-HOUR, 7-DAY PROGRAMMABLE ELECTRONIC SETBACK THERMOSTAT... 8. CONDENSING UNIT SHALL BE INSTALLED ON ROOF PAD WITH VIBRATION ISOLATORS... 9. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE...

SCHEDULE OF ROOFTOP HVAC UNITS. Table with columns for Unit No., Service, Location, Manufacturer Model No., Tons, SEER, Weight, Dimensions, Evaporator Fan, Evaporator Coil, Heating Coil, Compressor, Cond. Fan, Filter, Power Supply, and Remarks.

- NOTES: 1. UNIT SHALL BE PROVIDED WITH 7-DAY, 24-HOUR PROGRAMMABLE WALL-MOUNTED THERMOSTAT. 2. UNIT SHALL BE PROVIDED WITH 14" FULL PERIMETER ROOF CURB. 3. UNIT MOUNTED (NEMA-3R) FUSED DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. 4. UNIT SHALL BE PROVIDED WITH HINGED PANEL AT FILTER ACCESS. 5. UNIT SHALL BE PROVIDED WITH FILTER FRAME KIT. AFTER START-UP COMPLETION, REPLACE FACTORY FILTERS WITH NEW FILTERS... 6. FILTER QUANTITY SHALL BE DETERMINED BY UNIT MANUFACTURER. 7. PROVIDE MICRO METL OSA ENTHALPY ECONOMIZER. 8. PROVIDE MICRO METL OSA ENTHALPY ECONOMIZER AND MODULATING POWER EXHAUST. 9. UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED 2-SPEED SUPPLY FAN. 10. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE.

SCHEDULE OF FANS. Table with columns for Unit No., Service, Location, Manufacturer Model No., Type/Design, Weight, Total Air Quantity, External S.P., Fan RPM, Type Drive, Rated (HP), Volt/Phase/Cycle, Roof Curb, Roof Opening, and Remarks.

- NOTES: 1. FAN SHALL BE TESTED AND RATED, CERTIFIED AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE... 2. FAN SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS) DISCONNECT SWITCH...

SEQUENCE OF OPERATIONS
NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL RELAYS AS REQUIRED TO ACHIEVE CONTROL OF UNITS AS SPECIFIED BELOW.
EF-EV Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
EF-EL Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.

DANA POINT HARBOR
BUILDING 10
24880 GOLDEN LANTERN
DANA POINT, CA 92629
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P R O P E R T I E S

Professional Engineer Seal for Scott A. Davenport, State of California, Exp. 6/30/22

Table with columns: No., DATE, ISSUE. Row 1: 1, 06-01-2021, COUNTY SUBMITTAL.

PROJECT NO: 19019
DATE: 2021.03.28
DRAWING TITLE: MECHANICAL SCHEDULES

M3.1.1
MECHANICAL EQUIPMENT SCHEDULES 1

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 3 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

Energy Component	Standard Design Site (kBtu/h)	Proposed Design Site (kBtu/h)	Margin (kBtu/h)	Standard Design Site (kBtu/h)	Proposed Design Site (kBtu/h)	Margin (kBtu/h)
Space Heating	--	6.9	--	82.0	--	--
Space Cooling	18.1	14.2	3.9	--	--	--
Indoor Fans	47.9	31.6	16.3	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	0.0	0.0	--	275.9	275.9	0.0
Indoor Lighting	17.1	17.1	0.0	--	--	--
Compliance Total	83.1	69.8	13.3	357.9	275.9	82.0
Receptacle	20.8	20.8	0.0	--	--	--
Process	--	--	--	--	--	--
Other Itg	0.5	0.5	0.0	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	104.4	91.1	13.3	357.9	275.9	82.0

D. EXCEPTIONAL CONDITIONS
 This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptively) before occupying.
 The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
 The proposed building includes HVAC components that do not meet the mandatory efficiency requirements.
 This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (Form NRCC-171-02-E) for the requirements of section 140.6(i) Automatic Daylighting Controls in Secondary Daylit Zones is required.
 The user model includes spaces that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.
 The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

E. HERS VERIFICATION
 This Section Does Not Apply

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 6 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

Equipment Name	Equipment Type	Qty	Heating				Cooling				Economizer Type (if present)	Efficiency
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency			
10-101 RESTAURANT - 2	SZHP (Split1Phase)	2	41	0	HSPF	8.200	44	SEER	14.000	11.500	NoEconomizer	N
10-101 RESTAURANT - 1	SZHP (Packaged3Phase)	3	76	0	COP	3.40	97	EER	12.0	11.500	NoEconomizer	N
10-201 INTERIOR LOFT DINI	SZHP (Split1Phase)	1	41	0	HSPF	8.200	44	EER	14.000	11.500	NoEconomizer	N

Name or Item Tag	System Type	Design OA	Supply Fan				Return Fan				Economizer Type (if present)	
			CFM	BHP	Watts	Control	CFM	BHP	Watts	Control		
10-101 RESTAURANT - 2	SZHP	613	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
10-101 RESTAURANT - 1	SZHP	625	3400	1.150	991.3	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
10-201 INTERIOR LOFT DINI	SZHP	178	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N

H3. EXHAUST FAN SUMMARY
 This Section Does Not Apply

H4. Wet System Equipment (boilers, chillers, cooling towers, etc.)
 This Section Does Not Apply

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 9 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

Building Component	Form/Title
Envelope	NRCC-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCC-MCH-01-E - Must be submitted for all buildings

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 2 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)
Space Heating	25.53	25.46	0.07
Space Cooling	109.82	89.91	19.91
Indoor Fans	205.32	135.56	69.76
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	76.14	76.13	0.01
Indoor Lighting	76.83	76.83	--
ENERGY STANDARDS COMPLIANCE TOTAL	493.64	403.89	89.75 (18.2%)

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)
Receptacle	93.00	93.00	--
Process	--	--	--
Other Itg	2.36	2.36	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	589.00	499.25	89.8 (15.2%)

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS
 This project is pursuing CalGreen Tier 1 This project is pursuing CalGreen Tier 2

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 5 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers
R-19 Wall Metal Stud + R10	ExteriorWall	7681	Metal	19	10	U-Factor	0.066	Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal framed wall, 16in. OC, S.Skn., R-19 Gypsum Board - 3/8 in.
Slab On Grade17	UndergroundFloor	6432	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0
R-22 Roof No Attic19	Roof	6279	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.
Uninsulated Raised Slab F25	InteriorFloor	402	NA	0	NA	U-Factor	0.546	Concrete - 140 R/H3 - 4 in.

Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method¹	Assembly Method	Area ft²	Overall U-Factor	Overall SHGC	Overall VT	Overall HSPF
Low E	VerticalFenestration FixedWindow N/A	NRFC Rated	Manufactured	2009	0.36	0.25	0.50	0.50

G5. FENESTRATION ASSEMBLY SUMMARY
 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 8 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

System ID	Zone Name	System Type	Rated Capacity (kBtu/h)	Airflow (cfm)	Fan
			Heating	Cooling	Design
1-10-101 RESTAURANT - 2-Trm	1-10-101 RESTAURANT - 2	Uncontrolled	NA	NA	3200
3-10-101 RESTAURANT - 1-Trm	3-10-101 RESTAURANT - 1	Uncontrolled	NA	NA	10200
5-10-201 INTERIOR LOFT DINI-Trm	5-10-201 INTERIOR LOFT DINI	Uncontrolled	NA	NA	1600

H8. EVAPORATIVE COOLER SUMMARY
 This Section Does Not Apply

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 1 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cobd19x		

CA Zip Code	Standards Version	Compliance Software (version)	Compliance2019
92629	8	EnergyPro 8.2	EnergyPro 8.2
Climate Zone	6	Weather File	TORRANCE_722955_CZ2010.epw
Total Unconditioned Floor Area in Scope	6,557 ft²	Building Orientation (deg)	(N) 0 deg
Total Unconditioned Floor Area	277 ft²	Permitted Scope of Work	NewEnvelopeAndMechanical
Total # of Stories (Habitable Above Grade)	1	Building Type(s)	Nonresidential
Total # of Dwelling Units	0	Gas Type	NaturalGas

Envelope (see Table G)	Building Components Complying via Performance	Performance	Building Components Complying Prescriptively
Kitchens	Covered Process: Commercial Kitchens	<input type="checkbox"/> Not Included	<input type="checkbox"/> Not Included
		<input type="checkbox"/> Performance	<input type="checkbox"/> Performance
Computer Rooms	Covered Process: Computer Rooms	<input type="checkbox"/> Not Included	<input type="checkbox"/> Not Included
		<input type="checkbox"/> Performance	<input type="checkbox"/> Performance
Laboratory Exhaust	Covered Process: Laboratory Exhaust	<input type="checkbox"/> Not Included	<input type="checkbox"/> Not Included
		<input type="checkbox"/> Performance	<input type="checkbox"/> Performance
Lighting (Indoor Conditioned, see Table K)	Indoor Lighting (Unconditioned)§140.6	<input type="checkbox"/> Not Included	<input type="checkbox"/> Not Included
		<input type="checkbox"/> Performance	<input type="checkbox"/> Performance
Solar Thermal Water Heating (see Table I)	Solar Ready §110.11	<input type="checkbox"/> Not Included	<input type="checkbox"/> Not Included
		<input type="checkbox"/> Performance	<input type="checkbox"/> Performance

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)
 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing¹	2,388 ft²	396 ft²	16.6%
East-Facing¹	1,584 ft²	419 ft²	26.4%
South-Facing¹	2,084 ft²	906 ft²	43.5%
West-Facing¹	1,625 ft²	288 ft²	17.7%
Total	7,681 ft²	2,009 ft²	26.2%
Roof	6,002 ft²	0 ft²	00.0%

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)
 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

System Name	Optimum Start	Window Interlocks per §140.6(a)	Evaporative Cooling	Heat Recovery	Other Controls
10-101 RESTAURANT - 2	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
10-101 RESTAURANT - 1	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
10-201 INTERIOR LOFT DINI	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

Zone Name	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-10-101 RESTAURANT - 2	Food Service - Restaurant dining rooms	0	81.74	0	1226	0	2452	NA
3-10-101 RESTAURANT - 1	Food Service - Restaurant dining rooms	0	125.01	0	1875	0	3750	NA
5-10-201 INTERIOR LOFT DINI	Food Service - Restaurant dining rooms	0	11.83	0	178	0	355	NA

H6. MECHANICAL VENTILATION
 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

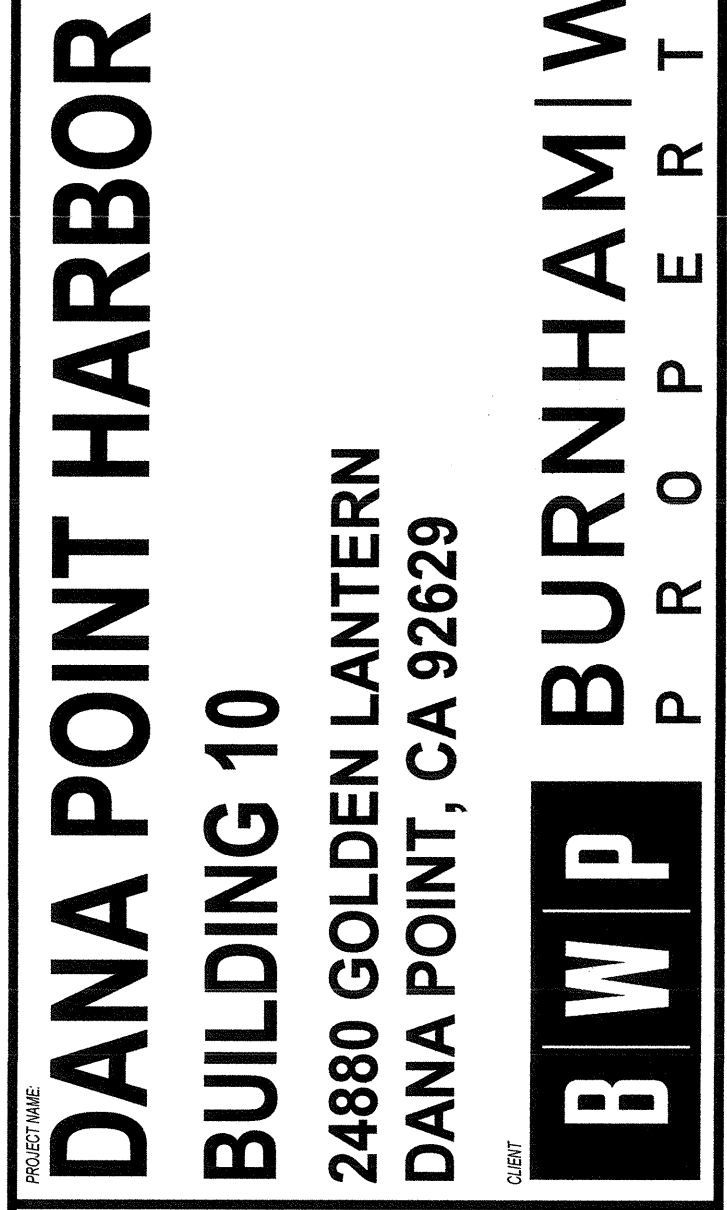
Multifamily or Hotel/Motel Occupancy? (if "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)		No
Does the Project include Zonal Systems?		Yes

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

SMSARCH
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DANA POINT HARBOR BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629
BWP BURNHAM|WARD
 P R O P E R T I E S



No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	2021.03.28
DRAWING TITLE	TITLE 24
DRAWING NO.	

M4.1.1
 9/22/2021 5:30:32 PM

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 11 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cbd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Scott Davenport
 Signature: *[Signature]*
 Address: 2301 Dupont Dr STE 150
 City/State/Zip: Irvine CA 92612
 Phone: 714.424.0001
 Signature Date: 2021-08-23
 CEA/HERS Certification Identification (if applicable):

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name: _____
 Company: SMS Architects
 Address: 18004 Sky Park Cir #200,
 City/State/Zip: Irvine CA 92614
 Phone: 949.757.3240
 Signature: _____
 Date Signed: _____
 Title: _____
 License #: _____

Responsible Lighting Designer Name: _____
 Company: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Signature: NOT IN SCOPE
 Date Signed: _____
 Title: _____
 License #: _____

Responsible Mechanical Designer Name: Scott Davenport
 Company: Linwood Engineering, Inc.
 Address: 2301 Dupont Dr STE 150
 City/State/Zip: Irvine CA 92612
 Phone: (714) 424-0001
 Signature: *[Signature]*
 Date Signed: 2021-08-23
 Title: _____
 License #: M34051

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 16:23:50

Project Name:	Dana Point Harbor Building 10	NRCC-PRF-01-E	Page 10 of 11
Project Address:	24880 Dana Point Harbor Drive Dana Point 92629	Calculation Date/Time:	16:22, Mon, Aug 23, 2021
Input File Name:	DPHR Building 10 Mech & Env.cbd19x		

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-20 Multirfamily Ventilation

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 A R C H I T E C T S



No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL

DRAWINGS AND WRITTEN MATERIALS PREPARED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR DISSEMINATED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO 19019
 DATE 2021.03.26
 DRAWING TITLE
TITLE 24

DRAWING NO
M4.1.2

PLUMBING NOTES AND SPECIFICATIONS

1. GENERAL
A. CONTRACTOR SHALL PERFORM ALL WORK SO AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES, AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
B. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY LOCATION, ELEVATIONS AND SIZES OF ALL EXISTING PLUMBING AND INFORM THE ARCHITECT OF ANY DISCREPANCIES.
C. FOR EXACT SPECIFICATIONS, MOUNTING HEIGHTS, COLORS, AND LOCATIONS OF ALL PLUMBING FIXTURES, REFER TO ARCHITECTURAL DRAWINGS.
D. ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.
E. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR THE COMPLETION OF THE WORK.
F. THESE DRAWINGS SHOW THE GENERAL SCHEME OF INSTALLATION AND ARE DIAGRAMMATIC IN SCOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ARCHITECT AND ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION, SIZE AND ELEVATION OF ALL OPENINGS.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND START-UP OF THE SYSTEM. CONTRACTOR SHALL FILE, SECURE AND PAY FOR ALL NECESSARY APPROVALS, PERMITS AND INSPECTIONS. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECT FOR ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION BY OWNER. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.
H. THE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE. CONTRACTOR TO COORDINATE TESTS WITH LOCAL OFFICIALS.
I. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.
2. INSTALLATION
A. ALL HOT WATER PIPING SHALL BE INSULATED PER TABLE 123-A, SECTION 123 OF THE BUILDING ENERGY EFFICIENCY STANDARDS, 2019 EDITION.
B. LAVATORIES IN RESTROOMS SHALL HAVE 0.4 GPM FLOW RESTRICTORS ON HOT WATER SUPPLY. PROVIDE STRAINER DRAIN AND OVERFLOW ON ALL SINKS.
C. CONDENSATE PIPING SHALL BE INSTALLED AT A SLOPE OF 1%.
D. SEWER PIPING SHALL BE INSTALLED AT A SLOPE OF 2%.
E. WRAP ALL COPPER PIPE AND FITTINGS BELOW SLAB OR GRADE WITH 8 MIL POLYETHYLENE WRAP AND 6" MINIMUM ENVELOPE OF CLEAN SAND ALL AROUND PIPE IN ACCORDANCE WITH ANSIAWMA STANDARD C-155A(2) 5-82.
F. WRAP ALL CAST IRON PIPE AND FITTINGS BELOW SLAB OR GRADE WITH 20 MIL VULCANIZING TAPE AND 6" MINIMUM ENVELOPE OF CLEAN SAND ALL AROUND PIPE IN ACCORDANCE WITH ANSIAWMA STANDARD C-155A(2) 5-82.
G. WATER PIPING SHALL BE TYPE "K" BELOW GRADE TO 5 FEET OUTSIDE OF BUILDING AND TYPE "L" ABOVE GRADE. HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTINGS, BRAZE ALL JOINTS WITH LEAD-FREE BRAZING ALLOY. ALL WATER PIPING SHALL BE INSULATED.
H. CONDENSATE DRAIN PIPING SHALL BE TYPE "M" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 95/5% ANTIMONY/TIN SWEAT JOINTS, RINSE CONDENSATE DRAIN PIPING UNDER THE ROOF DECK. INSULATE ALL CONDENSATE DRAIN PIPING WITH BUILDING INTERIOR.
I. ALL ROOF PENETRATIONS SHALL RECEIVE LEAD PIPE FLASHING WITH SCREW CLAMP AND ELASTOMERIC SEALANT AND BE HOT ASPHALT PATCHED WITH 4 PLY. ALL WORK SHALL BE DONE BY AN APPROVED ROOFING CONTRACTOR.
J. WHERE DEVICES REQUIRING ACCESS (VALVES, CLEANOUTS, ETC) WOULD OTHERWISE BE RENDERED INACCESSIBLE BY BUILDING CONSTRUCTION, PROVIDE FRAMED ACCESS DOOR. ACCESS DOOR FINISHES SHALL BE COORDINATED WITH ARCHITECT.
3. SCOPE OF WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL FIXTURES, MATERIALS, PIPING, AND COMPONENTS AS REQUIRED FOR A COMPLETE AND OPERATIONALLY FUNCTIONAL SYSTEM. SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO:
A. INSTALLATION OF ABOVE GROUND SANITARY DRAIN WASTE AND VENT PIPING.
B. INSTALLATION OF CLEANOUTS IN SANITARY DRAINAGE SYSTEMS.
C. INSTALLATION OF DOMESTIC HOT AND COLD WATER PIPING INCLUDING ANTI-WATER HAMMER SHOCK ABSORBERS, VALVES, STOP VALVES, FLEX SUPPLIES, DIELECTRIC UNIONS BETWEEN DISSIMILAR MATERIALS, ETC.
D. INSTALLATION OF FIXTURES INCLUDING WALL HANGERS, SUPPORTS, STOP VALVES, FLEX, SUPPLIES, DRAINS, TRAPS, STRAINERS, FAUCETS, SOAP DISPENSERS, ESCUTCHEONS, SEATS, AND OTHER DEVICES AS SHOWN ON THE DRAWINGS AND INDICATED IN THE SCHEDULE OF PLUMBING FIXTURES.
E. TESTING OF THE PLUMBING SYSTEM INCLUDING AIR OR WATER TEST OF DRAINAGE SYSTEM ROUGHINGS, SMOKE TEST OF FINISHED DRAINAGE SYSTEM AND PRESSURE TEST OF DOMESTIC WATER SYSTEMS.
F. DISINFECTION OF THE DOMESTIC WATER SUPPLY SYSTEM.
G. INSTALLATION OF FIBERGLASS INSULATION, FITTING COVERS, AND JACKETS ON ALL HOT AND COLD DOMESTIC WATER PIPING.
H. DESIGN, FURNISHING, AND INSTALLATION OF SEISMIC BRACING.
I. CUTTING AND PATCHING AS REQUIRED.
J. PERMITS, INSPECTIONS, APPROVALS, AND CERTIFICATES, INCLUDING FEES.
K. 1 YEAR FULL GUARANTEE OF ALL WORKMANSHIP.
4. SANITARY DRAINAGE
A. BELOW GRADE SANITARY WASTE AND VENT PIPING SHALL BE ABS SOLID WALL SCHEDULE 40 ASTM D 2681, FITTINGS SHALL BE MANUFACTURED TO ASTM D 3311.
B. ABOVE GROUND SANITARY WASTE AND VENT PIPING SHALL NO-HUB CAST IRON MANUFACTURED TO ASTM A74 OR CISPI 301.
C. PIPING ARRANGED IN GROUPS OF TWO OR MORE LINES, WHICH PENETRATE TWO OR MORE FLOORS, SHALL BE ENCLOSED IN SHIRT HAVING A FIRE RESISTANCE RATING IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, 2016 CALIFORNIA BUILDING CODE.
D. CLEANOUTS FOR SANITARY DRAINAGE SYSTEMS SHALL BE LOCATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.
E. ALL VENT PENETRATIONS THROUGH BUILDING ROOF SHALL BE MADE WATER-TIGHT BY THE USE OF PROPER FLASHING MATERIALS. SUBMIT FLASHING DETAILS FOR APPROVAL BY THE ARCHITECT.
F. VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF. VENTS SHALL NOT TERMINATE BELOW OR WITHIN 10' HORIZONTALLY OF ANY DOOR, WINDOW, WINDOW, FRESH AIR INTAKE OR OTHER VENTILATION OPENING. WHERE 10' HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, EXTEND VENT TO AT LEAST 3' ABOVE VENTILATION OPENING.
5. DOMESTIC WATER
A. DOMESTIC COLD AND HOT WATER PIPING SHALL BE TYPE "L" HARD-DRAWN COPPER TUBE. FITTINGS SHALL BE WROUGHT COPPER. SWEAT JOINTS SHALL BE MADE USING 95%-5% LEAD-FREE ANTIMONY/TIN SOLDER.
B. ALL POTABLE WATER PIPING SHALL BE DISINFECTED AS PER ANSIAWMA STANDARD C001-54 AND AS REQUIRED BY THE LOCAL BUILDING AND HEALTH DEPARTMENT CODES.
C. ANTI-WATER-HAMMER SHOCK ABSORBERS SHALL BE WATTS SERIES 16 SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PROVIDE AT END OF ALL PIPE BRANCHES.
D. PROVIDE STOP VALVES FOR ALL DOMESTIC WATER CONNECTIONS TO FIXTURES EXCEPT WHERE GATE VALVES ARE INDICATED ON THE DRAWINGS OR FAUCET IS PROVIDED WITH INTEGRAL STOPS.
E. PROVIDE CHROME PLATED, BRASS ANGLE STOP VALVES FOR ALL FIXTURES NOT HAVING INTEGRAL STOPS.
F. ALL PIPE, FITTINGS, FIXTURES, ETC. THAT CONTACT POTABLE WATER FOR HUMAN CONSUMPTION SHALL SHOW APPROVAL TO NSF 61, ANNEX G. REFERENCE SECTION 604.2, CALIFORNIA PLUMBING CODE, 2016 EDITION, AND HEALTH AND SAFETY CODE SECTION 118875.
G. CONDENSATE DRAINS
A. PIPING FOR PRIMARY AND SECONDARY CONDENSATE DRAINAGE SHALL BE HARD DRAWN COPPER TUBE. MINIMUM DWN WEIGHT.
B. FITTINGS FOR CONDENSATE DRAINAGE PIPING SHALL BE WROUGHT COPPER WITH 95/5% ANTIMONY/TIN SWEAT JOINTS.
C. TRAP SEAL DEPTH FOR AIR CONDITIONING CONDENSATE DRAINS SHALL NOT BE LESS THAN
AC UNIT STATIC PRESSURE MINIMUM TRAP SEAL DEPTH
LESS THAN 1" W.C. 3"
1" TO 2" W.C. 4"
MORE THAN 2" W.C. 6"

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND VERIFY EXACT LOCATIONS AND ELEVATIONS OF PIPING POINTS OF CONNECTION BY MEANS OF PHYSICAL EXCAVATION AND SELECTIVE DEMOLITION BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. SEWER, WATER, AND STORM DRAIN SYSTEMS INDICATED IN THESE DRAWINGS SHALL EXTEND TO PLUMBING/CIVIL POINTS OF CONNECTION AT 0'-0" OUTSIDE OF THE BUILDING(S) UNLESS NOTED OTHERWISE. CONTINUATION OF THESE SYSTEMS ARE INDICATED ON THE CIVIL DRAWINGS WITH CORRESPONDING ASSOCIATED MATERIALS SPECIFIED UNDER A SEPARATE SECTION OF THE PROJECT SPECIFICATIONS. ALL SUCH PIPING SHALL BE INSTALLED IN A MANNER TO PROVIDE PROPER CONNECTION TO INVERT ELEVATIONS INDICATED ON CIVIL DRAWINGS. WHERE SIZES DIFFER BETWEEN PLUMBING AND CIVIL DRAWINGS, CONTRACTOR SHALL PROVIDE TRANSITION FITTINGS AS NECESSARY TO ALLOW FOR PROPER CONNECTION.
5. HORIZONTAL SOIL WASTE, GREASE WASTE, AND TRAP PRIMER PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED WITHIN WALLS, BELOW FINISH FLOOR, OR BELOW FINISH SLAB AS APPLICABLE UNLESS NOTED OTHERWISE. ALL OTHER HORIZONTAL PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED ABOVE CEILING OR WITHIN WALLS AS APPLICABLE UNLESS NOTED OTHERWISE. ALL VERTICAL PIPING SHALL BE INSTALLED CONCEALED WITHIN WALLS UNLESS NOTED OTHERWISE. NO PIPING SHALL BE INSTALLED IN EXPOSED LOCATIONS UNLESS SPECIFICALLY NOTED AS SUCH ON PLANS.
6. HORIZONTAL CONDENSATE PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.
7. NATURAL GAS PIPE SIZING CALCULATIONS ARE BASED ON A CALORIC CONTENT OF 1,000 BTUS PER CUBIC FOOT.
8. PIPING BETWEEN EACH PLUMBING FIXTURE AND THE NEAREST BRANCH OR MAIN PIPING RUN SHALL BE SIZED TO MATCH THE CORRESPONDING FIXTURE SCHEDULE CONNECTION SIZE AT A MINIMUM UNLESS NOTED AS A LARGER SIZE ON PLANS. PIPE HEADERS IN WALLS SERVING BANKS OF FIXTURES SHALL BE FULL LINE SIZE FROM THE UPSTREAM END OF THE BRANCH LINE TO THE END TERMINAL UNLESS NOTED OTHERWISE.
9. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, ROUGH IN DIMENSIONS, AND MOUNTING HEIGHTS OF ALL FIXTURES, EQUIPMENT, ACCESS PANELS, HOSE BIBBS, RECESSED HOSE BIBBS, OVERFLOW DRAIN TERMINATION POINTS, AND OTHER EXPOSED PLUMBING ELEMENTS. WHERE DIMENSIONS ARE NOT INDICATED, SEEK ARCHITECT'S DIRECTION AND/OR APPROVAL PRIOR TO INSTALLATION.
10. ACCESS PANELS
• WHERE POSSIBLE, USE SAME ACCESS PANEL FOR SHUT-OFF VALVES, MIXING VALVES, TRAP PRIMERS AND WATER HAMMER ARRESTORS AND/OR OTHER INTERIOR WALL COMPONENTS WHEN LOCATED DIRECTLY ADJACENT IN SAME IMMEDIATE VICINITY. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
11. CLEANOUTS
• PROVIDE CLEANOUTS ABOVE CPC
• INTERIOR CLEANOUTS SHALL BE WALL CLEANOUTS RATHER THAN FLOOR CLEANOUTS UNLESS OTHERWISE INDICATED. SHALL BE READILY ACCESSIBLE, AND SHALL BE CAREFULLY COORDINATED WITH CASEWORK, EQUIPMENT, AND OTHER ITEMS TO AVOID CONFLICT. NOT ALL REQUIRED CLEANOUTS ARE INDICATED ON PLANS. WALL CLEANOUTS IN FINISHED SPACES SHALL BE INSTALLED IN ACCESS PANELS. SEE SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
12. EXTERIOR YARD BOXES AND CLEANOUTS SHALL BE INSTALLED IN EXACT LOCATIONS INDICATED ON PLANS. IN THE EVENT OF A CONFLICT OR DISCREPANCY, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
13. EXTERIOR WATER SHUT-OFF VALVES AND GAS SHUT-OFF COCKS SHALL BE INSTALLED WITHIN CONCRETE YARD BOXES. YARD BOX AND CLEANOUT COVERS SHALL BE CLEARLY STAMPED WITH "WATER", "GAS", OR "SEWER" AS APPLICABLE. YARD BOXES SHALL BE EQUIVALENT TO "CHRISTY" MODEL No. 803. VALVES SHALL BE INSTALLED AND PROPERLY POSITIONED WITHIN YARD BOX TO ALLOW FOR FULL RANGE OF OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT. ALL YARD BOXES AND CLEANOUT COVERS SHALL ALIGN WITH SCORED HARDSCAPE JOINTS PER LANDSCAPE PLANS. YARD BOX COVERS SHALL BE CONCRETE. SEWER CLEANOUT COVERS SHALL BE BRASS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
14. VERIFY EXACT LOCATIONS OF ALL MECHANICAL AND/OR OTHER EQUIPMENT INSTALLED BY OTHERS AND REQUIRING PLUMBING CONNECTIONS PRIOR TO ORDERING OF MATERIALS OR INSTALLATION. COORDINATE EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS WITH OTHER INSTALLING CONTRACTORS AS APPLICABLE PRIOR TO INSTALLATION.
15. ADA LAVATORIES AND SINKS SHALL BE PROVIDED WITH ADA INSULATED TRAP AND SUPPLY COVERS AS SPECIFIED.
16. ADA WATER CLOSETS SHALL BE INSTALLED WITH FLUSH VALVE ACTUATOR HANDLE LOCATED ON THE WHEEL CHAIR ACCESS SIDE.
17. SHUT-OFF VALVES, SHUT-OFF COCKS, WATER CONTROL DEVICES, CLEANOUTS, AND OTHER PIPING APPURTENANCES SHALL BE THE SAME SIZE AS PIPING UNLESS NOTED OTHERWISE.
18. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL MANDATORY MEASURES AND ASSOCIATED REQUIREMENTS.
19. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES. PROVIDE FIRESTOPPING AT PENETRATIONS THROUGH FIRE RETARDANT CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS.
20. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
21. DOMESTIC WATER PIPING AND COMPONENTS SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH CALIFORNIA AB 1953 LEGISLATION (EFFECTIVE JANUARY 1, 2010), WHICH LIMITS THE ALLOWABLE LEAD CONTENT IN CERTAIN DOMESTIC WATER SYSTEM COMPONENTS.

CALIFORNIA GREEN BUILDING STANDARDS

1. SEPARATE SUBMITTERS SHALL BE INSTALLED IN ANY NEW ADDITION OR SPACE WITHIN THE ADDITION THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GALLONS PER DAY.
2. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.2.
3. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
4. AN OPERATION AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.
5. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1 - 5.504.4.3.
6. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.

APPLICABLE CODES

BUILDING CODES:
APPLICABLE CODES AS OF JANUARY 1, 2020:
2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. ;
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. ;
(2018 INTERNATIONAL BUILDING CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. ;
(2017 NATIONAL ELECTRICAL CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. ;
(2016 UNIFORM MECHANICAL CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. ;
(2018 UNIFORM PLUMBING CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R. ;
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. ;
(2018 INTERNATIONAL FIRE CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R. ;
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ;
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PLUMBING LEGEND

Table with columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Includes sections for PIPING, MISCELLANEOUS, ABBREVIATIONS, DOMESTIC WATER SYSTEMS, and SANITARY SYSTEMS.

PIPING MATERIALS

1. SANITARY SEWER, VENT, AND STORM DRAIN BELOW GRADE:
PIPE: ABS PIPE, SOLID WALL SCHEDULE 40 ASTM D 2681
FITTINGS: ABS SOCKET FITTINGS, ASTM D 2681 MADE TO ASTM D 3311.
JOINTS: ABS SOLVENT CEMENT.
2. SANITARY SEWER, VENT, AND STORM DRAIN ABOVE GRADE, GREASE WASTE ABOVE AND BELOW GRADE:
PIPE: SERVICE WEIGHT CAST IRON PER ASTM A-74, ASTM A-88, CISPI 301
FITTINGS: NO HUB CAST IRON PER ASTM A-888. BAND TYPE STAINLESS STEEL COUPLINGS CONFORMING TO ASTM C-1540 HAVING MINIMUM SHELD THICKNESS OF .31 GAUGE WITH NEOPRENE SEALING SLEEVE CONFORMING TO ASTM C-564.
JOINTS: HEAT FUSION JOINTS IN ACCORDANCE WITH ASTM D 2687.
3. DOMESTIC WATER BELOW GRADE:
PIPE: TYPE K SOFT COPPER TUBE, ANNEALED TEMPER, ASTM B88
FITTINGS: WROUGHT COPPER, ANSI B16.22
JOINTS: BRAZED JOINT.
4. DOMESTIC WATER ABOVE GRADE:
PIPE: TYPE L HARD DRAWN COPPER, ASTM B88
FITTINGS: WROUGHT COPPER, ANSI B16.22
JOINTS: 95%-5% TIN-ANTIMONY LEAD-FREE SOLDER.
5. NATURAL GAS BELOW GRADE OUTSIDE THE BUILDING:
PIPE: POLYETHYLENE, PE 2408 OR PE 3408, ASTM D 2513.
FITTINGS: PE FITTING CONFORM TO ASTM D 2683 FOR SOCKET TYPE AND ASTM D 3261 FOR BUTT FUSION TYPE.
JOINTS: HEAT FUSION JOINTS IN ACCORDANCE WITH ASTM D 2687.
6. NATURAL GAS ABOVE GRADE:
PIPE: SCHEDULE 40 BLACK STEEL, ASTM A53
FITTINGS: 160.8 MALLEABLE IRON THREADED, ANSI B16.3, FLANGED, ANSI B16.9, STEEL
JOINTS: 2" AND SMALLER, THREADED.
7. TRAP PRIMER BELOW GRADE:
PIPE: TYPE K SOFT COPPER TUBE, ANNEALED TEMPER, ASTM B88
FITTINGS: WROUGHT COPPER, ANSI B16.22
JOINTS: BRAZED JOINT.

DRAWING INDEX

P0.1.1 PLUMBING LEAD SHEET
P2.1.0 UNDERGROUND PLUMBING PLAN
P2.1.1 LEVEL 1 PLUMBING PLAN
P2.1.2 LEVEL 2 PLUMBING PLAN
P3.1.1 PLUMBING DETAILS AND SCHEDULES

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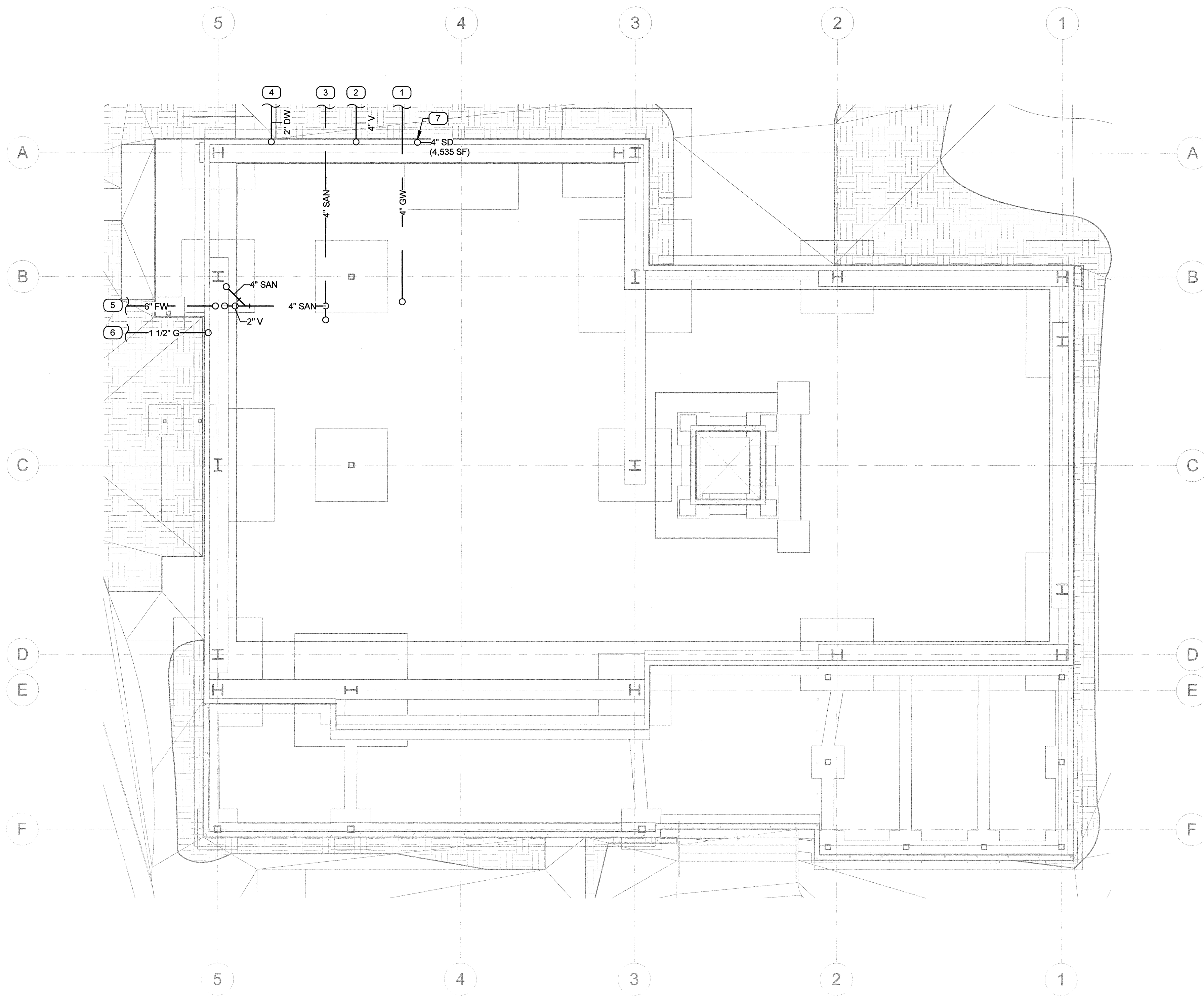
DANA POINT HARBOR BUILDING 10 24880 GOLDEN LANTERN DANA POINT, CA 92629 BWP BURNHAM | WARD P R O P E R T I E S

Professional Engineer Seal for Michael J. Burnham, State of California, License No. 44805, Exp. 8/30/22.

Table with columns: No., DATE, ISSUE. Row 1: 1, 08-01-2021, COUNTY SUBMITTAL. Row 2: A, 09-24-2021, COUNTY RESUBMITTAL.

PROJECT NO: 19019
DATE: 2021.03.28
DRAWING TITLE: PLUMBING LEAD SHEET

DRAWING NO: P0.1.1



① UNDERGROUND PLUMBING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR INVERT ELEVATIONS FOR ALL PIPING SYSTEMS.
2. PROVIDE A CLEANOUT AT THE BASE OF ALL ROOF DRAIN LEADERS BEFORE THE PIPE CONNECTS TO THE HORIZONTAL DRAIN.
3. ALL SANITARY & GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.

PLAN NOTES (X)

1. 4" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
2. 4" VENT LINE FROM GREASE INTERCEPTOR CONTINUED ON CIVIL DRAWINGS.
3. 4" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
4. 2" DOMESTIC WATER BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
5. 6" FIRE SERVICE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
6. 1-1/2" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (8,130 CFH MAX), PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 300 FT.
7. VERTICAL STORM DRAIN LEADER TO TIE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.

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P R O P E R T I E S



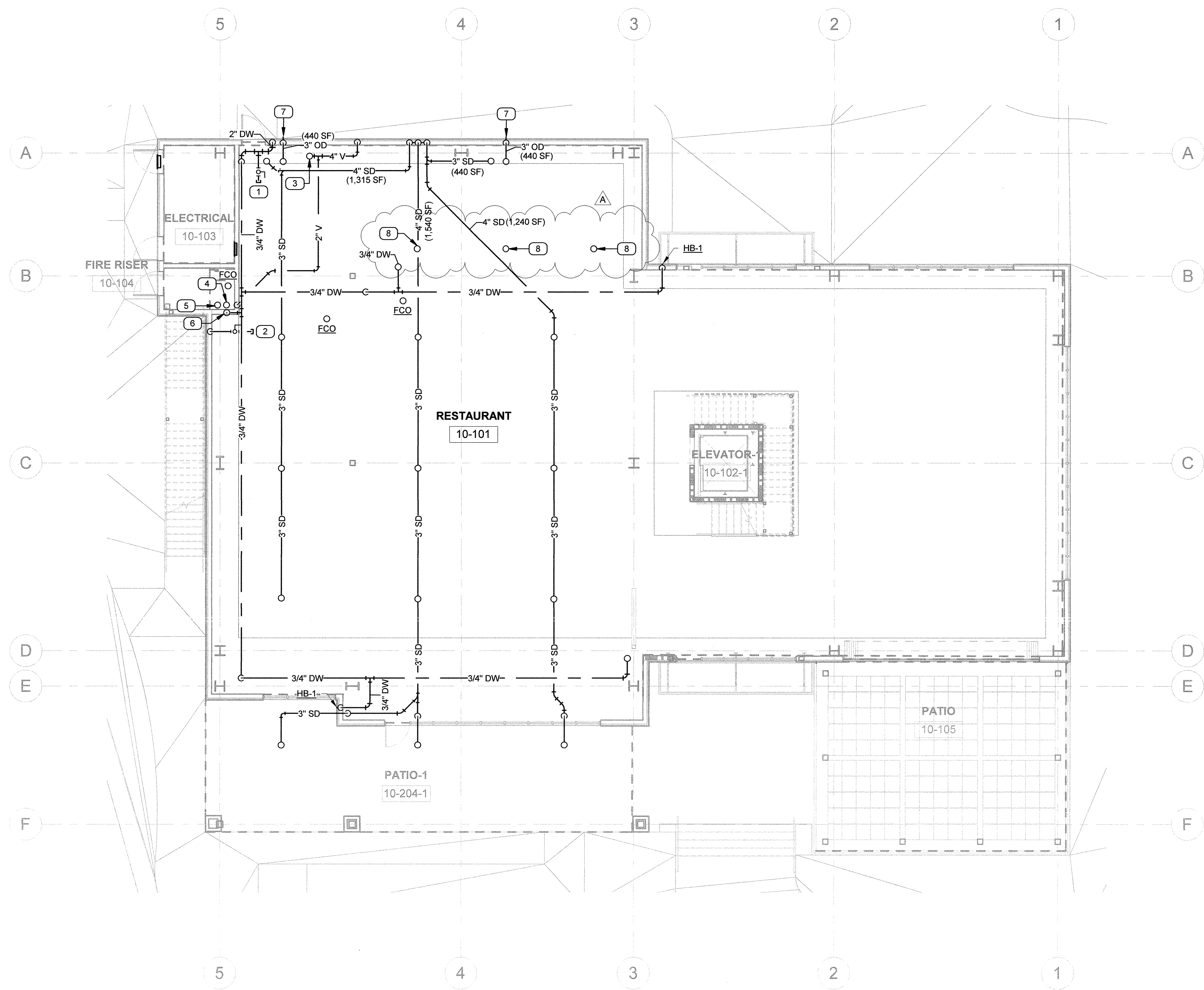
No.	DATE	ISSUE
1	09-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE 2021.03.28
DRAWING TITLE
UNDERGROUND PLUMBING PLAN

DRAWING NO.

P2.1.0



1 LEVEL 1 PLUMBING PLAN
1/8" = 1'-0"

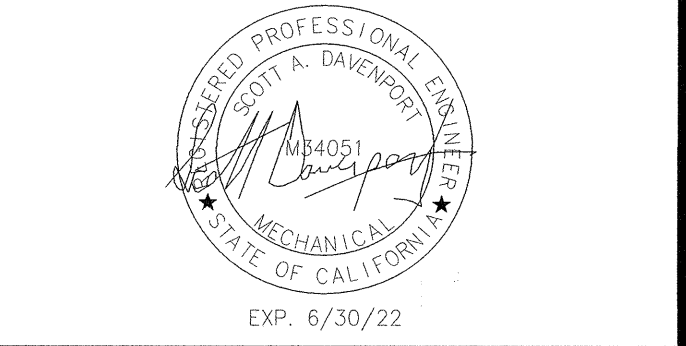
- GENERAL NOTES**
- REFER TO CIVIL DRAWINGS FOR INVERT ELEVATIONS FOR ALL PIPING SYSTEMS.
 - PROVIDE A CLEANOUT AT THE BASE OF ALL ROOF DRAIN LEADERS BEFORE THE PIPE CONNECTS TO THE HORIZONTAL DRAIN.
 - ALL SANITARY & GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.

- PLAN NOTES**
- 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
 - 1-1/2" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (6,130 CFH MAX). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 300 FT.
 - 4" VENT UP.
 - 6" STANDPIPE DRAIN. SEE STANDPIPE DETAIL 3 ON P.3.1.1.
 - 6" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
 - 1/2" DOMESTIC WATER TO TRAP PRIMER.
 - OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1475 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
 - 3/4" CONDENSATE STUB FOR FUTURE TENANT CONNECTION.

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No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO.	DATE	DRAWING TITLE
19019	2021.03.26	LEVEL 1 PLUMBING PLAN

LEVEL 1 PLUMBING PLAN

P2.1.1

SCHEDULE OF NEW PLUMBING FIXTURES

FIXTURE TAG	FIXTURE CONNECTIONS (VALVE INLET)					FLOOR FIN (A.F.F.)
	TRAP	WASTE	VENT	C.W.	H.W.	
RD-1	---	SEE PLANS	---	---	---	AT ROOF
OD-1	---	SEE PLANS	---	---	---	AT ROOF
DD-1	---	SEE PLANS	---	---	---	FLUSH
HB-1	---	---	---	3/4"	---	2.5 GPM
ETP-1	---	---	---	1/2"	---	---
WCO FCD / DPCO	---	SEE PLANS	---	---	---	18" AFF FLUSH

FIXTURE SPECIFICATIONS

RD-1: ROOF DRAIN - ZURN MODEL #ZC100-C-R-VP, DURA-COATED CAST IRON BODY WITH CAST IRON DOME. COMPLETE WITH UNDERDECK CLAMP, ROOF SUMP RECEIVER, AND VANDAL-PROOF SECURED TOP. SPECIFY NO-HUB OUTLET OF SIZE SPECIFIED ON PLUMBING PLANS.

OD-1: OVERFLOW DRAIN - ZURN MODEL #ZC100-OB-C-R-VP, DURA-COATED CAST IRON BODY WITH CAST IRON DOME. COMPLETE WITH UNDERDECK CLAMP, 2" HIGH WATER DAM, ROOF SUMP RECEIVER, AND VANDAL-PROOF SECURED TOP. SPECIFY NO-HUB OUTLET OF SIZE SPECIFIED ON PLUMBING PLANS.

DD-1: DECK DRAIN MIFAB F1100-ZS CAST IRON AREA DRAIN WITH REINFORCED 8" X 6" SQUARE STRAINER & NO-HUB OUTLET.

HB-1: HOSE BIBS MIFAB HY-3500-NPB ENCASED LOW LEAD MODERATE CLIMATE WALL HYDRANT WITH VACUUM BREAKER AND KEY LOCK DOOR.

ETP-1: ELECTRONIC TRAP PRIMER - PPP, INC. #MP-500-115V ELECTRONIC TRAP SEAL PRIMER WITH AIR GAP. DISTRIBUTION UNIT W/ 1/4" OPENING PORTS, AND 120 VAC CONTROL UNIT. INSTALL COMPLETE W/ SHUT-OFF VALVE, AND 1/2" TYPE L COPPER DRAIN LINE FROM TRAP SEAL PRIMER OUTLET TO RECEPTOR CONNECTION POINT. SEE DETAIL ON DRAWING P3.1 FOR MORE INFORMATION.

WCO: JAY R. SMITH #4402, INSTALLED +18" AFF
FCD: JAY R. SMITH #4402, INSTALLED FLUSH WITH FLOOR
DPCO: JAY R. SMITH #4420, INSTALLED FLUSH WITH GRADE

ROOF DRAIN SIZING TABLE

BASED ON CPC TABLES 1103.1, 1103.2.

IN DANA POINT, CA. DESIGN RAINFALL RATE IS 3.0 INCHES PER HOUR (FOR 100 YR. 60 MIN. RAINFALL).

PROJECTED AREAS ALLOWED FOR PIPE SIZES:

	3"	4"	6"	8"	10"
DRAINS & VERTICAL PIPING	2,930 FT ²	6,130 FT ²	17,995 FT ²	38,660 FT ²	N/A
HORIZ. PIPING 1/8" PER FOOT SLOPE	1,096 FT ²	2,506 FT ²	7,133 FT ²	15,330 FT ²	27,600 FT ²

DOMESTIC WATER CALCULATIONS

BASED ON CPC 610 AND CPC APPENDIX A

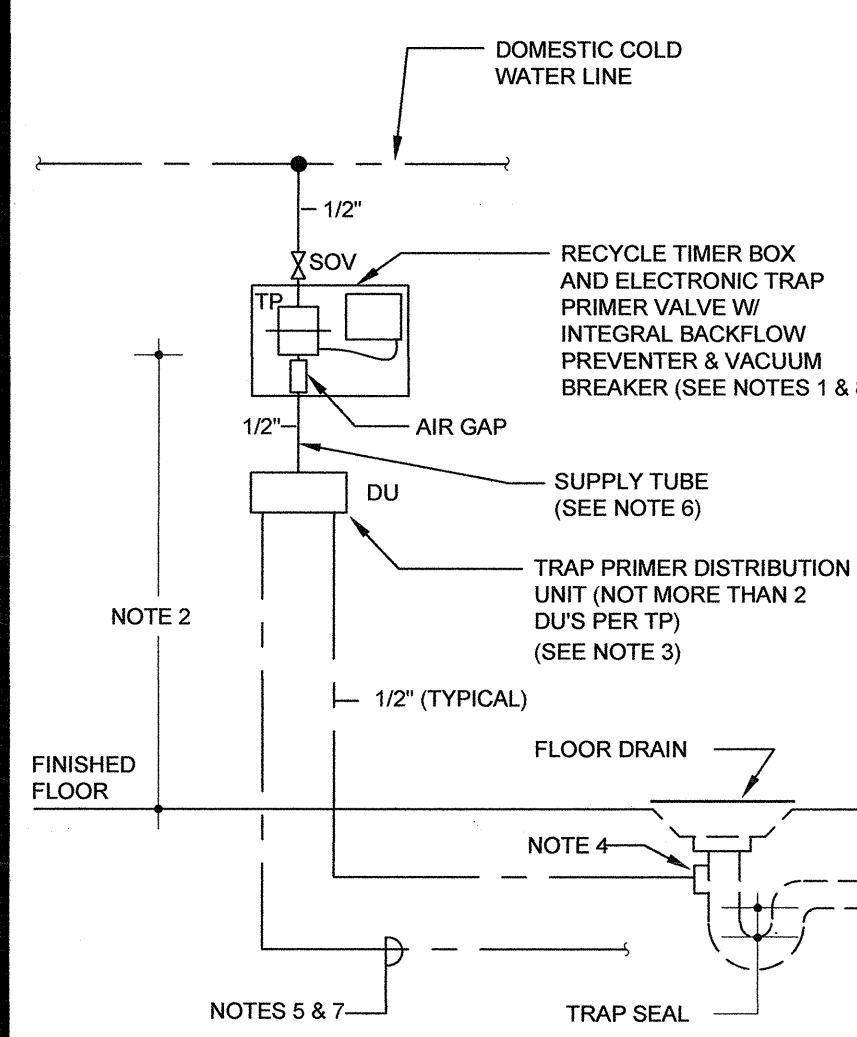
BUILDING 10

STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:	67 PSI
LOSSES:	FRICITION LOSS IN MAIN METER:	5 PSI
	FRICITION LOSS IN MAIN BFP:	13 PSI
	ELEVATION RISE LOSS: (25 FEET AT 434FT):	11 PSI
	MINIMUM PRESSURE REQUIRED AT FIXTURES:	25 PSI
AVAILABLE PRESSURE FOR FRICTION LOSS:		13 PSI
TOTAL DEVELOPED LENGTH:		300 FT
AVAILABLE FRICTION LOSS PER 100 FT OF PIPING:		4.3 PSI
MAX FLUSH VALVE W/FUS, 2" LINE:		95

GREASE INTERCEPTOR SCHEDULE (SHELL ONLY- NO OCCUPANCY)

TAG	LOCATION	MANUFACTURER MODEL NO.	SIZE (L X W X H)	VOLUME (GALLONS)	SERVICE	CAPACITY PER CPC	NOTES
GI-10	SEE SHEET A1.0.1	JENSEN PRECAST JP1500ECE-G	10'-8" X 5'-10" X 6'-3"	1,500	BUILDING 10	172 DFU	1,2,3

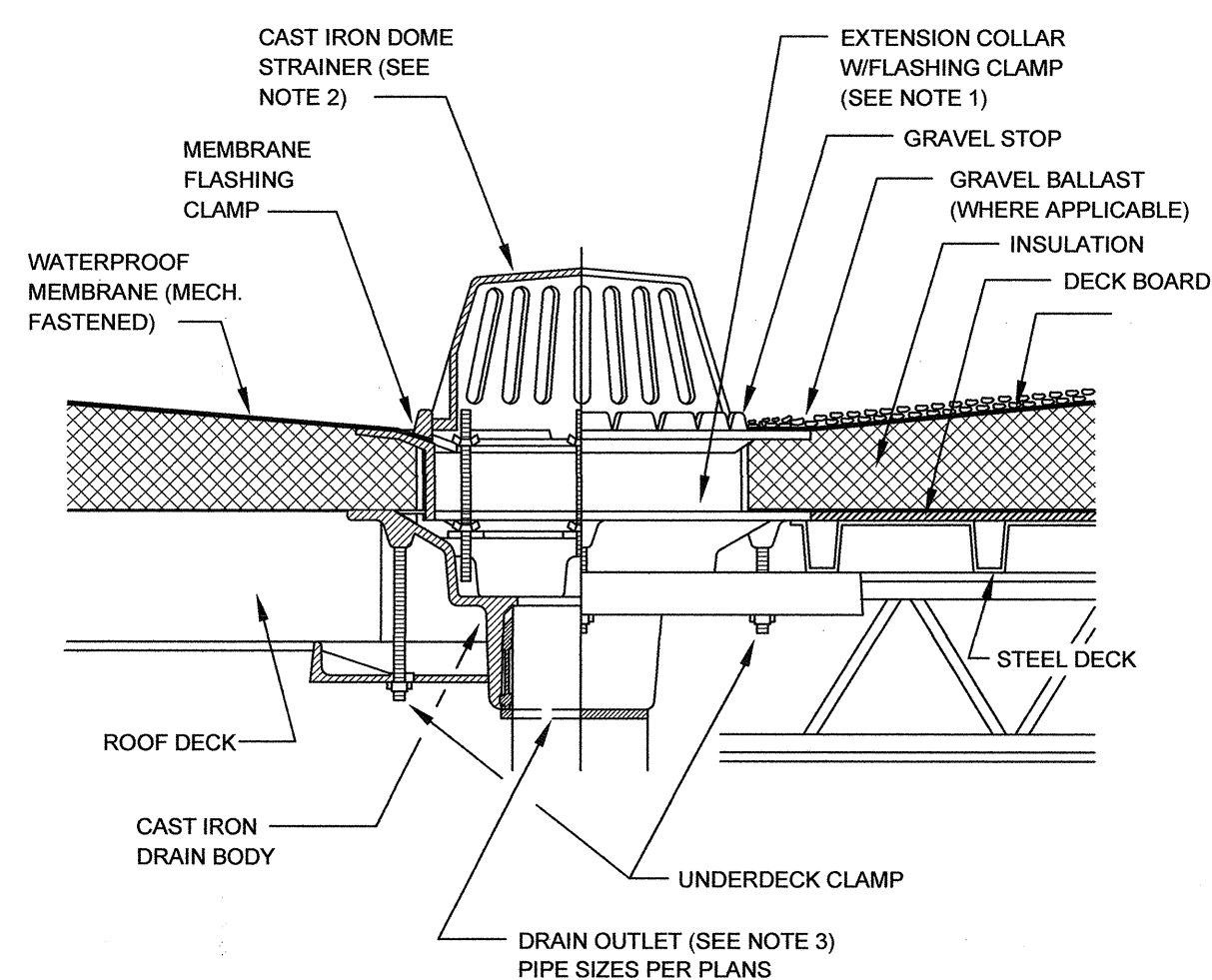
- NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. HEIGHT WILL VARY WITH RISERS. SEE SPECIFICATION SHEET FOR MORE INFO.
3. PROVIDE SAMPLE BOX PER JENSEN PRECAST SPECIFICATIONS AND DETAILS ON THIS DRAWING.



- NOTES:
1. ELECTRONIC TRAP PRIMER VALVE SHALL BE PPP, INC. #MP-500 FOR UP TO FOUR F.D.S.
2. TRAP PRIMER VALVE SHALL BE MOUNTED VERTICALLY WITH BOTTOM OF UNIT A MINIMUM ELEVATION OF 12 INCHES ABOVE THE FINISHED FLOOR.
3. FURNISH & INSTALL DISTRIBUTION UNITS AS FOLLOWS:

NO. OF F.D.S.	DISTRIBUTION UNITS
1	NONE REQUIRED
2	PPP# DU-2
3	PPP# DU-3
4	PPP# DU-4

4. PRIMER CONNECTIONS @ TRAPS SHALL BE LOCATED ABOVE TRAP WATER SEAL & TRAP OUTLET WEIR. PRIMER CONNECTIONS SHALL NOT BE MADE TO TRAP FLASHING INLETS.
5. PRIMER SUPPLIES TO TRAPS WHICH ARE EMBEDDED IN OR BURIED BELOW CONCRETE SLABS SHALL BE ANNEALED (SOFT) COPPER TUBE, TYPE "K" WITH FLARED OR COMPRESSION FITTING (SOLDER JOINTS NOT PERMITTED). PRIMER SUPPLIES LOCATED ABOVE SLABS ON GRADE SHALL BE DRAWN (HARD) COPPER TUBE OF THE TYPE SPECIFIED FOR THIS PROJECT.
6. SUPPLY TUBE(S) SHALL BE PPP, INC. #SS-8 FOR 2, 3, OR 4 F.D.S.
7. ALL LINES FROM DISTRIBUTION UNITS TO F.D.S. MUST PITCH TO F.D.
8. UPON COMPLETION OF THE INSTALLATION, ADJUST TRAP PRIMER VALVE TO ENSURE PROPER OPERATION, AND VERIFY FLOW TO ALL CONNECTED TRAPS.



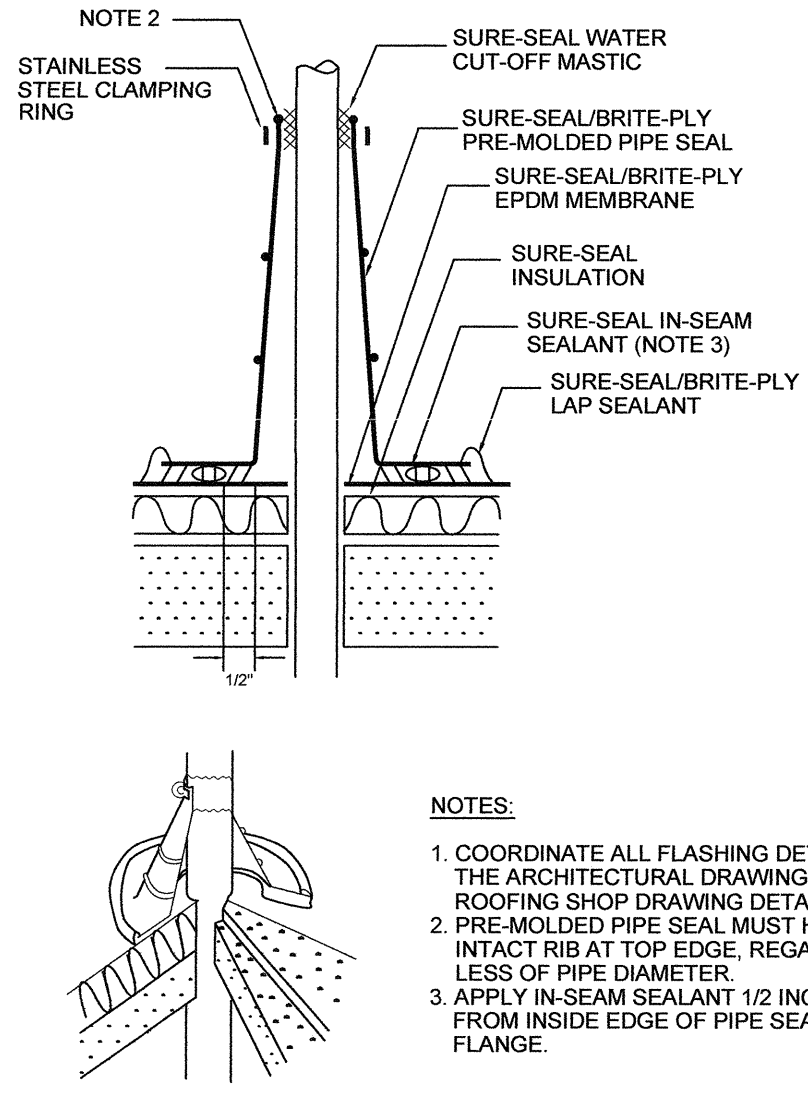
- NOTES:
1. COORDINATE EXTENSION COLLAR DEPTH WITH INSULATION THICKNESS. (SEE ARCHITECTURAL DRAWINGS.)
2. CAST IRON DOME STRAINER TO BE MINIMUM 4" IN HEIGHT WITH FREE AREA OF AT LEAST 200% OF NOMINAL OUTLET AREA.
3. DRAIN OUTLET SHALL BE NO-HUB OR CAULKED AS REQUIRED FOR CAST IRON DRAINS, THREADED FOR STEEL DRAINS, OR NO-HUB OR "SPEED-SET" FOR PVC DRAINS. PROVIDE THREADED OUTLETS WHERE EXPANSION JOINTS ARE SPECIFIED.

ELECTRONIC TRAP PRIMER DETAIL (N.T.S.)

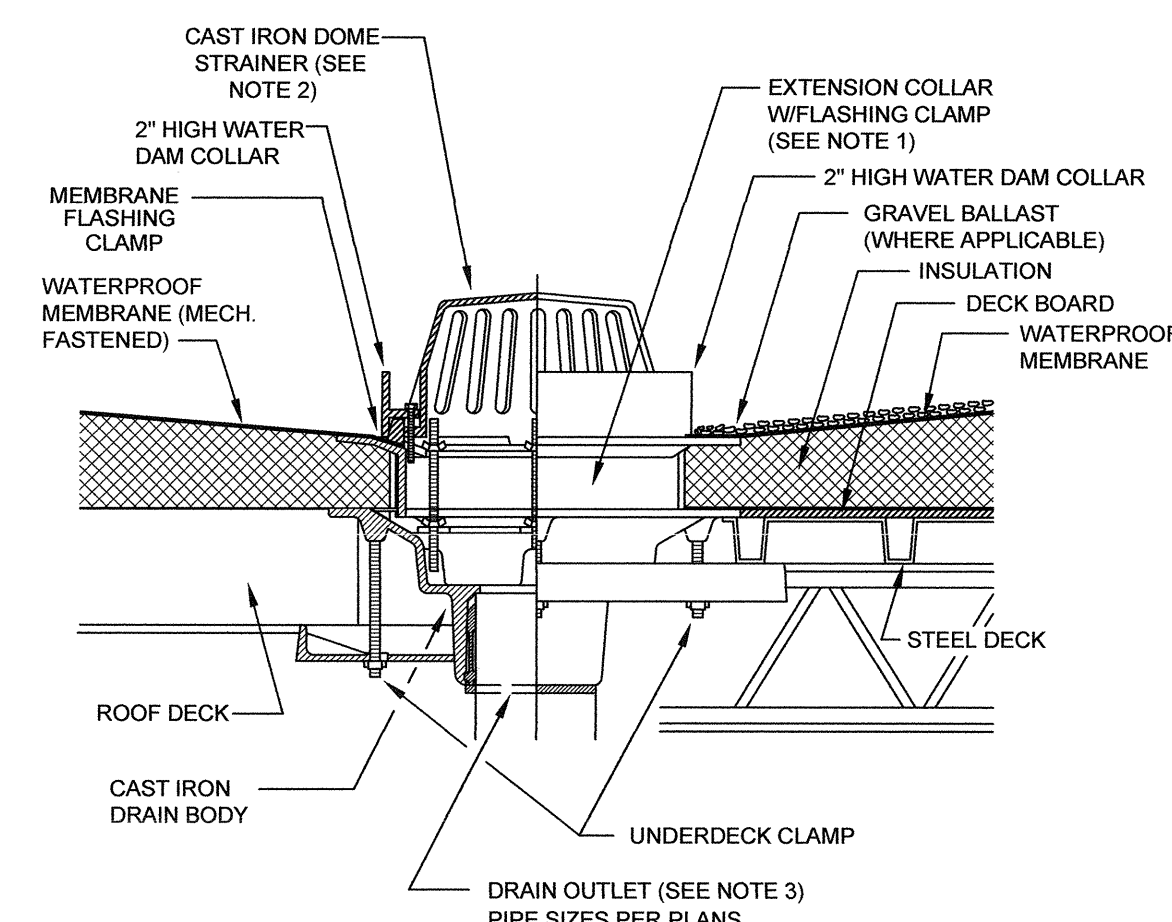
4

ROOF DRAIN DETAIL FOR INSULATED DECK WITH MEMBRANE ROOFING (N.T.S.)

1



- NOTES:
1. COORDINATE ALL FLASHING DETAILS THE ARCHITECTURAL DRAWINGS AND ROOFING SHOP DRAWING DETAILS.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH FROM INSIDE EDGE OF PIPE SEAL FLANGE.



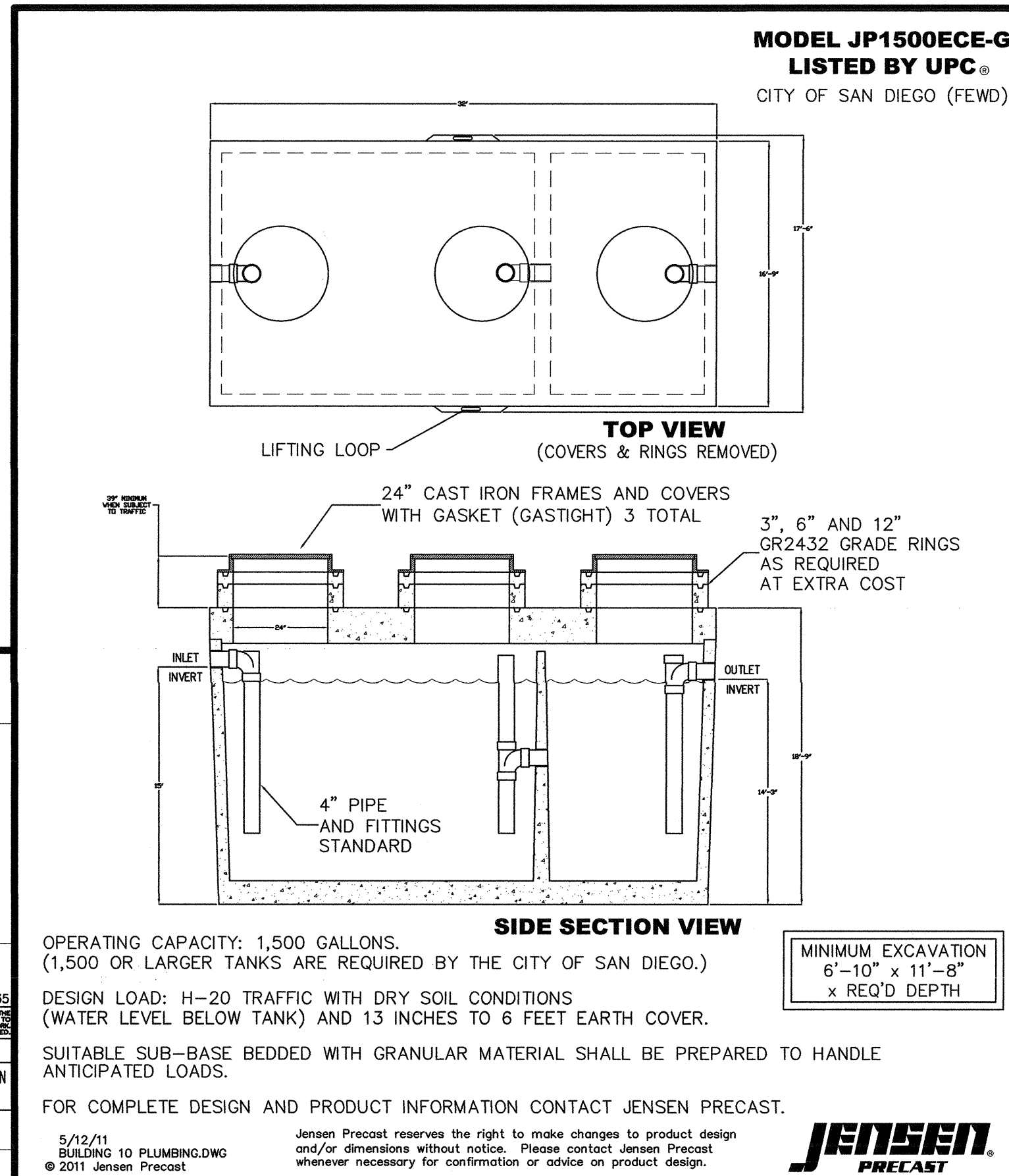
- NOTES:
1. COORDINATE EXTENSION COLLAR DEPTH WITH INSULATION THICKNESS. (SEE ARCHITECTURAL DRAWINGS.)
2. CAST IRON DOME STRAINER TO BE MINIMUM 4" IN HEIGHT WITH FREE AREA OF AT LEAST 200% OF NOMINAL OUTLET AREA.
3. DRAIN OUTLET SHALL BE NO-HUB OR CAULKED AS REQUIRED FOR CAST IRON DRAINS, THREADED FOR STEEL DRAINS, OR NO-HUB OR "SPEED-SET" FOR PVC DRAINS. PROVIDE THREADED OUTLETS WHERE EXPANSION JOINTS ARE SPECIFIED.
4. WATER DAM COLLAR TO BE 2" HIGH, FIELD INSTALLABLE, SOLID CAST IRON, WITHOUT PERFORATIONS.

FLASHING DETAIL FOR PIPES 4" AND SMALLER THROUGH ROOF (N.T.S.)

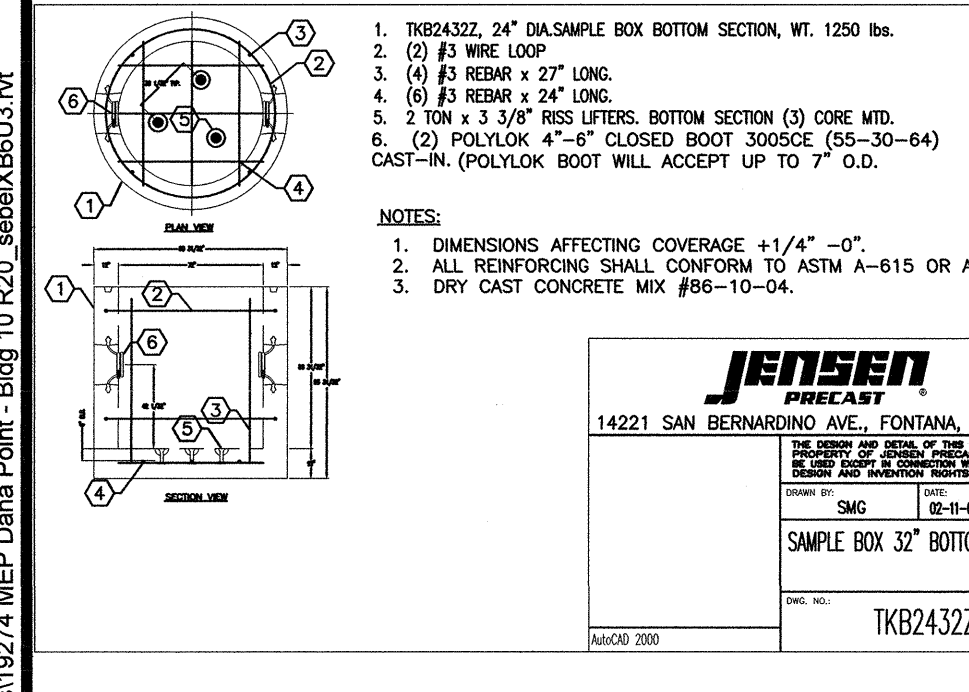
5

OVERFLOW ROOF DRAIN DETAIL FOR INSULATED DECK WITH MEMBRANE ROOFING (N.T.S.)

2



OPERATING CAPACITY: 1,500 GALLONS. (1,500 OR LARGER TANKS ARE REQUIRED BY THE CITY OF SAN DIEGO.)
DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 13 INCHES TO 6 FEET EARTH COVER.
SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.
JENSEN PRECAST reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.



SAMPLE BOX DETAIL (N.T.S.)

8

1,500 GAL GREASE INTERCEPTOR DETAIL (N.T.S.)

7

FLOOR CLEANOUT DETAIL (N.T.S.)

6

STANDPIPE DRAIN DETAIL (N.T.S.)

3

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BWP BURNHAM|WARD
P R O P E R T I E S

PROFESSIONAL SEAL
SCOTT A. DAVENPORT
MECHANICAL
STATE OF CALIFORNIA
EXP. 8/30/22

No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO: 19019
DATE: 2021.03.26
PLUMBING DETAILS AND SCHEDULES

P3.1.1

CAL GREEN GENERAL NOTES

PART 1 - GENERAL

1.01 DESCRIPTION
A. GENERAL CONTRACTOR SHALL SELECT A COMMISSIONING AUTHORITY.

1.02 SCOPE
1. COMMISSIONED SYSTEMS
2. POWER DISTRIBUTION SYSTEM
3. LIGHTING AND LIGHTING CONTROL SYSTEM
3. EMERGENCY EGRESS LIGHTING

1.03 RESPONSIBILITIES
1. CONSTRUCTION AND ACCEPTANCE PHASES
(A) THE COMMISSIONING AGENT MAY REQUEST FURTHER DOCUMENTATION NECESSARY FOR THE COMMISSIONING PROCESS.
(1) PROVIDE A COPY OF THE O&M MANUALS SUBMITTALS OF COMMISSIONED EQUIPMENT, THROUGH NORMAL CHANNELS AFTER REVIEW OR APPROVAL BY THE A/E TEAM, TO THE CA FOR REVIEW.
(2) CONTRACTOR TO CREATE AND PROVIDE FIELD INSTALLATION VERIFICATION (FV) CHECK SHEETS FROM MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CHECK SHEETS SHALL BE REVIEWED AND APPROVED BY THE CA. IF NO INSTRUCTIONS ARE AVAILABLE OR THE CONTRACTOR'S CREATED FORMS ARE INADEQUATE, THE CA MAY PROVIDE THE CHECK SHEETS TO THE CONTRACTOR.
(3) THE COMMISSIONING AGENT SHALL SUPERVISE THE CONTRACTORS PERFORM THE FV INSPECTIONS. AFTER COMPLETION THE CONTRACTOR SHALL FORWARD THE COMPLETED CHECK SHEETS TO THE CA FOR APPROVAL.
(4) PRIOR TO ENERGIZING ANY SYSTEM, THE CONTRACTOR SHALL COORDINATE ANY REQUIRED SPECIAL SYSTEMS INSPECTION BY THE ENGINEER OF RECORD. A COPY OF ALL SPECIAL SYSTEM ELECTRICAL INSPECTION REPORTS SHALL BE PROVIDED TO THE CA.
(5) PREPARE O&M MANUALS ACCORDING TO THE CONTRACT DOCUMENTS.
(6) DURING CONSTRUCTION MAINTAIN AS-BUILT RED LINE DRAWINGS FOR ALL DRAWINGS AND FINAL CAD AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS. UPDATE AFTER COMPLETION OF COMMISSIONING (EXCLUDING DEFERRED TESTING). PREPARE RED-LINE AS-BUILT DRAWINGS FOR ALL DRAWINGS AND FINAL AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS.
(7) PROVIDE TRAINING OF THE OWNER'S OPERATING PERSONNEL AS SPECIFIED.
(8) COORDINATE WITH EQUIPMENT MANUFACTURERS TO DETERMINE SPECIFIC REQUIREMENTS TO MAINTAIN THE VALIDITY OF THE WARRANTY.

2.01 TEST EQUIPMENT
A. CONTRACTOR SHALL PROVIDE ALL TEST EQUIPMENT NECESSARY TO FULFILL THE TESTING REQUIREMENTS OF THIS SECTION.

3.01 SUBMITTALS
A. PRE-COMMISSIONING AND COMMISSIONING
3.02 PRE-COMMISSIONING
A. PRE-COMMISSIONING FV SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
1. INSPECT ALL DISTRIBUTION BOARDS, PANELBOARDS, DISCONNECT SWITCHES, CONTROLLERS, AND CABINETS ARE SECURELY MOUNTED TO WITHSTAND SEISMIC ZONE 4 IN ACCORDANCE WITH CALIFORNIA BUILDING CODE.
2. VERIFY PROPER NAMEPLATES PROVIDED ON ALL EQUIPMENT, PANELBOARDS, RELAY CABINETS, CONTROL CABINETS, DISCONNECT SWITCHES, AND CONTROLLERS.
3. INSPECT ALL RACEWAYS (RIGID METAL CONDUIT, DIT, FLEXIBLE METAL CONDUIT AND LIQUIDTIGHT FLEXIBLE CONDUIT) ARE SECURELY FASTENED PER 2019 CEC AND WITHSTAND SEISMIC ZONE 4 IN ACCORDANCE WITH CALIFORNIA BUILDING CODE.
4. VERIFY THAT ALL CONDUIT ARE INSTALLED PER SPECIFIED SCHEDULE.
5. VERIFY WIRING INSIDE THE BOXES, EQUIPMENT AND PANELBOARDS ARE NEATLY TRIM AND LACED.
6. VERIFY PROPER HEIGHT OF INSTALLATION FOR ALL RECEPTACLES, LIGHT SWITCHES, DEVICES, JUNCTION BOXES AND PULL BOXES.
7. VERIFY CIRCUIT DESIGNATIONS LABELS ARE PROVIDED ON ALL CONDUCTORS AT PANELS, CROSS, JUNCTION BOXES, PULL BOXES, AND DISCONNECTS.
8. INSPECT LIGHT FIXTURES ARE SEISMICALLY SUPPORTED.
9. INSPECT LIGHT FIXTURES FOR ANY DAMAGE OR DEFECTIVE LAMPS.
10. ENSURE EMERGENCY LIGHT FIXTURES HAVE TEST SWITCH AVAILABLE.
11. VERIFY PANELBOARDS DIRECTORIES ARE ACCURATE, DATED AND TYPE WRITTEN.
12. VERIFY THAT OCCUPANCY SENSORS ARE SET TO MAXIMUM SENSITIVITY AND SPECIFIED DELAY.

3.03 COMMISSIONING
A. COMMISSIONING FV SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
1. RECORD EMERGENCY FOOT-CANDLE LEVELS IN EACH AREA AND COMPARE TO DESIGN DOCUMENTS.
2. VERIFY MINIMUM OF FOOT-CANDLE OF ILLUMINATION ON EMERGENCY EGRESS PATHWAY LIGHTING.
3. SIMULATE NORMAL POWER LOSS TO ENSURE AUTOMATIC EMERGENCY POWER TRANSFER AND EMERGENCY LIGHTING ARE OPERATIONAL.
4. TEST SHUNT TRIP DEVICES TO ENSURE PROPER OPERATION.
5. TEST AND VALIDATE ALL CONTROL AND SEQUENCE OF OPERATION AS SPECIFIED ON THE PLANS. FOR LIGHTING, HVAC CONTROL.
6. VERIFY PROPER OPERATION OF PHOTOVOLTAIC SYSTEM.

3.04 START UP
A. THE ELECTRICAL CONTRACTOR OR HIS ELECTRICAL TESTING AGENCY SHALL FOLLOW THE START UP AND INITIAL CHECKOUT PROCEDURES LISTED IN THE RESPONSIBILITIES LIST IN THIS SECTION. CONTRACTOR HAS START UP RESPONSIBILITY AND IS REQUIRED TO COMPLETE SYSTEMS AND SUB-SYSTEMS SO THEY ARE FULLY FUNCTIONAL, MEETING THE DESIGN OBJECTIVES OF THE CONTRACT DOCUMENTS. THE COMMISSIONING PROCEDURES AND FUNCTIONAL TESTING DO NOT RELIEVE OR LESSEN THIS RESPONSIBILITY OR SHIFT THAT RESPONSIBILITY PARTIALLY TO THE COMMISSIONING AGENT OR OWNER.
B. FUNCTIONAL TESTING IS INTENDED TO BEGIN AFTER COMPLETION OF THE FIELD INSTALLATION VERIFICATIONS AND OPERATIONAL PERFORMANCE TESTS. FUNCTIONAL TESTING SHALL NOT PROCEED PRIOR TO THE COMPLETION OF SYSTEMS OR SUB-SYSTEMS.

3.05 FUNCTIONAL PERFORMANCE TESTS
A. EACH SYSTEM PROVIDED UNDER THIS CONTRACT AND COVERED BY THIS SECTION SHALL BE FUNCTION TESTED TO ENSURE TOTAL SYSTEM OPERATION. THIS FUNCTIONAL TESTING SHALL BE SUPERVISED BY THE COMMISSIONING AGENT AND THE CONTRACTOR SHALL ASSIST THE AGENT AS REQUIRED.
B. UPON SATISFACTORY COMPLETION OF EQUIPMENT ACCEPTANCE TESTS, THE SYSTEM FUNCTIONAL TESTS SHALL BE PERFORMED. IT IS THE INTENT OF SYSTEM FUNCTIONAL TESTS TO PROVE THE PROPER INTERACTION OF ALL SENSING, PROCESSING, AND ACTION DEVICES TO EFFECT THE DESIGNED END PRODUCT OR RESULT.
C. ALL INTERLOCKS, SAFETY DEVICES, FAIL-SAFE FUNCTIONS, AND DESIGN FUNCTIONS SHALL BE TESTED.
3.06 TESTING DOCUMENTATION AND APPROVALS
A. ALL TEST REPORTS SHALL BE SUBMITTED TO COMMISSIONING AGENT FOR APPROVAL AND INCLUDED IN THE CLOSE OUT DOCUMENTS.
3.07 OPERATIONS AND MAINTENANCE (O&M) MANUALS
A. CONTRACTOR SHALL COMPILE AND PREPARE DOCUMENTATION FOR ALL EQUIPMENT AND SYSTEMS AND DELIVER TO THE GC FOR INCLUSION IN THE O&M MANUALS.
3.08 TRAINING OF OWNER PERSONNEL
A. THE GC SHALL BE RESPONSIBLE FOR TRAINING COORDINATION AND SCHEDULING AND ULTIMATELY TO ENSURE THAT TRAINING IS COMPLETED.
B. THE CA SHALL BE RESPONSIBLE FOR OVERSEEING AND APPROVING THE CONTENT AND ADEQUACY OF THE TRAINING OF OWNER PERSONNEL FOR COMMISSIONING.
C. ELECTRICAL CONTRACTOR, THE ELECTRICAL CONTRACTOR SHALL HAVE THE FOLLOWING TRAINING RESPONSIBILITIES:
1. PROVIDE THE CA WITH A TRAINING PLAN TWO WEEKS BEFORE THE PLANNED TRAINING ACCORDING TO THE OUTLINE.
2. PROVIDE DESIGNATED OWNER PERSONNEL WITH COMPREHENSIVE TRAINING IN THE UNDERSTANDING OF THE SYSTEMS AND THE OPERATION AND MAINTENANCE OF EACH MAJOR PIECE OF COMMISSIONED ELECTRICAL EQUIPMENT OR SYSTEM.
3. TRAINING SHALL CONSIST OF HANDS-ON TRAINING ON EACH PIECE OF EQUIPMENT, WHICH SHALL ILLUSTRATE THE VARIOUS MODES OF OPERATION. EACH TRAINING SESSION SHALL INCLUDE:
A. A REVIEW OF THE WRITTEN O&M INSTRUCTIONS EMPHASIZING SAFE AND PROPER OPERATING REQUIREMENTS. PREVENTIVE MAINTENANCE, SPECIAL TOOLS NEEDED, AND SPARE PARTS INVENTORY SUGGESTIONS.
B. THE TRAINING SHALL INCLUDE ENERGIZING, DE-ENERGIZING, START UP, OPERATION IN ALL MODES POSSIBLE, SHUT-DOWN, ALARM CONDITIONS, POWER FAILURE, AND ANY EMERGENCY PROCEDURES.
C. DISCUSS RELEVANT HEALTH AND SAFETY ISSUES AND CONCERNS.
D. DISCUSS WARRANTIES AND GUARANTEES.
E. COVER COMMON TROUBLESHOOTING PROBLEMS AND SOLUTIONS.
F. DURING ANY DEMONSTRATION, SHOULD THE SYSTEM FAIL TO PERFORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE O&M MANUAL OR SEQUENCE OF OPERATIONS, THE SYSTEM WILL BE REPAIRED OR ADJUSTED AS NECESSARY AND THE DEMONSTRATION REPEATED.
G. THE ELECTRICAL CONTRACTOR SHALL FULLY EXPLAIN AND DEMONSTRATE THE OPERATION, FUNCTION AND OVERRIDES OF ANY POWER MANAGEMENT OR LIGHTING CONTROL SYSTEM.
H. TRAINING SHALL OCCUR AFTER FUNCTIONAL TESTING IS COMPLETE, UNLESS APPROVED OTHERWISE BY THE PROJECT MANAGER.

3.09 CORRECTION OF DEFICIENCIES
A. ANY DEFICIENCIES FOUND SHALL BE RECTIFIED, AND WORK AFFECTED BY SUCH DEFICIENCIES SHALL BE COMPLETELY RE-TESTED AT THE CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE OF THE ELECTRICAL POWER AND CONTROL SYSTEMS IS CONTINGENT UPON THE COMMISSIONING AUTHORITY (CA) DIRECTS AND COORDINATES ALL COMMISSIONING ACTIVITIES AND PROVIDES PREFUNCTIONAL CHECKLISTS AND FUNCTIONAL TEST PROCEDURES FOR CONTRACTORS USE.
B. COMMISSIONING REQUIRES THE PARTICIPATION OF CONTRACTORS TO ENSURE THAT ALL SYSTEMS ARE OPERATING IN A MANNER CONSISTENT WITH THE CONTRACT DOCUMENTS. CONTRACTORS SHALL BE FAMILIAR WITH ALL PARTS OF SECTION 01 91 13 - GENERAL COMMISSIONING REQUIREMENTS AND SHALL EXECUTE ALL COMMISSIONING RESPONSIBILITIES ASSIGNED TO THEM IN THE CONTRACT DOCUMENTS.
C. ELECTRICAL CONTRACTORS, THE COMMISSIONING RESPONSIBILITIES FOR THE ELECTRICAL CONTRACTOR ARE AS FOLLOWS (ALL REFERENCES APPLY ONLY TO EQUIPMENT INCLUDED IN THE COMMISSIONING SCOPE OF WORK).
1. INCLUDE THE COMMISSIONING COST OF THE ELECTRICAL CONTRACTOR IN THE CONTRACT PRICE.
2. IN EACH PURCHASE ORDER OR SUBCONTRACT WRITTEN, INCLUDE REQUIREMENTS FOR SUBMITTAL DATA, O&M DATA, AND TRAINING.
3. ATTEND A COMMISSIONING SCOPING MEETING AND OTHER SCHEDULED COMMISSIONING MEETINGS NECESSARY TO FACILITATE THE CX PROCESS.
4. CONTRACTORS SHALL PROVIDE THE CA COMPLETE SITE SHOP DRAWING SUBMITTALS OF ALL COMMISSIONED EQUIPMENT AND SYSTEMS.
5. CONTRACTORS SHALL PROVIDE ALL EQUIPMENT ACCEPTANCE TESTING FINAL REPORTS. ANY DEFICIENCIES FOUND SHALL BE RECTIFIED, AND WORK AFFECTED BY SUCH DEFICIENCIES SHALL BE COMPLETELY RE-TESTED AT THE CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE OF THE ELECTRICAL POWER SYSTEM IS CONTINGENT UPON SATISFACTORY COMPLETION OF THE ACCEPTANCE AND SYSTEM FUNCTION TESTS.
6. PROVIDE ADDITIONAL REQUESTED DOCUMENTATION, PRIOR TO NORMAL O&M MANUAL SUBMITTALS, TO THE CA FOR DEVELOPMENT OF START UP AND FUNCTIONAL TESTING PROCEDURES.
7. TYPICALLY THIS WILL INCLUDE DETAILED MANUFACTURER INSTALLATION AND START UP, OPERATING, TROUBLESHOOTING AND MAINTENANCE PROCEDURES, AND FULL WARRANTY INFORMATION, INCLUDING ALL RESPONSIBILITIES OF THE OWNER TO KEEP THE WARRANTY IN FORCE CLEARLY IDENTIFIED. IN ADDITION, THE INSTALLATION AND CHECKOUT MATERIALS THAT ARE ACTUALLY SHIPPED INSIDE THE EQUIPMENT AND THE ACTUAL FIELD CHECKOUT SHEET FORMS TO BE USED BY THE FACTORY OR FIELD TECHNICIANS SHALL BE SUBMITTED TO THE CA.

SYMBOLS LIST

	DUPLEX RECEPTACLE		JUNCTION BOX, CEILING MOUNTED		BRANCH CIRCUIT HOMERUN
	HALF-HOT TAMPER RESISTANT RECEPTACLE		JUNCTION BOX, WALL MOUNTED		3/4" CONDUIT MINIMUM - 1412 HOT, 1412 NEUTRAL AND #12 GROUND. TYPICAL UNLESS NOTED OTHERWISE.
	GFCI DUPLEX RECEPTACLE		JUNCTION BOX, GROUND MOUNTED, FOR POKE-THRU INSTALLATION		BRANCH CIRCUIT WIRING WITH TICK MARKS.
	GFCI DUPLEX RECEPTACLE WITH DUAL USB PORT		JUNCTION BOX, GROUND MOUNTED, FOR IN-SLAB INSTALLATION		FEEDER TAG.
	SPECIALTY RECEPTACLE, VOLTAGE AND NEMA CONFIGURATION AS SPECIFIED IN PLAN NOTES.		(1) TELEPHONE AND (1) DATA OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.		CONDUIT TURNING UP
	QUAD RECEPTACLE		CONDUIT TURNING DOWN		ELECTRICAL PANEL.
	HALF-HOT TAMPER RESISTANT DUPLEX RECEPTACLE		(1) DATA OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.		CIRCUIT BREAKER ON SINGLE LINE DIAGRAM
	GFCI QUAD RECEPTACLE		(1) TV OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.		CIRCUIT BREAKER WITH SHUNT TRIP ON SINGLE LINE DIAGRAM
	DUPLEX RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION		20A SPST TOGGLE SWITCH		TRANSFORMER ON SINGLE LINE DIAGRAM
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION		20A SPST 3-WAY TOGGLE SWITCH		AUTOMATIC TRANSFER SWITCH ON SINGLE LINE DIAGRAM
	COMBINATION DUPLEX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION		20A DIMMER SWITCH		METER WITH CURRENT TRANSFORMERS
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION		20A SPST TWIST TIMER, 2-HOUR UNLESS OTHERWISE LISTED.		ELECTRIC MOTOR, SIZE AS NOTED
	DUPLEX RECEPTACLE, FLUSH FLOOR MOUNTED, FOR IN-SLAB INSTALLATION		DIGITAL SWITCH, WALL MOUNTED		ELECTRICAL PANEL ON SINGLE LINE DIAGRAM
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		MOTION SENSOR, WALL MOUNTED		CIRCUIT BREAKER WITH ELECTRONIC SENSING, TIMING AND TRIPPING CONTROL WITH FIELD-INTERCHANGEABLE TRIP UNITS. PROVIDE TRUE RMS FUNCTIONS WITH DISCRETE FIELD ADJUSTABLE SETTINGS INDEPENDENT OF OTHER ADJUSTMENTS.
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR IN-SLAB INSTALLATION		OCCUPANCY SENSOR, CEILING MOUNTED		A - ARC FLASH REDUCTION
	COMBINATION DUPLEX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		PHOTO SENSOR, CEILING MOUNTED		L - LONG TIME TRIP
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		VACANCY SENSOR, CEILING MOUNTED		S - SHORT TIME OVERCURRENT TRIP
	COMBINATION DUPLEX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		VACANCY SENSOR, WALL MOUNTED		G - GROUND FAULT TRIP, GROUND FAULT SENSING INTEGRAL WITH CIRCUIT BREAKER.
	MECHANICAL/PLUMBING EQUIPMENT TAG		SMOKE DETECTOR, CEILING MOUNTED		GROUNDING ELECTRODE AND CONDUCTOR
	TIME CLOCK		SMOKE DETECTOR, WALL MOUNTED		
	LOW VOLTAGE TRANSFORMER		DISCONNECT SWITCH, SIZE AS NOTED		
	THERMOSTAT		VARIABLE FREQUENCY DRIVE, SIZE AS NOTED		
			MOTOR RATED SWITCH		

ELECTRICAL GENERAL NOTES

- CONTRACTOR SHALL PERFORM ALL WORK AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT CONDITIONS AFFECTING THE ELECTRICAL WORK.
- DRAWINGS INDICATE THE GENERAL SCHEME OF THE INSTALLATION AND ARE DIAGRAMMATIC IN SCOPE. THE ENGINEER RESERVES THE RIGHT TO CHANGE THE LOCATION OF OUTLETS, CONDUIT, EQUIPMENT, APPARATUS, ETC. TO A REASONABLE EXTENT AS THE BUILDING CONDITIONS MAY DICTATE PRIOR TO THEIR INSTALLATION WITHOUT EXTRA COST TO THE OWNER. THE EXACT LOCATION AND ARRANGEMENT OF ALL EQUIPMENT AND PARTS SHALL BE DETERMINED AS THE WORK PROGRESSES.
- DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.
- SCRAP AND DEBRIS, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR START UP OF ALL SYSTEMS.
- ALL WORK SHALL BE DONE WITH A MINIMUM OF DUST AND DIRT. PROVIDE SUFFICIENT FIREPROOF TARPULINS AND COVER ALL EQUIPMENT IN WORK AREA WITH SAME DURING WORK OPERATIONS.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND EQUIPMENT CUTS TO THE ARCHITECT FOR APPROVAL (MINIMUM 5 COPIES).
- COORDINATE NEW SERVICE CONNECTIONS WITH LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL FILE, SECURE AND PAY FOR ANY NECESSARY APPROVALS, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECT FOR ONE YEAR AFTER ACCEPTANCE OF WORK.
- CONTRACTOR TO COORDINATE TESTING WITH LOCAL OFFICIALS.
- ALL WORK BE IN STRICT CONFORMANCE WITH THE LATEST VERSION OF THE STATE OF CALIFORNIA FIRE CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA GREEN CODE, AND THE CALIFORNIA BUILDING CODE.
- PRIOR TO TESTING, CONTRACTOR SHALL MAKE ALL SYSTEM ADJUSTMENTS REQUIRED FOR PROPER OPERATION. ADJUSTMENTS SHALL INCLUDE TRANSFORMER TAPS, CIRCUIT BREAKER MAGNETIC SETTINGS, GROUND FAULT RELAY TRIP SETTINGS, BALLAST TAP SETTINGS, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND MAKING SAFE ALL ELECTRICAL FACILITIES IN EXISTING STRUCTURE PRIOR TO DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMMISSIONING OF SYSTEMS AS REQUIRED BY LOCAL CODE.
- ALL EQUIPMENT SHALL BE LISTED BY A CITY OF ARCADIA RECOGNIZED ELECTRICAL TESTING LAB (UL) OR APPROVED BY THE DEPARTMENT.
- COMPLY WITH CITY OF DANA POINT AMENDMENTS TO 2019 CEC. USE RIGID METAL CONDUIT IN ALL AREAS EXPOSED TO WEATHER. USE GROUND WIRE INSIDE ALL FLEXIBLE METAL CONDUITS. METAL CONDUIT SHALL NOT BE INSTALLED IN CONTACT WITH EARTH.
- SCREENING SHALL BE PROVIDED SO THAT MATERIALS STORED IN ANY OUTDOOR STORAGE AREA AND/OR EQUIPMENT AT GRADE OR ON THE ROOF ARE SCREENED FROM VIEW FROM ALL ADJACENT STREETS, NO MATTER THE STREET GRADE, AND ALL PROPERTIES AT THE SAME GRADE.
- PROVIDE UNDERGROUND RACEWAY(S) FOR INCOMING TELEPHONE SERVICE. RACEWAYS SHALL BE 2" MINIMUM (UNLESS OTHERWISE LISTED).
- ALL UNDERGROUND RACEWAYS, SHALL BE TYPE DB, SCHEDULE 40 PVC, RIGID NON-METALLIC CONDUIT, AND MANUFACTURED BY CARLON OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE #352.
- NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL R5E1 AND NEMA #TC-2.
- ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
- FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL BE OF THE SOLVENT CEMENTED TYPE AND SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL 3514 AND NEMA #TC-3. SOLVENT CEMENTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- WHEREVER POSSIBLE, RIGID NON-METALLIC CONDUIT ELBOWS, OFFSETS, ETC. SHALL BE MADE USING 90 DEGREE, 45 DEGREE AND 90 DEGREE FACTORY ELBOWS. WHERE FACTORY ELBOWS CANNOT BE ACCOMMODATED, FIELD BENDING SHALL USE HEATING BOXES, END PLUGS AND FORMING GUIDES AS RECOMMENDED BY THE MANUFACTURER. CARE SHALL BE EXERCISED TO ENSURE THAT THE INTERNAL DIAMETER OF CONDUITS IS NOT EFFECTIVELY REDUCED BY FIELD BENDING.
- MINIMUM BENDING RADIUS FOR RIGID NON-METALLIC CONDUIT SHALL NOT BE LESS THAN PERMITTED BY NEC TABLE 2, CHAPTER 9.
- MINIMUM BURIAL DEPTH FOR UNDERGROUND RIGID NON-METALLIC RACEWAY SHALL BE 36" BELOW FINISHED GRADE, WHERE LESSER DEPTHS ARE REQUIRED DUE TO SUBSURFACE OBSTACLES, ENCASE RACEWAYS IN MINIMUM 3", 3000 PSI CONCRETE ENVELOPE.
- ALL PENETRATIONS THROUGH MANHOLES, HANDHOLES, FOUNDATIONS, ETC. SHALL BE MADE USING HOT-DIPPED GALVANIZED, RIGID STEEL (GRS) CONDUIT. MAKE TRANSITION FROM RIGID NON-METALLIC TO GRS AT 6" FROM PENETRATION USING APPROVED TRANSITION COUPLING. PROVIDE 3" CONCRETE ENVELOPE AROUND TRANSITION COUPLING EXTENDING 3'-0" IN EITHER DIRECTION TO MINIMIZE SHEAR FORCES AT TRANSITION COUPLING.
- RISERS AT UTILITY POLES SHALL CONSIST OF GRS ELBOW(S) AND CONDUCT TO 10'-0" ABOVE FINISHED GRADE FOR ELECTRICAL SUPPLIES. SPARE ELECTRICAL DUCTS SHALL BE CAPPED AT 6" ABOVE FINISHED GRADE.
- ALL CIRCUIT BREAKERS SUPPLYING HVAC EQUIPMENT SHALL BE UL LISTED TYPE HACR.
- PROVIDE WEATHERPROOF (NEMA 3R) JUNCTION BOXES, CONDUIT, FITTINGS AND ENCLOSURES AT ALL EXTERIOR LOCATIONS AND ALL WET OR DAMP INTERIOR LOCATIONS.
- ALL AMPACITIES ARE BASED UPON TABLE 310.15(B)(16) OF THE 2019 CALIFORNIA ELECTRICAL CODE.

ABBREVIATIONS AND DESCRIPTIONS

A	AMPERES	MAX	MAXIMUM
AC	ALTERNATING CURRENT	MCC	MOTOR CONTROL CENTER
ACF	AMPERES INTERRUPTING CAPACITY	MCP	MOTOR CIRCUIT PROTECTION
AF	AVAILABLE FAULT CURRENT	MECH	MECHANICAL
AFB	ABOVE FINISHED FLOOR	MIN	MINIMUM
AFS	ABOVE FINISHED GRADE	MLO	MAN LUG ONLY
AF	AMP FRAME/AMP FUSE	MTD	MOUNTED
AL	ALUMINUM	MTG	MOUNTING
AS	AMP SWITCH	N	NEUTRAL
AT	AMP TRIP	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NIC	NATIONAL ELECTRICAL CODE
AVG	AMERICAN WIRE GAUGE	NTS	NOT IN CONTRACT
CATV	CABLE TELEVISION	NOT TO SCALE	NORMALLY OPEN
CCTV	CLOSED CIRCUIT TELEVISION	OCFI	OWNER FURNISHED CONTRACTOR INSTALLED
CB	CIRCUIT BREAKER	OFI	OWNER FURNISHED CONTRACTOR INSTALLED
CD	CONDUIT ONLY WITH N/ML PULLCORD	PC	PULLBOX
COAS	COAXIAL CABLE	PH	PHOTOCELL CONTROL
CU	COPPER	PLB	PLUMBING
CT	CURRENT TRANSFORMER	PNL	PANEL
DC	DIRECT CURRENT	PVC	POLYVINYL CHLORIDE
DIST	DISTRIBUTION SWITCHBOARD	PP	POWER POLE
DWS	DRAWINGS	PS	POWER SENTRY EMERGENCY BATTERY UNIT
EF	EXHAUST FAN	QTY	QUANTITY
ELECT	ELECTRICAL		
ELEV	ELEVATION/ELEVATOR		
EMER, EM	EMERGENCY		
EMT	ELECTRO-METALLIC TUBING	RECEPT	RECEPTACLE
EQUIP	EQUIPMENT	REF	REFRIGERATOR
EXIST, EX	EXISTING	RGS	RIGID GALVANIZED STEEL ROOM
F	DEGREES FAHRENHEIT	RM	ROOM
FA	FIRE ALARM	SB	STANDBY
FF	FURNITURE FEED, FINISHED FLOOR	SD	SMOKE DETECTOR
G	GROUND BUS OR WIRE	SPC	SPECIFICATION
GD	GARBAGE DISPOSAL	SQ FT	SQUARE FEET OR SQUARE FOOT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SWBD	SWITCHBOARD
OND	GROUND	SWGR	SWITCHGEAR
H	HORIZONTAL	TEMP	TEMPERATURE OR TEMPORARY
HP	HORSEPOWER	TV	TELEVISION
HOA	HAND-OFF/AUTOMATIC	TYP	TYPICAL
HZ	HERTZ	UGRS	UNDERGROUND PULL SECTION UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE
IG	ISOLATED GROUND	UNO	UNO
IMC	INTERMEDIATE METAL CONDUIT	V	VOLTS
J	JUNCTION BOX	VA	VOLTAHMPERE
JM	KILO-CIRCULAR-MIL	VFD	VARIABLE FREQUENCY DRIVE
KVA	KILO-VOLTAMPERE	W	WITH
KW	KILO-WATT	WP	WEATHER PROOF
LBS	POUNDS	WT	WEIGHT
LV	LOW VOLTAGE	X	EXISTING
		XMR	TRANSFORMER

600V Cu FEEDER TABLE 1PH, 2W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
<30Y>	1	2 # 12	N/A	1 # 12	3/4"
<35Y>	1	2 # 10	N/A	1 # 10	3/4"
<40Y>	1	2 # 8	N/A	1 # 10	3/4"
<50Y>	1	2 # 6	N/A	1 # 10	3/4"
<60Y>	1	2 # 4	N/A	1 # 10	1"
<70Y>	1	2 # 4	N/A	1 # 8	1"
<80Y>	1	2 # 2	N/A	1 # 8	1"
<90Y>	1	2 # 2	N/A	1 # 8	1"
<100Y>	1	2 # 1	N/A	1 # 8	1-1/4"
<125Y>	1	2 # 1	N/A	1 # 8	1-1/4"

600V Cu FEEDER TABLE 1PH, 3W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
<20Y>	1	2 # 12	1 # 12	1 # 12	3/4"
<30Y>	1	2 # 10	1 # 10	1 # 10	3/4"
<40Y>	1	2 # 8	1 # 8	1 # 10	3/4"
<50Y>	1	2 # 6	1 # 6	1 # 10	1"
<60Y>	1	2 # 4	1 # 4	1 # 10	1"
<70Y>	1	2 # 4	1 # 4	1 # 8	1-1/4"
<80Y>	1	2 # 2	1 # 2	1 # 8	1-1/4"
<90Y>	1	2 # 2	1 # 2	1 # 8	1-1/4"
<100Y>	1	2 # 1	1 # 1	1 # 8	1-1/2"
<125Y>	1	2 # 1	1 # 1	1 # 8	1-1/2"

600V Cu PRIMARY TABLE 3PH, 3W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
<20Y>	1	3 # 12	N/A	1 # 12	3/4"
<30Y>	1	3 # 10	N/A	1 # 10	3/4"
<40Y>	1	3 # 8	N/A	1 # 10	3/4"
<50Y>	1	3 # 6	N/A	1 # 10	1"
<60Y>	1	3 # 4	N/A	1 # 10	1"
<70Y>	1	3 # 2	N/A	1 # 8	1-1/4"
<80Y>	1	3 # 2	N/A	1 # 8	1-1/4"
<90Y>	1	3 # 2	N/A	1 # 8	1-1/4"
<100Y>	1	3 # 1	N/A	1 # 8	1-1/2"
<125Y>	1	3 # 1	N/A	1 # 8	1-1/2"
<150Y>	1	3 # 1	N/A	1 # 8	1-1/2"
<175Y>	1	3 # 1	N/A	1 # 8	1-1/2"
<200Y>	1	3 # 3/0	N/A	1 # 6	2"
<225Y>	1	3 # 3/0	N/A	1 # 6	2"
<250Y>	1	3 # 4	N/A	1 # 4	2"
<250Y>	1	3 # 250kcmil	N/A	1 # 4	2-1/2"
<300Y>	1	3 # 350kcmil			

ELECTRICAL NOTES AND SPECIFICATIONS

GENERAL

- 1. CONTRACTOR SHALL PERFORM ALL WORK AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT CONDITIONS EFFECTING THE ELECTRICAL WORK.
3. DRAWINGS INCLUDING THE GENERAL SCHEME OF THE INSTALLATION AND ARE DIAGRAMMATIC IN SCOPE. THE ENGINEER RESERVES THE RIGHT TO CHANGE THE LOCATION OF OUTLETS, CONDUIT, EQUIPMENT, APPARATUS, ETC. TO A REASONABLE EXTENT AS THE BUILDING CONDITIONS MAY DICTATE PRIOR TO THEIR INSTALLATION WITHOUT EXTRA COST TO THE OWNER. THE EXACT LOCATION AND ARRANGEMENT OF ALL EQUIPMENT AND PARTS SHALL BE DETERMINED AS THE WORK PROGRESSES.
4. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEERS APPROVAL. IF IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR START-UP OF ALL SYSTEMS.
7. ALL WORK SHALL BE DONE WITH A MINIMUM OF DUST AND DIRT. PROVIDE SUFFICIENT FIREPROOF TARPULAINS AND COVER ALL EQUIPMENT IN WORK AREA WITH SAME DURING WORK OPERATIONS.
8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND EQUIPMENT CUTS TO THE ARCHITECT FOR APPROVAL (MINIMUM 5) COPIES).
9. COORDINATE CONNECTIONS TO STREET WITH LOCAL UTILITY COMPANIES PRIOR TO THE PERMITS AND INSPECTIONS.
10. CONTRACTOR SHALL FILE, SECURE AND PAY FOR ANY NECESSARY APPROVALS, PERMITS AND INSPECTIONS.
11. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECT FOR ONE YEAR AFTER ACCEPTANCE OF WORK.
12. ALL WORK BE IN STRICT CONFORMANCE WITH THE STATE OF CALIFORNIA FIRE CODE, THE STATE OF CALIFORNIA BUILDING CODE, THE STATE OF CALIFORNIA ENERGY CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CAL GREEN CODE.
13. PRIOR TO TESTING CONTRACTOR SHALL MAKE ALL SYSTEM ADJUSTMENTS REQUIRED FOR PROPER OPERATION. ADJUSTMENTS SHALL INCLUDE TRANSFORMER TAPS, CIRCUIT BREAKER MAGNETIC SETTINGS, GROUND FAULT RELAY TRIP SETTINGS, BALLAST TAP SETTINGS, ETC.
14. ALL ELECTRICAL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. CONTRACTOR TO COORDINATE TESTS WITH LOCAL OFFICIALS.
15. ALL EQUIPMENT SHALL BE LISTED BY A CITY OF DANA POINT RECOGNIZED ELECTRICAL TESTING LAB (IE UL) OR APPROVED BY THE DEPARTMENT.
16. COMPLY WITH CITY OF DANA POINT ORDINANCES TO 2015 E.C.C. USE RIGID METAL CONDUIT ALL AREAS EXPOSED TO WEATHER. USE GROUND

SITE SERVICES

- 1. ALL UNDERGROUND RACEWAYS, SHALL BE TYPE DB, SCHEDULE 40 PVC, RIGID NON-METALLIC CONDUIT, AS MANUFACTURED BY CARLON OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE #547
2. NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #851 AND NEMA #1C-2
3. FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL BE OF THE SOLVENT CEMENTED TYPE AND SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #514 AND NEMA #1C-3. SOLVENT CEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
7. WHEREVER POSSIBLE, RIGID NON-METALLIC CONDUIT ELBOWS, OFFSETS, ETC. SHALL BE MADE USING 30 DEGREE, 45 DEGREE AND 90 DEGREE FACTORY ELBOWS. WHERE FACTORY ELBOWS CANNOT BE ACCOMMODATED, FIELD BENDING SHALL BE USED. BENDING GUIDES, END PLUGS AND FORMING GUIDES AS RECOMMENDED BY THE MANUFACTURER. CASE SHALL BE EXERCISED TO ENSURE THAT THE INTERNAL DIAMETER OF CONDUITS IS NOT EFFECTIVELY REDUCED BY FIELD BENDING.
8. MINIMUM BENDING RADIUS FOR RIGID NON-METALLIC CONDUIT SHALL NOT BE LESS THAN PERMITTED BY NEC #546-10
9. MINIMUM BURIAL DEPTH FOR UNDERGROUND RIGID NON-METALLIC RACEWAY SHALL BE 30" BELOW FINISHED GRADE. WHERE DEPTHS ARE REQUIRED DUE TO SUBSURFACE ROCK, ENCASE RACEWAYS IN MINIMUM 3" 2000 PSI CONCRETE ENVELOPE.
10. ALL PENETRATIONS THROUGH MANHOLES, HANDHOLES, FOUNDATIONS, ETC. SHALL BE MADE USING HOT-DIPPED GALVANIZED, RIGID STEEL GRDS. CONDUIT. MAKE TRANSITION FROM RIGID NON-METALLIC TO GRDS AT 8'-0" FROM PENETRATION USING APPROVED TRANSITION COUPLING. PROVIDE 3" CONCRETE ENVELOPE AROUND TRANSITION COUPLING EXTENDING 3'-0" IN EITHER DIRECTION TO MINIMIZE SHEAR AT TRANSITION COUPLING.

RACEWAYS

1. UNLESS OTHERWISE NOTED, RACEWAY TYPES SHALL BE AS INDICATED BELOW

Table with columns: LOCATION, RACEWAY. Lists various raceway types for different locations like outdoors above grade, indoors feeders, etc.

CONDUITS

1. UNLESS OTHERWISE NOTED, CONDUIT TYPES SHALL BE AS INDICATED BELOW

Table with columns: LOCATION, CONDUITS. Lists conduit types for various locations like indoor branch circuits, concealed branch circuits, etc.

Table with columns: #12, #10, #8. Lists conductor sizes and their corresponding AWG and CM values.

GROUNDING

- 1. SERVICE ENTRANCE GROUNDING ELECTRODES SHALL INCLUDE THE FOLLOWING:
A. REINFORCING BARS IN FOOTINGS.
B. DOMESTIC WATER SERVICE.
C. AT LEAST ONE 3/4" X 10' COPPER/CLAD GROUND ROD DRIVEN OUTSIDE BUILDING AS NEAR TO SERVICE ENTRANCE EQUIPMENT AS POSSIBLE.

- 2. GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE #250-94 AND NEC #250-70(D)
3. PROVIDE GROUNDING JUMPER AROUND WATER METER. JUMPER TO BE BARE STRANDED COPPER SIZED TO MATCH GROUNDING ELECTRODE CONDUCTOR SIZE. GROUNDING CLAMPS FOR WATER PIPING SHALL BE THOMAS AND BETTS SERIES 3000 7/8" BOLT CLAMP. PROVIDE MALLEABLE IRON CONDUIT HUBS WHERE CONDUCTOR IS HOUSED IN CONDUIT FOR PHYSICAL PROTECTION.
4. ALL GROUNDING CONNECTIONS TO REINFORCING BARS AND RIGID IRON ALL UNDERGROUND GROUNDING CABLE SPLICES SHALL BE EXOTHERMIC WELDS BY CROWDLOD OR APPROVED EQUAL.
5. THE FOLLOWING COMPONENTS SHALL BE BONDED WITH A BARE COPPER CONDUCTOR SIZED IN ACCORDANCE WITH NEC TABLE #250-94
A. SERVICE RACEWAYS
B. METERS OR CT CABINET ENCLOSURE
C. SERVICE DISCONNECT ENCLOSURE
D. GROUNDING ELECTRODES
E. SERVICE RACEWAYS SHALL BE BONDED BY USE OF GROUNDING BUSHINGS AT ALL TERMINATIONS UP TO AND INCLUDING THE SERVICE SIDE OF SERVICE DISCONNECTS)
6. WHERE MULTIPLE SERVICE DISCONNECTING MEANS ARE PROVIDED, THE GROUNDING ELECTRODE CONDUCTOR SHALL BE EXTENDED TO AND BONDED TO THE FOLLOWING ITEMS SHALL BE BONDED TO THE SERVICE EQUIPMENT GROUND BUS USING CABLES SIZED IN ACCORDANCE WITH NEC TABLE #250-94
A. INTERIOR STEEL FRAME
B. STRUCTURAL STEEL FRAME
C. METAL SIKING (WHERE APPLICABLE)
D. TANKS (ABOVE AND BELOW GRADE)
7. GROUNDING OF ELECTRICAL EQUIPMENT AND ENCLOSURES DOWNSTREAM OF THE SERVICE DISCONNECT SHALL BE BY THE METALLIC RACEWAY SYSTEM WHERE PERMITTED BY THE NEC. PROVIDE SUPPLEMENTARY GROUNDING CONDUCTORS WHERE REQUIRED DUE TO LENGTHS OF FLEXIBLE METAL CONDUIT, DISCONTINUOUS ENCLOSURES, ETC.
8. GROUND NEUTRAL POINT OF ALL SEPARATELY DERIVED SYSTEMS, INCLUDING TRANSFORMERS, GENERATORS, UPS SYSTEMS, INVERTERS, ETC. WHERE BUILDING IS PROVIDED WITH A GROUNDING STRUCTURAL STEEL FRAME, GROUND TRANSFORMER, GENERATOR AND INVERTER NEUTRALS TO STEEL.
9. RECEPTACLE MOUNTING YOKES SHALL NOT BE USED FOR GROUNDING PURPOSES WITH RECESSED OUTLET BOXES. PROVIDE INSULATED GROUNDING JUMPER FROM OUTLET BOXES TO RECEPTACLE GROUNDING TERMINAL (DOES NOT APPLY FOR ISOLATED GROUND RECEPTACLES)
10. ALL PANELS SERVING ISOLATED GROUND RECEPTACLES SHALL BE PROVIDED WITH AN INSULATED GROUND CONDUCTOR ROUTED WITH THE SUPPLY FEEDER. PROVIDE ISOLATED GROUND BUS IN PANEL.
12. REDUCING WADERS, CONCENTRIC KNOCKOUTS OR ECCENTRIC KNOCKOUTS MAY NOT BE UTILIZED FOR GROUNDING OF RACEWAY WHERE CIRCUIT VOLTAGE EXCEEDS 250V TO GROUND. PROVIDE INTERIOR GROUNDING BUSHINGS AND BONDING CONDUCTOR TO PANEL ENCLOSURE.

BOXES

1. BOXES FOR BRANCH CIRCUIT WIRING DEVICES AND BRANCH CIRCUIT SPLICES SHALL BE AS INDICATED BELOW:

Table with columns: FLUSH WIRING DEVICES OR METAL STUDS, FLUSH WIRING DEVICES OR WOOD STUDS, FLUSH WIRING DEVICES IN MASONRY WALLS, GANG BOXES, CEILING BAR BOX (FRINGE CEILING), CEILING BAR BOX (WOOD JOIST), SURFACE WIRING DEVICES (DRY AREAS), BRANCH CIRCUIT JUNCTION BOX (DRY AREAS), SURFACE WIRING DEVICES (WET AREAS, 1 GANG), SURFACE WIRING DEVICES (WET AREAS, 2 GANG).

- THE ABOVE MODEL NUMBERS ARE TYPICAL OF THE PRODUCTS REQUIRED. CONTRACTOR SHALL ADJUST MODEL NUMBERS AS REQUIRED TO SUIT JOB CONDITIONS, WALL THICKNESS, DEVICE REQUIREMENTS, ETC.
2. PULL AND JUNCTION BOXES SHALL BE CODE GAUGE UNWELDED STEEL, NEMA "1" WITH SCREEN FASTENED COVERS WHEN USED IN INDOOR, DRY AREAS. STEEL GAUGE SHALL BE IN ACCORDANCE WITH NEC ARTICLE #310-C
3. PULL AND JUNCTION BOXES UTILIZED IN INDOOR AREAS WHICH MAY BECOME DAMP (BOLLER ROOM, UTILITY ROOMS, CONNECTIONS TO UNDERGROUND RACEWAYS, ETC.) SHALL BE GALVANIZED TYPE NEMA "1".
4. PULL AND JUNCTION BOXES FOR USE OUTDOORS SHALL BE GALVANIZED AND OF NEMA "3R" CONSTRUCTION.
5. ALL PULL BOXES FASTENED TO EXTERIOR BLOCK OR MASONRY WALLS SHALL BE PROVIDED WITH 1/2" CHANNEL FRAMING SPACERS ORIENTED VERTICALLY AT REAR OF ENCLOSURE TO AVOID AIR CIRCULATION BEHIND ENCLOSURE.
6. OUTLET, SWITCH AND JUNCTION BOXES FOR BRANCH CIRCUIT WORK SHALL BE SIZED IN ACCORDANCE WITH NEC #310-6
7. PULLBOXES AND LARGER JUNCTION BOXES SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE #310-18
8. WHERE USE OF KNOCKOUTS IS DISCONTINUED BY CHANGES IN THE WORK, INSTALL PROPERLY SIZED KNOCKOUT SEALS BY THOMAS & BETTS, RACOR, APPLETON OR EQUAL.

LIGHTING

- 1. COORDINATE FIXTURE LOCATIONS WITH INSTALLED OUTDOOR SPRINKLERS, ARCHITECTURAL SPOTS, ETC.
2. FIXTURES INSTALLED IN CLOSETS SHALL COMPLY WITH NEC ARTICLE #410.4 FOR LOCATION AND TYPE OF CONSTRUCTION
3. ALL FIXTURES WHEN INSTALLED IN EXCESS OF 50M SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX (NEC #410.4(A))
4. WHERE TROFFERS ARE WEIGHING IN SUSPENDED CEILINGS, FIXTURES SHALL BE SECURELY FASTENED TO GRID WITH CONCEALED BOLTS, SCREWS, RIVETS, OR TIE BAR CLIPS. WHERE CEILING SUPPORT IS NOT ADEQUATE (ONE WIRE IN EACH CORNER OF THE FIXTURE), SUPPORT FIXTURE HOUSING INDEPENDENTLY OF THE GRID.
5. WHERE FIXTURES ARE PENDANT MOUNTED OR CHAIN HUNG, SUPPORTS SHALL BE ADEQUATE TO HOLD THE WEIGHT OF THE FIXTURE PLUS 250#.
6. FUTURE HOUSING SHALL NOT BE USED AS RACEWAYS, EXCEPT THOSE DESIGNED FOR INSTALLATION IN CONTIGUOUS ROOMS. MAKE BRANCH CIRCUIT SPLICES IN 4" SQUARE BOXES WITH BLANK COVER PLATES (NEC #410-3)
7. ALL BALLASTS FOR FLOURESCENT, BI-X AND OCTRON LAMPS SHALL BE OF THE RAPID START, CLASS "P", THERMALLY PROTECTED, HIGH POWER FACTOR, ENERGY SAVING TYPE WITH MANUFACTURED BY GENERAL ELECTRIC, UNIVERSAL, ADVANCE OR APPROVED EQUAL. BALLASTS SHALL BE UL LISTED, CM CERTIFIED AND CARRY A MINIMUM 2 YEAR WARRANTY.
8. ALL CEILING PENDANT MOUNTED AND WALL BRACKET MOUNTED FIXTURES SHALL BE PROVIDED WITH DECORATIVE CHIMERS MATCHING THE FIXTURE AND PENDANT FINISH.
9. ALL RECESSED INCANDESCENT FIXTURES SHALL BE THERMALLY PROTECTED.
10. RECESSED FIXTURES SHALL MAINTAIN A MINIMUM CLEARANCE OF 1/2" TO COMBUSTIBLE CONSTRUCTION AND 3" TO THERMAL INSULATION UNLESS UL LISTED FOR DIRECT CONTACT WITH THESE MATERIALS (NEC #410-6) (A) & (B)
11. CONNECTIONS TO FLOURESCENT TROFFERS SHALL CONSIST OF HIGH TEMPERATURE WIRING (SEE CONDUCTOR) IN FLEXIBLE METAL CONDUIT. CONNECTION SHALL NOT BE LESS THAN 4", NOR GREATER THAN 6" IN LENGTH.
12. ALL BALLASTS FOR RECESSED HID FIXTURES SHALL BE UL LISTED AND SHALL BE THERMALLY PROTECTED.
13. WHEN SHOWING ABOVE DOOR, EXTERIOR BUILDING MOUNTED LIGHTING AT EGRESS DOORS SHALL BE MOUNTED WITH THE BOTTOM OF THE FIXTURE AT 6" ABOVE DOOR CASING.
14. WHEN SHOWN AT THE SIDE OF A DOOR, EXTERIOR BUILDING MOUNTED LIGHTING SHALL BE MOUNTED ON STRIKE SIDE OF DOOR WITH TOP OF FIXTURE ALIGNED WITH THE TOP OF THE DOOR.
15. ALL FLOURESCENT FIXTURES IN UNGRADED ROOMS OR AREAS SHALL BE PROVIDED WITH RAPID START BALLAST COMBINATIONS SUITABLE FOR STARTING AT 0 DEGREE F.
17. WHERE RECESSED FIXTURES ARE INSTALLED IN FIRE RATED CEILINGS, TROFFERS SHALL BE SUPPORTED AND TENDED IN ACCORDANCE WITH UL REQUIREMENTS FOR FIRE RATED CEILING ASSEMBLY.
18. BALLASTS FOR HID FIXTURES SHALL BE POWER FACTOR CORRECTED.
19. DIMMING FOR HID FLUORESCENT FIXTURES (T-12, T-8 OR HO LAMPS) SHALL BE LUTRON "NOVA-T" DIMMING BALLAST. DIMMING BRANCH CIRCUIT SHALL BE 3 WIRE, #12 AWG MINIMUM.
20. WHERE TWO LEVEL DIMMING CONTROL IS SPECIFIED FOR HID FIXTURES, FURNISH AND INSTALL WDLIGHT "B" LEVEL DIMMING SYSTEM CONSISTING OF REMOTE REGULATING TYPE BALLASTS) AND:
MODEL #BL-M6- MANUAL CONTROL(S)
MODEL #HD- PROXIMITY (DETECTORS)
MODEL #MFC- PROGRAMMABLE CLOCK
MODEL #AC-PC- PHOTOCELL CONTROL
PROVIDE 120V, MODEL #BL-M6HS START AT HIGH CONTROL FOR METAL HALIDE CIRCUITS.

PANELBOARDS

- 1. EQUIPMENT INTERRUPTING RATING(S) SHALL BE AS SHOWN ON SCHEDULES OR ON THE SINGLE LINE DIAGRAM UNLESS OTHERWISE NOTED ALL PANELBOARDS SHALL BE FULLY RATED SERIES RATED EQUIPMENT SHALL NOT BE ACCEPTABLE.
2. SERVICE PANELS AND MAIN DISTRIBUTION PANELS SHALL HAVE BREAKERS OR FUSED SWITCHES AS SHOWN. SERVICE SWITCHES RATED OVER 600A AND BRANCH SWITCHES RATED OVER 800A SHALL BE BOLTED PRESSURE SWITCHES, SQUARE D "BOLT-LOC", PRINGLE OR EQUAL.
3. PANELBOARDS SHALL BE OF DEAD FRONT CONSTRUCTION WITH AUTOMATIC OVERCURRENT DEVICES. VOLTAGE AND CURRENT RATINGS AS SHOWN. CIRCUIT BREAKERS SHALL BE BCL-ON-TYPE UNLESS OTHERWISE NOTED. PANELBOARDS SHALL BE LISTED AS MANUFACTURED BY SQUARE D, GE OR SIEMENS.
4. ALL PANELBOARDS RATED OVER 225A AMPS SHALL BE SQUARE D "LINE", GE "SPECTRA SERIES" OR EQUAL BY SIEMENS.
5. ALL CIRCUIT BREAKERS SUPPLYING HVAC EQUIPMENT SHALL BE UL LISTED TYPE HACR.
6. WHERE INDICATED ON DRAWINGS, PROVIDE SPLIT BUS PANELBOARDS.
7. ALL PANELBOARDS SHALL BE PROVIDED WITH A TYPEWRITTEN DIRECTORY IN FRAME ON THE PANEL DOOR.

SAFETY SWITCHES

- 1. SAFETY SWITCHES SHALL BE HEAVY DUTY, FUSED OR UNFUSED, RATINGS AS SHOWN ON THE DRAWINGS.
2. ALL SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK OPERATION AND SHALL HAVE PADLOCKING PROVISIONS.
3. ALL SWITCHES SHALL BE FURNISHED IN NEMA ENCLOSURES SUITABLE FOR USE IN THE LOCATION SHOWN. SWITCHES SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR APPROVED EQUAL.

GENERAL ROOF NOTES:

- 1. ALL ELECTRICAL EQUIPMENT ON ROOF SHALL BE WEATHERPROOF, NEMA 3R AS REQUIRED, INCLUDING DISCONNECT SWITCHES, STARTERS, CONDUIT, FITTINGS, ETC.
2. REFER TO AND COMPLY WITH HVAC PLANS, WIRING DIAGRAMS, ETC. VERIFY ALL FINAL EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN.
3. PROVIDE CONDUIT ONLY FROM MECHANICAL UNITS TO RESPECTIVE CONTROL DEVICES (STAT, BY-PASS TRIP, ENERGY MANAGEMENT SYSTEM, ETC) COORDINATE LOCATIONS AND REQUIREMENTS WITH MECHANICAL CONTRACTOR DRAWINGS, AND COMPLY.
4. PROVIDE FUSES FOR MECHANICAL EQUIPMENT. FUSES ARE TO BE CLASS "TK-1", "BUSH" TYPE "LPH-R" (200V), OR "LPS-R" (480V) "LOW-PEAK". EQUIPMENT NAMEPLATE RATING SUPERCEDES DESIGN VALUES.
5. ALL FLEX CONDUIT SHALL CARRY A COPPER BONDING WIRE, SIZED PER NEC TABLE 250-12.
6. CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT FOR ROOF MOUNTED EQUIPMENT.
7. NO CONDUIT IS TO RUN ON ROOF FOR MORE THAN 4'-0". ALL OTHER CONDUIT IS TO RUN BELOW ROOF AND STUB THRU NEAR EQUIPMENT. VERIFY LOCATIONS OF ALL STUBUPS WITH MECHANICAL DRAWINGS/CONTRACTOR PRIOR TO ROUGH-IN, AND COMPLY. ALL ELECTRICAL PENETRATIONS THRU ROOF SHALL BE FLASHED.

WIRING DEVICES

- 1. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE UNLESS OTHERWISE INDICATED.
2. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, WIRING DEVICES SHALL BE AS SPECIFIED BELOW OR APPROVED EQUAL:

Table with columns: DEVICE, STANDARD DEVICES MANUFACTURER/MODEL, DECORATOR DEVICES MANUFACTURER/MODEL. Lists various wiring devices like duplex receptacles, single receptacles, GFCI duplex receptacles, etc.

- 3. WHERE SINGLE POLE, 3-WAY OR 4-WAY SWITCHES ARE GROUPED WITH DIMMERS OR FAN SPEED CONTROLS, PROVIDE LINEAR SLIDE SWITCHES BY LUTRON AS SPECIFIED ABOVE. PROVIDE MULTI-GANG COMMON WALLPLATE BY LUTRON. INDIVIDUALLY MOUNTED CONTROLS SHALL NOT BE ACCEPTED.
4. WHERE GANGED RECEPTACLES INCLUDE A GROUND FAULT CIRCUIT INTERRUPTER, PROVIDE DECORATOR STYLE CONVENIENCE OUTLETS AND MULTI-GANG DECORATOR COVERPLATE.
5. WIRING DEVICE MOUNTING HEIGHTS SHALL BE AS FOLLOWS:
DEVICE MOUNTING HEIGHT
RECEPTACLES (GENERAL AREAS) 1'-3" A.F.F. TO BOTTOM
RECEPTACLES (ABOVE COUNTERS) 6" ABOVE BACKSPASH
RECEPTACLES (UTILITY AREAS) 4'-0" A.F.F. TO TOP
LIGHT SWITCHES (ALL AREAS) 4'-0" A.F.F. TO TOP
DIMMERS (ALL AREAS) 4'-0" A.F.F. TO TOP
CLOCK/OUTLET 4'-0" TO TOP
FIRE ALARM AUDIBLE SIGNAL DEVICES 1'-0" BELOW CLG. TO TOP
FIRE ALARM VISUAL SIGNAL DEVICES 8'-0" A.F.F.
WATER COOLER OUTLET (COORDINATE W/SHOP DWGS) 6" ABOVE DOOR TO BOTTOM
6. ALL OUTLETS INSTALLED WITHIN 6'-0" OF SINKS OR LAVATOIRES SHALL BE PROVIDED WITH GROUND FAULT PROTECTION OR GROUND FAULT FEED THRU.
7. ALL RECEPTACLES IN TOILET ROOMS SHALL BE PROVIDED WITH GROUND FAULT PROTECTION OR GROUND FAULT FEED THRU.
8. ALL RECEPTACLES INSTALLED IN UNFINISHED BASEMENTS, GARAGES, CRANK SPACES AND OUTDOORS AT GRADE SHALL BE PROVIDED WITH GROUND FAULT PROTECTION OR GROUND FAULT FEED THRU.
9. WHERE MULTIPLE SWITCHES INSTALLED IN MULTI-GANG BOXES WOULD RESULT IN VOLTAGE BETWEEN ADJACENT SWITCHES EXCEEDING 300V, INSTALL PERMANENT BARRIER BETWEEN SWITCHES.
10. UNLESS OTHERWISE INDICATED, COVERPLATES FOR INDOOR DEVICES IN FINISHED AREAS SHALL BE AS DIRECTED BY ARCHITECT.
11. COVERPLATES FOR SURFACE MOUNTED WIRING IN UTILITY AREAS SHALL BE OF THE RAISED COVER TYPE AS MANUFACTURED BY MULBERRY, RACOR OR APPROVED EQUAL.
12. COVERPLATES FOR WEATHERPROOF DUPLEX RECEPTACLES SHALL BE BELL #223-V WITH GASKET. COVERPLATES FOR WEATHERPROOF SWITCH SHALL BE BELL #224-V WITH GASKET.
13. ALL SWITCHES SHALL BE MOUNTED AT THE STRIKE SIDE OF DOORS. COORDINATE FINAL DOOR SWINGS WITH THE ARCHITECTURAL DRAWINGS.
14. WHERE OUTLETS ARE LOCATED IN COLUMN CLOSURES, PANELED WALLS, CUSTOM CABINETS, ETC. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS TO ENSURE THAT OUTLETS ARE CENTERED IN PANELS AND LOCATED ON FLAT PANELS.

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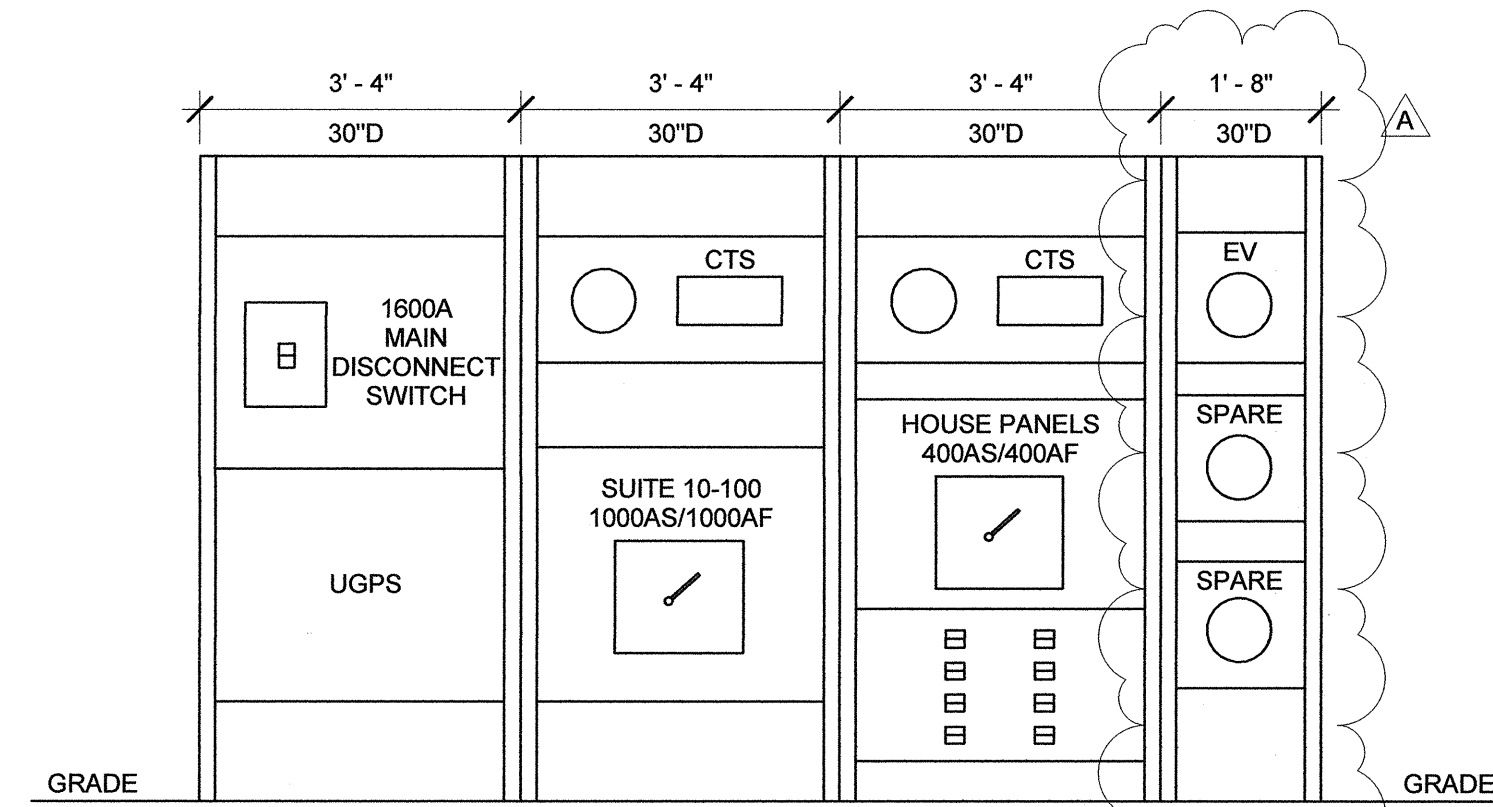
DANA POINT HARBOR BUILDING 10 24880 GOLDEN LANTERN DANA POINT, CA 92629 BWP BURNHAM | WARD P R O P E R T I E S

Professional Engineer Seal for Robert J. Ward, State of California, No. 51819, Exp. 12/31/21

Table with columns: No., DATE, ISSUE. Shows revision history for the drawing.

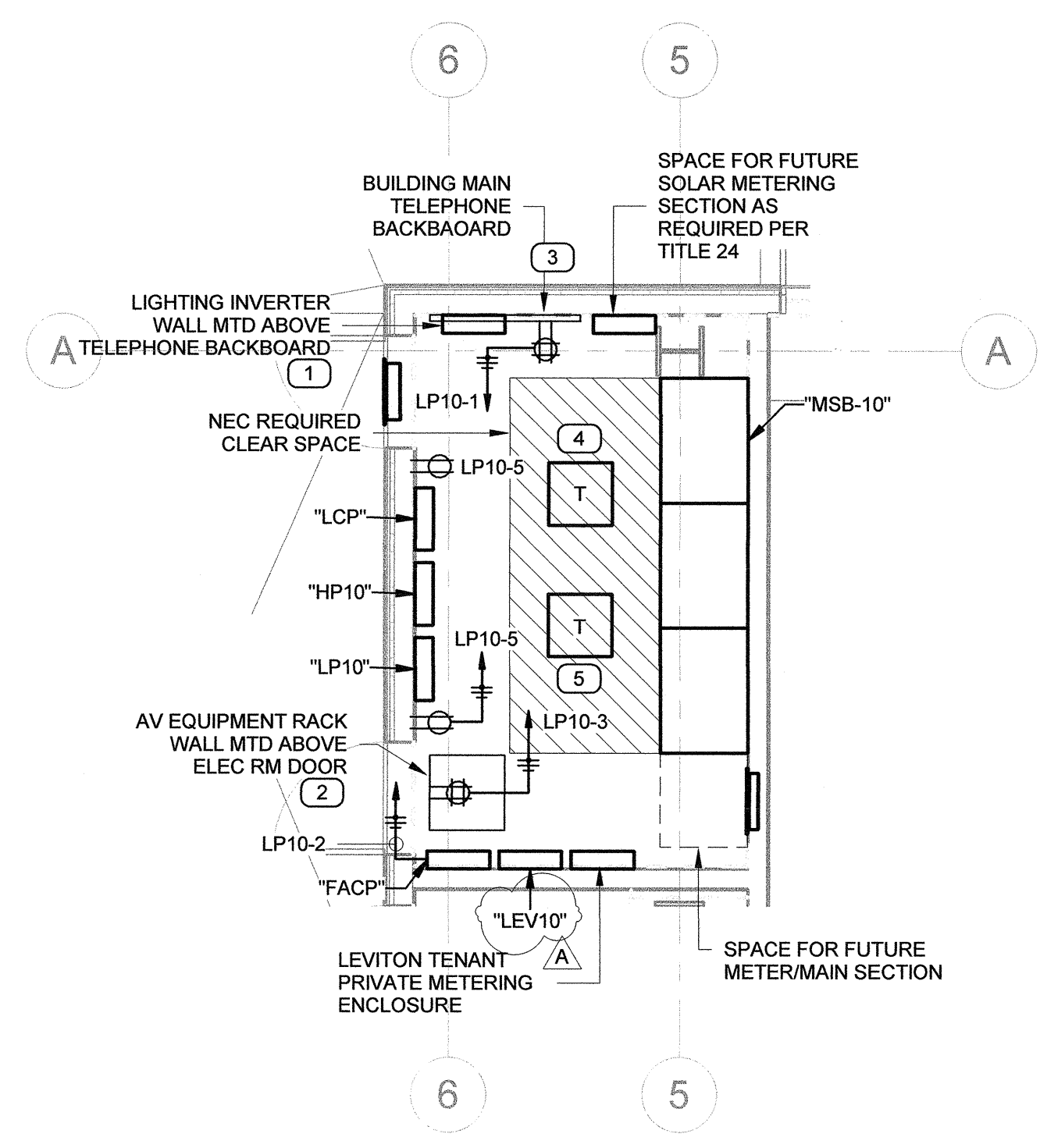
Project information: PROJECT NO: 19019, DATE: 2021.03.28, DRAWING TITLE: ELECTRICAL NOTES

E0.1.2 drawing title

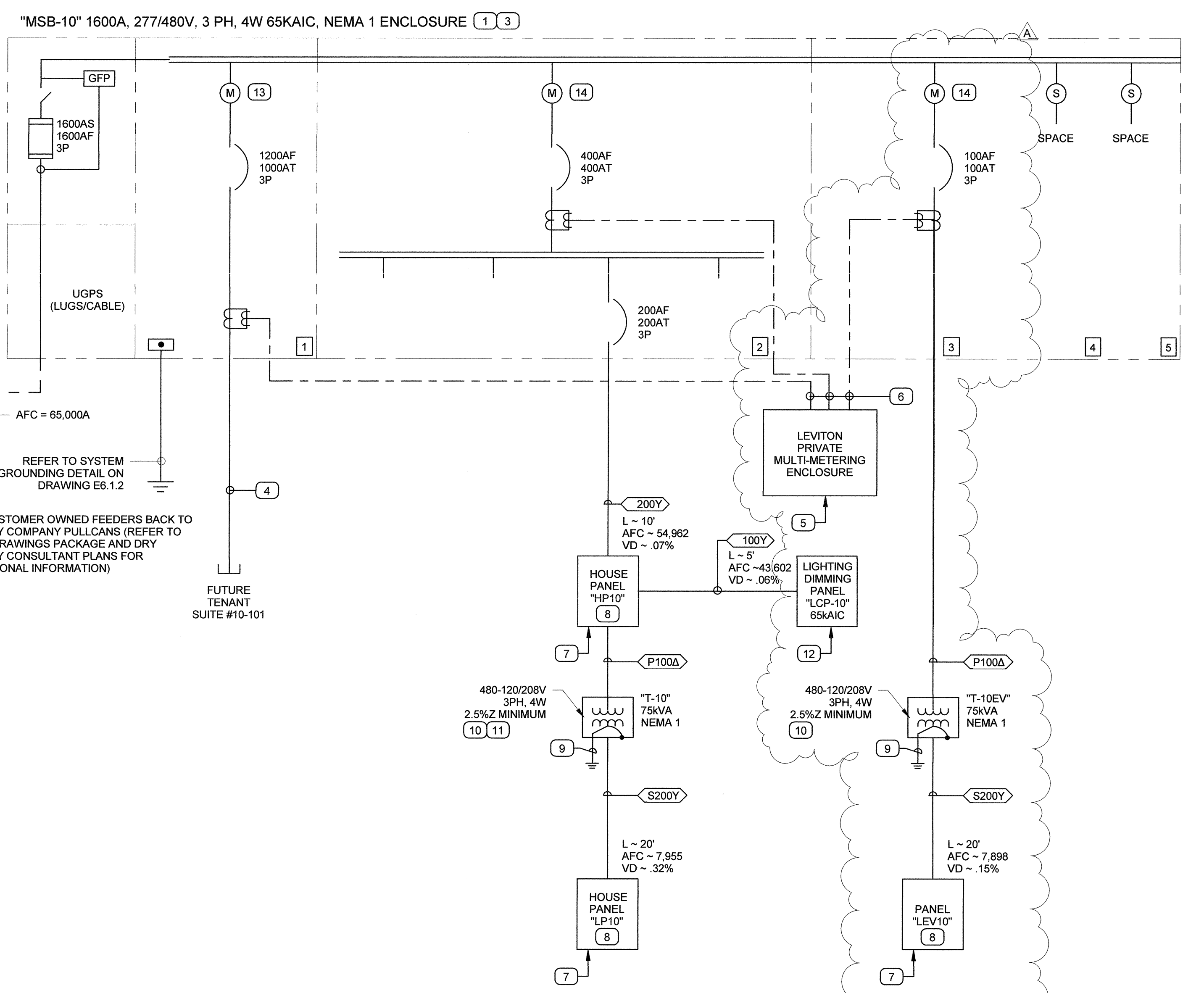


NOTE:
 • ALL SWITCHGEAR IS NEMA 1 RATED.
 • ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.
 • ALL EQUIPMENT SHALL BE BY GENERAL ELECTRIC, CONTACT JANEALE MECHLING WITH GE ENERGY CONNECTIONS FOR PRICING AT janeale.mechling@ge.com OR 949-204-4410.

3 MSB - BUILDING 10 ELEVATION N.T.S.



1 LEVEL 1 ENLARGED ELECTRICAL ROOM 1/4" = 1'-0"



2 BLDG 10 SINGLE LINE DIAGRAM 12" = 1'-0"

NOTE: ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.

SWITCHBOARD LAYOUT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO ORDERING OF ANY EQUIPMENT.

Dana Point Harbor Revitalization - "MSB-10" Service Load Calc					
Tenant Information	Area (sq.ft)	W/sq.ft	KW	Amps	Service Size
Space 10-101 (Restaurant)	10,929	45	491.81	627.92	1000A
13.3HP Elevator (Included in amps load above)			30.00		
EV Charging Panel "LEV10"			28.80	34.66	100A
House Panel "HP10" (House Meter)			266.00	320.10	400A
Future Capacity (25% of Tenant Loads)			130.45	156.91	
Total @ 480/277V, 3-phase, 4W			947.06	1139.59	

PLAN NOTES (X)

- PROVIDE NEW 500 WATT, WALL MOUNTED LIGHTING INVERTER WITH LEAD CALCIUM BATTERY CAPABLE OF ILLUMINATING FIXTURES FOR A MINIMUM OF 80 MINUTES. INVERTER SHALL HAVE 277V INPUT/OUTPUT, NORMALLY OFF OUTPUT BREAKER AND WALL MOUNTING BRACKET. ISOLITE #E3-500-LC-V2-IS-WB OR EQUAL.
- PROVIDE QUAD RECEPTACLE WITHIN WALL MOUNTED AV EQUIPMENT RACK FOR CONNECTION OF EQUIPMENT WITHIN RACK. VERIFY EXACT MOUNTING HEIGHT WITH OWNER IN FIELD PRIOR TO INSTALLATION.
- PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
- 75KVA HOUSE TRANSFORMER "T-10" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANSFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E5.1.2 FOR ADDITIONAL INFORMATION.
- 75KVA HOUSE TRANSFORMER "T-10EV" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANSFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E5.1.2 FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- VERIFY POWER SUPPLY LOCATIONS AND CONFORM TO THE REQUIREMENTS OF THE LANDLORD AND POWER COMPANY. POWER COMPANY SHALL BE CONTACTED PRIOR TO BEGINNING CONSTRUCTION TO ARRANGE AND VERIFY FOR THE INSTALLATION OF THE POWER COMPANY METER.
- GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 250 AND 517 OF THE NATIONAL ELECTRICAL CODE, LOCAL APPLICABLE CODES, AND AS INDICATED ON DRAWINGS. ALL CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
- MAKE THE NECESSARY INSPECTIONS OF EXISTING SITE, POWER SUPPLY LOCATION, ROUTING, AND POWER CO. SERVICE AS REQUIRED FOR THIS WORK AND MAKE ALLOWANCE FOR EXISTING CONDITIONS BEFORE SUBMITTING BID.
- CUT AND PATCH THE CONSTRUCTION WORK AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL MATCH THE SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT. ALL CONDUIT SHALL BE INSTALLED CONCEALED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. COORDINATE SAW CUTTING WITH LANDLORD'S REPRESENTATIVE.
- PROVIDE ENGRAVED LAMINATED PHENOLIC BLACK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR PANELBOARDS, RELAY CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN SWITCHBOARD - IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
- ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS WHICH EVER IS GREATER.
- BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A U.L. SERIES RATING WITH UP-STREAM FEEDER BREAKERS AS NOTED.
- AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
- GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
- WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
- ALL CIRCUIT BREAKERS (MAIN SWITCHBOARD, DISTRIBUTION PANELS, PANELBOARDS) SHALL BE FULLY RATED FOR ARC AS NOTED ON SINGLE LINE DIAGRAM AND PANEL SCHEDULES, UNLESS NOTED OTHERWISE.
- ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (REL) MEANS AS REQUIRED BY NEC 240.87.

SLD PLAN NOTES (X)

- NEW MAIN SWITCHBOARD "MSB" SHALL BE GENERAL ELECTRIC. CONTACT JANEALE MECHLING FOR PRICING AT janeale.mechling@ge.com OR 949-204-4410.
- NOT USED.
- SWITCHGEAR SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE FINISH AND STAINLESS STEEL FASTENERS.
- PROVIDE (3) 3" C.O. (RUN IN PARALLEL), COMPLETE WITH PULL ROPES, FROM "MSB-10" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
- PROVIDE VERIFEYE SERIES 2000 MULTIPLE METER UNIT BY LEVITON #2M404-CFG AND ALL CTS AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVATE METERS FOR EACH TENANT SPACE AS REQUIRED OER TITLE 24 SECTION 130.5(A).
- PROVIDE #12 CU THHN WIRE PER PHASE AT EACH UTILITY METER SECTION FOR CT WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
- PROVIDE NEW PANELBOARD BY GENERAL ELECTRIC. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
- PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL, BY GENERAL ELECTRIC.
- PROVIDE 3/4" x 1/4" CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
- TRANSFORMER SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATING OPENINGS AND BE PROVIDED WITH CLASS 155 OR HIGHER INSULATION SYSTEM.
- TRANSFORMER SHALL BE SUSPENDED FROM STRUCTURE ABOVE. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL ON DRAWING E5.1.2 FOR ADDITIONAL INFORMATION.
- REFER TO "LIGHTING CONTROLS RISER DIAGRAM" ON DRAWING E7.1.1 FOR DIMMING PANEL SPECIFICATION.
- TENANT SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANY AND SETTING OF METER.
- ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPANY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S HOUSE SYSTEM.

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 DANA POINT, CA 92629

BWP BURNHAM | WARD
 P R O P E R T I E S



No.	DATE	ISSUE
1	09-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO: 19019
 DATE: 2021.03.26
 DRAWING TITLE: **BLDG 10 SINGLE LINE DIAGRAM & ENLARGED PLANS**
 DRAWING NO:

E4.1.1

THREE PHASE PANELBOARD SCHEDULE														
POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS			C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
						ΦA	ΦB	ΦC						
1	201	TELE BACKBOARD RECEPT	500	R							500	FACTP	201	2
3	201	AV RACK RECEPT	1,500	R				1,500					201	4
5	201	ELEC ROOM RECEPTS	360	R				360					201	6
7	201	SPARE											201	8
9	201	SPARE											201	10
11	201	SPARE											201	12
13		SPACE FOR FUTURE CTS												14
15		SPACE FOR FUTURE CTS												16
17		SPACE FOR FUTURE CTS												18
19	201	SPARE											201	20
21	201	EF-EV	300	A				300					201	22
23	201	EF-EL	528	A				528					201	24
25	201	SPARE											201	26
27	201	SPARE											201	28
29	201	SPARE											201	30
31		SPACE FOR FUTURE CTS												32
33		SPACE FOR FUTURE CTS												34
35		SPACE FOR FUTURE CTS												36
37	201	TRAP PRIMER	28	M				28					201	38
39		SPACE												40
41		SPACE												42
43		SPACE												44
45		SPACE												46
47		SPACE												48
49		SPACE												50
51		SPACE												52
53		SPACE												54
55		SPACE												56
57		SPACE												58
59		SPACE												60
61		SPACE												62
63		SPACE												64
65		SPACE												66

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:			PANELBOARD RATINGS			PANEL TAG
Φ	PHASE	LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW	VOLTS:	120/208	
A.I.C.	AMPERE INTERRUPTING CURRENT (KAIC=1000 AIC)							
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]		125.00%				
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMALMAG. C.B.)	RECEPT S ≤ 10KVA [R]	2.38	100.00%	2.38			
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MISC. LOADS [M]	0.5	100.00%	0.5			
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR CONDHTG LOADS [A]	0.8	100.00%	0.8			
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65.00%				
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	3.7		3.7	HI Φ AMPS	DEMAND AMPS	
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	1.0	1.8	0.9	15.0	10.3	

THREE PHASE PANELBOARD SCHEDULE														
POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS			C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
						ΦA	ΦB	ΦC						
1	402	LEVEL 2 EV CHARGING STATION #4A	3,600	M				3,600						2
3	402	LEVEL 2 EV CHARGING STATION #4B	3,600	M				3,600						4
5	402	LEVEL 2 EV CHARGING STATION #4B	3,600	M				3,600						6
7	402	LEVEL 2 EV CHARGING STATION #4B	3,600	M				3,600						8
9	402	LEVEL 2 EV CHARGING STATION #5A	3,600	M				3,600						10
11	402	LEVEL 2 EV CHARGING STATION #5A	3,600	M				3,600						12
13	402	LEVEL 2 EV CHARGING STATION #5B	3,600	M				3,600						14
15	402	LEVEL 2 EV CHARGING STATION #5B	3,600	M				3,600						16
17		SPACE												18
19		SPACE												20
21		SPACE												22
23		SPACE												24
25		SPACE												26
27		SPACE												28
29		SPACE												30
31		SPACE												32
33		SPACE												34
35		SPACE												36
37		SPACE												38
39		SPACE												40
41		SPACE												42

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:			PANELBOARD RATINGS			PANEL TAG
Φ	PHASE	LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW	VOLTS:	120/208	
A.I.C.	AMPERE INTERRUPTING CURRENT (KAIC=1000 AIC)							
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]		125.00%				
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMALMAG. C.B.)	RECEPT S ≤ 10KVA [R]		100.00%				
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MISC. LOADS [M]	28.8	100.00%	28.8			
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR CONDHTG LOADS [A]		100.00%				
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65.00%				
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	28.8		28.8	HI Φ AMPS	DEMAND AMPS	
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	10.8	10.8	7.2	89.9	79.9	

THREE PHASE PANELBOARD SCHEDULE														
POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS			C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
						ΦA	ΦB	ΦC						
1	201	SPARE											201	2
3	201	SPARE											201	4
5	201	SPARE											201	6
7	201	SPARE											201	8
9	201	SPARE											201	10
11	201	SPARE											201	12
13		SPACE FOR FUTURE CTS												14
15		SPACE FOR FUTURE CTS												16
17		SPACE FOR FUTURE CTS												18
19		SPACE												20
21		SPACE												22
23		SPACE												24
25		SPACE												26
27		SPACE												28
29		SPACE												30
31		SPACE												32
33	100/3	*LCP-10* SUB-FEED	429	M				429					100/3	34
35			542	M				542					100/3	36
37			194	M				194					100/3	38
39	100/3	TRANSFORMER T-10* SUB-FEED	1,028	M				1,028					100/3	40
41			1,800	M				1,800					100/3	42
			888	M				888					100/3	44

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:			PANELBOARD RATINGS			PANEL TAG
Φ	PHASE	LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW	VOLTS:	277/480	
A.I.C.	AMPERE INTERRUPTING CURRENT (KAIC=1000 AIC)							
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]		125.00%				
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMALMAG. C.B.)	RECEPT S ≤ 10KVA [R]		100.00%				
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MISC. LOADS [M]	4.9	100.00%	4.9			
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR CONDHTG LOADS [A]		100.00%				
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65.00%				
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	4.9		4.9	HI Φ AMPS	DEMAND AMPS	
		DEMAND KW PER Φ:	1.5	2.3	1.1	8.5	5.9	

LCP-10								
DIMMER ZONE	AREA CONTROLLED	QUANTITY	UNIT WATTS	VA PH. A	VA PH. B	VA PH. C	BREAKER	
1A	LEVEL 1 DOWNLIGHTS (RD1/RD2)	15	15					
1B	LEVEL 1 BULLET LIGHTS (AS2)	12	8					
1C	LEVEL 1 STAIRS	12	1.9	358.8	X	X	0-10V 20A1P	
1D	LEVEL 1 DOWNLIGHTS (FD1)	1	15					
2A	LEVEL 1 SCONCES (CW9)	6	15					
2B	LEVEL 1 SCONCES (CW10)	14	22	X	492	X	ELV 20A1P	
2C	LEVEL 1 SCONCES (CW11)	10	5					
2D	LEVEL 2 SCONCES (CW10)	2	22					
3A	LEVEL 1 EM DOWNLIGHTS	7	15					
3B	LEVEL 1 STAIRWELL	31	1.9	X	X	193.9	0-10V INVERTER 20A1P	
3C	LEVEL 2 EM DOWNLIGHTS	2	15					
3D	SPACE							
4A	LEVEL 2 DOWNLIGHTS	4	15					
4B	LEVEL 1 ELEC/EQMT ROOM	2	27.5					
4C	LEVEL 2 ELEC/EQMT ROOM	1	27.5	142.5	X	X	0-10V 20A1P	
4D	SPACE							
5A	LEVEL 1 EM SCONCES	2	15					
5B	SPACE			X	30	X	ELV INVERTER 20A1P	
5C	SPACE							
5D	SPACE							
6A	BLDG 10 BOLLARDS	15	41					
6B	BLDG 10 BH4 POLES	9	24	X	X	1219	MLV 20A1P	
6C	BLDG 10 TREE LIGHTS	10	35					
6D	BLDG 10 STAIR LIGHTS	20	1.9					
7A	BLDG 10 LANDSCAPE UPLIGHTS	6	11					
7B	BLDG 10 BH2 POLES	1	78					
7C	BLDG 10 BH1 POLES	4	113					
7D	BLDG 10 BL2 BOLLARDS	4	4					
8A	BLDG 10 GH3 UPLIGHTS	8	11					
8B	PARKING LOT LANDSCAPE LIGHTS	8	35	X	368	X	MLV 20A1P	
8C	SPACE							
8D	SPACE							
9A	PARKING LOT POLE LIGHTS	5	113					
9B	PARKING LOT POLE LIGHTS	8	113	X	X	3164	N/A 20A1P	
9C	PARKING LOT POLE LIGHTS	8	113					
9D	PARKING LOT POLE LIGHTS	7	113					
TOTAL		205	1027	1113	890	4577		
PHASE CIRCUIT AMPS:				4.0	3.2	16.5		
TOTAL VA:				6,580				3 PHASE AMPS: 7.9
TOTAL LCL VA:				8,225				LCL AMPS: 9.9

BLDG 10 LUMINAIRE SCHEDULE										
Type	Description	Manufacturer	Catalog #	Mounting	Light Type	Mounting	Load (VA)	Dim Type	Voltage	Comments
AS2	SURFACE MOUNTED LED ADJUSTABLE BULLET LIGHT TO INTEGRATE INTO TRELIS STRUCTURE.	TARGETTI	BLM-RP-3FINISH-14F-30-DRIVER [1878/FINISH] [1878/FINISH]	INTEGRAL LED	3000K 80 CRI 500 LM	SURFACE	8	0-10V	24	PROVIDE WITH MARINE GRADE FINISH
CP3	TRELIS MOUNTED DECORATIVE LED SURFACE MOUNTED DOWNLIGHT WITH 0-10V DIMMING DRIVER UL LISTED FOR WET LOCATION USE.	ELREKA	TURBO-4766 SCR-LED-13-30-12027-DV [1378/FINISH]	INTEGRAL LED	3000K 744 LM 89 CRI	SURFACE - CEILING	13	0-10V	120-277	PROVIDE WITH MARINE GRADE FINISH

STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 3 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

A. GENERAL INFORMATION

01 Project Location (city)	Dana Point	04 Total Conditioned Floor Area (ft²)	275
02 Climate Zone	6	05 Total Unconditioned Floor Area (ft²)	0
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1
<input type="checkbox"/> Office	<input type="checkbox"/> Retail	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> School
<input type="checkbox"/> Warehouse	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Support Areas
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Relocatable	<input type="checkbox"/> Other (Write in) See Table I

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces	Unconditioned Spaces		
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
<input checked="" type="checkbox"/> New Lighting System	Area Category Method	275	Area Category Method	0
<input type="checkbox"/> New Lighting System - Parking Garage				
Total Area of Work (ft²)		275		0

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 4 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.

EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

Plan Sheet Showing Daylit Zones: 13

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category PAF
Electrical, Mechanical Rooms	Electrical Mechanical Telephone Room	0.4	275	110	No No
TOTALS:		275	110		

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 7 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Shelby Armitage

Documentation Author Signature: [Signature]

Company: Linwood Engineering, Inc.

Address: 2301 Dupont Dr, Suite 150 Irvine, CA 92612

City/State/Zip: Irvine, CA 92612

Phone: 714-424-0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner or occupancy.

Responsible Designer Name: Robert J. Hatch

Responsible Designer Signature: [Signature]

Company: Linwood Engineering, Inc.

Address: 2301 Dupont Dr, Suite 150 Irvine, CA 92612

City/State/Zip: Irvine, CA 92612

Phone: 714-424-0001

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 2 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)				Adjusted Lighting Power per §140.6(a) (Watts)			Compliance Results	
	01	02	03	04	05	06	07		08
	Complete Building Category §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	Total Allowed (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-)	Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 §140.6
Conditioned	110	0	0	0	110	110	0	110	COMPLIES
Unconditioned									COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all permanent designed lighting and all portable lighting in offices.

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire?	How is Wattage determined?	Total Number of luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector Pass Fail
L1/L1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	3	No	82.5	<input type="checkbox"/> <input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 5 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

Yes	No	Form/Title	Field Inspector Pass Fail
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room or a theater to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 3 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

F. INDOOR LIGHTING FIXTURE SCHEDULE

L2	L2 - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	1	No	27.5	<input type="checkbox"/>	<input type="checkbox"/>
Total Designed Watts: CONDITIONED SPACES									110	

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

01	02	03
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector Pass Fail
Required > 10,000 SF	Whole Building Auto Time Switch	<input type="checkbox"/> <input type="checkbox"/>

Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector Pass Fail
Electrical/Mechanical Rooms	Electrical Mechanical Telephone Room	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	<input type="checkbox"/> <input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E CALIFORNIA ENERGY COMMISSION

Project Name: Dana Point - Bldg 10 Report Page: (Page 6 of 7)

Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

Yes	No	Form/Title	Field Inspector Pass Fail
<input type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF)	<input type="checkbox"/> <input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft

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SMSARCH

18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
www.sms-arch.com



DANA POINT HARBOR

BUILDING 10

24880 GOLDEN LANTERN

DANA POINT, CA 92629

BWP BURNHAM|WARD

P R O P E R T I E S

REGISTERED PROFESSIONAL ENGINEER

ALBERT J. HATCH

E16118

STATE OF CALIFORNIA

EXP: 12/31/21

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

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PROJECT NO: 19019

DATE: 2021.03.26

DRAWING TITLE: **BUILDING 10 - TITLE 24 COMPLIANCE REPORT**

DRAWING NO: **E8.1.1**

9/22/2021 5:32:15 PM

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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 1 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

A. GENERAL INFORMATION

01 Project Location (City)	Dana Point	04 Total Illuminated Hardscape Area (ft²)	1044
02 Climate Zone	6		
03 Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
<input type="checkbox"/> LZ-0: Very Low - Undeveloped Parkland	<input type="checkbox"/> LZ-2: Moderate - Rural Areas	<input type="checkbox"/> LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
<input type="checkbox"/> LZ-1: Low - Developed Parkland	<input checked="" type="checkbox"/> LZ-3: Moderately High - Urban Areas		

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2), for alterations.

My Project Consists of:

01	02	
<input checked="" type="checkbox"/> New Lighting System	Must Comply with Allowances from §140.7	
<input type="checkbox"/> Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? <input type="radio"/> Yes <input type="radio"/> No	
03	04	05
% of Existing Luminaires Being Altered ¹	Sum Total of Luminaires Being Added or Altered	Calculation Method
<input type="checkbox"/> < 10% <input type="checkbox"/> >= 10% and < 50% <input type="checkbox"/> >= 50%		

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
 CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2021-05-27 13:21:06
 Schema Version: rev 20200601

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 4 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total number of luminaires ²	Luminaire Status ²	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)(4) ¹	Field Inspector
AS2	AS2 - 8w LED Bullet Light <input type="checkbox"/> Linear	8	Mfr. Spec	12	New	<input type="checkbox"/>	96	NA: < 6200 lumens	<input type="checkbox"/>
CW10	CW10 - 22W LED Wall Sconce <input type="checkbox"/> Linear	22	Mfr. Spec	16	New	<input type="checkbox"/>	352	NA: < 6200 lumens	<input type="checkbox"/>
CW11	CW11 - 9W LED Wall Sconce <input type="checkbox"/> Linear	9	Mfr. Spec	10	New	<input type="checkbox"/>	90	NA: < 6200 lumens	<input type="checkbox"/>
CW9	CW9 - 16W LED Wall Sconce <input type="checkbox"/> Linear	16	Mfr. Spec	8	New	<input type="checkbox"/>	128	NA: < 6200 lumens	<input type="checkbox"/>
FD1	FD1 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	1	New	<input type="checkbox"/>	15	NA: < 6200 lumens	<input type="checkbox"/>
RD1	RD1 - 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	16	New	<input type="checkbox"/>	240	NA: < 6200 lumens	<input type="checkbox"/>
RD2	RD2 - 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	12	New	<input type="checkbox"/>	180	NA: < 6200 lumens	<input type="checkbox"/>
S21	S21 - 1.9W/FT LED Handrail Light <input type="checkbox"/> Linear	1.9	Mfr. Spec	45	New	<input checked="" type="checkbox"/>	85.5	NA: < 6200 lumens	<input type="checkbox"/>
Total Design Watts:							1101		

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
 EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).
² FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
³ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 7 of 9)
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)		DESIGN WATTS			Additional Allowance (Watts)		
		Specific Area (ft²)	Allowed Density (W/ft²)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires			
Level 1 North Bldg Facade	BuildingFacade	1368	0.17	232.56	CW9	16	4	64	130
					CW10	22	3	66	
					Total Design Watts for this Area:			130	
Level 1 West Bldg Facade	BuildingFacade	600	0.17	102	CW10	22	2	44	44
					Total Design Watts for this Area:			44	
Level 1 North Bldg Canopy	SalesCanopy	112	0.622	69.664	RD2	15	3	45	45
					Total Design Watts for this Area:			45	
Level 1 South Bldg Canopies	SalesCanopy	920	0.622	572.24	CW10	22	9	198	483
					RD2	15	3	45	
					RD1	15	16	240	
					Total Design Watts for this Area:			483	
Level 2 Lounge Canopy	SalesCanopy	200	0.622	124.4	RD2	15	6	90	124.4
					CW10	22	2	44	
					Total Design Watts for this Area:			124.4	

¹ FOOTNOTES: See Table 140.7-B for rules for calculating the specific area (ft²) for these additional lighting allowances.
² For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
 CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2021-05-27 13:21:06
 Schema Version: rev 20200601

CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 2 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D, Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06	07	08	09
Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)								
General Hardscape Allowance §140.7(d)(1) (See Table I)	Per Application Allowance §140.7(d)(2) (See Table J)	Sales Frontage Allowance §140.7(d)(3) (See Table K)	Ornamental Allowance §140.7(d)(4) (See Table L)	Per Specific Area Allowance §140.7(d)(5) (See Table M)	Existing Power Allowance §141.0(b)(2) (See Table N)	Total Allowed (Watts)	Total Actual (Watts)	07 must be >= 08
430.85	32			826.4		1,289.25	1,101	COMPLIES
Cutoff Compliance (See Table G for Details)								N/A
Controls Compliance (See Table H for Details)								COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 5 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Area Description	Surface Type	Area Wattage Allowance (AWA)			Perimeter Length (ft)	Allowed Density (W/ft²)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)				
Level 1 Patio	Asphalt	779	0.03	19.475	113	0.4	28.25	47.725
Level 1 East Bldg Walkway	Asphalt	265	0.03	6.625	106	0.4	26.5	33.125
Initial Wattage Allowance for Entire Site (Watts):							350	
Total General Hardscape Allowance (Watts):							430.85	

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 8 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTC). For more information visit: http://www.energy.ca.gov/title24/2019standards/2019_standards/2019_standards/acceptance_test_technician_certification_provider.htm

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	<input type="checkbox"/>	<input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 3 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total number of luminaires ²	Luminaire Status ²	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)(4) ¹	Field Inspector
AS2	AS2 - 8w LED Bullet Light <input type="checkbox"/> Linear	8	Mfr. Spec	12	New	<input type="checkbox"/>	96	NA: < 6200 lumens	<input type="checkbox"/>
CW10	CW10 - 22W LED Wall Sconce <input type="checkbox"/> Linear	22	Mfr. Spec	16	New	<input type="checkbox"/>	352	NA: < 6200 lumens	<input type="checkbox"/>
CW11	CW11 - 9W LED Wall Sconce <input type="checkbox"/> Linear	9	Mfr. Spec	10	New	<input type="checkbox"/>	90	NA: < 6200 lumens	<input type="checkbox"/>
CW9	CW9 - 16W LED Wall Sconce <input type="checkbox"/> Linear	16	Mfr. Spec	8	New	<input type="checkbox"/>	128	NA: < 6200 lumens	<input type="checkbox"/>
FD1	FD1 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	1	New	<input type="checkbox"/>	15	NA: < 6200 lumens	<input type="checkbox"/>
RD1	RD1 - 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	16	New	<input type="checkbox"/>	240	NA: < 6200 lumens	<input type="checkbox"/>
RD2	RD2 - 15W LED Downlight <input type="checkbox"/> Linear	15	Mfr. Spec	12	New	<input type="checkbox"/>	180	NA: < 6200 lumens	<input type="checkbox"/>
S21	S21 - 1.9W/FT LED Handrail Light <input type="checkbox"/> Linear	1.9	Mfr. Spec	45	New	<input checked="" type="checkbox"/>	85.5	NA: < 6200 lumens	<input type="checkbox"/>
Total Design Watts:							1101		

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
 EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).
² FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
³ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 6 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B ¹	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS			Additional Allowance (Watts)	
		# of Locations	Allowance per Location ¹	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires		
Level 1 Elec Rm Door	Building Entrance/Exit	1	19	19	CW9	16	1	16	16
					Total Design Watts for this Area:			16	
Level 1 Fire Riser Rm Door	Building Entrance/Exit	1	19	19	CW9	16	1	16	16
					Total Design Watts for this Area:			16	
Total Allowance (Watts) All Areas:							32		

¹ FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
² The allowance per location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B.
³ For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

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CERTIFICATE OF COMPLIANCE NRCC-LTO-E
 Project Name: Dana Point - Bldg 10 Report Page: (Page 9 of 9)
 Project Address: 24880 Golden Lantern Date Prepared: 5/27/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Shelby Armitage
 Company: Linwood Engineering, Inc.
 Address: 2301 Dupont Dr, Suite 150
 City/State/Zip: Irvine CA 92612
 Phone: 714-424-0001
 Signature Date: [Signature]
 CEAH/HERS Certification Identification (if applicable):
 Responsible Designer Name: Robert J. Hatch
 Company: Linwood Engineering, Inc.
 Address: 2301 Dupont Dr, Suite 150
 City/State/Zip: Irvine CA 92612
 Phone: 714-424-0001
 Date Signed: 2021-05-27
 License: E16118

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I verify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
 CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Report Generated: 2021-05-27 13:21:06
 Schema Version: rev 20200601

SMSARCH
 1804 Sky Park Circle, #200
 Irvine, California 92614
 Ph. 949.757.3240
 www.sms-arch.com



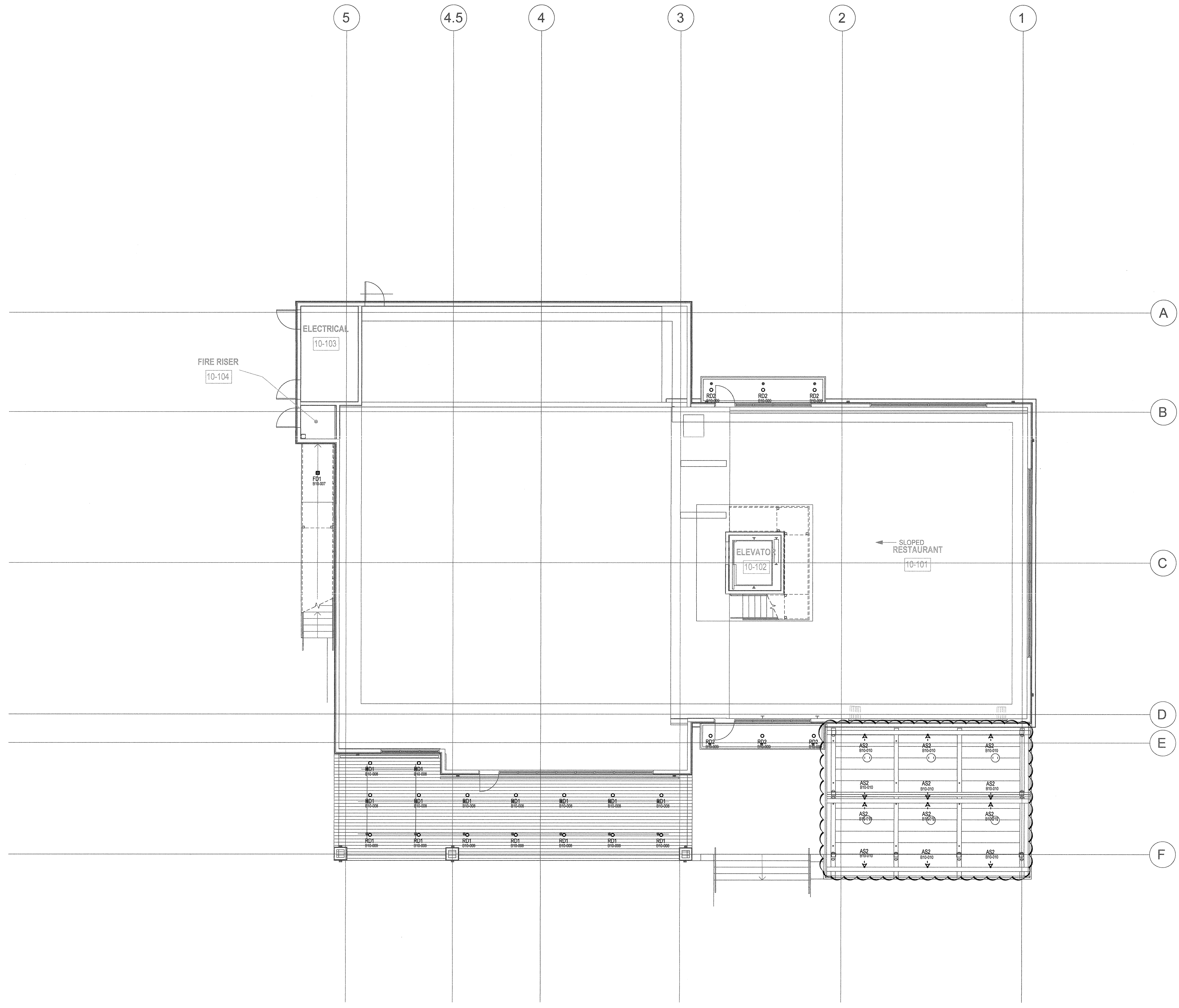
DANA POINT HARBOR
BUILDING 10
 24880 GOLDEN LANTERN
 DANA POINT, CA 92629

BURNHAM | WARD
 ARCHITECTS

BWP
 PROPER TILES

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 No. DATE ISSUE
 1 06-01-2021 COUNTY SUBMITTAL

PROJECT NO: 19019
 DATE: 2021.03.26
 DRAWING TITLE: BUILDING 10 - TITLE 24 COMPLIANCE REPORT
 DRAWING NO: E8.1.2
 9/22/2021 5:32:24 PM



BUILDING 10 - LEVEL 1 REFLECTED CEILING LIGHTING PLAN
 1/8" = 1'-0" 1 LD2.10.2

LIGHTING DESIGN ALLIANCE
 2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
 T. 562.589.3343 F. 562.589.3347
 www.LightingDesignAlliance.com



DANA POINT HARBOR PARTNERS
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10
 24880 DANA POINT HARBOR DRIVE
 DANA POINT, CA 92629

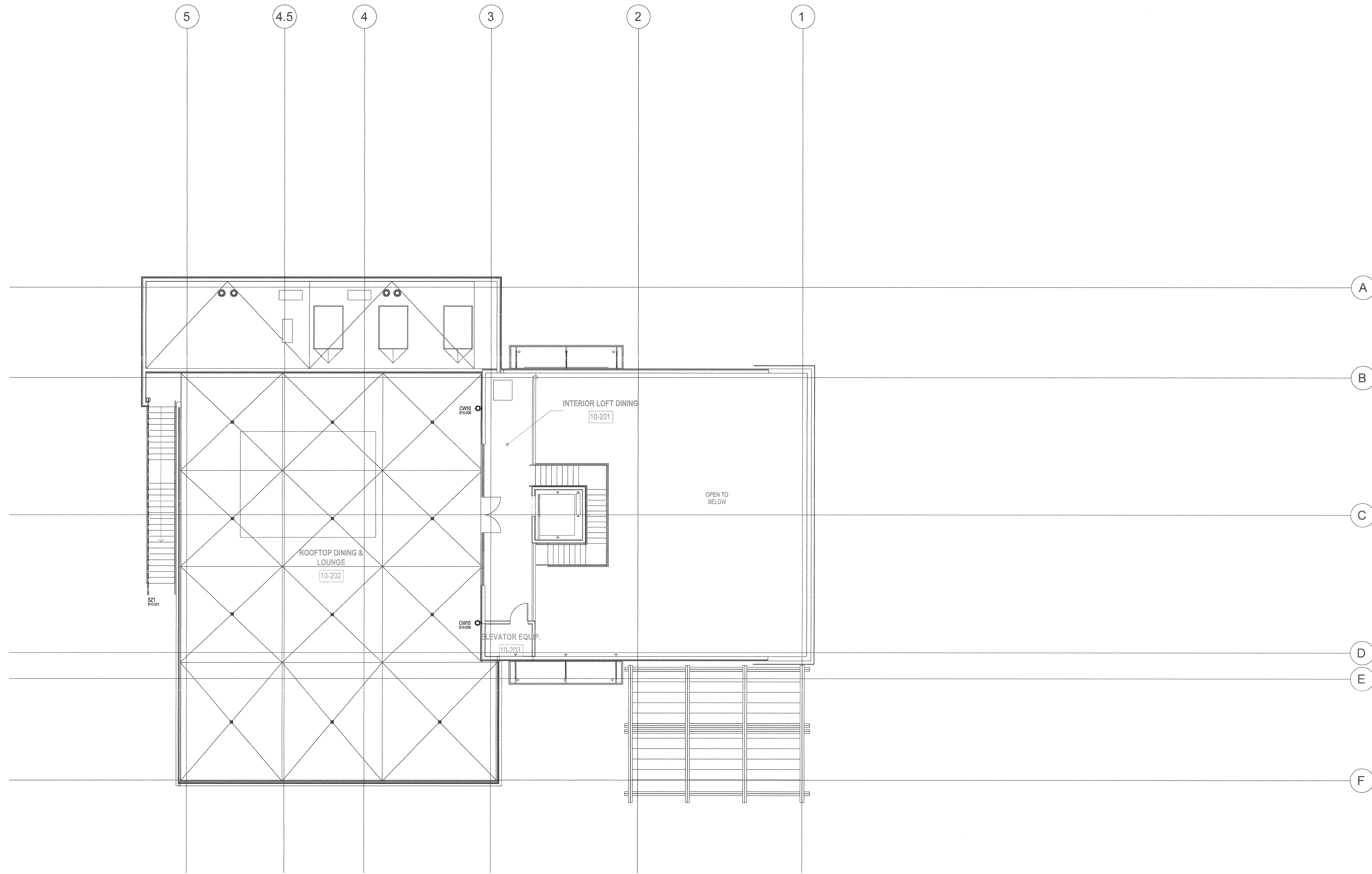
No.	DATE	ISSUE
03/26/2021		FINAL COORDINATION
04/23/2021		PROGRESS SET
06/01/2021		COUNTY SUBMITTAL

PROJECT NO.	Project Number
DATE	Issue Date
DRAWING TITLE	BUILDING 10 - LEVEL 1 REFLECTED CEILING LIGHTING PLAN
DRAWING NO.	LD2.10.2

DRAWING AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. NO PART OF THIS DRAWING OR DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

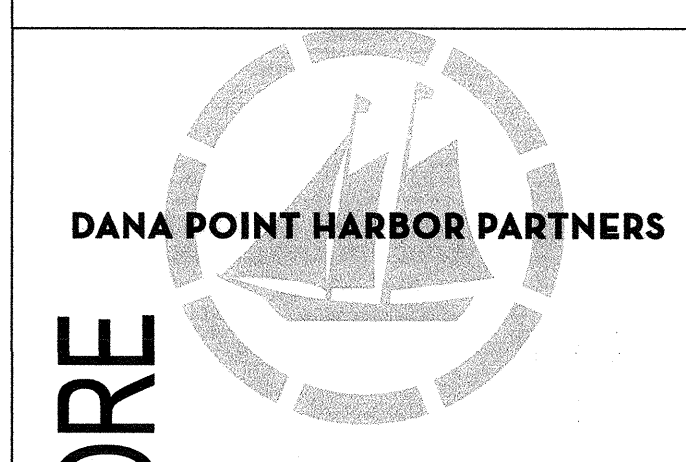
LD2.10.2

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 Ph. 949.757.3240
 www.sms-arch.com



BUILDING 10 - LEVEL 2 FLOOR LIGHTING PLAN
 1/8" = 1'-0" 1 LD2.10.3

LIGHTING DESIGN ALLIANCE
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 DANA POINT, CA 92629

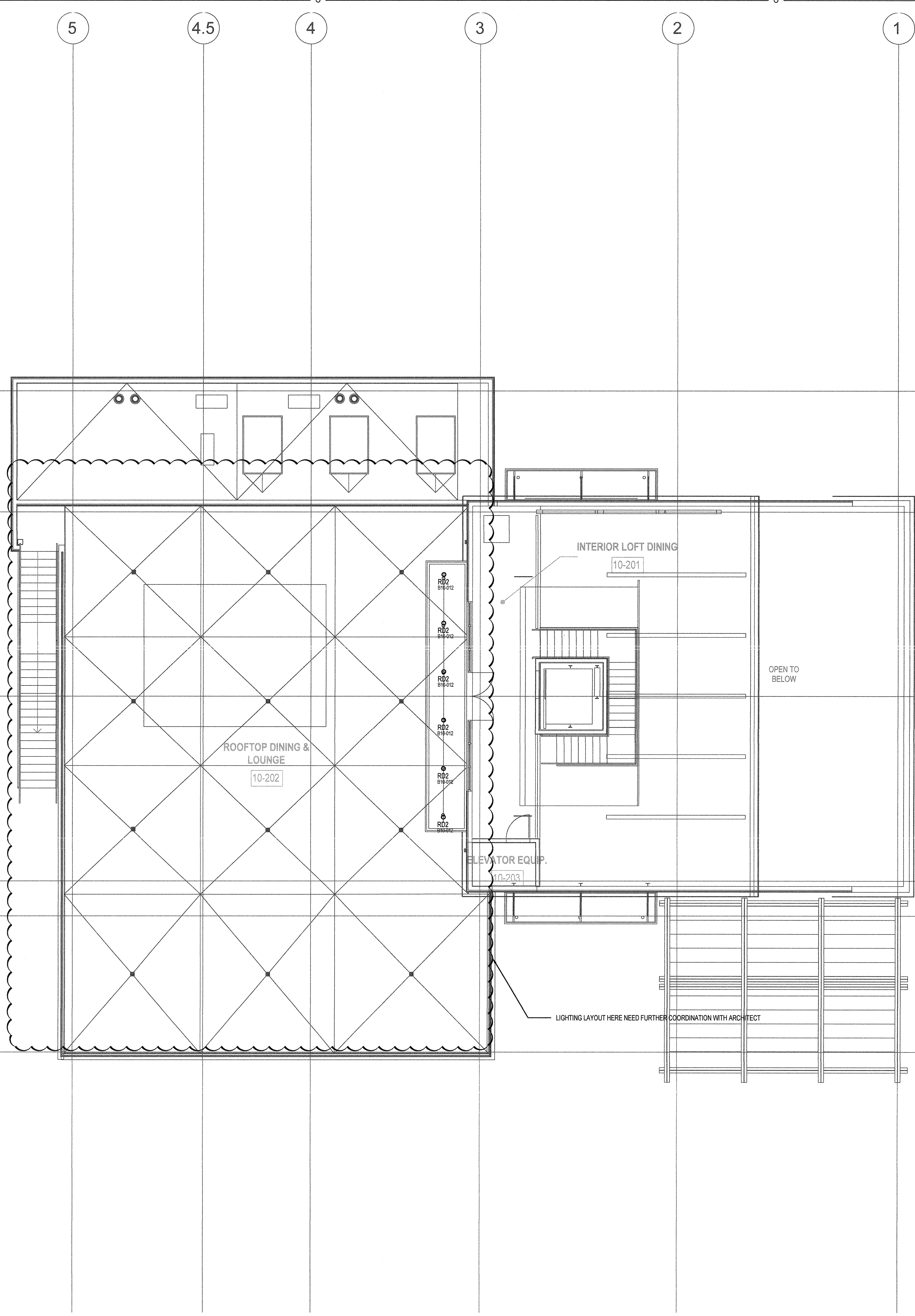
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04/23/2021		PROGRESS SET
06/01/2021		COUNTY SUBMITTAL

PROJECT NO.	Project Number
DATE	Issue Date
DRAWING TITLE	BUILDING 10 - LEVEL 2 FLOOR LIGHTING PLAN
DRAWING NO.	LD2.10.3

CHANGES AND REVISIONS WILL BE INDICATED BY A CIRCLE WITH A NUMBER AND A DASHED LINE TO THE RIGHT OF THE DRAWING. IF THE ARCHITECT HAS NOT BEEN ADVISED BY THE CONTRACTOR OF ANY CHANGES TO THE ORIGINAL DRAWING, THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

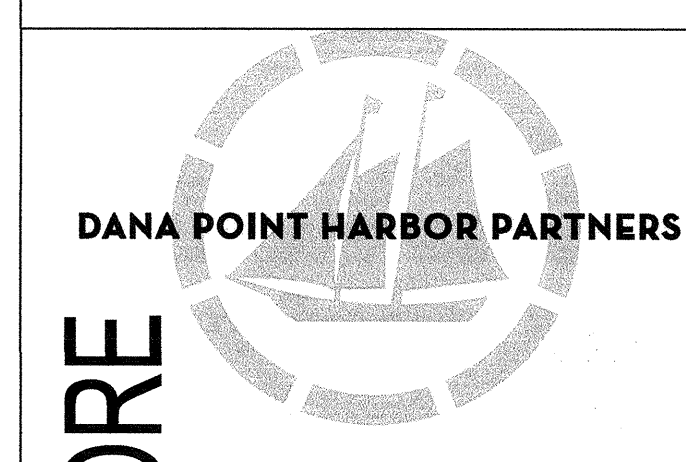
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BUILDING 10 - LEVEL 2 REFLECTED CEILING LIGHTING PLAN
 1/8" = 1'-0" 1 LD2.10.4

LIGHTING CONSULTANT
LIGHTING DESIGN ALLIANCE
 2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 10

24880 DANA POINT HARBOR DRIVE
 DANA POINT, CA 92629

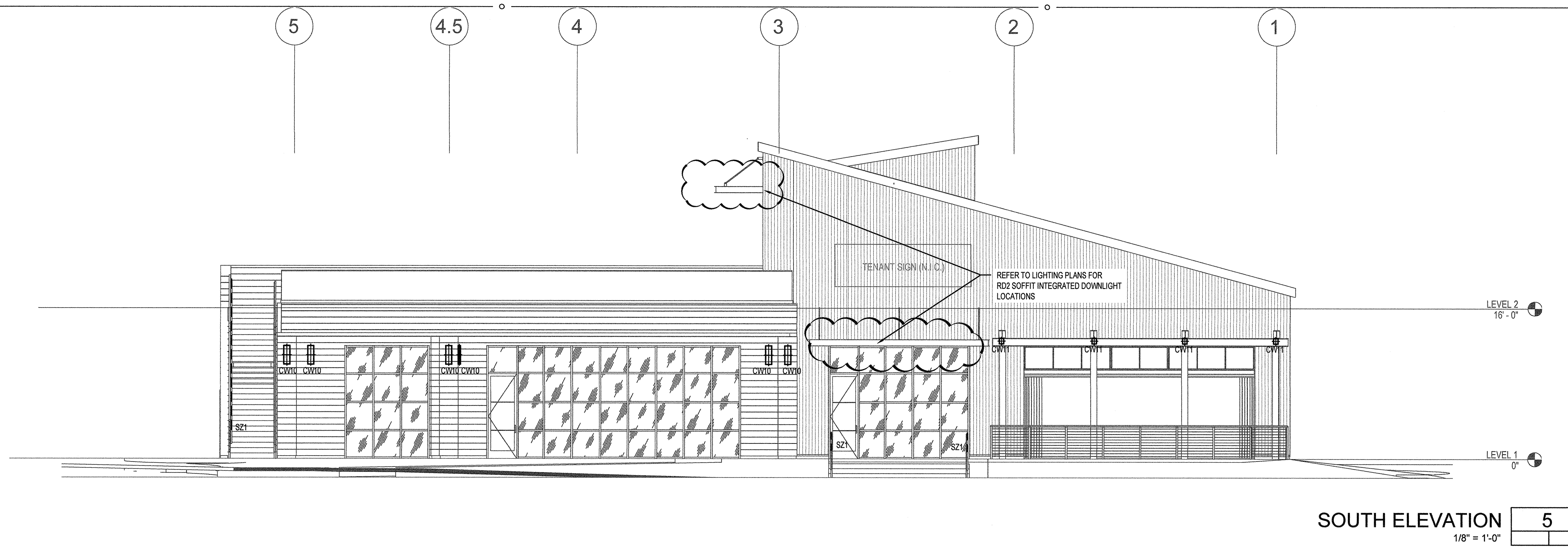
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04/23/2021	PROGRESS SET	
06/01/2021	COUNTY SUBMITTAL	

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DATE	Issue Date

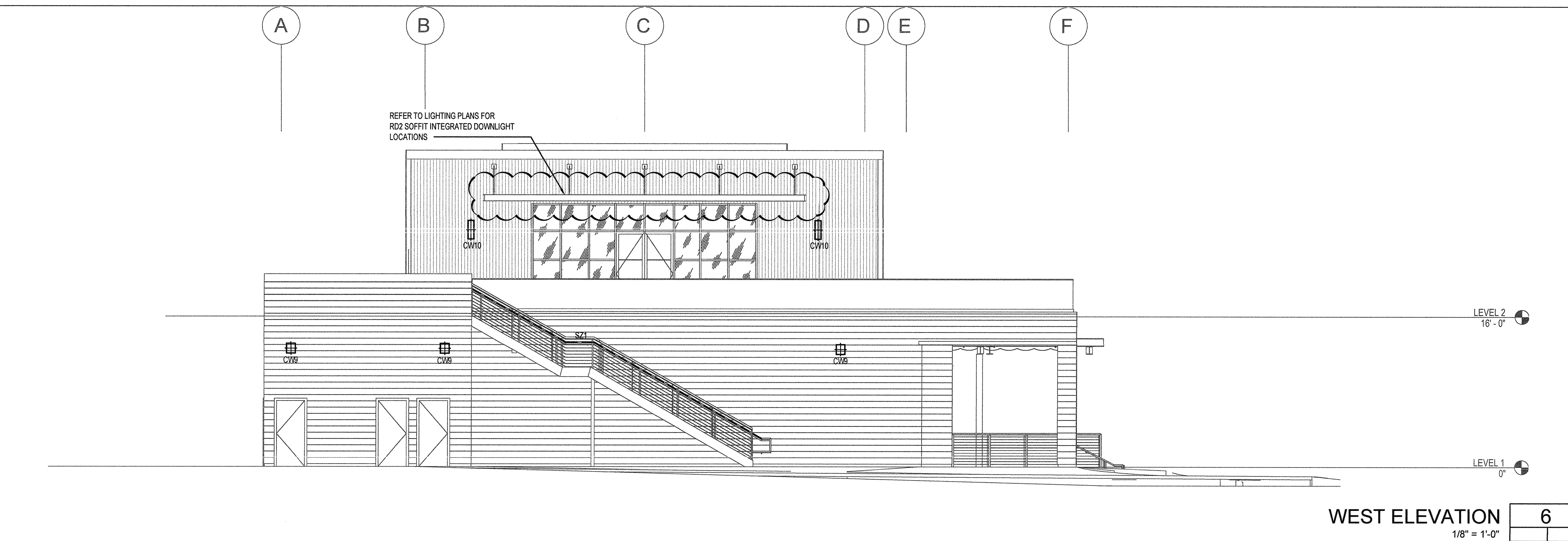
BUILDING 10 - LEVEL 2 REFLECTED CEILING LIGHTING PLAN

LD2.10.4

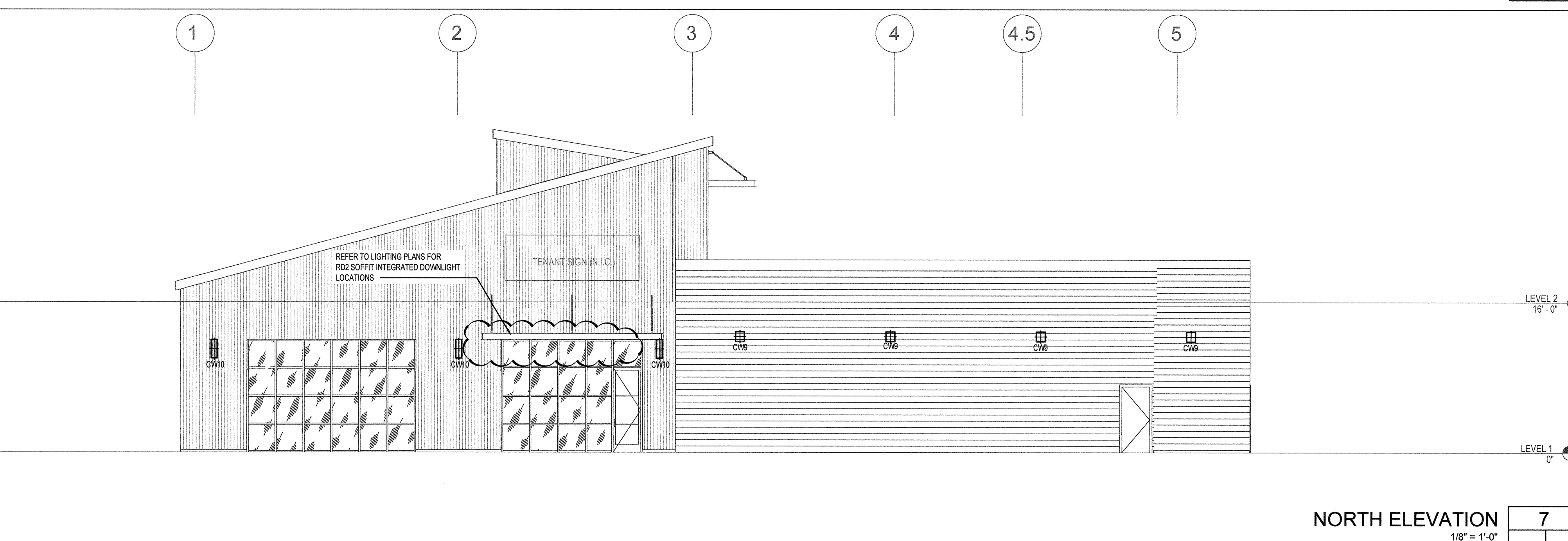
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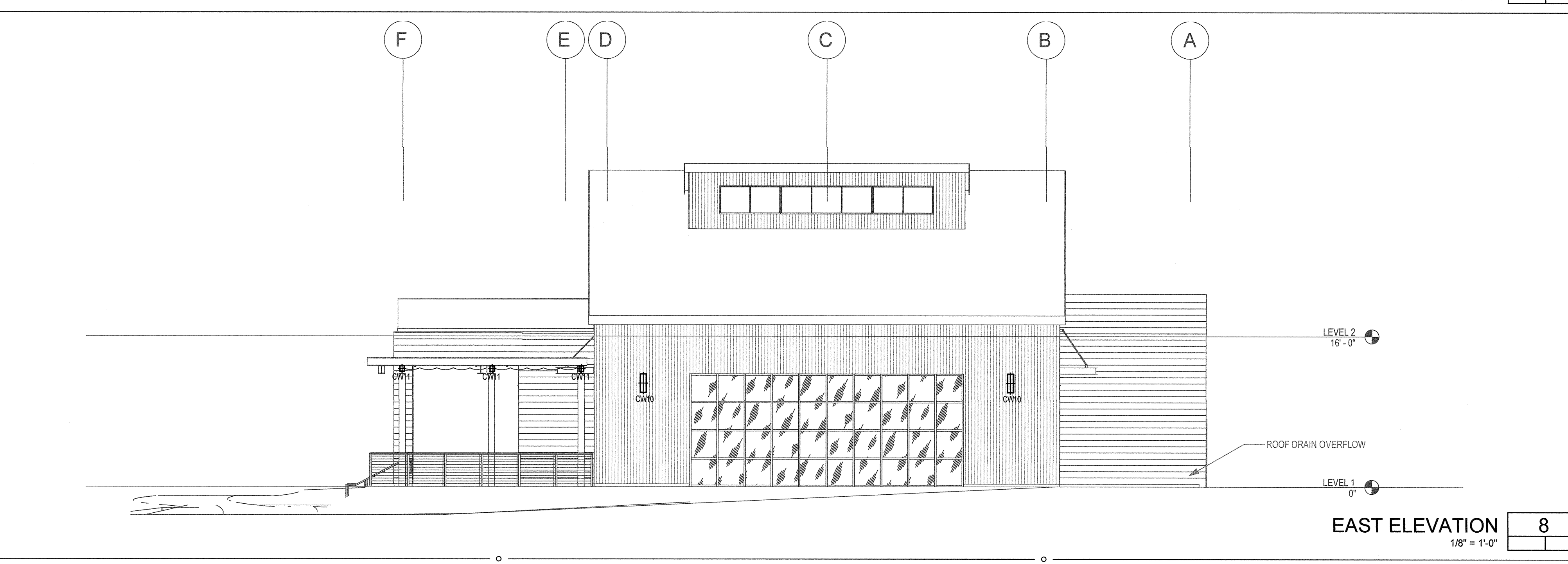
SOUTH ELEVATION 5
1/8" = 1'-0"



WEST ELEVATION 6
1/8" = 1'-0"



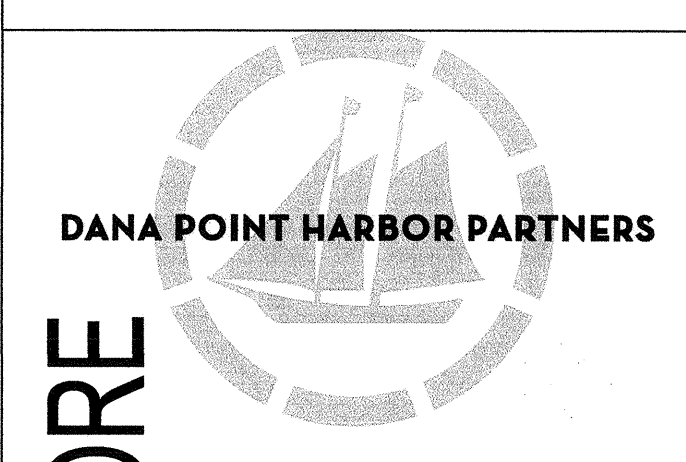
NORTH ELEVATION 7
1/8" = 1'-0"



EAST ELEVATION 8
1/8" = 1'-0"

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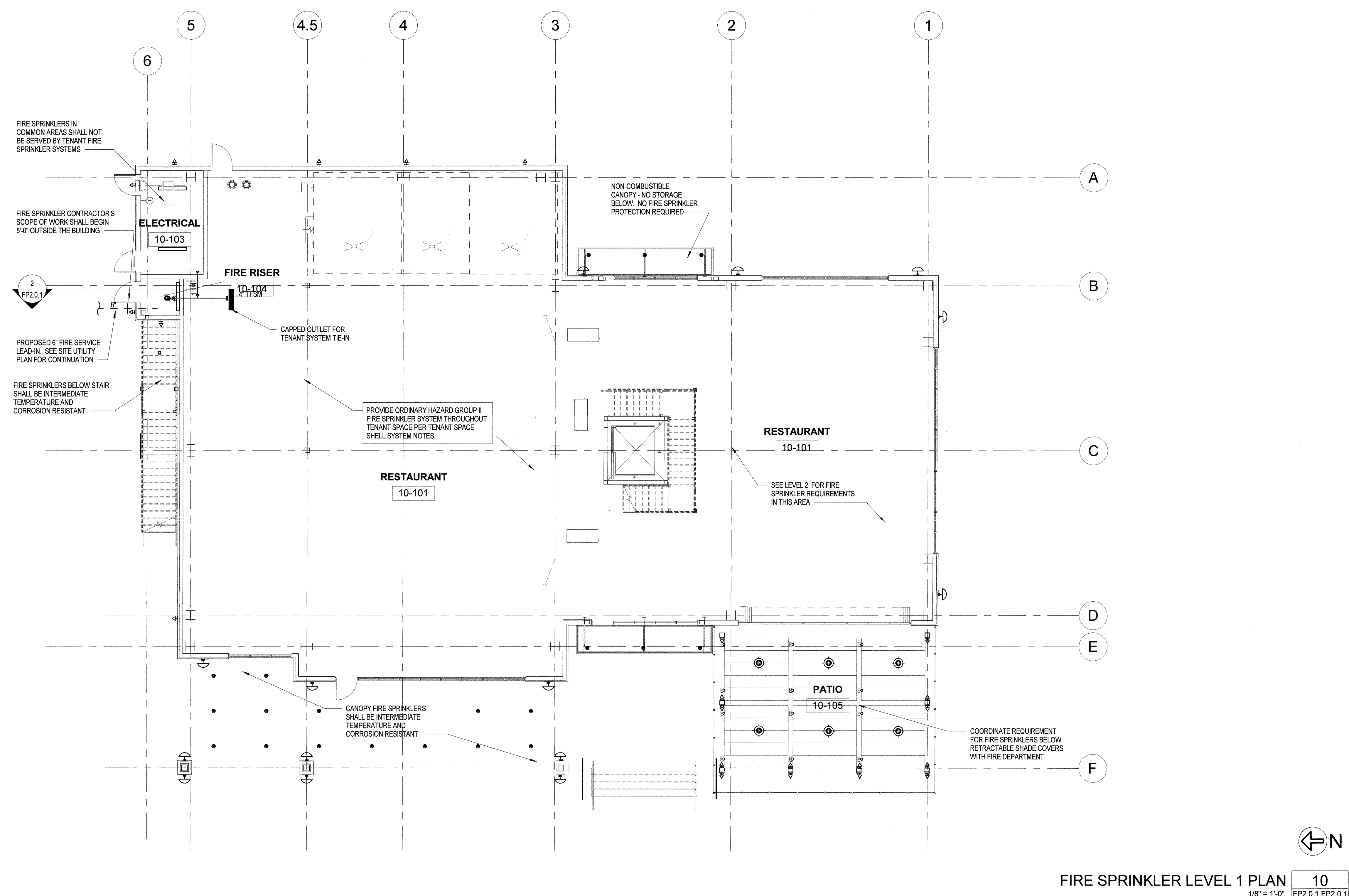


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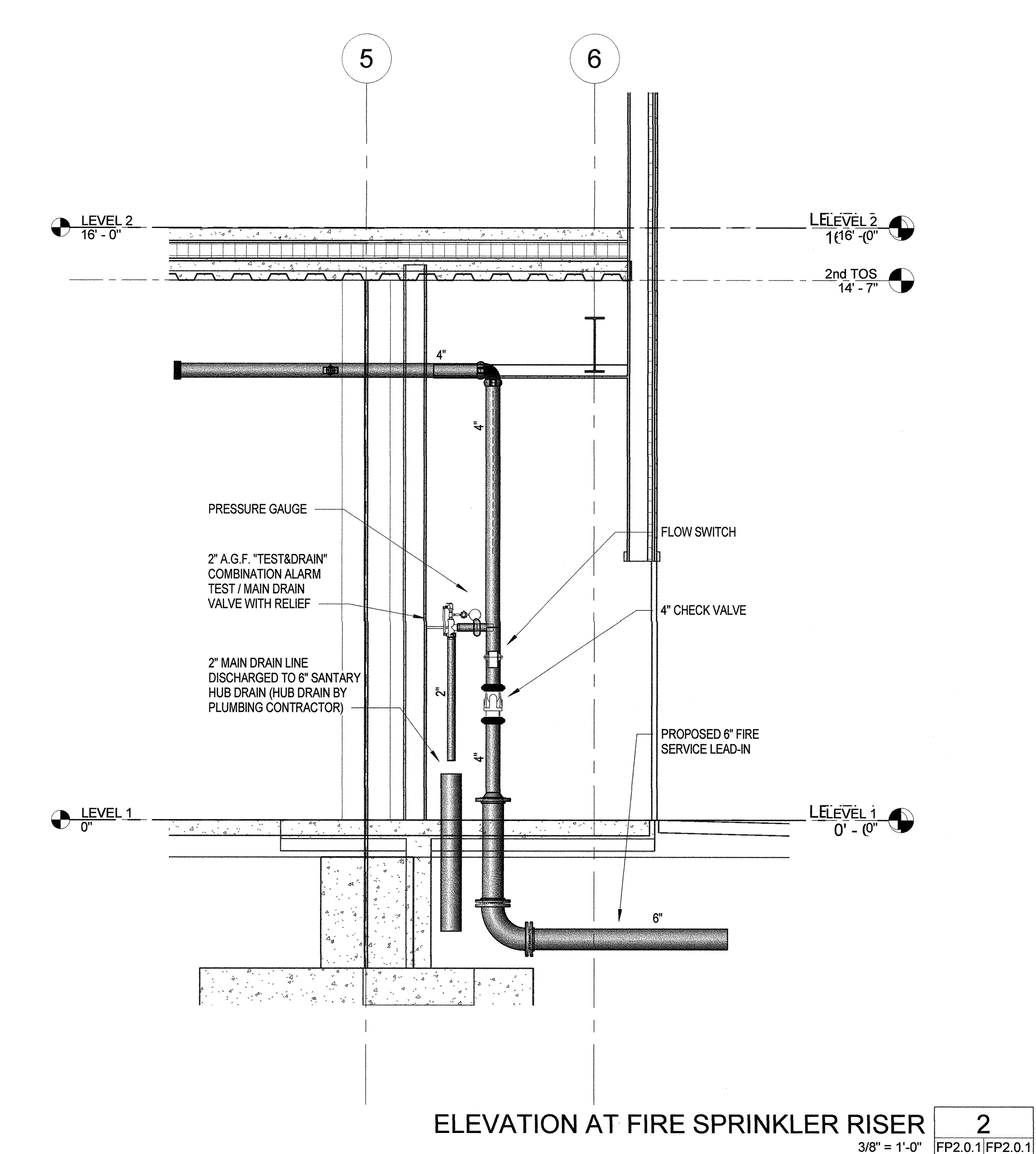
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03/29/2021		FINAL COORDINATION
04/23/2021		PROGRESS SET
06/01/2021		COUNTY SUBMITTAL

PROJECT NO. Project Number
DATE Issue Date
DRAWING TITLE
BUILDING 10 - EXTERIOR LIGHTING ELEVATIONS
DRAWING NO.

LD3.10.1



FIRE SPRINKLER LEVEL 1 PLAN 10
1/8" = 1'-0"
FP2.0.1 | FP2.0.1



ELEVATION AT FIRE SPRINKLER RISER 2
3/8" = 1'-0"
FP2.0.1 | FP2.0.1

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS:

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 225 FT
HOSE STREAM ALLOWANCE - 100 GPM

SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS, ORDINARY HAZARD GROUP II WET PIPE FIRE SPRINKLER SYSTEMS:

DENSITY - 0.20 GPM/ SQ FT
OPERATING AREA - 1500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 130 FT
HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

THE SUCCESSFUL FIRE SPRINKLER SHALL REQUEST AN UPDATED FLOW TEST TO BE CONDUCTED BY SOUTH COAST WATER DISTRICT FOR THE PURPOSE OF FIRE SPRINKLER SYSTEM HYDRAULIC DESIGN. A 10% SAFETY FACTOR SHALL BE APPLIED TO THE RESULTS OF THE FLOW TEST.

A WATER FLOW TEST CONDUCTED ON JANUARY 29, 2019 BY SOUTH COAST WATER DISTRICT NEAR THE END OF GOLDEN LANTERN AT DANA WHARF IS PROVIDED BELOW FOR REFERENCE ONLY.

74 PSI STATIC
40 PSI RESIDUAL
1,381 GPM FLOWING

SYSTEM DESCRIPTION

PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS, WITHIN TENANT SPACES AND BELOW EXTERIOR CANOPIES PER NFPA 13.

ALL PIPING WILL BE BLACK STEEL, 1" - 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40 1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

SEISMIC BRACING WILL BE REQUIRED THROUGHOUT ALL AREAS.

FIRE SPRINKLER SYSTEMS WILL BE SUPPLIED BY DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS ARE FRESH STANDING WITH A DEDICATED FIRE DEPARTMENT CONNECTION PROVIDED FOR EACH BUILDING ADJACENT TO THE ABOVE GROUND BACKFLOW PREVENTER. SEE CIVIL SITE UTILITY PLAN FOR EXACT LOCATIONS OF FIRE SERVICE LEAD-INS, FIRE DEPARTMENT CONNECTIONS AND BACKFLOW PREVENTERS.

FIRE SPRINKLER CONTRACTORS WORK SHALL BEGIN APPROXIMATELY 5'-0" OUTSIDE THE BUILDING ON THE DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS, BACKFLOW PREVENTERS AND YARD POST INDICATING VALVES ARE BY OTHERS.

COMMON/LANDLORD AREA NOTES

1. PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS.
2. PROVIDE TENANT FIRE SERVICE MAIN (TFSM) TO EACH TENANT SPACE. MAIN SHALL EXTEND A MINIMUM OF 3'-0" INTO EACH TENANT SPACE AND CAPPED.
3. DO NOT SUPPLY COMMON/LANDLORD AREA FIRE SPRINKLERS FROM TENANT SYSTEM FIRE SPRINKLER PIPING.

TENANT SPACE SHELL SYSTEM NOTES

1. PROVIDE ORDINARY HAZARD GROUP II FIRE SPRINKLER SYSTEMS WITHIN EACH TENANT SPACE.
2. ONLY ONE (1) TAP IS ALLOWED INTO THE TENANT FIRE SERVICE MAIN PER TENANT SPACE. A SEPARATE CROSS MAIN SHALL BE PROVIDED TO SERVE THE TENANT SYSTEM BRANCH LINES.
3. DO NOT SUPPLY TENANT SYSTEM FIRE SPRINKLERS FROM COMMON/LANDLORD AREA/CANOPY FIRE SPRINKLER PIPING.
4. INSTALL FIRE SPRINKLERS ON 1" SPRINGS TO ALLOW FOR USE OF EXISTING OUTLETS DURING TENANT FIT-OUT. DO NOT INSTALL FIRE SPRINKLER ON BUSHINGS IN CASE TENANT MAINTAINS EXPOSED STRUCTURE FIRE SPRINKLER SYSTEMS.
5. MAINTAIN A MINIMUM CLEARANCE OF (X'-X") TO UNDERSIDE OF PIPING.
6. FIRE SPRINKLERS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT.

SYMBOL KEY

○	BRASS UPRIGHT SPRINKLER	INT / 5.6 / OR
⊠	BRASS PENDENT SPRINKLER	INT / 5.6 / OR
●	CHROME RECESSED SPRINKLER	ORD / 5.6 / OR
⊗	CHROME PENDENT SPRINKLER W/ 2-PIECE TELESCOPING ESCUTCHEON	ORD / 5.6 / OR
●	CONCEALED SPRINKLER WITH WHITE COVERPLATE	ORD / 5.6 / OR
▲	BRASS HORIZONTAL SIDEWALL SPRINKLER	INT / 5.6 / OR
—	CENTER LINE OF SPRINKLER. ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS. COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
—	RISE FROM LEFT TO RIGHT AND DROP FROM RIGHT TO LEFT	
—	CAPPED PIPE	
⊗	HYDRAULIC REFERENCE POINT	

GENERAL NOTES

1. PROVIDE ALL NECESSARY OFFSETS, RAISES OR DROPS IN PIPING AND AUXILIARY DRAINS REQUIRED BY BUILDING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. EXAMINE THE JOB CONDITIONS AND VERIFY ALL MEASUREMENTS, DISTANCES, ELEVATIONS, CLEARANCES, PIPE SIZES, ETC.
3. ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE PROPER DRAWINGS FOR EXACT LOCATIONS, SIZES AND QUANTITIES OF OTHER TRADES' WORK.
4. THE ENGINEERING DRAWINGS HAVE BEEN PREPARED USING REVIT MEP. THE DRAWINGS ARE 100% BIM. THESE DOCUMENTS WILL BE MADE AVAILABLE TO THE SUCCESSFUL FIRE SPRINKLER CONTRACTOR IN EITHER ELECTRONIC FORM OR HARD COPY.
5. SUPPLY ONLY ONE (1) SPRINKLER FROM A SINGLE BRANCH LINE OUTLET. PROVIDE NEW BRANCH LINES AS REQUIRED.
6. SPRINKLERS NEAR A HEAT SOURCE (UNIT HEATER, DIFFUSERS, STEAM MAINS, SKYLIGHTS, ECT) SHALL HAVE TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 1.
7. IT IS UNDERSTOOD, UNLESS SPECIFICALLY INDICATED OTHERWISE, THAT THE PIPE SIZES AS SHOWN ON THE BID DOCUMENTS WILL BE USED.

SPRINKLER PIPE ROUTING IN ELECTRICAL ROOMS NOTE

PIPING SHALL NOT BE ROUTED OVER THE TOP OF ELECTRICAL EQUIPMENT. ADJUST PIPING AS NEEDED TO COMPLY WITH THE NEC DEDICATED EQUIPMENT SPACE RULES.

SPRINKLER DEFLECTOR HEIGHT NOTE

RAISE OR LOWER UPRIGHT SPRINKLERS IN EXPOSED AREAS AS REQUIRED BY ADJUSTING SPRING LENGTHS TO AVOID OBSTRUCTION TO DISCHARGE PATTERN. DEFLECTOR HEIGHTS SHALL BE IN ACCORDANCE WITH NFPA 13.

SPRINKLER BELOW OBSTRUCTION NOTE

PROVIDE SPRINKLER PROTECTION BELOW DUCTS, DUCT ENCLOSURES AND ANY OTHER OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS PER NFPA 13 WHETHER OR NOT SHOWN ON THE DRAWINGS.

ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

COORDINATE SPRINKLERS WITH ROOF DRAIN PIPING AND ELECTRICAL CONDUIT IN EXPOSED AREAS. RELOCATE/ADD SPRINKLERS AS REQUIRED TO AVOID OBSTRUCTIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.

HANGER NOTES

1. COORDINATE ALL HANGER TYPES AND LOCATIONS WITH THE STRUCTURAL ENGINEER OF RECORD.
2. ONLY ONE PIPE SHALL BE SUPPORTED FROM A SINGLE TRAPEZOID HANGER UNLESS OTHERWISE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
3. HANGERS WITH MORE THAN 150 POUNDS OF LOAD SHOULD BE ATTACHED TO THE JOIST AT A PANEL POINT.

SMSARCH

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DANA POINT HARBOR
BUILDING 10
34491 GOLDEN LANTERN
DANA POINT, CA

BWP BURNHAM|WARD
P R O P E R T I E S

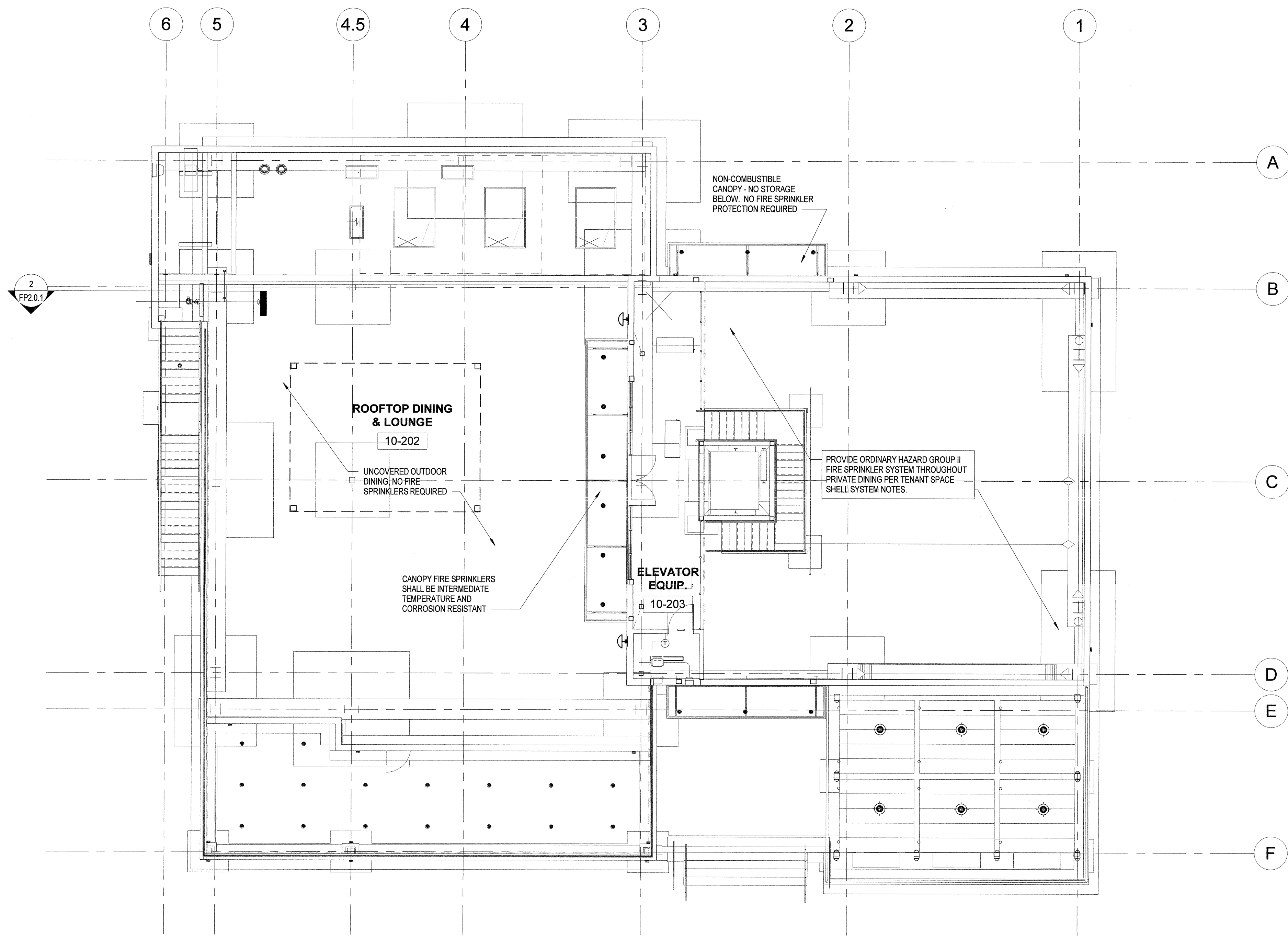
NOT FOR CONSTRUCTION

No.	DATE	ISSUE
1	10/09/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	03/28/2021	FINAL COORDINATION
5	04/23/2021	PROGRESS SET
6	06/01/2021	COUNTY SUBMITTAL

PROJECT NO. 19019
DATE NOVEMBER 25, 2020
DRAWING TITLE **BLDG 10 LEVEL 1 FIRE SPRINKLER PLAN**

FP2.0.1

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FIRE SPRINKLER LEVEL 2 PLAN 1
1/8" = 1'-0" FP2.0.1/FP2.0.2

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):
 DENSITY - 0.10 GPM / SQ FT
 OPERATING AREA - 1,500 SQ FT
 MAXIMUM FIRE SPRINKLER SPACING - 225 FT
 HOSE STREAM ALLOWANCE - 100 GPM

SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS (ORDINARY HAZARD GROUP I WET PIPE FIRE SPRINKLER SYSTEMS):
 DENSITY - 0.20 GPM / SQ FT
 OPERATING AREA - 1,500 SQ FT
 MAXIMUM FIRE SPRINKLER SPACING - 130 FT
 HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

THE SUCCESSFUL FIRE SPRINKLER SHALL REQUEST AN UPDATED FLOW TEST TO BE CONDUCTED BY SOUTH COAST WATER DISTRICT FOR THE PURPOSE OF FIRE SPRINKLER SYSTEM HYDRAULIC DESIGN. A 10% SAFETY FACTOR SHALL BE APPLIED TO THE RESULTS OF THE FLOW TEST.

A WATER FLOW TEST CONDUCTED ON JANUARY 29, 2019 BY SOUTH COAST WATER DISTRICT NEAR THE END OF GOLDEN LANTERN AT DANA WHARF IS PROVIDED BELOW FOR REFERENCE ONLY.

74 PSI STATIC
 40 PSI RESIDUAL
 1,381 GPM FLOWING

SYSTEM DESCRIPTION

PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS, WITHIN TENANT SPACES AND BELOW EXTERIOR CANOPIES PER NFPA 13.

ALL PIPING WILL BE BLACK STEEL, 1" - 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40 1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

SEISMIC BRACINGS WILL BE REQUIRED THROUGHOUT ALL AREAS.

FIRE SPRINKLER SYSTEMS WILL BE SUPPLIED BY DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS ARE FIRE-STOPPING WITH A DEDICATED FIRE DEPARTMENT CONNECTION PROVIDED FOR EACH BUILDING ADJACENT TO THE ABOVE GROUND BACKFLOW PREVENTER. SEE CIVIL SITE UTILITY PLAN FOR EXACT LOCATIONS OF FIRE SERVICE LEAD-INS, FIRE DEPARTMENT CONNECTIONS AND BACKFLOW PREVENTERS.

FIRE SPRINKLER CONTRACTOR'S WORK SHALL BEGIN APPROXIMATELY 5'-0" OUTSIDE THE BUILDING ON THE DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS, BACKFLOW PREVENTERS AND YARD POST INDICATING VALVES ARE BY OTHERS.

COMMON/LANDLORD AREA NOTES

1. PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS.
2. PROVIDE TENANT FIRE SERVICE MAIN (TFSM) TO EACH TENANT SPACE. MAIN SHALL EXTEND A MINIMUM OF 3'-0" INTO EACH TENANT SPACE AND CAPPED.
3. DO NOT SUPPLY COMMON/LANDLORD AREA FIRE SPRINKLERS FROM TENANT SYSTEM FIRE SPRINKLER PIPING.

TENANT SPACE SHELL SYSTEM NOTES

1. PROVIDE ORDINARY HAZARD GROUP II FIRE SPRINKLER SYSTEMS WITHIN EACH TENANT SPACE.
2. ONLY ONE (1) TAP IS ALLOWED INTO THE TENANT FIRE SERVICE MAIN PER TENANT SPACE. A SEPARATE CROSS MAIN SHALL BE PROVIDED TO SERVE THE TENANT SYSTEM BRANCH LINES.
3. DO NOT SUPPLY TENANT SYSTEM FIRE SPRINKLERS FROM COMMON/LANDLORD AREA/CANOPY FIRE SPRINKLER PIPING.
4. INSTALL FIRE SPRINKLERS ON T SPRIGS TO ALLOW FOR USE OF EXISTING OUTLETS DURING TENANT FIT-OUT. DO NOT INSTALL FIRE SPRINKLER ON BUS SHIGS IN CASE TENANT MAINTAINS EXPOSED STRUCTURE FIRE SPRINKLER SYSTEMS.
5. MAINTAIN A MINIMUM CLEARANCE OF [X'-X"] TO UNDERSIDE OF PIPING.
6. FIRE SPRINKLERS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT.

SYMBOL KEY

○	BRASS UPRIGHT SPRINKLER	INT / 5.6 / QR
⊠	BRASS PENDENT SPRINKLER	INT / 5.6 / QR
●	CHROME RECESSED SPRINKLER	ORD / 5.6 / QR
⊗	CHROME PENDENT SPRINKLER W/ 2-PIECE TELESCOPING ESCUTCHEON	ORD / 5.6 / QR
●	CONCEALED SPRINKLER WITH WHITE COVERPLATE	ORD / 5.6 / QR
▲	BRASS HORIZONTAL SIDEWALL SPRINKLER	INT / 5.6 / QR
—	CENTER LINE OF SPRINKLER. ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS. COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
○	RISE FROM LEFT TO RIGHT AND DROP FROM RIGHT TO LEFT	
—	CAPPED PIPE	
⊗	HYDRAULIC REFERENCE POINT	

GENERAL NOTES

1. PROVIDE ALL NECESSARY OFFSETS, RAISES OR DROPS IN PIPING AND AUXILIARY DRAINS REQUIRED BY BUILDING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. EXAMINE THE JOB CONDITIONS AND VERIFY ALL MEASUREMENTS, DISTANCES, ELEVATIONS, CLEARANCES, PIPE SIZES, ETC.
3. ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE PROPER DRAWINGS FOR EXACT LOCATIONS, SIZES AND QUANTITIES OF OTHER TRADES WORK.
4. THE ENGINEERING DRAWINGS HAVE BEEN PREPARED USING REVIT MEP. THE DRAWINGS ARE 100% BIM. THESE DOCUMENTS WILL BE MADE AVAILABLE TO THE SUCCESSFUL FIRE SPRINKLER CONTRACTOR IN EITHER ELECTRONIC FORM OR HARD COPY.
5. SUPPLY ONLY ONE (1) SPRINKLER FROM A SINGLE BRANCH LINE OUTLET. PROVIDE NEW BRANCH LINES AS REQUIRED.
6. SPRINKLERS NEAR A HEAT SOURCE (UNIT HEATER, DIFFUSERS, STEAM MAINS, SKYLIGHTS, ECT.) SHALL HAVE TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 1.
7. IT IS UNDERSTOOD, UNLESS SPECIFICALLY INDICATED OTHERWISE, THAT THE PIPE SIZES AS SHOWN ON THE BID DOCUMENTS WILL BE USED.

SPRINKLER PIPE ROUTING IN ELECTRICAL ROOMS NOTE

PIPING SHALL NOT BE ROUTED OVER THE TOP OF ELECTRICAL EQUIPMENT. ADJUST PIPING AS NEEDED TO COMPLY WITH THE NEC DEDICATED EQUIPMENT SPACE RULES.

SPRINKLER DEFLECTOR HEIGHT NOTE

RAISE OR LOWER UPRIGHT SPRINKLERS IN EXPOSED AREAS AS REQUIRED BY ADJUSTING SPRIG LENGTHS TO AVOID OBSTRUCTION TO DISCHARGE PATTERN. DEFLECTOR HEIGHTS SHALL BE IN ACCORDANCE WITH NFPA 13.

SPRINKLER BELOW OBSTRUCTION NOTE

PROVIDE SPRINKLER PROTECTION BELOW DUCTS, DUCT ENCLOSURES AND ANY OTHER OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS PER NFPA 13 WHETHER OR NOT SHOWN ON THE DRAWINGS.

ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

COORDINATE SPRINKLERS WITH ROOF DRAIN PIPING AND ELECTRICAL CONDUIT IN EXPOSED AREAS. RELOCATE/ADD SPRINKLERS AS REQUIRED TO AVOID OBSTRUCTIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.

HANGER NOTES

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PROJECT NO: 19019
 DATE: NOVEMBER 25, 2020
 DRAWING TITLE: **BUILDING 10 LEVEL 2 FIRE SPRINKLER PLAN**
 DRAWING NO: **FP2.0.2**

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