

DANA POINT HARBOR PARTNERS



DANA POINT HARBOR COMMERCIAL CORE BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

SMSARCH

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

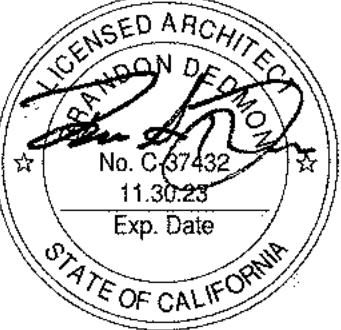


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BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO. 19019
DATE: APRIL 23, 2021
DRAWING TITLE: COVER SHEET

A0.0.0

[C# | C++ | CSS | Dart | F# | Go | Haskell | Java | JavaScript | Kotlin | Lua | Objective-C | Perl | PHP | Python | R | Rust | Scala | Swift | TypeScript | VB.NET](#)

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DR				



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.



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	B. PROJECT INFORMATION
OWNER'S NAME County of Orange	PROJECT NAME Dana Point Commercial Core
APPLICANT'S NAME Dana Point Harbor Partners, LLC - Burnham Ward	PROJECT ADDRESS 24650 Dana Point Harbor Drive, City of Dana Point
APPLICANT'S PHONE NUMBER 949-760-9150	OCCUPANCY CLASSIFICATION See attached
APPLICANT'S EMAIL dpoint@dp.com	CONSTRUCTION TYPE 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.	
ALTERNATIVE 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 proposed 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 improved 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 "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 2, 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 attached to all subsequent plan submittals of this project to the OCFA or Building Department.	
SIGNATURE <i>Jacob Vandervis</i>	DATE 10/20/2020
TITLE & COMPANY TAIT & Associates	

OCFA		OTHER AHI CONCURRENCE:	
AM&M SR	ASSOCIATED SR	☐ REQUIRED	☐ NOT REQUIRED
	283967		
☒ APPROVED	☐ NOT APPROVED	☐ APPROVED	☐ NOT APPROVED
COMMENTS:		COMMENTS:	
EVALUATED BY:		EVALUATED BY:	
☐ BUILDING OFFICIAL		☐ BUILDING OFFICIAL	
☐ OTHER:		☐ OTHER:	
NAME		NAME	
SIGNATURE		SIGNATURE	
DATE		DATE	
FIRE SAFETY ENGINEER SIGNATURE <i>[Signature]</i>		DATE 10/20/2020	

REV 8/20/2020



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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:

- Buildings that are out of hose pull access have increased and improved construction fire resistance (see table below) in addition to all new proposed 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

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: dimalott@tait.com
Phone: 714-560-8659



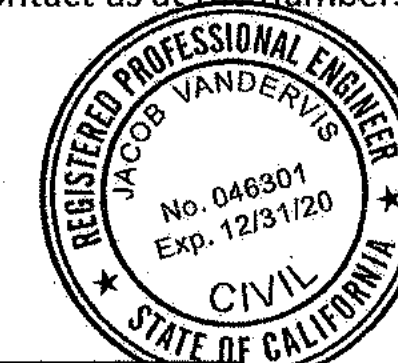
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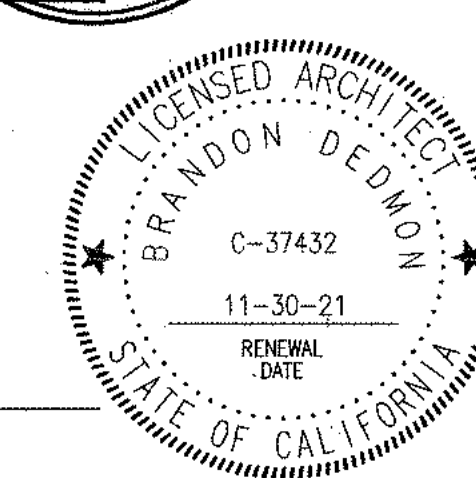
AM&M requirements for construction features will be incorporated into all affected and fire documents and plans submitted for review. Approval will be photocopied onto said plans. We appreciate your consideration of this proposal. If you have any questions regarding this AM&M proposal, please do not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

Building	No. of stories	Square Footage	Building Total SF	Occupancy Type
1	2 [R]	6,918 5,023	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 2,228	5,902	A-2
5B	1	4,045	4,045	A-2 & M
6	2	12,322 6,287	18,609	B, A-2 & M
7	2	7,417 7,262	14,679	B, A-2 & M
8	2 [R]	8,017 7,168	15,185	A-2 & M
9	2	9,888 9,888	19,776	A-2 & M
10	1 [R]	6,726	6,726	A-2
11	2	7,670 5,901	13,571	A-3
12	2	6,200 5,029	11,229	A-2 & M
TOTAL			132,534	

[R] = Building includes roof deck

SMSARCH

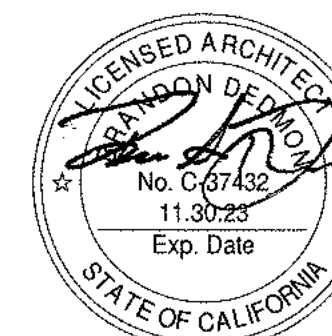
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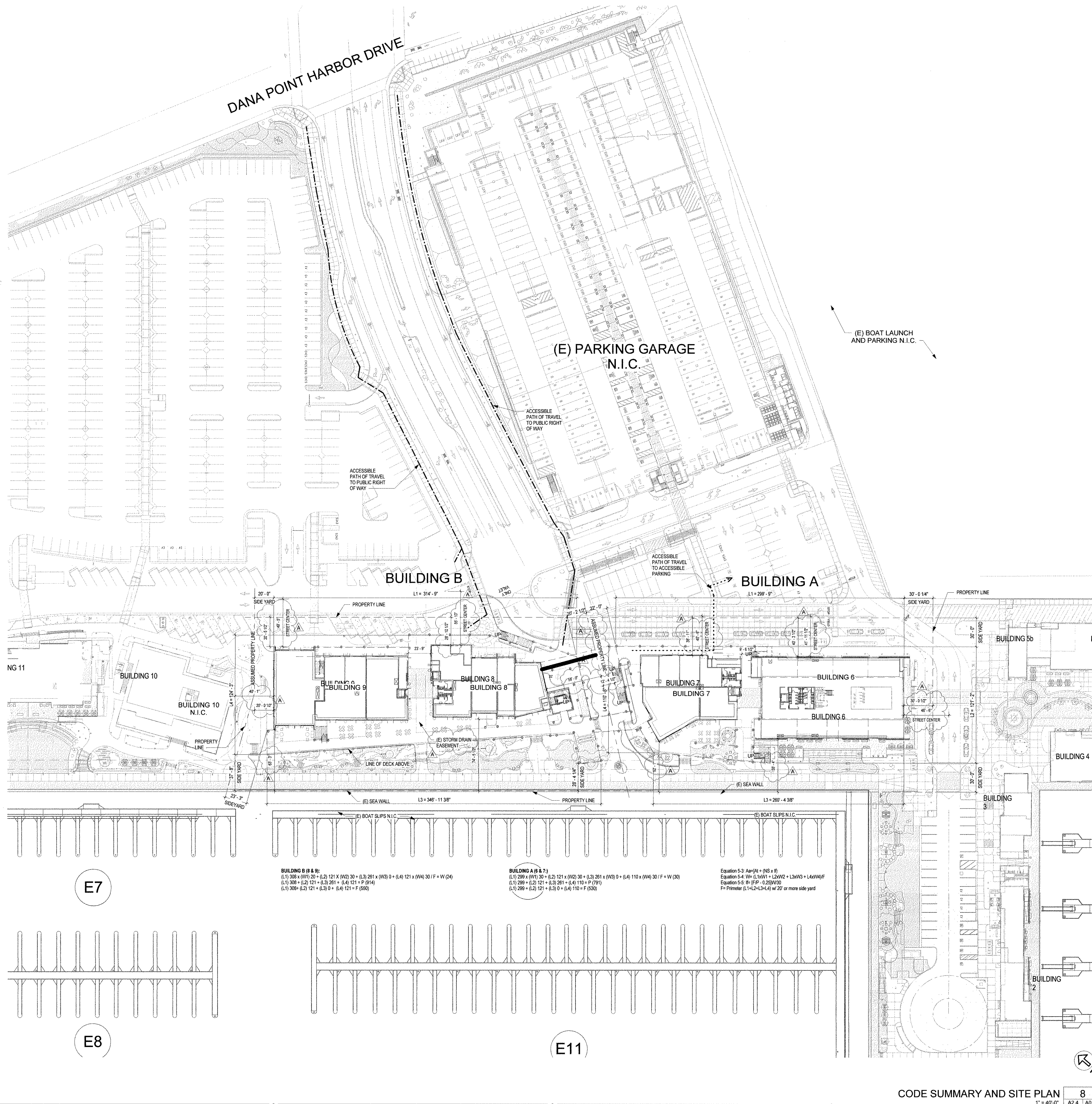
B W P BURNHAM WARD
P R O P E R T I E S



No.	DATE	ISSUE
10/08/2020	12/03/2020	DESIGN DEVELOPMENT
02/19/2020	06/01/2021	50% CONSTRUCTION DOCUMENTS
06/01/2021	09/24/2021	COUNTY SUBMITTAL
A		COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
OCFA AM&M	APPROVED LETTER

A0.1.1



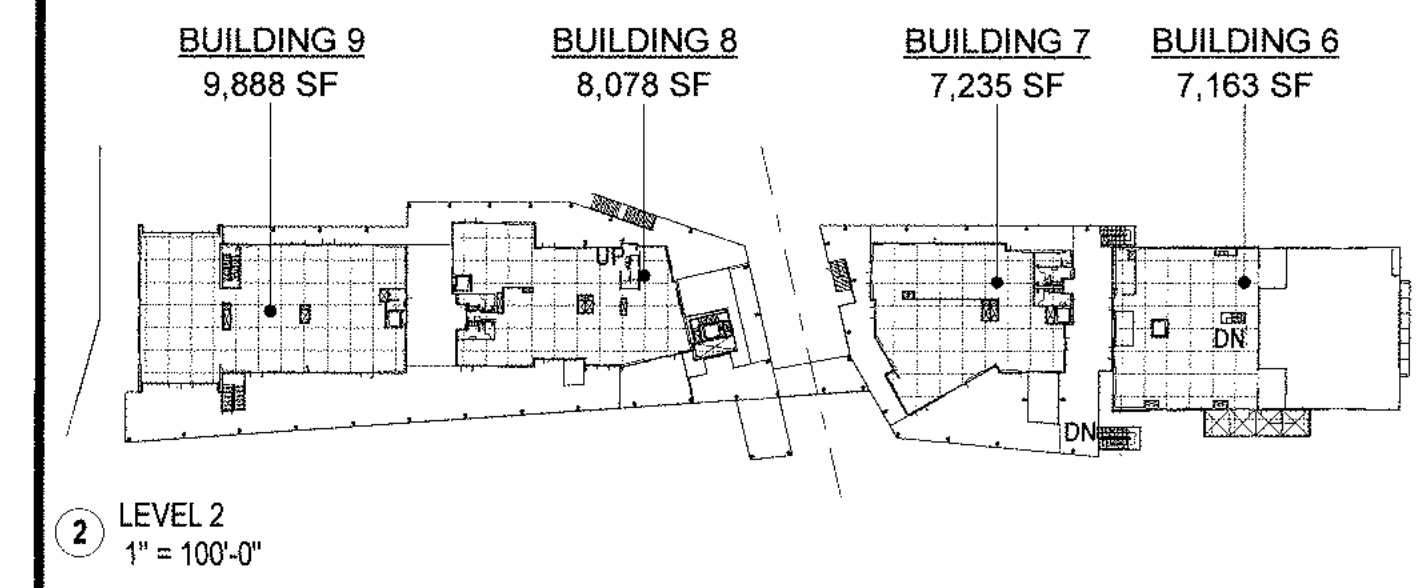
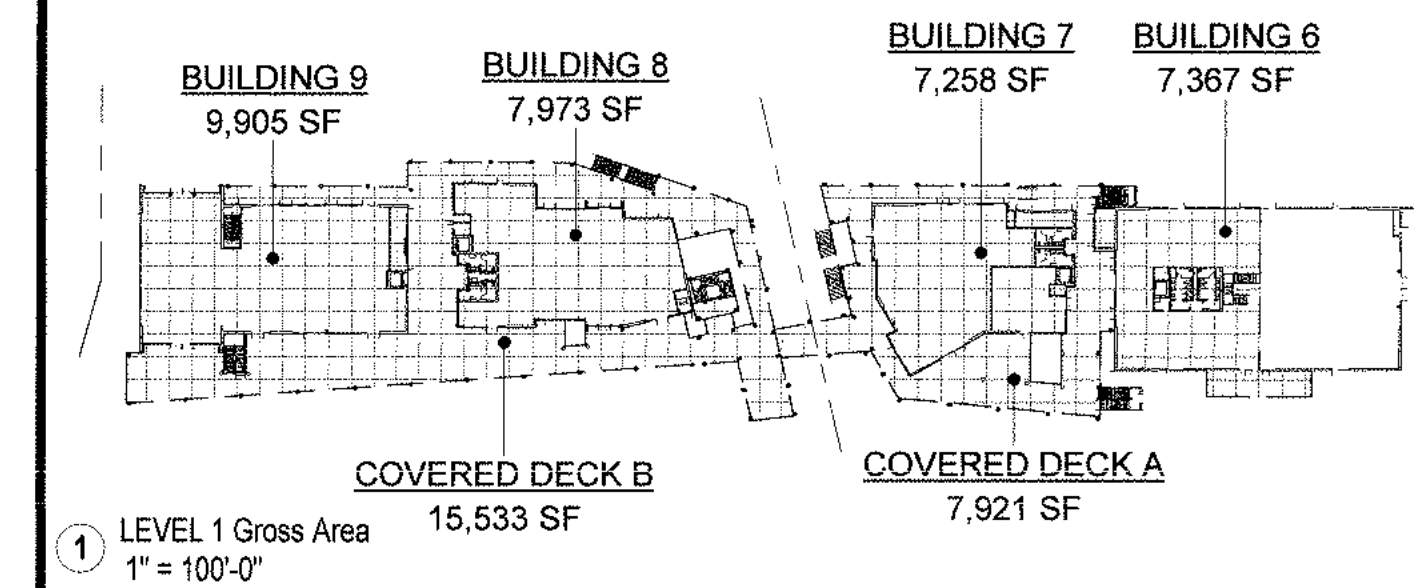
CODE SUMMARY	
BUILDING CODE	2019 CBC
FIRE CODE	2019 CFC
PLUMBING CODE	2019 CPC
MECHANICAL CODE	2019 CMC
ELECTRICAL CODE	2019 CEC
CAL. ENERGY CODE	2019
CAL. GREEN CODE	2019 CGBSC

USE AND OCCUPANCY CLASSIFICATION	
PROJECT ADDRESS	34501 - 34901 DANA POINT HARBOR DRIVE, DANA POINT CA
OCCUPANCY TYPE	M.B. & AZ, NON-SEPARATED
FIRE SPRINKLERS	YES
ALTERNATE MEANS	TYPE OF CONSTRUCTION HAS BEEN UPGRADED TO TYPE II-A TO COMPENSATE FOR THE FIRE HOSE ACCESS DEFICIENCIES. SEE APPROVED AMMM DOCUMENT ON SHEET A0.1.1

BUILDING HEIGHT AND AREAS		
	BUILDING A	BUILDING B
CONSTRUCTION TYPE	IIA	IIA
OCCUPANCY TYPE	B, M & A2	M & A2
ALLOWABLE AREA	40,500 SF	40,500 SF
AREA MODIFICATION	ALLOWABLE AREA INCREASE	ALLOWABLE AREA INCREASE
ALLOWABLE HEIGHT	65 FEET	65 FEET
ALLOWABLE STORIES	3 STORIES	3 STORIES
PROVIDED HEIGHT	65 FEET	65 FEET
PROVIDED STORIES	2 STORIES	2 STORIES

FRONTAGE INCREASE	
BUILDING B (8 & 9)	BUILDING A (6 & 7)
$If = (F/P - 0.25)W/30 \quad [550/910 - 0.25]24/30 = 28$ $Aa = [At + (NS \times If) \quad [46,500 + (15,500 \times 28) = 50,840 \text{ SF PER LEVEL}$ TOTAL ALLOWABLE BUILDING AREA PER FLOOR 50,840 SF	$If = (F/P - 0.25)W/30 \quad [530/791 - 0.25]30/30 = 42$ $Aa = [At + (NS \times If) \quad [46,500 + (15,500 \times 42) = 53,010 \text{ SF PER LEVEL}$ TOTAL ALLOWABLE BUILDING AREA PER FLOOR 53,010 SF

BUILDING AREA							
BUILDING AREA B, LEVEL 1		BUILDING AREA B, LEVEL 2		BUILDING AREA A, LEVEL 1		BUILDING AREA A, LEVEL 2	
BUILDING 6	7,973 SF	BUILDING 8	8,078 SF	BUILDING 6	7,367 SF	BUILDING 6	7,163 SF
BUILDING 9	9,905 SF	BUILDING 9	9,888 SF	BUILDING 7	7,286 SF	BUILDING 7	7,235 SF
COVERED DECK B	15,533 SF	TOTAL	17,965 SF	COVERED DECK A	7,921 SF	TOTAL	14,398 SF
TOTAL	33,410 SF			TOTAL	22,547 SF		



FIRE RESISTANCE RATINGS		
	BUILDING A	BUILDING B
PRIMARY STRUCTURE FRAME	1 HOUR	1 HOUR
BEARING WALLS (EXTERIOR)	1 HOUR	1 HOUR
NONBEARING INTERIOR WALLS	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	1 HOUR	1 HOUR
ROOF CONSTRUCTION	1 HOUR	1 HOUR

FIRE RESISTANCE RATING FOR EXTERIOR WALLS FROM PL		
	BUILDING A	BUILDING B
$X < 5$	1 HOUR	1 HOUR
$5 \leq X < 10$	1 HOUR	1 HOUR
$10 \leq X < 30$	1 HOUR	1 HOUR
$X \geq 30$	0 HOUR	0 HOUR

FIRE AND SMOKE PROTECTION FEATURES		
	BUILDING A	BUILDING B
ALLOWABLE OPENINGS		
0 TO LESS THAN 3	NOT PERMITTED	NOT PERMITTED
3 TO LESS THAN 5	15%	15%
5 TO LESS THAN 10	25%	25%
10 TO LESS THAN 15	45%	45%
15 TO LESS THAN 20	75%	75%
20 TO LESS THAN 25	NO LIMIT	NO LIMIT
25 TO LESS THAN 30	NO LIMIT	NO LIMIT
30 OR GREATER	NOT REQUIRED	NOT REQUIRED
PROVIDED OPENINGS		
NORTH SIDE	UNLIMITED, OVER 20'	UNLIMITED, OVER 20'
EAST SIDE	UNLIMITED, OVER 20'	UNLIMITED, OVER 20'
SOUTH SIDE	UNLIMITED, OVER 20'	UNLIMITED, OVER 20'
WEST SIDE	UNLIMITED, OVER 20'	UNLIMITED, OVER 20'

SEPARATION OF OCCUPANCY (HOURS)		
A	A	B,M
A	N	1-HR
B,M	1-HR	N

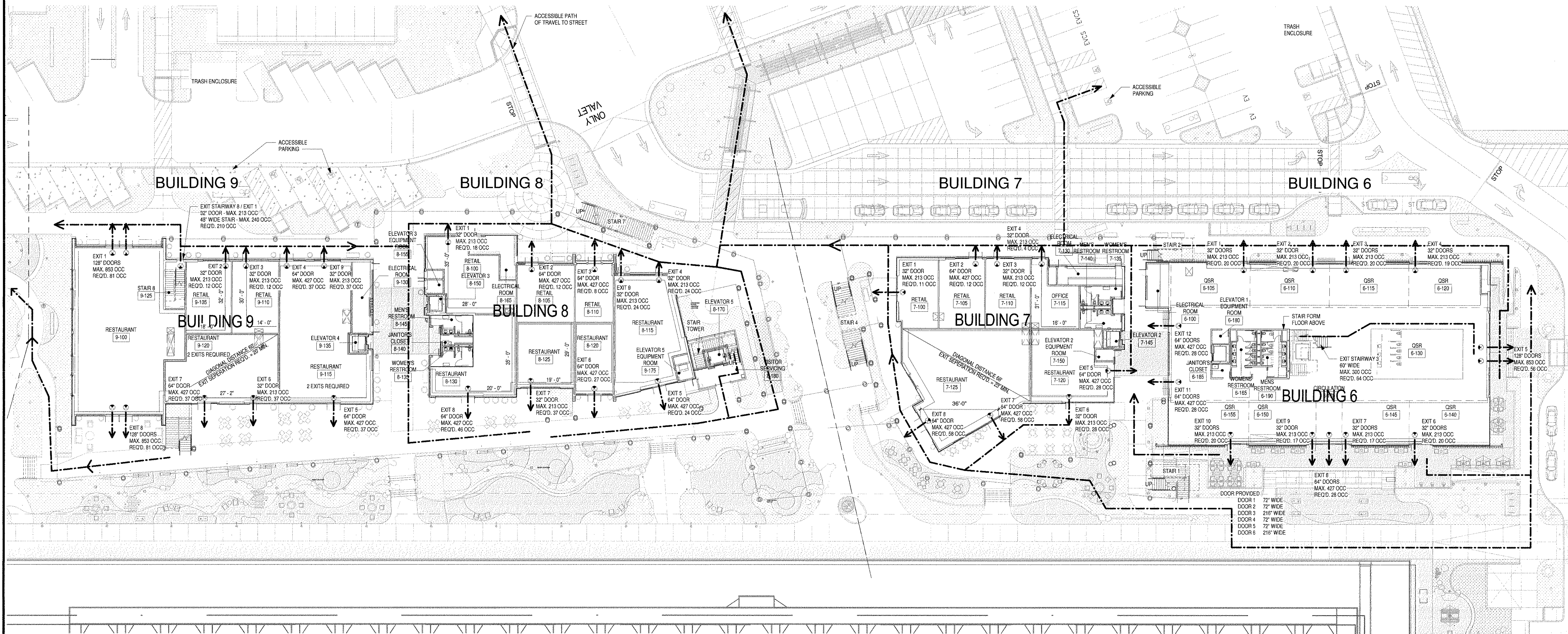
MEANS OF EGRESS	
MAX. COMMON PATH OF TRAVEL	75 FEET
MAX TRAVEL DISTANCE	250 FEET
CORRIDOR REQUIRED FIRE RATING	0 HOUR

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

PLUMBING FIXTURE						
4.400 OCC2 = 22 OCC	WOMEN REQ'D (22 OCC.)	WOMEN PROVIDED	MEN REQ'D (22 OCC.)	MEN PROVIDED	DF REQ'D	DF PROVIDED
DRINKING FOUNTAIN	-	-	-	-	1	1
LAVATORIES	1	11	1	11	-	-
URINALS	-	-	0	6	-	-
WATER CLOSET	1	13	1	7	-	-

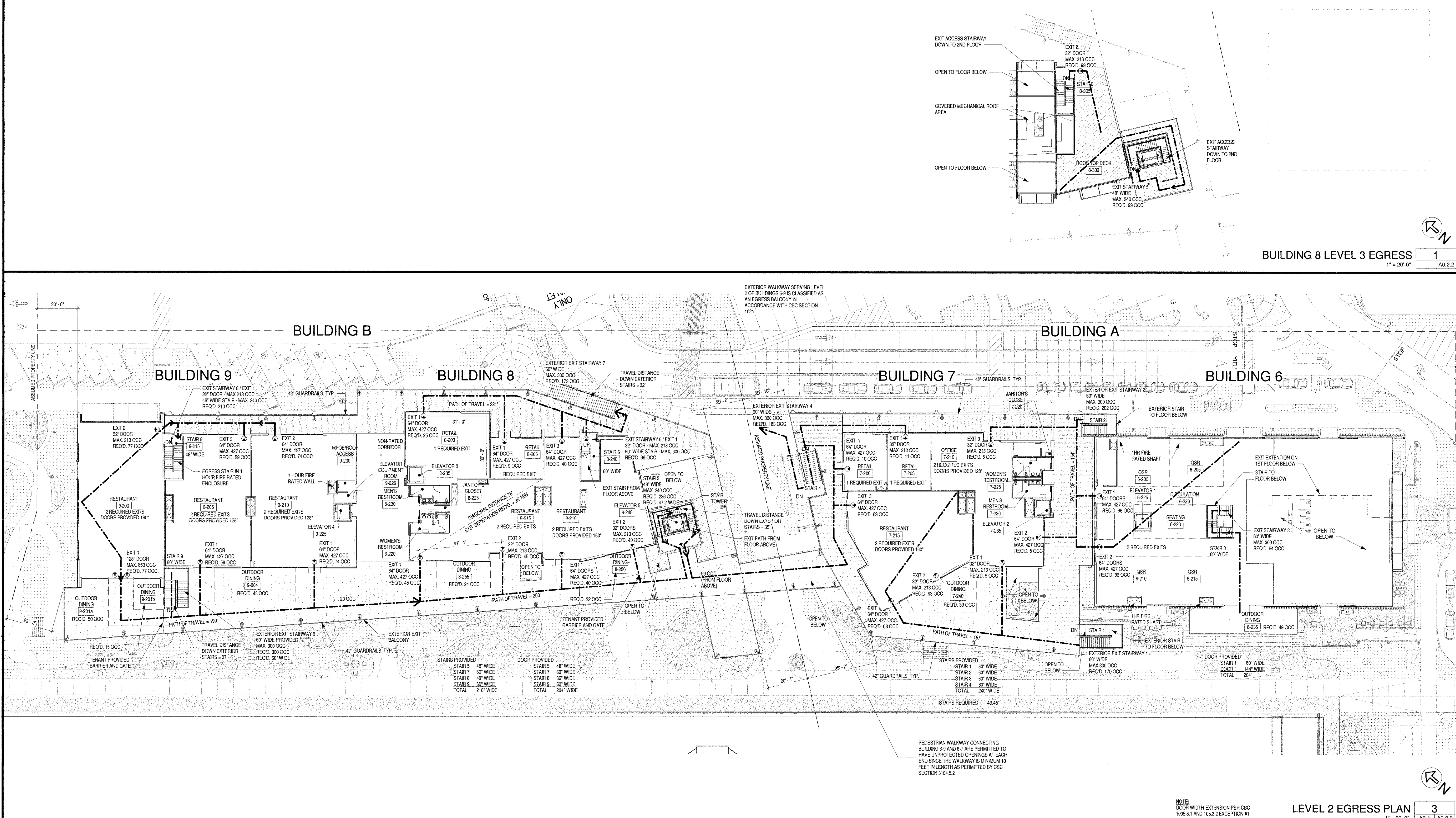
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629BWP BURNHAM IWARD
P R O P E R T I E SNOTE:
DOOR WIDTH EXTENSION PER CBC
109.3.1 AND 109.3.2 EXCEPTION #1LEVEL 1 EGRESS PLAN 3
1" = 20'-0" A2.4 | A0.2.1

BUILDING B OCCUPANCY/ EXITING LEVEL 1 BUILDING 8-9

Number	ROOM NAME	TOTAL NET FLOOR AREA	ASSEMBLY FLOOR AREA	KITCHEN FLOOR AREA	PRIMARY OCCUPANCY LOAD FACTOR	SECONDARY OCCUPANCY LOAD FACTOR	OCCUPANCY TYPE	ASSEMBLY OCCUPANCY	KITCHEN OCCUPANCY	TOTAL OCCUPANTS	EXITS REQUIRED	Min. Door Width Req. (0.15)	Min. Stair Width (0.2)
BUILDING 8													
8-100	RETAIL	1,072 SF			60	0	MERCANTILE			18	1	2.7	5.40
8-105	RETAIL	706 SF			60	0	MERCANTILE			12	1	1.8	3.60
8-110	RETAIL	470 SF			60	0	MERCANTILE			8	1	1.2	2.40
8-115	RESTAURANT	1,570 SF	1,046 SF	523 SF	15	200	ASSEMBLY/KITCHEN	70	3	73	2	11.0	21.90
8-120	RESTAURANT	975 SF	383 SF	192 SF	15	200	ASSEMBLY/KITCHEN	26	1	27	1	4.1	8.10
8-125	RESTAURANT	779 SF	519 SF	260 SF	15	200	ASSEMBLY/KITCHEN	36	2	37	1	5.8	11.10
8-130	RESTAURANT	974 SF	649 SF	325 SF	15	200	ASSEMBLY/KITCHEN	44	2	46	1	6.9	13.80
8-135	WOMEN'S RESTROOM	148 SF			0	0	ACCESSORY						
8-140	JANITOR'S CLOSET	55 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-145	MEN'S RESTROOM	142 SF			0	0	ACCESSORY						
8-150	ELEVATOR 3	81 SF			0	0							
8-155	ELEVATOR 3 EQUIPMENT ROOM	49 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-160	MPOE/FIRE RISER ROOM	30 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-165	ELECTRICAL ROOM	84 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-170	ELEVATOR 5	84 SF			0	0							
8-175	ELEVATOR 5 EQUIPMENT ROOM	86 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-180	VISITOR SERVICING	367 SF			0	0							
7,459 SF											228	33.9	87.80
BUILDING 9													
9-100	RESTAURANT	3,501 SF	2,334 SF	1,167 SF	15	200	ASSEMBLY/KITCHEN	156	6	162	2	24.3	48.60
9-105	RETAIL	692 SF			60		MERCANTILE			12	1	1.8	3.60
9-110	RETAIL	712 SF			60		MERCANTILE			12	1	1.8	3.60
9-115	RESTAURANT	2,392 SF	1,596 SF	797 SF	15	200	ASSEMBLY/KITCHEN	107	4	111	2	16.7	33.30
9-120	RESTAURANT	1,554 SF	1,036 SF	518 SF	15	200	ASSEMBLY/KITCHEN	70	3	73	2	11.0	21.90
9-125	STAIR B	228 SF			0								
9-130	ELECTRICAL ROOM	296 SF			300		EQUIPMENT			1	1	0.2	0.30
9-135	ELEVATOR 4	88 SF			0								
9,451 SF											371	56.7	111.30
18,891 SF											597	89.6	179.10



BUILDING A OCCUPANCY/ EXITING LEVEL 3 BUILDING 8									
Number	ROOM NAME	TOTAL NET FLOOR AREA	OCCUPANCY LOAD FACTOR	OCCUPANCY TYPE	TOTAL OCCUPANTS	Min. Door Width Req. (0.15)	Min Stair Width (0.2)		
8-300	ROOF TOP DECK	1,989 SF	7	ASSEMBLY	198	23.8	39.7		
8-305	STAIR 6	213 SF							
		1,804 SF			198	23.8	39.7		

BUILDING B OCCUPANCY/ EXITING LEVEL 2 BUILDING 8-9													
Number	ROOM NAME	TOTAL NET FLOOR AREA	ASSEMBLY FLOOR AREA	KITCHEN FLOOR AREA	PRIMARY OCCUPANCY LOAD FACTOR	SECONDARY OCCUPANCY LOAD FACTOR	OCCUPANCY TYPE	ASSEMBLY OCCUPANCY	KITCHEN OCCUPANCY	TOTAL OCCUPANTS	EXITS REQUIRED	Min. Door Width Req. (0.15)	Min Stair Width (0.2)
BUILDING 8													
8-200	RETAIL	1,488 SF			60	0	MERCANTILE			25	1	3.8	7.30
8-205	RETAIL	523 SF			60	0	MERCANTILE			9	1	1.4	2.70
8-210	RESTAURANT	2,657 SF	1,711 SF	895 SF	15	200	ASSEMBLY/KITCHEN	115	5	120	2	18.0	38.00
8-215	RESTAURANT	1,914 SF	1,276 SF	638 SF	15	200	ASSEMBLY/KITCHEN	88	4	90	2	13.5	27.00
8-220	WOMEN'S RESTROOM	151 SF			0	0	ACCESSORY						
8-225	JANITORS CLOSET	Redundant Room 143 SF			300	0	EQUIPMENT						
8-230	MEN'S RESTROOM	143 SF			0	0	ACCESSORY						
8-235	ELEVATOR 3	72 SF			0	0							
8-240	STAIR 6	204 SF			0	0							
8-245	ELEVATOR 5	89 SF			0	0	ACCESSORY						
8-250	OUTDOOR DINING	519 SF			15	0	ASSEMBLY			22	1	3.3	6.60
8-255	OUTDOOR DINING	352 SF			15	0	ASSEMBLY			24	1	3.8	7.20
		7,824 SF								290		43.5	87.00
BUILDING 9													
9-200	RESTAURANT	3,327 SF	2,218 SF	1,109 SF	15	200	ASSEMBLY	148	6	154	2	23.1	46.20
9-201a	OUTDOOR DINING	747 SF			15	0	ASSEMBLY			7		7.5	15.00
9-201b	OUTDOOR DINING	225 SF			15	1	ASSEMBLY			15	1	2.3	4.50
9-204	OUTDOOR DINING	669 SF			15	0	ASSEMBLY			45	1	6.8	13.50
9-205	RESTAURANT	2,525 SF	1,683 SF	842 SF	15	200	ASSEMBLY	113	5	118	2	17.7	35.40
9-210	RESTAURANT EQUIPMENT ROOM	3,163 SF	2,108 SF	1,054 SF	15	200	ASSEMBLY	141	6	147	2	22.1	44.10
9-215	STAIR 5	213 SF			0	0	ACCESSORY						
9-220	ELEVATOR EQUIPMENT ROOM	47 SF			300	0	EQUIPMENT			1	1	0.2	0.30
9-225	ELEVATOR 4	68 SF			0	0	ACCESSORY						
9-230	MPCE/ROOF ACCESS	45 SF			0	0	ACCESSORY						
		11,029 SF								530		79.5	159.00
		18,852 SF								820		123.0	246.00

BUILDING A OCCUPANCY/ EXITING LEVEL 2 BUILDING 6-7																				
Number	ROOM NAME	TOTAL NET FLOOR AREA	ASSEMBLY FLOOR AREA	KITCHEN FLOOR AREA	OSR ASSEMBLY FLOOR AREA	OSR KITCHEN FLOOR AREA	PRIMARY OCCUPANCY LOAD FACTOR	SECONDARY OCCUPANCY LOAD FACTOR	OSR PRIMARY OCCUPANCY LOAD FACTOR	OSR SECONDARY OCCUPANCY LOAD FACTOR	OCCUPANCY TYPE	ASSEMBLY OCCUPANCY	KITCHEN OCCUPANCY	OSR ASSEMBLY OCC	OSR KITCHEN OCC	TOTAL OCCUPANTS	EXITS REQUIRED	Min. Door Width Req. (0.15)	Min Stair Width (0.2)	
7-245 MPCE / SERVER ROOM																				
		108 SF																		
		108 SF															0	0.0	0.00	
BUILDING 6																				
6-200	MPCE	599 SF			0	0	OSR													
6-205	OSR	606 SF			0	0	15 SF		200 SF		ASSEMBLY/KITCHEN			14	3	17	1	2.6	5.10	
6-210	OSR	871 SF			0	0	15 SF		200 SF		ASSEMBLY/KITCHEN			20	3	23	1	3.5	6.90	
6-215	OSR	821 SF			0	0	15 SF		200 SF		ASSEMBLY/KITCHEN			14	3	17	1	2.6	5.10	
6-220	CIRCULATION	3,104 SF			0	0	0 SF		0 SF		CIRCULATION					3	32	1	4.8	9.60
6-225	ELEVATOR 1	68 SF			0	0	0 SF		0 SF											
6-230	SEATING	528 SF			15	0	0 SF		0 SF		ASSEMBLY					36	1	5.4	10.80	
6-235	OUTDOOR DINING	728 SF			15	0	0 SF		0 SF		ASSEMBLY					49	2	7.4	14.70	
6-240	ELECTRICAL ROOM	218 SF			300	0	0 SF		0 SF		EQUIPMENT					1	1	0.2	0.30	
		7,373 SF														192		28.8	57.60	
BUILDING 7																				
7-200	RETAIL	599 SF			80	0	0 SF		0 SF		MERCANTILE					10	1	1.5	3.00	
7-205	RETAIL	625 SF			80	0	0 SF		0 SF		MERCANTILE					11	1	1.7	3.30	
7-210	OFFICE	2,236 SF			150	0	0 SF		0 SF		BUSINESS					15	1	2.3	4.50	
7-215	RESTAURANT	2,726 SF	1,804 SF	902 SF	15	200	0 SF		0 SF		ASSEMBLY/KITCHEN	121	5			128	2	19.8	39.60	
7-220	JANITORS CLOSET	45 SF			300	0	0 SF		0 SF		EQUIPMENT					1	1	0.2	0.30	
7-225	WOMEN'S RESTROOM	159 SF			0	0	0 SF		0 SF		ACCESSORY									
7-230	MEN'S RESTROOM	151 SF			0	0	0 SF		0 SF		ACCESSORY									
7-235	ELEVATOR 2	68 SF			0	0	0 SF		0 SF											
7-240	OUTDOOR DINING	572 SF			15	0	0 SF		0 SF		ASSEMBLY					39	1	5.9	11.70	
		7,161 SF														202		30.3	60.60	
		14,842 SF														394		59.1	118.20	



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 checklist contained in this code. Voluntary green building measures are also included in the application checklist 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. 301.3 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 \$50,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections related 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. 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: 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, et seq. for 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 SECTION 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 shell 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 DBA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA 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 environmentally responsible site selection, building design, building design 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. Luminaires whose light distribution is such that the candle 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 80 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: 1. 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 section 43800 and CCR, Title 13, Sections 1961 and 1962. 2. High efficiency vehicles (HEV), as regulated by U.S. EPA, bearing High Occupancy Vehicle (HOV) car pool 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 49CFR17.150 (as it existed on July 1, 2000), 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 motorcoach 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 non-profit 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 5.108 SITE DEVELOPMENT 5.108.1 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB 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: 5.108.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance. 5.108.1.2 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. 1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Pedestrian sediment control (perimeter silt fence, silt rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exit. j. Wind erosion control. k. Other soil loss BMPs acceptable to the enforcing agency. 2. 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: a. Dewatering activities. b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paint, oil, etc.). e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g. Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency. 5.108.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB 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 a 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 Lake Tahoe 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, infiltration, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conservation 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. 5.108.3 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 102, comply with Section 5.108.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 106, comply with Section 5.108.4.2. 5.108.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.108.4.1.1 and 5.108.4.1.2; or meet the applicable local ordinance, whichever is stricter. 5.108.4.1.1 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 visitor 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. 5.108.4.1.2 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. 5.108.4.1.3 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. 5.108.4.1.4 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. 5.108.4.1.5 Acceptable bicycle parking facility for Sections 5.108.4.1.2, 5.108.4.1.3, and 5.108.4.1.4 shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; 3. Lockable, permanently anchored bicycle lockers. Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates. 5.108.4.2 Bicycle parking. [DBA-SS] For public schools and community colleges, comply with Sections 5.108.4.2.1 and 5.108.4.2.2. 5.108.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. 5.108.4.2.2 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: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; 3. Lockable, permanently anchored bicycle lockers. 5.108.5 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><tr><th>ALLOWABLE RATING</th><th>LIGHTING ZONE L20</th><th>LIGHTING ZONE L21</th><th>LIGHTING ZONE L22</th><th>LIGHTING ZONE L23</th><th>LIGHTING ZONE L24</th></tr><tr><td>MAXIMUM ALLOWABLE BACKLIGHT RATING. Luminaires greater than 2 mounting heights (MH) from property line Luminaire back hemisphere is 1-2 MH from property line Luminaire back hemisphere is 0.5-1 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line MAXIMUM ALLOWABLE UPLIGHT RATING (U) For all exterior lighting For all other outdoor lighting, including decorative luminaires MAXIMUM ALLOWABLE GLARE RATING (G) Luminaire greater than 2 MH from property line Luminaire front hemisphere is 1-2 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line</td><td>N/A</td><td>No Limit</td><td>No Limit</td><td>No Limit</td><td>No Limit</td></tr><tr><td>5.108.5.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.108.5.3.3, a recovery 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: 1. The type and location of the EVSE. 2. A listed recovery capable of accommodating a 208/240-volt dedicated branch circuit. 3. The recovery shall not be less than trade size 1". 4. The recovery 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. 5. 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. </td><td>N/A</td><td>U0</td><td>U0</td><td>U0</td><td>U0</td></tr><tr><td>5.108.5.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.108.5.3.3 (recovery) 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: 1. The type and location of the EVSE. 2. The recovery(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 listed suitable cabinet(s), box(es), enclosure(s) or equivalent. 3. Plan design shall be based upon 40-ampere minimum branch circuit. 4. 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 ampacity. 5. The service panel or subpanel shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. </td><td>N/A</td><td>G1</td><td>G2</td><td>G3</td><td>G4</td></tr><tr><td>5.108.5.3 EV charging space calculations. [N] Table 5.108.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exceptions: On 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:</td><td>N/A</td><td>G0</td><td>G1</td><td>G1</td><td>G2</td></tr><tr><td></td><td>N/A</td><td>G0</td><td>G0</td><td>G1</td><td>G1</td></tr><tr><td></td><td>N/A</td><td>G0</td><td>G0</td><td>G0</td><td>G1</td></tr><tr><td>1. ESNA Lighting Zones 0 and 5 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 about public walkways, bikeways, plazas and parking lots, the property line may be considered to be 6 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that about public roadways and public transit corridors, the property line may be considered to be the centerline of the public 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 located 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.</td><td>N/A</td><td>U1</td><td>U2</td><td>U3</td><td>UR</td></tr><tr><td></td><td>N/A</td><td>G1</td><td>G2</td><td>G3</td><td>G4</td></tr><tr><td></td><td>N/A</td><td>G0</td><td>G1</td><td>G1</td><td>G2</td></tr><tr><td></td><td>N/A</td><td>G0</td><td>G0</td><td>G1</td><td>G1</td></tr><tr><td></td><td>N/A</td><td>G0</td><td>G0</td><td>G0</td><td>G1</td></tr></table> 5.108.10 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: 1. Swales. 2. Water collection and disposal systems. 3. French drains. 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and silt in groundwater recharge. Exception: Additions and alterations not altering the drainage path.	ALLOWABLE RATING	LIGHTING ZONE L20	LIGHTING ZONE L21	LIGHTING ZONE L22	LIGHTING ZONE L23	LIGHTING ZONE L24	MAXIMUM ALLOWABLE BACKLIGHT RATING. Luminaires greater than 2 mounting heights (MH) from property line Luminaire back hemisphere is 1-2 MH from property line Luminaire back hemisphere is 0.5-1 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line MAXIMUM ALLOWABLE UPLIGHT RATING (U) For all exterior lighting For all other outdoor lighting, including decorative luminaires MAXIMUM ALLOWABLE GLARE RATING (G) Luminaire greater than 2 MH from property line Luminaire front hemisphere is 1-2 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line	N/A	No Limit	No Limit	No Limit	No Limit	5.108.5.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.108.5.3.3, a recovery 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: 1. The type and location of the EVSE. 2. A listed recovery capable of accommodating a 208/240-volt dedicated branch circuit. 3. The recovery shall not be less than trade size 1". 4. The recovery 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. 5. 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.	N/A	U0	U0	U0	U0	5.108.5.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.108.5.3.3 (recovery) 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: 1. The type and location of the EVSE. 2. The recovery(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 listed suitable cabinet(s), box(es), enclosure(s) or equivalent. 3. Plan design shall be based upon 40-ampere minimum branch circuit. 4. 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 ampacity. 5. The service panel or subpanel shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.	N/A	G1	G2	G3	G4	5.108.5.3 EV charging space calculations. [N] Table 5.108.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exceptions: On 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:	N/A	G0	G1	G1	G2		N/A	G0	G0	G1	G1		N/A	G0	G0	G0	G1	1. ESNA Lighting Zones 0 and 5 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 about public walkways, bikeways, plazas and parking lots, the property line may be considered to be 6 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that about public roadways and public transit corridors, the property line may be considered to be the centerline of the public 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 located 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.	N/A	U1	U2	U3	UR		N/A	G1	G2	G3	G4		N/A	G0	G1	G1	G2		N/A	G0	G0	G1	G1		N/A	G0	G0	G0	G1	5.108.12 SHADE TREES [DBA-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. 5.108.12.1 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. 5.108.12.2 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. 5.108.12.3. 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 (DBA-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) [DBA-SS]. An adjustment factor when 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 [DBA-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 17622.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily 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 (MWELO). 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 (MWELO) [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 MWELO, or adopt a local ordinance at least as effective as the MWELO. 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 Agency 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 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again. SUBMITTER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes 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 (MWELO). SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gallons (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. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (20 L/s). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). c. 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 gallons. 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 closet 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 0.5 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.
ALLOWABLE RATING	LIGHTING ZONE L20	LIGHTING ZONE L21	LIGHTING ZONE L22	LIGHTING ZONE L23	LIGHTING ZONE L24																																																																				
MAXIMUM ALLOWABLE BACKLIGHT RATING. Luminaires greater than 2 mounting heights (MH) from property line Luminaire back hemisphere is 1-2 MH from property line Luminaire back hemisphere is 0.5-1 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line MAXIMUM ALLOWABLE UPLIGHT RATING (U) For all exterior lighting For all other outdoor lighting, including decorative luminaires MAXIMUM ALLOWABLE GLARE RATING (G) Luminaire greater than 2 MH from property line Luminaire front hemisphere is 1-2 MH from property line Luminaire back hemisphere is less than 0.5 MH from property line	N/A	No Limit	No Limit	No Limit	No Limit																																																																				
5.108.5.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.108.5.3.3, a recovery 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: 1. The type and location of the EVSE. 2. A listed recovery capable of accommodating a 208/240-volt dedicated branch circuit. 3. The recovery shall not be less than trade size 1". 4. The recovery 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. 5. 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.	N/A	U0	U0	U0	U0																																																																				
5.108.5.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.108.5.3.3 (recovery) 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: 1. The type and location of the EVSE. 2. The recovery(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 listed suitable cabinet(s), box(es), enclosure(s) or equivalent. 3. Plan design shall be based upon 40-ampere minimum branch circuit. 4. 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 ampacity. 5. The service panel or subpanel shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.	N/A	G1	G2	G3	G4																																																																				
5.108.5.3 EV charging space calculations. [N] Table 5.108.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exceptions: On 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:	N/A	G0	G1	G1	G2																																																																				
	N/A	G0	G0	G1	G1																																																																				
	N/A	G0	G0	G0	G1																																																																				
1. ESNA Lighting Zones 0 and 5 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 about public walkways, bikeways, plazas and parking lots, the property line may be considered to be 6 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that about public roadways and public transit corridors, the property line may be considered to be the centerline of the public 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 located 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.	N/A	U1	U2	U3	UR																																																																				
	N/A	G1	G2	G3	G4																																																																				
	N/A	G0	G1	G1	G2																																																																				
	N/A	G0	G0	G1	G1																																																																				
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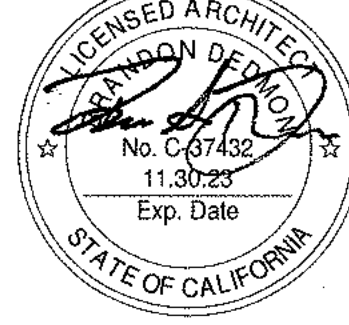
DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY 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 VERIFICATION WITH THE FULL CODE.



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

DATE: APRIL 23, 2021
DRAWING TITLE: CALIFORNIA GREEN CODE NOTES

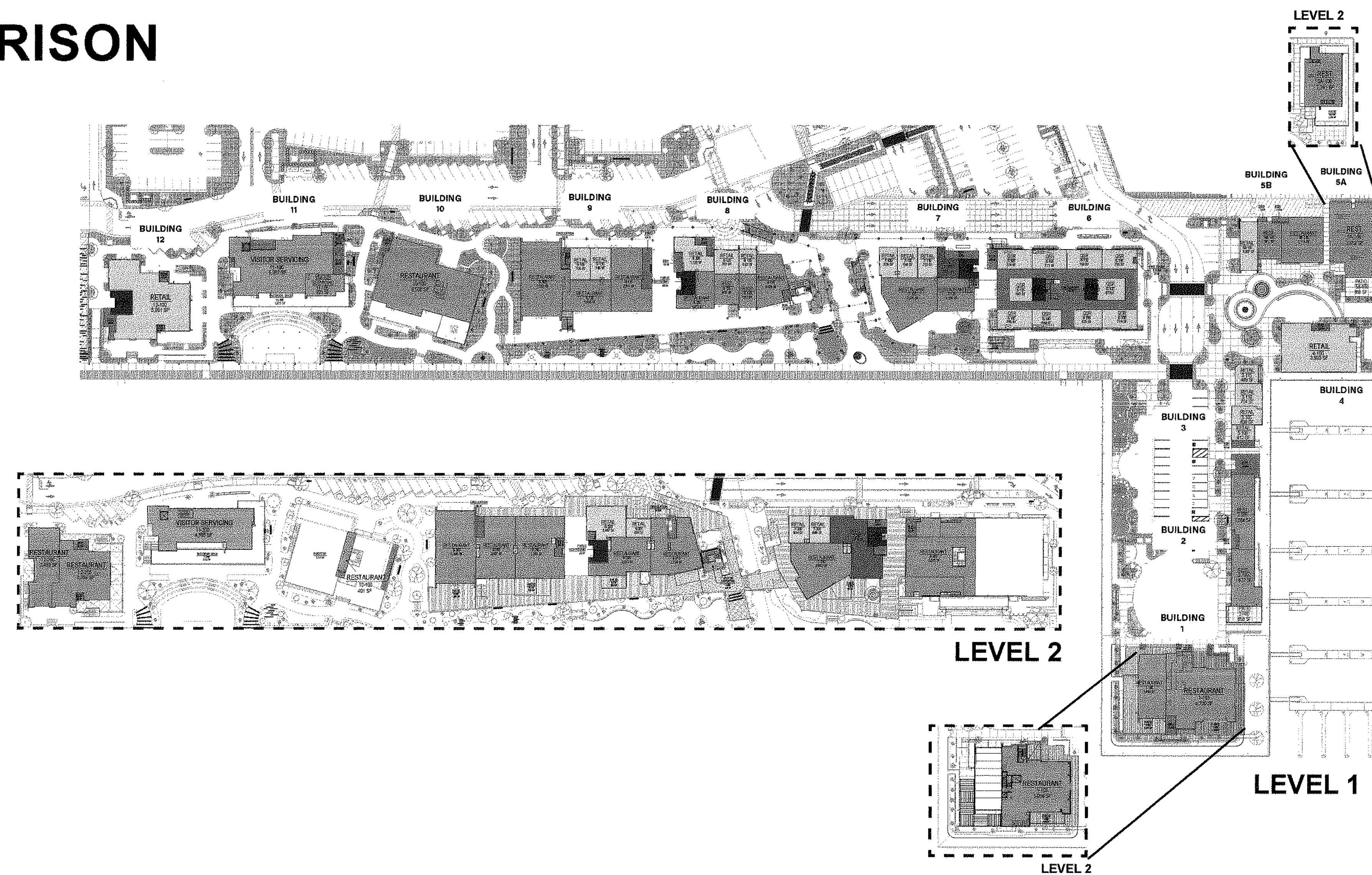
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Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 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 VERIFICATION WITH THE FULL CODE.

DANA POINT HARBOR PARTNERS



DANA POINT HARBOR PARTNERS PLANNING AREA CALCULATIONS

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

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOO 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

*Assumes Building 6 2nd level as single tenant

[illegible]

PROJECT NO. 1000

DATE APRIL 22 2021

DRAWING TITLE
CRP COMPLIANCE

CDP COMPLIANCE

ORDERING NO. _____

Figure 1

A051

AU.3.

Abstract

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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 HIS OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES.

03 THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION OUTSIDE OF THE PROJECTING 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 THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.

05 THE CONTRACTOR SHALL ENACT 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 CONSTRUCTION WORK AND AT ALL 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 SHALL BE REMOVED UTILIZING A SAW CUT (MIN CUT DEPTH 12 INCHES) AND OTHER APPROPRIATE METHODS.

07 THE CONTRACTOR SHALL ADJUST ALL UTILITY VALUE BOLDS, MANHOLES, ETC. TO GRACE UPON COMPLETION OF PAVING. ASPHALTIC CONCRETE PAVEMENT SHALL ONLY BE USED TO PATCH AROUND RAISED UTILITY IN ASPHALT STRIPS.

08 THE CONTRACTOR SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE ORDERED ANY PAVING, CURBS AND GUTTER OR OTHER CURB AND GUTTER, ROADWAY, SIDEWALK, OR DRAINAGE DAMAGE TO EXISTING CONSTRUCTION.

09 THE 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 CITY OF BIRMINGHAM, ITS OFFICERS, EMPLOYEES, AGENTS, AND ALL OTHERS 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 PRACTICES TO THE SATISFACTION OF THE ENGINEER OF RECORD.

11 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.

12 THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-422-4118 WITHIN TEN (10) DAYS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE UTILITY LOCATING SERVICE AT 1-800-422-4118 FOR A PREVIEW AVAILABLE RECORDS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO "POI-HOLE" THE UTILITIES AS SHOWN IN ORDER TO PRECISELY LOCATE SAID UTILITIES RELATIVE TO LINE AND GRADE PRIOR TO COMMENCEMENT OF WORK. ANY VARIATION OF THE UNDERGROUND UTILITY LOCATION TO BE PROVIDED BY THE UTILITY LOCATING SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S COMMITMENT 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 SEWERS, STORM DRAINAGE SYSTEM, WATER MAINS, GAS MAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE PLACED UNDERGROUND PRIOR TO PAVING CONSTRUCTION.

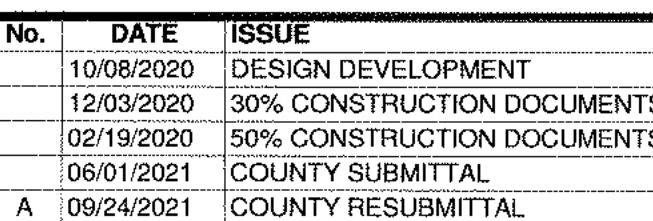
110 ACCESSIBLE CAR PARKING SPACE 9' X 18' MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBILITY
SYMBOL TO BE PAINTED WITH CONTRACTOR GRADE ACRYLIC ON CONCRETE SURFACE WITH A SIZE OF 36" X 36". PARKING
SPACE TO HAVE IDENTIFICATION SIGN MINIMUM 60" ABOVE FINISH FLOOR. SEE 8/61.2.1
136 PROPERTY LINE
151 ELECTRICAL TRANSFORMER
156 TRASH ENCLOSURE UNDER SEPARATE PERMIT
161 ACCESSIBLE PARKING ENTRANCE SIGN SEE 3/61.2.1
162 ACCESSIBLE PARKING STALL SEE 5/61.2.1 AND CIVIL DRAWINGS
185 FUTURE EV PARKING STALL
175 GREASE INTERCEPTOR, REFER TO CIVIL DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS FOR SIZE AND
SPECIFICATIONS
183 DRINKING FOUNTAIN PER LANDSCAPE PLANS, SEE DETAIL 8/61.2.1

PARKING TABULATION										
	STANDARD STALLS	ACCESSIBLE PARKING STALLS 2% (501-1000)	ACCESSIBLE VAN PARKING STALLS	LONG TERM BICYCLE 5%	SHORT TERM BICYCLE 5%	CLEAN AIR VEHICLE 8% (501 AND OVER)	EV READY 6% (501 AND OVER)	EVCS	EV ACCESSIBLE	EV VAN ACCESSIBLE
REQUIRED %		2% (501-1000)		5%	5%	8% (501 AND OVER)	6% (501 AND OVER)			
PARKING STRUCTURE PROVIDED	892	18	3	45	45	72	54	-	-	-
PERMANENT BOATER PARKING AT PARKING STRUCTURE PROVIDED	92	-	-	-	-	-	-	-	-	-
PARKING LOT SOUTH OF STRUCTURE PROVIDED	82	3	1	4	6	4	1	-	1	-
WHARF SURFACE LOT PROVIDED	2	45	3	3	3	9	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 (MAIN) PROVIDED	3	-	-	-	-	-	-	-	-	-
BOATER DROP OFF - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	3	-	-	-	-	-	-	-	-	-
RIDESHARE/UBER/TAXI/ETC - SHORT TERM PARKING SPACES LOT (MAIN) PROVIDED	2	-	-	-	-	-	-	-	-	-
RIDESHARE/UBER/TAXI/ETC - SHORT TERM PARKING SPACES LOT (WHARF) PROVIDED	2	-	-	-	-	-	-	-	-	-
TOTAL PROVIDED	1760	70	6	76	76	124	85	14	2	2



BUILDING 6 - 9

B W P | **BURNHAM | WARD**



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DATE APRIL 23, 2021

ENLARGED SITE PLAN

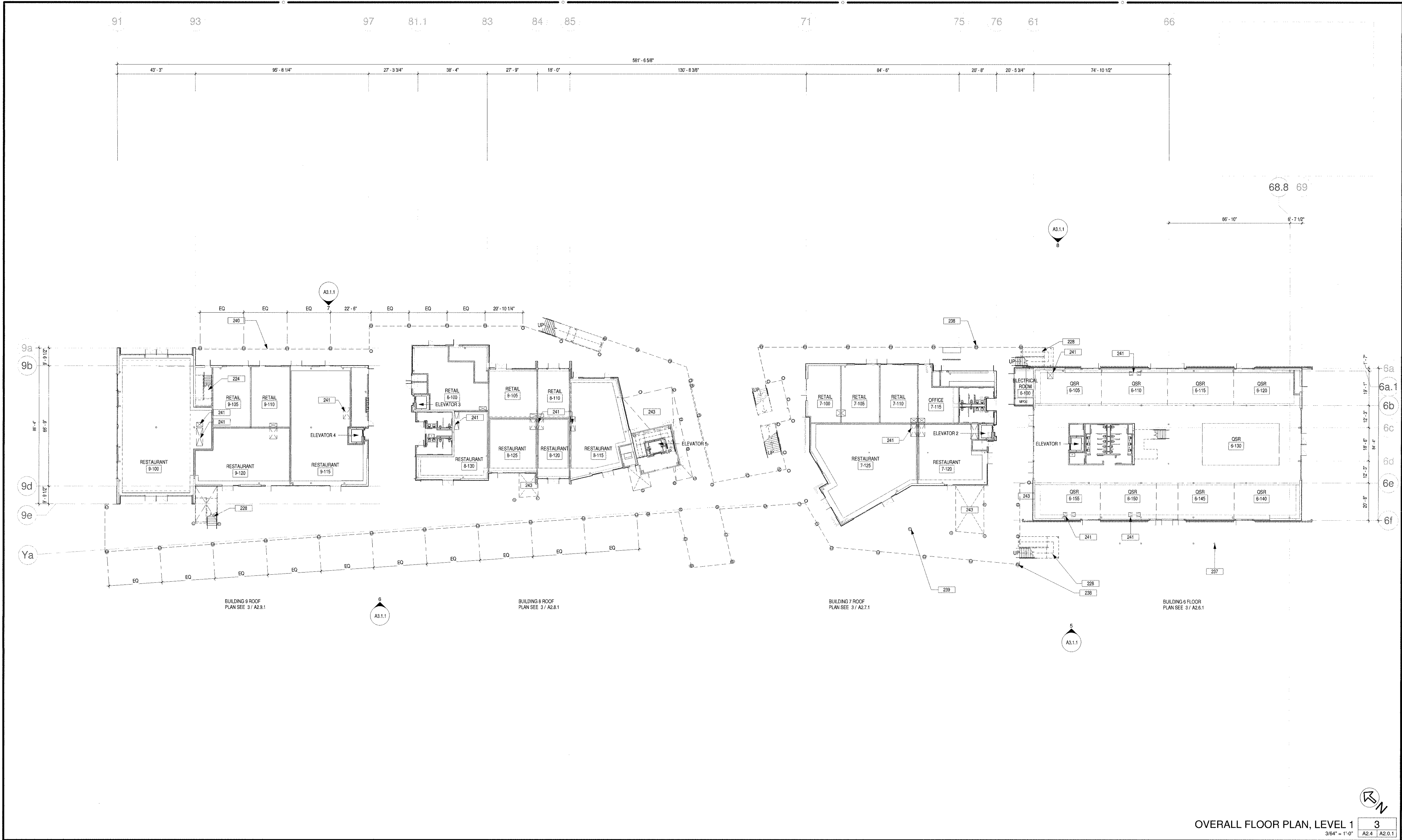
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ENLARGED SITE PLAN
1" = 20'-0"

ACCESSIBLE PATH OF TRAVE

114 ON STREET PAVEMENT, PARKING
119 ACCESSIBLE CAR PARKING SPACE 9' X 18' MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. ACCESSIBILITY
120 MARKING TO BE PAINTED WITH CONTRACTOR GRADE ACRYLIC ON CONCRETE SURFACE WITH A SIZE OF 3" X 36"
121 SPACE TO HAVE IDENTIFICATION SIGN MINIMUM 6" ABOVE FINISH FLOOR. SEE 604.2.1
122 CURB RAMP WITH TRUNCATED DOMES PER CIVIL DRAWINGS AND DETAIL 2/61.2.1
154 ELECTRICAL TRANSFORMER
156 TRASH ENCLOSURE UNDER SEPARATE PERMIT
160 PLANTER PER LANDSCAPE DRAWINGS
162 ACCESSIBLE PARKING STALL SEE 5/61.2.1 AND CIVIL DRAWINGS
163 CONCRETE STEPS WITH 7" MAX. RISE AND 12" MIN. TREAD WITH HANDRAIL PER LANDSCAPE DRAWINGS
164 SHORT AND LONG TERM BIKE RACKS / STORAGE PER LANDSCAPE DRAWINGS
165 FUTURE EV PARKING STALL
166 GAS METER / WATER METER PER CIVIL DRAWINGS
167 FIRE SERVICE RV VALVE PER CIVIL DRAWINGS
168 FIRE SERVICE BACKFLOW DEVICE PER CIVIL DRAWINGS
169 TRELLIS UNDER SEPARATE PERMIT
170 (E) SEA WALL
172 RETAINING WALL PER LANDSCAPE AND CIVIL DRAWINGS
174 PASSENGER LOADING ZONE
175 GRADE INTERCEPT, REFER TO CIVIL DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS FOR SIZE AND SPECIFICATIONS
177 FIRE RISER ROOM LOCATION
178 LIGHT POLE LOCATION
182 PATH OF TRAVEL SEE DETAIL 7/61.2.1
183 DRINKING FOUNTAIN PER LANDSCAPE PLANS; SEE DETAIL 9/61.2.1



OVERALL FLOOR PLAN, LEVEL 1			
3/8" = 1'-0" A2.4 A2.0.1			
FLOOR PLAN LEGEND		FLOOR PLAN KEYNOTES	FLOOR PLAN GENERAL NOTES
Room name 101 ROOM REFERENCE SEE A10.1.1 DOOR REFERENCE SEE A10.1.1 SPOT ELEVATION 1 / A101 VIEW REFERENCE P1 PARTITION TYPE SEE A8.1.1 NEW PARTITION NEW 1-HR FIRE-RATED PARTITION NEW CONCRETE WALL		224 CONCRETE FILLED METAL PAN STAIRS TREADS AND CLOSED RISERS. 226 PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDINGS. SEE DAY 2.1 FOR TYPICAL PLAN. 237 STEEL COLUMN WITH INTUMESCENT PAINT, TYP. 238 SLOPED FRP COLUMN COVER OF STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING. FILL BOTTOM 4" OF CAVITY WITH SAND, TYP. 239 FRP COLUMN COVERED OF STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING. FILL BOTTOM 4" OF CAVITY WITH SAND, TYP. 240 DASHED LINE INDICATES DECK ABOVE 241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTURE TENANT USE 243 OPEN ABOVE	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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A". 06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE. 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, AND BATHROOM FIXTURES. 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION. 09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS. 10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS. 11 PROVIDE FIRE EXTINGUISHERS (2A-10ABC) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER. 12 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. 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE. 14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907. 15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1. 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714. 17 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES. 18 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12A8.8.1. 19 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION. CBC 11B-216 AND CBC 11B-702. 20 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. 21 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. 22 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING. TO COMPLY WITH CBC 605.1. 23 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5. 24 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY.

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DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE
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24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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

No.	DATE	ISSUE
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2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO. 19019

DATE APRIL 23, 2021

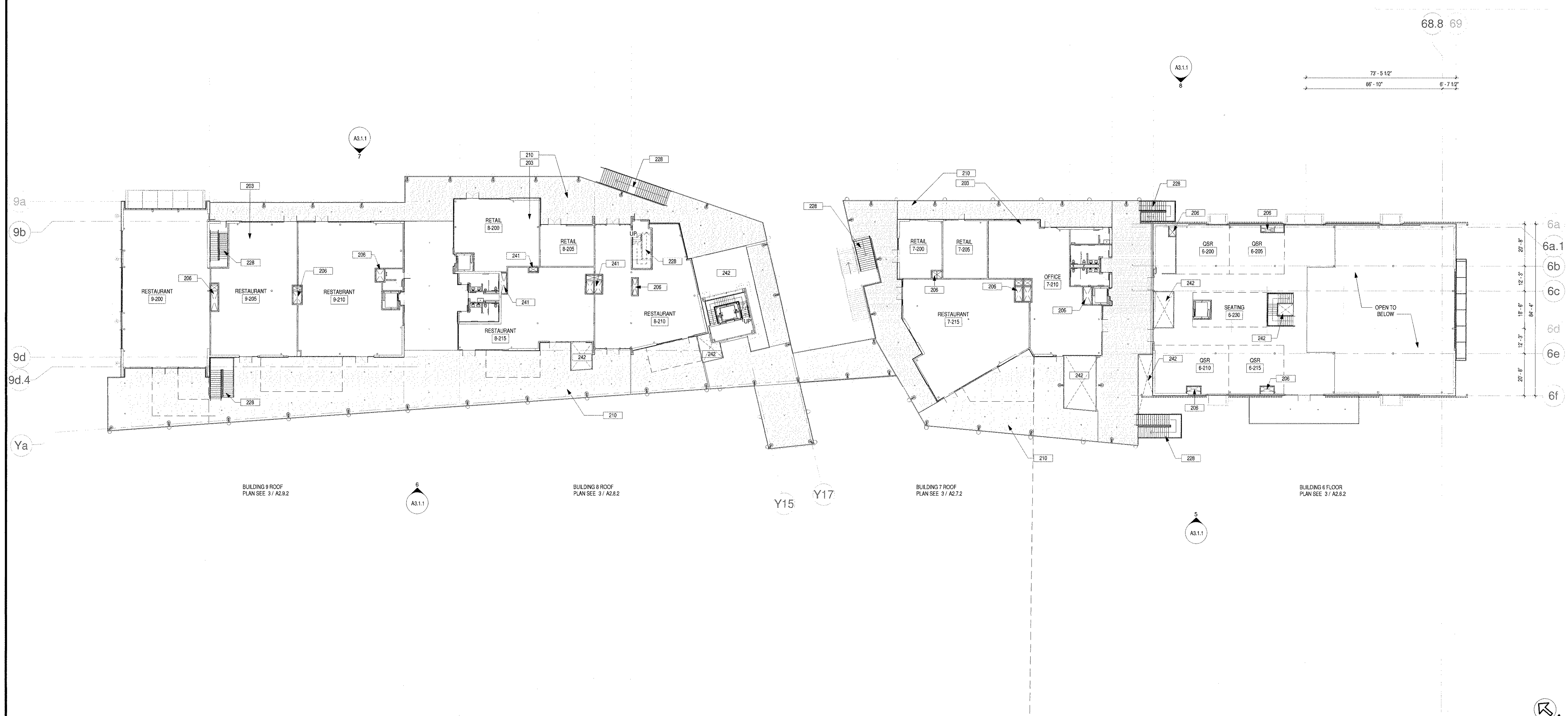
DRAWING TITLE
LEVEL 1 OVERALL FLOOR PLAN

DRAWING NO. **A2.0.1**

9/27/2021 3:27:04 PM

91 93 97 81.1 83 84 85 71 75 76 61 66

43'-3" 95'-8 1/4" 27'-8 3/4" 38'-4" 27'-9" 18'-0" 581'-6 5/8" 130'-8 3/8" 84'-6" 20'-8" 20'-5 3/4" 74'-10 1/2"



OVERALL FLOOR PLAN, LEVEL 2
3/64" = 1'-0" A2.4 A2.0.2

FLOOR PLAN KEYNOTES

- 203 CONCRETE OR METAL DECK PER STRUCTURAL DRAWINGS
- 206 SHAFT FOR FUTURE TENANT USE
- 210 TAG WOOD DECK OPEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
- 228 PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN TYPED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6/17.2.1 FOR TYPICAL PLAN.
- 241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTURE TENANT USE
- 242 OPEN TO BELOW

FLOOR PLAN LEGEND

- Room name
- 101 ROOM REFERENCE SEE A10.1.1
- 101 DOOR REFERENCE SEE A10.1.1
- SPOT ELEVATION
- 1 / A101 VIEW REFERENCE
- PARTITION TYPE SEE A9.1.1
- NEW PARTITION
- NEW 1 HR FIRE-RATED PARTITION
- NEW CONCRETE WALL

FLOOR PLAN GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- ALL CORRIDORS SHALL MAINTAIN A MINIMUM 4" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
- PROVIDE FIRE EXTINGUISHERS (2A-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
- 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
- ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE
- AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907
- REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A9.1.1
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
- PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12/A9.8.1
- SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 119-216 AND CBC 119-700
- 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
- 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
- FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAIL, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 605.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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

STATE OF CALIFORNIA

ARCHITECT'S SEAL

DATE 10/08/2020 **ISSUE** DESIGN DEVELOPMENT

DATE 12/03/2020 **ISSUE** 30% CONSTRUCTION DOCUMENTS

DATE 02/19/2020 **ISSUE** 50% CONSTRUCTION DOCUMENTS

DATE 06/01/2021 **ISSUE** COUNTY SUBMITTAL

DATE 09/24/2021 **ISSUE** COUNTY RESUBMITTAL

PROJECT NO. 19019

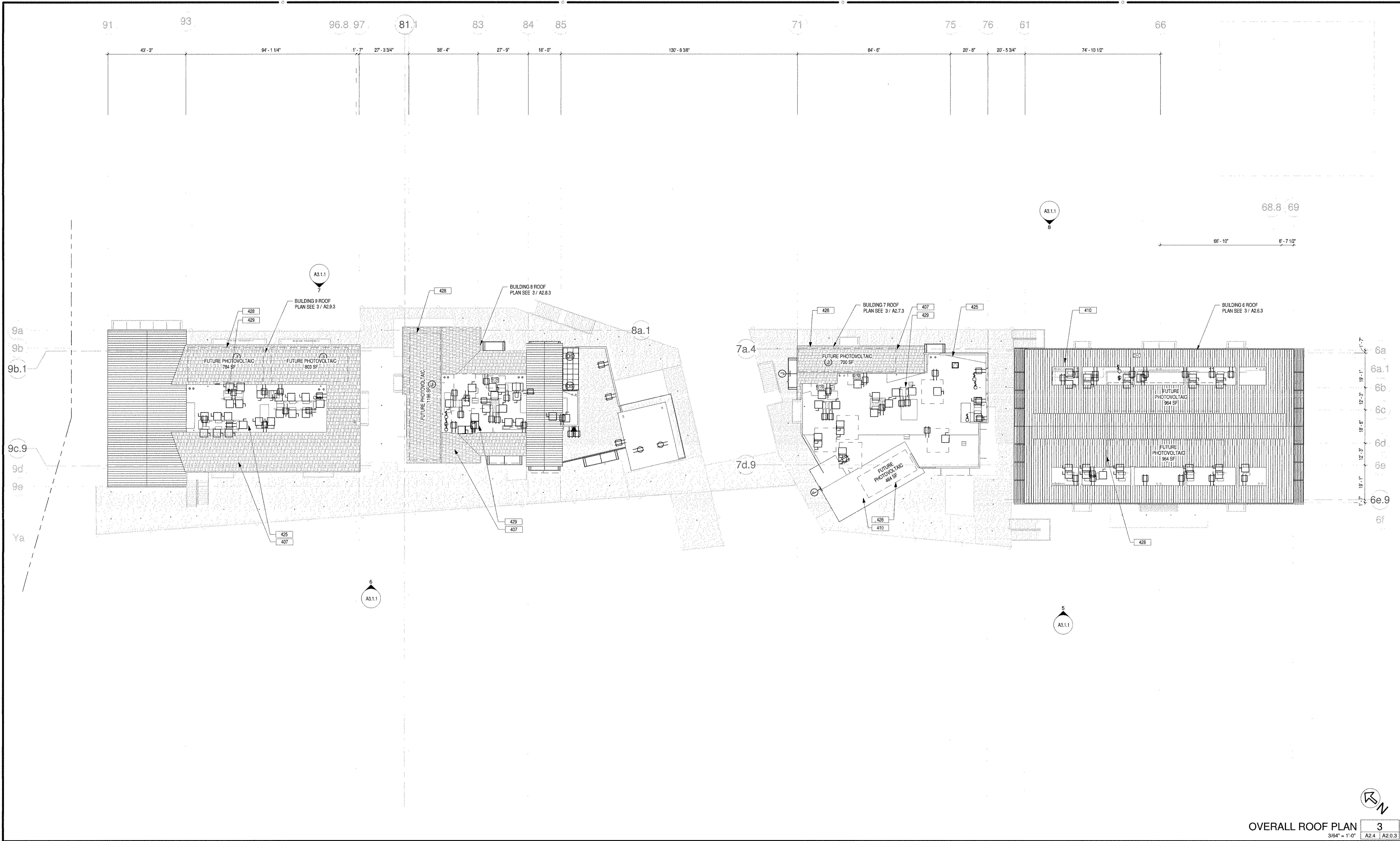
DATE APRIL 23, 2021

DRAWING TITLE LEVEL 2 OVERALL FLOOR PLAN

DRAWING NO. A2.0.2

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OVERALL ROOF PLAN 3
3/64" = 1'-0" A2.4 A2.0.3

ROOF PLAN KEYNOTES

- 407 ASPHALT ROOF SHINGLES OF UNDERLAYMENT OF DENSEDECK ORIGID INSULATION OF METAL DECK
- 410 METAL STANDING SEAM ROOFING OF UNDERLAYMENT OF DENSEDECK OF METAL DECK OF CLEARSTORY
- 425 ROOF MEMBRANE OF DENSE DECK OF TAPERED RIGID INSULATION OF METAL DECK
- 428 DASHED LINE INDICATES FUTURE PHOTOVOLTAIC
- 429 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.

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 "B" INSTALLATION
- 07 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- 08 FIRE RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING TO COMPLY WITH CBC 903.1
- 09 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- 10 ASPHALT SHINGLE ROOF ASSEMBLY: ESR-1389; METAL STANDING SEAM ASSEMBLY: UL780/ASTM E 108; MEMBRANE ROOF: ESR-1157

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LICENSED ARCHITECT
No. C 67432
11.30.23
Exp. Date
STATE OF CALIFORNIA

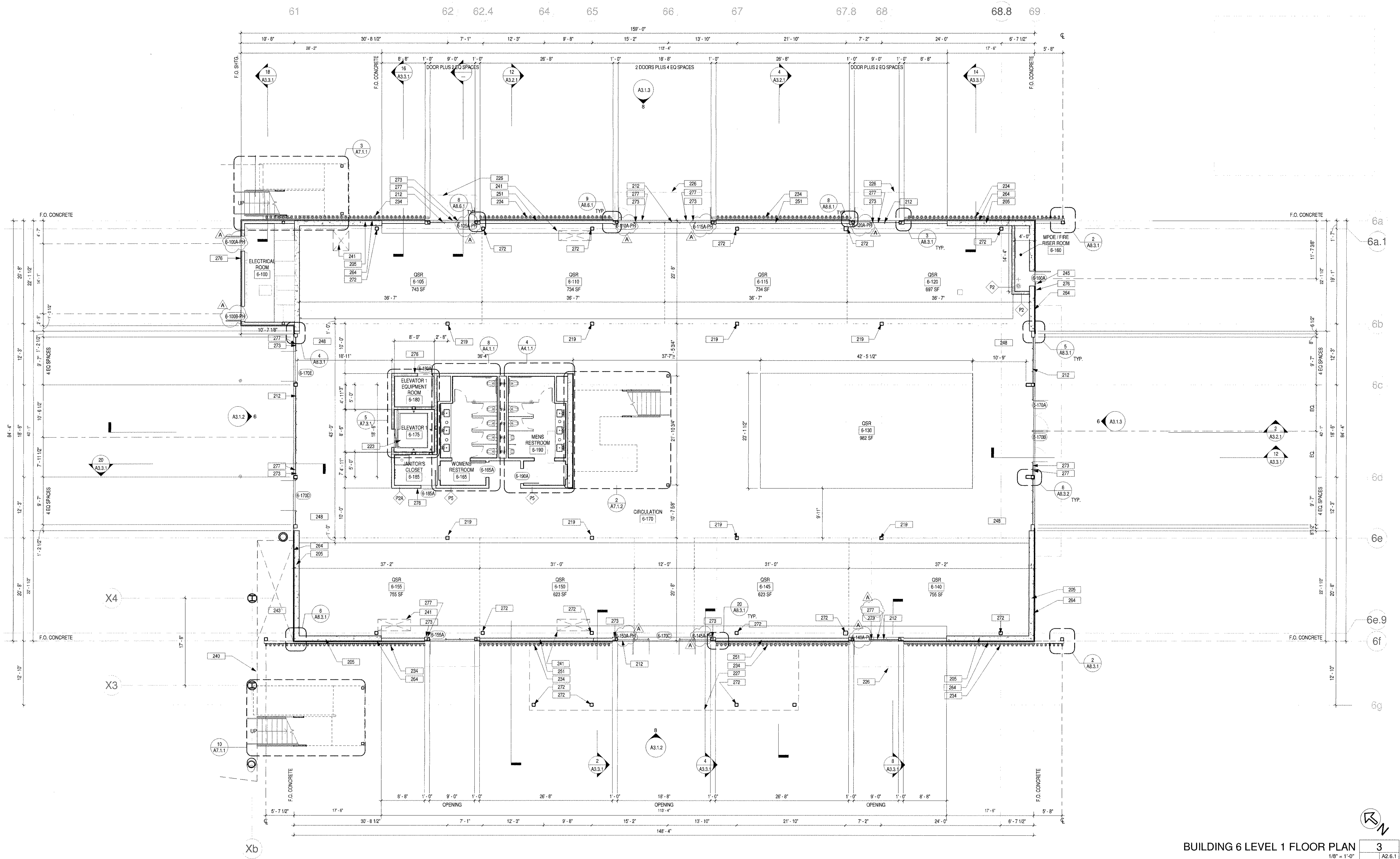
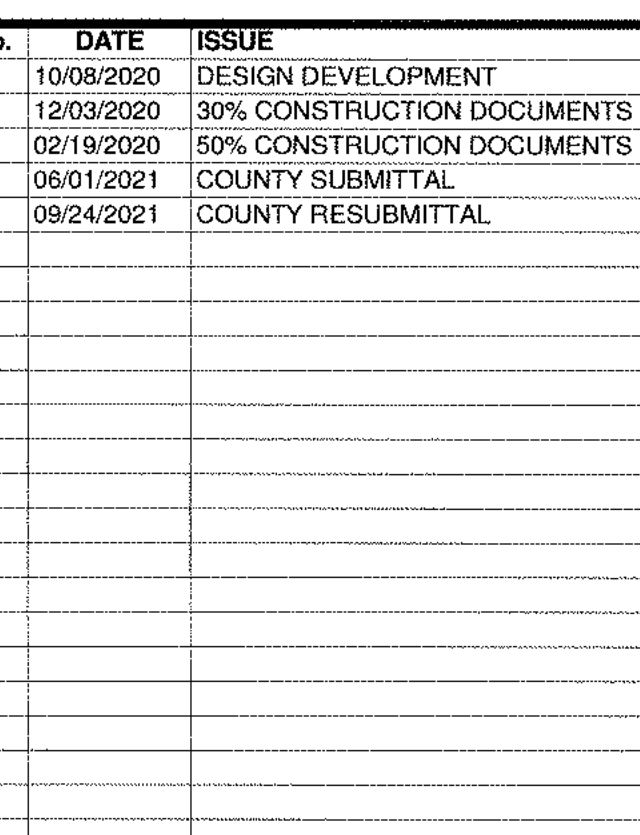
No.	DATE	ISSUE
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2	12/03/2020	50% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

ISSUED AND WRITTEN MATERIAL AFTER REVIEWING ORIGINAL AND UNPUBLISHED WORK
OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF
THE ARCHITECT

PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
ROOF PLAN

9/27/2021 3:27:31 PM

A2.0.3



BUILDING 6 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

3

A2.6.1

LEGEND

Room name		
	ROOM REFERENCE	SEE A10.1.1
	DOOR REFERENCE	SEE A10.1.1
	SPOT ELEVATION	
1 / A101	VIEW REFERENCE	
	PARTITION TYPE	SEE A9.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

202 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS

216 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCHITECTA T225 OR EQ. WITH LOW-E INSULATED GLAZING

219 PRIMARY STRUCTURAL COLUMN WITH SPRAY APPLIED FIREPROOFING. SEE STRUCTURAL DRAWINGS

223 1 HOUR FIRE RATED ELEVATOR SHAFT

226 DASH LINE INDICATES CANOPY ABOVE

227 DASH LINE INDICATES METAL DECK ABOVE

238 ALUMINUM BATTEN SYSTEM. SEE EXTERIOR ELEVATIONS SHEET A3.1.2 AND A3.1.3

240 DASHED LINE INDICATES DECK ABOVE

241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTRUE TENANT USE

243 OPEN ABOVE

245 NICK BOX KEY SWITCH

251 7' HORIZONTAL T&B WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGX INJECTION BONDED TO PLYWOOD SHEATHING SIGNS QGYPMW SHEATHING

254 7' HORIZONTAL T&B WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OMWRD OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS

272 PROVIDE STRUCT. DETAIL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS

273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7I/A9.1

276 PROVIDE ROOM NAME. REFERENCE DETAIL 1I/A9.1

277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7I/A9.1

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"

06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE

07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTER ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVEING AND EXTERIOR FIXTURES.

08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEAT LIMITATION

09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 4' CLEAR WALK THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS.

10 PROVIDE 50% OPENING AREA FOR EACH ROOM OR ENCLOSURE

11 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY OPENING, ENTRY WAITING AREA AS STATED ON PLANS.

12 PROVIDE FIRE EXTINGUISHERS (2A-10BC) THROUGH MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER.

13 PROVIDE ELEVATIONS AND SECTIONS TO INDICATE THE LOCATION 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.

15 DOUBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24B SECTION 917.

16 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET 11-A

17 PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 708

18 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, SHALL BE REQUIRED HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES

20 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12ABR.1

21 PROVIDE COMPLIANCE WITH SATISFY SECTION CBC 101-10.4 AND CBC 11E-203.

22 IN BUILDINGS REQUIRED TO HAVE STANDSTOPS, NOT LESS THAN 12" HIGH STANDSTOPS SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDSTOPS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION

23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE USED. THE RESTROOM CANNOT BE USED AS A COMMUNICATION PURPOSES, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.

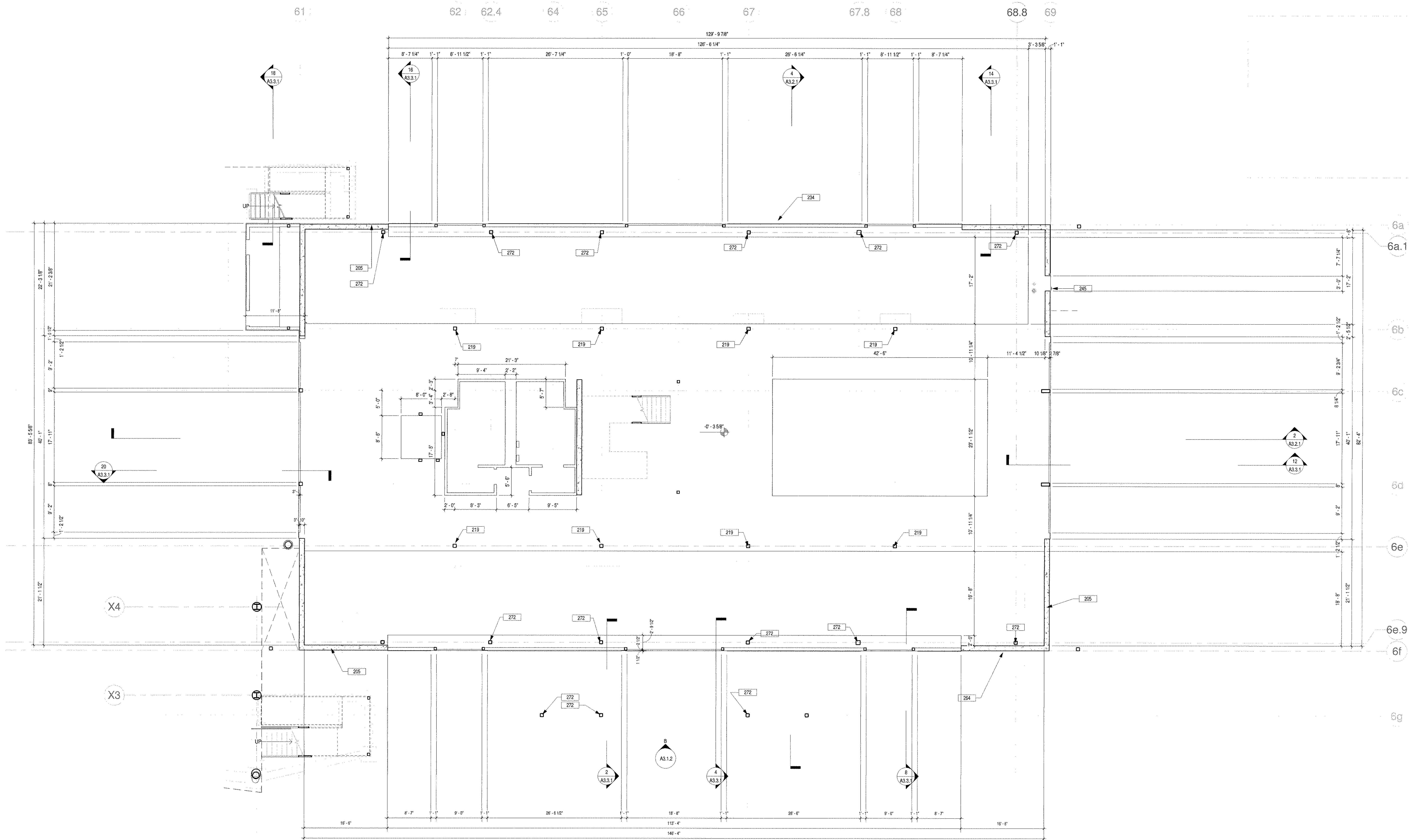
24 FIRE-RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETALLED, INCLUDING FRAMING AND PLYWOOD

25 ALL INTERIORS TO COMPLY WITH SECTION 101-10.1

26 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1/2" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

28 FUTURE TENANT SPACES ARE DESIGNED FOR SINGLE ONLY, NOT OCCUPANCY

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BUILDING 6 LEVEL 1 SLAB PLAN
1/8" = 1'-0"

SLAB PLAN KEYNOTES NOTES

- 205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS.
219 PRIMARY STRUCTURAL COLUMN WITH SPRAY APPLIED FIREPROOFING. PER STRUCTURAL DRAWINGS.
234 ALUMINUM BATTEN SYSTEM. SEE EXTERIOR ELEVATIONS SHEET A3.1.2 AND A3.1.3.
245 KNOX BOX KEY SWITCH.
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OMWB CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS.

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A".
06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTER ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES.
08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.
09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS.
10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
11 PROVIDE FIRE EXTINGUISHERS (2A-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.
12 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.
13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A6.1.1.
16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
17 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES.
18 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12/A6.1.
19 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B-019 AND CBC 11B-703.
20 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.
21 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.
22 FIRE RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 903.1.
23 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.
24 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY.

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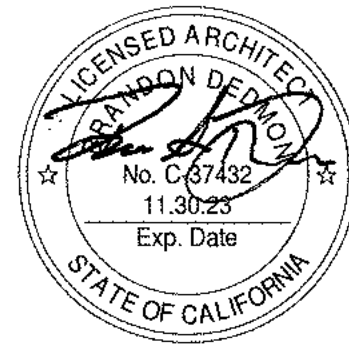


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

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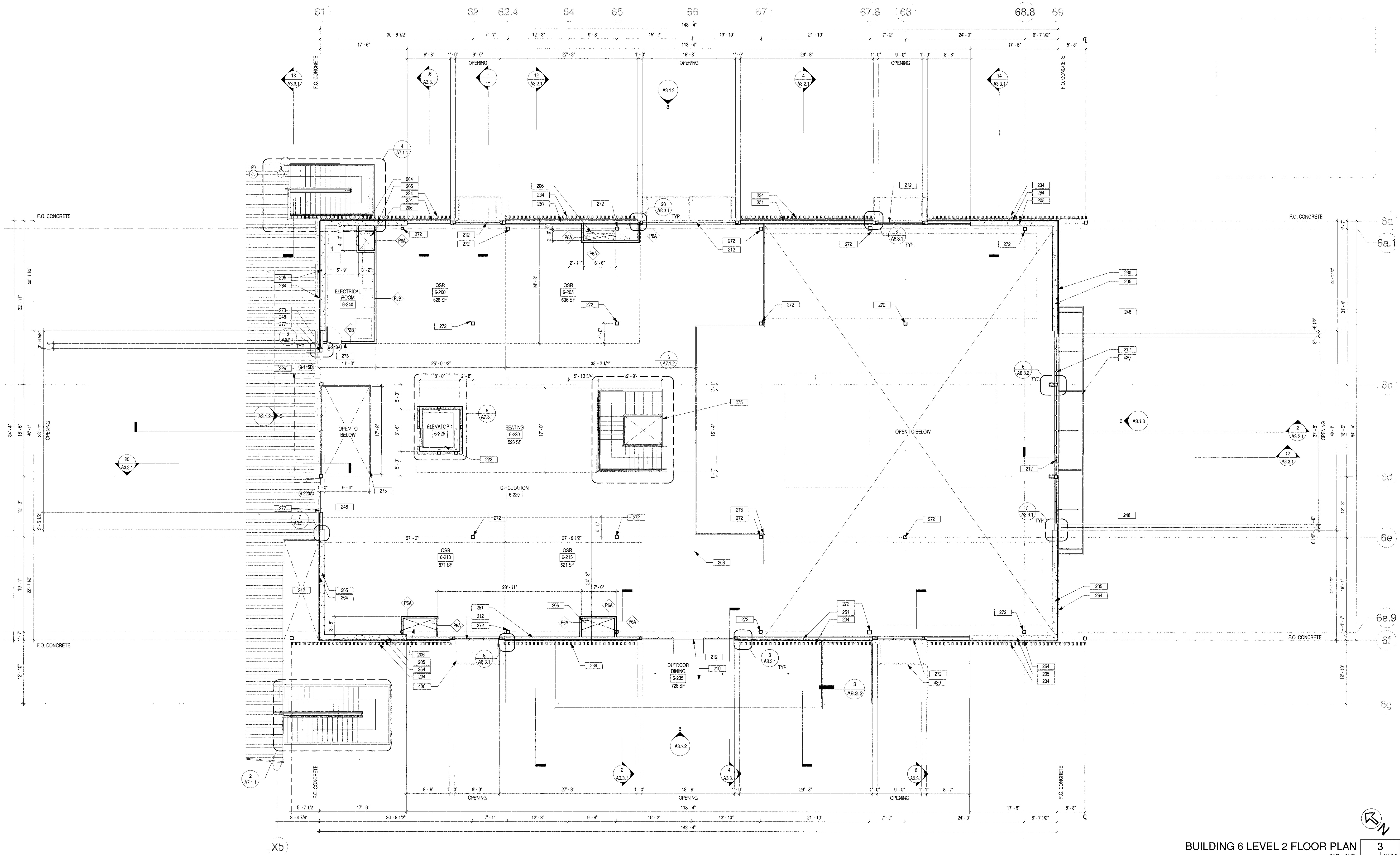
No.	DATE	ISSUE
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4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
PROJECT TITLE	BUILDING 6 LEVEL 1 SLAB PLAN

DRAWING NO.

**BUILDING 6 LEVEL 1
SLAB PLAN**

A2.6.1a



BUILDING 6 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

3
A2.6.2

LEGEND

Room name		ROOM REFERENCE	SEE A10.1.1
		DOOR REFERENCE	SEE A10.1.1
		SPOT ELEVATION	
		VIEW REFERENCE	
		PARTITION TYPE	SEE A8.1.1
		NEW PARTITION	
		NEW 1-HR FIRE-RATED PARTITION	
		NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

- 203 CONCRETE OF METAL DECK PER STRUCTURAL DRAWINGS
 205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
 210 SHAFT FOR FUTURE TENANT USE
 212 T&G WOOD DECK OPEDESTAL SYSTEM ON WATERPROOFING O/C CONCRETE O/METAL DECK
 223 1 HOUR FIRE RATED ELEVATOR SHAFT
 228 DASH LINE INDICATES CANOPY ABOVE
 230 EXTERIOR FINISH PER EXT. ELEVATION O/METAL FUR CHANNEL O/WRB O/C CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
 234 ALUMINUM BATTEN SYSTEM. SEE EXTERIOR ELEVATIONS SHEET A3.1.2 AND A3.1.3
 242 OPEN TO BELOW
 251 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/C O/GYPSUM SHEATHING
 264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/C CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
 272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
 273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A8.9.1
 275 42" GUARDRAIL PER FUTURE PERMIT. GC TO PROVIDE TEMPORARY BARRIER DURING CONSTRUCTION
 276 PROVIDE ROOM NAME. REFERENCE DETAIL 7/A8.9.1
 277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (E). SEE DETAIL 7/A8.9.1
 430 PREFABRICATED METAL CANOPY W/ TENSION ROOS

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
 06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES
 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
 09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
 10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
 11 PROVIDE FIRE EXTINGUISHERS (2-A-10-B-C-1) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
 12 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.
 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE
 14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
 15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1
 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
 17 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 12/A8.8.1
 21 STORAGE REQUIREMENTS SHALL SATISFY SECTION CBC 115-216 AND CBC 115-703.
 22 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
 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.
 24 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC A3.1
 25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
 26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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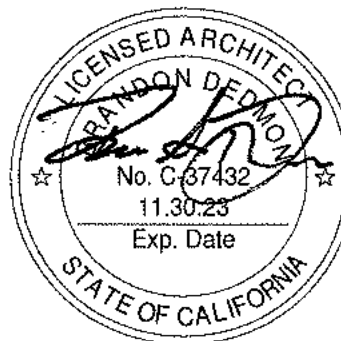
DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
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3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	05/01/2021	COUNTY SUBMITTAL
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PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 6 LEVEL 2 FLOOR PLAN
DRAWING NO.	

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BUILDING 6, LEVEL 2 SLAB PLAN

SLAB PLAN KEYNOTES NOTES

- 205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK
249 FLOOR DRAIN TYP.

FLOOR PLAN GENERAL NOTES

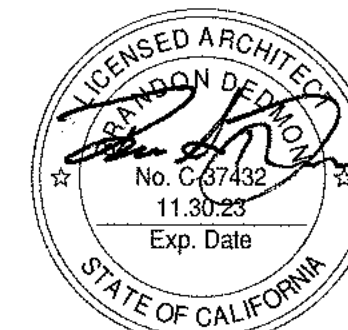
- 01 REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- 02 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- 03 REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- 04 REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- 05 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
- 06 DIMENSIONS ARE TO FACE OF FRAMES UNLESS SPECIFICALLY NOTED OTHERWISE
- 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, AND BATHROOM FIXTURES
- 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- 09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EGRESS, WHEN SERVING 50 OR MORE PERSONS
- 10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
- 11 PROVIDE FIRE EXTINGUISHERS (CLASS A-B-C) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
- 12 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT PRIOR TO START OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD
- 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE
- 14 ADJUSE AND VISUAL ARMALARS WILL COMPLY WITH PROVISIONS OF TITLE 4 SECTION 807
- 15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET 04.1
- 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- 17 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLY
- 20 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12A.8.1
- 21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 11B-216 AND CBC 11B-703.
- 22 SIGNAGE REQUIRED TO HAVE STANDPIPES. NOT MORE THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE REQUIRED IN THE RESTROOM CORRIDORS, LOBBIES, MEETING ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
- 24 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
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- 26 FUTURE TENANT SPACES DESIGNED FOR SHELL ONLY, NOT OCCUPANCY



PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



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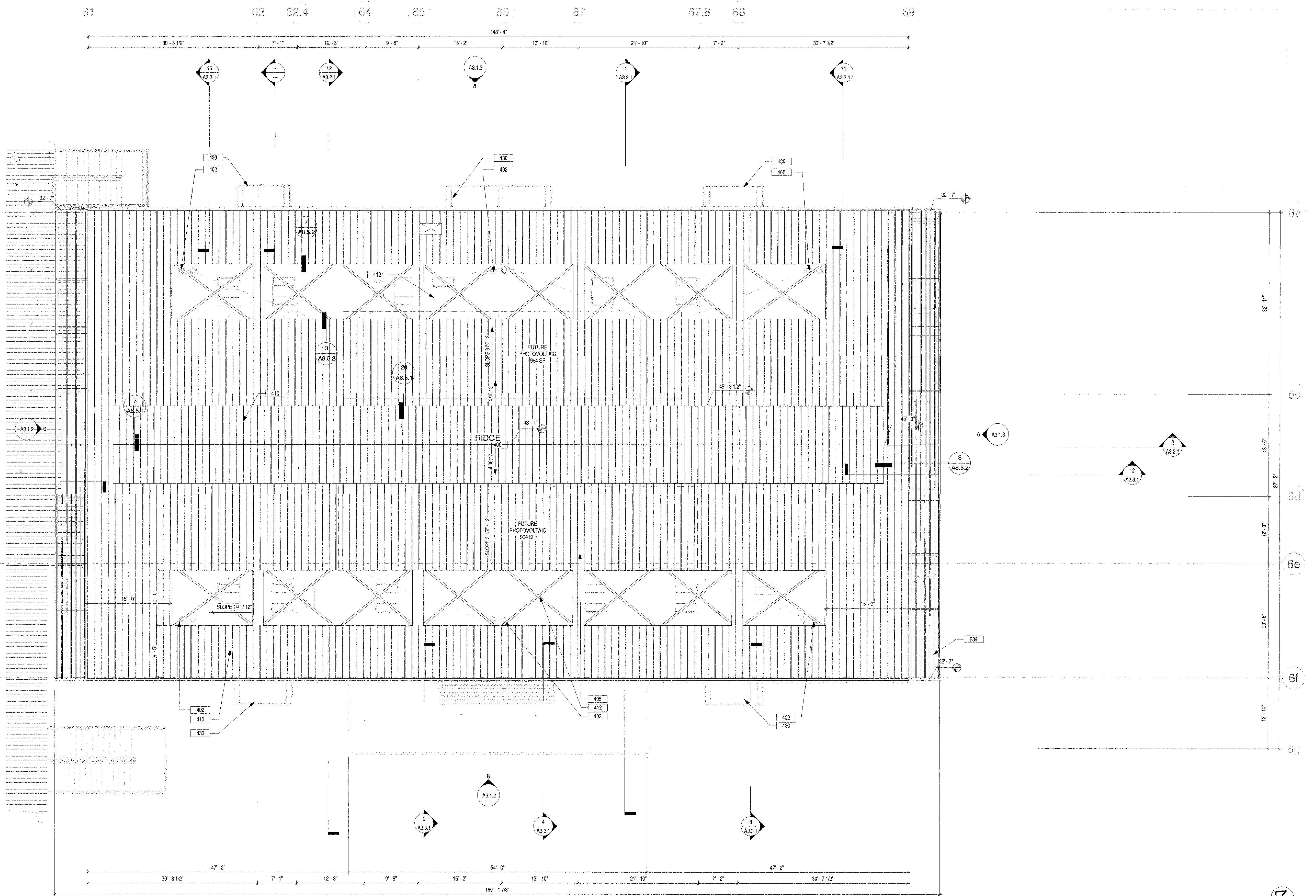
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DRAWING TITLE
**BUILDING 6 LEVEL 2
SLAB PLAN**

CPYK902 NC.

A2.6.2a

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BUILDING 6 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN KEYNOTES

- 234 ALUMINUM BATTEN SYSTEM. SEE EXTERIOR ELEVATIONS SHEET A3.1.2 AND A3.1.3
402 COMBINATION ROOF DRAIN WITH OVERFLOW. FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
405 ROOF ACCESS HATCH WITH WALL ATTACHED LADDER. SEE EXTERIOR DETAILS ON ARCHITECTURAL 'A8' SHEETS
410 METAL STANDING SEAM ROOFING ON UNDERLAYMENT OF DENSEDECK OR METAL DECK ON CLEARSTORY
412 ROOF EQUIPMENT PLATFORM. SEE 13/A8.5.1

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 "B" INSTALLATION
07 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
08 FIRE-RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
09 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
10 ASPHALT SHINGLE ROOF ASSEMBLY: ESR-1389; METAL STANDING SEAM ASSEMBLY: UL790/ASTM E 108; MEMBRANE ROOF: ESR-1157

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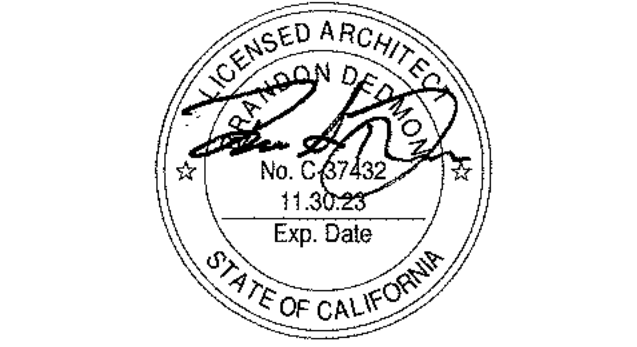


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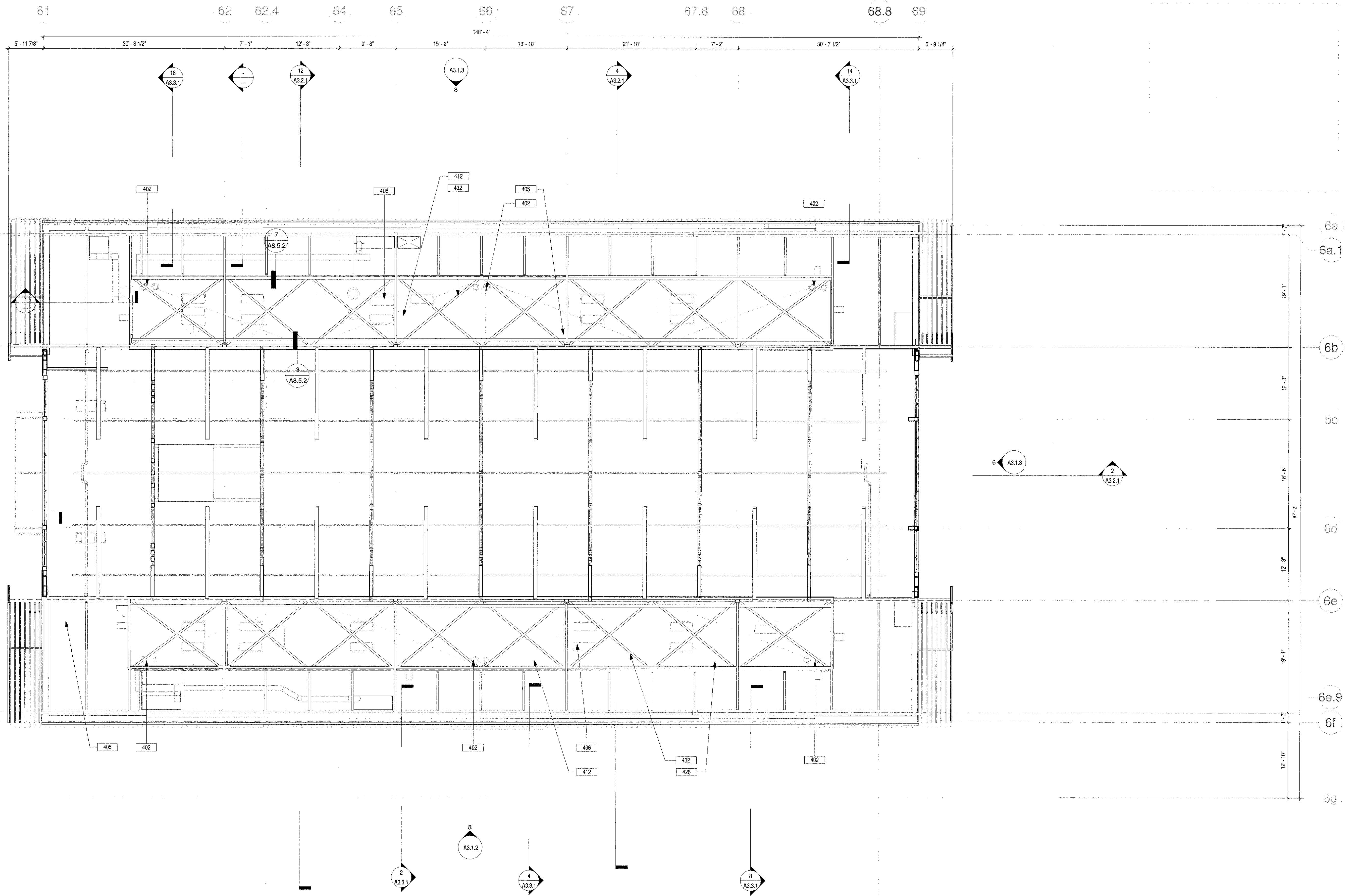
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PROJECT NO. 19019
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BUILDING 6 ROOF
PLAN



A2.6.3



BUILDING 6 EQUIPMENT PLAN 3
1/8" = 1'-0"

EQUIPMENT PLAN KEYNOTES

- 406 MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS
- 432 STRUCTURAL BRACING SEE STRUCTURAL DRAWINGS

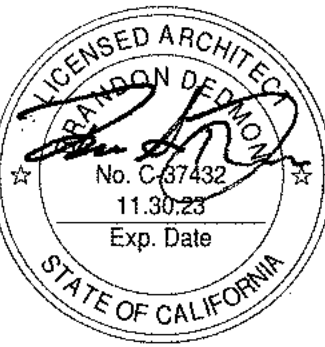
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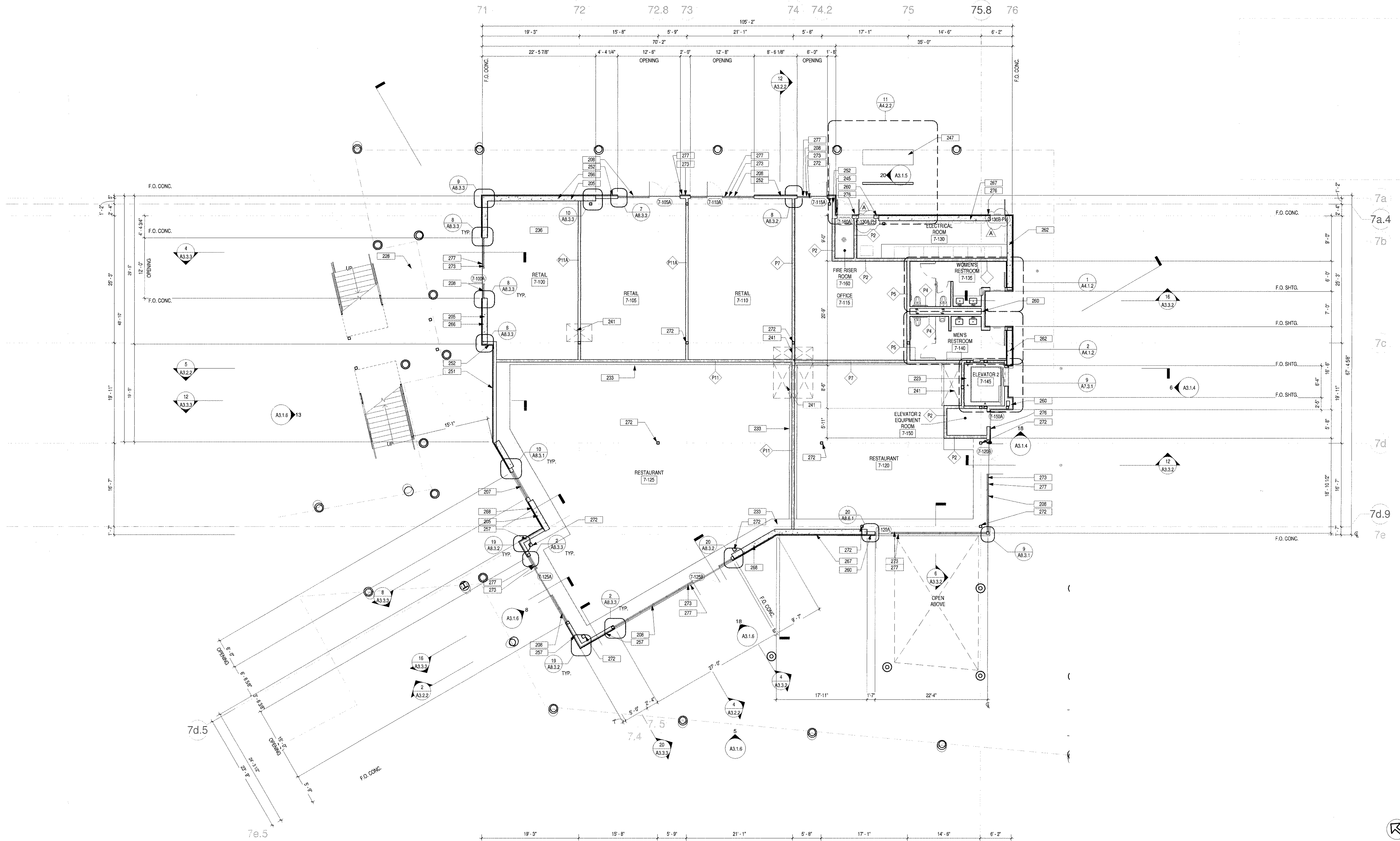
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DATE: APRIL 23, 2021

DRAWING TITLE:
BUILDING 6
EQUIPMENT PLAN

A2.6.3a



BUILDING 7 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

3

LEGEND

	ROOM NAME	SEE A10.1.1
	ROOM REFERENCE	SEE A10.1.1
	DOOR REFERENCE	SEE A10.1.1
	SPOT ELEVATION	
	VIEW REFERENCE	SEE A10.1.1
	PARTITION TYPE	SEE A8.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

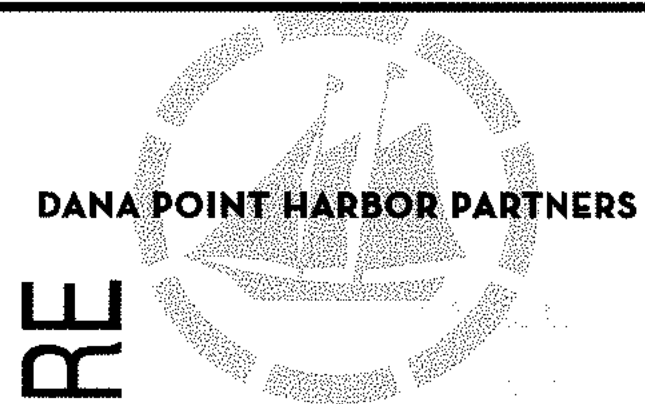
FLOOR PLAN KEYNOTES

- CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS.
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. WITH LOW-E INSULATED GLAZING.
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. WITH LOW-E INSULATED GLAZING.
- 1 HOUR FIRE RATED ELEVATOR SHAFT.
- PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6A7.2.1 FOR TYPICAL PLAN.
- WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS.
- DASHED LINE INDICATES DECK ABOVE.
- DASHED LINE INDICATES SHAFT ABOVE FOR FUTURE TENANT USE.
- KNX BOX KEY SWITCH.
- VALET DESK.
- 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING.
- 8" HORIZONTAL SHIPLAP (1/8" GAP) SIDING WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING.
- 12" O.C. BOARD AND BATTEN WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING.
- 10" VERTICAL T&G (1/16" FINE LINE) WOOD SIDING WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING.
- 8" HORIZONTAL SHIPLAP (1/8" GAP) SIDING METAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 10" VERTICAL T&G (1/16" FINE LINE) WOOD SIDING METAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 12" O.C. BOARD AND BATTEN OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- COLUMN PER STRUCTURAL DRAWINGS. SPRAY APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS.
- PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7A8.9.1.
- PROVIDE ROOM NAME. REFERENCE DETAIL 11A9.8.1.
- PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7A8.9.1.

FLOOR PLAN GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- ALL NEW ROOF ASSEMBLIES TO BE CLASS "A".
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.
- ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS.
- THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
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- ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
- STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES.
- PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12A9.8.1.
- SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 11B-216 AND CBC 11B-702.
- 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.
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- FIRE-RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAIL, INCLUDING FRAMING AND PLYWOOD SHEATHING TO COMPLY WITH CBC 603.1.
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.
- FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY.

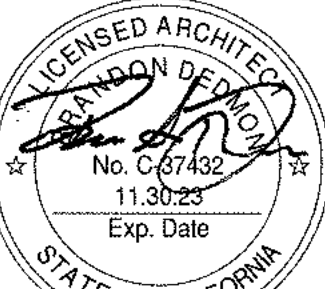
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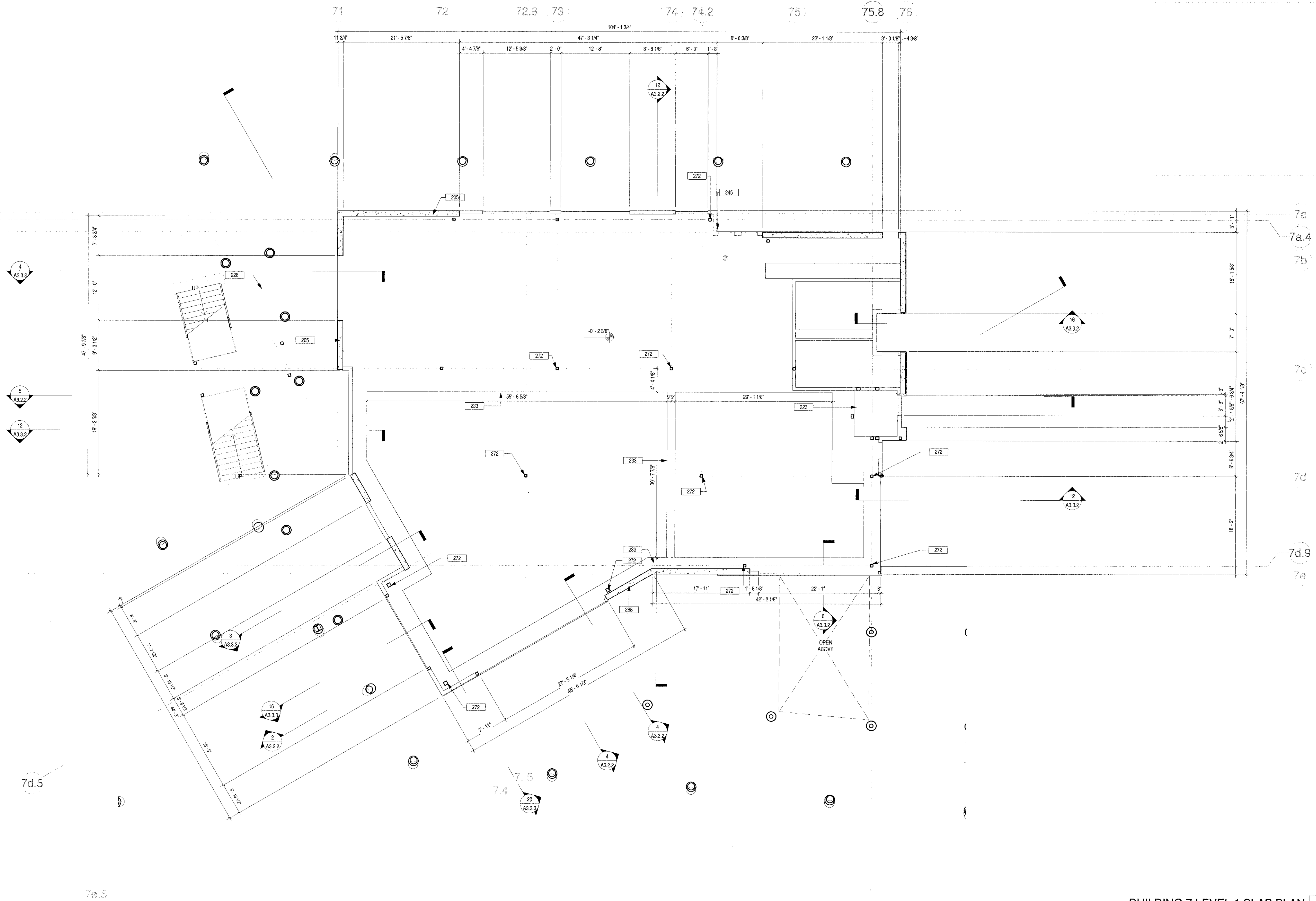


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PROJECT NO.	19019
DATE	APRIL 23, 2021
PROJECT NAME	BUILDING 7 LEVEL 1 FLOOR PLAN
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CHECKED BY	
APPROVED BY	

A2.7.1

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SLAB PLAN KEYNOTES NOTES

- 206 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
- 223 1 HOUR FIRE RATED ELEVATOR SHAFT
- 228 PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6A7.2.1 FOR TYPICAL PLAN
- 233 WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS
- 245 KNOX BOX KEY SWITCH
- 268 12" O.C. BOARD AND BATTEN ON METAL FUR CHANNEL ON W/8B O'CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
- 272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS

FLOOR PLAN GENERAL NOTES

- 01 REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
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- 10 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING SIX OR MORE PERSONS
- 11 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
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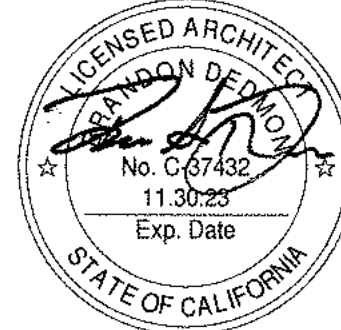


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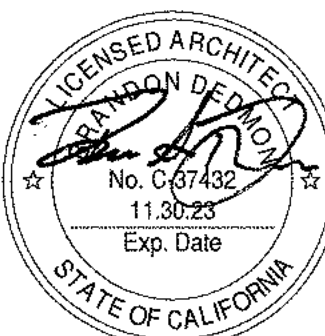
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	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENT
	02/19/2020	50% CONSTRUCTION DOCUMENT
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
ISSUED FOR	BUILDING 7 LEVEL 1 SLAB PLAN

DRAWING NO. **A2.7.1a**

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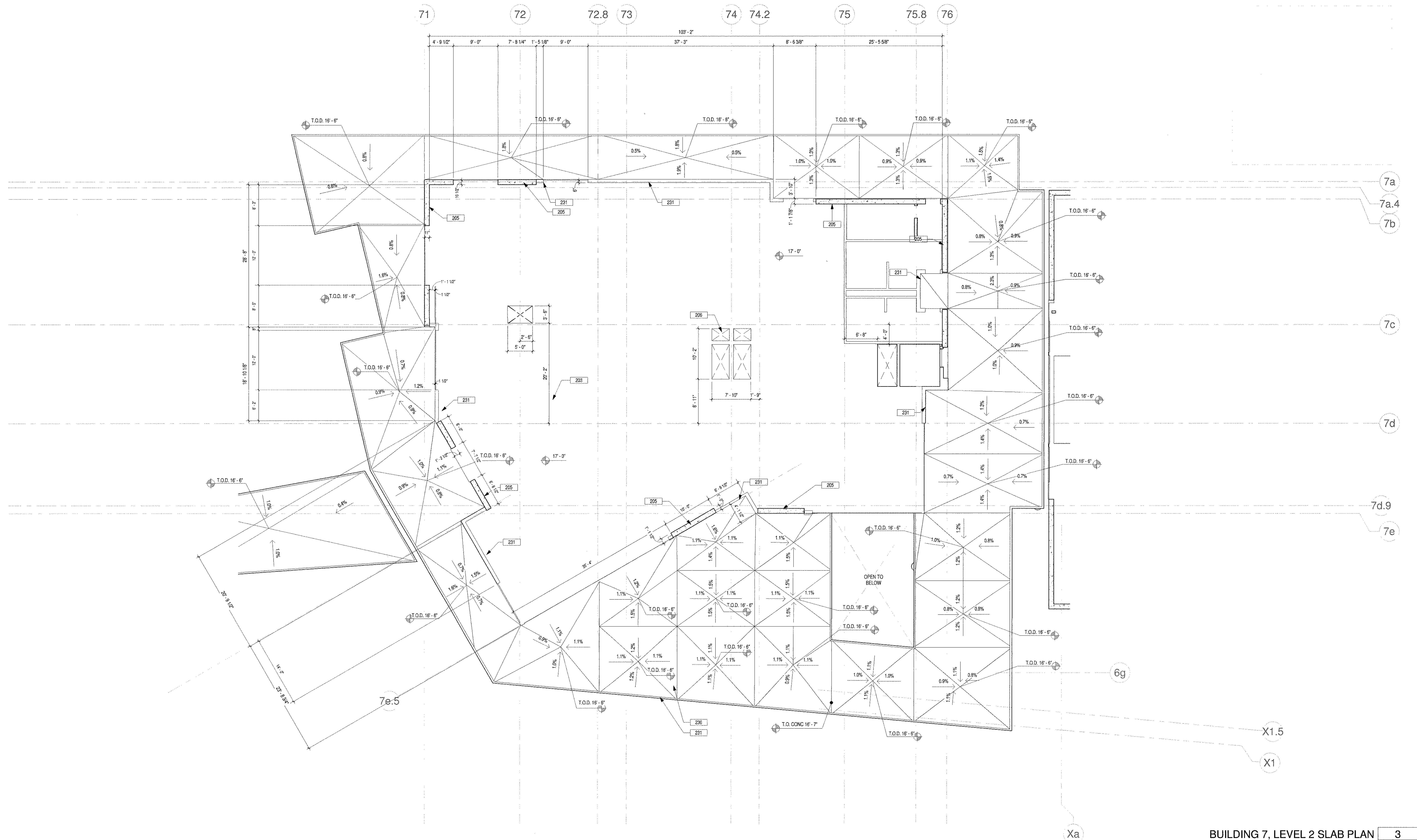
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PROJECT NO.	19019
DATE	APRIL 23, 2021

**BUILDING 7 LEVEL 2
SLAB PLAN**

ENDING NO.

A2.7.2a



BUILDING 7, LEVEL 2 SLAB PLAN

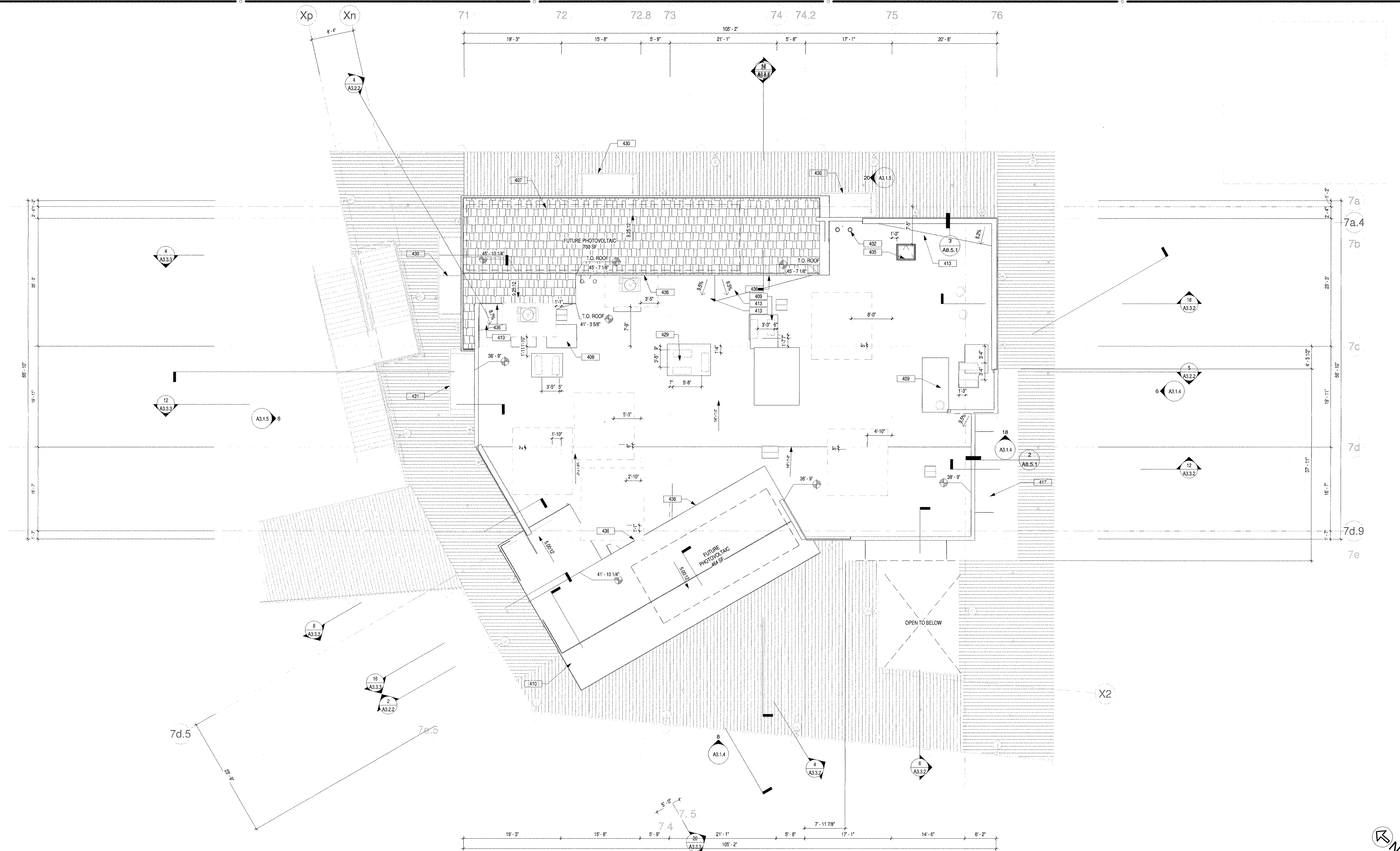
SLAB PLAN KEYNOTES NOTES

- 203 CONCRETE OF METAL DECK PER STRUCTURAL DRAWINGS
205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
- 06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO: HANDSHELS, SHELVING, AND BATHROOM FIXTURES
- 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CRCB HEIGHT LIMITATION
- 09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- 10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
- 11 PROVIDE FIRE EXTINGUISHERS (A-10) THROUGHOUT MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
- 12 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES IN THE FIELD AND DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED PRIOR TO START OF WORK, ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD
- 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL UNLESS NOTED OTHERWISE
- 14 ALDIBIE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF TITLE 2 SECTION 807
- 15 ALL WALL, FLOOR, AND CEILING FINISHES SHALL BE VERIFIED TO MEET THE REQUIREMENTS OF THE FIRE ALARMS
- 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CRCB SECTION 714
- 17 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 12A68.1
- 21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CRCB 11B-216 AND CRCB 11B-703
- 22 IN BUILDINGS REQUIRED TO HAVE STAIRWELLS, NOT LESS THAN ONE STAIRWELL SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STAIRWELL SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCE FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTIPURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS OF ANY BUILDING
- 24 FIRE RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETALLED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CRCB 603
- 25 EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CRCB 10A4.5
- 26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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BUILDING 7 ROOF PLAN 3
1/8" = 1'-0"

ROOF PLAN KEYNOTES

- 402 COMBINATION ROOF DRAIN WITH OVERFLOW, FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
- 405 ROOF ACCESS HATCH WITH WALL ATTACHED LADDER. SEE EXTERIOR DETAILS ON ARCHITECTURAL 'AS' SHEETS.
- 407 ASPHALT ROOF SHINGLES OF UNDERLAYMENT OF DENSEDECK OR RIGID INSULATION OF METAL DECK.
- 408 SHAFR BELOW OR FUTURE TENANT.
- 410 METAL STANDING SEAM ROOFING OF UNDERLAYMENT OF DENSEDECK OR METAL DECK OF CLEARSTORY.
- 413 ROOF CRICKET TO PROVIDE POSITIVE DRAINAGE AROUND ROOF PLATFORMS, 1/4" MIN. SLOPE.
- 420 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.
- 436 WALL SOFFIT VENT, TYP.

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 'B' INSTALLATION.
- 07 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 08 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1.
- 09 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1/2" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.
- 10 ASPHALT SHINGLE ROOF ASSEMBLY: ESR-1389; METAL STANDING SEAM ASSEMBLY: UL790/ASTM E 106; MEMBRANE ROOF: ESR-1137.

SMSARCH

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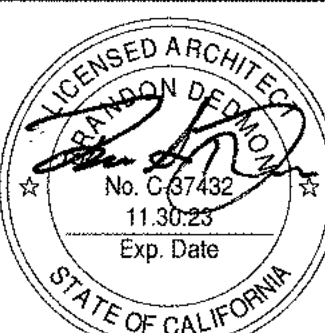


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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

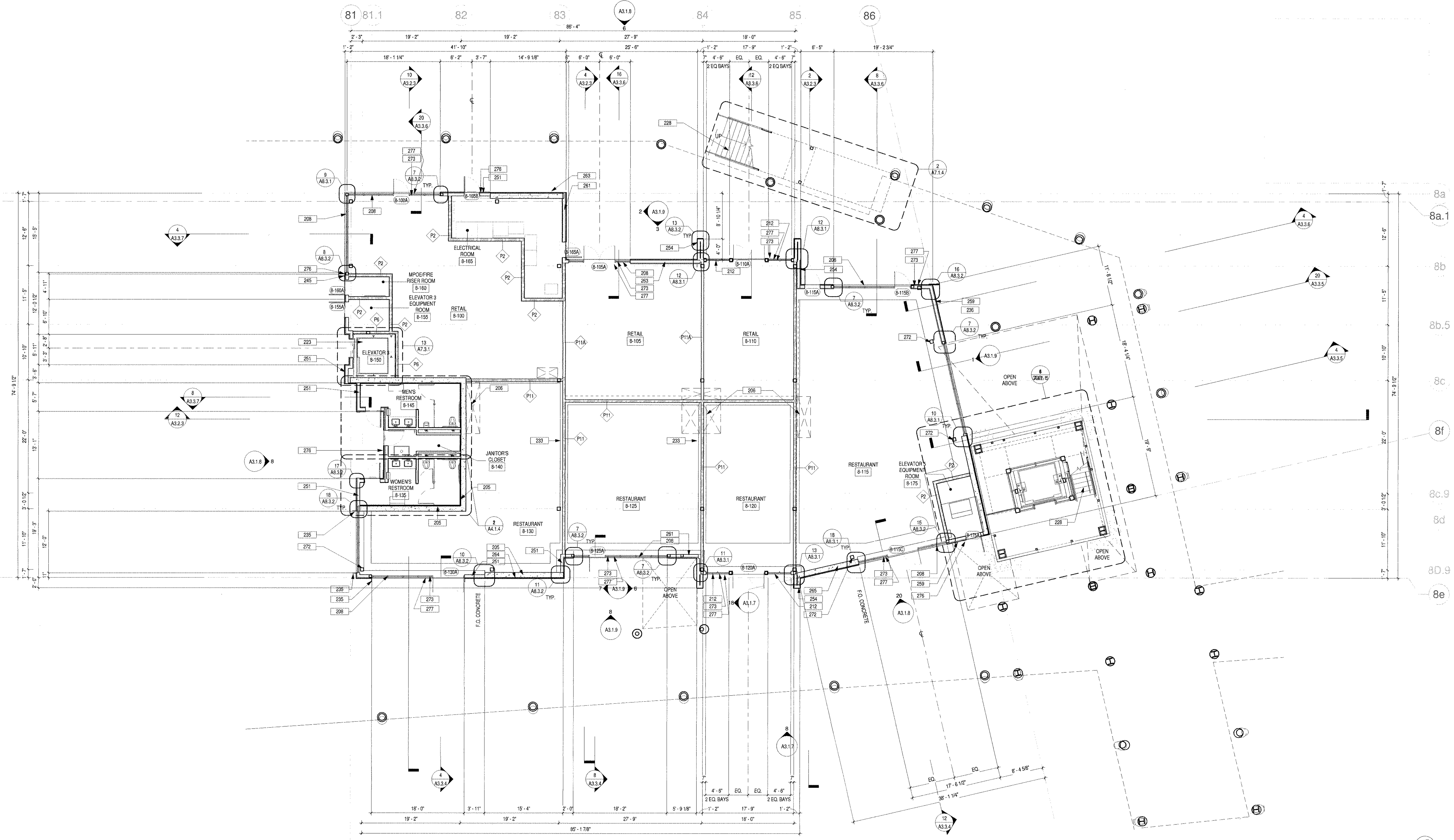


No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/18/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

DRAWINGS AND WRITTEN MATERIAL, PREPARED HEREIN, CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	
PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 7 ROOF PLAN
DRAWING NO.	A2.7.3

A2.7.3

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BUILDING 8 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

3
A2.8.1

LEGEND

Room name		
101	ROOM REFERENCE	SEE A10.1.1
101	DOOR REFERENCE	SEE A10.1.1
1/101	SPOT ELEVATION	
1/101	VIEW REFERENCE	
1/101	PARTITION TYPE	SEE A8.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

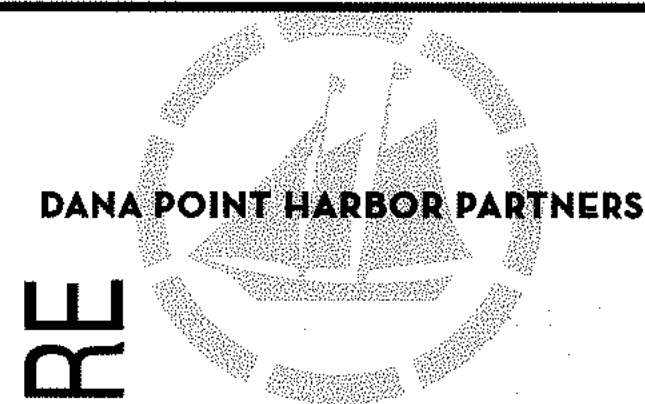
FLOOR PLAN KEYNOTES

- CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS.
- SHAFT FOR FUTURE TENANT USE.
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING.
- ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING.
- 1 HOUR FIRE RATED ELEVATOR SHAFT.
- PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN TREADS INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 8A7.2.1 FOR TYPICAL PLAN WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS.
- METAL PLATE FRAME. SEE A8.1.1.
- KNOX BOX KEY SWITCH.
- 7" HORIZONTAL TAG WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 8" VERTICAL TAG WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 10" BORAL TRUXE EXTERIOR NICKEL GAP SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING.
- 7" VERTICAL TAG WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 7" HORIZONTAL TAG WOOD SIDING BUTT JOINT OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 10" BORAL TRUXE EXTERIOR NICKEL GAP SIDING OMETAL FUR CHANNEL OWRB OCONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS.
- PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1.
- PROVIDE ROOM NAME. REFERENCE DETAIL 11/A9.9.1.
- PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1.

FLOOR PLAN GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- ALL NEW ROOF ASSEMBLIES TO BE CLASS 'A'.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.
- ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS.
- THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
- PROVIDE FIRE EXTINGUISHERS (A-10-B-C-1) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER.
- 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.
- ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
- STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES.
- PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12/A9.8.1.
- SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B-216 AND CBC 11B-703.
- 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.
- 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.
- FIRE RETARDANT TREATED WOOD MUST BE USED WHENEVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 803.1.
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.
- FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY.

SMSARCH
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www.sms-arch.com



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
01	10/08/2020	DESIGN DEVELOPMENT
02	12/03/2020	30% CONSTRUCTION DOCUMENTS
03	02/19/2021	50% CONSTRUCTION DOCUMENTS
04	05/01/2021	COUNTY SUBMITTAL
05	09/24/2021	COUNTY RESUBMITTAL

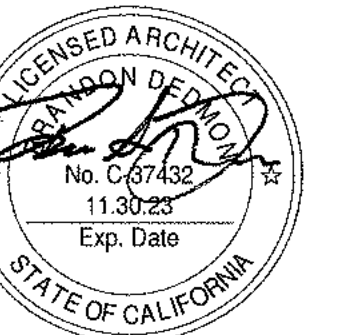
PROJECT NO. 19019
DATE: APRIL 22, 2021
DRAWING TITLE: BUILDING 8 LEVEL 1 FLOOR PLAN
DRAWN BY: [Signature]

A2.8.1
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BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
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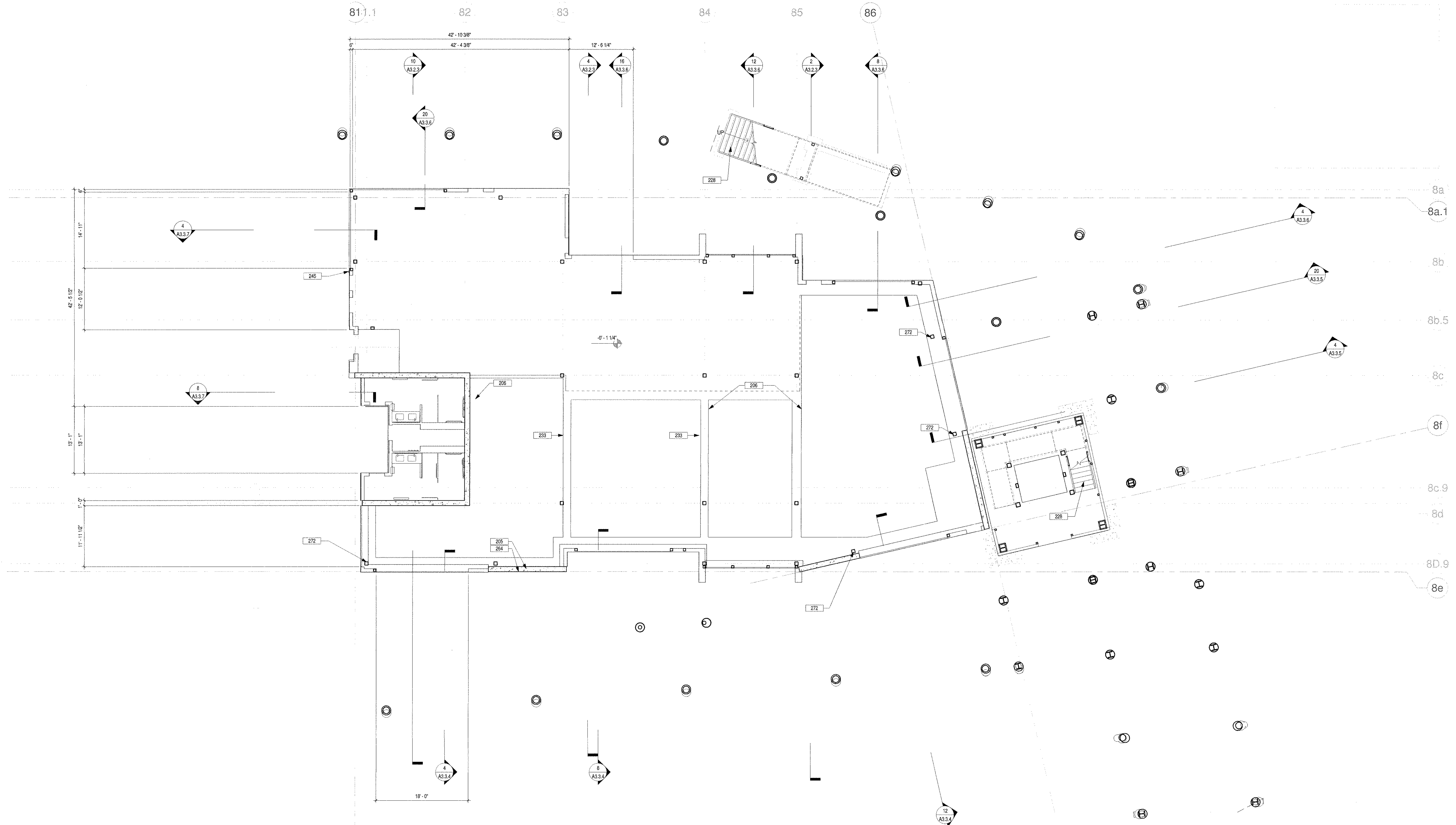
PROJECT NO. 19019
DATE APRIL 23, 2021

DRAWING TITLE

**BUILDING 8 LEVEL 1
SLAB PLAN**

DRAWING NO.

A2.8.1a



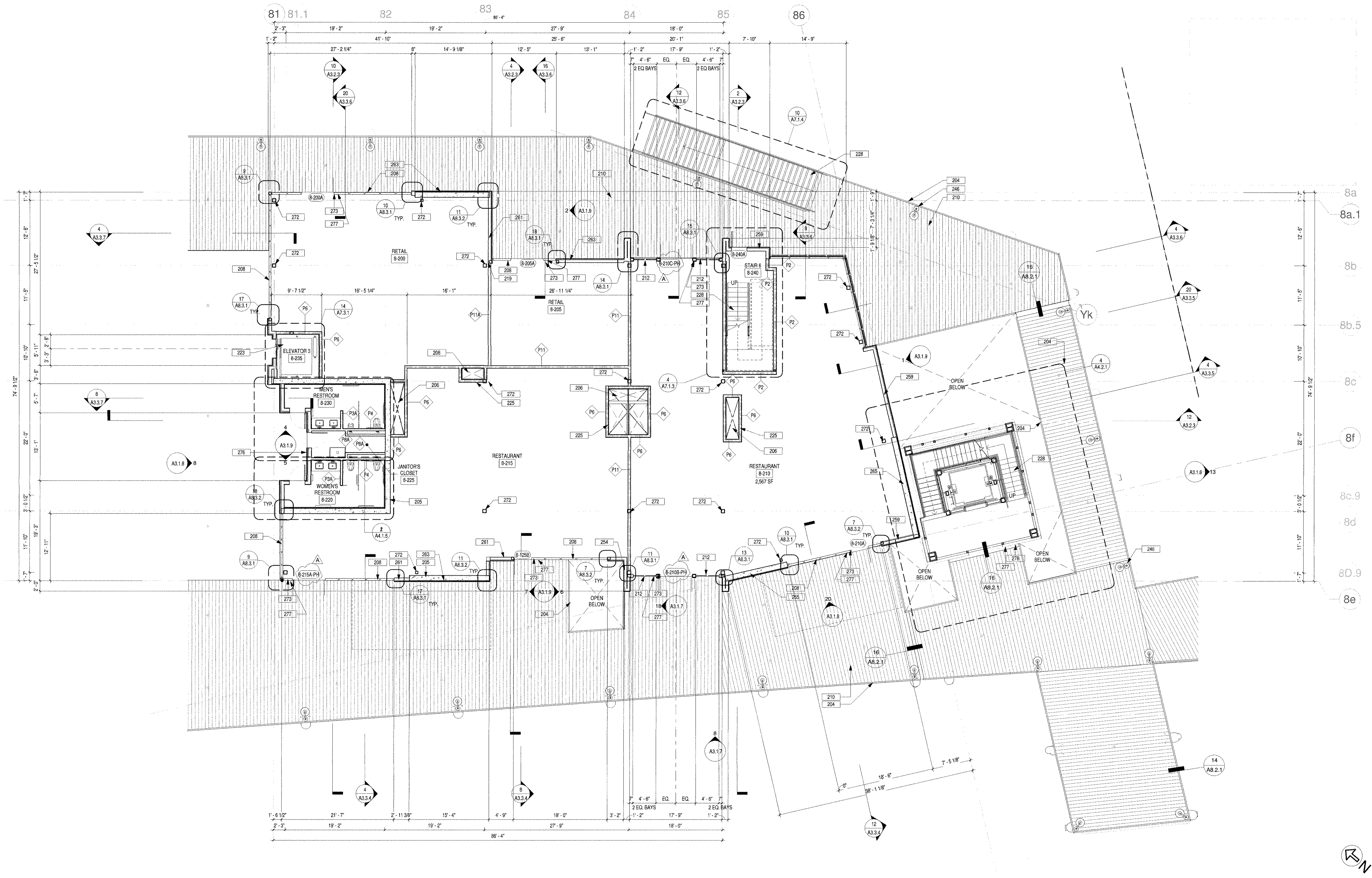
BUILDING 8 LEVEL 1 SLAB PLAN
1/8" = 1'-0"

SLAB PLAN KEYNOTES NOTES

- | | |
|-----|--|
| 206 | CONCRETE STRUCTURAL SHEAR WALL, REFER TO STRUCTURAL DRAWINGS |
| 208 | SHAFT FOR FUTURE TREAT USE |
| 228 | PRECAST CONCRETE STAIR TREADS AND RISERS EMBEDDED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED INSERT FOR BOLTING OR AN IMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE BAT.2.1 FOR TYPICAL PLAN |
| 233 | WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS |
| 245 | KNOX BOX KEY SWITCH |
| 271 | 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT GOMITAL PUR CHANNEL OVRB CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS |
| 279 | COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS |

FLOOR PLAN GENERAL NOTES

- 02 REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- 03 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- 04 REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- 05 REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- 06 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
- 07 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 08 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDSILKS, SHELTERS, AND BATHROOM FIXTURES
- 09 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CGC 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, PLUS 10% ALLOWANCE FOR THE ATTENDED AREAS. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
- 12 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND ANY CHANGES BROUGHT TO THE ATTENTION OF THE ARCHITECT SHALL BE SUBJECT TO START OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD
- 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE
- 14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 807.
- 15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SCHEDULE 401.1
- 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN CGC SECTION 714
- 17 STRUCTURAL ELEMENTS EXPOSED WITH 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 12a9.1
- 21 SMOKE REQUIREMENTS SHALL SATISFY SCHEDULE CGC 119-21a AND CGC 119-103.
- 22 ALL BUILDINGS REQUIRED TO HAVE STANDBYPIES. WHEN ONLY ONE STANDBYPIS SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDBYPIES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE INSTALLED. THE NOTIFICATION CORRESPONDING TO THE TENANT SPACES, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
- 24 FIRE-RATED-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAIL, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CGC 603.1
- 25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1/2" NOMINAL THICKNESS TO COMPLY WITH CGC 1404.5
- 26 FUTURE TENANT SPACES ARE DESIGNED FOR ONLY ONE, NOT TWO, OCCUPANCIES



BUILDING 8 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

3
A2.8.2

LEGEND

Room name		
101	ROOM REFERENCE	SEE A10.1.1
101	DOOR REFERENCE	SEE A10.1.1
101	SPOT ELEVATION	
1/A101	VIEW REFERENCE	
P1	PARTITION TYPE	SEE A8.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

- 204 CABLE RAILING SEE DETAIL 14/A8.2.1
- 205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
- 206 SHAFT FOR FUTURE TENANT USE
- 208 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING
- 210 T&G WOOD DECK ON PEDESTAL SYSTEM OVER WATERPROOFING OVER CONCRETE ON METAL DECK
- 212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
- 213 PRIMARY STRUCTURAL COLUMN WITH SPRAY APPLIED FIREPROOFING. PER STRUCTURAL DRAWINGS
- 223 1 HOUR FIRE RATED ELEVATOR SHAFT
- 225 1 HOUR FIRE RATED MECHANICAL SHAFT FOR FUTURE TENANT USE. NO SHELL WORK ALLOWED WITHIN SHAFT
- 228 PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN TREADS INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6/A7.2.1 FOR TYPICAL PLAN
- 246 LIGHT POLE BASE SEE DETAIL XX/A8.1.X
- 254 8" VERTICAL T&G WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OVER GYPSUM SHEATHING
- 259 10" BURAL TRUXEXTERIOR NICKEL GAP SIDING OVER WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OVER GYPSUM SHEATHING
- 261 7" VERTICAL T&G WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OVER GYPSUM SHEATHING OVER GYPSUM SHEATHING
- 265 10" BURAL TRUXEXTERIOR NICKEL GAP SIDING OVER METAL FUR CHANNEL OVER CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
- 272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
- 273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A8.9.1
- 276 PROVIDE ROOM NAME. REFERENCE DETAIL 11/A8.9.1
- 277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A8.9.1
- 278 PROVIDE TACTILE EXIT SIGN TO EXIT STAIR DOWN (ESD). SEE DETAIL 7/A8.9.1

FLOOR PLAN NOTES

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- 02 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- 03 REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- 04 REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
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- 06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO: HANDRAILS, SHELVING, AND BATHROOM FIXTURES
- 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- 09 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 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
- 15 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- 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 12/A8.8.1
- 21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B-216 AND CBC 11B-703.
- 22 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
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS ON 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
- 24 FIRE RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING. TO COMPLY WITH CBC 605.1
- 25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- 26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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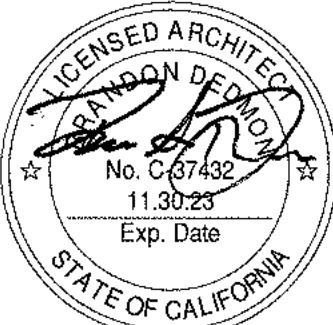


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2020	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

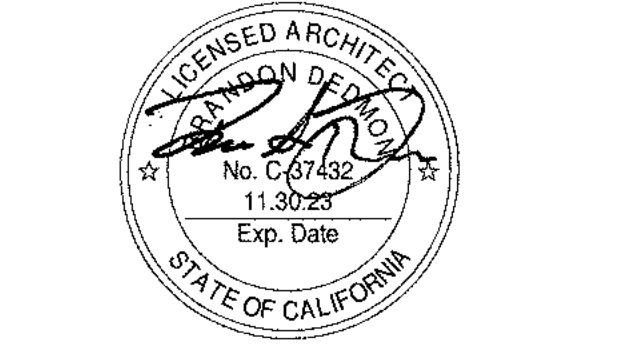
PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 8 LEVEL 2 FLOOR PLAN
DRAWING NO.	

A2.8.2



BUILDING 6 - 9

B W P **BURNHAM | WARD**
P R O P E R T I E S



PROJECT NO. 19019

DATE APRIL 23, 2021



BUILDING 8 LEVEL 2 SLAB PLAN

1/8" = 1'-0"

3

A2.4 A2.8.2a

SLAB PLAN KEYNOTES

- 203 CONCRETE OF METAL DECK PER STRUCTURAL DRAWINGS
205 CONCRETE STRUCTURAL SHEAR WALL REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK
246 LIGHT POLE BASE SEE DETAIL XX/A8.1.X
249 FLOOR DRAIN TYP.
270 CONCRETE CURB AT PERMIT OF DECK

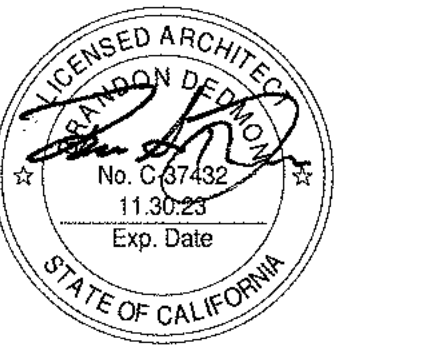
FLOOR PLAN GENERAL NOTES

- 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 ALL NEW FLOOR ASSEMBLIES TO BE CLASS "A"
06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
07 PROVIDE ADDITIONAL BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, AND BATHROOM FIXTURES.
08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBG HEIGHT LIMITATION
09 ALL PARTITIONS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING SO OR MORE PERSONS
10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS.
11 PROVIDE FIRE EXTINGUISHERS AT 100' MAXIMUM SPACING, MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM FLOOR OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
12 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. CONTRACTOR TO START WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD
13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14 AUDIOLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
15 ALL WALL TYPE SCHEDULES FOR FURTHER INFORMATION SEE SHEET AS 1.1
16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND FLOOR/CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
17 STRUCTURAL ELEMENTS EXPOSED TO WALLS ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
18 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS, SEE DETAIL 12/9A-B.1
19 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 118.2.6 AND CBC 118-7.0
20 SIGNAGE REQUIRED TO HAVE HANDGRIPS, NOT TO BE ON ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION
21 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE BROKEN IN TO THE BUILDING. CORRIDORS, LOBBIES, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
22 FIRE-RETARDANT-TREATED WOOD IS USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
23 ALL EXTERIOR WOOD FINISHERS SHALL NOT BE LESS THAN 1/8" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
24 FLOOR TENANT SPACES ARE DESIGNED FOR SELL, ONLY, NOT OCCUPANCY



BUILDING 6 - 9

24900 - 25094 DANA POINT
DANA POINT, CA 92629



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THE ARCHITECT

FIGURE NO. 19019

DATE APRIL 23, 2021

BUILDING 8 ROOF
PLAN

100-443887-100

A2.8.3

$1/8'' = 1'-0''$	A2.8.3
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ROOF PLAN KEYNOTES

- 402 COMBINATION ROOF DRAIN WITH OVERFLOW, FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL
RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
- 406 ASPHALT ROOF SHINGLES Q UNDERLAYMENT Q DENSECK ORIGID INSULATION Q METAL DECK
- 408 METAL STANDING SEAM ROOFING Q UNDERLAYMENT Q DENSECK Q METAL DECK
- 410 GLASS RAIL SYSTEM W HANDRAIL, SEE FINISH SCHEDULE A10.1.1
- 418 METAL RAILING SYSTEM W HANDRAIL, SEE FINISH SCHEDULE A10.1.1
- 430 PREFABRICATED METAL CANOPY W TENSION RODS
- 436 WALL SOFFIT VENT, TYP.

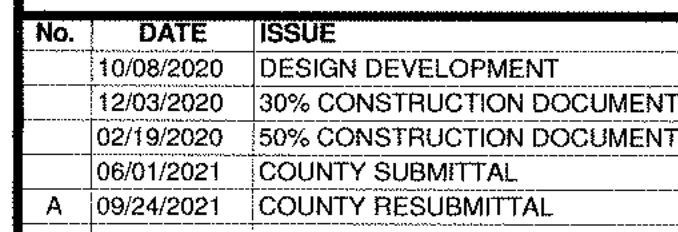
ROOF PLAN GENERAL NOTES

- 01 REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE
02 REFER TO ELECTRICAL PLANS FOR ROOF DRAINAGE AND FOR ROOF MOUNTED EQUIPMENT
03 REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPE
04 REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
05 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD
06 OR DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER PRIOR TO COMMENCEMENT OF WORK
07
08 ALL NEW ROOF APPLICATIONS TO BE CLASS "B" INSTALLATION
09
10 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
11 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD
12 SHEATHING, TO COMPLY WITH CBC 603.1
13
14 EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1% NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
15 ASPHALT SINGLE ROOF ASSEMBLY SHALL BE 189.8 MM METAL STANDING SEAM ASSEMBLY TO COMPLY WITH CBC 1404.5
16
17 ALL NEW ROOF FINISHES SHALL BE 189.8 MM METAL STANDING SEAM ASSEMBLY TO COMPLY WITH CBC 1404.5



BUILDING 6 - 9

B W P **BURNHAM|WARD**
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[illegible]

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PROJECT NO.	19019
DATE	APRIL 23, 2021

George Gullery

A2.9.1



BUILDING 9 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

LEGEND

Room name 101	ROOM REFERENCE	SEE A10.1.1
101	DOOR REFERENCE	SEE A10.1.1
	SPOT ELEVATION	
1 / A101	VIEW REFERENCE	
	PARTITION TYPE	SEE A8.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

205	CONCRETE STRUCTURAL SHEAR WALL, REFER TO STRUCTURAL DRAWINGS	01	REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
206	ALUMINUM EXTERIOR WALL ASSEMBLY TO MATCH ARCHCAD AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING	02	REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
207	ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCHCAD T225 OR EQ. WITH LOW-E INSULATED GLAZING	03	REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
208	B-10/G GARAGE DOOR SYSTEM, SEE DOOR SCHEDULE A10.1.1 1 HOUR FIRE RATED ELEVATOR SHAFT	04	REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
209	PRECAST CONCRETE STAIR AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED IRON FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 96A.2.1 FOR TYPICAL PLAN	05	ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"
210	CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS	06	DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
211	SLOPED STRUCTURAL CONCRETE OVER METAL DECK	07	PROVIDE ACCURATE SCHEDULING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING, AND BATHROOM FIXTURES
212	SLOPED FRP COLUMN COVER @ STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING, FILL BOTTOM 4' OF CAVITY WITH SAND, TOP DASHED LINE INDICATES SHAFT ABOVE FOR FUTURE TENANT USE	08	PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBH HEIGHT LIMITATION
213	NOISE BOX KEY SWITCH	09	ALL CORROSION SHALL MAINTAIN A MINIMUM 4" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
214	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	10	THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREA AS STATED ON PLANS
215	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	11	PROVIDE FIRE EXTINGUISHERS (2-A-B-10.6.1) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER
216	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	12	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
217	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	13	ALL DOOR OPENINGS ADJACENT TO A WALL SHALL BE OPENED 4' O/CSET FROM ADJACENT WALL, UNLESS NOTED OTHERWISE
218	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	14	AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907
219	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	15	REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION, SEE SHEET A4.1.1
220	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	16	PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
221	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	17	STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
222	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	18	PROVIDE ROOM IDENTIFICATION SIGNS ON WALL ADJACENT TO ALL DOORS, SEE DETAIL 12A9.8.1
223	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	19	SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 116-10.6 AND CBC 116-10.8
224	6" TYPICAL TSG WOOD SINGING BUTT JOINT OMATEL FUR CHANNEL OWRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS	20	IN BUILDINGS REQUIRED TO HAVE STANDBEES, NOT LESS THAN ONE STANDBEE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDBEES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"

06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE

07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVEING, AND BATHROOM TOILETS

08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION

09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 4' CLEAR WITH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS

10 WHEN SERVING 50 OR MORE PERSONS

11 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREA AS STATED ON PLANS

12 PROVIDE FIRE EXTINGUISHERS (2-10-10) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM

13 OF 100,000 SQ. FT. PER BUILDING

14 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE PLANS AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO START OF WORK. ALL DIMENSIONS

15 FROM EXISTING ELEMENTS TO THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED ON THE FIELD

16 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE

17 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.

18 ALL PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC

19 SECTION 714

20 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES

21 SIGNAGE FOR IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS, SEE DETAIL 12A9.8.1

22 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 12B-216 AND CBC 12B-703.

23 IN BUILDINGS REQUIRED TO HAVE STANDPIPS, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING

24 OCCUPANCY. STANDPIPE SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION

25 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARDING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTIPURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED

26 AREAS WHERE AMBIENT NOISE IMPAIRS HEARING OF FIRE ALARMS

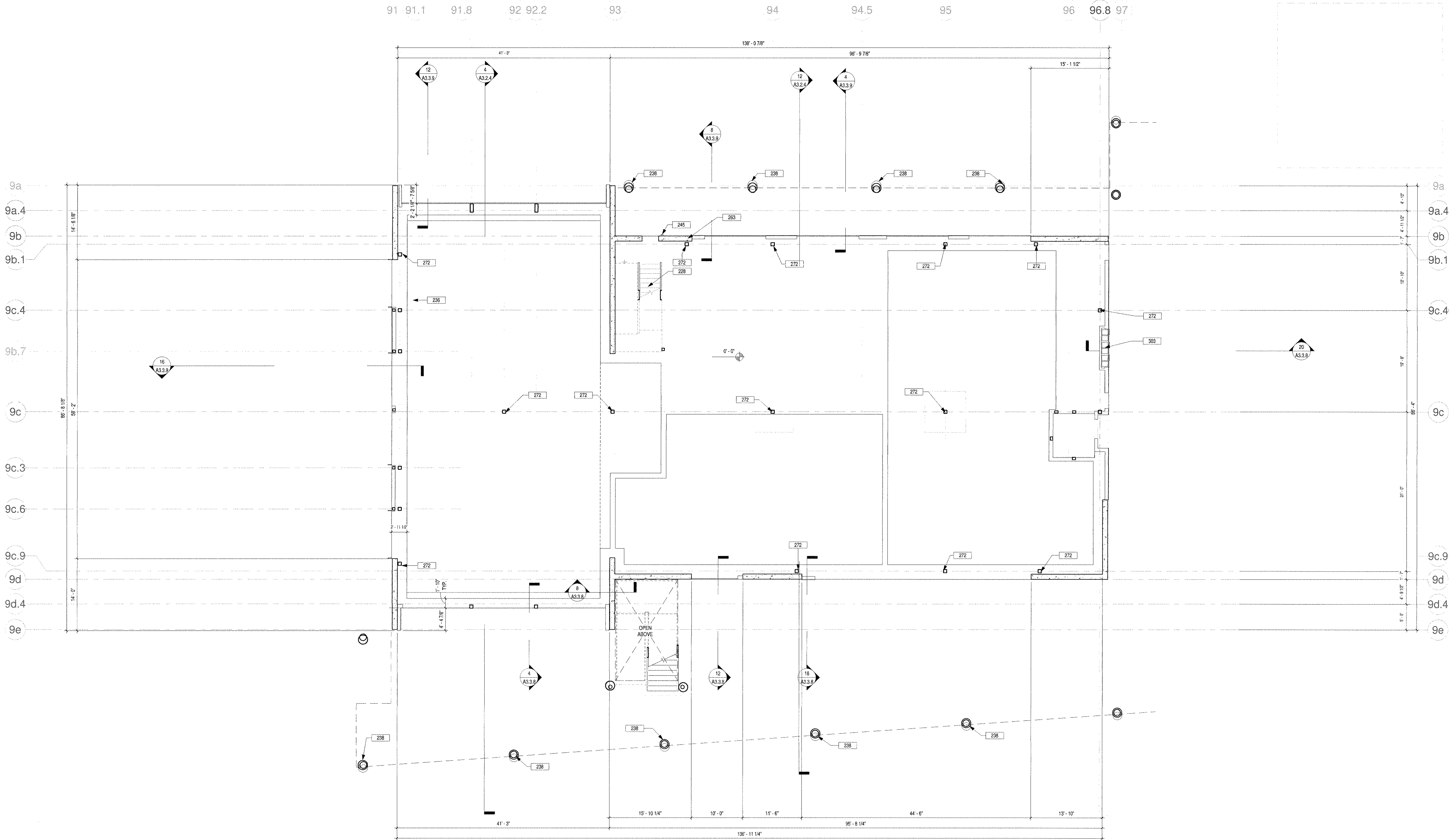
27 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD

28 SHEATHING, TO COMPLY WITH CBC 603.1

29 ALL EXPOSED WOOD SURFACES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1504.5

30 FUTURE TENANT SPACES ARE DESIGNED FOR SELLER ONLY, NOT OCCUPANCY

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BUILDING 9 LEVEL 1 SLAB PLAN 1
1/8" = 1'-0" A2.9.1a

SLAB PLAN KEYNOTES NOTES

- 228 PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN TREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 8A7.2.1 FOR TYPICAL PLAN.
- 236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK.
- 238 SLOPED FRP COLUMN COVER OR STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING. FILL BOTTOM 4" OF CAVITY WITH SAND, TYP.
- 245 KNOX BOX KEY SWITCH
- 253 7" VERTICAL T&G WOOD SIDING BUTT JOINT Q/METAL FUR CHANNEL Q/WRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS.
- 272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
- 303 MAILBOXES PER USPS REQUIREMENTS

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS 'A'.
- 07 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- 08 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, 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 PROVIDE FIRE EXTINGUISHERS (2A: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.
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- 15 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907.
- 16 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1.
- 17 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
- 18 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 12/A8.1.
- 21 SIGNAGE REQUIREMENTS SHALL: SATISFY SECTION, CBC 11B-016 AND CBC 11B-702.
- 22 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.
- 23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTI-PURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS.
- 24 FIRE-RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 803.1.
- 25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.
- 26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY.

SMSARCH

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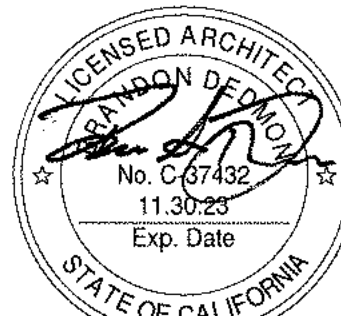


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



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5	09/24/2021	COUNTY RESUBMITTAL

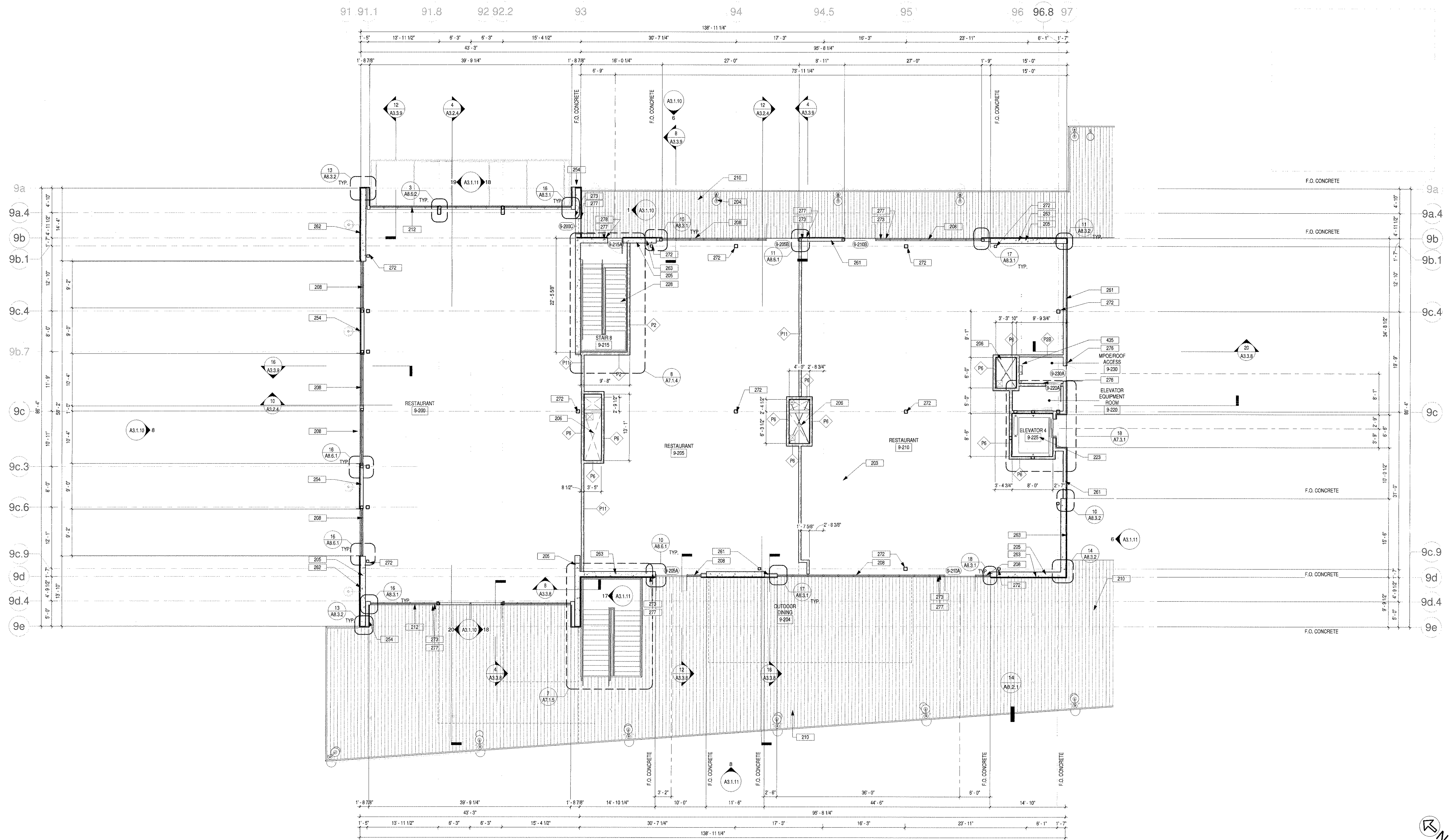
PROJECT NO. 190119
DATE: APRIL 23, 2021

**BUILDING 9 LEVEL 1
SLAB PLAN**

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A2.9.1a

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BUILDING 9 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

3

LEGEND

Room name		ROOM REFERENCE	SEE A10.1.1
		DOOR REFERENCE	SEE A10.1.1
		SPOT ELEVATION	
		VIEW REFERENCE	
		PARTITION TYPE	SEE A8.1.1
		NEW PARTITION	
		NEW 1-HR FIRE-RATED PARTITION	
		NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

- CONCRETE OR METAL DECK PER STRUCTURAL DRAWINGS
- CABLE RAILING SEE DETAIL 14A8.2.1
- CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
- SHAFT FOR FUTURE TENANT USE
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING
- T&G WOOD DECK OPEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
- ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
- 1 HOUR FIRE RATED ELEVATOR SHAFT
- PRECAST CONCRETE STAIR TREADS AND RISERS INSTALLED ON STEEL STRINGERS. PRECAST TREADS TO PROVIDE CAST IN THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6A7.2.1 FOR TYPICAL PLAN
- VERTICAL T&G WOOD SIDING BUTT JOINT O/WETHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/PLYWOOD SHEATHING
- VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRS O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
- VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRS O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
- COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
- PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A8.9.1
- PROVIDE ROOM NAME. REFERENCE DETAIL 11/A8.9.1
- PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A8.9.1
- PROVIDE TACTILE EXIT SIGN TO EXIT STAIR DOWN (ESD). SEE DETAIL 7/A8.9.1
- ROOF ACCESS LADDER

FLOOR PLAN GENERAL NOTES

- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION
- ALL NEW ROOF ASSEMBLIES TO BE CLASS 1"
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
- PROVIDE FIRE EXTINGUISHERS (2A-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
- 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
- ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL UNLESS NOTED OTHERWISE
- AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907
- REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION. SEE SHEET A8.1.1
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
- PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12/A8.8.1
- SIGNAGE REQUIREMENTS SHALL SATISFY SECTION CBC 119-216 AND CBC 119-703
- 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
- PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTI-PURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS
- FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 303.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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BUILDING 6 - 9

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DANA POINT, CA 92629

B W P BURNHAM I W A R D
P R O P E R T I E S

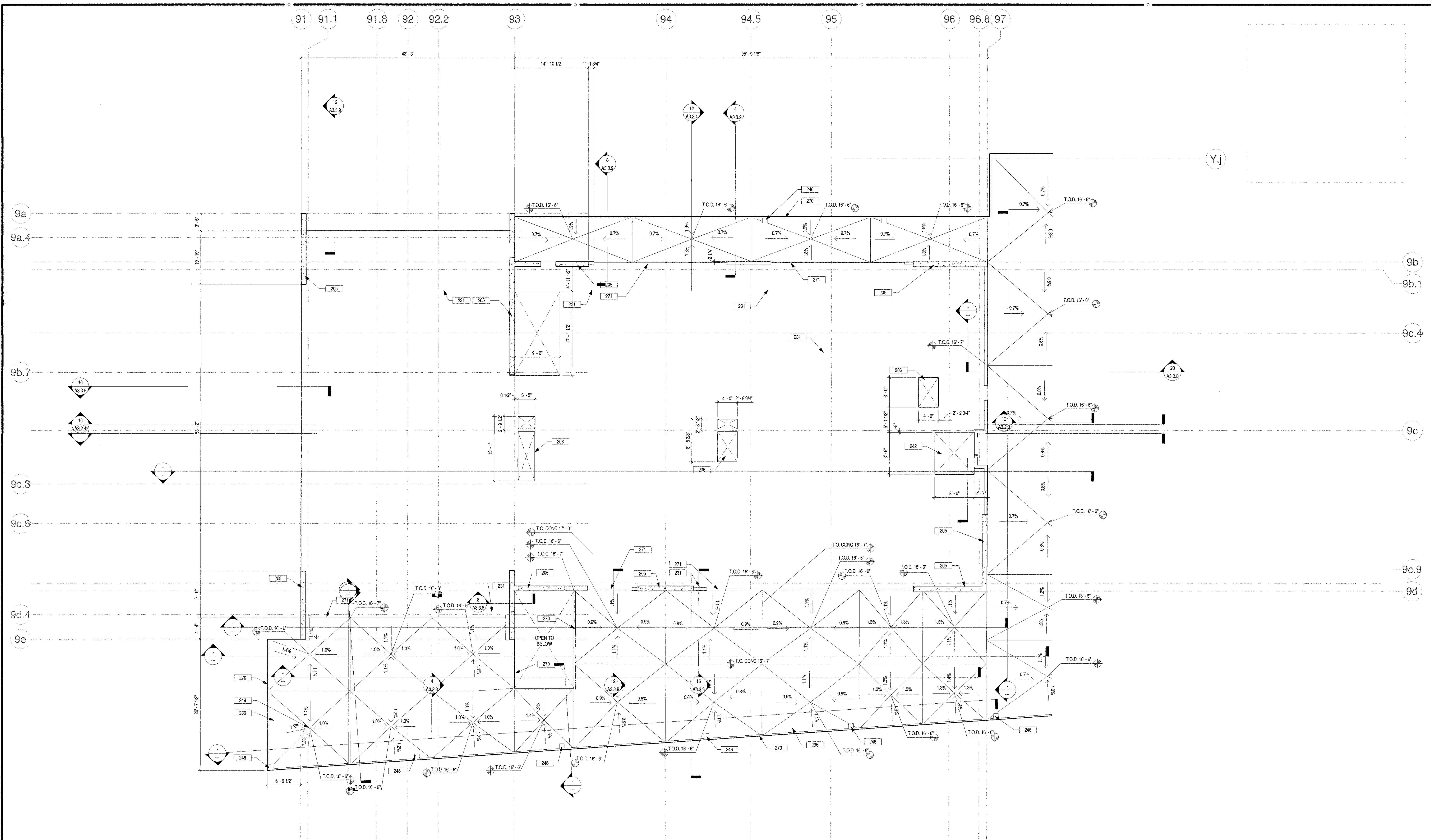


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PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 9 LEVEL 2 FLOOR PLAN
DRAWING NO.	A2.9.2

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SLAB PLAN KEYNOTES

- 205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
- 206 SHAFT FOR FUTURE TENANT USE
- 231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
- 236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK
- 242 OPEN TO BELOW
- 246 LIGHT POLE BASE SEE DETAIL 10X48.1X
- 249 FLOOR DRAIN TYP.
- 270 CONCRETE CURB AT PERMIT OF DECK
- 271 STEP IN FLOOR TO ALIGN WITH FACE OF WINDOW WALL

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 ALL NEW ROOF ASSEMBLIES TO BE CLASS 'A'
- 06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- 07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTER ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES
- 08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION
- 09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING 50 OR MORE PERSONS
- 10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS
- 11 PROVIDE FIRE EXTINGUISHERS (2A: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
- 12 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
- 13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL RECEIVE A 4" OFFSET FROM THE ADJACENT WALL UNLESS NOTED OTHERWISE
- 14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH PROVISIONS OF TITLE 24 SECTION 907
- 15 REFER TO WALL TYPE SCHEDULES FOR FURTHER INFORMATION, SEE SHEET A8.1.1
- 16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714
- 17 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES
- 18 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS. SEE DETAIL 12A9.8.1
- 19 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION, CBC 11B.016 AND CBC 11B.700
- 20 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
- 21 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTI-PURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARMS
- 22 FIRE-RETARDANT-TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 805.1
- 23 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- 24 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

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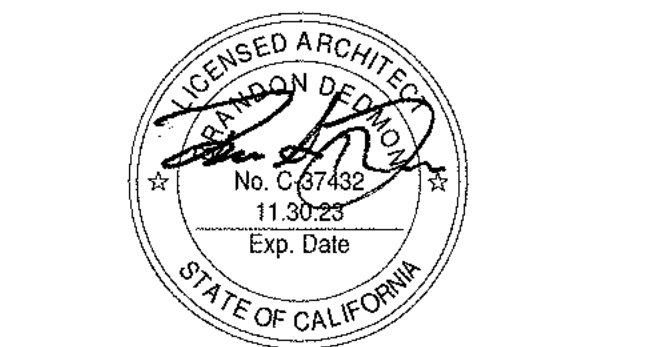


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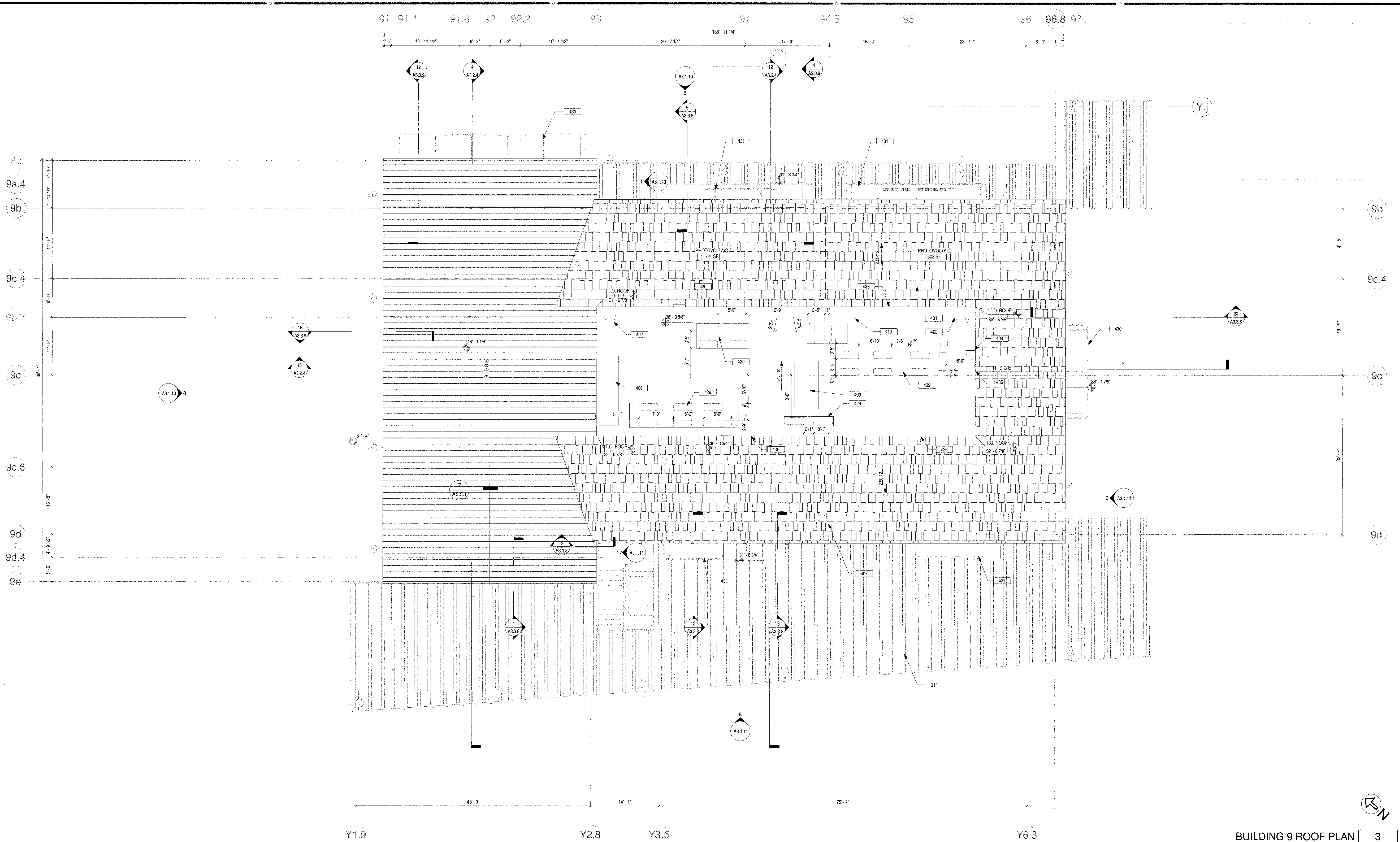


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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
**BUILDING 9 LEVEL 2
SLAB PLAN**

DRAWING NO.
A2.9.2a

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ROOF PLAN KEYNOTES

- 407 ASPHALT ROOF SHINGLES OR UNDERLAYMENT OR DENSEDECK OR RIGID INSULATION OR METAL DECK
- 408 SHAFT BELOW OR FUTURE TENANT
- 429 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.
- 434 24 X 24 WALL ACCESS PANEL
- 436 WALL SOFFIT VENT, TYP.

ROOF PLAN 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 'B' INSTALLATION
- 07 INSTALLATION OF ROOFING MATERIAL TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- 08 FIRE RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
- 09 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
- 10 ASPHALT SHINGLE ROOF ASSEMBLY: ESR-1389; METAL STANDING SEAM ASSEMBLY: UL790/ASTM E 108; MEMBRANE ROOF: ESR-1157

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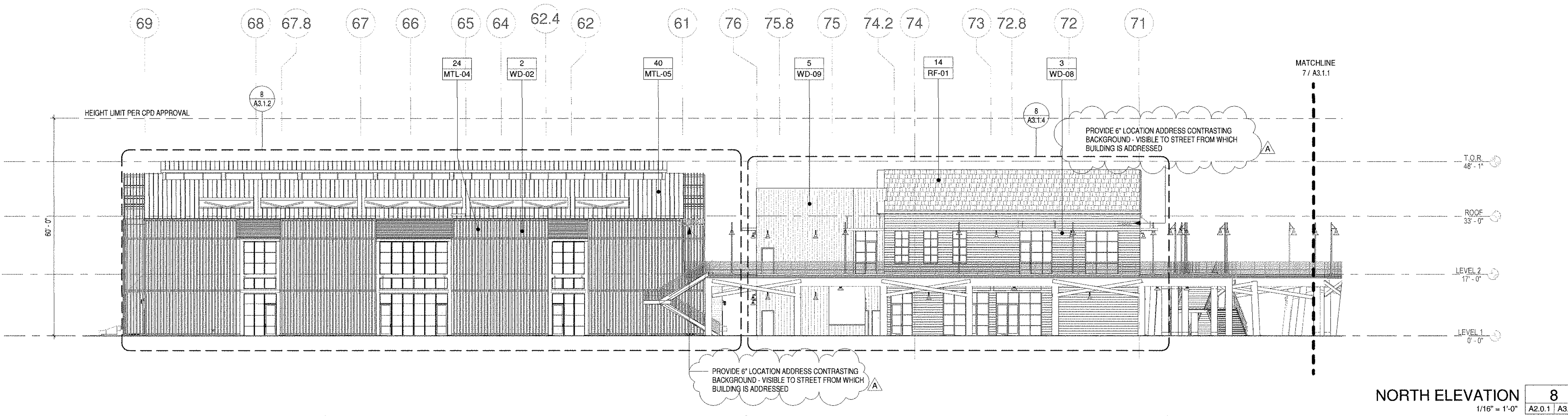
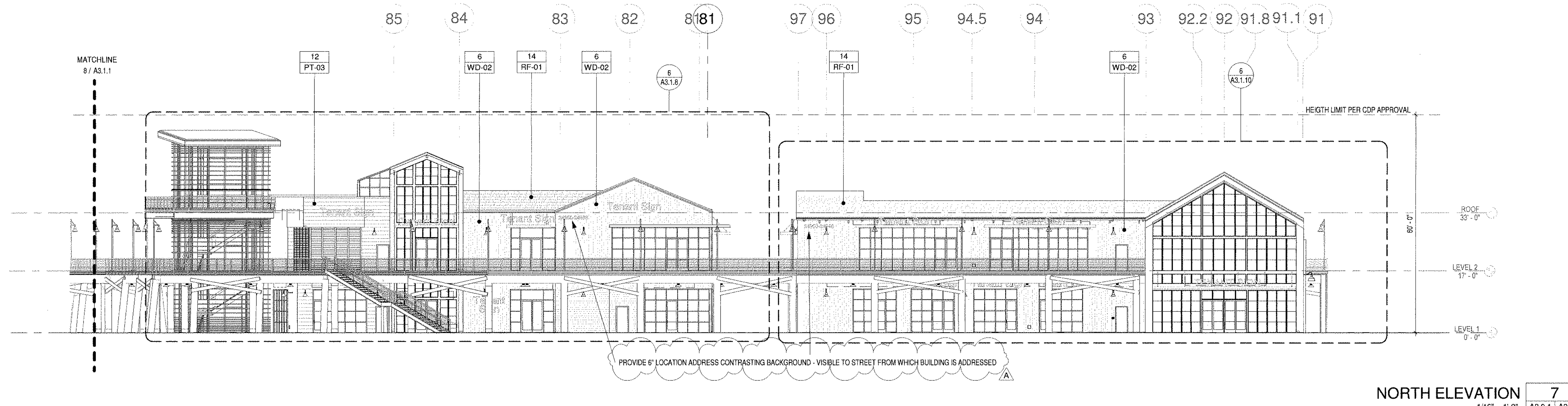
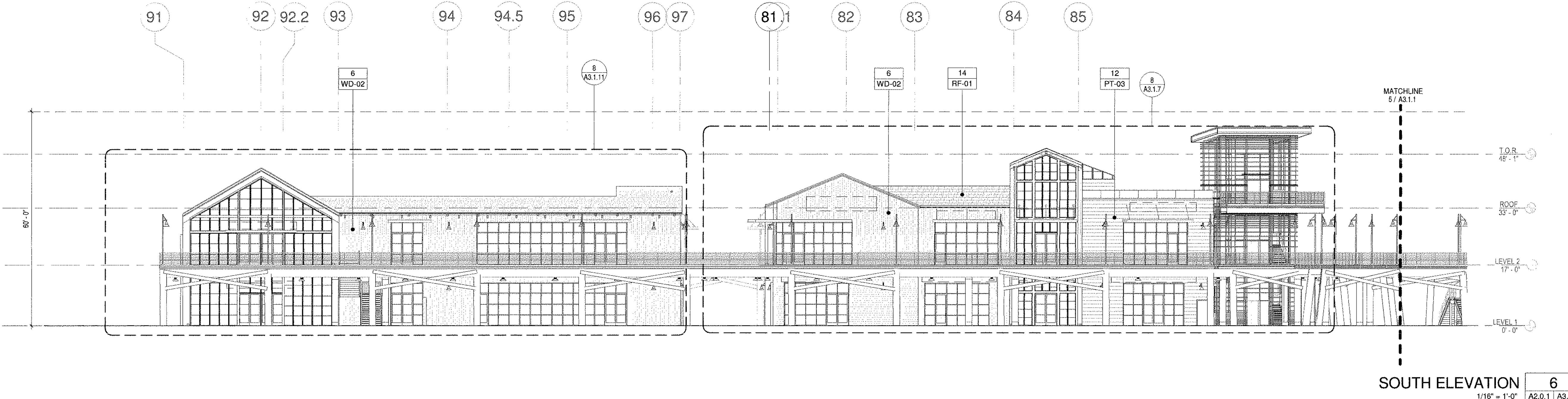
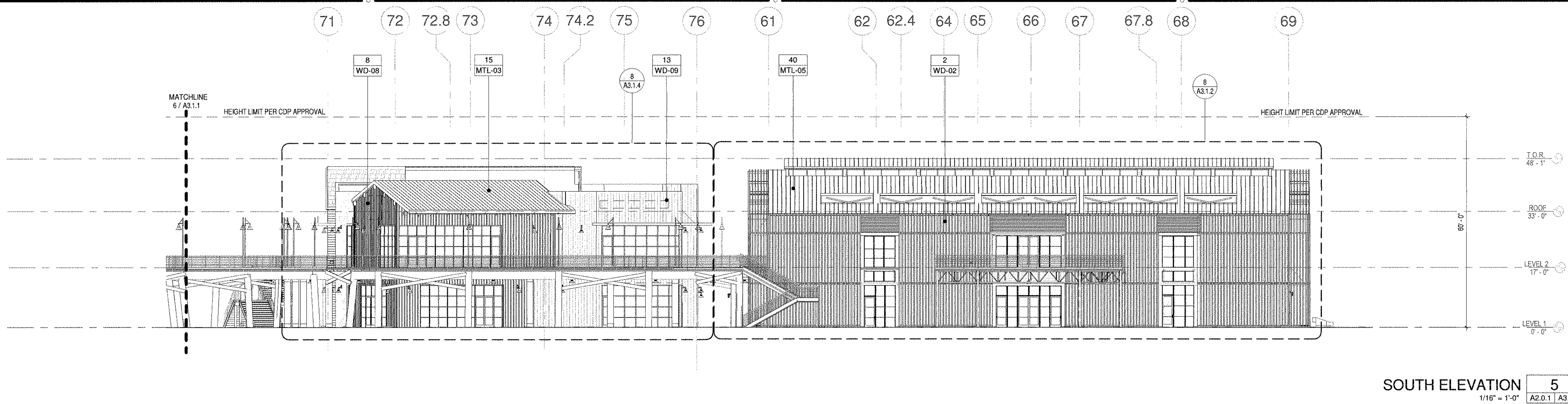
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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE BUILDING 9 ROOF PLAN
DRAWING NO. A2.9.3

A2.9.3

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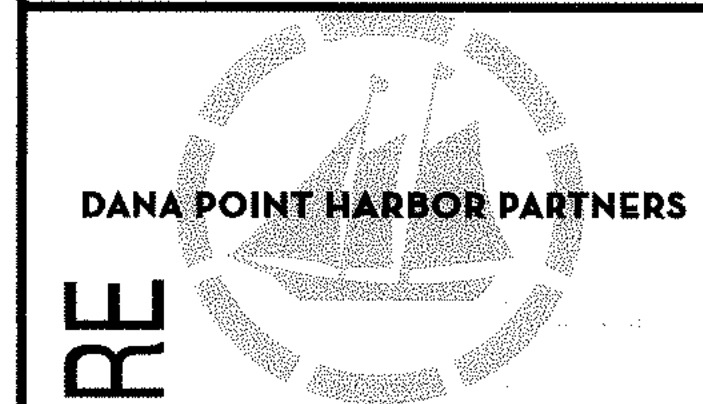
- 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 8" HORIZONTAL SHIP LAP (1/8" GAP) SIDING OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 10" VERTICAL T&G WOOD COUNTER TOP SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 8" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 8" HORIZONTAL T&G WOOD SIDING OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 12" O.C. BOARD AND BATTEN OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 4" T&G WOOD DECKING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS
- T&G WOOD
- TENANT SIGN UNDER SEPARATE PERMIT
- 10" BORAL TRU EXTERIOR NICKEL GAP SIDING OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- 10" HORIZONTAL T&G (1/16" FINE LINE) WOOD SIDING OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- ASPHALT SHINGLES OWEATHER BARRIER OUNDERLAYMENT ODENSE DECK O'RIGID INSULATION OMETAL DECK
- METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER OUNDERLAYMENT ODENSE DECK O'RIGID INSULATION OMETAL DECK
- 1" INSULATED GLASS SOLARBAN 90VT STAIRWIRE TP SHIRAZ LUXALUE 28 SOLAR HEAT GAIN COEFFICIENT 25 LIGHT TO SOLAR GAIN 2.35 REFL. INOUT 20%/13%
- STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
- HOLLOW METAL DOOR AND FRAME
- ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA 4841T OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX
- DURATHERM WOOD DOOR
- ALUMINUM NARROW STYLE STOREFRONT DOOR
- PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
- 3" X 6" ALUMINUM BATTEN SYSTEM
- CERAMIC TILE OVER THINSET
- 6" WOOD FASCIA
- SINGLE PLY ROOF MEMBRANE
- CONCRETE PER STRUCTURAL DRAWINGS
- FRP BRACES WITH WOOD TEXTURE
- FRP COLUMN WITH WOOD TEXTURE
- FRP STEEL BAND
- STEEL STAIR STRINGER
- BREAK METAL PANEL
- PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE
- 2" X 4" ALUMINUM BATTENS
- STAINLESS STEEL FLASHING
- ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA 4841T OR EQ. DEEP MULLION
- WOODEN KICKER
- FIELD LOK 2" SEAM PANEL OWEATHER BARRIER OUNDERLAYMENT ODENSE DECK O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK
- WOOD STAIN
- FRP BEAM WITH WOOD TEXTURE
- 7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O'RIGID INSULATION BONDED TO PLYWOOD SHEATHING O'STUD OGYPNUM SHEATHING
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
- ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS

FINISHES

- | | | |
|--------|---|--|
| CO-01 | NATURAL | STAIN TO MATCH VARATHANE - SUNBLEACHED |
| FRP-01 | FINISH TO MATCH FRP SAMPLE | |
| GL-01 | LOW-E CLEAR GLAZING | |
| MTL-01 | FINISH TO MATCH PPG1011-7 ONYX | |
| MTL-03 | FINISH TO MATCH PPG STEAMSHIP | |
| MTL-04 | OPG - DRIFTWOOD | |
| MTL-05 | FINISH TO MATCH PPG0997-7 BLACK WIDOW | |
| PT-02 | PAIN TO MATCH SW7019 GAUNTLET GRAY | |
| PT-03 | PAIN TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE | |
| PT-04 | PAIN TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX | |
| PT-06 | PAIN TO MATCH SHERWIN WILLIAMS SW7005 - EXTRA WHITE | |
| PT-07 | PAIN TO MATCH PPG 3176N RACCON | |
| PT-08 | FINISH TO MATCH SHERWIN WILLIAMS SW8252 - ICE CUBE | |
| PT-09 | SHERWIN WILLIAMS - PURE WHITE SW7005 | |
| RF-01 | GAP ROOFING - CHARCOAL | |
| SS-01 | STAIN TO MATCH MINWAX - SPECIAL WALNUT | |
| WD-02 | TERRAZZO - CUSTOM FOG FINISH | |
| WD-04 | STAIN TO MATCH MINWAX - GOLDEN OAK | |
| WD-07 | DURATHERM TEAK - SINKER CYPRESS | |
| WD-08 | JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH | |
| WD-09 | HEWN - WEATHERED GREY | |
| WD-10 | DELTA ACCOYA BARNYARD IVORY | |
| WD-11 | HEWN - RUSTIC RECLAIMED | |
| WD-12 | TERRAZZO - CUSTOM STAIN FINISH FOG 50% | |
| WD-14 | STAIN TO MATCH MINWAX - SPECIAL WALNUT | |
| WD-15 | STAIN TO MATCH VARATHANE - SUNBLEACHED | |
| WD-16 | THERMORY - ASH | |

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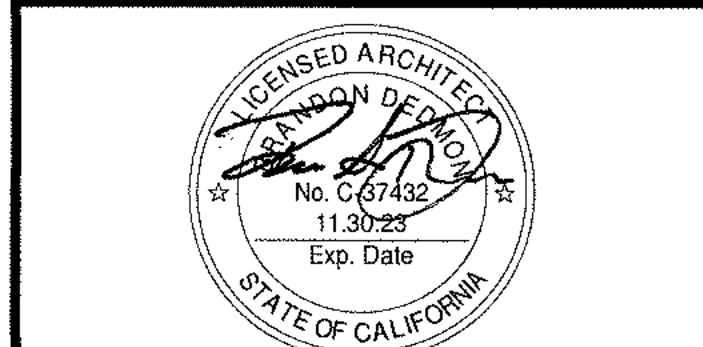
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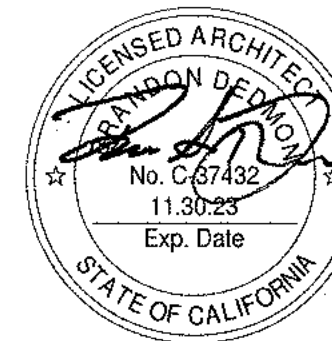
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PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	OVERALL EXTERIOR ELEVATIONS
DRAWING NO.	

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BUILDING 6 EXTERIOR ELEVATIONS

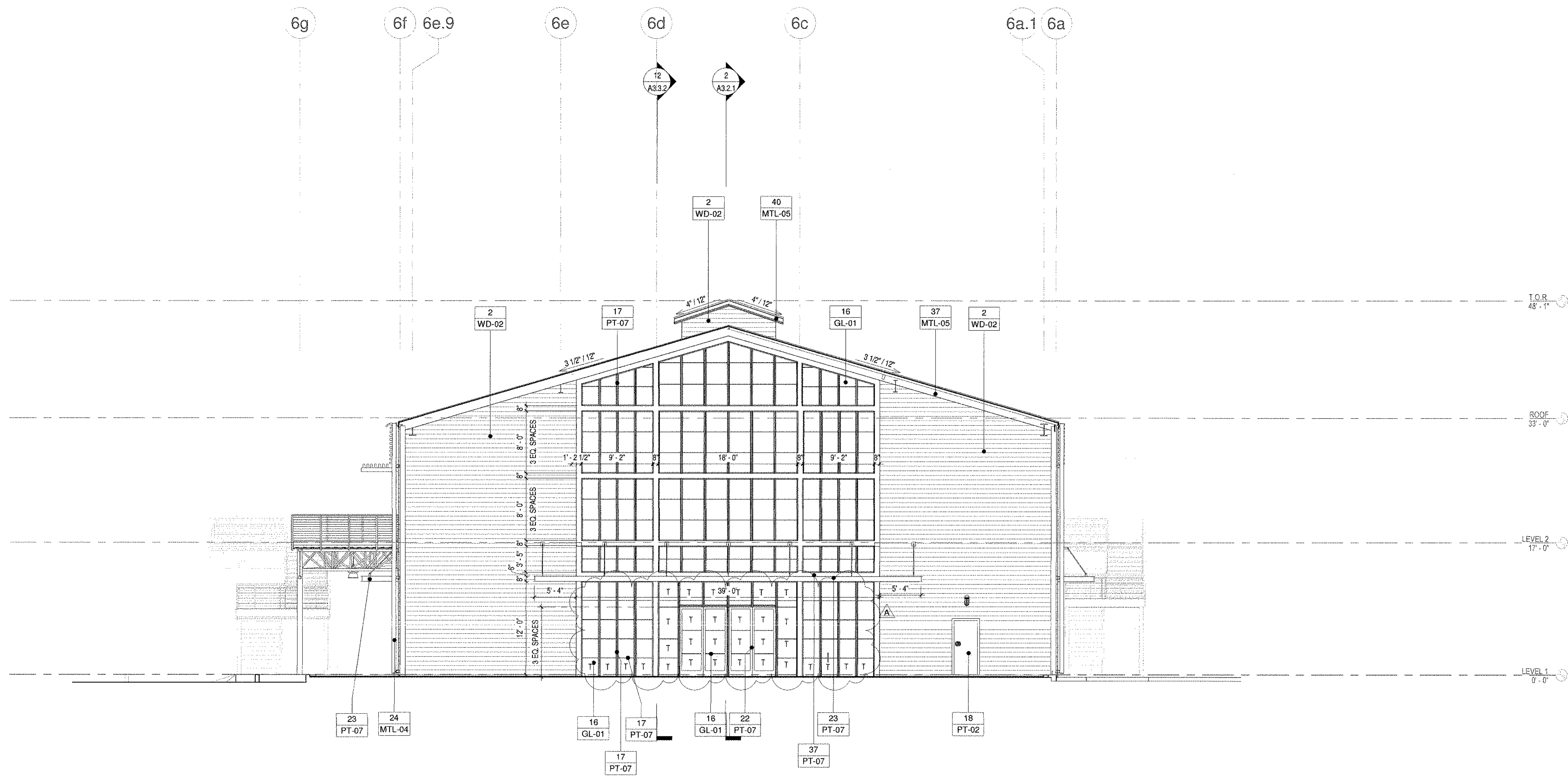
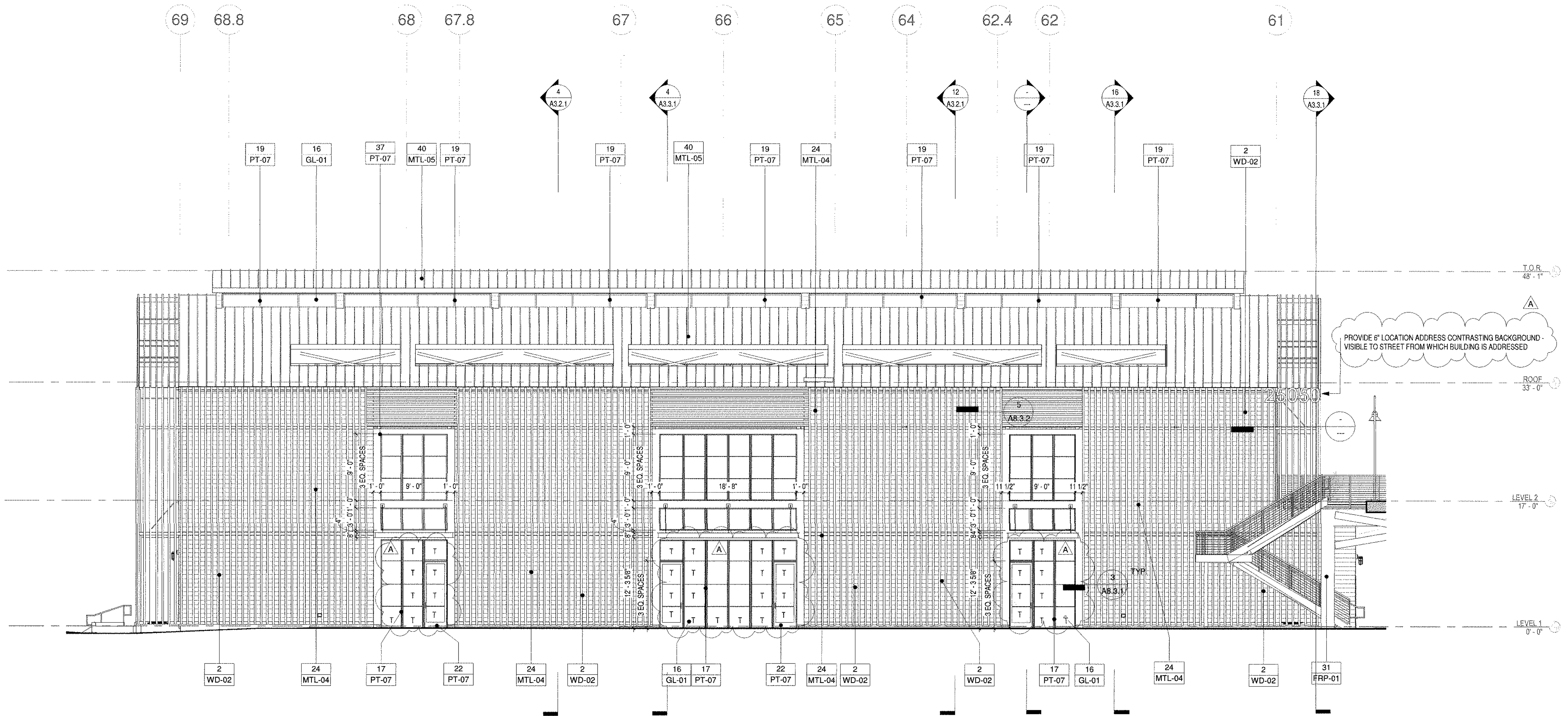
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MATERIALS		FINISHES	
1	7" HORIZONTAL TAG WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD GYPSIUM SHEATHING	-	STAIN TO MATCH VARATHANE - SUNBLEACHED
		CO-01	NATURAL
		FRP-01	FINISH TO MATCH FRP SAMPLE
		GL-01	NO CLEAR GLAZING
2	7" HORIZONTAL TAG WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD GYPSIUM SHEATHING	MTL-01	FINISH TO MATCH PPG1011-7 ONYX
		MTL-03	FINISH TO MATCH PPG STEAMSHIP
		MTL-04	OPC - DRIFTWOOD
		MTL-05	FINISH TO MATCH PPG599-7 BLACK WOOD
		PT-02	PAINT TO MATCH SW7019 GUNMETAL GRAY
		PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
		PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
		PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7005 EXTRA WHITE
		PT-07	PAINT TO MATCH PPG 3176N RACCON
		PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW2525 ICE CUBE
		PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
		RF-01	SH-ROOFING - CHARCIVAL
		SS-01	STAIN TO MATCH MINWAX - SPECIAL WALNUT
		WD-02	TERRAMIN - CUSTOM FOG FINISH
		WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
		WD-07	TERATRIM TEAK - SIMKER CYPRESS
		WD-08	JAMES HARDIE BOARD - ARCTIC WHITE + SMOOTH
		WD-09	HEWIN - WETTERED GREY
		WD-10	DELTA ACCOVA BARNYARD IVORY
		WD-11	HEWIN - RUSTIC RECLAIMED
		WD-12	TERRAMIN - CUSTOM STAIN FINISH FOG 50%
		WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
		WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
		WD-16	THERMORY - ASH
3	10" HORIZONTAL TAG (1/16" FINE LINE) WOOD SIDING WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING GYPSIUM SHEATHING		
4	ASPHALT SHINGLES WEATHER BARRIER UNDERLAYMENT OSBOSKE DECK ORIGID INSULATION OMETAL DECK		
5	METAL STANDING SEAM ROOF PANELS WEATHER BARRIER UNDERLAYMENT OSBOSKE DECK ORIGID INSULATION OMETAL DECK		
6	1" INSULATED GLASS SOLARBAN 301 STARPHIRE TP SF#2 U-VALUE .29 SOLAR HEAT GAIN COEFFICIENT .23 LGH TO SOLAR GAIN .25 REF. INOUT 20%/13%		
7	2" LOCK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION		
8	HOLLOW METAL DOOR AND FRAME		
9	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. VERTICAL AND HORIZONTAL MILLIONS @ 36" MAX		
10	DUPATHEM WOOD DOOR		
11	ALUMINUM NARROW STRIKE STOREFRONT DOOR		
12	PREFABRICATED CANOPY TOP AND TAG UNDERSIDE		
13	2" x 4" ALUMINUM BATTEN SYSTEM		
14	CERAMIC TILE OVER THINSET		
15	6" WOOD FASCIA		
16	SINGLE PLY ROOF MEMBRANE		
17	CONCRETE FLS STRUCTURAL DRAWINGS		
18	FRP BRACES WITH WOOD TEXTURE		
19	FRP COLUMN WITH WOOD TEXTURE		
20	FRP STEEL BAND		
21	STEEL STAIR STRINGER		
22	BREAK METAL PANEL		
23	PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE		
24	2" x 4" ALUMINUM BATTENS		
25	STAINLESS STEEL FLASHING		
26	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA xxx 8" DEEP MULLION		
27	WOODEN KICKER		
28	FIELD LOK 2" SEAM PANEL WEATHER BARRIER UNDERLAYMENT OSBOSKE DECK ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK		
29	WOOD STAIN		
30	FRP BEAM WITH WOOD TEXTURE		
31	7" VERTICAL TAG WOOD SIDING BUTT JOINT WEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING GYPSIUM SHEATHING OSTUD		
32	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA CPG1900 OR EQ. VERTICAL MILLIONS		
33	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T505SW OR EQ. VERTICAL MILLIONS		

EAST ELEVATION 6
1/8" = 1'-0" A2.6.1 A3.1.3NORTH ELEVATION 8
1/8" = 1'-0" A2.6.1 A3.1.3

MATERIALS

1	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
2	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
3	8" HORIZONTAL SHIP LAP (1/8" GAP) SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
4	10" VERTICAL T&G WOOD COUNTER TOP SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
5	8" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
6	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
7	8" HORIZONTAL T&G WOOD SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
8	12" O.C. BOARD AND BATTEN OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
9	4" T&G WOOD DECKING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS
10	T&G WOOD
11	TENANT SIGN UNDER SEPARATE PERMIT
12	10" BORAL TRU EXTERIOR NICKEL GAP SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
13	10" HORIZONTAL T&G (1/16" FINE LINE) WOOD SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
14	ASPHALT SHINGLES OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
15	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
16	1" INSULATED GLASS SOLARBAN 90VT STAIRWIRE TP SFR#2, U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%
17	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
18	HOLLOW METAL DOOR AND FRAME
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA A483T OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX
20	DURATHERM WOOD DOOR
22	ALUMINUM NARROW STYLE STOREFRONT DOOR
23	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
24	3" X 6" ALUMINUM BATTEN SYSTEM
25	CERAMIC TILE OVER THINSET
27	6" WOOD FASCIA
28	SINGLE PLY ROOF MEMBRANE
29	CONCRETE PER STRUCTURAL DRAWINGS
30	FRP BRACES WITH WOOD TEXTURE
31	FRP COLUMN WITH WOOD TEXTURE
32	FRP STEEL BAND
36	STEEL STAIR STRINGER
37	BREAK METAL PANEL
38	PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE
39	2" X 4" ALUMINUM BATTENS
40	STAINLESS STEEL FLASHING
43	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA 483T OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX
46	WOODEN KICKER
47	FIELD LOK 2" SEAM PANEL OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
48	WOOD STAIN
50	FRP BEAM WITH WOOD TEXTURE
51	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
52	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
53	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS

FINISHES

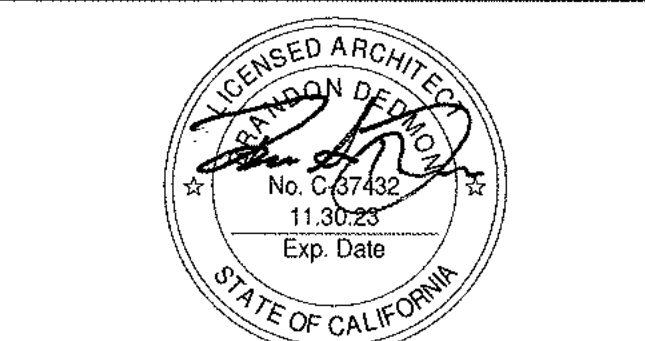
CO-01	NATURAL
FRP-01	FINISH TO MATCH FRP SAMPLE
GL-01	LOW-E CLEAR GLAZING
MTL-01	FINISH TO MATCH PPG1011-7 ONYX
MTL-03	FINISH TO MATCH PPG STEAMSHIP
MTL-04	OPG - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG02997-7 BLACK WIDOW
PT-02	PAINT TO MATCH SW7019 GAUNTLET GRAY
PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7006 - EXTRA WHITE
PT-07	PAINT TO MATCH PPG 3178N RACCON
PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
RF-01	GAF ROOFING - CHARCOAL
SS-01	STAIN TO MATCH MINWAX - SPECIAL WALNUT
WD-02	TERRAMAX - CUSTOM 'FOG' FINISH
WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
WD-07	DURATHERM TEAK - SINKER CYPRESS
WD-08	JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
WD-09	HEWN - WEATHERED GREY
WD-10	DELTA ACCOYA BARNYARD IVORY
WD-11	HEWN - RUSTIC RECLAIMED
WD-12	TERRAMAX - CUSTOM STAIN FINISH FOG 50%
WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
WD-16	THERMORY - ASH

SMSARCH

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DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629BURNHAM | WARD
P R O P E R T I E S

No.	DATE	ISSUE
1	10/06/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

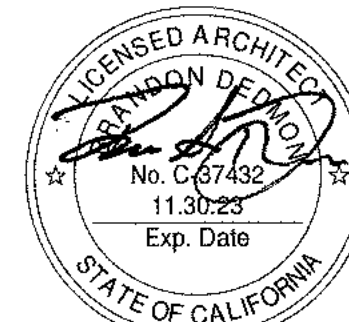
PROJECT NO.	19019
DATE	APRIL 22, 2021
DRAWING TITLE	BUILDING 6 EXTERIOR ELEVATIONS
DRAWING NO.	

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT OF THE ARCHITECTS.

PROJECT NO. 19019
DATE APRIL 22, 2021DRAWING TITLE
BUILDING 6 EXTERIOR ELEVATIONS

DRAWING NO.

A3.1.3



No.	DATE	ISSUE
1	10/09/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	08/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

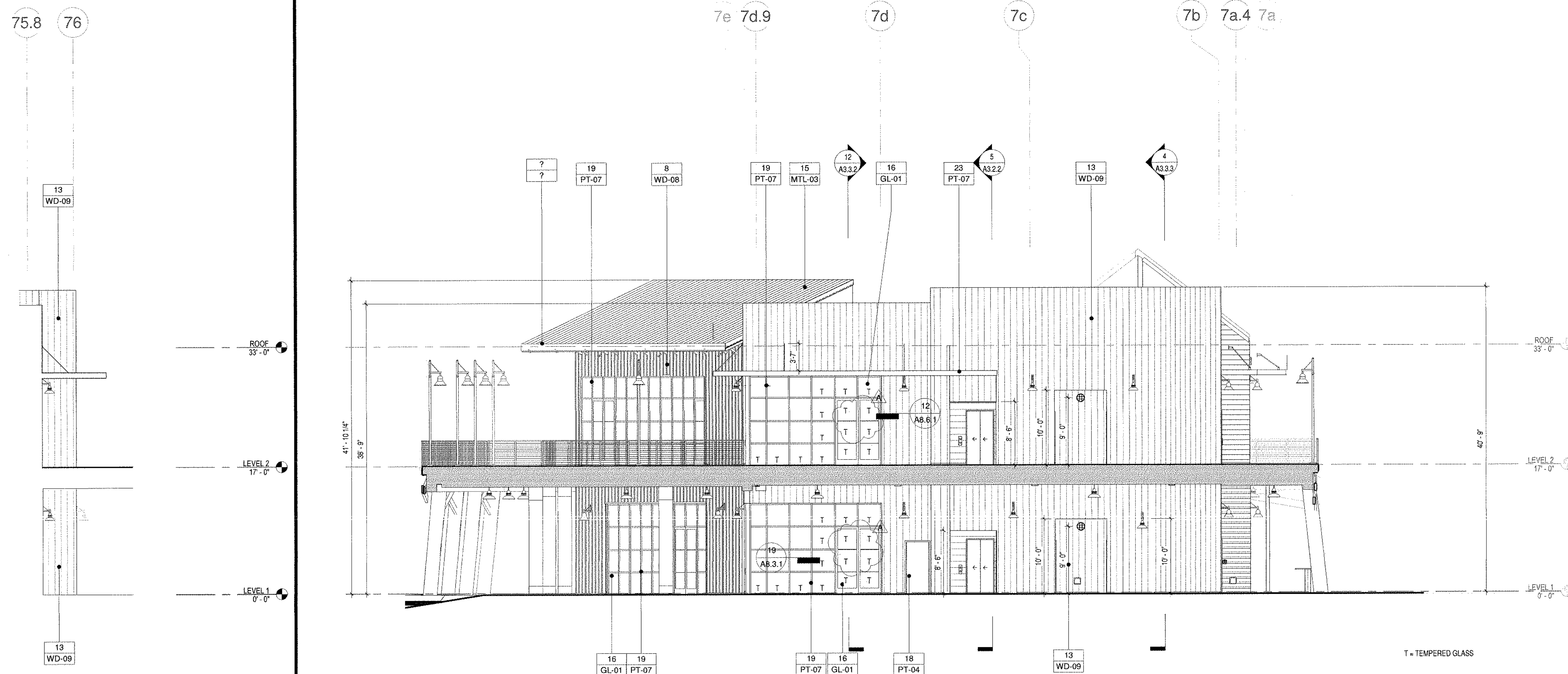
PROJECT NO. 19019
DATE APRIL 23, 2021

BUILDING 7 EXTERIOR ELEVATIONS

A3.1.4

MATERIALS

1	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	STAIN TO MATCH VARATHANE - SUNBLEACHED
2	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	CO-01 NATURAL FRP-01 FINISH TO MATCH FRP SAMPLE GL-01 LOW-E CLEAR GLAZING MTL-01 FINISH TO MATCH PPG1011-7 ONYX MTL-03 FINISH TO MATCH PPG STEAMSHIP
3	8" HORIZONTAL SHIP LAP (1/8" GAP) SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	MTL-04 CFC - DRIFTWOOD MTL-05 FINISH TO MATCH PPG0987-7 BLACK WIDOW PT-02 PAINT TO MATCH SW7019 GAUNTLET GRAY PT-03 PAINT TO MATCH SHERWIN WILLIAMS SW7089 IRON ONE
4	10" VERTICAL T&G WOOD COUNTER TOP SIDING BUTT JOINT OW EATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	PT-04 PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX PT-06 PAINT TO MATCH SHERWIN WILLIAMS SW7006 - EXTRA WHITE
5	8" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	PT-07 PAINT TO MATCH PPG 3179N RACCOON PT-08 FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
6	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	PT-09 SHERWIN WILLIAMS - PURE WHITE SW7005 RF-01 GAF ROOFING - CHARCOAL SS-01 STAIN TO MATCH MINWAX - SPECIAL WALNUT
7	8" HORIZONTAL T&G WOOD SIDING OW EATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING	WD-02 TERRAZZO - CUSTOM FOG FINISH WD-04 STAIN TO MATCH MINWAX - GOLDEN OAK WD-07 DURATHERM TEAK - SINKER CYPRESS WD-08 JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
8	12" O.C. BOARD AND BATTEN OW EATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING	WD-09 HEWN - WEATHERED GREY WD-10 DELTA ACCOYA BARNYARD IVORY WD-11 HEWN - RUSTIC RECLAIMED
9	4" T&G WOOD DECKING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS	WD-12 TERRAZZO - CUSTOM STAIN FINISH FOG 50% WD-14 STAIN TO MATCH MINWAX - SPECIAL WALNUT
10	T&G WOOD	WD-15 STAIN TO MATCH VARATHANE - SUNBLEACHED
11	TEENANT SIGN UNDER SEPARATE PERMIT	WD-16 THERMORY - ASH
12	10" BORAL TRUEX EXTERIOR NICKEL GAP SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING	
13	10" HORIZONTAL T&G (1/16" FINE LINE) WOOD SIDING OW EATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSUM SHEATHING	
14	ASPHALT SHINGLES OW EATHER BARRIER UNDERLAYMENT ODENSE DECK ORIGID INSULATION OMETAL DECK	
15	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER UNDERLAYMENT ODENSE DECK ORIGID INSULATION OMETAL DECK	
16	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SHF#2 U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. INOUT 20%/13%	
17	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION	
18	HOLLOW METAL DOOR AND FRAME	
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX	
20	DURATHERM WOOD DOOR	
22	ALUMINUM NARROW STYLE STOREFRONT DOOR	
23	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE	
24	3" X 5" ALUMINUM BATTEN SYSTEM	
25	CERAMIC TILE OVER THINSET	
27	6" WOOD FASCIA	
28	SINGLE PLY ROOF MEMBRANE	
29	CONCRETE PER STRUCTURAL DRAWINGS	
30	FRP BRACES WITH WOOD TEXTURE	
31	FRP COLUMN WITH WOOD TEXTURE	
32	FRP STEEL BAND	
36	STEEL STAIR STRINGER	
37	BREAK METAL PANEL	
38	PREFABRICATED CONCRETE STAIR RISER / TREAD WITH INTERGRATED CONTRASTING STRIPE	
39	2" X 4" ALUMINUM BATTENS	
40	STAINLESS STEEL FLASHING	
43	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA xxx 6" DEEP MULLION	
46	WOODEN KICKER	
47	FIELD LOK 2" SEAM PANEL OW EATHER BARRIER UNDERLAYMENT ODENSE DECK ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK	
48	WOOD STAIN	
50	FRP BEAM WITH WOOD TEXTURE	
51	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OISTUD OGYPSUM SHEATHING	
52	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS	
53	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS	

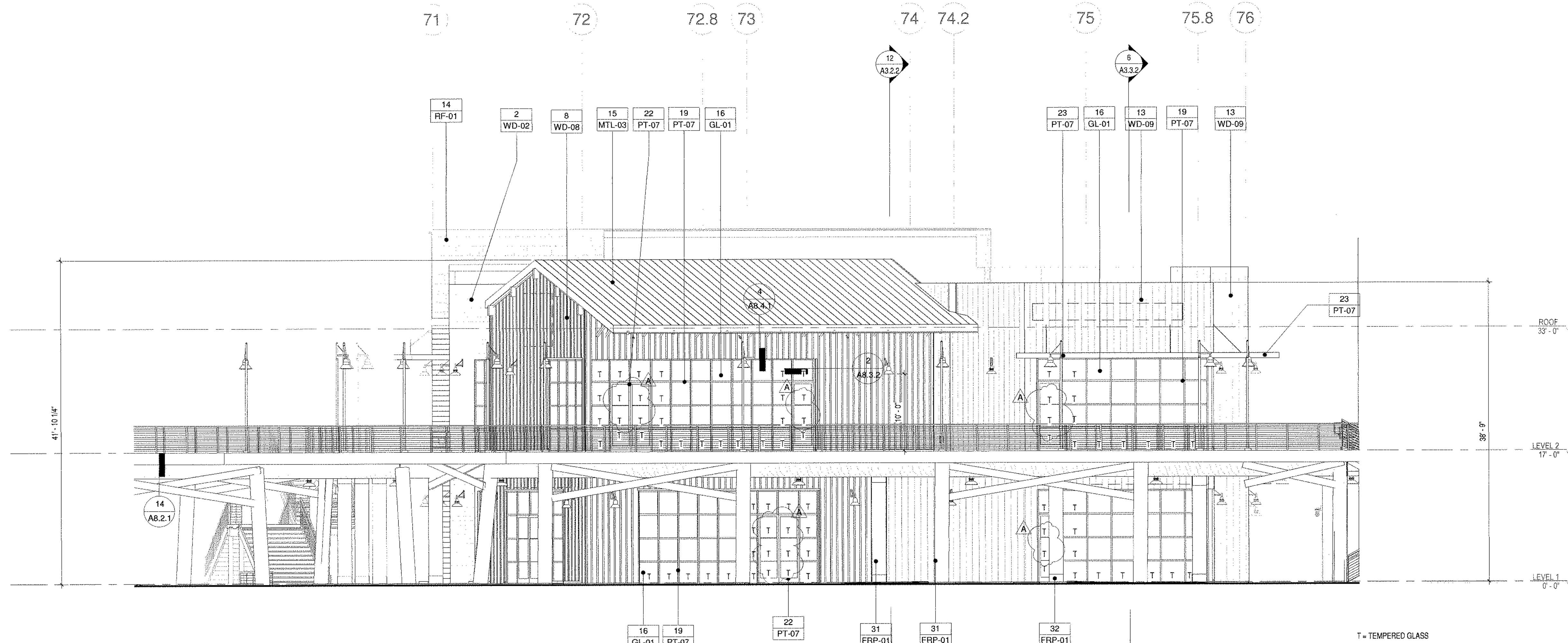


EAST ELEVATION 6

1/8" = 1'-0" A2.1 A3.1.4

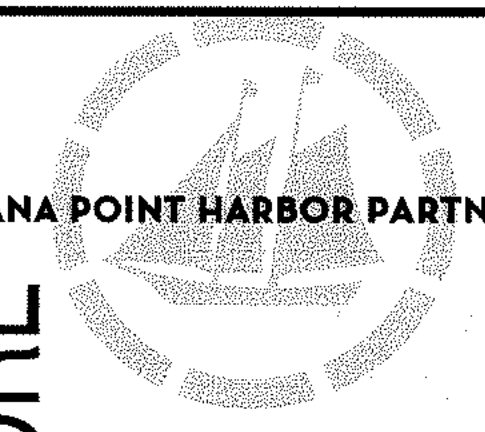
BUILDING ELEVATION 18

1/8" = 1'-0" A2.1 A3.1.4



SOUTH ELEVATION 8

1/8" = 1'-0" A2.6.3 A3.1.4



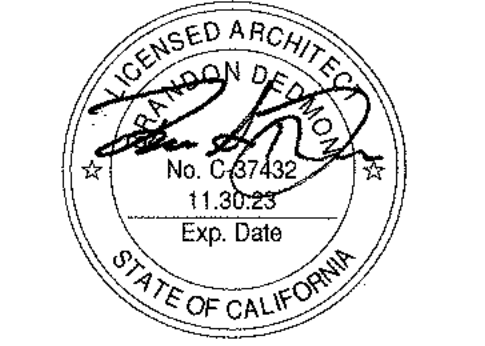
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



B W P **BURNHAM | WARD**
P R O P E R T I E S



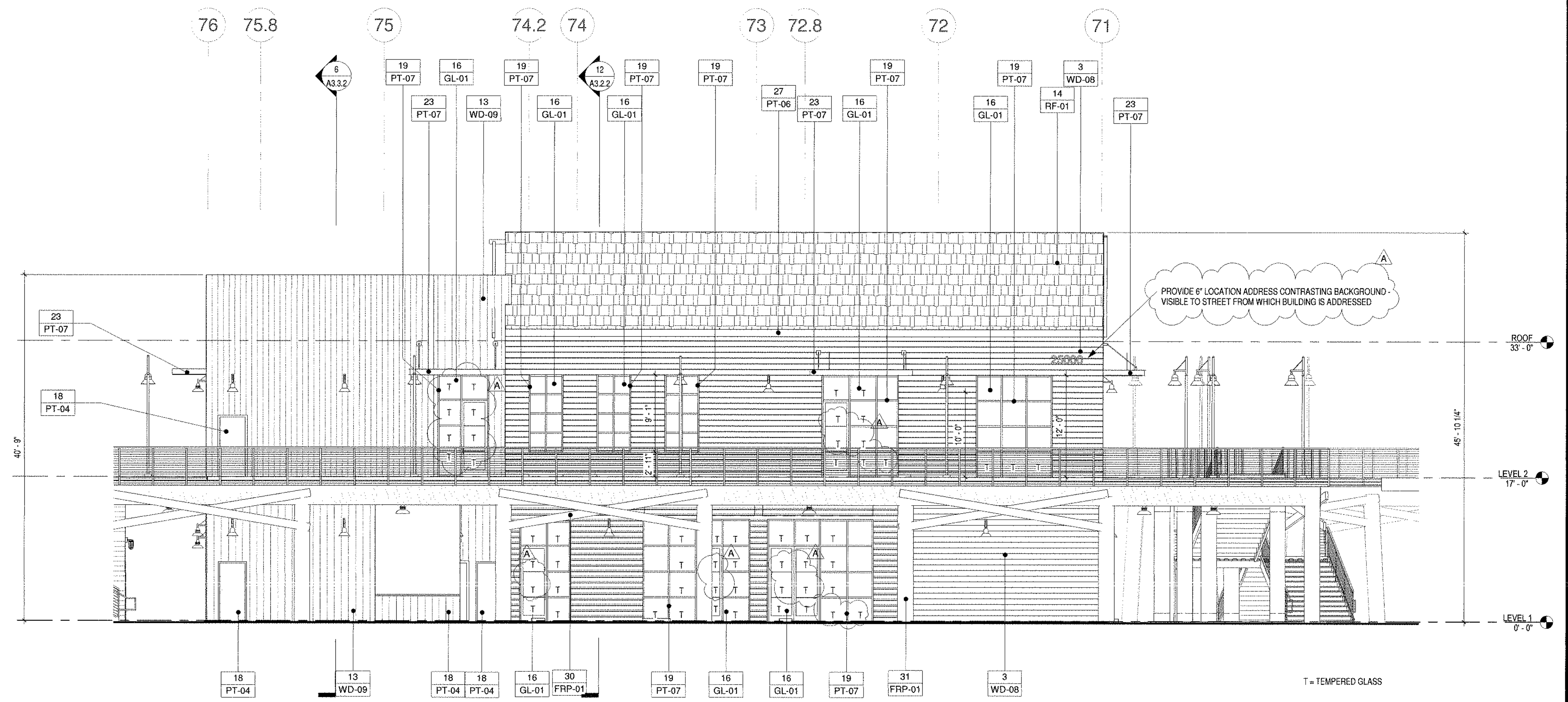
No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

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PROJECT NO.	19019
DATE	APRIL 23, 2021

DRAWING TITLE
**BUILDING 7 EXTERIOR
ELEVATIONS**

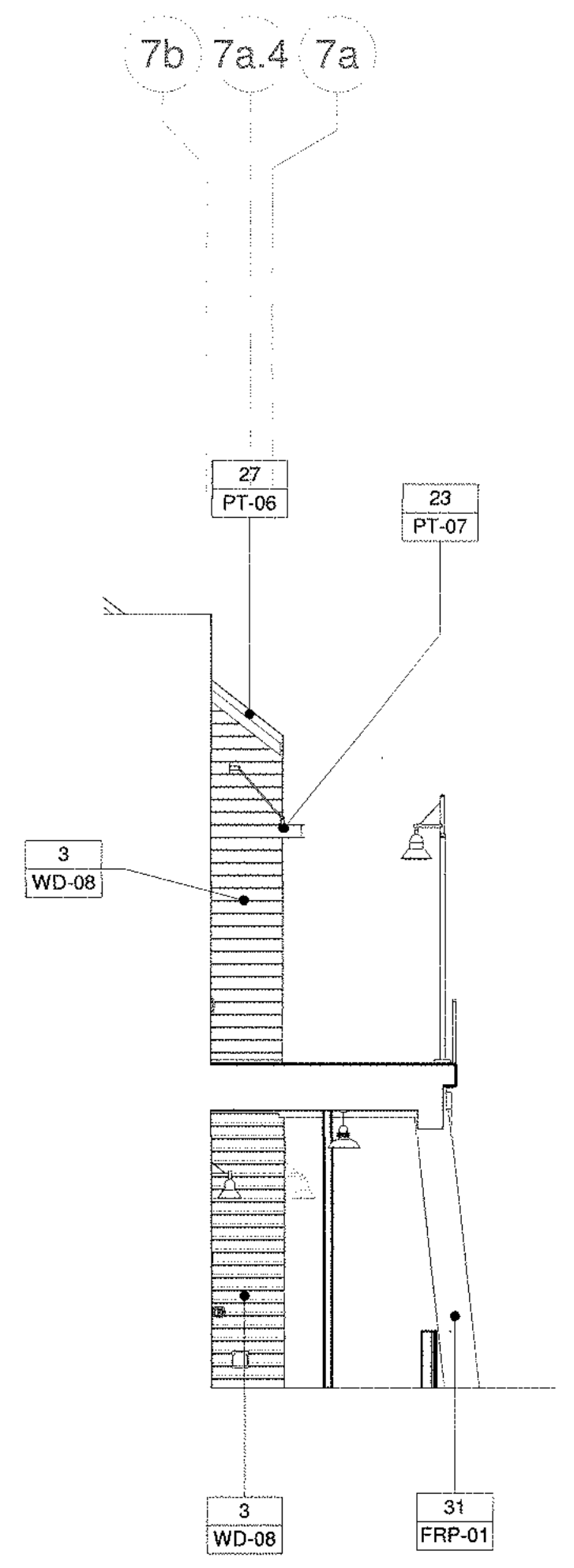
A3.1.5



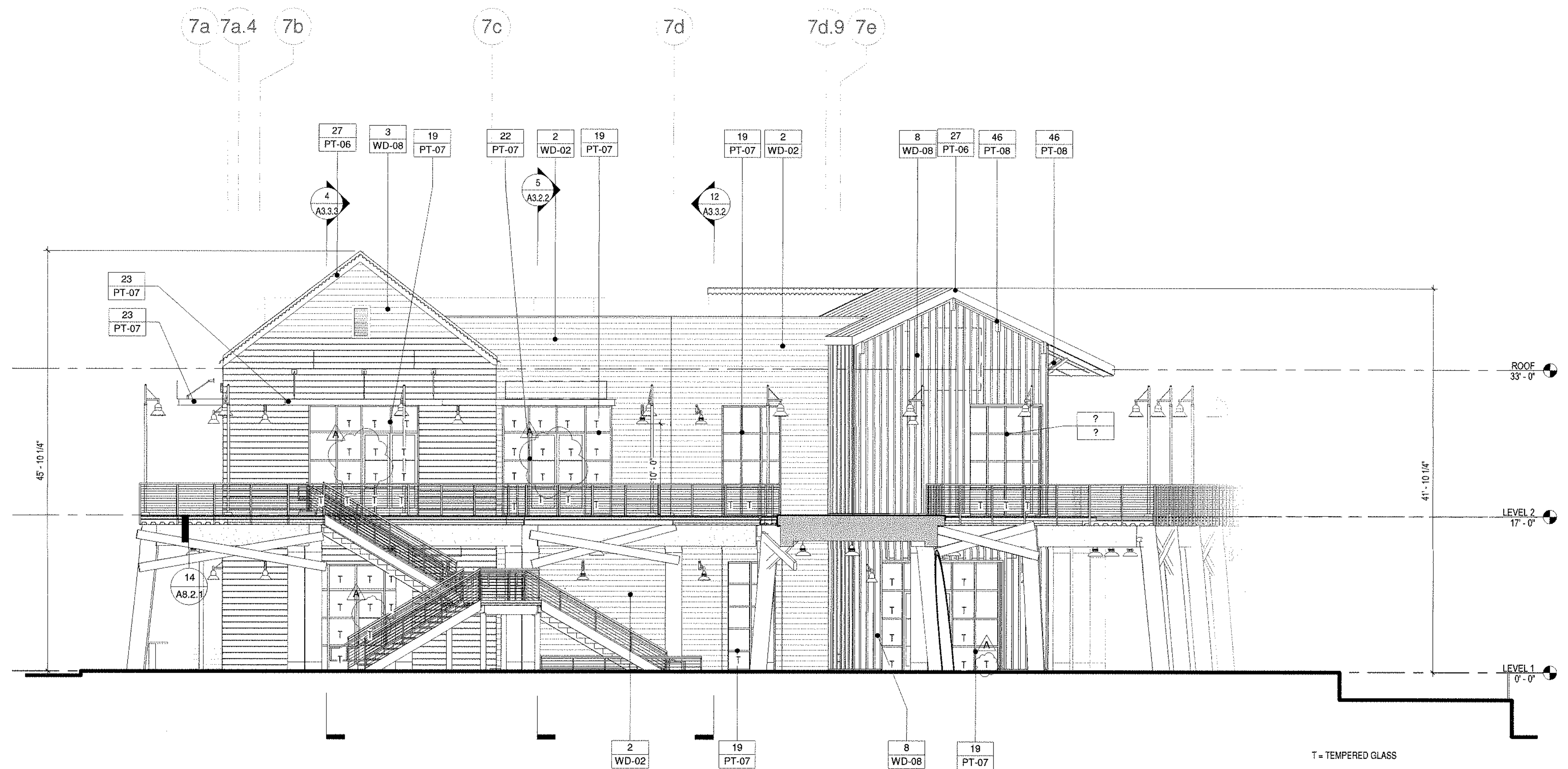
NORTH ELEVATION

1/8" = 1'-0"

6	
A2.6.1	A3.1.5



BUILDING ELEVATION 20
 $1/8" = 1'-0"$ A2.1 A3.1.5



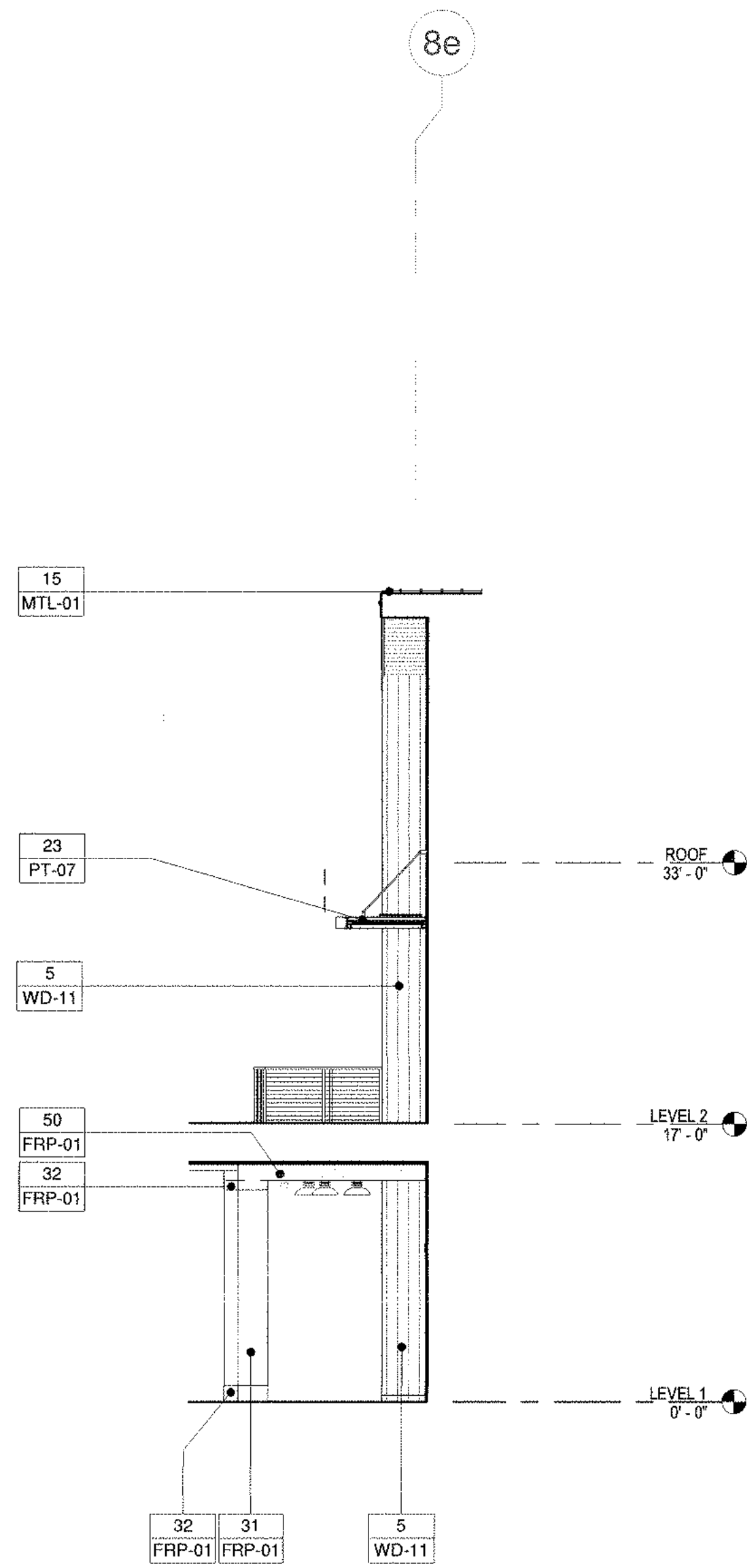
WEST ELEVATION 8
1/8" = 1'-0" A27.1 A3.1.5

MATERIALS		FINISHES	
1	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING	-	STAIN TO MATCH VARATHANE - SUNBLEACHED
		CO-01	NATURAL
		FRP-01	FINISH TO MATCH FRP SAMPLE
2	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING	GL-01	LOW-E CLEAR GLAZING
		MTL-01	FINISH TO MATCH PPG310117 ONYX
		MTL-03	FINISH TO MATCH PPG STEAMSHIP
		MTL-04	QPC- DRIFTWOOD
3	6" HORIZONTAL SHIP-LAP (18" GAP) SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING	MTL-05	FINISH TO MATCH PPG09097-7 BLACK WIDOW
		PT-02	PAINT TO MATCH SW7019 GAUNTLET GRAY
		PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
4	10" VERTICAL T&G WOOD/COUNTERTOP SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING	PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
		PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7005- EXTRA WHITE
5	6" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING	PT-07	PAINT TO MATCH PPG 3176N RACCON
		PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW6852 ICE CUBE
6	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING O2GYSPUM	PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
		RF-01	GF ROOFING CHARCOAL
		SS-01	STAIN TO MATCH MINWAX - SPECIAL WALNUT
7	6" HORIZONTAL T&G WOOD SIDING OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING OWOOD FURRING	WD-02	TEPPAMM - CUSTOM GOF FINISH
		WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
		WD-07	DURATHERM TEAK - SINKER CYPRESS
		WD-08	JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
		WD-09	HEWN - WEATHERED GREY
		WD-10	DELTA ACCOVA BAYVIEW/IVORY
		WD-11	HEWN - RUSTIC RECLAIMED
		WD-12	TEPPAMM - CUSTOM STAIN FINISH GOF 50%
		WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
		WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
		WD-16	THERMORY - ASH
10	T&G WOOD		
11	TENANT SIGN UNDER SEPARATE PERMIT		
12	18" BORAL TRUXETER/IRON NICKEL GAP SIDING OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING		
13	10" HORIZONTAL T&G (116" FINE LINE) WOOD SIDING OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING		
14	ASPHALT SHINGLES OWEATHER BARRIER UNDERLAYMENT O2GYSPUM DECK ORGIDIG INSULATION OMETAL DECK		
15	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER UNDERLAYMENT O2GYSPUM DECK ORGIDIG INSULATION OMETAL DECK		
16	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE 1P SIFRIG LUALUVE 28 SOLAR HEAT GAIN COEFFICIENT 23, LIGHT TO SOLAR GAIN 2.35, REFL. INDEX 20%/13%		
17	STEEL LOCK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION		
18	HOLLOW METAL DOOR AND FRAME		
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX		
20	DURATHERM WOOD DOOR		
22	ALUMINUM NARROW STYLE STOREFRONT DOOR		
23	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
24	2" X 6" ALUMINUM BATTEN SYSTEM		
25	CERAMIC TILE OVER THINSET		
27	6" WOOD FASCIA		
28	SINGLE PLY ROOF MEMBRANE		
29	CONCRETE PER STRUCTURAL DRAWINGS		
30	FRP BRACKES WITH WOOD TEXTURE		
31	FRP COLUMN WITH WOOD TEXTURE		
32	FRP STEEL BAND		
36	STEEL STAIR STRINGER		
37	BREAK METAL PANEL		
38	PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRATED CONTRASTING STAIN		
39	2" X 4" ALUMINUM BATTENS		
40	STAINLESS STEEL FLASHING		
43	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA xxx 6" DEEP MULLION		
46	WOODEN KICKER		
47	FIELD LOK 2" SEAM PANEL OWEATHER BARRIER UNDERLAYMENT O2GYSPUM DECK ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK		
48	WOOD STAIN		
50	FRP BEAM WITH WOOD TEXTURE		
51	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGIDIG INSULATION BONDED TO PLYWOOD SHEATHING O2GYSPUM SHEATHING O2GYSPUM		
52	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS		
53	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T505V9 OR EQ. VERTICAL MULLIONS		

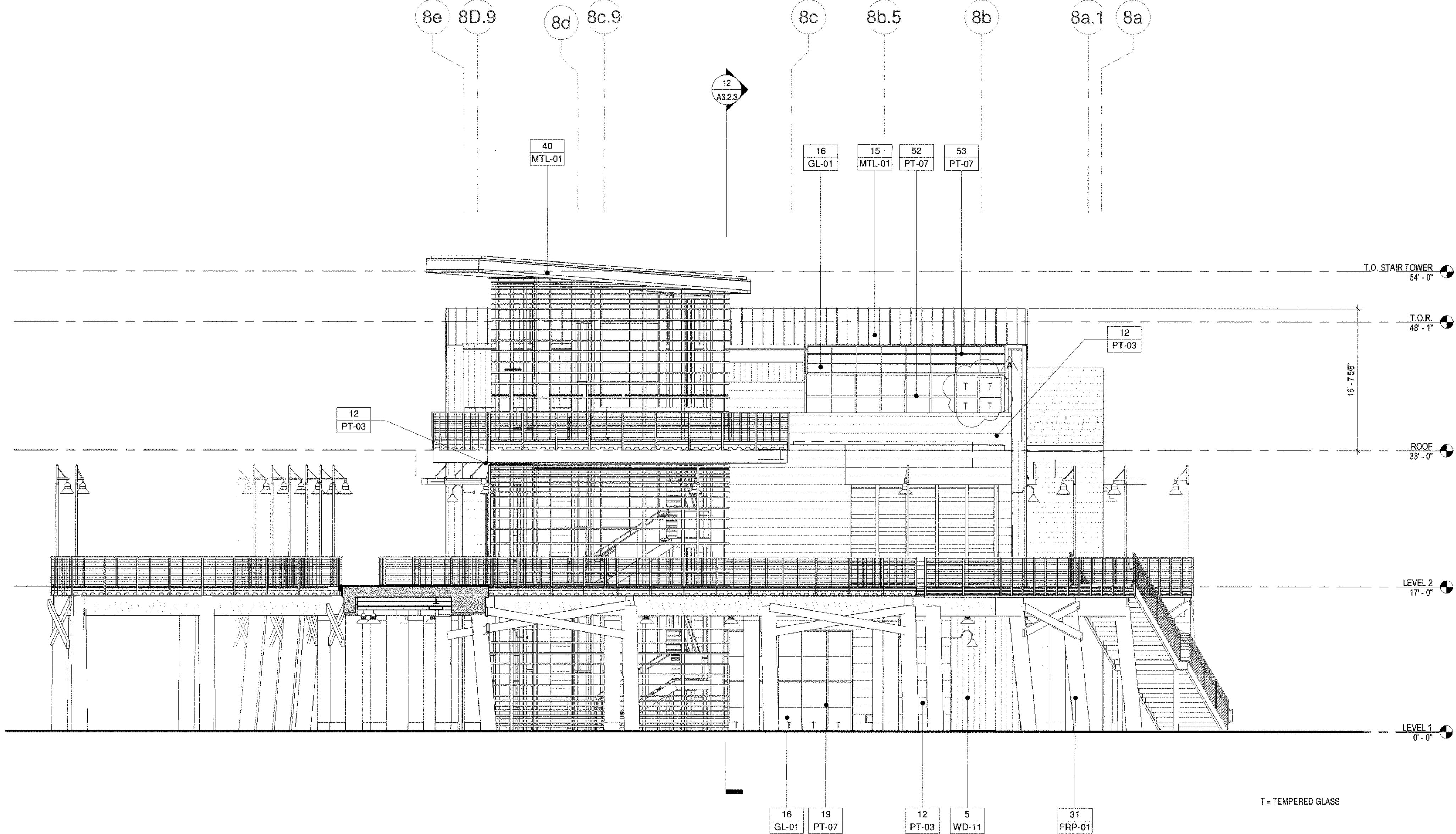
Architectural section drawing of a building facade. The drawing shows a cross-section of a glass curtain wall system. Above the wall, there are two circular callouts with numbers: 7.4 and 7.5. Below these, there are two circular callouts with the number 20 and the text 'A3.3.3'. To the right, there is a circular callout with the number 4 and the text 'A3.2.2'. The wall itself is composed of several vertical glass panels. A central panel is labeled 'T' (Tempered Glass). To its right, there is a panel labeled 'A' (Aluminum). Below the wall, there are four rectangular callouts with numbers and text: 19 PT-07, 16 GL-01, 16 GL-01, and 8 WD-08. To the right of the wall, there are two vertical dimension lines: one labeled '12'-0" and another labeled '5'-0". At the bottom right, there is a horizontal dimension line labeled 'LEVEL 1' and '0'-0"'. The drawing is a technical architectural representation of a building facade section.

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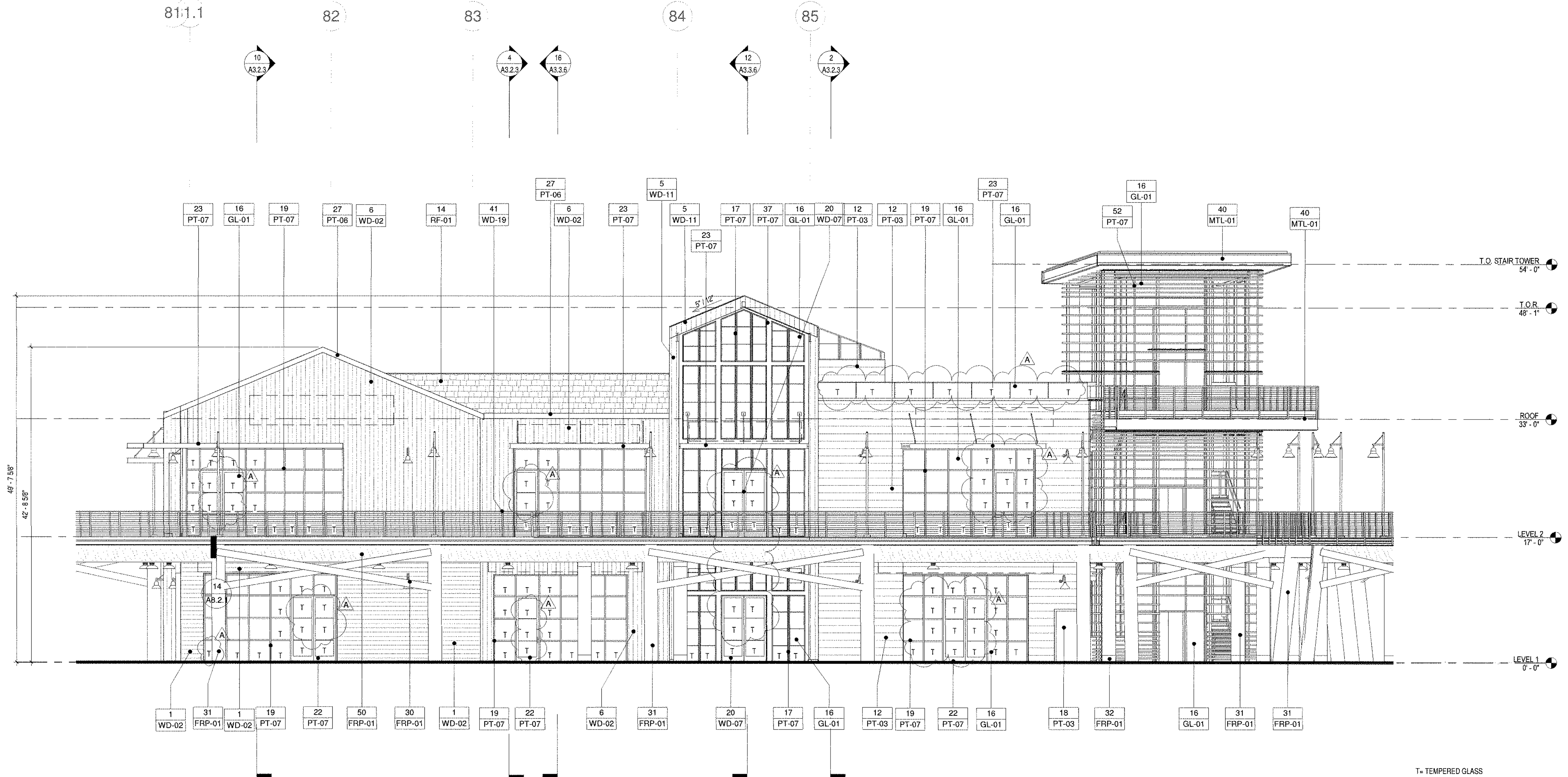
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BUILDING ELEVATION 18
1/8" = 1'-0" A2.1 A3.1.7



EAST ELEVATION 6
1/8" = 1'-0" A7.1.2 A3.1.7



SOUTH ELEVATION 8
1/8" = 1'-0" A2.8.1 A3.1.7

MATERIALS	FINISHES
1 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	- STAIN TO MATCH VARATHANE - SUNBLEACHED
2 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	CO-01 NATURAL
3 5" HORIZONTAL SHIP LAP 1/8" GAP SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	FRP-01 FINISH TO MATCH FRP SAMPLE
4 10" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	GL-01 LOW-E CLEAR GLAZING
5 8" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	MTL-01 FINISH TO MATCH PPG1011-7 ONYX
6 7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	MTL-03 FINISH TO MATCH PPG STEAMSHIP
7 8" HORIZONTAL T&G WOOD SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	MTL-04 OPG - DRIFTWOOD
8 12" O.C. BOARD AND BATTEN OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	MTL-05 FINISH TO MATCH PPG0997-7 BLACK WIDOW
9 4" T&G WOOD SIDING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS	PT-02 PAINT TO MATCH SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
10 T&G WOOD	PT-03 PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
11 TERNANT SIGN UNDER SEPARATE PERMIT	PT-04 PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
12 10" BORAL TRUEX EXTERIOR NICKEL GAP SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	PT-06 PAINT TO MATCH SHERWIN WILLIAMS SW7006 - EXTRA WHITE
13 10" HORIZONTAL T&G (1 1/16" FINE LINE) WOOD SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING	PT-07 PAINT TO MATCH PPG 3176N RACON
14 ASPHALT SHINGLES OWEATHER BARRIER UNDERLAYMENT O/DENSE DECK ORIGID INSULATION O/METAL DECK	PT-08 FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
15 METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER UNDERLAYMENT O/DENSE DECK ORIGID INSULATION O/METAL DECK	PT-09 SHERWIN WILLIAMS - PURE WHITE SW7005
16 1" INSULATED GLASS SOLARBAN 90VT STAIRWIRE TP SH#42 U/V VALUE .29 SOLAR HEAT GAIN COEFFICIENT .23 LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%	RF-01 GAF ROOFING - CHARCOAL
17 STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION	SS-01 STAIN TO MATCH MINWAX - SPECIAL WALNUT
18 HOLLOW METAL DOOR AND FRAME	WD-02 TERRAZZO - CUSTOM FOG FINISH
19 ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA ARCHIT OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX	WD-04 STAIN TO MATCH MINWAX - GOLDEN OAK
20 DURATHERM WOOD DOOR	WD-07 DURATHERM TEAK - SINKER CYPRESS
22 ALUMINUM NARROW STYLE STOREFRONT DOORS	WD-08 JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
23 PREFABRICATED CANOPY TOP AND T&G UNDERSIDE	WD-09 HEWN - WEATHERED GREY
24 3" X 6" ALUMINUM BATTEN SYSTEM	WD-10 DELTA ACCOVA BARNYARD IVORY
25 CERAMIC TILE OVER THINSET	WD-11 HEWN - RUSTIC RECLAIMED
27 6" WOOD FASCIA	WD-12 TERRAZZO - CUSTOM STAIN FINISH FOG 50%
28 SINGLE PLY ROOF MEMBRANE	WD-14 STAIN TO MATCH MINWAX - SPECIAL WALNUT
29 CONCRETE PER STRUCTURAL DRAWINGS	WD-15 STAIN TO MATCH VARATHANE - SUNBLEACHED
30 FRP BRACES WITH WOOD TEXTURE	WD-16 THERMORY - ASH
31 FRP COLUMN WITH WOOD TEXTURE	
32 FRP STEEL BAND	
36 STEEL STAIR STRINGER	
37 BREAK METAL PANEL	
38 PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE	
40 STAINLESS STEEL FLASHING	
43 ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA ARCHIT OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX	
46 WOODEN KICKER	
47 FIELD LOK 2" SEAM PANEL OWEATHER BARRIER UNDERLAYMENT O/DENSE DECK ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/METAL DECK	
48 WOOD STAIN	
50 FRP BEAM WITH WOOD TEXTURE	
51 7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD OGYPSPUM SHEATHING O/STUD	
52 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS	
53 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T5050SW OR EQ. VERTICAL MULLIONS	

SMSARCH

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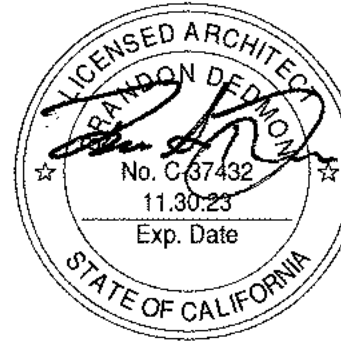


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



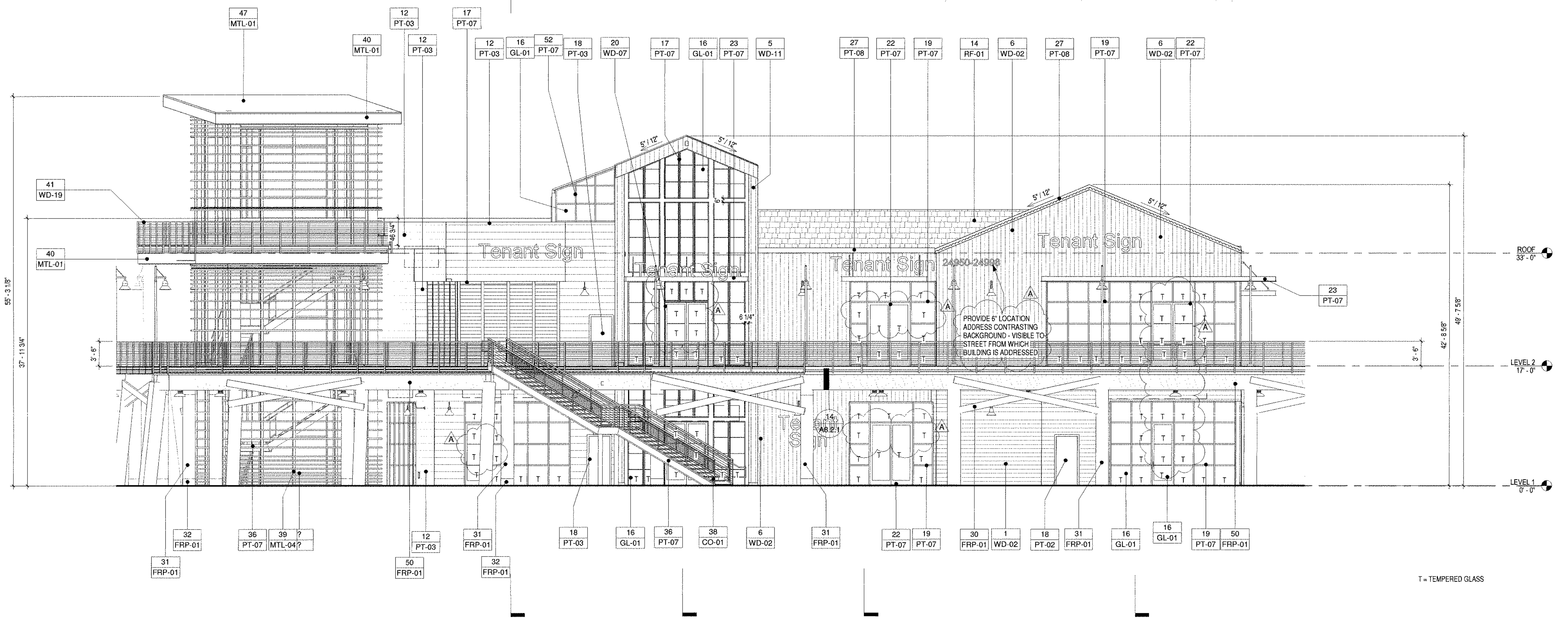
No.	DATE	ISSUE
10	08/2020	DESIGN DEVELOPMENT
12	03/2020	30% CONSTRUCTION DOCUMENTS
02	19/2020	50% CONSTRUCTION DOCUMENTS
06	01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

PROJECTING	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 8 EXTERIOR ELEVATIONS
DRAWING NO.	

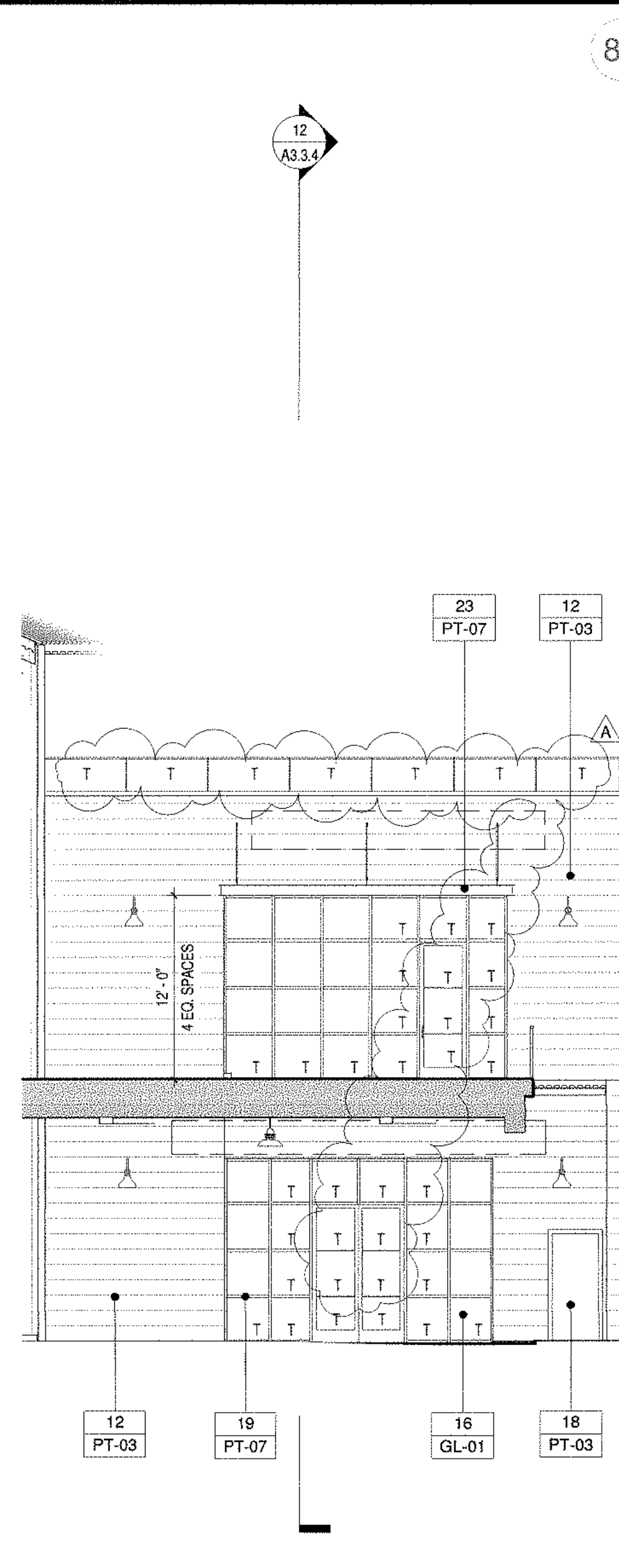
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A3.1.7

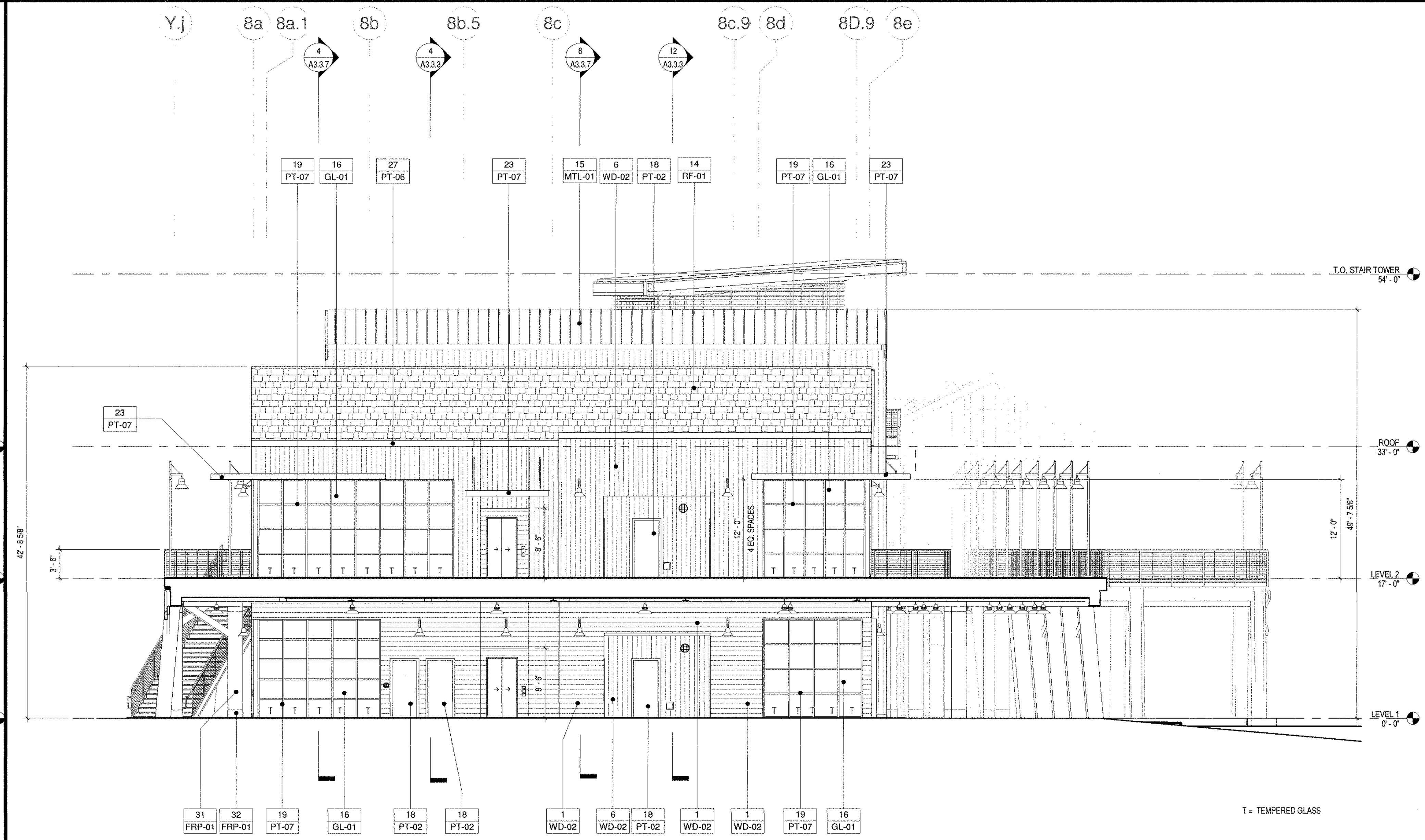
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NORTH ELEVATION 6
1/8" = 1'-0" [A2.8.1] A3.1.8



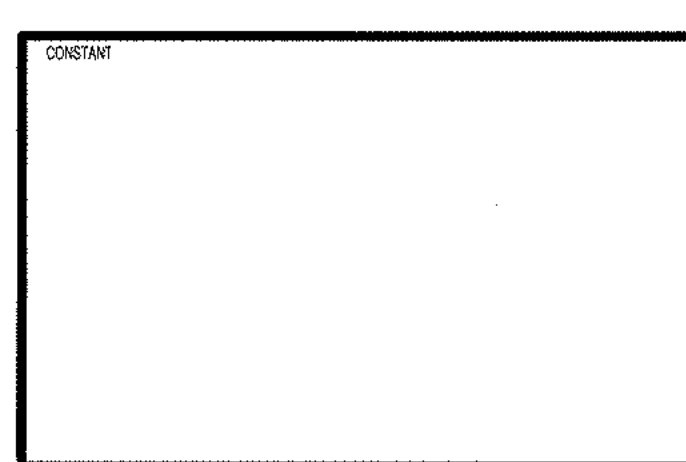
BUILDING ELEVATION 20
1/8" = 1'-0" [A2.1] A3.1.8



WEST ELEVATION 8
1/8" = 1'-0" [A2.8.1] A3.1.8

MATERIALS		FINISHES	
1	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	CO-01	STAIN TO MATCH VARATHANE - SUNBLEACHED
2	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	FRP-01	FINISH TO MATCH FRP SAMPLE
3	8" HORIZONTAL SHIRLAP (1/8" GAP) SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	GL-01	LOW-E CLEAR GLAZING
4	10" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	MTL-01	FINISH TO MATCH PPG1011-7 ONYX
5	8" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	MTL-04	OPG - DRIFTWOOD
6	7" VERTICAL T&G WOOD SIDING BUTT JOINT OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	MTL-05	FINISH TO MATCH PPG0297-7 BLACK WIDOW
7	8" HORIZONTAL T&G WOOD SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	PT-02	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
8	12" O.C. BOARD AND BATTEN OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
9	4" T&G WOOD DECKING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS	PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7006 - EXTRA WHITE
10	T&G WOOD	PT-07	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
11	TENANT SIGN UNDER SEPRATE PERMIT	PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW8252 - ICE CUBE
12	10" BORAL TRUETEXTERIOR NICKEL GAP SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
13	10" HORIZONTAL T&G (1/8" FINE LINE) WOOD SIDING OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	RF-01	SAF ROOFING - CHARCOAL
14	ASPHALT SHINGLES OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	SS-01	STAIN TO MATCH MINWAX - SPECIAL WALNUT
15	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSPUM SHEATHING	WD-02	TERRAZA - CUSTOM FOG FINISH
16	1" INSULATED GLASS SOLARBAN 90VT STAIRWIRE TP SR#2 U-VALUE .29 SOLAR HEAT GAIN COEFFICIENT .23 LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%	WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
17	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION	WD-07	DURATHERM TEAK - SINKER CYPRESS
18	HOLLOW METAL DOOR AND FRAME	WD-08	JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA ASH/IT OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX	WD-09	HEWN - WEATHERED GREY
20	DURATHERM WOOD DOOR	WD-10	DELTA ACCOYA BARNYARD IVORY
21	ALUMINUM NARROW STYLE STOREFRONT DOOR	WD-11	HEWN - RUSTIC RECLAIMED
22	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE	WD-12	TERRAZA - CUSTOM STAIN FINISH FOG 50%
23	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE	WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
24	5" WOOD FASCIA	WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
25	SINGLE PLY ROOF MEMBRANE	WD-16	THERMORY - ASH
26	CONCRETE PER STRUCTURAL DRAWINGS		
27	FRP BRACES WITH WOOD TEXTURE		
28	FRP COLUMN WITH WOOD TEXTURE		
29	FRP STEEL BAND		
30	STEEL STAIR STRINGER		
31	BREAK METAL PANEL		
32	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
33	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
34	5" WOOD FASCIA		
35	SINGLE PLY ROOF MEMBRANE		
36	CONCRETE PER STRUCTURAL DRAWINGS		
37	FRP BRACES WITH WOOD TEXTURE		
38	FRP COLUMN WITH WOOD TEXTURE		
39	FRP STEEL BAND		
40	STEEL STAIR STRINGER		
41	BREAK METAL PANEL		
42	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
43	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
44	5" WOOD FASCIA		
45	SINGLE PLY ROOF MEMBRANE		
46	CONCRETE PER STRUCTURAL DRAWINGS		
47	FRP BRACES WITH WOOD TEXTURE		
48	FRP COLUMN WITH WOOD TEXTURE		
49	FRP STEEL BAND		
50	STEEL STAIR STRINGER		
51	BREAK METAL PANEL		
52	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
53	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
54	5" WOOD FASCIA		
55	SINGLE PLY ROOF MEMBRANE		
56	CONCRETE PER STRUCTURAL DRAWINGS		
57	FRP BRACES WITH WOOD TEXTURE		
58	FRP COLUMN WITH WOOD TEXTURE		
59	FRP STEEL BAND		
60	STEEL STAIR STRINGER		
61	BREAK METAL PANEL		
62	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
63	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
64	5" WOOD FASCIA		
65	SINGLE PLY ROOF MEMBRANE		
66	CONCRETE PER STRUCTURAL DRAWINGS		
67	FRP BRACES WITH WOOD TEXTURE		
68	FRP COLUMN WITH WOOD TEXTURE		
69	FRP STEEL BAND		
70	STEEL STAIR STRINGER		
71	BREAK METAL PANEL		
72	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
73	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
74	5" WOOD FASCIA		
75	SINGLE PLY ROOF MEMBRANE		
76	CONCRETE PER STRUCTURAL DRAWINGS		
77	FRP BRACES WITH WOOD TEXTURE		
78	FRP COLUMN WITH WOOD TEXTURE		
79	FRP STEEL BAND		
80	STEEL STAIR STRINGER		
81	BREAK METAL PANEL		
82	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
83	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
84	5" WOOD FASCIA		
85	SINGLE PLY ROOF MEMBRANE		
86	CONCRETE PER STRUCTURAL DRAWINGS		
87	FRP BRACES WITH WOOD TEXTURE		
88	FRP COLUMN WITH WOOD TEXTURE		
89	FRP STEEL BAND		
90	STEEL STAIR STRINGER		
91	BREAK METAL PANEL		
92	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE		
93	5" X 6" ALUMINUM BATTEN SYSTEM WITH INTERGRADES CONTRASTING STRIPE		
94	5" WOOD FASCIA		
95	SINGLE PLY ROOF MEMBRANE		
96	CONCRETE PER STRUCTURAL DRAWINGS		
97	FRP BRACES WITH WOOD TEXTURE		
98	FRP COLUMN WITH WOOD TEXTURE		
99	FRP STEEL BAND		
100	STEEL STAIR STRINGER		

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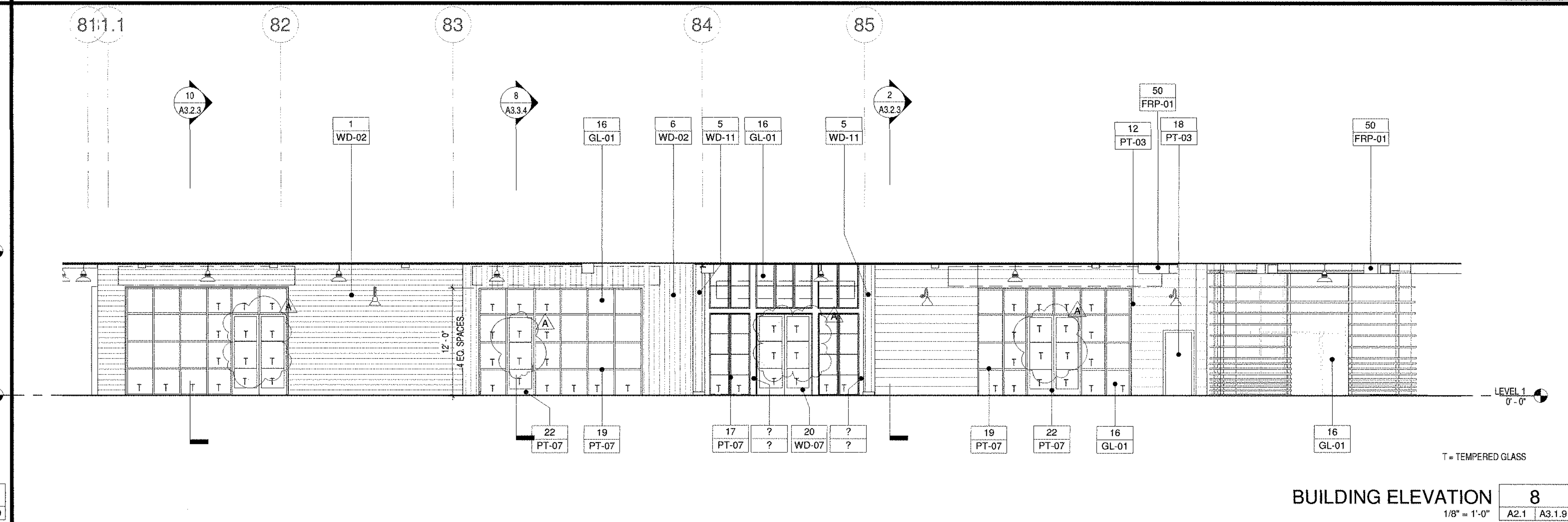
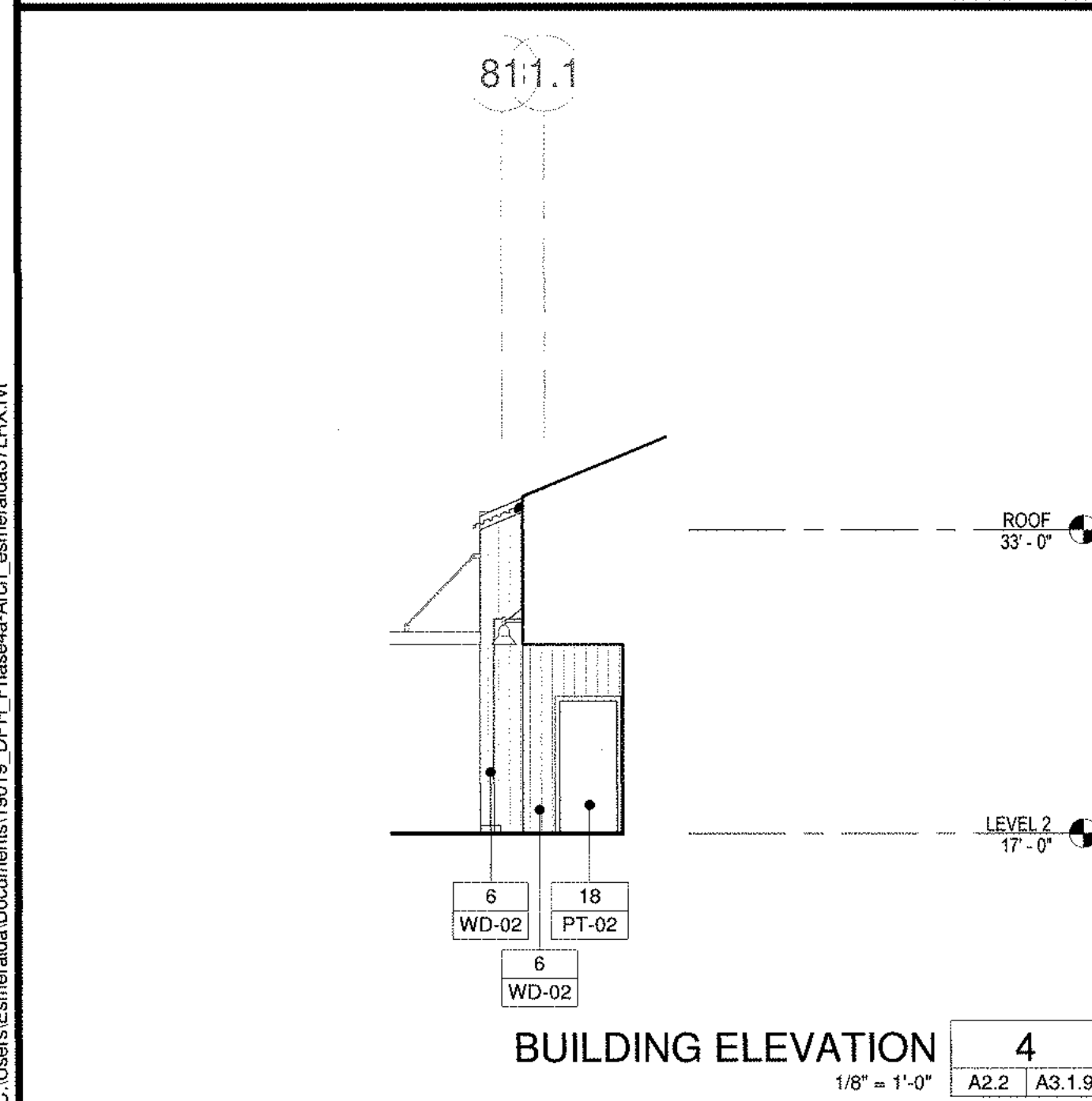
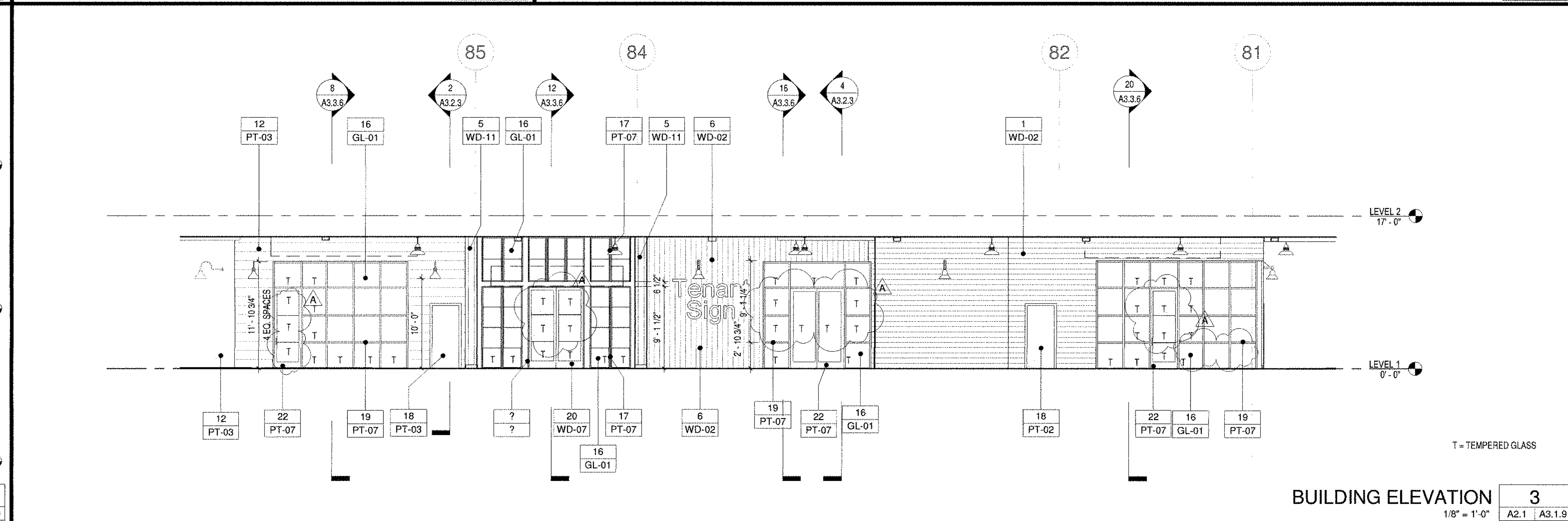
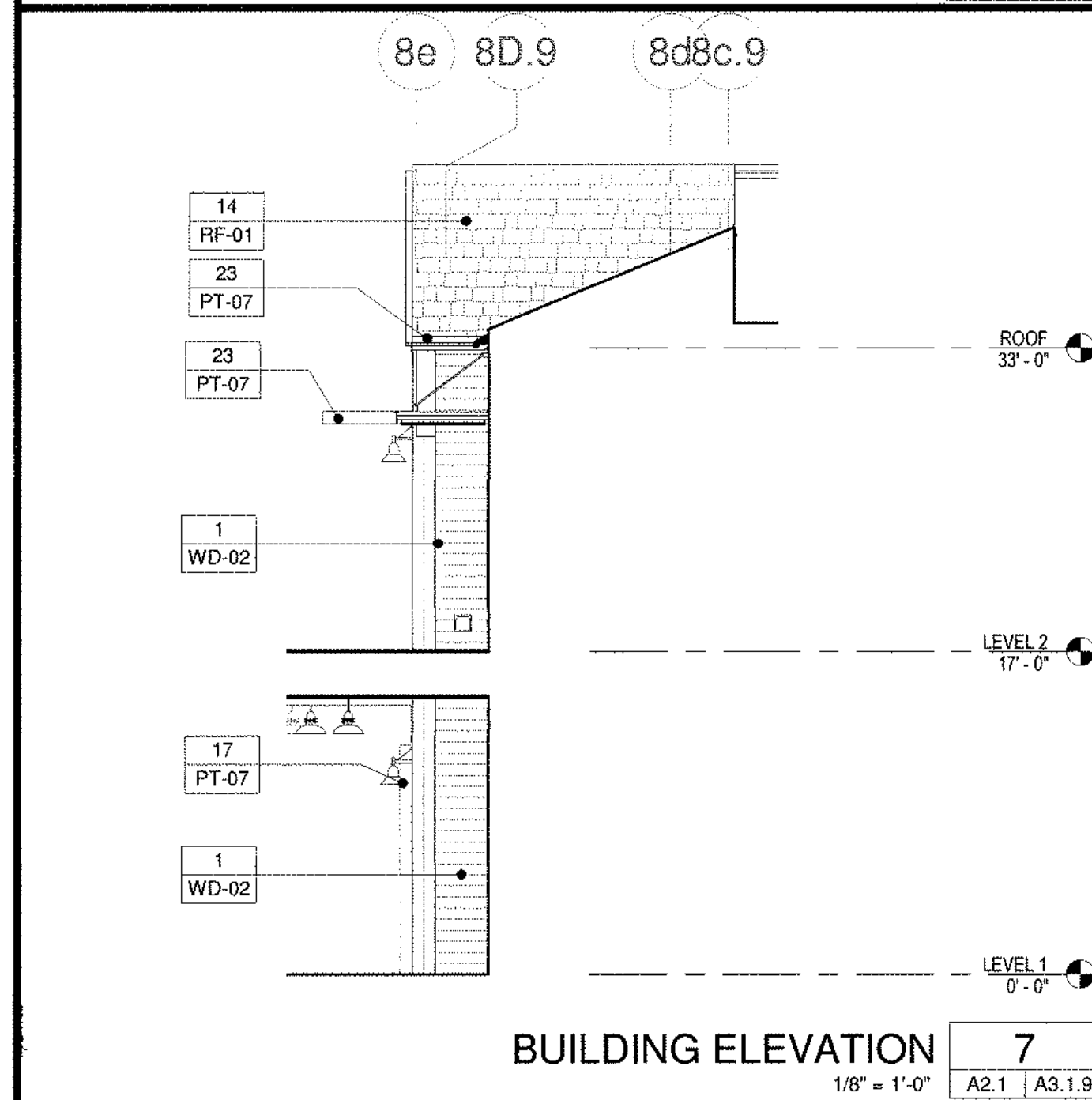
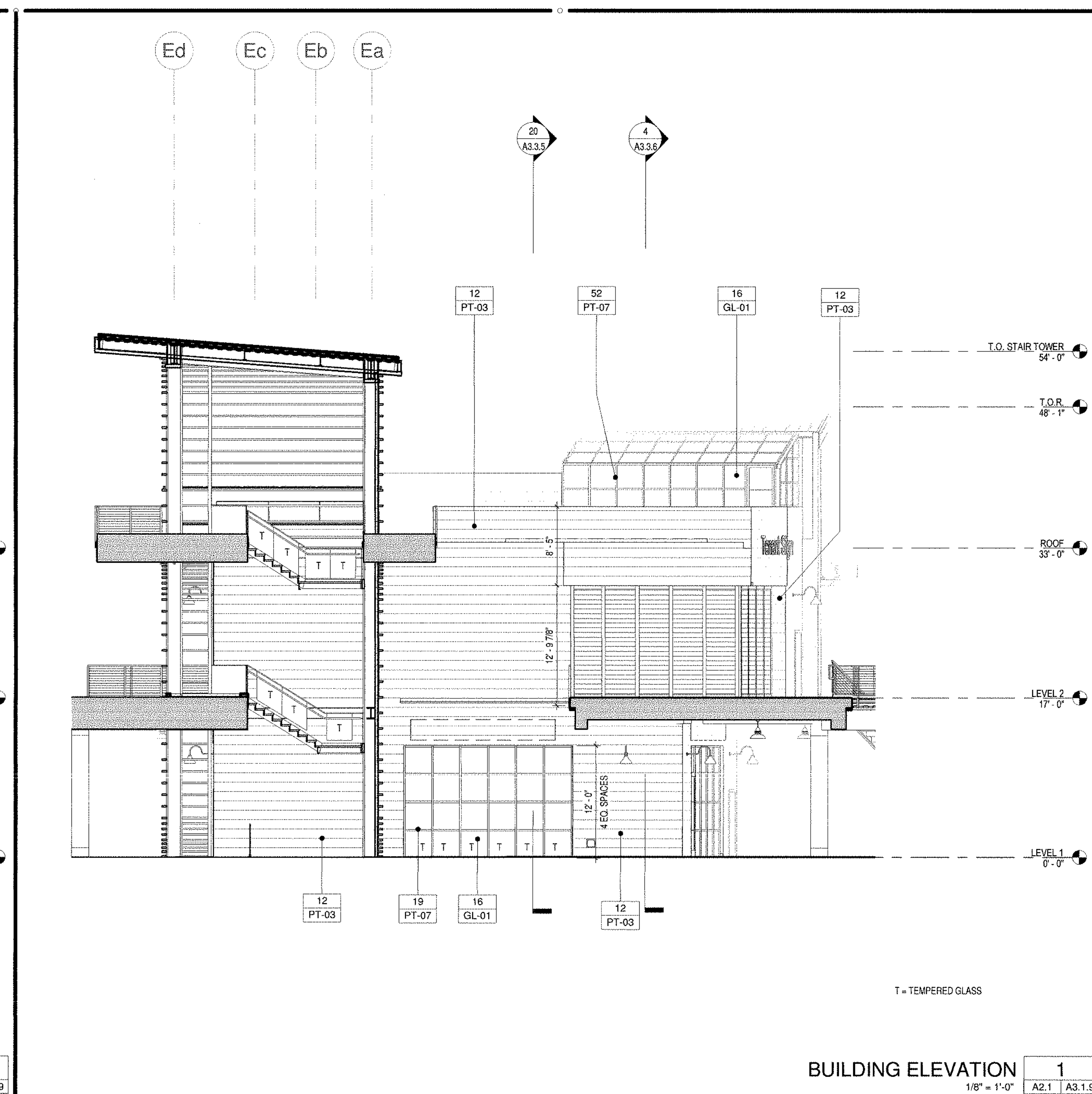
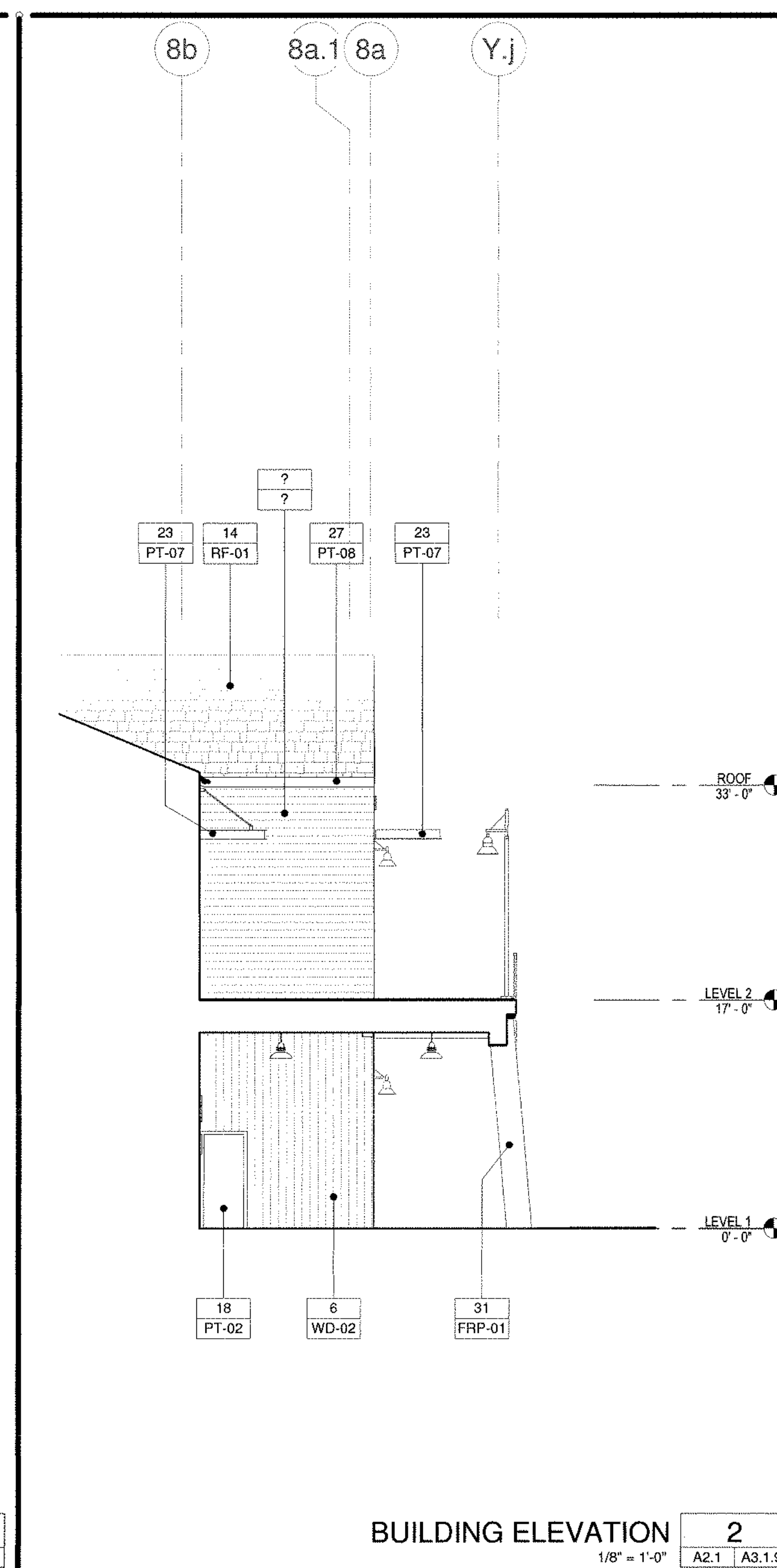
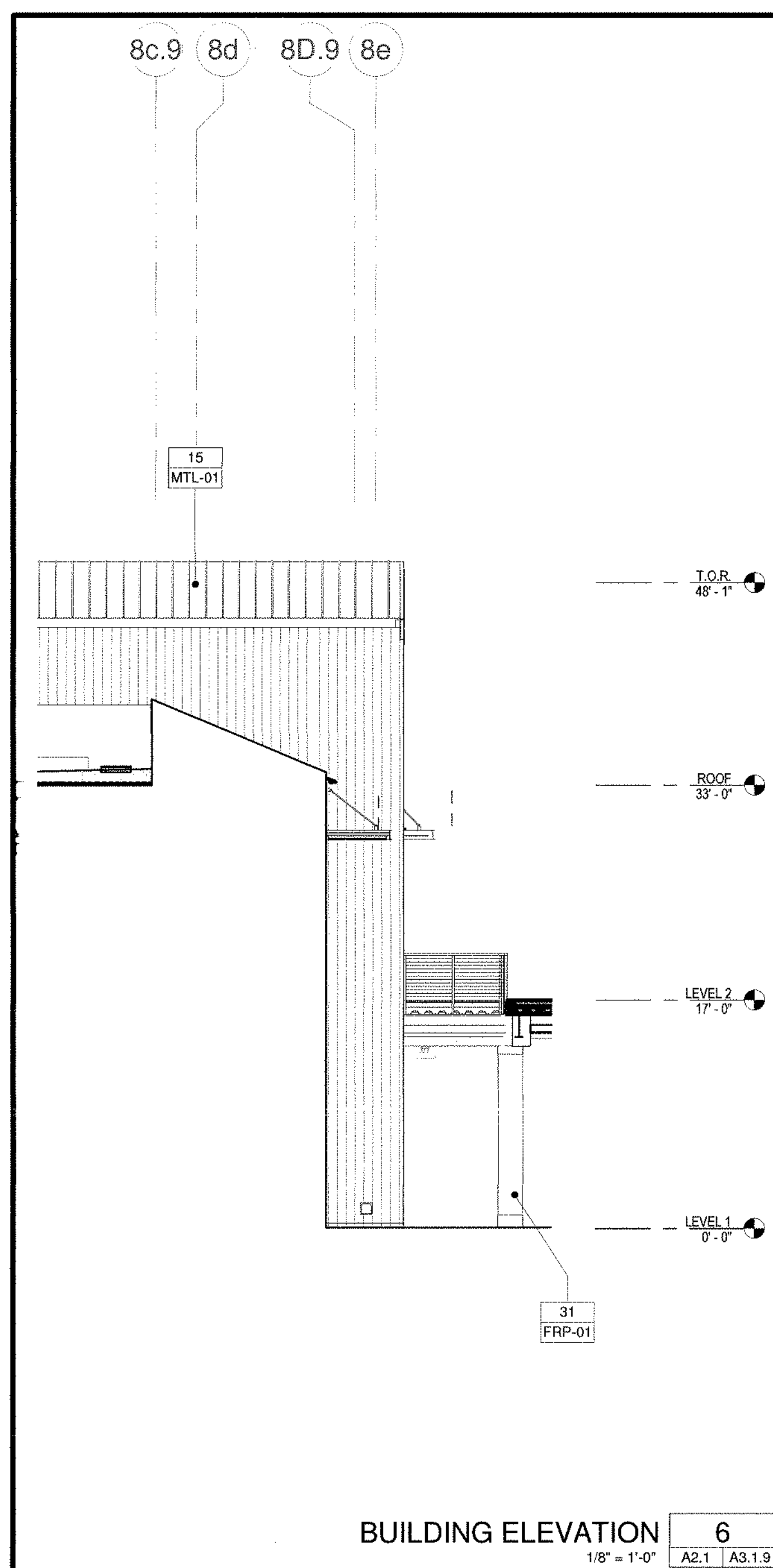


DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
BWP BURNHAM|WARD
P R O P E R T I E S

REVISIONS		
No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	08/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

DESIGNER AND WRITER MATERIAL, APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK. IF ANY REVISIONS ARE MADE, THEY WILL BE INDICATED BY A REVISION NUMBER AND DATE, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO. 19019
DATE: APRIL 23, 2021
DRAWING TITLE: BUILDING 8 EXTERIOR ELEVATIONS
DRAWING NO. A3.1.8



MATERIALS		FINISHES	
1	7" HORIZONTAL TAG WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	-	STAIN TO MATCH VARATHANE - SUNBLEACHED
		CO-01	NATURAL
		FRP-01	FINISH TO MATCH FRP SAMPLE
2	7" HORIZONTAL TAG WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	GL-01	LOW-E CLEAR GLAZING
		MTL-01	FINISH TO MATCH PPG10117 0 NYX
		MTL-03	FINISH TO MATCH PGP STEAMSHIP
		MTL-04	QPC - DIRFTWOOD
3	8" HORIZONTAL SHIP LUG 1/8" GAP SIDING OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	PT-02	PAINT TO MATCH SW7019 GAULTLET GRAY
		PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW0789 IRON ORE
4	10" VERTICAL TAG WOOD COUNTERTOP SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
		PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7060 EXTRA WHITE
5	8" VERTICAL TAG WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	PT-07	PAINT TO MATCH PPG 3176N RACCOON
		PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW6252 ICE CUBE
6	7" VERTICAL TAG WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
		RF-01	FG ROOFING - CHARCOAL
		SS-01	STAIN TO MATCH MINNAX - SPECIAL WALNUT
		WD-02	TERRAZO - CUSTOM FOG FINISH
7	8" HORIZONTAL TAG WOOD SIDING OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	WD-04	STAIN TO MATCH MINNAX - GOLDEN OAK
		WD-07	DURATHERM TEAK - SINKER CYPRESS
		WD-08	JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
8	12" O.C. BOARD AND BATTEN OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	WD-09	HEWY - WEATHERED GREY
		WD-10	DELTA ACQUA BARNYARD IVORY
		WD-11	HEWY - RUSTIC RECLAIMED
9	8" TAG WOOD SIDING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS	WD-12	TERRAZO - CUSTOM STAIN FINISH FOG 50%
10	T&G WOOD	WD-14	STAIN TO MATCH MINNAX - SPECIAL WALNUT
11	TENANT SIGN UNDER SEPRATE PERMIT	WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
12	10" BOUL TRUXTETOR KICKER GAP SIDING OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING	WD-16	THERMOCRY - ASH
13	10" HORIZONTAL TAG 1/16" FINE LINE WOOD SIDING OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OSTUD OGYPSSUM SHEATHING		
14	ASPHALT SHINGLES OWEATHER BARRIER UNDERLAYMENT ODENSE DECK ORGID INSULATION OMETAL DECK		
15	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER UNDERLAYMENT ODENSE DECK ORGID INSULATION OMETAL DECK		
16	1" INSULATED GLASS SOLARBAN 80VT STAIRPHIRE TP SFR#2, U-VALUE .28, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.55, REF. INOUT 20%/15%		
17	STEEL LOCK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION		
18	HOLLOW METAL DOOR AND FRAME		
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX		
20	DURATHERM WOOD DOOR		
21	ALUMINUM NARROW STYLE STOREFRONT DOOR		
22	PREFABRICATED CANOPY TOP AND TAG UNDERSIDE		
24	2" X 4" ALUMINUM BATTEN SYSTEM		
25	CERAMIC TILE OVER TRINSET		
27	6" WOOD FASCIA		
28	SINGLE PLY ROOF MEMBRANE		
29	CONCRETE PRE STRUCTURAL DRAWINGS		
30	FRP BRADES WITH WOOD TEXTURE		
31	FRP COLUMN WITH WOOD TEXTURE		
32	FRP STEEL BAND		
36	STEEL STAIR STRINGER		
37	BREAK METAL PANEL		
38	PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE		
39	2" X 4" ALUMINUM BATTENS		
40	STAINLESS STEEL FLASHING		
43	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA 4x8 4" DEEP MULLION		
46	WOODEN KICKER		
47	FIELD LOK 2" SEAM PANEL OWEATHER BARRIER UNDERLAYMENT ODENSE DECK ORGID INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK		
48	WOOD STAIN		
50	FRP BEAM WITH WOOD TEXTURE		
51	7" VERTICAL TAG WOOD SIDING BUTT JOINT OWEATHER BARRIER ORGID INSULATION BONDED TO PLYWOOD SHEATHING OGYPSSUM SHEATHING OSTUD		
52	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1600 OR EQ. VERTICAL MULLIONS		
53	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T255SW OR EQ. VERTICAL MULLIONS		



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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



DANA POINT HARBOR PARTNERS

B W P **BURNHAM | WARD**
P R O P E R T I E S

PROJECT NO.
19019

DATE
APRIL 23, 2021

DRAWING TITLE
BUILDING 8 EXTERIOR ELEVATIONS

DRAWING NO.



ISSUED
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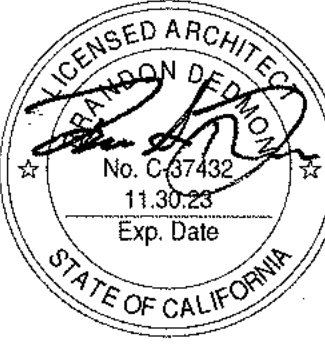


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



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PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 9 EXTERIOR ELEVATIONS
DRAWING NO.	

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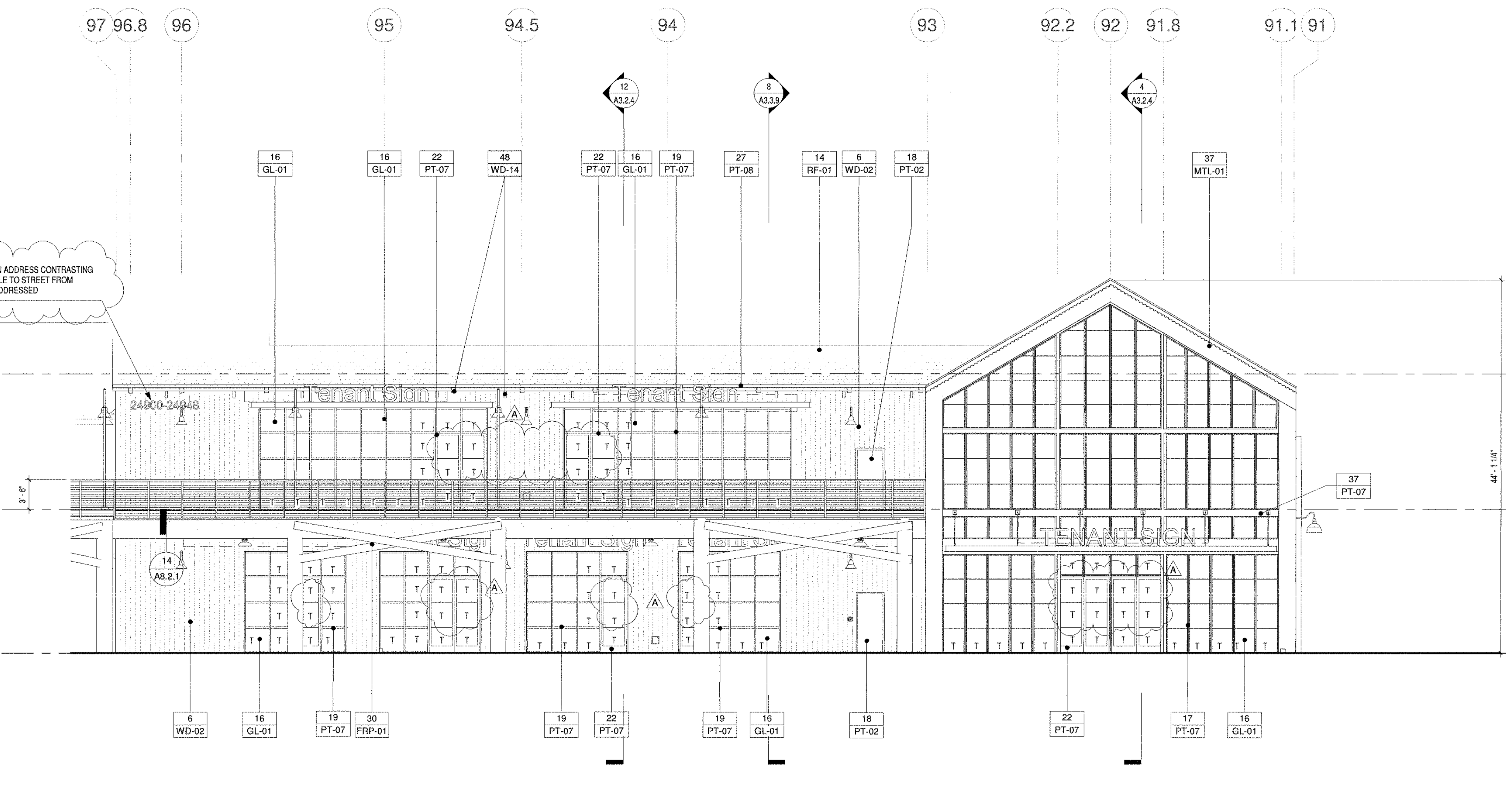
A3.1.10

MATERIALS FINISHES

1	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	CO-01 NATURAL FRP-01 FINISH TO MATCH FRP SAMPLE GL-01 LOW-E CLEAR GLAZING
2	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	MTL-01 FINISH TO MATCH PPG1011-7 ONYX MTL-03 FINISH TO MATCH PPG STEAMSHIP MTL-04 OPG - DRIFTWOOD
3	8" HORIZONTAL SHIP LAP (18" GAP) SIDING O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	MTL-05 FINISH TO MATCH PPG0997-7 BLACK WIDOW PT-02 PAINT TO MATCH SW7019 GAUNTLET GRAY PT-03 PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
4	10" VERTICAL T&G WOOD COUNTER TOP SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	PT-04 PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX PT-06 PAINT TO MATCH SHERWIN WILLIAMS SW7006 EXTRA WHITE
5	8" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	PT-07 PAINT TO MATCH PPG 3176N RACCOON PT-08 FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
6	7" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	PT-09 SHERWIN WILLIAMS - PURE WHITE SW7005 RF-01 GAS ROOFING - CHARCOAL SS-01 STAIN TO MATCH MINWAX - SPECIAL WALNUT
7	8" HORIZONTAL T&G WOOD SIDING O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	WD-02 TERRAMAX - CUSTOM FOG FINISH WD-04 STAIN TO MATCH MINWAX - GOLDEN OAK WD-07 DURATHERM TEAK - SINKER CYPRESS WD-08 JAMES HARDIE BOARD - ARCTIC WHITE - SMOOTH
8	12" O.C. BOARD AND BATTEN O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	WD-09 HEWN - WEATHERED GREY WD-10 DELTA ACCOVA BARNYARD IVORY WD-11 HEWN - RUSTIC RECLAIMED
9	4" T&G WOOD DECKING OVER 2X4 FRAMING ON ADJUSTABLE SHIMS	WD-12 TERRAMAX - CUSTOM STAIN FINISH FOG 50% WD-14 STAIN TO MATCH MINWAX - SPECIAL WALNUT WD-15 STAIN TO MATCH VARATHANE - SUNBLEACHED WD-16 THERMORY - ASH
10	T&G WOOD	
11	TENANT SIGN UNDER SEPARATE PERMIT	
12	10" BORAL TRUEX EXTERIOR NICKEL GAP SIDING O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	
13	10" HORIZONTAL T&G (1/16" FINE LINE) WOOD SIDING O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	
14	ASPHALT SHINGLES O/WEATHER BARRIER O/UNDERLAYMENT O/DENSE DECK O/IGID INSULATION O/METAL DECK	
15	METAL STANDING SEAM ROOF PANELS O/WEATHER BARRIER O/UNDERLAYMENT O/DENSE DECK O/IGID INSULATION O/METAL DECK	
16	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SHF#2 U-VALUE .29 SOLAR HEAT GAIN COEFFICIENT .23 LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%	
17	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION	
18	HOLLOW METAL DOOR AND FRAME	
19	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA 484511 OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX	
20	DURATHERM WOOD DOOR	
22	ALUMINUM NARROW STYLE STOREFRONT DOOR	
23	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE	
24	3" X 6" ALUMINUM BATTEN SYSTEM	
25	CERAMIC TILE OVER THINSET	
27	6" WOOD FASCIA	
28	SINGLE PLY ROOF MEMBRANE	
29	CONCRETE PER STRUCTURAL DRAWINGS	
30	FRP BRACES WITH WOOD TEXTURE	
31	FRP COLUMN WITH WOOD TEXTURE	
32	FRP STEEL BAND	
36	STEEL STAIR STRINGER	
37	BREAK METAL PANEL	
38	PREFABRICATED STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE	
39	2" X 4" ALUMINUM BATTENS	
40	STAINLESS STEEL FLASHING	
43	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA 484511 OR EQ. DEEP MULLION	
46	WOODEN KICKER	
47	FIELD LOK 2" BEAM PANEL O/WEATHER BARRIER O/UNDERLAYMENT O/DENSE DECK O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/METAL DECK	
48	WOOD STAIN	
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51	7" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/IGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING	
52	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS	
53	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T255 OR EQ. VERTICAL MULLIONS	

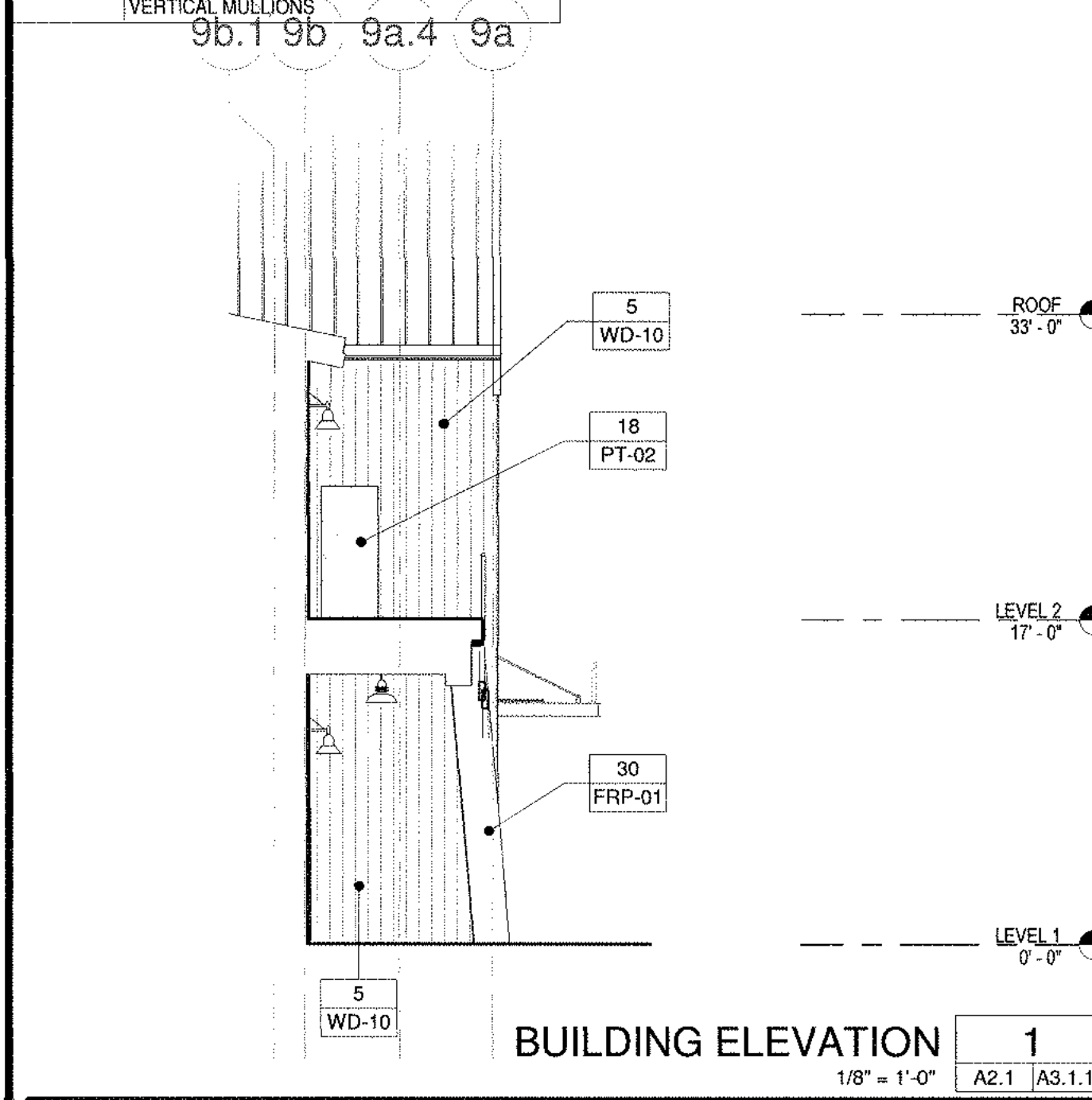
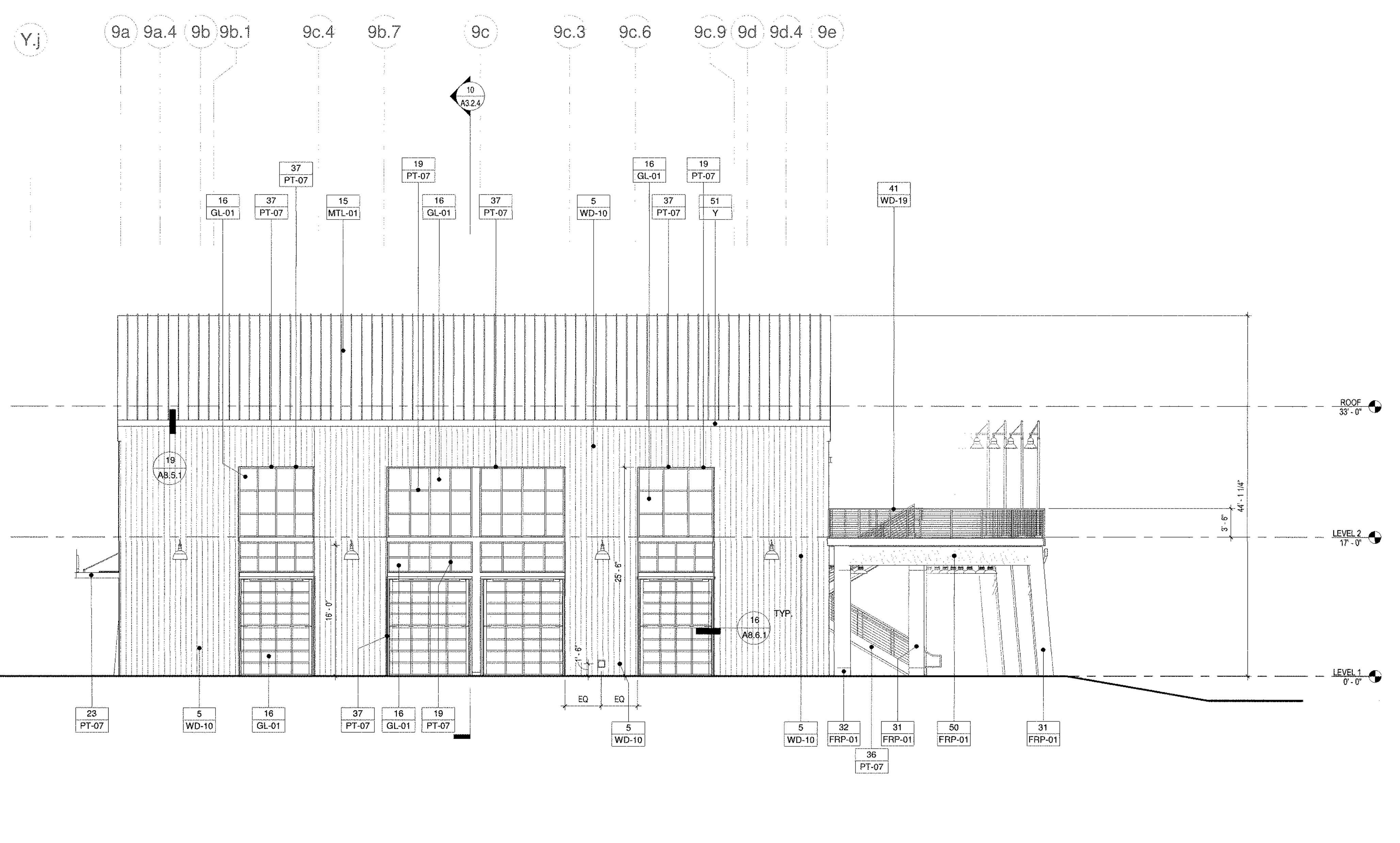
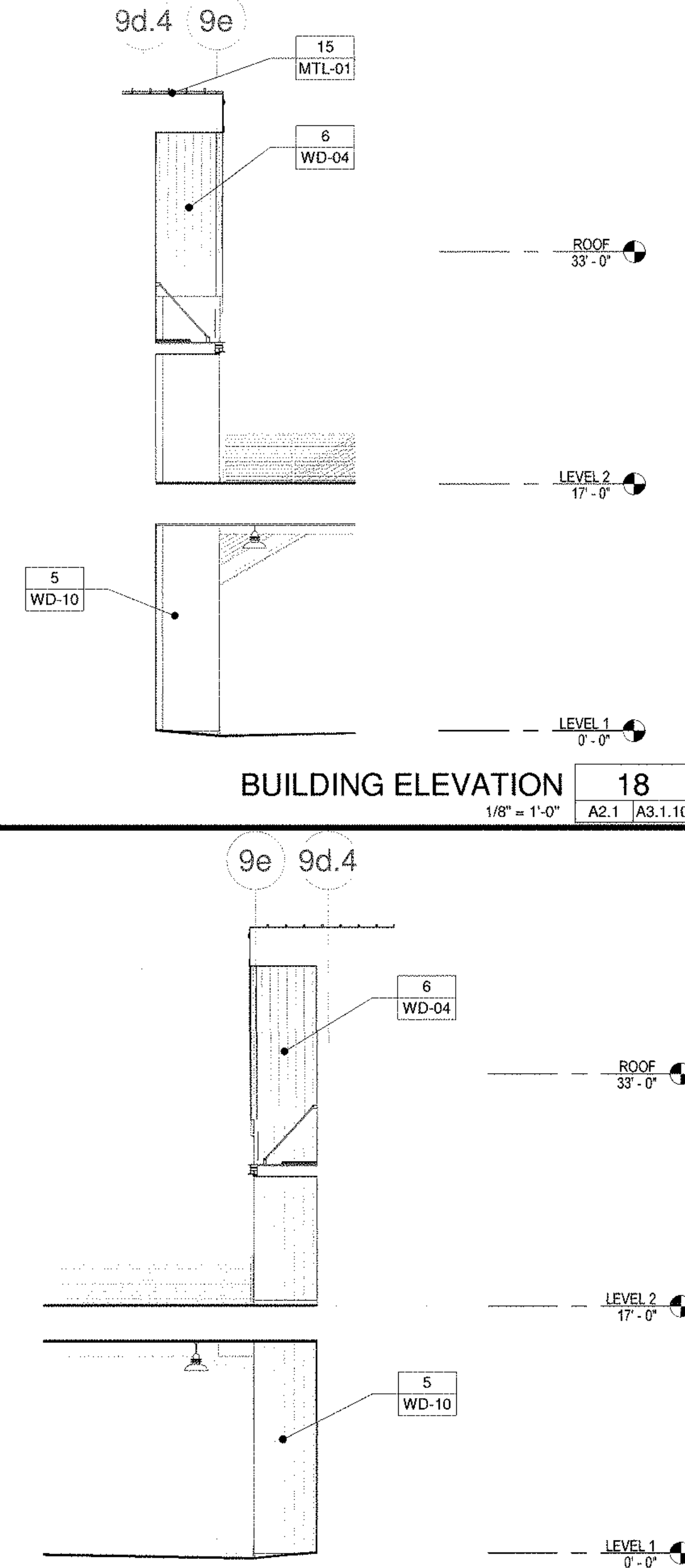
NORTH ELEVATION 6
1/8" = 1'-0" A2.9.1 | A3.1.10

WEST ELEVATION 8
1/8" = 1'-0" A2.9.1 | A3.1.10



BUILDING ELEVATION 18
1/8" = 1'-0" A2.1 | A3.1.10

BUILDING ELEVATION 20
1/8" = 1'-0" A2.1 | A3.1.10





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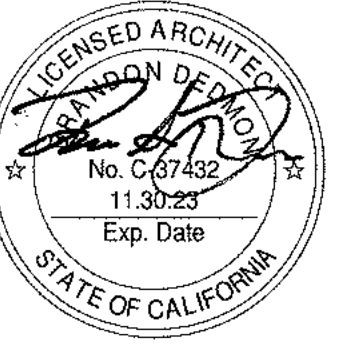
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DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

BWP BURNHAM|WARD
PROPERTIES



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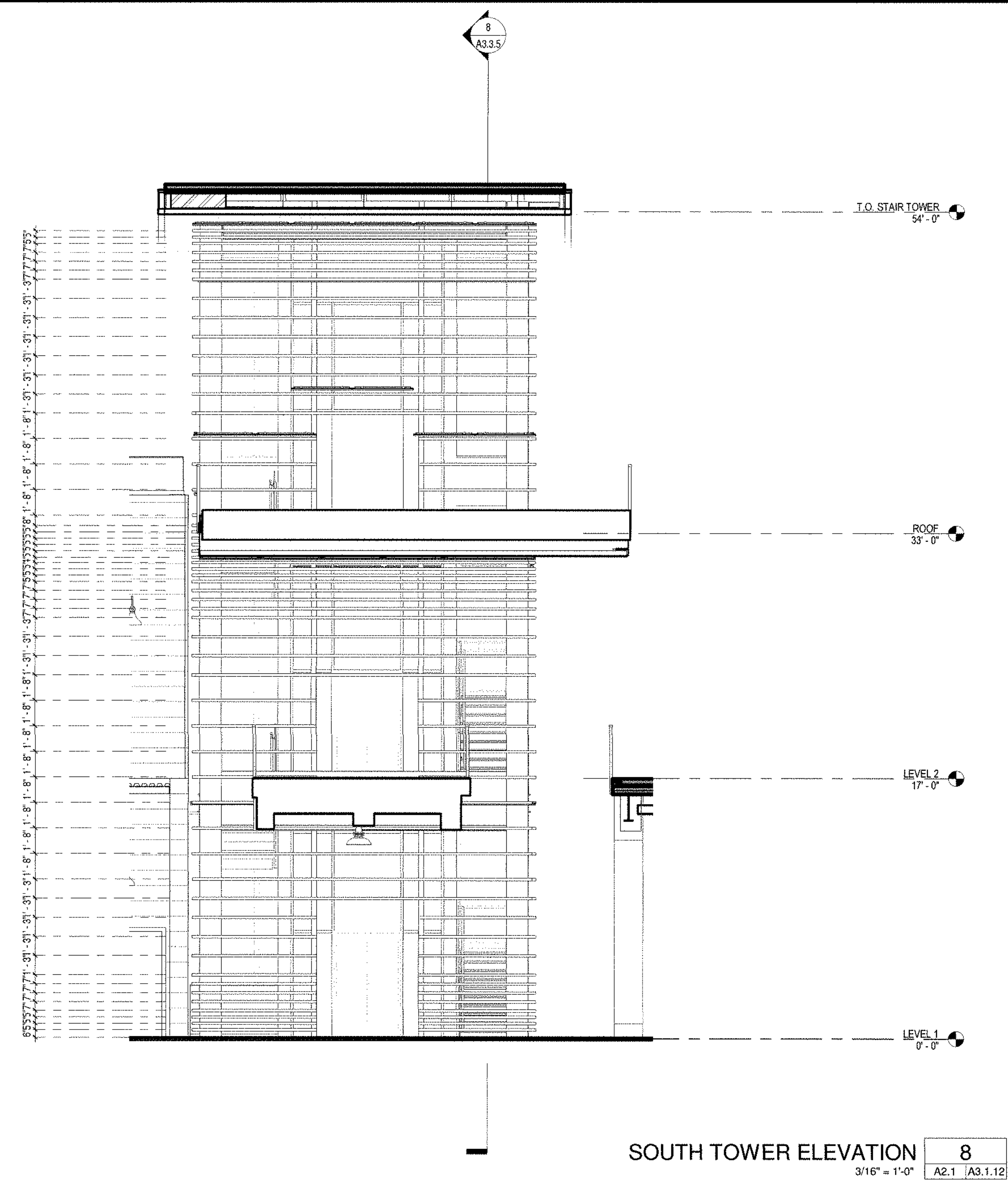
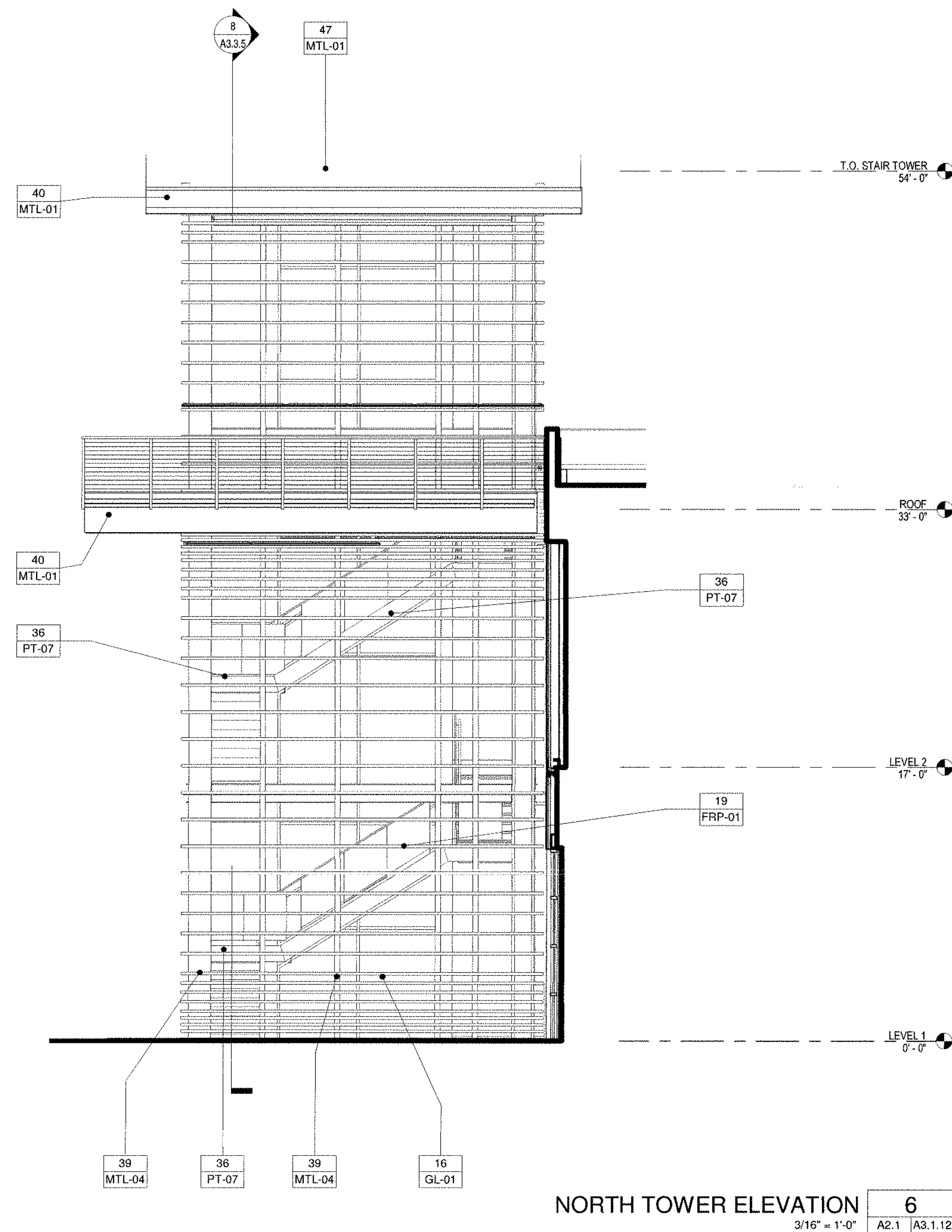
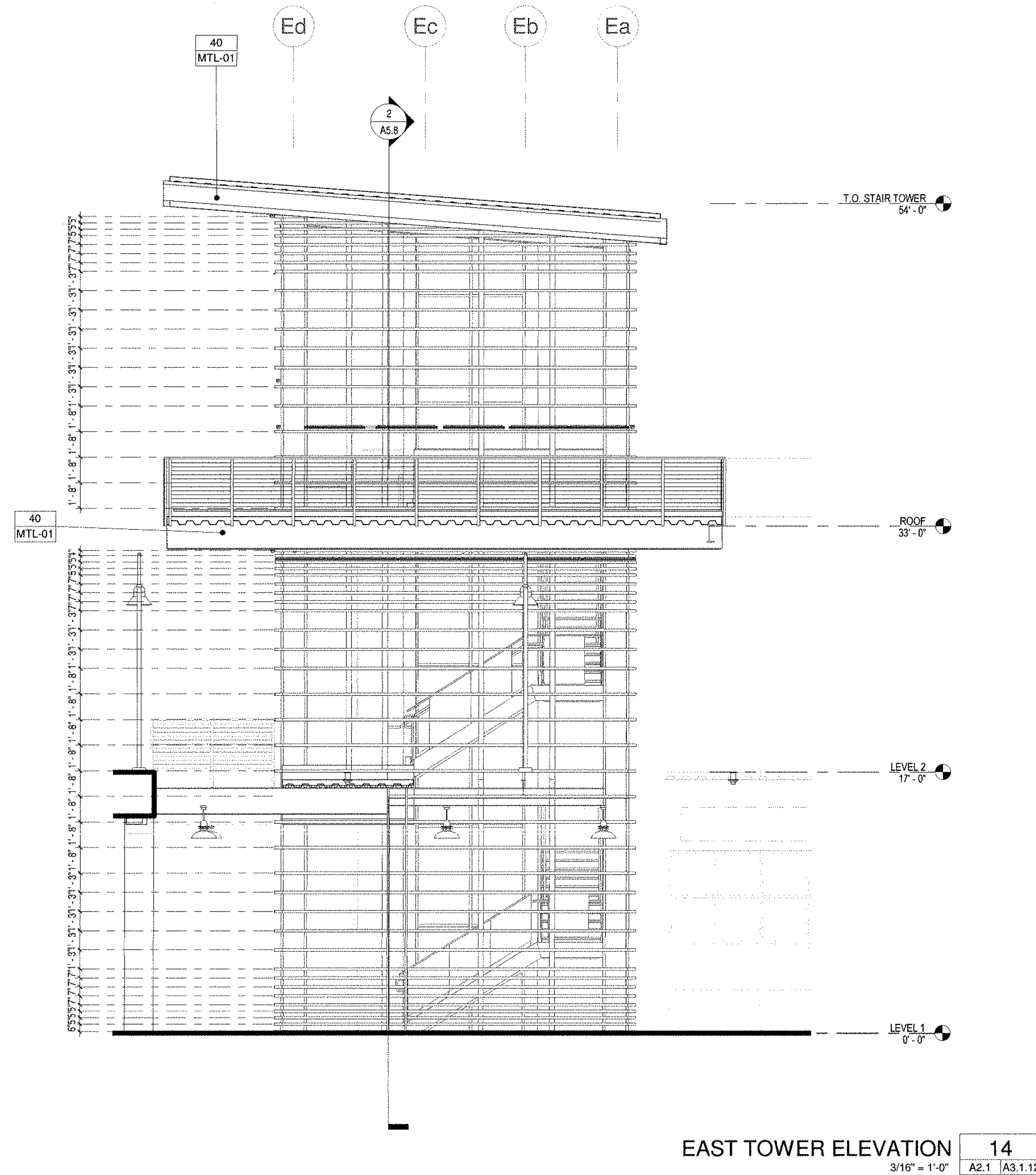
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PROJECT NO.	19019
DATE	APRIL 23, 2021

DRAWING TITLE
**BUILDING 9 EXTERIOR
ELEVATIONS**



A3.1.11



MATERIALS		FINISHES	
1	7" HORIZONTAL TAG WOOD SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING	-	STAIN TO MATCH VARATHANE - SUNBLEACHED
		CO-01	NATURAL
		FRP-01	FINISH TO MATCH FRP SAMPLE
		GL-01	LOW E CLEAR GLAZING
2	7" HORIZONTAL TAG WOOD SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING	MTL-01	FINISH TO MATCH PG0111-7 ONYX
		MTL-03	FINISH TO MATCH PG0 STEAMSHIP
		MTL-04	CPC - DRIFTWOOD
		MTL-05	FINISH TO MATCH FPG0097-7 BLACK WIDOW
		PT-02	PAINT TO MATCH SW0710 GAUNTLET GRAY
		PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW0709 IRON ORE
4	10" VERTICAL TAG WOOD/COUNTERTOP SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING	PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW0720 BLACK FOX
		PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW0706 EXTRA WHITE
5	8" VERTICAL TAG WOOD SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING	PT-07	PAINT TO MATCH PG0 3176N RACCON
		PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW0252 ICE CUBE
6	7" VERTICAL TAG WOOD SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING	PT-09	SHERWIN WILLIAMS - PURE WHITE SW7005
		RP-01	GAP ROOFING - CHARCOAL
		SS-01	STAIN TO MATCH MINWAX - SPECIAL WALNUT
		WD-02	TERRAM - CUSTOM FOG FINISH
		WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
		WD-07	DURATHERM TEAK - SINKER CYPRESS
		WD-09	JAMES HARDIE BOARD - ARCTIC WHITE + SMOOTH
		WD-09	WHEAT - WEATHERED GREY
		WD-10	DELTA ACCOVA BARNYARD IVORY
		WD-11	WHEAT - RUSTIC RECARVAD
		WD-12	TERRAM - CUSTOM STAIN FINISH FOG 50%
		WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
		WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED
		WD-16	THERMOY - ASH
11	TAG WOOD		
12	TENANT SIGN UNIT SEPARATE PERMIT		
13	10" BORAL TRUXTON/ETERN NICKEL GAP SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING		
14	10" HORIZONTAL TAG (1/8" FINE LINE) WOOD SIDING OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING		
15	ASPHALT SHINGLES OWEATHER BARRIER UNDERLAYMENT OENSEN DECK ORIGID INSULATION OMETAL DECK		
16	METAL STANDING SEAM ROOF PANELS OWEATHER BARRIER UNDERLAYMENT OENSEN DECK ORIGID INSULATION OMETAL DECK		
17	1" INSULATED GLASS SOLARAN 90V STAIRHIRE TP 5162, L VALLUE 26 SOLAR HEAT GAIN COEFFICIENT 23, LIGHT TO SOLAR GAIN 235, RFL INOUT 29%/15%		
18	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION		
19	HOLLOW METAL DOOR AND FRAME		
20	ALUMINUM WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. VERTICAL AND HORIZONTAL MULLIONS @ 36" MAX		
21	DURATHERM WOOD DOOR		
22	ALUMINUM NARROW STYLE STOREFRONT DOOR		
23	PREFABRICATED CANOPY TOP AND TAG UNDERSIDE		
24	3" X 6" ALUMINUM BATTEN SYSTEM		
25	CERAMIC TILE OVER THINSET		
26	6" WOOD FASCIA		
27	SINGLE PLY ROOF MEMBRANE		
28	CONCRETE PER STRUCTURAL DRAWINGS		
29	FRP BRACES WITH WOOD TEXTURE		
30	FRP COLUMN WITH WOOD TEXTURE		
31	FRP STEEL BAND		
32	STEEL STAIR STRINGER		
33	BREAK METAL PANEL		
34	PRECAST CONCRETE STAIR RISER / TREAD WITH INTERGRADES CONTRASTING STRIPE		
35	2" X 4" ALUMINUM BATTENS		
36	STAINLESS STEEL FLASHING		
37	ALUMINUM CURTAIN WALL SYSTEM TO MATCH ARCADIA xxx 8" DEEP MULLION		
38	WOODEN KICKER		
39	FIELD LOK 2 SEAM PANEL OWEATHER BARRIER UNDERLAYMENT OENSEN DECK ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OMETAL DECK		
40	WOOD STAIN		
41	FRP BEAM WITH WOOD TEXTURE		
42	7" VERTICAL TAG WOOD SIDING BUILT JOINT OWEATHER BARRIER ORIGID INSULATION BONDED TO PLYWOOD SHEATHING OGYSPUM SHEATHING OSTUD		
43	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS		
44	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T3050W OR EQ. VERTICAL MULLIONS		

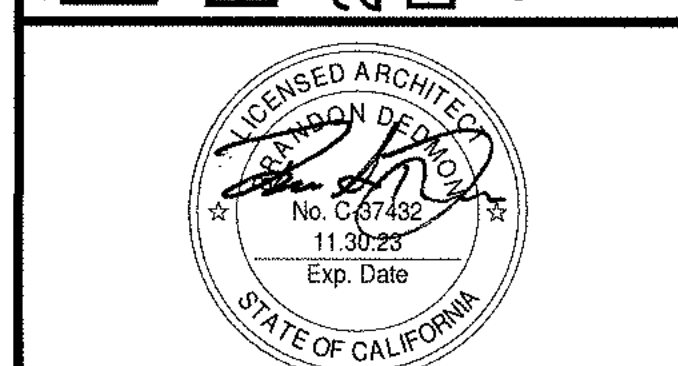


PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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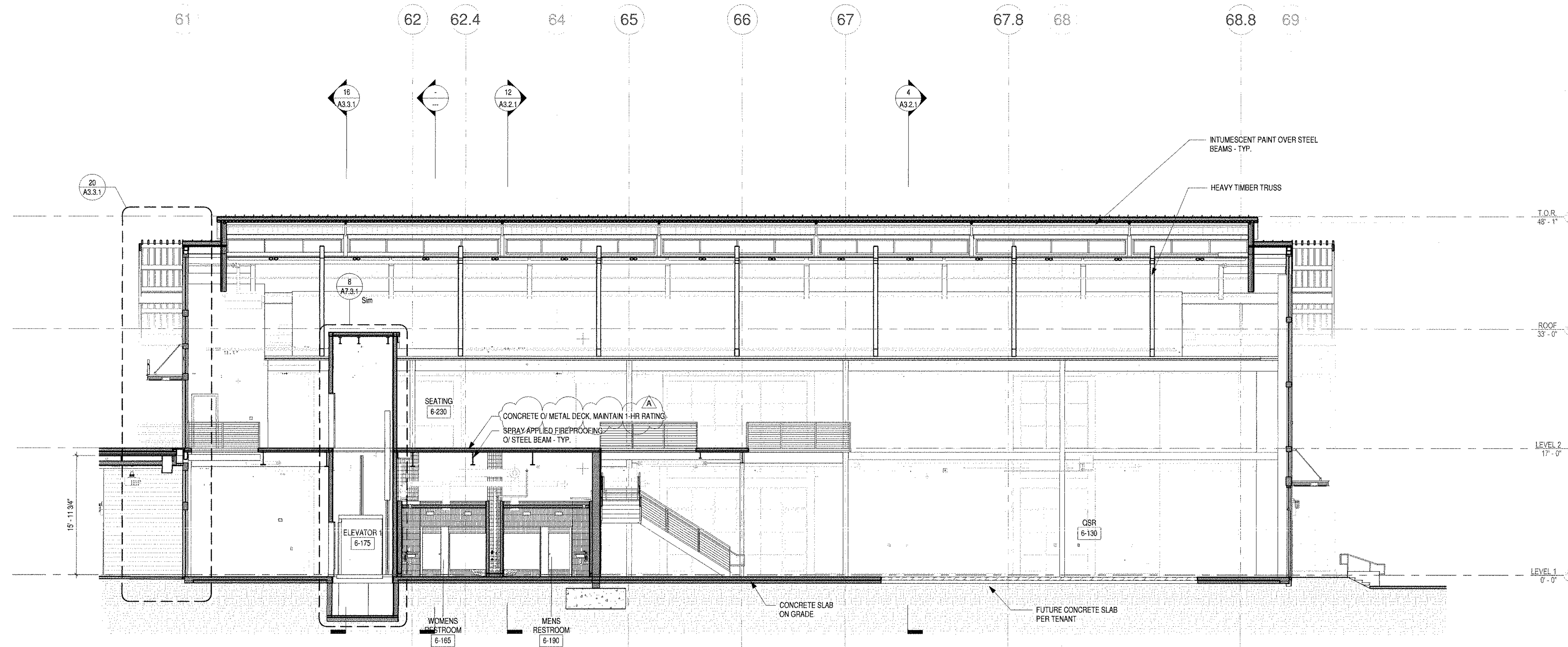
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	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

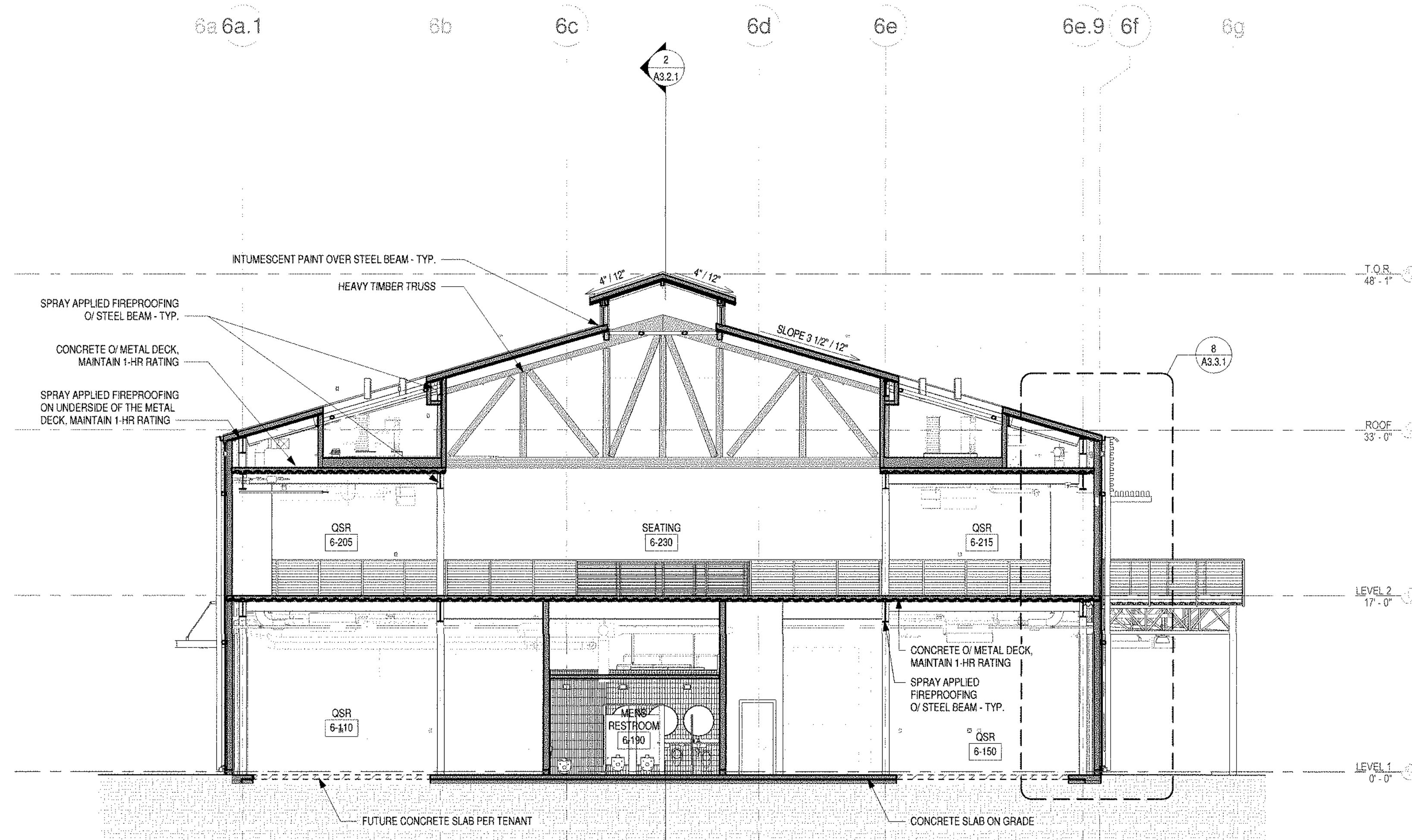
PROJECT NO.	19019
DATE	APRIL 23, 2021

ELEVATOR TOWER ELEVATIONS

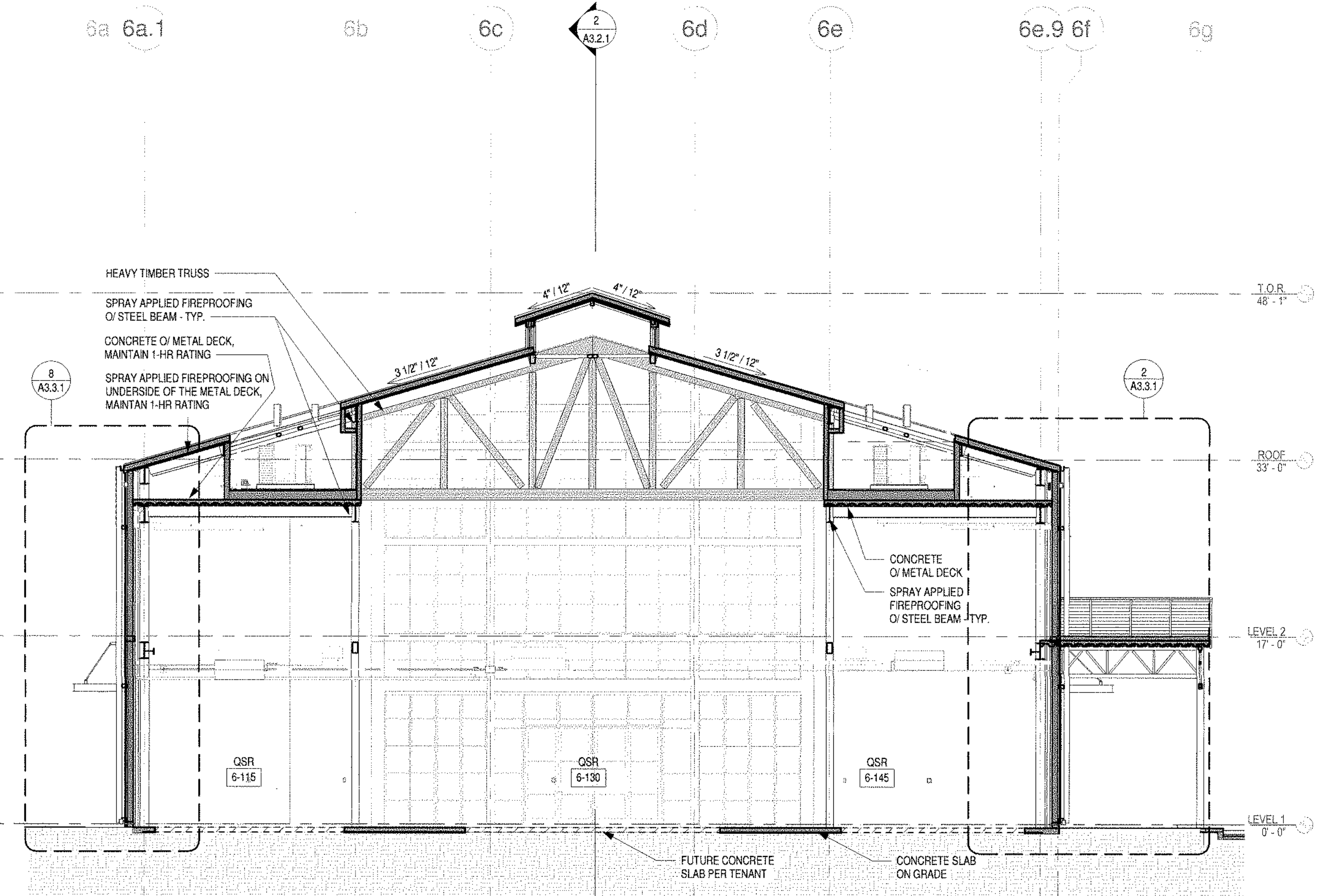
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BUILDING SECTION 2
1/8" = 1'-0" A2.6.1 A3.2.1



BUILDING SECTION 12
1/8" = 1'-0" A2.6.1 A3.2.1



BUILDING SECTION 4
1/8" = 1'-0" A2.6.1 A3.2.1

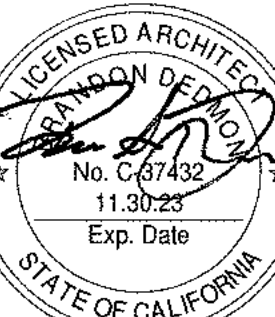


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



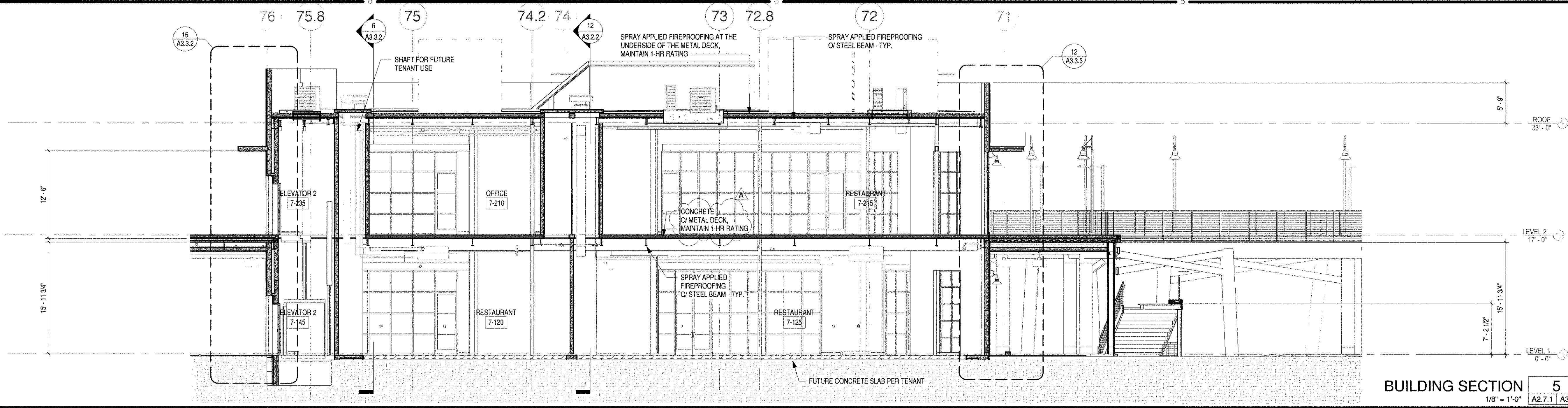
No.	DATE	ISSUE
10/08/2020	10/08/2020	DESIGN DEVELOPMENT
12/03/2020	12/03/2020	30% CONSTRUCTION DOCUMENTS
02/19/2021	02/19/2021	50% CONSTRUCTION DOCUMENTS
06/01/2021	06/01/2021	COUNTY SUBMITTAL
A 09/24/2021	09/24/2021	COUNTY RESUBMITTAL

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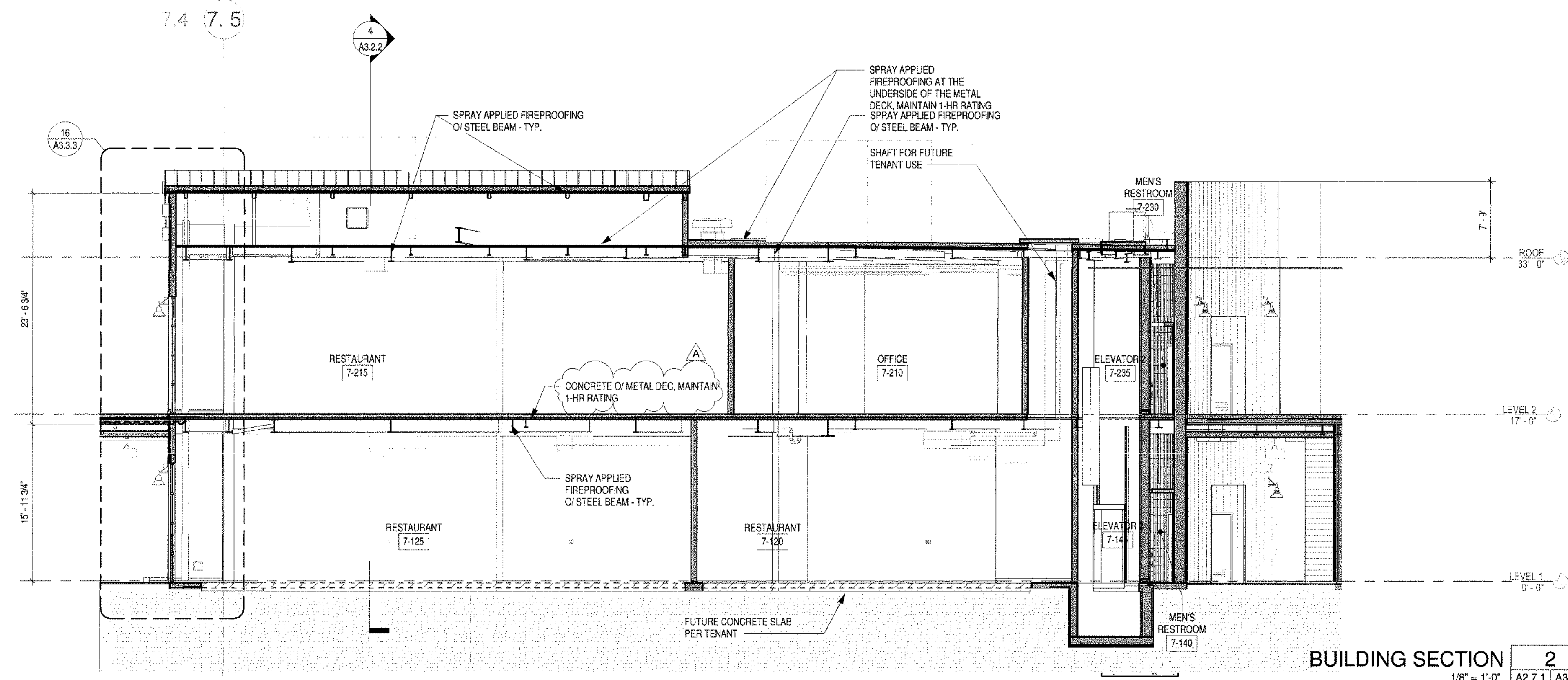
PROJECT NO. 19019
DATE APRIL 23, 2021

BUILDING 6 BUILDING SECTIONS

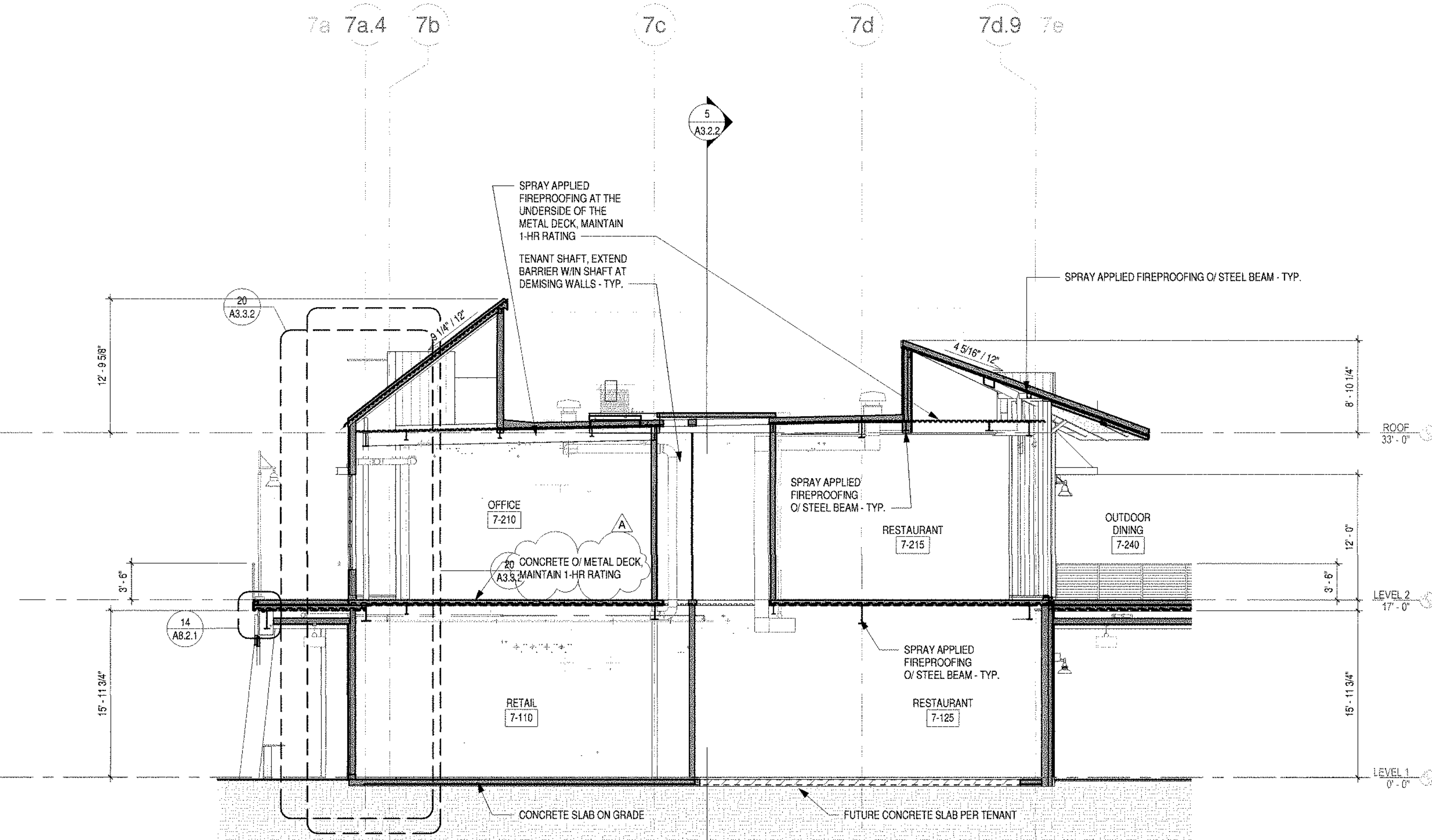
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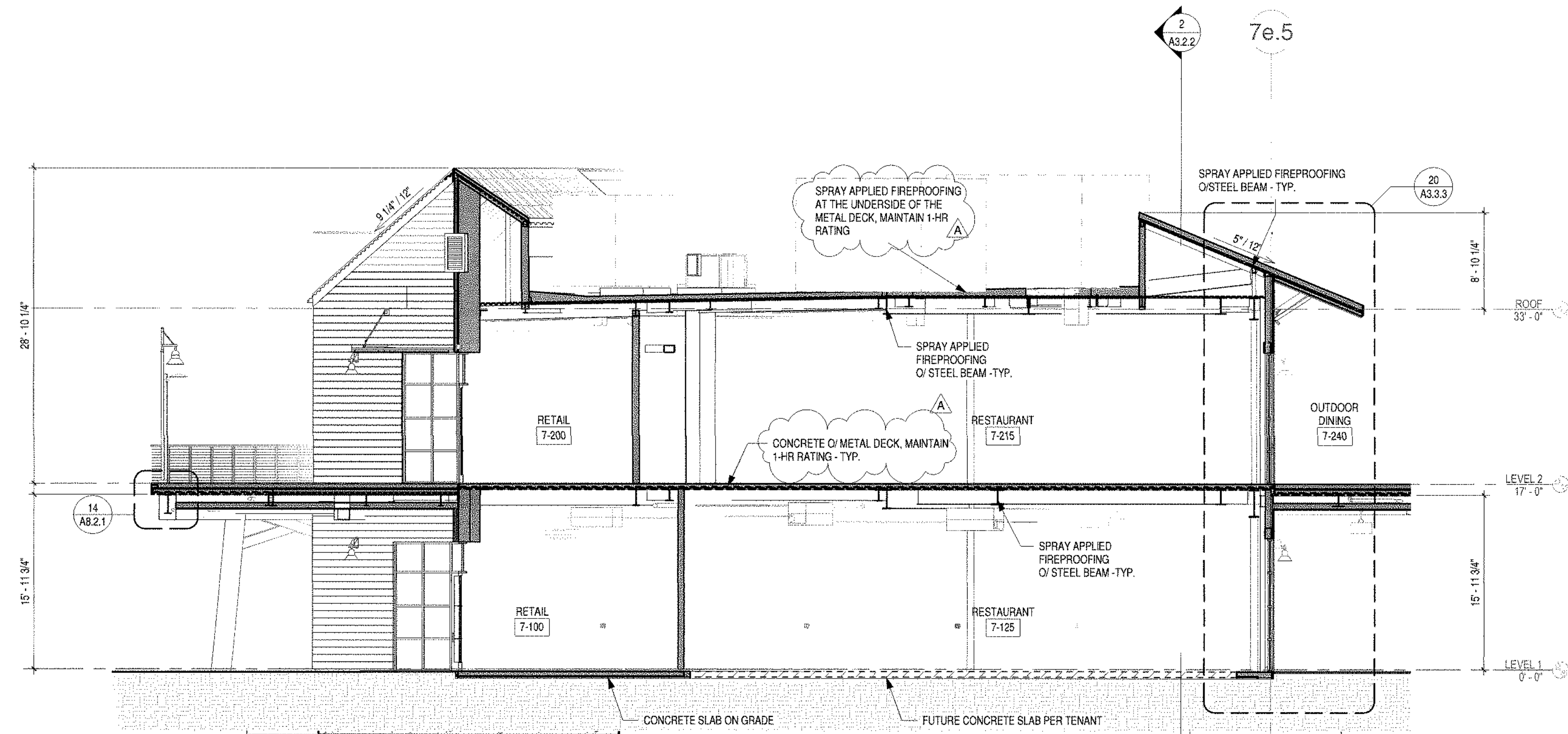
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BUILDING SECTION 2
1/8" = 1'-0" A2.7.1 A3.2.2

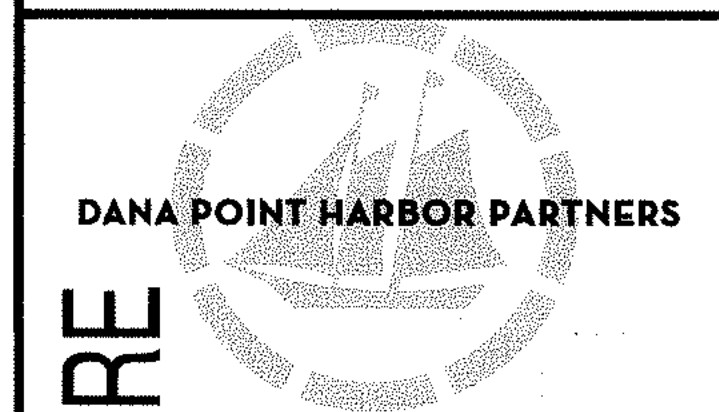


BUILDING SECTION 12
1/8" = 1'-0" A2.7.1 A3.2.2



BUILDING 7 SECTION 4
1/8" = 1'-0" A2.7.1 A3.2.2

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

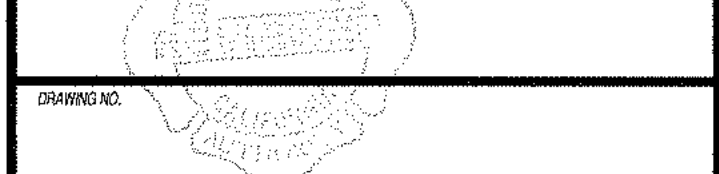


No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
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PROJECT NO. 19019
DATE: APRIL 23, 2021

BUILDING 7 BUILDING SECTIONS



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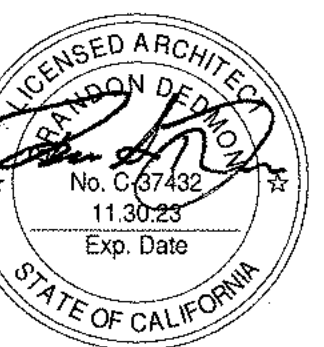


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

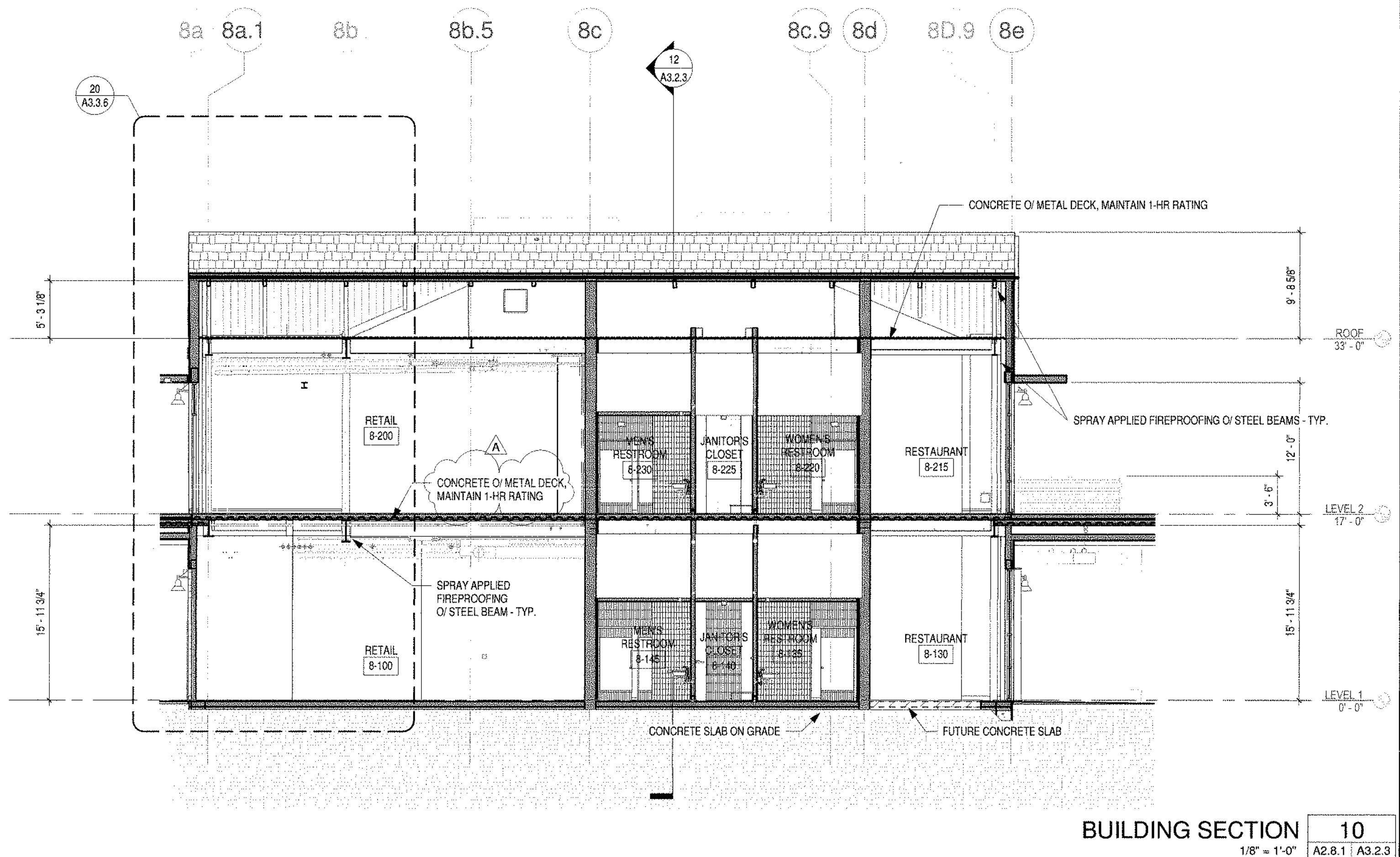
B|W|P BURNHAM|WARD
P R O P E R T I E S



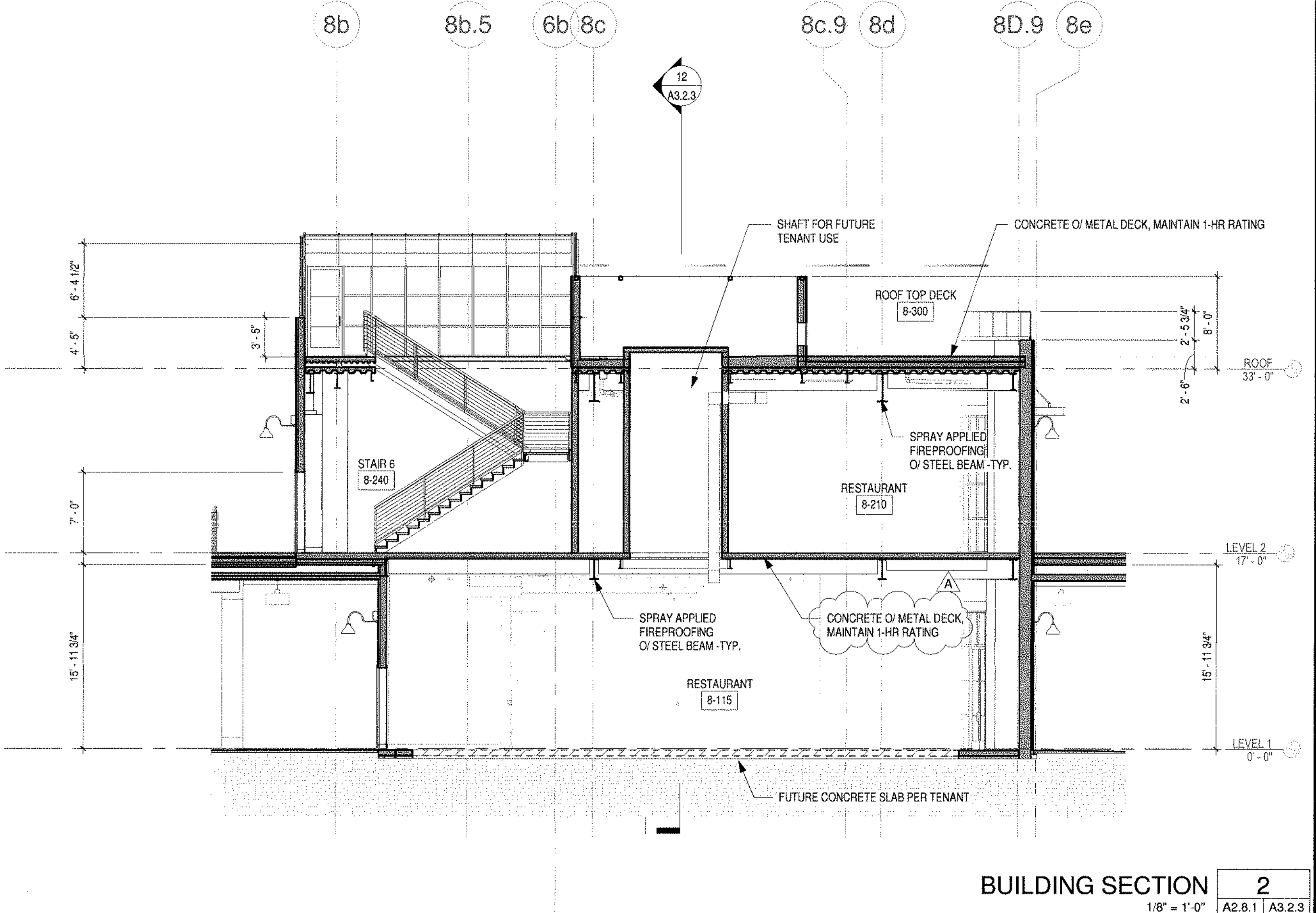
No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	08/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO. 19019
DATE: APRIL 23, 2021
BUILDING 8 BUILDING SECTIONS

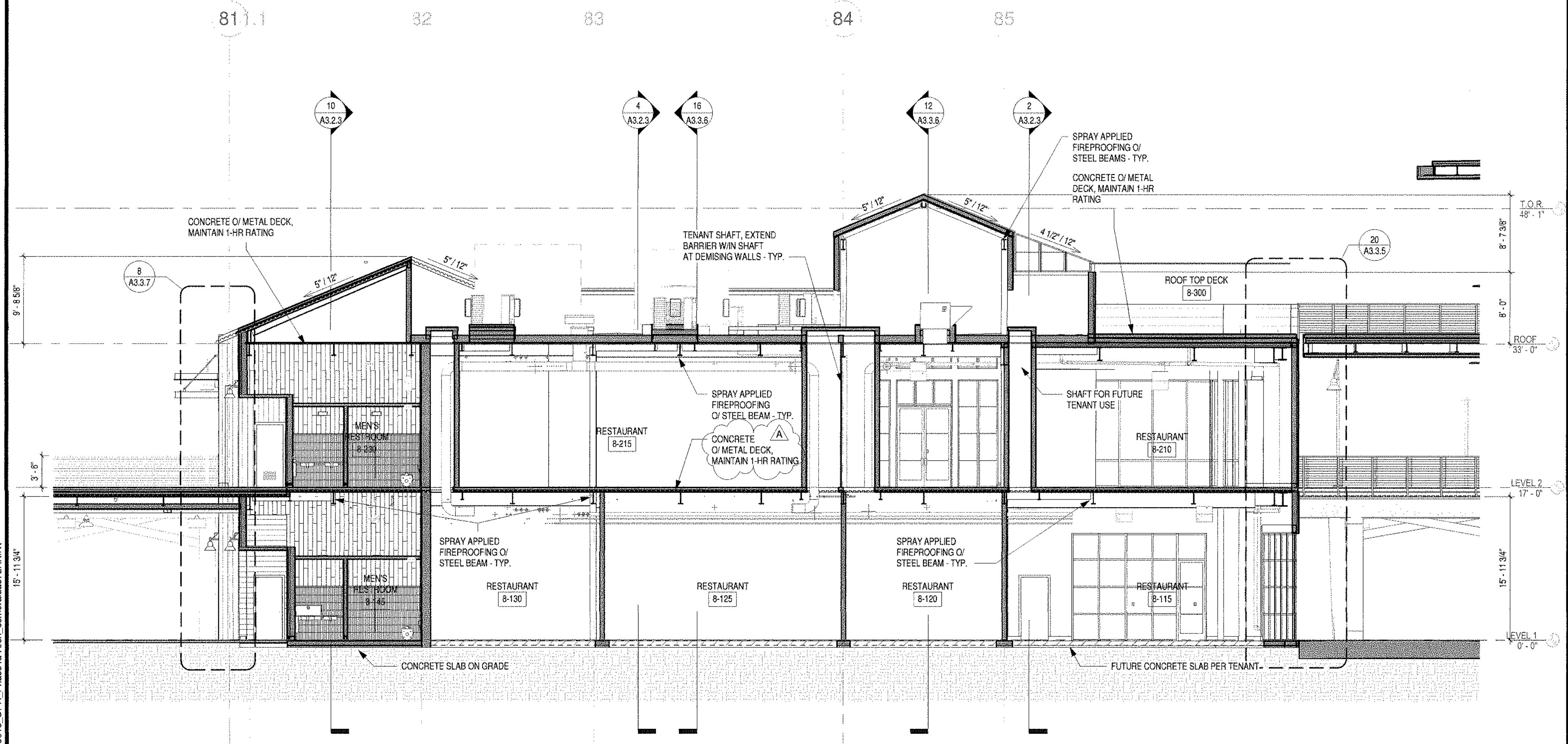
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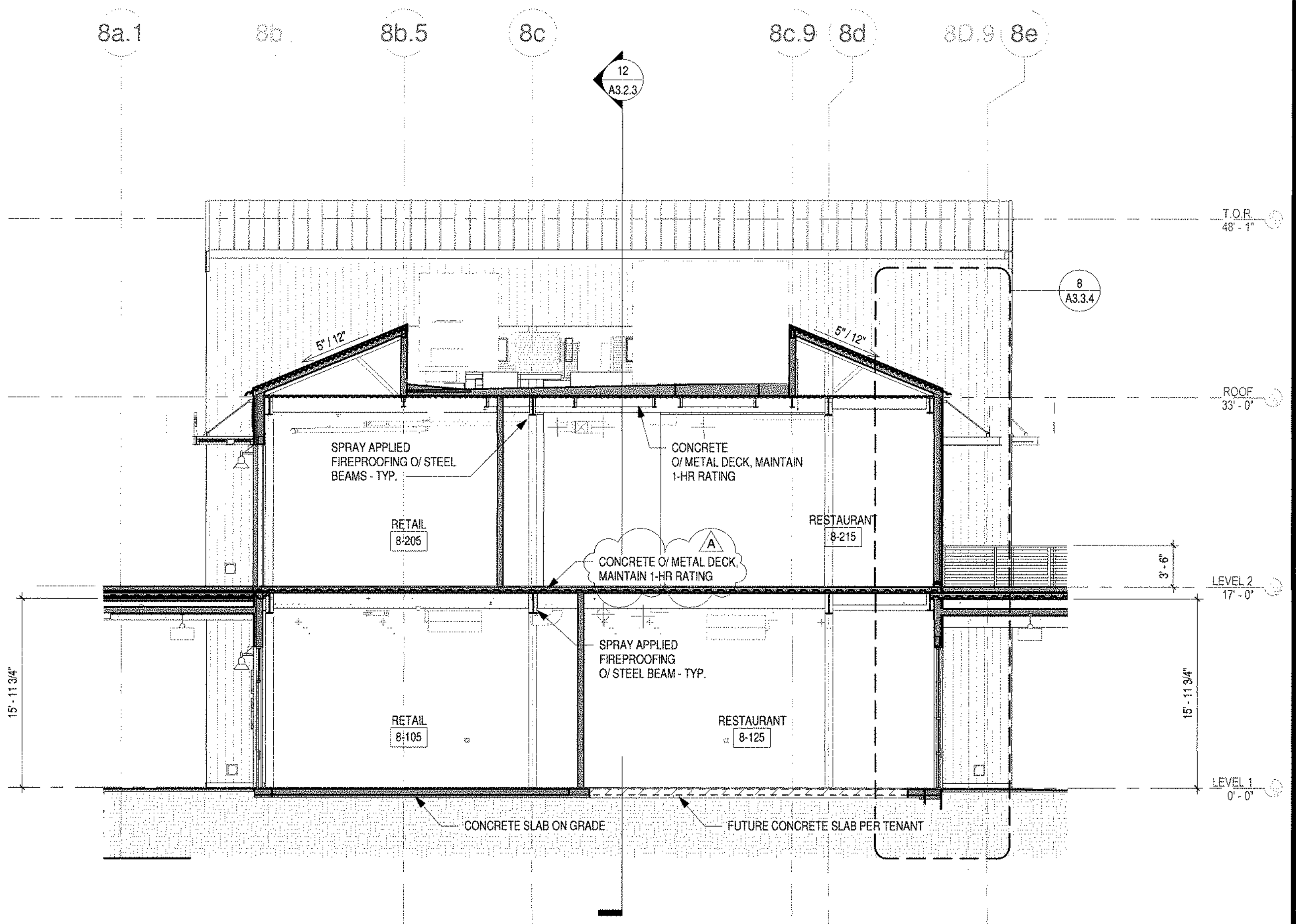
BUILDING SECTION 10
1/8" = 1'-0" A2.8.1 A3.2.3



BUILDING SECTION 2
1/8" = 1'-0" A2.8.1 A3.2.3

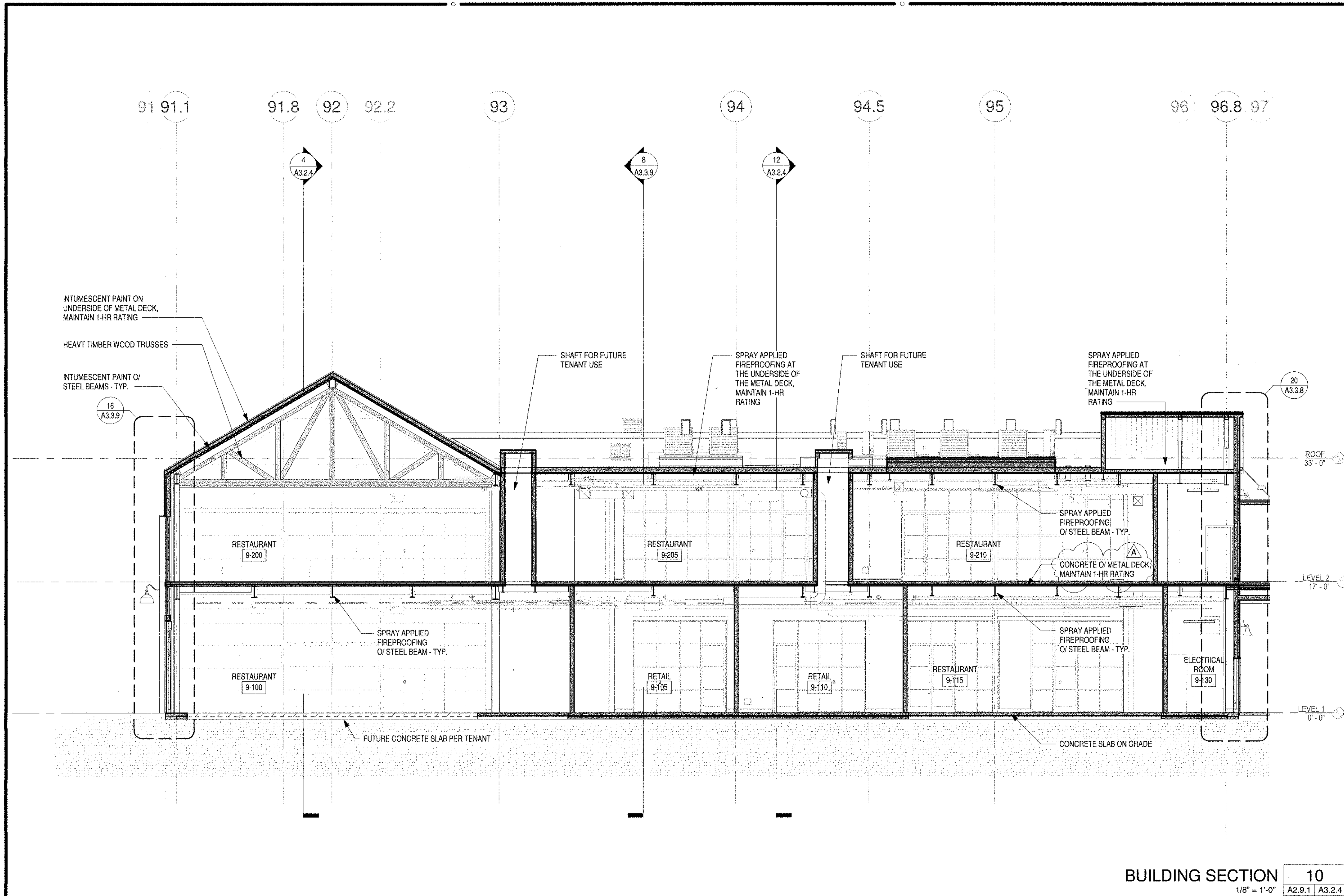


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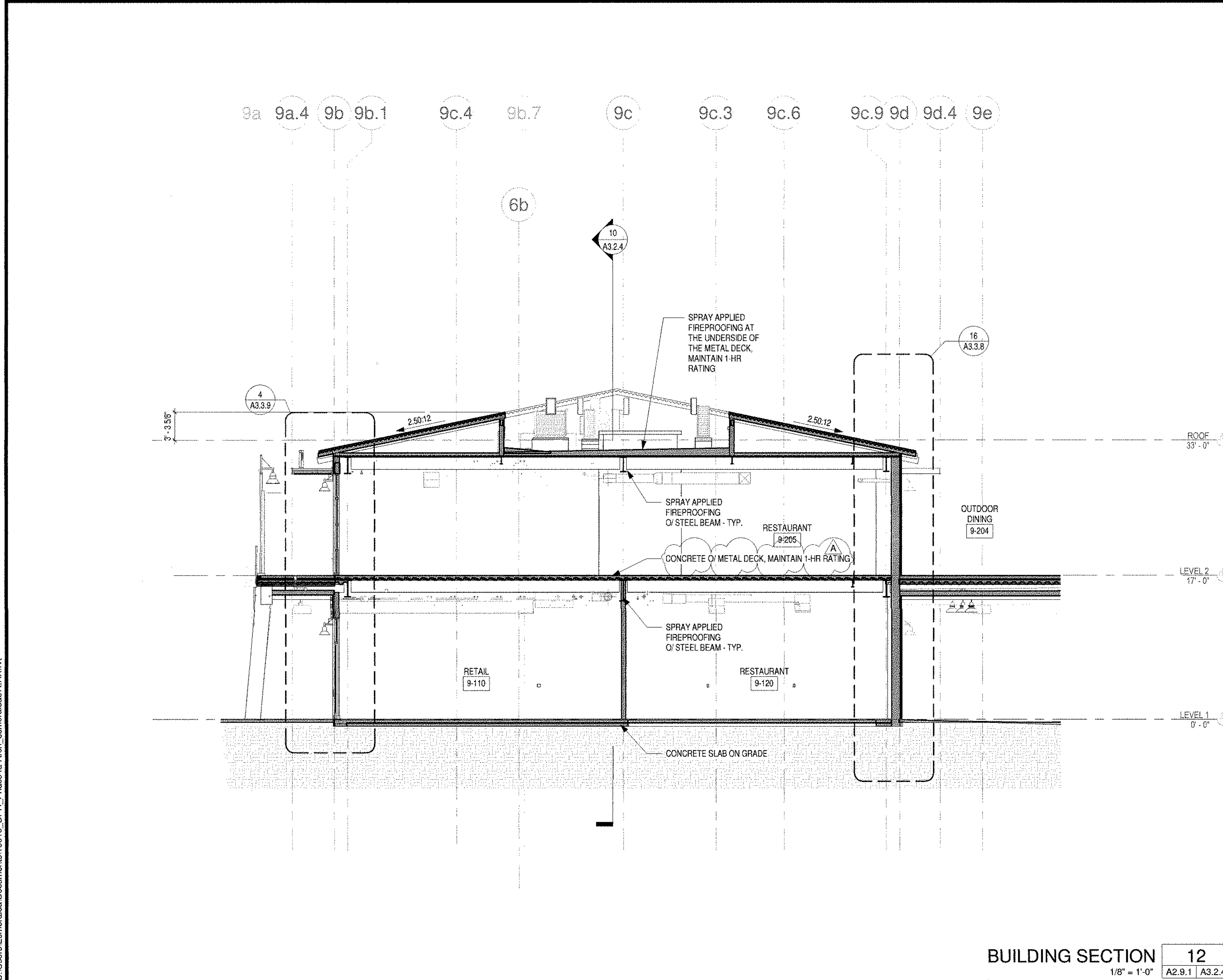


BUILDING SECTION 4
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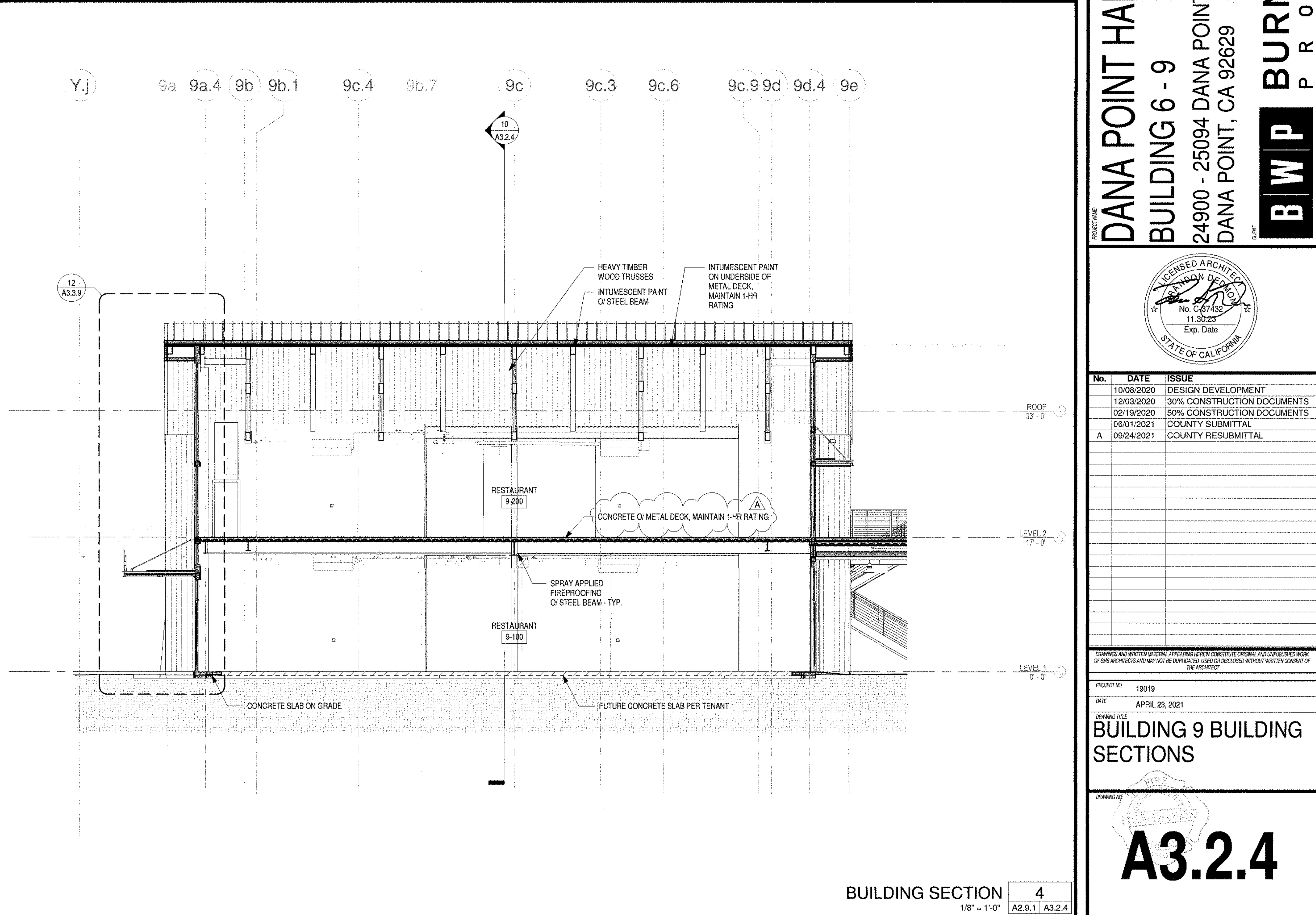
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BUILDING SECTION 10
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BUILDING SECTION 12
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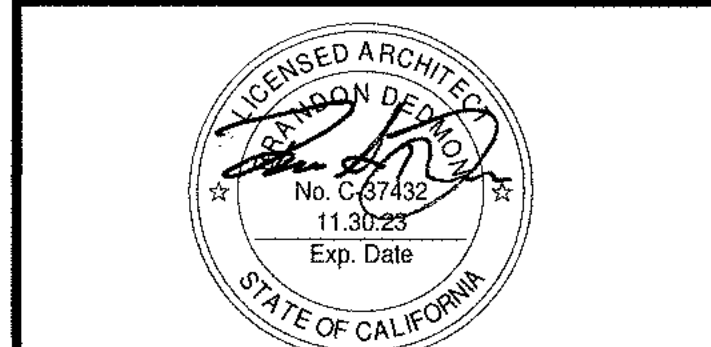


BUILDING SECTION 4
1/8" = 1'-0" A2.9.1 A3.2.4

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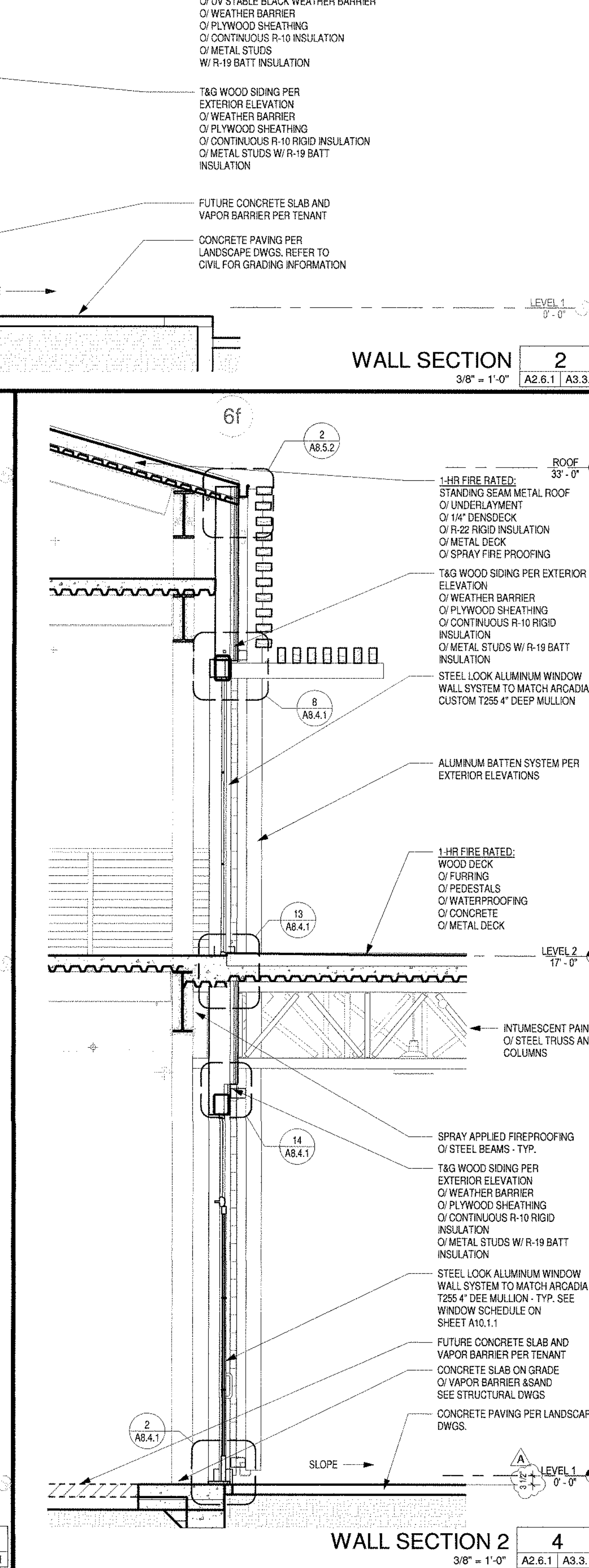
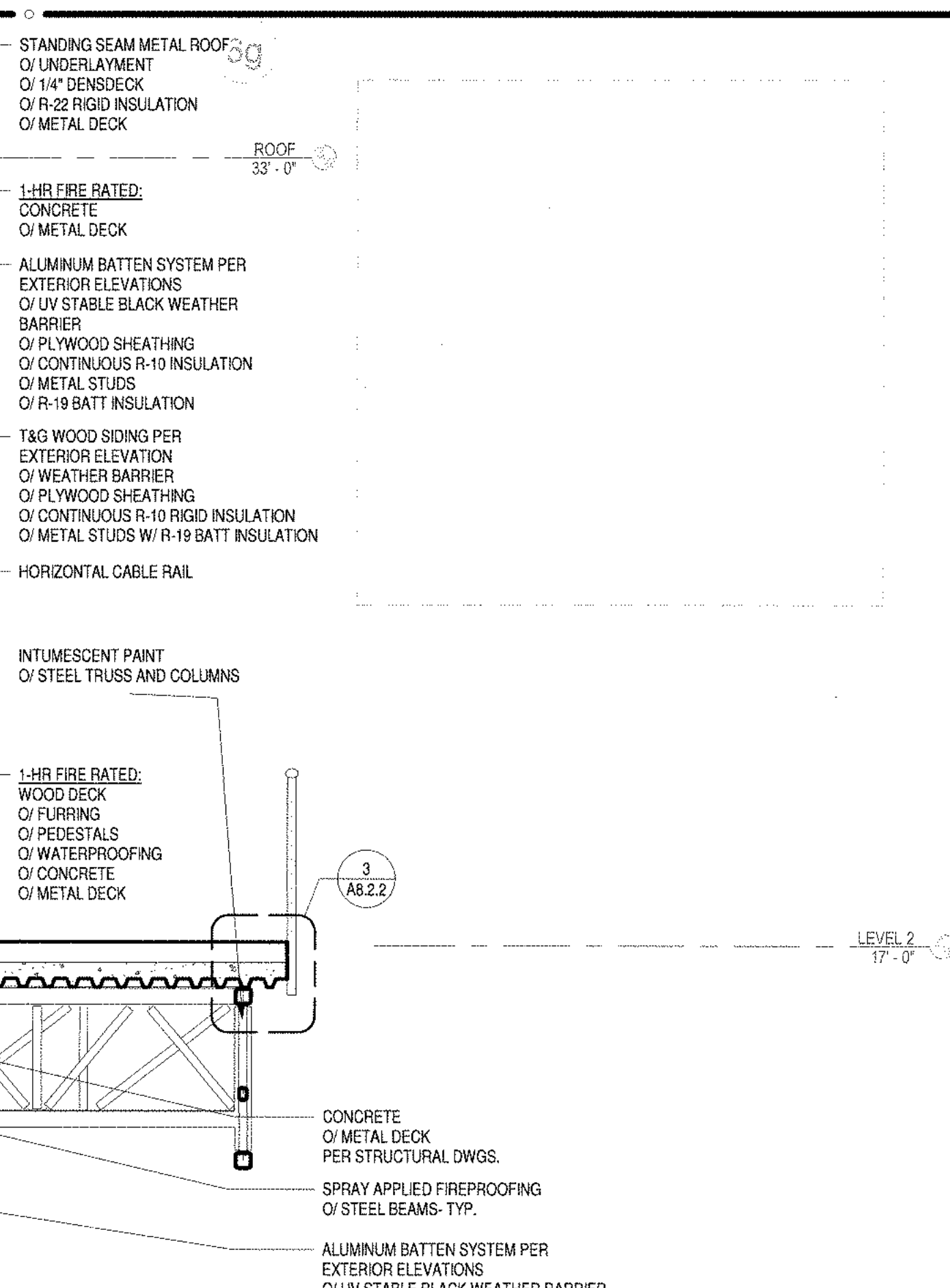
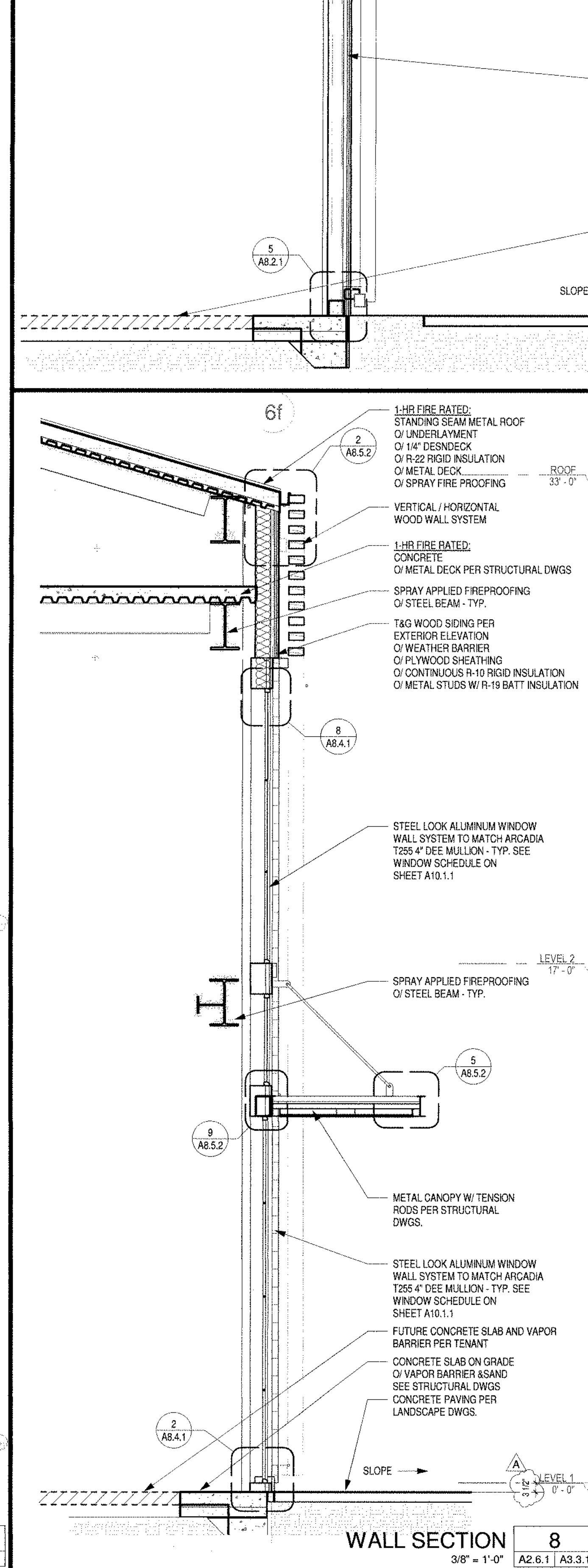
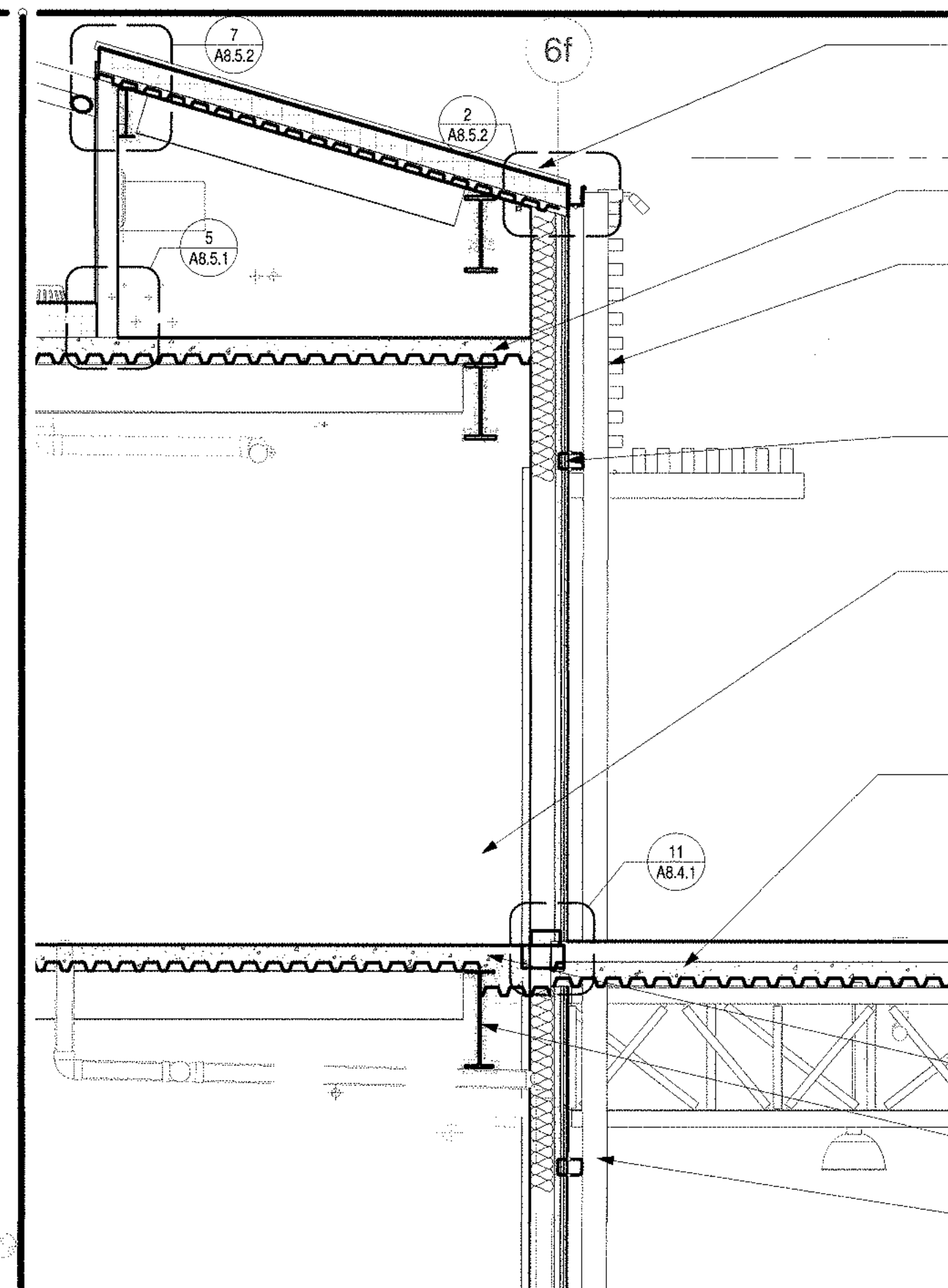
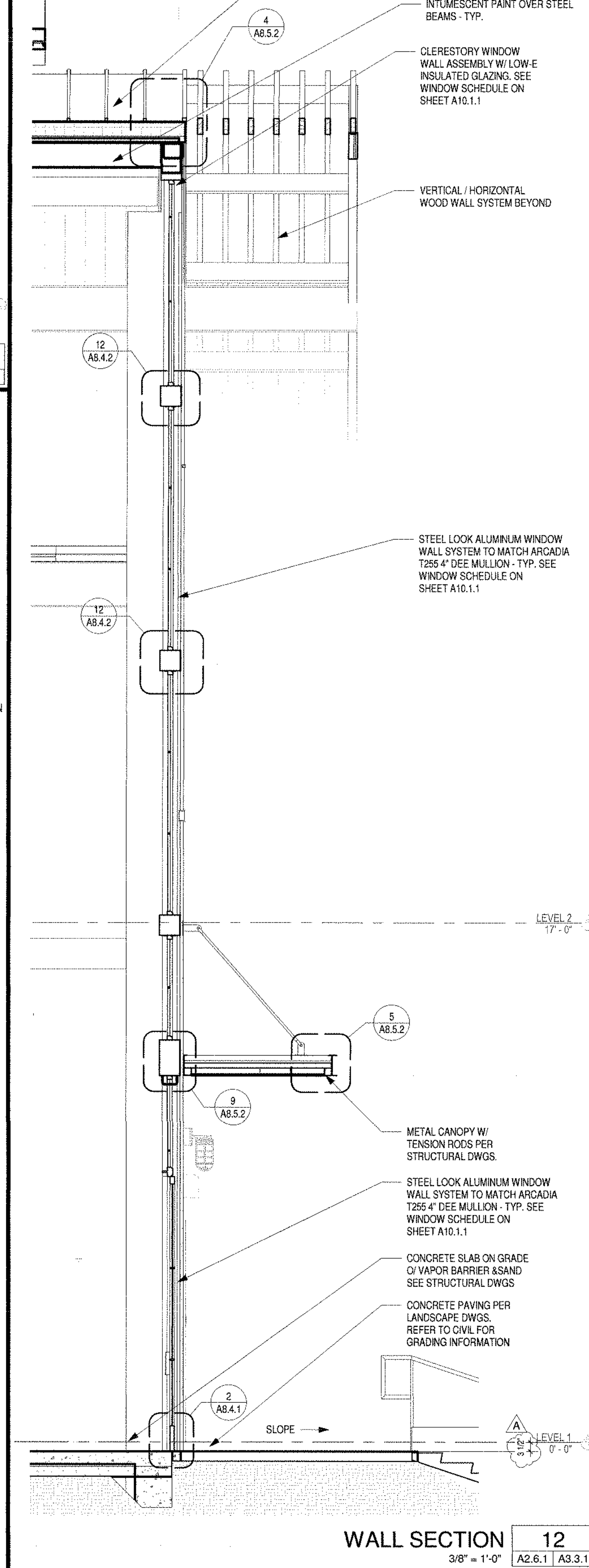
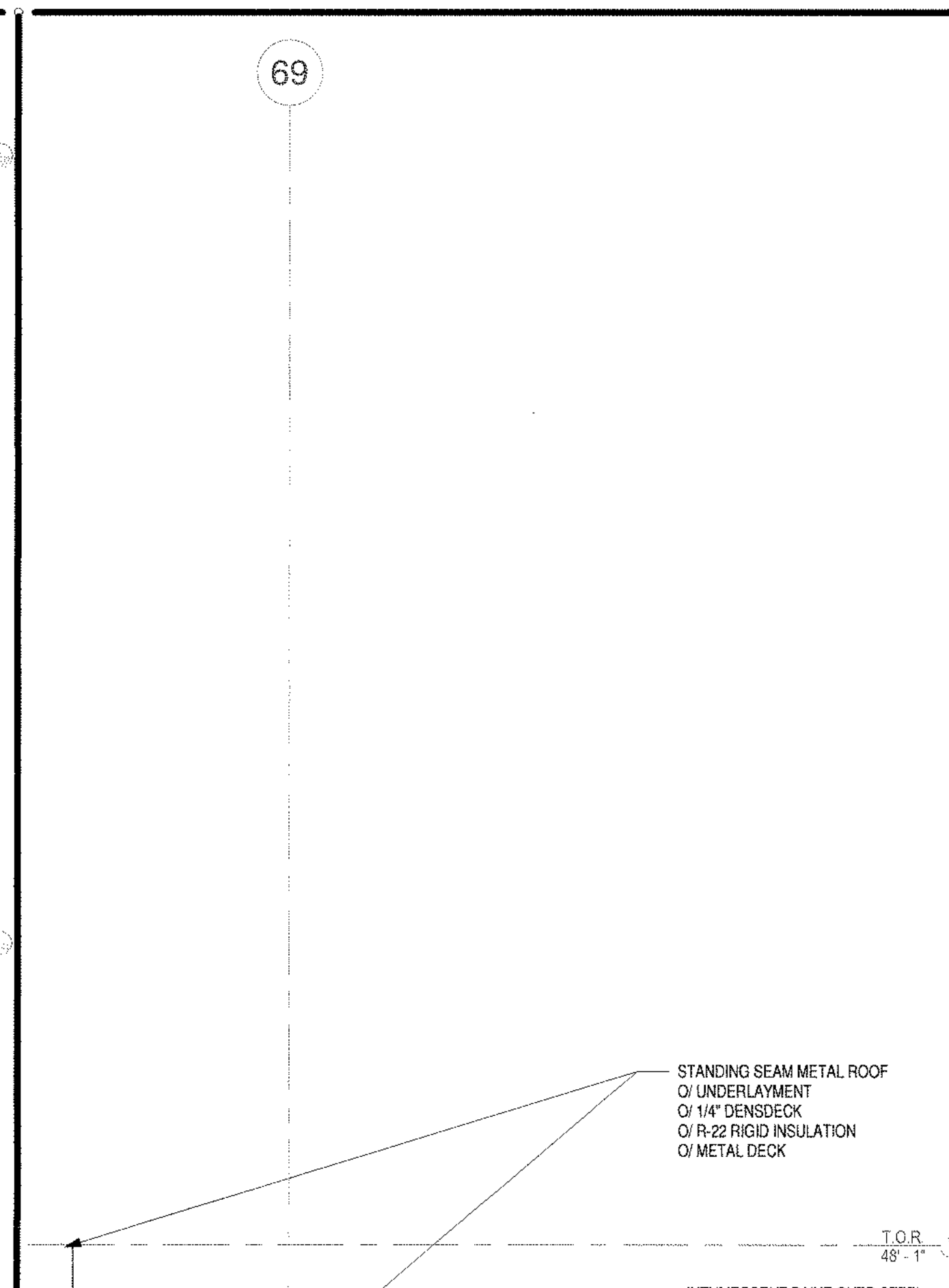
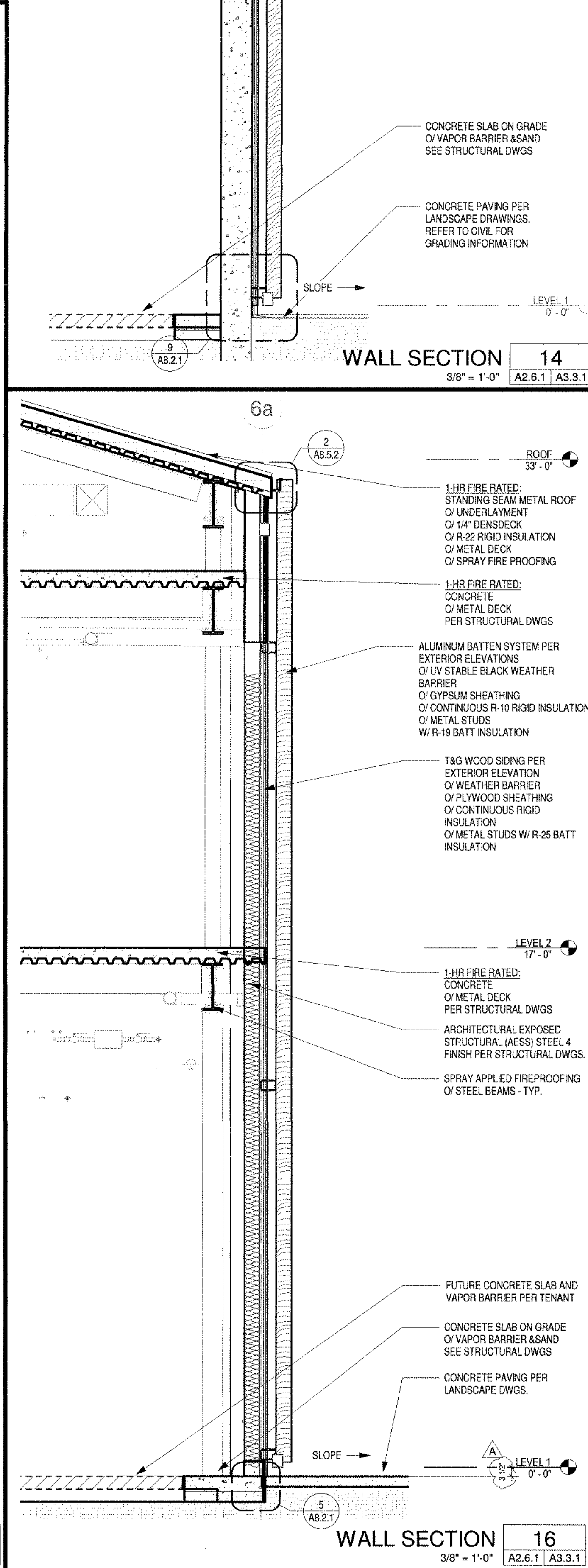
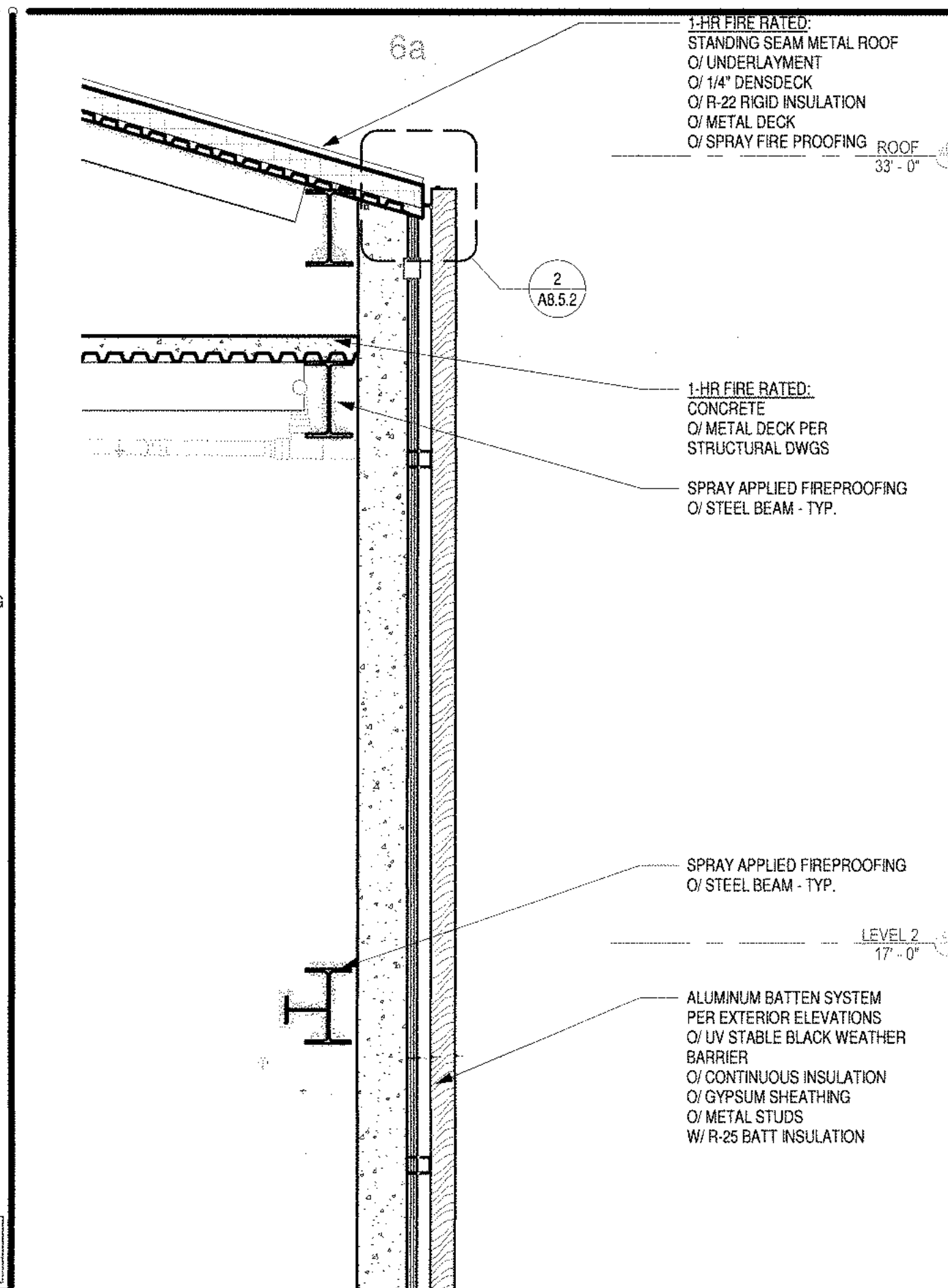
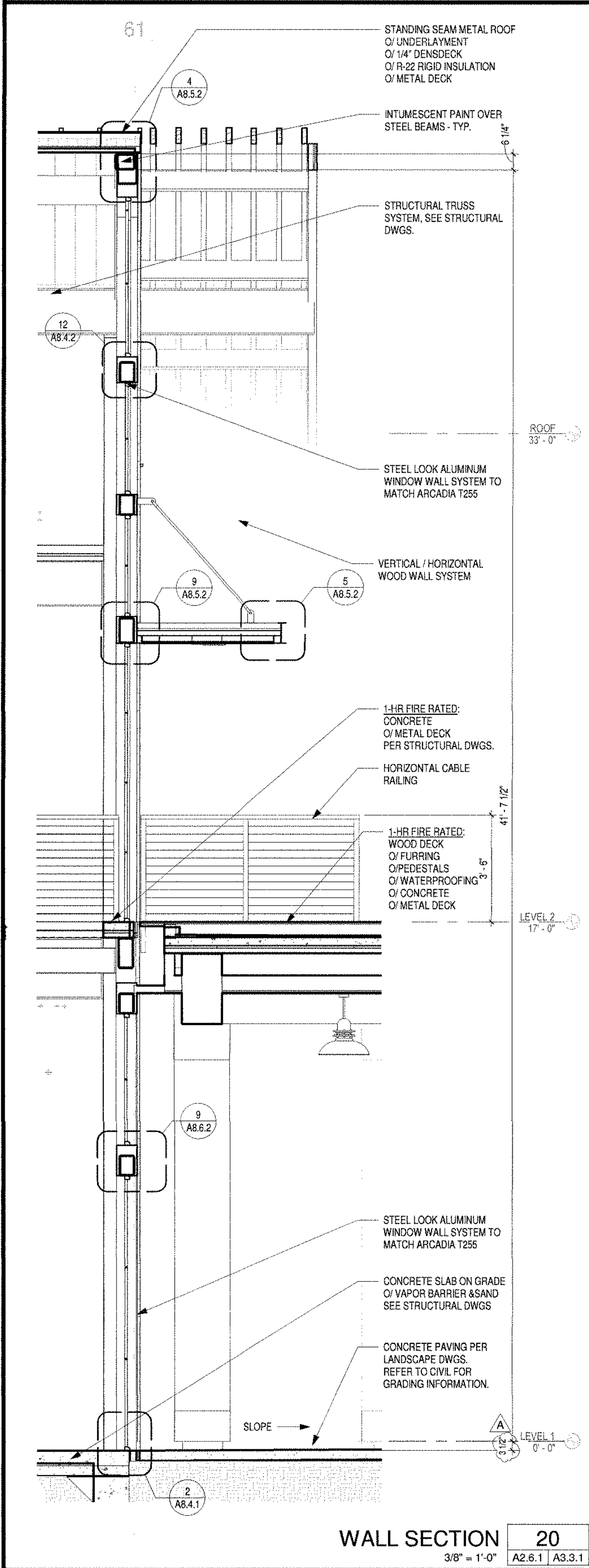
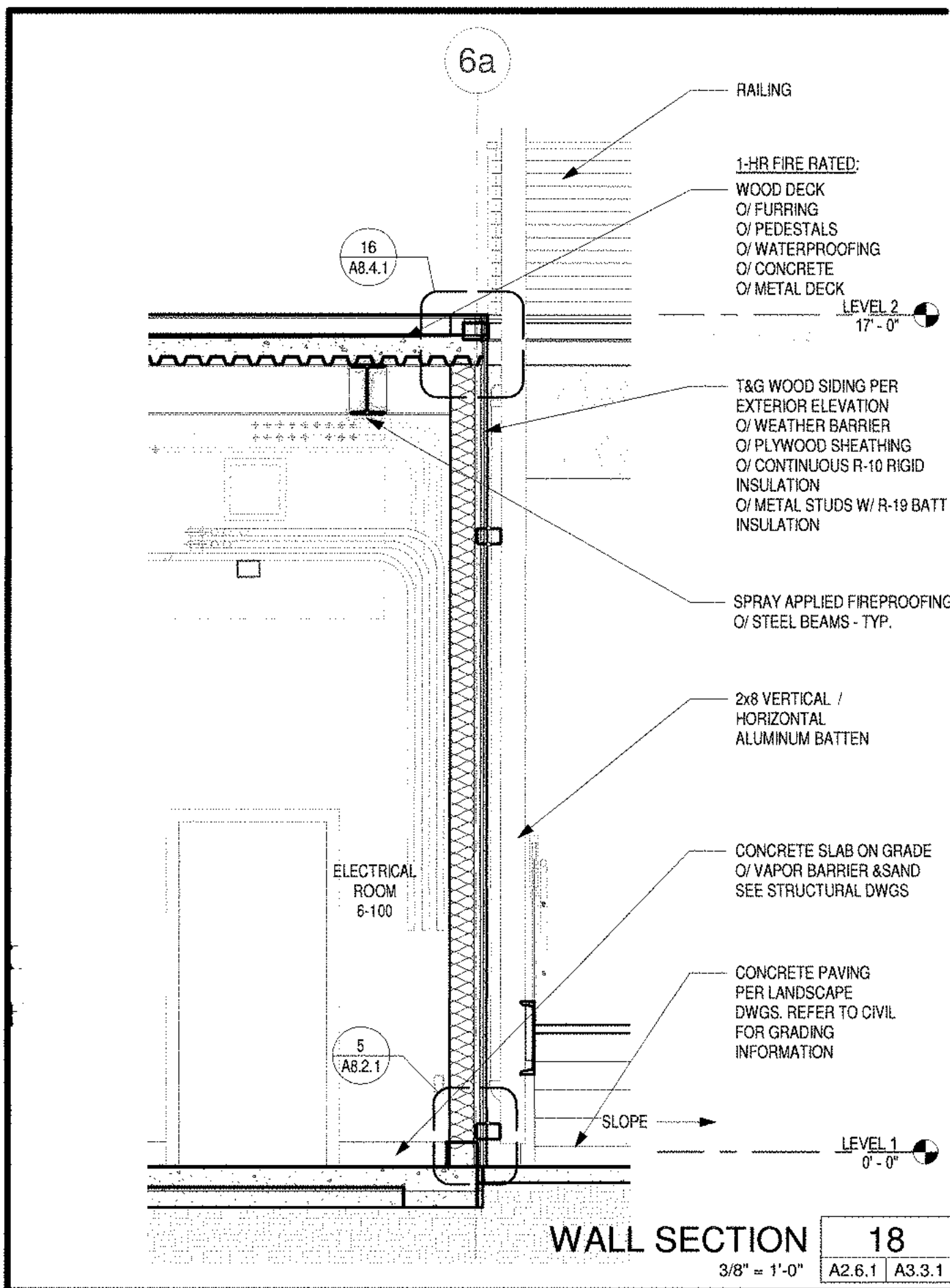
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
BWP BURNHAM|WARD
P R O P E R T I E S



No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	90% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 9 BUILDING SECTIONS
DRAWING NO.	

A3.2.4
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DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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P R O P E R T I E S

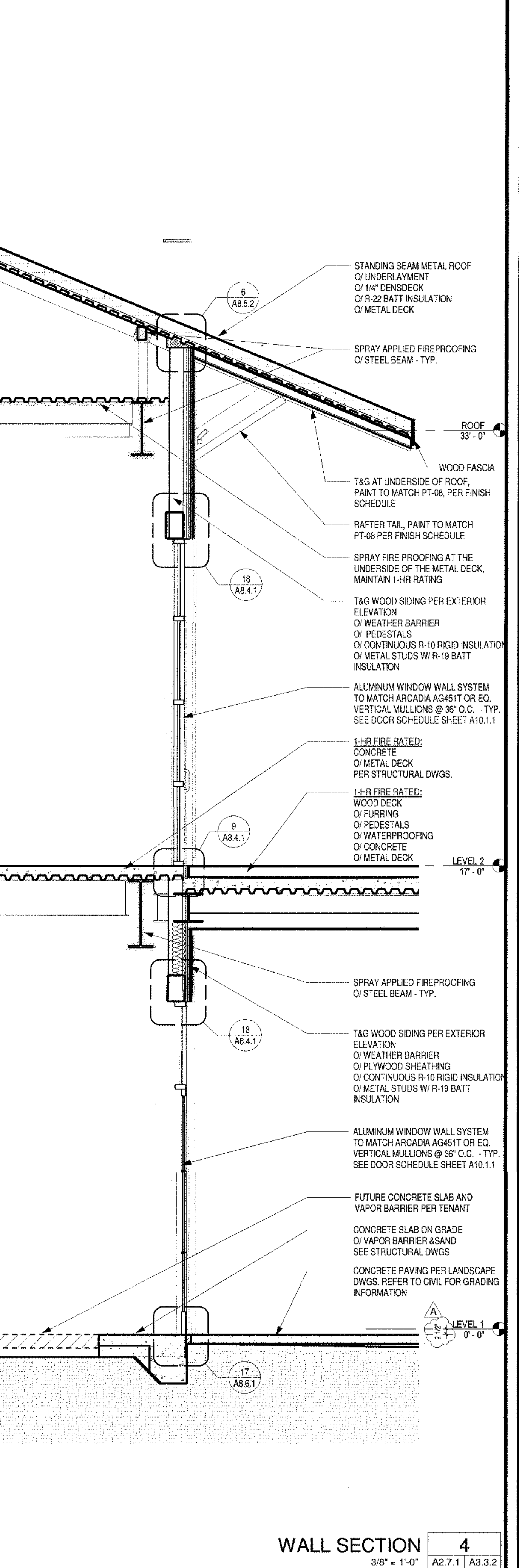
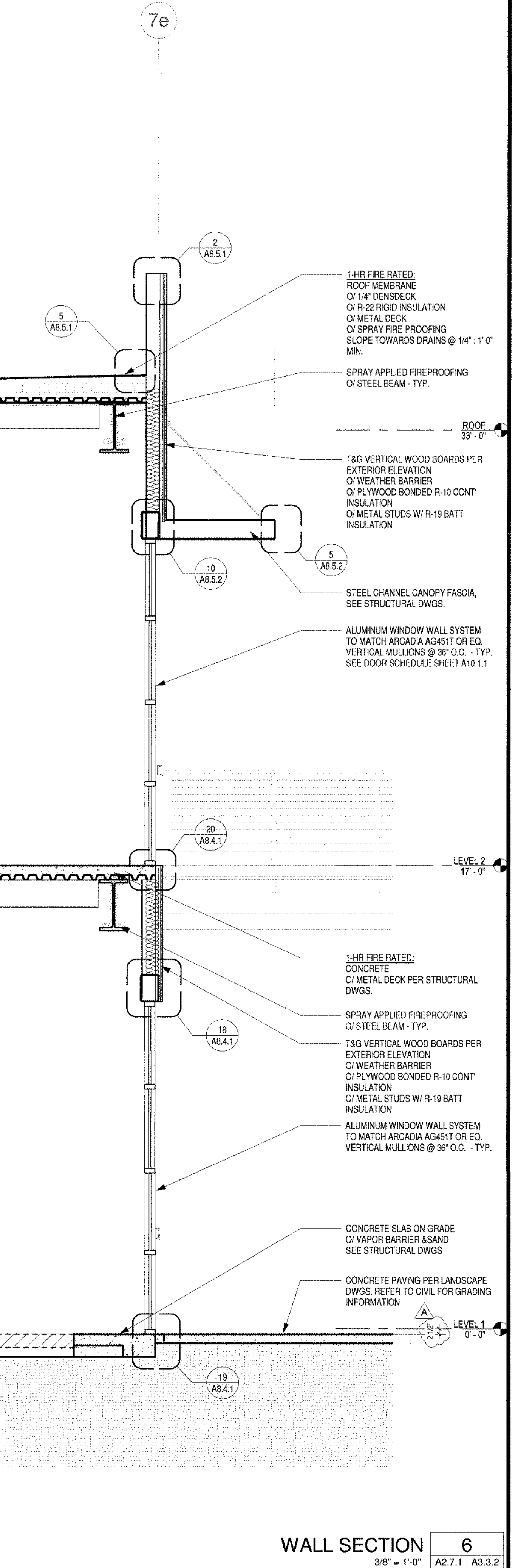
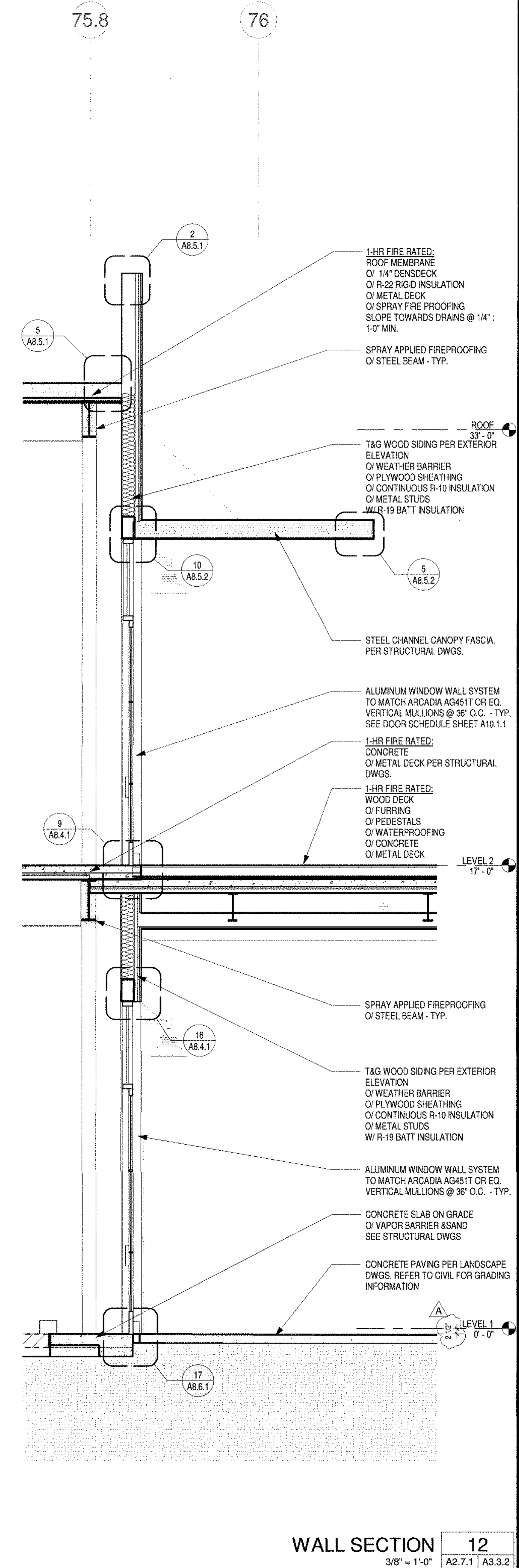
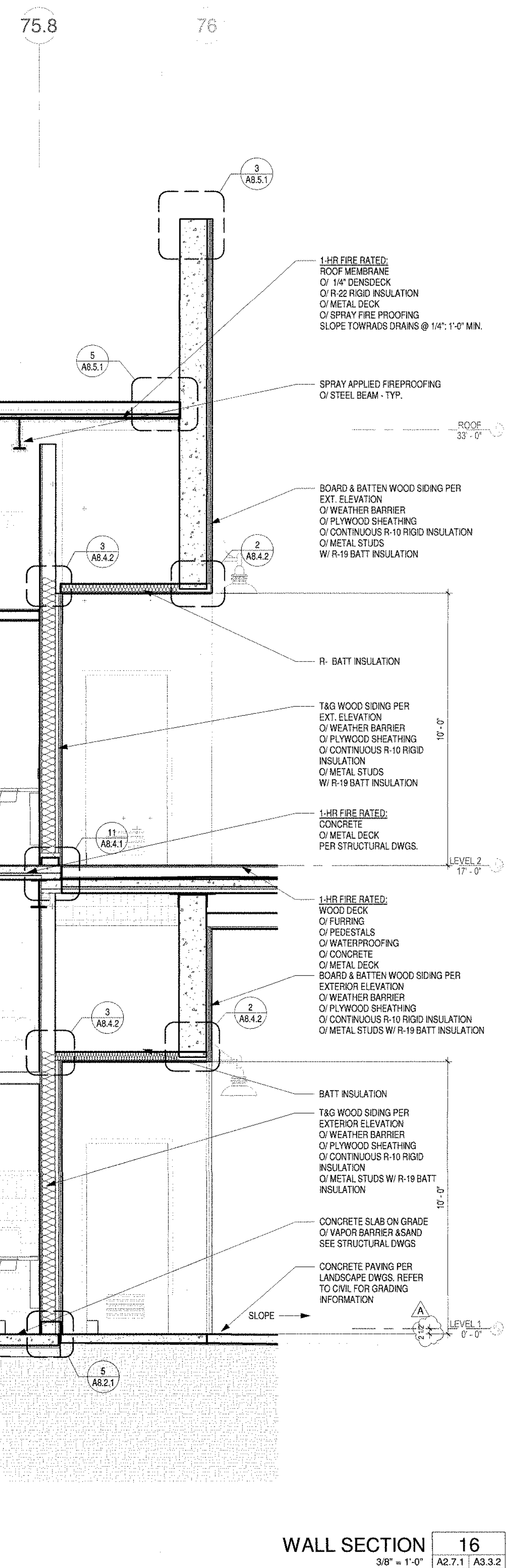
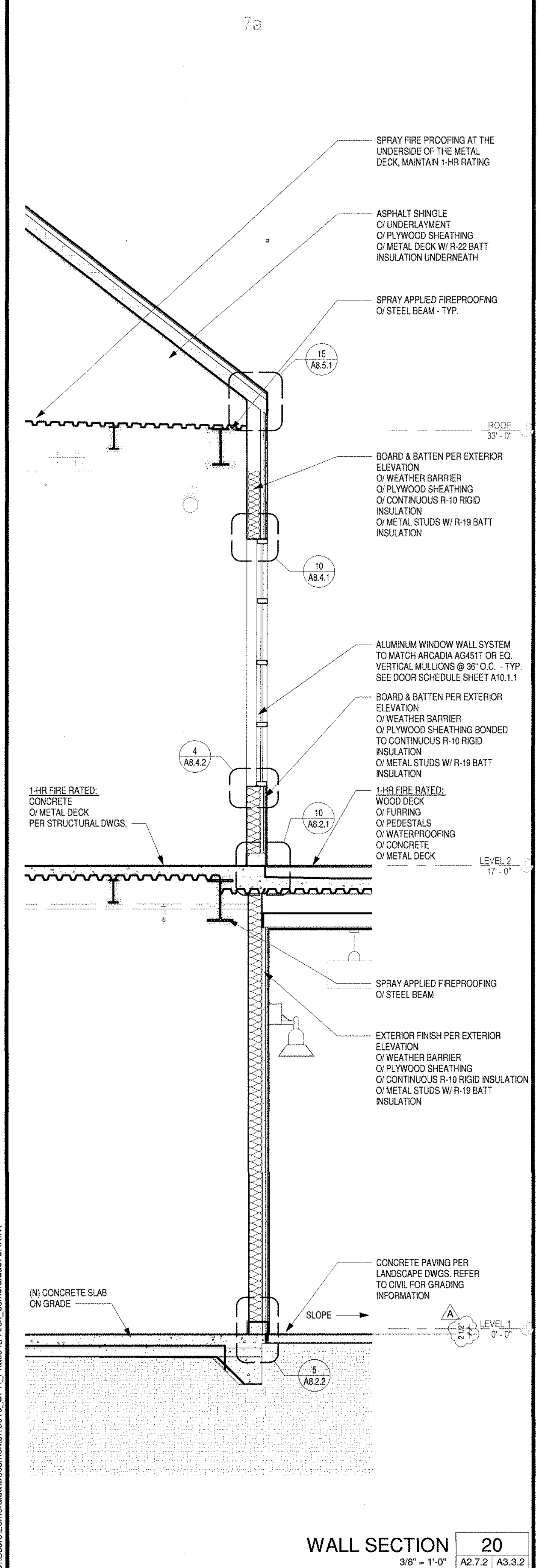


No.	DATE	ISSUE
10/08/2020	12/03/2020	DESIGN DEVELOPMENT
02/19/2021	05/01/2021	50% CONSTRUCTION DOCUMENTS
08/01/2021	09/24/2021	COUNTY SUBMITTAL
A		COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE: APRIL 23, 2021
BUILDING 7 WALL SECTIONS

A3.3.2



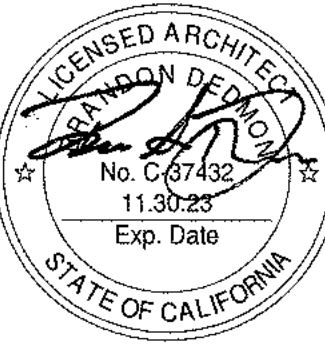


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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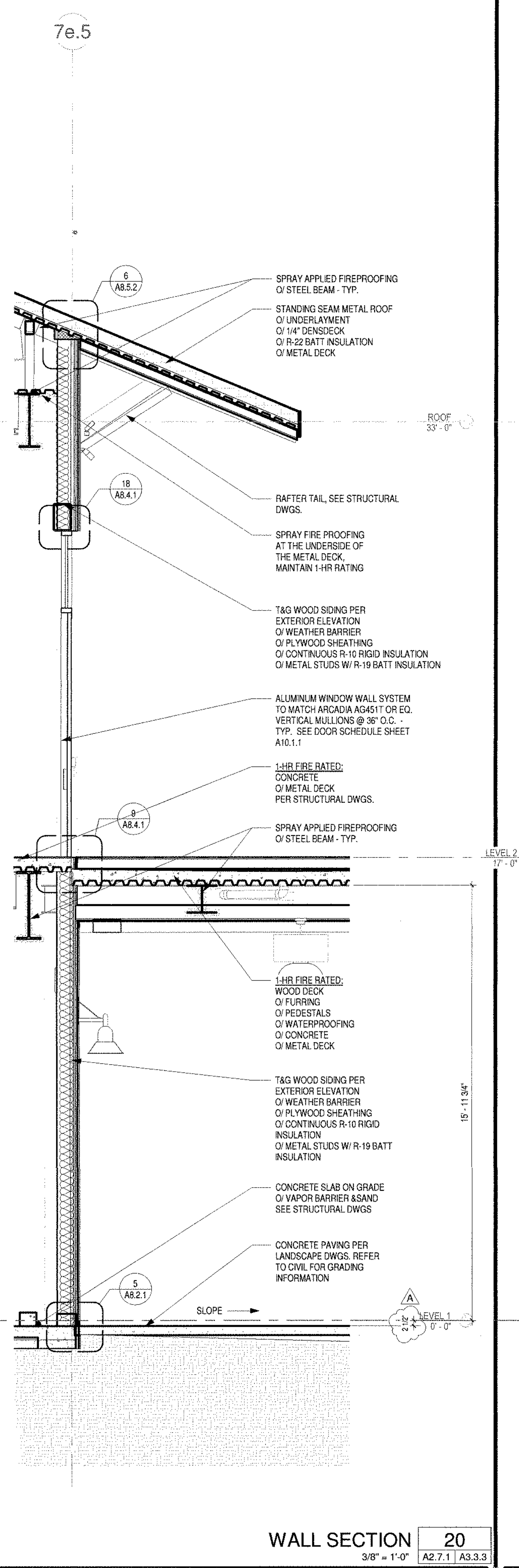
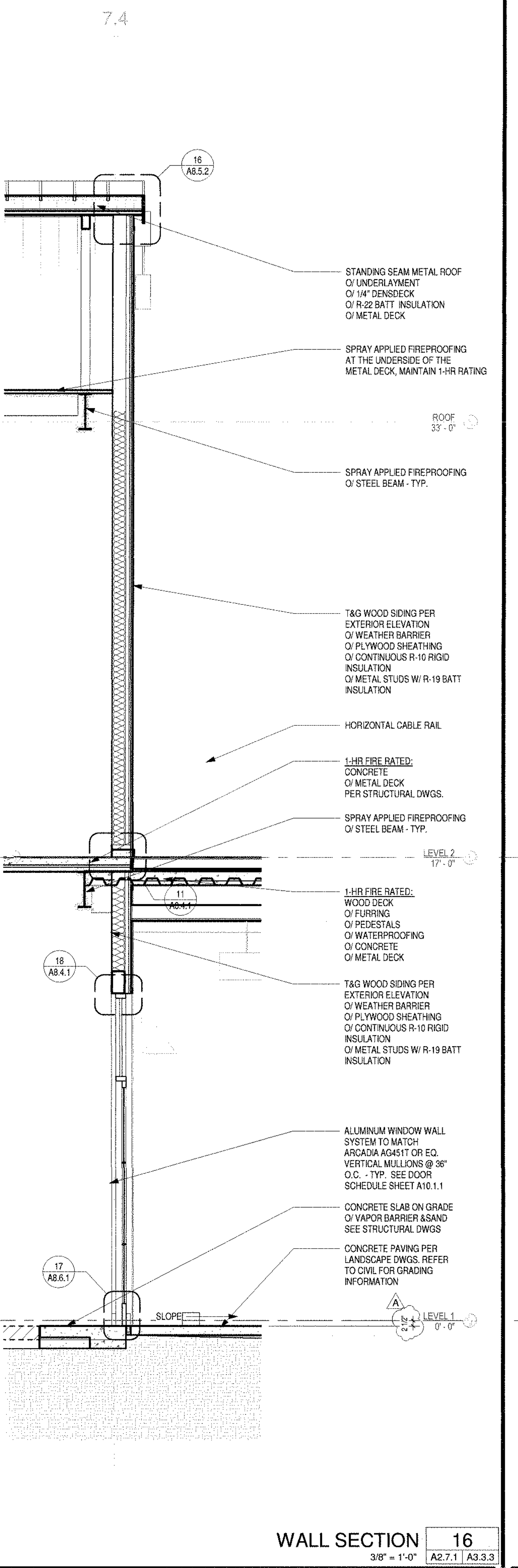
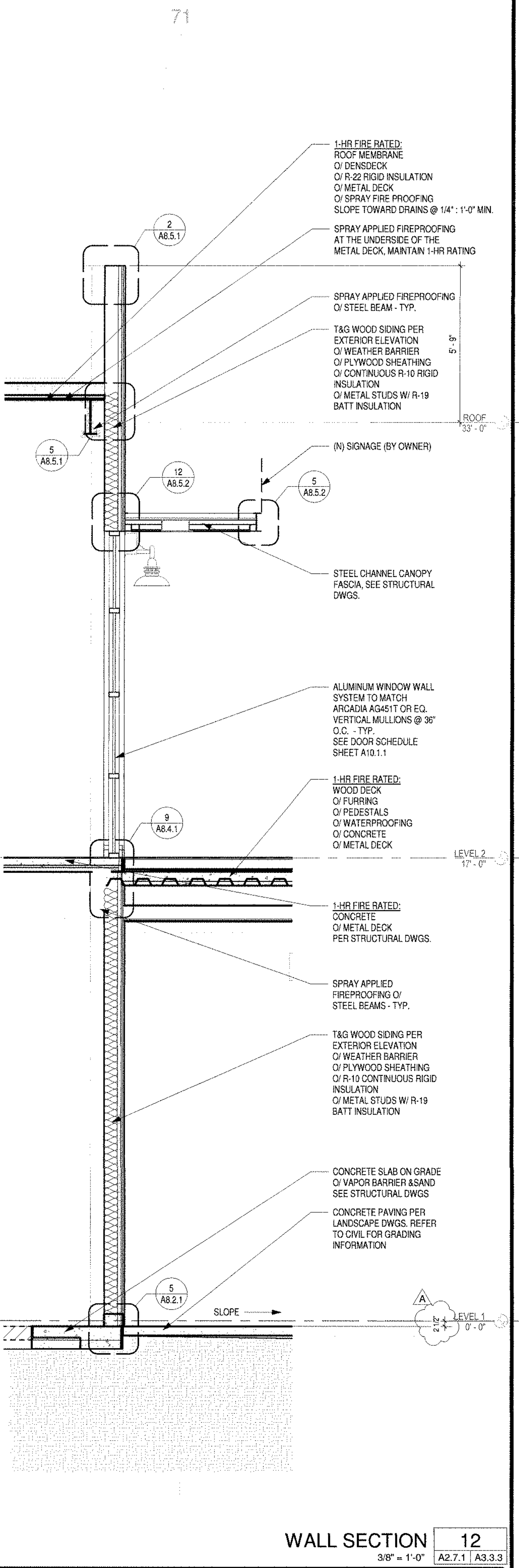
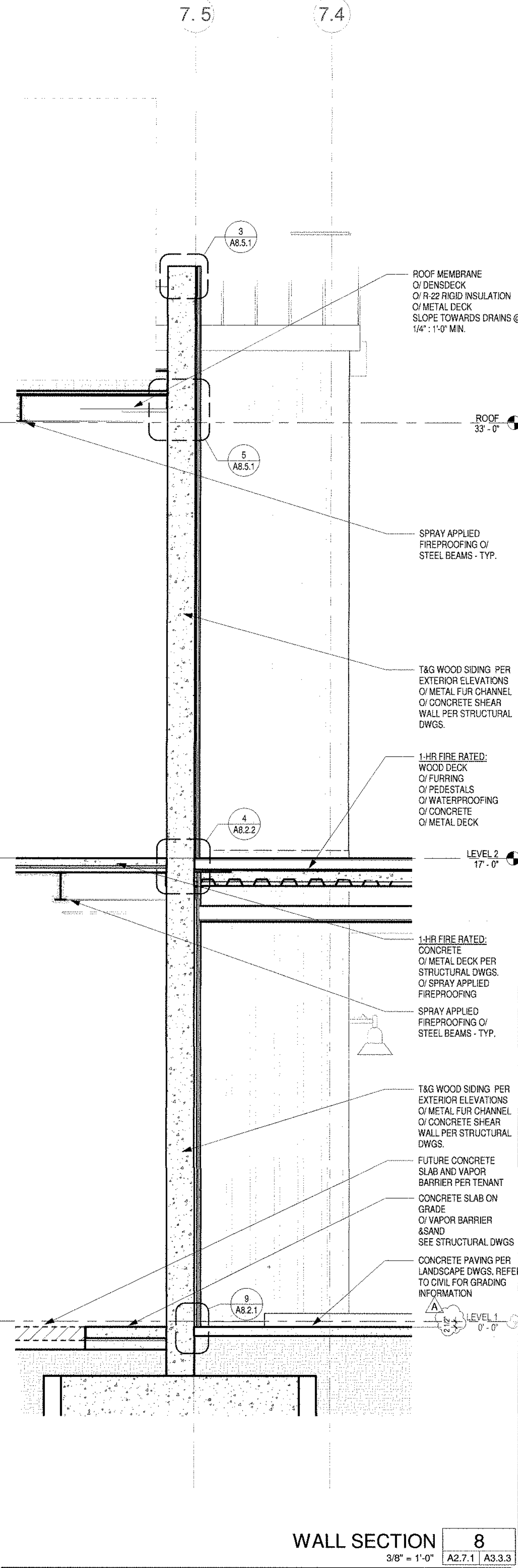
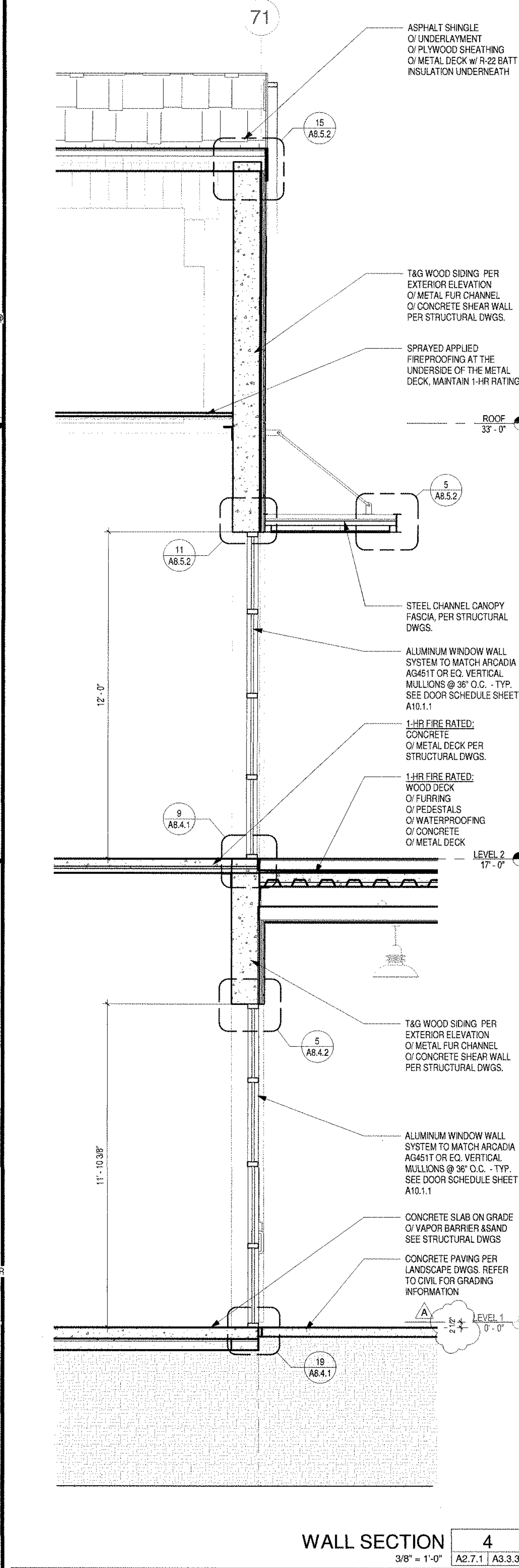


No.	DATE	ISSUE
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A	09/24/2021	COUNTY RESUBMITTAL

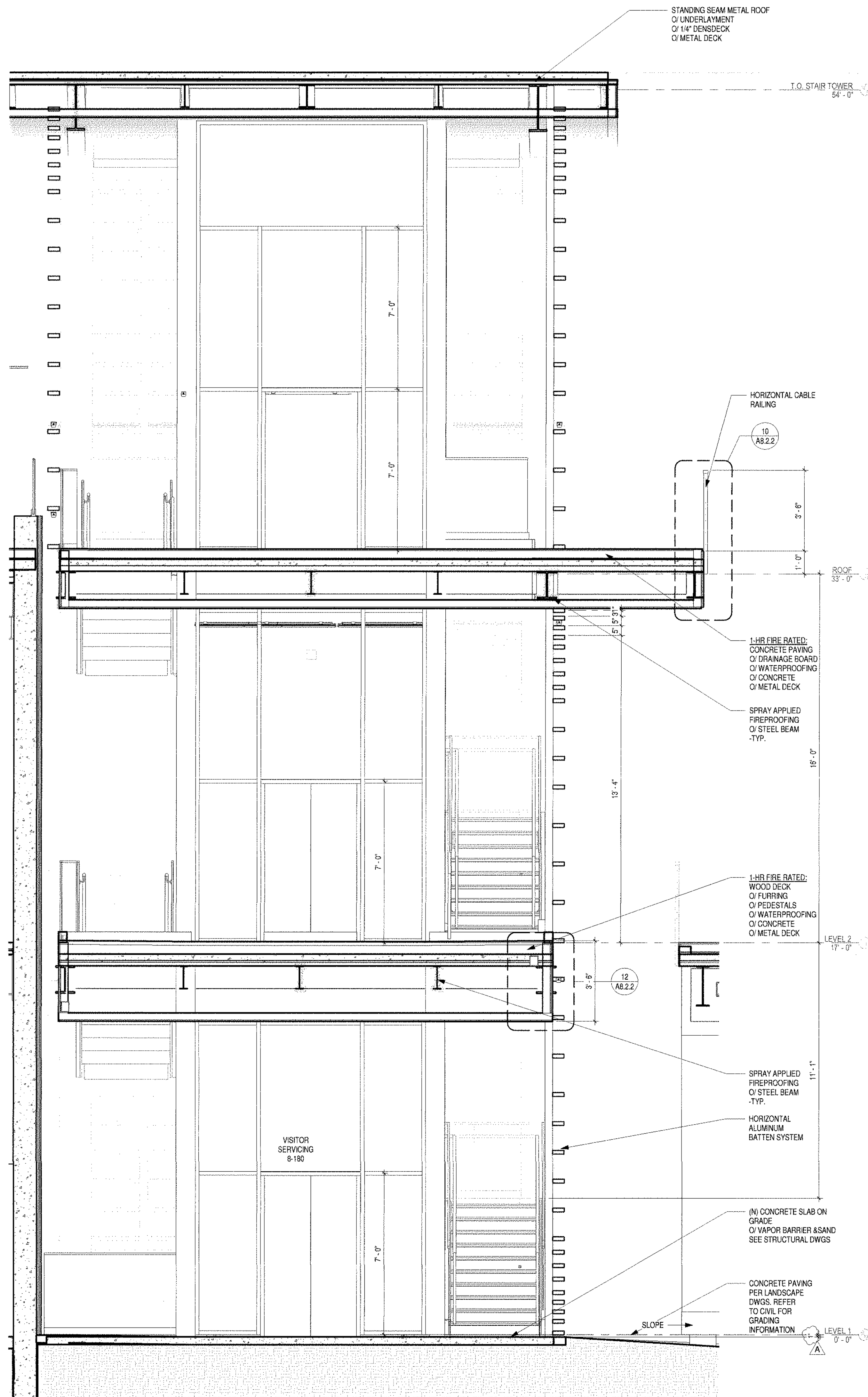
APPROVED AND WRITTEN AGREEMENT, APPROVING HEREIN CONTRACT, ORIGINAL AND UNREPRODUCED WORK, OF THIS ARCHITECT'S AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
PROJECT NO. 19019
DATE APRIL 23, 2021

BUILDING 7 WALL SECTIONS

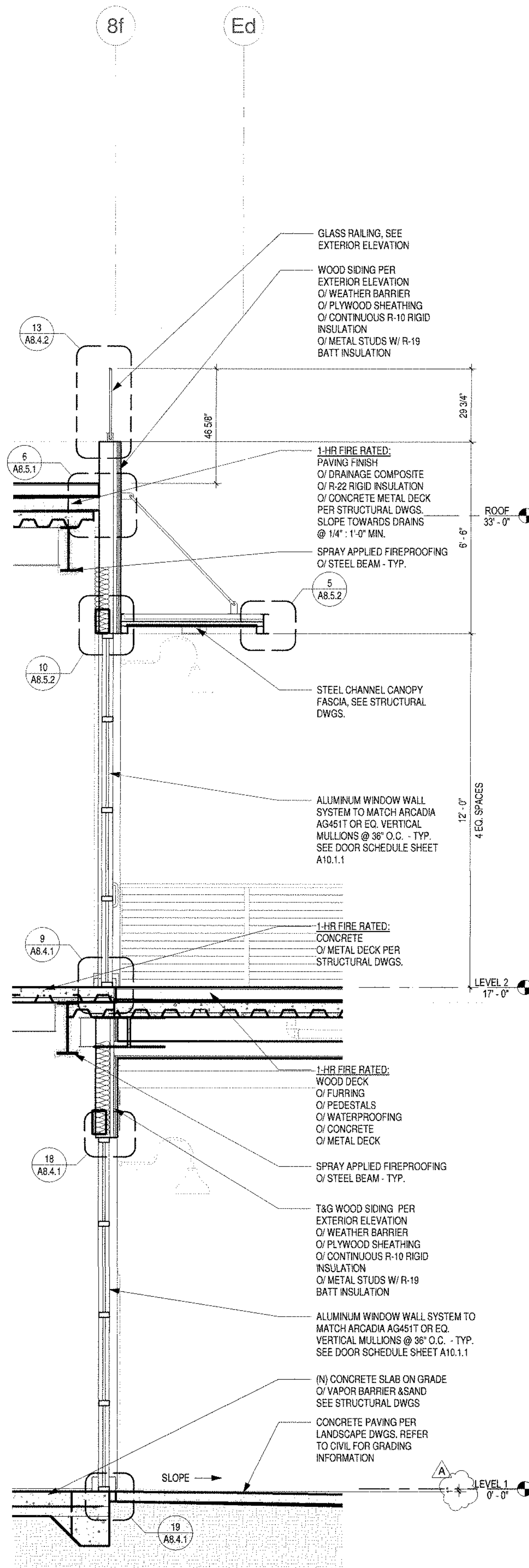
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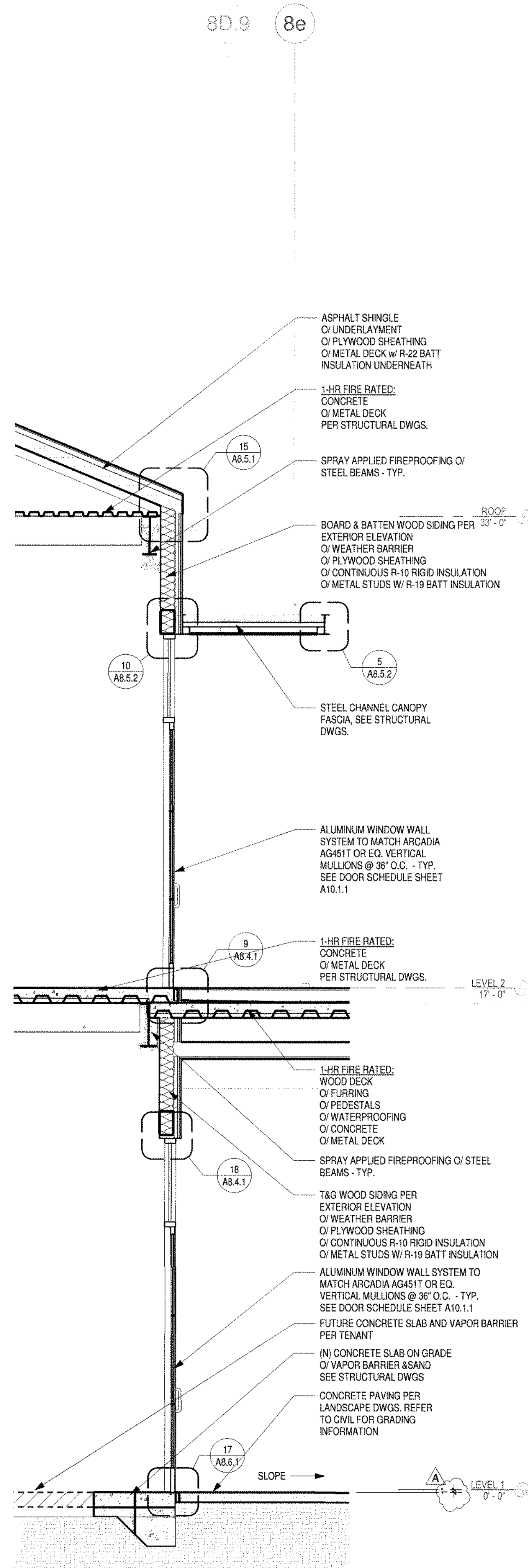
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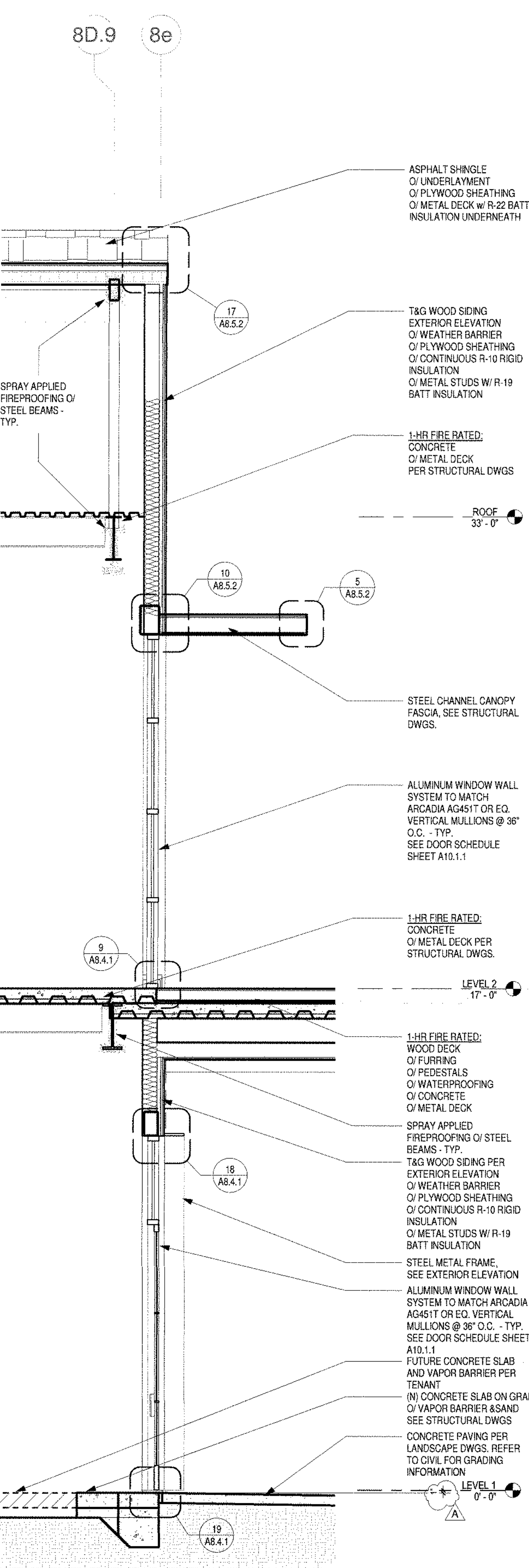
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3/8" = 1'-0" A4.2.1 A3.3.4



WALL SECTION 12
3/8" = 1'-0" A2.8.1 A3.3.4



WALL SECTION 8
3/8" = 1'-0" A2.8.1 A3.3.4

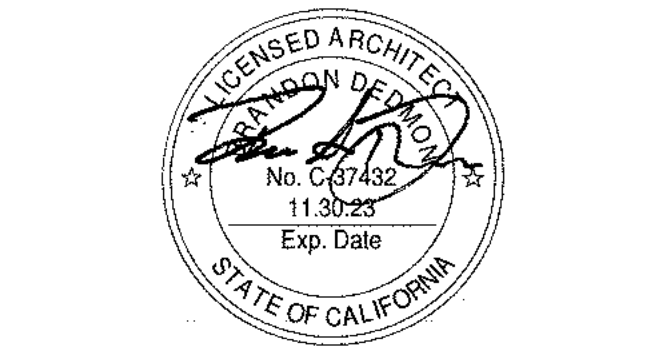


WALL SECTION 4
3/8" = 1'-0" A2.8.1 A3.3.4

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BUILDING 6 - 9
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629
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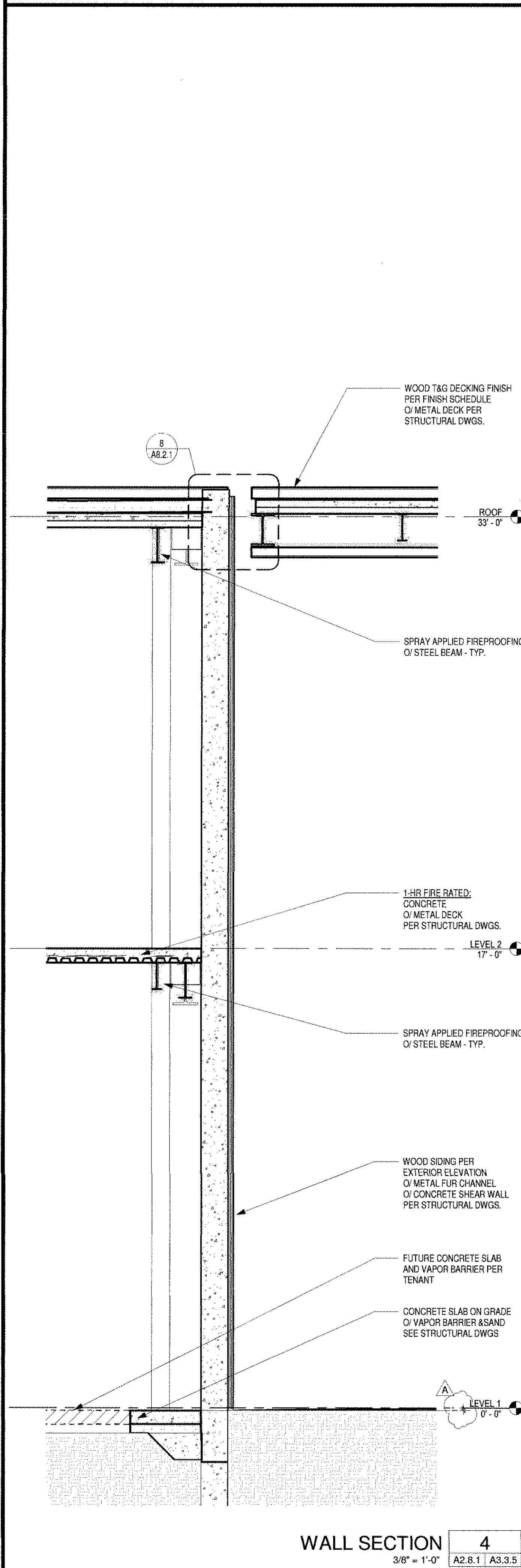
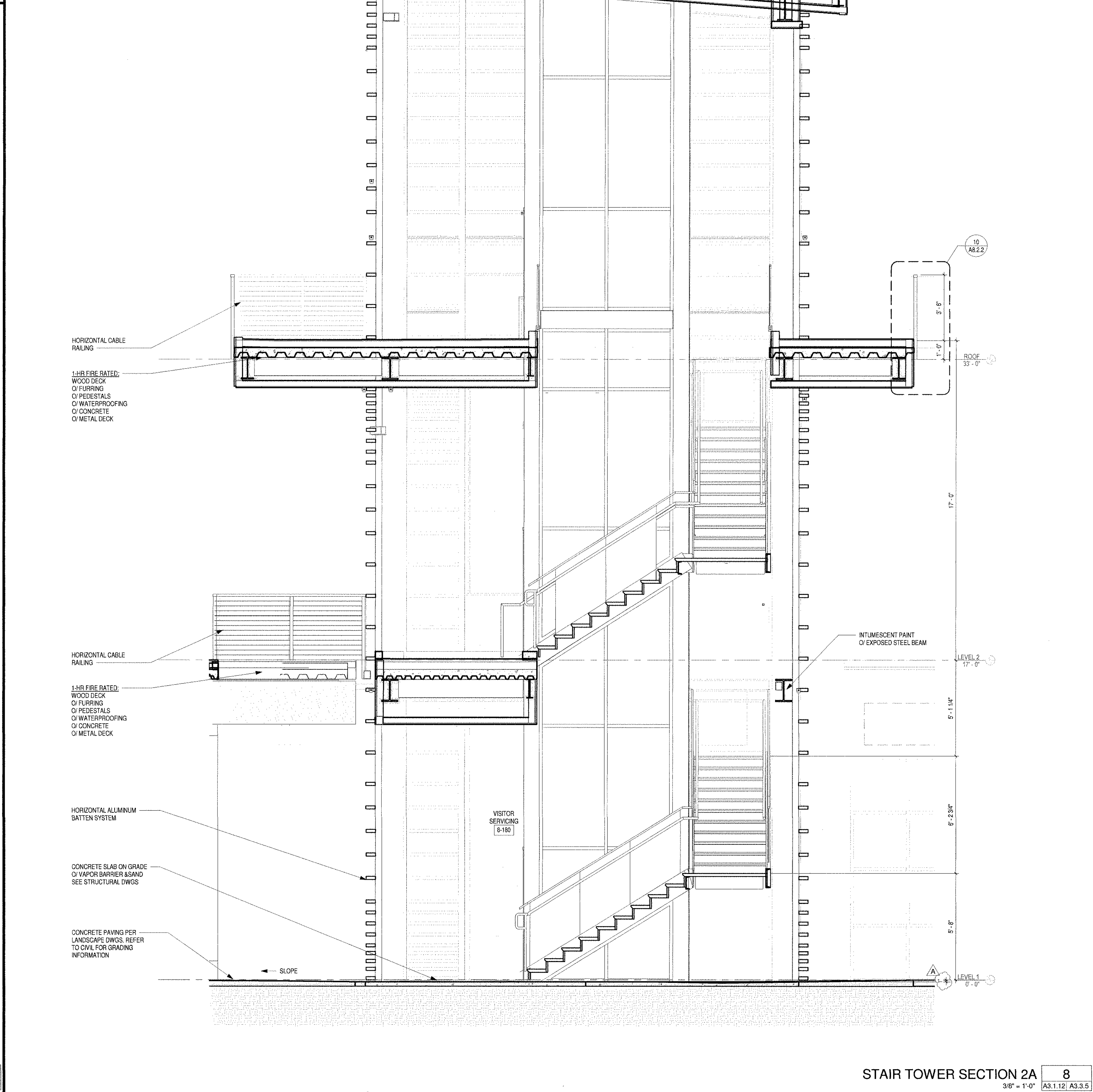
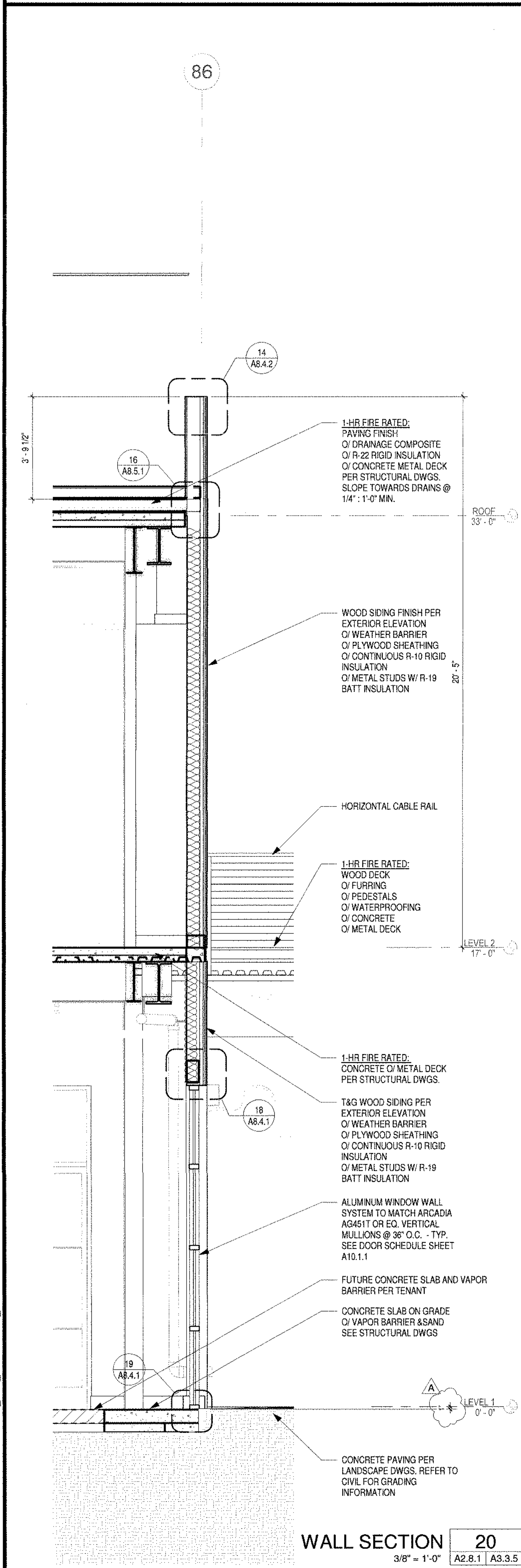
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	02/19/2021	50% CONSTRUCTION DOCUMENTS
	08/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

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PROJECT NO.	19019
DRAWING TITLE	BUILDING 8 WALL SECTIONS
DATE	APRIL 23, 2021

DRAWING NO.	A3.3.4
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A3.3.4

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DANA POINT HARBOR COMMERCIAL CORE

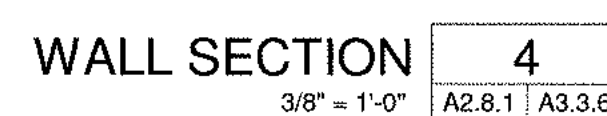
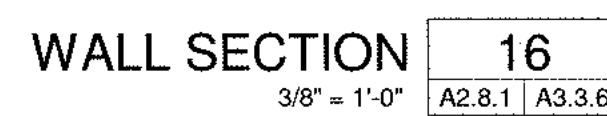
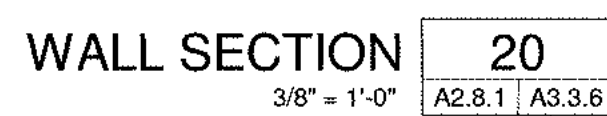
BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

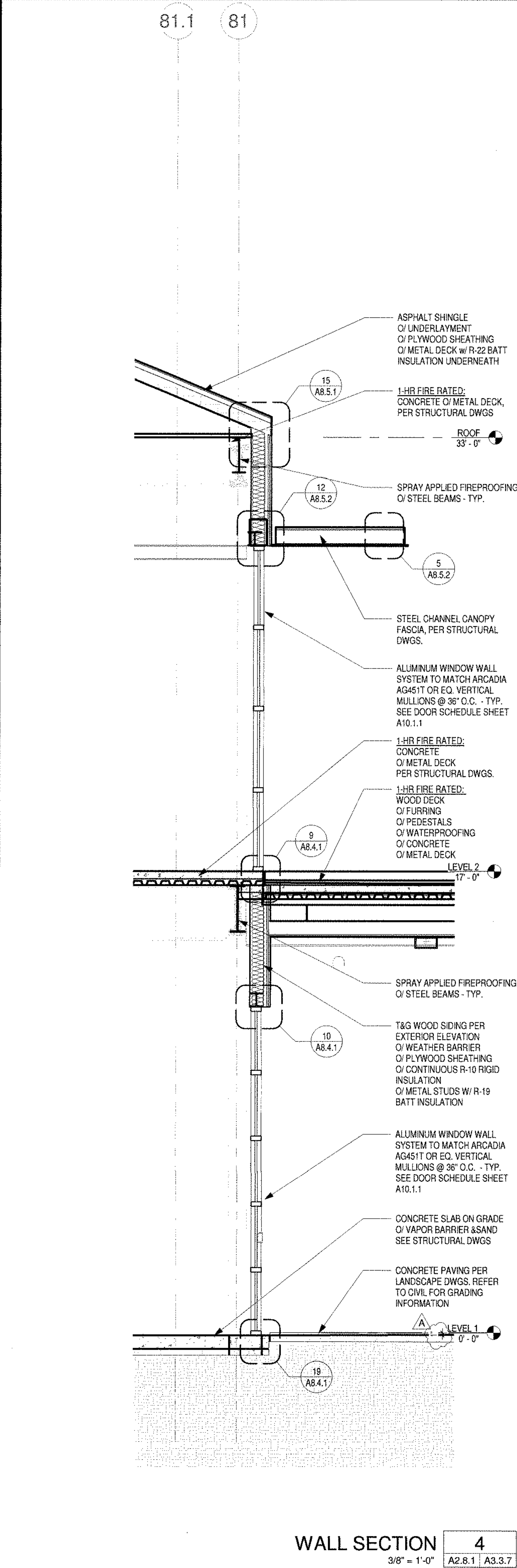
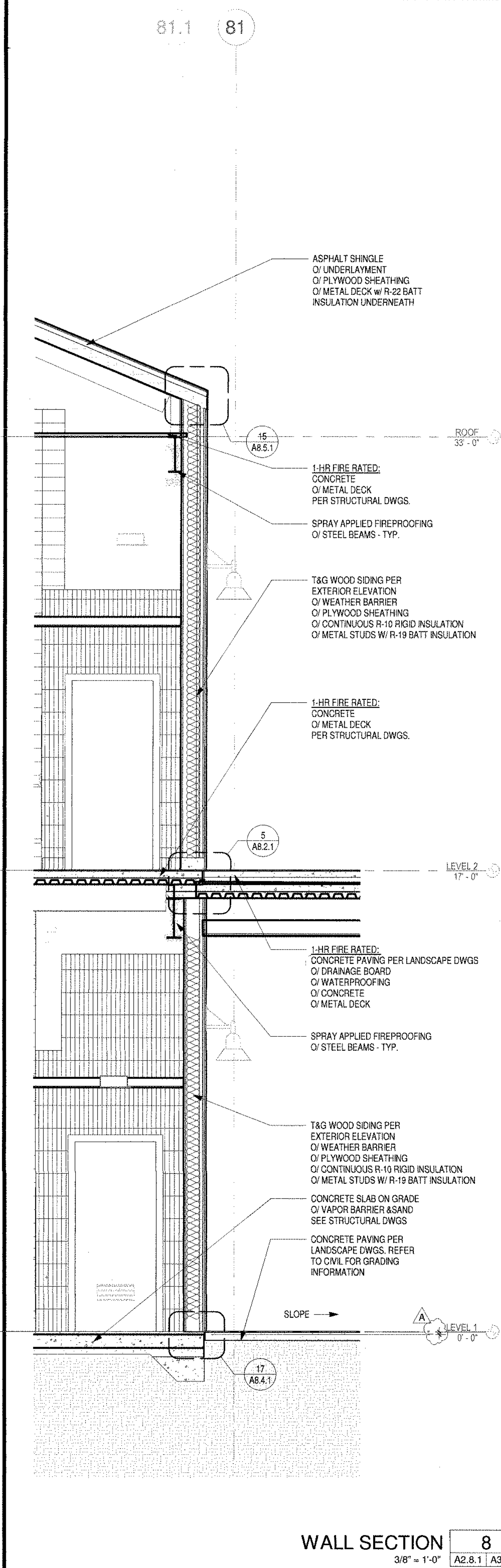
BWP BURNHAM | WARD
P R O P E R T I E S

No.	DATE	ISSUE
10/08/2020	10/08/2020	DESIGN DEVELOPMENT
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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
DATE APRIL 23, 2021
DRAWN BY
BUILDING 8 WALL SECTIONS
DRAWING NO.
A3.3.5

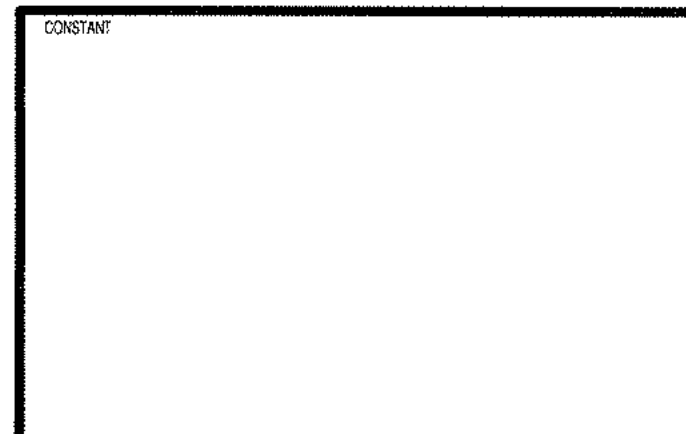


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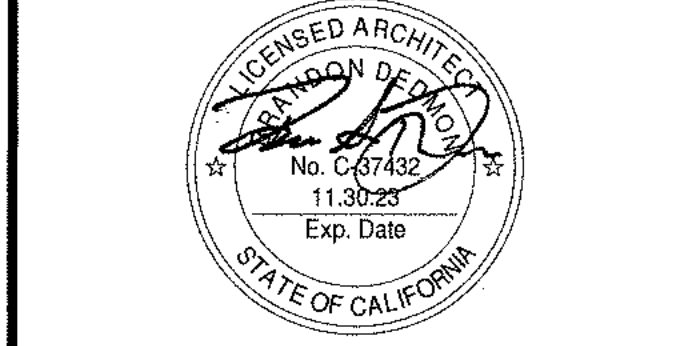


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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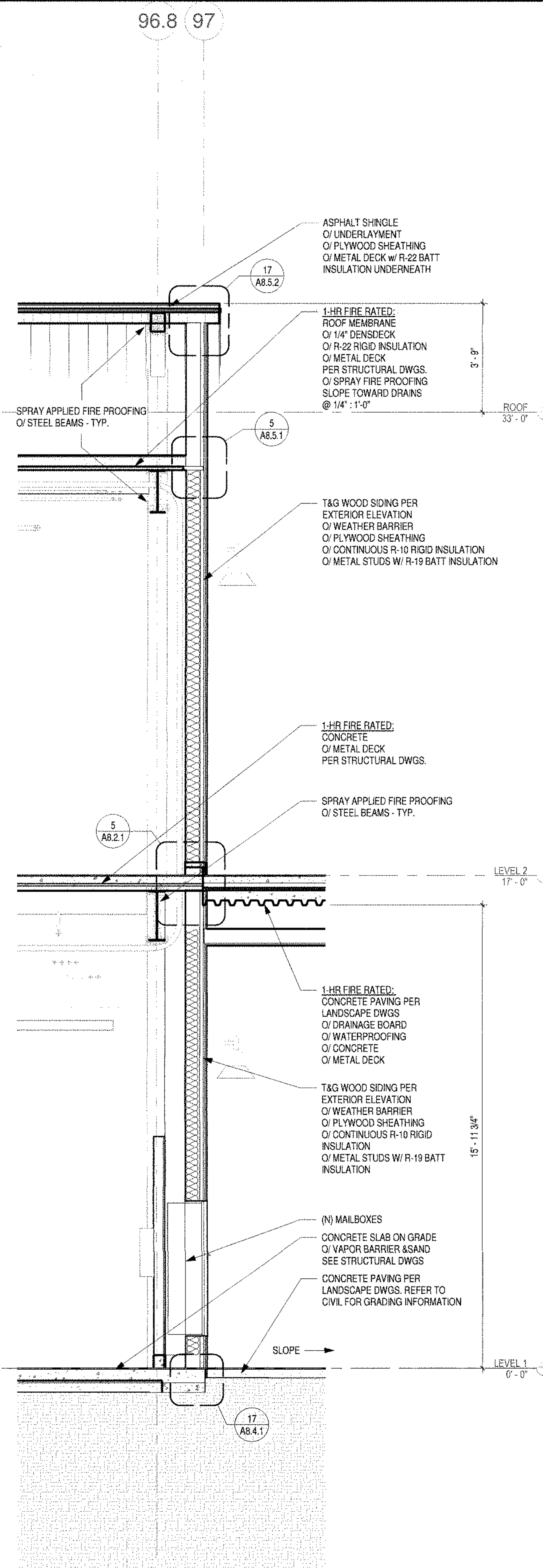


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A	09/24/2021	COUNTY RESUBMITTAL

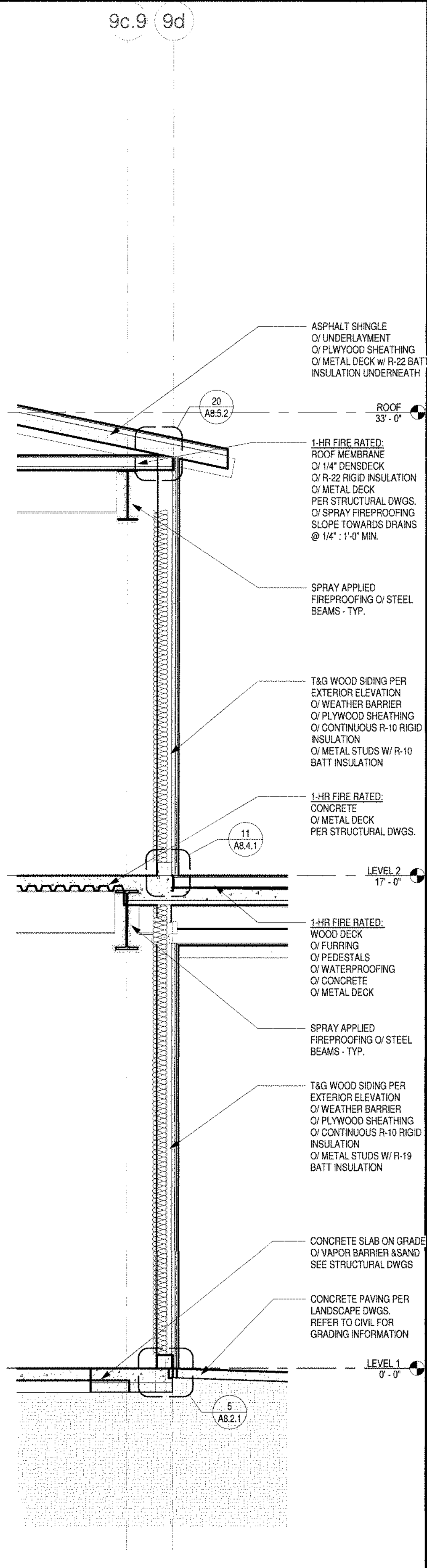
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DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 8 WALL SECTIONS
DRAWING NO.	A3.3.7

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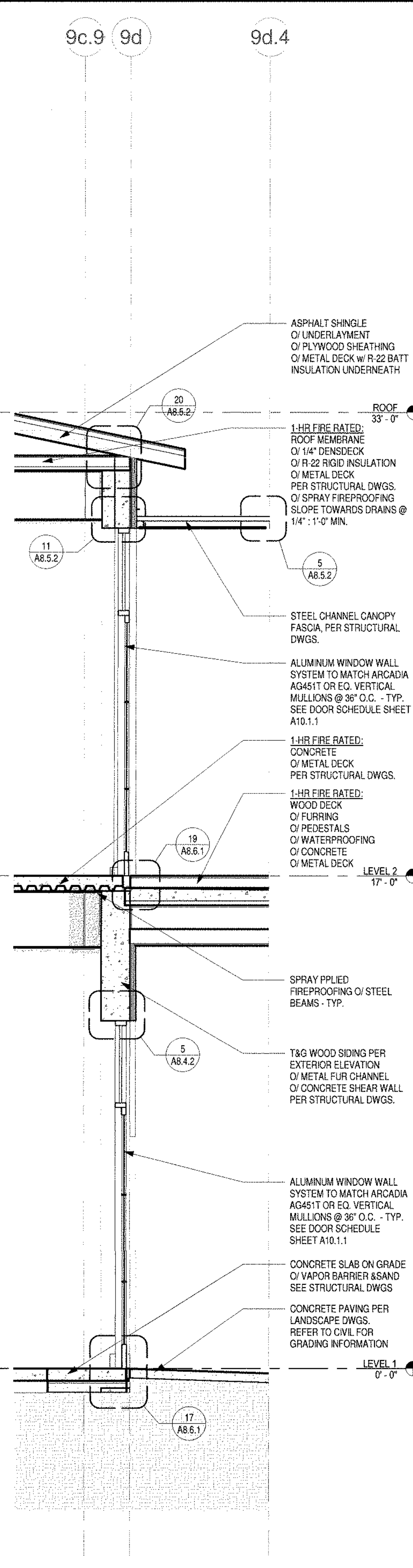
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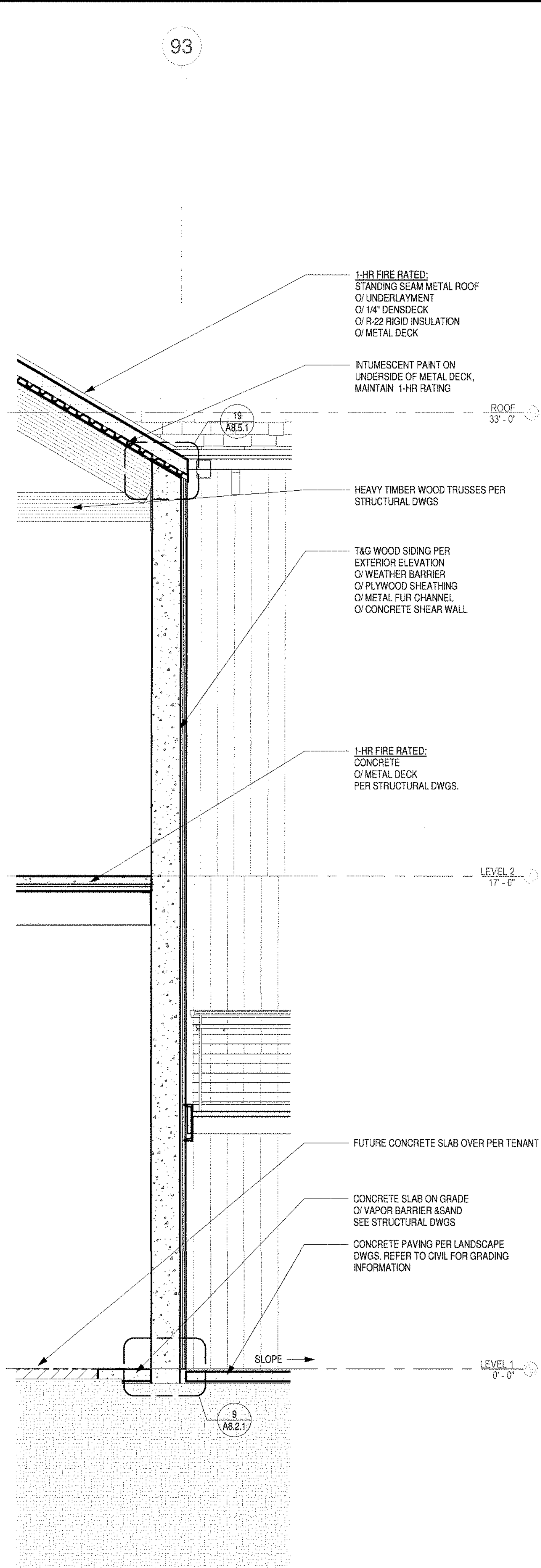
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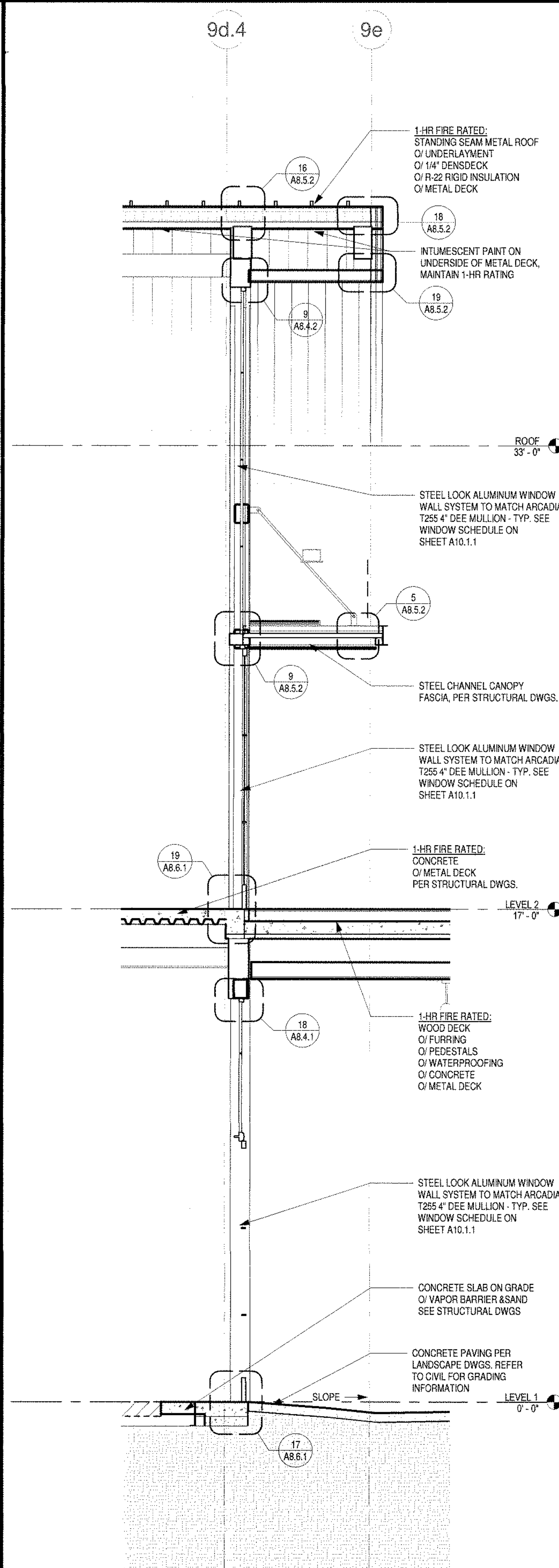
WALL SECTION 16
3/8" = 1'-0" A2.9.1 | A3.3.8



WALL SECTION 12
3/8" = 1'-0" A2.9.1 | A3.3.8



WALL SECTION 8
3/8" = 1'-0" A2.9.1 | A3.3.8



WALL SECTION 4
3/8" = 1'-0" A2.9.1 | A3.3.8

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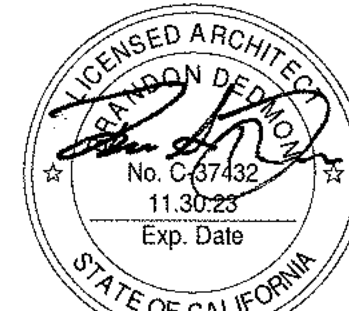


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 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	12/03/2020	DESIGN DEVELOPMENT
02/19/2020	02/19/2020	30% CONSTRUCTION DOCUMENTS
06/01/2021	06/01/2021	50% CONSTRUCTION DOCUMENTS
A	09/24/2021	COUNTY SUBMITTAL
		COUNTY RESUBMITTAL

DESIGNER AND WRITER: EMANUEL, HERRERA, CONTE, ORTEGA, AND UNPUBLISHED WORK OF SAN ARCHITECTS AND MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO: 19019
DATE: APRIL 23, 2021

BUILDING 9 WALL SECTIONS

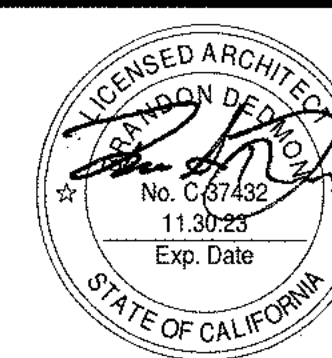
A3.3.8

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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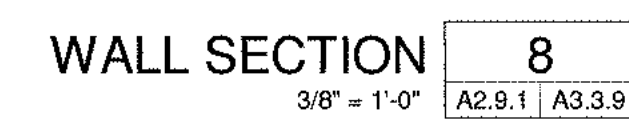
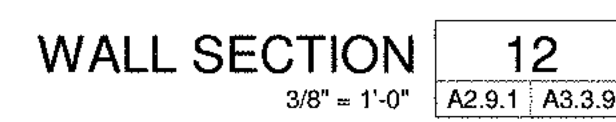
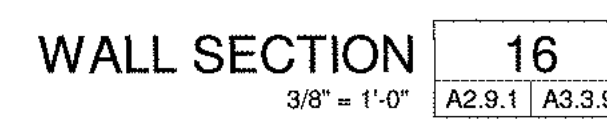
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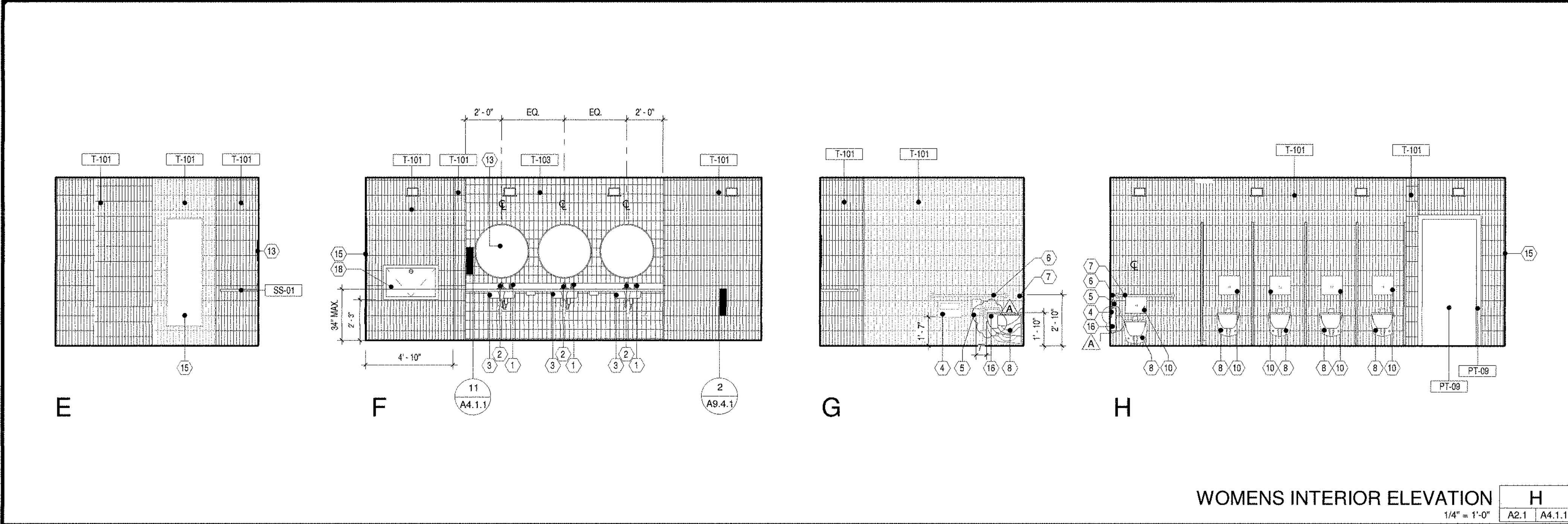
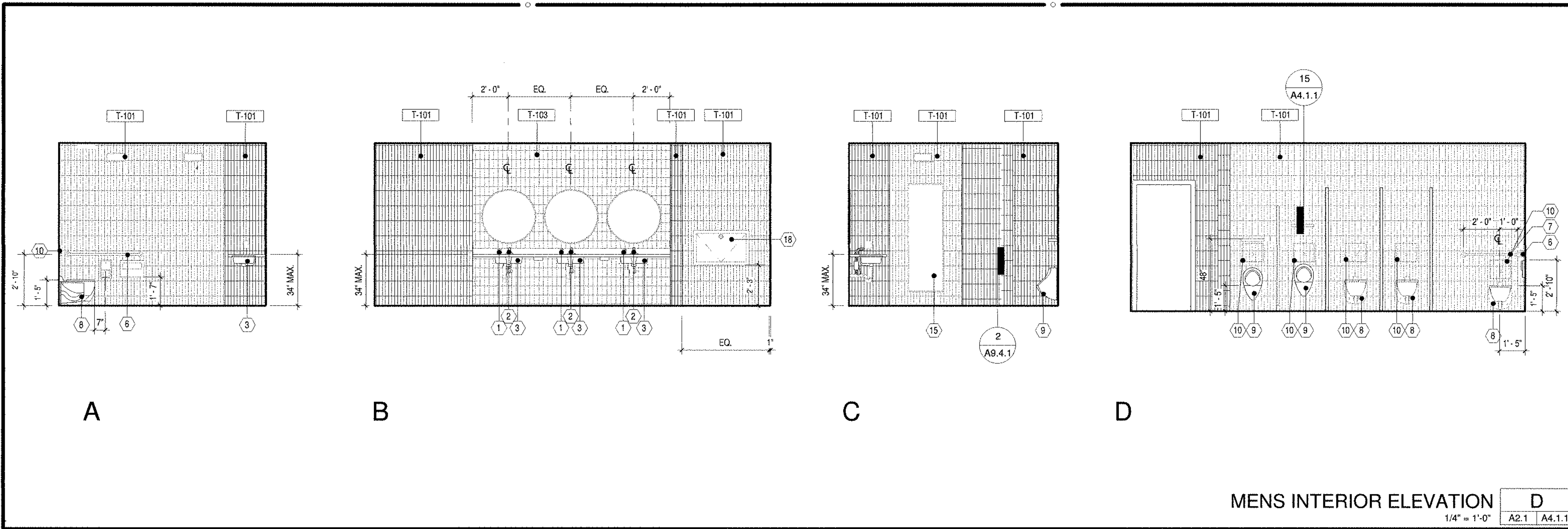
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DATE	APRIL 23, 202

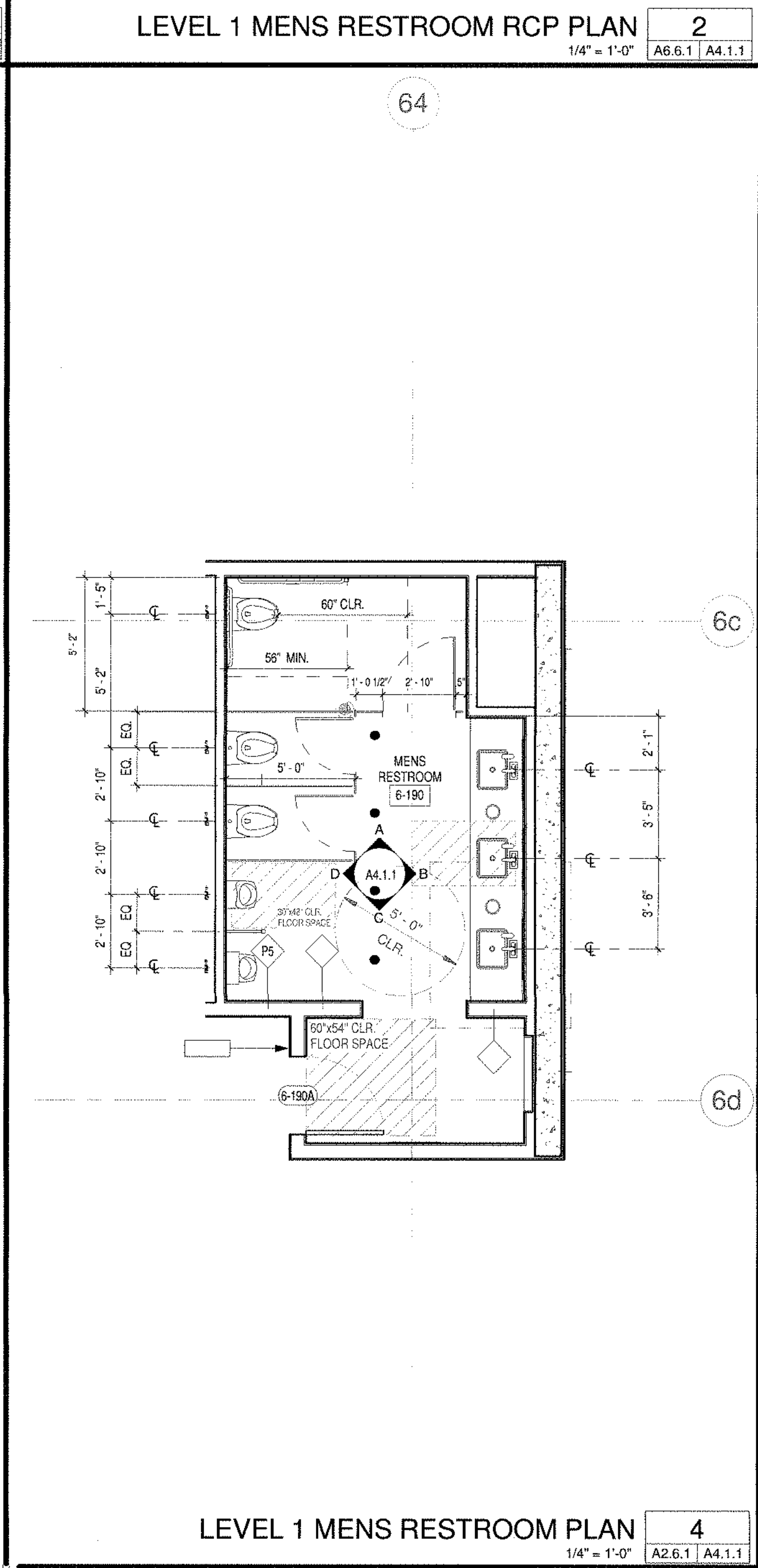
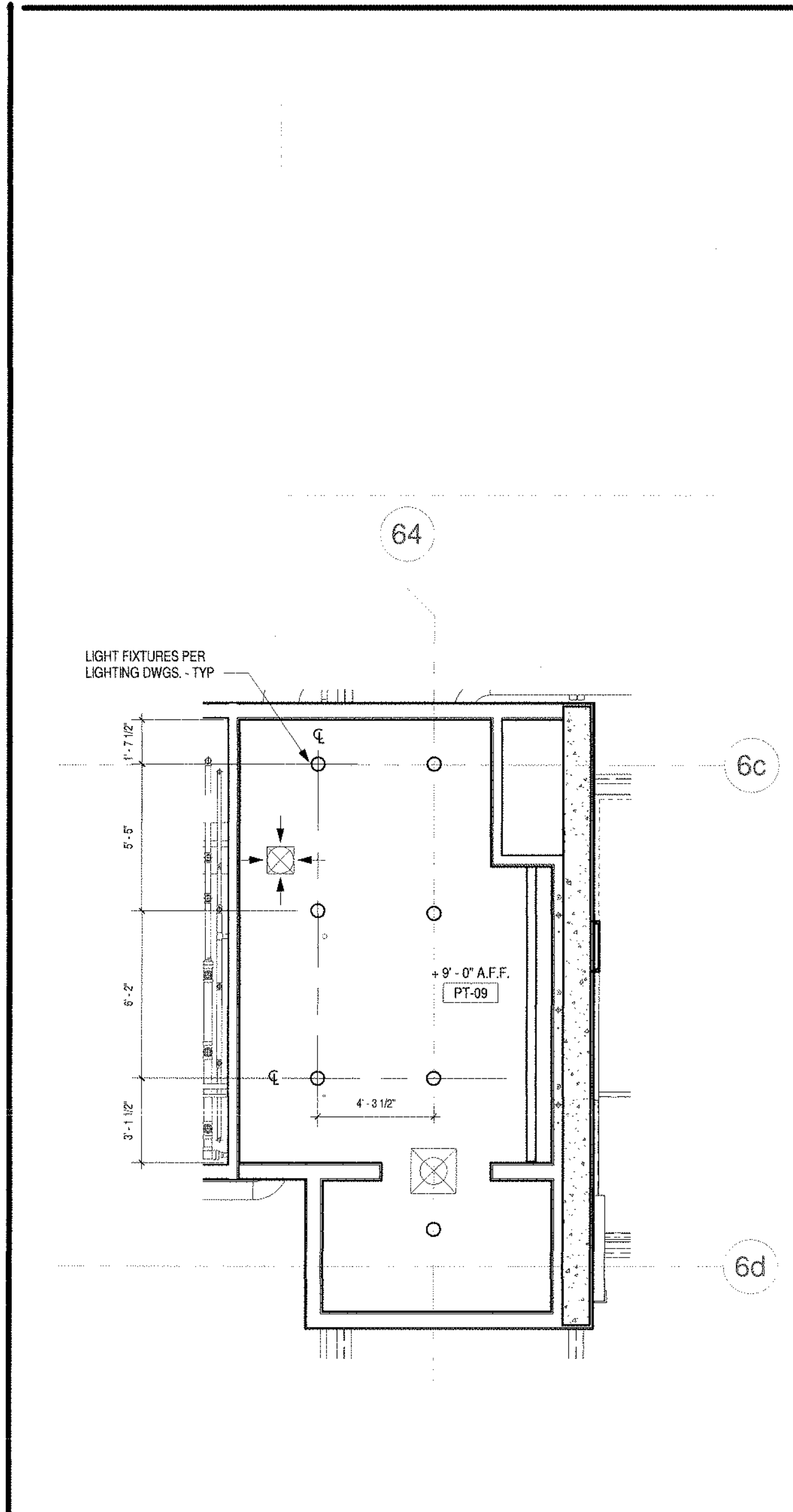
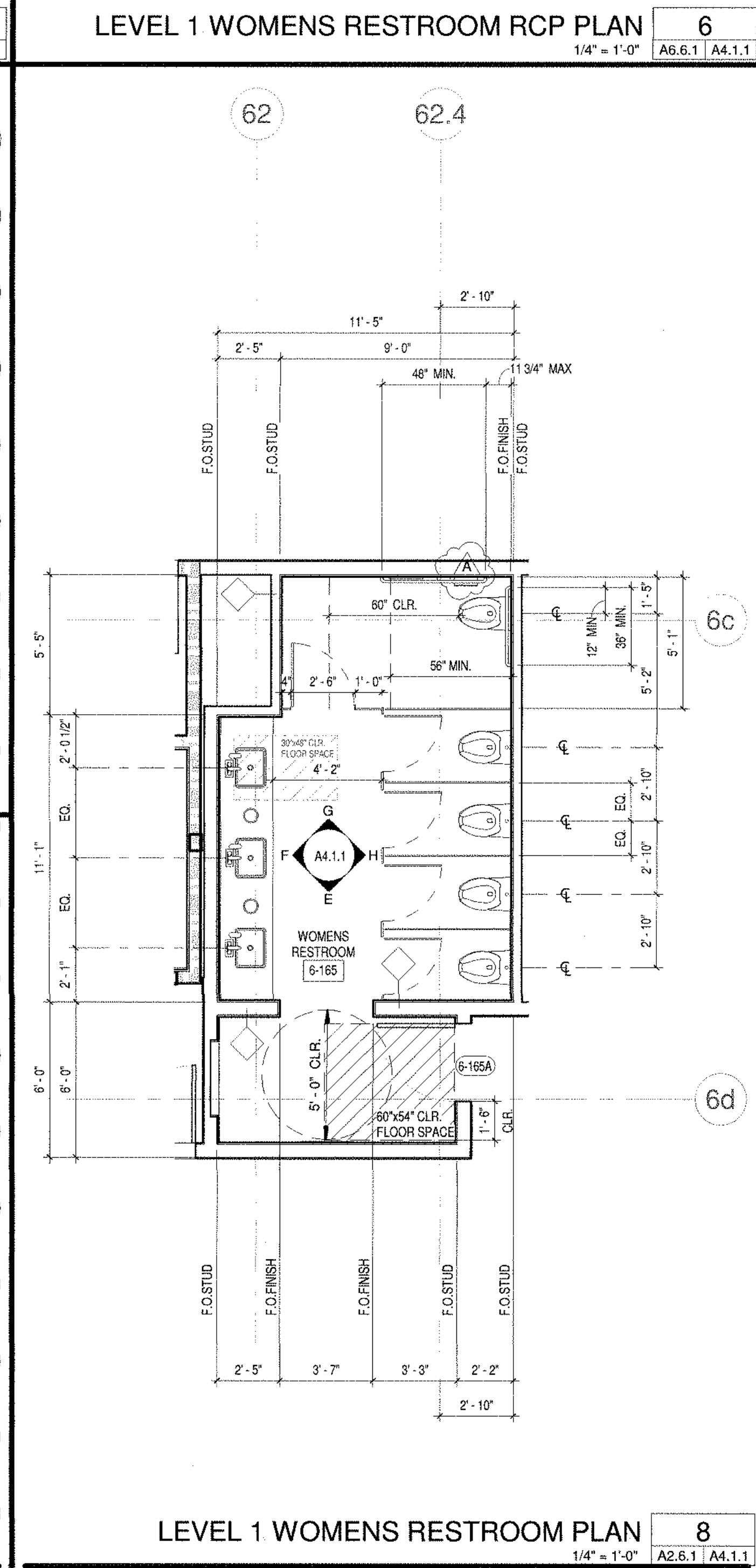
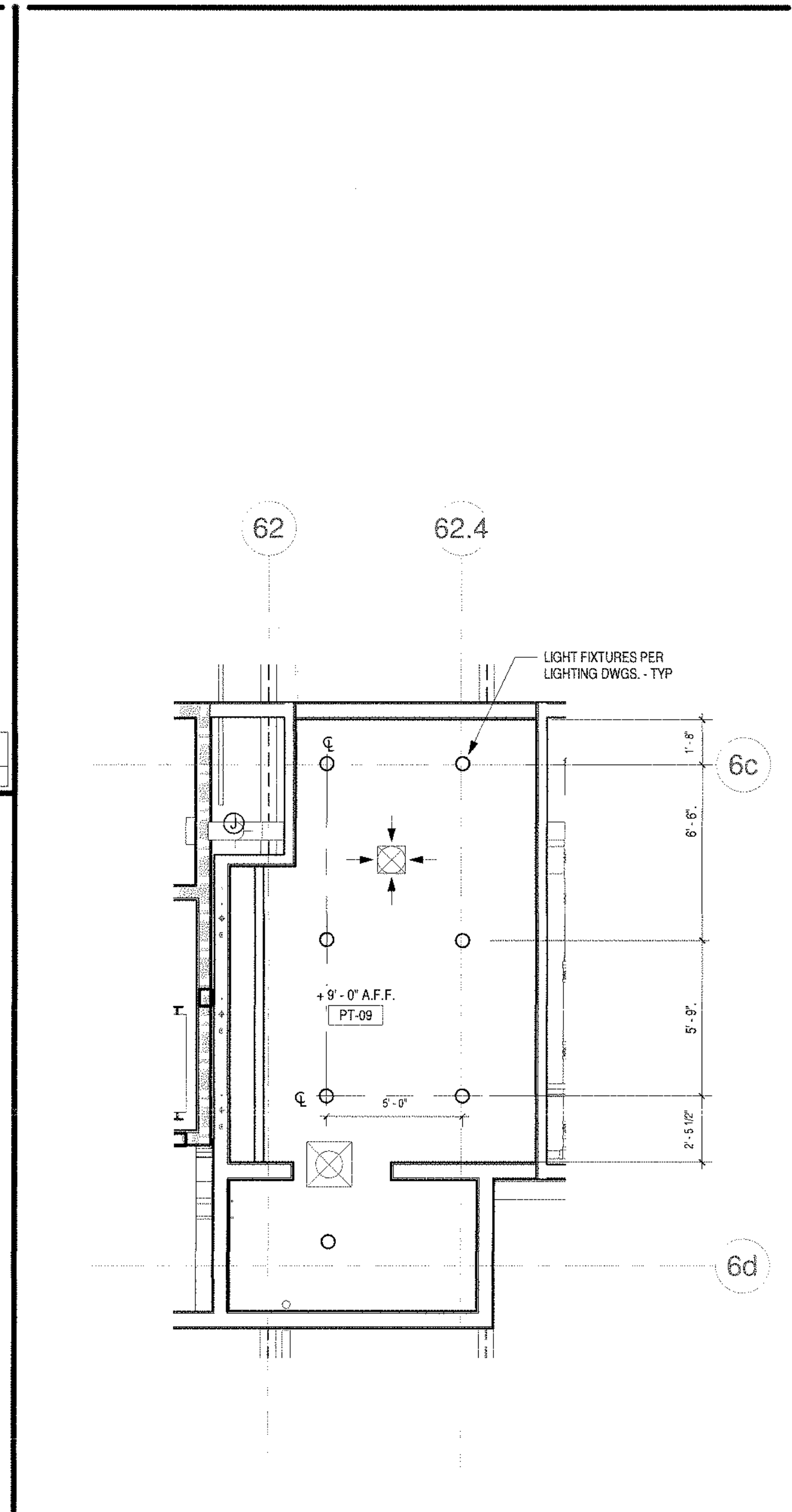
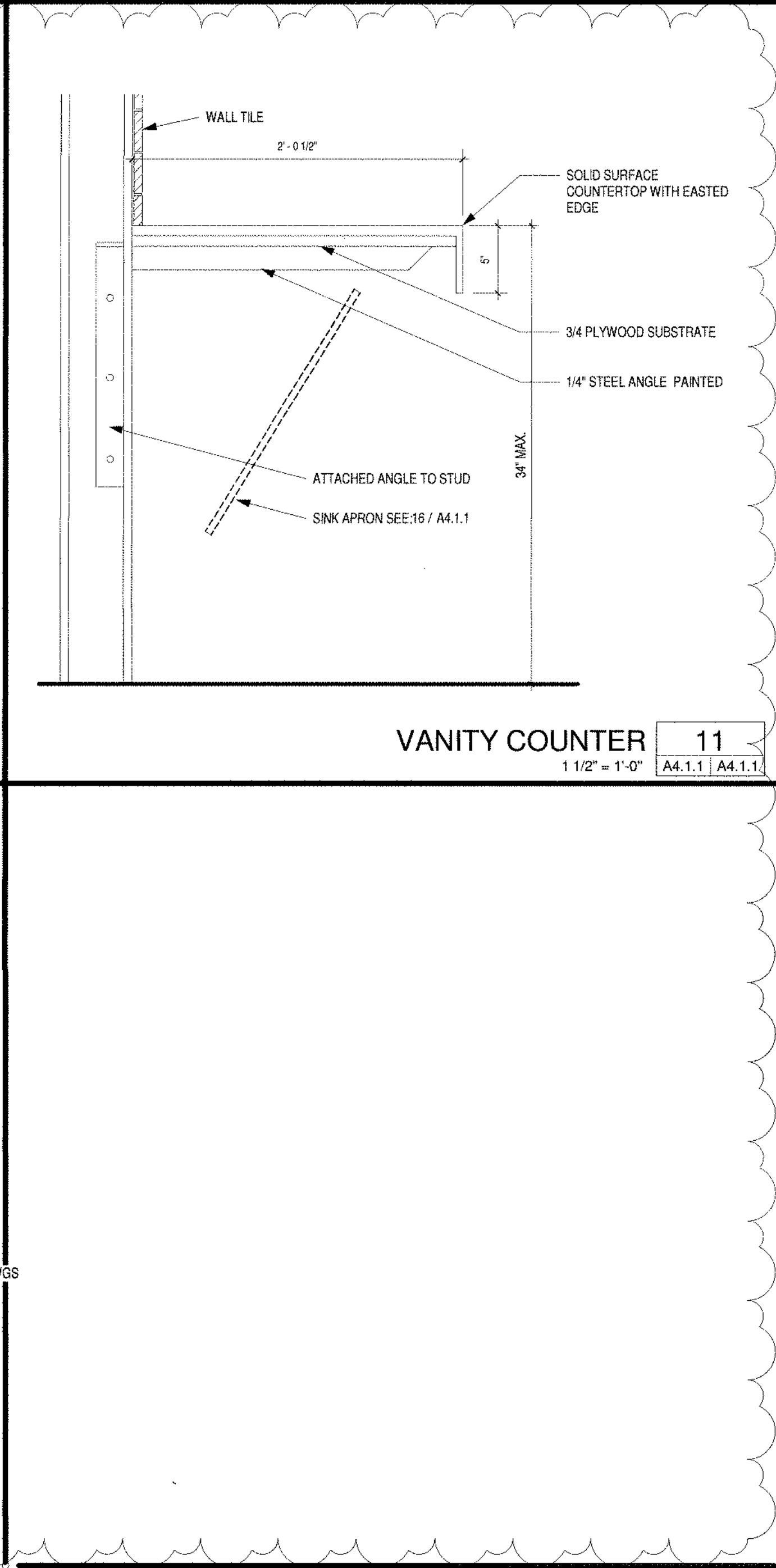
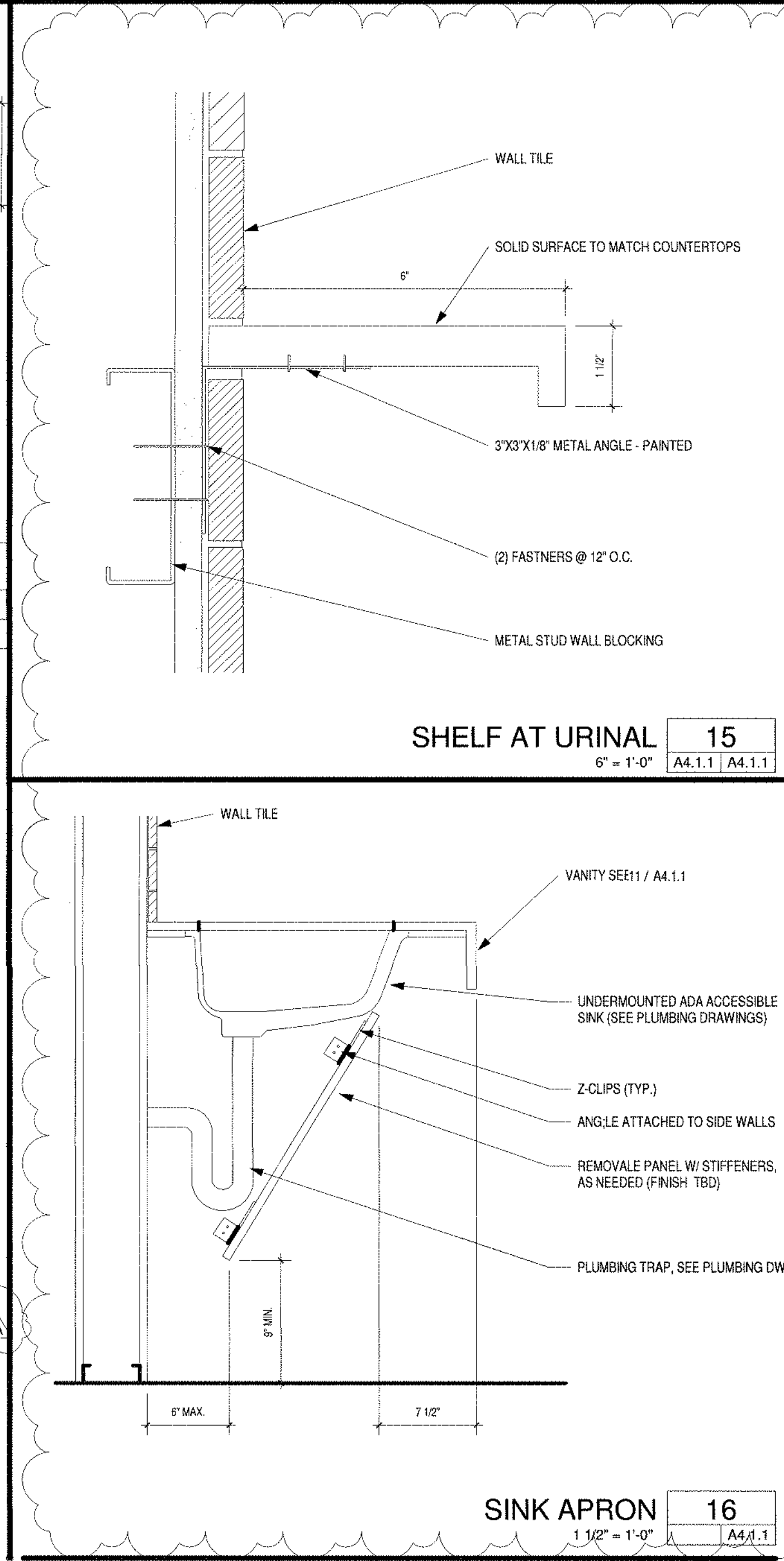
DRAWING TITLE
**BUILDING 9 WALL
SECTIONS**

A3.3.9





Keynote	Description	Manufacturer	Model
1	Soap Dispenser	SLOAN	ESD-410
2	Deck Mounted Faucet	SLOAN	ETF-410
3	Under-mount bathroom sink	KOHLER Co.	NA
4	Surface Mounted Seal Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-321
5	Recessed Multi-roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-3888
6	48\" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-500642
7	36\" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-500636
8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT700LVG
9	Commercial Washout High Efficiency Urinal, 0.5 GPF - ADA	TOTO USA, Inc.	UT104EV
10	High Efficiency Concealed Toilet Flush Valve	TOTO USA, Inc.	TE12LA31
11	Recessed Combination Towel and Waste Unit	Bobrick Washroom Equipment, Inc.	B-3944
12	Tempered Glass Channel Frame Mirror	Bobrick Washroom Equipment, Inc.	B-165 2436
13	Maytag Math Black 36\" Round Wall Mirror	Uttermost	499118
14	Restroom Partitions, Floor Mounted with Overhead Braces	Scranton Bold Collection	Edipse
15	Rectangular Foot Mirror	Lanys Plus	178036
16	Surface Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-254
17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSYM
18	Recessed Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSRE



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DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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ARCHITECT

DESIGN DEVELOPMENT

30% CONSTRUCTION DOCUMENTS

50% CONSTRUCTION DOCUMENTS

COUNTY SUBMITTAL

COUNTY RESUBMITTAL

PROJECT NO. 19019

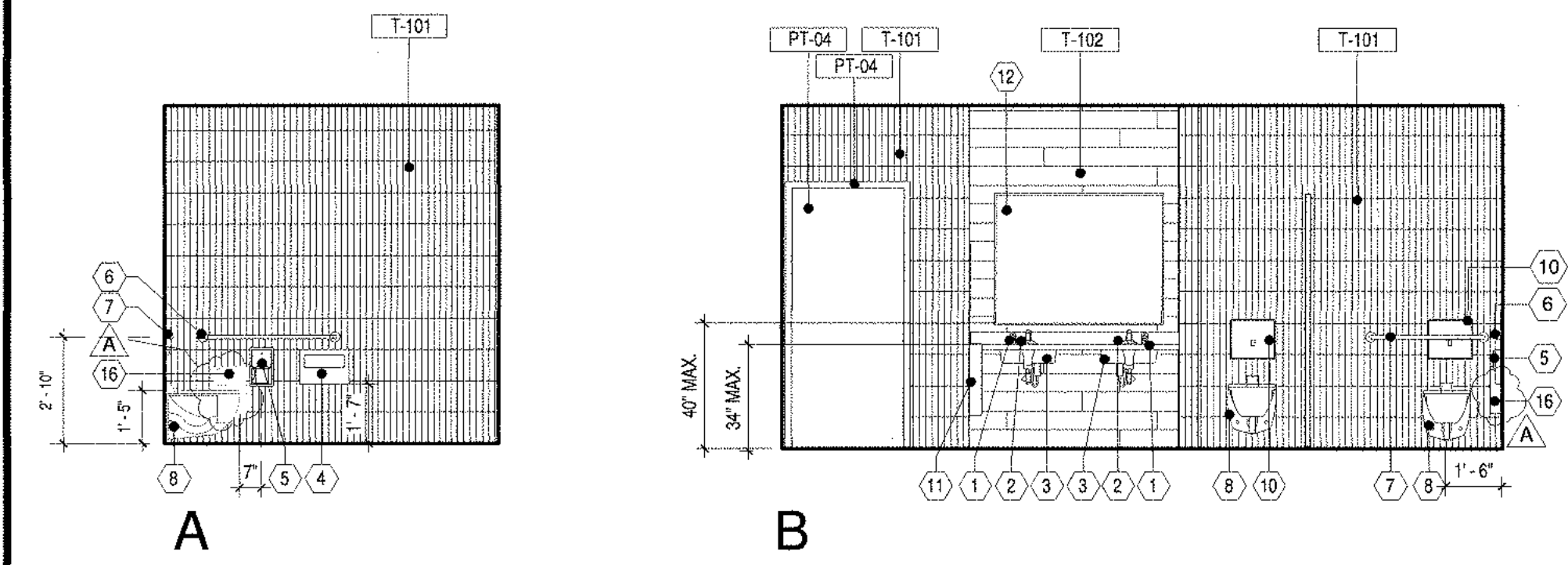
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BUILDING 6

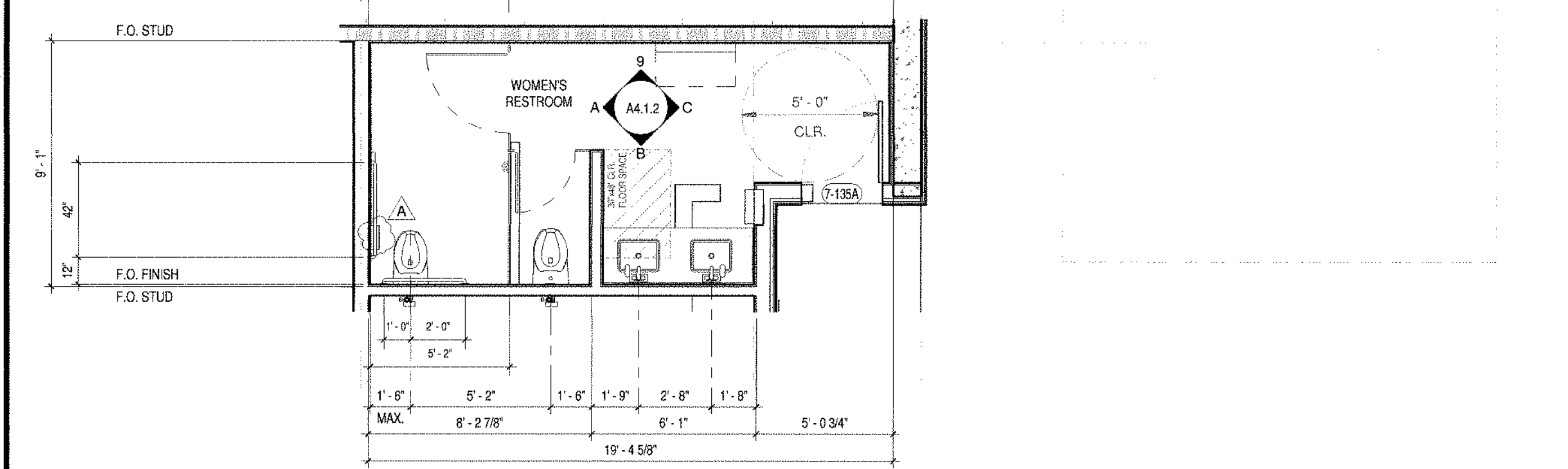
RESTROOM FLOOR PLANS & ELEVATIONS

A4.1.1

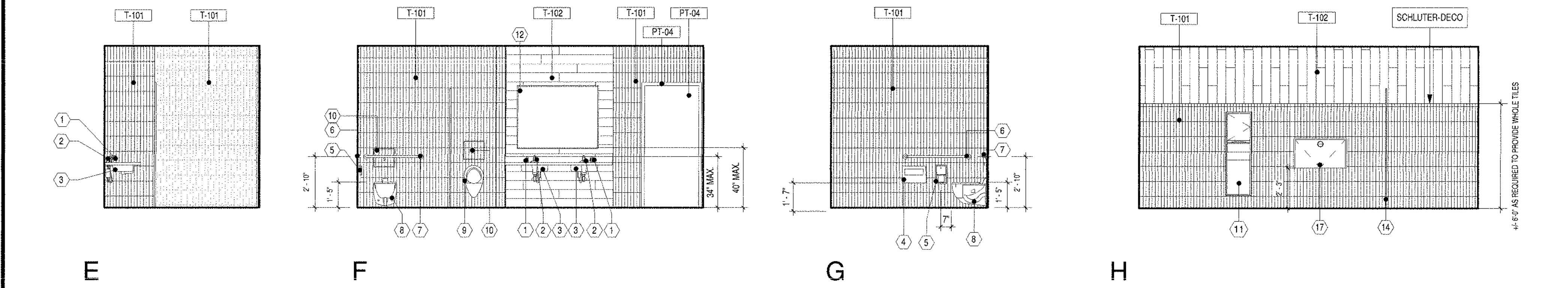
C:\Users\Esmeralda\Documents\19019 DPH Phase 4 Act 5 - EmeraldA375X.rvt



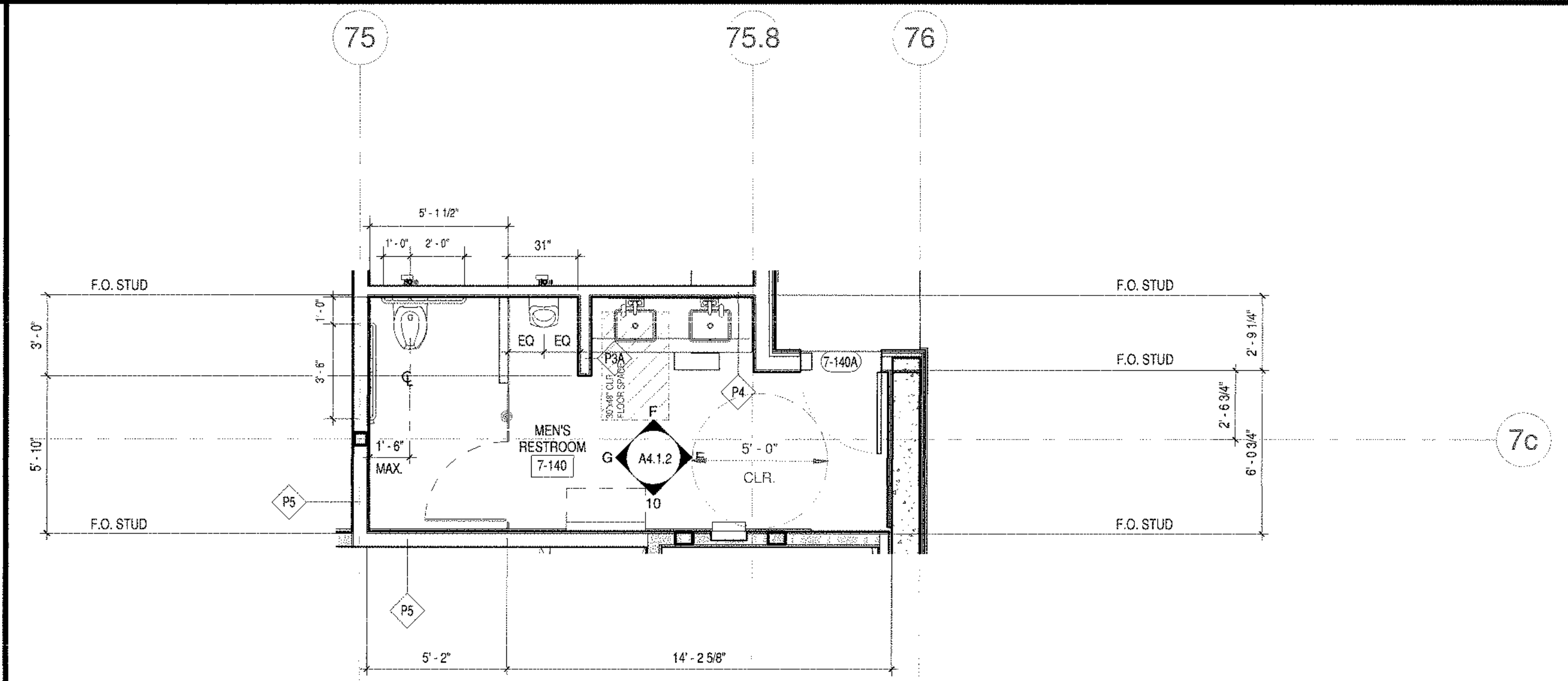
LEVEL 1 WOMENS RESTROOM ELEVATIONS 9
1/4" = 1'-0" A4.1.2 A4.1.2



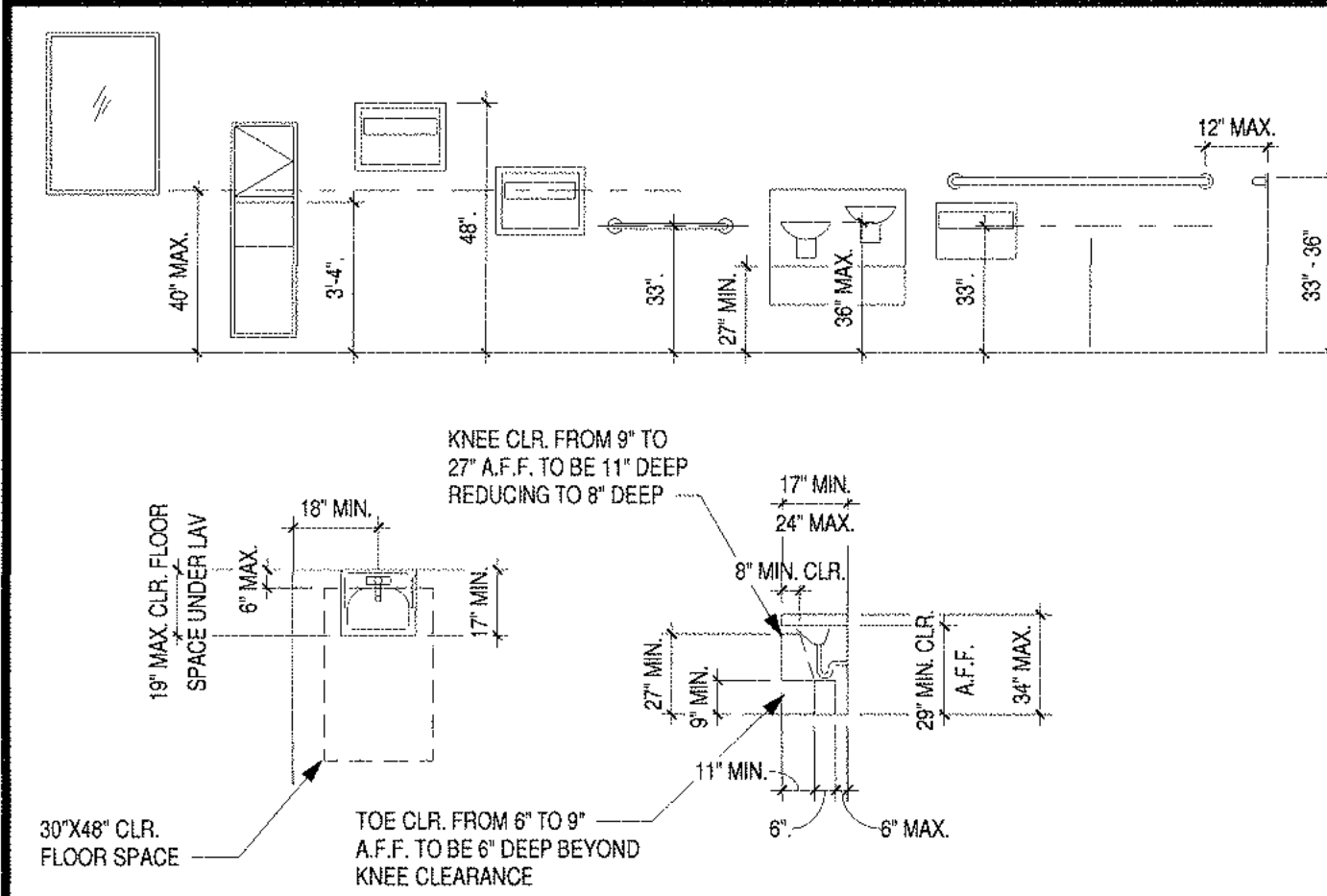
BUILDING 7, LEVEL 1 WOMENS RESTROOM FLOOR PLAN 1
1/4" = 1'-0" A2.7.1 A4.1.2



LEVEL 1 MENS RESTROOM ELEVATIONS 10
1/4" = 1'-0" A4.1.2 A4.1.2



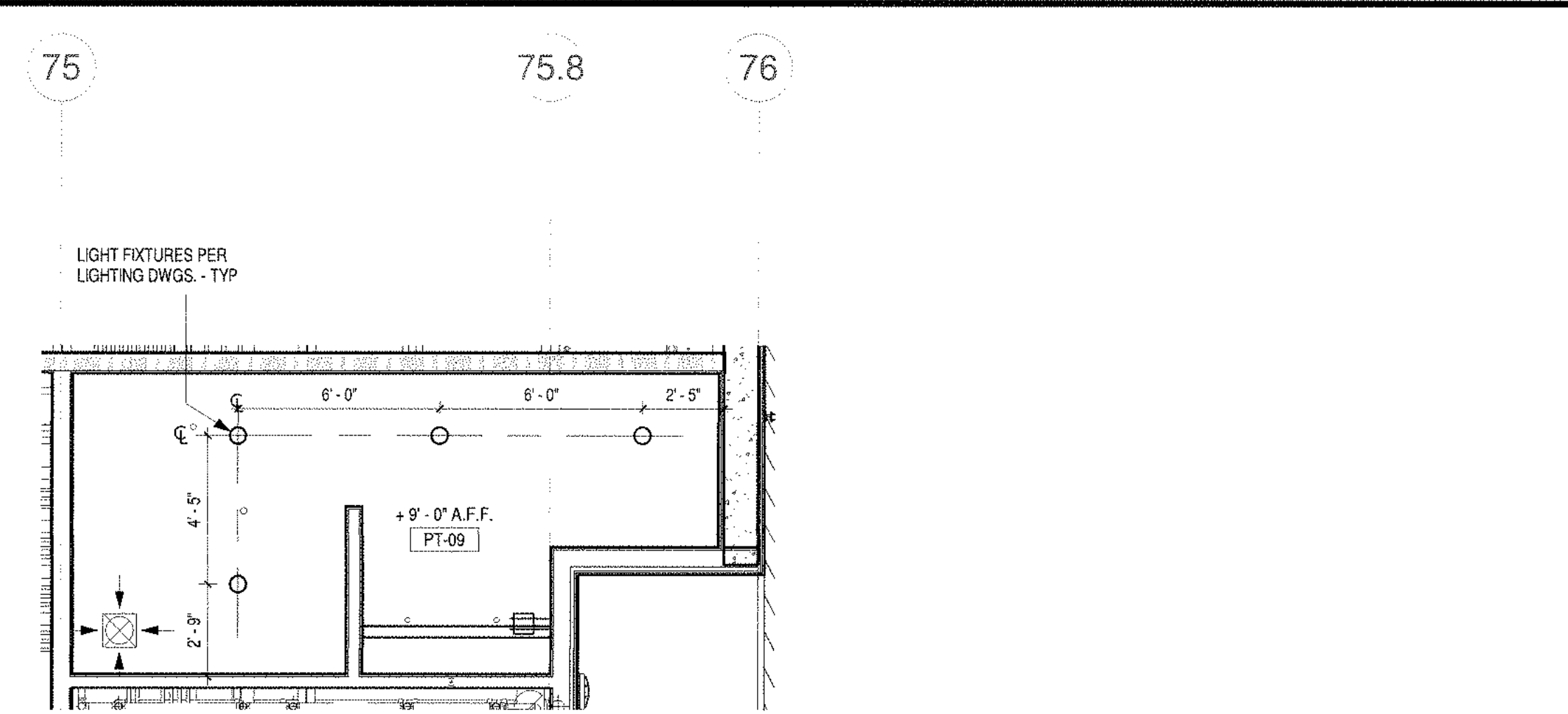
BUILDING 7, LEVEL 1 MEN'S RESTROOM FLOOR PLAN 2
1/4" = 1'-0" A2.7.1 A4.1.2



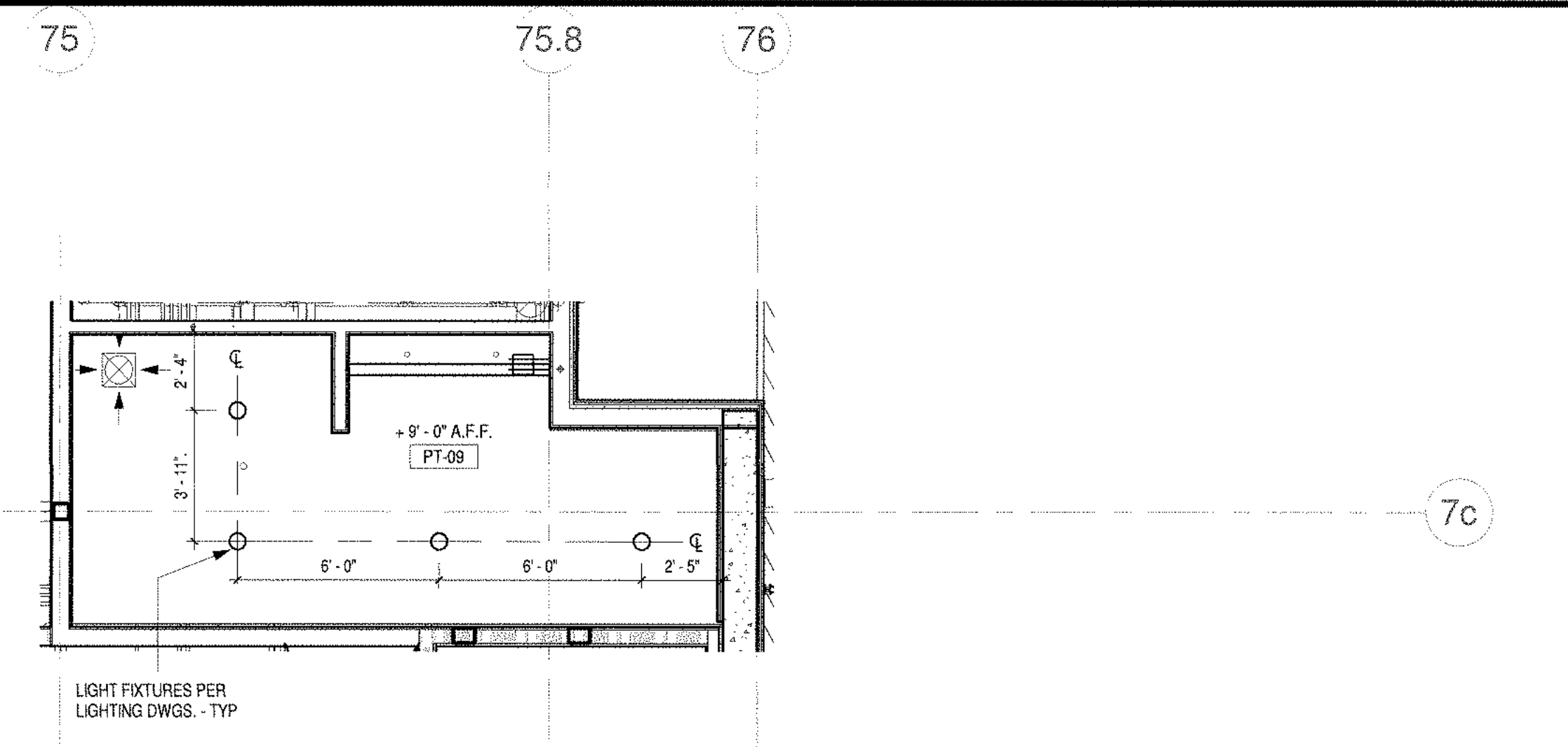
FIXTURE TYPE	MOUNTING HEIGHT
ACCESSIBLE WATER CLOSET	17 INCHES MIN. - 19 INCHES MAX.
ACCESSIBLE URINAL WITH ELONGATED RIM	17 INCHES MAXIMUM

- PROVIDE TOILET ROOM DOOR SIGNAGE.
- PROVIDE BACKING PLATES FOR ALL EQUIPMENT AND FIXTURES.
- SUBMIT FINAL LOCATION OF ALL ACCESS DOORS FOR APPROVAL.
- LOCATE FLUSH VALVE SO THAT EXCESSIVE BODY MOVEMENT IS NOT REQUIRED.
- MAXIMUM MOUNTING HEIGHT FOR ELECTRICAL SWITCHES AND OUTLETS 40 INCHES.
- SEAL AROUND EDGES OF TOILET ACCESSORIES.
- PROVIDE U-SHAPED HANDLE BELOW LATCH ON BOTH SIDES OF WATER CLOSET COMPARTMENT DOOR.
- DRINKING FOUNTAIN WILL COMPLY WITH ALL APPLICABLE TITLE 24 PROVISIONS (BUBBLER HEIGHT, ETC.).
- PROVIDE LEVEL 5 FINISH IN LOBBY, RESTROOMS AND PROMENADE.
- REFERENCE LIGHTING PLANS.

Keynote	Description	Manufacturer	Model
1	Solo Dispenser	SLOAN	ESD-410
2	Deck Mounted Faucet	SLOAN	ETF-410
3	Under-mount bathroom sink	KOHLER Co.	NA
4	Surface Mounted Seal Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221
5	Recessed Multi-roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-3688
6	48" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5905v42
7	36" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5905v35
8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT1706JVG
9	Commercial Washout High Efficiency Urinal, 0.5 GPF - ADA	TOTO USA, Inc.	UT1045V
10	High Efficiency Concealed Toilet Flush Valve	TOTO USA, Inc.	TET2LA31
11	Recessed Convertible Combination Towel and Waste Unit	Bobrick Washroom Equipment, Inc.	B-3944
12	Tempered Glass Channel Frame Mirror	Bobrick Washroom Equipment, Inc.	B-165 2436
13	Mayday Matte Black 24" Round Wall Mirror	Uttermost	499W135
14	Restroom Partitions, Floor Mounted with Overhead Straps	Seracore Bold Collection	Edlipse
15	Rectangular Floor Mirror	Lamp Plus	476C068
16	Surface Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-254
17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB119-SBWM
18	Recessed Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB119-SBSP



BUILDING 7 LEVEL 1 - WOMENS RR ENLARGED RCP 3
1/4" = 1'-0" A6.1.1 A4.1.2



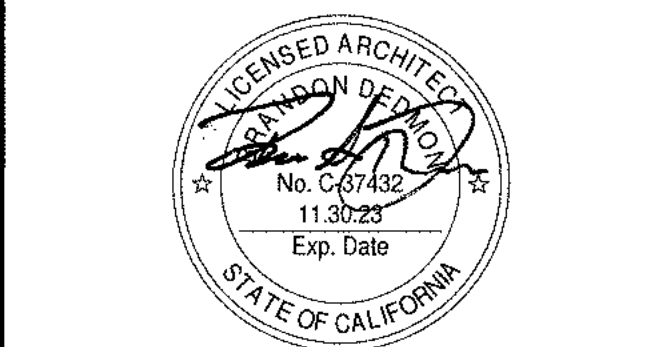
BUILDING 7 LEVEL 1 - MENS RR ENLARGED RCP 4
1/4" = 1'-0" A6.1.1 A4.1.2



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
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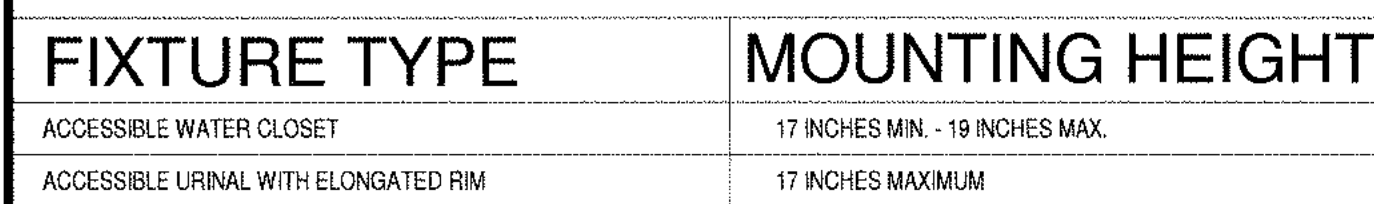


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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWN BY
BUILDING 7
RESTROOM FLOOR
PLANS & ELEVATIONS

A4.1.2

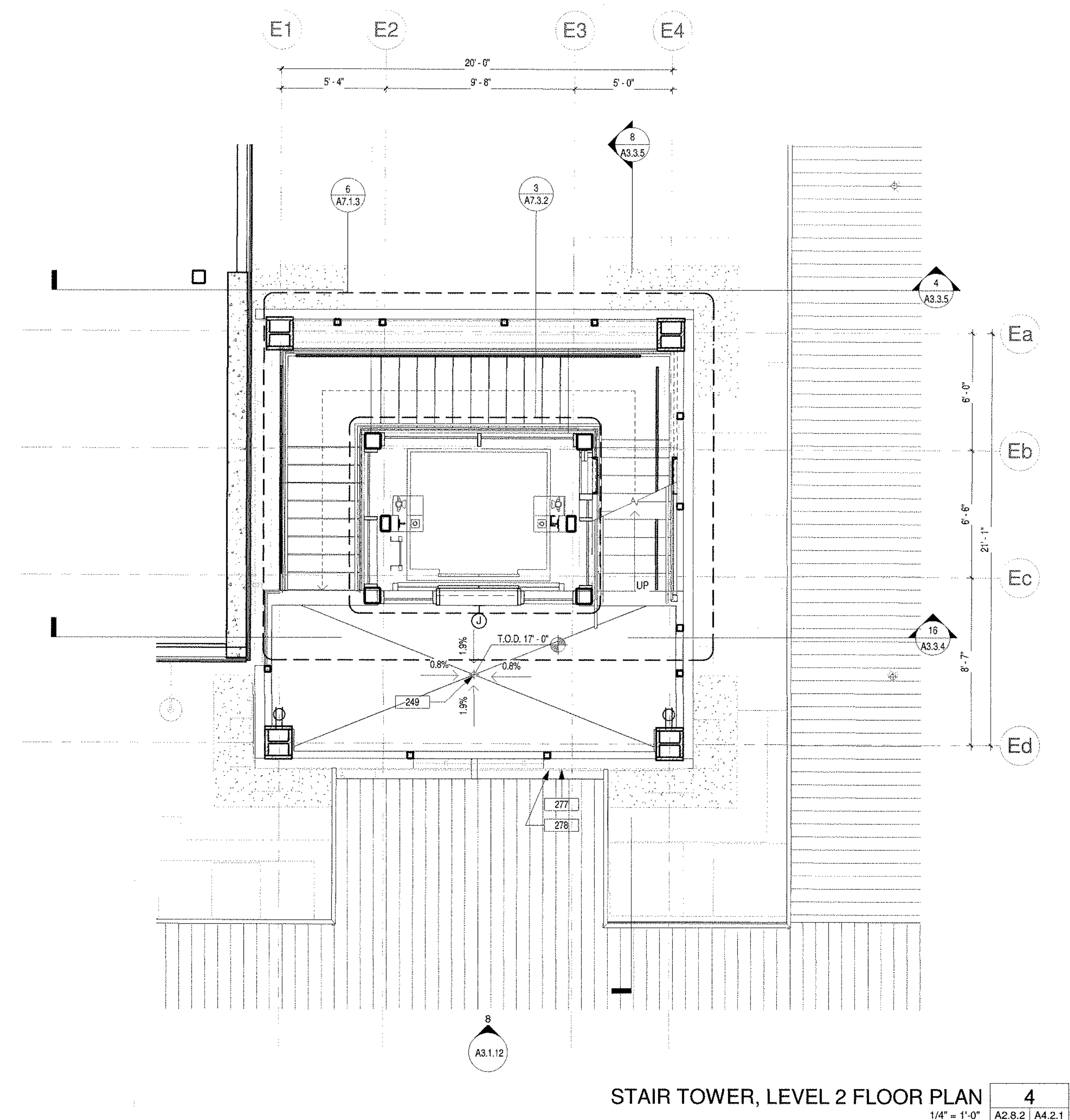
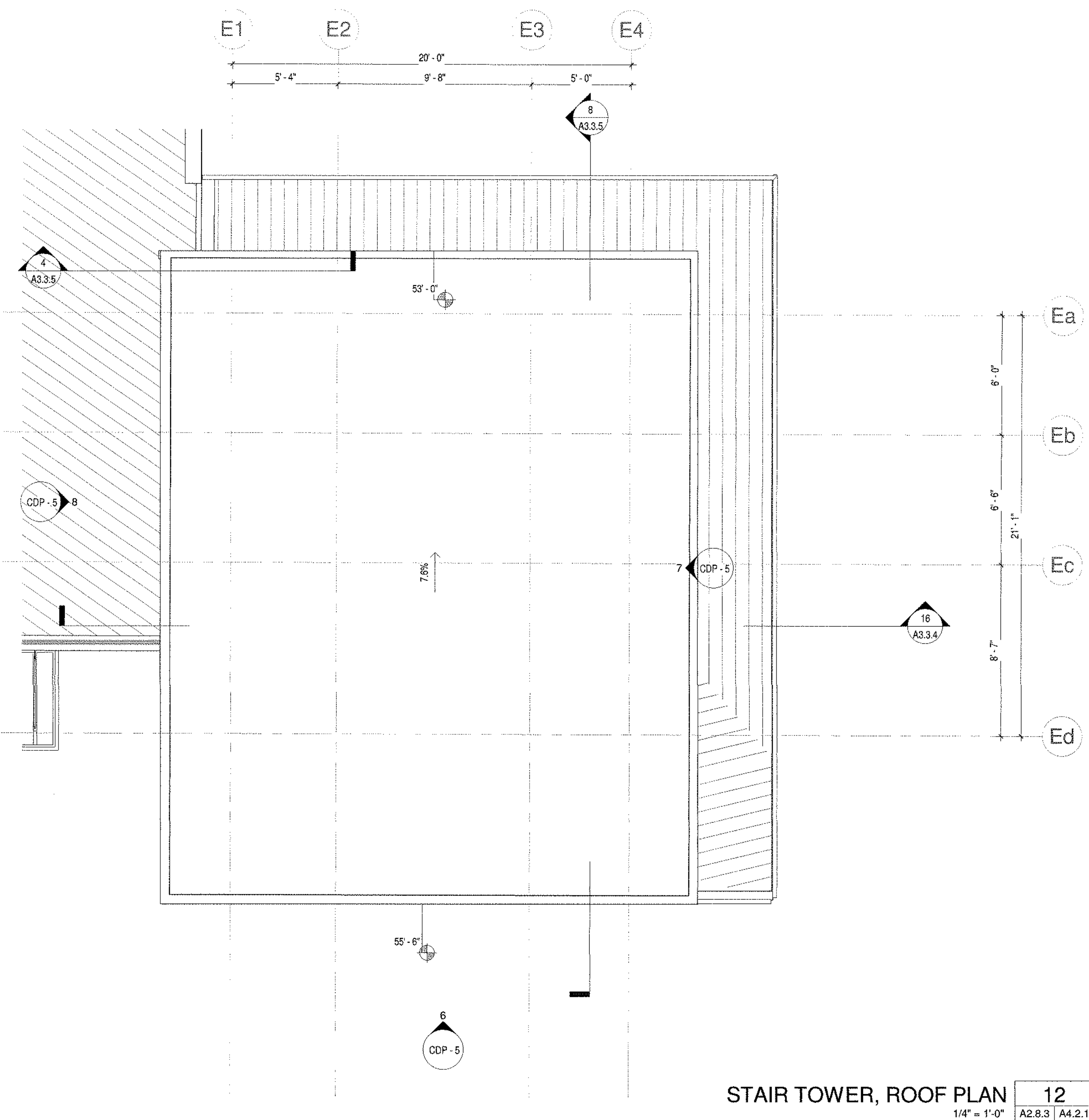
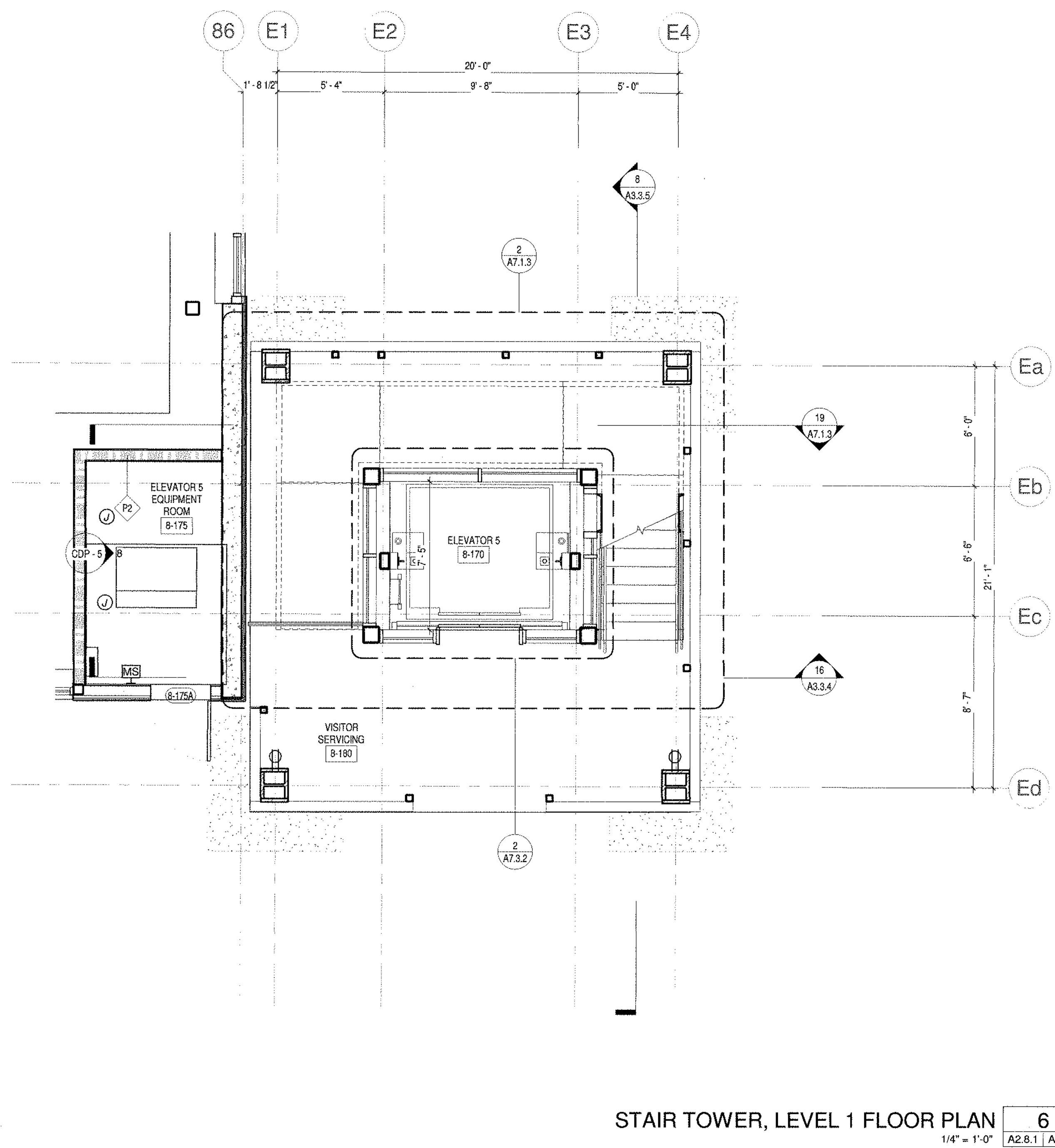
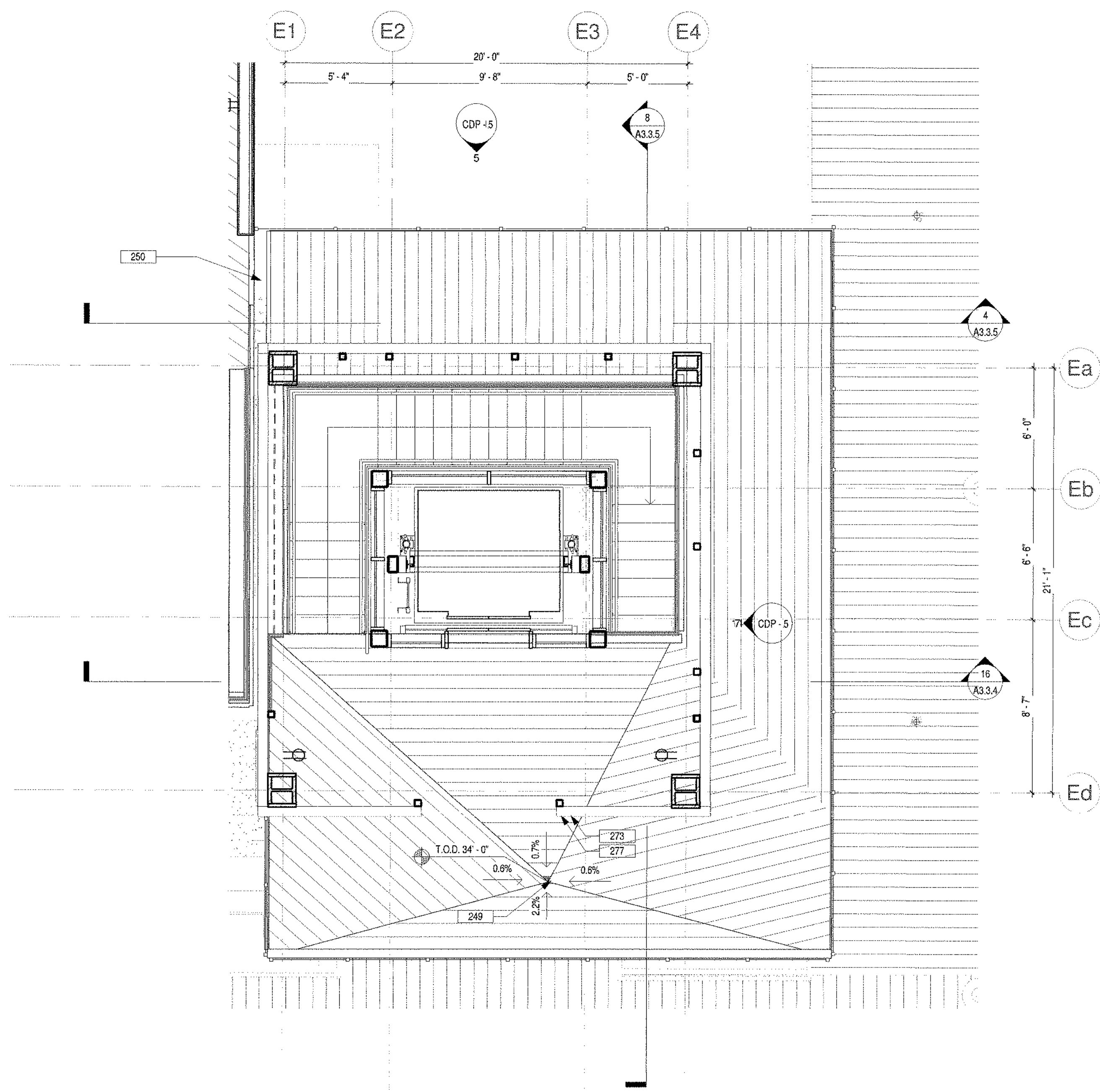




- | Keynote | Description | Manufacturer | Model |
|---------|--|----------------------------------|------------|
| 1 | Soap Dispenser | SLG&N | ESD-410 |
| 2 | Deck Mounted Faucet | KCHER | ET-410 |
| 3 | Under mount bathroom sink | KCHER Co. | N/A |
| 4 | Surface Mounted Saver Coat Dispenser | Bobrick Washroom Equipment, Inc. | B-221 |
| 5 | Recessed Multi-toilet Toilet Tissue Dispenser | Bobrick Washroom Equipment, Inc. | B-388S |
| 6 | 48" Straight Grab Bar | Bobrick Washroom Equipment, Inc. | B6060x24 |
| 7 | 36" Straight Grab Bar | Bobrick Washroom Equipment, Inc. | B6000x36 |
| 8 | Commercial Flushometer Toilet, 1.0 GPF - ADA | TOTO USA, Inc. | CT700JLVG |
| 9 | Commercial Washout High Efficiency Toilet, 0.5 GPF - ADA | TOTO USA, Inc. | IT104EY |
| 10 | High Efficiency Concealed Toilet Flush Valve | TOTO USA, Inc. | IT120J31 |
| 11 | Recessed Combination Toilet and Waste Unit | Bobrick Washroom Equipment, Inc. | B-3944 |
| 12 | Tempered Glass Channel Frame Mirror | Bobrick Washroom Equipment, Inc. | B-165 2436 |
| 13 | Mayfair Matte Back 34" Round Wall Mirror | Ultimateist | #W1913S |
| 14 | Restroom Partitions, Floor Mounted with Overhead Brace | Latitude Back Collection | Eclipse |
| 15 | Rectangular/Panor Mirror | Scrappie Plus | #F5060 |
| 16 | Surface Mounted Sanitary Paper Dispenser | Bobrick Washroom Equipment, Inc. | B-254 |
| 17 | Surface Mounted Rapid Drying Station | Bobrick Washroom Equipment, Inc. | KB110 SSF |
| 18 | Recessed Rapid Drying Station | Bobrick Washroom Equipment, Inc. | KB110 SSF |







FLOOR PLAN KEYNOTES NOTES

- 249 FLOOR DRAIN TYP.
250 SEISMIC JOINT
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
278 PROVIDE TACTILE EXIT SIGN TO EXIT STAIR DOWN (ESD). SEE DETAIL 7/A9.9.1

SMSARCH

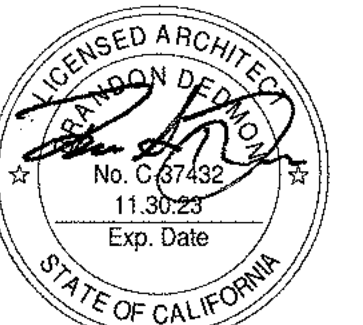
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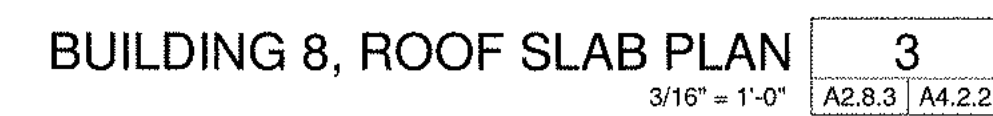
PROJECT NO.	19019
DATE	APRIL 23, 2021

DRAWING TITLE
**ENLARGED FLOOR
PLANS**

A4.2.1



249. FLOOR DRAIN TYP.
276. PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/AS.9.1
278. PROVIDE TACTILE EXIT SIGN TO EXIT STAIR DOWN (ESD). SEE DETAIL 7/AS.9.1
402. COMBINATION ROOF DRAIN WITH OVERFLOW, FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL
RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
409. SHAFT BELOW OR FUTURE TENANT
429. MECHANICAL UNIT. SEE MECHANICAL DRAWINGS. TYP.



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 ALL NEW ROOF ASSEMBLIES TO BE CLASS "A"

06 DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE

07 PROVIDE ADEQUATE BACKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES, INCLUDING BUT NOT LIMITED TO, HANDRAILS, SHELVING, AND BATHROOM FIXTURES

08 PROVIDE FIRE BLOCKING FOR WALL CAVITIES THROUGH EXISTING DOOR HEIGHT

09 ALL CORRIDORS SHALL MAINTAIN A MINIMUM 44" CLEAR WIDTH THROUGHOUT THE TENANT SPACE AND ALL BUILDING EXITS, WHEN SERVING SO OR MORE PERSONS

10 THE MAXIMUM OCCUPANCY LOAD SHALL BE POSTED ON EACH ASSEMBLY, DINING, AND/OR WAITING AREAS AS STATED ON PLANS

11 PROVIDE FIRE RATING MINIMUM 1 HOUR THROUGHOUT, MINIMUM ONE (1) PER FLOOR, PER BUILDING WITH A MAXIMUM TRAVEL OF 75 FEET FROM ANY POINT TO A FIRE EXTINGUISHER

12 CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES IN THE FIELD AND/OR OMISSIONS BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF WORK, ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD

13 ALL DOOR OPENINGS ADJACENT TO A WALL SHALL REQUIRE A 4" OFFSET FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE

14 AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH CONNECTIONS OF TITLE 24 SECTION 907

15 ALL WALL TYPE SO REQUIRED FOR FURTHER INFORMATION OF THE FIRE ALARMS

16 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN IRC SECTION 714

17 STRUCTURAL ELEMENTS EXPOSED WITHIN WALLS, ARE REQUIRED TO HAVE THE SAME FIRE RESISTIVITY AS THE WALL AND FLOOR ASSEMBLIES

18 PROVIDE ROOM IDENTIFICATION SIGN ON WALL ADJACENT TO ALL DOORS, SEE DETAIL 126A.81

19 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION 108-118.2 AND 108-118.703

20 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

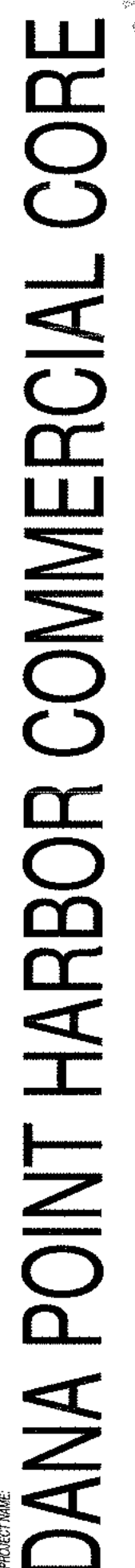
21 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED IN THE RESTROOMS, CORRIDORS, MULTIPURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OCCUPIED AREAS OF THE BUILDING

22 FIRE-RETARDANT TREATED WOOD MUST BE USED WHEREVER WOOD IS DETAILLED, INCLUDING FRAMING AND PLYWOOD SUBFLOOR, TO COMPLY WITH CBC 603.31

23 ALL WOOD SURFACES SHALL NOT BE LESS THAN 1/2" MINIMUM THICKNESS TO COMPLY WITH CBC 1404.5

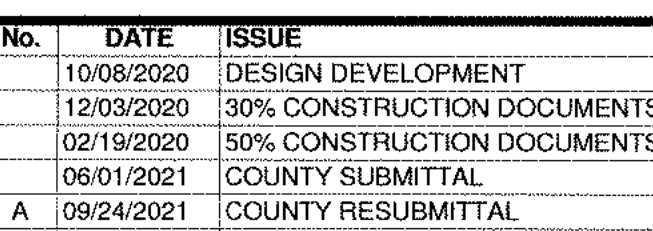
24 FUTURE TENANT SPACES ARE DESIGNED FOR SHALL ONLY, NOT OCCUPANCY

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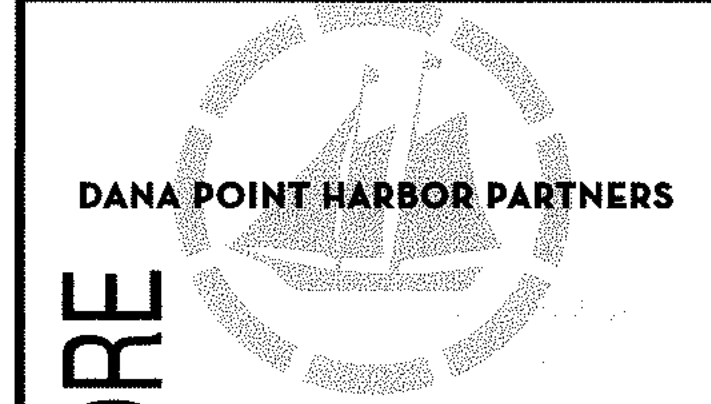
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PROJECT NO. 19019

DATE APRIL 23, 2021

ENLARGED FLOOR PLANS

A4.2.2

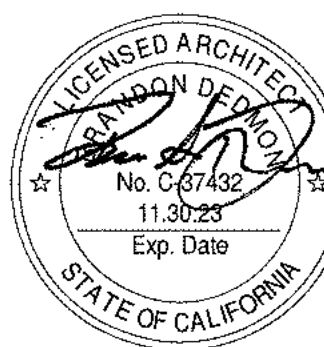


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
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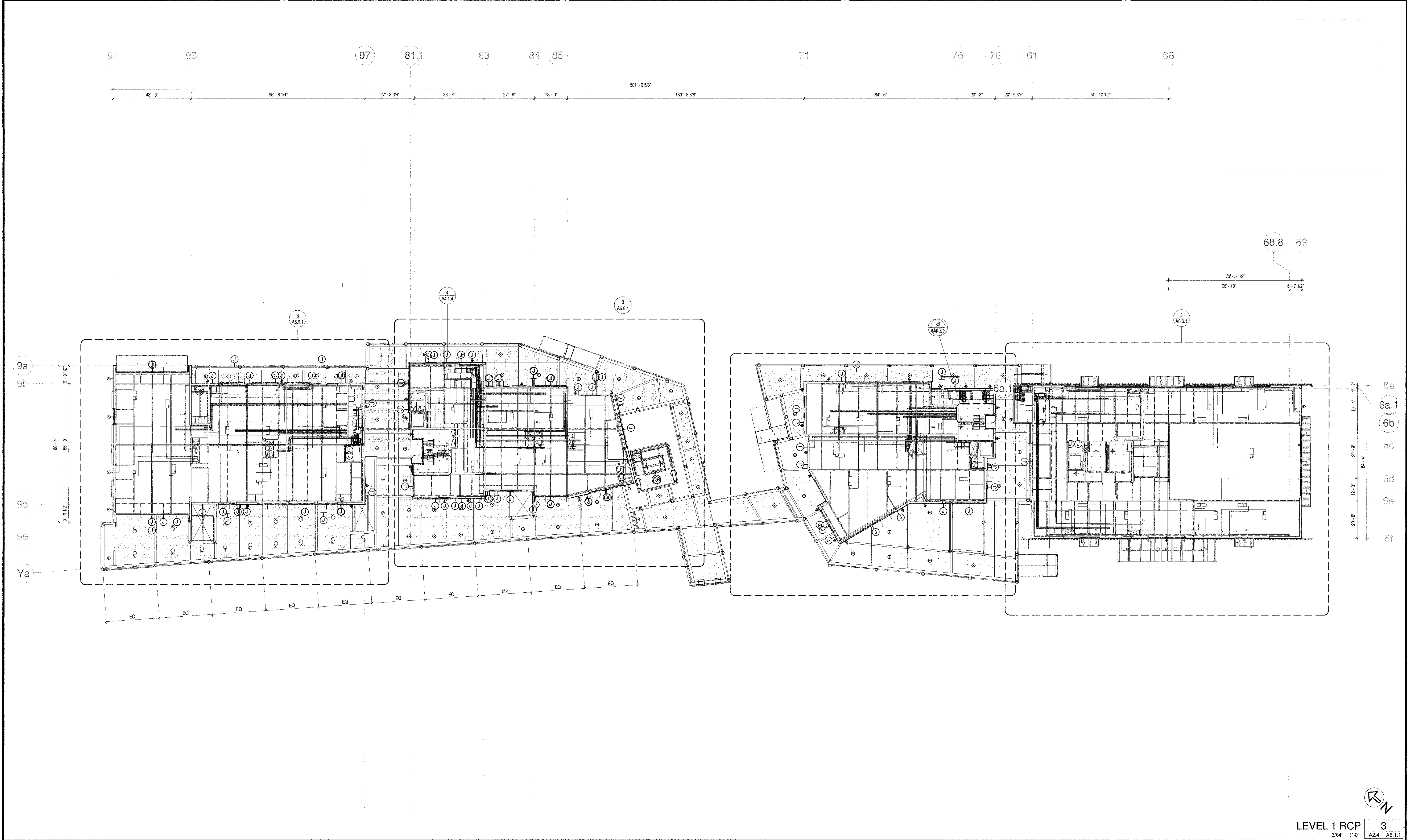
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PROJECT NO. 19019
DATE: APRIL 23, 2021
DRAWING TITLE:
LEVEL 1 OVERALL REFLECTED CEILING PLAN

A6.1.1



CEILING PLAN LEGEND

Room name	ROOM SYMBOL
101	
	1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
	SUSPENDED ACOUSTICAL TILE CEILING
	EXIT SIGN

CEILING PLAN NOTES

- FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
- FIRE-RETARDANT TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 803.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

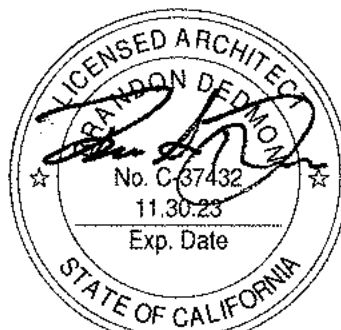


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
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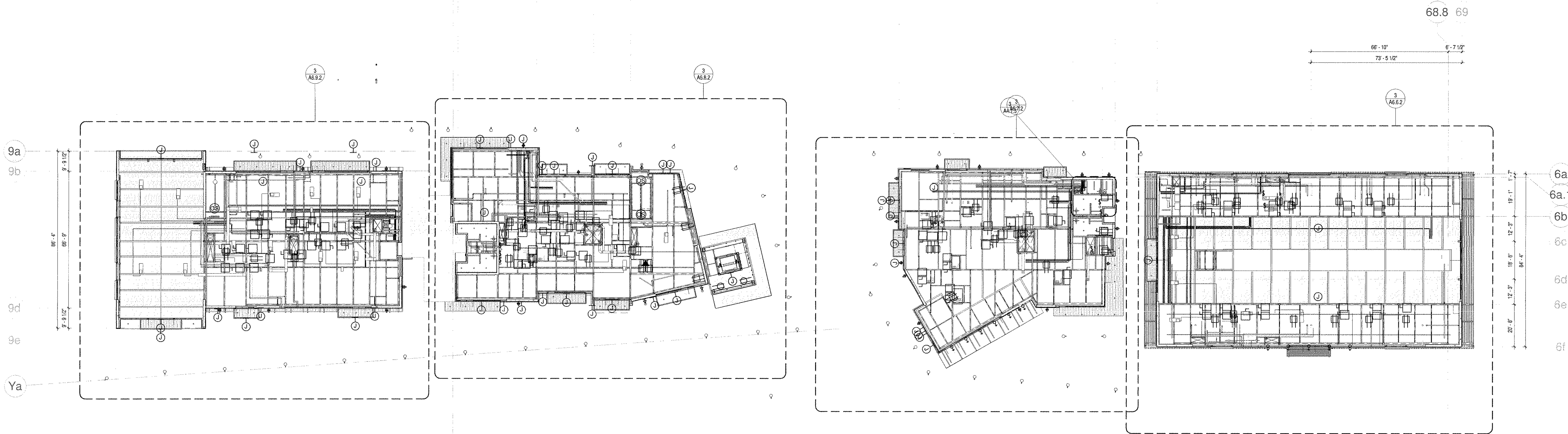
PROJECT NO. 19019
DATE APRIL 23, 2021

DRAWING TITLE
LEVEL 2 OVERALL
REFLECTED CEILING
PLAN

A6.1.2

91 93 81 83 84 85 71 75 75.8 76 61 66

43'-0" 125'-0" 38'-4" 27'-9" 18'-0" 58'-1" 55'-6" 130'-83'-8" 84'-6" 14'-6" 8'-2" 20'-53'-4" 74'-10'-12"



LEVEL 2 RCP 1
3/64" = 1'-0" A2.4 A6.1.2

CEILING PLAN LEGEND

- Room name
101 ROOM SYMBOL
- 1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 16" O.C.
OR SUSPENDED GYP. BD. CEILING
- SUSPENDED ACOUSTICAL TILE
CEILING
- EXIT SIGN

CEILING PLAN NOTES

- FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
- FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 803.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

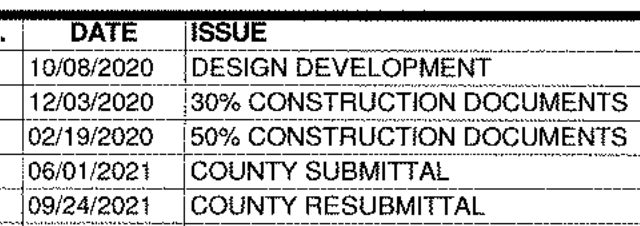


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S



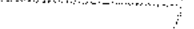
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REGT NO. 19019

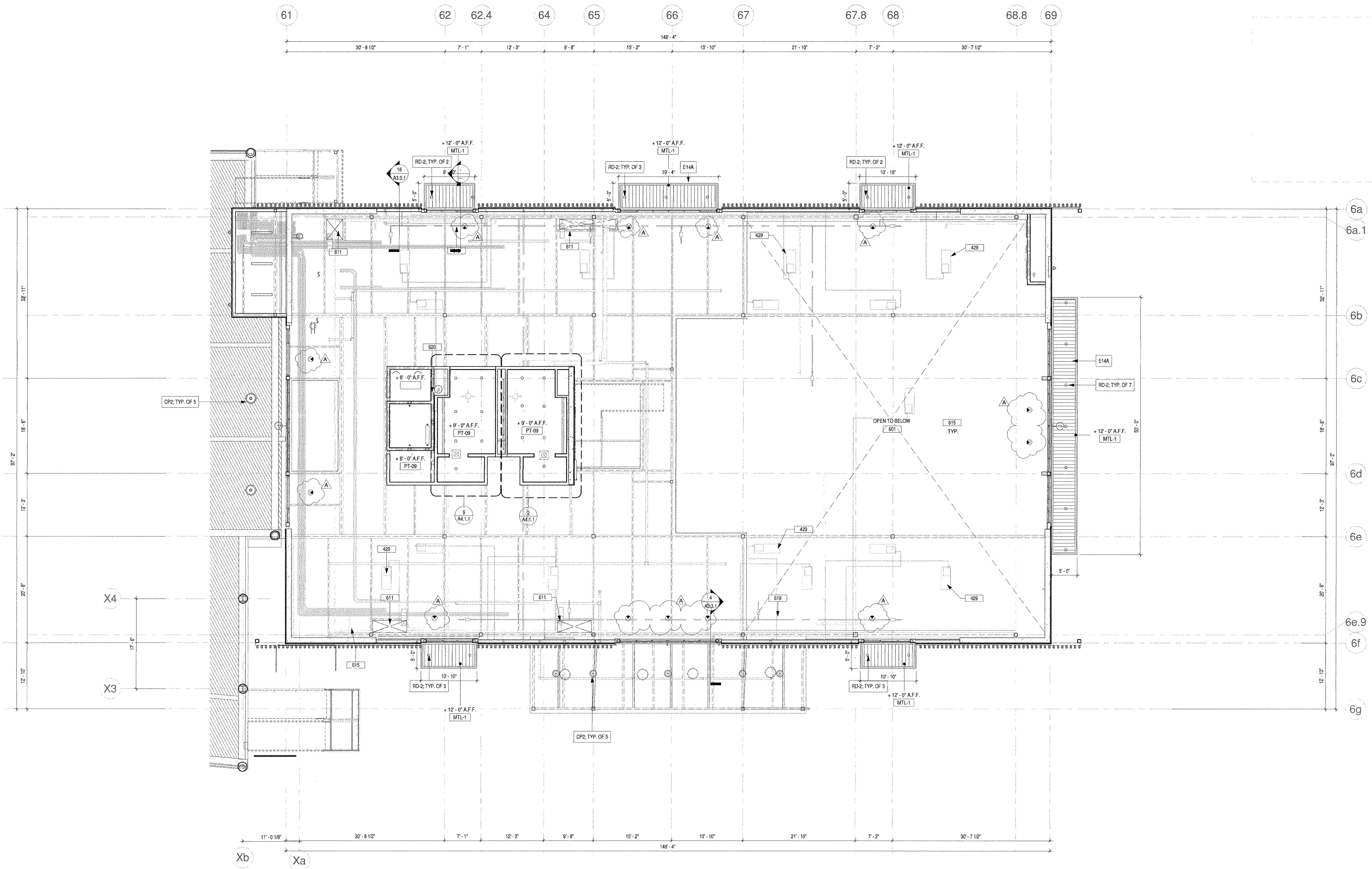
E APRIL 23, 2021

WORKS TITLE
BUILDING 6 LEVEL 1
CP



WING NO. _____

A6.6.1



BUILDING 6 LEVEL 1 RCP

CEILING PLAN LEGEND

Room name
101

ROOM SYMBOL

1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 15" O.C.
OR SUSPENDED GYP. BD. CEILING

SUSPENDED ACOUSTICAL TILE
CEILING

EXIT SIGN

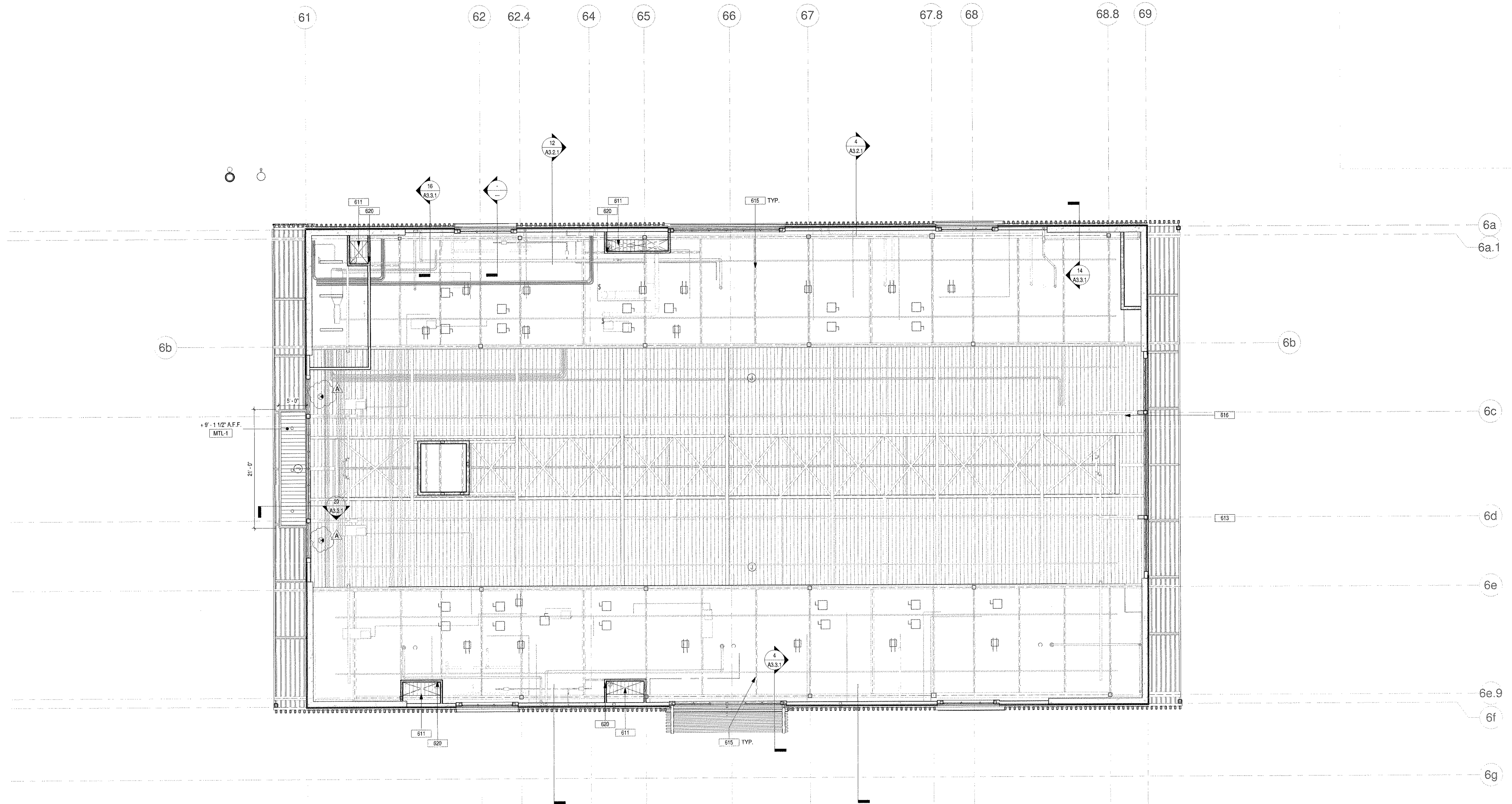
CEILING PLAN KEY NOTES

429 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS, TYP.
601 OPEN TO STRUCTURE ABOVE
611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING TO REMAIN CLEAR UP TO THE ROOF.
615 OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
619 FIRE SPRINKLER LINE; SEE FIRE PROTECTION DWGS.
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL. SEE MECHANICAL DWGS

CEILING PLAN NOTES

FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

C:\Users\Emmanuel\Documents\18019 DP4 Plans\Arch\A6.6.2\A6.6.2.rvt



BUILDING 6 LEVEL 2 RCP
1/8" = 1'-0" A6.1.2 | A6.6.2

CEILING PLAN LEGEND

Room name	ROOM SYMBOL
101	
	1/2" GYPSUM BOARD CEILING OVER 4" x 20" GA. JOIST @ 18" O.C. OR SUSPENDED GYP. BD. CEILING
	SUSPENDED ACOUSTICAL TILE CEILING
	EXIT SIGN

CEILING PLAN KEY NOTES

- SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING TO REMAIN CLEAR UP THE ROOF.
- OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
- T&G WOOD DECKING AT UNDERSIDE OF ROOF.
- FIRE DAMPER REQUIRED AT FIRE-RATED WALL. SEE MECHANICAL DWGS.

CEILING PLAN NOTES

- FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
- FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING. TO COMPLY WITH CBC 803.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

SMSARCH

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

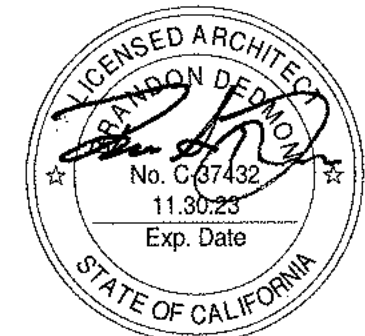


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
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3	02/19/2021	50% CONSTRUCTION DOCUMENTS
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5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 LEVEL 2 RCP

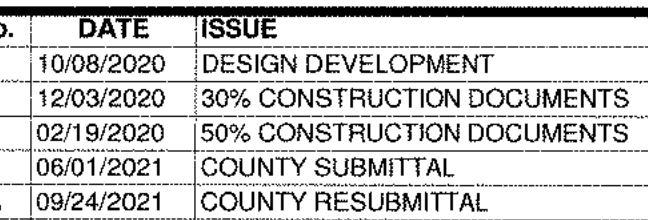
A6.6.2



DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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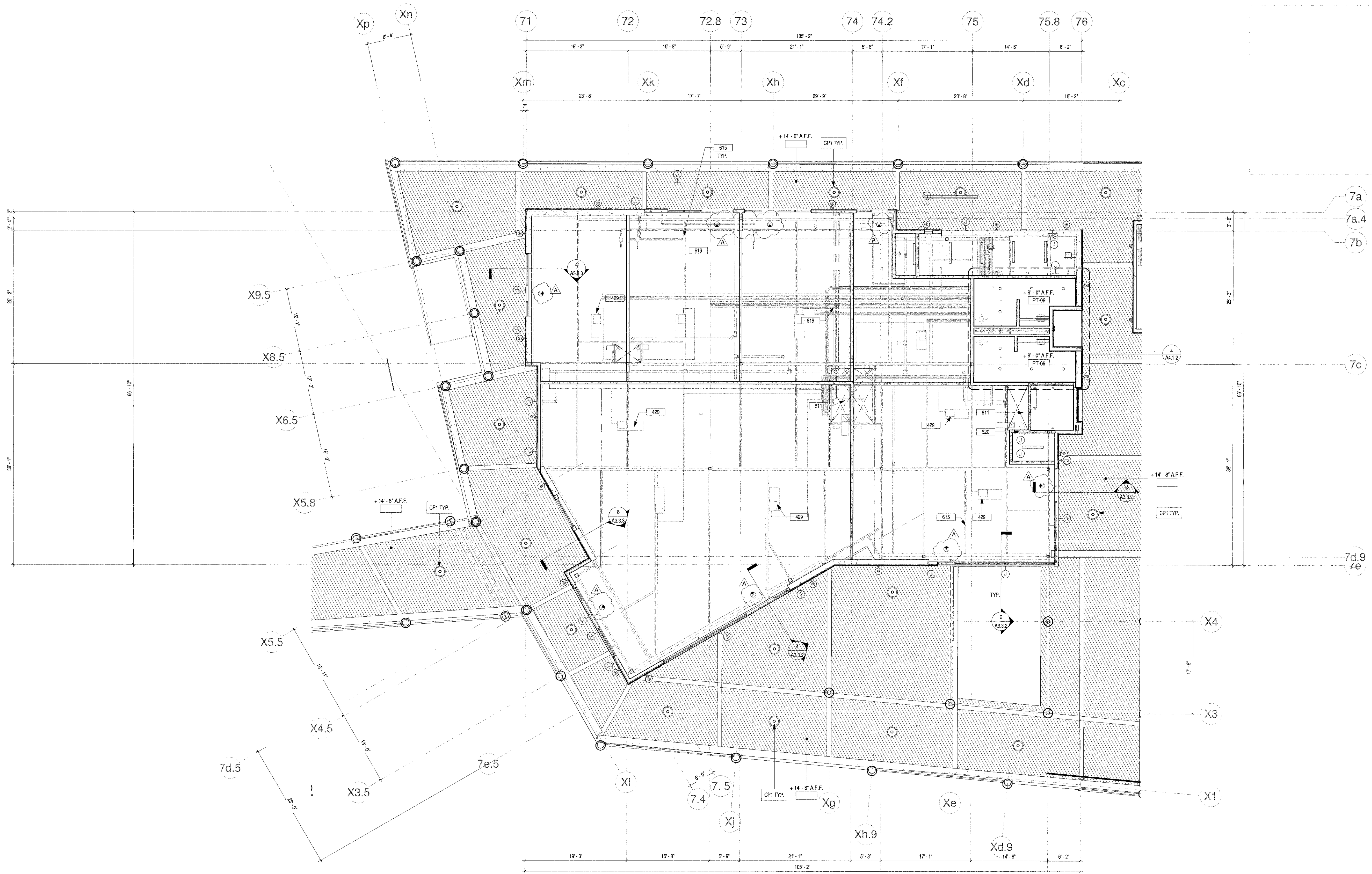
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COURT NO. 19019

DATE APRIL 23, 2021

BUILDING 7 LEVEL 1
RCP

A6.7.1



BUILDING 7 LEVEL 1 RCP
1/8" = 1'-0"

CEILING PLAN LEGEND

Room name
101

ROOM SYMBOL

1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 16" O.C.
OR SUSPENDED GYP. BD. CEILING

SUSPENDED ACOUSTICAL TILE
CEILING

EXIT SIGN

A

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.
611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING TO REMAIN CLEAR UP THE ROOF.
615 OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY-APPLIED FIREPROOFING AT ALL STEEL BEAMS
616 FIRE SPRINKLER LINE; SEE FIRE PROTECTION DWGS.
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL, SEE MECHANICAL DWGS

CEILING PLAN NOTES

FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5



BUILDING 6 - 9

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



No.	DATE	ISSUE
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PROJECT NO.	19019
DATE	APRIL 23, 2021

BUILDING 7 LEVEL 2
RCP

RUNNING NO. 68-9070-24

A6.7.2



RCP 3

CEILING PLAN LEGEND

Room name
101

ROOM SYMBOL

1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 16" O.C.
OR SUSPENDED GYP. BD. CEILING

SUSPENDED ACOUSTICAL TILE
CEILING

EXIT SIGN

CEILING PLAN KEY NOTES

- 611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING
TO REMAIN CLEAR UP THE ROOF.
615 OPEN TO STRUCTURE ABOVE, PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
619 FIRE SPRINKLER LINE, SEE FIRE PROTECTION DWGS.
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL, SEE MECHANICAL DWGS

CEILING PLAN NOTES

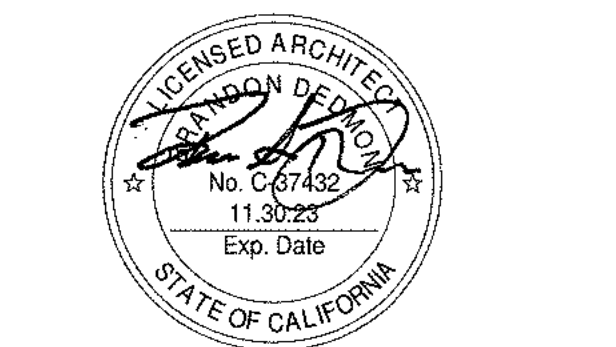
1. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
2. FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
3. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5



BUILDING 6 - 9

24900 - 25094 DANA POINT
DANA POINT, CA 92629

B W P **BURNHAM WARD**
P R O P E R T I E S



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A	09/24/2021	COUNTY RESUBMITTAL

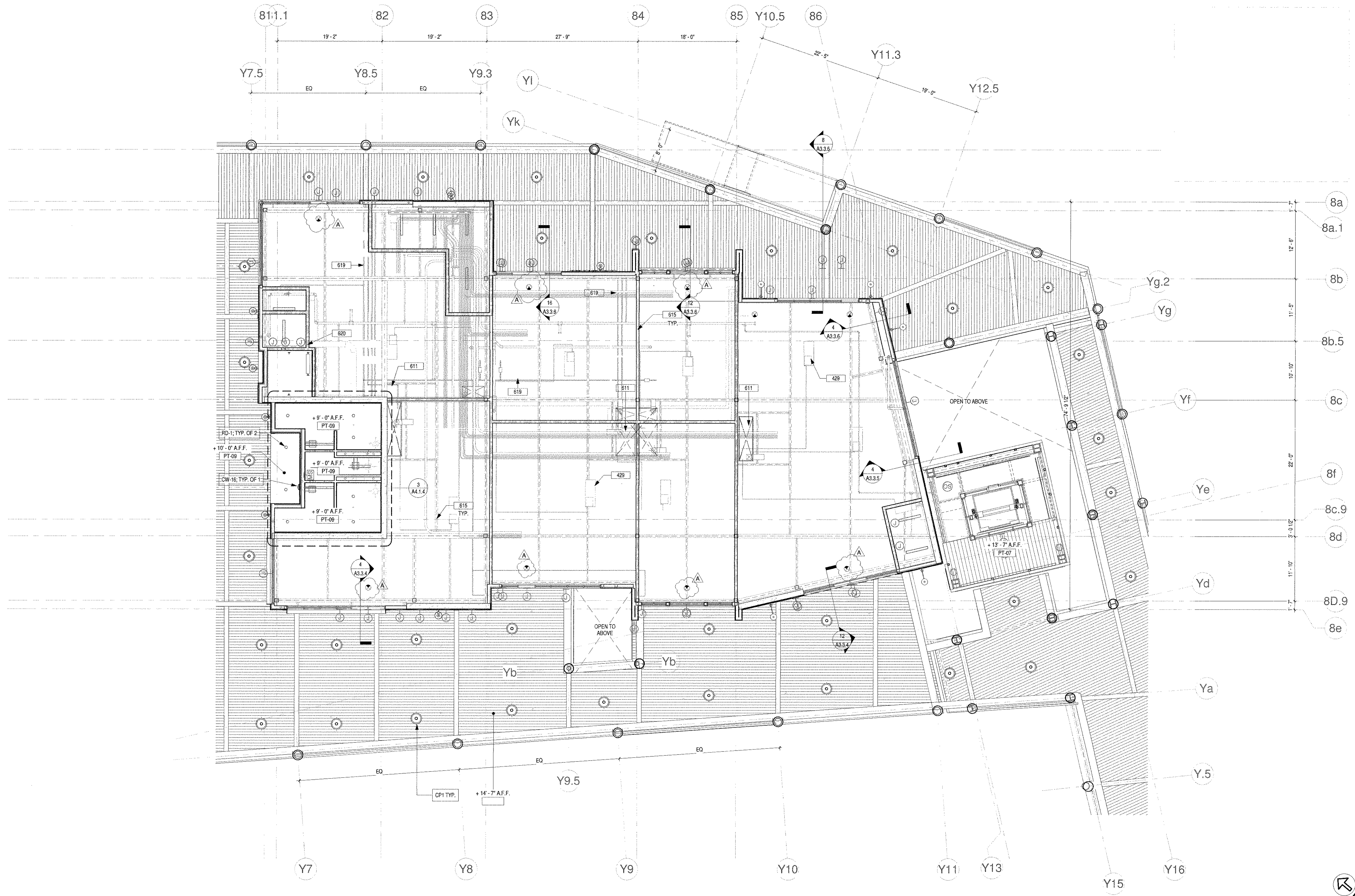
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DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1
RCP

Drawing No. _____

A6.8.1



BUILDING 8 LEVEL 1 RCP

CEILING PLAN LEGEND

Room name
101

ROOM SYMBOL

1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 18" O.C.
OR SUSPENDED GYP. BD. CEILING

SUSPENDED ACOUSTICAL TILE
CEILING

EXIT SIGN

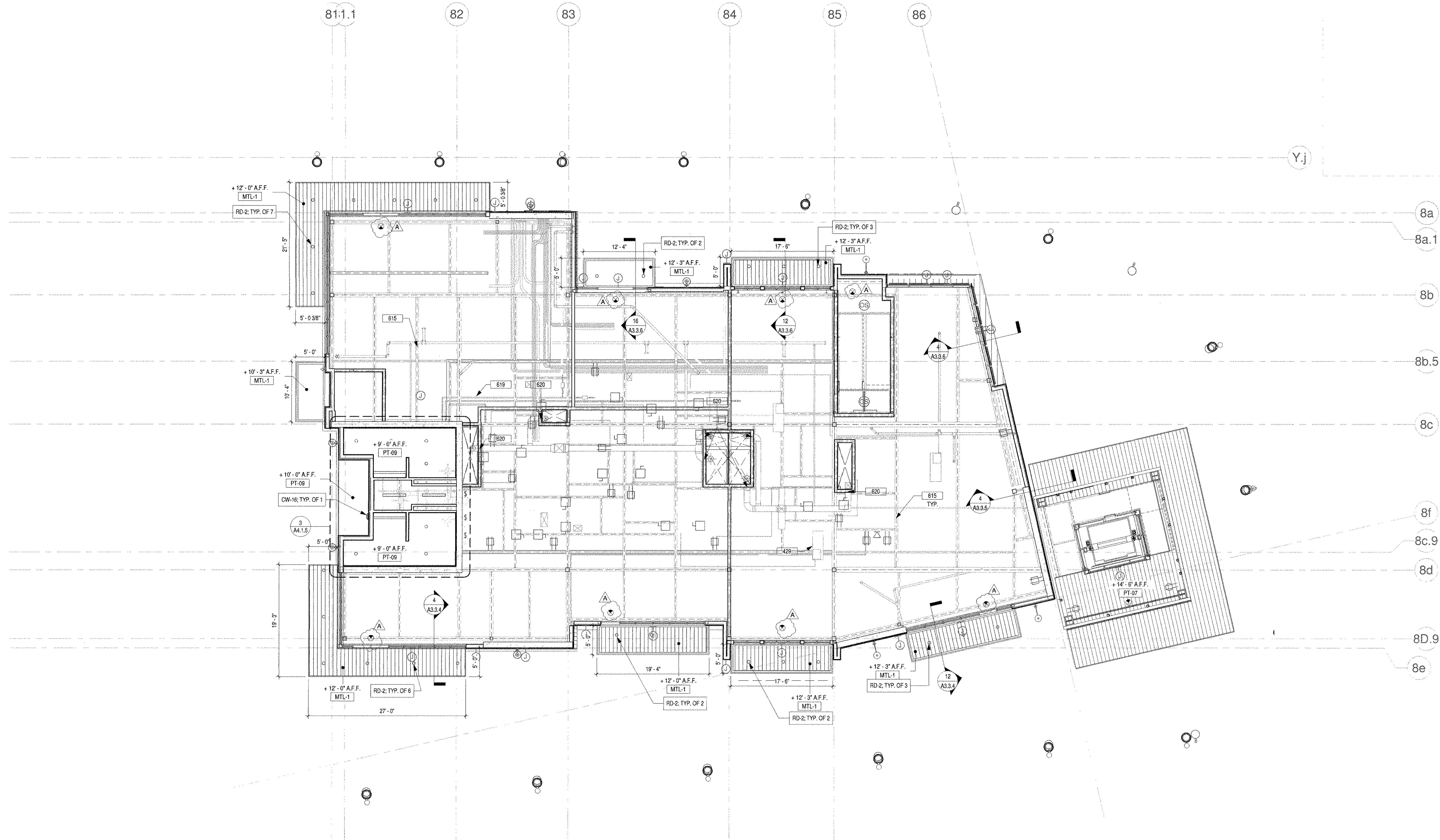
CEILING PLAN KEY NOTES

- 429 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.
611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING
TO REMAIN CLEAR UP THE ROOF.
615—OPEN TO STRUCTURE ABOVE, PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
619 FIRE SPRINKLER LINE; SEE FIRE PROTECTION DWGS.
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL. SEE MECHANICAL DWGS.

CEILING PLAN NOTES

1. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
2. FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
3. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

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BUILDING 8 LEVEL 2 RCP
1/8" = 1'-0" A6.8.2

CEILING PLAN LEGEND

Room name	ROOM SYMBOL
101	
	1/2" GYPSUM BOARD CEILING OVER 4" x 20" CA JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
	SUSPENDED ACOUSTICAL TILE CEILING
	EXIT SIGN

CEILING PLAN KEY NOTES

- 429 MECHANICAL UNIT, SEE MECHANICAL DRAWINGS, TYP.
- 615 OPEN TO STRUCTURE ABOVE, PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
- 619 FIRE SPRINKLER LINE, SEE FIRE PROTECTION DWGS.
- 620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL, SEE MECHANICAL DWGS.

CEILING PLAN NOTES

- FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
- FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 903.1
- ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

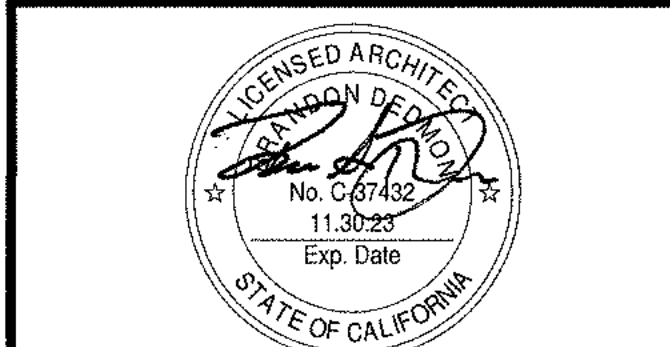


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

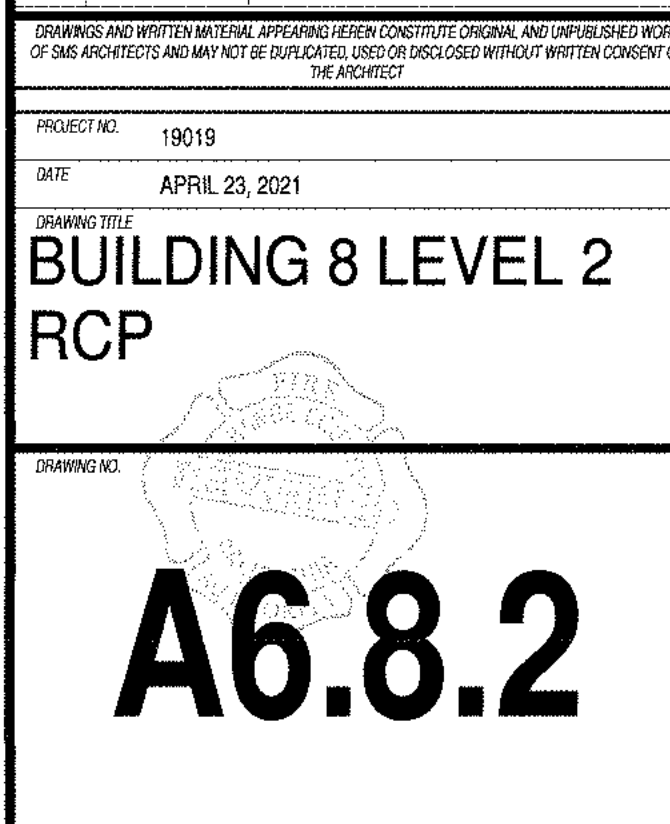
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

BWP BURNHAM | WARD
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No.	DATE	ISSUE
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PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	BUILDING 8 LEVEL 2 RCP
DRAWING NO.	A6.8.2



A6.8.2

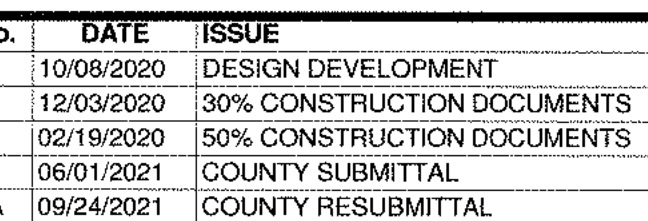


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

224900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P **BURNHAM WARD**
P R O P E R T I E S



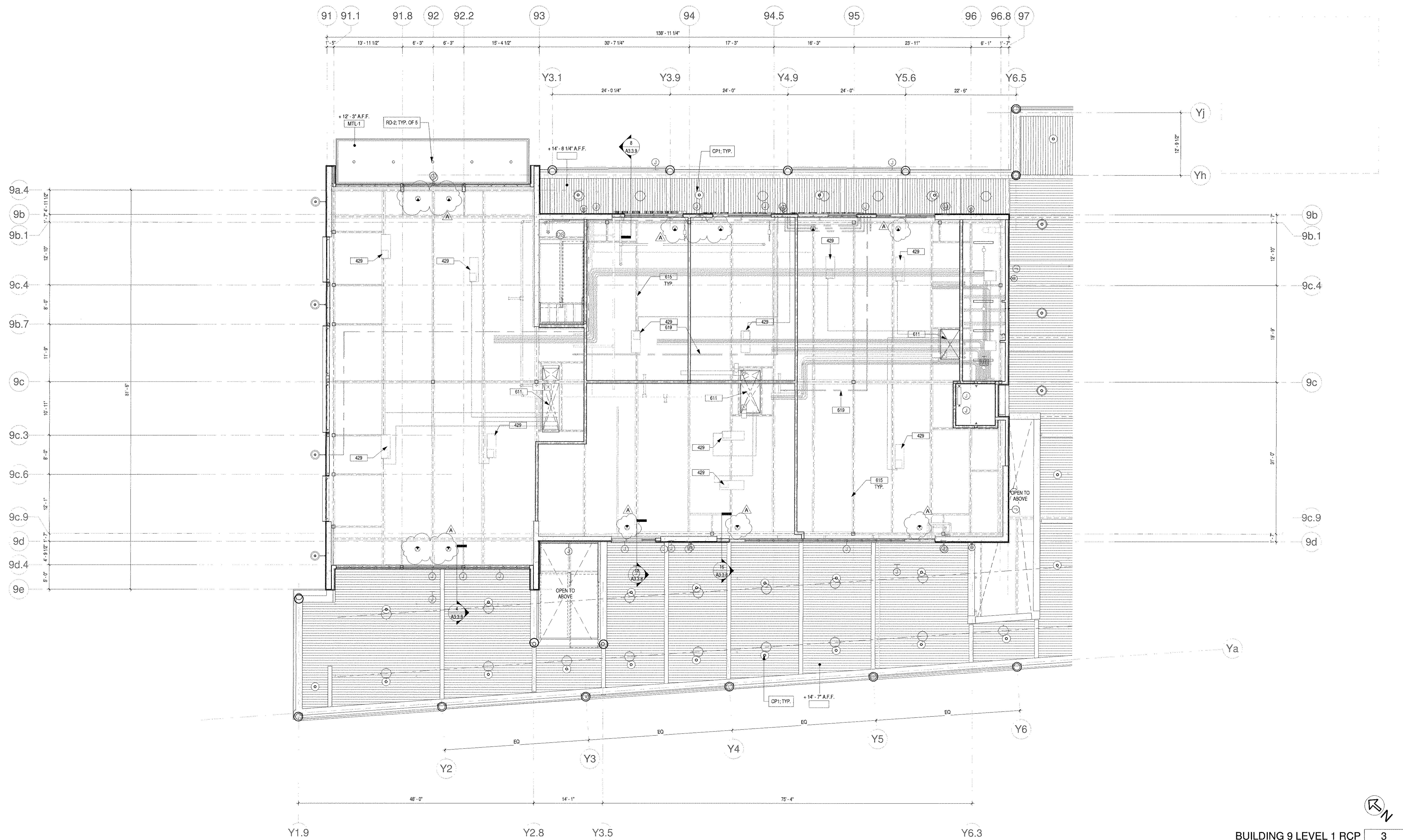
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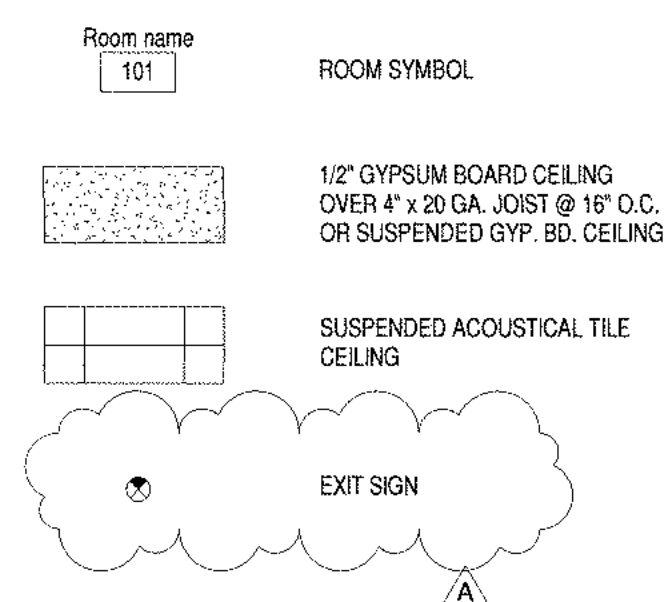
DATE APRIL 23, 2021

BUILDING 9 LEVEL 1

A6.9.1



CEILING PLAN LEGEND



CEILING PLAN KEY NOTES

- 429 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS, TYP.
611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING TO REMAIN CLEAR UP TO THE ROOF.
615 OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
619 FIRE SPRINKLER LINE; SEE FIRE PROTECTION DWGS.

CEILING PLAN NOTES

1. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
2. FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
3. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5

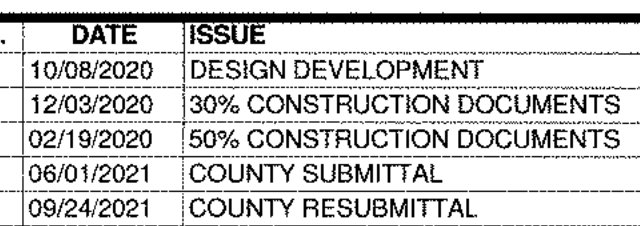


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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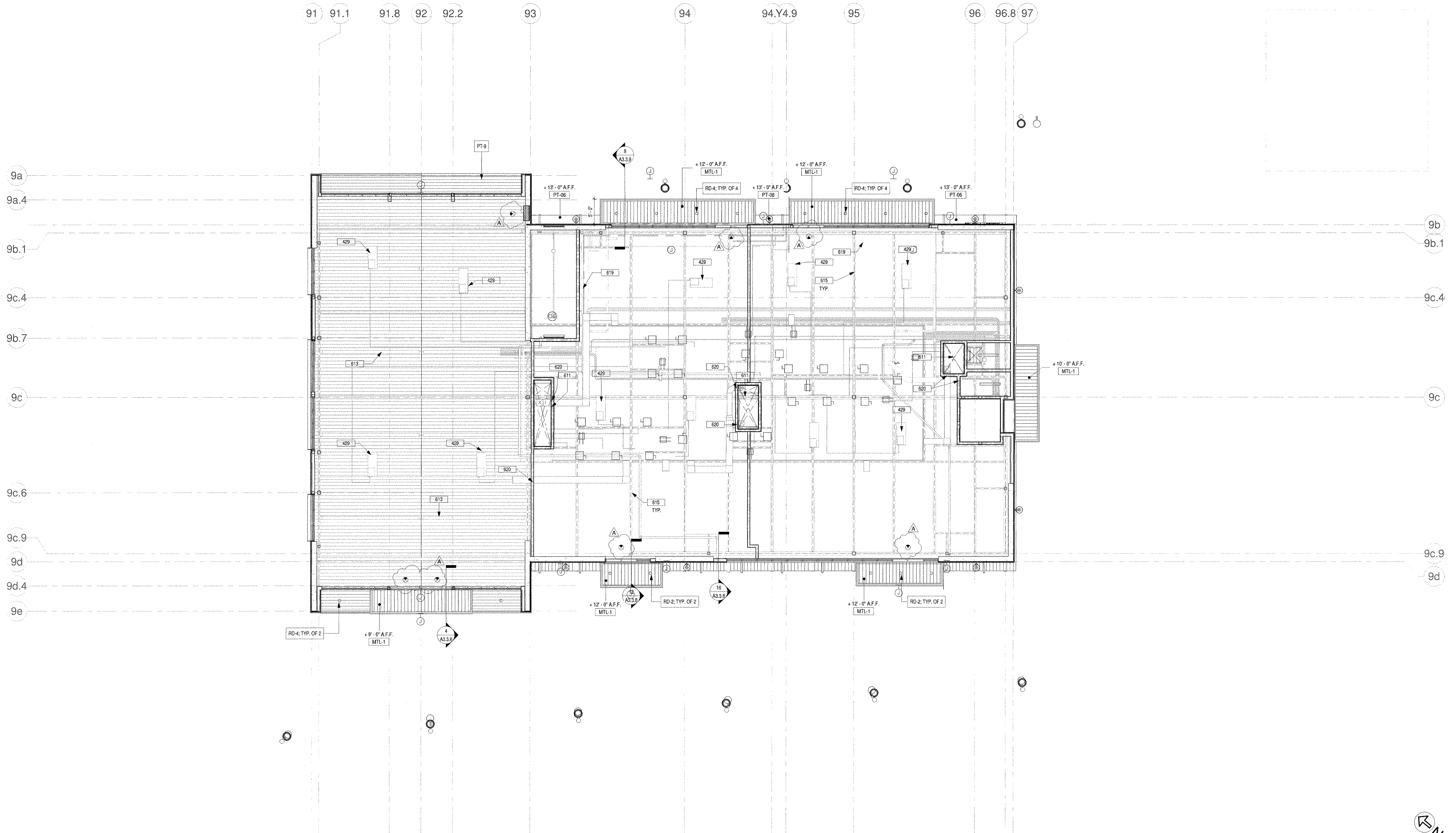
PROJECT NO. 19019

DATE APRIL 23, 2021

BUILDING 9 LEVEL 2
 RCP

NAME NO.

A6.9.2



BUILDING 9 LEVEL 2 RCP

Room name
101

ROOM SYMBOL

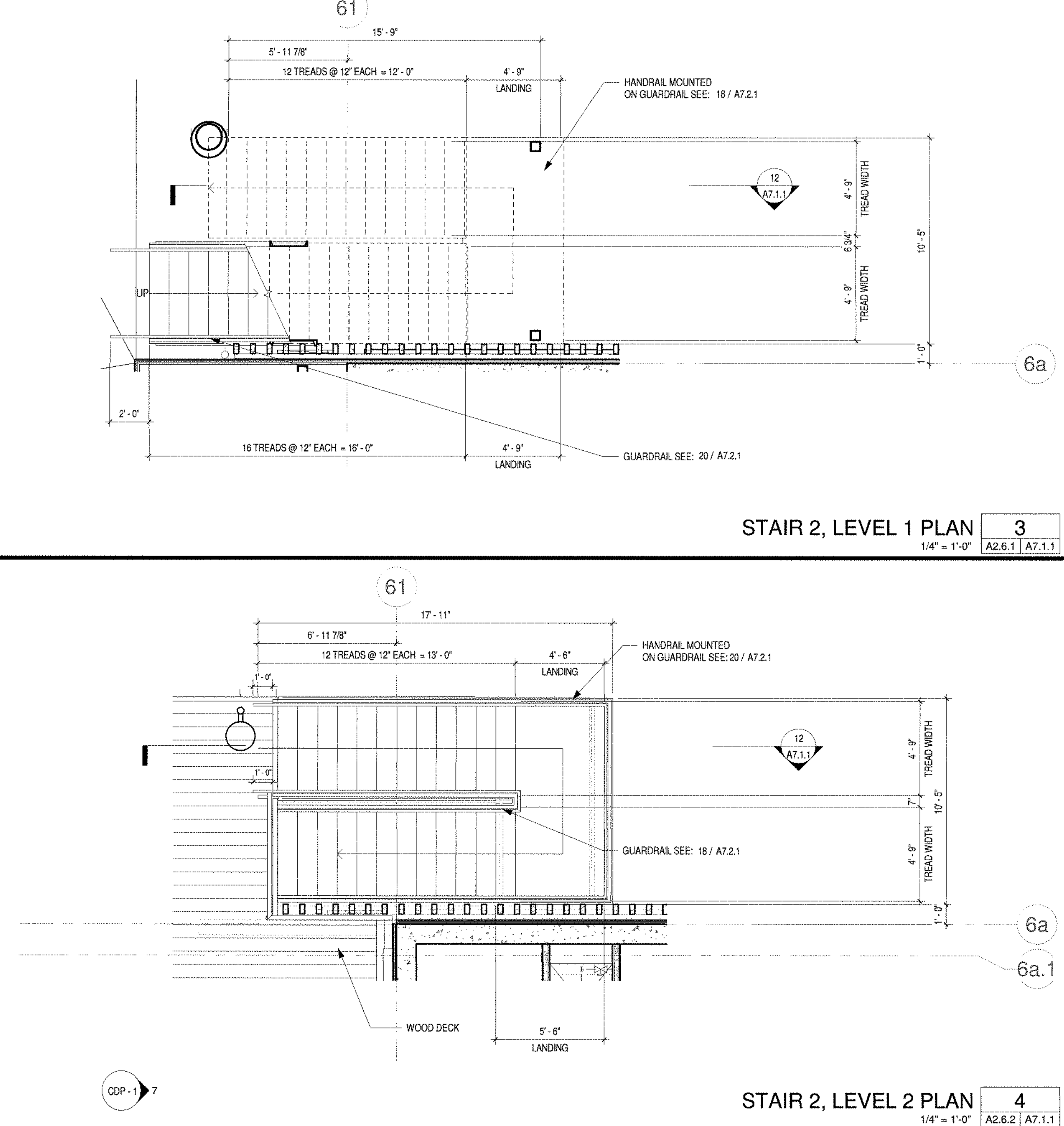
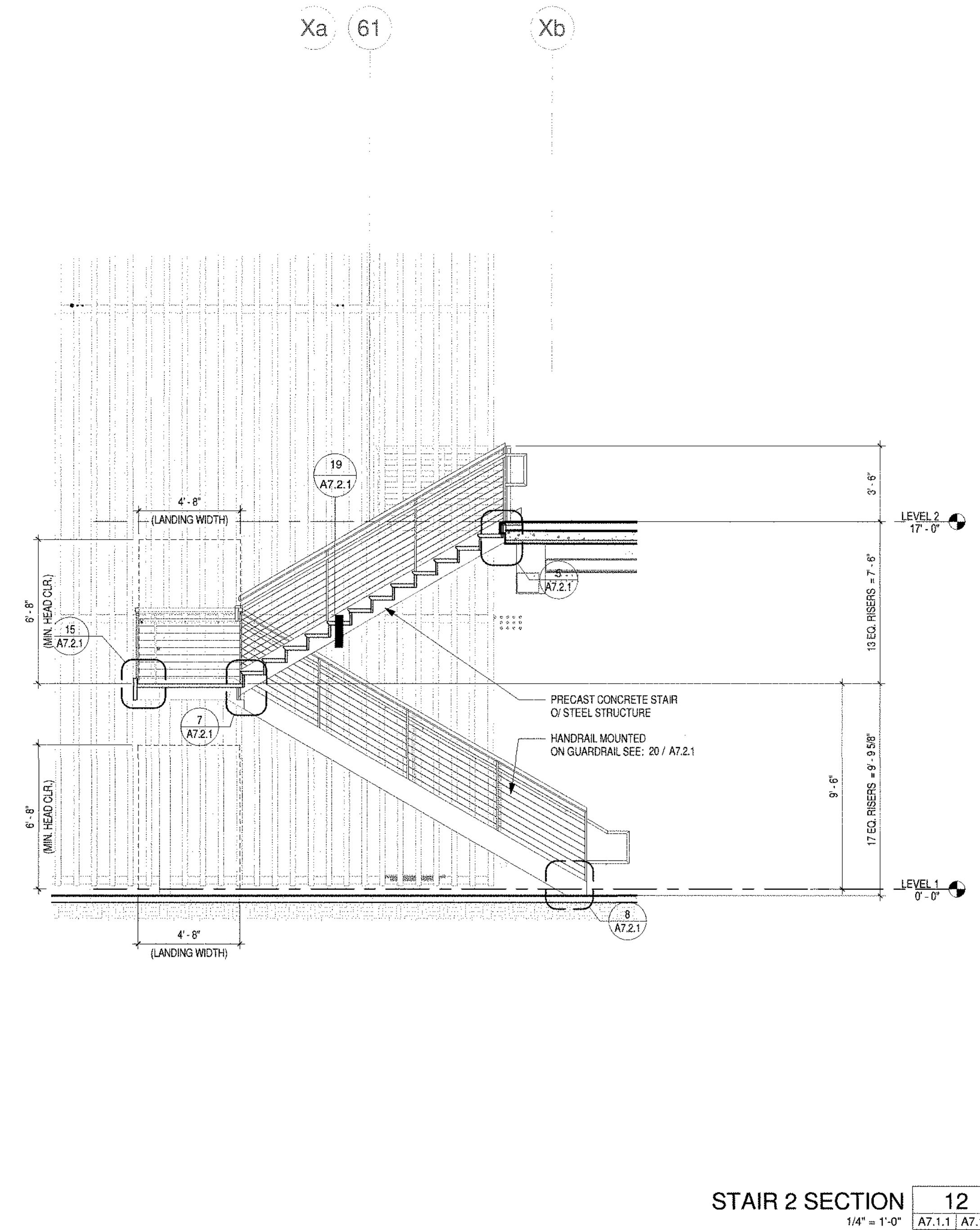
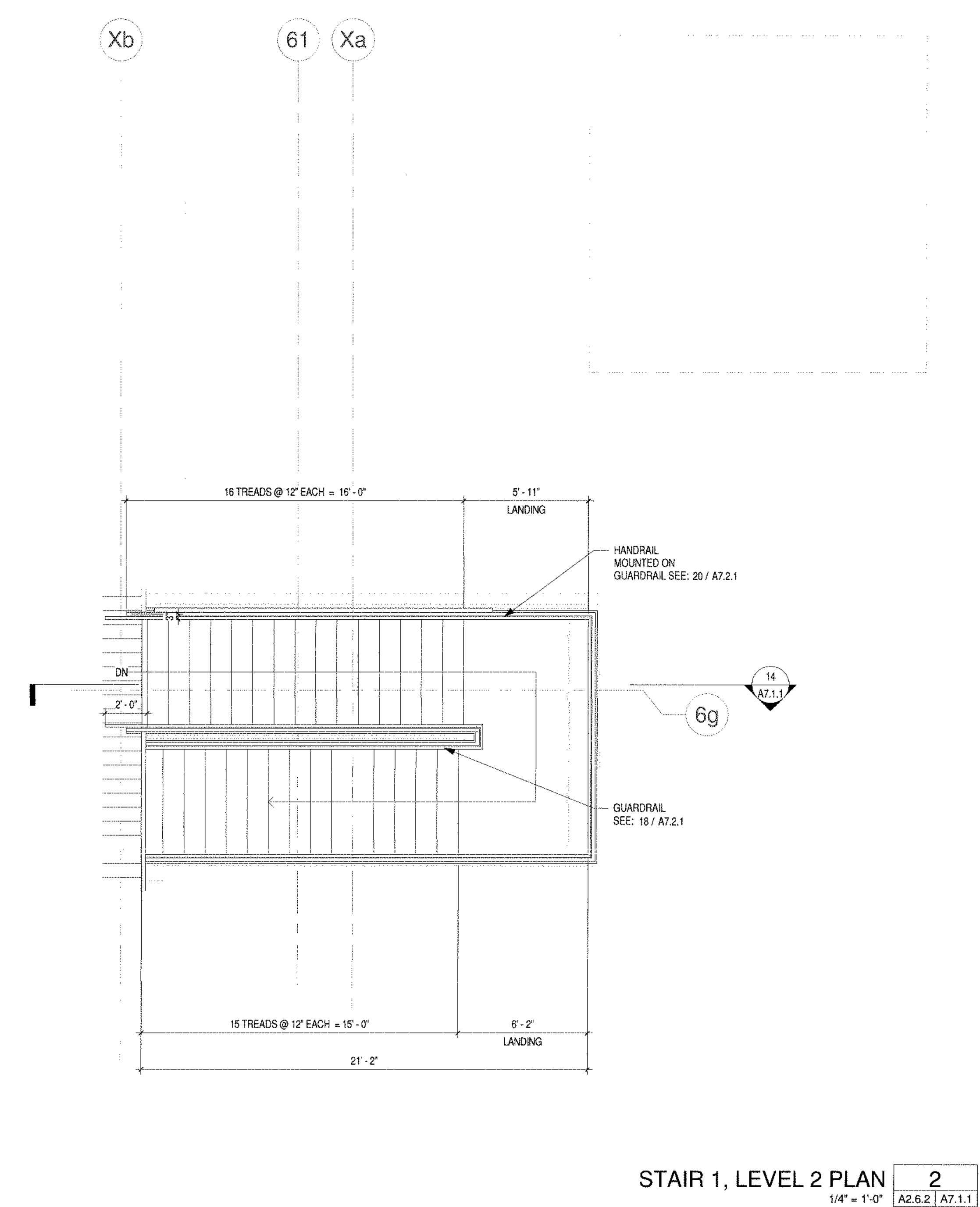
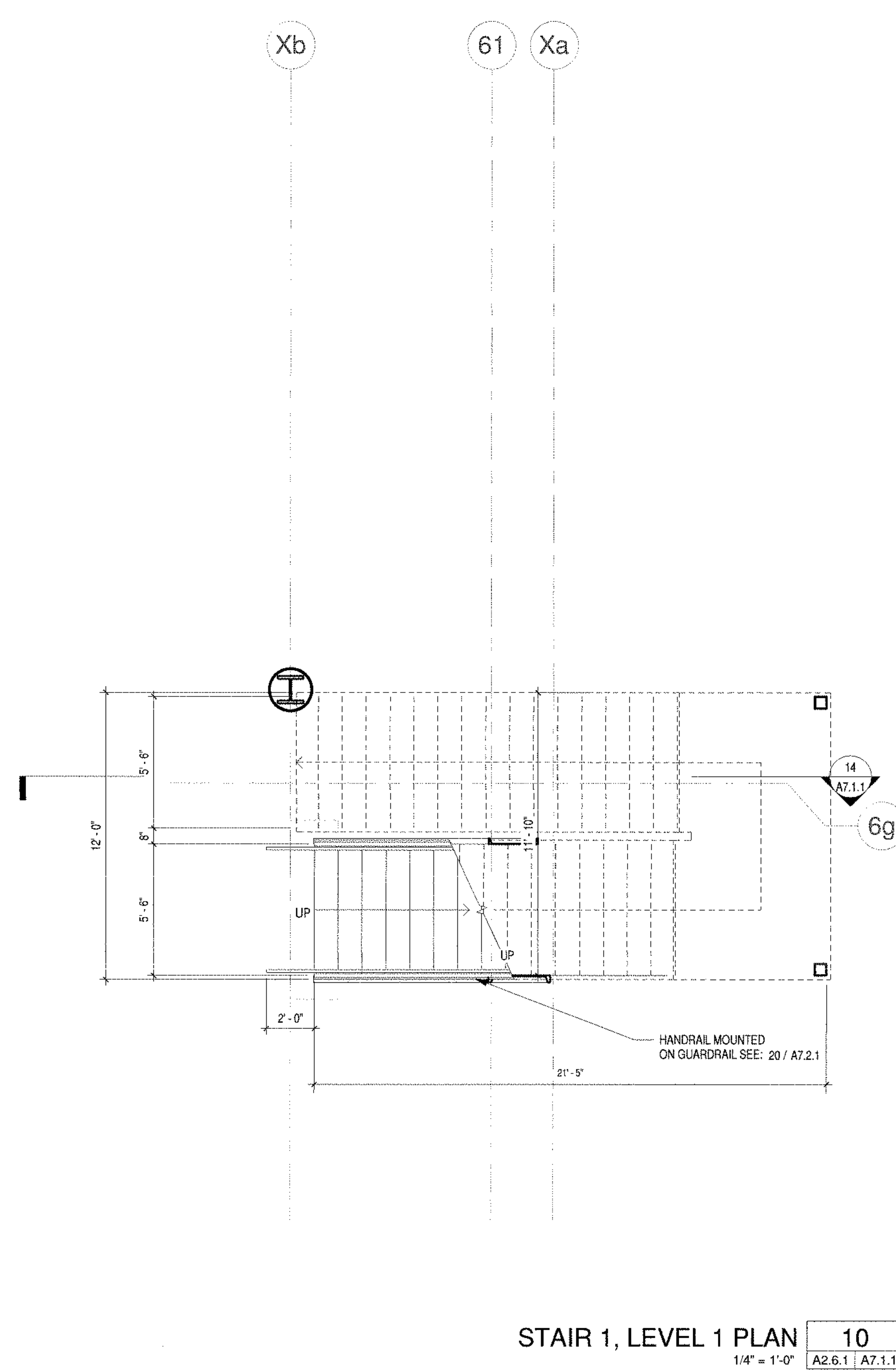
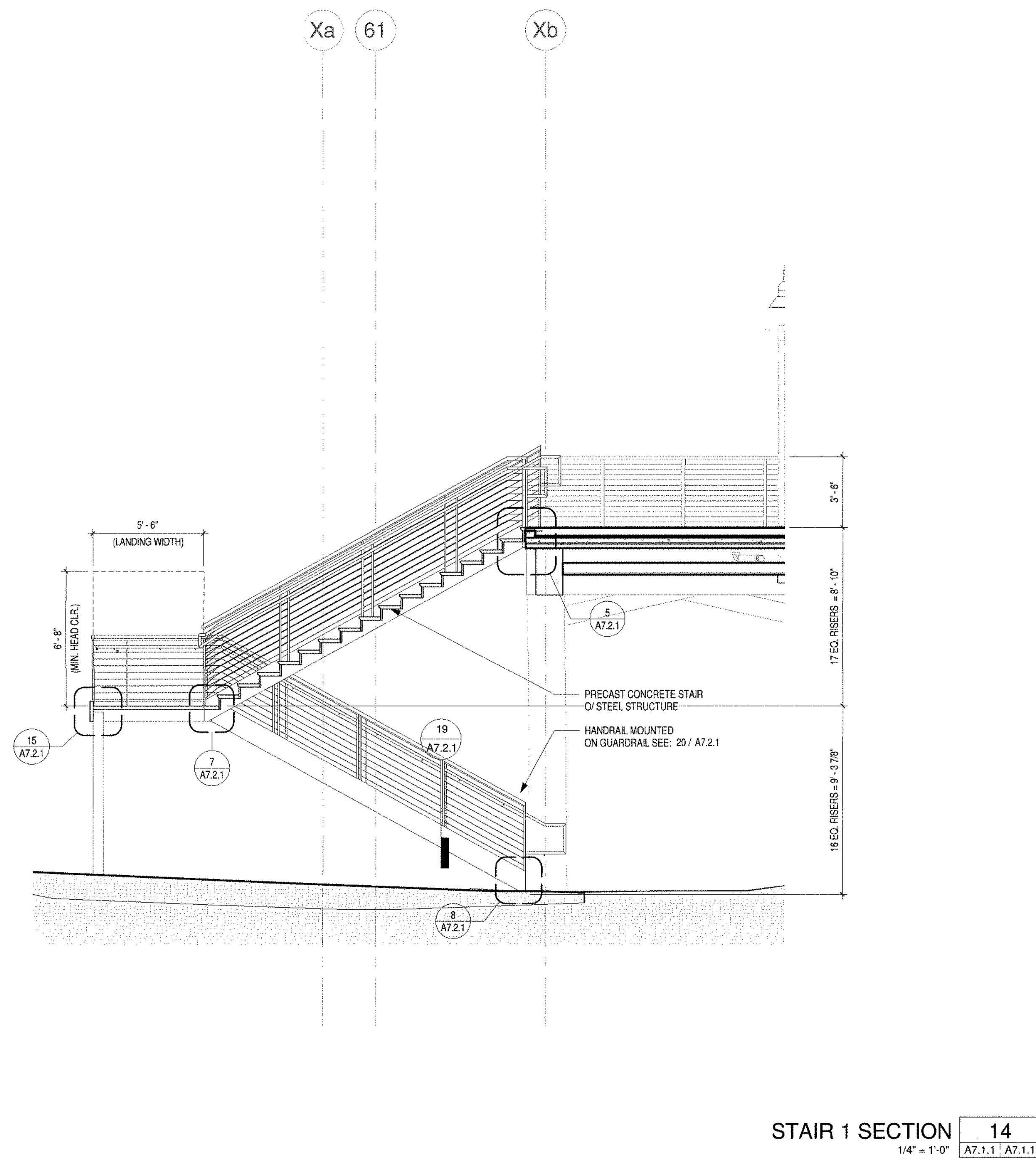
1/2" GYPSUM BOARD CEILING
OVER 4" x 20 GA. JOIST @ 16" O.C.
OR SUSPENDED GYP. BD. CEILING

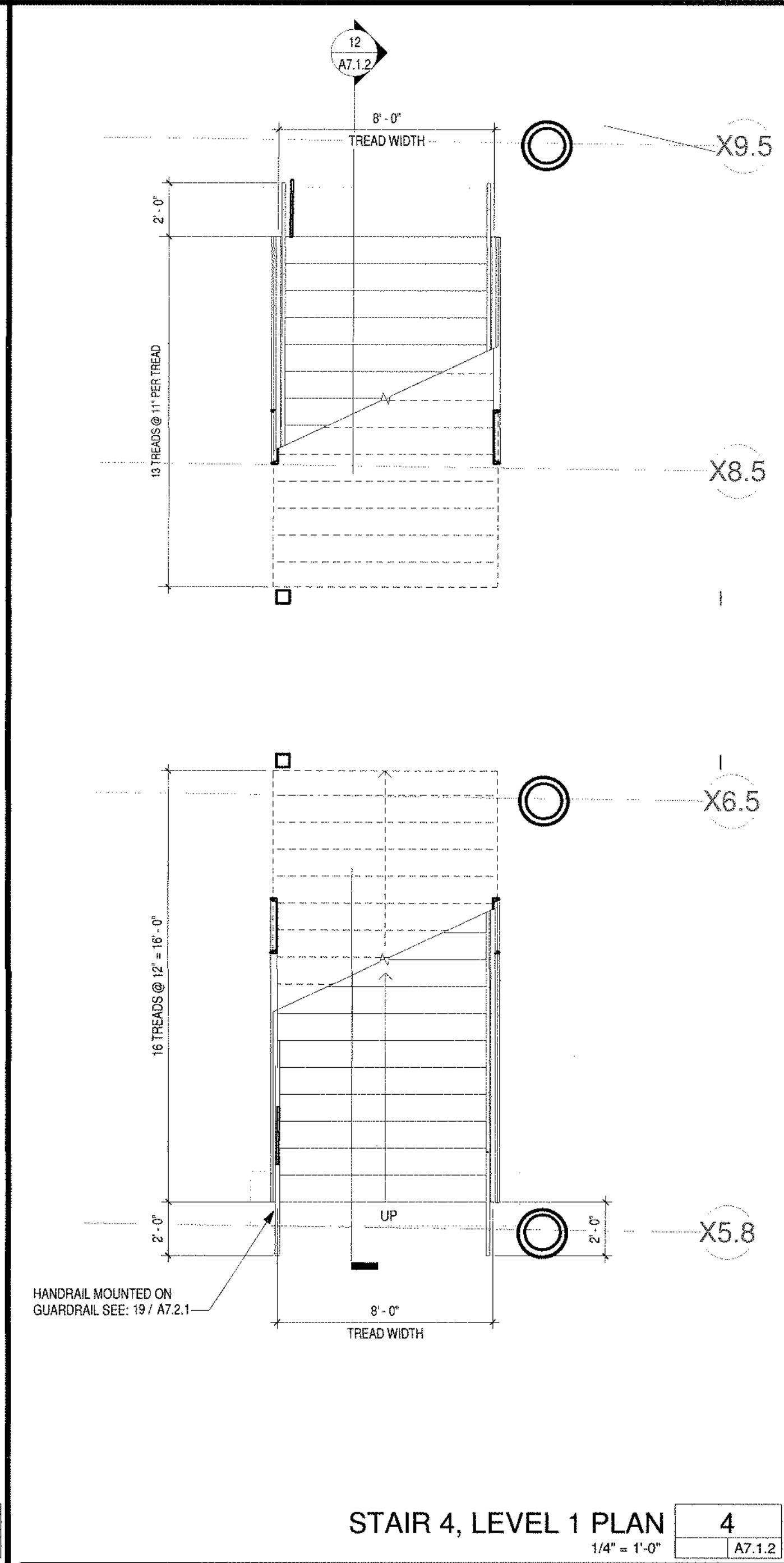
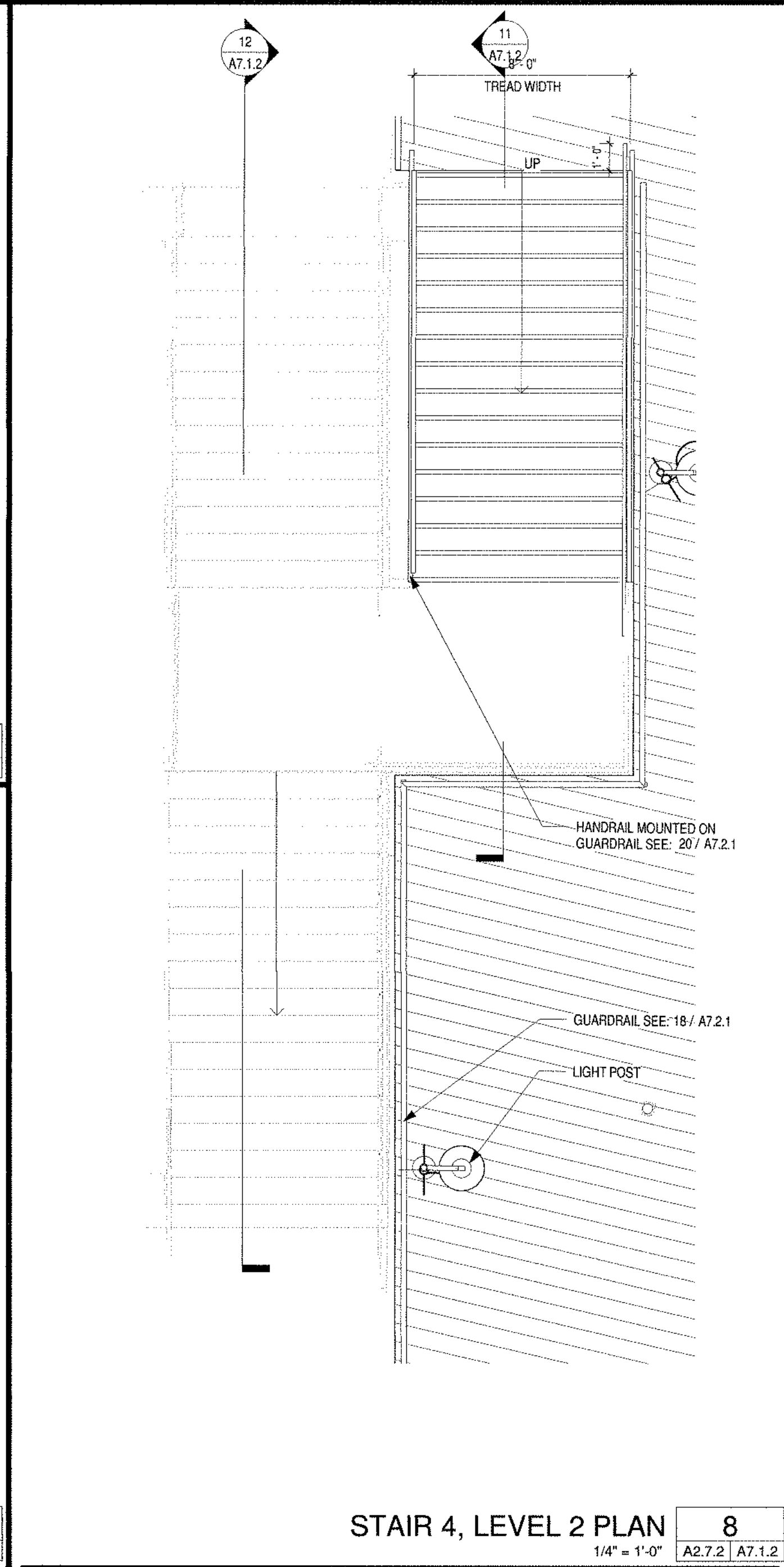
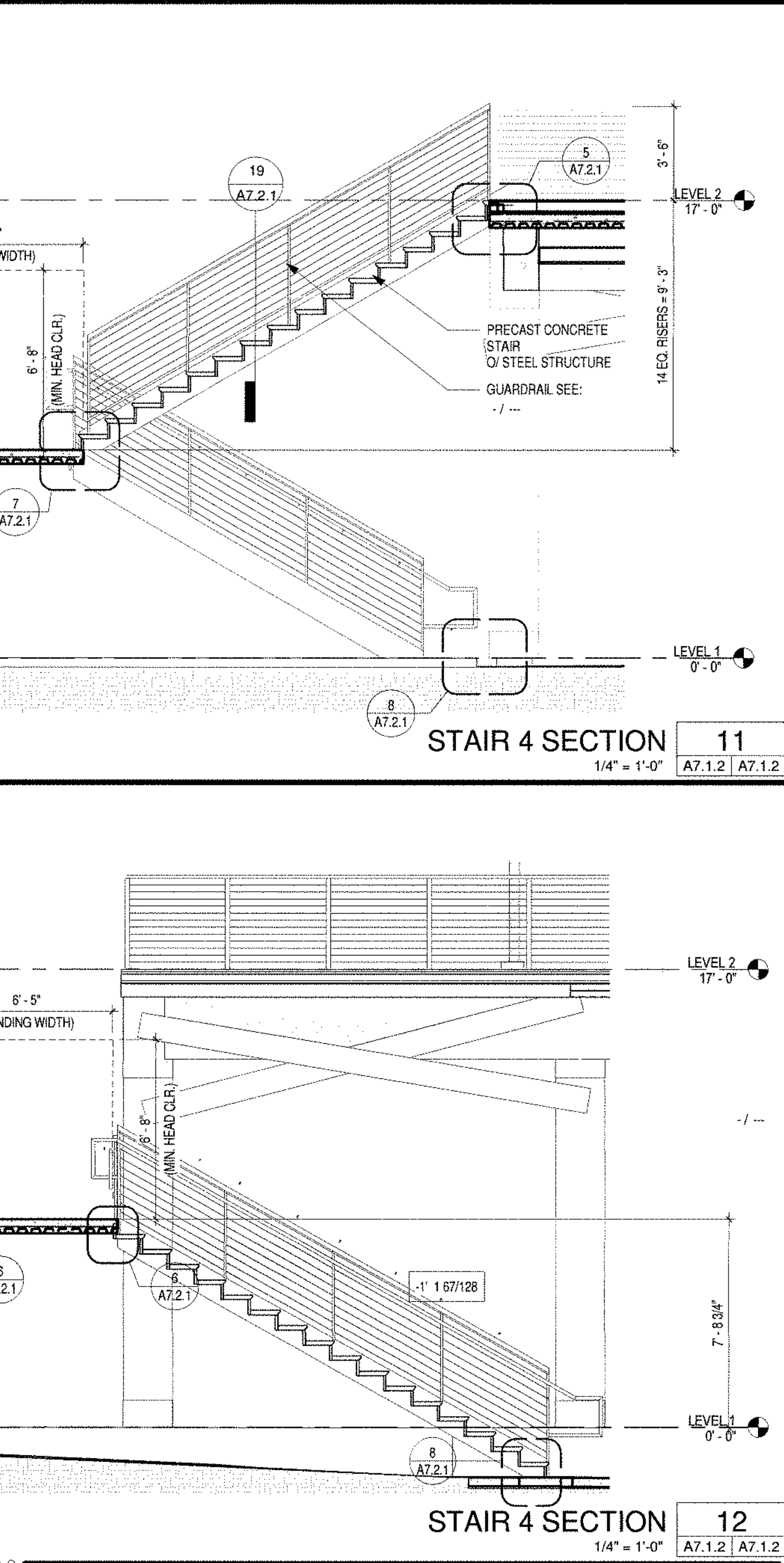
SUSPENDED ACOUSTICAL TILE
CEILING

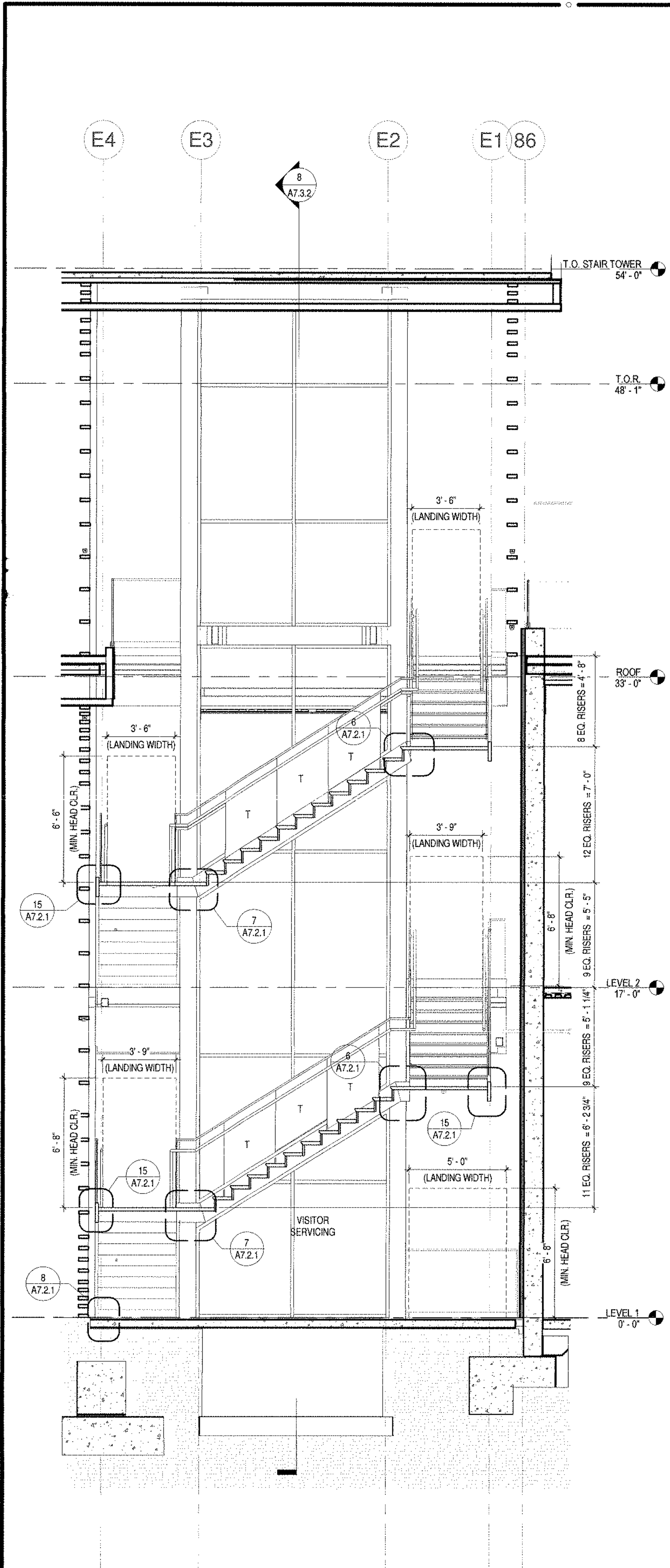
EXIT SIGN

429 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS. TYP.
611 SHAFT OPENING IN FLOOR ABOVE FOR FUTURE TENANT USE. NO SHELL WORK IS ALLOWED WITHIN SHAFT AND OPENING
TO REMAIN CLEAN UP THE ROOF.
613 OPEN WED HEAVY TIMBER TRUSS
615 OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
616 FIRE SPRINKLER LINE. SEE FIRE PROTECTION DWGS.
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL. SEE MECHANICAL DWGS.

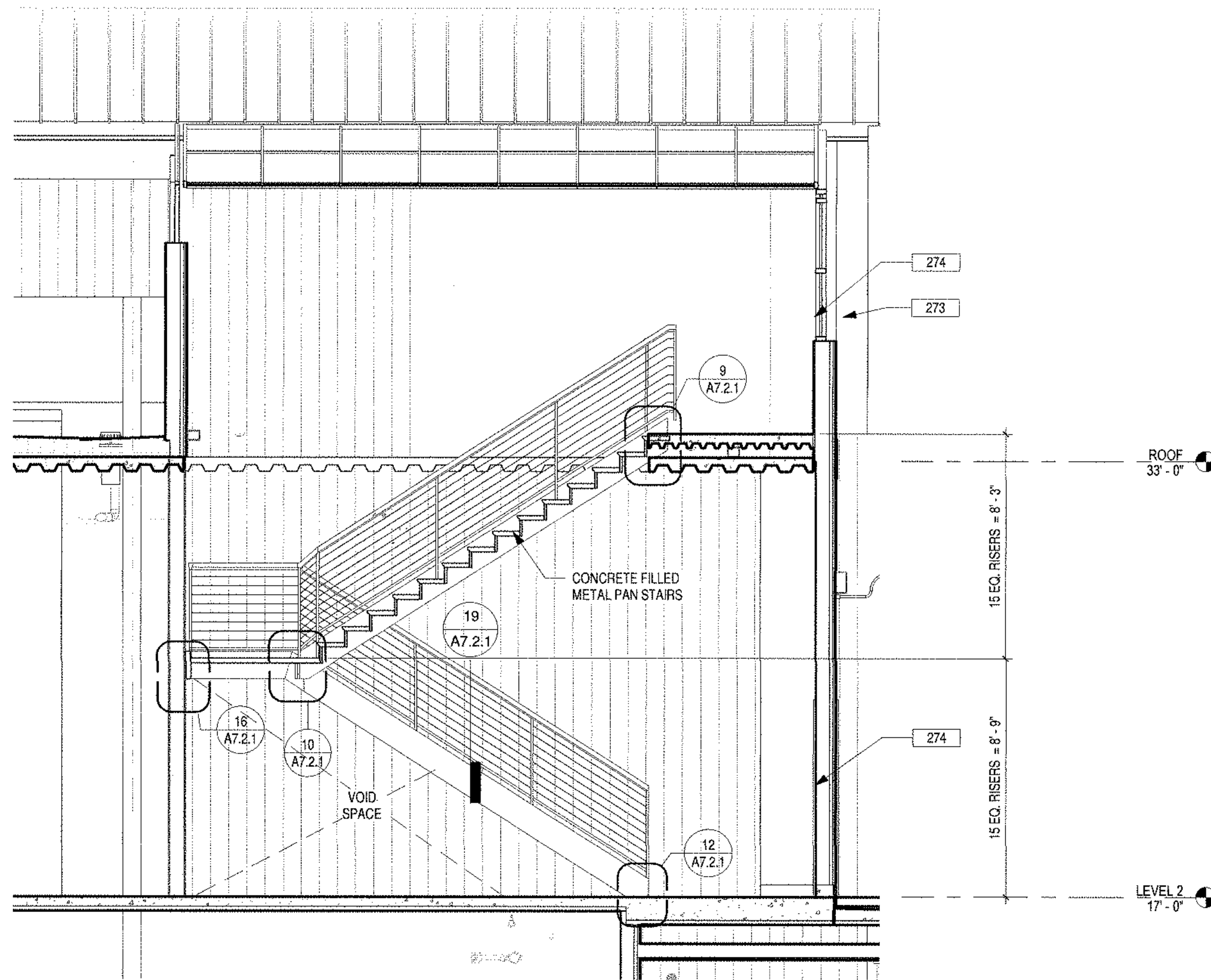
1. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
2. FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1.
3. ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN TO BE 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5.



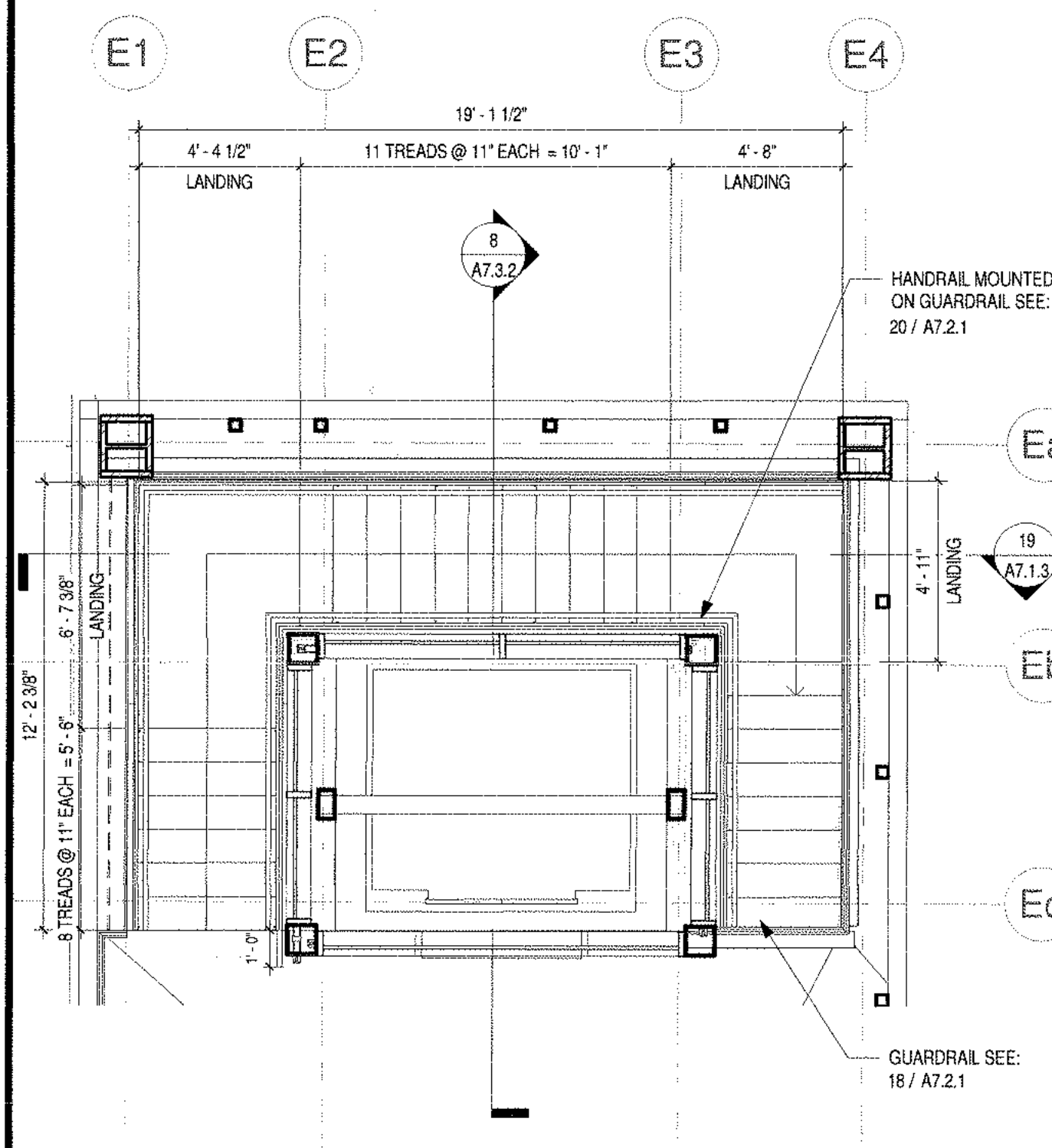




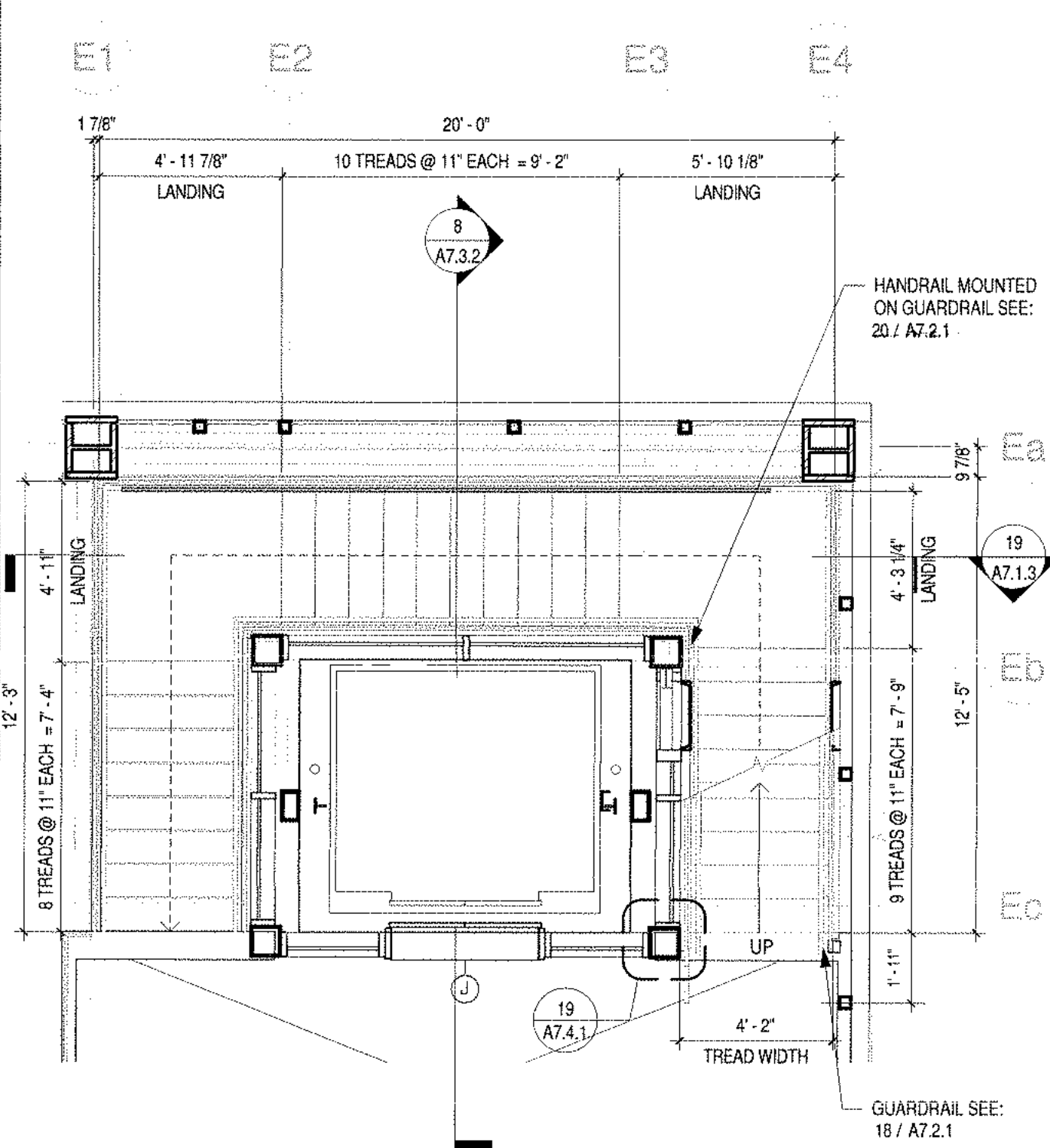
STAIR 5 SECTION 19
1/4" = 1'-0" A4.2.1 A7.1.3



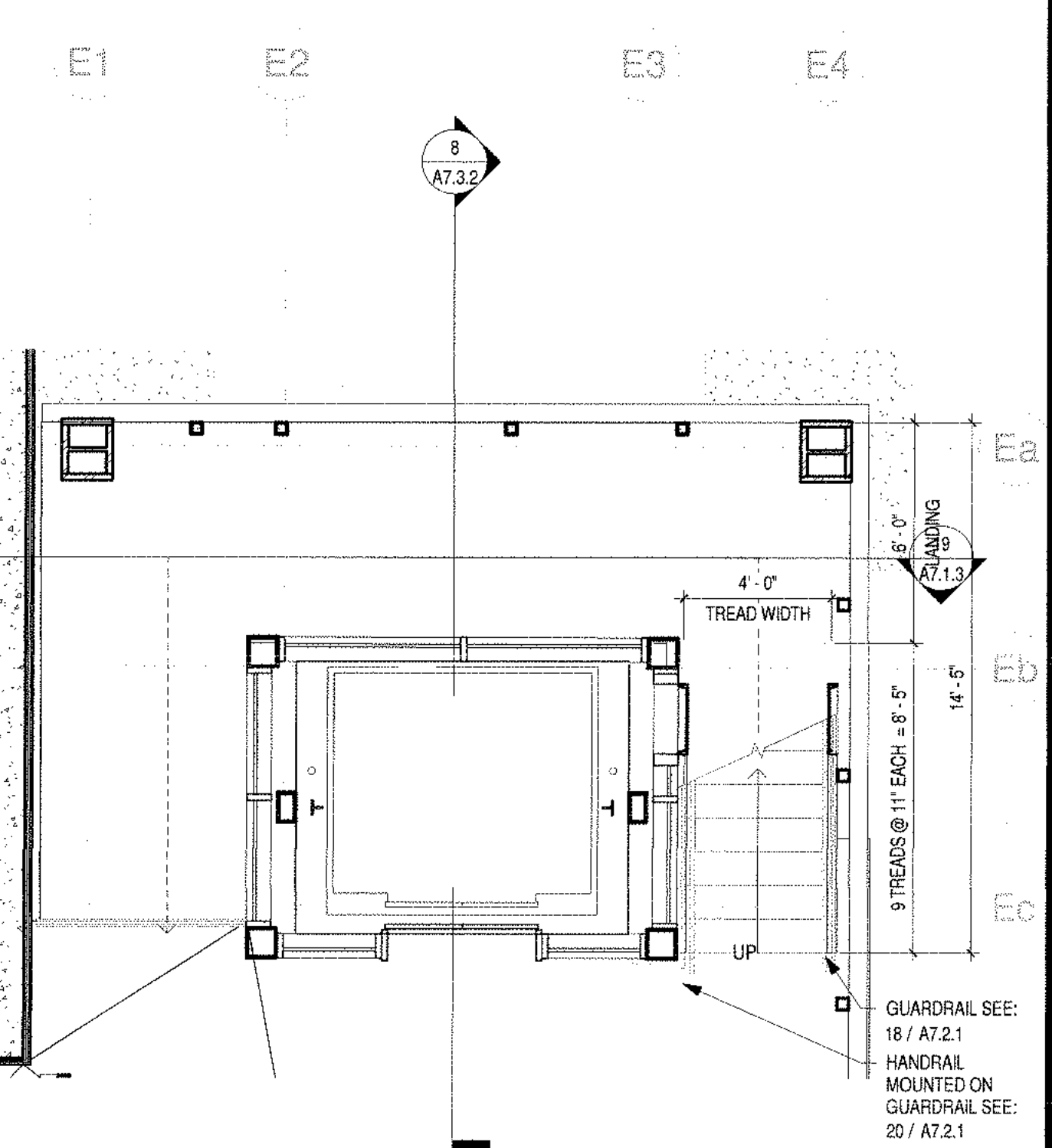
STAIR 6, SECTION 12
1/4" = 1'-0" A7.1.3 A7.1.3



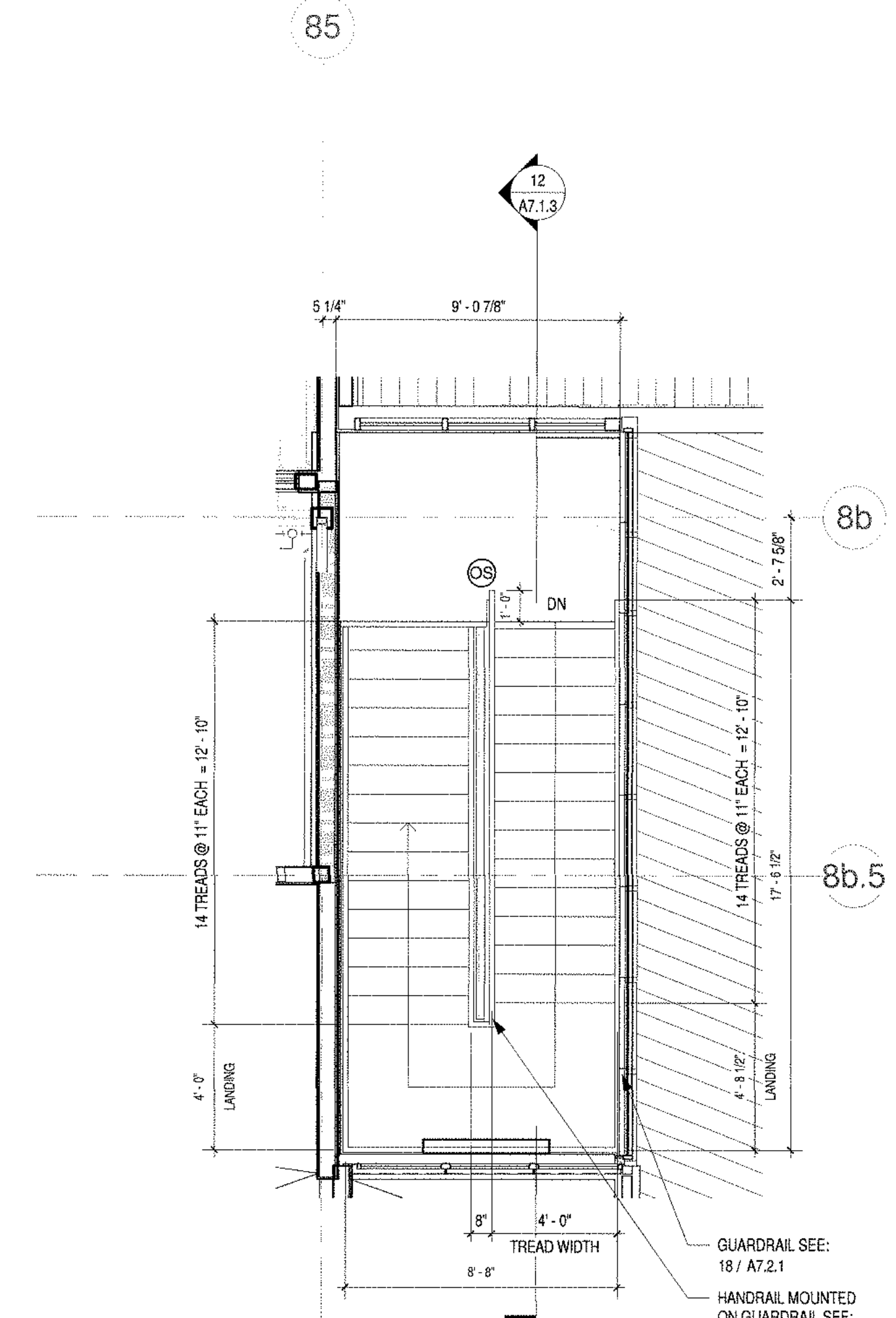
STAIR 5, LEVEL 3 PLAN 10
1/4" = 1'-0" A7.1.3



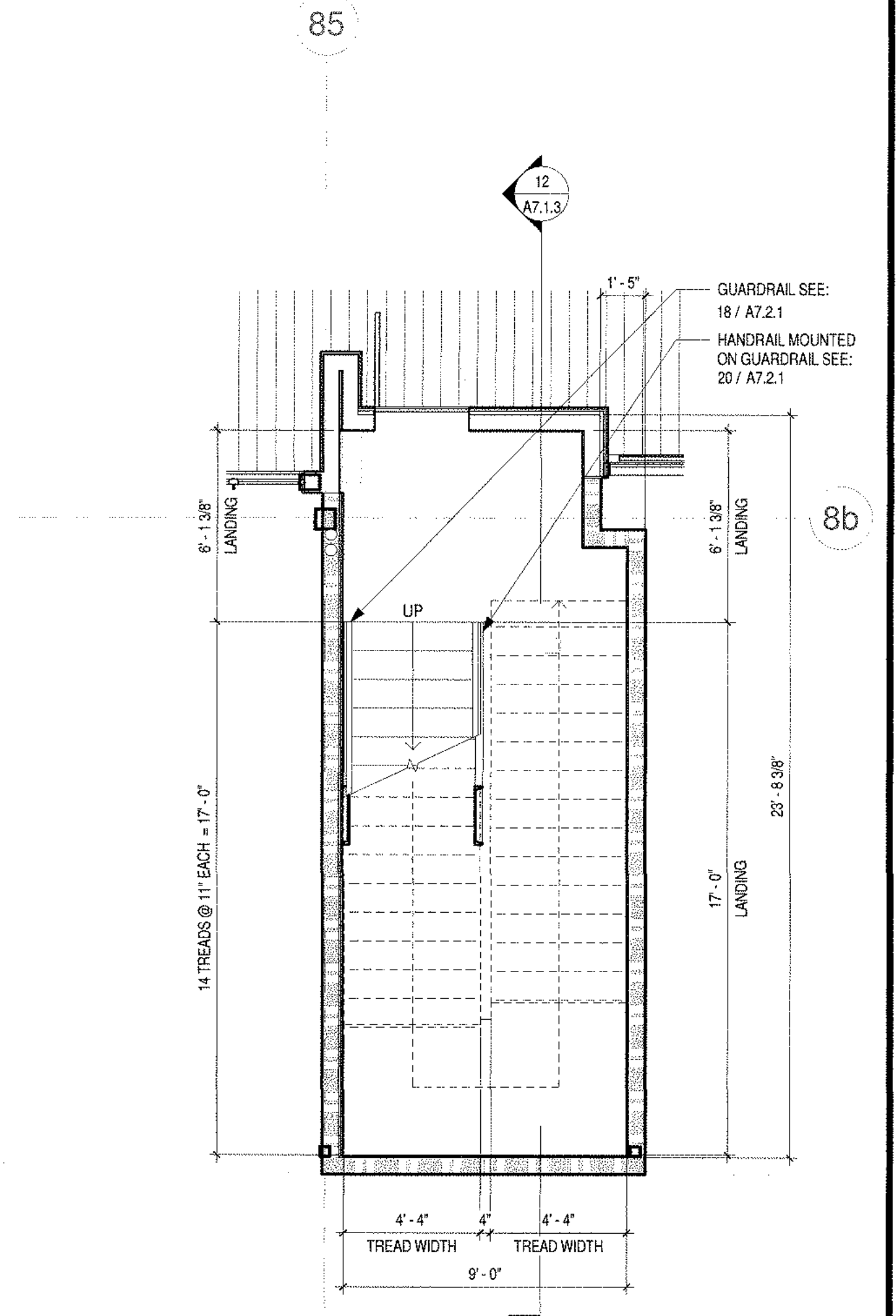
STAIR 5, LEVEL 2 PLAN 6
1/4" = 1'-0" A4.2.1 A7.1.3



STAIR 5, LEVEL 1 PLAN 2
1/4" = 1'-0" A4.2.1 A7.1.3



STAIR 6, LEVEL 2 PLAN 4
1/4" = 1'-0" A2.8.2 A7.1.3



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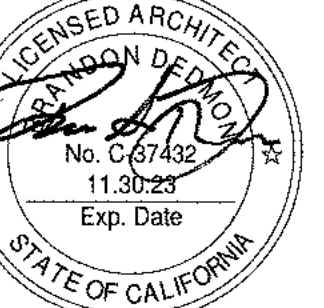


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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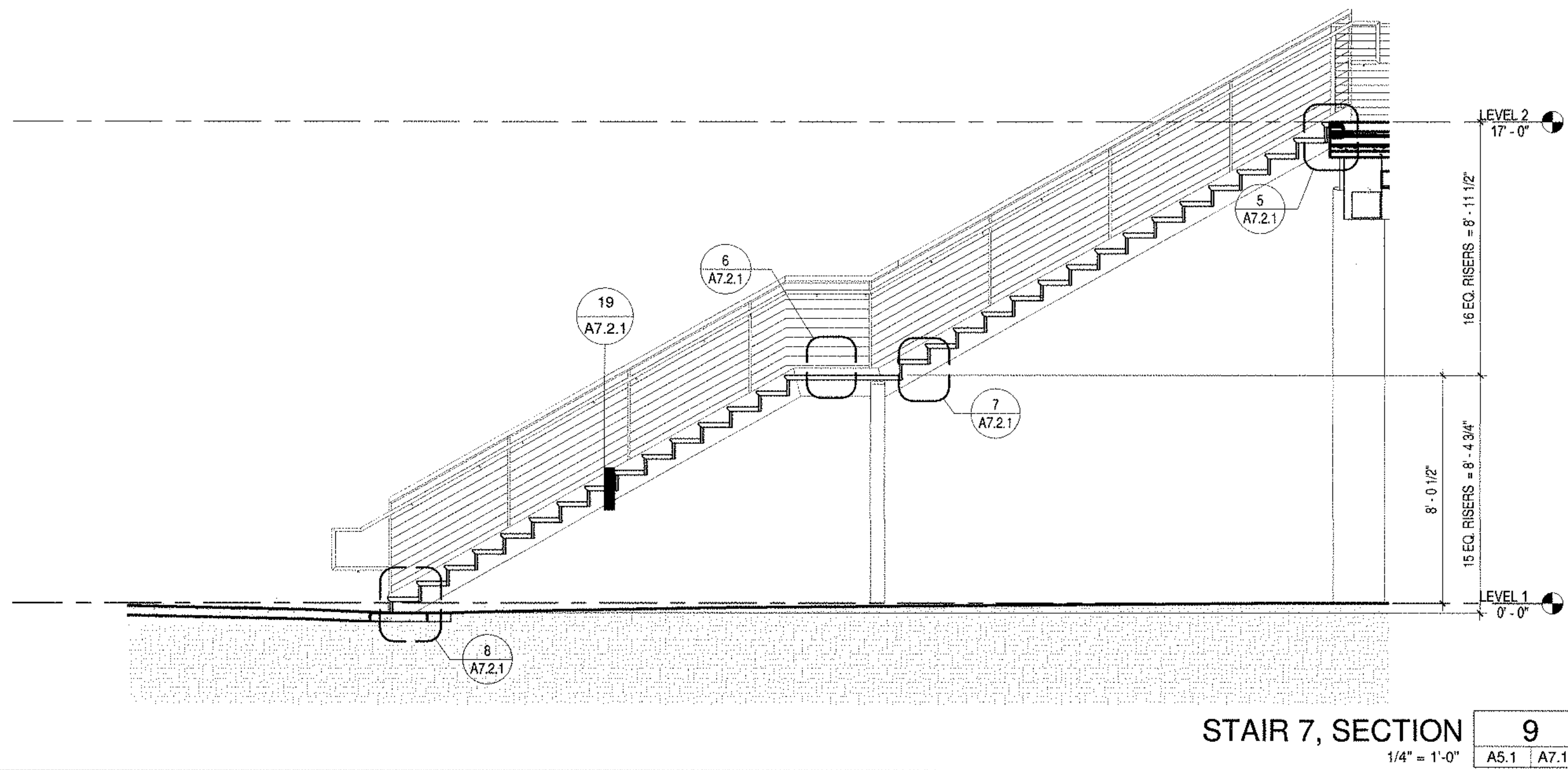
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DATE	APRIL 23, 2021
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DRAWING NO.	

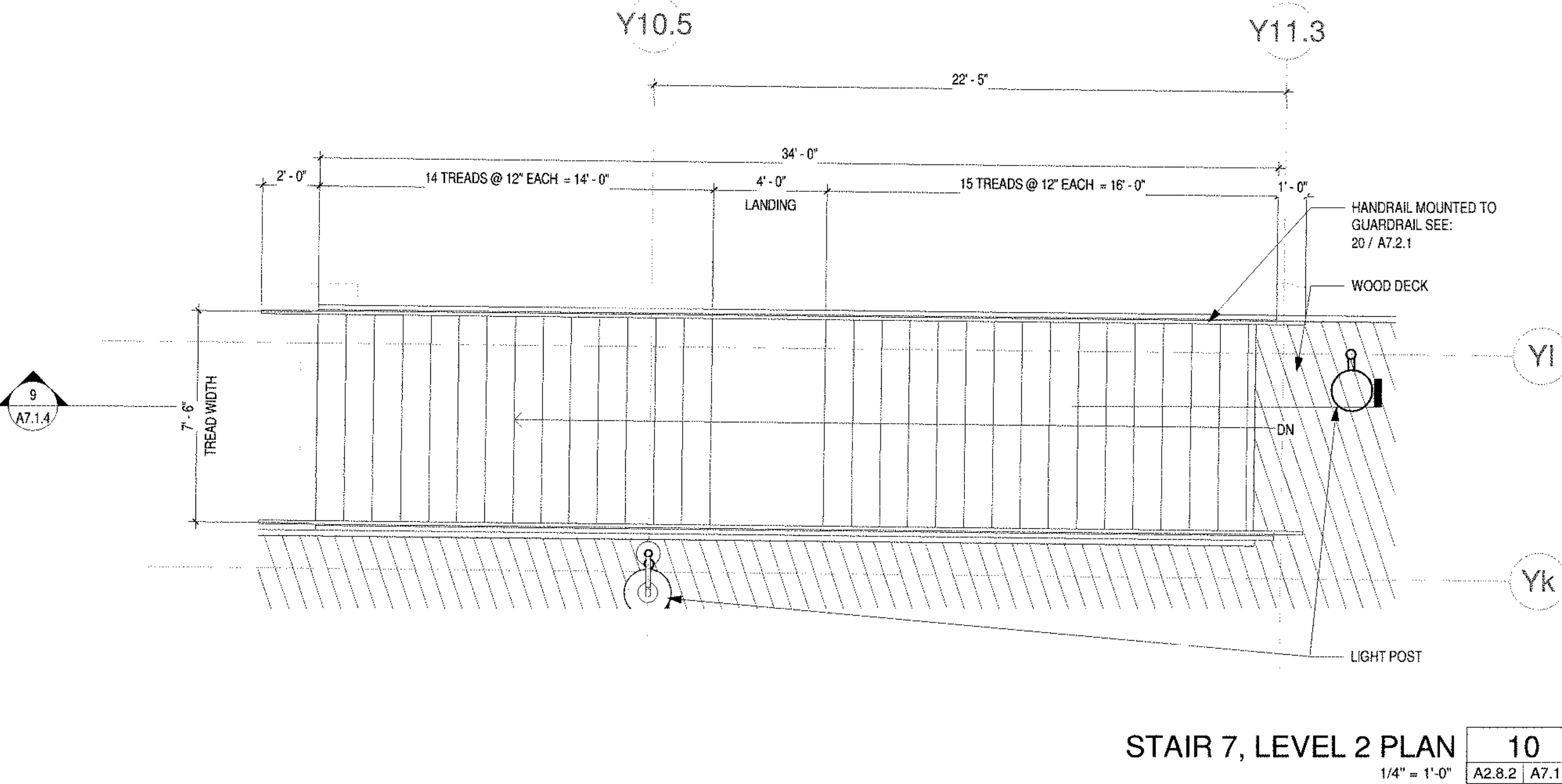
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STAIR PLANS & SECTIONS

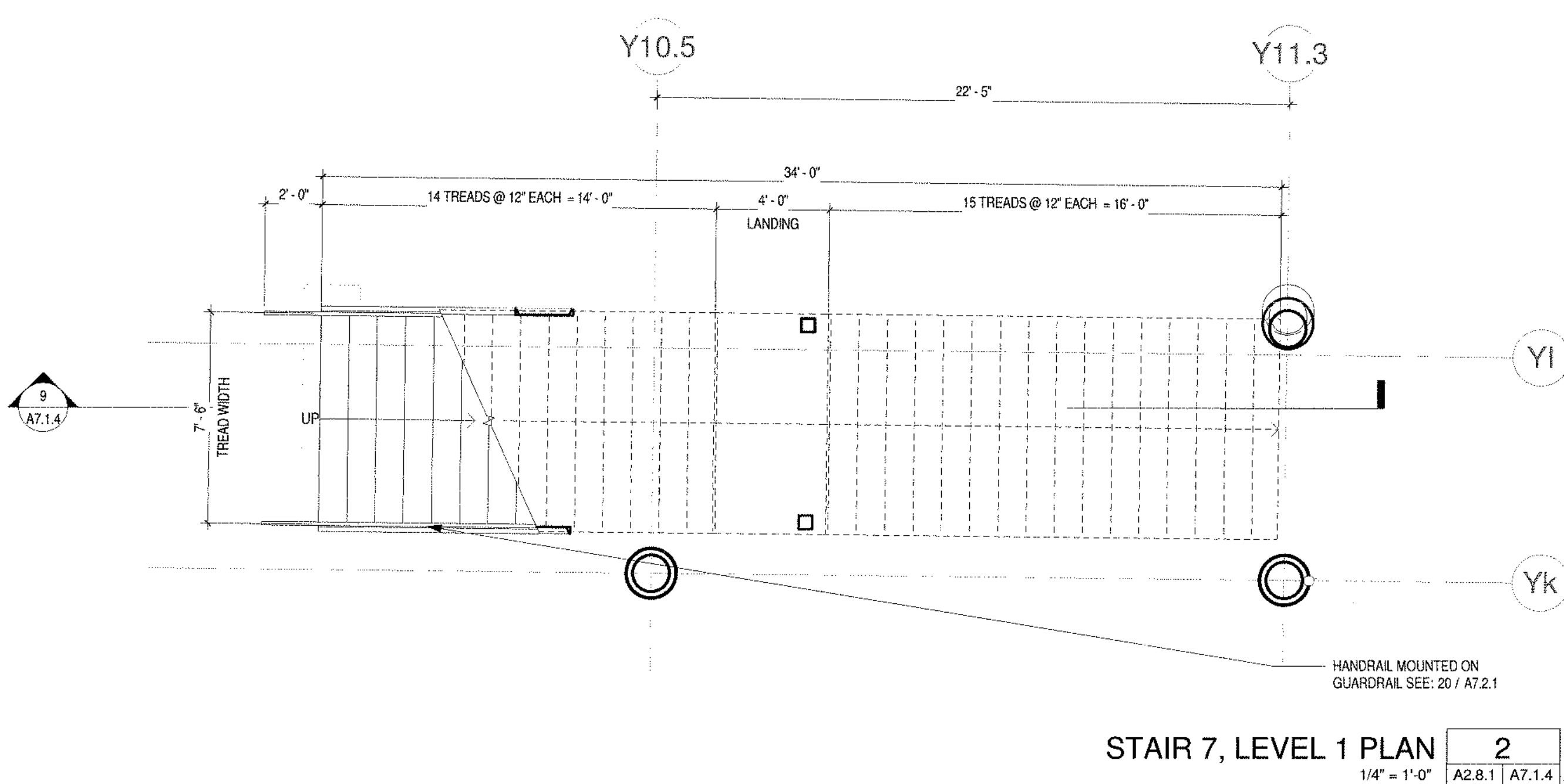
A7.1.3



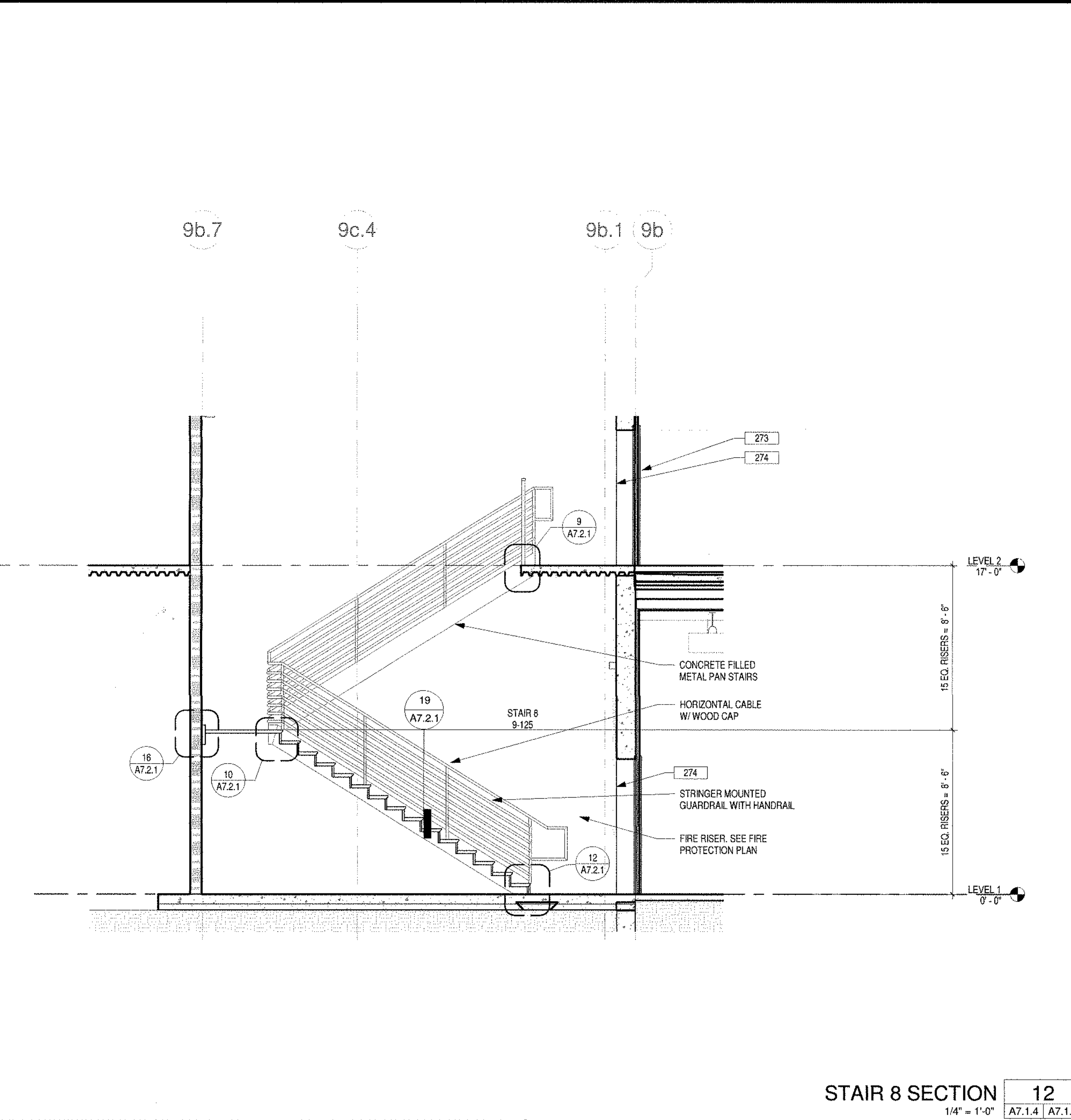
STAIR 7, SECTION 9
1/4" = 1'-0" A5.1 A7.1.4



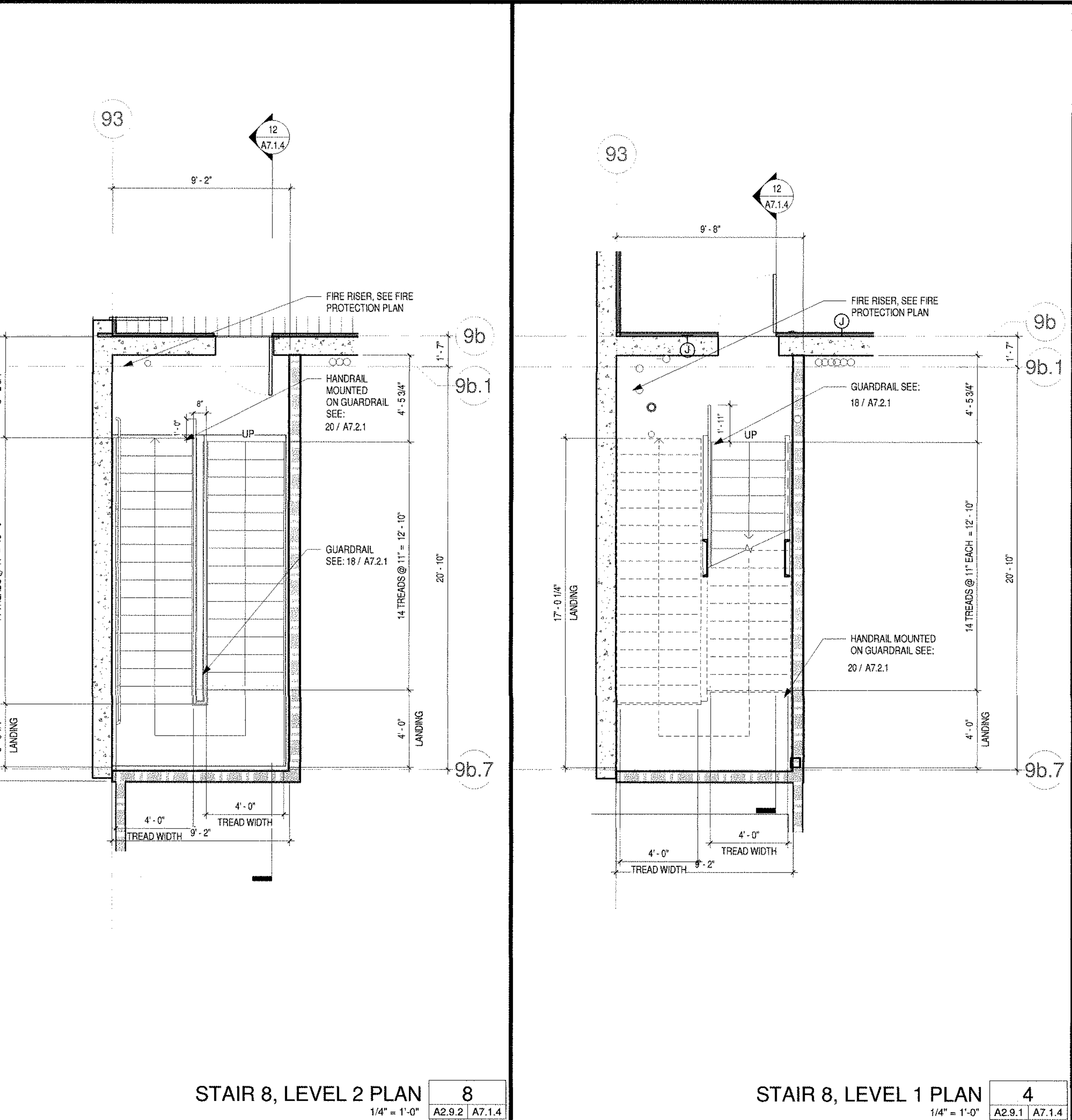
STAIR 7, LEVEL 2 PLAN 10
1/4" = 1'-0" A2.8.2 A7.1.4



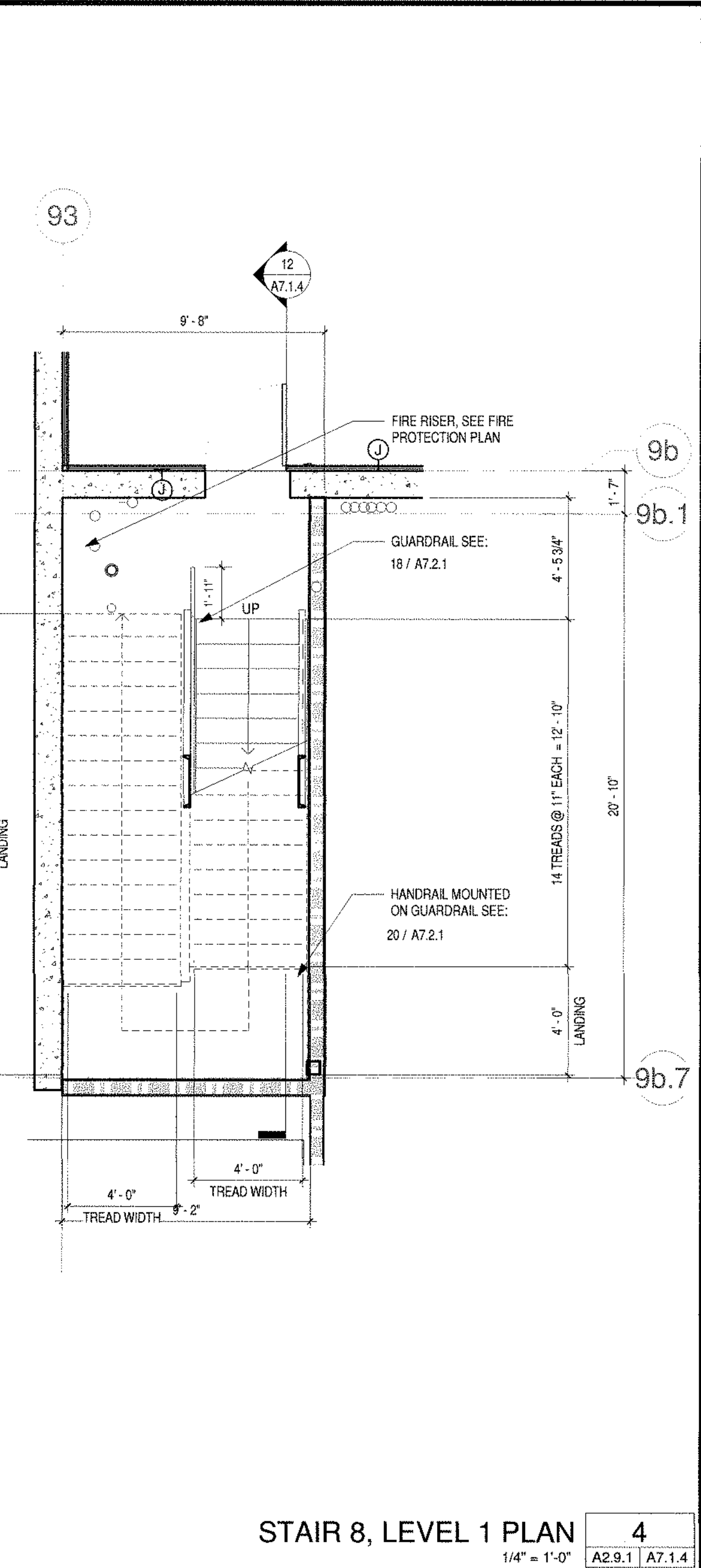
STAIR 7, LEVEL 1 PLAN 2
1/4" = 1'-0" A2.8.1 A7.1.4



STAIR 8 SECTION 12
1/4" = 1'-0" A7.1.4 A7.1.4

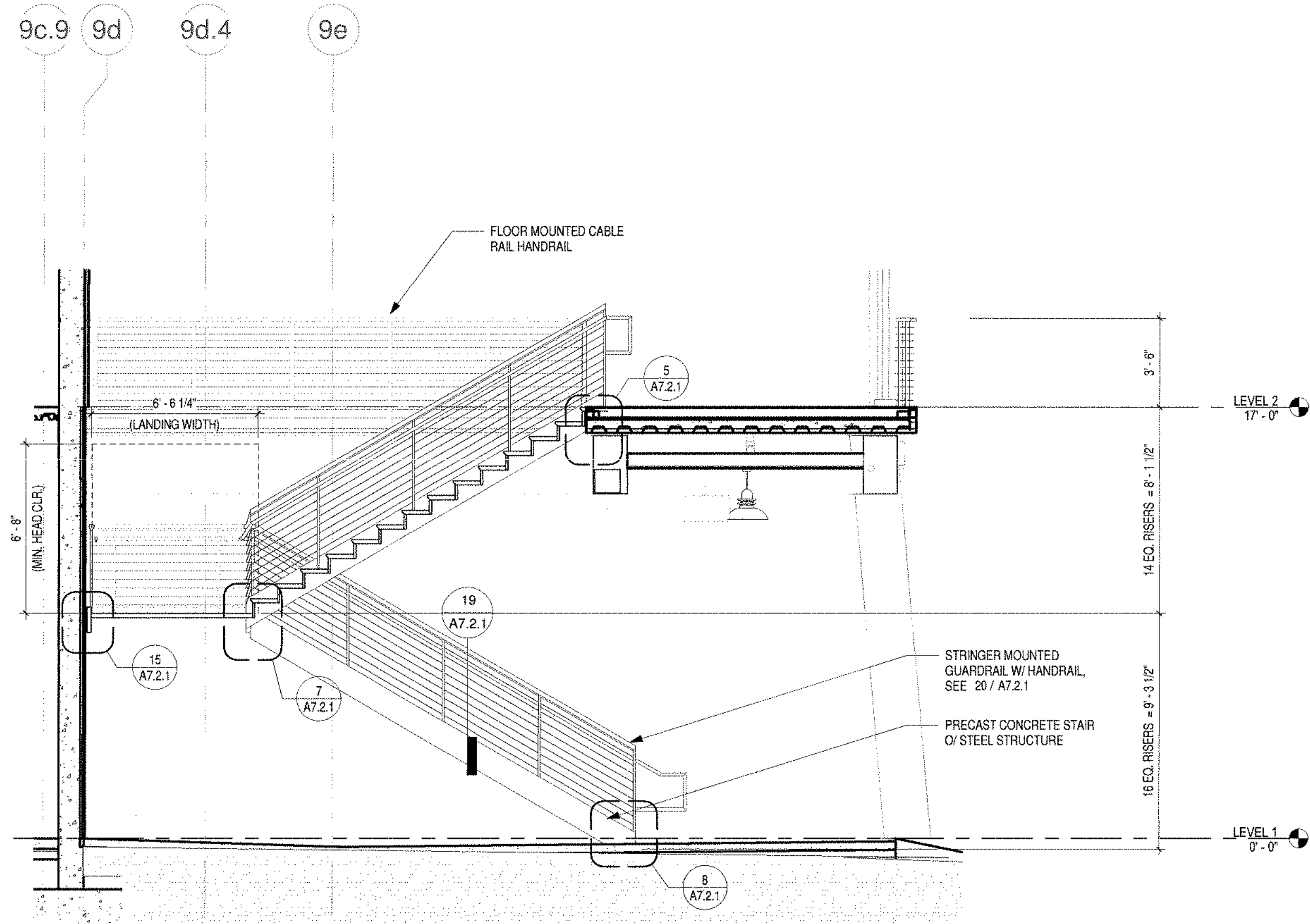


STAIR 8, LEVEL 2 PLAN 8
1/4" = 1'-0" A2.9.2 A7.1.4

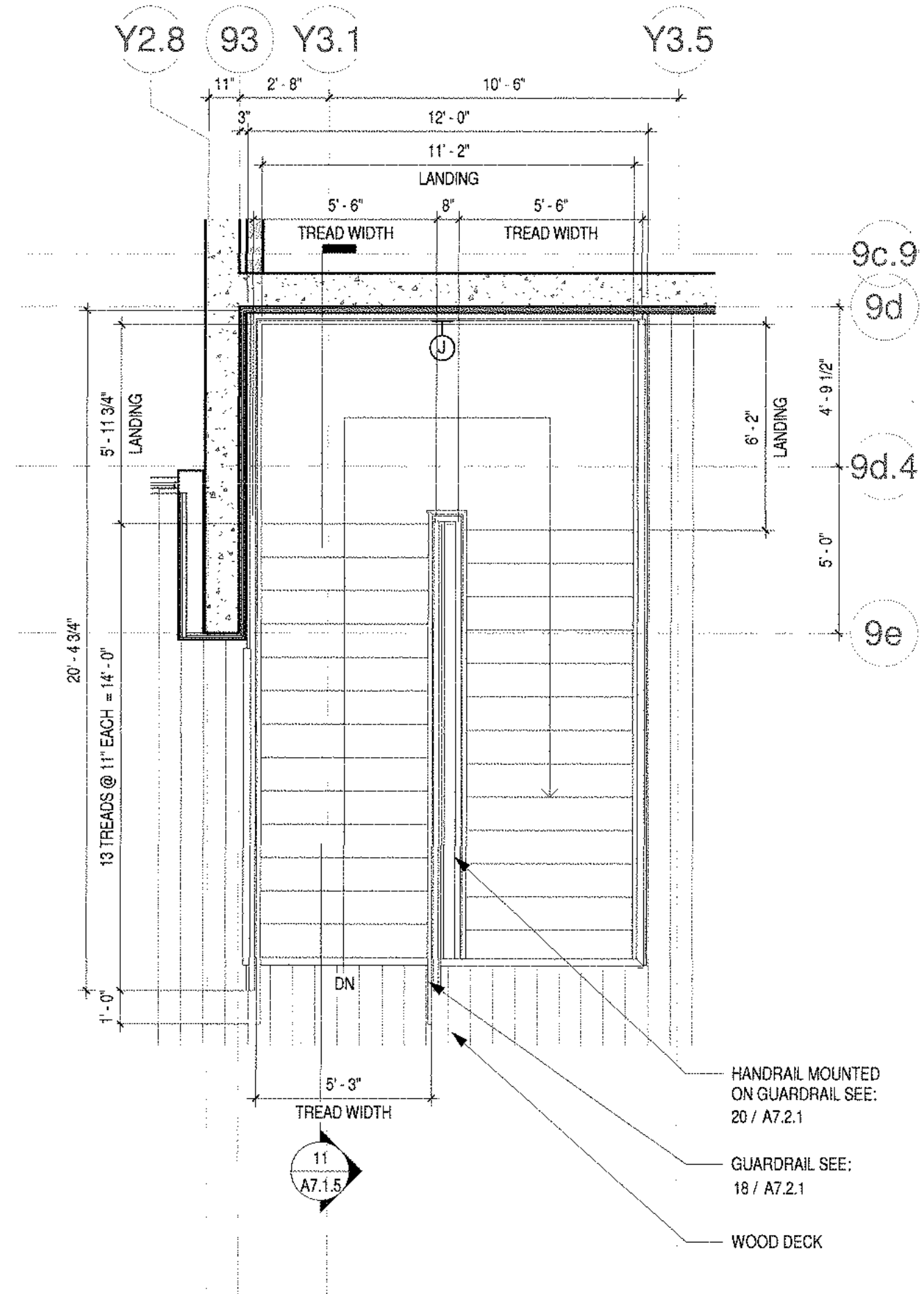


STAIR 8, LEVEL 1 PLAN 4
1/4" = 1'-0" A

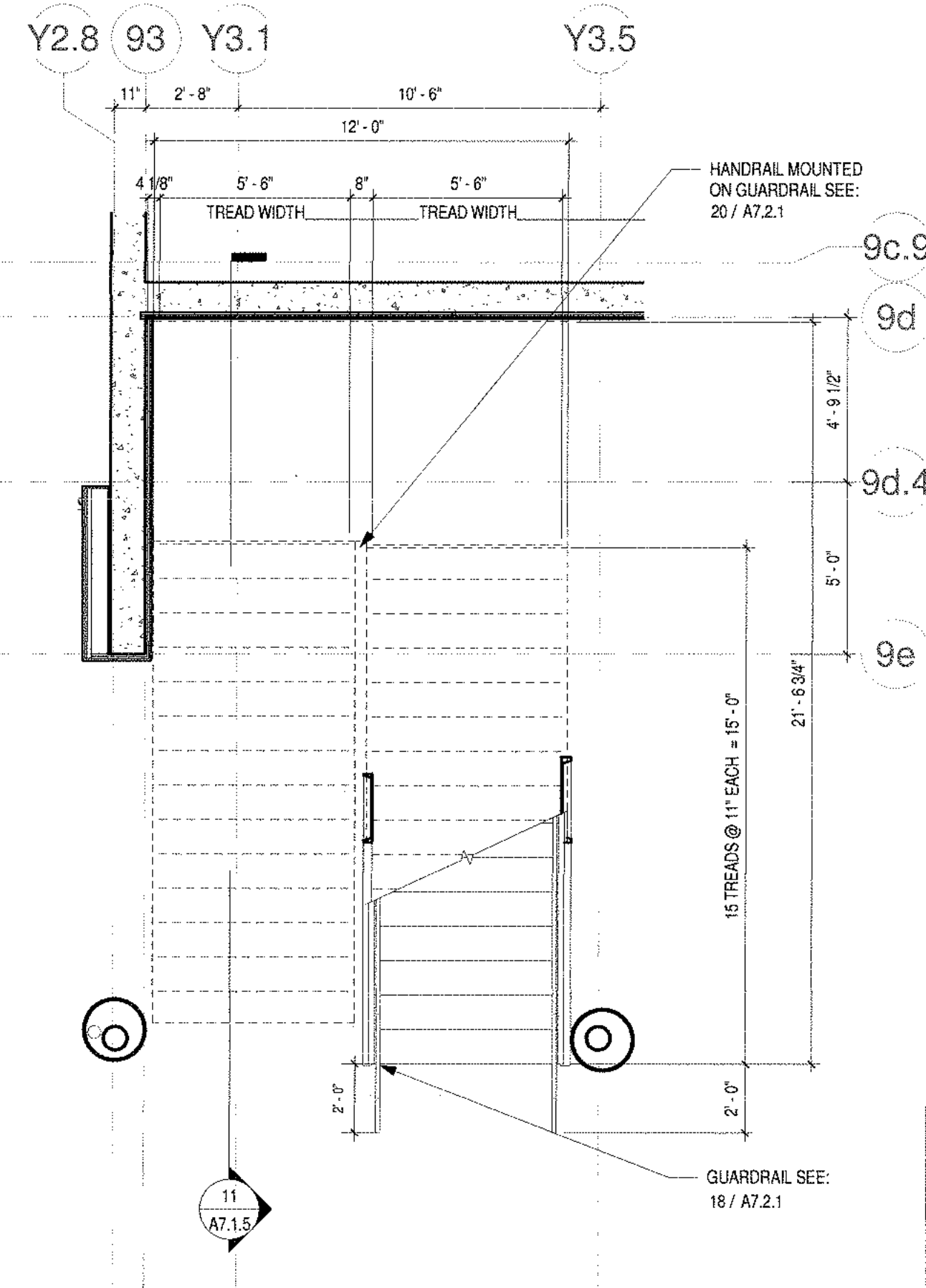
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STAIR 9 SECTION 11
1/4" = 1'-0" A7.1.5 | A7.1.5



STAIR 9, LEVEL 2 PLAN 7
1/4" = 1'-0" A2.9.2 | A7.1.5



STAIR 9, LEVEL 1 PLAN 3
1/4" = 1'-0" A2.9.1 | A7.1.5

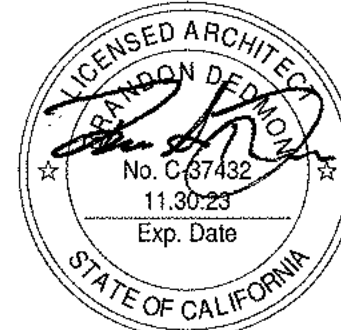


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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No.	DATE	ISSUE
10/08/2020		DESIGN DEVELOPMENT
12/03/2020		30% CONSTRUCTION DOCUMENTS
02/19/2021		50% CONSTRUCTION DOCUMENTS
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09/24/2021		COUNTY RESUBMITTAL

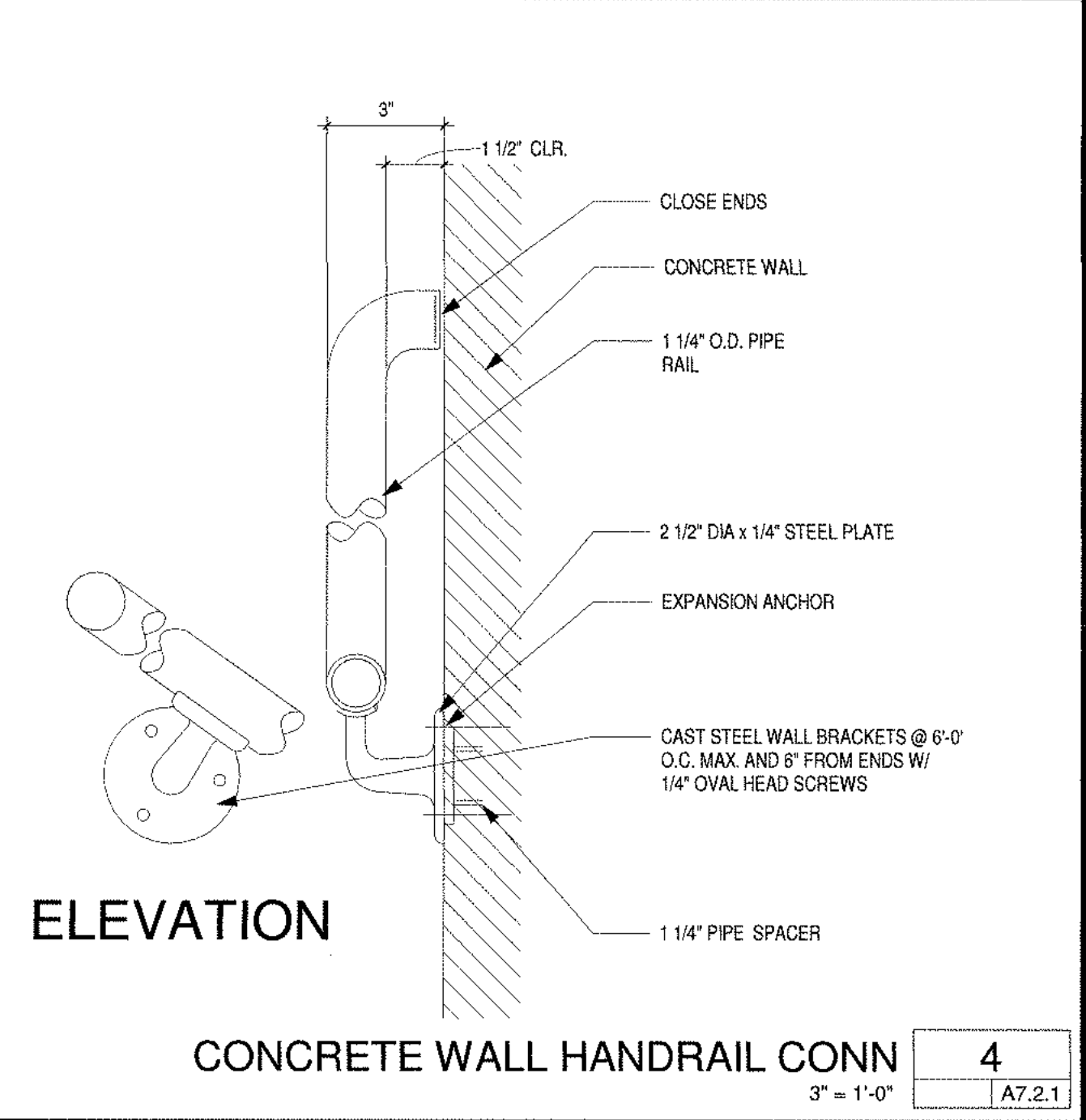
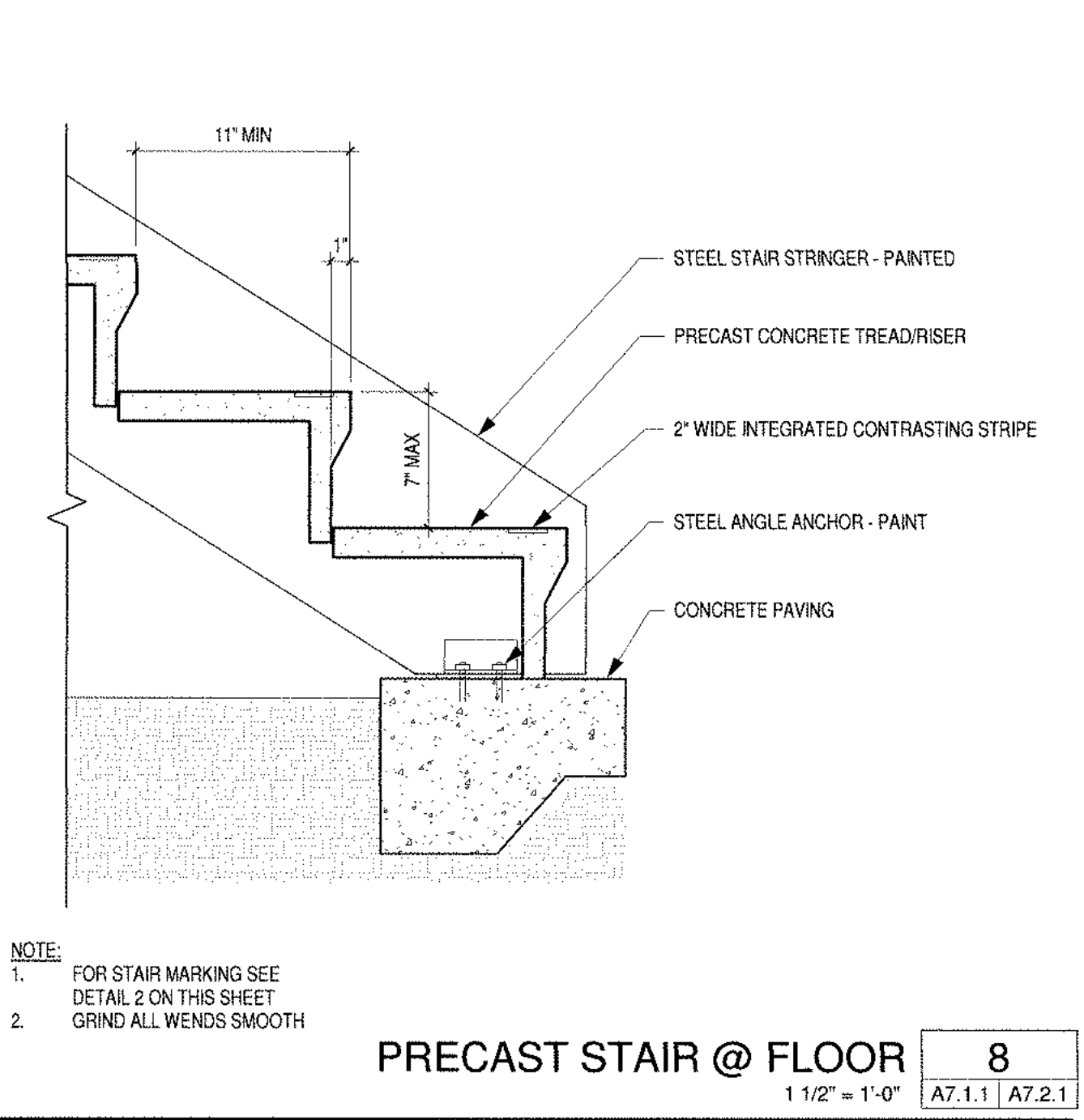
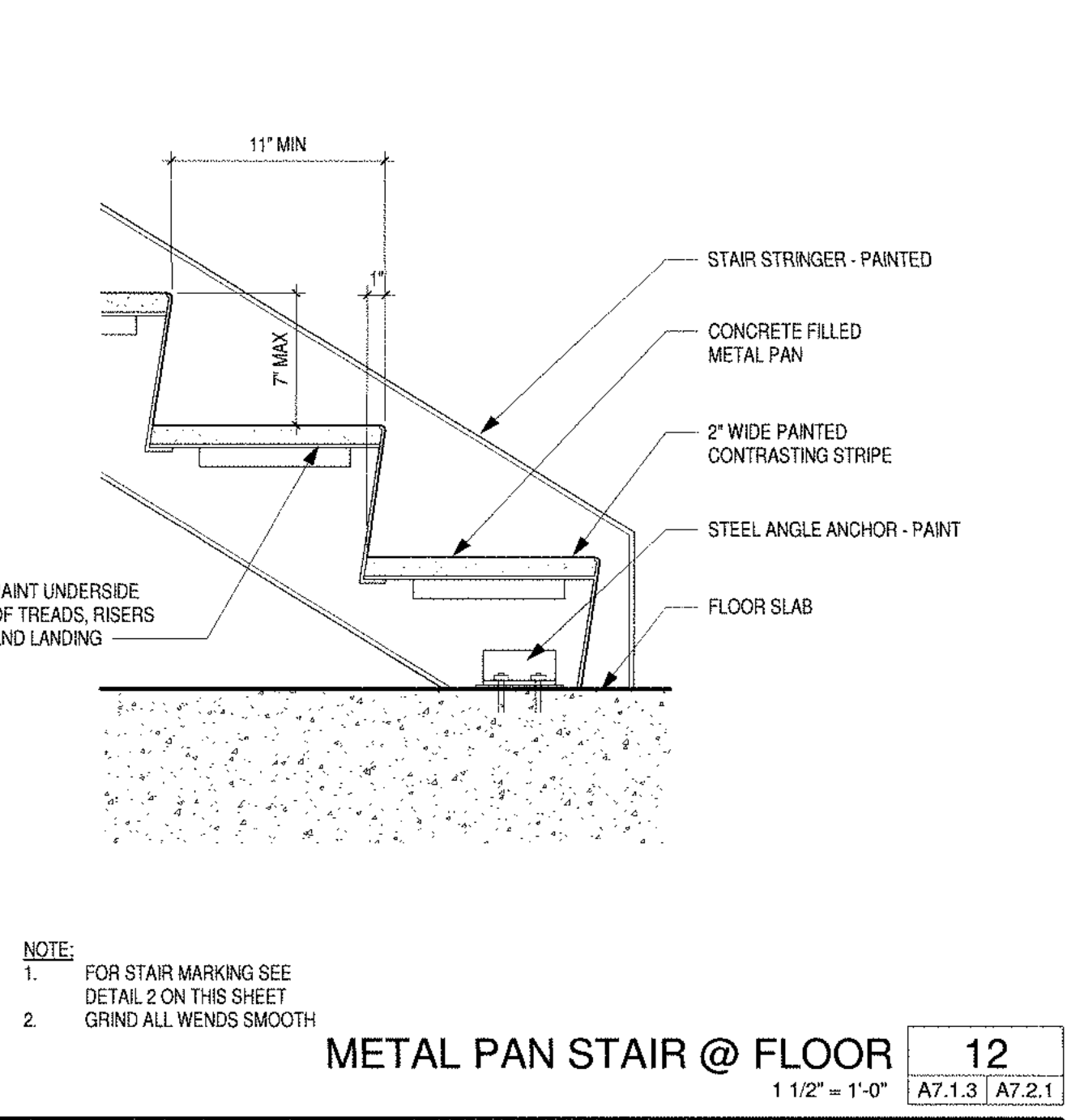
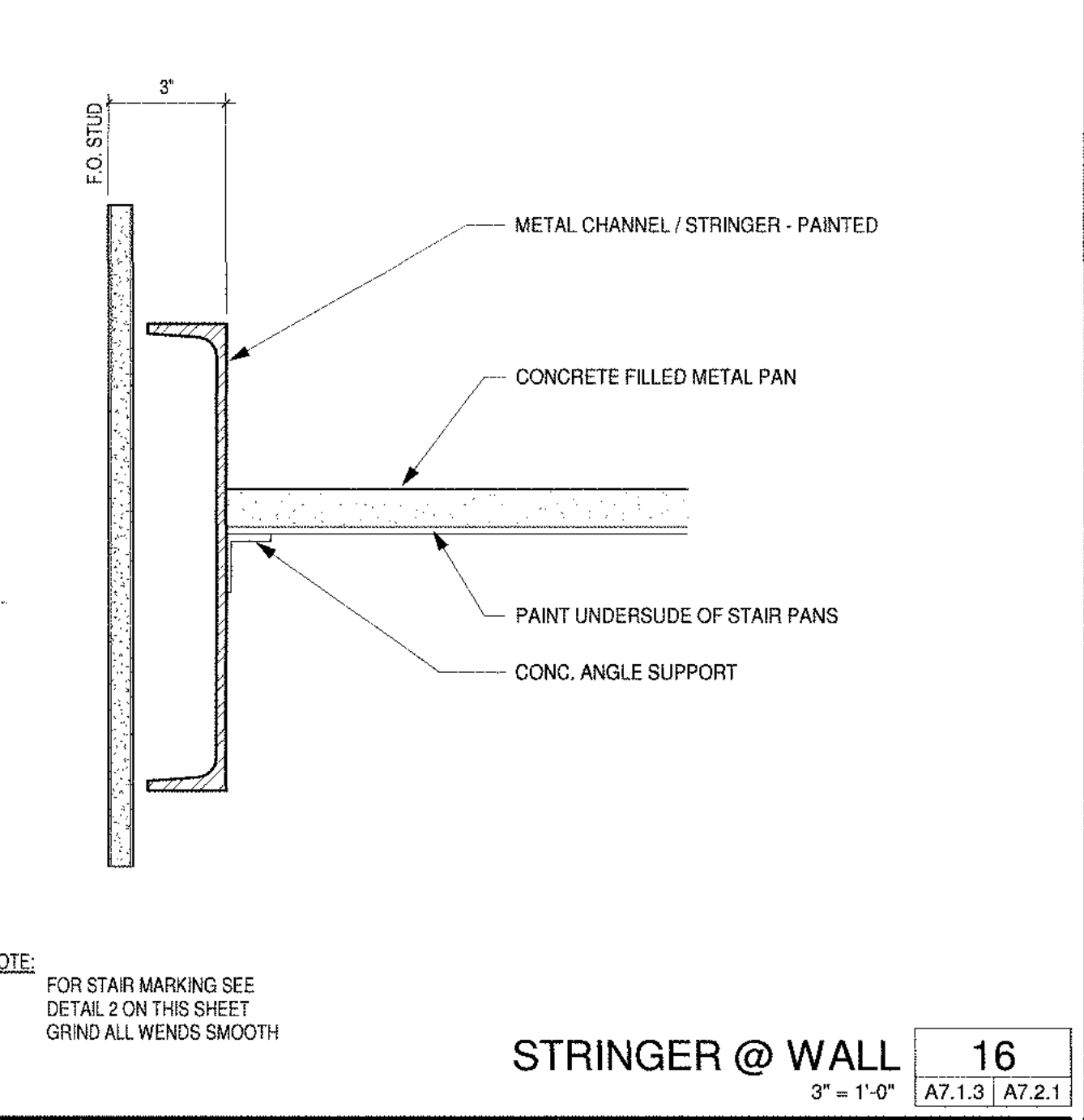
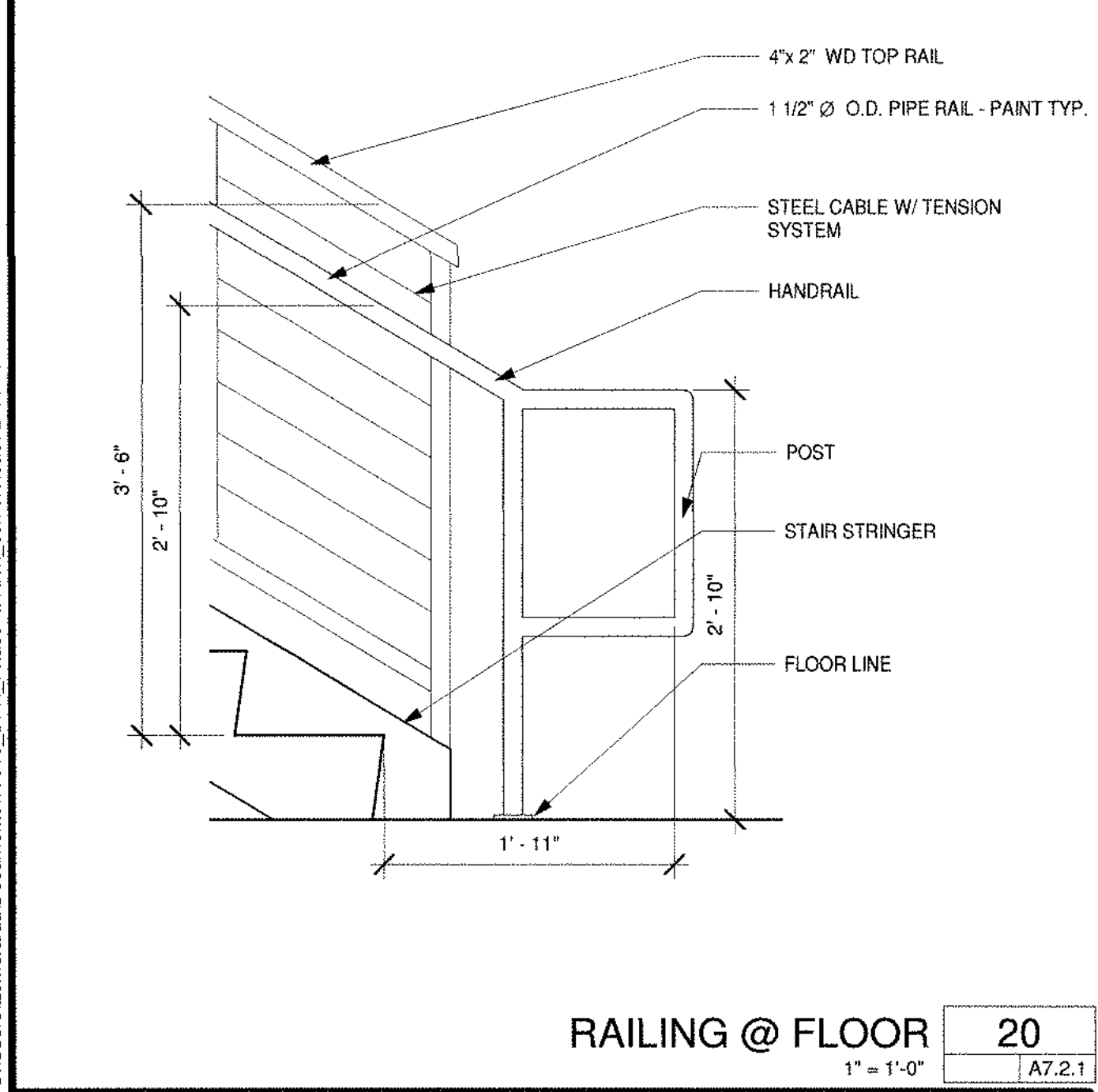
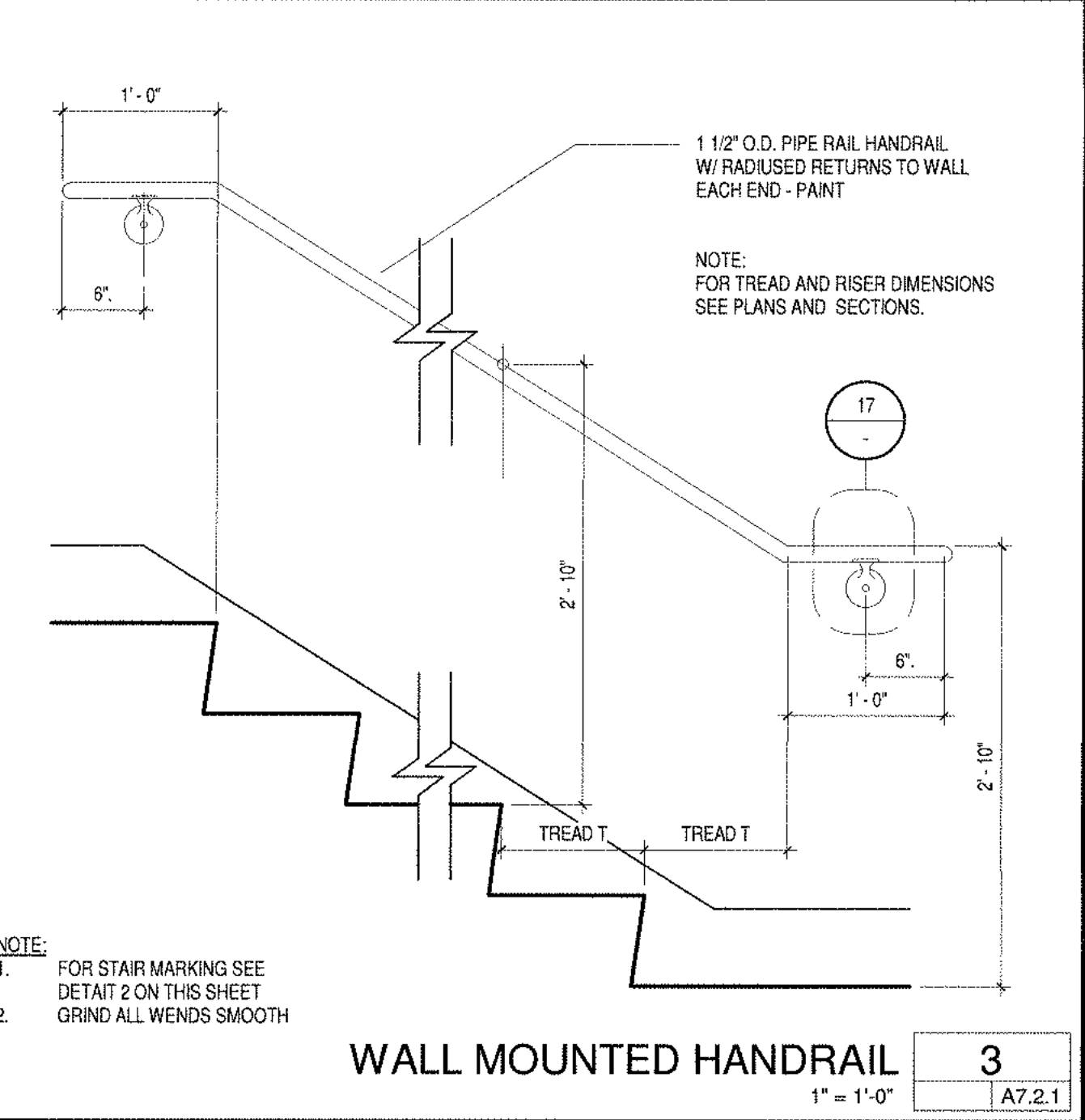
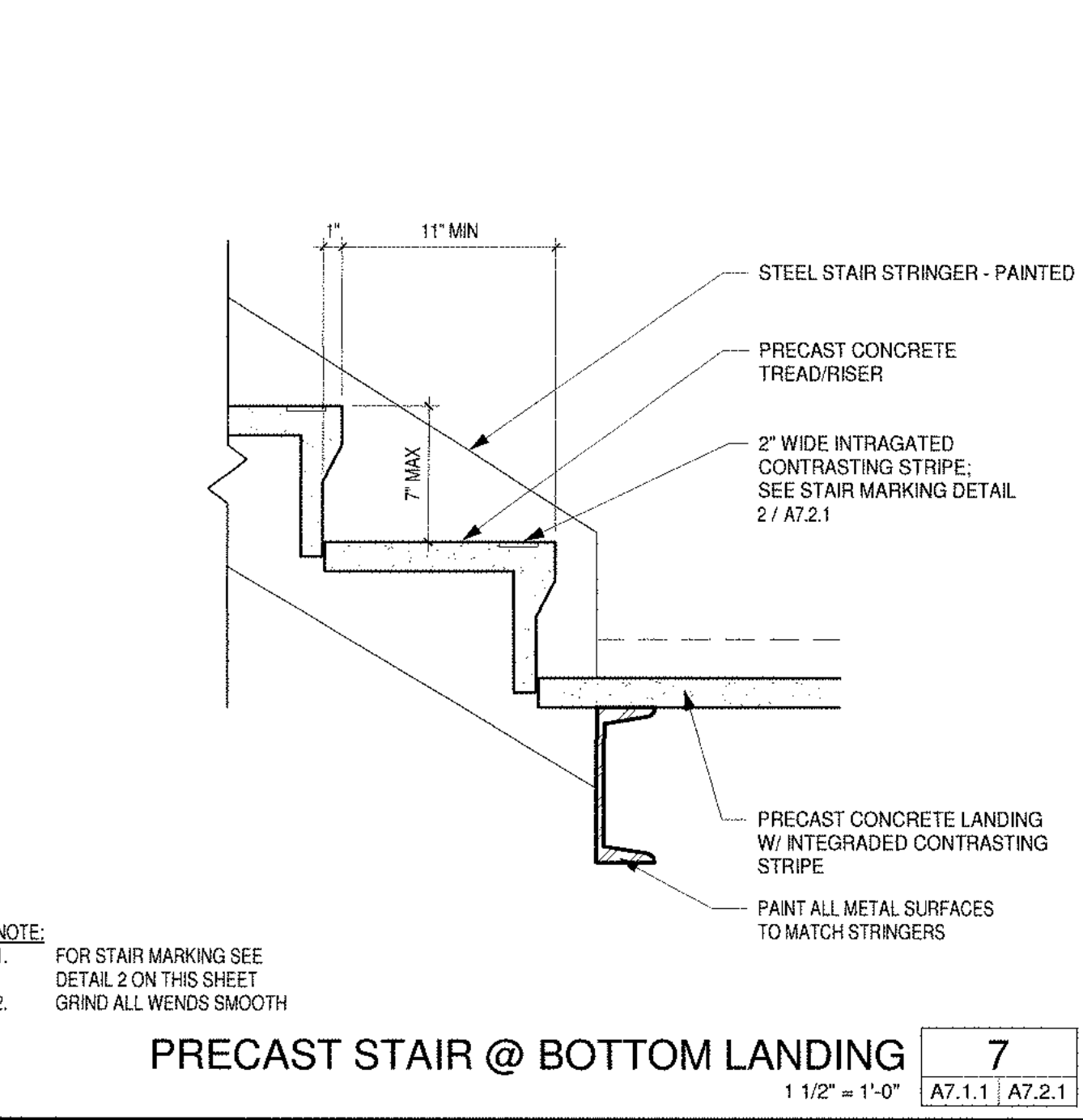
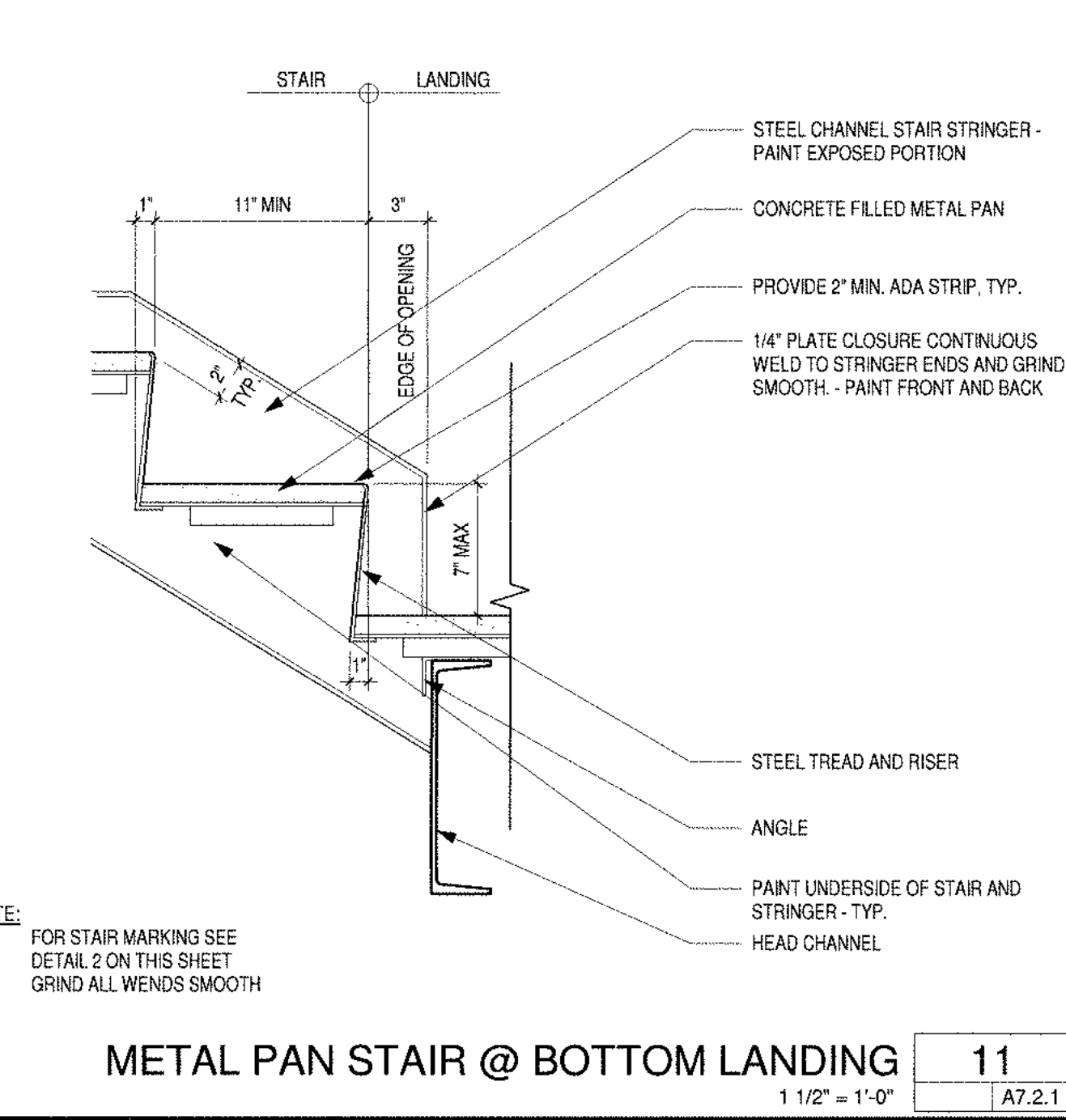
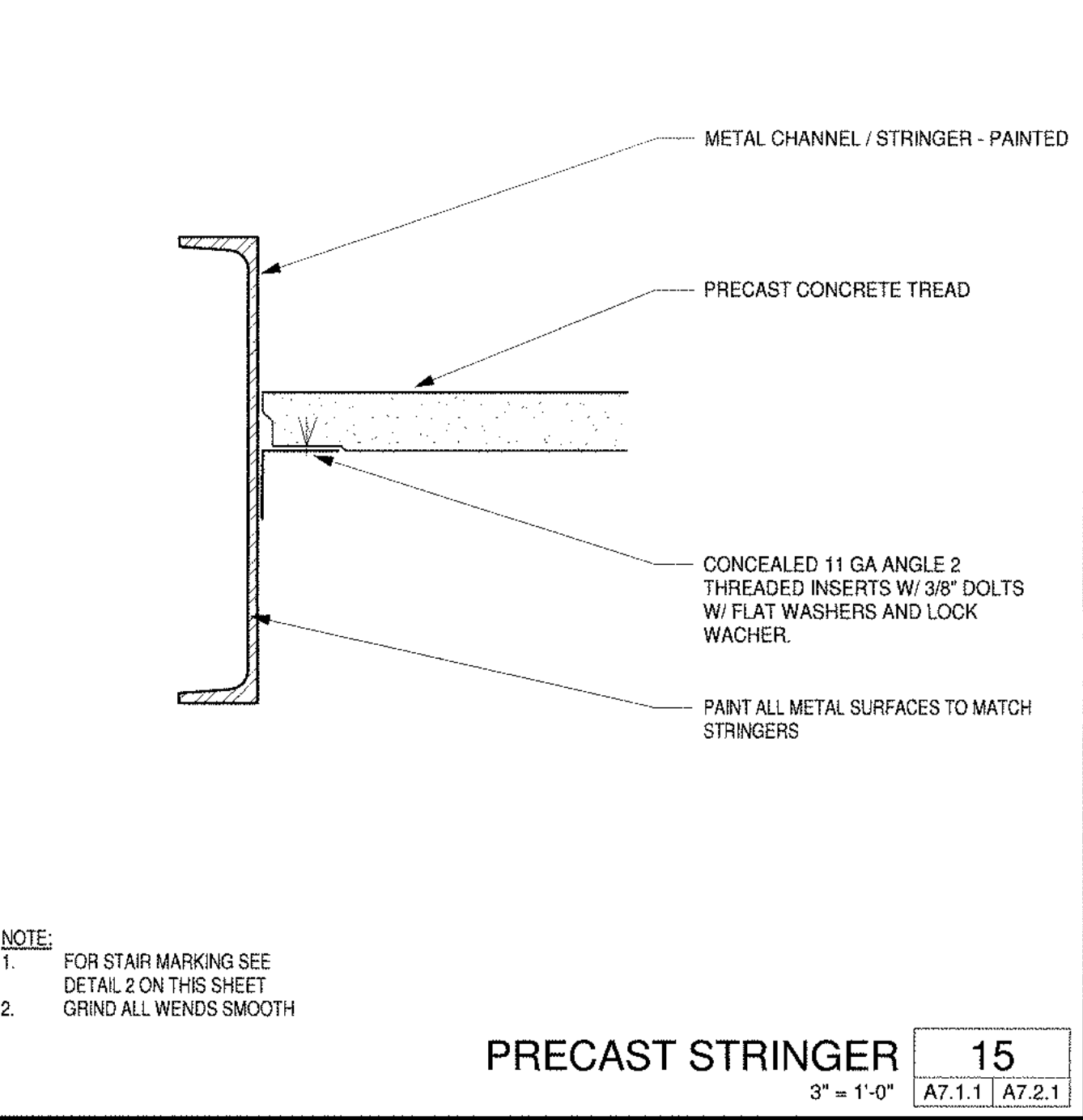
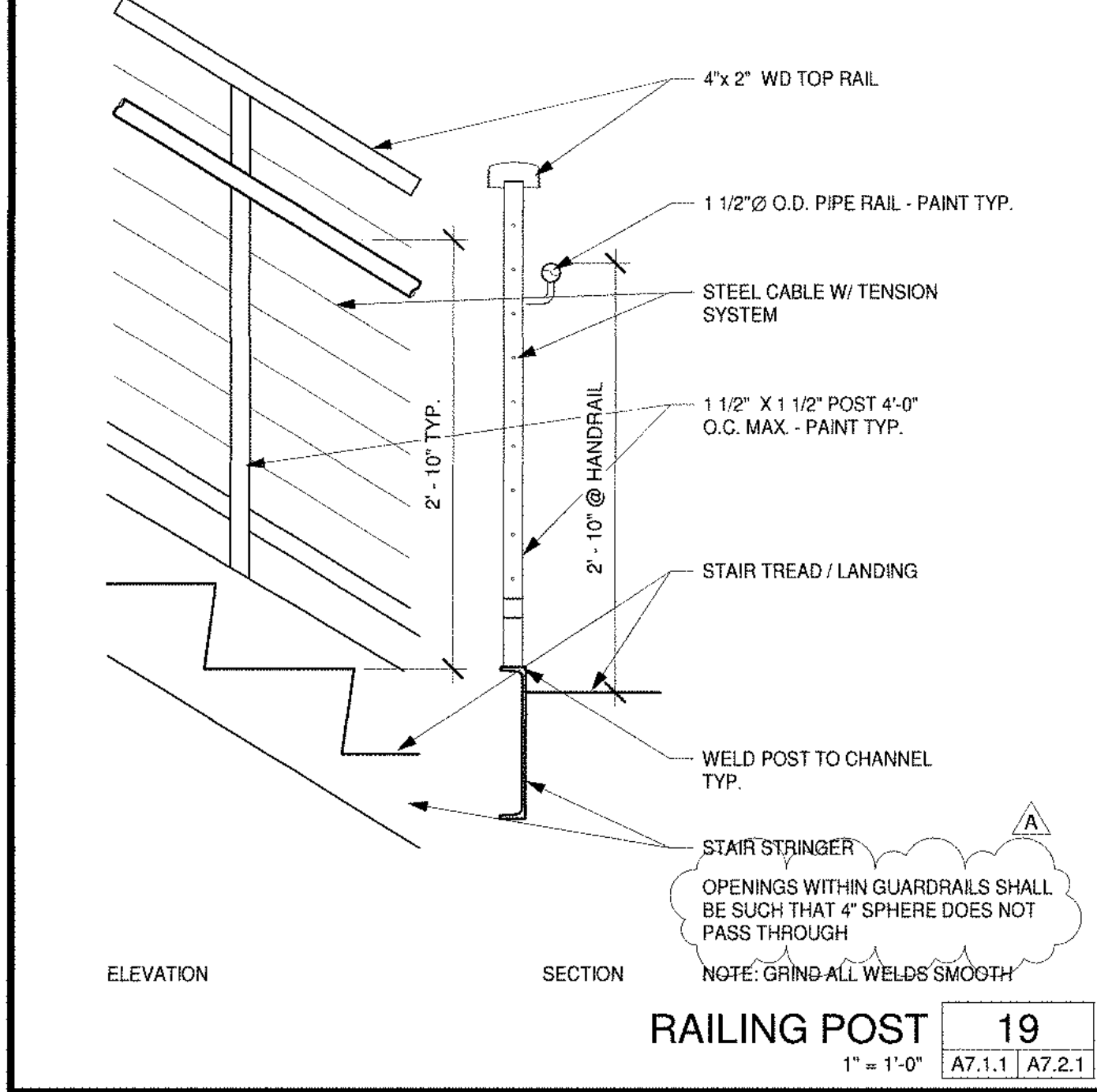
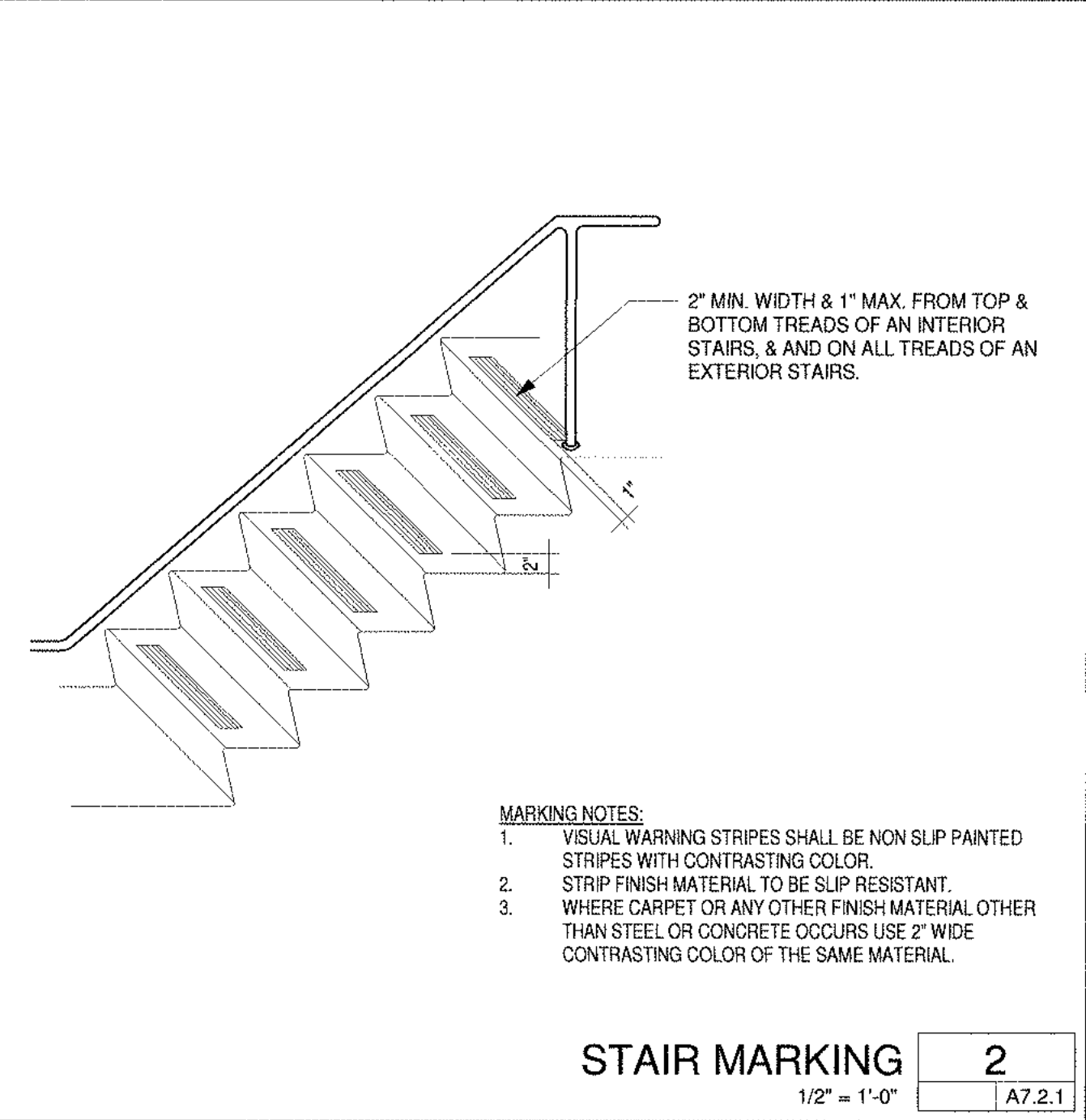
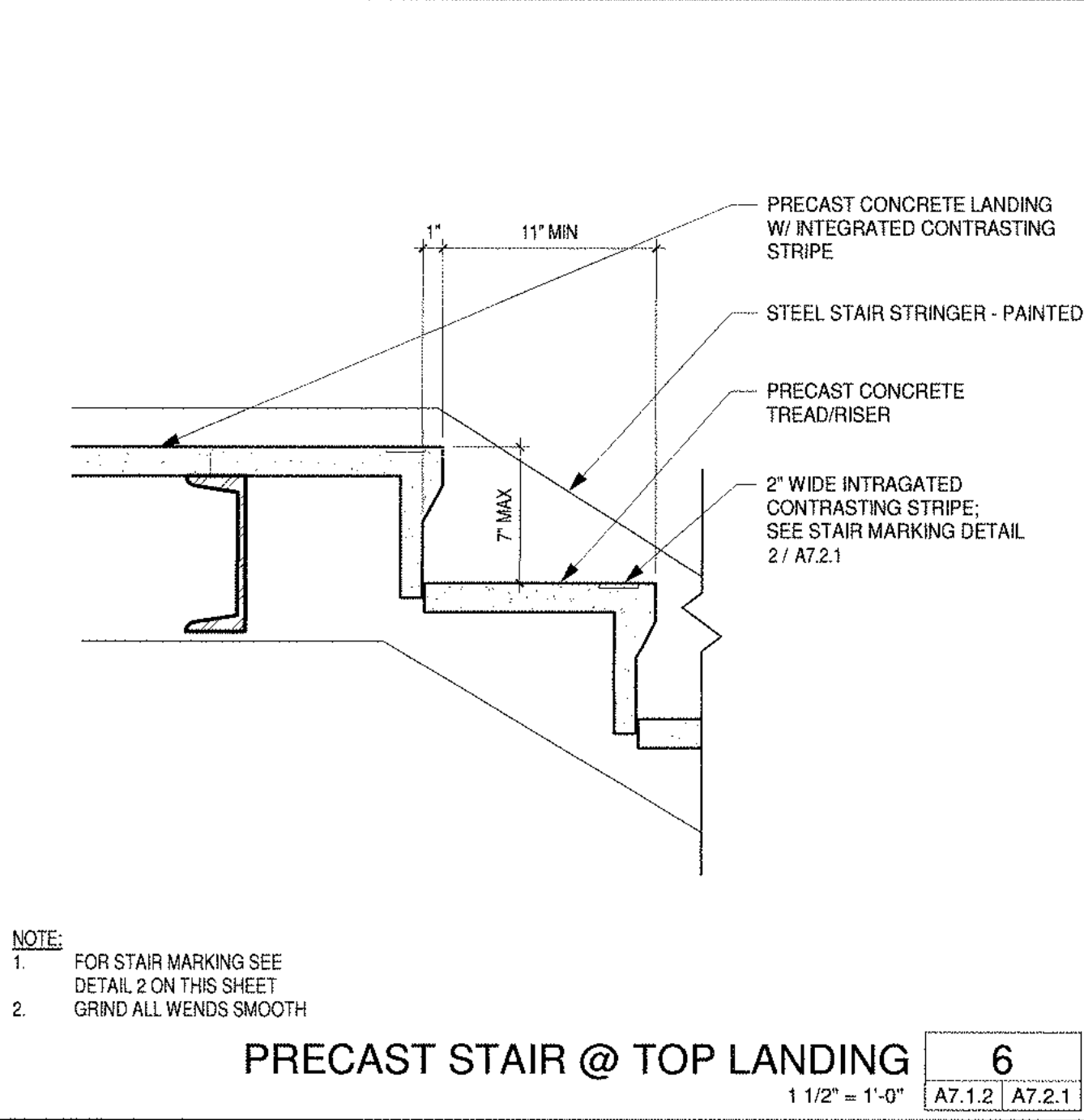
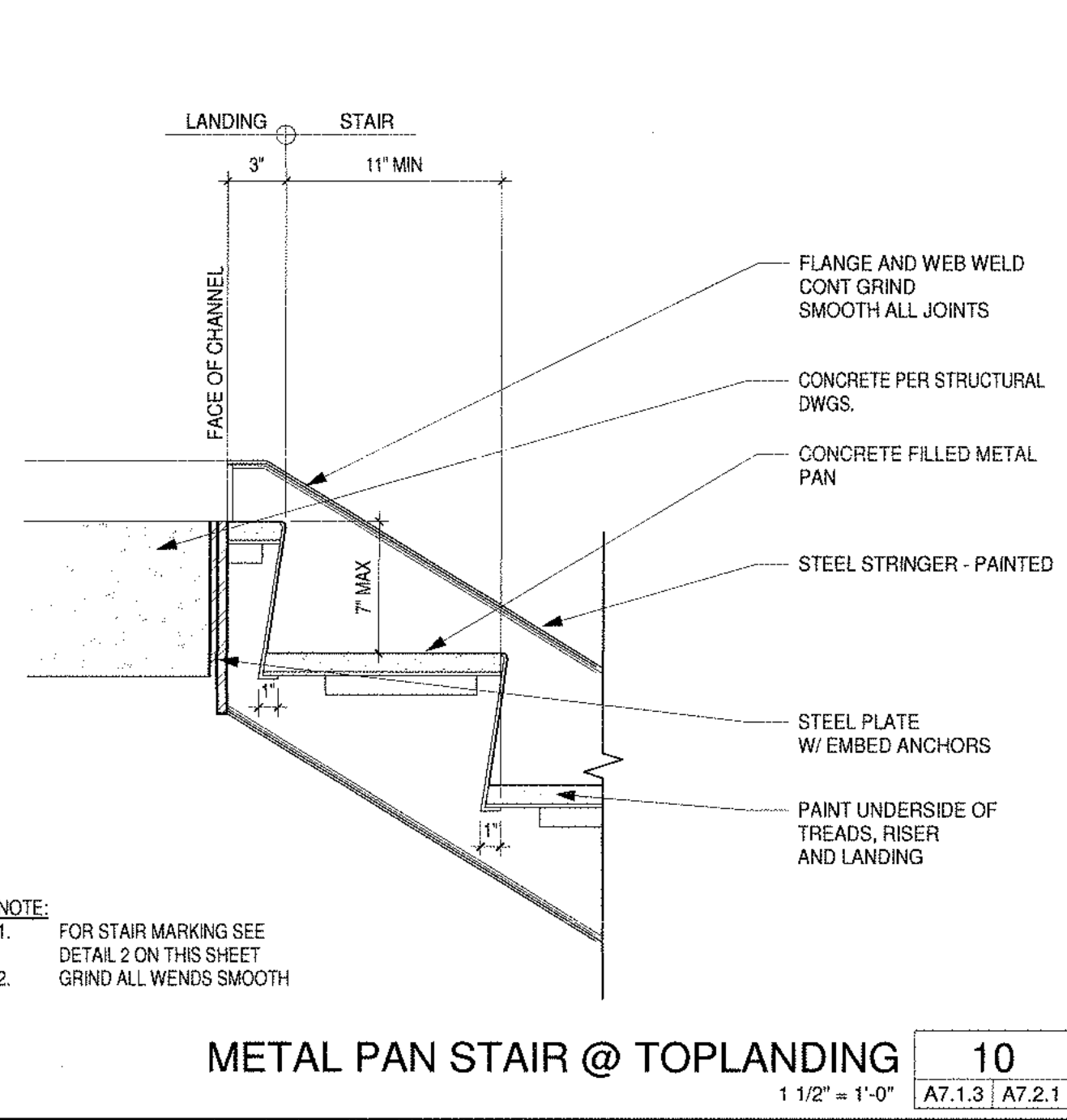
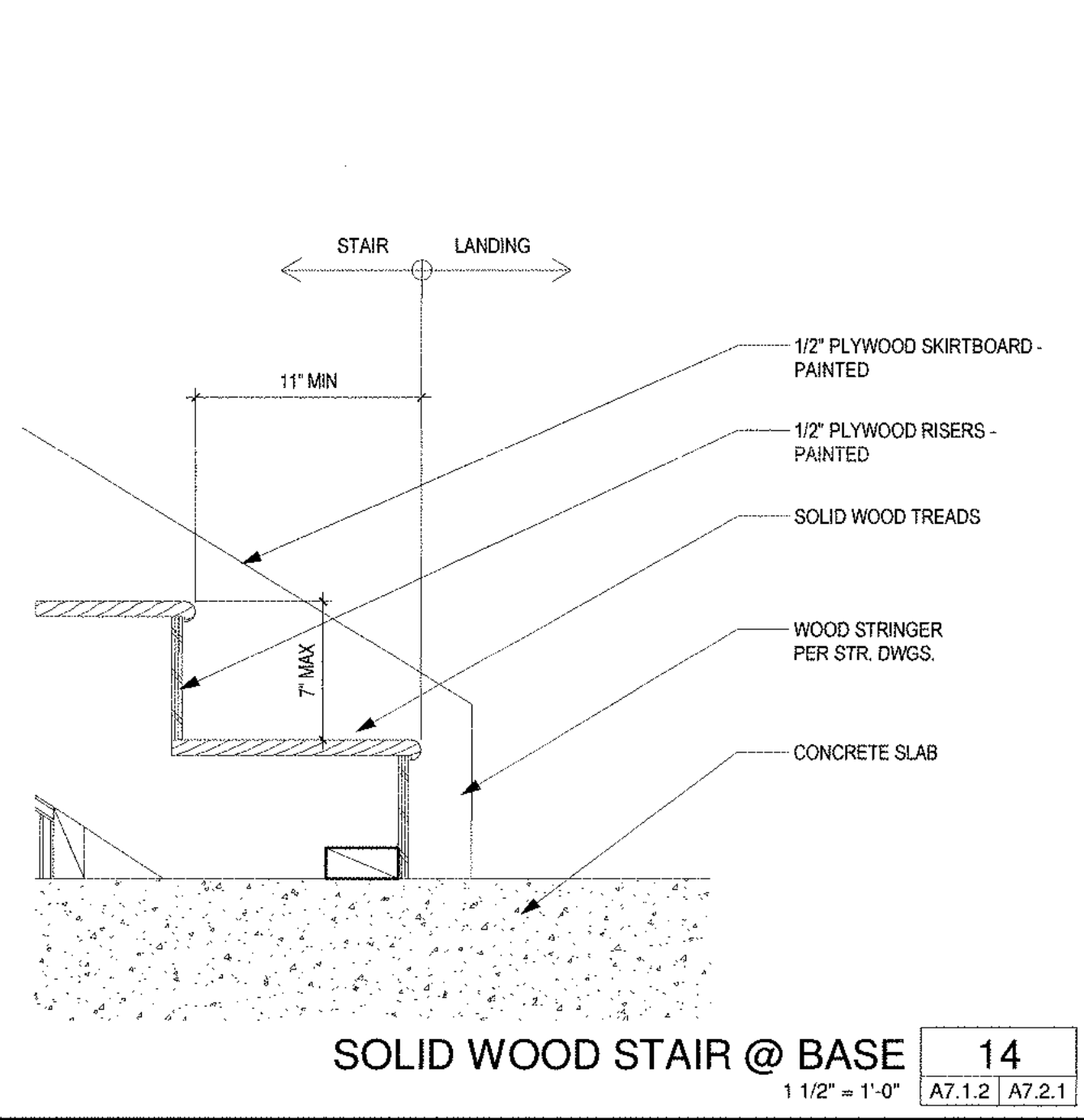
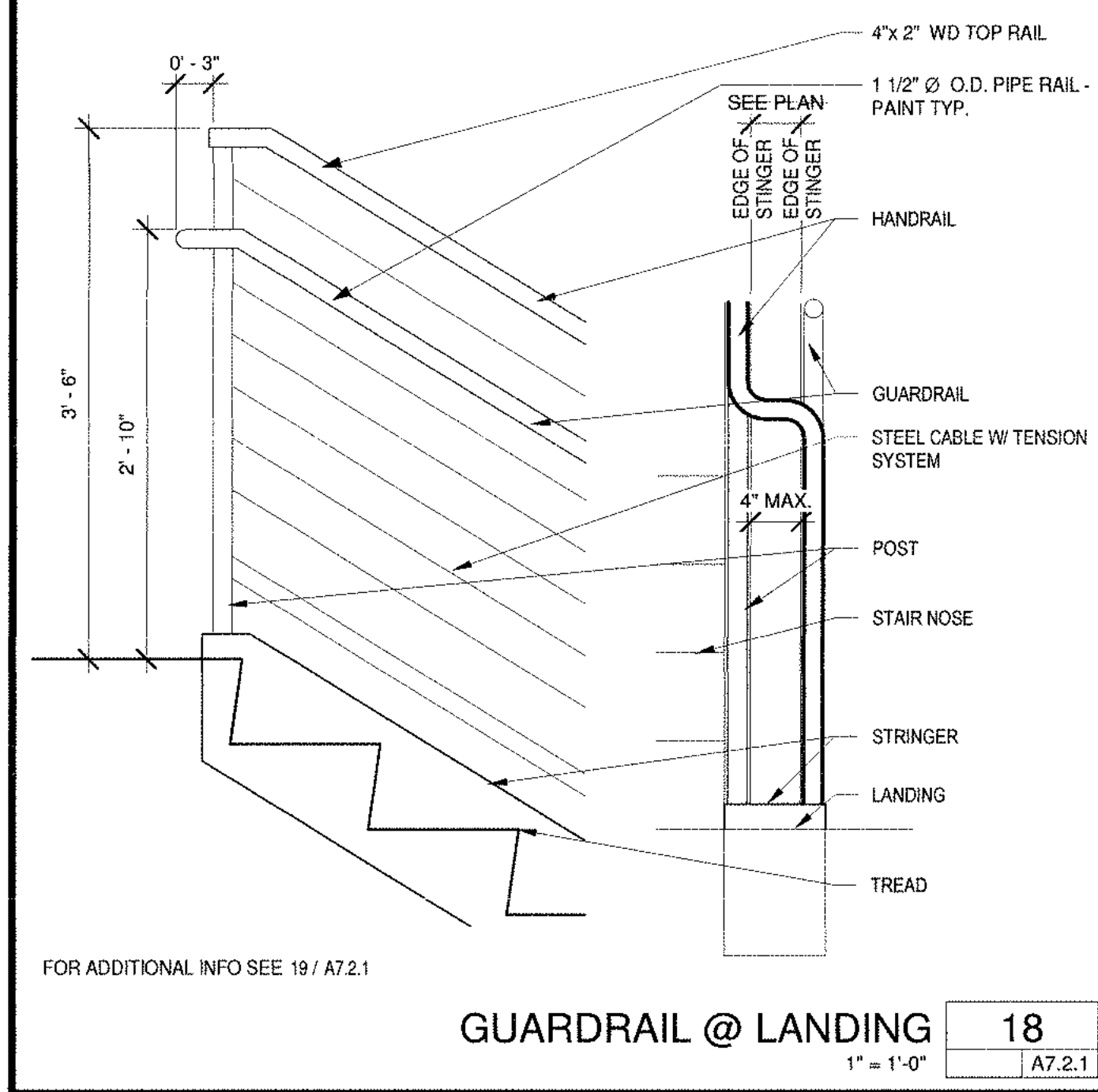
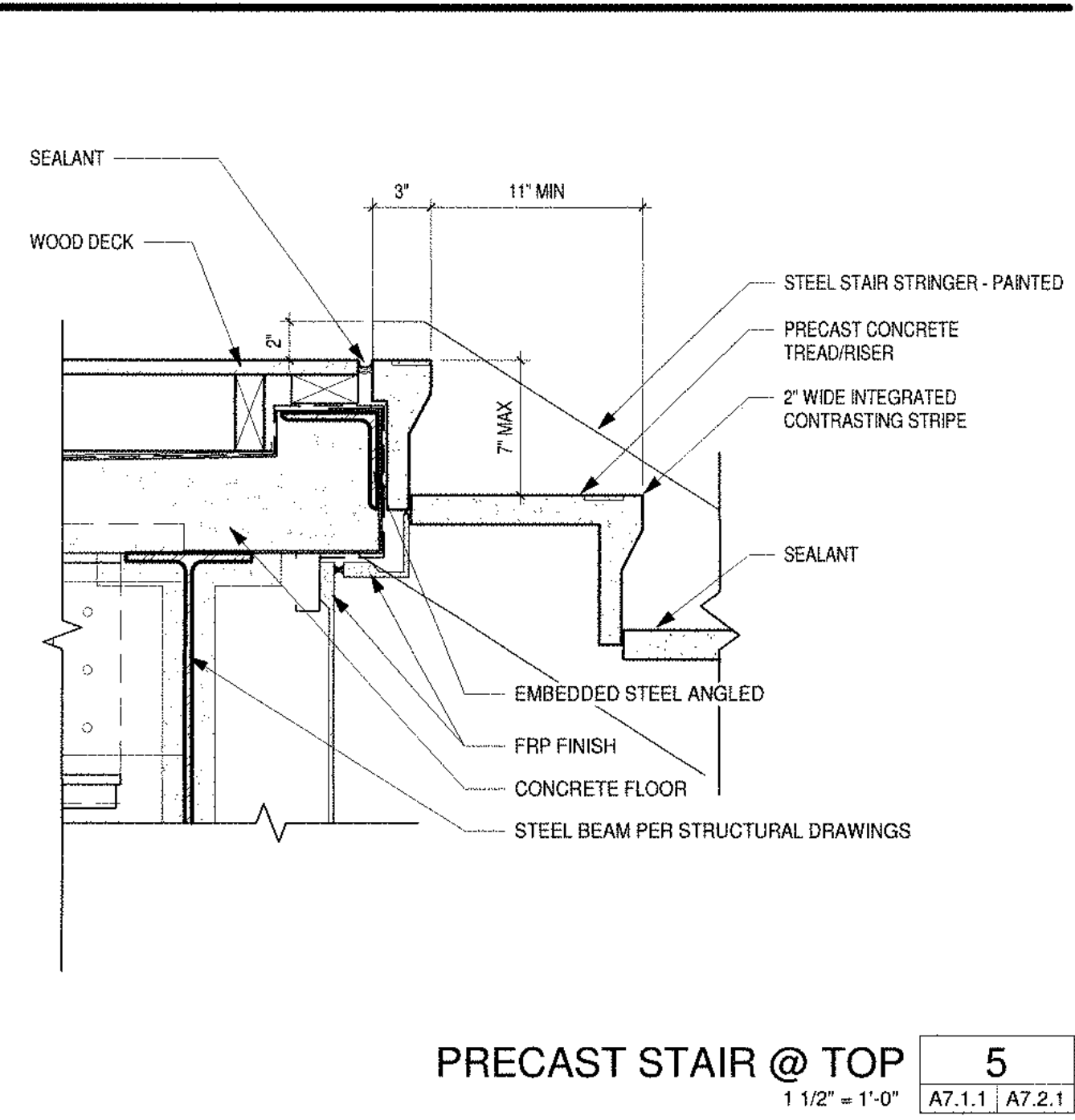
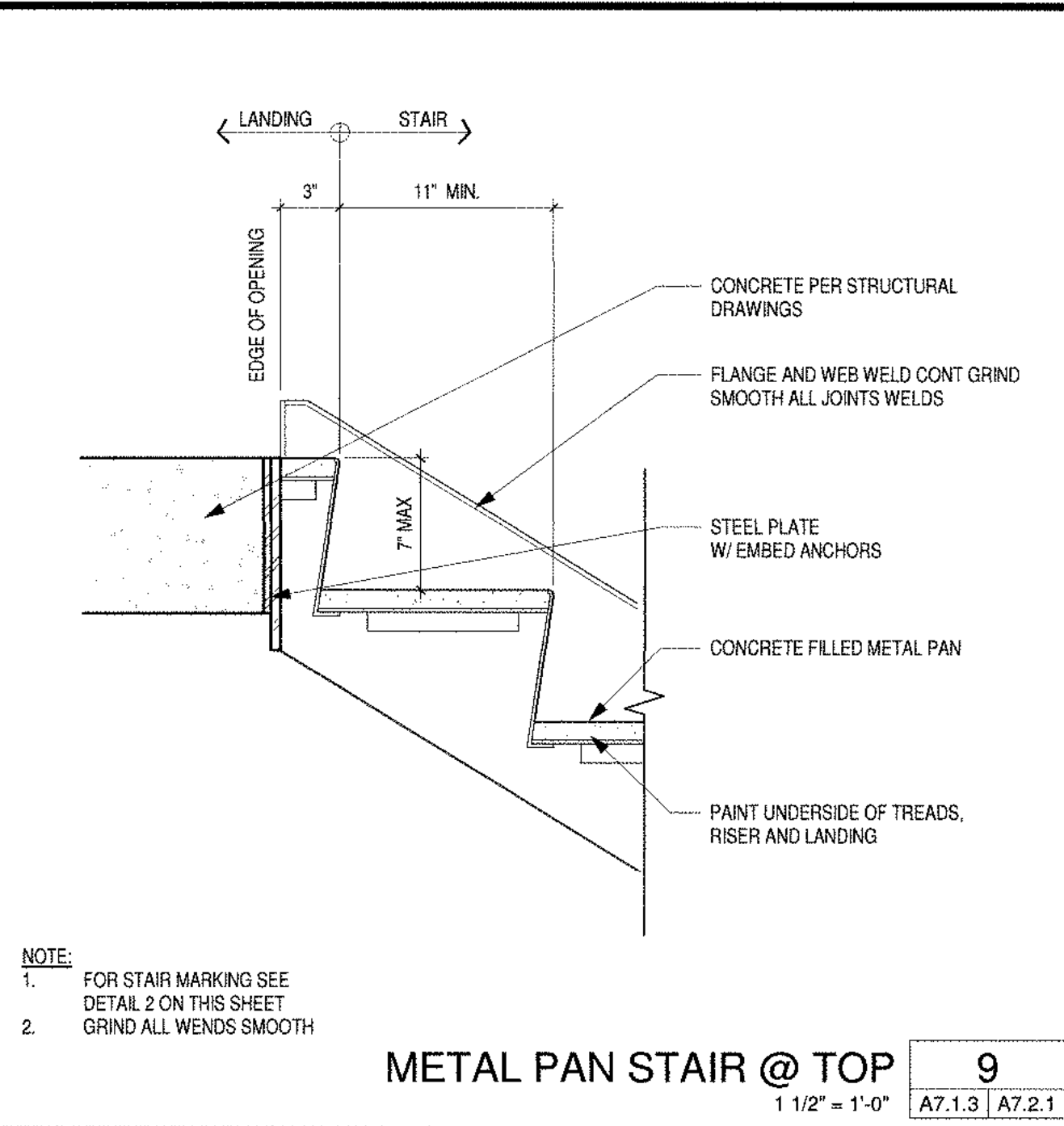
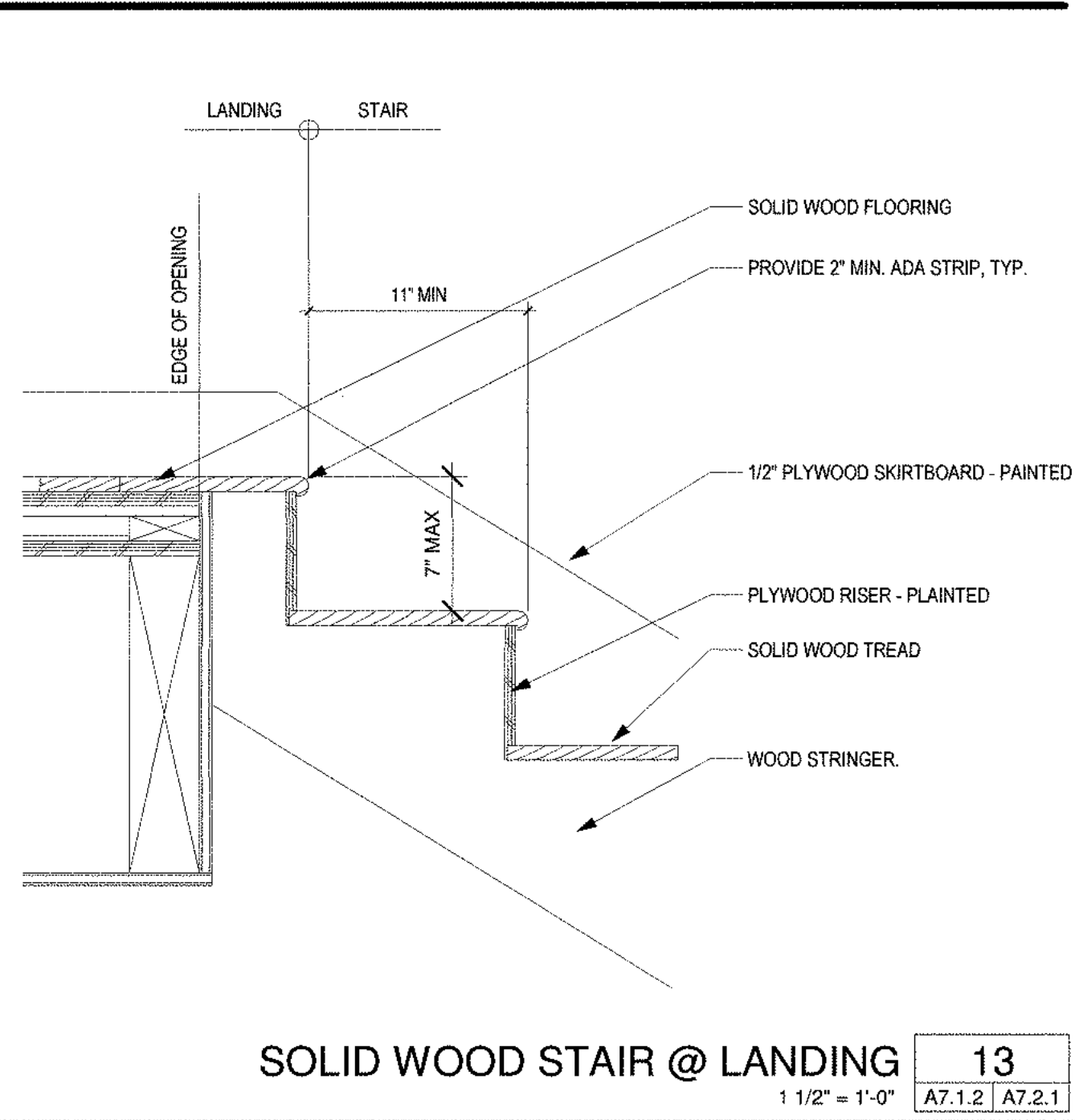
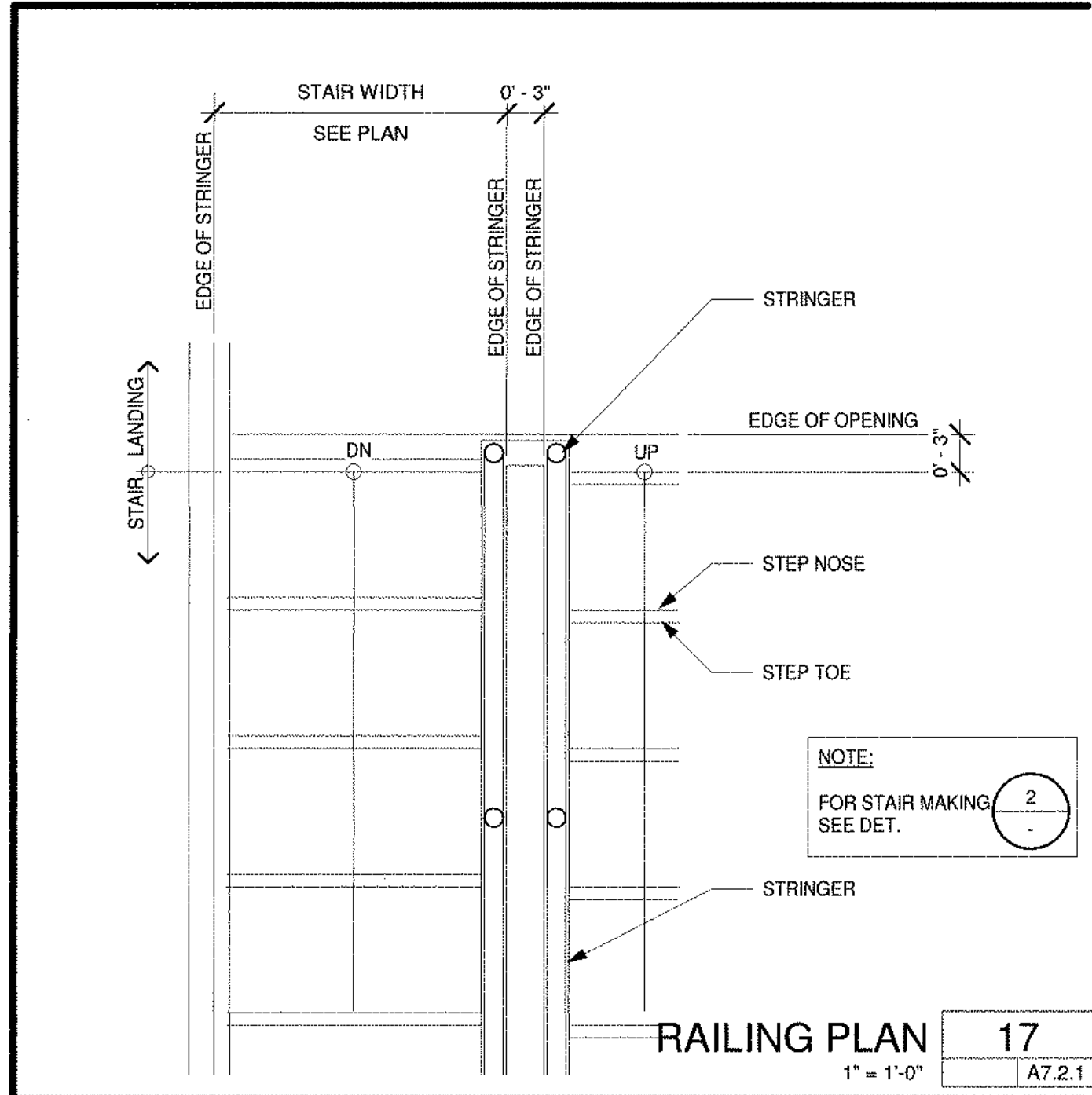
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A7.1.5



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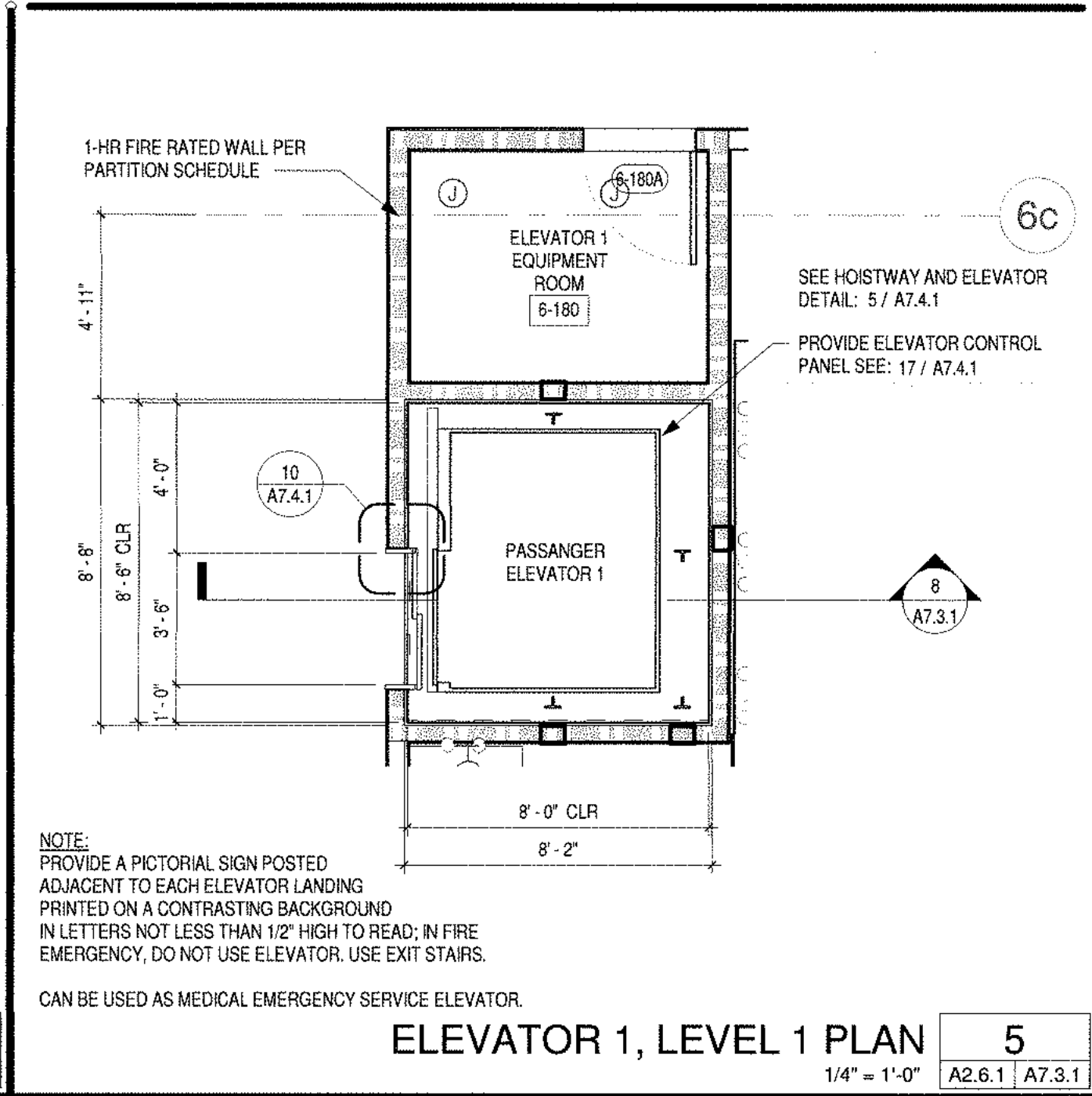
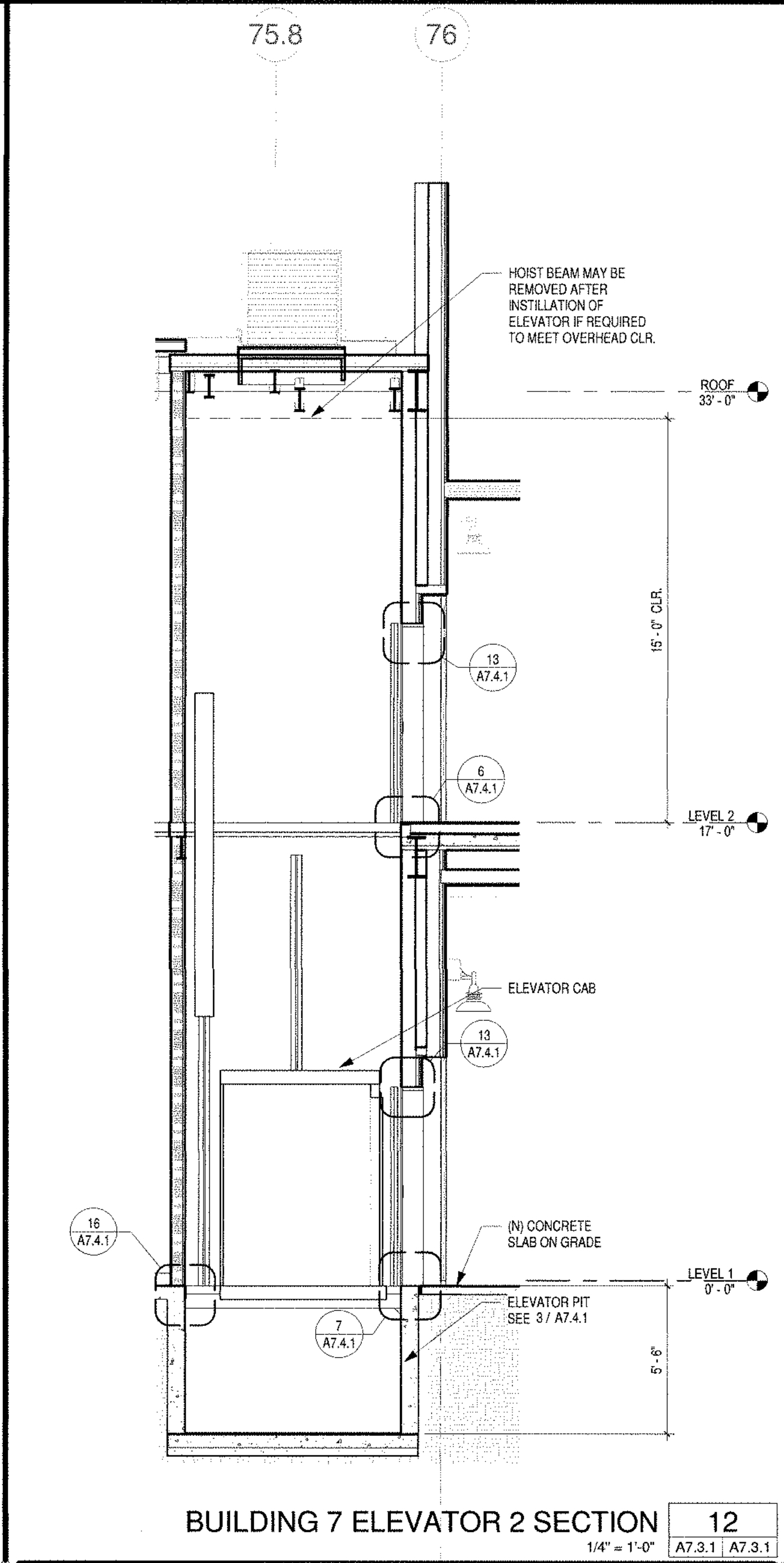
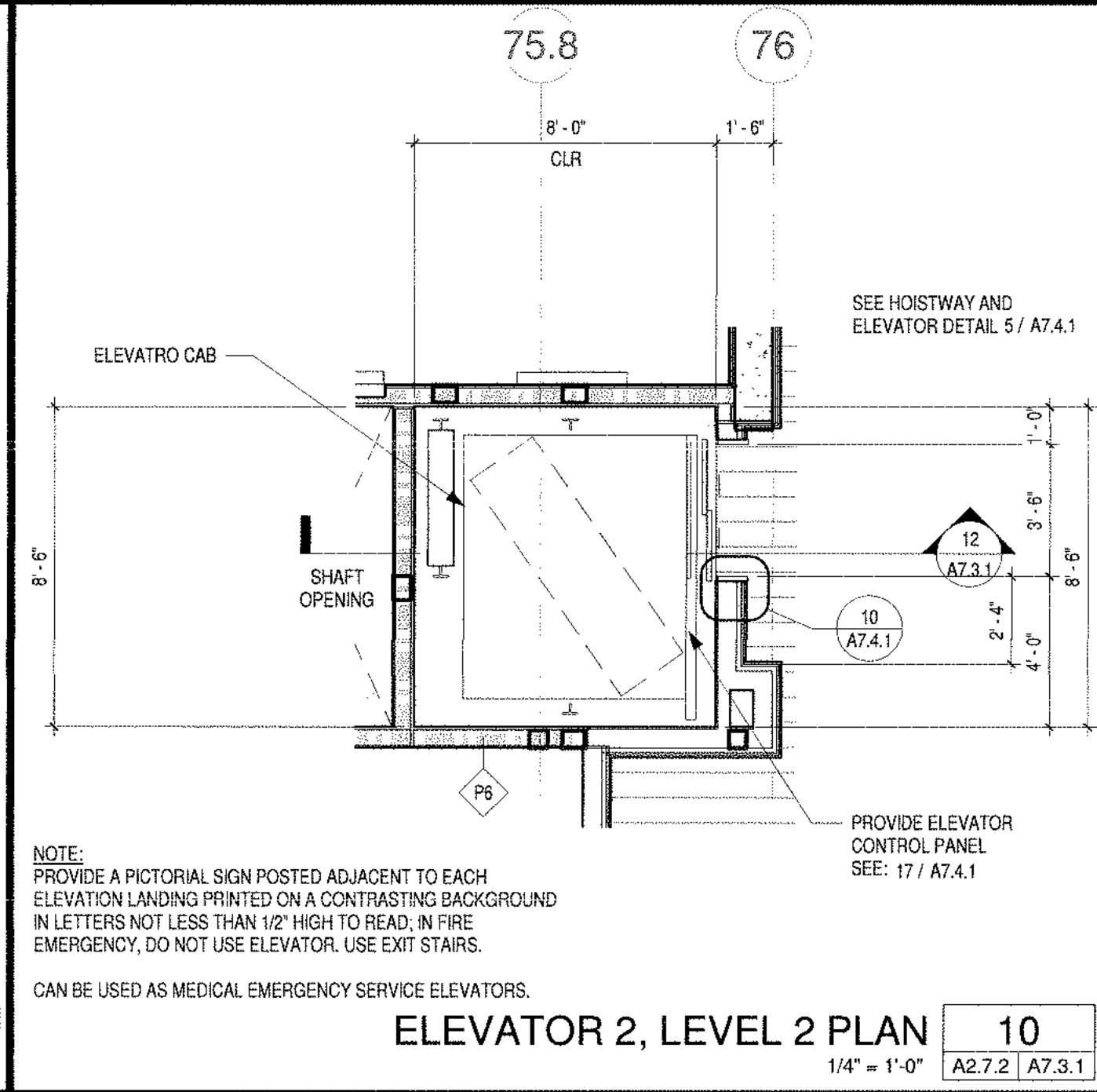
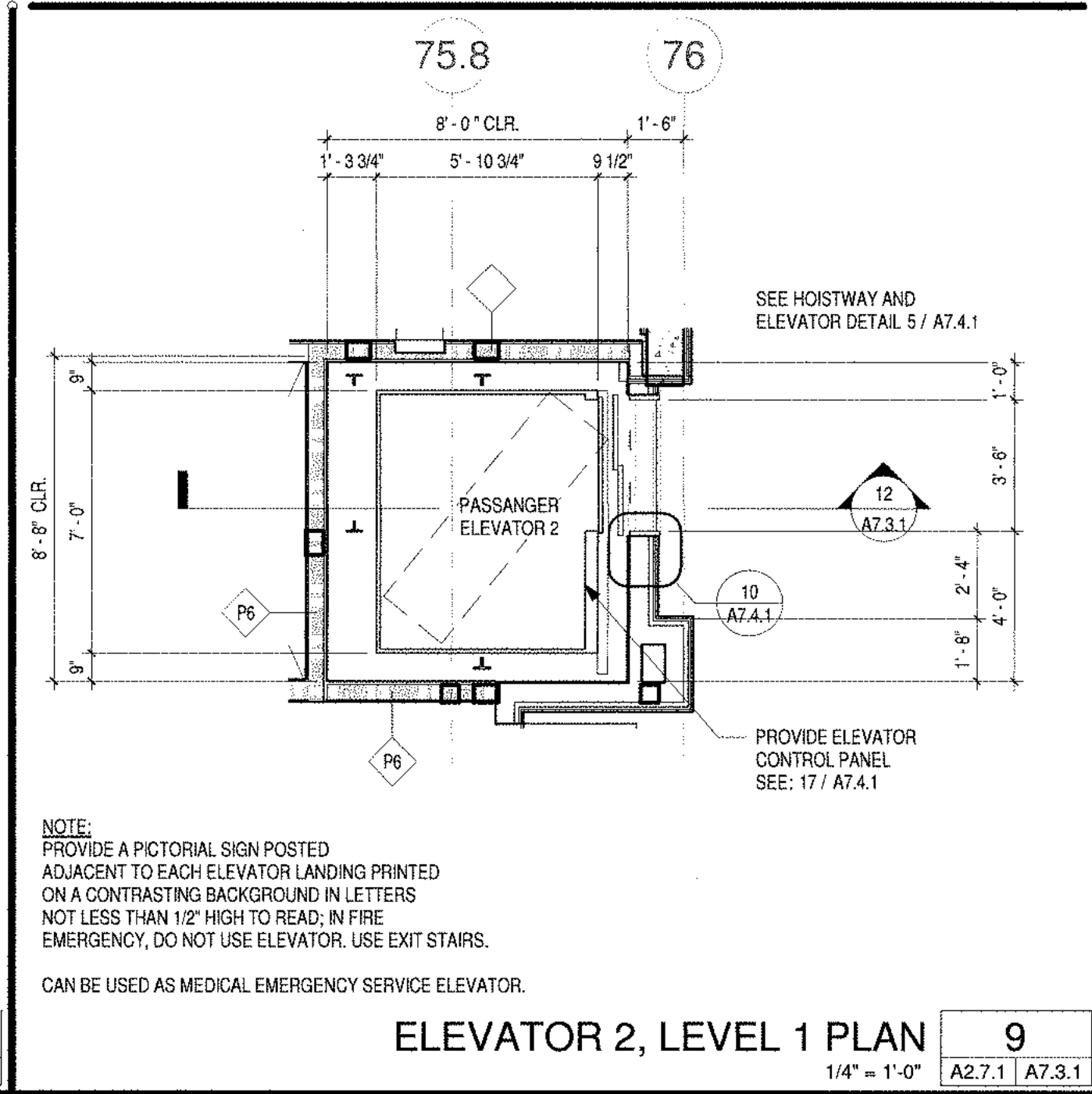
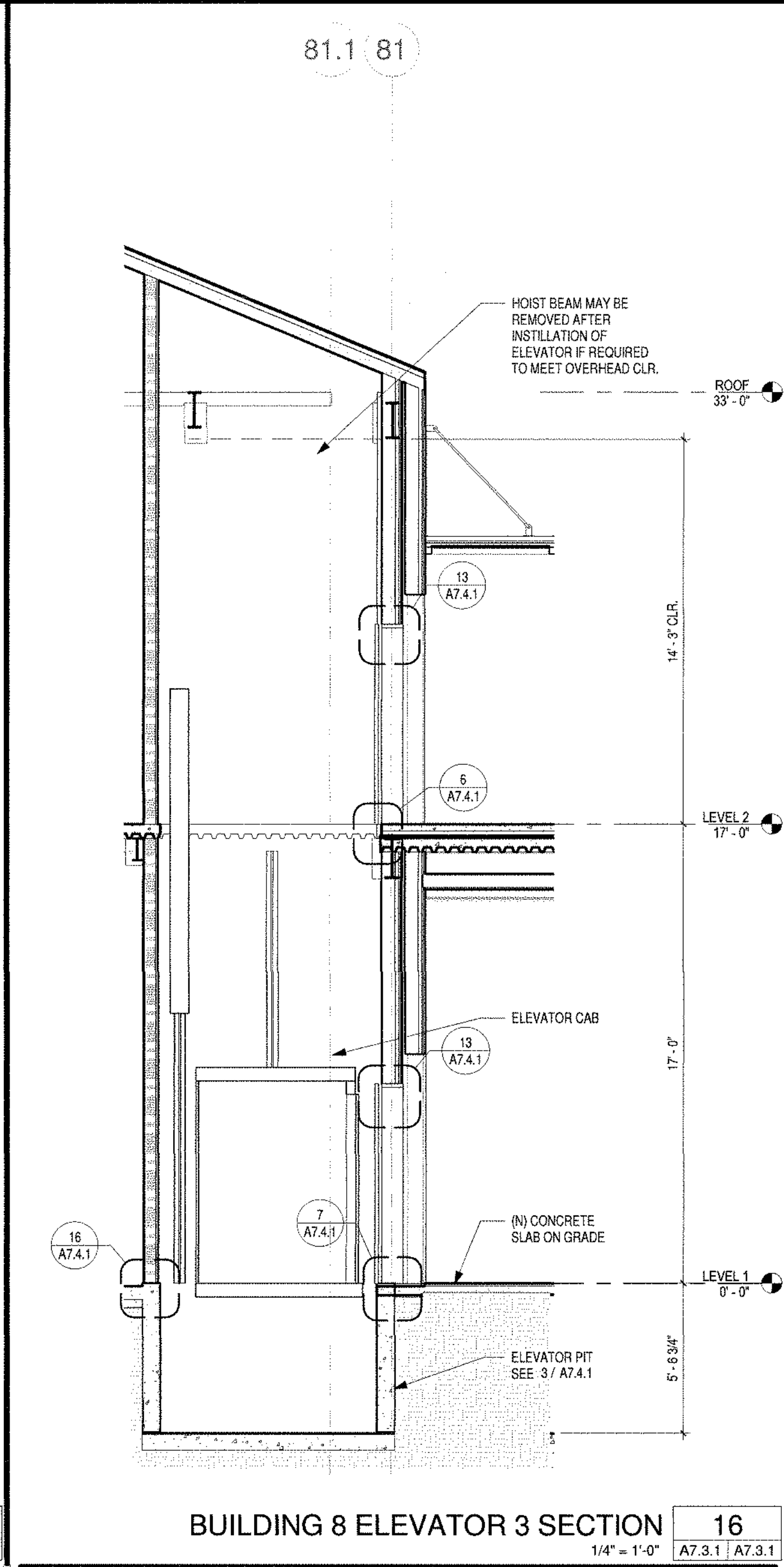
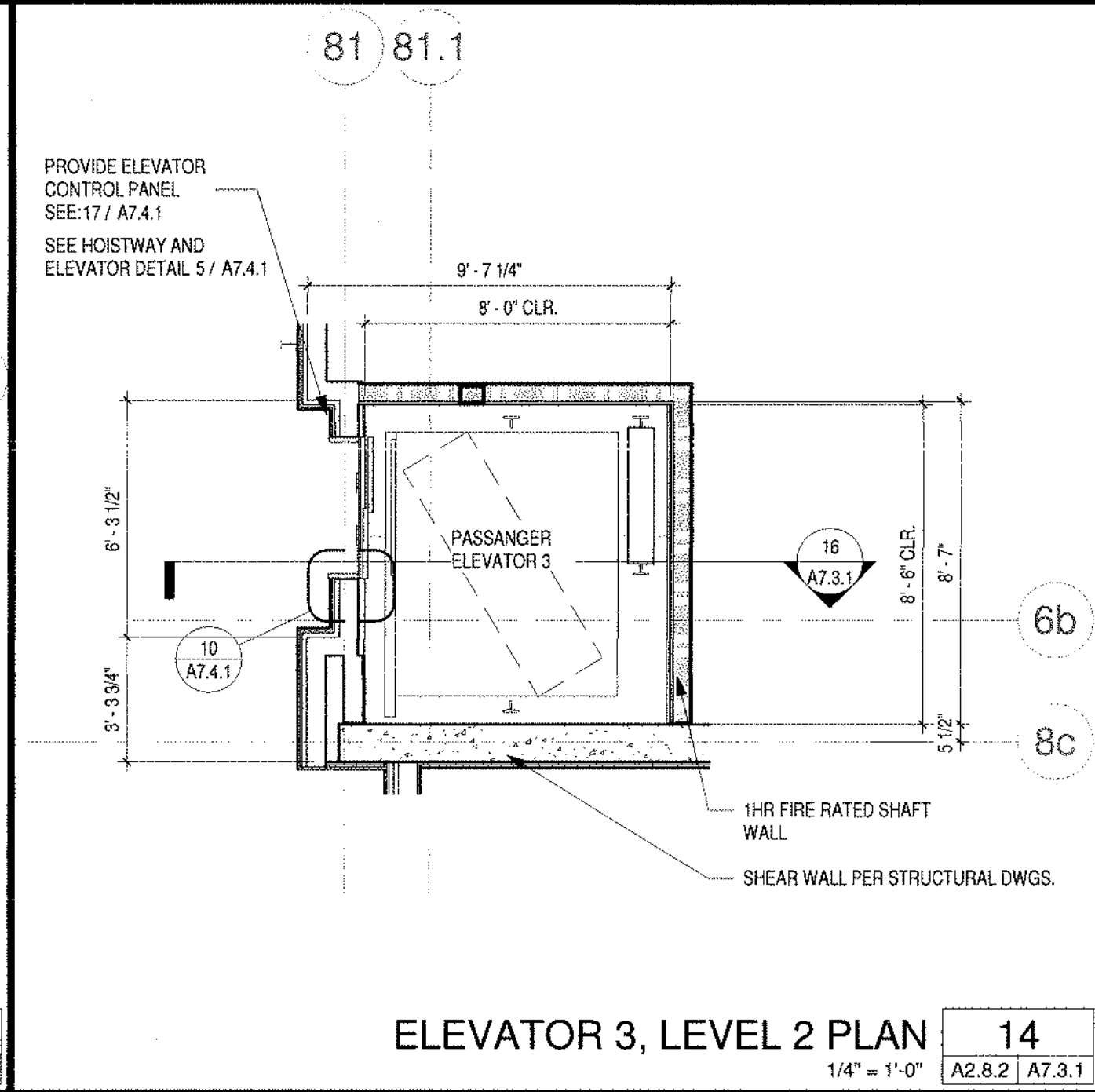
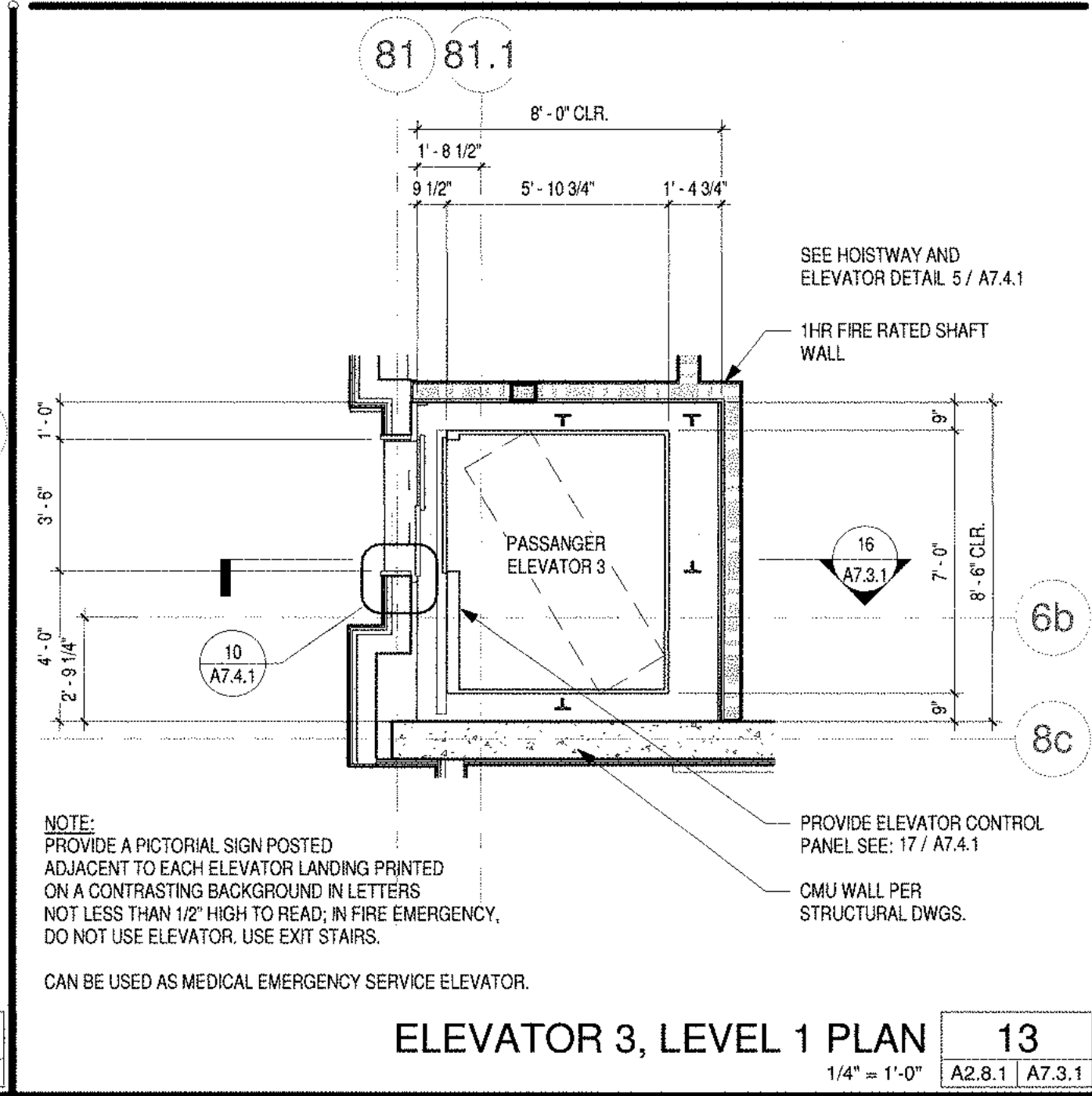
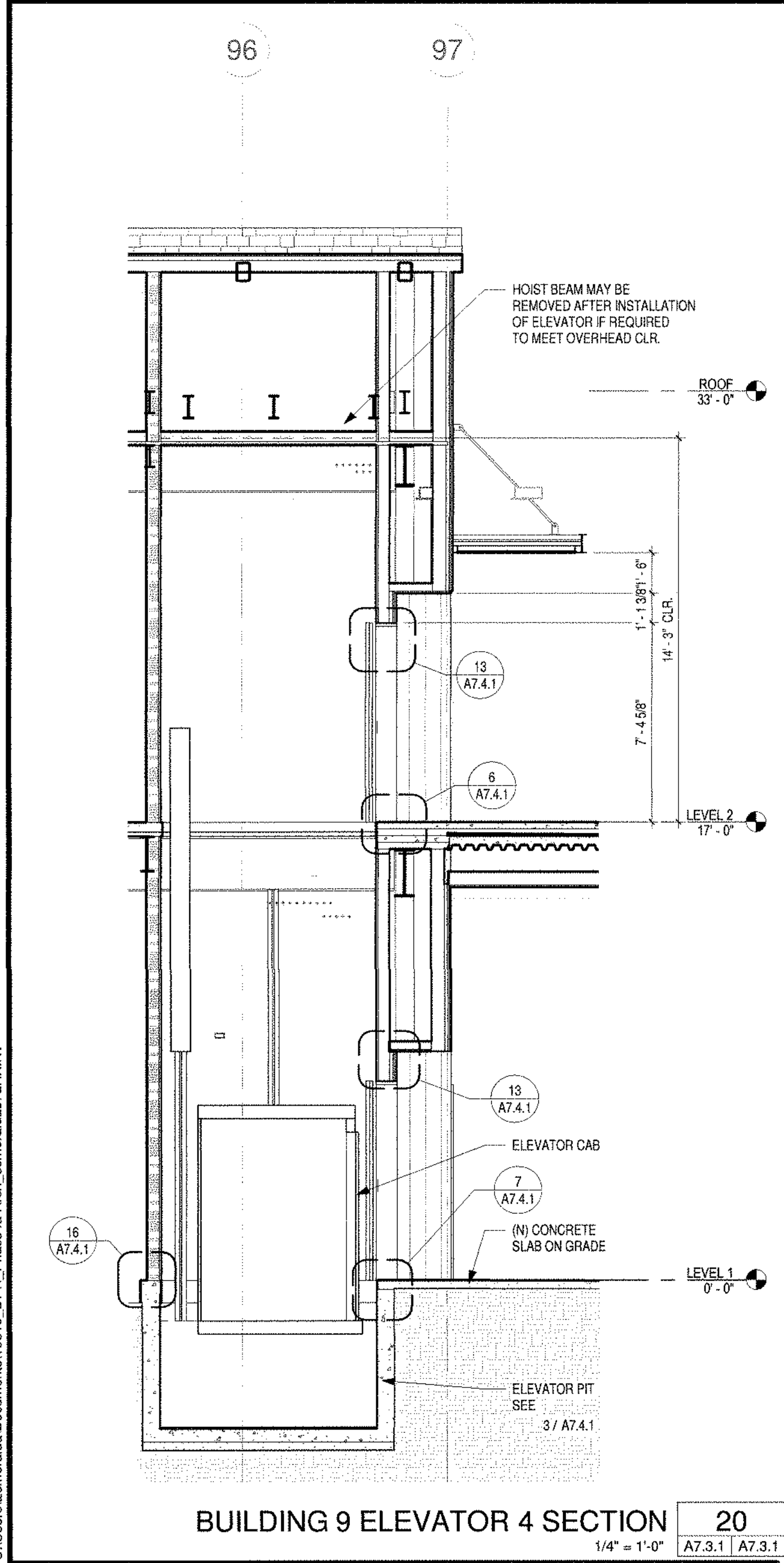
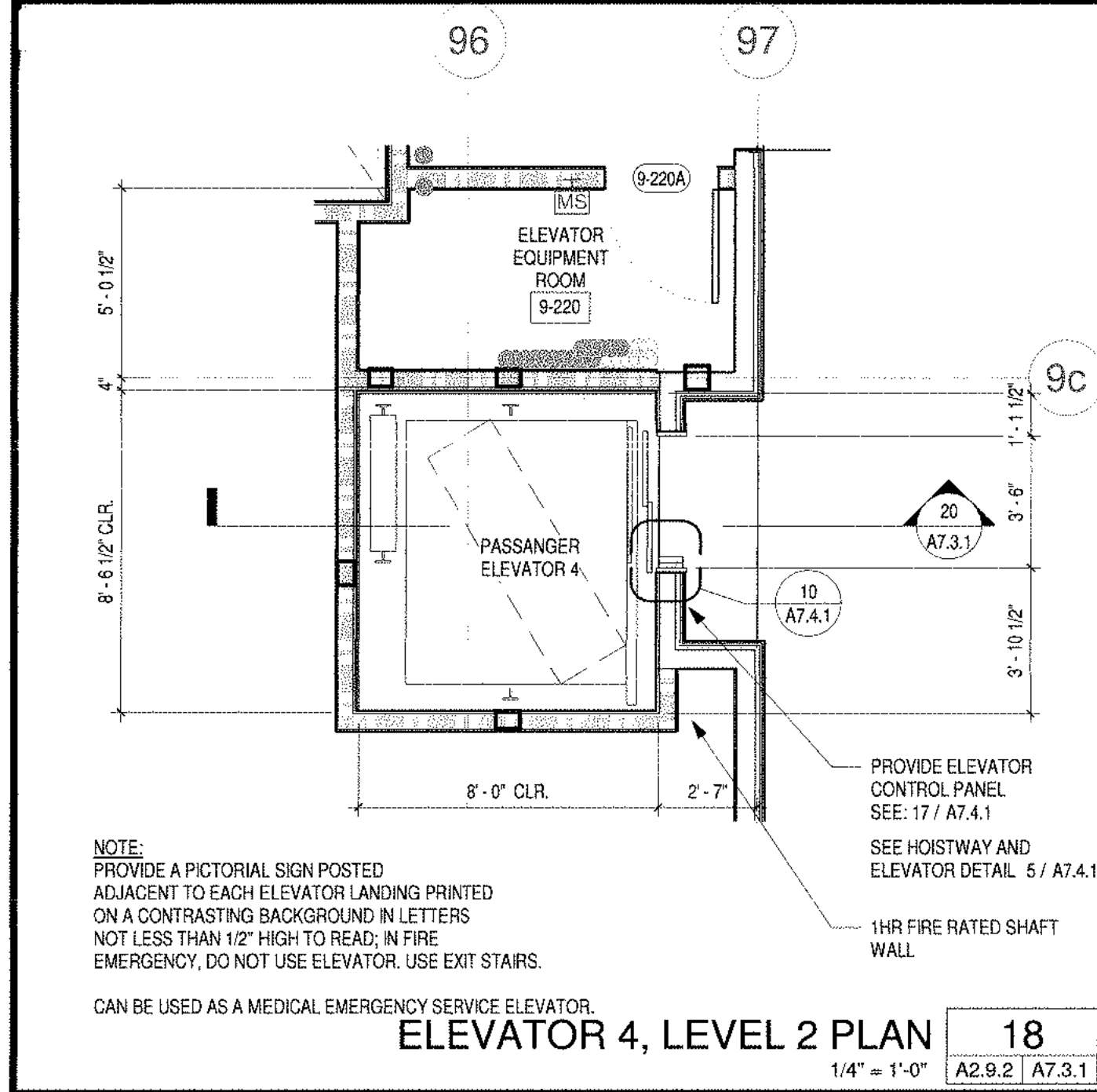
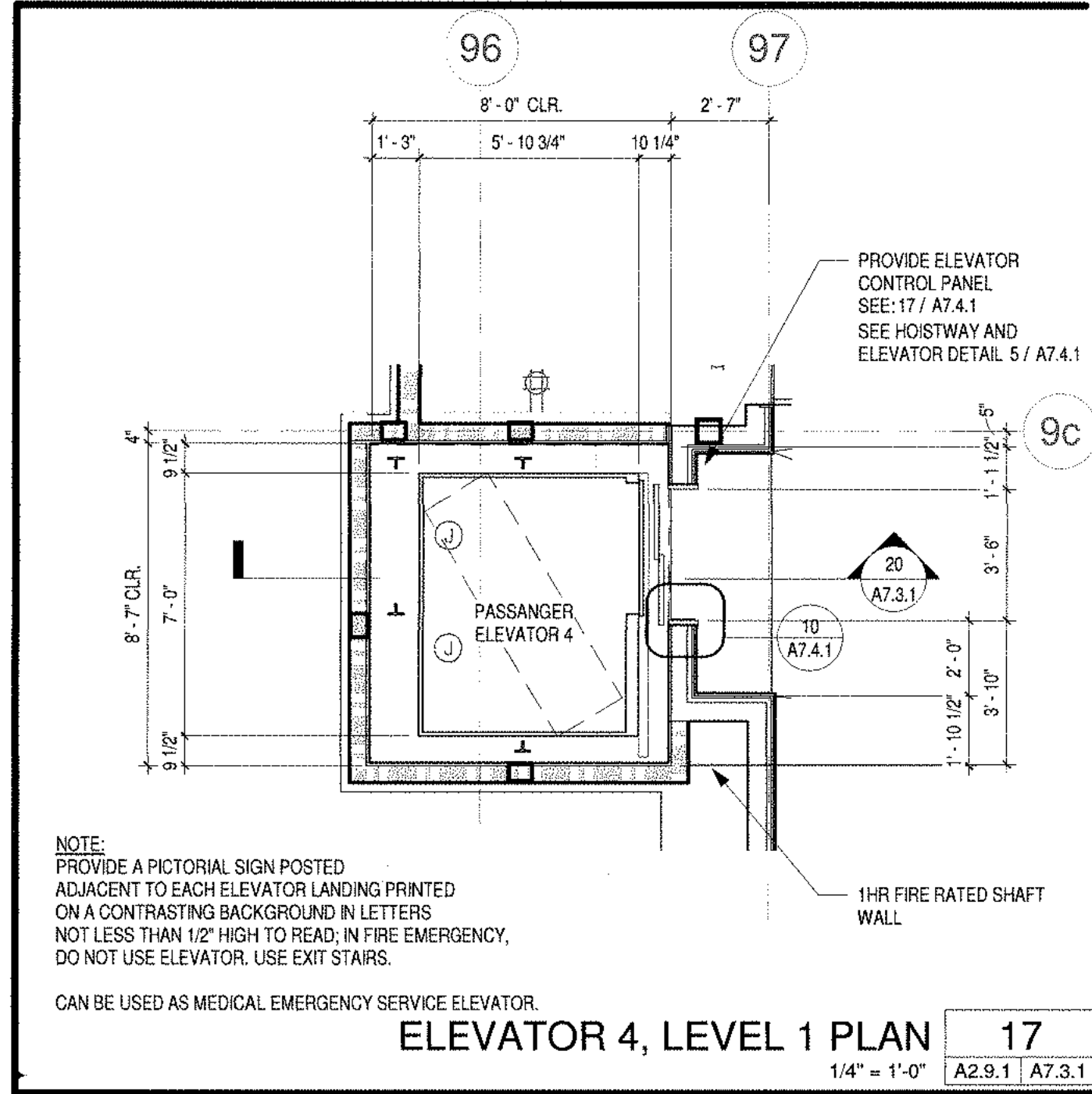
BUILDING 6 - 9

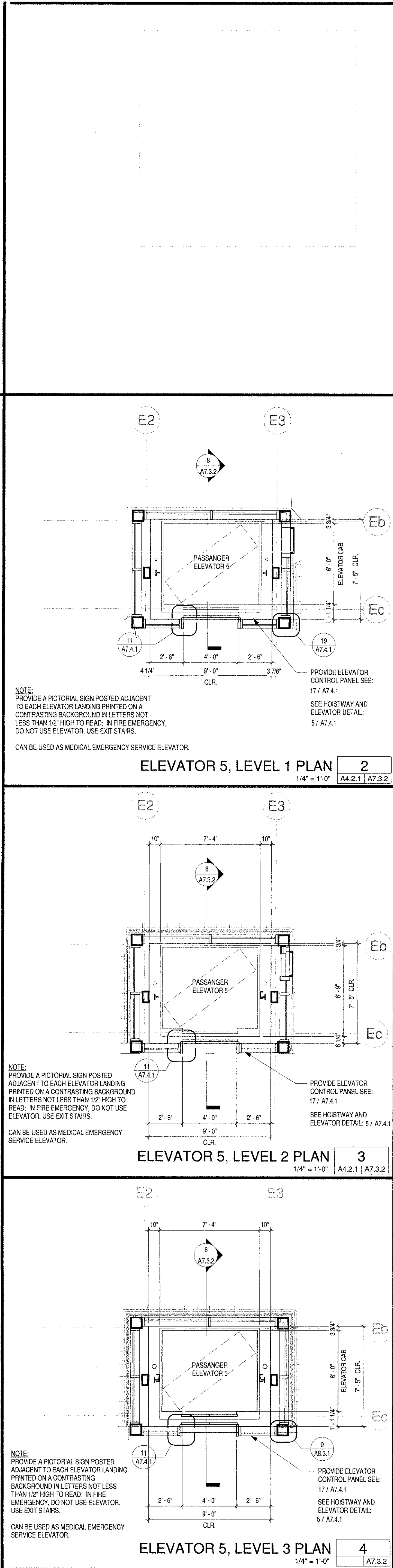
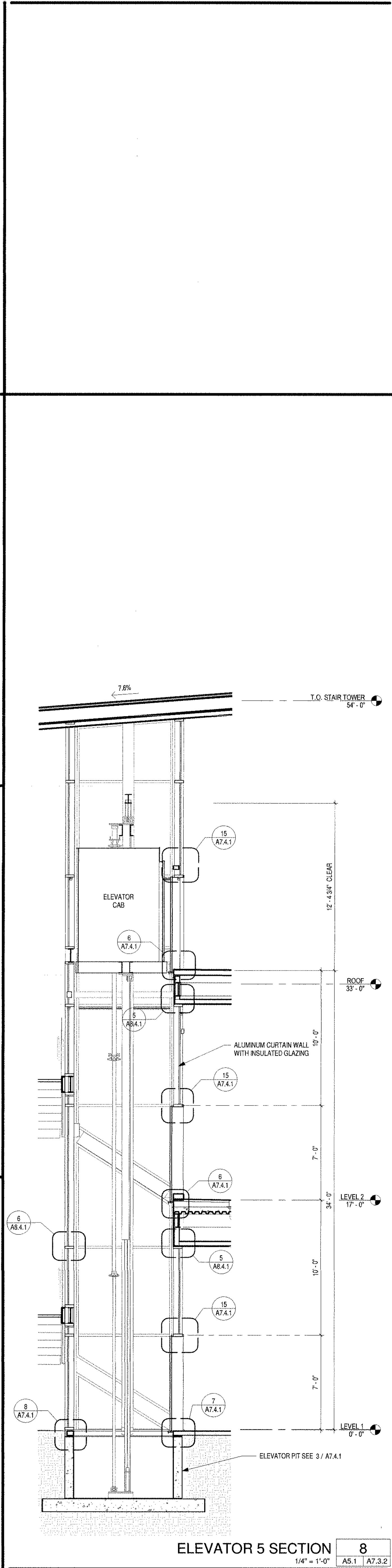
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

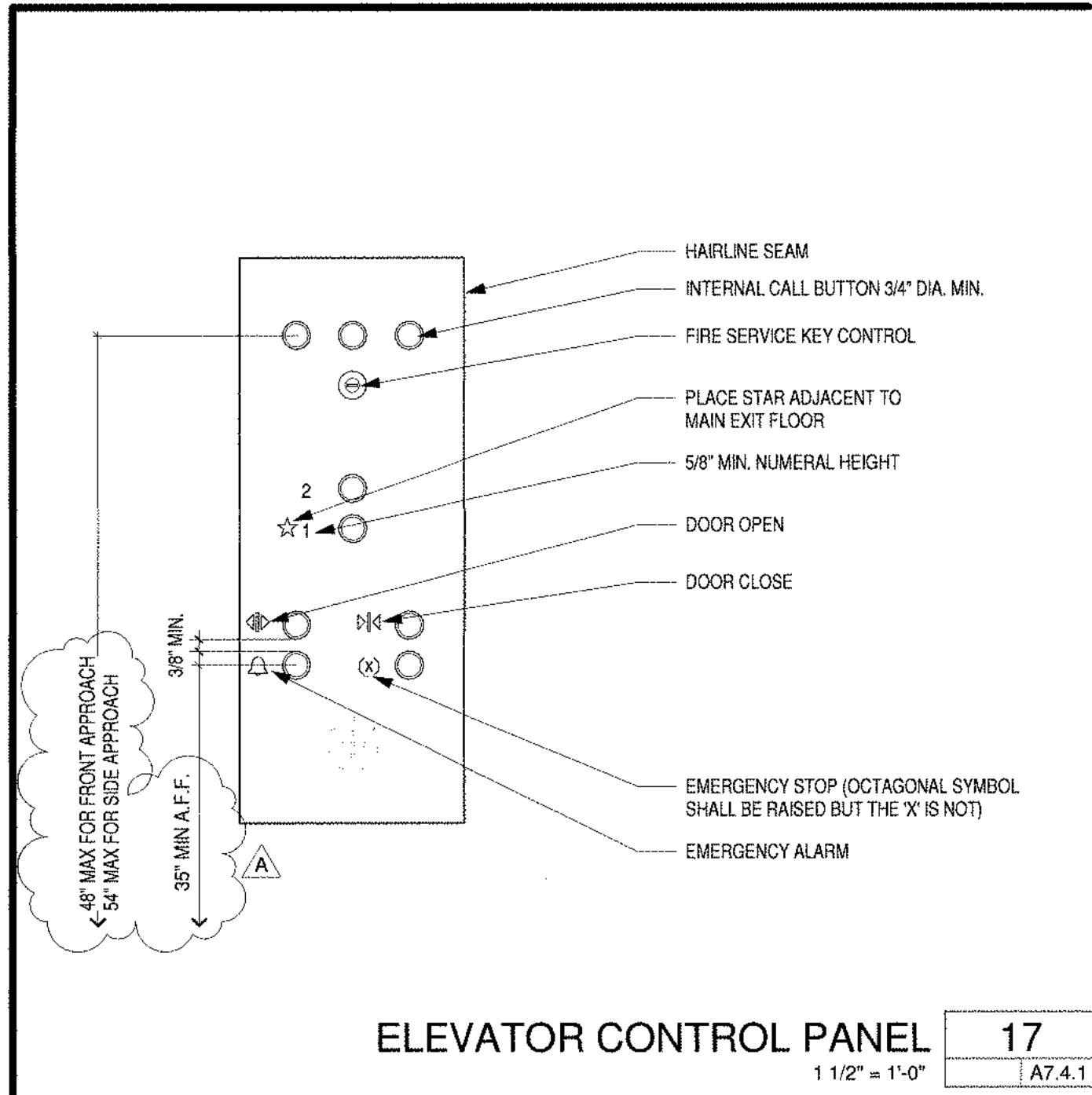
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No.	DATE	ISSUE
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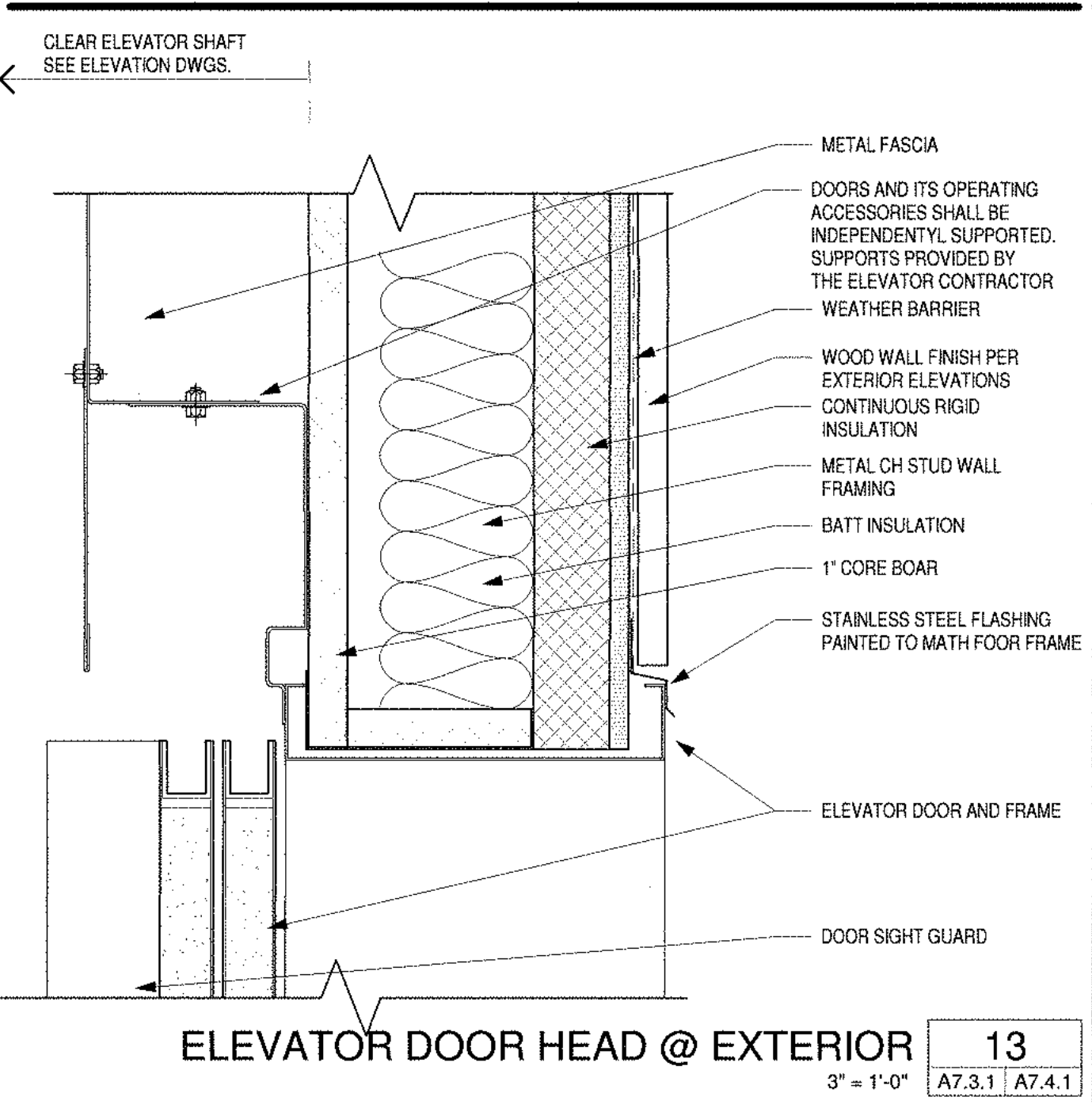
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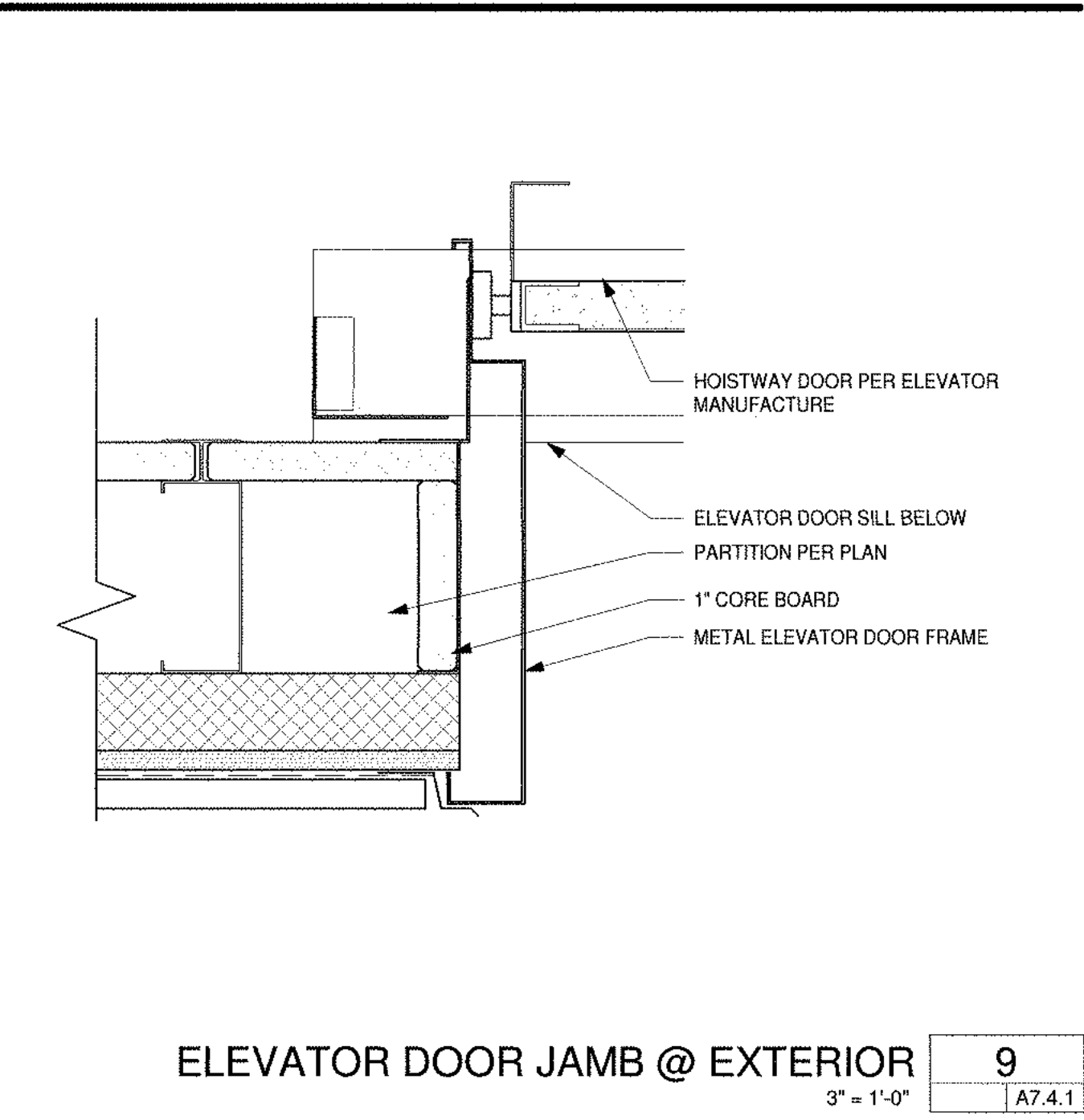




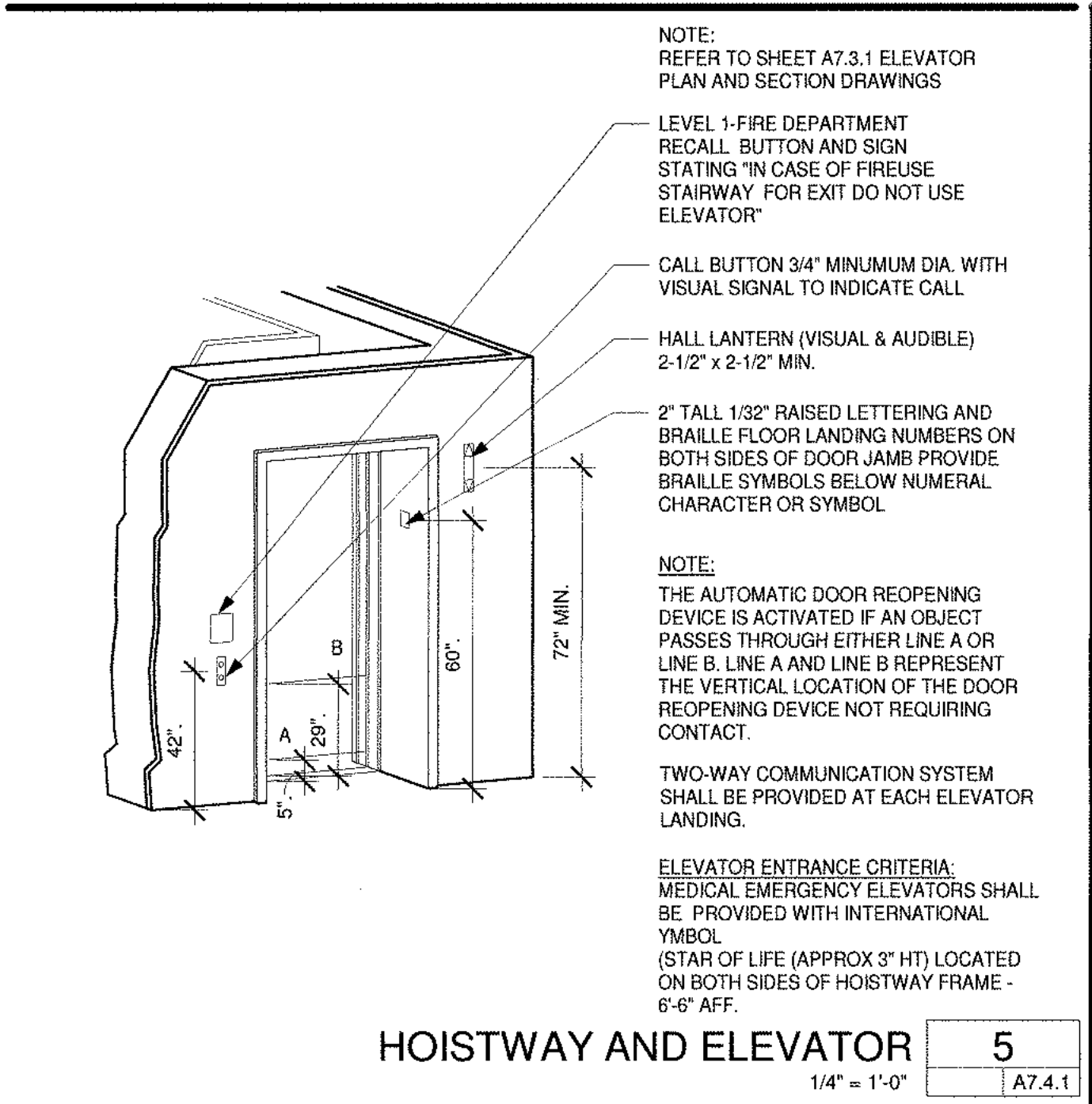
ELEVATOR CONTROL PANEL 17
1 1/2" = 1'-0"
A7.4.1



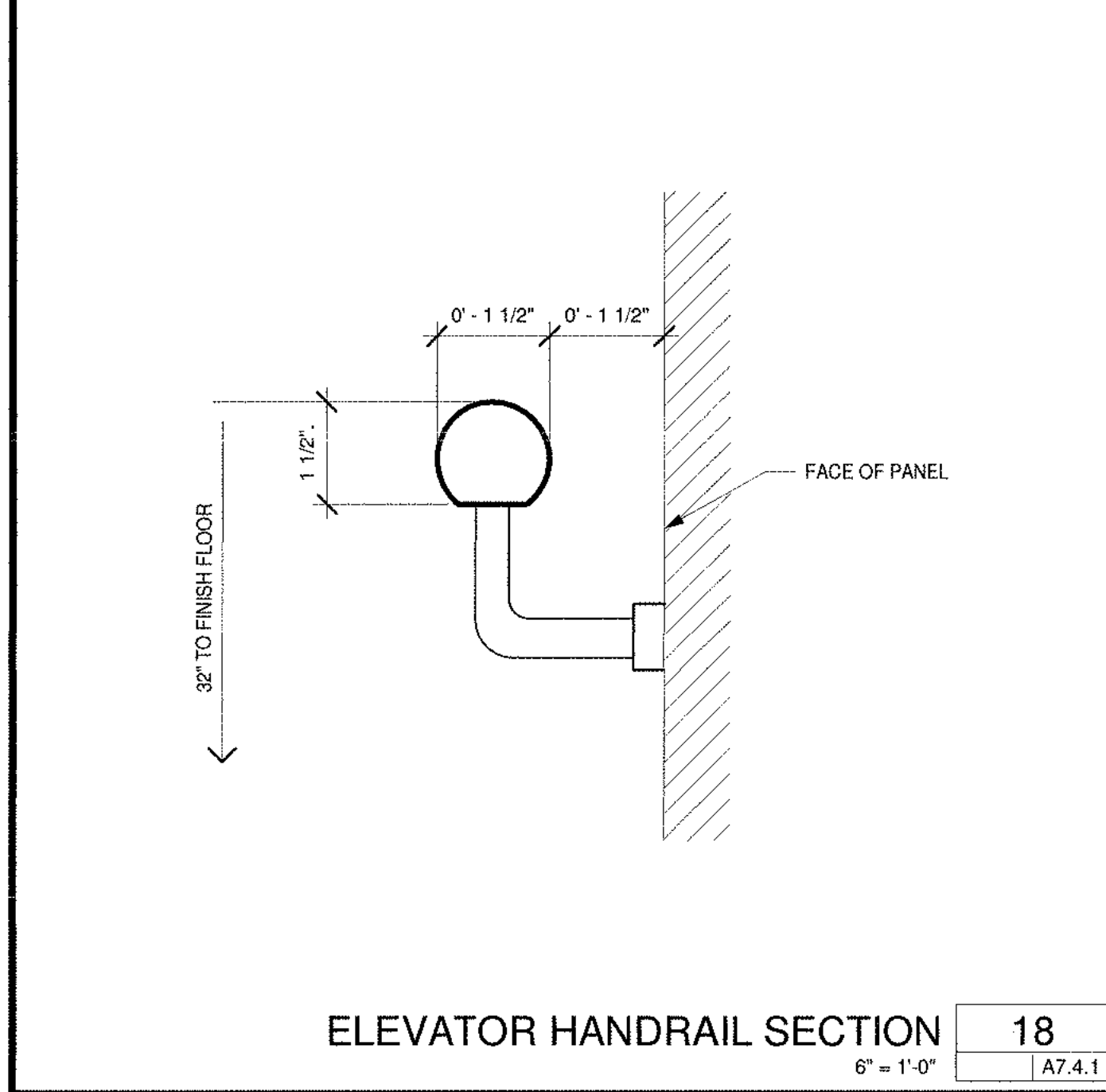
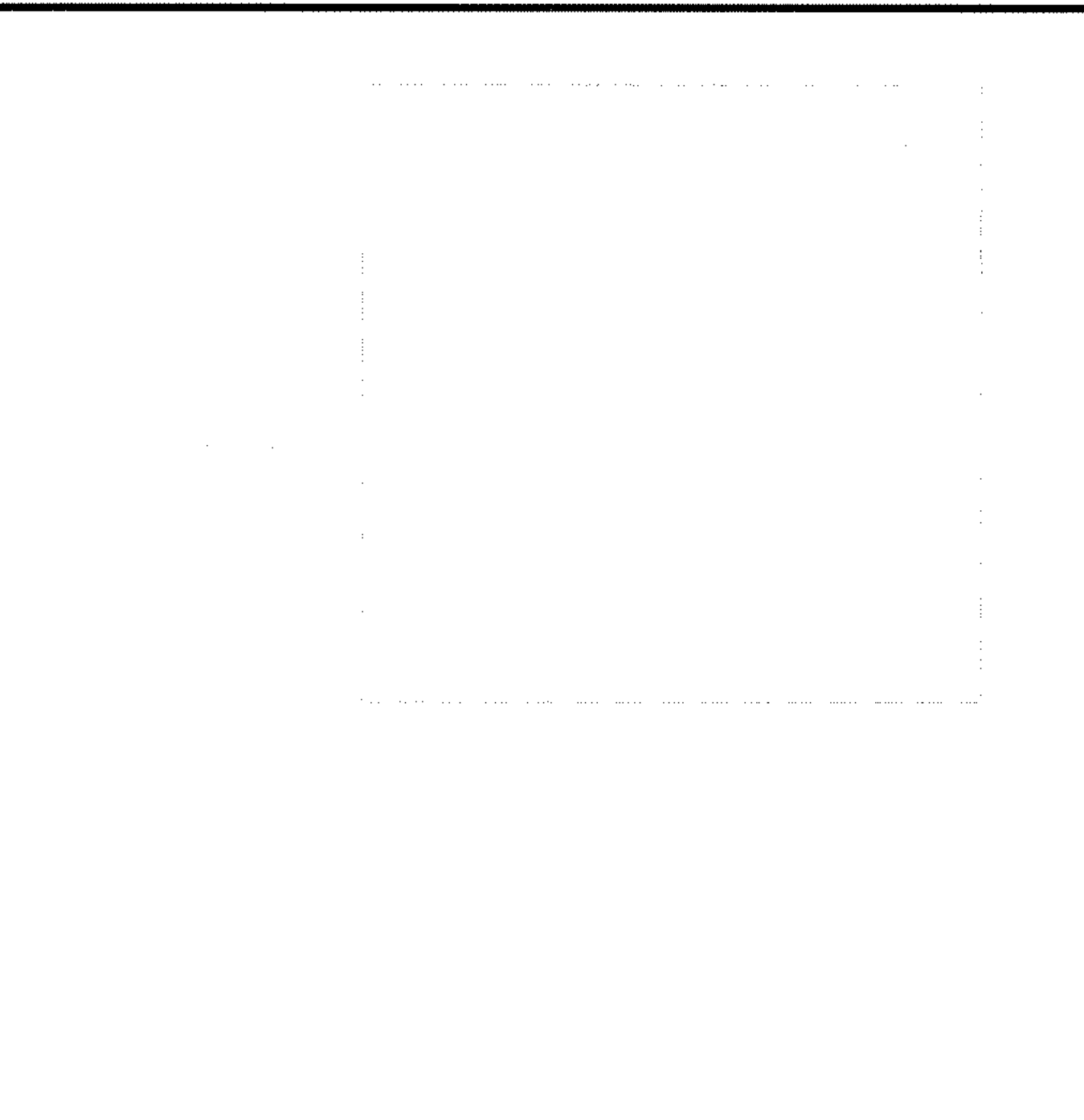
ELEVATOR DOOR HEAD @ EXTERIOR 13
3" = 1'-0"
A7.3.1 A7.4.1



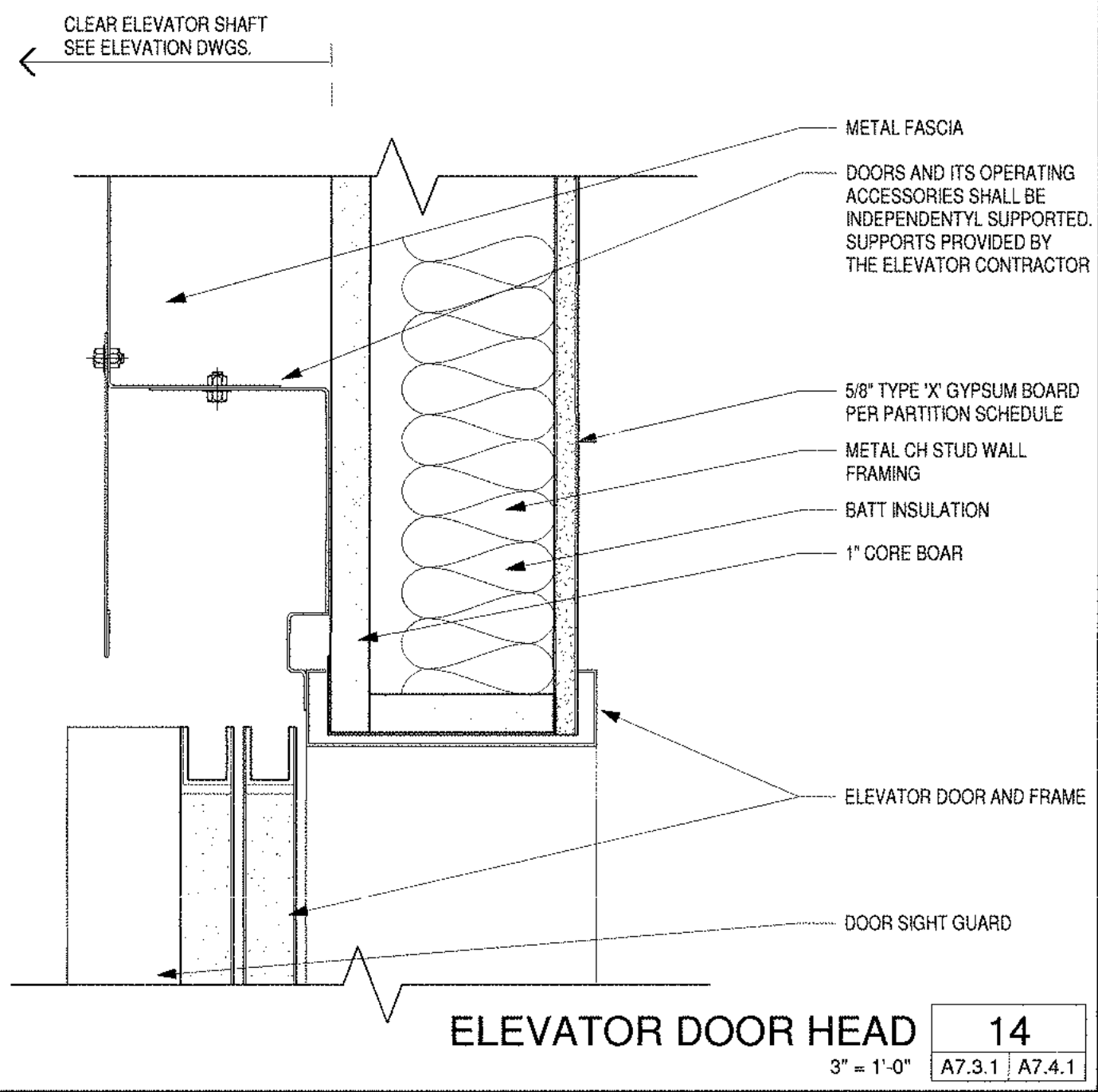
ELEVATOR DOOR JAMB @ EXTERIOR 9
3" = 1'-0"
A7.4.1



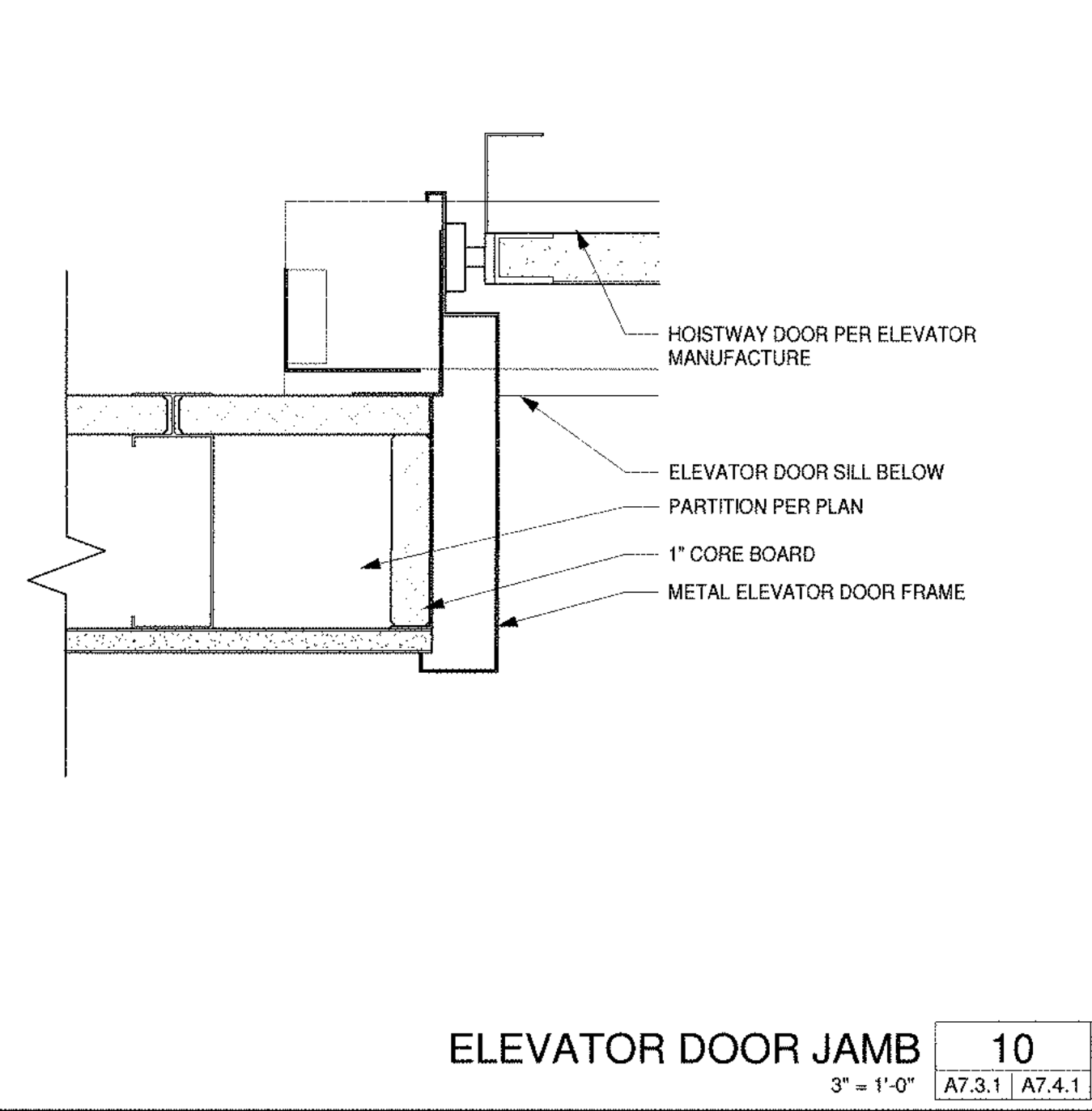
HOISTWAY AND ELEVATOR 5
1/4" = 1'-0"
A7.4.1



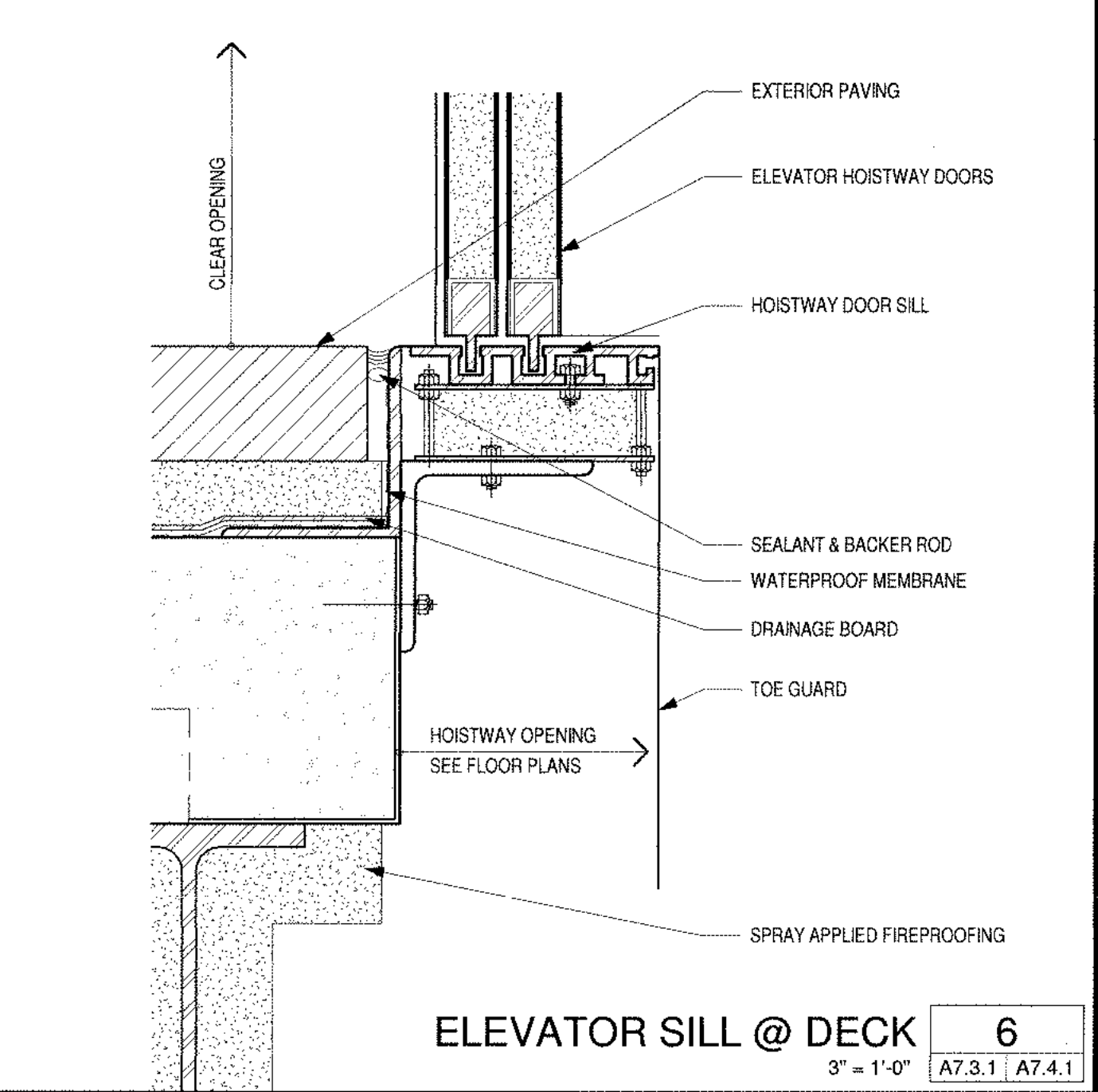
ELEVATOR HANDRAIL SECTION 18
6" = 1'-0"
A7.4.1



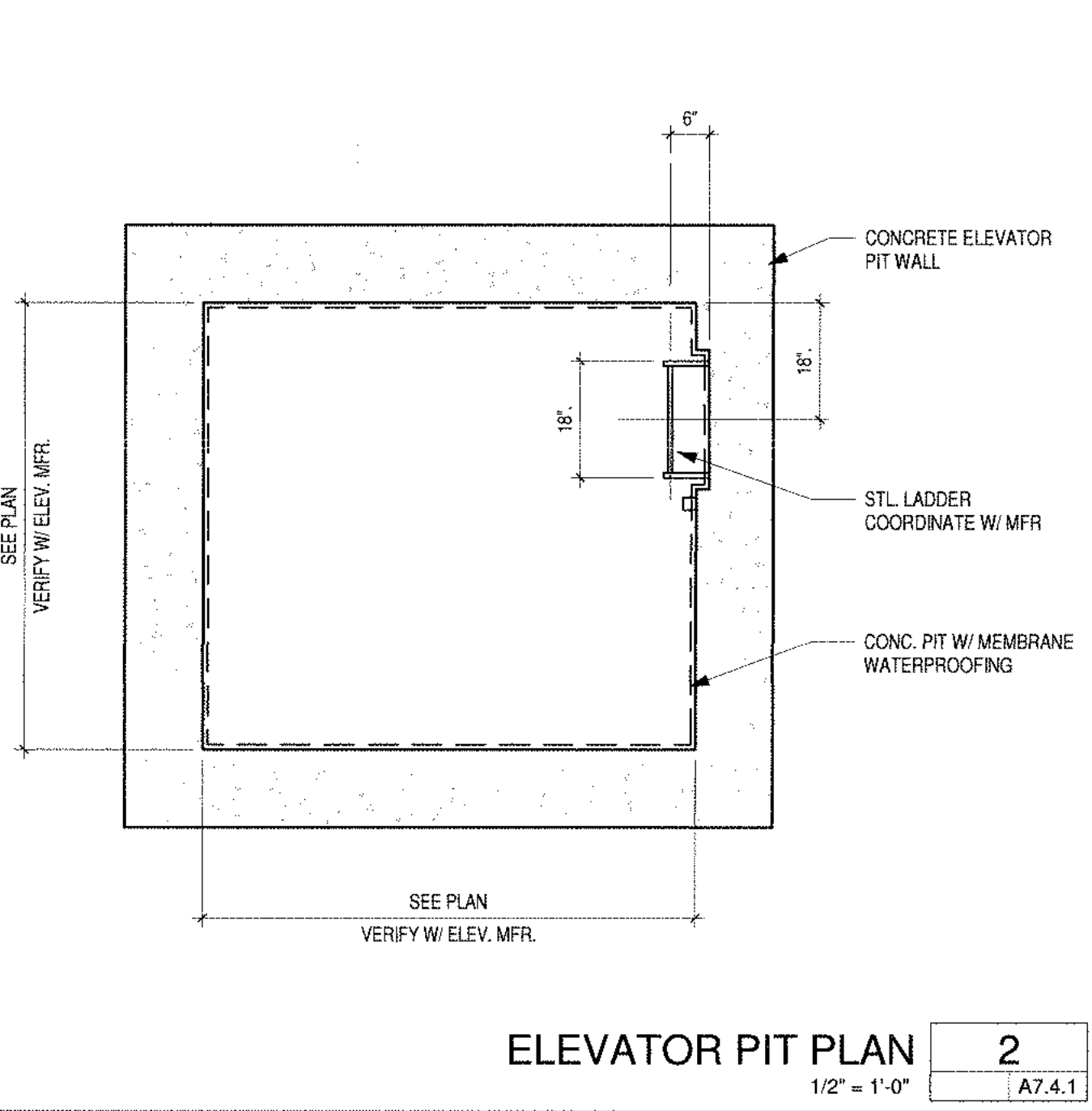
ELEVATOR DOOR HEAD 14
3" = 1'-0"
A7.3.1 A7.4.1



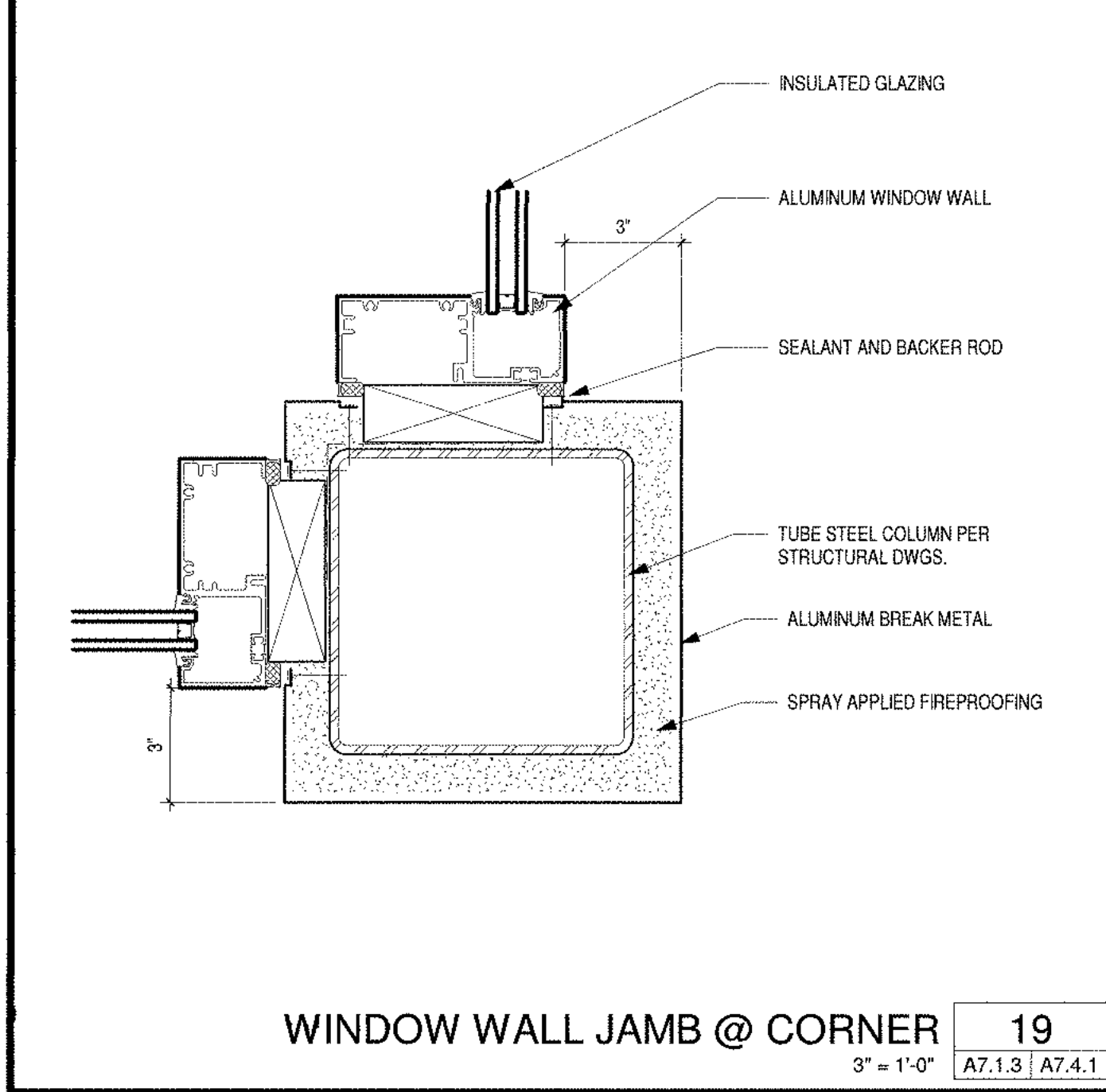
ELEVATOR DOOR JAMB 10
3" = 1'-0"
A7.3.1 A7.4.1



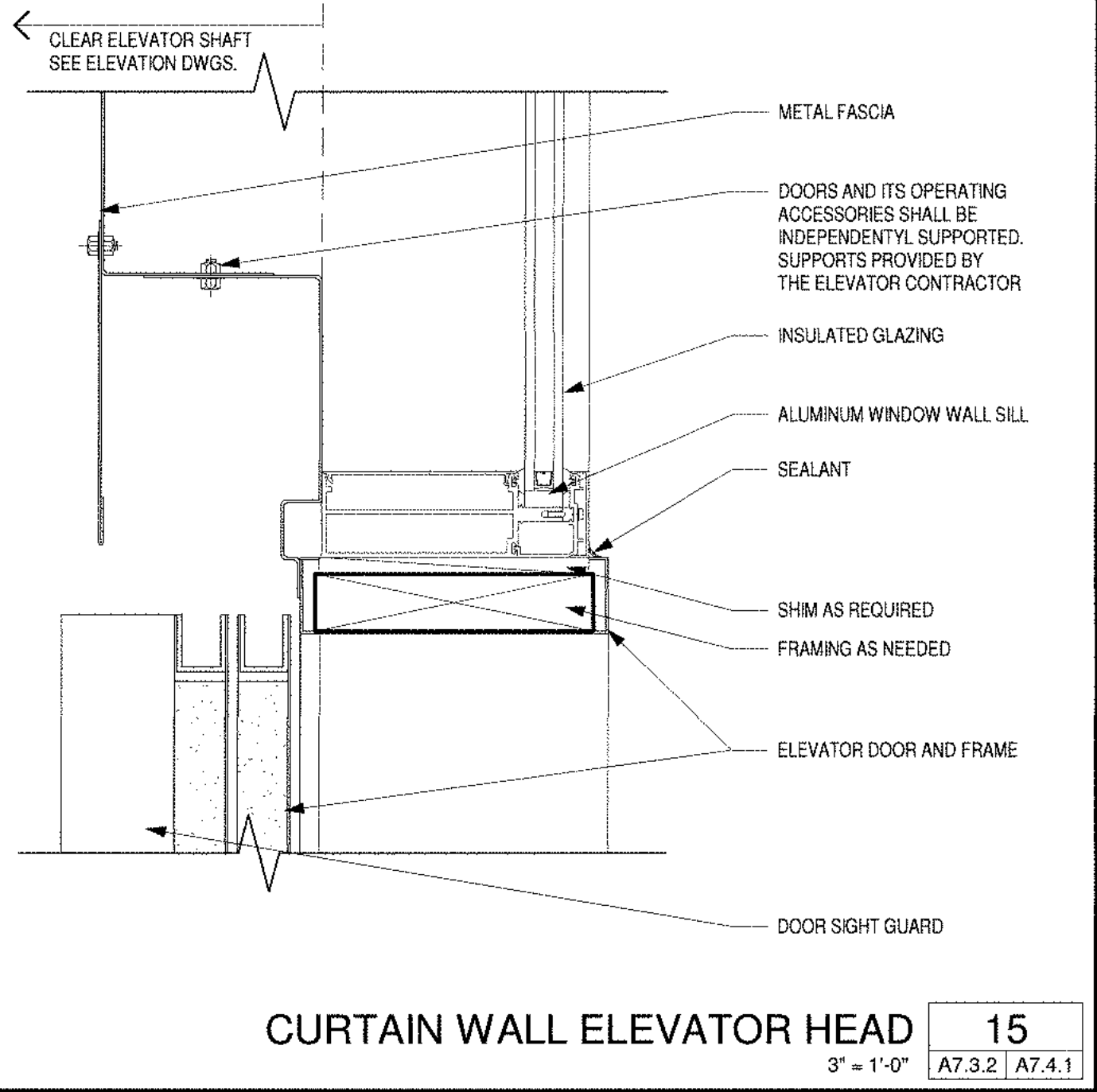
ELEVATOR SILL @ DECK 6
3" = 1'-0"
A7.3.1 A7.4.1



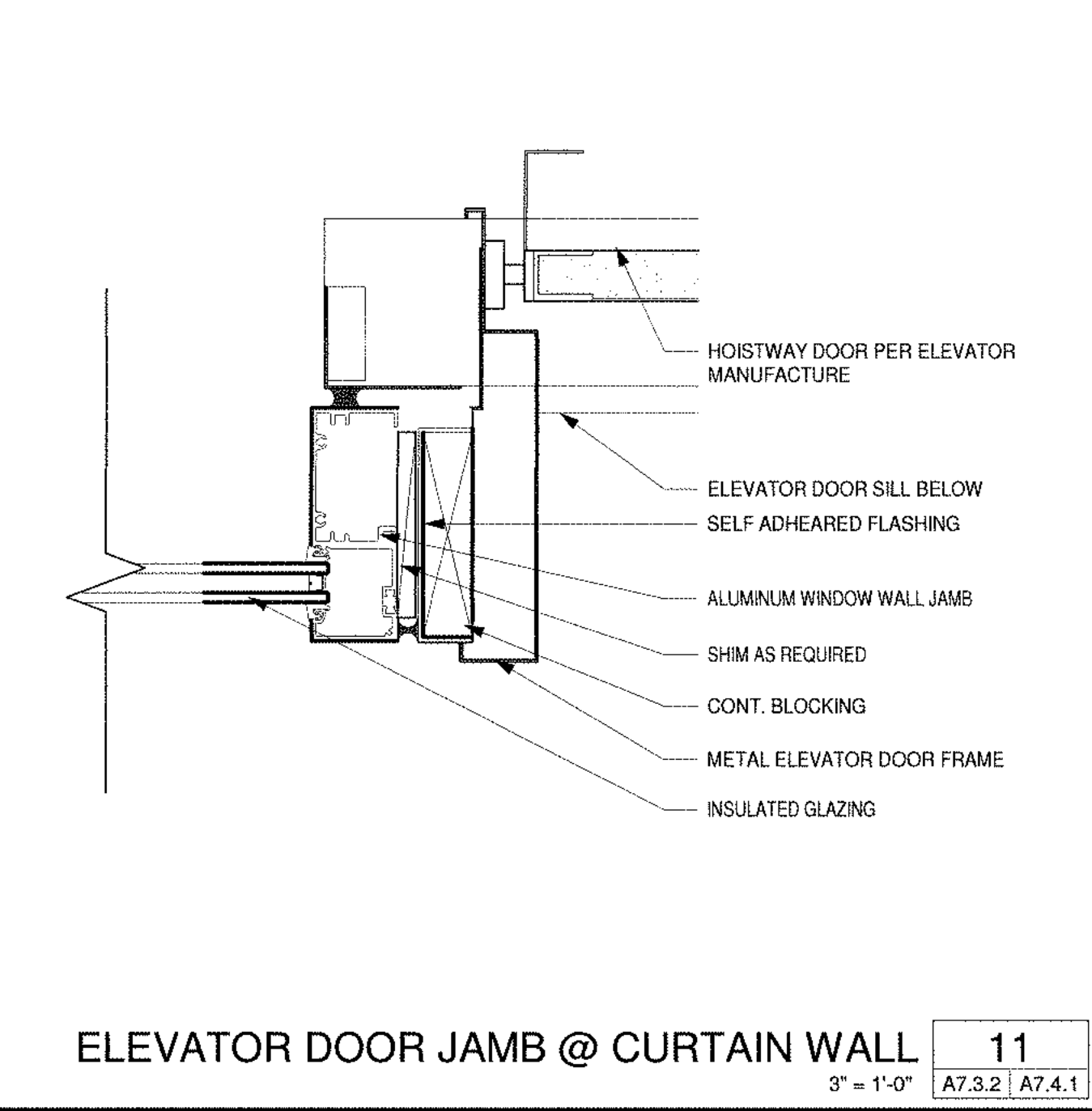
ELEVATOR PIT PLAN 2
1/2" = 1'-0"
A7.4.1



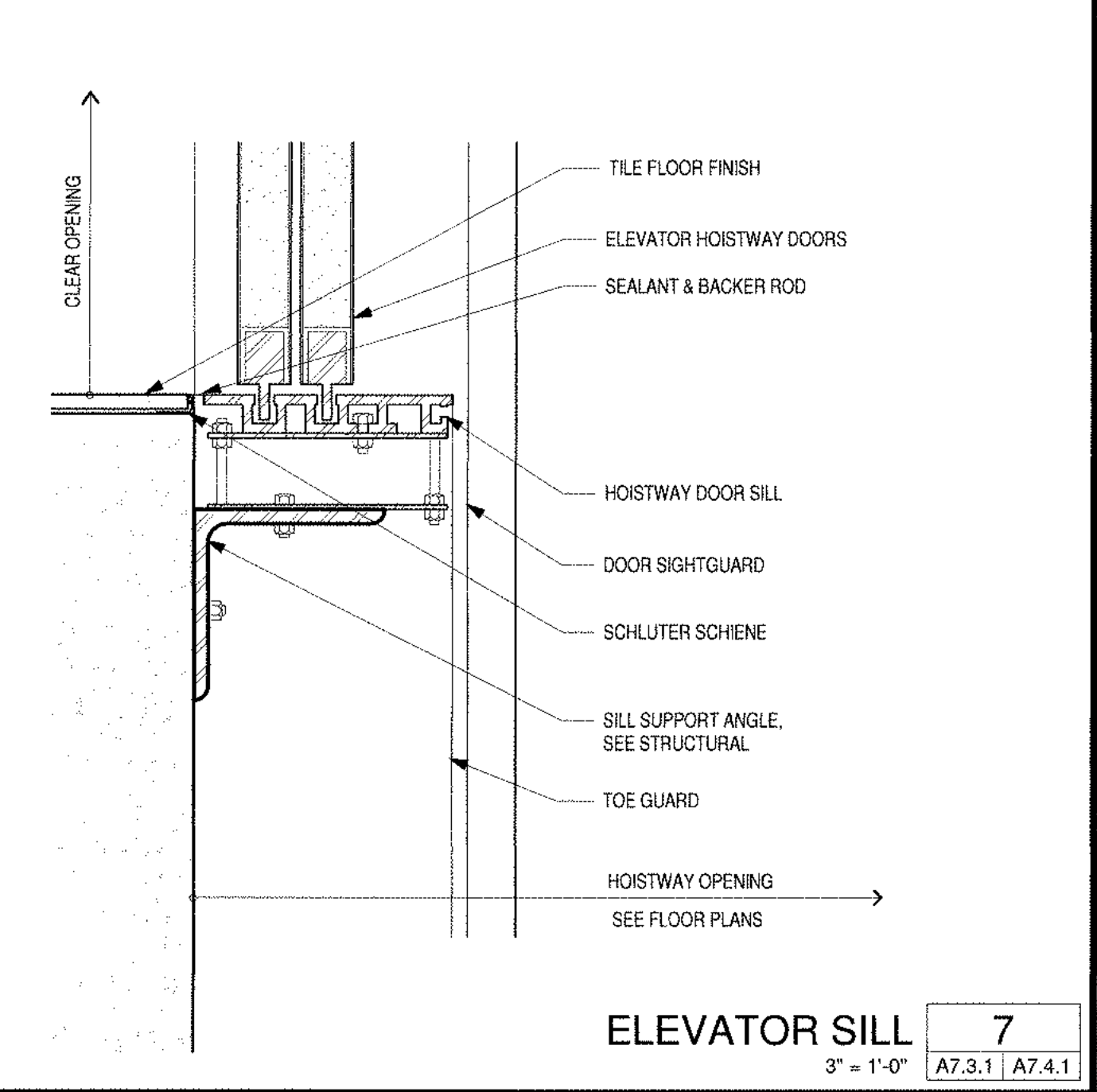
WINDOW WALL JAMB @ CORNER 19
3" = 1'-0"
A7.1.3 A7.4.1



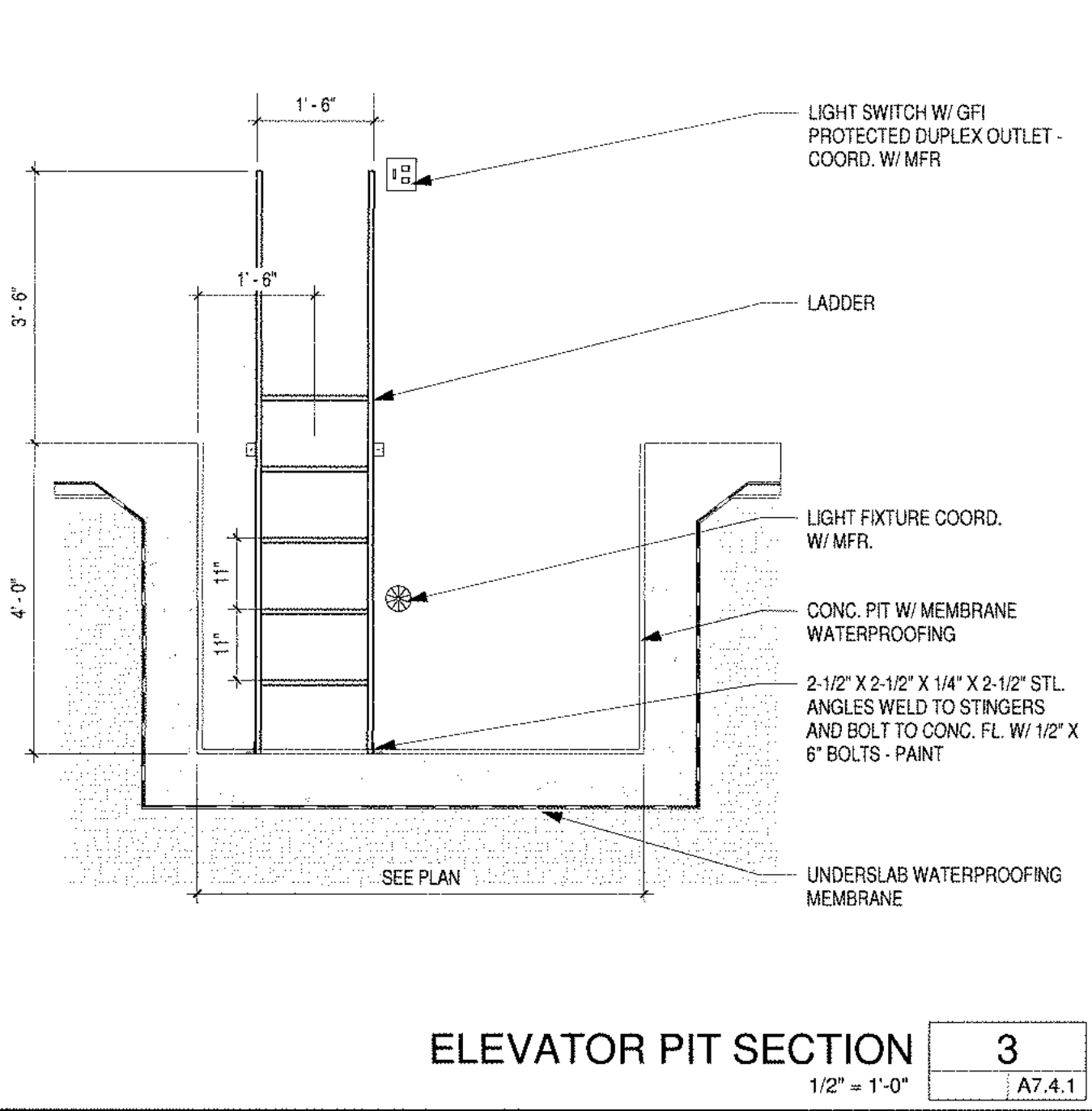
CURTAIN WALL ELEVATOR HEAD 15
3" = 1'-0"
A7.3.2 A7.4.1



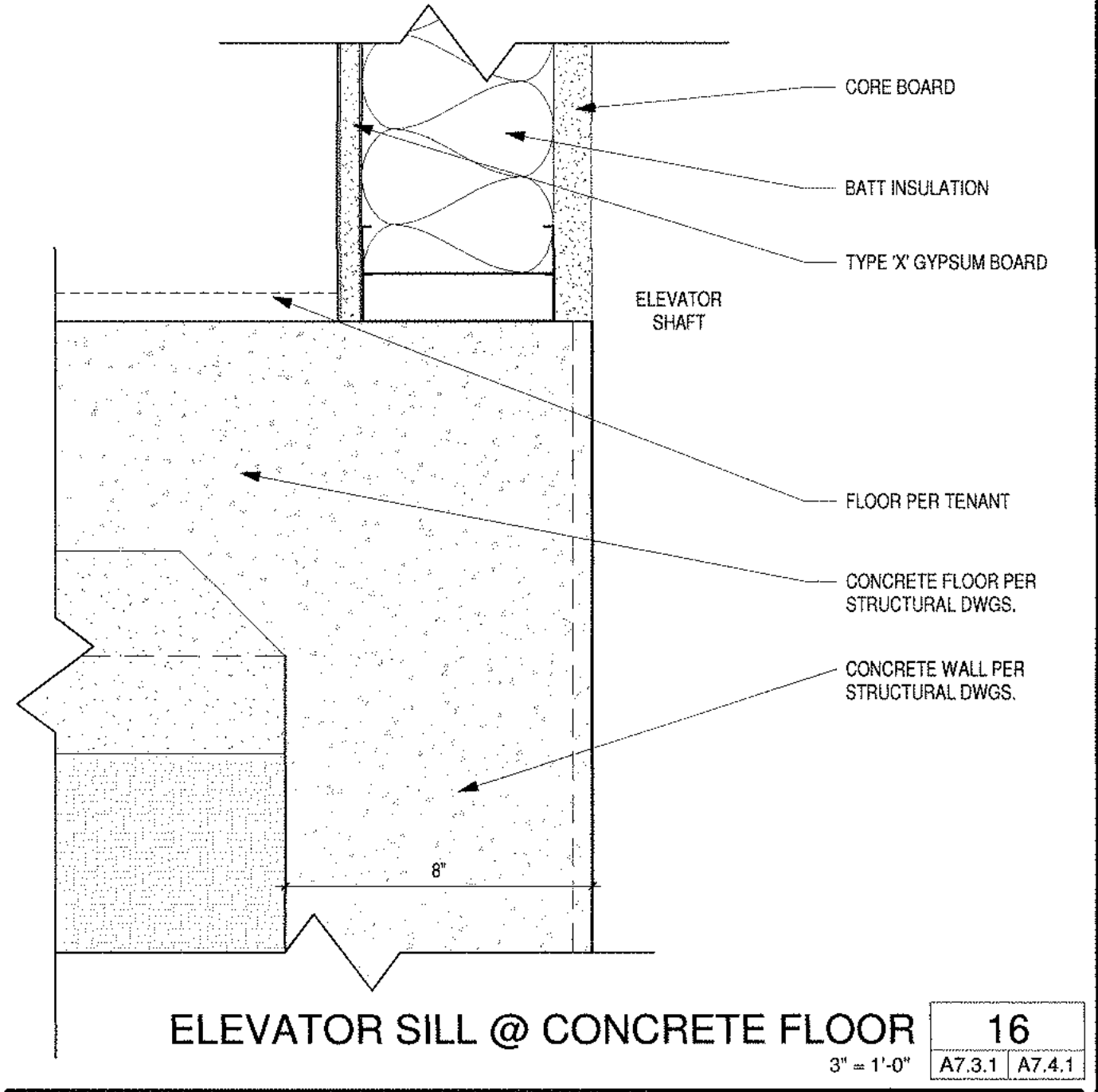
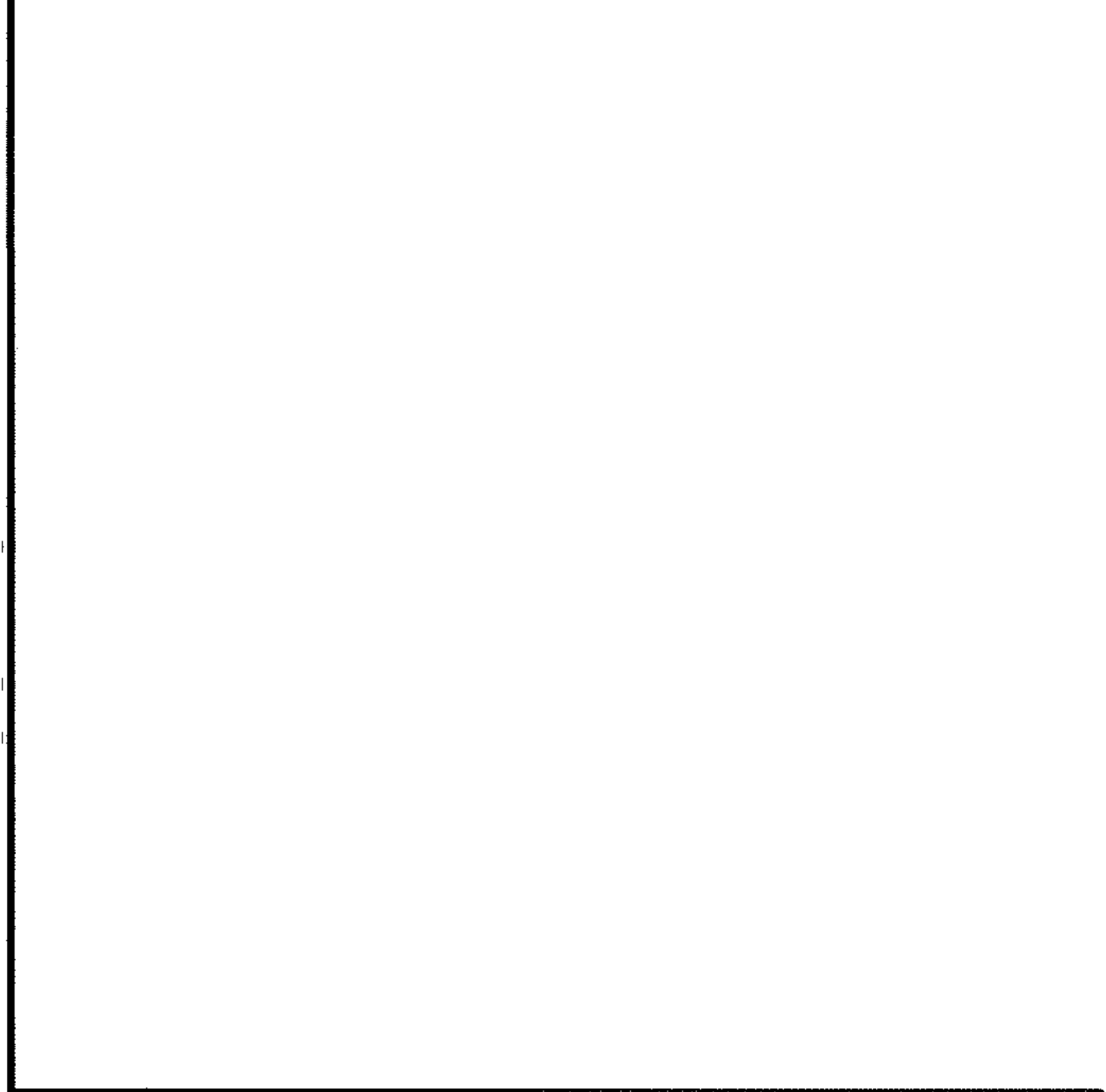
ELEVATOR DOOR JAMB @ CURTAIN WALL 11
3" = 1'-0"
A7.3.2 A7.4.1



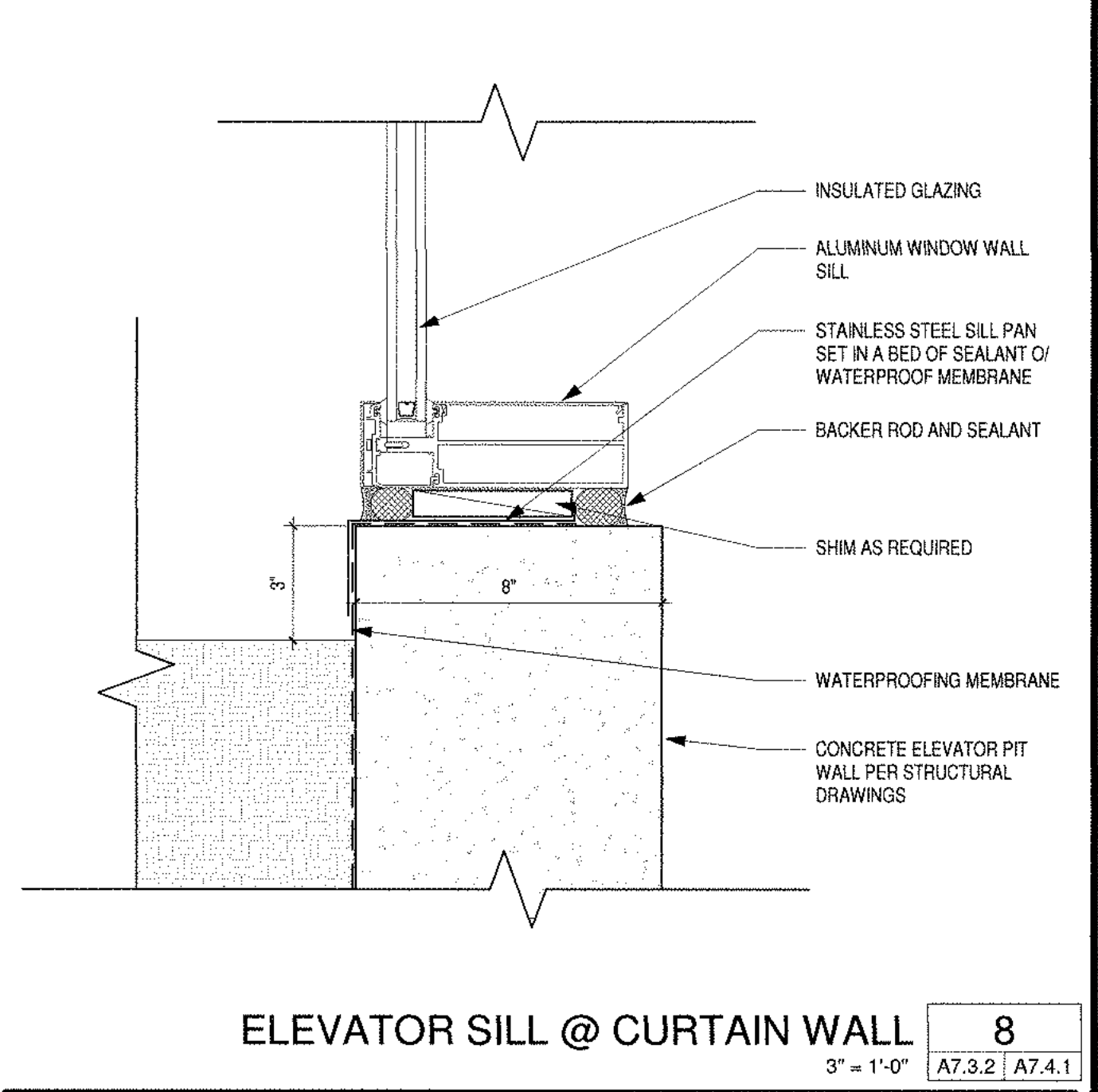
ELEVATOR SILL 7
3" = 1'-0"
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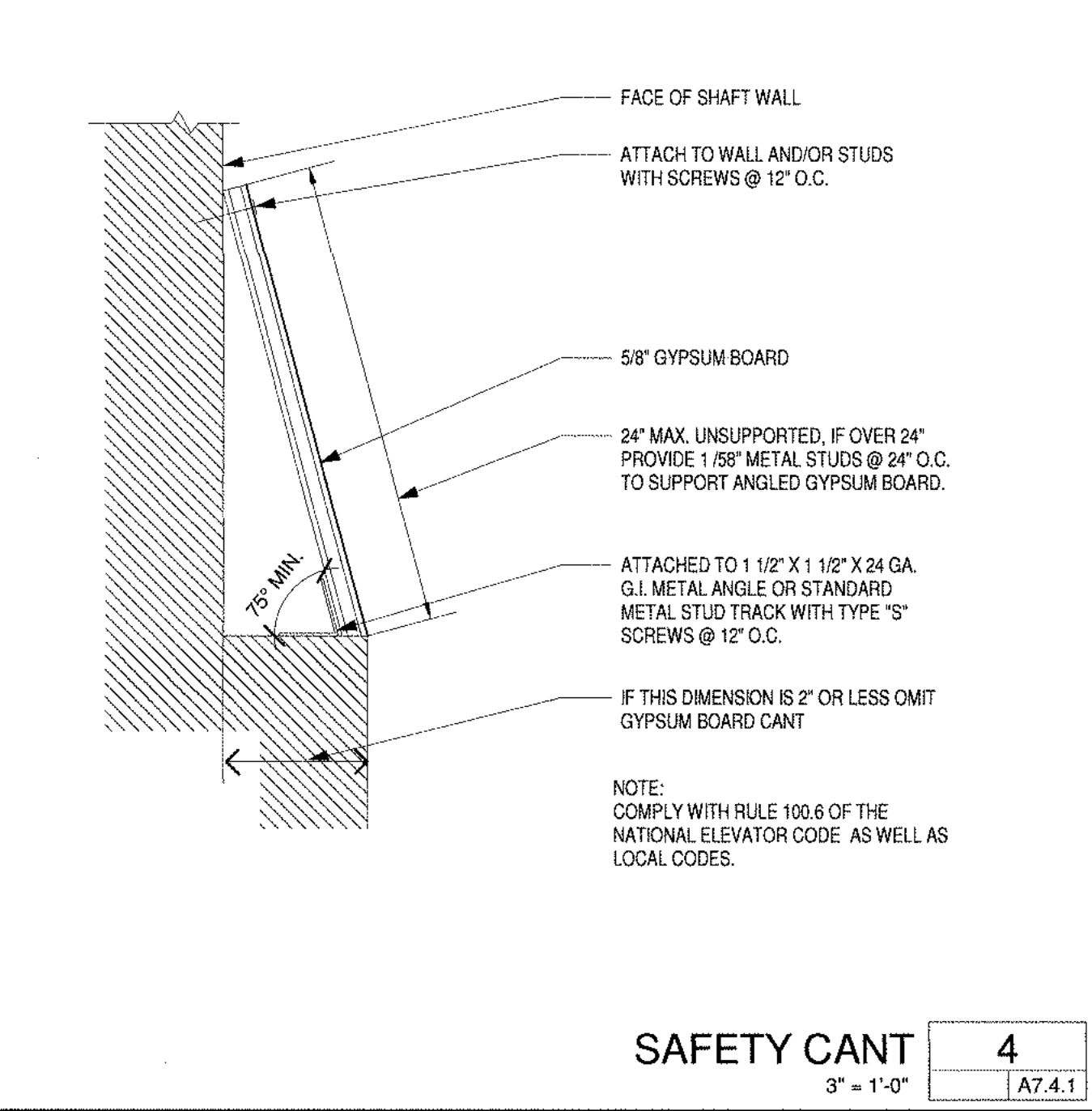
ELEVATOR PIT SECTION 3
1/2" = 1'-0"
A7.4.1



ELEVATOR SILL @ CONCRETE FLOOR 16
3" = 1'-0"
A7.3.1 A7.4.1



ELEVATOR SILL @ CURTAIN WALL 8
3" = 1'-0"
A7.3.2 A7.4.1



SAFETY CANT 4
3" = 1'-0"
A7.4.1

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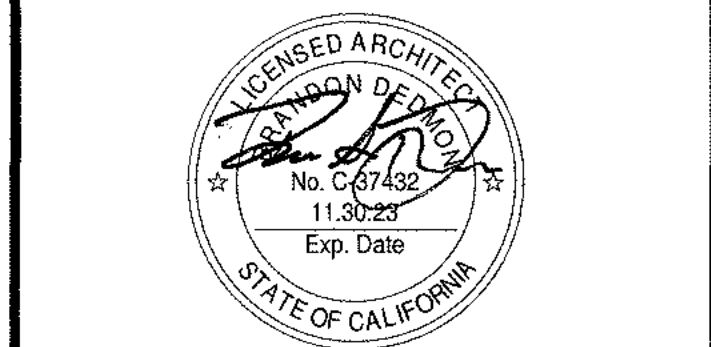


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

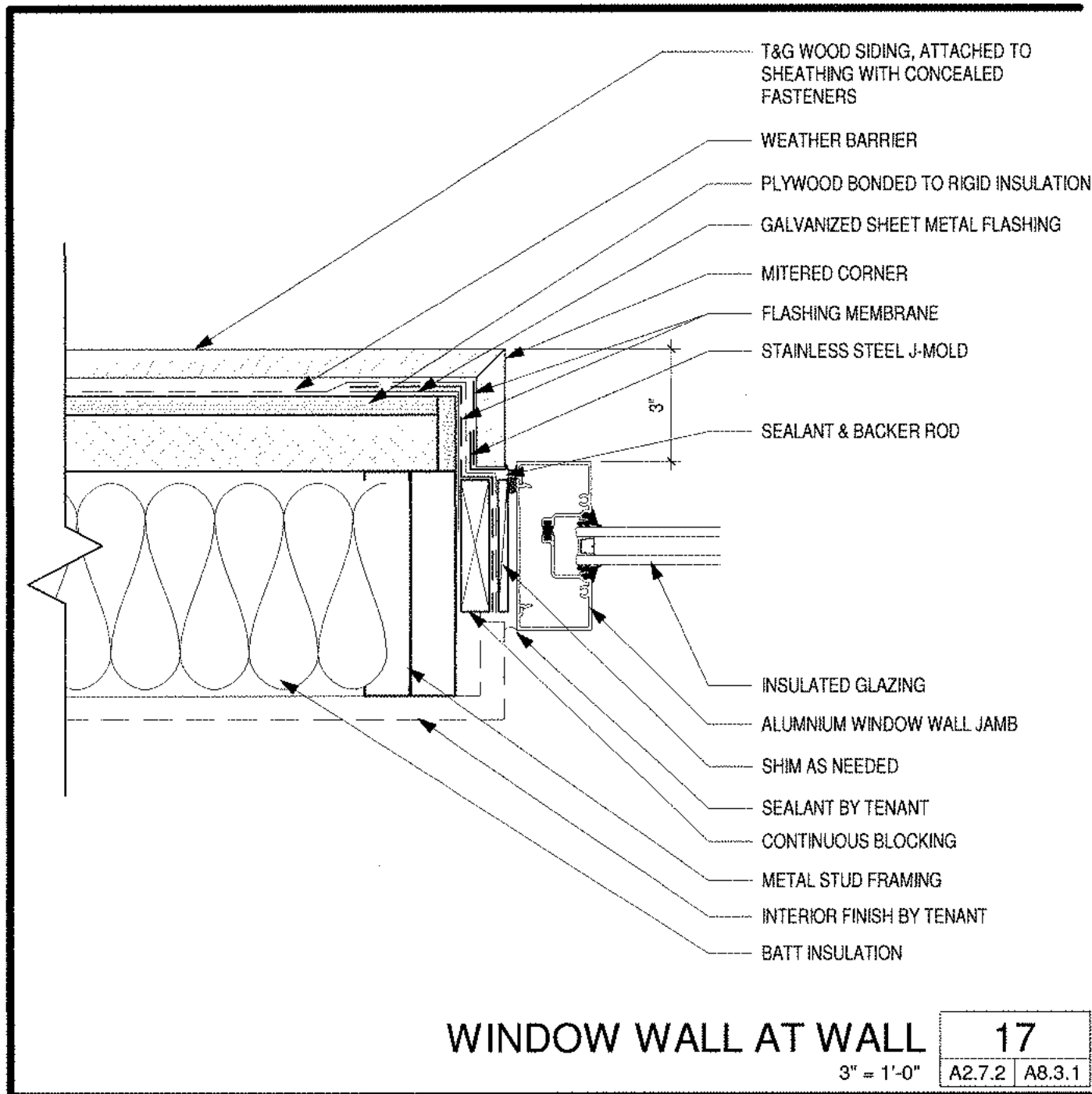
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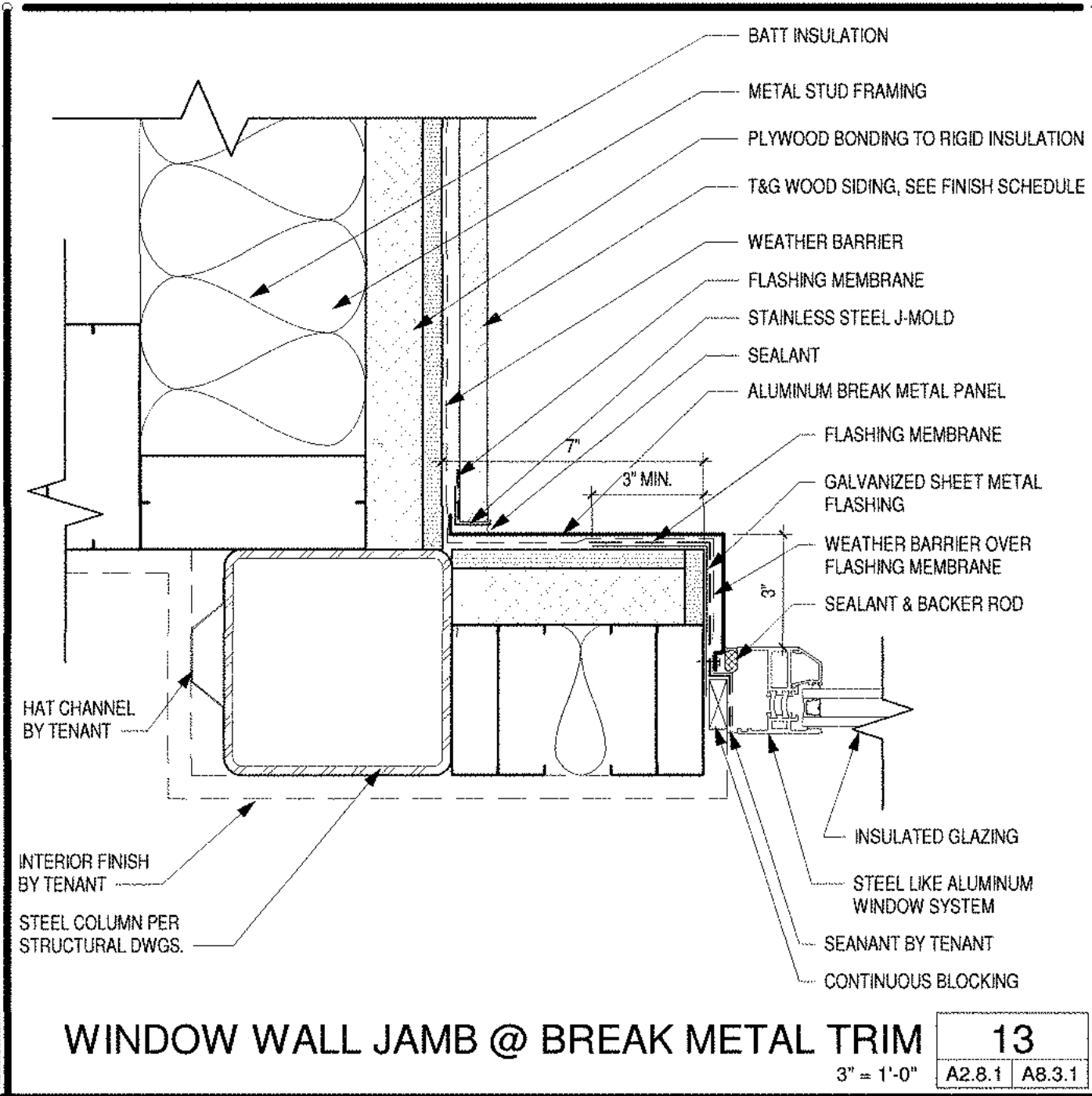
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A	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	ELEVATOR DETAILS
DRAWING NO.	

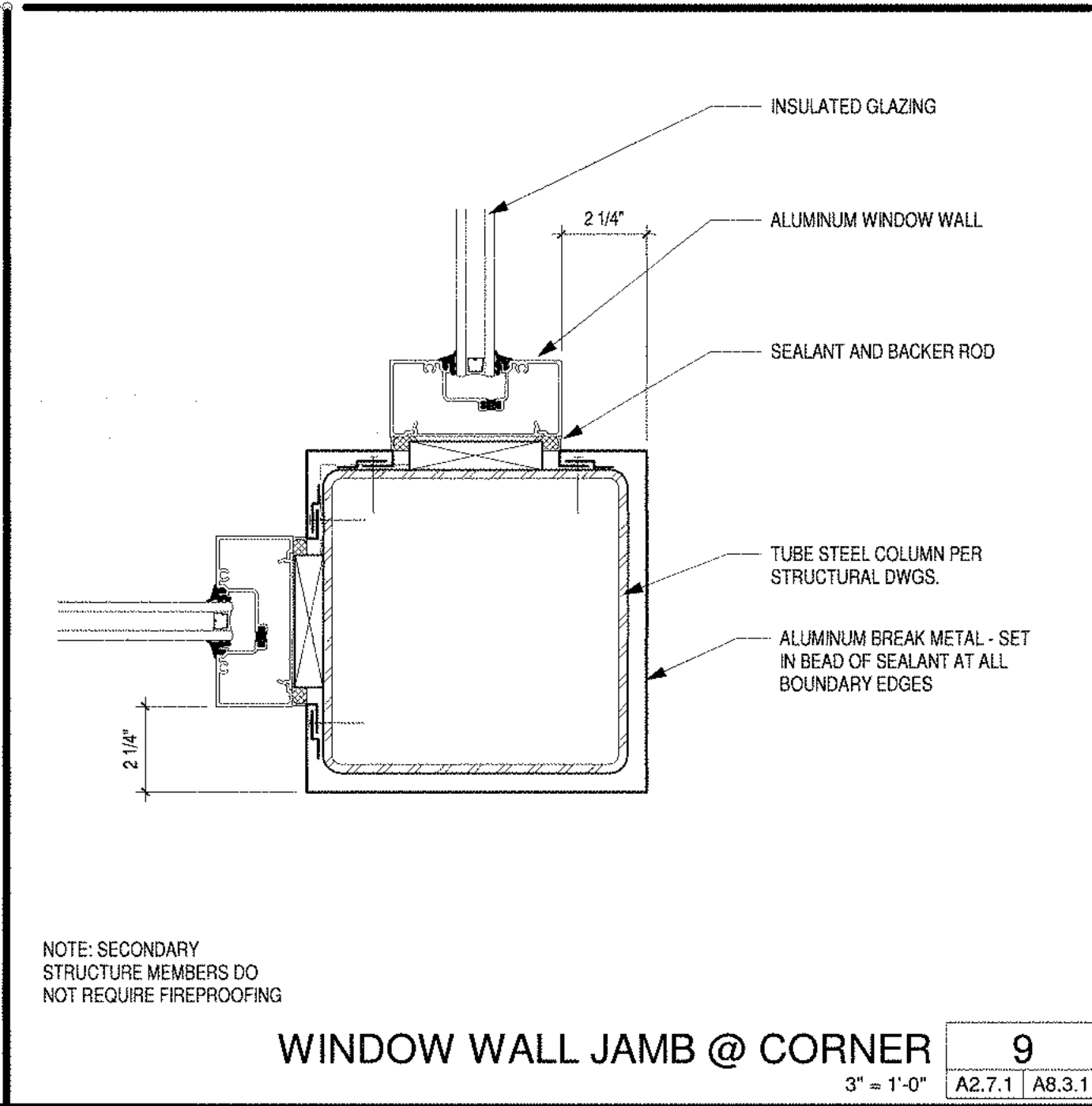
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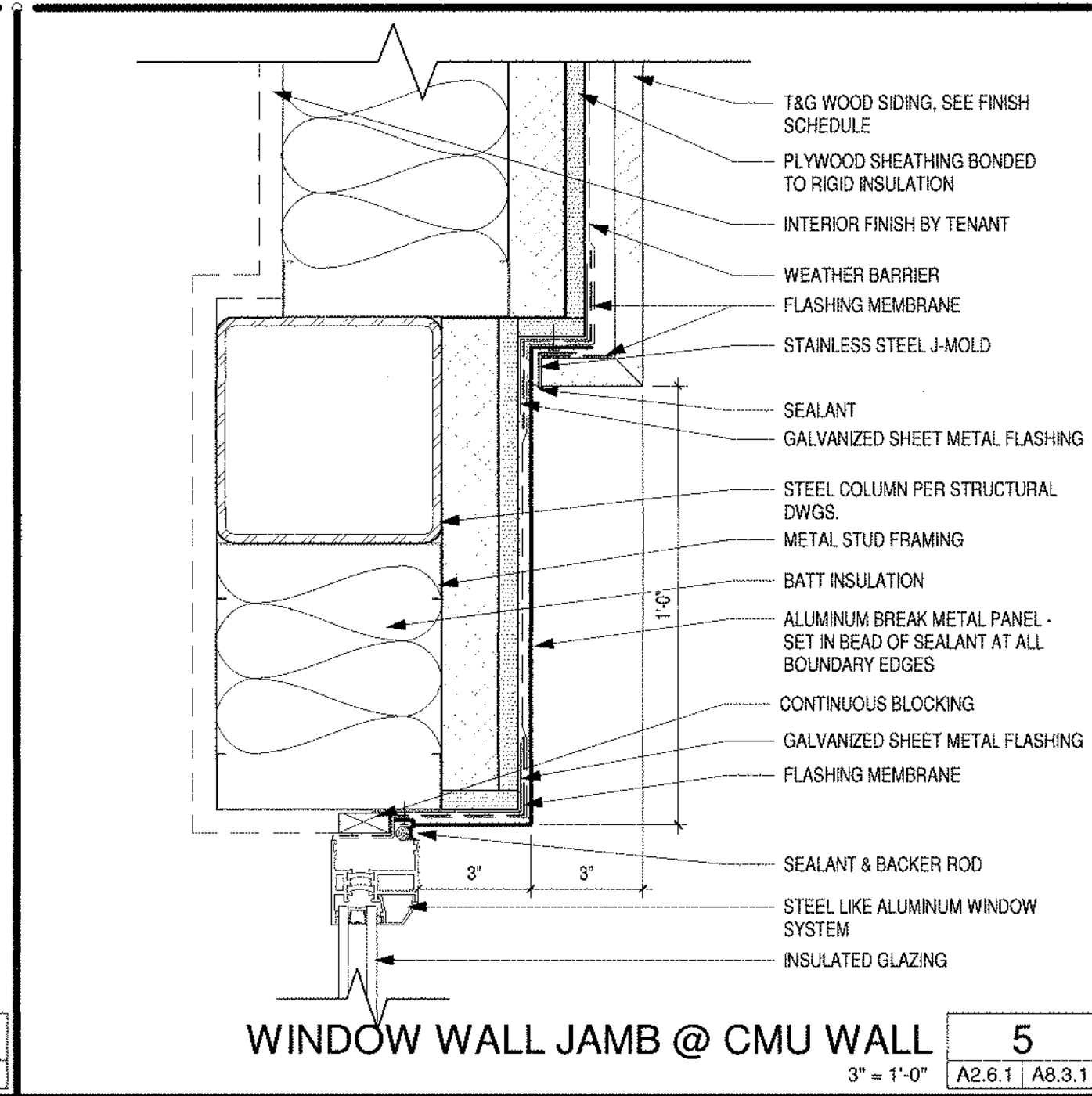
WINDOW WALL AT WALL 17
3' x 1'-0" A2.8.1 A8.3.1



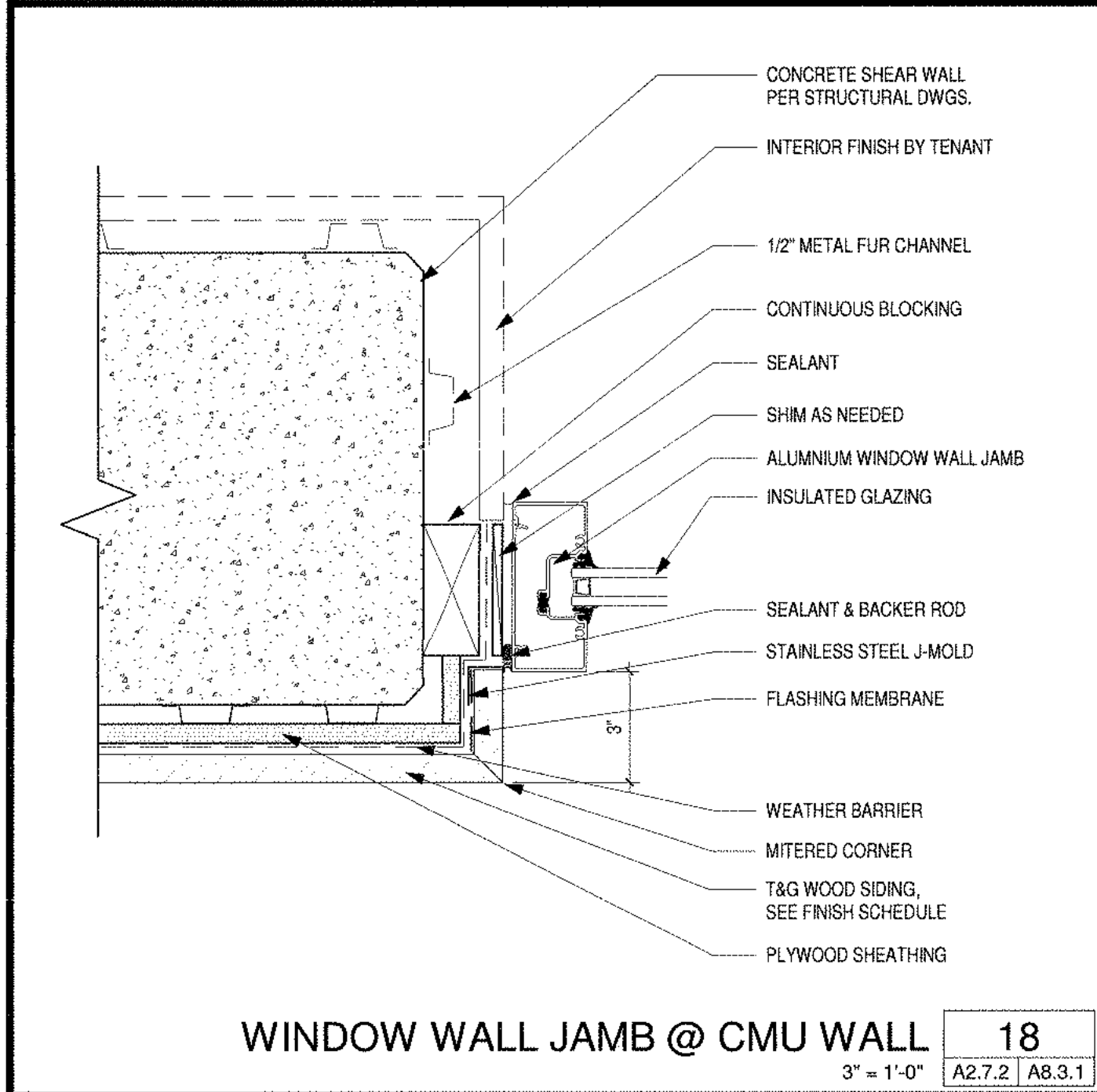
WINDOW WALL JAMB @ BREAK METAL TRIM 13
3' x 1'-0" A2.8.1 A8.3.1



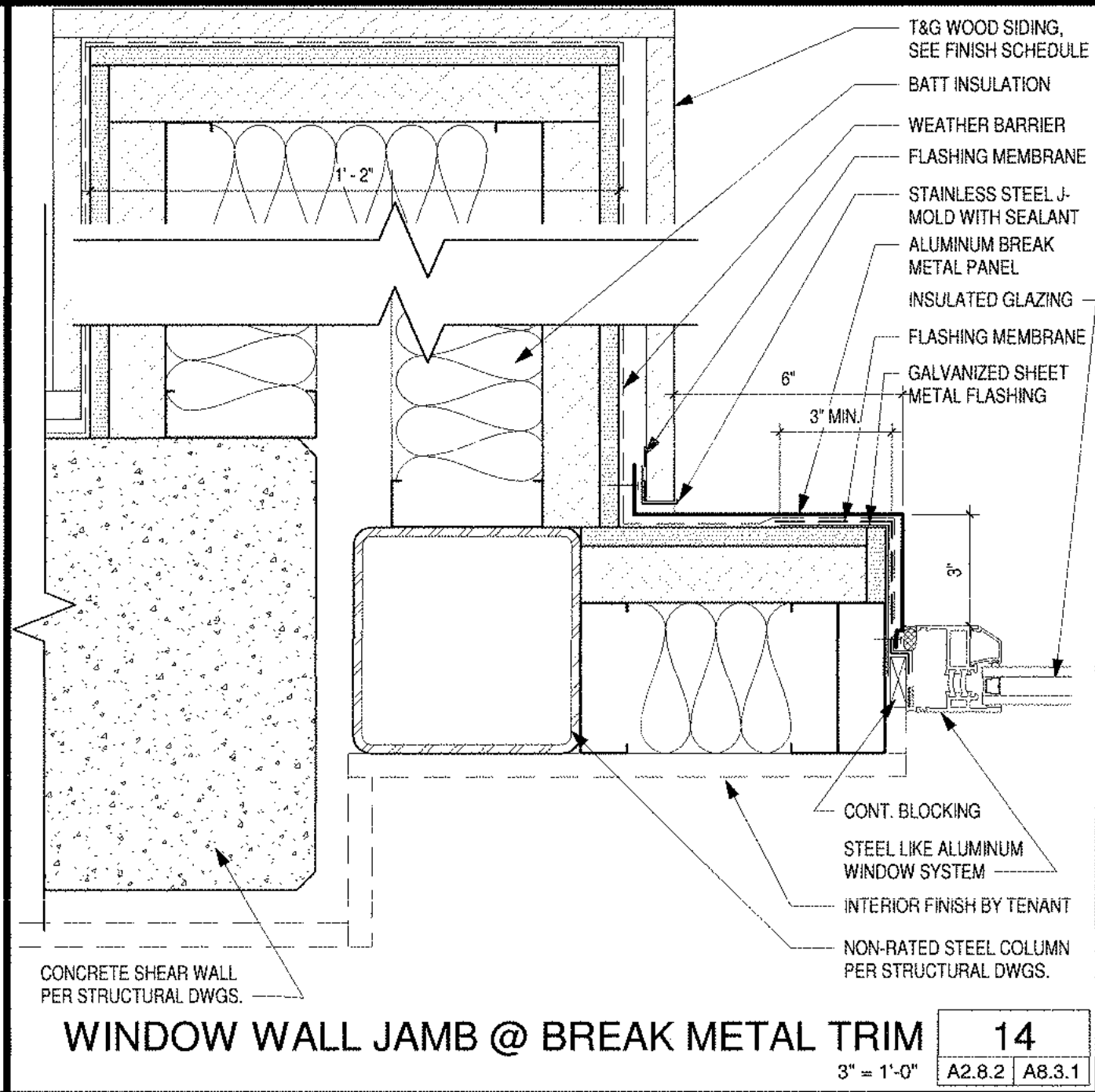
WINDOW WALL JAMB @ CORNER 9
3' x 1'-0" A2.7.1 A8.3.1



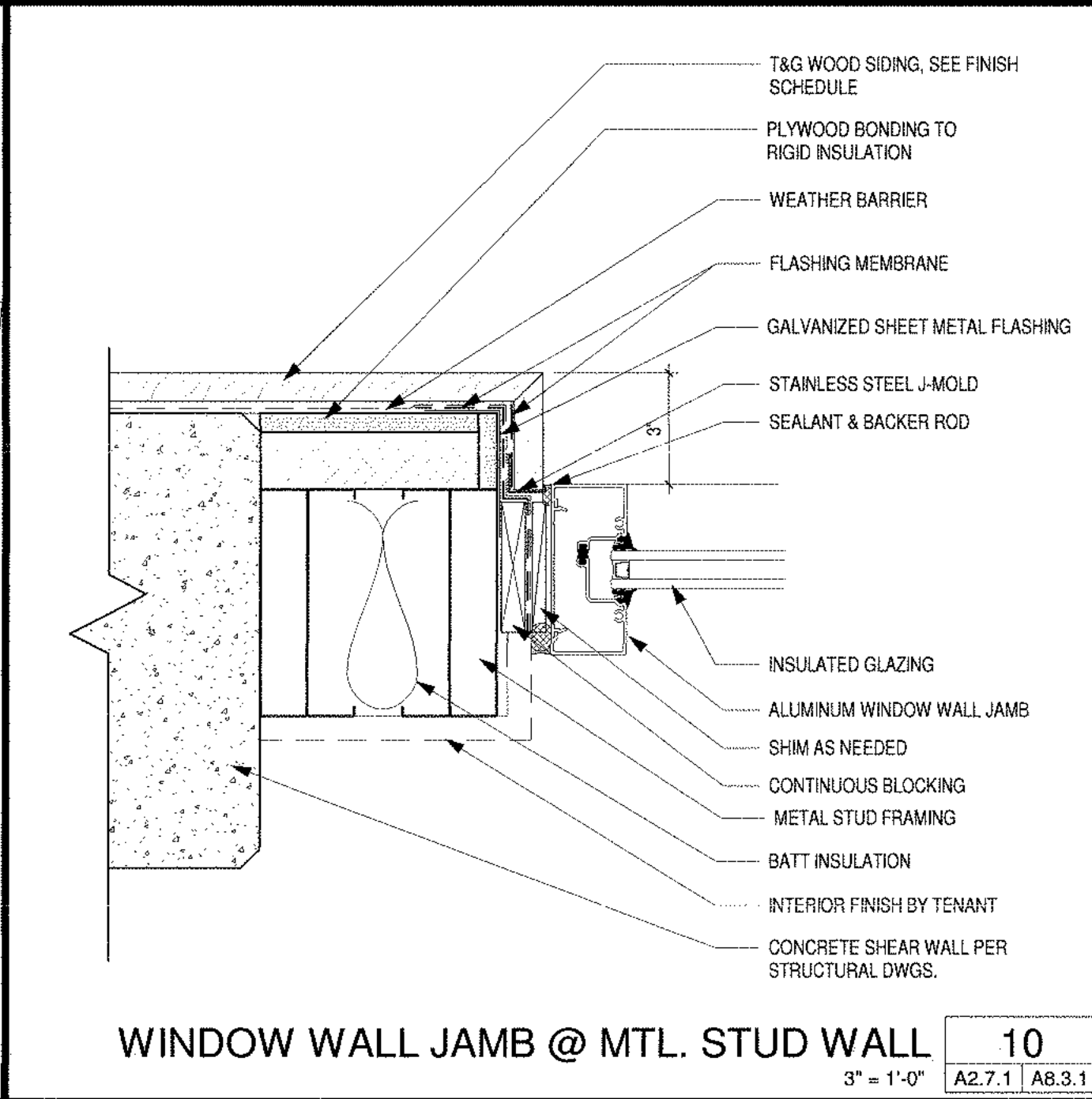
WINDOW WALL JAMB @ CMU WALL 5
3' x 1'-0" A2.6.1 A8.3.1



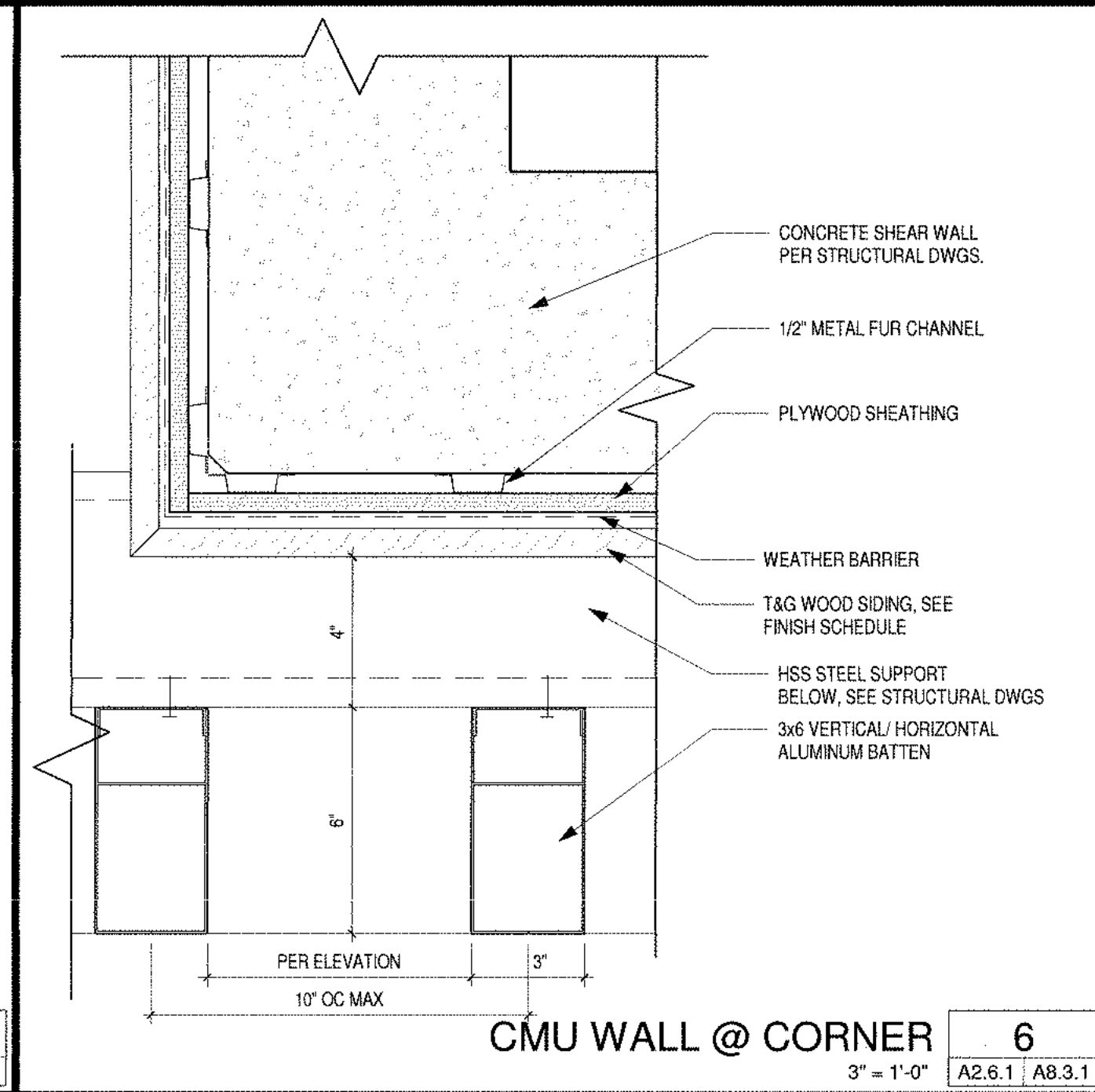
WINDOW WALL JAMB @ CMU WALL 18
3' x 1'-0" A2.7.2 A8.3.1



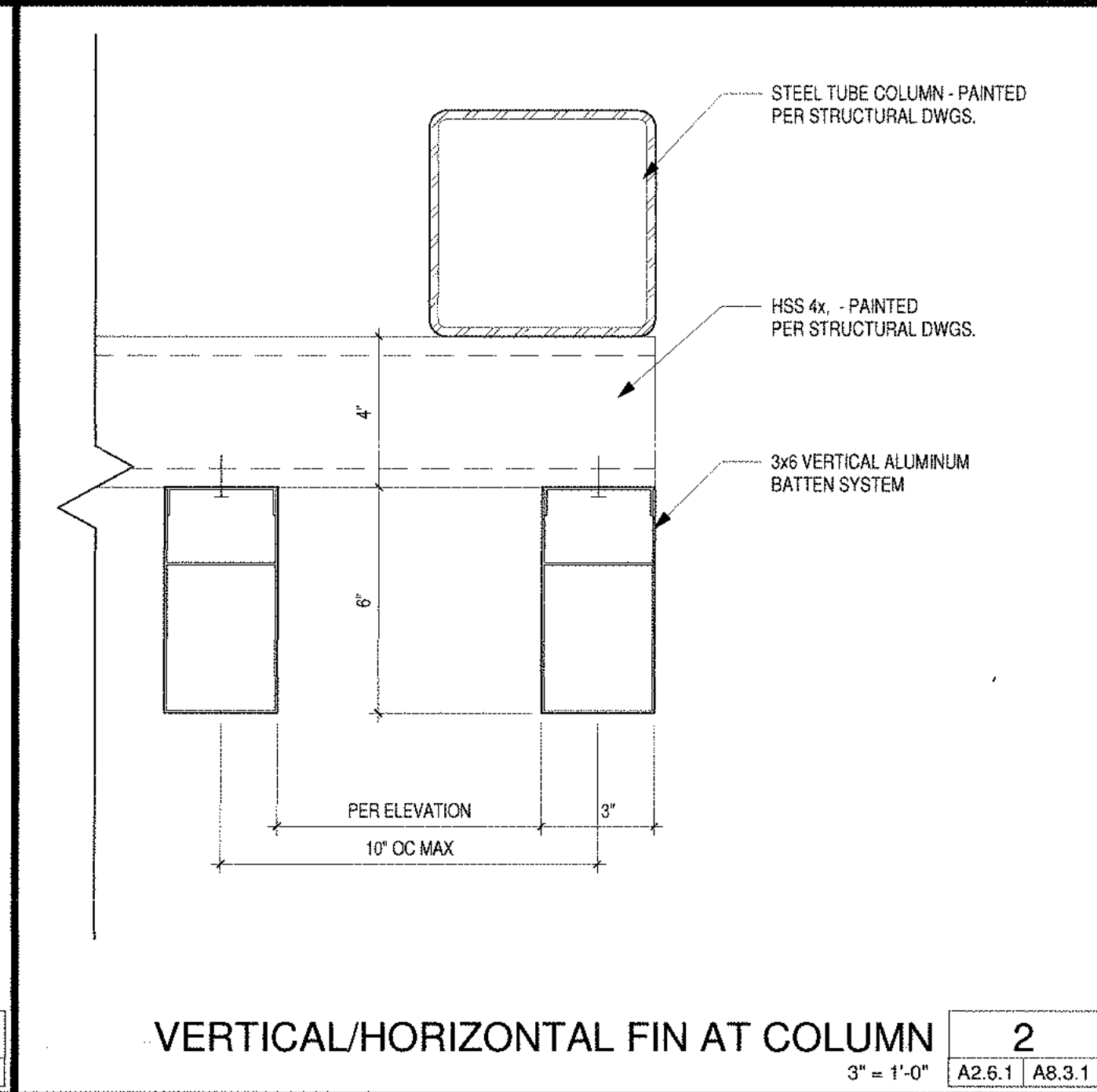
WINDOW WALL JAMB @ BREAK METAL TRIM 14
3' x 1'-0" A2.8.2 A8.3.1



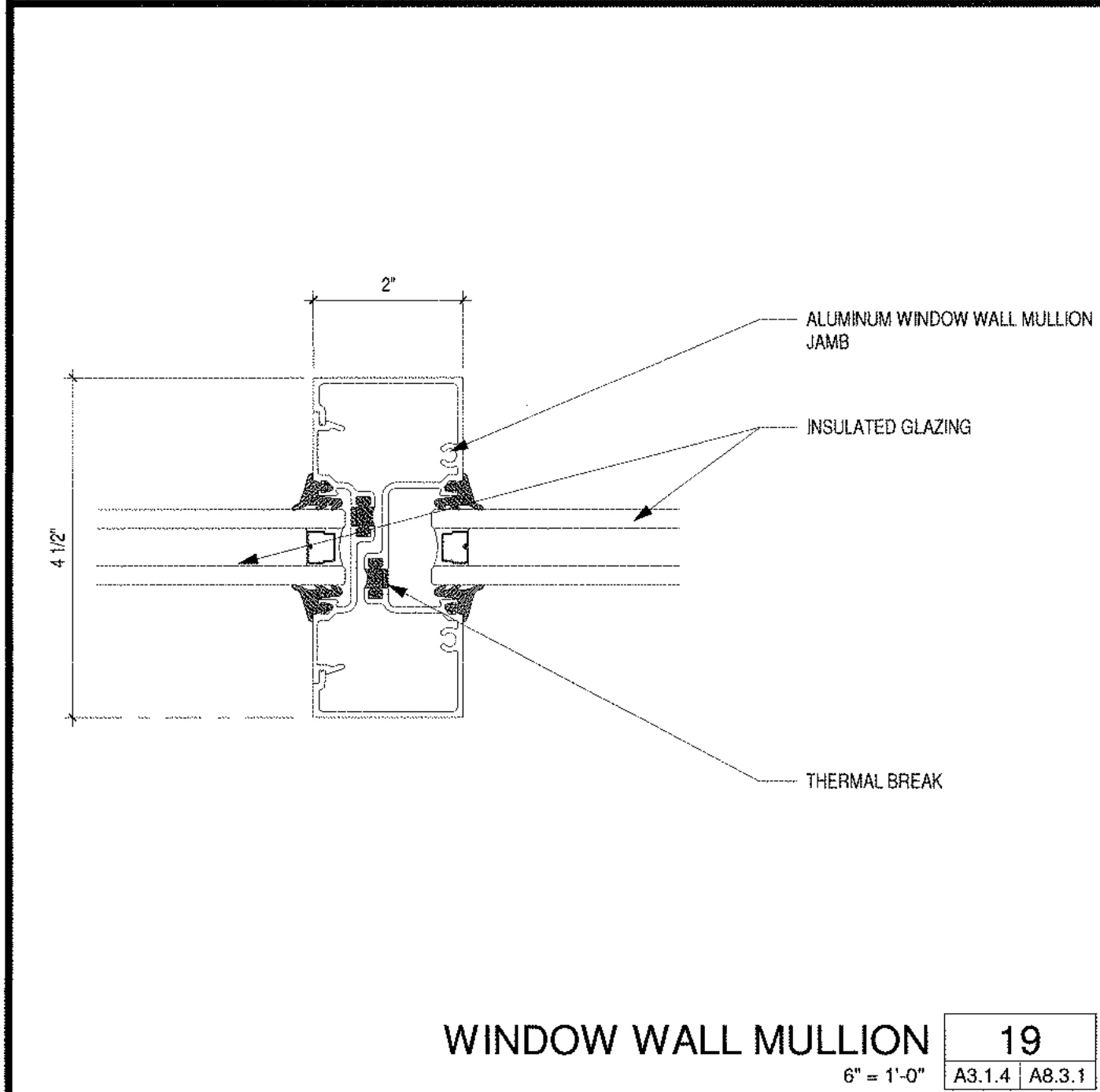
WINDOW WALL JAMB @ MTL. STUD WALL 10
3' x 1'-0" A2.7.1 A8.3.1



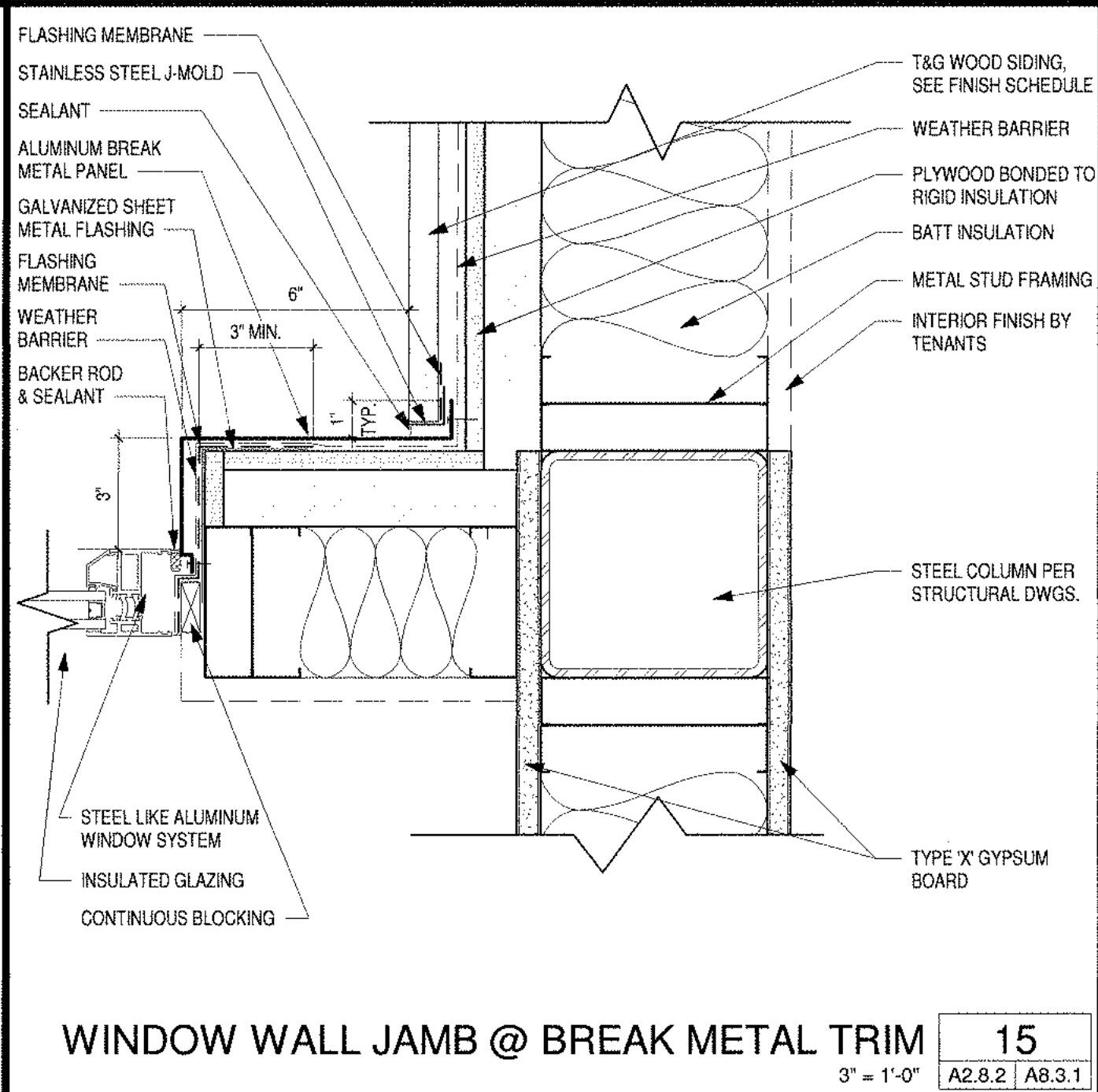
CMU WALL @ CORNER 6
3' x 1'-0" A2.6.1 A8.3.1



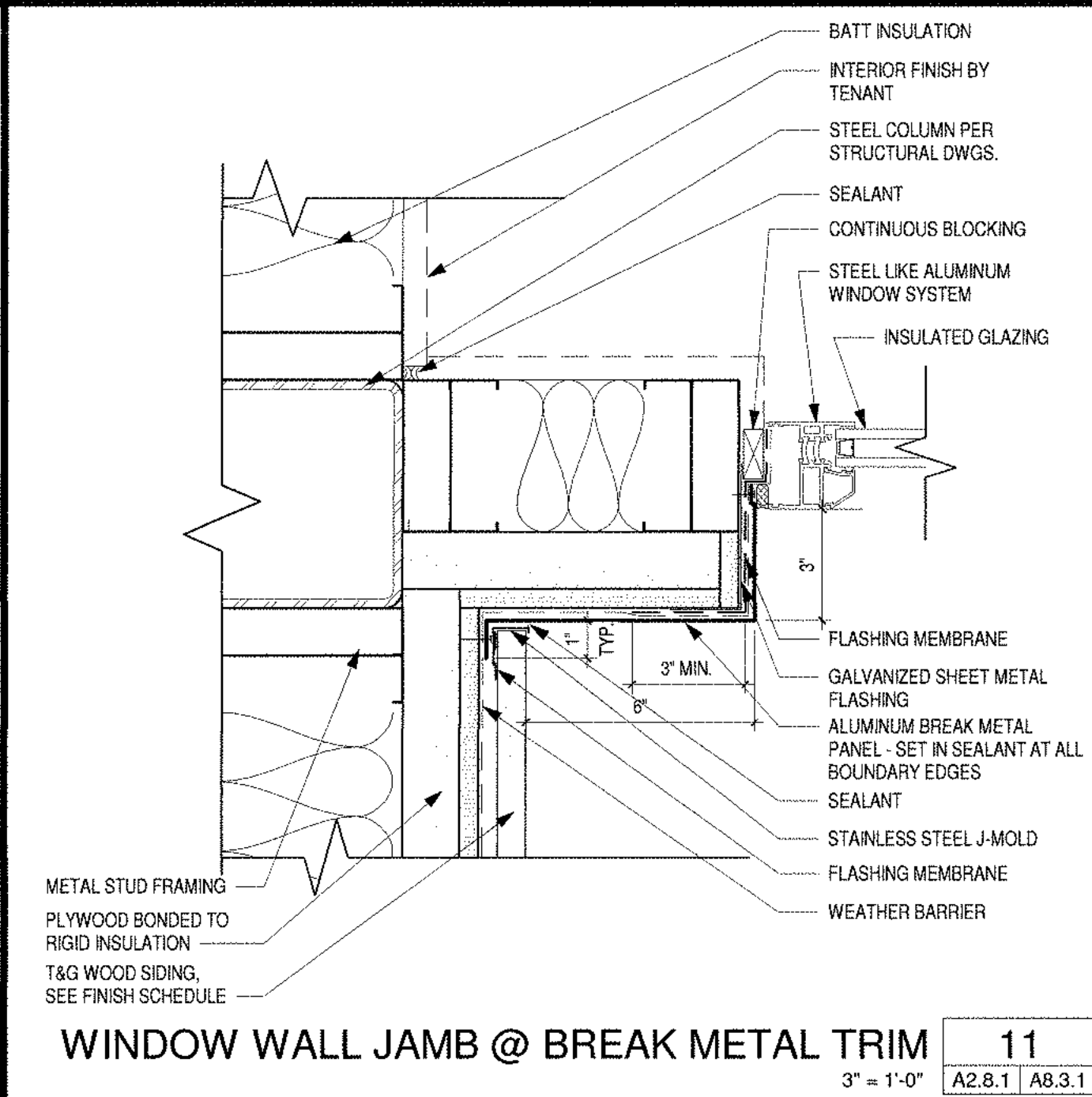
VERTICAL/HORIZONTAL FIN AT COLUMN 2
3' x 1'-0" A2.6.1 A8.3.1



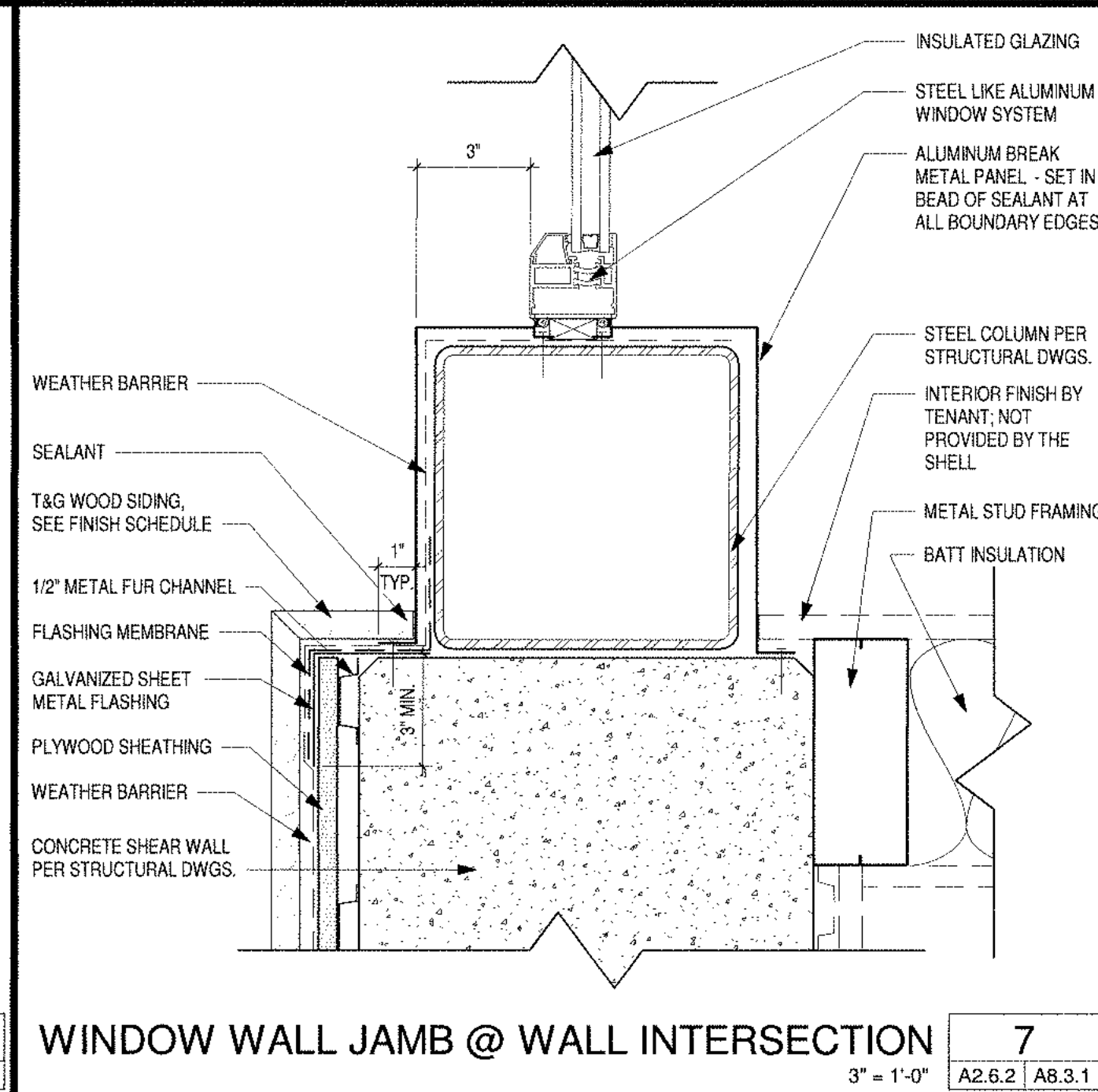
WINDOW WALL MULLION 19
6" x 1'-0" A3.1.4 A8.3.1



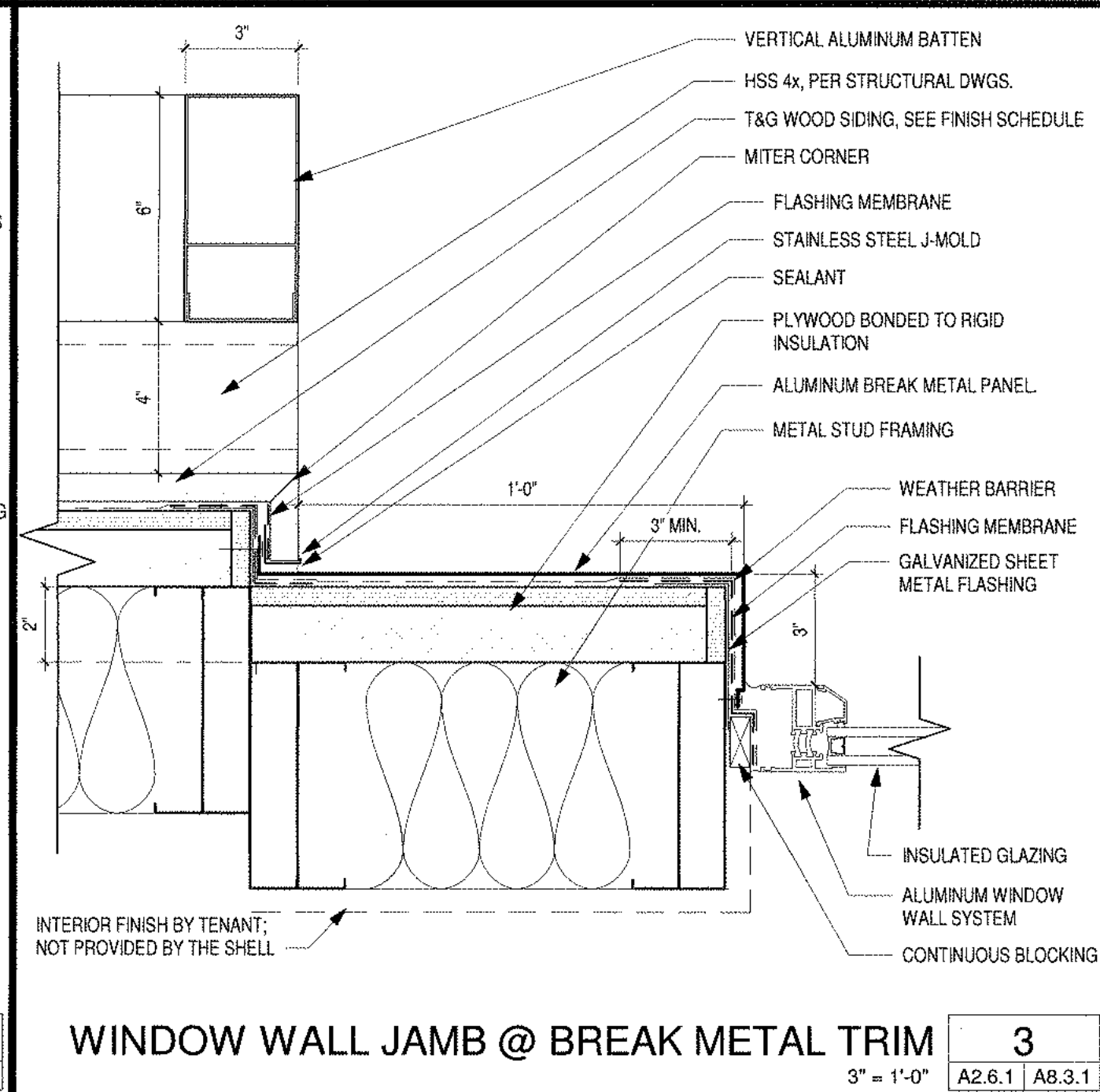
WINDOW WALL JAMB @ BREAK METAL TRIM 15
3' x 1'-0" A2.8.2 A8.3.1



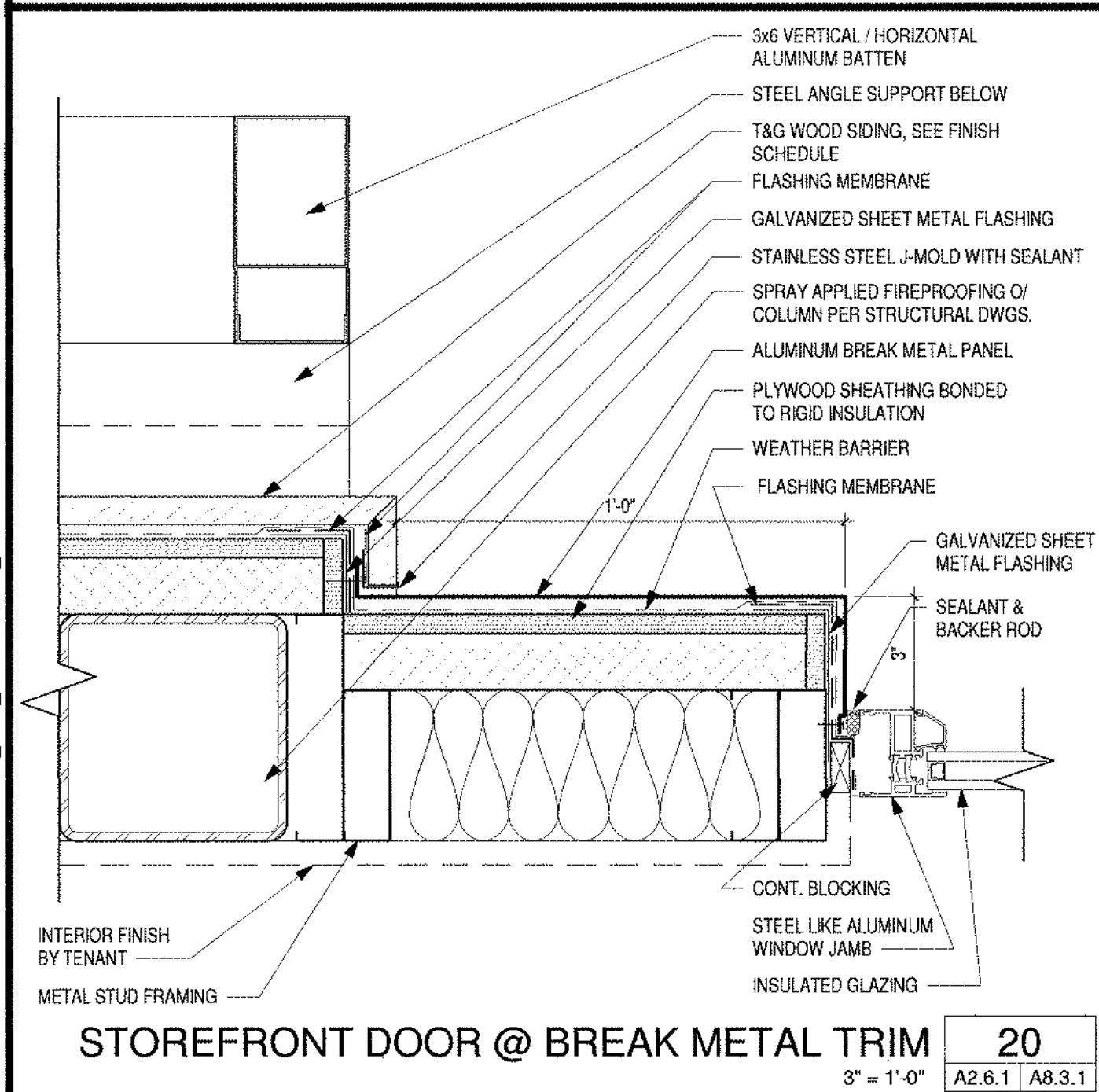
WINDOW WALL JAMB @ BREAK METAL TRIM 11
3' x 1'-0" A2.8.1 A8.3.1



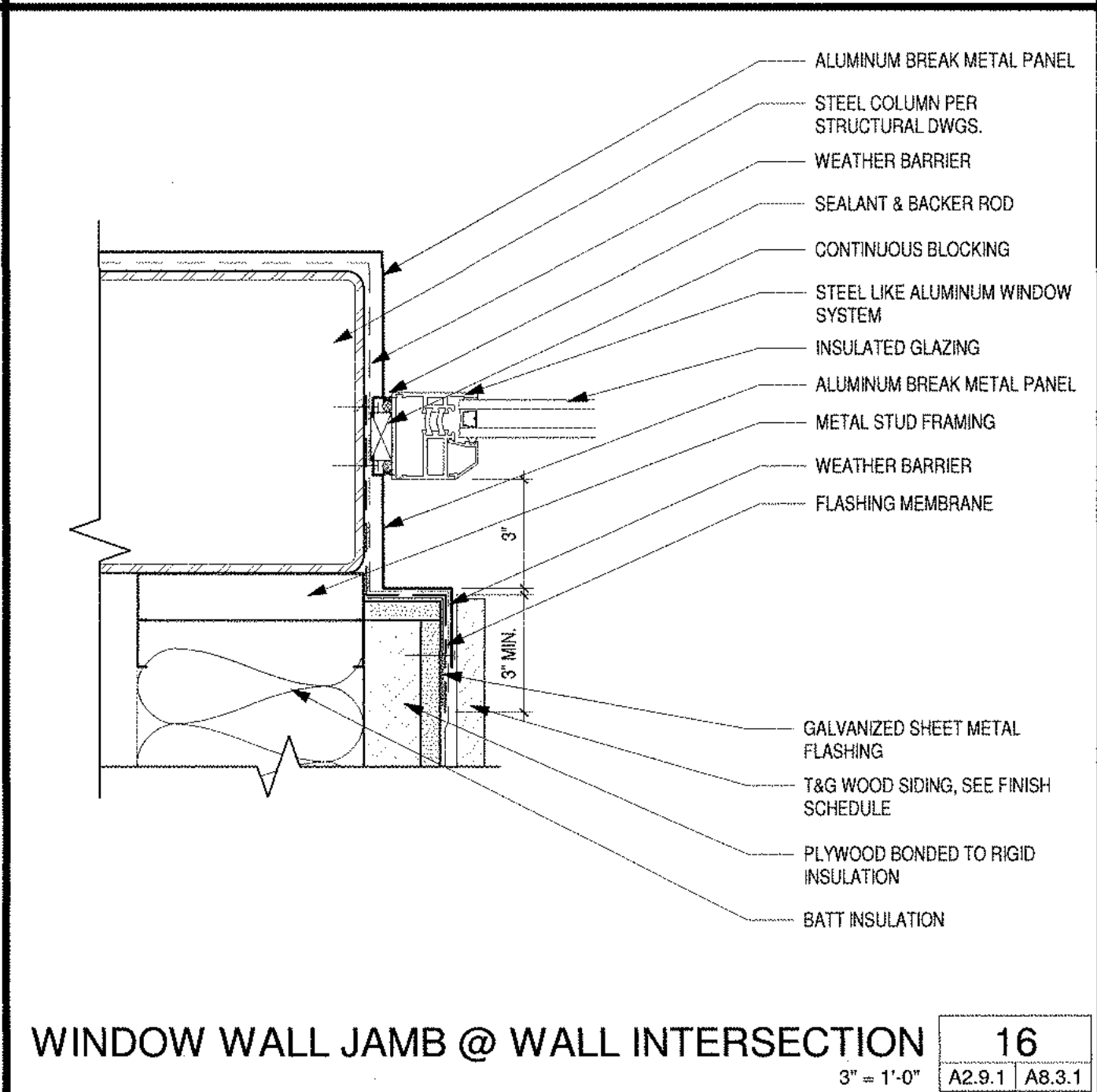
WINDOW WALL JAMB @ WALL INTERSECTION 7
3' x 1'-0" A2.6.2 A8.3.1



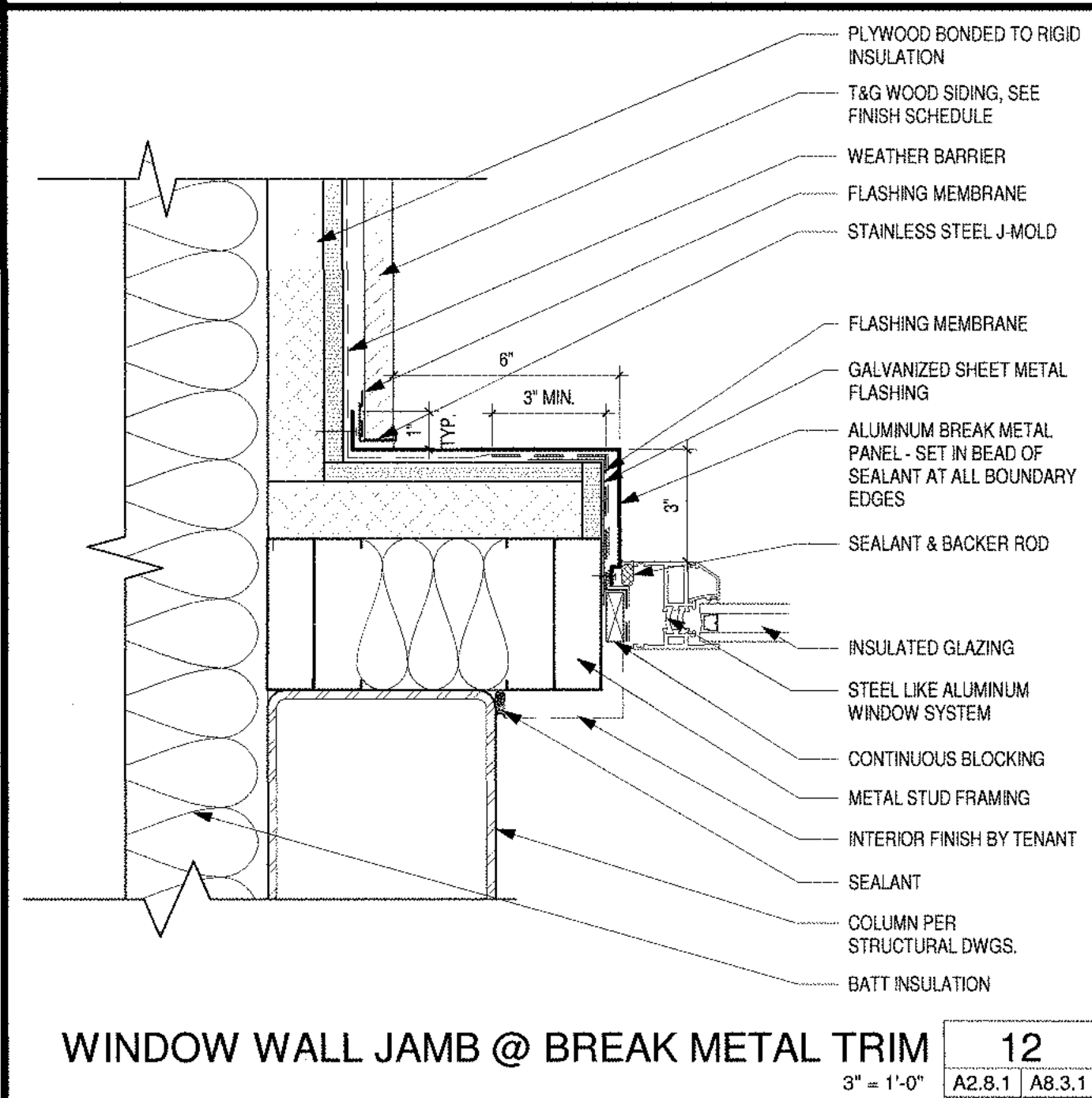
WINDOW WALL JAMB @ BREAK METAL TRIM 3
3' x 1'-0" A2.6.1 A8.3.1



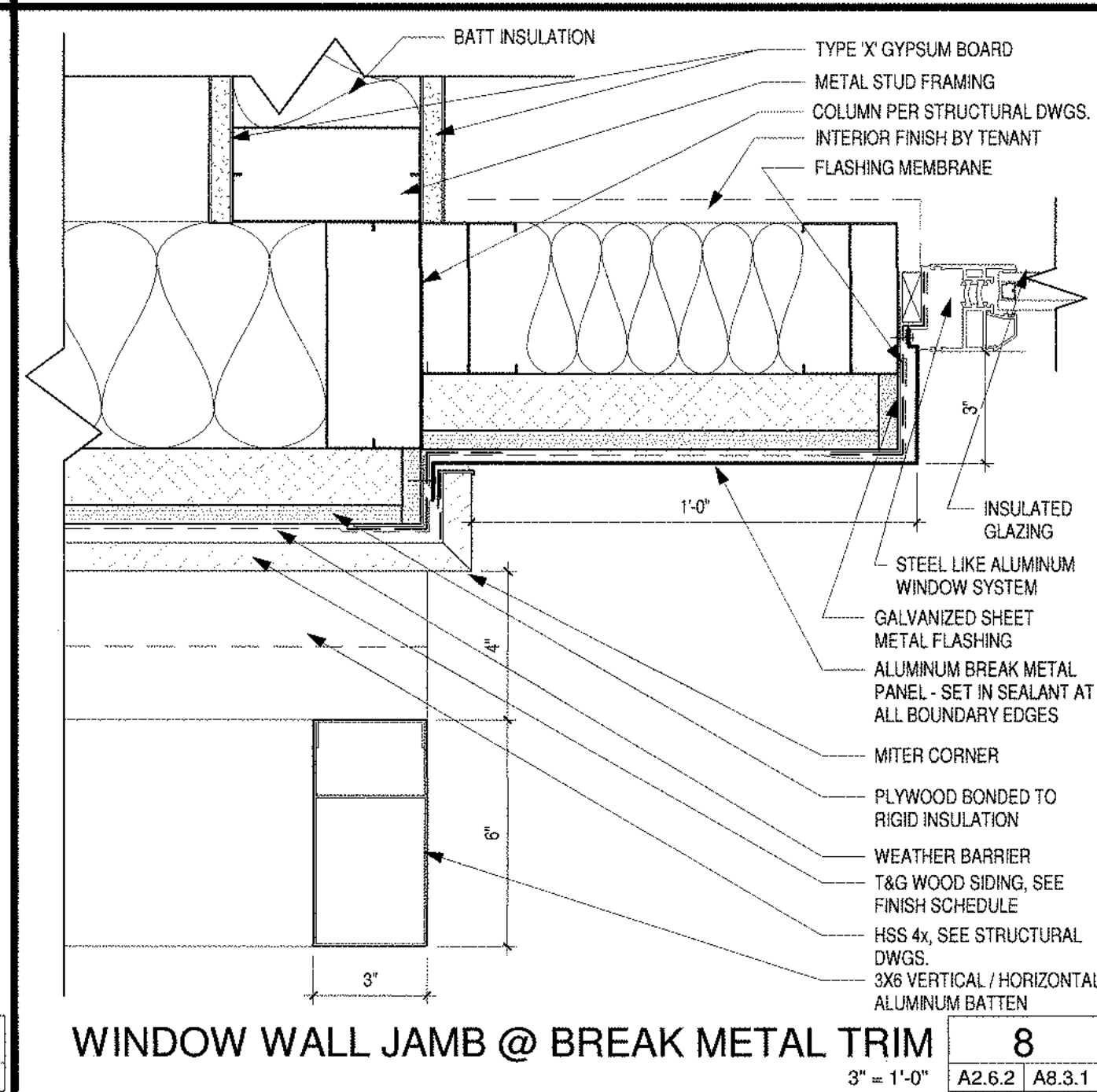
STOREFRONT DOOR @ BREAK METAL TRIM 20
3' x 1'-0" A2.6.1 A8.3.1



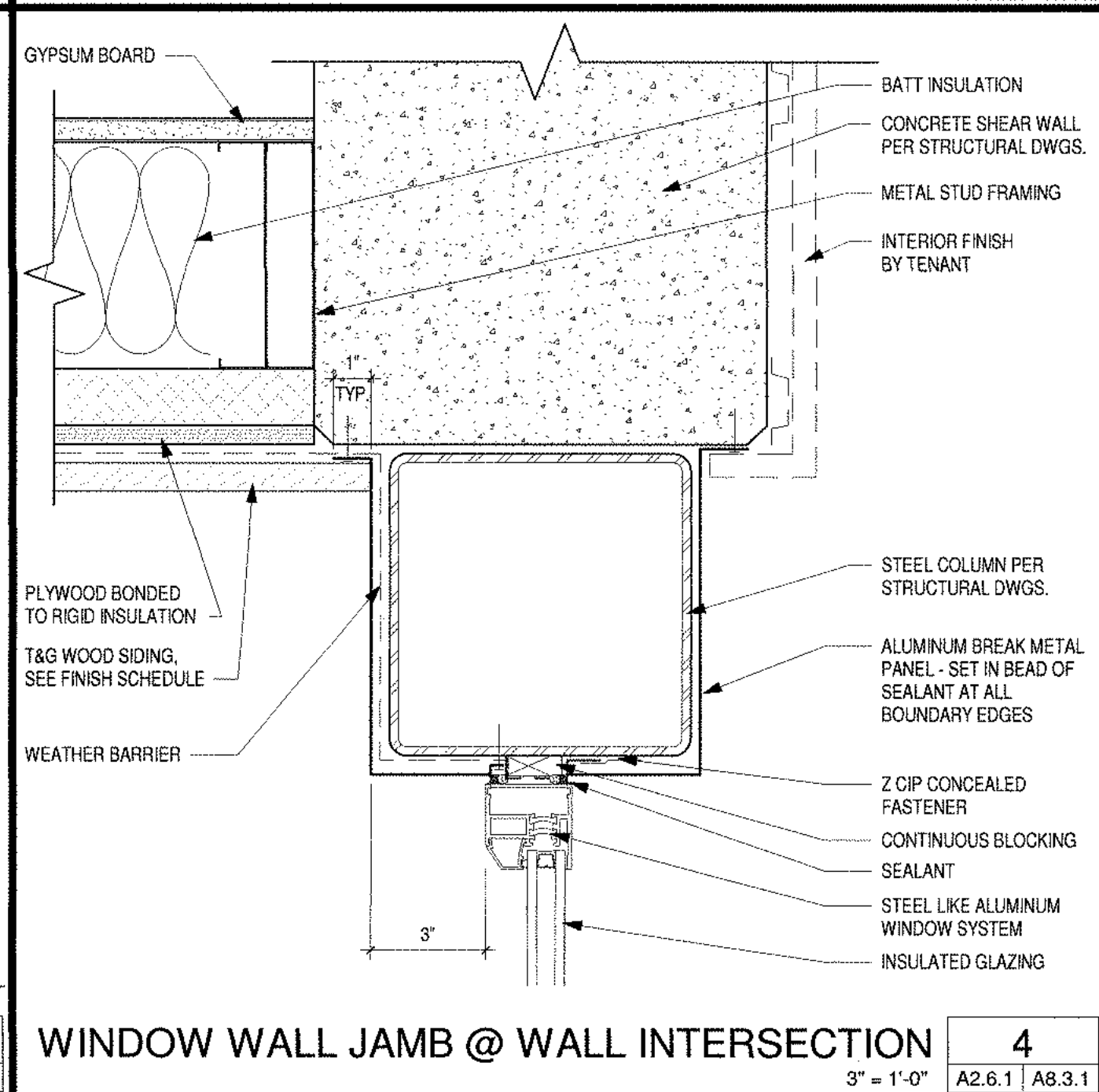
WINDOW WALL JAMB @ WALL INTERSECTION 16
3' x 1'-0" A2.8.1 A8.3.1



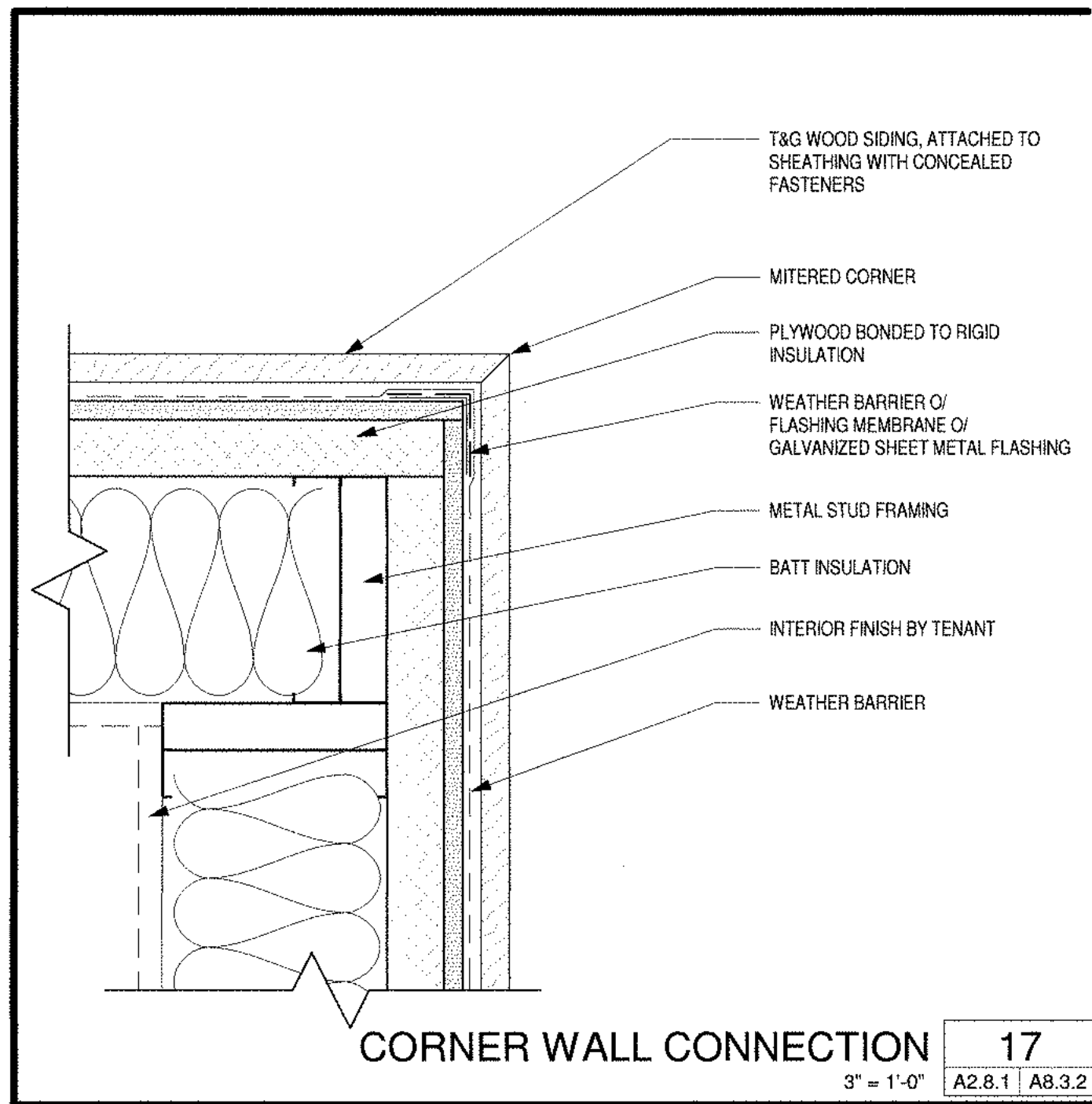
WINDOW WALL JAMB @ BREAK METAL TRIM 12
3' x 1'-0" A2.8.1 A8.3.1



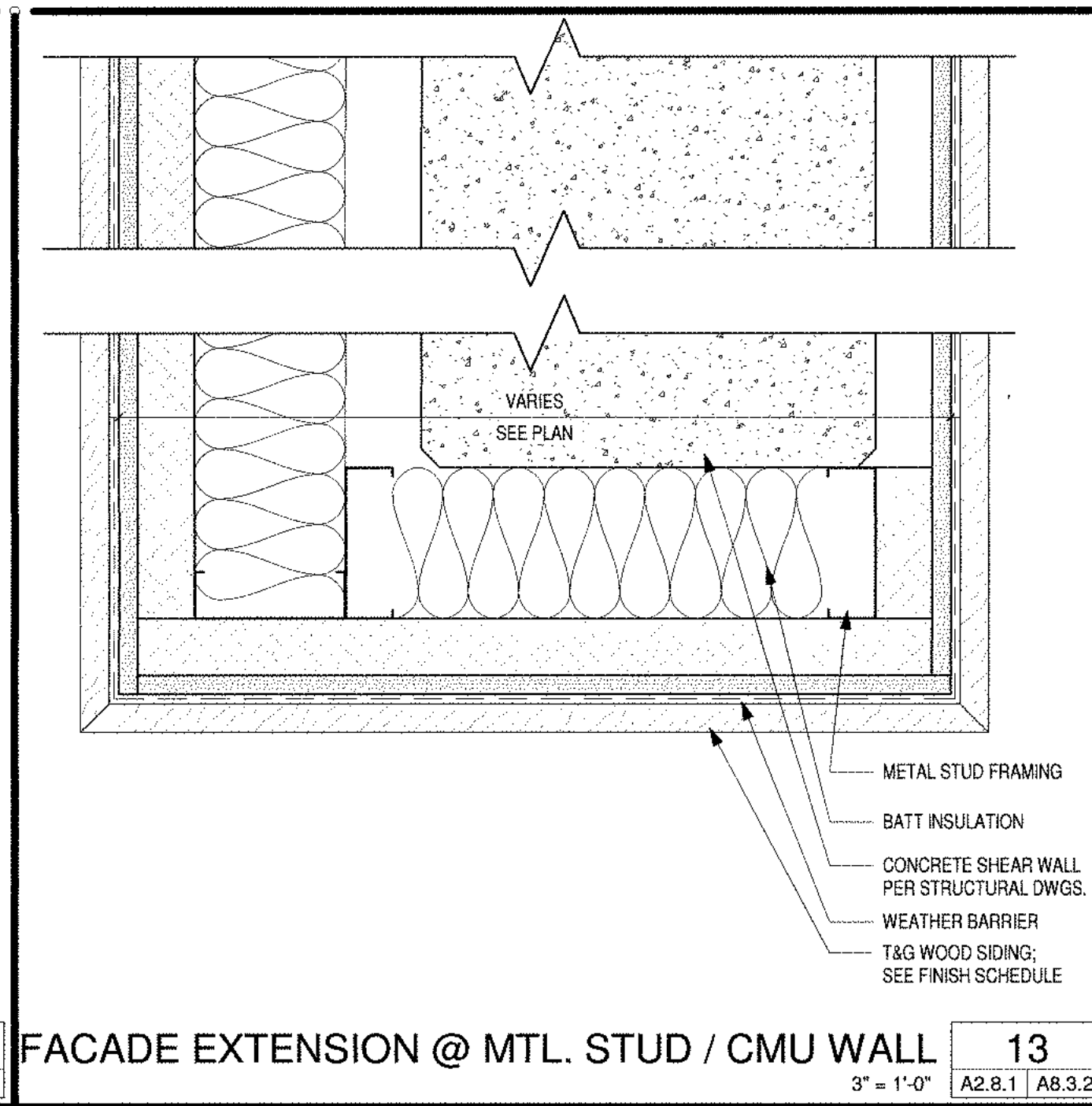
WINDOW WALL JAMB @ BREAK METAL TRIM 8
3' x 1'-0" A2.6.2 A8.3.1



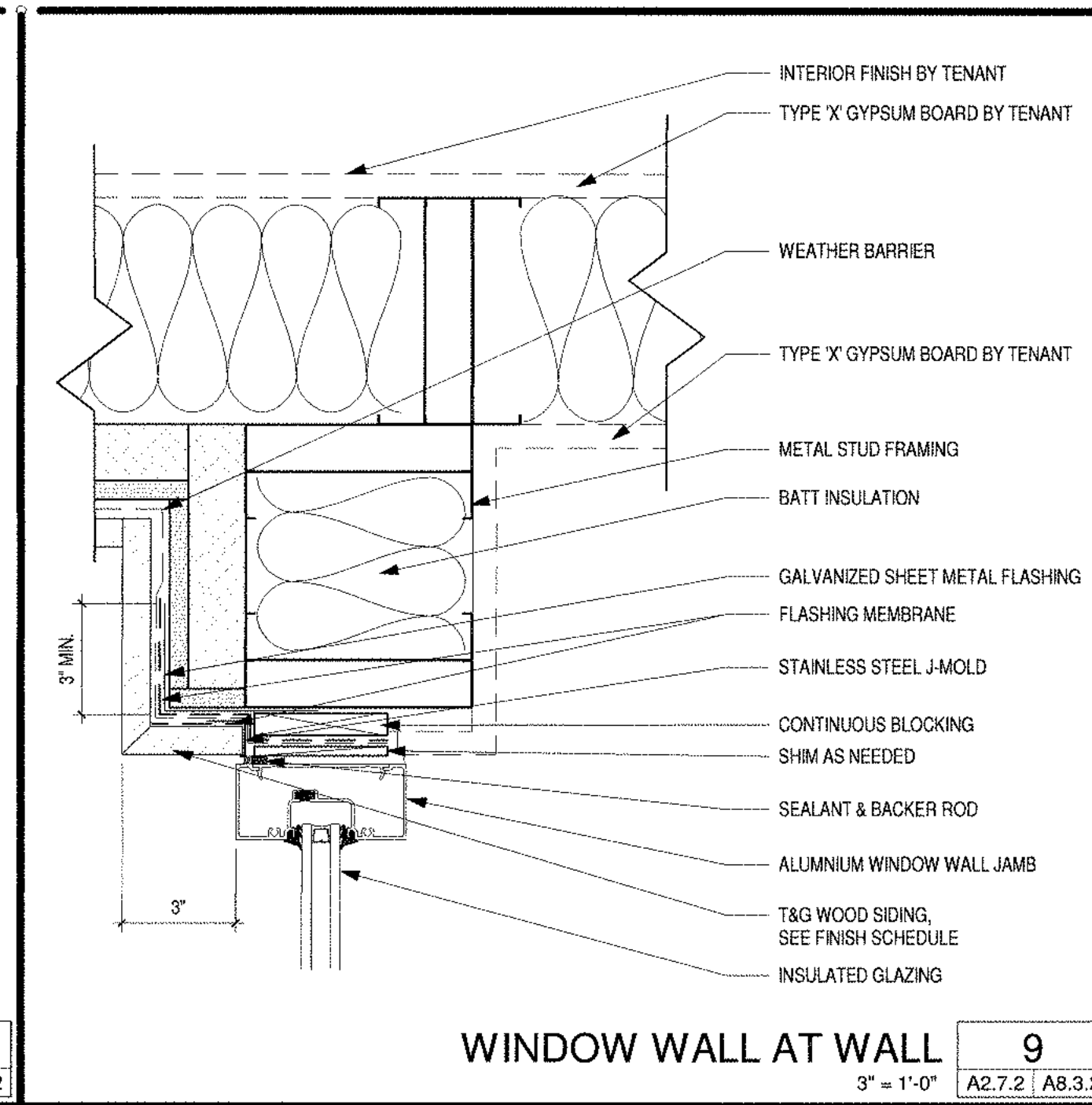
WINDOW WALL JAMB @ WALL INTERSECTION 4
3' x 1'-0" A2.6.1 A8.3.1



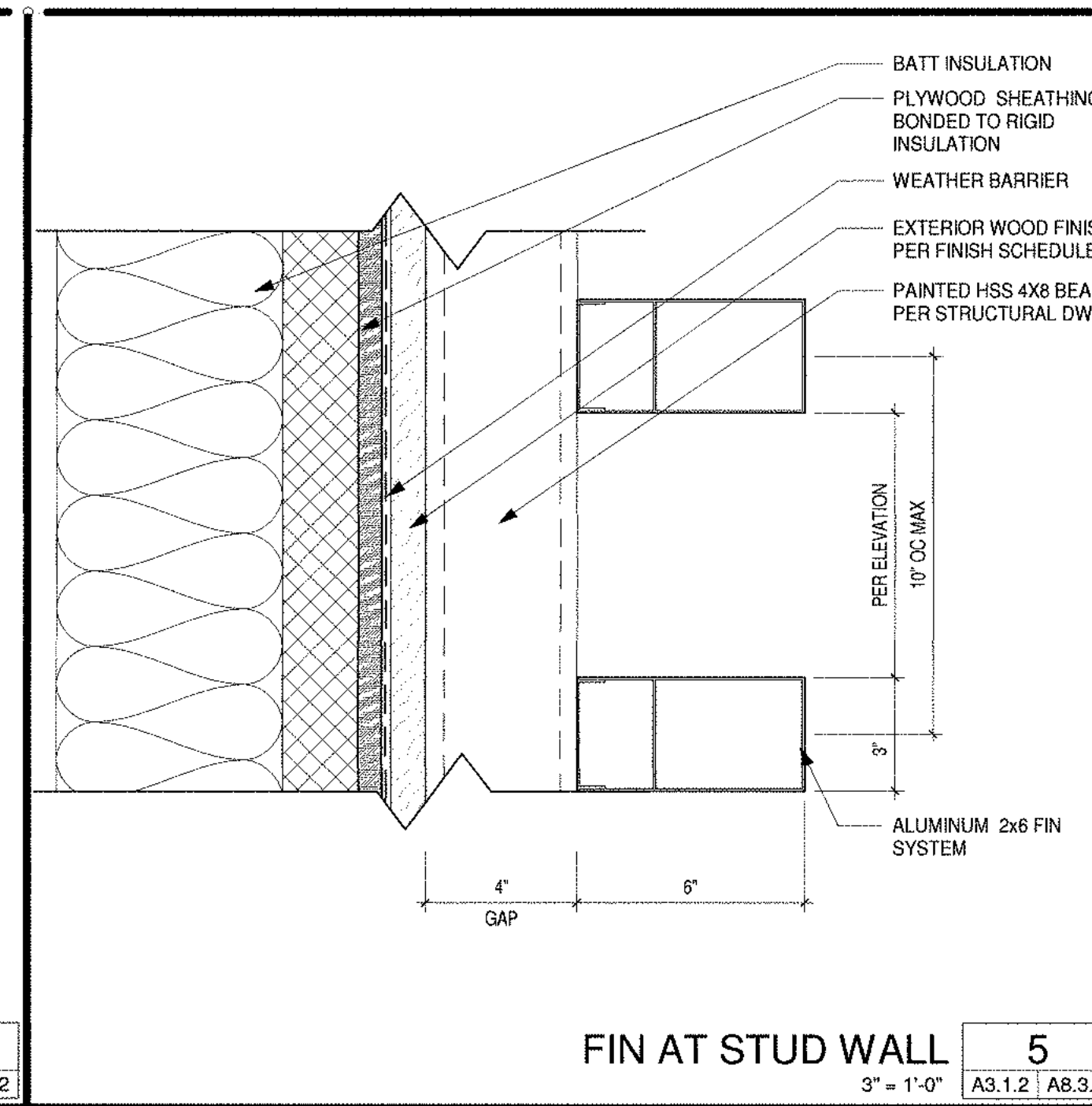
CORNER WALL CONNECTION 17
3" = 1'-0" A2.8.1 A8.3.2



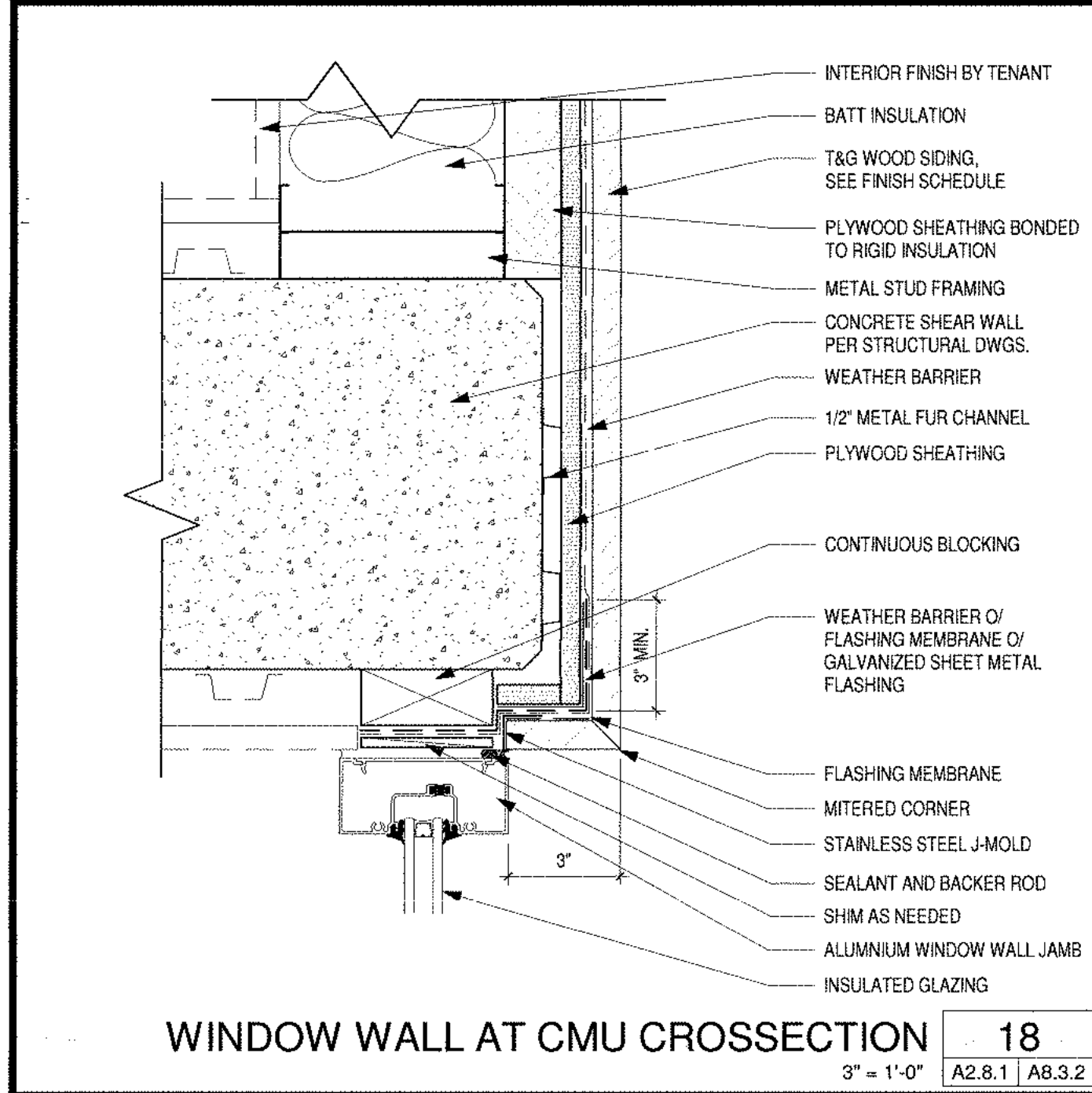
FACADE EXTENSION @ MTL. STUD / CMU WALL 13
3" = 1'-0" A2.8.1 A8.3.2



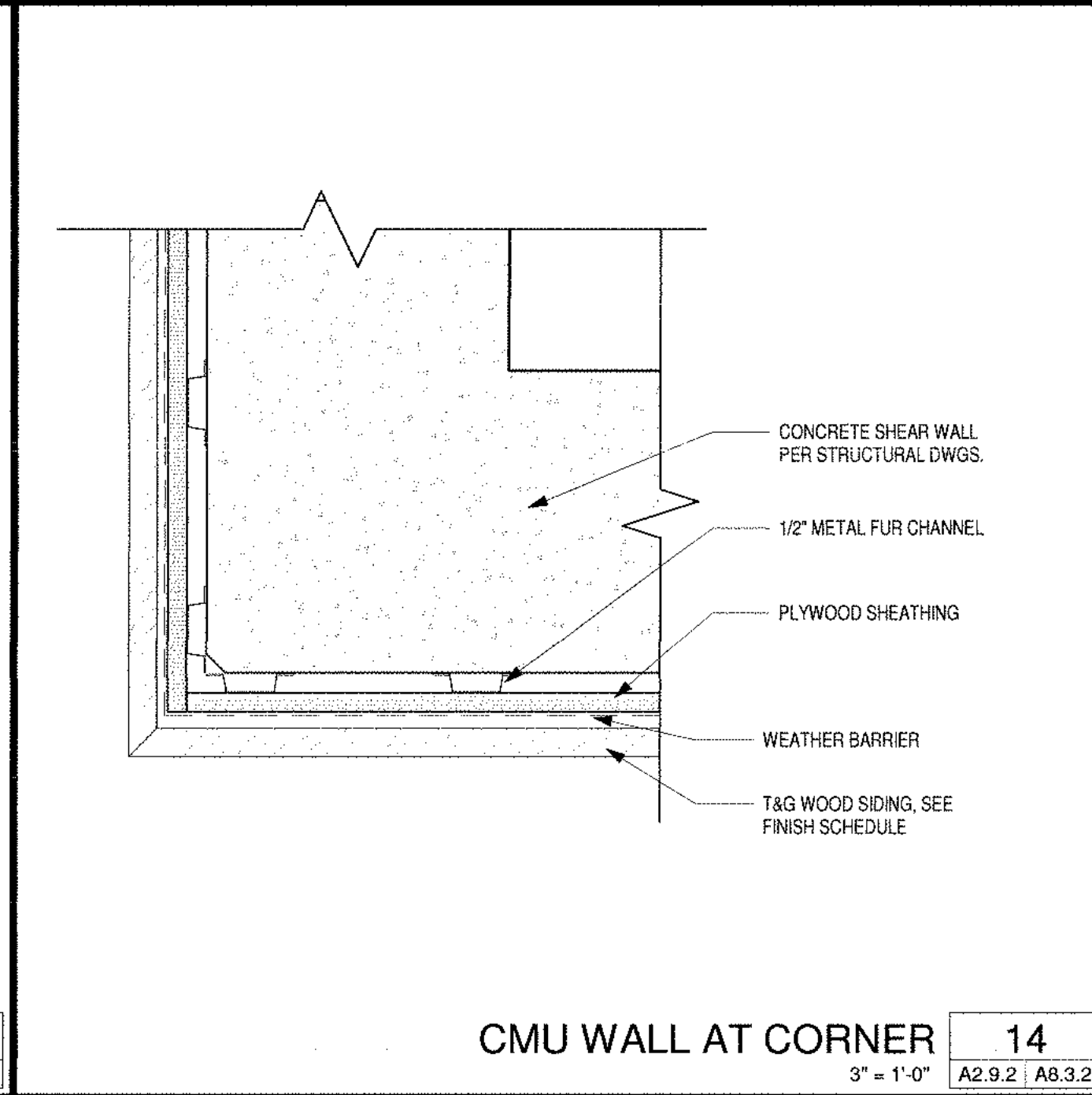
WINDOW WALL AT WALL 9
3" = 1'-0" A2.7.2 A8.3.2



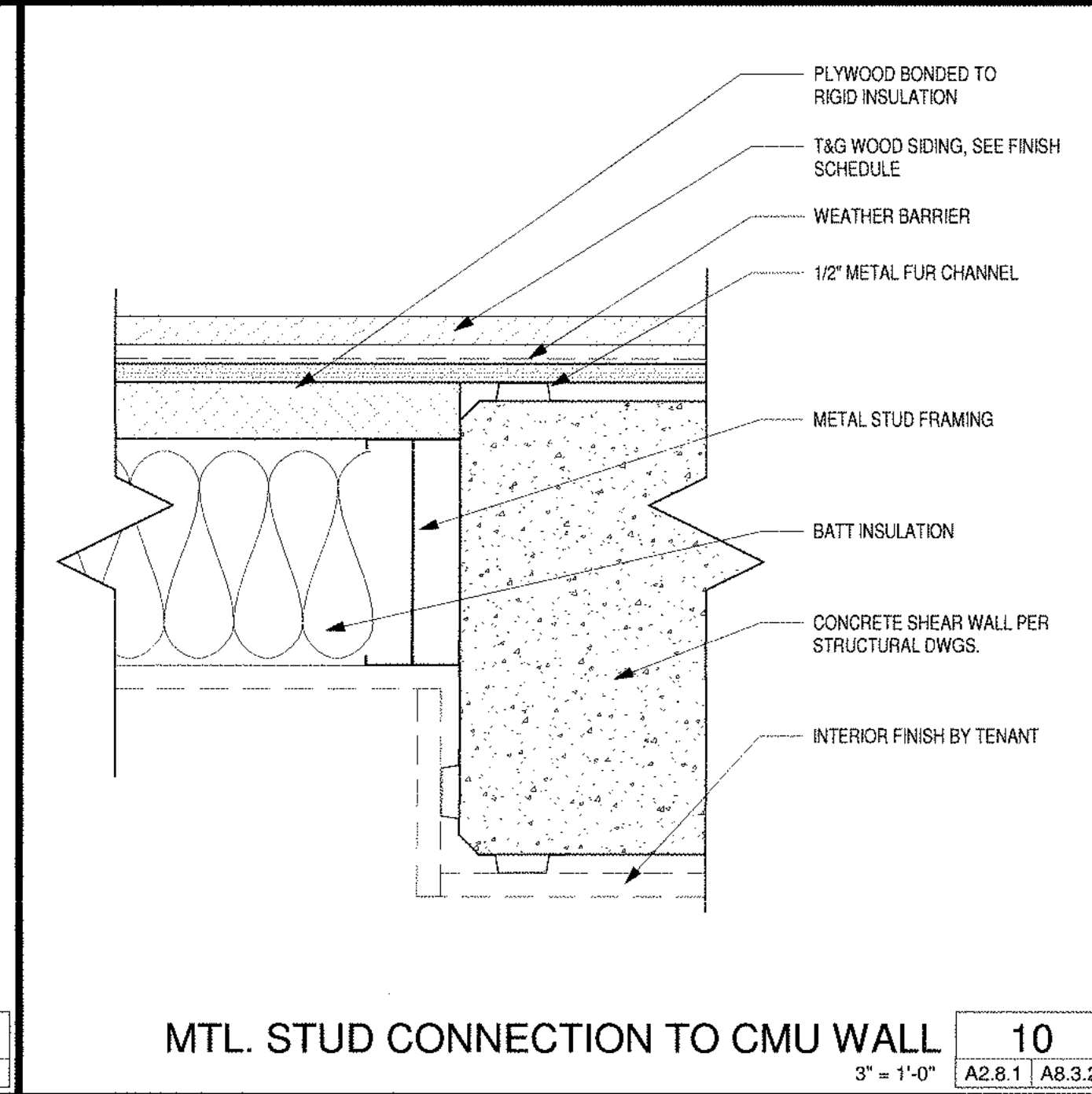
FIN AT STUD WALL 5
3" = 1'-0" A3.1.2 A8.3.2



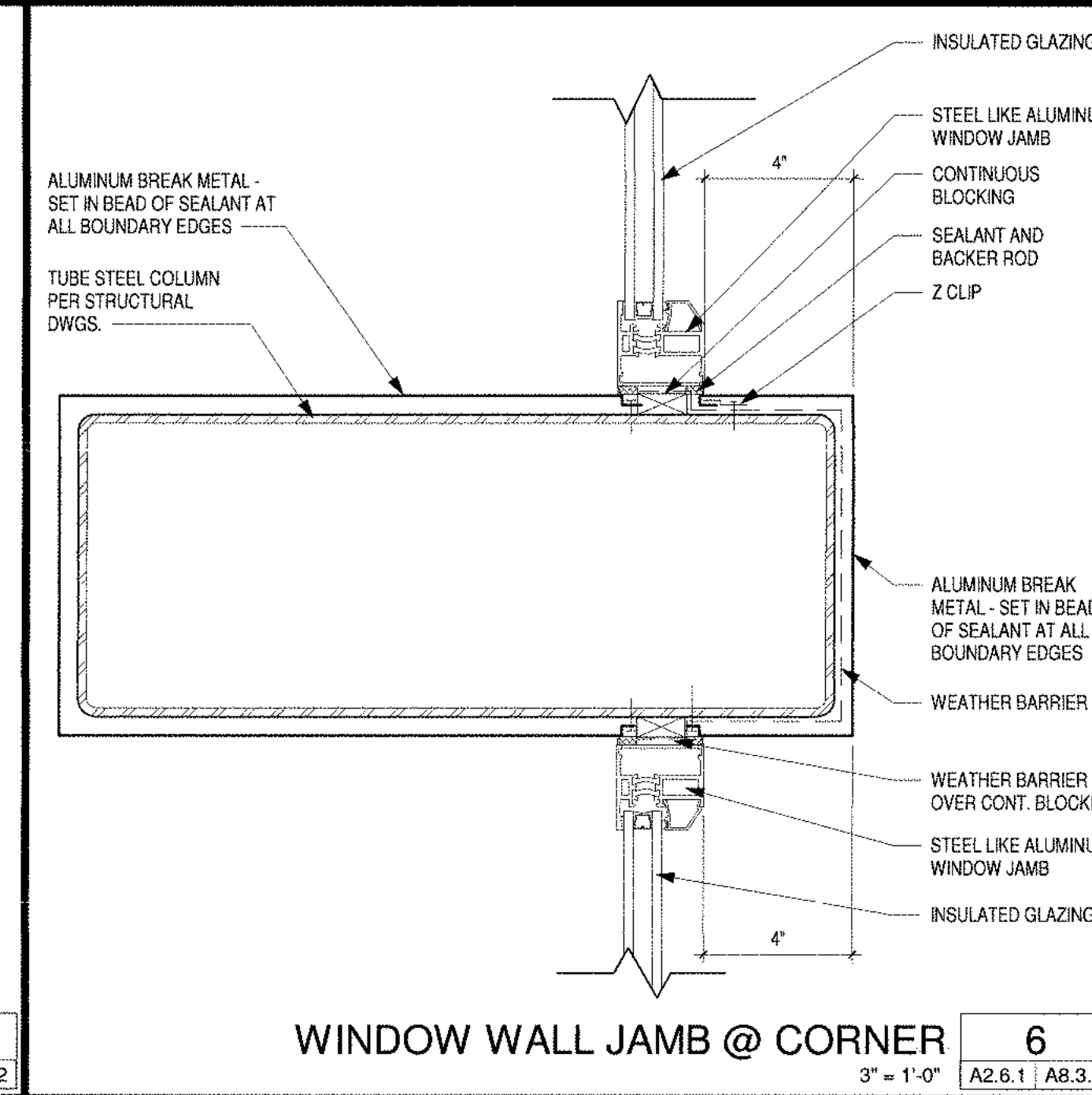
WINDOW WALL AT CMU CROSSSECTION 18
3" = 1'-0" A2.8.1 A8.3.2



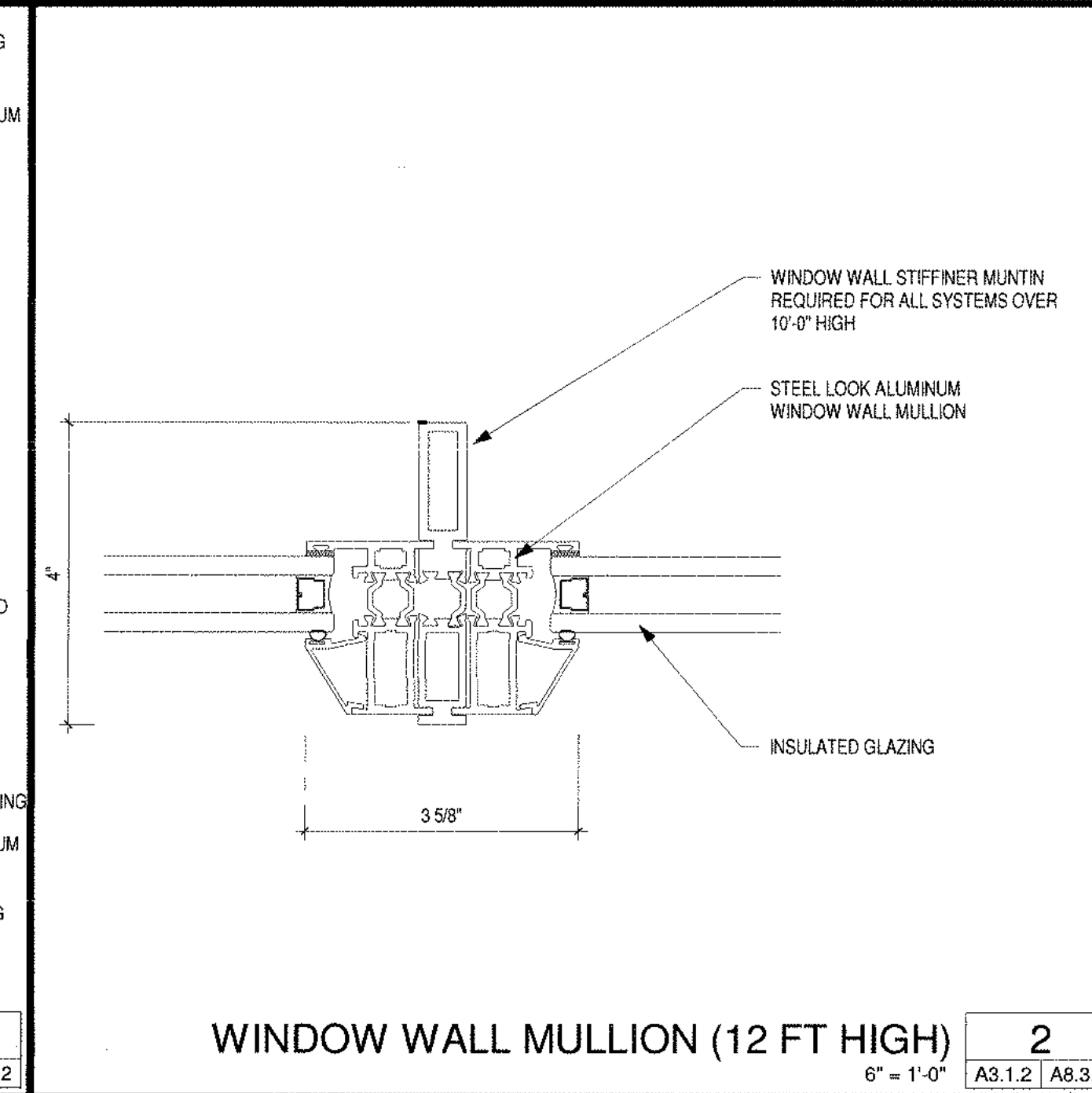
CMU WALL AT CORNER 14
3" = 1'-0" A2.9.2 A8.3.2



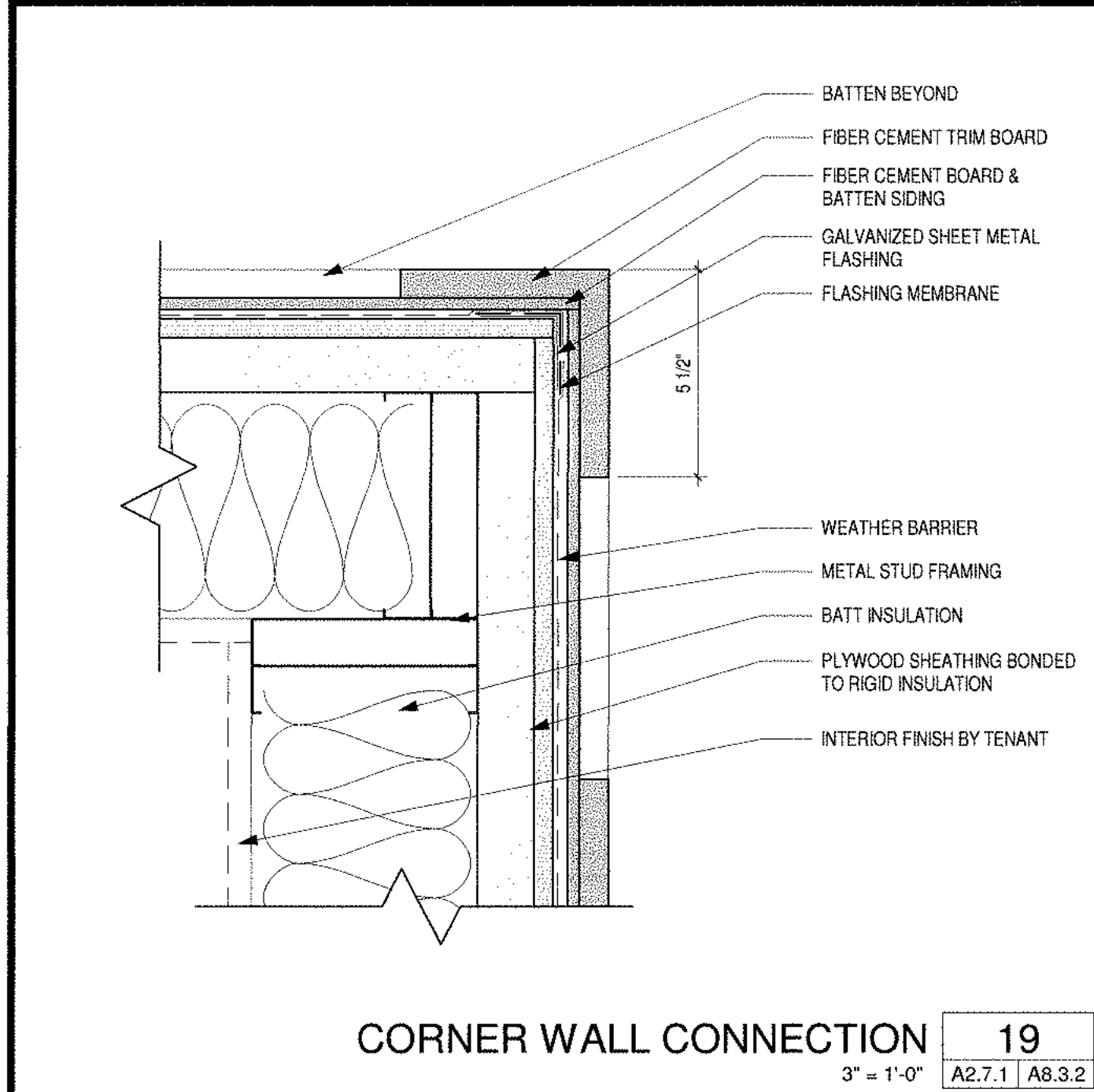
MTL. STUD CONNECTION TO CMU WALL 10
3" = 1'-0" A2.8.1 A8.3.2



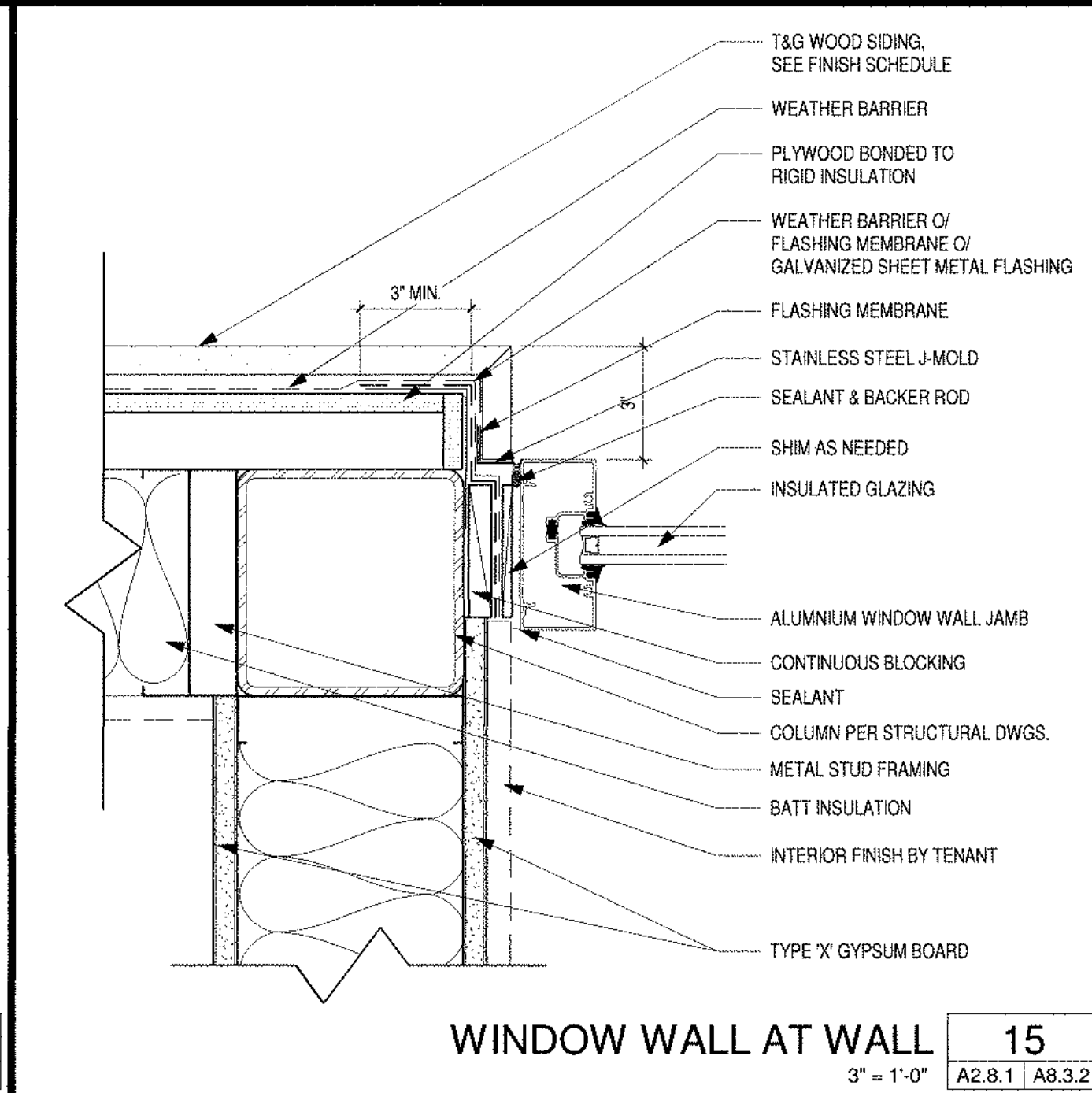
WINDOW WALL JAMB @ CORNER 6
3" = 1'-0" A2.6.1 A8.3.2



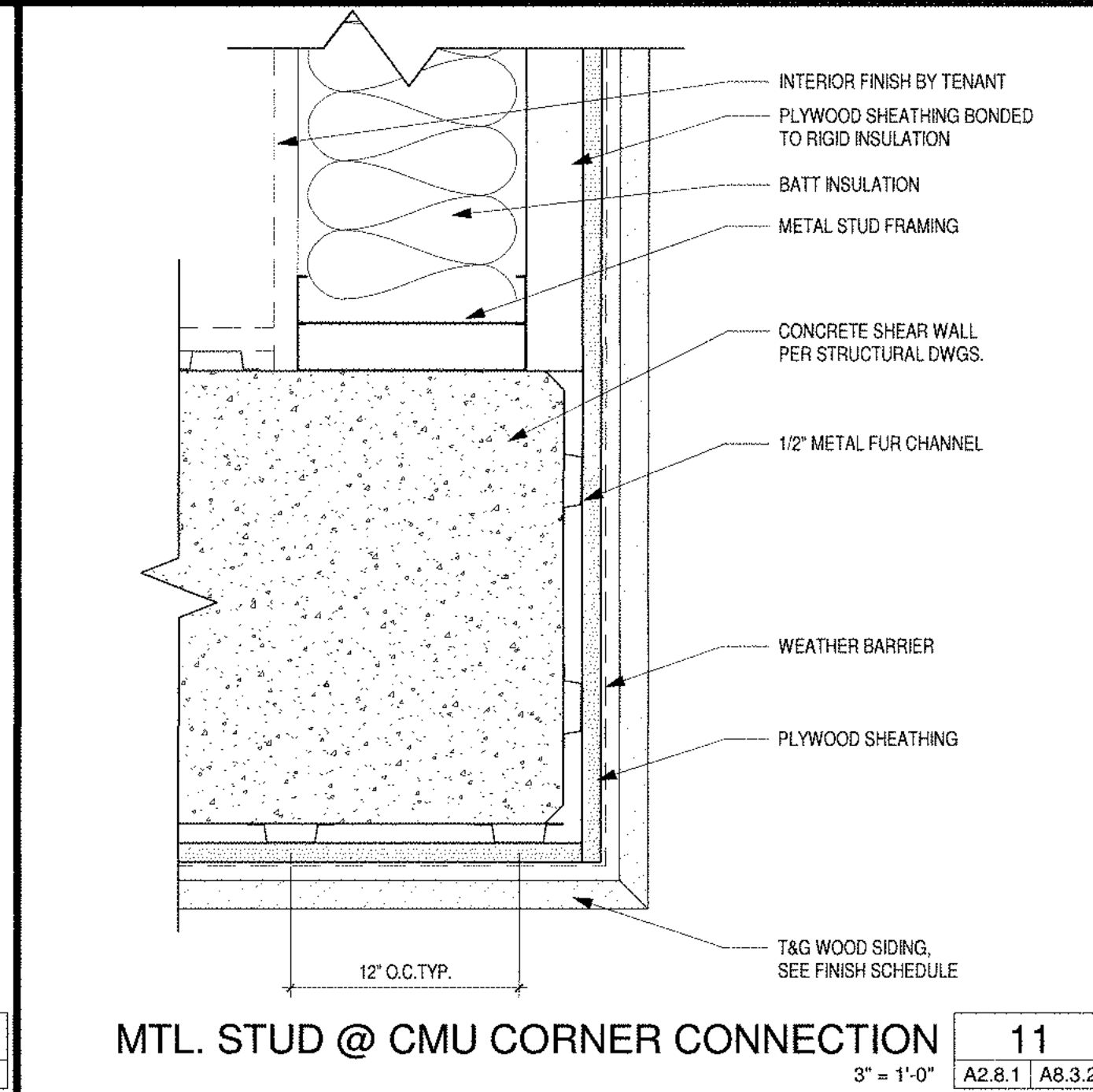
WINDOW WALL MULLION (12 FT HIGH) 2
6" = 1'-0" A3.1.2 A8.3.2



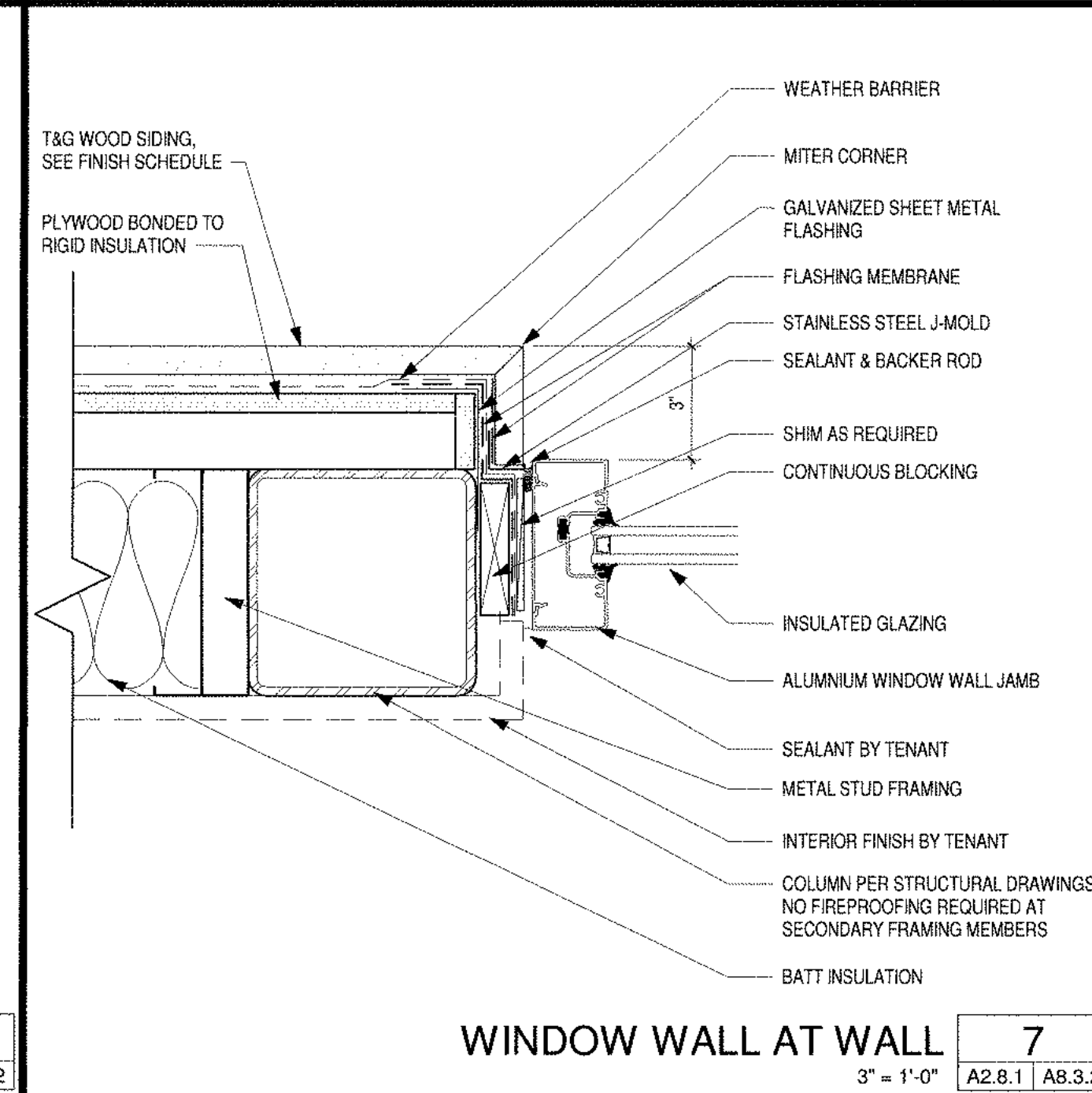
CORNER WALL CONNECTION 19
3" = 1'-0" A2.7.1 A8.3.2



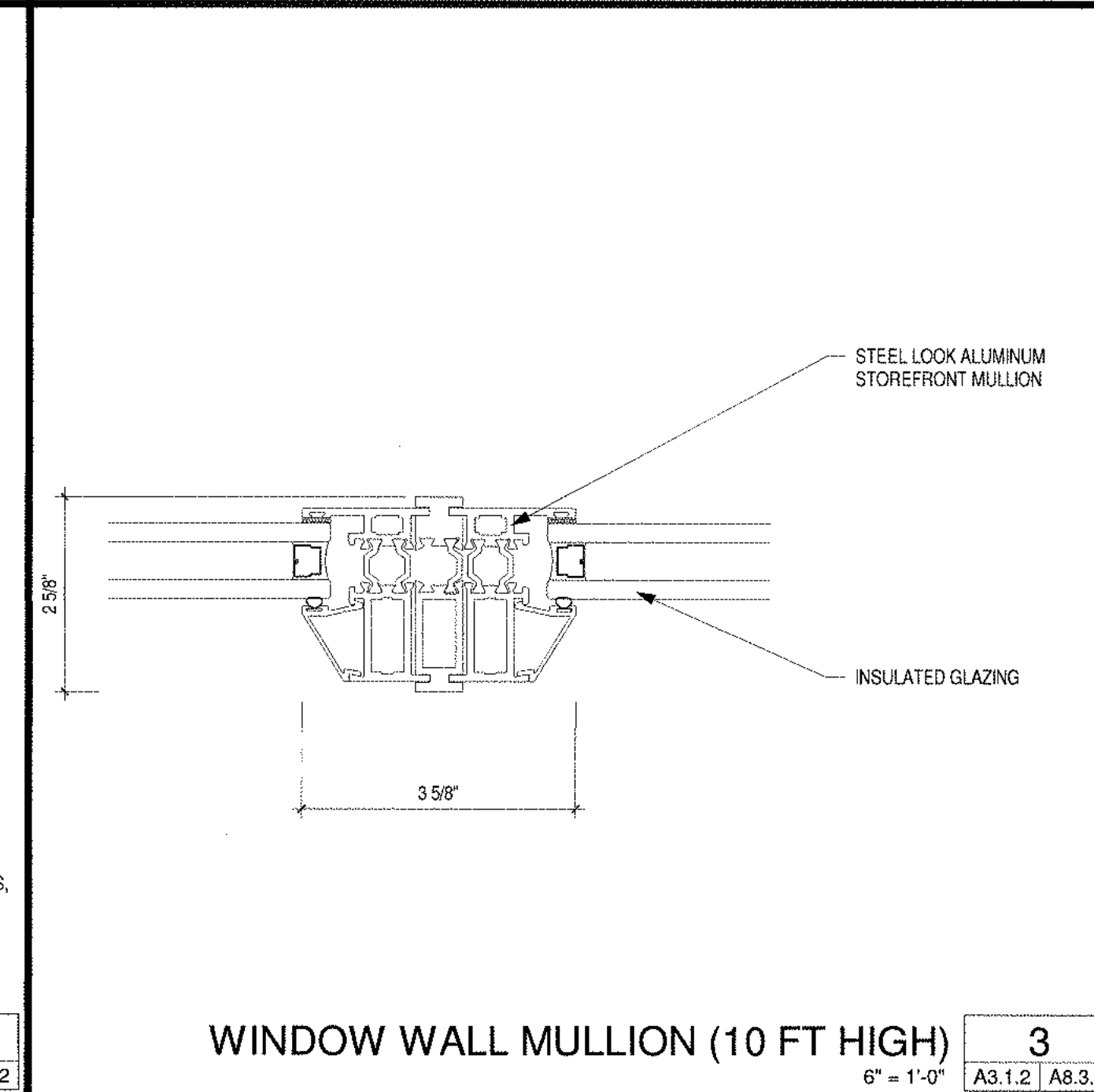
WINDOW WALL AT WALL 15
3" = 1'-0" A2.8.1 A8.3.2



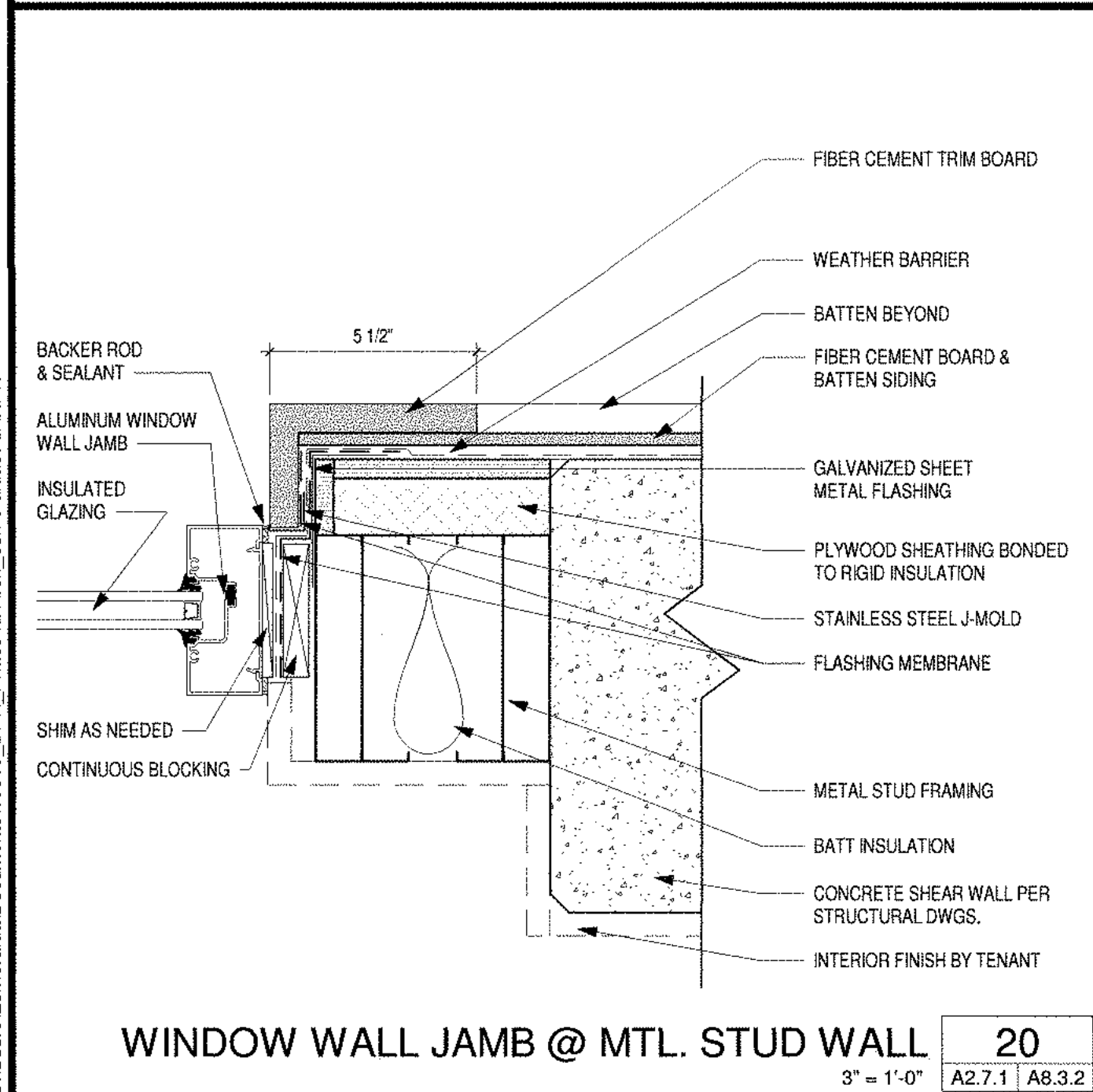
MTL. STUD @ CMU CORNER CONNECTION 11
3" = 1'-0" A2.8.1 A8.3.2



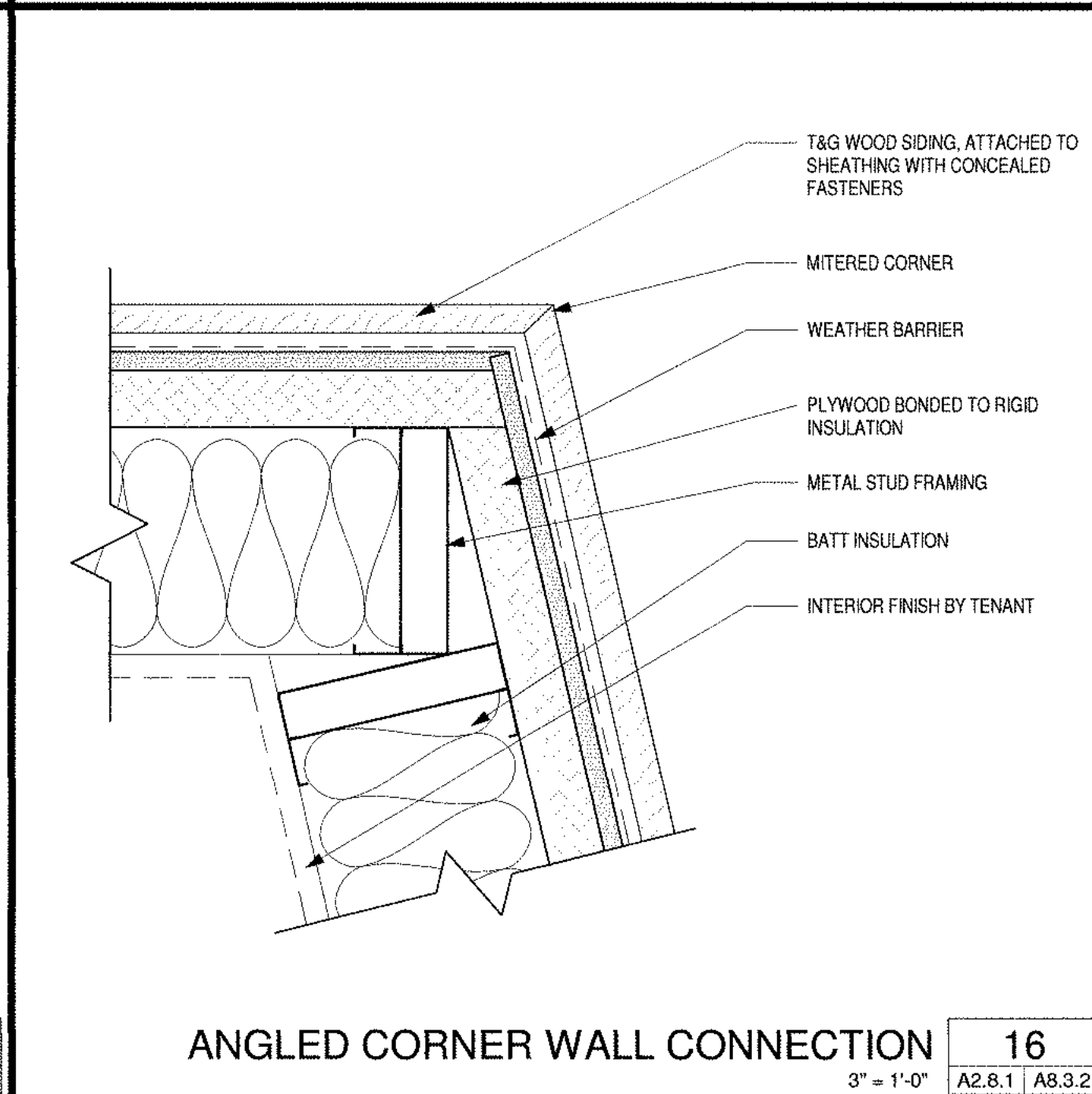
WINDOW WALL AT WALL 7
3" = 1'-0" A2.6.1 A8.3.2



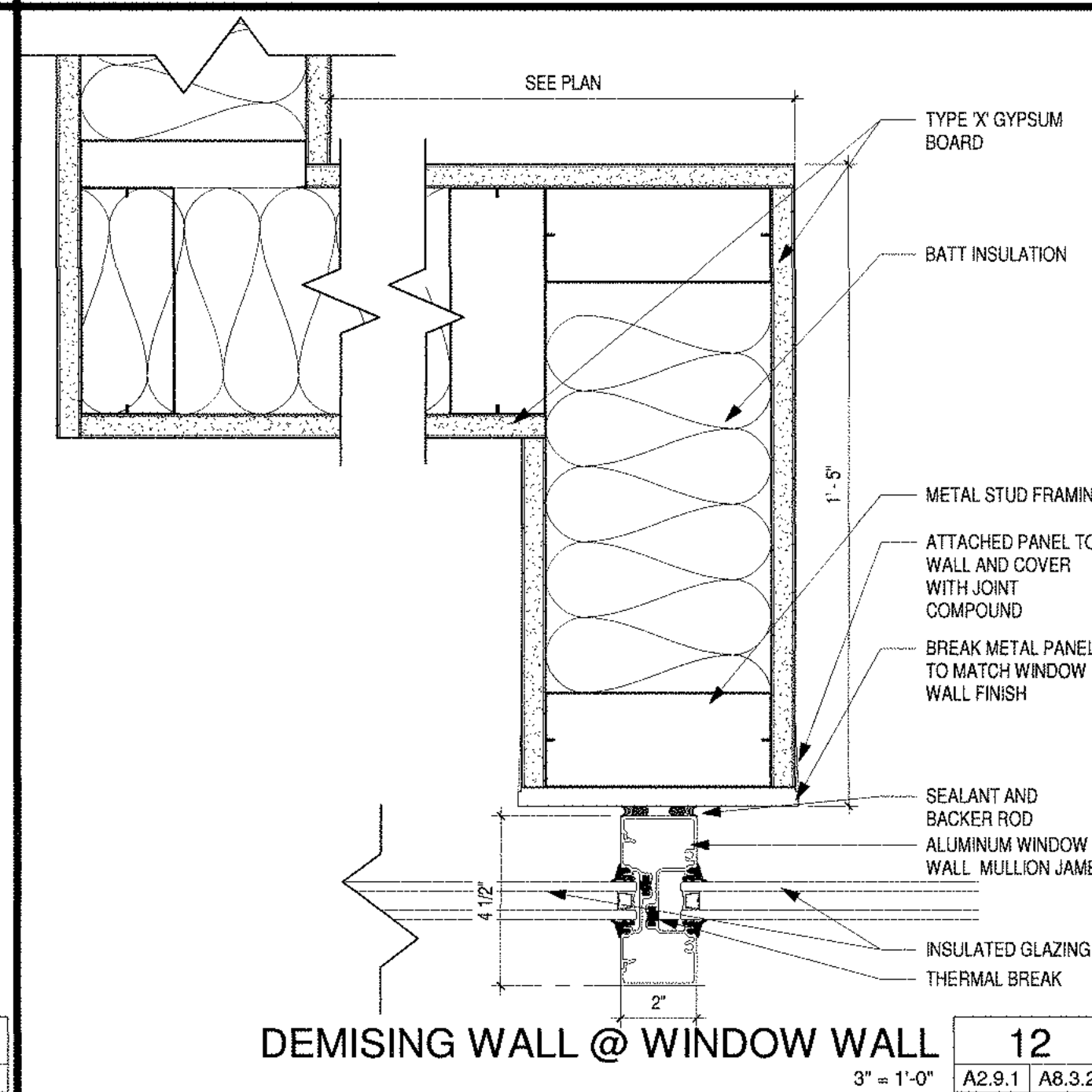
WINDOW WALL MULLION (10 FT HIGH) 3
6" = 1'-0" A3.1.2 A8.3.2



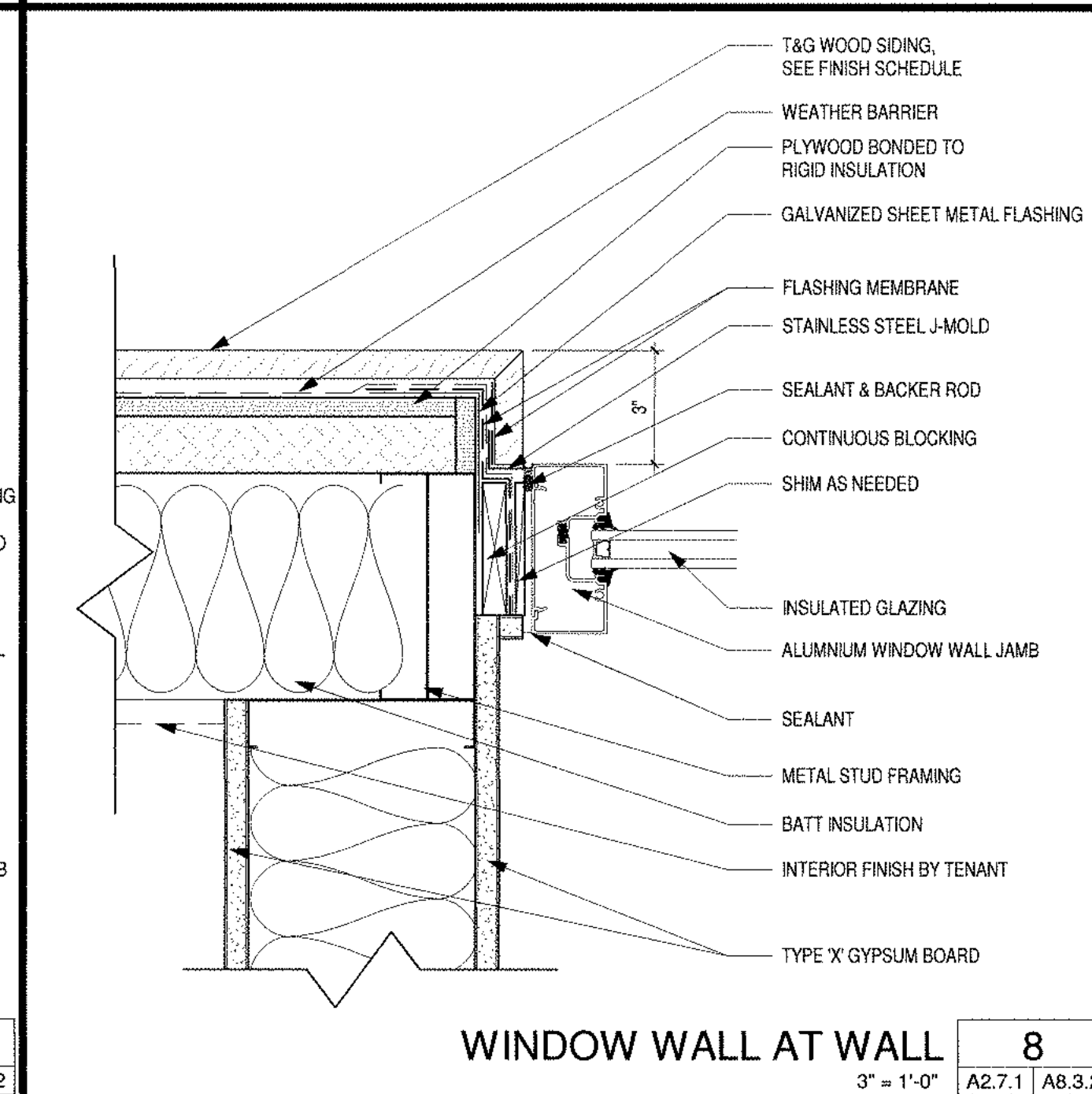
WINDOW WALL JAMB @ MTL. STUD WALL 20
3" = 1'-0" A2.7.1 A8.3.2



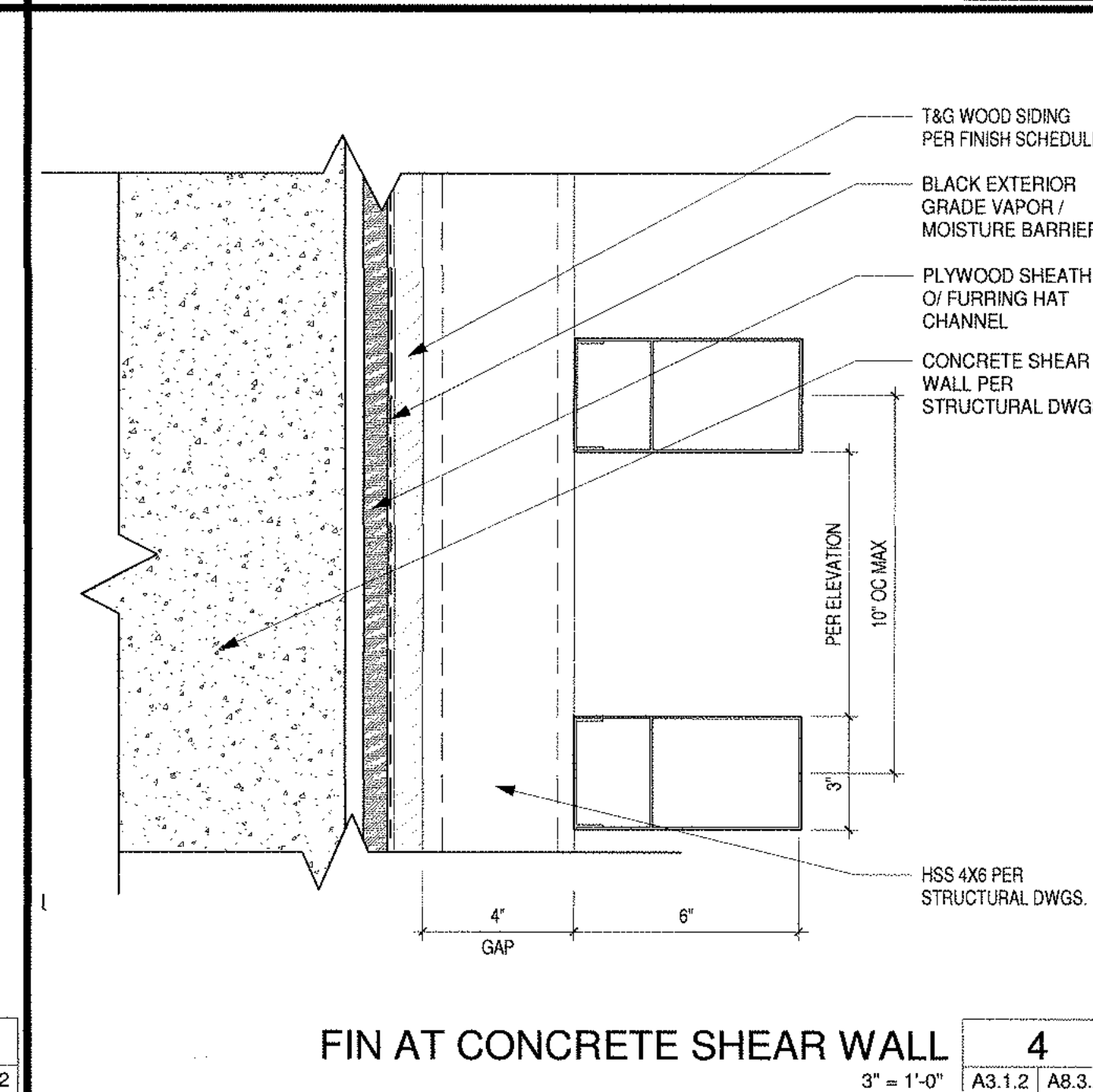
ANGLED CORNER WALL CONNECTION 16
3" = 1'-0" A2.8.1 A8.3.2



DEMISING WALL @ WINDOW WALL 12
3" = 1'-0" A2.8.1 A8.3.2

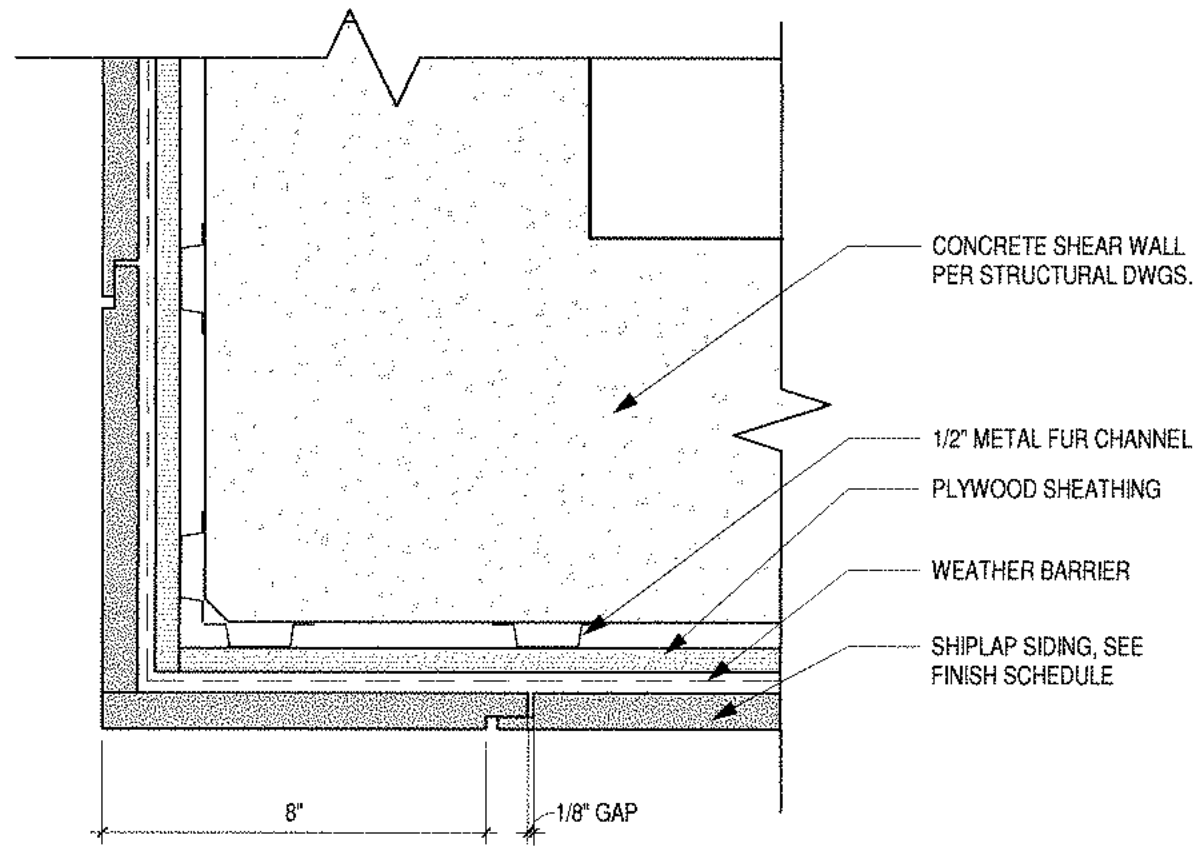


WINDOW WALL AT WALL 8
3" = 1'-0" A2.7.1 A8.3.2

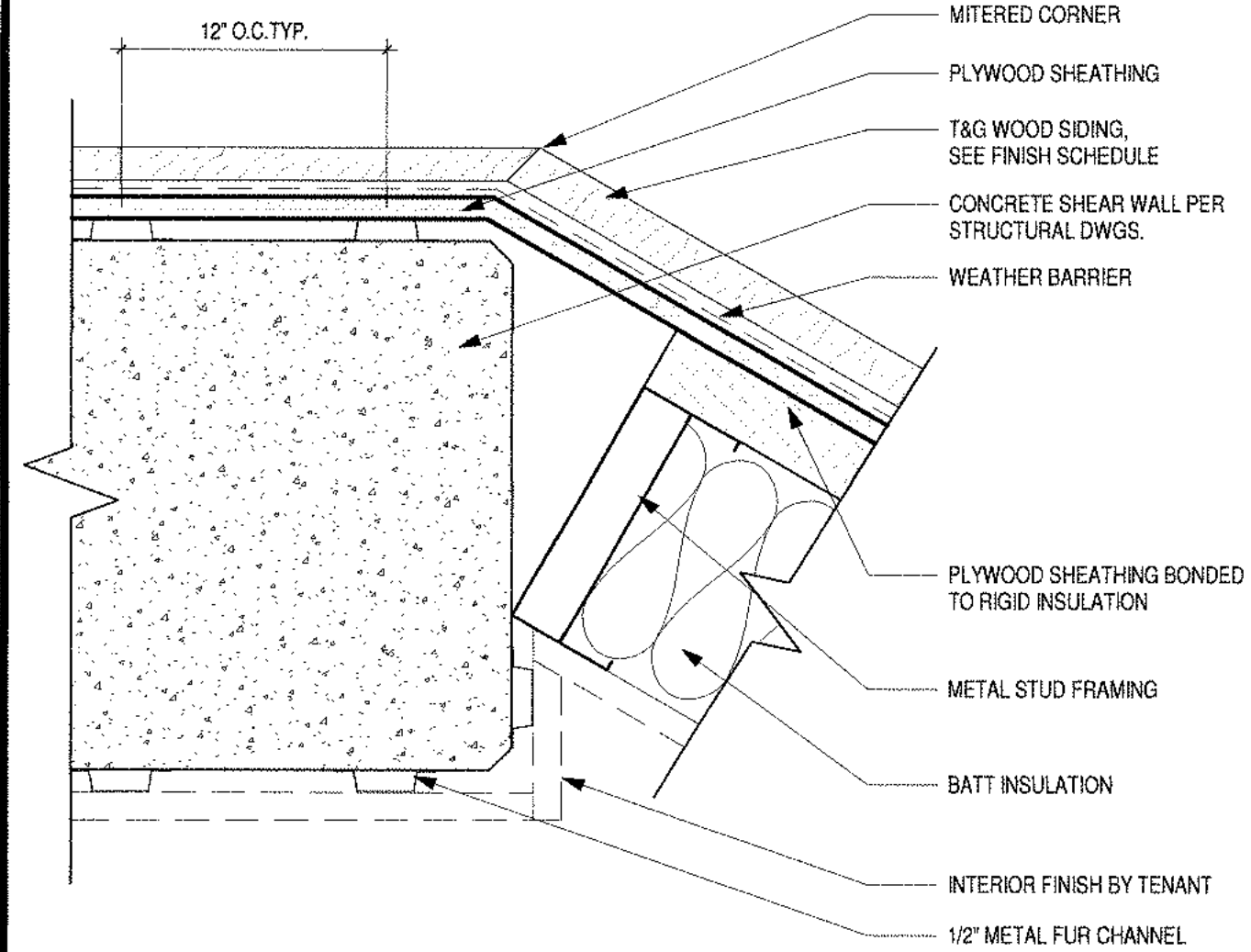


FIN AT CONCRETE SHEAR WALL 4
3" = 1'-0" A3.1.2 A8.3.2

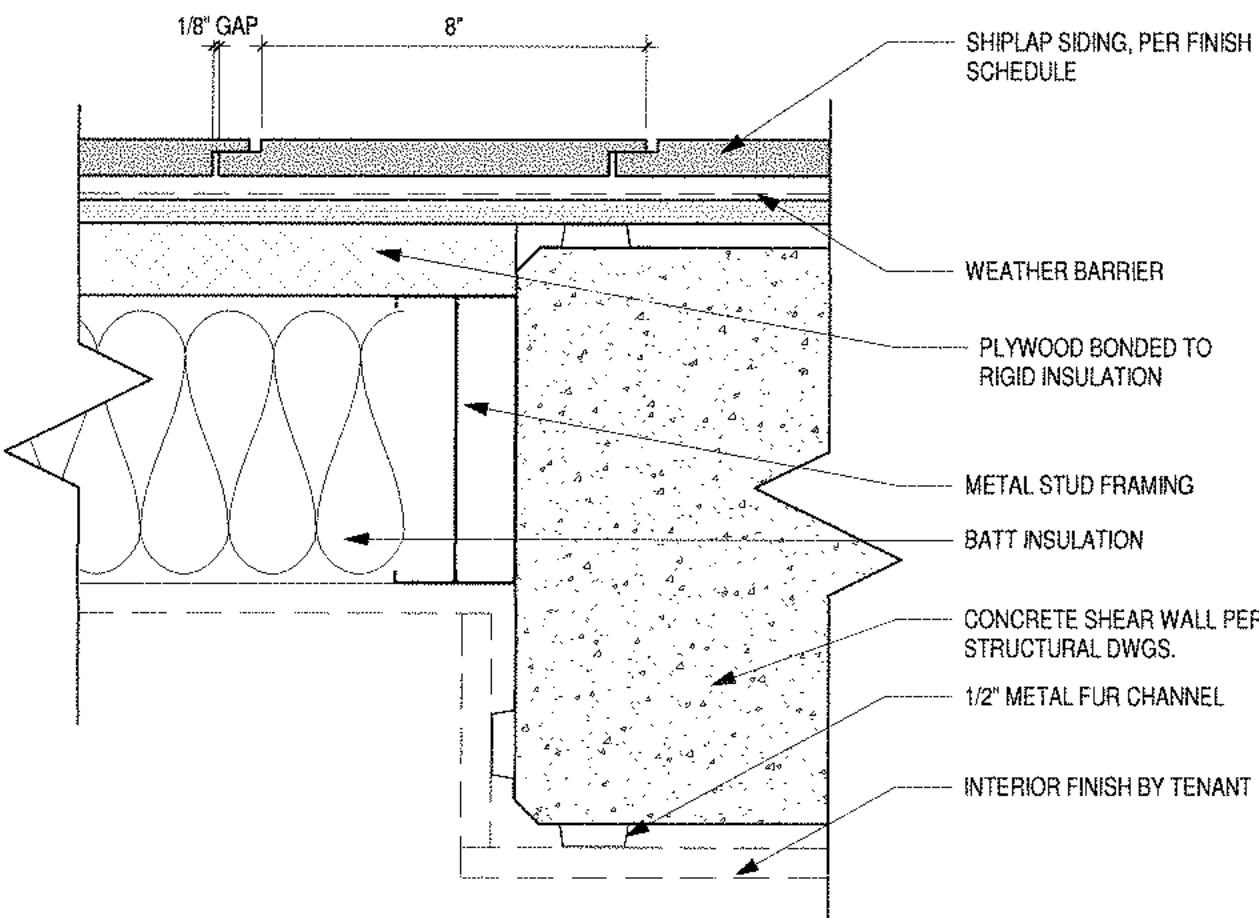
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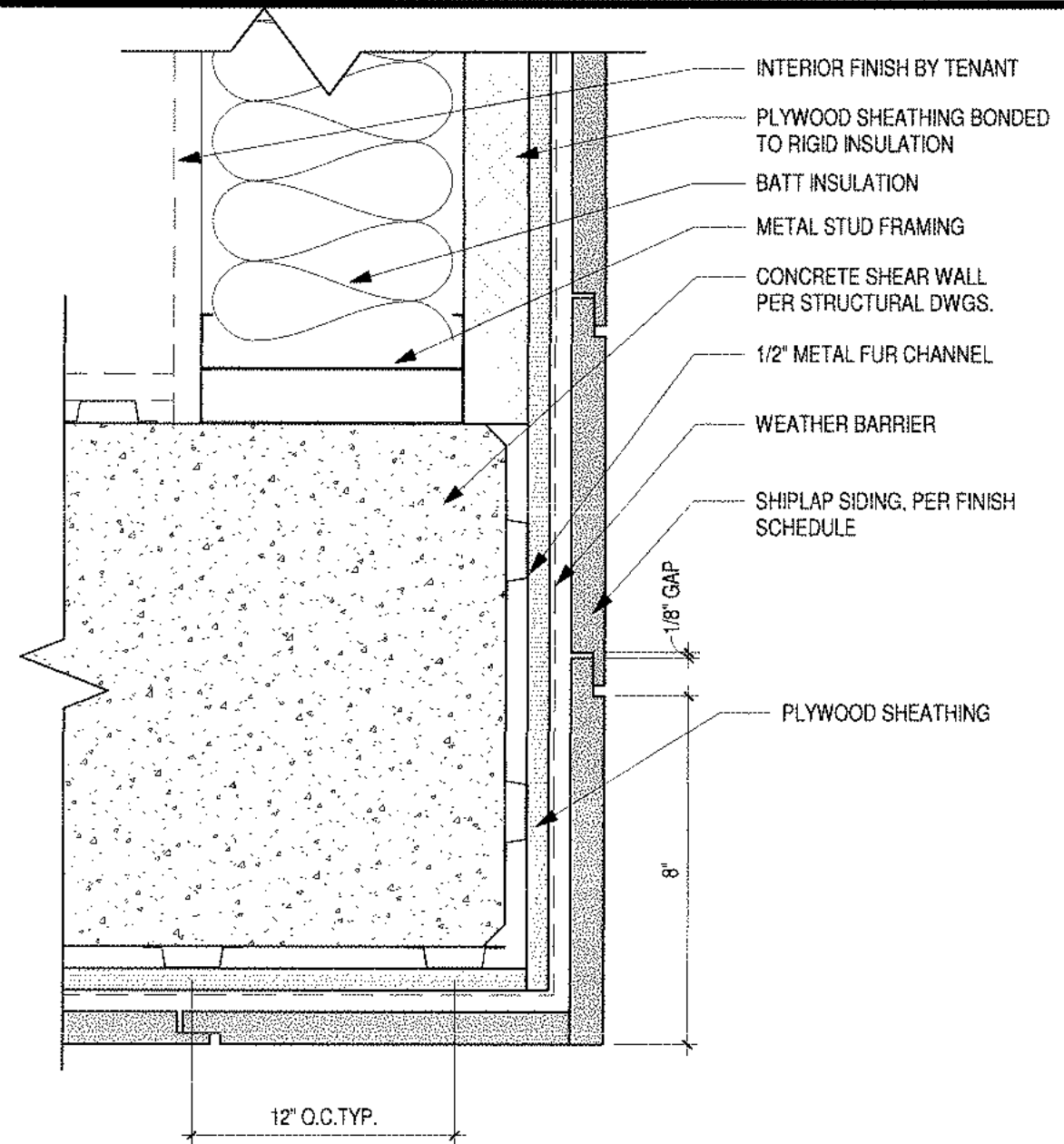
CMU WALL AT CORNER 9
3" = 1'-0" A2.7.1 | A8.3.3



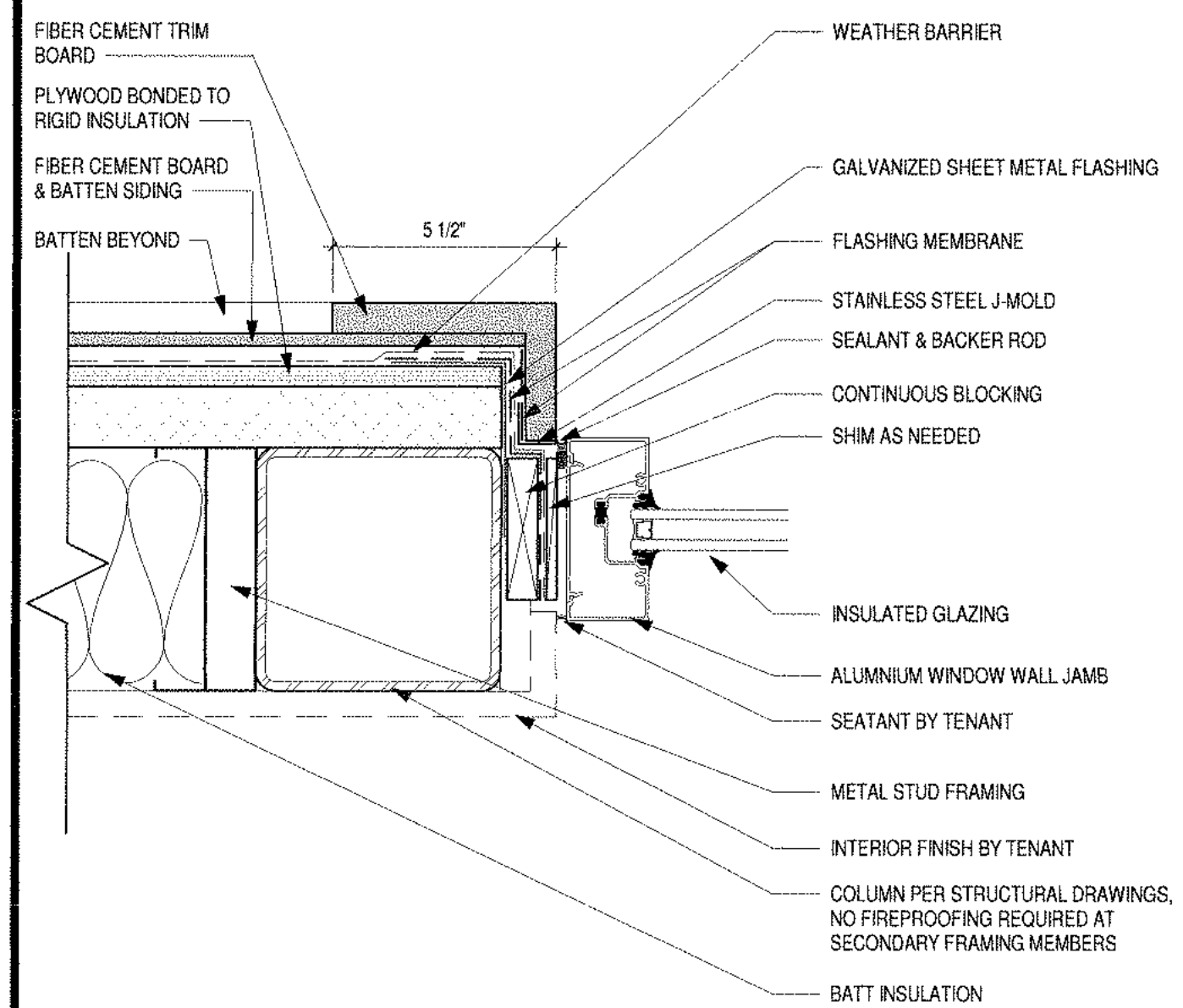
ANGLED CORNER WALL CONNECTION 5
3" = 1'-0" A2.7.2 | A8.3.3



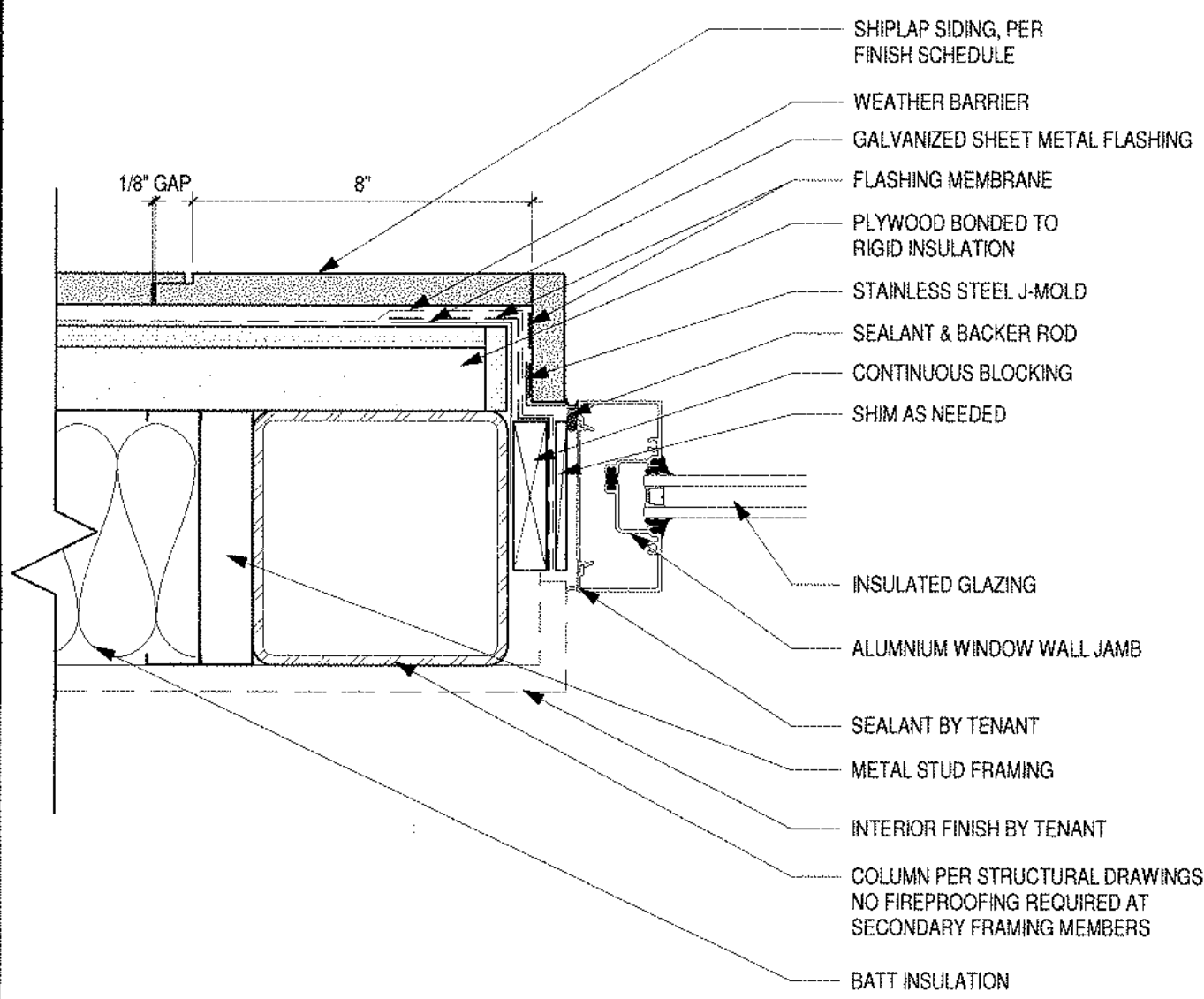
MTL. STUD CONNECTION TO CMU WALL 10
3" = 1'-0" A2.7.1 | A8.3.3



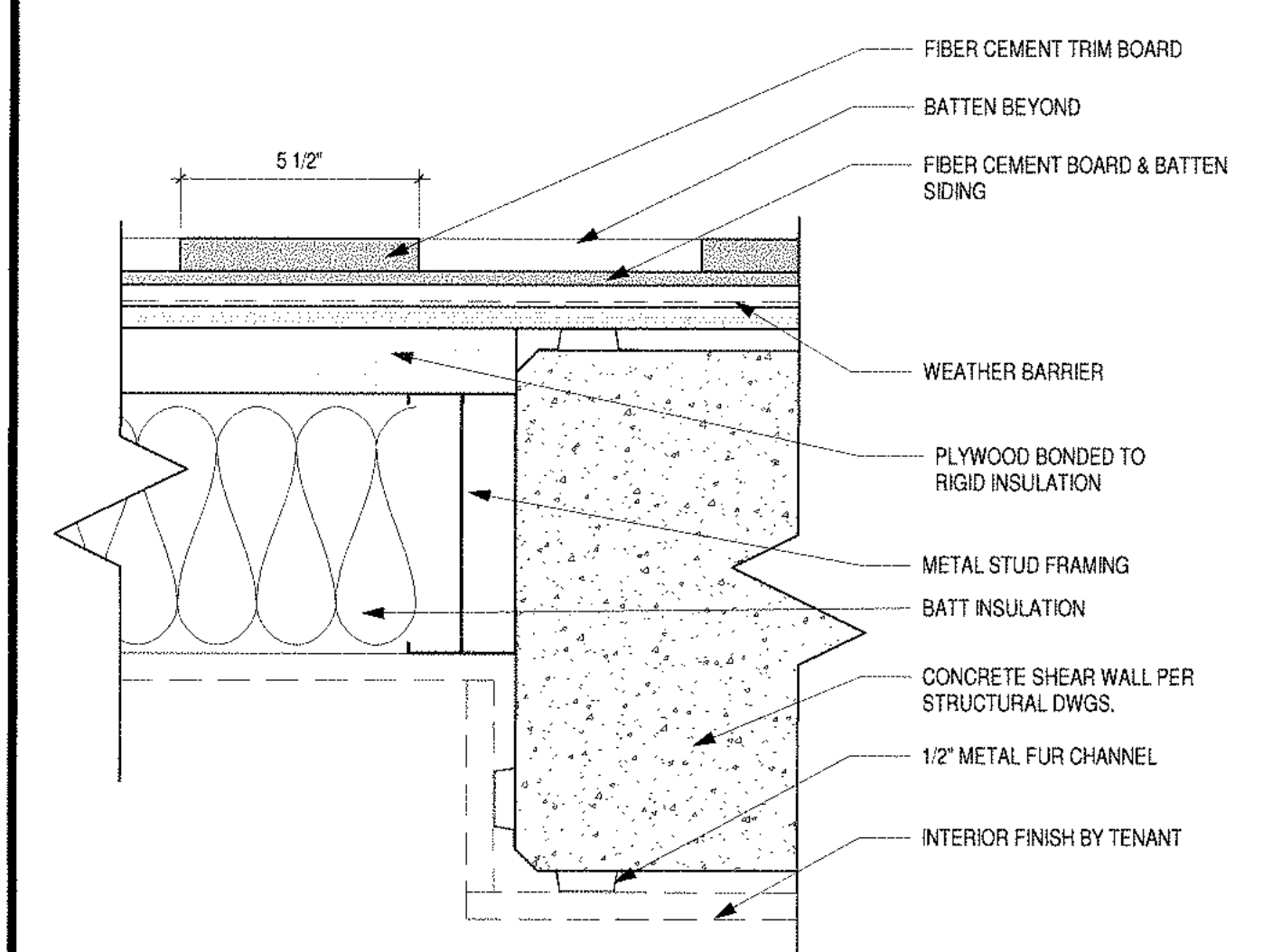
MTL. STUD CONNECTION TO CMU WALL 6
3" = 1'-0" A2.7.1 | A8.3.3



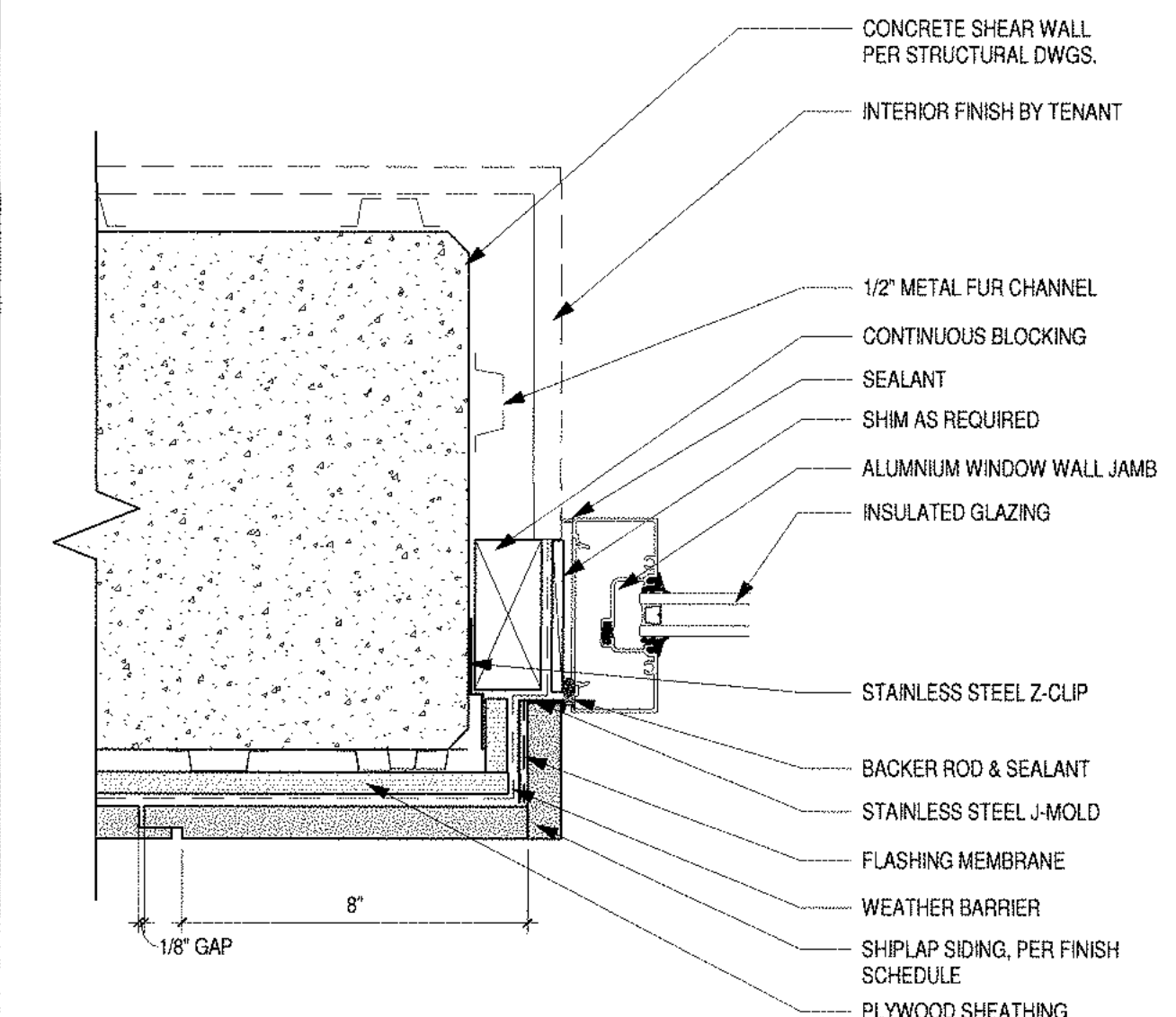
WINDOW WALL AT WALL 2
3" = 1'-0" A2.7.1 | A8.3.3



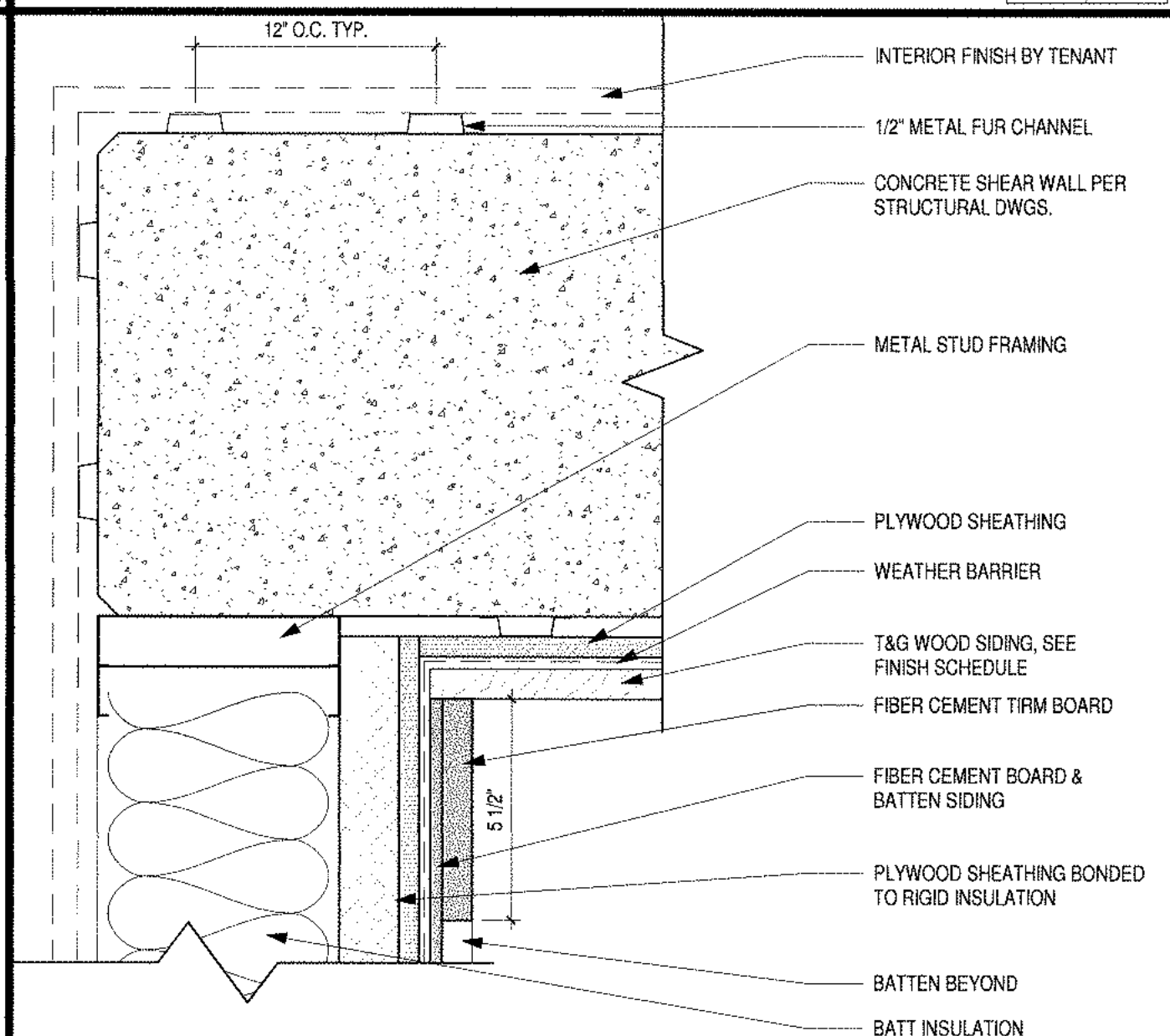
WINDOW WALL AT WALL 7
3" = 1'-0" A2.7.1 | A8.3.3



MTL. STUD CONNECTION TO CMU WALL 3
3" = 1'-0" A2.7.2 | A8.3.3



WINDOW WALL JAMB @ CMU WALL (Shiplap) 8
3" = 1'-0" A2.7.1 | A8.3.3



MTL. STUD CONNECTION TO CMU WALL 4
3" = 1'-0" A2.7.2 | A8.3.3

SMSARCH

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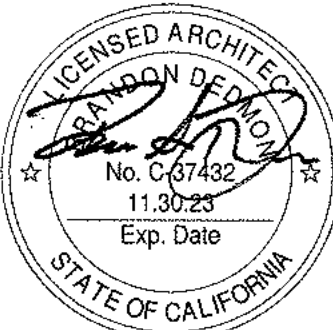
DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
10/08/2020	10/08/2020	DESIGN DEVELOPMENT
12/03/2020	12/03/2020	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

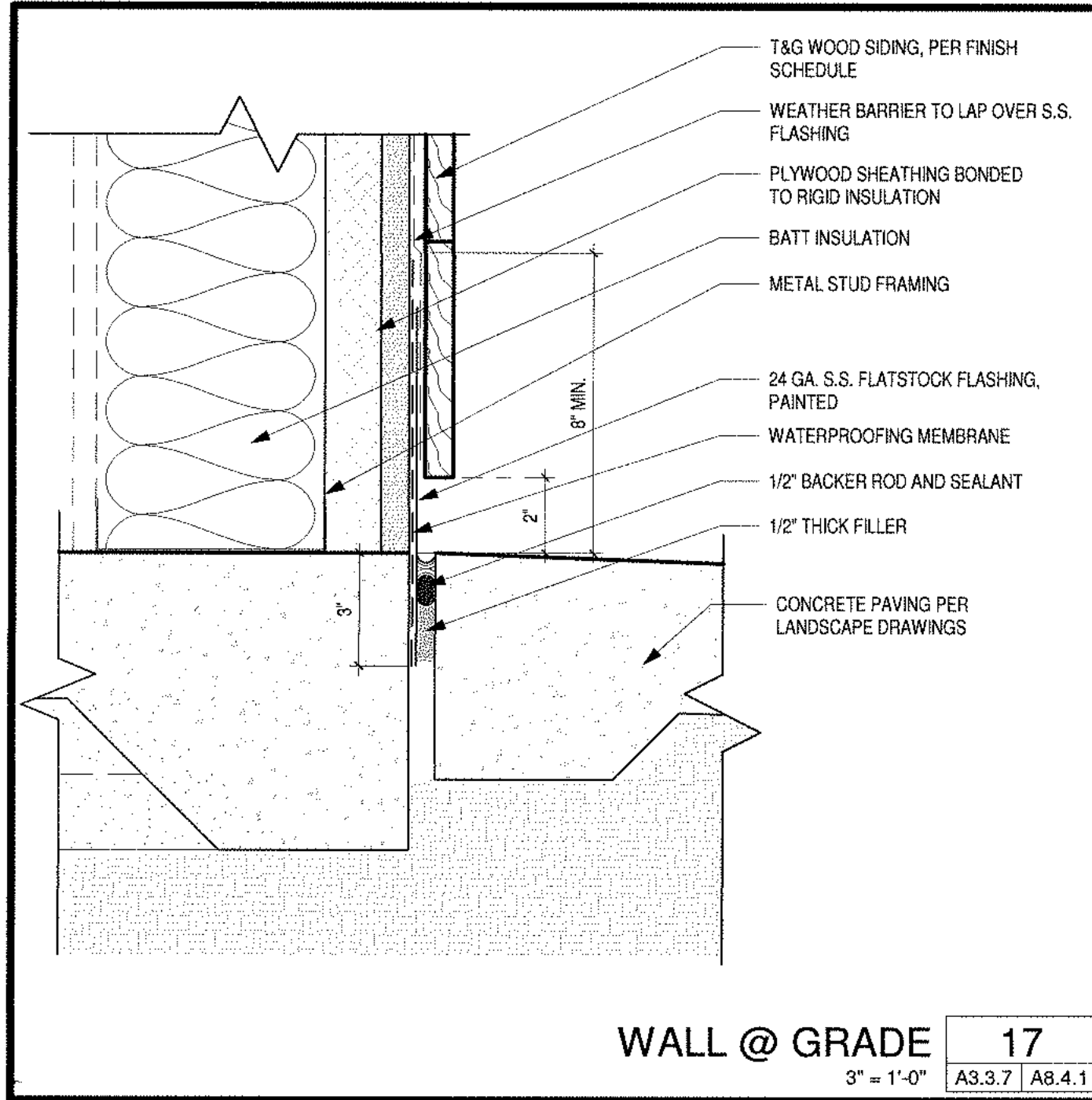
PROJECT NO. 19019

DATE APRIL 23, 2021

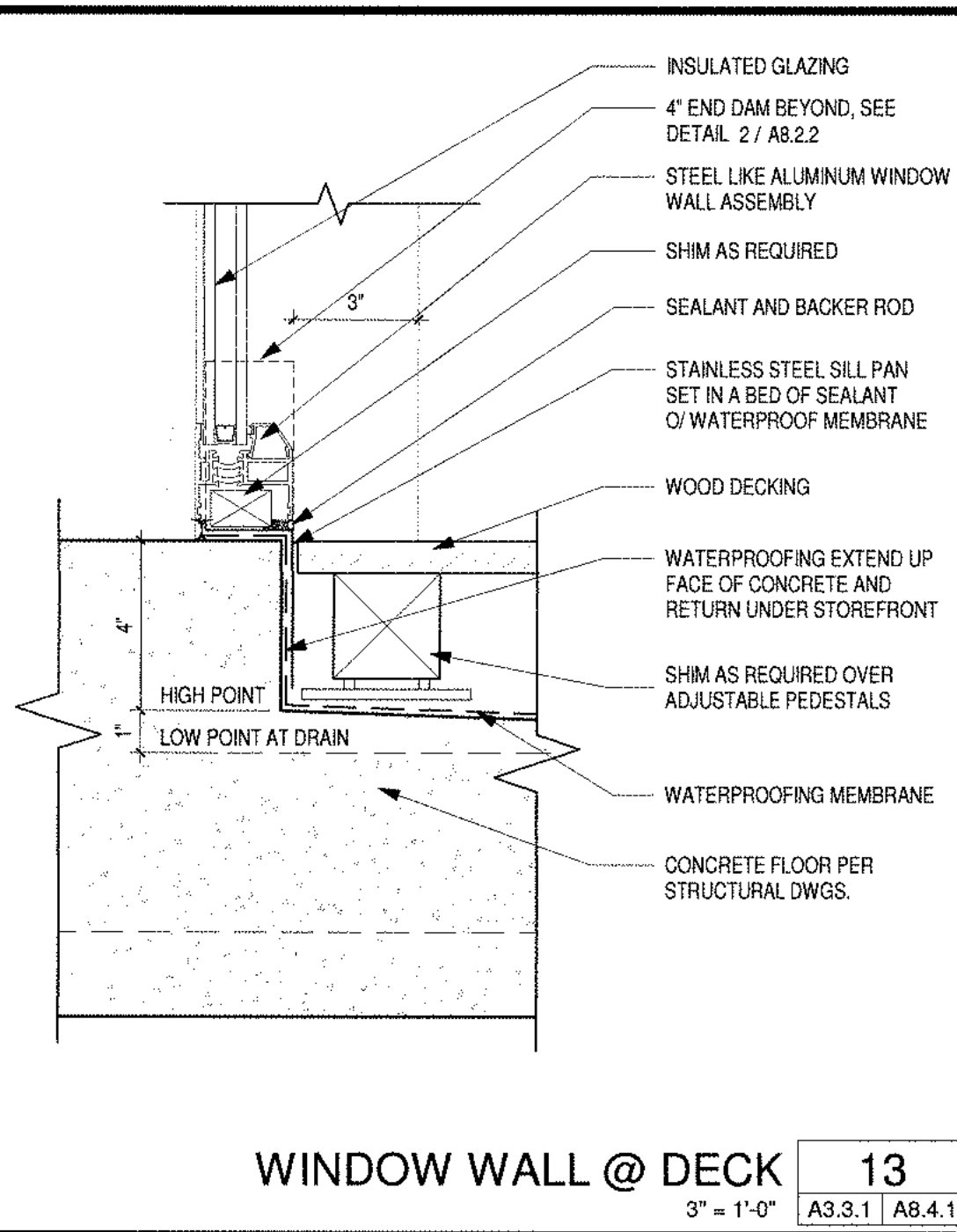
DRAWING TITLE
PLAN DETAILS

DRAWING NO.

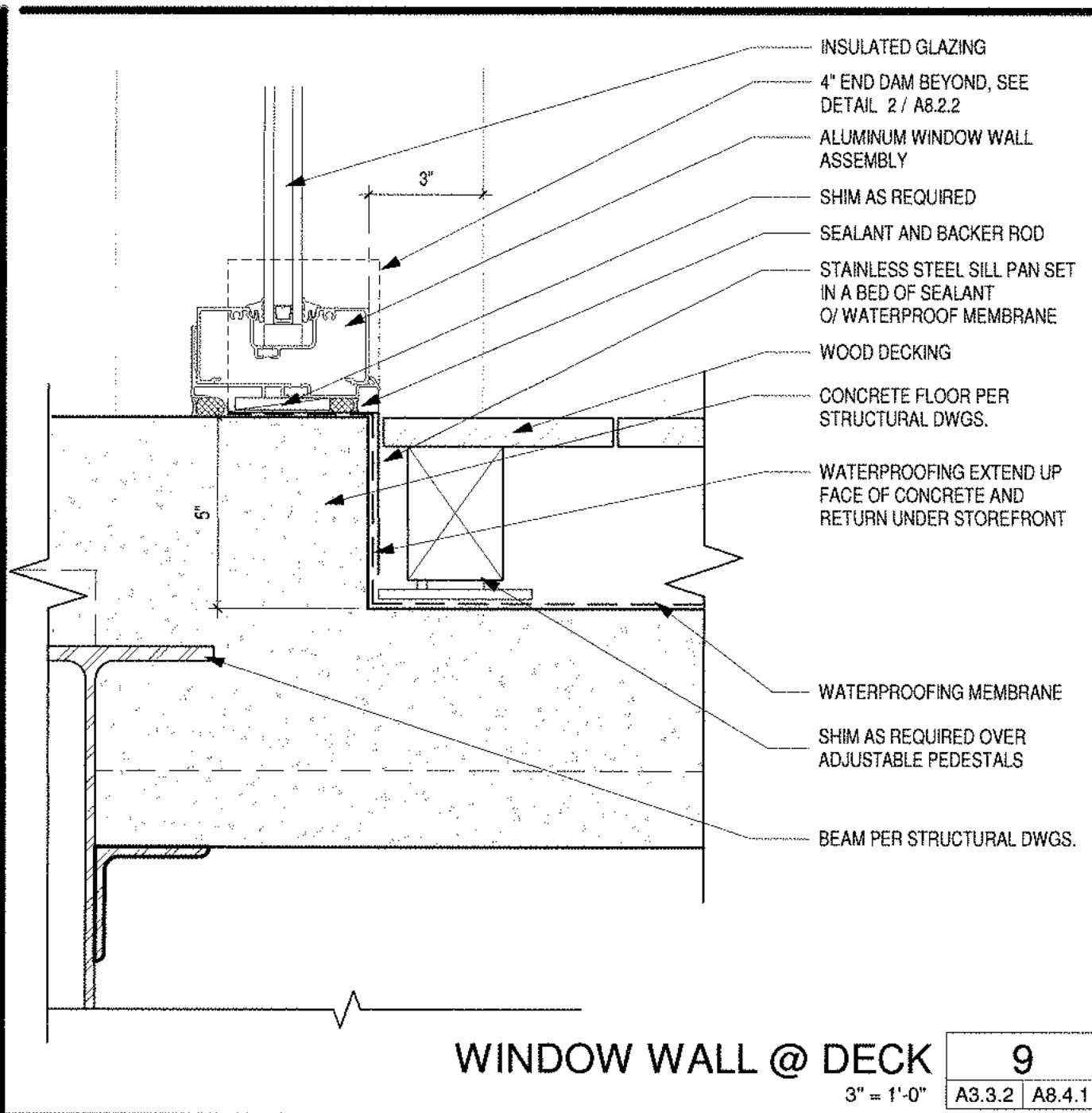
A8.3.3



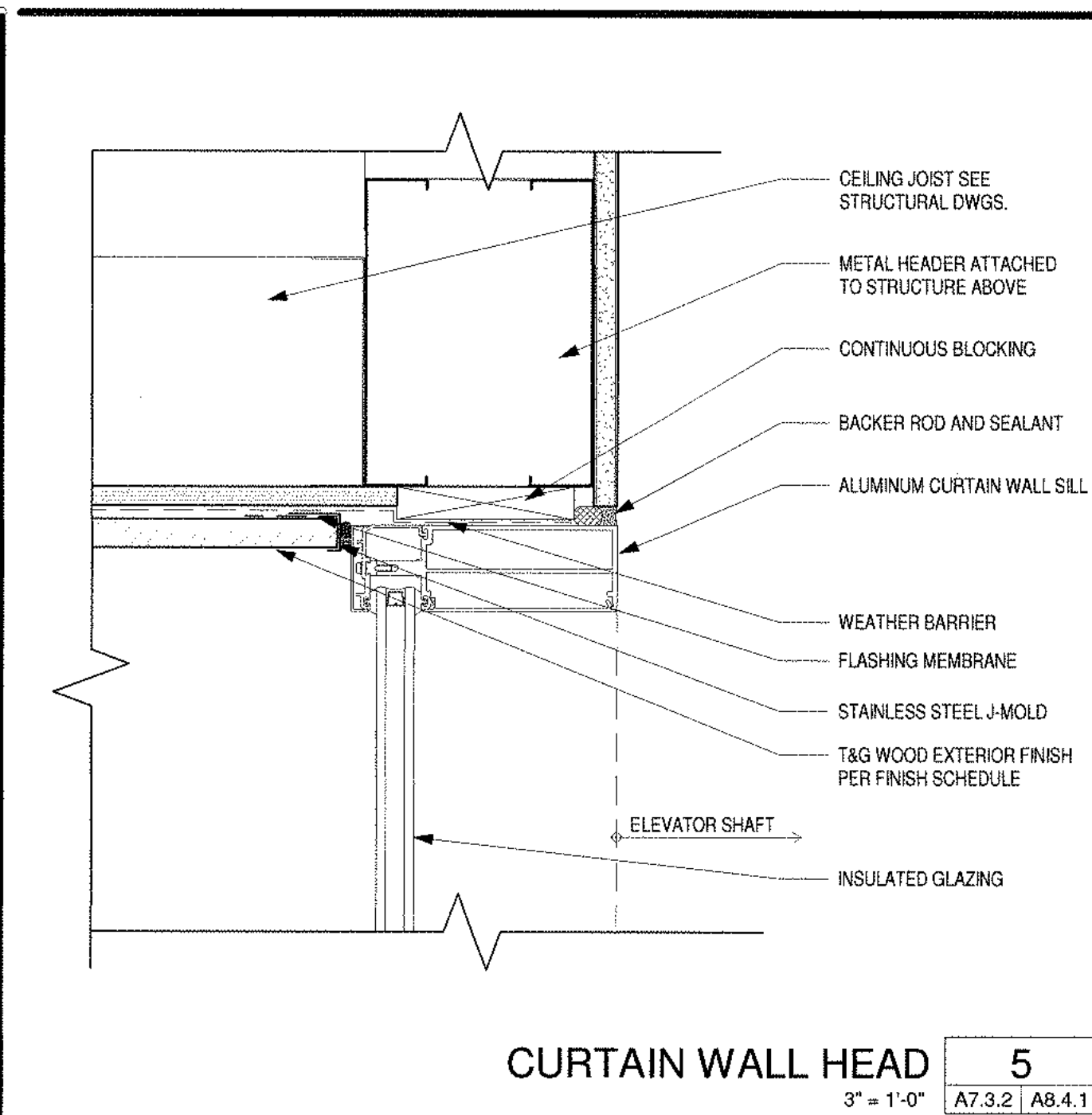
WALL @ GRADE 17
3" = 1'-0" [A3.3.7] [A8.4.1]



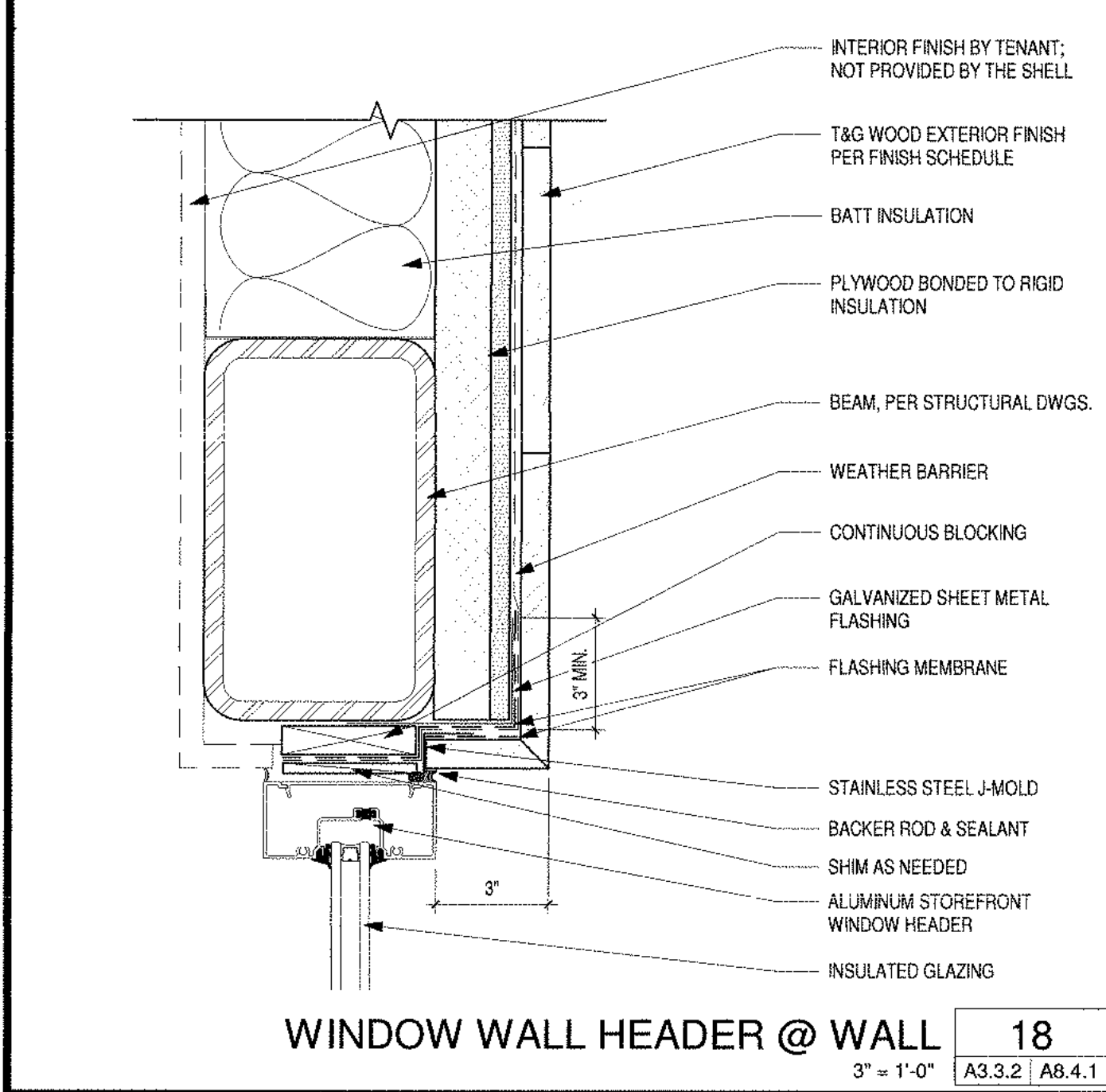
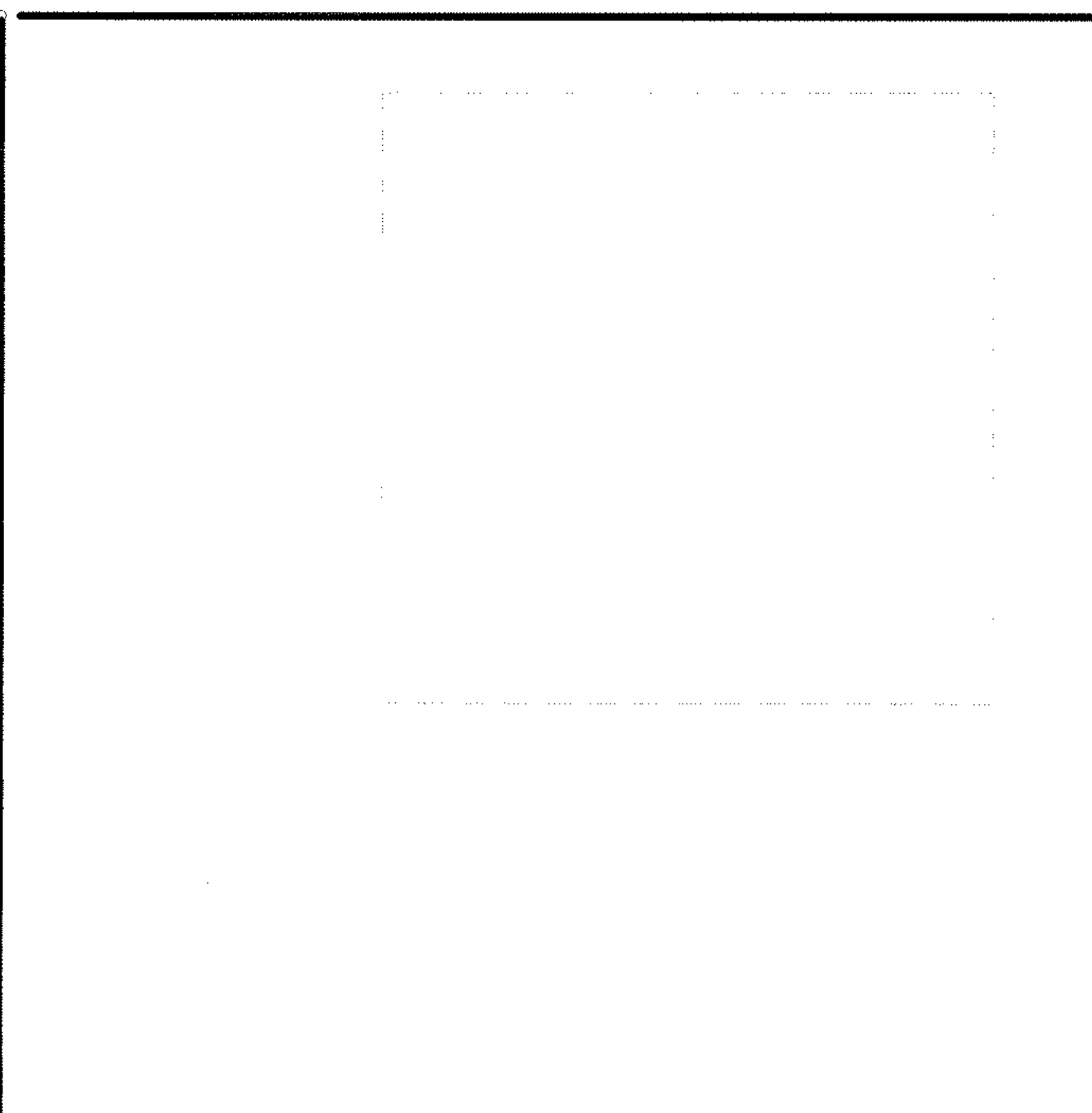
WINDOW WALL @ DECK 13
3" = 1'-0" [A3.3.1] [A8.4.1]



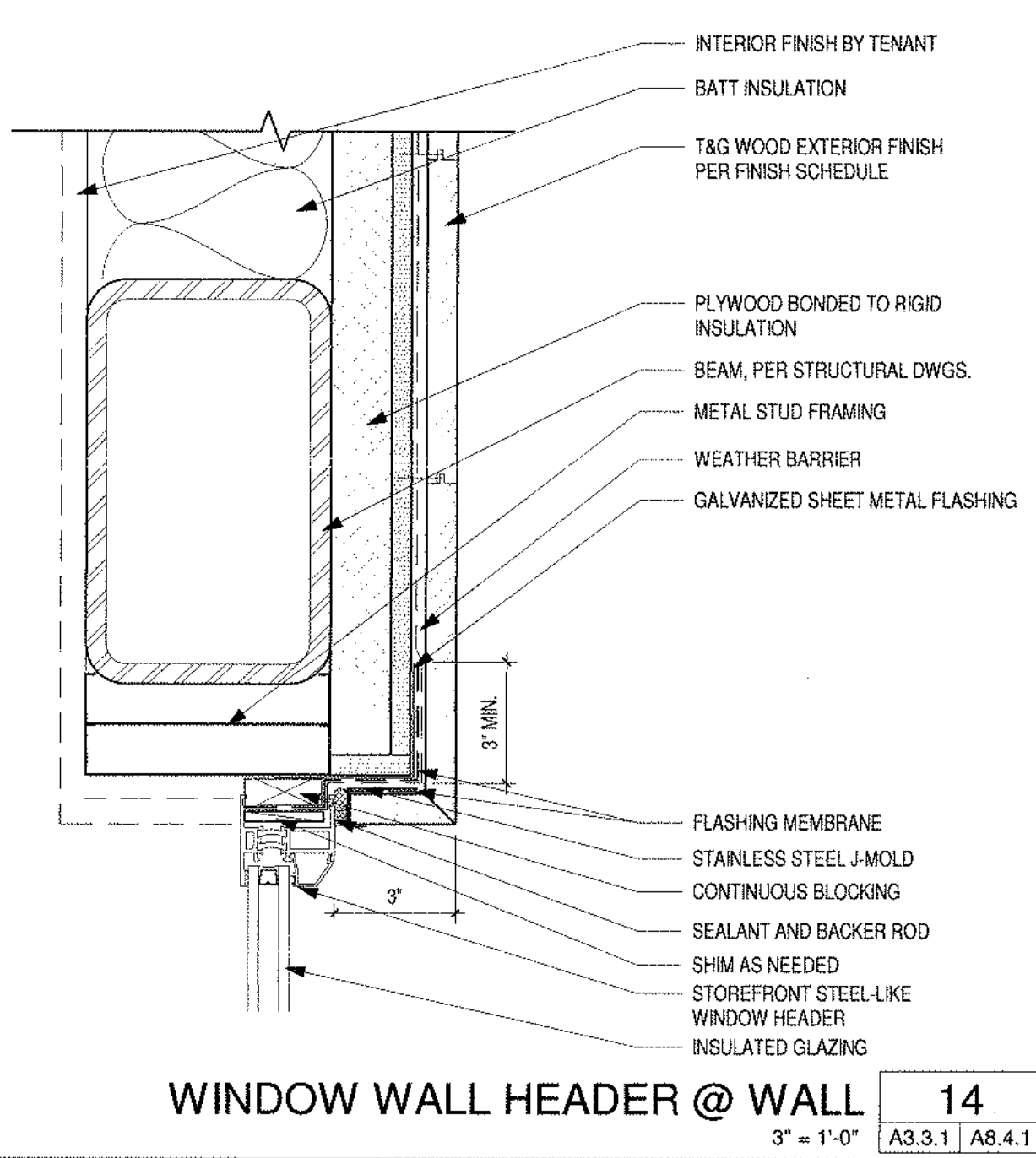
WINDOW WALL @ DECK 9
3" = 1'-0" [A3.3.2] [A8.4.1]



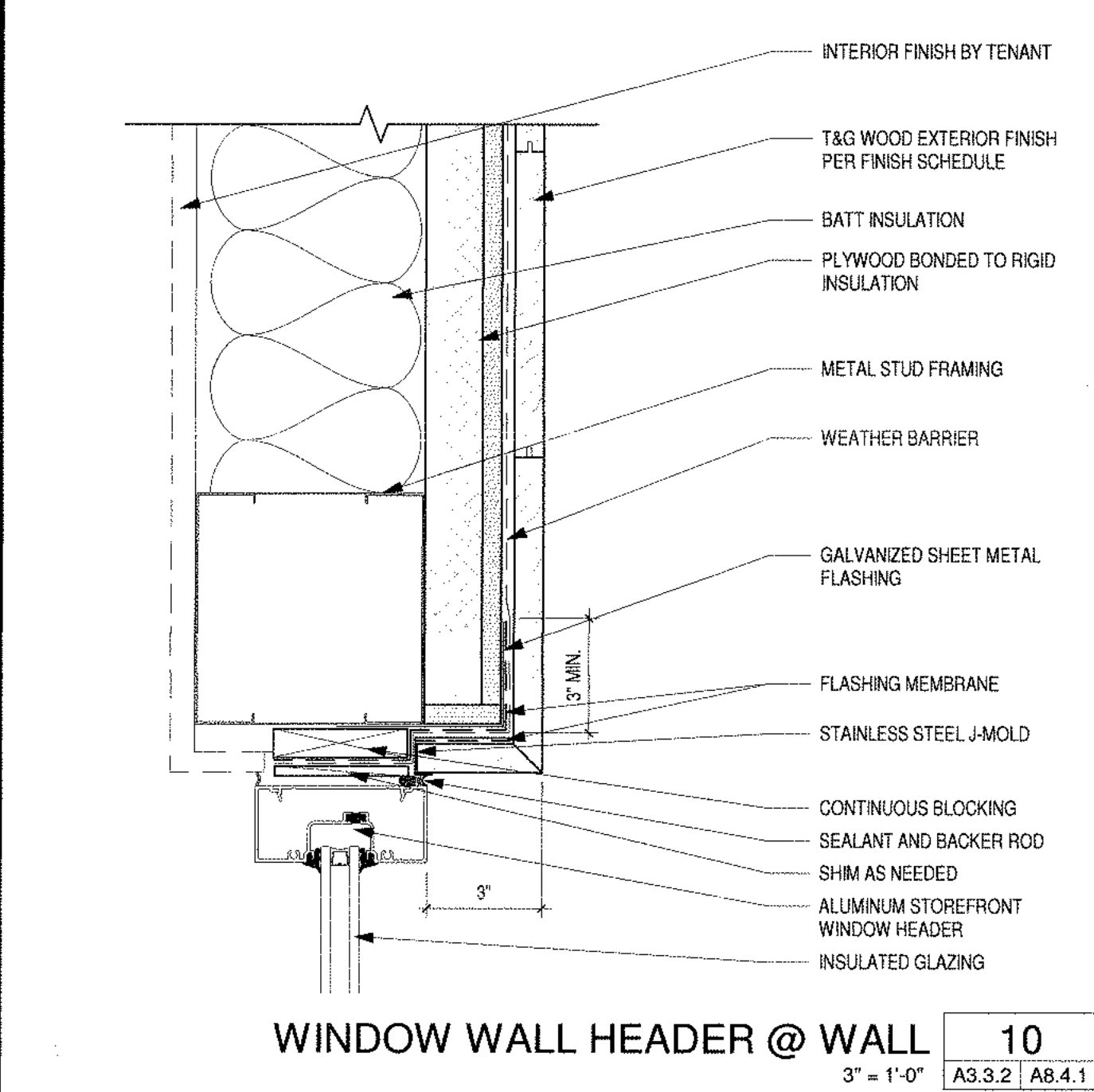
CURTAIN WALL HEAD 5
3" = 1'-0" [A7.3.2] [A8.4.1]



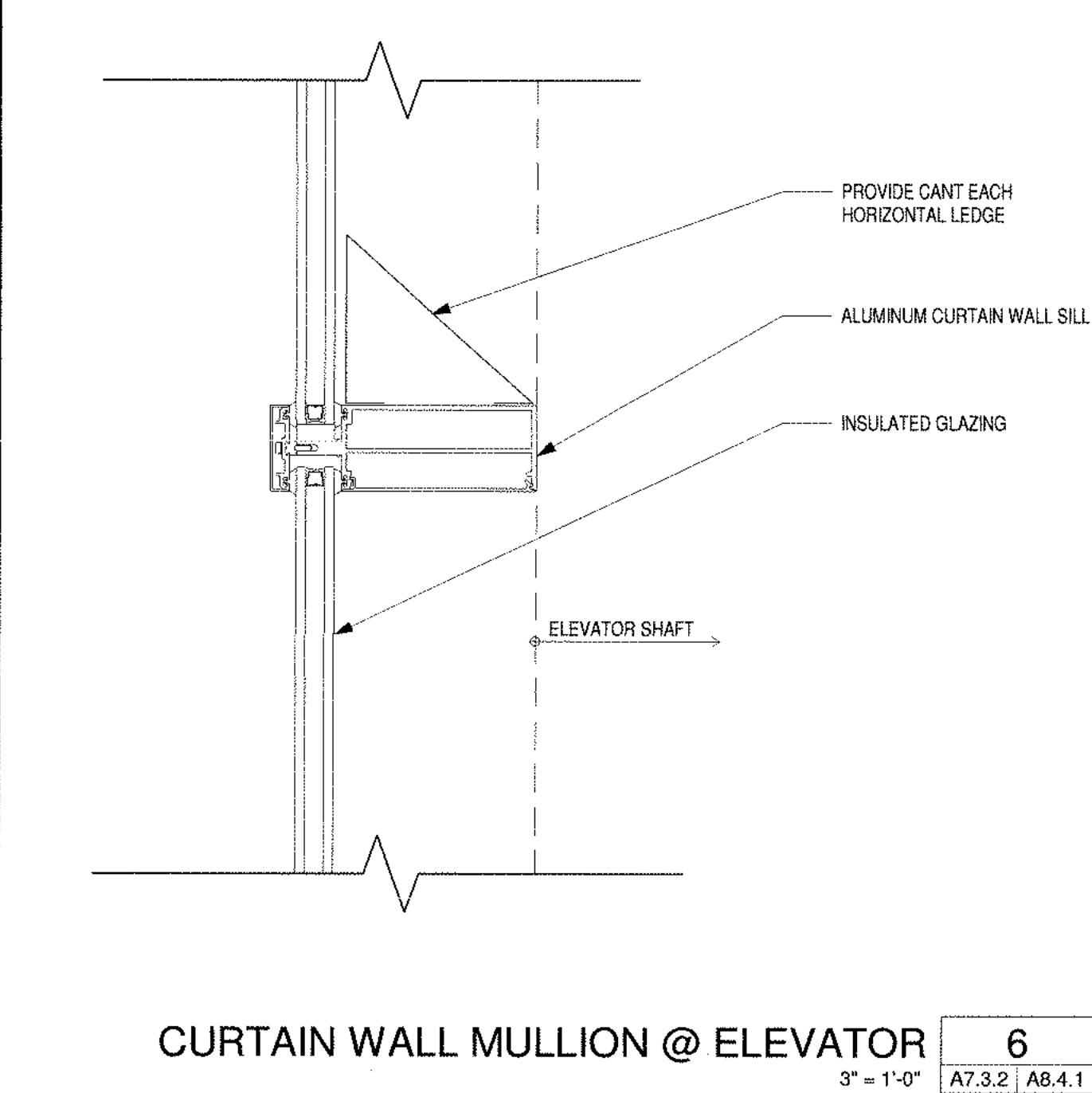
WINDOW WALL HEADER @ WALL 18
3" = 1'-0" [A3.3.2] [A8.4.1]



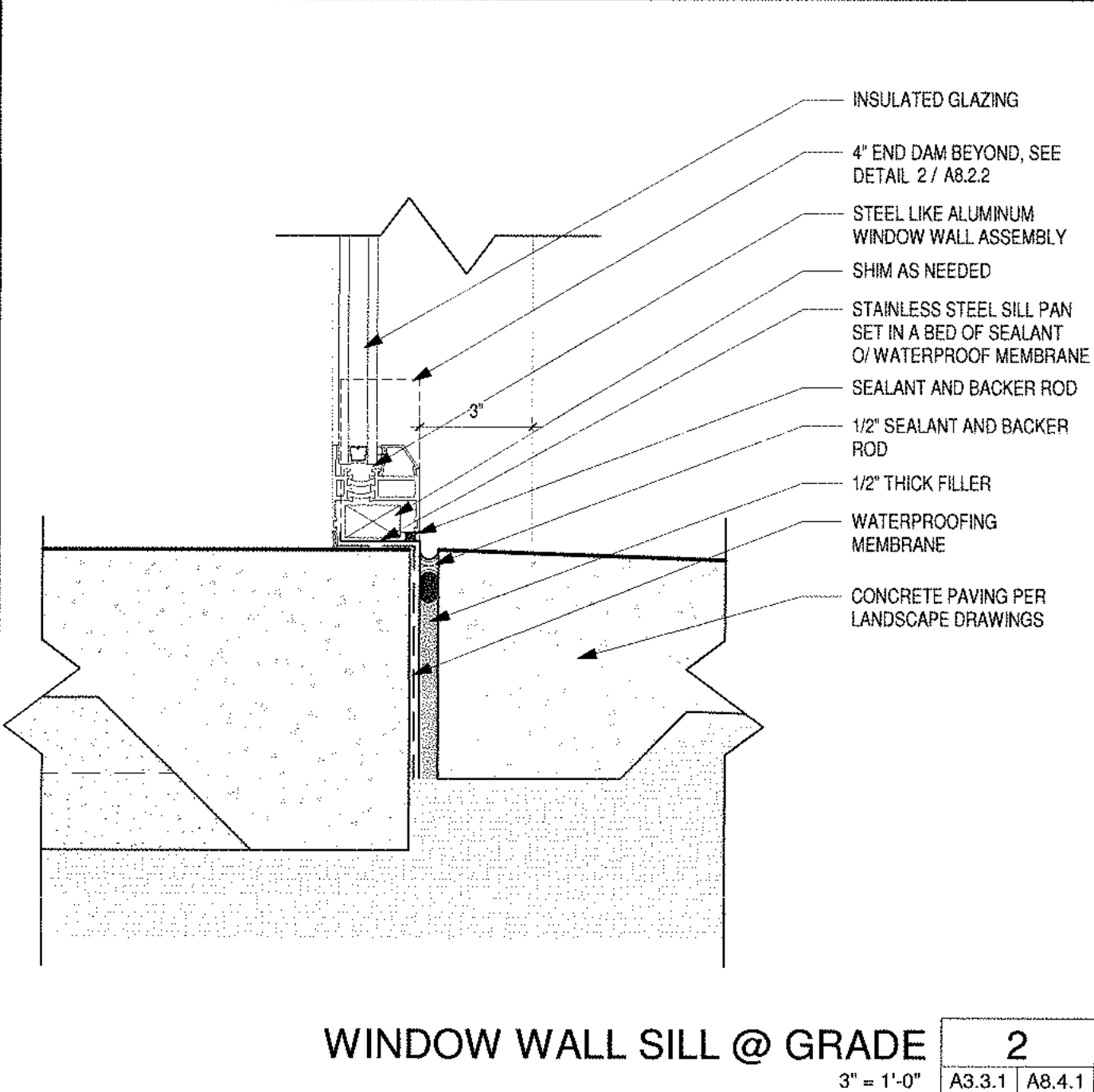
WINDOW WALL HEADER @ WALL 14
3" = 1'-0" [A3.3.1] [A8.4.1]



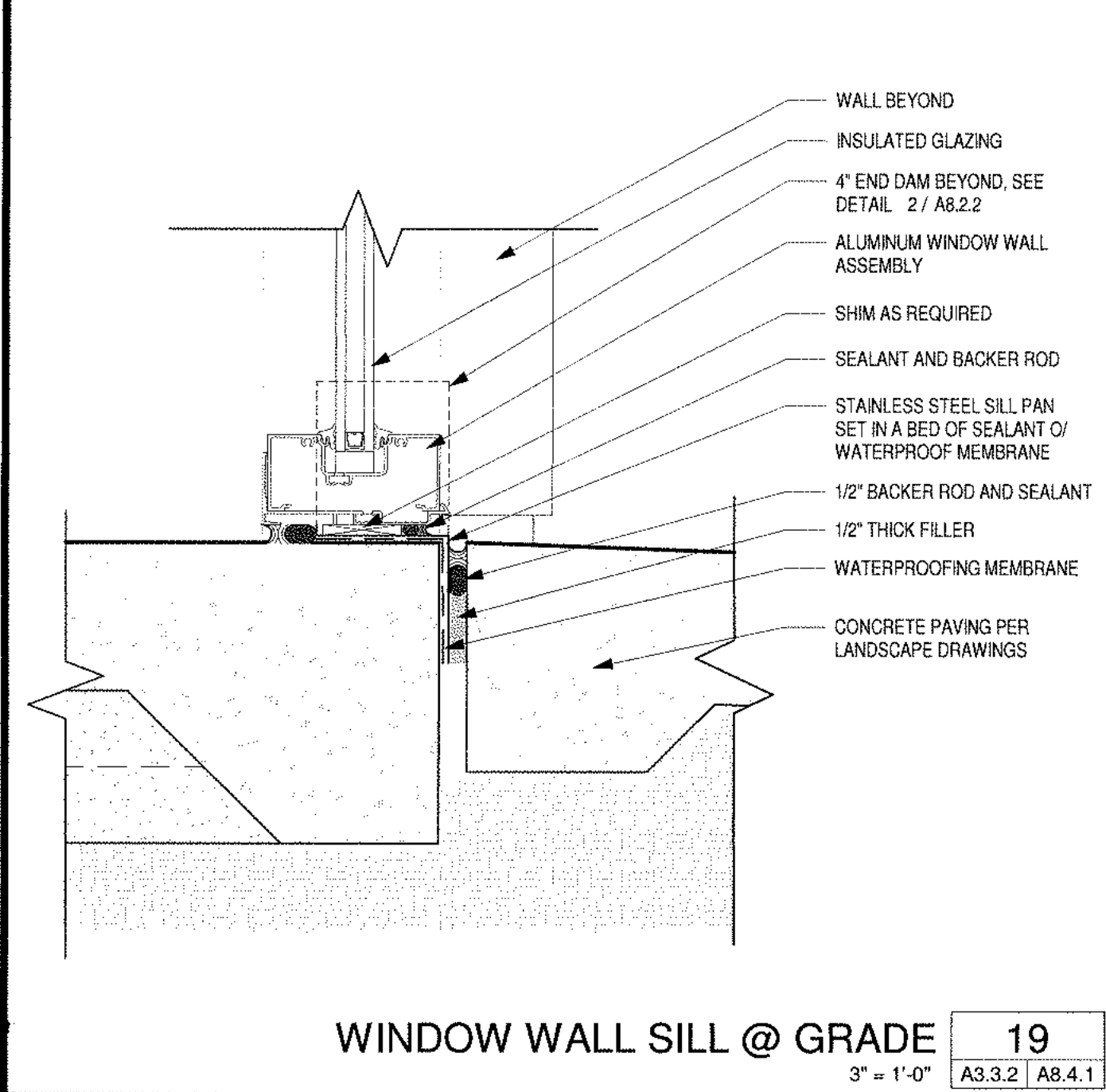
WINDOW WALL HEADER @ WALL 10
3" = 1'-0" [A3.3.2] [A8.4.1]



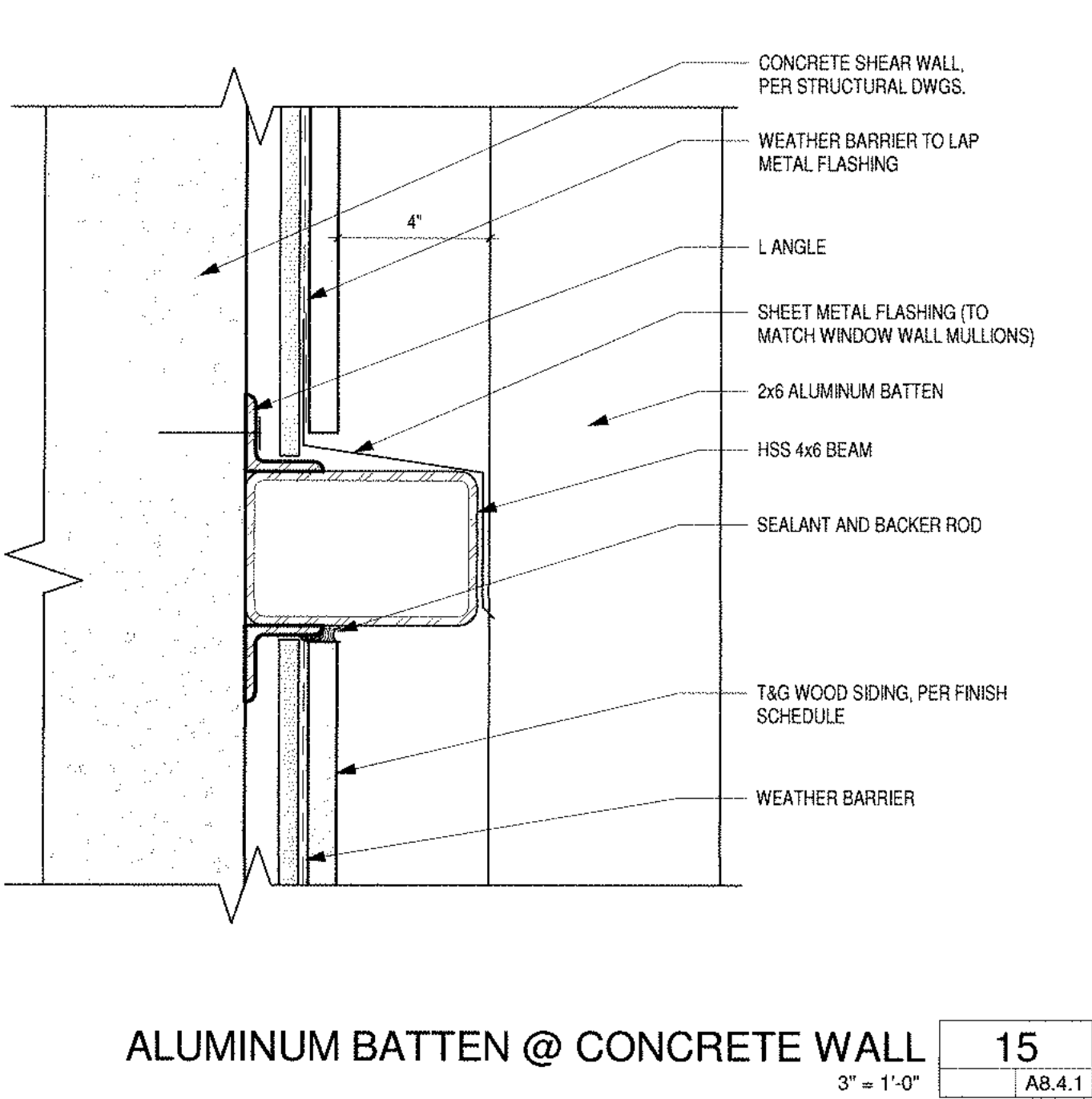
CURTAIN WALL MULLION @ ELEVATOR 6
3" = 1'-0" [A7.3.2] [A8.4.1]



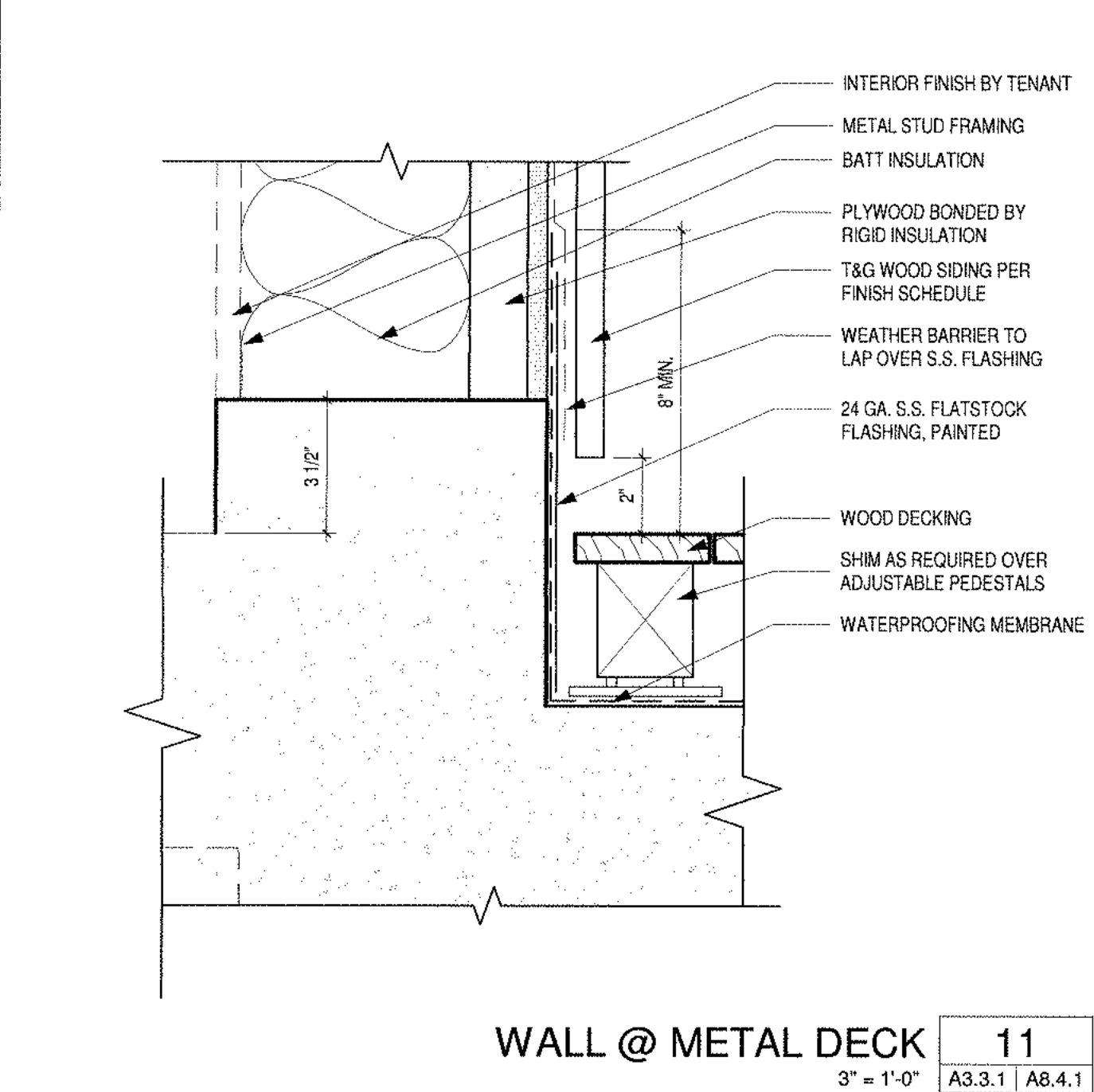
WINDOW WALL SILL @ GRADE 2
3" = 1'-0" [A3.3.1] [A8.4.1]



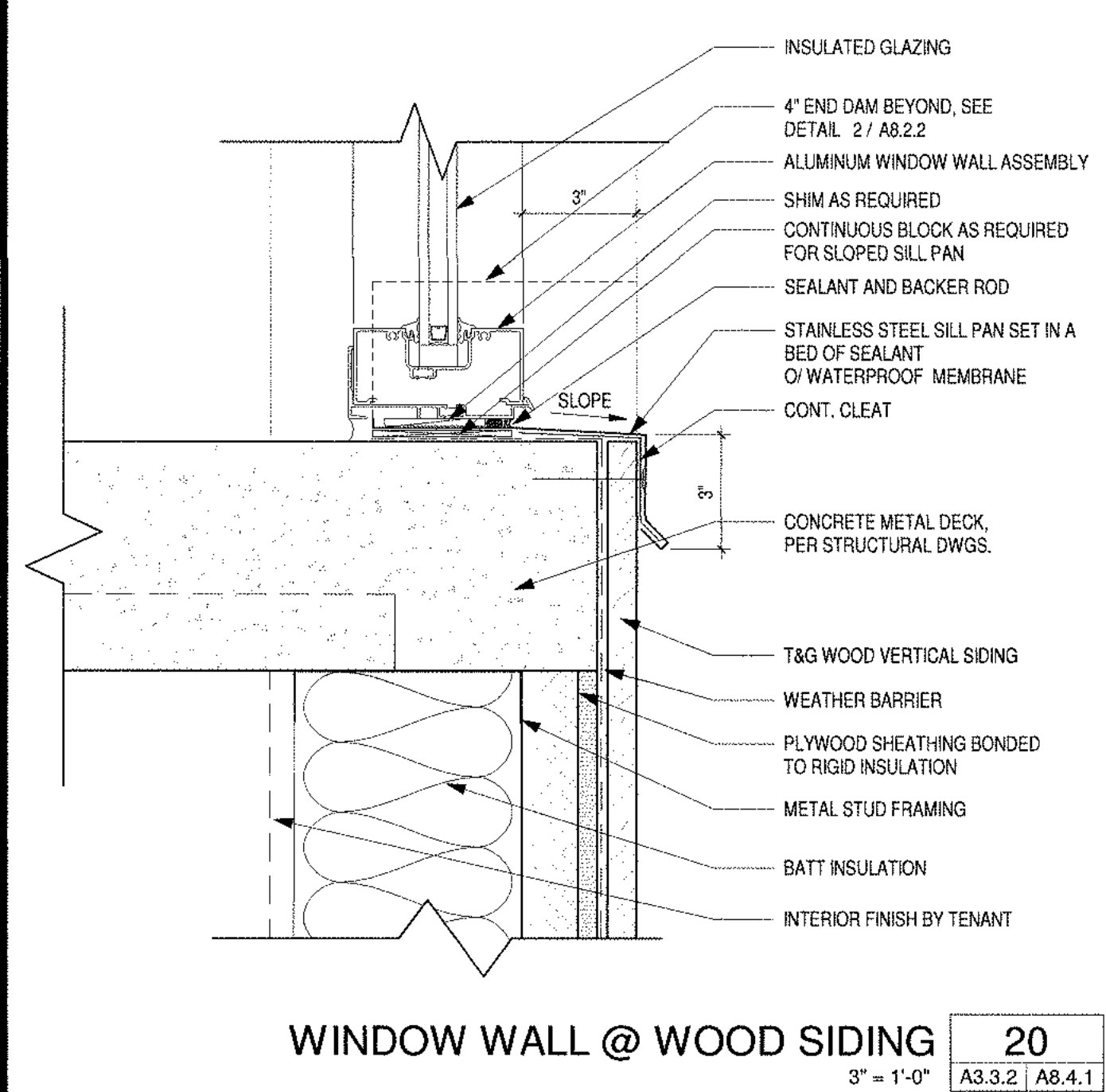
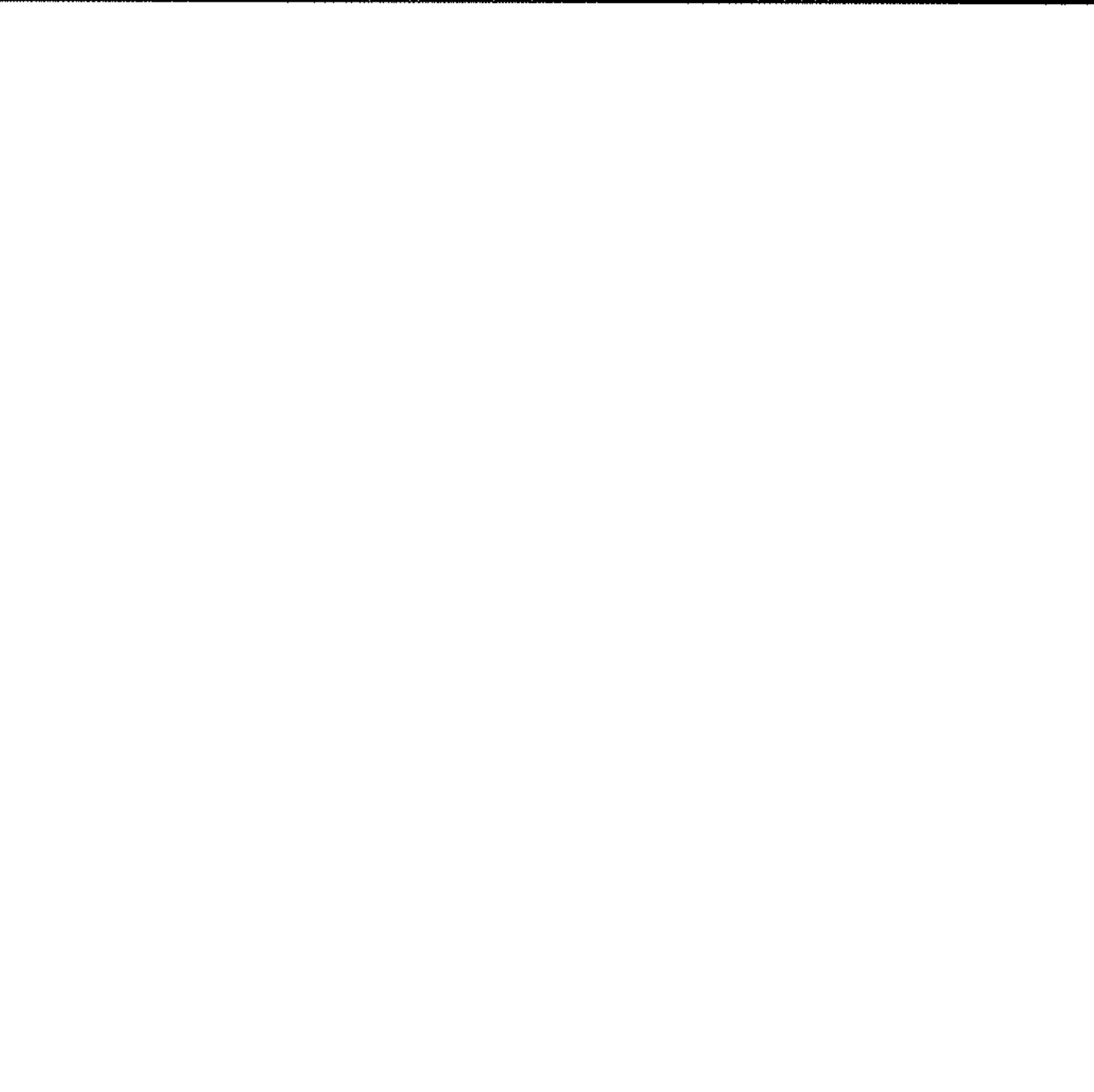
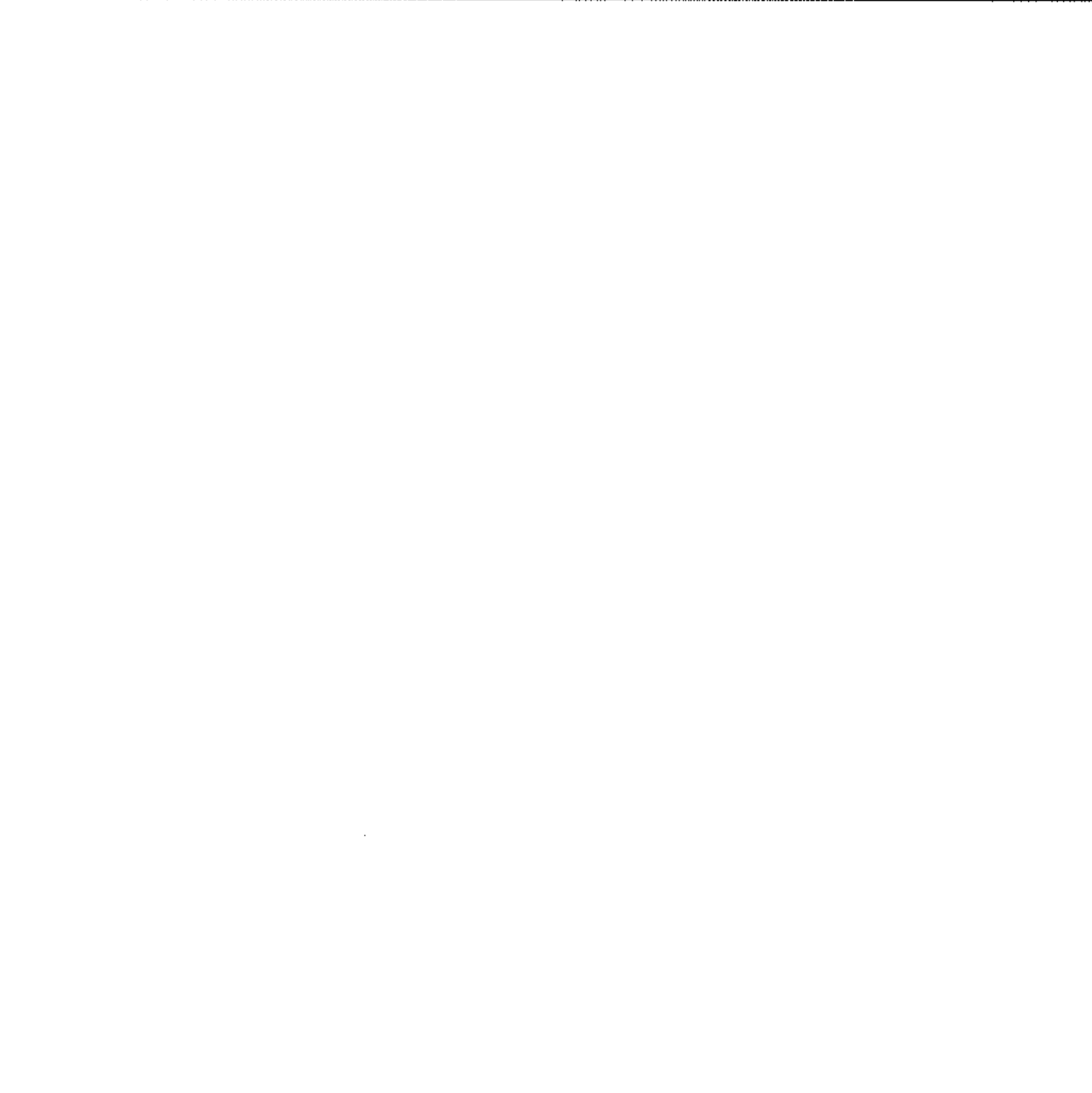
WINDOW WALL SILL @ GRADE 19
3" = 1'-0" [A3.3.2] [A8.4.1]



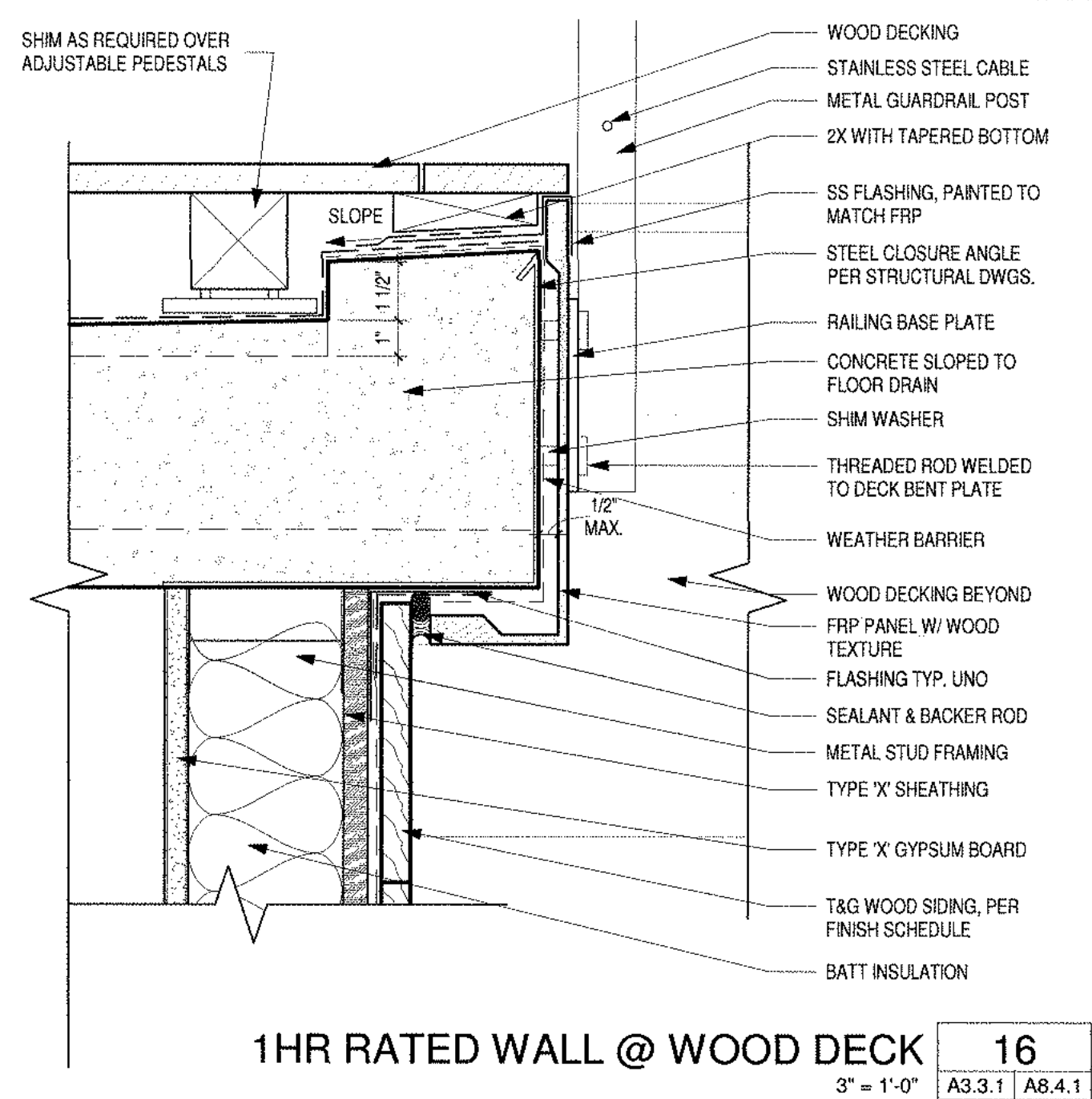
ALUMINUM BATTEN @ CONCRETE WALL 15
3" = 1'-0" [A8.4.1]



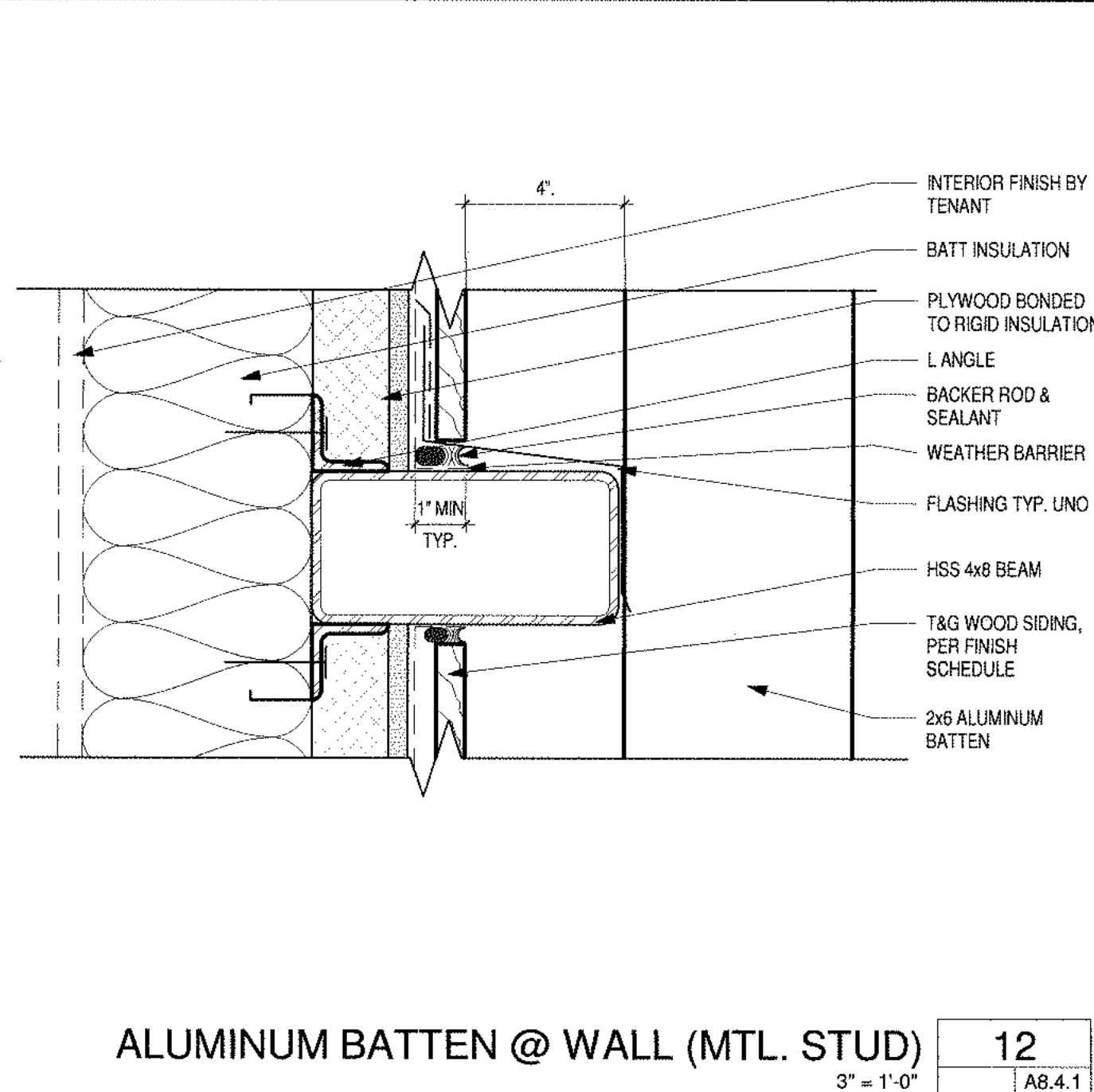
WALL @ METAL DECK 11
3" = 1'-0" [A3.3.1] [A8.4.1]



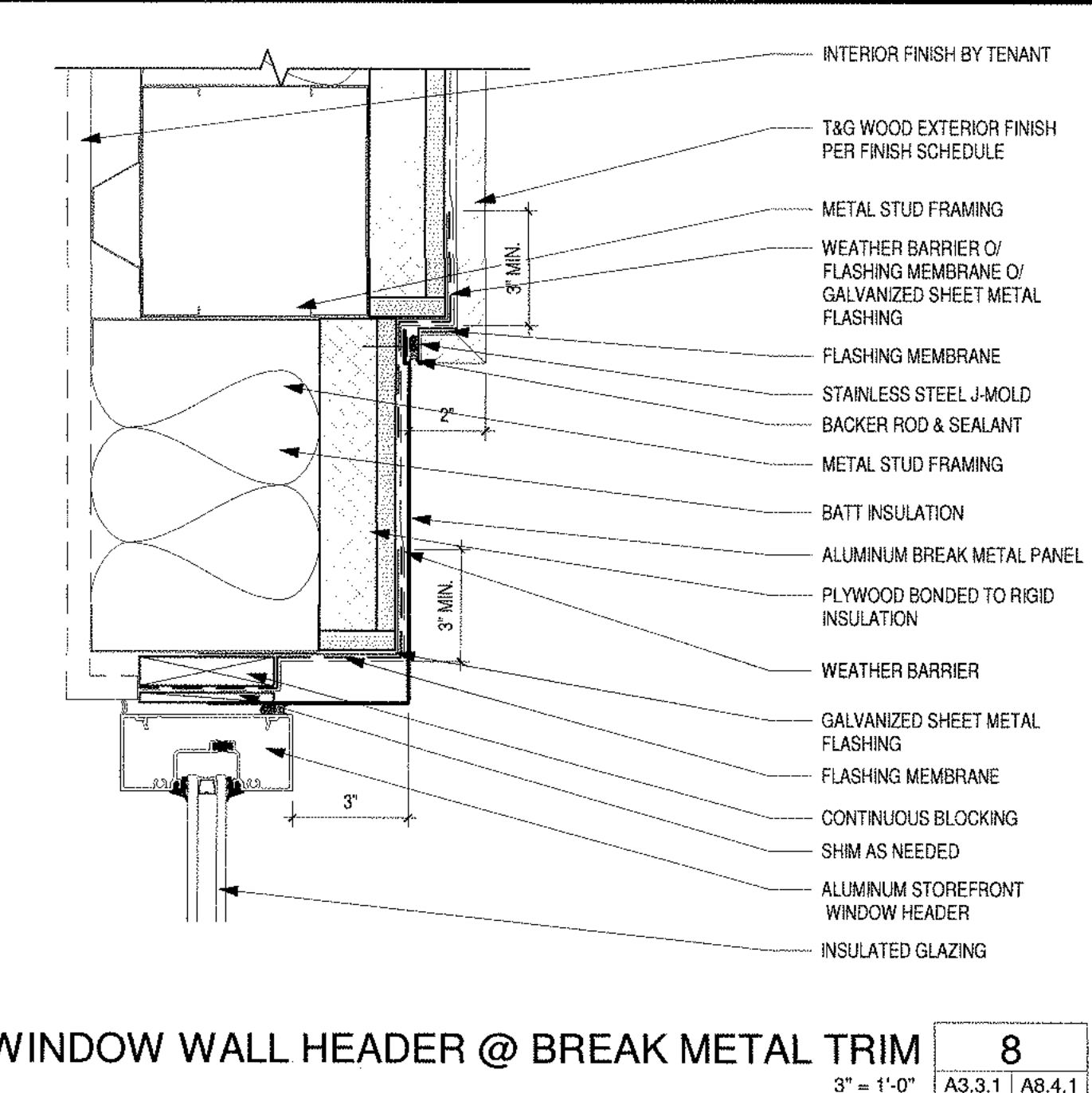
WINDOW WALL @ WOOD SIDING 20
3" = 1'-0" [A3.3.2] [A8.4.1]



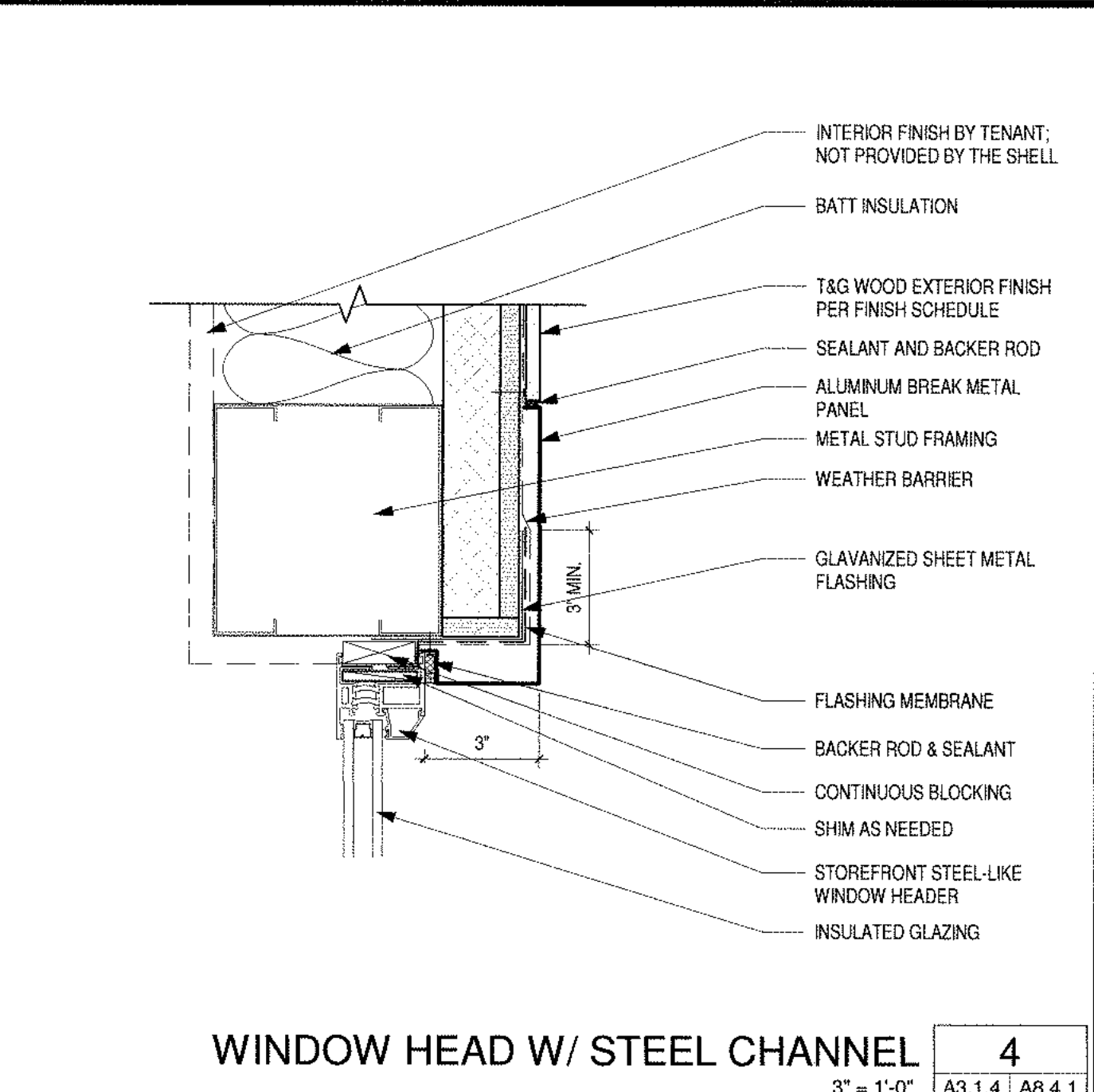
1HR RATED WALL @ WOOD DECK 16
3" = 1'-0" [A3.3.1] [A8.4.1]



ALUMINUM BATTEN @ WALL (MTL. STUD) 12
3" = 1'-0" [A8.4.1]



WINDOW WALL HEADER @ BREAK METAL TRIM 8
3" = 1'-0" [A3.3.1] [A8.4.1]



WINDOW HEAD W/ STEEL CHANNEL 4
3" = 1'-0" [A3.1.4] [A8.4.1]

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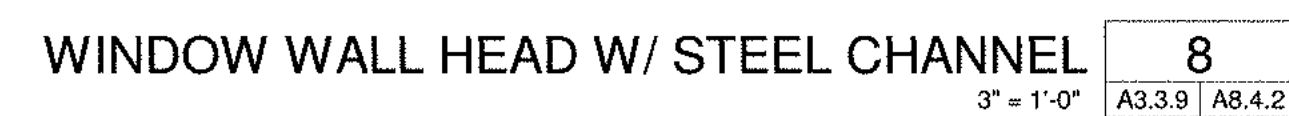
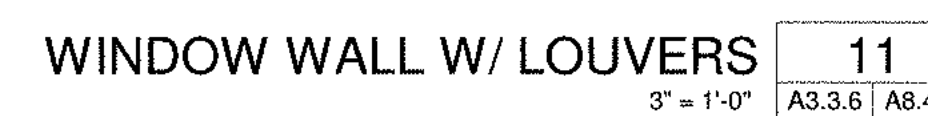
STATE OF CALIFORNIA

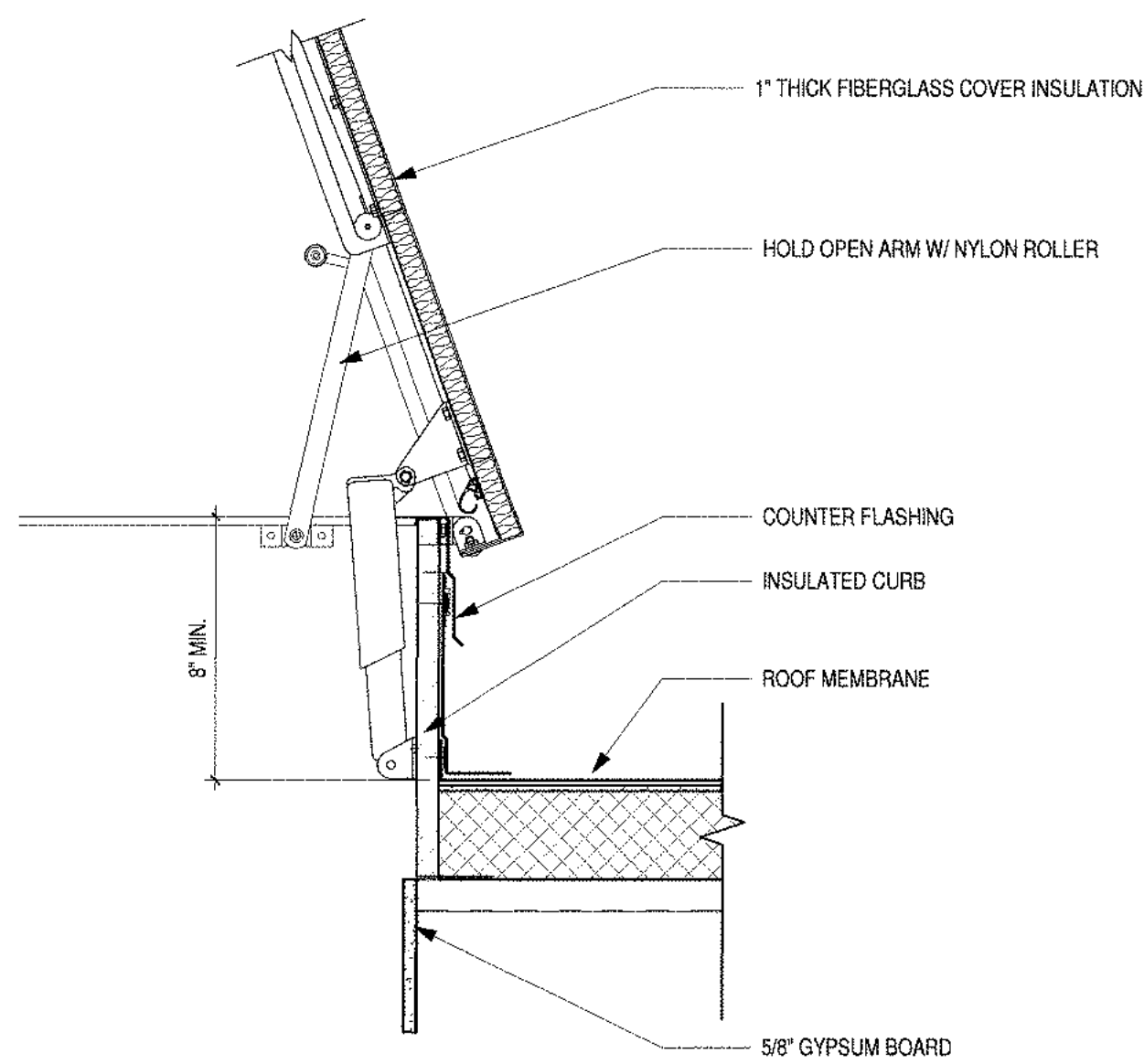
11.30.22
Exp. Date

No.	DATE	ISSUE
10/08/2020	DESIGN DEVELOPMENT	
12/03/2020	30% CONSTRUCTION DOCUMENTS	
02/19/2021	50% CONSTRUCTION DOCUMENTS	
06/01/2021	COUNTY SUBMITTAL	
A	09/24/2021	COUNTY RESUBMITTAL

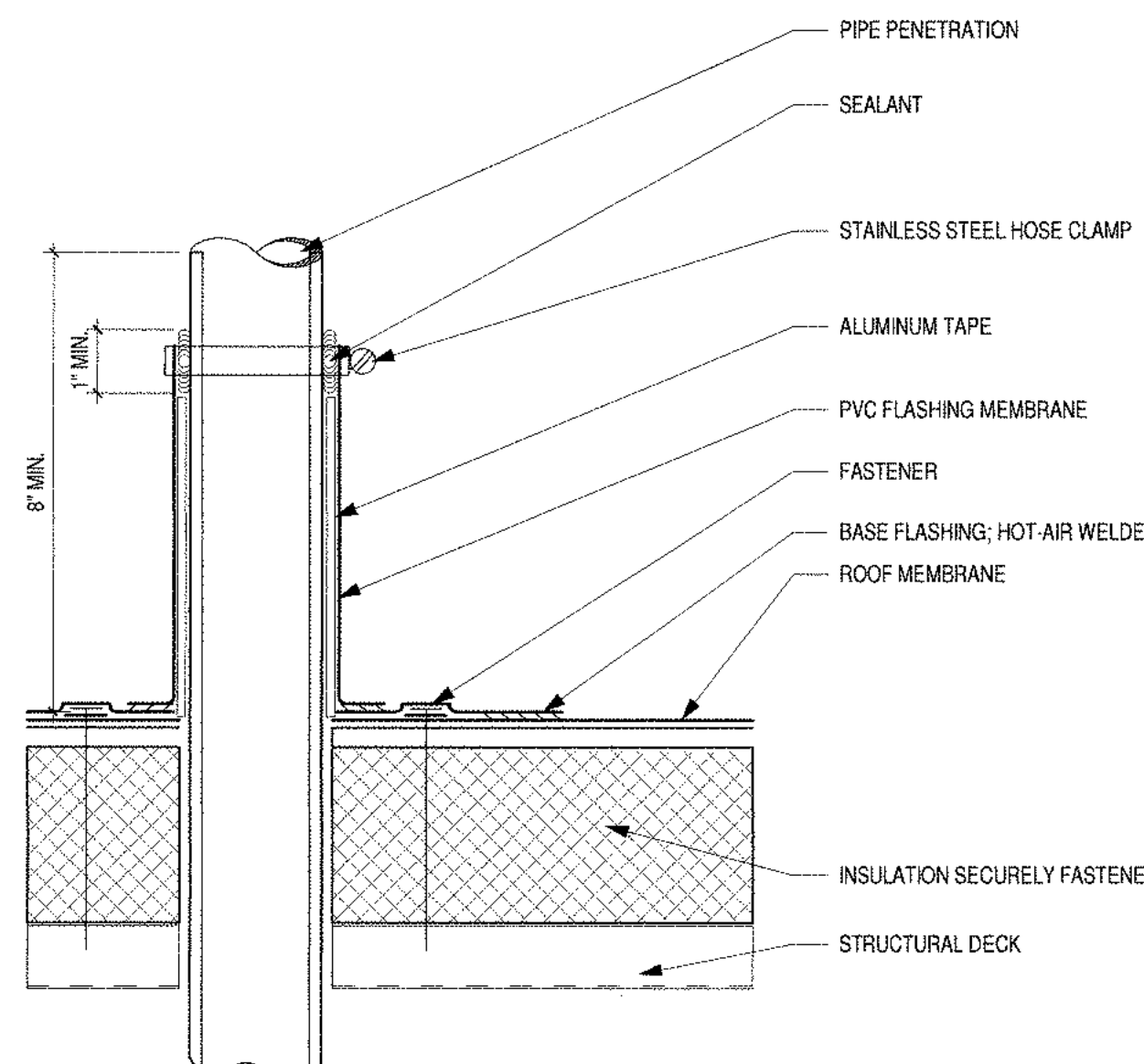
PROJECT NO. 19019
DATE: APRIL 23, 2021
DRAWING TITLE: **WALL DETAILS**

A8.4.1

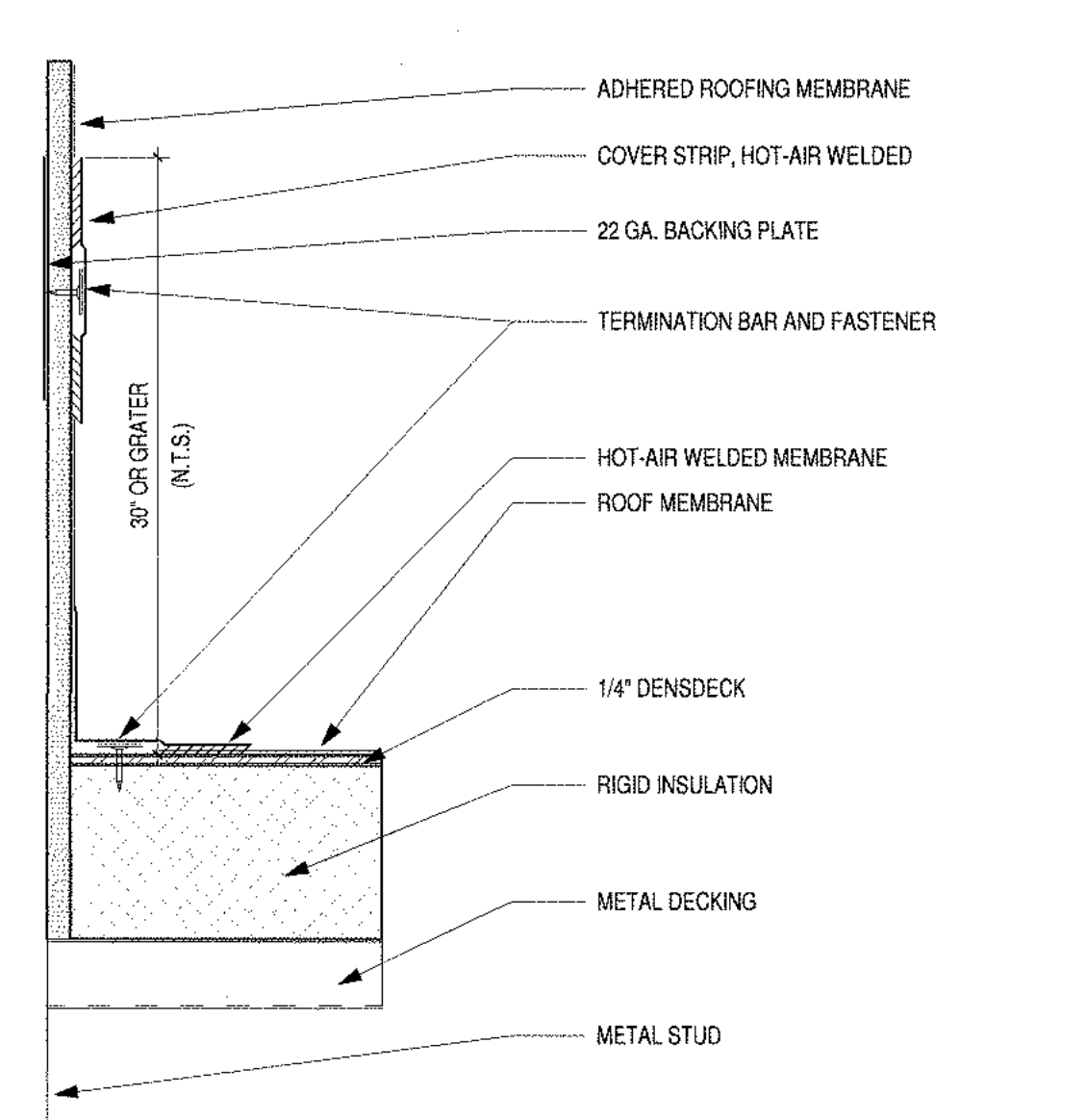




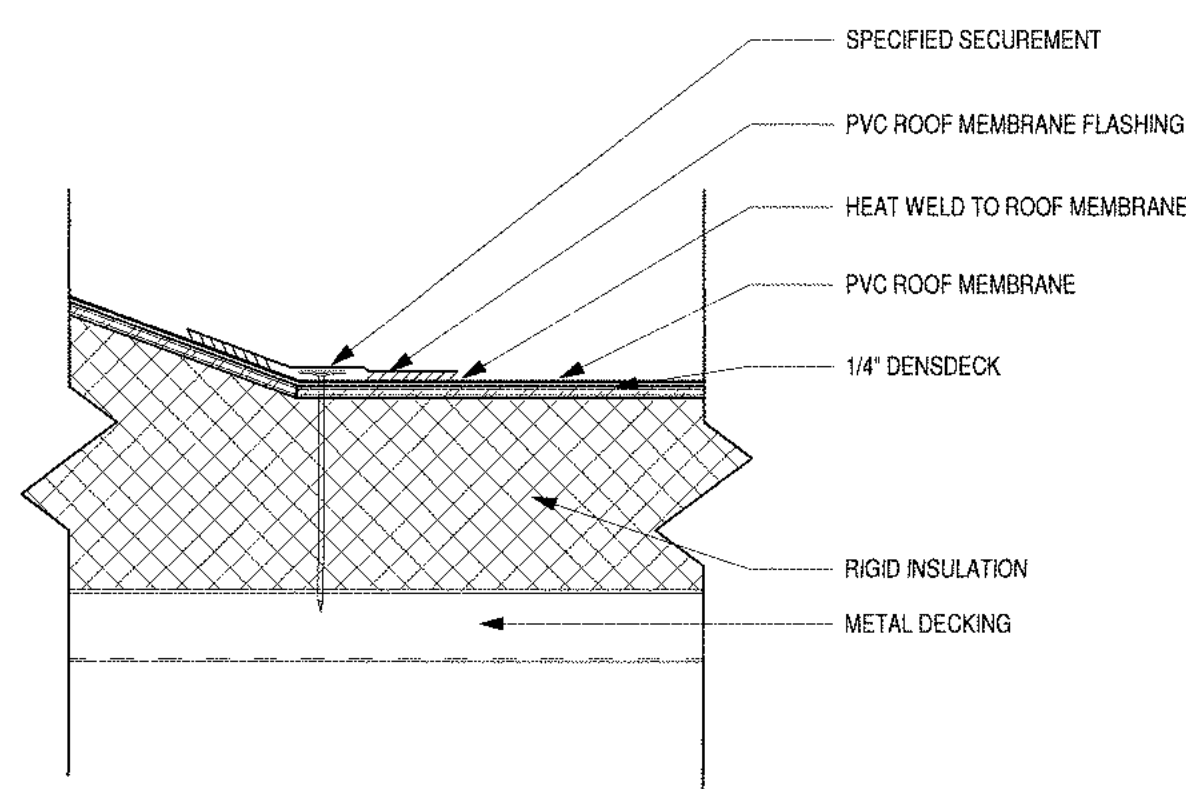
ROOF HATCH 13
1 1/2" x 1'-0" A8.5.1



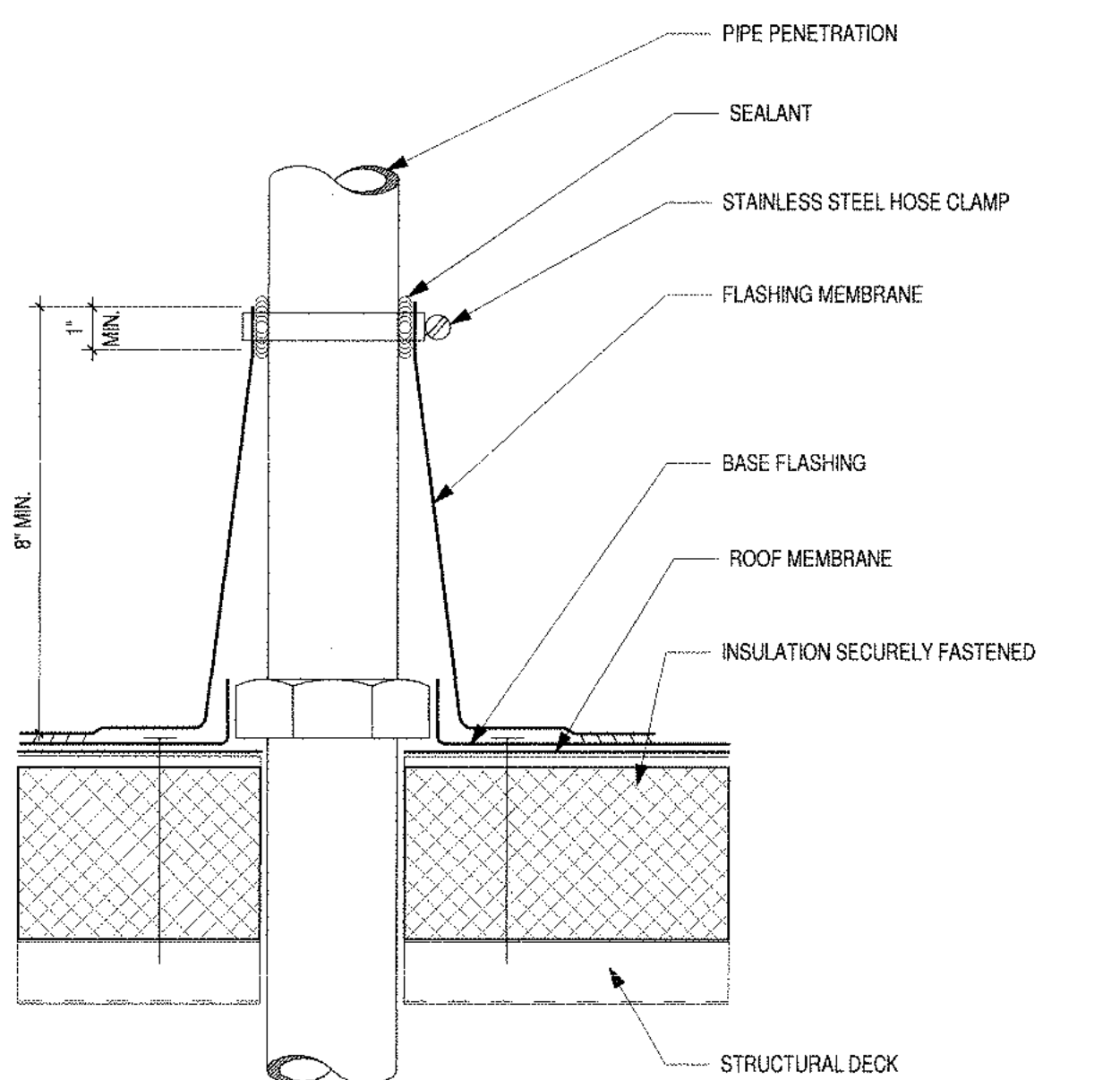
VENT STACK FLASHING 9
3" x 1'-0" A8.5.1



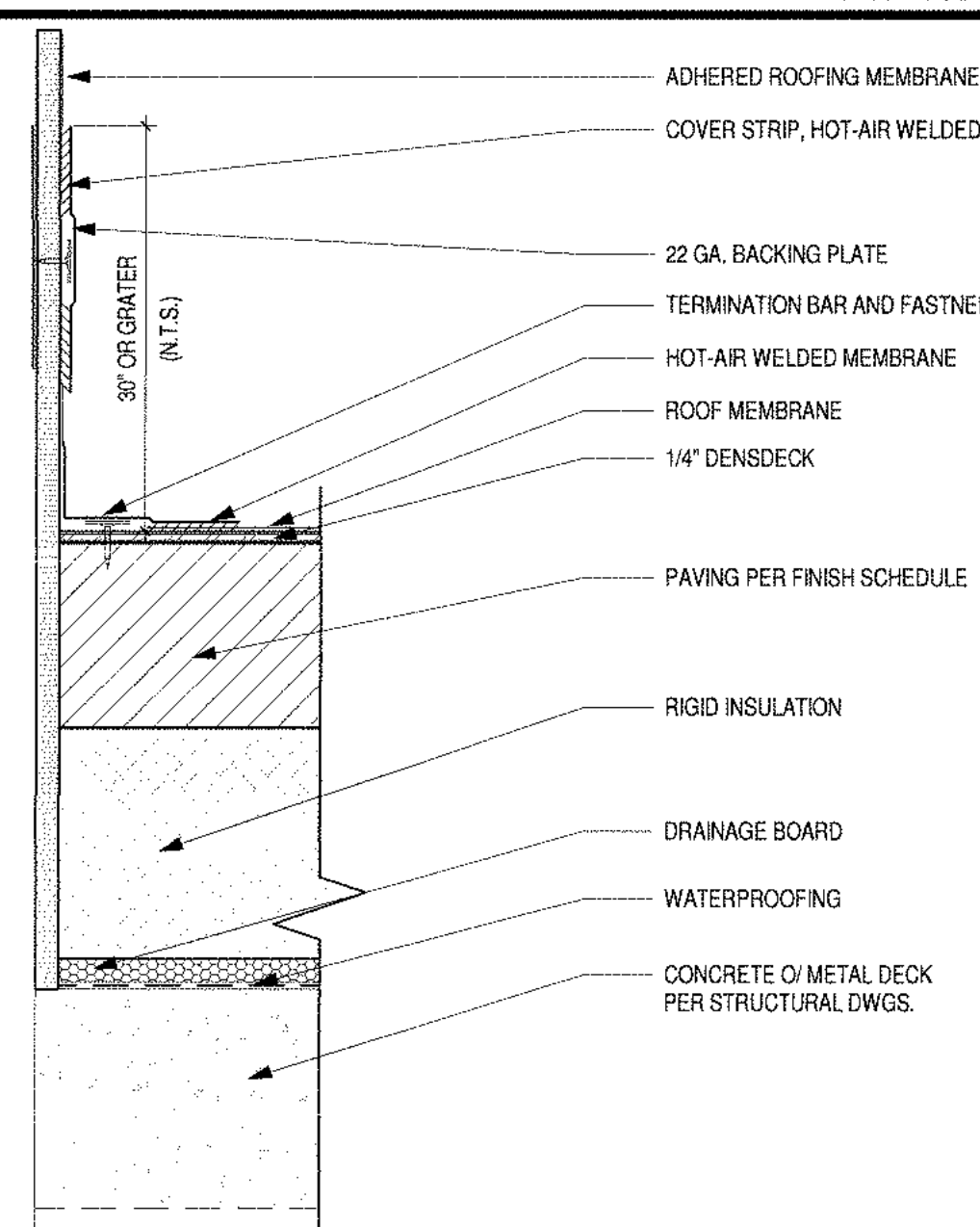
ROOFING TO WALL 5
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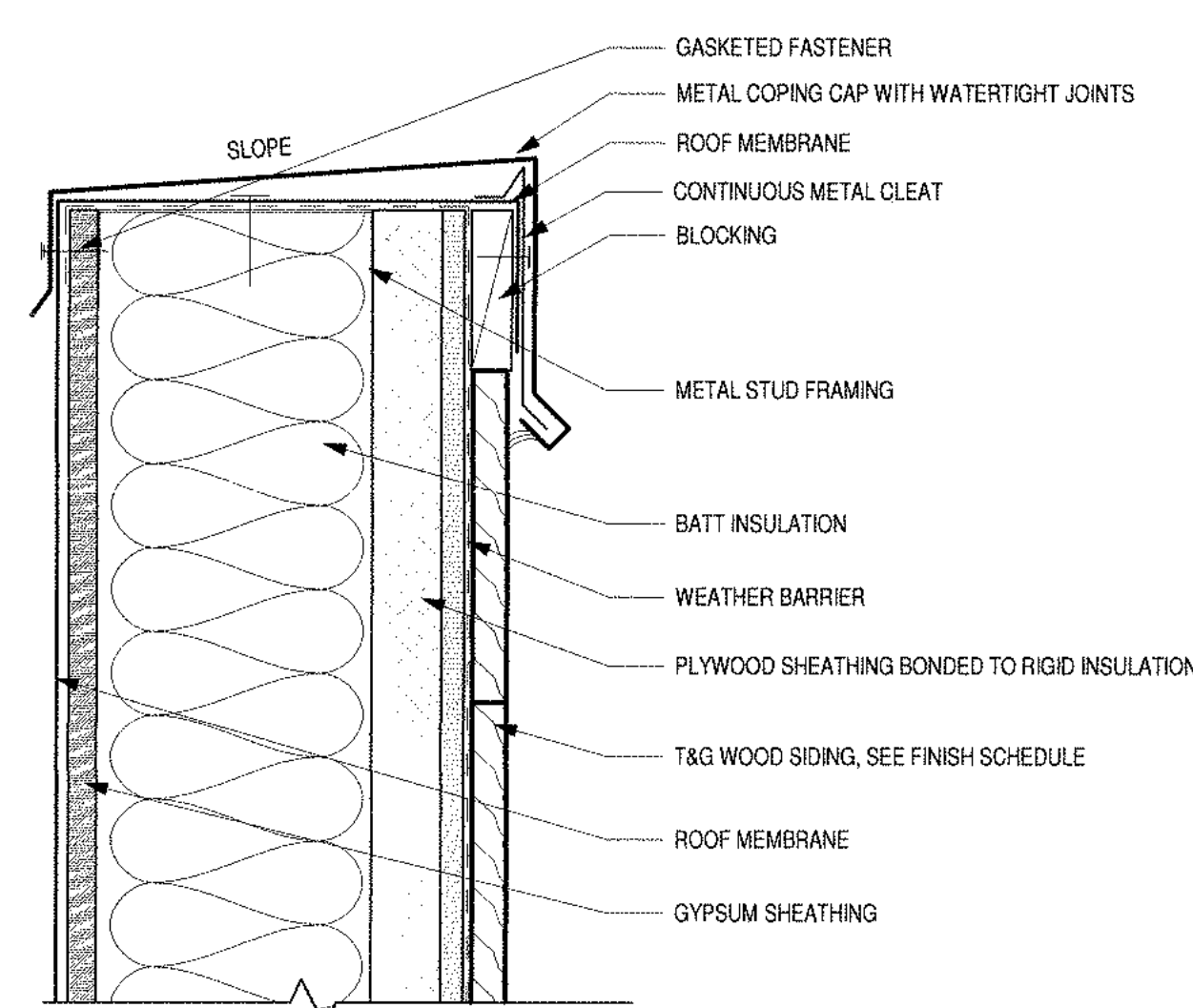
SLOPE TRANSITION 18
3" x 1'-0" A8.5.1



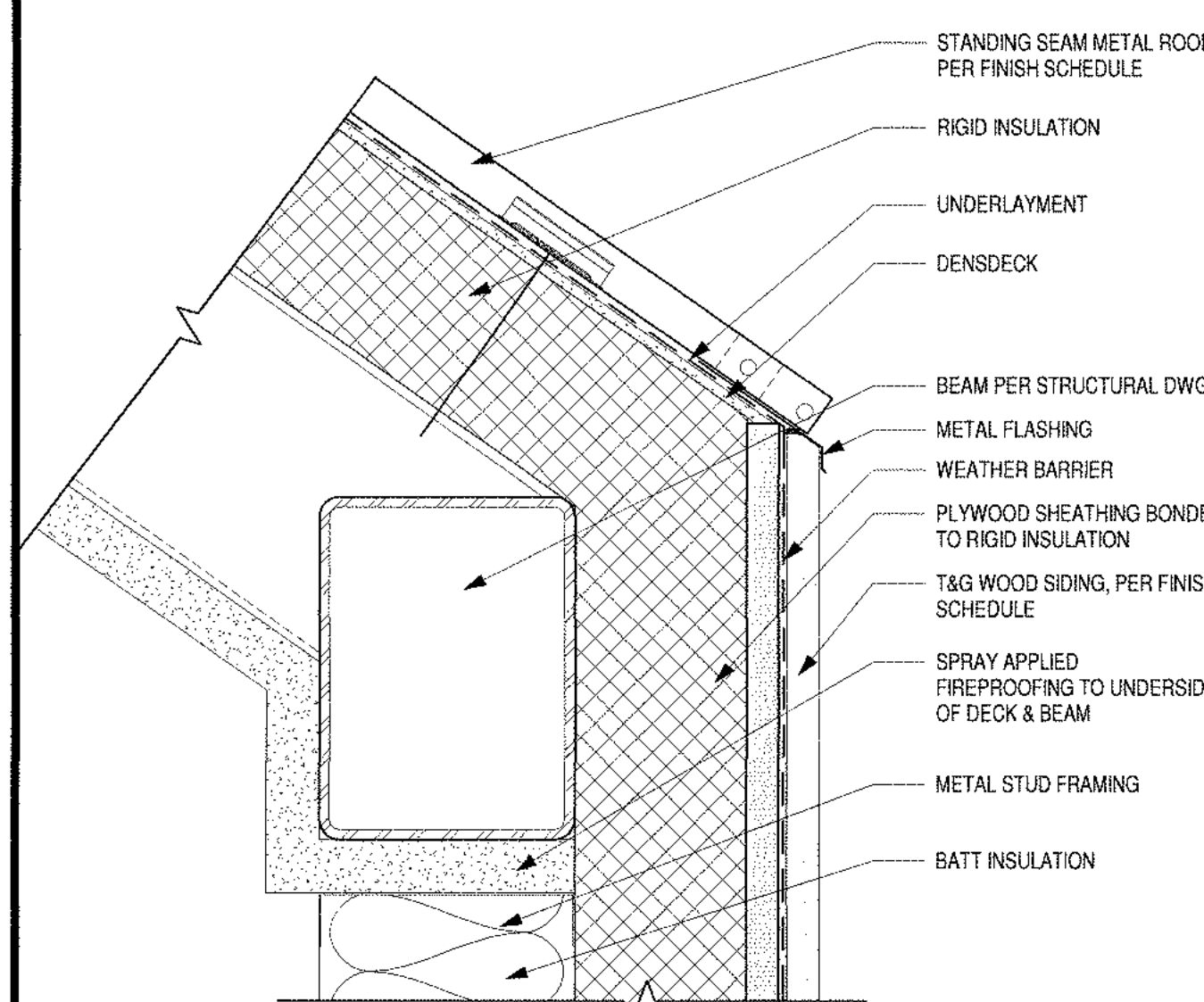
CONE FLASHING 10
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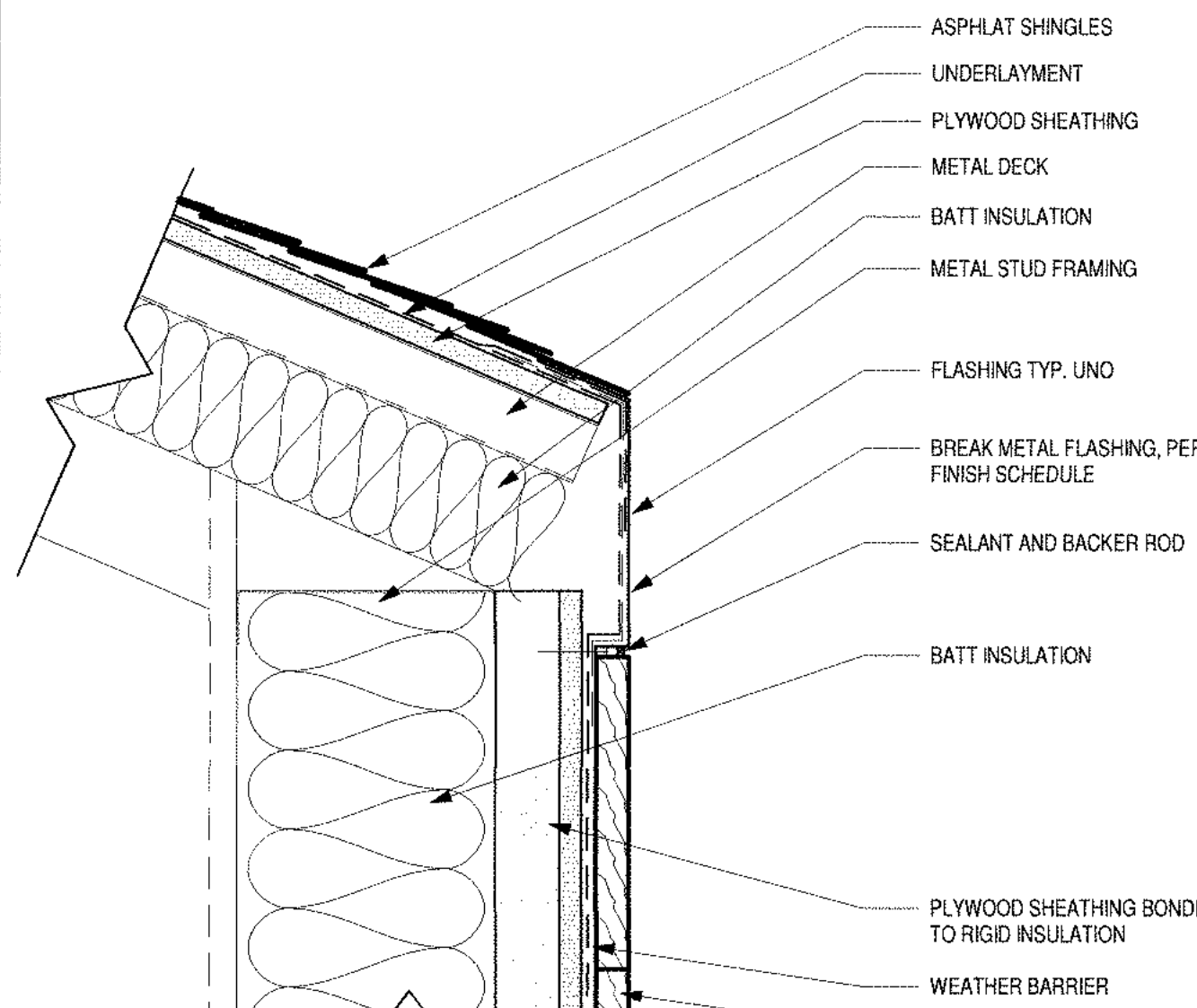
ROOFING TO WALL 6
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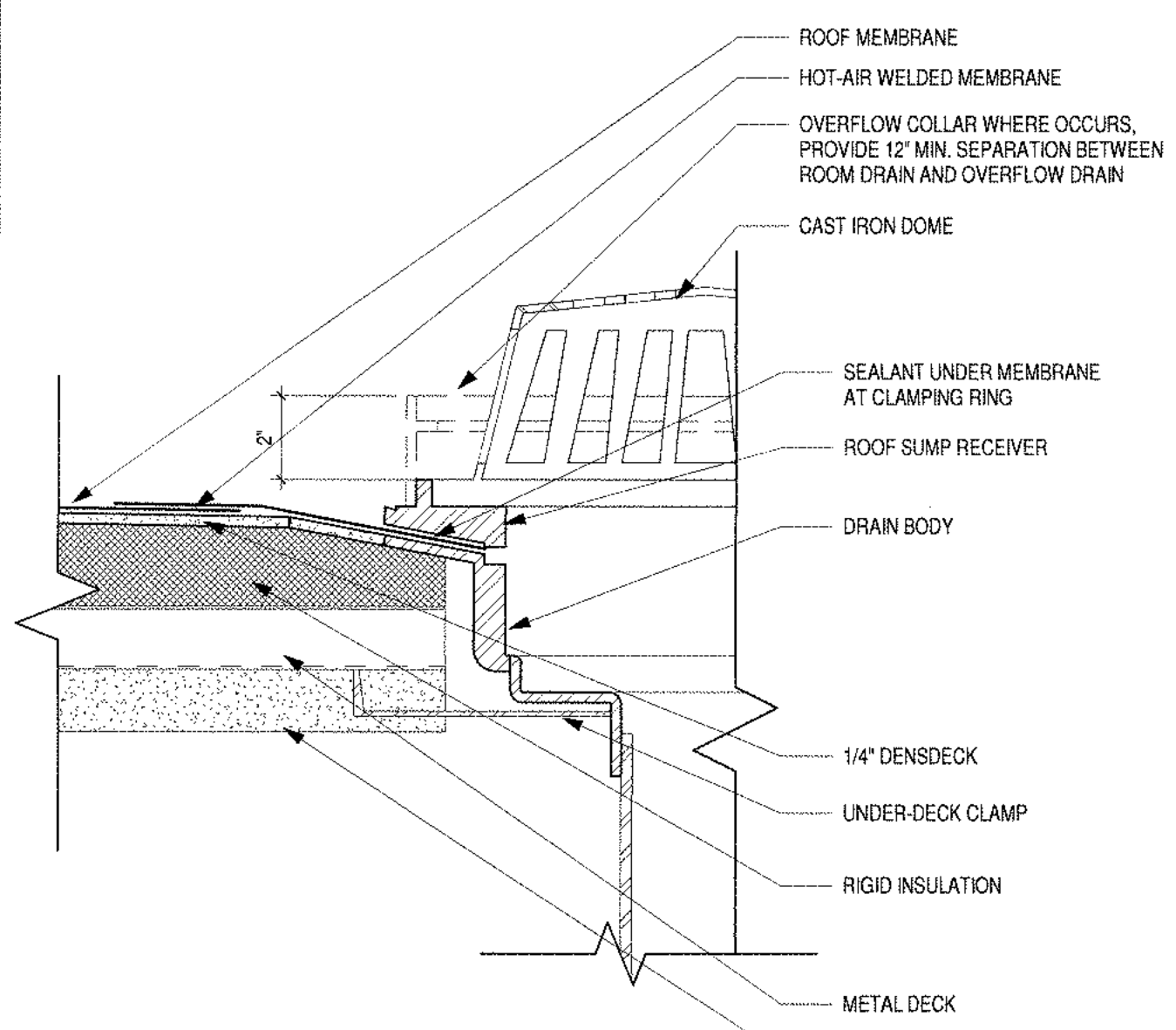
PARAPET CAP AT WOOD SIDING 2
3" x 1'-0" A2.7.3 A8.5.1



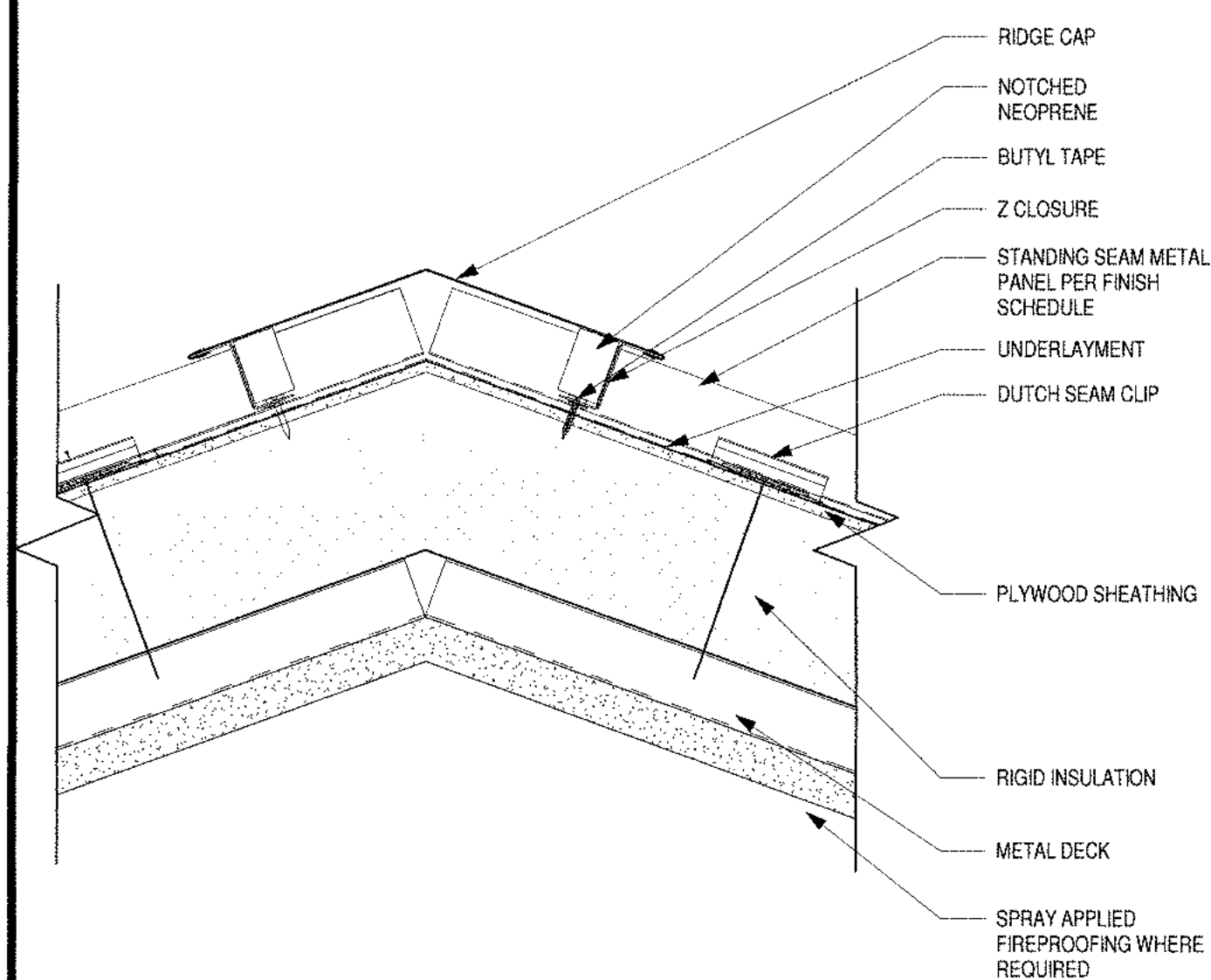
METAL ROOF PANEL @ WALL EDGE 19
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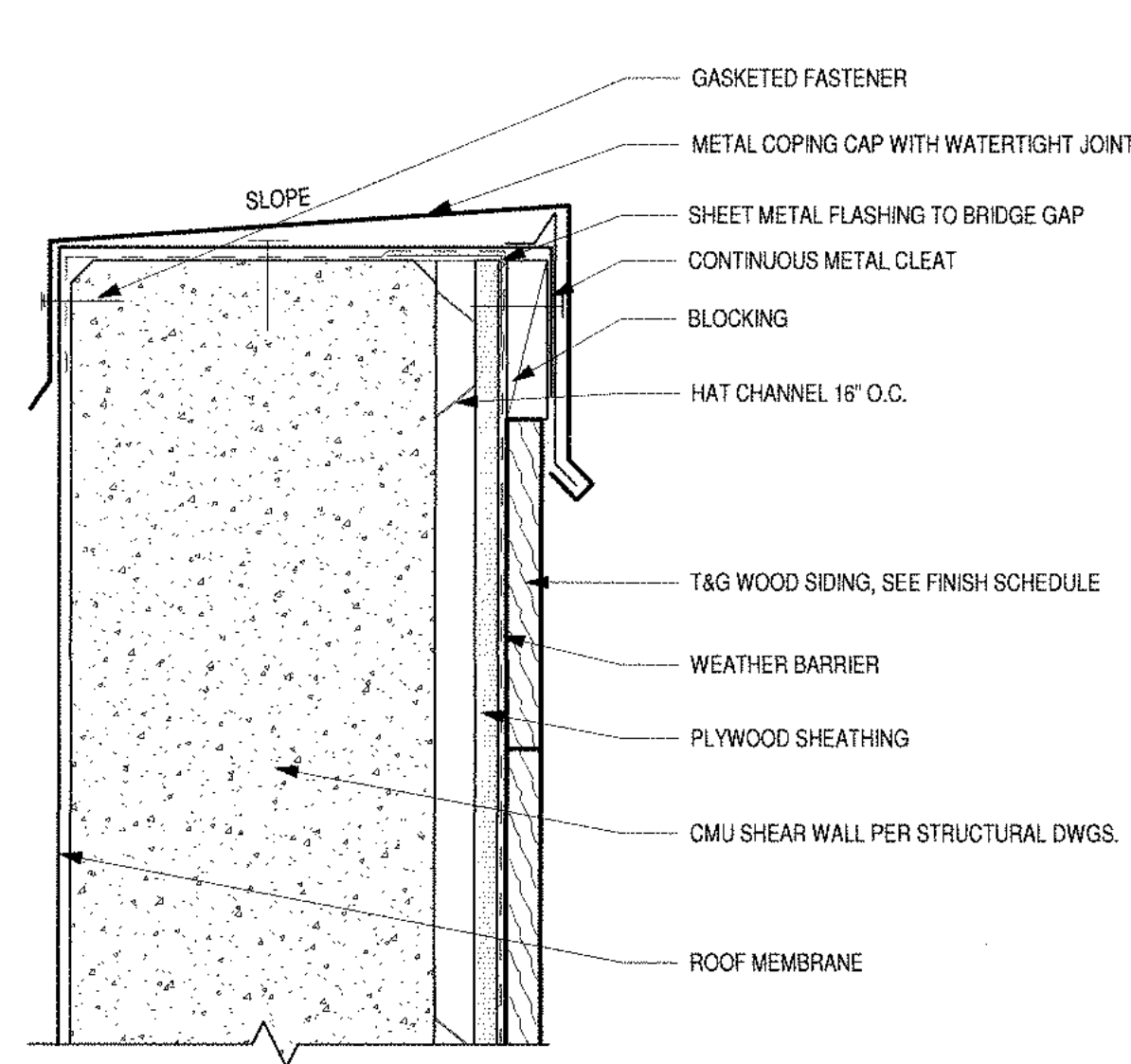
ASPHALT SHINGLE EAVE @ WALL 15
3" x 1'-0" A3.3.2 A8.5.1



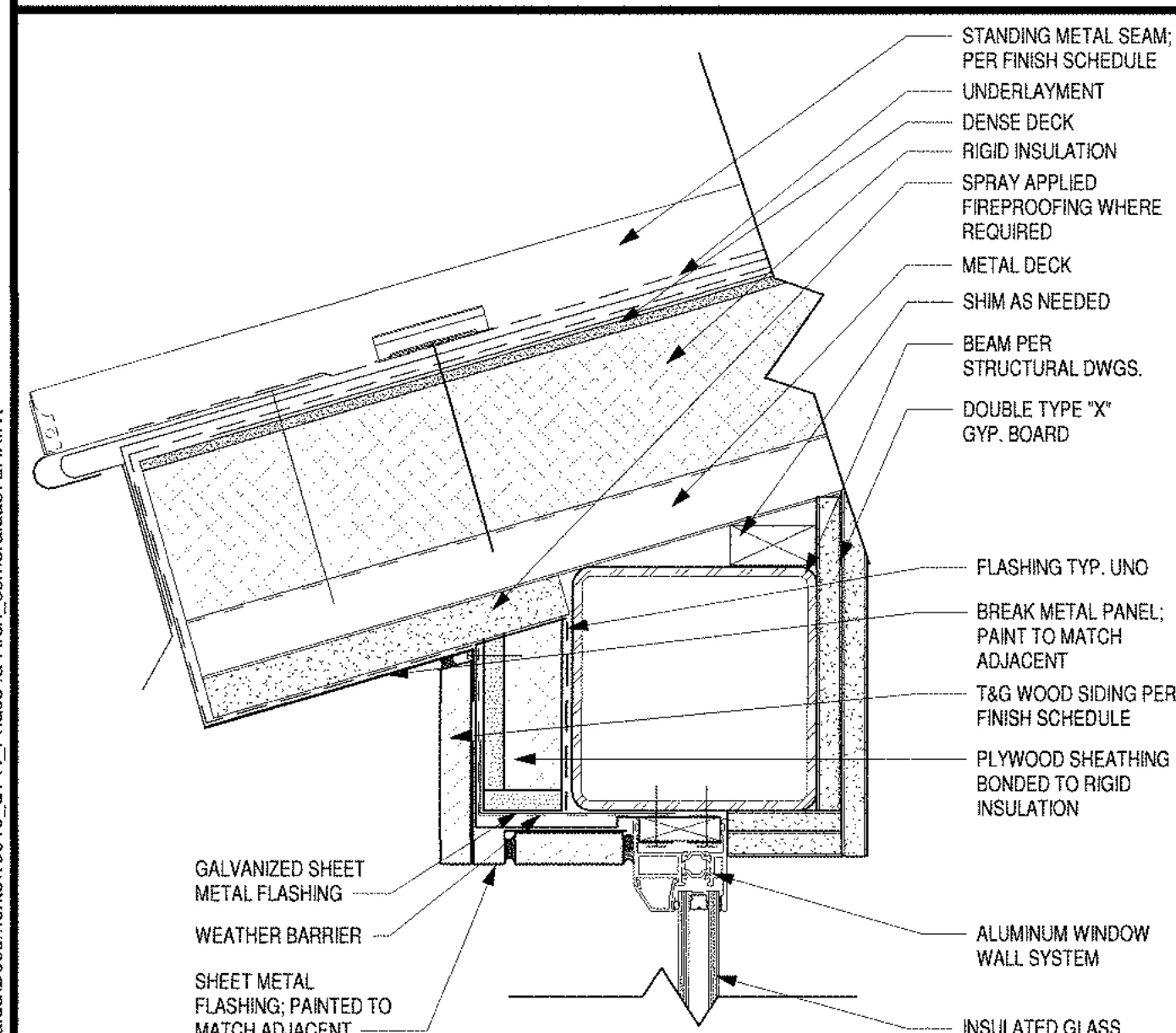
ROOF DRAIN 11
3" x 1'-0" A8.5.1



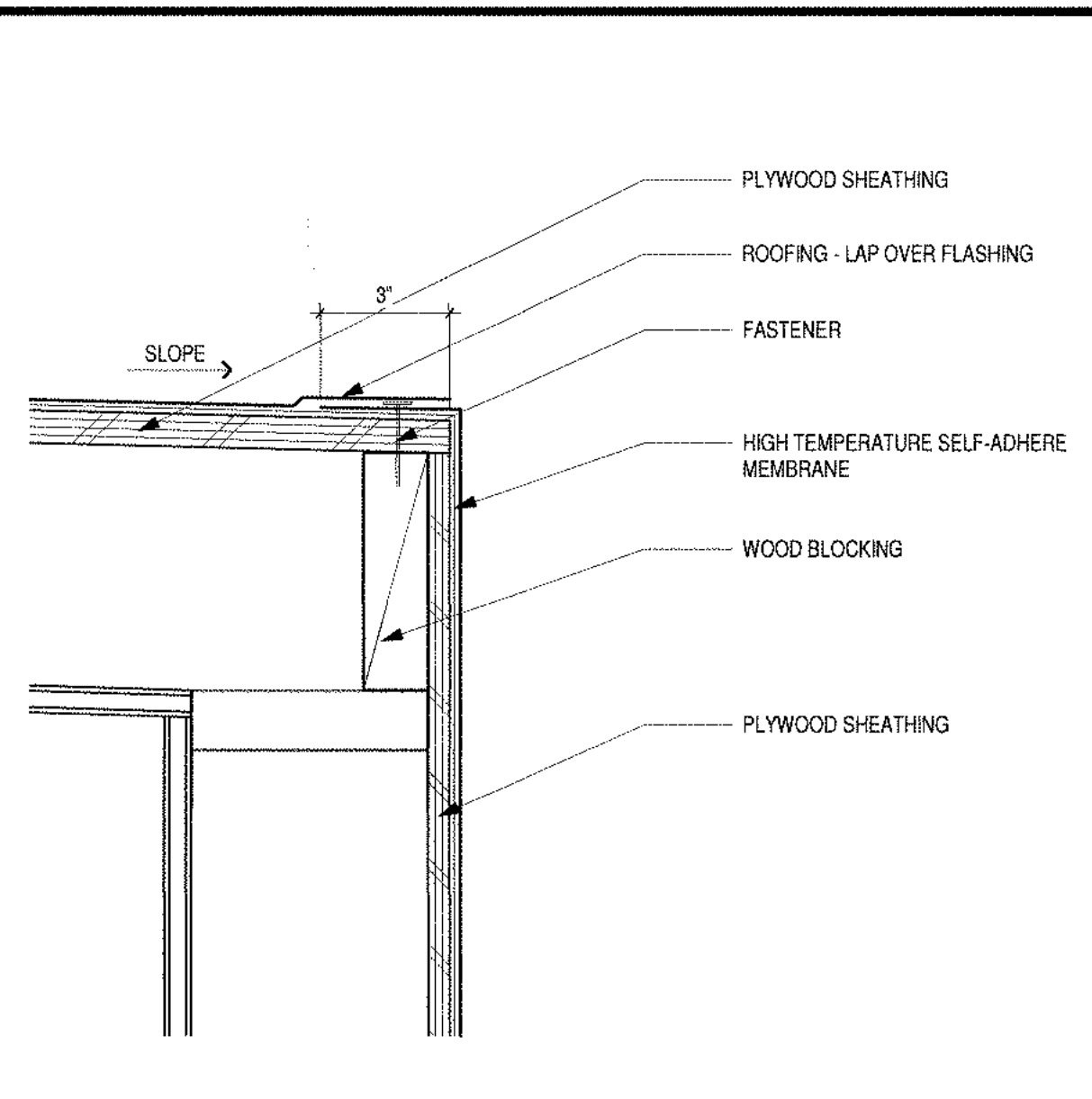
TOP OF ROOF CONNECTION 7
3" x 1'-0" A2.6.3 A8.5.1



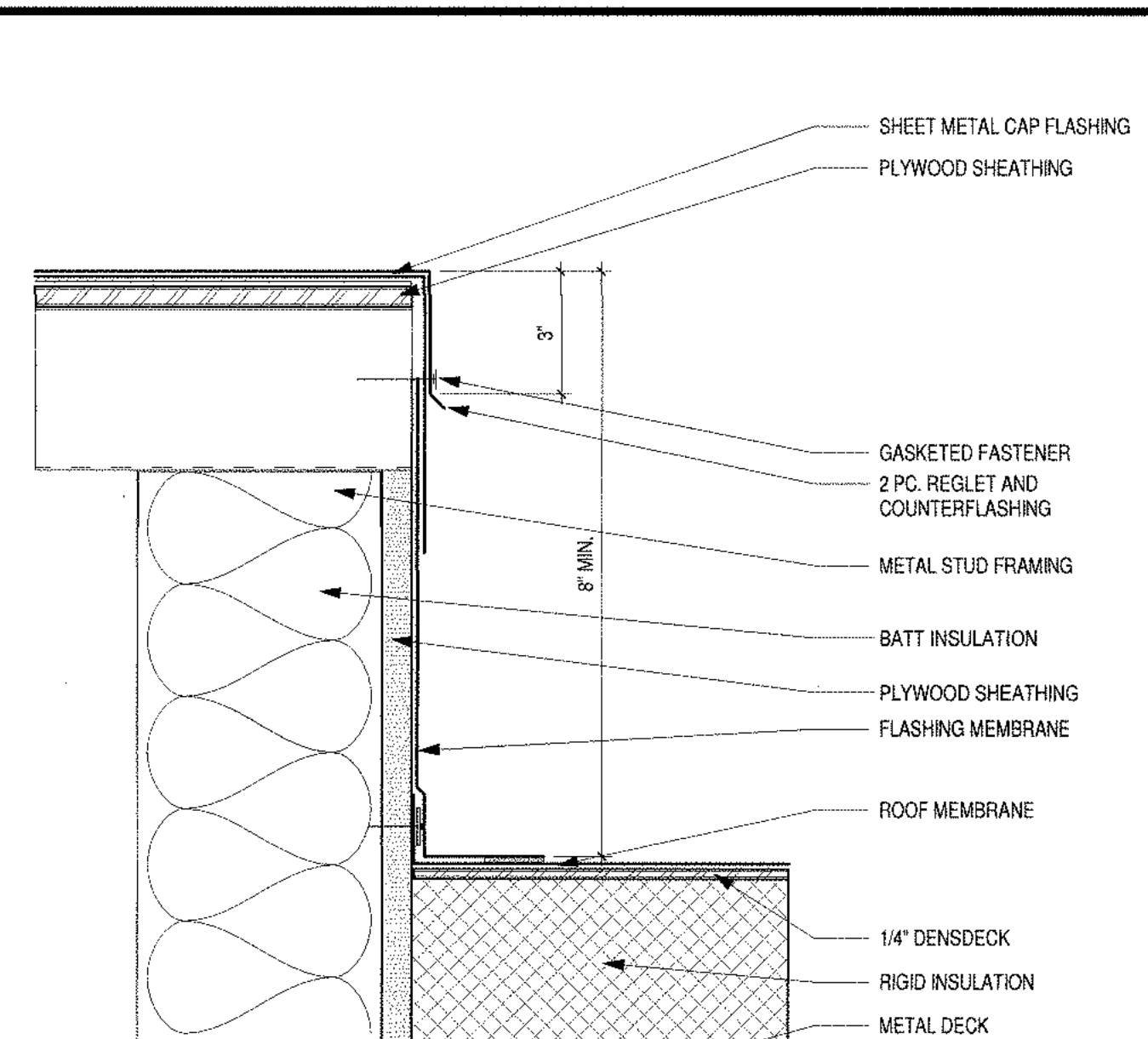
PARAPET CAP AT CMU 3
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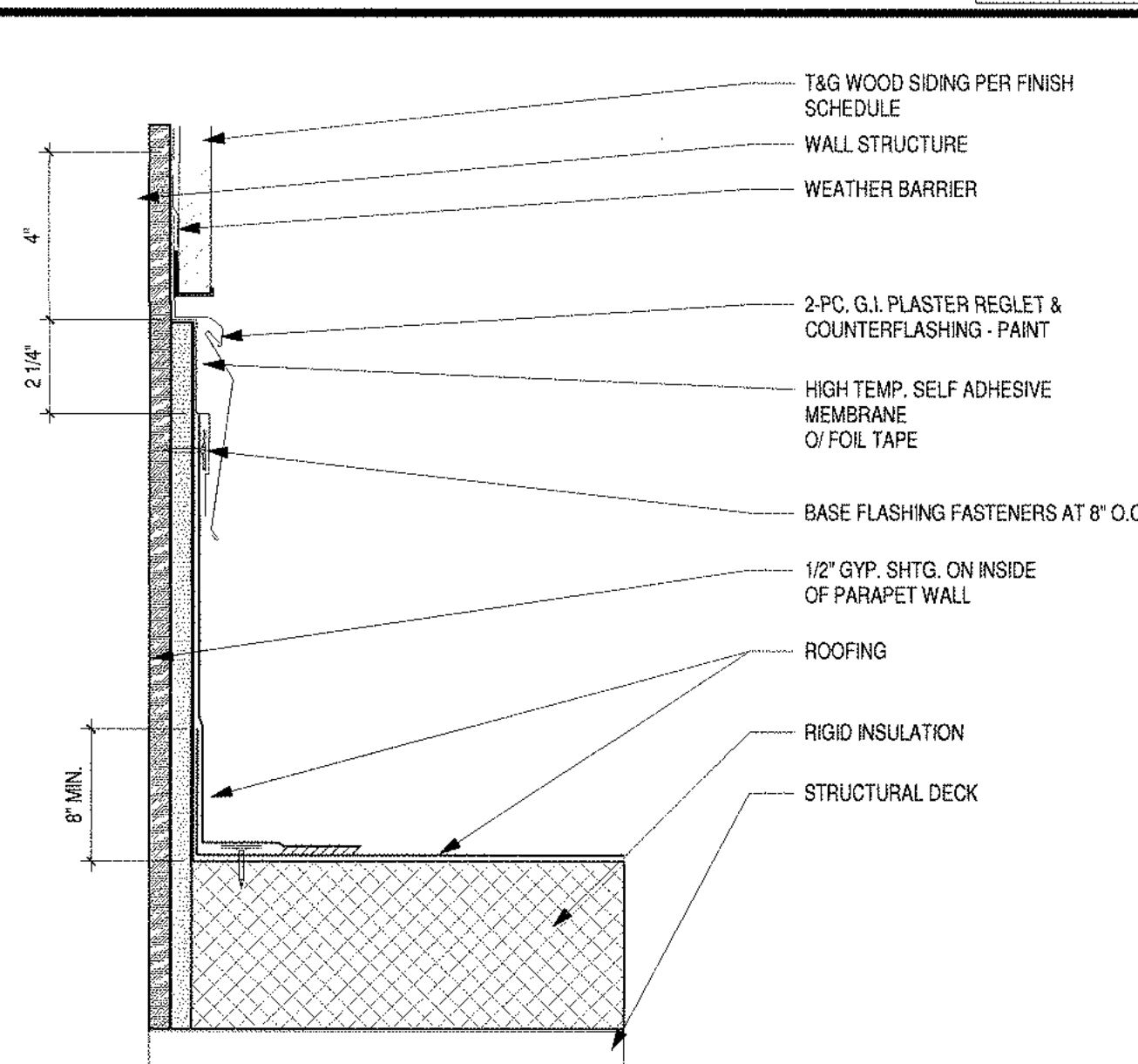
CLERESTORY @ MTL. ROOF 20
3" x 1'-0" A2.6.3 A8.5.1



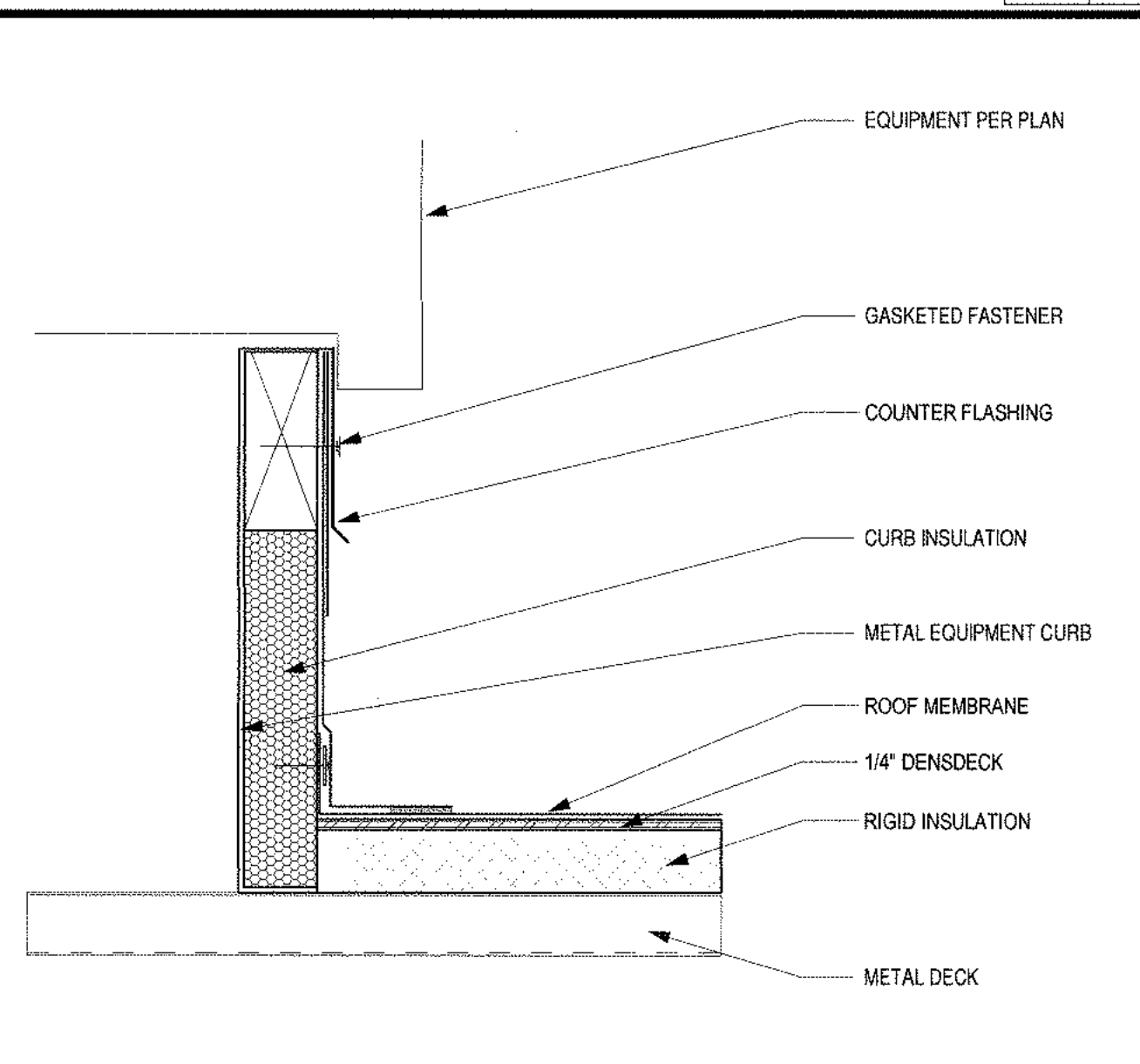
ROOFING AT WALL 16
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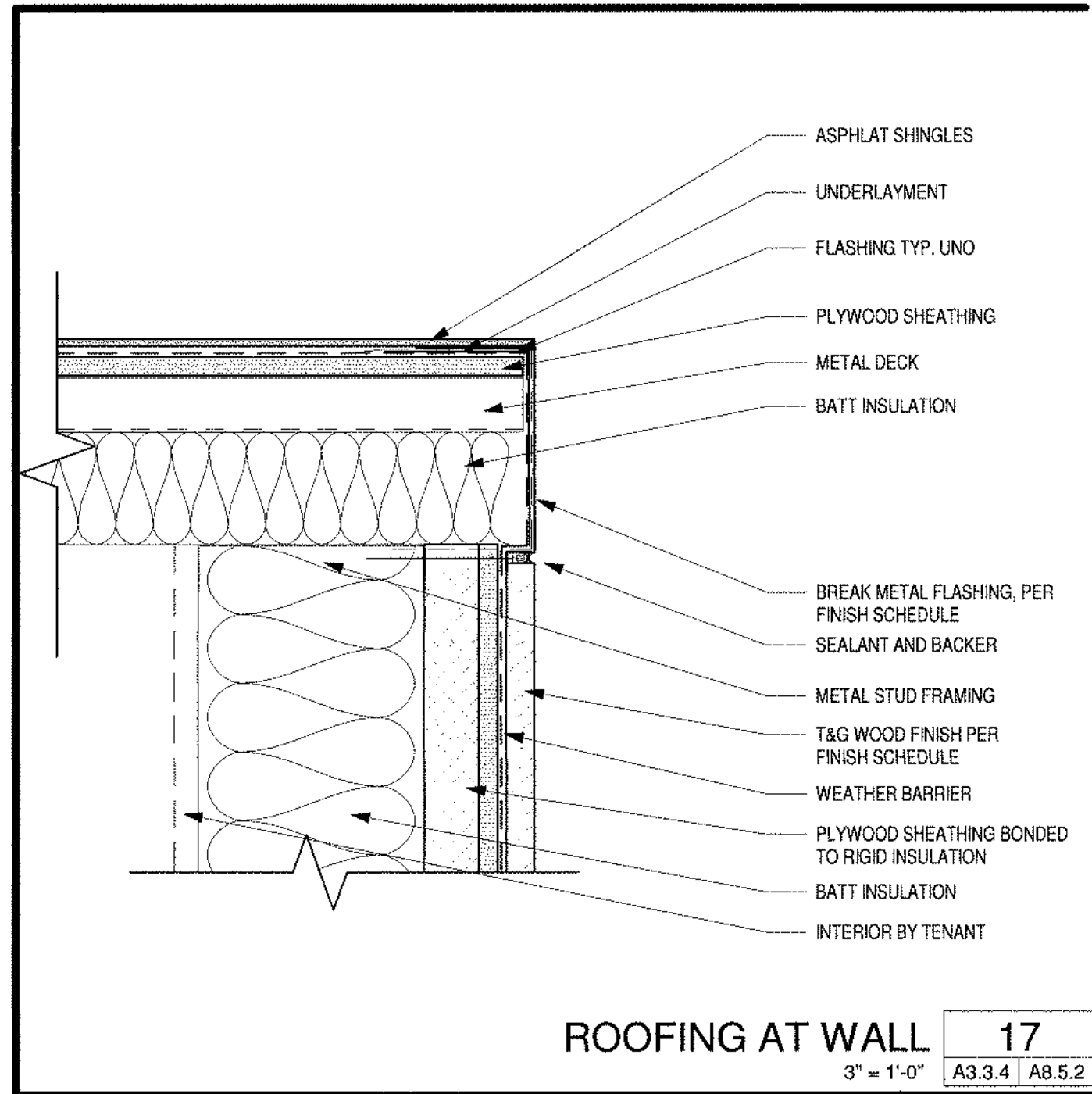
ROOF PLATFORM 12
3" x 1'-0" A8.5.1



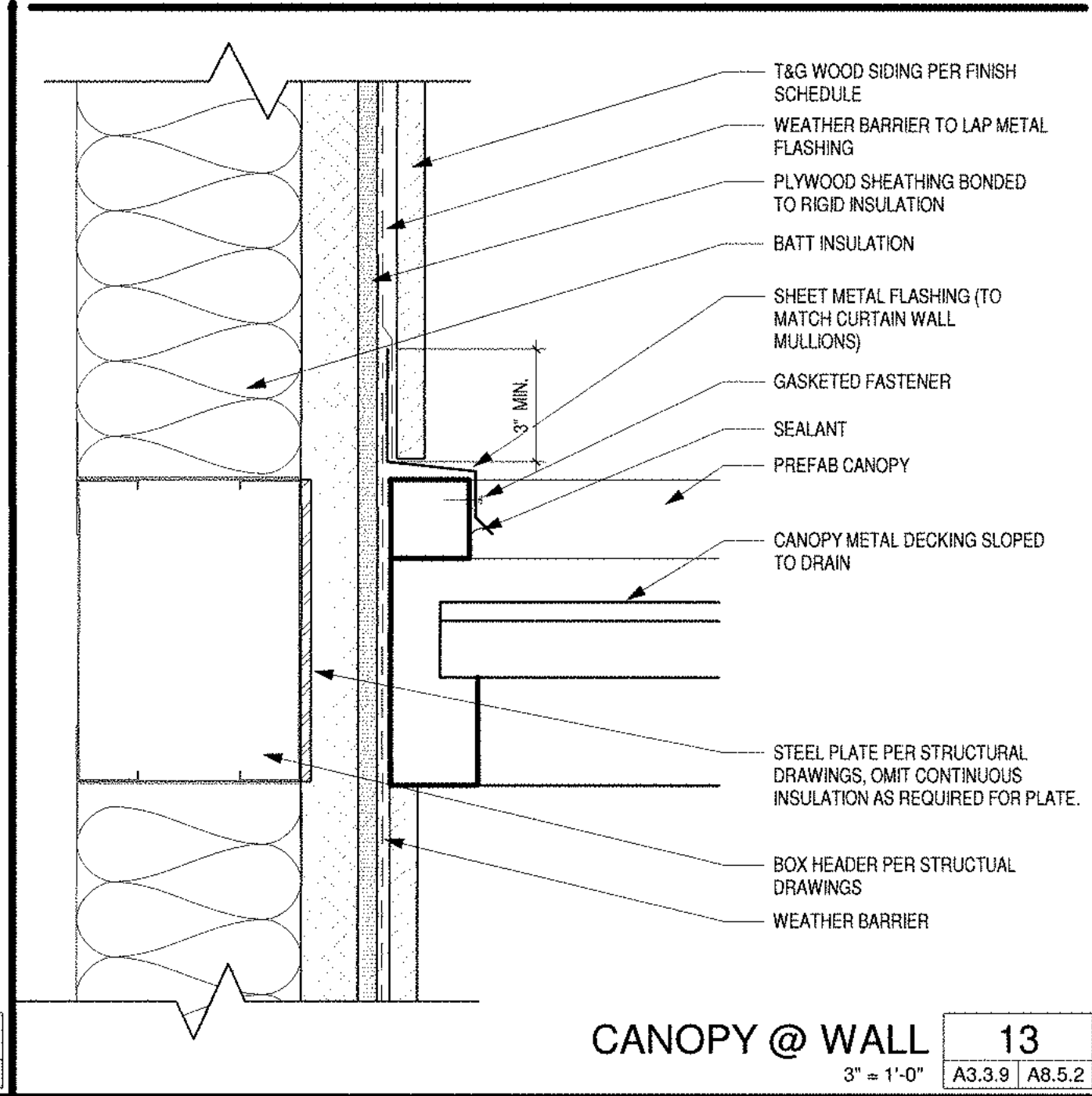
REGLET 8
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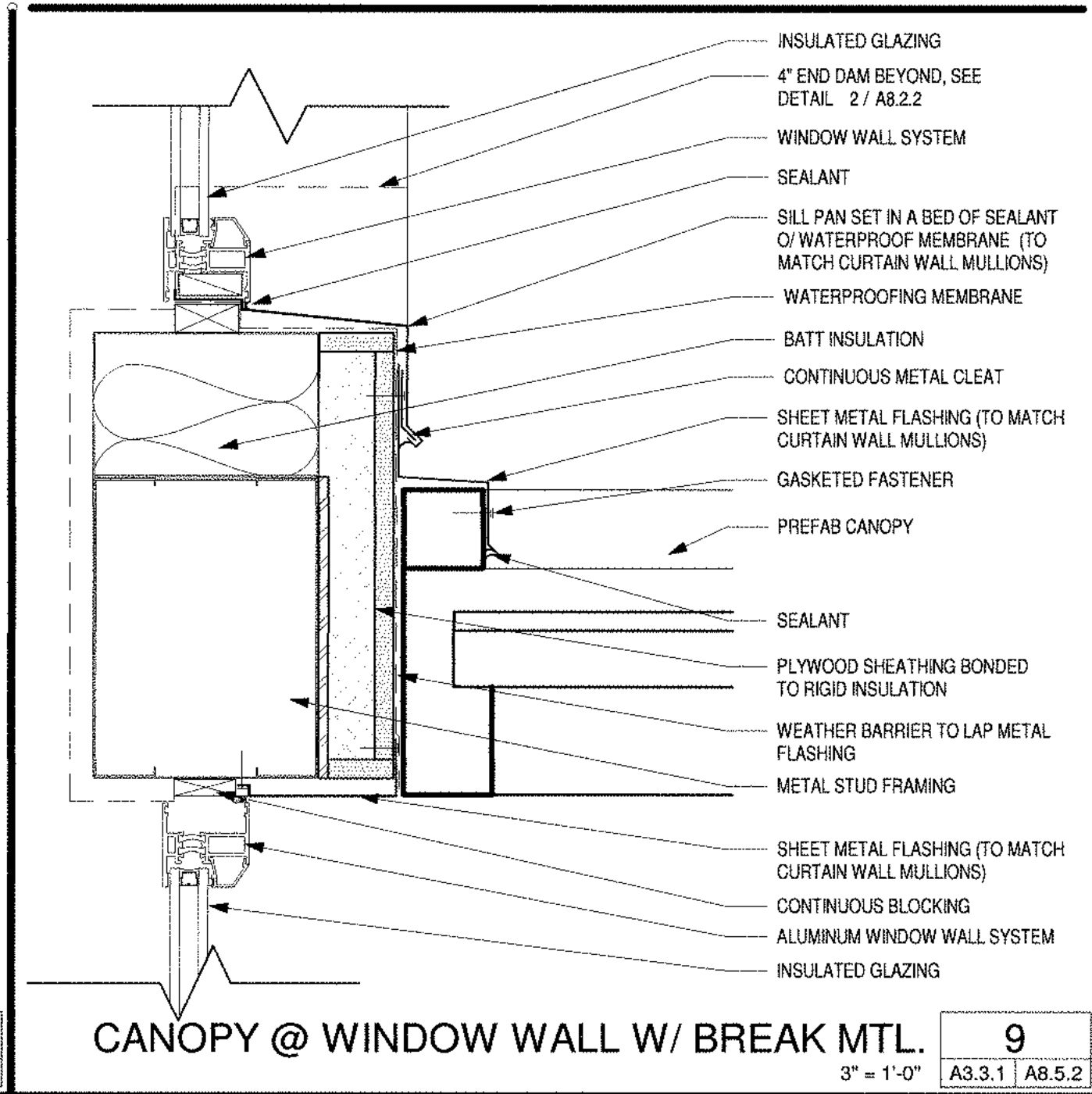
ROOF CURB 4
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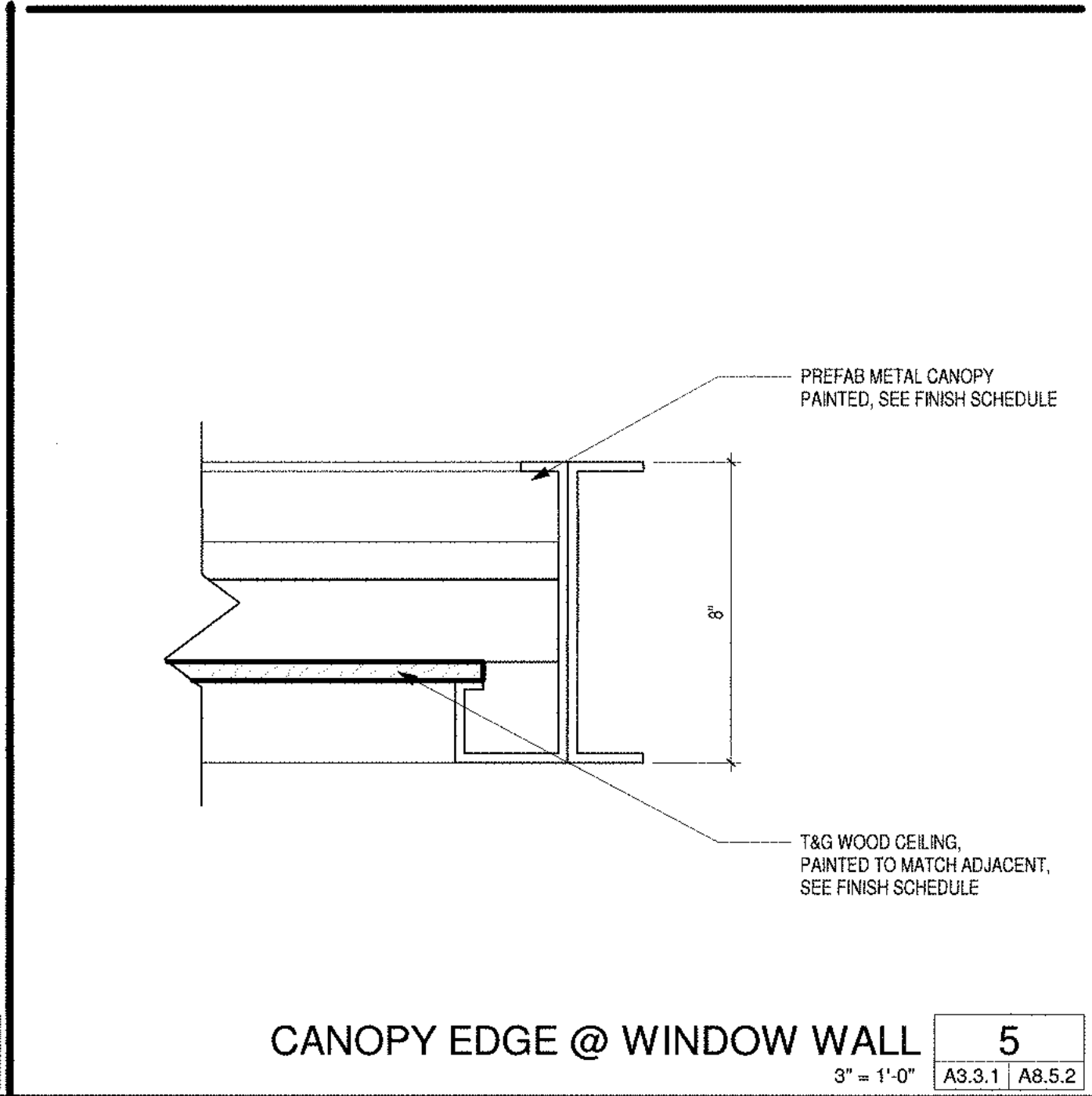
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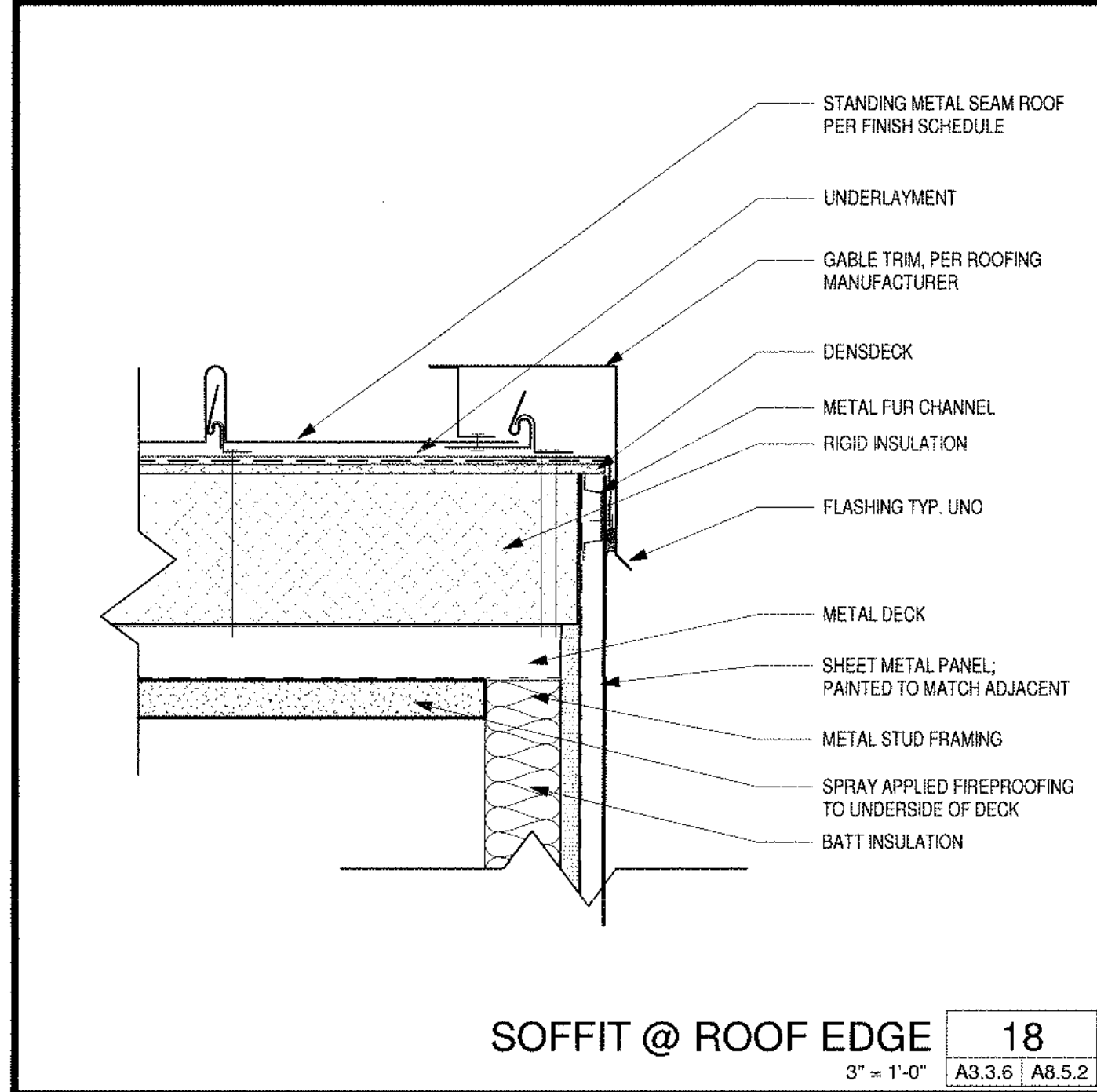
CANOPY @ WALL 13
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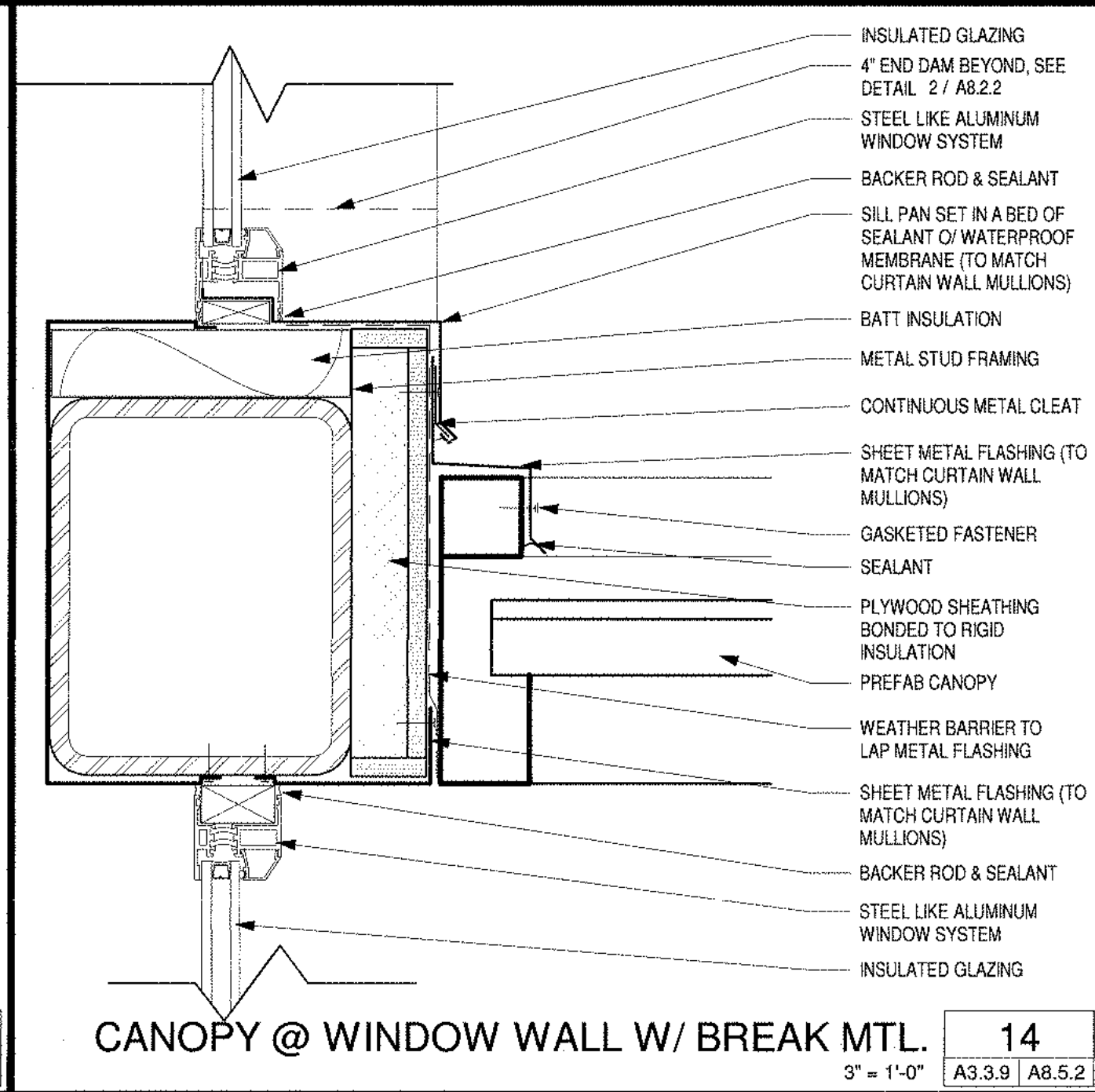
CANOPY @ WINDOW WALL W/ BREAK MTL. 9
3" = 1'-0" A3.3.1 | A8.5.2



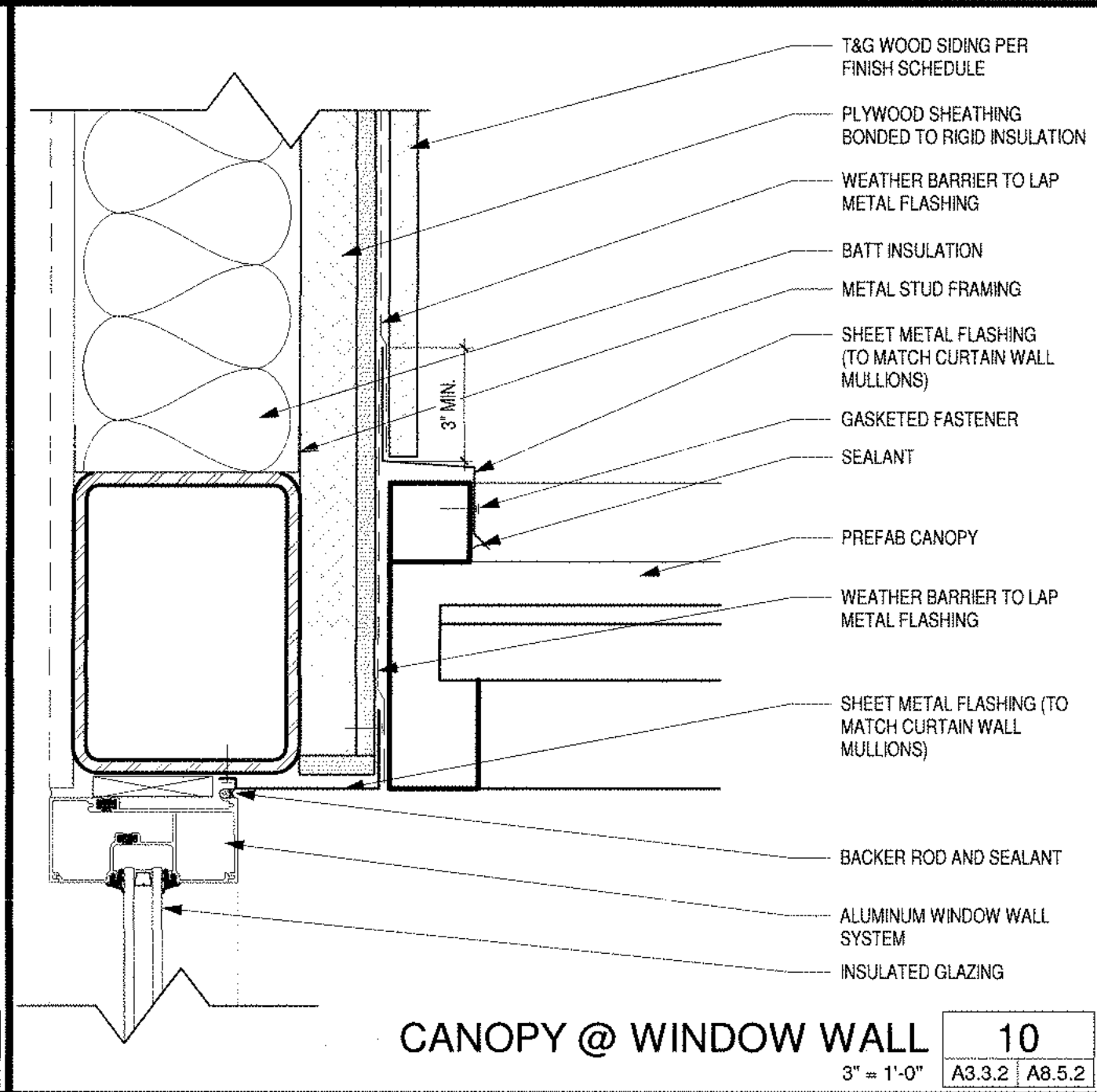
CANOPY EDGE @ WINDOW WALL 5
3" = 1'-0" A3.3.1 | A8.5.2



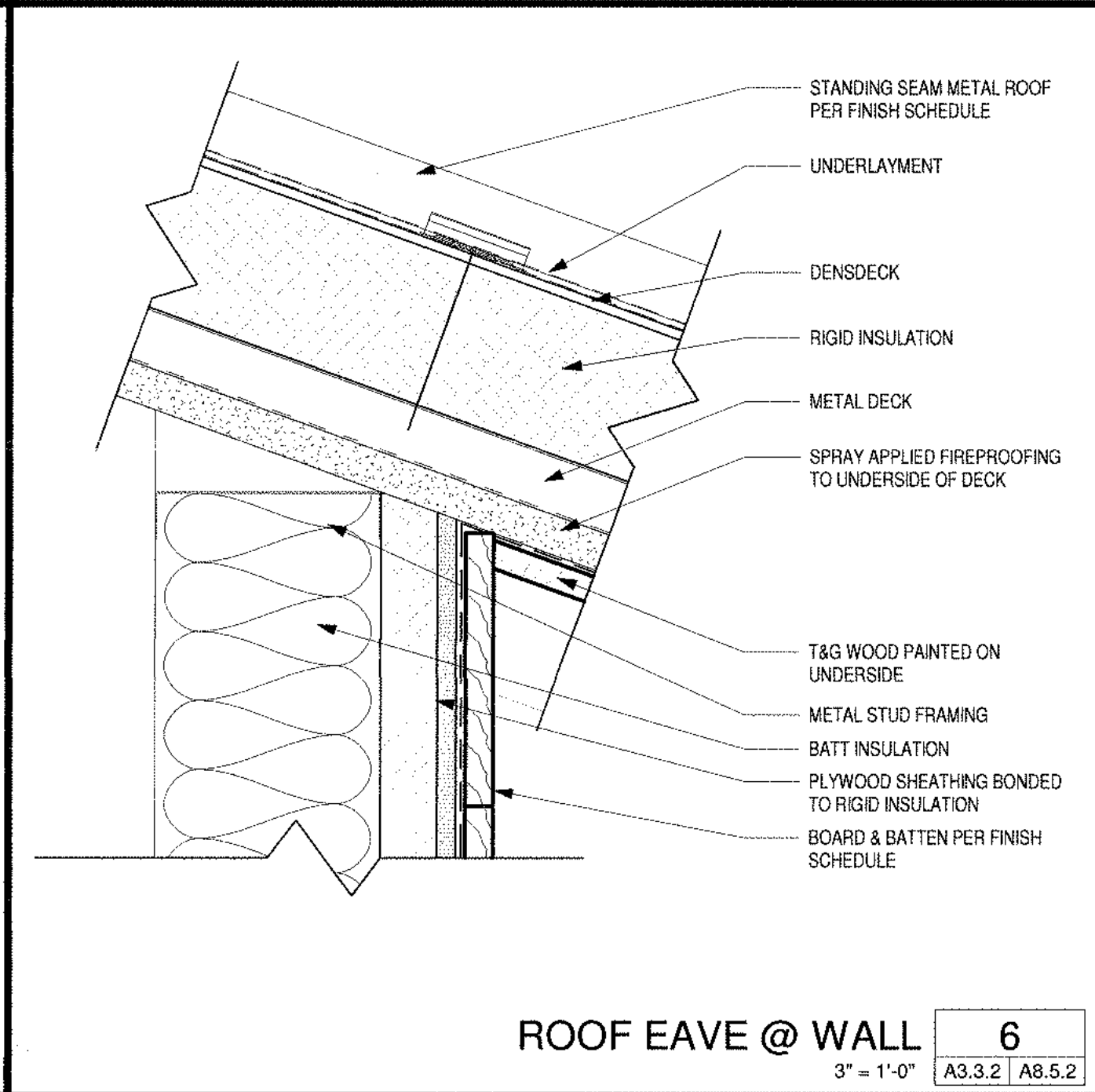
SOFFIT @ ROOF EDGE 18
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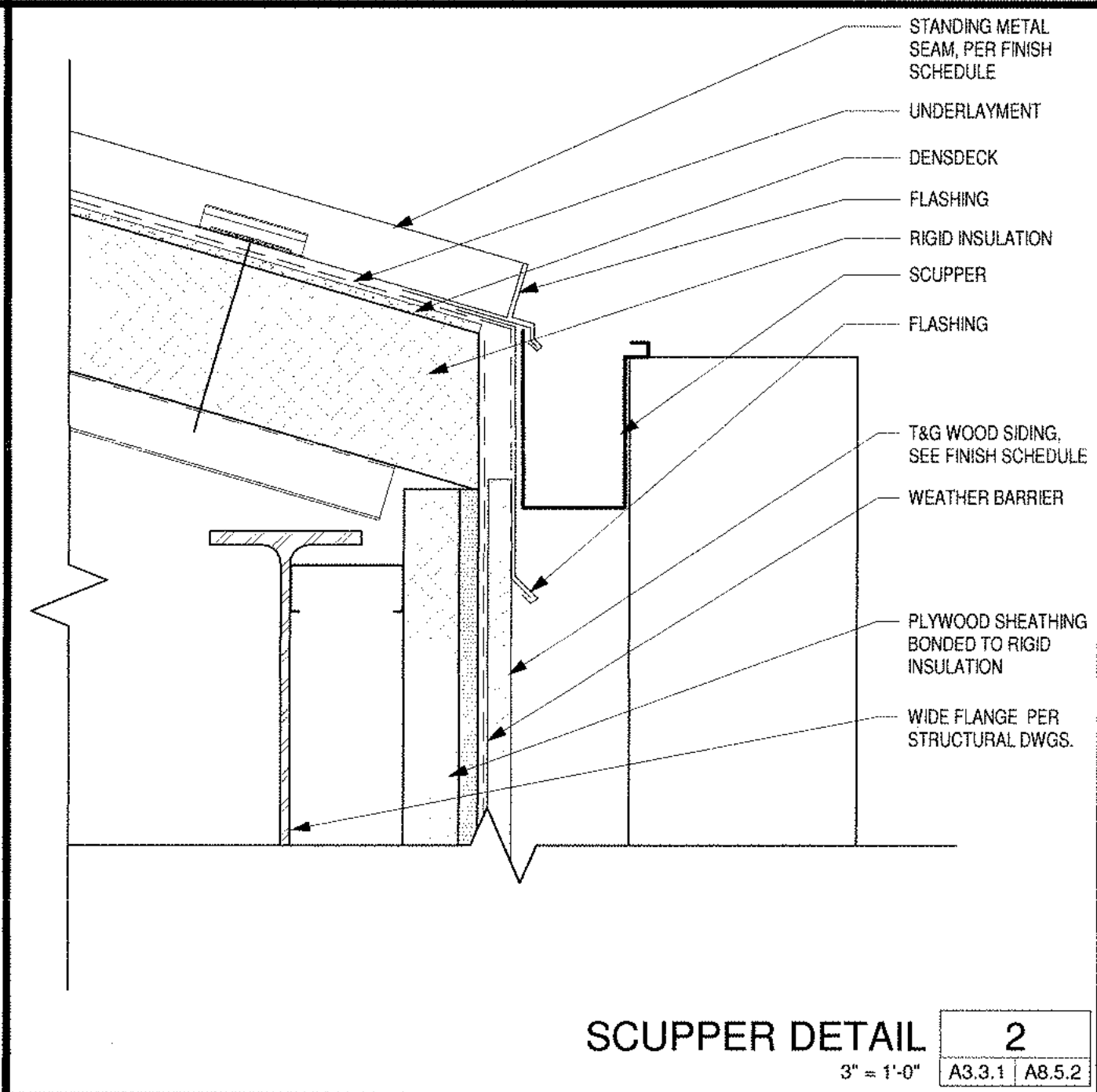
CANOPY @ WINDOW WALL W/ BREAK MTL. 14
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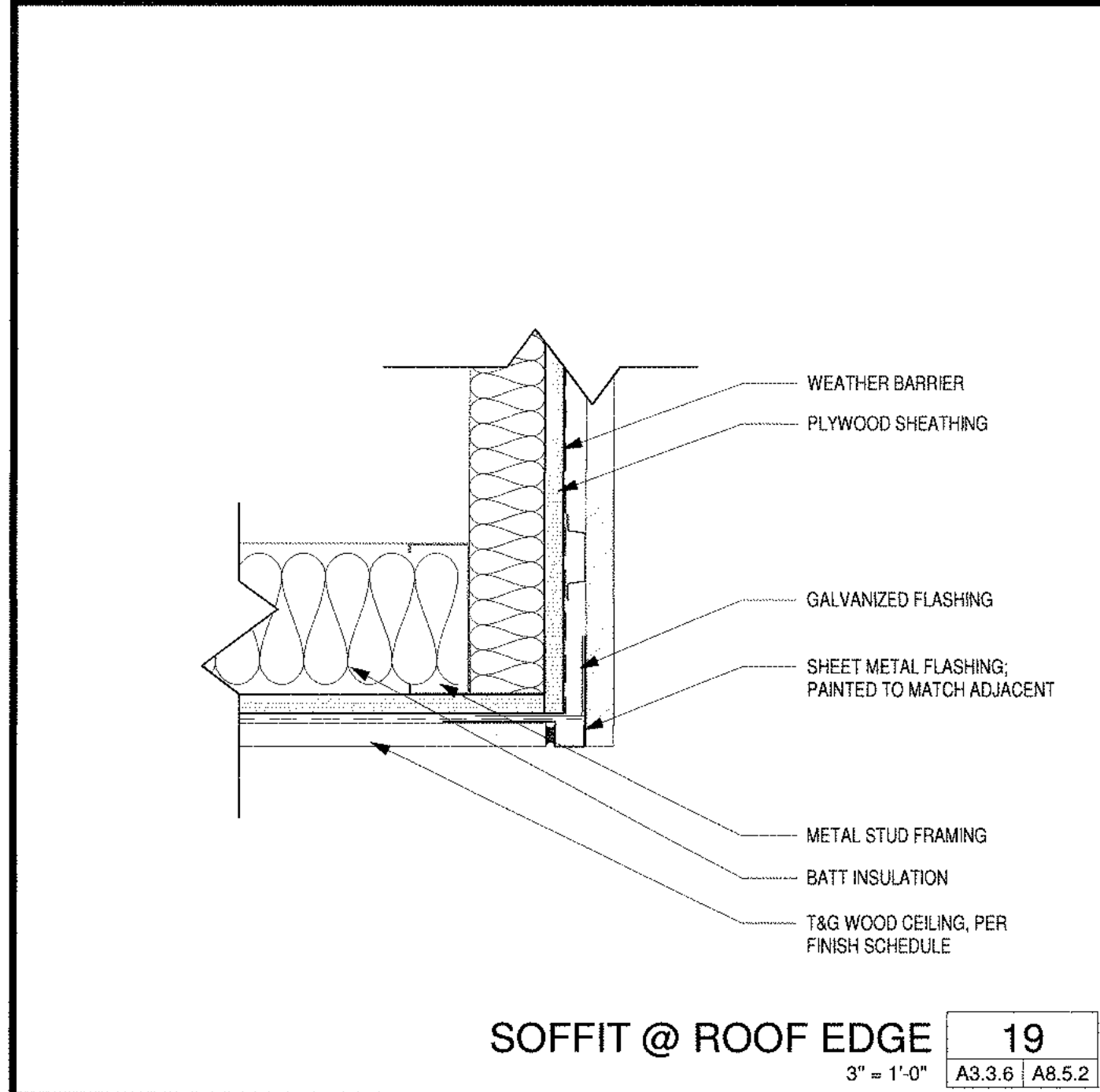
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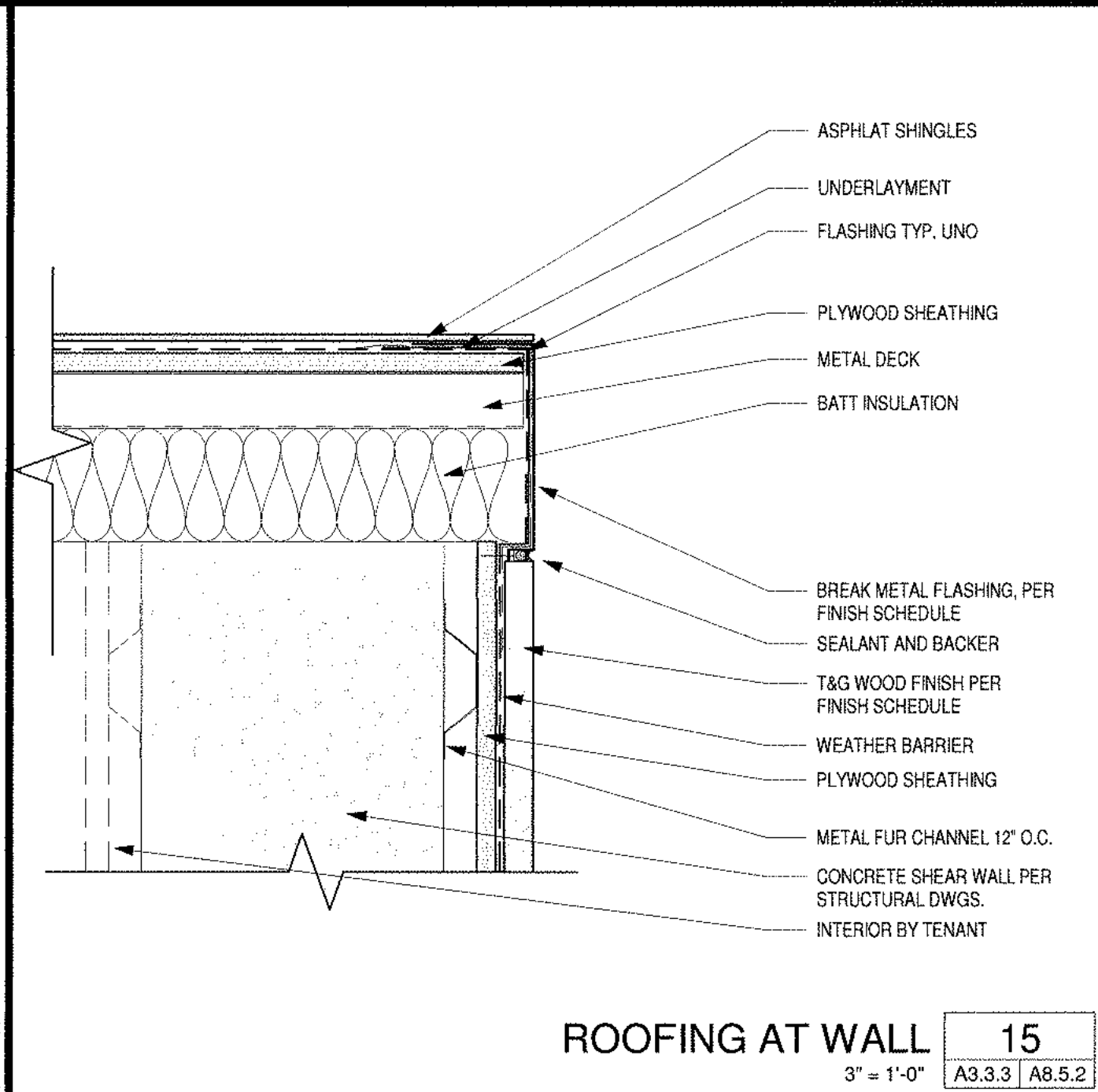
ROOF EAVE @ WALL 6
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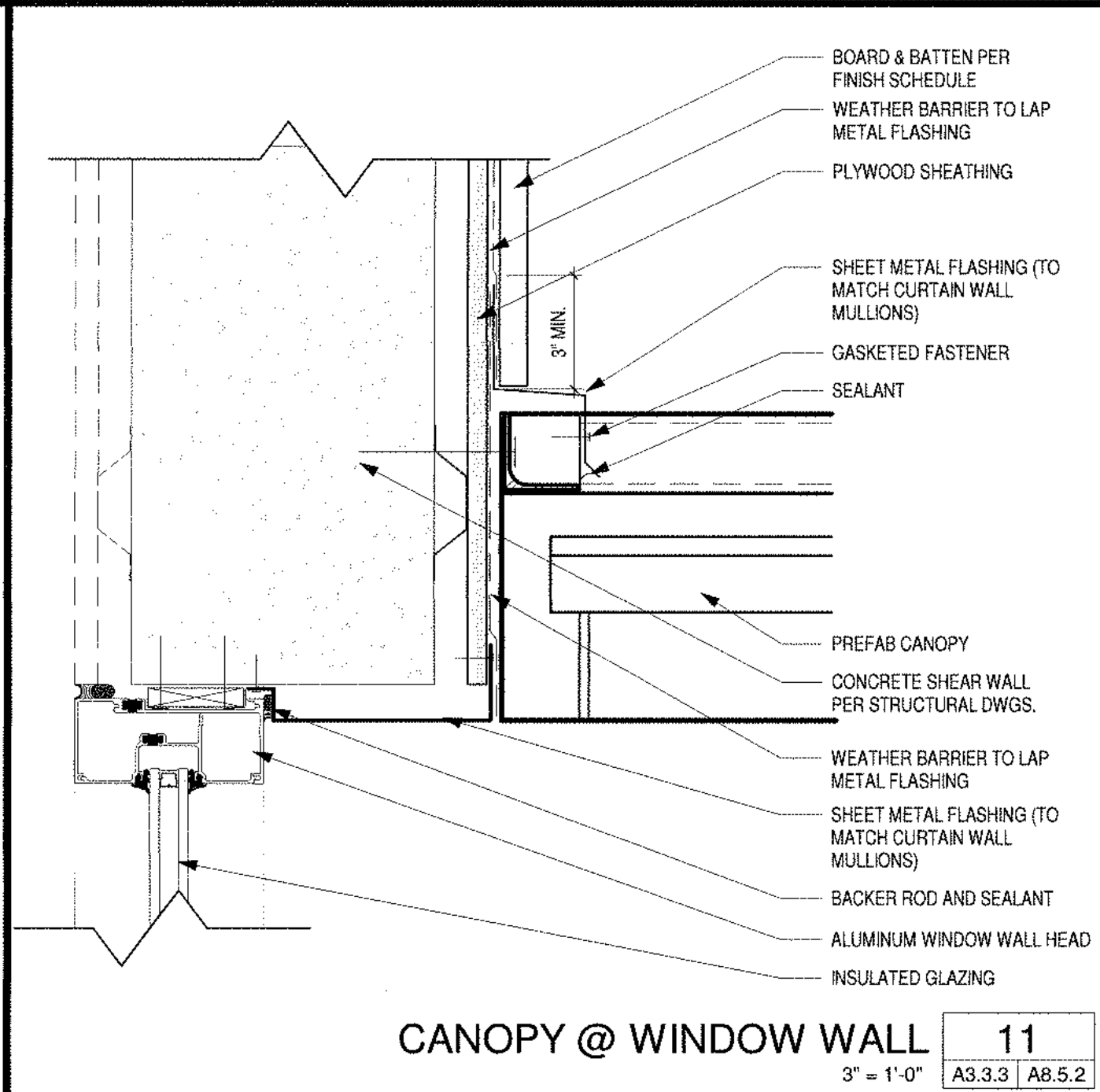
SCUPPER DETAIL 2
3" = 1'-0" A3.3.1 | A8.5.2



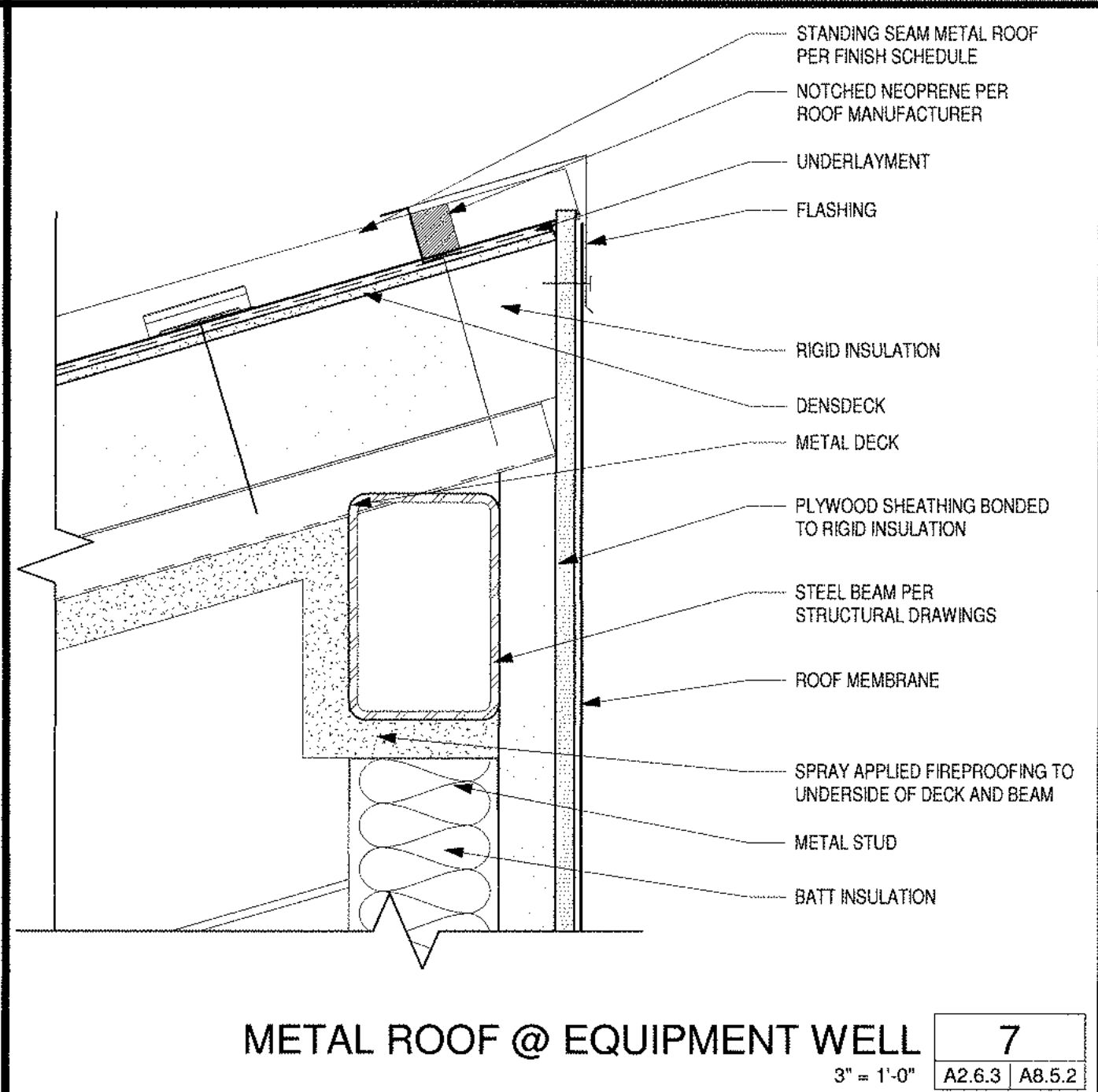
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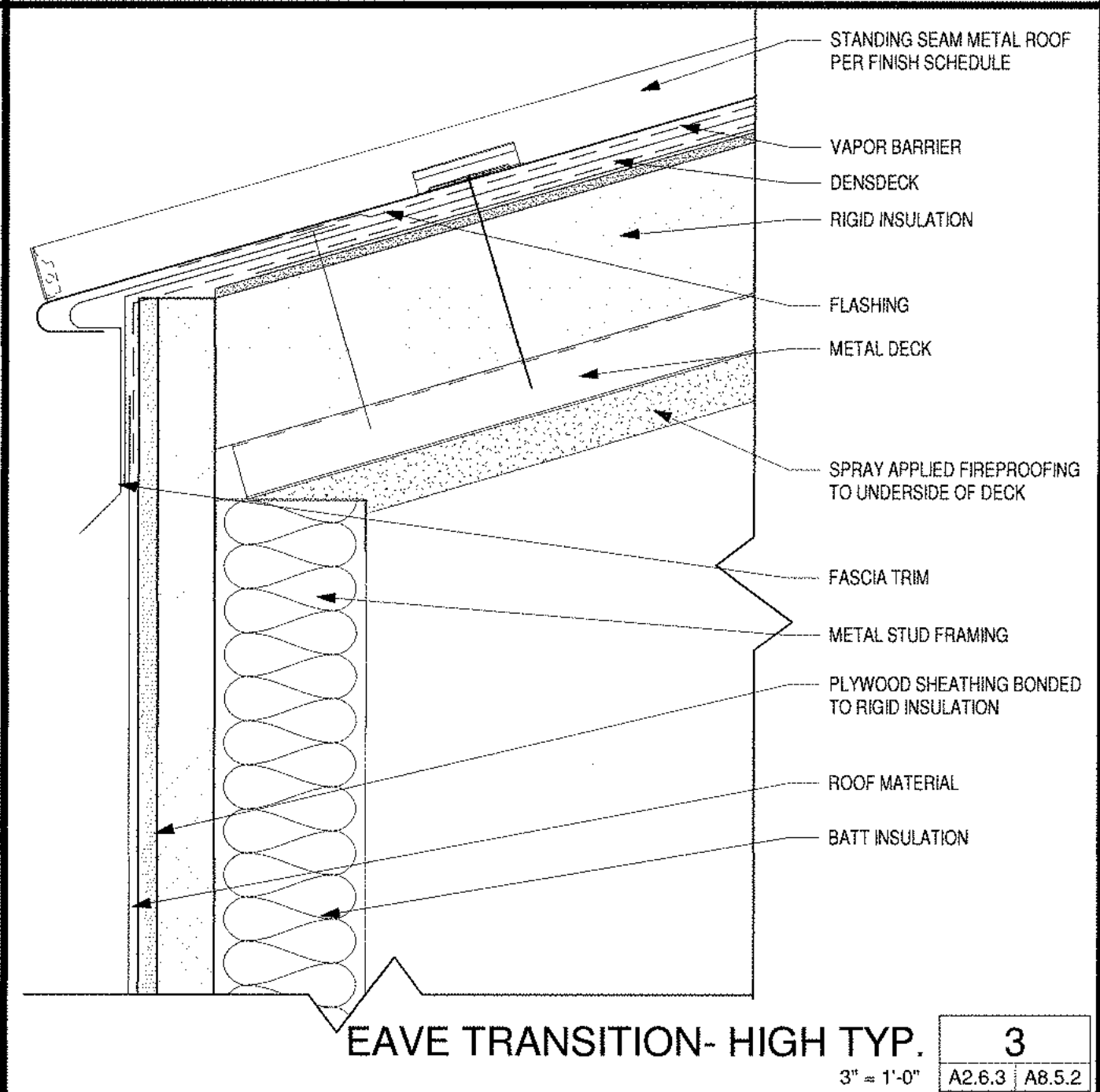
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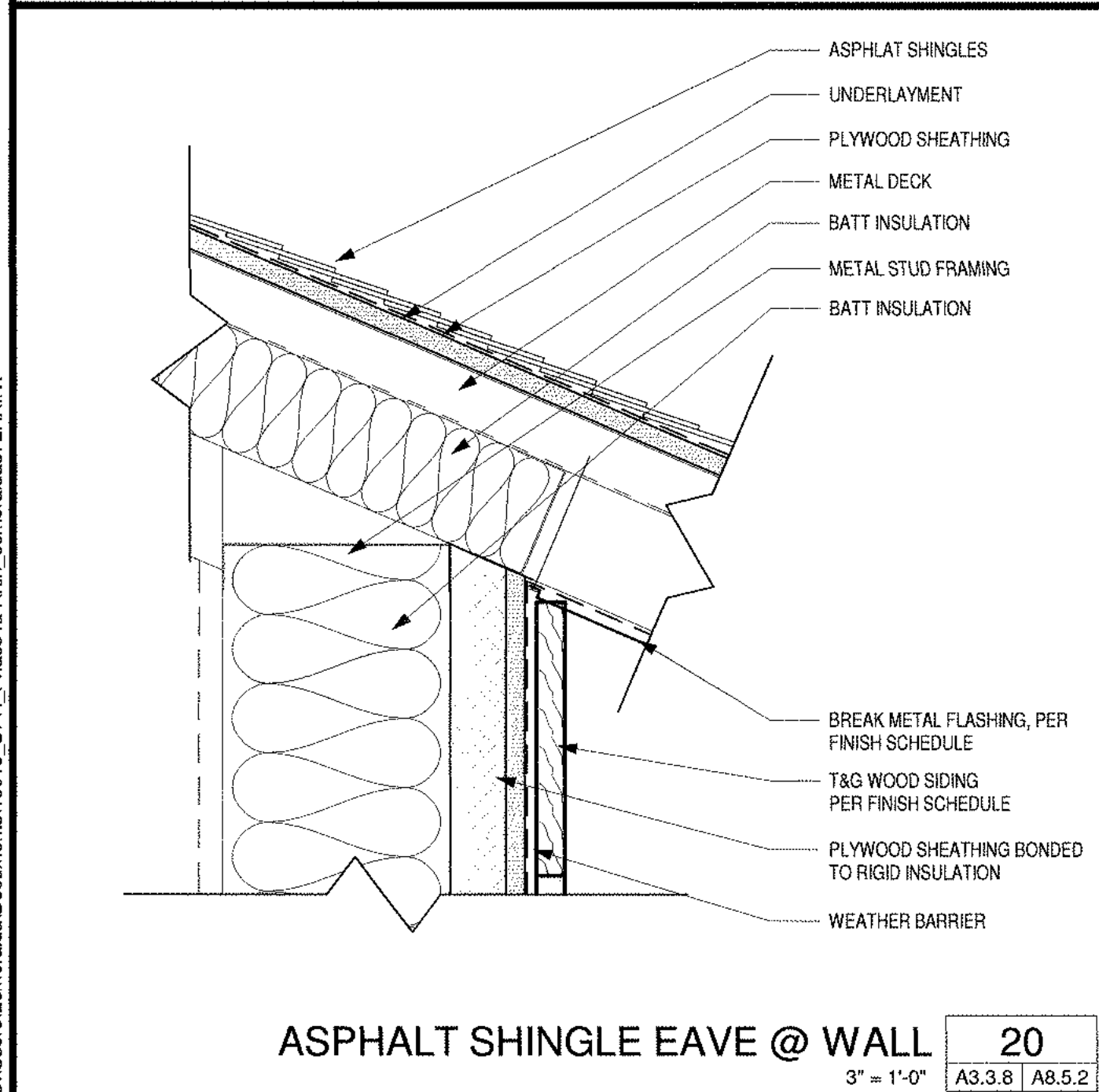
CANOPY @ WINDOW WALL 11
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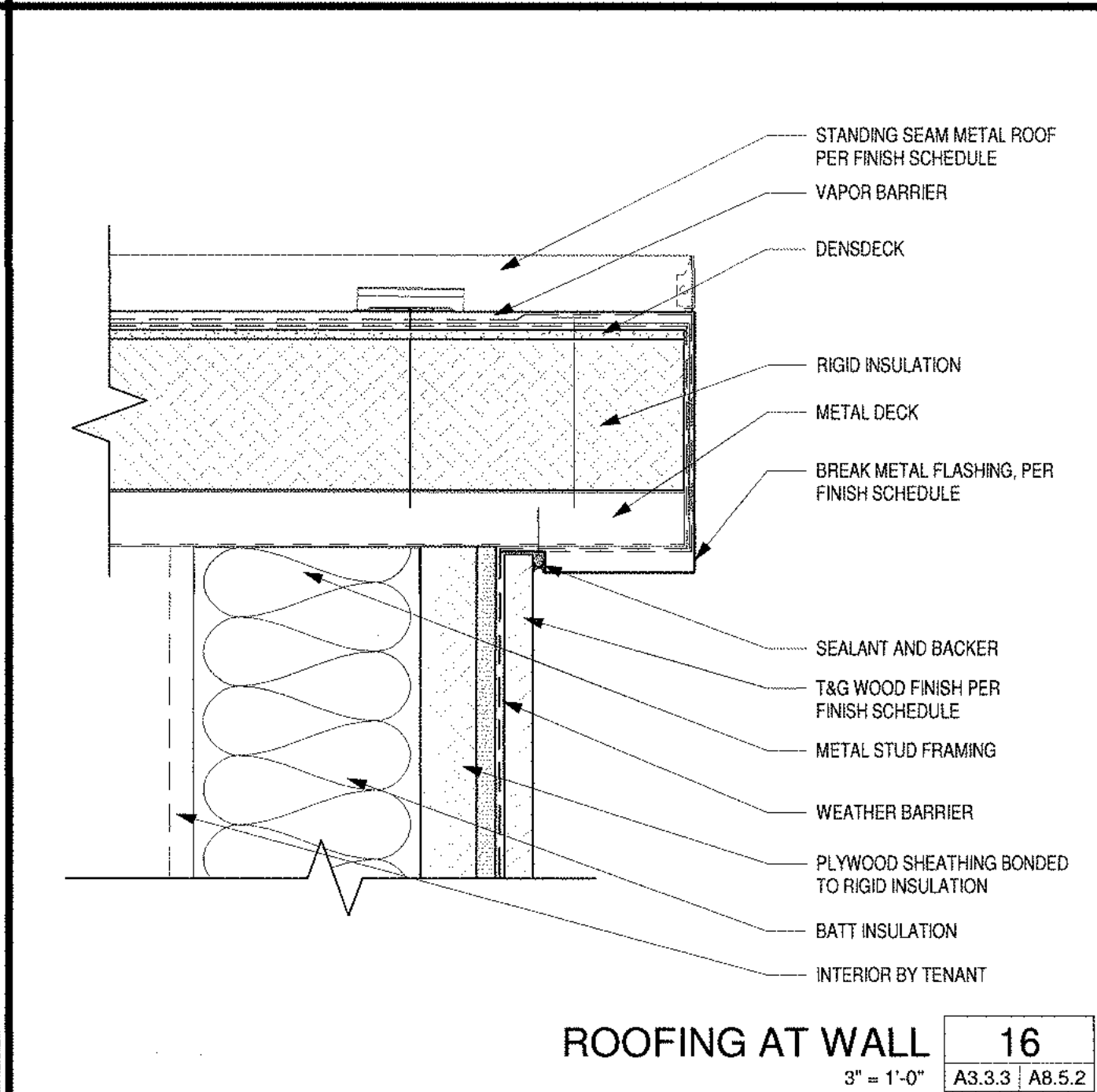
METAL ROOF @ EQUIPMENT WELL 7
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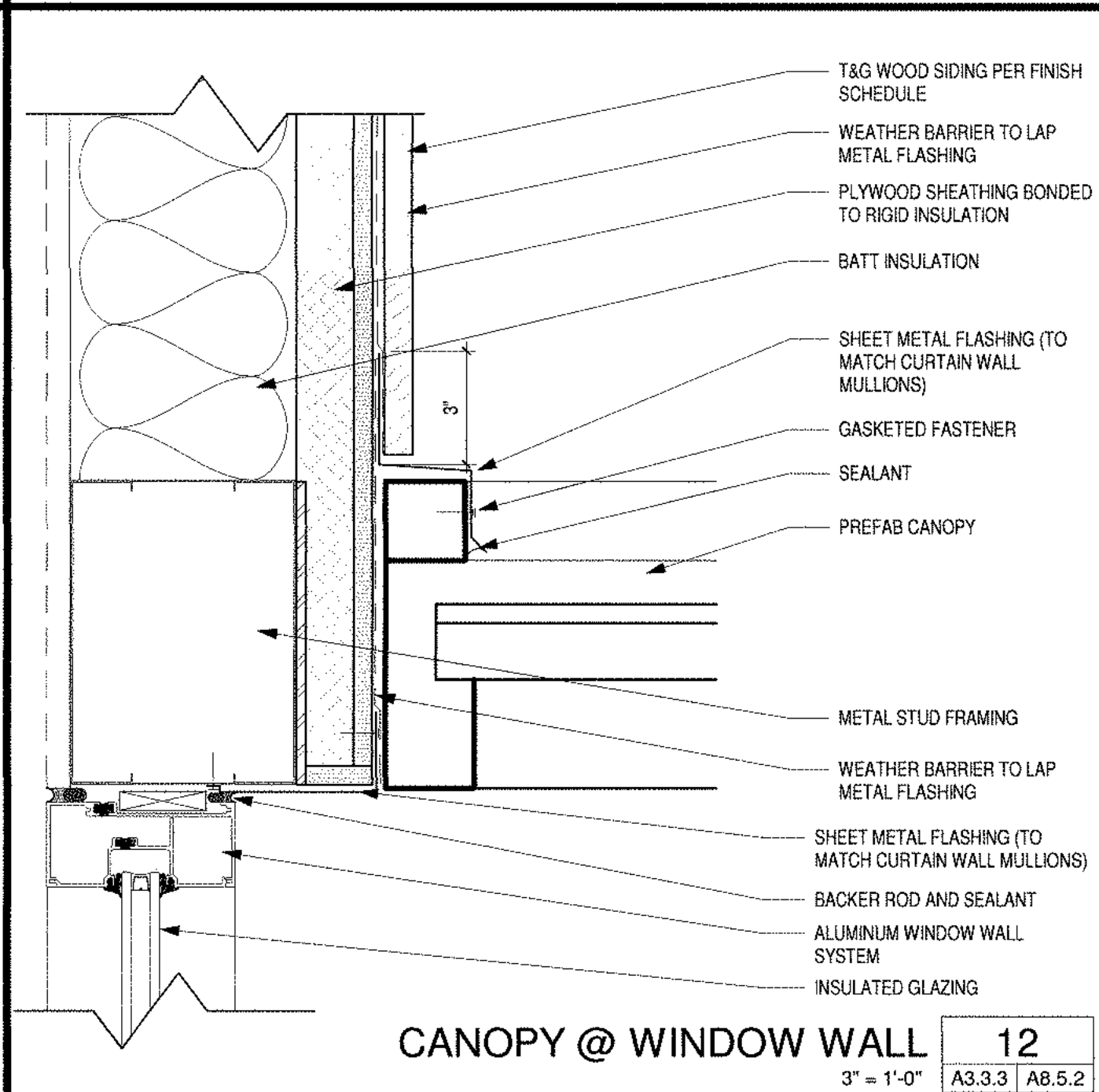
EAVE TRANSITION- HIGH TYP. 3
3" = 1'-0" A2.6.3 | A8.5.2



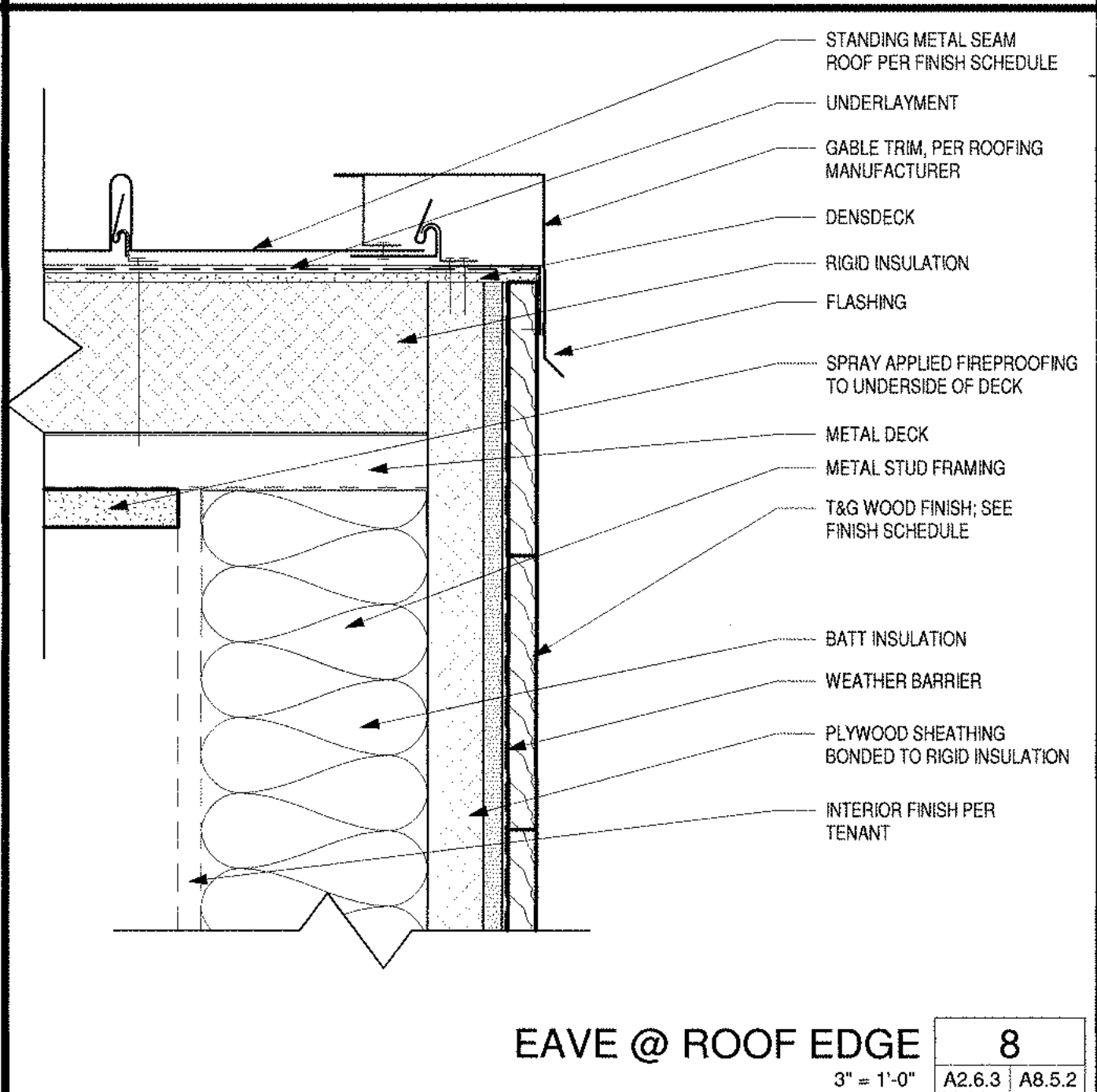
ASPHALT SHINGLE EAVE @ WALL 20
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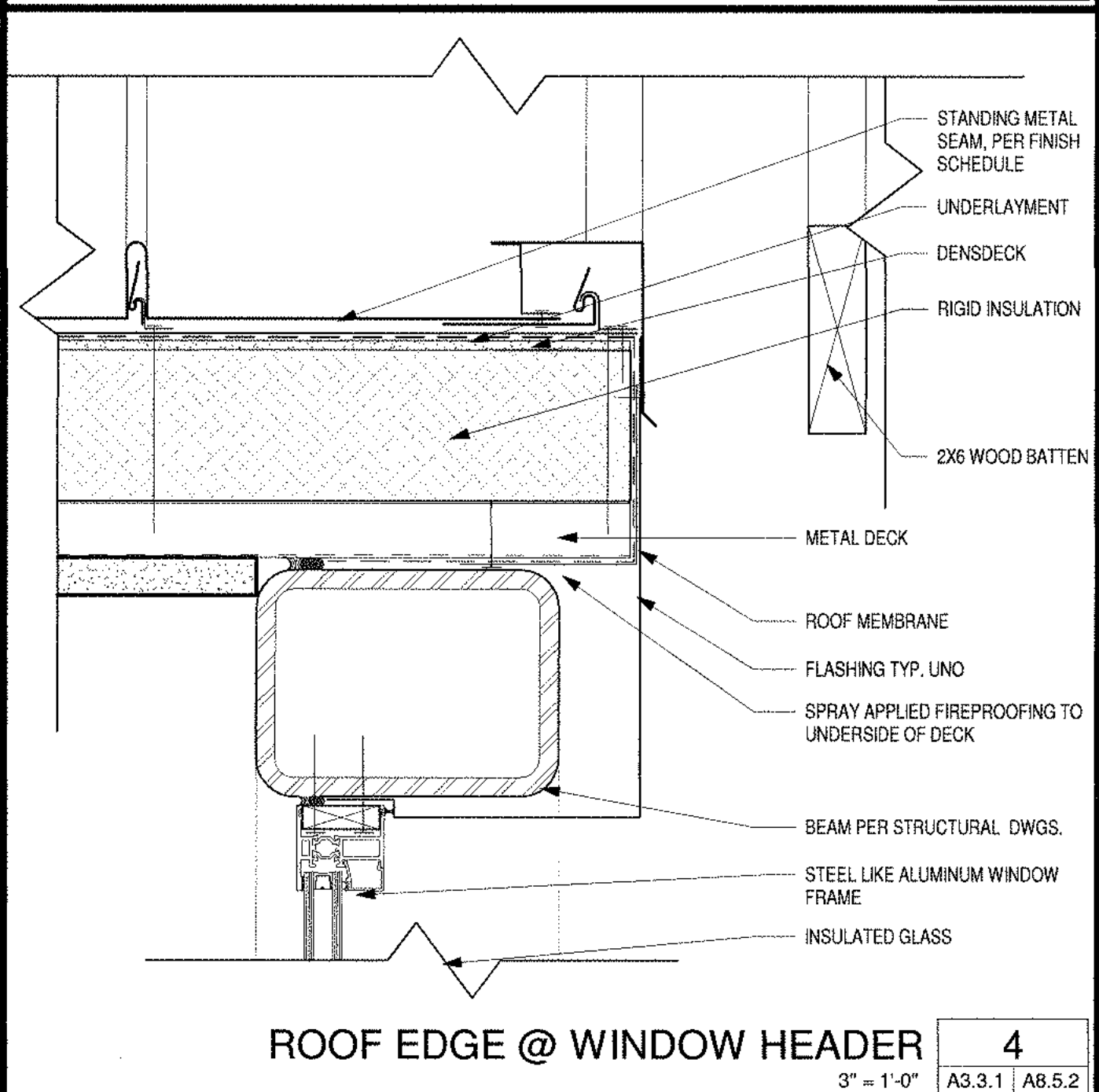
ROOFING AT WALL 16
3" = 1'-0" A3.3.3 | A8.5.2



CANOPY @ WINDOW WALL 12
3" = 1'-0" A3.3.3 | A8.5.2



EAVE @ ROOF EDGE 8
3" = 1'-0" A2.6.3 | A8.5.2



ROOF EDGE @ WINDOW HEADER 4
3" = 1'-0" A3.3.1 | A8.5.2



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9

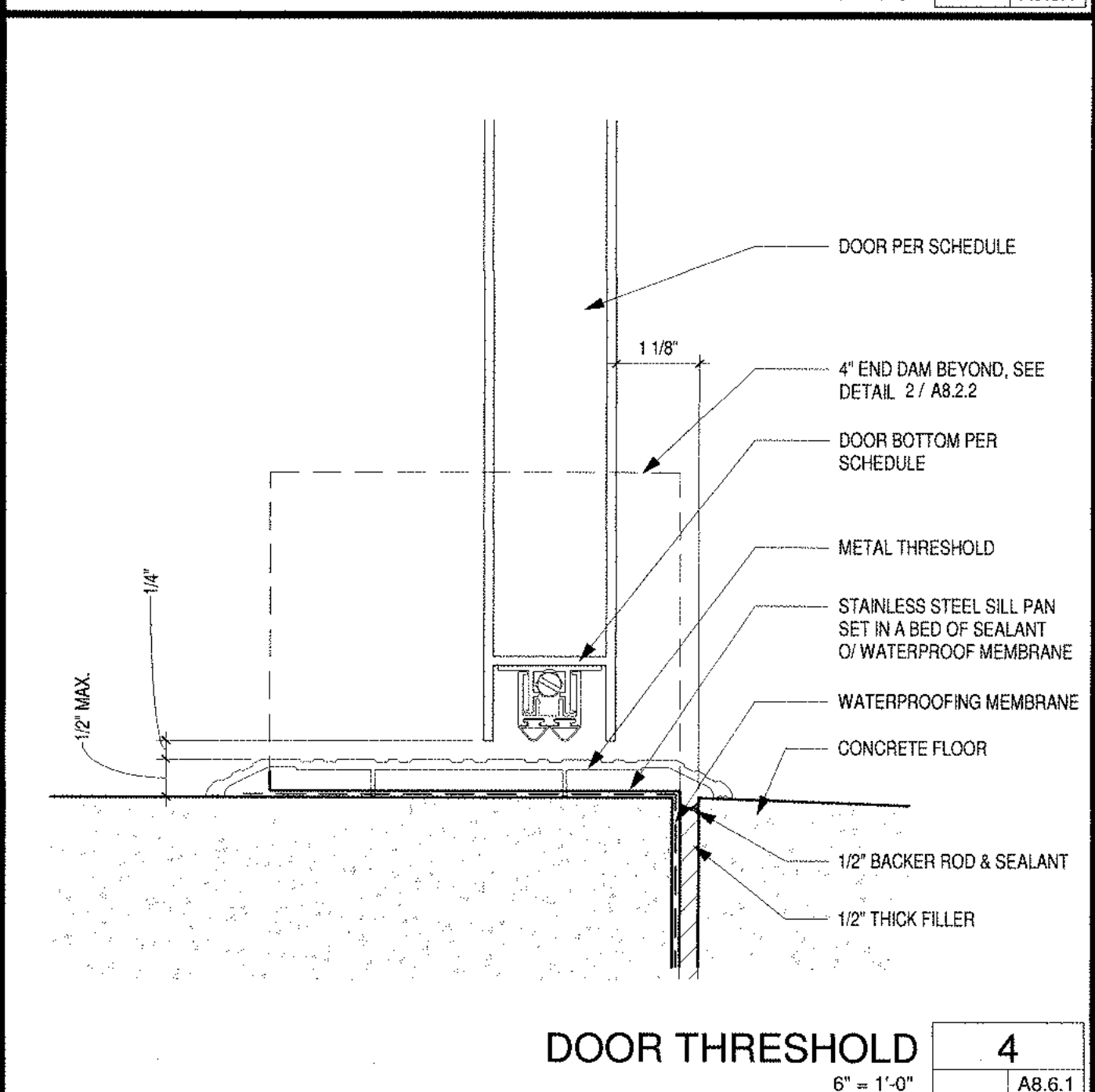
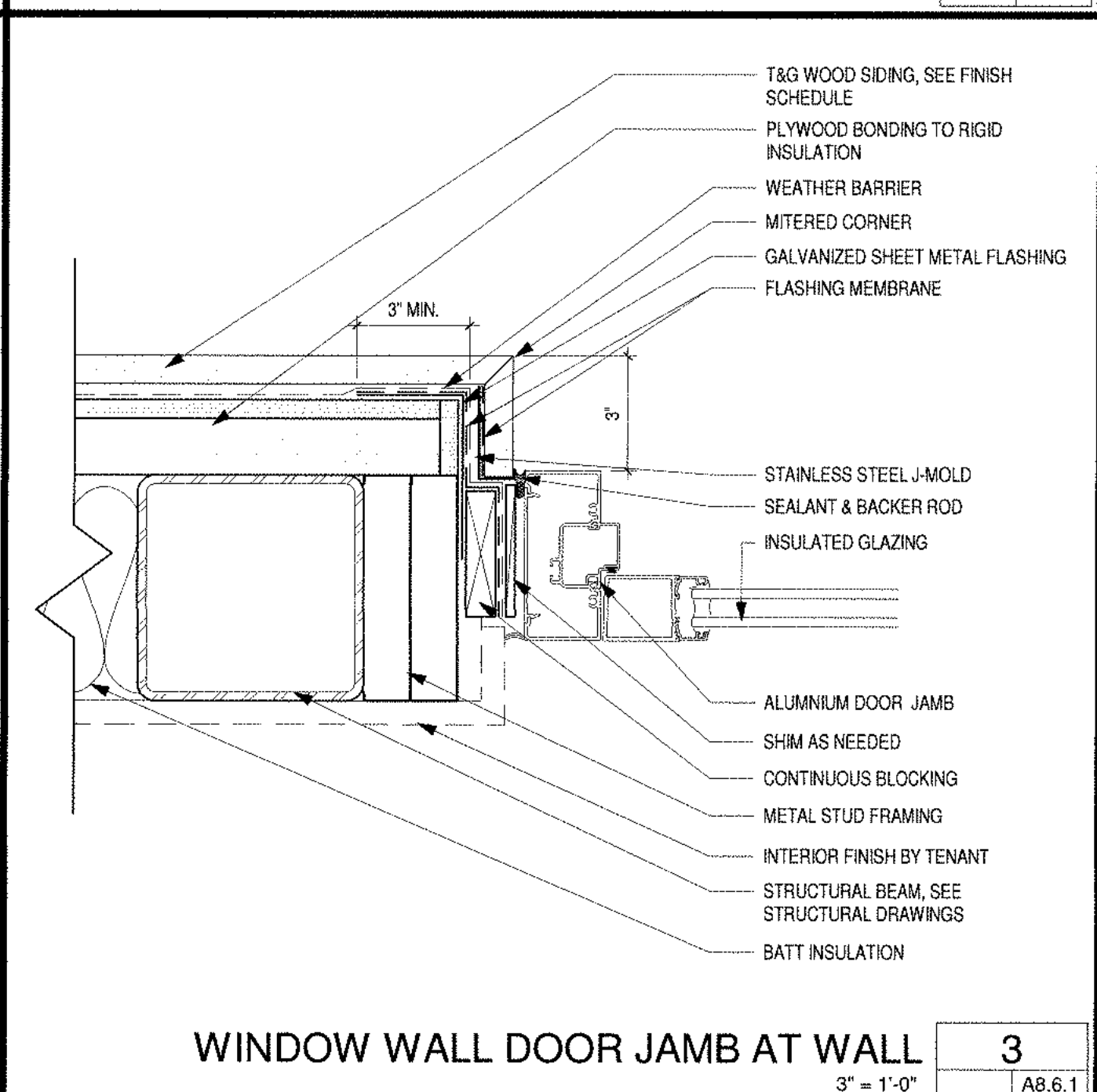
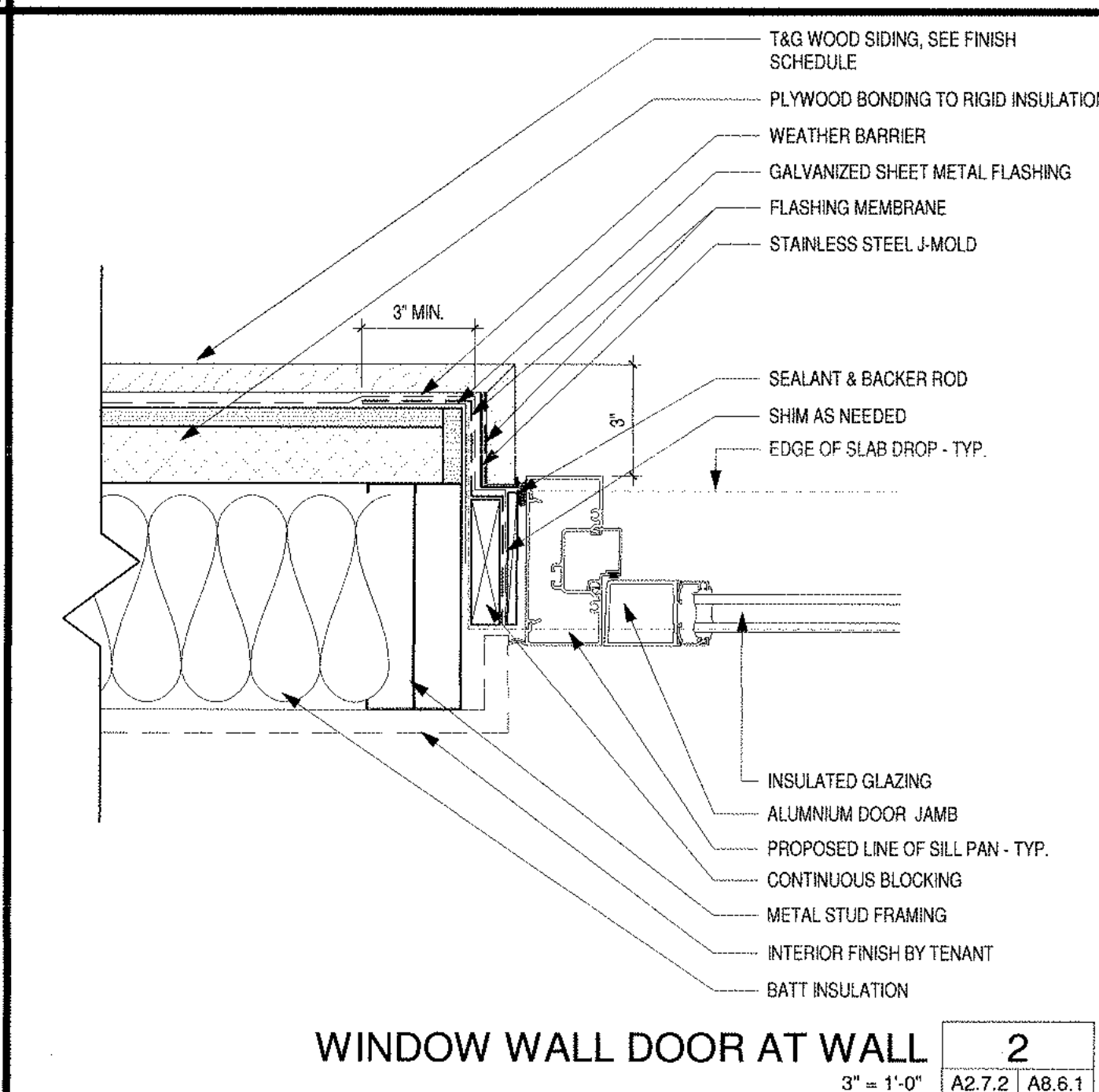
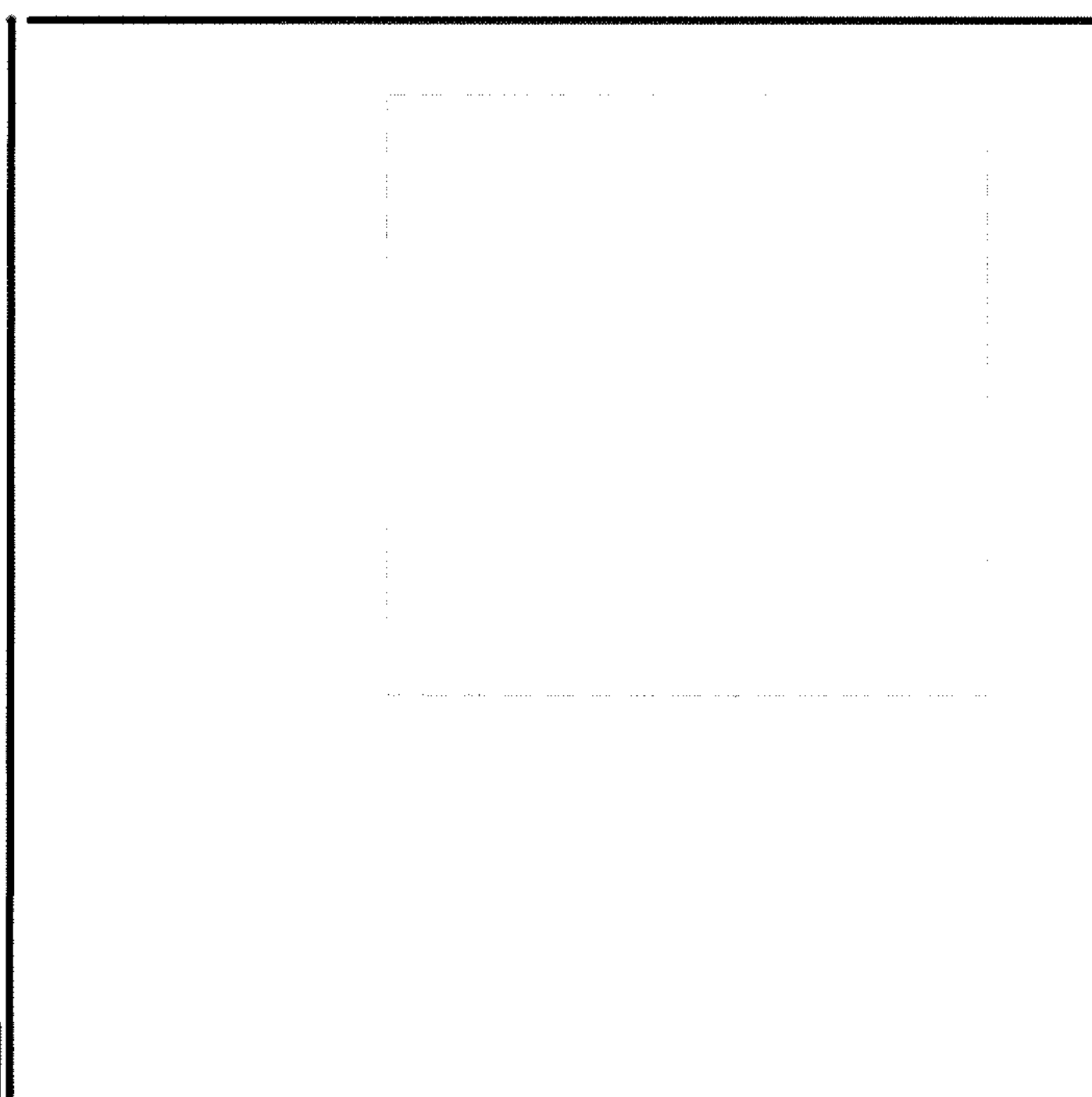
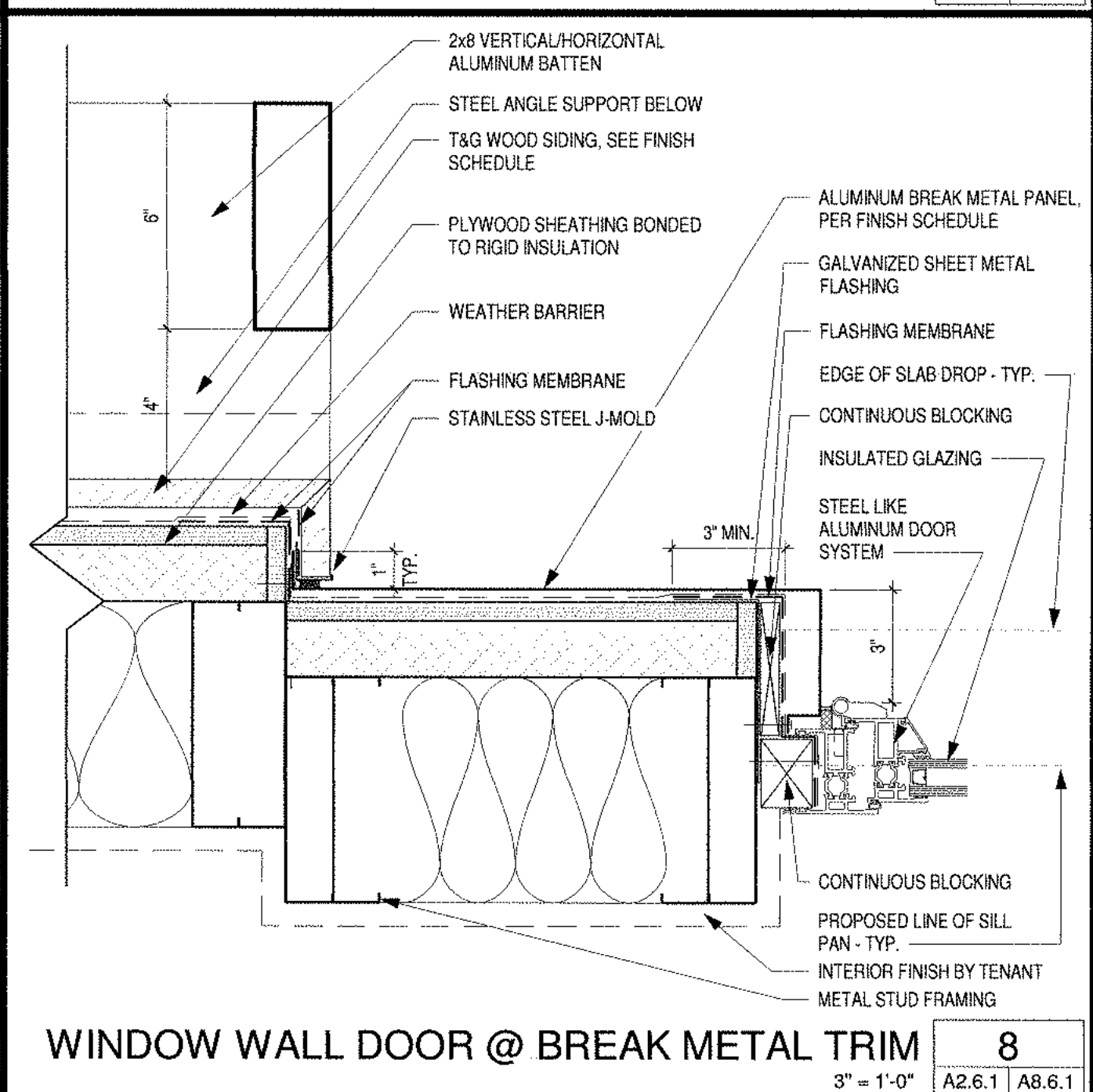
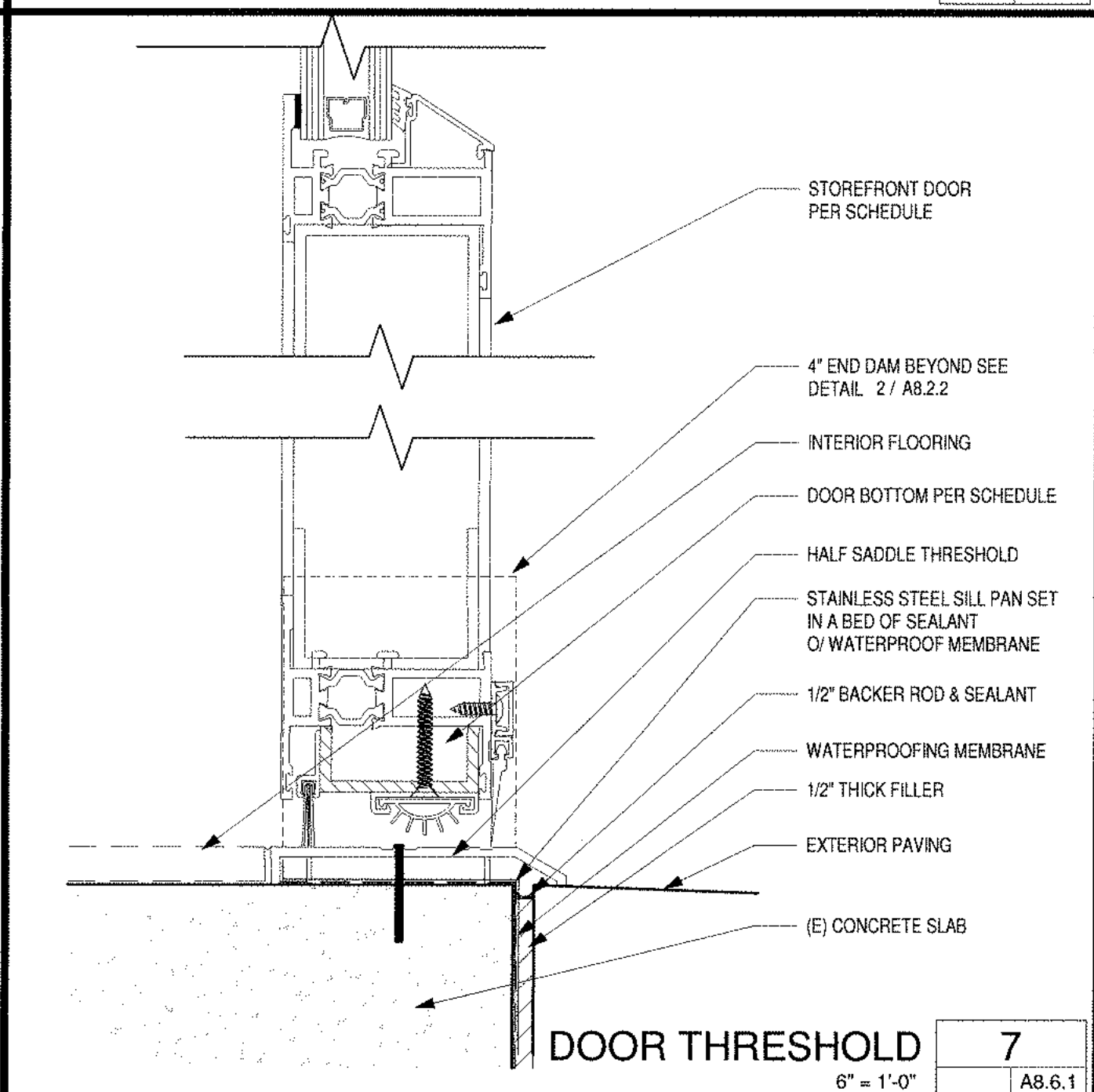
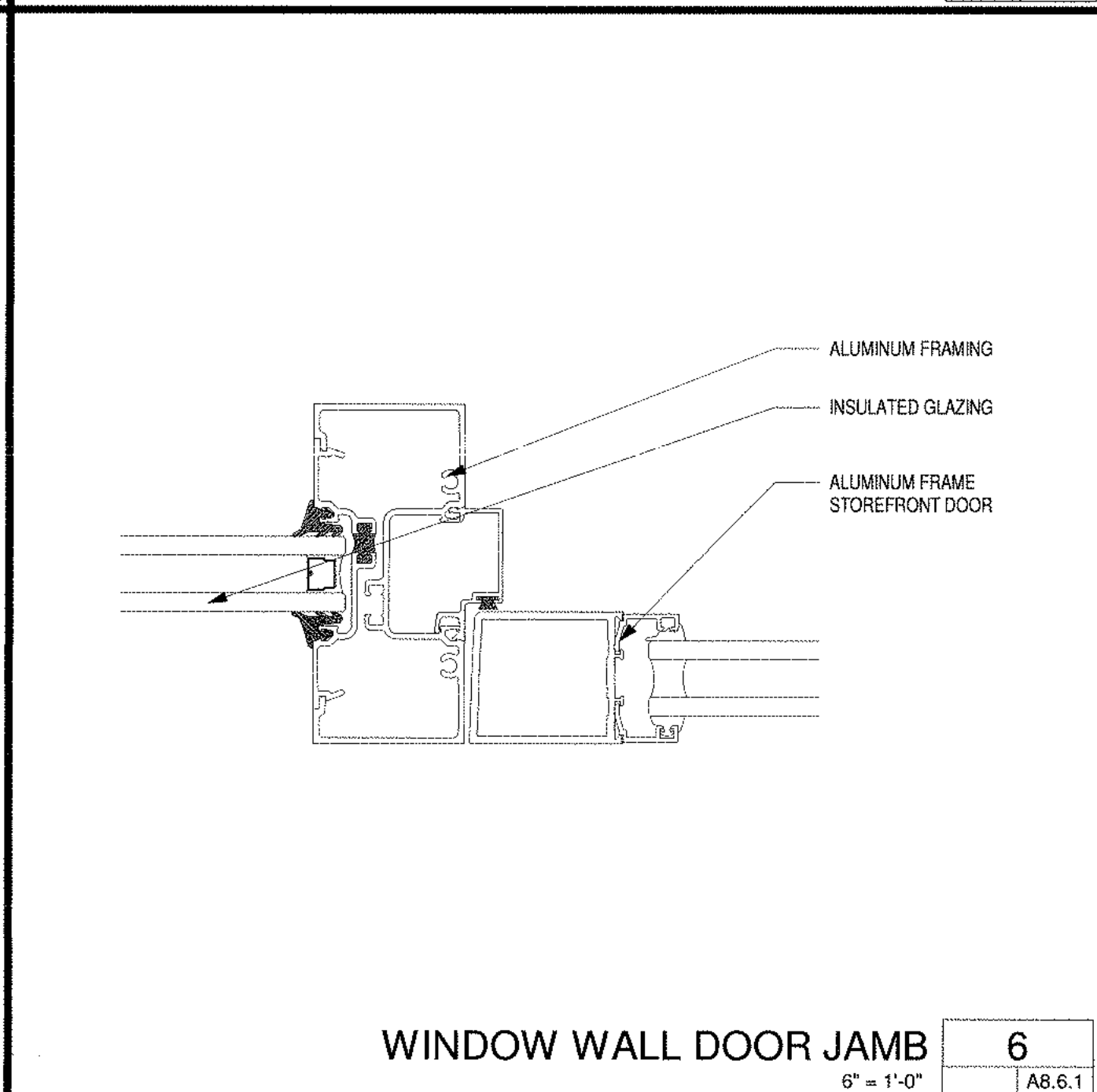
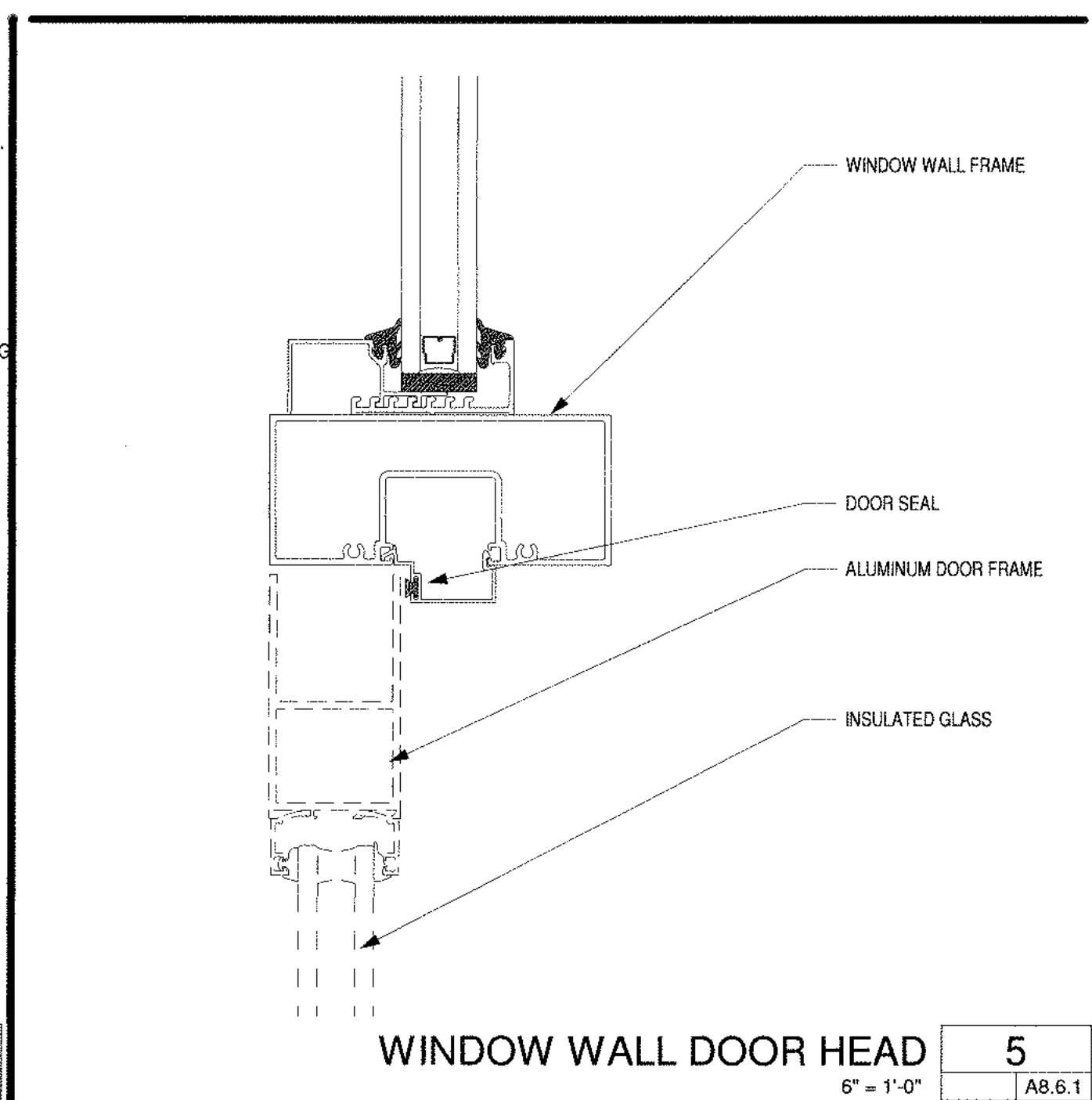
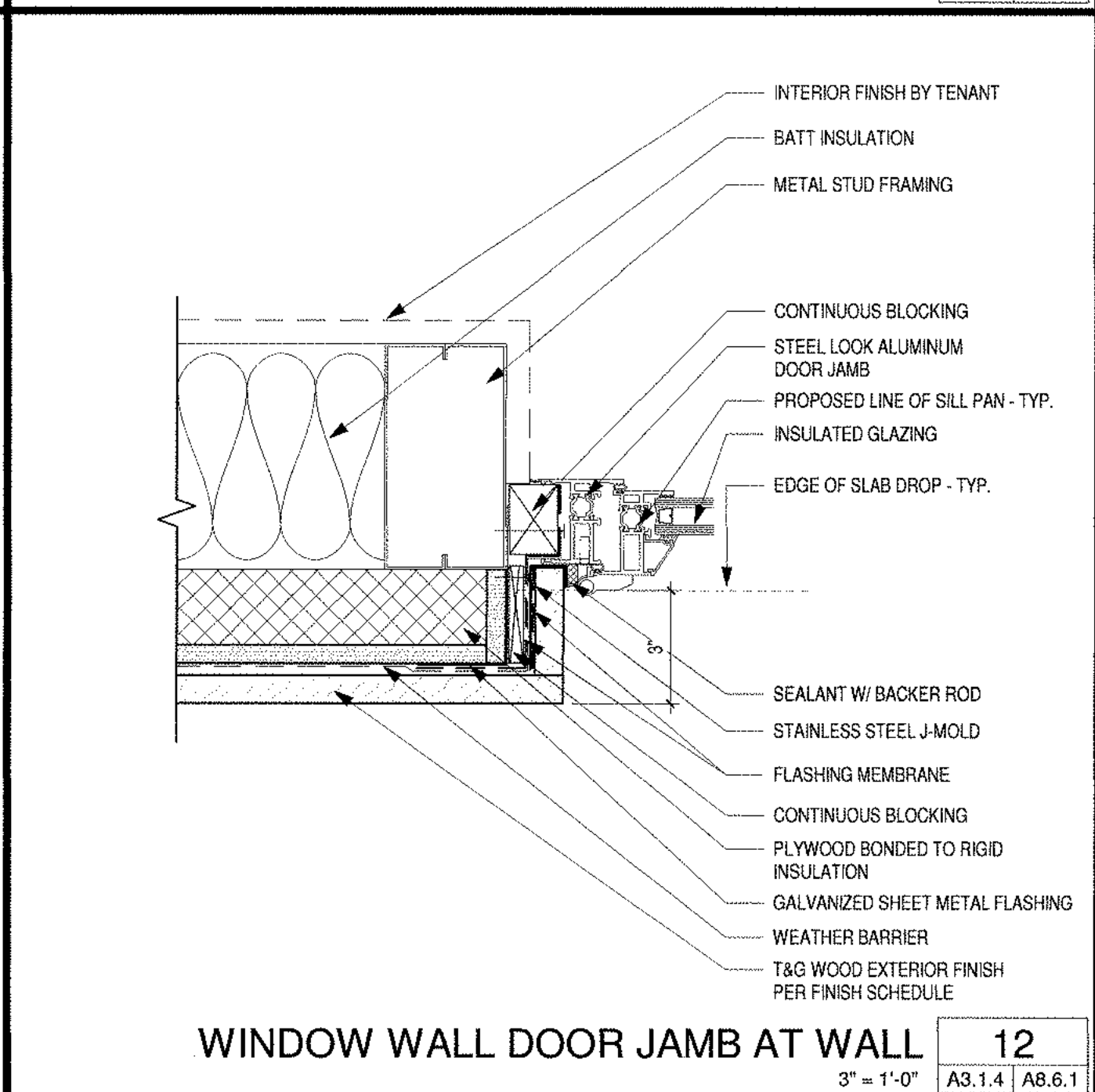
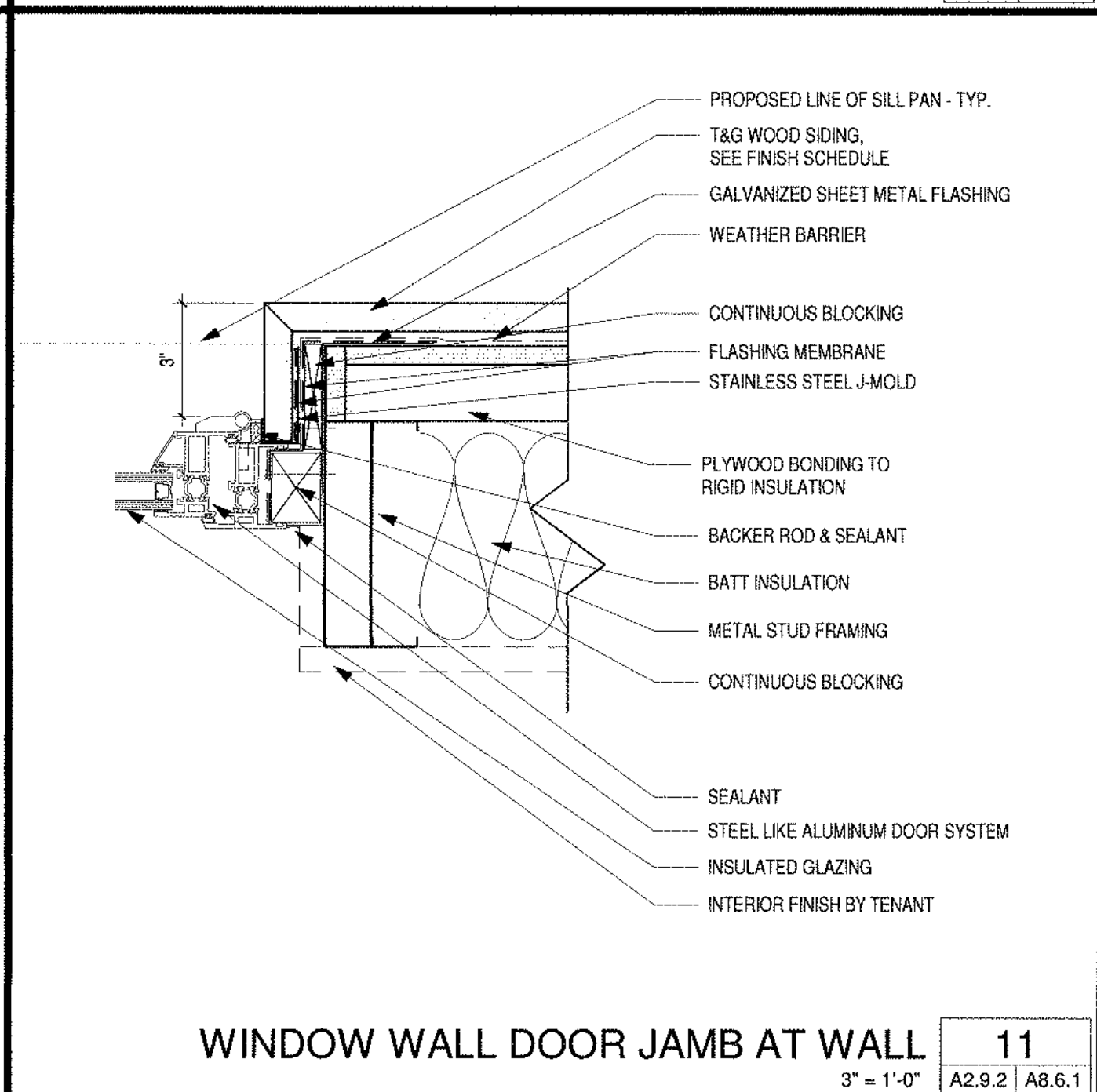
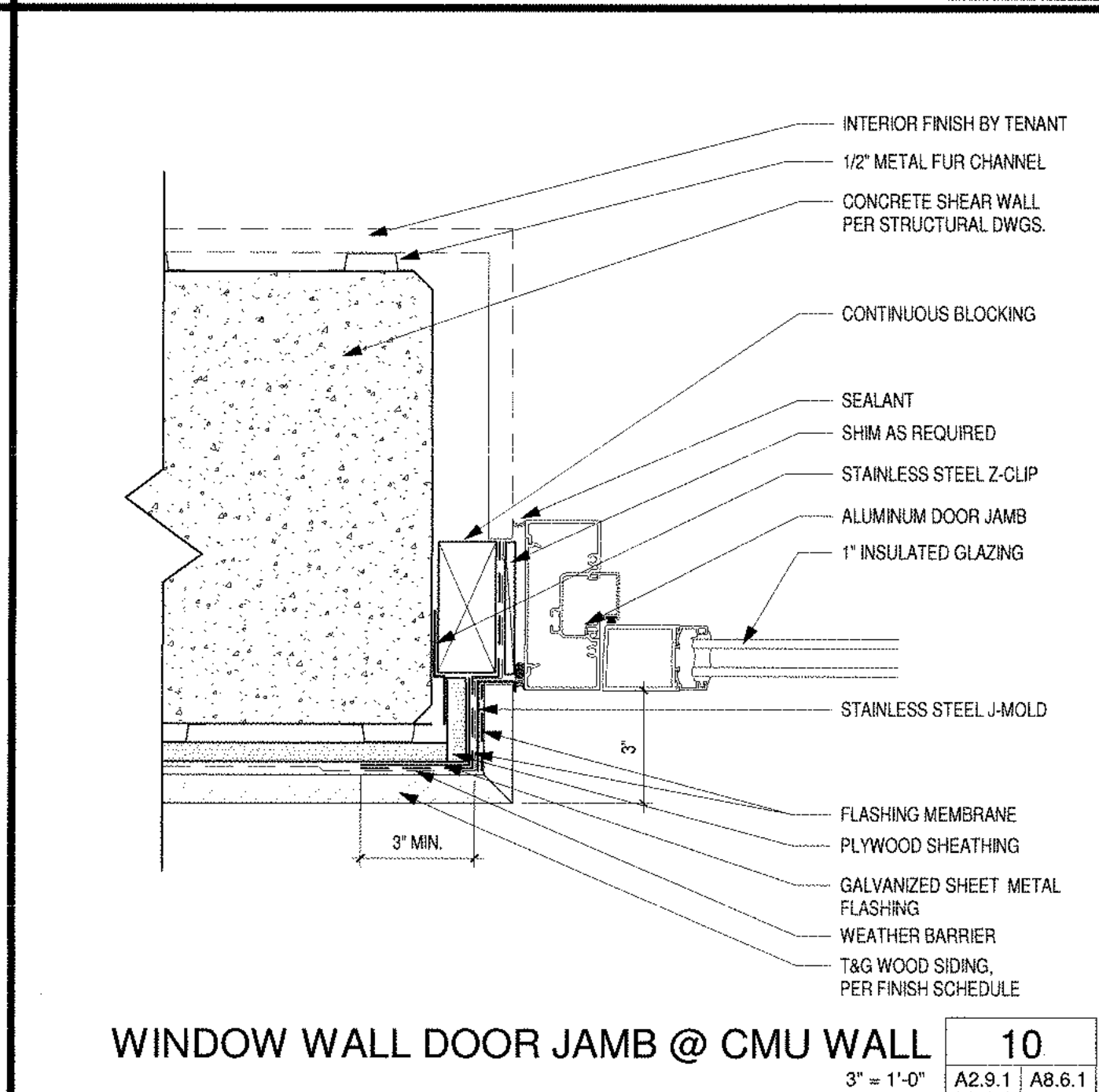
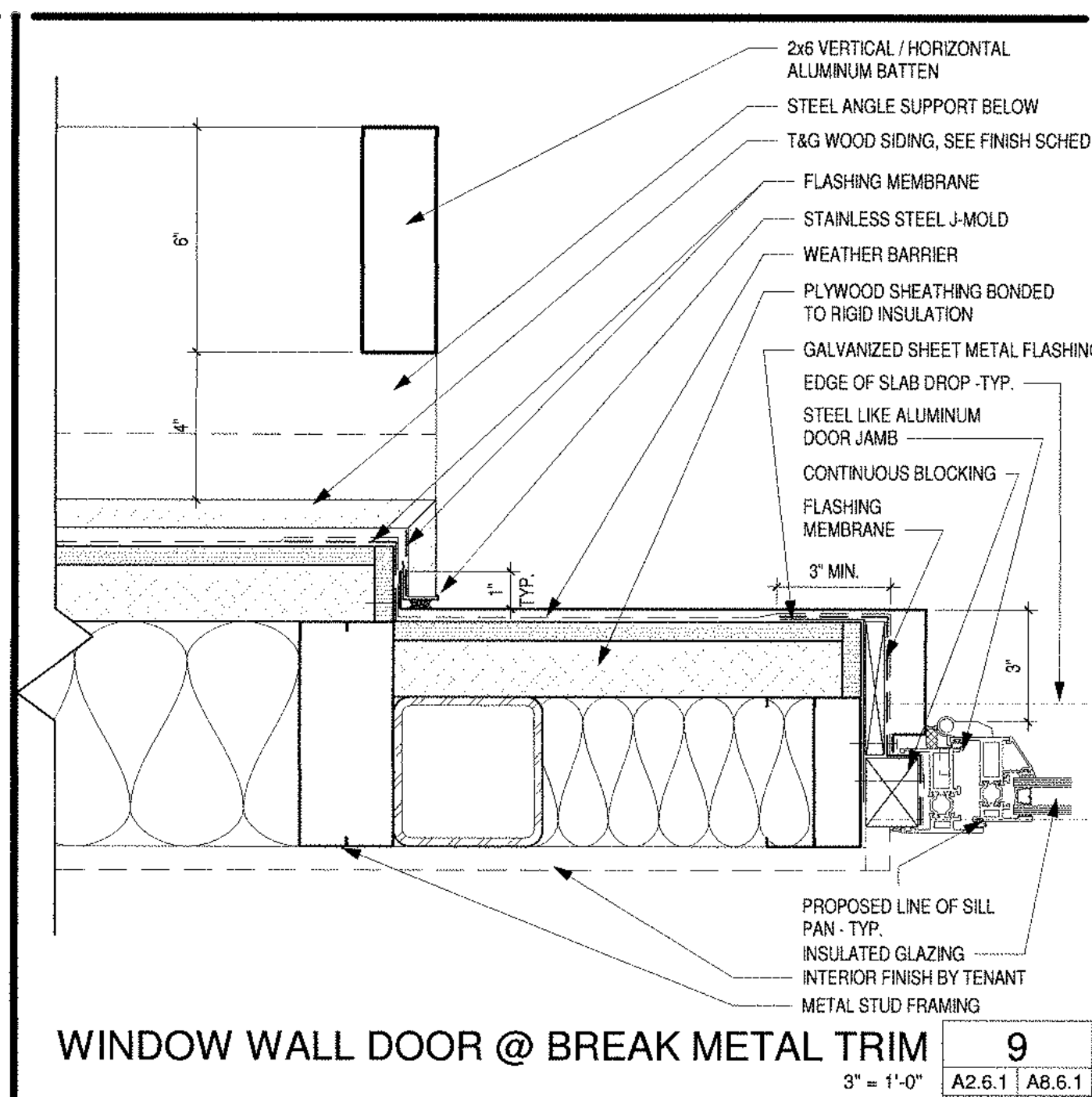
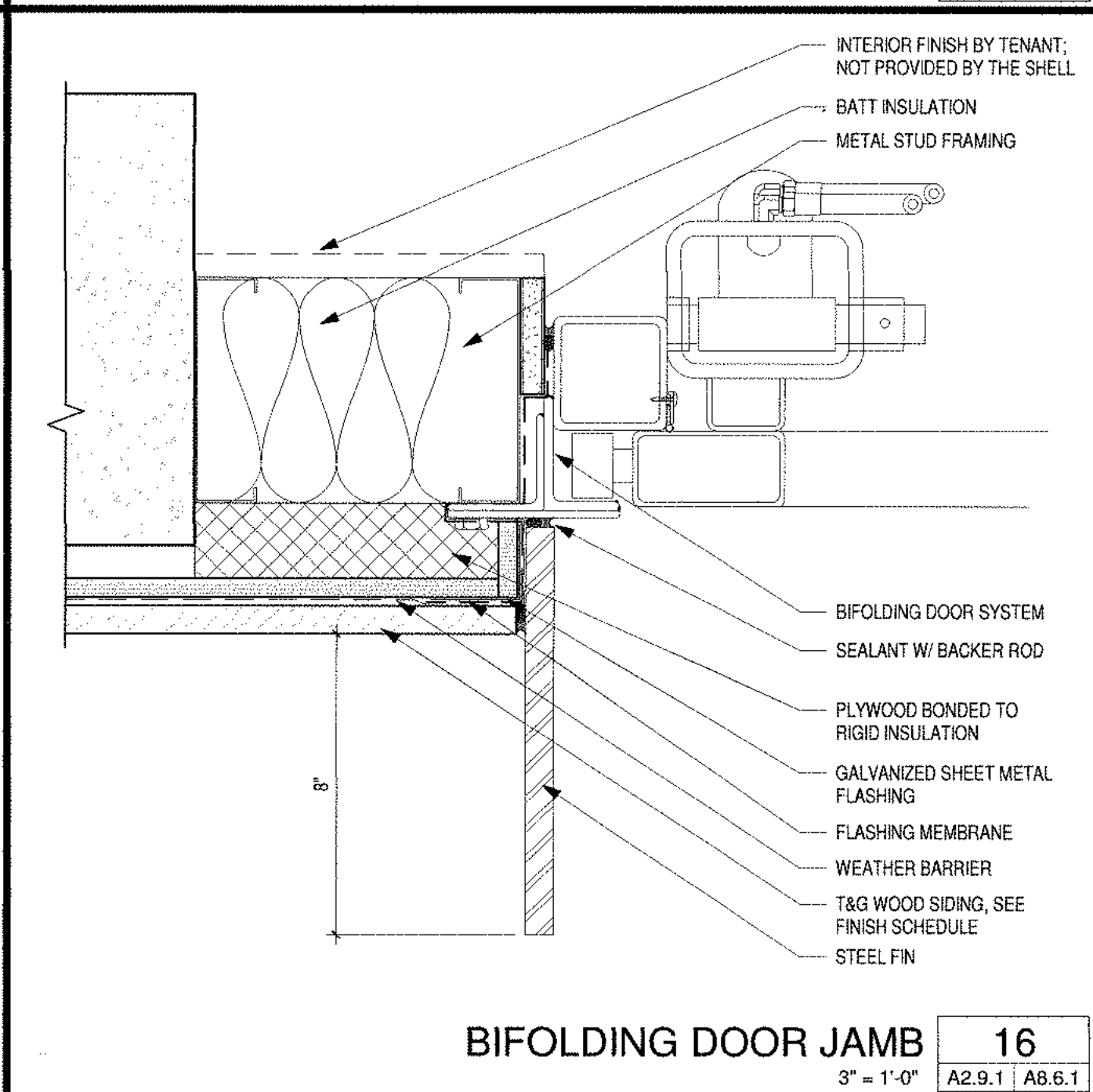
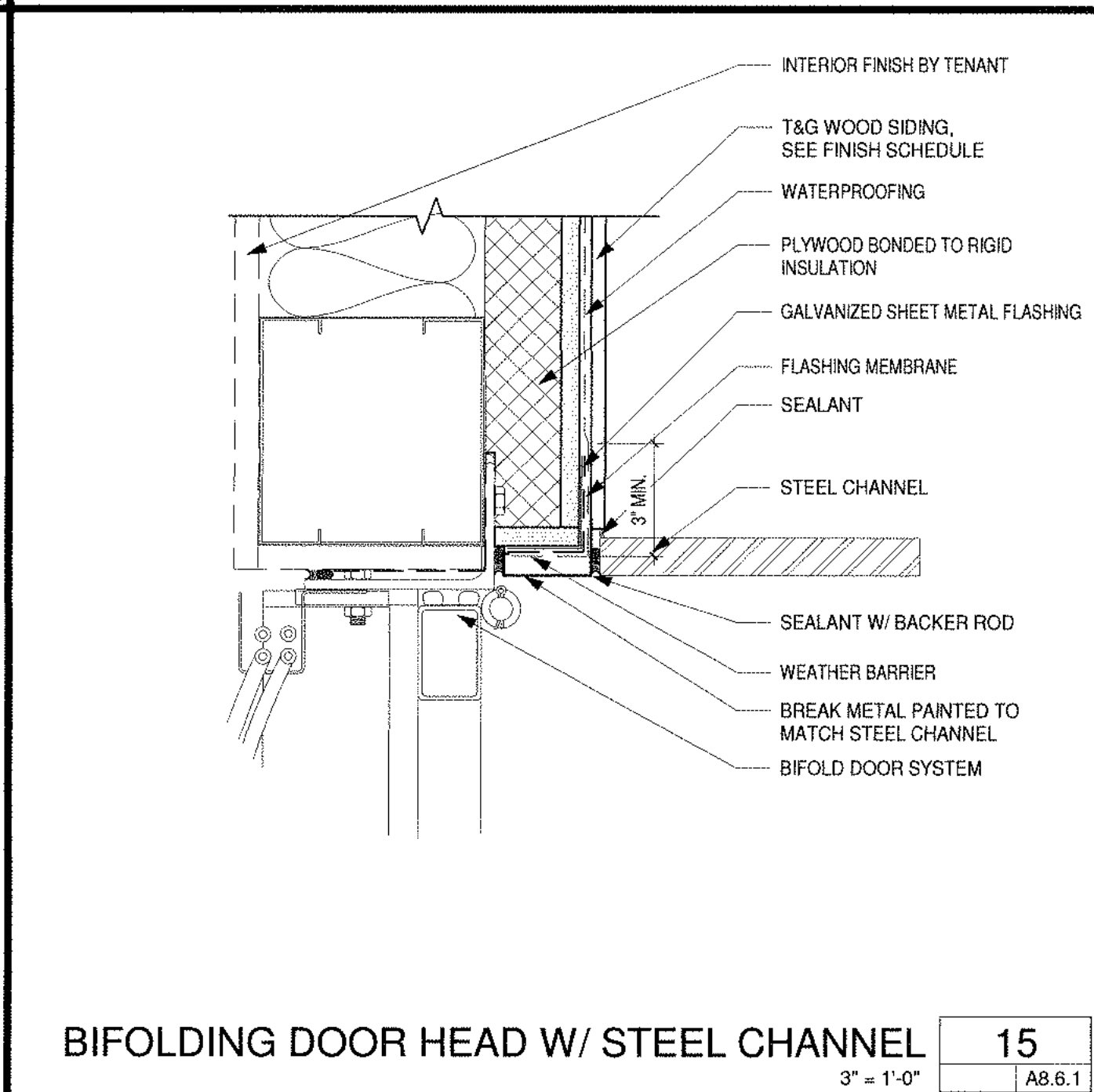
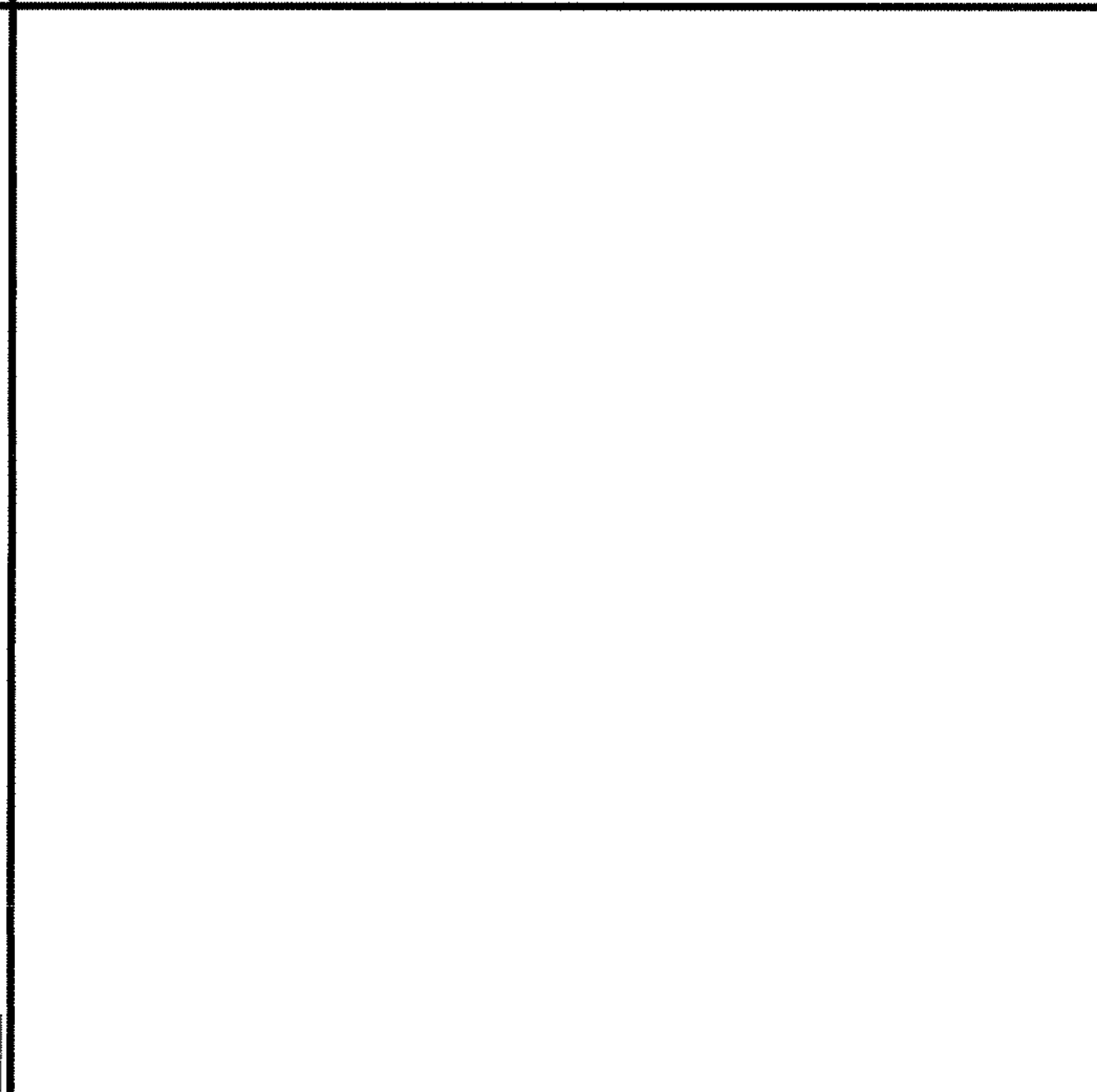
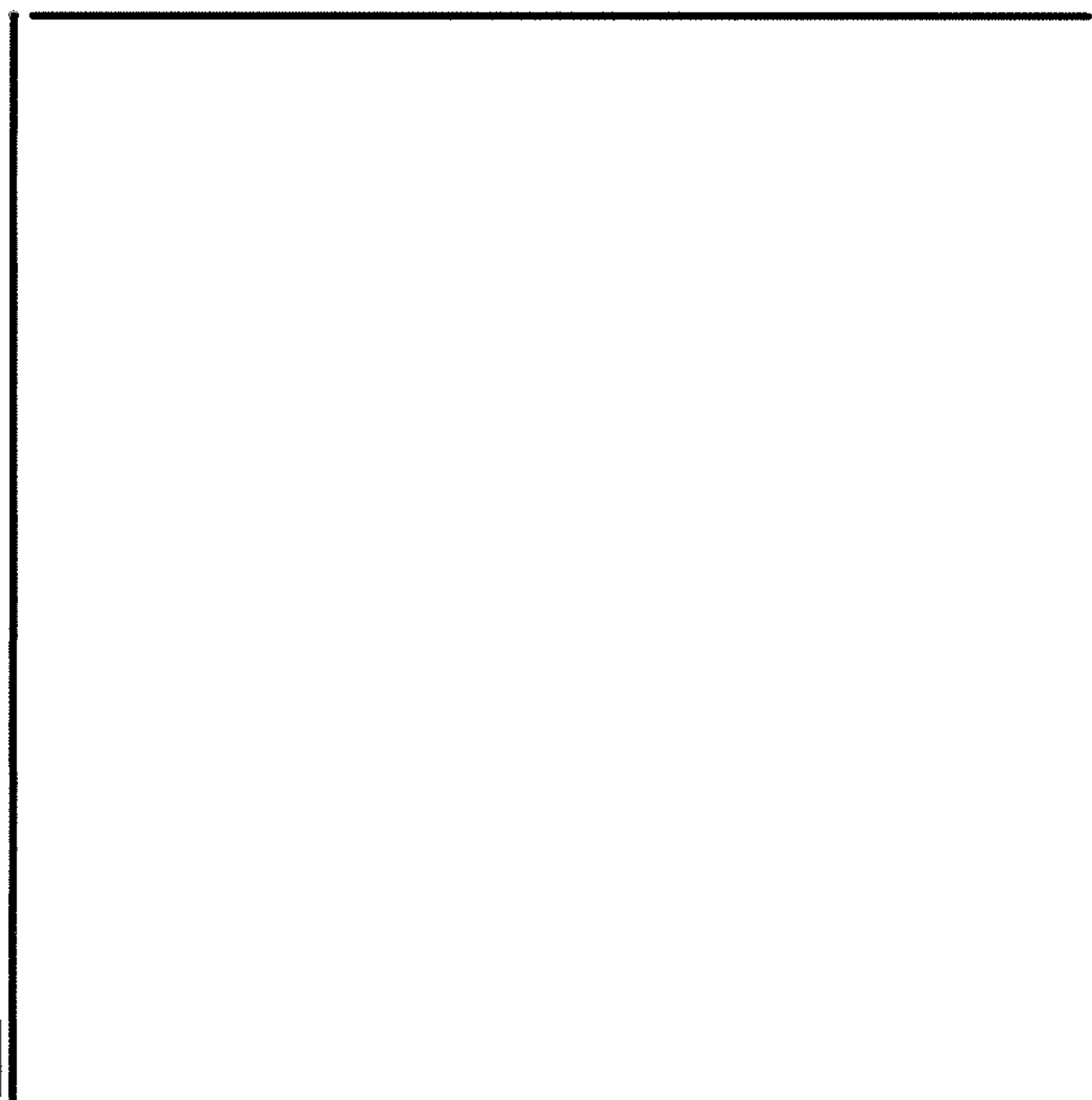
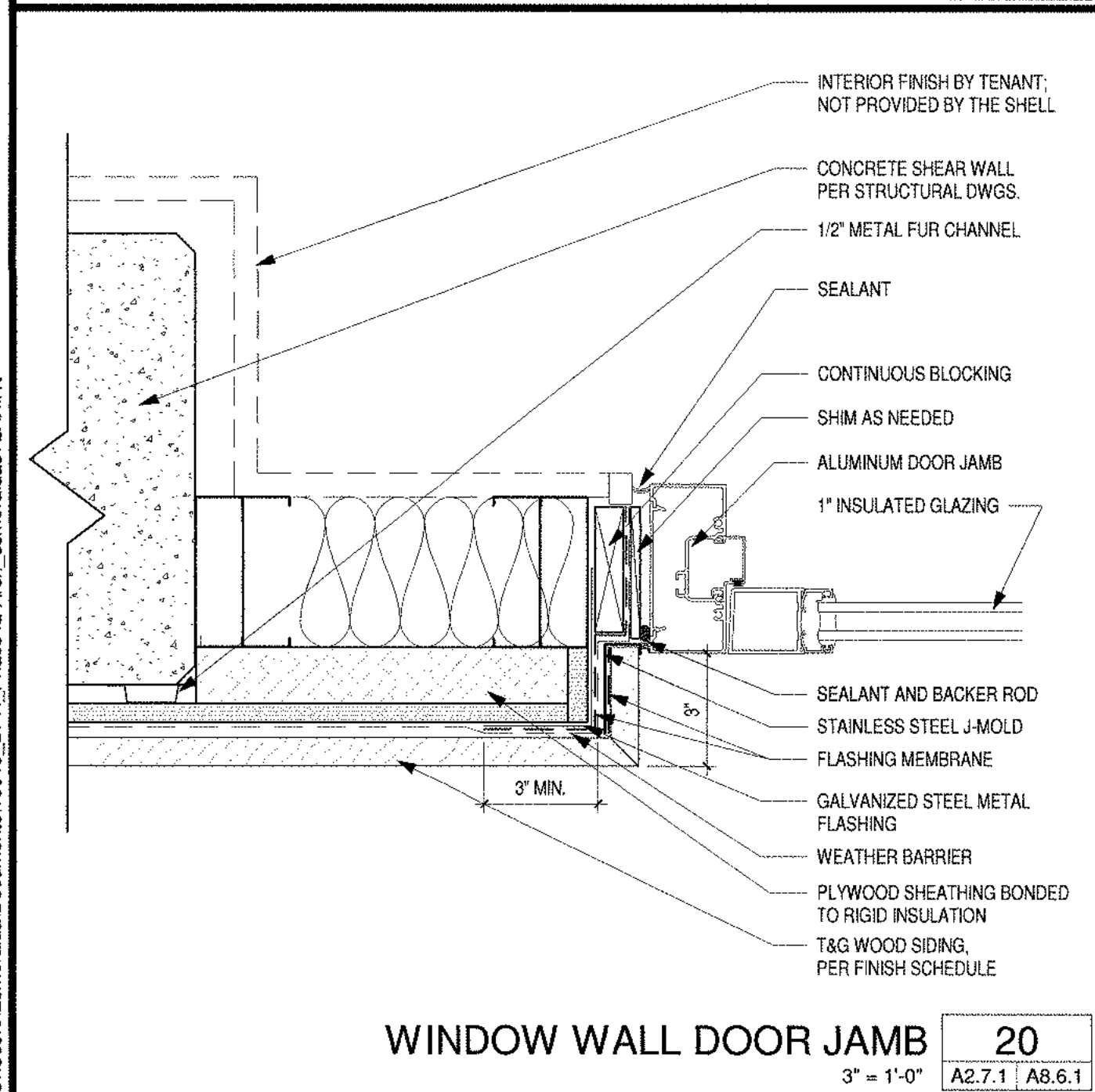
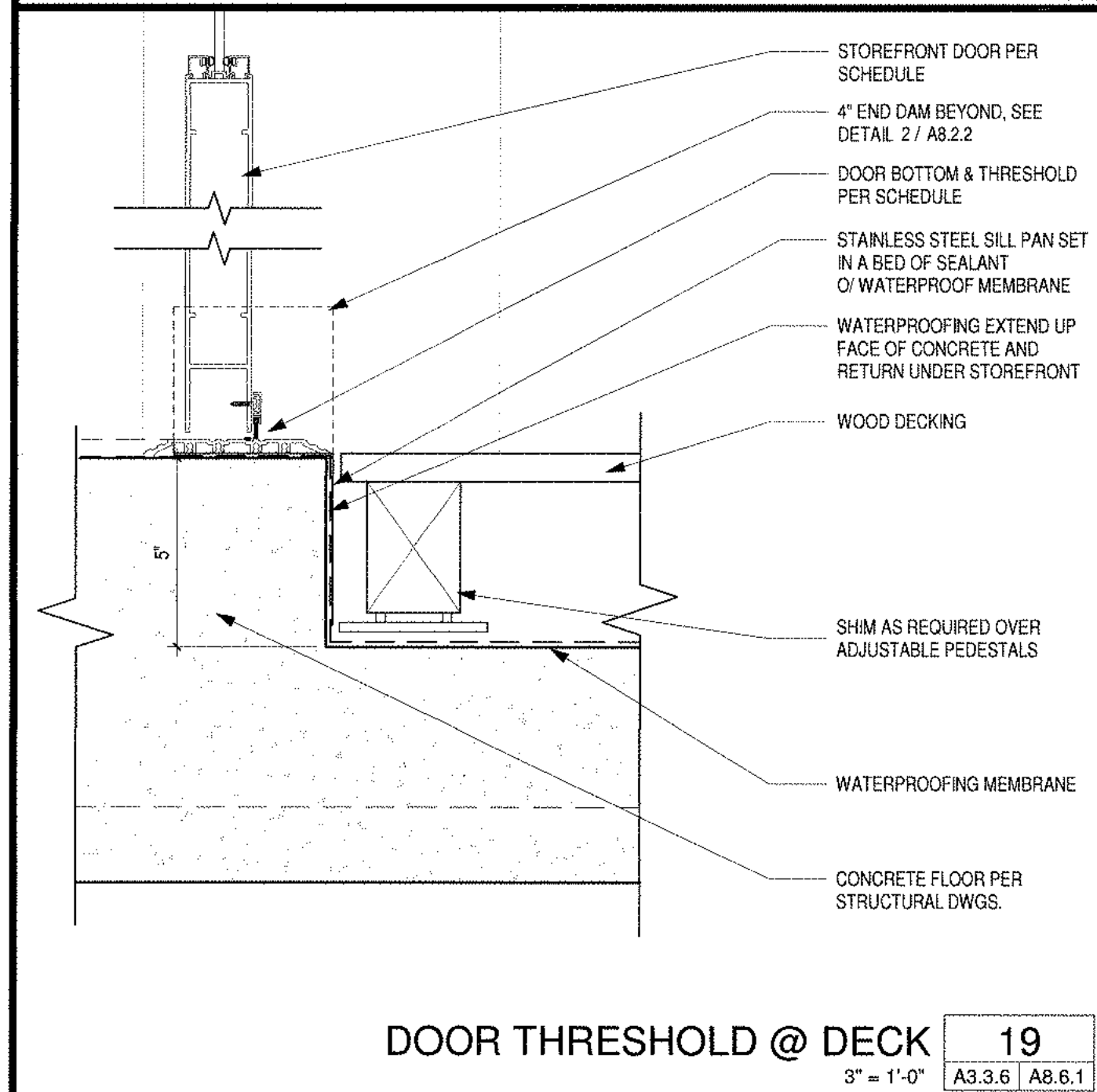
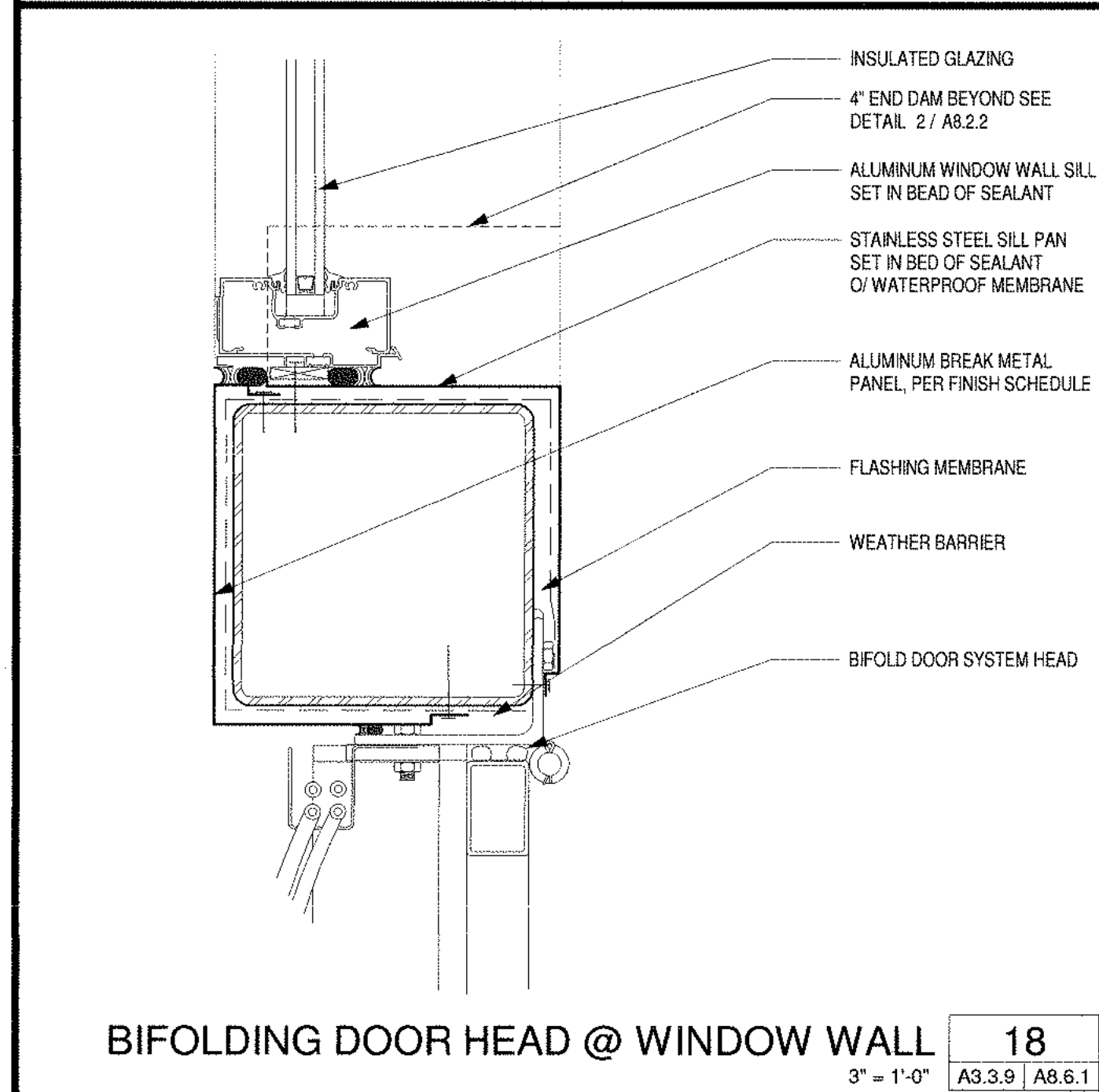
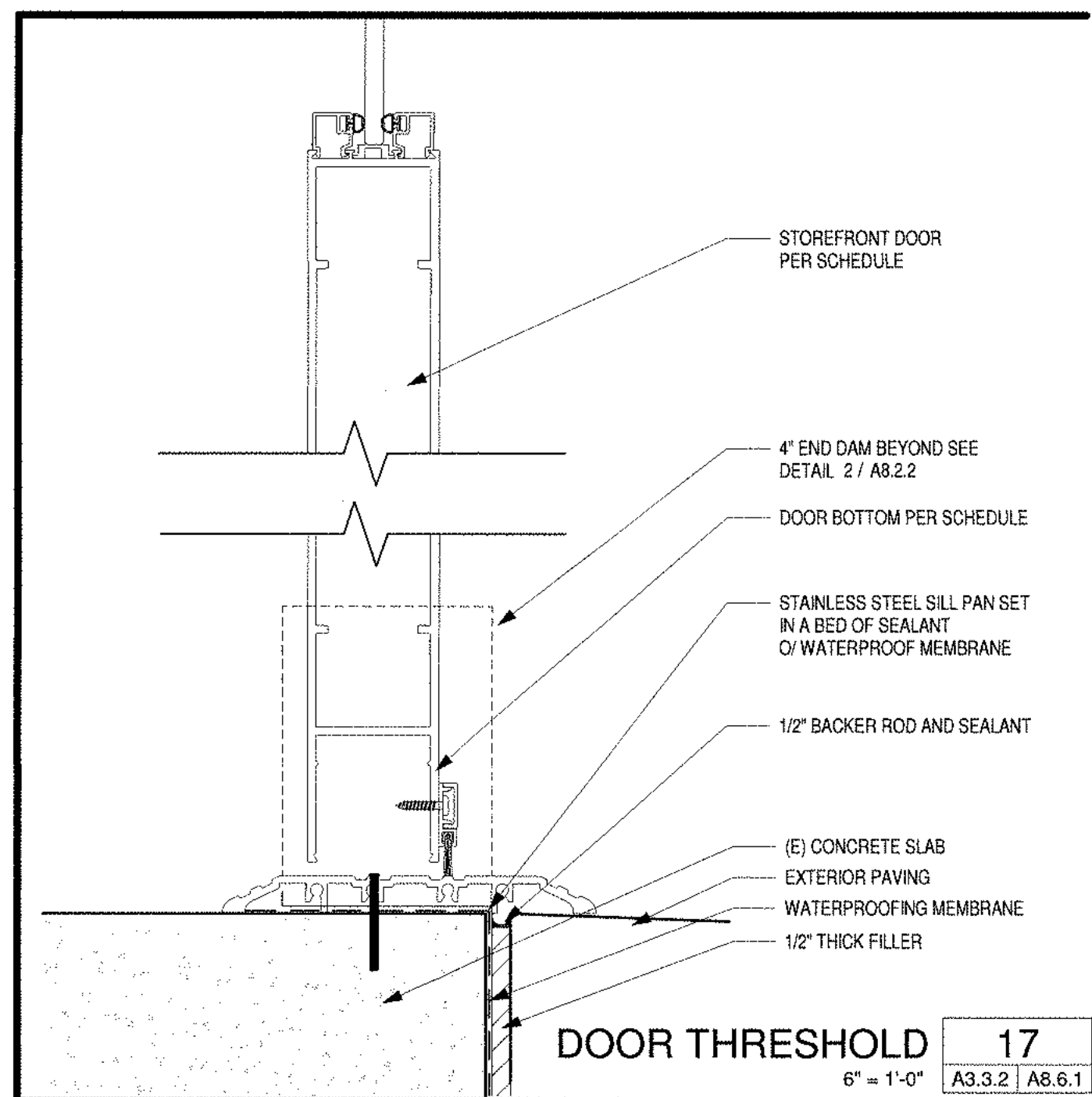
24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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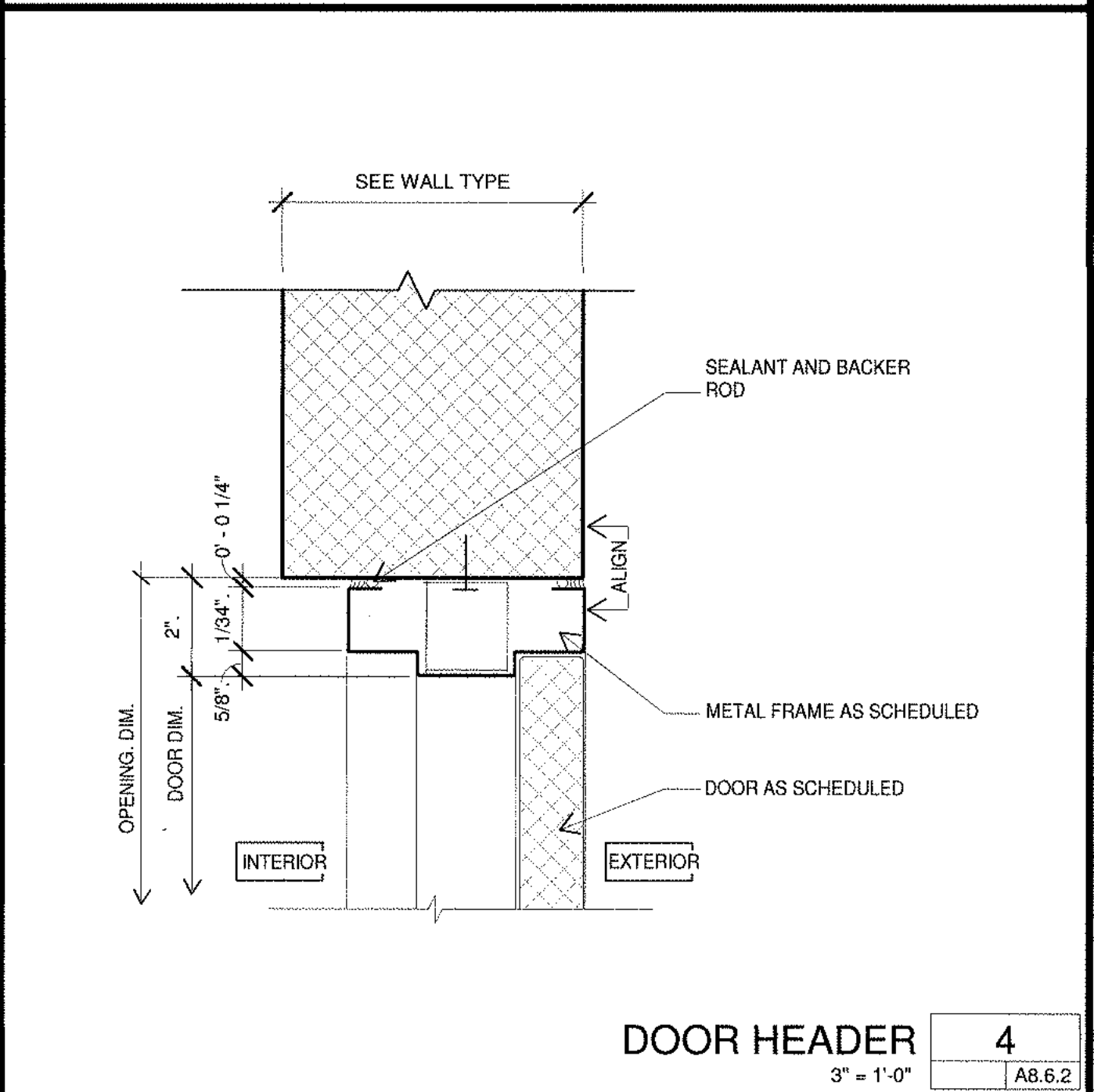
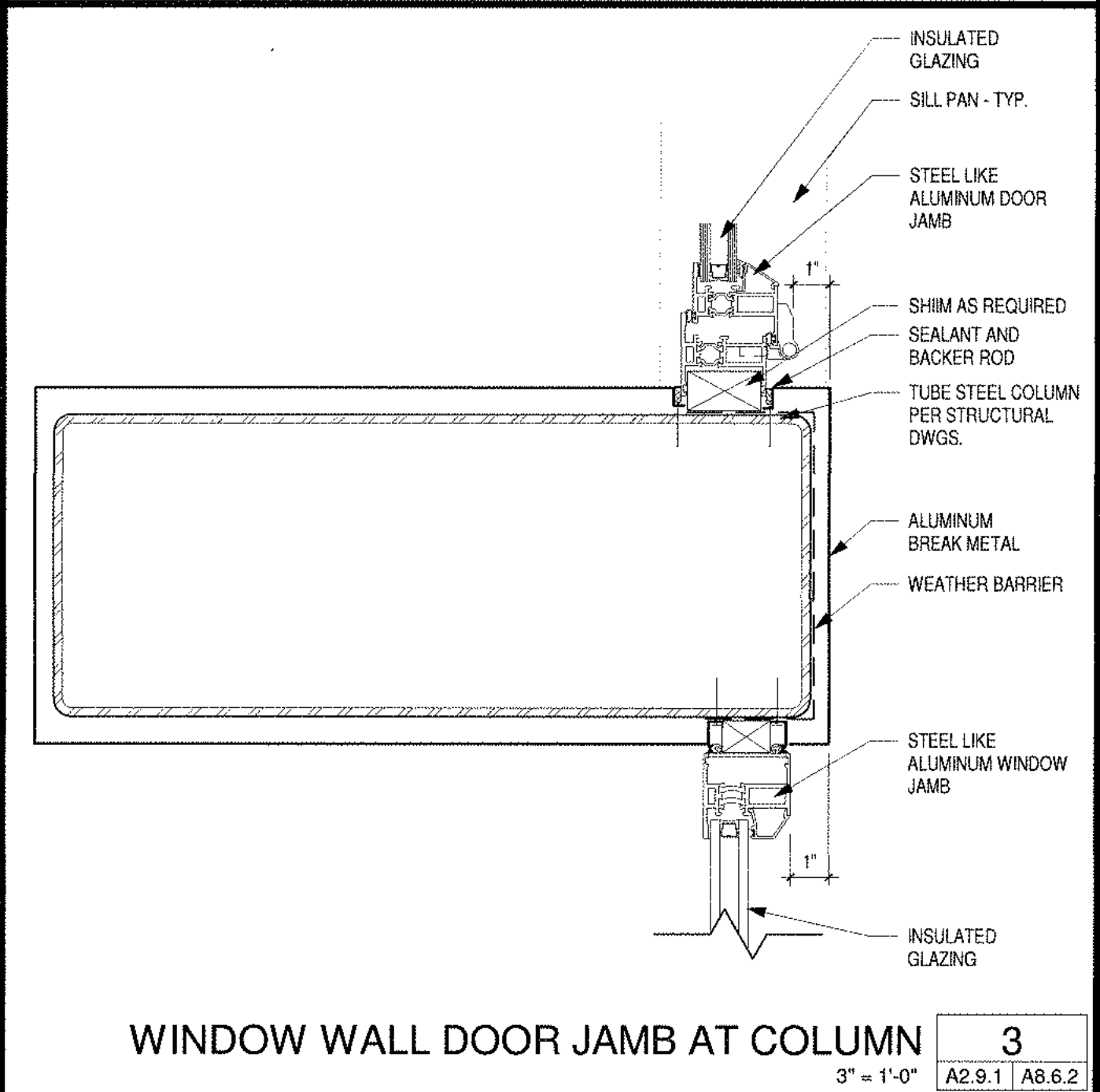
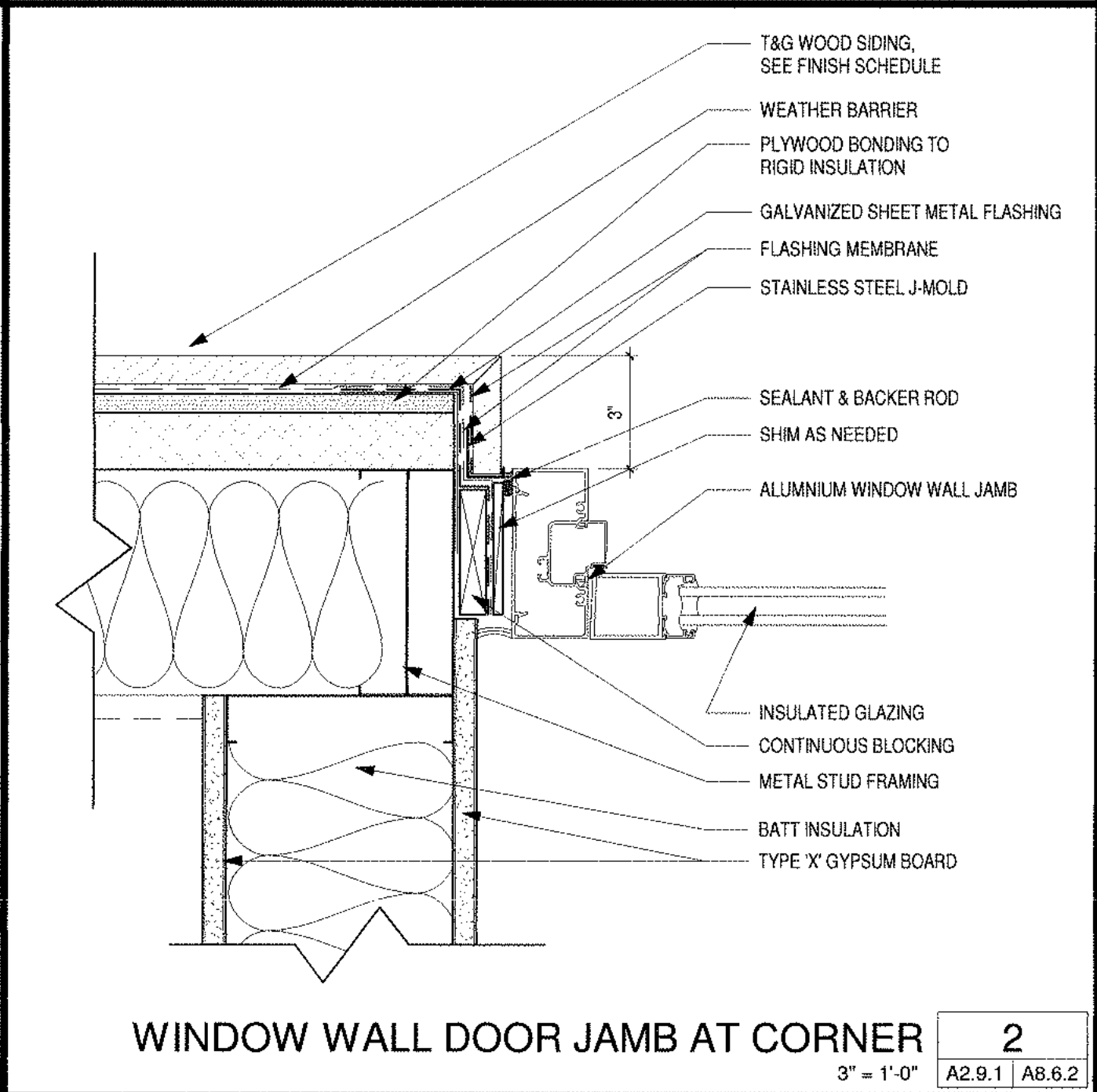
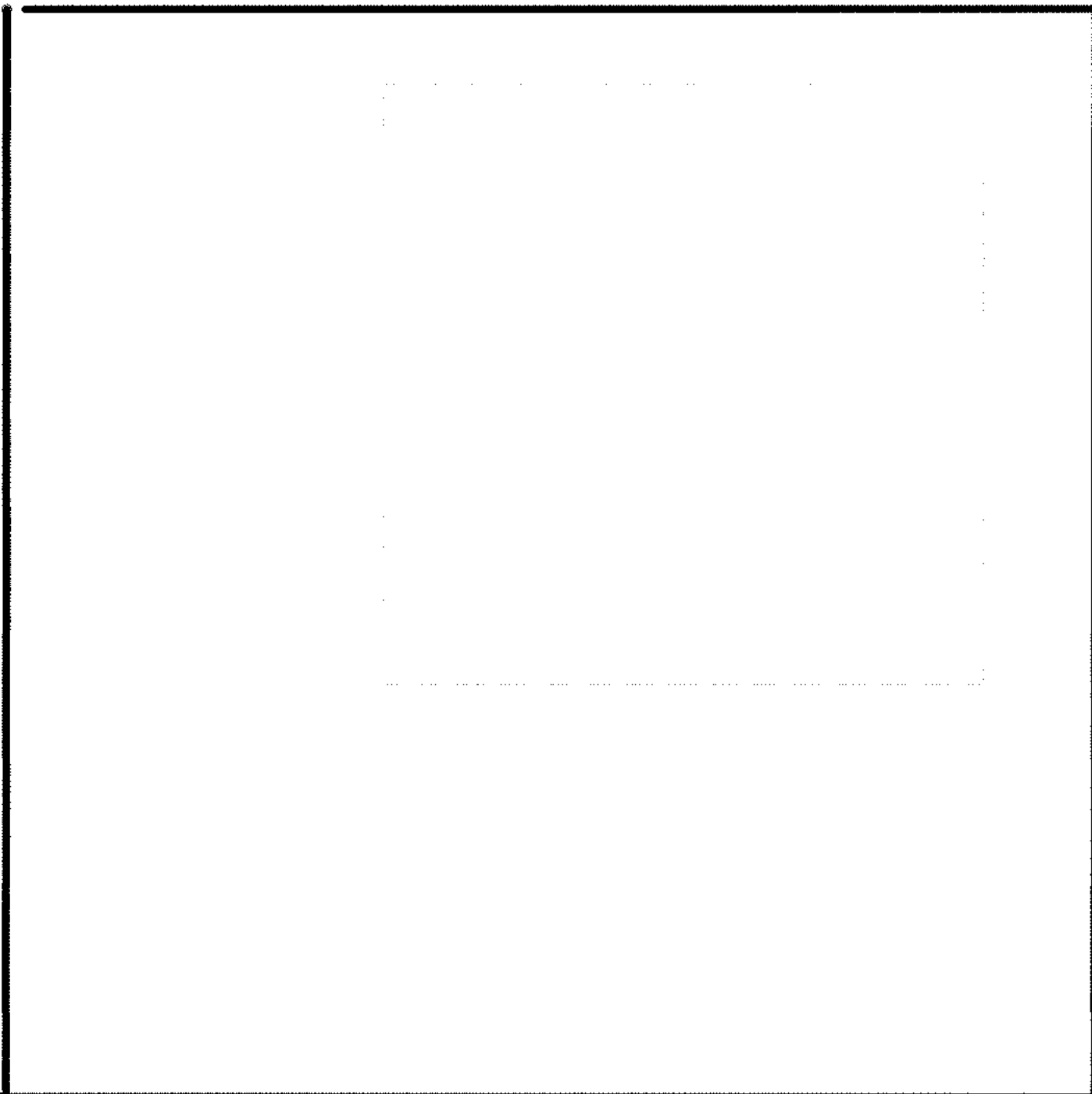
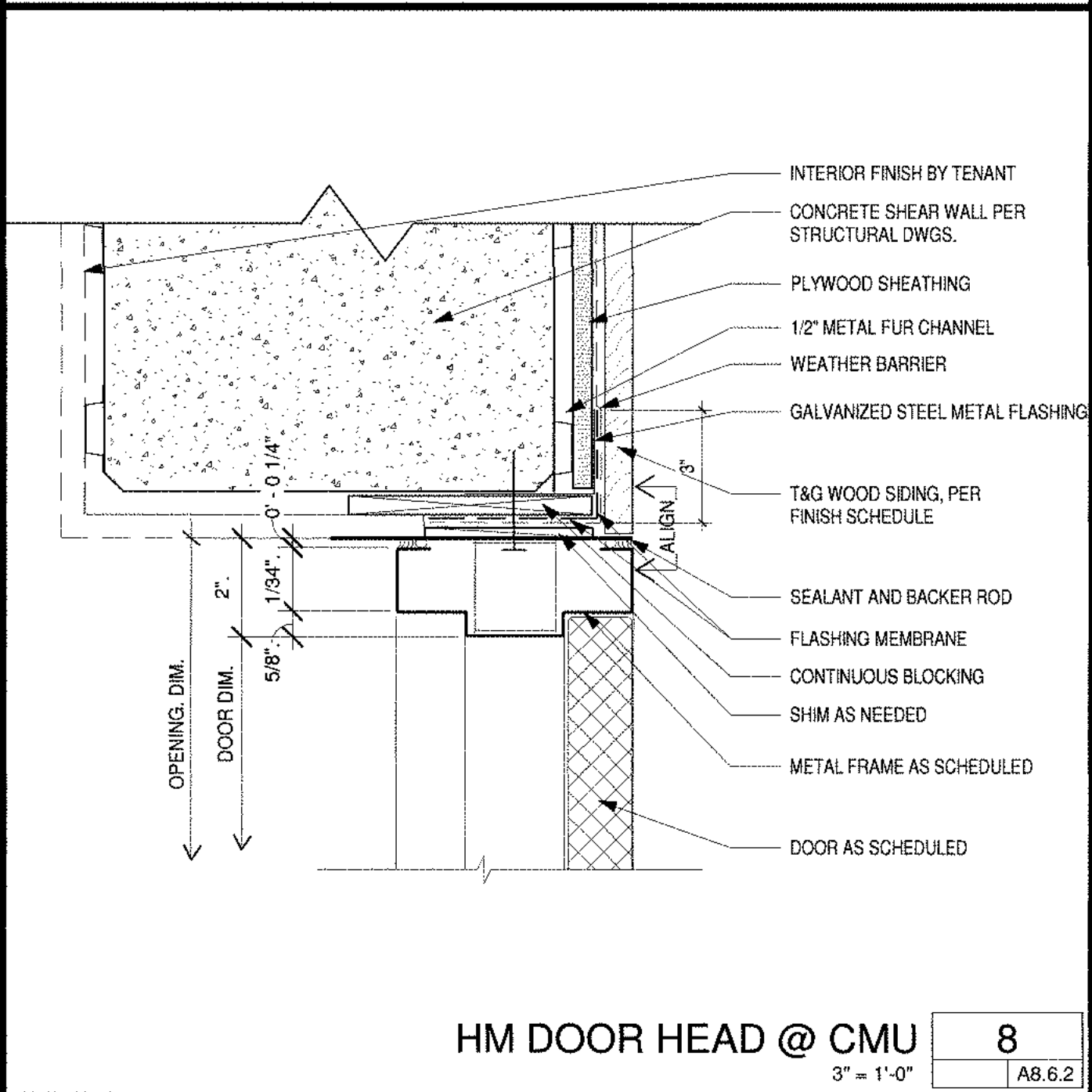
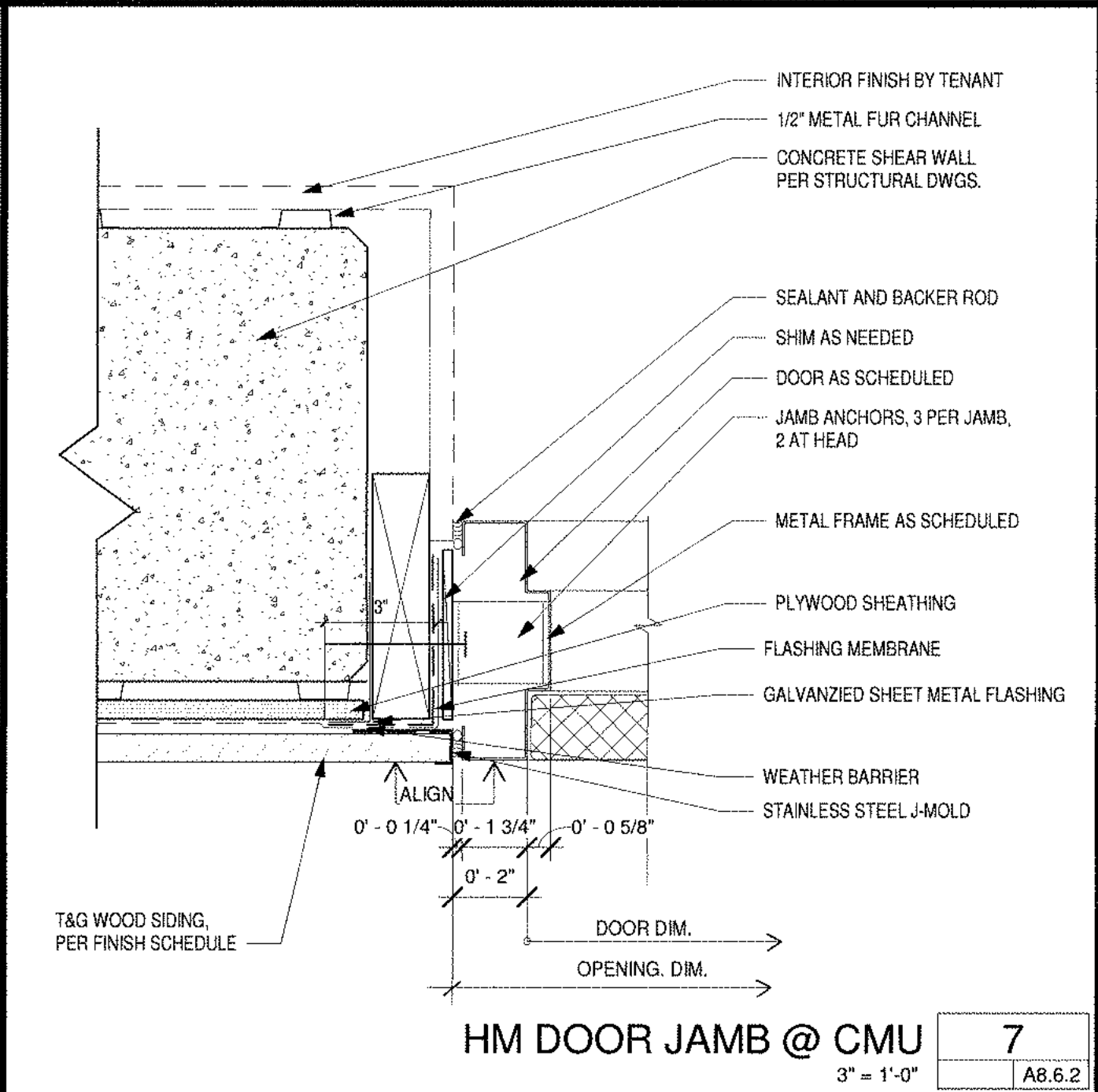
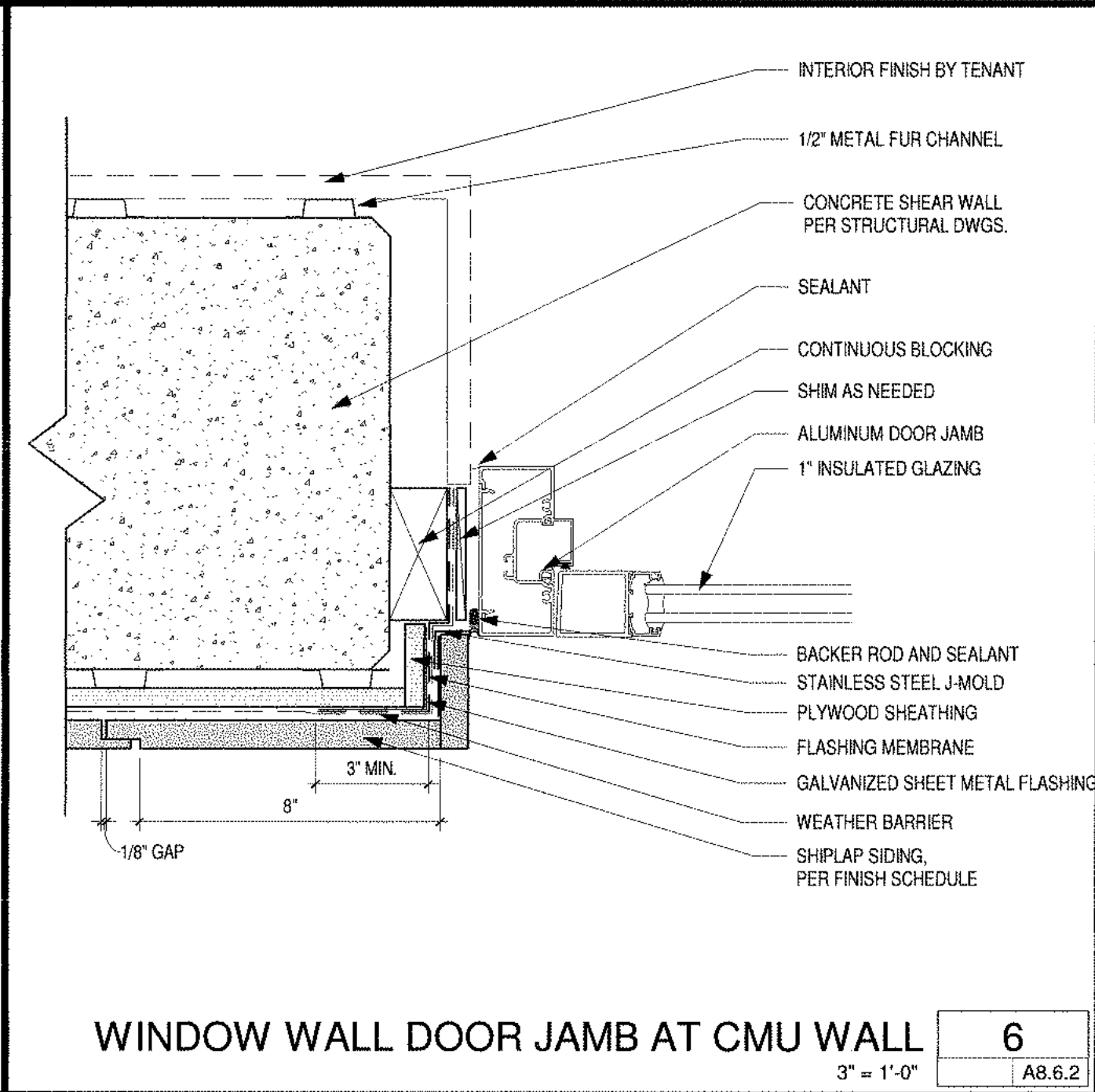
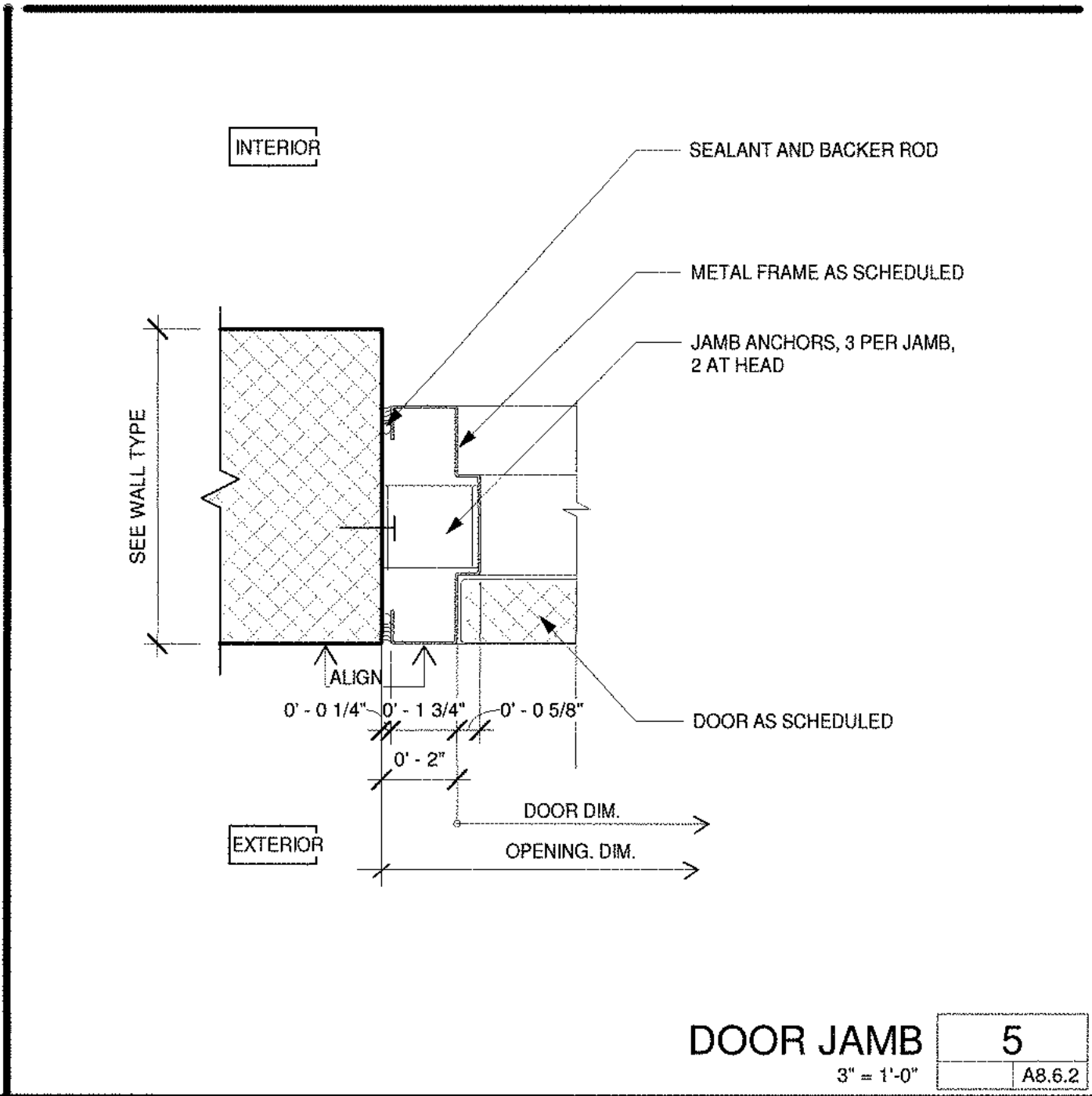
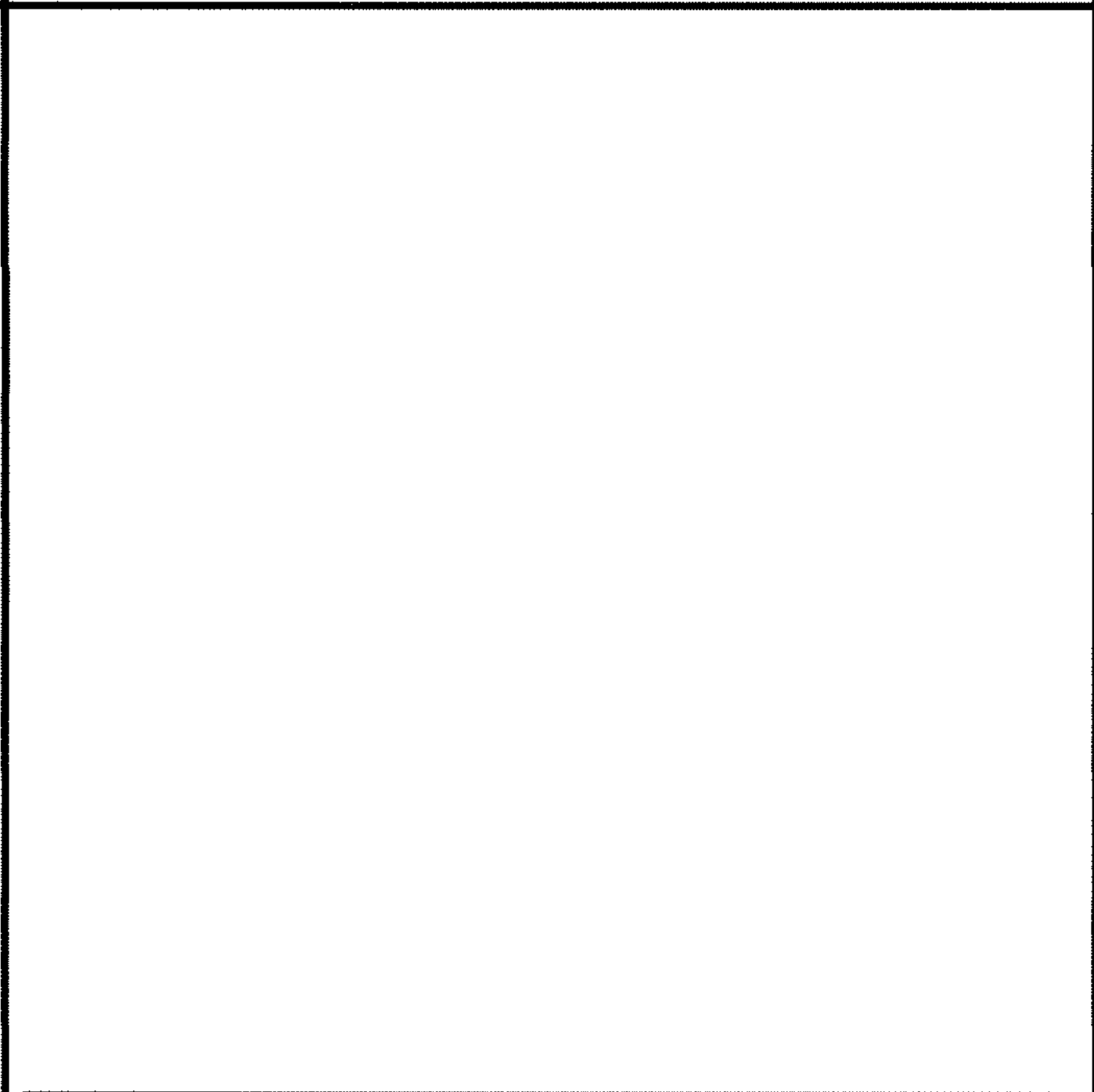
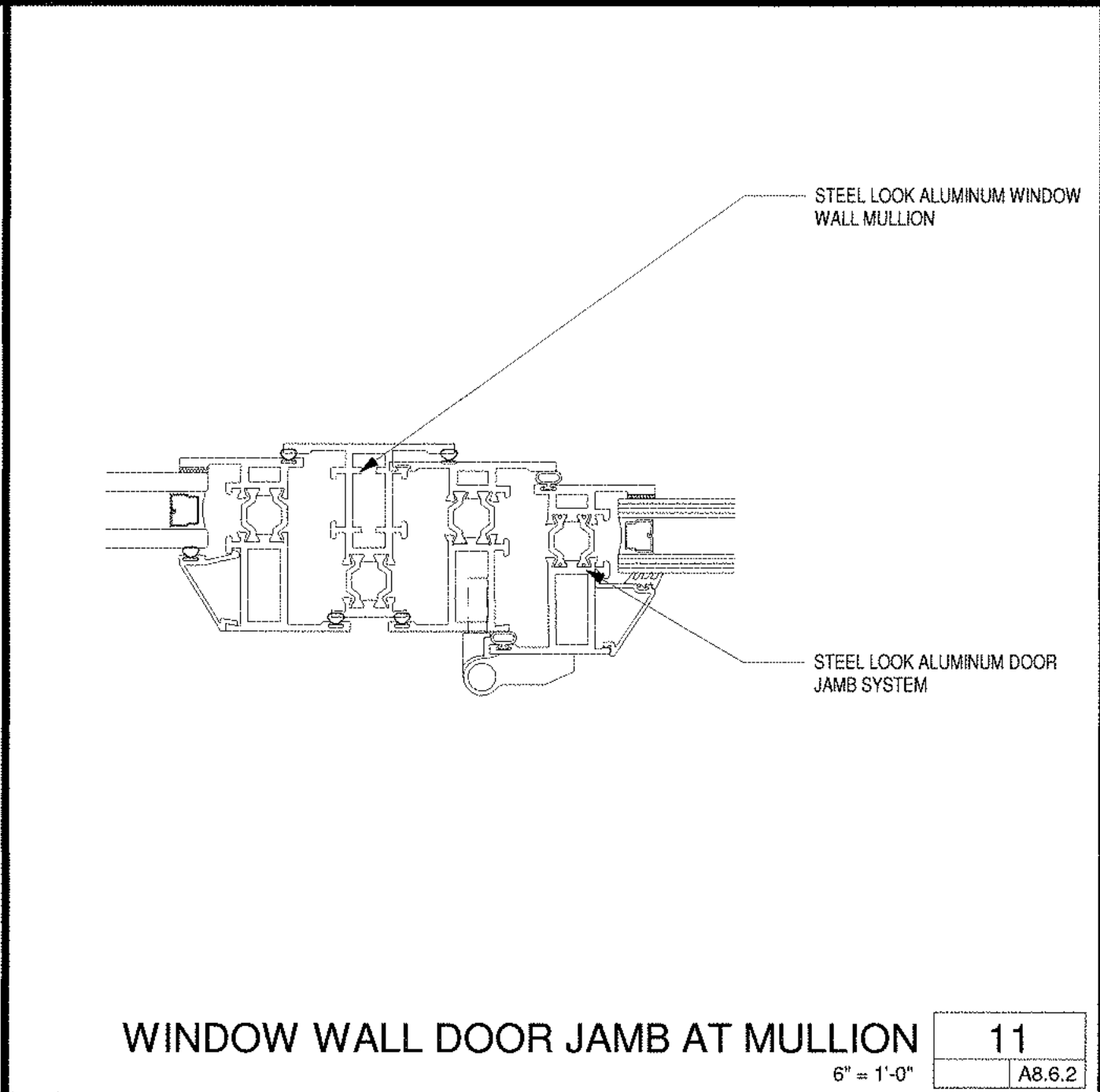
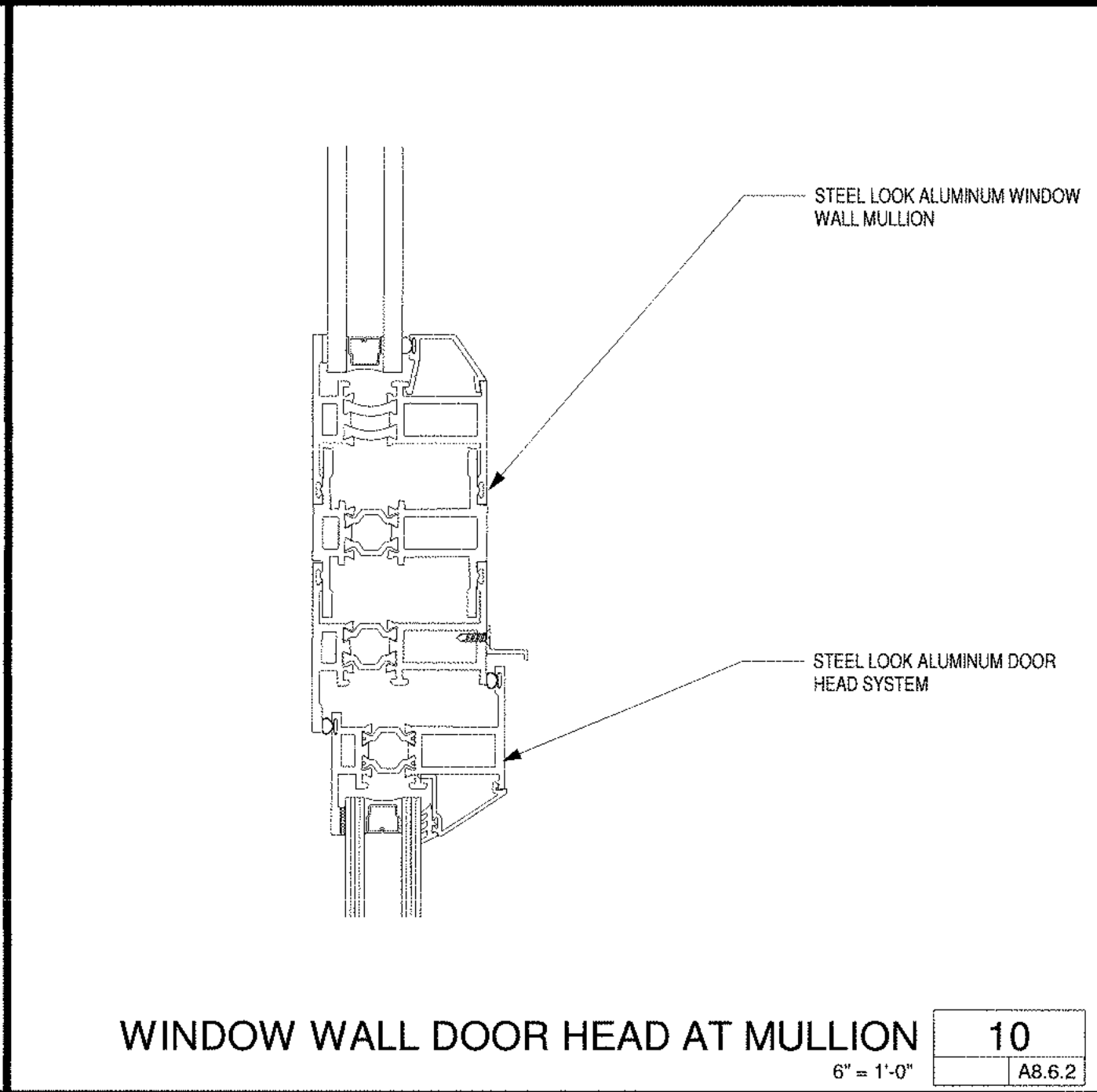
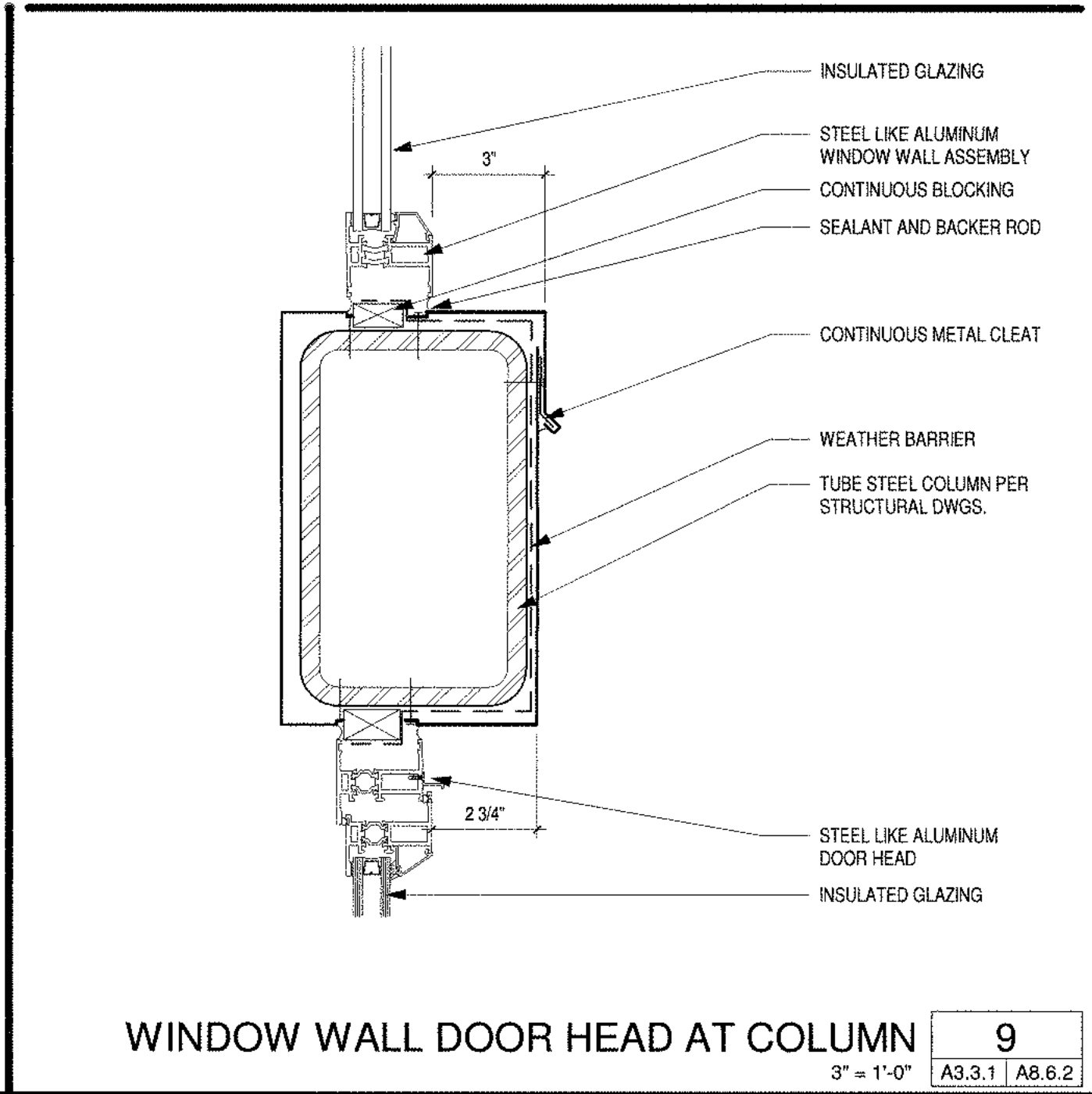
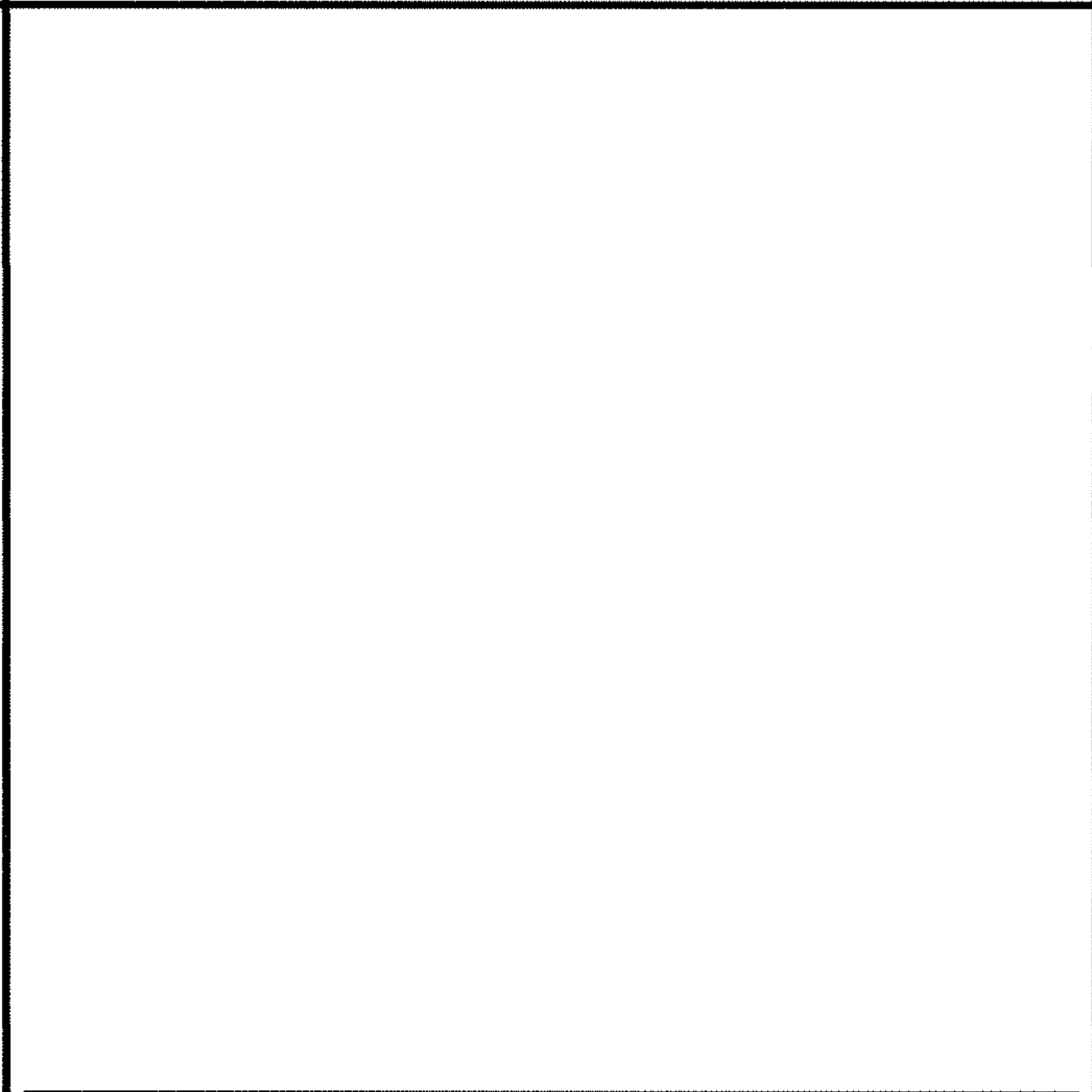
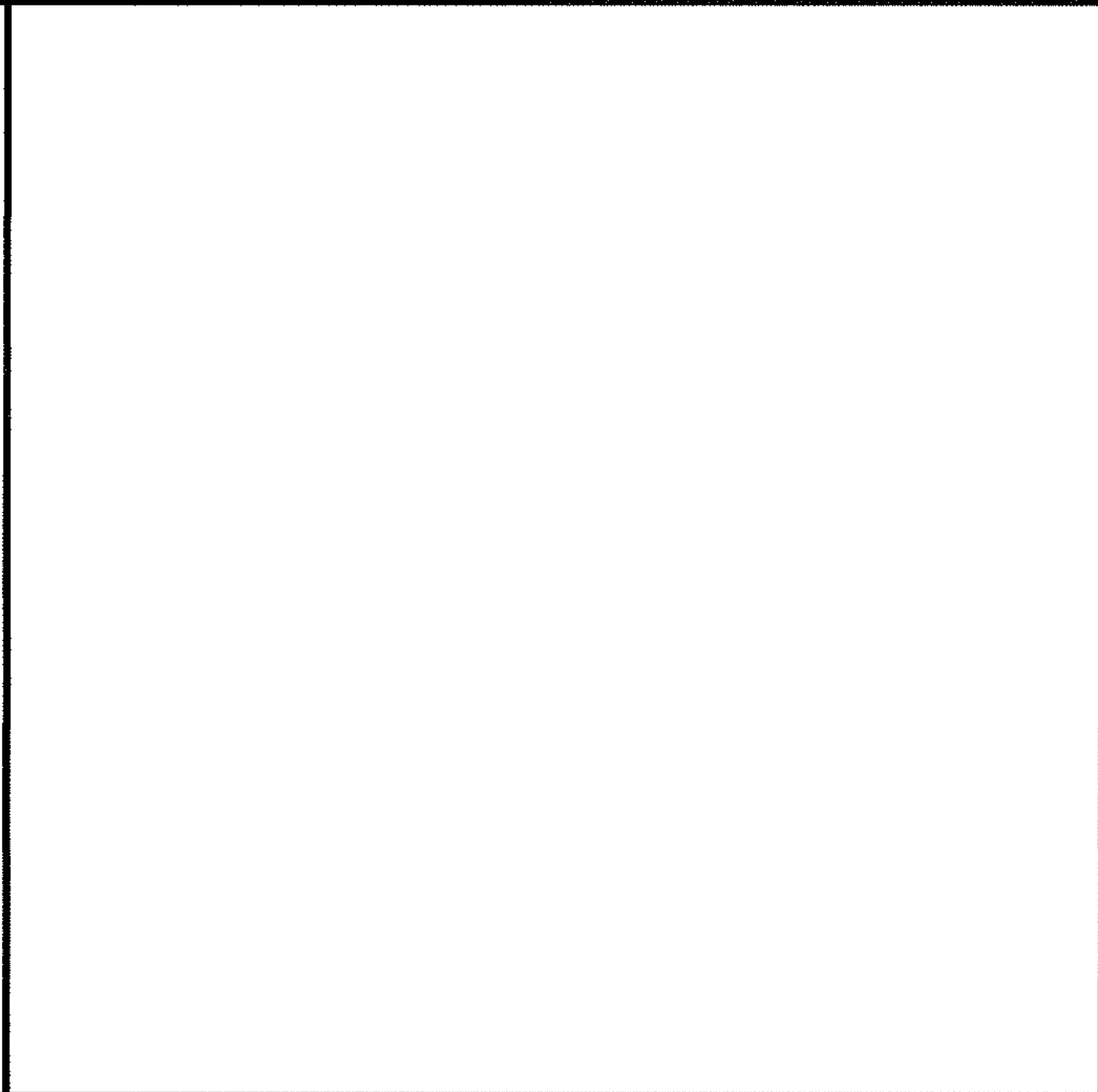
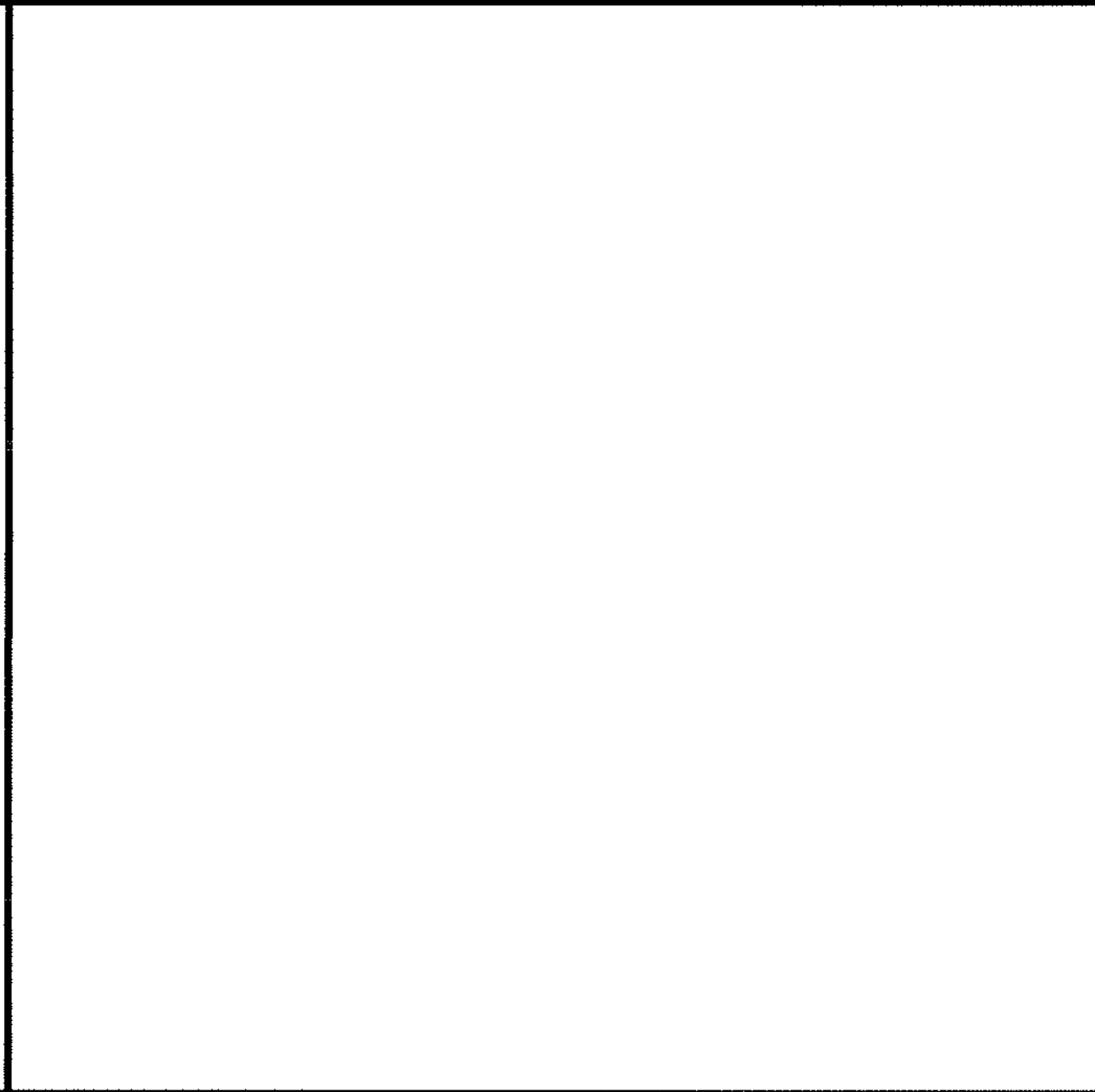
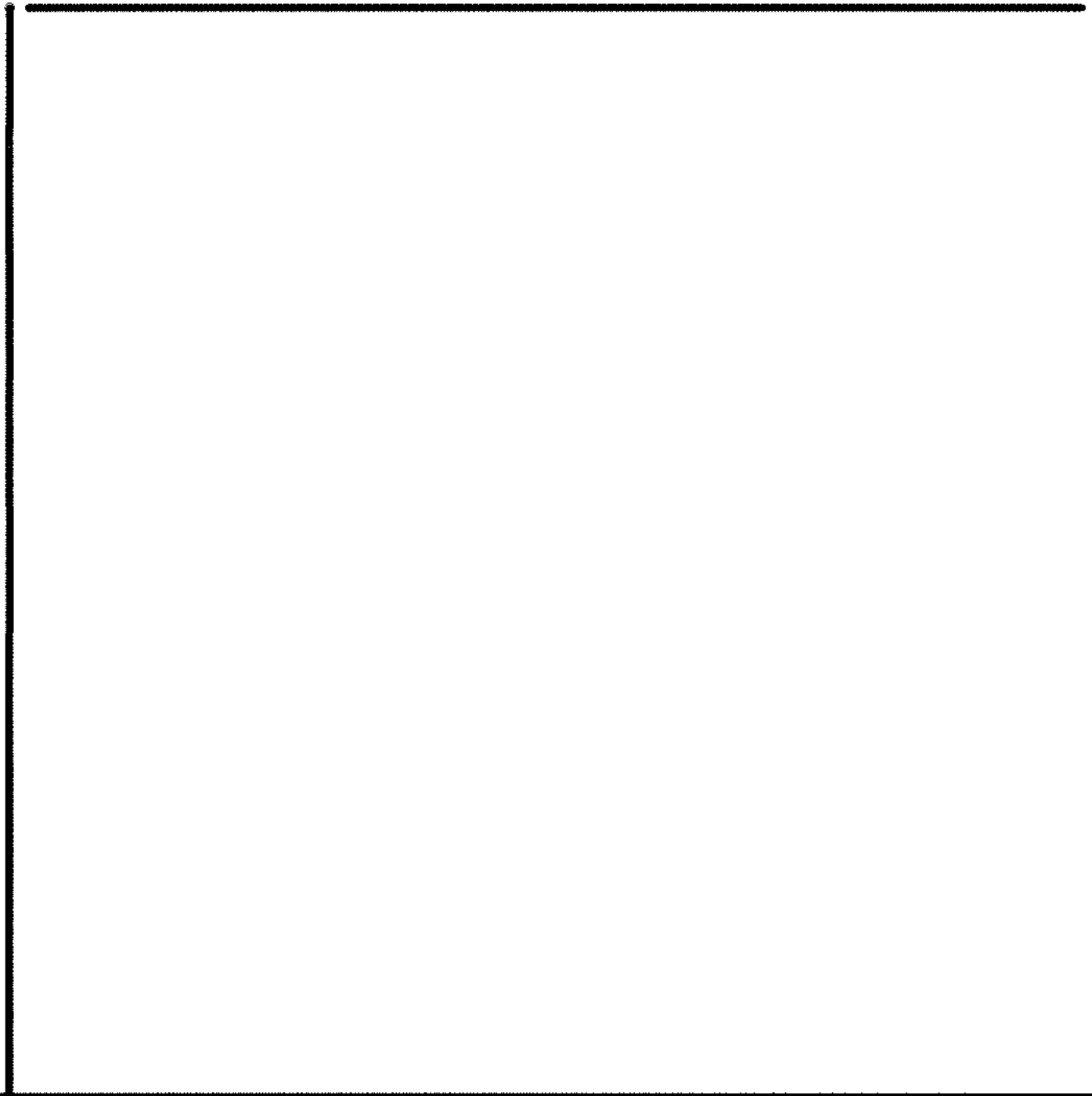
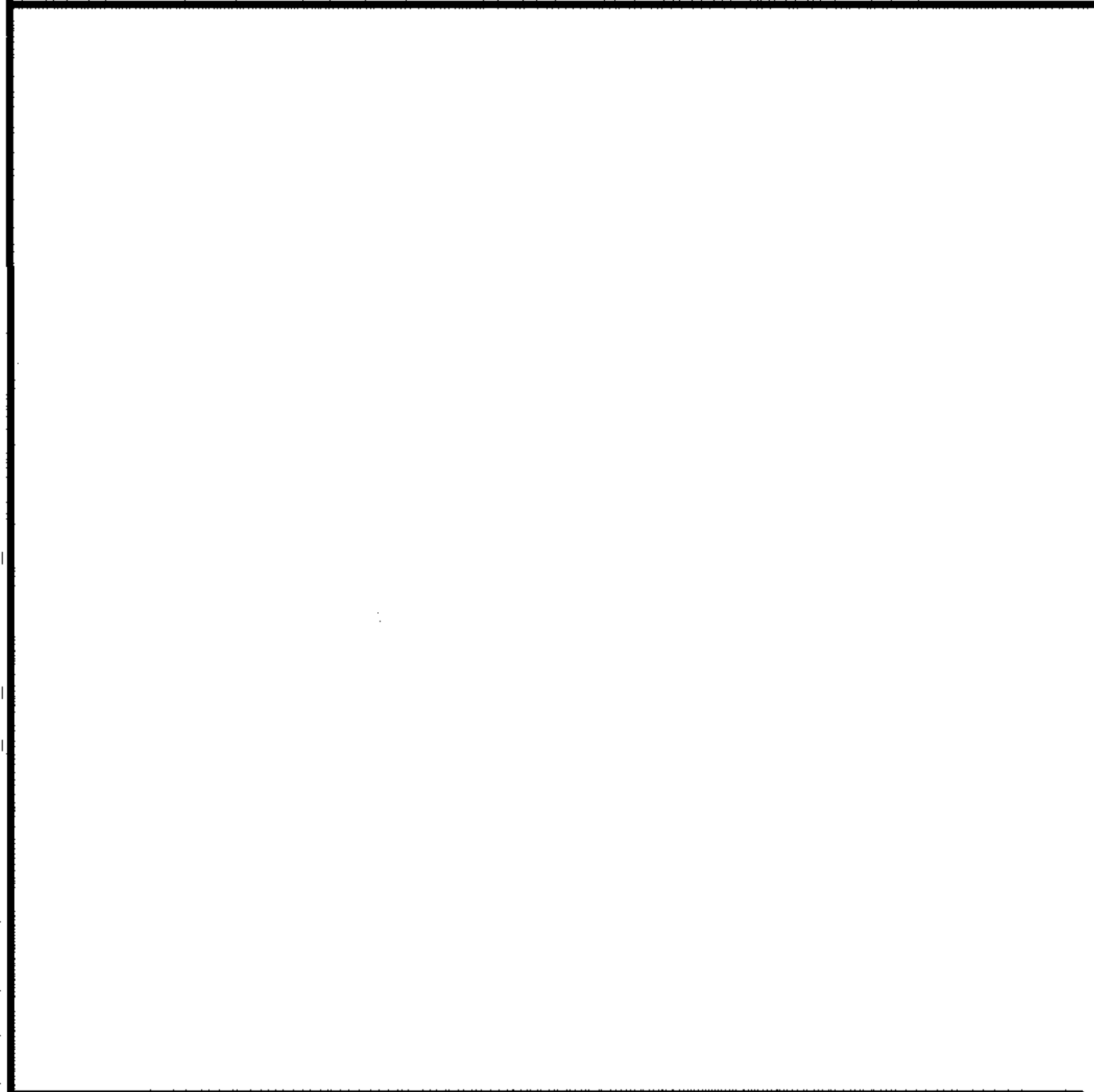
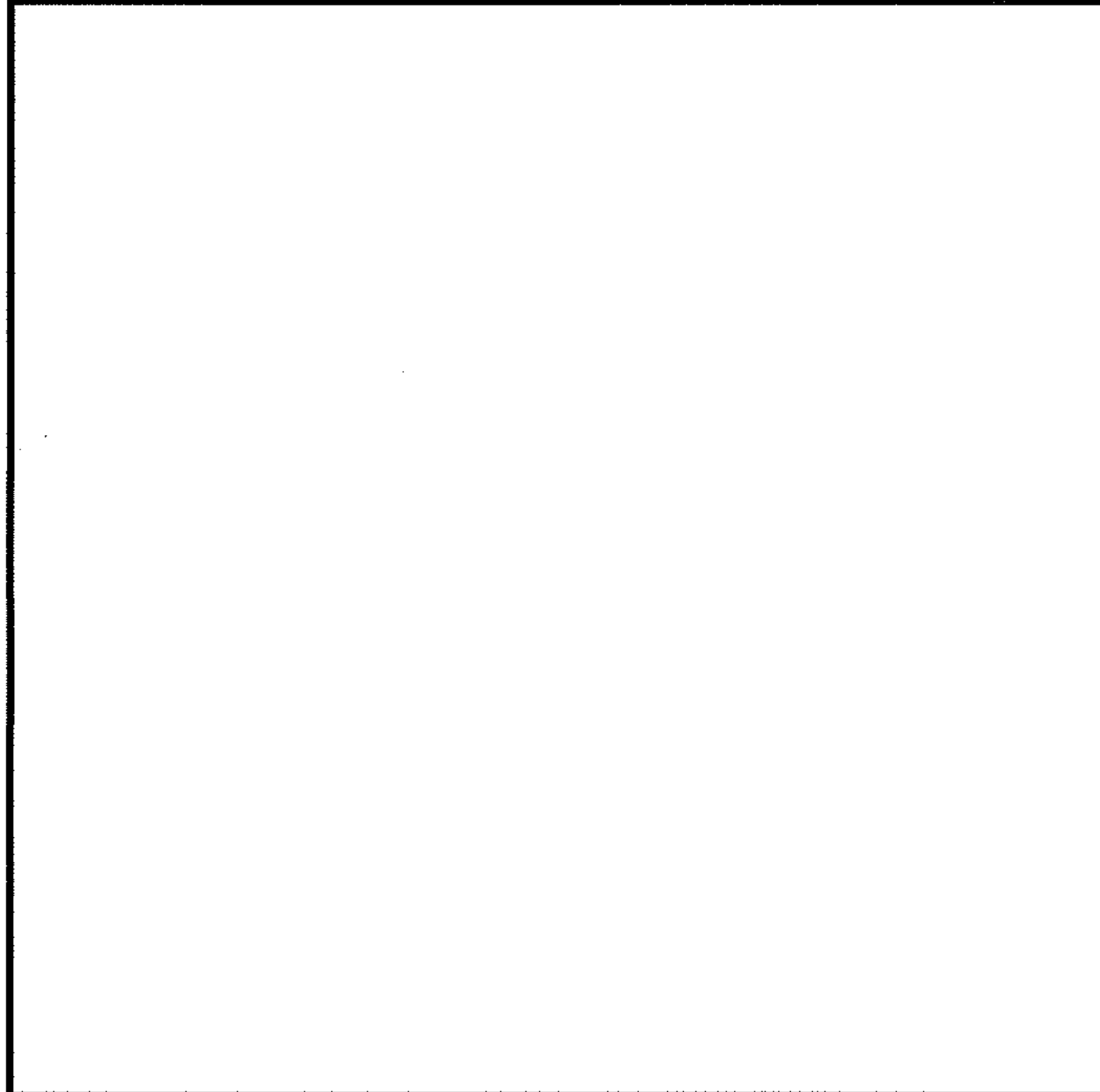
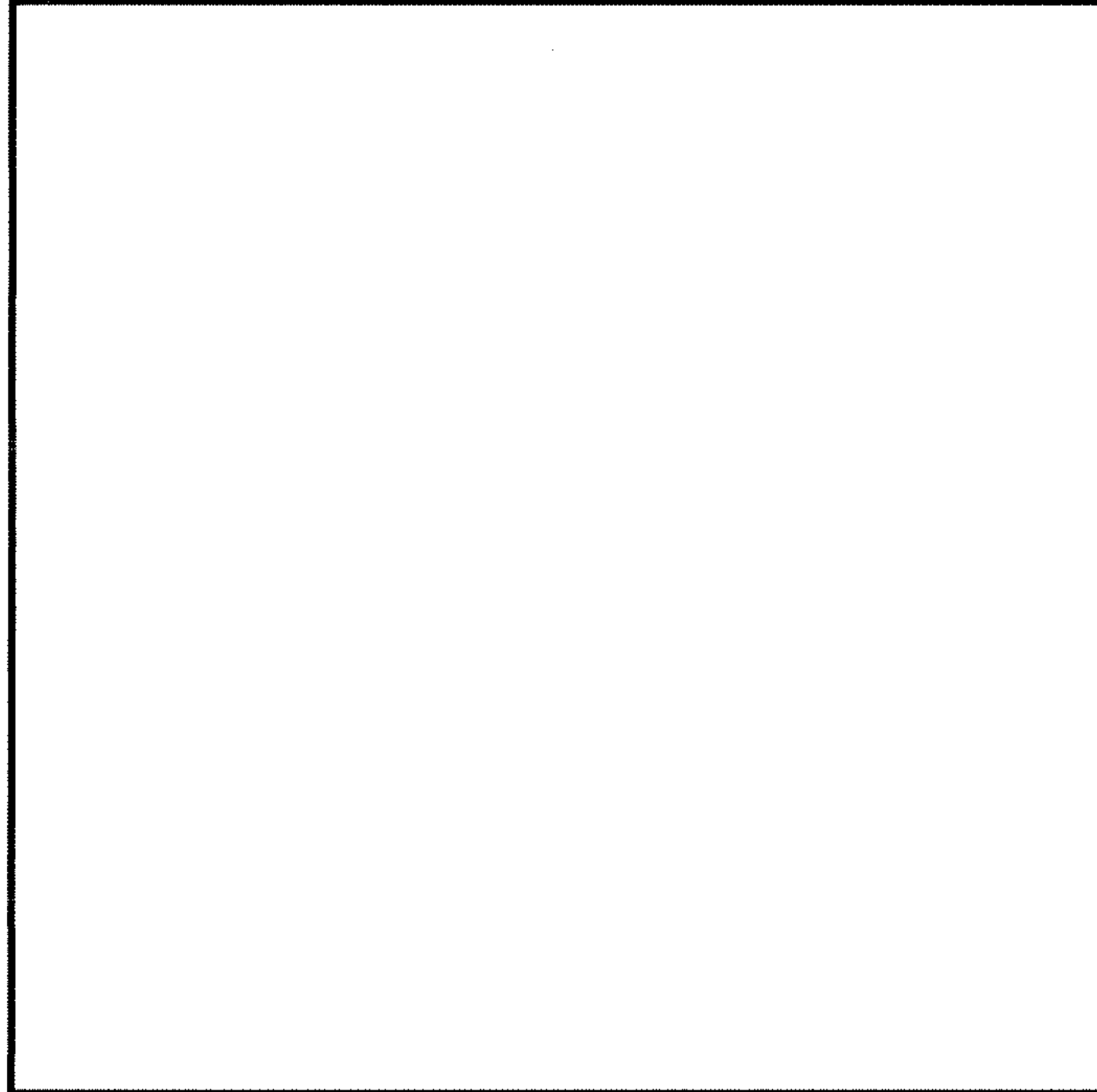
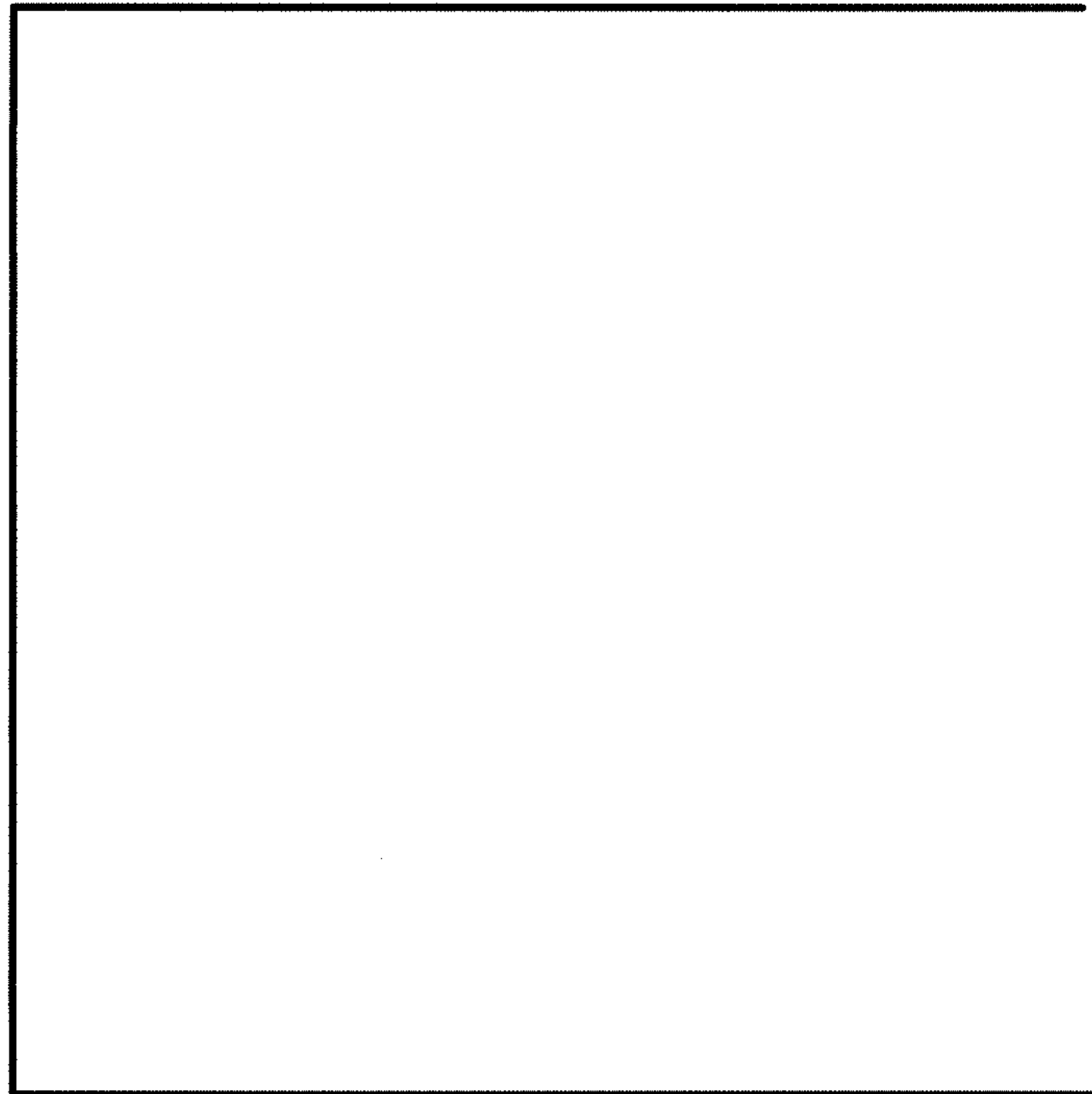


No.	DATE	ISSUE
1	10/08/2020	DESIGN DEVELOPMENT
2	12/03/2020	30% CONSTRUCTION DOCUMENTS
3	02/19/2021	50% CONSTRUCTION DOCUMENTS
4	06/01/2021	COUNTY SUBMITTAL
5	09/24/2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	APRIL 23, 2021
DRAWING TITLE	ROOF DETAILS
DRAWING NO.	

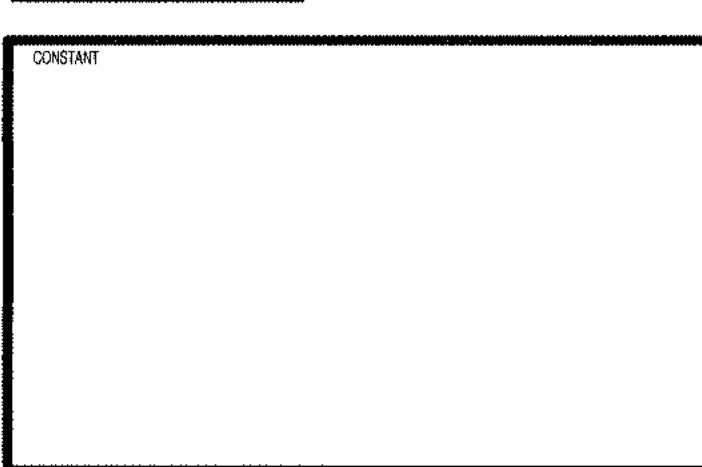


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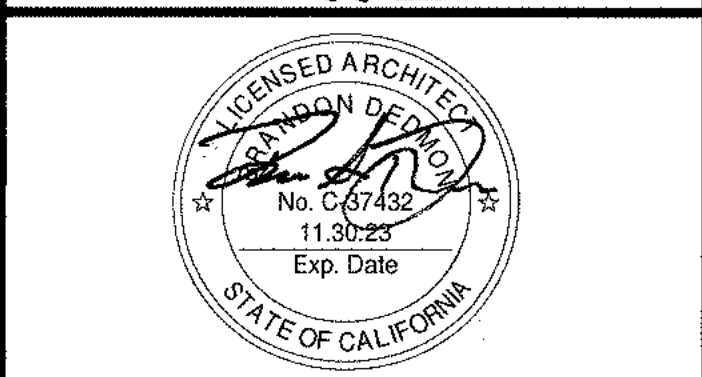


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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No.	DATE	ISSUE
10/08/2020	DESIGN DEVELOPMENT	
12/03/2020	30% CONSTRUCTION DOCUMENTS	
02/19/2021	50% CONSTRUCTION DOCUMENTS	
05/01/2021	COUNTY SUBMITTAL	
09/24/2021	COUNTY RESUBMITTAL	

PROJECT NO: 19019
DATE: APRIL 23, 2021
DRAWING TITLE: **EXTERIOR DOOR DETAILS**

A8.6.2

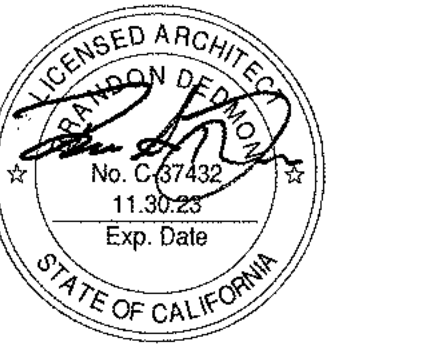
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DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

224900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629



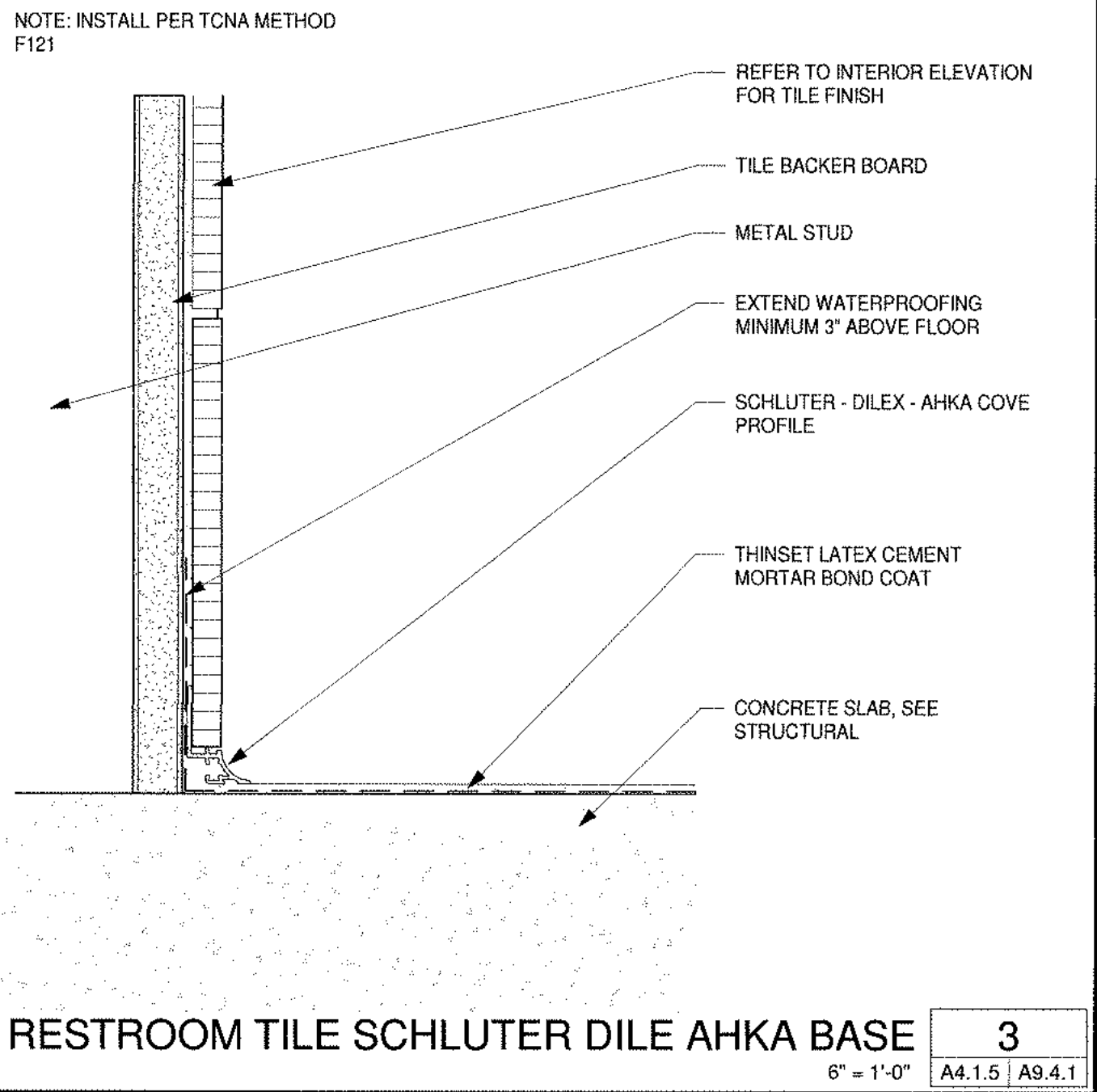
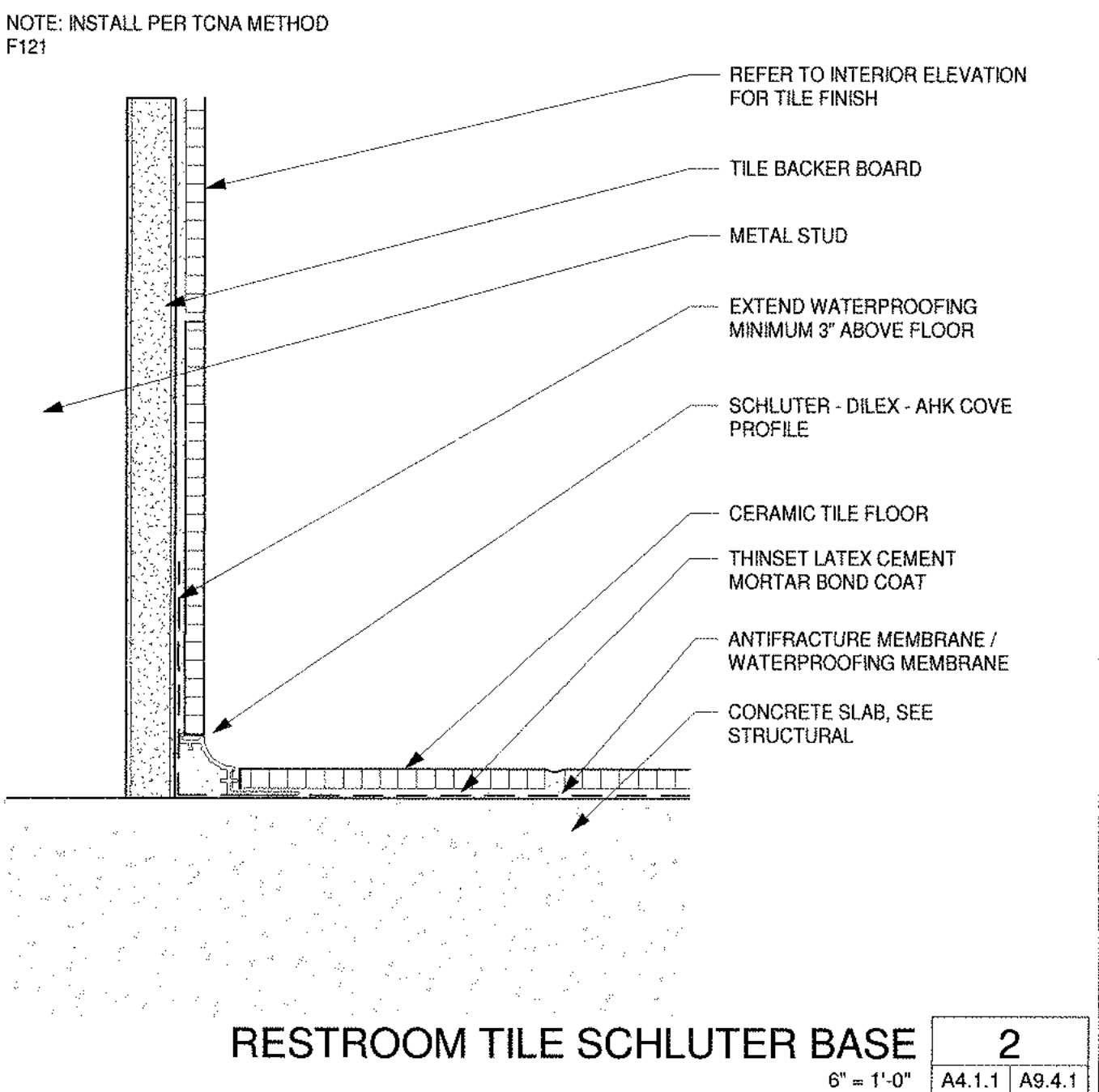
no.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL

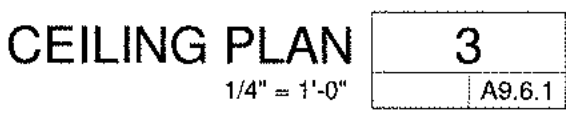
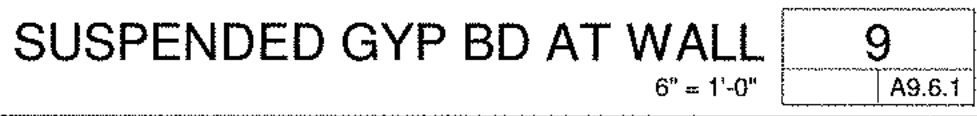
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SNA ARCHITECTS AND MAY NOT BE REPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

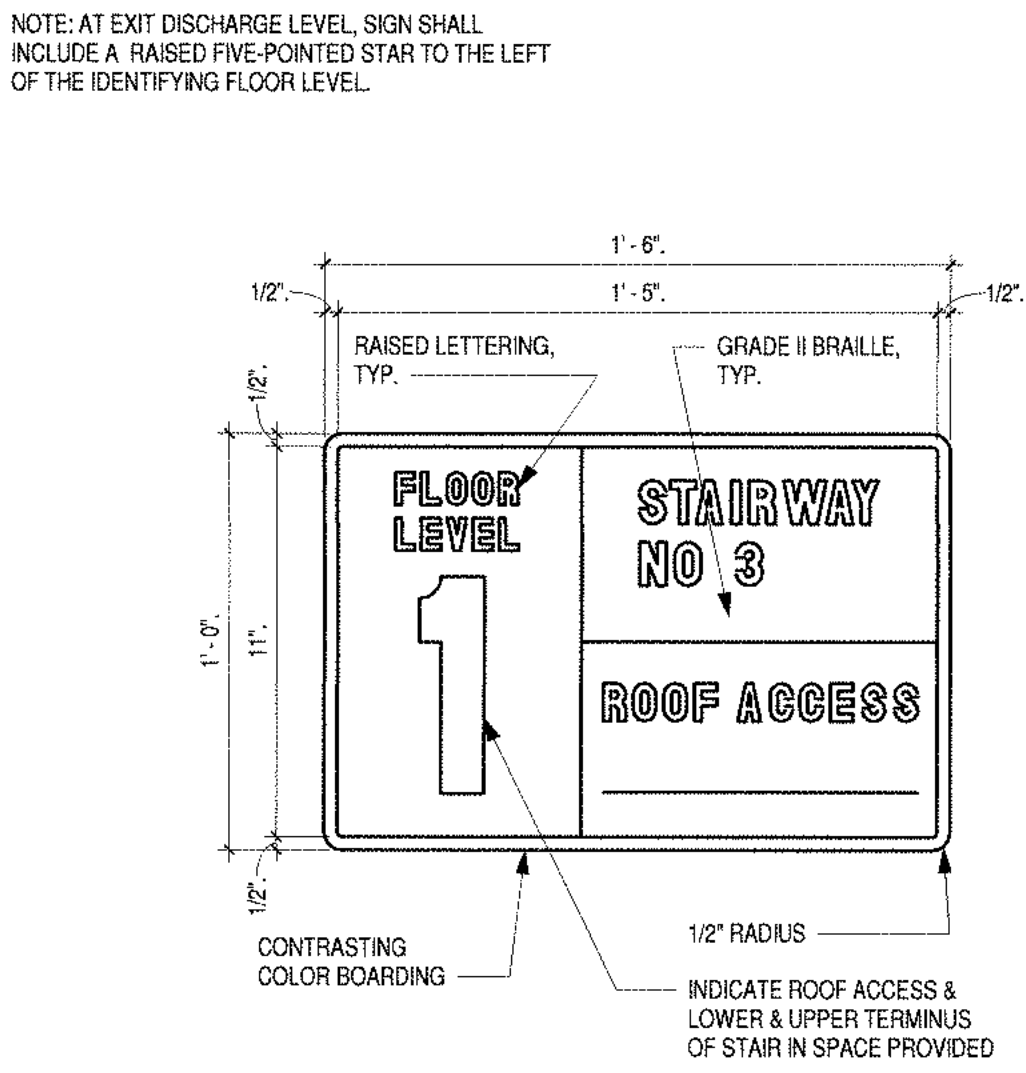
PROJECT NO.	19019
DATE	APRIL 23, 2021

FLOOR DETAILS

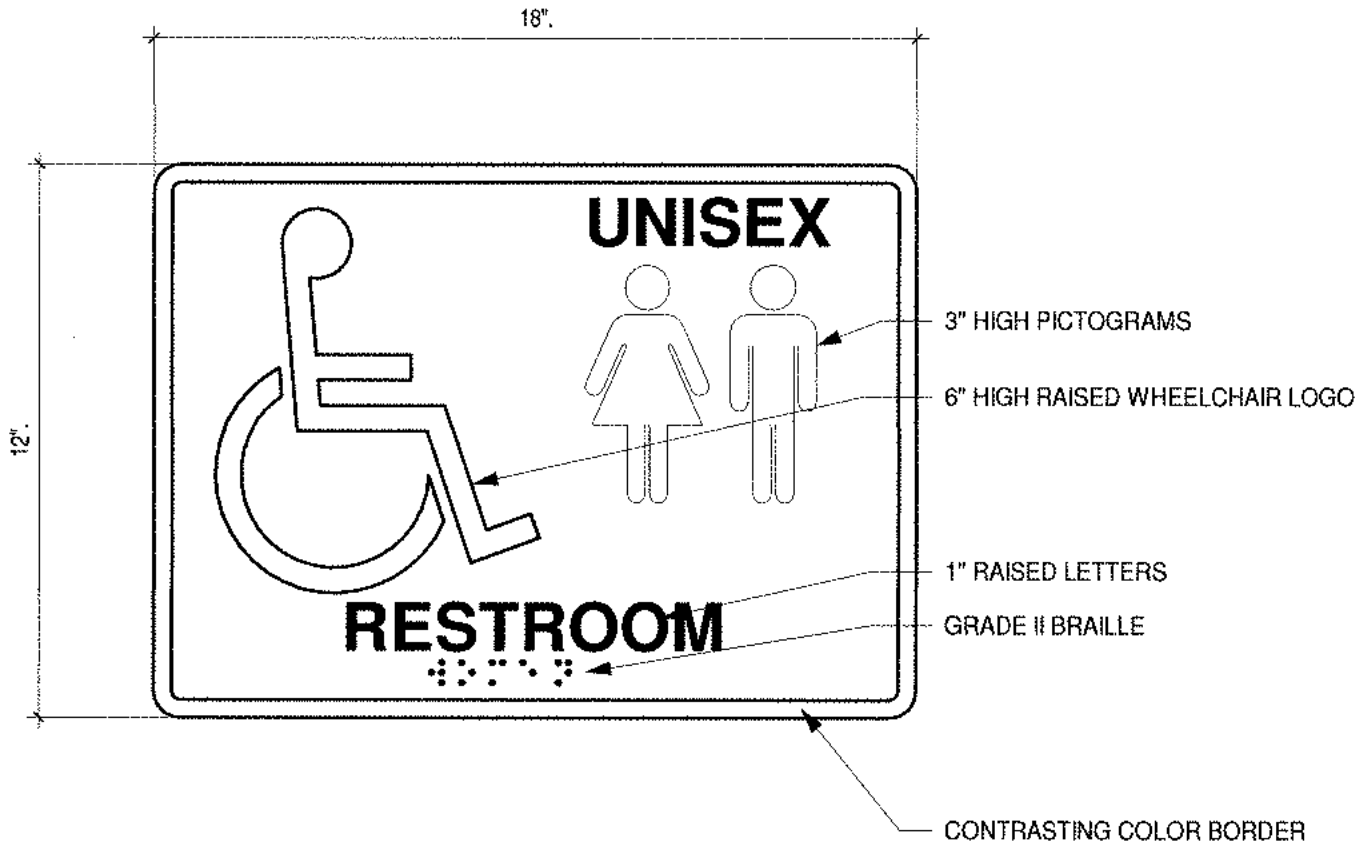
A9.4.1



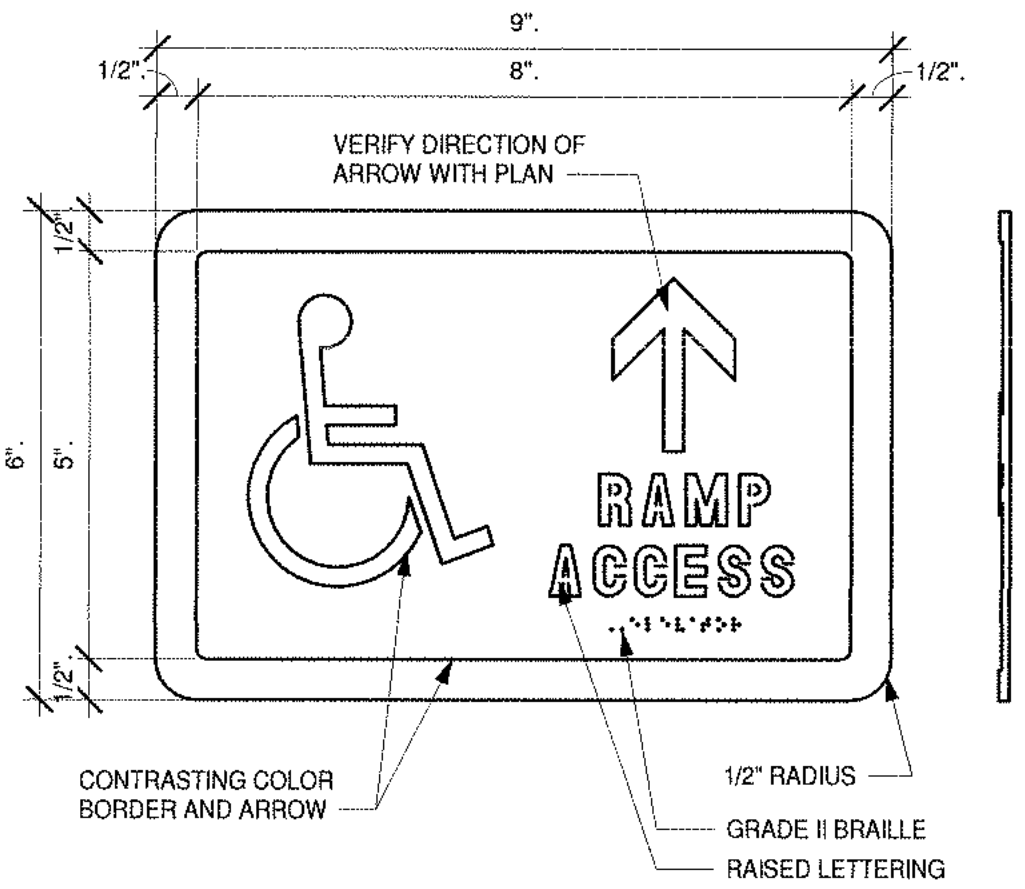




STAIR IDENTIFICATION SIGN 9
12" = 1'-0" A9.9.1



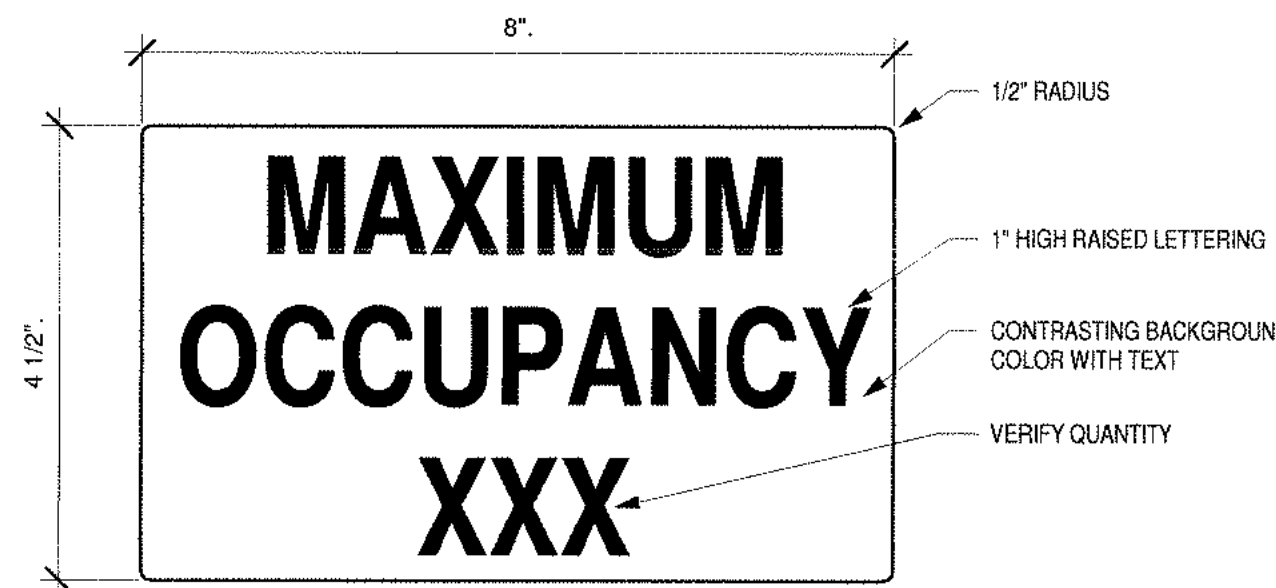
UNISEX RESTROOM WALL SIGN 5
12" = 1'-0" A9.9.1



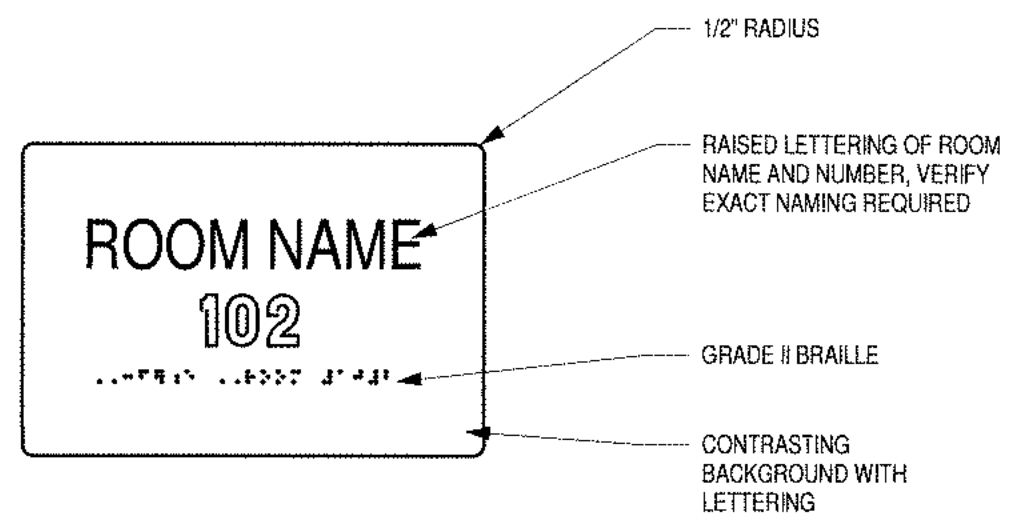
RAMP ACCESS SIGN 10
12" = 1'-0" A9.9.1

GENERAL NOTES

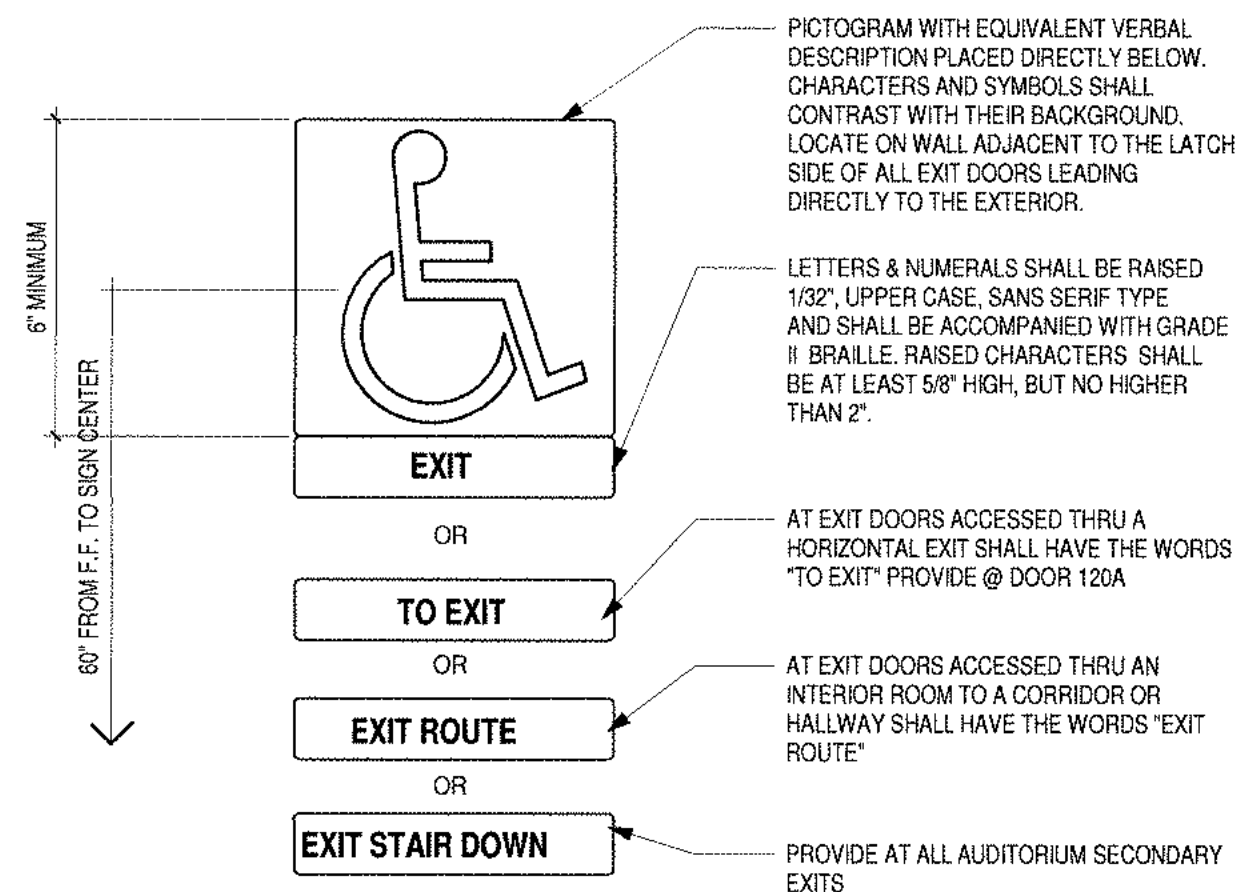
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
- ALL INTERIOR 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.
- THESE SIGNS ARE FOR CODE COMPLIANCE REQUIREMENTS AND NOT DESIGN INTENT. ALL SIGNS SHOULD BE DESIGNED PER SIGNAGE PACKAGE.



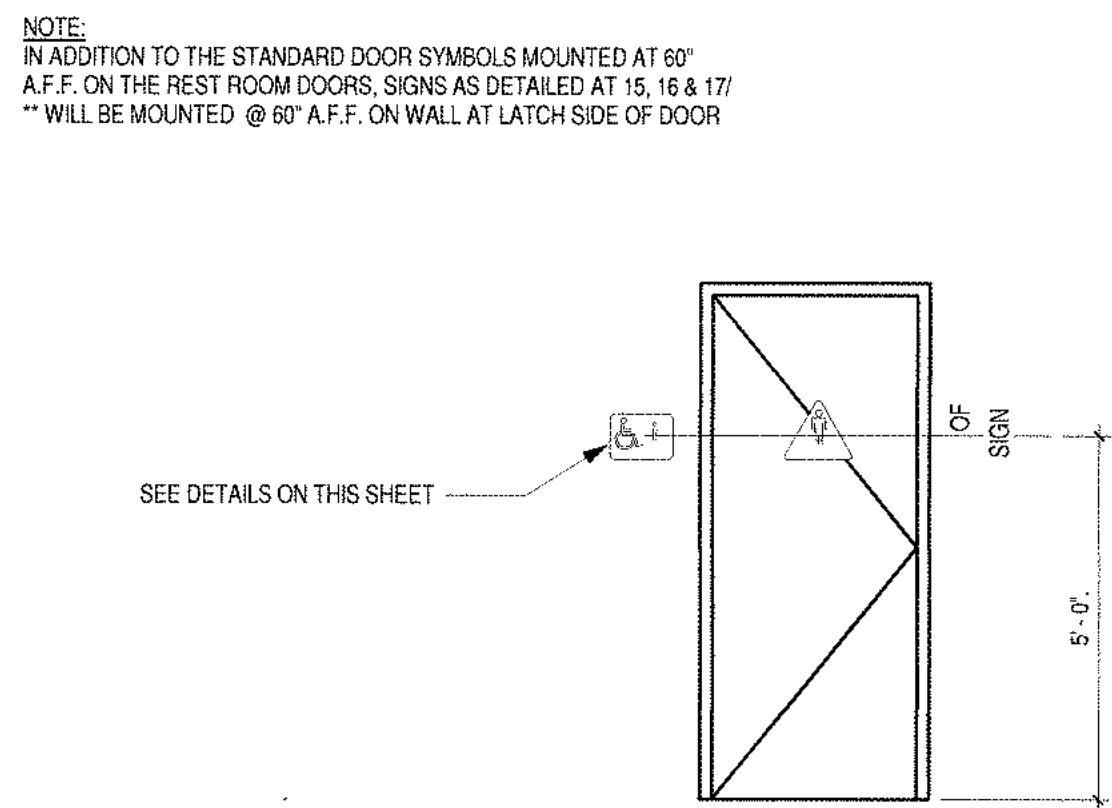
OCCUPANCY SIGN 2
6" = 1'-0" A9.9.1



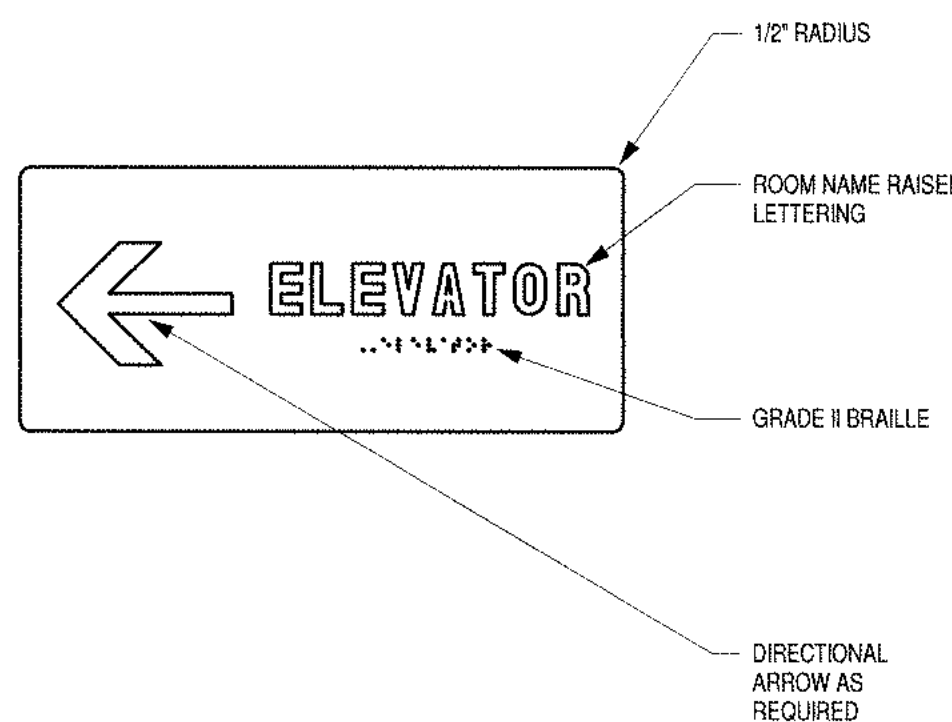
ROOM NAME 11
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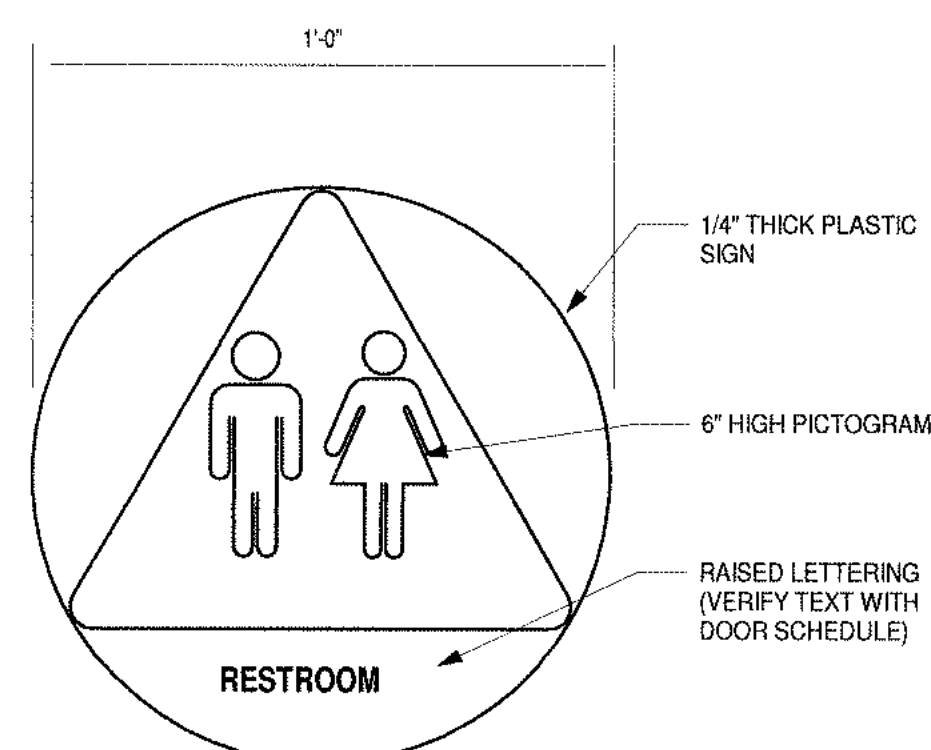
TACTILE EXIT SIGN 7
12" = 1'-0" A9.9.1



RESTROOM SIGN LOCATIONS 3
12" = 1'-0" A9.9.1



DIRECTIONAL SIGN 8
12" = 1'-0" A9.9.1



UNISEX RESTROOM DOOR SIGN 4
12" = 1'-0" A9.9.1

SMSARCH

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

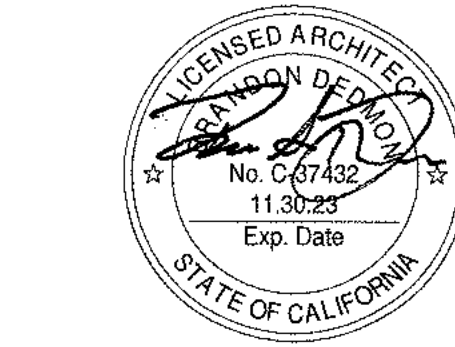


DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

24900 - 25094 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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

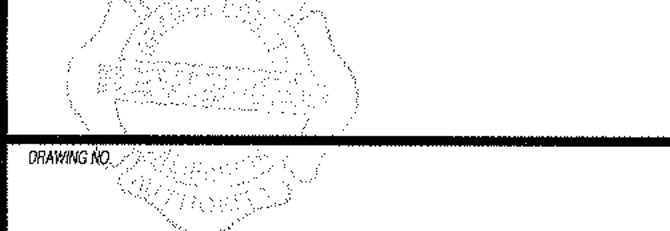


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PROJECT NO. 19019
DATE APRIL 23, 2021

SIGNAGE DETAILS



A9.9.1

FINISH SCHEDULE				
NO.	MANUFACTURER	MODEL #STYLE	COLOR / FINISH	DETAILS
BASE				
B-101	ROPPE	VINYL BASE	BLACK	
CONCRETE				
C-101		SEALED CONCRETE	NATURAL	
C-102		CONCRETE	NATURAL	READY FOR TENANT FINISHES
FRP				
FRP-01			FINISH TO MATCH FRP SAMPLE	
FRP-02	MARLITE	PEBBLED	P-100 WHITE	
PAINT				
PT-02	SHERWIN WILLIAMS	SW7019	GAUZYLET GRAY	
PT-04	SHERWIN WILLIAMS	SW7020	BLACK FOX	
PT-09	SHERWIN WILLIAMS	SW7005	PURE WHITE	
SOLID SURFACE				
SS-1	SILBESTONE		WHITE STORM	BASIC EASED EDGE
TILE				
T-101	DAL TILE	COLOR WHEEL COLLECTION - 0790	ARCTIC WHITE	2"x8" LINEAR
T-102	ARIZONA TILE	SAVANNAH SERIES	COFFEE	6"x24" TILE
T-103	ARIZONA TILE	SAVANNAH SERIES	DUST	8"x24" TILE

SCHEDULE - ROOM FINISH						
NO.	NAME	FLOOR	WALL	BASE	CEILING	COMMENTS
LEVEL 1						
6-100	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-105	OSR	C-102	-	-	-	
6-110	OSR	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-115	OSR	C-102	-	-	-	
6-120	OSR	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-130	OSR	C-102	-	-	-	
6-140	OSR	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-145	OSR	C-102	-	-	-	
6-150	OSR	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-155	OSR	C-102	-	-	-	
6-160	MPOE / FIRE RISER ROOM	C-101	PT-09	B-101	PT-09	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-165	WOMEN'S RESTROOM	-	-	-	-	
6-170	CIRCULATION	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-175	ELEVATOR 1	-	-	-	-	
6-180	ELEVATOR 1 EQUIPMENT ROOM	C-101	PT-09	B-101	PT-09	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-185	JANITOR'S CLOSET	C-101	FRP-02	B-101	PT-09	
6-190	MENS RESTROOM	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-195	RETAIL	C-102	-	-	-	
6-200	RETAIL	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-205	RETAIL	C-102	-	-	-	
6-210	RETAIL	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-215	OFFICE	C-102	-	-	-	
6-220	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-225	OFFICE	C-102	-	-	-	
6-230	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-235	OFFICE	C-102	-	-	-	
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6-275	OFFICE	C-102	-	-	-	
6-280	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-285	OFFICE	C-102	-	-	-	
6-290	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-295	OFFICE	C-102	-	-	-	
6-300	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
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6-995	OFFICE	C-102	-	-	-	
7-100	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-105	OFFICE	C-102	-	-	-	
7-110	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
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7-135	OFFICE	C-102	-	-	-	
7-140	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-145	OFFICE	C-102	-	-	-	
7-150	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
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7-165	OFFICE	C-102	-	-	-	
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7-210	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
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7-235	OFFICE	C-102	-	-	-	
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7-245	OFFICE	C-102	-	-	-	
7-250	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-255	OFFICE	C-102	-	-	-	
7-260	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-265	OFFICE	C-102	-	-	-	
7-270	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-275	OFFICE	C-102	-	-	-	
7-280	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-285	OFFICE	C-102	-	-	-	
7-290	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-295	OFFICE	C-102	-	-	-	
7-300	OFFICE	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-305	OFFICE	C-102	-	-	-	
7-310	OFFICE	C-102	-			

LIGHT GAUGE METAL FRAMING

1. ALL LIGHT GAUGE METAL FRAMING SHALL BE AS NOTED BELOW:

EXTERIOR STUDS: GALVANIZED OR FINISHED WITH MANUFACTURER'S STANDARD RUST INHIBITIVE PAINT.

2. ALL LIGHT GAUGE METAL FRAMING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISI "SPECIFICATIONS FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS."

3. ALL LIGHT GAUGE METAL FRAMING SHALL CONFORM TO ASTM C995, ASTM C1007, AND THE FOLLOWING:

GALVANIZED AND PAINTED STUDS, TRACKS, END CLOSURES, BRIDGING AND ACCESSORIES 12, 14 OR 16 GAUGE $F_y = 50,000 \text{ psi}$

GALVANIZED AND PAINTED STUDS, TRACKS, END CLOSURES, BRIDGING AND ACCESSORIES 18 OR 20 GAUGE $F_y = 33,000 \text{ psi}$

4. UNLESS NOTED OTHERWISE, ALL INTERIOR AND EXTERIOR METAL STUD WALLS SHALL HAVE MAXTRAK 2D (SLTH) IAPMO #0145 OR SLIP TRACK SLOTTED TRACK WITH 3/4" OF ALLOWABLE DEFLECTION. TOP TRACK OF SLIP TRACKS SHALL HAVE 2 1/2" LEGS. SLIP TRACK SHALL HAVE SAME GAUGE AS STUD.

5. 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 (43 MILS) STUDS. BOTTOM TRACKS TO MATCH STUD GAGE, AND 14 GA (68 MILS) TOP TRACK OF SLIP TRACKS. BOTTOM TRACKS SHALL HAVE 1 1/4" FLANGES. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AT EACH WALL.

6. UNLESS NOTED OTHERWISE, ALL INTERIOR PARTITIONS SUPPORTING FRAMING CASEWORK OR SHELVING SHALL BE 6" OR 8" x 16GA (54 MILS) STUDS. BOTTOM TRACKS TO MATCH STUD GAGE, AND 14 GA (68 MILS) TOP TRACK OF SLIP TRACKS. BOTTOM TRACKS SHALL HAVE 1 1/2" FLANGES. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AT EACH WALL.

7. UNLESS NOTED OTHERWISE, ALL EXTERIOR PARTITIONS, SOFFIT FRAMING AND FURRING SHALL BE 4", 6" OR 8" x 16 GA (54 MILS) STUDS. JOISTS, BOTTOM TRACKS TO MATCH STUD GAGE, AND 14 GA (68 MILS) TOP TRACK OF SLIP TRACKS. BOTTOM TRACKS SHALL HAVE 1 1/2" FLANGES. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AT EACH WALL.

8. ALL METAL STUDS SHALL HAVE STIFFENED FLANGES. SEE DRAWINGS FOR DETAILS ON CONNECTIONS, BRACING, BRIDGING, ETC. (SEE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.)

9. ALL FRAMING MEMBERS TO BE CUT SQUARELY TO ENSURE TIGHT-FIT CONNECTIONS.

10. ALL STUD WALL TRACK SHALL BE FABRICATED TO ALLOW FOR FULL STUD BEARING ON THE TRACK WEB. TRACK SCREWS SHALL NOT TRANSFER BEARING LOADS.

11. STUDS IN BEARING WALLS SHALL ALIGN VERTICALLY BETWEEN FLOORS. WALL TRACK IS NOT PERMITTED TO CARRY FLEXURAL LOADS.

12. HOLES IN STUDS OTHER THAN THOSE PROVIDED BY THE MANUFACTURER ARE PROHIBITED.

13. CUTTING FLANGES AND STIFFENER LIPS IN LOAD BEARING STUDS IS PROHIBITED.

14. ALL SHEET METAL SCREWS SHALL PROTRUDE 1/4" (NOT LESS THAN 3 EXPOSED THREADS) THROUGH METAL FRAMING WITH MINIMUM STEEL PROPERTIES BASED ON SSMA PRODUCT TECHNICAL GUIDE ICC ESR-3064P. SCREWS SHOULD BE INSTALLED AND TIGHTENED IN ACCORDANCE WITH SCREW MANUFACTURERS RECOMMENDATIONS.

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

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED UNDER THE STANDARD GRADING RULES, NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS:

USE GRADE
2x4 TOP PLATES DF STUD
2x4 STUDS ($\leq 10'-0"$), 2x4 BLOCKING DF STUD
2x4 STUDS ($> 10'-0"$) DF NO. 2
2x6 TOP PLATES DF NO. 2
2x6 STUDS ($\leq 10'-0"$), 2x6 BLOCKING DF STUD
2x6 STUDS ($> 10'-0"$) DF NO. 2
6x BEAMS AND POST DF NO. 1
ALL OTHER SAWN LUMBER DF NO. 2

2. ALL WOOD BEARING ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH SHALL BE PRESURE TREATED DOUGLAS FIR IN ACCORDANCE WITH CODE SECTION 2303.1.9 AND 2304.12. ALL CUTS, HOLES & NOTCHES BE TREATED WITH A PRESERVATIVE APPROVED BY THE STRUCTURAL ENGINEER.

3. FASTENERS FOR PRESURE-PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER PER CODE SECTION 2304.10.5.

4. ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL 1 WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITION OF PS 1 UNO. ALL STRUCTURAL COMPOSITE SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL 1 WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITION OF PS 2 UNO. ALL PANELS SHALL BEAR LEGIBLE DFPA STAMPS.

5. ALL FLOOR AND ROOF SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING UNO. ALL SHEATHING SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.

6. UNLESS NOTED OTHERWISE, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO CONCRETE OR MASONRY WITH 5/8" ANCHOR W/ 3/4" MIN CONCRETE/MASONRY EMBED AT 6'-0" OC FOR STRUCTURES TWO STORIES OR LESS AND 4'-0" OC FOR STRUCTURES OVER TWO STORIES IN HEIGHT BEGINNING AT 4' MIN AND 12" MAX FROM EACH END OF THE PLATES.

7. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH 2"x2"x1/8" STEEL PLATE WASHERS UNO. ALL ANCHOR BOLTS FOR SHEAR WALLS SHALL BE PROVIDED WITH A 3"x3"x.028" MIN STEEL PLATE WASHER UNLESS NOTED OTHERWISE.

8. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.10.1 SHALL BE FOLLOWED UNLESS NOTED OTHERWISE.

9. RETIGHTEN BOLTS BEFORE CLOSING-IN.

10. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/8" SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

11. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.

12. PROVIDE FULL DEPTH BLOCKING AT 4'-0" OC BETWEEN ADJACENT JOISTS UNDER ALL PERPENDICULAR PARTITIONS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

13. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, CONDUIT, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED FOR SUCH ALTERATIONS.

14. ROOF SHEATHING SHALL BE INSPECTED PRIOR TO PLACING INSULATION AND ROOFING.

15. SOLID BLOCKING (2x MIN) SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

16. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554. ALL BOLTS SHALL CONFORM TO ASTM A307.

17. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. (THIS INCLUDES HOLES FOR ANCHOR RODS IN SILL PLATE).

18. JOIST CONNECTIONS SHALL BE SIMPSON 'LUS' UNLESS NOTED OTHERWISE.

19. ALL POST CONNECTIONS LOCATED DIRECTLY ON CONCRETE SHALL BE SIMPSON 'CB' UNLESS NOTED OTHERWISE.

20. FILL ALL NAIL HOLES OF WOOD CONNECTION HARDWARE (STRAPS, HANGERS, ETC.).

21. SHEAR PANEL BLOCKING NOTED ON PLANS AND DETAILS SHALL BE CONSTRUCTED OF SOLID 2x FRAMING W/ 3/8" MIN SHEATHING W/ 3/4" 6" OC UNO. NAIL SHEAR PANEL BLOCKS TO THE ADJACENT TRUSSES W/ (2) 16d TOP AND BOTTOM W/ 16d AT 12" OC ALONG HEIGHT MIN. DO NOT PENETRATE STRUCTURAL PANELS UNLESS APPROVED BY STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISI 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 MISG A36

PIPE SECTIONS A53, GRADE B

HSS SECTIONS A500, GRADE C

BOLTS A325

TWIST-OFF TYPE BOLTS F1882

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 ENGINEERS 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 FIRE PROTECTING, 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.

7. WHERE FABRICATION OF STRUCTURAL LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES IS BEING CONDUCTED ON THE PREMISES OF FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE PERFORMED DURING FABRICATION, EXCEPT WHERE THE FABRICATOR HAS BEEN APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.2.5.1 OF THE CODE.

8. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC 360-16 SECTION J2.2.

9. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNO.

10. THE SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE AS REQUIRED BY SECTION 1705.2 OF THE CODE AND CONSTRUCTION DOCUMENTS.

EXCEPTIONS:
SPECIAL INSPECTIONS OF THE STEEL FABRICATION PROCESS SHALL NOT BE REQUIRED WHERE THE FABRICATION PROCESS FOR THE ENTIRE BUILDING OR STRUCTURE DOES NOT INCLUDE ANY WELDING, THERMAL CUTTING OR HEATING OPERATION OF ANY KIND. IN SUCH CASES, THE FABRICATOR SHALL BE REQUIRED TO SUBMIT A DETAILED PROCEDURE FOR MATERIAL CONTROL THAT DEMONSTRATES THE FABRICATOR'S ABILITY TO MAINTAIN SUFFICIENT RECORDS AND PROCEDURES SUCH THAT, AT ANY TIME DURING THE FABRICATION PROCESS, THE MATERIAL SPECIFICATION AND GRADE FOR THE MAIN STRESS-CARRYING ELEMENTS ARE CAPABLE OF BEING DETERMINED. MILL TEST REPORTS SHALL BE IDENTIFIABLE TO THE MAIN STRESS-CARRYING ELEMENTS WHERE REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS.

11. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

12. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

13. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

14. THE THERMAL CUTTING OF ALL MEMBERS SHALL COMPLY WITH AISC 360-16 SECTION M2.2.

15. NON-DESTRUCTIVE ULTRASONIC TESTING SHALL BE REQUIRED ON 100% OF CJP GROOVE WELDS IN MATERIAL 5/16" THICK AND GREATER.

16. COORDINATE STRUCTURAL STEEL REQUIRED FOR ELEVATOR INSTALLATION AND OPERATION IN ADDITION TO WHAT IS SHOWN ON DRAWINGS WITH ELEVATOR MANUFACTURER.

17. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

18. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

19. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

20. THE THERMAL CUTTING OF ALL MEMBERS SHALL COMPLY WITH AISC 360-16 SECTION M2.2.

21. NON-DESTRUCTIVE ULTRASONIC TESTING SHALL BE REQUIRED ON 100% OF CJP GROOVE WELDS IN MATERIAL 5/16" THICK AND GREATER.

22. COORDINATE STRUCTURAL STEEL REQUIRED FOR ELEVATOR INSTALLATION AND OPERATION IN ADDITION TO WHAT IS SHOWN ON DRAWINGS WITH ELEVATOR MANUFACTURER.

23. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

24. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

25. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

26. THE THERMAL CUTTING OF ALL MEMBERS SHALL COMPLY WITH AISC 360-16 SECTION M2.2.

27. NON-DESTRUCTIVE ULTRASONIC TESTING SHALL BE REQUIRED ON 100% OF CJP GROOVE WELDS IN MATERIAL 5/16" THICK AND GREATER.

28. COORDINATE STRUCTURAL STEEL REQUIRED FOR ELEVATOR INSTALLATION AND OPERATION IN ADDITION TO WHAT IS SHOWN ON DRAWINGS WITH ELEVATOR MANUFACTURER.

29. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

30. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

31. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

32. THE THERMAL CUTTING OF ALL MEMBERS SHALL COMPLY WITH AISC 360-16 SECTION M2.2.

33. NON-DESTRUCTIVE ULTRASONIC TESTING SHALL BE REQUIRED ON 100% OF CJP GROOVE WELDS IN MATERIAL 5/16" THICK AND GREATER.

34. COORDINATE STRUCTURAL STEEL REQUIRED FOR ELEVATOR INSTALLATION AND OPERATION IN ADDITION TO WHAT IS SHOWN ON DRAWINGS WITH ELEVATOR MANUFACTURER.

35. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

36. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

37. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

38. THE THERMAL CUTTING OF ALL MEMBERS SHALL COMPLY WITH AISC 360-16 SECTION M2.2.

39. NON-DESTRUCTIVE ULTRASONIC TESTING SHALL BE REQUIRED ON 100% OF CJP GROOVE WELDS IN MATERIAL 5/16" THICK AND GREATER.

40. COORDINATE STRUCTURAL STEEL REQUIRED FOR ELEVATOR INSTALLATION AND OPERATION IN ADDITION TO WHAT IS SHOWN ON DRAWINGS WITH ELEVATOR MANUFACTURER.

41. ALL SPLICES IN HEAVY SHAPES SHALL COMPLY WITH AISC 360-16 SECTION J1.5.

42. WELD ACCESS HOLES SHALL COMPLY WITH AISC 360-16 SECTION J1.6.

43. ALL WELD MATERIAL SHALL COMPLY WITH AISC 360-16 SECTION J2.6.

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.

4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

LOCATION	EXPOSURE CLASSES				MIN STRENGTH (fc) PSI	MAX WATER/CEMENT RATIO	CEMENT TYPE ASTM C150	DENSITY
	F	S	W	C				
ALL CONCRETE FOOTINGS, TIE BEAMS, GRADE BEAMS	F0	S1	W0	C0	4000 PSI	0.50	IV/V	150 PCF
SLAB ON GRADE**	F0	S1	W0	C0	4000 PSI	0.45	IV/V	150 PCF
ALL CONCRETE WALLS AND COLUMNS**	F0	S1	W0	C0	5000 PSI	0.45	IV/V	150 PCF
NORMAL WEIGHT CONCRETE FILL ON METAL DECK	F0	S0	W0	C0	3000 PSI	0.55	II	145 PCF
LTVT CONC FILL ON METAL DECK	F0	S0	W0	C0	3000 PSI	0.55	II	115 PCF

** 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 C33 AND PROJECT SPECIFICATIONS. WELDS 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.

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.

7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C94.

8. PLACEMENT OF CONCRETE SHALL CONFORM TO THE CODE AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.

9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.

11. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. SPACE EMBEDDED PIPES AND SLEEVES AT A MINIMUM OF 3 DIAMETERS ON CENTER.

12. CONCRETE FILL OVER METAL DECK SHALL BE SCREED TO A CONSTANT THICKNESS AS SPECIFIED IN THE DECKING SCHEDULE.

CONSTRUCTION JOINTS

1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 19 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.

4. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS FOR APPROVAL BY THE STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.

NON-SHRINK GROUT

1. NON-SHRINK GROUT SHALL HAVE A MINIMUM STRENGTH OF 7,000 PSI. ACCEPTABLE GROUTS INCLUDE:

A. EUCO CHEMICAL COMPANY: EUCO-NS
B. LHM: CRYSTEX
C. MASTER BUILDERS: MASTERFLOW713
D. FIVE STAR GROUT

2. WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, ACCEPTABLE GROUTS INCLUDES:

A. EUCO CHEMICAL COMPANY: EUCO HI-FLOW GROUT
B. MASTER BUILDERS: MASTERFLOW625

DEFERRED APPROVAL ITEMS

THE FOLLOWING LIST OF DESIGN ELEMENTS WILL HAVE A DEFERRED APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN OR SHOP DRAWINGS, STAMPED AND SIGNED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE CITY OF COUNTY OF ORANGE, FOR REVIEW AND APPROVAL. THE CALCULATIONS AND DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTS AND ENGINEERS DRAWINGS. THE DESIGN SHALL, AT A MINIMUM, COMPLY WITH THE BUILDING CODE, THE LOADING CRITERIA AND DEFLECTION LIMITS INDICATED IN THESE DOCUMENTS AND THE SPECIFICATIONS SHALL ALSO BE ACCOMMODATED. THE CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND KPFF FOR REVIEW AND APPROVAL. THE TIME TO COMPLETE THIS PROCESS SHALL BE INCORPORATED INTO THE CONTRACTORS SCHEDULE.

- MECHANICAL UNIT ISOLATOR SYSTEM.
- ELEVATOR AND GUIDERAILS.
- MEP EQUIPMENT ANCHORAGE.
- DEEP SOIL MIXING AND/OR EQUIVALENT SOIL IMPROVEMENTS.
- MEP DISTRIBUTION SUPPORT.
- DECK PLANK SYSTEM.
- PREMANUFACTURED AWINGS AND OR EYEBROW CANOPIES.
- EXTERIOR FACADE BATTON SYSTEM.
- SEISMIC GASKET/ISOLATION JOINTS.
- FRP CLADDING SYSTEM.
- HANDRAILS AND OR GUARDRAILS.

FOUNDATION

1. FOUNDATION DESIGN BASED ON SOIL REPORT BY GMM 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. 17-206-02, DATED MAY 27, 2021.

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

W = FOOTING WIDTH

D = FOOTING DEPTH BELOW ADJACENT GRADE

ALLOWABLE BEARING *

FTGS =5000 PSF (MAX)

PASSIVE EARTH PRESSURE **

PASSIVE EARTH PRESSURE = 300 PCF (EPF), 3000 PSF (MAX) (DISREGARD UPPER 6")

COEFFICIENT OF FRICTION = 0.35

FOOTINGS SHALL BEAR ON FIRM NATURAL SOILS. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT FINAL GRADE SHALL BE 24". MINIMUM WIDTH OF FOOTING SHALL BE 24".

*. VALUES MAY BE INCREASED BY 1/3 FOR SHORT TERM LOADING.

**. VALUES MAY BE COMBINED WITHOUT REDUCTION AND INCREASED BY 1/3 FOR SHORT TERM LOADING.

3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM OTHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.

4. CONTRACTOR SHALL PROVIDE FOR DESIGN 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 BUILDINGS 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 FILL IS 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 A601, 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 CONCRETE 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-D1.4, LATEST REVISION. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A708.

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

COLD-FORMED STEEL DECK (CBC 1705.2.2, ANSI/SDI QA/QC)		
INSPECTION OR EXECUTION TASKS PRIOR TO DECK PLACEMENT (TABLE 1.1)	QC	QA
VERIFY COMPLIANCE OF MATERIALS (DECK AND ALL DECK ACCESSORIES) WITH CONSTRUCTION DOCUMENTS, INCLUDING PROFILES, MATERIAL PROPERTIES, AND BASE METAL THICKNESS	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF DECK AND DECK ACCESSORIES	P	P
INSPECTION OR EXECUTION TASKS AFTER DECK PLACEMENT (TABLE 1.2)		
VERIFY COMPLIANCE OF DECK AND ALL DECK ACCESSORIES INSTALLATION WITH CONSTRUCTION DOCUMENTS	P	P
VERIFY DECK MATERIALS ARE REPRESENTED BY MILL CERTIFICATIONS THAT COMPLY WITH THE CONSTRUCTION DOCUMENTS	N/A	P
DOCUMENT ACCEPTANCE OR REJECTION OF INSTALLATION OF DECK AND DECK ACCESSORIES	P	P
INSPECTION OR EXECUTION TASKS PRIOR TO WELDING (TABLE 1.3)		
WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	O	O
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	O	O
MATERIALS IDENTIFICATION (TYPE/GRADE)	O	O
CHECK WELDING EQUIPMENT	O	O
INSPECTION OR EXECUTION TASKS DURING WELDING (TABLE 1.4)		
USE OF QUALIFIED WELDERS	O	O
CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O
ENVIRONMENTAL CONDITIONS (WIND SPEED, MOISTURE, TEMPERATURE)	O	O
WPS FOLLOWED	O	O
INSPECTION OR EXECUTION TASKS AFTER WELDING (TABLE 1.5)		
VERIFY SIZE AND LOCATION OF WELDS, INCLUDING SUPPORT, SIDELAP, AND PERIMETER WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	P
VERIFY REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDS	P	P
INSPECTION OR EXECUTION TASKS PRIOR TO MECHANICAL FASTENING (TABLE 1.6)		
MANUFACTURER INSTALLATION INSTRUCTIONS AVAILABLE FOR MECHANICAL FASTENERS	O	O
PROPER TOOLS AVAILABLE FOR FASTENER INSTALLATION	O	O
PROPER STORAGE FOR MECHANICAL FASTENERS	O	O
INSPECTION OR EXECUTION TASKS DURING MECHANICAL FASTENING (TABLE 1.7)		
FASTENERS ARE POSITIONED AS REQUIRED	O	O
FASTENERS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	O	O
INSPECTION OR EXECUTION TASKS AFTER MECHANICAL FASTENING (TABLE 1.8)		
CHECK SPACING, TYPE, AND INSTALLATION OF SUPPORT FASTENERS	P	P
CHECK SPACING, TYPE, AND INSTALLATION OF SIDELAP FASTENERS	P	P
CHECK SPACING, TYPE, AND INSTALLATION OF PERIMETER FASTENERS	P	P
VERIFY REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF MECHANICAL FASTENERS	P	P
O. OBSERVE SHALL MEAN TO INSPECT THESE ITEMS ON AN INTERMITTENT BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO VERIFY THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENTS. IN THE EVENT THAT OBSERVATIONS DETERMINE THAT THE MATERIALS AND/OR WORKMANSHIP ARE NOT IN CONFORMANCE WITH THE APPLICABLE DOCUMENTS, ADDITIONAL INSPECTIONS SHALL BE PERFORMED TO DETERMINE THE EXTENT OF NON-COMFORMANCE. P. PERFORM SHALL MEAN TO PERFORM THESE TASKS PRIOR TO FINAL ACCEPTANCE FOR EACH ITEM OR ELEMENT. WITHIN THE LISTED TASKS, "DOCUMENT" SHALL MEAN THE INSPECTOR SHALL PREPARE REPORTS OR OTHER APPROPRIATE WRITTEN DOCUMENTATION INDICATING THAT THE WORK HAS OR HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.		

NON-STRUCTURAL COMPONENTS		
INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS	PERIODIC
1. ARCHITECTURAL COMPONENTS: ERECTION & FASTENING OF THE FOLLOWING: (CODE SECTION 1705.12.5)(1, 4, 5)		X
a. EXTERIOR CLADDING (2)		X
b. INTERIOR & EXTERIOR NON BEARING WALLS (3)		X
c. INTERIOR & EXTERIOR VENEER (2)		X
2. ANCHORAGE OF ACCESS FLOORS. (CODE SECTION 1705.12.5.1)(5)		X
3. PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS: (CODE SECTION 1705.12.6)		X
a. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER SYSTEMS (4)		X
b. ANCHORAGE OF ALL ELECTRICAL EQUIPMENT (5)		X
c. INSTALLATION AND ANCHORAGE OF PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS MATERIALS AND THEIR ASSOCIATED MECHANICAL UNITS (4)		X
d. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS (4)		X
e. INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEMS WHERE THE APPROVED CONSTRUCTION DOCUMENTS REQUIRE A NOMINAL CLEARANCE OF 0.25 INCHES OR LESS BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT (4)		X
f. INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT WORK, PIPING SYSTEMS AND THEIR STRUCTURAL SUPPORTS, WHERE AUTOMATIC FIRE SPRINKLER SYSTEMS ARE INSTALLED (4) VERIFY 1) CLEARANCES HAVE BEEN PROVIDED PER ASC/SEI 7 SECTION 12.3.3 OR 2) A NOMINAL CLEARANCE OF NOT LESS THAN 3 INCHES HAS BEEN PROVIDED BETWEEN FIRE PROTECTION SPRINKLER SYSTEM DROPS AND SPRINGS AND STRUCTURAL MEMBERS NOT USED COLLECTIVELY OR INDEPENDENTLY TO SUPPORT THE SPRINKLERS. EQUIPMENT ATTACHED TO THE BUILDING STRUCTURE, AND OTHER SYSTEMS' PIPING.		X
4. ANCHORAGE OF STORAGE RACKS 8'-0" IN HEIGHT. (5) (CODE SECTION 1705.12.7)		X
5. DURING FABRICATION AND INSTALLATION OF ISOLATOR UNIT AND ENERGY DISSIPATION DEVICES FOR SEISMIC ISOLATION SYSTEMS IN SEISMICALLY ISOLATED STRUCTURES. (CODE SECTION 1705.12.8)		X
6. INSTALLATION OF COLD-FORMED STEEL BOLTED MOMENT FRAMES IN THE SEISMIC FORCE-RESISTING SYSTEMS. (5)		X

- NOTES:
- SPECIAL INSPECTION IS NOT REQUIRED IF 530 FEET IN HEIGHT ABOVE GRADE OR WALKING SURFACE.
 - SPECIAL INSPECTION IS NOT REQUIRED FOR CLADDING AND VENEER WEIGHING ≤ 5 PSF OR LESS.
 - SPECIAL INSPECTION IS NOT REQUIRED FOR INTERIOR NON BEARING WALLS WEIGHING ≤ 15 PSF.
 - FOR STRUCTURES IN SEISMIC DESIGN CATEGORY C, D, E, OR F.
 - FOR STRUCTURES IN SEISMIC DESIGN CATEGORY D, E, OR F.
 - FOR STRUCTURES IN SEISMIC DESIGN CATEGORY E OR F.

STEEL CONSTRUCTION (CBC 1705.2.1, AISC 360 CHAPTER N)		
INSPECTION TASKS PRIOR TO WELDING (TABLE N5.4-1)	QC	QA
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P	O
WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
WELDER IDENTIFICATION SYSTEM (6)	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)		
• JOINT PREPARATIONS		
• DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)	O	O
• CLEANLINESS (CONDITION OF STEEL SURFACES)		
• TACKING (TACK WELD QUALITY AND LOCATION)		
• BACKING TYPE AND FIT (IF APPLICABLE)		
FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY)		
• JOINT PREPARATIONS		
• DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)	P	O
• CLEANLINESS (CONDITION OF STEEL SURFACES)		
• TACKING (TACK WELD QUALITY AND LOCATION)		
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS		
• DIMENSIONS (ALIGNMENT, GAPS AT ROOT)		
• CLEANLINESS (CONDITION OF STEEL SURFACES)	O	O
• TACKING (TACK WELD QUALITY AND LOCATION)		
CHECK WELDING EQUIPMENT	O	-
INSPECTION TASKS DURING WELDING (TABLE N5.4-2)		
CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O
• PACKAGING		
• EXPOSURE CONTROL		
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS	O	O
• WIND SPEED WITHIN LIMITS		
• PRECIPITATION AND TEMPERATURE		
WPS FOLLOWED		
• SETTINGS ON WELDING EQUIPMENT		
• TRAVEL SPEED		
• SELECTED WELDING MATERIALS		
• SHIELDING GAS TYPE/FLOW RATE	O	O
• PREHEAT APPLIED		
• INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.)		
• PROPER POSITION (F, V, H, OH)		
WELDING TECHNIQUES	O	O
• INTERPASS AND FINAL CLEANING		
• EACH PASS WITHIN PROFILE LIMITATIONS		
• EACH PASS MEETS QUALITY REQUIREMENTS		
PLACEMENT AND INSTALLATION OF STEEL-HEADED STUD ANCHORS	P	P
INSPECTION TASKS AFTER WELDING (TABLE N5.4-3)		
WELDS CLEANED	O	O
SIZE, LENGTH, AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	P
• CRACK PROHIBITION		
• WELDBASE METAL FUSION		
• CRATER CROSS SECTION		
• WELD PROFILES		
• WELD SIZE		
• UNDERCUT		
• POROSITY		
ARC STRIKES	P	P
K-AREA (6)	P	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES (6)	P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	O	O
INSPECTION TASKS PRIOR TO BOLTING (TABLE N5.6-1)		
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O
CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O
CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	O
PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	O	O
INSPECTION TASKS DURING BOLTING (TABLE N5.6-2)		
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED	O	O
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM MOST RIGID POINT TOWARD THE FREE EDGES	O	O
INSPECTION TASKS AFTER BOLTING (TABLE N5.6-3)		
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P
O. OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. P. PERFORM THESE TASK FOR EACH JOINT, CONNECTION OR MEMBER. a. THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE. b. WHEN WELDING DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN OF THE WELD. c. AFTER ROLLED HEAVY SHAPE AND BUILT-UP HEAVY SHAPES ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS. 3. SEE SHEET 80.0.3 FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS FOR ELEMENTS IN THE SEISMIC FORCE RESISTING SYSTEM (SPRS).		

SPECIAL INSPECTIONS		
THE OWNER SHALL PROVIDE FOR A SPECIAL INSPECTOR(S) WHO WILL PROVIDE SPECIAL INSPECTIONS OF THE CONSTRUCTION AS PRESCRIBED BY THE CODE AND THE CONSTRUCTION DOCUMENTS. IN NO CASE SHALL THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS PROVIDE FOR ANY LESS THAN THE MINIMUM REQUIREMENTS OF THE CODE OR ANY OTHER GOVERNING AUTHORITY. ANY SUCH DISCREPANCY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY THE COUNTY OF ORANGE TO PROVIDE INSPECTIONS OF THE SPECIFIC CONSTRUCTION OR OPERATION REQUIRED. PROOF OF SUCH QUALIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER, ARCHITECT AND THE CONTRACTOR IN A TIMELY MANNER. ALL DISCREPANCIES BETWEEN THE INSPECTORS WORK AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF NOT CORRECTED, TO THE ENGINEER, ARCHITECT AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL KEEP RECORDS SUCH THAT ALL CONCERNED PARTIES CAN IDENTIFY THE OUTSTANDING WORK THAT NEEDS CORRECTION AND SUCH THAT CORRECTED WORK IS RECORDED IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. IF NON-COMFORMING WORK REMAINS, THEN THIS WORK SHALL BE ITEMIZED AND NOTED IN THE REPORT. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA, ON SITE, FOR THE SPECIAL INSPECTOR TO RECEIVE CORRESPONDENCE AND AN AREA TO LEAVE CORRESPONDENCE FOR THE BUILDING OFFICIAL AND THE CONTRACTOR. THE CONTRACTOR SHALL DESIGNATE A QUALITY CONTROL INDIVIDUAL THAT SHALL ACT AS THE MAIN POINT OF CONTACT FOR THE INSPECTOR, ENGINEER AND ARCHITECT REGARDING INSPECTIONS ISSUES. A PRE-INSPECTION MEETING SHALL BE HELD AND ORGANIZED BY THE CONTRACTOR. AS A MINIMUM, THE ENGINEER, SPECIAL INSPECTOR, ARCHITECT, BUILDING OFFICIAL'S REPRESENTATIVE AND THE CONTRACTOR'S QUALITY CONTROL INDIVIDUAL SHALL BE INVITED TO ATTEND. THE PURPOSE OF THE MEETING WILL BE TO MEET EACH OTHER, CONFIRM THE SCOPE OF WORK FOR EACH DISCIPLINE, ESTABLISH COMMUNICATION PROTOCOLS AND ANSWER ANY QUESTIONS.		
ITEMS REQUIRING SPECIAL INSPECTION		
SOILS (CBC TABLE 1705.6)	CONTINUOUS	PERIODIC
SPECIAL INSPECTIONS AND TESTS		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUB-GRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X
CONCRETE CONSTRUCTION (CBC TABLE 1705.3)	CONTINUOUS	PERIODIC
SPECIAL INSPECTIONS AND TESTS		
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X
2. REINFORCING BAR WELDING:		
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.		X
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		X
c. INSPECT ALL OTHER WELDS.	X	
3. INSPECT ANCHORS CAST IN CONCRETE.		X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:		
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X
5. VERIFY USE OF REQUIRED DESIGN MIX.		X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X
9. INSPECT PRESTRESSED CONCRETE FOR:		
a. APPLICATION OF PRESTRESSING FORCES; AND	X	
b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		X
11. VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X
COLD-FORMED STEEL FRAMING CONSTRUCTION (CBC SECTION 1705.11.3, 1705.12.3)	CONTINUOUS	PERIODIC
INSPECTION TASK		
1. DURING WELDING OPERATIONS OF ELEMENTS OF THE MAIN WIND FORCE-RESISTING SYSTEM OR SEISMIC FORCE-RESISTING SYSTEM. (")		X
2. DURING SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, DRAG STRUTS (DRAG STRUTS) AND HOLD-DOWNS. (")		X
NOTE: - SPECIAL INSPECTION OF SHEAR WALLS AND DIAPHRAGMS IS NOT REQUIRED IF EITHER: - THE SHEATHING IS GYPSUM BOARD OR FIBERBOARD. - THE SHEATHING IS WOOD STRUCTURAL PANEL OR STEEL SHEETS ON ONLY ONE SIDE OF THE SHEAR WALL, SHEAR PANEL OR DIAPHRAGM AND THE FASTENER SPACING OF THE SHEATHING IS GREATER THAN 4" OC.		
WOOD CONSTRUCTION (CBC SECTION 1705.11.1, 1705.12.2)	CONTINUOUS	PERIODIC
INSPECTION TASK		
1. FABRICATION OF PREFABRICATED WOOD STRUCTURAL ELEMENTS SHALL BE INSPECTED PER CODE SECTION 1704.2.5.		
2. DURING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGM, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS. (")		X
3. DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WIND FORCE-RESISTING SYSTEM OR SEISMIC-FORCE-RESISTING SYSTEM.	X	
NOTE: - SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS IF THE FASTENER SPACING OF THE SHEATHING IS GREATER THAN 4" OC.		

OC Public Works

Structural Observation Program

Designation of Structural Observation

PROJECT ADDRESS: 34601-34601 Golden Lantern, Dana Point, CA 92629 PERMIT APPL. NO. PK021-0513

Description of Work: DPH Commercial Core: 4 new 2-story mixed-use commercial buildings.

Owner: Burnham Ward Properties Architects SMS Architects Engineer: KPFF Consulting Engineers, Inc.

STRUCTURAL OBSERVATION (Only checked items are required)

Firm or individual to be responsible for the Structural Observation: Name: Robert Fegartia Phone: (949) 252-1022 Calif. Registration: SE 4306

FOUNDATION	WALL	FRAME	DIAPHRAGM
Footings, Stem Walls, Piers	Concrete	Steel Moment Frame	Concrete
Mat Foundation	Masonry	Steel Braced Frame	Steel Deck
Concrete Piers, Grade Beams	Wood	Concrete Moment Frame	Wood
Slab on Retaining Foundation, Embedded Specific Anchorage	Others:	Masonry Wall Frame	Others:

The structure is classified as Occupancy Category III or IV.

The Height of the structure is greater than 75 feet (22,860 mm) above the base. The structure is assigned to Seismic Design Category S₁, is classified as Occupancy Category I or II.

DECLARATION BY OWNER: I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature: Date: 8-9-21

Signature: Date: 08/06/2021

303 N Flower Street, Santa Ana, CA 92703 P.O. Box 4048, Santa Ana, CA 92702-0408
 Revised 02/22/17 www.ocpublicworks.com P: 714.687.8881 F: 714.687.7576
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Special Inspection Program and Designation of Special Inspectors

SPECIAL INSPECTIONS (Only checked items are required)

INSPECTION ITEMS	SPECIAL INSPECTOR(S) NAME, PHONE NUMBER, REGISTRATION #
Concrete (Design Mix, Form Work, Placement, etc. per table 1705.3)	TBD
Section of Pre-Cast Concrete Members	TBD
Reinforcing Steel and Pre-Stressing Steel Tendons	TBD
Structural Welding/Rebar Welding	TBD
High-Strength Bolting/Material Verification	TBD
Steel Frame Joint Details	TBD
All Masonry Construction	TBD
Sprayed Fire-Resistive Materials	TBD
Shotcrete (Curing Temperature, Design Mix, Placement, Strength etc. per table 1705.3)	TBD
Soils (Excavation, Fill, etc. per table 1705.6)	TBD
Smoke Control System	TBD
Driven Piles per Table 1705.7	TBD
Cast in Place Piles per Table 1705.8	TBD
Mastic and Inherent Fire-Resistant Coatings	TBD
Exterior Insulation and Finish Systems (EIFS)	TBD
Wood for High-Load Diaphragms	TBD
Others	
Others	
Others	

DECLARATION BY OWNER OR ARCHITECT/ENGINEER OF RECORD:

I, the **X** Owner **or** Engineer **or** Architect of record, declare that the above listed Special Inspector(s) is/are hired by me.

Bryan Ward
 Print Name Signature Date: 08/23/2021

601 N. Ross Street, Santa Ana, CA 92701 P.O. Box 4048, Santa Ana, CA 92702-0408
 www.ocpublicworks.com 714.687.8888 | myOCservices.ocgov.com

GLUE-LAMINATED LUMBER

- THE MANUFACTURE AND FABRICATION OF STRUCTURAL GLUE-LAMINATED TIMBER SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE AMERICAN NATIONAL STANDARD / AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "STRUCTURAL GLUE LAMINATED TIMBER" (ANSI/APC A190.1).
- ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:
 F_{max} = 2400 PSI (TENSION IN TENSION ZONE)
 F_{min} = 1850 PSI (TENSION IN COMPRESSION ZONE)
 F_u = 650 PSI
 F_v = 1650 PSI
 E_x = 265 PSI
 E_y = 1.8x 10⁶
- MEMBERS LEFT EXPOSED TO WEATHER SHALL BE ALASKA YELLOW CEDAR 20F-V12 ACAC COMBINATION. FINISH OF THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE UNLESS NOTED OTHERWISE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE AITC.
- THE MANUFACTURER SHALL SUBMIT COMPLETE SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO ANY FABRICATION.
- PROVIDE CAMBERS AS NOTED ON THE DRAWINGS.
- TEMPERATURE OF GLUE-LAMINATED TIMBER IS NOT TO EXCEED 150°F IN SERVICE.
- GLUE-LAMINATED MEMBERS SHOWN ON THESE PLANS ARE FOR DRY CONDITIONS OF USE.
- GLB CONNECTIONS SHALL BE SIMPSON "HGLT, HGLS" UNLESS NOTED OTHERWISE.

POWDER DRIVEN FASTENERS

- POWDER DRIVEN FASTENERS (PDF) SHALL BE MANUFACTURED WITH STEEL CONFORMING TO AISI 1080 OR 1070 MODIFIED, AUSTEMPERED TO A ROCKWELL "C" HARDNESS OF 58-1 FOR X44 FASTENERS AND SHALL BE MANUFACTURED BY HILTI (ICC REPORT ESR-2269) OR APPROVED EQUAL.
- THE PDF FOR ANCHORING TO CONCRETE SHALL BE 0.157" DIAMETER WITH A MINIMUM PENETRATION OF 1" INTO THE CONCRETE. MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER.
- THE PDF FOR ANCHORING THROUGH METAL DECK TO LIGHTWEIGHT CONCRETE SHALL BE 0.157" DIAMETER WITH A MINIMUM PENETRATION OF 1" INTO THE CONCRETE. PDF SHALL BE INSTALLED AT THE HIGH FLUTES OF THE DECK ONLY. MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER.
- THE PDF FOR ANCHORING TO STEEL SHALL BE 0.157" DIAMETER WITH PENETRATION THROUGH THE BASE METAL. FOR STEEL BASE-MATERIAL THICKNESS GREATER THAN OR EQUAL TO 3/8 INCH, FASTENER POINT PENETRATION THROUGH THE STEEL IS NOT NECESSARY. PROVIDED A MINIMUM EMBEDMENT OF 0.320 INCH IS ACHIEVED, MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER.

EXPANSION ANCHORS

- ANCHOR DIAMETER REFERS TO THE ANCHOR SIZE AND NOT THE DIAMETER OF THE DRILLED HOLE.
- ALL ANCHORS SHOULD MEET THE MINIMUM EMBEDMENT, EDGE DISTANCE, SPACING AND SLAB THICKNESS CRITERIA ESTABLISHED BY THE RELEVANT ICC-ES EVALUATION REPORT.
- ACCEPTABLE MANUFACTURERS FOR EXPANSION BOLTS ARE AS FOLLOWS:
 CONCRETE:
 HILTI KWIK BOLT T2 (KB-T2) (ICC ESR-1917)
 HILTI KWIK BOLT T2Z (KB-T2Z) (ICC ESR-4268)
 SIMPSON STRONG-BOLT 2 (ICC ESR-3037)
- DO NOT LOCATE EXPANSION ANCHORS CLOSER TO EDGE OF CONCRETE/MASONRY OR TO CONTROL/CONSTRUCTION JOINTS THAN THE MINIMUM EDGE DISTANCE SPECIFIED IN THE ICC REPORT, UNO.
- WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.
- IT IS NOT ACCEPTABLE TO SUBSTITUTE ANY CAST-IN-PLACE BOLTS/RODS/ ANCHORS FOR EXPANSION ANCHORS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD.
- USE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS WHEN EXPANSION ANCHORS ARE EXPOSED TO WEATHER OR IN A DAMP ENVIRONMENT.
- SPECIAL INSPECTION SHALL BE PROVIDED PER THE ICC-ER REPORT NOTED ABOVE.

ADHESIVE ANCHORING SYSTEMS

- ADHESIVES USED FOR SETTING DOWELS AND ANCHORS SHALL BE IN CONFORMANCE WITH ASTM C-881, TYPE IV. ACCEPTABLE MANUFACTURERS FOR ADHESIVES ARE AS FOLLOWS:
 MASONRY:
 HILTI HIT-HY 70 MAX (ICC ESR-2682)
 SIMPSON SET (ICC ESR-1772)
 CONCRETE:
 SIMPSON SET-XP (ICC ESR-2508)
 HILTI HIT-RE 500 V3 (ICC ESR-3814)
 HILTI HIT-RE 500 V3 (ICC ESR-3187)
- ANCHORS OR DOWELS EMBEDDED IN ADHESIVES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- HOLES RECEIVING ADHESIVE ANCHORS SHALL BE CLEAN AND FREE OF DUST PRIOR TO APPLYING ADHESIVE.
- HOLES DRILLED INTO REINFORCED CONCRETE OR MASONRY SHALL NOT DAMAGE OR CUT EXISTING REINFORCING STEEL. HOLES DRILLED INTO PRE-STRESSED OR POST-TENSIONED CONCRETE SHALL HAVE A CLEARANCE OF ONE INCH MINIMUM FROM TENDONS. LOCATE EXISTING REINFORCING STEEL AND/OR TENDONS USING NON-DESTRUCTIVE METHODS PRIOR TO DRILLING.
- ALL ANCHORS INSTALLED WITH ADHESIVES SHALL HAVE CONTINUOUS SPECIAL INSPECTION IN ACCORDANCE WITH THE EVALUATION REPORT (ICC-ER) AND CODE SECTIONS 1705.3 AND 1705.4.
- ADHESIVE ANCHORS SHALL NOT BE INSTALLED IN THE UNDERSIDE OF FLOORS OR ROOFS.

SEISMIC RAIL FORCES (ASD)

RAIL LOADING DIAGRAM

BUILDING	F1	F2
6	—#	—#
7	—#	—#
8	—#	—#
9	—#	—#

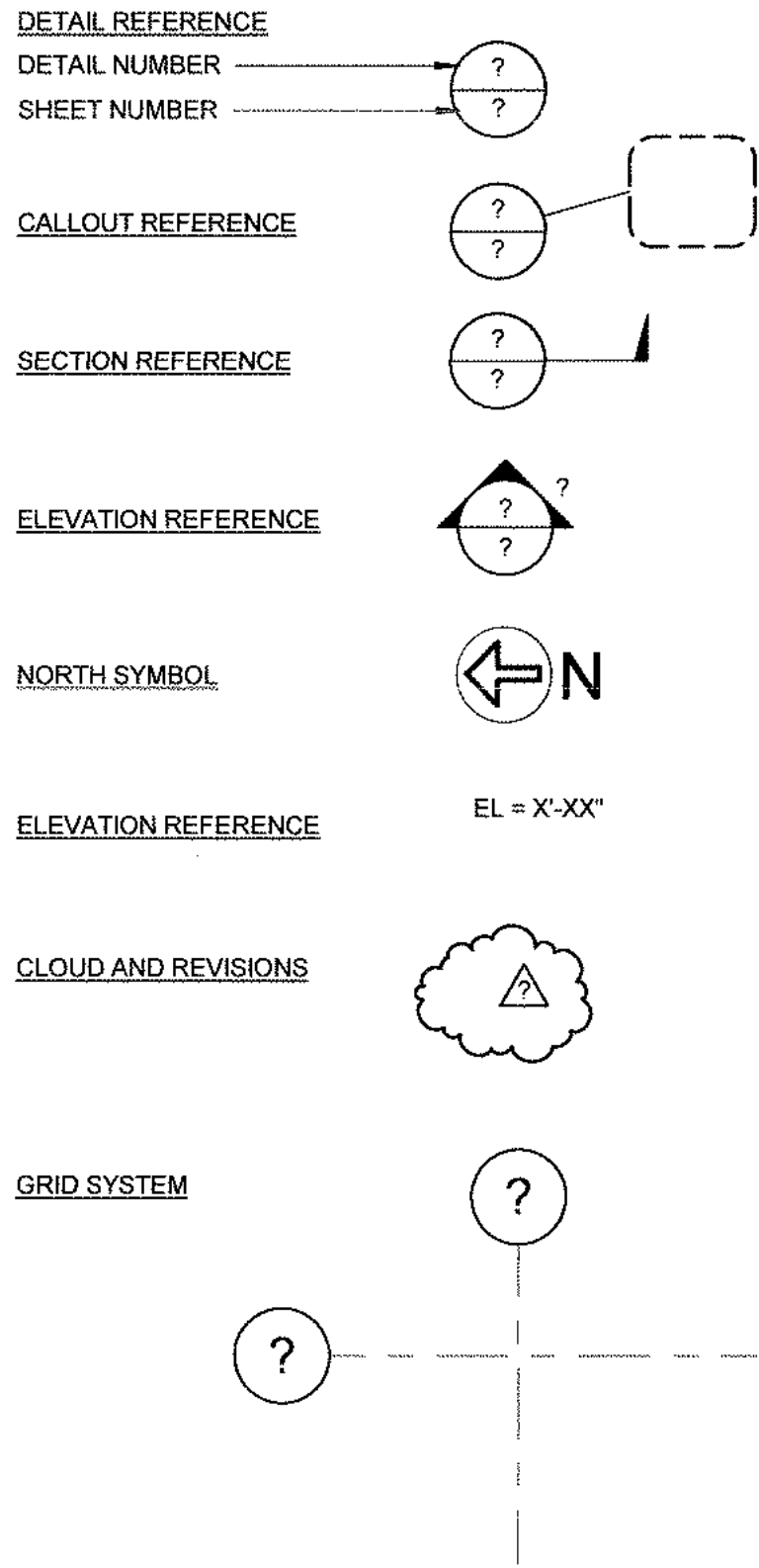
NOTES:
 1. "F1" OCCURS ONLY IN THE DIRECTION SHOWN.
 2. "F2" MAY OCCUR IN EITHER DIRECTION.
 3. GUIDE RAILS WERE DESIGNED PER THE FORCES ABOVE. ELEVATOR MANUFACTURER TO SUBMIT SHOP DRAWINGS INCLUDING DESIGN LOADS FOR SEOR'S REVIEW AND APPROVAL. GUIDE RAIL SUPPORTS AND LAYOUTS ARE SUBJECT TO CHANGE FOLLOWING REVIEW OF SHOP DRAWINGS.

SMS ARCH

18004 Sky Park Circle, #200
 Irvine

BM 380 \Data Point Harbor Revitalization\100759_DPH_Phase 4a-Struct.rvt

ABBREVIATION LIST		ABBREVIATION LIST		ABBREVIATION LIST	
& @ AB ABV ADDL ADJ AFF AGGREGATE ALT ALUM APPVD APPROX ARCH	AND AT ANCHOR BOLT BLOCK ADDITIONAL ADJACENT ABOVE FINISHED FLOOR AGGREGATE ALTERNATE ALUMINUM APPROVED APPROXIMATELY ARCHITECTURAL, ARCHITECT	# OR LBS (L) LAB LDGR LF LG LIN LOAD LLB LLH LLV LONGIT LP LTWT LVL	POUNDS LONGITUDINAL LABORATORY LEDGER LINEAL FOOT LONG LINEAL, LINEAR LONG LOAD LONG LEGS BACK-TO-BACK LONG LEG HORIZONTAL LONG LEG VERTICAL LONGITUDINAL LOW POINT LIGHT WEIGHT LEVEL	C HP HSS L M MC PIPEF STD PIPEF-XSTRONG S TS W WT, ST, MT	STRUCTURAL STEEL SHAPES STANDARD CHANNEL HP SHAPE HOLLOW STRUCTURAL STEEL ANGLES M SHAPES MISC CHANNELS STANDARD PIPE EXTRA STRONG PIPE DOUBLE EXTRA STRONG PIPE S SHAPE TUBE STEEL LOW POINT STRUCT TEES CUT FROM W. S. M SHAPES
(B) BD BLDG BLOCK BLKG BLW BM BN BOF BOT OR B/ BRGC BRG BS BTW	BOTTOM BOARD BUILDING BLOCK BUILDING BELOW BEAM BOUNDARY NAIL BOTTOM OF FOOTING BOTTOM OF BRACING BEARING BOUNDARY SCREW BETWEEN	MAS MAT MAX MB MDF MECH MEZZ MFR MID MIN MISC MTL	MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD MECHANICAL MEZZANINE MANUFACTURER MIDDLE MINIMUM MISCELLANEOUS METAL	ANSI ASTM AWPB AWS CRSI ICBO ICC ICC-ER ICC-ES PCI PCTI SJI TPI	INSTITUTIONS AMERICAN CONCRETE INSTITUTE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN IRON AND STEEL INSTITUTE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AMERICAN NATIONAL STANDARDS INSTITUTE AMERICAN PLYWOOD ASSOCIATIONS AMERICAN SOCIETY FOR TESTING AND MATERIALS AMERICAN WOOD PRESERVERS BUREAU AMERICAN WELDING SOCIETY CONCRETE REINFORCING STEEL INSTITUTE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INTERNATIONAL CODE COUNCIL ICC-ES LEGACY REPORT ICC EVALUATION SERVICES ICC-ES REPORT PRECAST CONCRETE INSTITUTE POST-TENSION CONCRETE INSTITUTE STEEL JOIST INSTITUTE TRUSS PLATE INSTITUTE
CALCS CANT CBC CF CG CIP CJ	CALCULATIONS CANTILEVER CALIFORNIA BUILDING CODE CUBIC FOOT CENTER OF GRAVITY CAST IN PLACE CONSTRUCTION JOINT, CONTROL JOINT	# OR NO (N) NPT NF NIC NS NTS	NUMBER NEW NORTH NEAR FACE NOT IN CONTRACT NEAR SIDE NOT TO SCALE	AWPB AWS CRSI ICBO ICC ICC-ER ICC-ES PCI PCTI SJI TPI	AMERICAN WOOD PRESERVERS BUREAU AMERICAN WELDING SOCIETY CONCRETE REINFORCING STEEL INSTITUTE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INTERNATIONAL CODE COUNCIL ICC-ES LEGACY REPORT ICC EVALUATION SERVICES ICC-ES REPORT PRECAST CONCRETE INSTITUTE POST-TENSION CONCRETE INSTITUTE STEEL JOIST INSTITUTE TRUSS PLATE INSTITUTE
CL CLR CMU COMP COL COMP CONC CONN CONST CONT CONTR CP CTR CTSK	CENTER LINE CLEARANCE, CLEAR CONCRETE MASONRY UNIT COMPANY COLUMN COMPRESSION CONCRETE CONNECT, CONNECTION CONSTRUCTION CONTINUE, CONTINUOUS CONTRACTOR COMPLETE PENETRATION CENTER COUNTERSINK, COUNTERSUNK	OC OD OH OF OPNG OPP OSB OSHPD	ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPPOSITE HAND OPENING OPPOSITE ORIENTED STRAND BOARD OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT	AWPB AWS CRSI ICBO ICC ICC-ER ICC-ES PCI PCTI SJI TPI	AMERICAN WOOD PRESERVERS BUREAU AMERICAN WELDING SOCIETY CONCRETE REINFORCING STEEL INSTITUTE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INTERNATIONAL CODE COUNCIL ICC-ES LEGACY REPORT ICC EVALUATION SERVICES ICC-ES REPORT PRECAST CONCRETE INSTITUTE POST-TENSION CONCRETE INSTITUTE STEEL JOIST INSTITUTE TRUSS PLATE INSTITUTE
d DBL DEPT DET DIA OR Ø DIAG DIAPHR DIM DIR DIST DL DN DO DWG DWL	PENNY (NAILS) BAR DIAMETER DOUBLE DEPARTMENT DETAIL DIAMETER DIAGONAL DIAPHRAGM DIMENSION DIRECTION DISTANCE DEAD LOAD DOWN DITTO DRAWING DOWEL	PC PCF PCJ PDF PE	PARALLEL PRECAST POUNDS PER CUBIC FOOT POUNDS PER CUBIC INCH POWDER DRIVEN FASTENERS POLYETHYLENE, PROFESSIONAL ENGINEER PLYWOOD INDEX PLATE, PROPERTY LINE PLACES POUNDS PER LINEAR FOOT PARTIAL PENETRATION PREFABRICATED PARKING PROJECT PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POLYTETRAFLUORETHYLENE (TEFLON) POLYVINYL CHLORIDE PAVEMENT -OR PERP	PC PCF PCJ PDF PE	PARALLEL PRECAST POUNDS PER CUBIC FOOT POUNDS PER CUBIC INCH POWDER DRIVEN FASTENERS POLYETHYLENE, PROFESSIONAL ENGINEER PLYWOOD INDEX PLATE, PROPERTY LINE PLACES POUNDS PER LINEAR FOOT PARTIAL PENETRATION PREFABRICATED PARKING PROJECT PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POLYTETRAFLUORETHYLENE (TEFLON) POLYVINYL CHLORIDE PAVEMENT -OR PERP
(E) OR EXIST E EA EF EL ELEC ELEV EMB EN ENGR EOR EOS EQ EQUIV ES ETC EW EXT	EXISTING FOR EXAMPLE EACH EACH FACE END JACK, EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION, ELEVATOR EMBED END NAIL ENGINEER ENGINEER OF RECORD EDGE OF SLAB EQUAL EQUIPMENT EQUIVALENT EACH SIDE, EDGE SCREW ET CETERA EACH WAY EXTERIOR	R OR RAD REF REG REINF REQ REV RM RO	RADIUS ROOF DRAIN REFERENCE REGULAR REINFORCE, REINFORCING REQUIRED RETAINING REVISION ROOF ROOM ROUGH OPENING	R OR RAD REF REG REINF REQ REV RM RO	RADIUS ROOF DRAIN REFERENCE REGULAR REINFORCE, REINFORCING REQUIRED RETAINING REVISION ROOF ROOM ROUGH OPENING
Fc Fm F FDN FF FIN FLR FN FP FRMG FS FT FTG Fy	CONCRETE COMPRESSION STRENGTH MASONRY COMPRESSION STRENGTH FACE OF ALLOWABLE BENDING STRESS FLOOR DRAIN FOUNDATION FINISH FLOOR FINISH FLOOR FIELD NAIL FIRE PROOF, FULL PENETRATION FRAMING FULL SIZE, FAR SIDE, FIELD SCREW FOOT, FEET FOOTING YIELD STRENGTH	SHT SHTG SIM SJ SLBB SMF SOG SPCG SPECS SQ SS SSH STAGG STD STIFF STL	SHEET SHEATHING SIMILAR SEISMIC JOINT, SIDE JACK SHORT LEG BACK-TO-BACK SPECIAL MOMENT FRAME SHEET METAL SCREW SLAB ON GRADE SPACING SPECIAL SPECIFICATIONS SQUARE SELECT STRUCTURAL SHORT SLOTTED HOLE STAGGER STANDARD STIFFENER STEEL	SHT SHTG SIM SJ SLBB SMF SOG SPCG SPECS SQ SS SSH STAGG STD STIFF STL	SHEET SHEATHING SIMILAR SEISMIC JOINT, SIDE JACK SHORT LEG BACK-TO-BACK SPECIAL MOMENT FRAME SHEET METAL SCREW SLAB ON GRADE SPACING SPECIAL SPECIFICATIONS SQUARE SELECT STRUCTURAL SHORT SLOTTED HOLE STAGGER STANDARD STIFFENER STEEL
GA GALV GB GC GEN GLB GR	GAUGE GALVANIZED GRADE BEAM GENERAL CONTRACTOR GENERAL GLUE LAMINATED BEAM GRADE	SW SYM Z	SYMMETRICAL SUM	SW SYM Z	SYMMETRICAL SUM
(H) H OR HORIZ HD HDR HGR HI HP HR HS HT	HORIZONTAL HORIZONTAL HOLDOWN HEADER HANGER HIGH HEAVY PILING HARD ROCK HIGH STRENGTH HEIGHT	T T&B T&G TI TB TEMP THK THRU TL TN TOF TOG8 TOL	TOP TOP & BOTTOM TONGUE AND GROOVE TOP OF THE BEAM TEMPORARY, TEMPERATURE THICK THROUGH TOTAL LOAD TOE NAIL TOP OF FOOTING TOP OF GRADE BEAM TOP OF LEDGER	T T&B T&G TI TB TEMP THK THRU TL TN TOF TOG8 TOL	TOP TOP & BOTTOM TONGUE AND GROOVE TOP OF THE BEAM TEMPORARY, TEMPERATURE THICK THROUGH TOTAL LOAD TOE NAIL TOP OF FOOTING TOP OF GRADE BEAM TOP OF LEDGER
I IB ID IF INCL INFO INSP INT INTERM INV	MOMENT OF INERTIA THAT IS INTERNATIONAL BUILDING CODE INSIDE DIAMETER INSIDE FACE INCLUDE, INCLUDING INFORMATION INSPECTION, INSPECTOR INTERIOR INTERMEDIATE INVERT	TOS TOW TRANSV TSP TYP	TOP OF STEEL TOP OF SLAB TO WALL TRANSVERSE TAPERED STEEL GIRDER TYPICAL	TOS TOW TRANSV TSP TYP	TOP OF STEEL TOP OF SLAB TO WALL TRANSVERSE TAPERED STEEL GIRDER TYPICAL
JST JT	JOIST JOINT	UNO V V OR VERT VIF	UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD	UNO V V OR VERT VIF	UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD
X OR KP KO KP KSF KSI	1,000 (lb/g POUNDS) KNOCK OUT KING POST KIPS PER SQUARE FOOT KIPS PER SQUARE INCH	W WC WVO WWT WP WWF	WITH WATER-CEMENT RATIO WITHOUT WIDE FLANGE WEIGHT WORK POINT WELDED WIRE FABRIC	W WC WVO WWT WP WWF	WITH WATER-CEMENT RATIO WITHOUT WIDE FLANGE WEIGHT WORK POINT WELDED WIRE FABRIC



- NONDESTRUCTIVE TESTING (NDT) OF WELDS
1. NONDESTRUCTIVE TESTING OF WELDS SHALL BE PERFORMED BY QUALITY ASSURANCE PERSONNEL.
 2. UT AND MT SHALL BE PERFORMED BY QA ACCORDING TO THE PROCEDURES PRESCRIBED IN AWS D1.801.8M.
 3. AREAS REQUIRING NONDESTRUCTIVE TESTING ARE IDENTIFIED BELOW:
 - a. K-AREA NOT: WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MT. THE MT INSPECTION AREA SHALL INCLUDE THE K-AREA BASE METAL WITHIN 3" OF THE WELD. THE MT SHALL BE PERFORMED NO SOONER THAN 48 HOURS FOLLOWING COMPLETION OF WELDING.
 - b. CJP GROOVE WELD NOT: UT SHALL BE PERFORMED ON 100 PERCENT OF CJP GROOVE WELDS IN MATERIALS 5/16" THICK OR GREATER. UT IN MATERIALS LESS THAN 5/16" THICK IS NOT REQUIRED. MT SHALL BE PERFORMED ON 25 PERCENT OF ALL BEAM TO COLUMN CJP GROOVE WELDS.
 - c. BASE METAL NOT: FOR LAMELLAR TEARING AND LAMINATION AFTER JOINT COMPLETION, BASE METAL THICKER THAN 1 1/2" LOADED IN TENSION IN THE THROUGH THICKNESS DIRECTION IN TEE AND CORNER JOINTS, WHERE THE CONNECTED MATERIAL IS GREATER THAN 3/4" AND CONTAINS CJP GROOVE WELDS, SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES BEHIND AND ADJACENT TO THE FUSION LINE OF SUCH WELDS. ANY BASE METAL DISCONTINUITIES FOUND WITHIN 1/4" OF THE STEEL SURFACE SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF CRITERIA OF AWS D1.101.1M TABLE 6.2. WHERE "I" IS THE THICKNESS OF THE PART SUBJECTED TO THE THROUGH-THICKNESS STRAIN, BEAM CORE AND ACCESS HOLE NOT: AT WELDED SPLICES AND CONNECTIONS, THERMALLY CUT SURFACES OF BEAM CORES AND ACCESS HOLES SHALL BE TESTED USING MT OR PENETRANT TESTING. WHEN THE FLANGE THICKNESS EXCEEDS 1-1/2" FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 1-1/2" FOR BUILT UP SHAPES.
 - e. RBS REPAIR NOT: MT SHALL BE PERFORMED ON ANY WELD AND ADJACENT AREA OF THE RBS CUT SURFACE THAT HAS BEEN REPAIRED BY WELDING, OR ON THE BASE METAL OF THE RBS CUT SURFACE IF A SHARP NOTCH HAS BEEN REMOVED BY GRINDING.
 - f. WELD TAB REMOVAL SITE/MT SHALL BE PERFORMED ON THE END OF WELDS FROM WHICH THE WELD TABS HAVE BEEN REMOVED, EXCEPT FOR CONTINUITY PLATE WELD TABS.
 4. THE AMOUNT OF MT ON CJP GROOVE WELDS IS PERMITTED IF APPROVED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT. THE NDT RATE FOR AN INDIVIDUAL WELDER OR WELDING OPERATOR MAY BE REDUCED TO 25 PERCENT, PROVIDED THE REJECT RATE IS DEMONSTRATED TO BE 5 PERCENT OR LESS OF THE WELDS TESTED FOR THE WELDER OR WELDING OPERATOR. A SAMPLING OF AT LEAST 40 COMPLETED WELDS FOR A JOB SHALL BE MADE FOR SUCH A REDUCTION EVALUATION. REJECT RATE IS THE NUMBER OF WELDS CONTAINING REJECTABLE DEFECTS DIVIDED BY THE NUMBER OF WELDS COMPLETED. FOR EVALUATING THE REJECT RATE OF CONTINUOUS WELDS OVER 3'-0" IN LENGTH WHERE THE EFFECTIVE THROAT THICKNESS IS 1" OR LESS, EACH 12" INCREMENT OR FRACTION THEREOF SHALL BE CONSIDERED AS ONE WELD. FOR EVALUATING THE REJECT RATE ON CONTINUOUS WELDS OVER 3'-0" IN LENGTH WHERE THE EFFECTIVE THROAT THICKNESS IS GREATER THAN 1", EACH 6" OF LENGTH OR FRACTION THEREOF SHALL BE CONSIDERED ONE WELD.
 5. THE AMOUNT OF MT ON CJP GROOVE WELDS IS PERMITTED IF APPROVED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT. THE MT RATE FOR AN INDIVIDUAL WELDER OR WELDING OPERATOR MAY BE REDUCED TO 10 PERCENT, PROVIDED THE REJECT RATE IS DEMONSTRATED TO BE 5 PERCENT OR LESS OF THE WELDS TESTED FOR THE WELDER OR WELDING OPERATOR. A SAMPLING OF AT LEAST 20 COMPLETED WELDS FOR A JOB SHALL BE MADE FOR SUCH A REDUCTION EVALUATION. REJECT RATE IS THE NUMBER OF WELDS CONTAINING REJECTABLE DEFECTS DIVIDED BY THE NUMBER OF WELDS COMPLETED. THIS REDUCTION IS NOT PERMITTED ON WELDS IN THE K-AREA, AT REPAIR SITES, BACKING REMOVAL SITES AND ACCESS HOLES.
 6. ALL NOT PERFORMED SHALL BE DOCUMENTED. FOR SHOP FABRICATION THE NDT REPORT SHALL IDENTIFY THE TESTED WELD BY PIECE MARK LOCATION IN THE PIECE. FOR FIELD WORK, THE NOT REPORT SHALL IDENTIFY THE TESTED WELD BY LOCATION IN THE STRUCTURE, PIECE MARK, AND LOCATION OF THE PIECE.

INSPECTION OF HIGH STRENGTH BOLTING

1. VISUAL INSPECTION POINTS AND FREQUENCIES OF QC AND QA TASK AND DOCUMENTATION FOR THE SFRS SHALL BE PROVIDED IN THE FOLLOWING TABLES:

INSPECTION TASKS PRIOR TO BOLTING	QC		QA	
	TASK	DOC.	TASK	DOC.
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL	0	-	0	-
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	0	-	0	-
CONNECTING ELEMENTS ARE FABRICATED PROPERLY, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEETS APPLICABLE REQUIREMENTS	0	-	0	-
PRE-INSTALLATION VERIFICATION TESTING CONDUCTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	D	0	D
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	0	-	0	-
SEE LEGEND FOR NOTES				

INSPECTION TASKS DURING BOLTING	QC		QA	
	TASK	DOC.	TASK	DOC.
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS ARE PROPERLY POSITIONED (AS REQUIRED)	0	-	0	-
JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	0	-	0	-
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	0	-	0	-
BOLTS ARE PRETENSIONED PROGRESSING SYSTEMATICALLY FROM MOST RIGID POINT TOWARDS FREE EDGES	0	-	0	-
SEE LEGEND FOR NOTES				

INSPECTION TASKS AFTER BOLTING	QC		QA	
	TASK	DOC.	TASK	DOC.
DOCUMENT ACCEPTED AND REJECTED CONNECTIONS	P	D	P	D
SEE LEGEND FOR NOTES				

OTHER INSPECTIONS

1. WHERE APPLICABLE, THE FOLLOWING INSPECTION TASKS SHALL BE PERFORMED:

OTHER INSPECTION TASKS	QC		QA	
	TASK	DOC.	TASK	DOC.
PROTECTED ZONE - NO HOLES AND UNAPPROVED ATTACHMENTS MADE BY THE CONTRACTOR	P	D	P	D

LEGEND

- O OBSERVE - THE INSPECTOR SHALL OBSERVE THESE FUNCTIONS ON A RANDOM, DAILY BASIS. WELDING OPERATIONS NEED NOT BE DELAYED PENDING OBSERVATIONS.
- P PERFORM - THESE INSPECTIONS SHALL BE PERFORMED PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.
- D DOCUMENT - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REPORT NEED NOT PROVIDE DETAILED MEASUREMENTS FOR JOINT FIT-UP, WPS SETTINGS, COMPLETED WELDS, OR INDIVIDUAL ITEMS LISTED IN THE TABLES. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORY REPAIRED SHALL BE NOTED IN THE INSPECTION REPORT.

SEISMIC FORCE RESISTING SYSTEM

1. VISUAL INSPECTION POINTS AND FREQUENCIES OF QC AND QA TASK AND DOCUMENTATION FOR THE SFRS SHALL BE PROVIDED IN THE FOLLOWING TABLES:

VISUAL INSPECTION TASKS BEFORE WELDING	QC		QA	
	TASK	DOC.	TASK	DOC.
MATERIAL IDENTIFICATION (TYPE/GRADE)	0	-	0	-
WELDER IDENTIFICATION SYSTEM	0	-	0	-
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)	P/O**	-	0	-
- JOINT PREPARATION				
- DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)				
- CLEANLINESS (CONDITION OF STEEL SURFACES)				
- TACKING (TACK WELD QUALITY AND LOCATION)	P/O**	-	0	-
- BACKING TYPE AND FIT (IF APPLICABLE)				
CONFIGURATION AND FINISH OF ACCESS HOLES	0	-	0	-

FIT-UP OF FILLET WELDS

- DIMENSIONS (ALIGNMENT, GAPS AT ROOT)
- CLEANLINESS (CONDITION OF STEEL SURFACES)
- TACKING (TACK WELD QUALITY AND LOCATION)

"FOLLOWING PERFORMANCE OF THIS INSPECTION TASK FOR TEN WELDS TO BE MADE BY A GIVEN WELDER, WITH THE WELDER DEMONSTRATING ADEQUATE UNDERSTANDING OF REQUIREMENTS AND POSSESSION OF SKILLS AND TOOLS TO VERIFY THESE ITEMS, THE PERFORM DESIGNATION OF THIS TASK SHALL BE REDUCED TO OBSERVE (O), AND THE WELDER SHALL PERFORM THE TASK. SHOULD THE INSPECTOR DETERMINE THAT THE WELDER HAS DISCONTINUED ADEQUATE PERFORMANCE OF THIS TASK, THE TASK SHALL BE RETURNED TO PERFORM (P) UNTIL SUCH TIME AS THE INSPECTOR HAS BEEN ESTABLISHED ADEQUATE ASSURANCE THAT THE WELDER WILL PERFORM THE INSPECTION TASKS LISTED.

SEE LEGEND FOR NOTES

VISUAL INSPECTION TASKS DURING WELDING	QC		QA	
	TASK	DOC.	TASK	DOC.
WPS FOLLOWED	0	-	0	-
- SETTINGS ON WELDING EQUIPMENT				
- TRAVEL SPEED				
- SELECTED WELDING MATERIALS				
- SHIELDING GAS TYPE/FLOW RATE				
- PREHEAT APPLIED				
- INTERPASS TEMPERATURE MAINTAINED (MIN/MAX.)				
- PROPER POSITION (F, V, H, OH)				
- INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED	0	-	0	-
USE OF QUALIFIED WELDERS	0	-	0	-
CONTROL AND HANDLING OF WELDING CONSUMABLES	0	-	0	-
- PACKAGING				
- EXPOSURE CONTROL	0	-	0	-
ENVIRONMENTAL CONDITIONS				
- WIND SPEED WITHIN LIMITS				
- PRECIPITATION AND TEMPERATURE	0	-	0	-
WELDING TECHNIQUES	0	-	0	-
- INTERPASS AND FINAL CLEANING				
- EACH PAS WITHIN PROFILE LIMITATIONS				
- EACH PASS MEETS QUALITY REQUIREMENTS				
NO WELDING OVER CRACKED TACKS	0	-	0	-
SEE LEGEND FOR NOTES				

VISUAL INSPECTION TASKS AFTER WELDING	QC		QA	
	TASK	DOC.	TASK	DOC.
WELDS CLEANED	0	-	0	-
VERIFY SIZE, LENGTH, AND LOCATION OF WELDS	P	-	P	-
VISUALLY INSPECT WELDS TO ACCEPTANCE CRITERIA	P	D	P	D
- CRACK PROHIBITION				
- WELD/BASE METAL FUSION				
- CRATER CROSS SECTION				
- WELD PROFILES AND SIZES	P	D	P	D
- UNDERCUT				
- POROSITY	P	D	P	D
PLACEMENT OF REINFORCING OR CONTOURING FILLETS (IF REQUIRED)				
BACKING BARS REMOVED AND WELD TABS REMOVED AND FINISHED, AND FILLET WELDS ADDED (IF REQUIRED)	P	D	P	D
REPAIR ACTIVITIES	P	-	P	D
SEE LEGEND FOR NOTES				

QUALITY ASSURANCE PLAN

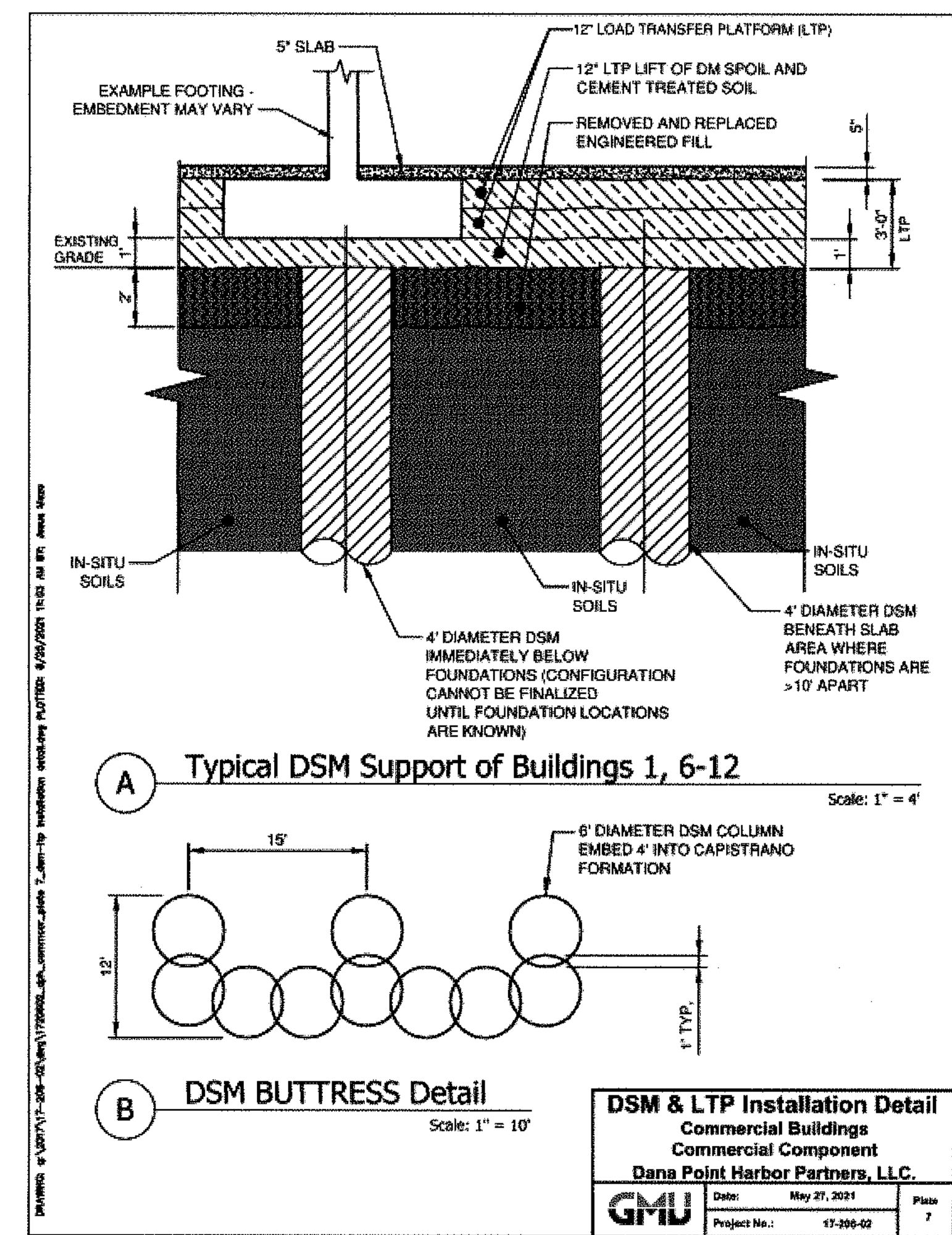
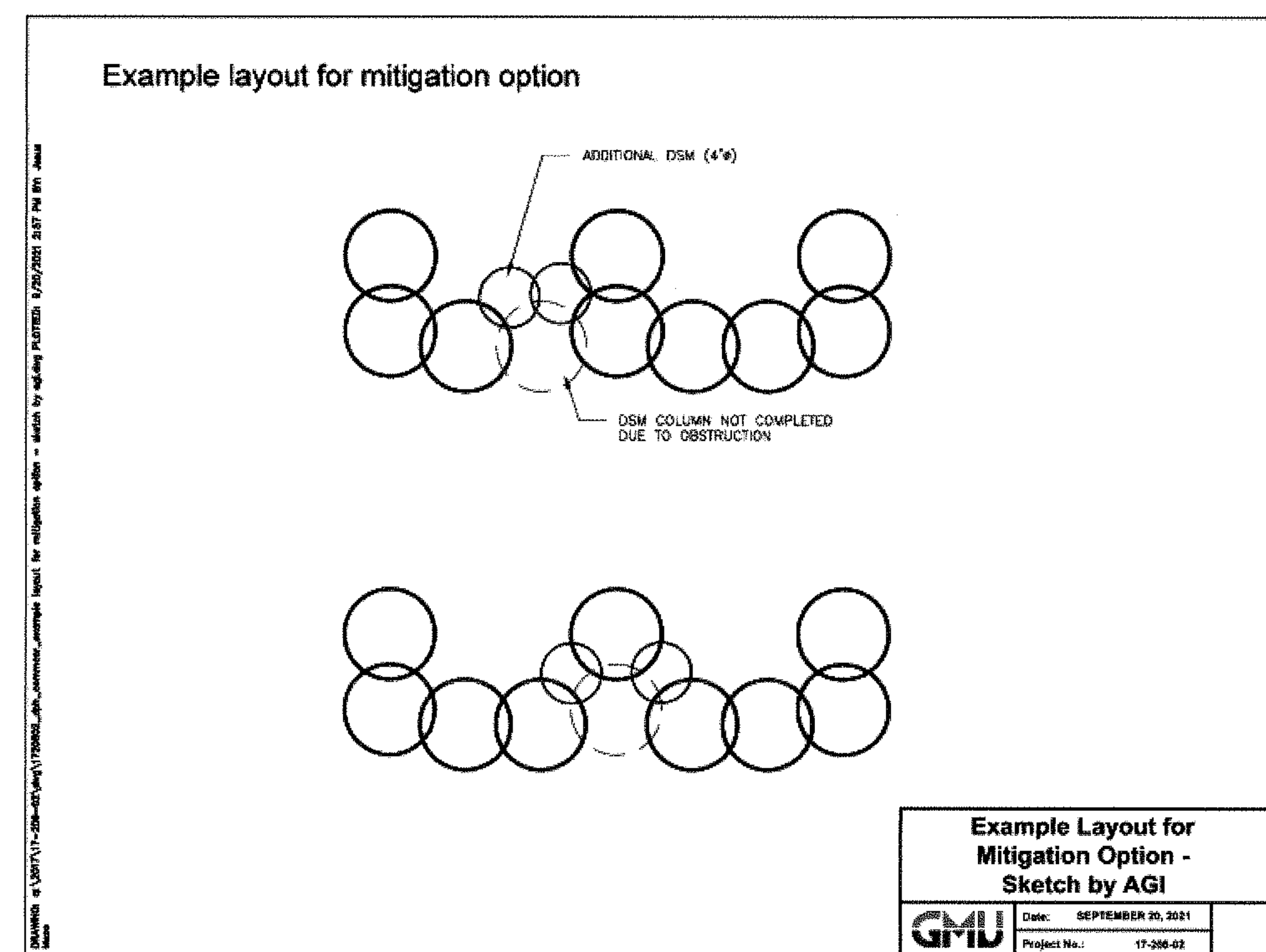
1. VISUAL WELDING INSPECTION AND NONDESTRUCTIVE TESTING (NDT) SHALL BE CONDUCTED IN ACCORDANCE WITH A WRITTEN PRACTICE BY PERSONNEL QUALIFIED IN ACCORDANCE WITH AWS D1.8 BOLTING INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH A WRITTEN PRACTICE BY QUALIFIED PERSONNEL.
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DOCUMENTS FOR REVIEW BY THE ENGINEER OF RECORD, PRIOR TO FABRICATION OR ERECTION AS APPLICABLE:
 - a. SHOP DRAWINGS AS SPECIFIED IN AISC 341-10 CHAPTER 1
 - b. ERECTION DRAWINGS AS SPECIFIED IN AISC 341-10 CHAPTER 1
 - c. WPS, WHICH SHALL SPECIFY ALL APPLICABLE ESSENTIAL VARIABLES OF AWS D1.1 AND THE FOLLOWING AS APPLICABLE:
 - i. POWER SOURCE (CONSTANT CURRENT OR CONSTANT VOLTAGE)
 - ii. FOR DEMAND CRITICAL WELDS, ELECTRODE MANUFACTURER AND TRADE NAME
 - iii. COPIES OF THE MANUFACTURER'S TYPICAL CERTIFICATE OF CONFORMANCE FOR ALL ELECTRODES, FLUXES AND SHIELDING GASSES TO BE USED.
 - iv. CERTIFICATES OF CONFORMANCE SHALL SATISFY THE APPLICABLE AWS AS REQUIREMENTS
 - d. FOR DEMAND CRITICAL WELDS, APPLICABLE MANUFACTURERS CERTIFICATIONS THAT THE FILLER METAL MEETS THE SUPPLEMENTAL NOTCH TOUGHNESS REQUIREMENTS AS APPLICABLE. SHOULD THE FILLER METAL MANUFACTURER NOT SUPPLY SUCH SUPPLEMENTAL CERTIFICATIONS, THE CONTRACTOR SHALL HAVE THE NECESSARY TESTING PERFORMED AND PROVIDE THE APPLICABLE TEST REPORTS.
 - e. MANUFACTURER'S PRODUCT DATA SHEETS OR CATALOG DATA FOR SMAW, FCAW, AND GMAW COMPOSITE (CORED) FILLER METALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCT, LIMITATIONS OF USE, RECOMMENDED OR TYPICAL WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS, INCLUDING BAKING, IF APPLICABLE.
 - f. BOLT INSTALLATION PROCEDURES.
 - g. SPECIFIC ASSEMBLY ORDER, WELDING SEQUENCE, WELDING TECHNIQUE, OR OTHER SPECIAL PRECAUTIONS FOR JOINTS OR GROUPS OF JOINTS WHERE SUCH ITEMS ARE DESIGNATED TO BE SUBMITTED TO THE ENGINEER OF RECORD.
3. THE INSPECTION AGENCY SHALL SUBMIT THE FOLLOWING DOCUMENTS TO THE ENGINEER OF RECORD, THE OWNER OR OWNER'S DESIGNEE, AND TO THE BUILDING DEPARTMENT:
 - a. THE INSPECTION AGENCY'S WRITTEN PRACTICES FOR THE MONITORING AND CONTROL OF THE AGENCY'S OPERATIONS. THE WRITTEN PRACTICE SHALL INCLUDE:
 - THE AGENCY'S PROCEDURES FOR THE SELECTION AND ADMINISTRATION OF INSPECTION PERSONNEL DESCRIBING THE TRAINING, EXPERIENCE AND EXAMINATION REQUIREMENTS FOR QUALIFICATION AND CERTIFICATION OF INSPECTION PERSONNEL
 - THE AGENCY'S INSPECTION PROCEDURES, INCLUDING GENERAL INSPECTION, MATERIAL CONTROLS, AND VISUAL WELDING INSPECTION
 - b. QUALIFICATIONS OF MANAGEMENT AND QA PERSONNEL DESIGNATED FOR THE PROJECT
 - c. QUALIFICATION RECORDS FOR INSPECTORS AND NDT TECHNICIANS DESIGNATED FOR THE PROJECT
 - d. NOT PROCEDURES AND EQUIPMENT CALIBRATION RECORDS FOR NDT TO BE PERFORMED AND EQUIPMENT TO BE USED FOR THE PROJECT
 - e. FOR COMPOSITE CONSTRUCTION, CONCRETE TESTING PROCEDURES AND EQUIPMENT

DEFINITIONS

- CVN - CHARPY V-NOTCH
- SFRS - SEISMIC FORCE RESISTING SYSTEM
- WPS - WELDING PROCEDURE SPECIFICATION
- MT - MAGNETIC PARTICLE TESTING
- UT - ULTRASONIC TESTING
- CEP - COMPLETE JOINT PENETRATION
- PJP - PARTIAL JOINT PENETRATION
- QA - QUALITY ASSURANCE
- QC - QUALITY CONTROL
- RBS - REDUCED BEAM SECTION
- SMF - SPECIAL MOMENT FRAME
- OMF - ORDINARY MOMENT FRAME
- IMF - INTERMEDIATE MOMENT FRAME
- STMF - SPECIAL TRUSS MOMENT FRAME
- OCFS - ORDINARY CANTILEVER COLUMN SYSTEM
- SCCS - SPECIAL CANTILEVER COLUMN SYSTEM
- OCBF - ORDINARY CONCENTRICALLY BRACED FRAME
- SCBF - SPECIAL CONCENTRICALLY BRACED FRAME
- EBF - ECCENTRICALLY BRACED FRAME
- BRBF - BLOCKING-RESTRAINED BRACED FRAME
- SPSW - SPECIAL PLATE SHEAR WALL

STRUCTURAL STEEL IN SFRS

1. STRUCTURAL STEEL IN THE SFRS CONSISTS OF AN ASSEMBLY OF STRUCTURAL ELEMENTS THAT RESISTS SEISMIC LOADS INCLUDING BUT NOT LIMITED TO FRAMES, BRACED FRAMES, STEEL PLATE SHEAR WALLS, BRACES, STRUTS, COLLECTORS, CHORDS, DIAPHRAGMS, AND COLUMN SPLICES. THIS INCLUDES ALL CONNECTIONS BETWEEN THE ELEMENTS, MEMBERS AND CONNECTIONS OF THE SFRS ARE IDENTIFIED ON THE PLANS BY *** (UNO).
2. CONNECTION JOINTS AND FASTENERS SHALL COMPLY WITH AISC 341-10, SECTION D.2 AND ADDITIONAL REQUIREMENTS BELOW.
3. BOLTED CONNECTIONS SHALL BE MADE WITH HIGH ST



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.

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

B W P | **BURNHAM | WARD**
P R O P E R T I E S

SMS ARCH

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

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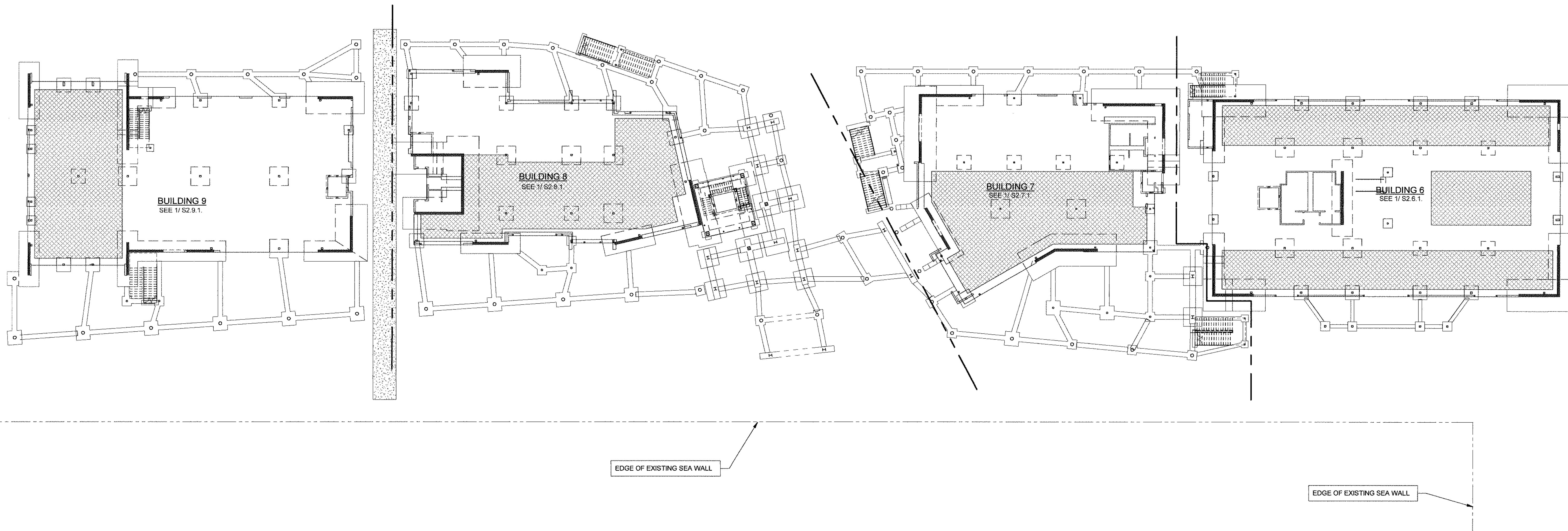
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PROJECT NO.	1900799
DATE	Issue Date

GEOTECHNICAL
DETAILS FOR
REFERENCE ONLY

SG0.0.4

B:\M 350\1\Dana Point Harbor Revitalization\1900799_DPH_Phase 4a-Struct.dwg



OVERALL FOUNDATION PLAN

3/64" = 1'-0" 1

DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
10-08-20		DESIGN DEVELOPMENT
04-23-21		PROGRESS SET
06-01-21		COUNTY SUBMITTAL

PROJECT NO.	1900799
DATE	Issue Date

FOUNDATION
OVERALL PLAN

S2.0.1

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

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www.sms-arch.com

DANA POINT HARBOR BUILDING 6 - 9

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

B W P **BURNHAM | WARD**
P R O P E R T I E S

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PROJECT NO.	1900799
DATE	Issue Date

**LEVEL 2 OVERALL
FRAMING PLAN**

DRIVING IN

S2.0.2



SMSARCH

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kpff

18400 Von Karman Ave.,
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www.kpff.com

DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

[illegible]

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PROJECT NO.	1900799
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DATE	Issue Date
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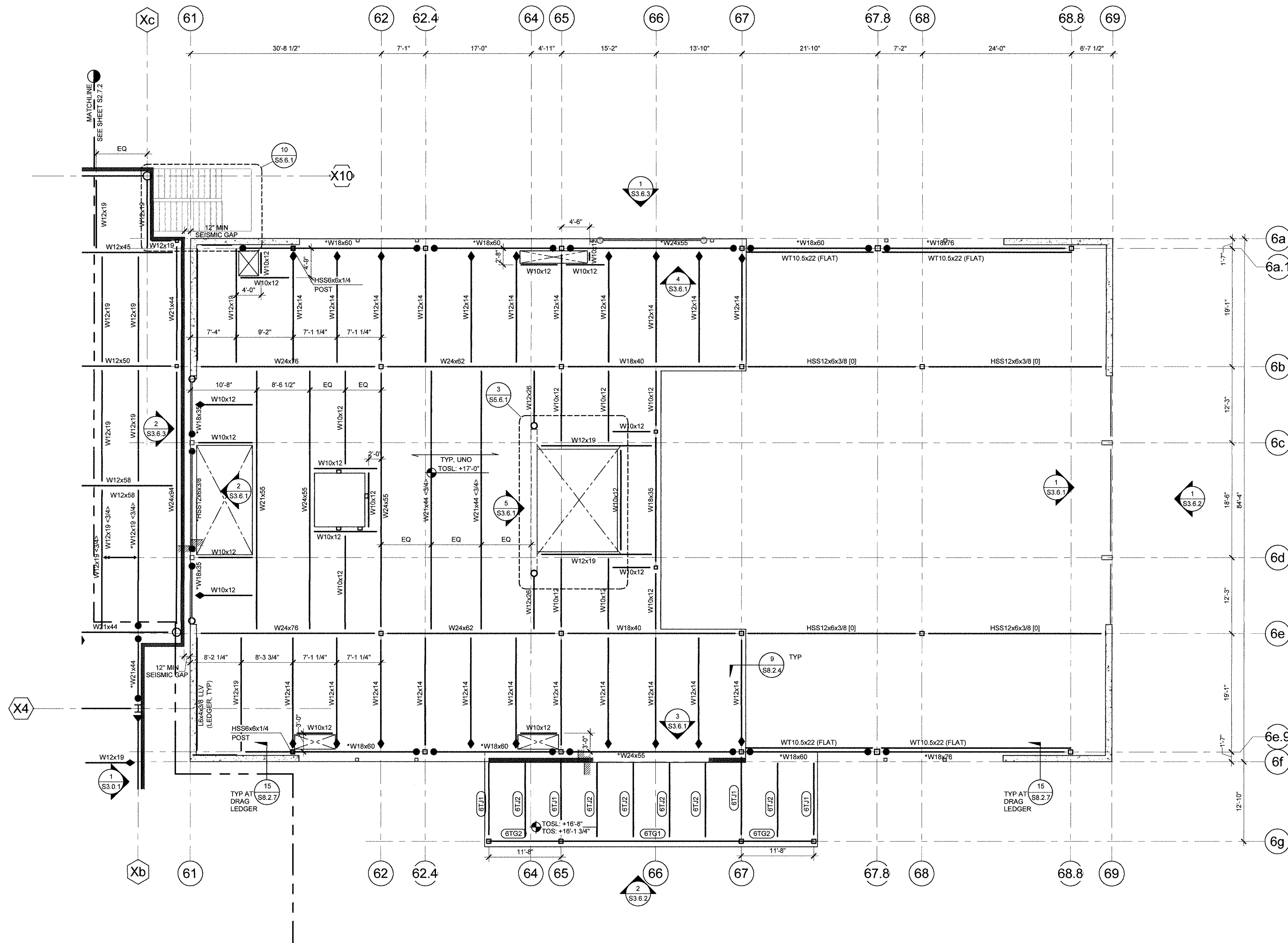
CEILING TIDAL

DRAWING TITLE
**ROOF OVERALL
FRAMING PLAN**

COATING IN

S2.0.3

BM 350 / Dana Point Harbor Revitalization / 00799 - DPH - Phase 4a-Struct 01



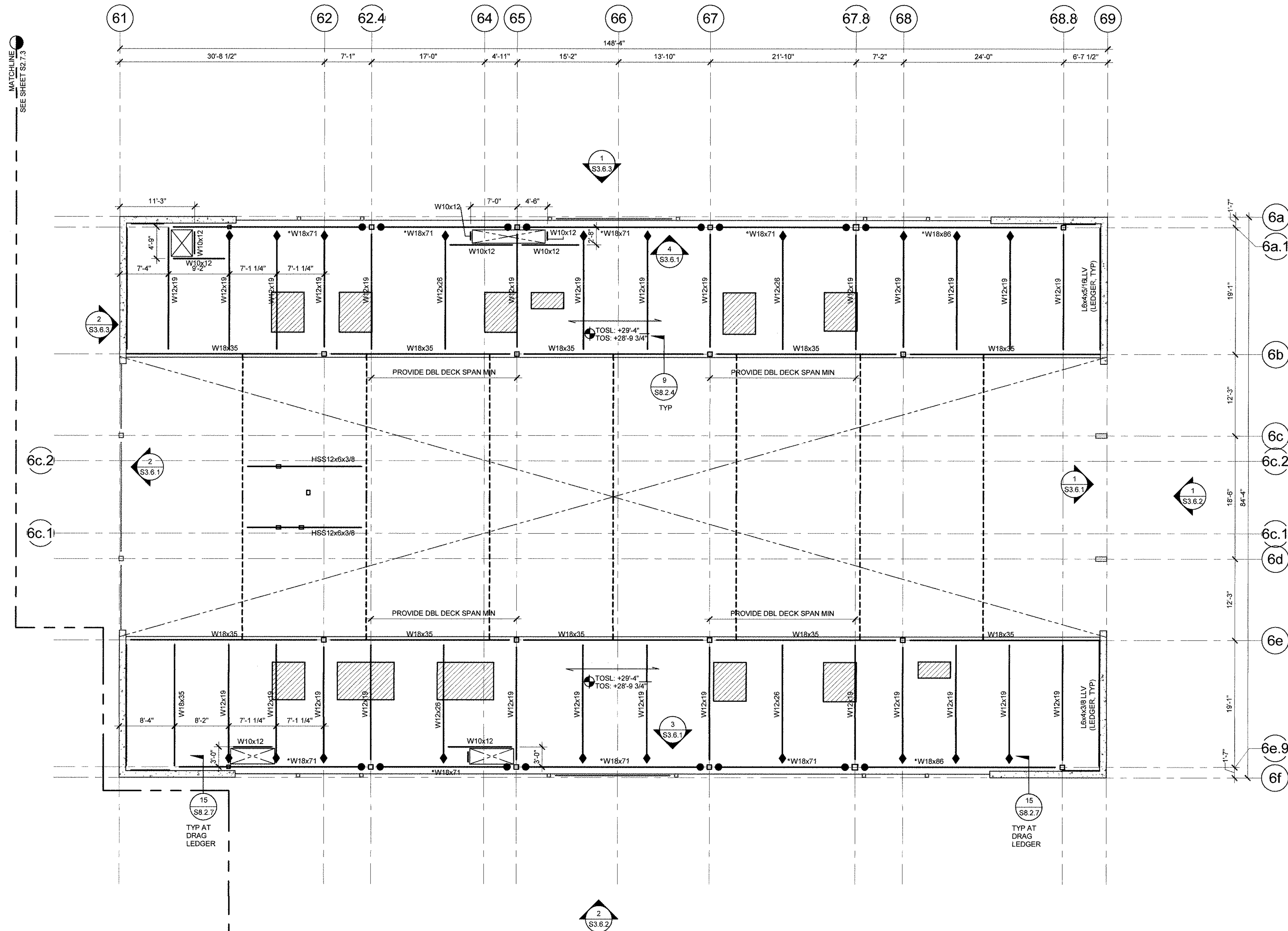
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DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

DRAWING TITLE
**BUILDING 6
MEZZANINE FRAMING
PLAN**

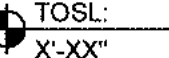
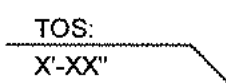
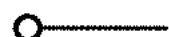
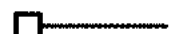
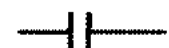
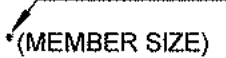
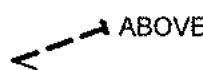
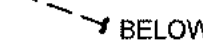
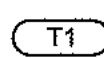
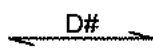
S2.6.3



FRAMING PLAN NOTES

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: S0.0.1 THRU S0.0.3.
 - B. ABBREVIATIONS AND SYMBOLS: S0.0.4.
 - C. TYPICAL CONCRETE DETAILS: S0.0.1 THRU S0.0.2.
 - D. TYPICAL STEEL DETAILS: S0.2.0 THRU S0.2.4.
 - E. TYPICAL METAL STUD DETAILS: S0.4.0 THRU S0.4.4.
 - F. TYPICAL WOOD DETAILS: S0.6.0.
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO FOUR NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, STEPS, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR PROTECTION TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.

FRAMING PLAN SYMBOLS

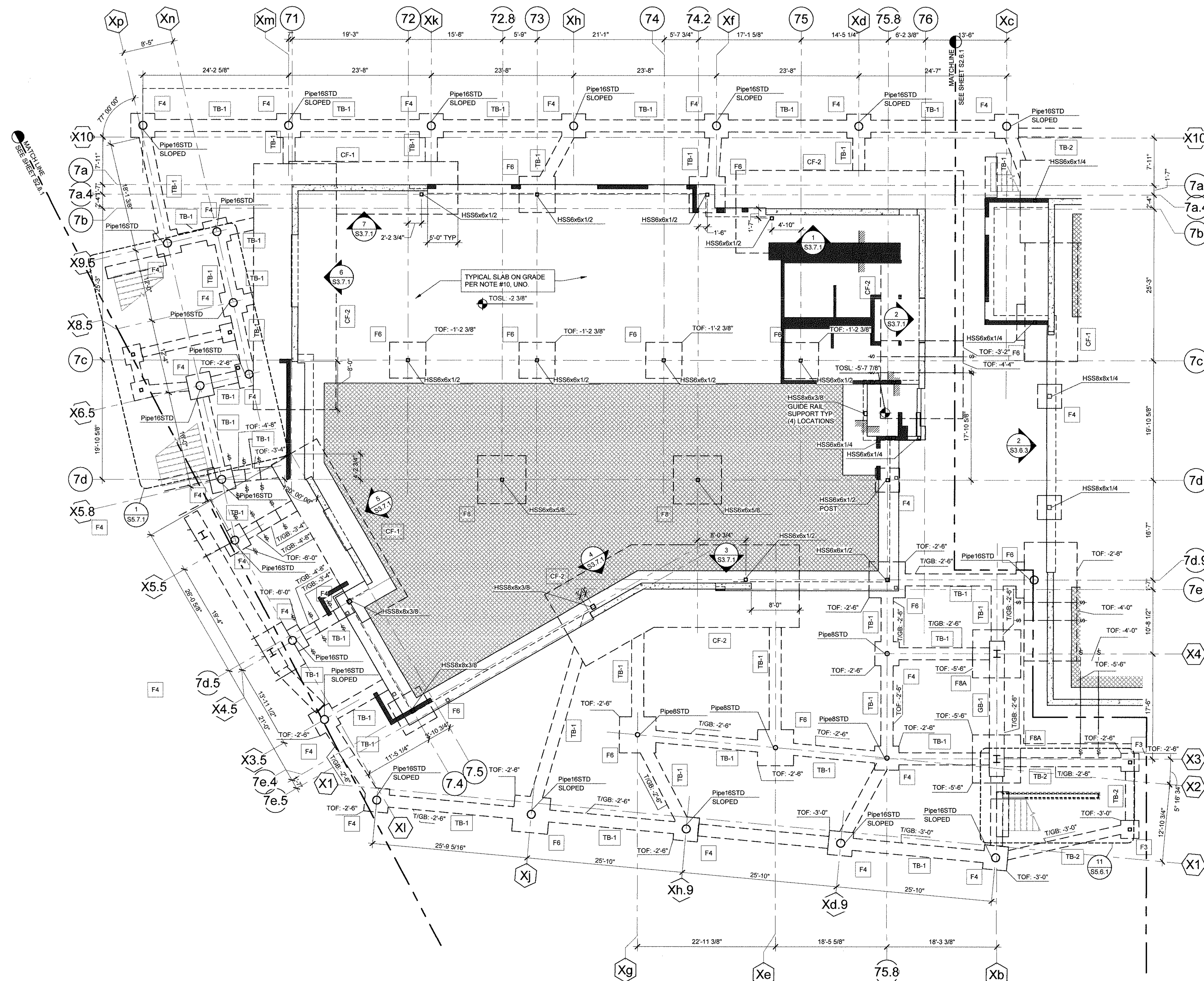
- | | |
|---|--|
|  | INDICATES TOP OF SLAB ELEVATION FROM 0'-0" PER CIVIL DRAWINGS. |
|  | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
|  | INDICATES CHANGE IN SLAB ELEVATION. |
|  | INDICATES SLAB SLOPE CHANGE. |
|  | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
|  | INDICATES MOMENT RESISTING FRAME CONNECTION |
|  | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10' S8.2.0 THRU 11' S8.2.0 |
|  | INDICATES DRAG CONNECTION PER 1' S8.2.2. |
|  | INDICATES DRAG CONNECTION PER 6' S8.2.7. |
|  | INDICATES DRAG CONNECTION PER 3' S8.2.7. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1C/ S8.2.0. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3/ S8.2.1. |
|  | INDICATES HANGER CONNECTION |
|  | INDICATES BEAM SPLICE CONNECTION PER 11H/ S8.2.0. |
|  | 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 BRACE PART OF BRACED FRAME PER ELEVATIONS. |
|  | |
|  | 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4 |
|  | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S8.2.3. |

INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK
TO MATCH FLOOR LEVEL OF BUILDING.

INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20/ S8.2.3
-FOR BARE METAL DECK, SEE 1/ S8.2.7



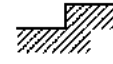
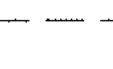
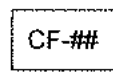
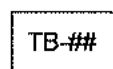
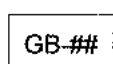
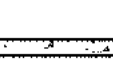
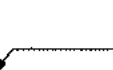
- 9/24/2021 1:23:13 P



FOUNDATION PLAN SYMBOLS

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: S0.0.1 THRU S0.0.3
 - B. ABBREVIATIONS AND SYMBOLS: S0.0.3
 - C. TYPICAL CONCRETE DETAILS: S8.0.1 THRU S8.0.2
 - D. TYPICAL STEEL DETAILS: S8.2.0 THRU S8.2.4
 - E. TYPICAL METAL STUD DETAILS: S8.4.0 THRU S8.4.4
 - F. TYPICAL WOOD DETAIL: S8.6.0
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. 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.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. SLAB ON GRADE SHALL BE: 5" THICK WITH #4 @ 18" OC EACH WAY AT MID-DEPTH OF SLAB ALIGNED WITH 1/3 S8.0.2. SEE DETAIL 2/3 S8.0.2 FOR CONTROL JOINT REQUIREMENTS.
AT SLAB PENETRATIONS PROVIDE (1) TYPICAL SLAB LONGITUDINAL TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL 1/3 S8.0.2.
11. ANY DAMAGE TO THE SLAB ON GRADE, THAT IS NOT INTENDED FOR DEMOLITION, DUE TO VEHICULAR TRAFFIC SHALL BE REPAIRED/ REPLACED AT THE EXPENSE OF THE CONTRACTOR.
12. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
13. FOR PIPE PENETRATIONS THROUGH FOOTINGS SEE 7/3 S8.0.1.
14. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALL LOCATIONS.
15. REFER TO GEOTECHNICAL REPORT, AS NOTED ON SHEET S0.0.1, FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

FOUNDATION PLAN SYMBOLS

- T.O.SL.**
X-XX" INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS.
- T.O.F.**
X-XX" INDICATES TOP OF FOOTING ELEVATIONS FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. TOP OF ALL FOOTING ELEVATIONS SHALL BE -2'-0", UNLESS NOTED OTHERWISE.
- T/G.B.**
X-XX" INDICATES TOP OF GRADE/TIE BEAM ELEVATIONS FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. TOP OF ALL GRADE/TIE BEAMS ELEVATIONS SHALL BE -2'-0", UNLESS NOTED OTHERWISE.
-  INDICATES CHANGE IN SLAB ELEVATION.
-  INDICATES SLAB SLOPE CHANGE.
-  INDICATES STEPPED FOOTING PER §/S 0.6.1.
-  INDICATES FOOTING TYPE PER SCHEDULE BELOW.
-  INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.
-  INDICATES TIE BEAM PER SCHEDULE BELOW.
-  INDICATES GRADE BEAM PER SCHEDULE BELOW.
-  INDICATES CONCRETE CURB VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
-  INDICATES CONCRETE WALL. SEE PLAN FOR SIZES AND REINFORCING.
-  INDICATES STEEL COLUMN. SEE PLAN FOR SIZES.
- FOR COLUMNS THAT ARE SLOPED, REFERENCE POINT IS LOCATED AT THE SECOND FLOOR GRID INTERSECTION. COLUMN SLOPE IS 9:1 (OR 6.34' FROM VERTICAL) MAX.
-  INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- (MEMBER SIZE)
-  INDICATES FUTURE SLAB ON GRADE TO MATCH AT A MIN THE SLAB ON GRADE NOTED IN NOTE #10 ABOVE.

CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCING	
			LONGITUDINAL	TRANSVERSE
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)
CF-2	13'-9"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)

PAD FOOTING SCHEDULE				
TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)
F6	5'-0"	5'-0"	2'-0"	(8) #6 EA WAY (B)
F8	5'-0"	8'-0"	2'-0"	(10) #6 EA WAY (B)
F8A	5'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B
F10	10'-0"	10'-0"	4'-0"	(24) #8 EA WAY T&B

TIE BEAM SCHEDULE			
TYPE	WIDTH	THICKNESS	REINFORCEMENT
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC

GRADE BEAM SCHEDULE			
TYPE	WIDTH	THICKNESS	REINFORCEMENT
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM | WARD**

[illegible]

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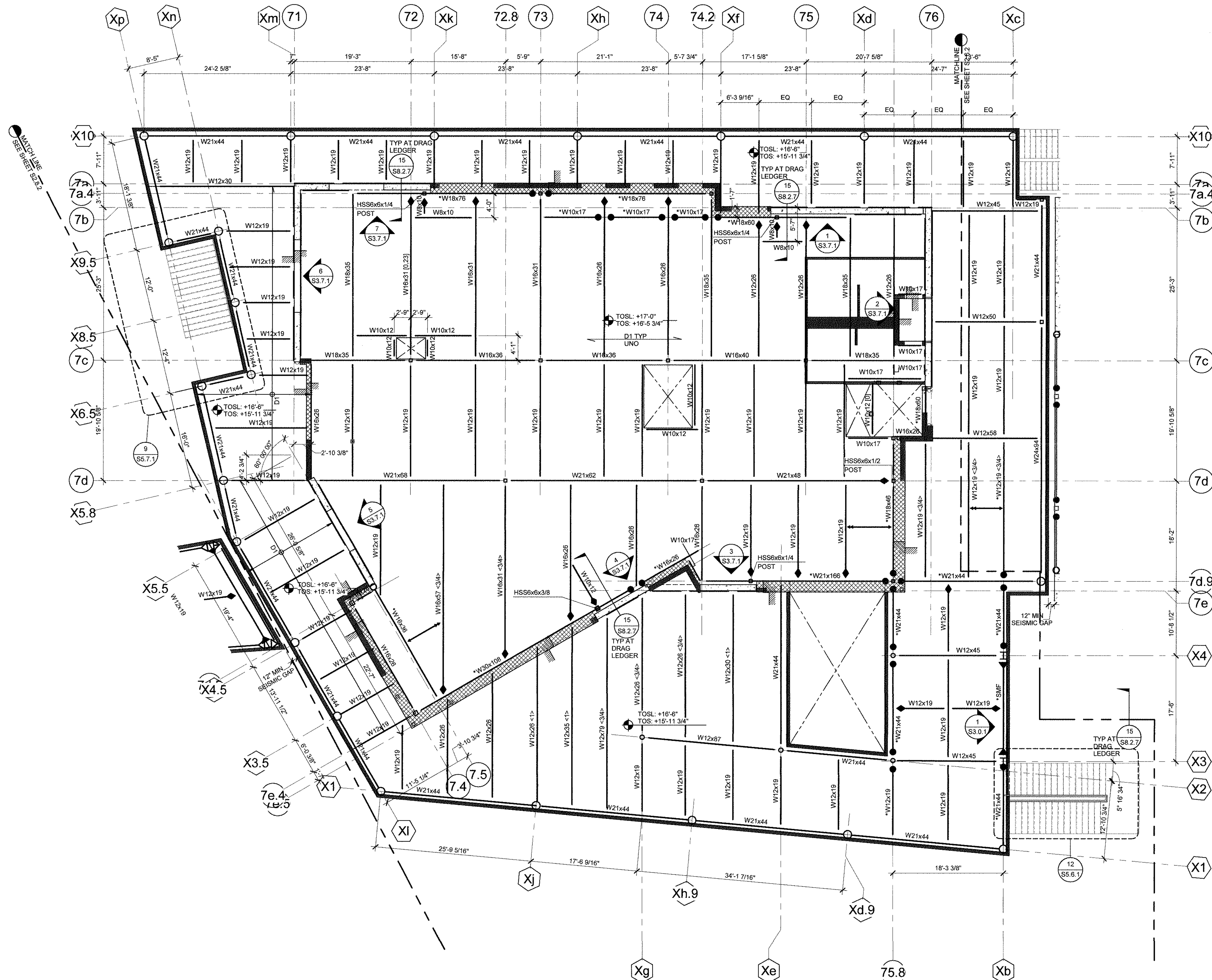
PROJECT NO.	1900799
DATE	Issue Date

DRAWING TITLE
**BUILDING 7
FOUNDATION PLAN**

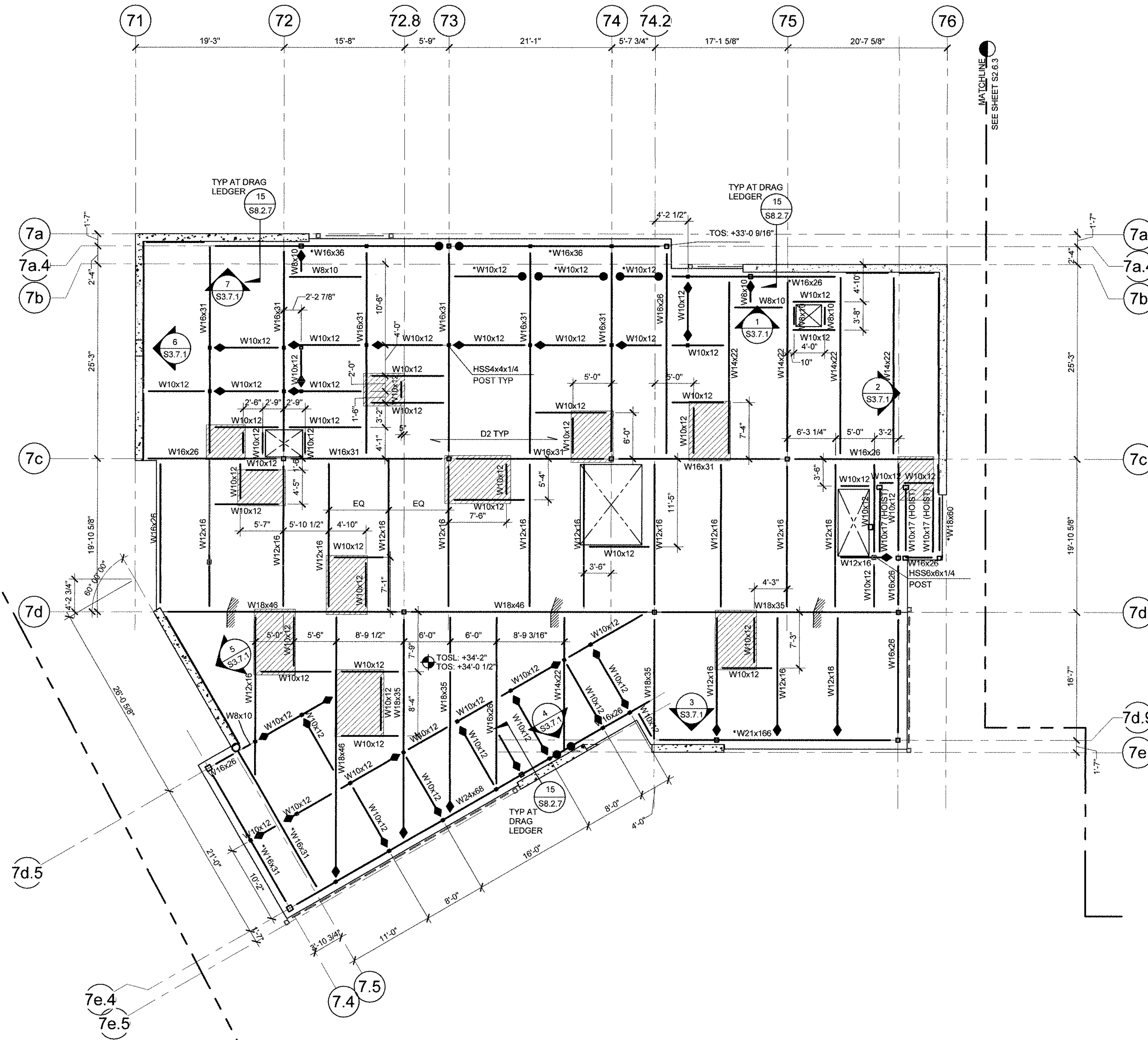
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S2.7.1

BM 350/Dana Point Harbor Revealed/1800799_DPH_Phase 4a-Struct.rvt



BM 382: Dana Point Harbor Revitalization\190799_DPH_Phase 4a-Struct.rvt



BUILDING 7 ROOF FRAMING PLAN

1/8" = 1'-0"

1

FRAMING PLAN NOTES

- SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - GENERAL NOTES: S0.0.1 THRU S0.0.3
 - ABBREVIATIONS AND SYMBOLS: S0.0.3
 - TYPICAL CONCRETE DETAILS: S8.0.1 THRU S8.0.2
 - TYPICAL STEEL DETAILS: S8.2.0 THRU S8.2.4
 - TYPICAL METAL STUD DETAILS: S8.4.0 THRU S8.4.4
 - TYPICAL WOOD DETAILS: S8.6.0
- 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.
- REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
- CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
- ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.

FRAMING PLAN SYMBOLS

- INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.00' PER CIVIL DRAWINGS.
- INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS.
- INDICATES CHANGE IN SLAB ELEVATION.
- INDICATES SLAB SLOPE CHANGE.
- INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES MOMENT RESISTING FRAME CONNECTION
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10' S8.2.0 THRU 11' S8.2.0.
- INDICATES DRAG CONNECTION PER 1' S8.2.2.
- INDICATES DRAG CONNECTION PER 6' S8.2.7.
- INDICATES DRAG CONNECTION PER 3' S8.2.7.
- INDICATES FULL HEIGHT STIFFENER CONNECTION PER 10' S8.2.0.
- INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3' S8.2.1.
- INDICATES HANGER CONNECTION
- INDICATES BEAM SPLICE CONNECTION PER 14' S8.2.0.
- 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 BRACE PART OF BRACED FRAME PER ELEVATIONS.
- 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4.
- INDICATES DECK TYP AND SPAN DIRECTION SEE 1' S8.2.3.
-

INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20' S8.2.3
-FOR BARE METAL DECK, SEE 1' S8.2.7

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

PROJECT NO. 190799

DATE Issue Date

**BUILDING 7 ROOF
FRAMING PLAN**

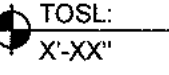
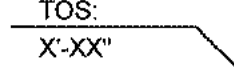
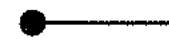
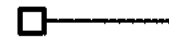
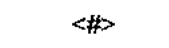
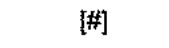
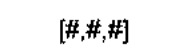
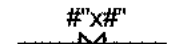
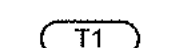
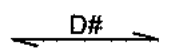
S2.7.3

9/24/2021 1:23:35 PM

FRAMING PLAN NOTES

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: \$0.0.1 THRU \$0.0.3
 - B. ABBREVIATIONS AND SYMBOLS: \$0.0.3
 - C. TYPICAL CONCRETE DETAILS: \$8.0.1 THRU \$8.0.2
 - D. TYPICAL STEEL DETAILS: \$8.2.0 THRU \$8.2.4
 - E. TYPICAL METAL STUD DETAILS: \$8.4.0 THRU \$8.4.4
 - F. TYPICAL WOOD DETAILS: \$8.6.0
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO FOUR NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLABS ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR ALL OTHER WALL CONSTRUCTION.

FRAMING PLAN SYMBOLS

- | | |
|---|---|
|  | INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.00' PER CIVIL DWGS. |
|  | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
|  | INDICATES CHANGE IN SLAB ELEVATION. |
|  | INDICATES SLAB SLOPE CHANGE. |
|  | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
|  | INDICATES MOMENT RESISTING FRAME CONNECTION |
|  | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10/ S8.2.0 THRU 11/ S8.2.0. |
|  | INDICATES DRAG CONNECTION PER 1/ S8.2.2. |
|  | INDICATES DRAG CONNECTION PER 8/ S8.2.7. |
|  | INDICATES DRAG CONNECTION PER 3/ S8.2.7. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 10/ S8.2.0. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3/ S8.2.1. |
|  | INDICATES HANGER CONNECTION |
|  | INDICATES BEAM SPLICE CONNECTION PER 10/ S8.2.0. |
|  | 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 BRACE PART OF BRACED FRAME PER ELEVATIONS. |
|  | 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4 |
|  | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S8.2.3. |

INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK
TO MATCH FLOOR LEVEL OF BUILDING.

INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20/ S8.2.3
-FOR BARE METAL DECK, SEE 1/ S8.2.7

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B | W | P **BURNHAM | WARD**
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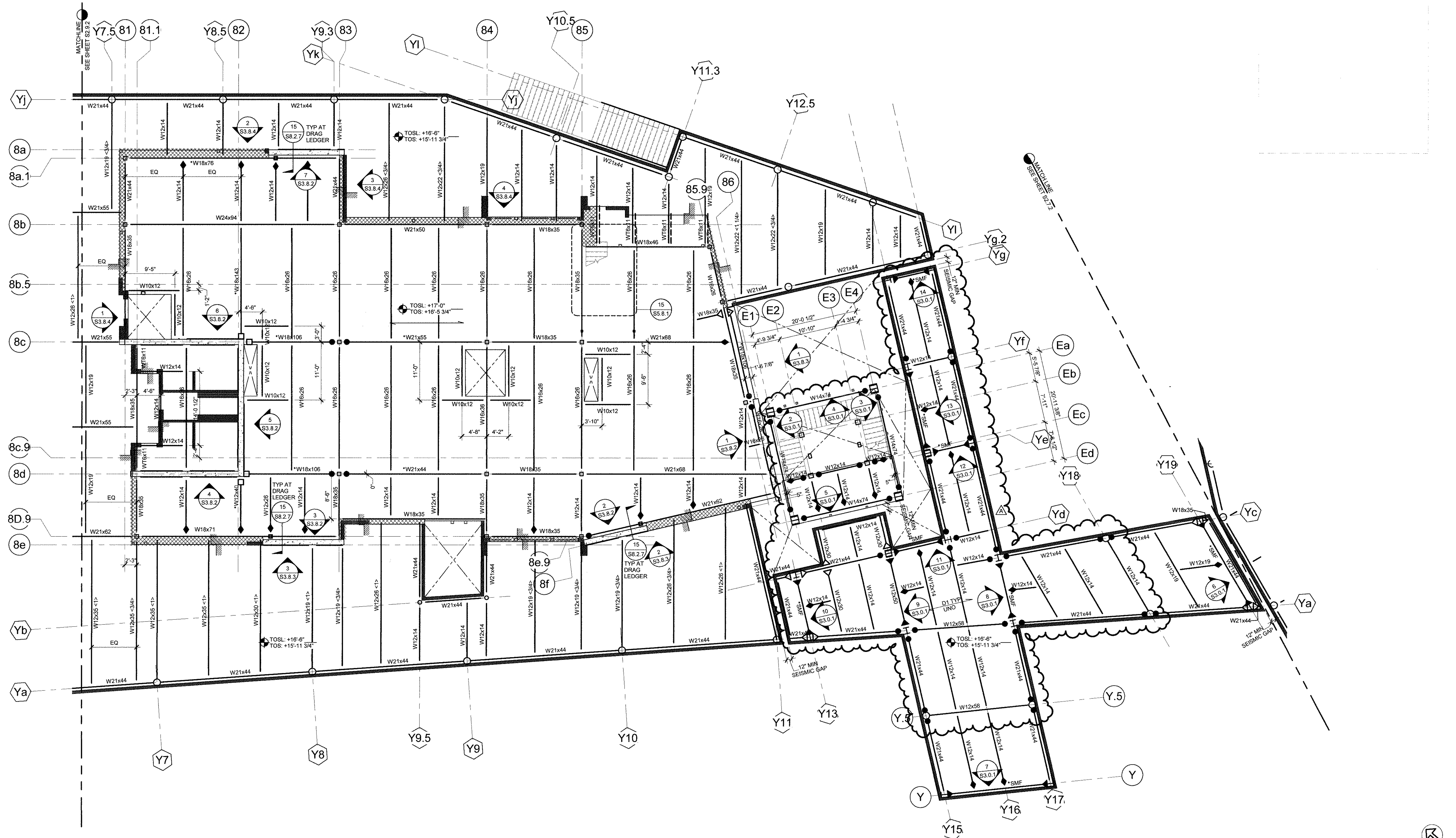
PROJECT NO.	1900799
DATE	Issue Date

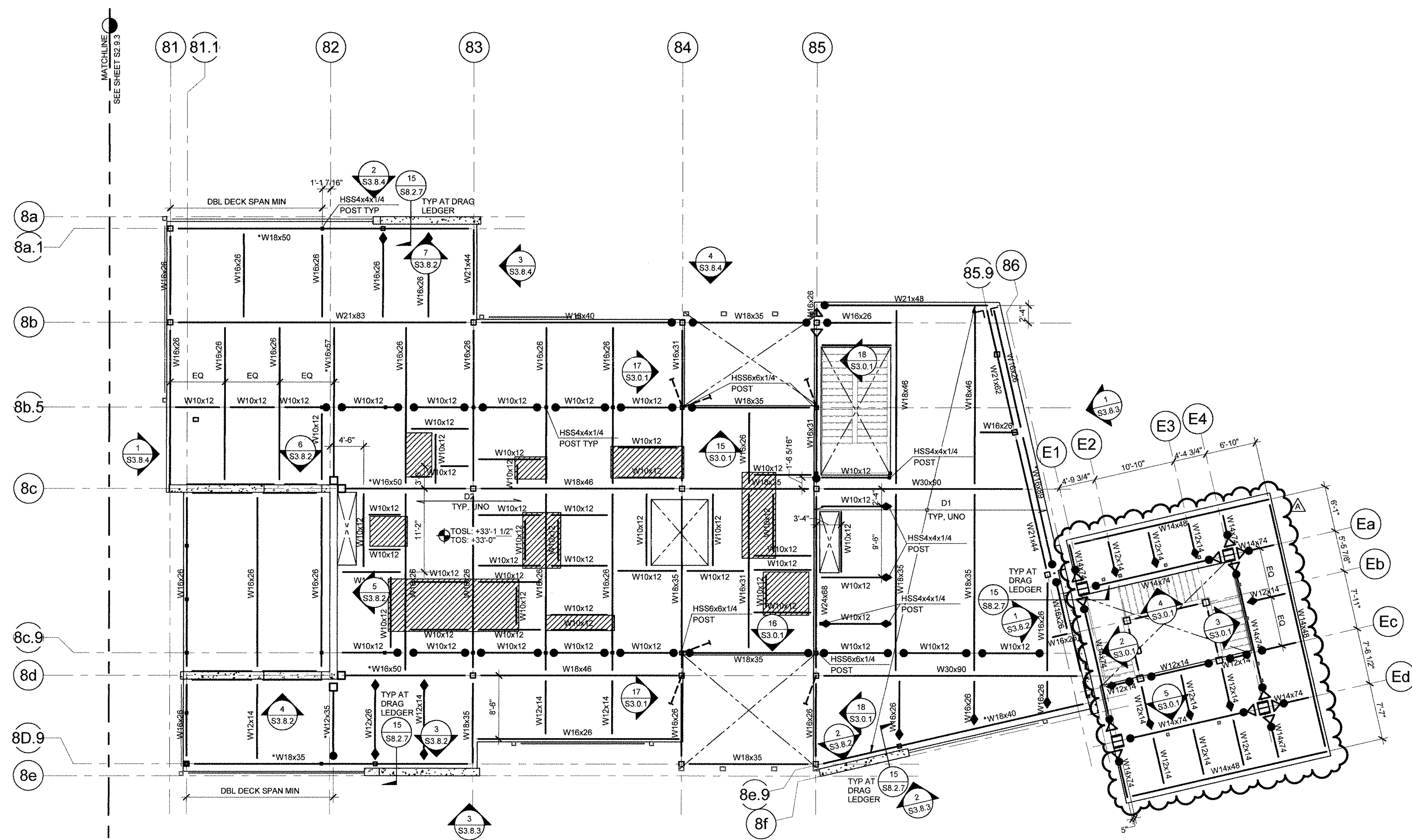
DRAWING TITLE
**BUILDING 7 MANSARD
FRAMING PLAN**

DESIGNING BY

S2.7.4

BM 380-Dana Point Harbor Revitalization190799_DPH_Phase 4a-Struct.rvt





FRAMING PLAN SYMBOLS

- | | |
|--|---|
| | INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO ELEVATION OF 13.00' PER CIVIL DRAWINGS. |
| | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
| | INDICATES CHANGE IN SLAB ELEVATION. |
| | INDICATES SLAB SLOPE CHANGE. |
| | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
| | INDICATES MOMENT RESISTING FRAME CONNECTION |
| | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10/ S8.2.0
THRU 11/ S8.2.0. |
| | INDICATES DRAG CONNECTION PER 1/ S8.2.2. |
| | INDICATES DRAG CONNECTION PER 8/ S8.2.7. |
| | INDICATES DRAG CONNECTION PER 3/ S8.2.7. |
| | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 10/ S8.2.0. |
| | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER
PER 3/ S8.2.1. |
| | INDICATES HANGER CONNECTION |
| | INDICATES BEAM SPLICE CONNECTION PER 11H/ S8.2.0. |
| | 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 BRACE PART OF BRACED FRAME PER ELEVATIONS. |
| | 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4 |
| | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S8.2.3. |
| | INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK TO
MATCH FLOOR LEVEL OF BUILDING. |
| | INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20/ S8.2.3
-FOR BARE METAL DECK, SEE 1/ S8.2.7 |
| | SMF BEAM TO COLUMN CONNECTION AT ELEVATOR TOWER PER 14/ S8.2.1 |
| | DRAG AND MOMENT CONNECTION AT SMF COLUMN W/ COVER PLATES AT
ELEVATOR TOWER PER 12/ S8.2.2 |
| | DRAG CONNECTION AT SMF COLUMN W/ COVER PLATES AT ELEVATOR
TOWER PER 8/ S8.2.2 |

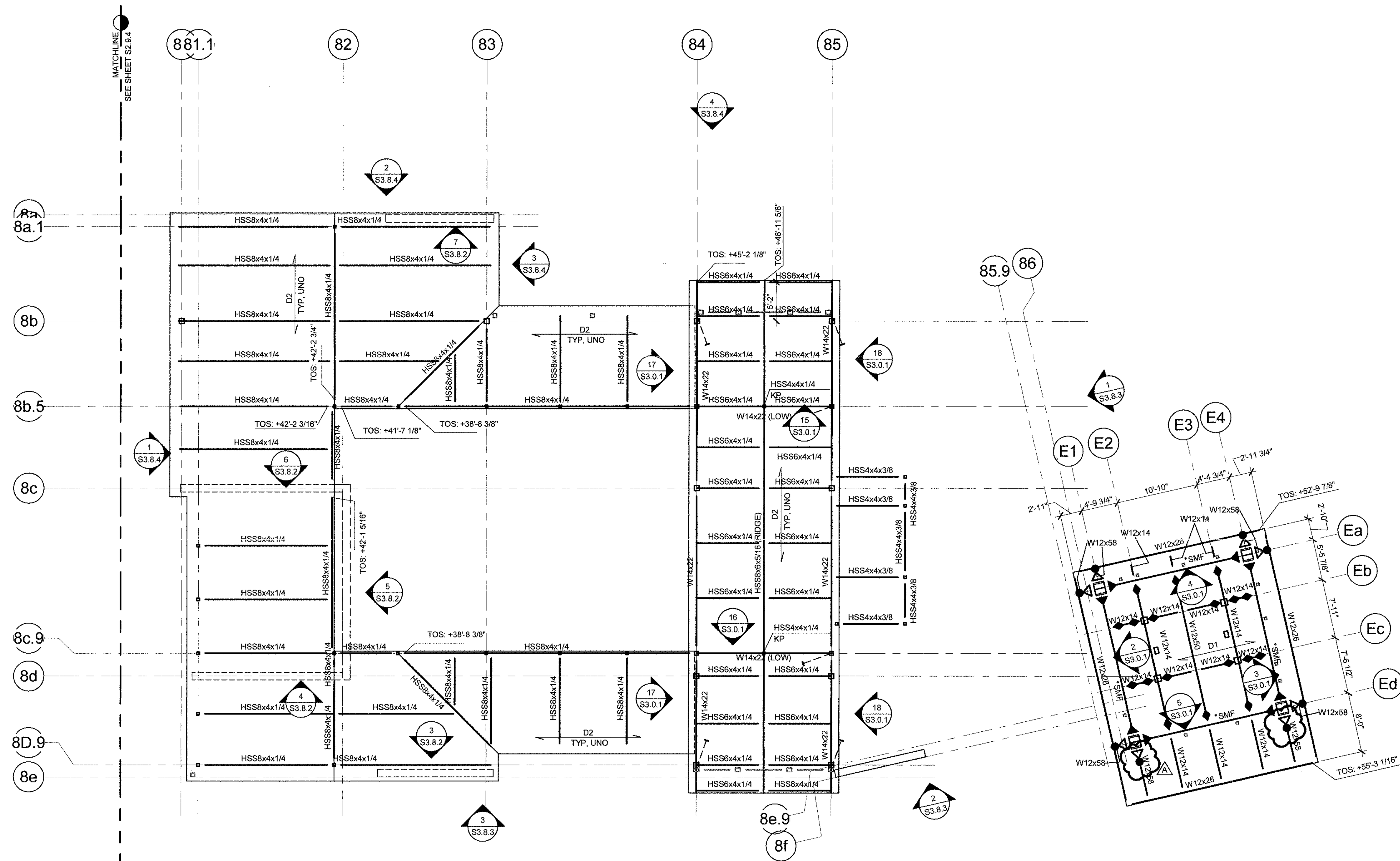
No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL

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PROJECT NO.	1900799
DATE	Issue Date

**BUILDING 8 ROOF
FRAMING PLAN**

S2.8.3



- FRAMING PLAN SYMBOLS**
- TOS: X-XX'** INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.00' PER CIVIL DRAWINGS.
 - TOS: X-XX'** INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS.
 - INDICATES CHANGE IN SLAB ELEVATION.**
 - INDICATES SLAB SLOPE CHANGE.**
 - INDICATES CONCRETE CURB**
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
 - INDICATES MOMENT RESISTING FRAME CONNECTION**
 - INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10' S8.2.0 THRU 11' S8.2.0**
 - INDICATES DRAG CONNECTION PER 1' S8.2.2**
 - INDICATES DRAG CONNECTION PER 8' S8.2.7**
 - INDICATES DRAG CONNECTION PER 3' S8.2.7**
 - INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1' S8.2.0**
 - INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3' S8.2.1**
 - INDICATES HANGER CONNECTION**
 - INDICATES BEAM SPLICE CONNECTION PER 1H' S8.2.0**
 - 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 BRACE PART OF BRACED FRAME PER ELEVATIONS.**
 - 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 [9]. 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 [9]. SEE 9' S8.2.3**
 - INDICATES BEAM PENETRATION LOCATION AND SIZE.**
 - INDICATES TRUSS TYPE. SEE ELEVATIONS S3.6.4 & S3.9.4**
 - INDICATES DECK TYP AND SPAN DIRECTION SEE 1' S8.2.3**
 - INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK TO MATCH FLOOR LEVEL OF BUILDING.**
 - INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.**
-FOR CONC FILL OVER STEEL DECK, SEE 20' S8.2.3
-FOR BARE METAL DECK, SEE 1' S8.2.7
 - SMF BEAM TO COLUMN CONNECTION AT ELEVATOR TOWER PER 14' S8.2.1**
 - DRAG AND MOMENT CONNECTION AT SMF COLUMN W/ COVER PLATES AT ELEVATOR TOWER PER 12' S8.2.2**
 - DRAG CONNECTION AT SMF COLUMN W/ COVER PLATES AT ELEVATOR TOWER PER 8' S8.2.2**

DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

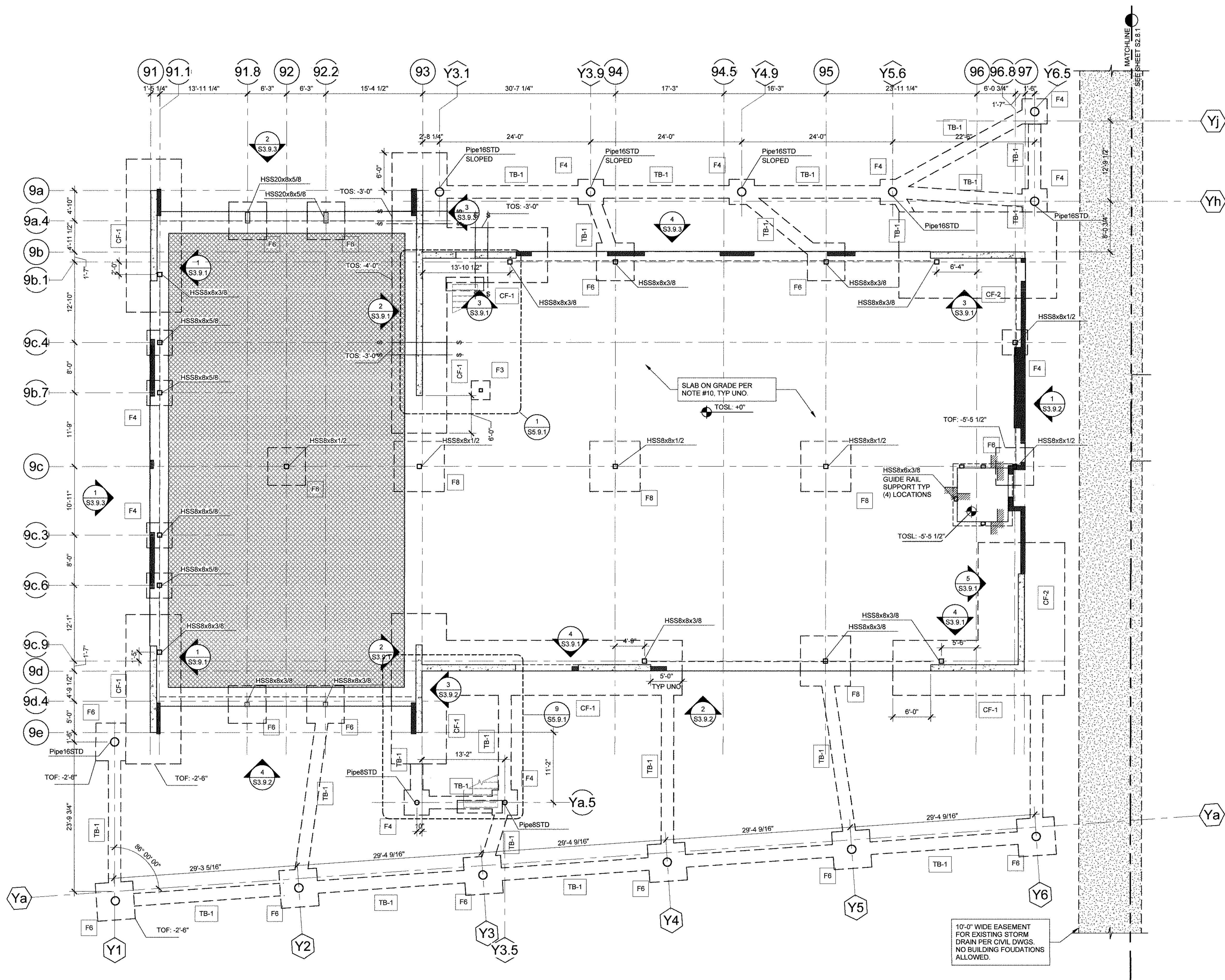
B W P BURNHAM | WARD
P R O P E R T I E S



No.	DATE	ISSUE
1	10-08-20	DESIGN DEVELOPMENT
2	04-23-21	PROGRESS SET
3	06-01-21	COUNTY SUBMITTAL
4	09-24-21	COUNTY RESUBMITTAL

PROJECT NO. 1900799
DATE Issue Date
DRAWING TITLE
BUILDING 8 HIGH ROOF FRAMING PLAN

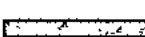
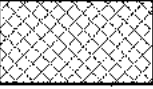
S2.8.4



FOUNDATION PLAN SYMBOLS

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: S0.0.1 THRU S0.0.3
 - B. ABBREVIATIONS AND SYMBOLS: S0.0.3
 - C. TYPICAL CONCRETE DETAILS: S0.0.1 THRU S0.0.2
 - D. TYPICAL STEEL DETAILS: S0.0.2 THRU S0.0.4
 - E. TYPICAL METAL STUD DETAILS: S0.0.4 THRU S0.4.4
 - F. TYPICAL WOOD DETAILS: S0.6.0
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. 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.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. SLAB ON GRADE SHALL BE 5" THICK WITH #4 @ 18" OC JOINT WAY AT MID-DEPTH OF SLAB PER DETAIL 13 S0.2. SEE DETAIL 27 S0.2 FOR CONTROL JOINT REQUIREMENTS.
11. ALL OPENINGS PROVIDED (1) TYPICAL SLAB LONGITUDINAL TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL 13 S0.2.
11. ANY DAMAGE TO THE SLAB ON GRADE, THAT IS NOT INTENDED FOR DEMOLITION, DUE TO VEHICULAR TRAFFIC SHALL BE REPAIRED/ REPLACED AT THE EXPENSE OF THE CONTRACTOR.
12. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
13. FOR PIPE PENETRATIONS THROUGH FOOTINGS SEE 77 S0.0.1.
14. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALL LOCATIONS.
15. REFER TO GEOTECHNICAL REPORT, AS NOTED ON SHEET S0.0.1, FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

FOUNDATION PLAN SYMBOLS

- | | |
|---|--|
| <p>TOSL:
X'-XX"</p> | <p>INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS</p> |
| <p>TOP:
X'-XX"</p> | <p>INDICATES TOP OF FOOTING ELEVATIONS FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. TOP OF ALL FOOTING ELEVATIONS SHALL BE -2'-0", UNLESS NOTED OTHERWISE.</p> |
| <p>T/ GB:
X'-XX"</p> | <p>INDICATES TOP OF GRADE/TIE BEAM ELEVATIONS FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. TOP OF ALL GRADE/TIE BEAMS ELEVATIONS SHALL BE -2'-0", UNLESS NOTED OTHERWISE.</p> |
|  | <p>INDICATES CHANGE IN SLAB ELEVATION.</p> |
|  | <p>INDICATES SLAB SLOPE CHANGE.</p> |
|  | <p>INDICATES STEPPED FOOTING PER 9/ S8 0.1.</p> |
|  | <p>INDICATES FOOTING TYP PER SCHEDULE BELOW</p> |
|  | <p>INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.</p> |
|  | <p>INDICATES TIE BEAM PER SCHEDULE BELOW.</p> |
|  | <p>INDICATES GRADE BEAM PER SCHEDULE BELOW.</p> |
|  | <p>INDICATES CONCRETE CURB VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.</p> |
|  | <p>INDICATES CONCRETE WALL, SEE PLAN FOR SIZES AND REINFORCING.</p> |
|  | <p>INDICATES STEEL COLUMN. SEE PLAN FOR SIZES.</p> |
| | <p>FOR COLUMNS THAT ARE SLOPED, REFERENCE POINT IS LOCATED AT THE SECOND FLOOR GRID INTERSECTION.
COLUMN SLOPE IS 9:1 (OR 6.34" FROM VERTICAL) MAX.</p> |
|  | <p>INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET 50.0.3 FOR SFRS NOTES.</p> |
|  | <p>INDICATES FUTURE SLAB ON GRADE TO MATCH AT A MIN THE SLAB ON GRADE NOTED IN NOTE #10 ABOVE.</p> |

CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCING	
			LONGITUDINAL	TRANSVERSE
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)
CF-2	13'-8"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)

TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)
F6	6'-0"	6'-0"	2'-0"	(8) #6 EA WAY (B)
F8	8'-0"	8'-0"	2'-0"	(10) #6 EA WAY (B)
F8A	8'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B
F10	10'-0"	10'-0"	4'-0"	(24) #6 EA WAY T&B

TYPE	WIDTH	THICKNESS	REINFORCEMENT
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC

GRADE BEAM SCHEDULE			
TYPE	WIDTH	THICKNESS	REINFORCEMENT
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B

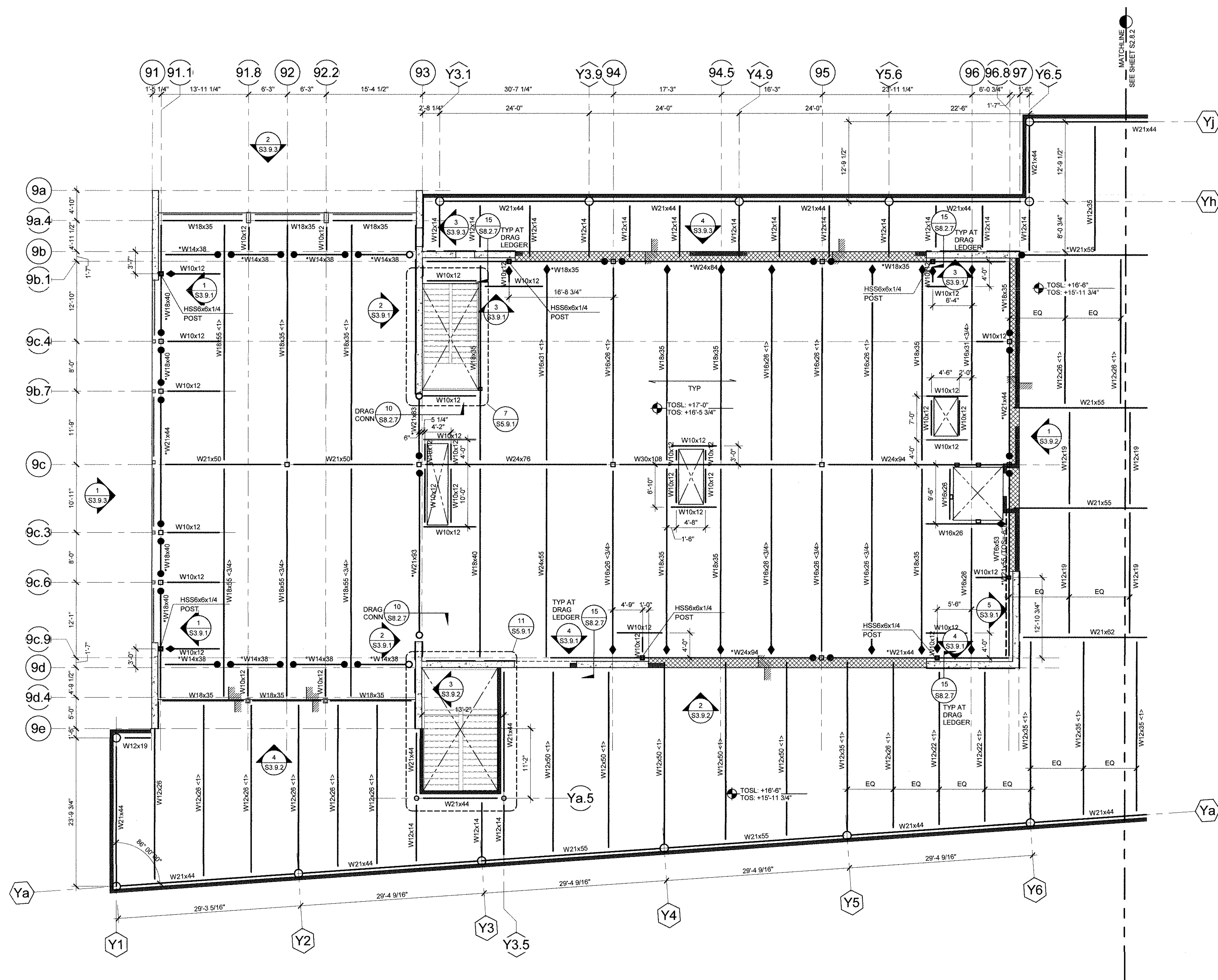
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**BUILDING 9 LEVEL 2
FRAMING PLAN**

DRAWING NO.

S2.9.2

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FRAMING PLAN NOTES

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: \$0.0-1 THRU \$0.0-3
 - B. ABBREVIATIONS AND SYMBOLS: \$0.0-3
 - C. TYPICAL CONNECTION DETAILS: \$0.1 THRU \$0.0-2
 - D. TYPICAL STEEL DETAILS: \$8.2-0 THRU \$8.2-4
 - E. TYPICAL METAL STUD DETAILS: \$8.4-0 THRU \$8.4-4
 - F. TYPICAL WOOD DETAILS: \$8.6-0
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL/PLUMBING/LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO FOUR NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS. LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.

FRAMING PLAN SYMBOLS

- | | | |
|---|----------------|--|
|  | TOSL
X-XX | INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13.00' PER CIVIL DRAWINGS. |
|  | TOS
X-XX | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
|  | | INDICATES CHANGE IN SLAB ELEVATION. |
|  | | INDICATES SLAB SLOPE CHANGE. |
|  | | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
|  | | INDICATES MOMENT RESISTING FRAME CONNECTION |
|  | | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10/ S&S 2.0
THRU 11/ S&S 2.0. |
|  | | INDICATES DRAG CONNECTION PER 1/ S&S 2.2. |
|  | | INDICATES DRAG CONNECTION PER 8/ S&S 2.7. |
|  | | INDICATES DRAG CONNECTION PER 3/ S&S 2.7. |
|  | | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1C/ S&S 2.0. |
|  | | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER
PER 3/ S&S 2.1. |
|  | | INDICATES HANGER CONNECTION |
|  | | INDICATES BEAM SPLICE CONNECTION PER 1H/ S&S 2.0. |
| | | INDICATES KICKER BRACE PER 1/ S&S 2.1. |
| | | INDICATES MEMBER OR DETAIL. IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES. |
| | ABOVE
BELOW | INDICATES BRACE PART OF BRACED FRAME PER ELEVATIONS. |
| | | 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/ S&S 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/ S&S 2.3. |
| | | INDICATES BEAM PENETRATION LOCATION AND SIZE. |
| | | INDICATES TRUSS TYPE, SEE ELEVATIONS S&S 6.4 & S&S 9.4 |
| | | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S&S 2.3. |

 INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK TO MATCH FLOOR LEVEL OF BUILDING.

 INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20/ S8.2.3
-FOR BARE METAL DECK, SEE 1/ S8.2.7

DANA POINT HARBOR BUILDING 6 - 9

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

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



No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

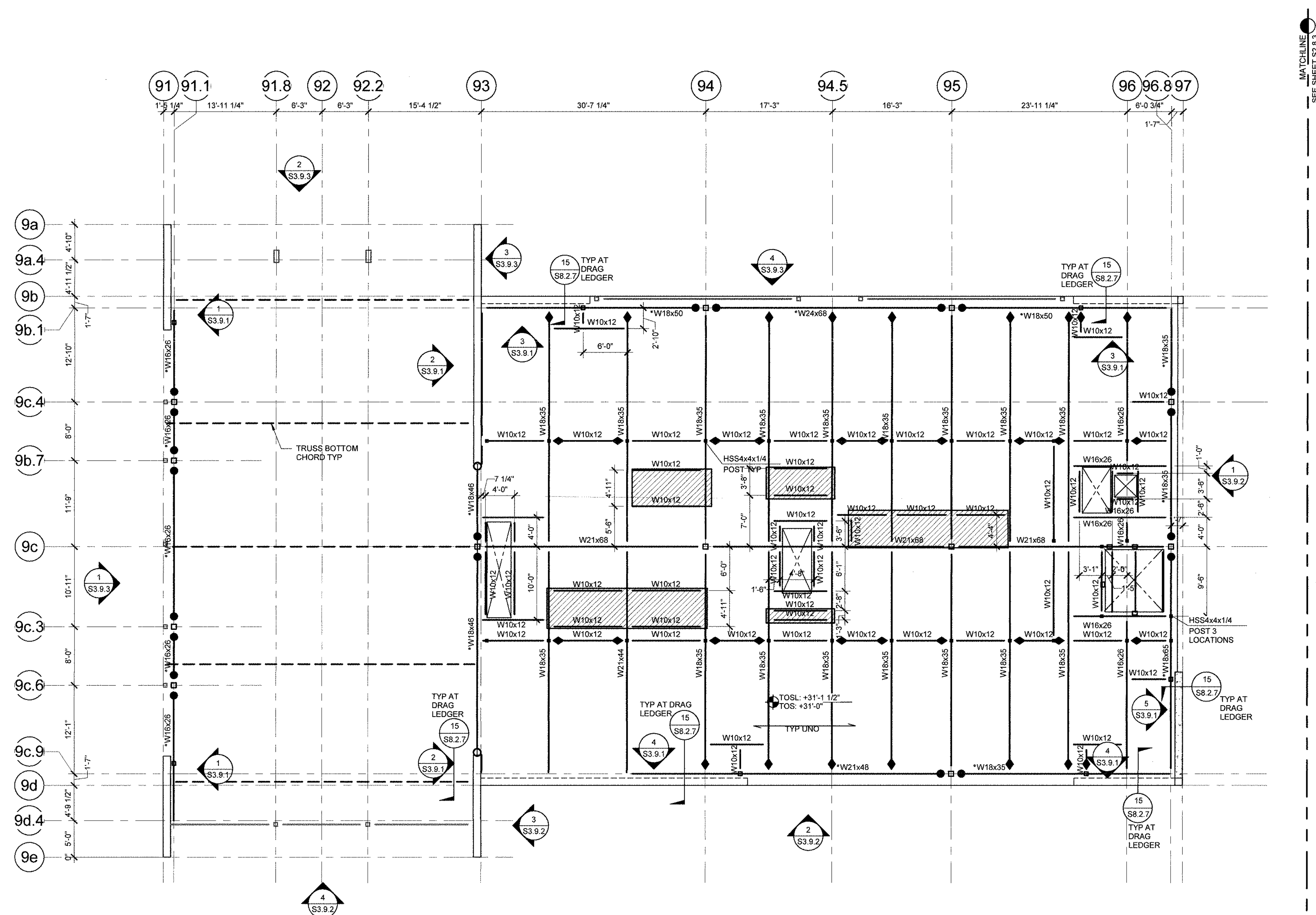
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PROJECT NO.	1900799
DATE	Issue Date

DRAWING TITLE
**BUILDING 9 ROOF
FRAMING PLAN**

S2.9.3

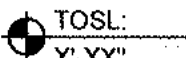
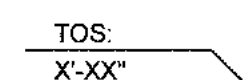
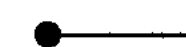
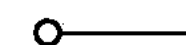
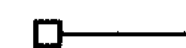
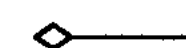
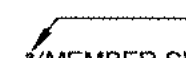
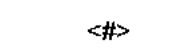
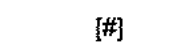
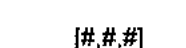
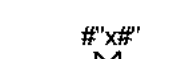
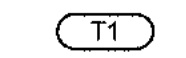
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FRAMING PLAN NOTES

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: \$0.01 THRU \$0.03
 - B. ABBREVIATIONS AND SYMBOLS: \$0.03
 - C. TYPICAL CONNECTION DETAILS: \$8.01 THRU \$8.02
 - D. TYPICAL STEEL DETAILS: \$8.20 THRU \$8.24
 - E. TYPICAL METAL STUD DETAILS: \$8.40 THRU \$8.44
 - F. TYPICAL WOOD DETAILS: \$8.6.0
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL, PLUMBING AND LANDSCAPE DRAWINGS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO FOUR NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR VARIOUS DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.

FRAMING PLAN SYMBOLS

- | | |
|---|--|
|  | INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO SECTION ELEVATION OF 13.00' PER CIVIL DRAWINGS. |
|  | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
|  | INDICATES CHANGE IN SLAB ELEVATION. |
|  | INDICATES SLAB SLOPE CHANGE. |
|  | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
|  | INDICATES MOMENT RESISTING FRAME CONNECTION |
|  | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10/ S8.2.0 THRU 11/ S8.2.0 |
|  | INDICATES DRAG CONNECTION PER 1/ S8.2.2. |
|  | INDICATES DRAG CONNECTION PER 8/ S8.2.7. |
|  | INDICATES DRAG CONNECTION PER 3/ S8.2.7. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1C/ S8.2.0. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3/ S8.2.1 |
|  | INDICATES HANGER CONNECTION |
|  | INDICATES BEAM SPLICE CONNECTION PER 14/ S8.2.0. |
|  | 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 BRACE PART OF BRACED FRAME PER ELEVATIONS. |
|  | 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.8.4 |
|  | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S8.2.3. |

- INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK TO MATCH FLOOR LEVEL OF BUILDING.
- INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20' S8.2.3
-FOR BARE METAL DECK, SEE 1' S8.2.7



No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

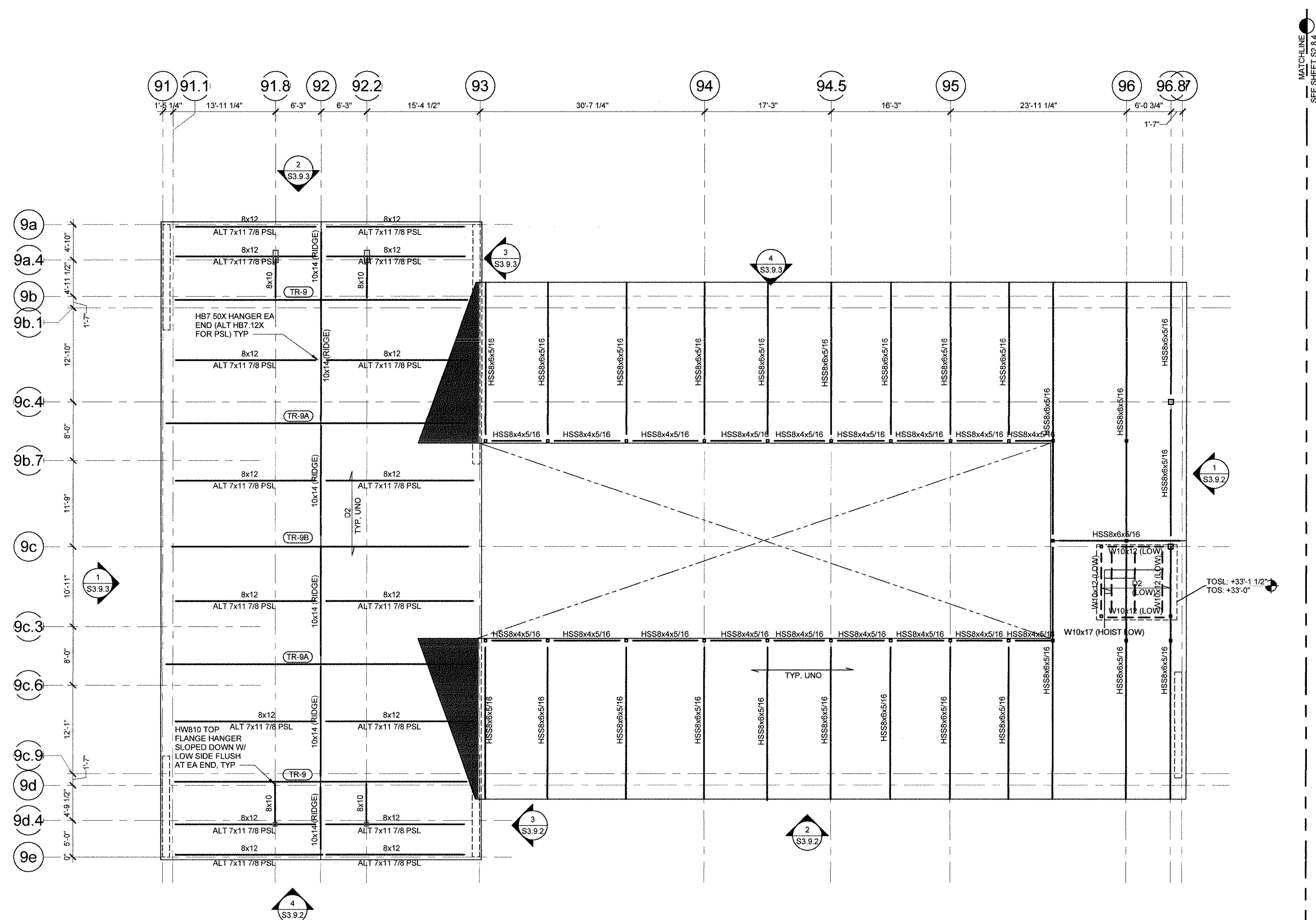
PROJECT NO.	1800799
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DATE _____ Issue Date _____

DRAWING TITLE
**BUILDING 9 MANSARD
ROOF FRAMING PLAN**

DRIVING INC.

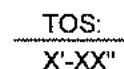
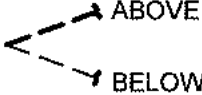
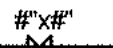
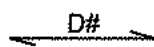
S2.9.4



FRAMING PLAN NOTES

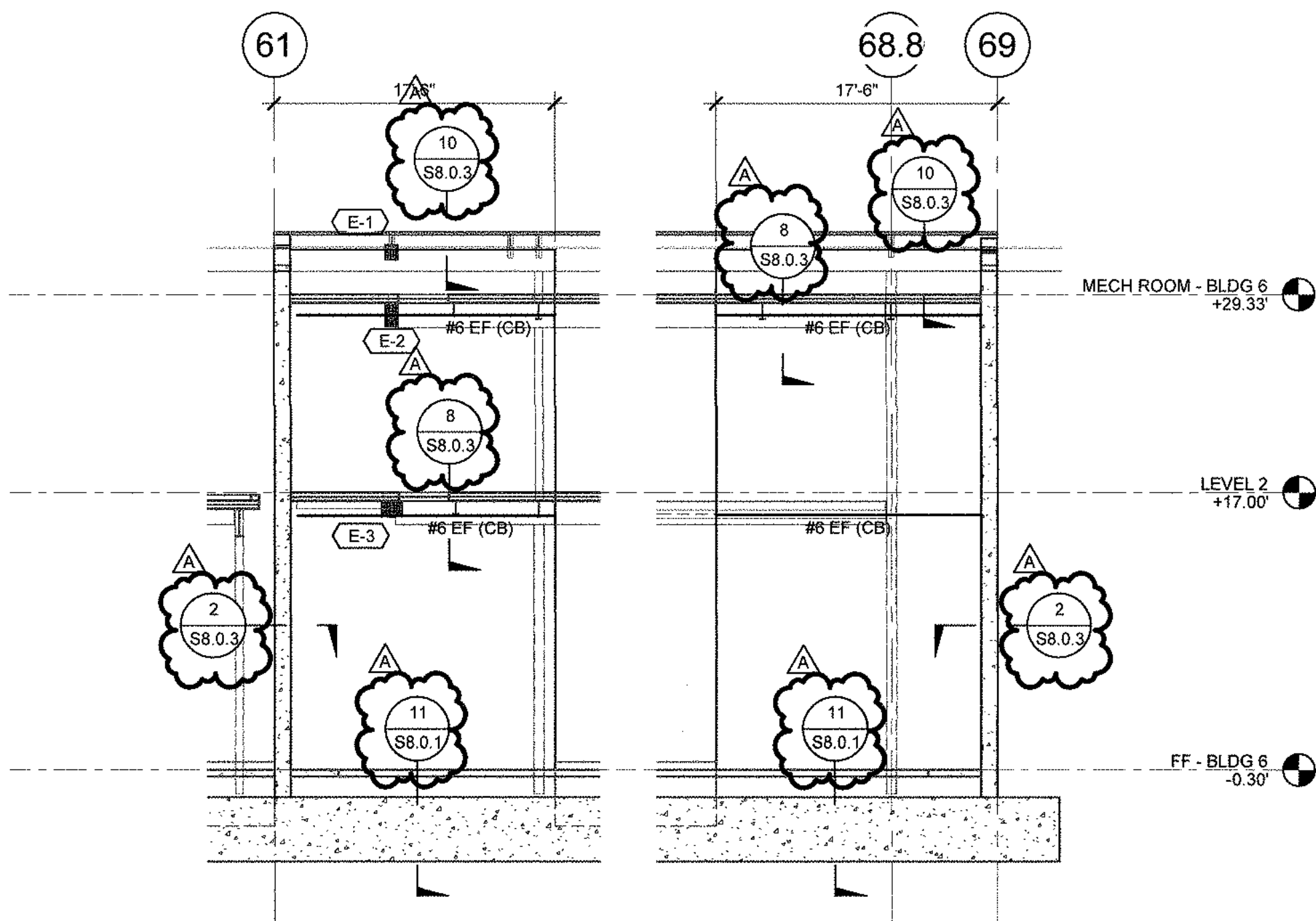
1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
 - A. GENERAL NOTES: SO.01 THRU SO.03
 - B. ABBREVIATIONS AND SYMBOLS: SO.03
 - C. TYPICAL CONNECTION DETAILS: SO.01 THRU SO.02
 - D. TYPICAL STEEL DETAILS: SO.02 THRU SO.04
 - E. TYPICAL METAL STUD DETAILS: SO.04 THRU SO.04.4
 - F. TYPICAL WOOD DETAILS: SO.06
2. VERIFY ALL DIMENSIONS, ELEVATIONS FINISH SURFACES, SLOPE, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
3. 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.
4. SEE ARCHITECTURAL DRAWINGS FOR EDGE OF SLAB DIMENSIONS.
5. COORDINATE WITH MECHANICAL, PLUMBING AND LANDSLIDE DIMENSIONS FOR REQUIRED SLAB PENETRATIONS.
6. FOR FINISH FLOOR ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
7. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO FOUR NOTIFY THE ENGINEER FOR CORRECTIVE MEASURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, HOUSEKEEPING PADS, TIPS, SWALES, EXTERIOR SLAB ETC. AND FOR WALL OVERALL DIMENSIONS, LOCATION OF OPENINGS ETC. NOT INDICATED ON STRUCTURAL DRAWINGS.
9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. ALL BEAMS ARE SPACED EQUALLY BETWEEN GRIDS OR ALONG SUPPORTING BEAM SPAN UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.

FRAMING PLAN SYMBOLS

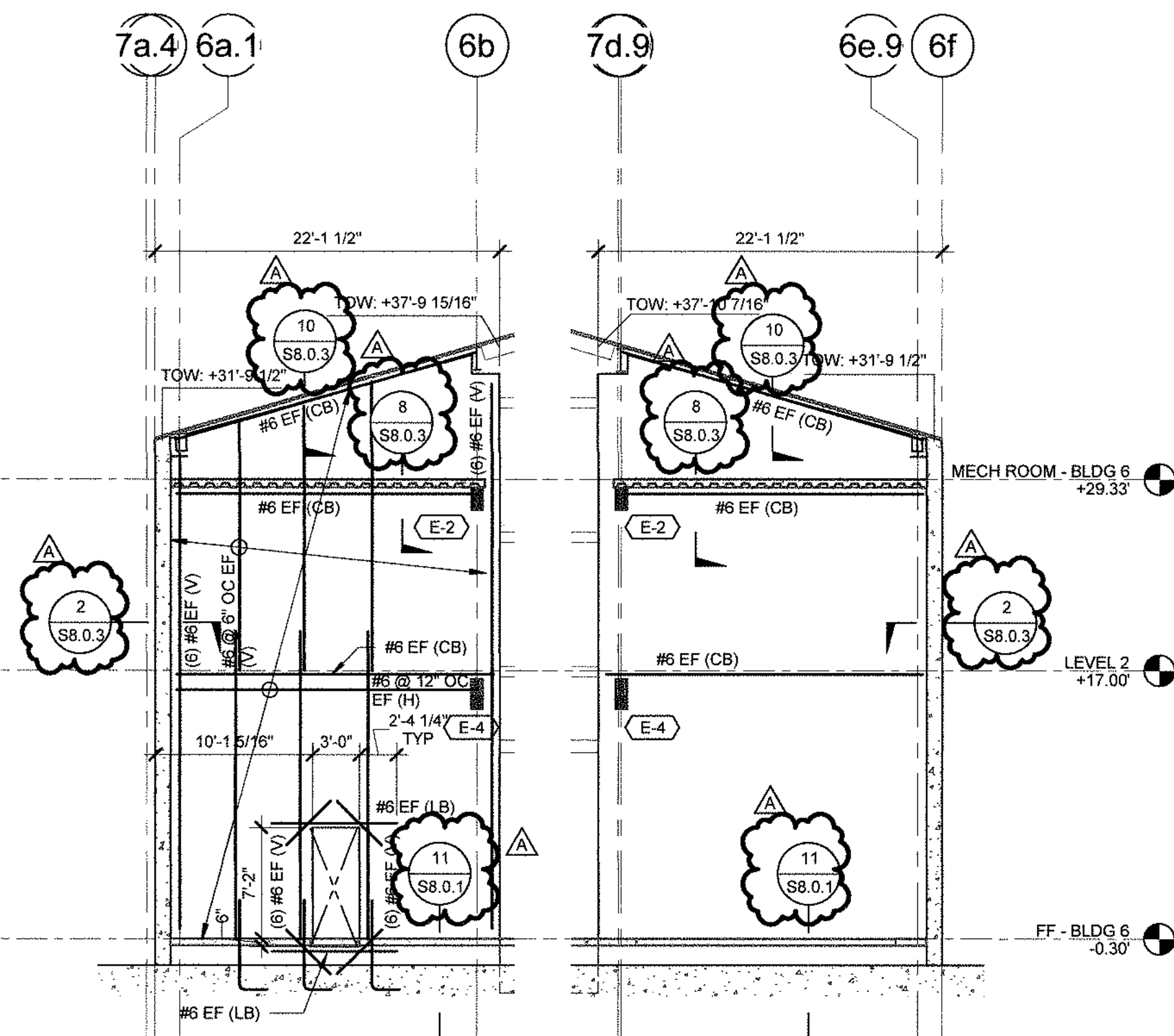
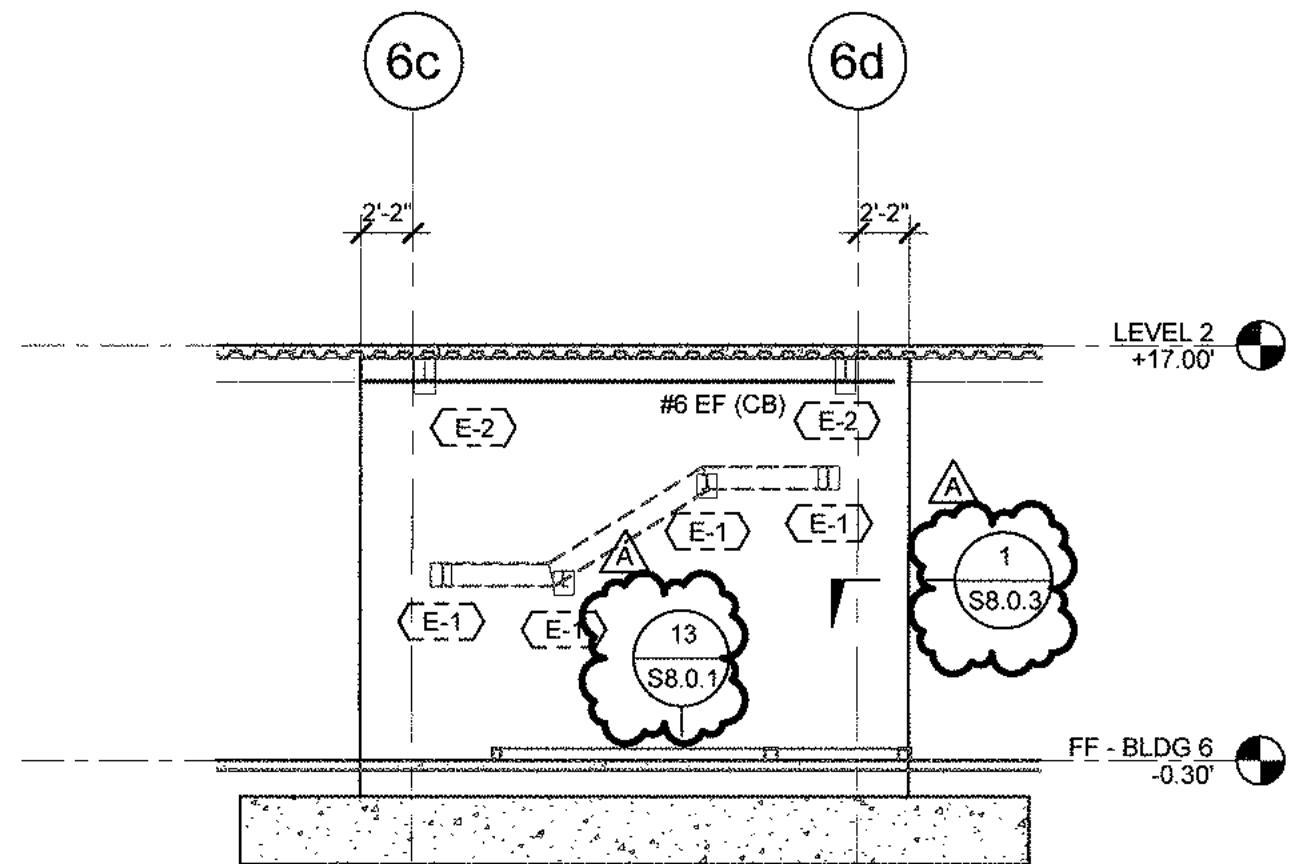
- | | |
|---|---|
|  | INDICATES TOP OF SLAB ELEVATION FROM DATUM ELEVATION OF 0'-0" CORRESPONDING TO DATUM ELEVATION OF 13'-0" PER CIVIL DRAWINGS. |
|  | INDICATES TOP OF STEEL ELEVATION FROM DATUM ELEVATION OF +13.00' PER CIVIL DWGS. |
|  | INDICATES CHANGE IN SLAB ELEVATION. |
|  | INDICATES SLAB SLOPE CHANGE. |
|  | INDICATES CONCRETE CURB
VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS. |
|  | INDICATES MOMENT RESISTING FRAME CONNECTION |
|  | INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 10/ S8.2.0 THRU 11/ S8.2.0. |
|  | INDICATES DRAG CONNECTION PER 1/ S8.2.2. |
|  | INDICATES DRAG CONNECTION PER 8/ S8.2.7. |
|  | INDICATES DRAG CONNECTION PER 3/ S8.2.7. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1C/ S8.2.0. |
|  | INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3/ S8.2.1. |
|  | INDICATES HANGER CONNECTION |
|  | INDICATES BEAM SPLICE CONNECTION PER 1H/ S8.2.0. |
|  | 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 BRACE PART OF BRACED FRAME PER ELEVATIONS. |
|  | 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 TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4 |
|  | INDICATES DECK TYP AND SPAN DIRECTION SEE 1/ S8.2.3. |

- INDICATES LOCATIONS OF 6" MAX OVER POUR AT BOARDWALK DECK TO MATCH FLOOR LEVEL OF BUILDING.
- INDICATES EQUIPMENT PAD ON STRUCTURAL DECK/SLAB.
-FOR CONC FILL OVER STEEL DECK, SEE 20/ S8.2.3
-FOR BARE METAL DECK, SEE 1/ S8.2.7

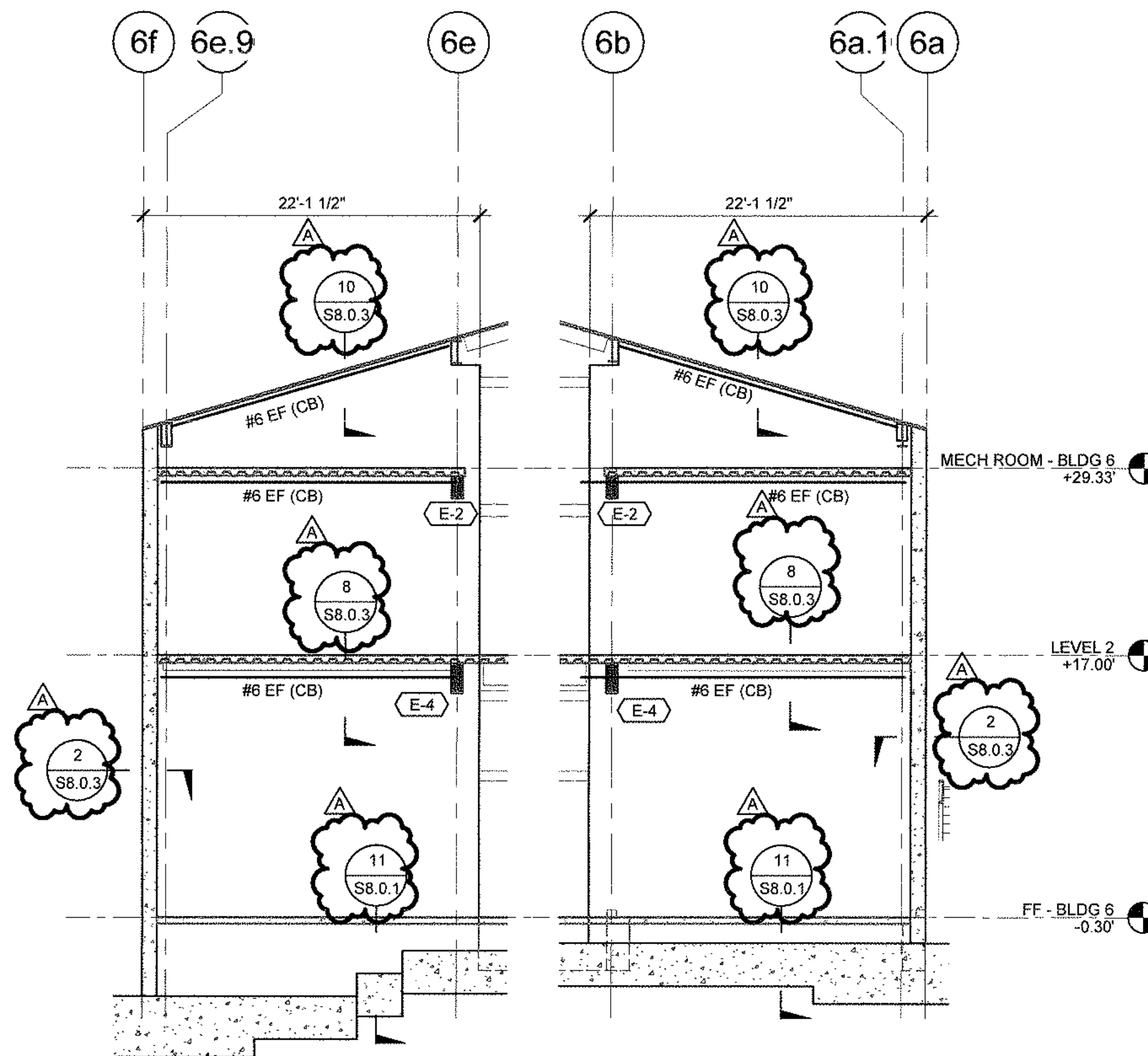
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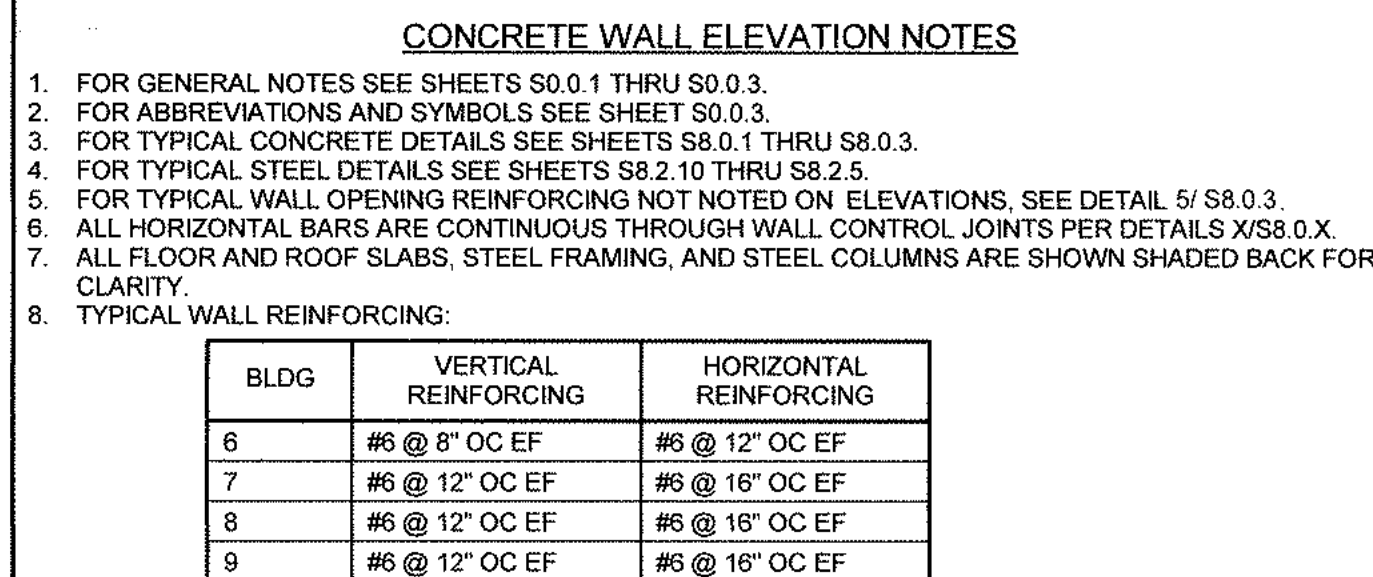
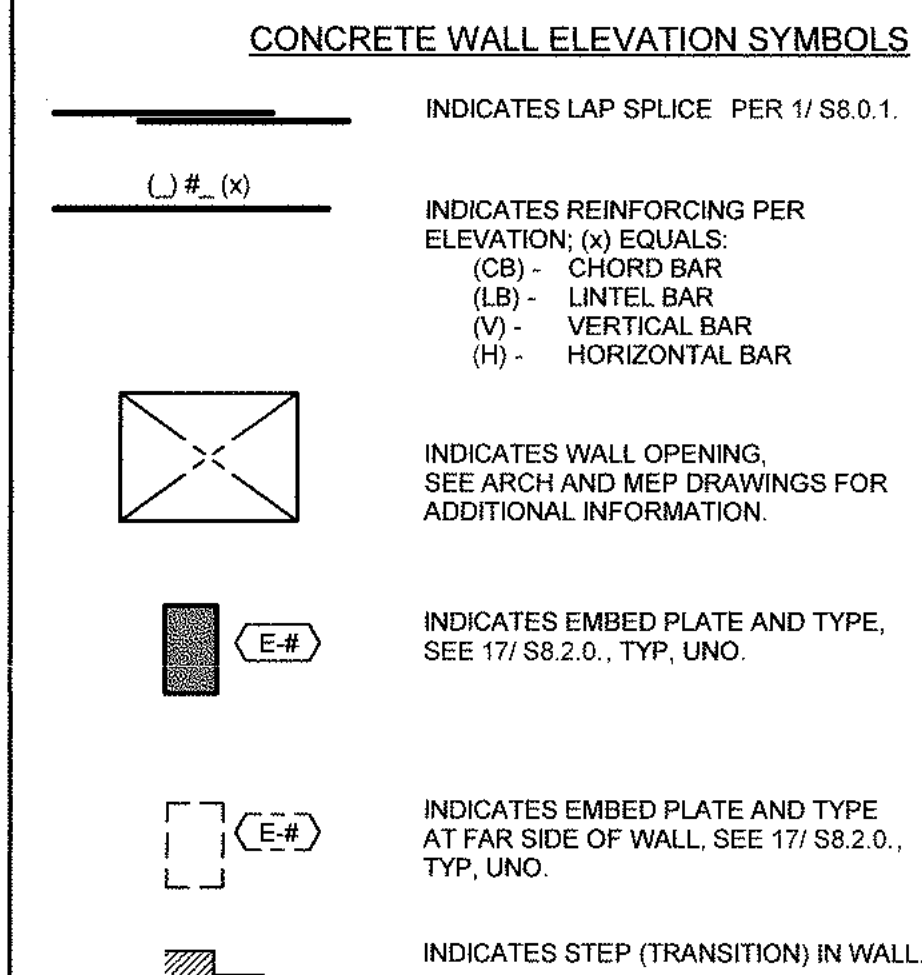
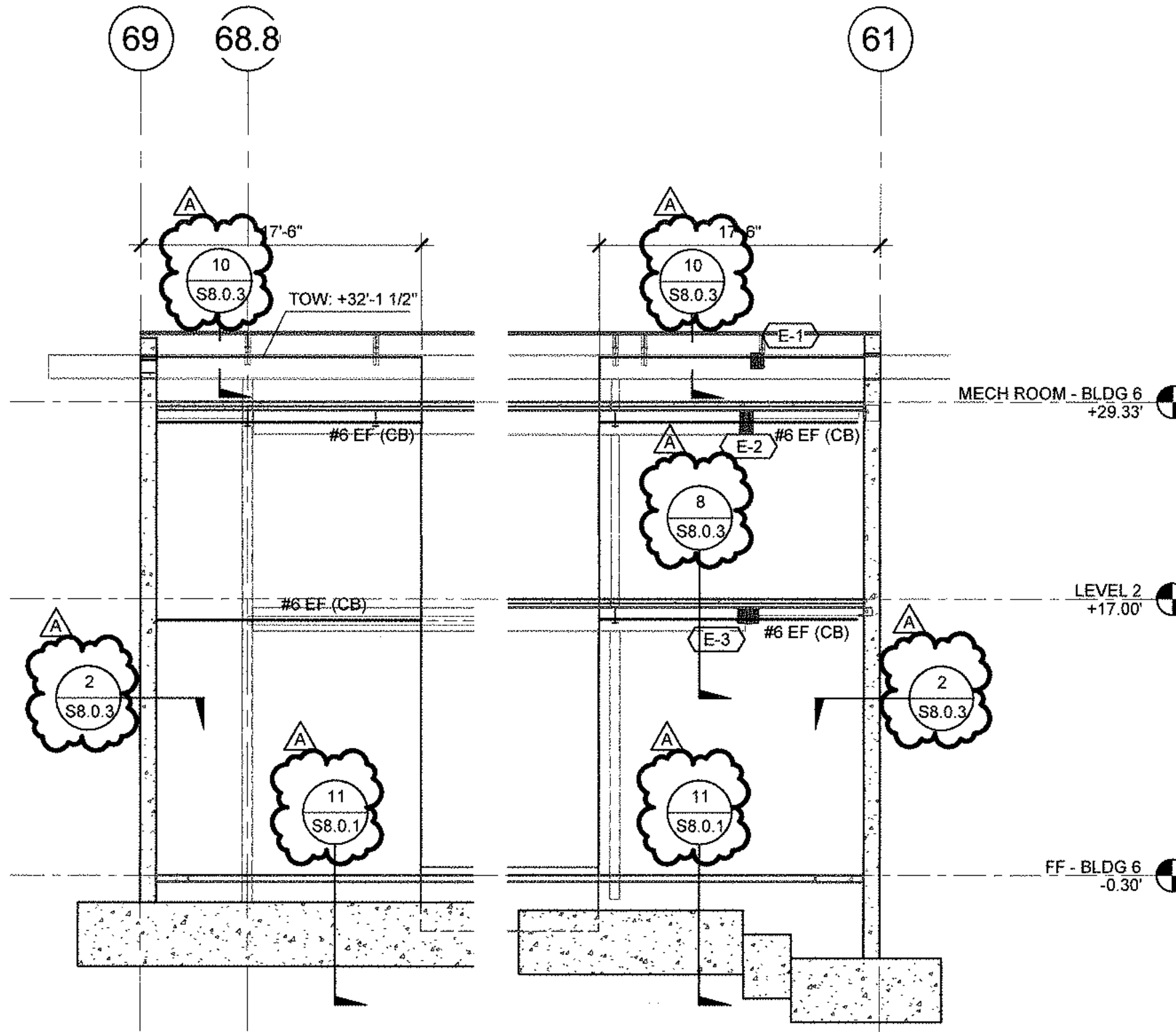
BLDG 6 - CENTER WALL ELEVATION 1/8" = 1'-0" 5



BLDG 6 - WEST WALL ELEVATION 1/8" = 1'-0" 2



BLDG 6 - SOUTH WALL ELEVATION 1/8" = 1'-0" 3



DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
10-08-20	DESIGN DEVELOPMENT	
04-23-21	PROGRESS SET	
06-01-21	COUNTY SUBMITTAL	
09-24-21	COUNTY RESUBMITTAL	

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PROJECT NO. 1900799

DATE Issue Date

BUILDING 6 WALL ELEVATIONS

DRAWING NO.

S3.6.1

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

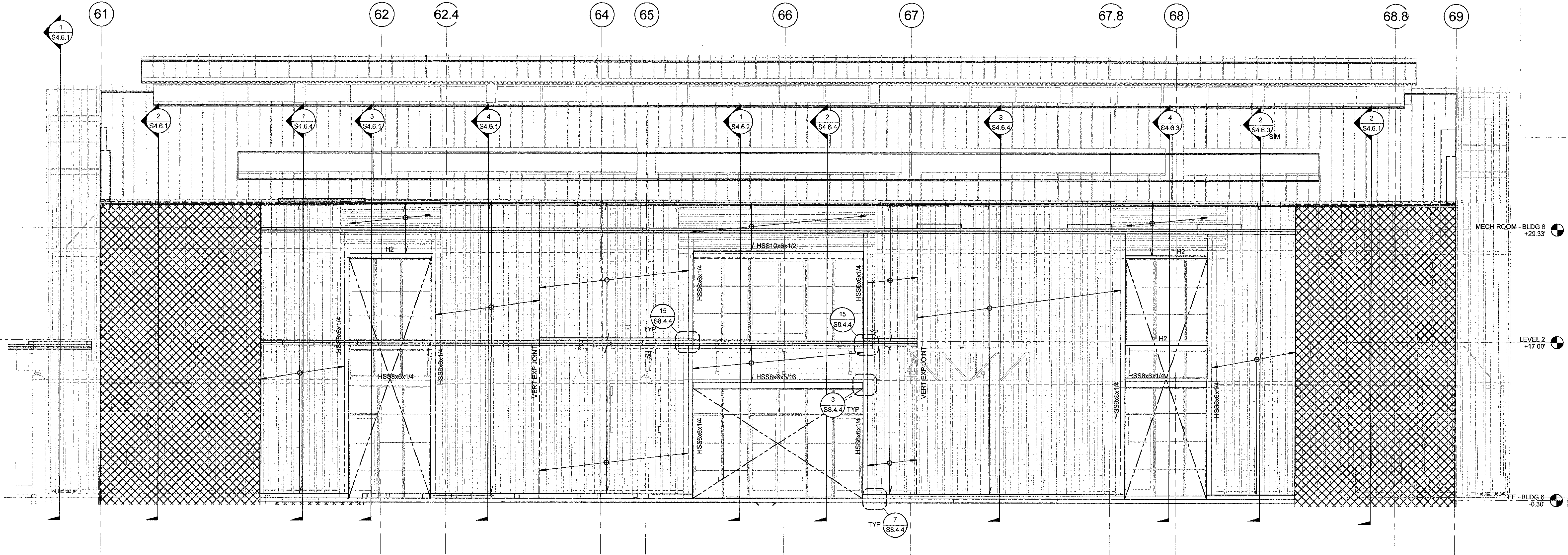
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PROJECT NO.	1900799
DATE	Issue Date

BUILDING 6 EXTERIOR WALL ELEVATIONS

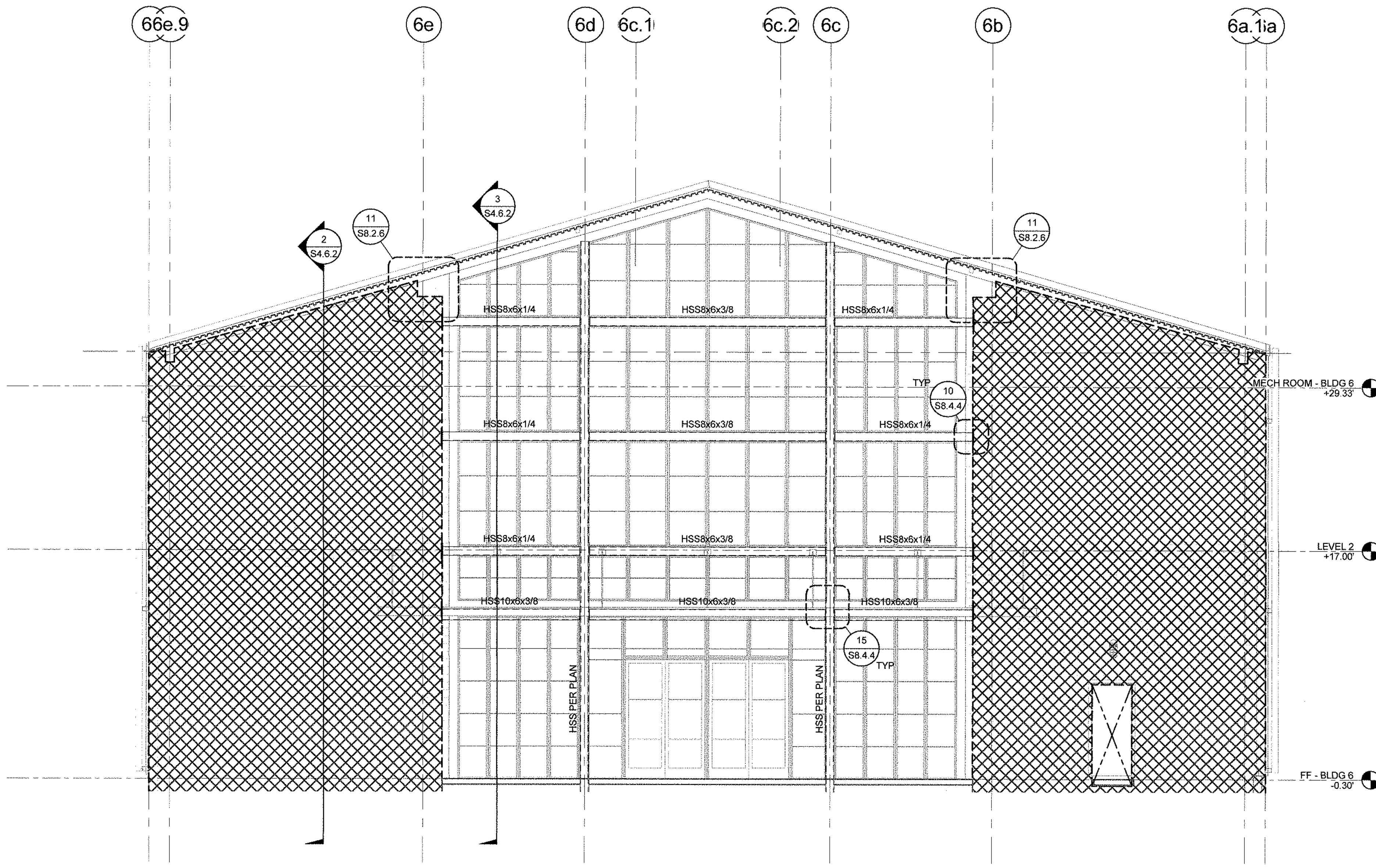
S3.6.2



BUILDING 6 EXTERIOR ELEVATION - SOUTH

$$3/16'' = 1'-0''$$

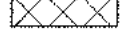
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BUILDING 6 EXTERIOR ELEVATION - EAST

3/16"	1'-0"
-------	-------

1

- ## EXTERIOR WALL ELEVATION NOTES
1. SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS
 2. FOR GENERAL NOTES SEE SHEETS \$0.0.1 THRU \$0.0.2.
 3. FOR ABBREVIATIONS AND SYMBOLS SEE SHEET \$0.0.3.
 4. FOR TYPICAL METAL STUD DETAILS SEE SHEETS \$8.4.1 THRU \$8.4.4.
 5. ST- INDICATES EXTERIOR WALL STUD SIZE PER SCHEDULE.
 6. H- INDICATES TYPE OF HEADER PER SCHEDULE. FOR HEADER ATTACHMENT TO JAMB, SEE 7/ \$8.4.1 (UNO).
 7. J- INDICATES TYPE OF JAMB PER SCHEDULE. FOR JAMB ATTACHMENT AT EACH LEVEL SEE 5/ \$8.4.1 (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.  INDICATES CONCRETE WALL PER PLAN.
 11. WHERE EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 16 GA STUD WITH 1/8" 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
ST-2	600S162-68 @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

DANA POINT, CA 92629

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

[illegible]

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PROJECT NO. 1900799

DATE Issue Date

DRAWING TITLE

**BUILDING 6 EXTERIOR
WALL ELEVATIONS**

SPAWNS NO.

S3.6.3


$$3/16'' \approx 1'-0''$$

1



1. SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
2. FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU 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.  INDICATES CONCRETE WALL PER PLAN.
11. WHERE EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 16 GA STUDS W/ 1" SPACING @ 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
ST-2	600S162-68 @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

BUILDING 6 EXTERIOR ELEVATION - WEST

$$\frac{3}{16}'' = 1'-0''$$

2

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

B W P | **BURNHAM | WARD**
P R O P E R T I E S

[illegible]

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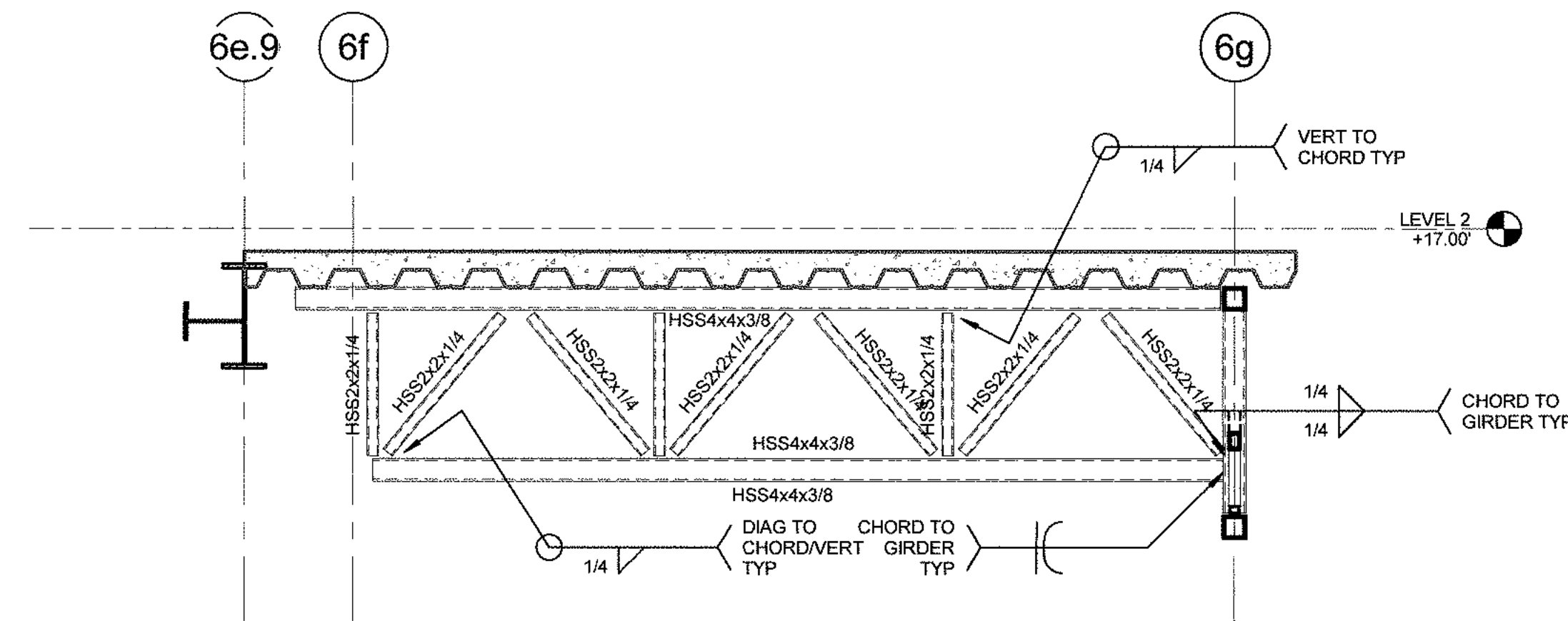
PROJECT NO.	1900799
DATE	Issue Date

**BUILDING 6 TRUSS
ELEVATIONS**

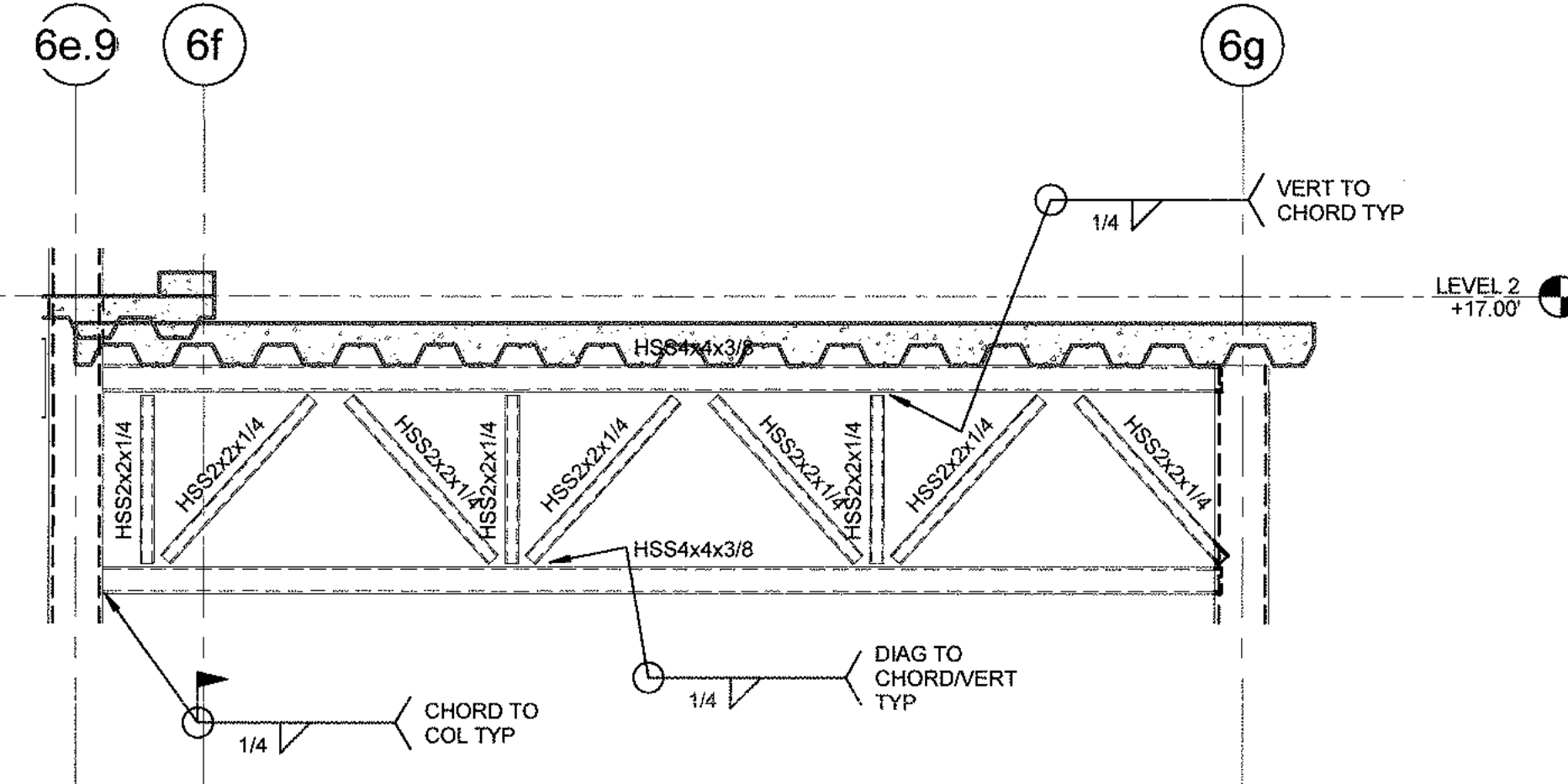
DRAWING NO.

S3.6.4

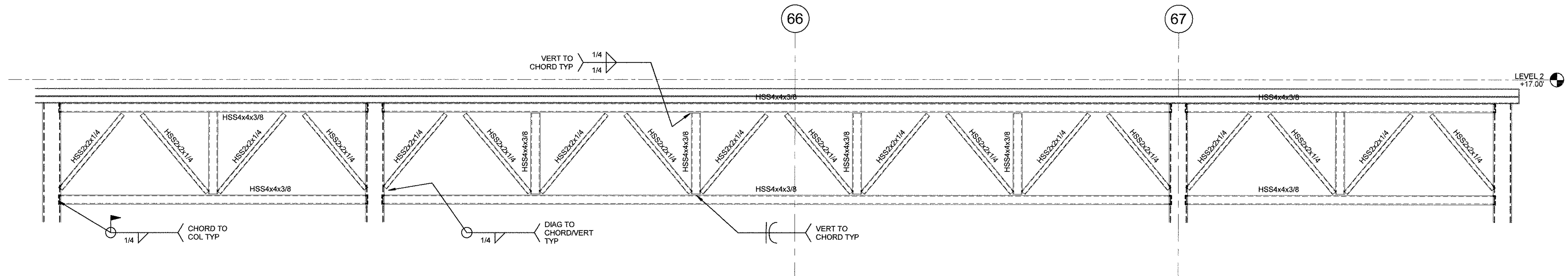
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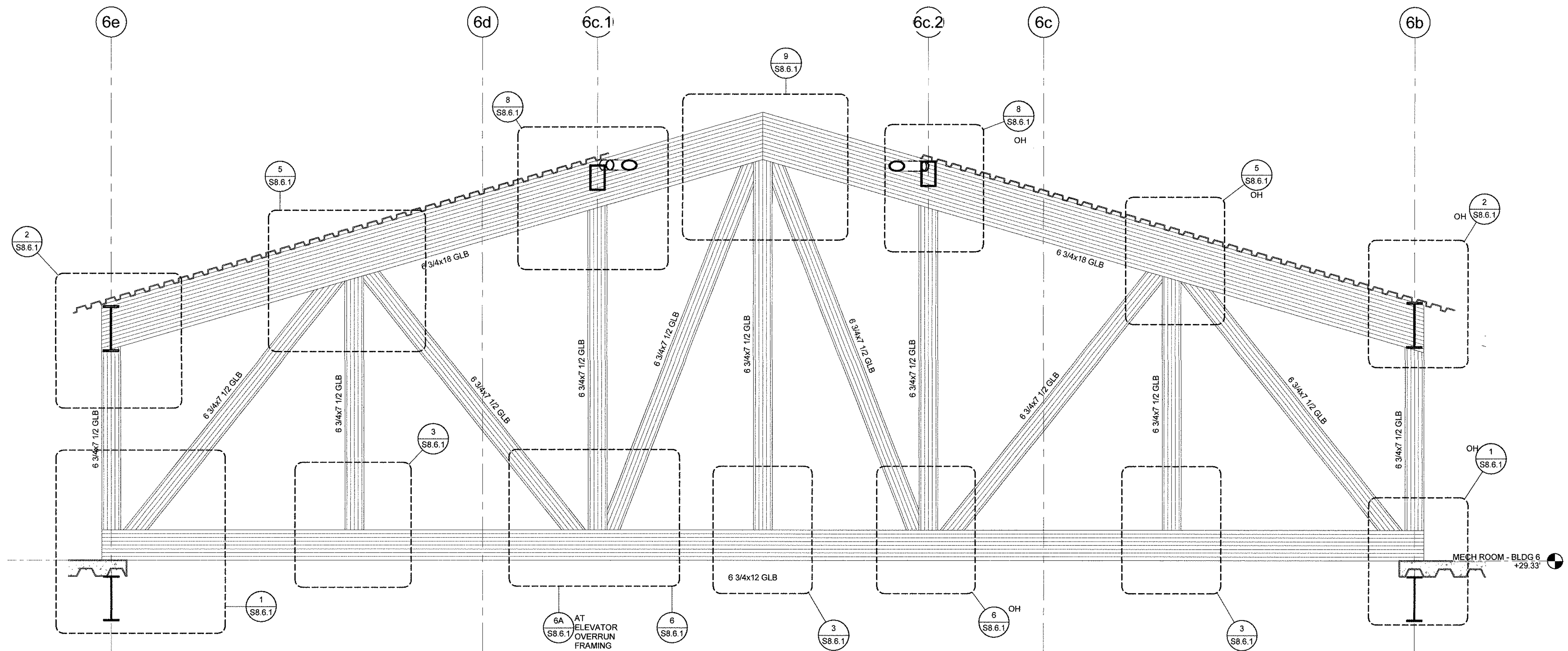
6TJ2 ELEVATION $1\frac{1}{2}'' = 1'-0''$ **4**



6TJ1 ELEVATION

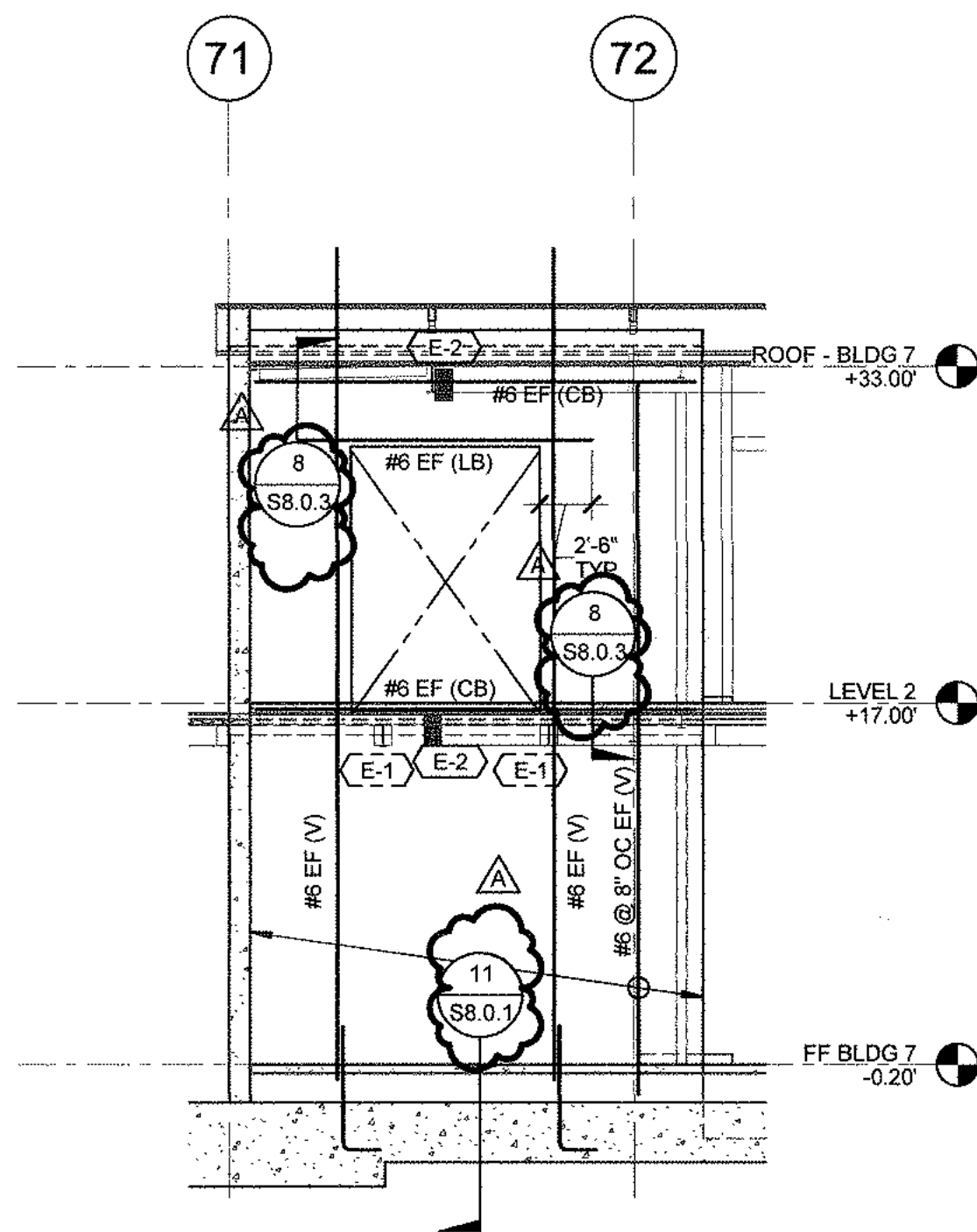


6TG1 ELEVATION $1/2" = 1'-0"$ **2**

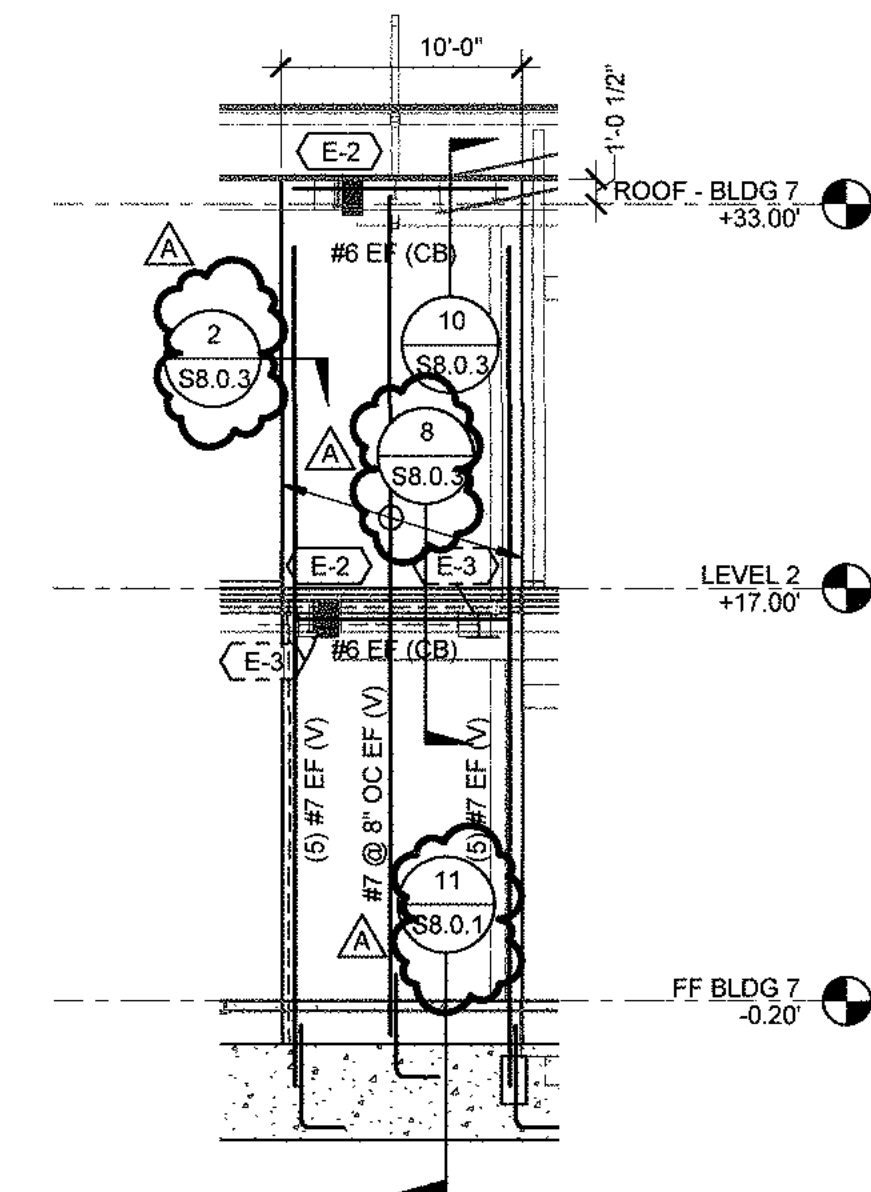


TR-6 ELEVATION	1/2" = 1'-0"	1
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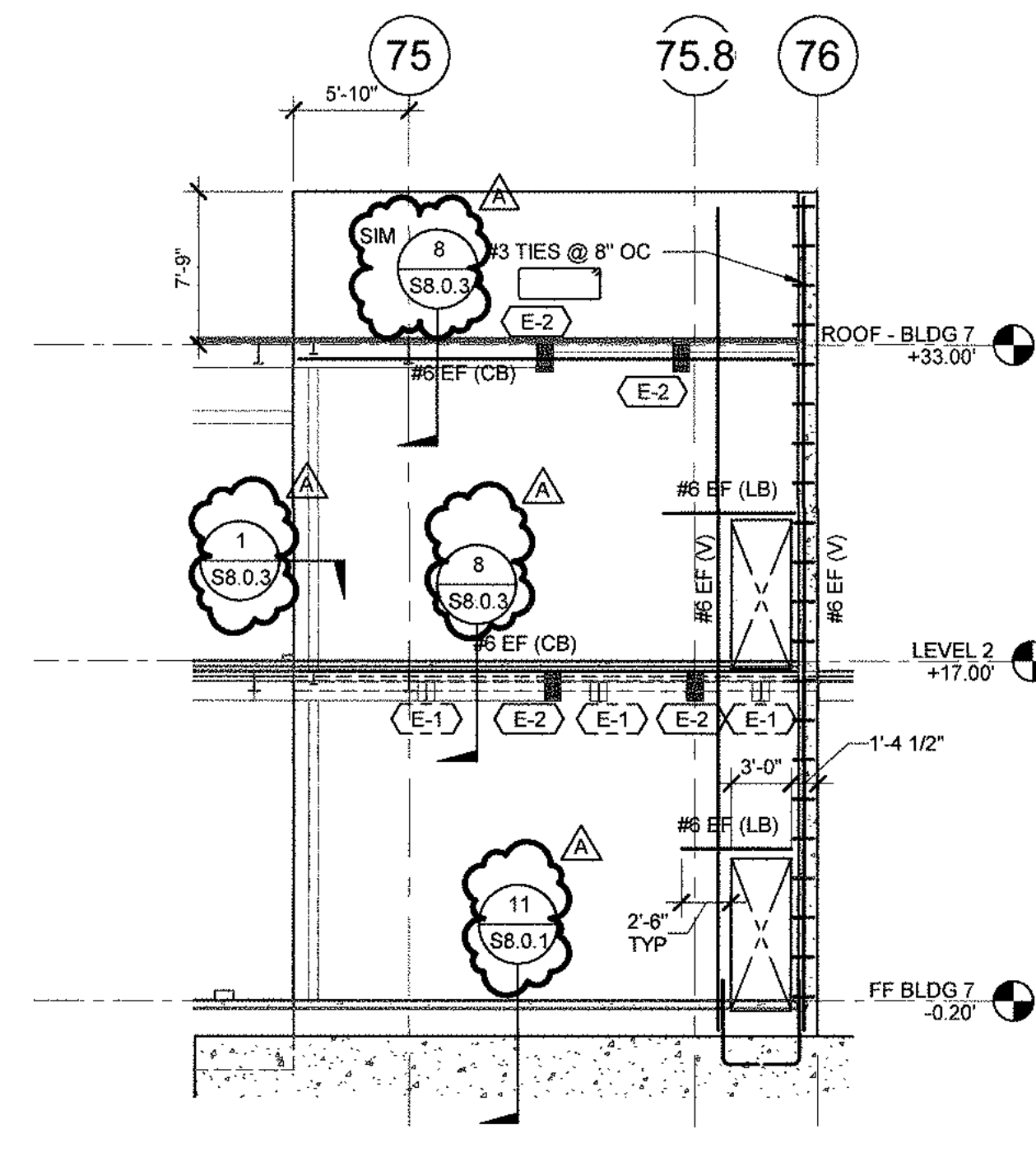
BM 382/Dana Point Harbor Rehabilitation1900799, DPH Phase 4a-Struct



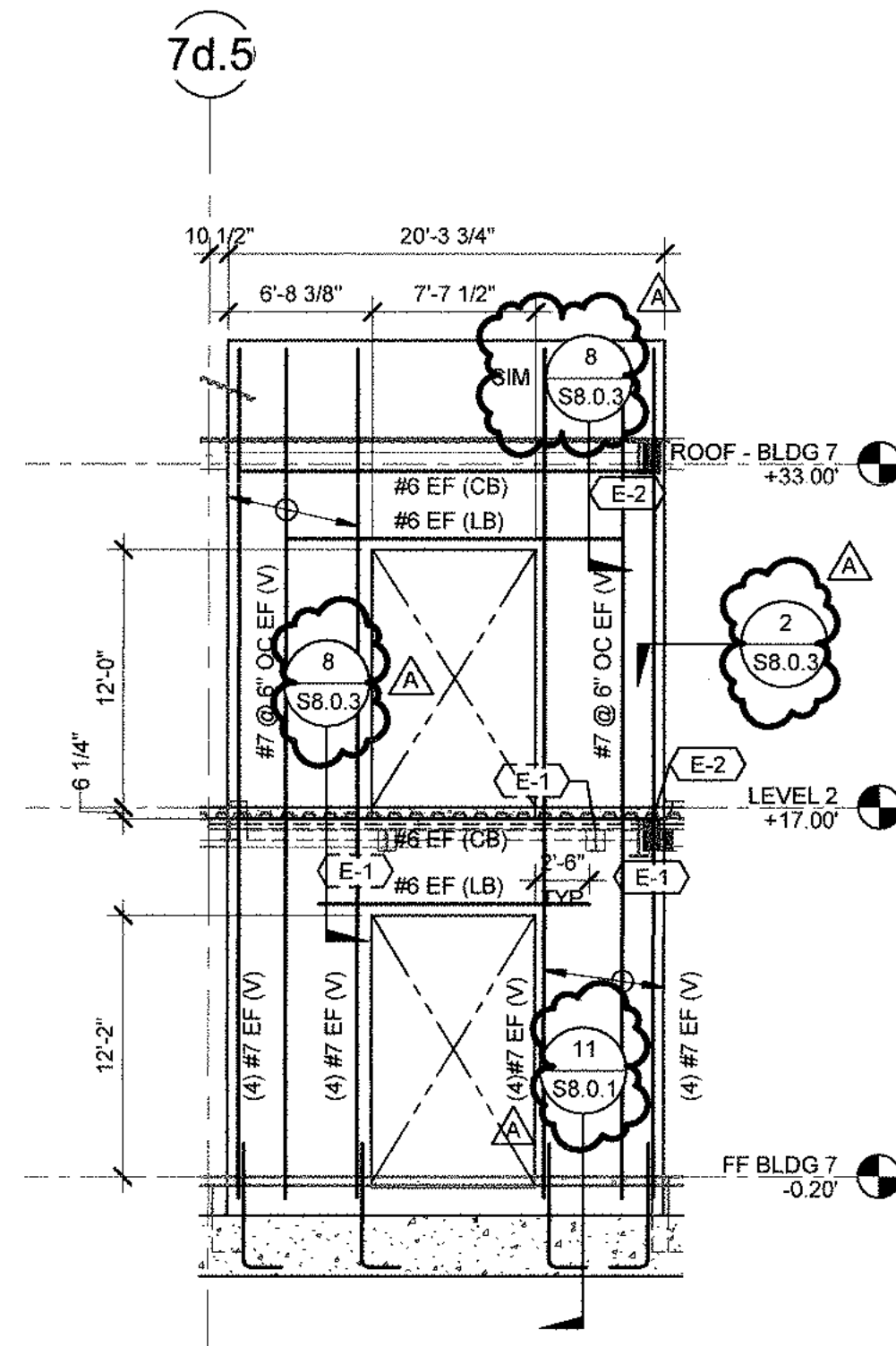
WALL ELEVATION AT GL 7a 1/8" = 1'-0" 7



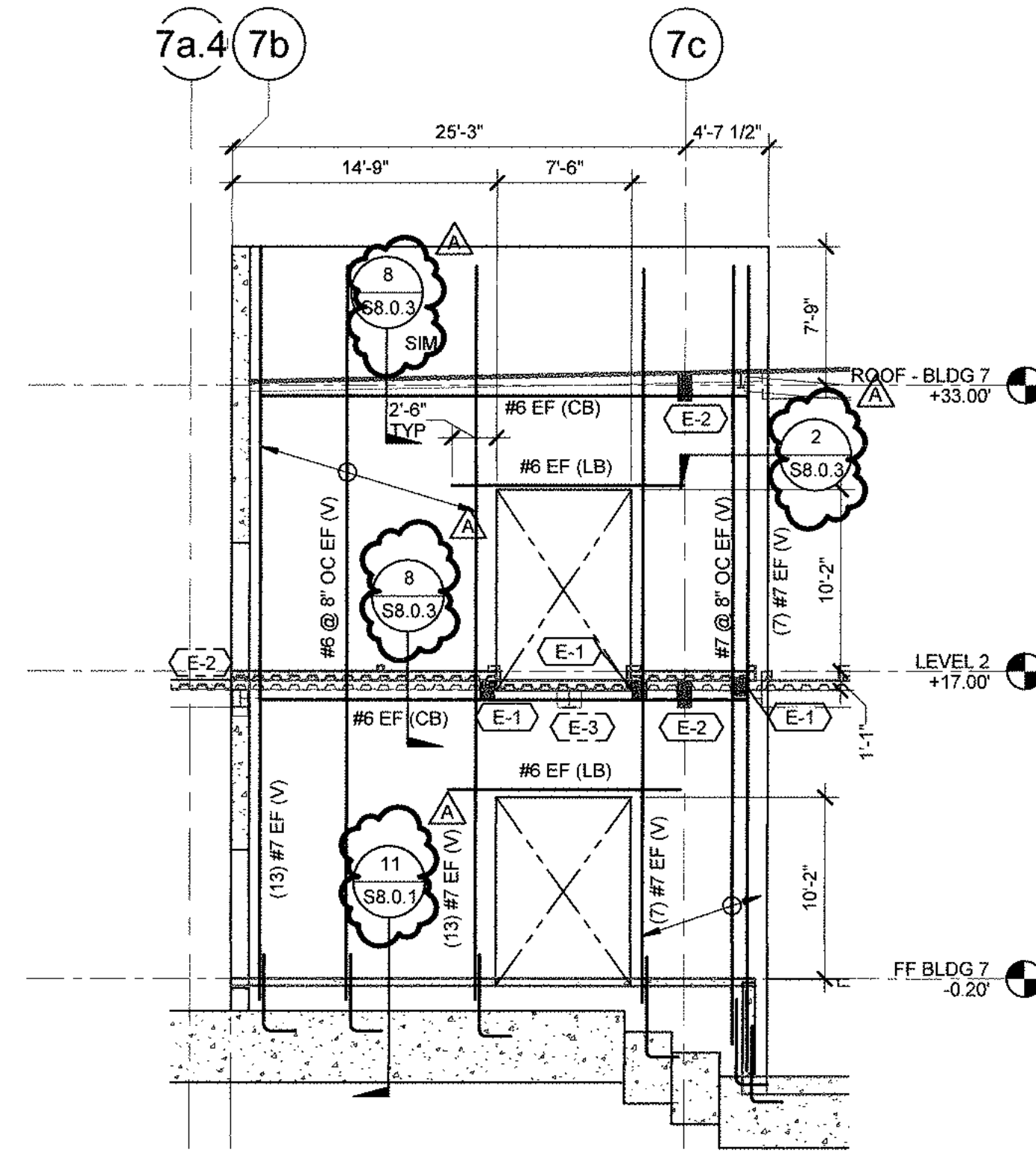
WALL ELEVATION AT GL 7e.5 1/8" = 1'-0" 4



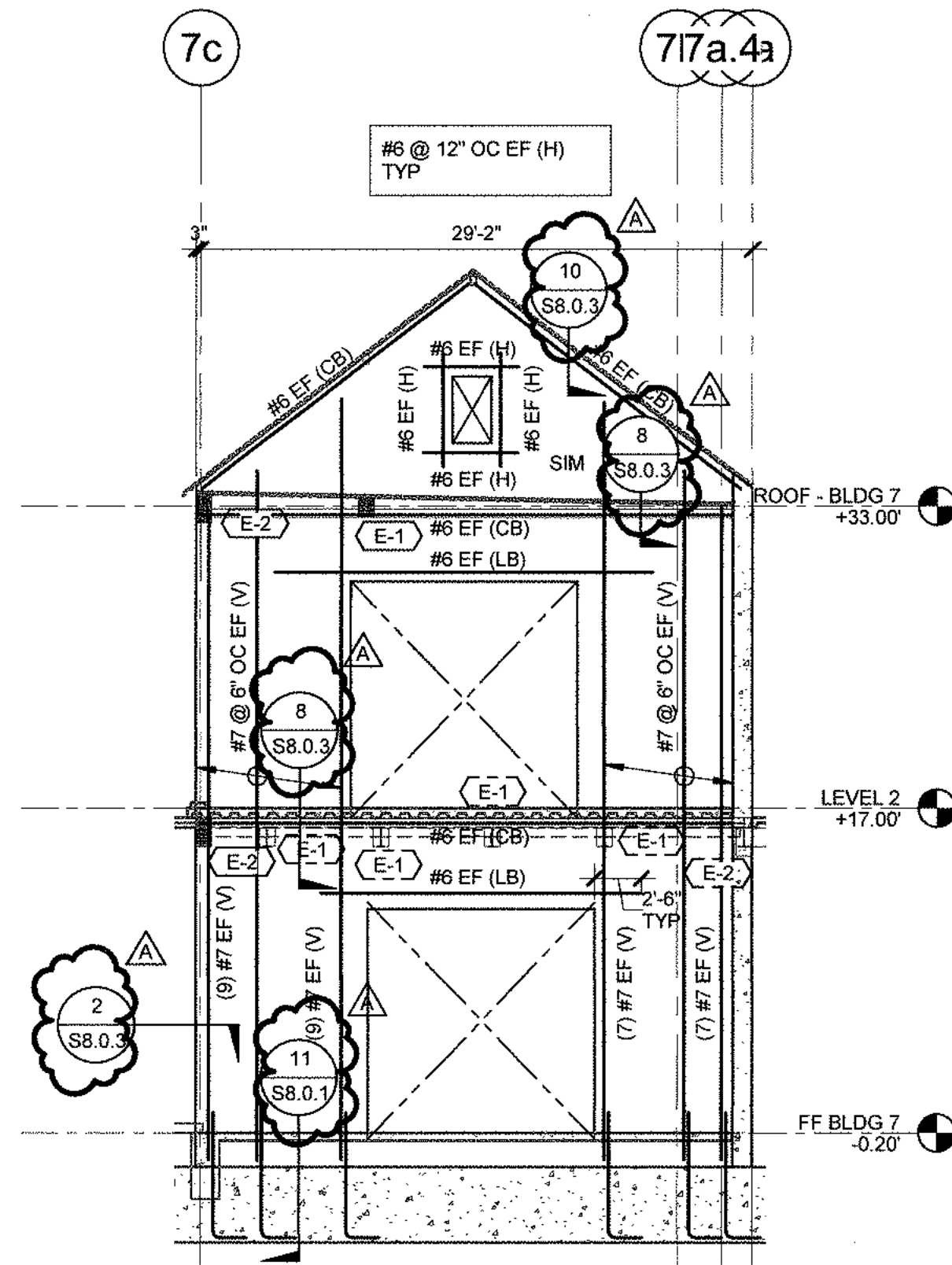
WALL ELEVATION AT GL 7b 1/8" = 1'-0" 1



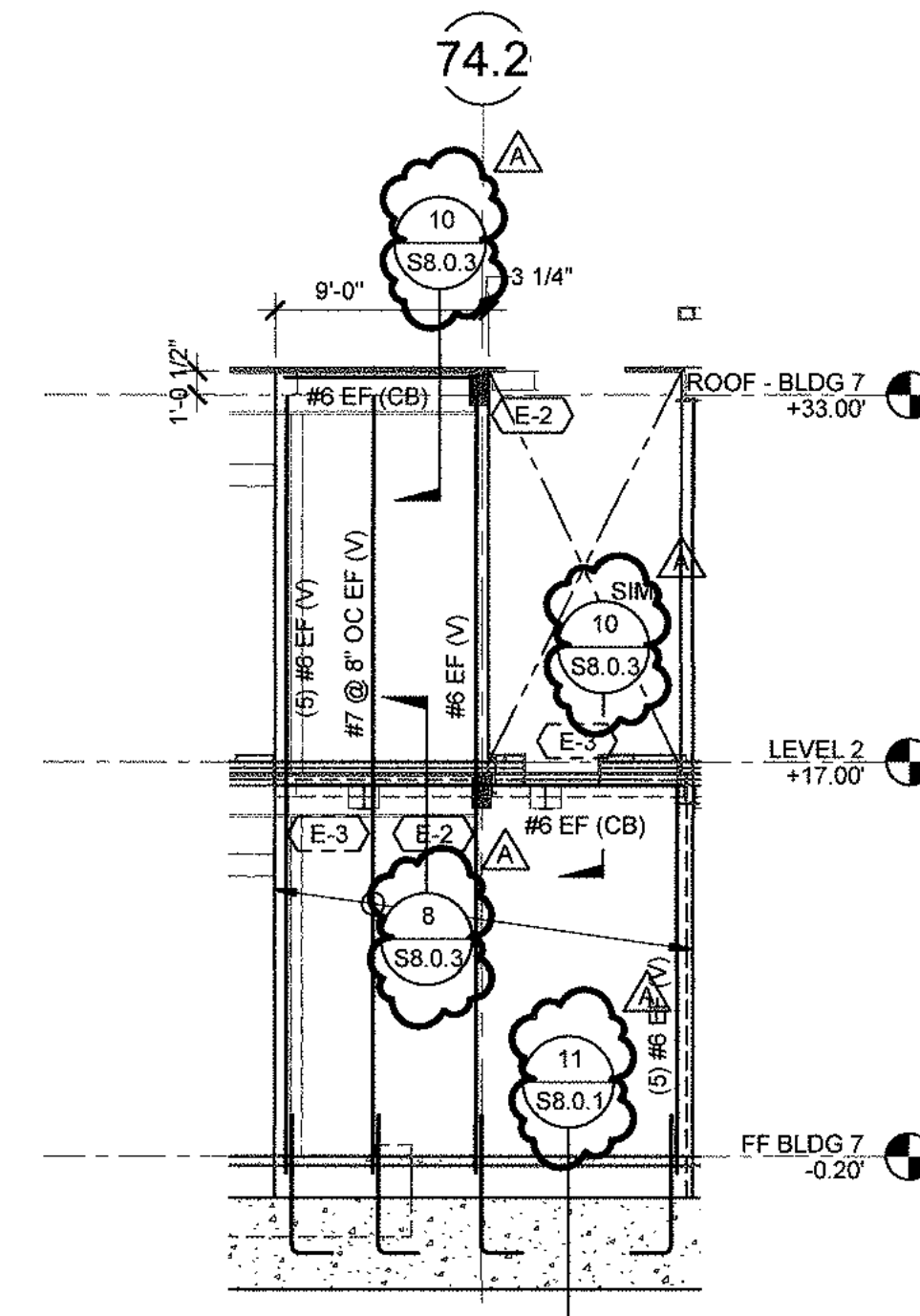
WALL ELEVATION AT GL 7.5 1/8" = 1'-0" 5



WALL ELEVATION AT GL 7c 1/8" = 1'-0" 2



WALL ELEVATION AT GL 71 1/8" = 1'-0" 6



WALL ELEVATION AT GL 7e 1/8" = 1'-0" 3

CONCRETE WALL ELEVATION SYMBOLS

- INDICATES LAP SPLICE PER 1/ S8.0.1.
- INDICATES REINFORCING PER ELEVATION: (x) EQUALS
- (CB) - CHORD BAR
- (LB) - LINTEL BAR
- (V) - VERTICAL BAR
- (H) - HORIZONTAL BAR
- INDICATES WALL OPENING. SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES EMBED PLATE AND TYPE. SEE 17/ S8.2.0 - TYP, UNO.
- INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL. SEE 17/ S8.2.0 - TYP, UNO.
- INDICATES STEP (TRANSITION) IN WALL.

CONCRETE WALL ELEVATION NOTES

- FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU S0.0.3.
- FOR 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 S8.2.10 THRU S8.2.5.
- FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3.
- ALL HORIZONTAL BARS ARE CONTINUOUS THROUGH WALL CONTROL JOINTS PER DETAILS X/ S8.0.3.
- ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.
- TYPICAL WALL REINFORCING:

BLDG	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6	#6 @ 8" OC EF	#6 @ 12" OC EF
7	#6 @ 12" OC EF	#6 @ 16" OC EF
8	#6 @ 12" OC EF	#6 @ 16" OC EF
9	#6 @ 12" OC EF	#6 @ 16" OC EF

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P BURNHAM WARD
P R O P E R T I E S



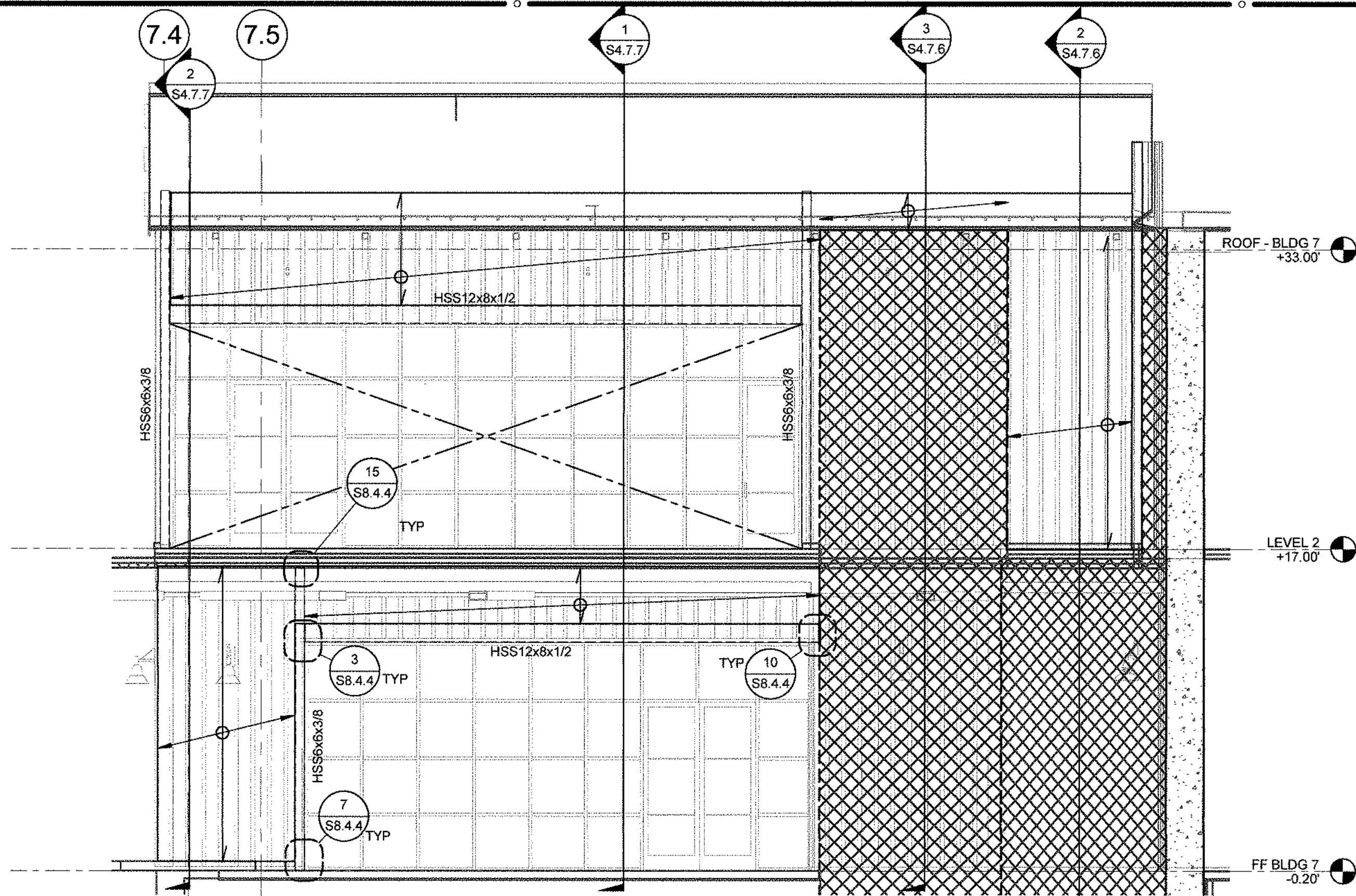
No.	DATE	ISSUE
04-23-21		PROGRESS SET
06-01-21		COUNTY SUBMITTAL
09-24-21		COUNTY RESUBMITTAL

PROJECT NO. 1900799
DATE Issue Date

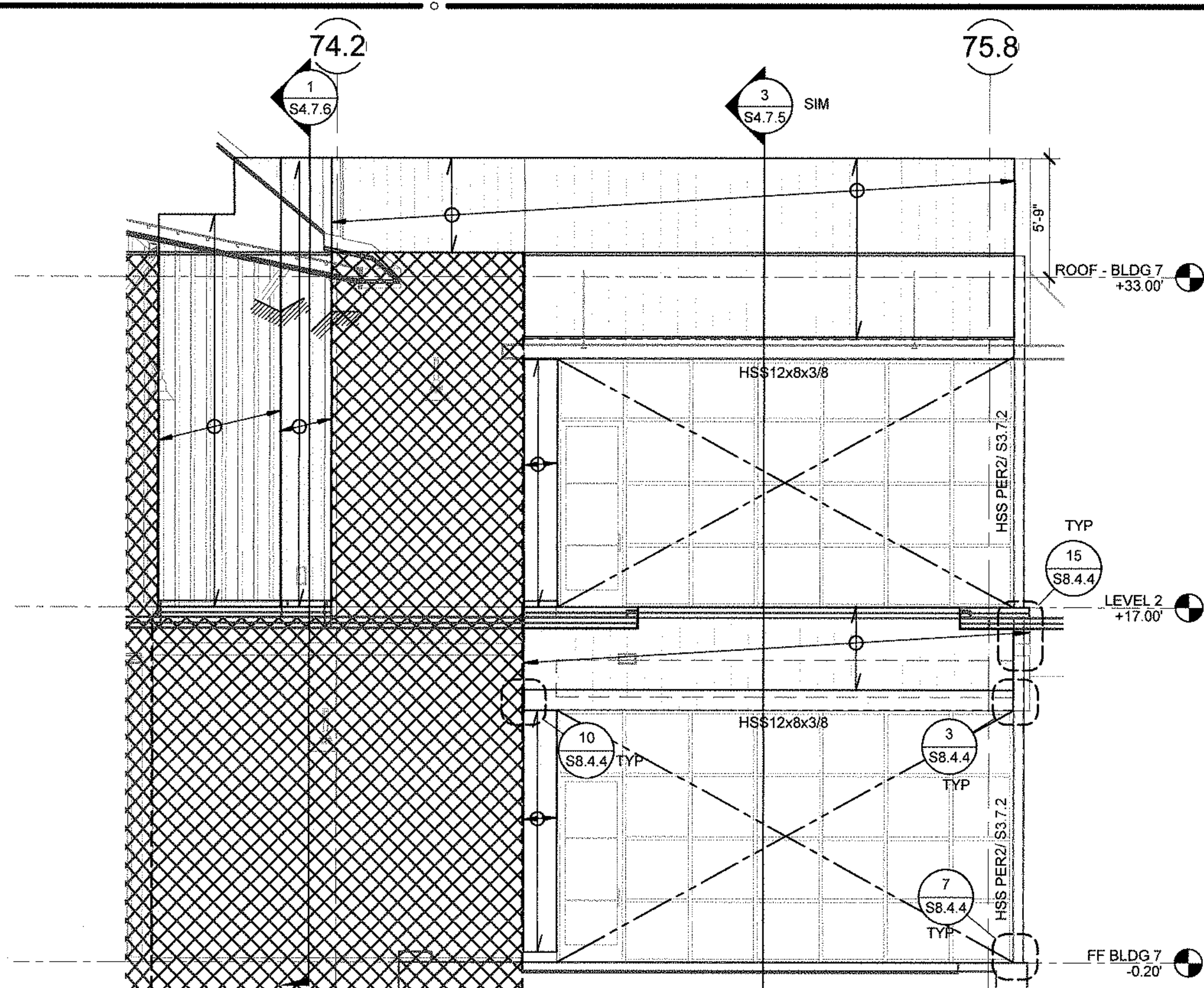
BUILDING 7 WALL
ELEVATIONS

S3.7.1

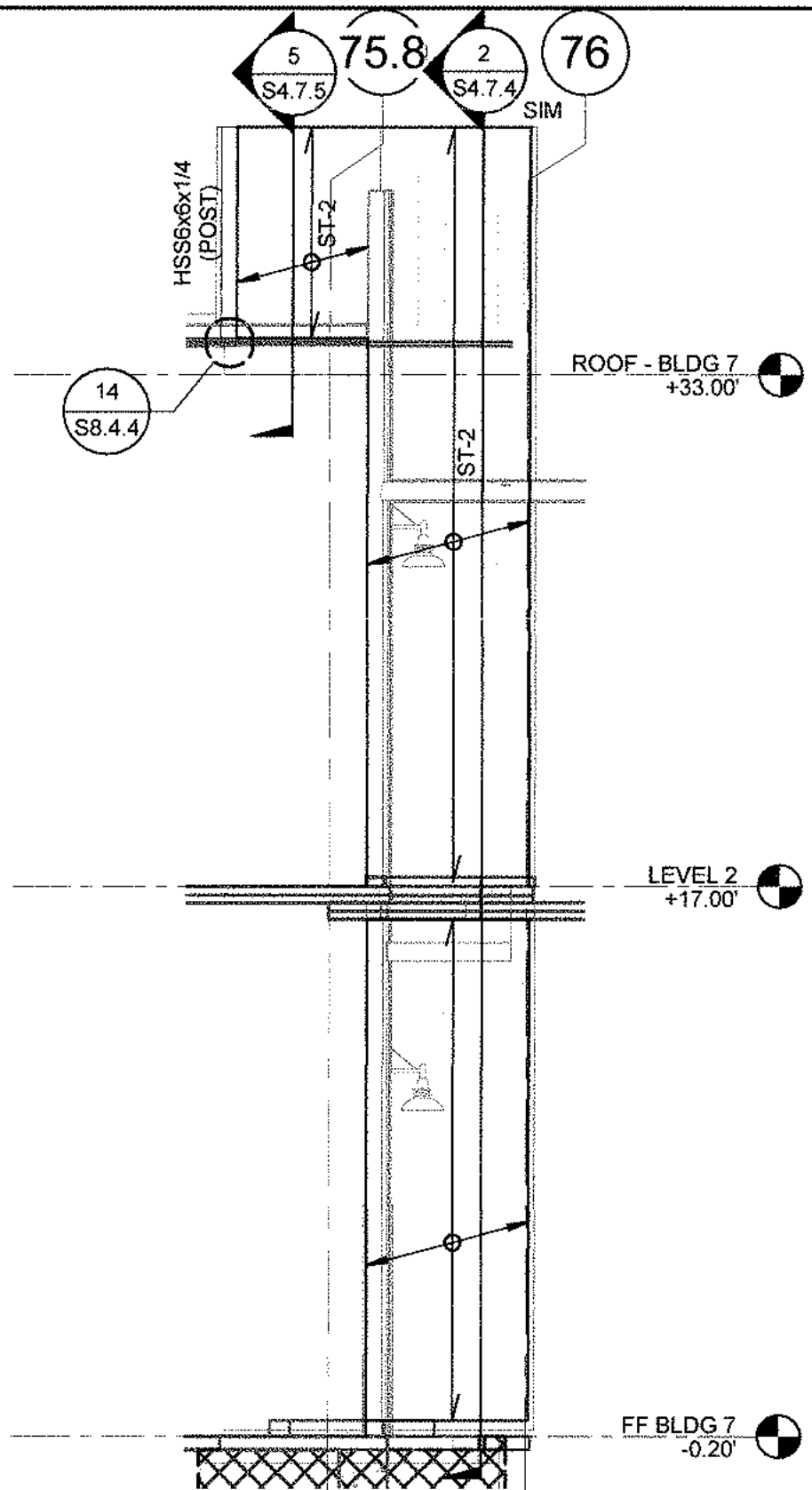
BM 380\\Data Point Harbor Revitalization\\1900799_DPH_Phase 4a-Struct.vnt



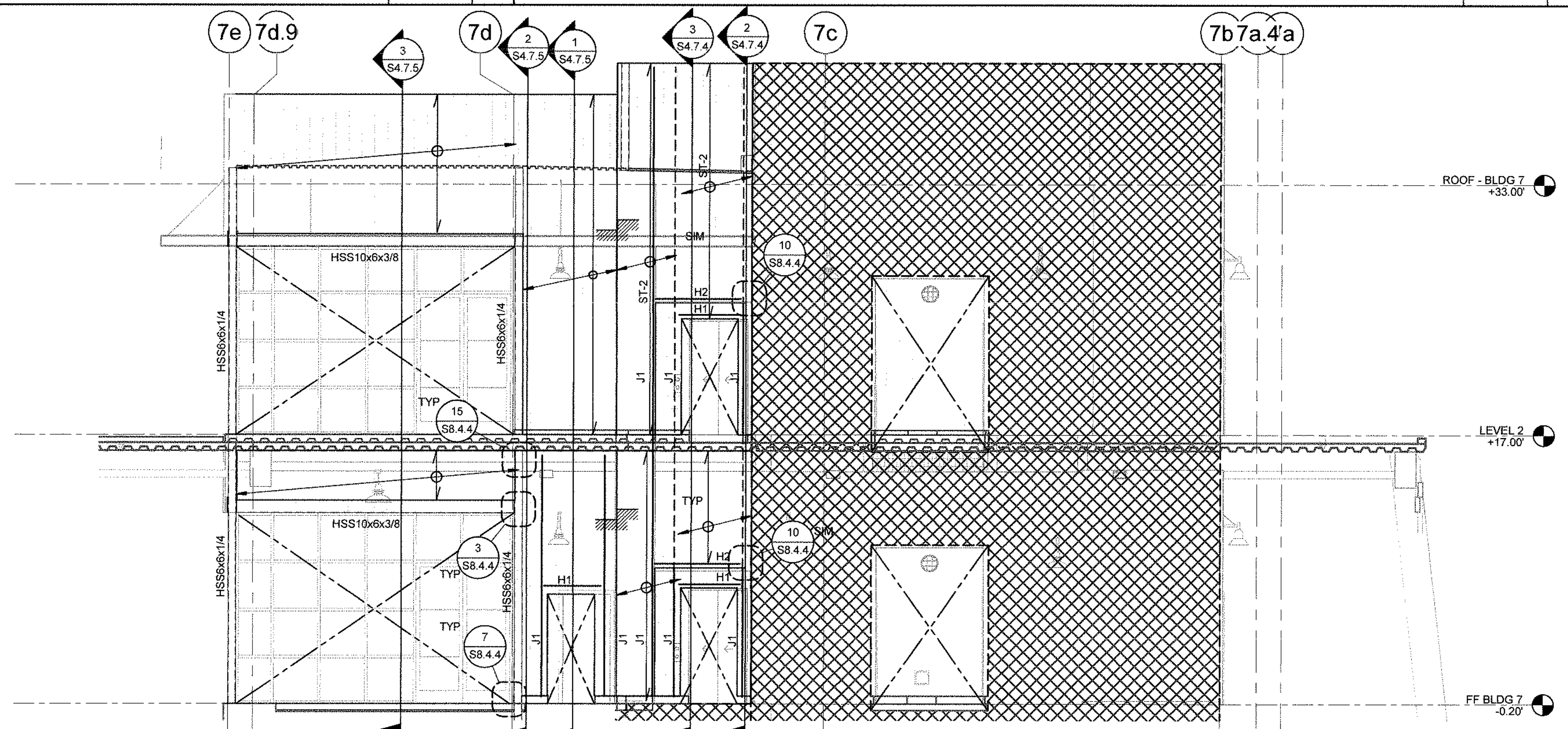
BUILDING 7 EXTERIOR ELEVATION - SOUTH EAST 3/16" = 1'-0" 5



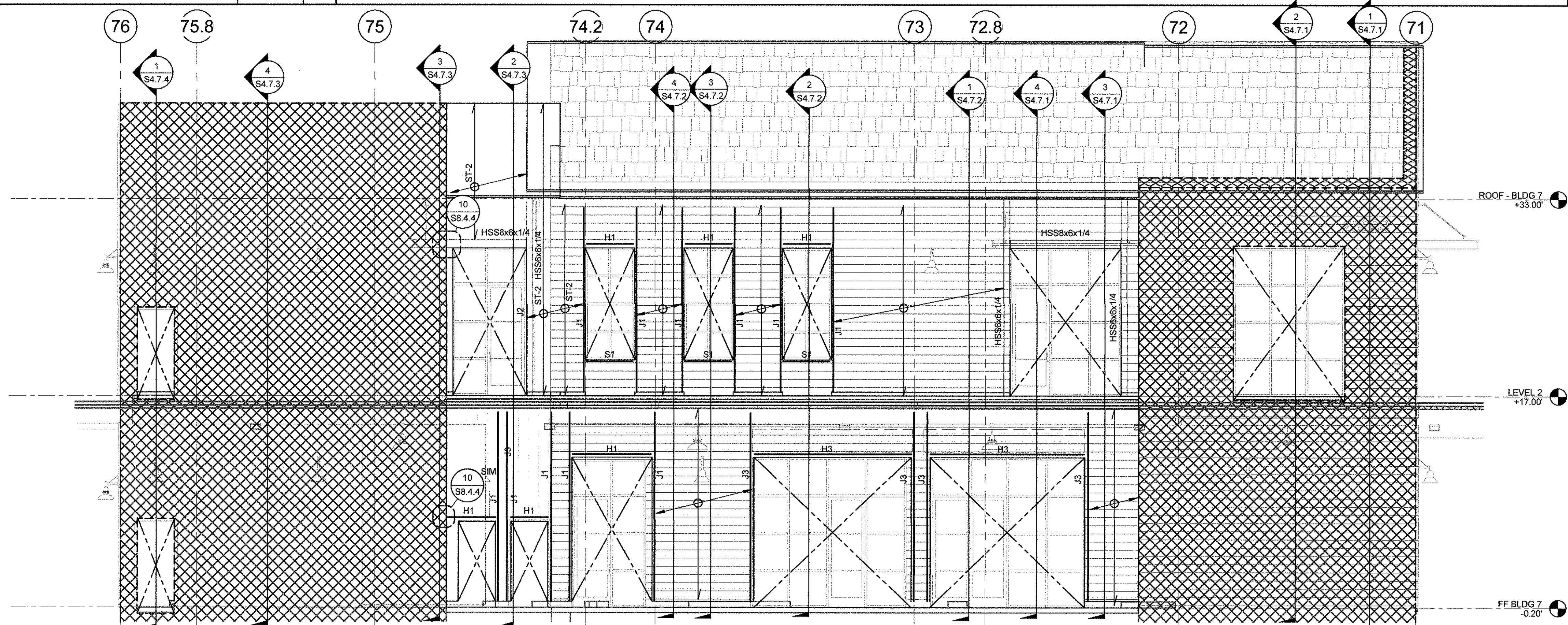
BUILDING 7 EXTERIOR ELEVATION - SOUTH 3/16" = 1'-0" 4



BUILDING 7 EXTERIOR ELEVATION 3/16" = 1'-0" 3



BUILDING 7 EXTERIOR ELEVATION - EAST 3/16" = 1'-0" 2



BUILDING 7 EXTERIOR ELEVATION - NORTH 3/16" = 1'-0" 1

EXTERIOR WALL ELEVATION NOTES

- SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
- FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU 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-1 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.
- INDICATES CONCRETE WALL PER PLAN.
- 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
ST-2	600S162-68 @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 BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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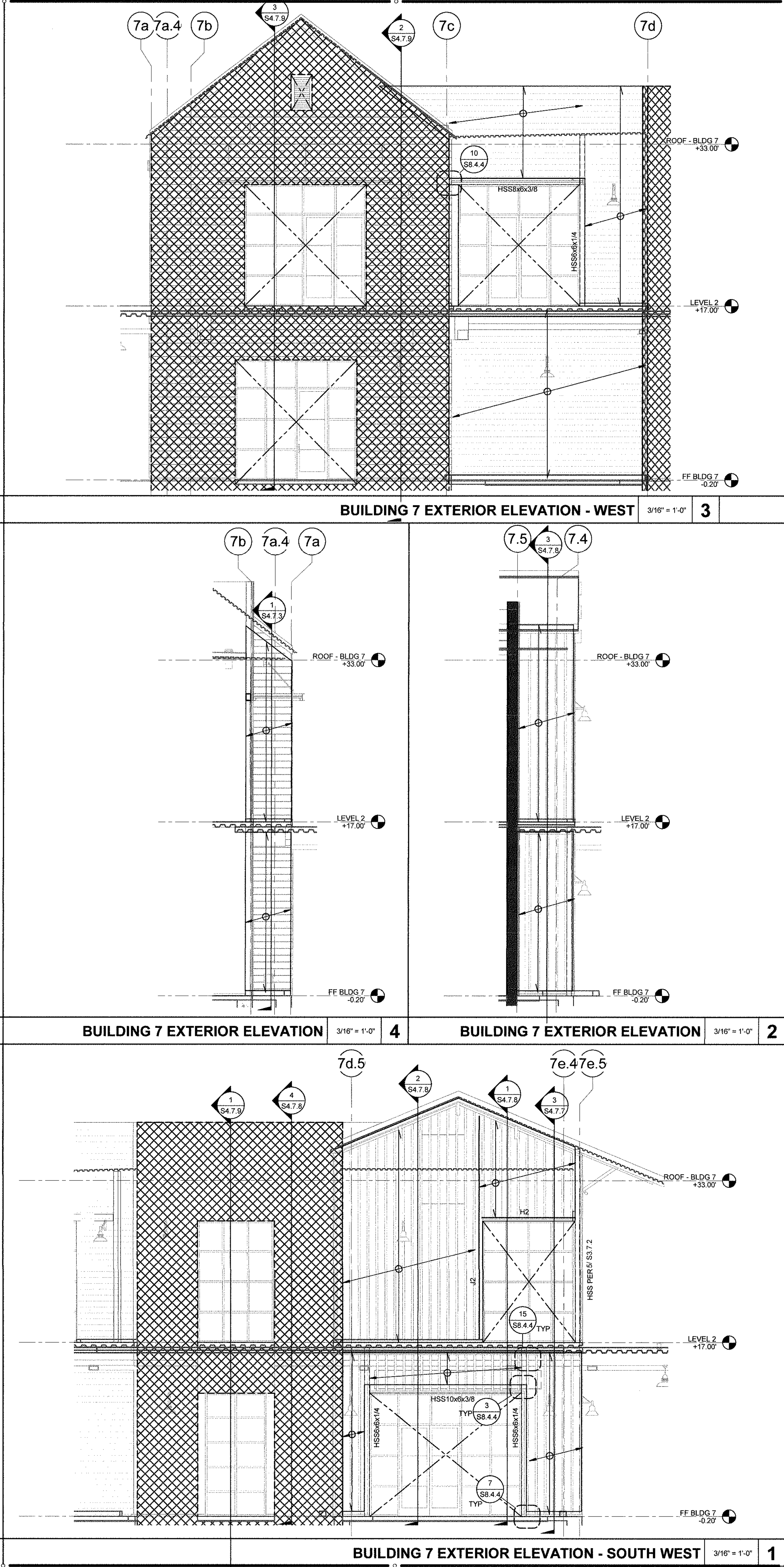


No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

PROJECT NO.	1900799
DATE	Issue Date

BUILDING 7 EXTERIOR
WALL ELEVATIONS

S3.7.2



EXTERIOR WALL ELEVATION NOTES

1.

SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.

2.

FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU 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.



INDICATES CONCRETE WALL PER PLAN.

11.

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
ST-2	600S162-68 @16" OC

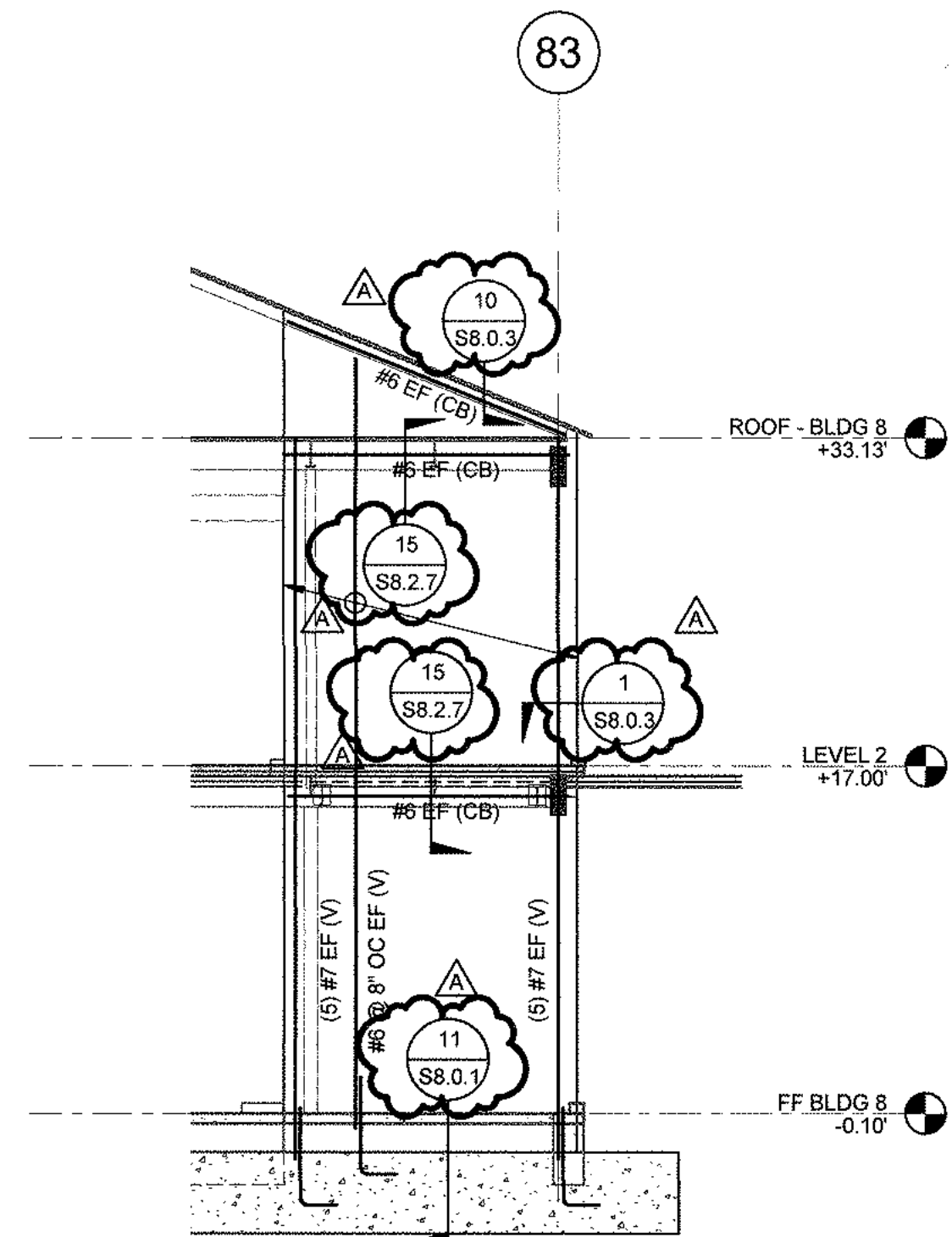
JAMB SCHEDULE

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

HEADER SCHEDULE

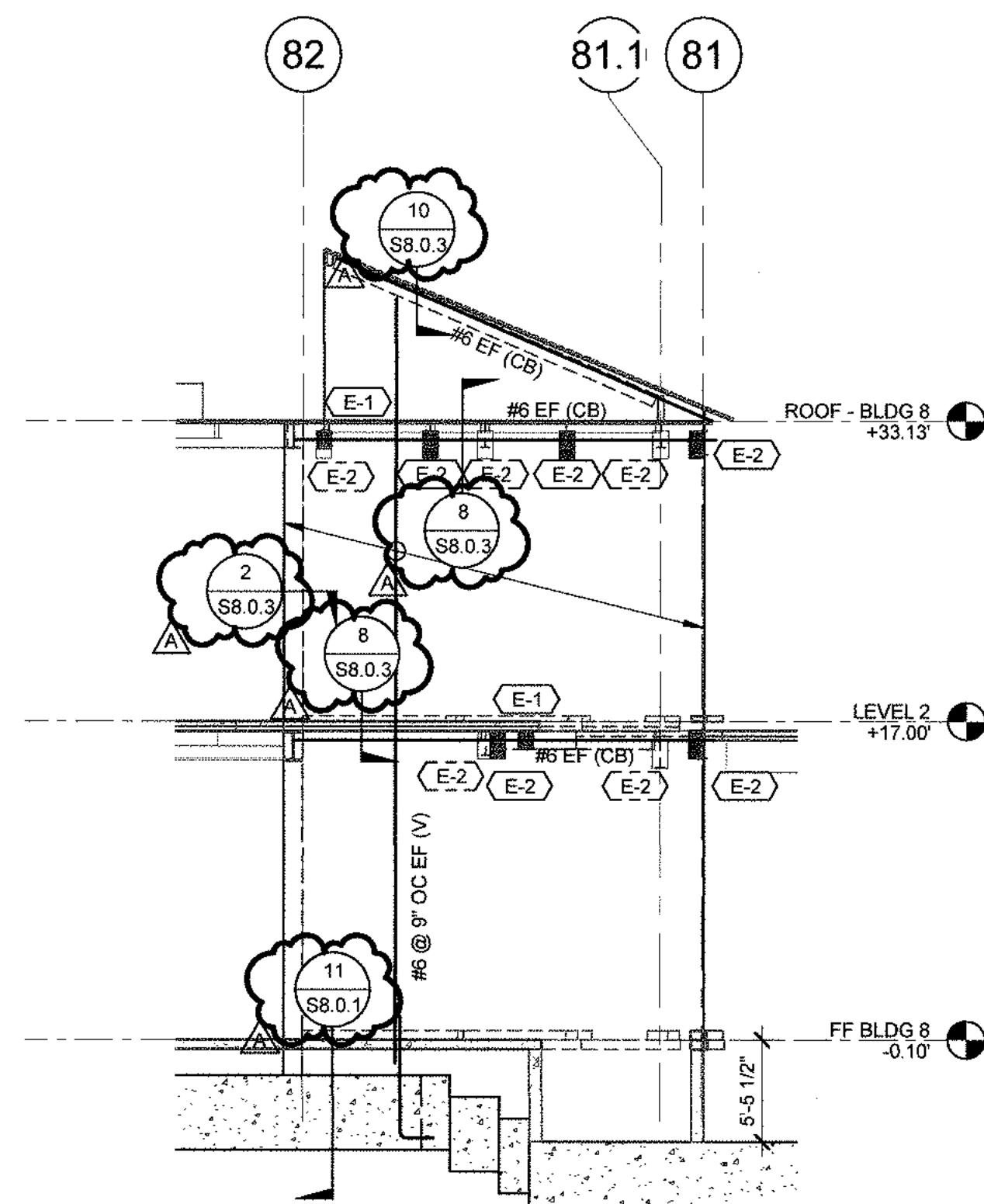
MARK	TRACK SIZE	STUD SIZE
H1	600T150-54	(2) 400S162-43
H2	600T150-54	(2) 600S162-54
H3	600T150-54	(2) 800S162-54

BM 350 / Dana Point Harbor Revitalization 1900799, DPH Phase 4a Struct



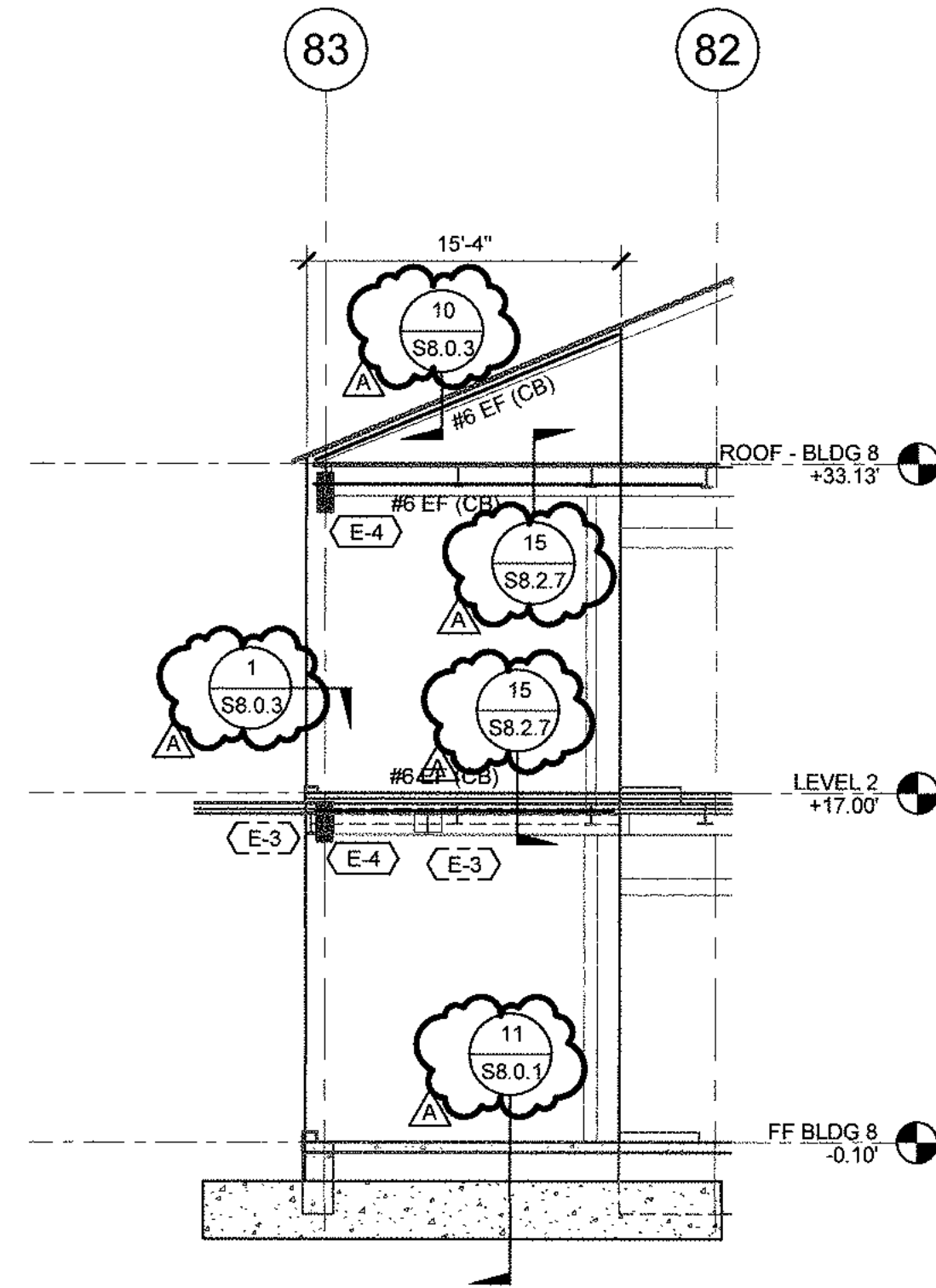
WALL ELEVATION AT GL 8a

1/8" = 1'-0" 7



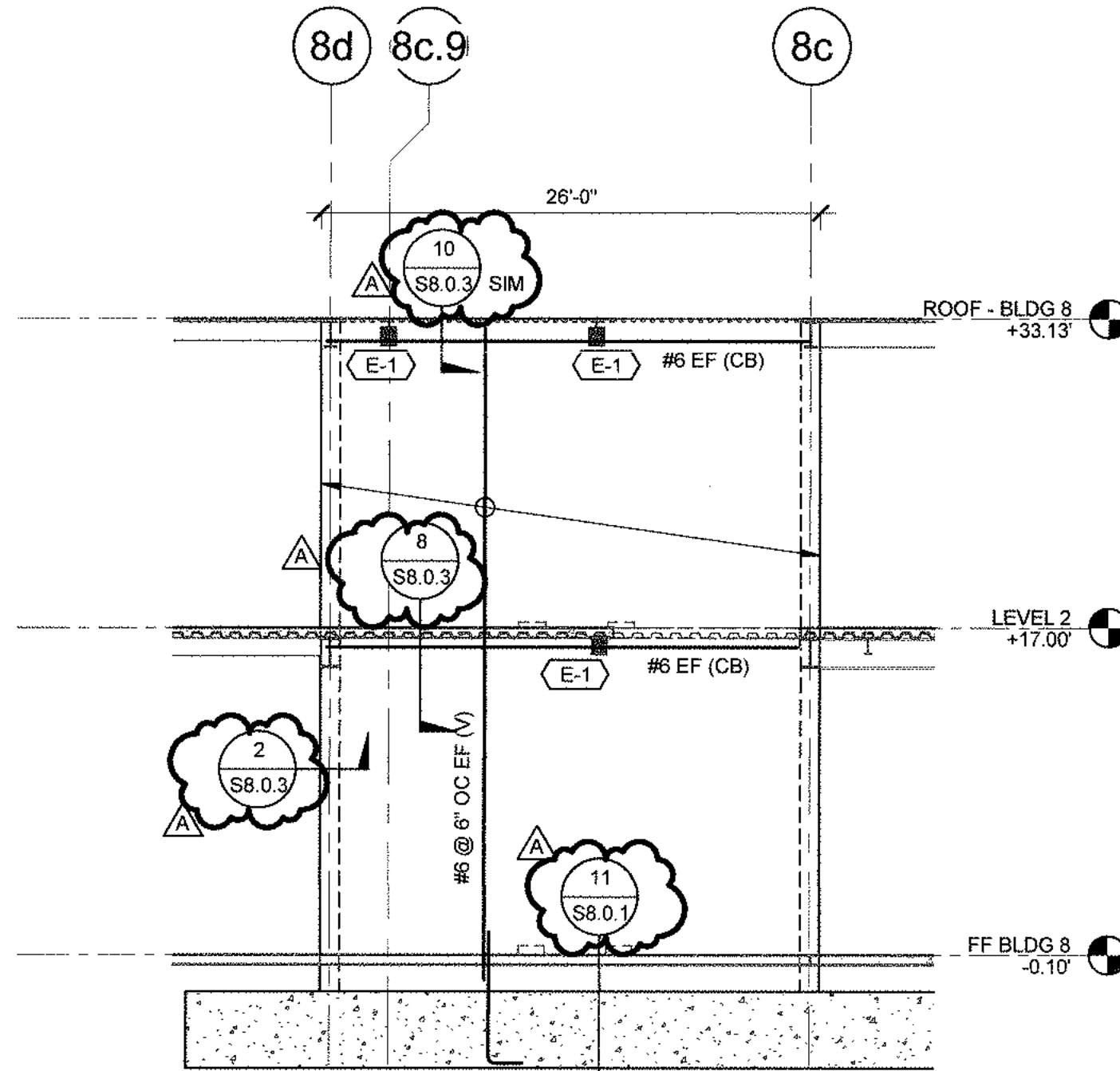
WALL ELEVATION AT GL 8c

1/8" = 1'-0" 6



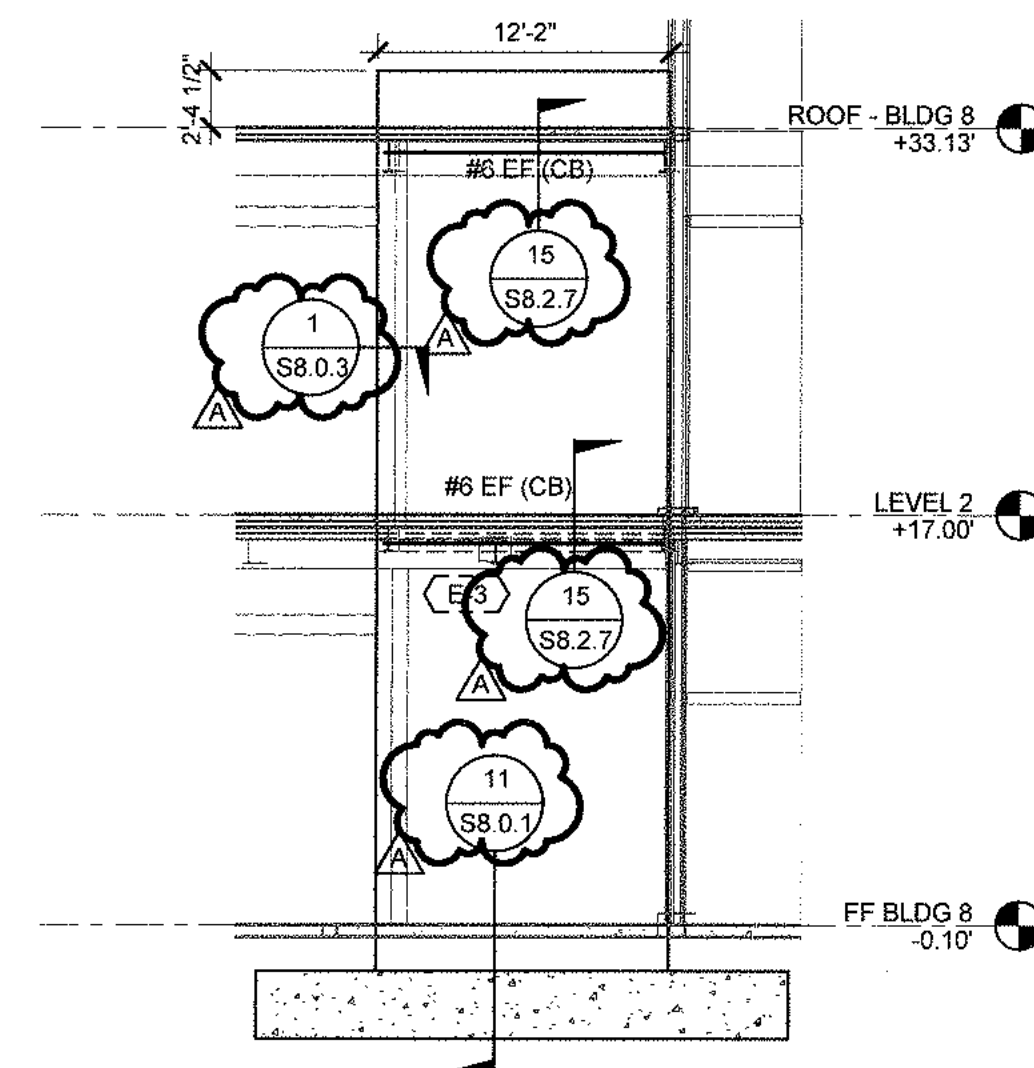
WALL ELEVATION AT GL 8e

1/8" = 1'-0" 3



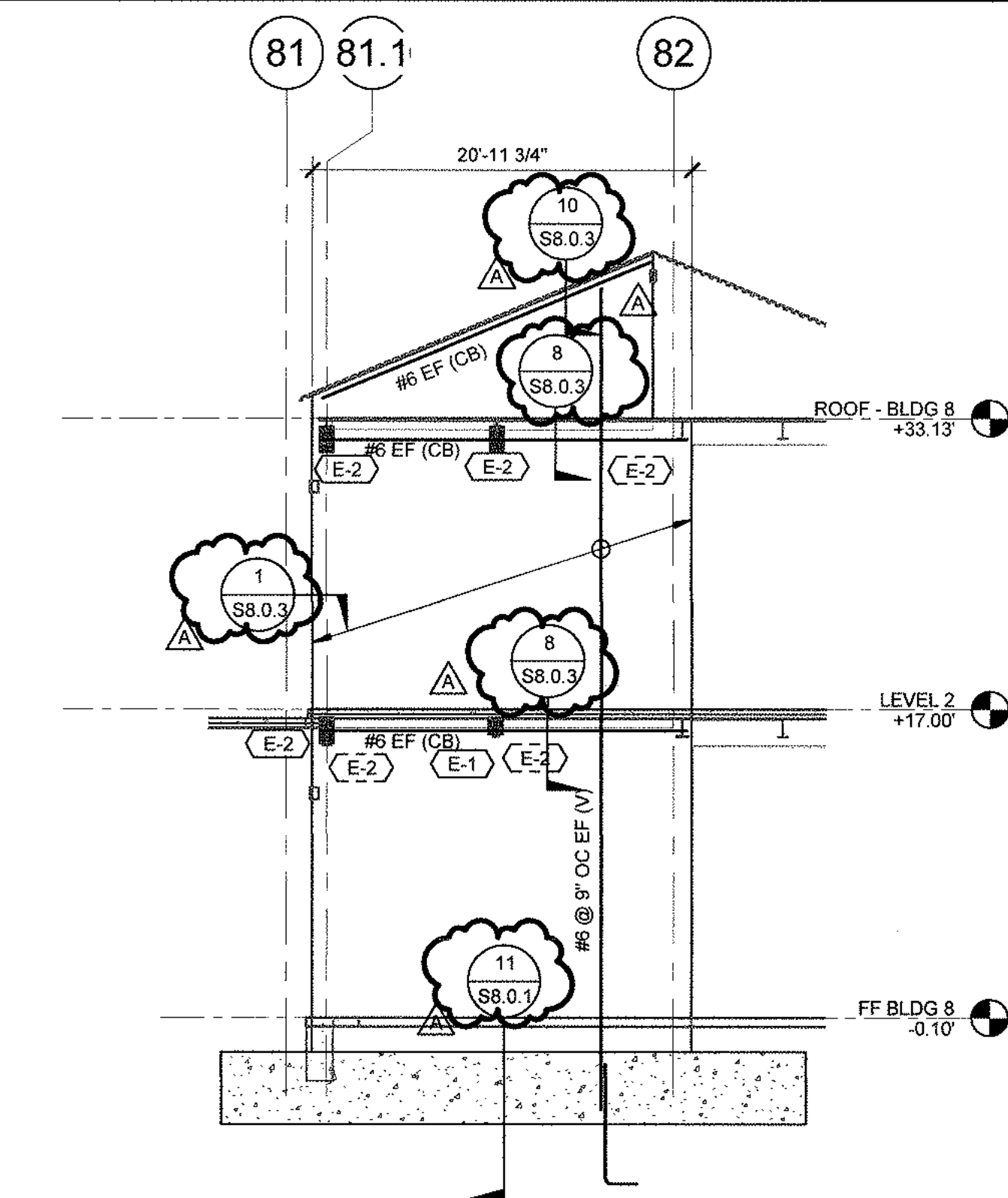
WALL ELEVATION AT GL 82

1/8" = 1'-0" 5



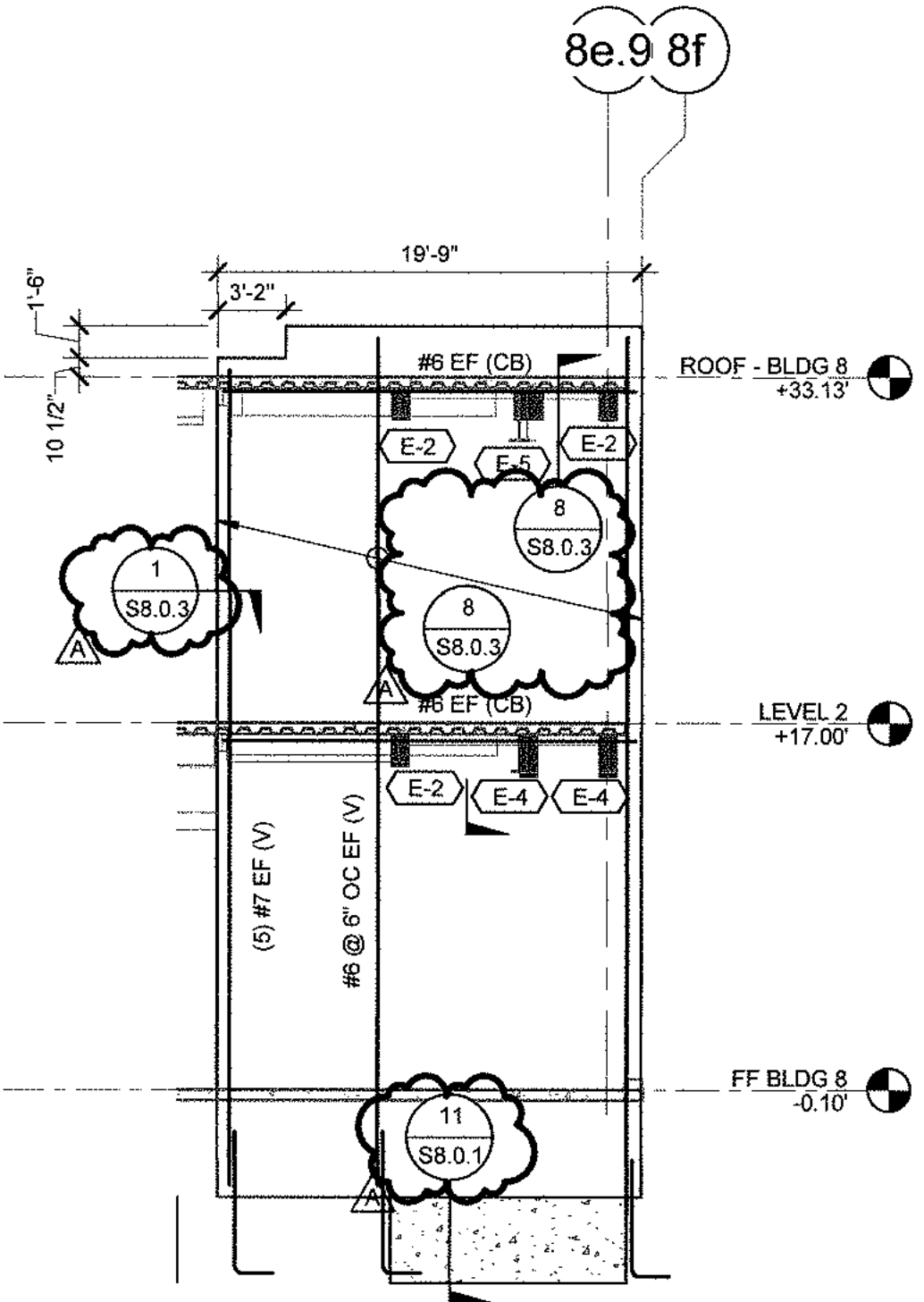
WALL ELEVATION AT GL 8f

1/8" = 1'-0" 2



WALL ELEVATION AT GL 8d

1/8" = 1'-0" 4



WALL ELEVATION AT GL 86

1/8" = 1'-0" 1

CONCRETE WALL ELEVATION NOTES

- FOR GENERAL NOTES SEE SHEETS S8.0.1 THRU S8.0.3
- FOR ABBREVIATIONS AND SYMBOLS SEE SHEET S8.0.3
- FOR TYPICAL CONCRETE DETAILS SEE SHEETS S8.0.1 THRU S8.0.3
- FOR TYPICAL STEEL DETAILS SEE SHEETS S8.2.10 THRU S8.2.5
- FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3
- ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY
- TYPICAL WALL REINFORCING:

BLDG	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6	#6 @ 8" OC EF	#6 @ 12" OC EF
7	#6 @ 12" OC EF	#6 @ 16" OC EF
8	#6 @ 12" OC EF	#6 @ 16" OC EF
9	#6 @ 12" OC EF	#6 @ 16" OC EF

CONCRETE WALL ELEVATION SYMBOLS

- INDICATES LAP SPlice PER 1/ S8.0.1.
- INDICATES REINFORCING PER ELEVATION: (x) EQUALS:
 - (CB) - CHORD BAR
 - (LB) - LINTEL BAR
 - (V) - VERTICAL BAR
 - (H) - HORIZONTAL BAR
- INDICATES WALL OPENING. SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES EMBED PLATE AND TYPE. SEE 17/ S8.2.0, TYP. UNO.
- INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL. SEE 17/ S8.2.0, TYP. UNO.
- INDICATES STEP (TRANSITION) IN WALL.

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
04-23-21	06-01-21	PROGRESS SET
A	09-24-21	COUNTY SUBMITTAL
		COUNTY RESUBMITTAL

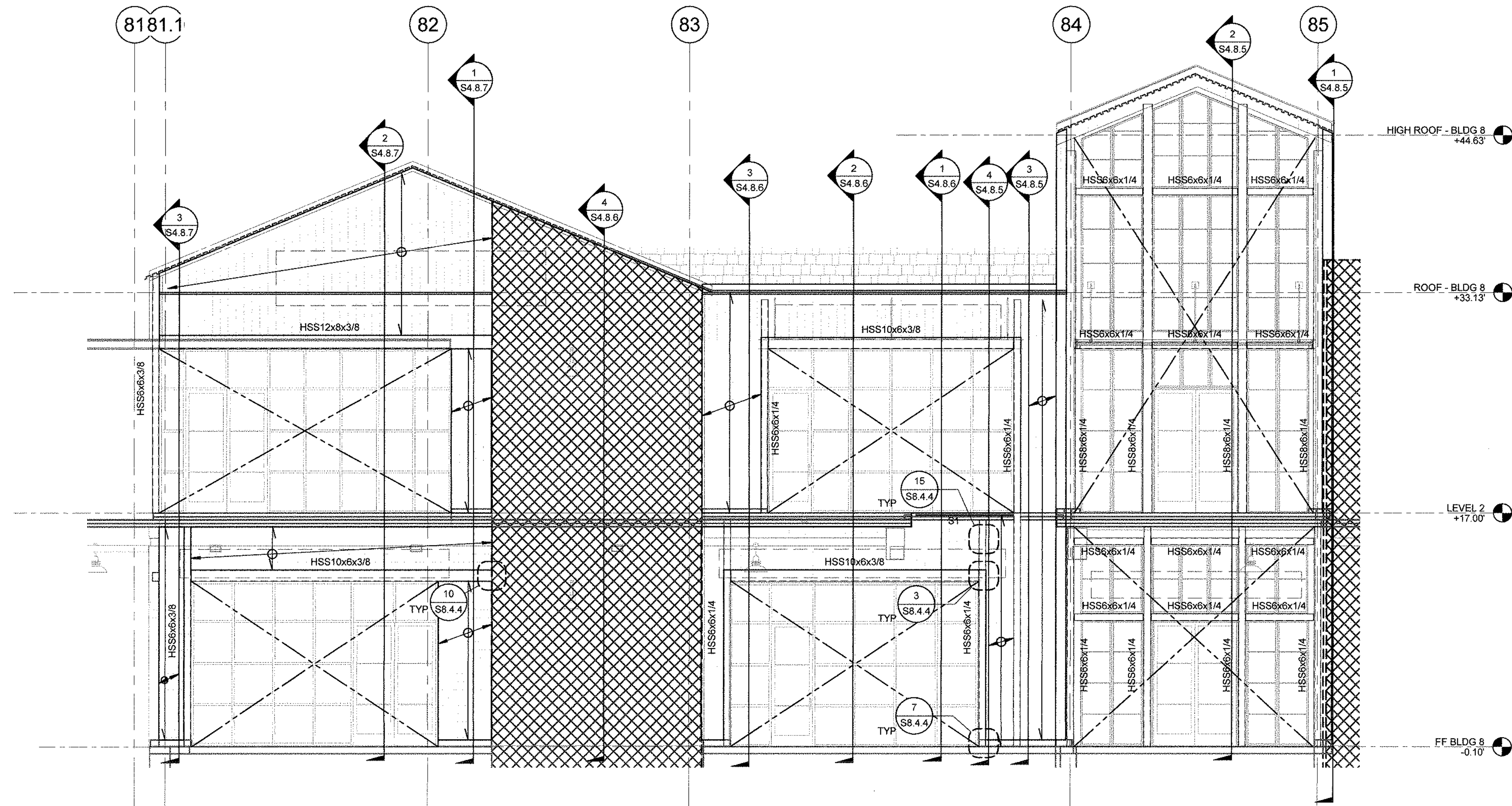
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PROJECT NO. 1900799
DATE Issue Date

BUILDING 8 WALL ELEVATIONS

S3.8.2

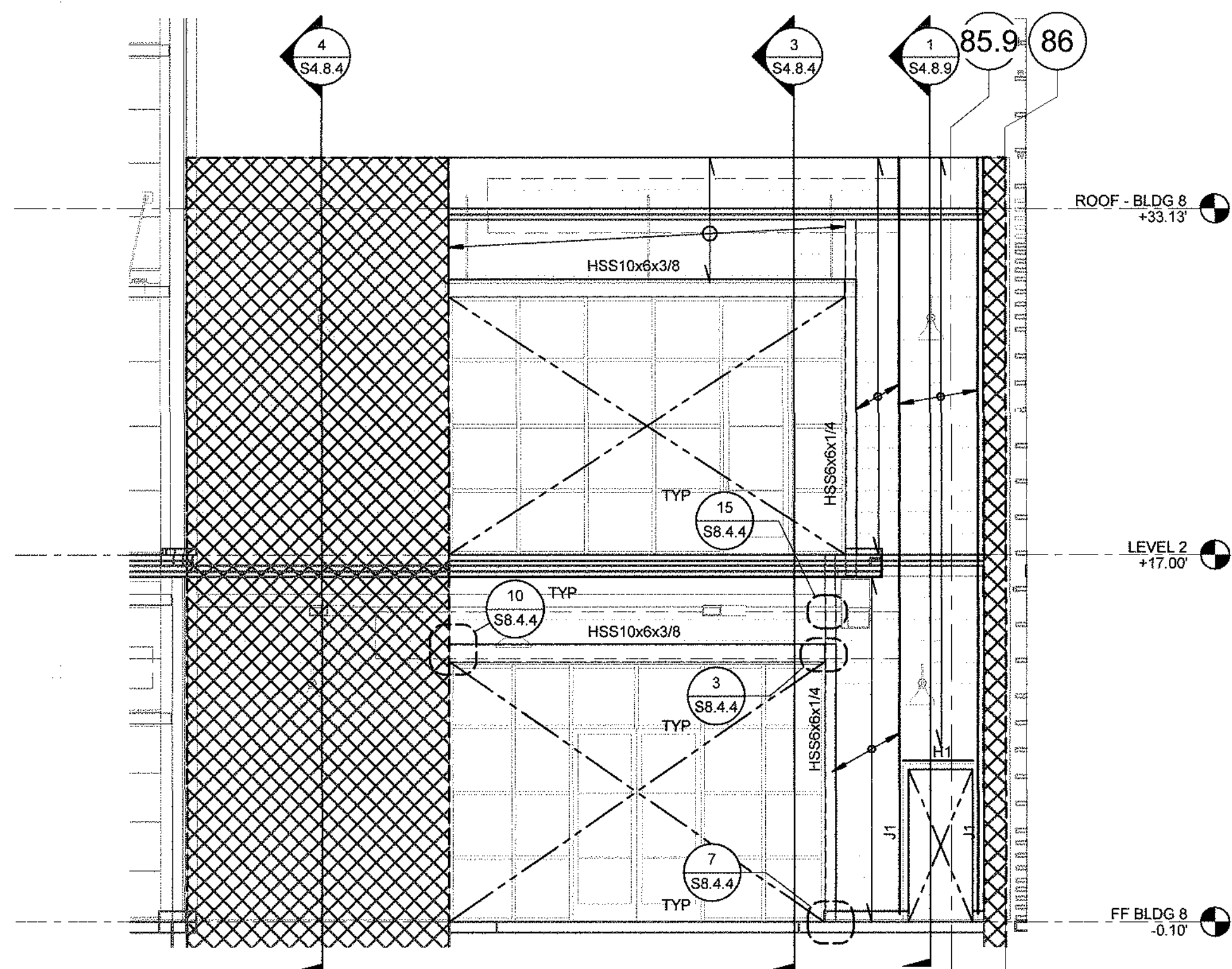
BM 380 / Dana Point Harbor Revitalization / 150799 - DPHL Phase 4a-Struct 1x1



BUILDING 8 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

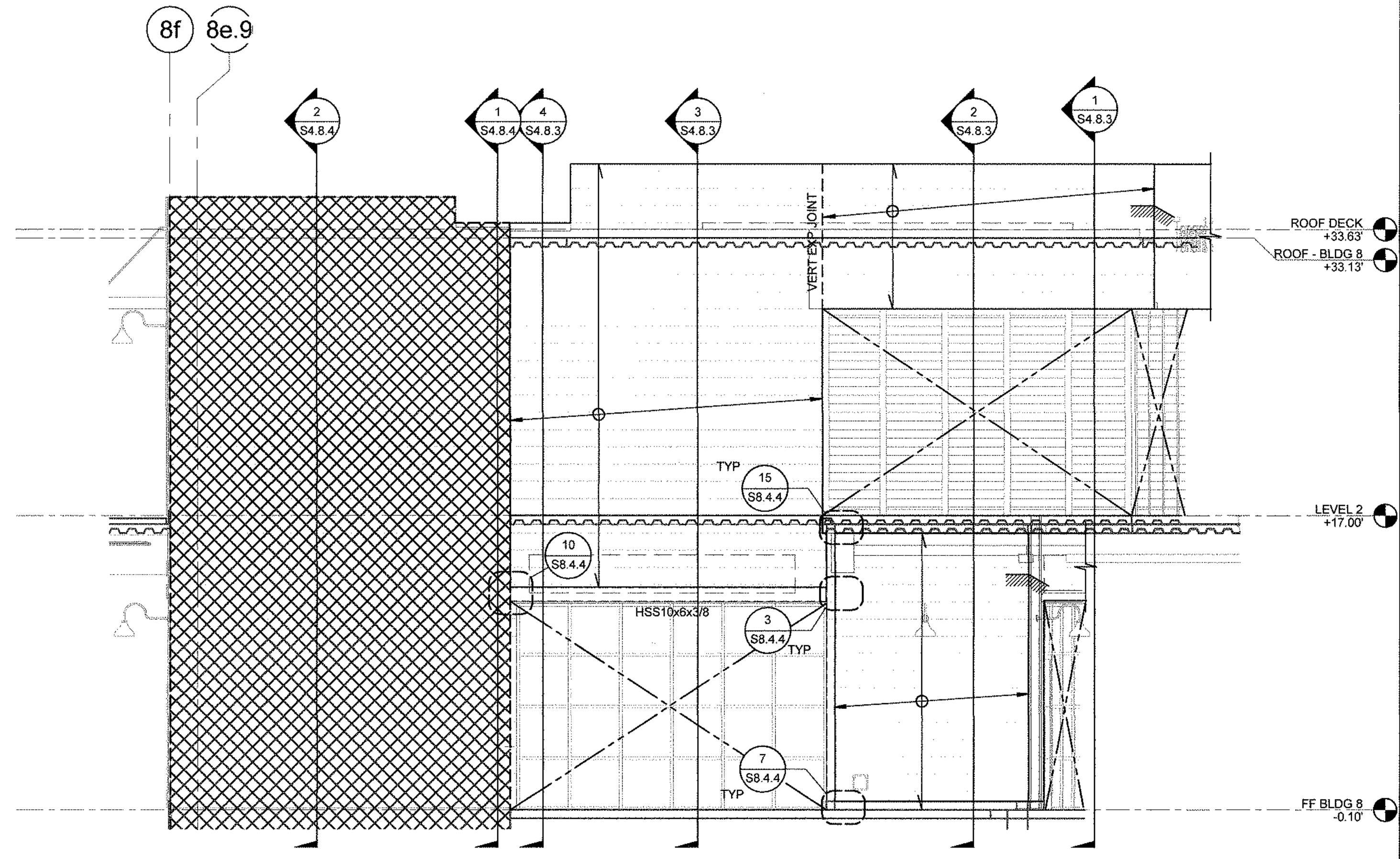
3



BUILDING 8 EXTERIOR ELEVATION - SOUTH EAST

3/16" = 1'-0"

2



BUILDING 8 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"

1

EXTERIOR WALL ELEVATION NOTES

- SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
- FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU 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.
- INDICATES CONCRETE WALL PER PLAN.
- 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
ST-2	600S162-58 @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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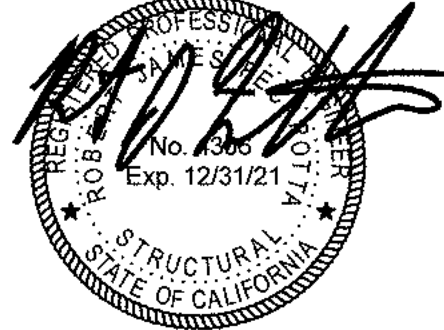
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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

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PROJECT NO. 1900799

DATE Issue Date

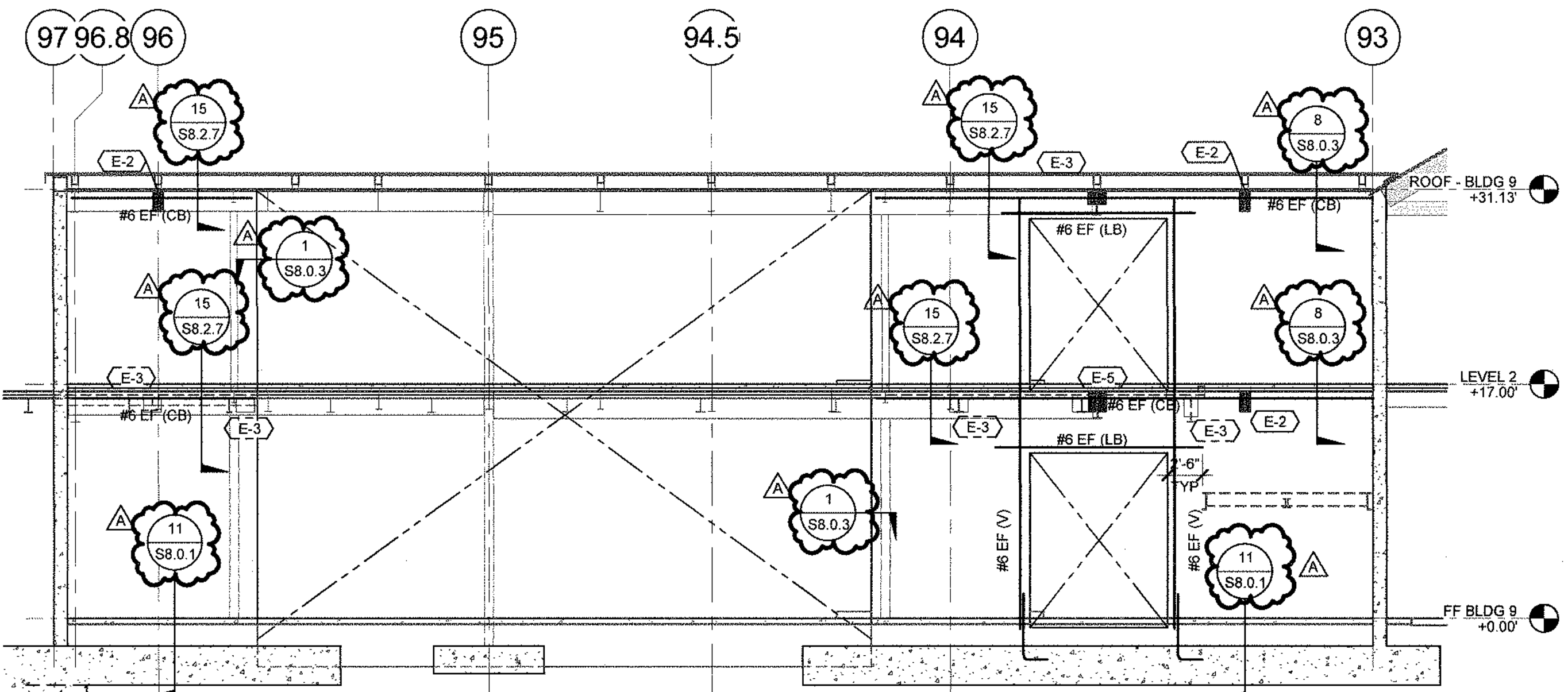
BUILDING 8 EXTERIOR
WALL ELEVATIONS

DRAWING NO.

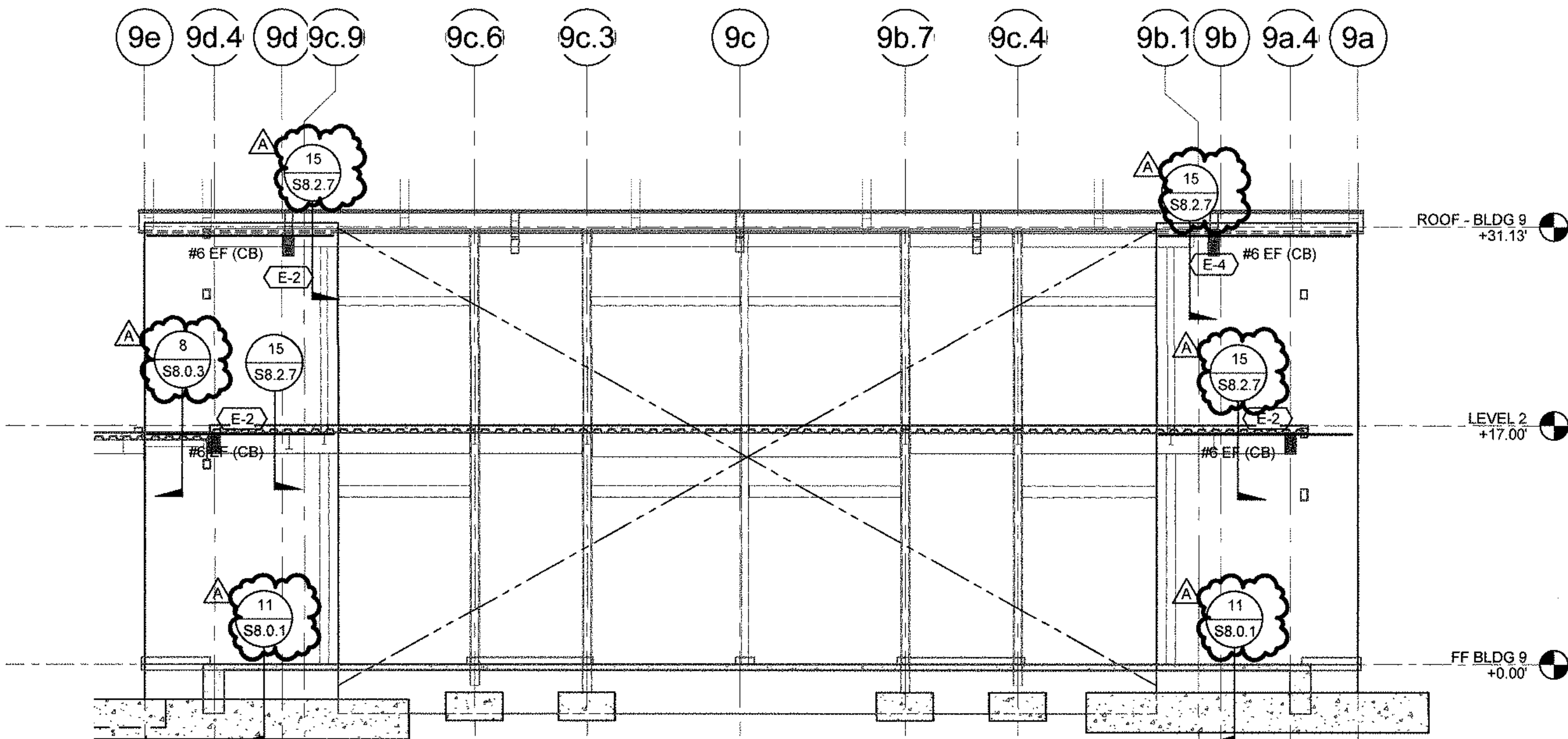
S3.8.3

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

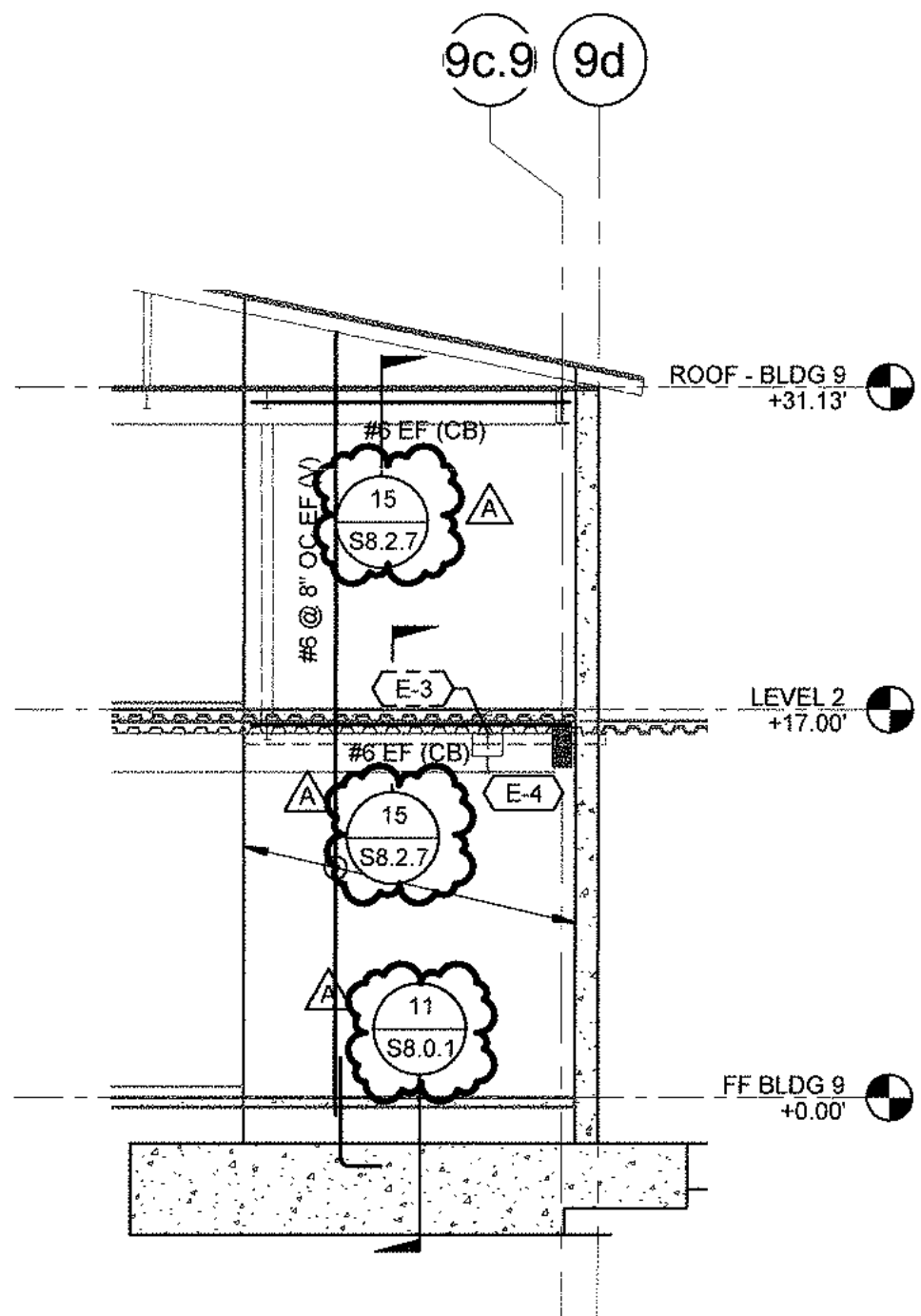
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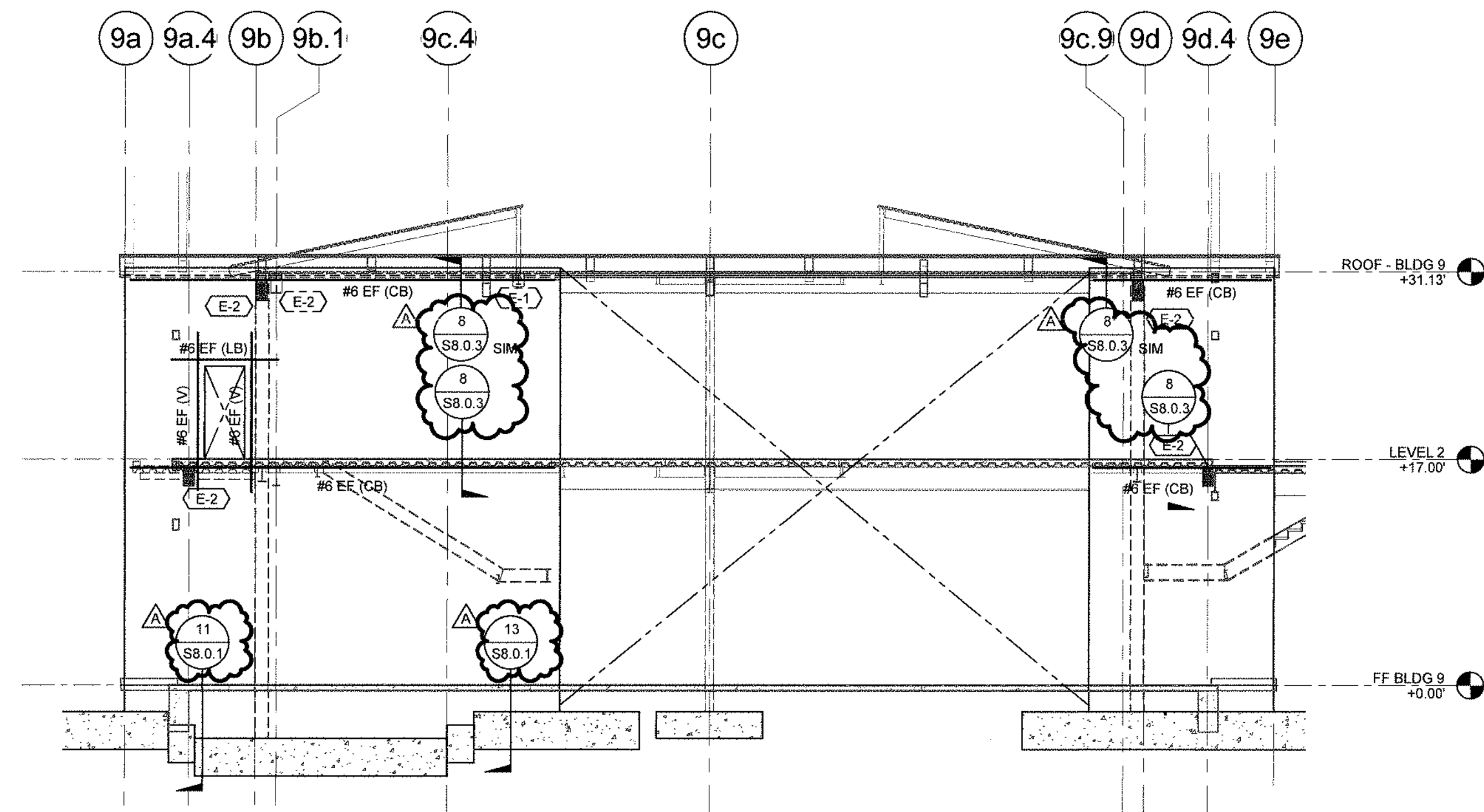
WALL ELEVATION AT GL 9d 1/8" = 1'-0" 4



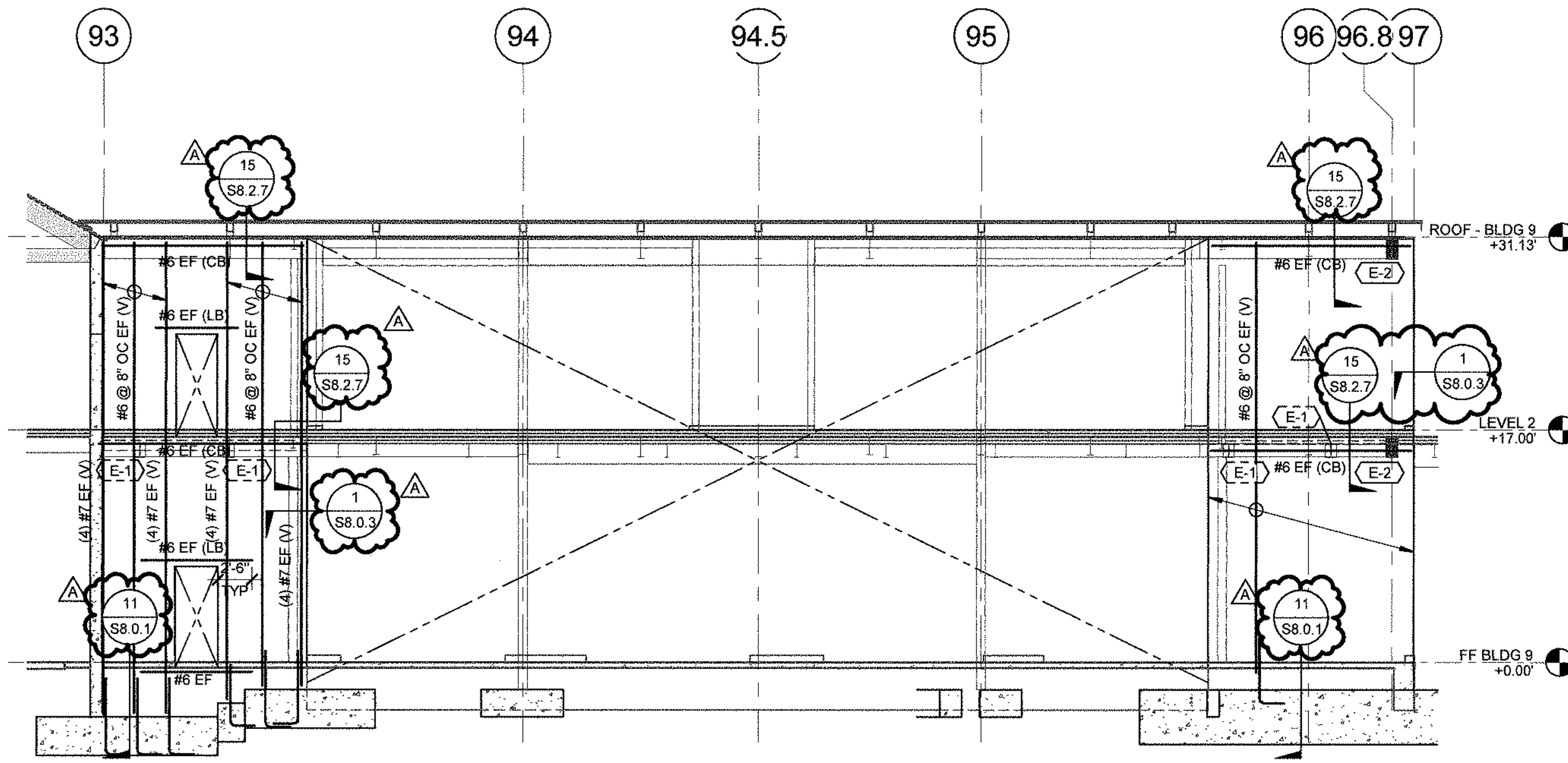
WALL ELEVATION AT GL 91 1/8" = 1'-0" 1



WALL ELEVATION AT GL 97 1/8" = 1'-0" 5



WALL ELEVATION AT GL 93 1/8" = 1'-0" 2



WALL ELEVATION AT GL 9b 1/8" = 1'-0" 3

- CONCRETE WALL ELEVATION NOTES**
1. FOR GENERAL NOTES SEE SHEETS S0.0.1 THRU S0.0.3.
 2. FOR 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 S8.2.10 THRU S8.2.6.
 5. FOR TYPICAL WALL OPENING REINFORCING NOTED ON ELEVATIONS, SEE DETAIL 5/S8.0.3.
 6. ALL HORIZONTAL BARS ARE CONTINUOUS THROUGH WALL CONTROL JOINTS PER DETAILS X/S8.0.X.
 7. ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.
 8. TYPICAL WALL REINFORCING:

BLDG	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6	#6 @ 8" OC EF	#6 @ 12" OC EF
7	#6 @ 12" OC EF	#6 @ 16" OC EF
8	#6 @ 12" OC EF	#6 @ 16" OC EF
9	#6 @ 12" OC EF	#6 @ 16" OC EF

CONCRETE WALL ELEVATION SYMBOLS

- — — — — INDICATES LAP SPLICE PER 17/S8.0.1.
- () # (X) INDICATES REINFORCING PER ELEVATION (X) EQUALS:
- (CB) - CHORD BAR
 - (LB) - LINTEL BAR
 - (V) - VERTICAL BAR
 - (H) - HORIZONTAL BAR
- INDICATES WALL OPENING. SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES EMBED PLATE AND TYPE. SEE 17/S8.2.0. TYP. UNO.
- INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL. SEE 17/S8.2.0. TYP. UNO.
- INDICATES STEP (TRANSITION) IN WALL.

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

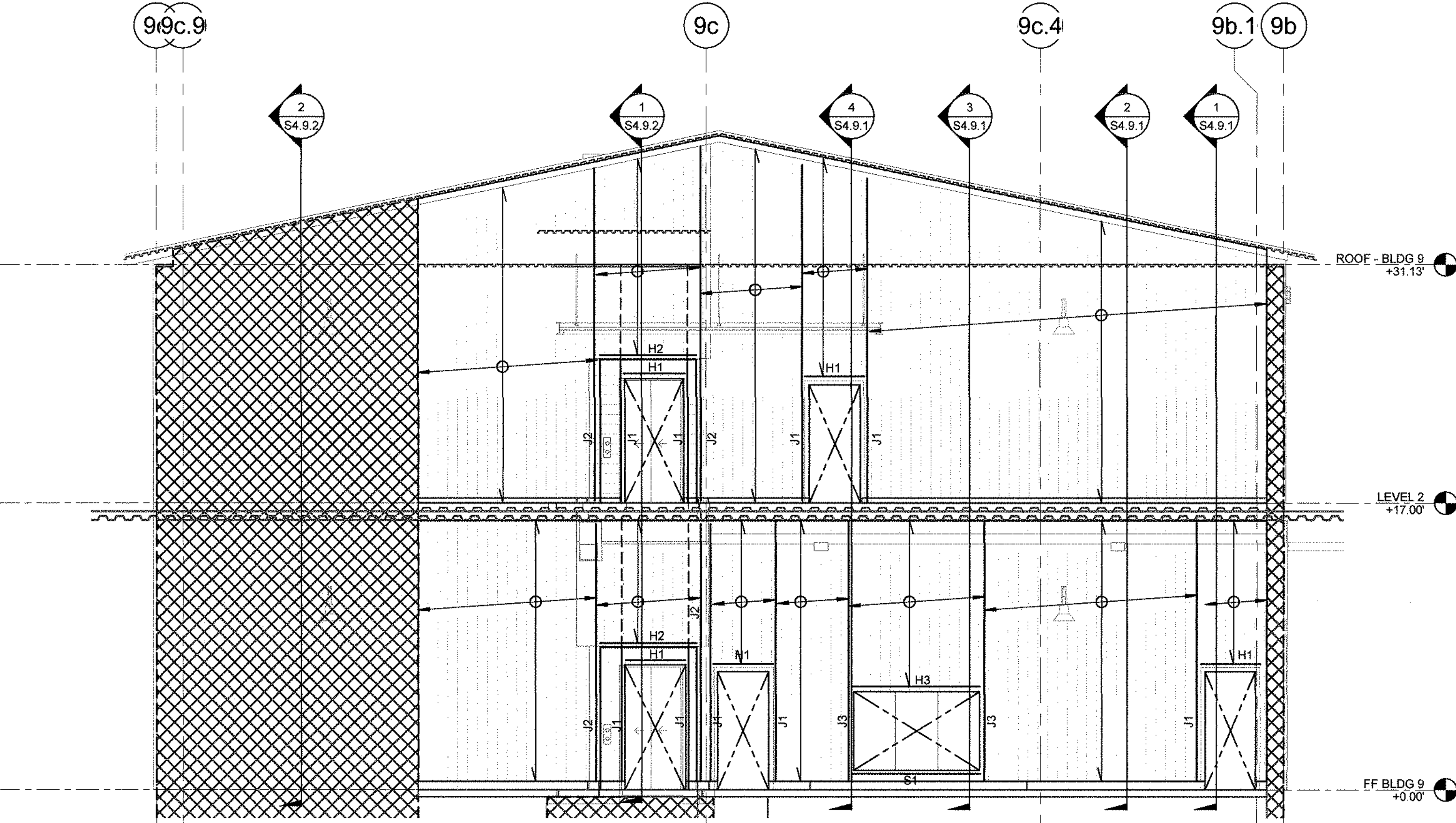
BWP BURNHAM|WARD
P R O P E R T I E S



No.	DATE	ISSUE
10-08-20	04-23-21	DESIGN DEVELOPMENT
05-01-21	09-24-21	PROGRESS SET
A	09-24-21	COUNTY SUBMITTAL
		COUNTY RESUBMITTAL

PROJECT NO: 1500799
DATE: Issue Date
BUILDING 9 WALL ELEVATIONS

S3.9.1



BUILDING 9 EXTERIOR ELEVATION - EAST	3/16" = 1'-0"	1
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EXTERIOR WALL ELEVATION NOTES:

2. SEE ARCH DRAWINGS FOR FINISHES AND DIMENSIONS.
3. FOR GENERAL NOTES SEE SHEETS 50.0.1 AND 50.0.2.
4. FOR ABBREVIATIONS AND SYMBOLS SEE SHEET 50.0.3.
5. FOR TYPICAL METAL STUD DETAILS SEE SHEETS S8.4.1 THRU S8.4.4.
6. ST- INDICATES EXTERIOR WALL STUD SIZE PER SCHEDULE.
7. H- INDICATES TYPE OF HEADER PER SCHEDULE FOR HEADER ATTACHMENT TO JAMB, SEE (UNO).
8. J- INDICATES TYPE OF JAMB PER SCHEDULE FOR JAMB ATTACHMENT AT EACH LEVEL, SEE 5/58.4.1 (UNO).
9. ALL STUDS WITH THICKNESS EQUAL OR GREATER THAN 54 MIL (16GA) SHALL BE 50 KSI.
10. INDICATES METAL STUD SPAN DIRECTION. ST-1 TYPE, UNO.
11. FOR EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 18 GA STUD W/ 1 1/8" 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

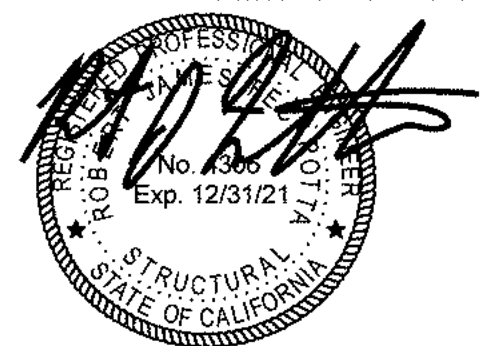
JAMB SCHEDULE	
MARK	STUD SIZE
J1	600S250-54
J2	(2) 600S137-54
J3	(4) 600S137-54

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

DANA POINT HARBOR BUILDING 6 - 9

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

B W P **BURNHAM | WARD**
P R O P E R T I E S

[illegible]

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PROJECT NO.	1900799
DATE	Issue Date

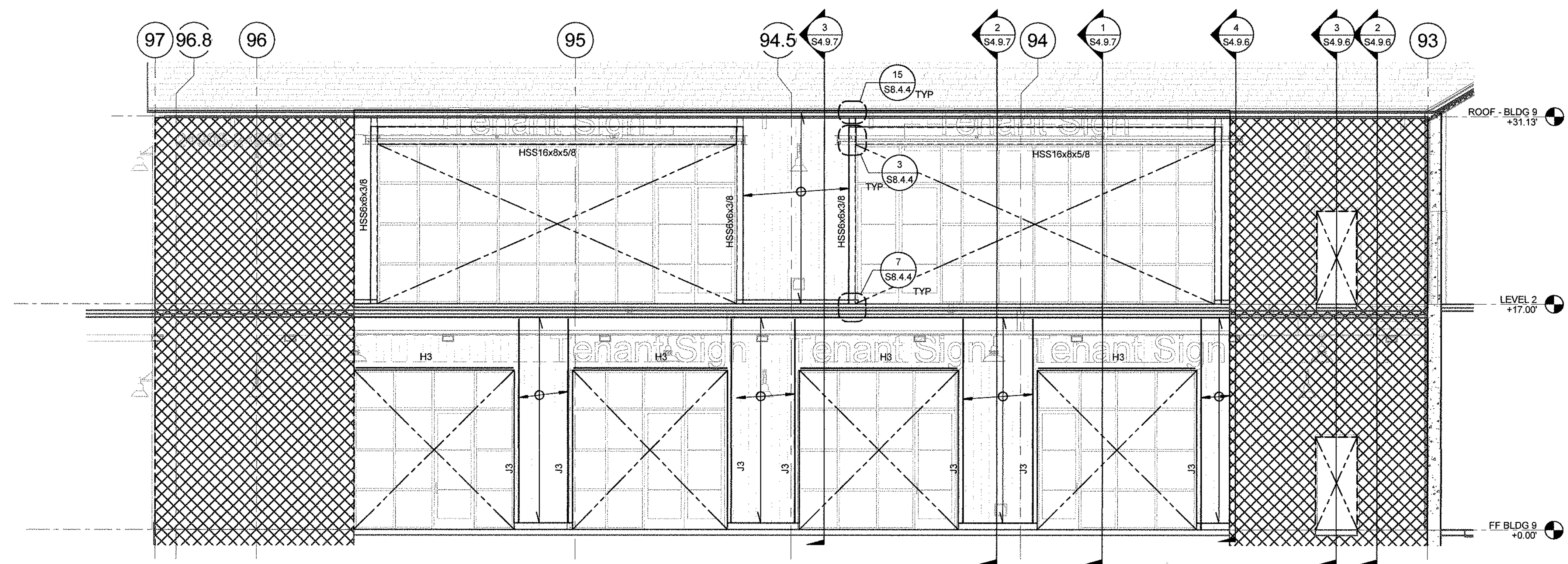
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**BUILDING 9 EXTERIOR
WALL ELEVATIONS**

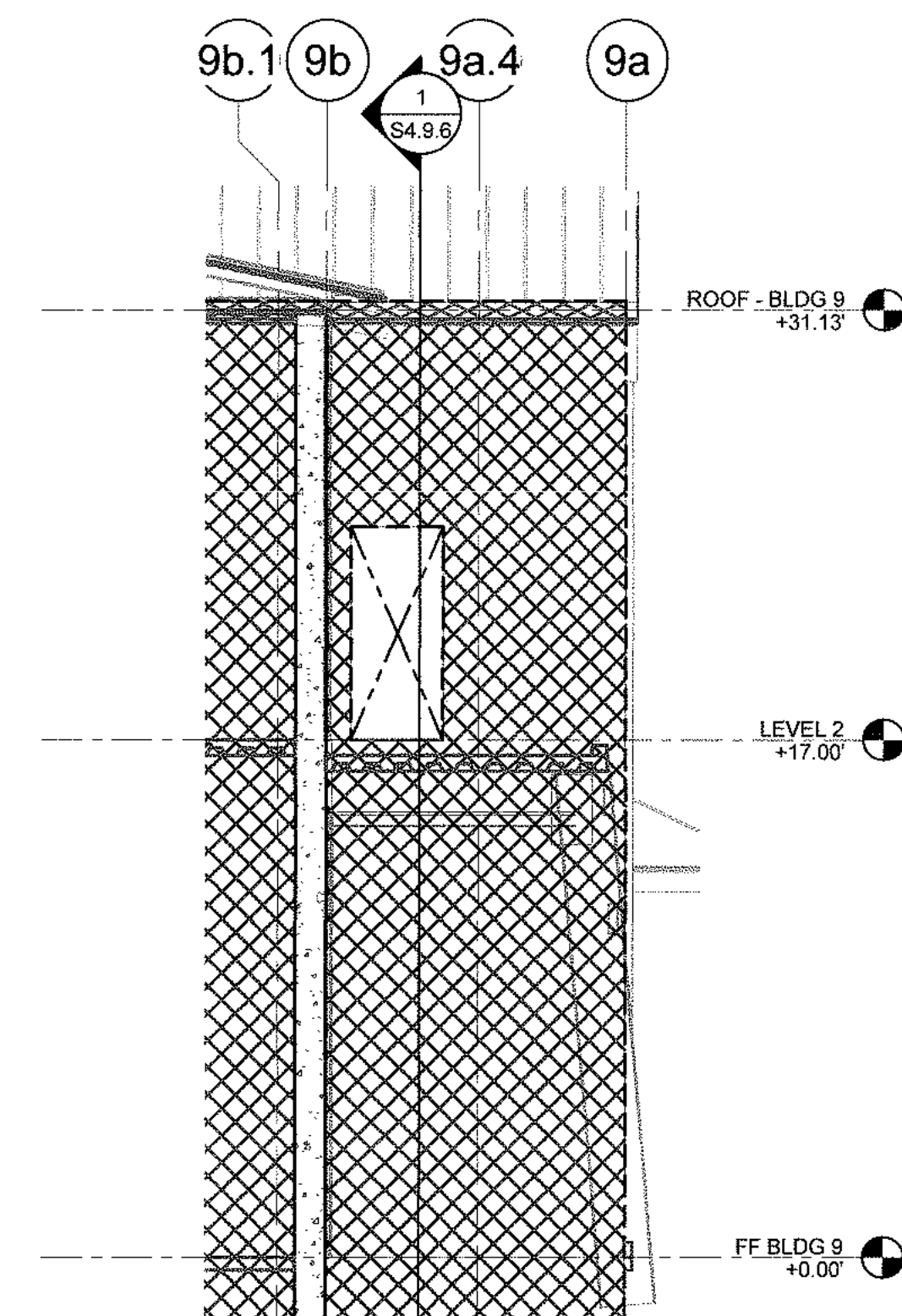
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S3.9.3

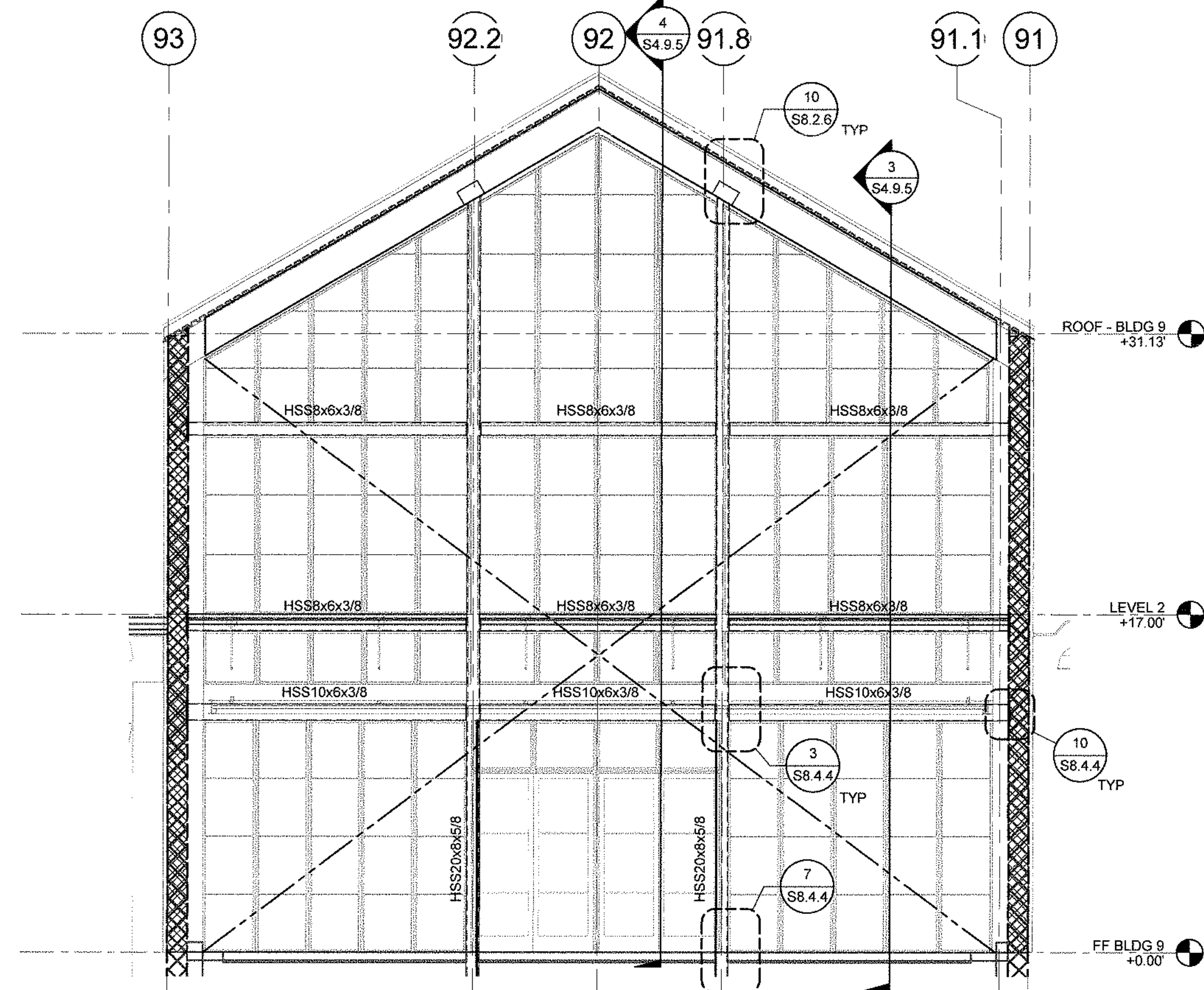
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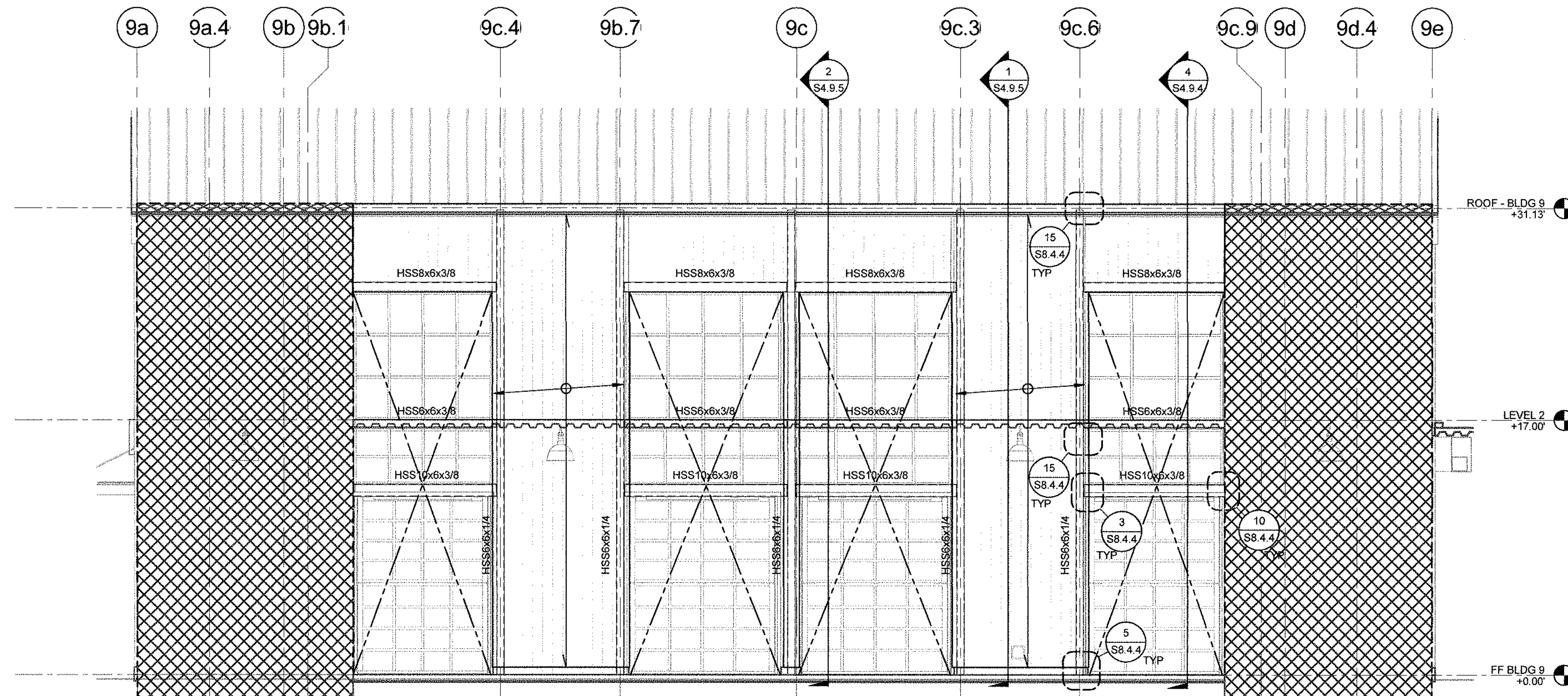
BUILDING 9 EXTERIOR ELEVATION - NORTH $3/16" = 1'-0"$ **4**



BUILDING 9 EXTERIOR ELEVATION - EAST	3/16" = 1'-0"	3
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BUILDING 9 EXTERIOR ELEVATION - NORTH	3/16" = 1'-0"	2
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BUILDING 9 EXTERIOR ELEVATION - WEST	$3/16" = 1'-0"$	1
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- ## 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 (UNO).
 7. J- INDICATES TYPE OF JAMB PER SCHEDULE. FOR JAMB ATTACHMENT AT EACH LEVEL SEE: 5/8"x4.1" (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

DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

[illegible]

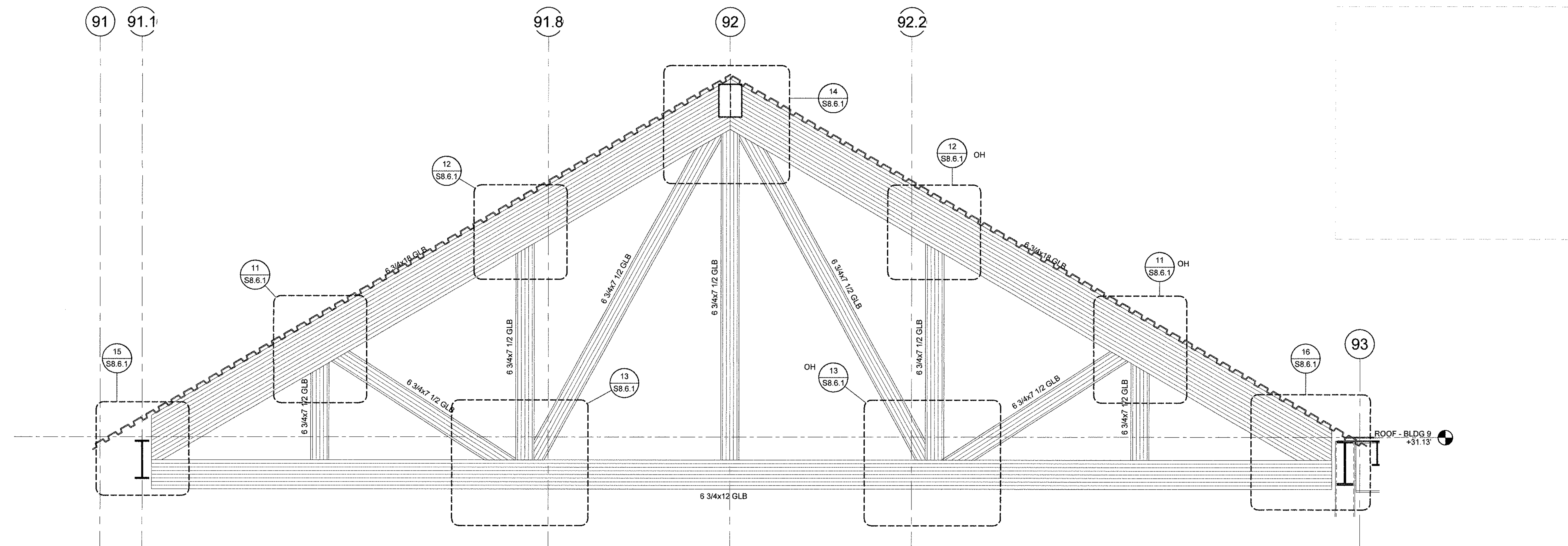
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PROJECT NO.	1900799
DATE	Issue Date

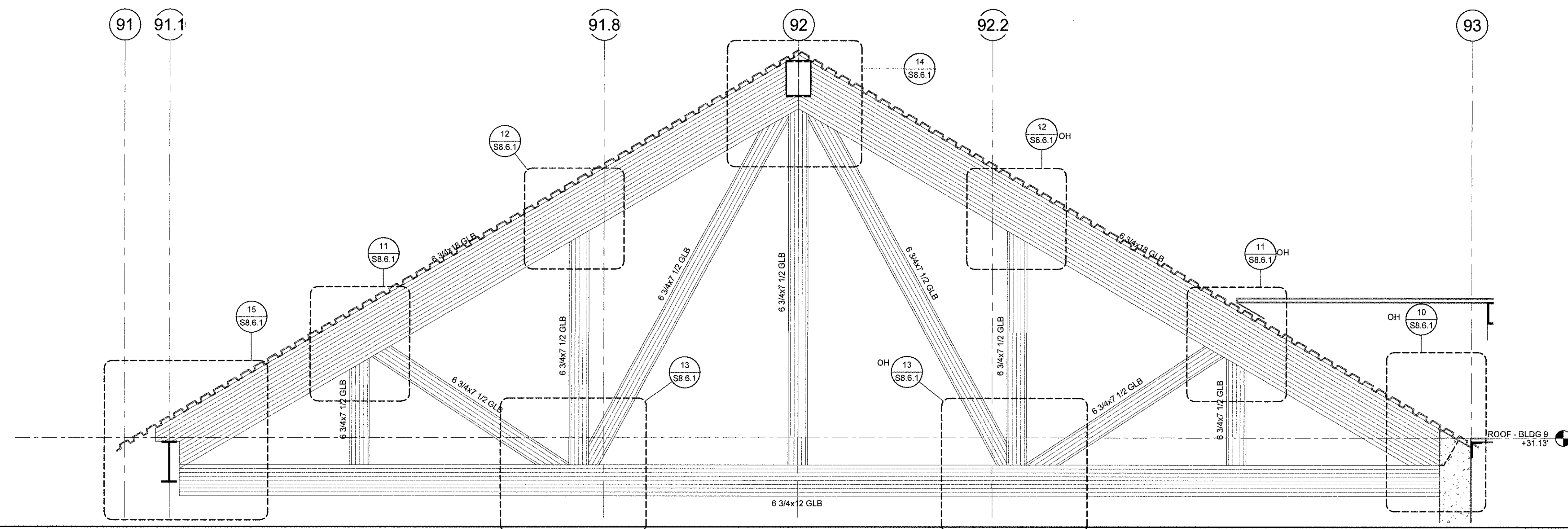
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**BUILDING 9 TRUSS
ELEVATIONS**

1000

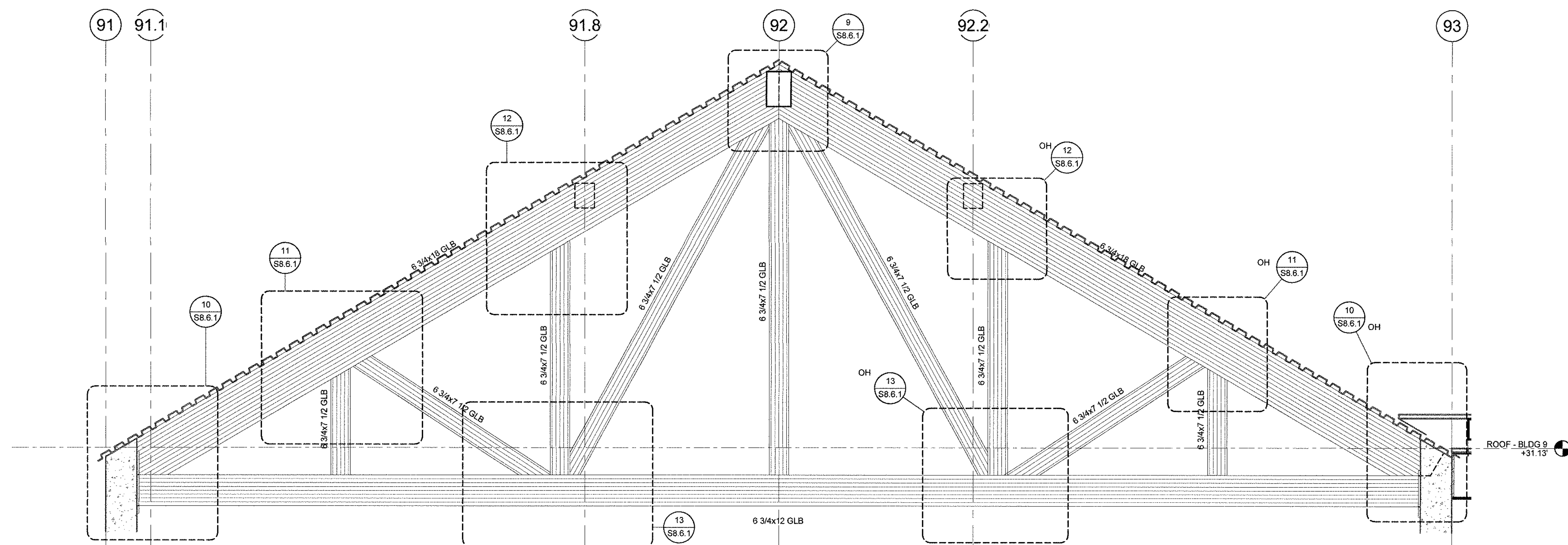
S3.9.4



TR-9B ELEVATION	$1/2" = 1'-0"$	3
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TR-9A ELEVATION	1/2" = 1'-0"	2
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TR-9 ELEVATION	1/2" = 1'-0"	1
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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[illegible]

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PROJECT NO.	1900799
DATE	Issue Date

BUILDING 6 WALL SECTIONS

OPAVING MD.

S4.6.1





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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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[illegible]

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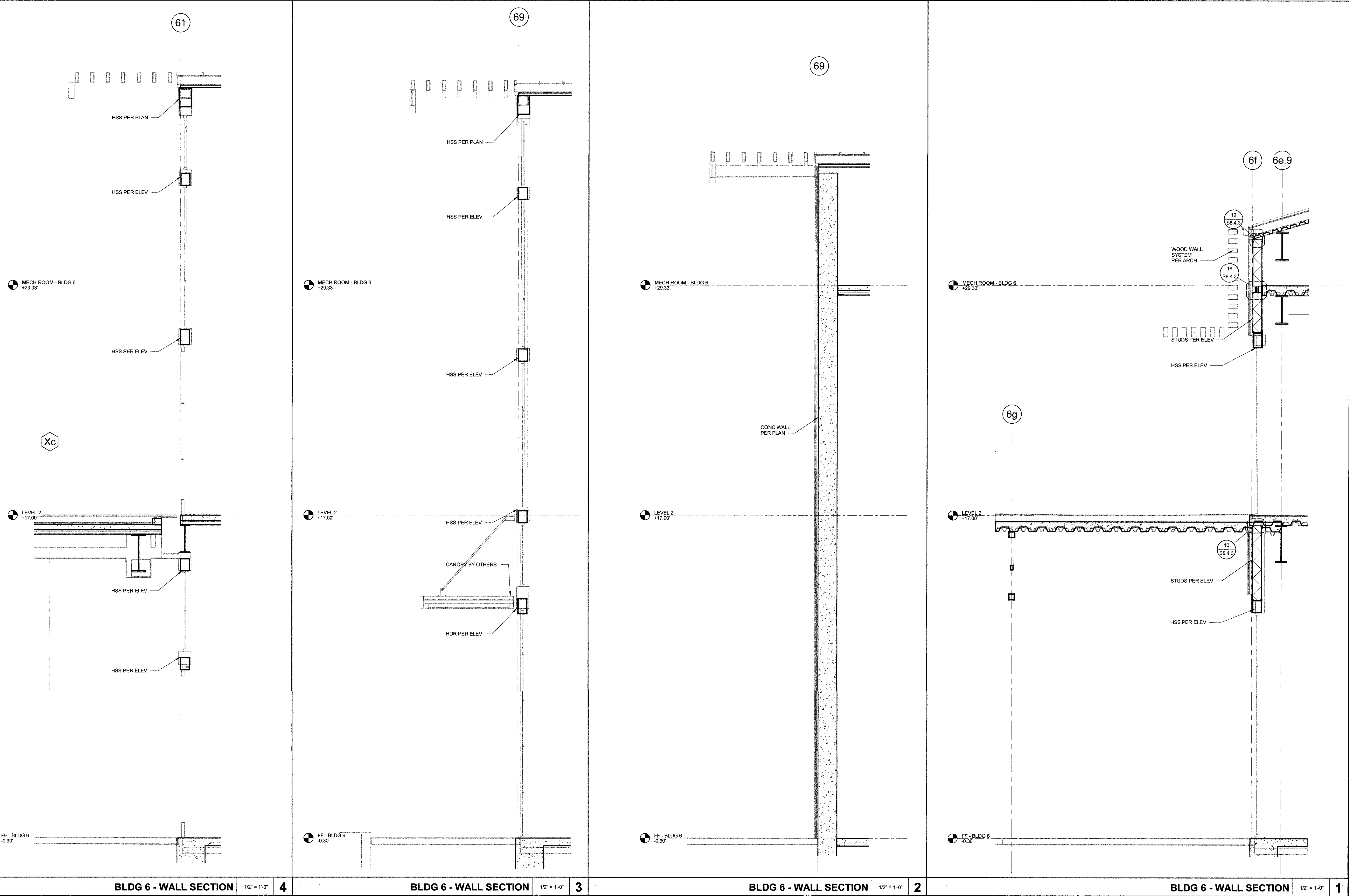
PROJECT NO. 1900799

DATE Issue Date

BUILDING 6 WALL SECTIONS

DRAWING NO.

S4.6.2



DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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P R O P E R T I E S

[illegible]

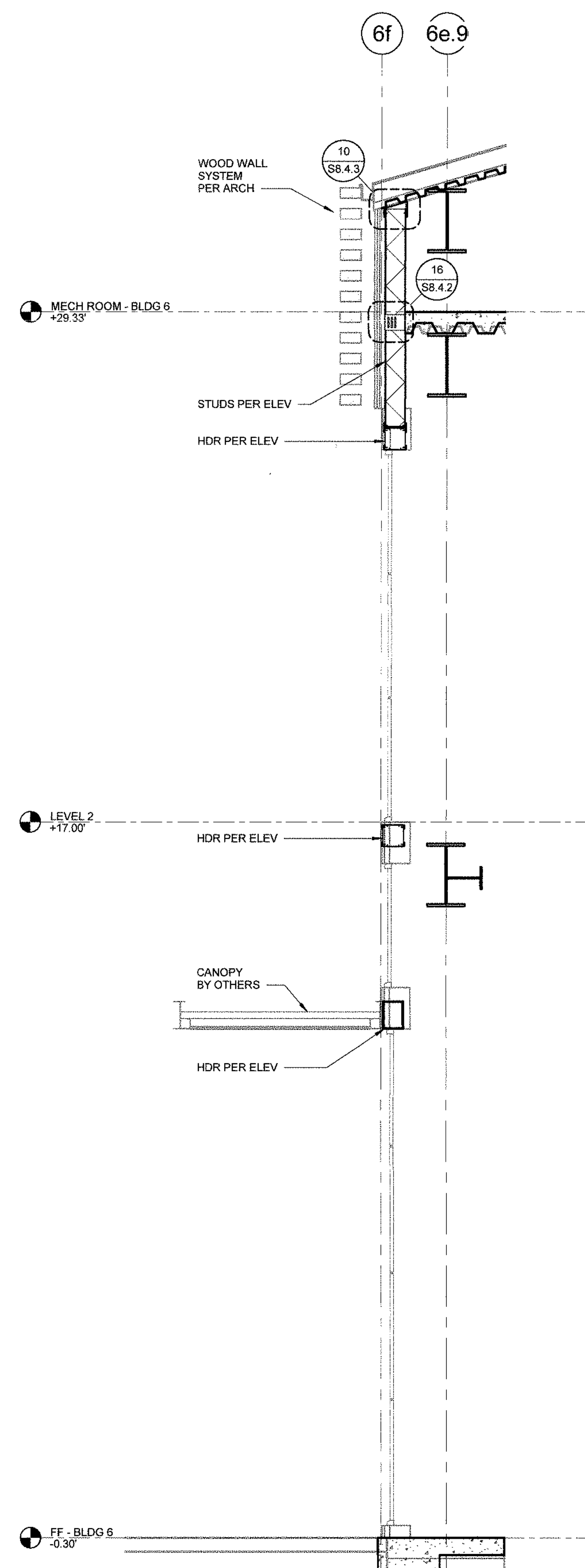
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PROJECT NO.	1900799
DATE	Issue Date

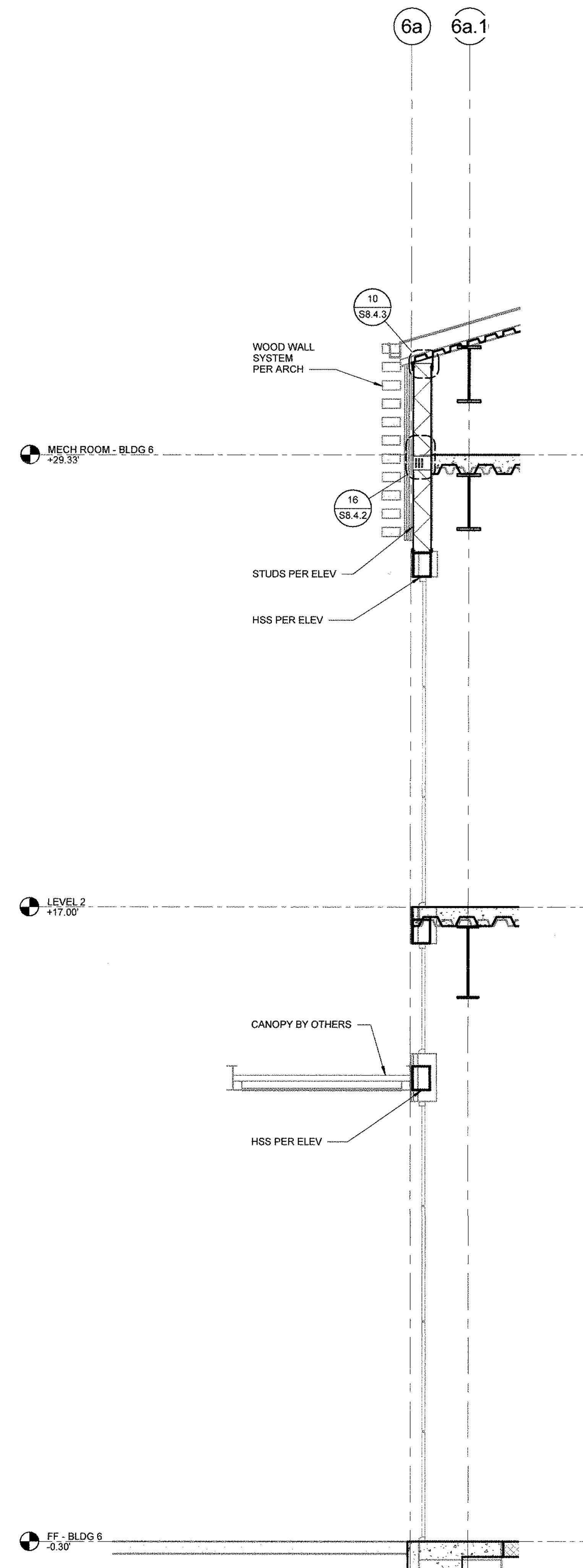
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**BUILDING 6 WALL
SECTIONS**

DRAWING NO.

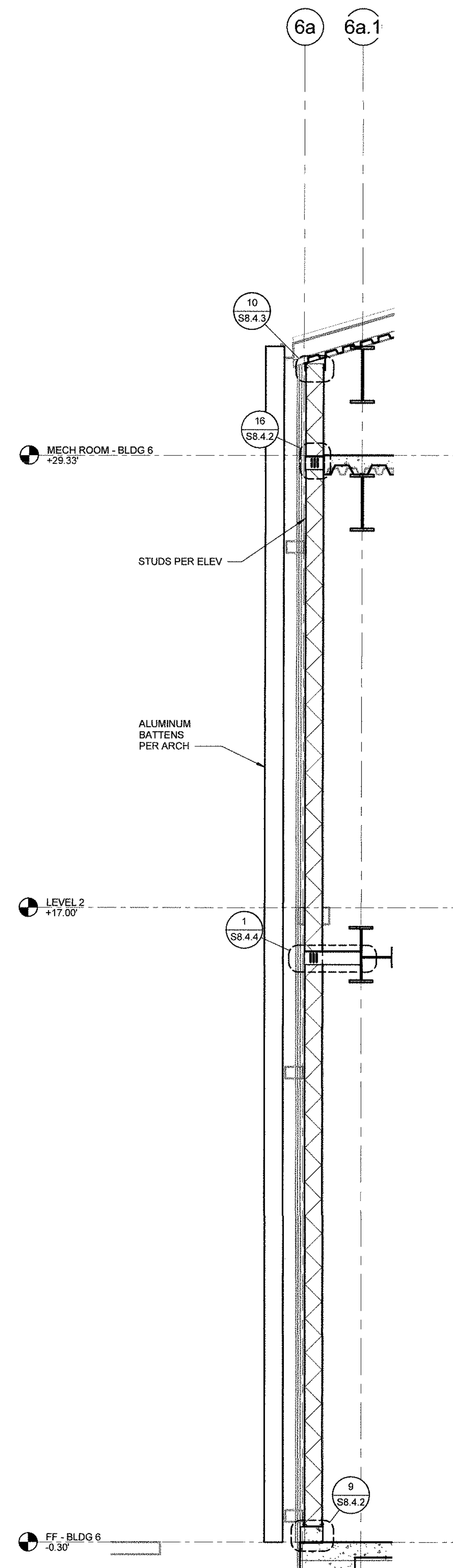
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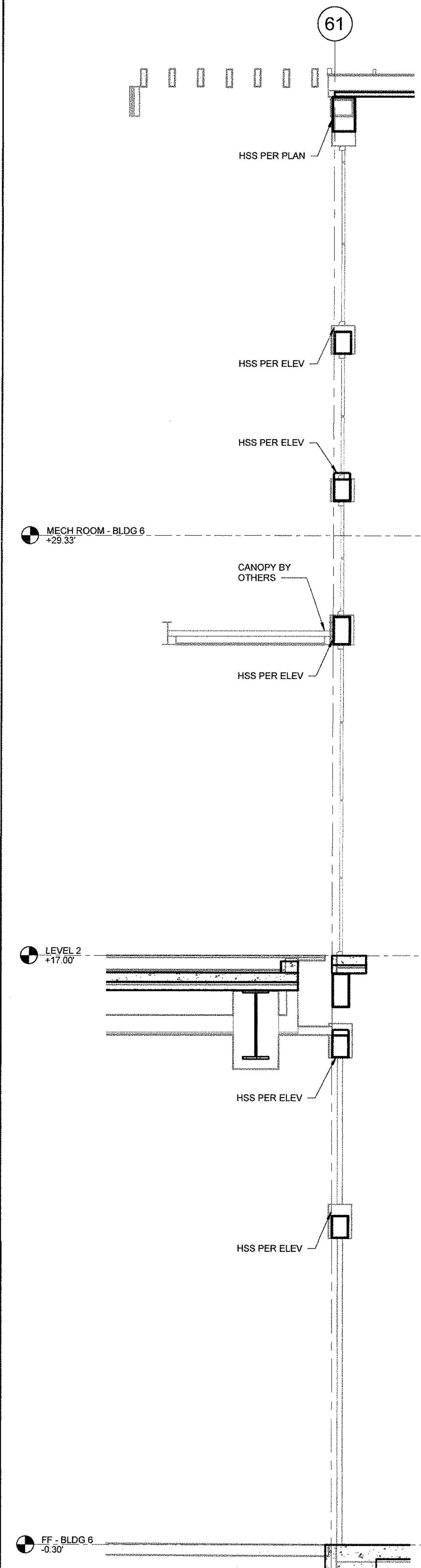
BLDG 6 - WALL SECTION	1/2" = 1'-0"	4
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BLDG 6 - WALL SECTION	$1/2" = 1'-0"$	3
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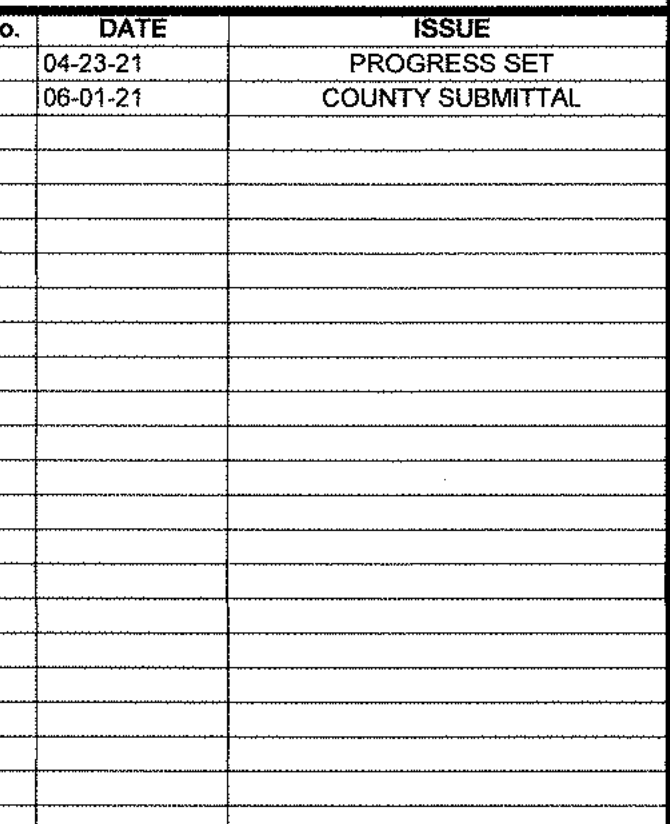
BLDG 6 - WALL SECTION	1/2" = 1'-0"	2
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BLDG 6 - WALL SECTION	1/2" = 1'-0"	1
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM|WARD
PROPERTIES



PROJECT NO.	1900799
DATE	Issue Date

S4.6.4



34301 - 34001 GOLDEN EASTER
DANA POINT, CA 92629

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

[illegible]

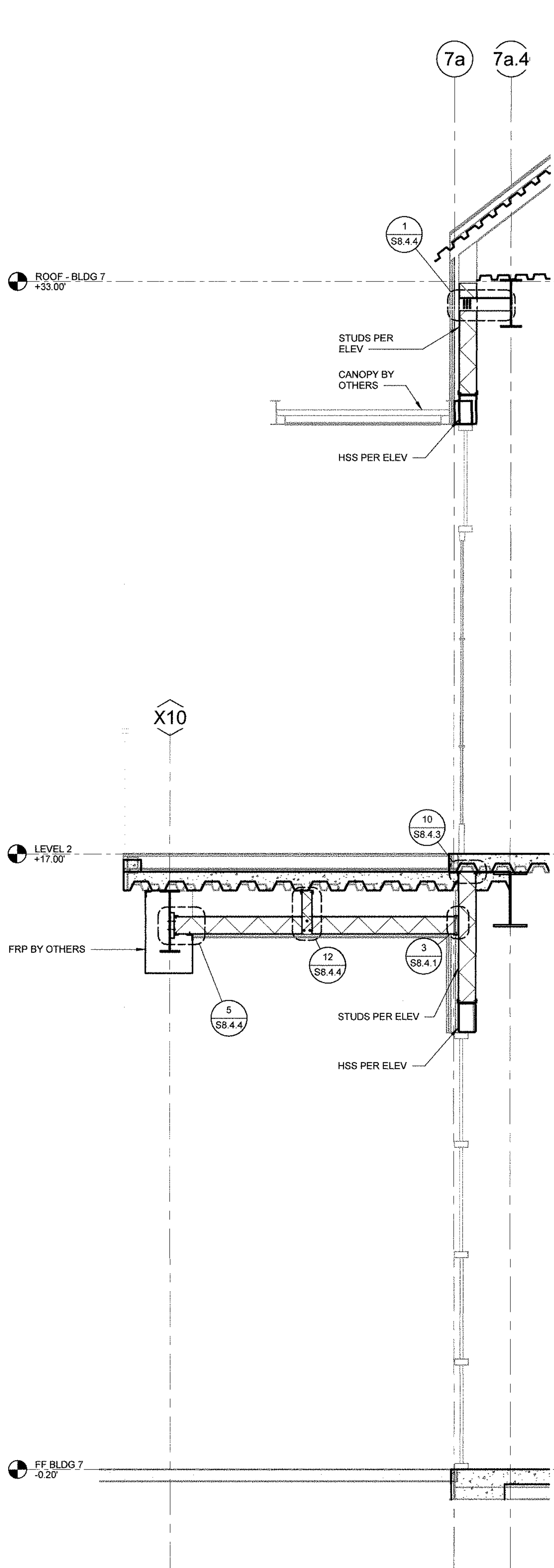
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PROJECT NO.	1900799
DATE	Issue Date

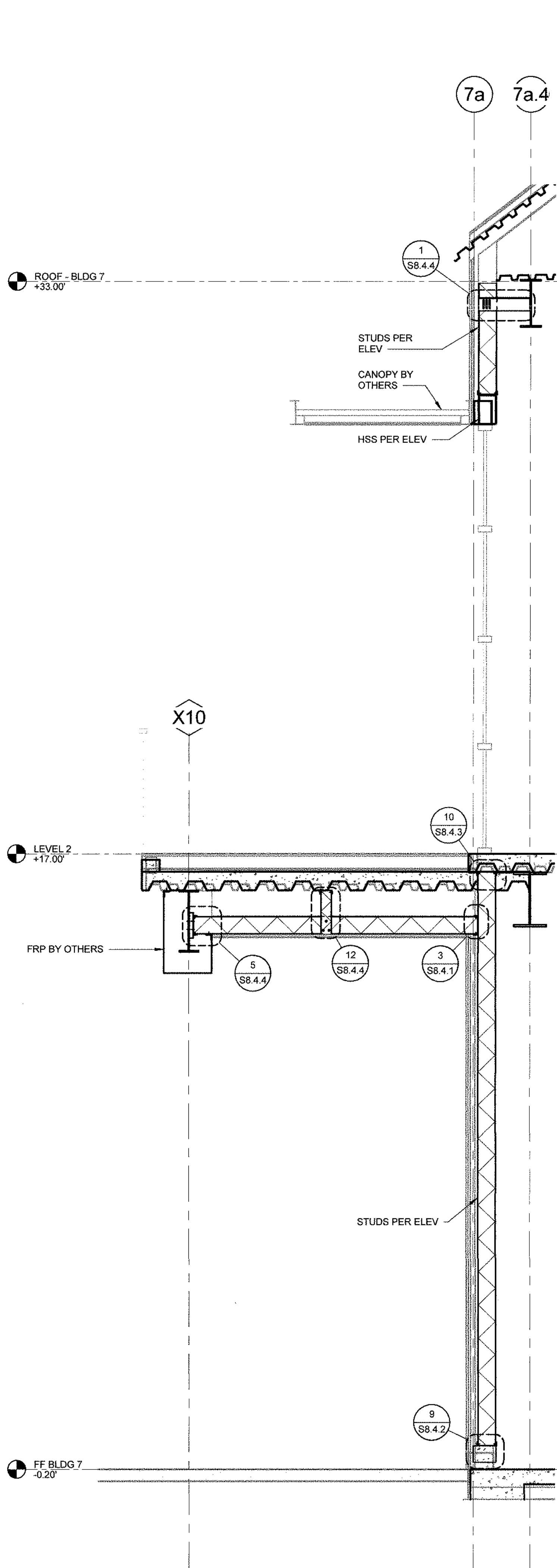
BUILDING 7 WALL SECTIONS

DRAWING NO. _____

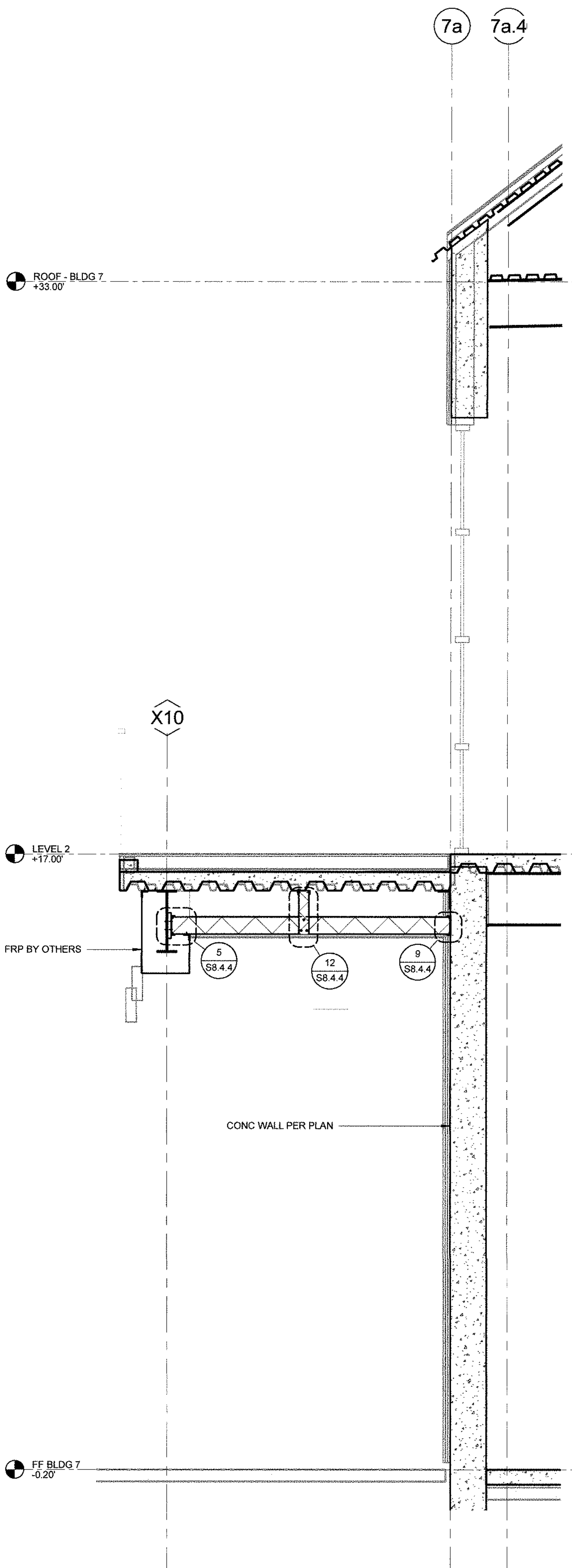
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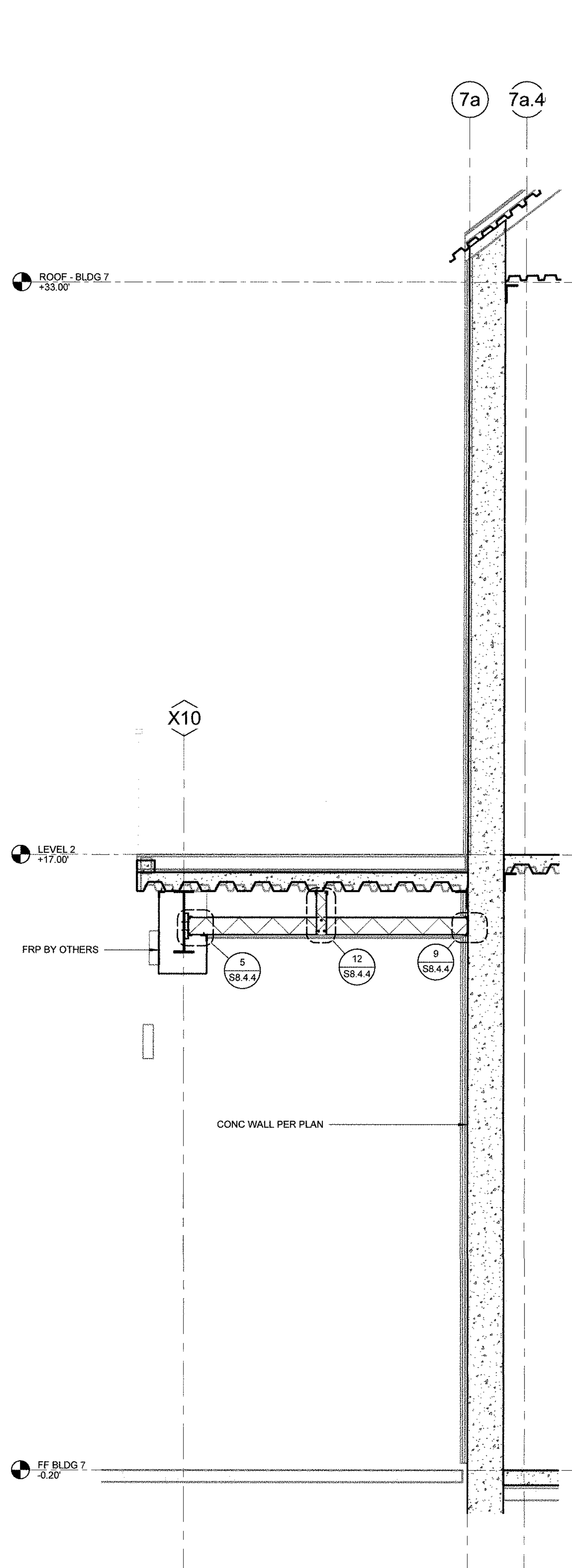
BLDG 7 - WALL SECTION	1/2" = 1'-0"	4
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BLDG 7 - WALL SECTION	1/2" = 1'-0"	3
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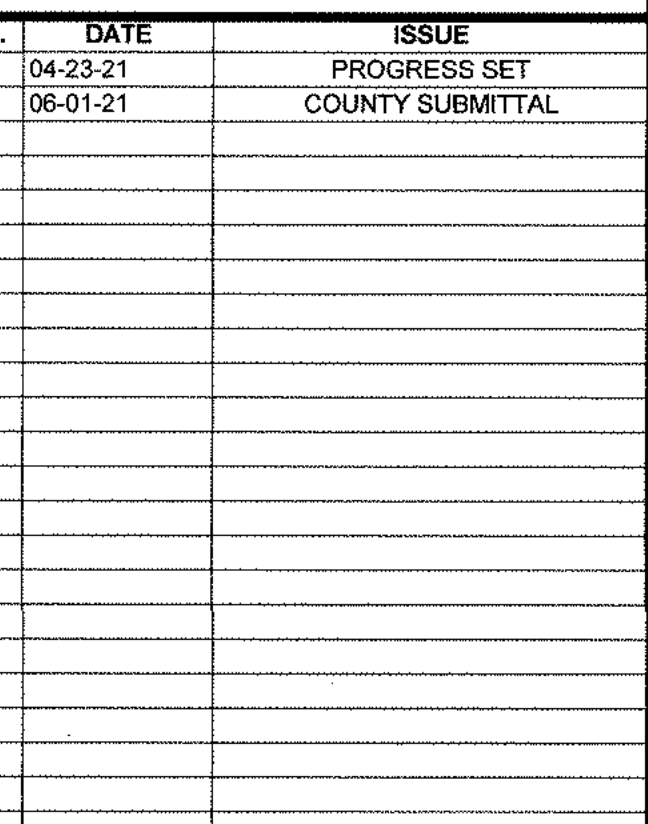
BLDG 7 - WALL SECTION	$1/2" = 1'-0"$	2
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BLDG 7 - WALL SECTION	1/2" = 1'-0"	1
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34301 - 34601 GOLDEN LANE
DANA POINT, CA 92629

BWP BURNHAM|WARD
PROPERTIES



S4.7.2



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

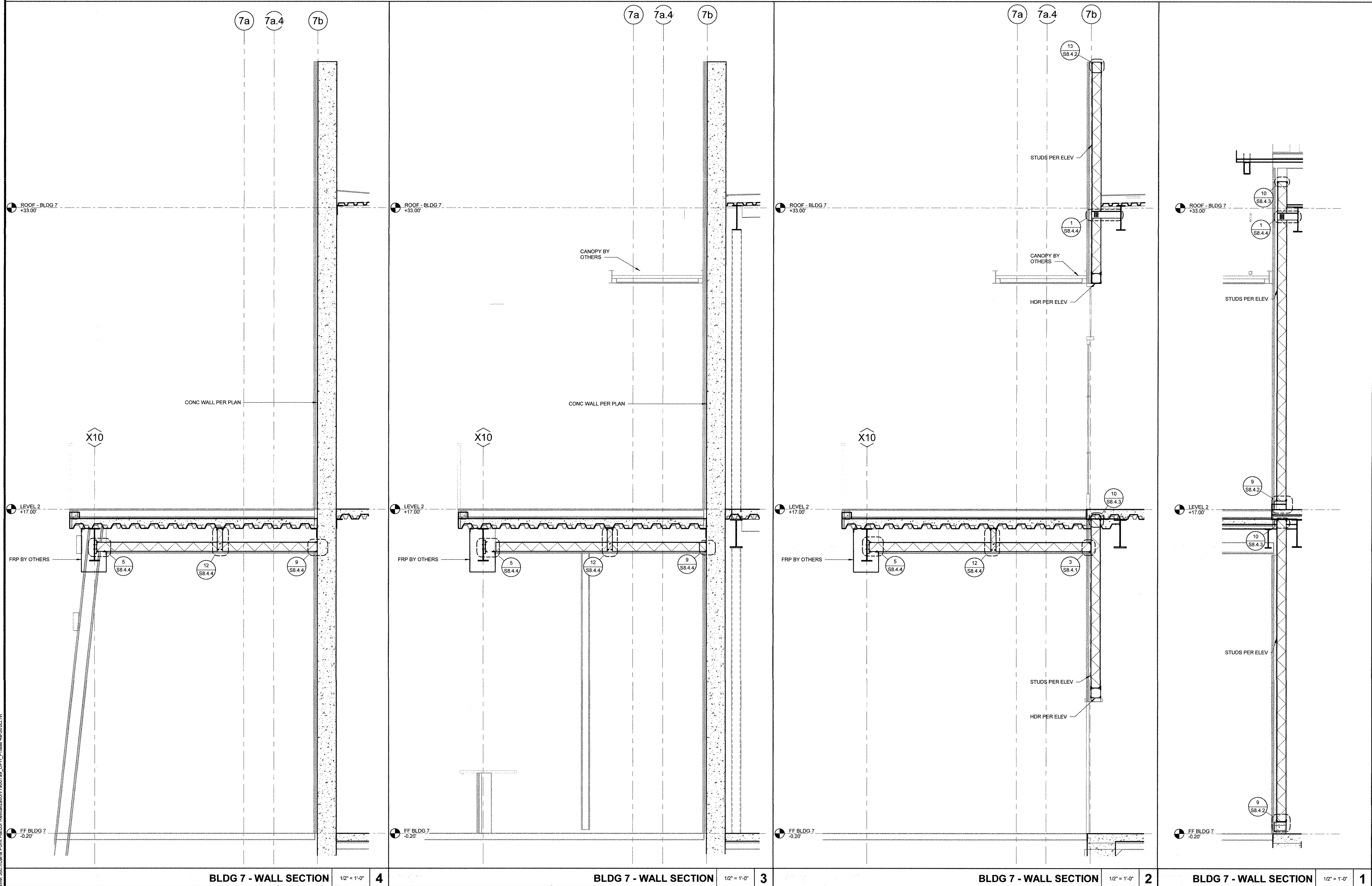
B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

[illegible]

DRAWING TITLE

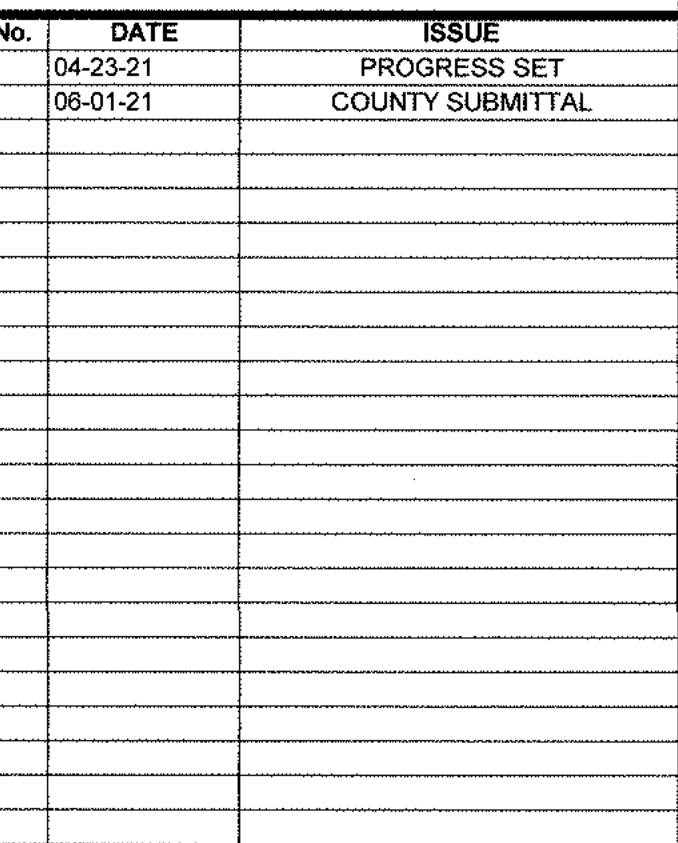
BUILDING 7 WALL SECTIONS

S4.7.3



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

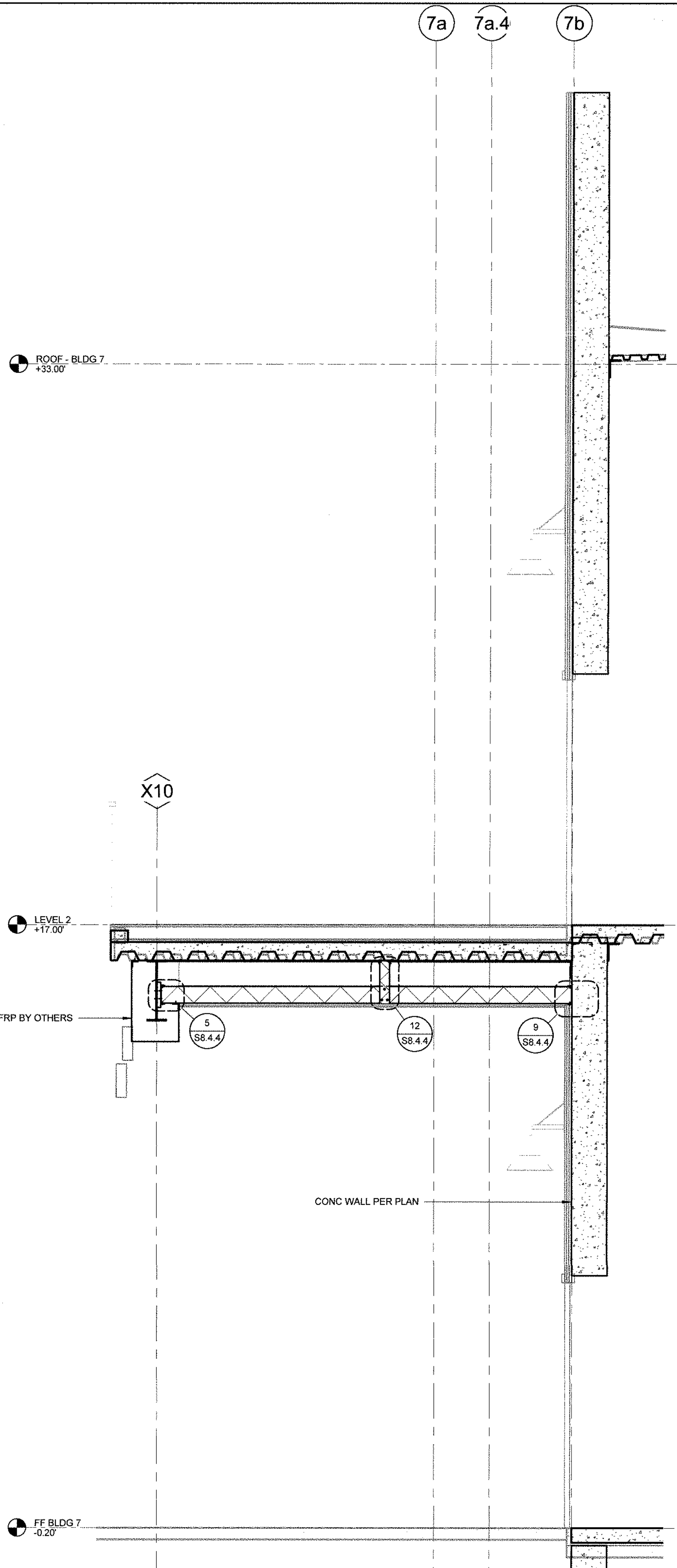
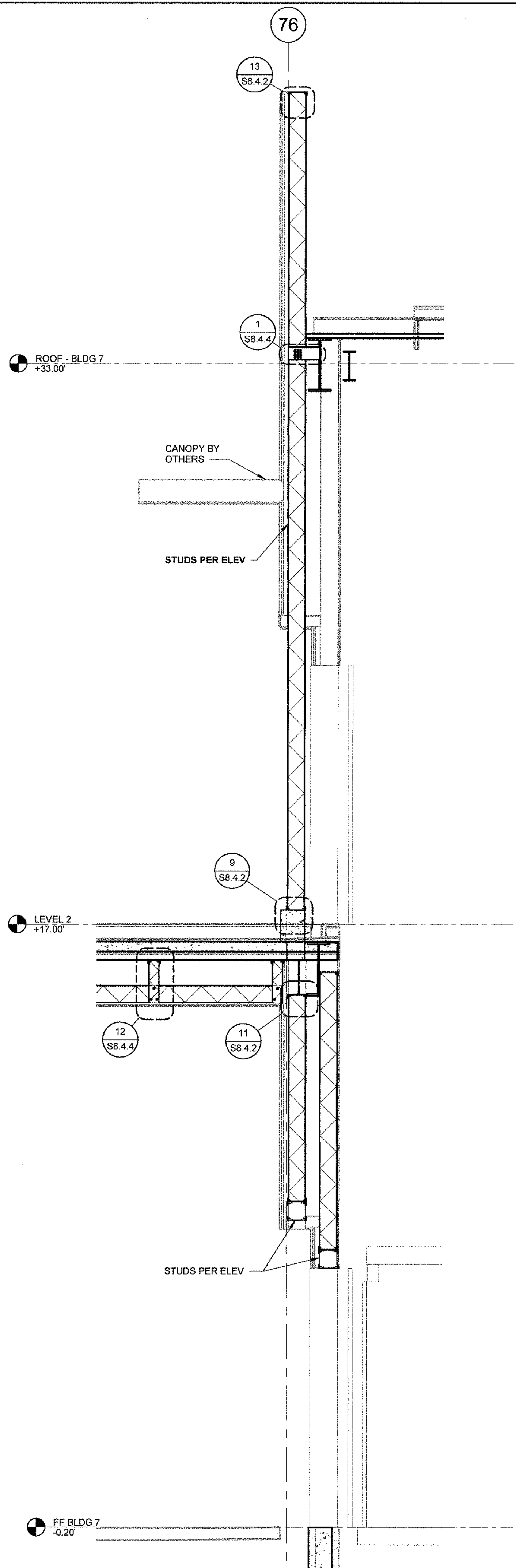


DRAWINGS AND WRITTEN MATERIAL, APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK
OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF
THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

BUILDING 7 WALL SECTIONS

S4.7.4

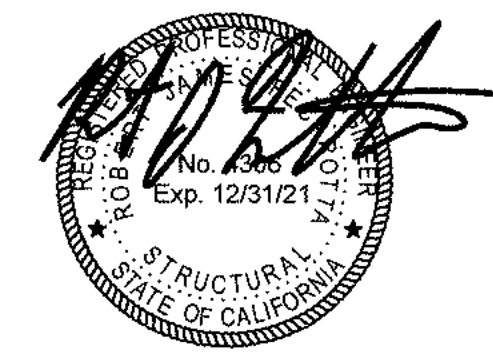


BLDG 7 - WALL SECTION	1/2" = 1'-0"	1
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

[illegible]

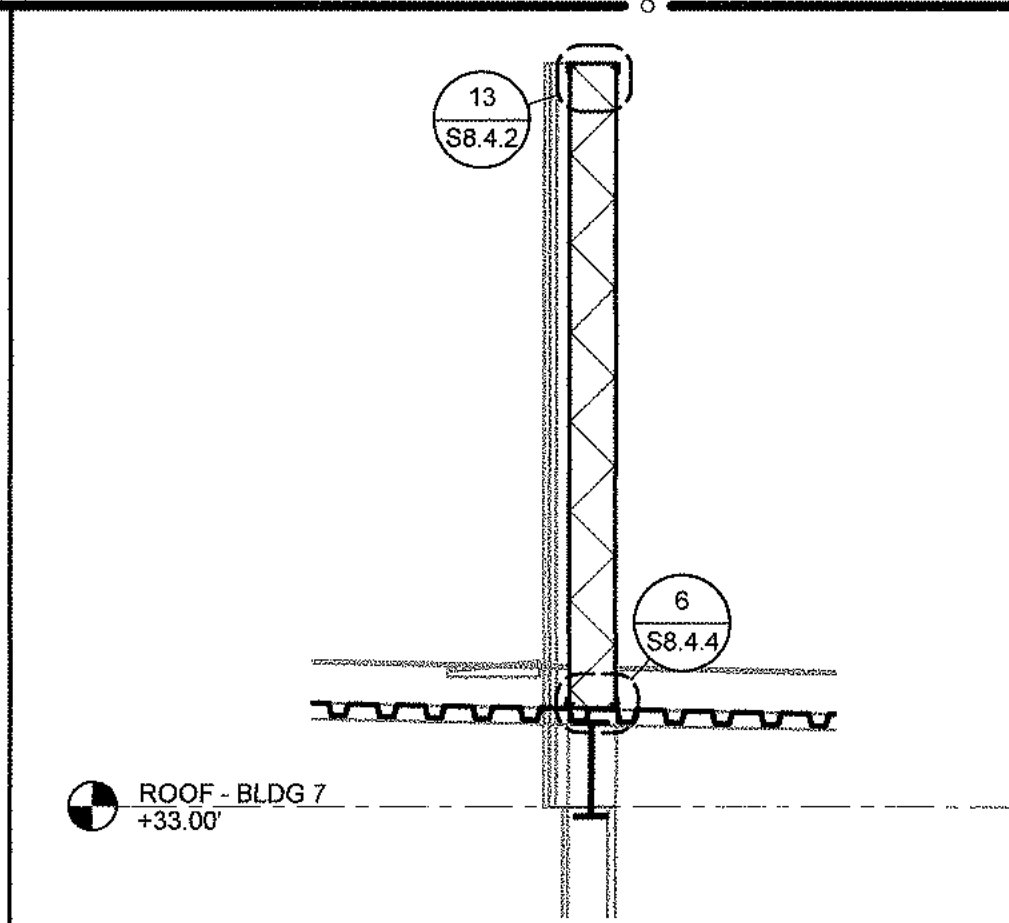
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

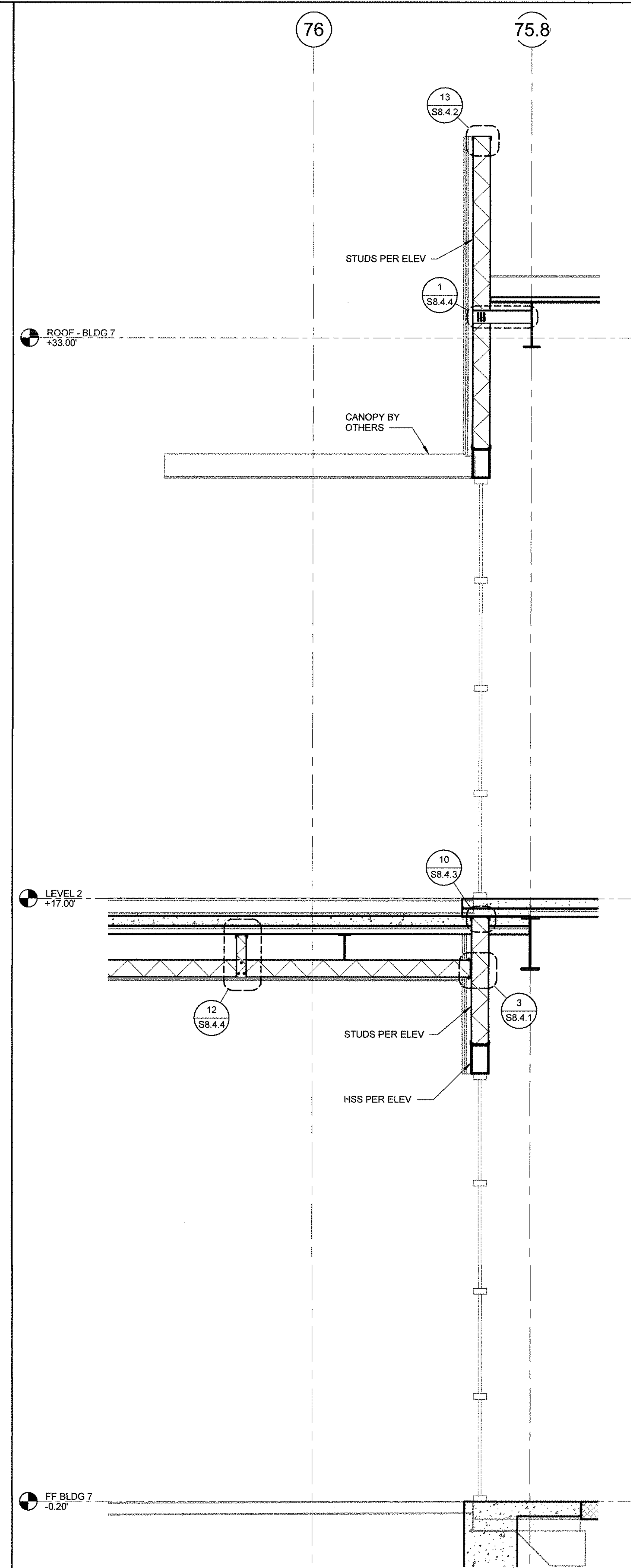
DRAWING TITLE
**BUILDING 7 WALL
SECTIONS**

DRAINING NO. _____

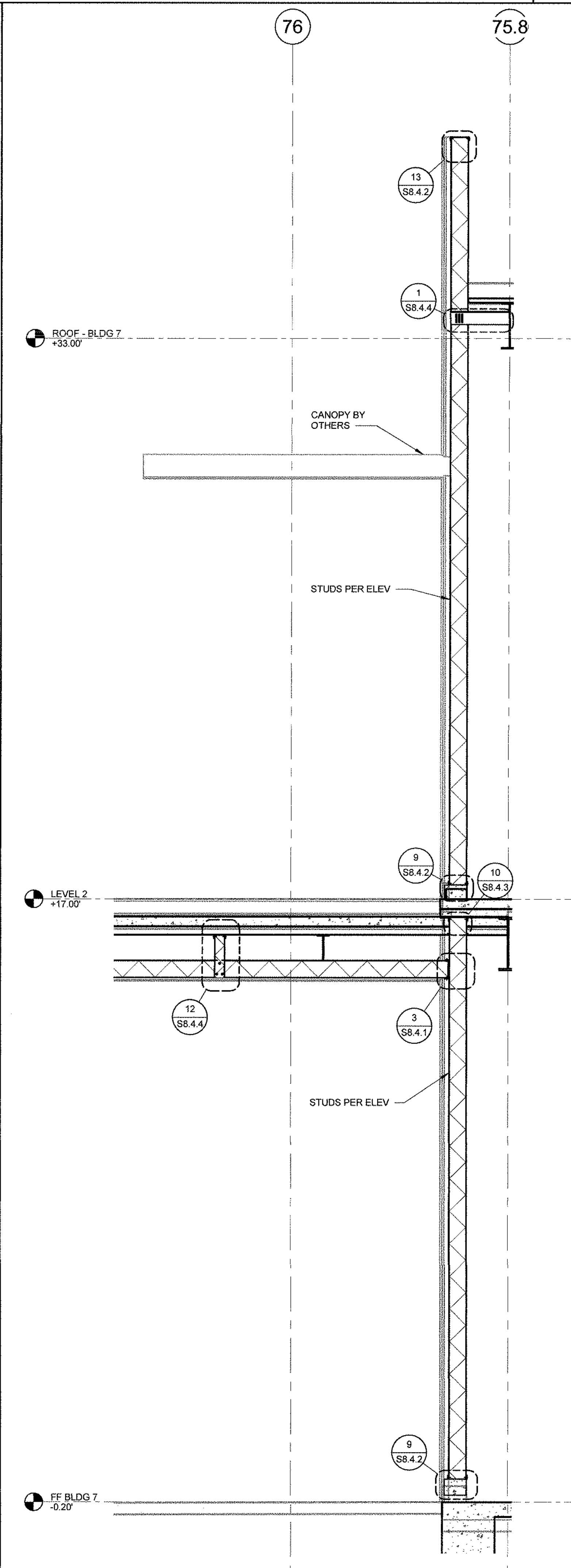
S4.7.5



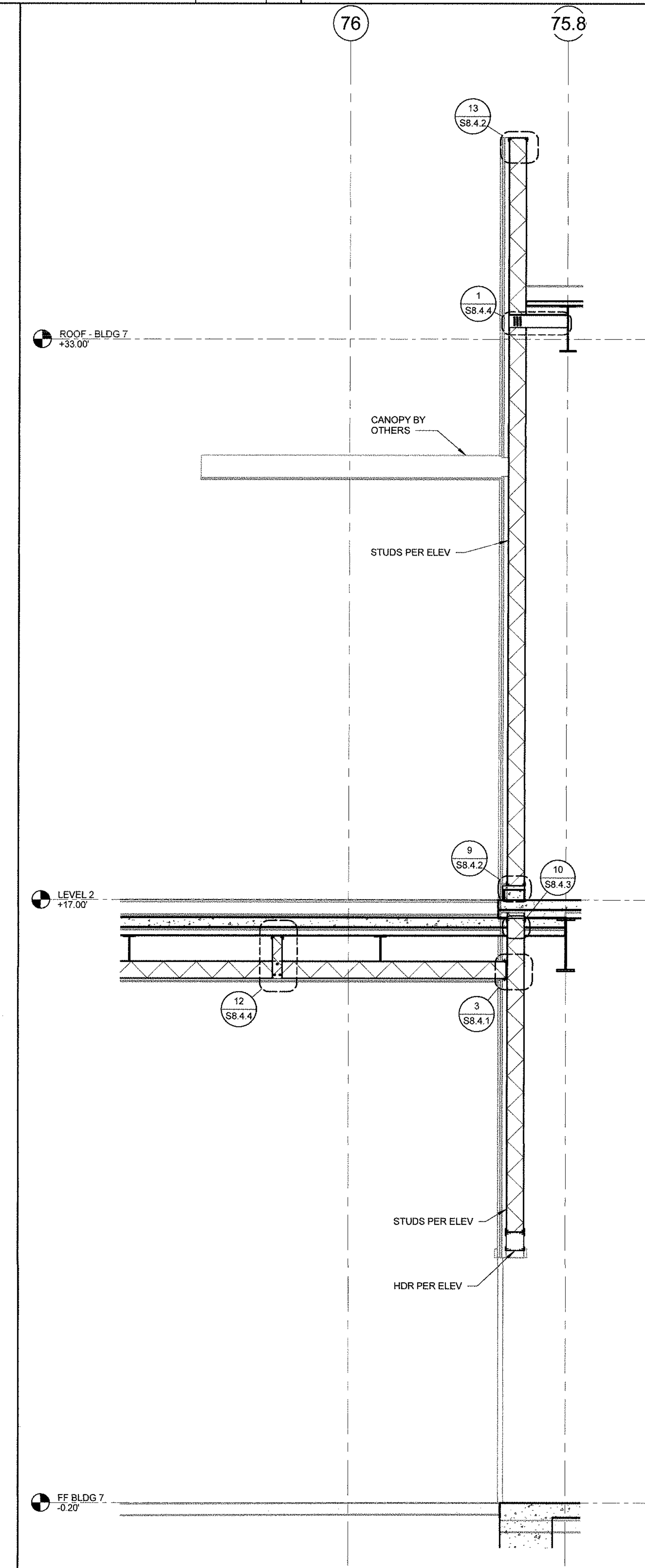
BLDG 7 - WALL SECTION	1/2" = 1'-0"	5
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BLDG 7 - WALL SECTION	1/2" = 1'-0"	3
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BLDG 7 - WALL SECTION	1/2" = 1'-0"
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BLDG 7 - WALL SECTION	$1/2" = 1'-0"$
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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P
BURNHAM WARD
PROPERTIES

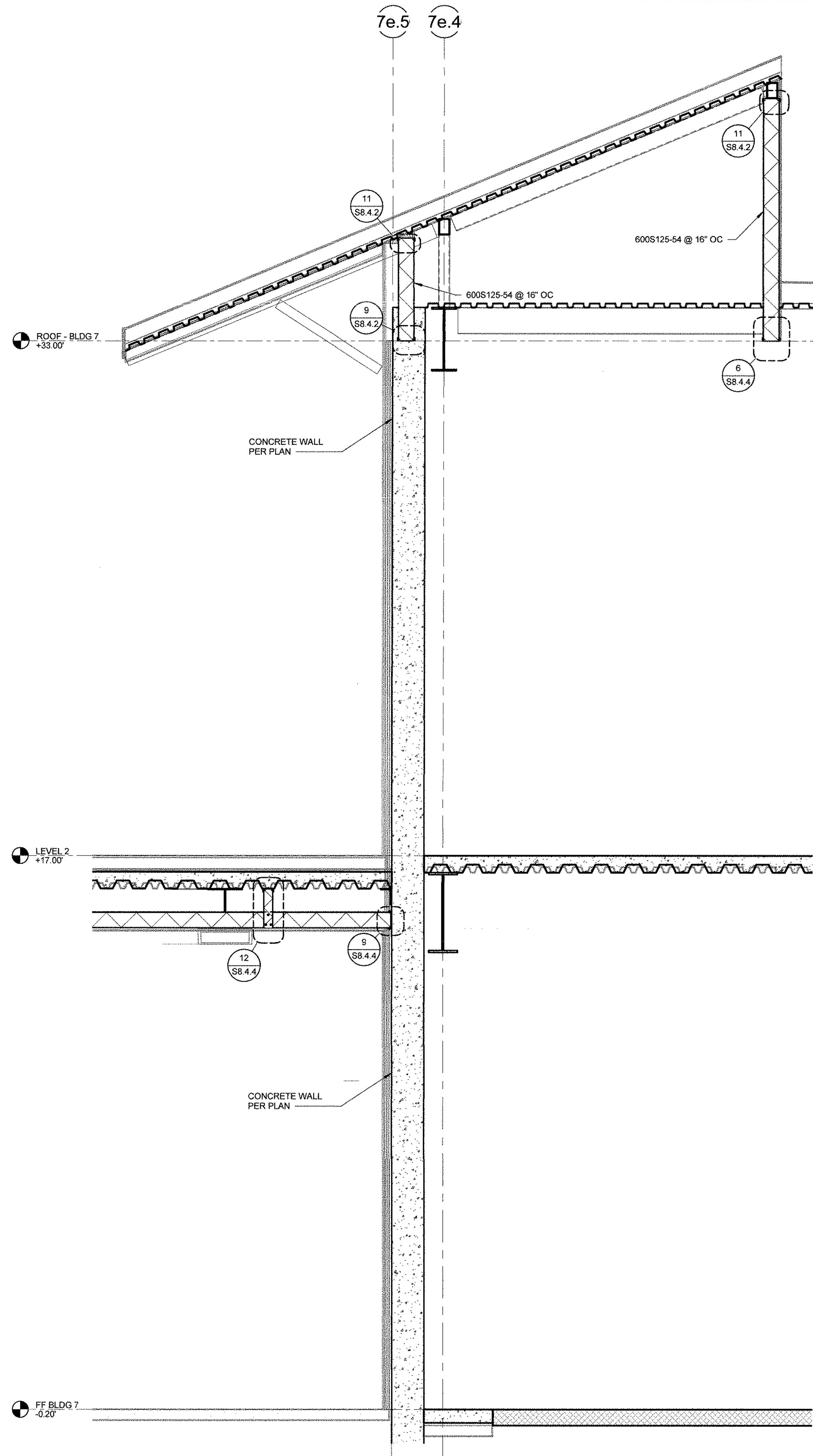
[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

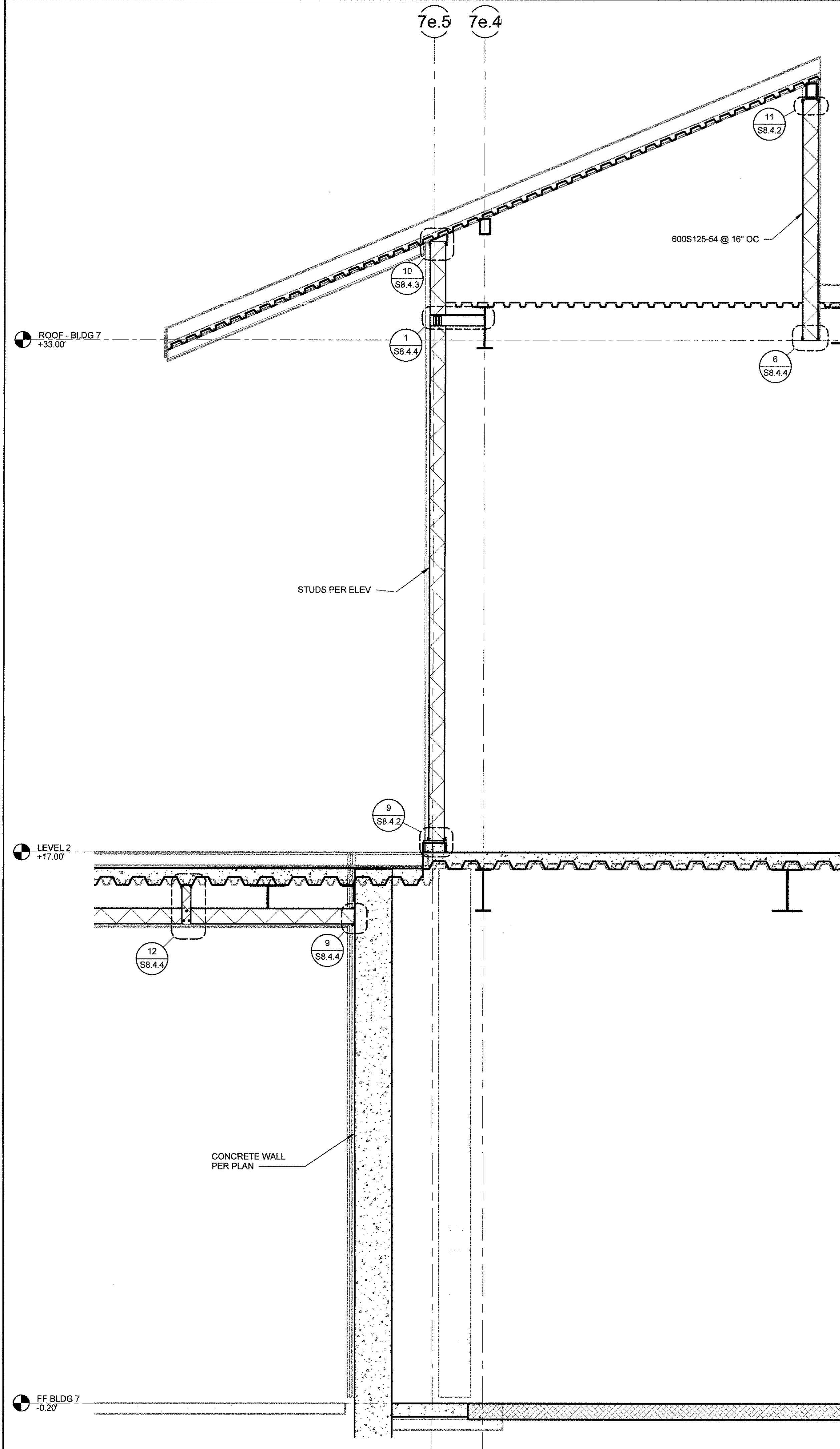
PROJECT NO.	1900799
DATE	Issue Date

BUILDING 7 WALL SECTIONS

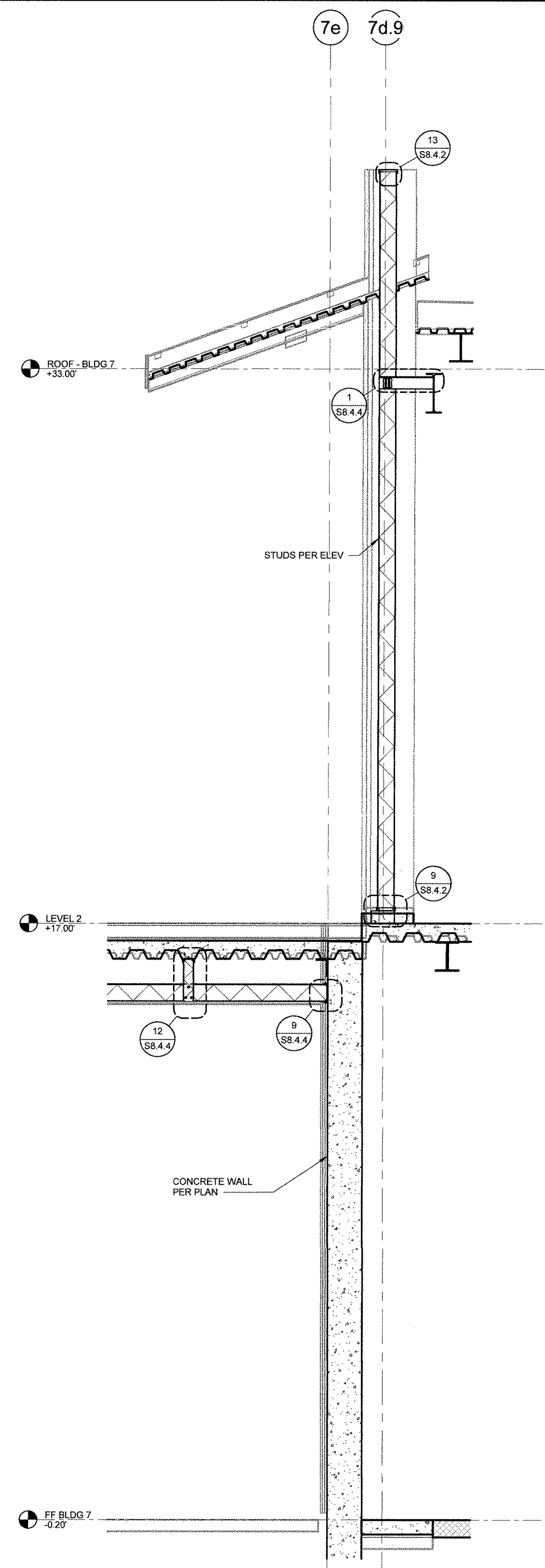
S4.7.6



BLDG 7 - WALL SECTION	$1/2" = 1'-0"$	3
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BLDG 7 - WALL SECTION	$1/2" = 1'-0"$	2
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BLDG 7 - WALL SECTION	1/2" = 1'-0"	1
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34301 - 34801 GOLDEN LANTERN
DANA POINT, CA 92629

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

[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

DRAWING TITLE
BLUE DINING

BUILDING / WALL SECTIONS

DRIVING IN

S4.7.7

9/24/2021 1:27:54 PM



DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM | WARD**
P R O P E R T I E S

[illegible]

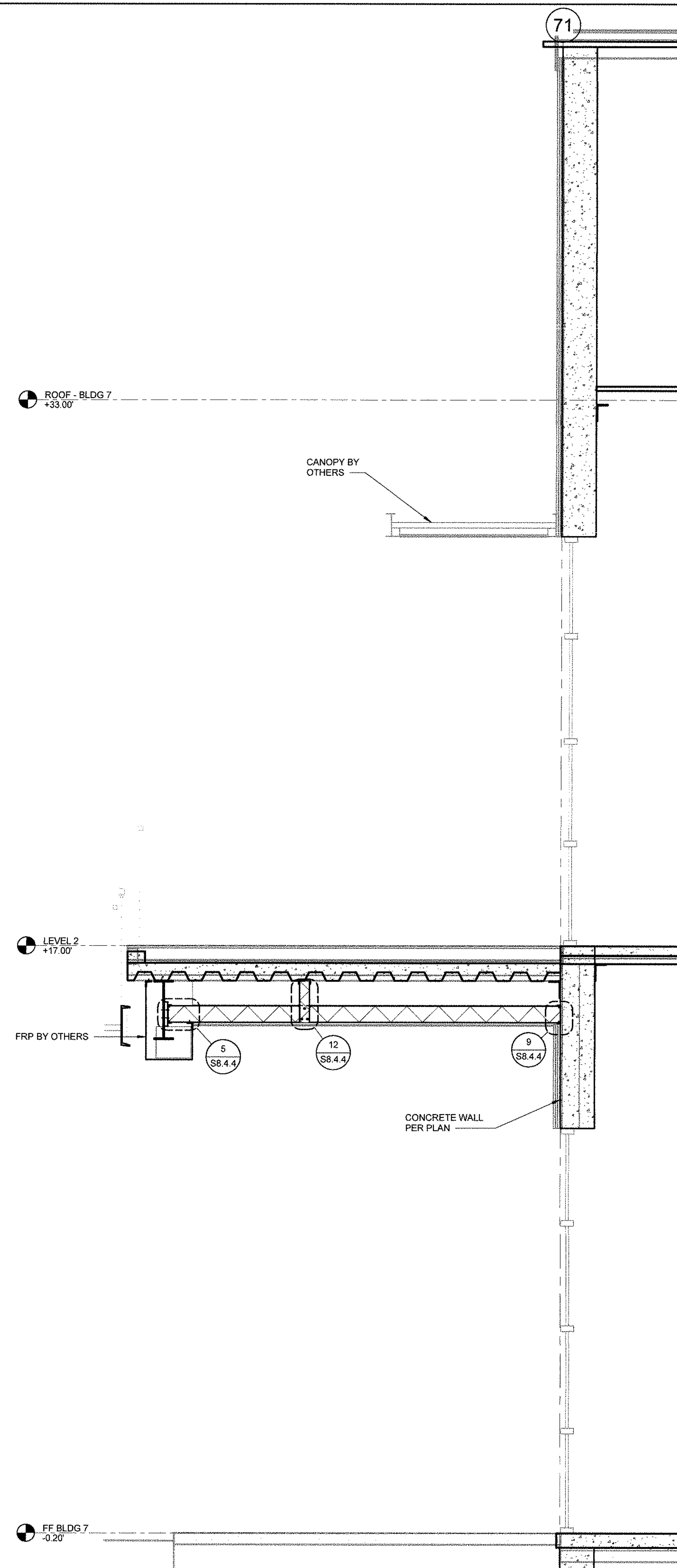
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO.	1900799
DATE	Issue Date

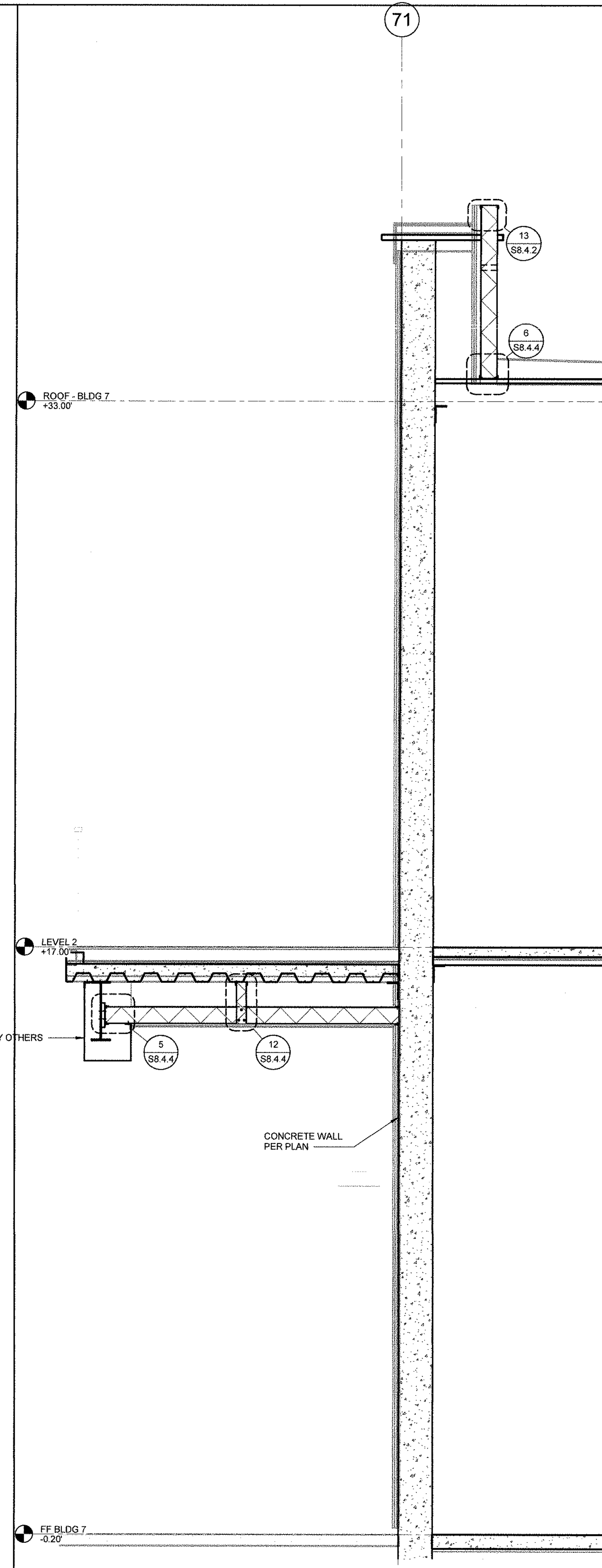
DRAWING TITLE
**BUILDING 7 WALL
SECTIONS**

DRAWING NO.

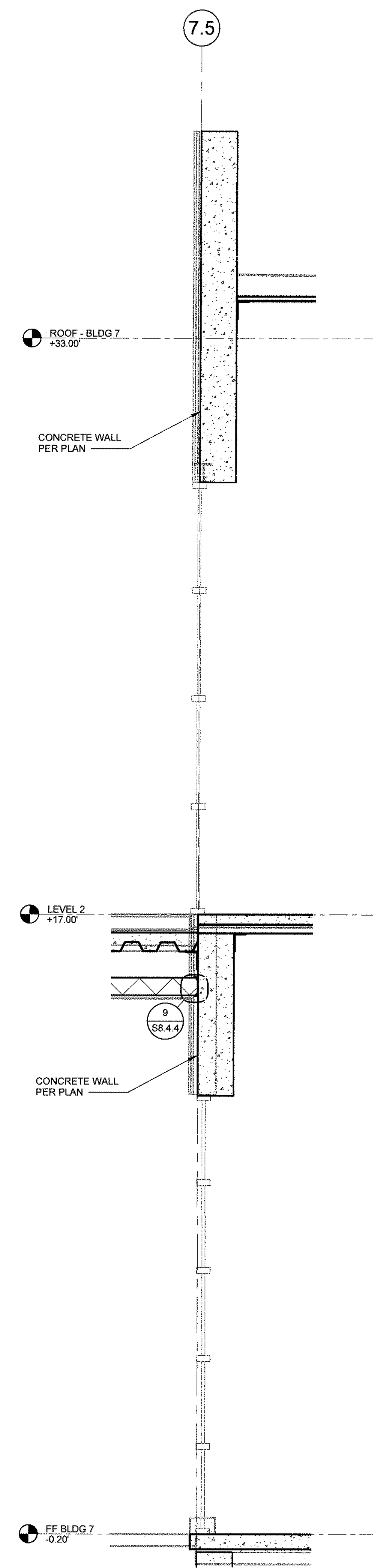
S4.7.9



BLDG 7 - WALL SECTION	1/2" = 1'-0"	3
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BLDG 7 - WALL SECTION	$1/2" = 1'-0"$	2
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BLDG 7 - WALL SECTION	1/2" = 1'-0"	1
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

[illegible]

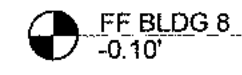
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

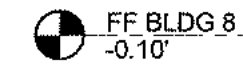
ELEVATOR TOWER WALL SECTIONS

TRAINING NO.

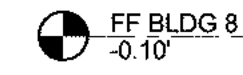
S4.8.1



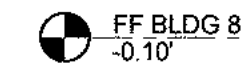
ELEVATOR TOWER - WALL SECTION



ELEVATOR TOWER - WALL SECTION



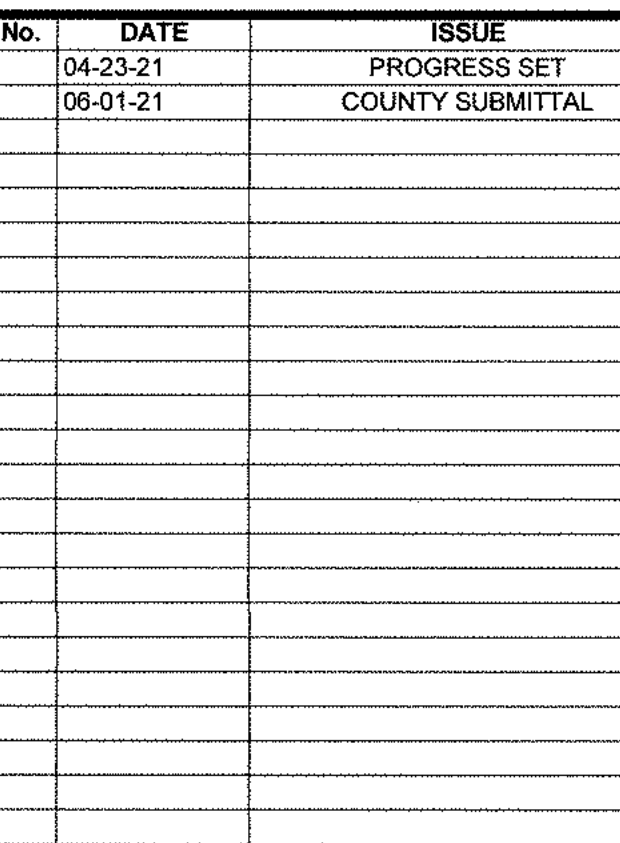
ELEVATOR TOWER - WALL SECTION



ELEVATOR TOWER - WALL SECTION

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



PROJECT NO. 1900799

DATE Issue Date

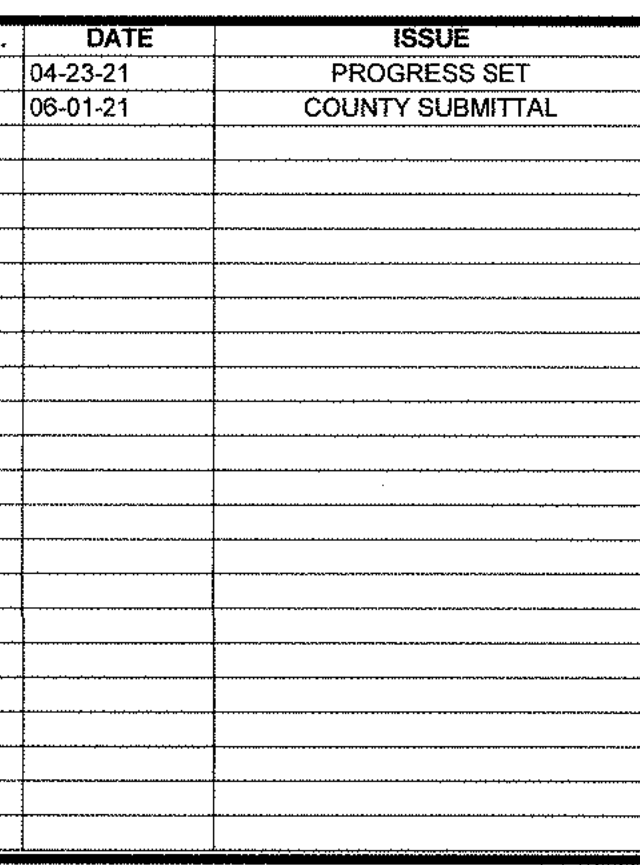
BUILDING 8 WALL SECTIONS

S4.8.10



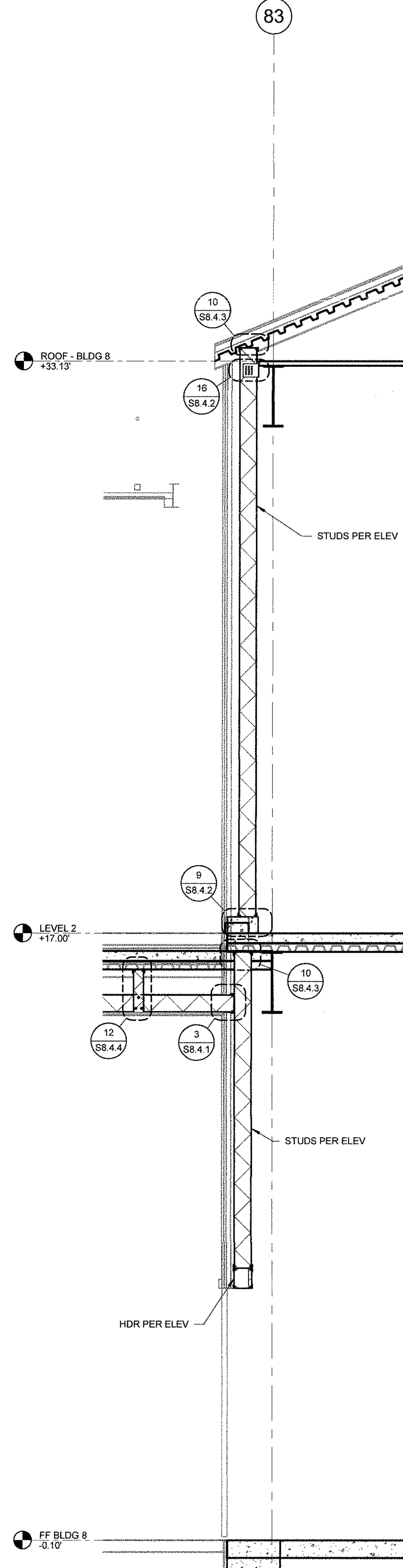
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

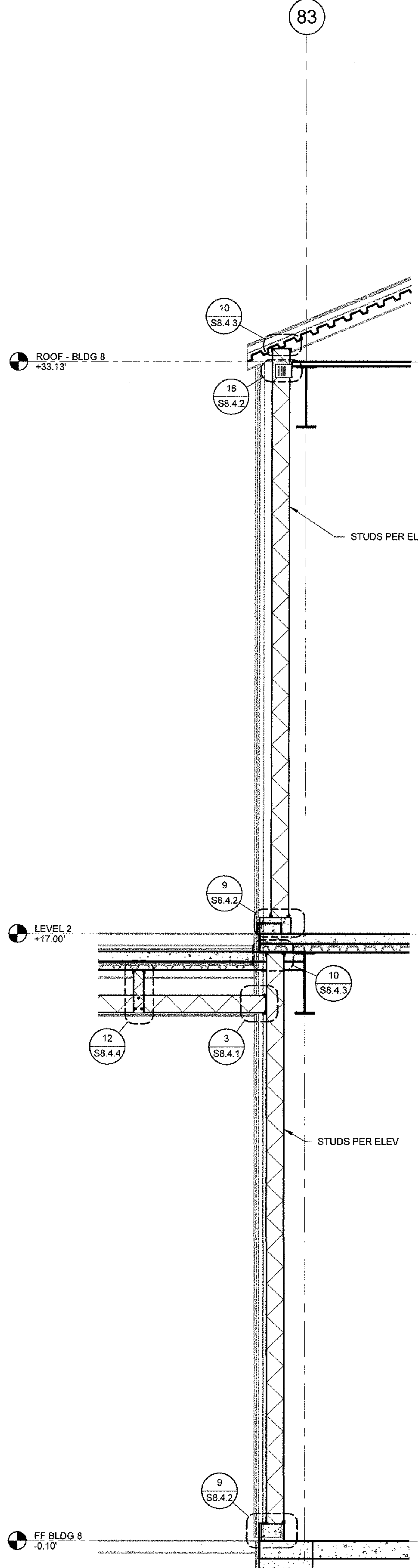


PROJECT NO. 1900799
Issue Date
DRAWING TITLE
**BUILDING 8 WALL
SECTIONS**

S4.8.11



BLDG 8 - WALL SECTION	1/2" = 1'-0"	4
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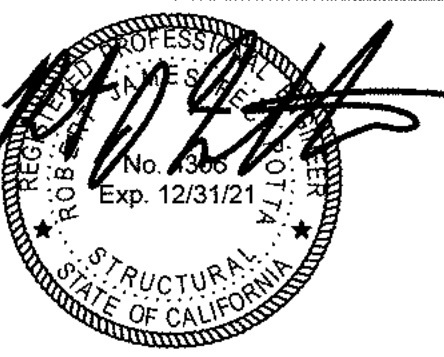


BLDG 8 - WALL SECTION	1/2" = 1'-0"	2
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

[illegible]

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PROJECT NO.	1900799
DATE	Issue Date

BUILDING 8 WALL SECTIONS

DRAWING NO.

S4.8.12

2/24/2021 1:28:36 PM



DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

[illegible]

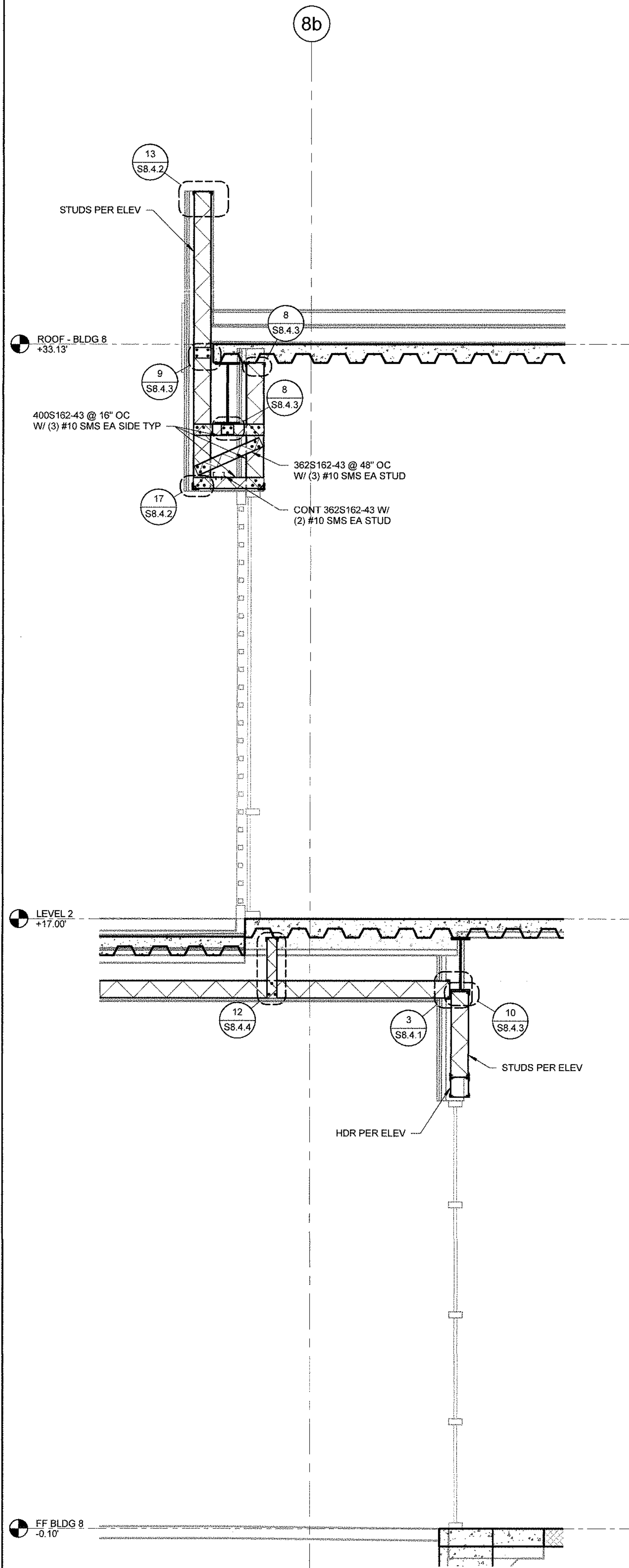
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SRS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

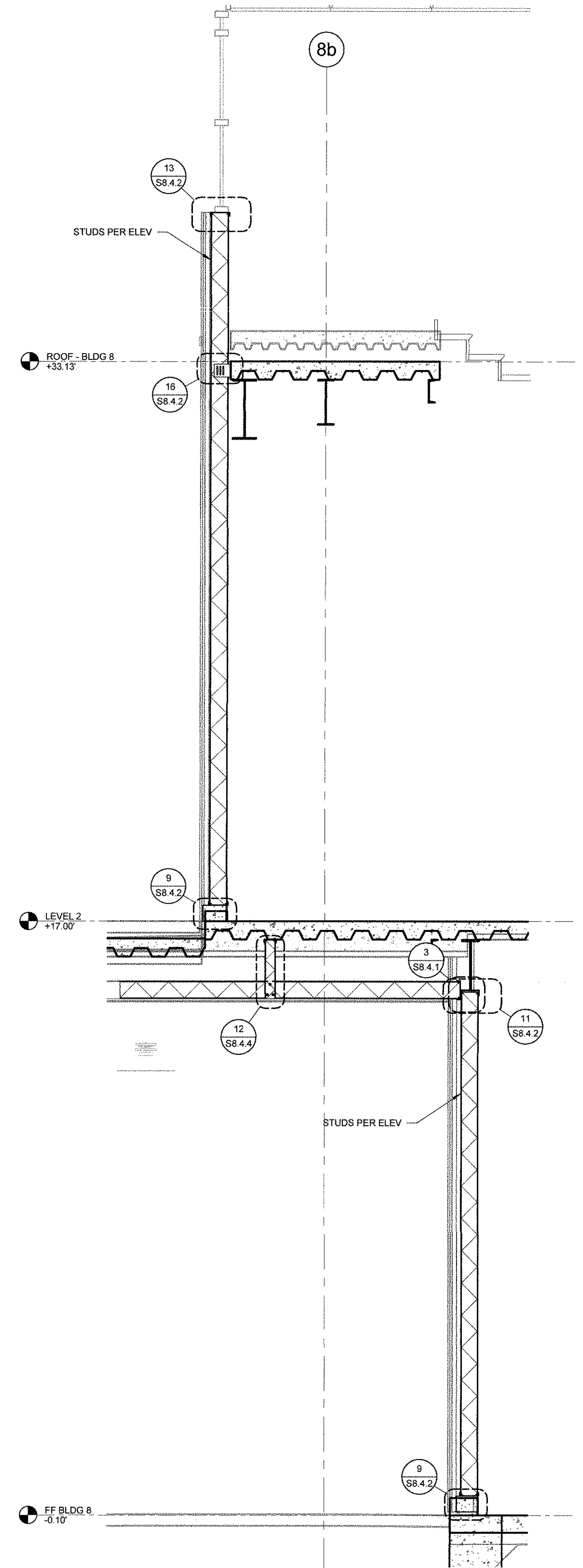
BUILDING 8 WALL SECTIONS

DRAWING NO.

S4.8.13



BLDG 8 - WALL SECTION $1/2" = 1'-0"$



BLDG 8 - WALL SECTION	$1/2" = 1'-0"$	1
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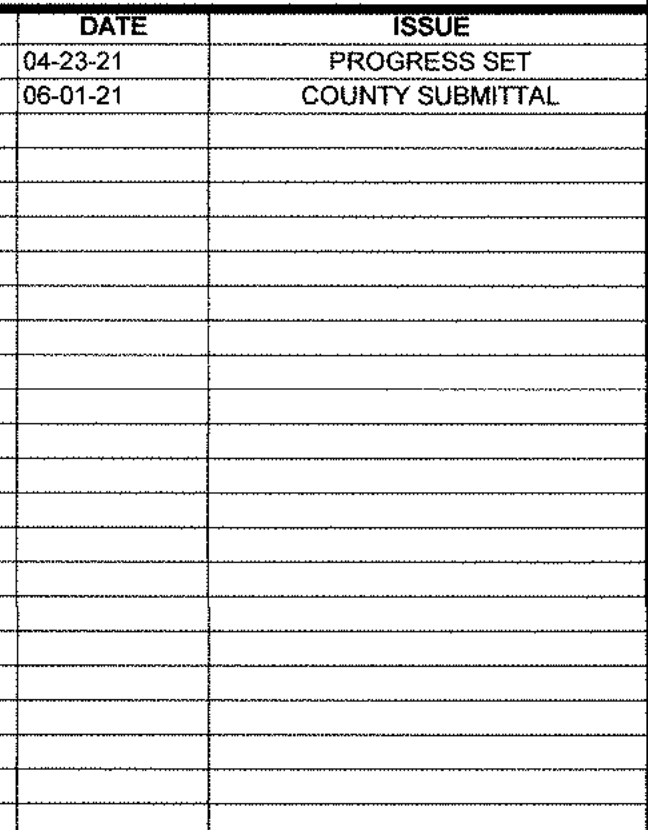
$$3/8'' = 1'-0''$$

3/8" = 1'-0"	1
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18400 Von Karman Ave.,
Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

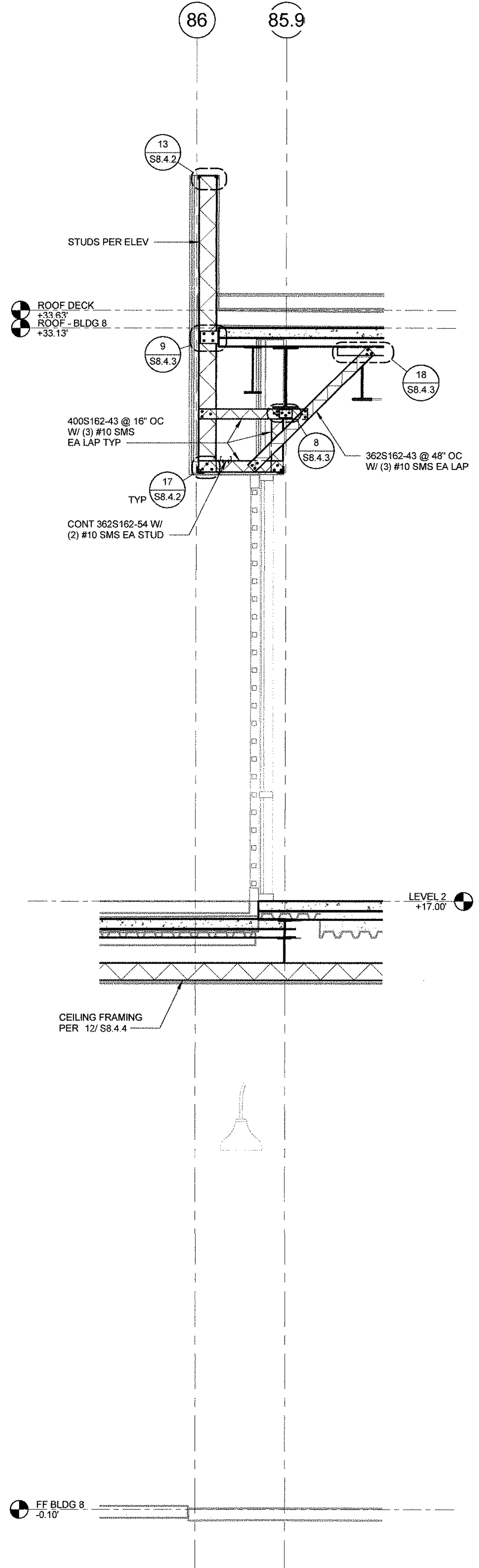


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Issue Date

BUILDING 8 WALL SECTIONS

S4.8.3



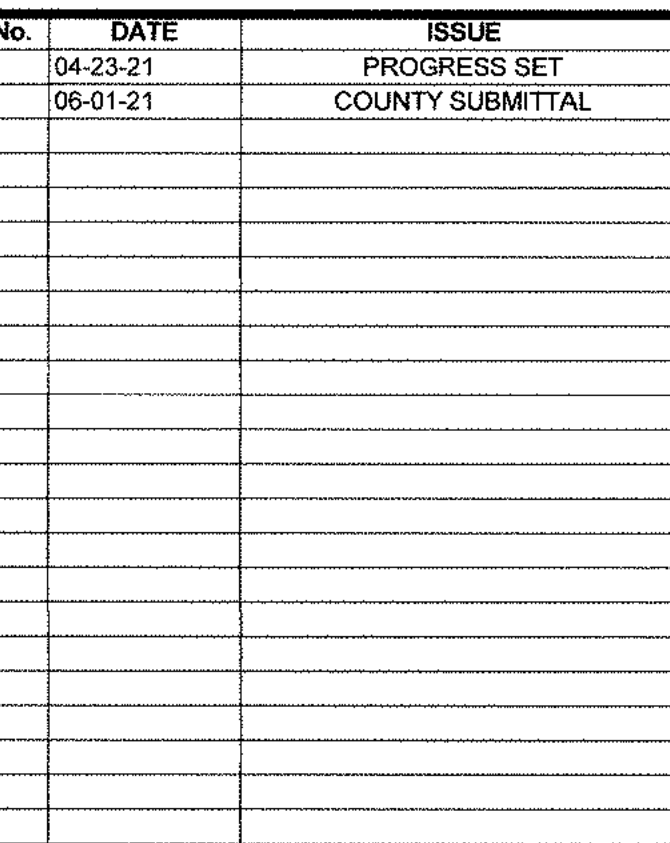
BLDG 8 - WALL SECTION

$1/2" = 1'-0"$	1
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1

34301 - 34601 GOLDEN CANYON
DANA POINT, CA 92629

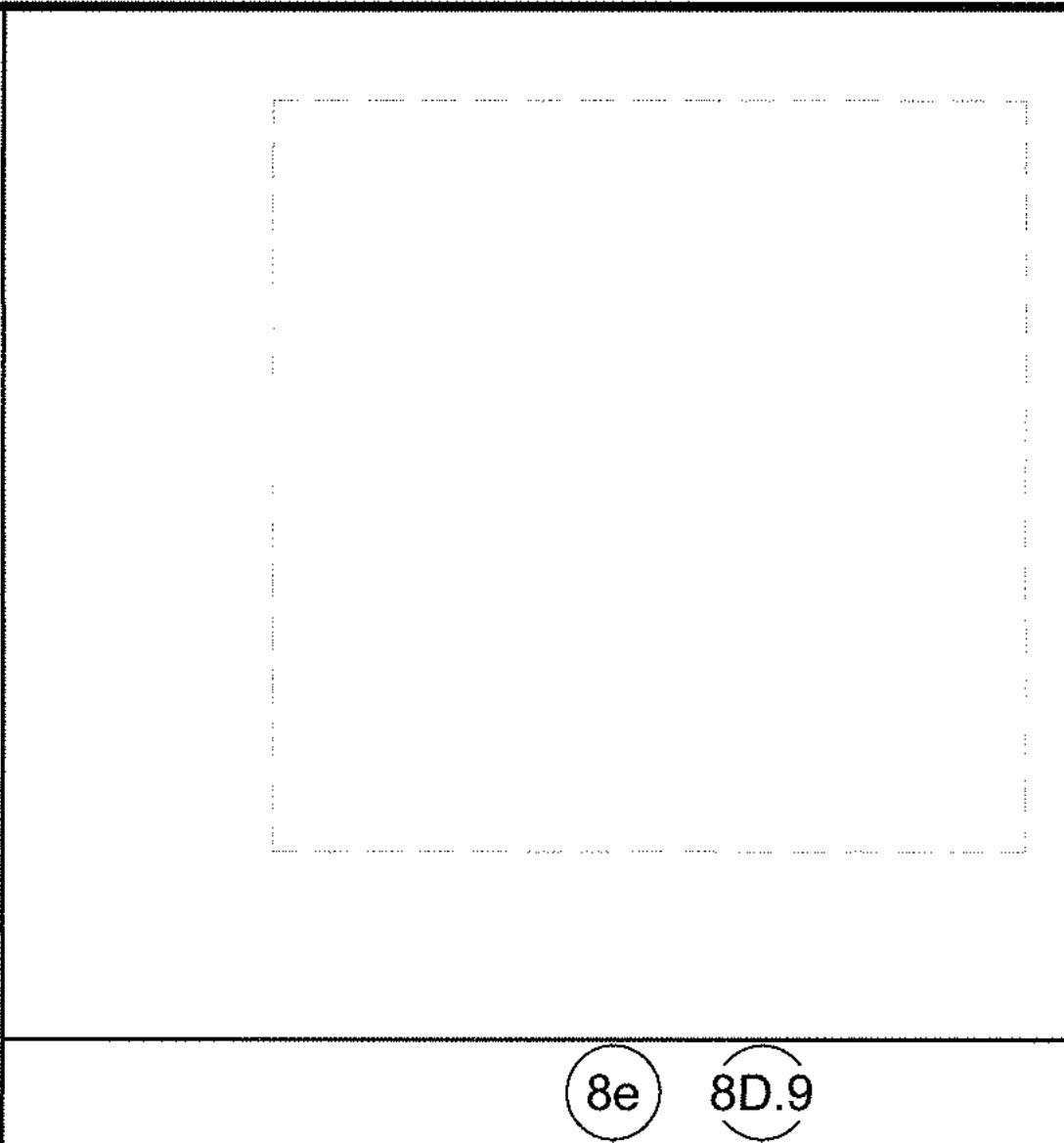
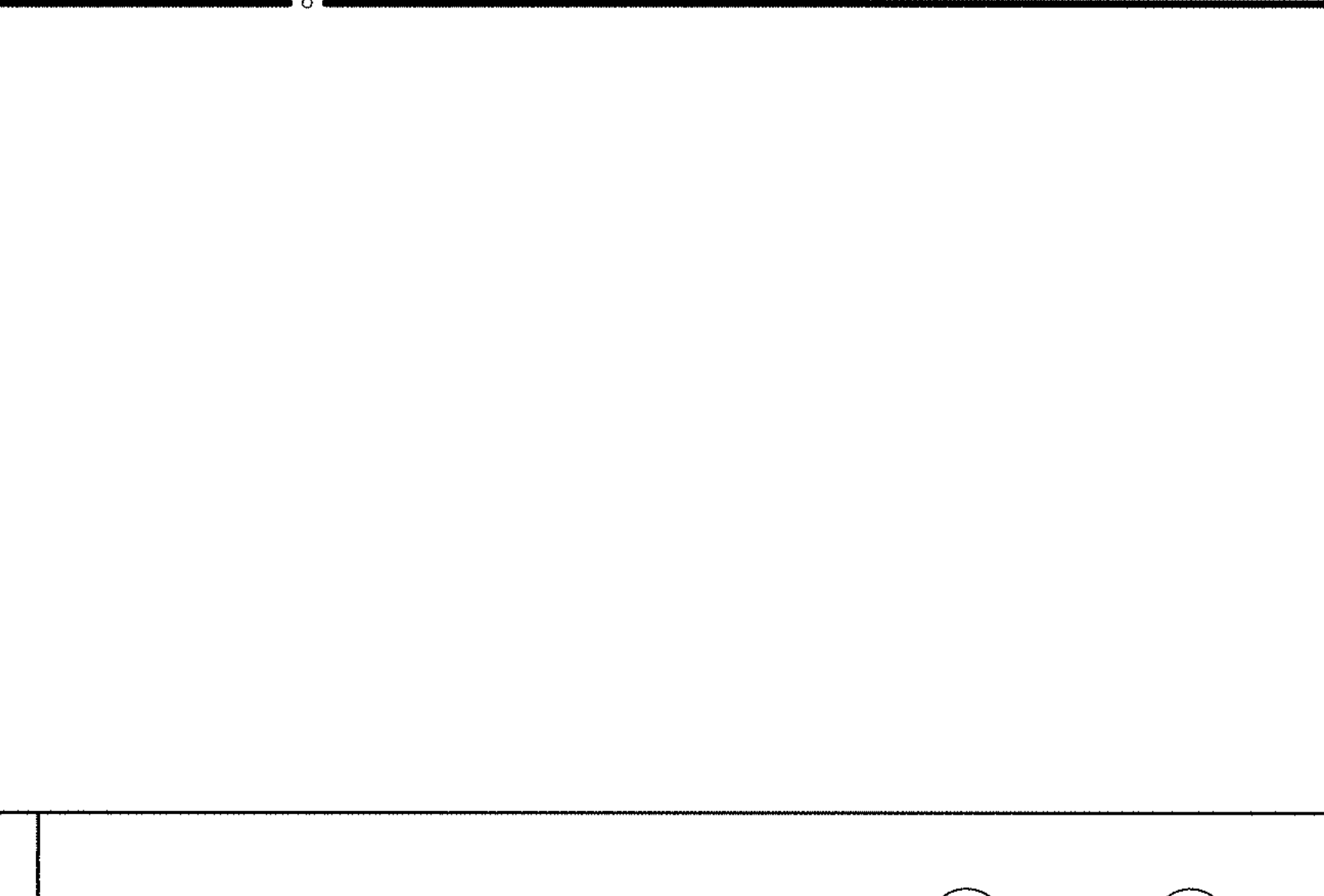
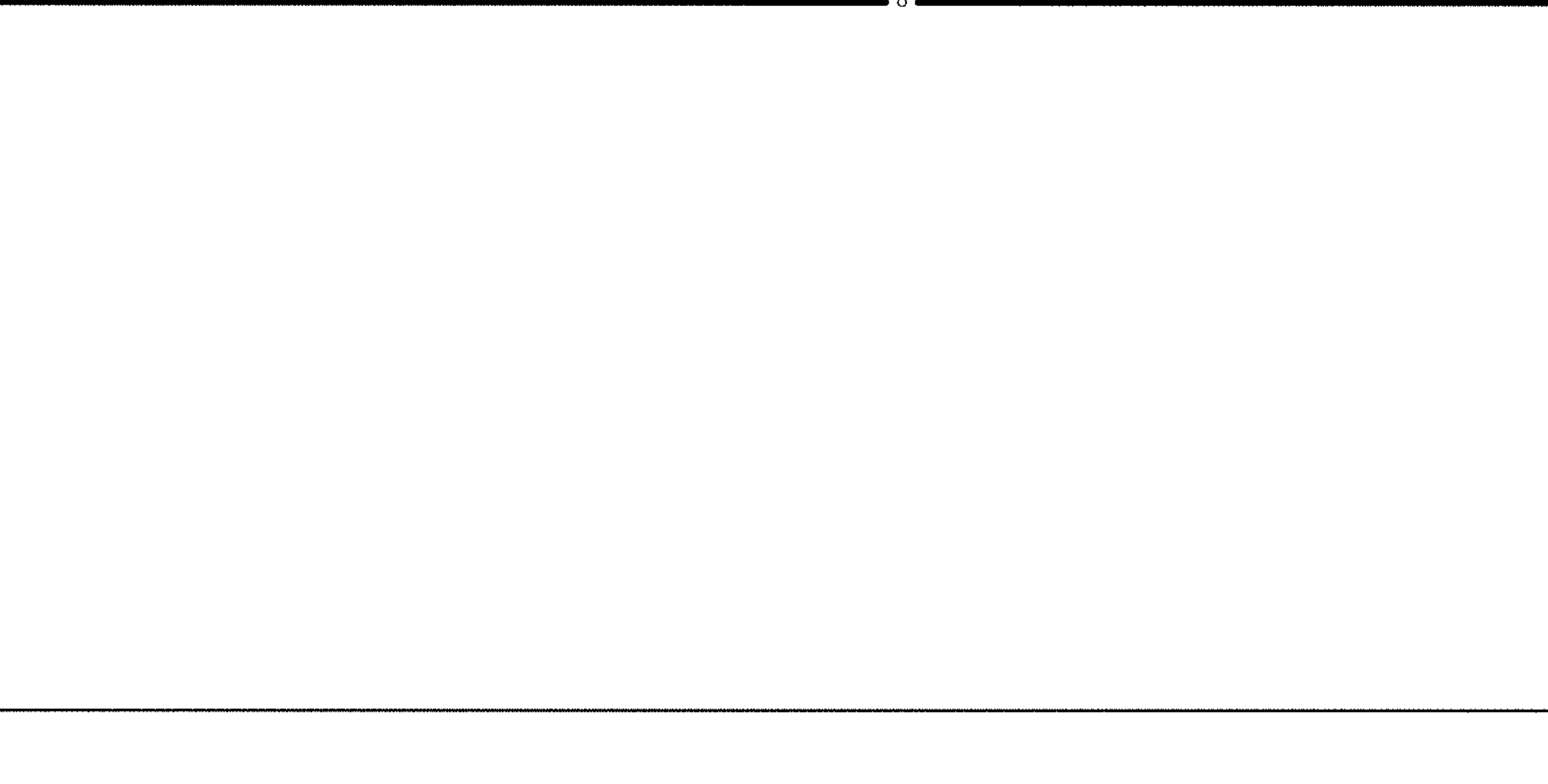
B W P | **BURNHAM** | **WARD**
P R O P E R T I E S



PROJECT NO.	1900799
DATE	Issue Date

S4.8.4





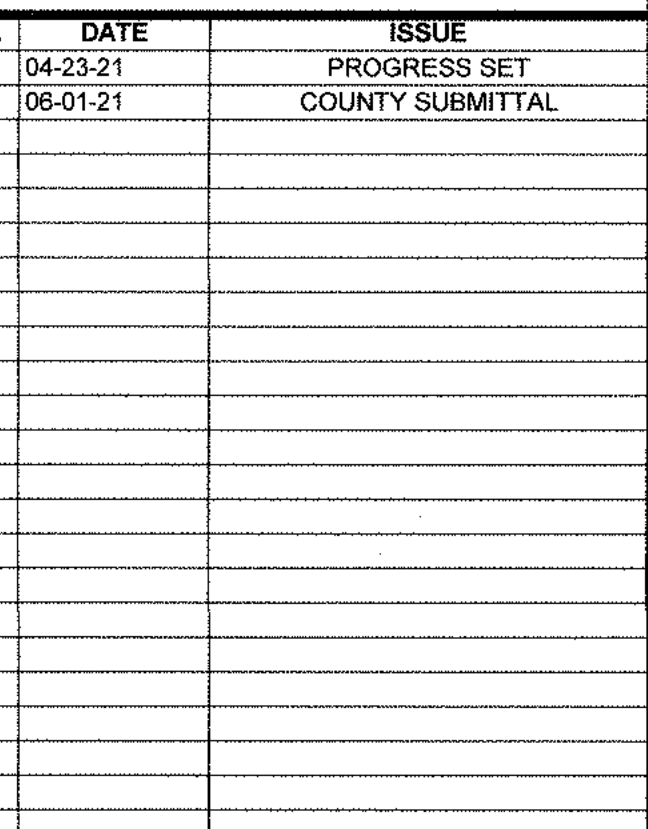
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DRAWING TITLE
**BUILDING 8 WALL
SECTIONS**

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

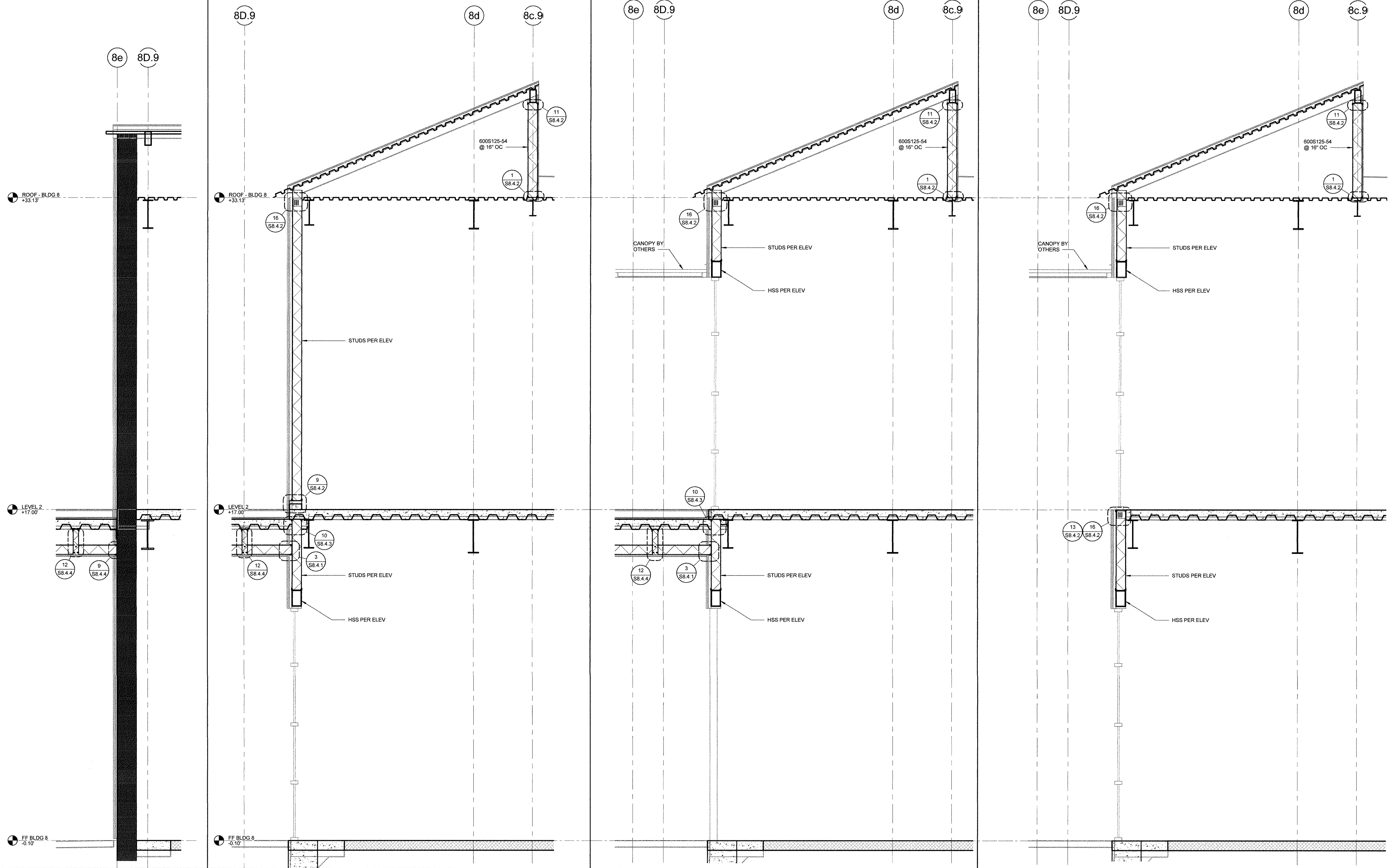


ECT NO. 1900799

Issue Date

BUILDING 8 WALL SECTIONS

S4.8.6



BLDG 8 - WALL SECTION	$1/2" = 1'-0"$	1
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DANA POINT HARBOR BUILDING 6 - 9

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

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

[illegible]

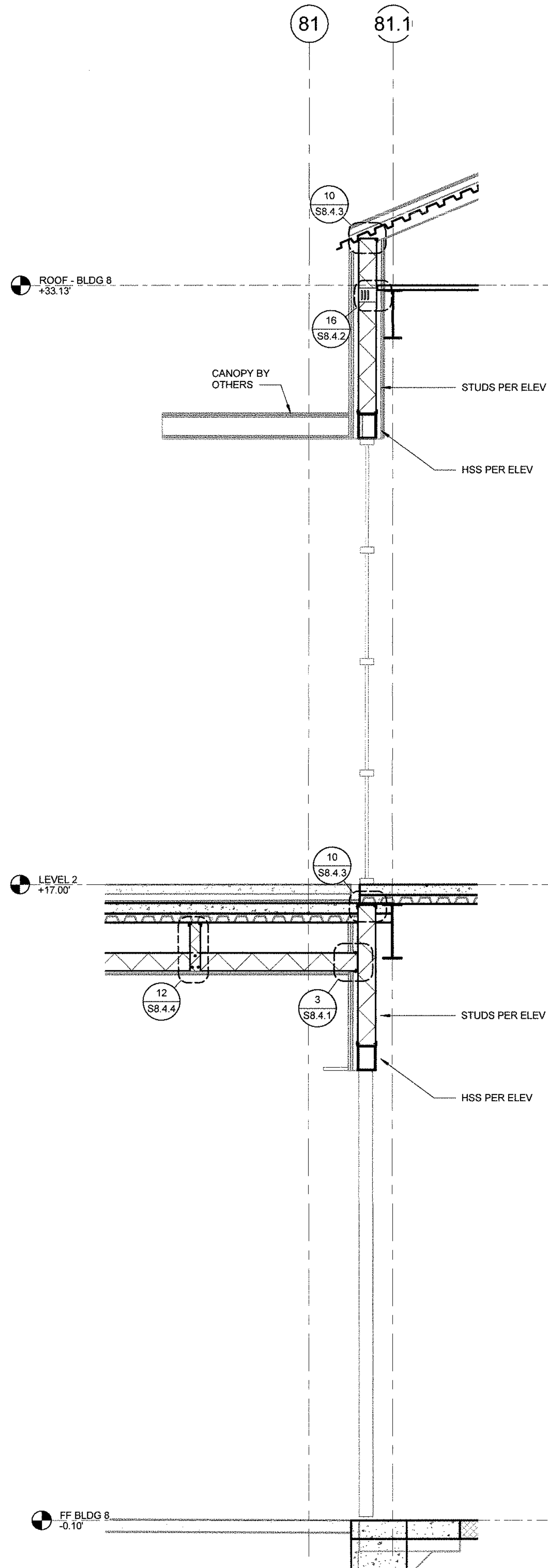
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

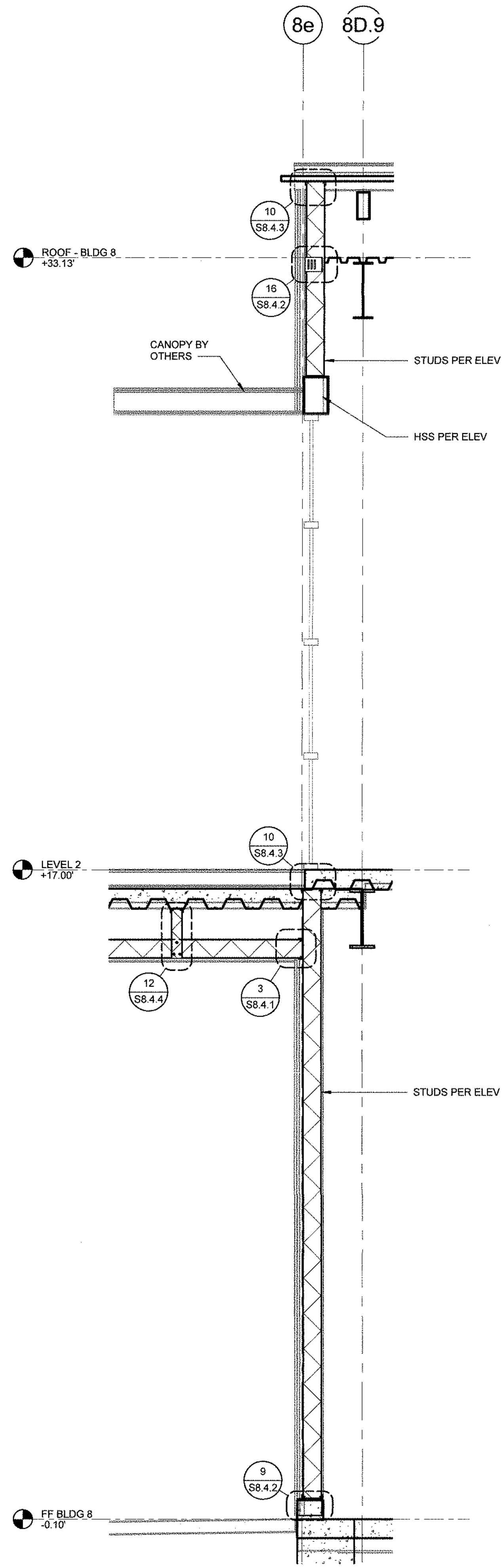
BUILDING 8 WALL SECTIONS

DRAWING NO. _____

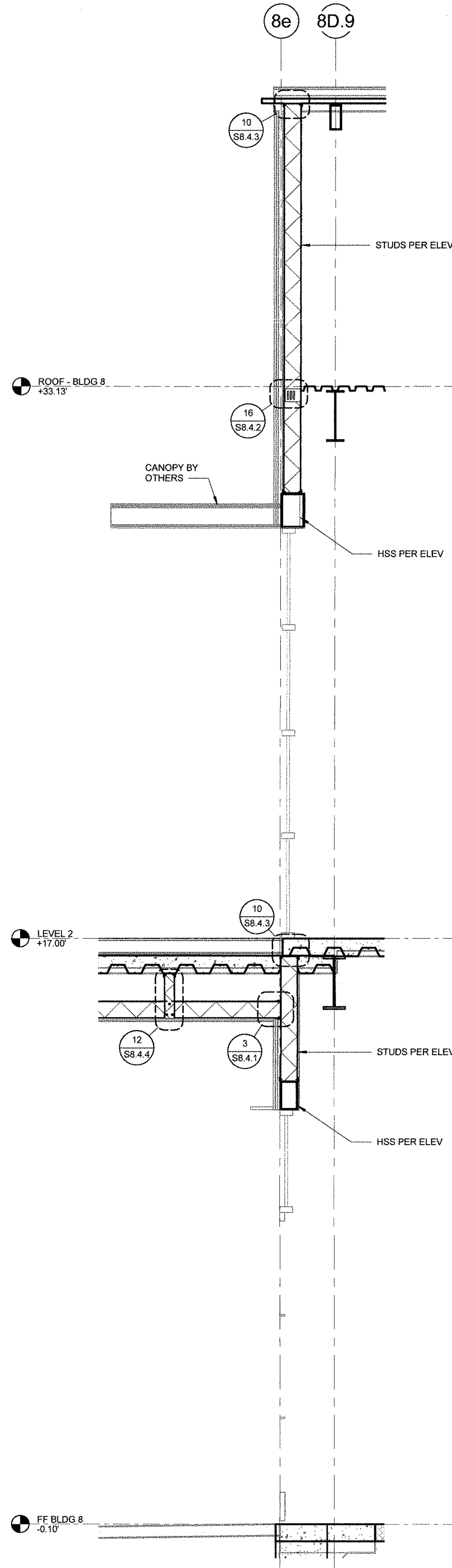
S4.8.7



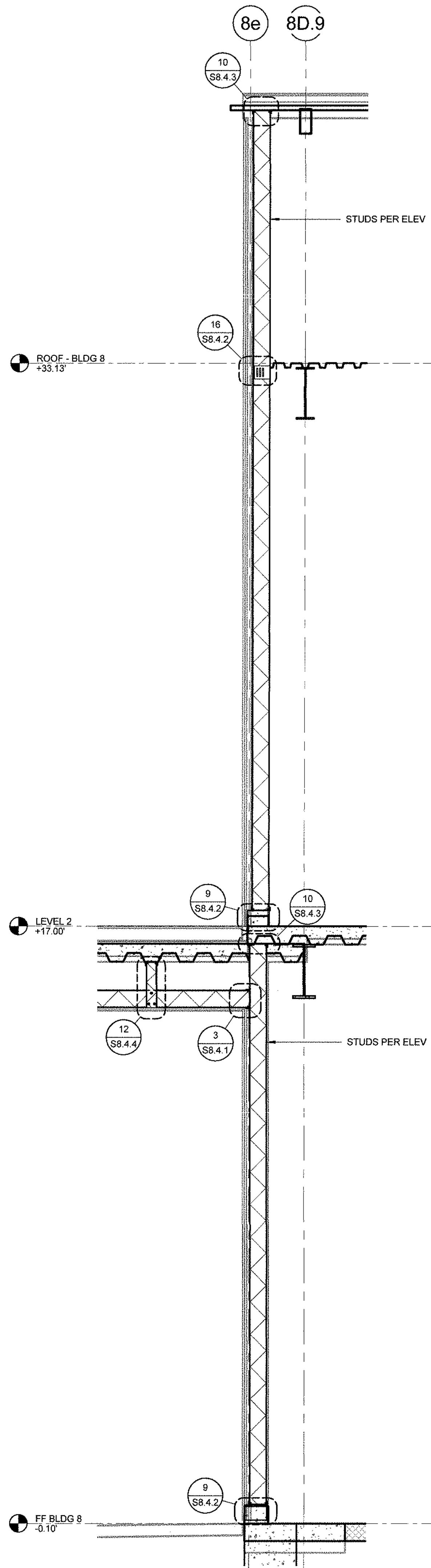
BLDG 8 - WALL SECTION 1/2" = 1'-0" **4**



BLDG 8 - WALL SECTION	1/2" = 1'-0"	3
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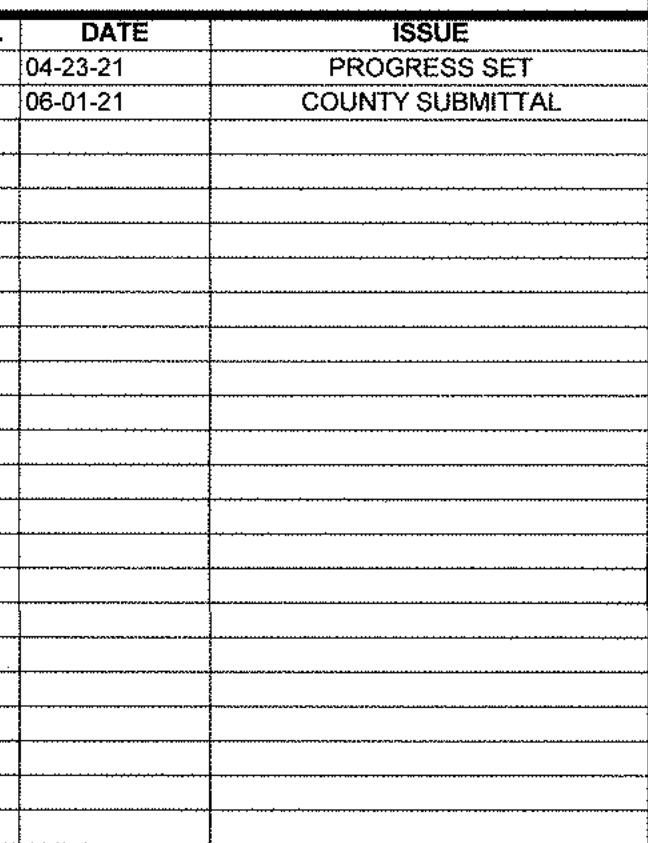
BLDG 8 - WALL SECTION	$1/2" = 1'-0"$	2
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BLDG 8 - WALL SECTION 1/2" = 1'-0" **1**

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

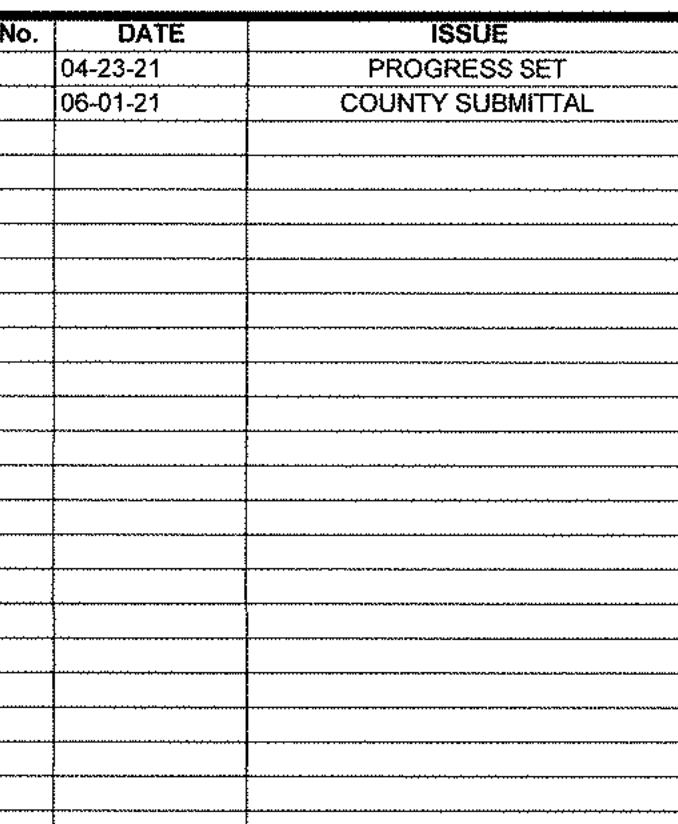


S4.8.8



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



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PROJECT NO. 1900799
DATE Issue Date

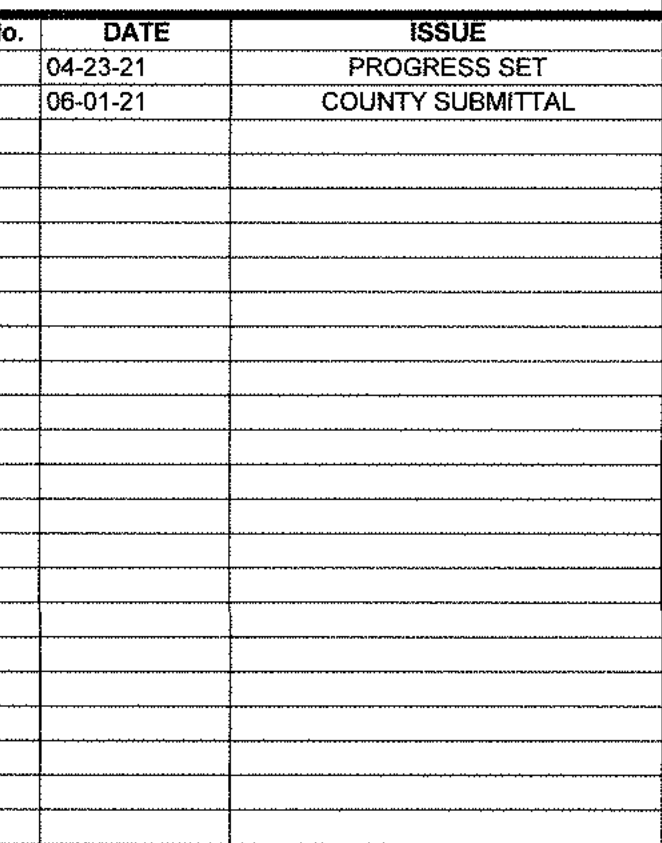
BUILDING 8 WALL SECTIONS

S4.8.9



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S



REQUEST NO.	1900799
DATE	Issue Date

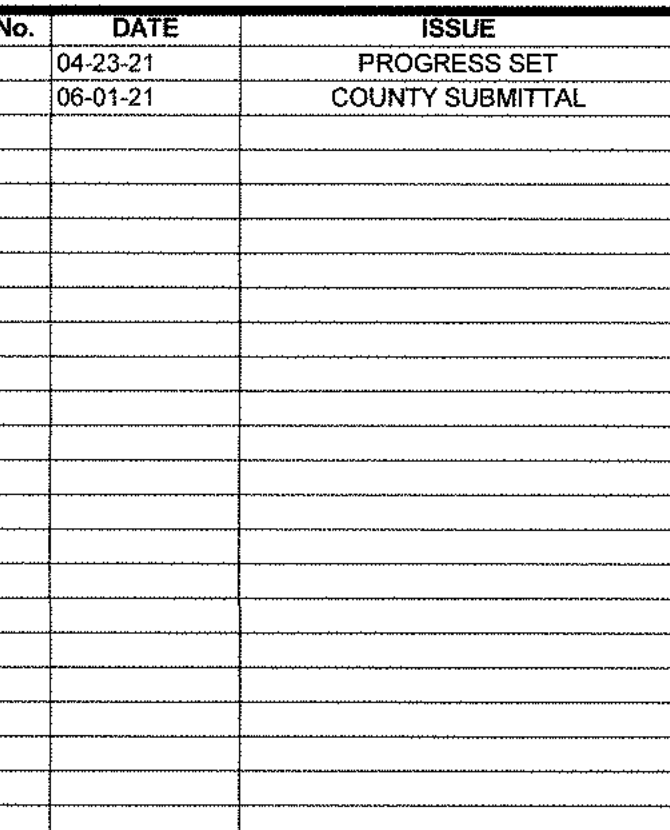
BUILDING 9 WALL SECTIONS

S4.9.1



**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

B W P **BURNHAM|WARD**
P R O P E R T I E S



PROJECT NO.	1900799
DATE	Issue Date

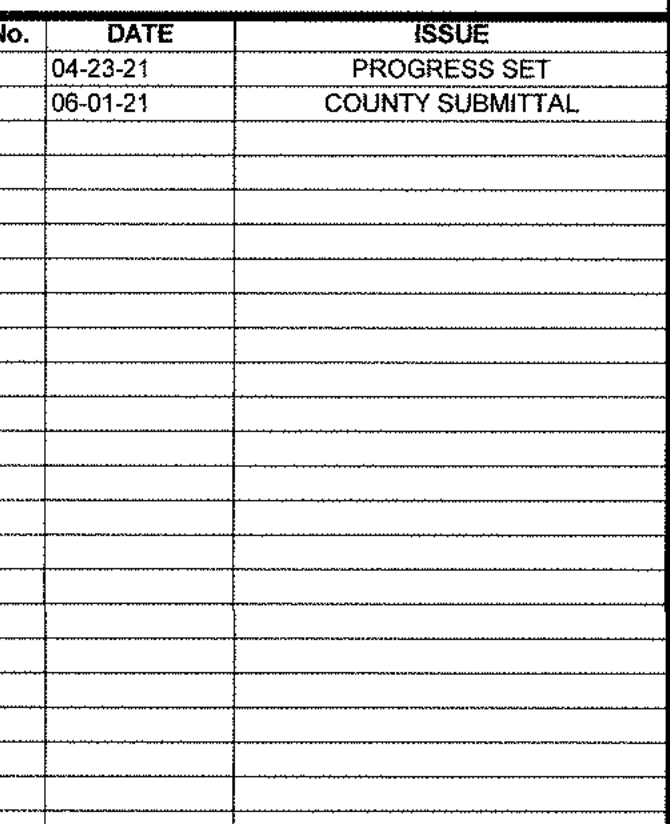
BUILDING 9 WALL SECTIONS

S4.9.2



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM WARD
PROPERTIES



PROJECT NO.	1900799
DATE	Issue Date

S4.9.3



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900799
DATE	Issue Date

DRAWING TITLE
**BUILDING 9 WALL
SECTIONS**

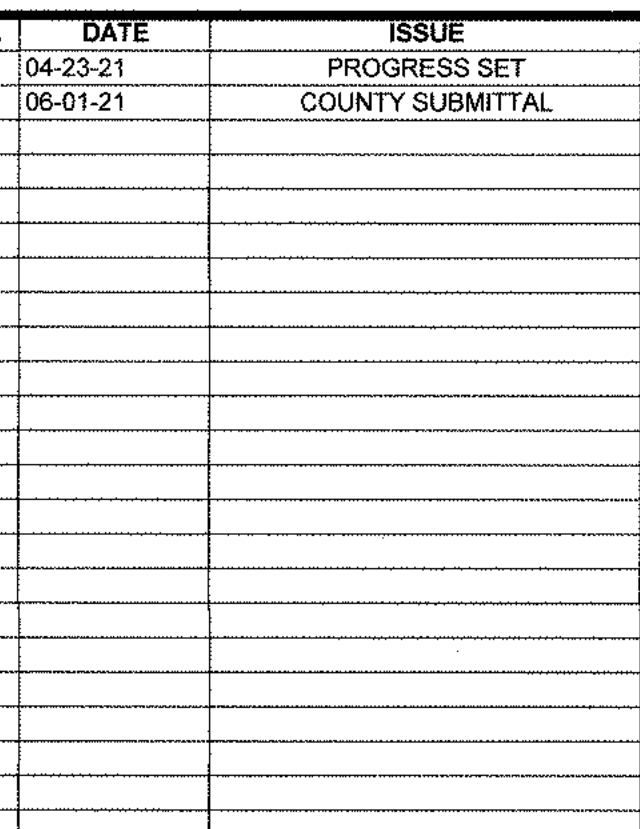
DRAWING NO. _____

S4.9.4



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S



PROJECT NO. 1900799

Issue Date

SING NO.

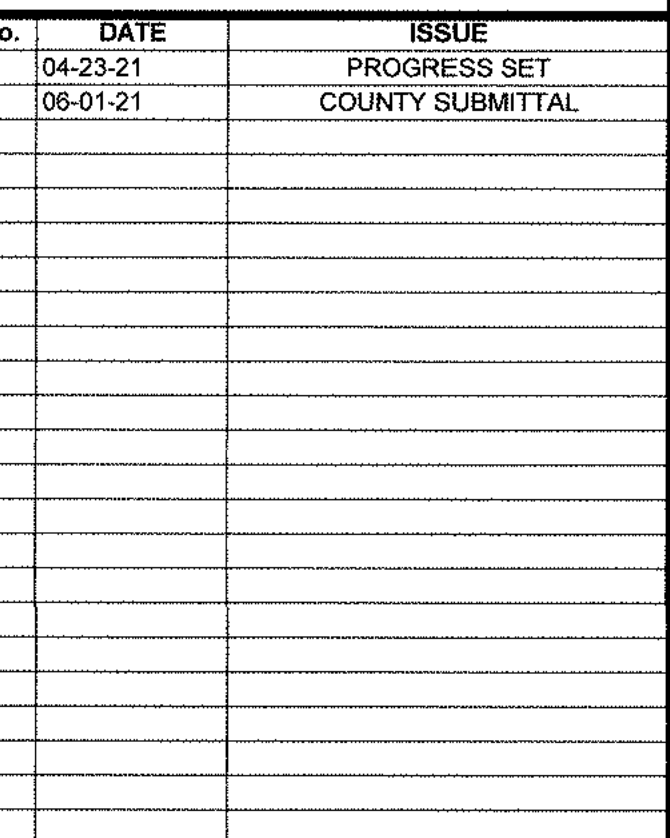
S4.9.5

4/20/2021 1:30:11 PM



34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

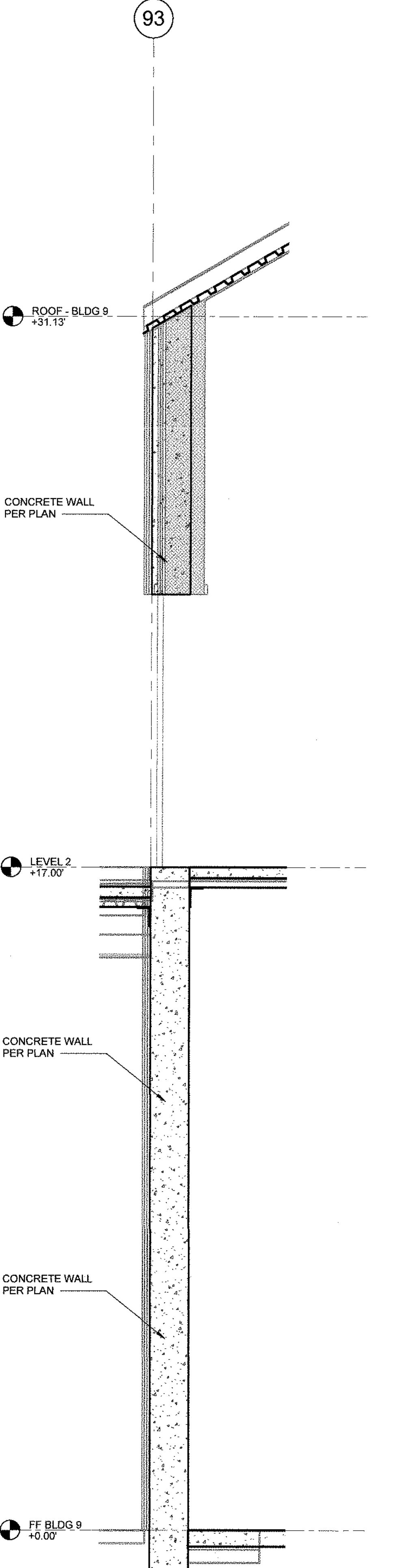
BWP | **BURNHAM** | **WARD**
P R O P E R T I E S



DRAWINGS AND PARTS/SECTION SHEETS ARE HEREBY CONSIDERED ORIGINAL AND UNPUBLISHED WORKS OF ARCHITECTS AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT	
PROJECT NO.	1900799
DATE	Issue Date

BUILDING 9 WALL SECTIONS

S4.9.6



BLDG 9 - WALL SECTION	1/2" = 1'-0"	1
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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

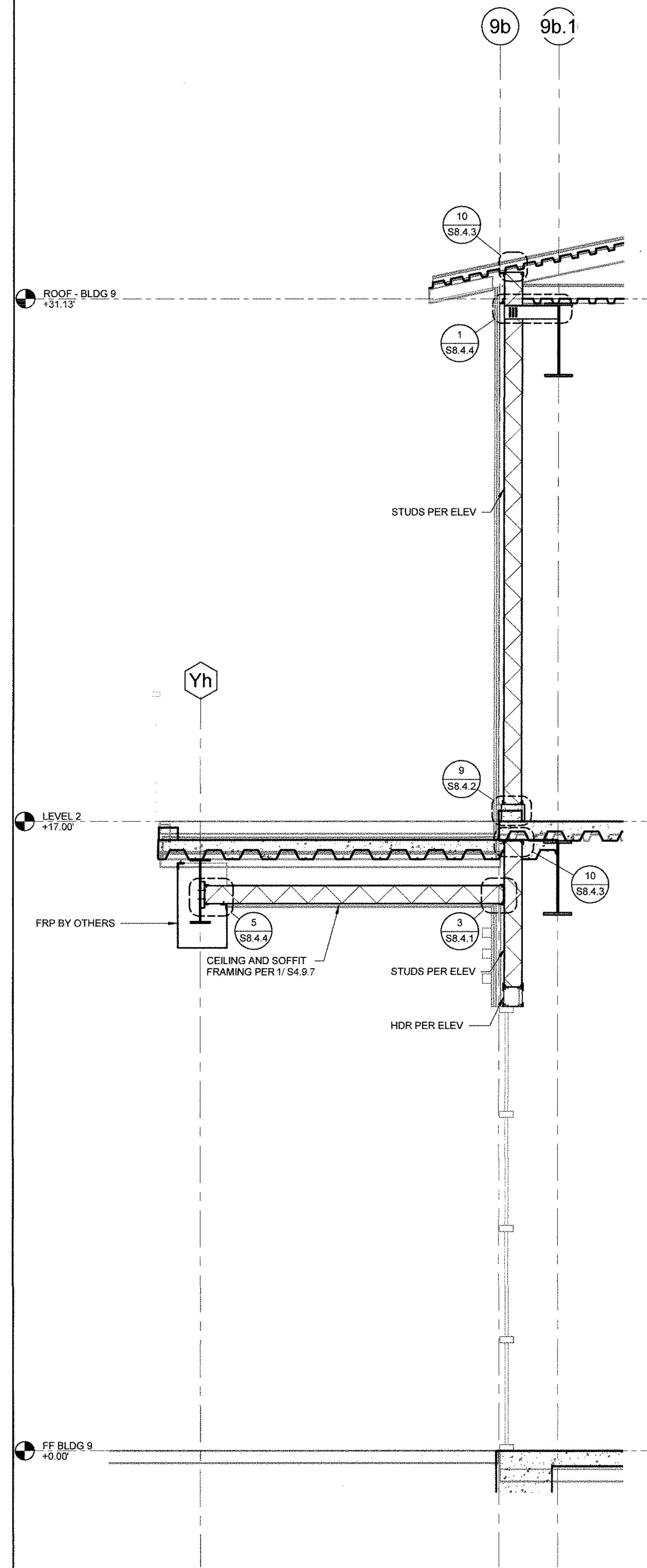
[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SWS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

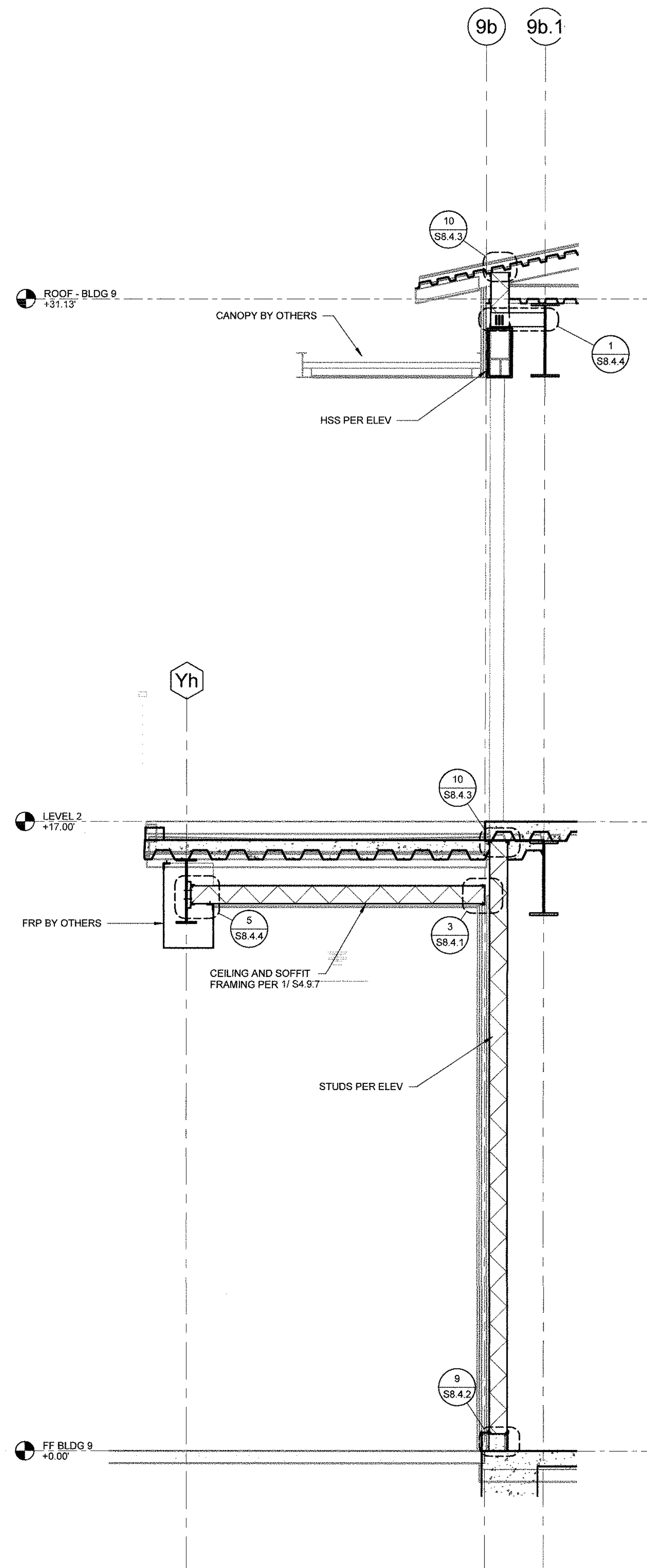
PROJECT NO.	1900799
DATE	Issue Date

BUILDING 9 WALL SECTIONS

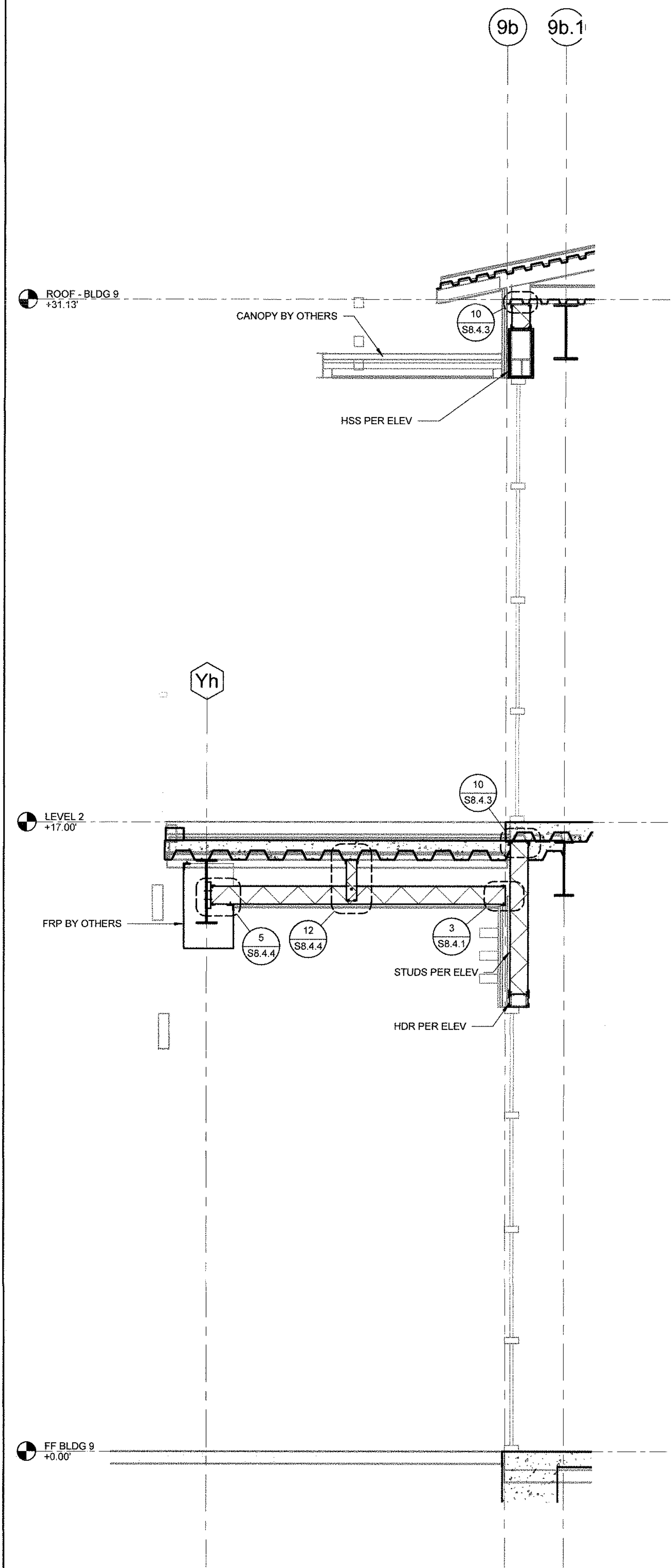
S4.9.7



BLDG 9 - WALL SECTION	$1/2" = 1'-0"$	3
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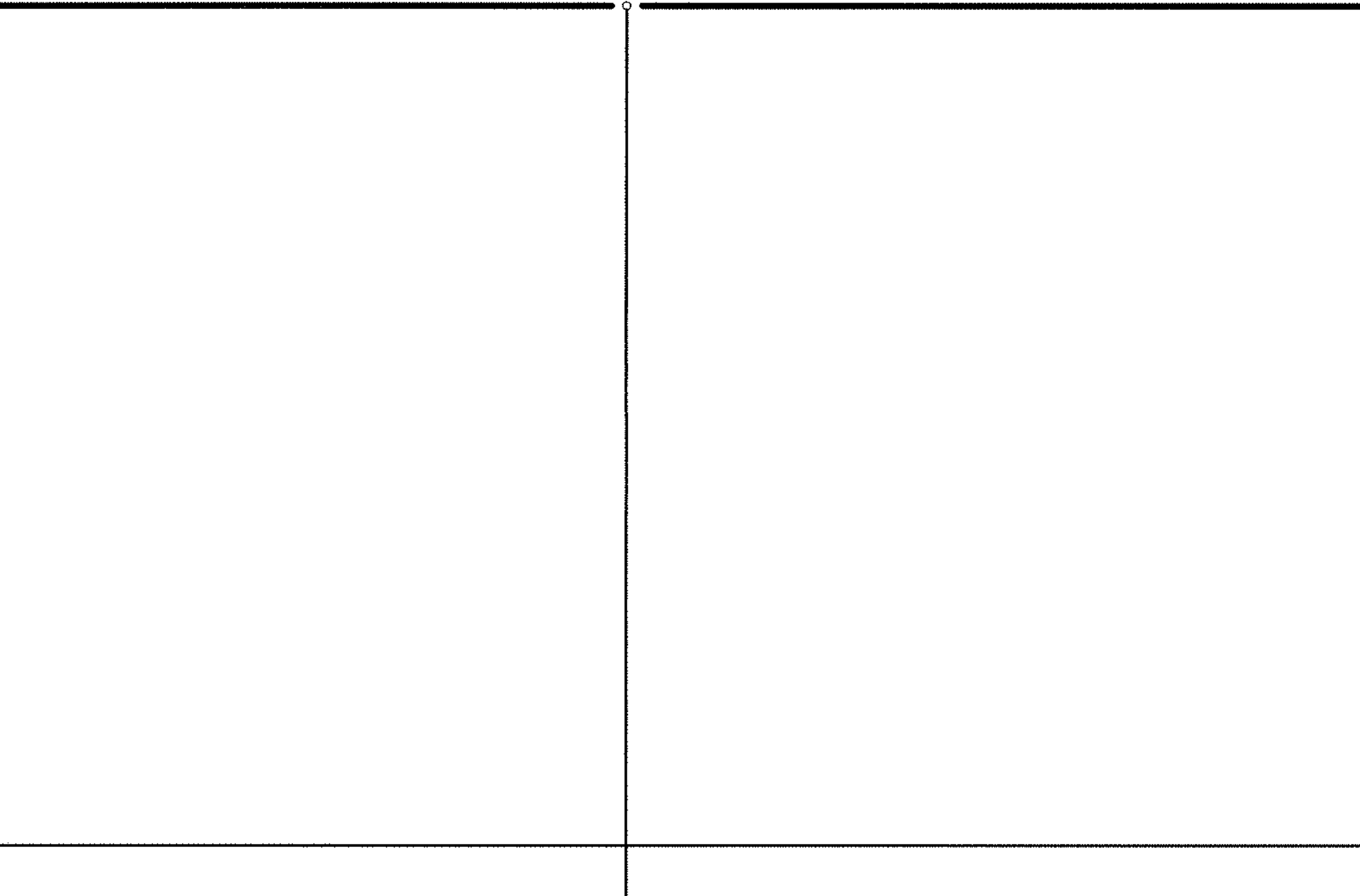
BLDG 9 - WALL SECTION	1/2" = 1'-0"	2
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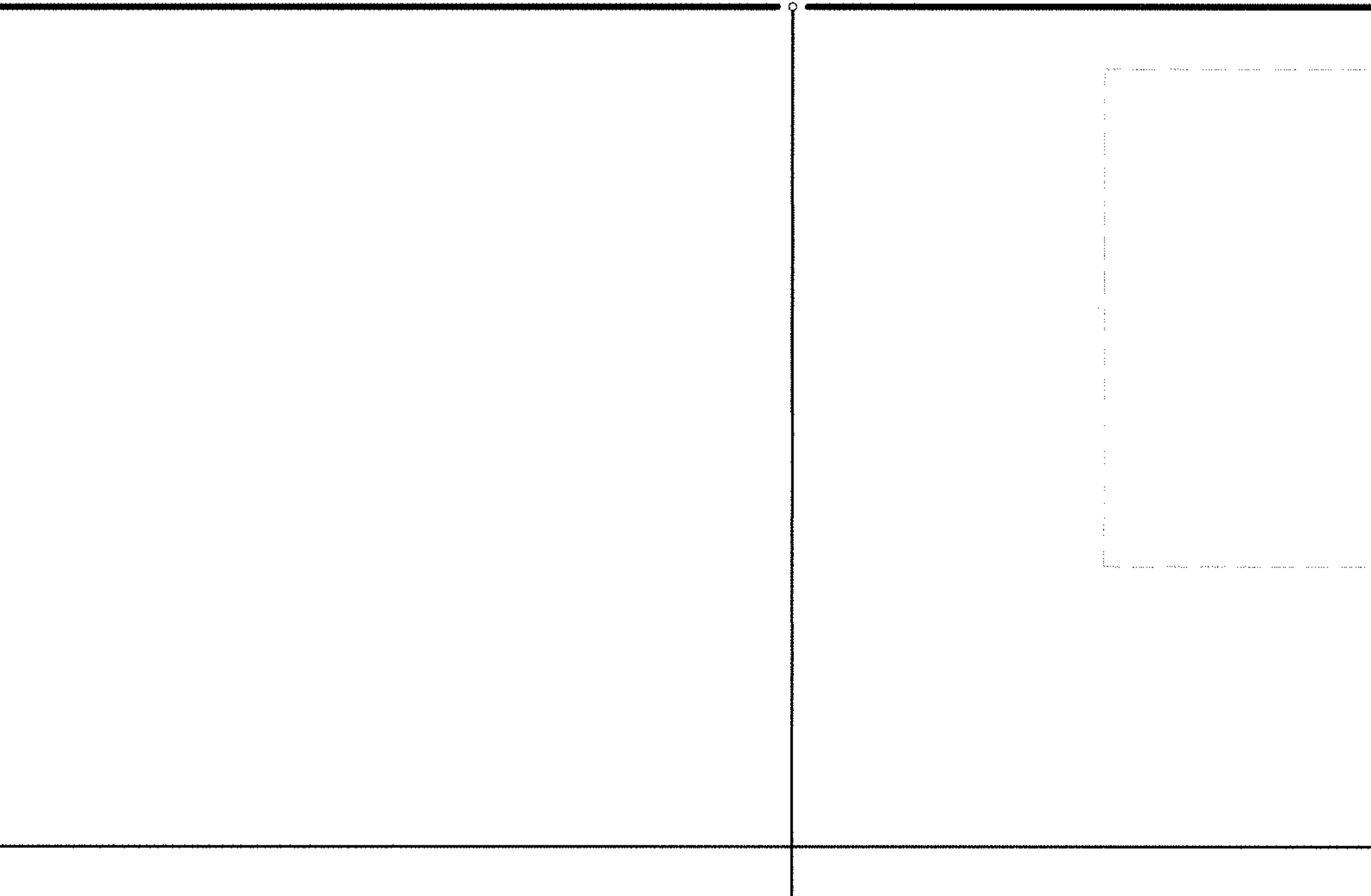
BLDG 9 - WALL SECTION	$1/2" = 1'-0"$	1
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24/2021 1:30:32 PM



3/8" = 1'-0"



3/8" = 1'-0"

DANA POINT HARBOR BUILDING 6 - 9

**B W P BURNHAM | WARD
P R O P E R T I E S**

**34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629**

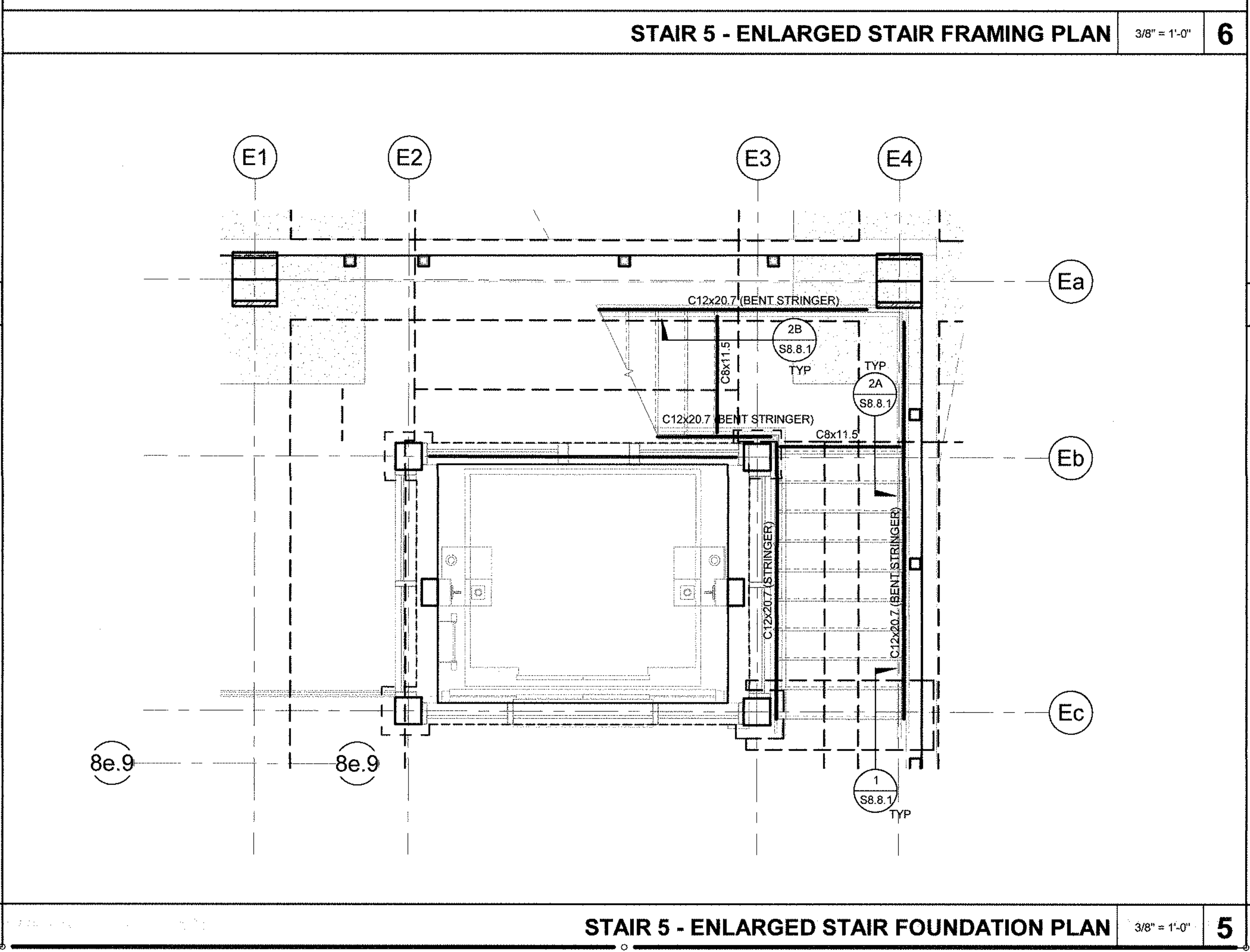
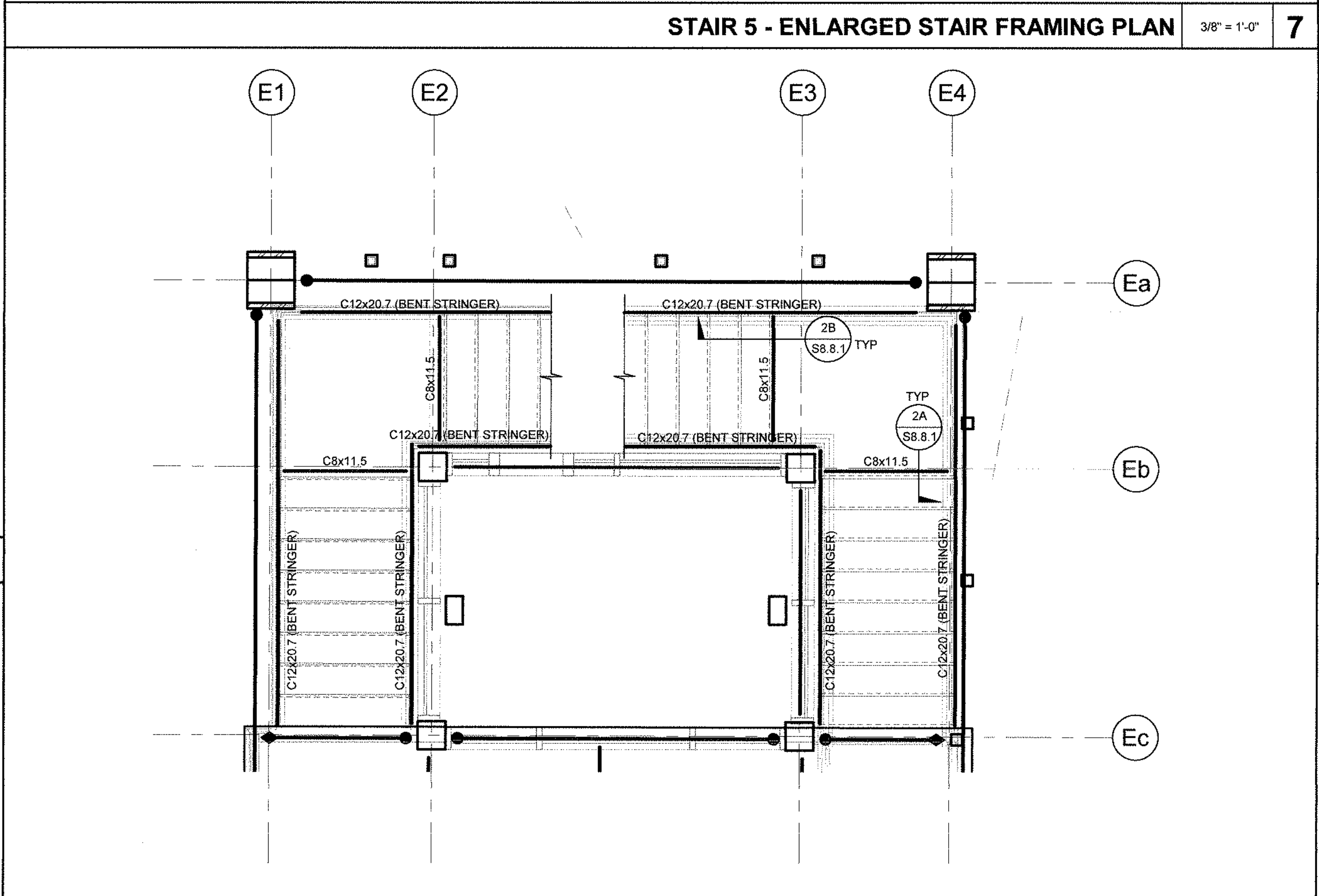
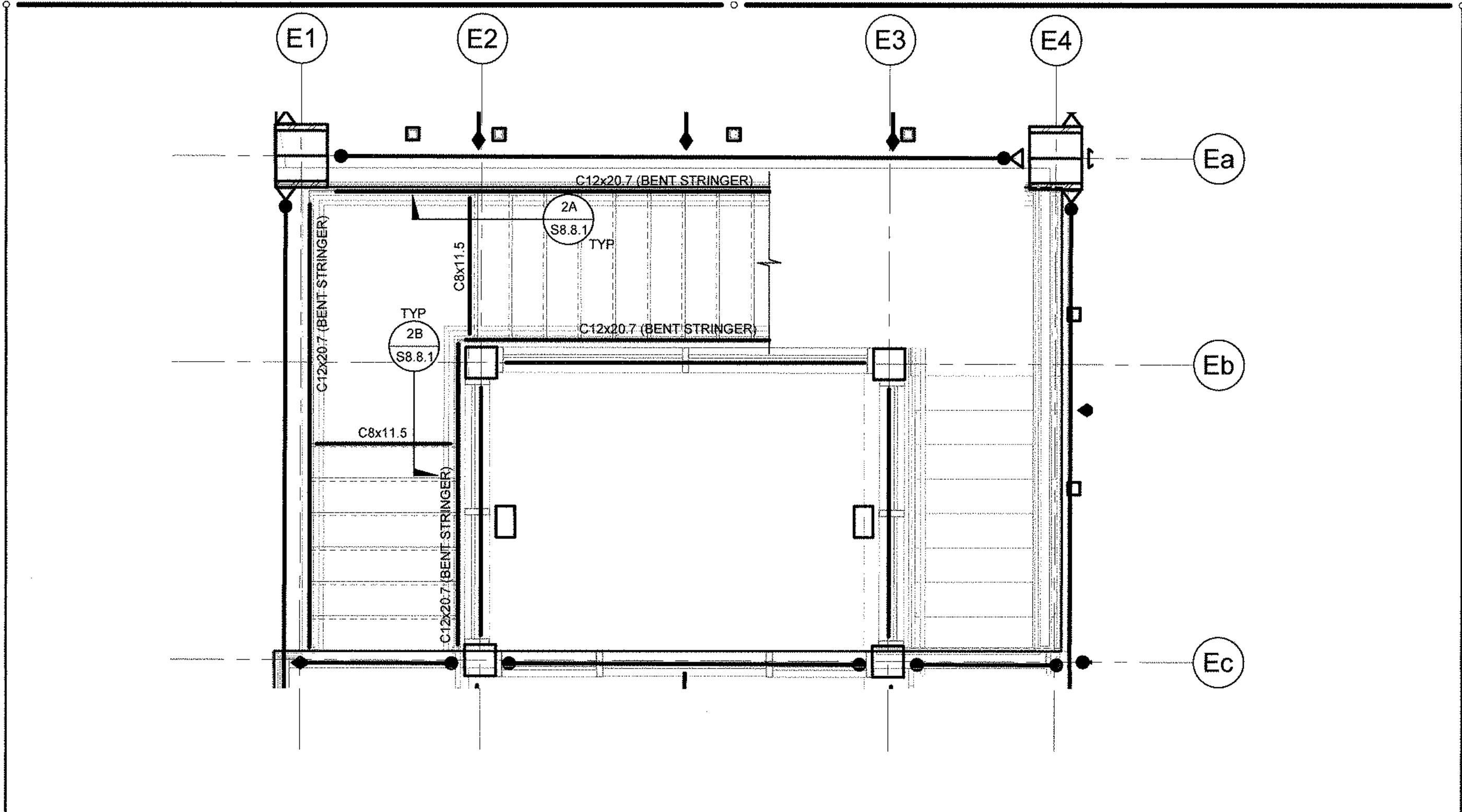
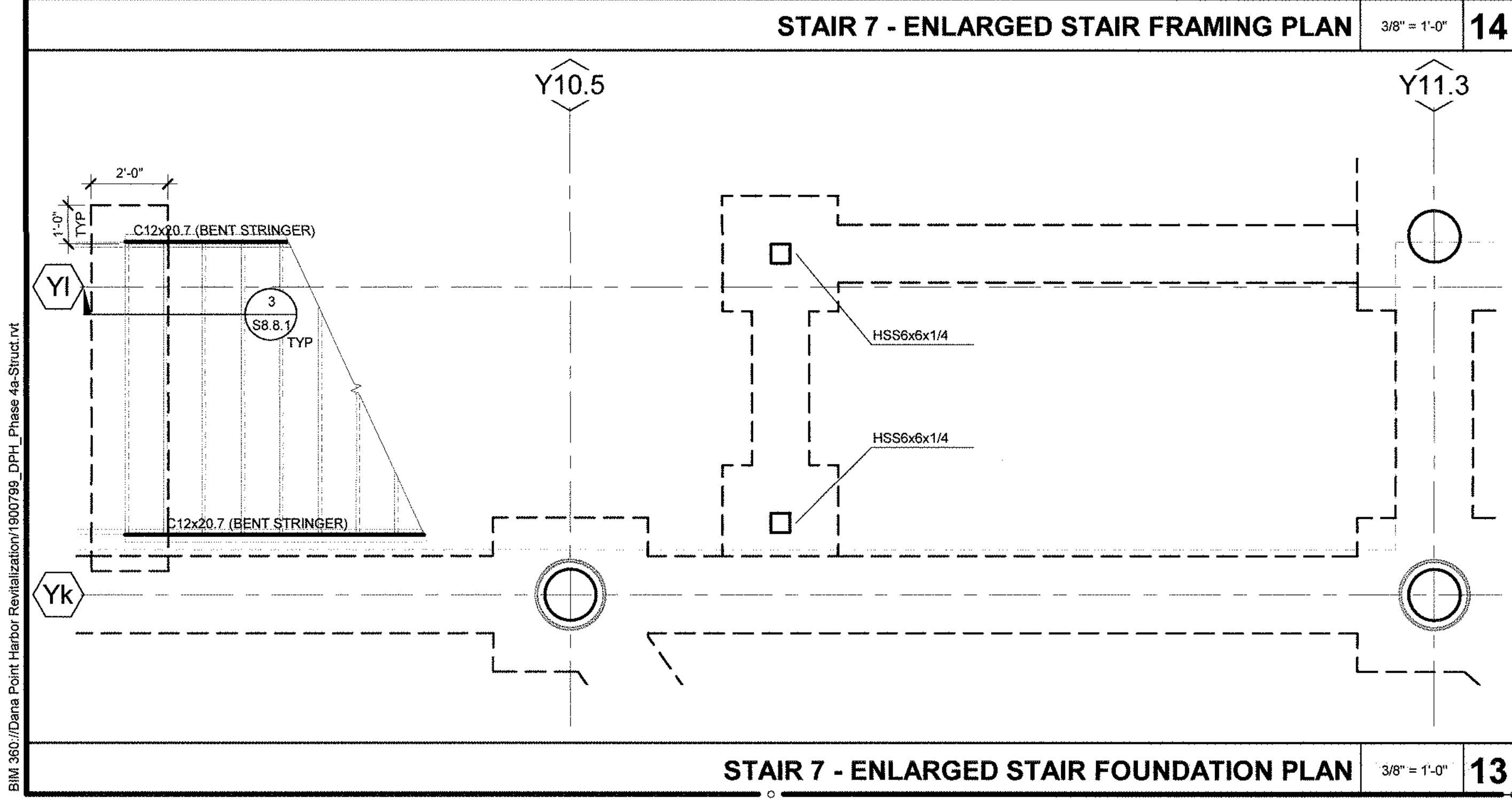
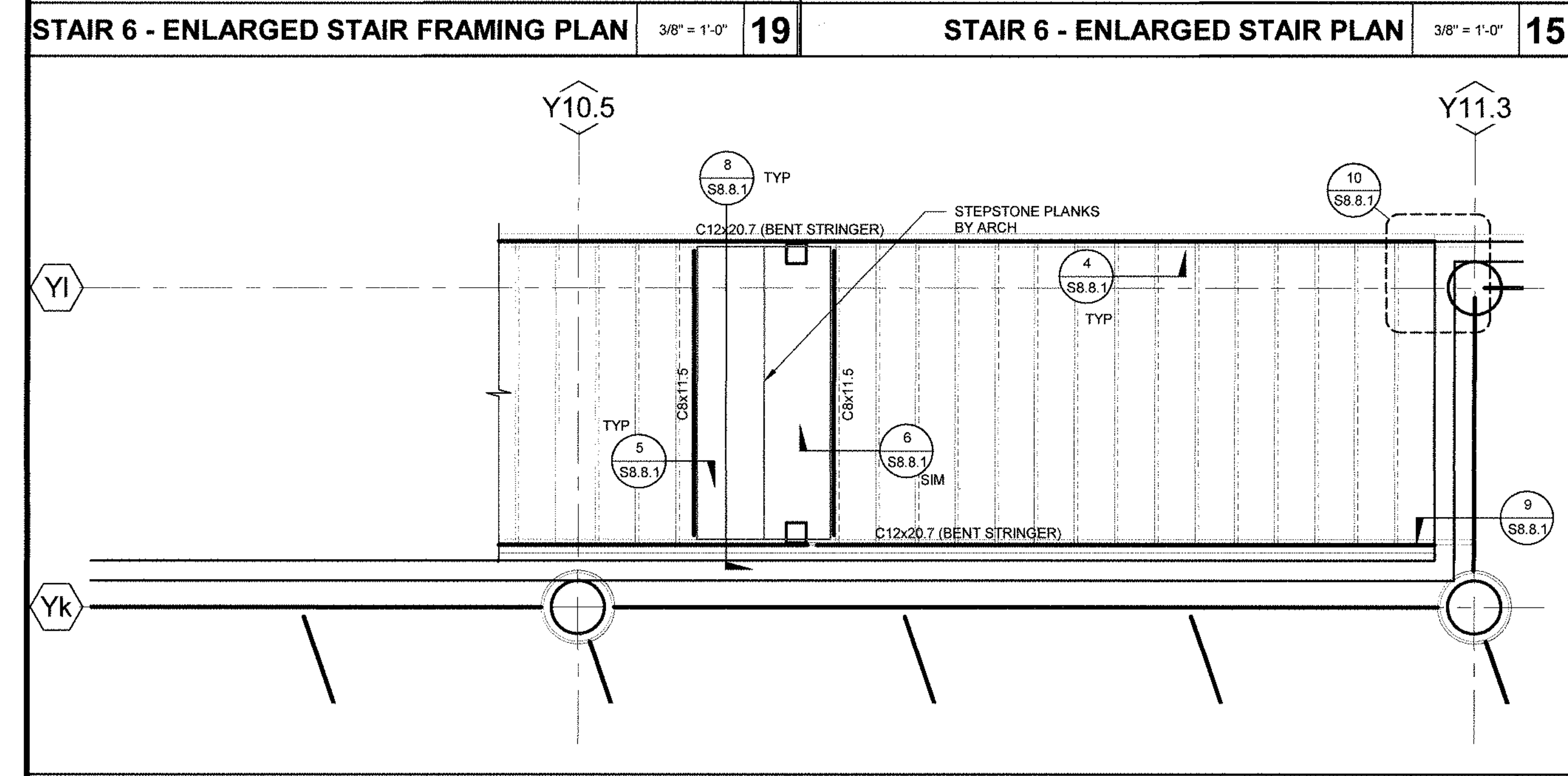
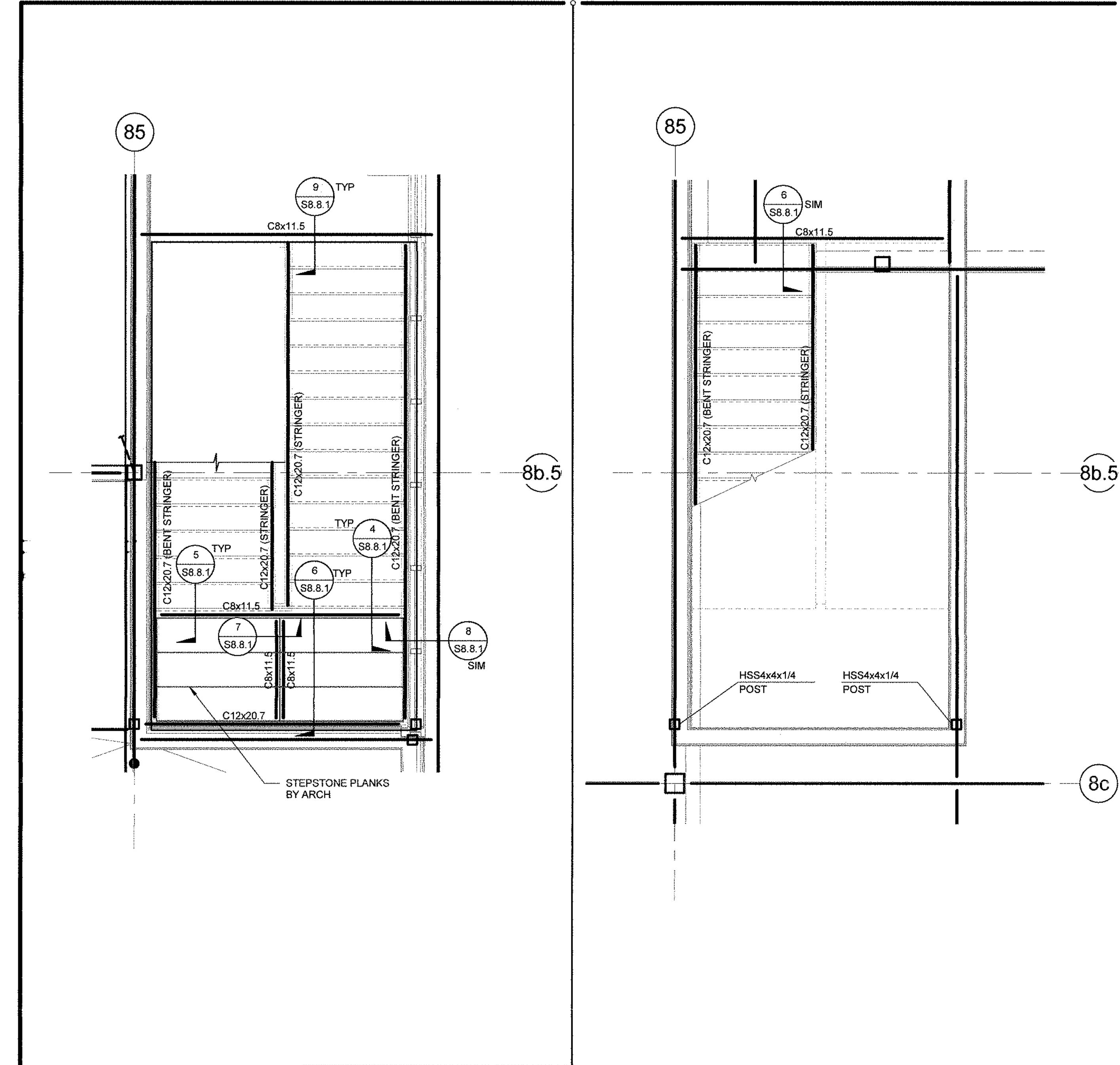
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[illegible][illegible]



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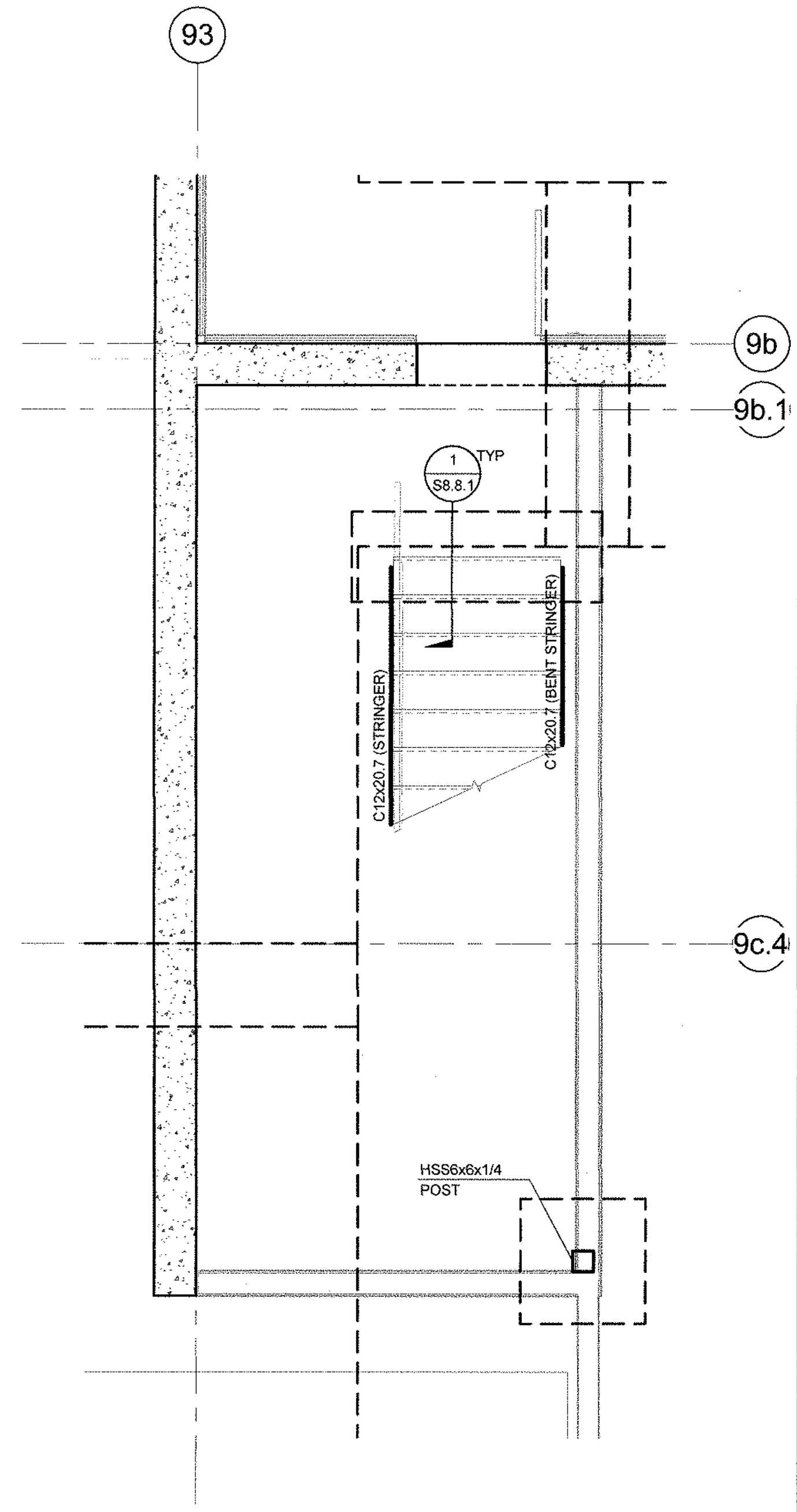
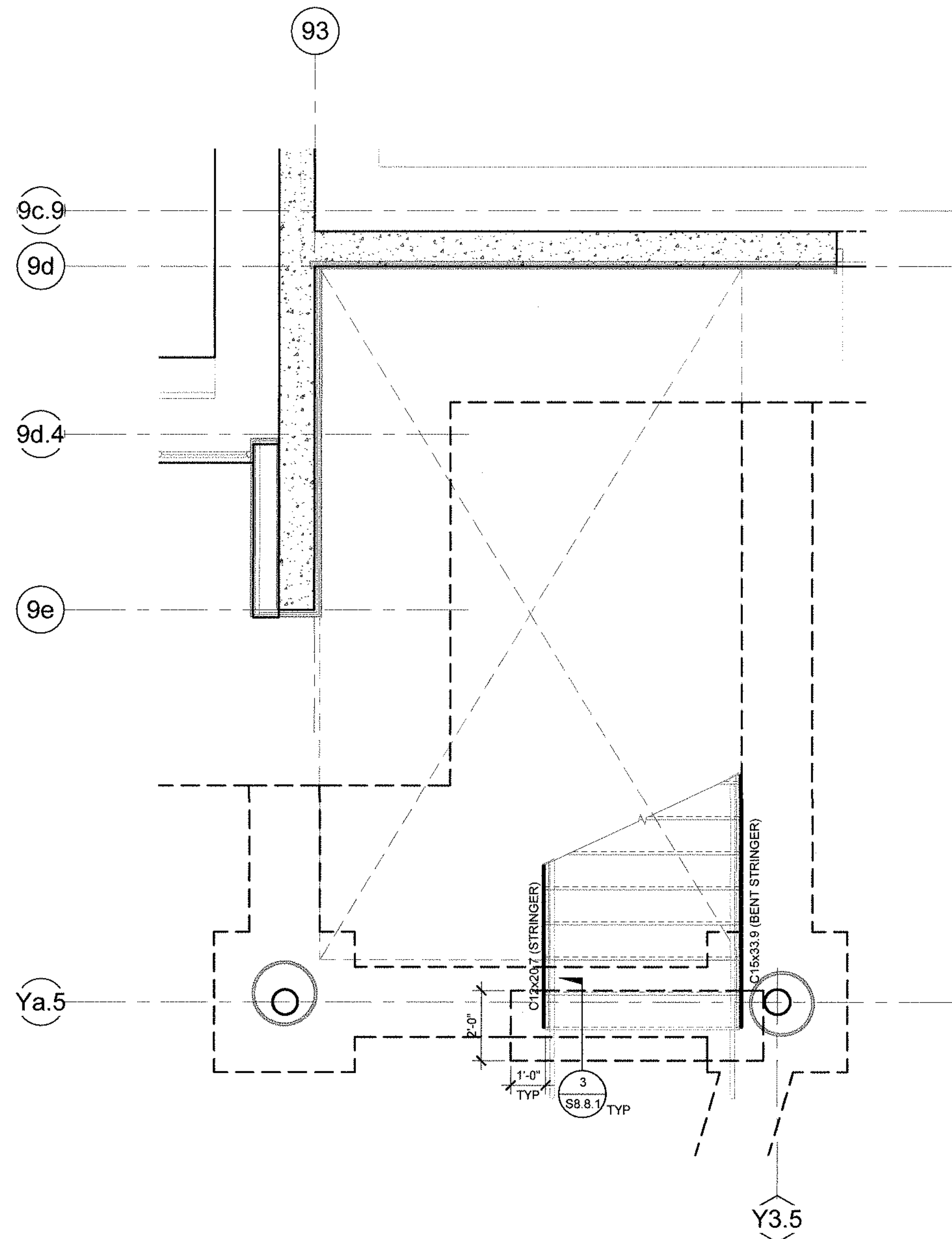
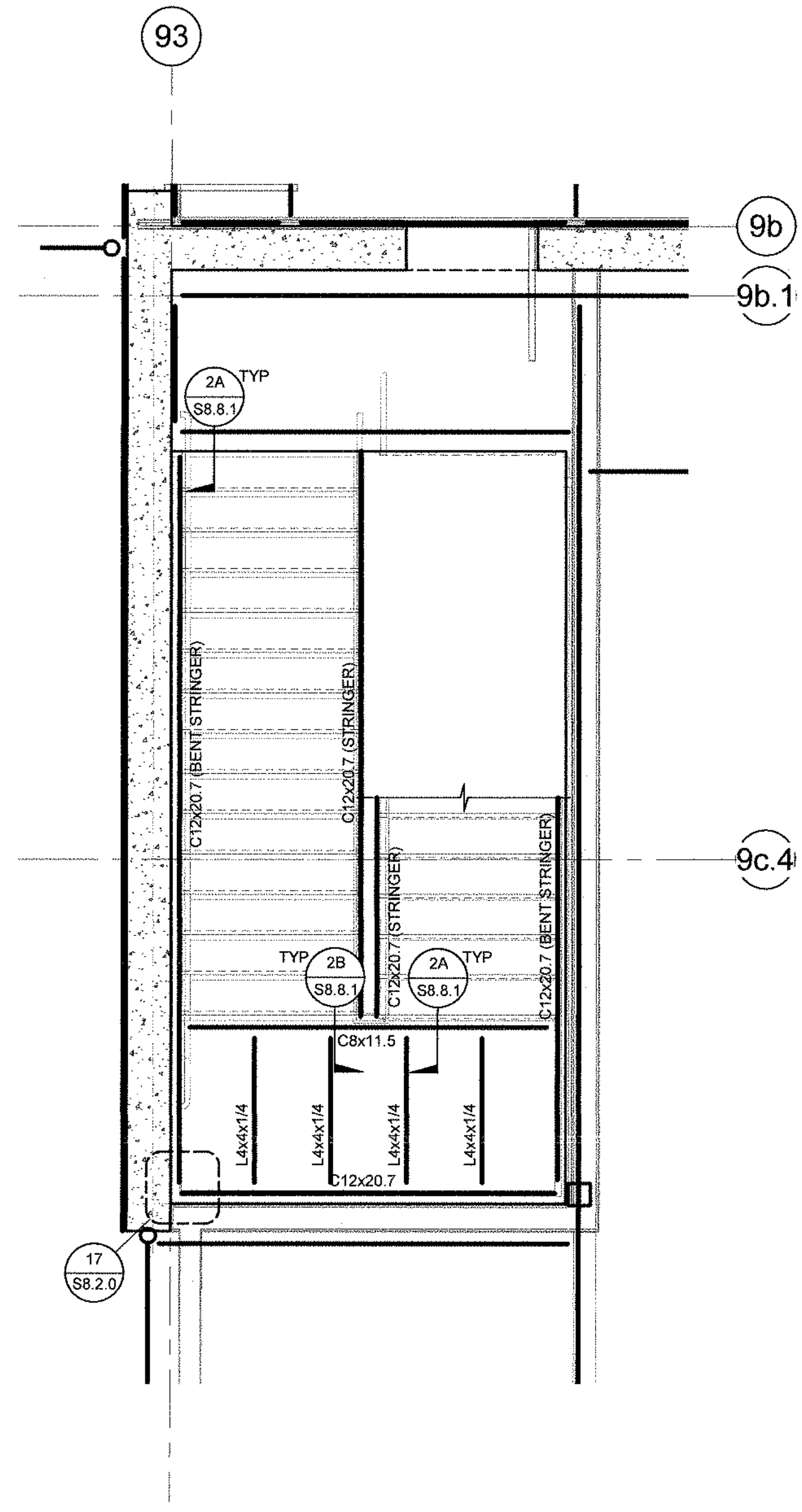
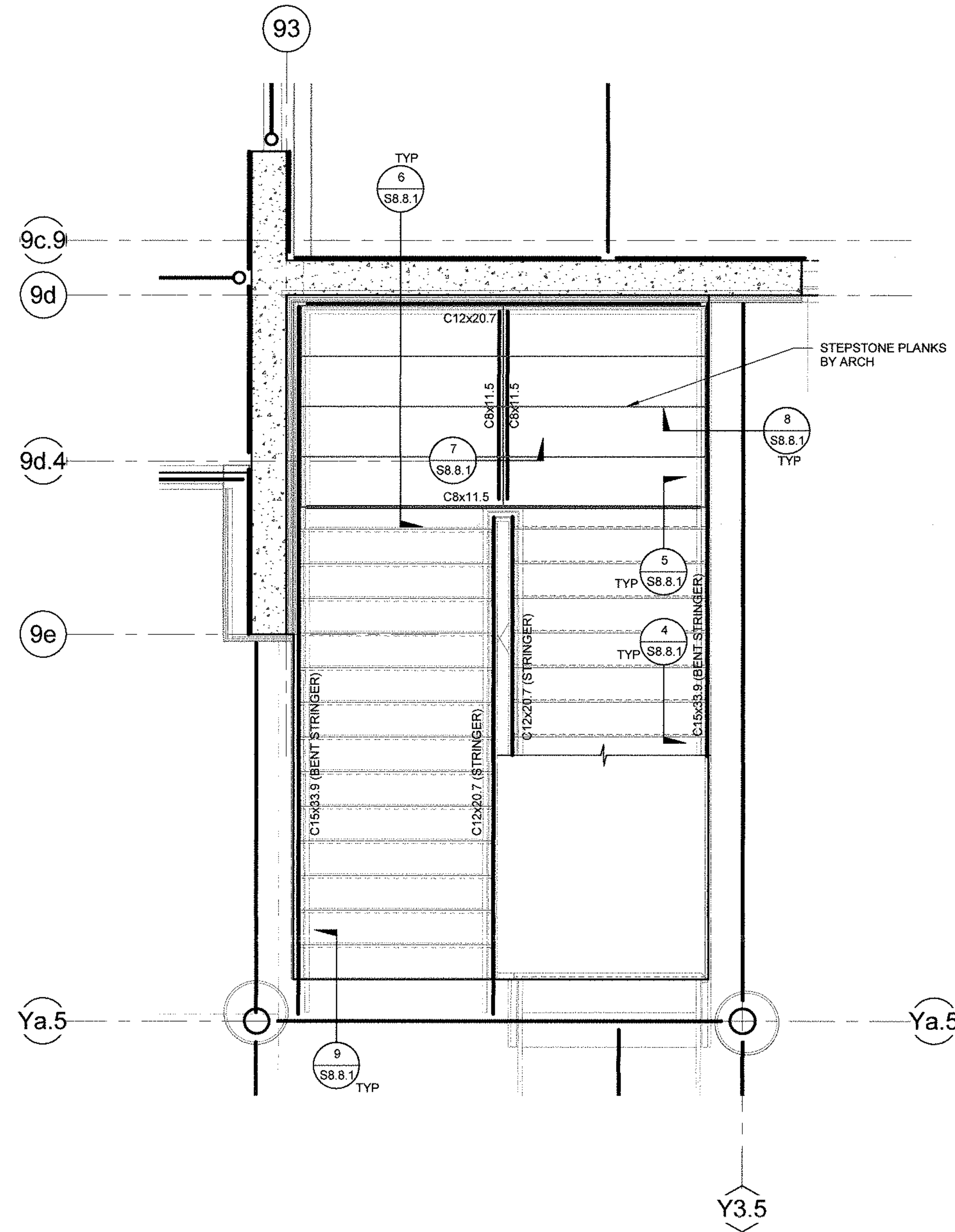
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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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P R O P E R T I E S

No.	DATE	ISSUE
04-23-21	06-01-21	PROGRESS SET
		COUNTY SUBMITTAL
DESIGNER AND WRITER'S MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF BURNHAM & WARD AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITER'S CONSENT.		
PROJECT NO.	1900799	
DATE	Issue Date	
DRAWING TITLE	ENLARGED STAIR FRAMING PLANS	
DRAWING NO.	S5.8.1	



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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

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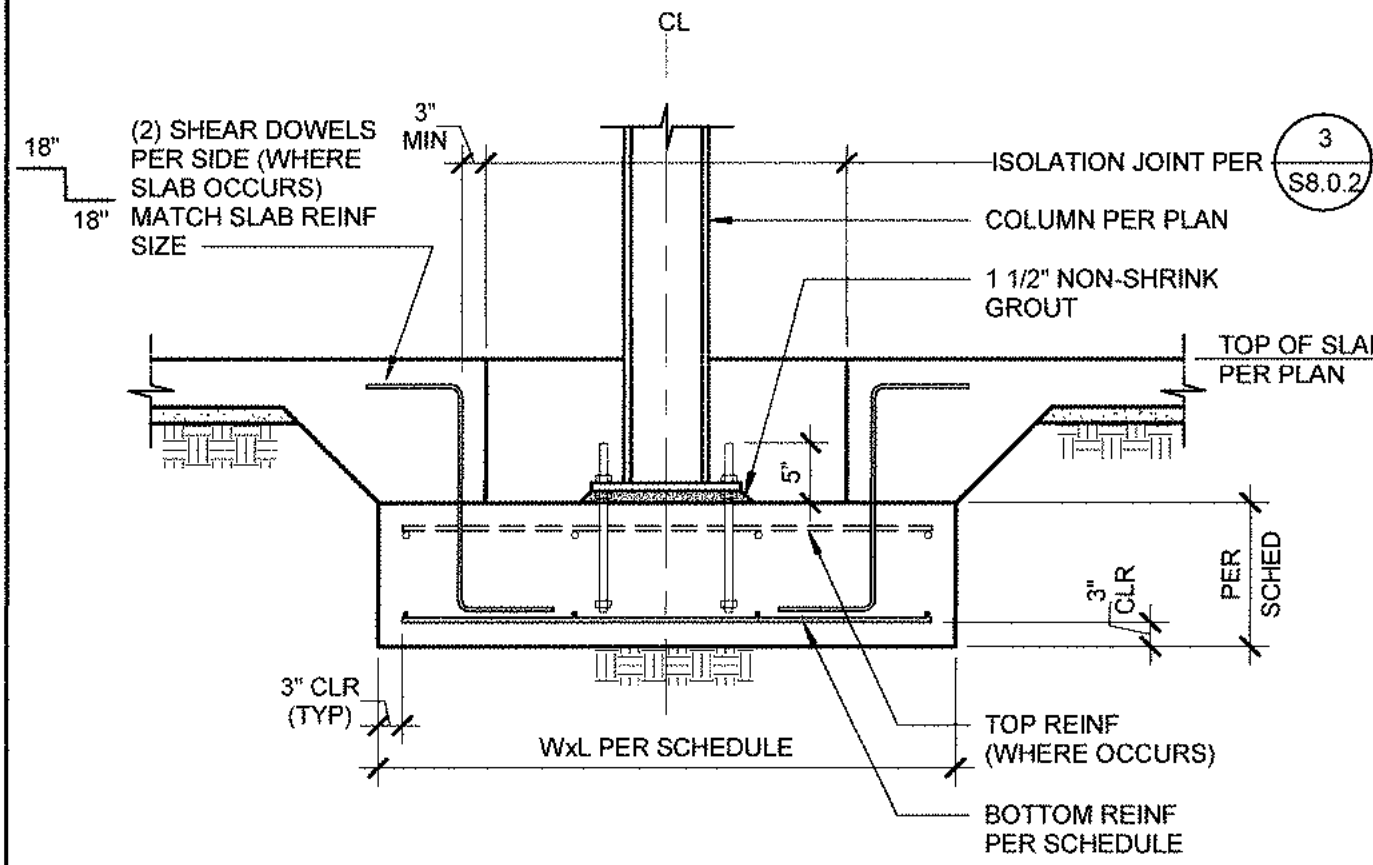
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	1900789
DATE	Issue Date

ENLARGED STAIR FRAMING PLANS

S5.9.1

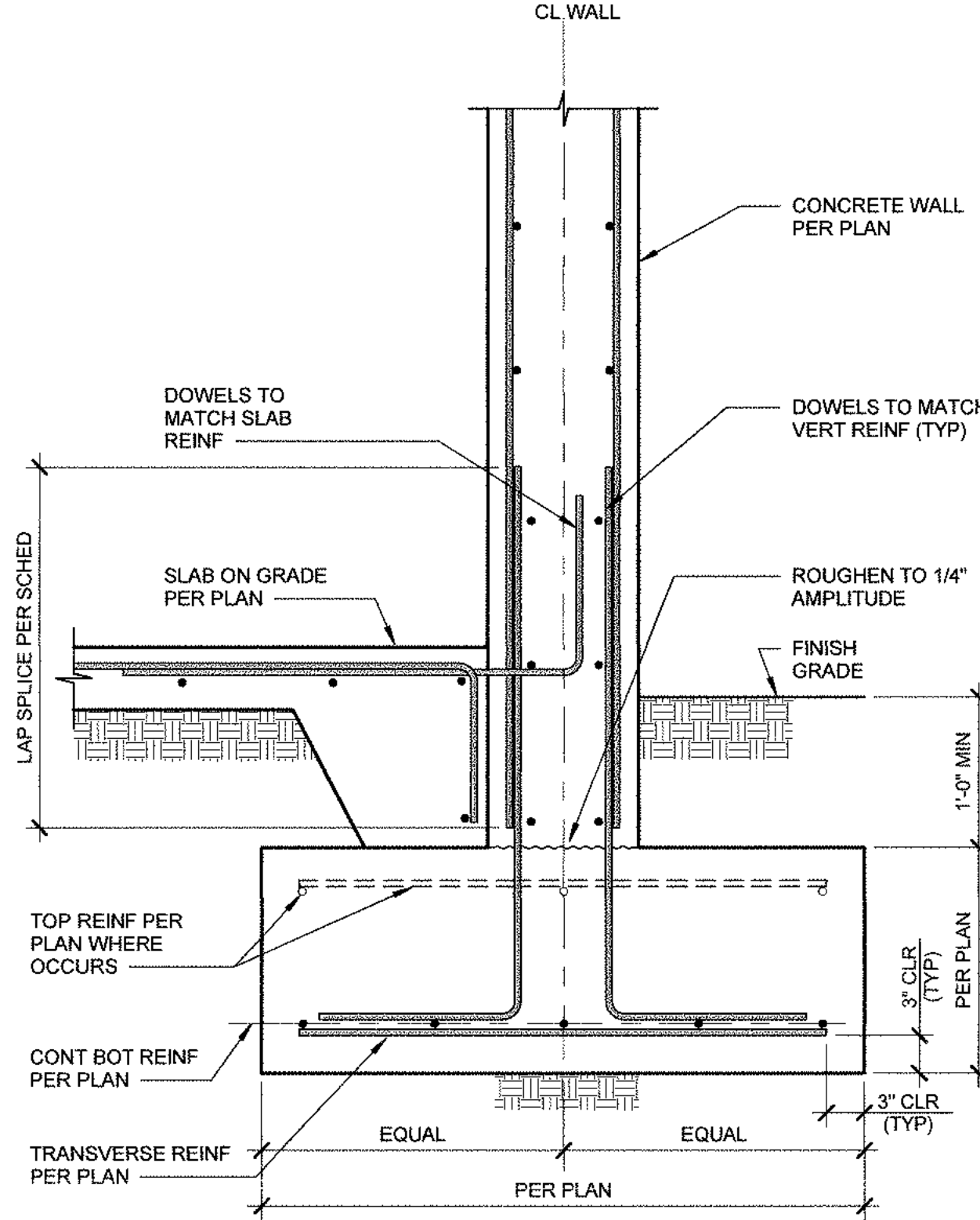
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PAD FOOTING AT STEEL COLUMN

1/2" = 1'-0"

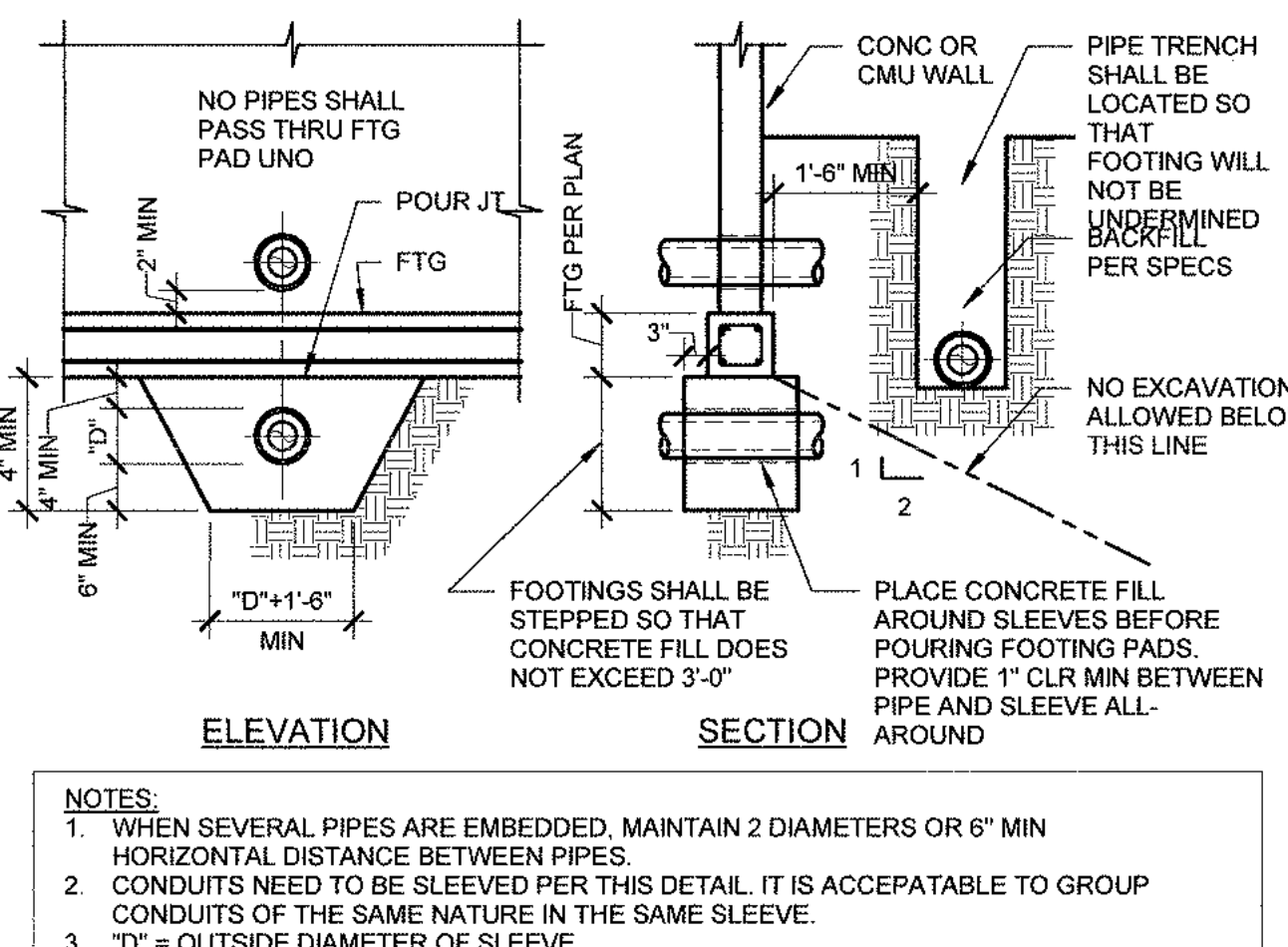
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EXTERIOR CONCRETE WALL FOOTING

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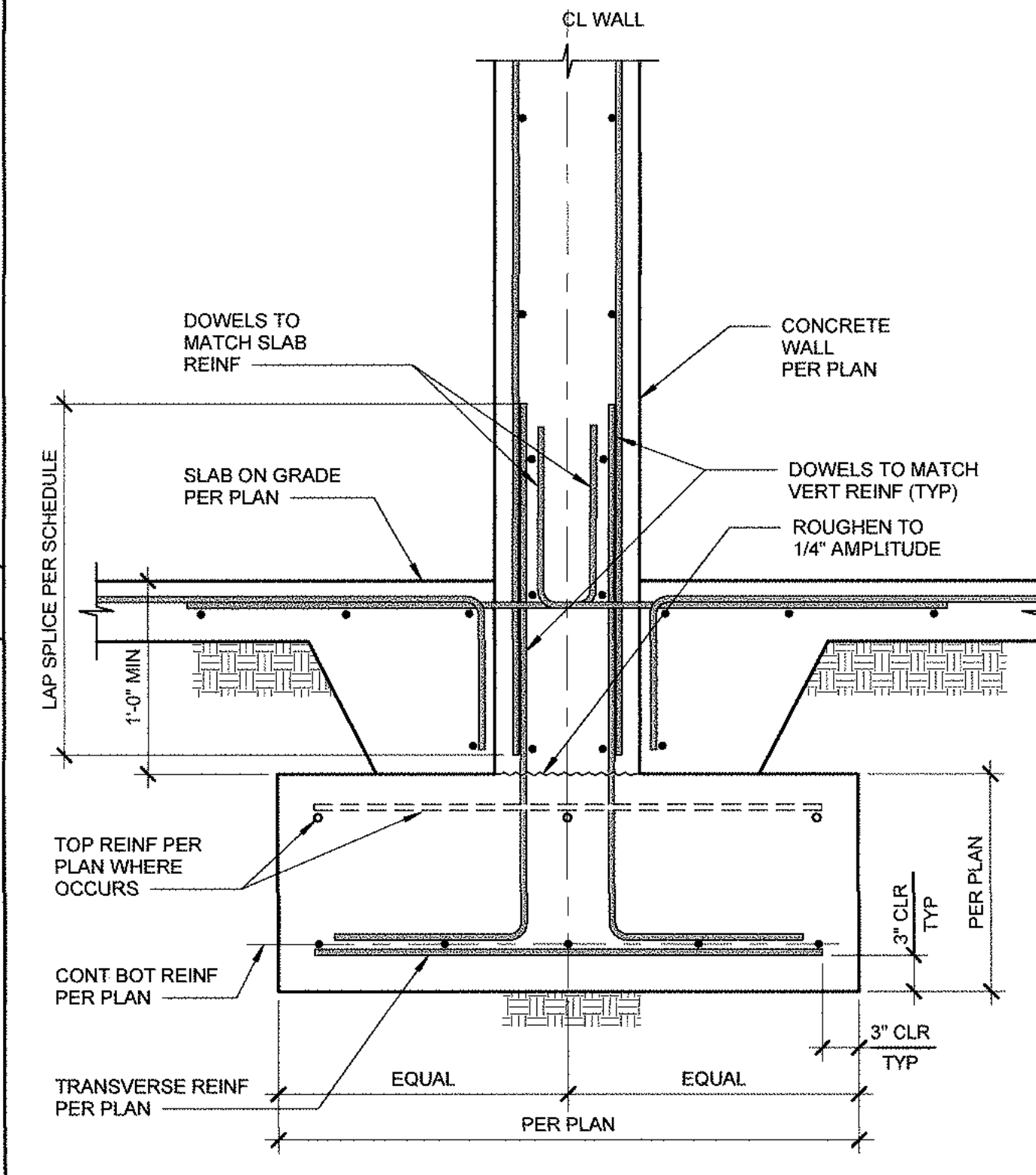
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UTILITY PIPE LOCATIONS NEAR FOOTINGS

NTS

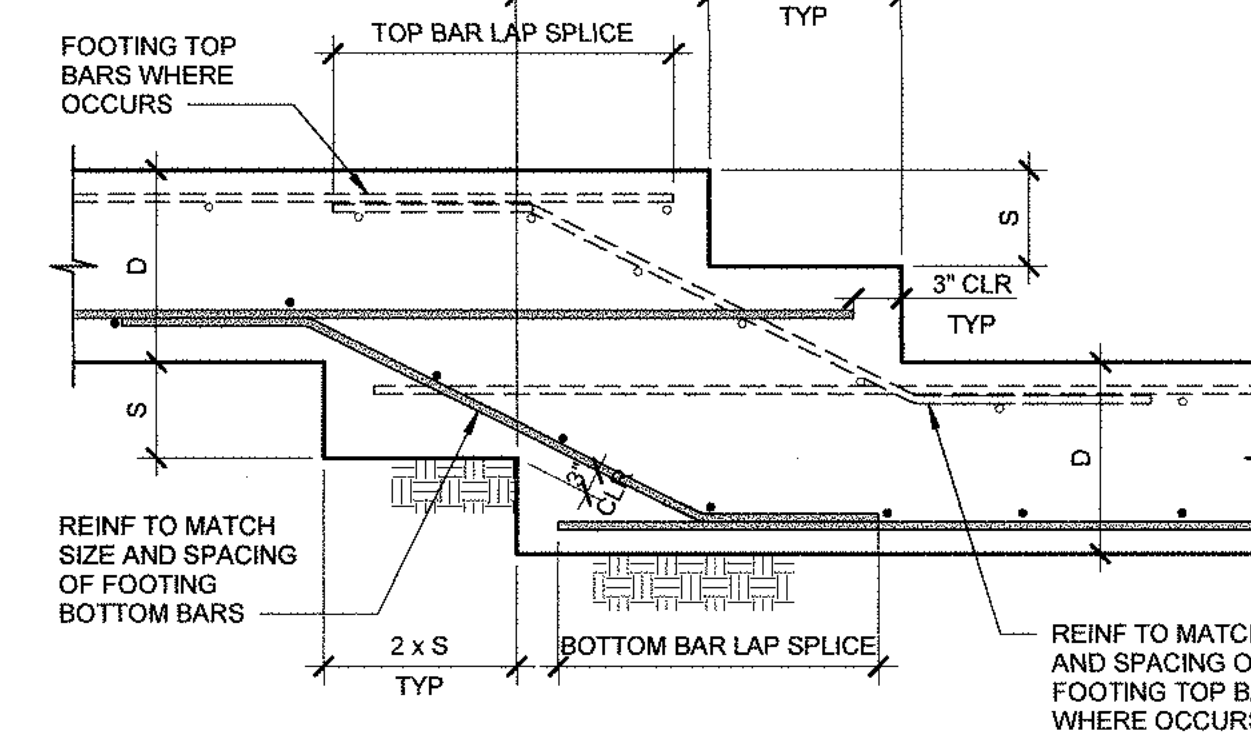
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INTERIOR CONCRETE WALL FOOTING

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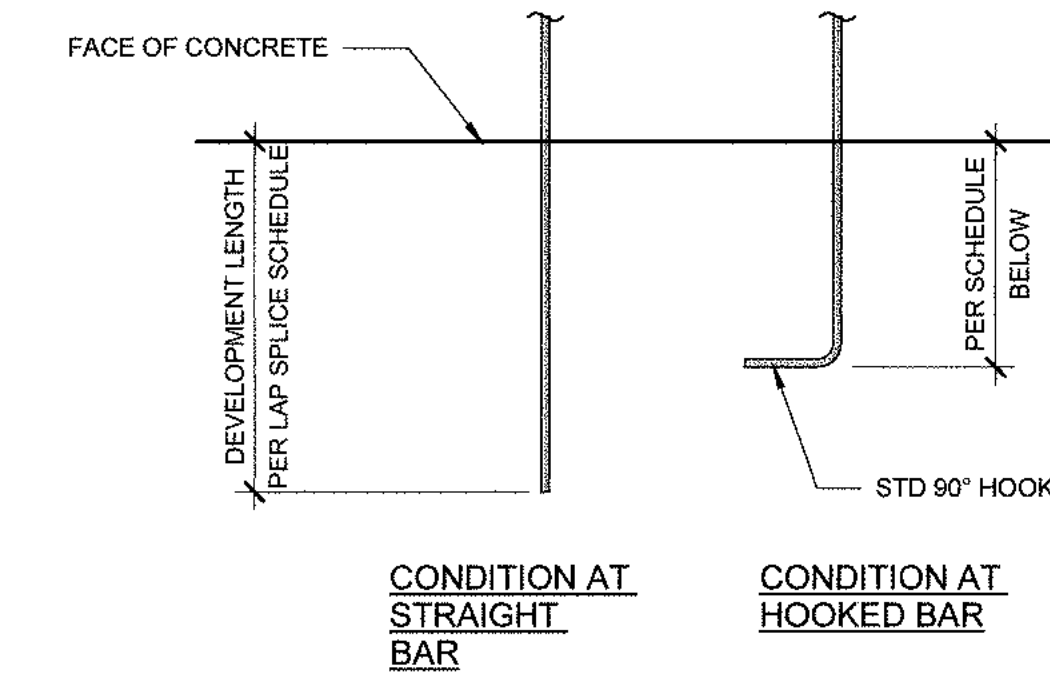
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STEPPED FOOTING DETAIL

NTS

9



REBAR DEVELOPMENT LENGTH

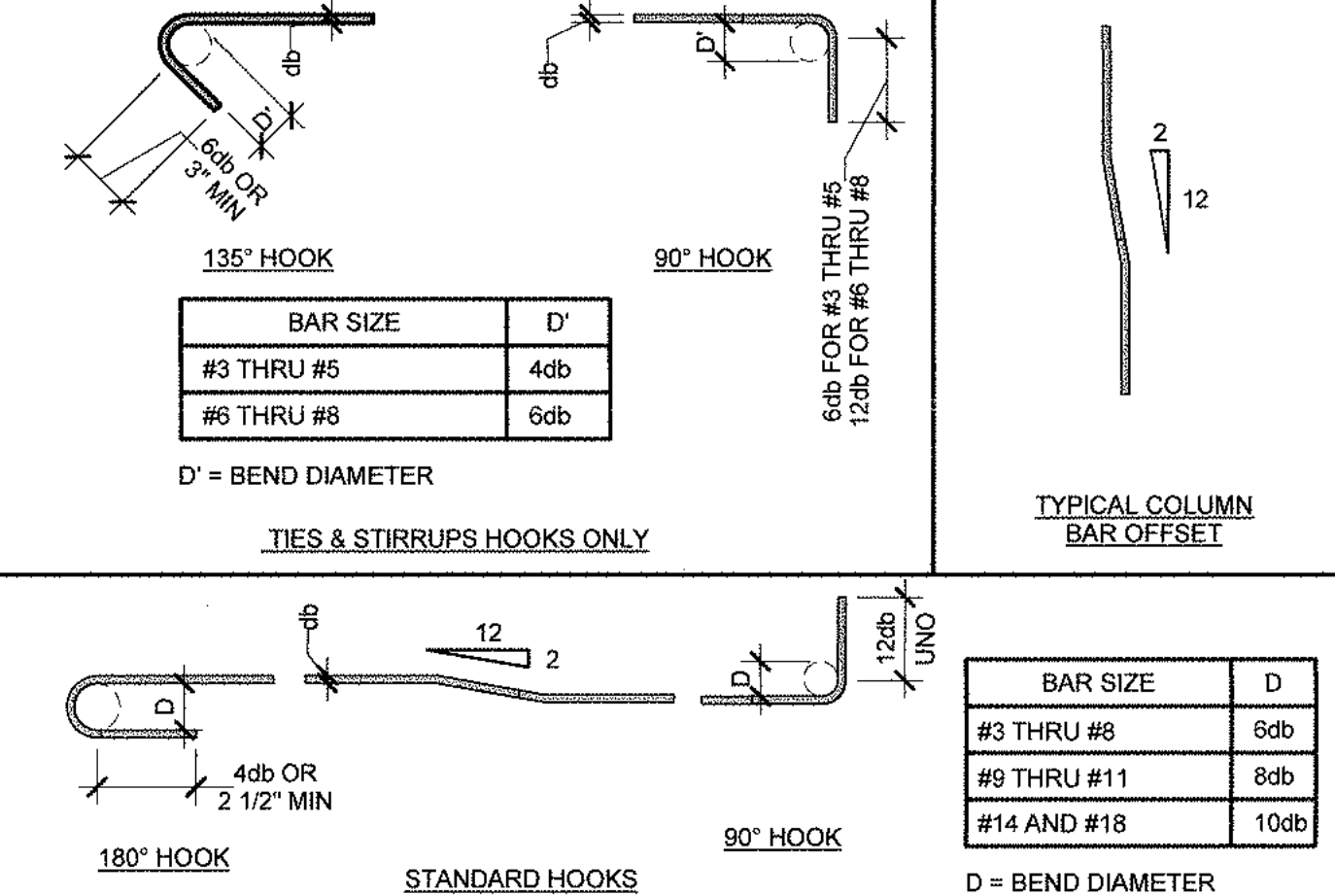
NTS

5

CONT FOOTING CONSTRUCTION JOINT

1" = 1'-0"

8



REINFORCING BAR BENDING DETAIL

NTS

3

LWT CONC LAP SPlice SCHED (CLASS B)

NTS

2

CLASS "B" TENSION LAP SPlice LENGTH											
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'-0"	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'-6"	4'-4"	5'-3"	7'-7"	8'-8"	9'-10"	11'-1"	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"		

CLASS "B" TENSION LAP SPlice LENGTH											
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'-8"	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	2'-0"	2'-8"	3'-4"	4'-1"	5'-11"	6'-8"	7'-7"	8'-6"	9'-5"		
BOTTOM BAR	1'-7"	2'-1"	2'-7"	3'-1"	4'-6"	5'-2"	5'-10"	6'-7"	7'-3"		
TOP BAR	1'-10"	2'-5"	3'-0"	3'-8"	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

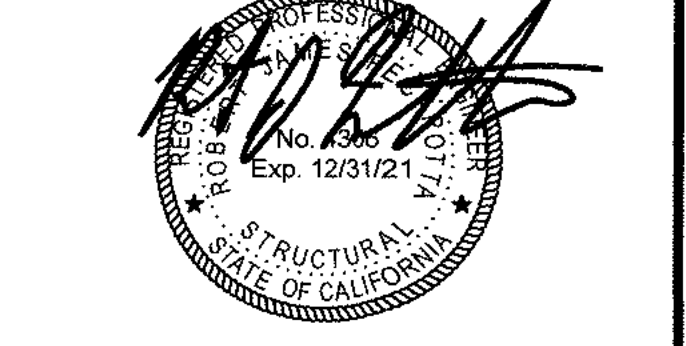
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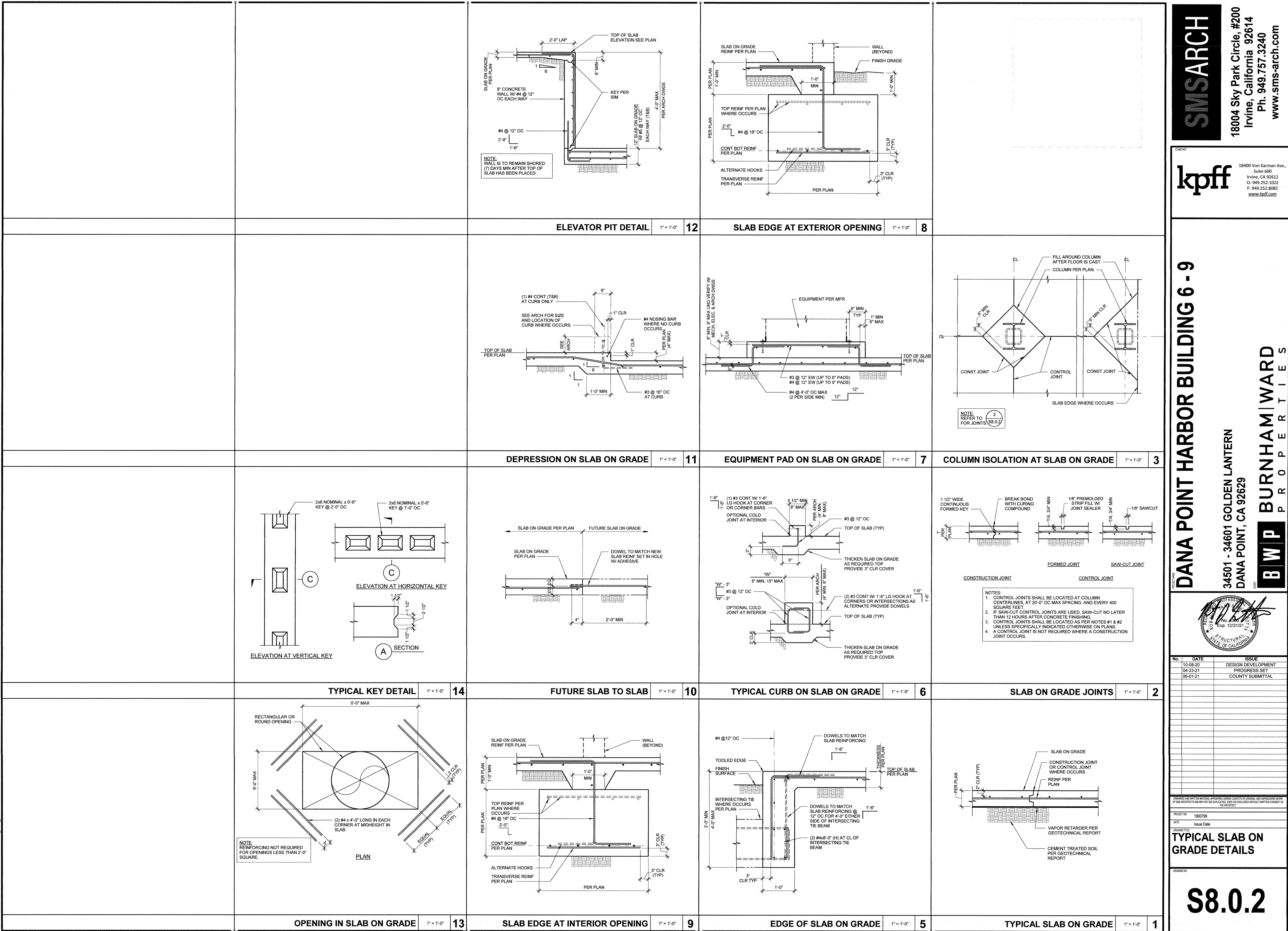
No.	DATE	ISSUE
10-08-20		DESIGN DEVELOPMENT
04-23-21		PROGRESS SET
06-01-21		COUNTY SUBMITTAL

PROJECT NO.	1900789
DATE	Issue Date
DRAWING TITLE	TYPICAL FOUNDATION DETAILS
DRAWING NO.	

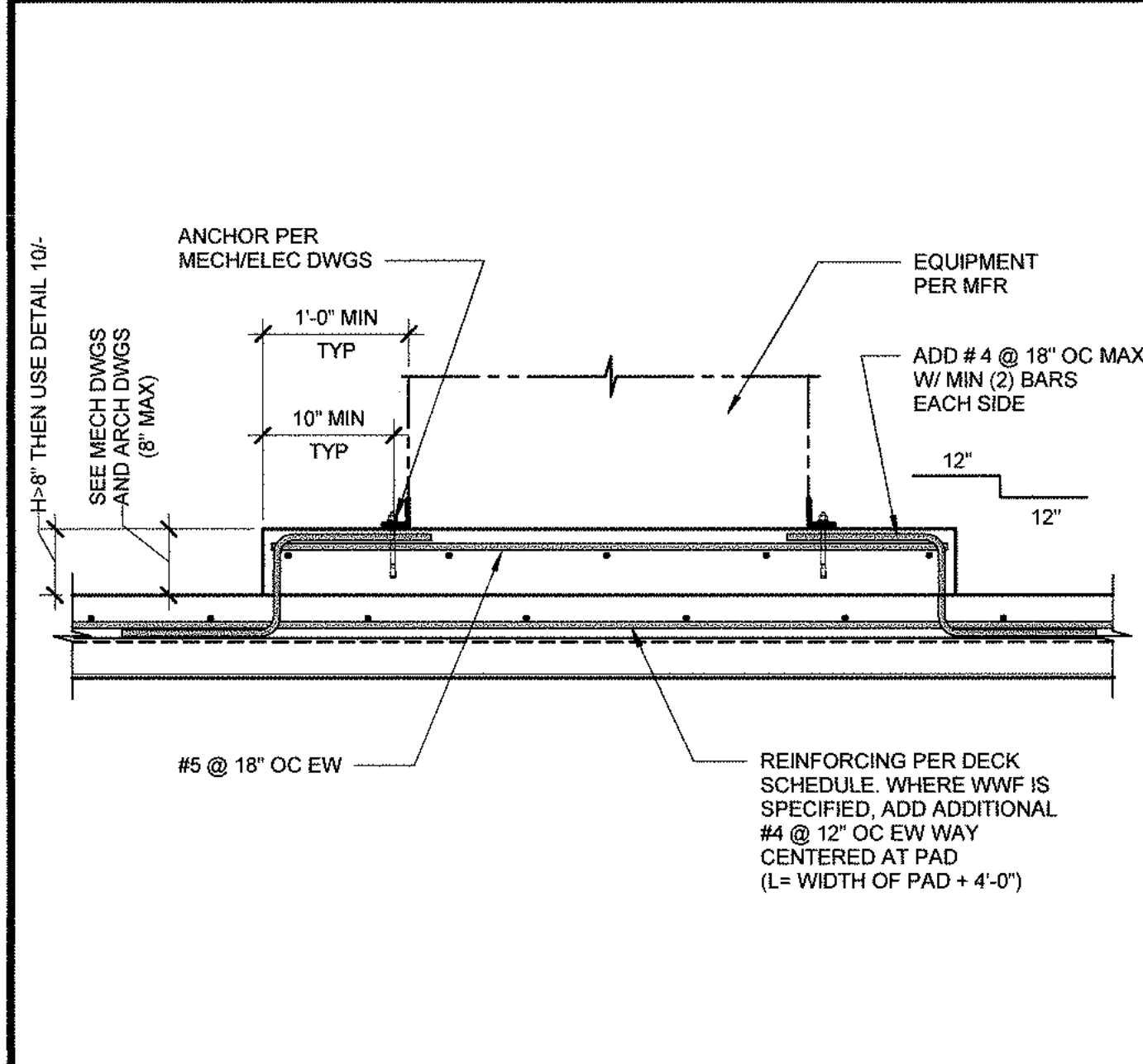
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S8.0.1

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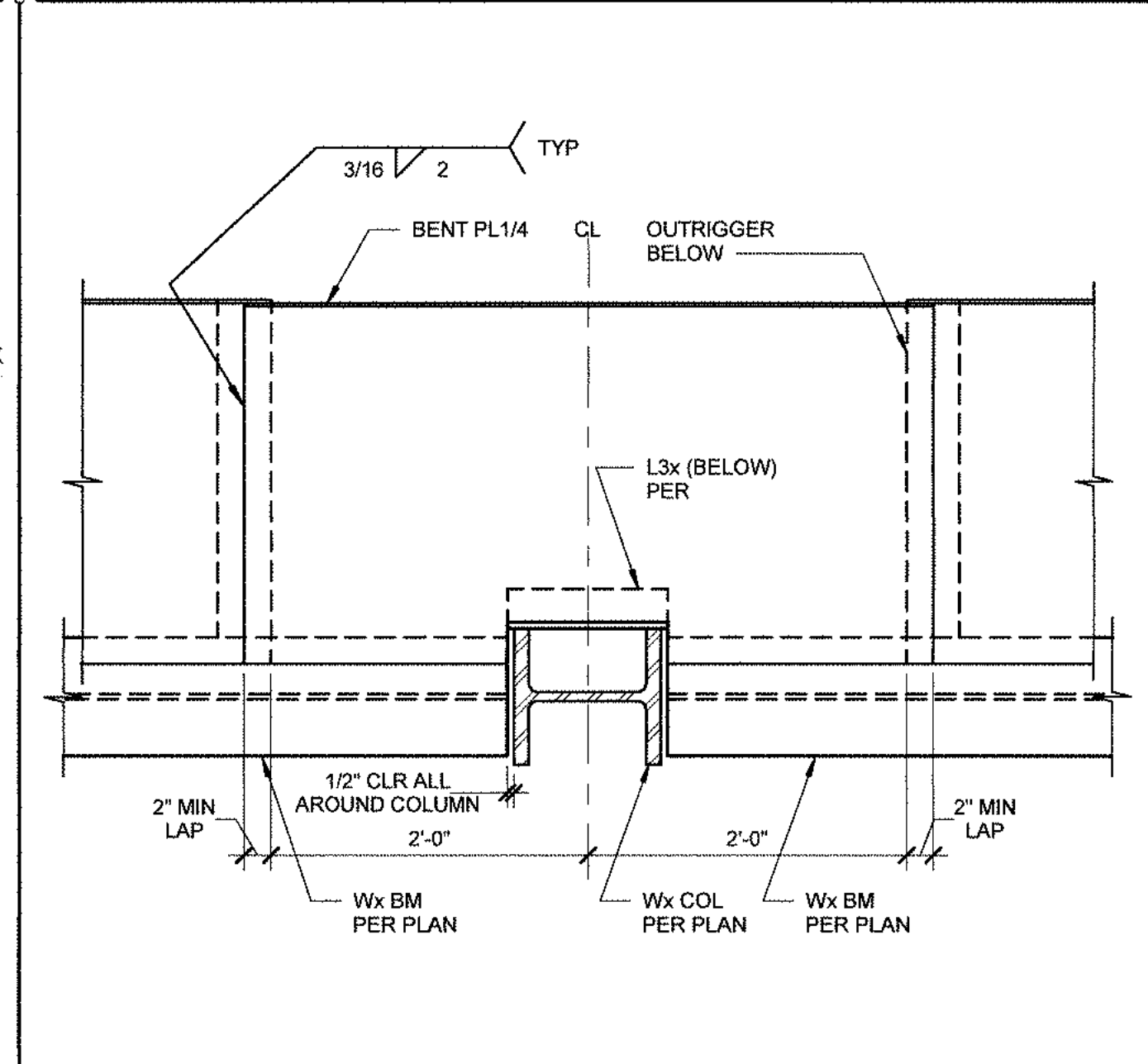
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EQUIPMENT PAD ON DECK

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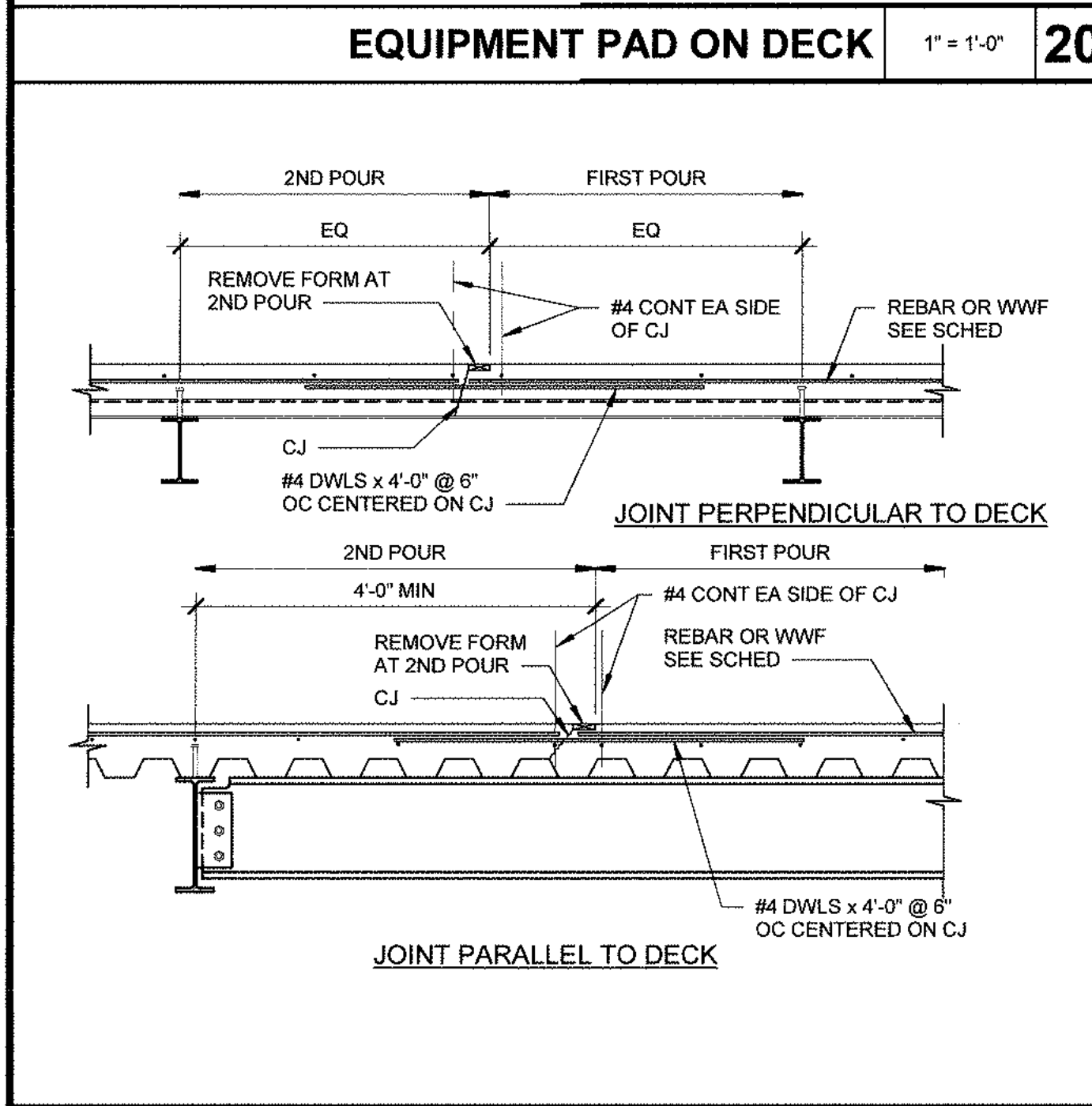
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CLOSURE PLATE AT COLUMN

NTS

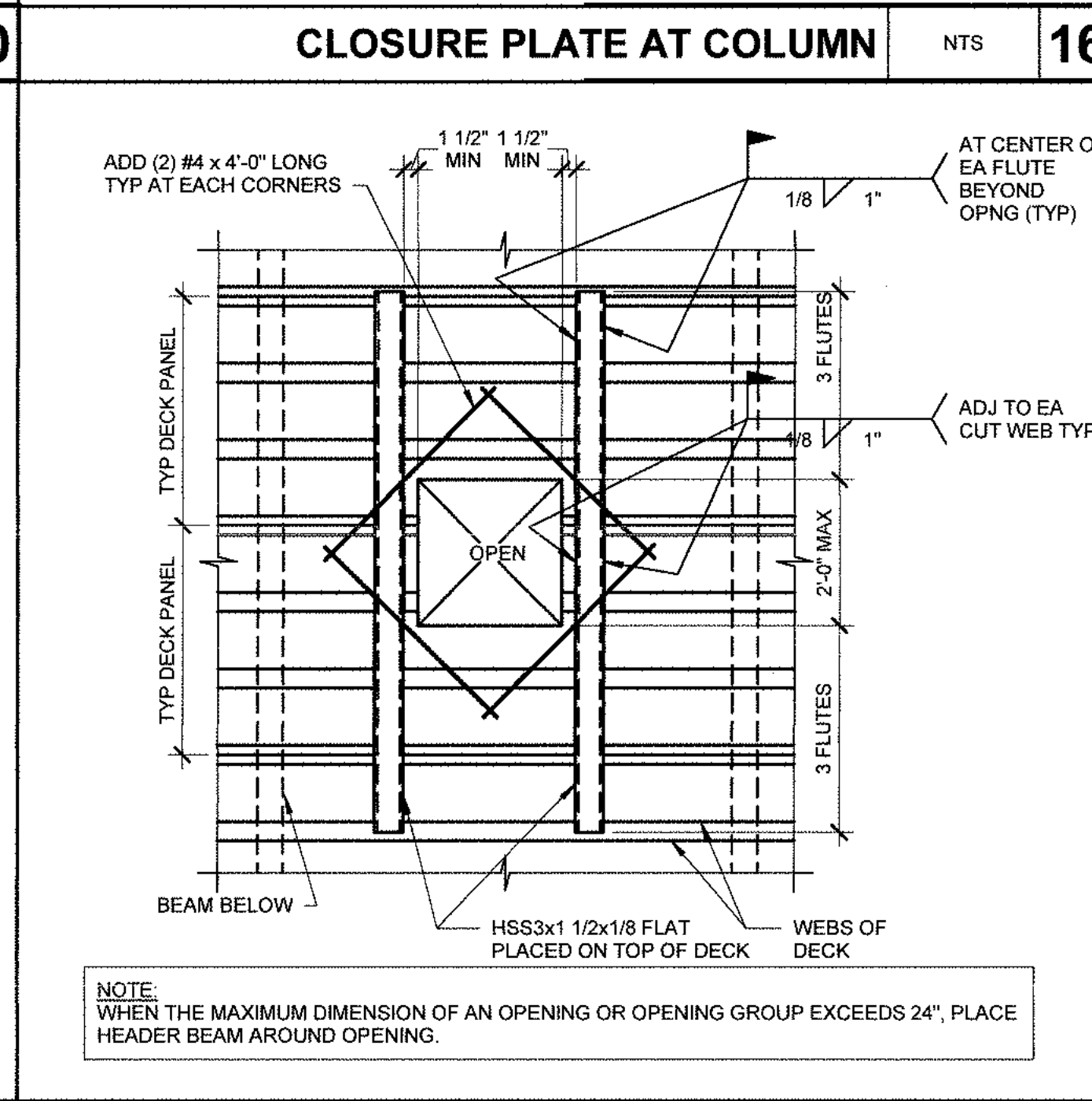
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CONSTRUCTION JOINT FOR SLAB

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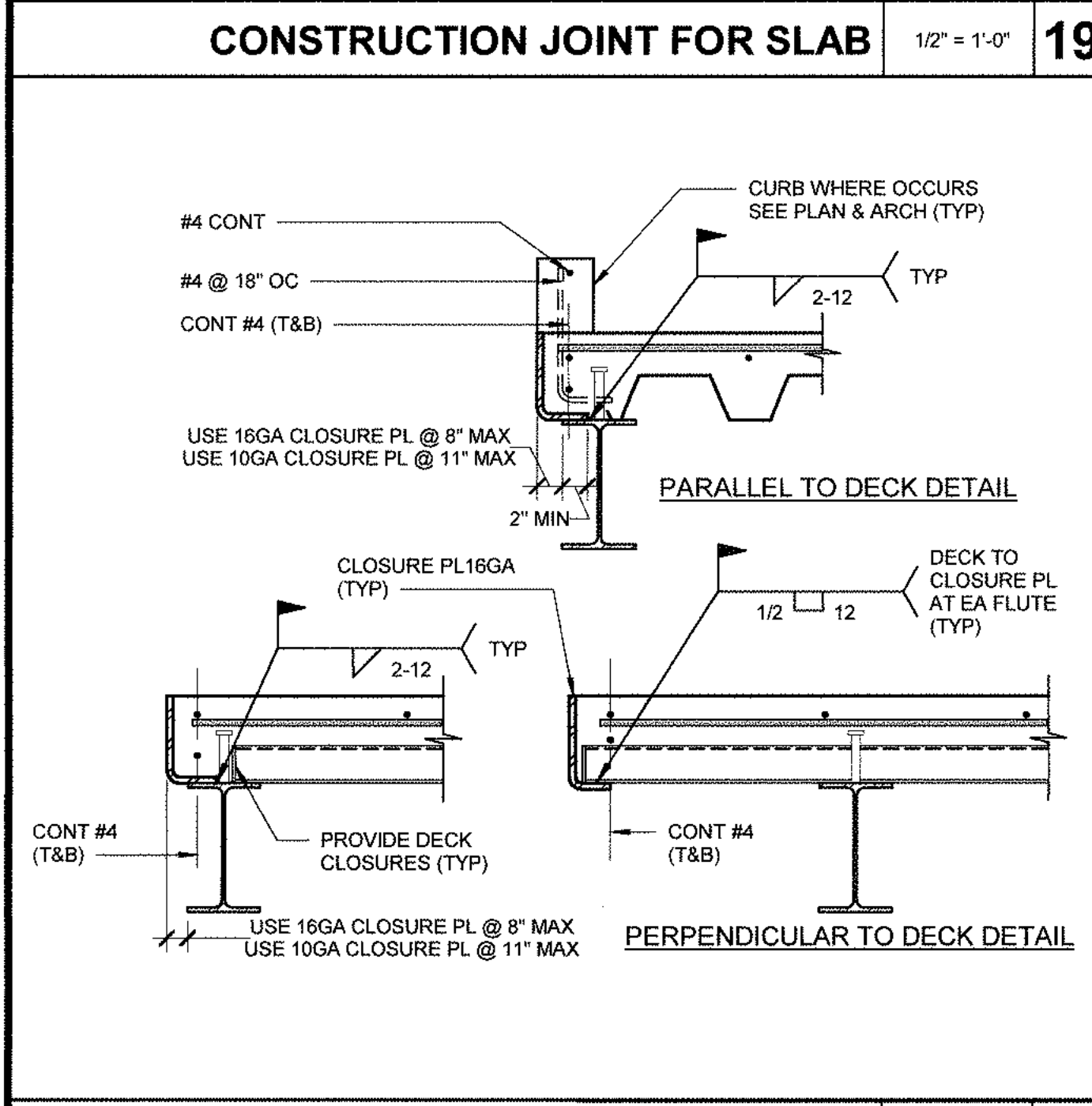
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DECK BLOCK OUT DETAIL

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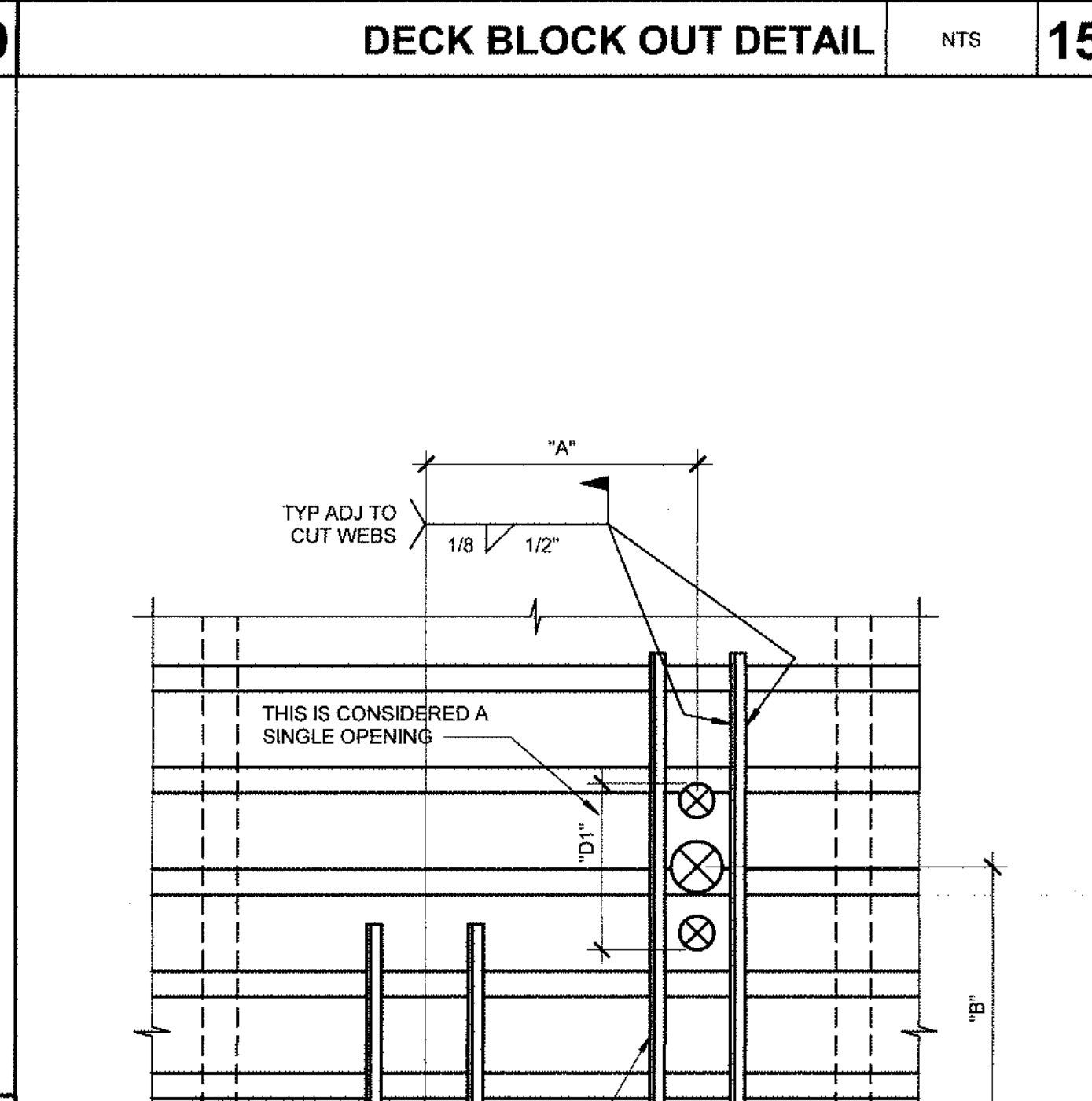
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TYPICAL INTERIOR DECK EDGE DETAIL

NTS

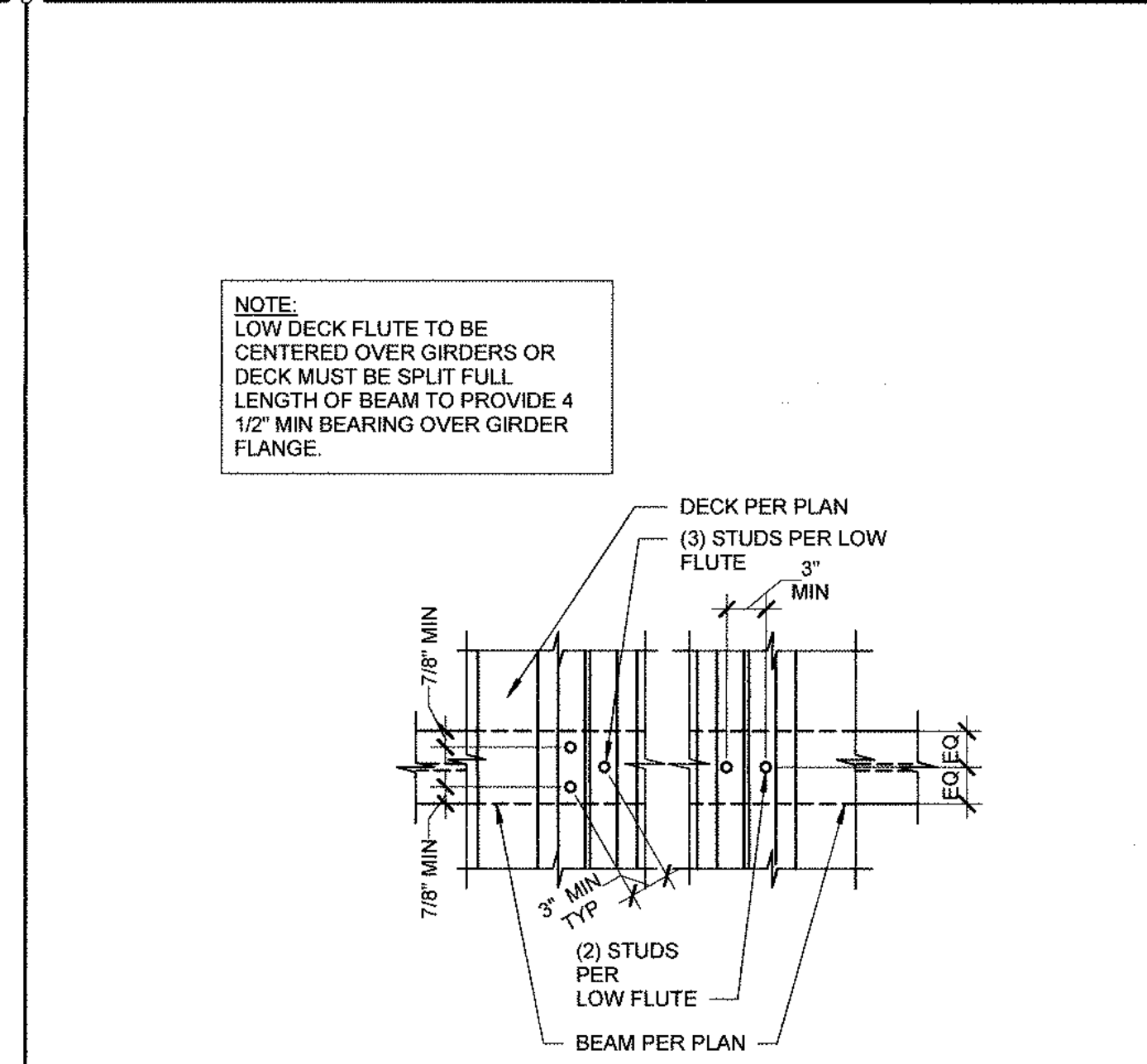
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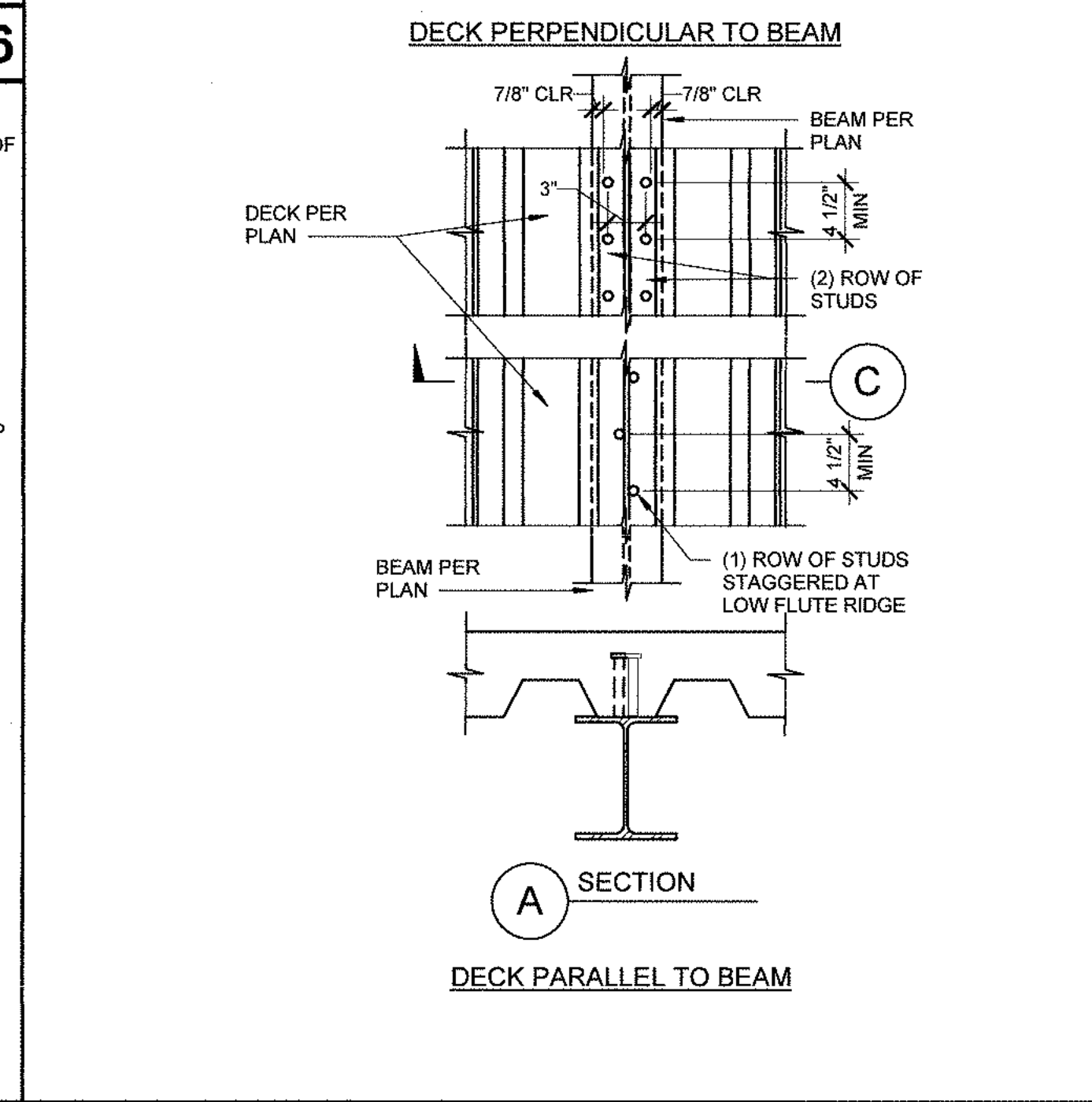
CORNER CLOSURE PLATE AT COLUMN

NTS

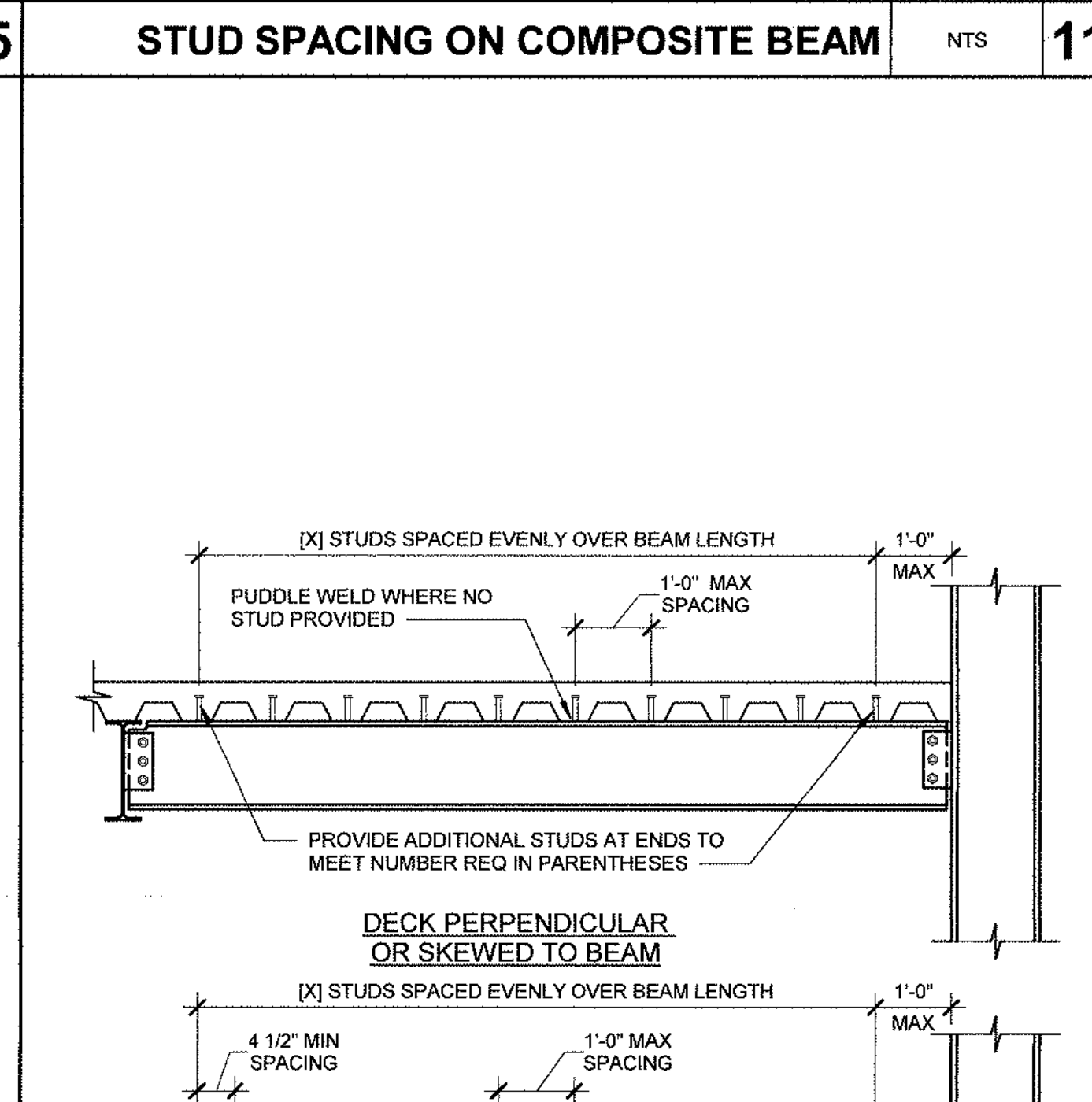
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DECK PERPENDICULAR TO BEAM



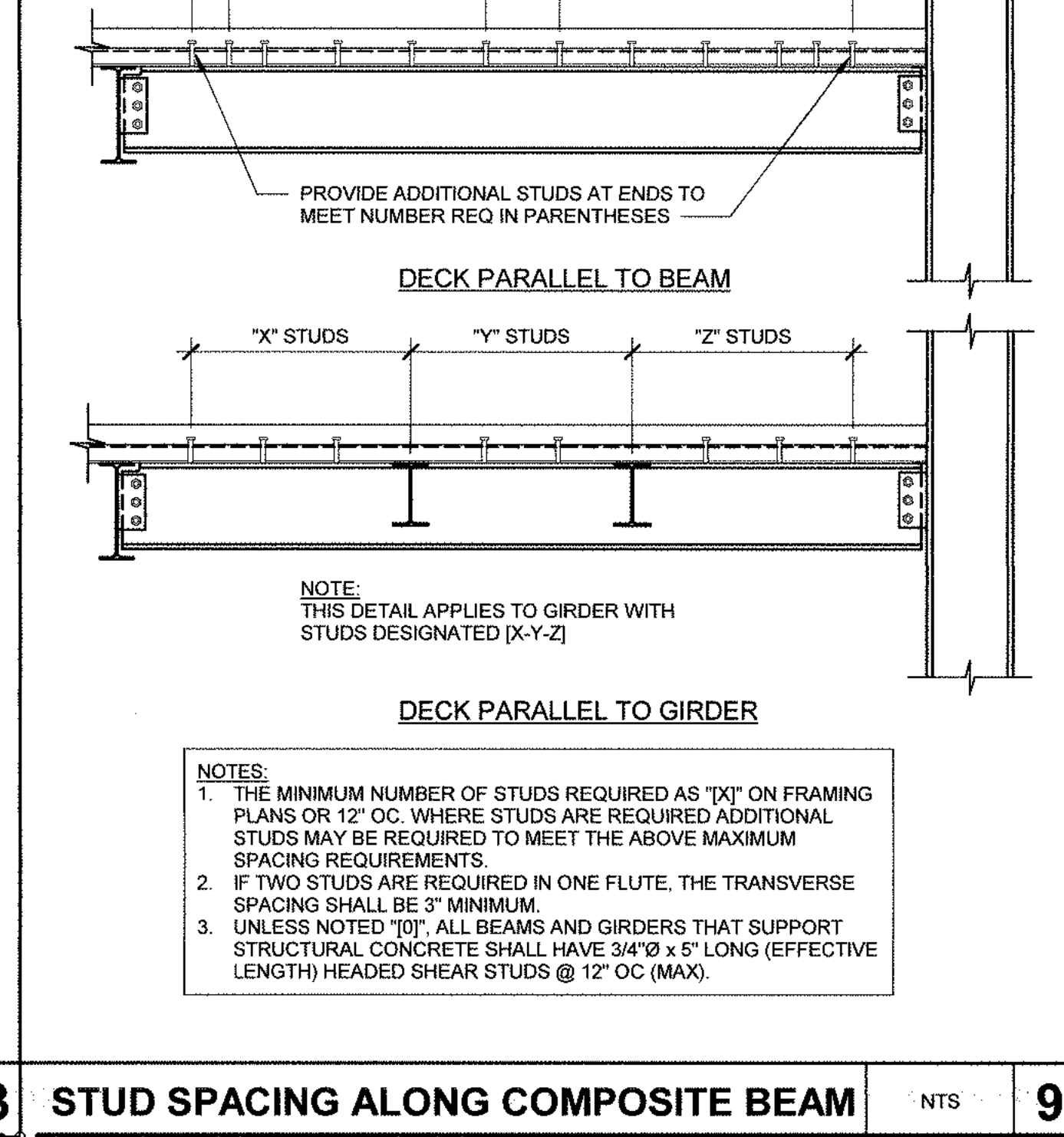
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STUD SPACING ON COMPOSITE BEAM

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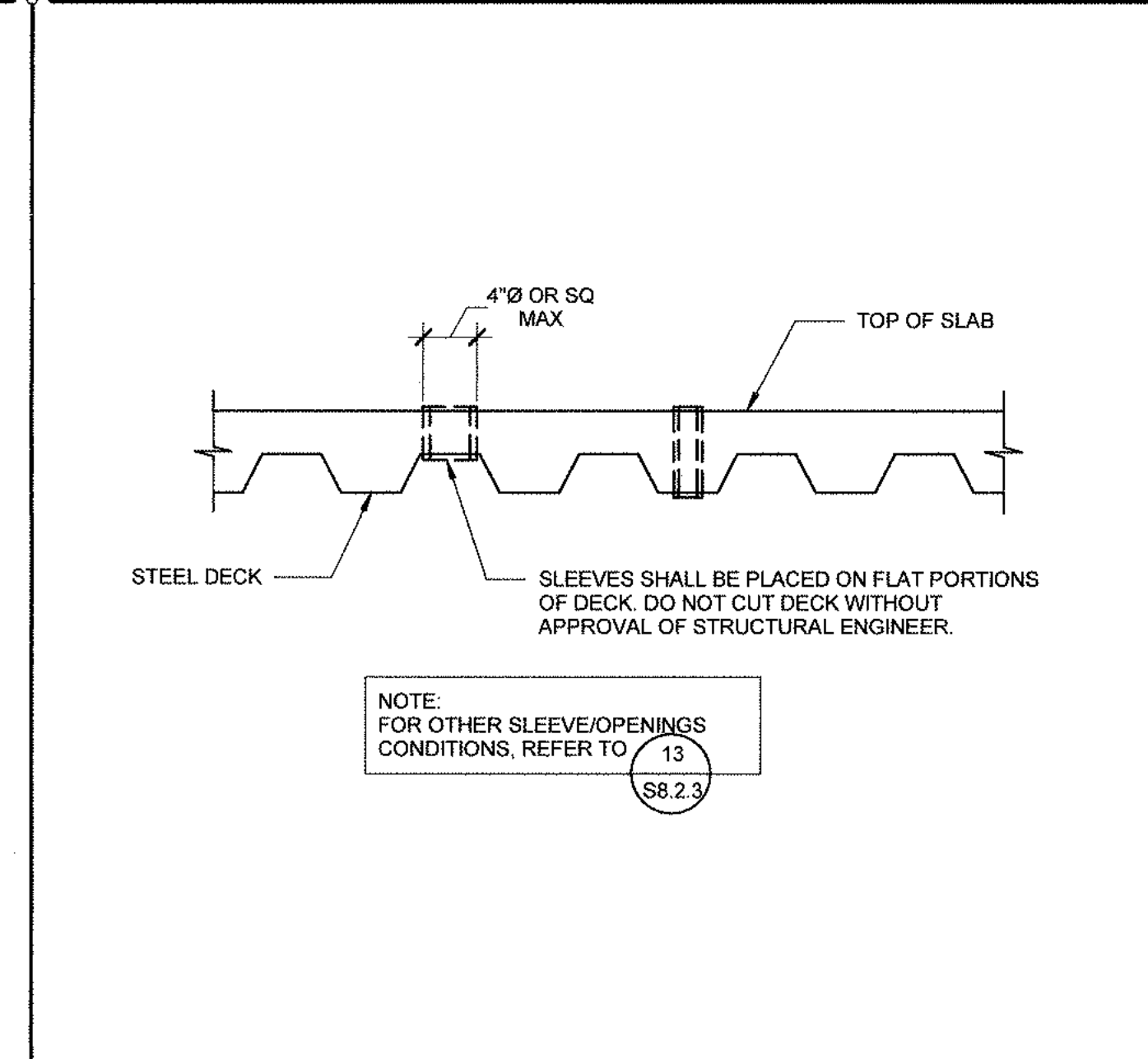
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STUD SPACING ALONG COMPOSITE BEAM

NTS

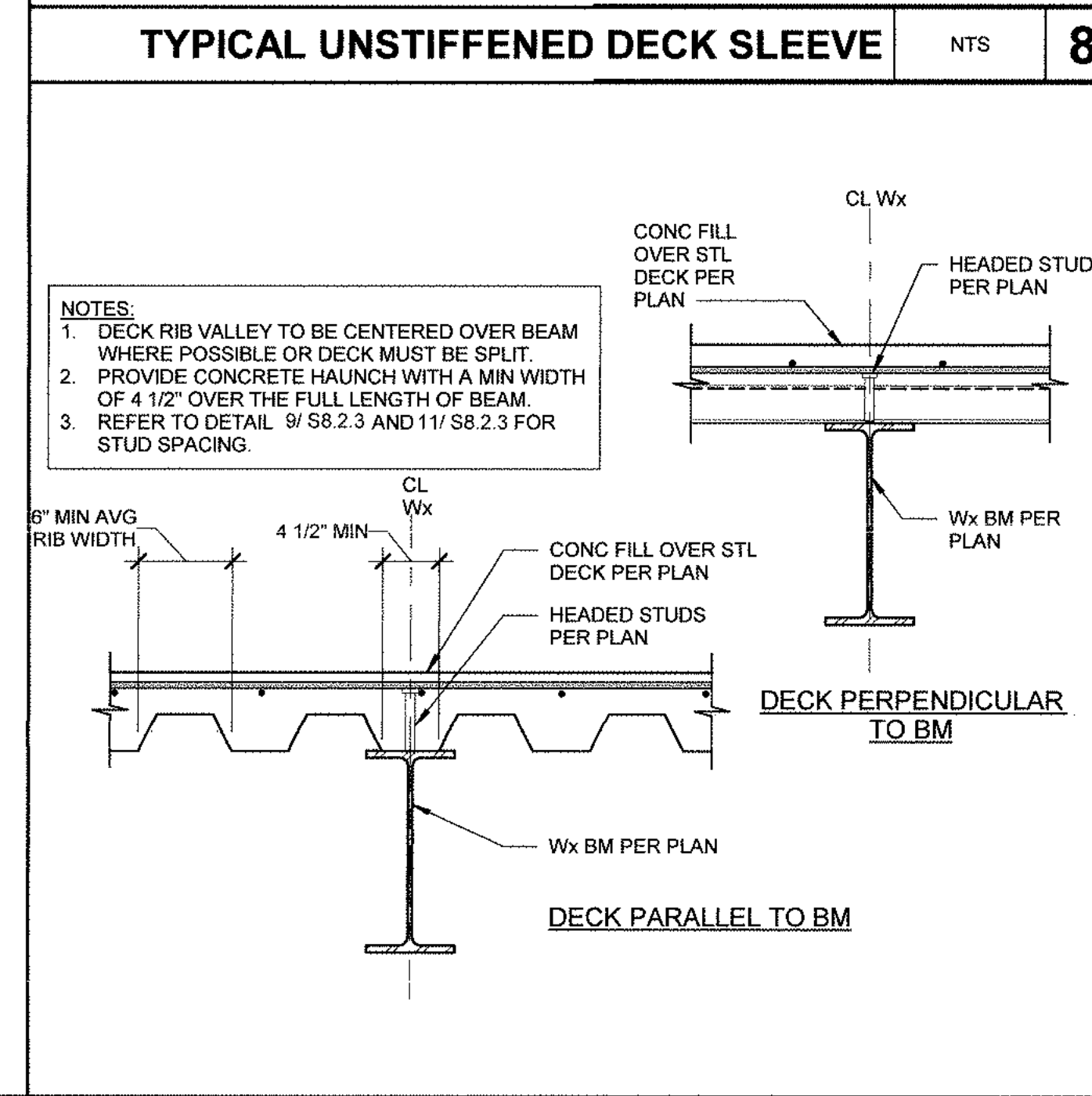
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TYPICAL UNSTIFFENED DECK SLEEVE

NTS

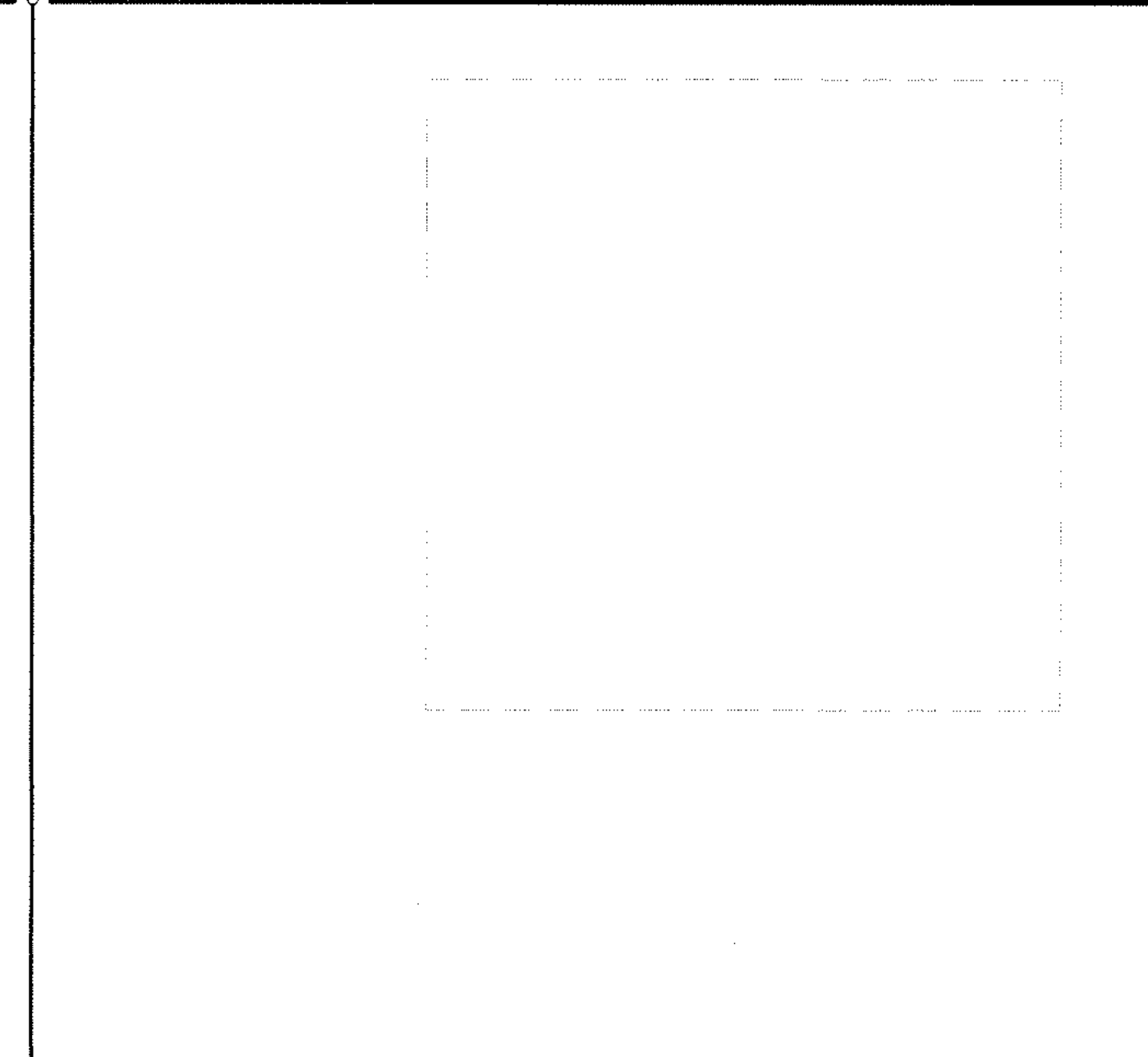
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COMPOSITE BEAM TO COMPOSITE SLAB

NTS

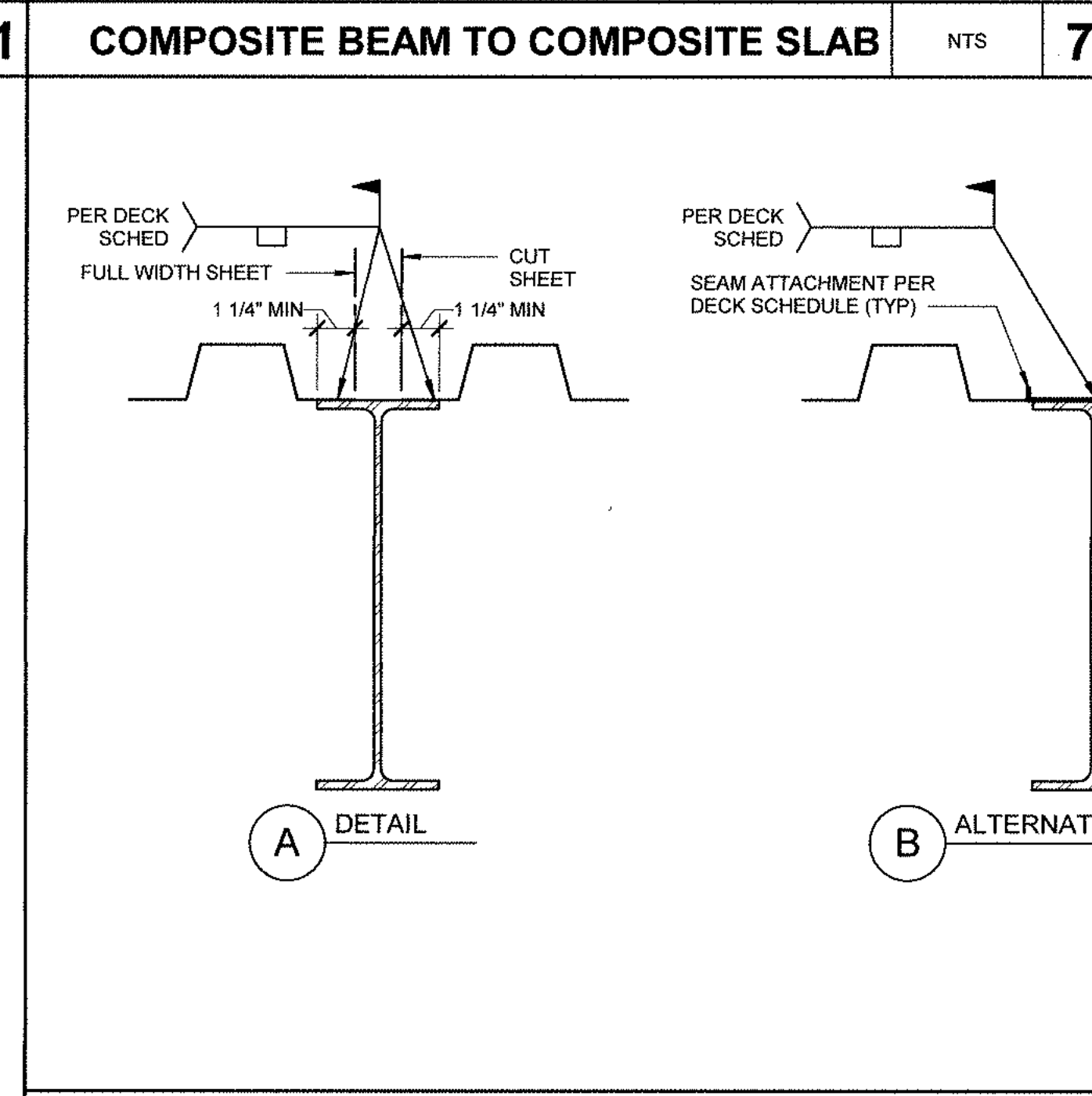
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STEEL DECK SUPPORT AT COLUMN

NTS

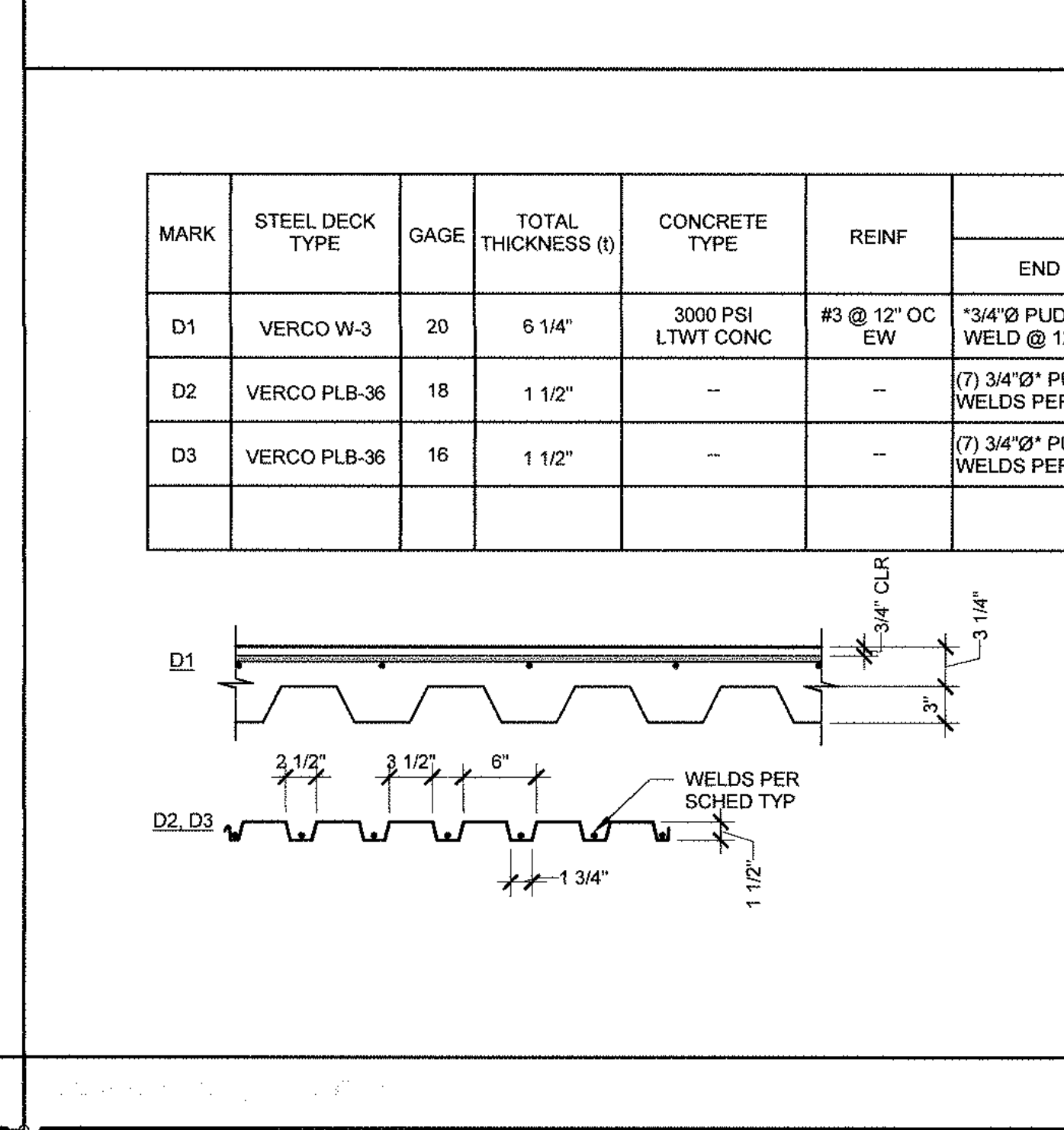
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DECK ALIGNMENT / BEARING DETAIL

NTS

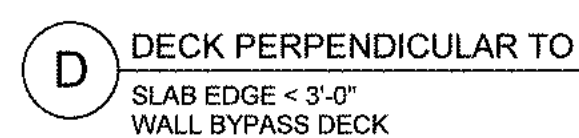
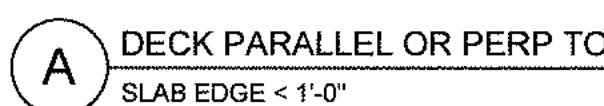
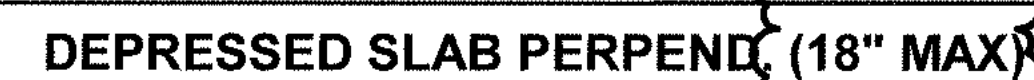
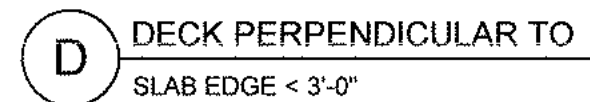
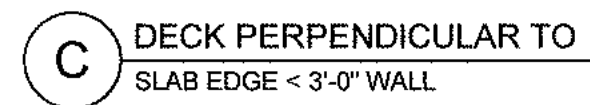
2



STEEL DECK SCHEDULE

NTS

1



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DANA POINT HARBOR BUILDING 6 - 9

DANA POINT, CA 92629

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



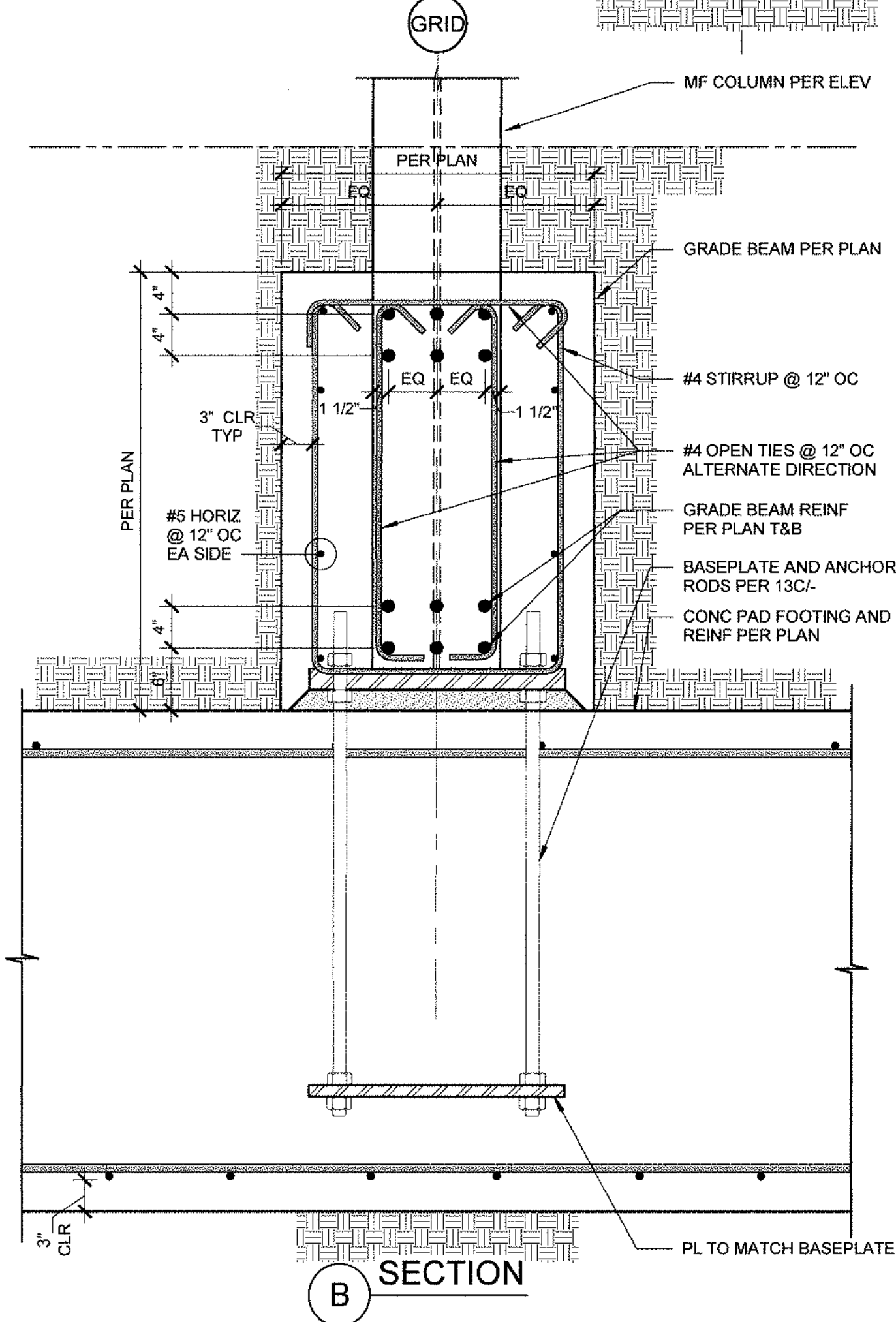
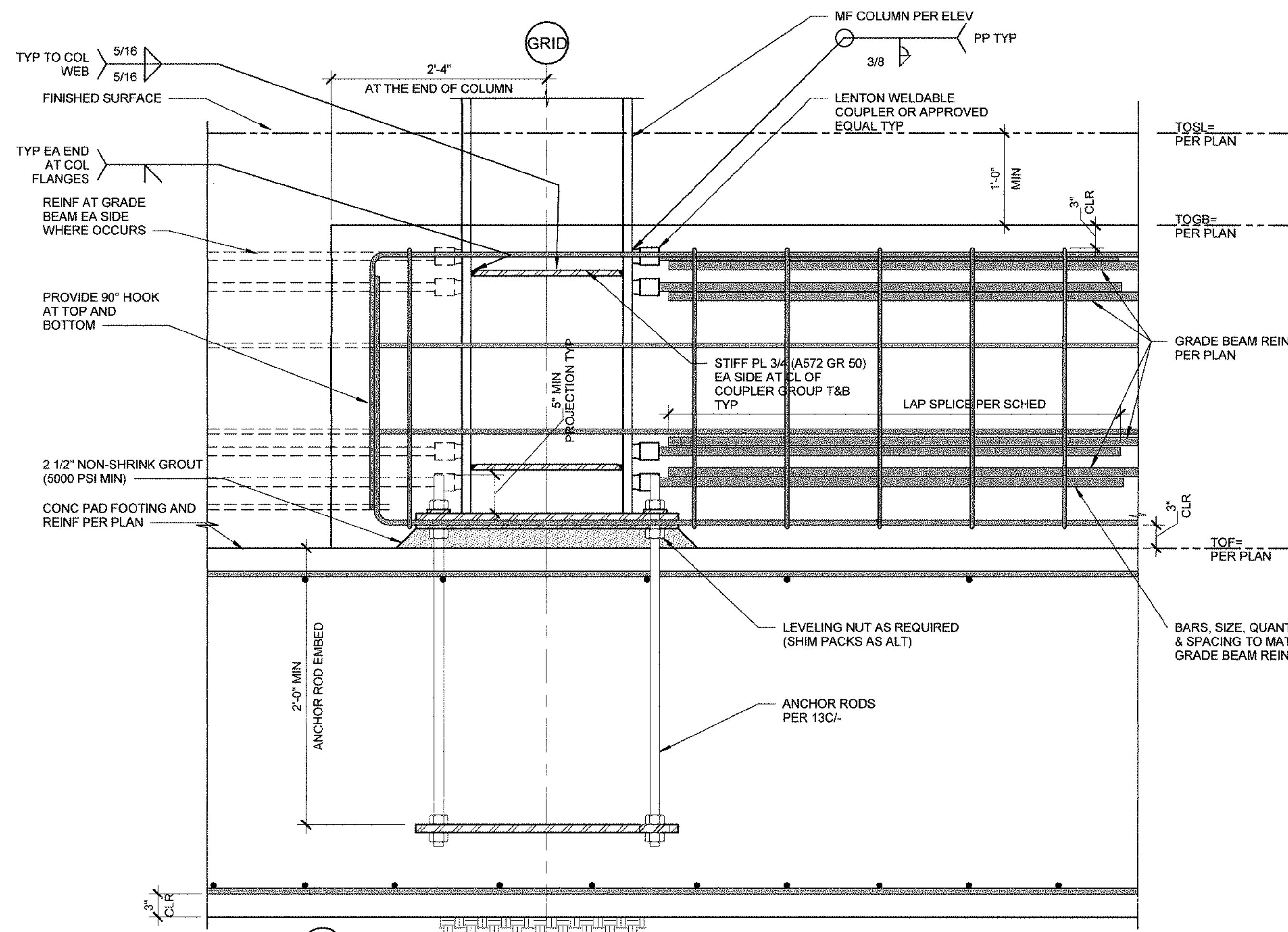
PROJECT NO. 1900799

TYPICAL STEEL DECK DETAILS

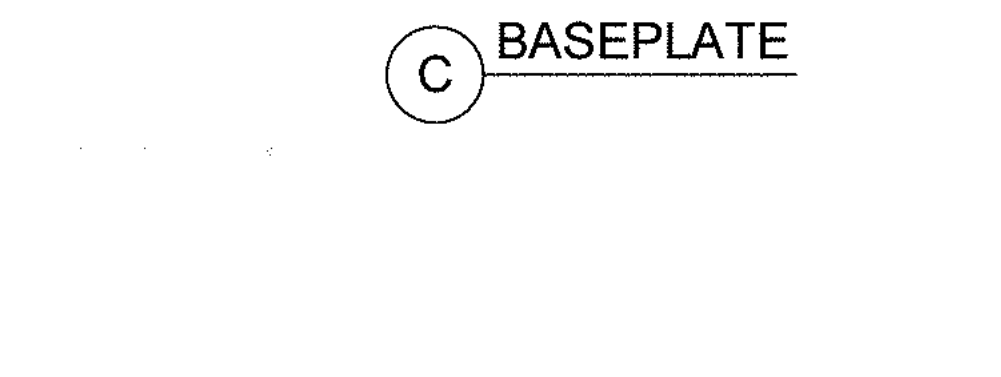
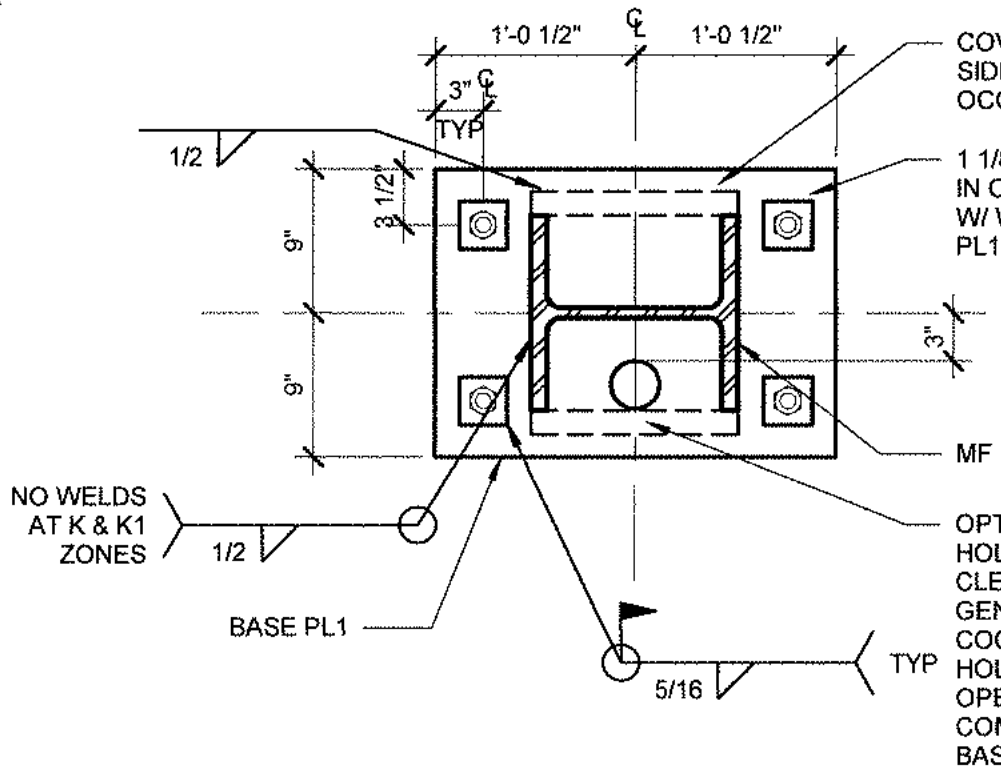
S8.2.4

24/2021 1:31:38 PM

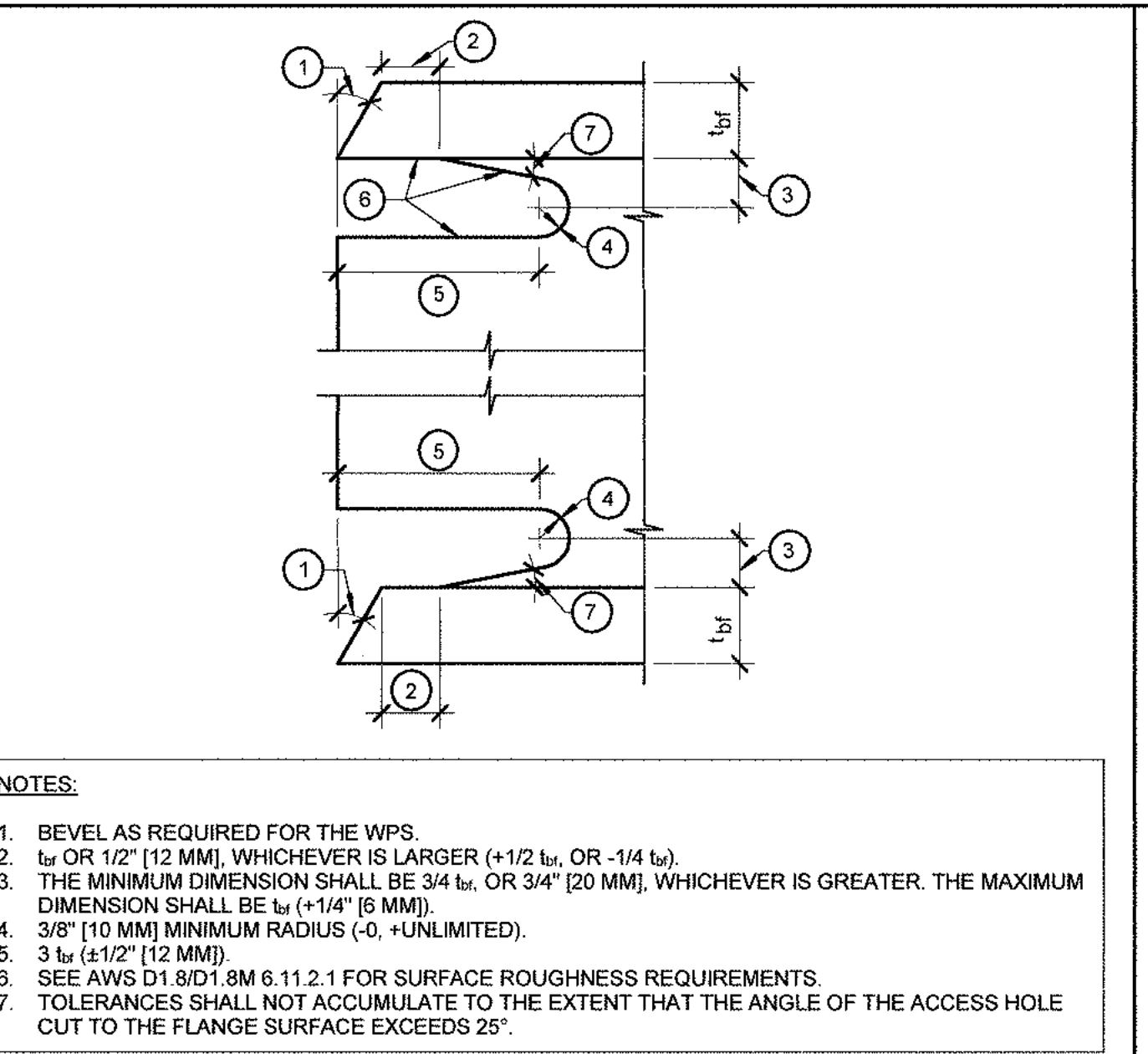
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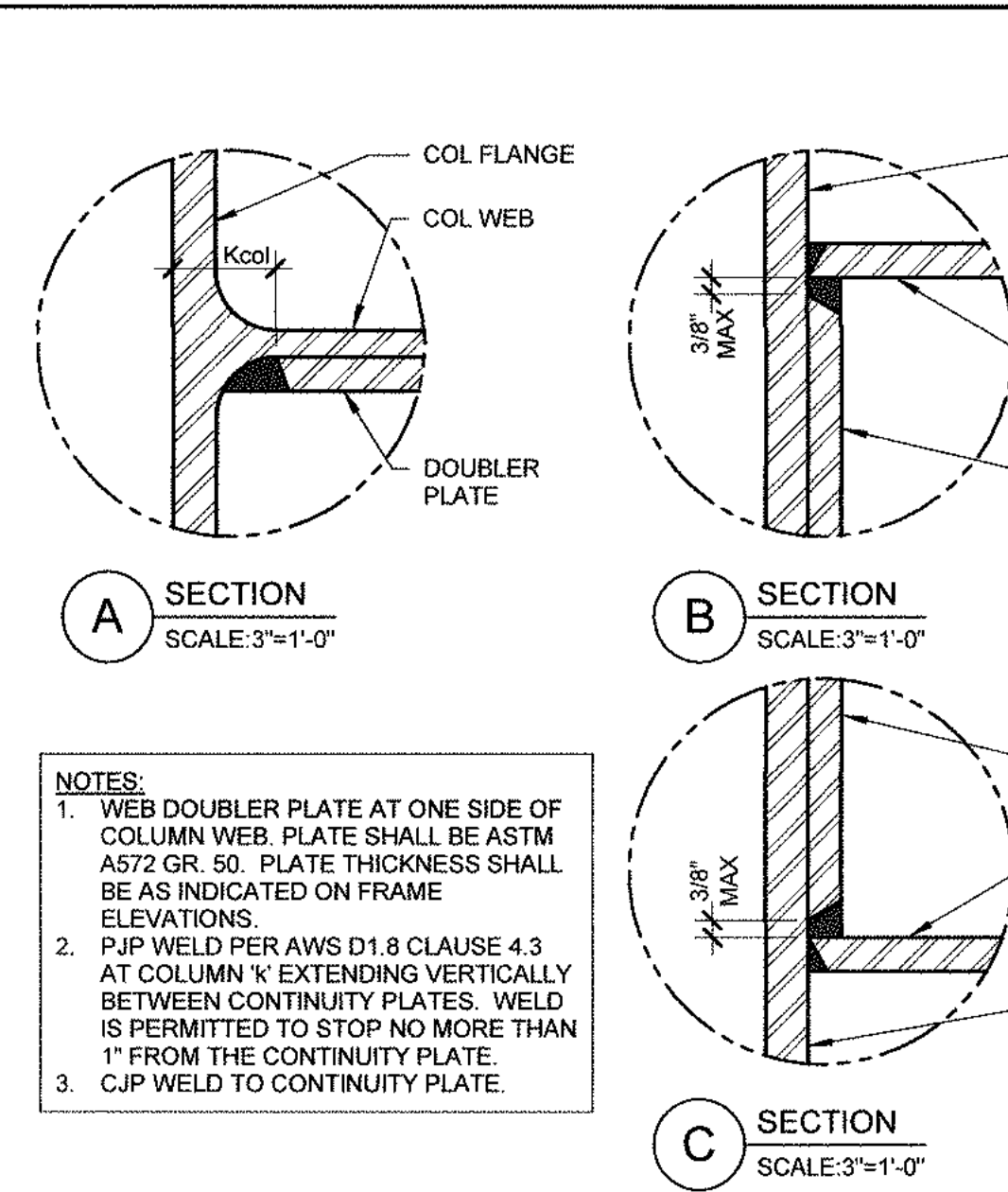
- NOTES:
1. THIS DETAIL IS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS). REFER TO SHEET S0.02 FOR SLRS NOTES.
 2. ALL PLATE MATERIAL IN THIS DETAIL SHALL BE A572 GR50 KSI STEEL.



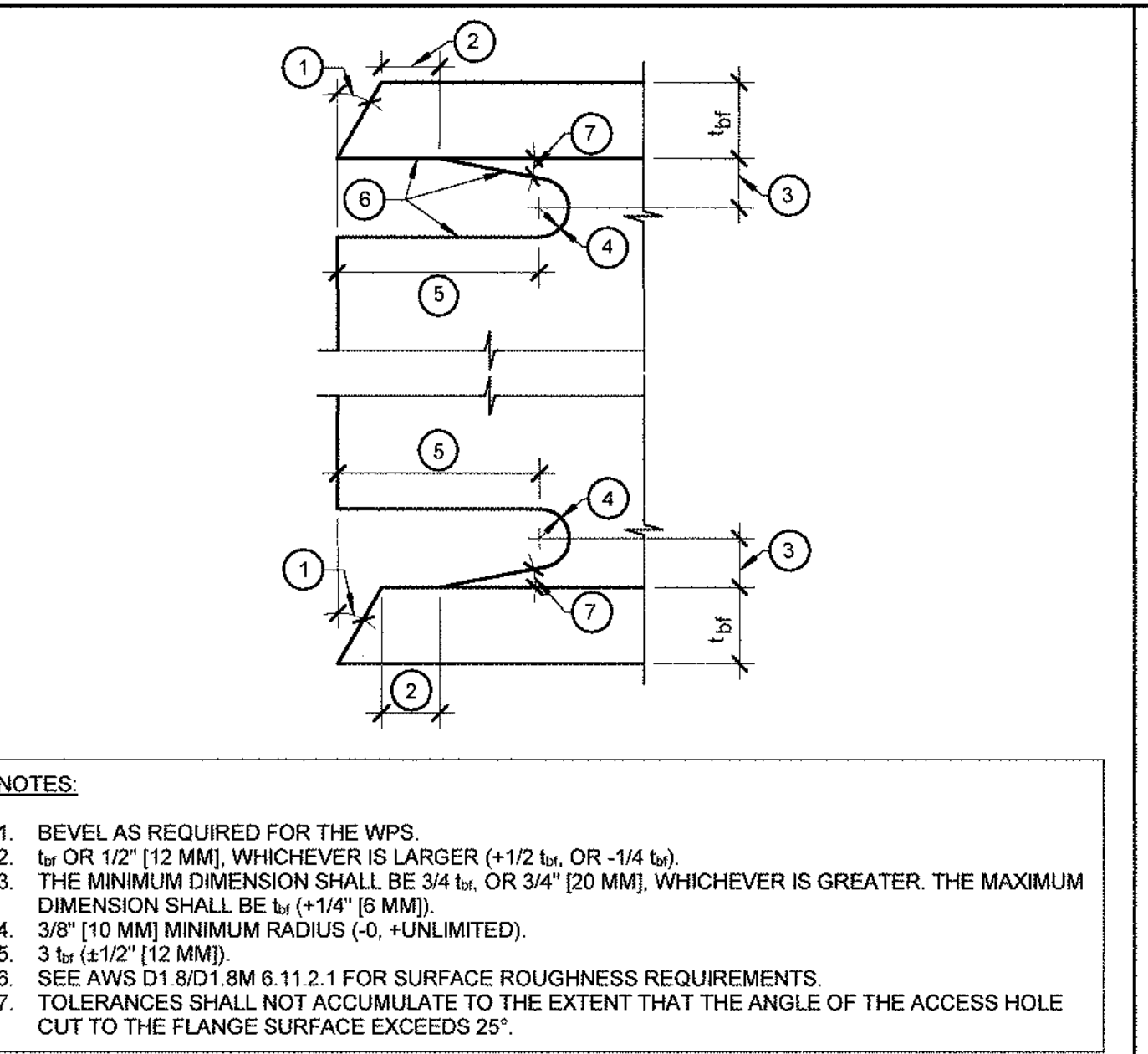
SPECIAL MOMENT FRAME BASE DETAILS 1" = 1'-0" 14



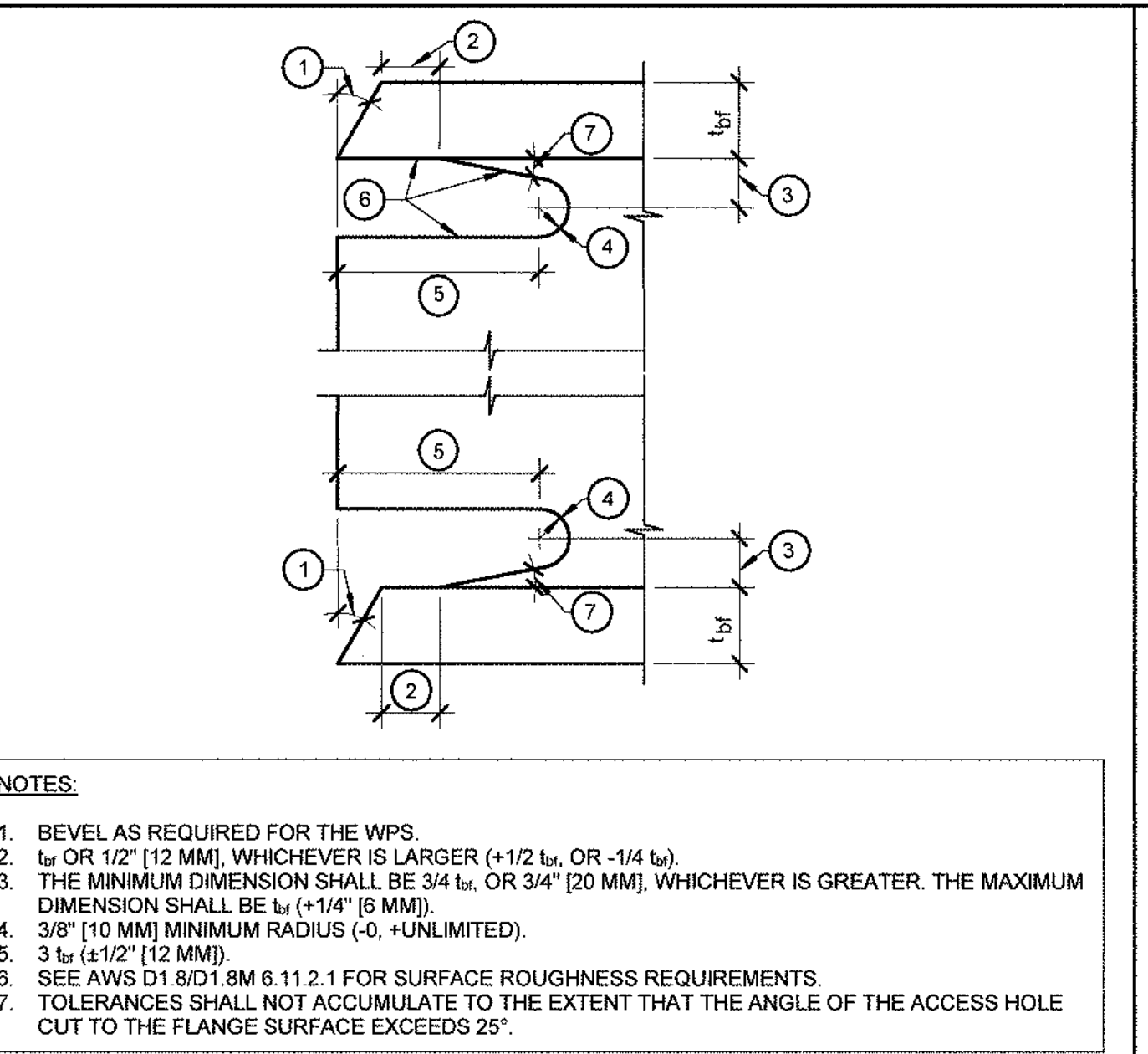
WELD ACCESS HOLE (SFRS) 1" = 1'-0" 17



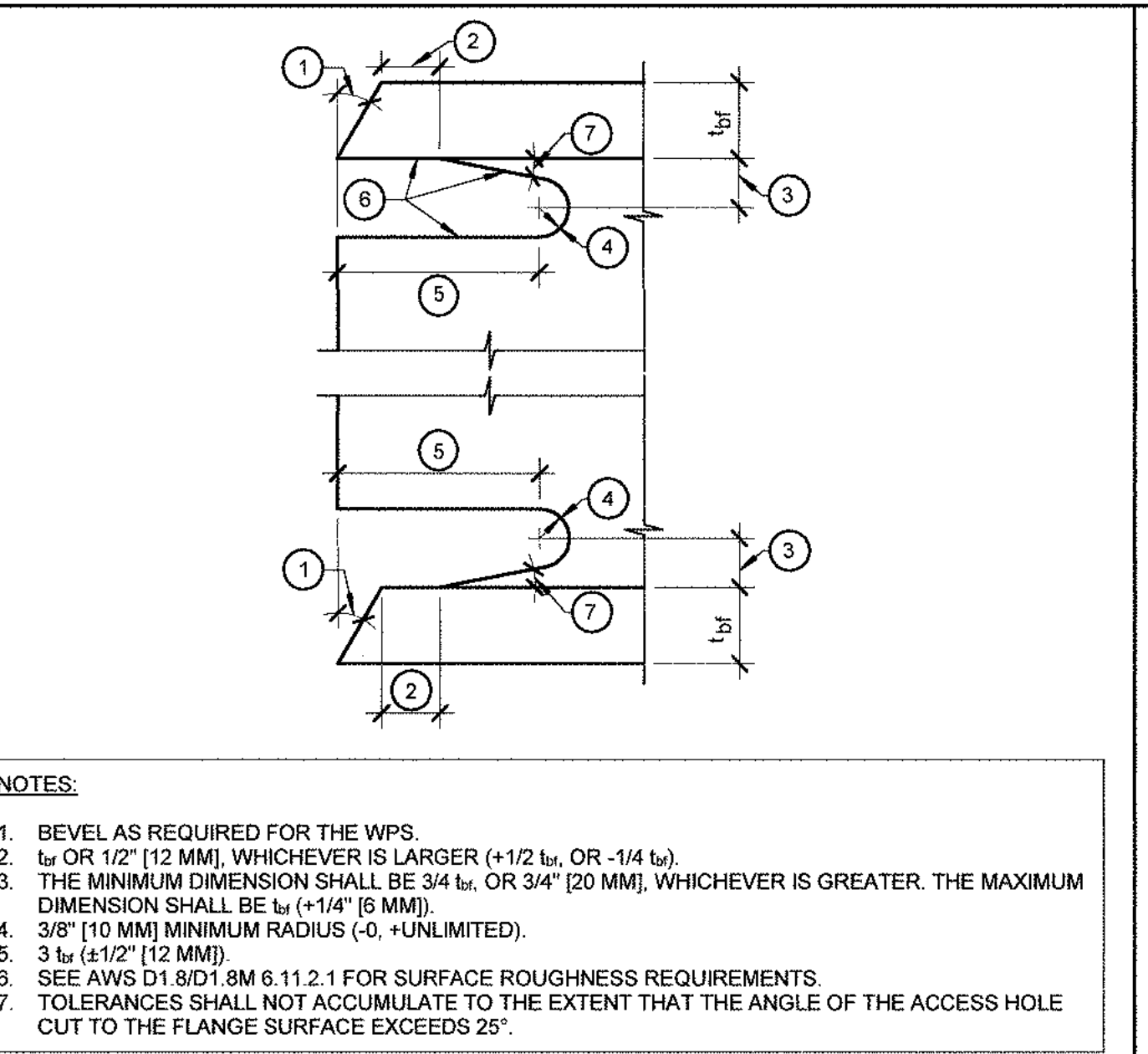
WUF-W CONTINUITY PL (W/O DOUBLER PL) 1" = 1'-0" 15



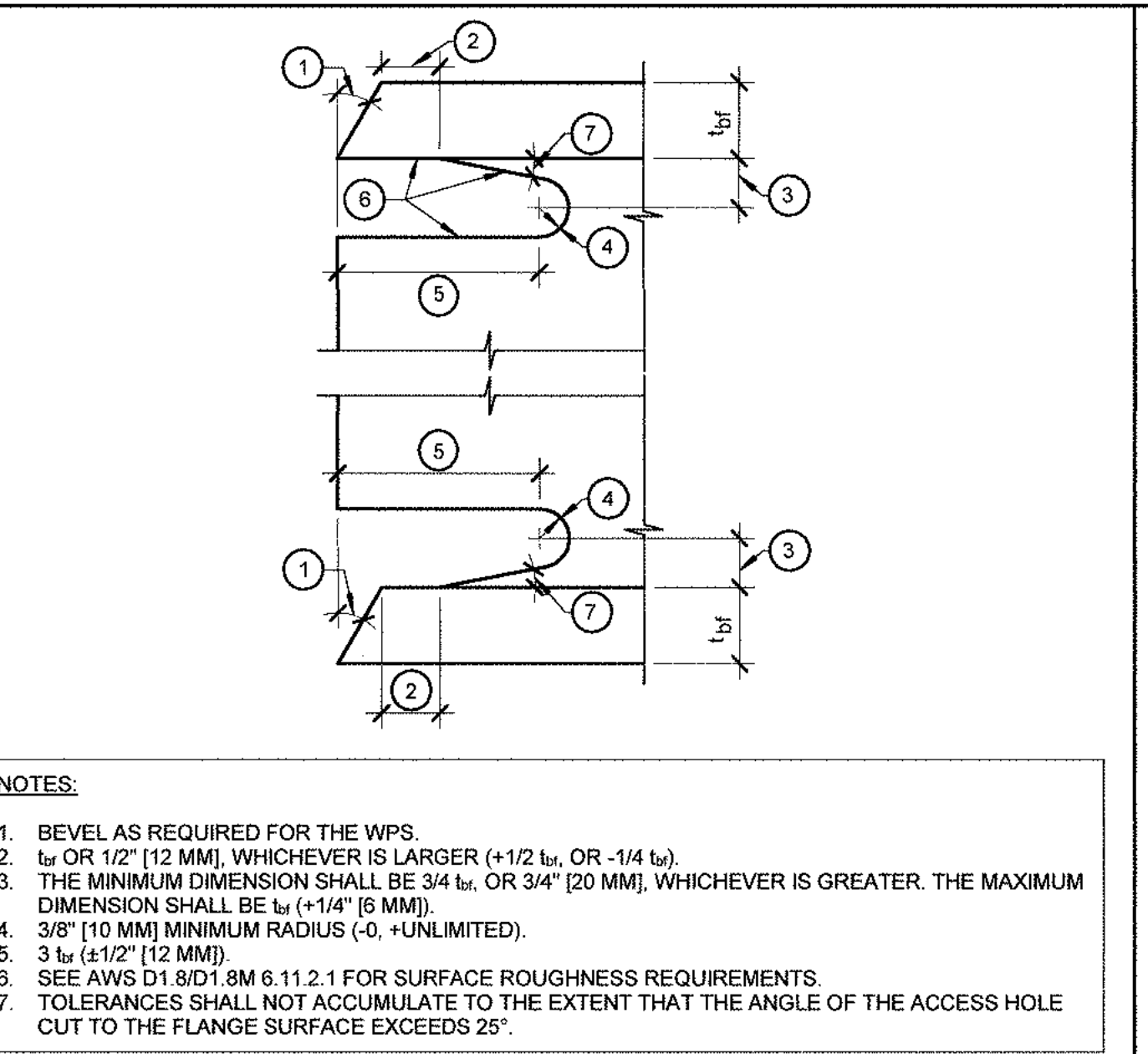
WUF-W WEB DOUBLER PL (PART OF SFRS) 1" = 1'-0" 9

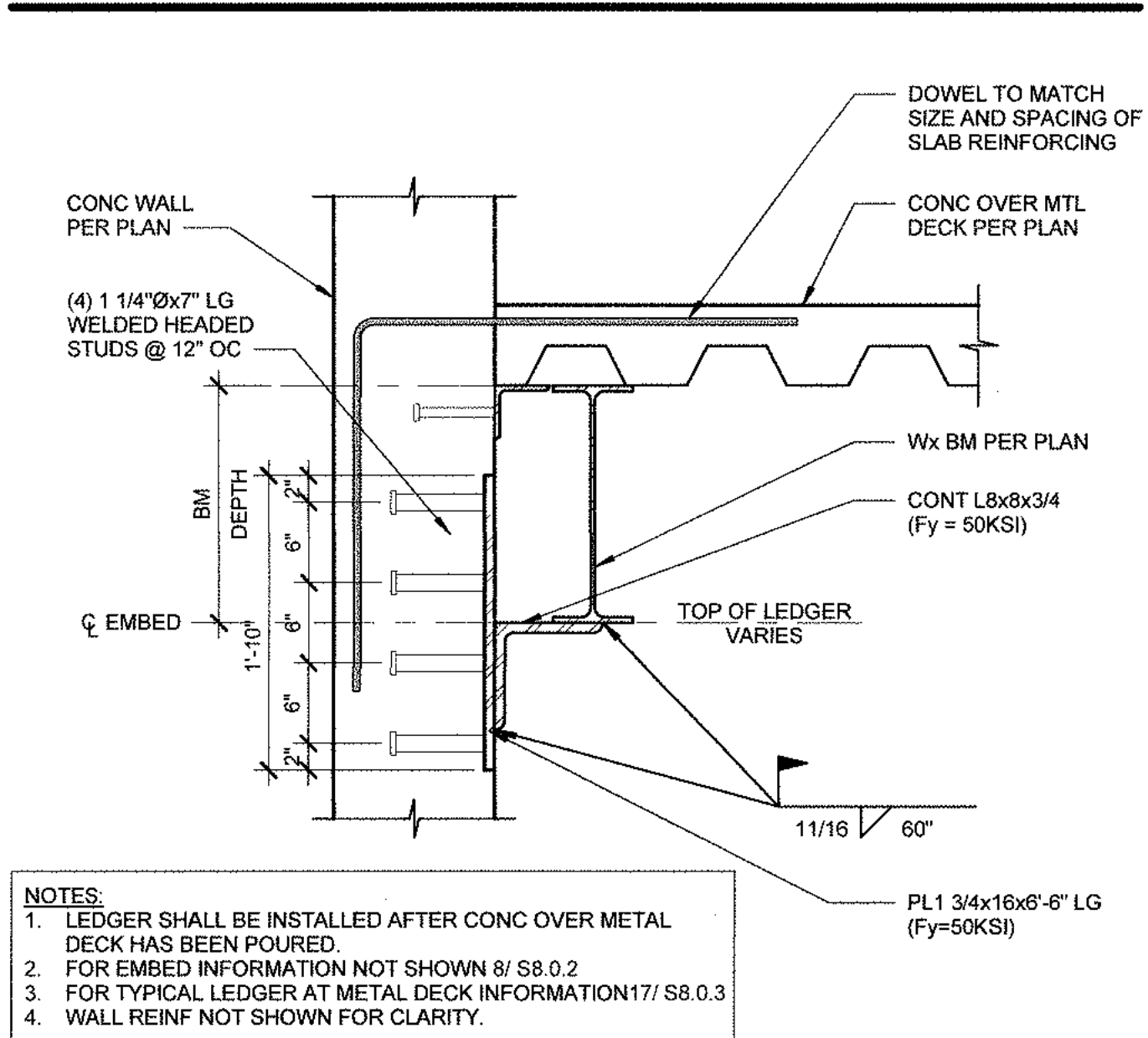


WUF-W MOMENT RESISTING FRAME CONNECTION (SFRS) 1 1/2" = 1'-0" 1

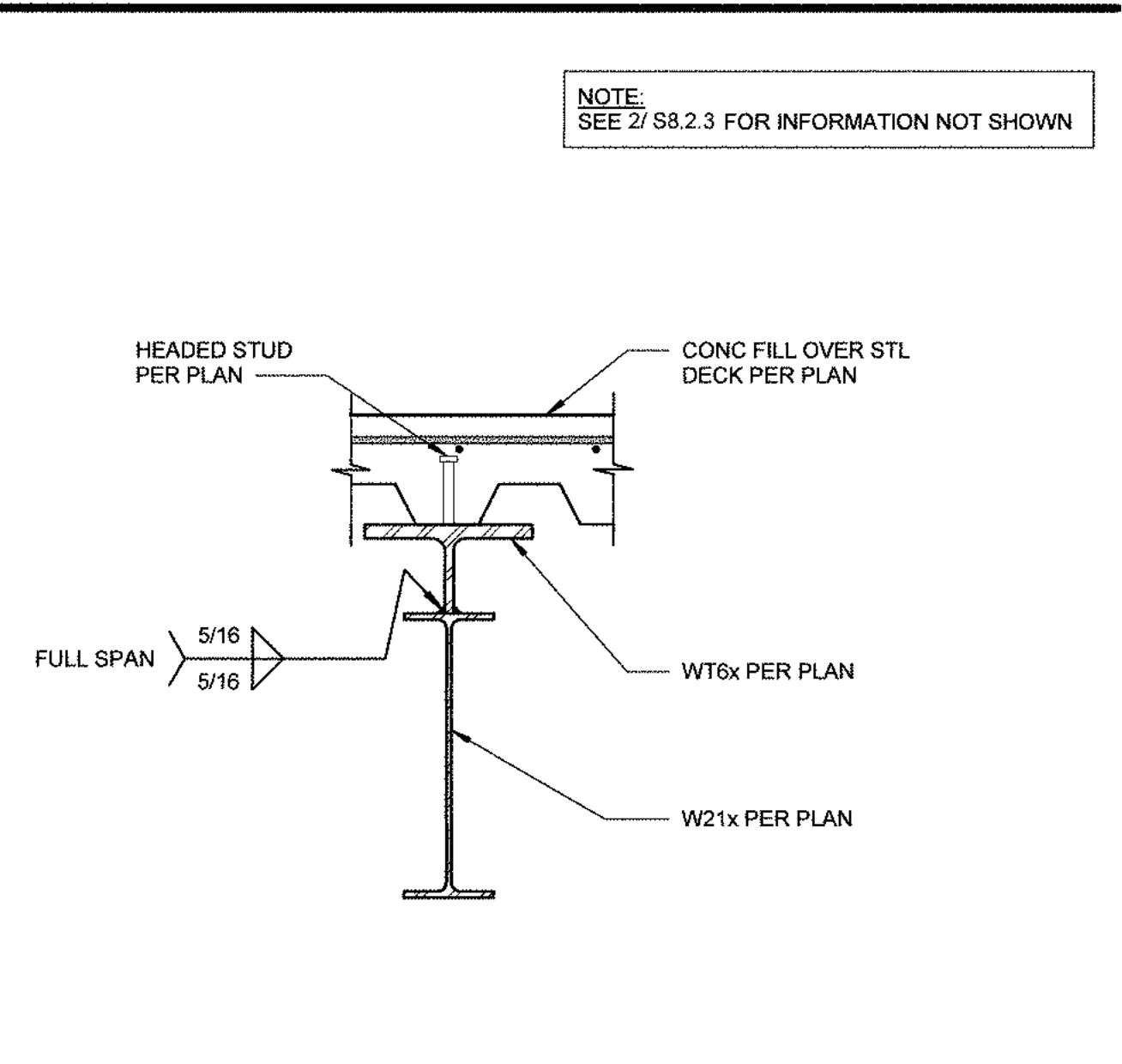


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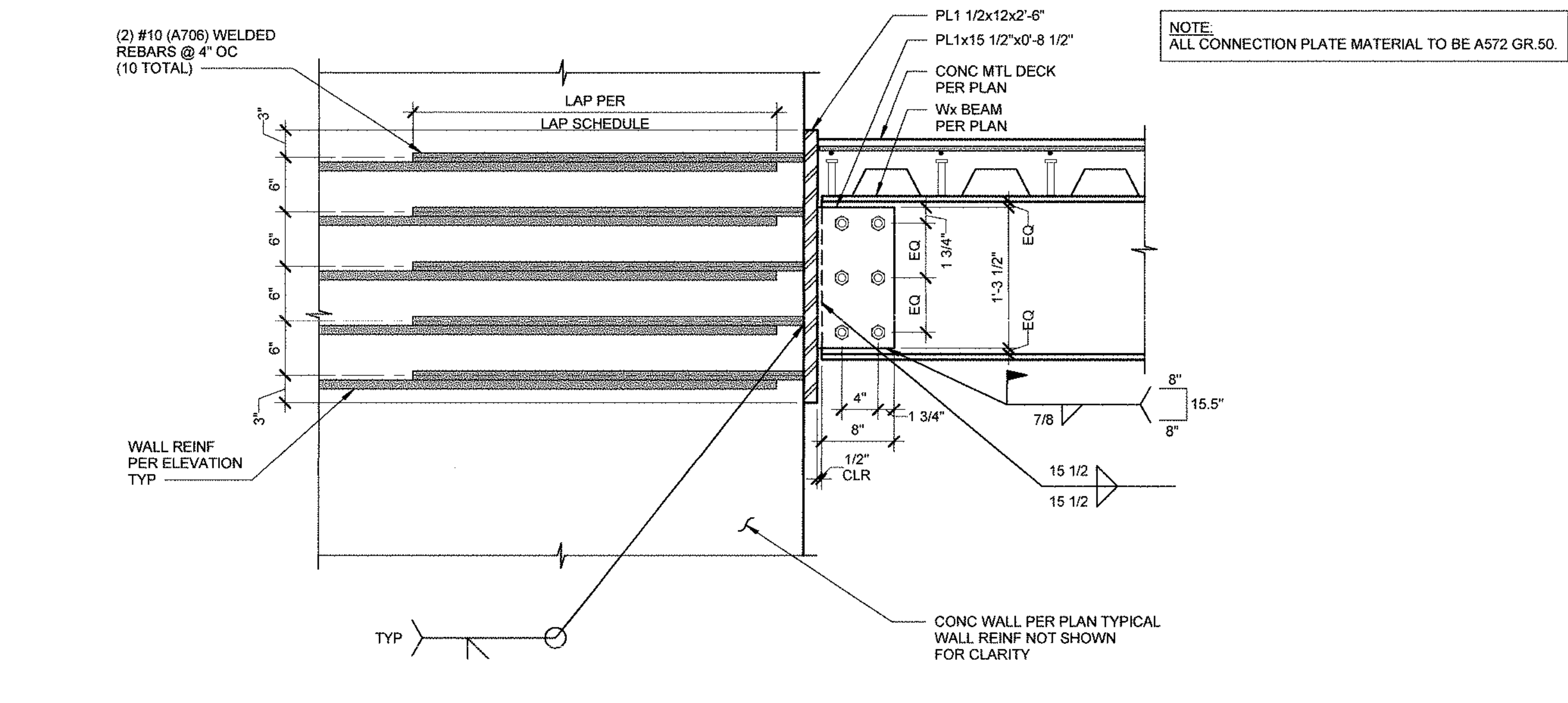




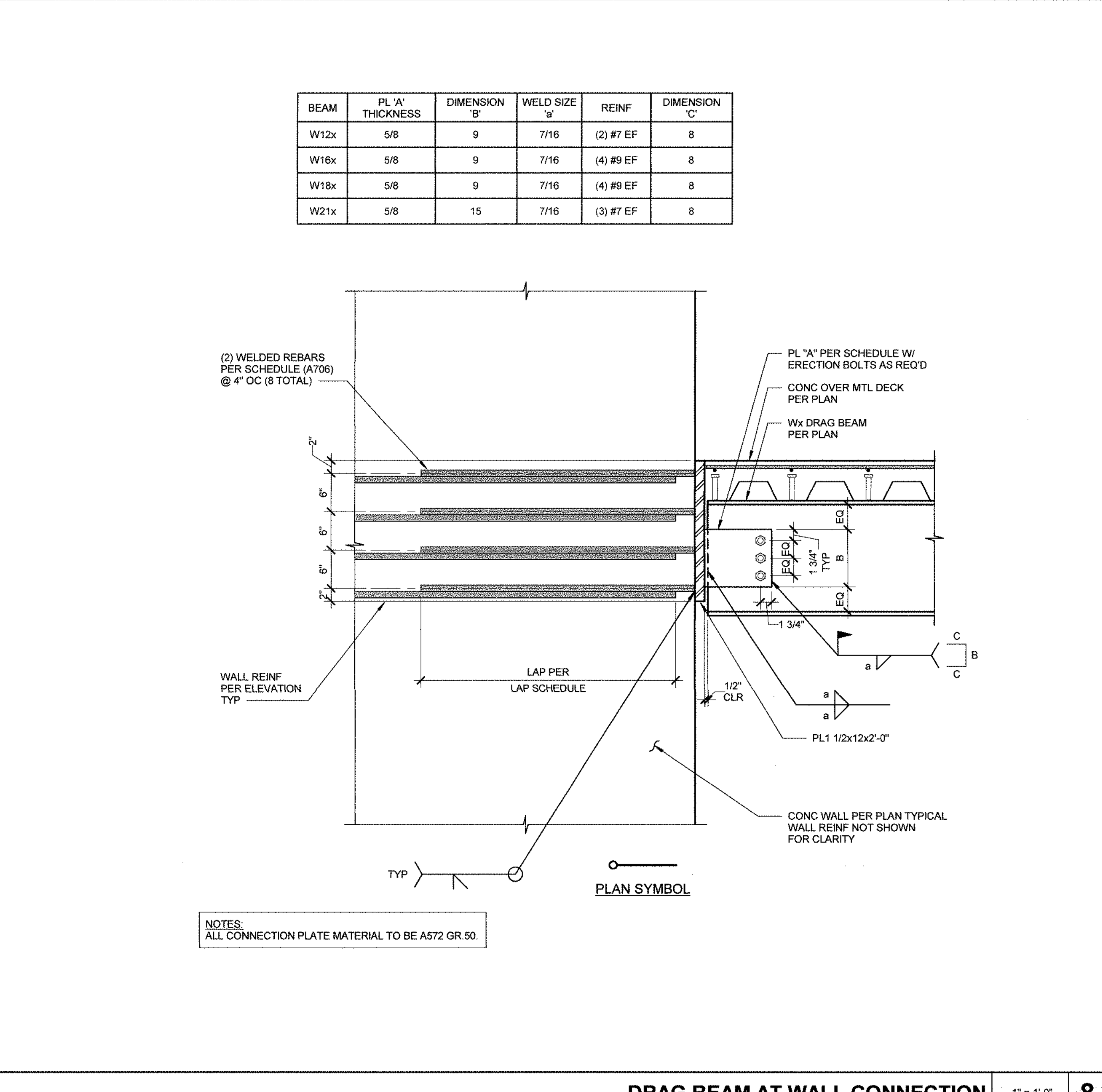
DRAG LEDGER CONNECTION 1" = 1'-0" **15**



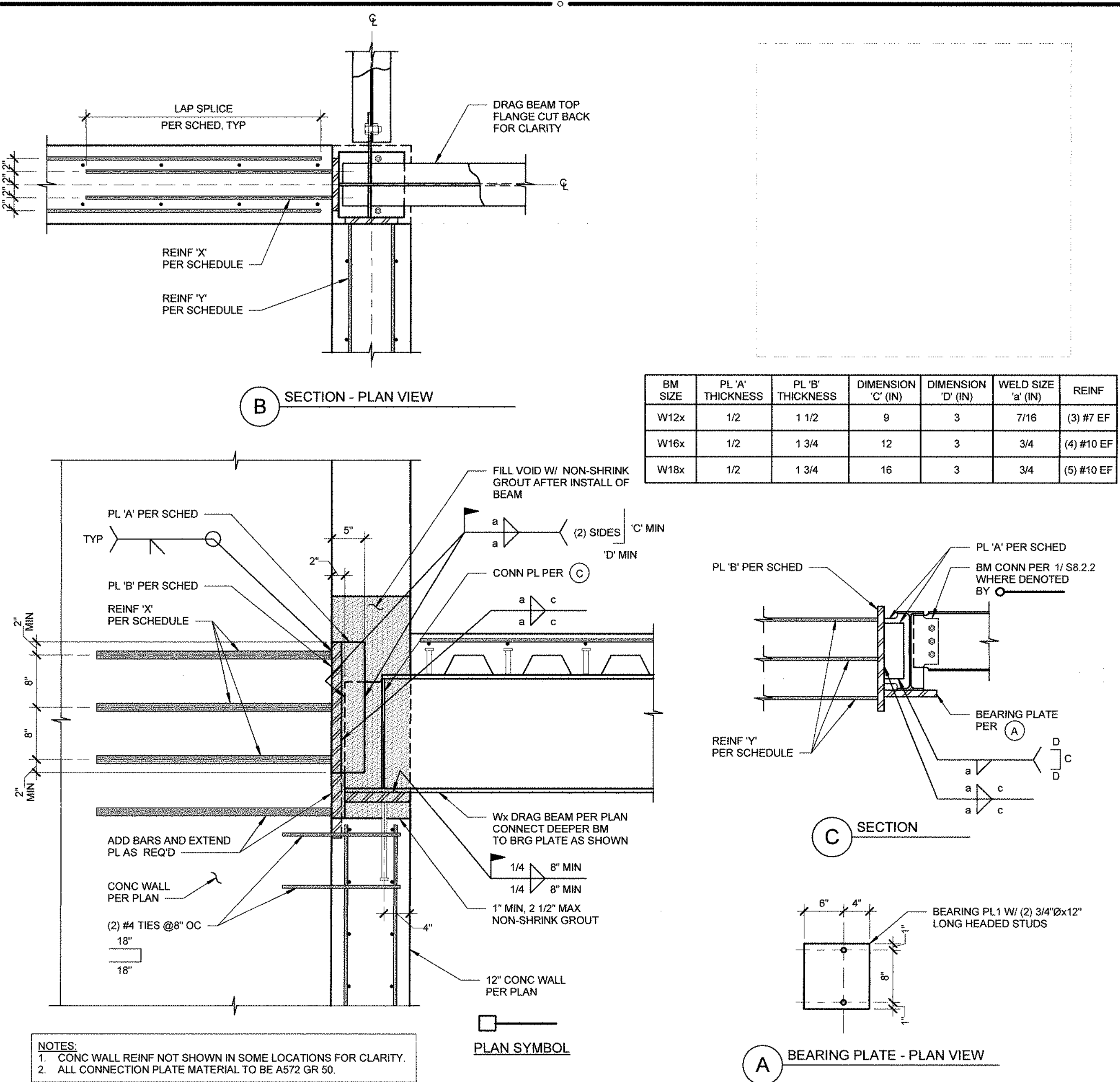
WTx DRAG CONNECTION 1" = 1'-0" **11**



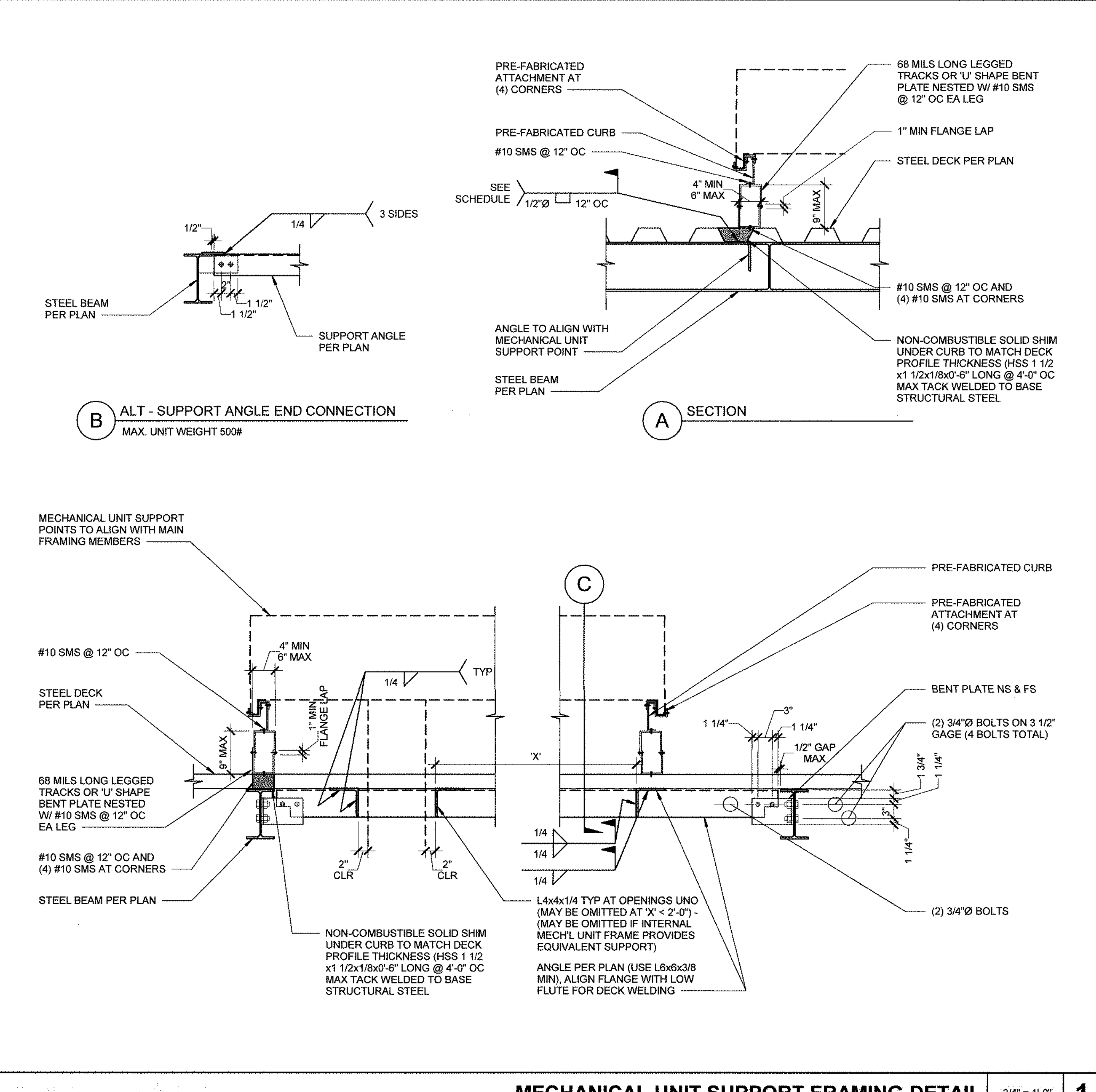
DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **10**



DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **8**



DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **3**



MECHANICAL UNIT SUPPORT FRAMING DETAIL 3/4" = 1'-0" **1**

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DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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

No.	DATE	ISSUE
06-01-21		COUNTY SUBMITTAL

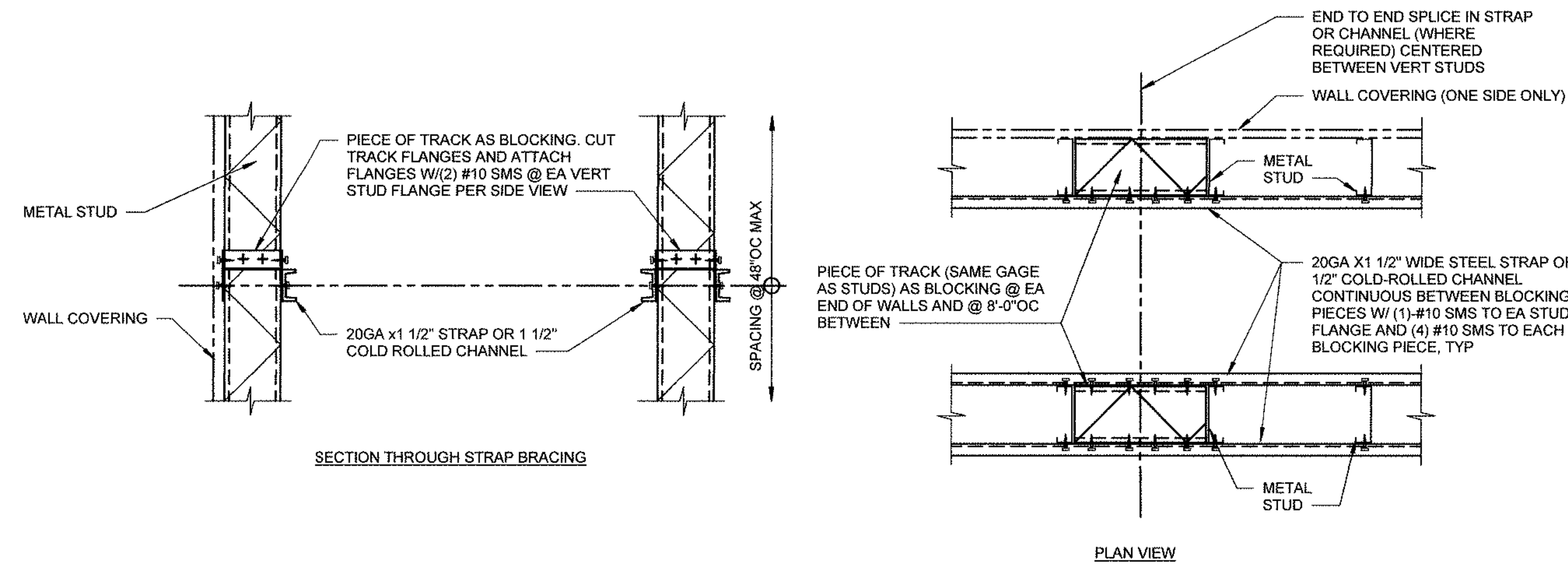
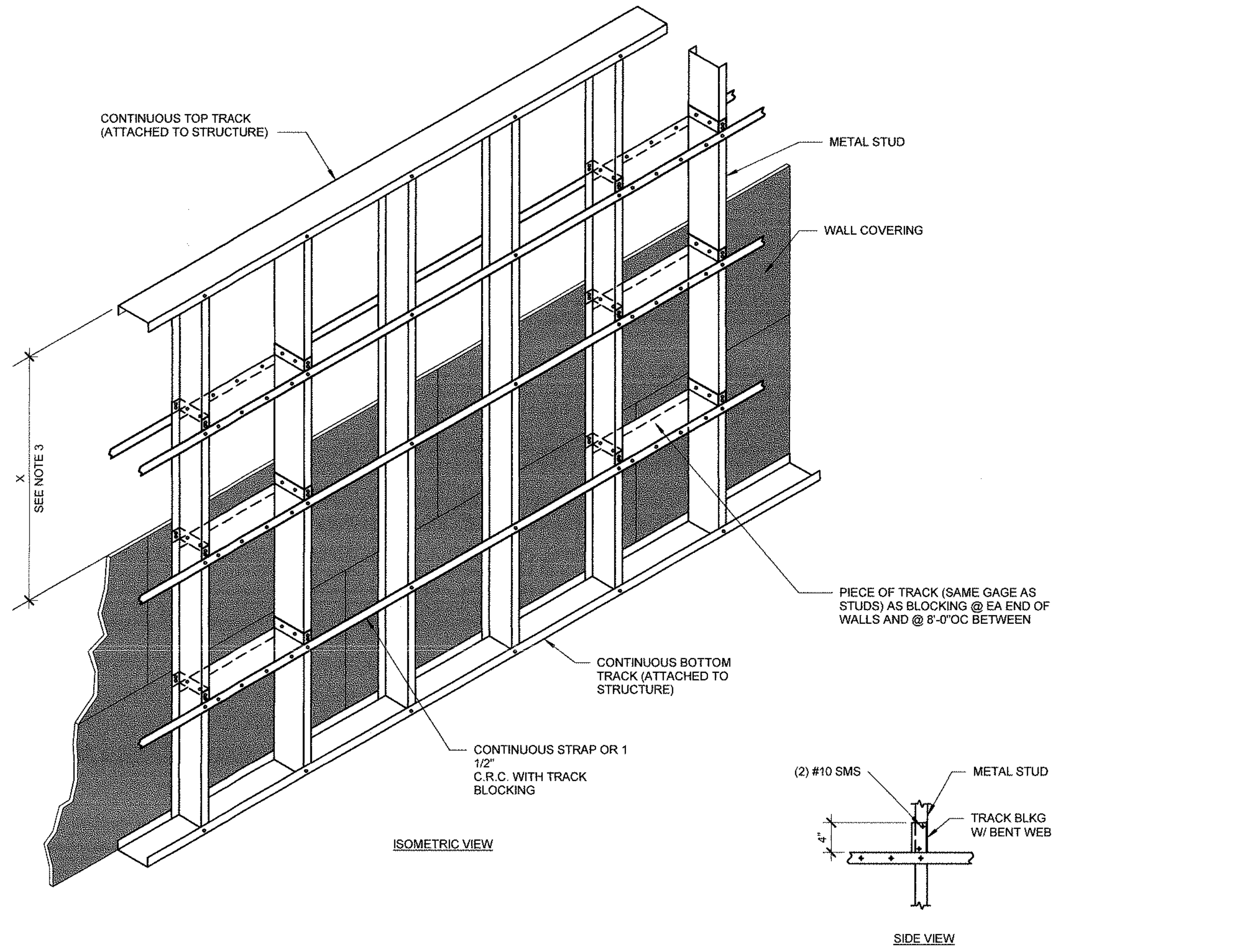
PROJECT NO. 1900789
DATE Issue Date
DRAWING TITLE

STEEL DETAILS

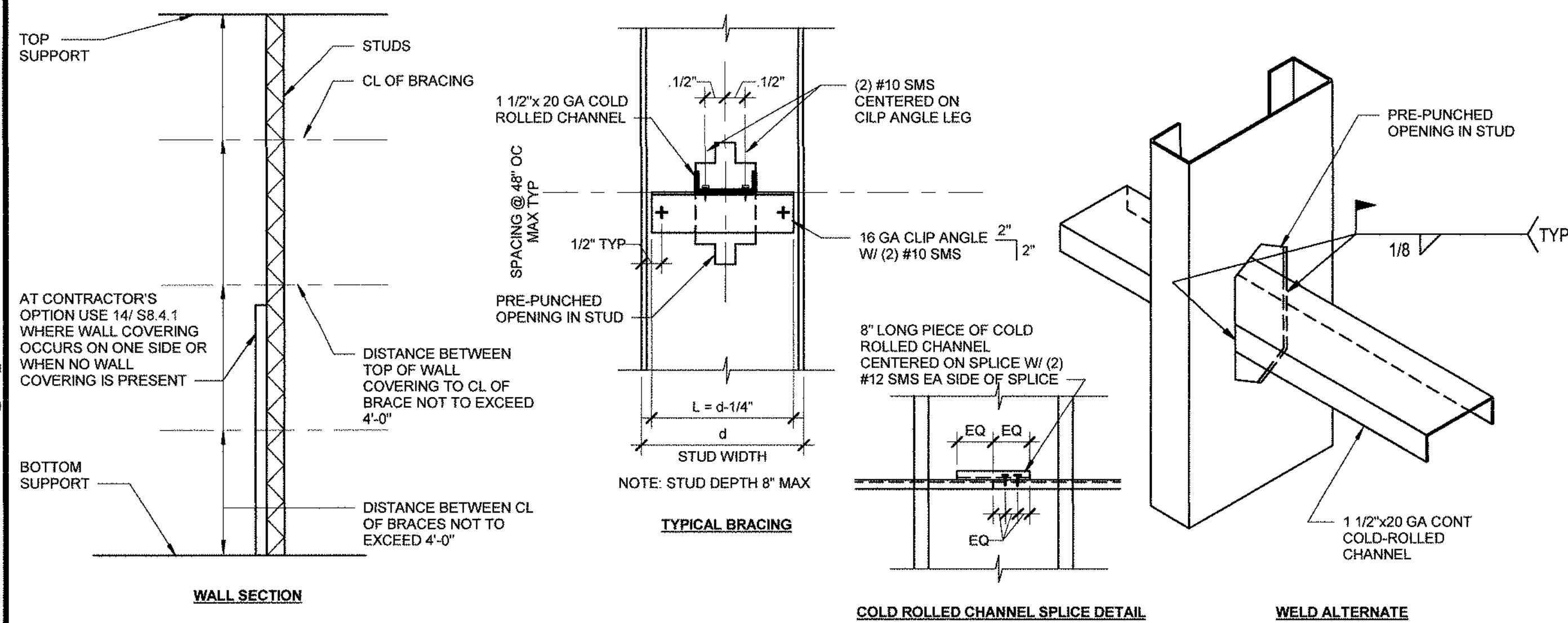
S8.2.7

9/24/2021 1:31:56 PM

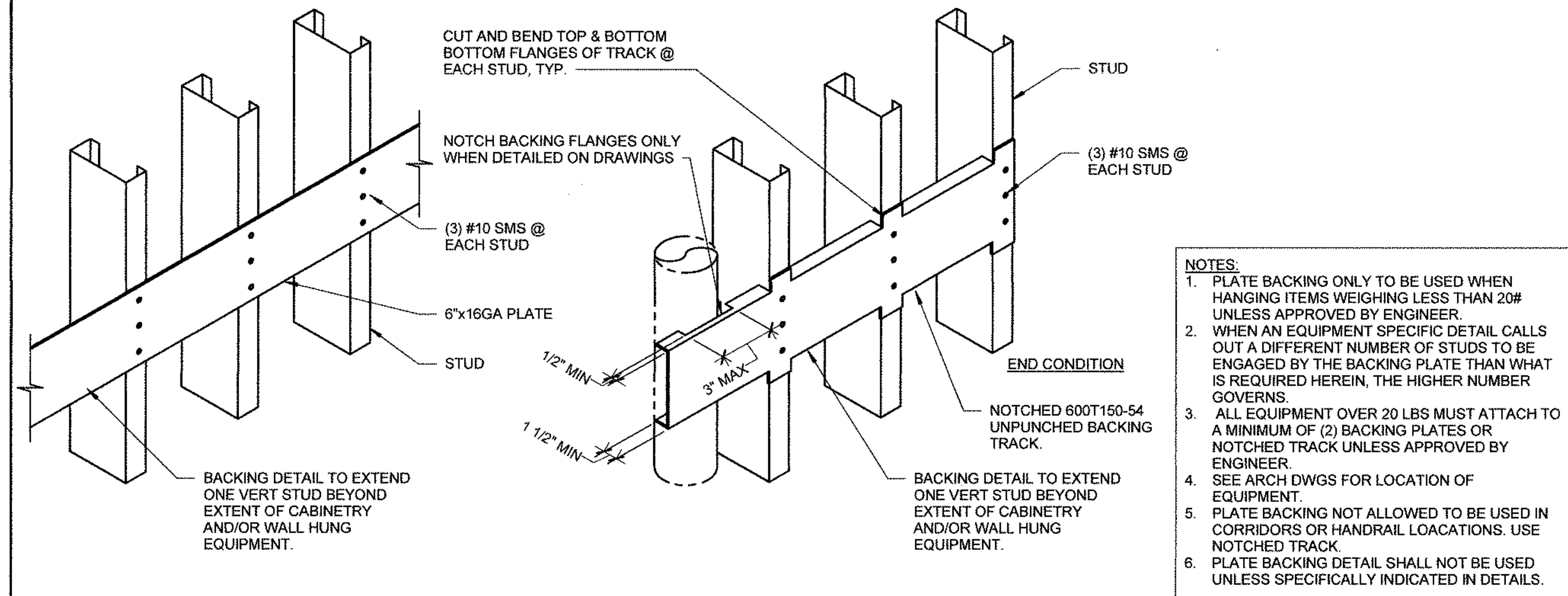
- NOTES:
1. LATERAL BRACING OF METAL STUDS REQUIRED WHEN GYP BOARD IS NOT PROVIDED ON BOTH SIDES OF METAL STUD.
 2. BRIDGING/BRACING TO BE SPACED AT 4'-0" MAX VERTICALLY.
 3. WHERE ARCHITECTURAL DRAWINGS DO NOT REQUIRE GYP BOARD TO EXTEND THE FULL WALL HEIGHT, LATERAL BRACING IS REQUIRED WHERE 'X' EXCEEDS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



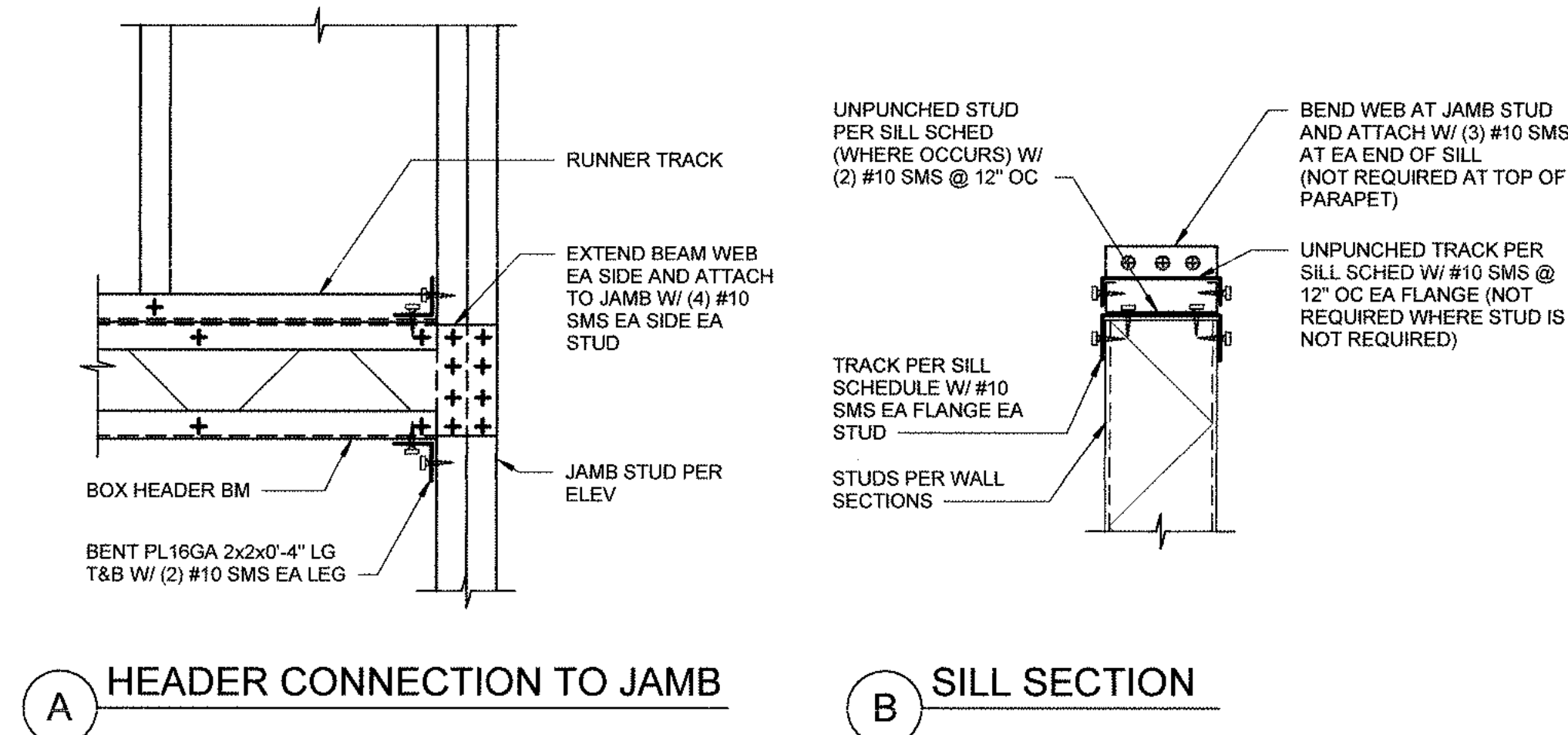
EXTERIOR METAL STUD BRACING DETAIL NTS 14



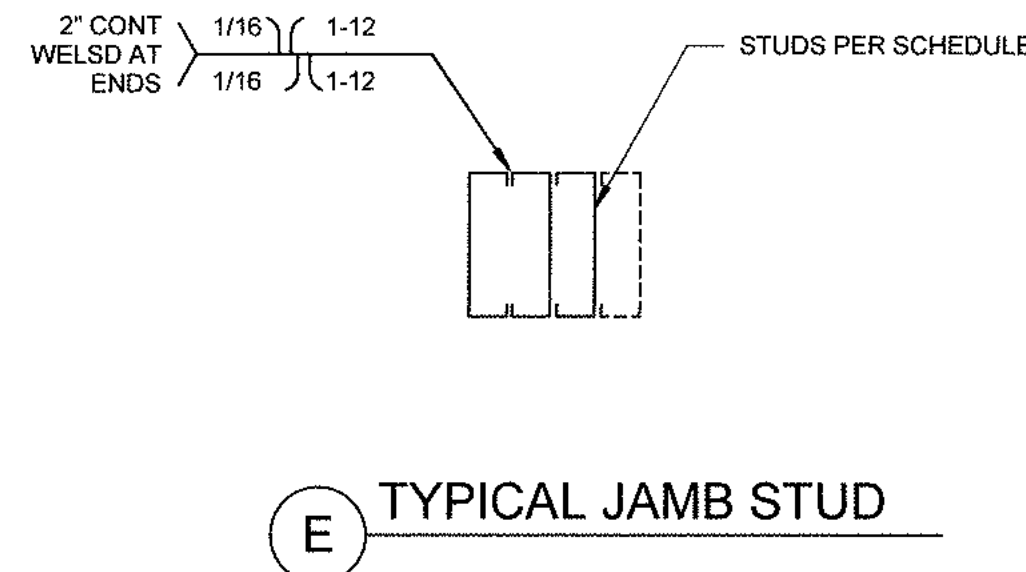
EXTERIOR ALTERNATE WALL BRACING DETAIL NTS 13



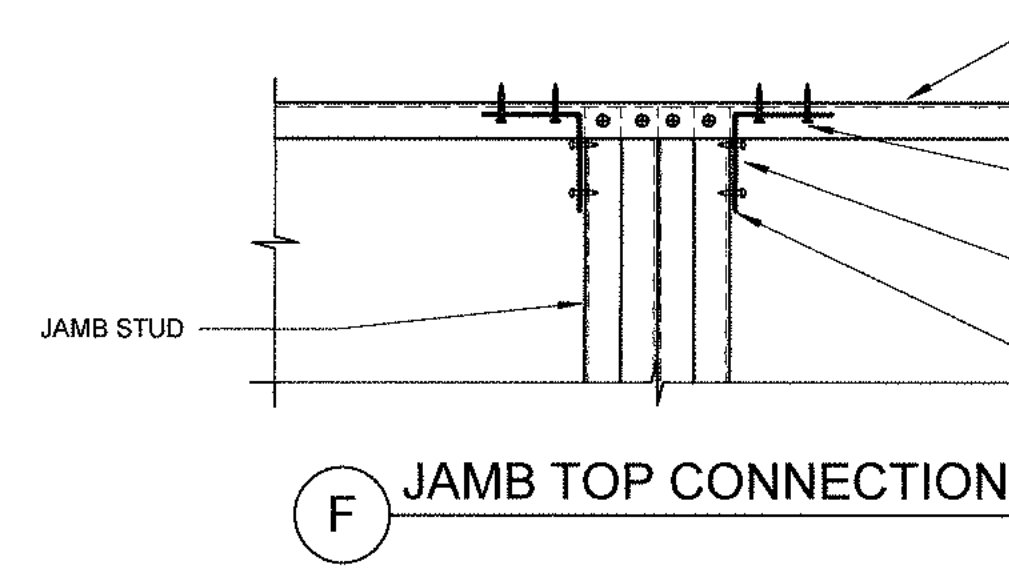
EXTERIOR STEEL STUD BACKING DETAIL NTS 8



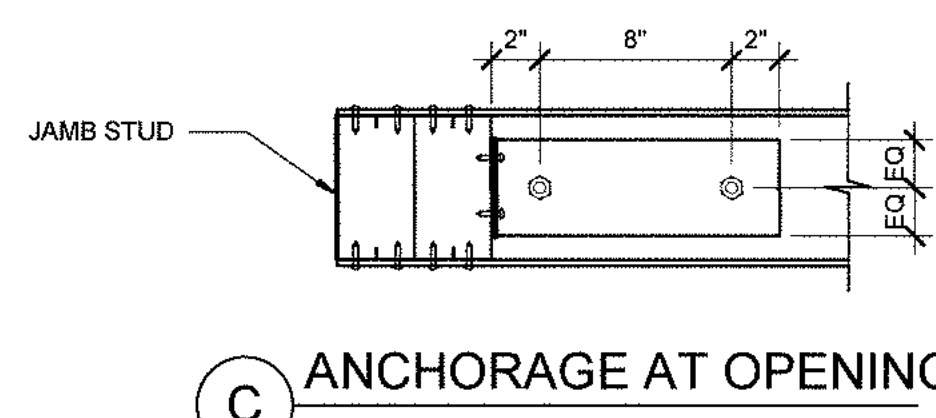
HEADER/SILL TO JAMB CONNECTION NTS 7



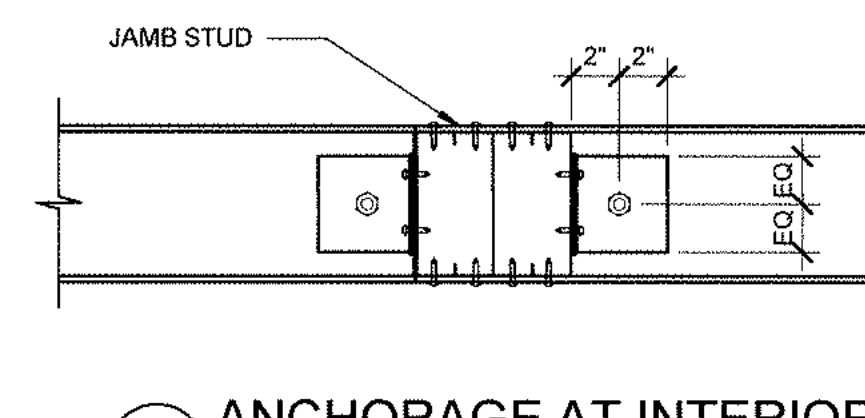
(E) TYPICAL JAMB STUD



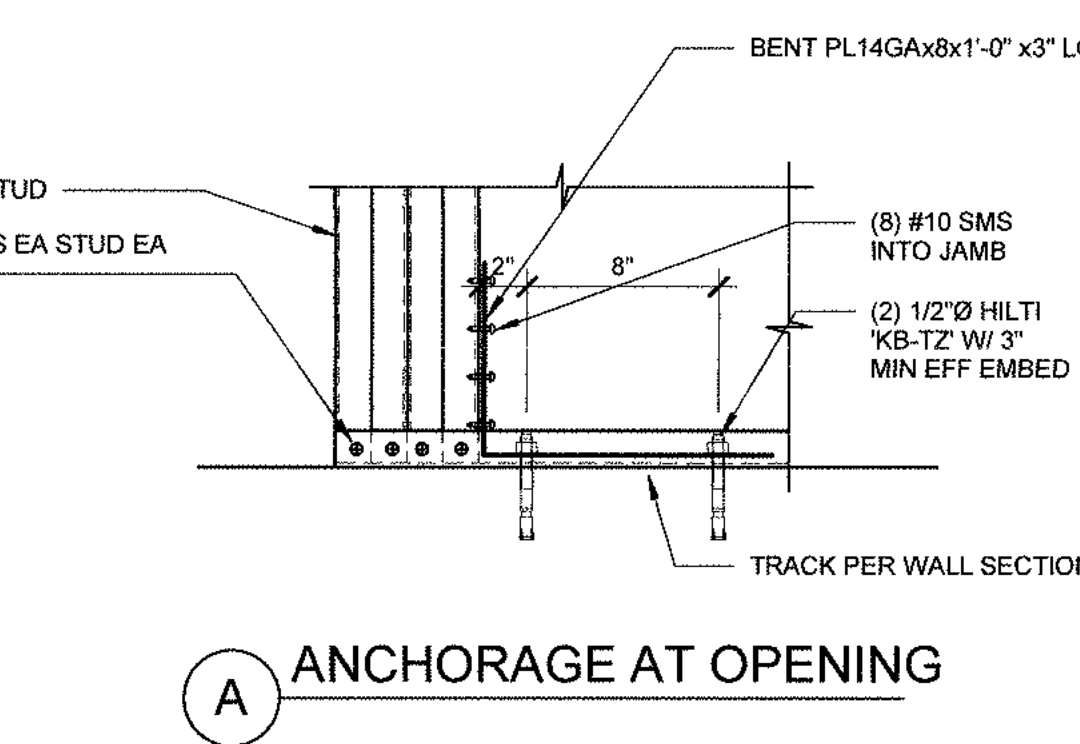
(F) JAMB TOP CONNECTION



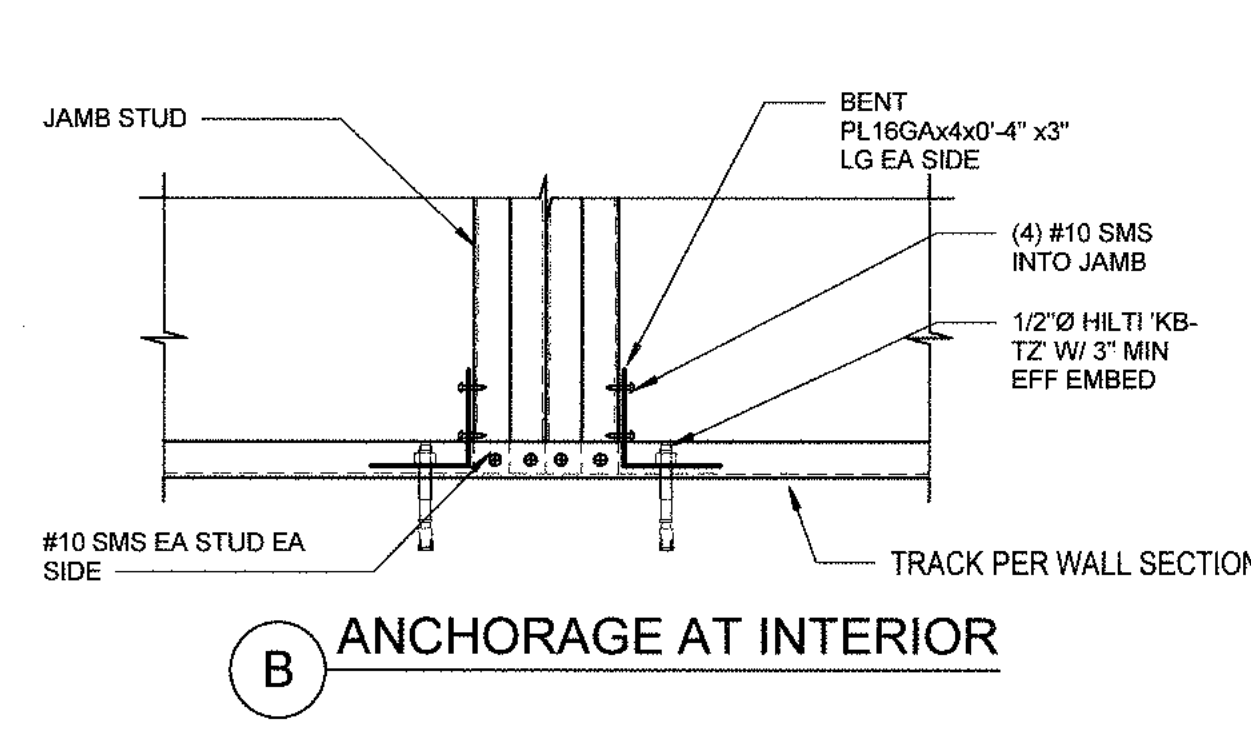
(C) ANCHORAGE AT OPENING



(D) ANCHORAGE AT INTERIOR

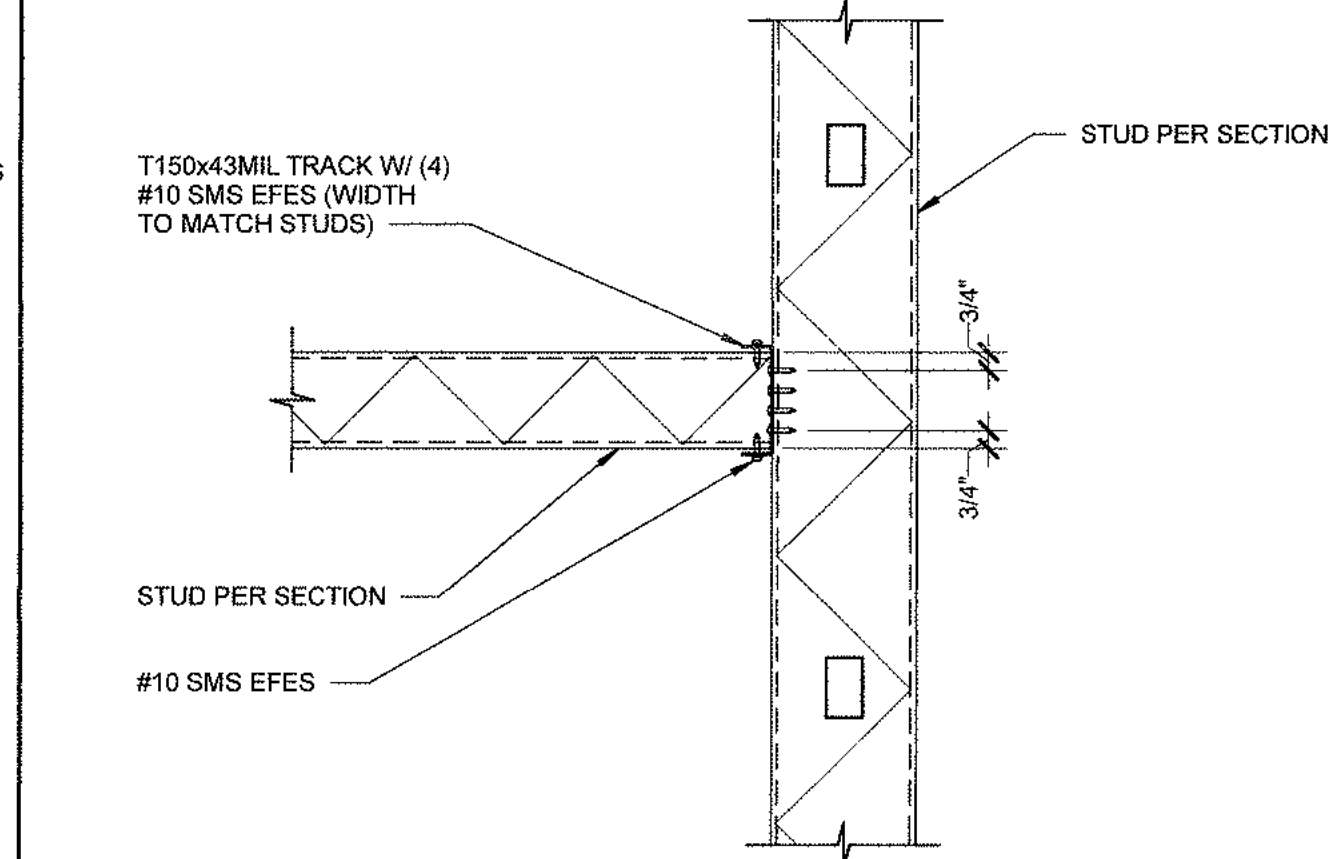


(A) ANCHORAGE AT OPENING

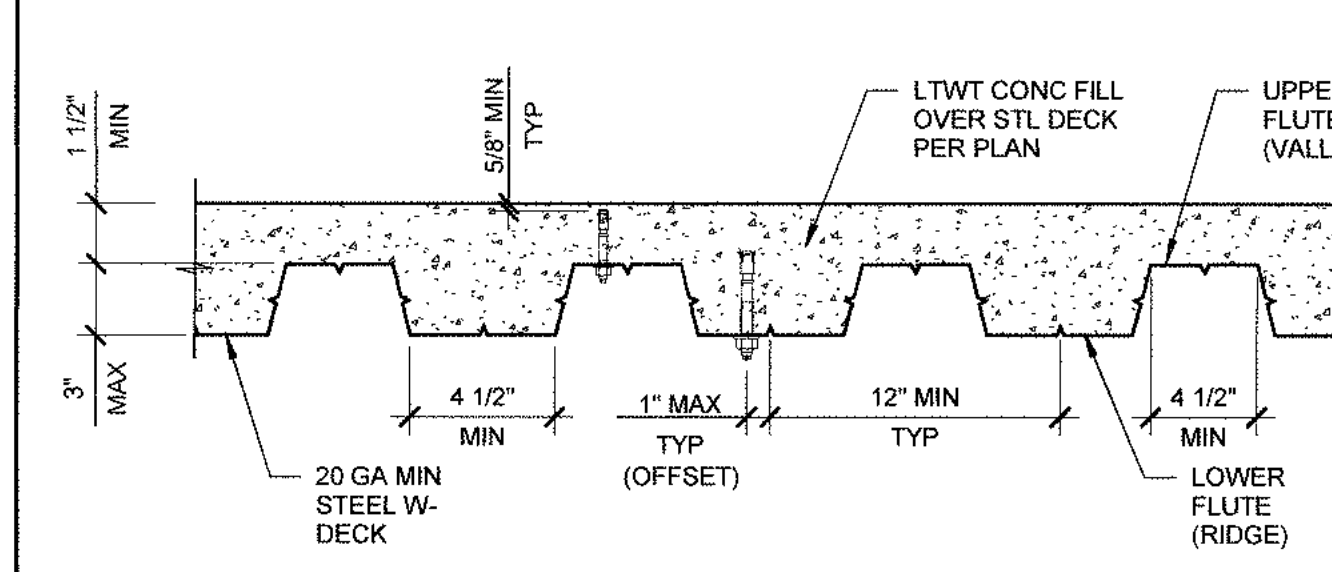


(B) ANCHORAGE AT INTERIOR

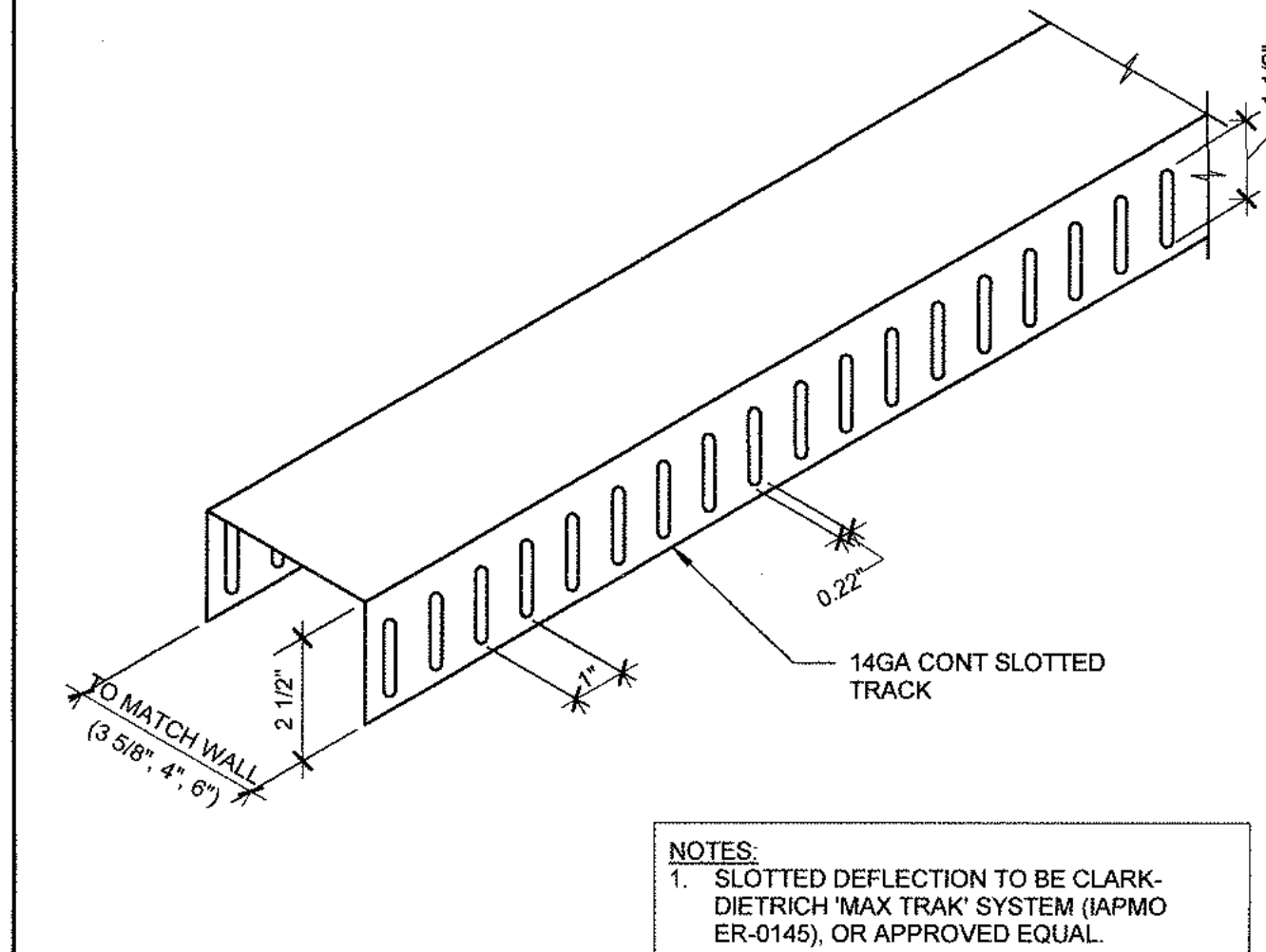
EXTERIOR JAMB DETAILS NTS 5



TRACK TO WALL CONNECTION 1 1/2\"/>



EXPANSION ANCHOR TO CONC MTL DECK NTS 2



NOTES:
1. SLOTTED DEFLECTION TO BE CLARK-DIETRICH MAX TRAK SYSTEM (JAFWD ER-0145), OR APPROVED EQUAL.

EXTERIOR SLOTTED DEFLECTION TRACK NTS 1



No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL

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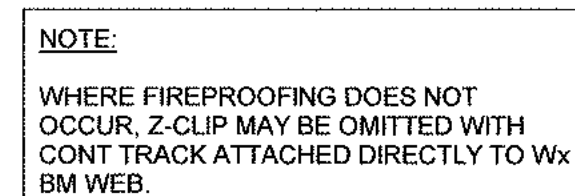
DESIGNED AND WRITTEN BY: B. W. P. BURNHAM | WARD
CHECKED BY: B. W. P. BURNHAM | WARD
DATE: 04/23/21
PROJECT NO: 1900799
DATE: 04/23/21
ISSUE DATE: 06-01-21

TYPICAL EXTERIOR METAL STUD DETAILS

DRAWING NO:

S8.4.1





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

CONSTANT

kpff

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

DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

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



No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL

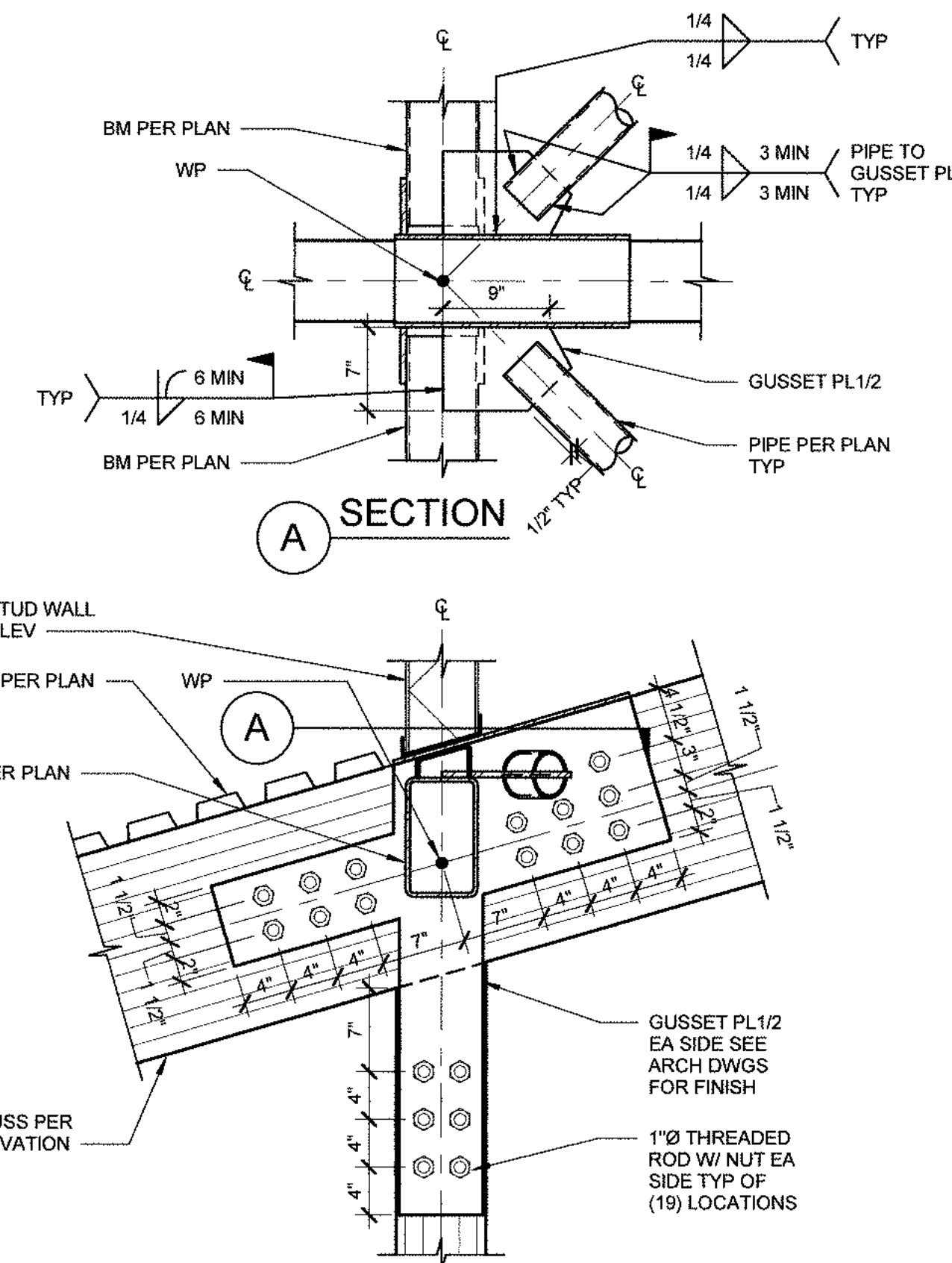
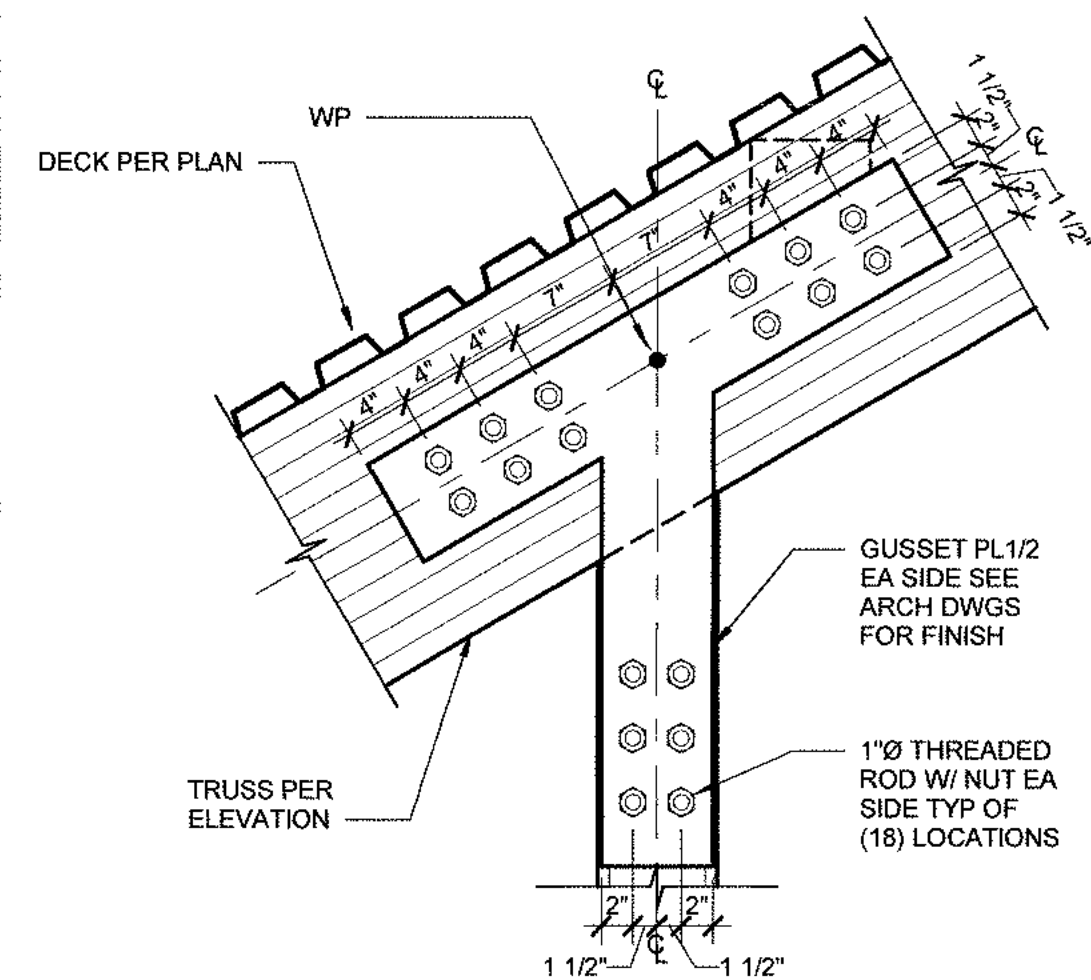
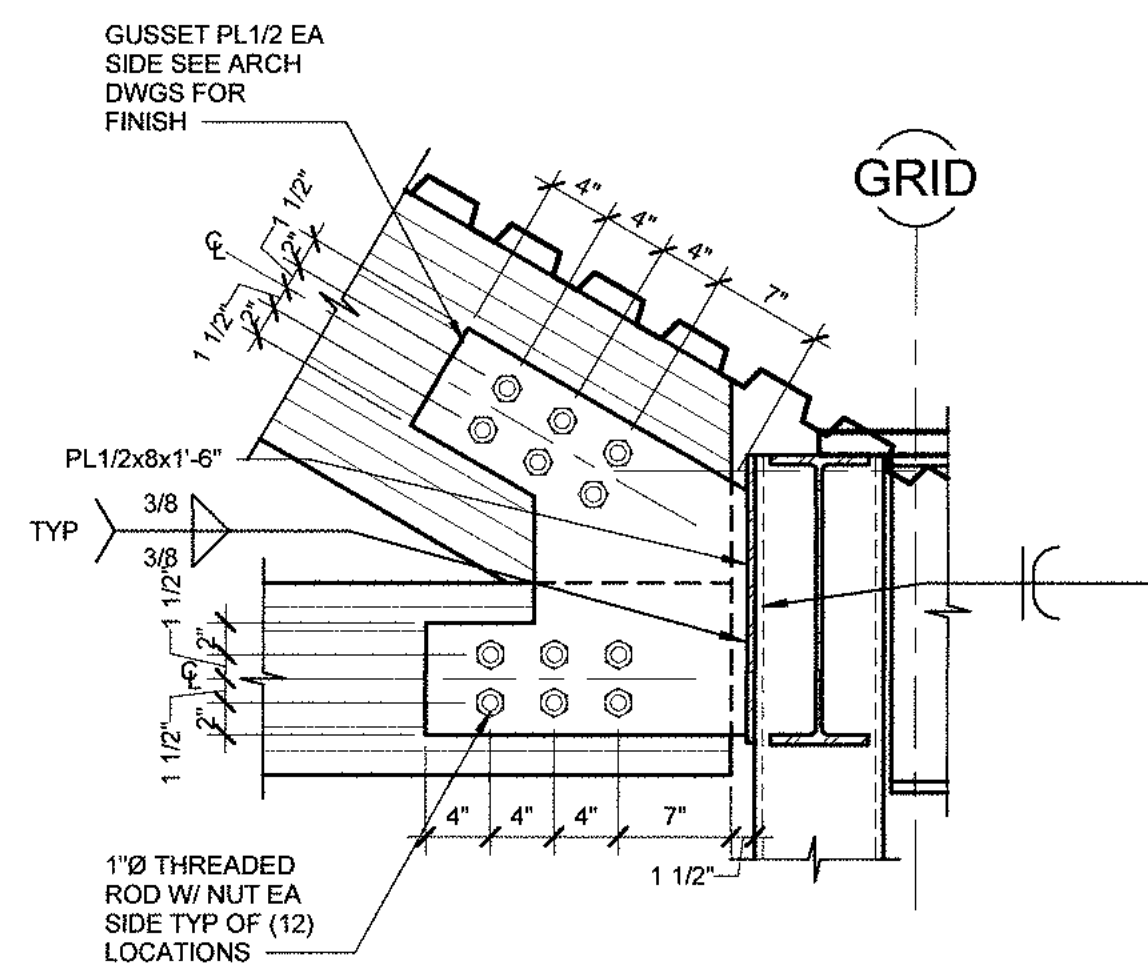
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EXTERIOR METAL STUD DETAILS

DRAWING NO.

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Irvine, California 92614
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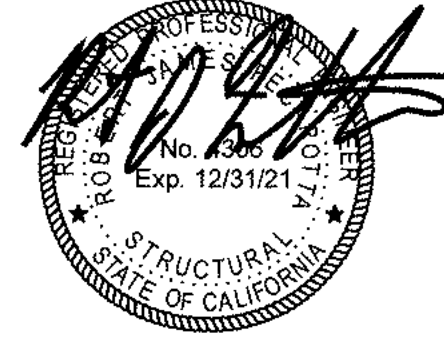
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DANA POINT, CA 92629

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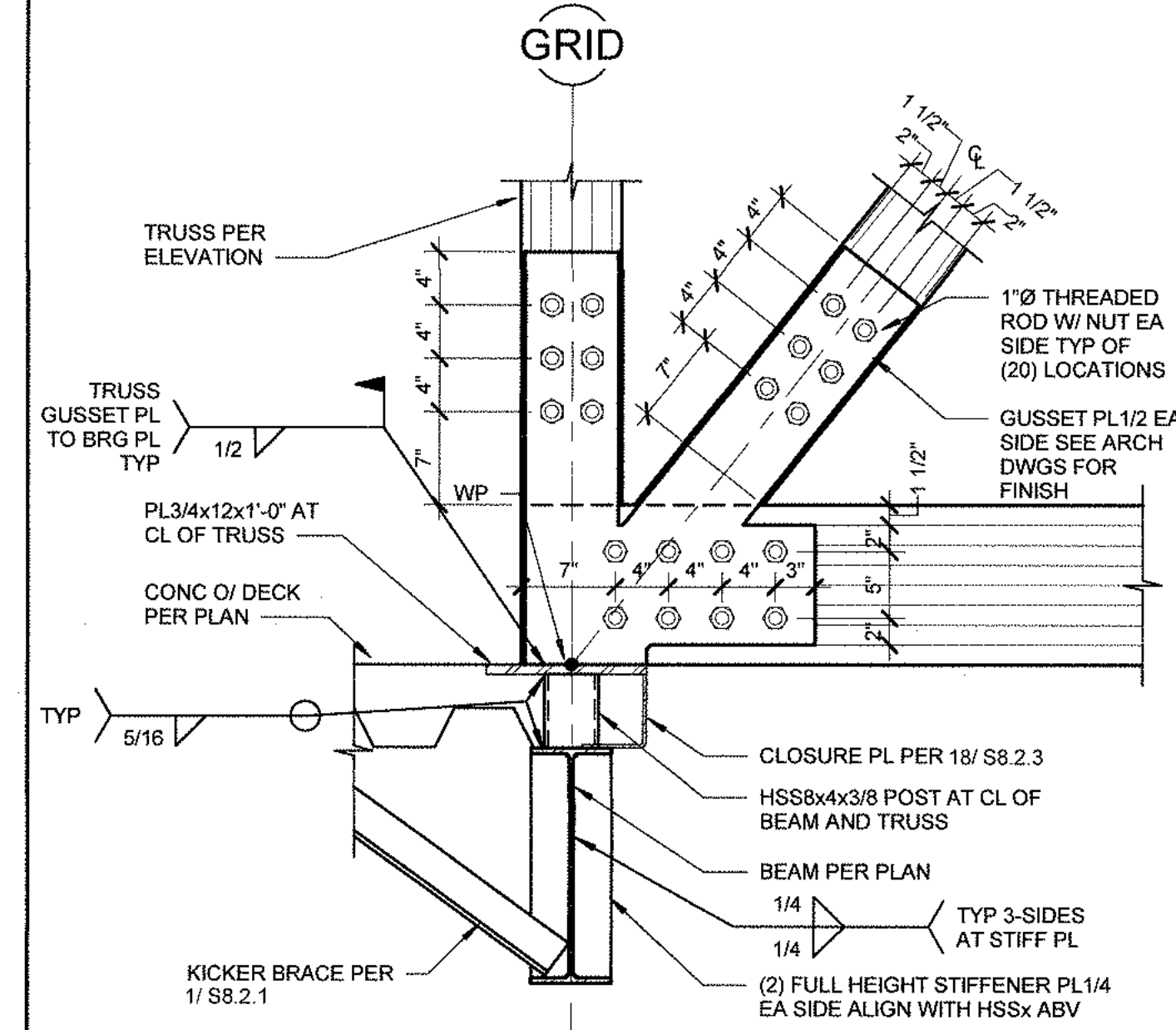
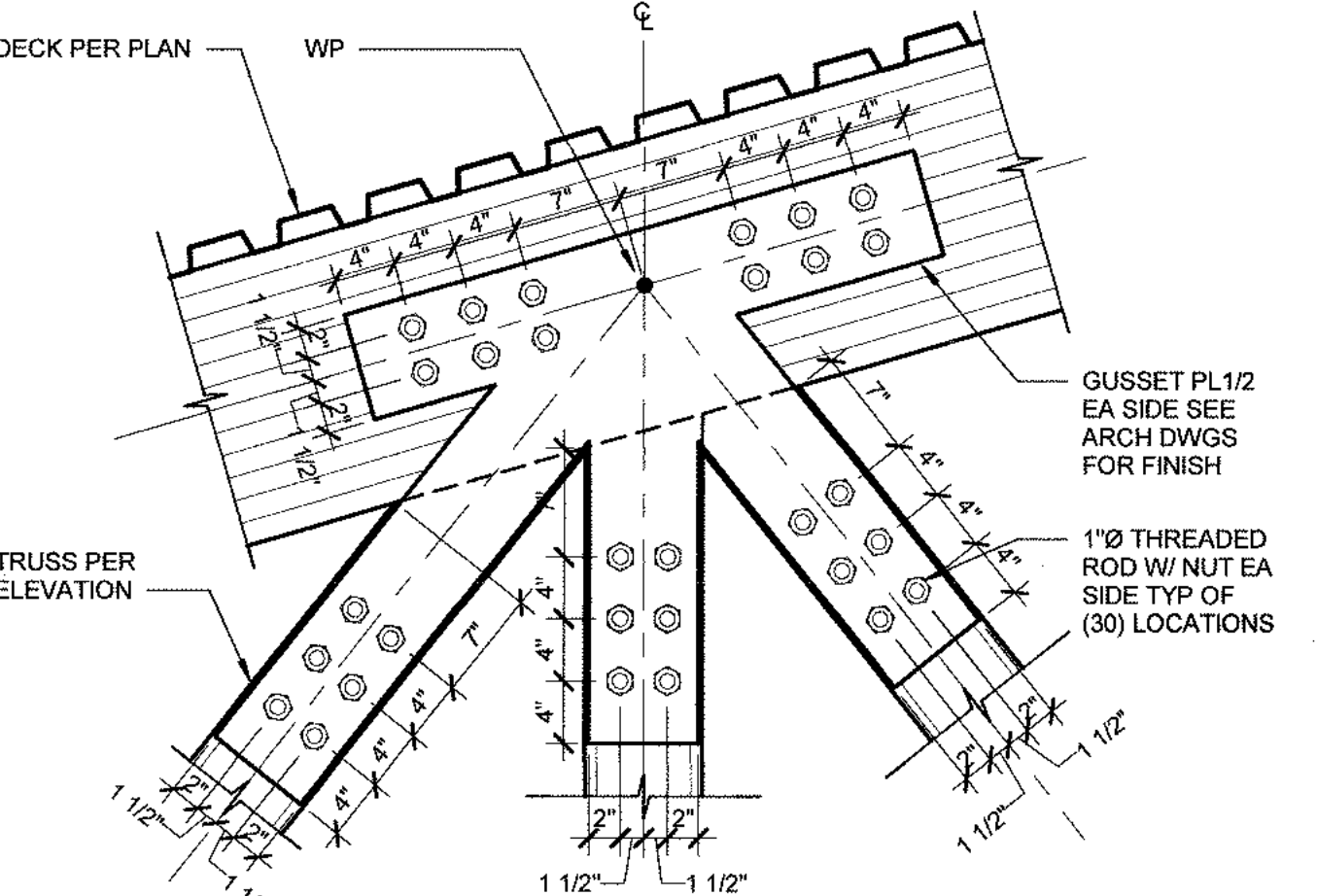
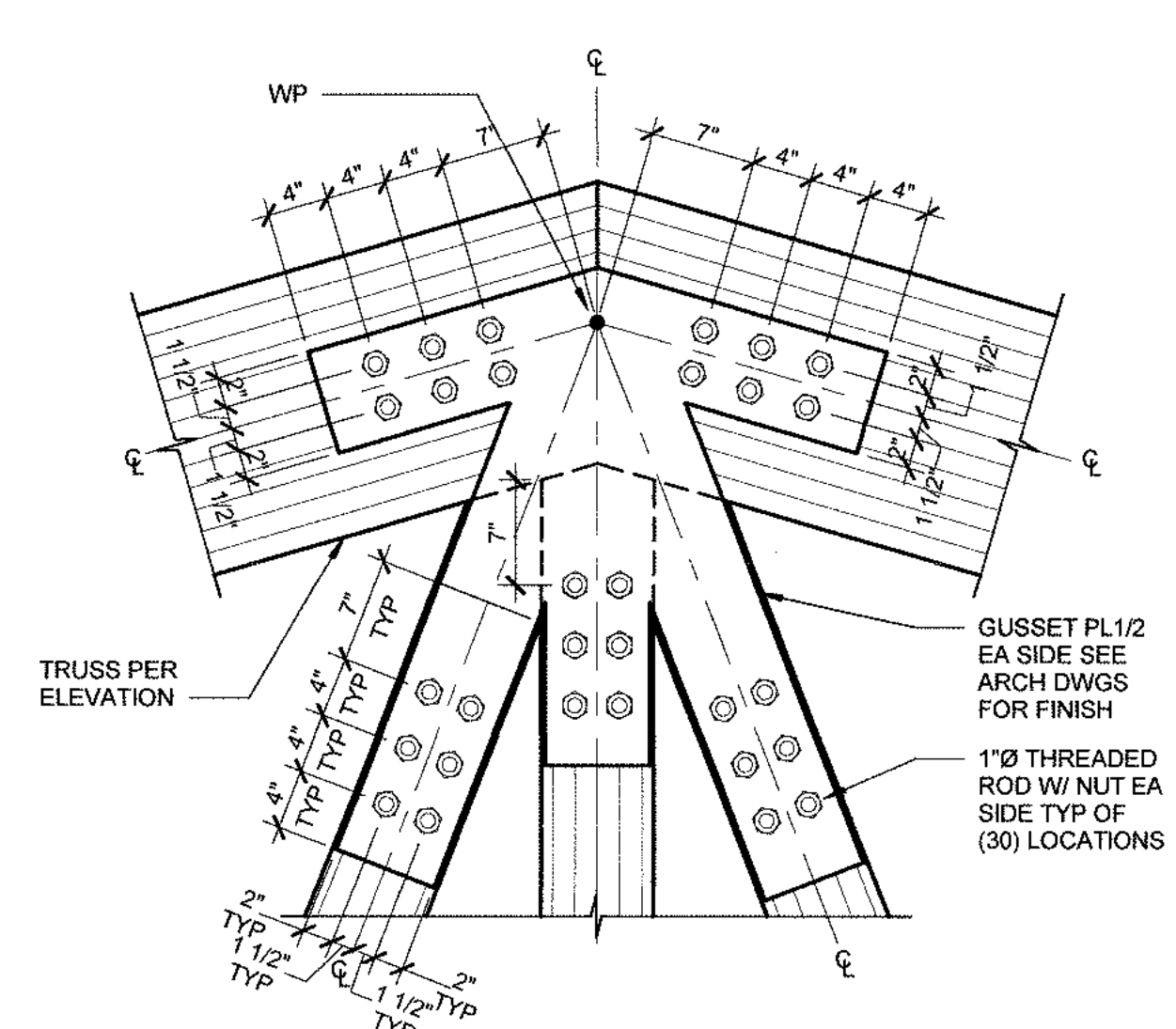
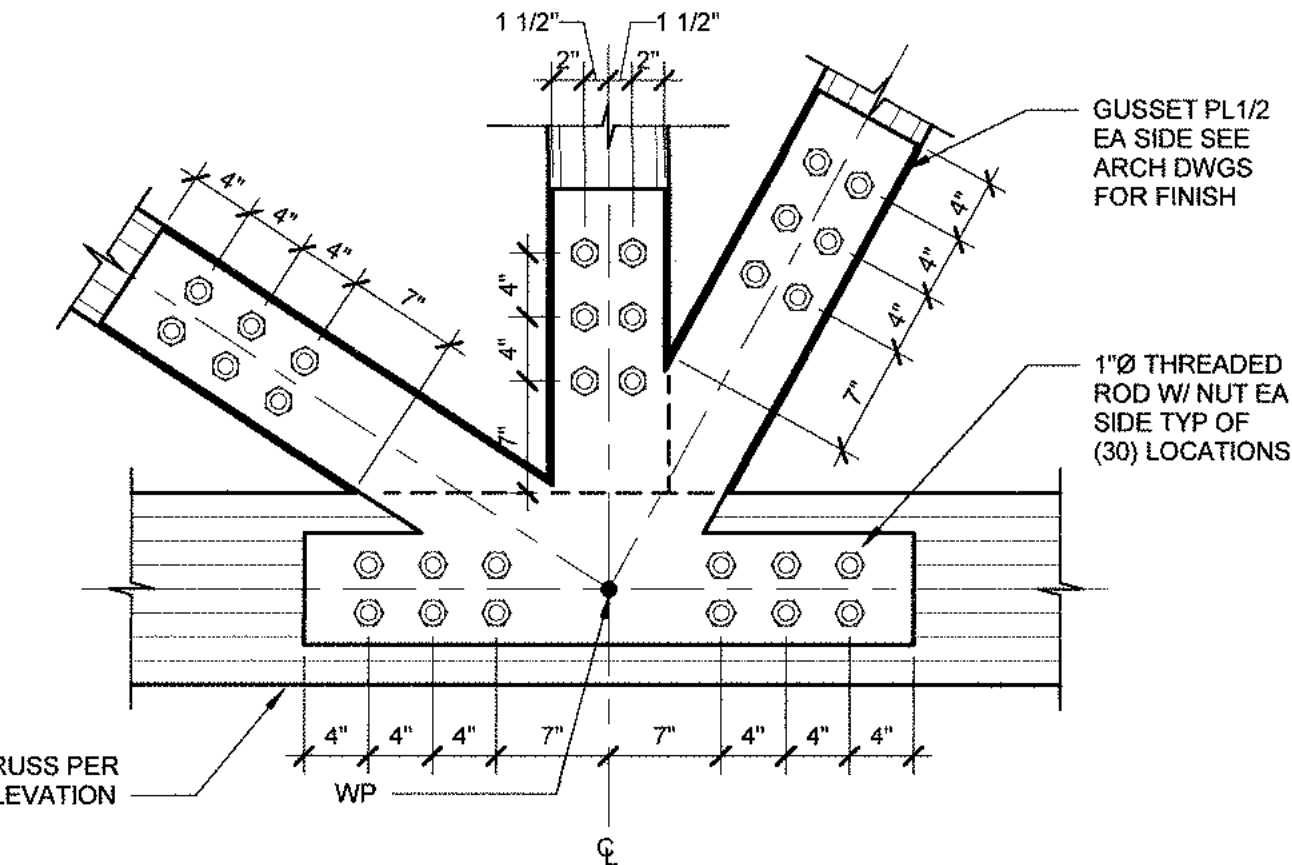
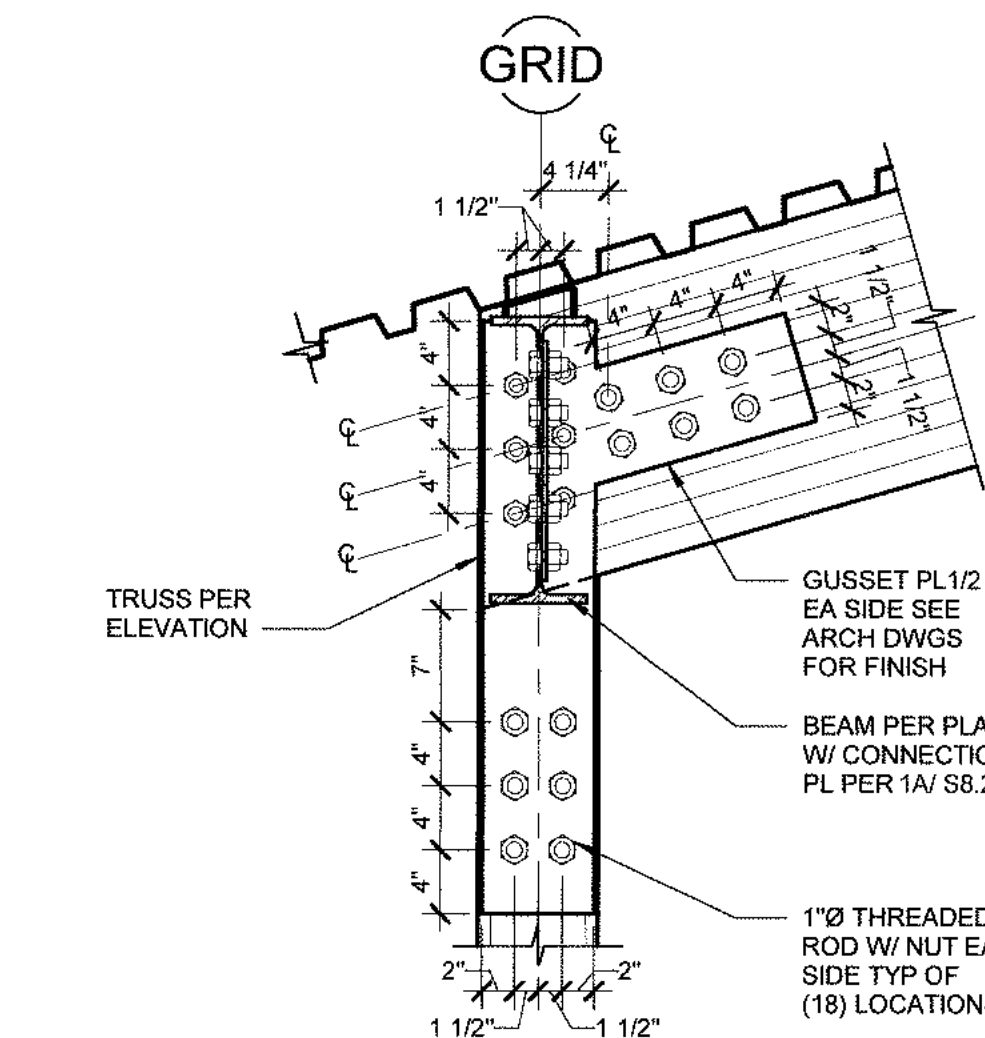
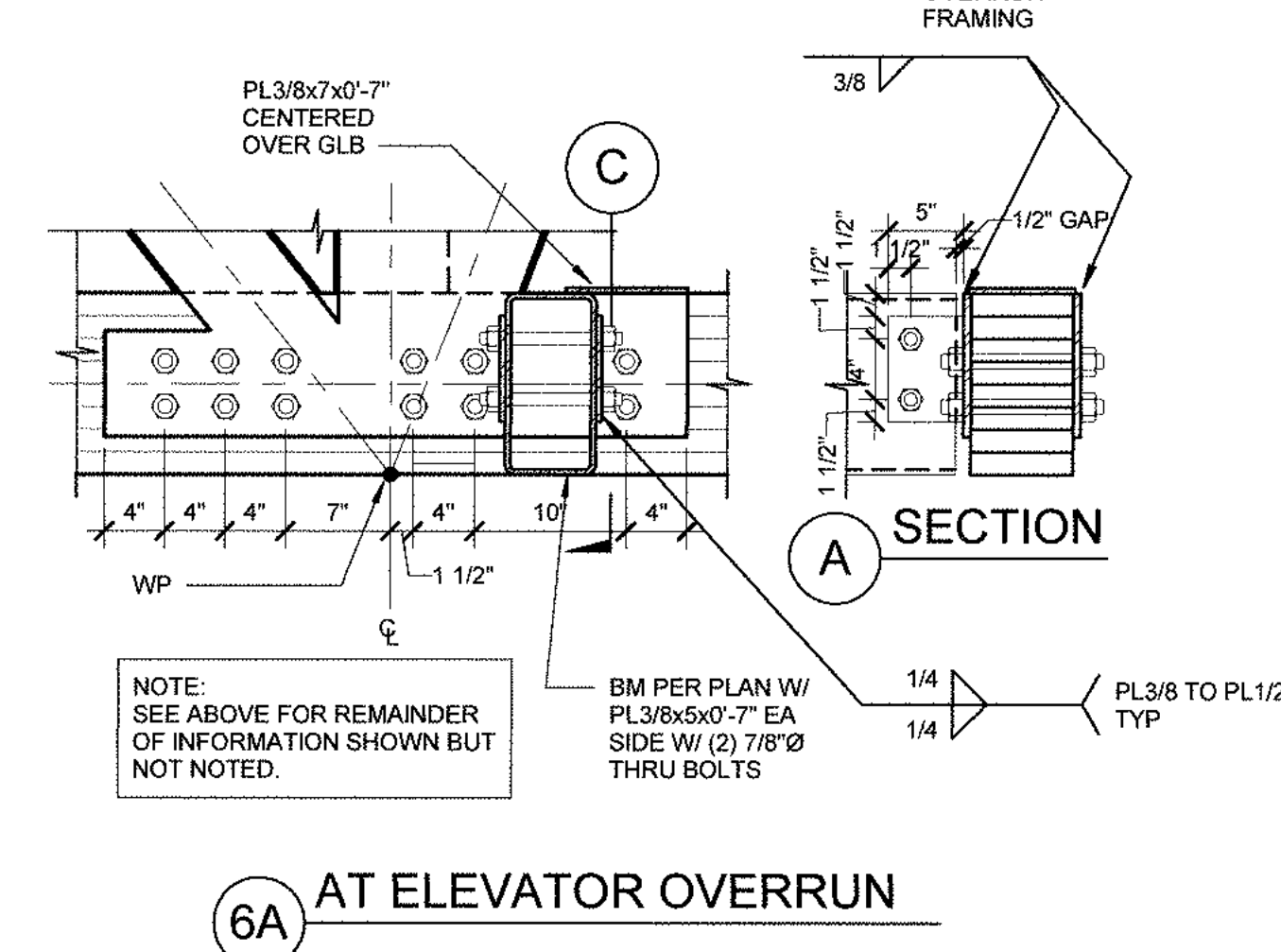
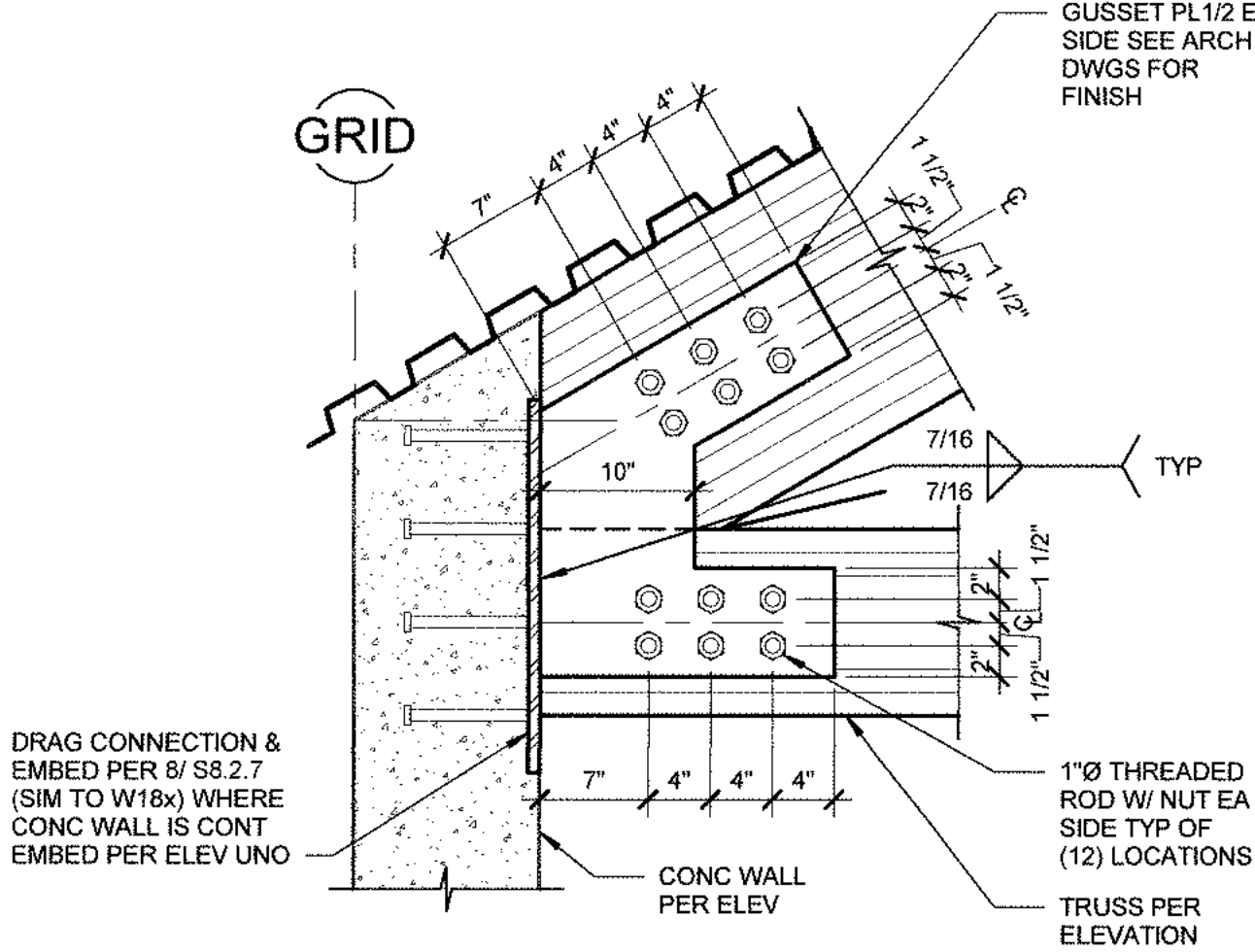
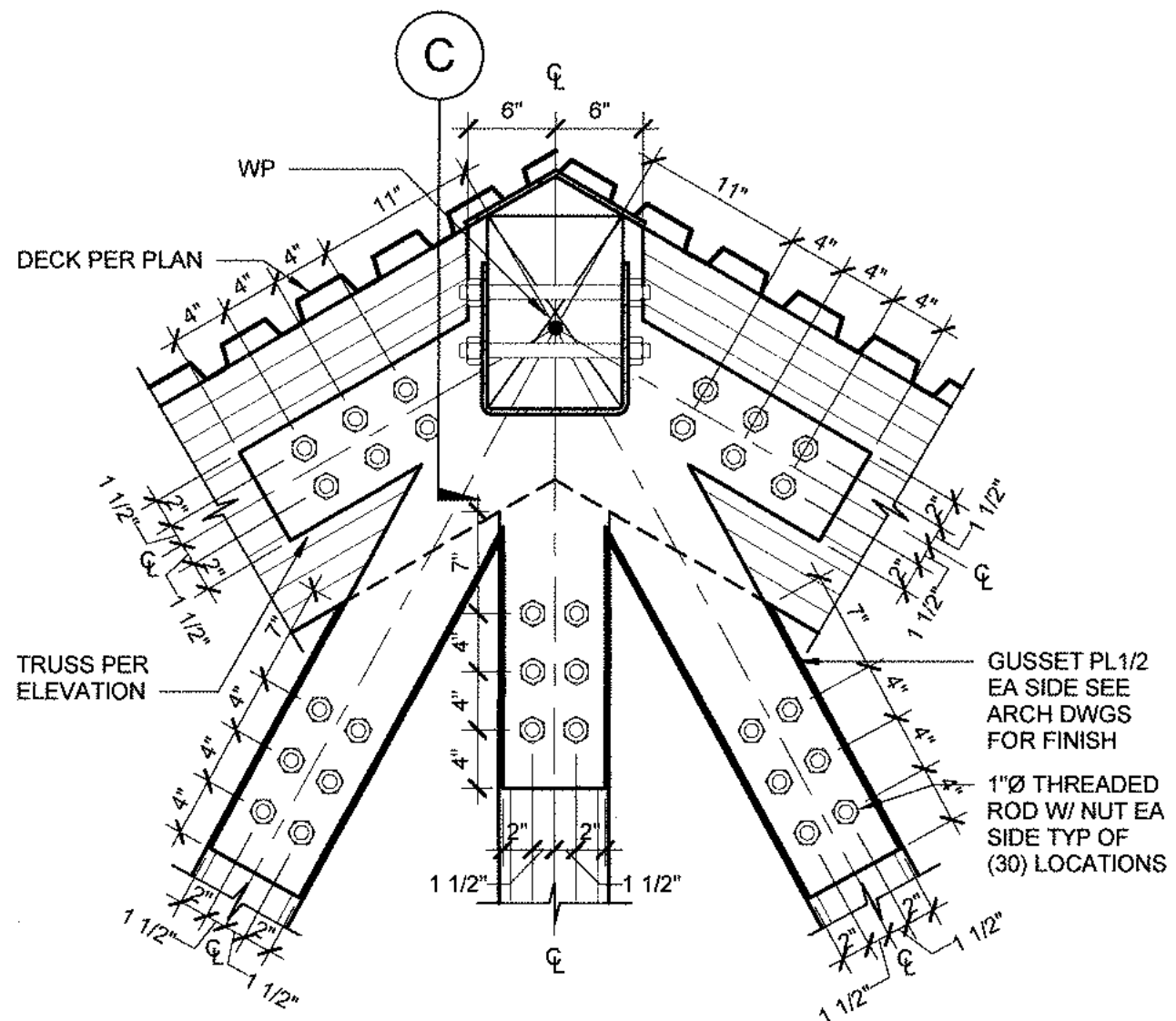
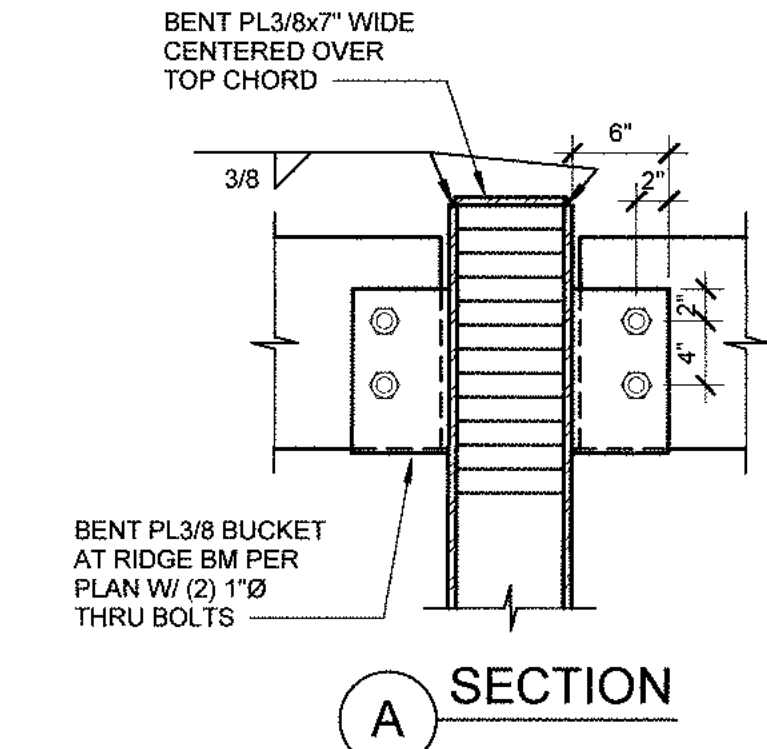
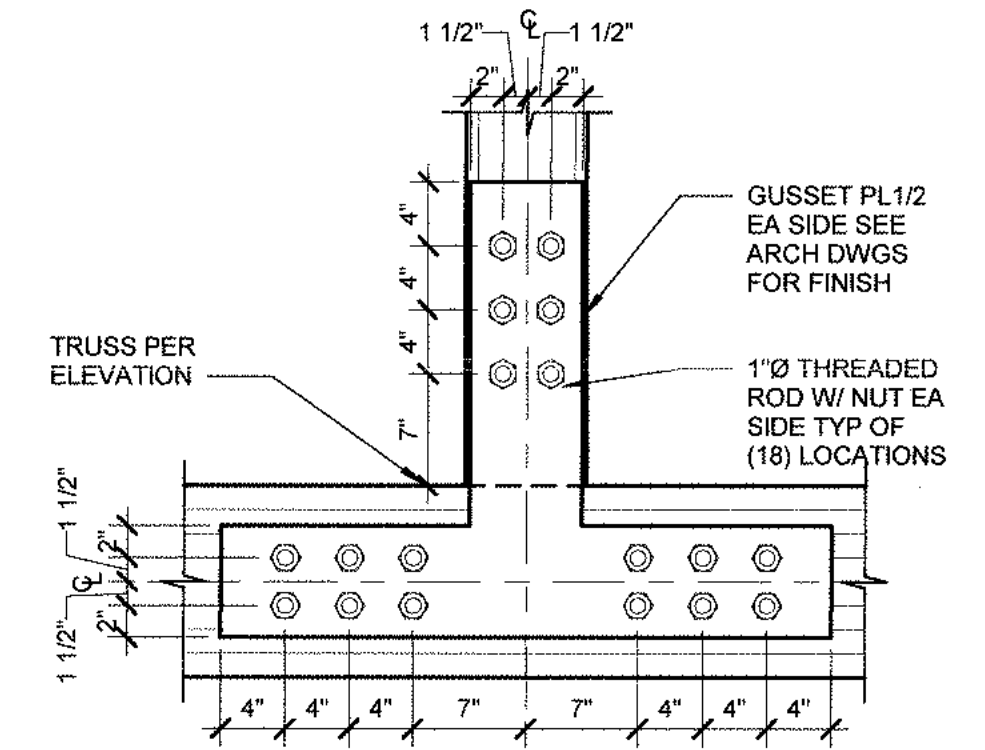
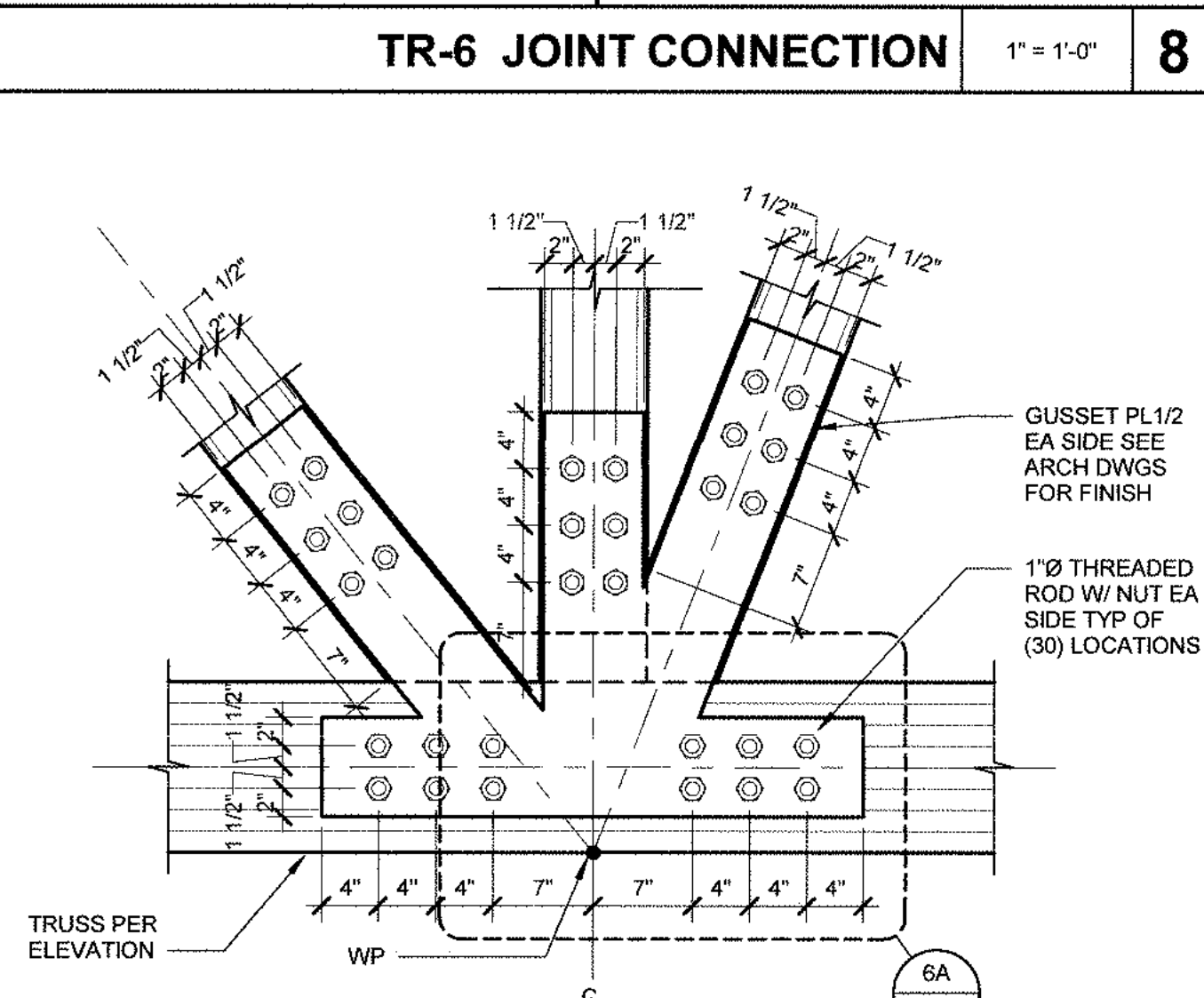
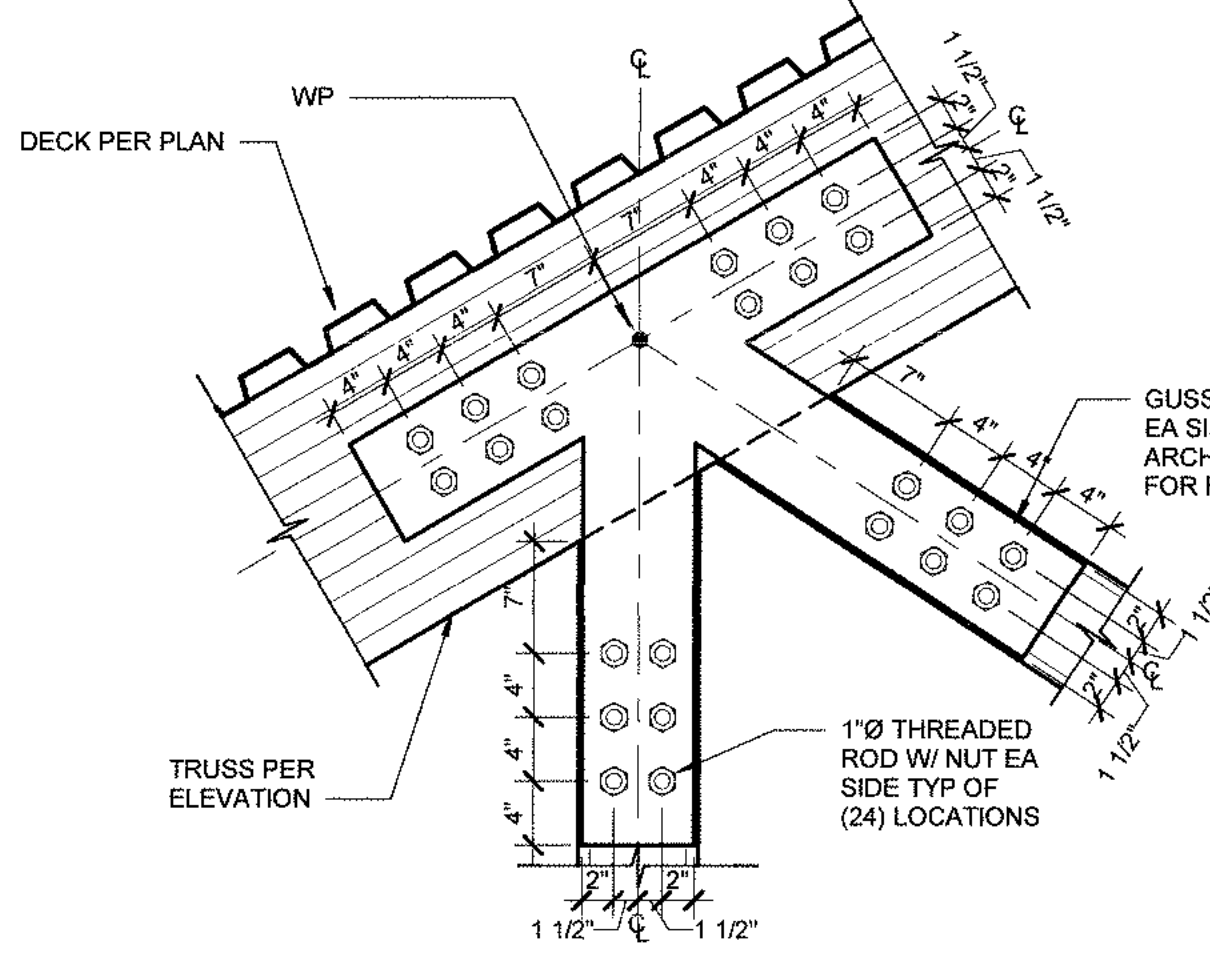
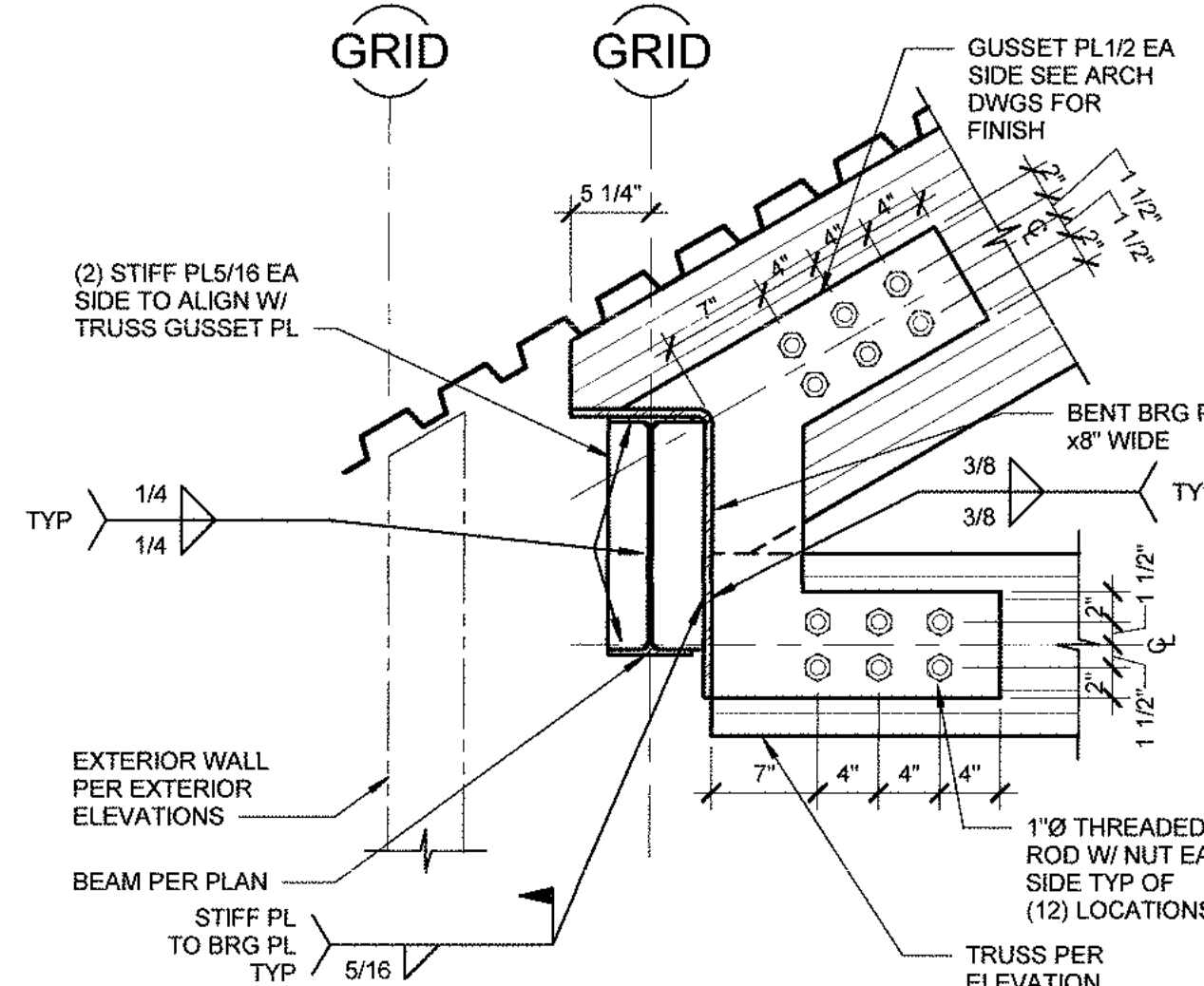
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DATE	Issue Date

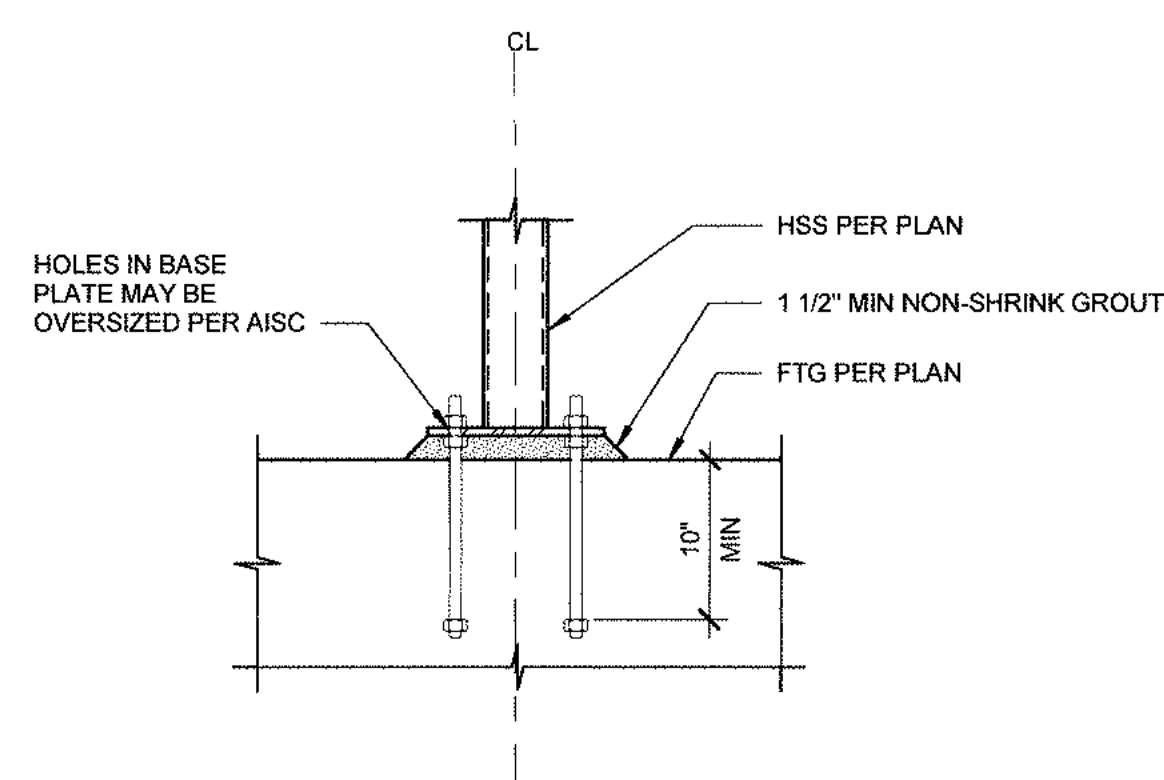
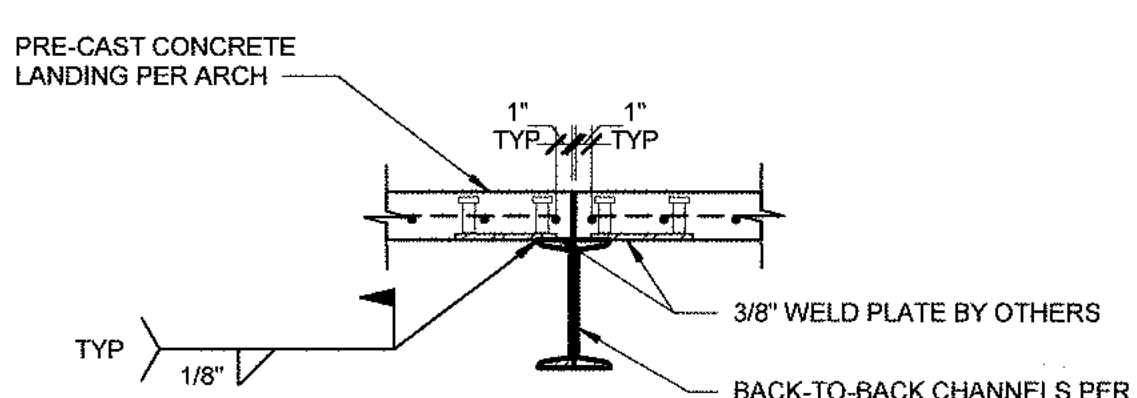
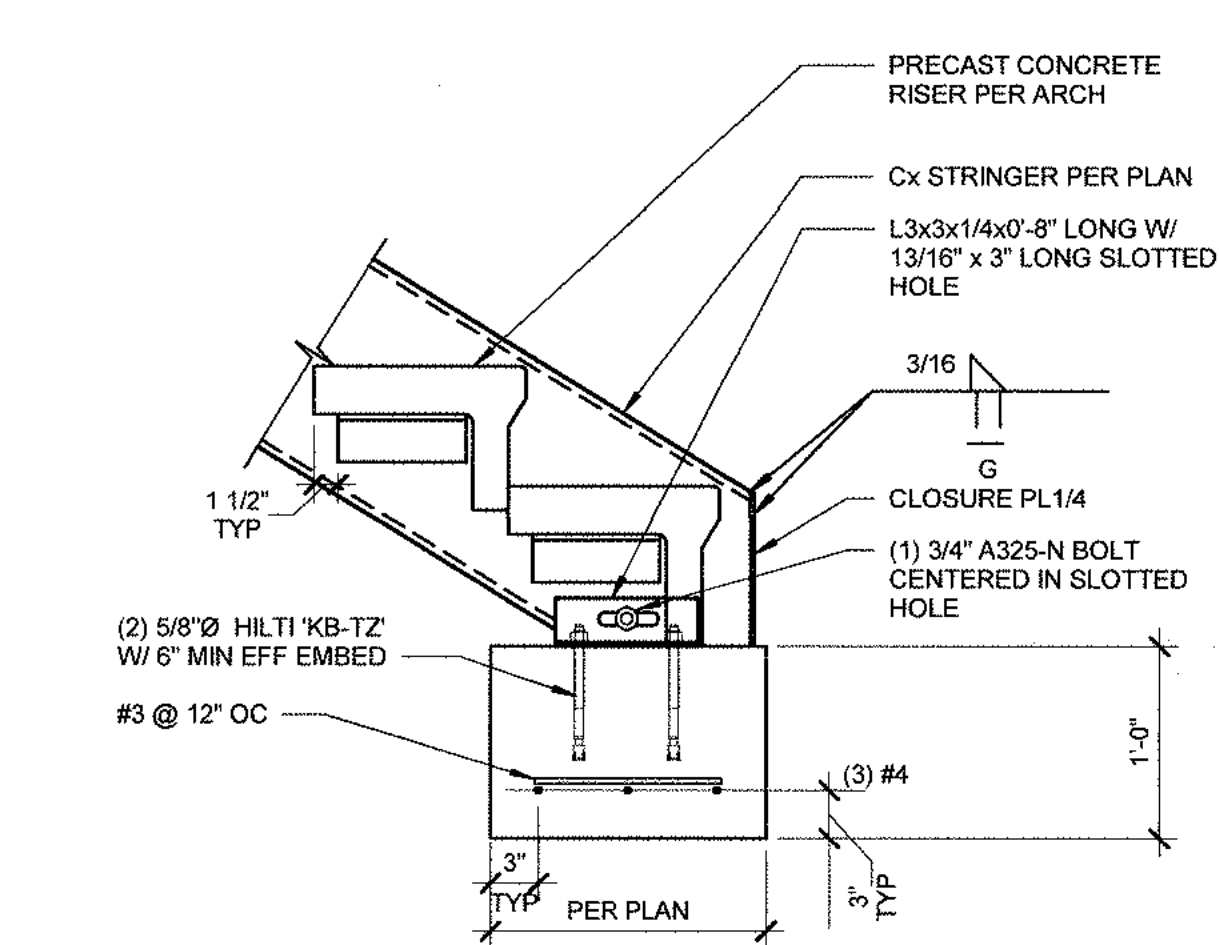
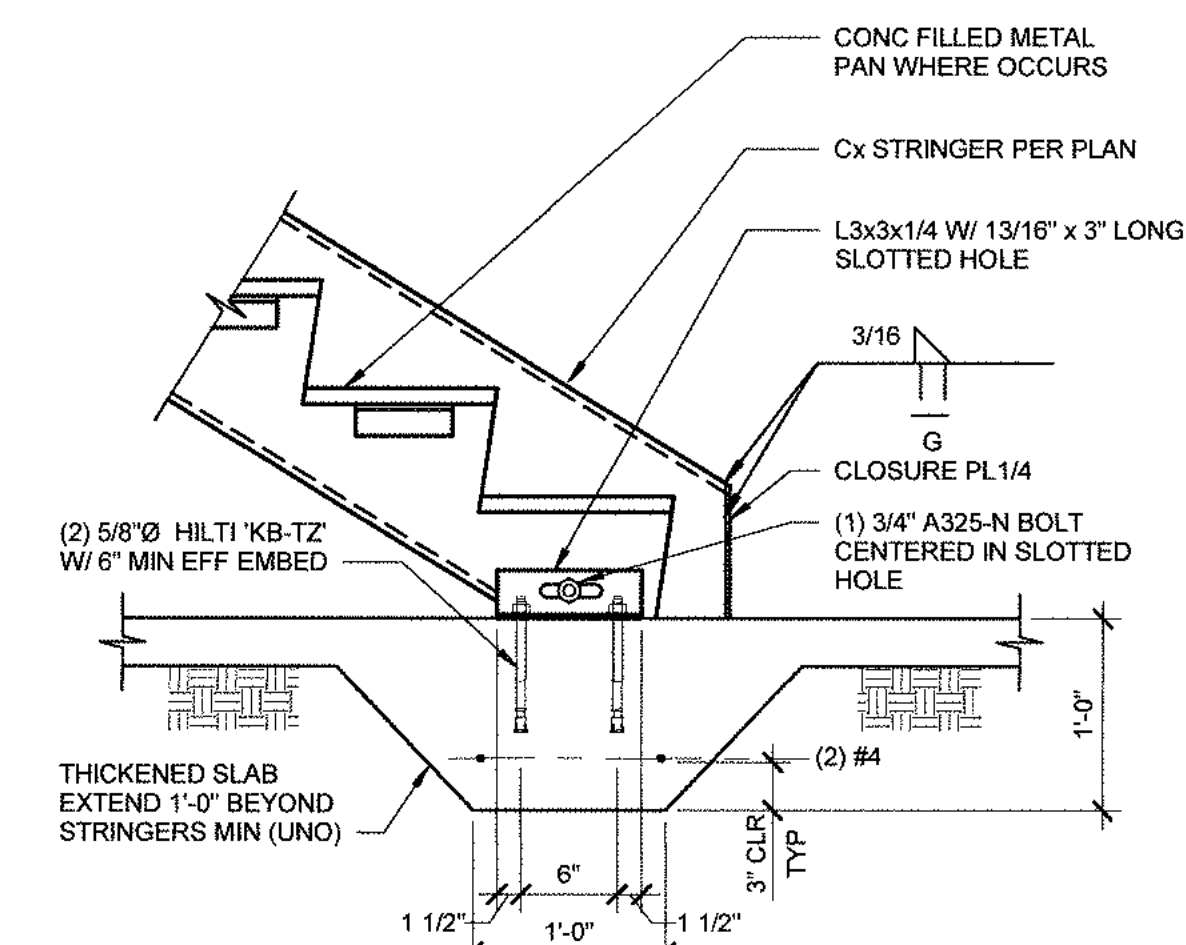
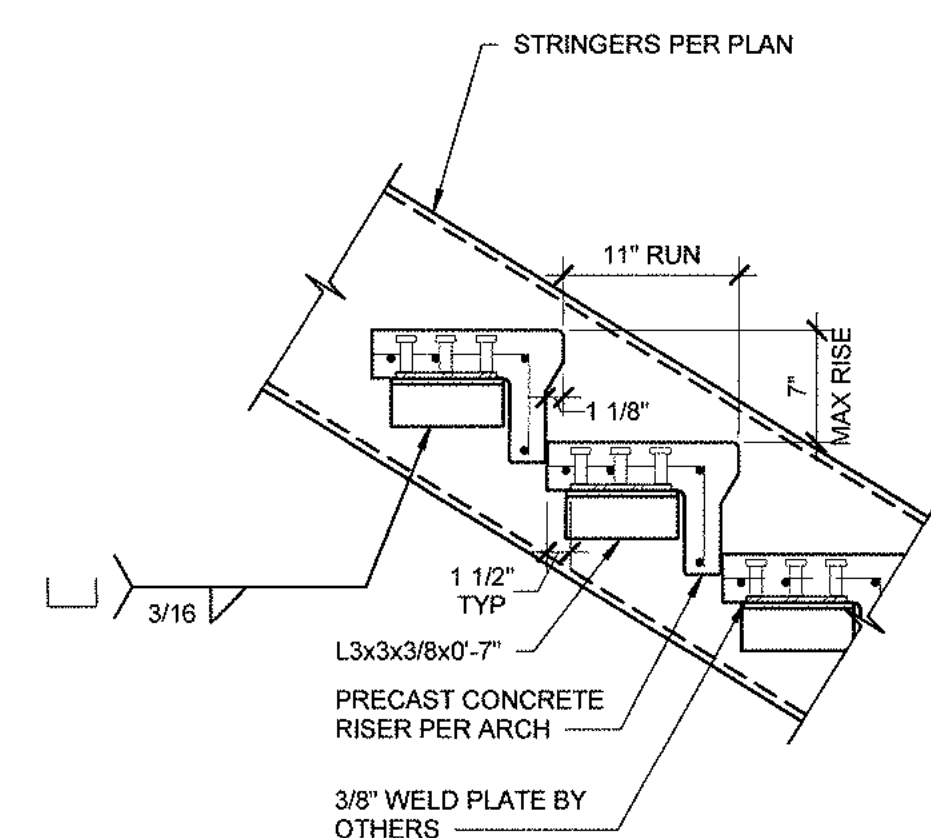
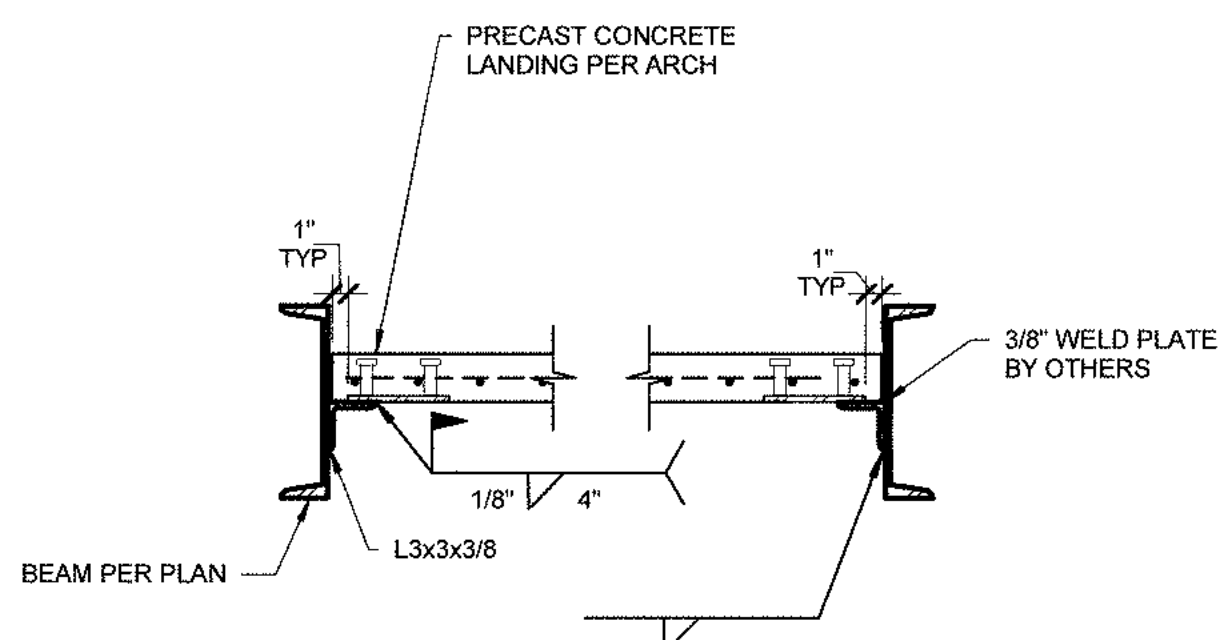
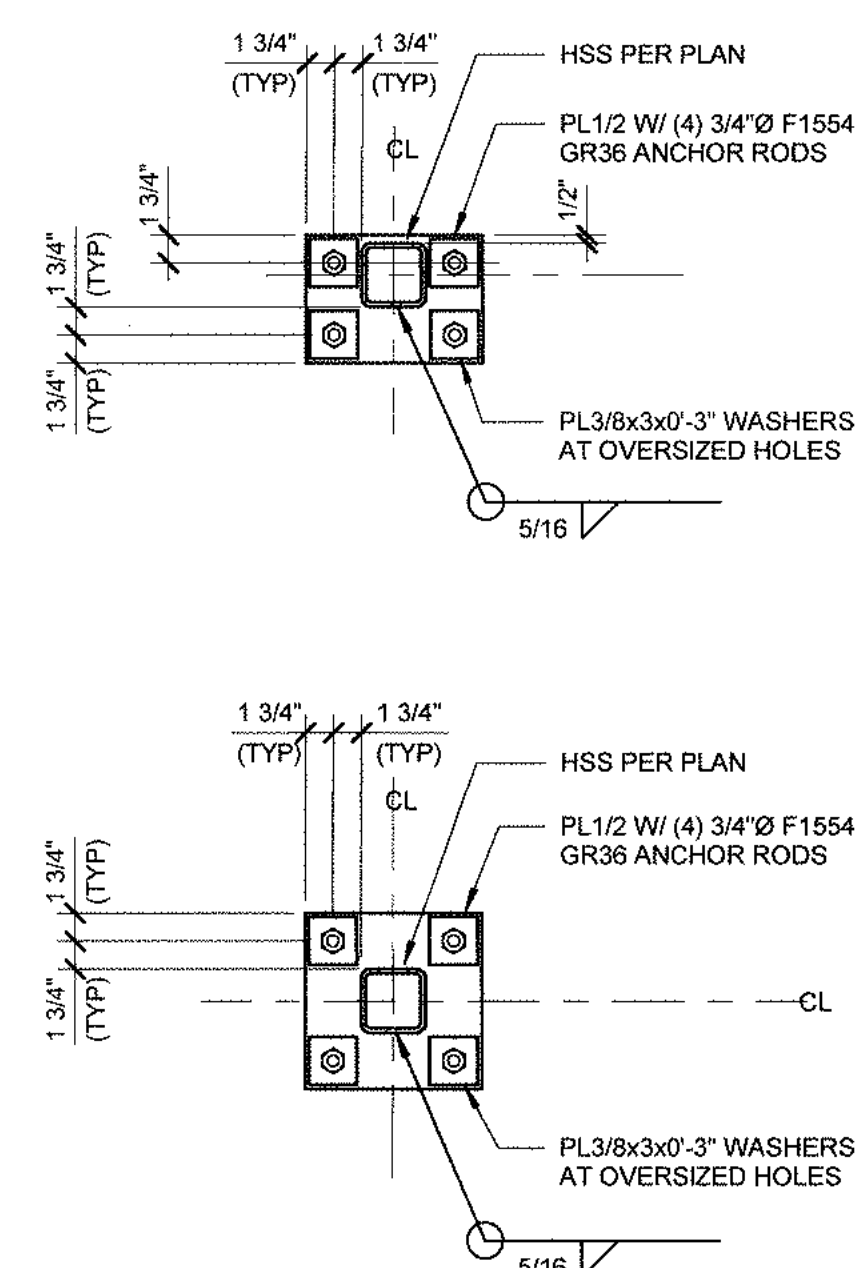
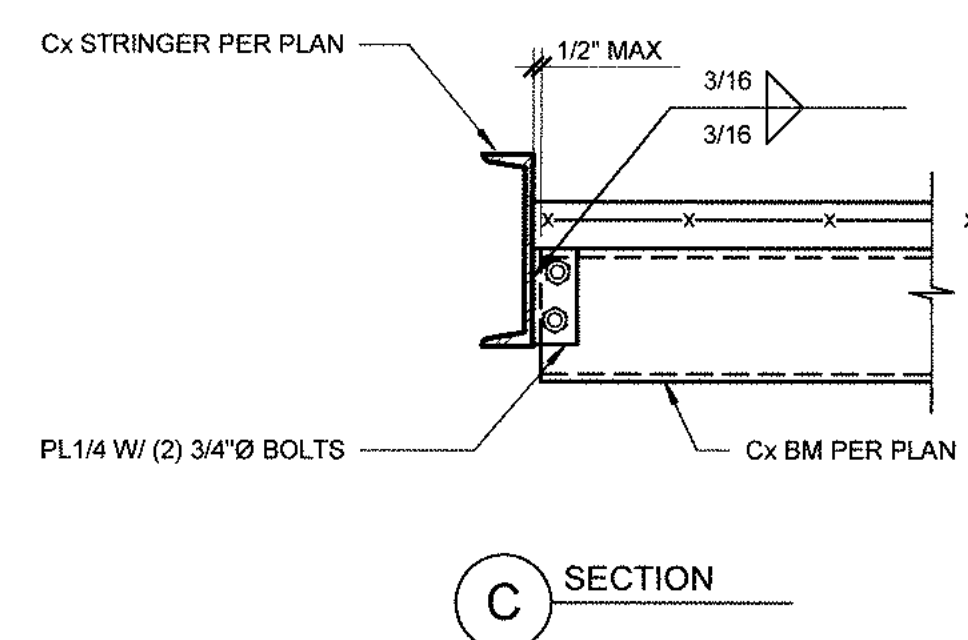
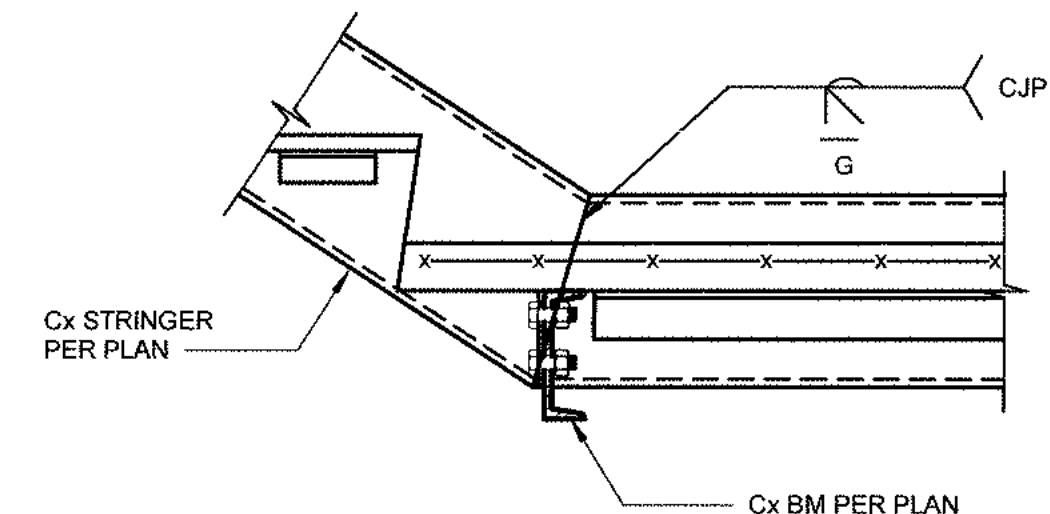
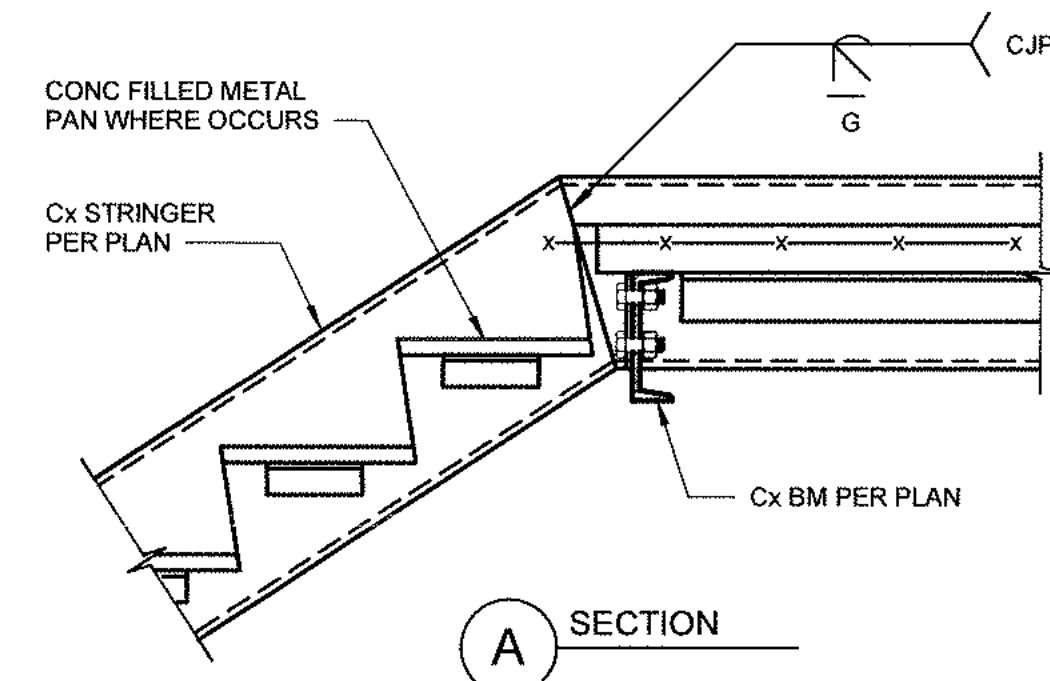
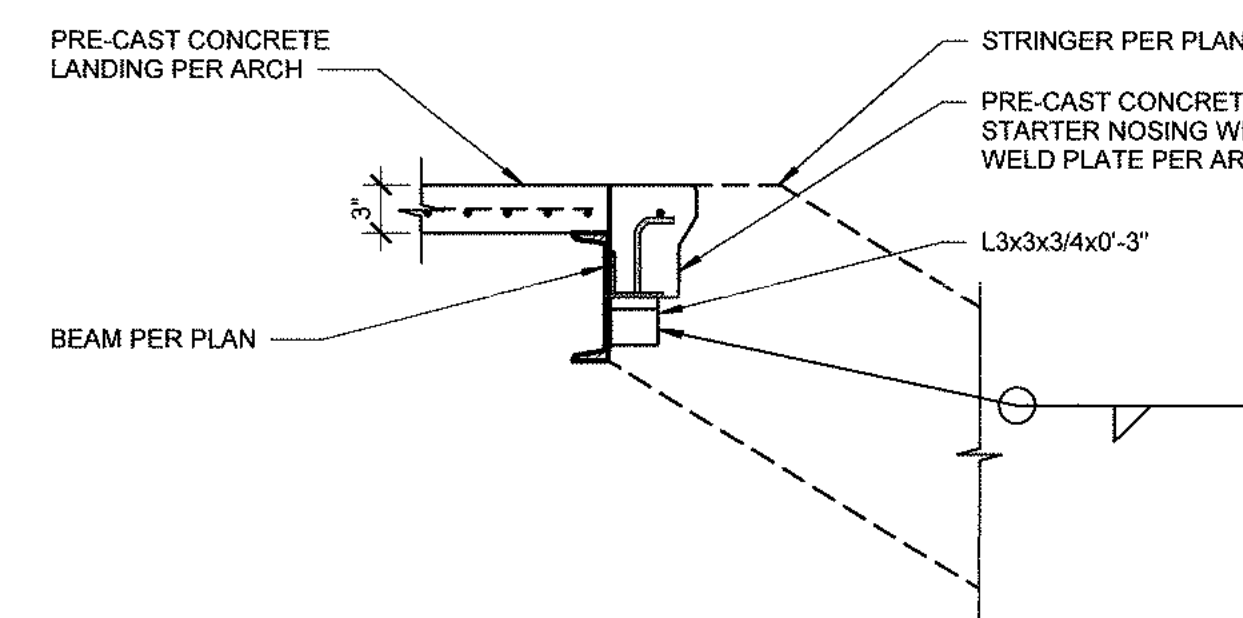
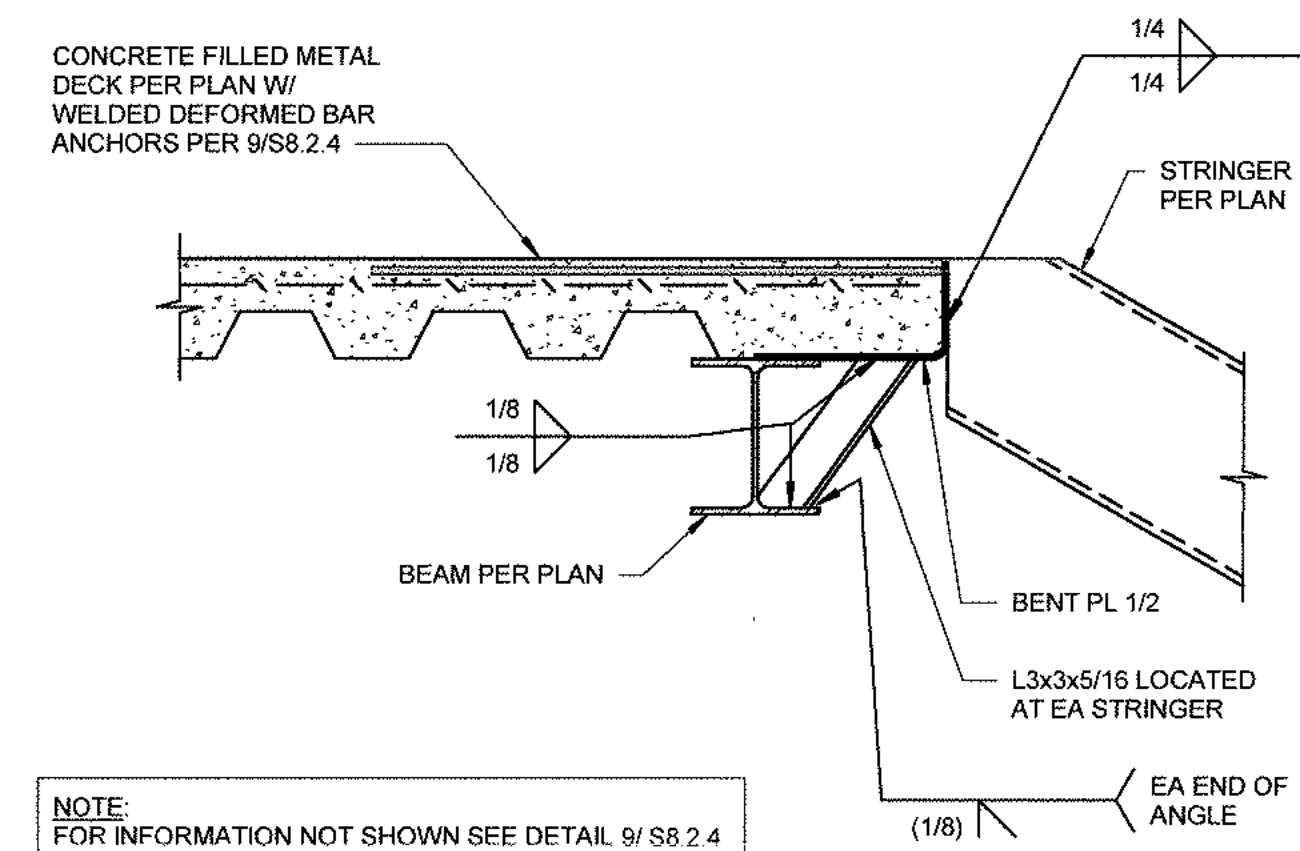
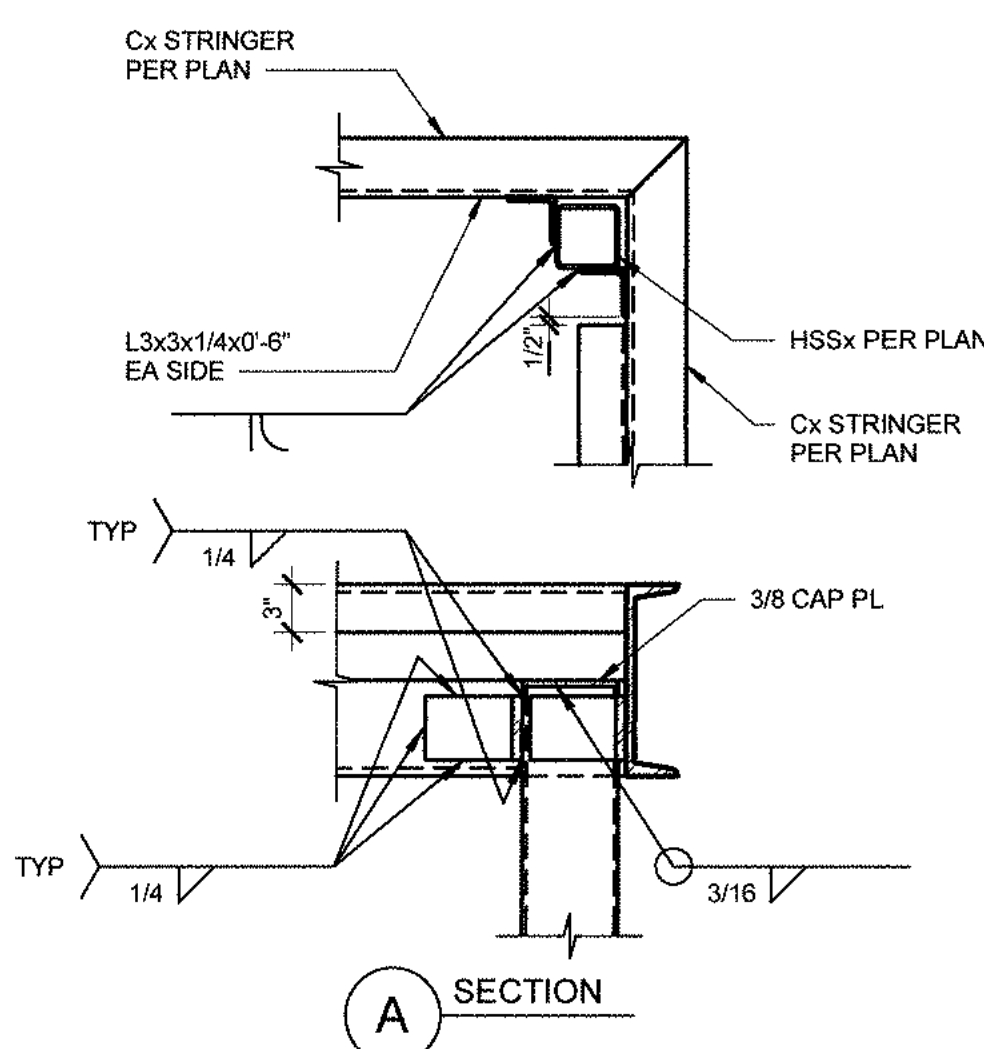
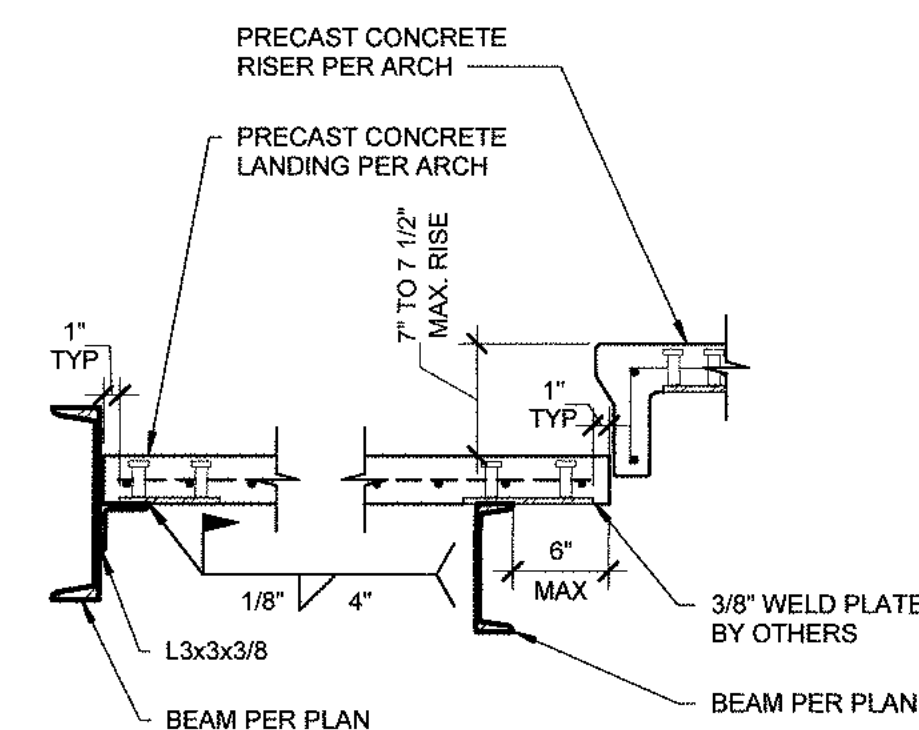
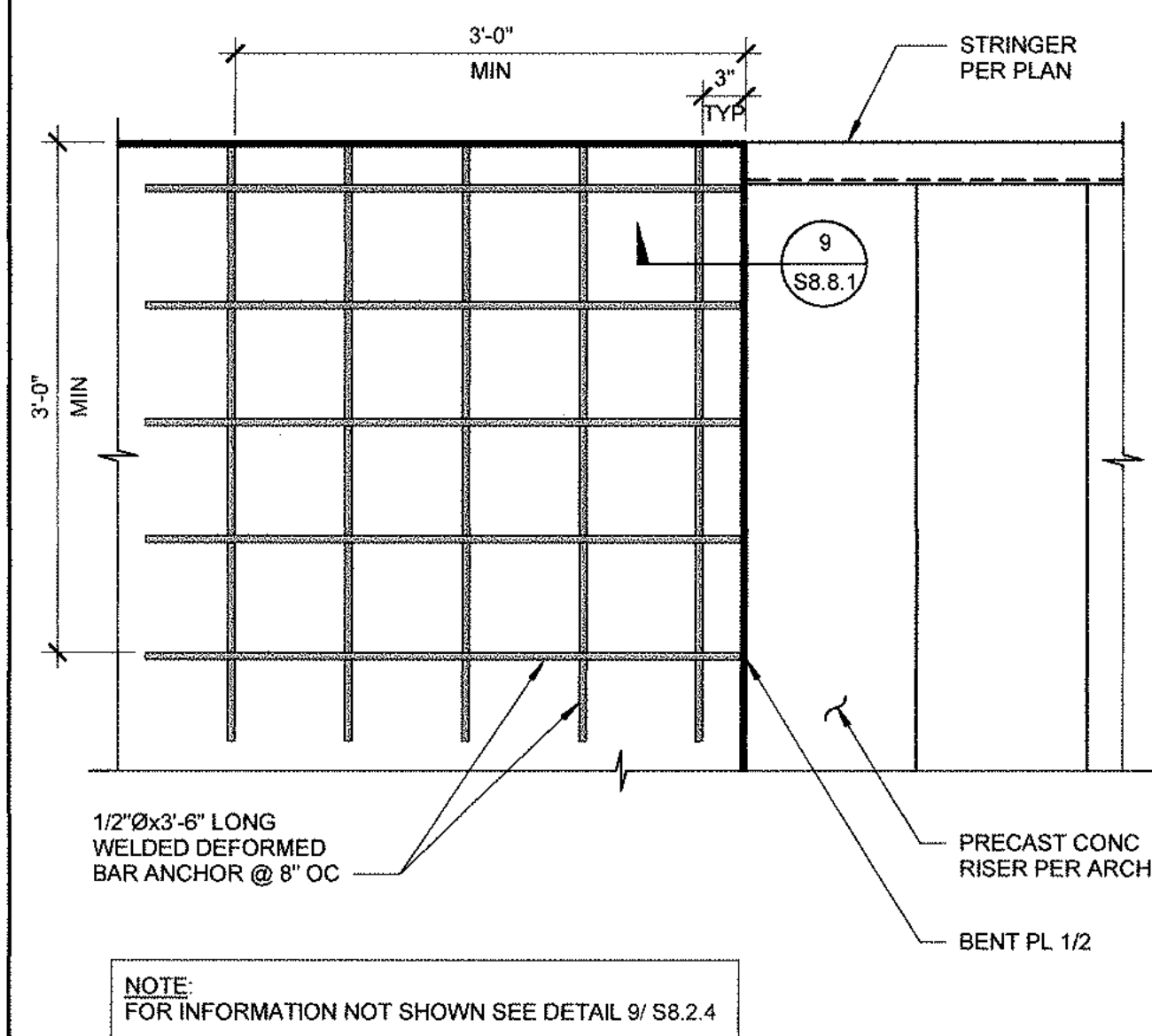
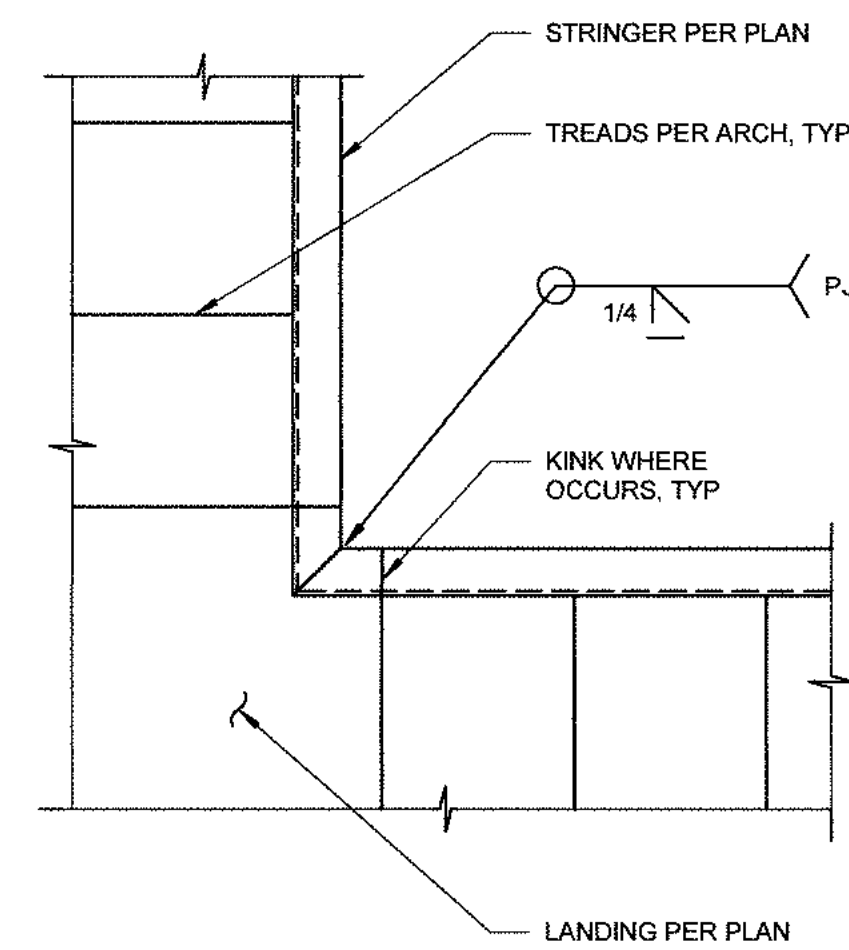
DRAWING TITLE
WOOD DETAILS

S8.6.1

9/24/2021 1:32:28 PM

RIM 360//Dana Point Harbor Revitalization/1900798 OPH Phase 4a-Struct Mt





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

SHEET INDEX

GI-1	COVER SHEET
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

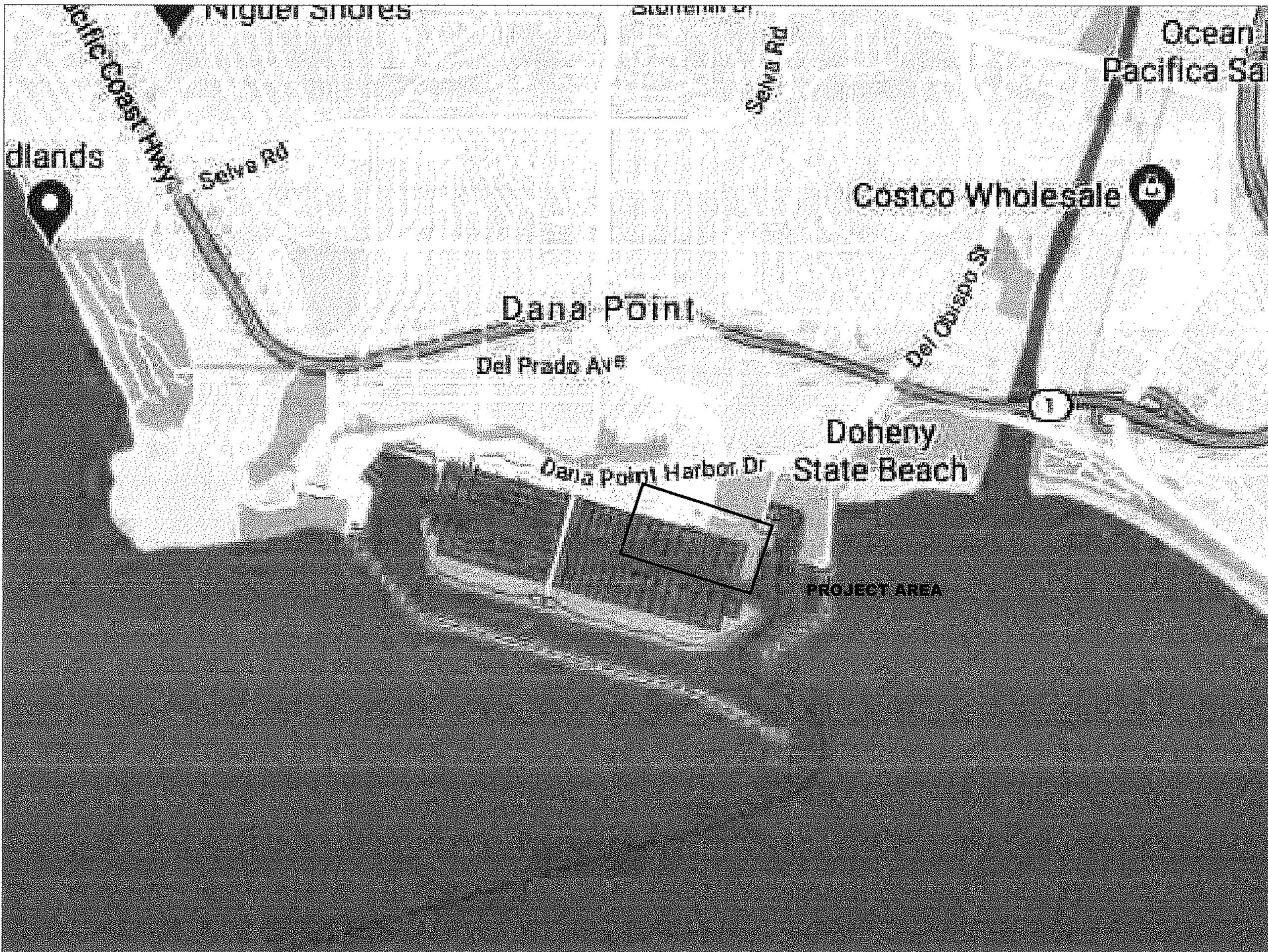
GROUND IMPROVEMENT DESIGNER:	ADVANCED GEOSOLUTIONS, INC.
CIVIL ENGINEER:	TAIT & ASSOCIATES, INC.
STRUCTURAL ENGINEER:	KPFF
GEOTECHNICAL ENGINEER:	GMU GEOTECHNICAL, INC.

VICINITY MAP



MAP DATA: GOOGLE 2020

LOCATION MAP



MAP DATA: GOOGLE 2020



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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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	

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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.

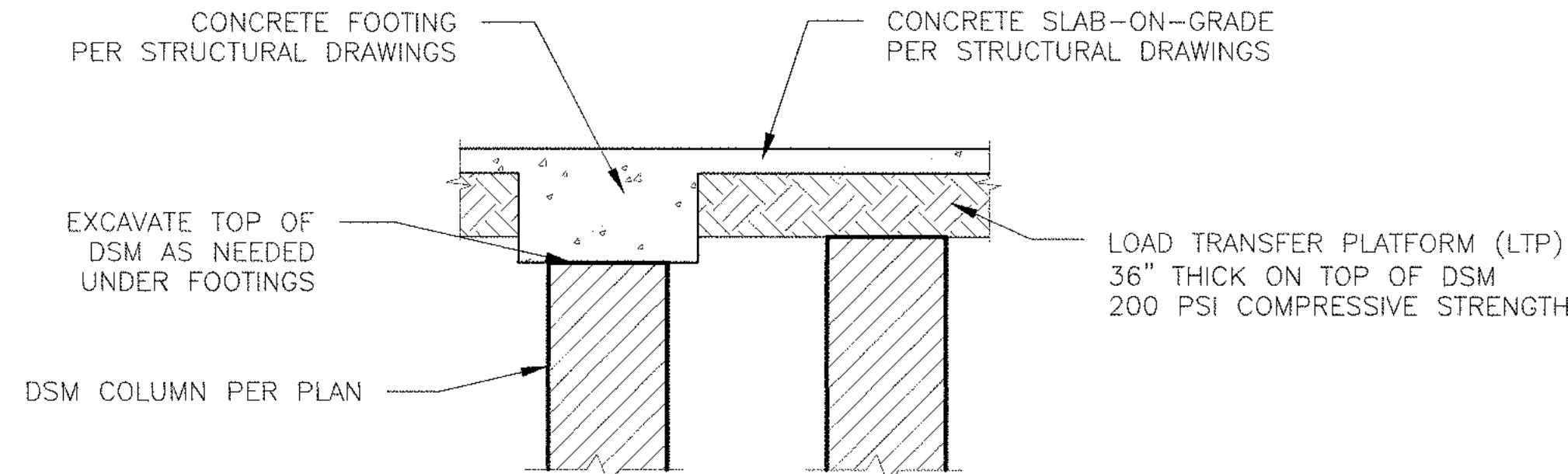
PART 3 – EXECUTION

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.



TYPICAL BUILDING SUPPORT DETAIL
SCALE: NTS

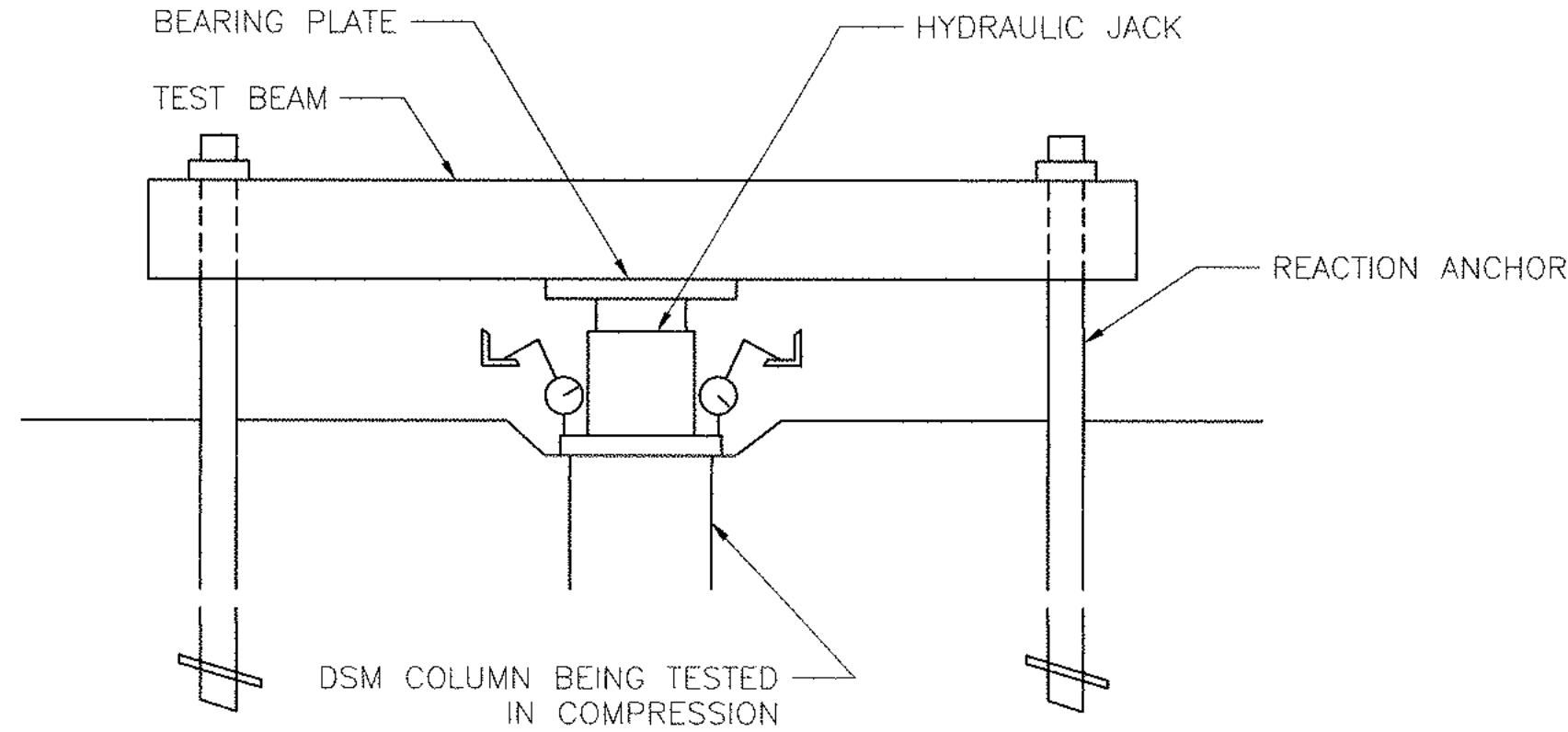
- II. MIX CONSISTENCY: DURING TEST SECTION MIXING THE DSM SUBCONTRACTOR AND ENGINEER SHALL OBSERVE
- III. STRENGTH: A MINIMUM OF TWO WET–GRAB SAMPLES SHALL BE COLLECTED FROM EACH TEST SECTION COLUMN INSTALLED AT DEPTHS OF 1/3 AND 2/3 THE TOTAL INSTALLATION DEPTH. EACH SAMPLE COLLECTED SHALL BE CAST INTO 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 (RPM'S) 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 PRICES. 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.



LOAD TEST SETUP
SCALE: NTS

- 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 WILL 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. WHEN TIME OR SCHEDULE DOES NOT PERMIT A 28–DAY CURING STRENGTH EVALUATION, THE FOLLOWING UCS AGING CORRELATION WILL BE TENTATIVELY APPLIED TO THIS JOB:
- 28 : 7 DAY, 1.57
- 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

COMPRESSION TEST LOADING SCHEDULE			
DESIGN LOAD =	200	KIPS	
PERCENT OF DL	LOAD VALUE	HOLD DURATION	
(%)	(KIP)	(MIN)	
5%	10	4	
10%	20	4	
15%	30	4	
20%	40	4	
25%	50	4	
30%	60	4	
35%	70	4	
40%	80	4	
45%	90	4	
50%	100	4	
55%	110	4	
60%	120	4	
65%	130	4	
70%	140	4	
75%	150	4	
80%	160	4	
85%	170	4	
90%	180	4	
95%	190	4	
100%	200	4	
105%	210	4	
110%	220	4	
115%	230	4	
120%	240	4	
125%	250	4	
130%	260	4	
135%	270	4	
140%	280	4	
145%	290	4	
150%	300	4	
125%	250	4	
100%	200	4	
75%	150	4	
50%	100	4	
25%	50	4	
5%	10	4	
0%	0	-	

FOR REFERENCE ONLY



AGI

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REVISIONS		
NO.	DATE	DESCRIPTION
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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	

FOR REFERENCE ONLY

[illegible]

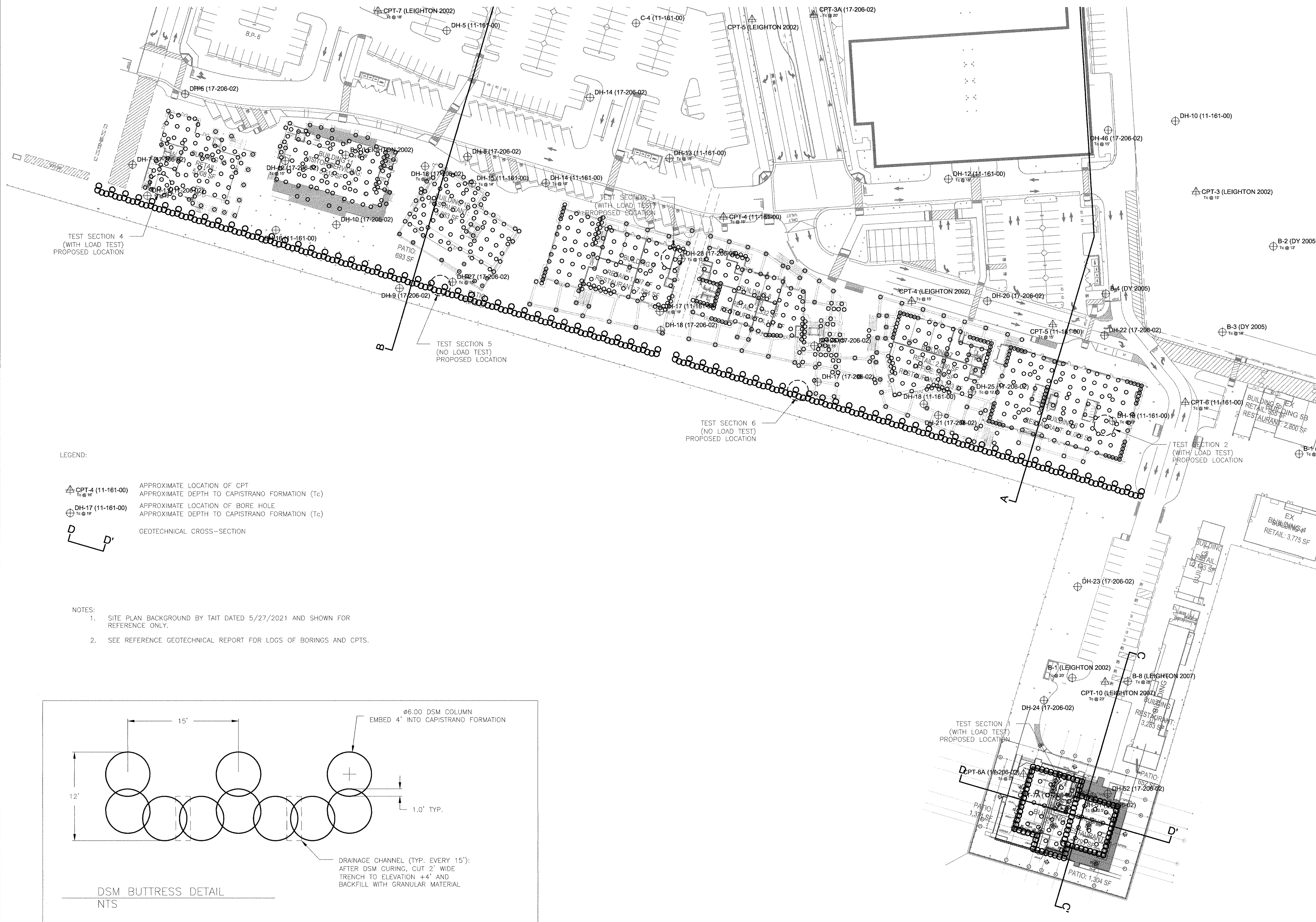
PROJECT:

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

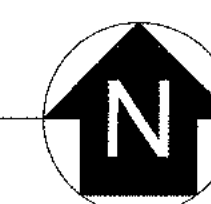
SHEET TITLE:

DEEP SOIL MIXING PLAN

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



DSM PLAN
SCALE: 1" = 40'



FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/23/2021	ISSUED FOR PERMIT
2	08/23/2021	REVISED TO ADD EXISTING BUILDING 1
3	08/23/2021	REVISED TO ADD EXISTING BUILDING 2
4	08/23/2021	REVISED TO ADD EXISTING BUILDING 3
5	08/23/2021	REVISED TO ADD EXISTING BUILDING 4

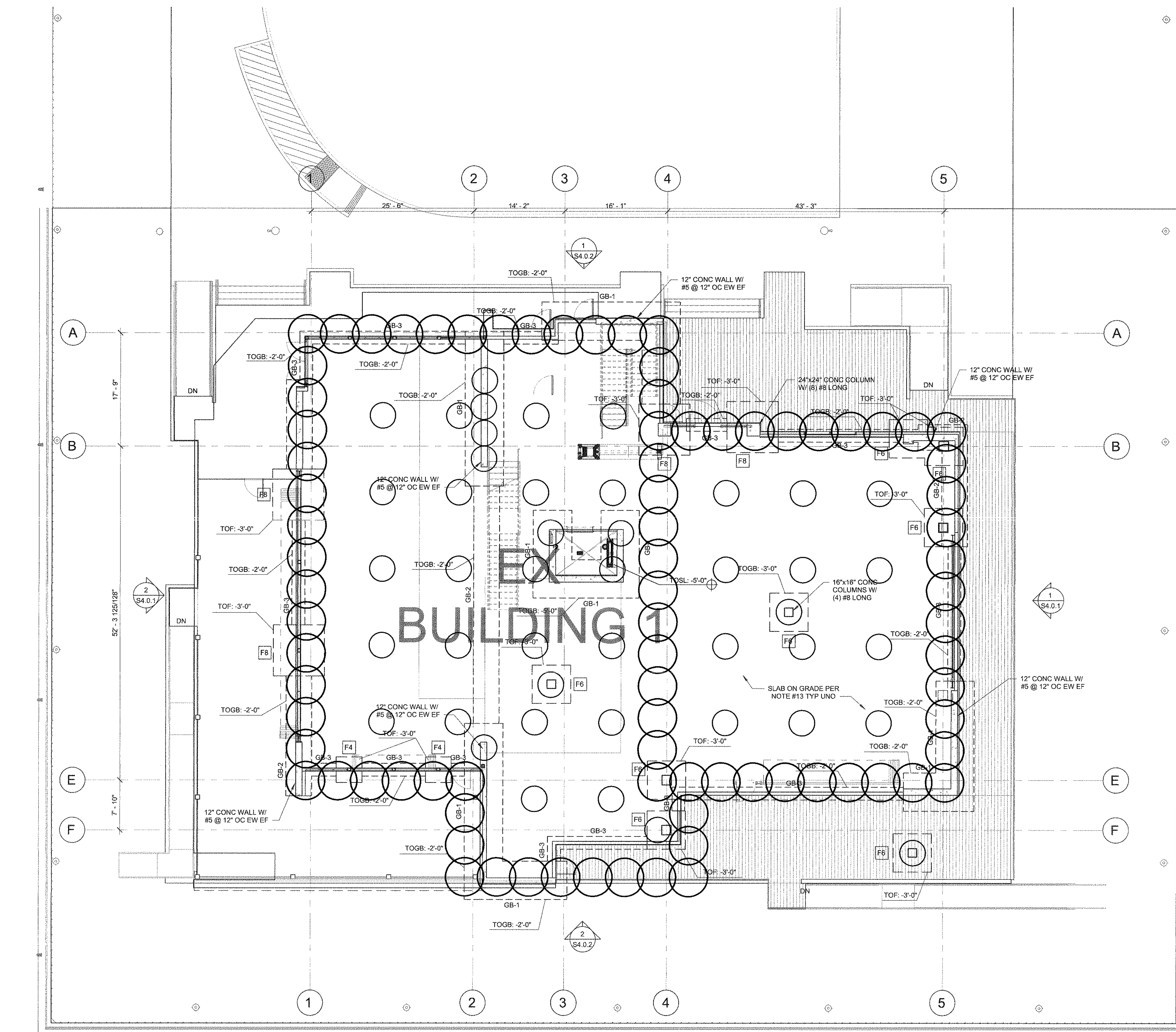
PROJECT:

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

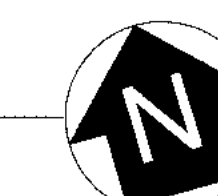
SHEET TITLE:

DEEP SOIL MIXING LAYOUT
— BUILDING 1

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



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

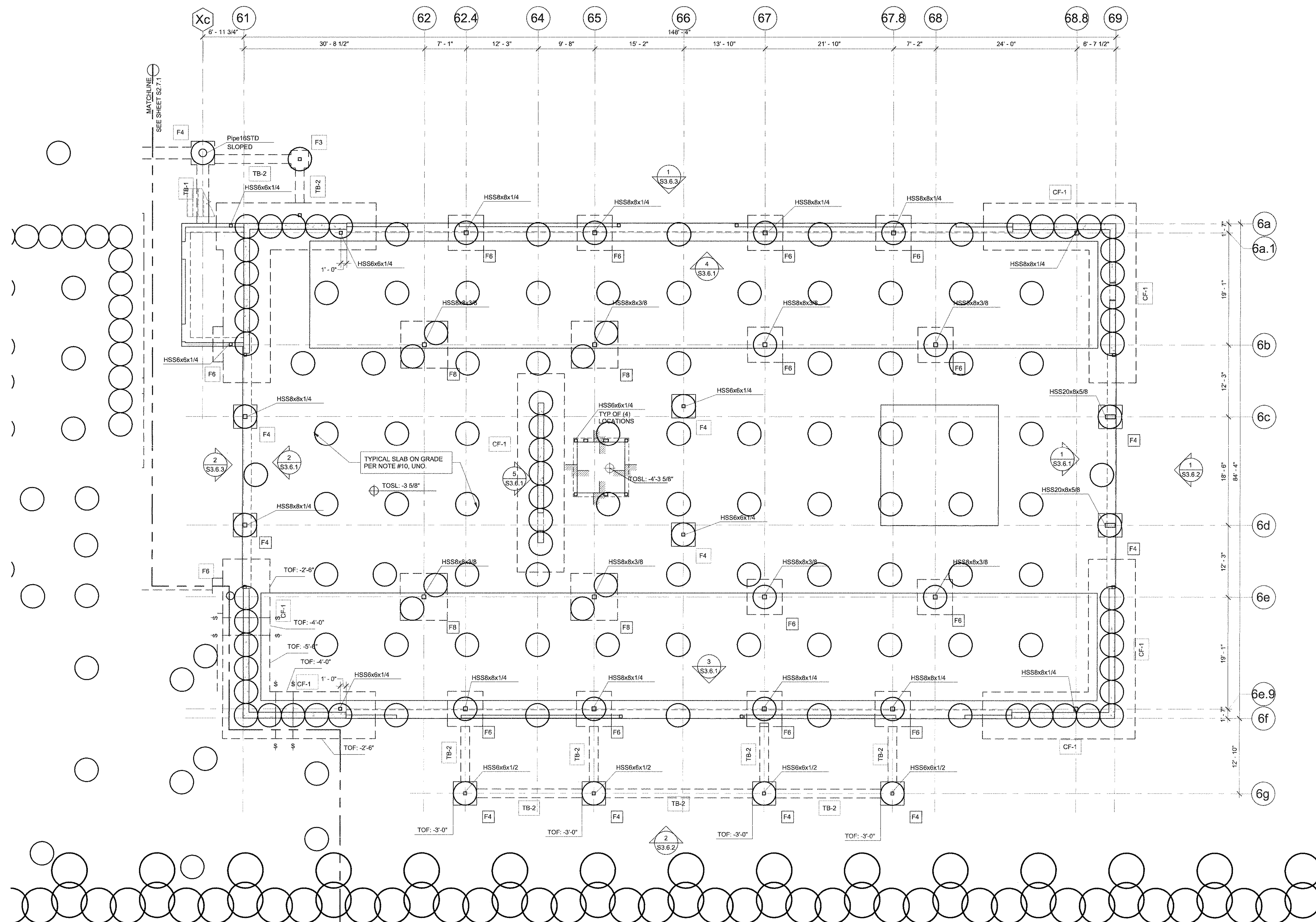


LEGEND:

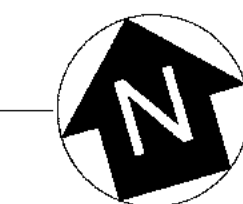
-  DSM COLUMN 6" Ø BEARING ON CAPISTRANO FORMATION
-  DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

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



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.

REVISIONS		
NO.	DATE	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	

FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

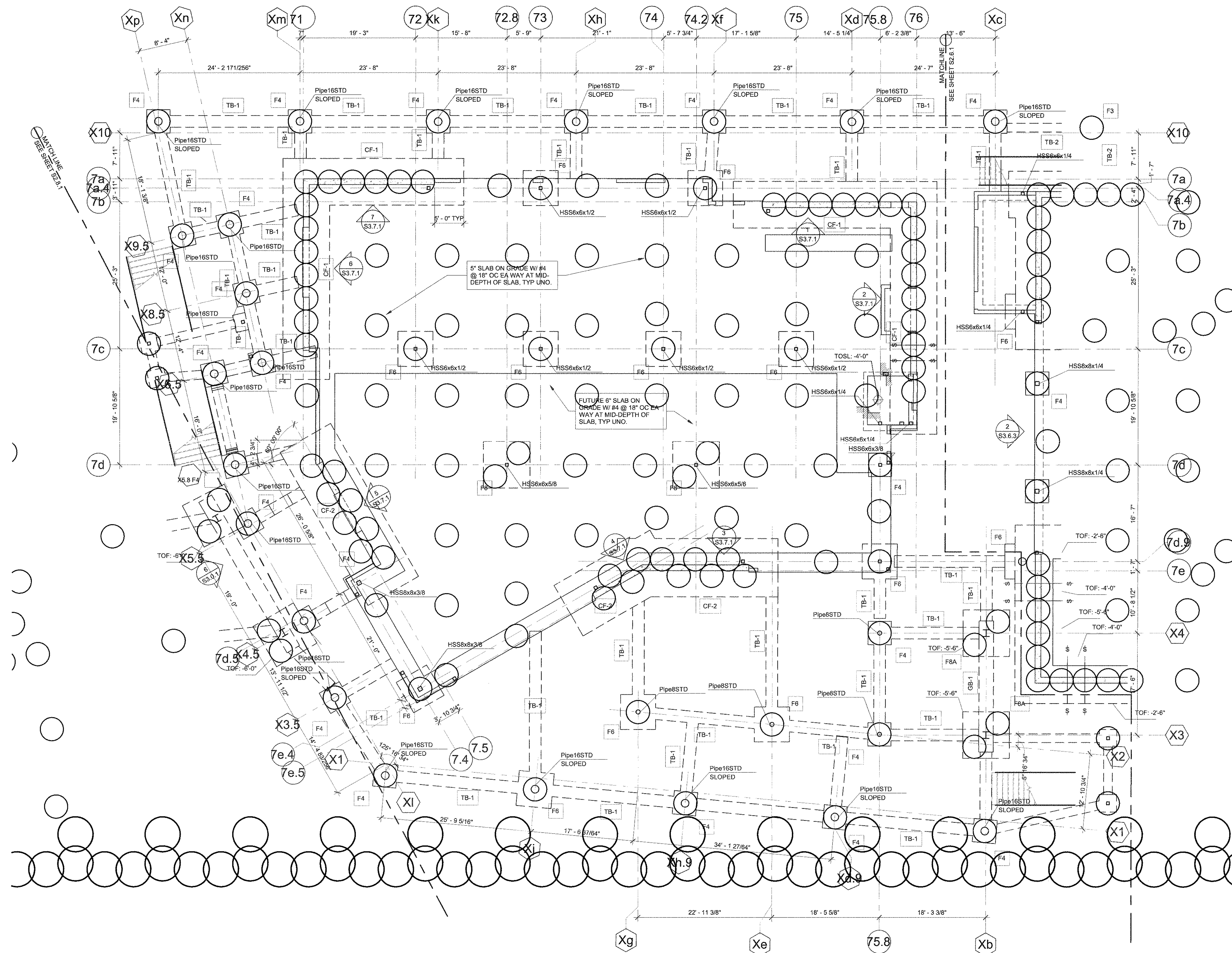
PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
— BUILDING 7

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



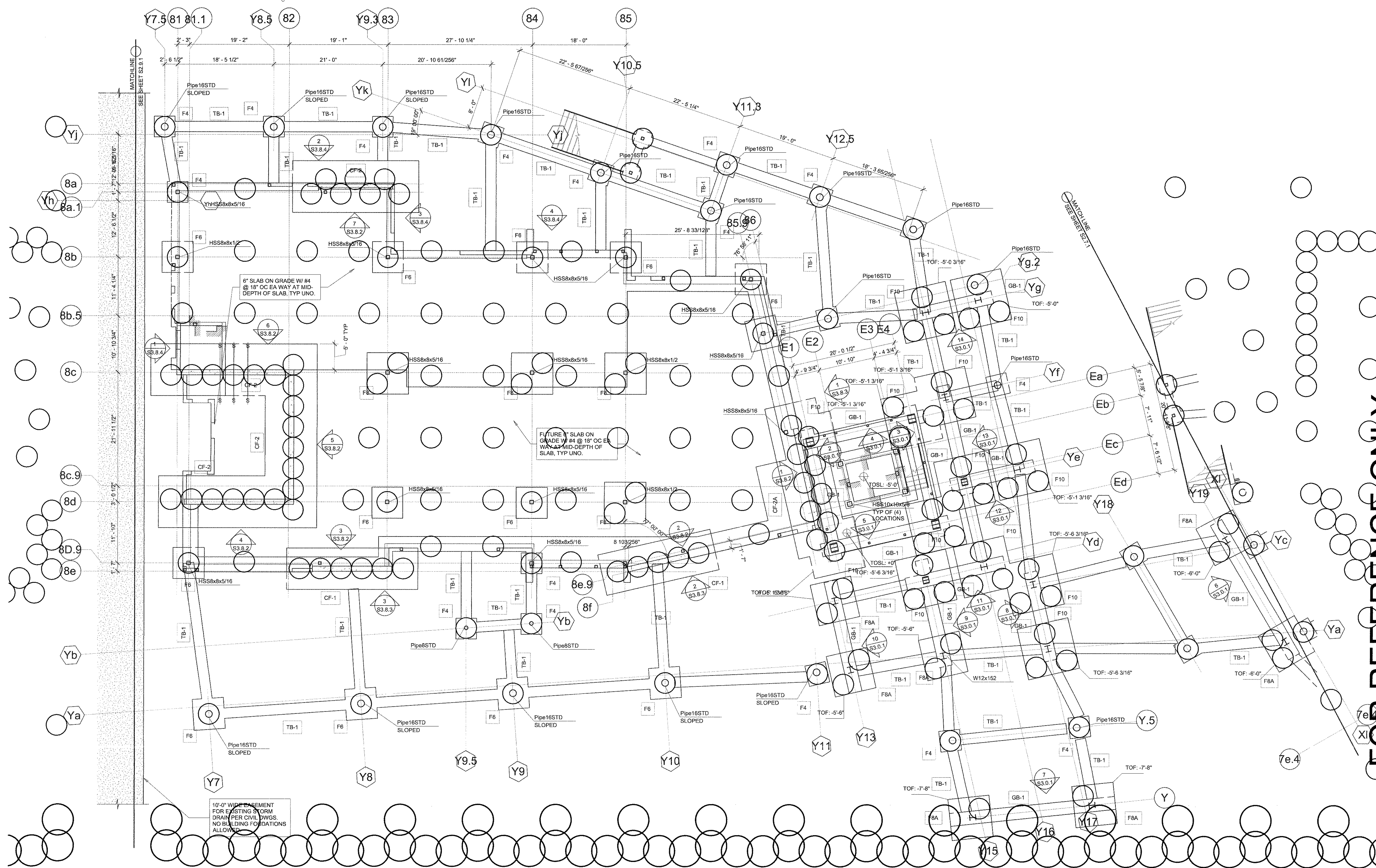
DSM COLUMN LAYOUT — BUILDING 7
SCALE: 1/8" = 1'

LEGEND:

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

NOTES:

- 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

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

NOTES:

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

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



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

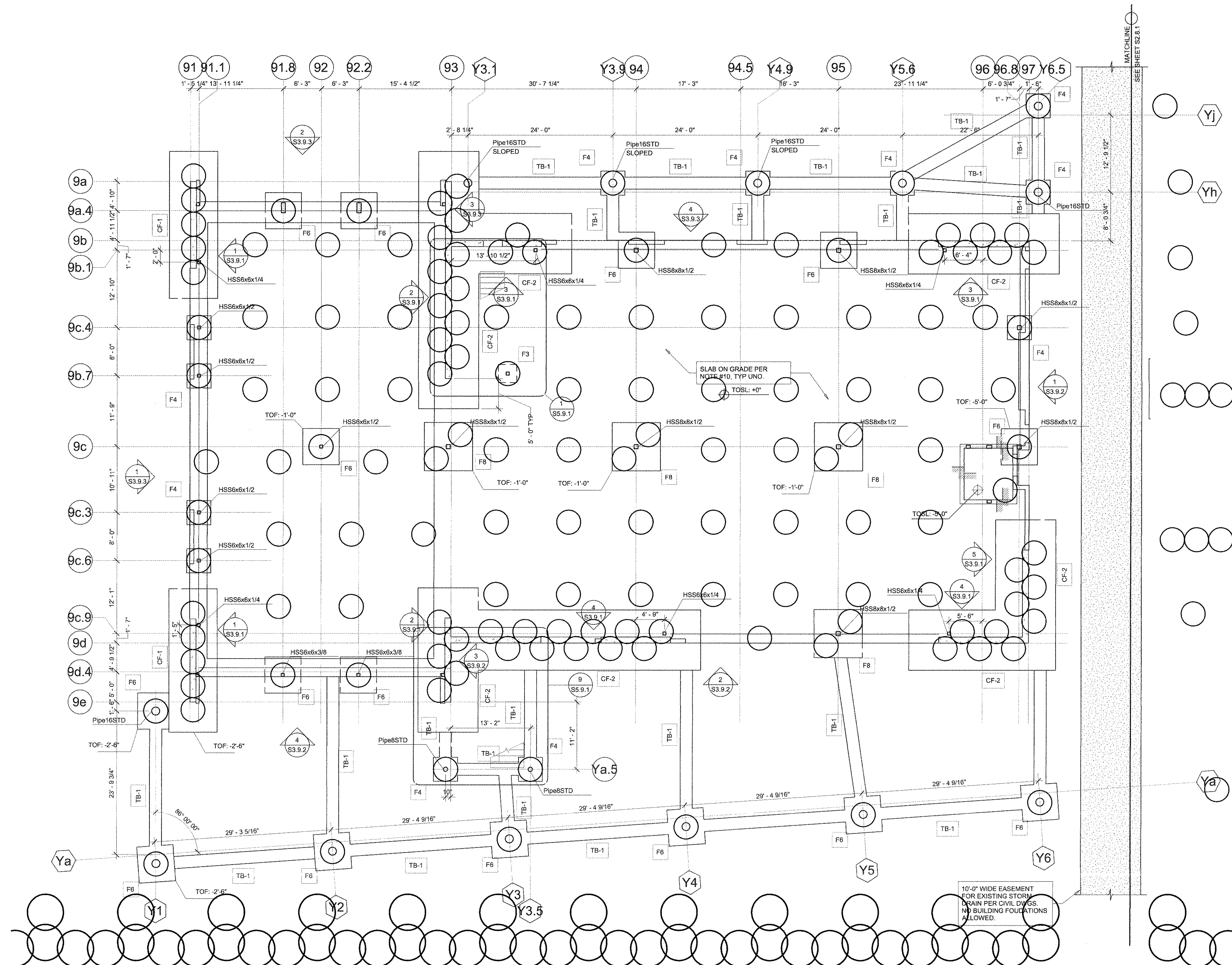
GROUND IMPROVEMENT FOR
DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

SHEET TITLE:

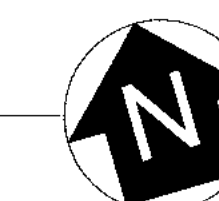
DEEP SOIL MIXING LAYOUT
- BUILDING 8

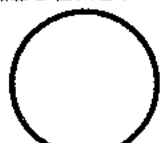
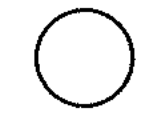
PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-4.4
SCALE: AS SHOWN	

FOR REFERENCE ONLY



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:
- 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 9

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

FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION
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2	08/23/2021	ISSUED FOR PERMIT
3	08/23/2021	ISSUED FOR PERMIT
4	08/23/2021	ISSUED FOR PERMIT
5	08/23/2021	ISSUED FOR PERMIT
6	08/23/2021	ISSUED FOR PERMIT
7	08/23/2021	ISSUED FOR PERMIT
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10	08/23/2021	ISSUED FOR PERMIT

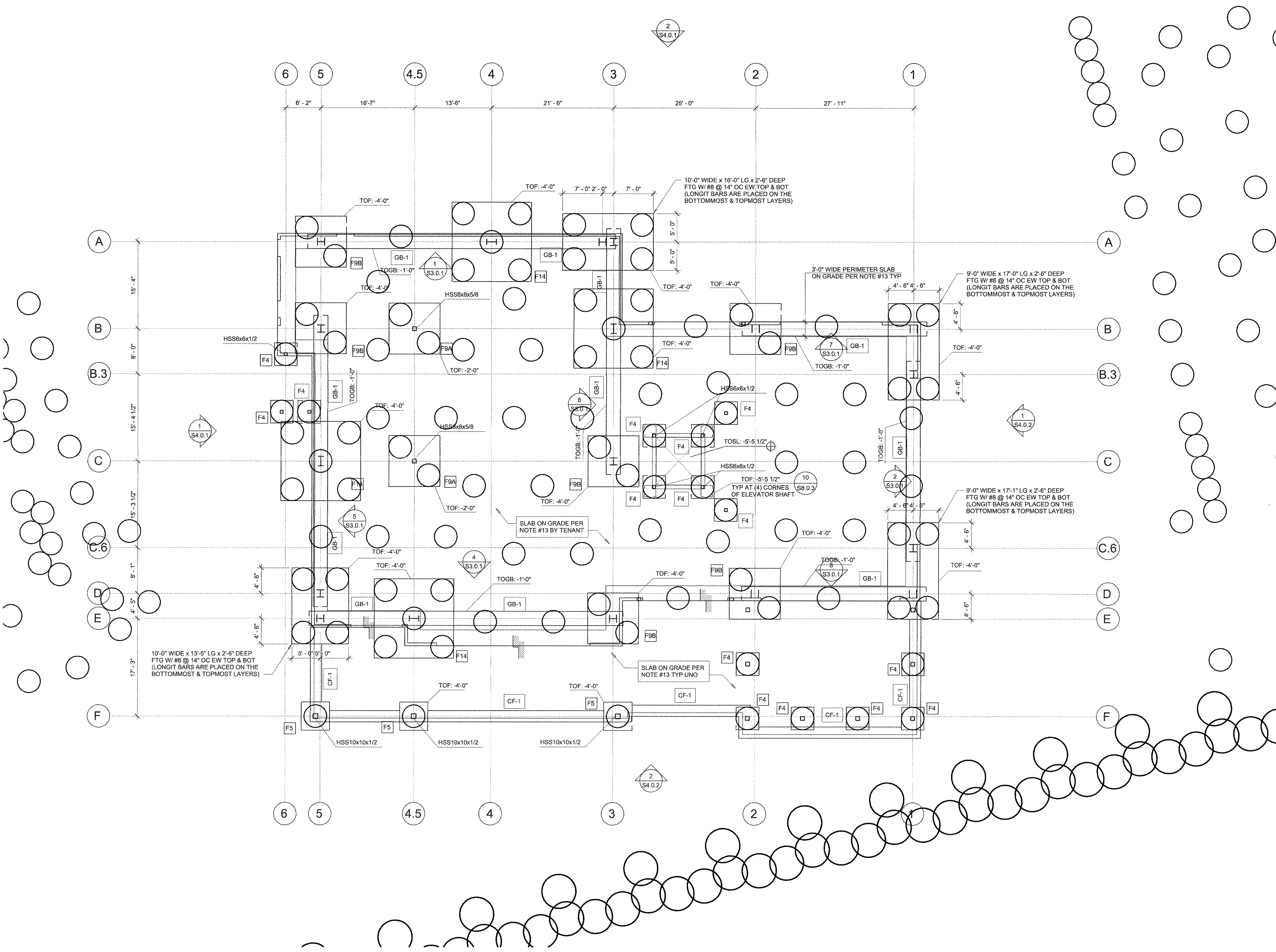
PROJECT:

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

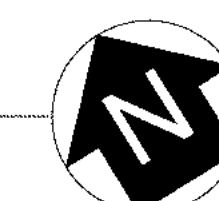
SHEET TITLE:

DEEP SOIL MIXING LAYOUT
— BUILDING 10

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



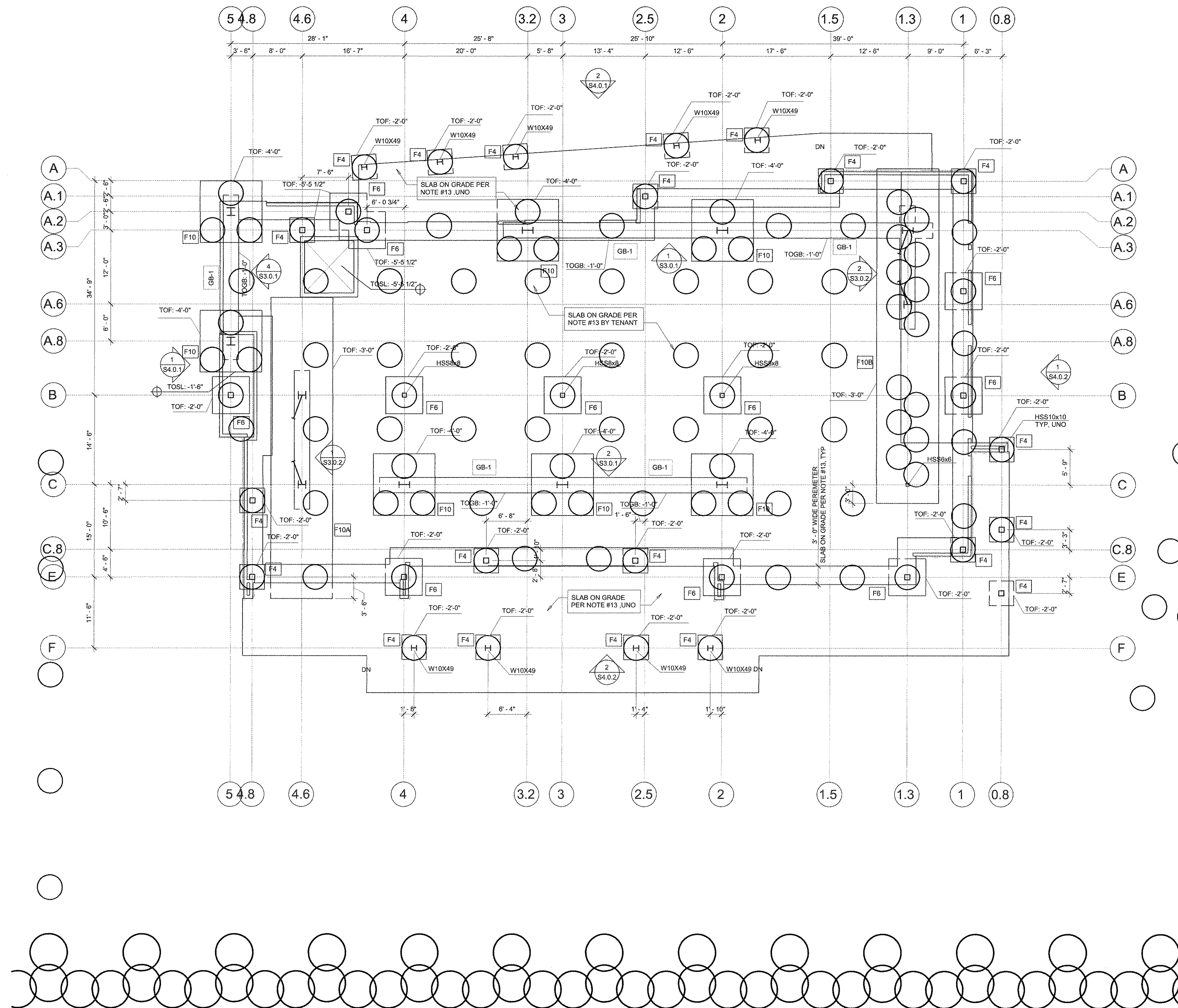
DSM COLUMN LAYOUT — BUILDING 10
SCALE: 1/8" = 1'



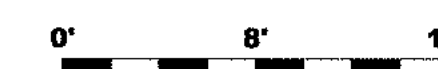
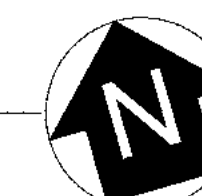
- LEGEND:
- DSM COLUMN 6" Ø EMBED 4' INTO CAPISTRANO FORMATION
 - DSM COLUMN 4" Ø BEARING ON CAPISTRANO FORMATION

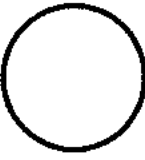
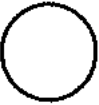
NOTES:
1. FOUNDATION PLAN PREPARED BY KPFF DATED 4/12/2021 AND SHOWN FOR REFERENCE ONLY. SEE LATEST STRUCTURAL PLANS FOR LOCATION AND DIMENSIONS OF FOOTINGS.

FOR REFERENCE ONLY



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

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

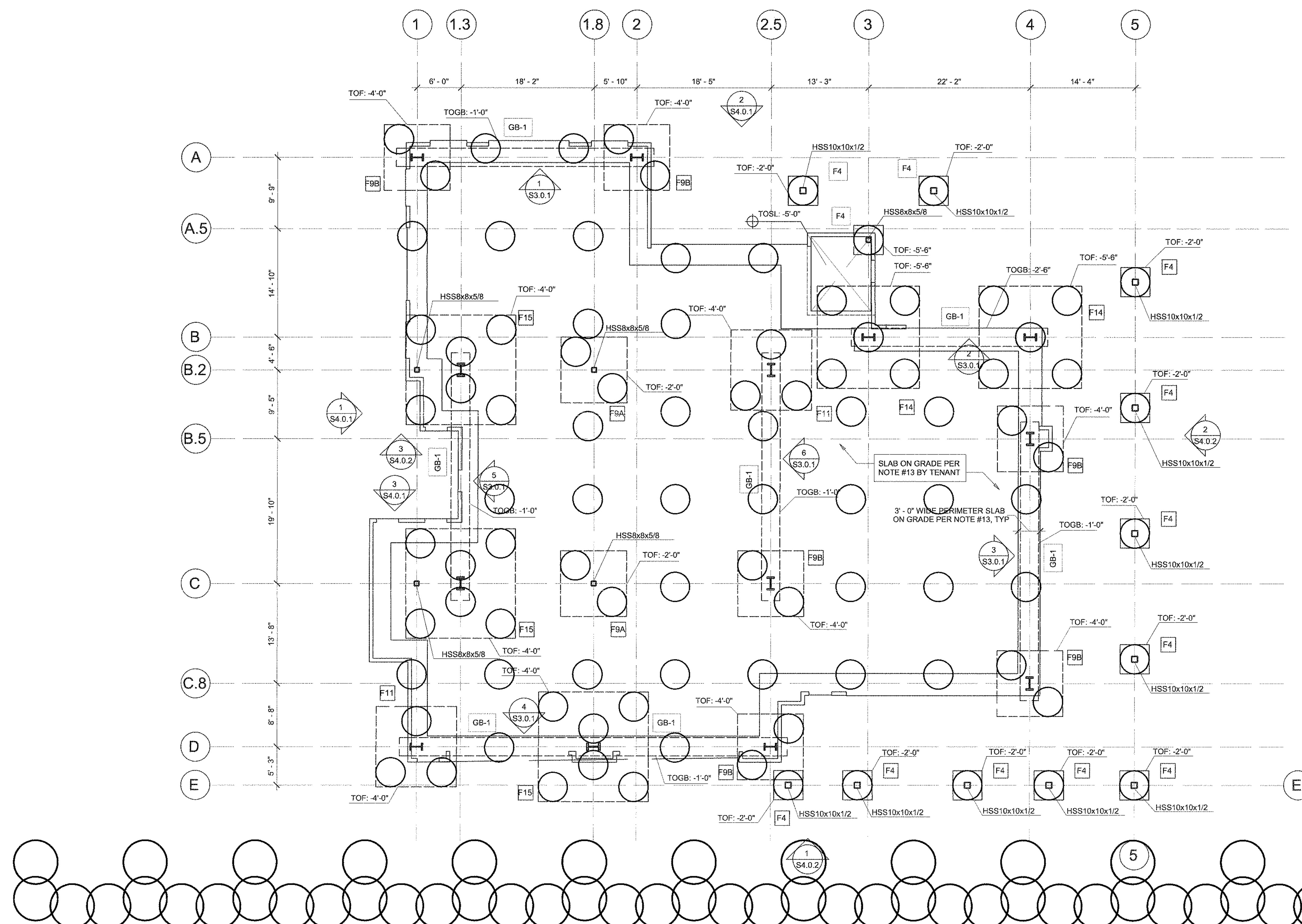
GROUND IMPROVEMENT FOR
DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

SHEET TITLE:

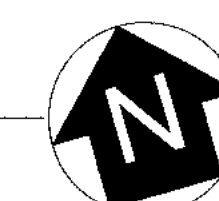
DEEP SOIL MIXING LAYOUT
- BUILDING 11

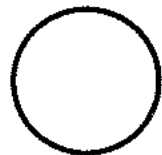
PROJECT NO.	SHEET NUMBER:
DATE: 08/23/2021	GI-4.7
SCALE: AS SHOWN	

FOR REFERENCE ONLY



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.

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/23/2021	ISSUED FOR PERMIT
2	08/23/2021	ISSUED FOR PERMIT
3	08/23/2021	ISSUED FOR PERMIT
4	08/23/2021	ISSUED FOR PERMIT
5	08/23/2021	ISSUED FOR PERMIT

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR
COMMERCIAL COMPONENT
DANA POINT, CA

SHEET TITLE:

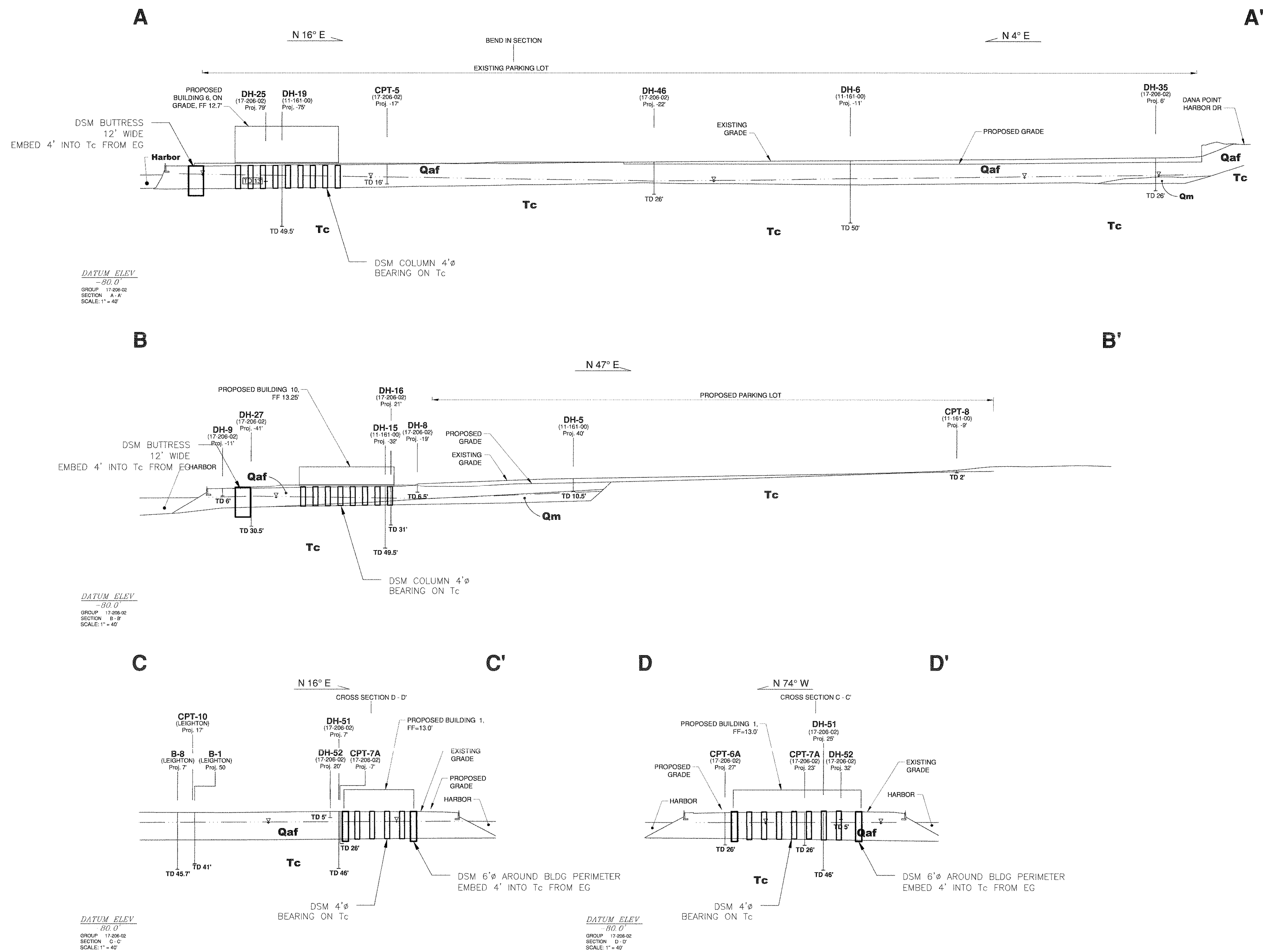
DEEP SOIL MIXING LAYOUT
- BUILDING 12

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



ADVANCED GEOSOLUTIONS Inc.

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www.advgeosolutions.com



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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	

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 TARPULAINS 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 3 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 COMFORT BALANCE 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/NOTES EXACTLY AS DRAWN, NOTED, SCHEDULED, DETAILED AND SPECIFIED. TO RECEIVE CONSIDERATION FOR 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.
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 FLEXIBLE, 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 SHEAVE 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.
3. WORK NOT INCLUDED	THE FOLLOWING ITEMS OF WORK SHALL BE PROVIDED UNDER OTHER CONTRACTS: A. FINISHED PATCHING AND PAINTING

MECHANICAL NOTES AND SPECIFICATIONS

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 LEAST 20 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 30.02. 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 6 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, FLOOR OR SHAFTS.

E.

ALL DUCTWORK GAUGES, AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF SMACNA STANDARD.

F.

ACCESS DOORS IN DUCTWORK SHALL BE DOUBLE PANEL, NO. 20 GAUGE GALVANIZED STEEL, FILLED WITH 1/2" RIGID FIBERGLASS, 3 LB. DENSITY INSULATION, WITH NO. 20 GAUGE GALVANIZED STEEL FRAME, SIMPLY 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 RATINGS INDICATED ON THE ARCHITECTURAL DRAWINGS. FIRE DAMPERS SHALL BE AS MANUFACTURED BY POTTFORF, 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 GUIDE, LATEST EDITION, OR AS PER SMACNA MANUAL BUT NOT LESS THAN THE FOLLOWING WEIGHTS AND CONSTRUCTION:

DIMENSION OF LONGEST SIDE OF DUCT (INCHES)	MINIMUM GAUGE OF SHEET METAL FOR ALL FOUR SIDES OF DUCT		TRANSVERSE REINFORCING AT AND BETWEEN DUCT JOINTS
	STEEL (GAUGE)	ALUMINUM THICKNESS (INCHES)	
UP THRU 12	26	0.020	1" POCKET LOCK 24 GAUGE, STANDING SEAM JOINT 24 GAUGE, 1" STANDING S SLIP 24 GAUGE JOINT MAX. ON 8" CENTERS
13 THRU 18	24	0.025	1" POCKET LOCK 24 GAUGE, STANDING SEAM JOINT 24 GAUGE, 1" STANDING S SLIP 24 GAUGE JOINT MAX. ON 8" CENTERS
19 THRU 30	24	0.025	1" POCKET LOCK 22 GAUGE, JOINT MAX. ON 8" CENTERS WITH 1" X 1" X 18" ANGLES 4" FROM JOINT.

L.

FLAT AREAS OF DUCT OVER 18 IN. WIDE SHALL BE STIFFENED BY CROSS BREAKING OF BEADING.

M.

ALL JOINTS SHALL HAVE CORNER CLOSURES.

N.

RECTANGULAR DUCTS WITH A MAXIMUM SIDE NOT EXCEEDING 30" SHALL HAVE 1" WIDE 18-GAUGE METAL STRAPS, SUPPORT DUCT ON OPPOSITE SIDES WITH SHEET METAL SCREWS TO THE SIDES AND BOTTOM. VERTICAL DUCTS SHALL BE SUPPORTED BY GALVANIZED STEEL ANGLES AND SECURED TO THE DUCTS AND WALL SUPPORTS.

O.

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.

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 BEARING ON THE BUILDING.

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 UNDESIRED STRAINS ON PIPING OR APPARATUS CONNECTED THEREWITH. PROVIDE DOUBLE SWINGS AT RISER TRANSFERS AND OTHER OFFSETS CONSIDERED 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, VENTILATION 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 255 AND UL 72, 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 OWENS-CORNING FIBERGLASS CORPORATION 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 ATTICS, 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 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 BE THIS CONTRACTOR.
C.	SUBMIT SHOP DRAWINGS (PROVIDE A MINIMUM OF FIVE COPIES TO ARCHITECT FOR ENGINEERS 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 (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

CALIFORNIA 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 29 05 00 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

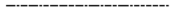
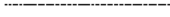
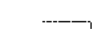
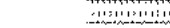
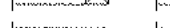
FUNCTIONAL PERFORMANCE TESTING REPORT SCOPE AND CONTENT SHALL BE CONSISTENT WITH CALGREEN COMPLIANCE FORM "FUNCTIONAL PERFORMANCE TESTING" OR APPROVED EQUALS AND MAY INCORPORATE ACCEPTANCE FORMS REQUIRED UNDER THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

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
AN OPERATIONS AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.

ENVIRONMENTAL QUALITY

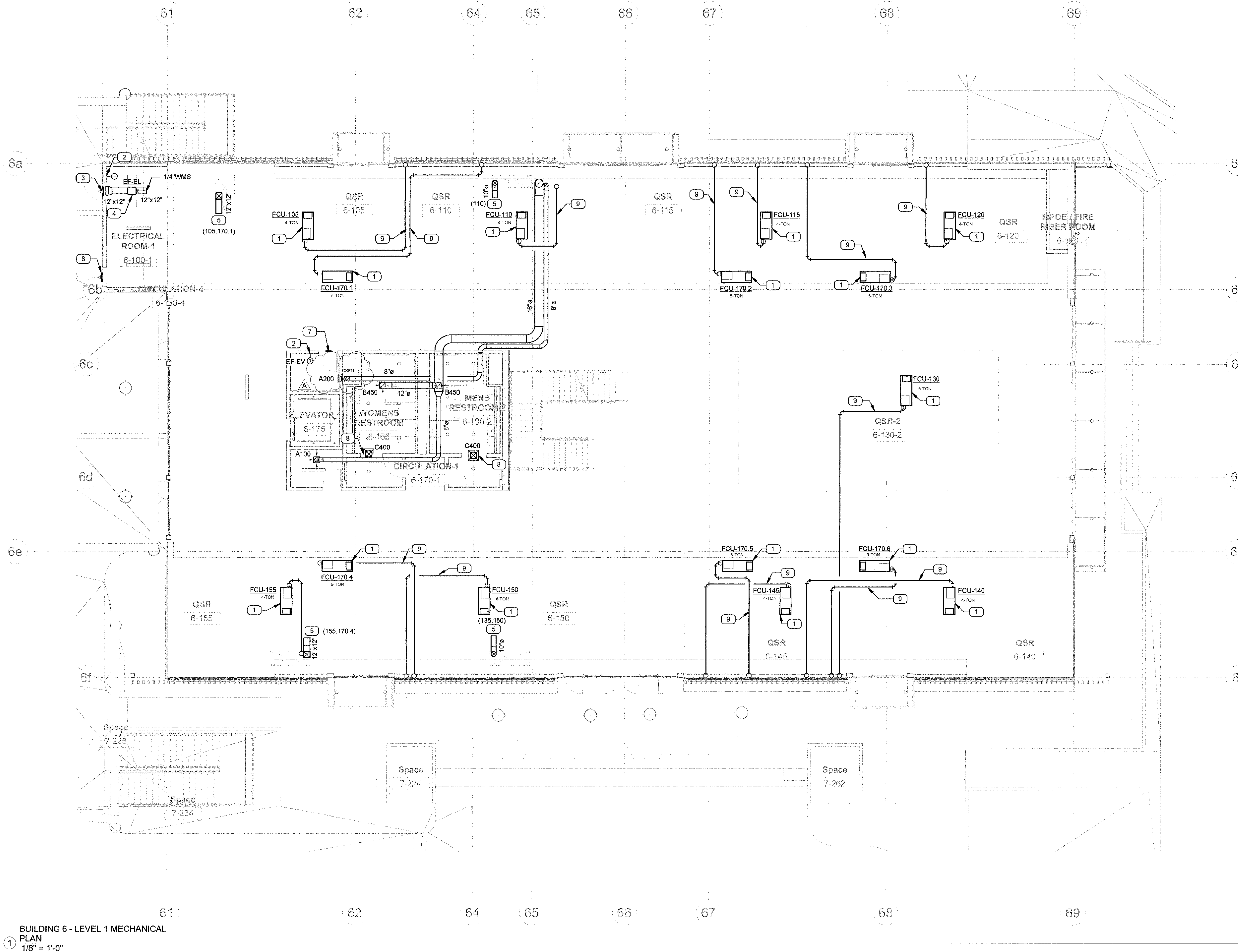
THE ENVIRONMENTAL RESPONSIBILITIES FOR THE MECHANICAL CONTRACTOR ARE AS FOLLOWS:

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.
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.
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.
ADDITION 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			
SYMBOL		DESCRIPTION	
  (E)  		NEW WORK EXISTING TO REMAIN EXISTING TO BE REMOVED REFRIGERANT LINES	
    		POINT OF CONNECTION SHEET NOTE TAG THERMOSTAT TEMPERATURE SENSOR DUCT SMOKE DETECTOR	
  		VOLUME DAMPER FIRESMOKE DAMPER AND ACCESS DOOR DIRECTION OF AIR FLOW	
     		FLEXIBLE DUCTWORK DUCT SIZE DUCT TURNING UP DUCT TURNING DOWN DUCT ELBOW WITH TURNING VANES RADIUS DUCT ELBOW WITHOUT TURNING VANES	
    		TAG-CFM TAG-CFM TAG-CFM TAG-CFM TAG	
		CEILING SUPPLY DIFFUSER CEILING RETURN GRILLE CEILING EXHAUST GRILLE WALL-MOUNTED REGISTER ROOFTOP EXHAUST FAN	

MECHANICAL SHEET LIST	
Sheet Number	Sheet Name
M0.1.1	MECHANICAL LEAD SHEET
M2.6.1	BUILDING 6 LEVEL 1 MECHANICAL PLAN
M2.6.2	BUILDING 6 LEVEL 2 MECHANICAL PLAN
M2.6.3	BUILDING 6 ROOF MECHANICAL PLAN
M2.7.1	BUILDING 7 LEVEL 1 MECHANICAL PLAN
M2.7.2	BUILDING 7 LEVEL 2 MECHANICAL PLAN
M2.7.3	BUILDING 7 ROOF MECHANICAL PLAN
M2.8.1	BUILDING 8 LEVEL 1 MECHANICAL PLAN
M2.8.2	BUILDING 8 LEVEL 2 MECHANICAL PLAN
M2.8.3	BUILDING 8 ROOF MECHANICAL PLAN
M2.9.1	BUILDING 9 LEVEL 1 MECHANICAL PLAN
M2.9.2	BUILDING 9 LEVEL 2 MECHANICAL PLAN
M2.9.3	BUILDING 9 ROOF MECHANICAL PLAN
M3.1.1	MECHANICAL SCHEDULES (BUILDING 6 AND 7)
M3.1.2	MECHANICAL SCHEDULES (BUILDING 8 AND 9)
M3.1.3	MECHANICAL SCHEDULES
M3.1.4	MECHANICAL DETAILS
M4.1.1	BUILDING 6 TITLE 24
M4.1.2	BUILDING 6 TITLE 24
M4.1.3	BUILDING 7 TITLE 24
M4.1.4	BUILDING 7 TITLE 24
M4.1.5	BUILDING 8 TITLE 24
M4.1.6	BUILDING 8 TITLE 24
M4.1.7	BUILDING 9 TITLE 24
M4.1.8	BUILDING 9 TITLE 24

[illegible]



BUILDING 6 - LEVEL 1 MECHANICAL
1 PLAN
1/8" = 1'-0"

GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

PLAN NOTES

1. SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M5.1.
2. EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
3. PROVIDE 18"X18" EXHAUST AIR LOUVER, RUSKIN MODEL ELF3750X, CENTERED ABOVE DOOR.
4. INSTALL EXHAUST FAN HIGH IN SPACE, SUSPENDED 12" BELOW DECK ABOVE.
5. INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.
6. PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
7. PROVIDE 12"X12" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
8. SUPPLY DIFFUSER PROVIDED FOR FUTURE CONNECTION DURING COMMON AREA TENANT IMPROVEMENT.
9. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM FAN COIL UNIT TO CORRESPONDING AIR COOLED CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN INCONSPICUOUS MANNER WITHIN CONCEALED BUILDING SPACES.

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DANA POINT HARBOR

BUILDING 6 - 9

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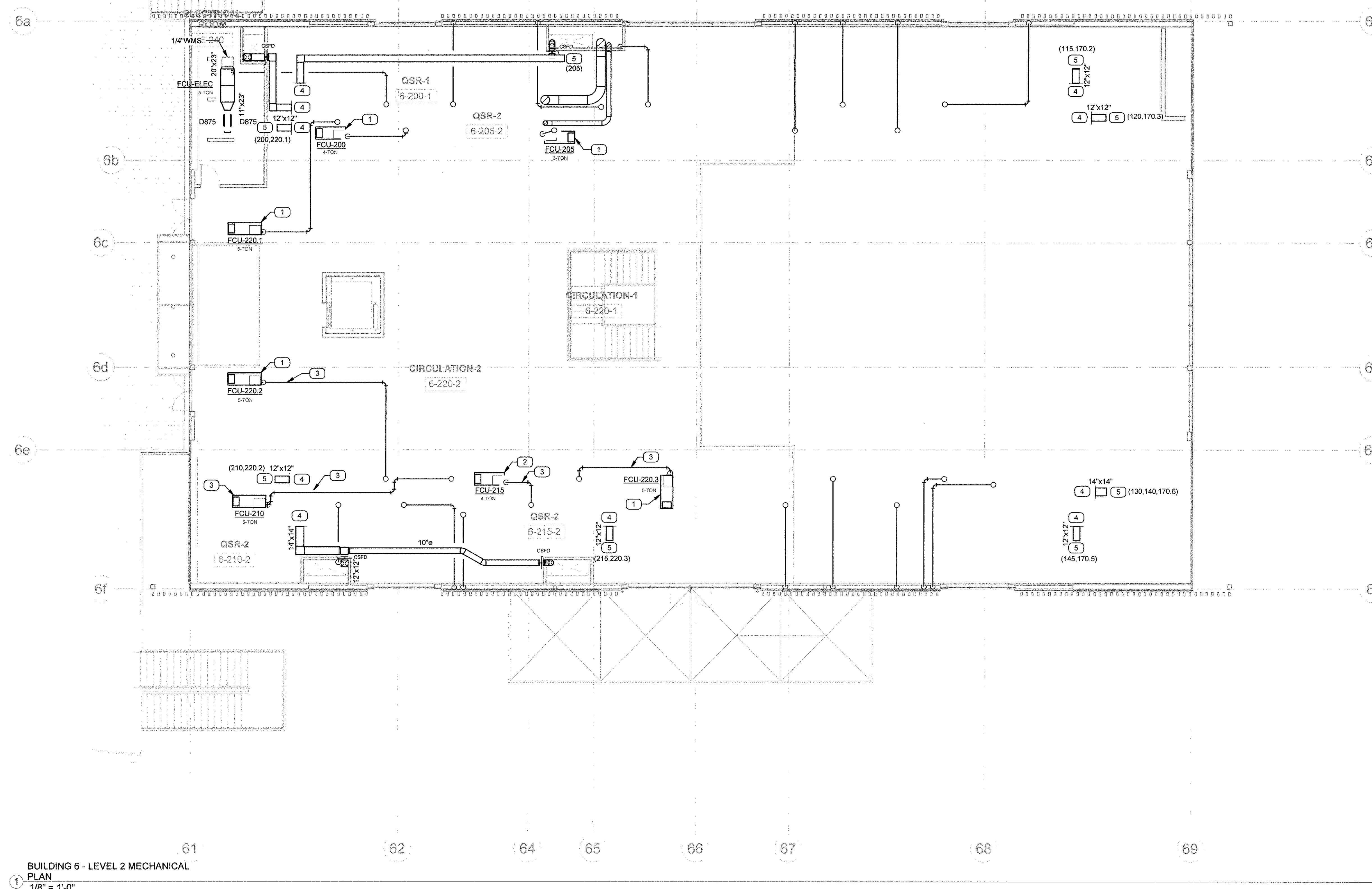
BWP BURNHAM|WARD
P R O P E R T I E S



No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 19019
DATE 2021 03 28
DRAWING TITLE
**BUILDING 6 LEVEL 1
MECHANICAL PLAN**

M2.6.1



GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

PLAN NOTES

- 1 SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER
DETAILS ON DRAWING M3.1.
- 2
- 3 ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM
FAN COIL UNIT TO CORRESPONDING AIR COOLED
CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN
INCONSPICUOUS MANNER WITHIN CONCEALED BUILDING
SPACES.
- 4 OUTSIDE AIR DUCT TO LOUVER INTAKE AT ROOF.
- 5 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT
CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.

SMSARCH

**18004 Sky Park Circle, #200
Irvine, California 92614
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PROJECT NAME

DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P **BURNHAM | WARD** **P R O P E R T I E S**

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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 6 LEVEL 2
MECHANICAL PLAN**

M2.6.2



1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.
2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TEANT EQUIPMENT.

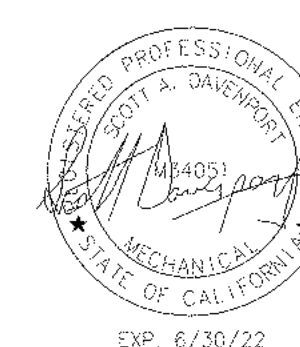
- 1 MAINTAIN A MINIMUM CLEARANCE OF 10' FROM ECONOMIZER, OUTSIDE AIR INTAKE TO ANY APPLIANCE VENT OUTLET, VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR DISCHARGE OUTLET OF AN EXHAUST FAN.
- 2 PROVIDE 24"X18" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX.
- 3 PROVIDE 24"X24" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX.

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DANA POINT HARBOR
BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P **BURNHAM|WARD**

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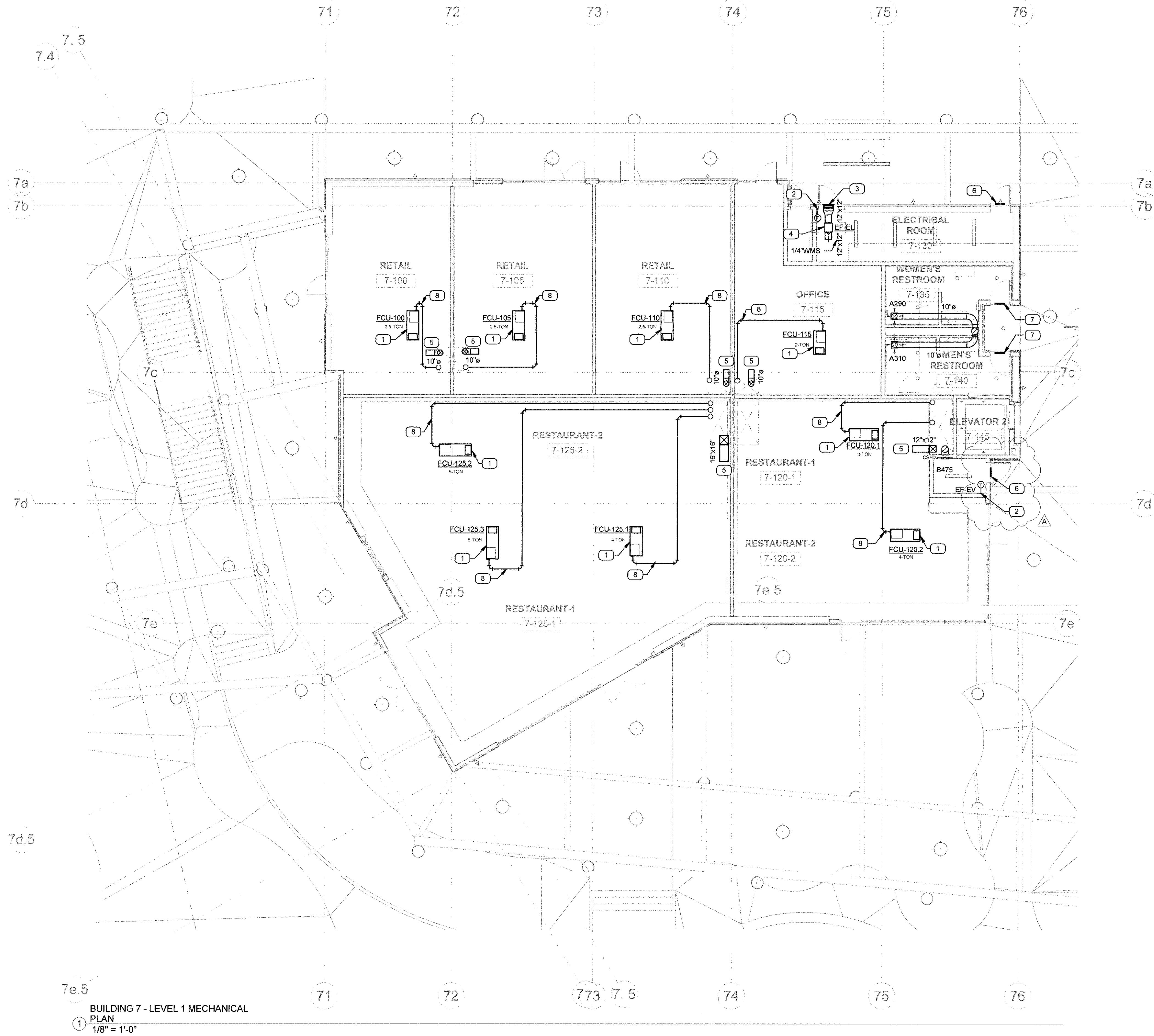
PROJECT NO.	19019
DATE	2021.03.2

**BUILDING 6 ROOF
MECHANICAL PLAN**

COLLEGE OF

M2.6.3

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7e.5
BUILDING 7 - LEVEL 1 MECHANICAL
PLAN
1/8" = 1'-0"

GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

PLAN NOTES

1. SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M3.1.
2. EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
3. PROVIDE 18"x18" EXHAUST AIR LOUVER, RUSKIN MODEL ELF575DX, CENTERED ABOVE DOOR.
4. INSTALL EXHAUST FAN HIGH IN SPACE, SUSPENDED 12" BELOW DECK ABOVE.
5. INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.
6. PROVIDE 18"x18" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
7. PROVIDE 18"x12" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
8. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM FAN COIL UNIT TO CORRESPONDING AIR COOLED CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN INCONSPICUOUS MANNER WITHIN CONCEALED BUILDING SPACES.

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BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE 2021.03.26

DRAWING TITLE
**BUILDING 7 LEVEL 1
MECHANICAL PLAN**

DRAWING NO.

M2.7.1

[illegible]

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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 7 ROOF
MECHANICAL PLAN**

DRAWING NO.

M2.7.3

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

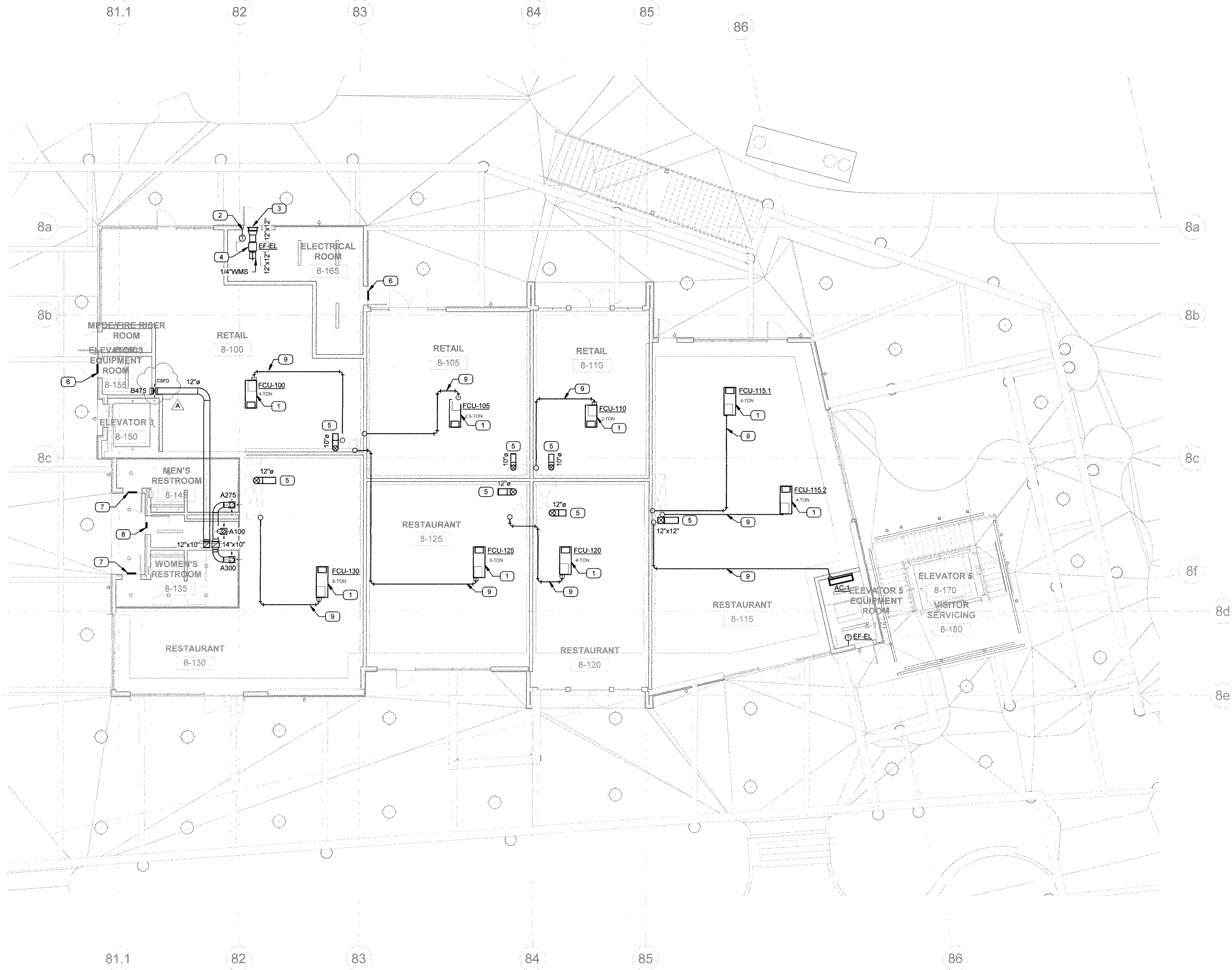
GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.
2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TEANT EQUIPMENT.

PLAN NOTES

1. MAINTAIN A MINIMUM CLEARANCE OF 10' FROM ECONOMIZER / OUTSIDE AIR INTAKE, 2" RAY ARCHAIVE VENT OUTLET, VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR DISCHARGE OUTLET OF AN EXHAUST FAN.
2. PROVIDE AND INSTALL GREENECH FABA HOOE MODEL FGI GRAVITY ROOF INTAKE WITH 12"X12" THROAT AND WIRE MESH SCREEN. CURB CAP: 18"X18", OVERALL DIMENSIONS: 26"X27".
3. PROVIDE AND INSTALL GREENECH FABA HOOE MODEL FGI GRAVITY ROOF INTAKE WITH 16"X16" THROAT AND WIRE MESH SCREEN. CURB CAP: 22"X22", OVERALL DIMENSIONS: 39"X30".

1 BUILDING 7 - ROOF MECHANICAL PLAN
1/8" = 1'-0"



BUILDING 8 - LEVEL 1 MECHANICAL
PLAN
1/8" = 1'-0"

GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

PLAN NOTES (x)

1. SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M3.1.
2. EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
3. PROVIDE 18"X18" EXHAUST AIR LOUVER, RUSKIN MODEL ELF575DX, CENTERED ABOVE DOOR.
4. INSTALL EXHAUST FAN HIGH IN SPACE, SUSPENDED 12" BELOW DECK ABOVE.
5. INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.
6. PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
7. PROVIDE 18"X12" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
8. PROVIDE 12"X12" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
9. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM FAN COIL UNIT TO CORRESPONDING AIR COOLED CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN INCONSPICUOUS MANNER WITHIN CONCEALED BUILDING SPACES.

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CONSTANT

Linwood Engineering Inc.

2301 Newport Drive, Suite 100
Irvine, CA 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P

BURNHAM | WARD

PROPERTIES

Professional Engineer
State of California
No. 10000
Exp. 6/30/22

No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 19019

DATE 2021.03.26

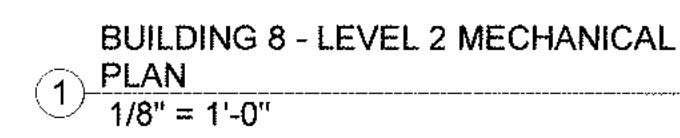
DRAWING TITLE

BUILDING 8 LEVEL 1
MECHANICAL PLAN

M2.8.1

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1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

- 1 STUB SUPPLY AND RETURN DUCTS TO 18" BELOW ROOF DECK
FOR FUTURE TENANT CONNECTION. PROVIDE LISTED DUCT
MOUNTED SMOKE DETECTOR IN SUPPLY AIR DUCT BELOW
ROOF DECK.
- 2 STUB SUPPLY AND RETURN DUCTS TO 18" BELOW ROOF DECK
FOR FUTURE TENANT CONNECTION.
- 3 SUSPEND AN COIL UNIT FROM ROOF DECK ABOVE PER
DETAILS ON DRAWING M0.1.
- 4 OUTSIDE AIR DUCT TO GRAVITY INTAKE AT ROOF.
- 5 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT
CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.
- 6 PROVIDE 18"x12" DOOR LOUVER, RUSKIN MODEL ELF21D,
CENTERED IN BOTTOM OF DOOR.

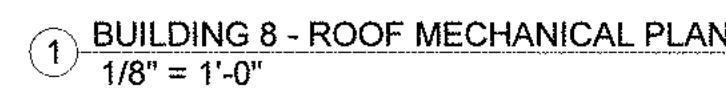
DRAWING TITLE
**BUILDING 8 LEVEL 2
MECHANICAL PLAN**

M2.8.2

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B W P **BURNHAM|WARD**
P R O P E R T I E S





1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.
2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TEANT EQUIPMENT.

- 1 MAINTAIN A MINIMUM CLEARANCE OF 10' FROM ECONOMIZER / OUTSIDE AIR INTAKE TO ANY APPLIANCE VENT OUTLET, VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR DISCHARGE OUTLET OF AN EXHAUST FAN.
- 2 PROVIDE AND INSTALL GREENEHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE WITH 18"X18" THROAT AND WIRE MESH SCREEN. CURB CAP: 24"X24". OVERALL DIMENSIONS: 39"X32".
- 3 PROVIDE AND INSTALL GREENEHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE WITH 24"X24" THROAT AND WIRE MESH SCREEN. CURB CAP: 30"X30". OVERALL DIMENSIONS: 52"X39".

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34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

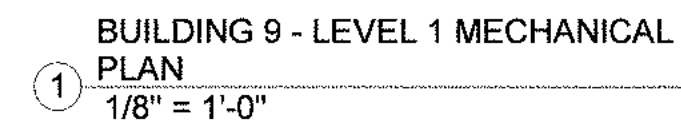
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PROJECT NO.	19019
DATE	2021.03.26

BUILDING 8 ROOF MECHANICAL PLAN

M2.8.3



1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

- 1 SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M3.1.
- 2 EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 65°F.
- 3 PROVIDE 18"x18" EXHAUST AIR LOUVER, RUSKIN MODEL ELF675DZ, CENTERED ABOVE DOOR.
- 4 EXHAUST FAN TO BE HIGH IN SPACE, SUSPENDED 12" BELOW DECK ABOVE.
- 5 INSTALL OUTSIDE AIR DUCT SUBJ FOR FUTURE TENANT RELOCATION AS HIGH AS POSSIBLE.
- 6 PROVIDE 18"x18" DOOR LOUVER, RUSKIN MODEL ELF21D, CENTERED IN BOTTOM OF DOOR.
- 7 ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM FAN COIL UNIT 7 TO CONDENSING UNIT AIR COOLER.
- 8 CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN UNOBSTRUCTIVE MANNER WITH CONCEALED BUILDING SPACES.

**BUILDING 9 LEVEL 1
MECHANICAL PLAN**

M2.9.1

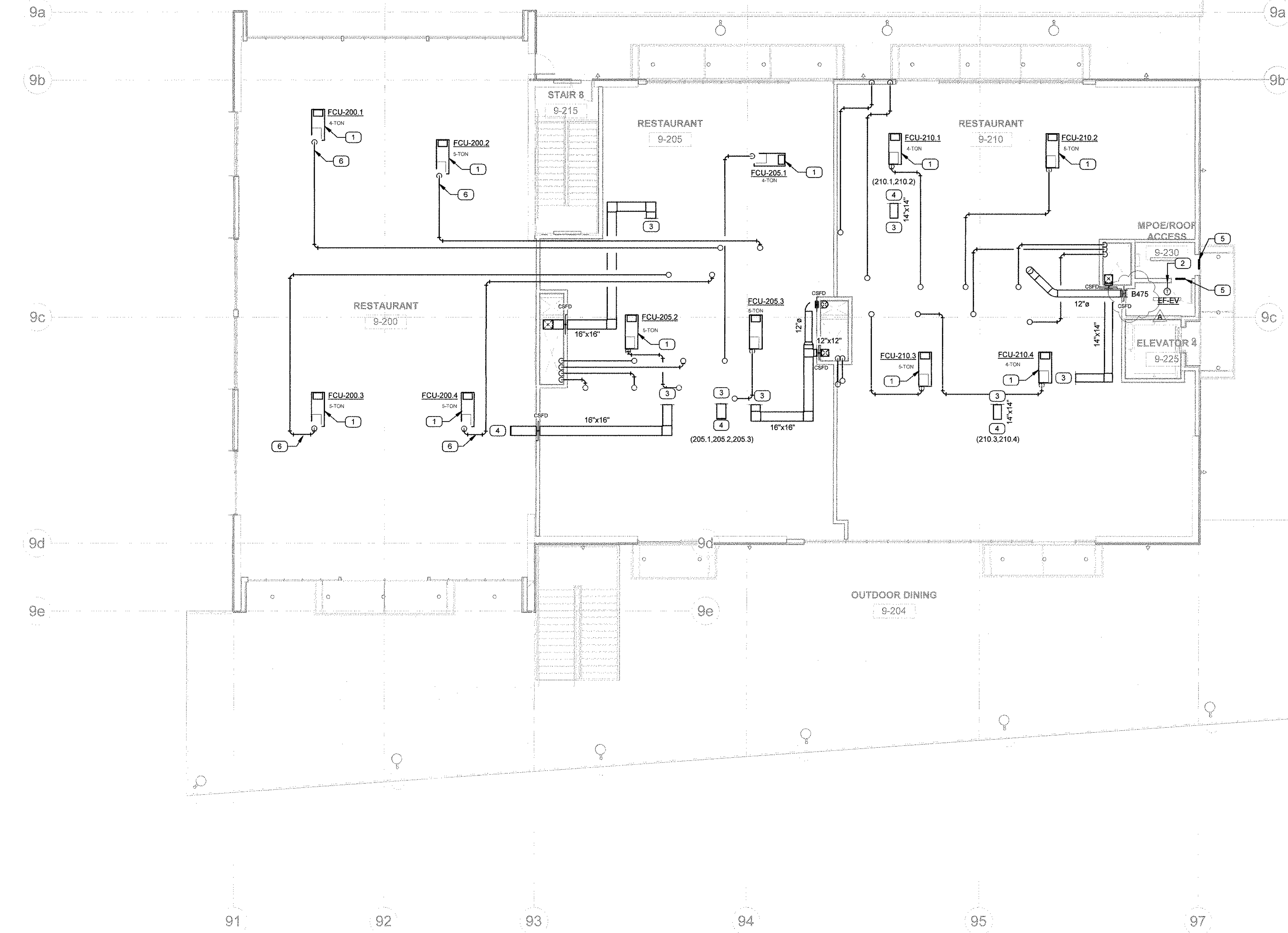
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DANA POINT HARBOR
BUILDING 6 - 9
34501 - 34601 DANA POINT HARBOR DRIVE

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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





BUILDING 9 - LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

GENERAL NOTES

1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.

PLAN NOTES

1. SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M5.1.
2. EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
3. OUTSIDE AIR DUCT TO LOUVER INTAKE AT ROOF.
4. INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE.
5. PROVIDE 18"x18" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
6. ROUTE REFRIGERANT LINES AS DIRECT AS POSSIBLE FROM FAN COIL UNIT TO CORRESPONDING AIR COOLED CONDENSING UNIT ON ROOF. LINES SHALL BE ROUTED IN AN INCONSPICUOUS MANNER WITHIN CONCEALED BUILDING SPACES.

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BUILDING 6 - 9
34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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



No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 10019
DATE 2021.03.28
DRAWING TITLE
BUILDING 9 LEVEL 2 MECHANICAL PLAN

M2.9.2



1. TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS COLLECTED IN MECHANICAL EQUIPMENT AND DUCTS, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS SHALL BE COVERED FROM THE TIME OF DELIVERY AT THE JOBSITE THROUGHOUT THE CONSTRUCTION UNTIL FINAL START UP.
2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TEANT EQUIPMENT.

- 1 MAINTAIN A MINIMUM CLEARANCE OF 10' FROM ECONOMIZER / OUTSIDE AIR INTAKE TO ANY APPLIANCE VENT, OUTLET, VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR DISCHARGE OUTLET OF AN EXHAUST FAN.
- 2 PROVIDE 24"x18" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX.
- 3 PROVIDE 24"x24" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX.
- 4 PROVIDE 30"x24" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX.

**BUILDING 9 ROOF
MECHANICAL PLAN**

M2.9.3

DRAWING NO. _____

9/22/2021 5:37:32 PM

**18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
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BWP BURNHAM|WARD
P R O F E S S I O N A L S

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SCHEDULE OF SPLIT SYSTEM UNITS - BUILDING 6																																			
GENERAL										INDOOR UNIT															OUTDOOR UNIT										REMARKS
UNIT NO.	SERVICE	LOCATION	MANUFACTURER & MODEL NO.	TONS	SEER (EER)	COP/ (HSPF)	COOLING CAPACITY (MBH)		HEATING (MBH)	REFRIGERANT PIPING DIAMETER (IN.)		REF. TYPE	WEIGHT (LBS.)	DIMENSIONS (IN.) L X W X H	COND. DRAIN CONN.	FAN DATA				ELECTRIC HEAT		POWER SUPPLY				WEIGHT (LBS.)	DIMENSIONS (IN.) L X W X H	FAN MOTOR F.L.A.	COMPRESSOR			POWER SUPPLY			
							TOTAL	SENSIBLE		TOTAL	LIQUID					SUCTION	TOTAL CFM	O.A. CFM	E.S.P. (IN. WG.)	MOTOR (HP)	KW	MBH	VOLTS/ PH/Hz	MCA (A)	MOCAP (A)				QTY	R.L.A.	L.R.A.	VOLTS/ PH/Hz	MCA (A)	MOCAP (A)	
FCU-105/ ACCU-105	TENANT 6-105	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-110/ ACCU-110	TENANT 6-110	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-115/ ACCU-115	TENANT 6-115	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-120/ ACCU-120	TENANT 6-120	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-130/ ACCU-130	TENANT 6-130	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-140/ ACCU-140	TENANT 6-140	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-145/ ACCU-145	TENANT 6-145	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-150/ ACCU-150	TENANT 6-150	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-155/ ACCU-155	TENANT 6-155	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.1/ ACCU-170.1	TENANT 6-170.1	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.2/ ACCU-170.2	TENANT 6-170.2	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.3/ ACCU-170.3	TENANT 6-170.3	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.4/ ACCU-170.4	TENANT 6-170.4	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.5/ ACCU-170.5	TENANT 6-170.5	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-170.6/ ACCU-170.6	TENANT 6-170.6	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-209/ ACCU-209	TENANT 6-209	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-209/ ACCU-205	TENANT 6-205	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4438-6	3	14.0 (12.0)	3.94 (8.5)	34.2	25.9	28.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1200	240	0.5	1/2	---	---	208/160	5.4	15	197	44-1/2 X 17-1/16 X 37-1/8	0.80	1	5.6	38.0	460/360	7.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-210/ ACCU-210	TENANT 6-210	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-215/ ACCU-215	TENANT 6-215	SUSPENDED/ ROOF	CARRIER FV4CNF005 CARRIER 25HH4448-6	4	14.0 (11.5)	3.66 (8.2)	46.1	35.3	39.3	3/8 FLARED	7/8 FLARED	R410A	172	53-7/16 X 22-1/16 X 21-1/8	3/4"	1600	320	0.5	1/2	---	---	208/160	5.4	15	246	44-1/2 X 17-1/16 X 43-1/8	0.80	1	6.2	41.0	460/360	8.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-220.1/ ACCU-220.1	TENANT 6-220.1	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-220.2/ ACCU-220.2	TENANT 6-220.2	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	
FCU-220.3/ ACCU-220.3	TENANT 6-220.3	SUSPENDED/ ROOF	CARRIER FV4CNB005 CARRIER 25HH4460-6	5	14.0 (11.5)	3.78 (8.2)	60.0	47.6	50.2	3/8 FLARED	1 1/8 FLARED	R410A	207	59-3/16 X 22-1/16 X 24-1/16	3/4"	1750	350	0.5	3/4	---	---	208/160	8.5	15	258	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.8	52.0	460/360	10.6	15	NOTES: 1,2,3,4,5,6,7,8	

- 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. PROVIDE DISCONNECT FOR BOTH INDOOR (NEMA-1) AND OUTDOOR (NEMA-3R) UNITS.
 3. PROVIDE EXTERNAL FILTER RACK FOR MERV FILTERS. FILTERS TO BE RATED AT MINIMUM MERV-13.
 4. PIPE SIZES SHOWN IN EITHER THE PLAN OR SCHEDULE ARE FOR REFERENCE ONLY. ACTUAL INSTALLED PIPE ROUTE SHALL DICTATE REFRIGERANT PIPE SIZES.
 5. SIZE REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE LONG LINE ACCESSORIES AS NEEDED.
 6. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 7. PROVIDE UNIT WITH 24-HOUR, 7-DAY PROGRAMMABLE ELECTRONIC SETBACK THERMOSTAT WITH ADJUSTABLE OVERRIDE FUNCTION.
 8. CONDENSING UNIT SHALL BE INSTALLED ON ROOF PAD WITH VIBRATION ISOLATORS. FAN COIL UNIT SHALL BE SUSPENDED WITHIN SPACE FROM STRUCTURE ABOVE WITH VIBRATION ISOLATORS.
 9. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE ON INDOOR AND OUTDOOR COILS.

SCHEDULE OF COOLING ONLY SPLIT SYSTEM UNITS - BUILDING 6																																		
GENERAL										INDOOR UNIT															OUTDOOR UNIT					REMARKS				
UNIT NO.	SERVICE	LOCATION	MANUFACTURER & MODEL NO.	TONS	SEER (EER)	COP (HSPF)	COOLING CAPACITY (MBH)		HEATING (MBH)	REFRIGERANT PIPING DIAMETER (IN.)		REF. TYPE	WEIGHT (LBS.)	DIMENSIONS (IN.) L X W X H	COND. DRAIN CONN.	FAN DATA				ELECTRIC HEAT		POWER SUPPLY			WEIGHT (LBS.)	DIMENSIONS (IN.) L X W X H	FAN MOTOR F.L.A.	COMPRESSOR			POWER SUPPLY			
							TOTAL	SENSIBLE		TOTAL	LIQUID					SUCTION	TOTAL CFM	O.A. CFM	E.S.P. (IN. WG.)	MOTOR (HP)	KW	MBH	VOLTS/ PHHZ	MCA (A)				MOCAP (A)	QTY		R.L.A.	L.R.A.	VOLTS/ PHHZ	MCA (A)
FCU-ELEC/ ACCU-ELEC	ELECTRICAL ROOM 6-240	SUSPENDED/ ROOF	CARRIER FX4DNB01102 CARRIER 24AAH460A006	5	14.5 (12.0)	N/A	57.0	40.6	N/A	3/8 FLARED	1 1/8 FLARED	R410A	201	59-3/8 X 22-1/16 X 24-11/16	3/4"	1750	0	0.3	3/4	---	---	208/160	7.5	15	245	44-1/2 X 17-1/16 X 43-1/8	0.80	1	7.1	52.0	460/960	9.7	15	NOTES: 1,2,3,4,5,6,7,8

NOTES:

1. PROVIDE AUXILIARY (FIELD FABRICATED) DRIIP PAN, BELOW COOLING COIL, WITH (2) 3/4" DRAM CONNECTIONS.
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL FUSED DISCONNECTS. PROVIDE DISCONNECT FOR BOTH INDOOR (NEMA-3R) AND OUTDOOR (NEMA-3R) UNITS.
3. PROVIDE INTERIOR AND EXTERIOR CONDENSATE PANS, WITH DRAINAGE FILTERS TO BE RATED (ASTM) FOR MINIMUM 1/2" PIPES SIZES SHOWN IN EITHER THE PLAN OR SCHEDULE AREA FOR REFERENCE ONLY. ACTUAL INSTALLED PIPE ROUTE SHALL DICTATE REFRIGERANT PIPE SIZES.
4. SIZE REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE LONG LINE ACCESSORIES AS NEEDED.
5. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE UNIT WITH 24-HOUR, 7-DAY PROGRAMMABLE ELECTRONIC SCHEDULING THERMOSTAT WITH ADJUSTABLE OVERDRIVE.
7. CONDENSING UNIT SHALL BE INSTALLED ON ROOF PAD WITH VIBRATION ISOLATORS. FAN COIL SHALL BE SUSPENDED WITH SPACER FROM STRUCTURE ABOVE WITH VIBRATION ISOLATORS.
8. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE ON INDOOR AND OUTDOOR COILS.

NOTES:

- UNIT SHALL BE PROVIDED WITH 7-DAY, 24-HOUR PROGRAMMABLE WALL-MOUNTED THERMOSTAT.
- UNIT SHALL BE PROVIDED WITH 14" (1" FOR 2 AND 2.5-TON UNITS) FULL PERIMETER ROOF CURB.
- UNIT MOUNTED NEW-30 FUSED DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- UNIT SHALL BE PROVIDED WITH HINGED PANEL AT FILTER ACCESS.
- UNIT SHALL BE PROVIDED WITH FILTER FRAME KIT. AFTER START-UP COMPLETION, REPLACE QUALITY FILTERS WITH NEW FILTERS. FILTERS TO MEET RATING SPECIFICATIONS IN SCHEDULE 1.
- PLANT QUALITY SHALL BE DETERMINED BY UNIT MANUFACTURER.
- PROVIDE MICRO METL. OSA ENTHALPHY ECONOMIZER.
- PROVIDE MICRO METL. OSA ENTHALPHY ECONOMIZER AND MODULATING POWER EXHAUST.
- UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED 2-SPEED SUPPLY FAN.
- PROVIDE CORROSION PROTECTION COIL COATING BY MODINE.

NOTES:

1. DISCONNECT SWITCH TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
2. PROVIDE WIRED WALL MOUNTED CONTROLLER BY MITSUBISHI
3. INDOOR UNIT TO RECEIVE POWER FROM OUTDOOR UNIT THROUGH FIELD-SUPPLIED INTERCONNECTED WIRING.
4. LOOK OUT HEATING MODE OF UNIT SO THAT IT SHALL OPERATE IN COOLING MODE ONLY.
5. SEPARATE REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. PIPE SIZES SHOWN IN THE SCHEDULE REPRESENT THE CONNECTIONS TO THE UNIT. ACTUAL INSTALLED PIPE ROUTE SHALL INDICATE REFRIGERANT PIPE SIZES.
6. PROVIDE OUTDOOR UNIT WITH SEACAST PROTECTION.
7. PROVIDE UNIT WITH CONDENSATE PUMP BY BLUE DIAMOND MODEL 387-12X1 INSTALLED INSIDE LINE HIDE. CONNECT ALARM SHUT OFF TO THE CMF DRAIN SAFETY CONNECTOR ON THE FAN COIL'S CONTROL BOARD TO SHUT DOWN FAN COIL IN EVENT OF CONDENSATE PUMP FAILURE TO PREVENT FLOODING PLANS FOR PRECISE ROUTING AND TERMINATION.

NOTES:

1. PROVIDE AUXILIARY (FIELD FABRICATED) DRIP PAN, BELOW COOLING COIL, WITH (2) 3/4" DRAIN CONNECTIONS.
2. ELECTRICAL CONTRACT SHALL FURNISH AND INSTALLED FUSED DISCONNECTS. PROVIDE DISCONNECT FOR BOTH INDOOR (NEMA-1) AND OUTDOOR (NEMA-3R) UNITS
3. PROVIDE EXTERIOR ELECTRICAL WIRING. FILTERS TO BE RATED FOR MINIMUM SERVICE TEMPERATURE OF 130°F.
4. EQUIPMENT SHALL BE SHOWN IN EITHER THE PLAN OR SCHEDULE AREA FOR REFERENCE ONLY. ACTUAL INSTALLED PIPE ROUTE SHALL DICTATE REFRIGERANT PIPE SIZES
5. SIZE REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE LONG LINE ACCESSORIES AS NEEDED.
6. INSTALL EQUIPMENT IN ACCORDANCE WITH BOTH THE DETAILS SHOWN IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE UNIT WITH 24 HOUR, 7 DAY PROGRAMMABLE ELECTRONIC SETBACK WITH ADJUSTABLE OVERHEAT PROTECTION.
8. CONDENSING UNIT SHALL BE INSTALLED ON ROOF PAD WITH VIBRATION ISOLATORS. FAN COIL UNIT SHALL BE SUSPENDED WITH SPACER FROM STRUCTURE ABOVE WITH VIBRATION ISOLATORS
9. PROVIDE CORROSION PROTECTANT COATINGS BY EPOXY ON INDOOR AND OUTDOOR COILS.

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NOTES:

1. ALL PERFORMANCE DATA SHALL BE IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70-1991.
2. UNLESS OTHERWISE NOTED, ALL DIFFUSERS/REGISTERS/GRILLES SHALL HAVE NC RATINGS LESS THAN 25.
3. CONTRACTOR SHALL COORDINATE FRAME TYPE WITH ARCHITECTURAL, REFLECTED CEILING, PLANS.
4. COLOR TO BE SPECIFIED BY ARCHITECT.
5. PROVIDE OPPOSED BLADE VOLUME DAMPER IN NECK OF DIFFUSER.

NOTES:

1. FAN SHALL BE TESTED AND RATED, CERTIFIED AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE. ALL FANS SHALL BE U.L. LISTED.
2. FAN SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS) DISCONNECT SWITCH, FACTORY MOUNTED AND WIRED.
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN NECK OF EXHAUST DUCT BELOW ROOF DECK.
4. PROVIDE WITH PRE-FABRICATED SELF-FLASHING ROOF CURB.

NOTES:

1. FAN SHALL BE TESTED AND RATED, CERTIFIED AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE. ALL FANS SHALL BE U.L. LISTED.
2. FAN SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS) DISCONNECT SWITCH, FACTORY MOUNTED AND WIRED.
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN NECK OF EXHAUST DUCT BELOW ROOF DECK.
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NOTES:

1. FAN SHALL BE TESTED AND RATED, CERTIFIED AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE. ALL FANS SHALL BE U.L. LISTED.
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3. PROVIDE GRAVITY BACKDRAFT DAMPER IN NECK OF EXHAUST DUCT BELOW ROOF DECK.
4. PROVIDE WITH PRE-FABRICATED SELF-FLASHING ROOF CURB

NOTES:

1. FAN SHALL BE TESTED AND RATED, CERTIFIED AND SEALED IN ACCORDANCE WITH AMCA FOR BOTH SOUND AND AIR PERFORMANCE. ALL FANS SHALL BE U.L. LISTED.
2. FAN SHALL BE PROVIDED WITH A NEMA-1 (INDOORS) OR NEMA-3R (OUTDOORS); DISCONNECT SWITCH, FACTORY MOUNTED AND WIRED.
3. PROVIDE GRAVITY BACKDRAFT DAMPER IN NECK OF EXHAUST DUCT BELOW ROOF DECK.
4. PROVIDE WITH PRE-FABRICATED SELF-FLASHING ROOF CURB.



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Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 3 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

Energy Component	Standard Design Site (MWH)	Proposed Design Site (MWH)	Margin (MWH)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	15.5	--	185.8	--	--
Space Cooling	56.3	41.8	14.5	--	--	--
Indoor Fans	116.8	78.7	38.6	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	1.9	1.9	0.0	314.9	314.9	0.0
Indoor Lighting	25.7	25.7	0.0	--	--	--
Compliance Total	200.7	169.1	37.6	500.7	314.9	185.8
Receptacle	60.1	60.1	0.0	--	--	--
Process	83.1	83.1	0.0	--	--	--
Other Lig	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	343.9	306.3	37.6	500.7	314.9	185.8

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.
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-LTJ-02-E) for the requirements of section 140.6(4) Automatic Daylighting Controls in Secondary Daylit Zones is required.

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: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 6 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

1	2	3	4	5	6
Penetration Tag/ID	Orientation	Depth(Rt.)	Height from Bottom of Sill to Overhang(Rt.)	Right Extent(Rt.)	Left Extent(Rt.)
Window49	West	20.0	14.1	10.0	10.0

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Notes
2nd Floor QSR	SZHP (Split3Phase)	4	41	0	HSPF	8.20	44	SEER	14.00	NoEconomizer	N
2nd Floor Circulation	SZHP (Split3Phase)	3	52	0	HSPF	8.20	58	SEER	14.00	NoEconomizer	N
1st Floor QSR	SZHP (Split3Phase)	10	41	0	HSPF	8.20	44	SEER	14.00	NoEconomizer	N
1st Floor Circulation	SZHP (Split3Phase)	2	52	0	HSPF	8.20	58	SEER	14.00	NoEconomizer	N
1st Floor Circulation Hg	SZHP (Split3Phase)	4	52	0	HSPF	8.20	58	SEER	14.00	NoEconomizer	N
6-240 Electrical Room	SZAC (Split1Phase)	1	0	0	NA	NA	55	EER	12.000	NoEconomizer	N

Notes: N - New, A - Altered, E - Existing

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 9 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

Multifamily or Hotel/Motel Occupancy? (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)												No
Does the Project include Zonal Systems?												No

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY												
1	2	3	4	5	6	7	8	9	10	11	12	
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Airflow (cfm)				Fan			
			Heating	Cooling	Design	Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor	
1-2nd Floor QSR-Trm	1-2nd Floor QSR	Uncontrolled	NA	NA	6400	NA	0.00	NA	NA	NA	NA	☐
2-2nd Floor Circulation & S-Trm	2-2nd Floor Circulation & S	Uncontrolled	NA	NA	5250	NA	0.00	NA	NA	NA	NA	☐
3-1st Floor QSR High Collin-Trm	3-1st Floor QSR High Collin	Uncontrolled	NA	NA	16000	NA	0.00	NA	NA	NA	NA	☐
4-1st Floor Circulation & S-Trm	4-1st Floor Circulation & S	Uncontrolled	NA	NA	3500	NA	0.00	NA	NA	NA	NA	☐
5-1st Floor Circulation & S-Trm	5-1st Floor Circulation & S	Uncontrolled	NA	NA	7000	NA	0.00	NA	NA	NA	NA	☐
6-6-240 Electrical Room-Trm	6-6-240 Electrical Room	Uncontrolled	NA	NA	1750	NA	0.00	NA	NA	NA	NA	☐

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: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 3 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ² -yr)			
COMPLIES			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	20.86	21.03	-0.17
Space Cooling	114.63	89.60	25.03
Indoor Fans	186.07	124.58	61.09
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	34.53	34.53	--
Indoor Lighting	41.63	41.63	--
ENERGY STANDARDS COMPLIANCE TOTAL	397.70	311.77	85.93 (21.6%)

¹ Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS¹			
☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2			
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	96.79	96.79	--
Process	131.79	131.79	--
Other Lig	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	626.28	540.35	85.9 (13.7%)

¹ Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 5 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Notes
R-19 Wall Metal Stud x R10	ExteriorWall	16701	Metal	19	10	U-Factor	0.066	Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal Framed wall, 3/8in. OC, 5.5in., R 19 Gypsum Board - 3/8 in.	N
Uninsulated Raised Slab F13	InteriorFloor	5923	NA	0	NA	U-Factor	0.546	Concrete - 140 lb/ft ³ - 4 in.	N
R-22 Roof No Attic15	Roof	12009	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Plywood - 1/4 in. Compliance Insulation R22.00 Metal Deck - 1/16 in.	N
Slab On Grade36	UndergroundFloor	12119	NA	0	NA	F-Factor	0.73	Slab Type = UninsulatedSubGrade Insulation R-Value = R0	N

¹ Source: N - New, A - Altered, E - Existing

1	2	3	4	5	6	7	8	9
Penetration Assembly Name / Tag or I.D.	Penetration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft ²	Overall U-factor	Overall SHGC	Overall VT	Notes
Low E Insulated Glazing	VerticalFenestration FixedWindow	NFRC Rated	Manufactured	5402	0.36	0.25	0.50	N

¹ Notes: Newly installed fenestration shall have a verified NFRC Label Certificate or use the CEC default tables found in Table 110.5-A and Table 110.5-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix Table and are used in the analysis.

² Source: N - New, A - Altered, E - Existing

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 8 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(f)	Evaporative Cooling	Heat Recovery	Other Controls
1st Floor QSR	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
1st Floor Circulation	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
1st Floor Circulation Hg	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
6-240 Electrical Room	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCHL.

H6. MECHANICAL VENTILATION								
1	2	3	4	5	6	7	8	9
Zone Name	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (ft ²)	DCV or Occupant Sensor Controls, or Both
1-2nd Floor QSR	Food Service - Cafeteria/fast-food dining	0	11.56	0	1157	0	2313	NA
2-2nd Floor Circulation & S	Food Service - Cafeteria/fast-food dining	0	114.07	0	1711	0	3422	NA
3-1st Floor QSR High Collin	Food Service - Cafeteria/fast-food dining	0	34.75	0	3475	0	6949	NA
4-1st Floor Circulation & S	Food Service - Cafeteria/fast-food dining	0	86.50	0	1298	0	2595	NA
5-1st Floor Circulation & S	Food Service - Cafeteria/fast-food dining	0	85.84	0	1288	0	2575	NA
6-6-240 Electrical Room	General - Unoccupied	0	0.28	0	0	0	188	NA

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 1 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

A. GENERAL INFORMATION			
1 Project Location (city)	Dana Point	8 Standards Version	Compliance2019
2 CA Zip Code	92629	9 Compliance Software (version)	EnergyPro 8.2
3 Climate Zone	6	10 Weather File	TORRANCE_722955_CZ2010.epw
4 Total Conditioned Floor Area in Scope	18,042 ft ²	11 Building Orientation (deg)	(N) 0 deg
5 Total Unconditioned Floor Area	0 ft ²	12 Permitted Scope of Work	NewEnvelopeAndMechanical
6 Total # of Stories (Habitable Above Grade)	1	13 Building Type(s)	Nonresidential
7 Total # of dwelling units	0	14 Gas Type	NaturalGas

B. PROJECT SUMMARY			
Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.			
Building Components Complying via Performance		Building Components Complying Prescriptively	
Envelope (see Table G)	☒ Performance ☐ Not Included	☐ Performance ☒ Not Included	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).
Mechanical (see Table H)	☒ Performance ☐ Not Included	Covered Process: Computer Rooms ☐ Performance ☒ Not Included	Indoor Lighting (Unconditioned) \$140.6 NRCC-LTJ-E Outdoor Lighting \$140.7 NRCC-LTJ-E Sign Lighting \$140.8 NRCC-LTJ-E
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust ☐ Performance ☒ Not Included	Mandatory Measures Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be on the NRCC form noted if applicable (i.e. compliance will not be shown on the NRCC-PRF-E)
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included		Electrical Power Distribution \$110.11 NRCC-ELC-E Commissioning \$120.8 NRCC-CM-E Solar Ready \$110.10 NRCC-SRA-E
Solar Thermal Water Heating (see Table I)	☐ Performance ☒ Not Included		

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 4 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)			
1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft ²)	Total Fenestration Area (ft ²)	Window to Wall Ratio (%)
North-Facing ¹	5,120 ft ²	1,163 ft ²	22.7%
East-Facing ²	3,215 ft ²	1,577 ft ²	49.1%
South-Facing ³	5,200 ft ²	1,178 ft ²	22.7%
West-Facing ⁴	3,166 ft ²	1,484 ft ²	46.9%
Total	16,701 ft ²	5,402 ft ²	32.3%
Roof	12,009 ft ²	0 ft ²	00.0%

Notes:
¹North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
²East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
³South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
⁴West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 7 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	12/04, Fri, Aug 20, 2021
Input File Name:	DPHR Building 6 Mech & Env.cbd13lx		

H2. FAN SYSTEMS SUMMARY ¹												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	Supply Fan	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Economizer Type (if present)
2nd Floor QSR	SZHP	289	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N
2nd Floor Circulation	SZHP	570	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N
1st Floor QSR	SZHP	347	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N
1st Floor Circulation	SZHP	649	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N
1st Floor Circulation Hg	SZHP	322	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N
6-240 Electrical Room	SZAC	0	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer N

¹ Source: N - New, A - Altered, E - Existing

H3. EXHAUST FAN SUMMARY												
This Section Does Not Apply												

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)												
This Section Does Not Apply												

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(f)	Evaporative Cooling	Heat Recovery	Other Controls
2nd Floor QSR	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
2nd Floor Circulation	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:06:13

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:27:47

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:27:47

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-20 12:27:47

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Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 3 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

Energy Component	Standard Design Site (kBtu/h)	Proposed Design Site (kBtu/h)	Margin (kBtu/h)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	14.3	--	126.3	--	--
Space Cooling	34.7	27.7	7.0	--	--	--
Indoor Fans	82.7	58.9	23.8	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	2.1	2.1	0.0	353.7	353.7	0.0
Indoor Lighting	39.4	39.4	0.0	--	--	--
Compliance Total	158.9	142.4	16.5	480.0	353.7	126.3
Receptacle	43.0	43.0	0.0	--	--	--
Process	16.6	16.6	0.0	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	218.5	202.0	16.5	480.0	353.7	126.3

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-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

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 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 6 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	PHYS
8-210 RESTAURANT	SZHP (Split1Phase)	3	52	0	HSPF	8.200	58	SEER EER	14.000 11.500	NoEconomizer	N
8-205 RETAIL	SZHP (Packaged3Phase)	1	22	0	HSPF	8.20	22	SEER EER	15.00 12.00	NoEconomizer	N
8-200 RETAIL	SZHP (Packaged3Phase)	1	41	0	HSPF	8.30	46	SEER EER	16.30 11.500	NoEconomizer	N
8-130 RESTAURANT	SZHP (Split1Phase)	1	52	0	HSPF	8.200	58	SEER EER	14.000 11.500	NoEconomizer	N
8-125 RESTAURANT	SZHP (Split1Phase)	1	52	0	HSPF	8.200	58	SEER EER	14.000 11.500	NoEconomizer	N
8-120 RESTAURANT	SZHP (Split1Phase)	1	41	0	HSPF	8.200	44	SEER EER	14.000 11.500	NoEconomizer	N
8-115 RESTAURANT	SZHP (Split1Phase)	2	41	0	HSPF	8.200	44	SEER EER	14.000 11.500	NoEconomizer	N
8-110 RETAIL	SZHP (Split1Phase)	1	21	0	HSPF	8.200	23	SEER EER	14.000 11.500	NoEconomizer	N
8-105 RETAIL	SZHP (Split1Phase)	1	25	0	HSPF	8.500	28	SEER EER	14.000 11.500	NoEconomizer	N
8-100 RETAIL	SZHP (Split1Phase)	1	24	0	HSPF	8.400	28	SEER EER	14.000 11.500	NoEconomizer	N
8-175 ELEVATOR S EQUIPMEN	MiniSplitHP (Split1Phase)	1	0	6	HSPF	6.000	24	SEER EER	21.400 12.200	NA	N

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 9 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
8-100 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

1	2	3	4	5	6	7	8	9
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
1-8-215.2 RESTAURANT	Food Service - Restaurant dining rooms	0	33.34	0	500	0	1000	NA
2-8-215.1 RESTAURANT	Food Service - Restaurant dining rooms	0	30.53	0	458	0	916	NA
3-8-210 RESTAURANT	Food Service - Restaurant dining rooms	0	85.64	0	1285	0	2569	NA
4-8-205 RETAIL	Retail - Sales	0	4.24	0	327	0	509	NA
5-8-200 RETAIL	Retail - Sales	0	11.30	0	339	0	1354	NA
6-8-175 ELEVATOR S EQUIPMEN	General - Unoccupied	0	0.13	0	0	475	87	NA
7-8-130 RESTAURANT	Food Service - Restaurant dining rooms	0	32.43	0	487	0	973	NA
8-8-125 RESTAURANT	Food Service - Restaurant dining rooms	0	26.80	0	402	0	804	NA
9-8-120 RESTAURANT	Food Service - Restaurant dining rooms	0	20.67	0	310	0	620	NA
10-8-115 RESTAURANT	Food Service - Restaurant dining rooms	0	50.94	0	764	0	1528	NA
11-8-110 RETAIL	Retail - Sales	0	3.93	0	318	0	471	NA
12-8-105 RETAIL	Retail - Sales	0	5.48	0	365	0	658	NA

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 2 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	20.36	27.58	-7.22
Space Cooling	102.42	86.79	15.63
Indoor Fans	187.92	132.15	55.77
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	55.71	55.71	--
Indoor Lighting	92.25	92.25	--
ENERGY STANDARDS COMPLIANCE TOTAL	459.66	394.48	65.18 (14.2%)

¹ Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS¹			
☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2			
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	100.67	100.67	--
Process	36.31	36.31	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	596.64	531.46	65.2 (10.9%)

¹ Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 5 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	PHYS
8 CMU/2R	ExteriorWall	1233	NA	0	NA	U-Factor	0.694	Concrete - 140 lb/ft³ - 8 in.	N
Slab On Grade/9	Underground/oor	6185	NA	0	NA	F-Factor	0.73	Slab Type - Unheated/SlabOnGrade Insulation R-Value = R0	N

¹ Notes: N - New, A - Altered, E - Existing

G5. FENESTRATION ASSEMBLY SUMMARY									
1	2	3	4	5	6	7	8	9	10
Fenestration Assembly Name / Tag or ID	Fenestration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft²	Overall U-Factor	Overall SHGC	Overall VT	PHYS	PHYS
Low E	VerticalFenestration Floor/Window	NRCC Rated	Manufactured	4903	0.36	0.25	0.50	N	N

¹ Newly installed fenestration shall have a certified NRCC Label Certificate or use the CEC adjust table found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass only, do not include the frame, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix M and are used in the analysis.

² Source: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)											
1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	PHYS
8-215.2 RESTAURANT	SZHP (Packaged3Phase)	1	55	0	COP	3.40	70	EER	12.0	NoEconomizer	N
8-215.1 RESTAURANT	SZHP (Packaged3Phase)	1	51	0	HSPF	8.30	60	SEER EER	16.20 12.20	NoEconomizer	N

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 8 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
8-215.2 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-215.1 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-210 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-205 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-200 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-130 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-125 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-120 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-115 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-110 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
8-105 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 1 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

A. GENERAL INFORMATION			
1 Project Location (city)	Dana Point	8 Standards Version	Compliance2019
2 CA Zip Code	92629	9 Compliance Software (version)	EnergyPro 8.2
3 Climate Zone	6	10 Weather File	TORRANCE_727955_CZ7010.epw
4 Total Conditioned Floor Area in Scope	12,535 ft²	11 Building Orientation (deg)	(N) 0 deg
5 Total Unconditioned Floor Area	0 ft²	12 Permitted Scope of Work	NewEnvelopeAndMechanical
6 Total # of Stories (Habitable Above Grade)	1	13 Building Typets)	Nonresidential
7 Total # of dwelling units	0	14 Gas Type	NaturalGas

B. PROJECT SUMMARY			
Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permitted application.			
Building Components Complying via Performance		Building Components Complying Prescriptively	
Envelope (see Table G)	☒ Performance ☐ Not Included	☐ Performance ☒ Not Included	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e., compliance will not be shown on the NRCC-PRF-E).
Mechanical (see Table H)	☒ Performance ☐ Not Included	☐ Performance ☒ Not Included	Indoor Lighting (Unconditioned)§140.6 NRCC-LTI-E Outdoor Lighting §140.7 NRCC-LTO-E Sign Lighting §140.8 NRCC-LTS-E
Domestic Hot Water (see Table I)	☒ Performance ☐ Not Included	☐ Performance ☒ Not Included	Mandatory Measures Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e., compliance will not be shown on the NRCC-PRF-E).
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included	☐ Performance ☒ Not Included	Electrical Power Distribution §130.11 NRCC-ELC-E Commissioning §120.8 NRCC-CMR-E Solar Ready §130.10 NRCC-SRA-E
Solar Thermal Water Heating (see Table J)	☐ Performance ☒ Not Included	☐ Performance ☒ Not Included	

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 4 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

1	2	3	4	5	6	7	8	9	10
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)						
North-Facing ¹	5,093 ft²	2,250 ft²	44.2%						
East-Facing ¹	1,676 ft²	360 ft²	21.5%						
South-Facing ¹	3,246 ft²	1,536 ft²	47.3%						
West-Facing ¹	1,481 ft²	757 ft²	51.2%						
Total	11,496 ft²	4,903 ft²	42.7%						
Roof	6,350 ft²	0 ft²	00.0%						

¹ Notes:
North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

G3. OPAQUE SURFACE ASSEMBLY SUMMARY									
1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	PHYS
R-19 Wall Metal Stud + R10	ExteriorWall	9516	Metal	19	10	U-Factor	0.065	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal framed wall, 16in. OC, S. 5in. R-19 Gypsum Board - 3/8 in.	N
Uninsulated Raised Slab F12	InteriorFloor	6350	NA	0	NA	U-Factor	0.238	Concrete - 140 lb/ft³ - 4 in. Carpet - 3/4 in.	N
R-22 Roof No Attic14	Roof	6350	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/8 in. Metal Deck - 1/16 in.	N
12 CMU/17	ExteriorWall	747	NA	0	NA	U-Factor	0.575	Concrete - 140 lb/ft³ - 12 in.	N

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 14:06:27

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 7 of 14
Project Address:	Dana Point 92629	Calculation Date/Time:	14:02, Mon, Aug 23, 2021
Input File Name:	DPHR Building 8 Mech & Env.cbd15x		

H2. FAN SYSTEMS SUMMARY ¹												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	Supply Fan			Control	Return Fan			Control	Economizer Type (if present)	r (percent)
	packaged, DOAS, etc.	CFM	CFM	BHP	Watts		CFM	BHP	Watts			
8-215.2 RESTAURANT	SZHP	500	2400	0.930	811.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-215.1 RESTAURANT	SZHP	458	2000	0.540	470.9	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-210 RESTAURANT	SZHP	428	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-205 RETAIL	SZHP	327	800	0.190	165.7	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-200 RETAIL	SZHP	389	1600	0.370	322.7	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-130 RESTAURANT	SZHP	487	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-125 RESTAURANT	SZHP	402	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-120 RESTAURANT	SZHP	330	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-115 RESTAURANT	SZHP	382	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-110 RETAIL	SZHP	118	600	0.250	206.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-105 RETAIL	SZHP	165	1000	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-100 RETAIL	SZHP	261	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
8-175 ELEVATOR S EQUIPMEN	MindSPRHP	0	775	0.064	56.0	ConstantVolume	NA	NA	NA	NA	NA	N

¹ Datasheet: New, A - AHJ-002, F - Existing

H3. EXHAUST FAN SUMMARY						
1	2	3	4	5	6	7
System ID	Zone	Qty	CFM	Motor BHP	Motor Watts	Total Static Pressure (in H2O)
8-175 ELEVATOR S EQUIPMEN2	6-8-175 ELEVATOR S EQUIPMEN	1	475	0.100	87.2	0.87

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)
This Section Does Not Apply

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 3 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

C3. ENERGY USE SUMMARY						
Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)
Space Heating	--	20.5	--	233.2	--	--
Space Cooling	49.4	39.9	9.5	--	--	--
Indoor Fans	124.4	93.4	31.0	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	0.5	0.5	0.0	685.1	685.1	0.0
Indoor Lighting	49.5	49.5	0.0	--	--	--
Compliance Total	223.8	203.8	20.0	918.3	685.1	233.2
Receptacle	62.7	62.7	0.0	--	--	--
Process	--	--	--	--	--	--
Other Lig	1.8	1.8	0.0	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	288.3	268.3	20.0	918.3	685.1	233.2

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 unoccupied 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(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

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 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 6 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Heating			Cooling			Economizer Type (if present)	Efficiency	Notes
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency			
9-205 RESTAURANT	SZHP (Split1Phase)	3	52	0	HSPF	8,200	58	SEER EER	14,000 11,500	No/Economizer	N
9-200 RESTAURANT	SZHP (Split1Phase)	3	52	0	HSPF	8,200	58	SEER EER	14,000 11,500	No/Economizer	N
9-120 RESTAURANT	SZHP (Split1Phase)	2	41	0	HSPF	8,200	44	SEER EER	14,000 11,500	No/Economizer	N
9-115 RESTAURANT	SZHP (Split1Phase)	2	52	0	HSPF	8,200	58	SEER EER	14,000 11,500	No/Economizer	N
9-115.1 RESTAURANT	SZHP (Split1Phase)	1	41	0	HSPF	8,200	44	SEER EER	14,000 11,500	No/Economizer	N
9-110 RETAIL	SZHP (Split1Phase)	1	25	0	HSPF	8,500	28	SEER EER	14,000 11,500	No/Economizer	N
9-105 RETAIL	SZHP (Split1Phase)	1	25	0	HSPF	8,500	28	SEER EER	14,000 11,500	No/Economizer	N
9-100 RESTAURANT	SZHP (Split1Phase)	4	52	0	HSPF	8,200	58	SEER EER	14,000 11,500	No/Economizer	N

Notes: N - New, A - Altered, E - Existing

H2. FAN SYSTEMS SUMMARY¹

1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	Economizer Type (if present)
9-210 RESTAURANT	SZHP	396	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	No/Economizer
9-205 RESTAURANT	SZHP	417	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	No/Economizer
9-200 RESTAURANT	SZHP	554	1750	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NA	No/Economizer
9-120 RESTAURANT	SZHP	386	1600	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NA	No/Economizer

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 9 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

H6. MECHANICAL VENTILATION

1	2	3	4	5	6	7	8	9
Zone Name	Ventilation Function	# hotel rooms	Mechanical Ventilation		Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
			# of people	# of bedrooms				
4-9-120 RESTAURANT	Food Service - Restaurant dining rooms	0	51.47	0	772	0	1544	NA
5-9-115 RESTAURANT	Food Service - Restaurant dining rooms	0	66.67	0	1000	0	2000	NA
6-9-115.1 RESTAURANT	Food Service - Restaurant dining rooms	0	12.93	0	194	0	388	NA
7-9-110 RETAIL	Retail - Sales	0	5.86	0	376	0	703	NA
8-9-105 RETAIL	Retail - Sales	0	5.77	0	173	0	692	NA
9-9-100 RESTAURANT	Food Service - Restaurant dining rooms	0	115.81	0	1737	0	3474	NA

Multifamily or Hotel/Motel Occupancy? (if "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)

No

Does the Project include Zonal Systems?

No

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

HVAC ZONAL SYSTEM AND TERMINAL UNIT SUMMARY												
1	2	3	4	5	6	7	8	9	10	11	12	
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Design	Airflow (cfm)		Min. Ratio	Fan			
			Heating	Cooling		Min.	Max.		BHP	Watts	Cycles	ECM Motor
1-9-210 RESTAURANT-Tm	1-9-210 RESTAURANT	Uncontrolled	NA	NA	7000	NA	0.00	NA	NA	NA	☐	
2-9-205 RESTAURANT-Tm	2-9-205 RESTAURANT	Uncontrolled	NA	NA	5250	NA	0.00	NA	NA	NA	☐	
3-9-200 RESTAURANT-Tm	3-9-200 RESTAURANT	Uncontrolled	NA	NA	5250	NA	0.00	NA	NA	NA	☐	

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 2 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TOV Energy Use, kBtu/ft ² -yr)			
COMPLIES			
Energy Component	Standard Design (TOV)	Proposed Design (TOV)	Compliance Margin (TOV) ¹
Space Heating	26.44	27.84	-1.40
Space Cooling	106.30	90.66	15.64
Indoor Fans	196.59	147.56	49.03
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	70.25	70.25	--
Indoor Lighting	81.76	81.76	--
ENERGY STANDARDS COMPLIANCE TOTAL	481.34	418.07	63.27 (13.1%)

¹ Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS¹

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS ¹			
This project is pursuing CalGreen Tier 1			
Miscellaneous Energy Component	Standard Design (TOV)	Proposed Design (TOV)	Compliance Margin (TOV) ¹
Receptacle	103.49	103.49	--
Process	--	--	--
Other Lig	2.95	2.95	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	587.78	524.51	63.3 (10.8%)

¹ Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 5 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Notes
Slab On Grade39	UndergroundFloor	9383	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N
8 CMU Wall61	ExteriorWall	85	NA	0	NA	U-Factor	0.379	Concrete - Part Grouted and Empty - 125 lb/ft ³ - 8 in.	N

G5. FENESTRATION ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft ²	Overall U-factor	Overall SHGC	Overall VT	Notes
Low E	Vertical fenestration FixedWindow	NFRC Rated	Manufactured	5905	0.36	0.25	0.50	N

¹ Newly installed fenestration that have a certified NFRC label Certificate or use the EEC Adjusted values found in Table 210.5-A and Table 210.5-B. Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. See built fenestration values are calculated per Nonresidential Appendix A and are used in the analysis.

Notes: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Heating			Cooling			Economizer Type (if present)	Efficiency	Notes
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency			
9-210 RESTAURANT	SZHP (Split1Phase)	4	52	0	HSPF	8,200	58	SEER EER	14,000 11,500	No/Economizer	N

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 8 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

H5. SYSTEM SPECIAL FEATURES

1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(f)	Evaporative Cooling	Heat Recovery	Other Controls
9-120 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
9-115 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
9-115.1 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
9-110 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
9-105 RETAIL	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
9-100 RESTAURANT	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MP-E.

H6. MECHANICAL VENTILATION

1	2	3	4	5	6	7	8	9
Zone Name	Ventilation Function	# hotel rooms	Mechanical Ventilation		Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
			# of people	# of bedrooms				
1-9-210 RESTAURANT	Food Service - Restaurant dining rooms	0	105.54	0	1583	0	3166	NA
2-9-205 RESTAURANT	Food Service - Restaurant dining rooms	0	83.47	0	1252	0	2504	NA
3-9-200 RESTAURANT	Food Service - Restaurant dining rooms	0	110.87	0	1663	0	3326	NA

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-08-23 13:43:25

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 1 of 13
Project Address:	Dana Point 92629	Calculation Date/Time:	13:35, Mon, Aug 23, 2021
Input File Name:	DPHR Building 9 Mech & Env.cbd19x		

A. GENERAL INFORMATION

1	Project Location (city)	Dana Point	8	Standards Version	Compliance2019
2	CA Zip Code	92629	9	Compliance Software (version)	EnergyPro 8.2
3	Climate Zone	6	10	Weather File	TORRANCE_722955_C22010.epw
4	Total Conditioned Floor Area in Scope	17,787 ft²	11	Building Orientation (deg)	(N) 0 deg
5	Total Unconditioned Floor Area	938 ft²	12	Permitted Scope of Work	New/RemeloopAndMechanical
6	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	Nonresidential
7	Total # of dwelling units	0	14	Gas Type	NaturalGas

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PLUMBING NOTES AND SPECIFICATIONS	
1. GENERAL	7. NATURAL GAS
A. CONTRACTOR SHALL PERFORM ALL WORK SO AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES, AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.	A. GAS SYSTEM SHALL BE SCHEDULE 40 BLACK STEEL WITH MALLEABLE IRON FITTINGS. VALVE SHALL BE LUBRICATED PLUG TYPE, SIMILAR TO CRANE #250.
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.	B. ALL BRANCH CONNECTIONS SHALL BE MADE ON THE TOP OR SIDE OF HORIZONTAL LINES.
C. FOR EXACT SPECIFICATIONS, MOUNTING HEIGHTS, COLORS, AND LOCATIONS OF ALL PLUMBING FIXTURES, REFER TO ARCHITECTURAL DRAWINGS.	C. GAS PIPING SHALL NOT BE RUN IN OR THROUGH SUPPLY AIR DUCTS, CLOTHES CHUTES, CHIMNEYS, VENTS, OR DUMBWATERS.
D. ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.	D. VALVES, UNIONS OR RUNNING THREAD SHALL NOT BE LOCATED IN ANY AIR PLENUM.
E. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR THE COMPLETION OF THE WORK.	E. PORTIONS OF GAS PIPING SYSTEMS INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBING FITTINGS, OR RUNNING THREADS.
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.	F. HANGERS AND SUPPORTS SHALL BE OF MATERIAL OF SUFFICIENT STRENGTH TO SUPPORT THE LOADS IMPOSED. HANGERS AND STRAPPING MATERIAL SHALL BE OF SIMILAR MATERIALS AS THE PIPING TO AVOID GALVANIC ACTION.
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.	G. INTERVAL OF SUPPORT: GAS PIPING SHALL BE SUPPORTED AT DISTANCES NOT EXCEEDING THE SPACING SPECIFIED IN 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.	H. PROVIDE INDIVIDUAL VALVE FOR EACH GAS OUTLET. THE VALVE SHALL BE ACCESSIBLE AND ADJACENT TO THE APPLIANCE.
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.	I. PROVIDE A UNION BETWEEN EACH APPLIANCE AND THE APPLIANCE GAS VALVE.
2. INSTALLATION	J. GAS OUTLETS WHICH DO NOT CONNECT TO APPLIANCES SHALL BE CAPPED GAS-TIGHT.
A. ALL HOT WATER PIPING SHALL BE INSULATED PER TABLE 123A, SECTION 123 OF THE BUILDING ENERGY EFFICIENCY STANDARDS, 2019 EDITION.	K. PROVIDE A DRIP LEG AHEAD OF EACH APPLIANCE SHUT-OFF VALVE.
B. LAVATORIES IN RESTROOMS SHALL HAVE 0.4 GPM FLOW RESTRICTORS ON HOT WATER SUPPLY. PROVIDE STRAINER DRAIN AND OVERFLOW ON ALL SINKS.	L. PORTIONS OF THE GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL BE TESTED BEFORE THE PIPING IS COMPLETELY CONCEALED.
C. CONDENSATE PIPING SHALL BE INSTALLED AT A SLOPE OF 1%.	M. THE GAS PIPING SYSTEM SHALL BE TESTED WITH AIR OR AN INERT GAS. THE SYSTEM SHALL BE "TESTED" TO A PRESSURE OF 1 1/2 TIMES THE SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 10 PSI. GAS PIPING SYSTEMS SHALL MAINTAIN THE FULL-TEST PRESSURE FOR A PERIOD OF 10 MINUTES.
D. SEWER PIPING SHALL BE INSTALLED AT A SLOPE OF 2%.	N. THE GAS PIPING SYSTEM SHALL BE PURGED TO A SAFE LOCATION. PIPING SHALL NOT BE PURGED INTO THE COMBUSTION CHAMBER OF AN APPLIANCE.
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 ANSIAWWA STANDARD C105A21-5-82.	8. HANGERS AND SUPPORTS
F. WRAP ALL CAST IRON PIPE AND FITTINGS BELOW SLAB OR GRADE WITH 20 MIL VISQUEEN TAPE AND 6" MINIMUM ENVELOPE OF CLEAN SAND ALL AROUND PIPE IN ACCORDANCE WITH ANSIAWWA STANDARD C105A21-5-82.	A. ALL FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE PIPING SYSTEM. SEE "FIXTURES" SECTION OF "NOTES AND SPECIFICATIONS" AND FIXTURE SCHEDULE NOTES.
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, BRAZED ALL JOINTS WITH LEAD-FREE BRAZING ALLOY. ALL WATER PIPING SHALL BE INSULATED.	B. MAXIMUM SPACING OF SUPPORTS FOR VERTICAL PIPING SHALL NOT EXCEED:
H. CONDENSATE DRAIN PIPING SHALL BE TYPE "M" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 95% ANTIMONY/TIN SWEAT JOINTS RUN CONDENSATE DRAIN PIPING UNDER THE ROOF DECK. INSULATE ALL CONDENSATE DRAIN PIPING WITHIN BUILDING INTERIOR.	TYPE OF PIPING MAXIMUM SPACING HUBLESS CAST IRON SOIL LINES AT BASE AND EACH FLOOR NOT TO EXCEED 15' THREADED STEEL PIPE (3/4" LESS) AT EVERY OTHER FLOOR NOT TO EXCEED 25' COPPER TUBE AT EVERY FLOOR NOT TO EXCEED 10' SCHEDULE 40 PVC AT EVERY FLOOR PLUS MID-FLOOR GUIDES PROVIDE RISER CLAMPS, WALL BRACKET HANGER, ETC. AS REQUIRED.
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.	C. MAXIMUM SPACING OF SUPPORTS FOR HORIZONTAL PIPING SHALL NOT EXCEED:
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.	TYPE OF PIPING MAXIMUM SPACING HUBLESS CAST IRON SOIL PIPE AT EVERY OTHER JOINT/INTERVEY JOINT WHERE OVER 4' THREADED STEEL PIPE (3/4" LESS) AT 10'-0" INTERVALS THREADED STEEL PIPE (1" & LARGER) AT 12'-0" INTERVALS COPPER TUBE (1 1/2" & LESS) AT 8'-0" INTERVALS COPPER TUBE (2" & LARGER) AT 10'-0" INTERVALS SCHEDULE 40 PVC AT 4'-0" INTERVALS
3. SCOPE OF WORK	D. ALL RISERS SHALL BE SUPPORTED AT THE BASE.
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:	E. PROVIDE CAPABILITY FOR EXPANSION AND CONTRACTION IN ALL PIPING AS INDICATED BELOW:
A. INSTALLATION OF ABOVE GROUND SANITARY DRAIN WASTE AND VENT PIPING.	TYPE OF PIPING TYPE OF PROVISIONS DRAIN LINES IN UNHEATED AREAS EXPANSION FITTING @ 12" DOMESTIC HOT WATER LINES EXPANSION LOOP @ 10"
B. INSTALLATION OF CLEANOUTS IN SANITARY DRAINAGE SYSTEMS.	F. FOR ALL PIPING 2 1/2" AND LARGER WITH HANGERS 12" OR LONGER, PROVIDE SEISMIC RESTRAINT SWAY BRACING AS FOLLOWS:
C. INSTALLATION OF DOMESTIC HOT AND COLD WATER PIPING INCLUDING ANTI-WATER HAMMER SHOCK ABSORBERS, VALVES, STOP VALVES, FLEX-SUPPLIES, DIELECTRIC UNIONS BETWEEN DISSIMILAR PIPING MATERIALS, ETC.	• LONGITUDINAL SWAY BRACING SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 80'-0"
D. INSTALLATION OF FIXTURES INCLUDING WALL HANGERS, SUPPORTS, STOP VALVES, FLEX-SUPPLIES, DRAINS, TRAPS, STRAINERS, FAUCETS, SOAP DISPENSERS, ISOLATIONCHNS, SEATS, AND OTHER DEVICES AS SHOWN ON THE DRAWINGS AND INDICATED IN THE SCHEDULE OF PLUMBING FIXTURES.	• LATERAL SWAY BRACING SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 40'-0"
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.	9. INSULATION
F. DISINFECTION OF THE DOMESTIC WATER SUPPLY SYSTEM.	A. THE FOLLOWING PIPING SHALL BE INSULATED:
G. INSTALLATION OF FIBERGLASS INSULATION, FITTING COVERS, AND JACKETS ON ALL HOT AND COLD DOMESTIC WATER PIPING.	• DOMESTIC COLD WATER
H. DESIGN, FURNISHING, AND INSTALLATION OF SEISMIC BRACING.	• DOMESTIC HOT WATER
I. CUTTING AND PATCHING AS REQUIRED.	• CONDENSATE DRAINS
J. PERMITS, INSPECTIONS, APPROVALS, AND CERTIFICATES, INCLUDING FEES.	B. INSULATION SHALL BE SIZED BASED ON WHICHEVER IS MORE STRINGENT PER CPC 609.11.2 AND SECTION 120.3 OF THE CALIFORNIA ENERGY CODE. PROVIDE JACKETS AS SPECIFIED BELOW.
K. 1 YEAR FULL GUARANTEE OF ALL WORKMANSHIP.	C. JACKETS FOR GENERAL PURPOSE, INDOOR USE SHALL BE MANVILLE "ZESTON 2000" PVC WITH "PERMA-WELO" ADHESIVE OR APPROVED EQUAL.
4. SANITARY DRAINAGE	D. JACKETS FOR OUTDOOR USE SHALL BE MANVILLE "ZESTON 2000" PVC WITH "PERMA-WELO" ADHESIVE OR APPROVED EQUAL.
• BELOW GRADE SANITARY WASTE AND VENT PIPING SHALL BE ABS SOLID WALL SCHEDULE 40 ASTM D 2661, FITTINGS SHALL BE MANUFACTURED TO ASTM D 3311.	E. VALVES, FLANGES, ELBOWS, TEES, HUBS AND OTHER FITTINGS SHALL BE INSULATED USING MANVILLE "H-10 TEMP" FIBERGLASS INSERTS WITH MANVILLE "ZESTON 2000" PVC FITTING COVERS SECURED WITH MANVILLE "PERMA-WELO" ADHESIVE.
• ABOVE GROUND SANITARY WASTE AND VENT PIPING SHALL NO-HUB CAST IRON MANUFACTURED TO ASTM A74 OR C151 P 301.	F. ALL INSULATION SYSTEMS, INCLUDING INSULATION, ADHESIVES AND JACKETS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM F468 FOR FLAMERESIST RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS.
A. 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, 2019 CALIFORNIA BUILDING CODE.	G. ALL BUT JOINTS OF INSULATION SECTIONS SHALL BE SEALED USING BUTT STRIPS AS RECOMMENDED BY THE MANUFACTURER FOR THE JACKET EMPLOYED.
B. CLEANOUTS FOR SANITARY DRAINAGE SYSTEMS SHALL BE LOCATED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.	10. TESTING AND DISINFECTION
C. 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.	A. ALL NEW PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.
D. VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF. VENTS SHALL NOT TERMINATE BELOW OR WITHIN 10' HORIZONTALLY OF ANY DOOR, WINDOW, FRESH AIR INTAKE OR OTHER VENTILATION OPENING. WHERE 10' HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, EXTEND VENT TO AT LEAST 3' ABOVE VENTILATION OPENING.	B. PER 2016 CALIFORNIA PLUMBING CODE, BUILDING SEWERS SHALL BE TESTED BY PLUGGING THE END OF THE BUILDING SEWER AT ITS POINTS OF CONNECTION WITH THE PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM AND COMPLETELY FILLING THE BUILDING SEWER WITH WATER FROM THE LOWEST TO THE HIGHEST POINT THEREOF, OR BY APPROVED EQUIVALENT LOW-PRESSURE TEST. PLASTIC DWV PIPING SYSTEMS SHALL NOT BE TESTED BY THE AIR METHOD. THE BUILDING SEWER SHALL BE WATER-TIGHT.
5. DOMESTIC WATER	C. DOMESTIC WATER SYSTEMS SHALL BE HYDROSTATIC TESTED AT 150 PSI FOR NOT LESS THAN ONE HOUR.
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%-0% LEAD-FREE ANTIMONY/TIN SOLDER.	D. ALL NEW DOMESTIC WATER SYSTEMS SHALL BE DISINFECTED USING A WATER CHLORINE SOLUTION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.
B. ALL POTABLE WATER PIPING SHALL BE DISINFECTED AS PER AWWA STANDARD C601-54 AND AS REQUIRED BY THE LOCAL BUILDING AND HEALTH DEPARTMENT CODES.	
C. ANTI WATER-HAMMER SHOCK ABSORBERS SHALL BE WATTS SERIES 15 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 ANGLED 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 116975.	
6. CONDENSATE DRAINS	
A. PIPING FOR PRIMARY AND SECONDARY CONDENSATE DRAINAGE SHALL BE HARD DRAWN COPPER TUBE, MINIMUM DWV WEIGHT.	
B. FITTINGS FOR CONDENSATE DRAINAGE PIPING SHALL BE WROUGHT COPPER WITH 95% 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 9'-0" OUTSIDE OF THE BUILDINGS UNLESS NOTED OTHERWISE. CONTINUATION OF THESE PIPING 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 BTU'S PER CUBIC FOOT.	
8. PIPING BETWEEN 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 PER 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 SERVED 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-CEILINGS AND ROOF-CEILINGS 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 1593 LEGISLATION EFFECTIVE JANUARY 1, 2019, WHICH LIMITS THE ALLOWABLE LEAD CONTENT IN CERTAIN DOMESTIC WATER SYSTEM COMPONENTS.	

CALIFORNIA GREEN BUILDING STANDARDS

1. SEPARATE SUBMETERS 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.

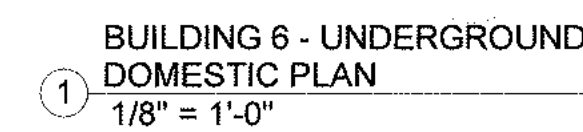
APPLICABLE CODES

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. ;
(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. ;
(2018 UNIFORM MECHANICAL CODE & 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA FIRE CODE (CFC), PART 8, 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

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 9'-0" OUTSIDE OF THE BUILDINGS UNLESS NOTED OTHERWISE. CONTINUATION OF THESE PIPING 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 BTU'S PER CUBIC FOOT.
8. PIPING BETWEEN 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 PER 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 SERVED 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-CEILINGS AND ROOF-CEILINGS 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 1593 LEGISLATION EFFECTIVE JANUARY 1, 2019, WHICH LIMITS THE ALLOWABLE LEAD CONTENT IN CERTAIN DOMESTIC WATER SYSTEM COMPONENTS.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
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11. CLEANOUTS
• PROVIDE CLEANOUTS PER CPC.
• INTERIOR CLEANOUTS SHALL BE WALL CLEANOUT



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 AND GREASE WASTE LINES SHALL SLOPE AT 2% REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

1 6" FIRE SERVICE LINE BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.

2 3" DOMESTIC WATER BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.

3 GAS SERVICE LINE(S) BELOW GRADE CONTINUED ON SITE
PLUMBING PLAN.



LINWOOD
ENGINEERING INC
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www.linwoodengineering.com

B W P | **BURNHAM** | **WARD**
P R O P E R T I E S

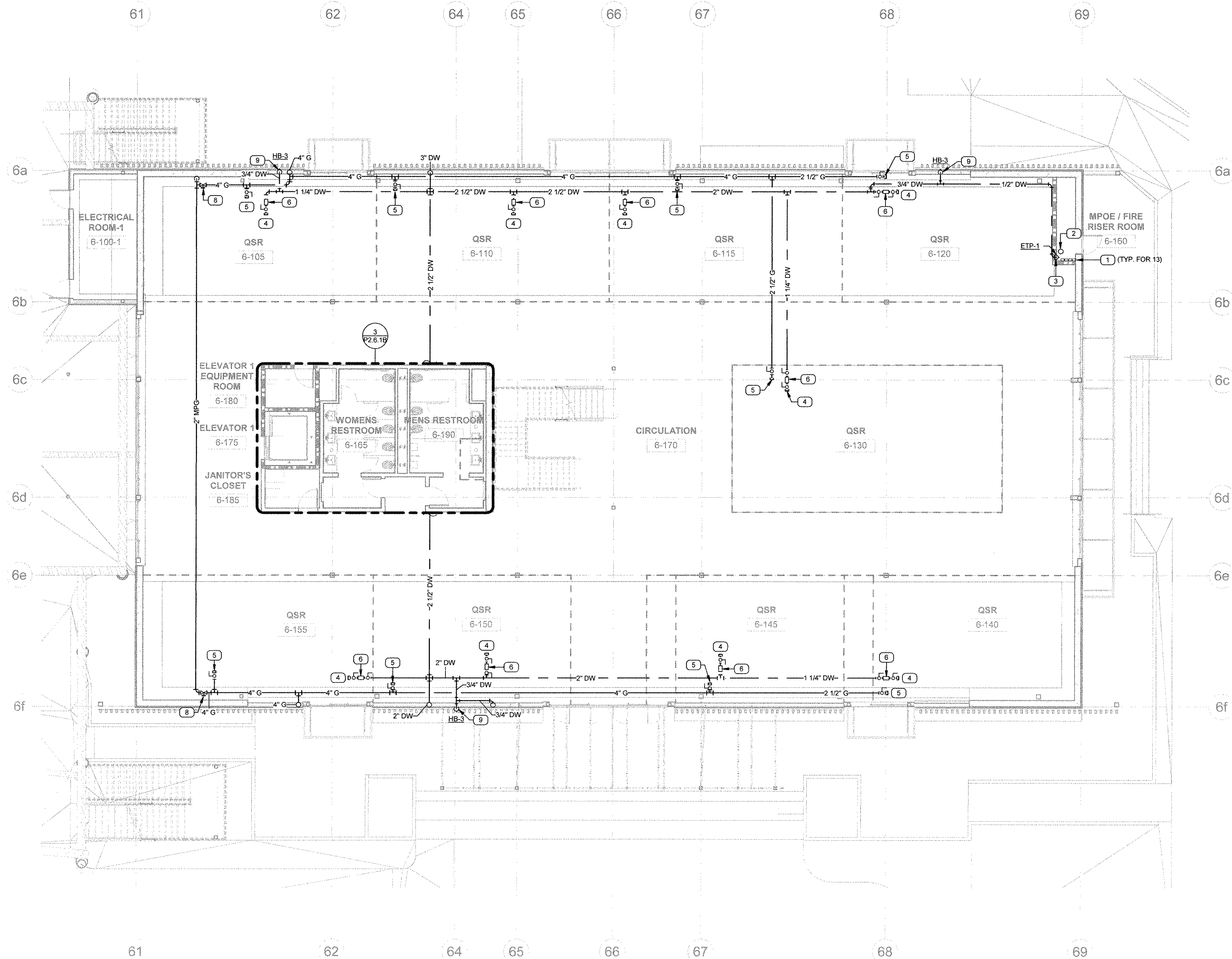
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DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

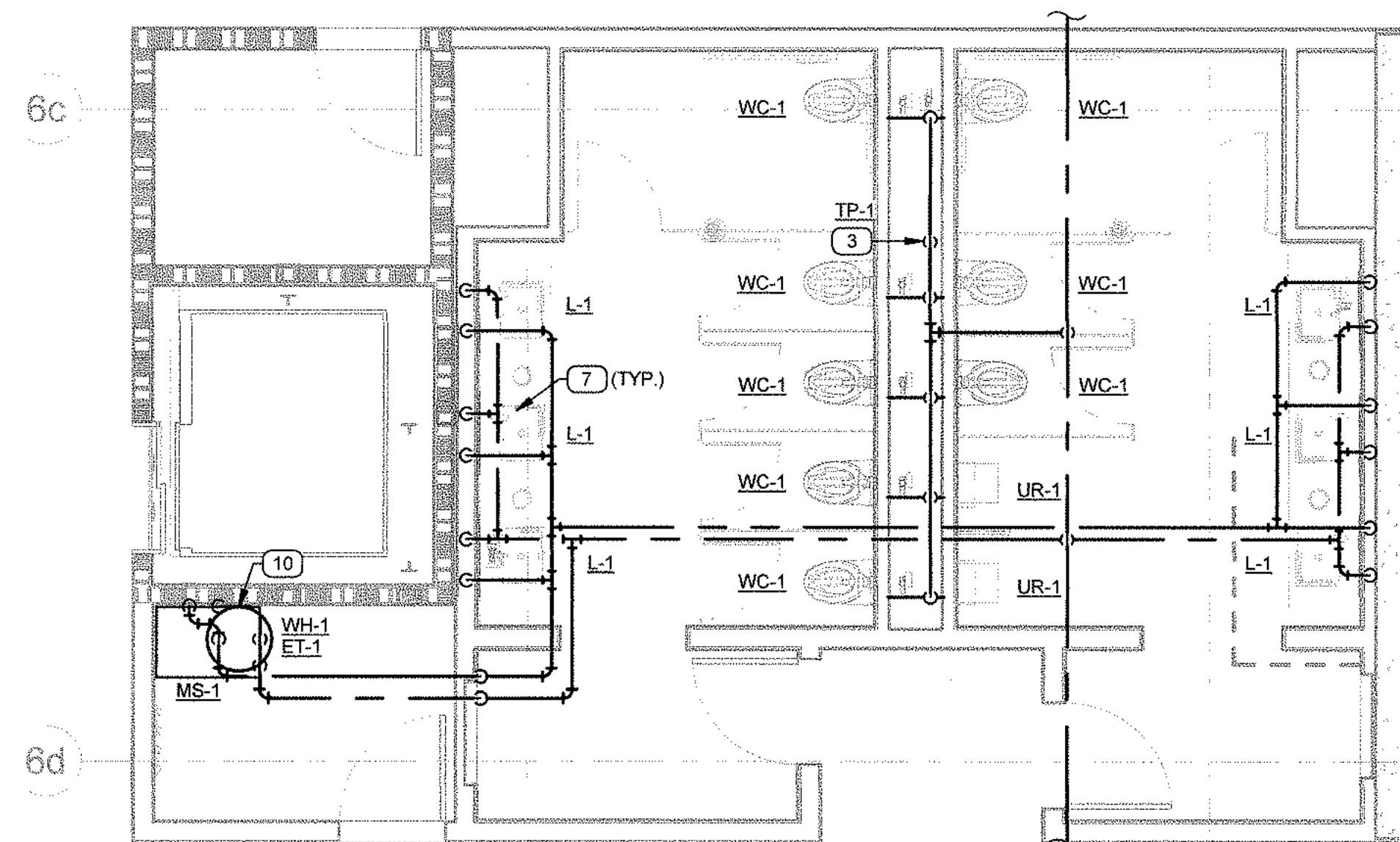
PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 6
UNDERGROUND
DOMESTIC PLAN**

P2.6.0B



1 BUILDING 6 - LEVEL 1 DOMESTIC PLAN
1/8" = 1'-0"



3 BUILDING 6 - LEVEL 1 ENLARGED
RESTROOM - DOMESTIC
1/4" = 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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

1. PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VLS OR EQUAL ON WALL. COORDINATE EXACT LOCATION WITH OWNER.
2. 6" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
3. 1/2" DOMESTIC WATER TO TRAP PRIMER.
4. 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
5. 2-1/2" GAS LINE CAPPED FOR FUTURE CONNECTION (1,120 CFH MAXIMUM). PIPING SEE BASED ON CPC TABLE 1215.2(1). TOTAL DEVELOPED LENGTH = 250 FEET.
6. PROVIDE 1" WATER SUBMETER BY NEPTUNE MODEL T-10 OR EQUAL. METER SHALL COMMUNICATE WITH REMOTE MODULE IN FIRE RISER ROOM OR ELECTRICAL ROOM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7. PROVIDE ACCESSIBLE BRADLEY S69-4000A MIXING VALVE SET TO 110°F IN WALL BENEATH SINK/LAVATORY.
8. PROVIDE VENTLESS PRESSURE REGULATING VALVE, INLET 5 PSI, OUTLET 8" W.C.
9. LOCATE WALL HYDRANT BETWEEN EXTERIOR BATTENS. SEE ARCHITECTURAL SHEETS FOR MORE DETAIL.
10. INSTALL WATER HEATER AND EXPANSION TANK ON PLATFORM ABOVE MOP SINK PER DETAIL 8 ON DRAWING P3.1.1.

SMSARCH

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



DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

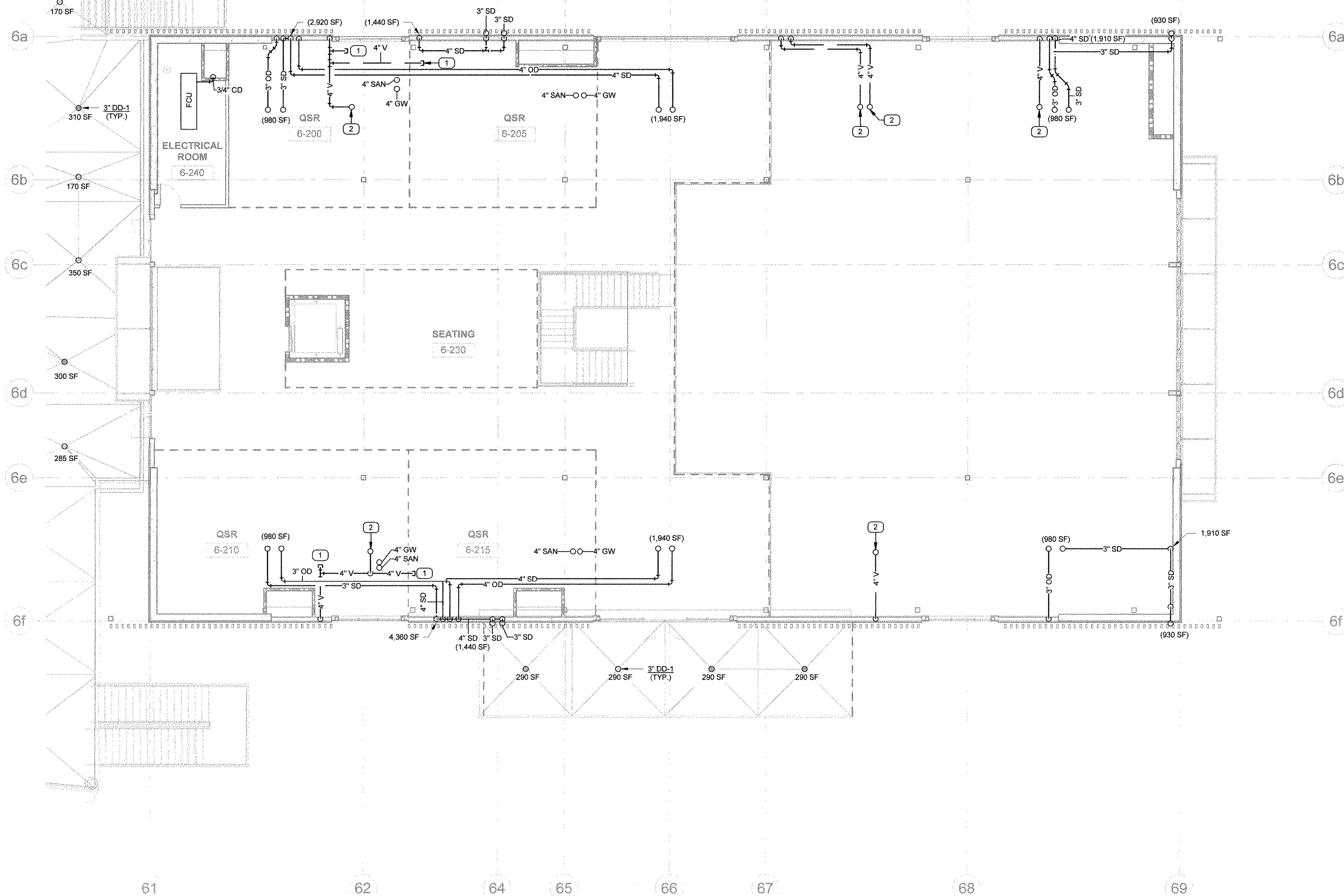
BWP BURNHAM|WARD
P R O P E R T I E S



No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

PROJECT NO. 19019
DATE 2021.03.26
DRAWING TITLE
**BUILDING 6 LEVEL 1
DOMESTIC PLAN**

P2.6.1B



1 BUILDING 6 - LEVEL 2 SANITARY 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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
- SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
- 4" VENT UP.

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BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
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BWP BURNHAM|WARD
PROPERTIES



No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

DESIGNER AND WRITER FOR MATERIAL APPROVING HEREIN CERTIFICATE ORIGINAL AND UNLESS OTHERWISE NOTED BY THE ARCHITECT

PROJECT NO. 19019
DATE 2021.03.26

DRAWING TITLE
BUILDING 6 LEVEL 2
SANITARY PLAN

DRAWING NO.

P2.6.2A



1. REFER TO CIVIL DRAWINGS FOR INVERT ELEVATIONS FOR ALL PIPING SYSTEMS.
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3. ALL SANITARY AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 PROVIDE 1" WATER SUBMETER BY NEPTUNE MODEL 1-T10R EQUAL. METER SHALL COMMUNICATE WITH REMOTE MODULE IN FIRE RISER ROOM OR ELECTRICAL ROOM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 2 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 3 2-1/2" GAS LINE CAPPED FOR FUTURE CONNECTION (1,120 CFH MAXIMUM). PIPING TO BE BASED ON C TABLE 1215.2(1). TOTAL DEVELOPED LENGTH = 250 FEET.
- 4 LOCATE WALL HYDRANT BETWEEN EXTERIOR BATTENS. SEE ARCHITECTURAL SHEETS FOR MORE DETAIL.

P2.6.2B



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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 4" VENT THROUGH ROOF. VERIFY VENT TERMINATION IS A MINIMUM 10 FT. HORIZONTALLY FROM OR 3 FT. ABOVE ANY AIR INTAKE.
- 2 PROVIDE LEADER FROM GUTTER. SEE ARCHITECTURAL SHEETS FOR GUTTER DETAIL.

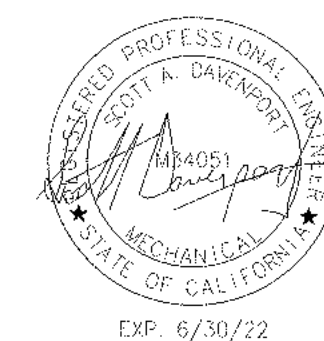
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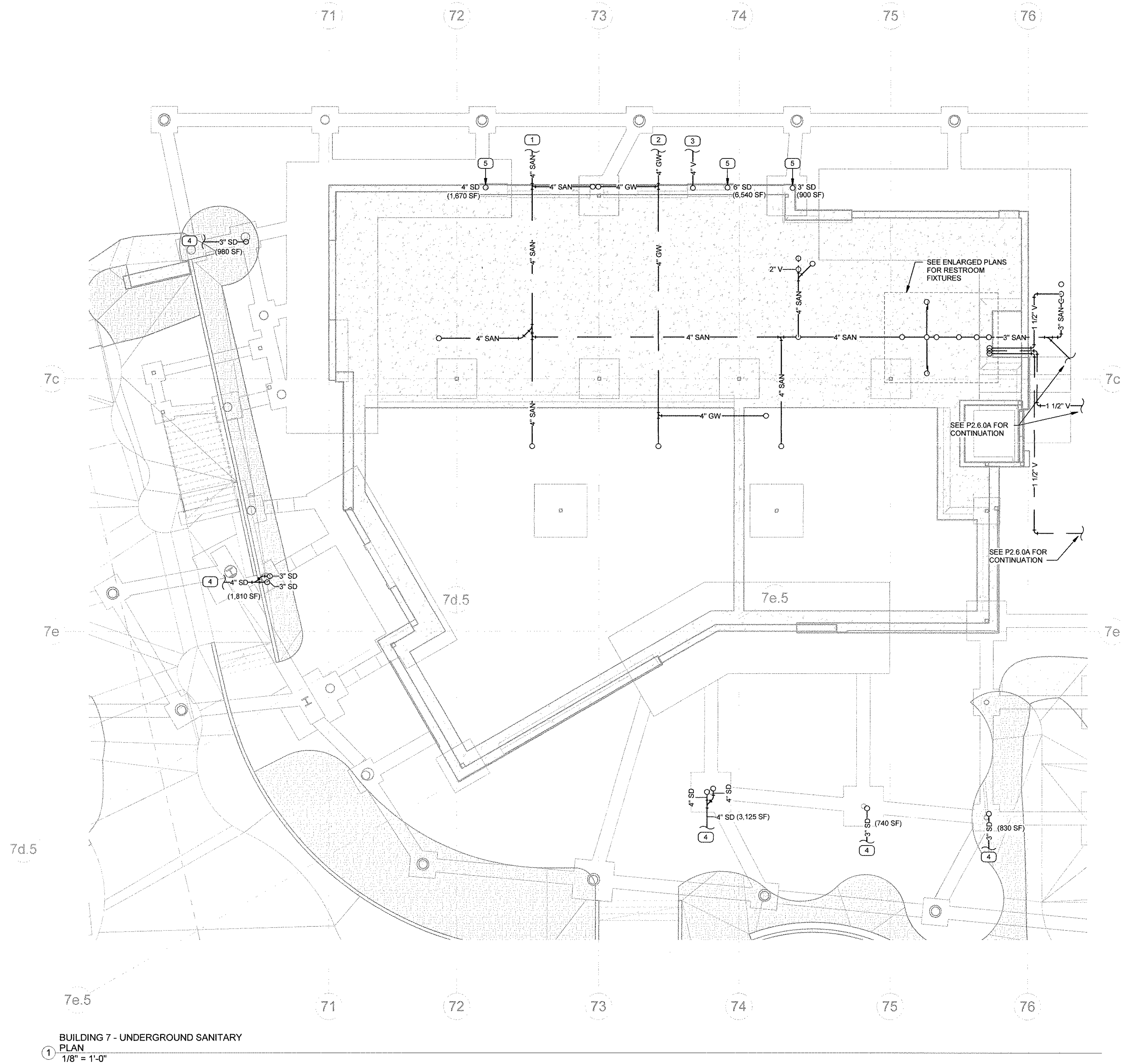
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BUILDING 6 - 9
34-501 - 34601 DANA POINT HARBOR DRIVE
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PROJECT NO.	19019
DATE	2021.03.26
DRAWING TITLE	BUILDING 6 ROOF PLUMBING PLAN

P2.6.3

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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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
- SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 4" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
- 4" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
- 4" VENT LINE FROM GREASE INTERCEPTOR CONTINUED ON CIVIL DRAWINGS.
- PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
- VERTICAL STORM DRAIN LEADER TO TIE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.

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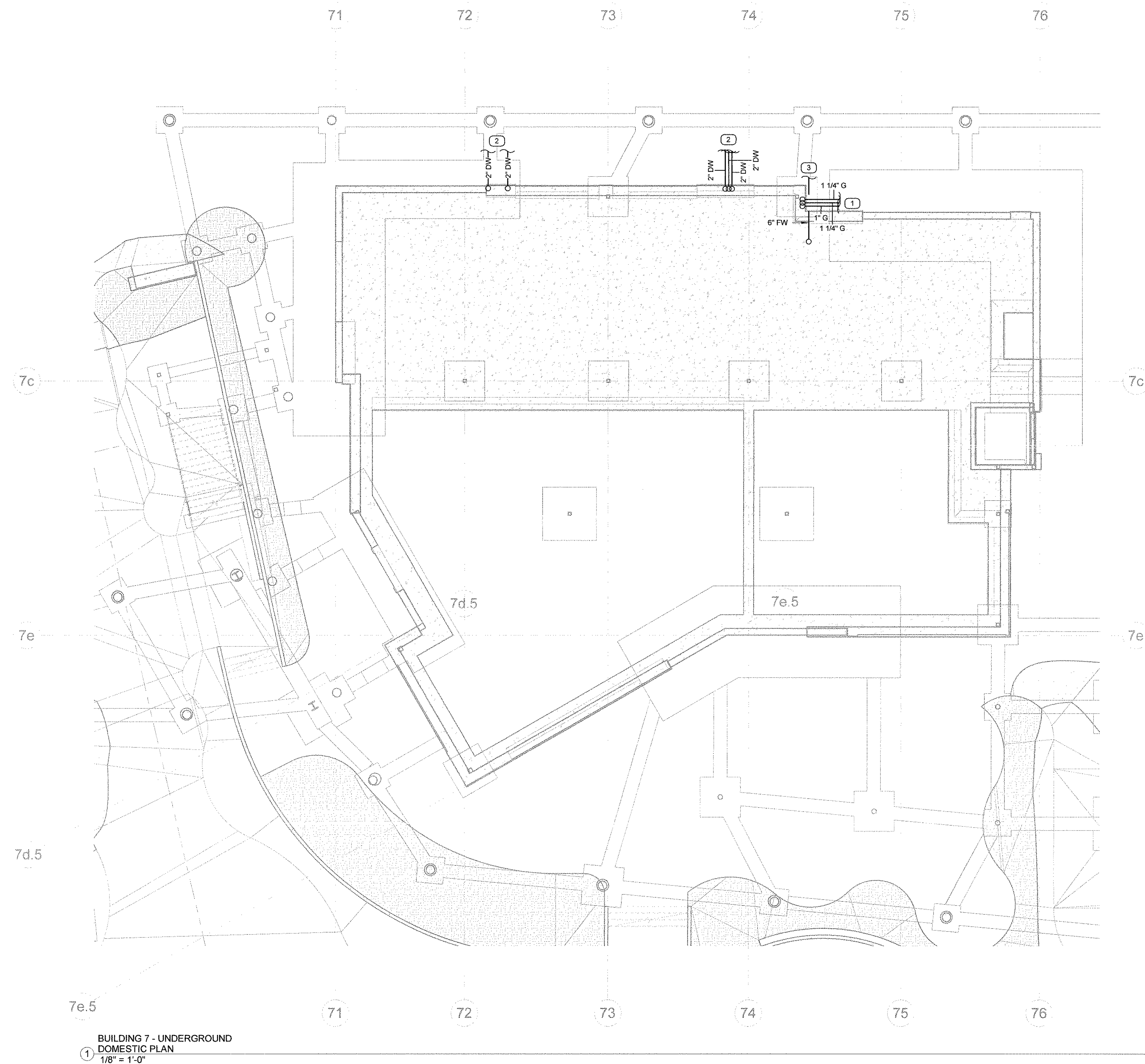
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No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	06-24-2021	COUNTY RESUBMITTAL

PROJECT NO.	19019
DATE	2021.03.26
DRAWING TITLE	BUILDING 7 UNDERGROUND SANITARY PLAN
DRAWING NO.	

P2.7.0A



1 BUILDING 7 - UNDERGROUND
DOMESTIC 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 AND GREASE WASTE LINES SHALL SLOPE AT 2% REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 1 GAS SERVICE LINE(S) BELOW GRADE CONTINUED ON SITE
PLUMBING PLAN.
- 2 DOMESTIC WATER LINES BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.
- 3 6" FIRE SERVICE LINE BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.

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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE

**BUILDING 7
UNDERGROUND
DOMESTIC PLAN**

P2.7.0B

1 BUILDING 7 - LEVEL 1 SANITARY PLAN
1/8" = 1'-0"

2 BUILDING 7 - LEVEL 1 ENLARGED
RESTROOM - SANITARY
1/4" = 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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 1 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON
DRAWING P3.1.1.
2 2" VENT LINE CAPPED FOR FUTURE CONNECTION.
3 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
4 WASTE LINE(S) FROM ABOVE (TYPE AS NOTED ON PLANS)
5 OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH
MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO
GRADE (12" A.F.G.).

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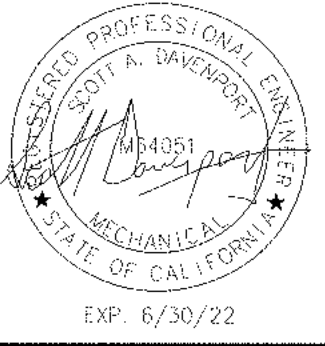
PROJECT NAME

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BUILDING 6 - 9

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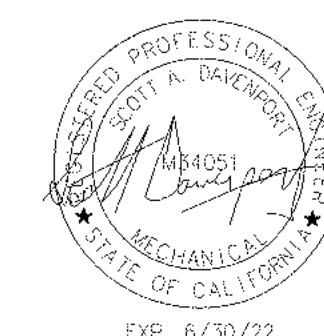
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PROJECT NO.	19019
DATE	2021.03.26

**BUILDING 7 LEVEL 1
SANITARY PLAN**

DRAWING NO.

P2.7.1A

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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 7 LEVEL 1
DOMESTIC PLAN**

DRAWING NO.

P2.7.1B

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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 2 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION
- 3 1-1/4" GAS (6 PSI) CAPPED FOR FUTURE CONNECTION (1,830 CFM MAXIMUM, PIPING SIZED BASED ON CPTC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 350 FEET.
- 4 1" GAS LINE (6 PSI) CAPPED FOR FUTURE CONNECTION (1,830 CFM MAXIMUM, PIPING SIZED BASED ON CPTC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 350 FEET.
- 5 1/2" DOMESTIC WATER TO TRAP REMOVER
- 6 PROVIDE 1" WATER METER BY NEPTUNE MODEL T-10 OR EQUAL. METER SHALL COMMUNICATE WITH REMOTE MODULE FOR TRAP REMOVER FROM THE MAIN. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7 PROVIDE ACCESSIBLE BRADLEY 555-4000A MIXING VALVE SET FOR HOT AND COLD WATER.
- 8 6" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
- 9 PROVIDE REMOTE METER WATER METER READING MODULE BY KEIMUS/NEEK MODEL V1.0 OR EQUAL, ON WALL. COORDINATE WITH ELECTRICAL CONTRACTOR.

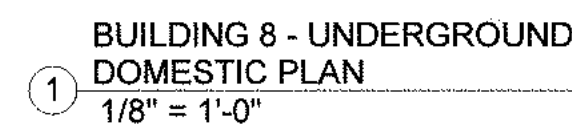
① BUILDING 7 - LEVEL 1 DOMESTIC PLAN
1/8" = 1'-0"

2 BUILDING 7 - LEVEL 1 ENLARGED
RESTROOM - DOMESTIC
1/4" = 1'-0"



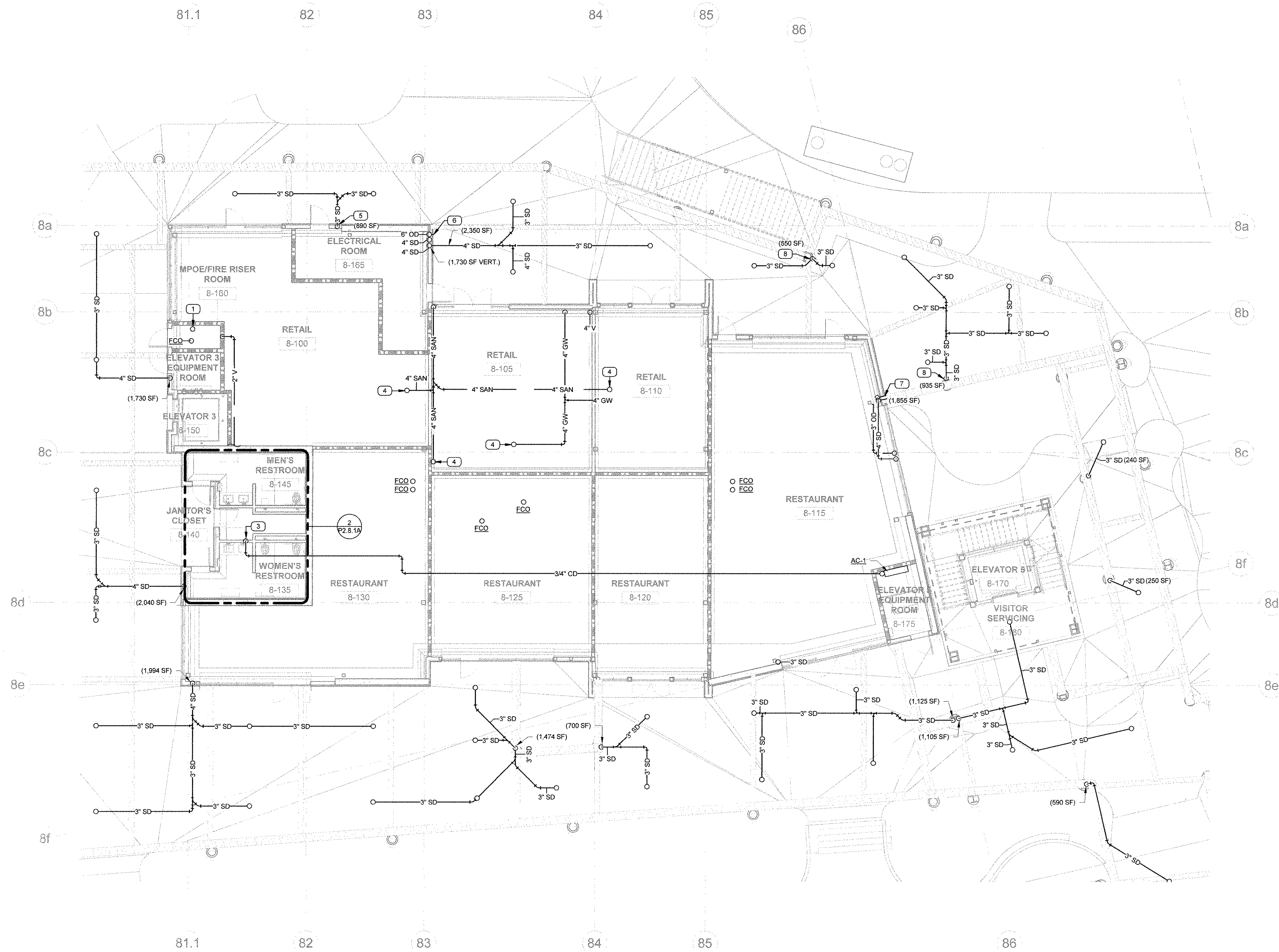
1 4" VENT THROUGH ROOF. VERIFY VENT TERMINATION IS A
MINIMUM 10 FT. HORIZONTALLY FROM OR 3 FT. ABOVE ANY AIR
INTAKE.

2 3/4" TYPE M COPPER CONDENSATE TRAP AND WEATHERTIGHT
PENETRATION THROUGH ROOF. STUB TO 12" BELOW ROOF
DECK FOR FUTURE TENANT CONNECTION. SEE CONDENSATE
TRAP DETAIL 12 ON P3.1.2.

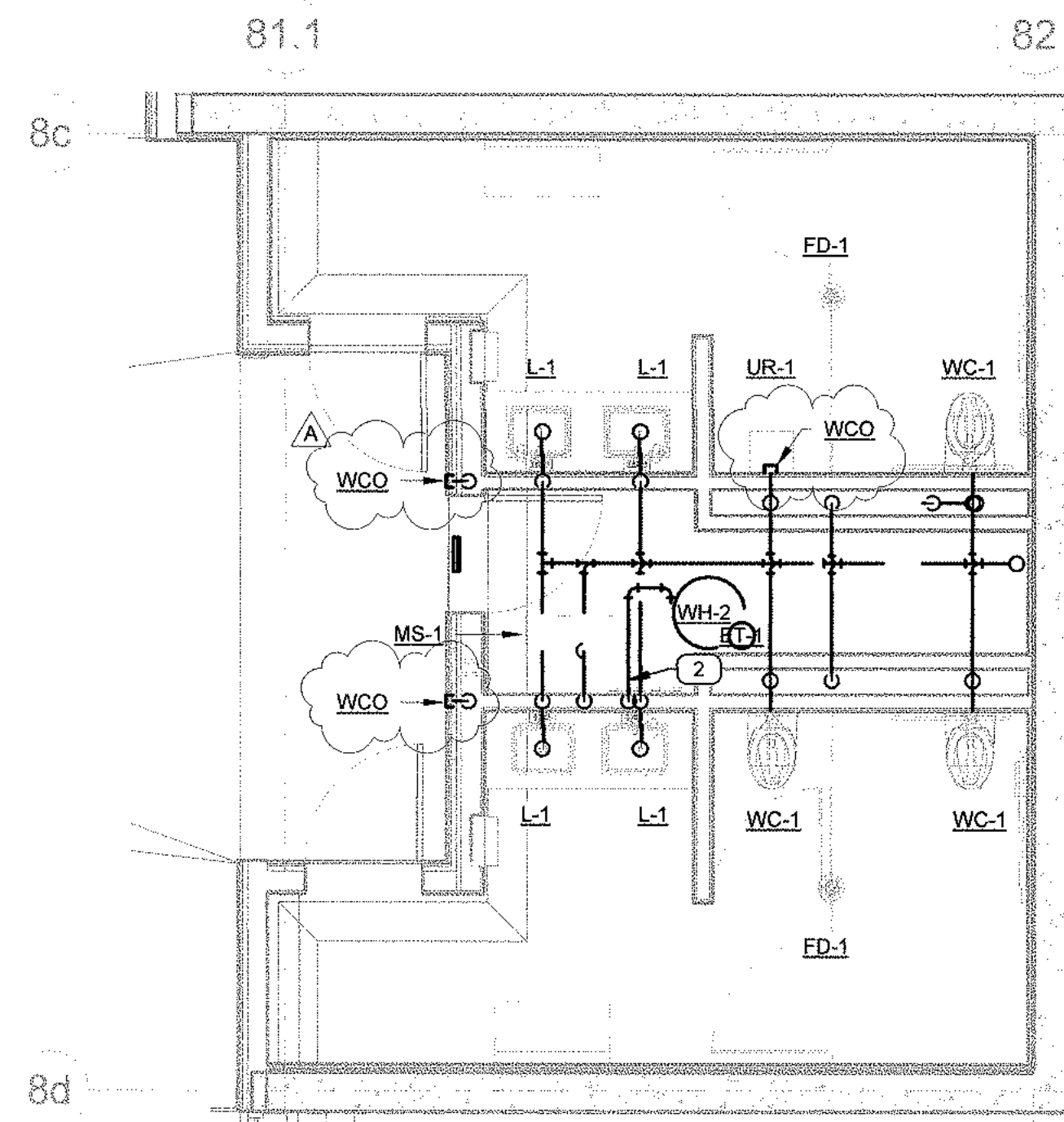
PLAN NOTES

- 1 DOMESTIC WATER LINES BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.
- 2 GAS SERVICE LINE(S) BELOW GRADE CONTINUED ON SITE
PLUMBING PLAN.

P2.8.0B



1 BUILDING 8 - LEVEL 1 SANITARY PLAN
1/8" = 1'-0"



2 BUILDING 8 - LEVEL 1 ENLARGED
RESTROOM - SANITARY
1/4" = 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 AND GREASE WASTE LINES SHALL SLOPE AT 2% REGARDLESS OF DIAMETER.
- SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON DRAWING P3.1.1.
- FULL SIZE T&P BLOWOFF VALVE AND PAN DRAIN SHALL TERMINATE AT MOP SINK WITH 2" AIR GAP ABOVE FIXTURE FLOOD RIM.
- CONDENSATE SHALL DROP DOWN IN WALL AND CONNECT TO LAVATORY TAILPIECE. SEE DETAIL 11 ON P3.1.2.
- WASTE LINE(S) FROM ABOVE (TYPE AS NOTED ON PLANS).
- PRIMARY DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
- OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
- PRIMARY & OVERFLOW DRAINS WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
- STORM DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT TO GRADE (12" A.F.G.). ROUTE AS TIGHT TO COLUMN AS POSSIBLE AND SPILL TO LOW FOOT TRAFFIC AREAS OR LANDSCAPING.

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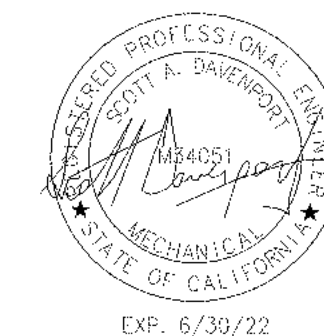
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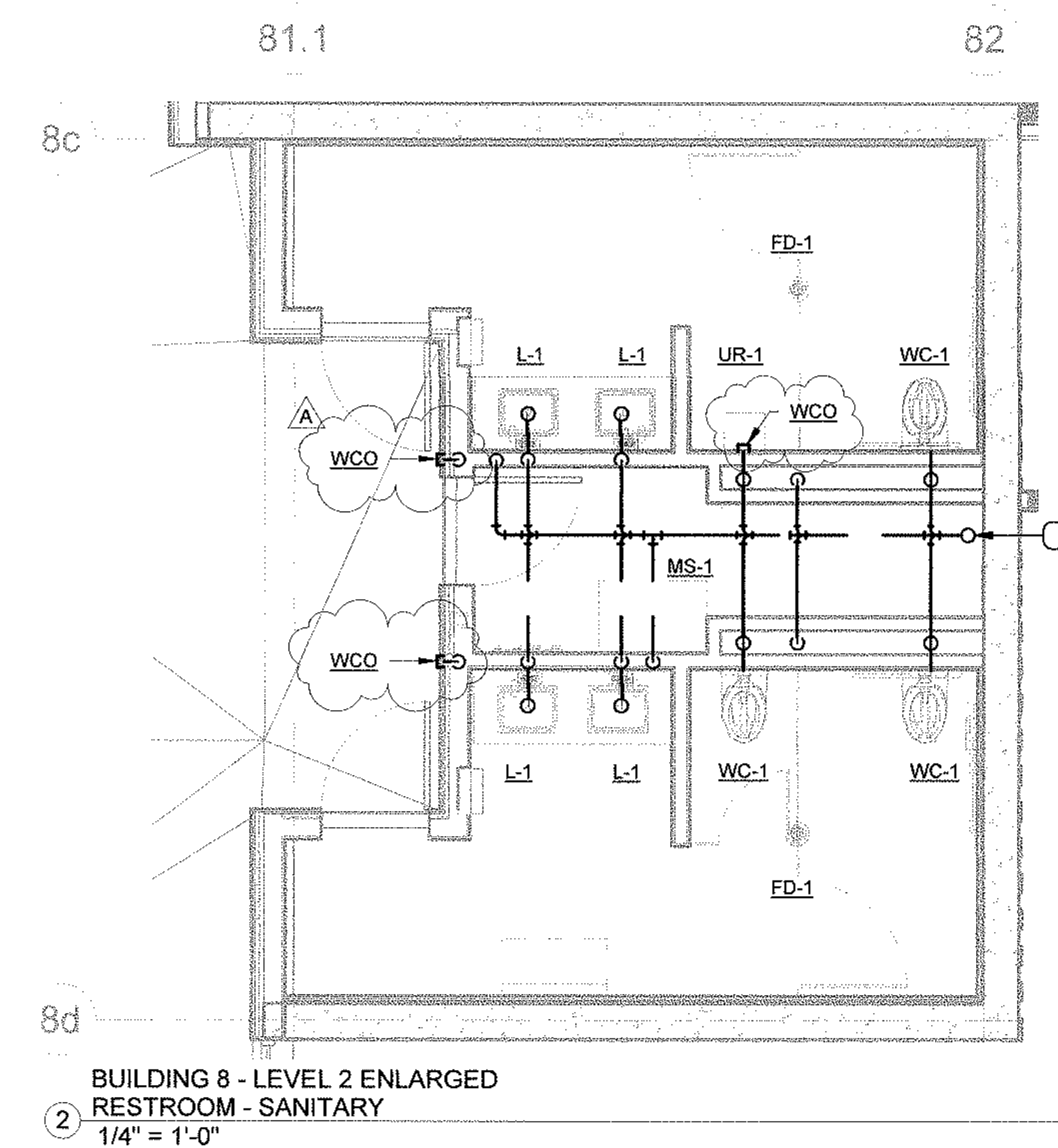
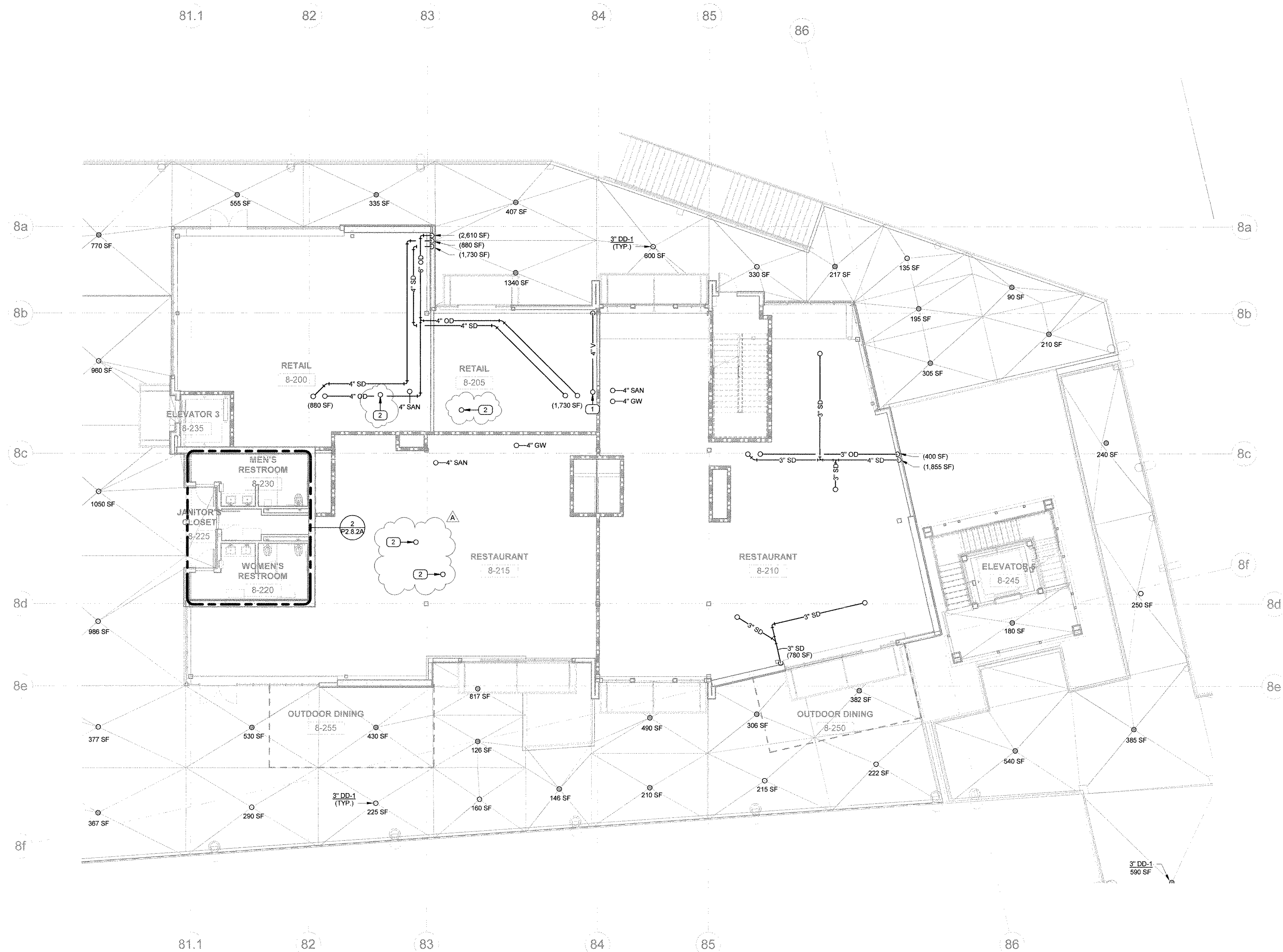
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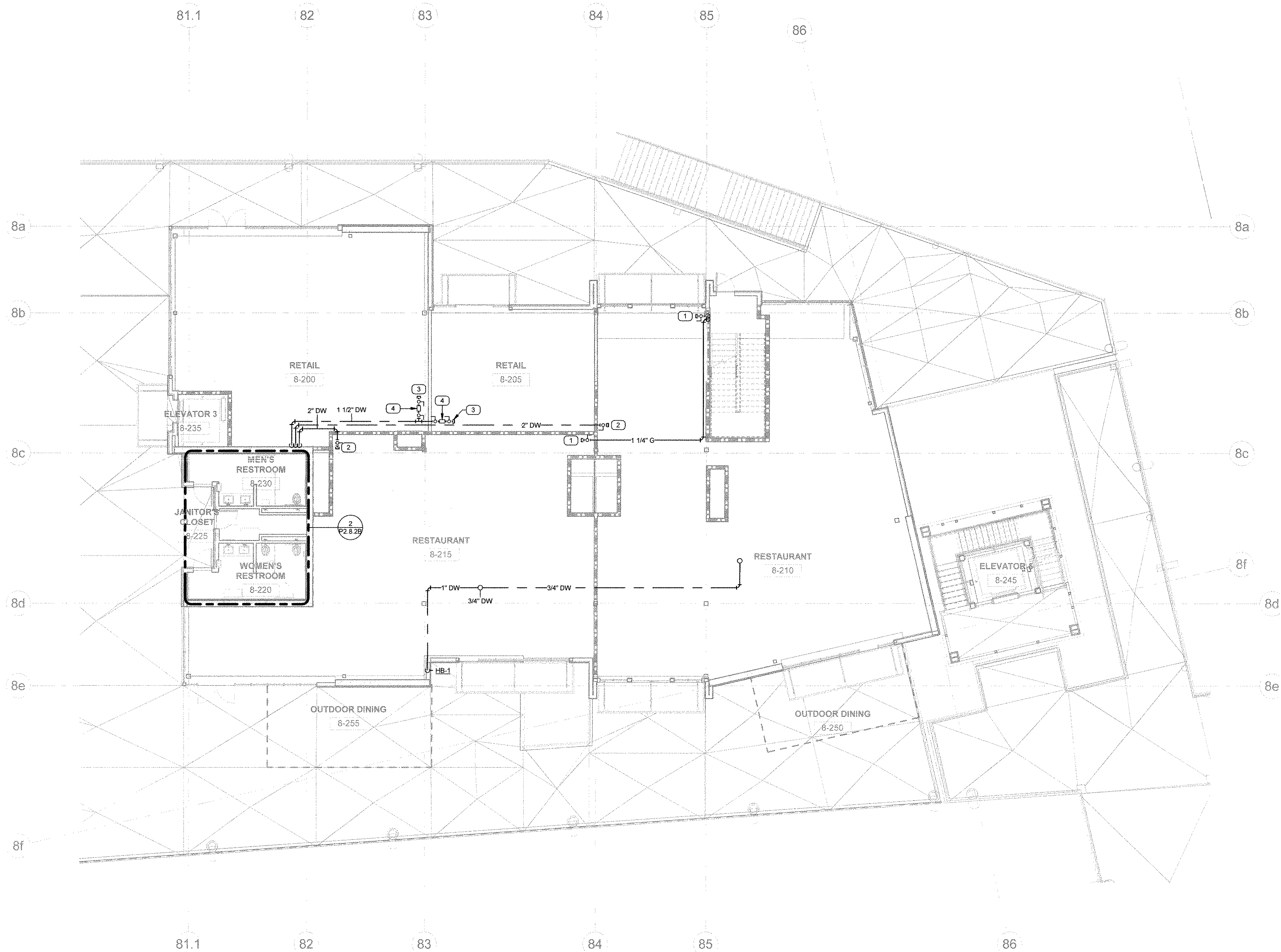
PROJECT NO. 19019
DATE 2021.03.25

DRAWING TITLE
**BUILDING 8 LEVEL 1
SANITARY PLAN**

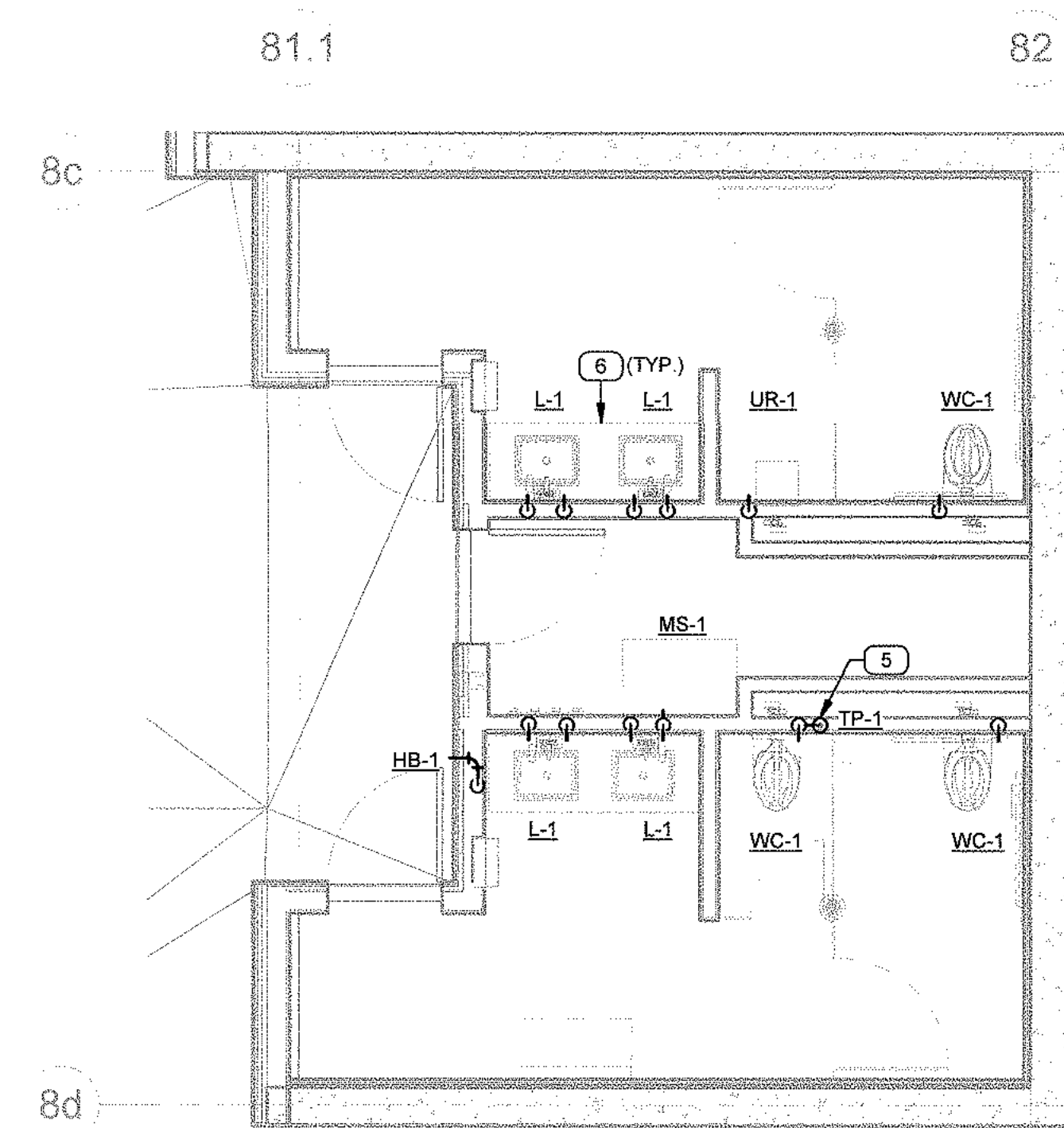
DRAWING NO.

P2.8.1A





1 BUILDING 8 - LEVEL 2 DOMESTIC PLAN
1/8" = 1'-0"



2 BUILDING 8 - LEVEL 2 ENLARGED
RESTROOM - DOMESTIC
1/4" = 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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES

- 1 1-1/4" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION.
(2,990 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE
1215.2(6), TOTAL DEVELOPED LENGTH = 550 FEET.
- 2 1/2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 3 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE
CONNECTION.
- 4 PROVIDE 1" WATER SUBMETER BY NEPTUNE MODEL T-10 OR
EQUAL. METER SHALL COMMUNICATE WITH REMOTE MODULE
IN FIRE RISER ROOM OR ELECTRICAL ROOM. INSTALL PER
MANUFACTURER'S INSTRUCTIONS.
- 5 1/2" DOMESTIC WATER TO TRAP PRIMER.
- 6 PROVIDE ACCESSIBLE BRADLEY 559-4000A MIXING VALVE SET
TO 110°F IN WALL BENEATH SINK/VOLATORY.

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PROJECT NO.	19019
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DATE 2021.03.26

DRAWING TITLE
DLW

ORANGE TILE
BUILDING 8 LEVEL 2
DOMESTIC PLAN

DESIGN NO.

P2.8.2B



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 AND GREASE WASTE LINES SHALL SLOPE AT 2%, REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 4" VENT THROUGH ROOF. VERIFY VENT TERMINATION IS A MINIMUM 10 FT. HORIZONTALLY FROM OR 3 FT. ABOVE ANY AIR INTAKE
- 2 3/4" TYPE M COPPER CONDENSATE TRAP AND WEATHERTIGHT PENETRATION THROUGH ROOF. STUB TO 12" BELOW ROOF DECK FOR FUTURE TENANT CONNECTION. SEE CONDENSATE TRAP DETAIL 12 ON P3.1.2.

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PROJECT NAME
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BUILDING 6 - 9

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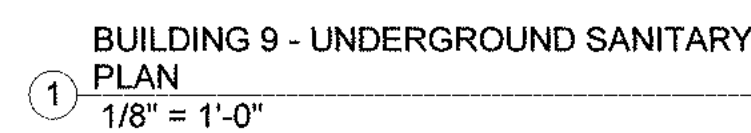
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PROJECT NO.	19019
DATE	2021.03.26

**BUILDING 8 ROOF
PLUMBING PLAN**

DRAWING NO.

P2.8.3

**PLAN NOTES**

- 1 4" VENT LINE FROM GREASE INTERCEPTOR CONTINUED ON CIVIL DRAWINGS.
2 PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
3 VERTICAL STORM DRAIN LEADER TO THE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.
4 4" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
5 4" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.

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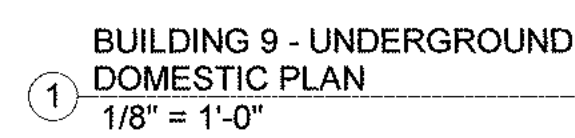
DRAWING TITLE
**BUILDING 9
UNDERGROUND
SANITARY PLAN**

DRAWING NO.

P2.9.0A

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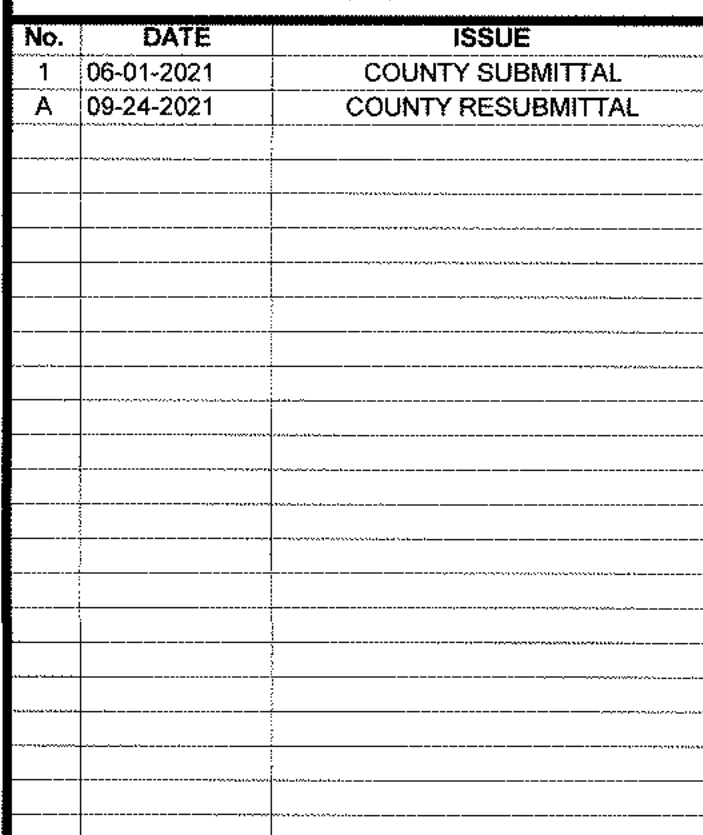


1. REFER TO CIVIL DRAWINGS FOR INVERT ELEVATIONS FOR ALL PIPING SYSTEMS.
2. PROVIDE A CLEANOUT AT THE BASE OF ALL ROOF DRAIN LEADERS BEFORE THE PIPE CONNECTS TO THE HORIZONTAL DRAIN.
3. ALL SANITARY AND GREASE WASTE LINES SHALL SLOPE AT 2% REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 6" FIRE SERVICE LINE BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.
- 2 DOMESTIC WATER LINES BELOW GRADE CONTINUED ON CIVIL
DRAWINGS.
- 3 GAS SERVICE LINE(S) BELOW GRADE CONTINUED ON SITE
PLUMBING PLAN.

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DATE	2021.03.26

DRAWING TITLE
**BUILDING 9
UNDERGROUND
DOMESTIC PLAN**

P2.9.0B



1 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON
DRAWING P3.1.
2 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
3 WASTE LINE(S) FROM ABOVE (TYPE AS NOTED ON PLANS)
4 OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH
MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO
GRADE (12" A.F.G.).



PLAN NOTES

- 1 8" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
- 2 1-1/2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 3 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 4 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
- 5 PROVIDE 1" WATER SUBMETER BY NEPTUNE MODEL 1-10 OR EQUAL WATER SHALL COMMUNICATE WITH REMOTE MODULE IN FIRE RISER ROOM OR ELECTRICAL ROOM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 6 1-1/4" GAS (6 PSI) CAPPED FOR FUTURE CONNECTION (1/4" MIN. MAXIMUM). TO BE SIZED BASED ON CPC TABLE (1215.26), TOTAL DEVELOPED LENGTH = 600 FEET.
- 7 1-1/2" GAS (6 PSI) CAPPED FOR FUTURE CONNECTION (1/4" MIN. MAXIMUM). TO BE SIZED BASED ON CPC TABLE (1215.26), TOTAL DEVELOPED LENGTH = 500 FEET.
- 8 1/2" DOMESTIC WATER TO TRAP PRIMER.
- 9 PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VLD OR EQUAL ON WALL. COORDINATE WITH LOCATION WITH OTHERS.

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PROJECT NO.	19019
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DATE 2021.03.26

DRAWING TITLE
**BUILDING 9 LEVEL 1
DOMESTIC PLAN**

DRAWING NO.

P2.9.1B

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DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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1 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
2 1-1/4" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION
(3,100 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE
1215.2(6), TOTAL DEVELOPED LENGTH = 500 FEET.

DRAWING NO.

P2.9.2B

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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 AND GREASE WASTE LINES SHALL SLOPE AT 2% REGARDLESS OF DIAMETER.
4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

- 1 4" VENT THROUGH ROOF. VERIFY VENT TERMINATION IS A MINIMUM 10 FT. HORIZONTALLY FROM OR 3 FT. ABOVE ANY AIR INTAKE.

SMS ARCH

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Irvine, California 92614
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www.3lhwcodingengineering.com

PROJECT NAME
DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P | **BURNHAM | WARD** | **P R O P E R T I E S**

[illegible]

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PROJECT NO. 19019

DATE	2021.03.26
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DRAWING TITLE
**BUILDING 9 ROOF
PLUMBING PLAN**

DRAWING NO.

P2.9.3

WATER AND WASTE SERVICE CALCULATIONS (SHELL ONLY - NO OCCUPANCY)									
JOB NAME: BUILDING 6 RESTROOM DATE: 08/24/21									
FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER	
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL
LAVATORY	6	1	6	1	6	1	6	6	6
MOP SINK	1	3	3	3	3	3	3	3	3
FLOOR DRAIN	2	0	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8	8
WATER CLOSET, FV	8	4	32	5	40	0	0	40	40
TOTAL FU			45.0		57.0		9.0		57

WATER AND WASTE SERVICE CALCULATIONS (SHELL ONLY - NO OCCUPANCY)									
JOB NAME: BUILDING 7 RESTROOM DATE: 08/24/21									
FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER	
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL
LAVATORY	8	1	8	1	8	1	8	8	8
MOP SINK	1	3	3	3	3	3	3	3	3
FLOOR DRAIN	4	0	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8	8
WATER CLOSET, FV	6	4	24	5	30	0	0	30	30
HOSE BIBB	2	0	0	2.5	5	0	0	5	5
IRRIGATION STUB	1	0	0	5	5	0	0	5	5
TOTAL FU			59.0		59.0		11.0		59

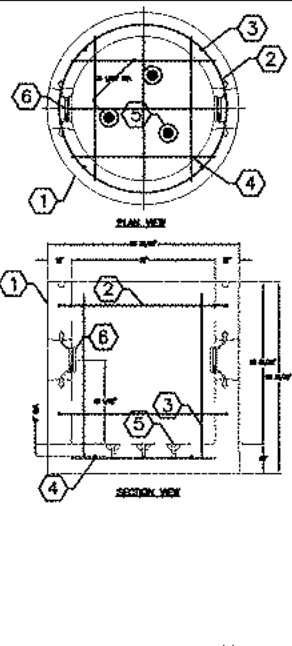
WATER AND WASTE SERVICE CALCULATIONS (SHELL ONLY - NO OCCUPANCY)									
JOB NAME: BUILDING 8 RESTROOM DATE: 08/24/21									
FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER	
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL
LAVATORY	8	1	8	1	8	1	8	8	8
MOP SINK	1	3	3	3	3	3	3	3	3
FLOOR DRAIN	4	0	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8	8
WATER CLOSET, FV	6	4	24	5	30	0	0	30	30
HOSE BIBB	2	0	0	2.5	5	0	0	5	5
HUB DRAIN (VENT ONLY)	1	0	0	0	0	0	0	0	0
IRRIGATION STUB	1	0	0	5	5	0	0	5	5
TOTAL FU			50.0		62.0		14.0		62

POTABLE WATER PIPE SCHEDULE				
NOMINAL TUBING SIZE	COLD WATER PIPING		HOT WATER PIPING	
	FLUSH TANK	FLUSH VALVE	EQUIVALENT WSFUS	REFER TO NOTE
1/2"	1	0	1	1
3/4"	6	0	6	
1"	15	0	15	
1-1/4"	30	0	28	
1-1/2"	58	15	46	
2"	205	95	119	
2-1/2"	455	329	245	
3"	719	666	406	

NOTES:
1. 1/2" NOMINAL TUBING SIZE IS FOR FIXTURE CONNECTIONS ONLY AND SHALL NOT BE USED FOR BRANCH PIPING.
2. SIZING BASED ON FRICTION LOSS OF 4.2 PSI PER 100 FEET.
3. GPM AND WSFUS LIMITED BY 8.0 FPS VELOCITY FOR COLD WATER.
4. GPM AND WSFUS LIMITED BY 5.0 FPS VELOCITY FOR HOT WATER.
5. INSIDE POTABLE WATER SUPPLY PIPING SHALL BE OF TYPE "L" COPPER.

POTABLE WATER PIPE SCHEDULE				
NOMINAL TUBING SIZE	COLD WATER PIPING		HOT WATER PIPING	
	FLUSH TANK	FLUSH VALVE	EQUIVALENT WSFUS	REFER TO NOTE
1/2"	1	0	1	1
3/4"	6	0	6	
1"	15	0	15	
1-1/4"	28	0	28	
1-1/2"	56	14	46	
2"	195	88	119	
2-1/2"	431	295	245	
3"	719	666	406	

NOTES:
1. 1/2" NOMINAL TUBING SIZE IS FOR FIXTURE CONNECTIONS ONLY AND SHALL NOT BE USED FOR BRANCH PIPING.
2. SIZING BASED ON FRICTION LOSS OF 3.8 PSI PER 100 FEET.
3. GPM AND WSFUS LIMITED BY 8.0 FPS VELOCITY FOR COLD WATER.
4. GPM AND WSFUS LIMITED BY 5.0 FPS VELOCITY FOR HOT WATER.
5. INSIDE POTABLE WATER SUPPLY PIPING SHALL BE OF TYPE "L" COPPER.

	1. 10004322, 24" DIA SAMPLE BOX BOTTOM SECTION, WT. 1250 LBS. 2. (2) 6" WIRE LOOP 3. (4) 6" WIRE + 2" LONG 4. (4) 6" WIRE + 2" LONG 5. 2 TON + 3 1/2" HDS LIFTERS, BOTTOM SECTION (3) CORE MID. 6. (2) POLYUREA 4" x 4" CLUED, ROOF JOIST/CEILING (16'-30'-64") CAST-IN (POLYUREA ROOF WILL ACCEPT UP TO 7" O.D.). NOTES: 1. DIMENSIONS AFFECTING COVERAGE +/- 1/4" - 0". 2. ALL REINFORCING SHALL CONFORM TO ASTM A-615 OR A-706. 3. DRY CAST CONCRETE MIX #66-10-04. JENSEN PRECAST 14221 SAN BERNARDINO AVE., FONTANA, CA 92335 TEL: 951-833-2222 FAX: 951-833-2223 WWW.JENSEN-PC.COM SHEET NO. 10-04 SAMPLE BOX 32" BOTTOM SECTION JENSEN PRECAST 10004322
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SAMPLE BOX DETAIL (N.T.S.) 15

DOMESTIC WATER CALCULATIONS			
SHELL ONLY - NO OCCUPANCY			
BASED ON CPC 610 AND CPC APPENDIX A			
BUILDING 6			
STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:		73 PSI
LOSSES:	FRICTION LOSS IN MAIN METER:		8 PSI
	FRICTION LOSS IN MAIN BPP:		8 PSI
	ELEVATION RISE LOSS: (25 FEET AT 434FT)		11 PSI
	MINIMUM PRESSURE REQUIRED AT FIXTURES:		25 PSI
	AVAILABLE PRESSURE FOR FRICTION LOSS:		21 PSI
	TOTAL DEVELOPED LENGTH:		500 FT
	AVAILABLE FRICTION LOSS PER 100 FT OF PIPING:		4.2 PSI
MAX FLUSH VALVE WSFUS, 3" LINE:		666	
BUILDING 7			
STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:		72 PSI
LOSSES:	FRICTION LOSS IN MAIN METER:		5 PSI
	FRICTION LOSS IN MAIN BPP:		13 PSI
	ELEVATION RISE LOSS: (25 FEET AT 434FT)		11 PSI
	MINIMUM PRESSURE REQUIRED AT FIXTURES:		25 PSI
	AVAILABLE PRESSURE FOR FRICTION LOSS:		18 PSI
	TOTAL DEVELOPED LENGTH:		475 FT
	AVAILABLE FRICTION LOSS PER 100 FT OF PIPING:		3.8 PSI
MAX FLUSH VALVE WSFUS, 2" LINE:		86	
BUILDING 8			
STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:		68 PSI
LOSSES:	FRICTION LOSS IN MAIN METER:		5 PSI
	FRICTION LOSS IN MAIN BPP:		13 PSI
	ELEVATION RISE LOSS: (25 FEET AT 434FT)		11 PSI
	MINIMUM PRESSURE REQUIRED AT FIXTURES:		25 PSI
	AVAILABLE PRESSURE FOR FRICTION LOSS:		14 PSI
	TOTAL DEVELOPED LENGTH:		325 FT
	AVAILABLE FRICTION LOSS PER 100 FT OF PIPING:		4.2 PSI
MAX FLUSH VALVE WSFUS, 2" LINE:		95	
BUILDING 9			
STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:		68 PSI
LOSSES:	FRICTION LOSS IN MAIN METER:		5 PSI
	FRICTION LOSS IN MAIN BPP:		13 PSI
	ELEVATION RISE LOSS: (25 FEET AT 434FT)		11 PSI
	MINIMUM PRESSURE REQUIRED AT FIXTURES:		25 PSI
	AVAILABLE PRESSURE FOR FRICTION LOSS:		14 PSI
	TOTAL DEVELOPED LENGTH:		325 FT
	AVAILABLE FRICTION LOSS PER 100 FT OF PIPING:		4.2 PSI
MAX FLUSH VALVE WSFUS, 2" LINE:		95	

TAG	MAKE & MODEL	TANK CAP. / GAL.	KW RATING	ELECTRICAL RATING	RECOVERY @ 80°F RISE	WATER INLET	WATER OUTLET	DIMENSIONS DIA. X H	REMARKS
WH-1 (BLDG 6)	AO SMITH DURA-POWER #DEL-30, 4 KW SIMULT. DOUBLE-ELEMENT	30 GAL.	10.0	480/360	68 GPH	3/4"	3/4"	21-3/4"X30-7/8"	SEE NOTES 1, 2, 3
WH-2 (BLDG 7 & 8)	AO SMITH DURA-POWER #DEL-30, 4 KW SIMULT. DOUBLE-ELEMENT	30 GAL.	8.0	480/360	54 GPH	3/4"	3/4"	21-3/4"X30-7/8"	SEE NOTES 1, 2, 3

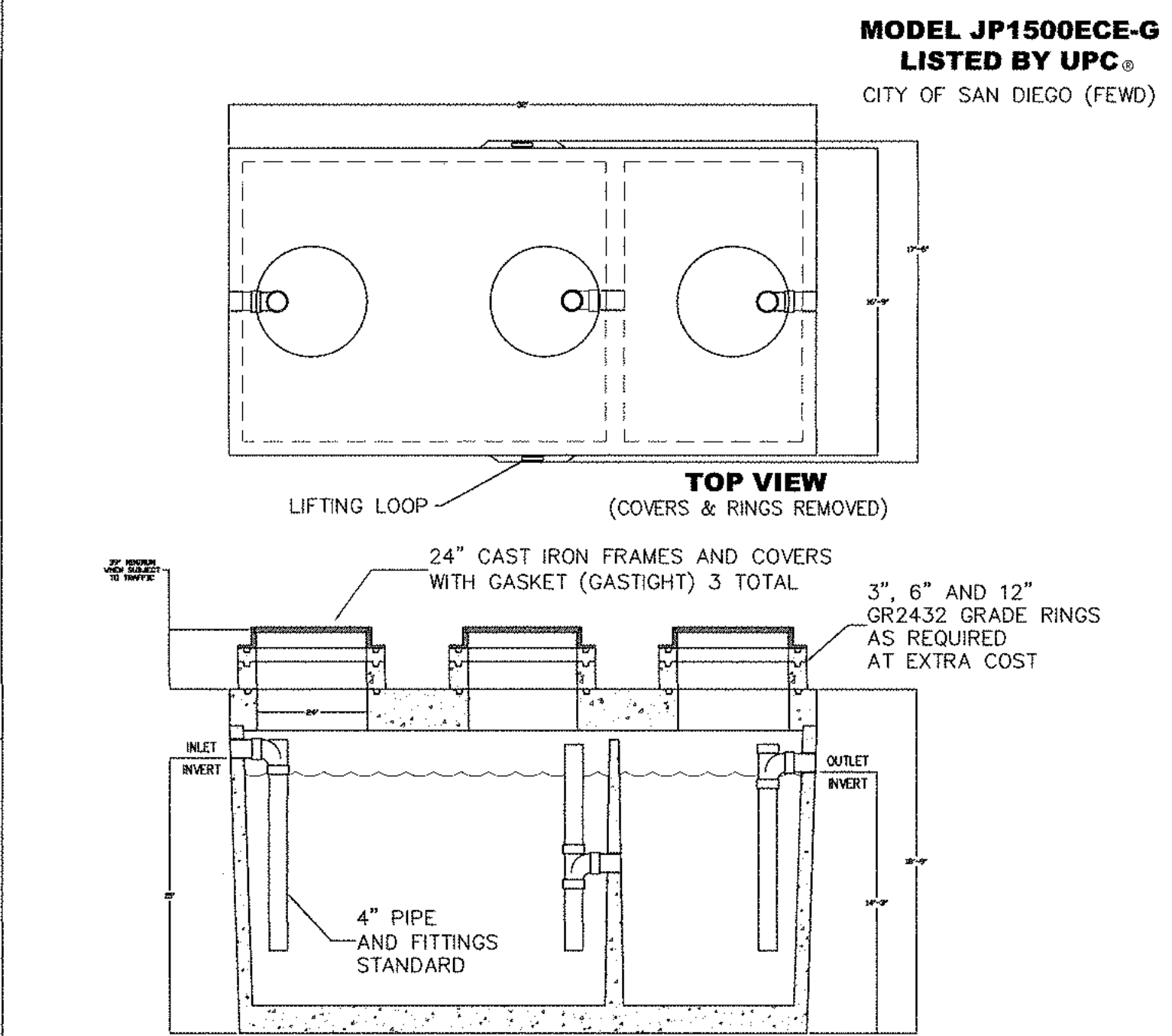
NOTES:
1. JUNCTION BOX & BRANCH CIRCUIT WIRING SHALL BE FURNISHED AND INSTALLED BY ELEC. CONTRACTOR.
2. CONTRACTOR TO SET OUTLET TEMPERATURE TO 120°F.
3. ELEMENT SHALL BE CONTROLLED BY AN INDIVIDUALLY MOUNTED THERMOSTAT AND HIGH TEMPERATURE CUTOFF SWITCH.

TAG	TYPE	MANUFACTURER/MODEL NO.	VOLUME (GAL.)	HEIGHT (INCHES)	DIAMETER (INCHES)	WEIGHT (LBS.)	WATER CONNECTION (N.P.T.)	MOUNTING TYPE	REMARKS
ET-1	DIAPHRAGM	AMTROL "THERM-X-TROL" #ST-SC	2.0	14"	8"	10	3/4"	WALL	SEE NOTES 1, 2, 3

NOTES:
1. EXPANSION TANK SHALL BE FABRICATED OF CARBON STEEL WITH POLYPROPYLENE LINER AND HEAVY DUTY, BUTYL RUBBER DIAPHRAGM.
2. EXPANSION TANK SHALL BE SUITABLE FOR USE IN POTABLE WATER SYSTEMS.
3. PROVIDE THE MANUFACTURER'S PRINTED SIZING INSTRUCTIONS ON THE THERMAL EXPANSION TANK.

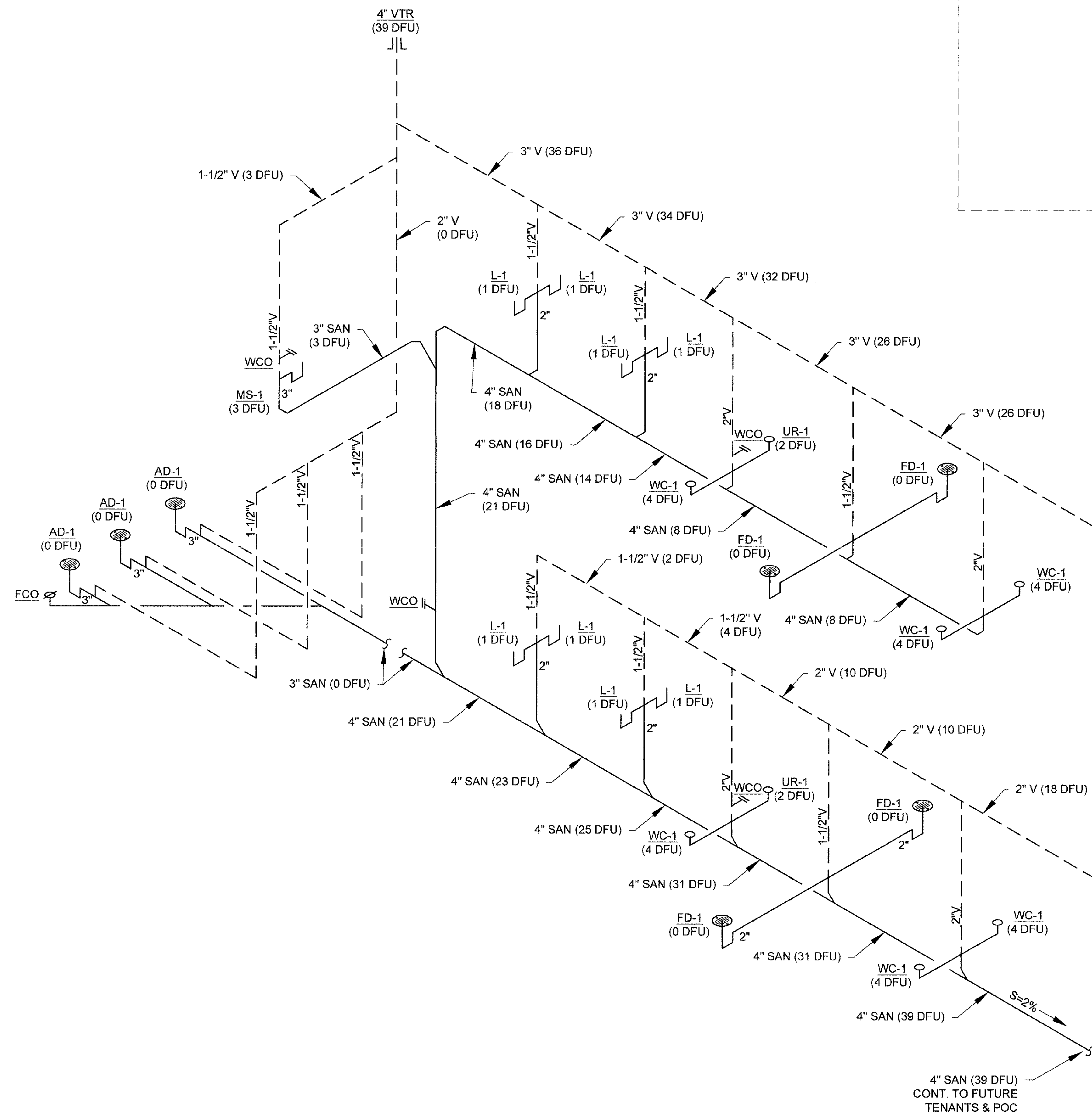
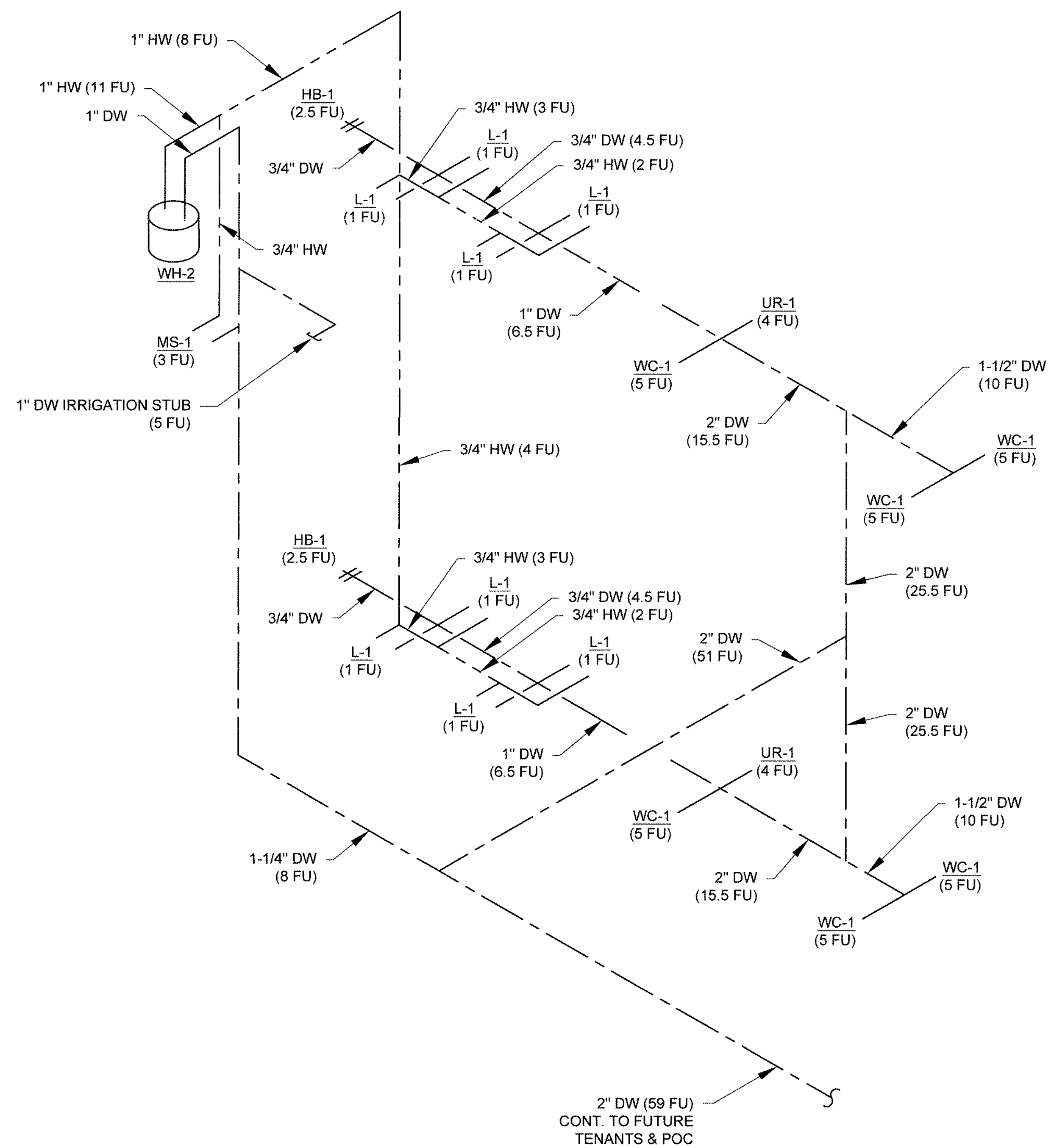
GREASE INTERCEPTOR SCHEDULE (SHELL ONLY- NO OCCUPANCY)						
TAG	LOCATION	MANUFACTURER MODEL NO.	SIZE (L X W X H)	VOLUME (GALLONS)	SERVICE	CAPACITY PER CPC
GI-6	SEE SHEET A1.0.1	JENSEN PRECAST KJZ2500G-LA	16'-10" X 5'-9" X 6'-0"	2,500	BUILDING 6	307 DFU
GI-7	SEE SHEET A1.0.1	JENSEN PRECAST JPT1600EEC-G	10'-8" X 5'-10" X 6'-3"	1,500	BUILDING 7	172 DFU
GI-8	SEE SHEET A1.0.1	JENSEN PRECAST KJP2000G-LA	15'-11" X 4'-11" X 6'-0"	2,000	BUILDING 8	216 DFU
GI-9	SEE SHEET A1.0.1	JENSEN PRECAST KJZ3000G-LA	16'-10" X 5'-9" X 6'-9"	3,000	BUILDING 9	342 DFU

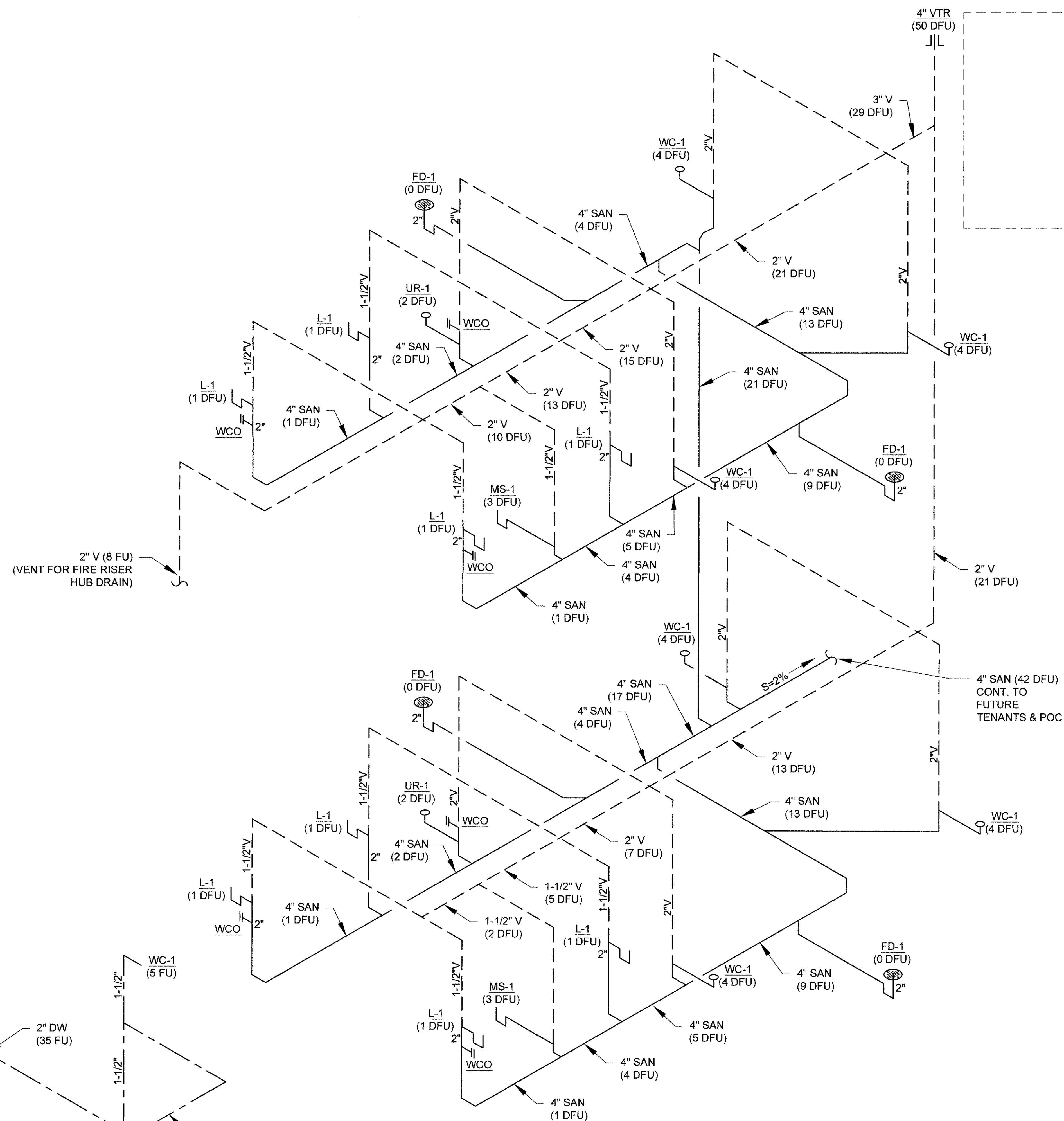
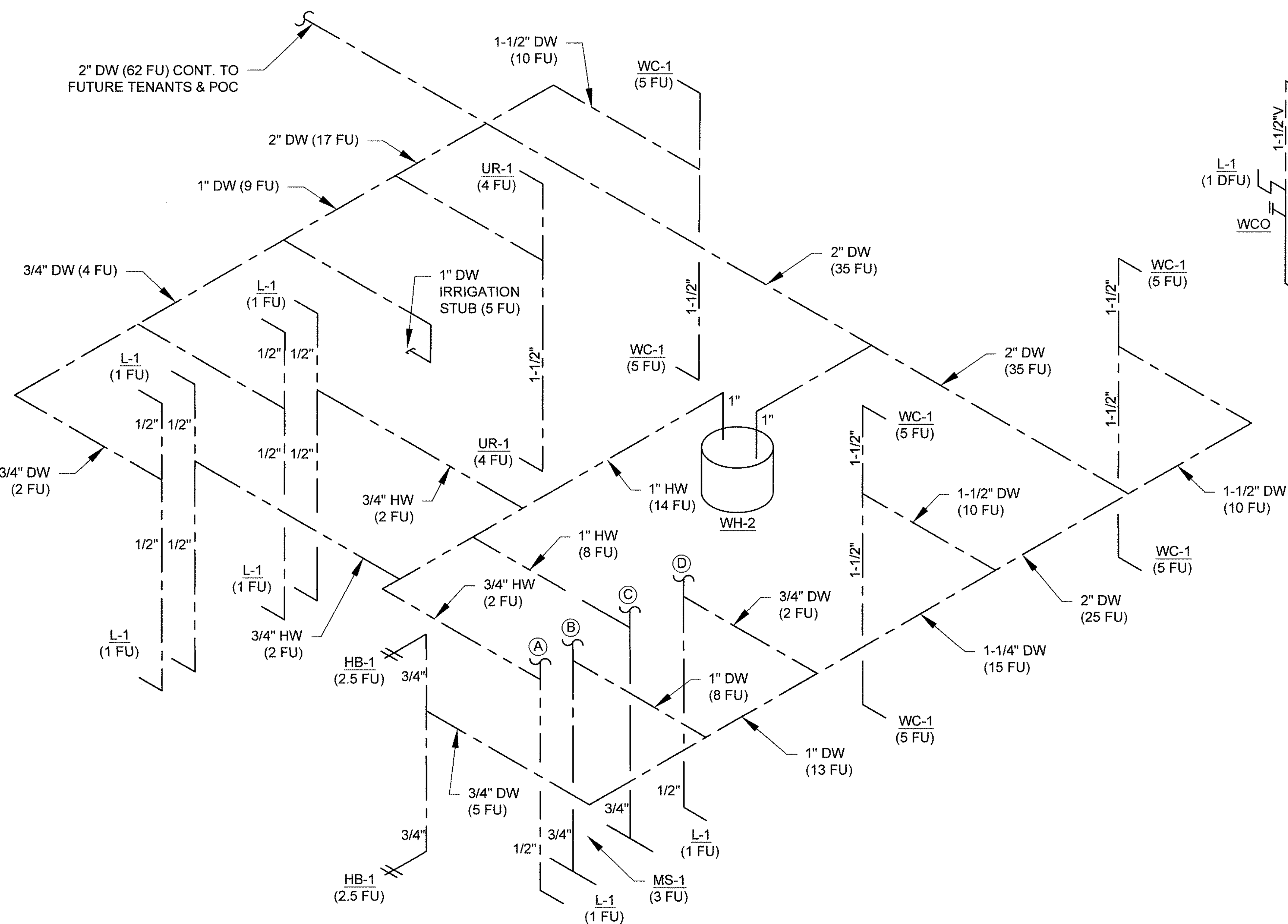
NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. HEIGHT WILL VARY WITH RISERS. SEE SPECIFICATION SHEET FOR MORE INFO.
3. PROVIDE SAMPLE BOX PER JENSEN PRECAST SPECIFICATIONS AND DETAILS ON THIS DRAWING.

MODEL JP1500ECE-G LISTED BY UPC CITY OF SAN DIEGO (FEWD)  TOP VIEW (COVERS & RINGS REMOVED) 24" CAST IRON FRAMES AND COVERS WITH GASKET (GASTIGHT) 3 TOTAL 3", 6" AND 12" GR2432 GRADE RINGS AS REQUIRED AT EXTRA COST 4" PIPE AND FITTINGS STANDARD SIDE SECTION VIEW 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. 5/12/11 BUILDING 6-S PLUMBING.DWG © 2011 Jensen Precast JENSEN PRECAST	2000 - 5000 GALLON L.A. COUNTY TRAFFIC RATED ACCEPTED BY UPC. 10-01-03 GREASE, L.A. 2000-5000-K.dwg © 2003 Jensen Precast
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1,500 GAL GREASE INTERCEPTOR DETAIL (N.T.S.) 14

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 #ZC100-89-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.
WC-1: ELONGATED FLUSH VALVE WATER CLOSET TOTO C7080V6 WALL MOUNT SIPHON JET FLUSH VITREOUS CHINA WATER CLOSET WITH 1-1/2" BACK SIPHON. CERAMTEC CERAMIC GLAZE, AND SENSOR-OPERATED 1.28 GPF FLUSH VALVE. PROVIDE WITH TOTO TET2L3A118SS ECOPOWER FLUSH VALVE. MOUNT AT ADA HEIGHT.
UR-1: WALL HUNG URINAL TOTO UT100JLV6 HIGH EFFICIENCY WASHOUT FLUSH ACTION VITREOUS CHINA URINAL WITH 3/4" BACK SIPHON. CERAMTEC CERAMIC GLAZE, AND SENSOR-OPERATED 0.125 GPF FLUSH VALVE. PROVIDE WITH TOTO TE2U2A118SS ECOPOWER FLUSH VALVE. MOUNT AT ADA HEIGHT.
L-1: UNDERMOUNT LAVATORY KOHLER "VERTICYL RECTANGLE" K-2882 VITREOUS CHINA UNDERMOUNT LAVATORY WITH MOUNTING KIT. PROVIDE SLOAN EBP-615-4-BAT-BOWL-CP-0.35GPM/LM-R-CT 0.175 GALLON PER CYCLE METERING LAVATORY FAUCET. PROVIDE 1-1/4" ADJUSTABLE TRAP BY KOHLER. ANGLE STOPS BY BRASSCRAFT, AND FLEX SUPPLIES. PROVIDE INSULATION TO COVER WATER, TRAP AND DRAIN PIPING. INSTALL AT ADA MOUNTING HEIGHT.
MS-1: MOP SINK 36"x24" NON-BASIN BY FIAT OR EQUAL. PROVIDE WITH 3" CHROME PLATED GRID DRAIN, T&S BRASS #B-06





CAL GREEN GENERAL NOTES

- PART 1 - GENERAL**
1.01 DESCRIPTION
A. GENERAL CONTRACTOR SHALL SELECT A COMMISSIONING AUTHORITY.
1.02 SCOPE
A. COMMISSIONED SYSTEMS
1. POWER DISTRIBUTION SYSTEM
2. LIGHTING AND LIGHTING CONTROL SYSTEM
3. EMERGENCY EGRESS LIGHTING
1.03 RESPONSIBILITIES
A. CONSTRUCTION AND ACCEPTANCE PHASES
(1) THE COMMISSIONING AGENT MAY REQUEST FURTHER DOCUMENTATION NECESSARY FOR THE COMMISSIONING PROCESS.
(2) PROVIDE A COPY OF THE O&M MANUALS SUBMITTALS OF COMMISSIONED EQUIPMENT, THROUGH NORMAL CHANNELS AFTER REVIEW OR APPROVAL BY THE AG TEAM, TO THE CA FOR REVIEW.
(3) CONTRACTOR IS TO CREATE AND PROVIDE FIELD INSTALLATION VERIFICATION (FIV) CHECK SHEETS FROM MANUFACTURERS 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.
(4) THE COMMISSIONING AGENT SHALL SUPERVISE THE CONTRACTORS PERFORM THE FIV INSPECTIONS. AFTER COMPLETION THE CONTRACTOR SHALL FORWARD THE COMPLETED CHECK SHEETS TO THE CA FOR APPROVAL.
(5) 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.
(6) PREPARE O&M MANUALS ACCORDING TO THE CONTRACT DOCUMENTS.
(7) DURING CONSTRUCTION, MAINTAIN AS-BUILT FIELD DRAWINGS FOR ALL DRAWINGS AND FINAL CAD AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS. UPDATE AFTER COMPLETION OF COMMISSIONING (EXCLUDING DEFERRED TESTING). PREPARE REDLINE AS-BUILT DRAWINGS FOR ALL DRAWINGS AND FINAL AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS.
(8) PROVIDE TRAINING OF THE OWNER'S OPERATING PERSONNEL AS SPECIFIED.
(9) COORDINATE WITH EQUIPMENT MANUFACTURERS TO DETERMINE SPECIFIC REQUIREMENTS TO MAINTAIN THE VALIDITY OF THE WARRANTY.
B. PRE-COMMISSIONING
1. PRE-COMMISSIONING 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 STEEL CONDUIT, EMT, 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 SPECIFICATIONS.
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 PANELBOARDS, JUNCTION BOXES, PULL BOXES AND DEVICE BOXES.
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.
C. COMMISSIONING
1. COMMISSIONING FIV SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
1. RECORD EMERGENCY FOOT-CANDLE LEVEL 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.
D. START UP
1. 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 PROCEEDINGS AND FUNCTIONAL TESTING DO NOT RELIEVE OR LESSEN THIS RESPONSIBILITY OR SHIFT THAT RESPONSIBILITY PARTIALLY TO THE COMMISSIONING AGENT OR OWNER.
2. 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.
3.55 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 DESIGNER'S END PRODUCT OR RESULT.
C. ALL INTERLOCKS, SAFETY DEVICES, FAULT SAFETY FUNCTIONS, AND DESIGN FUNCTIONS SHALL BE TESTED.
3.56 TESTING DOCUMENTATION AND APPROVALS
A. ALL TEST REPORTS SHALL BE SUBMITTED TO COMMISSIONING AGENT FOR APPROVAL AND INCLUDED IN THE CLOSE OUT DOCUMENTS.
3.57 OPERATIONS AND MAINTENANCE (O&M) MANUALS
A. CONTRACTOR SHALL COMPLETE AND PREPARE DOCUMENTATION FOR ALL EQUIPMENT AND SYSTEMS AND DELIVER TO THE GC FOR INCLUSION IN THE O&M MANUALS.
3.58 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 COMMISSIONED EQUIPMENT.
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 MAJOR 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, PREVENTATIVE MAINTENANCE, SPECIAL TOOLS NEEDED, AND SPARE PARTS INVENTORY SUGGESTIONS.
B. THE TRAINING SHALL INCLUDE EMERGENCY PROCEDURES, 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.
3.59 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 SYSTEM IS CONTINGENT UPON B. THE COMMISSIONING AUTHORITY (CA) DIRECTS AND COORDINATES ALL COMMISSIONING ACTIVITIES AND PROVIDES PREFUNCTIONAL CHECKLISTS AND FUNCTIONAL TEST PROCEDURES FOR CONTRACTORS USE.
C. 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.
A. 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 O&M PROCESS.
4. CONTRACTORS SHALL PROVIDE THE CA COMPLETE 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.
6. FINAL ACCEPTANCE OF THE ELECTRICAL POWER SYSTEM IS CONTINGENT UPON SATISFACTORY COMPLETION OF THE ACCEPTANCE AND SYSTEM FUNCTION TESTS.
7. PROVIDE ADDITIONAL REQUESTED DOCUMENTATION PRIOR TO NORMAL O&M MANUAL SUBMITTALS, TO THE CA FOR DEVELOPMENT OF START UP AND FUNCTIONAL TESTING PROCEDURES.
8. 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

	DUPLX RECEPTACLE		JUNCTION BOX, CEILING MOUNTED		BRANCH CIRCUIT HOMERUN
	HALF-HOT TAMPER RESISTANT RECEPTACLE		JUNCTION BOX, WALL MOUNTED		3/4" CONDUIT MINIMUM - 1/12 HOT, 1/12 NEUTRAL AND 1/12 GROUND. TYPICAL UNLESS NOTED OTHERWISE.
	GFCI DUPLX RECEPTACLE		JUNCTION BOX, GROUND MOUNTED, FOR POKE-THRU INSTALLATION		BRANCH CIRCUIT WIRING WITH TICK MARKS.
	GFCI DUPLX RECEPTACLE, GROUNDED WITH WEATHERPROOF BOX AND GASKETED COVER		JUNCTION BOX, GROUND MOUNTED, FOR IN-SLAB INSTALLATION		FEEDER TAG.
	DUPLX SPLIT RECEPTACLE CONTROLLED VIA OCCUPANCY SENSOR & PERMANENTLY MARKED PER TITLE 24		CONDUIT TURNING UP		CONDUIT TURNING DOWN
	DUPLX RECEPTACLE WITH DUAL USB PORT		ELECTRICAL PANEL		
	SPECILATY RECEPTACLE, VOLTAGE AND NEMA CONFIGURATION AS SPECIFIED IN PLAN NOTES.		CIRCUIT BREAKER ON SINGLE LINE DIAGRAM		
	QUAD RECEPTACLE		CIRCUIT BREAKER WITH SHUNT TRIP ON SINGLE LINE DIAGRAM		
	HALF-HOT TAMPER RESISTANT DUPLX RECEPTACLE		20A SPST TOGGLE SWITCH		
	GFCI QUAD RECEPTACLE		20A SPST TOGGLE SWITCH, 3-WAY		
	QUAD RECEPTACLE, 1 OF 4 OUTLETS CONTROLLED VIA OCCUPANCY SENSOR & PERMANENTLY MARKED PER TITLE 24		20A DIMMER SWITCH		
	DUPLX RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION		20A SPST TWIST TIMER, 2-HOUR UNLESS OTHERWISE LISTED		
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION		UL924 EMERGENCY SWITCH MODULE, PROVIDES MIRROR SWITCHING OF NORMAL SWITCH LEG AND PROVIDES UL924 SWITCHING TO FULL BRIGHT UPON POWER LOSS.		TRANSFORMER ON SINGLE LINE DIAGRAM
	COMBINATION DUPLX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION		DIGITAL SWITCH, WALL MOUNTED		AUTOMATIC TRANSFER SWITCH ON SINGLE LINE DIAGRAM
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION		MOTION SENSOR, WALL MOUNTED		METER WITH CURRENT TRANSFORMERS
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		OCCUPANCY SENSOR, CEILING MOUNTED		CURRENT TRANSFORMER
	COMBINATION QUAD POWER, DATA AND AV OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION		PHOTO SENSOR, CEILING MOUNTED		ELECTRIC MOTOR, SIZE AS NOTED
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR IN-SLAB INSTALLATION		VACANCY SENSOR, CEILING MOUNTED		ELECTRICAL PANEL ON SINGLE LINE DIAGRAM
	COMBINATION DUPLX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		VACANCY SENSOR, WALL MOUNTED		
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED IN-SLAB INSTALLATION		SMOKE DETECTOR, CEILING 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.
	COMBINATION QUAD POWER, DATA AND AV OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION		SMOKE DETECTOR, WALL MOUNTED		A - ARC FLASH REDUCTION L - LONG TIME TRIP S - SHORT TIME OVERCURRENT TRIP I - INSTANTANEOUS G - GROUND FAULT TRIP, GROUND FAULT SENSING INTEGRAL WITH CIRCUIT BREAKER.
	DISCONNECT SWITCH, SIZE AS NOTED		VARIABLE FREQUENCY DRIVE, SIZE AS NOTED		GROUNDING ELECTRODE AND CONDUCTOR
	MECHANICAL/PLUMBING EQUIPMENT TAG				
	TIME CLOCK				
	LOW VOLTAGE TRANSFORMER				
	THERMOSTAT				

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 COMPANY(S).
- 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 AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION, 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 (IE U.L.) 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 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 #552.
- NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #651 AND NEMA #1C-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 #1C-3. SOLVENT CEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 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 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'-0" 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 CONDUIT 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 3P) 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)(1) OF THE 2019 CALIFORNIA ELECTRICAL CODE.
- ALL CONDUITS SHALL BE SIZED PER TABLE C OF 2019 NEC.

ABBREVIATIONS AND DESCRIPTIONS

A	AMPERES	MAX	MAXIMUM
ALC	ALTERNATING CURRENT	MCC	MOTOR CONTROL CENTER
AC	AMPERES INTERRUPTING CAPACITY	MCP	MOTOR CIRCUIT PROTECTION
AFC	AVAILABLE FAULT CURRENT	MECH	MECHANICAL
AF	ABOVE FINISHED FLOOR	MIN	MINIMUM
AFS	ABOVE FINISHED GRADE	MLO	MAIN LUGS ONLY
AF	AMP FRAME/AMP FUSE	MTD	MOUNTED
AL	ALUMINUM	MTG	MOUNTING
AS	AMP SWITCH		
AT	AMP TRIP	N	NEUTRAL
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED
AWG	AMERICAN WIRE GAUGE	NOC	NATIONAL ELECTRIC CODE
		NEC	NOT IN CONTRACT
CATV	CABLE TELEVISION	NTS	NOT TO SCALE
CCTV	CLOSED CIRCUIT TELEVISION	NO	NORMALLY OPEN
CB	CIRCUIT BREAKER		
CCS	CONDUIT ONLY WITH NYLON FULLCORD	OFI	OWNER FURNISHED CONTRACTOR INSTALLED
COAS	CORONA CABLE	OFI	OWNER FURNISHED OWNER INSTALLED
CU	COPPER		
CT	CURRENT TRANSFORMER	PE	PULLBOX
DC	DIRECT CURRENT	PC	PHOTOCELL CONTROL
DIST	DISTRIBUTION	PH	PHASE
DB	DISTRIBUTION SWITCHBOARD	PLB	PLUMBING
DWGS	DRAWINGS	PNL	PANEL
		PVC	POLYVINYL CHLORIDE
EF	EXHAUST FAN	PP	POWER POLE
ELECT	ELECTRICAL	PS	POWER SENTRY EMERGENCY BATTERY UNIT
ELEV	ELEVATION/ELEVATOR		
EMER	EMERGENCY	QTY	QUANTITY
EMT	ELECTRIC METALLIC TUBING		
EQUIP	EQUIPMENT	RECEP	RECEPTACLE
EXIST	EXISTING	REF	REFRIGERATOR
F	DEGREES FAHRENHEIT	RS	RIGID GALVANIZED STEEL ROOM
FA	FIRE ALARM	RM	ROOM
FF	FURNITURE FEED, FINISHED FLOOR	SB	STANDBY
		SE	SMOKE DETECTOR
G	GROUND BUS OR WIRE	SPEC	SPECIFICATION
GD	GARAGE DISPOSAL	SQ FT	SQUARE FEET OR SQUARE FOOT
GRD	GROUND FAULT CIRCUIT INTERRUPTER	SWBD	SWITCHBOARD
GRND	GROUND	SWGR	SWITCHGEAR
H	HORIZONTAL	TEMP	TEMPERATURE OR TEMPORARY
HP	HORSEPOWER	TV	TELEVISION
HOA	HAND-OFF-AUTOMATIC	UPS	UNDERGROUND FULL SECTION UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE
HZ	HERTZ	ULPS	UL
		UNO	UNO
IG	ISOLATED GROUND		
IMC	INTERMEDIATE METAL CONDUIT	V	VOLTS
		VA	VOLTAHRE
J-BOX	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KCM	KILO-CIRCULAR-MILL		
KVA	KILO-VOLTAHRE	W	WITH
KW	KILO-WATT	WP	WATER PROOF
		WT	WEIGHT
LBS	POUNDS	X	EXISTING
LV	LOW VOLTAGE	XFMR	TRANSFORMER

ELECTRICAL SHEET LIST	
Sheet Number	Sheet Name

E0.1.1	ELECTRICAL LEAD SHEET
E0.1.2	ELECTRICAL NOTES
E1.1.1	OVERALL PEDESTRIAN AREA WALKWAY LIGHTING PLAN
E2.6.1	BUILDING 6 - LEVEL 1 - POWER PLAN
E2.6.2	BUILDING 6 - LEVEL 2 - POWER PLAN
E2.6.3	BUILDING 6 - ROOF ELECTRICAL PLAN
E2.6.4	BUILDING 6 - LEVEL 1 CONDUIT PLAN
E2.6.5	BUILDING 6 - LEVEL 2 CONDUIT PLAN
E2.7.1	BUILDING 7 - LEVEL 1 - POWER PLAN
E2.7.2	BUILDING 7 - LEVEL 2 - POWER PLAN
E2.7.3	BUILDING 7 - ROOF ELECTRICAL PLAN
E2.8.1	BUILDING 8 - LEVEL 1 - POWER PLAN
E2.8.2	BUILDING 8 - LEVEL 2 - POWER PLAN
E2.8.3	BUILDING 8 - ROOF ELECTRICAL PLAN
E2.9.1	BUILDING 9 - LEVEL 1 - POWER PLAN
E2.9.2	BUILDING 9 - LEVEL 2 - POWER PLAN
E2.9.3	BUILDING 9 - ROOF ELECTRICAL PLAN
E3.6.1	BUILDING 6 - LEVEL 1 - LIGHTING PLAN
E3.6.2	BUILDING 6 - LEVEL 2 - LIGHTING PLAN
E3.7.1	BUILDING 7 - LEVEL 1 - LIGHTING PLAN
E3.7.2	BUILDING 7 - LEVEL 2 - LIGHTING PLAN
E3.8.1	BUILDING 8 - LEVEL 1 - LIGHTING PLAN
E3.8.2	BUILDING 8 - LEVEL 2 - LIGHTING PLAN
E3.8.3	BUILDING 8 - ROOF LIGHTING PLAN
E3.9.1	BUILDING 9 - LEVEL 1 - LIGHTING PLAN
E3.9.2	BUILDING 9 - LEVEL 2 - LIGHTING PLAN
E4.6.1	BUILDING 6 - SINGLE LINE DIAGRAM
E4.6.2	BUILDING 6 - ENLARGED PLANS
E4.7.1	BUILDING 7 - SINGLE LINE DIAGRAM & ENLARGED PLANS
E4.8.1	BUILDING 8 - SINGLE LINE DIAGRAM & ENLARGED PLANS
E4.9.1	BUILDING 9 - SINGLE LINE DIAGRAM & ENLARGED PLANS
E5.6.1	BUILDING 6 - ELECTRICAL SCHEDULES
E5.7.1	BUILDING 7 - ELECTRICAL SCHEDULES
E5.8.1	BUILDING 8 - ELECTRICAL SCHEDULES
E5.9.1	BUILDING 9 - ELECTRICAL SCHEDULES
E6.1.1	ELECTRICAL DETAILS
E6.1.2	ELECTRICAL DETAILS
E7.1.1	WIRING DIAGRAMS - BLDG 6
E7.1.2	WIRING DIAGRAMS - BLDGS 7-9
E8.6.1	BUILDING 6 - TITLE 24 COMPLIANCE REPORT
E8.6.2	BUILDING 6 - TITLE 24 COMPLIANCE REPORT
E8.7.1	BUILDING 7 - TITLE 24 COMPLIANCE REPORT
E8.7.2	BUILDING 7 - TITLE 24 COMPLIANCE REPORT
E8.8.1	BUILDING 8 - TITLE 24 COMPLIANCE REPORT
E8.8.2	BUILDING 8 - TITLE 24 COMPLIANCE REPORT
E8.9.1	BUILDING 9 - TITLE 24 COMPLIANCE REPORT
E8.9.2	BUILDING 9 - TITLE 24 COMPLIANCE REPORT

600V Cu FEEDER TABLE 1PH, 2W					
ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
<20F>	1	2 # 12	N/A	1 # 12	3/4"
<30F>	1	2 # 10	N/A	1 # 10	3/4"
<40F>	1	2 # 8	N/A	1 # 10	3/4"
<60F>	1	2 # 6	N/A	1 # 10	3/4"
<80F>	1	2 # 4	N/A	1 # 10	1"
<100F>	1	2 # 4	N/A	1 # 8	1"
<120F>	1	2 # 2	N/A	1 # 8	1"
<140F>	1	2 # 2	N/A	1 # 8	1"
<160F>	1	2 # 1	N/A	1 # 8	1-1/4"
<180F>	1	2 # 1	N/A	1 # 8	1-1/4"

600V Cu FEEDER TABLE 1PH, 3W					
ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
20G	1	2 # 12	1 # 12	1 # 12	3/4"
30G	1	2 # 10	1 # 10	1 # 10	3/4"
40G	1	2 # 8	1 # 8	1 # 10	3/4"
50G	1	2 # 6	1 # 6	1 # 10	1"
60G	1	2 # 4	1 # 4	1 # 10	1"
70G	1	2 # 4	1 # 4	1 # 8	1-1/4"
80G	1	2 # 2	1 # 2	1 # 8	1-1/4"
90G	1	2 # 2	1 # 2	1 # 8	1-1/4"
100G	1	2 # 1	1 # 1	1 # 8	1-1/2"
125G	1	2 # 1	1 # 1	1 # 6	1-1/2"

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 INDICATE THE GENERAL SCHEME OF THE INSTALLATION AND ARE DIAGNOSTIC 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 HEREON 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.
5. SCRAP AND DEBRIS, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR.
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 TARPULINS 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.
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 & EQUIPOUR 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 AMENDMENTS TO 2013 CEC. USE RIGID METAL CONDUIT IN ALL AREAS EXPOSED TO WEATHER. USE GROUND

SITE SERVICES

1. ALL UNDERGROUND RACEWAYS, SHALL BE TYPE DB, SCHEDULE 40 PVC, RIGID NON-METALLIC CONDUIT, AD MANUFACTURED BY CARLON OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 800.
2. NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #651 AND NEMA #7C2.
3. FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL BE OF THE SOLVENT CEMENTED TYPE AND SHALL BE MANUFACTURED WITH UL #514 AND NEMA #7C3. SOLVENT CEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
4. WHENEVER 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 BOWS, 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.
5. MINIMUM BENDING RADIUS FOR RIGID NON-METALLIC CONDUIT SHALL NOT BE LESS THAN PERMITTED BY NEC #304-10.
6. MINIMUM BURIAL DEPTH FOR UNDERGROUND RIGID NON-METALLIC RACEWAY SHALL BE 30" BELOW FINISHED GRADE. WHERE LESSER DEPTHS ARE REQUIRED DUE TO SUBSURFACE ROCK, ENCASE RACEWAYS IN MINIMUM 3", 3000 PSI CONCRETE ENVELOPE.
10. ALL PENETRATIONS THROUGH MANHOLES, HANDHOLES, FOUNDATIONS, ETC SHALL BE MADE USING HOT-DIPPED GALVANIZED, RIGID STEEL (RSC) CONDUIT. MAKE TRANSITION FROM RIGID NON-METALLIC TO GRS AT 3'-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:

LOCATION	RACEWAY
1. OUTDOORS, ABOVE GRADE	GALVANIZED RIGID STEEL (GRS) OR RIGID ALUMINUM
2. INDOOR FEEDERS AND SUBFEEDERS EXPOSED TO PHYSICAL DAMAGE	ALVANIZED RIGID STEEL (GRS) OR INTERMEDIATE METALLIC CONDUIT
3. INDOOR FEEDERS AND SUBFEEDERS NOT EXPOSED TO PHYSICAL DAMAGE	ELECTRICAL METALLIC TUBING (EMT)
4. INDOOR BRANCH CIRCUITS EXPOSED IN UTILITY AREAS	ELECTRICAL METALLIC TUBING (EMT)
5. INDOOR BRANCH CIRCUITS EXPOSED IN FINISHED AREAS	SURFACE METAL/NON-METALLIC RACEWAY
6. INDOOR BRANCH CIRCUITS CONCEALED	(SEE CONDUCTORS)
7. INDOOR FIXTURE AND VIBRATING EQUIPMENT CONNECTIONS	FLEXIBLE METALLIC CONDUIT
8. INDOOR AND OUTDOOR MOTOR CONNECTIONS	LIQUID-TIGHT FLEXIBLE METAL CONDUIT
9. MOTOR CONNECTIONS IN ENVIRONMENTAL AIR FLENUMS	FLEXIBLE METAL CONDUIT
10. UNDERGROUND	TYPE "DB", SCHEDULE 40 RIGID (PVC), RIGID NON-METALLIC CONDUIT
11. UNDERGROUND PENETRATION THRU GRADE	GALVANIZED RIGID STEEL (GRS)
2. GALVANIZED RIGID STEEL CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI #303-10 AND UL #6. INSTALLATION OF GALVANIZED RIGID STEEL CONDUIT SHALL BE IN STRICT CONFORMANCE WITH NEC ARTICLE #304. BENDING RADIUS SHALL NOT BE LESS THAN NEC TABLE #304-10. SUPPORT SPACING SHALL NOT EXCEED NEC TABLE #304-12.	
3. EMT SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI #303-10 AND UL #752. INSTALLATION OF ELECTRICAL METALLIC TUBING SHALL BE IN STRICT CONFORMANCE WITH NEC ARTICLE #304. BENDING RADIUS SHALL NOT BE LESS THAN NEC TABLE #304-10. SUPPORT SPACING SHALL NOT EXCEED 1'-0". ALL EMT COUPLINGS AND CONNECTORS SHALL BE OF THE CONCRETE-TIGHT AND RAIN-TIGHT TYPE. SET SCREW CONNECTORS SHALL NOT BE USED.	
4. FLEXIBLE METAL CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH UL #18. INSTALLATION OF FLEXIBLE CONDUIT SHALL BE IN STRICT CONFORMANCE WITH NEC #303 AND SHALL BE LIMITED TO 9'-0" MAXIMUM LENGTHS FOR CONNECTIONS TO LIGHTING FIXTURES AND VIBRATING EQUIPMENT. BENDING RADIUS FOR FLEXIBLE METAL CONDUIT SHALL NOT BE LESS THAN THOSE PERMITTED FOR CONDUCTOR BENDING RADIUS. CONNECTORS FOR FLEXIBLE METAL CONDUIT SHALL BE OF THE SINGLE SCREW, WALLABLE IRON CLAMPING TYPE (THOMAS & BETTS SERIES #250). FLEXIBLE METAL CONDUIT AND CONNECTORS SHALL BE UL LISTED AND APPROVED FOR SHEATH GROUNDING FOR BRANCH CIRCUITS OF 20A OR LESS IN LENGTHS NOT TO EXCEED 5'-0". PROVIDE A GROUNDING CONDUCTOR SIZED TO MEET NEC TABLE 250-14 WHERE A CONDUIT OVERCURRENT PROTECTION EXCEEDS 20A.	
5. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH NEC ARTICLE #351 AND SHALL BE LIMITED TO 3'-0" LENGTHS FOR CONNECTIONS TO MOTORS. OUTDOOR VIBRATING EQUIPMENT AND OTHER EQUIPMENT IN WET AREAS. LIQUID-TIGHT FLEXIBLE METAL CONDUIT AND FITTINGS SHALL BE APPROVED FOR GROUNDING PURPOSES. PROVIDE A SEPARATE EXTERNAL BONDING CONDUCTOR WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: A. CONDUIT SIZE EXCEEDS 1 1/4" TRADE SIZE. B. 1/2" CONDUIT HOUSES A CIRCUIT PROTECTED IN EXCESS OF 20A. C. 3/4" THRU 1 1/4" CONDUIT HOUSES A CIRCUIT PROTECTED IN EXCESS OF 20A.	
FITTINGS FOR LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE THOMAS & BETTS "VERS-A-GROUND" WITH OR WITHOUT EXTERNAL GROUND LUG AS REQUIRED ABOVE.	
6. ALUMINUM RIGID CONDUIT, MANUFACTURED IN ACCORDANCE WITH ASTM #C-40-80 AND UL #6, MAY BE SUBSTITUTED FOR GALVANIZED RIGID STEEL CONDUIT IN INDOOR AND OUTDOOR ABOVE GRADE LOCATIONS. ALL REQUIREMENTS FOR RIGID STEEL CONDUIT SHALL APPLY. ALUMINUM CONDUIT SHALL NOT BE USED IN CONCRETE OR IN BELOW GRADE APPLICATIONS.	
7. INTERMEDIATE METAL CONDUIT, MANUFACTURED IN ACCORDANCE WITH UL # 1940 MAY BE SUBSTITUTED FOR GALVANIZED RIGID STEEL CONDUIT IN ABOVE GRADE, INDOOR APPLICATIONS. IMC SHALL NOT BE PERMITTED IN OUTDOOR ABOVE OR BELOW GRADE APPLICATIONS. ALL OTHER REQUIREMENTS FOR GALVANIZED RIGID STEEL CONDUIT SHALL APPLY.	
8. USE OF LIQUID-TIGHT FLEXIBLE METAL CONDUIT OR LIQUID NON-METALLIC SHALL NOT BE PERMITTED IN ENVIRONMENTAL AIR FLENUMS, INCLUDING RETURN AIR CEILING FLENUMS AND RASSED COMPUTER FLOORS.	

CONDUCTORS

1. UNLESS OTHERWISE NOTED, CONDUCTOR TYPES SHALL BE AS INDICATED BELOW:

LOCATION	CONDUCTORS
1. BRANCH CIRCUITS AND FEEDERS INDOORS IN CONDUIT	THINWTHIN
2. CONCEALED BRANCH CIRCUITS	TYPE "MC" CABLE
3. CONCEALED BRANCH CIRCUITS PLACE OF ASSEMBLY	TYPE "MC" CABLE
4. UNDERGROUND OUTDOORS	RHW/THW/THWN
5. UNDERGROUND SERVICE ENTRANCE	RHW/USE
6. FIXTURE CONNECTIONS	SF-2
7. TEMPORARY LIGHT AND POWER	TYPE "NM" CABLE
2. ALL WIRE AND CABLE SHALL BE COPPER CONDUCTORS. CONDUCTORS #10AWG AND SMALLER MAY BE SOLID. CONDUCTORS LARGER THAN #10AWG SHALL BE STRANDED.	
3. CONDUCTORS #10AWG AND SMALLER MAY BE SPliced USING NYLON SELF-INSULATED WIRE NUTS AS MANUFACTURED BY 3M "SCOTCH-LOK", IDEAL "WIRE-NUT" OR APPROVED EQUAL.	
4. CONDUCTORS LARGER THAN #10AWG SHALL BE SPliced USING SPIT BOLT CONNECTORS WITH TAPED JACKET, PREMANUFACTURED SPLICES BY LSCC OR MAC PRODUCTS OR BY HYDRAULICALLY APPLIED COMPRESSION SPLICES. MANUFACTURERS TOOLING, DIES AND RECOMMENDATIONS SHALL GOVERN HYDRAULICALLY APPLIED COMPRESSION SPLICES.	
5. EXCEPT WHERE EQUIPMENT, SUCH AS MOLDED CASE CIRCUIT BREAKERS ARE SUPPLIED WITH FACTORY INSTALLED SET SCREW LUGS, ALL CONNECTIONS FOR CABLES 4/0 AND LARGER SHALL BE MADE USING NEMA BOLT COMPRESSION LUGS. LUGS SHALL BE HYDRAULICALLY APPLIED USING MANUFACTURERS TOOLING, DIES AND RECOMMENDED PROCEDURES.	
6. CONTROL WIRING FOR HVAC EQUIPMENT UTILIZING CONTROL CIRCUIT VOLTAGES OF LESS THAN 60VAC SHALL BE #14AWG MULTI-CONDUCTOR, NEC TYPE "CL2" WHEN INSTALLED IN ENVIRONMENTAL AIR FLENUMS, LOW VOLTAGE CONTROL WIRING SHALL BE NEC TYPE "CL2P", LOW VOLTAGE CONTROL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE #725.	
7. CONTROL WIRING FOR HVAC EQUIPMENT AND OTHER EQUIPMENT UTILIZING 120V CONTROL SHALL BE #14AWG TYPE THINWTHIN INSTALLED IN RACEWAYS.	
8. WHERE ISOLATED GROUND RECEPTACLES ARE INDICATED ON THE DRAWINGS, INSTALLED AN INSULATED (GREEN) GROUND CONDUCTOR WITH THE BRANCH CIRCUIT. IN CONCEALED LOCATIONS, TYPE "MC" CABLE SHALL BE UTILIZED FOR SUPPLY OF ISOLATED GROUND OUTLETS.	
9. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL BRANCH CIRCUITS AND HOME RUNS ARE 2 #12AWG.	
10. ADJUST BRANCH CONDUCTOR SIZES AS REQUIRED FOR VOLTAGE DROP.	

#12	#10	#8
120V, 1 PHASE, 15A	65	130
120V, 1 PHASE, 20A	40	80
208V, 1 PHASE, 20A	65	110
208V, 3 PHASE, 20A	75	120
277V, 1 PHASE, 20A	95	150
480V, 3 PHASE, 20A	180	310

THE ABOVE LENGTHS REPRESENT "ONE-WAY" CIRCUIT LENGTH (NOT WIRE LENGTH) AND INCLUDE ALL VERTICAL RISES AND DROPS

#12	#10	#8
120V, 1 PHASE, 15A	65	130
120V, 1 PHASE, 20A	40	80
208V, 1 PHASE, 20A	65	110
208V, 3 PHASE, 20A	75	120
277V, 1 PHASE, 20A	95	150
480V, 3 PHASE, 20A	180	310

11. CONDUCTOR INSULATIONS SHALL BE COLOR CODED AS FOLLOWS:
PHASE A BLACK
PHASE B RED
PHASE C BLUE
NEUTRAL WHITE
GROUND GREEN

- WHERE CONDUCTORS ARE NOT AVAILABLE WITH COLOR CODED INSULATION, APPLY COLORED TAPES TO THE ENTIRE EXPOSED LENGTH OF CABLES IN PULL BOXES, SWITCHBOARDS, EQUIPMENT, ETC.
12. CONTROL CABLE CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH IEA STANDARDS
- 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 12" COPPER/STEEL GROUND ROD DRIVEN OUTSIDE BUILDING AS NEAR TO SERVICE ENTRANCE EQUIPMENT AS POSSIBLE.

ELECTRICAL NOTES AND SPECIFICATIONS

2. GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE #250-94 AND NEC #250-79(D).
3. PROVIDE GROUNDING JUMPER AROUND WATER METER. JUMPS TO BE BARE STRANDED COPPER SIZED TO MATCH GROUNDING ELECTRODE CONDUCTOR SIZE. GROUNDING CLAMPS FOR WATER PIPING SHALL BE THOMAS AND BETTS SERIES 3007-Y, RST 2 CLAMP. PROVIDE WALLABLE IRON CONDUIT HUBS WHERE CONDUCTOR IS HOUSED IN CONDUIT FOR PHYSICAL PROTECTION.
4. ALL GROUNDING CONNECTIONS TO REINFORCING BARS AND GROUND RODS AND ALL UNDERGROUND GROUNDING CABLE SPLICES SHALL BE EXOTHERMIC WELDS BY CADDOLD 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. METER OR CT CABINET ENCLOSURE
C. SERVICE DISCONNECT ENCLOSURE
D. GROUNDING ELECTRODES
6. SERVICE RACEWAYS SHALL BE BONDED BY USE OF GROUNDING BUSINSE AT ALL TERMINATIONS UP TO AND INCLUDING THE SUPPLY SIDE OF SERVICE DISCONNECTS).
7. WHERE MULTIPLE SERVICE DISCONNECT MEANS ARE PROVIDED, THE GROUNDING ELECTRODE CONDUCTOR SHALL BE EXTENDED TO AND BONDED TO THE ENCLOSURE OF EACH DISCONNECTING MEANS.
7. 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 SOUND (WHERE APPLICABLE)
D. TANKS (ABOVE AND BELOW GRADE)
8. 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 LIMITS OF FLEXIBLE METAL CONDUIT, DISCONTINUOUS ENCLOSURES, ETC.
9. 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.
10. RECEPTACLE MOUNTING YOKS SHALL NOT BE USED FOR GROUNDING PURPOSES WITH RECESSED OUTLET BOXES. PROVIDE ISOLATED GROUNDING JUMPER FROM OUTLET BOXES TO RECEPTACLE GROUNDING TERMINAL (DOES NOT APPLY FOR ISOLATED GROUND RECEPTACLES).
11. 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 WASHERS, CONCENTRIC KNOCKOUTS OR ECCENTRIC KNOCKOUTS MAY NOT BE UTILIZED FOR GROUNDING OF RACEWAY WHERE CIRCUIT VOLTAGE EXCEEDS 250V TO GROUND. PROVIDE INTERIOR GROUNDING, BUSINESS AND ISOLATED CONDUCTOR TO PANEL ENCLOSURE.

BOXES

1. BOXES FOR BRANCH CIRCUIT WIRING DEVICES AND BRANCH CIRCUIT SPLICES SHALL BE AS INDICATED BELOW:	
FLUSH WIRING DEVICES ON METAL STUDS	RACO #7271774 (4" SQUARE)
FLUSH WIRING DEVICES ON WOOD STUDS	RACO #604965 (4" SQUARE)
FLUSH WIRING DEVICES IN MASONRY WALLS	RACO #690 (1 GANG)
GANG BOXES	RACO #661/920/956/946/95
CEILING BAR BOX (HUNG CEILING)	RACO #250917
CEILING BAR BOX (WOOD JOIST)	RACO #326
SURFACE WIRING DEVICE (DRY AREAS)	RACO #162 (4" SQUARE)
BRANCH CIRCUIT JUNCTION BOX (DRY AREAS)	RACO #406 W/NEED BLANK COVER
SURFACE WIRING DEVICES (WET AREAS, 1 GANG)	BELL 270-AL-273-4 (F.S. TYPE)
SURFACE WIRING DEVICES (WET AREAS, 2 GANG)	BELL 275-AL-277-4 (F.S. TYPE)

- 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 GAGE GAUGE ENAMELED STEEL, NEMA "1" WITH SCREW FASTENED COVERS WHEN USED IN INDOOR, DRY AREAS. STEEL GAUGE SHALL BE IN ACCORDANCE WITH NEC ARTICLE #307-C.
 3. PULL AND JUNCTION BOXES UTILIZED IN INDOOR AREAS WHICH MAY BECOME DAMP, BOILER 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 1/2" CHANNEL FRAMING SPACERS ORIENTED VERTICALLY AT REAR OF ENCLOSURE TO ENSURE AIR CIRCULATION BEHIND ENCLOSURE.
 6. OUTLET, SWITCH AND JUNCTION BOXES FOR BRANCH CIRCUIT WORK SHALL BE SIZED IN ACCORDANCE WITH NEC #307-B.
 7. PULLBOXES AND LARGER JUNCTION BOXES SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE #307-B.
 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 DUCTWORK, SPRINKLERS, ARCHITECTURAL SOFFITS, ETC.
2. FIXTURES INSTALLED IN CLOSETS SHALL COMPLY WITH NEC ARTICLE #410.8 FOR LOCATION AND TYPE OF CONSTRUCTION.
3. ALL FIXTURES WEIGHING IN EXCESS OF 50# SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX (NEC #410-19A1).
4. WHERE TROFFERS ARE INSTALLED IN SUSPENDED CEILING, 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. FIXTURE HOUSING SHALL NOT BE USED AS RACEWAYS, EXCEPT THOSE DESIGNED FOR INSTALLATION IN CONTINUOUS ROWS. MAKE BRANCH CIRCUIT SPLICES IN 4" SQUARE BOXES WITH BLANK COVER PLATES (NEC #410-31).
7. ALL BALLASTS FOR FLUORESCENT, BIA AND OCTRON LAMPS SHALL BE OF THE RAPID START, CLASS TP, THERMALLY PROTECTED, HIGH POWER FACTOR, ENERGY SAVING TYPE AS MANUFACTURED BY GENERAL ELECTRIC, UNIVERSAL, ADVANCE OR APPROVED EQUAL. BALLASTS SHALL BE UL LISTED, CSM CERTIFIED AND CARRY A MINIMUM 2 YEAR WARRANTY.
8. ALL CEILING PENDANT MOUNTED AND WALL BRACKET MOUNTED FIXTURES SHALL BE PROVIDED WITH DECORATIVE CANOPIES 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 SURFACE AND 3" TO INSULATION UNLESS UL LISTED FOR DIRECT CONTACT WITH THESE MATERIALS (NEC #410-6.8 (A), (B)).
11. CONNECTIONS TO FLOURESCENT TROFFERS SHALL CONSIST OF HIGH TEMPERATURE WIRING IEEE CONDUCTOR IN FLEXIBLE METAL CONDUIT. CONNECTION SHALL NOT BE LESS THAN 1" NOR GREATER THAN 6" IN LENGTH.
12. ALL BALLASTS FOR RECESSED HD FIXTURES SHALL BE UL LISTED AND SHALL BE THERMALLY PROTECTED.
13. PROTECT ALL LAMPS, LENSES AND LOUVERS DURING CONSTRUCTION. ALL LAMPS, FIXTURE HOUSING, LENSES AND LOUVERS SHALL BE CLEANED UPON COMPLETION OF WORK BY ALL TRADES. REPLACE DEFECTIVE OR DAMAGED LAMPS, LENSES, LOUVERS AND BALLASTS AS REQUIRED AT THE TIME OF CLEANING.
14. WHEN SHOWN ABOVE DOOR, EXTERIOR BUILDING MOUNTED LIGHTING AT EXTERIOR DOORS SHALL BE MOUNTED WITH THE BOTTOM WITH THE BOTTOM OF THE FIXTURE AT 6" ABOVE DOOR CASING.
15. WHEN SHOWN AT THE SIDE OF A DOOR, EXTERIOR BUILDING MOUNTING LIGHTING SHALL BE MOUNTED ON SHOCK SIDE OF DOOR WITH TOP OF FIXTURE ALIGNED WITH THE TOP OF THE DOOR.
16. ALL FLOURESCENT FIXTURES IN UNHEATED ROOMS OR AREAS SHALL BE PROVIDED WITH RAPID START LAMP/BALLAST COMBINATIONS SUITABLE FOR STARTING AT 0 DEGREES F.
17. WHERE RECESSED FIXTURES ARE INSTALLED IN FIRE RATED CEILINGS, TROFFERS SHALL BE SUPPORTED AND TESTED IN ACCORDANCE WITH UL REQUIREMENTS FOR FIRE RATED CEILING ASSEMBLY.
18. BALLASTS FOR HD FIXTURES SHALL BE POWER FACTOR CORRECTED.
19. DIMMING FOR 120VAC FLUORESCENT FIXTURES (T-10, T-8 OR HO LAMPS) SHALL BE LUTRON "NOVA-T-H" DIMMING BALLAST. DIMMING BRANCH CIRCUIT SHALL BE 3 WIRE, #12 AWG MINIMUM.
20. WHERE TWO LEVEL DIMMING CONTROL IS SPECIFIED FOR HD FIXTURES, FURNISH AND INSTALL "HIDELIGHT" "H-LEVEL" DIMMING SYSTEM CONSISTING OF REMOTE REGULATING TYPE BALLASTS) AND:

MODEL #RL-M8S	MANUAL (CONTROLS)
MODEL #RD-	PROXIMITY (DETECTORS)
MODEL #PTC-	PROGRAMMABLE CLOCK
MODEL #ACE-PC-	PHOTOCELL CONTROL

PROVIDE 120V MODEL #RL-M8S "START AT HIGH" CONTROL FOR METAL HALIDE CIRCUITS.

PANELBOARDS

1. EQUIPMENT INTERRUPTING RATINGS 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 800A AND BRANCH SWITCHES RATED OVER 800A SHALL BE BOLTED PRESSURE SWITCHES, SQUARE BOLT LOCK, PINWHEEL OR EQUAL.
3. PANELBOARDS SHALL BE OF DEAD FRONT CONSTRUCTION WITH AUTOMATIC OVERCURRENT DEVICES. VOLTAGE AND CURRENT RATINGS AS SHOWN. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE UNLESS OTHERWISE NOTED. PANELBOARDS SHALL BE UL LISTED AS MANUFACTURED BY SQUARE D, GE OR SIEMENS.
4. ALL PANELBOARDS RATED OVER 250A W/MS SHALL BE SQUARE D "I" LINE, "GE" "SPRINTA SERIES" OR EQUAL BY SIEMENS.
5. ALL CIRCUIT BREAKERS SUPPLYING HVAC EQUIPMENT SHALL BE UL LISTED TYPE "MCA".
6. WHERE INDICATED ON DRAWINGS, PROVIDE SPILT BUS PANELBOARDS.
5. ALL PANELBOARDS SHALL BE PROVIDED WITH A TYPE WRITTEN DIRECTORY IN FRAME OF 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 FALLOUTING 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.

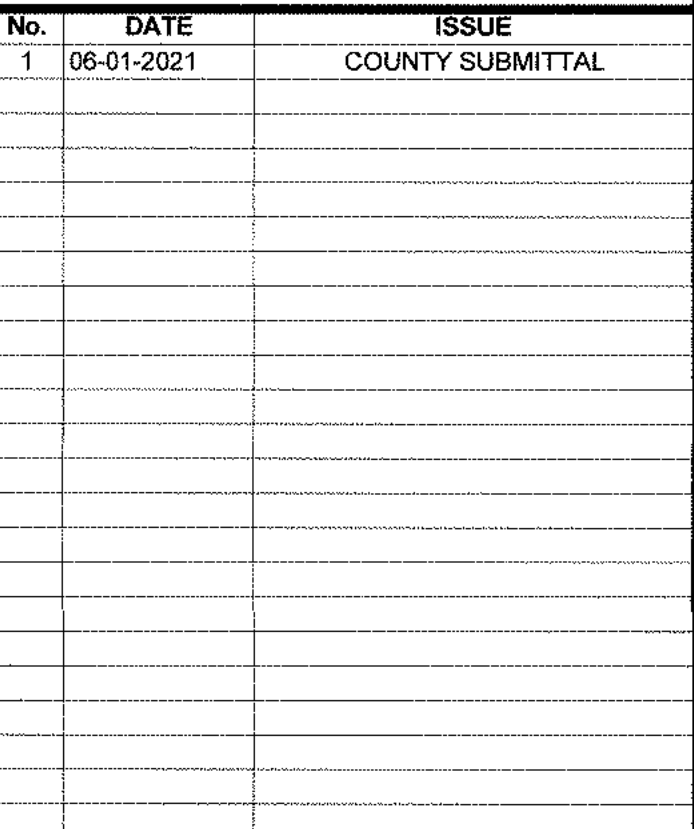
GENERAL ROOF NOTES:

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 (T-STAT, BY-PASS TIMER, ENERGY MANAGEMENT SYSTEM, ETC). COORDINATE LOCATIONS AND REQUIREMENTS WITH MECHANICAL CONTRACTOR/DRAWINGS AND CONDUIT.
4. PROVIDE FUSES FOR MECHANICAL EQUIPMENT FUSES ARE TO BE CLASS "RK-1", "BUS" TYPE "1PM-RK" (200) OR "1PS-RK" (400), "LOW-PEAK". EQUIPMENT NAMEPLATE RATING SUPERCEDES DESIGN VALUES.
5. ALL FLEX CONDUIT SHALL CARRY A COPPER BONDING WIRE, SIZED PER NEC TABLE 250-122.
6. CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT FOR ROOF MOUNTED EQUIPMENT.
7. NO CONDUITS 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 STUB-UPS WITH MECHANICAL DRAWINGS/CONTRACTOR PRIOR TO ROUGH-IN, AND COMPLY ALL ELECTRICAL PENETRATIONS THRU ROOF SHALL BE FLASHED.

WIRING DEVICES

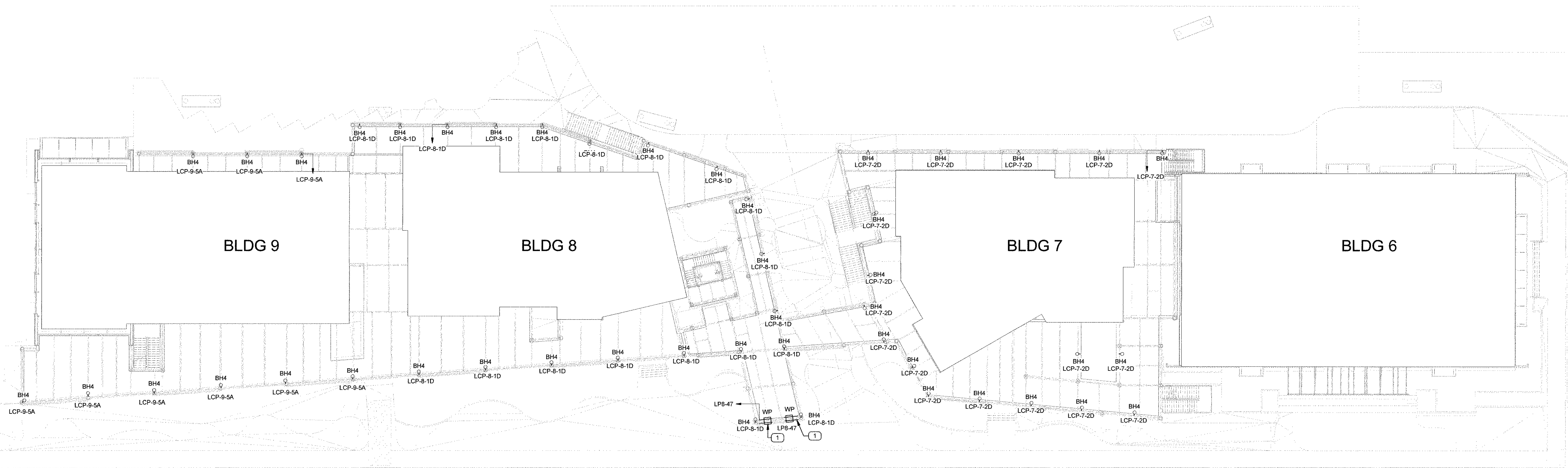
DEVICE	STANDARD DEVICES MANUFACTURER/MODEL	DECORATOR DEVICES MANUFACTURER/MODEL
DUPLEX RECEPTACLE 120V, 20A, GROUNDING NEMA #5-20R	LEVITON #5302	LEVITON #15434
SINGLE RECEPTACLE 120V, 20A, GROUNDING NEMA #5-20R	LEVITON #5301	LEVITON #15431
250V, 15A, GROUNDING NEMA #6-15R	LEVITON #6509	LEVITON #6508
1/2, DUPLEX RECEPTACLE 120V, 15A, 30 GROUNDING NEMA #5-15R (ORANGE)	LEVITON #5302-4G	LEVITON #5302-4G
1/2, SINGLE RECEPTACLE 120V, 15A, 30 GROUNDING NEMA #5-15R (ORANGE)	LEVITON #5301-4G	LEVITON #5301-4G
1/2, LOCKING RECEPTACLE 120V, 15A, 30 GROUNDING NEMA #5-20R (ORANGE)	LEVITON 7080-F1G	LEVITON 7080-F1G
1/2, LOCKING RECEPTACLE 120V, 15A, 30 GROUNDING NEMA #5-20R (ORANGE)	LEVITON 7080-F1G	LEVITON 7080-F1G
CLOCK RECEPTACLE 120V, 15A, 30 GROUNDING NEMA #5-20R	LEVITON #5301-CH	LEVITON 7080-F1G
TOGGLE SWITCH, 1 POLE 120/277V, 20A	LEVITON #5321	LEVITON #4621
KEY SWITCH, 1 POLE 120/277V, 20A	LEVITON #1221-L	N/A
TOGGLE SWITCH, 1 POLE 120/277V, 20A	LEVITON #5322-L	LEVITON #5322-L
TOGGLE SWITCH, 2 POLE 120/277V, 20A	LEVITON #5522	LEVITON #5522
KEY SWITCH, 2 POLE 120/277V, 20A	LEVITON 1222-L	N/A
TOGGLE SWITCH, 3 WAY 120/277V, 20A	LEVITON #5523	LEVITON #5523
KEY SWITCH, 3 WAY 120/277V, 20A	LEVITON 1222-L	N/A
TOGGLE SWITCH, 4 WAY 120/277V, 20A	LEVITON #5524	LEVITON #5524
KEY SWITCH, 4 WAY 120/277V, 20A	LEVITON 1224-L	N/A
INCANDESCENT HALOGEN DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NT-601	LUTRON # NT-601
INCANDESCENT HALOGEN DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NT-603	LUTRON # NT-603
INCANDESCENT HALOGEN DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NT-1000	LUTRON # NT-1000
INCANDESCENT HALOGEN DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NT-1	LUTRON # NT-1003
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-600	LUTRON # NTV-600
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-600-277	LUTRON # NTV-600-277
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-603	LUTRON # NTV-603
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-1000	LUTRON # NTV-1000
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-1000-277	LUTRON # NTV-1000-277
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-1003	LUTRON # NTV-1003
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-300	LUTRON # NTV-300
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-400	LUTRON # NTV-400
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-1000	LUTRON # NTV-1000
MAGNETIC LOW VOLTAGE DIMMER 120V, 200W, 1 POLE (NOVA-T, 1/2 THIN PROFILE)	LUTRON # NTV-1003	LUTRON # NTV-1003
FAN SPEED CONTROL 120V, 10A, 1 POLE	LUTRON #NTS-12E	LUTRON #NTS-12E
LINEAR SLIDE SWITCH 120/277V, 20A, 3 WAY	LUTRON #NT-1PS	LUTRON #NT-1PS
LINEAR SLIDE SWITCH 120/277V, 20A, 4 WAY	LUTRON #NT-3PS	LUTRON #NT-3PS

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 MULTIPLATE BY LUTRON. INDIVIDUALLY MOUNTED CONTROLS SHALL NOT BE ACCEPTED.
4. WHERE GANGED RECEPTACLES INCLUDE A GROUND FAULT CIRCUIT 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 COUNTERTOPS) 6" ABOVE BACKSPLASH
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 7'-0" A.F.F.
FIRE ALARM PULL STATIONS 4'-0" TO TOP
FIRE ALARM AUDIO SIGNAL DEVICES 1'-0" BELOW CEILING TO TOP
FIRE ALARM VISUAL SIGNAL DEVICES 6'-6" A.F.F.
WATER COOLER OUTLET (COORDINATE WITH PD/INGS) 4'-0" TO TOP
THERMOSTAT & HVAC CONTROLS 6" ABOVE DOOR TO BOTTOM
WALL MOUNTED EXIT LIGHTS 6" ABOVE DOOR TO BOTTOM
MOUNTING HEIGHTS FOR OTHER DEVICES NOT SPECIFIED ABOVE SHALL BE IN ACCORDANCE WITH NAC #20-7, "WARNER FREE SUBCODE".
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, CRAWL 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



OVERALL
PEDESTRIAN AREA
WALKWAY LIGHTING
PLAN

E1.1.1



LEVEL 2 OVERALL PEDESTRIAN DECK
PLAN
1" = 20'-0"

PLAN NOTES

1 RECEPTACLE SHALL BE MOUNTED WITHIN LIGHT POLE FOR
FIXTURE TYPE BH4.

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #12/2N, #12/3N, #12/2ND UNLESS NOTED OTHERWISE BY NOTE, TYPE, MARK OR OTHERWISE. STUB-OUT, FIELD, AND DEVICE NEUTRALS FOR ALL SINGLE-PHASE LOADS AND 3-Ø WIRE CIRCUITS SHARP NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATE DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "I" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT, SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

- 1 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN
TELEPHONE BACKBOARD UNDERGOING TO TENANT SPACE
FOR PLATY WIRING (BY OTHERS), STUBB UP +8" AFF ON EACH
END.
- 2 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN
TELEPHONE BACKBOARD UNDERGOING TO TENANT SPACE
FOR TELEPHONE (BY OTHERS), STUBB UP +8" AFF ON EACH
END.
- 3 PROVIDE 1/2" C.O., COMPLETE WITH PULL ROPES, FROM FIRE
ALARM CONTROL PANEL UNDERGOING TO TENANT SPACE
FOR FIRE ALARM WIRING (BY OTHERS), STUBB UP +8"
AFF IN TENANT SPACE.
- 4 PROVIDE ELEVATOR ELECTRICAL DETAIL AND NOTES ON
DRAWING 6E.12 FOR ADDITIONAL WORK.
- 5 CONDUIT STUBBED UP TO DISTRIBUTION BOARD ON SECOND
FLOOR ELECTRICAL ROOM.
- 6 ELECTRICAL EQUIPMENT CONNECT TO ELECTRIC TRAP PRIMER, REFER TO
PLUMBING PLANS FOR EXACT LOCATIONS AND ALL
REQUIREMENTS PRIOR TO ROUGH-IN.
- 7 MECHANICAL EQUIPMENT CONNECT TO MECHANICAL TRAP PRIMER, REFER TO
MECHANICAL CONTRACTOR/PLANS PRIOR TO ROUGH-IN AND
START-UP. START-UP AND ACCESSORIES REQUIRED FOR A
COMPLETE INSTALLATION.
- 8 PROVIDE 208Y, 3ØA, 2 POLE, NEMA 1 MOTOR RATED TOGGLE
TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO
MECHANICAL CONTRACTOR/PLANS FOR INFORMATION.
- 9 PROVIDE 120V, 2ØA, WEATHERPROOF, MOTOR RATED SWITCH
FOR CONNECTION TO EXHAUST FAN.
- 10 PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN
TENANT ROOM FOR PLATY WIRING.
- 11 PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE
OF BUILDING WITH BLANK COVER PLATE AND 1/2" C.O.
FROM TENANT SPACE TO MECHANICAL ROOM. INFORMATION
OF TENANT BUILDING MOUNTED SIGNAGE. VERIFY EXACT
LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL
DETAILS TO ROOM.

1 BUILDING 6 - LEVEL 1 POWER PLAN
1/8" = 1'-0"

1. VERIFY ALL CONDUIT STUD-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #12/2N, #12/3N & #12/3ND UNLESS NOTED OTHERWISE BY NOTE. TICK MARKS OR FLOOR PLAN LAYOUT SHALL BE USED TO IDENTIFY ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "1" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTABLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUIT SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

- 1 PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANOPY WITH BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY INTO CLOSEST CONCEALED WALL. PROVIDE 1/2" C.O. RISE ABOVE FOR CONNECTION TO TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- 2 MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR/PLANS PRIOR TO ROUGH-IN AND PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- 3 PROVIDE 208V, 3ØA, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

[illegible]

**BUILDING 6 - LEVEL 2
POWER PLAN**

E2.6.2



1 BUILDING 6 - LEVEL 2 POWER PLAN
1/8" = 1'-0"

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

2. ALL WRINGING SHOWN TO REPRESENT 1/2" H₂O, 1/2" H₂O & 1/2" H₂O UNLESS NOTED OTHERWISE BY PROJECT. TICK MARKS OR FEEDER CALLOUT: PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE PHASE LOADS. PROVIDE SEPARATE SHARING NEUTRALS SHALL NOT BE UTILIZED.

3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.

4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS

5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.

6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. PROVIDE VOLTS/AMPS RATINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.

7. ALL NEW RECEPTABLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.

8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTORS PRIOR TO ROUGH-IN AND STARTERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM ROOF TO FIRST FLOOR, JUNCTION BOX DOWN TO ELECTRICAL ROOM FOR FUTURE SLOTTED CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO MECHANICAL CONTRACTOR FOR DETAIL ON DRAWING E8.1.1 FOR MOUNTING INFORMATION.

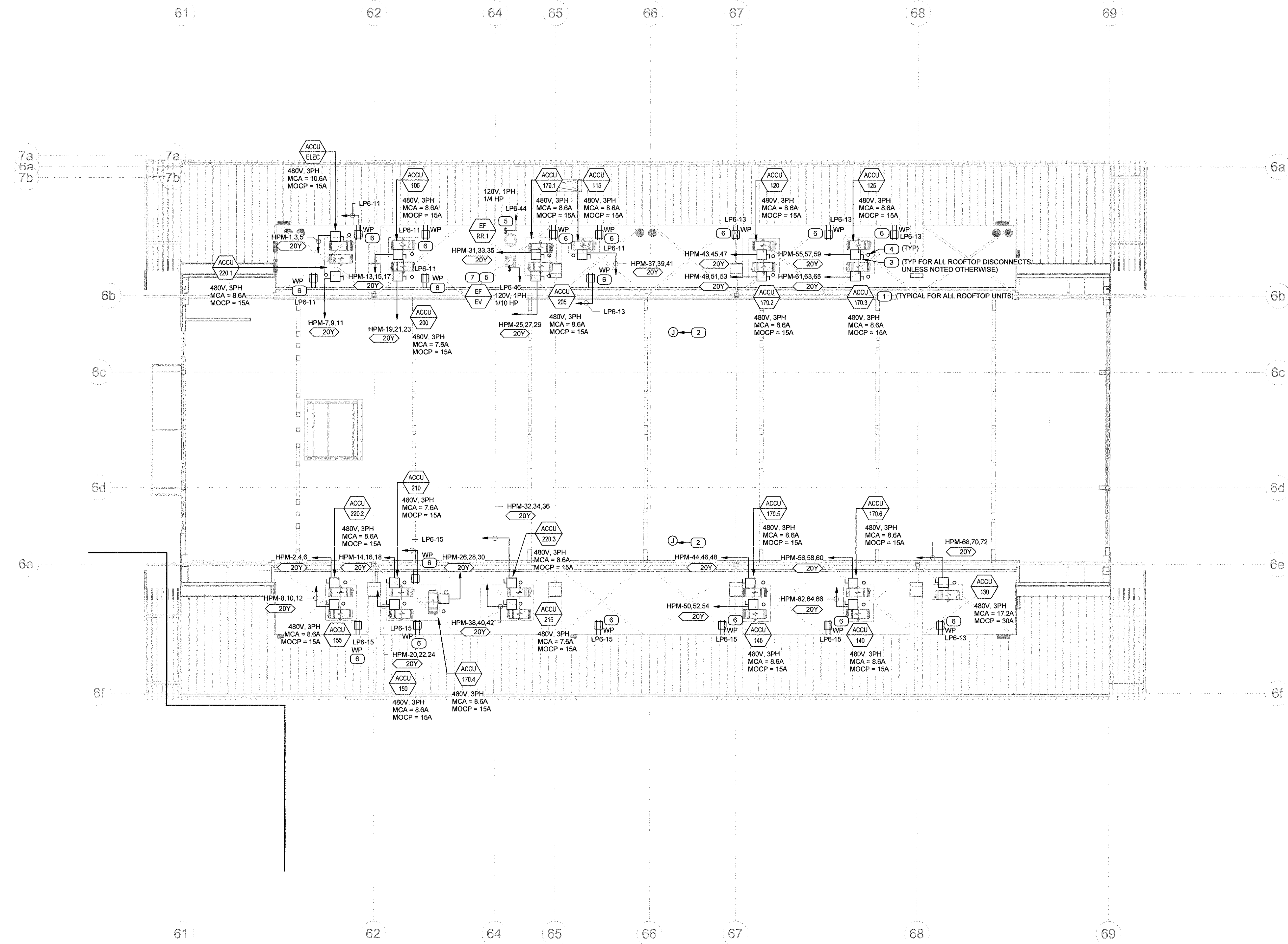
PROVIDE 480V, 3Ø, 3 P.O.L., NEMA-4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.

PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF FOR ROOF PENETRANT W/IN UNIT. PROVIDE 1" C.O. MINIMUM FOR PIPES & SMALLER "THRU ROOF" DETAIL ON DRAWING E8.1.1 FOR ADDITIONAL INFORMATION.

PROVIDE 120V, 2Ø, 2 P.O.L., MOTOR RATED SWITCH CONNECTION TO EXHAUST FAN.

PROVIDE 120V, 2Ø, 6A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E8.1.1 FOR ADDITIONAL INFORMATION.

PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING THROUGH ROOFS 4" DETAIL ON DRAWING E8.1.1 FOR ADDITIONAL INFORMATION.



1 BUILDING 6 - ROOF POWER PLAN
1/8" = 1'-0"



PLAN NOTES

- 1 REFER TO SINGLE LINE DIAGRAM ON DRAWING 44.61 FOR MORE INFORMATION.
- 2 PROVIDE 1" C.O. COMPLETE WITH PULL RODS, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR FIRE ALARM WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE.
- 3 PROVIDE 1" C.O. COMPLETE WITH PULL RODS, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR FIRE ALARM WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE.
- 4 REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING 44.61 FOR ADDITIONAL INFORMATION.

EXP. 12/31/21

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PROJECT NO.	19019
DATE	2021.03.26

**BUILDING 6 - LEVEL 1
CONDUIT PLAN**

DRAWING M

E2.6.4



PLAN NOTES

- 1 REFER TO SINGLE LINE DIAGRAM ON DRAWING E6.1 FOR MORE INFORMATION
- 2 PROVIDE 1" C.C. COMPLETE WITH PULL ROPS, FROM FIRE ALARM CONTROL PANEL (FACP) TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR FIRE ALARM WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE
- 3 PROVIDE 1" C.C. COMPLETE WITH PULL ROPS, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR TELEPHONE CATEGORIES (OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE
- 4 REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E6.1 FOR ADDITIONAL INFORMATION
- 5 PROVIDE 1" C.C. COMPLETE WITH PULL ROPS, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR TELEPHONE CATEGORIES (OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE
- 6 REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E6.1 FOR ADDITIONAL INFORMATION

[illegible]

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PROJECT NO. 19019

DATE	2021.03.26
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**BUILDING 6 - LEVEL 2
CONDUIT PLAN**

FRAMING NO.

E2.6.5

CHANGES AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

**BUILDING 7 - LEVEL 1 -
POWER PLAN**

E2.7.1

1. VERIFY ALL CONDUIT STUD-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT 1/2"X24" 1/2"X24" & 1/2"X24" UNLESS NOTED OTHERWISE BY NOTE. TICK MARKS OR FEEDER CABLE OUT. PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE PHASE LOADS. PROVIDE SEPARATE NEUTRALS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT DEVICES AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "R" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. RETURN TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT SUPPORTS AND ACCESSORIES TO MEET ALL SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

- REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING ES.1.2 FOR ADDITIONAL WORK.
- PROVIDE CONNECTION TO ELEVATOR TRAP PRIMER. REFER TO ELEVATOR PLANS FOR ELEVATOR LOCATIONS AND ALL REQUIREMENTS PRIOR TO ROUGH-IN.
- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR. PROVIDE ALL MATERIALS AND PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- PROVIDE 1/2" COPPER, 30K, 2-POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE OF WALL WITH BLANK COVER PLATE AND 1/2" X 3" STUDDED INTO TENANT SPACE FOR FUTURE CONNECTION OF TENANT BUILDING MOUNTING DEVICE. VERIFY EXACT LOCATION AND ELEVATION AND MOUNTING HEIGHT WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANAL WITH BLANK COVER PLATE AND 1/2" X 3" STUDDED INTO TENANT SPACE FOR FUTURE CONNECTION OF TENANT CANAL MOUNTING DEVICE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- PROVIDE 120V, 20A WEATHERPROOF MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
- PROVIDE 1/2" COP, TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR FAN WIRING.
- REFER TO SINGLE LINE DIAGRAM ON DRAWING EA.7.1 FOR MORE INFORMATION.
- PROVIDE 1" COP, COMPLETE WITH PULL ROPE, FROM MAIN TENANT TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUIT FOR CATV WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE; REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- PROVIDE 1" COP, COMPLETE WITH PULL ROPE, FROM MAIN TENANT TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUIT FOR CATV WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE; REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- PROVIDE 1" COP, COMPLETE WITH PULL ROPE, FROM FIRE ALARM CONTROL PANEL, (FACP) TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUIT FOR FIRE ALARM WIRING (BY OTHERS); ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE.





1. VERIFY ALL CONDUIT STUD-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #12UNF, #12IN3, #12IGND UNLESS NOTED OTHERWISE BY NOTE, TICK MARKS OR OTHERWISE. PROVIDE ALL NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE PROOF STEEL SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "1P" AND "2P" RATINGS REQUIRED TO MAINTAIN THE INTENT OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.

ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL CONDUIT, SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANOPY WITH BLANK COVER PLATE AND 12" C.O. STUBBED INTO SPACE TO BE USED FOR RUNG IN TENANT SIGNATURE ABOVE FOR FUTURE CONNECTION OF TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE OF BUILDING WITH BLANK COVER PLATE AND 12" C.O. STUBBED INTO TENANT SPACE FOR FUTURE CONNECTION OF TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

REFER TO SINGLE LINE DIAGRAM ON DRAWING EA.7.1 FOR MORE INFORMATION.

PROVIDE 1" C.O. COMPLETE WITH PULL ROPES, FROM FIRE ALARM CONTROL PANEL (PACP) TO PULL ROPE ABOVE ACCESSIBLE BACKPACK TO BE USED FOR RUNG IN TENANT SIGNATURE (BY OTHERS). ROUTE CORD TIGHT TO STRUCTURE ABOVE.

PROVIDE 1" C.O. COMPLETE WITH PULL ROPES, FROM MAIN BACKPACK TO BE USED FOR RUNG IN TENANT SIGNATURE (BY OTHERS). ROUTE CORD TIGHT TO STRUCTURE ABOVE.

REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.

PROVIDE 1" C.O. COMPLETE WITH PULL ROPES, FROM MAIN BACKPACK TO BE USED FOR RUNG IN TENANT SIGNATURE (BY OTHERS). ROUTE CORD TIGHT TO STRUCTURE ABOVE.

REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.

PROVIDE JUNCTION BOX FOR CONNECTION TO IRRIGATION CONTROLLER. VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR TO RECORD ELEVATION.

PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.

PROJECT NAME
DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

[illegible]

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PROJECT NO	19019
DATE	2021.03.26

**BUILDING 7 - LEVEL 2 -
POWER PLAN**

DRAWING NO. _____

E2.7.2

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT "#12NH, #12IN & #12GND UNLESS NOTED OTHERWISE BY PLI NOTE, TICK MARKS OR FIELD NOTATION. OUTLET, SWITCH AND RECEPTACLE NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. PROVIDE LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLE/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT SUPPORTS AND ACCESSORIES TO SUPPORT ALL REQUIREMENTS FOR CONDUIT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.

PROVIDE WEATHERPROOF JUNCTION BOX WITH BLANK
COVERPLATE IN ATTIC SPACE WITH 1/2" CONDUIT STUBBED
NIP TO SPACE ABOVE ROOF. PROVIDE 1/2" CONDUIT TO TENANT.
TERMINATE EXACT LOCATION AND MOUNTING HEIGHT TO
VENANT'S APPROVED LOGGING DRAWINGS PRIOR TO
ROOF RIGGING.

PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF FOR
FUTURE AC UNIT WIRING. REFER TO "FLASHING DETAIL FOR
ROOF PENETRATIONS" FOR DETAIL ON DRAWING E-1 FOR
ADDITIONAL INFORMATION.

MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL
CONTRACTOR. COORDINATE WITH MECHANICAL CONTRACTOR
WITH MECHANICAL CONTRACTOR/PLANS PRIOR TO ROUGH-IN AND
PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A
PERMANENT INSTALLATION.

PROVIDE 208V, 3Ø, 4 P.OLE, NEMA 4X, FUSED DISCONNECT
SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL
UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE
RATING.

PROVIDE 480V, 3Ø, 4 P.OLE, NEMA 4X, FUSED DISCONNECT
SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL
UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE
RATING.

PROVIDE 208V, 3Ø, 4 P.OLE, NEMA 4X, FUSED DISCONNECT
SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL
UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE
RATING.

PROVIDE 1" C.O. STUBBED THROUGH ROOF FROM
DISCONNECT SWITCH FOR FUTURE AC UNIT POWER WIRING
(BY TENANT, UNDER SEPARATE PERMIT).

PROVIDE 1/2" CONDUIT STUBBED THROUGH ROOF FOR
DISCONNECT SWITCH FOR MECHANICAL UNIT POWER EXHAUST. PROVIDE
FUSES PER MANUFACTURER'S NAMEPLATE RATING.

1" C.O. CONDUIT STUBBED THROUGH ROOF FROM
WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO
ELECTRICAL ROOM FOR FUTURE SPOOL CONNECTIONS.
TERMINATE EXACT LOCATION AND MOUNTING HEIGHT PRIOR TO
ROUGH-IN. REFER TO ROOF TOP RECEPTACLE MOUNTING
DETAIL ON DRAWING E-1.1 FOR MOUNTING INFORMATION.

PROVIDE 208V, 3Ø, 4 P.OLE, NEMA 4X, MOTOR RATED SWITCH
FOR CONNECTION TO EXHAUST FAN.

PROVIDE 120V, 2Ø, 4 GFI, WEATHERPROOF ROOF MOUNTED
RECEPTACLE WITH 1/2" C.O. STUBBED THROUGH ROOF
DETAIL ON DRAWING E-1.1 FOR ADDITIONAL INFORMATION.

PROVIDE 120V, 2Ø, 4 GFI, WEATHERPROOF ROOF MOUNTED
RECEPTACLE WITH 1/2" C.O. STUBBED THROUGH ROOF FOR
FUTURE RECEPTACLE CONNECTIONS. TERMINATE EXACT
LOCATION AND MOUNTING HEIGHT PRIOR TO ROOF RIGGING.
RECEPTACLE MOUNTING DETAIL ON DRAWING E-1.1 FOR
ADDITIONAL INFORMATION.

PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED
THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING
DETAIL FOR PIPES & SMALLER THRU ROOF" DETAIL ON
DRAWING E-1.1 FOR ADDITIONAL INFORMATION.

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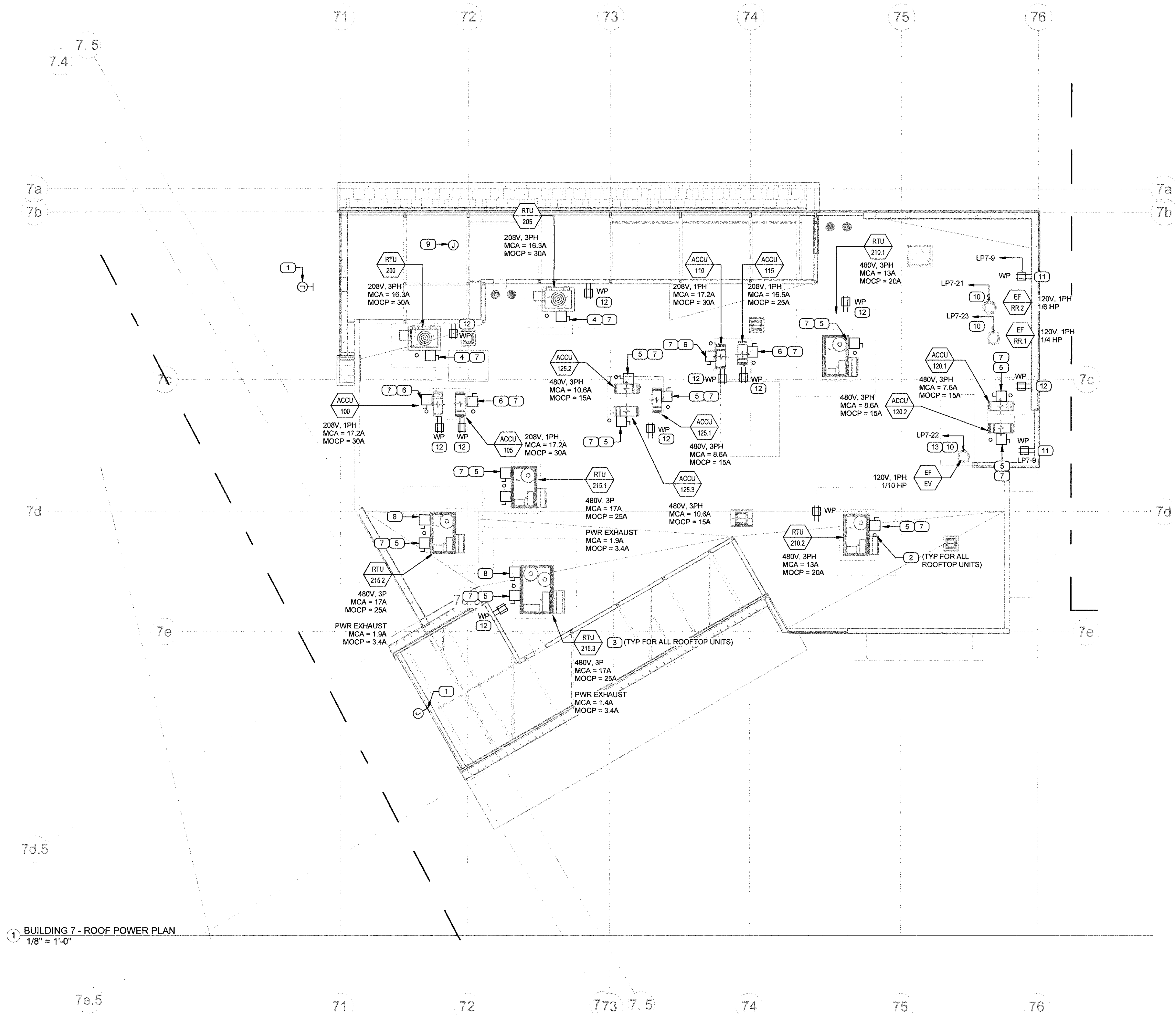
PROJECT NO.	19019
DATE	2021.03.26

**BUILDING 7 - ROOF
ELECTRICAL PLAN**

DRAFTING NO.

E2.7.3

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1 BUILDING 7 - ROOF POWER PLAN
1/8" = 1'-0"

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #12/2N, #12/2N & #12/2GN UNLESS NOTED OTHERWISE BY PLI NOTE, TICK MARKS OR FLOUT. ALL WIRING SHALL BE IN CONDUIT. THE NEUTRALS FOR ALL SINGLE-PHASE LOADS, MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH 1" P" AND "I" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTABLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT SUPPORTS AND ACCESSORIES TO MEET ALL SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

- 1 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON
- 2 DRAWING EE-1.2 FOR ADDITIONAL WORK.
- 3 2 MECHANICAL CONTRACTOR SHALL PROVIDE REQUIREMENTS WITH
- 4 PLUMBING PLANS FOR EXACT LOCATIONS AND ALL
- 5 REQUIREMENTS PRIOR TO ROUGH-IN.
- 6 3 MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL
- 7 CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH
- 8 MECHANICAL CONTRACTOR/PRIORS PRIOR TO ROUGH-IN AND
- 9 PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A
- 10 COMPLETE INSTALLATION.
- 11 4 PROVIDE 208V, 3ØA, 2 POLE, NEMA 1 MOTOR RATED TGGLE
- 12 TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO
- 13 DRAWING ELEVATOR ELECTRICAL DETAIL FOR ADDITIONAL
- 14 WORK.
- 15 5 PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF
- 16 CANOPY WITH BLACK COVET PLATE AND 1/2" CO. STUBBED
- 17 INTO TENANT SPACE THRU CANOPY AND UP TO STRUCTURE
- 18 CONNECTION. PROVIDE FUTURE WIRING FOR TELEPHONE
- 19 MOUNTED SIGNALS. VERIFY EXACT LOCATION WITH
- 20 ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- 21 6 PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE
- 22 OF BUILDING WITH BLACK COVET PLATE AND 1/2" CO.
- 23 STUBBED INTO TENANT SPACE FOR FUTURE CONNECTION OF
- 24 TELEPHONING MAIN. VERIFY EXACT LOCATION WITH
- 25 ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- 26 7 PROVIDE 120V, 2Ø, WEATHERPROOF, MOTOR RATED SWITCH
- 27 WITH FLEXIBLE CABLE CONNECTION TO MECHANICAL
- 28 UNIT. SHALL RECEIVE POWER FROM OUTDOOR UNIT VIA
- 29 FIELD-SUPPLIED INTERCONNECTED WIRING.
- 30 8 PROVIDE 208V, 3ØA, 2 POLE, NEMA 4X FUSED DISCONNECT
- 31 SWITCH WITH FLEXIBLE CABLE CONNECTION TO MECHANICAL
- 32 UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE
- 33 RATING.
- 34 9 PROVIDE 1/2" CO. TO ASSOCIATED THERMOSTAT IN
- 35 ELECTRICAL ROOM FOR CONTROL WIRING.
- 36 10 REFER TO SINGLE LINE DIAGRAM ON DRAWING EA.8.1 FOR
- 37 MORE INFORMATION.
- 38 11 PROVIDE 1" CO. COMPLETE WITH PULL ROPES, FROM FIRE
- 39 ALARM CONTROL PANEL (FACP) TO POINT ABOVE ACCESSIBLE
- 40 CEILING SPACE IN TENANT SUITE FOR FIRE ALARM WIRING (BY
- 41 OTHERS). ROUTE CONDUIT THRU TO STRUCTURE ABOVE.
- 42 12 PROVIDE 1" CO. COMPLETE WITH PULL ROPES FROM MAIN
- 43 TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE
- 44 CEILING SPACE IN TENANT SUIT FOR CATV WIRING (BY
- 45 OTHERS). ROUTE CONDUIT THRU TO STRUCTURE ABOVE.
- 46 13 PROVIDE 1" TELEPHONE BACKBOARD ELEVATION ON DRAWING
- 47 EE.1.1 FOR ADDITIONAL INFORMATION.
- 48 14 PROVIDE 1" CO. COMPLETE WITH PULL ROPES, FROM MAIN
- 49 TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE
- 50 CEILING SPACE IN TENANT SUIT FOR TELEPHONE (BY
- 51 OTHERS). ROUTE CONDUIT THRU TO STRUCTURE ABOVE.
- 52 15 PROVIDE 1" TELEPHONE BACKBOARD ELEVATION ON DRAWING
- 53 EE.1.1 FOR ADDITIONAL INFORMATION.
- 54 16 PROVIDE JUNCTION BOX FOR CONNECTION TO IRRIGATION
- 55 SYSTEM. VERIFY EXACT LOCATION WITH PLUMBING
- 56 PLANS PRIOR TO ROUGH-IN.

DANA POINT HARBOR
BUILDING 6 - 9
34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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PROJECT NO.	19019
DATE	2021.03.26

**BUILDING 8 - LEVEL 1 -
POWER PLAN**

E2.8.1

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #11/2N, #12/1N & #12/2ND UNLESS NOTED OTHERWISE BY NOTE, TYPE MARKS OR FIELD DIMENSION CALLOUT. FIELD DIMENSIONS FOR NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXISTING LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXIST QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT, SUPPORTS AND ACCESSORIES TO MEET NEET WORK REQUIREMENTS FOR CONDUIT RUNS.

MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR FOR PROPER INSTALLATION AND PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

2 PROVIDE 30A, 30B, & 30C NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE OF BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE FOR FUTURE CONNECTION OF CONCEALED WALL SWITCHE AND UP TO STRUCTURE ABOVE FOR FUTURE CONNECTION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY AND UP TO STRUCTURE ABOVE FOR FUTURE CONNECTION OF TENANT CANOPY SIGNED. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY INTO CLOSELY CONCEALED WALL SPACE AND UP TO STRUCTURE ABOVE FOR FUTURE CONNECTION OF TENANT CANOPY SIGNED. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

REFER TO SINGLE LINE DIAGRAM ON DRAWING E-8.1 FOR ADDITIONAL INFORMATION.

7 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM FIRE ALARM CONTROL PANEL (FACP) TO POINT ABOVE ACCESSIBLE SPACE IN TENANT SPACE (FROM FIRE ALARM PANEL BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE.

8 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE SPACE IN TENANT SPACE (FROM TELEPHONE BACKBOARD BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE. REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E-8.2 FOR ADDITIONAL INFORMATION.

9 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE SPACE IN TENANT SPACE (FROM TELEPHONE BACKBOARD BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE. REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E-8.2 FOR ADDITIONAL INFORMATION.

10 PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANOPY WITH BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY AND UP TO STRUCTURE ABOVE FOR CONNECTION TO TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

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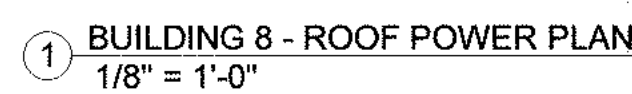
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PROJECT NO. 19019

DATE 2021.03.26

**BUILDING 8 - LEVEL 2 -
POWER PLAN**

E2.8.2

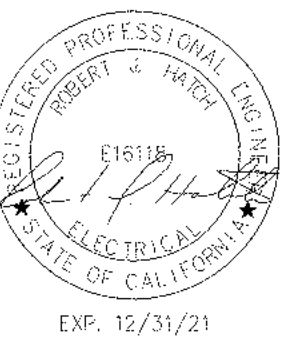


1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT #12TH, #12IN & #12GND UNLESS NOTED OTHERWISE BY PLAN NOTE, TICK MARKS OR FIELD CALCULOT. PROJECT LOCATIONS TO REPRESENT FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH "1" AND "2" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTABLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTABLE, SWITCHES AND OUTLETS WITH ARCHITECT PRIOR TO REQUIREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

- 1 PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF FOR FUTURE AC UNIT WIRING. REFER TO FLASHING DETAIL FOR ROOF FLASH & SMALLER THAN ROOF DETAIL ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- 2 MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH ELECTRICAL CONTRACTOR. PROVIDE ALL WIRING, CONDUIT AND PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A FUTURE INSTALLATION.
- 3 PROVIDE 20#V, 30A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
- 4 PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
- 5 PROVIDE 1" C.O. STUBBED THROUGH ROOF FOR FUTURE DISCONNECT SWITCH FOR MECHANICAL UNIT. PROVIDE POWER WIRING (BY TENANT, UNDER SEPARATE PERMIT).
- 6 PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH FOR MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
- 7 PROVIDE 2" C.O. COMPLETE WITH PULL ROPE, FROM WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO MECHANICAL ROOM FOR FUTURE DISCONNECT SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO WEATHERPROOF FLASHING DETAIL ON DRAWING ES.1.1 FOR MOUNTING INFORMATION.
- 8 PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
- 9 PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- 10 PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE WITH 1/2" C.O. STUBBED THROUGH ROOF FOR FUTURE TENANT CONNECTION. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- 11 PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMISTAT FOR CONTROL WIRING. REFER TO FLASHING DETAIL FOR PIPES & SMALLER THAN ROOF DETAIL ON DRAWING ES.1.1 FOR ADDITIONAL INFORMATION.
- 12 DATA OUTLET SHALL BE PROVIDED WITH WEATHERPROOF COVER AND 3/4" CONDUIT STUBBED BACK TO BUILDING ELECTRIC ROOM.
- 13 OUTLET SHALL BE RECESSED INTO PARAPET WALL.
- 14 COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
- 15 OUTLET SHALL BE RECESSED INTO ARCHITECTURAL FACADE.
- 16 COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.

**18004 Sky Park Circle, #200
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www.sms-arch.com**

B W P **BURNHAM|WARD**
P R O P E R T I E S

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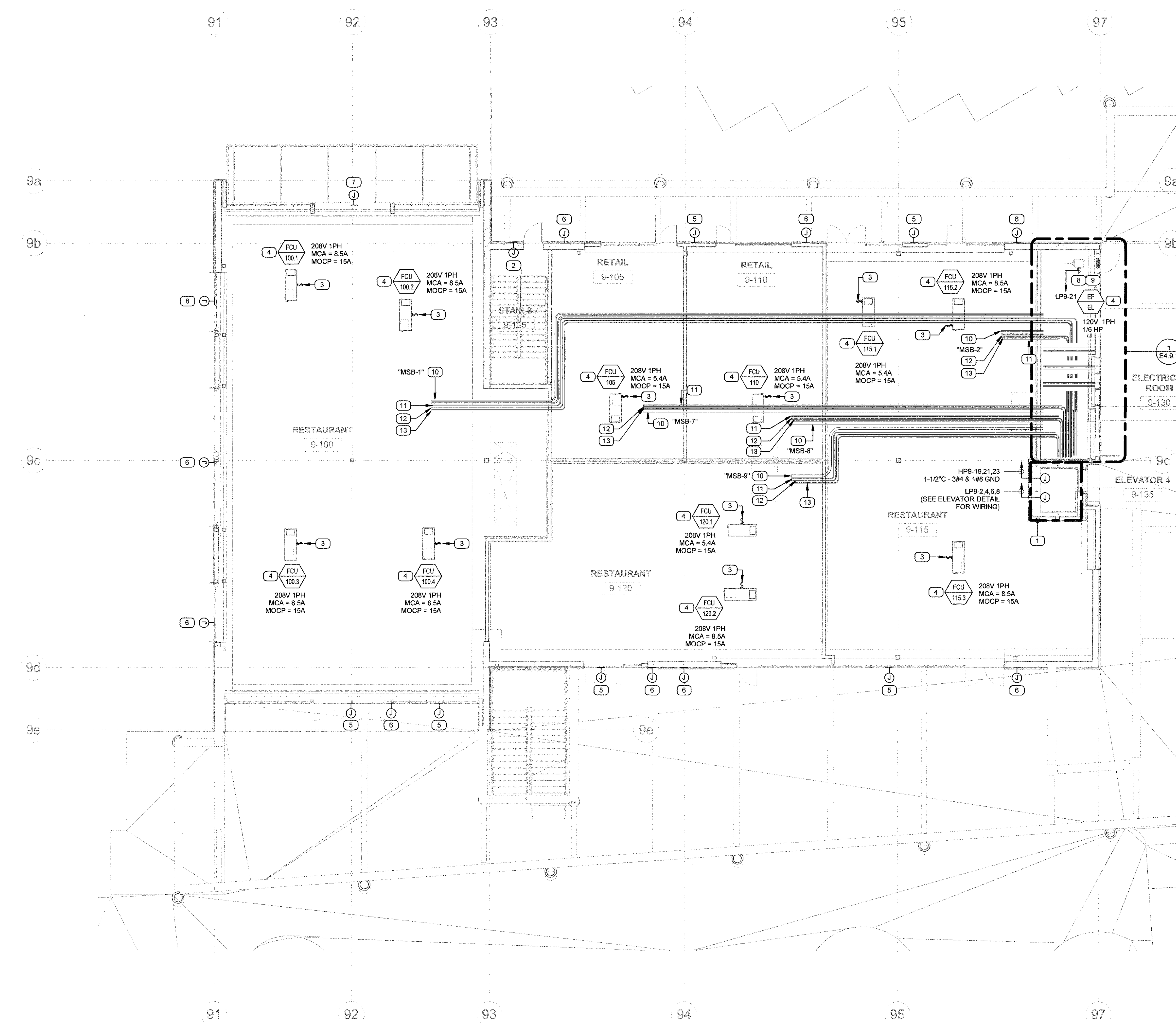
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PROJECT NO.	19019
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**BUILDING 8 - ROOF
ELECTRICAL PLAN**

DRAWING NO.

E2.8.3



1 BUILDING 9 - LEVEL 1 POWER PLAN
1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. ALL WIRING SHOWN TO REPRESENT 1/2", 1/2" & 1/2" UNLESS NOTED OTHERWISE BY PLAN NOTE, TICK MARKS OR FEEDER CALLOUT. PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
3. REFER TO MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES.
4. DEVICE AND RECEPTACLE ELEVATION SHOWN FOR REFERENCE. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES WITH ARCHITECTURAL PLANS.
5. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "T" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
6. LOW VOLTAGE DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO LOW VOLTAGE DRAWINGS FOR EXACT QUANTITY, LOCATIONS AND SPECIFICATIONS PRIOR TO ROUGH-IN.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT SUPPORTS AND ACCESSORIES TO MEET NEC SUPPORT REQUIREMENTS FOR CONDUIT RUNS.

PLAN NOTES

1. REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E8.1.2 FOR ADDITIONAL WORK.
2. PROVIDE CONNECTION TO ELECTRIC TRAP PRIMER. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS AND ALL REQUIREMENTS PRIOR TO ROUGH-IN.
3. PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN AND PROVIDE ALL STARTERS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
5. PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANOPY WITH BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY AND UP TO STRUCTURE ABOVE FOR FUTURE CONNECTION OF TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
6. PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH FACE OF BUILDING WITH BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE FOR FUTURE CONNECTION OF TENANT BUILDING MOUNTED SIGNAGE. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
7. PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH TOP OF CANOPY WITH BLANK COVER PLATE AND 1/2" C.O. STUBBED INTO TENANT SPACE THRU CANOPY INTO CLOSEST CONCEALED WALL SPACE AND UP TO STRUCTURE ABOVE FOR FUTURE CONNECTION OF TENANT CANOPY MOUNTED SIGNAGE. VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
8. PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
9. PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR CONTROL WIRING.
10. REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.9.1 FOR MORE INFORMATION.
11. PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM FIRE ALARM CONTROL PANEL (FACP) TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE FOR FIRE ALARM WIRING (BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE.
12. PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUIT FOR CATV WIRING (BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE. REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E8.1.1 FOR ADDITIONAL INFORMATION.
13. PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUIT FOR TELEPHONE (BY OTHERS). ROUTE CONDUIT TIGHT TO STRUCTURE ABOVE. REFER TO TELEPHONE BACKBOARD ELEVATION ON DRAWING E8.1.1 FOR ADDITIONAL INFORMATION.

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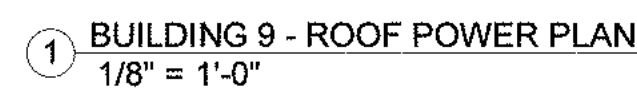
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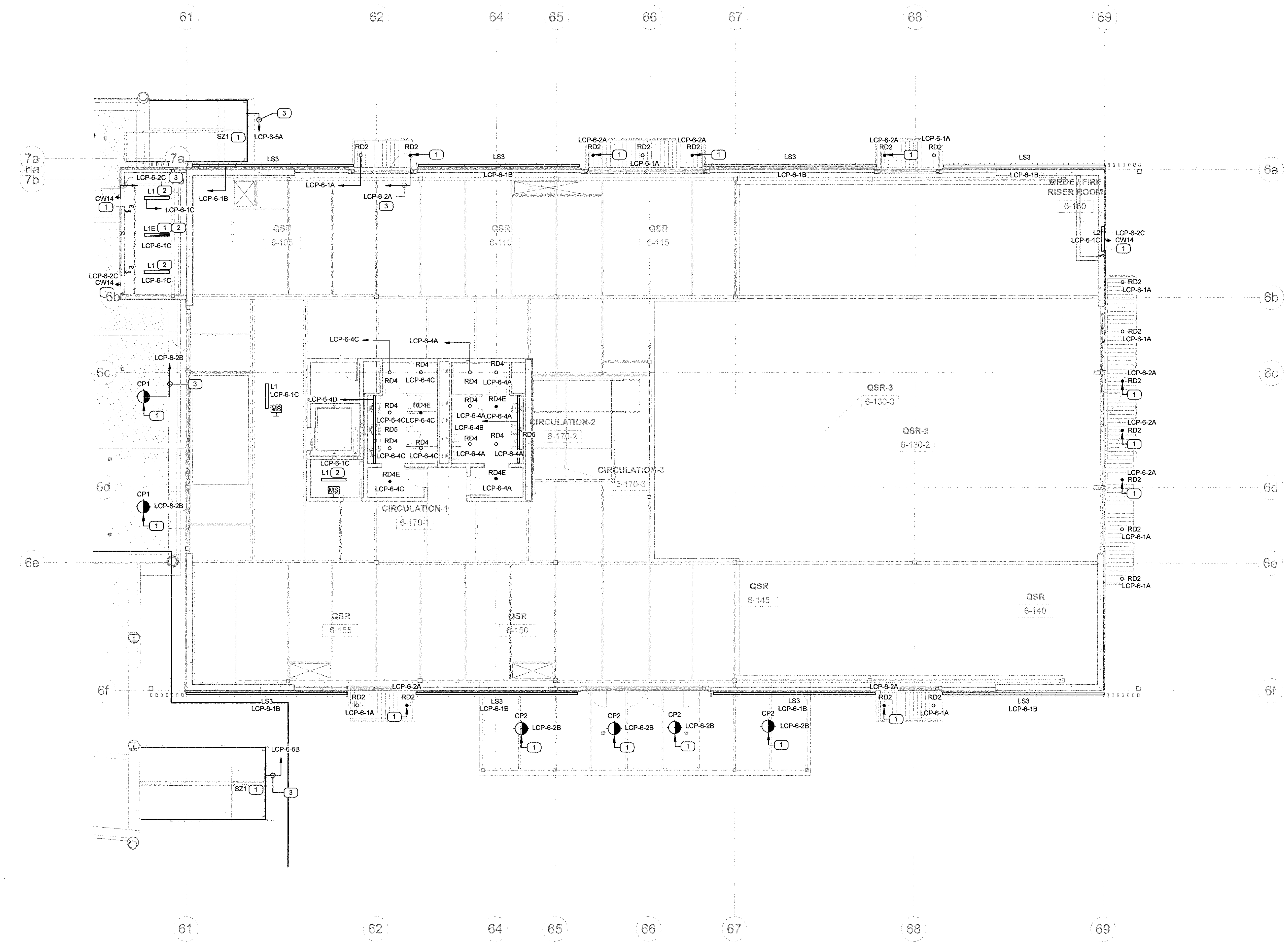
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B W P BURNHAM | WARD
P R O P E R T I E S

E2.9.1

DATE: 06-01-2021
ISSUE: COUNTY SUBMITTAL

PROJECT NO: 19019
DATE: 2021.03.26
DRAWING TITLE: BUILDING 9 - LEVEL 1 - POWER PLAN
DRAWING NO:





1 BUILDING 6 - LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. ALL WIRING SHOWN TO REPRESENT 11/21/21, 11/21/21 & 11/21/20 UNLESS NOTED OTHERWISE BY PLAIN TEXT. TICK MARKS OR FEEDER CALLOUT PROVIDE SEPARATE NEUTRALS FOR ALL SHED PHASE LOADS. ALL WIRING TO BE INSTALLED IN CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND MOUNTING HEIGHTS. LOCATIONS, CEILING TYPES AND CEILING HEIGHTS.
3. ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE COVER PLATE WITH BARRIERS FOR DIFFERENT VOLTAGES AS REQUIRED. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
4. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH "NOTA" AND "T" RATING REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
5. ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STARWALKS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
6. FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM WITH INTEGRAL BACKUP CAPACITY, CAPABLE OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. E.C. TO MEET ALL PERMITS AND CERTIFICATE OF REQUIREMENTS PER TITLE 130.4 A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF TITLE 1 FOR A. AUTOMATIC DAYLIGHT CONTROLS
B. LIGHTING FIXTURES

PLAN NOTES

- 1 EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN
HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF
PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
- 2 LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A
HEIGHT OF 12'-0".
- 3 CIRCUIT IS TO BE ROUTED THROUGH LIGHTING INVERTER.
REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND
EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING
E6.2.1 FOR ADDITIONAL INFORMATION.



PLAN NOTES

- 1 LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A
2 HEIGHT OF 12'-0".
3 EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN
HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF
PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
CIRCUIT IS TO BE ROUTED THROUGH LIGHTING INVERTER,
REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND
EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING
E6.2.1 FOR ADDITIONAL INFORMATION.

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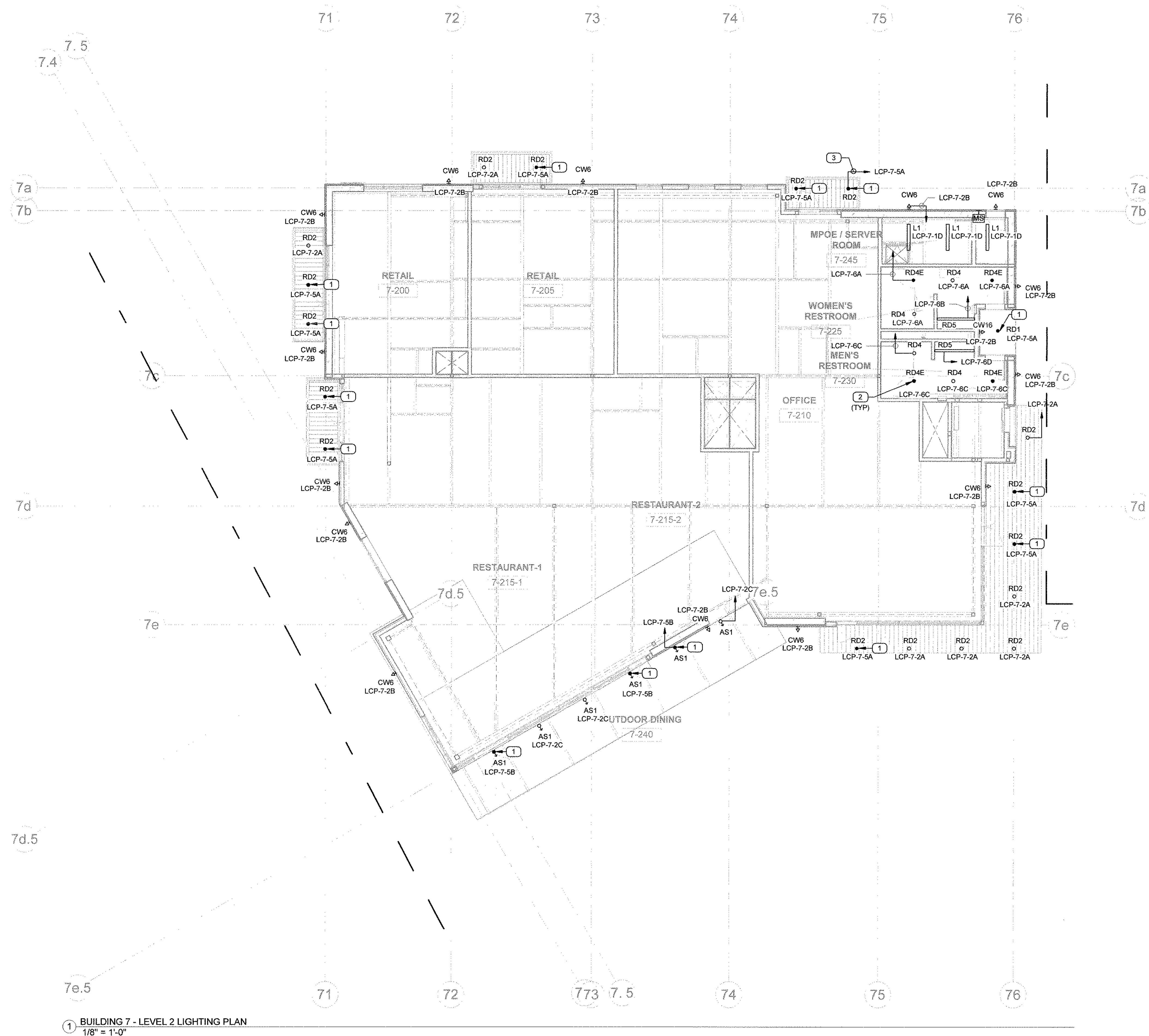
PROJECT NO. 19019

DATE 2021.03.26

**BUILDING 6 - LEVEL 2 -
LIGHTING PLAN**

DRAWING NO.

E3.6.2



GENERAL NOTES

PLAN NOTES

SMS ARCH

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DANA POINT HARBOR

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

[illegible]

**BUILDING 7 - LEVEL 2 -
LIGHTING PLAN**

E3.7.2

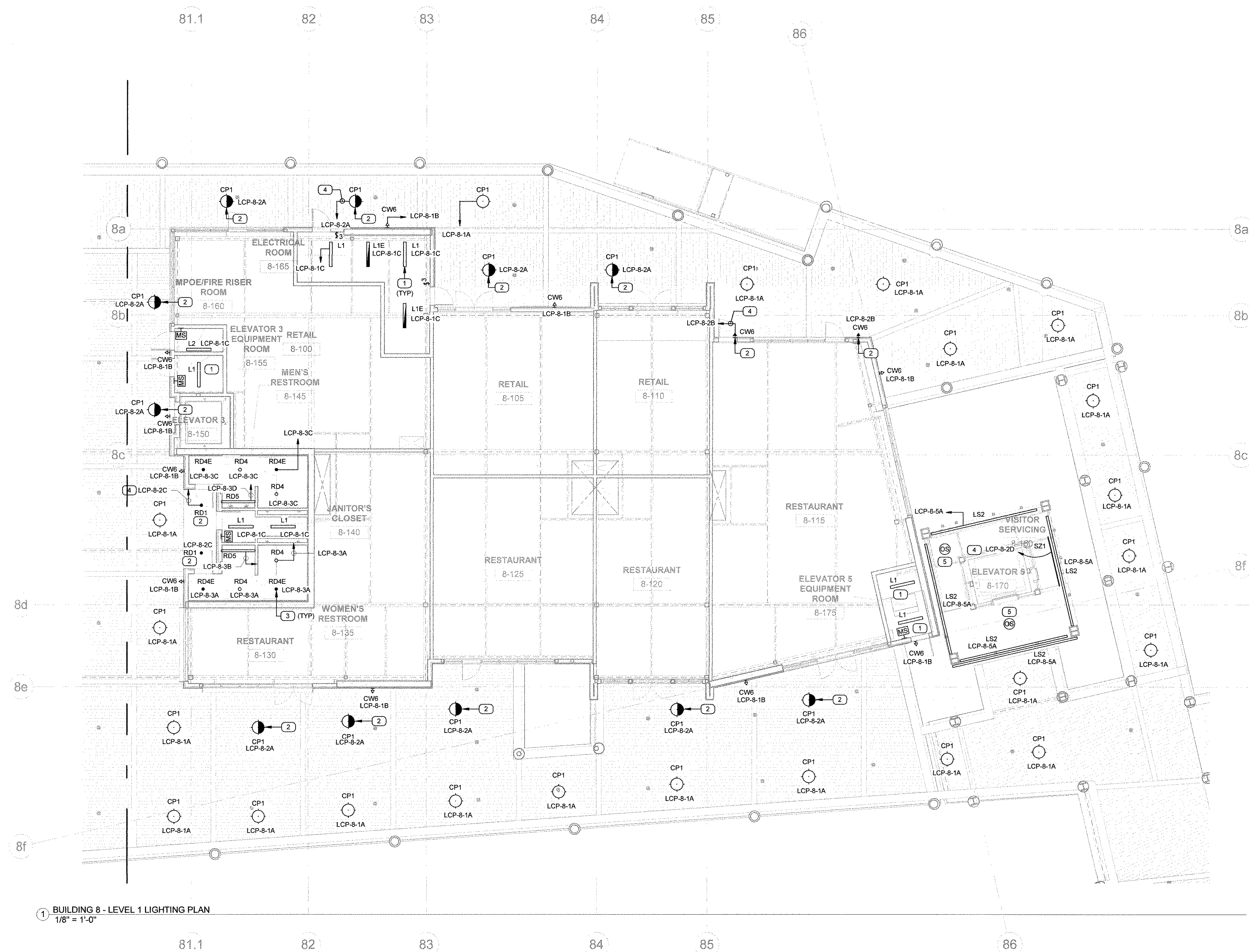
1. ALL WIRING SHOWN TO REPRESENT 1/2"X2" #12/24 #12/24 UNLESS NOTED OTHERWISE BY NOTE/TEXT. TICK MARKS OR FEEDER CALLOUTS PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE PHASE LOADS. ALL OTHER CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND CONTROL DEVICE LOCATIONS. CEILING TYPES AND MOUNTING HEIGHTS.
3. ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE SWITCH PLATE WITH A BARRIER FOR DIFFERENT VOLTAGES AS REQUIRED. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
4. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "1" AND "F" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
5. ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STAIRWELLS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
6. FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM OR WITH INTEGRAL BATTERY BACKUPS. CAPACITY OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
7. ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. E.C. TO MEET ALL APPLICABLE NATIONAL CERTIFICATION REQUIREMENTS PER TITLE 24 (320.4.4) CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF TITLE 1 FOR:
A. AUTOMATIC DAYLIGHT CONTROLS
B. LIGHTING CONTROL

- 1 LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".
- 2 EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN ARE TO BE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
- 3 INTERIOR LIGHTING FIXTURES SHOWN HATCHED ARE TO BE SUPPLIED WITH AN INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER. REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING B5.2.1 FOR ADDITIONAL INFORMATION.
- 4 CIRCUIT TO BE ROUTED THROUGH LIGHTING INVERTER. REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING B5.2.1 FOR ADDITIONAL INFORMATION.
- 5 OCCUPANCY SENSOR SHALL BE PROGRAMMED TO DIM LIGHTS TO 50% OUTPUT WHEN SPACE IS UNOCCUPIED AND INCREASE LIGHT LEVELS TO 100% OUTPUT WHEN THE SPACE IS OCCUPIED PER TEST 24.2.1.

[illegible]

**BUILDING 8 - LEVEL 1
LIGHTING PLAN**

E3.8.1



1 BUILDING 8 - LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"

DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629BWP BURNHAM|WARD
P R O P E R T I E S

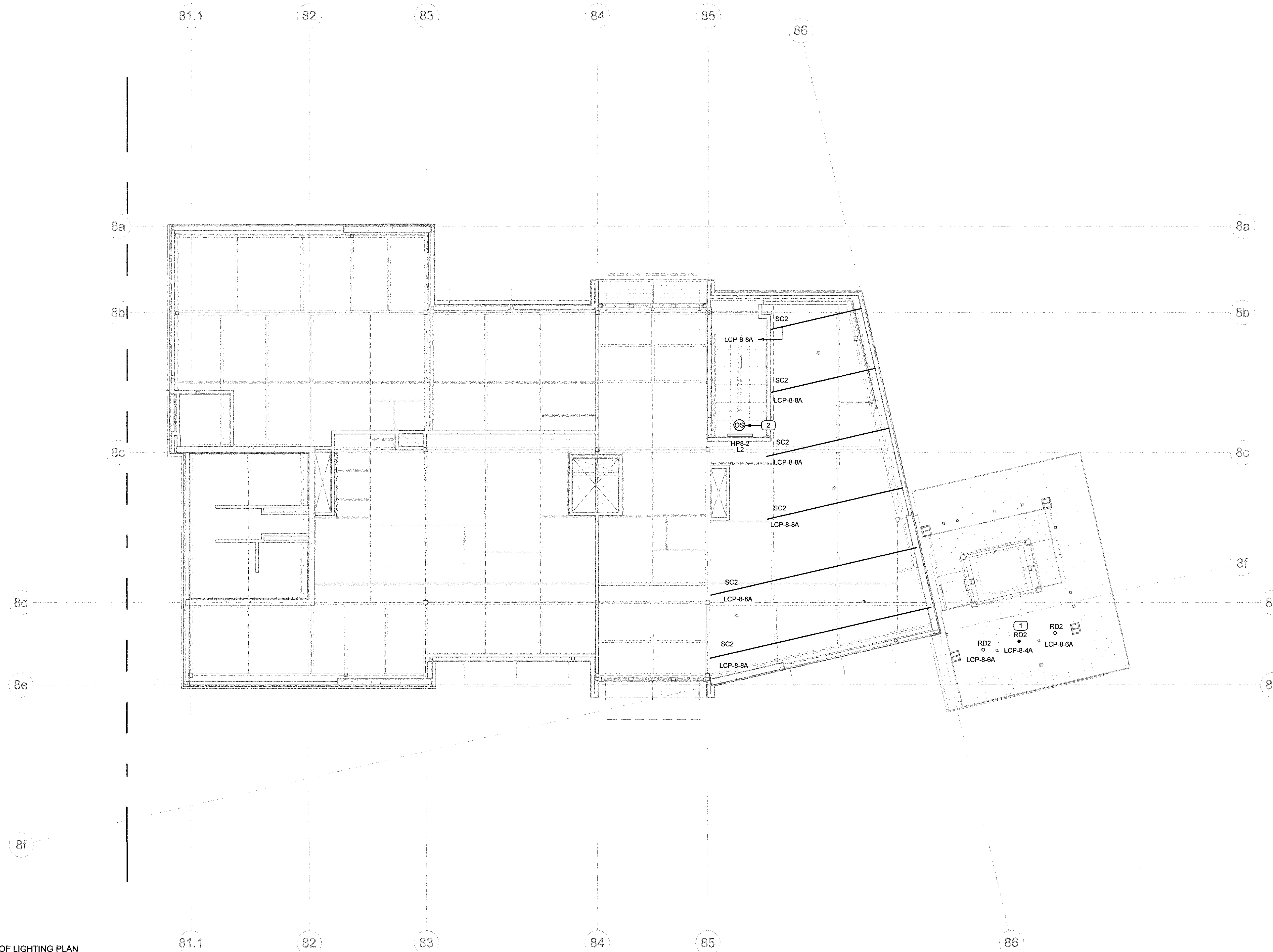
GENERAL NOTES

- ALL WIRING SHOWN TO REPRESENT 1/12H, 1/12N & 1/12GND UNLESS NOTED OTHERWISE BY PLAN NOTE. TICK MARKS OR FEEDER CALLOUT, PROVIDE SEPARATE NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND CONTROL DEVICE LOCATIONS, CEILING TYPES AND MOUNTING HEIGHTS.
- ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE COVER PLATE WITH BARRIERS FOR DIFFERENT VOLTAGES AS REQUIRED. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
- PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
- ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STAIRWELLS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
- FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM OR WITH INTEGRAL BATTERY BACKUPS, CAPABLE OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
- ALL NEW RECEPTACLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
- E.C. TO MEET ALL LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER TITLE 24 130.4. A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(h) OF PART 1 FOR:
A. AUTOMATIC DAYLIGHT CONTROLS
B. LIGHTING CONTROLS.

PLAN NOTES (X)

- LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".
- EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
- INTERIOR LIGHTING FIXTURES SHOWN HATCHED ARE EQUIPPED WITH AN INTERNAL BATTERY PACK THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER. REFER TO 'SINGLE SWITCH CONTROLLING NORMAL AND EMERGENCY LIGHTING WITH SHUNT RELAY' ON DRAWING E6.2.1 FOR ADDITIONAL INFORMATION.
- CIRCUIT IS TO BE ROUTED THROUGH LIGHTING INVERTER. REFER TO 'SINGLE SWITCH CONTROLLING NORMAL AND EMERGENCY LIGHTING WITH SHUNT RELAY' ON DRAWING E6.2.1 FOR ADDITIONAL INFORMATION.
- OCCUPANCY SENSOR SHALL BE PROGRAMMED TO DIM LIGHTS TO 50% OUTPUT WHEN SPACE IS UNOCCUPIED AND INCREASE LIGHT LEVELS TO 100% OUTPUT WHEN THE SPACE IS OCCUPIED PER TITLE 24 REQUIREMENTS.

1 BUILDING 8 - LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"



1 BUILDING 8 - ROOF LIGHTING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. ALL WIRING SHOWN TO REPRESENT 1Ø12H, 1Ø12N & 1Ø12GND UNLESS NOTED OTHERWISE BY PLANE NOTE. TICK MARKS OR FEEDER CALL-OUT PROVIDE SEPARATE NEUTRALS FOR ALL 1Ø/3Ø PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND CONTROL DEVICE LOCATIONS, CEILING TYPES AND DOWNROUING HEIGHTS.
3. ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE COVER PLATE WITH BARRIERS FOR DIFFERENT VOLTAGES AS REQUIRED. VENDOR COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
4. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH "P" AND "T" RATING REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
5. ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STAIRWELLS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
6. FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER WITH STANDING CORE EGRESS ROOM OR WITH INTEGRAL BATTERY BACKUPS, CAPABLE OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
7. ALL NEW RECEPTABLESWITCHES SHALL BE DECORA STYLE, COORDINATE ALL RECEPTABLE SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. E.O. TO MEET ALL LIGHTING ACCEPTANCE REQUIREMENTS PER TITLE 24 1304 A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-1036(1) OF PART 1 FOR:
A. AUTOMATIC NIGHT LIGHT CONTROLS
B. LIGHTING CONTROLS.

PLAN NOTES

- 1 EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
- 2 PROVIDE WALL MOUNTED OCCUPANCY SENSOR WHERE NO CEILING. OCCUPANCY SENSOR SHALL BE PROGRAMMED TO DIM LIGHTS TO 50% OUTPUT WHEN SPACE IS UNOCCUPIED AND INCREASE LIGHT LEVELS TO 100% OUTPUT WHEN THE SPACE IS OCCUPIED PER TITLE 24 REQUIREMENTS.



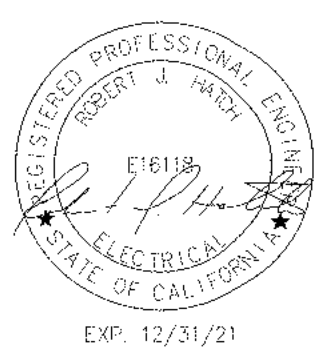
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PROJECT NAME
DANA POINT HARBOR

BUILDING 6 - 9

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 8 - ROOF
LIGHTING PLAN**

DRAWING NO.

E3.8.3

1. ALL WIRING SHOWN TO REPRESENT #11/2N, #12/2N & #12/2ND UNLESS NOTED OTHERWISE BY PLATE NOTE. TICK MARKS OR FINGER POINT LAYOUT TO INDICATE SEPARATE NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
2. REFER TO ARCHITECTURAL, REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND CONTROL DEVICE LOCATIONS, CEILING TYPES AND MOUNTING HEIGHTS.
3. ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE COVER PLATE WITH BARRIERS FOR DIFFERENT VOLTAGES AS REQUIRED. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
4. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH "B" OR "F" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
5. ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STAIRWELLS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
6. FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER WITH BATTERY CORE IN THE ROOM OR WITH INTEGRAL BATTERY BACKUPS, CAPABLE OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
7. ALL NEW RECEPTABLES/SWITCHES SHALL BE DECORA STYLE. COORDINATE ALL RECEPTACLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. E.C. TO MEET ALL LIGHTING CONTROL ACCEPTANCE CRITERIA RE: 24.1.1. ALL LIGHTING CONTROL ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:
 - A. AUTOMATIC DAYLIGHTING CONTROLS
 - B. LIGHTING CONTROLS

1 LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A
2 HEIGHT OF 12'-0".
3
4 AND STAIRWELL LIGHTING FIXTURES SHOWN
5 HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF
6 PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
7
8 INTERIOR LIGHTING FIXTURES SHOWN HATCHED ARE
9 POWERED WITH AN ANTI-ROLLBACK INVERTER THAT IS
10 CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF
11 EMERGENCY POWER. REFER TO "SINGLE SWITCH
12 WITH SHUNT RELAY" FOR MORE INFORMATION. SEE "SINGLE
13 SWITCH RELAY" ON DRAWING ES2.1 FOR ADDITIONAL
14 INFORMATION.
15
16 CIRCUIT IS TO BE ROUTED THROUGH LIGHTING INVERTER.
17 REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND
18 EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING
19 ES2.1 FOR ADDITIONAL INFORMATION.
20
21 OCCUPANCY SENSOR SHALL BE PROGRAMMED TO DIM LIGHTS
22 TO 50% OUTPUT WHEN SPACE IS UNOCCUPIED AND INCREASE
23 BACK TO 100% OUTPUT WHEN SPACE IS OCCUPIED. THIS SPACE IS
24 OCCUPIED PER TITLE 24 REQUIREMENTS.

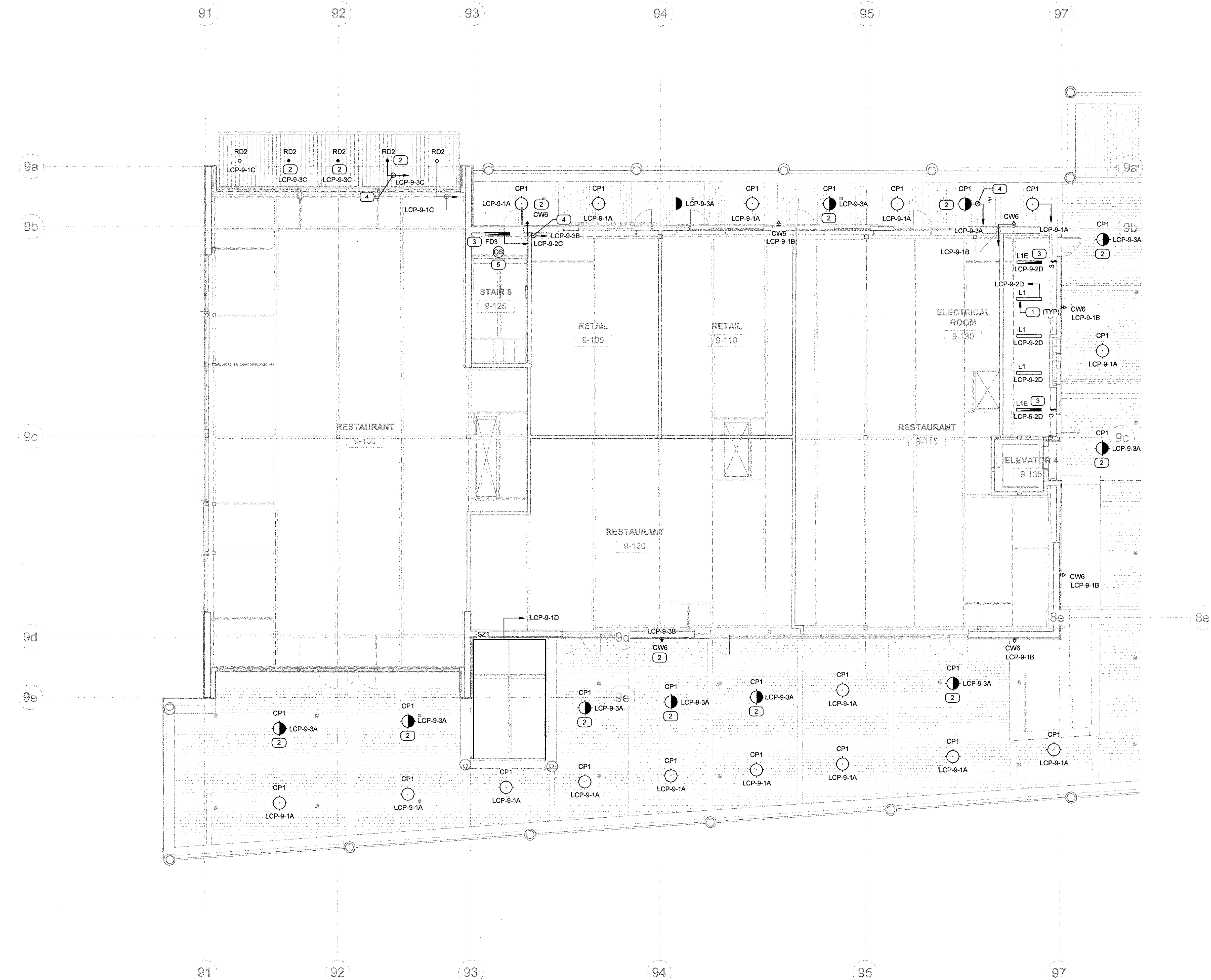
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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**BUILDING 9 - LEVEL 1
LIGHTING PLAN**

E3.9.1



1 BUILDING 9 - LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"



1. ALL WIRING SHOWN TO REPRESENT 1121N1, 1121N2 & 1121GND UNLESS NOTED OTHERWISE BY PLAN NOTE, TICK MARKS OR FIELD NOTATION. CALCULATED AND SEPARATE NEUTRALS FOR ALL SINGLE-PHASE LOADS. MULTI-WIRE CIRCUITS SHARING NEUTRALS SHALL NOT BE UTILIZED.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS AND ELEVATIONS FOR EXACT LIGHTING FIXTURE LOCATION AND CONTINGENCY VOLTAGES, CEILING TYPES AND MOUNTING HEIGHTS.
3. ADJACENT SWITCHES SHALL BE PROVIDED UNDER A SINGLE COVER PLATE WITH BARRIERS FOR DIFFERENT VOLTAGES AS REQUIRED. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCUREMENT.
4. PROVIDE UL APPROVED FIRE STOP SYSTEM AT PENETRATIONS OF FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLIES.
5. ALL LOW VOLTAGE SWITCHES CONTROLLING CORRIDORS, LOBBIES, STAIRWELLS AND VESTIBULES SHALL BE LOCATED WITHIN NEAREST CORE ELECTRICAL ROOM.
6. FIXTURES SHOWN HATCHED ARE EGRESS LIGHTING AND SHALL BE POWERED THRU EMERGENCY LIGHTING INVERTER WITH 90 MINUTE CORE ELECTRICAL ROOM BACKUP INTEGRATE BATTERY BACKUPS. CAPABLE OF PROVIDING MINIMUM 90 MINUTE BACKUP POWER.
7. ALL NEW RECEPTABLES/CEILING SHALL BE DECORA STYLE. COORDINATE ALL RECEPTABLE, SWITCHES AND COVER PLATE WITH ARCHITECT PRIOR TO PROCUREMENT.
8. E.G. TO MEET ALL LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER THE CITY OF LOS ANGELES, THE ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:
A. AUTOMATIC NIGHTLIGHT CONTROLS
B. LIGHTING CONTROLS.

1 LIGHTING FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A
2 HEIGHT OF 12'-0".

3 EXISTING AND STAINLESS LIGHTING FIXTURES SHOWN
4 HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF
5 PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.

6 EXISTING LIGHTING FIXTURES SHOWN HATCHED ARE
7 EQUIPPED WITH AN INVERTER THAT IS CAPABLE OF
8 PROVIDING MINIMUM 90 MINUTES OF
9 EMERGENCY POWER.

10 CONTROLLING NORMAL AND EMERGENCY LIGHTING WITH
11 SHUNT RELAY ON DRAWING E2.21 FOR ADDITIONAL
12 INFORMATION.

13 CIRCUIT IS TO BE ROUTED THROUGH LIGHTING INVERTER.
14 REFER TO "SINGLE SWITCH CONTROLLING NORMAL AND
15 EMERGENCY LIGHTING WITH SHUNT RELAY" ON DRAWING
16 E2.21 FOR ADDITIONAL INFORMATION.

17 OCCUPANCY SENSOR SHALL BE PROGRAMMED TO DIM LIGHTS
18 TO 50% OUTPUT WHEN SPACE IS UNOCCUPIED AND INCREASE
19 LIGHT LEVELS TO 100% OUTPUT WHEN SPACE IS OCCUPIED
20 PER TITLE 24 REQUIREMENTS.

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**BUILDING 9 - LEVEL 2 -
LIGHTING PLAN**

E3.9.2



[illegible]

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PROJECT NO. 19019

DATE 2021.03.26

DRAWING TITLE

**BUILDING 6 -
ENLARGED PLANS**

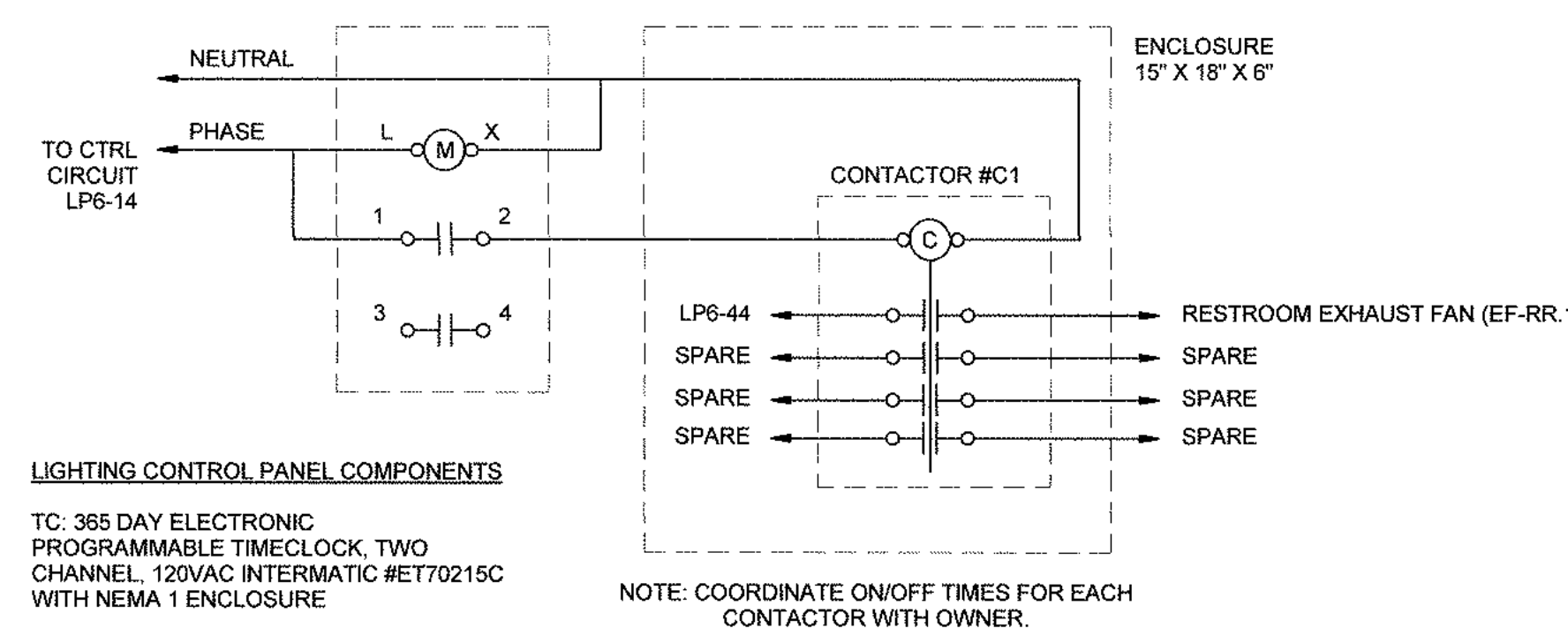
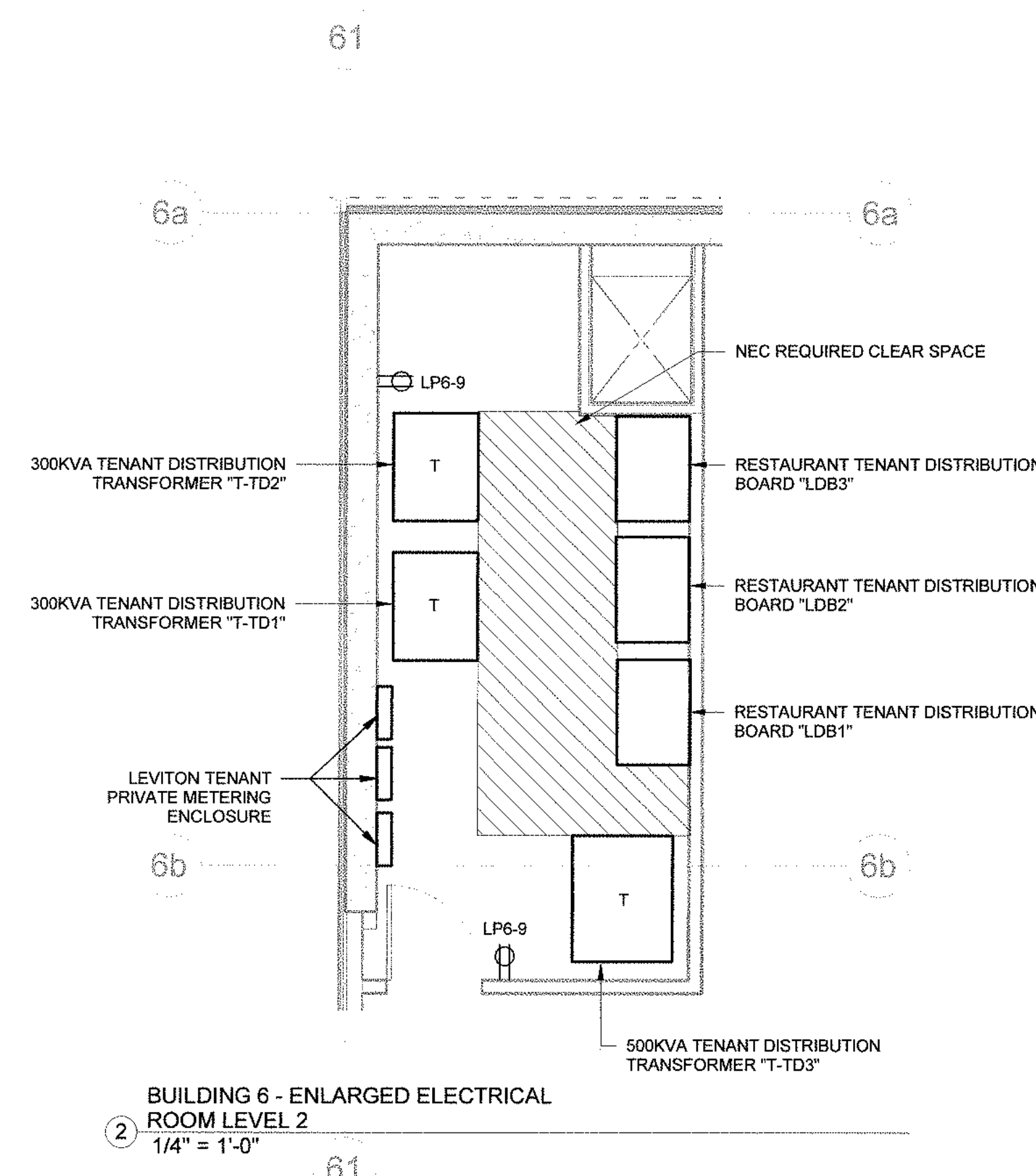
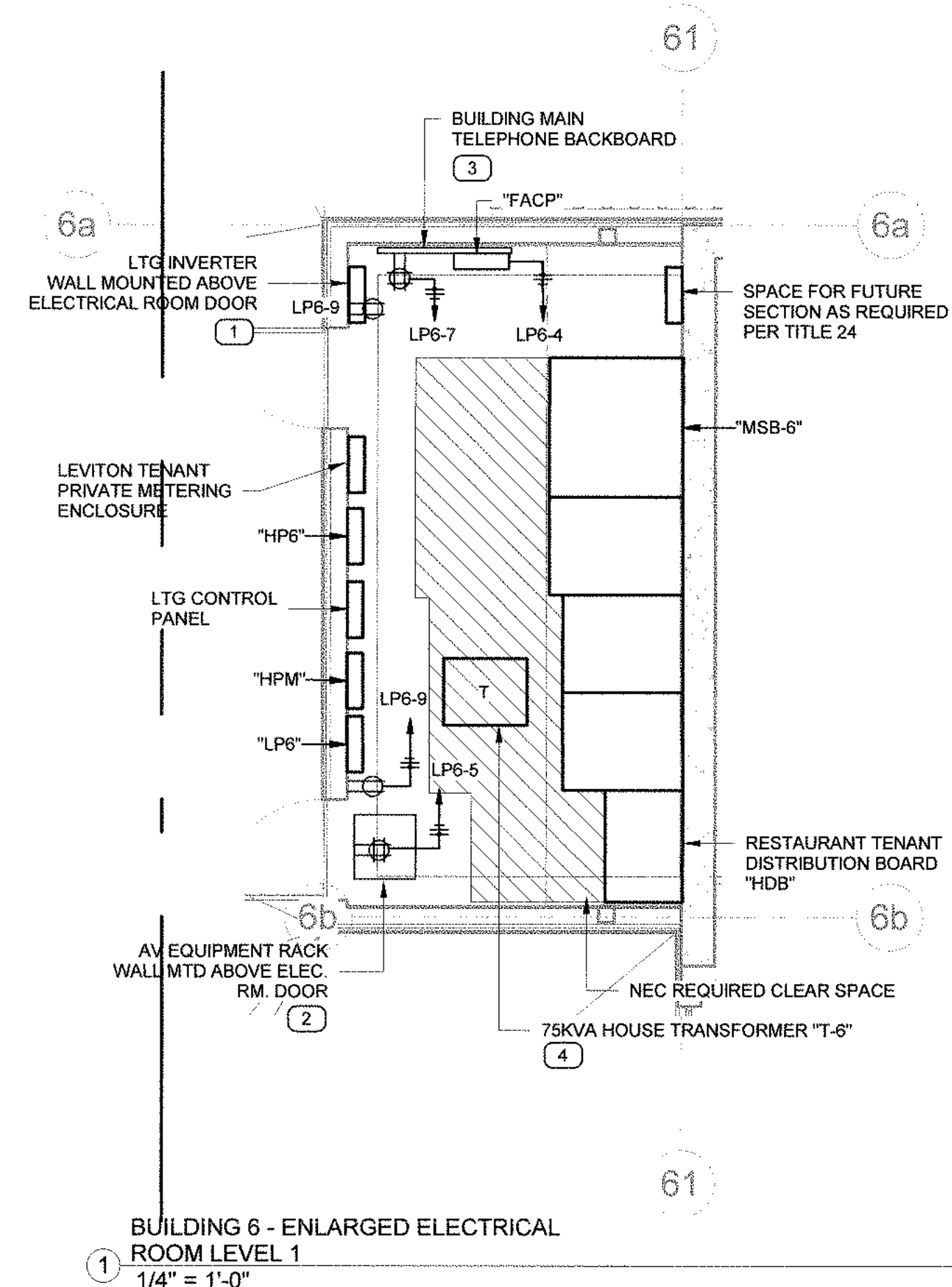
E4.6.2

GENERAL NOTES

1. 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.
2. GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 250 AND 517 OF THE NATIONAL ELECTRICAL CODE. LOCAL APPLICABLE CODES, AND AS INDICATED ON ALL CONDUIT. ALL CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
3. MAKE THE NECESSARY INSPECTIONS OF EXISTING SITE. VERIFY POWER SUPPLY LOCATION, VOLTAGE, AND POWER CO. SERVICE AS REQUIRED FOR THIS WORK AND MAKE ALLOWANCE FOR EXISTING CONDITIONS BEFORE SUBMITTING BID.
4. CUT AND PATCH THE CONSTRUCTION WORK AS REQUIRED TO PROPERLY INSTALL THE ELECTRICAL WORK. ALL PATCHING SHALL MATCH THE SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT. ALL CONDUIT SHALL BE IDENTIFIED AND CONSIDERED AS ELECTRICAL EQUIPMENT BY THE ARCHITECT. COORDINATE SAW CUTTING WITH LANDLORD'S REPRESENTATIVE.
5. PROVIDE ENGRAVED LAMINATED PHENOLIC BLACK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR PANELBOARDS, RELAY RACKS, 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 1/4" HIGH.
6. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS WHICHEVER IS GREATER.
7. BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A U.L. SERIES RATING WITH UP-STREAM FEEDER BREAKERS AS NOTED.
8. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
9. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON FEEDER DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
10. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
11. ALL CIRCUIT BREAKERS (MAIN SWITCHBOARD, DISTRIBUTION PANELS, PANELBOARDS) SHALL BE FULLY RATED FOR AIC AS NOTED ON SINGLE LINE DIAGRAM AND PANEL SCHEDULES, UNLESS NOTED OTHERWISE.
12. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS SHALL BE LISTED OR HIGH VOLTAGE INTERRUPTER (HVI) FOR ENERGY REDUCTION (RELATED UNLESS AS REQUIRED BY CEC 240.87).

PLAN NOTES

1. PROVIDE NEW 500 WATT, WALL MOUNTED LIGHTING INVERTER WITH LEAD ACID BATTERY CAPABLE OF ILLUMINATING FIXTURES FOR A MINIMUM OF 80 MINUTES. INVERTER SHALL BE 120VAC INPUT/12VDC OUTPUT. BATTERY SHALL BE 12VDC, 50AH, AGM, AND WALL MOUNTING BRACKET. ISOLITE #35383 C-1V2-15WB OR EQUAL.
2. PROVIDE QUAD RECEPTACLE WITHIN WALL MOUNTED AC POWER RACK FOR CONNECTION OF EQUIPMENT WITHIN FIELD VERIFY EXACT MOUNTING HEIGHT WITH OWNER IN FIELD PRIOR TO INSTALLATION.
3. PROVIDE MAIN ELECTRICAL BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E-1 FOR ADDITIONAL INFORMATION.
4. 75KVA HOUSE TRANSFORMER T-6 TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANSFORMER MOUNTED AT +6'-0" AFF. REFER TO "TRAPEZOID MOUNTED TRANSFORMER DETAIL" ON DRAWING E-1.2 FOR ADDITIONAL INFORMATION.



TC: 365 DAY ELECTRONIC
PROGRAMMABLE TIMECLOCK, TWO
CHANNEL, 120VAC INTERMATIC #ET70215C
WITH NEMA 1 ENCLOSURE

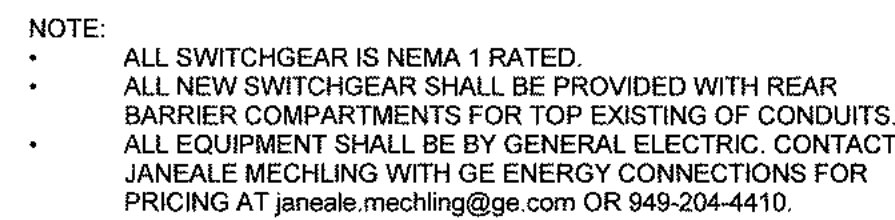
CONT. #C1: ELECTRICALLY HELD, MULTI-
POLE LIGHTING BRANCH CIRCUIT
CONTACTOR 4 POLE, 20A CONTACTS,
120VAC COIL SQUARE D #8903

ENCLOSURE: NEMA 1, 6" D STEEL
ENCLOSURE WITH DIMENSIONS SHOWN

FOR SURFACE MOUNTING WITH HINGED,
LOCKING DOOR AND BACK PANEL - BY
HOFFMAN

BLDG 6 RR EXHAUST FAN CONTROL

DIAGRAM
12" = 1'-0"

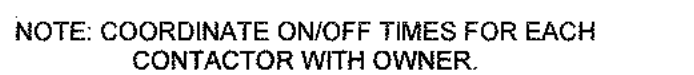


1 ROOM
1/4" = 1'-0"



SWITCHBOARD LAYOUT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO ORDERING OF ANY EQUIPMENT

③ BUILDING
12" = 1'-0"



TC: 365 DAY ELECTRONIC
PROGRAMMABLE TIMECLOCK, TWO
CHANNEL, 120VAC INTERMATIC #ET70215C
WITH NEMA 1 ENCLOSURE

ENCLOSURE: NEMA 1, 6"D STEEL
ENCLOSURE WITH DIMENSIONS SHOWN
FOR SURFACE MOUNTING WITH HINGED,
LOCKING DOOR AND BACK PANEL - BY
HOFFMAN

DIAGRAM
12" = 1'-0"

1

- 1 PROVIDE NEW 500 WATT, WALL MOUNTED LIGHTING INVERTER WITH LEAD CALCIUM BATTERY CAPABLE OF ILLUMINATING FIXTURES FOR A MINIMUM OF 90 MINUTES. INVERTER SHALL HAVE 277V INPUT/OUTPUT, NORMALLY OFF OUTPUT BREAKER AND WALL MOUNTING BRACKET. ISOLITE #E3-500-LC-V2-1S-WB OR EQUAL.
- 2 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.

1. VERIFY POWER SUPPLY LOCATIONS AND CONFORM TO THE REQUIREMENTS OF THE LANDLORD AND POWER COMPANY. POWER COMPANY SHALL PROVIDE ALL NECESSARY EQUIPMENT BEGINNING CONSTRUCTION TO ARRANGE AND VERIFY FOR THE INSTALLATION OF THE POWER COMPANY METER.
2. GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 230 AND 517 OF THE NATIONAL ELECTRICAL CODE, LOCAL APPLICABLE CODES, AND AS INDICATED ON DRAWINGS. ALL CONDUIT SHALL HAVE IDENTIFIED GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
3. 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.
4. 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. CONDUIT SHALL FOLLOW CUTTING WITH LANDLORD'S REPRESENTATIVE.
5. PROVIDE ENGRAVED LAMINATED PNEUMATIC BLACK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR MAIN DISTRIBUTION BOARDS, 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 EACH BREAKER, IDENTIFIABLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
6. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS WHICHEVER IS GREATER.
7. BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A U.L. SERIES RATING WITH UP-STREAM FEEDER BREAKERS AS NOTED.
8. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
9. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
10. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LOG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
11. ALL CIRCUIT BREAKERS (MAIN SWITCHBOARD, DISTRIBUTION BOARD, PANELBOARD, TRANSFORMER, AND FEEDER) AND AS NOTED ON SINGLE LINE DIAGRAM AND SCHEDULES, UNLESS NOTED OTHERWISE.
12. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (RELT) MEANS AS REQUIRED BY CEC

1. NEW MAIN SWITCHBOARD "MSB" SHALL BE GENERAL ELECTRIC. CONTACT JANEALE MECHLING FOR PRICING AT JANEALE.MECHLING@GEC.COM OR 949-204-44-10
2. PROVIDE EXTENDABLE BUSSING AND BLANK COVER PLATE AND END GROUND SWITCHGEAR FOR FUTURE EXPANSION
3. SWITCHGEAR SHALL BE PROVIDED WITH COPPER BUSSING, MAIN GROUND SWITCHGEAR TO BE RATED 1000 AMPERES
4. PROVIDE (2) 2" O.C. (RUN IN PARALLEL), COMPLETE WITH PULL RODS, FROM "MSB-7" TO TOP ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE USE. CONDUIT SHALL BE ROUTED THRU TO STRUCTURE ABOVE.
5. PROVIDE FIREWIRE SERIES 2000 MULTIPLE TUNNEL UNIT BY LEVITON #20416-CFG AND ALL CTS AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL BE PROVIDED IN PRIVATE TOWNHOUSE AND TENANT SPACE AS REQUIRED OR TITLE 24 SECTION 130.5(A).
6. PROVIDE 1#12 CU THWN WIRE PER PHASE AT EACH UTILITY METER SERVICE CU FOR T1 WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BEHIND SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. PROVIDE NEW PANELBOARD BY GENERAL ELECTRIC. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL. BY GENERAL ELECTRIC
9. PROVIDE 3#4-1/2" CU TO EFFECTIVELY GROUND STRUCTURAL, METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY" FOR PERFORMANCE REQUIREMENTS. SEE DETAIL: ON DRAWINGS E5.1.1 FOR ADDITIONAL INFORMATION.
10. TRANSFORMER SHALL BE COMPLETELY EXCEPT EXCEPT FOR VENTILATING OPENINGS AND BE PROVIDED WITH CLASS 15S OR HIGHER INSULATION SYSTEM.
11. REFER TO "LIGHTING CONTROLS RISER DIAGRAM" ON DRAWINGS E7.1.1 FOR DIMMING PANEL SPECIFICATION.
12. PROVIDE 4" O.C. COMPLETE WITH PULL RODS, FROM "MSB-7" TO TOP ABOVE ACCESSIBLE CEILING SPACE IN TENANT TOWNHOUSE AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED THRU TO STRUCTURE ABOVE.
13. TENANT SHALL BE RESPONSIBLE FOR CONTACT WITH UTILITY COMPANY AND SETTING OF METER.
14. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPANY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S SYSTEM

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LEi
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ENGINEERING INC.
2301 dupont drive, suite 150
irvine, ca 92612 • 714 424-0001
www.linwoodengineering.com

BUILDING 6 - 9

2007

B W P **BURNHAM | WARD**
P R O P E R T I E S

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMC ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJEKT NR.	19019
DATE	2021.03.20

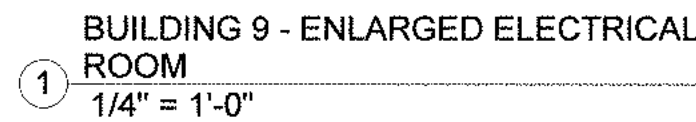
BUILDING

DRAWING NO.

E4.7.1



② MSB - BUILDING 9 ELEVATION
N.T.S.



PROVIDE NEW 500 WATT, WALL MOUNTED LIGHTING INVERTER WITH LEAD ACID BATTERY CAPABLE OF ILLUMINATING FIXTURES FOR A MINIMUM OF 80 SECONDS. INVERTER SHALL BE SUPPLIED WITH 12VDC INPUT TO BE CONNECTED TO BATTERY AND WALL MOUNTING BRACKET. (SOLITE #535-3812-1V-5W) OR EQUAL.

2. PROVIDE QUAD RECEPTACLE WITH WALL MOUNTED 4V EIGHT (8) INCH RACK FOR CONNECTION OF EQUIPMENT WITHIN RACK. VERIFY EXACT MOUNTING HEIGHT WITH OWNER IN FIELD PRIOR TO INSTALLATION.

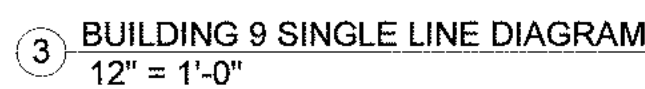
3. PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E6.17 FOR ADDITIONAL INFORMATION.

4. 75KVA HOUSE TRANSFORMER "T-9" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANSFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E6.12 FOR ADDITIONAL INFORMATION.

5. 75 KVA HOUSE TRANSFORMER "T-9EV" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANSFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E6.12 FOR ADDITIONAL INFORMATION.

1. VERIFY POWER SUPPLY LOCATIONS AND CONFORM TO THE REQUIREMENTS OF THE LANDLORD AND POWER COMPANY. POWER COMPANY SHALL BE CONTACTED PRIOR TO VERIFYING CONSTRUCTION TO ARRANGE AND VERIFY FOR THE INSTALLATION OF THE POWER COMPANY METER.
2. GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 250 AND 517 OF THE NATIONAL ELECTRICAL CODE, LOCAL APPLICABLE CODES, AND AS INDICATED ON ALL CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
3. MAKE THE NECESSARY INSPECTIONS OF EXISTING SITE, POWER SUPPLY LOCATIONS, ROUTING, AND POWER CO. SERVICE AS REQUIRED FOR THIS WORK AND MAKE ALLOWANCE FOR EXISTING CONDITIONS BEFORE SUBMITTING BID.
4. CUT AND PATCH THE CONSTRUCTION WORK AS REQUIRED TO 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 OTHERWISE APPROVED BY THE ARCHITECT. COORDINATE WITH LOW CUTTING WITH LANDLORD'S REPRESENTATIVE.
5. PROVIDE ENGRAVED LAMINATED PENCILING BLACK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SEWERS FOR SWITCHBOARDS, 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 EACH BREAKER, MAIN SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
6. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS WHICHEVER IS GREATER.
7. BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A U.L. SERIES RATING WITH UP-STREAM FEEDER BREAKERS AS NOTED.
8. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
9. GROUND FUL PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230.95.
10. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
11. ALL CIRCUIT BREAKERS (MAIN SWITCHBOARD, DISTRIBUTION BOARD, PANELBOARD, TRANSFORMER, OR ARC AS NOTED) ON SINGLE LINE DIAGRAM AND PANEL SCHEDULES, UNLESS NOTED OTHERWISE.
12. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC FLASH REDUCTION (RELAY) MEANS AS REQUIRED BY NEC 240.87.

1. NEW MAIN SWITCHBOARD "MSB" SHALL BE GENERAL ELECTRIC. CONTACT JANEALE MEHLING FOR PRICING AT JANEALE.MEHLING@GE.COM OR 949-264-4410.
2. PROVIDE EXTENDABLE BUSSING AND SLAND COVER PLATE AND END OF SWITCHGEAR FOR FUTURE EXPANSION.
3. SWITCHGEAR SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE ZINC AND STAINLESS STEEL FASTENERS.
4. PROVIDE (2) 2" O.C. (RUN IN PARALLEL), COMPLETE WITH PULL RINGS FROM "MSB" TO PROVIDE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
5. PROVIDE VERIFEYE SERIES 2000 MULTIPLE METER UNIT BY ECHAM (42413-CF) AND ALL CTS AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVATE METERS FOR EACH TENANT SPACE AS REQUIRED OR SEE TITLE 2 SECTION 130.5(A).
6. PROVIDE 1812 CU THWN WIRE PER PHASE AT EACH UTILITY METER. CONDUIT FOR CTS WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. PROVIDE NEW PANELBOARD BY GENERAL ELECTRIC. REFER TO PANEL SCHEDULE ON DRAWINGS E-1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL BY GENERAL ELECTRIC.
9. PROVIDE 3/4"x194 CU TO EFFECTIVELY GROUND STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO TDRY AREA TRANSFORMER CONNECTION DETAIL ON DRAWING RE-1.1 FOR ADDITIONAL INFORMATION.
10. TRANSFORMER SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATING OPENINGS AND BE PROVIDED WITH CLASS 155 OR HIGHER INSULATION SYSTEM.
11. TRANSFORMER SHALL BE SUSPENDED FROM STRUCTURE ABOVE. REFER TO TRAPEZE MOUNTED TRANSFORMER DETAIL ON DRAWING RE-1.2 FOR ADDITIONAL INFORMATION.
12. REFER TO "LIGHTING CONTROLS INSER DIAGRAM" ON DRAWINGS EET-1.1 FOR DIMMING PANEL SPECIFICATION D.
13. PROVIDE 4" C.O. COMPLETE WITH PULL ROPS, FROM "MSB-9" TO POINT ABOVE ACCESSIBLE CEILING IN TENANT SUITE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
14. TENANT SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANY AND SETTING OF METER.
15. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPANY AND MAKE FOR SETTING OF METER FOR LANDLORDS HOUSE SYSTEM.



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.	
							0A	0B	0C							
1		201	BUILDING SIGNAGE	1,200	L		2,100				R	900	RESTROOM GFCI RECEPTS	201	2	
3		201	BUILDING SIGNAGE	1,200	L			1,700			LO	M	500	FACP	201	4
5		201	AV RACK RECEPTACLE	1,500	R				1,750		M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	201	6	
7		201	TELE BACKBOARD RECEPT	500	R		1,000				M	500	ELEV. CAB. LITS	201	8	
9		201	ELEC ROOM RECEPTS	720	R			1,100			M	380	ELEVATOR PIT RECEPT AND LIGHTS	201	10	
11		201	ROOFTOP RECEPTS	900	R				1,400		M	500	ELEVATOR CONTROL CABINET	201	12	
13		201	ROOFTOP RECEPTS	900	R		1,100				M	200	TIME CLOCK CONTROL	201	14	
15		201	ROOFTOP RECEPTS	1,080	R				1,080				SPARE		16	
17			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		18	
19			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		20	
21			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		22	
23	201		TRAP PRIMER	28	M					28			SPARE	201	24	
25	201		SPARE										SPARE	201	26	
27	201		SPARE										SPARE	201	28	
29			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		30	
31			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		32	
33			SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		34	
35		202	FCCU-170.4	972	A					1,944	A	972	FCCU-150	202	36	
37		202	FCCU-170.4	972	A		1,944				A	972	FCCU-150	202	38	
39		202	FCCU-155	972	A					1,944	A	972	FCCU-170.5	202	40	
41		202	FCCU-155	972	A					1,944	A	972	FCCU-170.5	202	42	
43		202	FCCU-ELEC	780	A		1,476				A	686	EF-RR-1	201	44	
45		202	FCCU-ELEC	780	A				1,080		A	300	EF-EV	201	46	
47		202	FCCU-ELEC	780	A					1,080	A	528	EF-EL	201	48	
49		202	FCCU-105	972	A		1,944				A	972	FCCU-170.3	202	50	
51		202	FCCU-105	972	A				1,944		A	972	FCCU-170.3	202	52	
53		202	FCCU-170.1	972	A					1,944	A	972	FCCU-130	202	54	
55		202	FCCU-115	972	A		1,944				A	972	FCCU-130	202	56	
57		202	FCCU-115	972	A				1,944		A	972	FCCU-200	202	58	
59		202	FCCU-145	972	A				1,944		A	972	FCCU-200	202	60	
61		202	FCCU-145	972	A		1,944				A	972	FCCU-220.1	202	62	
63		202	FCCU-140	972	A				1,944		A	972	FCCU-220.1	202	64	
65		202	FCCU-170.8	972	A				1,944		A	972	FCCU-220.2	202	66	
67		202	FCCU-140	972	A		1,944				A	972	FCCU-220.2	202	68	
69		202	FCCU-140	972	A				1,944		A	972	FCCU-205	202	70	
71		202	FCCU-120	972	A				1,944		A	972	FCCU-205	202	72	
73		202	FCCU-120	972	A		1,944				A	972	FCCU-210	202	74	
75		202	FCCU-170.2	972	A				1,944		A	972	FCCU-210	202	76	
77		202	FCCU-170.2	972	A		1,944				A	972	FCCU-215	202	78	
79		202	FCCU-125	972	A				1,944		A	972	FCCU-215	202	80	
81		202	FCCU-125	972	A				1,944		A	972	FCCU-220.3	202	82	
83	201		FIRE SMOKE DAMPER	200	M					1,172	A	972	FCCU-220.3	202	84	
ABBREVIATIONS				CONN. LOAD PER Ø IN KW:			19.22	15.27	19.46	PANELBOARD RATINGS				PANEL TAG		
Ø PHASE				LOAD SUMMARY			CONN.	KW	DEMAND	VOLTS: 120/208						
A.I.C. AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)				LOAD FACTOR						3PH/4W						
C.B. CIRCUIT BREAKER				LTG. & CONTIN. LOADS [L]			2.40	125.00%	3.00	MAIN C.B.: 200A						
OPT. CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)				RECEPT S < 10KVA [R]			6.60	100.00%	6.50	BUS AMPERES: 225A						
				RECEPT S > 10KVA [R]				50.00%		TVSS REQD: NO						
AFCI ARC FAULT CIRCUIT INTERRUPTER				MISC. LOADS [M]			2.4	100.00%	2.4	ENCLOSURE: NEMA 1, SURFACE						
GFCI GROUND FAULT CIRCUIT INTERRUPTER				AIR CONDHTG LOADS [A]			31.3	100.00%	31.3	AIC RATING: 10KAIC						
P NUMBER OF POLES				COMM. KITCHEN LOADS [K]				65.00%								
TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION				TOTALS:			42.5		43.1	HI Ø AMPS				DEMAND AMPS		
LO LOCK-ON DEVICE				DEMAND KW PER Ø:			14.8	14.0	14.2	162.0				119.7		

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										SPARE	201	2	
3			9,895	M			9,895					SPARE	201	4	
5	70/3	ELEVATOR MOTOR	9,895	M	ST			9,895				SPARE	201	6	
7			9,895	M			9,895					SPARE	201	8	
9	201	SPARE										SPARE	201	10	
11	201	SPARE										SPARE	201	12	
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		14	
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		16	
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		18	
19			2,000	M		2,000						SPARE	201	20	
21	203	WH-1	2,000	M			2,000					SPARE	201	22	
23			2,000	M				2,000				SPARE	201	24	
25		SPACE										SPACE		26	
27		SPACE										SPACE		28	
29		SPACE										SPACE		30	
31			1,380	M		1,380						SPACE		32	
33	100/3	"LCP-6" SUB-FEED	558	M			558					SPACE		34	
35			1,480	M				1,480				SPACE		36	
37			19,284	M		19,284						SPACE		38	
39	100/3	TRANSFORMER "T-6" SUB-FEED	19,568	M			19,568					SPACE		40	
41			19,258	M				19,258				SPACE		42	
ABBREVIATIONS						CONN. LOAD PER Φ IN KW:			32.38	30.82	32.43	PANELBOARD RATINGS			PANEL TAG

BLDG 6 LUMINAIRE SCHEDULE										
Type	Description	Manufacturer	Model	Lamp Type	Lamp Info	Mounting	Load (VA)	Dim Type	Voltage	Comments
AS1	SURFACE MOUNTED ADJUSTABLE LED BULLET LIGHT INTEGRATED INTO TRELLIS STRUCTURE. REMOTE TRANSFORMER REQUIRED. UL LISTED FOR WET LOCATION USE.	FOCUS INDUSTRIES	DL-40-LEDM200-80S-MARINE GRADE FINISH FA-03-3P-8RZ	INTEGRAL LED	3000K 80 CRI 600 LM	SURFACE	20	0-10V	12	PROVIDE WITH MARINE GRADE FINISH
CP1	DECORATIVE LED ENDMOUNT MOUNTED FIXTURE TO BE MOUNTED UNDER SECOND LEVEL PIER. PROVIDE WITH REMOTE DRIVER AS REQUIRED.	ANP	OR8720-M20-LED-5-W-30K-ST-RT-CONC	INTEGRAL LED	3000K 80 CRI 3182 LM	PENDANT	24	0-10V	120-277	PROVIDE WITH MARINE GRADE FINISH
CP2	DECORATIVE PENDANT MOUNTED DOME PENDANT. PROVIDE LED LAMP FOR E26 BASE SOCKET AS REQUIRED. UL LISTED FOR DAMP LOCATION USE.	HILITE	ARISS COLLECTION H20484 MODIFIED TO LED SOURCE	INTEGRAL LED	3000K 90 CRI 1000 LM	PENDANT	24	N/A	120-277	PROVIDE WITH MARINE GRADE FINISH
CPW4	DECORATIVE SURFACE MOUNTED LED WALL SCONCE. UL LISTED FOR WET LOCATION USE.	HILITE	H-LCGU-118-91-CL312WALLED30WBCM-M-FINISH	INTEGRAL LED	3000K 90 CRI 1000 LM	SURFACE	12	0-10V	120-277	PROVIDE WITH MARINE GRADE FINISH
L1	4" LINEAR LED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER. PROVIDE WITH CEILING SURFACE MOUNT OPTION OR CHAIN HUNG PENDANT OPTION AS REQUIRED.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-MVOLT-4270-30K-80CRI-FINISH-MOUNTING	INTEGRAL LED	3000K 80CRI 4000 LM	SURFACE & PENDANT	27.5	0-10V	120-277	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
L1E	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-MVOLT-4270-30K-80CRI-FINISH-MOUNTING	INTEGRAL LED	3000K 80CRI 4000 LM	SURFACE & PENDANT	27.5	0-10V	120-277	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
L2	4" LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-MVOLT-4270-30K-80CRI-FINISH-MOUNTING	INTEGRAL LED	3000K 80CRI 4000 LM	SURFACE - WALL	27.5	0-10V	120-277	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
L3	SURFACE MOUNTED LED GRAZE UPLIGHT TAPELIGHT. UL LISTED FOR WET LOCATION USE.	KELVIX	Z5-LENGTH-5W-30K-15-MOUNTING	INTEGRAL LED	3000K 80 CRI 500 LMFT	SURFACE	5FT	0-10V	24	
R02	1" DIAMETER APERTURE LED DOWNLIGHT RECESSED IN EXTERIOR CANOPY WITH 30 DEGREE BEAM ANGLE DISTRIBUTION. UL LISTED FOR WET LOCATION USE.	USAI	B3RCRT-15X3-30K-85-3-FINISH-MOUNTING	INTEGRAL LED	3000K 80 CRI 60 LM	RECESSED	15	0-10V	120-277	PROVIDE WITH MARINE GRADE FINISH. CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R04	4" DIAMETER APERTURE RECESSED LED DOWNLIGHT FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	ALPHABET	NJ4-RD-SW-15LM-30K-60-HB00-UNV-10-MOUNTING-FINISHES	INTEGRAL LED	3000K 1500 LM 90 CRI	RECESSED	15	0-10V	120-277	CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R04E	SIMILAR TO LUMINAIRE TYPE "R04" EXCEPT WITH INTEGRAL BATTERY BACKUP.	ALPHABET	NJ4-RD-SW-15LM-30K-60-HB00-UNV-10-MOUNTING-FINISHES	INTEGRAL LED	3000K 1500 LM 90 CRI	RECESSED	15	0-10V	120-277	CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R05	4" APERTURE LINEAR RECESSED LED LUMINAIRE WITH MATTE WHITE REFLECTOR FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	MARK	SL4-L-OP-1-LENGHT-1-FLP-TRIM-30CRI-30K-IMOD TO SWFT-20L-420-277-FINISH-MOUNTING	INTEGRAL LED	3000K 500 LMFT 80 CRI	RECESSED	5FT	0-10V	120-277	CONFIRM TRIM AND FINISH OPTIONS WITH ARCHITECT.
SE1A	SURFACE MOUNTED LED GRAZE UPLIGHT TAPELIGHT. UL LISTED FOR WET LOCATION USE.	KELVIX	Z5-LENGTH-5W-30K-15-MOUNTING	INTEGRAL LED	3000K 80 CRI 500 LMFT	SURFACE	5FT	0-10V	24	
NOTES: 1. EMERGENCY LIGHTS AND EXIT SIGNS TO BE WIRRED TO SAME CIRCUIT SUPPLYING LIGHTING IN THAT ROOM AREA OF ALL SWITCHING. 2. EMERGENCY LIGHTING SHALL BE PROVIDED TO MAINTAIN A MINIMUM ILLUMINATION LEVEL OF 1 FOOT CANDLE AT FLOOR LEVEL, ALONG MEANS OF EGRESS PATHS. 3. ALL LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH ALL LAMPS AND WITH ALL REQUIRED MOUNTING HARDWARE AND ACCESSORIES. 4. LAMPS FOR THE PROJECT HAVE BEEN SELECTED SPECIFICALLY FOR COLOR TEMPERATURES, BEAM ANGLES, COLOR RENDERING INDICES, AND COATINGS. SUBSTITUTIONS OF ANY OF THE ABOVE-MENTIONED PROPERTIES ARE NOT PERMITTED. ACCEPTABLE LAMP MANUFACTURERS ARE Sylvania, GE, Philips, and Osram. 5. LIGHT FIXTURES SHALL BE SUPPLIED WITH INSULATION SHALL BE UL LISTED WITH THERMAL BARRIER OR PROVIDED WITH 3" MINIMUM CLEARANCE. 6. ALL LUMINOUS AND PHOTO LUMINOESCENT EXIT SIGNS SHALL BE IDENTIFIED AND LABELED IN ACCORDANCE WITH THE IBC 904.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES PER CBC 901.14. 7. ALL EXIT SIGNS SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES. 8. EMERGENCY BALLASTS SHALL PROVIDE A MINIMUM INITIAL LIGHT OUTPUT OF 660-700 LUMENS, IF THE FIXTURE IS NOT AN EMERGENCY GENERATOR OR INVERTER CIRCUIT. 9. APPROVED ELEC MEANS: LIGHTING FIXTURE PROPOSED BY CONTRACTOR AND APPROVED BY THE ARCHITECT/ENGINEER FOR INCORPORATION IN OR USE IN THE WORK OF THIS PROJECT AS EQUIVALENT IN ESSENTIAL ATTRIBUTES TO THE LIGHTING FIXTURES SPECIFIED IN THE CONTRACT DOCUMENTS.										

LCP-6								
DIMMER ZONE	AREA CONTROLLED	QUANTITY	UNIT WATTS	VA PH. A	VA PH. B	VA PH. C	DIMMER TYPE	BREAKER
1A	LEVEL 1 DOWNLIGHTS	9	15	1245	X	X	0-10V	20A/1P
1B	LEVEL 1 FAÇADE LINEARS	200	5					
1C	LEVEL 1 ELEC / EQMT ROOMS	6	27.5					
1D	LEVEL 2 ELEC RM	3	27.5					
2A	LEVEL 1 EM DOWNLIGHTS	9	15	X	360	X	0-10V INVERTER	20A/1P
2B	LEVEL 1 EM PENDANTS	6	24					
2C	LEVEL 1 EM SCONCES	3	12					
2D	LEVEL 2 EM DOWNLIGHTS	3	15					
3A	LEVEL 2 FAÇADE LINEARS	200	5	X	X	1450	0-10V	20A/1P
3B	LEVEL 2 BULLET LIGHTS	5	20					
3C	LEVEL 2 FAÇADE SS1A	76	5					
3D	SPARE							
4A	LEVEL 1 WOMEN'S RR DOWNLIGHTS	6	15	228	X	X	0-10V	20A/1P
4B	LEVEL 1 WOMEN'S RR LINEAR	11	6					
4C	LEVEL 1 MEN'S RR DOWNLIGHTS	6	15					
4D	LEVEL 1 MEN'S RR LINEAR	11	5					
5A	SOUTH STAIR HANDRAIL	52	1.9	X	197.6	X	0-10V INVERTER	20A/1P
5B	NORTH STAIR HANDRAIL	52	1.9					
5C	SPARE							
5D	SPARE							
6A	BLDG 6 S56 STAIR LIGHTS	112	3.5	X	X	1927	MLV	20A/1P
6B	BLDG 6 BL1 BOLLARDS	27	41					
6C	BLDG 6 TREE LIGHTS	10	35					
6D	BLDG 6 BH5 POLES	2	39					
7A	BLDG 6 SZ1 STAIR LIGHTS	20	1.9	871	X	X	MLV	20A/1P
7B	BLDG 6 POLES (BH2)	8	78					
7C	BLDG 6 POLES (BH4)	4	24					
7D	BLDG 6 POLES (BH1)	1	113					
8A	SPARE			X	0	X		20A/1P
8B	SPARE							
8C	SPARE							
8D	SPARE							
TOTAL				2342	558	3407		
	PHASE CIRCUIT AMPS:			8.5	2.0	12.3		
TOTAL VA:				6,307	3 PHASE AMPS:		7.6	
TOTAL LCL VA:				7,883	LCL AMPS		9.5	

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.	
1	201	RESTROOM GFCI RECEPTS	900	R		1,400		LO	M	500	201	2	
3	201	TELE BACKBOARD RECEPT	500	R		750		M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	201	4	
5	201	AV RACK RECEPT	1,500	R		2,000		M	500	ELEV. CAB LTS	201	6	
7	201	ELEV RM RECEPTS	360	R		740		M	380	ELEVATOR PIT RECEPT AND LIGHTS	201	8	
9	201	ROOFTOP RECEPTS	360	R		660		M	500	ELEVATOR CONTROL CABINET	201	10	
11	201	TIME CLOCK CONTROL	200	M		700		M	500	IRRIGATOR CONTROLLER	201	12	
13		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		14	
15		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		16	
17		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		18	
19	201	SPACE								SPACE	201	20	
21	201	EF-RR-2	696	A		996		A	300	EF-EV	201	22	
23	201	EL-RR-1	528	A		1,056		A	528	EF-EL	201	24	
25	201	SPACE								SPACE	201	26	
27	201	SPACE								SPACE	201	28	
29	201	SPACE								SPACE	201	30	
31		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		32	
33		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		34	
35		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		36	
37		SPACE								SPACE		38	
39		SPACE								SPACE		40	
41		SPACE								SPACE		42	
43		SPACE								SPACE		44	
45		SPACE								SPACE		46	
47		SPACE								SPACE		48	
49		SPACE								SPACE		50	
51		SPACE								SPACE		52	
53		SPACE								SPACE		54	
55		SPACE								SPACE		56	
57		SPACE								SPACE		58	
59		SPACE								SPACE		60	
61		SPACE								SPACE		62	
63		SPACE								SPACE		64	
65		SPACE								SPACE		66	

ABBREVIATIONS				CONN. LOAD PER Ø IN KW:				PANELBOARD RATINGS				PANEL TAG	
Ø	PHASE	LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW								
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 THERMAL/MAG. C.B.)	RECEPT S ≤ 10KVA [R]	3.62	100.00%	3.62								
AFCI	ARC FAULT CIRCUIT INTERRUPTER	RECEPT S > 10KVA [R]		50.00%									
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	MISC. LOADS [M]	2.8	100.00%	2.8								
P	NUMBER OF POLES	AIR CONDITG LOADS [A]	2.1	100.00%	2.1								
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	COMM. KITCHEN LOADS [K]		65.00%									
LO	"LOCK-ON" DEVICE	TOTALS:	8.5		8.5								
		DEMAND KW PER Ø:	2.1	2.6	3.6								

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.	
1	201	SPACE								SPACE	201	2	
3		SPACE								SPACE	201	4	
5	70/3	ELEVATOR MOTOR	9,695	M		9,695		ST	9,695	SPACE	201	6	
7		SPACE								SPACE	201	8	
9	201	SPACE								SPACE	201	10	
11	201	SPACE								SPACE	201	12	
13		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		14	
15		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		16	
17		SPACE FOR FUTURE CTS								SPACE FOR FUTURE CTS		18	
19		SPACE				2,667			L	2,667		20	
21		SPACE				2,667			L	2,667		22	
23		SPACE				2,667			L	2,667		24	
25		SPACE								SPACE		26	
27		SPACE								SPACE		28	
29		SPACE								SPACE		30	
31		SPACE				928				SPACE		32	
33	100/3	"LCP-7" SUB-FEED	1,022	M		1,022				SPACE		34	
35		SPACE				395				SPACE		36	
37		SPACE				2,140				SPACE		38	
39	100/3	TRANSFORMER 1-T-7 SUB-FEED	2,606	M		2,606				SPACE		40	
41		SPACE				3,756				SPACE		42	

ABBREVIATIONS				CONN. LOAD PER Ø IN KW:				PANELBOARD RATINGS				PANEL TAG	
Ø	PHASE	LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW								
A.I.C.	AMPERE INTERRUPTING CURRENT (KAIC=1000 AIC)												
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]	6.00	125.00%	10.00								
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT S ≤ 10KVA [R]		100.00%									
AFCI	ARC FAULT CIRCUIT INTERRUPTER	RECEPT S > 10KVA [R]		50.00%									
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	MISC. LOADS [M]	39.9	100.00%	39.9								
P	NUMBER OF POLES	AIR CONDITG LOADS [A]	39.9	100.00%	39.9								
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	COMM. KITCHEN LOADS [K]		65.00%									
BT	SHUNT-TRIP TYPE BREAKER	TOTALS:	47.9		49.9								
		DEMAND KW PER Ø:	16.1	16.7	17.2								

LCP-7									
DIMMER ZONE	AREA CONTROLLED	QUANTITY	UNIT WATTS	VA PH. A	VA PH. B	VA PH. C	DIMMER TYPE	BREAKER	
1A	LEVEL 1 PENDANTS	12	24	793.4	X	X	0-10V	20A/1P	
1B	LEVEL 1 SCONCES	16	16						
1C	STAIRWELL HANDRAIL LIGHTS	37	1.9						
1D	ELEC/EQMT ROOMS	9	27.5						
2A	LEVEL 2 DOWNLIGHTS	7	15	X	797	X	0-10V	20A/1P	
2B	LEVEL 2 SCONCES	14	16						
2C	LEVEL 2 BULLET LIGHTS	3	20						
2D	PEDESTRIAN DECK POLE LTS	17	24						
3A	LEVEL 1 EM PENDANTS	7	24	X	X	215	0-10V INVERTER	20A/1P	
3B	LEVEL 1 EM SCONCES	2	16						
3C	LEVEL 1 EM DOWNLIGHTS	1	15						
3D	SPACE								
4A	LEVEL 1 WOMEN'S RR DOWNLIGHTS	4	15	135	X	X	0-10V	20A/1P	
4B	LEVEL 1 WOMEN'S RR LINEAR	5	6						
4C	LEVEL 1 MEN'S RR DOWNLIGHTS	4	15						
4D	LEVEL 1 MEN'S RR LINEAR	6	5						
5A	LEVEL 2 EM DOWNLIGHTS	11	15	X	225	X	0-10V INVERTER	20A/1P	
5B	LEVEL 2 EM BULLET LIGHTS	3	20						
5C	SPACE								
5D	SPACE								
6A	LEVEL 2 WOMEN'S RR DOWNLIGHTS	4	15	X	X	180	0-10V	20A/1P	
6B	LEVEL 2 WOMEN'S RR LINEAR	5	6						
6C	LEVEL 2 MEN'S RR DOWNLIGHTS	4	15						
6D	LEVEL 2 MEN'S RR LINEAR	6	5						
7A	BLDG 7 TREE LIGHTS	6	35	430	X	X	MLV	20A/1P	
7B	BLDG 7 SZ1 STAIR LIGHTS	40	1.9						
7C	BLDG 7 S98 STAIR LIGHTS	36	3.5						
7D	BLDG 7 CP4 PENDANTS	6	3						
8A	BLDG 7 BHS POLES	2	39	X	654	X	MLV	20A/1P	
8B	BLDG 7 POLES (BH1)	2	113						
8C	BLDG 7 POLES (BH4)	2	24						
8D	BLDG 7 POLES (BH2)	4	78						
9A	TRASH ENCLOSURE LIGHTS	6	10	X	X	60	N/A	20A/1P	
9B	SPACE								
9C	SPACE								
9D	SPACE								
TOTAL	BUILDING 7	272	624	1358	1686	455			
TOTAL VAL:				3,499	3 PHASE AMPS:	4.2			
TOTAL LCL VAL:				4,374	LCL AMPS:	5.3			

BLDG 7 LUMINAIRE SCHEDULE										
Type	Description	Manufacturer	Model #	Lamp Type	Lamp Info	Mounting	Load (VA)	Dim Type	Voltage	Comments
AS1	SURFACE MOUNTED ADJUSTABLE LED BULLET LIGHT INTEGRATED INTO TRELLIS STRUCTURE. REMOTE TRANSFORMER REQUIRED. UL LISTED FOR WET LOCATION USE.	FOCUS INDUSTRIES	CL-46-LED-M2-04-BRS-MARINE GRADE FINISH F-A0-3P-AR2	INTEGRAL LED	3000K 80 CRI 100 LM	SURFACE	20	0-10V	120	PROVIDE WITH MARINE GRADE FINISH
B14	LED GENERAL PEDIESTRAL SKATE LIGHT POLE WITH TYPE V DISTRIBUTION. UL LISTED FOR WET LOCATION USE.	ANP	MBVA-16-M2XL2D-04-30K B03516-12	INTEGRAL LED	3000K 80 CRI 3155 LM	POLE	24	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH
CP1	DECORATIVE LED EMMANT MOUNTING FIXTURE TO BE MOUNTED UNDER SECOND LEVEL PIER. PROVIDE WITH REMOTE DRIVER AS REQUIRED.	ANP	ORBT20-M2-04-LED-W-30K-5T-RT1C0CC	INTEGRAL LED	3000K 80 CRI 1161 LM	PENDANT	24	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH
CW8	DECORATIVE SURFACE MOUNTED LED WALL SCROLL. UL LISTED FOR WET LOCATION USE.	ANP	MBVA14-M2-04-LED-W-30K-WA818	INTEGRAL LED	3000K 80 CRI 2000 LM	SURFACE	16	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH
CW16	DECORATIVE SURFACE MOUNTED RESTRUM LED WALL SCROLL. UL LISTED FOR LOCATION USE. PROVIDE WITH INTEGRAL LED SOURCE AS REQUIRED.	HI LITE	H42405-01-B-91FC -0002F TO LED SOURCE	INTEGRAL LED	3000K 80 CRI 235 LM	SURFACE	10	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH
L1	4 LINEAR LED STRIPLIGHT WITH FLAT WIDE OFFWHITE LENS AND 6-10V DIMMING DRIVER. PROVIDE WITH CEILING SURFACE MOUNT OPTION OR CHAM HUNG PENDANT OPTION AS REQUIRED.	LITHONIA LIGHTING	CLX-L4-4000M-SEF-FDL-WMVL-0-2270-35K- 80-0-2P-FINISH-0-MOUNTING	INTEGRAL LED	3500K 80CRI 4900 LM	SURFACE & PENDANT	27.5	0-10V	120-227	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
L1E	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	LITHONIA LIGHTING	CLX-L4-4000M-SEF-FDL-WMVL-0-2270-35K- 80-0-2P-FINISH-0-MOUNTING	INTEGRAL LED	3500K 80CRI 4900 LM	SURFACE & PENDANT	27.5	0-10V	120-227	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
L2	4 LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE OFFWHITE LENS AND 6-10V DIMMING DRIVER.	LITHONIA LIGHTING	CLX-L4-4000M-SEF-FDL-WMVL-0-2270-35K- 80-0-2P-FINISH-0-MOUNTING	INTEGRAL LED	3500K 80CRI 4900 LM	SURFACE - WALL	27.5	0-10V	120-227	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.
R01	4 DAMPETER APRTURE LED DOWNLIGHT RECESSED IN DOWNHUNG CEILING LOCATION WITH 30 DEGREE BEAM ANGLE DISTRIBUTION. UL LISTED FOR WET LOCATION USE.	USA8	BRDR1-153A-30S-4S-5-FINISH-0-HOUSING- UNV-DM	INTEGRAL LED	3000K 80 CRI 901 LM	RECESSED	15	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R02	4 DAMPETER APRTURE LED DOWNLIGHT RECESSED IN DOWNHUNG CANOPY WITH 30 DEGREE BEAM ANGLE DISTRIBUTION. UL LISTED FOR WET LOCATION USE.	USA8	BRDR1-153A-30S-4S-5-FINISH-0-HOUSING- UNV-DM	INTEGRAL LED	3000K 80 CRI 901 LM	RECESSED	15	0-10V	120-227	PROVIDE WITH MARINE GRADE FINISH CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R04	4 DAMPETER APRTURE RECESSED LED DOWNLIGHT FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	ALPHABET	NJ4-RD-SW-15LM-30K-00-H0-UNV-10- [MOUNTING-FINISHES]	INTEGRAL LED	3000K 90 CRI 1500 LM	RECESSED	15	0-10V	120-227	CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R04E	SIMILAR TO LUMINAIRE TYPE "R04" EXCEPT WITH INTEGRAL BATTERY BACKUP.	ALPHABET	NJ4-RD-SW-15LM-30K-00-H0-UNV-10- [MOUNTING-FINISHES]	INTEGRAL LED	3000K 90 CRI 1500 LM	RECESSED	15	0-10V	120-227	CONFIRM FINISH AND HOUSING WITH ARCHITECT.
R05	4 P APRTURE LUMINER RECESSED LED LUMINAIRE WITH MATTE WHITE REFLECTOR FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	MARK	SL4-L-00P-10ENG17-HFLP-FINISH-0-H0-UNV-10- TO DWHT2-DL-12207-FINISHES-EM7	INTEGRAL LED	3000K 90 CRI 500 LAFT	RECESSED	5FT/ 0-10V	120-227	CONFIRM TRIM AND FINISH OPTIONS WITH ARCHITECT.	
S21	LED INTEGRATED HANDRAIL LIGHT WITH ASYMMETRIC OPTICS AND INTEGRAL DRIVER. UL LISTED FOR WET LOCATION USE.	ETI	ANDA-MATERIAL[RAIL]-AS-2-LENIS-DM	INTEGRAL LED	3000K 80 CRI 1.44 LM	HANDRAIL	1.5W/FT	0-10V	120-227	

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
						0A	0B	0C					POLE NO.
1	201	RESTROOM & JANITOR RECEP.TS LEVEL 1	540	R		1,040				LO	M	500	FACP
3	201	RESTROOM & JANITOR RECEP.TS LEVEL 2	540	R		1,040				M	500	ROOFTOP TEMP BAR	201 4
5	201	VISITOR SERVICING STAIR RECS	1,080	R		1,580				M	500	ROOFTOP TEMP BAR	201 6
7	201	AV RACK RECEP.TACLE	1,500	R		1,850				R	180	ROOFTOP RECEP.TS	201 8
9	201	TELE BACKBOARD RECEP.T	500	R		700				M	200	TIME CLOCK CONTROL	201 10
11	201	ELEC RM RECEP.TS	360	R				360				SPARE	201 12
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	14
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	16
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	18
19	201	TRAP PRIMER	28	M		2,004				A	1,976	ACCU-1	202 20
21	201	EF-EL	528	A		2,504				A	1,976		22
23	201	EF-EV	528	A				728		M	200	FIRE SMOKE DAMPER	201 24
25	201	EF-RR.2	696	A		696						SPARE	201 26
27	201	EF-RR.1	696	A		696						SPARE	201 28
29	201	SPARE										SPARE	201 30
31		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	32
33		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	34
35		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	36
37	201	ROOF DECK (FUTURE POWER)	1,500	M		1,750				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 38
39	201	ROOF DECK (FUTURE POWER)	1,500	M		2,000				M	500	ELEV. CAB LTS	201 40
41	201	ROOF DECK EVENT POWER	1,500	M				1,880		M	380	ELEVATOR PIT RECEP.T AND LIGHTS	201 42
43	201	SPARE				500				M	500	ELEVATOR CONTROL CABINET	201 44
45	201	DECK AREA EVENT POWER OR LIGHT POLES	1,500	M		250				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 46
47	201	ICE RINK - ICE RESURFACER	4,800	M		5,160				M	300	ELEVATOR PIT RECEP.T AND LIGHTS	201 48
49	201	ICE RINK - ICE RESURFACER	4,800	M						M	300	ELEVATOR CONTROL CABINET	201 50
51	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500	IRRIGATION CONTROLLER	201 52
53	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500		201 54
55		SPACE										SPACE	56
57		SPACE										SPACE	58
59		SPACE										SPACE	60
61		SPACE										SPACE	62
63		SPACE										SPACE	64
65		SPACE										SPACE	66

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
						0A	0B	0C					POLE NO.
1	201	RESTROOM & JANITOR RECEP.TS LEVEL 1	540	R		1,040				LO	M	500	FACP
3	201	RESTROOM & JANITOR RECEP.TS LEVEL 2	540	R		1,040				M	500	ROOFTOP TEMP BAR	201 4
5	201	VISITOR SERVICING STAIR RECS	1,080	R		1,580				M	500	ROOFTOP TEMP BAR	201 6
7	201	AV RACK RECEP.TACLE	1,500	R		1,850				R	180	ROOFTOP RECEP.TS	201 8
9	201	TELE BACKBOARD RECEP.T	500	R		700				M	200	TIME CLOCK CONTROL	201 10
11	201	ELEC RM RECEP.TS	360	R				360				SPARE	201 12
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	14
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	16
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	18
19	201	TRAP PRIMER	28	M		2,004				A	1,976	ACCU-1	202 20
21	201	EF-EL	528	A		2,504				A	1,976		22
23	201	EF-EV	528	A				728		M	200	FIRE SMOKE DAMPER	201 24
25	201	EF-RR.2	696	A		696						SPARE	201 26
27	201	EF-RR.1	696	A		696						SPARE	201 28
29	201	SPARE										SPARE	201 30
31		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	32
33		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	34
35		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	36
37	201	ROOF DECK (FUTURE POWER)	1,500	M		1,750				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 38
39	201	ROOF DECK (FUTURE POWER)	1,500	M		2,000				M	500	ELEV. CAB LTS	201 40
41	201	ROOF DECK EVENT POWER	1,500	M				1,880		M	380	ELEVATOR PIT RECEP.T AND LIGHTS	201 42
43	201	SPARE				500				M	500	ELEVATOR CONTROL CABINET	201 44
45	201	DECK AREA EVENT POWER OR LIGHT POLES	1,500	M		250				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 46
47	201	ICE RINK - ICE RESURFACER	4,800	M		5,160				M	300	ELEVATOR PIT RECEP.T AND LIGHTS	201 48
49	201	ICE RINK - ICE RESURFACER	4,800	M						M	300	ELEVATOR CONTROL CABINET	201 50
51	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500	IRRIGATION CONTROLLER	201 52
53	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500		201 54
55		SPACE										SPACE	56
57		SPACE										SPACE	58
59		SPACE										SPACE	60
61		SPACE										SPACE	62
63		SPACE										SPACE	64
65		SPACE										SPACE	66

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
						0A	0B	0C					POLE NO.
1	201	RESTROOM & JANITOR RECEP.TS LEVEL 1	540	R		1,040				LO	M	500	FACP
3	201	RESTROOM & JANITOR RECEP.TS LEVEL 2	540	R		1,040				M	500	ROOFTOP TEMP BAR	201 4
5	201	VISITOR SERVICING STAIR RECS	1,080	R		1,580				M	500	ROOFTOP TEMP BAR	201 6
7	201	AV RACK RECEP.TACLE	1,500	R		1,850				R	180	ROOFTOP RECEP.TS	201 8
9	201	TELE BACKBOARD RECEP.T	500	R		700				M	200	TIME CLOCK CONTROL	201 10
11	201	ELEC RM RECEP.TS	360	R				360				SPARE	201 12
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	14
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	16
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	18
19	201	TRAP PRIMER	28	M		2,004				A	1,976	ACCU-1	202 20
21	201	EF-EL	528	A		2,504				A	1,976		22
23	201	EF-EV	528	A				728		M	200	FIRE SMOKE DAMPER	201 24
25	201	EF-RR.2	696	A		696						SPARE	201 26
27	201	EF-RR.1	696	A		696						SPARE	201 28
29	201	SPARE										SPARE	201 30
31		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	32
33		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	34
35		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	36
37	201	ROOF DECK (FUTURE POWER)	1,500	M		1,750				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 38
39	201	ROOF DECK (FUTURE POWER)	1,500	M		2,000				M	500	ELEV. CAB LTS	201 40
41	201	ROOF DECK EVENT POWER	1,500	M				1,880		M	380	ELEVATOR PIT RECEP.T AND LIGHTS	201 42
43	201	SPARE				500				M	500	ELEVATOR CONTROL CABINET	201 44
45	201	DECK AREA EVENT POWER OR LIGHT POLES	1,500	M		250				M	250	ELEV. MACHINE ROOM LIGHT AND RECEP.T	201 46
47	201	ICE RINK - ICE RESURFACER	4,800	M		5,160				M	300	ELEVATOR PIT RECEP.T AND LIGHTS	201 48
49	201	ICE RINK - ICE RESURFACER	4,800	M						M	300	ELEVATOR CONTROL CABINET	201 50
51	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500	IRRIGATION CONTROLLER	201 52
53	201	ICE RINK - DJ TENT POWER	1,800	M		2,300				M	500		201 54
55		SPACE										SPACE	56
57		SPACE										SPACE	58
59		SPACE										SPACE	60
61		SPACE										SPACE	62
63		SPACE										SPACE	64
65		SPACE										SPACE	66

ABBREVIATIONS			CONN. LOAD PER PH PER KW:			DEMAND RATING			PANEL TAG
Φ	PHASE		LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW	VOLTS:	120/208	
A.C.	AMPERE INTERRUPTING CURRENT(KAIC-1000 AIC)						PHASES/VE:	3PH/4W	
C.B.	CIRCUIT BREAKER		L10 & CONTIN. LOADS (L)		125.00%		MAIN C.B.:	200A	
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDED THERMAL/MAG. C.B.)		RECEPT S ≤ 100VA (R)	4.70	100.00%	4.70	TBUS RENO:	NO	
APCI	ARC FAULT CIRCUIT INTERRUPTER		RECEPT S > 100VA (R)	2.0	50.50%	2.0	ENCLOSURE:	NEMA 1, SURFACE	
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		MISC. LOADS (M)	20.1	100.00%	20.1	AIC RATING:	10KA1C	
P	NUMBER OF POLES		AIR CONDHTG LOADS (A)	6.4	100.00%	6.4			
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION		COMM. KITCHEN LOADS (K)		65.00%				
L	LOCK-ON DEVICE		TOTALS:	31.2		31.2	HI Φ AMPS		
			DEMAND KW PER Φ:	12.8	9.5	8.8		DEMAND AMPS	
						107.0		86.6	

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.	
1	201	FACP	500	M	LO	750				M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	201	2	
3	201	TELE BACKBOARD RECEPT	500	R			1,000			M	500	ELEV. CAB LITS	201	4	
5	201	AV RACK RECEPT/ALE	1,500	R				1,850		M	380	ELEVATOR PIT RECEPT AND LIGHTS	201	6	
7	201	ELEV. RM RECEPTS	380	R		860				M	600	ELEVATOR CONTROL CABINET	201	8	
9	201	ROOFTOP RECEPTS	180	R			280			M	100	TRASH ENCLOSURE TRAP PRIMER	201	10	
11	201	SPARE						1,200		M	1,200	PEDESTRIAN PARKING PAY STATION	201	12	
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		14	
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		16	
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		18	
19	201	EF-EV	300	A		300						SPARE	201	20	
21	201	EF-EL	528	A			528					SPARE	201	22	
23	201	SPARE										SPARE	201	24	
25	201	SPARE										SPARE	201	26	
27	201	SPARE										SPARE	201	28	
29	201	SPARE										SPARE	201	30	
31		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		32	
33		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		34	
35		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		36	
37	201	PARKING GATE MOTOR / TICKET KIOSK	1,500	M		1,500						SPACE		38	
39	201	PARKING GATE MOTOR / TICKET KIOSK	1,500	M			1,500					SPACE		40	
41	201	PARKING GATE MOTOR / TICKET KIOSK	1,500	M				1,500				SPACE		42	
43		SPACE										SPACE		44	
45		SPACE										SPACE		46	
47		SPACE										SPACE		48	
49		SPACE										SPACE		50	
51		SPACE										SPACE		52	
53		SPACE										SPACE		54	
55		SPACE										SPACE		56	
57		SPACE										SPACE		58	
59		SPACE										SPACE		60	
61		SPACE										SPACE		62	
63		SPACE										SPACE		64	
65		SPACE										SPACE		66	
ABBREVIATIONS			CONN. LOAD PER Ø IN KW:			3.41	3.31	4.58	PANELBOARD RATINGS			PANEL TAG			
Ø	PHASE		LOAD SUMMARY			CONN.	DEMAND	DEMAND	VOLTS: 120/208 v						
A1.C	AMPERE INTERRUPTING CURRENT(1000 AIC)					KW.	FACTOR	KW	PHASES/WIRES: 3PH/4W						
C.B.	CIRCUIT BREAKER		LTG. & CONTIN. LOADS [L]				125.00%		MAIN C.B.: 200A v						
O.P.T.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES		RECEPT S < 10KVA [R]			2.54	100.00%	2.54	BUS AMPERES: 225A v						
(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)			MISC. LOADS [M]				50.00%		TVSS REQ'D: NO v						
AFCI	ARC FAULT CIRCUIT INTERRUPTER		AIR COND/HYG LOADS [A]			0.6	100.00%	0.6	ENCLOSURE: NEMA 1, SURFACE v						
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		COMM. KITCHEN LOADS [K]				65.00%		AIC RATING: 10KAIC v						
P	NUMBER OF POLES		TOTALS:			11.3		11.3	HI Ø AMPS			DEMAND AMPS			
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION		LO "LOCK-ON" DEVICE			DEMAND KW PER Ø:	3.4	3.3	4.6	38.1			31.4		

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 #6A	3,600	M		3,600						SPACE		2
3						3,600						SPACE		4
5									3,600				SPACE	
7	402	LEVEL 2 EV CHARGING STATION #6B	3,600	M		3,600						SPACE		8
9								3,600				SPACE		10
11									3,600				SPACE	
13	402	LEVEL 2 EV CHARGING STATION #7B	3,600	M		3,600						SPACE		14
15								3,600				SPACE		16
17									3,600				SPACE	
19	402	LEVEL 2 EV CHARGING STATION #8A	3,600	M		3,600						SPACE		20
21								3,600				SPACE		22
23									3,600				SPACE	
25	402	LEVEL 2 EV CHARGING STATION #8B	3,600	M								SPACE		26
27												SPACE		28
29													SPACE	
31		SPACE										SPACE		32
33		SPACE										SPACE		34
35		SPACE										SPACE		36
37		SPACE										SPACE		38
39		SPACE										SPACE		40
41		SPACE										SPACE		42
ABBREVIATIONS			CONN. LOAD PER Φ IN KW:			14.40	14.40	14.40	PANELBOARD RATINGS				PANEL TAG	
Φ	PHASE		LOAD SUMMARY			CONN. KW	DEMAND FACTOR	DEMAND KW	VOLTS: 120/208 ▼				PANEL TAG	
A.I.C.	AMPERE INTERRUPTING CURRENT[KAIC=1000 AIC]								PHASES/WIRES: 3PH/4W ▼					
C.B.	CIRCUIT BREAKER		LTG. & CONTIN. LOADS [L]			125.00%			MAIN C.B.: 200A ▼					
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES		RECEPT.S < 10KVA [R]			100.00%			BUS AMPERES: 225A ▼					
(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)			RECEPT.S > 10KVA [R]			50.00%			TVSS REQD: NO ▼					
AFCI	ARC FAULT CIRCUIT INTERRUPTER		MISC. LOADS [M]			43.2	100.00%	43.2	ENCLOSURE: NEMA 1, SURFACE ▼					
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		AIR CONDHTG LOADS [A]			100.00%			AIC RATING: 10KAIC ▼					
P	NUMBER OF POLES		COMM. KITCHEN LOADS [K]			65.00%								
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION		TOTALS:			43.2		43.2	HI Φ AMPS		DEMAND AMPS			
LYO	"LOCK-ON" DEVICE		DEMAND KW PER Φ:			14.4	14.4	14.4	119.9		119.9			

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.	
						ØA	ØB	ØC							
1	201	SPARE				3,601				M	3,601	SITE TRASH COMPACTOR	201	2	
3	201	SPARE					3,601			M	3,601		30/3	4	
5	201	SPARE						523		M	3,601		6		
7	201	SPARE										SPARE	201	8	
9	201	SPARE										SPARE	201	10	
11	201	SPARE										SPARE	201	12	
13		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	201	14	
15		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	201	16	
17		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	201	18	
19			9,695	M		16,362				M	6,667	SITE IWH-1	40/3	20	
21	70/3	ELEVATOR MOTOR	9,695	M	ST		16,362			M	6,667		22	24	
23			9,695	M			16,362			M	6,667		26	28	
25		SPACE										SPACE	201	26	
27		SPACE										SPACE	201	28	
29		SPACE										SPACE	201	30	
31			772	M		772						SPACE	201	32	
33	100/3	"LCP-8" SUB-FEED	767	M			767					SPACE	201	34	
35			374	M				374				SPACE	201	36	
37			3,410	M		3,410						SPACE	201	38	
39	100/3	TRANSFORMER T-9" SUB-FEED	3,308	M			3,308					SPACE	201	40	
41			4,580	M				4,580				SPACE	201	42	
ABBREVIATIONS						CONN. LOAD PER Ø IN KW:			24.15	24.04	21.84	PANELBOARD RATINGS			PANEL TAG
Ø	PHASE					CONN.			24.15	24.04	21.84	VOLTS: 277/480			HP9 (N)
A.I.C.	AMPERE INTERRUPTING CAPACITY (KAIC=1000 AIC)					LOAD SUMMARY			CONN.	DEMAND	DEMAND	PHASES/WIRES: 3PH/4W			
C.B.	CIRCUIT BREAKER					LTG. & CONTIN. LOADS [L]			KW	FACTORS	KW	MAIN C.B.: MLO			
O.P.T.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)					RECEPT 5 < 10KVA [R]				100.00%		BUS AMPERES: 225A			
						RECEPT 5 > 10KVA [R]				50.00%		TVSS REQ'D: NO			
AFCI	ARC FAULT CIRCUIT INTERRUPTER					MISC. LOADS [A]			73.1	100.00%	73.1	ENCLOSURE: NEMA 1, SURFACE			
GFCI	GROUND FAULT CIRCUIT INTERRUPTER					AIR COND/HGT LOADS [A]				100.00%		AIC RATING: 65KAIC			
P	NUMBER OF POLES					COMM. KITCHEN LOADS [K]				65.00%					
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION					TOTALS:			73.1		73.1	HI Ø AMPS			
ST	SHUNT-TRIP TYPE BREAKER					DEMAND KW PER Ø:			24.1	24.0	24.9	DEMAND AMPS			
												87.9			

LCP-9									
DIMMER ZONE	AREA CONTROLLED	QUANTITY	UNIT WATTS	VA PH. A	VA PH. B	VA PH. C	DIMMER TYPE	BREAKER	
1A	LEVEL 1 PENDANTS	16	24						
1B	LEVEL 1 SCONCES	5	16						
1C	LEVEL 1 DOWNLIGHTS	2	15						
1D	EXTERIOR STAIRWELL	51	1.9						
2A	LEVEL 2 SCONCES	7	16						
2B	LEVEL 2 DOWNLIGHTS	11	15						
2C	LEVEL 2 INTERIOR STAIRWELL	3	27						
2D	ELECTRICAL/EQMT ROOMS	7	27.5						
3A	LEVEL 1 EM PENDANTS	11	24						
3B	LEVEL 1 EM SCONCES	2	16						
3C	LEVEL 1 EM DOWNLIGHTS	3	15						
3D	SPARE								
4A	LEVEL 2 EM DOWNLIGHTS	11	15						
4B	LEVEL 2 EM SCONCES	1	16						
4C	SPARE								
4D	SPARE								
5A	PEDESTRIAN DECK POLE LTS	9	24						
5B	SPARE								
5C	SPARE								
5D	SPARE								
6A	BLDG 9 B4H4 POLES	5	24						
6B	BLDG 9 B4H2 POLES	3	78						
6C	BLDG 9 B4H5 POLES	12	39						
6D	BLDG 9 B4H1C POLES	6	113						
7A	BLDG 9 S66 STAIR LIGHTS	78	3.5						
7B	BLDG 9 BL1 BOLLARDS	10	41						
7C	BLDG 9 BL2 BOLLARDS	14	4						
7D	BLDG 9 CP4 TREE LIGHTS	6	3						
8A	BLDG 9 TREE LIGHTS	8	35						
8B	BLDG 9 SZ1 STAIR LIGHTS	34	1.9						
8C	SPARE								
8D	SPARE								
9A	TRASH ENCLOSURE LIGHTS	6	10						
9B	SPARE								
9C	SPARE								
9D	SPARE								
TOTAL		321	605	1529	1111	1901			
TOTAL VA:				4,541	3 PHASE AMPS:	5.5			
TOTAL LCL VA:				5,676	LCL AMPS:	6.8			

GENERAL NOTES

- AT THE CONCLUSION OF THIS PROJECT, THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN UPDATED TYPEWRITTEN DIRECTORY INSIDE EACH PANELBOARD PROPERLY IDENTIFYING EACH CIRCUIT USED AND THE SPECIFIC LOAD SERVED.
- IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM, REGARDLESS OF CIRCUITING INDICATED.

PLAN NOTES

BLDG 8 LUMINAIRE SCHEDULE									
Type	Description	Manufacturer	Catalog #	Lamp Type	Lamp Info	Mounting	Load (VA)	Dim Type	Voltage
BH4	LED GENERAL PEDESTRIAN SCALE LIGHT POLE WITH TYPE V DISTRIBUTION, UL LISTED FOR WET LOCATION USE.	ANP	MBVA-16-M024LDD-T5-30K B03S10-125	INTEGRAL LED	3000K 80 CRI 3115 LM	POLE	24	0-10V	120-277
CP1	DECORATIVE LED ENDPOINT MOUNTED FIXTURE TO BE MOUNTED UNDER SECOND LEVEL PIER, PROVIDE WITH REMOTE DRIVER AS REQUIRED.	ANP	ORB722-M024LDD-W-30K-ST-RTCKCC	INTEGRAL LED	3000K 80 CRI 3115 LM	PENDANT	24	0-10V	120-277
CW6	DECORATIVE SURFACE MOUNTED LED WALL SCONCE, UL LISTED FOR WET LOCATION USE.	ANP	MBVA14-M16LDD-W-30K-WM316	INTEGRAL LED	3000K 80 CRI 2000 LM	SURFACE	16	0-10V	120-277
FD3	4" LINEAR LED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND INTEGRAL 0-10V DIMMING DRIVER, PROVIDE WITH INTEGRAL BATTERY PACK PROVIDING MINIMUM 90 MINUTES OF BACKUP POWER.	LITHONIA LIGHTING	WL4-30L-VOL-T-GZ10-LP830-(NLIGHT)EL14L	INTEGRAL LED	3500K 80CRI 3000 LM	SURFACE & PENDANT	28	0-10V	120-277
L1	4" LINEAR LED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER, PROVIDE WITH CEILING SURFACE MOUNT OPTION OR CHAIN HUNG PENDANT OPTION AS REQUIRED.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-VOL-T-GZ10-30K-80CRI-(FINISH)(MOUNTING)	INTEGRAL LED	3500K 80CRI 4000 LM	SURFACE & PENDANT	27.5	0-10V	120-277
L1E	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-VOL-T-GZ10-30K-80CRI-(FINISH)(MOUNTING)	INTEGRAL LED	3500K 80CRI 4000 LM	SURFACE & PENDANT	27.5	0-10V	120-277
L2	4" LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	LITHONIA LIGHTING	CLX-L48-4000LM-SEF-FDL-W-VOL-T-GZ10-30K-80CRI-(FINISH)(MOUNTING)	INTEGRAL LED	3500K 80CRI 4000 LM	SURFACE - WALL	27.5	0-10V	120-277
RD2	1" DIAMETER APERTURE LED DOWNLIGHT RECESSED IN EXTERIOR CANOPY WITH 30 DEGREE BEAM ANGLE DISTRIBUTION, UL LISTED FOR WET LOCATION USE.	USA	BIRDORT-15X3-30K-55-C-(FINISH)(HOUSING)-UNV-DIM	INTEGRAL LED	3000K 80 CRI 800 LM	RECESSED	15	0-10V	120-277
SZ1	LED INTEGRATED HANDRAIL LIGHT WITH ASYMMETRIC OPTICS AND INTEGRAL DRIVER, UL LISTED FOR WET LOCATION USE.	ETI	ANDA-(MATERIAL)(RAIL) AS-2-3-LENS) DIM	INTEGRAL LED	3000K 90 CRI 148 LM	HANDRAIL	1.9FT	0-10V	120-277

- NOTES:
- ALL EMERGENCY LIGHTS AND EXIT SIGNS TO BE WIRED TO SAME CIRCUIT SUPPLYING LIGHTING IN THAT ROOM, AHEAD OF ALL SWITCHING.
 - EMERGENCY LIGHTING SHALL BE PROVIDED TO MAINTAIN A MINIMUM ILLUMINATION LEVEL OF 1 FOOT-CANDLE AT FLOOR LEVEL ALONG MEANS OF EGRESS PATHS.
 - ALL LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH ALL LAMPS AND WITH ALL REQUIRED MOUNTING HARDWARE AND ACCESSORIES.
 - LAMPS FOR THIS PROJECT HAVE BEEN SELECTED SPECIFICALLY FOR COLOR TEMPERATURES, BEAM ANGLES, COLOR RENDERING INDICES, AND COATINGS. SUBSTITUTIONS OF ANY OF THE ABOVE-MENTIONED PROPERTIES ARE NOT PERMITTED. ACCEPTABLE LAMP MANUFACTURERS ARE SYLVANIA, OSRAM, PHILIPS, AND GE.
 - LIGHT FIXTURES IN CONTACT WITH INSULATION SHALL BE UL LISTED FOR THERMAL BARRIER OR PROVIDED WITH 3" MINIMUM CLEARANCE.
 - ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES PER CBC 1011.4.
 - EXIT SIGNS SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELS.
 - EMERGENCY BALLASTS SHALL PROVIDE A MINIMUM INITIAL LIGHT OUTPUT OF 600-700 LUMENS, IF THE FIXTURE IS NOT ON AN EMERGENCY GENERATOR OR INVERTER CIRCUIT.
 - APPROVED EQUAL MEANS LIGHTING FIXTURE PROPOSED BY CONTRACTOR AND APPROVED BY THE ARCHITECT/ENGINEER FOR INCORPORATION IN OR USE IN THE WORK OF THIS PROJECT AS EQUIVALENT IN ESSENTIAL ATTRIBUTES TO THE LIGHTING FIXTURES SPECIFIED IN THE CONTRACT DOCUMENTS.
 - LIGHTING FIXTURES SHALL BE PROVIDED WITH DISCONNECTING MEANS PER ARTICLE 410.74(G) OF THE NEC.

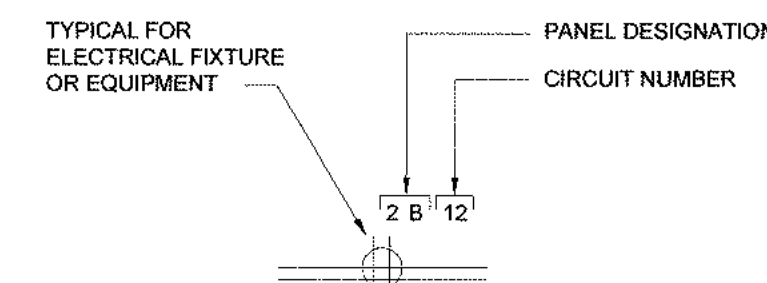
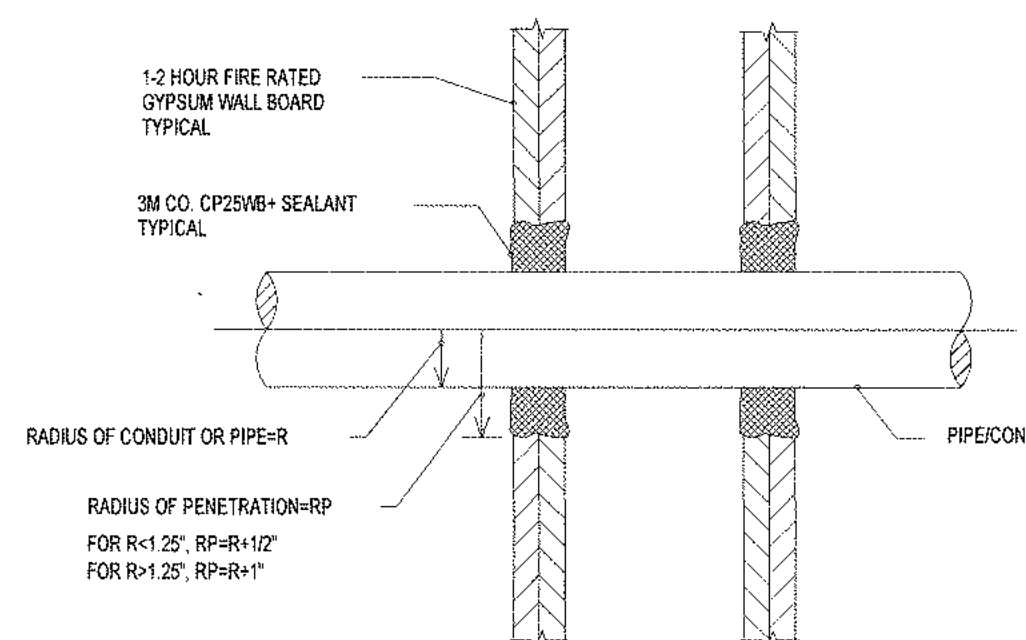
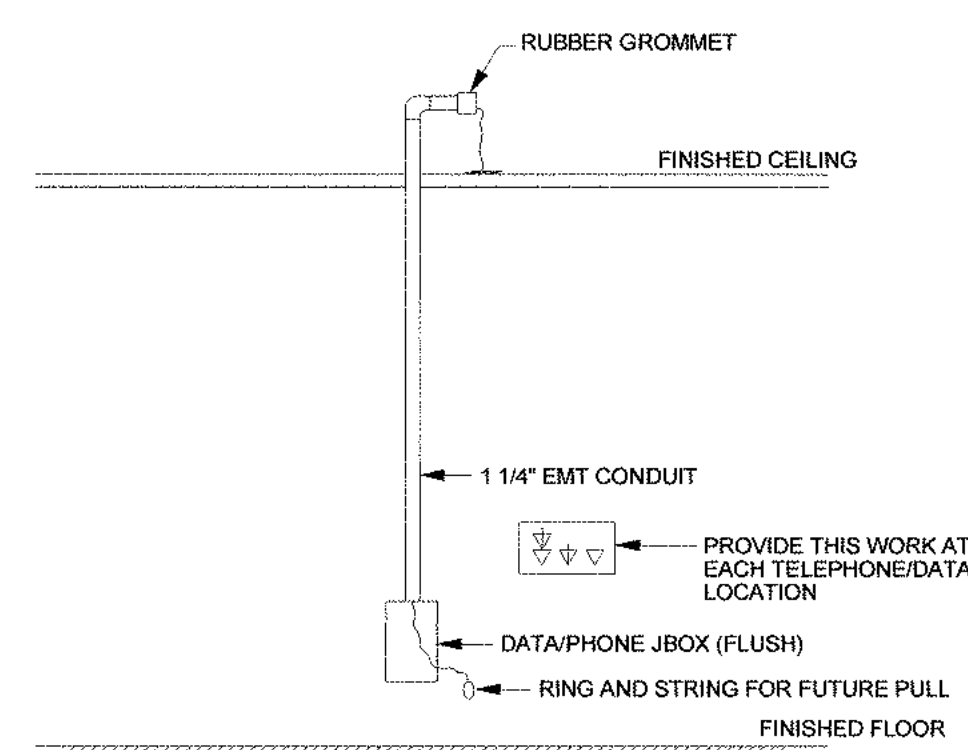
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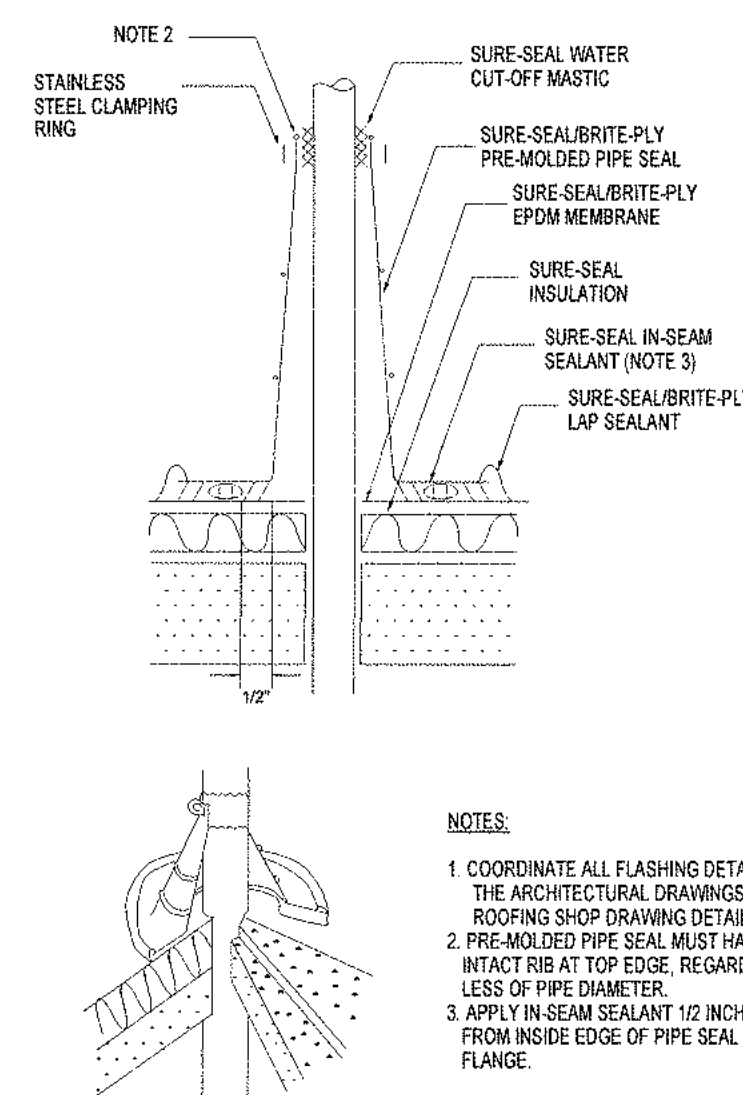
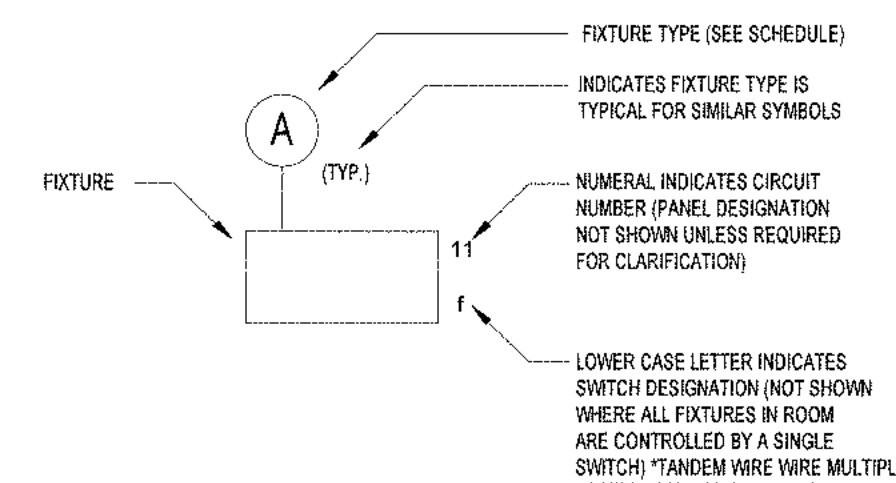
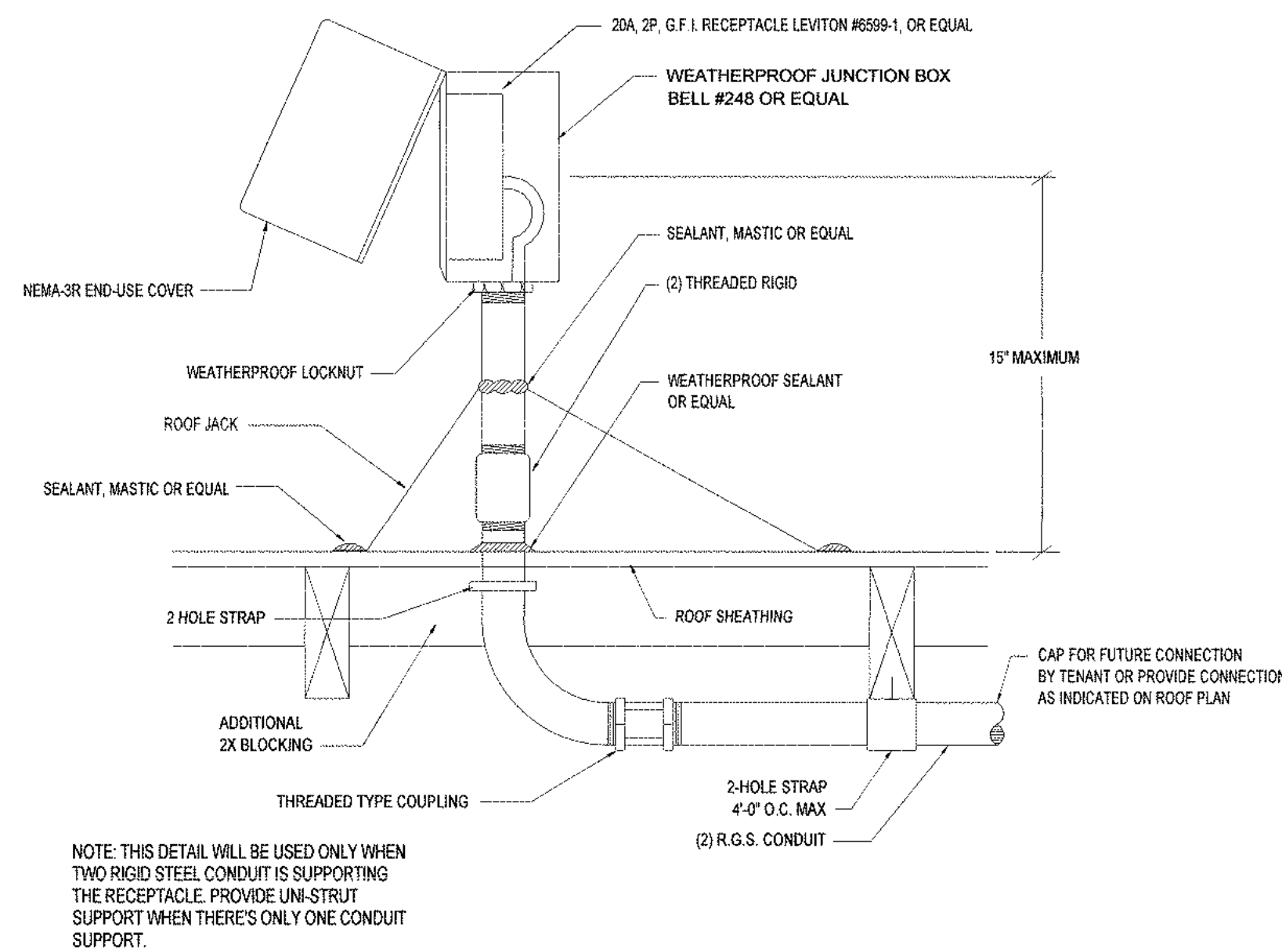
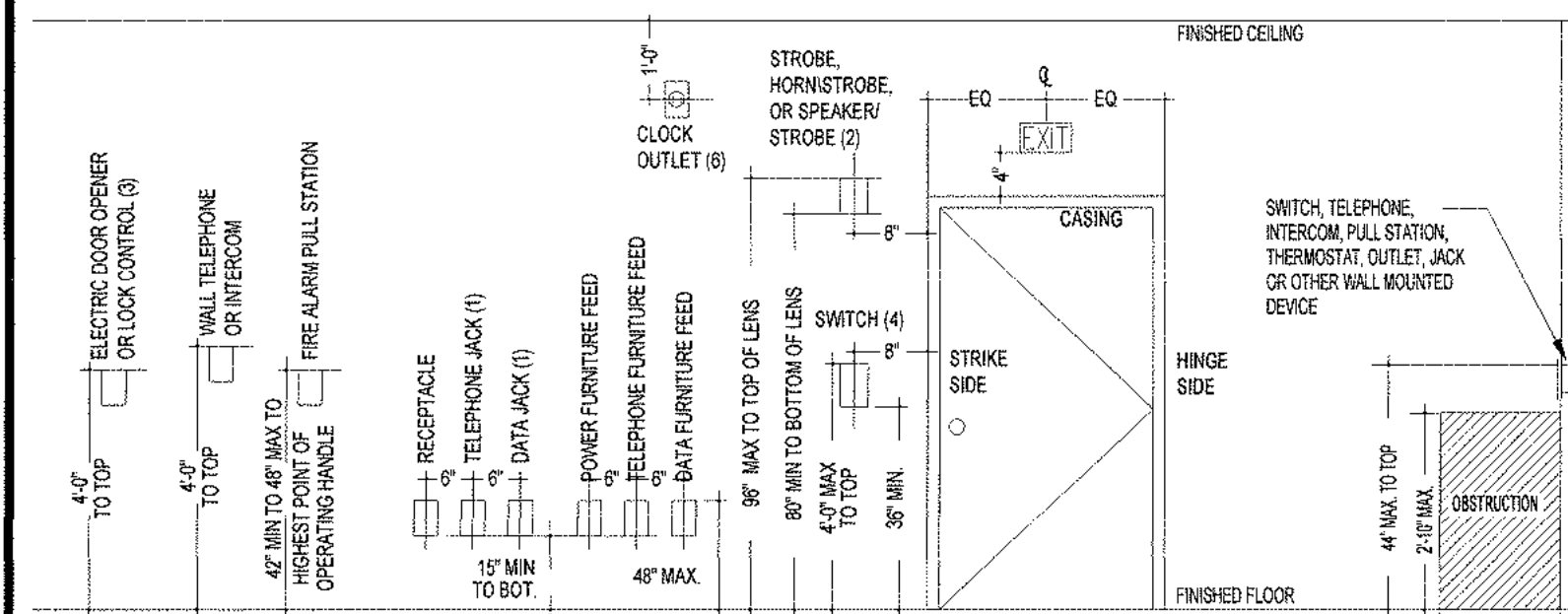
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DANA POINT, CA 92629
B W P BURNHAM | WARD
P R O P E R T I E S

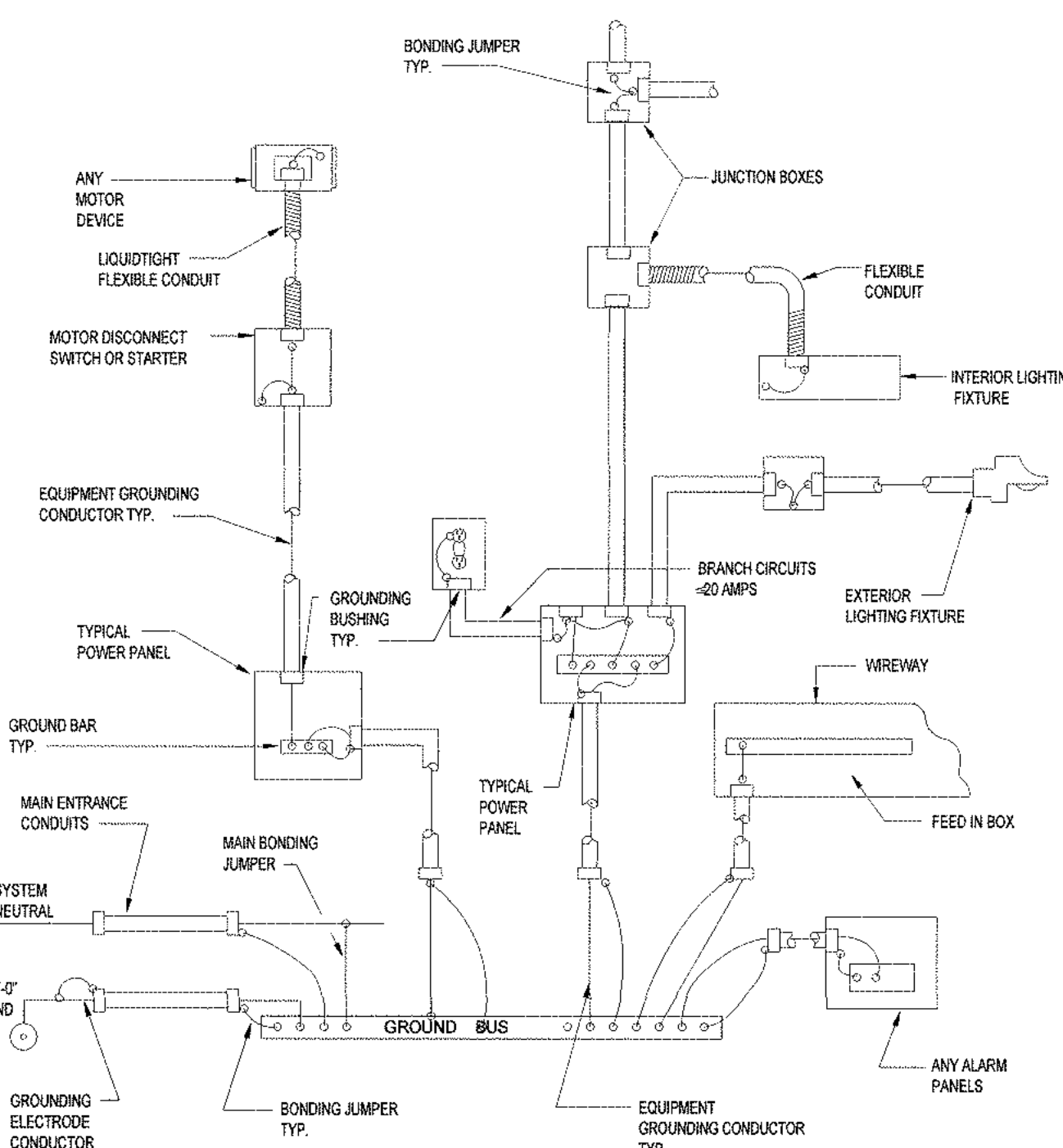
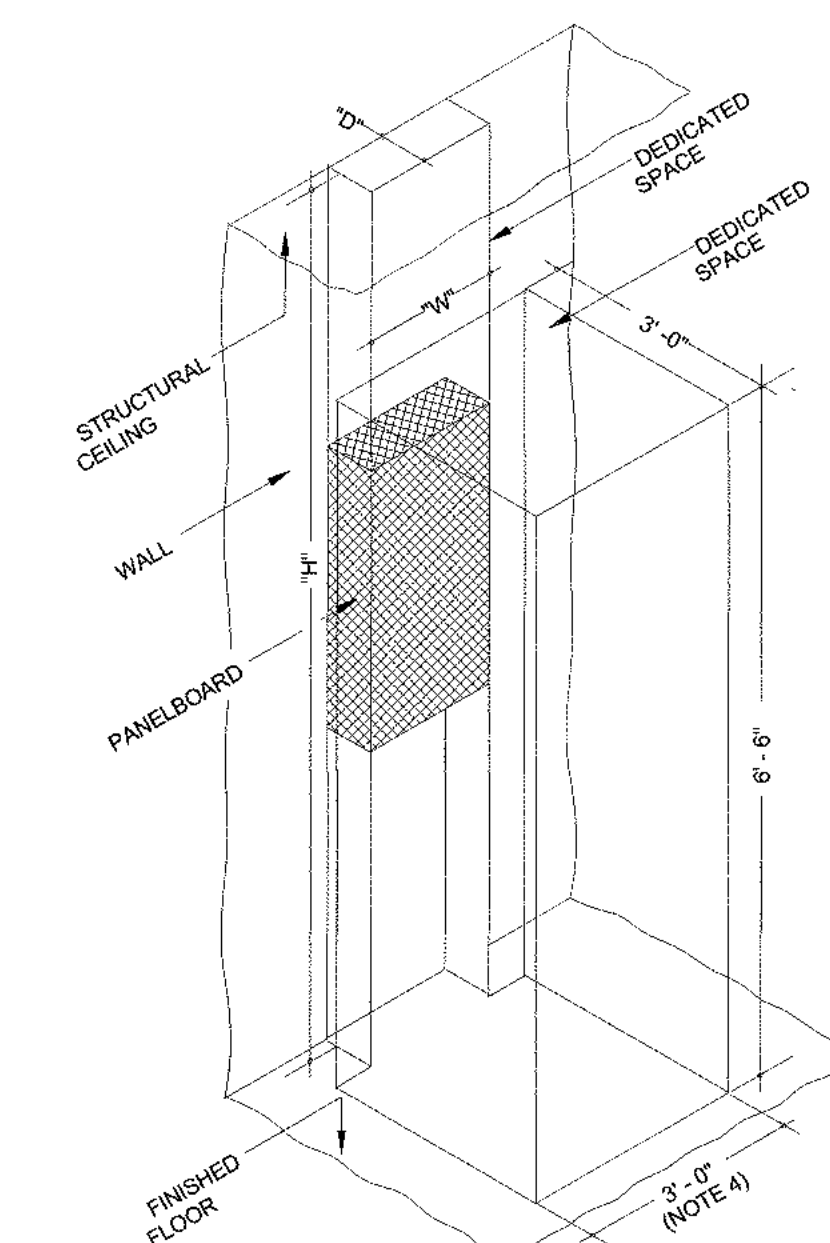
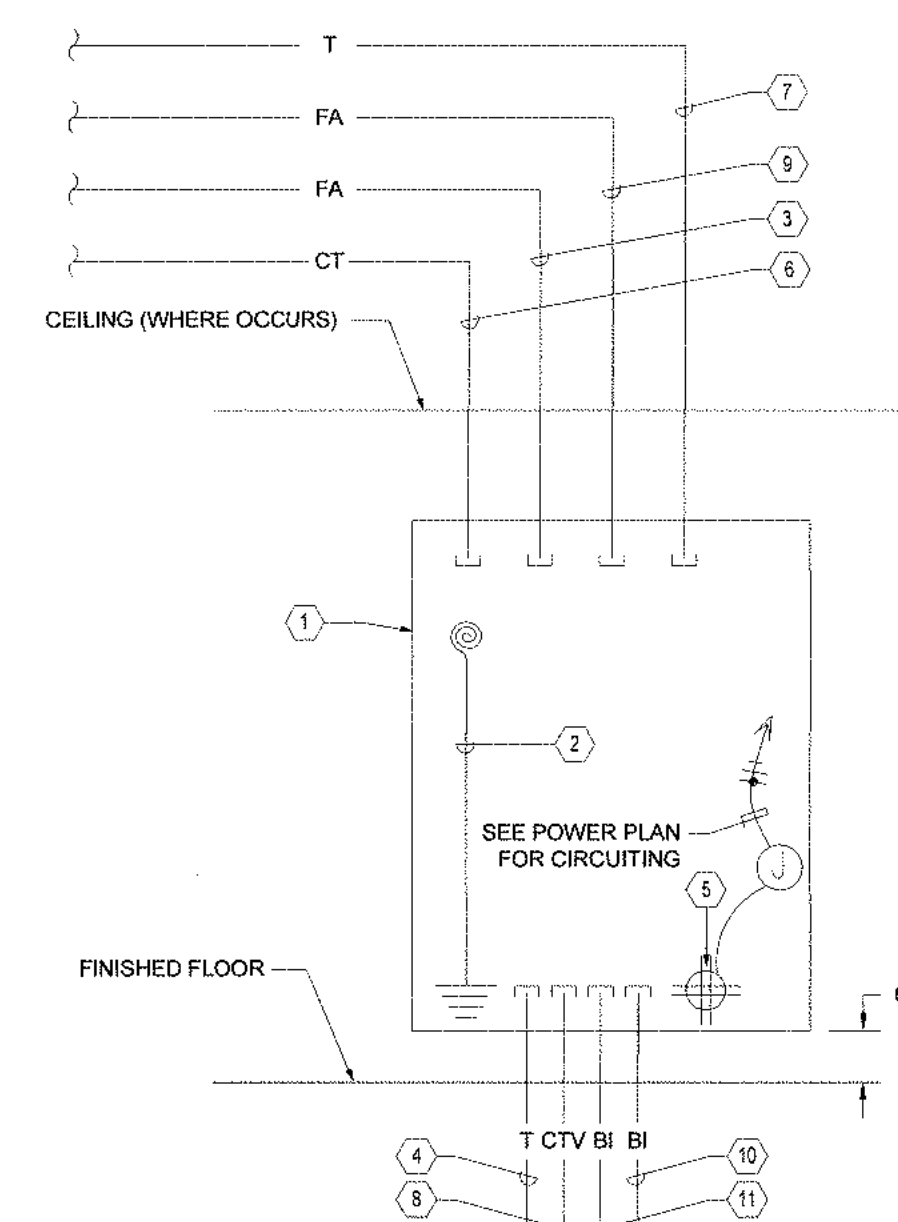
No.	DATE	ISSUE
1	08-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL



KEY TO ELEC. CIRCUITING DESIGNATIONS 01



FLASHING DETAIL FOR PIPES THRU ROOF 05



EQUIPMENT GROUNDING AND BONDING 09

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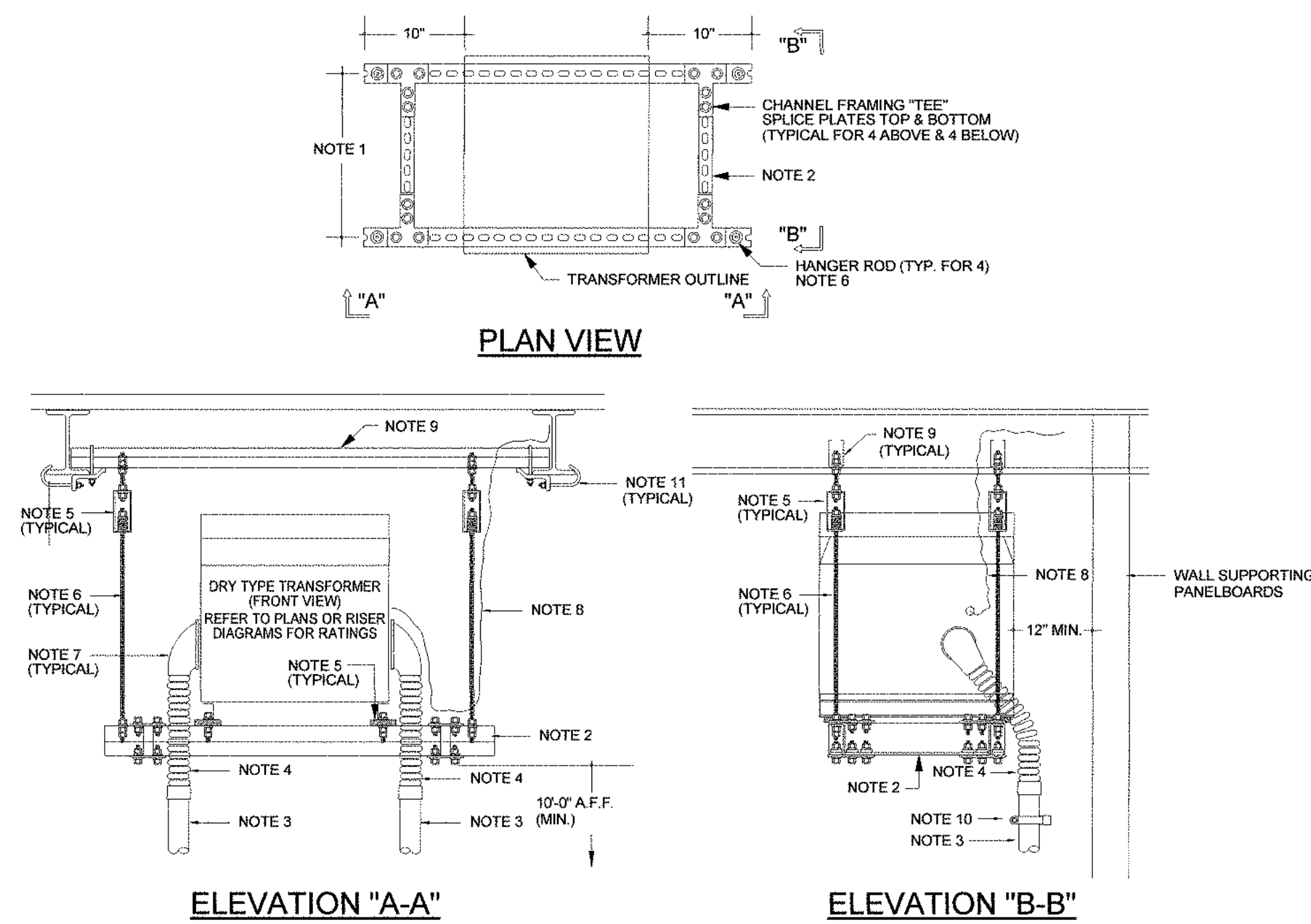
PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
ELECTRICAL DETAILS

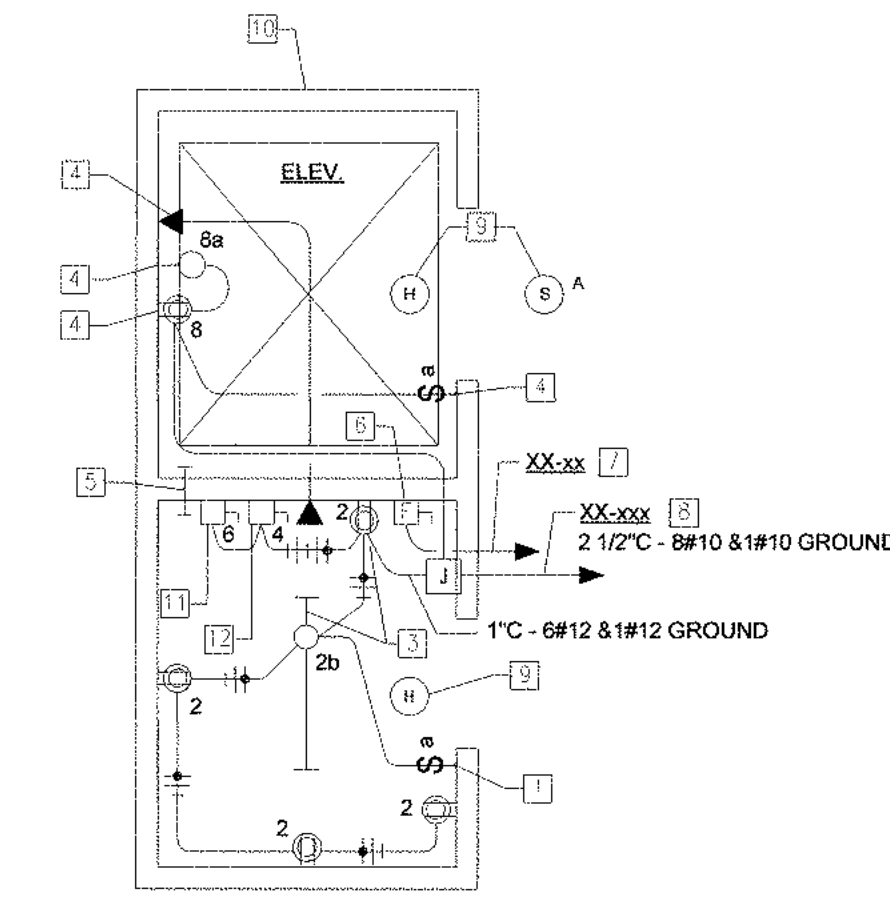
COINING M

E6.1.1

1. DIMENSION TO BE DETERMINED IN FIELD BASED ON TRANSFORMER FOOTPRINT AND BOLT HOLES. CHANNEL FRAMING SHALL BE SECURED TO DECK TO BE DETERMINED BASED ON WEIGHT OF TRANSFORMER, PLUS 25% FOR MANUFACTURERS RECOMMENDATIONS FOR DEFLECTION.
2. TRANSFORMER PRIMARY AND SECONDARY FEEDERS TO BE INSTALLED IN CONDUIT. REFER TO PROJECT SPECIFICATIONS FOR CONDUIT SIZES.
3. FLEXIBLE METAL CONDUIT SHALL BE LIMITED TO THAT NECESSARY FOR VIBRATION ISOLATION. MAXIMUM SPACING SHALL BE 4'-0" TO 1'-0" IN 1/2" TRADE SIZE AND 6'-0" FOR 2" TRADE SIZE.
4. PROVIDE VIBRATION ISOLATION FOR SUSPENDED TRANSFORMERS. TRANSFORMERS THAT ARE NOT TO BE ISOLATED USING MASON INDUSTRIES MODEL "M." TRANSFORMERS. ISOLATORS FOR TRANSFORMERS THAT ARE NOT TO BE ISOLATED USING MASON INDUSTRIES MODEL "M." SPRING TYPE ISOLATORS IN EACH CORNER. ISOLATORS FOR TRANSFORMERS THAT ARE TO BE ISOLATED SHALL BE BASED ON THE ACTUAL WEIGHT OF THE TRANSFORMER, INCLUDING ALL CONNECTIONS. REFER TO PROJECT SPECIFICATIONS FOR SPRING TYPE ISOLATORS.
5. HANGER RODS SHALL BE BASED ON THE ACTUAL WEIGHT OF THE TRANSFORMER AND STEEL FRAME PLUS 25% LBS. MINIMUM. EXCEEDING 25% SHALL BE BASED ON PROJECT SPECIFICATIONS 1 1/4" OR LARGER.
6. PROVIDE FLEXIBLE METAL CONDUIT CONNECTORS FOR PRIMARY AND SECONDARY CONNECTIONS. PROVIDE AN EXCESS OF CONDUIT AND CONNECTORS FOR ALL FLEXIBLE METAL CONDUIT 1 1/4" OR LARGER.
7. PROVIDE A BARE COPPER GROUNDING CONDUCTOR FROM EACH TRANSFORMER TO THE MAIN PANEL WATER METER. REFER TO REFER TO CIRCUIT DIAGRAMS FOR SIZES.
8. PROVIDE CHANNEL FRAMING OR SUPPLEMENTARY STEEL BETWEEN ROOF OR DECK FRAMING MEMBERS. STEEL OR CHANNEL FRAMING SHALL BE SECURED TO DECK TO BE DETERMINED BASED ON WEIGHT OF TRANSFORMER, PLUS 25% FOR MANUFACTURERS RECOMMENDATIONS FOR DEFLECTION UNDER POINT LOADS.
9. PRIMARY AND SECONDARY FEEDERS TO BE SECURED TO WALLS OR HANGERS. PROVIDE STUDS OR FRAMING TO CLAMP TRACK SHALL BRIDGE MULTIPLE STUDS WHEN INSTALLED ON STUD PARTITIONS.
10. SECURE CONDUIT TO STUDS OR FRAMING WITH RESTRAINING CLAMPS.



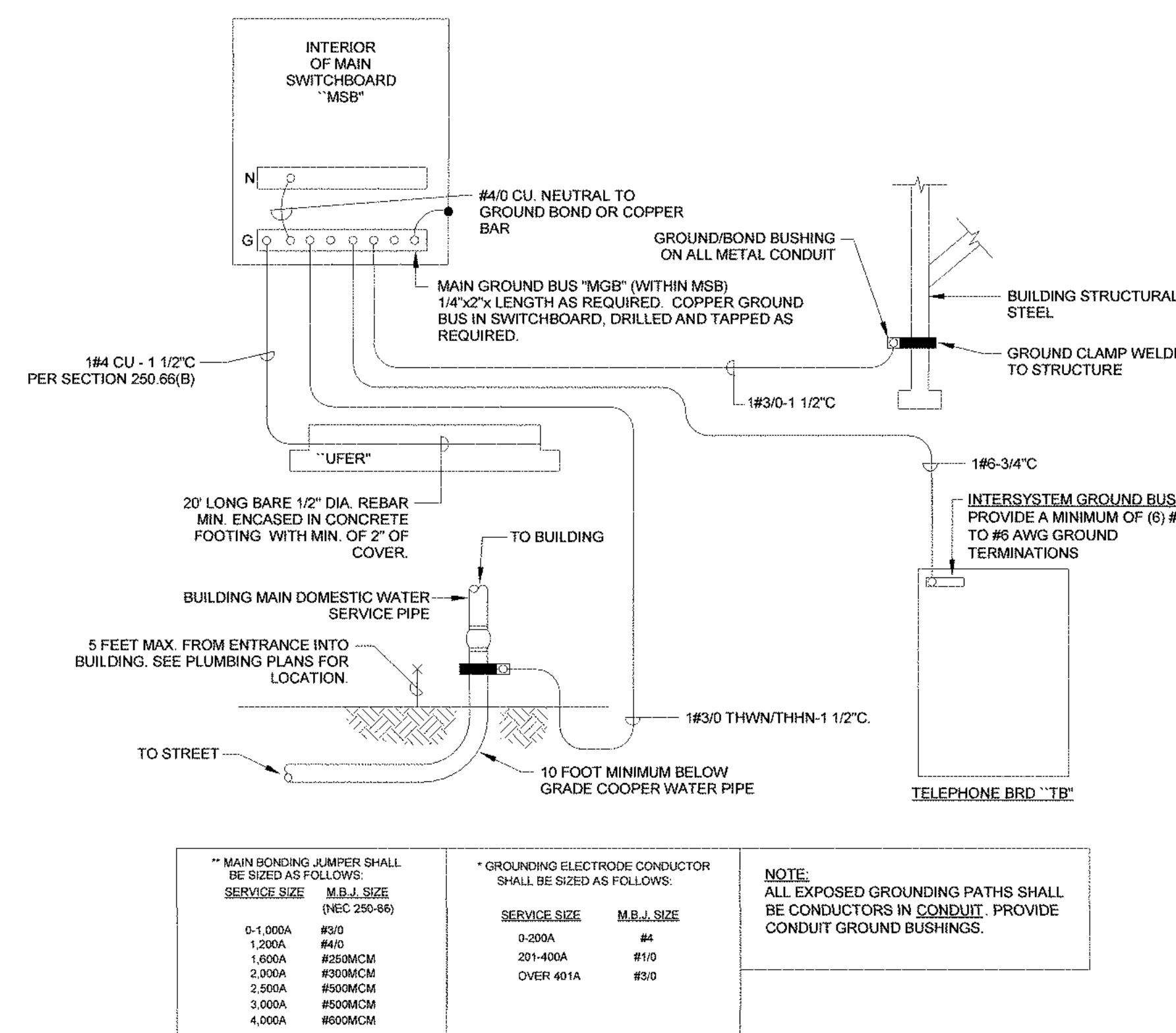
NOTE:
ALL INFORMATION SHOWN IS FOR REFERENCE
ONLY. REFER TO STRUCTURAL PLANS AND
CALCULATIONS FOR EXACT DETAILS.



1. COORDINATE ALL ELEVATOR EQUIPMENT REQUIREMENTS AND EQUIPMENT LOCATIONS WITH ELEVATOR VENDOR/MANUFACTURER. E.C. TO OBTAIN SPECIFICATIONS AND SITE SPECIFIC DRAWINGS FROM ELEVATOR MANUFACTURER PRIOR TO BIDDING.
2. THERE IS TO BE NO (GROUND NON-ELEVATOR) WIRING OR PIPING IN OR ROUTED THRU THE ELEVATOR MACHINE ROOM OR ELEVATOR SHAFT.
3. ENTIRE INSTALLATION TO COMPLY WITH ASME/ANSI A17.1, 2000, "SAFETY CODE FOR ELEVATORS AND ESCALATORS," AND ALL OTHER APPLICABLE STATE CODES, REGULATIONS, AND SAFETY ORDERS.
4. FEEDER AND GROUNDING CONDUCTORS TO BE COPPER. FUSES TO BE CURRENT LIMITING CLASS RK1 OR EQUIVALENT.

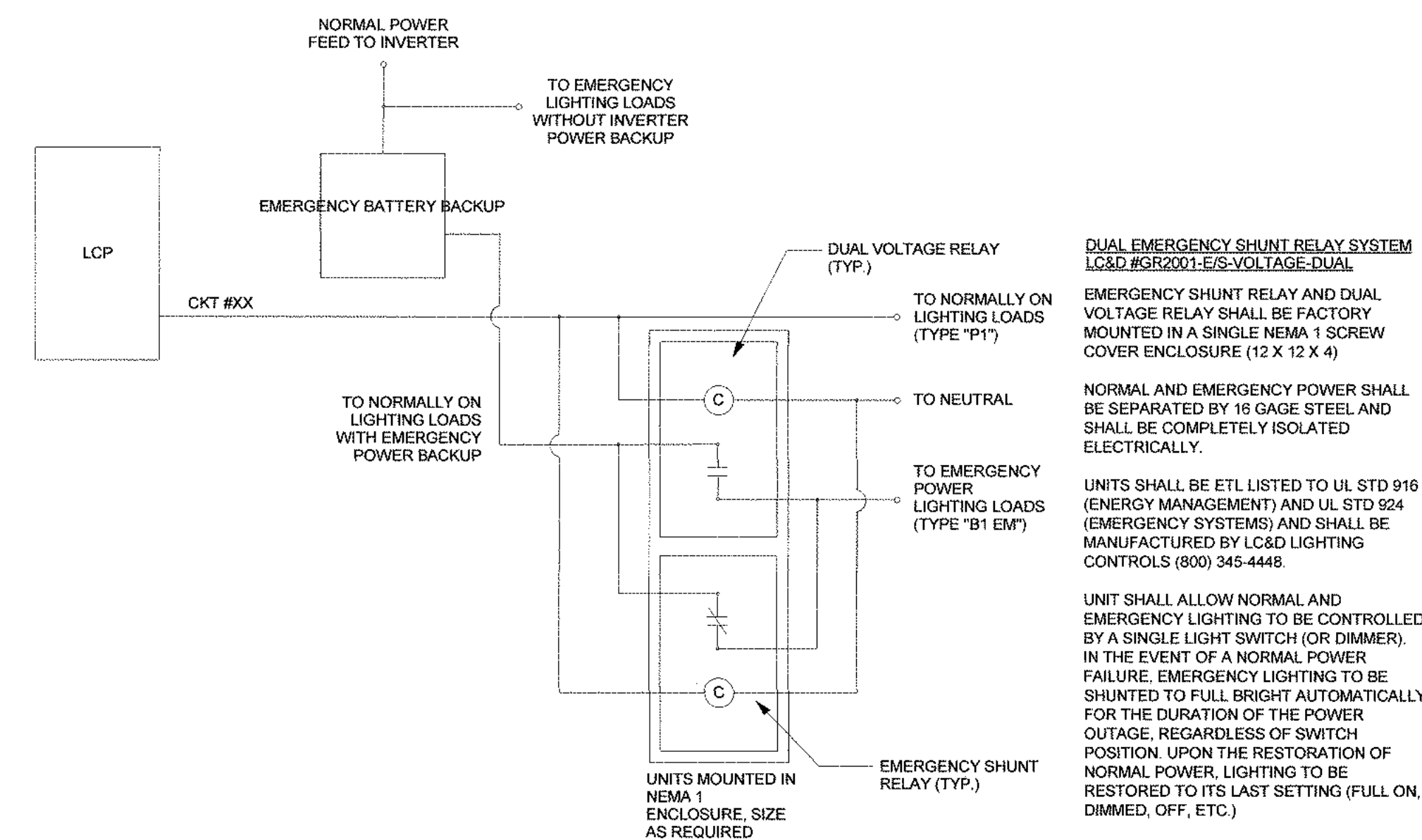
- # KEYED ELEVATOR NOTES
- 1 LIGHT SWITCH IN ELEVATOR MACHINE ROOM IS TO BE LOCATED WITHIN 16" OF STRIKE SURFACE OF DOOR.
 - 2 NOT USED.
 - 3 PROVIDE GFI-TYPE RECEPTACLE IN ELEVATOR MACHINE ROOM. RECEPTABLES AND MACHINE ROOM LIGHT FIXTURE TO BE CONNECTED TO ONE DEDICATED CIRCUIT.
 - 4 EQUIPMENT MOUNTED IN ELEVATOR PIT AND SHAFT: RECEPTACLE IS TO BE GFI-TYPE. FIXTURE IS TO BE A KEYLESS PORCELAIN SOCKET WITH A 100W/10V LAMP. PROVIDE LIGHT TO DISCURE WITH A GROUNDING BARS AND WIRE GUARD. INITIAL ADDITIONAL FIXTURES TO MATCH ON BACKSIDE OF SHAFT AT EACH FLOOR LEVEL.
 - 5 ELEVATOR PIT AND SHAFT RECEPTABLES TO BE CONNECTED TO ELEVATOR MACHINE RECEPTABLE AND ALL LIGHT FIXTURES ARE TO BE CONNECTED TO ONE DEDICATED CIRCUIT. STUD 3/4" C.O. FROM TELEPHONE OUTLET TO ELEVATOR CONTROLLER IN ELEVATOR MACHINE ROOM. PROVIDE 1/2" CONDUIT TO ELEVATOR PIT AND ACCESSIBLE CEILING SPACE OUTSIDE OF ELEVATOR EQUIPMENT ROOM.
 - 6 PROVIDE 1/2" SLEEVE THRU SHIRT WALL OF ELEVATOR EQUIPMENT ROOM INTO ELEVATOR PIT FOR PASSAGE OF ELEVATOR CABLES.
 - 7 PROVIDE DISCONNECT, DISCONNECT TO SINGLE LINE DIAGRAM FOR CONNECTIONS TO AND DISCONNECTS TO BE PROVIDED FOR ELEVATOR. PROVIDE HORSEPOWER RATING AND VOLTAGE. PROVIDE DISCONNECT SWITCH WITH TWO-POLE SWITCH AND ADJUNCTY CONTACTS FOR CONNECTION TO ELEVATOR EMERGENCY RETURN UNIT. PROVIDE 264 - 1/2" FROM DISCONNECT TO THE ELEVATOR CONTROLLER IN ELEVATOR MACHINE ROOM. PROVIDE 1/2" CONDUIT TO GROUNDING CONDUIT RUN IN CONDUIT WITH FEEDER CONDUITS. E.C. IS RESPONSIBLE TO MAINTAIN REQUIRED WORKING CLEARANCES IN FRONT OF DISCONNECT SWITCH. 12-02-00
 - 8 ELEVATOR IS TO BE CONNECTED TO A SHUNT TRIP CIRCUIT BREAKER IN MAIN SWITCHBOARD ON LANDLORD HOUSE PANEL. REFER TO JUNCTION BOXES INDICATED IN ELEVATOR MACHINE ROOM ON POWER PLAN FOR EXACT CIRCUITS REQUIRED.
 - 9 CIRCUIT NUMBERS LISTED ARE GENERIC, AND ARE FOR DESCRIPTION ONLY. REFER TO JUNCTION BOXES INDICATED IN ELEVATOR MACHINE ROOM ON POWER PLAN FOR EXACT CIRCUITS REQUIRED.
 - 10 PROVIDE WIRING, CONNECTED IN SERIES FROM DETECTORS IN ELEVATOR SHAFT AND MACHINE ROOM, AND FROM SMOKE DETECTORS AT EACH ELEVATOR MACHINE ROOM TO BE CONNECTED TO ELEVATOR EMERGENCY RETURN UNIT. MAKE CONNECTIONS THRU WIREMAY PROVIDED BY ELEVATOR VENDOR. COORDINATE ALL CONNECTION REQUIREMENTS WITH FIRE ALARM VENDOR.
 - 11 LAYOUT OF ELEVATOR AND ELEVATOR EQUIPMENT ROOM SHOWN ON THIS DETAIL IS GENERIC. REFER TO ELEVATOR VENDOR FOR LAYOUT OF ELEVATOR AND ELEVATOR EQUIPMENT ROOM FOR THIS PROJECT.
 - 12 PROVIDE 20A-120V 1P-NON USED DISCONNECT SWITCH FOR ELEVATOR CONTROLS AND ELEVATOR GROUNDING LOCKED TO PROVIDE ENGRAVED COVERPLATE STATING, "ELEVATOR CONTROLS." (5000V)
 - 13 PROVIDE 30A-120V 1P-NON USED DISCONNECT SWITCH FOR ELEVATOR CAB LIGHTS AND ELEVATOR GROUNDING LOCKED TO PROVIDE ENGRAVED COVERPLATE STATING, "ELEVATOR CAB LIGHTS." (5000V)

02



NOTE:
ALL EXPOSED GROUNDING PATHS SHALL
BE CONDUCTORS IN CONDUIT. PROVIDE
CONDUIT GROUND BUSHINGS.

01



DUAL EMERGENCY SHUNT RELAY SYSTEM
LC&D #GR2001-E/S-VOLTAGE-DUAL

EMERGENCY SHUNT RELAY AND DUAL VOLTAGE RELAY SHALL BE FACTORY MOUNTED IN A SINGLE NEMA 1 SCREW COVER ENCLOSURE (12 X 12 X 4)

NORMAL AND EMERGENCY POWER SHALL BE SEPARATED BY 18 GAGE STEEL AND SHALL BE COMPLETELY ISOLATED ELECTRICALLY.

UNITS SHALL BE ETL LISTED TO UL STD 9 (ENERGY MANAGEMENT) AND UL STD 524 (EMERGENCY SYSTEMS) AND SHALL BE MANUFACTURED BY LC&D LIGHTING CONTROLS (800) 345-4448.

UNIT SHALL ALLOW NORMAL AND EMERGENCY LIGHTING TO BE CONTROLLED BY A SINGLE LIGHT SWITCH (OR DIMMER). IN THE EVENT OF A NORMAL POWER FAILURE, EMERGENCY LIGHTING TO BE SHUNTED TO FULL BRIGHT AUTOMATICALLY FOR THE DURATION OF THE POWER OUTAGE, REGARDLESS OF SWITCH POSITION. UPON THE RESTORATION OF NORMAL POWER, LIGHTING TO BE RESTORED TO ITS LAST SETTING (FULL OR DIMMED, OFF, ETC.)

03

04



TO DIMMED LUMINAIRE LOCATIONS

0-10V CONTROL AND LOAD WIRES
(QUANTITY AS REQUIRED)
W/ DEDICATED NEUTRAL HOME RUNS
(NO COMMON NEUTRALS)

"LCP-6"

(X) BELDEN 9729
QUANTITY AS REQUIRED

FROM "LC"

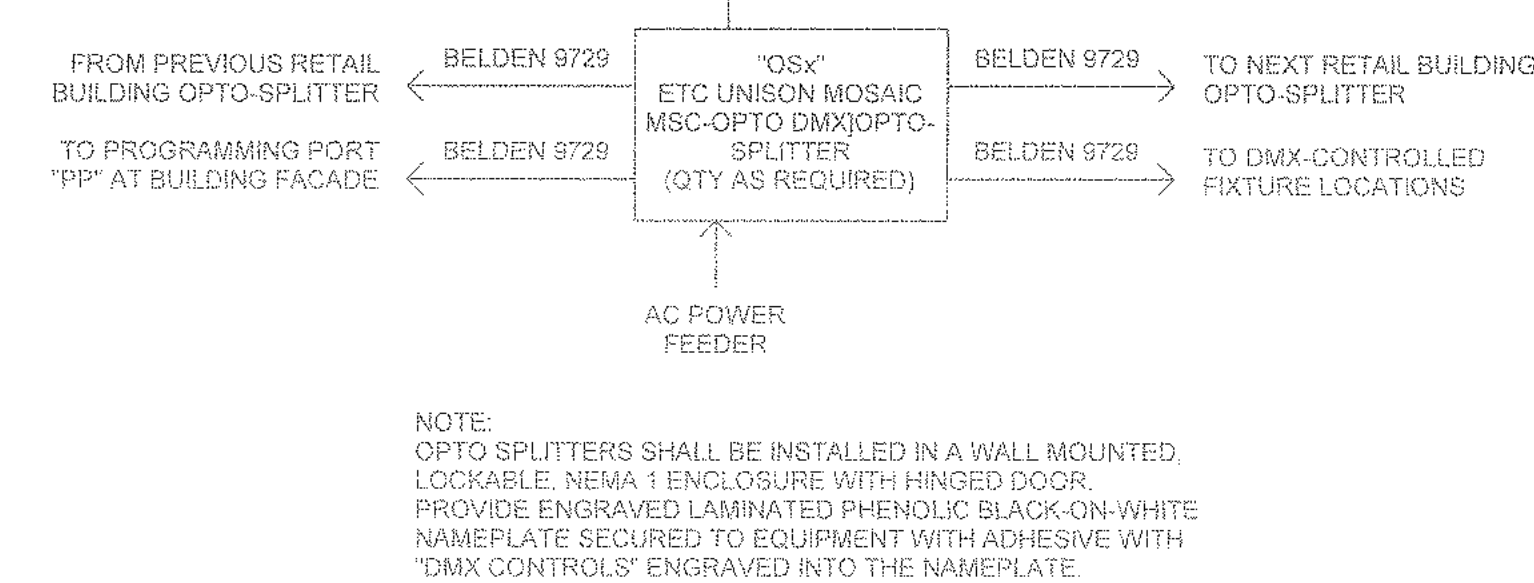
(X) 20A DIMMING
MODULES WITH (X) 5A
DIMMING CIRCUITS

(PANEL SIZE AND
DIMMER QUANTITIES AS REQUIRED)

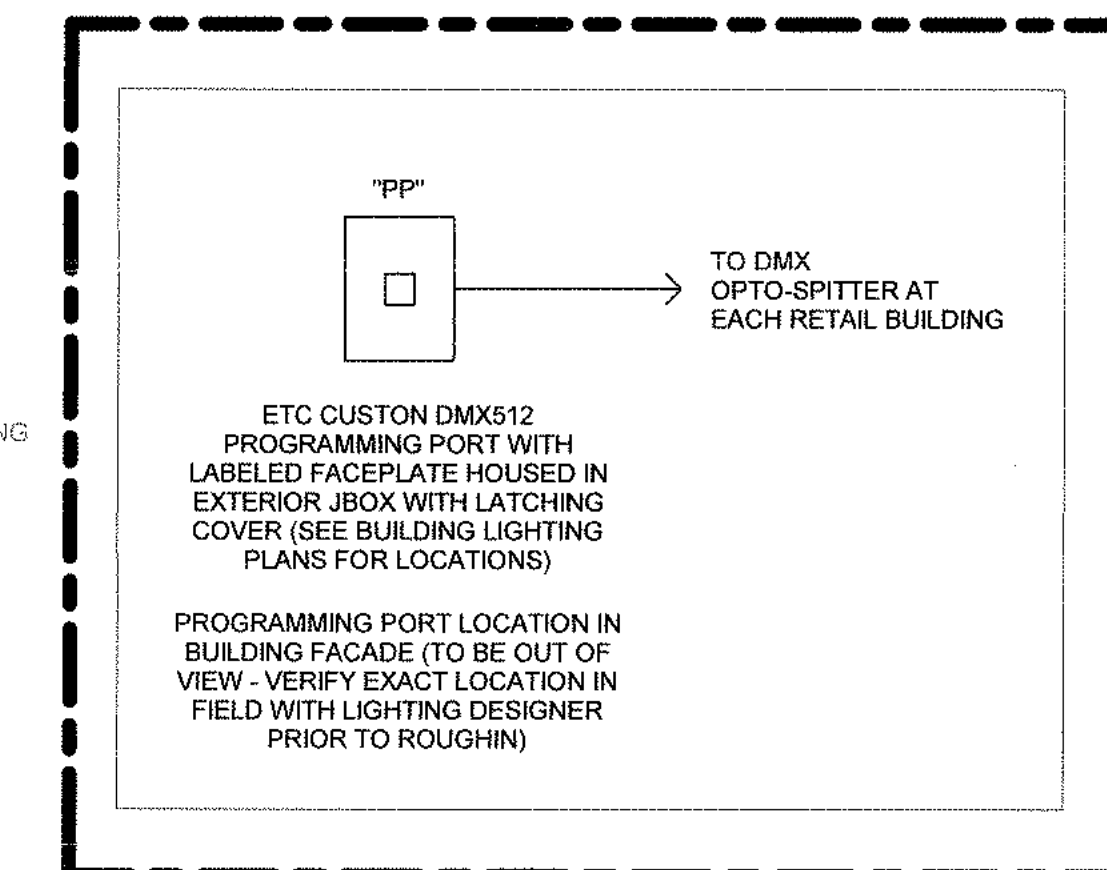
AC POWER
FEEDER

POWER
FIXTURE

BULIDING 6 ELECTRICAL ROOM

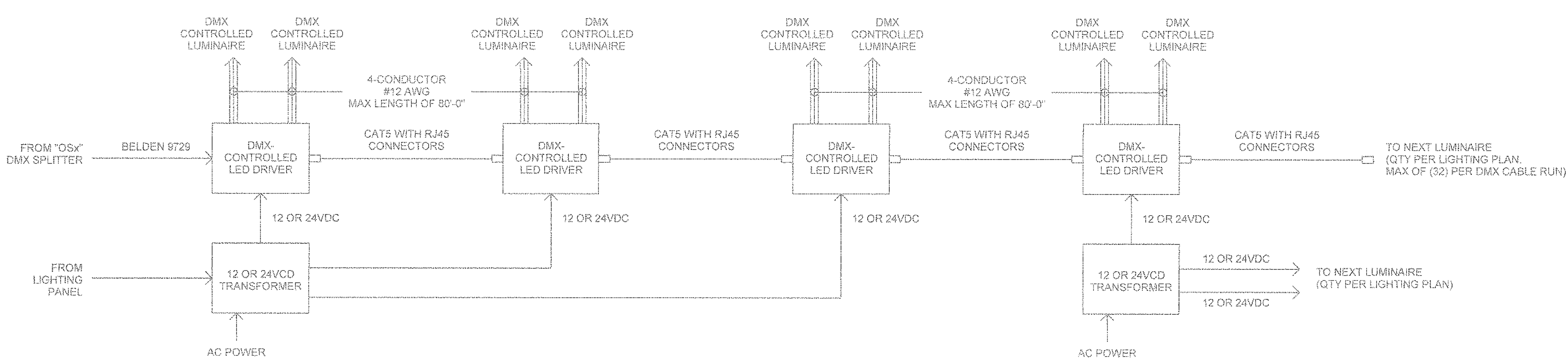


NOTE:
OPTO SPLITTERS SHALL BE INSTALLED IN A WALL MOUNTED,
LOCKABLE, NEMA 1 ENCLOSURE WITH HINGED DOOR.
PROVIDE ENGRAVED LAMINATED PHENOLIC BLACK-ON-WHITE
NAMEPLATE SECURED TO EQUIPMENT WITH ADHESIVE WITH
"DMX CONTROLS" ENGRAVED INTO THE NAMEPLATE.



SCOPE OF WORK

TYPICAL AT EACH BUILDING



TYPICAL FOR LINE VOLTAGE DMX CONTROLLED LUMINAIRE LOCATIONS

TYPICAL FOR LOW VOLTAGE DMX CONTROLLED LUMINAIRE LOCATIONS

DMX LIGHTING CONTROL SYSTEM NOTES:

1. ALL DMX LIGHTING CONTROL EQUIPMENT IS ETC UNISON MOSAIC LINE, OR ETC CUSTOM FABRICATION.

2. NO SPICES ALLOWED IN CAT 5 OR DMX CABLE RUND.

3. MAXIMUM ALLOWABLE CAT 5 CABLE RUN IS 300 FEET. CONTRACTOR TO PROVIDE AND INSTALL ADDITIONAL NETWORK HUB OR SWITCH.

4. WHERE RUN LENGTH IS GREATER THAN 300 FEET.

5. MAXIMUM ALLOWABLE DMX CABLE (BELDEN 9729) IS 1,500 FEET.

6. MAXIMUM 400 MAH 12VDC CONTROLLED BATTERIES OR DRIVERS PER DMX CABLE (BELDEN 9729) RUN.

7. PROVIDE AND INSTALL A DMX TERMINATOR AT THE FINAL LUMINAIRE IN EACH DMX CABLE (BELDEN 9729) RUN.

ONX LIGHTING CONTROL SYSTEM COMMISSIONING, SET-UP, TEMPORARY INITIAL PROGRAMMING, AND FINAL PROGRAMMING REQUIREMENTS:

- 1. CONTRACTOR TO CONFIRM ALL COMPONENTS ARE INSTALLED AND ALL LOW VOLTAGE CONTROL WIRING IS PULLED AND TERMINATED.
- 2. CONTRACTOR TO SCHEDULE FACTORY TRAINED PERSONNEL FROM ETC TO COME TO THE JOB SITE FOR SYSTEM COMMISSIONING AND SET-UP.
- 3. CONTRACTOR TO PROVIDE QUALIFIED PERSONNEL TO ASSIST ETC PERSONNEL WITH COMMISSIONING AND SET-UP.
- 4. AT TIME OF ETC SYSTEM COMMISSIONING, ETC REPRESENTATIVE TO PROGRAM (1) RED-BLUE-GREEN COLOR FADE SEQUENCE INTO THE LIGHTING CONTROL PROGRAM.
- 5. QUALIFIED LIGHTING PROGRAMMER TO PERFORM (2) DAYS OF ETC MOSAIC PRE-PROGRAMMING TO SET-UP AND CONFIRM ALL CONTROL ZONES ARE PROPERLY ASSIGNED TO THE CORRECT LUMINAIRES.
- 6. QUALIFIED LIGHTING PROGRAMMER TO PERFORM (2) DAYS OF INITIAL ETC MOSAIC PROGRAMMING UNDER DIRECTION OF LIGHTING CONSULTANT.
- 7. QUALIFIED LIGHTING PROGRAMMER TO PERFORM (2) ADDITIONAL DAYS OF ETC MOSAIC PROGRAMMING UNDER DIRECTION OF LIGHTING CONSULTANT FOR OWNER REVIEW AND APPROVAL.

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PROJECT NAME

DANA POINT HARBOR

BUILDING 6 - 9

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DANA POINT, CA 92629

B W P **BURNHAM|WARD**
P R O P E R T I E S

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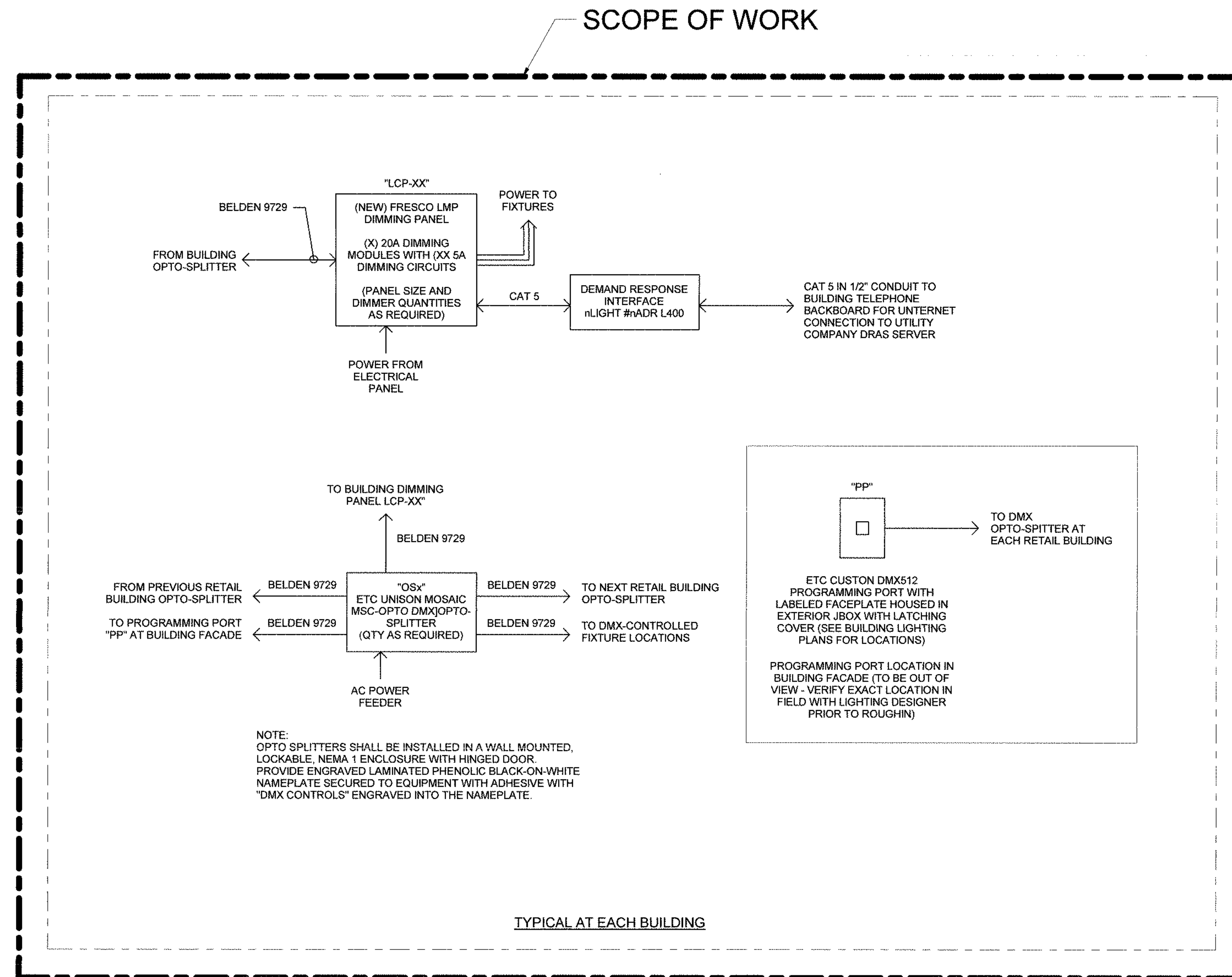
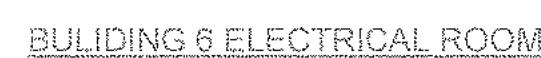
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PROJECT NO.	19019
DATE	2021.03.26

DRAWING TITLE
**WIRING DIAGRAMS -
BLDG 6**

DRAWING NO.

E7.1.1



1. **DMX LIGHTING CONTROL SYSTEM COMPONENTS, COMMISSIONING, SET-UP, PRE-PROGRAMMING, AND FINAL PROGRAMMING TO BE THE FOLLOWING:**

2. 1) REPRESENTATIVE

3. QUALIFIED LIGHTING PROGRAMMER

4. **DMX LIGHTING CONTROL SYSTEM COMMISSIONING, SET-UP, TEMPORARY INITIAL PROGRAMMING, AND FINAL PROGRAMMING REQUIREMENTS:**

5. CONTRACTOR TO CONFIRM ALL COMPONENTS ARE INSTALLED AND ALL LOW VOLTAGE CONTROL WIRING IS PULLED AND TERMINATED.

6. CONTRACTOR TO SCHEDULE FACTORY TRAINED PERSONNEL FROM ETC TO COME TO THE JOB SITE FOR SYSTEM COMMISSIONING AND SET-UP.

7. CONTRACTOR TO SCHEDULE FACTORY TRAINED PERSONNEL FROM ETC TO COME TO THE JOB SITE FOR MOSAIC PROGRAMMING AND SET-UP.

8. AT TIME OF ETC SYSTEM COMMISSIONING, ETC REPRESENTATIVE TO PROGRAM (1) RED-BLUE-GREEN COLOR FADE SEQUENCE INTO THE MOSAIC CONTROLLER AND ASSIGN THE SEQUENCE TO THE RESET BUTTON STATION.

9. QUALIFIED LIGHTING PROGRAMMER TO PERFORM 3 DAYS OF INITIAL ETC PRE-PROGRAMMING TO SET-UP AND CONFIRM ALL CONTROL ZONES ARE PROPERLY ASSIGNED TO THE CORRECT LUMINAIRES.

10. QUALIFIED LIGHTING PROGRAMMER TO PERFORM 0.25 DAYS OF INITIAL ETC MOSAIC PROGRAMMING UNDER DIRECTION OF LIGHTING CONSULTANT.

11. QUALIFIED LIGHTING PROGRAMMER TO PERFORM 0.25 ADDITIONAL DAYS OF ETC MOSAIC PROGRAMMING UNDER DIRECTION OF LIGHTING CONSULTANT FOR OWNER REVIEW AND APPROVAL.

STATE OF CALIFORNIA Outdoor Lighting WRC-100-4		CALIFORNIA ENERGY COMMISSION NRCC-100-1			
CERTIFICATE OF COMPLIANCE					
Project Name: Dana Point - Bldg 6		Report Page: 1 of 9			
Project Address: 24880 Golden Lantern		Date Prepared: 5/6/2021			
A. GENERAL INFORMATION					
01	Project Location (city)	Dana Point	04	Total Illuminated Hardscape Area (ft ²)	2875
02	Climate Zone	6			
03 Outdoor Lighting Zone per Title 24 Part 1 §10-111.0 or as designated by Authority Having Jurisdiction (AHJ):					
☐ L2-0: Very Low - Undeveloped Parkland		☐ L2-2: Moderate - Rural Areas		☐ L2-4: High - Must be reviewed by CA Energy Commission for Approval	
☐ L2-1: Low - Developed Parkland		☒ L2-3: 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)(1), for alterations.					
My Project Consists of:					
01		02			
☒ New Lighting System		Must Comply with Allowances from §140.7			
☐ Altered Lighting System		Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☐ No			
03		04		05	
% of Existing Luminaires Being Altered ¹		Sum Total of Luminaires Being Added or Altered		Calculation Method	
☐ <= 10% ☐ >= 10% and <50% ☐ >= 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 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA Outdoor Lighting		CALIFORNIA ENERGY COMMISSION
NRCC-LTO-E		
CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name:	Dana Point - Bldg 6	Report Page:
Project Address:	24880 Golden Lantern	Date Prepared:
		(Page 4 of 9) 5/6/2021

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §160.7, 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 §161.0(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).

Designated Wattage:

01	02	03	04	05	06	07	08	09	10
* Select "New" for new luminaires in a new outdoor lighting system, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstated" for existing luminaires which are being removed and reinstalled as part of the project scope.									
* Compliance with mandatory cutoff requirements is required for luminaires with initial lumens output >= 6,200 unless exempted by §130.2(b)									

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

On the option having a * is selected, the notes section of this table must be completed. 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	04	05
Area Description	Shut-Off §130.2(c)(1)	Auto-Schedule §130.2(c)(2)	Motion Sensor §130.2(c)(3)	Field Inspector
Building Facade	Photocentral	Yes	NA: Facade, etc. >=24 ft	☐ Pass ☐ Fail
Canopy Areas	Photocentral	Yes	NA: Wall >=24 ft	☐ Pass ☐ Fail
Walkways	Photocentral	Yes	NA: Wall >=24 ft	☐ Pass ☐ Fail

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c)

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA			
Outdoor Lighting			
NRCC-LTO-E		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 7 of 9)
Project Address:	24580 Golden Lantern	Date Prepared:	5/6/2021

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA										
This table includes areas using the wattage allowance per specific area from Table 140.7.8. 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 140.7.8	CALCULATED ALLOWANCE (Watts)		Extra Allowance (Watts)	DESIGN WATTS				Additional Allowance (Watts)	
		Specific Area (ft ²)	Allowed Density (W/ft ²)		Luminaire Name or Item Tag	Watts per Luminaire	# of luminaires	Design Watts		
Level 1 Canopies	NonSalesCanopy	2289	0.27	618.03	RD2	15	17	255		339
					CP2	21	4	84		
Total Design Watts for this Area:								339		
Level 1 Facade	BuildingFacade	3584	0.17	609.28	LS3	5	200	1,000		609.28
Total Design Watts for this Area:								1000		
Level 2 Canopy	NonSalesCanopy	1771	0.27	478.17	RD2	15	3	45		45
Total Design Watts for this Area:								45		
Level 2 South Walkway Light	BuildingFacade	1370	0.17	232.9	AS1	20	5	100		205
					SS1A	5	21	105		
Total Design Watts for this Area:								205		
Level 2 Facade	BuildingFacade	5994	0.17	1018.98	LS3	5	200	1,000		1018.98
					SS1A	5	33	165		
Total Design Watts for this Area:								1165		
Total Allowance (Watts) All Areas:								2217.26		

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA Outdoor Lighting WEC-110-0		CALIFORNIA ENERGY COMMISSION NREC-110-0													
CERTIFICATE OF COMPLIANCE															
Project Name:		Dana Point - Bldg 6 Report Page:													
Project Address:		24880 Golden Lantern Date Prepared:													
		(Page 2 of 9) 5/6/2021													
C. COMPLIANCE RESULTS															
<i>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.</i>															
Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)															
01		02	03	04	05	06		07		08	09				
General Hardscape Allowance §140.7(d)(1) (See Table I)	+	Per Application §140.7(d)(2) (See Table J)	+	Sales Frontage §140.7(d)(2) (See Table J)	+	Ornamental §140.7(d)(2) (See Table L)	+	Per Specific Area §140.7(d)(2) (See Table M)	OR	Existing Power Allowance §141.0(b)(2) (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be ≥ 08
592.13	+	36	+	---	+	---	+	2,217.26	OR	---	=	2,845.39	≥	2,838	COMPLIES
Cutoff Compliance (See Table G for Details)															
Controls Compliance (See Table H for Details)															
N/A COMPLIES															
D. EXCEPTIONAL CONDITIONS															
<i>This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.</i>															
E. ADDITIONAL REMARKS															
<i>This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.</i>															

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA			
Outdoor Lighting			
NRCC-LTO-E		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 5 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	5/6/2021

1. 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.															
		01 ☒ General Hardscape Allowance Table I (below) *Use it or lose it* Allowance (select all that apply) (select all that apply) ☒ Per Application Table J ☐ Sales Frontage Table K ☐ Ornamental Table L ☒ Per Specific Area Table M													
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2 0, 1 & 4) This section does not apply to this project.															
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2 2 & 3)															
		02	03	04			05			06	07		08	9	10
Area Description		Surface Type	Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)				Area Wattage Allowance (AWA)				Total General AWA + LWA (Watts)	
			Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)							
Level 1 Pedestrian Hardscape		Asphalt	1893	0.03	47.325	495	0.4	123.75						171.075	
Initial Wattage Allowance for Entire Site (Watts):														350	
Total General Hardscape Allowance (Watts):														592.125	

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA			
Outdoor Lighting			
NRCC-LTO-E		CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Diana Point - Bldg 6	Report Page:	Page 8 of 9
Project Address:	24880 Golden Lantern	Date Prepared:	5/6/2021

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA			
¹ FOOTNOTES: See Table L80-2.B for rules for calculating the specific areas (ft ²) for these additional lighting allowances.			
² For luminaires indicated in Table 6 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.			
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: http://www.energy.ca.gov/title24/2019Standards/2019_compliance_documents/Nonresidential_Documents/NRC/C			
Yes	No	Form/Title	Field Inspector
☐	☐	NRCL-ETO-01-E - Must be submitted for all buildings	Pass ☐ Fail ☐
☒	☐	NRCL-ETO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ ☐
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 Program (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html			
Yes	No	Form/Title	Field Inspector
☒	☐	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Pass ☐ Fail ☐

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA Outdoor Lighting NRC-LED-1		CALIFORNIA ENERGY COMMISSION NRC-LED-1							
CERTIFICATE OF COMPLIANCE		NRC-LED-1							
Project Name: _____		Data Point - 8ldg Report Page: _____							
Project Address: _____		24880 Golden Landers Date Prepared: _____							
(Page 3 of 9)									
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).									
Designed Wattage: _____									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,4}	How is Wattage determined	Total number luminaires ²	Luminaire Status ³	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.21(b) 4	Field Inspector Pass Fail
AS1	AS1 - 20W LED Uplight ☐ Linear	20	Mfr. Spec	5	New	☐	100	NA: < 6200 lumens	☐ ☐
CP1	CP1 - 24 LED Pendant ☐ Linear	24	Mfr. Spec	2	New	☐	48	NA: < 6200 lumens	☐ ☐
CP2	CP2 - 21W LED Pendant ☐ Linear	21	Mfr. Spec	4	New	☐	84	NA: < 6200 lumens	☐ ☐
CW14	CW14 - 12w LED Sconce ☐ Linear	12	Mfr. Spec	3	New	☐	36	NA: < 6200 lumens	☐ ☐
LS3	LS3 - 5w/ft LED Linear ☐ Linear	5	Mfr. Spec	400	New	☐	2,000	NA: < 6200 lumens	☐ ☐
RD2	RD2 - 15W LED Downlight ☐ Linear	15	Mfr. Spec	20	New	☐	300	NA: < 6200 lumens	☐ ☐
SS1A	SS1A - 5w/ft LED Tape Light ☐ Linear	5	Mfr. Spec	54	New	☐	270	NA: < 6200 lumens	☐ ☐
SZ1	SZ1 - 1.9W/FT LED Handrail Light ☐ Linear	1.9	Mfr. Spec	106	New	☒	---	NA: < 6200 lumens	☐ ☐
Total Design Watts:								2838	

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA				
Outdoor Lighting				
NRCC-ITO-E			CALIFORNIA ENERGY COMMISSION	
CERTIFICATE OF COMPLIANCE			NRCC-ITO-E	
Project Name:	Oana Point - Bldg C	Report Page:	(Page 6 of 9)	
Project Address:	24880 Golden Lantern	Date Prepared:	5/6/2021	

4. LIGHTING ALLOWANCE: PER APPLICATION									
This table includes areas using the wattage allowance per application from Table 140.7.8.									
01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7.8 ¹	CALCULATED ALLOWANCE (Watts)		Extra Allowance or Item Tag	Luminaire Name or Item Tag	DESIGN WATTS		Design Watts	Additional Allowance (Watts)
		# of Locations	Allowance per Location ²			Watts per Luminaire	# of Luminaires		
Level 1 Entrance Doors	Building Entrance/Exit	3	19	57	CW14	12	3	36	36
Total Design Watts for This Area:								36	
Total Allowance (Watts) All Areas:								36	

¹ FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.

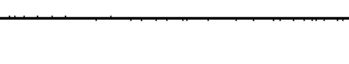
² Allowance per Location for ATMs is 100W for the first ATM and \$30W for each additional per Table 140.7.8.

³ For luminaires included in Table 1 of 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.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.
L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.

Registration Number:	Registration Date/Time:	Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance	Report Version: 2019.1.003 Schema Version: rev 20200601	Report Generated: 2021-05-06 15:16:02

STATE OF CALIFORNIA		CALIFORNIA ENERGY COMMISSION	
Outdoor Lighting			
NRCC-LTD-E			
CERTIFICATE OF COMPLIANCE		NRCC-LTD-E	
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 9 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	5/6/2021

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	Documentation Author Signature:  Signature Date: Date Signed: 2021-05-06 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: 1. The information provided on this Certificate of Compliance is true and correct. 2. 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). 3. I have reviewed and approved the drawings, 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. 4. 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 the building permit application. 5. 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 projects. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provider to the building owner at occupancy.	
Responsible Designer Name: Robert J. Hatcher Company: Linwood Engineering, Inc. Address: 2301 Dupont Dr. Suite 150 City/State/Zip: Irvine CA 92612	Responsible Designer Signature:  Date Signed: 2021-05-06 License: E16118 Phone: 714-424-0001

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTI-E
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.
Project Name: Dana Point - Bldg 8
Project Address: 24880 Golden Lantern
Report Page: (Page 1 of 7)
Date Prepared: 5/27/2021

A. GENERAL INFORMATION
01 Project Location (city) Dana Point
02 Climate Zone 6
03 Occupancy Types Within Project (select all that apply):
☐ Office
☐ Retail
☐ Warehouse
☐ Hotel/Motel
☐ School
☐ Support Areas
☐ Parking Garage
☐ High-Rise Residential
☐ Relocatable
☐ Healthcare
☐ Other (Write in)
04 Total Conditioned Floor Area (ft²) 1,370
05 Total Unconditioned Floor Area (ft²) 0
06 # of Stories (Habitable Above Grade) 1
07 Support Areas
08 Other (Write in)

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
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STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.6, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path.
Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 1 of 7)
Date Prepared: 4/14/2021

A. GENERAL INFORMATION

01 Project Location (city) Dana Point04 Total Conditioned Floor Area (ft²) 80705 Total Unconditioned Floor Area (ft²) 006 # of Stories (Habitable Above Grade) 1

01 Office02 Retail03 Warehouse04 Hotel/Motel05 School06 Support Areas07 Parking Garage08 High-Rise Residential09 Relocatable10 Healthcare11 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 Work0102030405

My Project Consists of (check all that apply):Calculation MethodArea (ft²)Calculation MethodArea (ft²)

01 New Lighting System02 Area Category Method80703 Area Category Method0

04 New Lighting System - Parking Garage

Total Area of Work (ft²)8070

Registration Number:Registration Date/Time:Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential ComplianceReport Version: 2019.0.001Report Generated: 2021-04-14 13:47:01Schema Version: rev 20190401

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
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CERTIFICATE OF COMPLIANCE
Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 6 of 7)
Date Prepared: 4/14/2021

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

13

Plan Sheet Showing Daylit Zones:

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(d) are being used.

Conditioned Spaces

010203040506

Area DescriptionComplete Building or Area Category PrimaryFunction AreaAllowed Density (W/ft²)Area (ft²)Allowed Wattage (Watts)Additional Allowance / AdjustmentPAF

Electrical, Mechanical RoomsElectrical Mechanical Telephone Room0.4369147.6NoNo

StairwellStairwell0.5438219NoNo

TOTALS:807366.6See Tables J, or P for detail

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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NRCC-LTI-E
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CERTIFICATE OF COMPLIANCE
Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 7 of 7)
Date Prepared: 4/14/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Shelby ArmitageDocumentation Author Signature: [Signature]

Company: Linwood Engineering, Inc.2301 Dupont Dr, Suite 150Irvine CA 92612

Signature Date: 2021-04-14CEA/HERS Certification Identification (if applicable): E16118Phone: 714-424-0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. 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).
3. 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.
4. 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.
5. 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 Designer Name: Robert J. HatchResponsible Designer Signature: [Signature]

Company: Linwood Engineering, Inc.2301 Dupont Dr, Suite 150Irvine CA 92612

Signature Date: 2021-04-14License: E16118Phone: 714-424-0001

Registration Number:Registration Date/Time:Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential ComplianceReport Version: 2019.0.001Report Generated: 2021-04-14 13:47:01Schema Version: rev 20190401

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CERTIFICATE OF COMPLIANCE
Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 2 of 7)
Date Prepared: 4/14/2021

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

010203040506070809

Complete Building §140.6(c)1Area Category §140.6(c)2Area Category Additional §140.6(c)3Tailored §140.6(c)3 (+)Total Allowed (Watts)Total Designed (Watts)PAF Lighting Control Credits §140.6(a)2 (-)Total Adjusted (Watts) *Includes Adjustments

366.60=366.6≥276.50=276.5

05 must be >= 08 §140.6

COMPLIES

Controls Compliance (See Table H for Details)COMPLIES

Rated Power Reduction Compliance (See Table Q for Details)

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.

Designed Wattage: Conditioned Spaces

01020304050607080910

Name or Item TagComplete Luminaire DescriptionModular (Track) FixtureSmall Aperture & Color Change¹Watts per luminaire²How Is Wattage determinedTotal Number of LuminairesExcluded per §140.6(a)3Design WattsField Inspector

F03FD3 - 28w LED StriplightNoNo28Mfr. Spec3No84

L1/L1E1/L1E - 27.5w LED StriplightNoNo27.5Mfr. Spec6No165

PassFail

Registration Number:Registration Date/Time:Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential ComplianceReport Version: 2019.0.001Report Generated: 2021-04-14 13:47:01Schema Version: rev 20190401

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Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 6 of 7)
Date Prepared: 4/14/2021

I. 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/hits24/attcp/providers.html>

YesNoForm/TitleField Inspector

NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.

NRCA-LTI-03-A - Must be submitted for automatic daylight controls.

NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.

NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF)

Registration Number:Registration Date/Time:Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential ComplianceReport Version: 2019.0.001Report Generated: 2021-04-14 13:47:01Schema Version: rev 20190401

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Project Name: Dana Point - Bldg 9
Project Address: 24880 Golden Lantern

Report Page: 9
(Page 3 of 7)
Date Prepared: 4/14/2021

F. INDOOR LIGHTING FIXTURE SCHEDULE

L2L2 - 27.5w LED StriplightNoNo27.5Mfr. Spec1No27.5

Total Designed Watts: CONDITIONED SPACES276.5

*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)2 is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c). Wattage used must be the maximum rated for the luminaire, not the lamp.

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.

Building Level Controls010203

Mandatory Demand Response §110.12(c)Shut-off controls §130.1(c)Field Inspector

Required > 10,000 SFWhole Building Auto Time SwitchPassFail

Area Level Controls

040506070809101112

Area DescriptionComplete Building or Area Category Primary Function AreaArea Controls §130.1(a)Multi-Level Controls §130.1(b)Shut-Off Controls §130.1(c)Primary/Sky Light Daylighting §140.1(d)Secondary Daylighting §140.6(d)Interlocked Systems §140.6(a)1Field Inspector

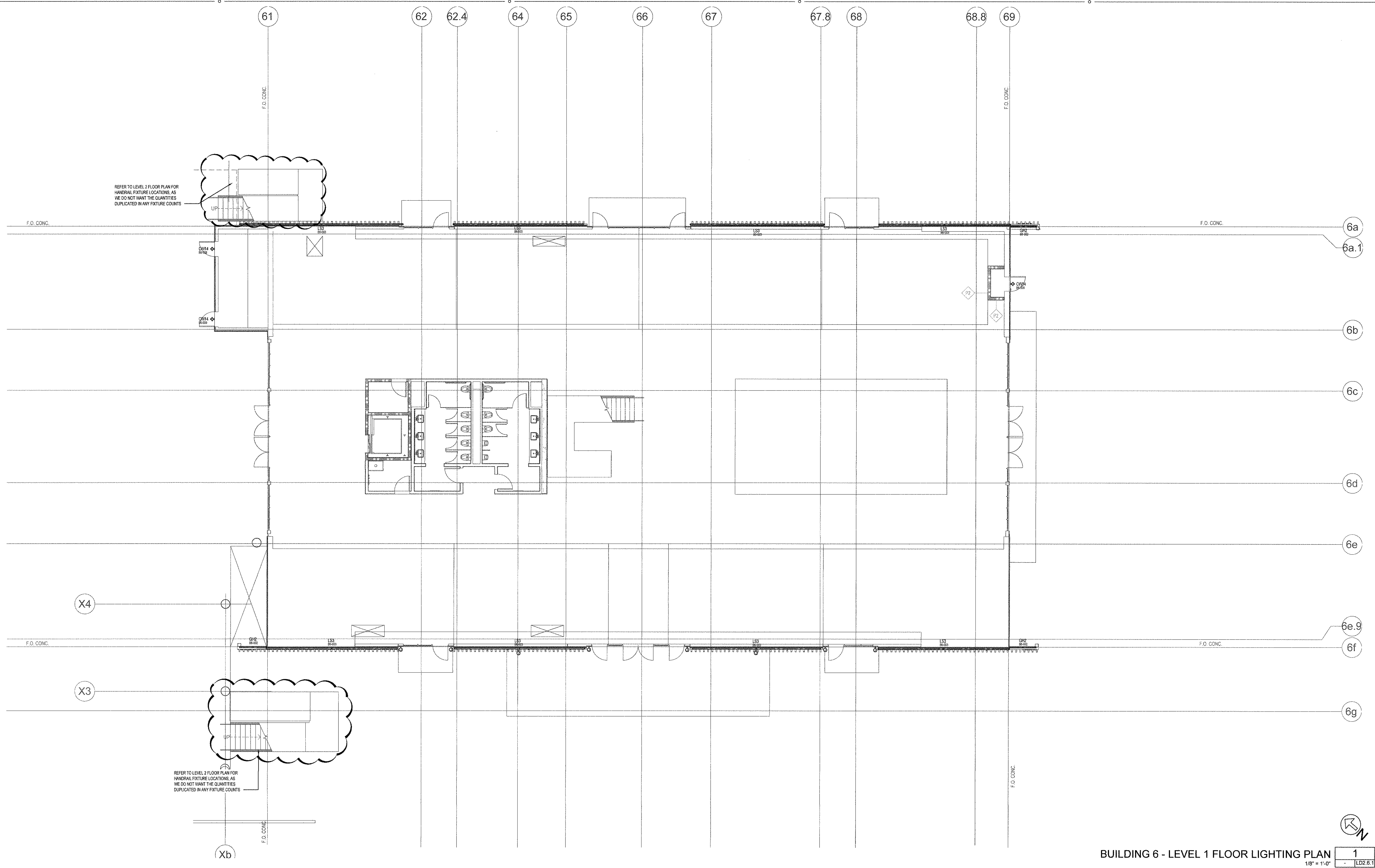
Electrical/Mechanical RoomsElectrical Mechanical Telephone RoomManual ON/OFFDimmerOccupancy SensorN/AN/ANo

RestroomsRestroomsManual ON/OFFDimmerOccupancy SensorN/AN/ANo

PassFail

Registration Number:Registration Date/Time:Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential ComplianceReport Version: 2019.0.001Report Generated: 2021-04-14 13:47:01Schema Version: rev 20190401



Lighting Consultant

Lighting Design Alliance

2830 Temple Ave. Long Beach, CA 90806-2213, USA

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DANA POINT HARBOR PARTNERS

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6

34501 - 34601 DANA POINT HARBOR DRIVE

DANA POINT, CA 92629

PROJECT NO. 19019

SHEET 1

DATE 11/12/2020

DRAWING TITLE

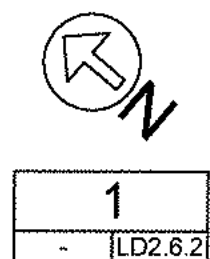
BUILDING 6 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.6.1

5/27/2021 10:51:54 AM

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



$1/8" = 1'-0"$	-	LD2.6.2
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PNP-Projekt: Tula, Port Harbur - Commercial Core 19-181318, BMQDAD Exporta\2021-04-21\0001_2011_Pharburto-Arch. set\Archival_Burnham-Virginia-1911-1900-24-07716.jpg

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BUILDING 6

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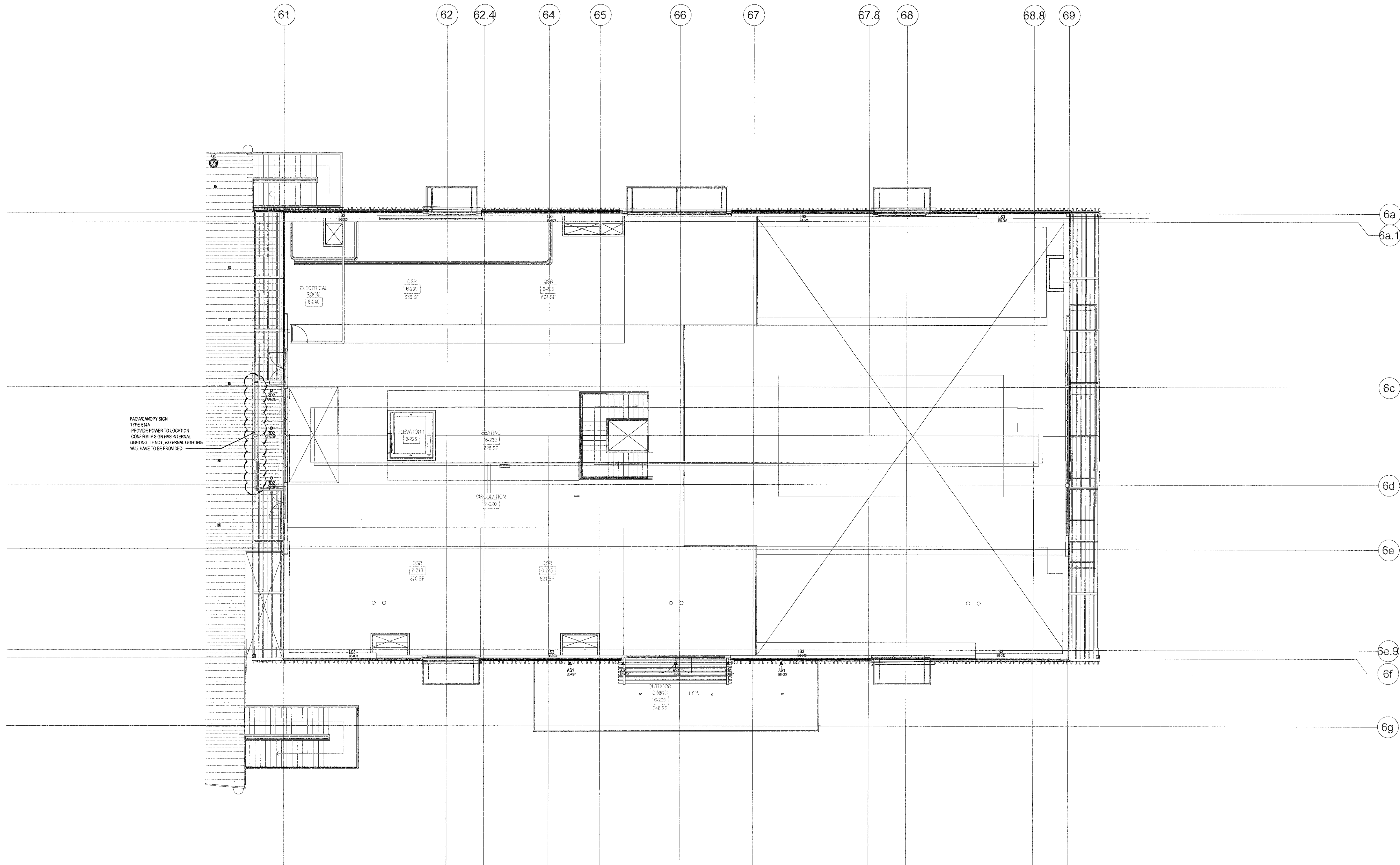
DRAWING TITLE
BUILDING 6 - LEVEL 2
FLOOR LIGHTING
PLAN

DRAWING NO.

LD2.6.3



BUILDING 6 - LEVEL 2 FLOOR LIGHTING PLAN
1/8" = 1'-0"



BUILDING 6 - LEVEL 2 REFLECTED CEILING LIGHTING PLAN
1/8" = 1'-0"



1
LD2.6.4

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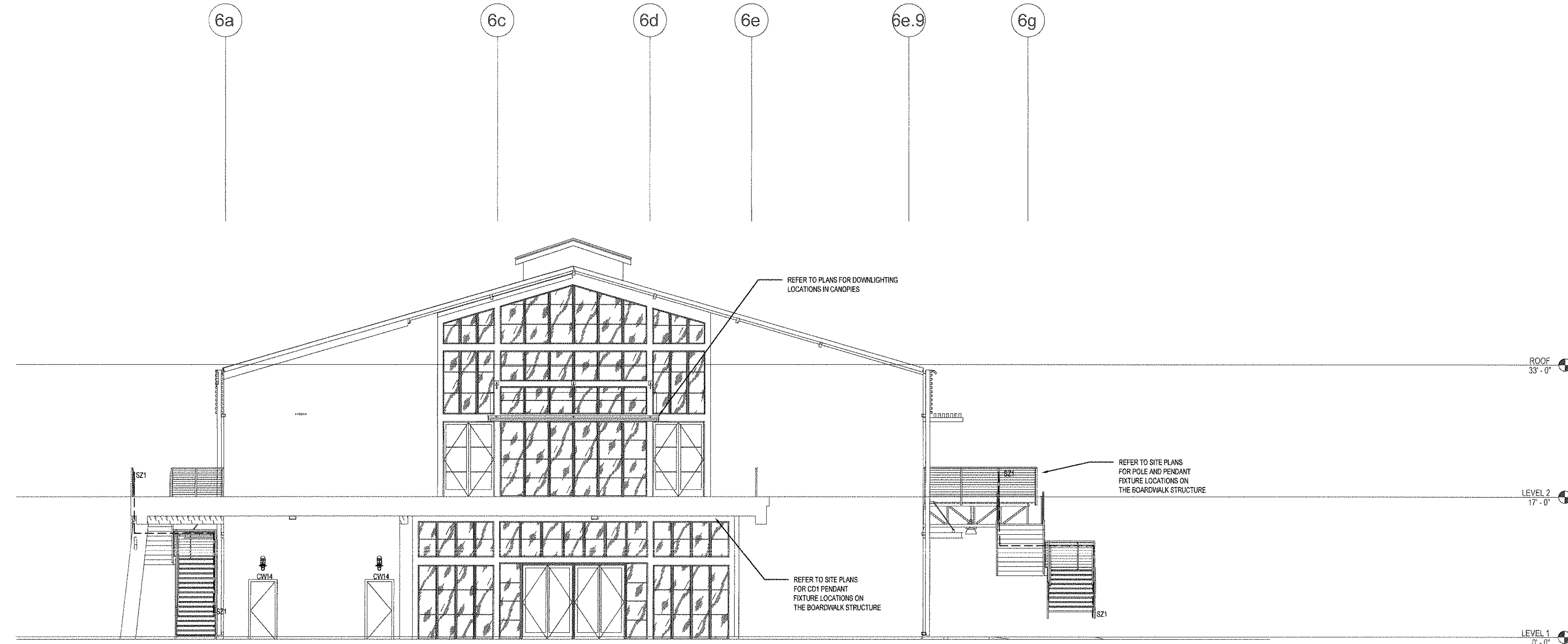
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6

34501 - 34601 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. 19019
DATE 11/12/2020
DRAWING TITLE
BUILDING 6 - LEVEL 2
REFLECTED CEILING
LIGHTING PLAN
DRAWING NO.

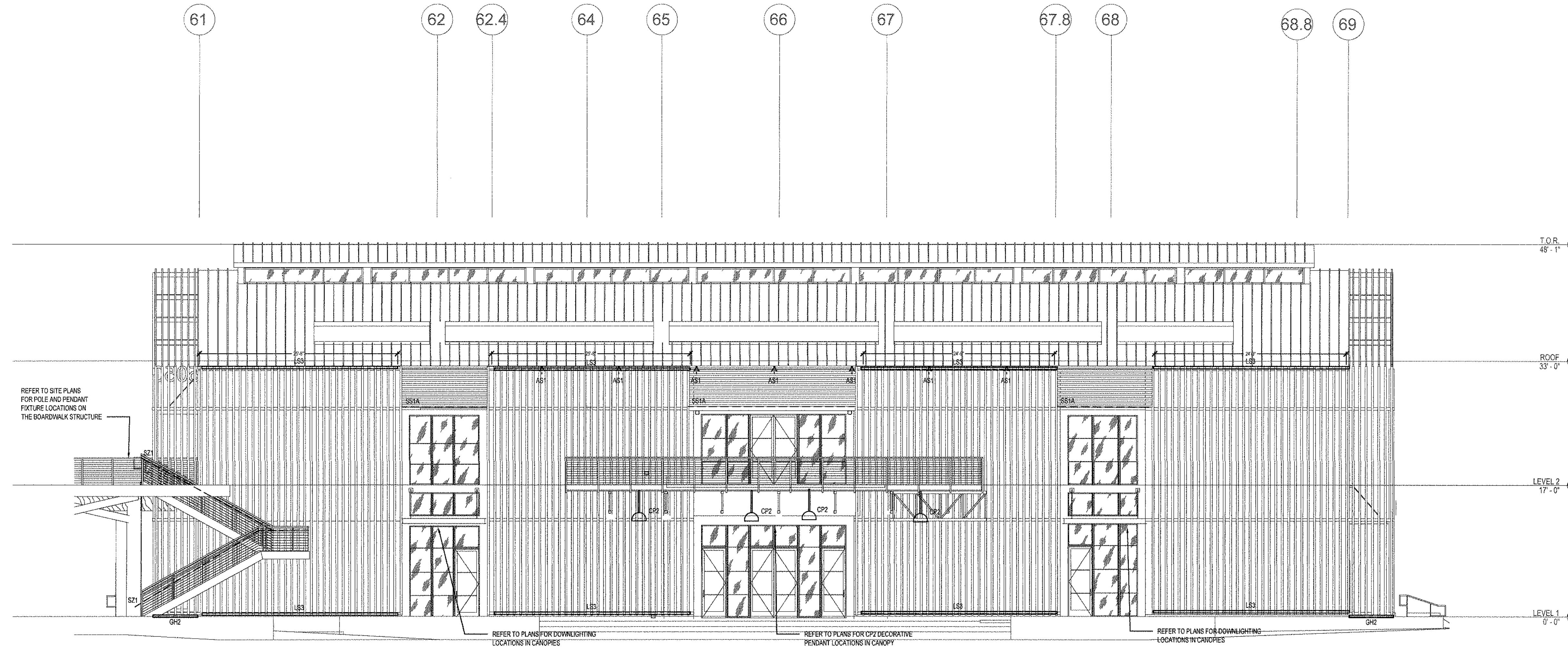
LD2.6.4



NORTH LIGHTING ELEVATION

1/8" = 1'-0"

1



EAST LIGHTING ELEVATION

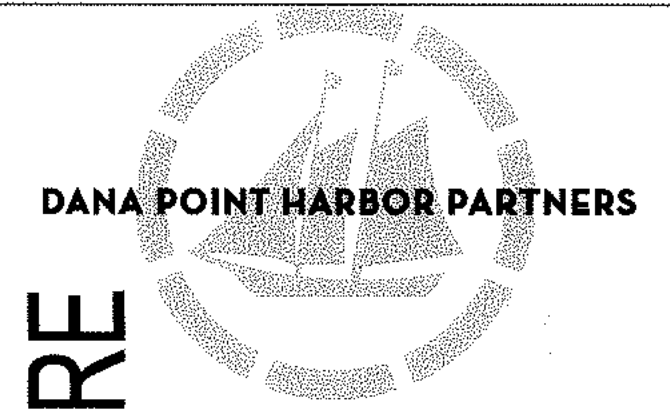
1/8" = 1'-0"

2

LIGHTING CONSULTANT

LIGHTING DESIGN ALLIANCE

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

PROJECT NO.

No.	DATE	ISSUE
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06/01/2021	COUNTY SUBMITTAL	

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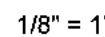
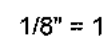
DATE

11/12/2020

BUILDING 6 -
EXTERIOR LIGHTING
ELEVATIONS

DRAWING NO.

LD3.6.1



DRAWING AID

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BUILDING 7

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1/8" = 1'-0"	-	LD2.7.
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BUILDING 7

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PROJECT NO. 19019

DATE	11/12/2020
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DRAWING TITLE
BUILDING 7 - LEVEL 1

BUILDING 7 - LEVEL 1
REFLECTED CEILING
LIGHTING PLAN

ZERNING ET AL.

LD2.7.2



BUILDING 7 - LEVEL 1 REFLECTED CEILING LIGHTING PLAN
1/8" = 1'-0"



DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE

BUILDING 7

34501 - 34601 DANA POINT HARBOR DRIVE
DANA POINT, CA 92629

1507

APROYECTA/UNE - Pont Murtre - Comercial Core 19-19-00100000 Exporta 2021-04-21 19:07 394 Phaselo Arch de Luched-Burnham-MurilloZsco-NT-1020-5669976 100

[illegible]

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PROJECT NO. 19019

DATE	11/12/2020
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DRAWING TITLE
**BUILDING 7 - LEVEL 2
FLOOR LIGHTING
PLAN**

DRAWING NO.

LD2.7.3



BUILDING 7

1007

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DATE 11/12/2020

DEMANDING WORK

LD2.7.4



BUILDING 7 - LEVEL 2 REFLECTED CEILING LIGHTING PLAN
1/8" = 1'-0"







BUILDING 8

[illegible]

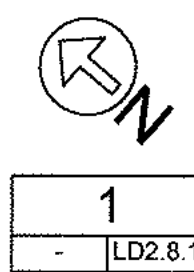
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DRAWING TITLE

DRAWING NO.

LD2.8.1





BUILDING 8

CLIENT

ANPROJCT'S Data Point Memo - Commercial Core 15-50,000 BVA/DAG, Estimate 2024-24-21/19619, 2004 Phased-in-1004, 46334/1047-Burman-MacOSX-Cor-VN141000-4622003, bo

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DATE _____

ORDERING NO.

LD2.8.2



BUILDING 8 - LEVEL1 REFLECTED CEILING LIGHTING PLAN



DRAWING NO.

5/27/2021 10:55:32 AM



G PLAN
1/8" = 1'-0"



BUILDING 8

1087

APROVECTA Maria Pont Hunter - Cascaes, 19-10-2010. Email: cascaes@barranquimordido.com.br

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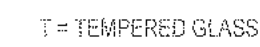
LD2.8.5



BUILDING 8 - ROOF LIGHTING PLAN

1
- LD2.8.5

1/8" = 1'-0"


$$1/8'' = 1'-0''$$

$$1/8" = 1'-0"$$

DANA POINT HARBOR PARTNERS

BUILDING 8

QUESTIONS

\\projects\Bios Right Worker - Commercial Site 19-16\007\BMD\Export\161001-04-21\1007_201_Phosphate-deco_detached-Burton-Village\19-161007-201

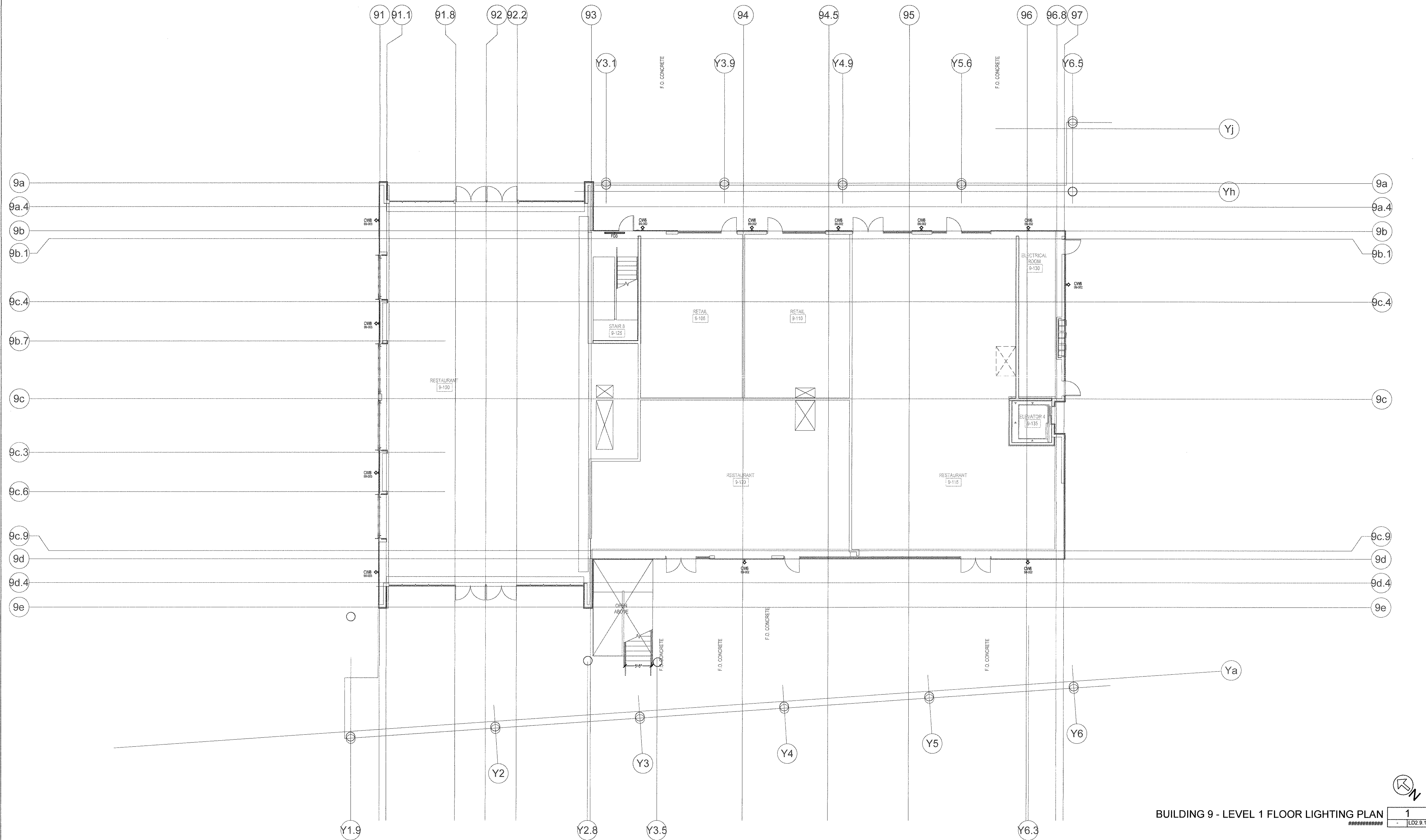
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DATE _____

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BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN
1
LD2.9.1

PROJECT NAME

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 9

34501 - 34601 DANA POINT HARBOR DRIVE

DANA POINT, CA 92629

PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

DATE

03/26/2021

FINAL COORDINATION

DATE

04/23/2021

PROGRESS SET

DATE

06/01/2021

COUNTY SUBMITTAL

NO.

1

DATE

03/26/2021

ISSUE

FINAL COORDINATION

NO.

2

DATE

04/23/2021

ISSUE

PROGRESS SET

NO.

3

DATE

06/01/2021

ISSUE

COUNTY SUBMITTAL

PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

PROJECT NAME

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 9

34501 - 34601 DANA POINT HARBOR DRIVE

DANA POINT, CA 92629

PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

PROJECT NAME

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 9

34501 - 34601 DANA POINT HARBOR DRIVE

DANA POINT, CA 92629

PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

PROJECT NAME

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BUILDING 9

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PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

PROJECT NAME

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 9

34501 - 34601 DANA POINT HARBOR DRIVE

DANA POINT, CA 92629

PROJECT NO.

19019

DATE

11/12/2020

DRAWING STYLE

BUILDING 9 - LEVEL 1 FLOOR LIGHTING PLAN

DRAWING NO.

LD2.9.1

LIGHTING CONSULTANT
LIGHTING DESIGN ALLIANCE
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www.LightingDesignAlliance.com



DANA POINT HARBOR COMMERCIAL CORE
BUILDING 9
34501 - 34601 DANA POINT HARBOR DRIVE
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BUILDING 9

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-	LD2.9.2

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DRAWING NO.

5/27/2021 10:57:19 AM



BUILDING 9 - LEVEL 2 FLOOR LIGHTING PLAN



BUILDING 9

2007

\\proj\ject\Bona Point Monitor - Commercial Core 15-169.00\PM\034 Export to 1505-14-11\1509 000 Phycoda -Arch attached\Bureau-NorthBay.ca-mitteloooc-0629073 bo

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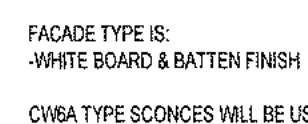
DATE	11/12/2020
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0264852 64

LD2.9.4



$1/8" = 1'-0"$



REFER TO PLANS FOR DOWNLIGHTING
LOCATIONS IN CANOPIES

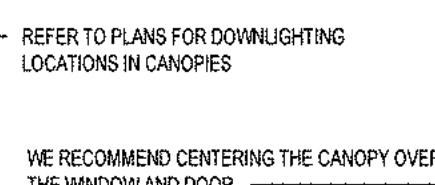
ROOF
33° - 0'

LEVEL 2

LEVEL 1

$$1/8" = 1'-0"$$

1



— FACADE TYPE IS:
-WHITE BOARD & BATTEN FINISH

ROOF

LEVEL 2

LEVEL 1

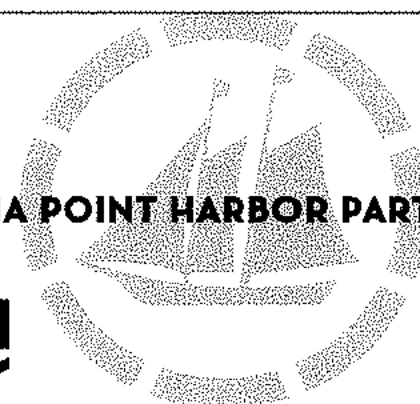
$$1/8'' \approx 1'-0''$$

2

LIGHTING CONTROL TABLE

LIGHTING DESIGN ALLIANCE

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www.LightingDesignAlliance.com



DANA POINT HARBOR PARTNERS

BUILDING 9

1000

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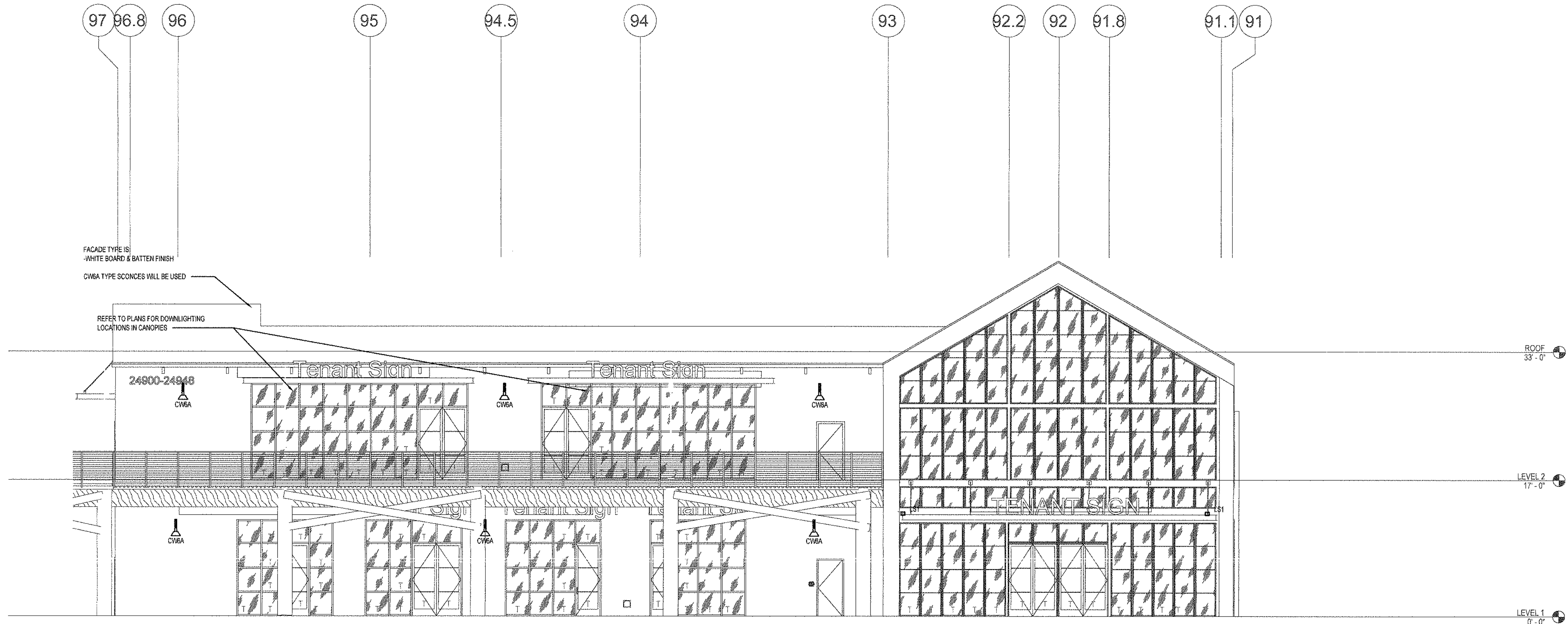
PROJECT NO. 10010

DATE 11/12/2020

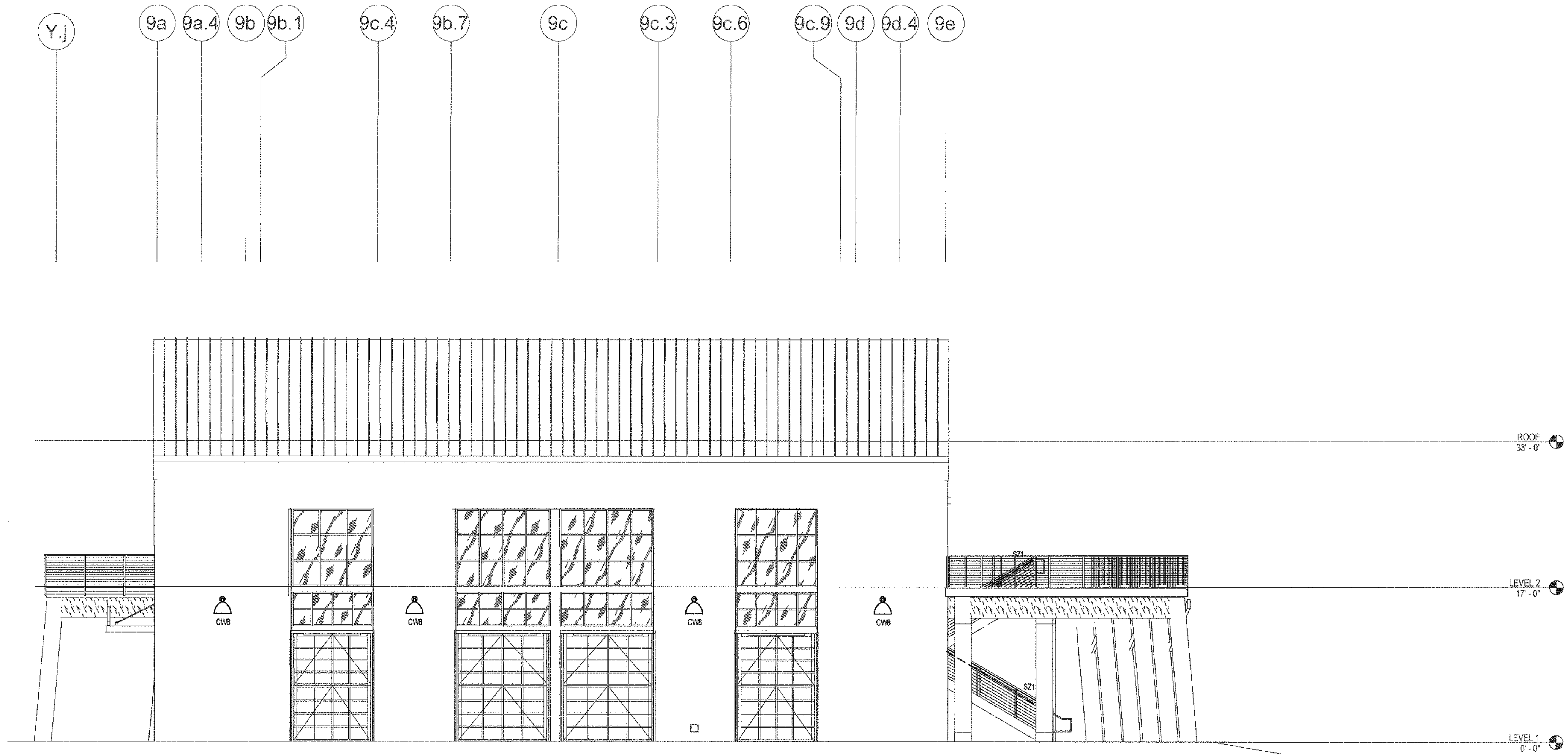
DRAWING TITLE
**BUILDING 9 -
EXTERIOR LIGHTING
ELEVATIONS**

CRIMINAL

LD3.9.1

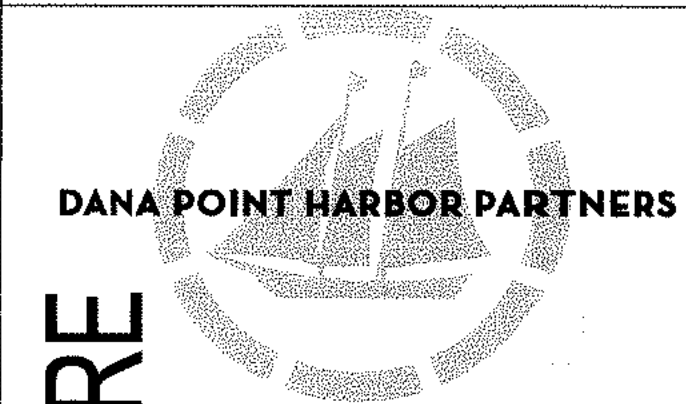


SOUTH LIGHTING ELEVATION 1
1/8" = 1'-0"



WEST LIGHTING ELEVATION 2
1/8" = 1'-0"

LIGHTING CONSULTANT
LIGHTING DESIGN ALLIANCE
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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 9
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DANA POINT, CA 92629

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PROJECT NO. 19019
DATE 11/12/2020
BUILDING 9 - EXTERIOR LIGHTING ELEVATIONS

LD3.9.2