CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING PLANS FOR BUILDING 8 IDENTIFY IN GROUND, UPLIGHTS ON LIGHTING PLAN SHEETS LT2.8.1 (LEVEL 1) LT2.8.2 (LEVEL 2), & LT2.8.3 (ROOF) LIGHT EMITTING FROM THESE FIXTURES MAY ONLY BE CAST DIRECTLY ONTO THE ELEVATOR TOWER WITH NO LIGHT SPILLAGE CAST SKYWARD.

PLANNING FINAL REQUIRED
CONTACT CITY OF DANA POINT PLANNING @ (949) 248-3563

HEIGHT
CERTIFICATION REQUIRED PRIOR TO ROOF SHEATHING INSPECTION
SUBJECT TO 2 WORKING DAY PLANNING REVIEW

DANA POINT HARBOR PARTNERS

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

DANA POINT HARBOR COMMERCIAL CORE

BUILDING 6 - 9

690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON DEAN
No. C-31432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT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

DRAWING TITLE
COVER SHEET

DRAWING NO.
A0.0.0

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ABBREVIATIONS

	(A)
AB	ANCHOR BOLT
ACC	ACCORDING / ACCORDION
ACOUS	ACCOUSTICAL
ACT	ACCOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE / ALTERATION
ANOD	ANODIZED
AP	ACCESS PANEL / APRON PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT / ARCHITECTURAL
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
	(B)
BC	BOTTOM OF CURB
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BEAM / BENCH MARK
BOT	BOTTOM
BP	BUILDING PAPER
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUP	BUILT UP ROOF
BW	BOTTOM OF WALL
	(C)
C	CELCIUS / CENTIGRADE
CAB	CABINET
CAP	CAPACITY
CARP	CARPET
CB	CATCH BASIN / CHALKBOARD
CD	CEILING DIFFUSER
CEM	CEMENT
CEM PL	CEMENT PLASTER
CER	CERAMIC
CG	CORNER GUARD
CH	COAT HOOK
CHRL	CHAIR RAIL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CLSR	CLOSER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITE / COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECT / CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CR	COLLED ROLLED
CT	CERAMIC TILE / CURTAIN TRACK
CTR	CENTER
CTSK	COUNTERSUNK
CU	CUBIC
CW	COLD WATER
	(D)
d	PENNY / NAIL
db	DECIBEL
D	CLOTHES DRYER
DBL	DOUBLE
DECID	DECIDIOUS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN / DOUGLAS FIR
DIA	DIAMETER
DIAG	DIANGONAL
DICA	DRILLELD IN CONCRETE ANCHOR
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPOSAL
DL	DEAD LOAD
DN	DOWN
DR	DOOR / DRAIN
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DWG	DRAWING
DWR	DRAWER
	(E)
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENAM	ENAMEL
ENTR	ENTRANCE
EP	ELECTRICAL PANEL / END PANEL
EQ	EQUAL / EQUIVALENT / EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRICAL WATER CODER
EXC	EXCAVATION
EXH	EXHAUST
EXP	EXPANSION
EXST (E)	EXISTING
EXT	EXTERIOR
	(F)
F	FAHRENHEIT
FA	FIRE ALARM / FORCED AIR
FAB	FABRICATE
FB	FLAT BAR
FBD	FIBER BOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FG	FIBERGLASS
FH	FLATHEAD
FHC	FIRE HOSE CABINET
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIC	FURNISHED / INSTALLED BY CONTRACTOR
FIN	FINISH
FIO	FINISH INSTALLED BY OWNER
FIT	FINISH INSTALLED BY TENANT
FL	FLOOR
FLASH	FLASHING
FLOUR	FLOURESCENT
FM	FROM FACTORY
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOIC	FURNISH BY OWNER CONTRACTOR INSTALL
FTIC	FURNISHED BY TENANT CONTRACTOR INSTALLED
FOIV	FURNISHED BY OWNER VENDOR INSTALLED
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOFING
FR	FREEZE / FIRE RETARDENT
FS	FULL SIZE / FLOOR SINK
FT	FOOT / FEET
FTG	FOOTING
FURN	FURNISH / FURNACE
FURR	FURRING
FUT	FUTURE
FWP	FLAT WALL PANEL
	(G)
G	GAS
GA	GAUGE
GALV	GALVENIZED
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS / GLAZING
GLAM	GLUE LAMINATED WOOD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
	(H)
H	HINGE / HIGH
HB	HOSE BIB
HC	HANDICAP / HOLLOW CORE
HCW	HOT AND COLD WATER / HOLLOW CORE WOOD
HDBD	HARDBOARD
HDNR	HARDNER
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HTG	HEATING
HW	HOT WATER
HWR	HOT WATER RETURN
	(I)
ID	INSIDE DIAMETER / INSIDE DIMENSION
IE	INVERT ELEVATION
IG	INSULATIN GLASS
IND	INDICATED
INSP	INSPECTION
INST	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
	(J)
JAN	JANITOR
JST	JOIST
JT	JOINT
	(K)
KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE
	(L)
L	LEFT / LENGTH
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LKR	LOCKER
LL	LINE LOAD
LP	LOW POINT
LSG	LAMINATED SAFETY GLASS
LT	LIGHT
LTWT	LIGHTWEIGHT
	(M)
MWS	MIRROR WITH SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MCW	MINERAL CORE WOOD
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MIRROR GLASS
MH	MANHOLE
MR	MIRROR
MO	MASONRY OPENING
MOD	MODULES / MODIFY
MAS	MACHINE SCREW
MTD	MOUNTED
MUL	MULLION
	(N)
N	NORTH
(N)	NEW
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
	(O)
O/	OVER
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMTER
OFD	OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
	(P)
PB	PEGBOARD
PBB	PLASTER BASEBOARD
PBD	PARTICLE BOARD
PC	PRECAST
PCD	PAPER CUP DISPENSER
PERF	PERFORATED
PG	PLATE GLASS
PH	PHASE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLY	PLYWOOD
PNL	PANEL
PNT	PAINT
POL	POLISH
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTDW	PAPER TOWEL DISPENSER AND WASTE
PTN	PARTITION
PVMT	PAVEMENT
PW	POWER
	(Q)
QT	QUARRY TILE
QTR	QUARTER
	(R)
R	RISER
R&S	BACKER ROD AND SEALANT
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEP	RECEPTION
RECEPT	RECEPTACLE
RECT	RECTANGLE
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RES	RESIDENT
RET	RETAINING / RETURN
REV	REVISION
RH	ROBE HOOK / ROUND HEAD / RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RP	RADIUS POINT
RRL	RAIN WATER LEADER
	(S)
S	SOUTH
SH	SHELL
S&R	SHELF AND ROD
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SD	SOAP DISPENSER
SEC	SECOND
SECT	SECTION
SF	SQUARE FEET
SFC	SPECIAL FLOOR COATING
SGEN	SEMI GLOSS ENAMEL
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHEET VYNIL
SLR	SEALER
	(T)
T	TOP
T&B	TOP AND BOTTOM
T&G	TOUNGE AND GROOVE
TB	TOWEL BAR / TACK BOARD
TOC	TOP OF CURB / TOP OF CONCRETE
TD	TOWEL DISPENSER
TDW	TOWEL DISPENSER AND WASTE
TEL	TELEPHONE
TEMP	TEMPORARY / TEMPERED / TEMPERATURE
TER	TERRAZO
TOF	TOP OF FOOTING
TG	TEMPERED GLASS
THK	THICK
THR	THRESHOLD
T.O.	TOP OF
TOD	TOP OF DECK
TOIL	TOILET
TOP	TOP OF PARAPET
TOS	TOP OF SHEATHING
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
	(U)
UBC	UNIFORM BUILDING CODE
UC	UNDER COUNTER / UNDERCUT
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
	(V)
VAR	VARIABLE / VARNISH / VARIES
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER PLASTER
VT	VINYL TILE
VWC	VINYL WALL COVERING
	(W)
W	WEST / WATT
W/O	WITHOUT
W/	WITH
WAIN	WAINSCOT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WF	WIDE FLANGE
WG	WIRE GLASS / WIRE GAUGE
WSH	CLOTHES WASHER
WH	WATER HEATER
WP	WATER PROOF / WORK POINT
WR	WASTE RECEPTACLE
WT	WEIGHT

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PROJECT DIRECTORY

OWNER
BURNHAM WARD PROPERTIES

ADDRESS:
1100 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
PHONE 949.760.9150
CONTACT BRYON WARD
EMAIL: bward@burnham-ward.com

ARCHITECT
SMS ARCHITECTS

ADDRESS:
100 PROGRESS, SUITE 250
IRVINE, CA 92618
PHONE 949.757.3240
CONTACT BRANDON DEDMON
EMAIL: brandon@sms-arch.com

STRUCTURAL
KPFF

ADDRESS:
18400 VON KARMAN, SUITE 600
IRVINE, CA 92612
PHONE 949.252.1022
CONTACT CHRISTOPHER DOMINAS
EMAIL: christopher.dominas@kpff.com

LIGHTING DESIGN
LIGHTING DESIGN ALLIANCE

ADDRESS:
2830 TEMPLE AVENUE
LONG BEACH, CA 90806
PHONE 562.989.3843
CONTACT CHIP ISRAEL
EMAIL: cisrael@lightingdesignalliance.com

SOILS ENGINEER
GMU GEOTECHNICAL, INC.

ADDRESS:
23241 ARROYO VISTA
RANCHO SANTA MARGARITA, CA 92688
PHONE 949.633.0617
CONTACT GREGORY P. SILVER, PE, GE
EMAIL: gsilver@gmugeo.com

MECH. & PLUMBING
LINWOOD ENGINEERING, INC.

ADDRESS:
2301 DUPONT DR., SUITE 150
IRVINE, CA 92612
PHONE 714.424.0001
CONTACT SCOTT DAVENPORT
EMAIL: sdavenport@linwoodengineering.com

ELECTRICAL
LINWOOD ENGINEERING, INC.

ADDRESS:
2301 DUPONT DR., SUITE 150
IRVINE, CA 92612
PHONE 714.424.0001
CONTACT JAMES BRECK
EMAIL: jbreck@linwoodengineering.com

CIVIL ENGINEER
TAIT ENGINEERS

ADDRESS:
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
PHONE 714.560.8659
CONTACT JACOB VANDERVIS
EMAIL: jacobv@tait.com

LANDSCAPE
LIFESCAPES INTERNATIONAL INC.

ADDRESS:
4930 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PHONE 949.476.8888
CONTACT MATT GEISS
EMAIL: Matt@lifescapesintl.com

NPDES NOTES

1. In case of emergency, call: **TYLER DAVIDSON** at Work Phone **(949) 468-6937**
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tacking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware or the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

PROJECT DESCRIPTION

THE DANA POINT HARBOR COMMERCIAL CORE PROJECT IS LOCATED IN AN UNINCORPORATED AREA IN THE COUNTY OF ORANGE, CALIFORNIA, SOUTH OF DANA POINT HARBOR DRIVE, BETWEEN CASITAS PLACE AND 300-FEET EAST OF GOLDEN LANTERN. THE IMPROVEMENTS INCLUDE: PHASED DEMOLITION OF EXISTING BUILDINGS, REMODELING OF EXISTING NO. 2 THROUGH 5, IMPROVEMENTS OF PRIVATE ROADS, NEW ACCESS ROADS, CONSTRUCTION OF A NEW 3-LEVEL PARKING STRUCTURE AND CONSTRUCTION OF NEW BUILDINGS NO. 1 AND NO. 6 THORUGH 12, AND ALL OTHER INFRASTRUCTURE REQUIRED FOR PROPOSED DEVELOPMENT. PROPOSED BUILDING USES INCLUDE RESTAURANT, RETAIL, AND OFFICE SPACES.

SCOPE OF WORK

FOUR NEW TWO STORY MIXED-USE COMMERCIAL BUILDINGS CONNECTED THROUGH A SECOND FLOOR DECK:
- BUILDING 6 AT 20,746 S.F. TO PROVIDE FUTURE RESTURANT AND OFFICE SPACES.
- BUILDING 7 AT 14,496 S.F. TO PROVIDE FUTURE RESTURANT AND RETAIL.
- BUILDING 8 AT 16,103 S.F. TO PROVIDE FUTURE RESTURANT AND RETAIL.
- BUILDING 9 AT 19,782 S.F. TO PROVIDE FUTURE RESTURANT AND RETAIL.

THE SCOPE OF WORK ALSO INCLUDES NEW SHELL, AND PUBLIC RESTROOMS WITH MEP, FOR GENERAL AREAS ONLY.

DEFERRED SUBMITTALS

- FIRE SERVICE UNDERGROUND
- FIRE SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- FIRE ALARM SYSTEM / SPRINKLER MONITORING SYSTEM
- STOREFRONT GLAZING PLANS AND CALCULATIONS
- PRECAST STAIRS
- ALARM PLAN - "THE ALARM SYSTEM SHALL HAVE AN EMERGENCY VOICE/ALARM COMMUNICATIONS FUNCTION PER CBC 907.2.1.1
- GLASS GUARDRAIL

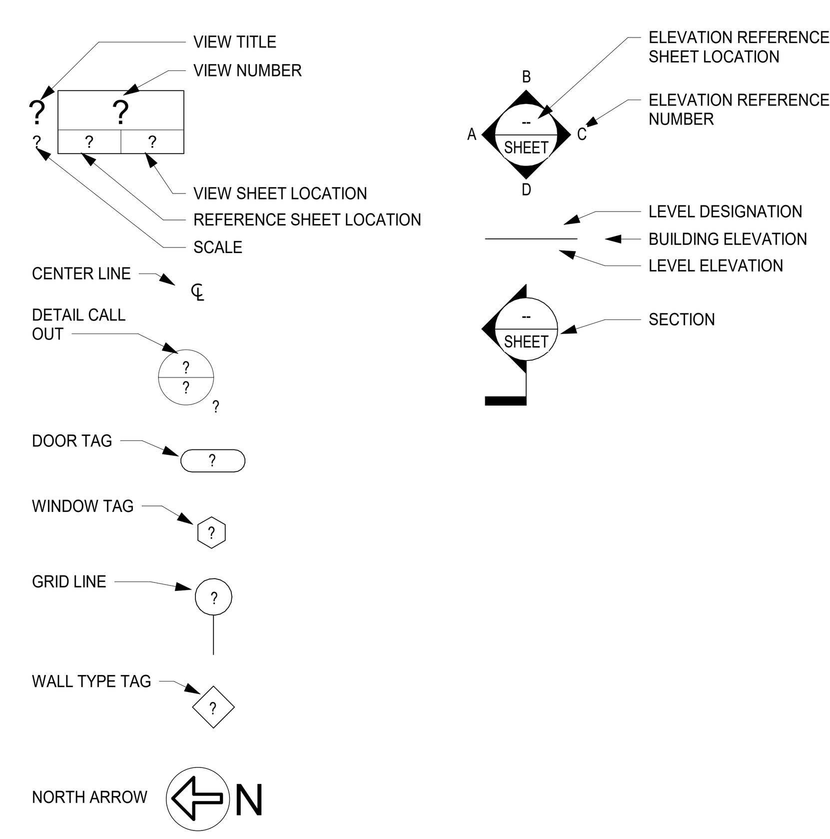
(A)

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL **NOT** BE INSTALLED UNTIL THEIR DESIGN AND DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

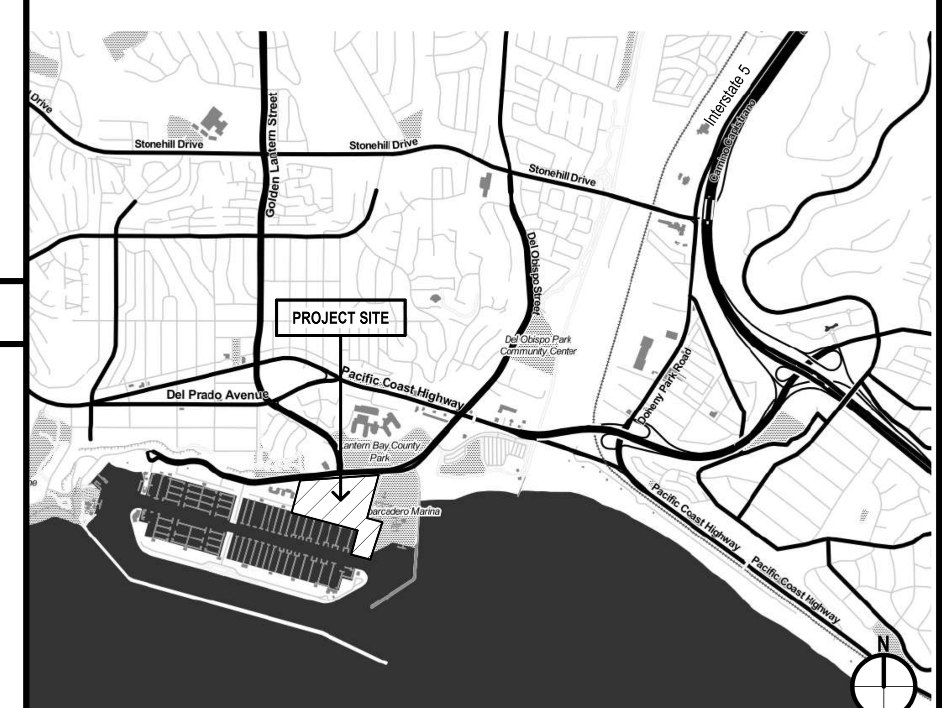
GENERAL NOTES

01 PROJECT TO COMPLY WITH APPLICABLE CODES AND STANDARDS, WHICH INCLUDE:
02 2019 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS
03 2019 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS
04 2019 MECHANICAL CODE AND ITS APPENDICES AND STANDARDS
05 2019 ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS
06 2019 FIRE CODE AND ITS APPENDICES AND STANDARDS
07 2019 CALIFORNIA BUILDING EFFICIENCY CODES AND ITS APPENDICES AND STANDARDS
08 2019 GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS
09 ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S / OWNER IMMEDIATE ATTENTION. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
10 DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
11 IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA , AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
12 CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
13 GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
14 FIRE SPRINKLER SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLATION.
15 SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR.
16 CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
17 THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
18 CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
19 A SEPERATE OFFICE ACCESS EASEMENT / AGREEMENT, AND / OR RECIPRICAL ACCESS EASEMENT / AGREEMENT MAY BE REQURIED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
20 PROVIDE FIRE ALARMS SYSTEM. FIRE ALARM SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER SYSTEM OPERATION.
21 NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ARCHITECT OF RECORD.
22 ANY CONTRACTOR PERFORMING WORK AS INDICATED HEREON FOR THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
23 THE CONTRACTOR'S ATTENTION IS EXPRESSLY DIRECTED TO ALL THE REQUIREMENTS AND PROVISIONS OF THE STATE OF CALIFORNIA SAFETY REGULATIONS. PERFORMANCE THERETO SHALL BE STRICTLY ENFORCED DURING THE ENTIRE LIFE OF THE CONTRACT.
24 THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EARTH EXCAVATION OUTSIDE OF THE PROJECT AREA UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD. ALL ASPHALT, CONCRETE AND/OR PORTLAND CEMENT CONCRETE REMOVALS ARE TO BE DISPOSED OF OFF-SITE.
25 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 COURSE OF WORK AND NOT BLOCK LEGAL EXITS, AND ENTRANCES. LEAVE WORK AREAS CLEAN, FREE OF DEBRIS AT END OF EACH DAY AND COMPLY WITH ALL APPLICABLE CODES.
26 THE CONTRACTOR SHALL ADJUST ALL UTILITY VALVE BOXES, MANHOLES, ETC, TO GRADE UPON COMPLETION OF PAVING. ASPHALTIC CONCRETE PAVEMENT SHALL ONLY BE USED TO PATCH AROUND RAISED UTILITIES IN ASPHALT STREETS.
27 BARRICADES WITH FLASHING LIGHTS ARE TO BE MAINTAINED ON ALL OBSTRUCTIONS WITHIN THE EXISTING STREET AT ALL TIMES. CONSTRUCTION WARNING SIGNS AND FLAGMEN ARE TO BE PRESENT AT THE JOB SITE.
28 UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE INCURRED DUE TO HIS/HER OPERATIONS.
29 THE SANITARY SEWER, STORM DRAIN SYSTEM, WATER MAINS, GAS MAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE PLACED UNDERGROUND PRIOR TO PAVING CONSTRUCTION.
30 ALL DELETERIOUS MATERIALS, IE, LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
31 ANY CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS, SHALL BE CONSTRUCTED WITH TYPE II / TYPE V CEMENT.
32 NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISH GRADE.
33 NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED
35 DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES), AND SWPPP SHALL BE PROVIDED TO PREVENT PONDING OF WATER AND EROSION DAMAGE TO ADJACENT PROPERTIES
36 IN COMPLIANCE WITH SCAQMD RULE 1113, ROG EMISSIONS FROM ARCHITECTURAL COATING WILL BE REDUCED BY USING PRE-COATED/NATURAL COLORED BUILDING MATERIALS, WATER-BASED OR LOW-ROG COATING AND USING COATING TRANSFER OR SPRAY EQUIPMENT WITH HIGH TRANSFER OR SPRAY EQUIPMENT WITH HIGH TRANSFER EFFICIENCY
37 THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (Cal/OSHA).THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. (A)

SYMBOL LEGEND



VICINITY MAP



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(SHOWN FOR REFERENCE ONLY)
(REFER TO PERMIT APPLICATION NO. PKG21-0490)

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CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/2
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I) ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

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(G)

- LT2.6.1 BUILDING 6 LEVEL 1 LIGHTING FLOOR PLAN
- LT2.6.2 BUILDING 6 LEVEL 2 LIGHTING FLOOR PLAN
- LT2.7.1 BUILDING 7 LEVEL 1 LIGHTING FLOOR PLAN
- LT2.7.2 BUILDING 7 LEVEL 2 LIGHTING FLOOR PLAN
- LT2.7.3 BUILDING 7 ROOF LIGHTING PLAN
- LT2.8.1 BUILDING 8 LEVEL 1 LIGHTING FLOOR PLAN
- LT2.8.2 BUILDING 8 LEVEL 2 LIGHTING FLOOR PLAN
- LT2.8.3 BUILDING 8 ROOF LIGHTING PLAN
- LT2.9.1 BUILDING 9 LEVEL 1 LIGHTING FLOOR PLAN
- LT2.9.2 BUILDING 9 LEVEL 2 LIGHTING FLOOR PLAN
- LT3.1.2 BUILDING 6 EXTERIOR ELEVATIONS
- LT3.1.3 BUILDING 6 EXTERIOR ELEVATIONS
- LT3.1.4 BUILDING 7 EXTERIOR ELEVATIONS
- LT3.1.5 BUILDING 7 EXTERIOR ELEVATIONS
- LT3.1.7 BUILDING 8 EXTERIOR ELEVATIONS
- LT3.1.8 BUILDING 8 EXTERIOR ELEVATIONS
- LT3.1.10 BUILDING 9 EXTERIOR ELEVATIONS
- LT3.1.11 BUILDING 9 EXTERIOR ELEVATIONS
- LT6.6.1 BUILDING 6 LEVEL 1 LIGHTING RCP
- LT6.6.2 BUILDING 6 LEVEL 2 LIGHTING RCP
- LT6.7.1 BUILDING 7 LEVEL 1 LIGHTING RCP
- LT6.7.2 BUILDING 7 LEVEL 2 LIGHTING RCP
- LT6.8.1 BUILDING 8 LEVEL 1 LIGHTING RCP
- LT6.8.2 BUILDING 8 LEVEL 2 LIGHTING RCP
- LT6.8.3 BUILDING 8 ROOF LIGHTING RCP
- LT6.9.1 BUILDING 9 LEVEL 1 LIGHTING RCP
- LT6.9.2 BUILDING 9 LEVEL 2 LIGHTING RCP

FIRE DESIGN

(SHOWN FOR REFERANCE ONLY)
UNDER A SEPERATE PERMIT FOR OCFA (A) (D)

- FP2.6.1 BLDG 6 LEVEL 1 FIRE SPRINKLER PLAN
- FP2.6.2 BLDG 6 LEVEL 2 FIRE SPRINKLER PLAN
- FP2.7.1 BLDG 7 LEVEL 1 FIRE SPRINKLER PLAN
- FP2.7.2 BLDG 7 LEVEL 2 FIRE SPRINKLER PLAN
- FP2.8.1 BLDG 8 LEVEL 1 FIRE SPRINKLER PLAN
- FP2.8.2 BLDG 8 LEVEL 2 FIRE SPRINKLER PLAN
- FP2.9.1 BLDG 9 LEVEL 1 FIRE SPRINKLER PLAN
- FP2.9.2 BLDG 9 LEVEL 2 FIRE SPRINKLER PLAN

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Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEDMON
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
GENERAL NOTES & ABBVS.

DRAWING NO.
A0.1.0

9/23/2024 5:20:37 PM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

TAIT
RISING TO THE CHALLENGE
701 N. Parkcenter Drive, Santa Ana, CA 92705
p:714/560/8200 www.tait.com

November 3, 2022

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-feet 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 Harbor Way (formerly Golden Lantern), 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. Each building will have a fire riser with a check valve and indicating butterfly valve.

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.

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-feet requirement for "hose pull distance" cannot be met for proposed Buildings 1, 6, 7, 8, 9, 10, 11, and 12. As an alternative, we would like to propose the following:

1. Buildings that are out of hose pull access have increased and improved construction fire resistance (see table below) in addition to all new proposed buildings being equipped with an automatic fire sprinkler system in accordance with 2016 NFPA 13.
2. Prior to the dock improvements, the existing dock FDC and standpipes will be protected in place and removed with the Marina work SR# 535388. In the ultimate condition, there will be four 2.5-inch wharf hydrants along the boardwalk located within approximately 300 feet of each other to the south of proposed Buildings 6-12.

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 6, 7, 8 and 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. Buildings 10, 11, and 12 construction type will be increased from V-B to II-B. Building 1 construction type will be increased from III-B to II-B. This provides non-combustible construction which increases fire protection for the structure. The proposed increase in construction type results in increased protection to the proposed 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	Actual Number of Stories
1	93	V-A	II-B	3	2
6	56	II-B	II-A	3	2
7	90	II-B	II-A	3	2
8	125	II-B	II-A	3	2
9	194	II-B	II-A	3	2
10	123	V-B	II-B	2	1
11	27	V-B	II-B	2	2
12	90	V-B	II-B	2	2

AM&M requirements for construction features will be incorporated into all affected and fire documents and plans submitted for review. Approval will be copied 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,

REGISTERED PROFESSIONAL ENGINEER JACOB VANDERVIS No. C46301 EXP. 12-31-22 CIVIL STATE OF CALIFORNIA

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

LICENSED ARCHITECT BRANDON DEDMON C-37432 11-30-23 RENEWAL DATE STATE OF CALIFORNIA

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

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

ORANGE COUNTY FIRE AUTHORITY
ALTERNATE MATERIALS, DESIGN & METHODS REQUEST

AM&M

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

A. APPLICANT INFORMATION	B. PROJECT INFORMATION	
OWNER'S NAME See attached	PROJECT NAME Dana Point Commercial Core	
APPLICANT'S NAME See attached	PROJECT ADDRESS 24650 Dana Point Harbor Drive, City of Dana Point	
APPLICANT'S PHONE NUMBER See attached	OCCUPANCY CLASSIFICATION See attached	CONSTRUCTION TYPE See attached
APPLICANT'S EMAIL See attached	NUMBER OF STORIES See attached	TOTAL FLOOR AREA See attached

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

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

CODE DEFICIENCY (provide brief description)
Due to the nature of the location of waterfront buildings, fire access roads can only be placed at the front of the buildings or facilities. OCFA's 150-feet requirement for "hose pull distance" cannot be met for Buildings 1, 6, 7, 8, 9, 10, 11, and 12.

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

JUSTIFICATION (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, 10, 11, and 12 create a separation into different smaller fire areas or smaller "compartments" which can be controlled by fire sprinklers following the requirements of NFPA 13 systems. This proposal facilitates emergency response and firefighting capabilities for the new buildings and 3-level parking structure. AM&M requirements for construction features will be incorporated into all affected building and fire documents and plans submitted for review. Approval will be included on said plans.

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

SIGNATURE | Tait & Associates, Inc TITLE & COMPANY | 11/03/2022 DATE

THIS SECTION TO BE COMPLETED BY OCFA

OCFA			OTHER AHJ CONCURRENCE: ☑ REQUIRED ☐ NOT REQUIRED
AM&M SR 283967	ASSOCIATED SR	PR CODE	☑ APPROVED ☐ NOT APPROVED
☐ APPROVED ☐ NOT APPROVED			COMMENTS:
COMMENTS:			EVALUATED BY: ☑ BUILDING OFFICIAL ☐ OTHER: TITLE Hadi Tabatabaee
FIRE SAFETY ENGINEER SIGNATURE 11/4/2022 DATE			NAME SIGNATURE 11-9-22 DATE

REV 8/20/2020

Project Information

Owner

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

Developer

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

Developer's Representative

Burnham-Ward Properties
Phone: 949-760-9150

Applicant

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

Building	Use	No. of Stories	Square Footage	Building Total SF	Occupancy Type
1	Restaurant	2 [R]	10,001 4,006	14,007	A-2
2	Restaurant	1	3,945	3,945	M
3	Retail	1	2,299	2,299	M
4	Retail	1	4,021	4,021	M
5A	Restaurant	2	3,712 2,056	5,768	A-2
5B	Restaurant & Retail	1	4,075	4,075	A-2 & M
6	Restaurant	2	12,307 6,472	18,779	A-2 & M
7	Restaurant, Office, & Retail	2	6,837 6,697	13,534	B, A-2 & M
8	Restaurant & Retail	2 [R]	7,303 7,033 1,604	15,940	A-2 & M
9	Restaurant & Retail	2	9,434 9,391	18,825	A-2 & M
10	Restaurant	1 [R]	7,390 3,980	11,370	A-2
11	Retail & Museum	2	6,821 4,429	11,250	A-3 & M
12	Restaurant	2	5,733 5,710	11,443	A-2
TOTAL				135,256	

[R] = Building includes roof deck

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100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
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DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
B|W|P

LICENSED ARCHITECT BRANDON DEDMON No. C-37432 11.30.23 Exp. Date STATE OF CALIFORNIA

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
OCFA AM&M APPROVED LETTER

DRAWING NO.
A0.1.1 A C

8/8/2024 8:42:51 AM

CITY OF DANA POINT
PLANNING DIVISION

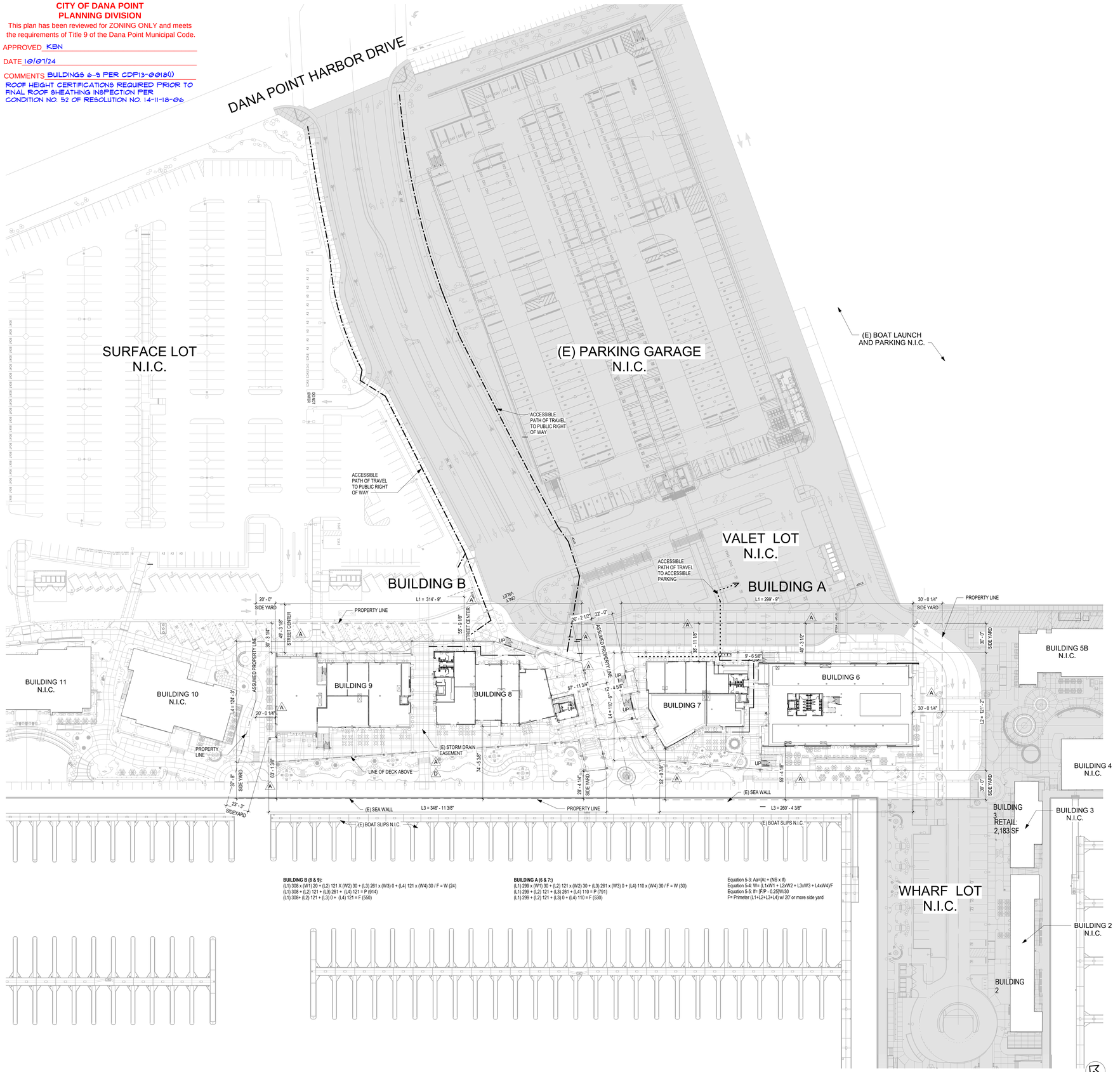
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



BUILDING B (8 & 9):
(L1) 308 x (W1) 20 + (L2) 121 X (W2) 30 + (L3) 261 x (W3) 0 + (L4) 121 x (W4) 30 / F = W (24)
(L1) 308 + (L2) 121 + (L3) 261 + (L4) 121 = P (914)
(L1) 308+ (L2) 121 + (L3) 0 + (L4) 121 = F (550)

BUILDING A (6 & 7:)
(L1) 299 x (W1) 30 + (L2) 121 x (W2) 30 + (L3) 261 x (W3) 0 + (L4) 110 x (W4) 30 / F = W (30)
(L1) 299 + (L2) 121 + (L3) 261 + (L4) 110 = P (791)
(L1) 299 + (L2) 121 + (L3) 0 + (L4) 110 = F (530)

Equation 5-3: Aa=[At + (NS x lf)
Equation 5-4: W= (L1xW1 + L2xW2 + L3xW3 + L4xW4)/F
Equation 5-5: lf= [F/P - 0.25]W/30
F= Primeter (L1+L2+L3+L4) w/ 20' or more side yard

CODE SUMMARY AND SITE PLAN
1" = 40'-0"
8
A2.4 A0.2.0

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

FIRE RATING

Assembly	UL Number
ROOF/CEILING	P254 (TAPERED INSULATION)
ROOF/CEILING	P726 (SPRAY FIRE RESISTIVE)
FLOOR CEILING	D742 (SPRAY FIRE RESISTIVE)

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

USE AND OCCUPANCY CLASSIFICATION

PROJECT ADDRESS	690 - 990 HARBOR WAY, DANA POINT, CA 92629
OCCUPANCY TYPE	M,B, & A2, NON-SEPARATED
FIRE SPRINKLERS	YES (A)
ALTERNATE MEANS	TYPE OF CONSTRUCTION HAS BEEN UPGRADED TO TYPE II-A TO COMPENSATE FOR THE FIRE HOSE ACCESS DEFICIENCIES. SEE APPROVED AM&M DOCUMENT ON SHEET A0.1.1

BUILDING HEIGHT AND AREAS

	BUILDING A	BUILDING B
CONSTRUCTION TYPE	II-A	II-A
OCCUPANCY TYPE	B, M & A2	M & A2
ALLOWABLE AREA	46,500 SF	46,500 SF
AREA MODIFICATION	ALLOWABLE AREA INCREASE	ALLOWABLE AREA INCREASE
ALLOWABLE HEIGHT	65 FEET	65 FEET
ALLOWABLE STORIES	3 STORIES	3 STORIES
PROVIDED HEIGHT	55 FEET	55 FEET
PROVIDED STORIES	2 STORIES	2 STORIES

FRONTAGE INCREASE

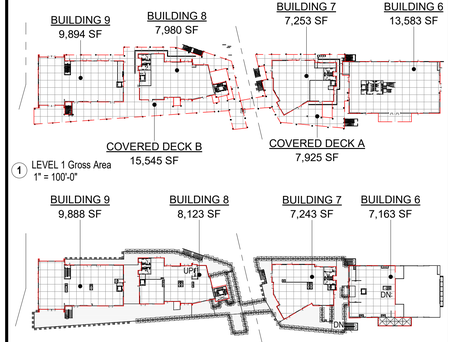
BUILDING B (8 & 9)
If= [F/P - 0.25]W/30 [550/914 - 0.2524/30 = .28
Aa=(At + (NS x lf) [46,500 + (15,500x0.28) = 50,840 SF. PER LEVEL
TOTAL ALLOWABLE BUILDING AREA PER FLOOR 50,840 SF

BUILDING A (6 & 7)
If= [F/P - 0.25W/30 [530/791 - 0.25]30/30 = .42
Aa=(At + (NS x lf) [46,500 + (15,500x0.42) = 53,010 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 8	7,980 SF	BUILDING 8	8,123 SF
BUILDING 9	9,894 SF	BUILDING 9	9,888 SF
COVERED DECK B	15,545 SF	TOTAL	18,010 SF
TOTAL	33,419 SF		

BUILDING AREA A, LEVEL 1		BUILDING AREA A, LEVEL 2	
BUILDING 6	13,583 SF	BUILDING 6	7,163 SF
BUILDING 7	7,253 SF	BUILDING 7	7,243 SF
COVERED DECK A	7,925 SF	TOTAL	14,406 SF
TOTAL	28,761 SF		



1 LEVEL 1 Gross Area
1" = 100'-0"

2 LEVEL 2
1" = 100'-0"

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 ≤ X < 10	1 HOUR	1 HOUR
10 ≤ X < 30	1 HOUR	1 HOUR
X ≥ 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	B,M
A	N	1-HR
B,M	1-HR	N

*N = NO SEPERATION REQUIRED

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 (A)

4.400 OCC/2 = 22 OCC	WOMEN REQD (22/ OCC.)	WOMEN PROVIDED	MEN REQD (22 OCC.)	MEN PROVIDED	DF REQD	DF PROVIDED
DRINKING FOUNTAIN	-	-	-	-	1	1
LAVATORIES	1	11	1	11	-	-
URINALS	-	-	0	6	-	-
WATER CLOSET	1	13	1	7	-	-

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
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DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BRANDON DEGRAW
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
CODE SITE PLAN

DRAWING NO.
A0.2.0

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8/8/2024 8:43:30 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

NOTE:
DOOR WIDTH EXTENSION PER CBC 1005.3.1 AND 105.3.2 EXCEPTION #1

LEVEL 1 EGRESS PLAN
1" = 20'-0"

3
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 OCCUPANCE LOAD FACTOR	OCCUPANCY TYPE	ASSEMBLY OCCUPANCY	KITCHEN OCCUPANCY	TOTAL OCCUPANTS	EXITS REQUIRED	Min. Door Width Req. (0.15)	Min Stair Width (0.2)
8-180	MPOE ROOM	25 SF											
		25 SF								0		0.0	0.00
BUILDING 8													
8-100	RESTAURANT	820 SF	547 SF	273 SF	15	200	ASSEMBLY/KITCHEN	37	2	39	1	5.9	11.70
8-105	RETAIL	743 SF			60	0	MERCANTILE			13	1	2.0	3.90
8-110	RETAIL	506 SF			60	0	MERCANTILE			9	1	1.4	2.70
8-115	RESTAURANT	1,718 SF	1,145 SF	573 SF	15	200	ASSEMBLY/KITCHEN	77	3	80	2	12.0	24.00
8-120	RESTAURANT	612 SF	408 SF	204 SF	15	200	ASSEMBLY/KITCHEN	28	2	30	1	4.5	9.00
8-125	RESTAURANT	824 SF	549 SF	275 SF	15	200	ASSEMBLY/KITCHEN	37	2	39	1	5.9	11.70
8-130	RESTAURANT	1,281 SF	854 SF	427 SF	15	200	ASSEMBLY/KITCHEN	57	3	60	2	9.0	18.00
8-135	WOMENS RESTROOM	189 SF			0	0	ACCESSORY						
8-140	JANITOR'S CLOSET	85 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-145	MENS RESTROOM	199 SF			0	0	ACCESSORY						
8-150	FIRE RISER ROOM	24 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-160	MPOE ROOM	Redundant Room			300	0	EQUIPMENT						
8-165	ELECTRICAL ROOM	342 SF			300	0	EQUIPMENT			2	1	0.3	0.60
8-170	ELEVATOR 5	89 SF			0	0							
8-175	ELEVATOR 5 EQUIPMENT ROOM	59 SF			300	0	EQUIPMENT			1	1	0.2	0.30
		7,491 SF								275		41.3	82.50
BUILDING 9													
9-100	RESTAURANT	3,629 SF	2,419 SF	1,210 SF	15	200	ASSEMBLY/KITCHEN	162	7	169	2	25.4	50.70
9-105	RETAIL	735 SF			60	0	MERCANTILE			13	1	2.0	3.90
9-110	RETAIL	750 SF			60	0	MERCANTILE			13	1	2.0	3.90
9-115	RETAIL	2,495 SF			60	0	MERCANTILE			42	1	6.3	12.60
9-120	RESTAURANT	1,605 SF	1,070 SF	535 SF	15	200	ASSEMBLY/KITCHEN	72	3	75	2	11.3	22.50
9-125	STAIR 8	206 SF			0	0							
9-130	ELECTRICAL ROOM	326 SF			300	0	EQUIPMENT			2	1	0.3	0.60
9-135	ELEVATOR 4	75 SF			0	0							
		9,821 SF								314		47.1	94.20
		17,336 SF								589		88.4	176.70

BUILDING A OCCUPANCY/ EXITING LEVEL 1 BUILDING 6-7

Number	ROOM NAME	TOTAL NET FLOOR AREA	ASSEMBLY FLOOR AREA	KITCHEN FLOOR AREA	QSR ASSEMBLY FLOOR AREA	QSR KITCHEN FLOOR AREA	PRIMARY OCCUPANCY LOAD FACTOR	SECONDARY OCCUPANCE LOAD FACTOR	QSR PRIMARY OCCUPANCY LOAD FACTOR	QSR SECONDARY OCCUPANCY LOAD FACTOR	OCCUPANCY TYPE	ASSEMBLY OCCUPANCY	KITCHEN OCCUPANCY	QSR ASSEMBLY OCC	QSR KITCHEN OCC	TOTAL OCCUPANTS	EXITS REQUIRED	Min. Door Width Req. (0.15)	Min Stair Width (0.2)
BUILDING 6																			
6-100	ELECTRICAL ROOM	229 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
6-105	RETAIL	839 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-110	RETAIL	816 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-115	RETAIL	816 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-120	RETAIL	784 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-130	RETAIL	968 SF					60	0	0 SF	0 SF	MERCANTILE					17	1	2.6	5.10
6-140	RETAIL	835 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-145	RETAIL	691 SF					60	0	0 SF	0 SF	MERCANTILE					12	1	1.8	3.60
6-150	RETAIL	691 SF					60	0	0 SF	0 SF	MERCANTILE					12	1	1.8	3.60
6-155	RETAIL	832 SF					60	0	0 SF	0 SF	MERCANTILE					14	1	2.1	4.20
6-160	MPOE / FIRE RISER ROOM	59 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
6-165	WOMENS RESTROOM	288 SF					0	0	0 SF	0 SF	ACCESSORY								
6-170	CIRCULATION	4,447 SF					100	0	0 SF	0 SF	CIRCULATION					45	1	6.8	13.50
6-175	ELEVATOR 1	82 SF					0	0	0 SF	0 SF									
6-180	ELEVATOR 1 EQUIPMENT ROOM	64 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
6-185	JANITOR'S CLOSET	60 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
6-190	MENS RESTROOM	309 SF					0	0	0 SF	0 SF	ACCESSORY								
		12,808 SF														174		26.1	52.20
BUILDING 7																			
7-100	RETAIL	624 SF					60	0	0 SF	0 SF	MERCANTILE					11	1	1.7	3.30
7-105	RETAIL	704 SF					60	0	0 SF	0 SF	MERCANTILE					12	1	1.8	3.60
7-110	RETAIL	693 SF					60	0	0 SF	0 SF	MERCANTILE					12	1	1.8	3.60
7-115	OFFICE	579 SF					150	0	0 SF	0 SF	BUSINESS					4	1	0.6	1.20
7-120	RESTAURANT	1,260 SF	840 SF	420 SF			15	200	0 SF	0 SF	ASSEMBLY/KITCHEN	56	3			59	2	8.9	17.70
7-125	RETAIL	2,561 SF					60	0	0 SF	0 SF	MERCANTILE					43	1	6.5	12.90
7-130	ELECTRICAL ROOM	270 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
7-135	WOMENS RESTROOM	195 SF					0	0	0 SF	0 SF	ACCESSORY								
7-140	MENS RESTROOM	184 SF					0	0	0 SF	0 SF	ACCESSORY								
7-145	ELEVATOR 2	85 SF					0	0	0 SF	0 SF									
7-150	ELEVATOR 2 EQUIPMENT ROOM	48 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
7-160	FIRE RISER ROOM	35 SF					300	0	0 SF	0 SF	EQUIPMENT					1	1	0.2	0.30
		7,238 SF														144		21.6	43.20
		20,047 SF														318		47.7	95.40

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- NEW PARTITION
- NEW CONCRETE WALL
- NEW 1 HR RATED PARTITION
- EXIT SIGN
- PROPERTY LINE

FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT FOR OCCUPANCY

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CANNON DOUGLAS
No. C-31402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
EXITING PLAN AND CODE ANALYSIS LEVEL 1

DRAWING NO.
E A D
A0.2.1

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8/8/2024 8:43:39 AM

CITY OF DANA POINT
PLANNING DIVISION

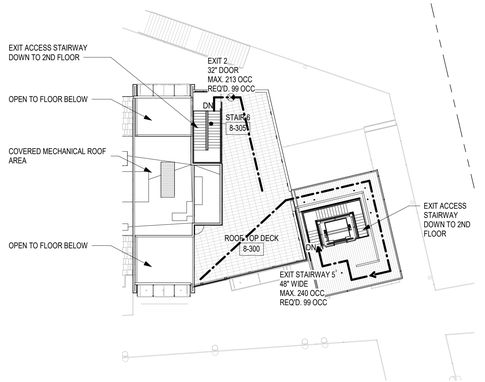
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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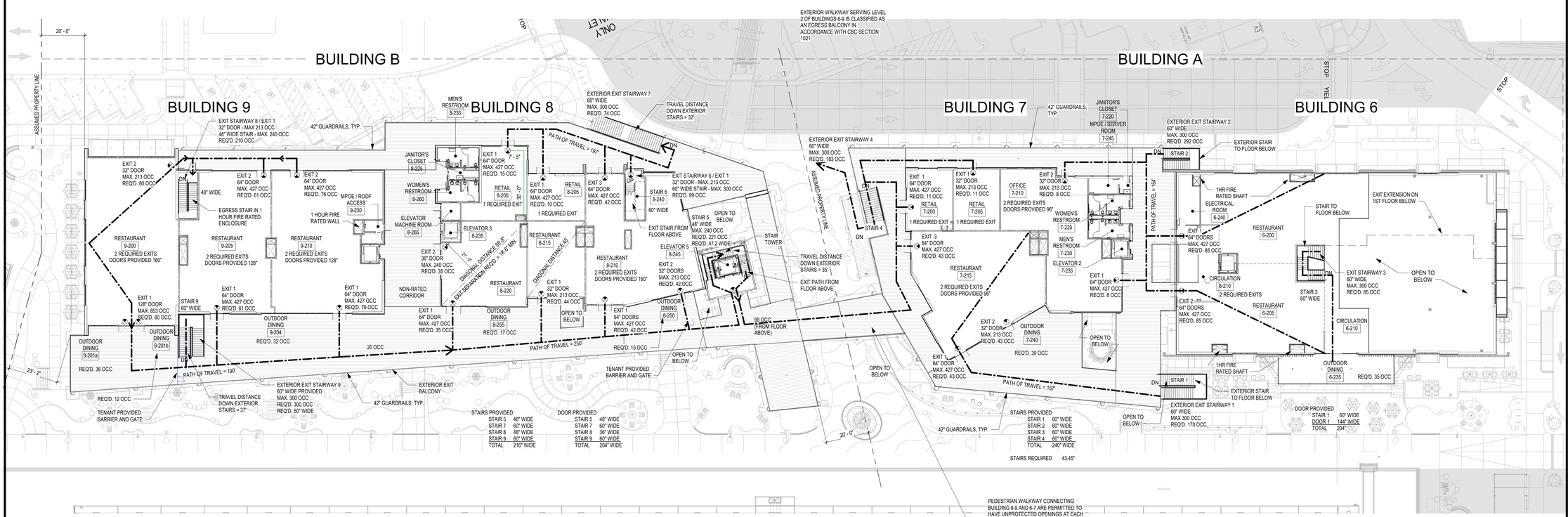
Hadi Tabatabaee
BUILDING OFFICIAL

BUILDING 8 LEVEL 3 EGRESS 1
1" = 20'-0" A0.2.2



NOTE:
DOOR WIDTH EXTENSION PER CBC 1005.3.1 AND 105.3.2 EXCEPTION #1

LEVEL 2 EGRESS PLAN 3
1" = 20'-0" A2.4 A0.2.2

BUILDING 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	1,389 SF	7	ASSEMBLY	198	29.8	39.7
8-305	STAIR 6	219 SF	0				
		1,608 SF			198	29.8	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	865 SF			60	0	MERCANTILE			15	1	2.3	4.50
8-205	RETAIL	596 SF			60	0	MERCANTILE			10	1	1.5	3.00
8-210	RESTAURANT	2,719 SF	1,813 SF	906 SF	15	200	ASSEMBLY/KITCHEN	121	5	126	2	18.9	37.80
8-215	RESTAURANT	941 SF	627 SF	314 SF	15	200	ASSEMBLY/KITCHEN	42	2	44	1	6.6	13.20
8-220	RESTAURANT	1,504 SF	1,003 SF	501 SF	15	200	ASSEMBLY/KITCHEN	67	3	70	2	10.5	21.00
8-225	JANITOR'S CLOSET	85 SF			300	0	EQUIPMENT			1	1	0.2	0.30
8-230	MEN'S RESTROOM	198 SF			0	0	ACCESSORY						
8-235	ELEVATOR 3	90 SF			0	0							
8-240	STAIR 6	212 SF			0	0							
8-245	ELEVATOR 5	89 SF			0	0	ACCESSORY						
8-250	OUTDOOR DINING	311 SF	207 SF	104 SF	15	0	ASSEMBLY	14	1	15	1	2.3	4.50
8-255	OUTDOOR DINING	346 SF	231 SF	115 SF	15	0	ASSEMBLY	16	1	17	1	2.6	5.10
8-260	WOMEN'S RESTROOM	182 SF			0	0	ACCESSORY						
8-265	ELEVATOR MACHINE ROOM	80 SF			300	0	EQUIPMENT			1	1	0.2	0.30
		8,218 SF								299		44.9	89.70
BUILDING 9													
9-200	RESTAURANT	3,428 SF	2,285 SF	1,143 SF	15	200	ASSEMBLY/KITCHEN	153	6	159	2	23.9	47.70
9-201a	OUTDOOR DINING	761 SF	508 SF	254 SF	15	0	ASSEMBLY	34	2	36	1	5.4	10.80
9-201b	OUTDOOR DINING	227 SF	151 SF	76 SF	15	0	ASSEMBLY	11	1	12	1	1.8	3.60
9-204	OUTDOOR DINING	669 SF	446 SF	223 SF	15	0	ASSEMBLY	30	2	32	1	4.8	9.60
9-205	RESTAURANT	2,615 SF	1,743 SF	872 SF	15	200	ASSEMBLY/KITCHEN	117	5	122	2	18.3	36.60
9-210	RESTAURANT	3,280 SF	2,187 SF	1,093 SF	15	200	ASSEMBLY/KITCHEN	146	6	152	2	22.8	45.60
9-230	MPOE / ROOF ACCESS	111 SF			300	0	EQUIPMENT			1	1	0.2	0.30
		11,091 SF								514		77.1	154.20
		19,309 SF								813		122.0	243.90

BUILDING A OCCUPANCY/ EXITING LEVEL 2 BUILDING 6-7

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 6													
6-200	RESTAURANT	2,724 SF	1,816 SF	908 SF	15	200	ASSEMBLY/KITCHEN	122	5	127	2	19.1	38.10
6-205	RESTAURANT	2,530 SF	1,687 SF	843 SF	15	200	ASSEMBLY/KITCHEN	113	5	118	2	17.7	35.40
6-210	CIRCULATION	789 SF			0	0	CIRCULATION						
6-210	CIRCULATION	330 SF			0	0	CIRCULATION						
6-235	OUTDOOR DINING	742 SF	494 SF	247 SF	15	0	ASSEMBLY	33	2	35	1	5.3	10.50
6-240	ELECTRICAL ROOM	273 SF			300	0	EQUIPMENT			1	1	0.2	0.30
		7,388 SF								281		42.2	84.30
BUILDING 7													
7-200	RETAIL	623 SF			60	0	MERCANTILE			11	1	1.7	3.30
7-205	RETAIL	639 SF			60	0	MERCANTILE			11	1	1.7	3.30
7-210	OFFICE	2,374 SF			150	0	BUSINESS			16	1	2.4	4.80
7-215	RESTAURANT	2,812 SF	1,875 SF	937 SF	15	200	ASSEMBLY/KITCHEN	125	5	130	2	19.5	39.00
7-220	JANITOR'S CLOSET	55 SF			300	0	EQUIPMENT			1	1	0.2	0.30
7-225	WOMEN'S RESTROOM	197 SF			0	0	ACCESSORY						
7-230	MEN'S RESTROOM	186 SF			0	0	ACCESSORY						
7-235	ELEVATOR 2	86 SF			0	0							
7-240	OUTDOOR DINING	612 SF	408 SF	204 SF	15		ASSEMBLY	28	2	30	1	4.5	9.00
7-245	MPOE / SERVER ROOM	119 SF			300	0	EQUIPMENT			1	1	0.2	0.30
		7,704 SF								200		30.0	60.00
		15,092 SF								481		72.2	144.30

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-31432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
EXITING PLAN AND CODE ANALYSIS LEVEL 2

DRAWING NO.
A
D
A0.2.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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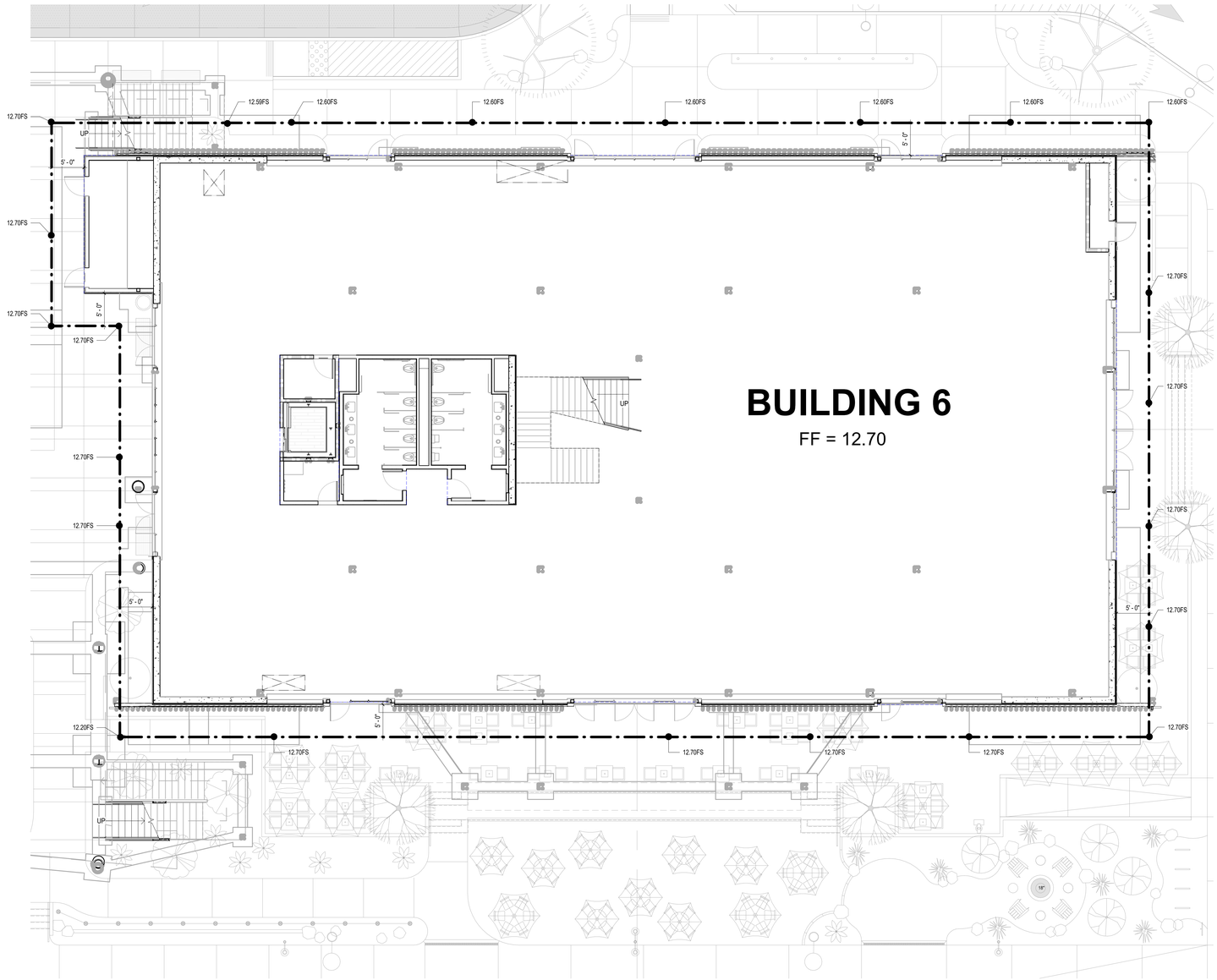
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 6 AVERAGE FINISH GRADE 3
1/8" = 1'-0" A0.3.1

AVERAGE FINISHED GRADE CALCULATION

NORTH: 12.61'
EAST: 12.68'
SOUTH: 12.61'
WEST: 12.70'

TOTAL: 50.6' / 4 = 12.65'

AVERAGE FINISHED GRADE = 12.65'

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
STEPHEN D. SMS
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
BUILDING 6 AVERAGE FINISHED GRADE CALCULATION
DRAWING NO.
E
A0.3.1

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8/8/2024 8:44:07 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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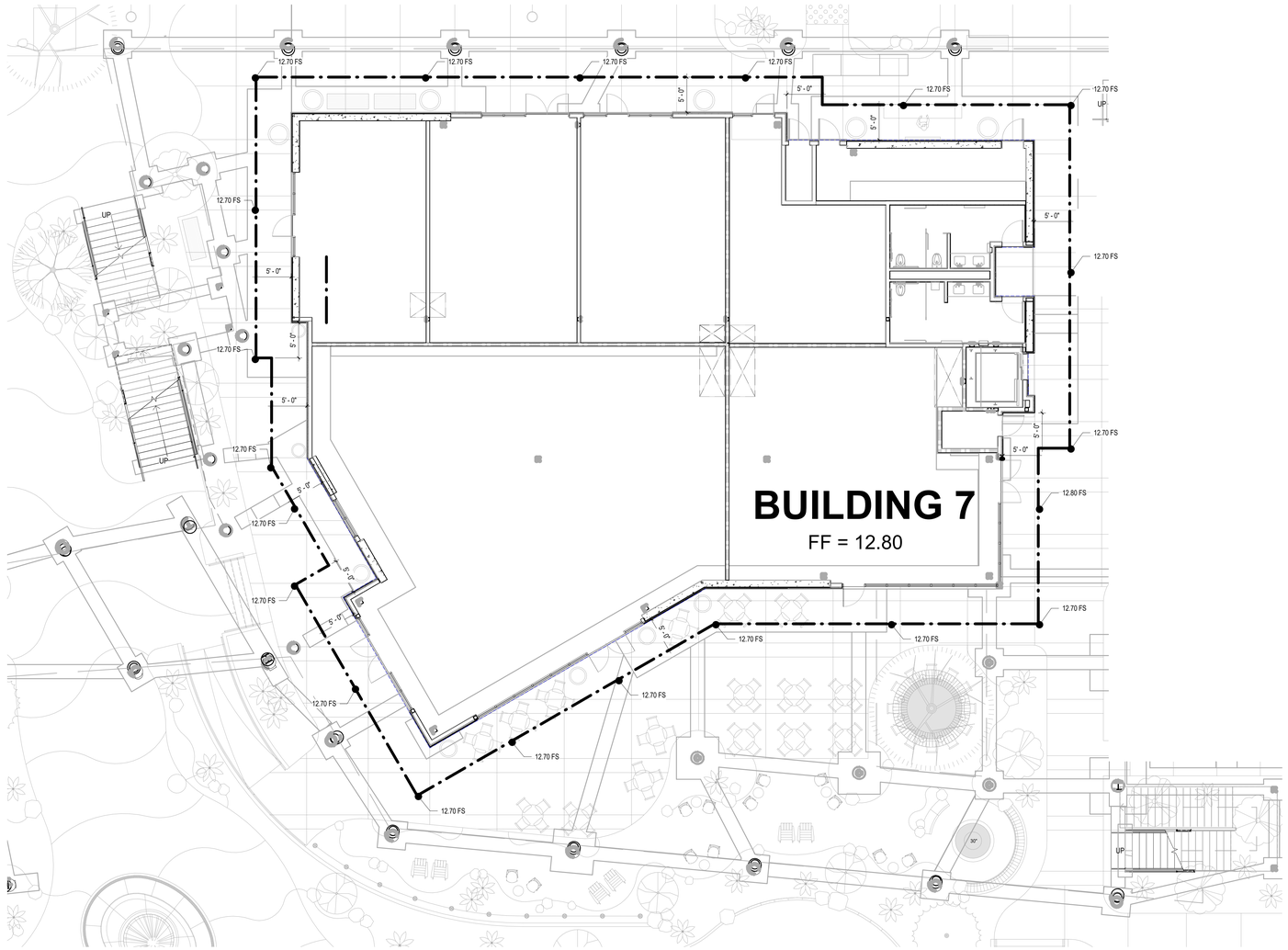
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 7 AVERAGE FINISH GRADE 3
1/8" = 1'-0" A0.3.2

AVERAGE FINISHED GRADE CALCULATION

NORTH: 12.70 FS
EAST: 12.72 FS
SOUTH: 12.70 SF
WEST: 12.70 FS

TOTAL: 50.82 / 4 = 12.71'

AVERAGE FINISHED GRADE = 12.71'

SMSARCHITECTS
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Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARTH
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
A	09/24/2021	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 7 AVERAGE FINISHED GRADE CALCULATION

DRAWING NO. E
A0.3.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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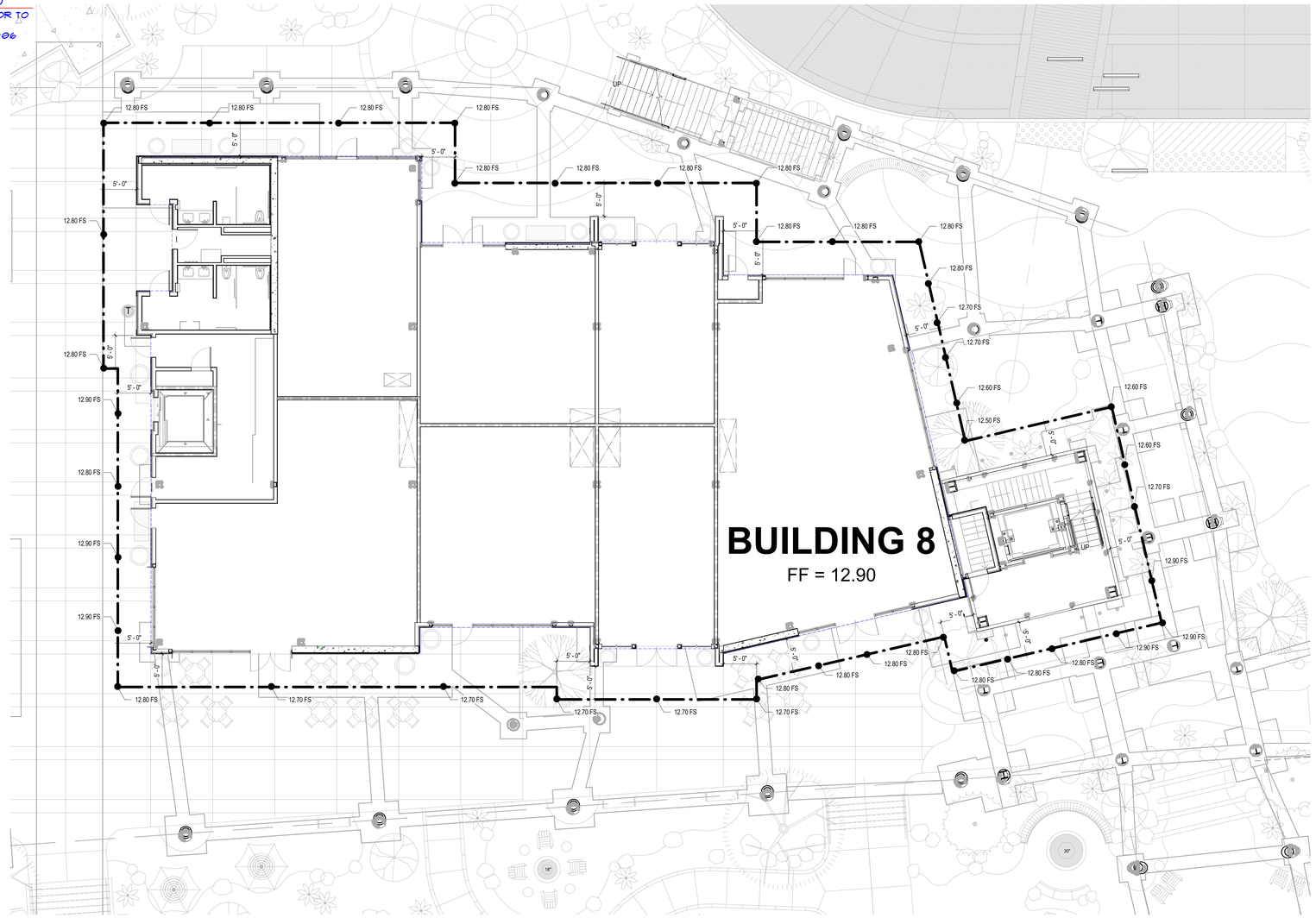
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 8 AVERAGE FINISH GRADE
1/8" = 1'-0"
3
A0.3.3

AVERAGE FINISHED GRADE CALCULATION

NORTH: 12.80'
EAST: 12.71'
SOUTH: 12.78'
WEST: 12.84'

TOTAL: 51.13' / 4 = 12.78'

AVERAGE FINISHED GRADE = 12.78'

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEAN
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 8 AVERAGE FINISHED GRADE CALCULATION
DRAWING NO.
E
A0.3.3

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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OC Development Services
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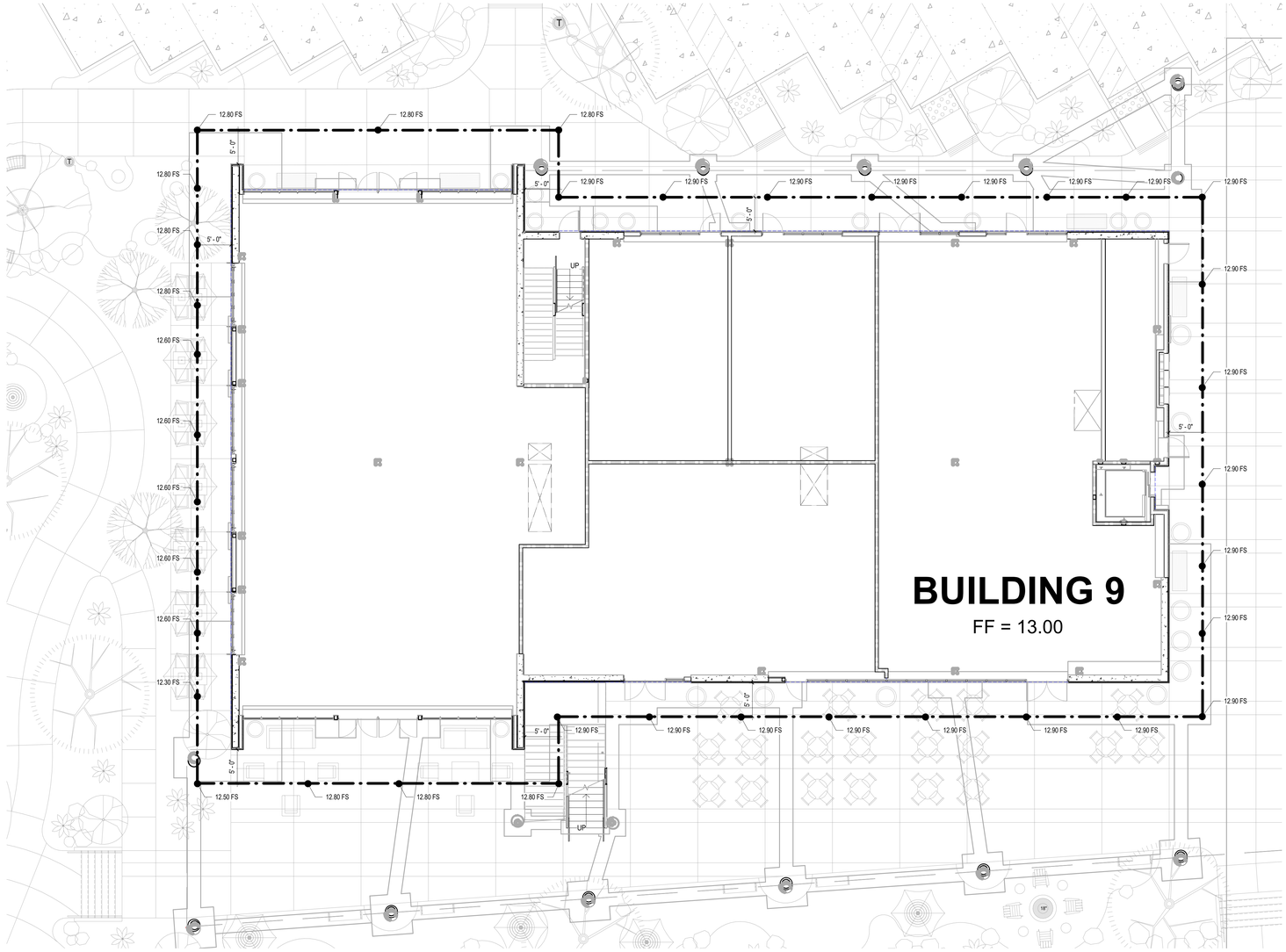
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 9 AVERAGE FINISH GRADE
1/8" = 1'-0"

3
A0.3.4

AVERAGE FINISHED GRADE CALCULATION

NORTH: 12.87'
EAST: 12.90'
SOUTH: 12.84'
WEST: 12.64'

TOTAL: 51.25' / 4 = 12.81'

AVERAGE FINISHED GRADE = 12.81'

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
STEPHEN DEDON
No. C-67432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
A	09/24/2021	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 AVERAGE FINISHED GRADE CALCULATION

DRAWING NO.
E
A0.3.4

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8/8/2024 8:44:25 AM

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 5 & 9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

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

301.3.1 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

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
DSA-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 siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

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

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela 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 ZEV) 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, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 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 motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT 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:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

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. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   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, paints, stucco, 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.

CIVIL

5.106.2 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 the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and 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/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

LANDSCAPE

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

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

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

CIVIL

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

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

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

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are 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 raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
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 amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

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

Exceptions: On 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:

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

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

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

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

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

LIGHTING

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

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

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

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [4]	N/A	U0	U0	U0	U0
For all other outdoor lighting including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [5] (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 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 abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the 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.

CIVIL

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

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 aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

LANDSCAPE

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor 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 [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

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

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, does not pose 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 Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the 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 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
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 (30 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 gal/day.

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

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

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

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 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.

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.*

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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED ARCHITECT
RICHARD DAVIS
No. C-27102
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
CALIFORNIA GREEN CODE NOTES

DRAWING NO
A0.4.1

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8/8/2024 8:44:29 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

AIA California

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

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

Y	N/A	RESPON. PARTY	
			5.303.3.4 Faucets and fountains.
			5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.
			5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
			5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].
			5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.
			5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].
			Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
☐	■		**5.303.4 COMMERCIAL KITCHEN EQUIPMENT.**
			5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not effect local jurisdiction authority to prohibit or require disposer installation.
☐	■		**5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.
☐	■		**5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.
			SECTION 5.304 OUTDOOR WATER USE
■	☐	LANDSCAPE	**5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
■	☐	LANDSCAPE	**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.85 with an additional water allowance for special landscape areas (SLA) of 0.35. Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO. **5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 500 square feet. **5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.
			DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
			SECTION 5.401 GENERAL **5.401.1 SCOPE.** The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.
			SECTION 5.402 DEFINITIONS **5.402.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)* **ADJUST**. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper. **BALANCE.** To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. **BUILDING COMMISSIONING.** A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. **ORGANIC WASTE.** Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste. **TEST.** A procedure to determine quantitative performance of a system or equipment

Y	N/A	RESPON. PARTY	
			SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT **5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.
■	☐		**5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods.
		LANDSCAPE	**5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures.
		ARCHITECT	**5.407.2.2 Entries and openings.** Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:
		ARCHITECT	**5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection.
		ARCHITECT	**5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane.
			SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING **5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
■	☐	CONSTRUCTION	**5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. **Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.
			5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.
			5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. **Notes:** 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
■	☐	CONSTRUCTION	**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. **Note:** Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/iDEAR-A_REGS_UWR_FinalText.pdf
■	☐	CONSTRUCTION	**5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. **Notes:** 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)
			SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS
■	☐	ARCHITECT	**5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. **5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. **5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). **Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

Y	N/A	RESPON. PARTY	
			5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include: 1. Owner's or Owner representative's project requirements. 2. Basis of design. 3. Commissioning measures shown in the construction documents. 4. Commissioning plan. 5. Functional performance testing. 6. Documentation and training. 7. Commissioning report. **Exceptions:** 1. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. **Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning. **Informational Notes:** 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.
			5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals. 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations.
			5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse system.
			5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests. c. Functions to be tested. d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.
			5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.
			5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations. **5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. 4. Major systems. 5. Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable. **5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment.
			5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.
☐	■	CONSTRUCTION	**5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. **5.410.4.2 (Reserved)** **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems. **5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems. **5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. **5.410.4.3.1 HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y	N/A	RESPON. PARTY	
			5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. **5.410.4.5 Operation and maintenance (O & M) manual.** Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. **5.410.4.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.
			DIVISION 5.5 ENVIRONMENTAL QUALITY
			SECTION 5.501 GENERAL **5.501.1 SCOPE.** The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.
			SECTION 5.502 DEFINITIONS **5.502.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)* **ARTERIAL HIGHWAY.** A general term denoting a highway primarily for through traffic usually on a continuous route. **A-WEIGHTED SOUND LEVEL (dBA).** The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. **1 BTU/HOUR.** British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit. **COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).** A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. **COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). **Note:** See CCR, Title 17, Section 93120.1. **DAY-NIGHT AVERAGE SOUND LEVEL (Ldn).** The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). **DECIBEL (db).** A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity. **ELECTRIC VEHICLE (EV).** An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included. **ELECTRIC VEHICLE CHARGING STATION(S) (EVCS).** One or more spaces intended for charging electric vehicles. **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. **ENERGY EQUIVALENT (NOISE) LEVEL (Leq).** The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. **EXPRESSWAY.** An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections. **FREEWAY.** A divided arterial highway with full control of access and with grade separations at intersections. **GLOBAL WARMING POTENTIAL (GWP).** The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. **GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).** A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14, the AR4 GWP values are found in column "100 yr" of Table 2.14. **HIGH-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hidrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **LONG RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter. **LOW-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **MERV.** Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999. **MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC). **PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). **PSIG.** Pounds per square inch, guage. **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. **SCHRADER ACCESS VALVES.** Access fittings with a valve core installed. **SHORT RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. **SUPERMARKET.** For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cease, or walk-in coolers or freezers connected to remote compressor units or condensing units. **VOC.** A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a) **Note:** Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.
☐	☐		**SECTION 5.503 FIREPLACES** **5.503.1 FIREPLACES.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.
			SECTION 5.504 POLLUTANT CONTROL
☐	☐		**5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.
☐	☐		**5.504.3 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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.*

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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

LEAD
BWP BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
STEPHANIE DIANE KAM
No. C-31436
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
CALIFORNIA GREEN CODE NOTES
DRAWING NO.
A0.4.2

8/8/2024 8:44:34 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

AIA California

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

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

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

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168. www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

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

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

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

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

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. Ln or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. Ln or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ln noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

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

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

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

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

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device the indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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

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

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

703 VERIFICATIONS

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

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.*

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Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED ARCHITECT
RICHARD DAVIS
No. C-31402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
CALIFORNIA GREEN CODE NOTES
DRAWING NO
A0.4.3

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8/8/2024 8:44:38 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

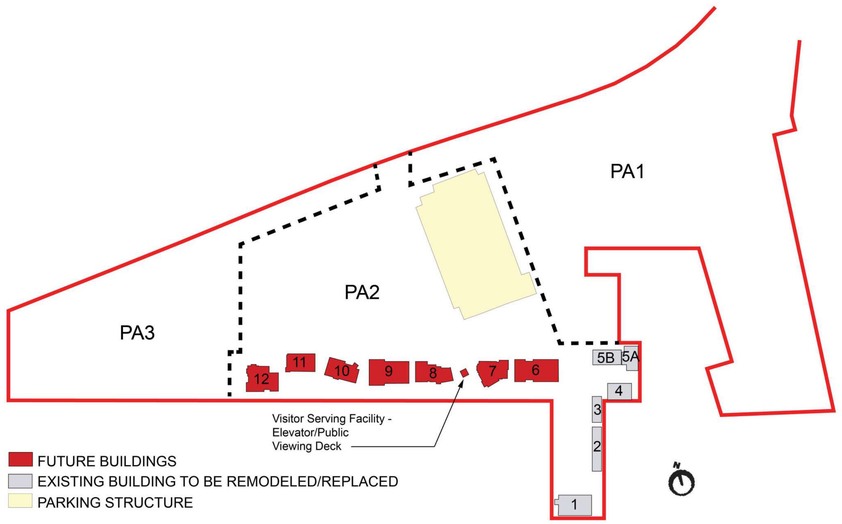
County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

APPROVED FLOOR AREA FROM APROVED CDP DATED MAY 17, 2019

PLANNING AREA CALCULATIONS COMPARISON



DANA POINT HARBOR PARTNERS PLANNING AREA CALCULATIONS CDP APPROVED

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	New	Restaurant	35'-0"	35 Feet Max.	11,810	2,000
BUILDING 2	Existing	Restaurant	21'-7"	35 Feet Max.	3,394	606
BUILDING 3	Existing	Retail	20'-8"	35 Feet Max.	2,139	
BUILDING 4	Existing	Retail	30'-10"	35 Feet Max.	1,300	
		Office			2,636	
BUILDING 5A	Existing	Restaurant	35'-0"	35 Feet Max.	7,173	2,211
BUILDING 5B	Existing	Restaurant	20'-6"	35 Feet Max.	3,127	949
BUILDING 6*	New	Retail	54'-2"	60 Feet Max.	4,251	730
		Restaurant			8,461	
BUILDING 7	New	Retail	46'-4"	60 Feet Max.	6,867	
		Restaurant			3,060	720
		Office/Boater Misc.			2,909	
BUILDING 8	New	Retail	52'-8"	60 Feet Max.	5,760	
		Restaurant			7,291	740
BUILDING 9	New	Retail	50'-0"	60 Feet Max.	3,082	
		Restaurant			15,366	3,574
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	6,268	3,321
		Reail			1,354	
BUILDING 11	New	Restaurant	35'-0"	35 Feet Max.	908	595
		Retail			5,282	
BUILDING 12	New	Restaurant	32'-0"	35 Feet Max.	10,212	4,648
TOTAL					**112,650**	**20,094**
BUILDING 11	New	Museum	35'-0"	35 Feet Max.	4,362	2,675
Elevator/Public Viewing Deck**	New	Elevator/Viewing Deck	59'-0"	60 Feet Max.	206	
PD - Boater Services	New	Boater Service	11'-0"	35 Feet Max.	1,425	
TOTAL					**118,643**	**22,769**

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

Retail	30,035
Restaurant	77,070
Office	5,545
TOTAL	112,650
Visitor Serving Facilities	5,993
TOTAL	118,643

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

Retail	31,017
Restaurant	75,948
Office	6,570
TOTAL	113,535
Visitor Serving Facilities	4,987
TOTAL	118,522

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

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

DANA POINT HARBOR PARTNERS PLANNING AREA CALCULATIONS

BUILDING NUMBER	EXISTING OR NEW	USE	HEIGHT (NOTE 1)	ALLOWABLE HEIGHTS (NOTE 2)	INDOOR RENTABLE	OUTDOOR AREA
BUILDING 1	New	Restaurant	35'-0"	35 Feet Max.	11,809	2,000
BUILDING 2	Existing	Restaurant	21'-7"	35 Feet Max.	3,399	657
BUILDING 3	Existing	Retail	20'-8"	35 Feet Max.	2,153	
BUILDING 4	Existing	Retail	30'-10"	35 Feet Max.	1,352	
		Office			2,593	
BUILDING 5A	Existing	Restaurant	35'-0"	35 Feet Max.	7,206	2,195
BUILDING 5B	Existing	Restaurant	20'-6"	35 Feet Max.	3,142	966
BUILDING 6*	New	Retail	54'-2"	60 Feet Max.	7,254	
		Restaurant			4,976	748
BUILDING 7	New	Retail	46'-4"	60 Feet Max.	5,845	
		Restaurant			4,043	570
		Office/Boater Misc.			2,938	
BUILDING 8	New	Retail	52'-8"	60 Feet Max.	2,708	
		Restaurant			10,388	662
BUILDING 9	New	Retail	50'-0"	60 Feet Max.	3,970	
		Restaurant			14,595	2,413
BUILDING 10	New	Restaurant	35'-0"	35 Feet Max.	6,225	4,299
		Reail			1,344	
BUILDING 11	New	Retail	35'-0"	35 Feet Max.	6,391	613
		Office			1,039	
BUILDING 12	New	Restaurant	32'-0"	35 Feet Max.	10,165	5,094
TOTAL					**113,535**	**20,217**
BUILDING 11	New	Museum	35'-0"	35 Feet Max.	3,356	2,668
Elevator/Public Viewing Deck**	New	Elevator/Viewing Deck	59'-0"	60 Feet Max.	206	
PD - Boater Services	New	Boater Service	11'-0"	35 Feet Max.	1,425	
TOTAL					**118,522**	**22,885**

*Assumes Building 6 2nd level as single tenant.

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

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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
B|W|P

LICENSED ARCHITECT
BRANDON DEARY
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
CDP COMPLIANCE

DRAWING NO.
A0.5.1

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CITY OF DANA POINT
PLANNING DIVISION

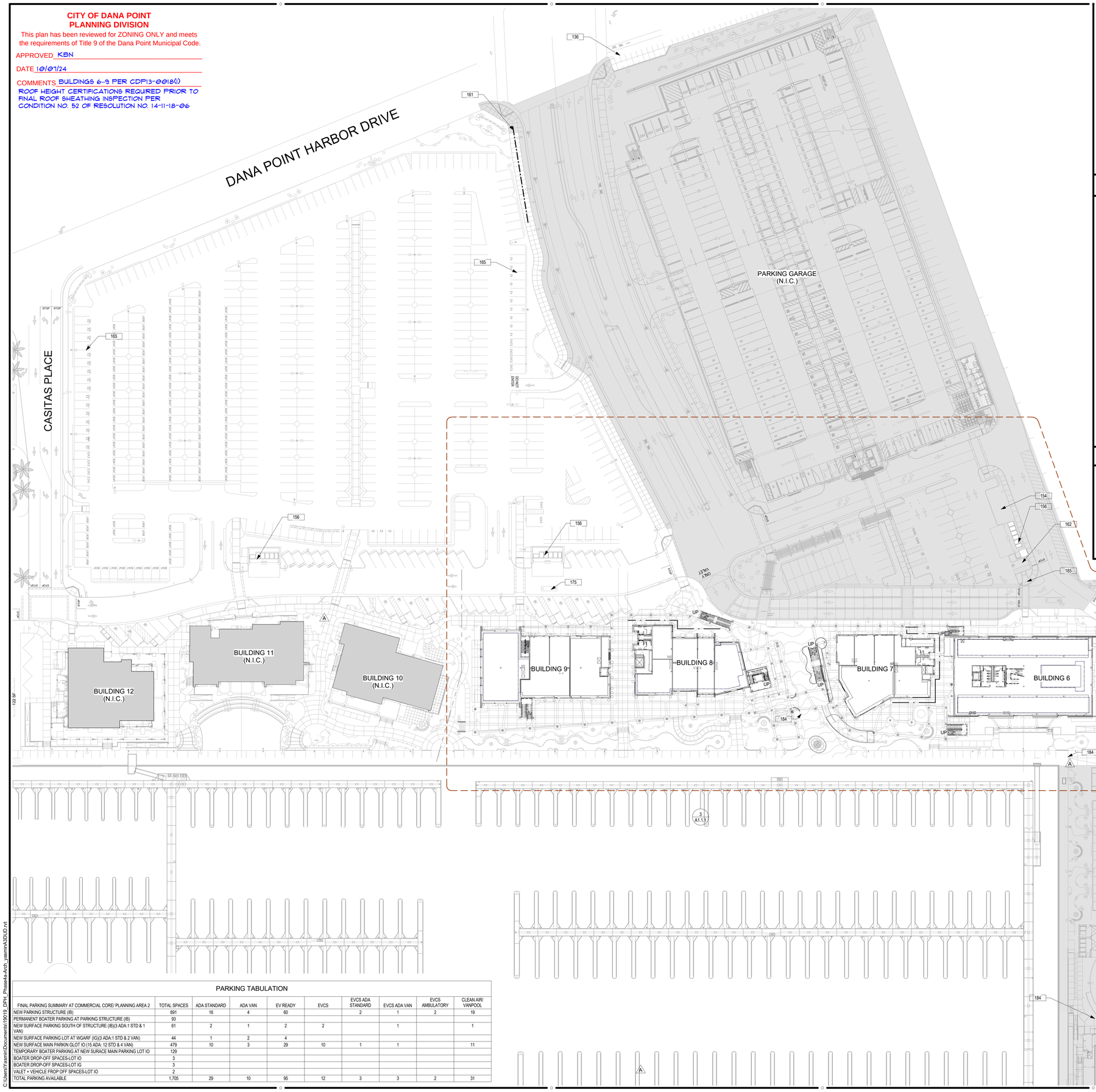
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



PARKING TABULATION

FINAL PARKING SUMMARY AT COMMERCIAL CORE/ PLANNING AREA 2	TOTAL SPACES	ADA STANDARD	ADA VAN	EV READY	EVCS	EVCS ADA STANDARD	EVCS ADA VAN	EVCS AMBULATORY	CLEAN AIR/ VANPOOL
NEW PARKING STRUCTURE (IB)	891	16	4	60		2	1	2	19
PERMANENT BOATER PARKING AT PARKING STRUCTURE (IB)	93								
NEW SURFACE PARKING SOUTH OF STRUCTURE (IB)(3 ADA:1 STD & 1 VAN)	61	2	1	2	2		1		1
NEW SURFACE PARKING LOT AT WGARF (IG)(3 ADA:1 STD & 2 VAN)	44	1	2	4					
NEW SURFACE MAIN PARKIN GLOT IO (15 ADA: 12 STD & 4 VAN)	479	10	3	29	10	1	1		11
TEMPORARY BOATER PARKING AT NEW SURACE MAIN PARKING LOT IO	129								
BOATER DROP-OFF SPACES-LOT IO	3								
BOATER DROP-OFF SPACES-LOT IG	3								
VALET + VEHICLE FROP OFF SPACES-LOT IO	2								
TOTAL PARKING AVAILABLE	1,705	29	10	95	12	3	3	2	31

SITE PLAN 4
1" = 40'-0" A2.4 A1.0.1

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SITE PLAN GENERAL NOTES

01 NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER ON RECORD.
02 ANY CONTRACTOR PERFORMING WORK AS INDICATED HEREON FOR THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS/HER OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
03 THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EARTH EXCAVATION OUTSIDE OF THE PROJECT AREA UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD. ALL ASHALPT, 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 UITILITIES WHICH MAY AFFECT WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.
05 THE CONTRACTOR SHALL 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 COURSE OF WORK AND NOT BLOCK LEGAL EXITS AND ENTRANCES. LEAVE WORK AREAS CLEAN, FREE OF DEBRIS AT END OF EACH DAY AND COMPLY WITH ALL APPLICABLE CODES.
06 ALL CONCRETE AND ASPHALT CONCRETE PAVEMENT TO BE REMOVED SHALL BE REMOVED UTILIZING A SAW CUT (MIN CUT DEPTH 1-1/2"), AND OR OTHER METHODS APPROVED BY ENGINEER OF RECORD.
07 THE CONTRACTOR SHALL ADJUST ALL UTILITY VALVE BOXES, MANHOLES, ETC. TO GRADE UPON COMPLETION OF PAVING. ASPHALTIC CONCRETE PAVEMENT SHALL ONLY BE USED TO PATCH AROUND RAISED UTILITIES IN ASPHALT STREETS.
08 THE CONTRACTOR SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE OWNER, ANY PAVING, CURB AND GUTTER OR OTHER IMPROVEMENTS CUT, REMOVED, OR DAMAGED IN CONJUNCTION WITH THIS PROJECT.
09 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER OF RECORD AND THEIR REPRESENTATIVE, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER OF RECORD.
10 CONTRACTOR SHALL PROVIDE FOR DUST CONTROL, TRAFFIC CONTROL AND RELATED CONSTRUCTION BEST MANAGEMENT PLAN AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE CITY.
11 BARRICADES WITH FLASHING LIGHTS ARE TO BE MAINTAINED ON ALL OBSTRUCTUIONS WITHIN THE PUBLIC RIGHT-OF-WAY 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) 422-4133 TWO (2) DAYS PRIOR TO BEGINNING WORK. ALL UNDERGROUND UTILITIES AS SHOWN HEREON ON THE PLANS ARE BASED UPON REVIEW AVAILABLE RECORDS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO "POT-HOLE" THE UTILITIES AS SHOWN HEREON IN ORDER TO PRECISELY LOCATE SAID UTILITIES RELATIVE TO LINE AND GRADE PRIOR TO COMMENCEMENT OF WORK. ANY VARIATION OF THE UNDERGROUND UTILITY LOCATION IS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE AND RESPONSIBILITY OF ANY DAMAGE THAT MAY OCCUR TO ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS.
13 THE SANITARY SEWER, STORM DRAIN SYSTEM, WATER MAINS, GAS MAINS, AND ALL OTHER UNDERGROUND UTILITES SHALL BE PLACED UNDERGROUND PRIOR TO PAVING CONSTRUCTION.

SITE PLAN KEYNOTES

136 PROPERTY LINE
154 ELECTRICAL TRANSFORMER
156 TRASH ENCLOSURE UNDER SEPARATE PERMIT
161 ACCESSIBLE PARKING ENTRANCE SIGN SEE 3/A1.2.1
162 ACCESSIBLE PARKING STALL SEE 5/A1.2.1 AND CIVIL DRAWINGS
165 FUTURE EV PARKING STALL
175 GREASE INTERCEPTOR. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS FOR SIZE AND SPECIFICATIONS
184 ACCESSIBLE ROUTE SIGN TO BE LOCATED AT EACH ACCESSIBLE ROUTE TO BUILDING ENTRANCE, AT EVERY MAJOR JUNCTION OR WHEREVER AHJ HAS DIRECTED TO COMPLY; SEE DETAIL 10/A1.2.1
185 FLARED CURB RAMP WITH TRUNCATED DOMES PER CIVIL DRAWINGS. SEE DETAIL 11/A1.2.1

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E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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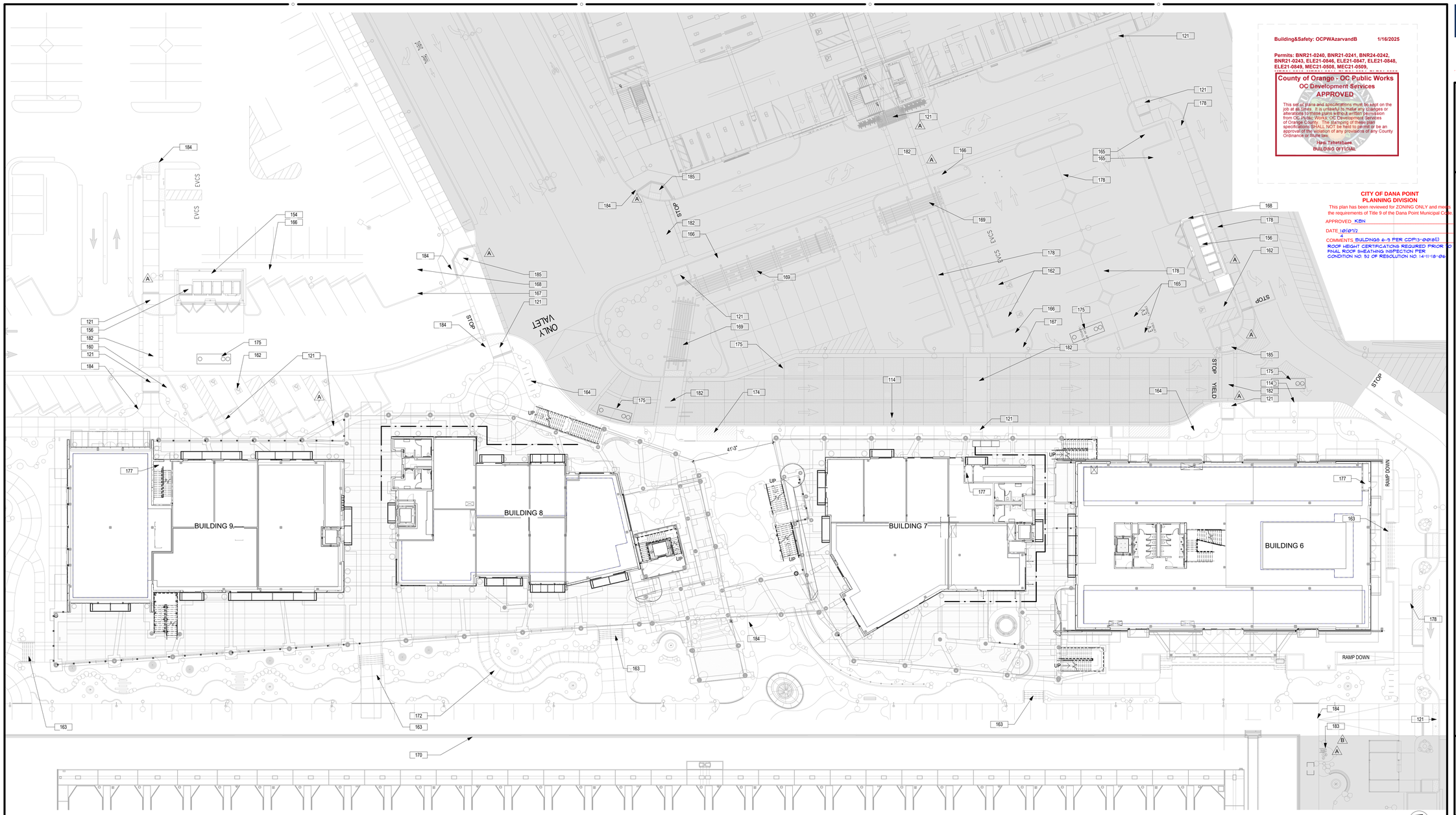
PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.
A1.0.1

8/8/2024 8:45:05 AM



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED: KBN

DATE: 10/01/12

4

COMMENTS: BUILDINGS 6-9 PER CDP13-0018(C)
ROOF HEIGHT CERTIFICATION REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

ENLARGED SITE PLAN
1" = 20'-0"

3
A1.0.1 | A1.1.1

SITE PLAN KEYNOTES

114	ON STREET PARALLEL PARKING
121	PERPENDICULAR CURB RAMP WITH WITH 70% CONTRAST COLOR OF YELLOW TRUNCATED TRUNCATED DOMES PER CIVIL DRAWINGS, SEE DETAIL 2/A1.2.1
156	TRASH ENCLOSURE UNDER SEPARATE PERMIT
160	PLANTER PER LANDSCAPE DRAWINGS
162	ACCESSIBLE PARKING STALL SEE 5/A1.2.1 AND CIVIL 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 P/V VALVE PER CIVIL DRAWINGS
168	FIRE SERVICE BACKFLOW DEVICE PER CIVIL DRAWINGS
169	TRELLIS UNDER SEPARATE PERMIT
174	PARALLEL PASSANGER LOADING ZONE. SEE DETAIL 14/A1.2.1
175	GREASE INTERCEPTOR; 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/A1.2.1 OR LANDSCAPE PLANS SHEET L7.0.1
184	ACCESSIBLE ROUTE SIGN TO BE LOCATED AT EACH ACCESSIBLE ROUTE TO BUILDING ENTRANCE, AT EVERY MAJOR JUNCTION OR WHEREVER AHJ HAS DIRECTED TO COMPLY; SEE DETAIL 10/A1.2.1

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Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
ENLARGED SITE PLAN

DRAWING NO.
A1.1.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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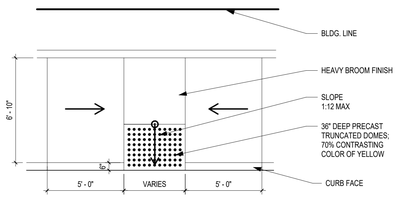
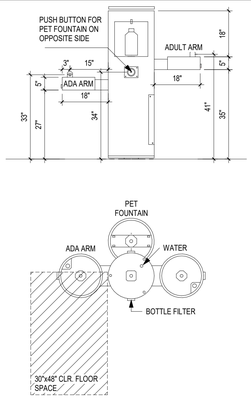
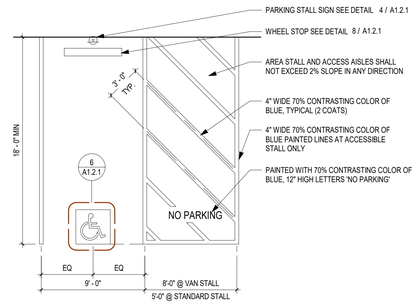


PARALLEL CURB RAMP 13 / A1.2.1
1/4" = 1'-0"



DRINKING FOUNTAIN A 9 / A1.2.1
1/2" = 1'-0"



ACCESSIBILITY STALL 5 / A1.2.1
3/16" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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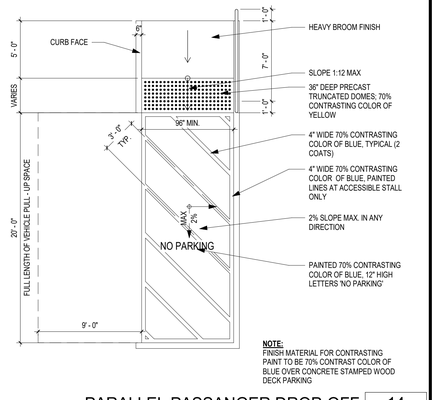
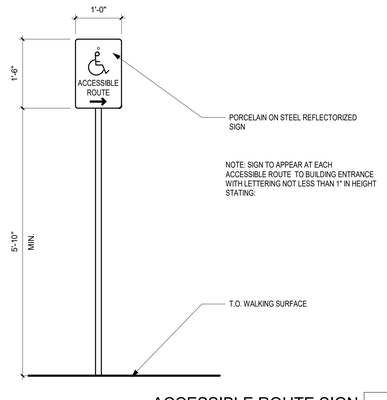
Hirsi Tabatabaee
BUILDING OFFICIAL

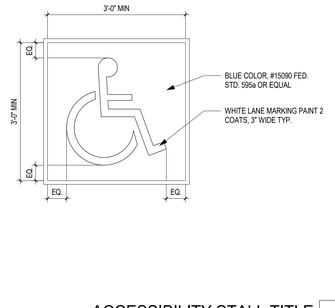


NOTE:
FINISH MATERIAL FOR CONTRASTING PAINT TO BE 70% CONTRAST COLOR OF BLUE OVER CONCRETE STAMPED WOOD DECK PARKING

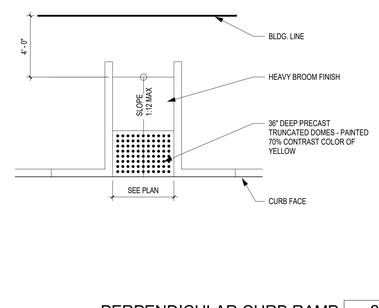
PARALLEL PASSANGER DROP-OFF 14 / A1.2.1
3/16" = 1'-0"



ACCESSIBLE ROUTE SIGN 10 / A1.2.1
3/4" = 1'-0"

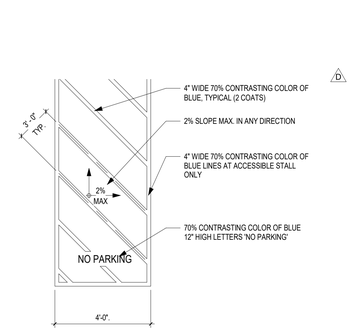


ACCESSIBILITY STALL TITLE 6 / A1.2.1 / A1.2.1
3/4" = 1'-0"

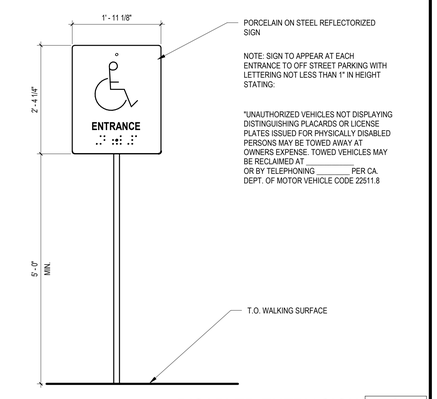


PERPENDICULAR CURB RAMP 2 / A1.2.1
1/4" = 1'-0"

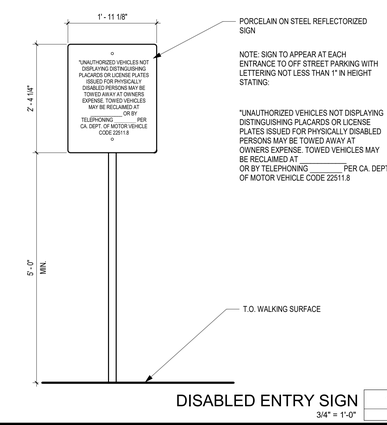
FLARED CURB RAMP 11 / A1.2.1
1/4" = 1'-0"



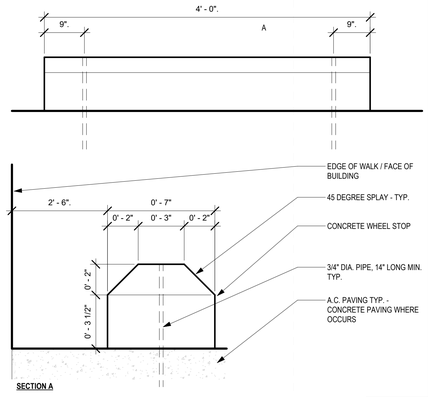
PATH OF TRAVEL 7 / A1.2.1
3/16" = 1'-0"



DISABLED ENTRY SIGN 3 / A1.2.1
3/4" = 1'-0"

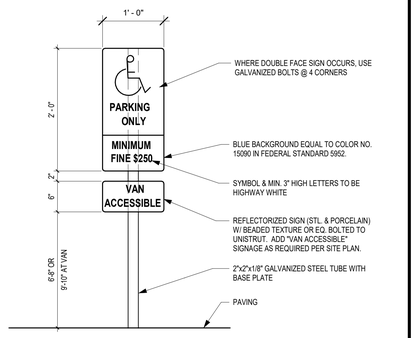


DISABLED ENTRY SIGN 12 / A1.2.1
3/4" = 1'-0"



WHEEL STOP 8 / A1.2.1
3" = 1'-0"

NOTE: SEE SIGNAGE PACKAGE FOR SIGN AND POLE DESIGN



ACCESSIBILITY STALL SIGNAGE 4 / A1.2.1
1" = 1'-0"

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CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

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BRANDON DEBOER
No. C-37432
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
SITE DETAILS

DRAWING NO.
A1.2.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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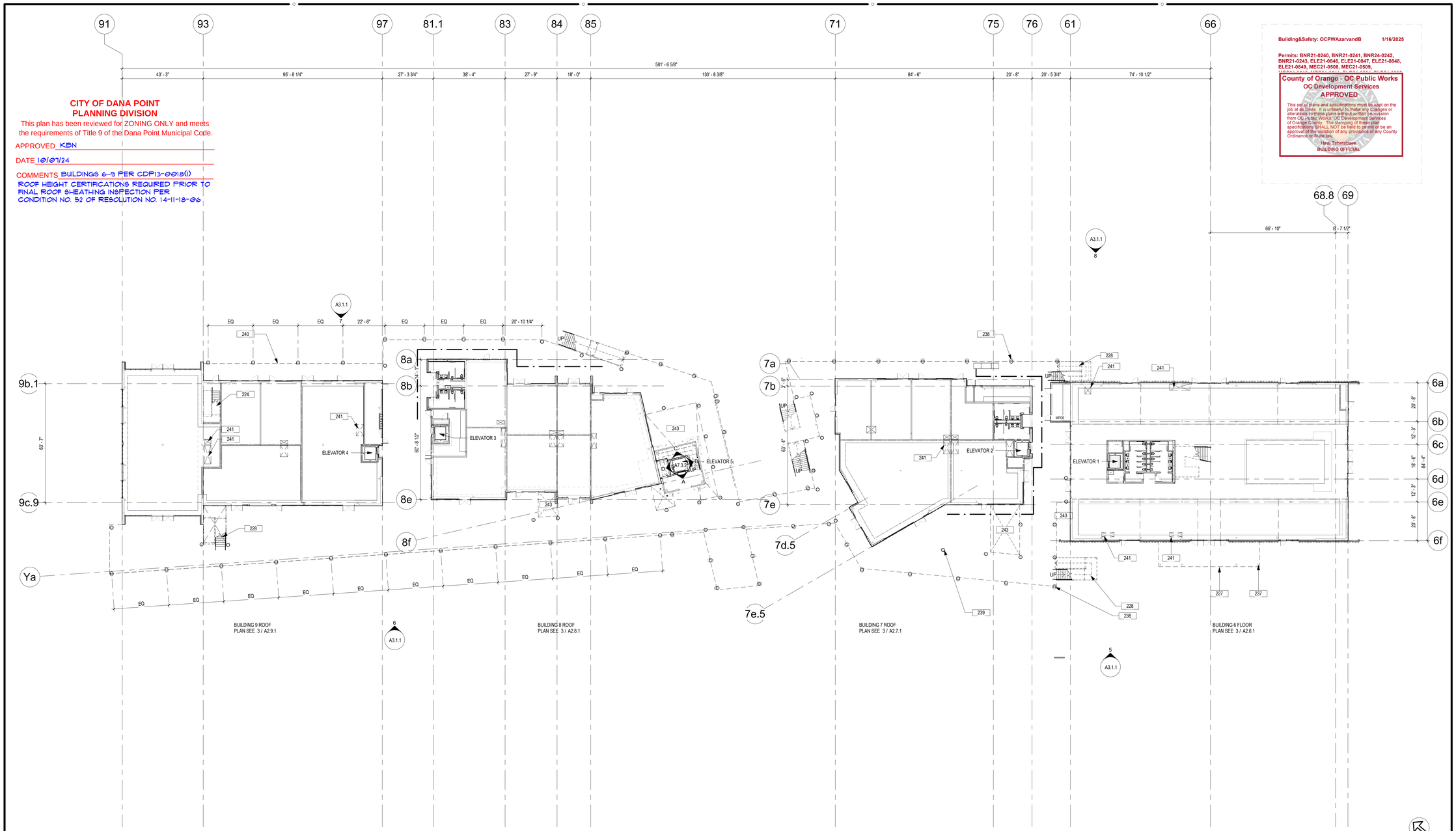
BUILDING OFFICIAL



OVERALL FLOOR PLAN, LEVEL 1
3/64" = 1'-0"

3
A2.4 | A2.0.1

FLOOR PLAN LEGEND

Room name 101	ROOM REFERENCE SEE A10.1.1
101	DOOR REFRENCE SEE A10.1.1
	SPOT ELEVATION
1 / A101	VIEW REFRENCE
P1	PARTITION TYPE SEE A9.1.1
	NEW PARTITION
	NEW 1-HR FIRE-RATED PARTITION
	NEW CONCRETE WALL

FLOOR PLAN KEYNOTES

224 CONCRETE FILLED METAL PAN STAIRS TREADS AND CLOSED RISERS.
227 DASH LINE INDICATES METAL DECK ABOVE
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 6/A7.2.1 FOR TYPICAL PLAN
237 STEEL COLUMN WITH INTUMESCENT PAINT, TYP.
238 SLOPED FRP COLUMN COVER O/ STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING. FILL BOTTOM 4' OF CAVITY WITH SAND, TYP.
239 FRP COLUMN COVERED O/ STEEL COLUMN WITH SPTRAY APPLIED FIREPROOFING. FILL BOTTOM 4' OF CAVITY WITH SAND, TYP.
240 DASHED LINE INDICATES DECK ABOVE
241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTRUE TENANT USE
243 OPEN ABOVE

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 FURHTER 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 MOUNTER 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 (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 A9.1.1
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 11/A9.9.1
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 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 603.1
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS.
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION.

SMSARCHITECTS
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Irvine, California 92618
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CONSTANT

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CLIENT
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BURNHAM|WARD

LICENSED ARCHITECT
No. C-31432
11.30.25
Exp. Date
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
LEVEL 1 OVERALL FLOOR PLAN

DRAWING NO.
A2.0.1

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8/8/2024 8:45:38 AM

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
DATE 10/01/24
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Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
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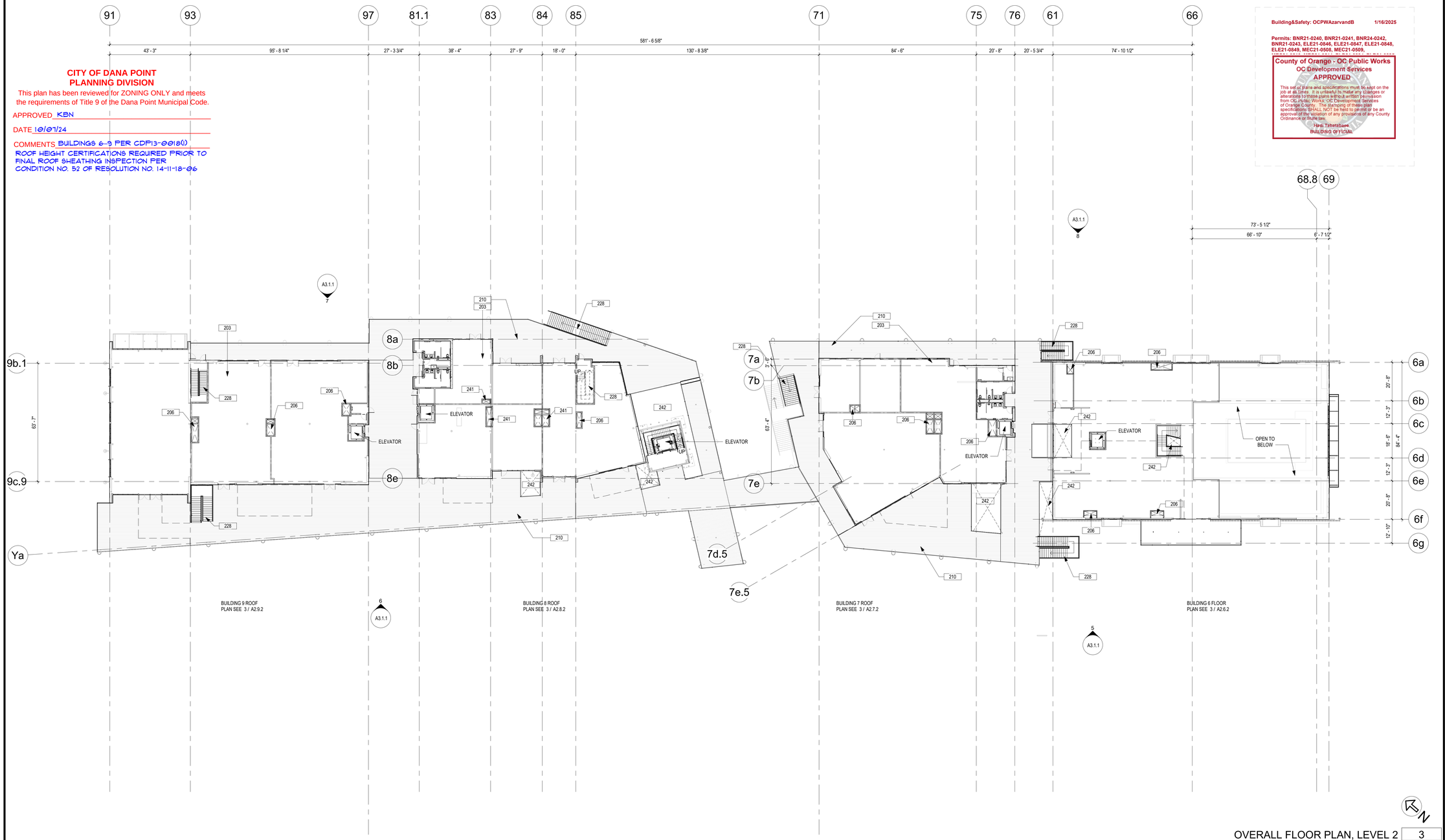
BUILDING OFFICIAL



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

FLOOR PLAN KEYNOTES

203 CONCRETE O/ METAL DECK PER STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
210 T&G WOOD DECK O/PEDESTAL 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 THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6/A7.2.1 FOR TYPICAL PLAN
241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTRUE TENANT USE
242 OPEN TO BELOW

FLOOR PLAN LEGEND

Room name 101 — ROOM REFERENCE — SEE A10.1.1
101 — DOOR REFRENCE — SEE A10.1.1
SPOT ELEVATION
1 / A101 — VIEW REFRENCE
P1 — PARTITION TYPE — SEE A9.1.1
NEW PARTITION
NEW 1-HR FIRE-RATED PARTITION
NEW CONCRETE WALL

FLOOR PLAN GENERAL NOTES

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28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION. (C)

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Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT — KENNON D. KEAN — No. C-31452 — 11-30-25 Exp. Date — STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
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E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
LEVEL 2 OVERALL FLOOR PLAN

DRAWING NO.
A2.0.2

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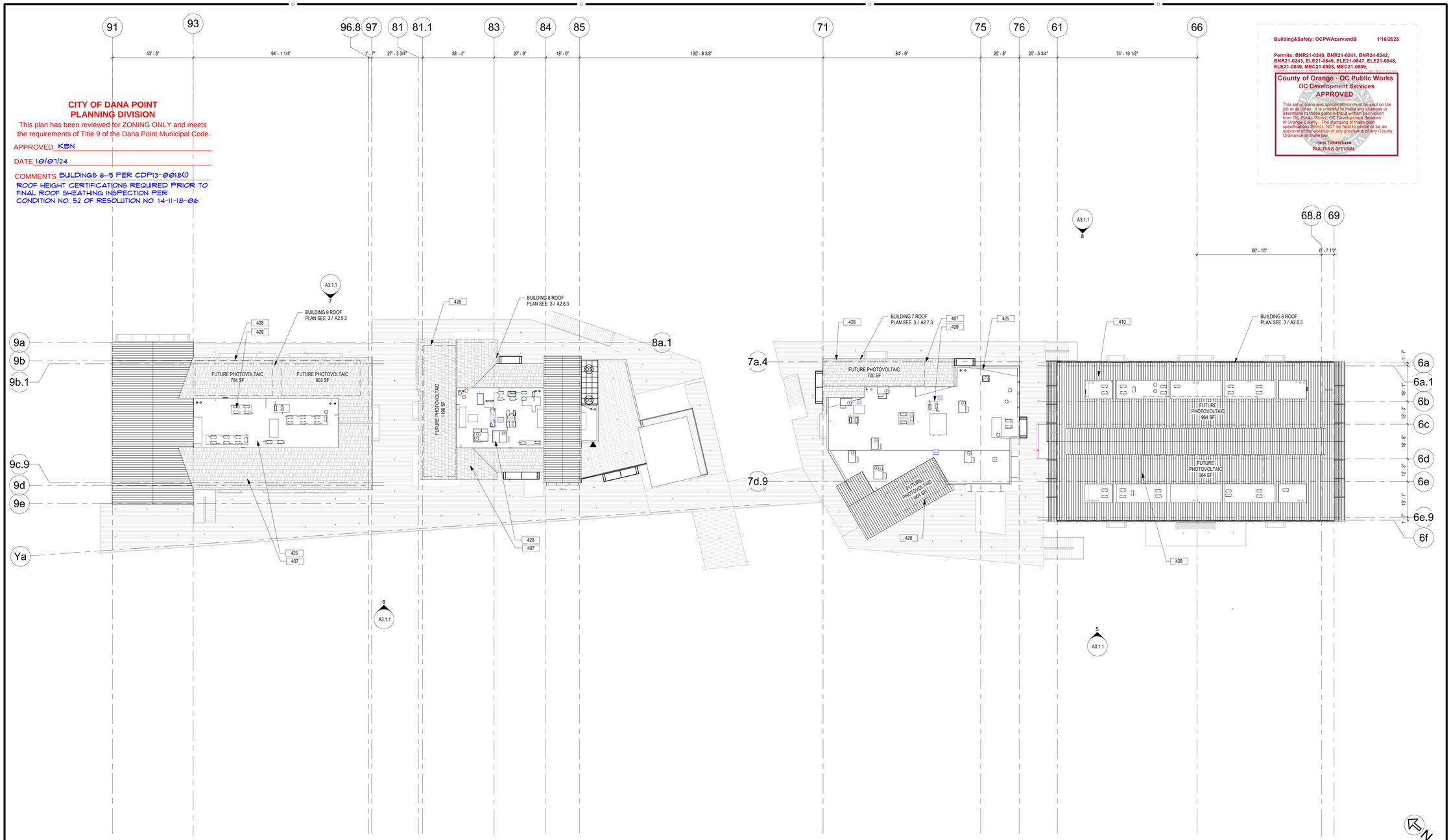
8/8/2024 8:45:50 AM



OVERALL ROOF PLAN
3/64" = 1'-0"

3 | A2.4 | A2.0.3

ROOF PLAN KEYNOTES

407 ASPHALT ROOF SHINGLES O/ UNDERLAYMENT O/ DENSDECK O/RIGID INSULATION O/ METAL DECK CLASS B MINIMUM TO COMPLY WITH CBC TABLE 1505.1
410 METAL STANDING SEAM ROOFING O/ UNDERLAYMENT O/ DENSDECK O/ METAL DECK O/ CLEARSTORY
425 ROOF MEMBRANE O/ DENSE DECK O/ TAPERED RIGID INSULATION O/ METAL DECK
428 DASHED LINE INDICATES FUTURE PHOTOVOLTAIC
429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, 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 CONDITOINS 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 (B)
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 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
11 MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION. (G)

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CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
No. C-27432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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

DRAWING NO
A2.0.3

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8/8/2024 8:46:06 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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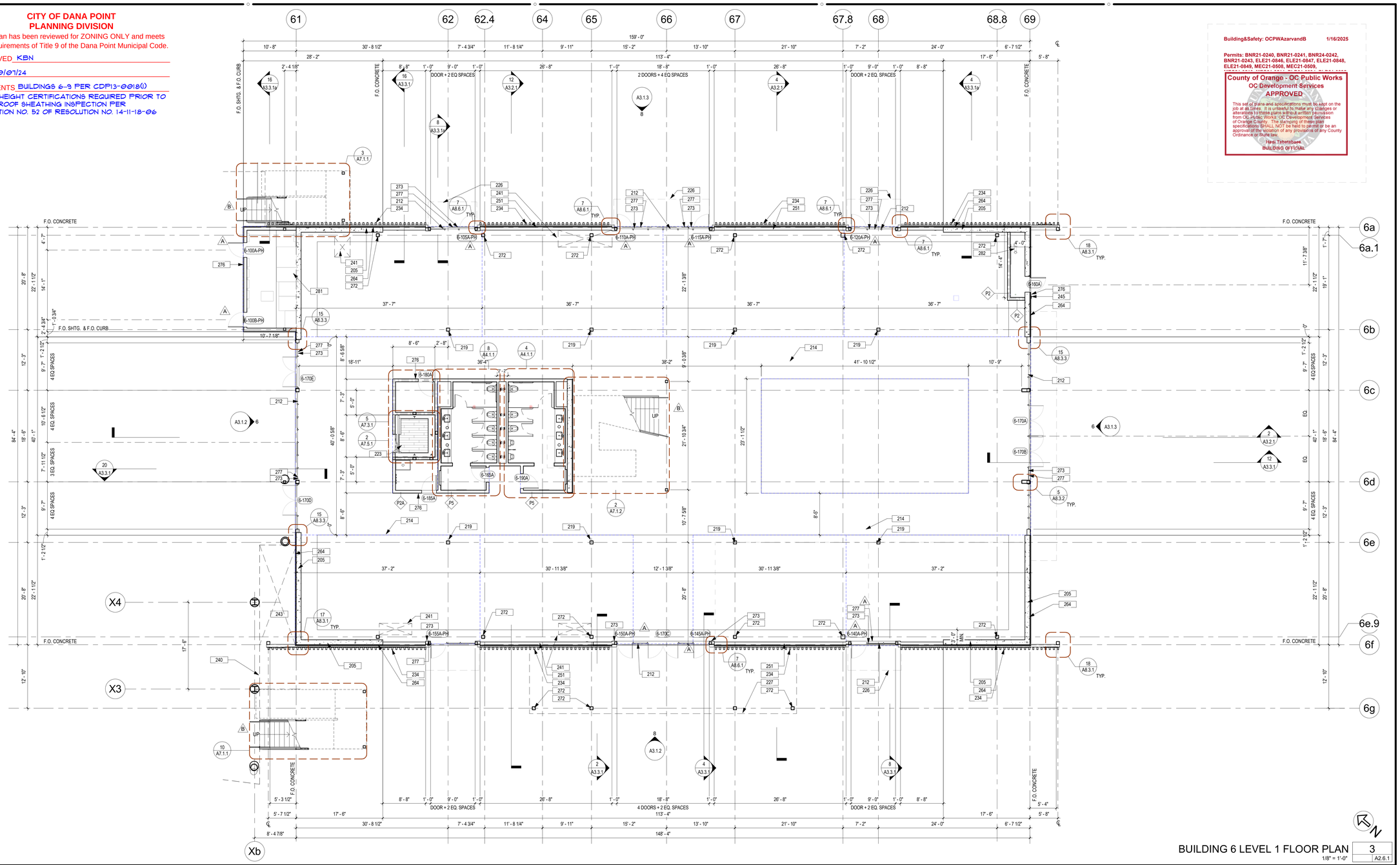
Hirsi Tabatabaee
BUILDING OFFICIAL



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

3
A2.6.1

LEGEND

Room name 101	ROOM REFERENCE SEE A10.1.1
101	DOOR REFRENCE SEE A10.1.1
	SPOT ELEVATION
1 / A101	VIEW REFRENCE
P1	PARTITION TYPE SEE A9.1.1
	NEW PARTITION
	NEW 1-HR FIRE-RATED PARTITION
	NEW CONCRETE WALL

FLOOR PLAN KEYNOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
214 CONCRETE SLAB ON GRADE O/ SAND O/ VAPOR BARRIER
219 PRIMARY STRUCTURAL COLUMN WITH SPRAY APPLIED FIREPROOFING, PER STRUCTURAL DRAWINGS
223 1 HOUR FIRE RATED ELEVATOR SHAFT
226 DASH LINE INDICATES CANOPY ABOVE
227 DASH LINE INDICATES METAL DECK ABOVE
234 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 KNOX BOX KEY SWITCH
251 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/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/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT
282 FIRE RISER, SEE FIRE PROTECTION PLANS

FLOOR PLAN GENERAL NOTES

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02 REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION
03 REFER TO MECHANICAL PLANS FOR FURHTER 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
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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
CHRISTOPHER D. PEARCE
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 1 FLOOR PLAN

DRAWING NO. A

A2.6.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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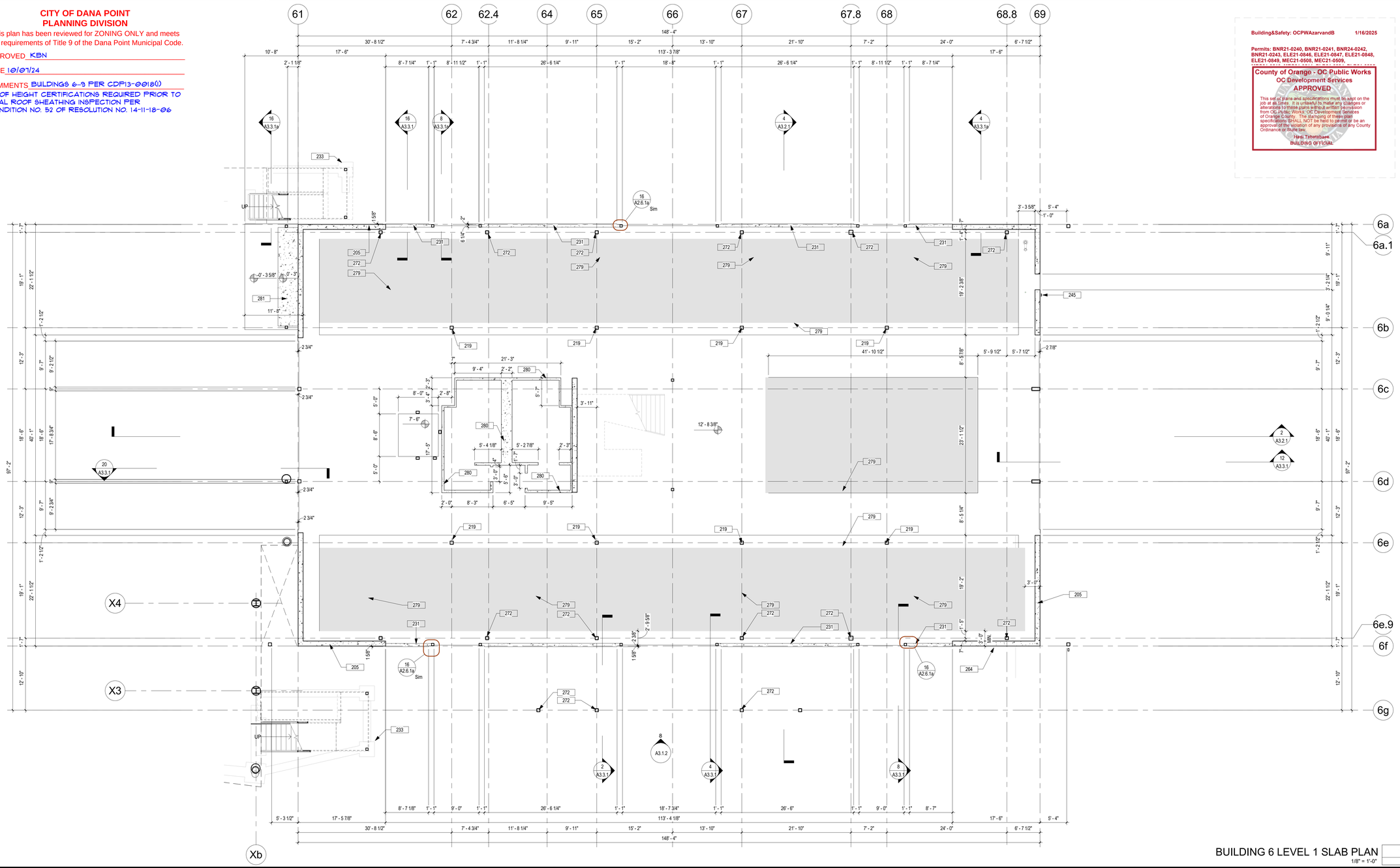
BUILDING OFFICIAL



BUILDING 6 LEVEL 1 SLAB PLAN 1
1/8" = 1'-0" A2.6.1a

SLAB PLAN LEGEND

NEW CONCRETE WALL

FUTURE CONCRETE SLAB PER TENANT

SLAB PLAN KEYNOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
219 PRIMARY STRUCTURAL COLUMN WITH SPRAY APPLIED FIREPROOFING, PER STRUCTURAL DRAWINGS
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
233 WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS
245 KNOX BOX KEY SWITCH
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
279 EDGE OF CONCRETE SLAB ON GRADE LEAVE OUT SLAB FOR FUTURE RESTAURANT TENANT SPACES. SLAB ON GREADE TO BE PROVIDED BY TENANT
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281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT

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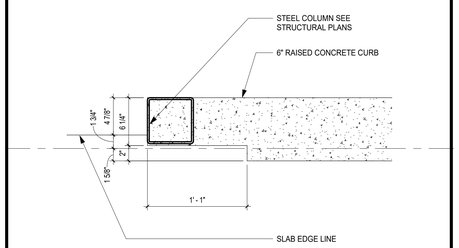

TYPICAL RAISED CURB EDGE 16
1 1/2" = 1'-0" A2.6.1a A2.6.1a

SMS ARCHITECTS
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Irvine, California 92618
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CONSTANT

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DANA POINT, CA 92629

CLIENT
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LICENSED ARCHITECT
CONNOR DOLAN
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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A	09/24/2021	COUNTY RESUBMITTAL
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 6 LEVEL 1 SLAB PLAN

DRAWING NO
A2.6.1a

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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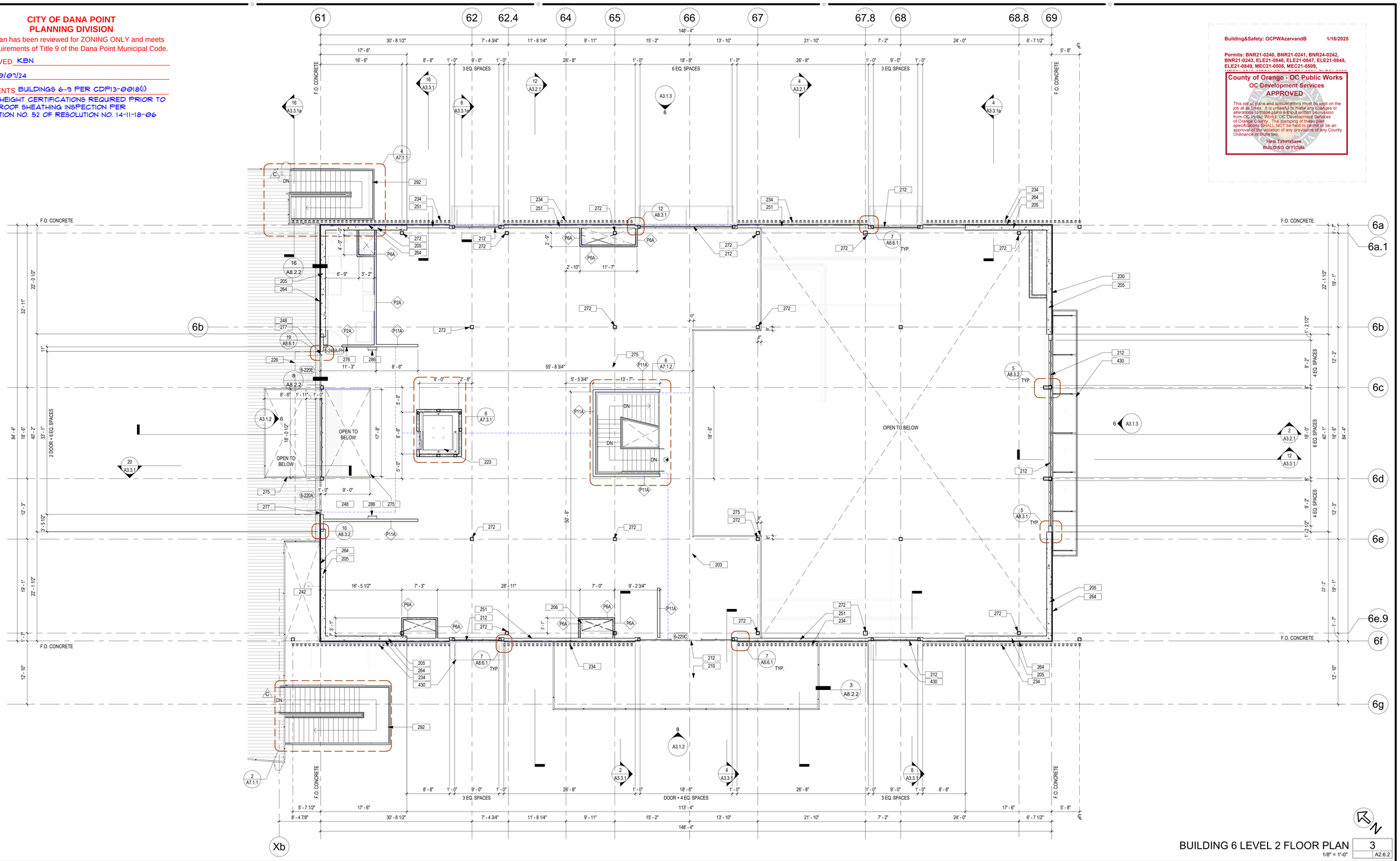
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 6 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"
3
A2.6.2

LEGEND

Room name 101

ROOM REFERENCE	SEE A10.1.1
DOOR REFRENCE	SEE A10.1.1
SPOT ELEVATION	
1 / A101 VIEW REFRENCE	
P1 PARTITION TYPE	SEE A9.1.1
NEW PARTITION	
NEW 1-HR FIRE-RATED PARTITION	
NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

203 CONCRETE O/ METAL DECK PER STRUCTURAL DRAWINGS
205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
210 T&G WOOD DECK O/PEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA TZ25 OR EQ. WITH LOW-E INSULATED GLAZING
223 1 HOUR FIRE RATED ELEVATOR SHAFT
226 DASH LINE INDICATES CANOPY ABOVE
230 EXTERIOR FINISH PER EXT. ELEVATION o/METAL FUR CHANNEL o/WRB o/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/STUD O/GYPSUM SHEATHING
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
275 42" GUARDRAIL PER FUTURE PERMIT, GC TO PROVIDE TEMPORARY BARRIER DURING CONSTRUCTION
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
286 MEZZANINE LADDER ACCESS
292 HANDRAIL ACCCENT LIGHT CENTERED BETWEEN POSTS TYP., PER LIGHTING DRAWINGS
430 PREFABRICATED METAL CANOPY W/ TENSION RODS

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 FURHTER 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 MOUNTER 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 (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 A9.1.1
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 11/A9.9.1
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 EMERGENGY 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 603.1
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
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27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS.
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
CHRISTOPHER D. SHY
No. C-67432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/09/2020	DESIGN DEVELOPMENT
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	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 LEVEL 2 FLOOR PLAN

DRAWING NO. A
A2.6.2

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CITY OF DANA POINT
PLANNING DIVISION

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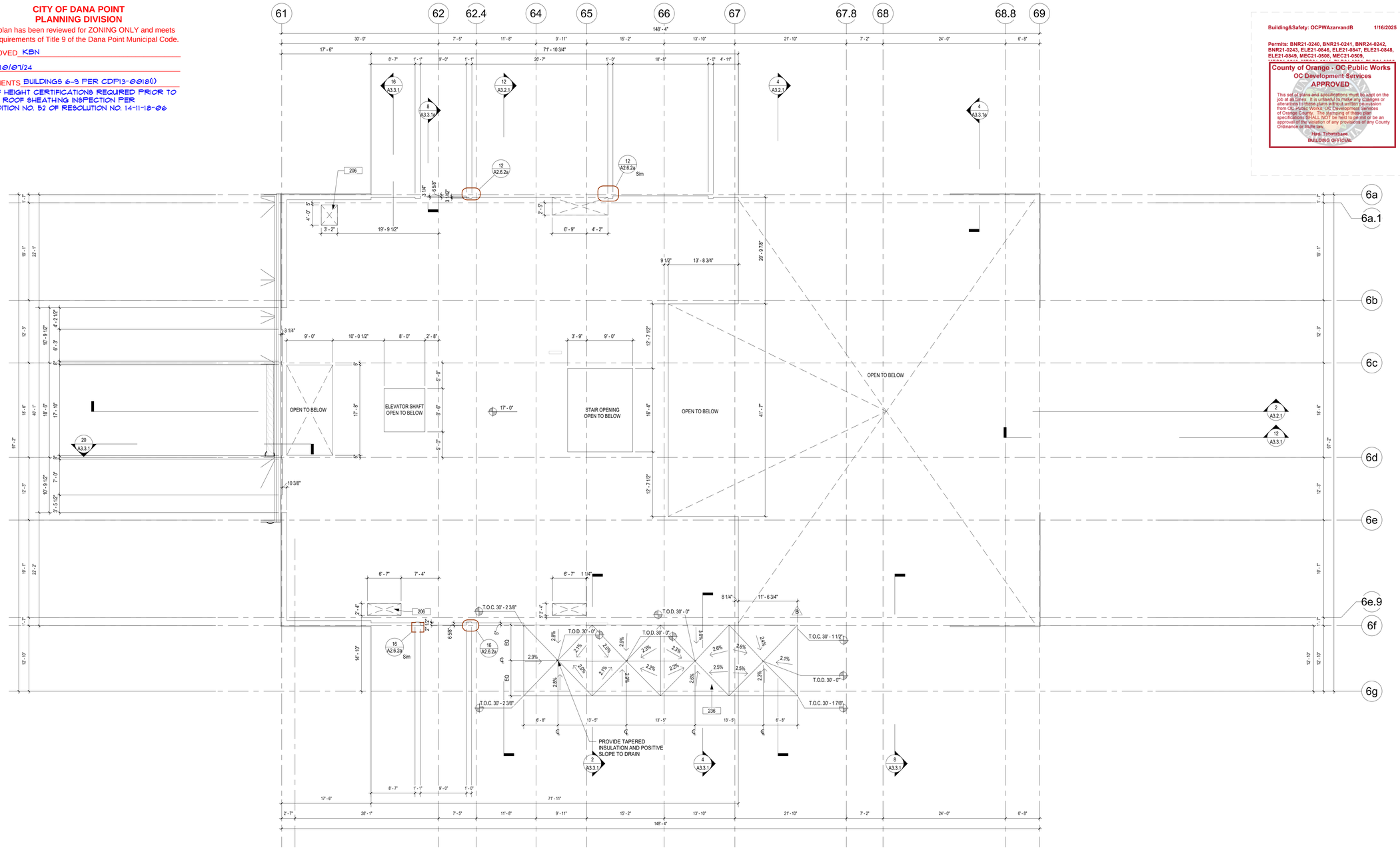
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



BUILDING 6, LEVEL 2 SLAB PLAN 3
1/8" = 1'-0" A2.4 A2.6.2a

TYPICAL DECK EDGE 2 - BUILDING 6 16
1 1/2" = 1'-0" A2.6.2a A2.6.2a

DECK EDGE #1 12
1 1/2" = 1'-0" A2.6.2a A2.6.2a

SLAB PLAN KEYNOTES NOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK

FLOOR PLAN GENERAL NOTES

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED ARCHITECT
RANDOLPH DAY
No. C-31402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE BUILDING 6 LEVEL 2 SLAB PLAN
DRAWING NO **A2.6.2a**

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CITY OF DANA POINT
PLANNING DIVISION

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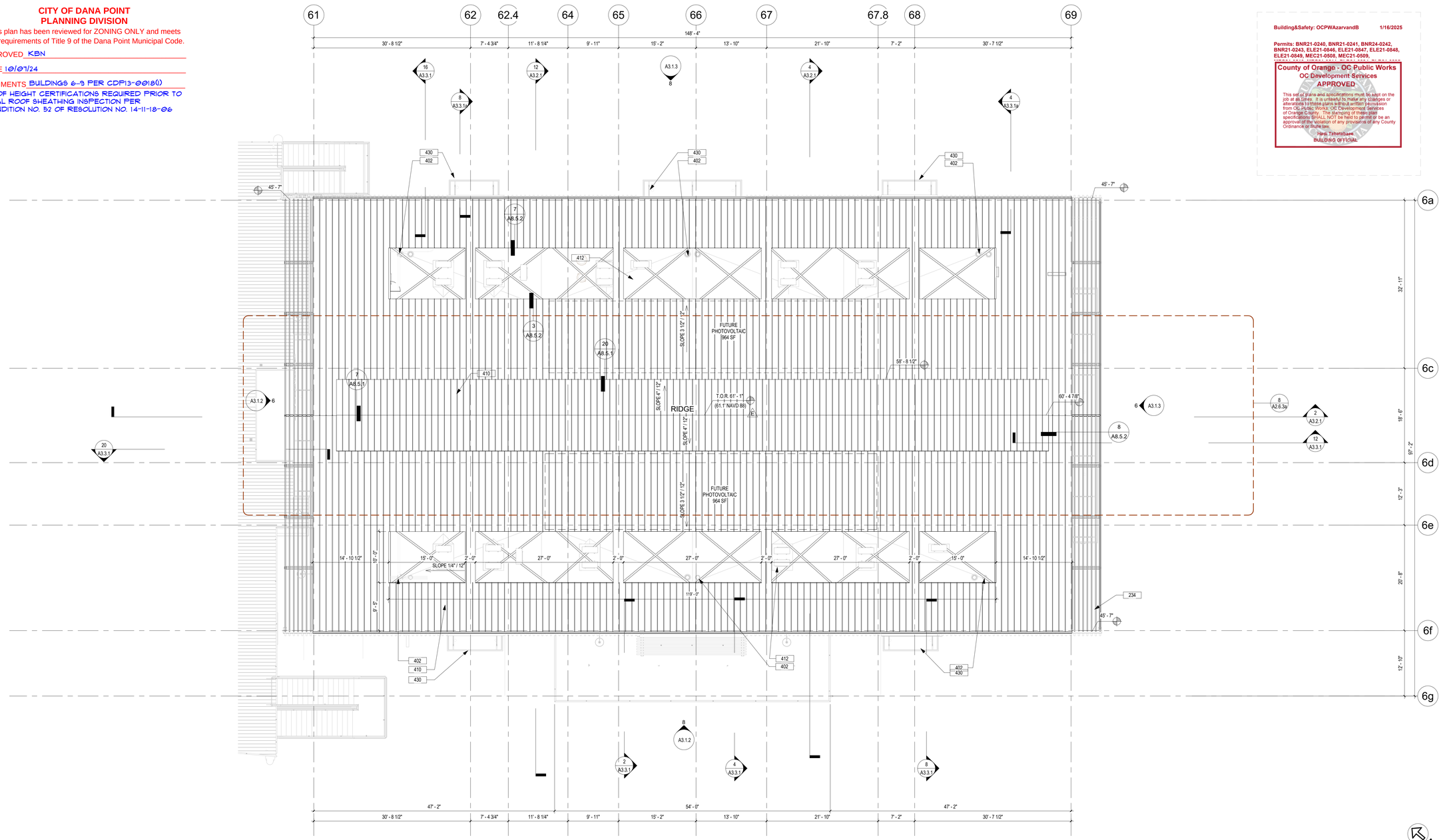
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

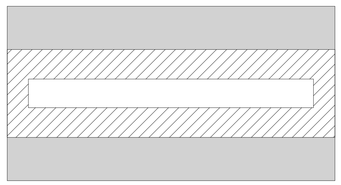
BUILDING 6 ROOF PLAN 3
1/8" = 1'-0" A2.6.3

BUILDING 6 ROOF AREA

(MEASURED FROM FINISH GRADE)

TOTAL ROOF AREA (LIGHT GRAY) = 13,677 SF

AREA ABOVE 40' (DIAGONAL) = 6,893 SF
PERCENTAGE ABOVE 40' 50%
MAXIMUM ALLOWED ROOF AREA OVER 40'-0" - 50%



ROOF AREA CALCULATION
1" = 30'-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.
410 METAL STANDING SEAM ROOFING O/ UNDERLAYMENT O/ DENSDECK O/ METAL DECK O/ CLEARSTORY
412 ROOF EQUIPMENT PLATFORM. SEE 12/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 CONDITOINS 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 (B)
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 (A)
11 MECHANICAL EQUIPMENT. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION. (G)

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEGEN
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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DRAWING TITLE
BUILDING 6 ROOF PLAN
DRAWING NO.
A2.6.3

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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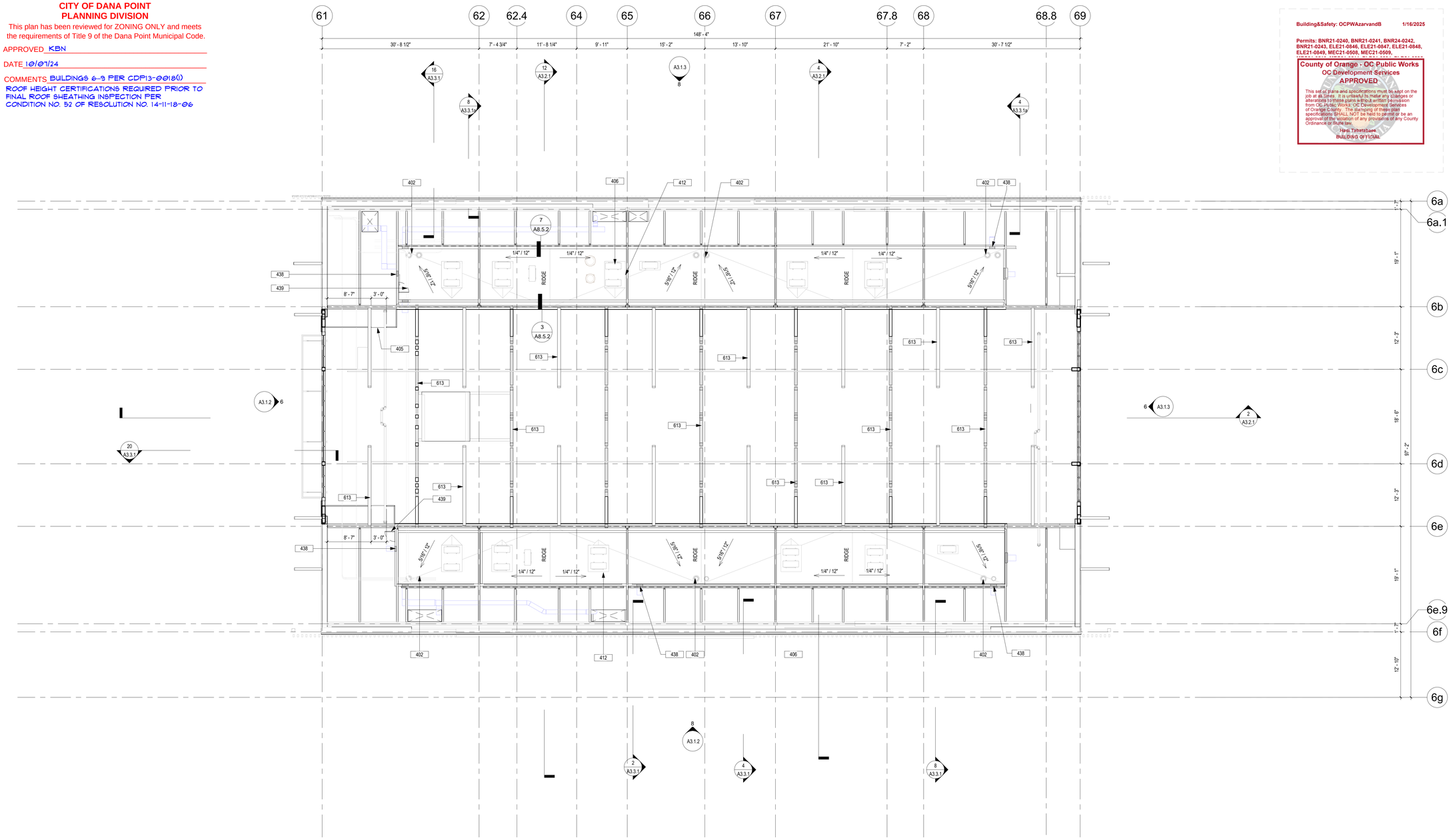
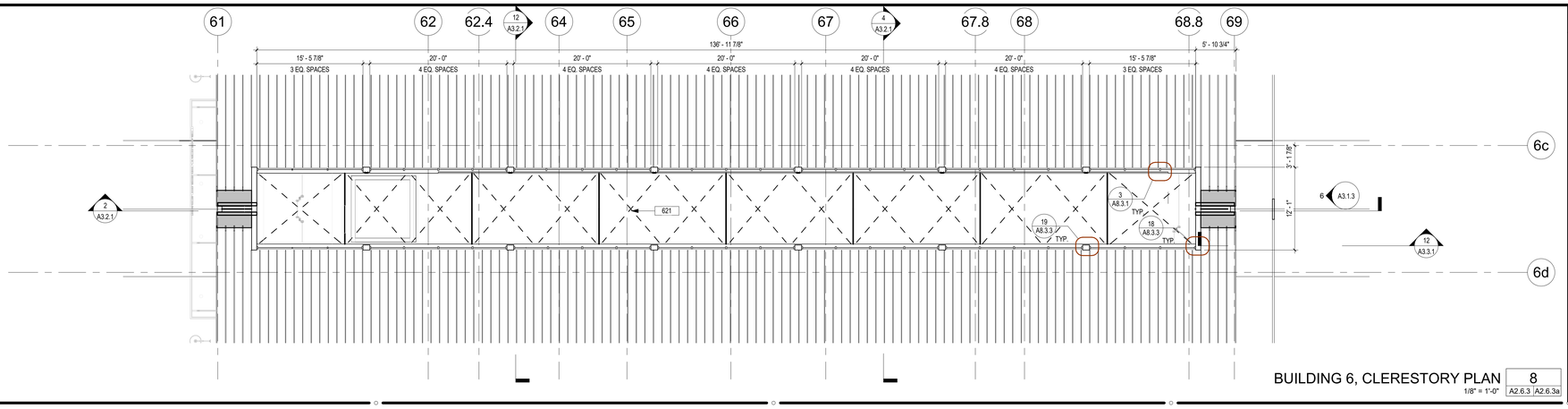
Hirsi Tabatabaee
BUILDING OFFICIAL



BUILDING 6 EQUIPMENT PLAN 3
1/8" = 1'-0" A2.6.3a



BUILDING 6, CLERESTORY PLAN 8
1/8" = 1'-0" A2.6.3 A2.6.3a

EQUIPMENT PLAN KEYNOTES

406 MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS
438 OUTSIDE LOUVER, REFER TO MECHANICAL PLANS FOR SIZE AND MODEL
439 36 x 48 EXTERIOR ACCESS PANEL. SEE DETAIL 16/A8.4.3
613 OPEN WEB HEAVY TIMBER TRUSS
621 STRUCTURAL BRACING, REFER TO STRUCTURAL DWGS.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
DENNIS D. MOSER
No. C-31402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
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PROJECT NO. 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6
EQUIPMENT PLAN

DRAWING NO.
A2.6.3a

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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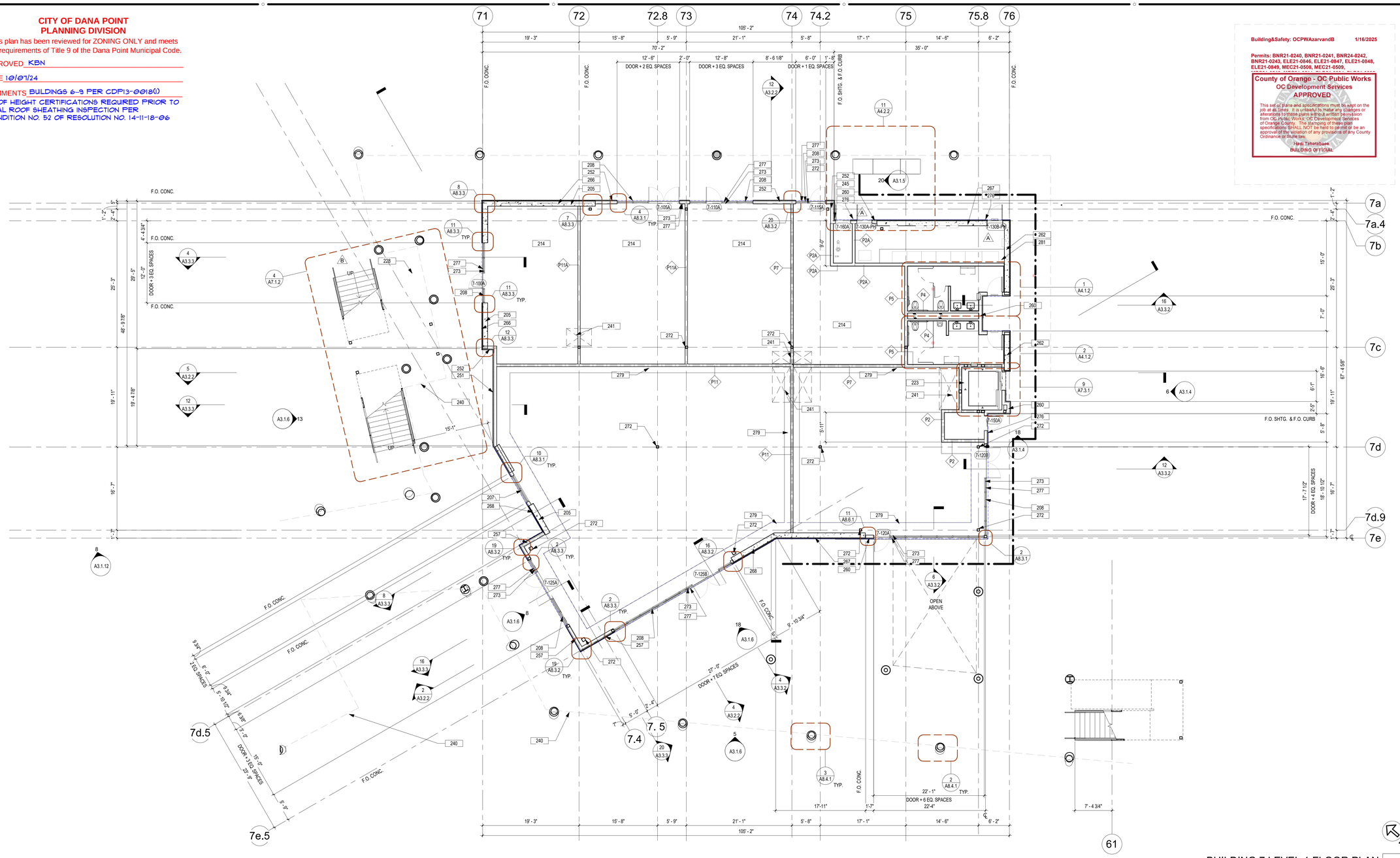
Hirbi Tabatabaee
BUILDING OFFICIAL



BUILDING 7 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"
3
A2.7.1

LEGEND

Room name 101

ROOM REFERENCE	SEE A10.1.1
DOOR REFRENCE	SEE A10.1.1
SPOT ELEVATION	
1 / A101 VIEW REFRENCE	
P1 PARTITION TYPE	SEE A9.1.1
NEW PARTITION	
NEW 1-HR FIRE-RATED PARTITION	
NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
207 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. WITH LOW-E INSULATED GLAZING
208 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG4511 OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING
214 CONCRETE SLAB ON GRADE O/ SAND O/ VAPOR BARRIER
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 6/A7.2.1 FOR TYPICAL PLAN
240 DASHED LINE INDICATES DECK ABOVE
241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTRUE TENANT USE
245 KNOX BOX KEY SWITCH
251 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
252 8" HORIZONTAL SHIPLAP (1/8" GAP) SIDING O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
257 12" O.C. BOARD AND BATTEN O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/GYPSUM SHEATHING
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268 12" O.C. BOARD AND BATTEN O/METAL FUR CHANNEL O/WRB O/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/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
279 EDGE OF CONCRETE SLAB ON GRADE LEAVE OUT SLAB FOR FUTURE RESTAURANT TENANT SPACES. SLAB ON GREADE TO BE PROVIDED BY TENANT
281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT

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 FURHTER 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 MOUNTER 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 (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
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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 11/A9.9.1
21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION. CBC 11B-216 AND CBC 11B-703.
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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 603.1 (B)
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2016 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS. (A)
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION. (G)

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CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 1 FLOOR PLAN

DRAWING NO
A
A2.7.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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County of Orange - OC Public Works
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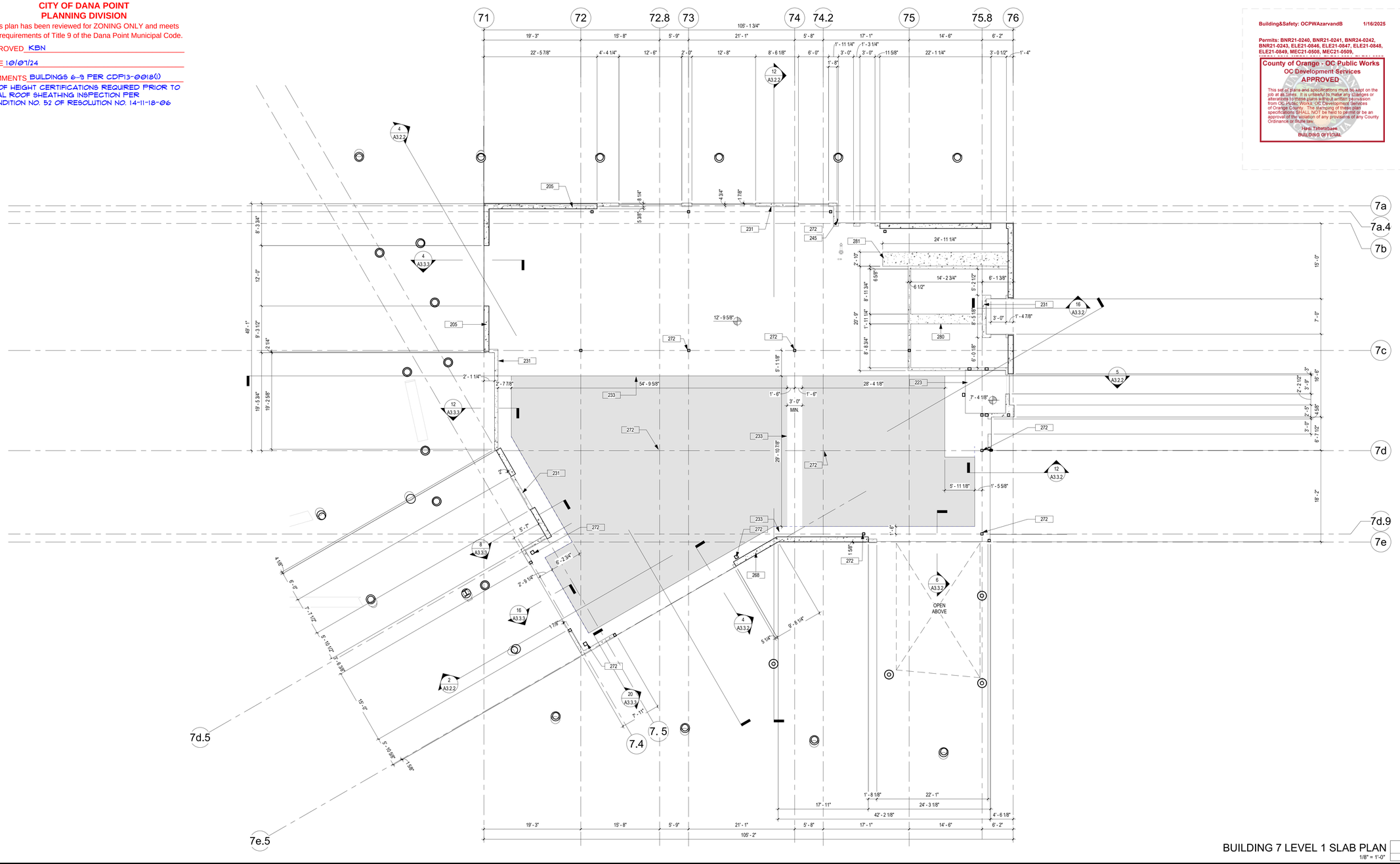
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 7 LEVEL 1 SLAB PLAN 1
1/8" = 1'-0" A2.7.1a

SLAB PLAN LEGEND

NEW CONCRETE WALL

FUTURE CONCRETE SLAB PER TENANT

SLAB PLAN KEYNOTES NOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
223 1 HOUR FIRE RATED ELEVATOR SHAFT
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
233 WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS
245 KNOX BOX KEY SWITCH
268 12" O.C. BOARD AND BATTEN O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS
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CONSTANT

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BRANDON DEJONG
No. C-37432
11.30.25
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 1 SLAB PLAN

DRAWING NO.
A2.7.1a

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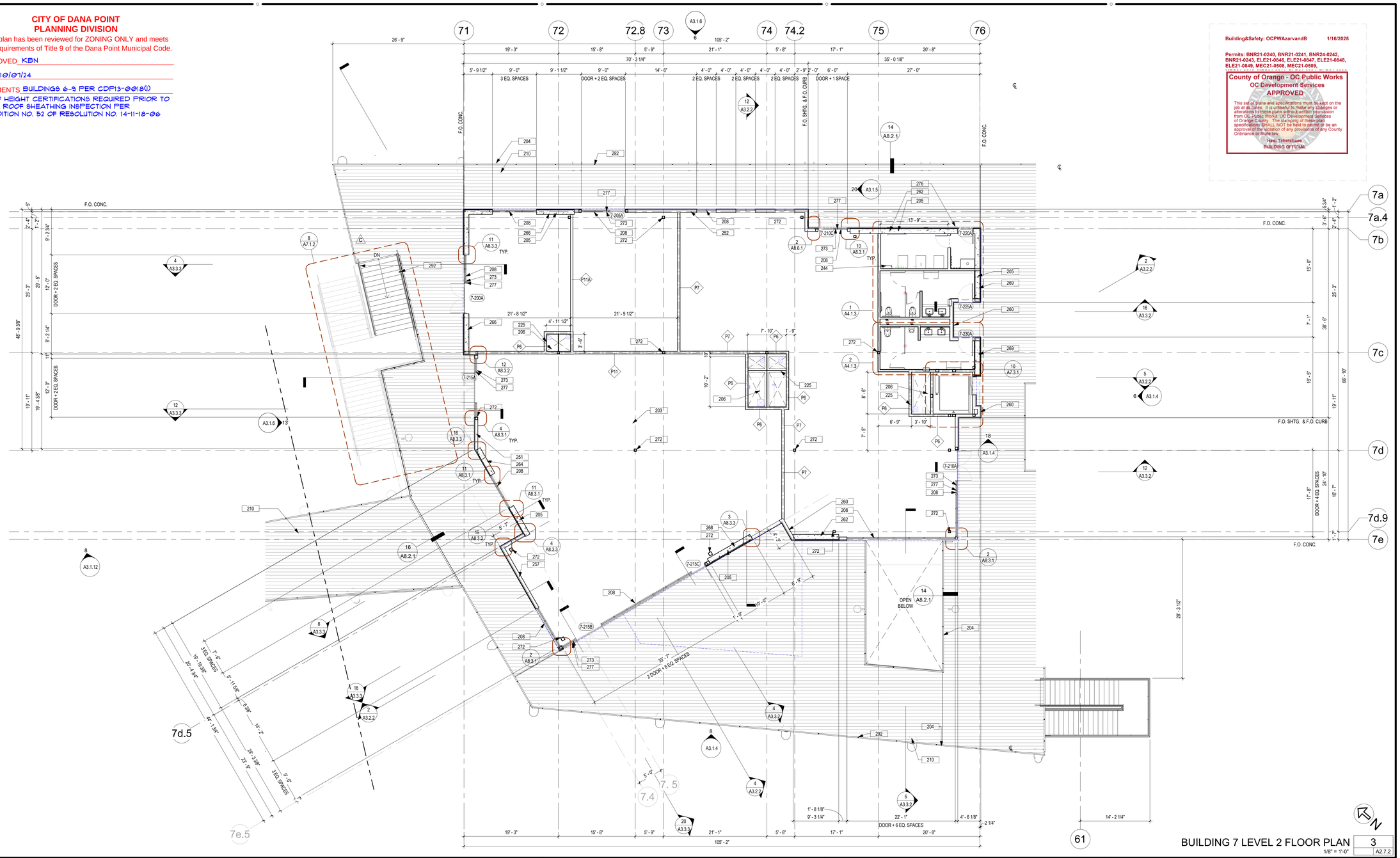

BUILDING 7 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

3
A2.7.2

LEGEND

Room name 101	ROOM REFERENCE SEE A10.1.1
101	DOOR REFRENCE SEE A10.1.1
	SPOT ELEVATION
1 / A101	VIEW REFRENCE
P1	PARTITION TYPE SEE A9.1.1
	NEW PARTITION
	NEW 1-HR FIRE-RATED PARTITION
	NEW CONCRETE WALL

FLOOR PLAN KEYNOTES

203	CONCRETE O/ METAL DECK PER STRUCTURAL DRAWINGS
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 O/PEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
225	1 HOUR FIRE RATED MECHANICAL SHAFT FOR FUTURE TENANT USE, NO SHELL WORK ALLOWED WITHIN SHAFT
244	WALL MOUNTED LADDER SEE 8/A8.4.3
251	7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
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273	PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1
276	PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277	PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
292	HANDRAIL ACCCENT LIGHT CENTERED BETWEEN POSTS TYP., PER LIGHTING DRAWINGS

FLOOR PLAN GENERAL NOTES

01	REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
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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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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.
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25	ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26	FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27	ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS.
28	ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
KENNON DAVIS
No. C-31452
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 2 FLOOR PLAN

DRAWING NO. A

A2.7.2

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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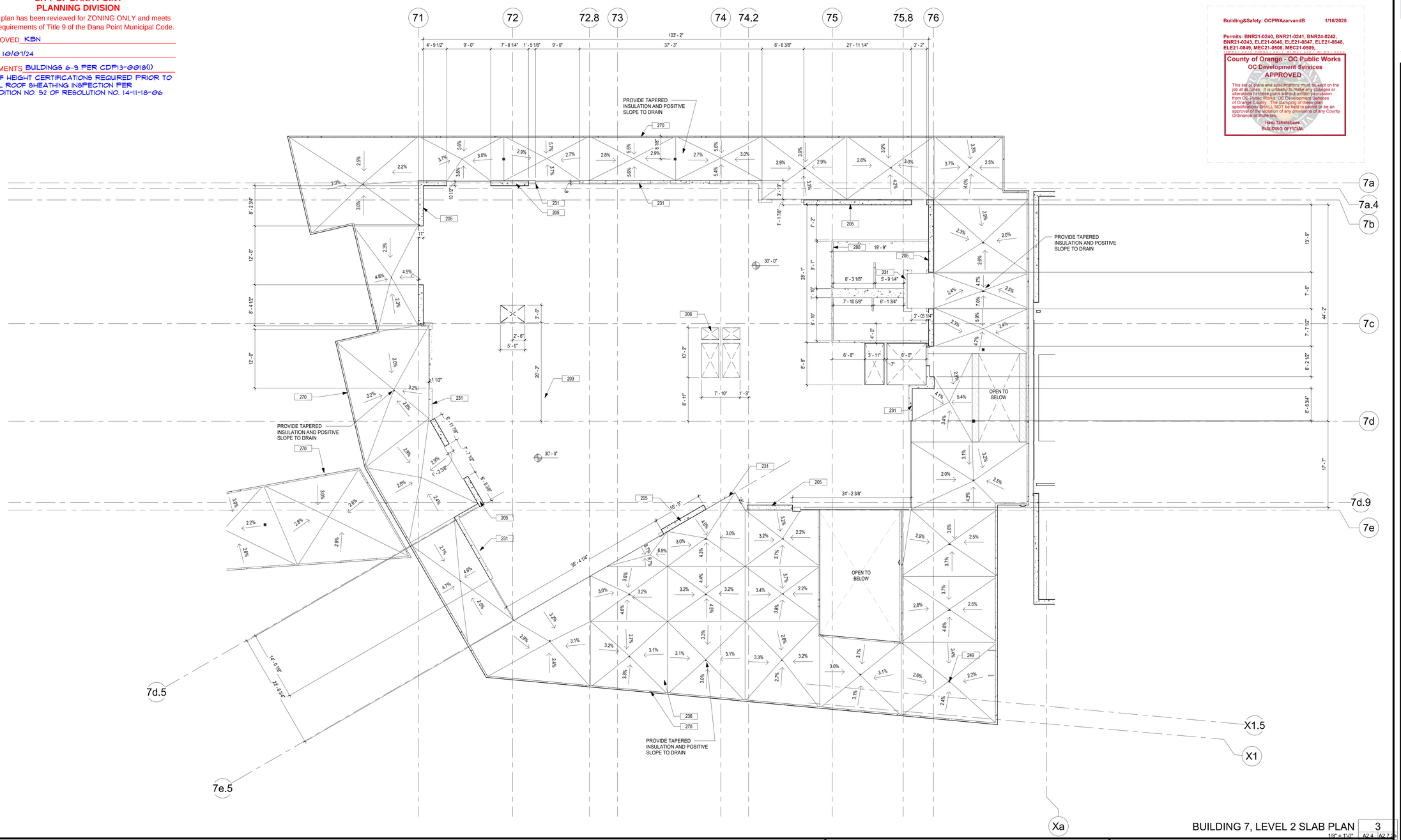

BUILDING 7, LEVEL 2 SLAB PLAN 3
1/8" = 1'-0" A2.4 A2.7.2

SLAB PLAN KEYNOTES NOTES

203 CONCRETE O' 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
249 FLOOR DRAIN TYP.
270 CONCRETE CURB AT PERIMETER OF DECK
280 CONCRETE CURB BASE, SEE STRUCTURAL DRAWINGS

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 FURHTER 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 MOUNTER 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
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CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 2 SLAB PLAN

DRAWING NO
A2.7.2a
B

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CITY OF DANA POINT
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APPROVED KBN

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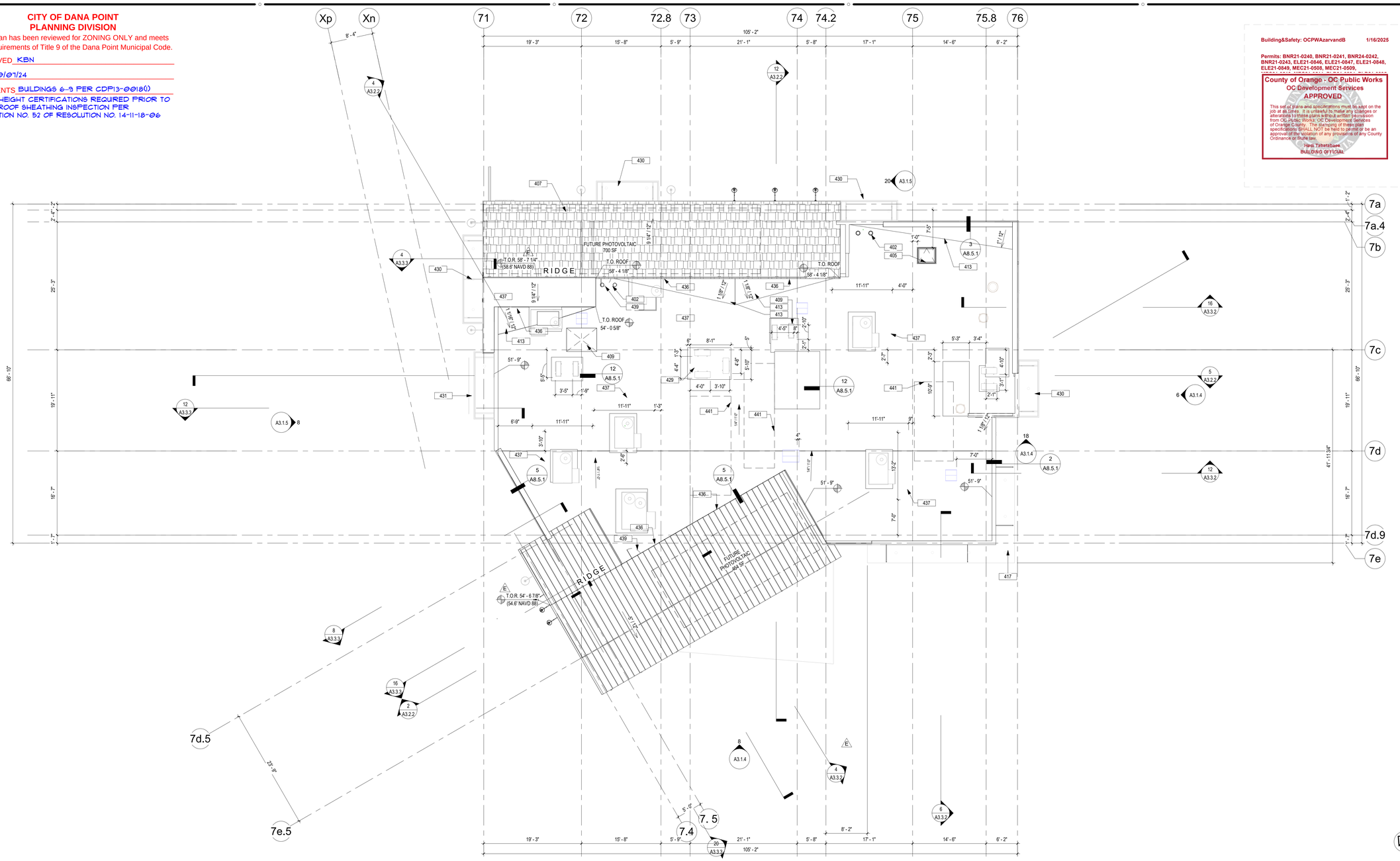


BUILDING 7 ROOF PLAN
1/8" = 1'-0"

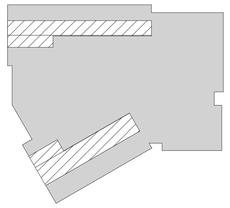
3
A2.7.3

BUILDING 7 ROOF AREA

(MEASURED FROM FINISH GRADE)

TOTAL ROOF AREA (LIGHT GRAY) = 7,880.77 SF

AREA ABOVE 40' (DIAGONAL) = 1,286.68 SF
PERCENTAGE ABOVE 40' 16%
MAXIMUM ALLOWED ROOF AREA OVER 40'-0" - 50%



ROOF AREA CALCULATION
1" = 30'-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. B
405 ROOF ACCESS HATCH WITH WALL ATTACHED LADDER. SEE DETAILS 12 & 14/A8.4.3
407 ASPHALT ROOF SHINGLES O/ UNDERLAYMENT O/ DENSDECK O/RIGID INSULATION O/ METAL DECK CLASS B MINIMUM TO COMPLY WITH CBC TABLE 1505.1
409 SHAFT BELOW FOR FUTURE TENANT, SEE DETAIL 11/A8.5.3
413 ROOF CRICKET TO PROVIDE POSITIVE DRAINAGE AROUND ROOF PLANTFORMS, 1/4":1'-0" MIN. SLOPE E
429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, SEE MECHANICAL DRAWINGS, TYP.
436 MECHANICAL LOUVER, SEE MECHANICAL DRAWINGS, TYP.
437 DASHED LINE INDICATES MINIMUM CLEARANCE AROUND MECHANICAL UNITS PER MECHANICAL DRAWINGS
439 36 x 48 EXTERIOR ACCESS PANEL. SEE DETAIL 16/A8.4.3
441 KEEP ZONE CLEAR FOR MECHANICAL EQUIPMENT FOR FUTURE TENANT USE

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 B
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 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 A
11 MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION. G

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
BWP

LICENSED ARCHITECT
No. C-67432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 ROOF PLAN

DRAWING NO.
A2.7.3

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CITY OF DANA POINT
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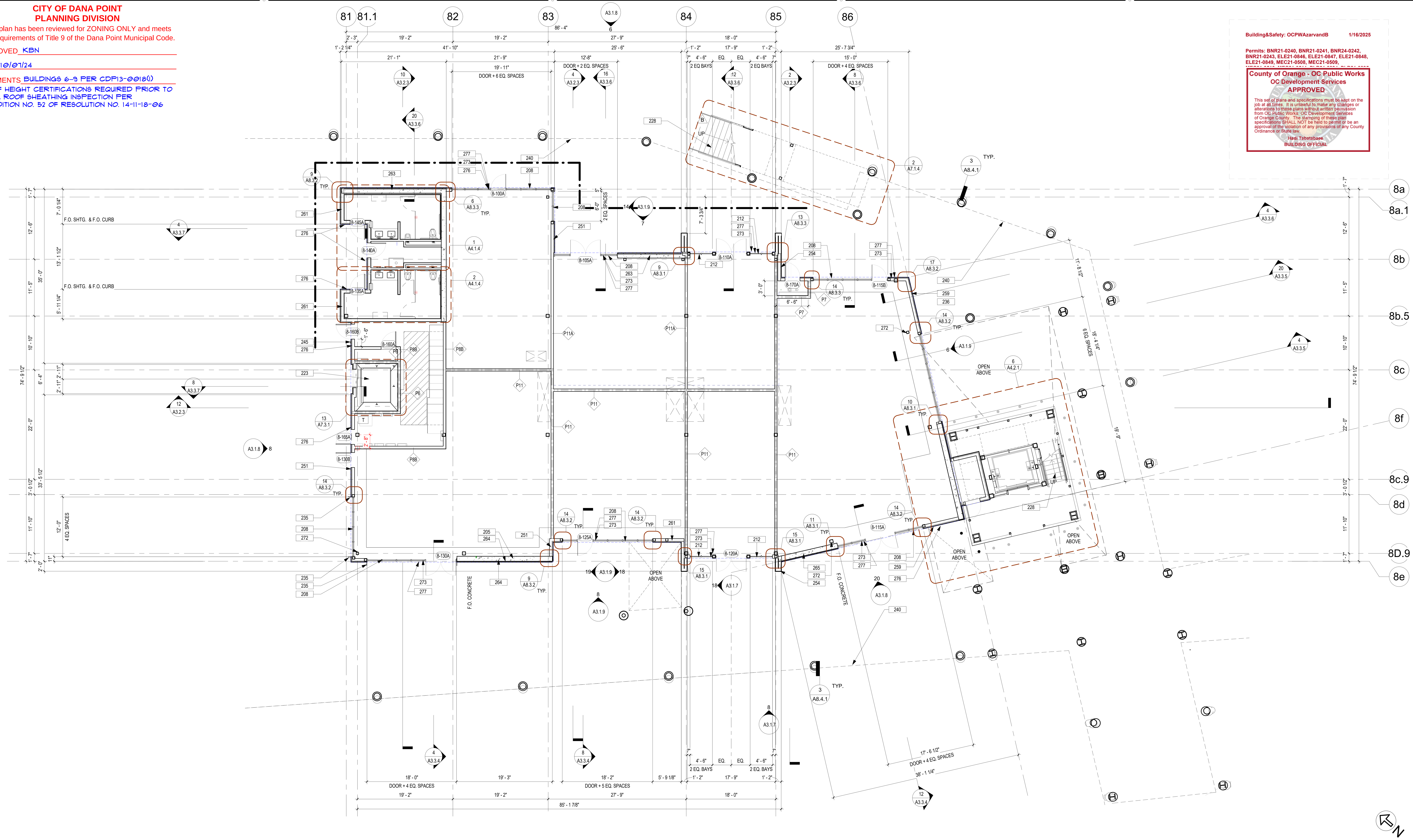

BUILDING 8 LEVEL 1 FLOOR PLAN 3 / A2.8.1
1/8" = 1'-0"

LEGEND

Room name 101	ROOM REFERENCE	SEE A10.1.1
101	DOOR REFRENCE	SEE A10.1.1
	SPOT ELEVATION	
1 / A101	VIEW REFRENCE	
P1	PARTITION TYPE	SEE A9.1.1
	NEW PARTITION	
	NEW 1-HR FIRE-RATED PARTITION	
	NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
208 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
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 6/A7.2.1 FOR TYPICAL PLAN
235 METAL PLATE FRAME. SEE 7/A8.4.2
240 DASHED LINE INDICATES DECK ABOVE
245 KNOX BOX KEY SWITCH
251 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
254 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
259 10" BORAL TRUEXTERIOR NICKEL GAP SIDING O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/GYPSUM SHEATHING
261 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/GYPSUM SHEATHING O/STUD
263 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
265 10" BORAL TRUEXTERIOR NICKEL GAP SIDING O/METAL FUR CHANNEL O/WRB O/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/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT: B|W|P BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEDMON
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
BUILDING 8 LEVEL 1 FLOOR PLAN

DRAWING NO. (A)
A2.8.1

CITY OF DANA POINT
PLANNING DIVISION

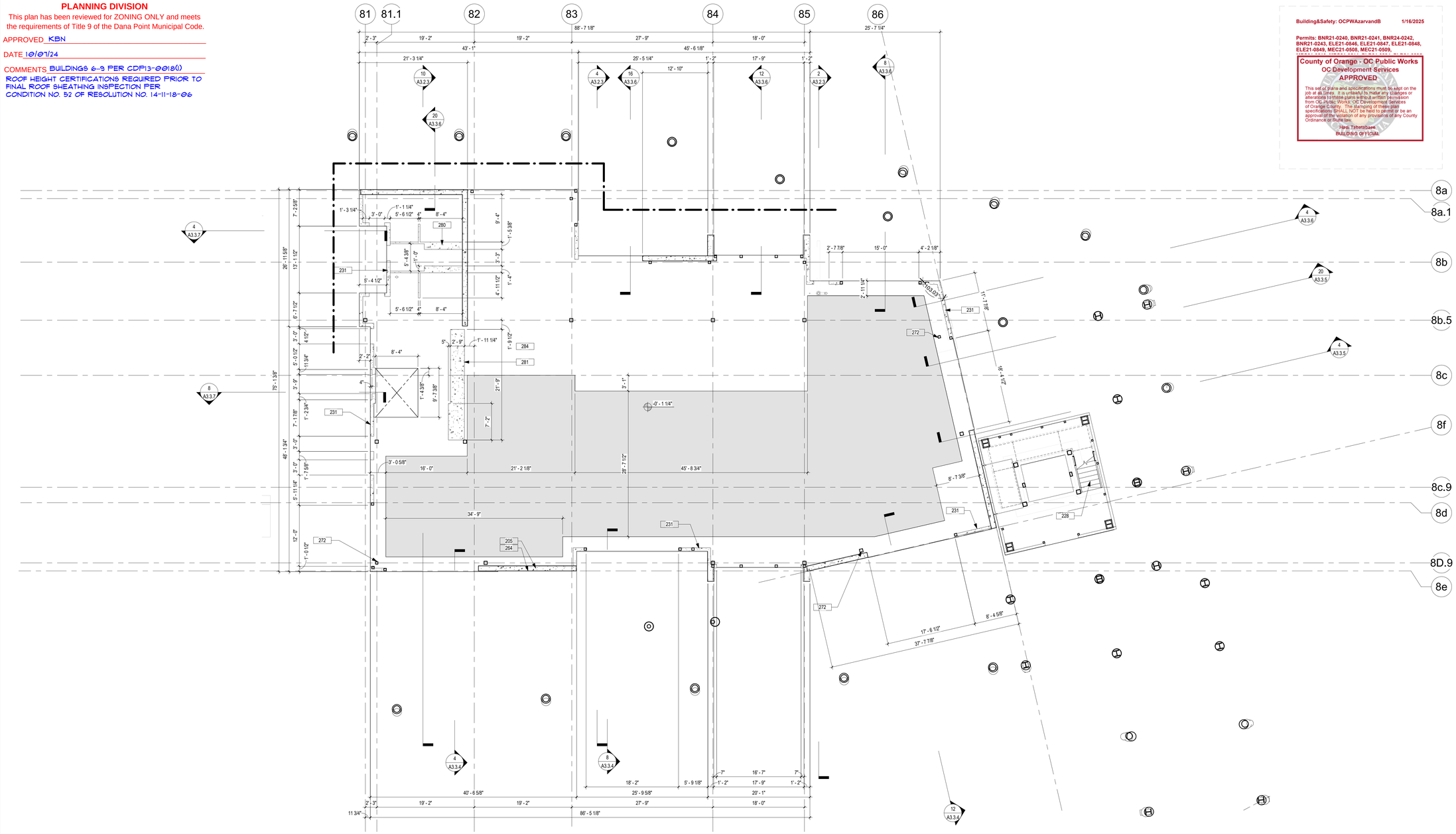
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

BUILDING 8 LEVEL 1 SLAB PLAN 1
1/8" = 1'-0" A2.8.1a

SLAB PLAN LEGEND

NEW CONCRETE WALL

FUTURE CONCRETE SLAB PER TENANT

SLAB PLAN KEYNOTES NOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
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 6/A7.2.1 FOR TYPICAL PLAN
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
264 7" HORIZONTAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
280 CONCRETE CURB BASE, SEE STRUCTURAL DRAWINGS
281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT

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 FURHTER INFORMATION
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CONSTANT

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DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CANNON DOUGLAS
No. C-27432
11.30.25
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1 SLAB PLAN

DRAWING NO.
A2.8.1a

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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Building&Safety: OCPWAzarvandB 1/16/2025

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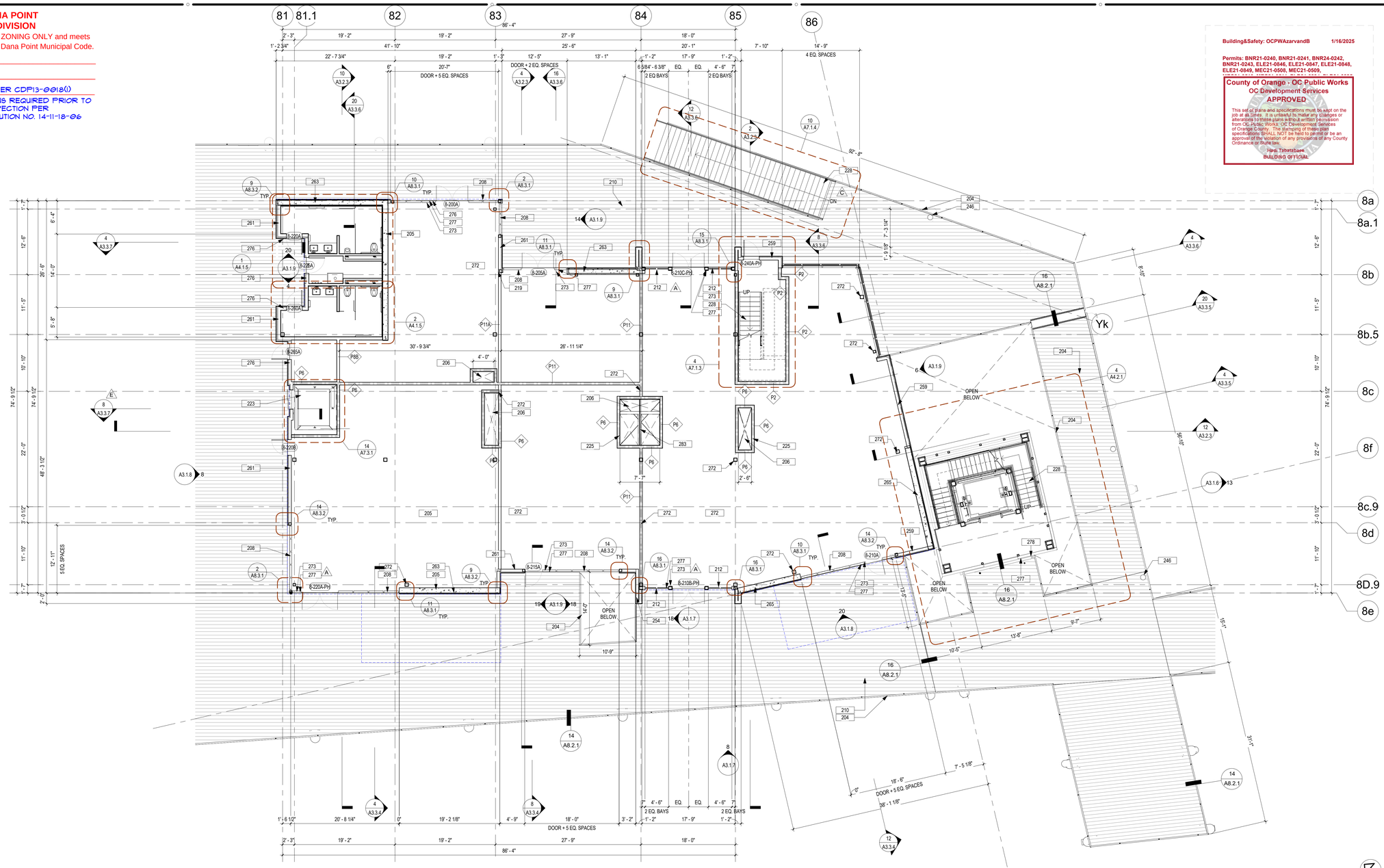
Hadi Tabatabaee
BUILDING OFFICIAL



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 REFRENCE SEE A10.1.1
	SPOT ELEVATION
1 / A101	VIEW REFRENCE
P1	PARTITION TYPE SEE A9.1.1
	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 O/PEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
219 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 THREADED INSERT FOR BOLTING OR AN EMBEDDED BOTTOM WELD PLATE FOR WELDING. SEE 6/A7.2.1 FOR TYPICAL PLAN
246 LIGHT POLE BASE DEE DETAIL 6/A8.2.2
254 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
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272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS
273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
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
283 CHAINLINK BARRIER WITHIN SHAFT

FLOOR PLAN NOTES

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DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON D. KOH
No. C-31452
11-30-25
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 8 LEVEL 2 FLOOR PLAN
DRAWING NO. A
A2.8.2

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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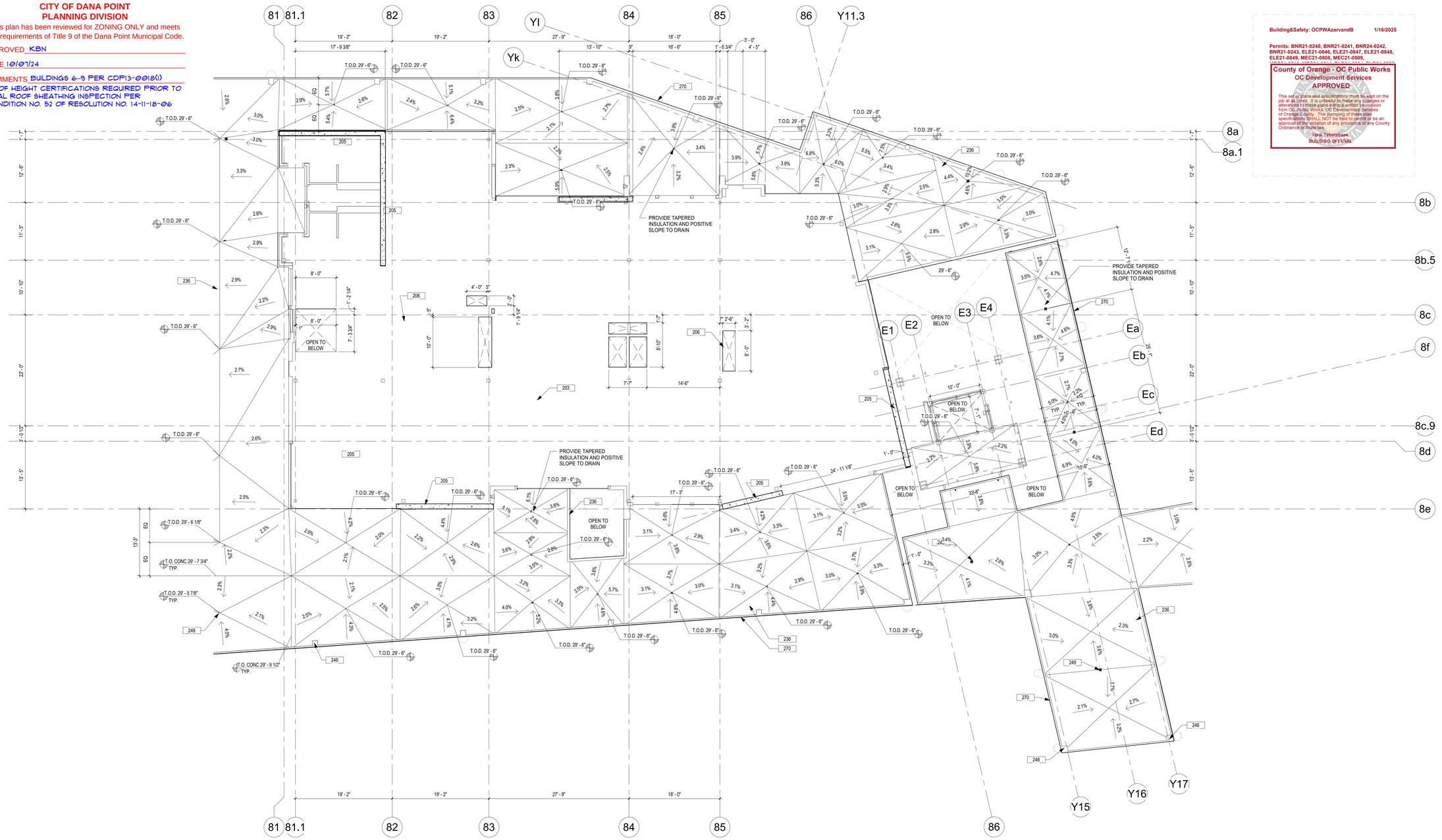

BUILDING 8 LEVEL 2 SLAB PLAN 3
1/8" = 1'-0" A2.4 A2.8.2a

SLAB PLAN KEYNOTES

203 CONCRETE O/ METAL DECK PER STRUCTURAL DRAWINGS
205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
206 SHAFT FOR FUTURE TENANT USE
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK
246 LIGHT POLE BASE DEE DETAIL 6/A8.2.2
249 FLOOR DRAIN TYP.
270 CONCRETE CURB AT PERIMETER OF DECK

FLOOR PLAN GENERAL NOTES

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OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON DOUGLAS HOLT
No. C-31452
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 2 SLAB PLAN

DRAWING NO.
A2.8.2a
B

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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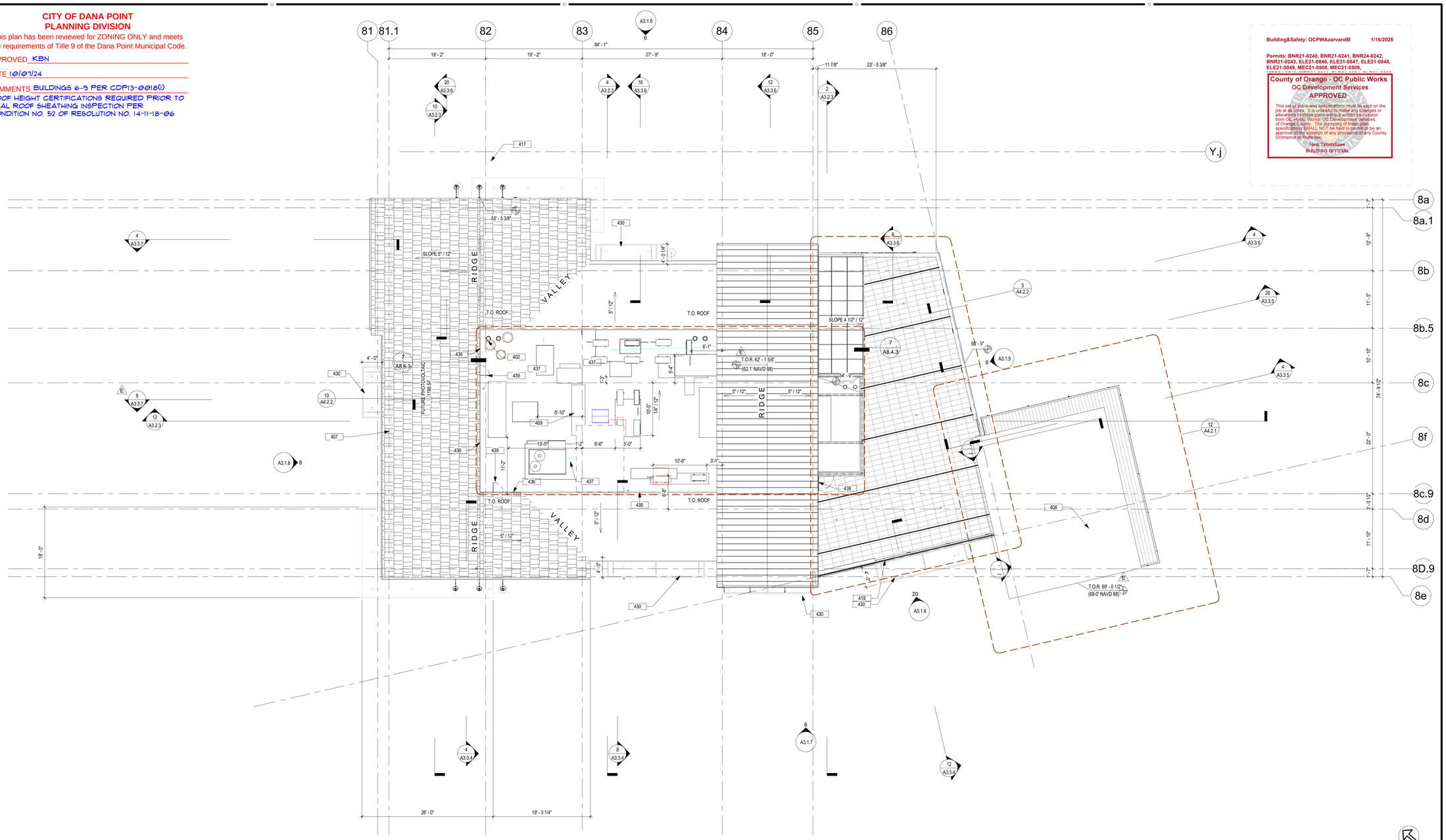
BUILDING OFFICIAL



BUILDING 8 ROOF PLAN 3
1/8" = 1'-0" A2.8.3

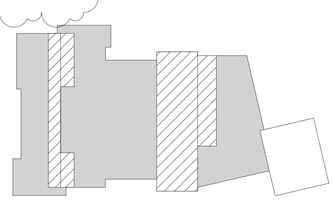
BUILDING 8 ROOF AREA

(MEASURED FROM FINISH GRADE) G

TOTAL ROOF AREA (LIGHT GRAY) = 8,978 SF

AREA ABOVE 40' (DIAGONAL) = 3,391 SF
PERCENTAGE ABOVE 40' 37%
MAXIMUM ALLOWED ROOF AREA OVER 40'-0" - 50%

AREA ABOVE 50' (WHITE) = 883 SF
PERCENTAGE ABOVE 50' 9%
MAXIMUM ALLOWED ROOF AREA OVER 50'-0" - 25%



E

ROOF AREA CALCULATION
1" = 30'-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.
407	ASPHALT ROOF SHINGLES O/ UNDERLAYMENT O/ DENSDECK O/RIGID INSULATION O/ METAL DECK CLASS B MINIMUM TO COMPLY WITH CBC TABLE 1505.1
408	METAL STANDING SEAM ROOFING O/ UNDERLAYMENT O/ DENSDECK O/ METAL DECK B
409	SHAFT BELOW FOR FUTURE TENANT, SEE DETAIL 11/A8.5.3
417	METAL CANOPY W/ TENSION RODS PER STRUCTURAL DRAWINGS
418	GLASS RAIL SYSTEM W/ HANDRAIL. SEE FINISH SCHEDULE A10.1.1
430	PREFABRICATED METAL CANOPY W/ TENSION RODS
436	MECHANICAL LOUVER, SEE MECHANICAL DRAWINGS, TYP.
437	DASHED LINE INDICATES MINIMUM CLEARANCE AROUND MECHANICAL UNITS PER MECHANICAL DRAWINGS
439	36 x 48 EXTERIOR ACCESS PANEL. SEE DETAIL 16/A8.4.3

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 CONDITOINS 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 B
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 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/157 A
11	MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION. G

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CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEBOER
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 ROOF PLAN

DRAWING NO
A2.8.3

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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County of Orange - OC Public Works
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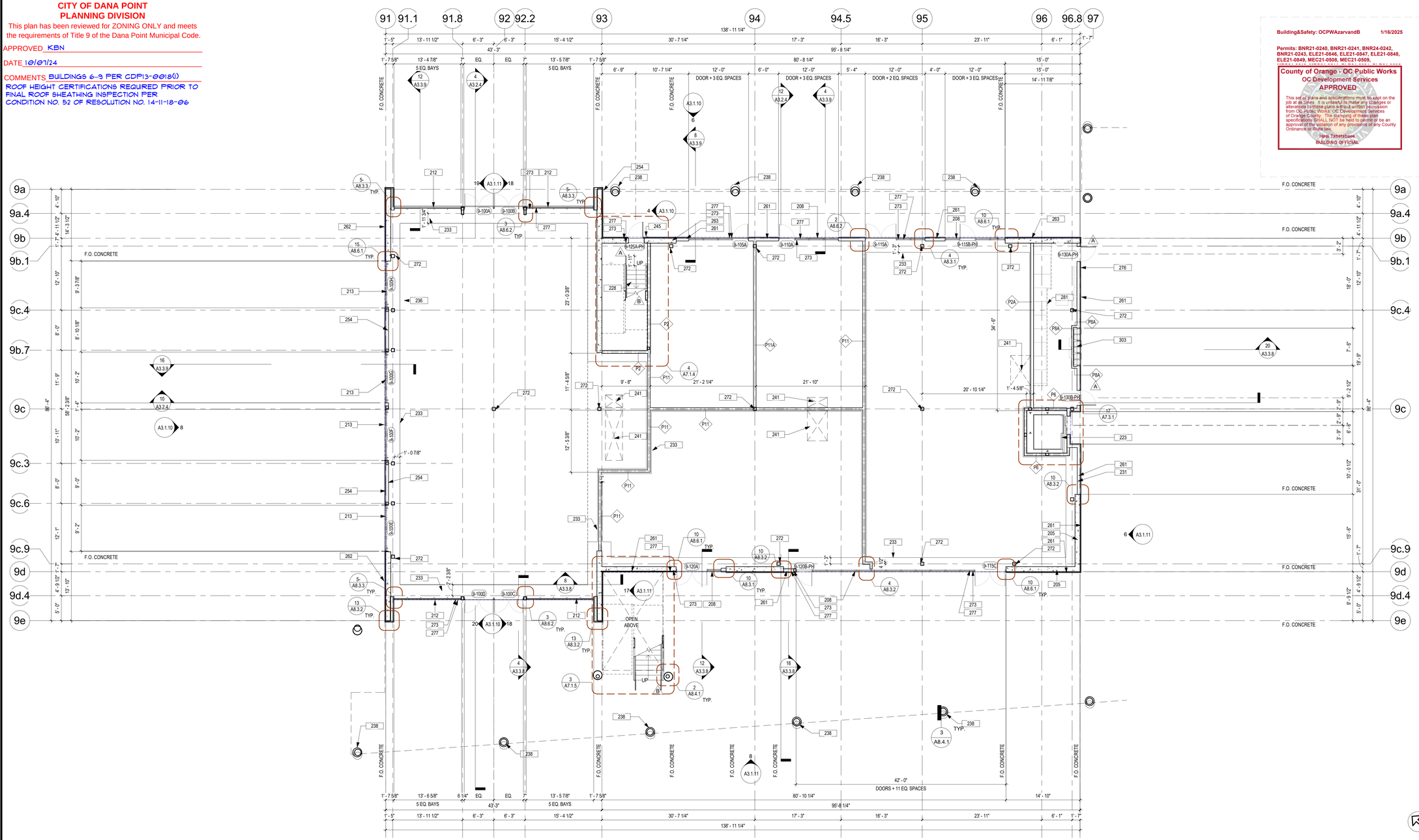
Hadi Tabatabaee
BUILDING OFFICIAL



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

3
A2.9.1

LEGEND

Room name 101	ROOM REFERENCE SEE A10.1.1
101	DOOR REFRENCE SEE A10.1.1
	SPOT ELEVATION
1 / A101	VIEW REFRENCE
P1	PARTITION TYPE SEE A9.1.1
	NEW PARTITION
	NEW 1-HR FIRE-RATED PARTITION
	NEW CONCRETE WALL

FLOOR PLAN KEYNOTES

205 CONCRETE STRUCTURAL SHEAR WALL. REFER TO STRUCTURAL DRAWINGS
208 ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA AG451T OR EQ. VERTICAL MULLIONS @ 36" O.C. WITH LOW-E INSULATED GLAZING
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
213 BI-FOLD GARAGE DOOR SYSTEM, SEE DOOR SCHEDULE A10.1.1
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 6/A7.2.1 FOR TYPICAL PLAN
231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS
233 WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS
236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK
238 SLOPED FRP COLUMN COVER O/ STEEL COLUMN WITH SPRAY APPLIED FIREPROOFING. FILL BOTTOM 4' OF CAVITY WITH SAND, TYP.
241 DASHED LINE INDICATES SHAFT ABOVE FOR FUTRUE TENANT USE
245 KNOX BOX KEY SWITCH
254 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
261 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/GYPSUM SHEATHING O/STUD
262 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
263 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/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/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
277 PROVIDE TACTILE EXIT SIGN TO EXIT ROUTE (ER). SEE DETAIL 7/A9.9.1
281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT
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 FURHTER 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 MOUNTER 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 (2-A-10-B,C.) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILIDNG 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 A9.1.1
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 11/A9.9.1
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 EMERGENGY 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 603.1 (B)
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS. (C)
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARY
No. C-31402
11.30.25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 1 FLOOR PLAN

DRAWING NO
A2.9.1

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8/8/2024 8:48:15 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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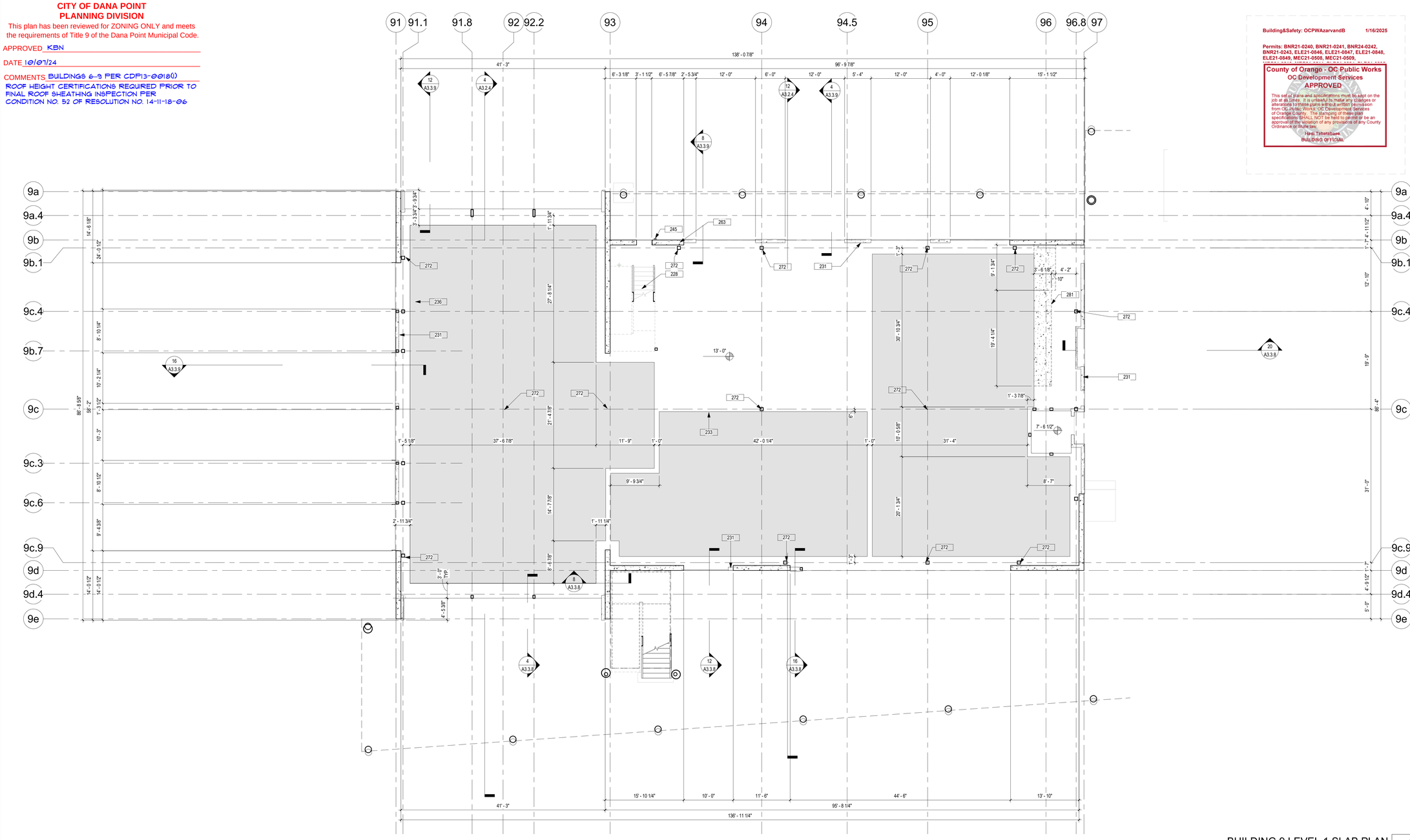

BUILDING 9 LEVEL 1 SLAB PLAN
1/8" = 1'-0"

1
A2.9.1a

SLAB PLAN LEGEND

NEW CONCRETE WALL

FUTURE CONCRETE SLAB PER TENANT

SLAB PLAN KEYNOTES NOTES

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 6/A7.2.1 FOR TYPICAL PLAN

231 CONCRETE CURB AT BASE OF ALL EXTERIOR WALLS

233 WALL FOUNDATION AND FOOTING PER STRUCTURAL DRAWINGS

236 SLOPED STRUCTURAL CONCRETE OVER METAL DECK

245 KNOX BOX KEY SWITCH

263 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS

272 COLUMN PER STRUCTURAL DRAWINGS. SPRAY-APPLIED FIREPROOFING ON ALL PRIMARY STRUCTURAL MEMBERS

281 4" HOUSEKEEPING SLAB. EXTEND 2" PAST EDGE OF EQUIPMENT

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 FURHTER 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 MOUNTER 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 (2-A-10-B.C.) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILIDNG 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 A9.1.1

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 11/A9.9.1

21 SIGNAGE REQUIREMENTS SHALL SATISFY SECTION. CBC 11B-216 AND CBC 11B-703.

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23 PROVIDE APPROVED NOTIFICATION APPLIANCES FOR HEARING IMPAIRED WHEN EMERGENGY 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 603.1

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

26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY

27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS

28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5.P OF THE DANA POINT HARBOR DISTRICT REGULATION.

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C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 1 SLAB PLAN

DRAWING NO.
A2.9.1a

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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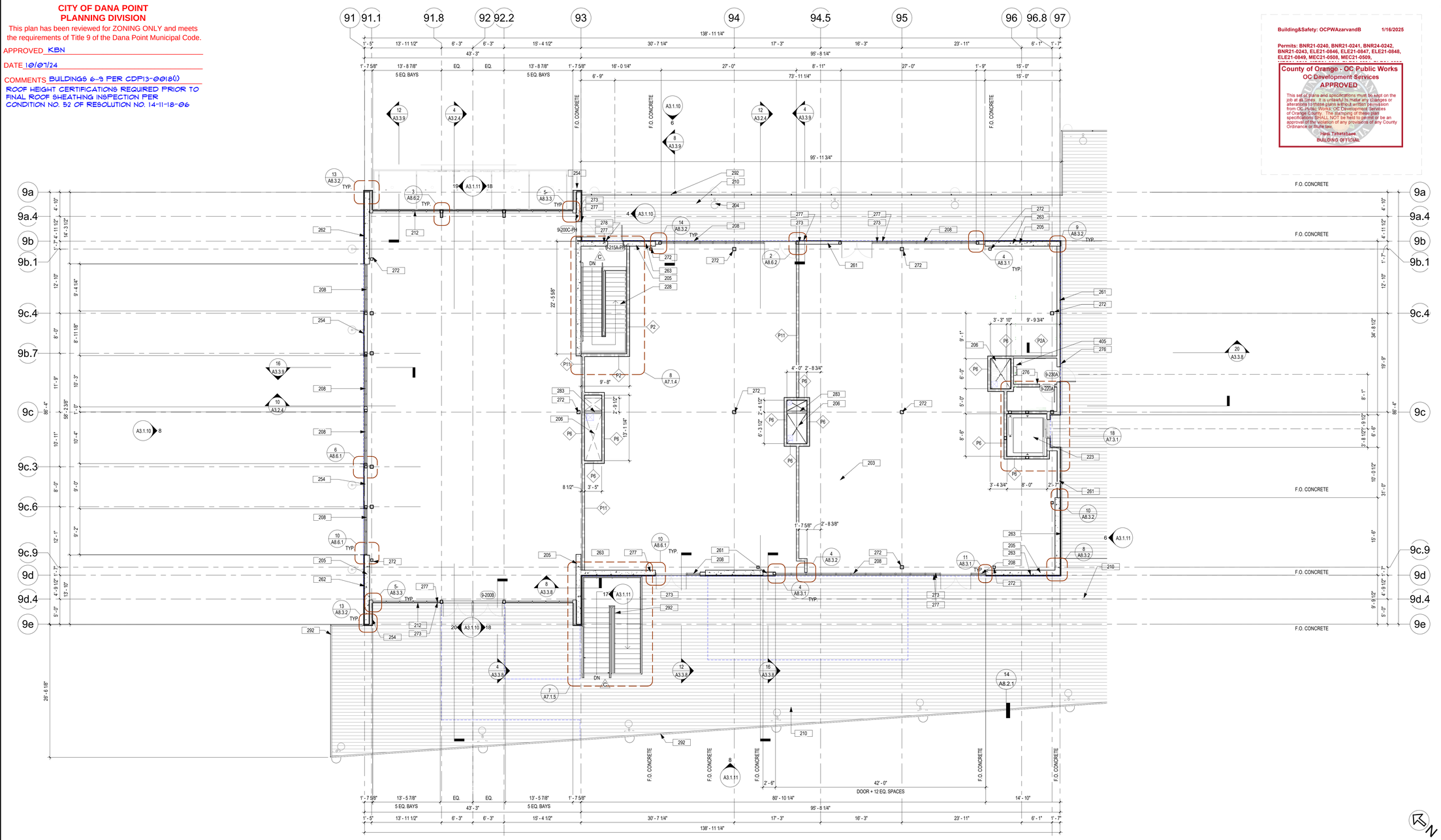
Hadi Tabatabaee
BUILDING OFFICIAL



LEGEND

Room name 101

ROOM REFERENCE	SEE A10.1.1
101 DOOR REFRENCE	SEE A10.1.1
SPOT ELEVATION	
1 / A101 VIEW REFRENCE	
P1 PARTITION TYPE	SEE A9.1.1
NEW PARTITION	
NEW 1-HR FIRE-RATED PARTITION	
NEW CONCRETE WALL	

FLOOR PLAN KEYNOTES

203 CONCRETE O/ METAL DECK PER STRUCTURAL DRAWINGS
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 O/PEDESTAL SYSTEM O/WATERPROOFING O/CONCRETE O/METAL DECK
212 ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA T225 OR EQ. WITH LOW-E INSULATED GLAZING
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 6/A7.2.1 FOR TYPICAL PLAN
254 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/STUD O/GYPSUM SHEATHING
261 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/WEATHER BARRIER O/RIGID INSULATION BONDED TO PLYWOOD SHEATHING O/GYPSUM SHEATHING O/STUD
262 8" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/CONCRETE SHEAR WALL, SEE STRUCTURAL DRAWINGS
263 7" VERTICAL T&G WOOD SIDING BUTT JOINT O/METAL FUR CHANNEL O/WRB O/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/A9.9.1
276 PROVIDE ROOM NAME. REFERANCE DETAIL 11/A9.9.1
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
283 CHAINLINK BARRIER WITHIN SHAFT
292 HANDRAIL ACCCENT LIGHT CENTERED BETWEEN POSTS TYP., PER LIGHTING DRAWINGS
405 ROOF ACCESS HATCH WITH WALL ATTACHED LADDER. SEE DETAILS 12 & 14/A8.4.3

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 FURHTER 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 MOUNTER 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 (2-A-10-B.C.) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILIDNG 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 A9.1.1
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 11/A9.9.1
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 EMERGENGY 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 603.1
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS.
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED, TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5.P OF THE DANA POINT HARBOR DISTRICT REGULATION.

BUILDING 9 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

3
A2.9.2

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
No. C-31436
11.30.25
Exp. Date
STATE OF CALIFORNIA

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

DRAWING NO.
A
A2.9.2

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
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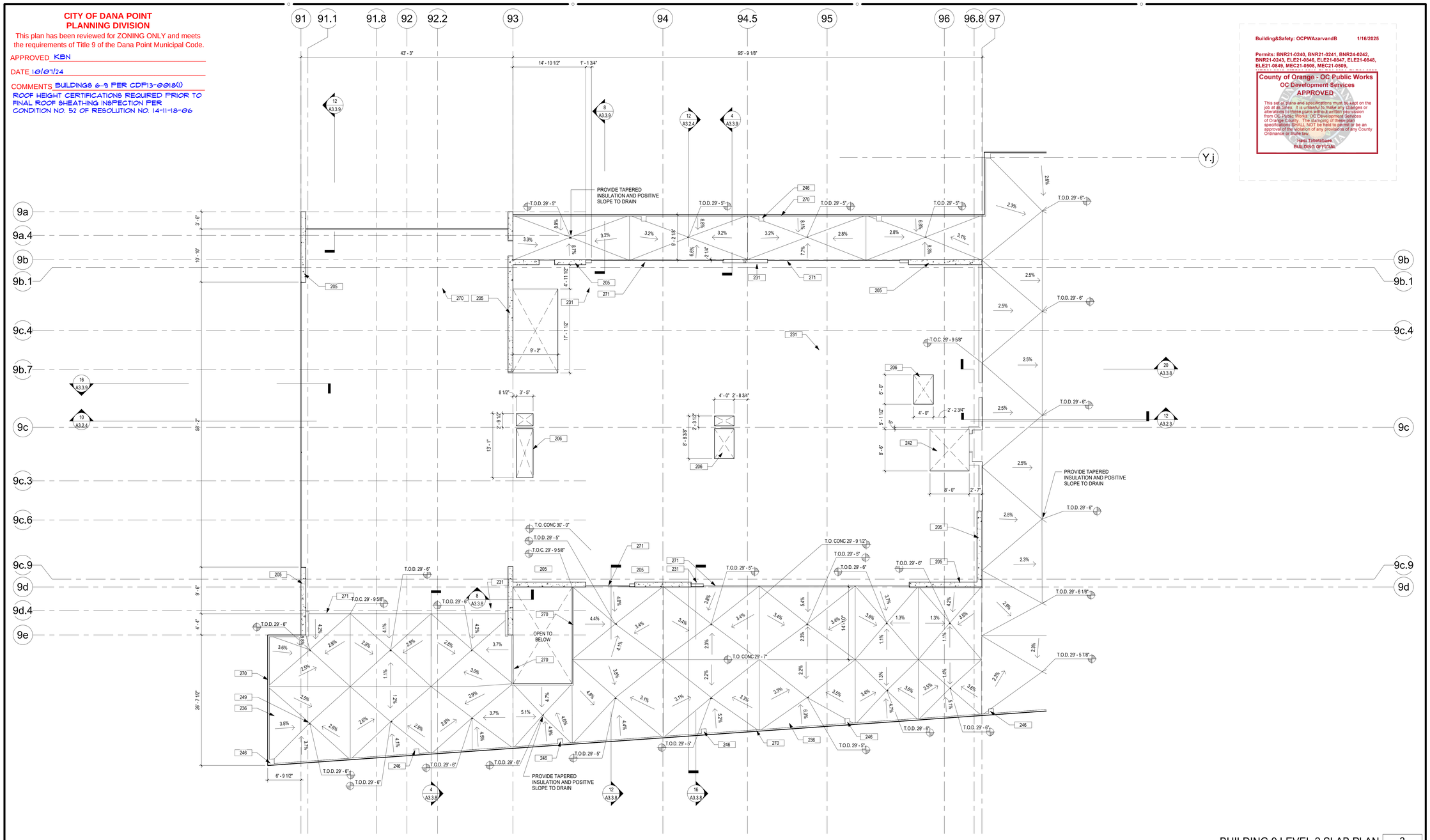
Hirsi Tahmtabaee
BUILDING OFFICIAL



BUILDING 9 LEVEL 2 SLAB PLAN 3
1/8" = 1'-0" A2.4 A2.9.2a

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 DEE DETAIL 6/A8.2.2
249 FLOOR DRAIN TYP.
270 CONCRETE CURB AT PERIMETER 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 FURHTER INFORMATION
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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CHRISTOPHER D. CRAIG
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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

DRAWING TITLE
BUILDING 9 LEVEL 2 SLAB PLAN

DRAWING NO. B
A2.9.2a

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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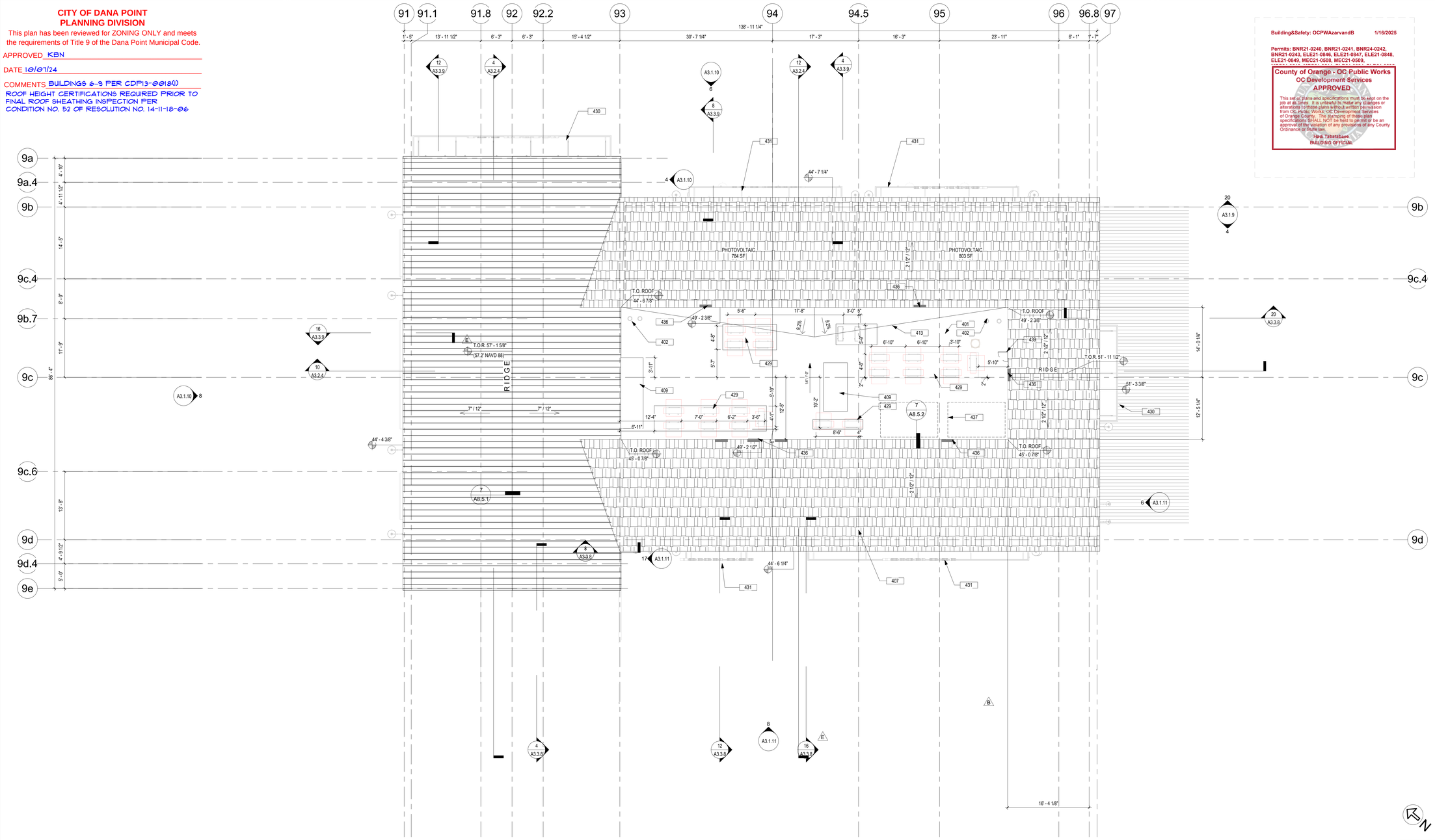
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



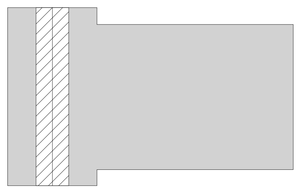
BUILDING 9 ROOF PLAN 3
1/8" = 1'-0" A2.9.3

BUILDING 9 ROOF AREA

(MEASURED FROM FINISH GRADE)

TOTAL ROOF AREA (LIGHT GRAY) = 10,622.21 SF

AREA ABOVE 40' (DIAGONAL) = 1,393.59 SF
PERCENTAGE ABOVE 40' 13%
MAXIMUM ALLOWED ROOF AREA OVER 40'-0" - 50%



ROOF AREA CALCULATION
1" = 30'-0"

ROOF PLAN KEYNOTES

401 SINGLE PLY PVC ROOF MEMBRANE O/ 1/4 DENSDECK O/ PLYWOOD SHEATHING O/ TAPERED WOOD BLOCKING O/ PLYWOOD SHEATHING O/ WOOD JOIST PER STRUCTURAL DRAWINGS. SLOPE TOWARD DRAINS @ 1/4" - 1'-0" MIN
402 COMBINATION ROOF DRAIN WITH OVERFLOW. FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
407 ASPHALT ROOF SHINGLES O/ UNDERLAYMENT O/ DENSDECK O/RIGID INSULATION O/ METAL DECK CLASS B MINIMUM TO COMPLY WITH CBC TABLE 1505.1
409 SHAFT BELOW FOR FUTURE TENANT, SEE DETAIL 11/A8.5.3
413 ROOF CRICKET TO PROVIDE POSITIVE DRAINAGE AROUND ROOF PLANTFORMS, 1/4":1'-0" MIN. SLOPE
429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, SEE MECHANICAL DRAWINGS, TYP.
430 PREFABRICATED METAL CANOPY W/ TENSION RODS
431 PREFABRICATED METAL CANOPY W/OUT TENSION RODS
436 MECHANICAL LOUVER, SEE MECHANICAL DRAWINGS, TYP.
437 DASHED LINE INDICATES MINIMUM CLEARANCE AROUND MECHANICAL UNITS PER MECHANICAL DRAWINGS
439 36 x 48 EXTERIOR ACCESS PANEL. SEE DETAIL 16/A8.4.3

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 CONDITOINS 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 (B)
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 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 (A)
11 MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION. (G)

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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BUILDING OFFICIAL

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CONSTANT

DANA POINT HARBOR PARTNERS

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
No. C-31452
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 19019

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DRAWING TITLE
BUILDING 9 ROOF PLAN

DRAWING NO.
A2.9.3

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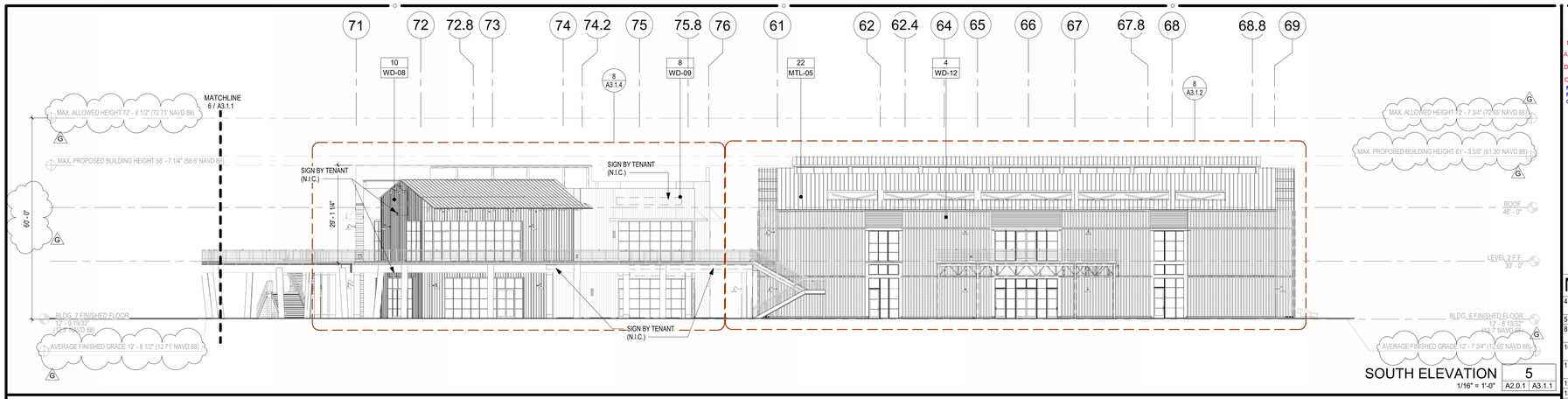

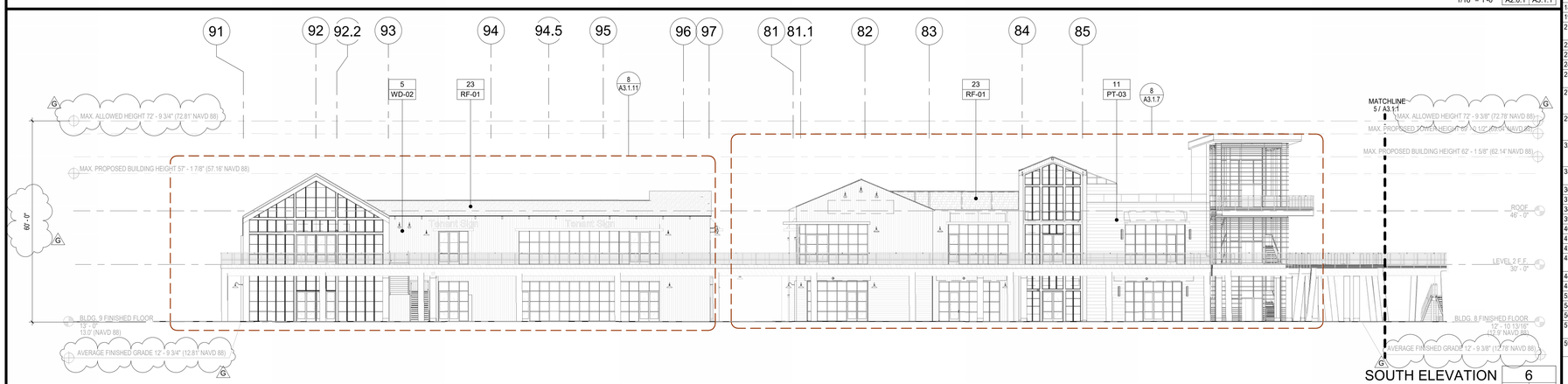

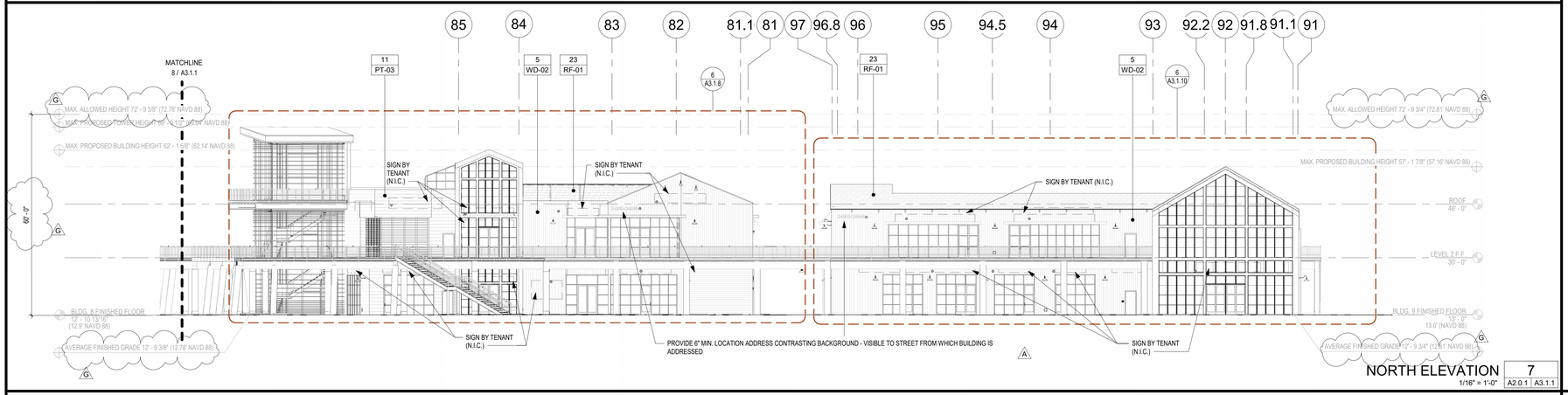

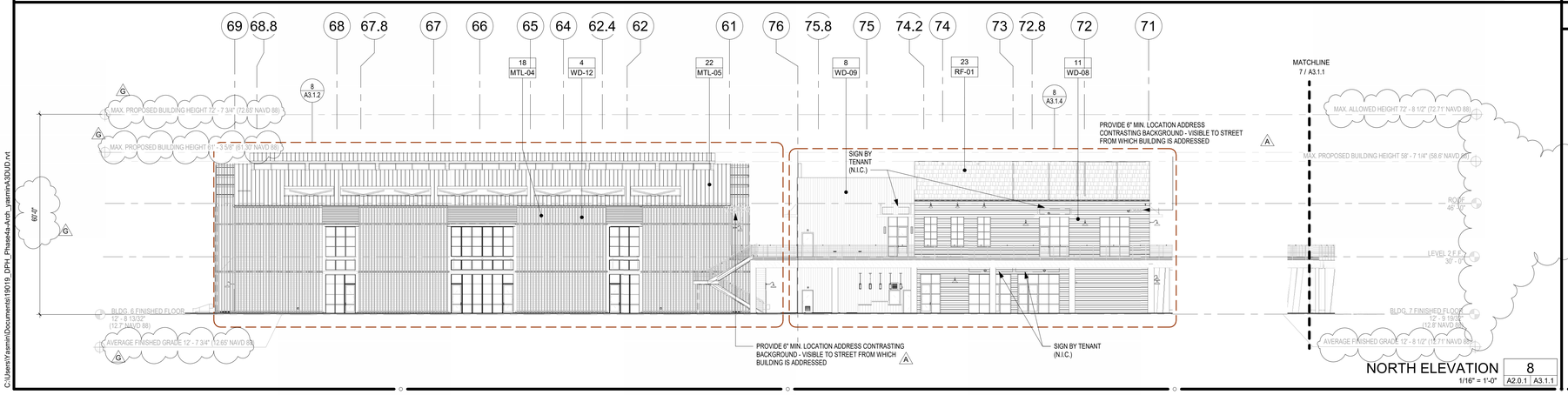

MATERIALS

4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING	
5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING	
8	8" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING	
10	12" O.C BOARD AND BATTEN WITH 2 1/2" BATTENS	
11	10" HORIZONTAL SHIPLAP SIDING NICKEL GAP (1/8" GAP)	
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18	3" X 6" BATTEN SYSTEM	
19	2" X 4" BATTEN SYSTEM	
21	ATAS INTERNATIONAL FIELD LOK 2" SEAM METAL PANEL	
22	STANDING SEAM METAL ROOF PANEL	
23	GAF ROOFING - ASPHALT SHINGLES	
24	METAL FLASHING FASCIA	
25	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE	
27	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION	
29	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS	
32	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS	
35	ALUMINUM NARROW STYLE STOREFRONT DOOR	
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FINISHES

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CT-01	ORCO
FRP-01	FINISH TO MATCH SAMPLE PILARS
GL-01	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SRF#2, U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%
MTL-01	FINISH TO MATCH PPG1011-7 ONYX
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MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
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CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025
DATE 10/01/2
4
COMMENTS BUILDING 6-9 PER CDP13-0016(R) Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
ROOF HEIGHT CERTIFICATION REQUIRED PRIOR TO
FINAL ROOF SHEATHING INSPECTION PER
CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-4

County of Orange - OC Public Works
OC Development Services
APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRENDON DOOLEY
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
OVERALL EXTERIOR ELEVATIONS

DRAWING NO
E
A3.1.1

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8/8/2024 8:50:19 AM

CITY OF DANA POINT
PLANNING DIVISION

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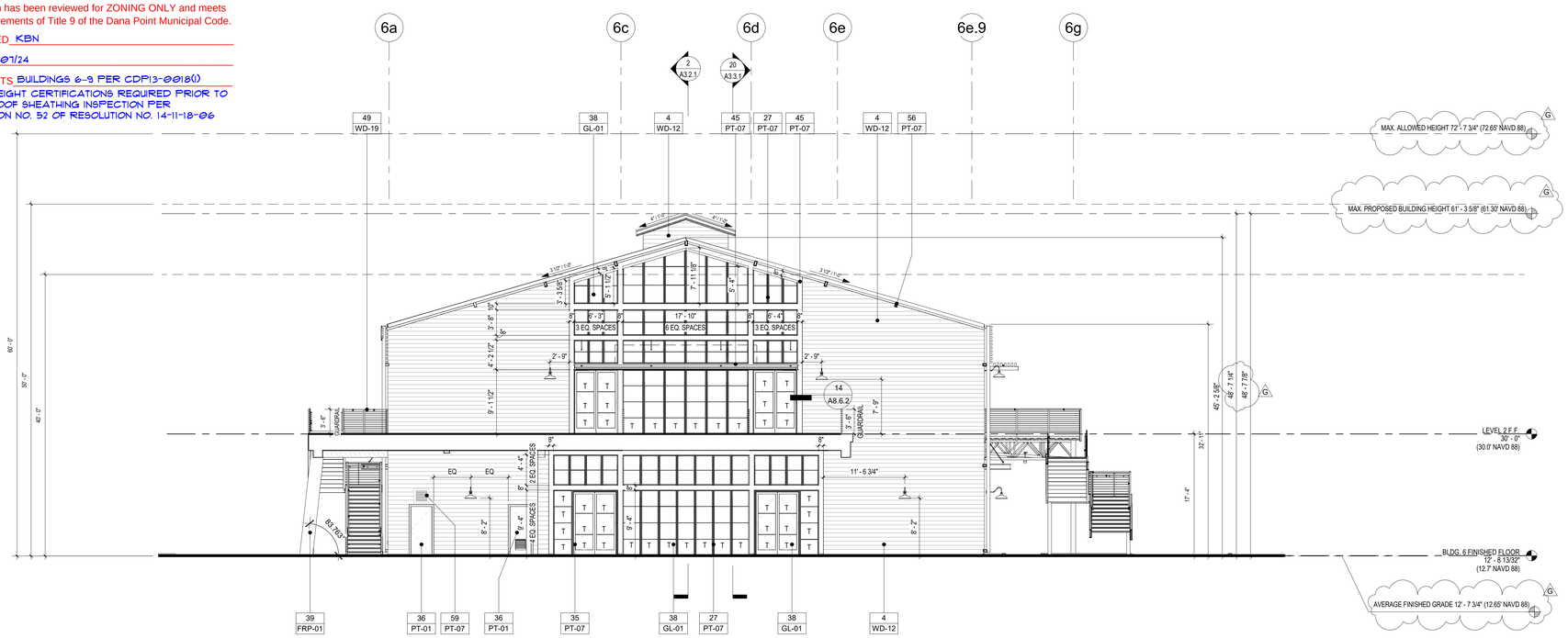
APPROVED KBN

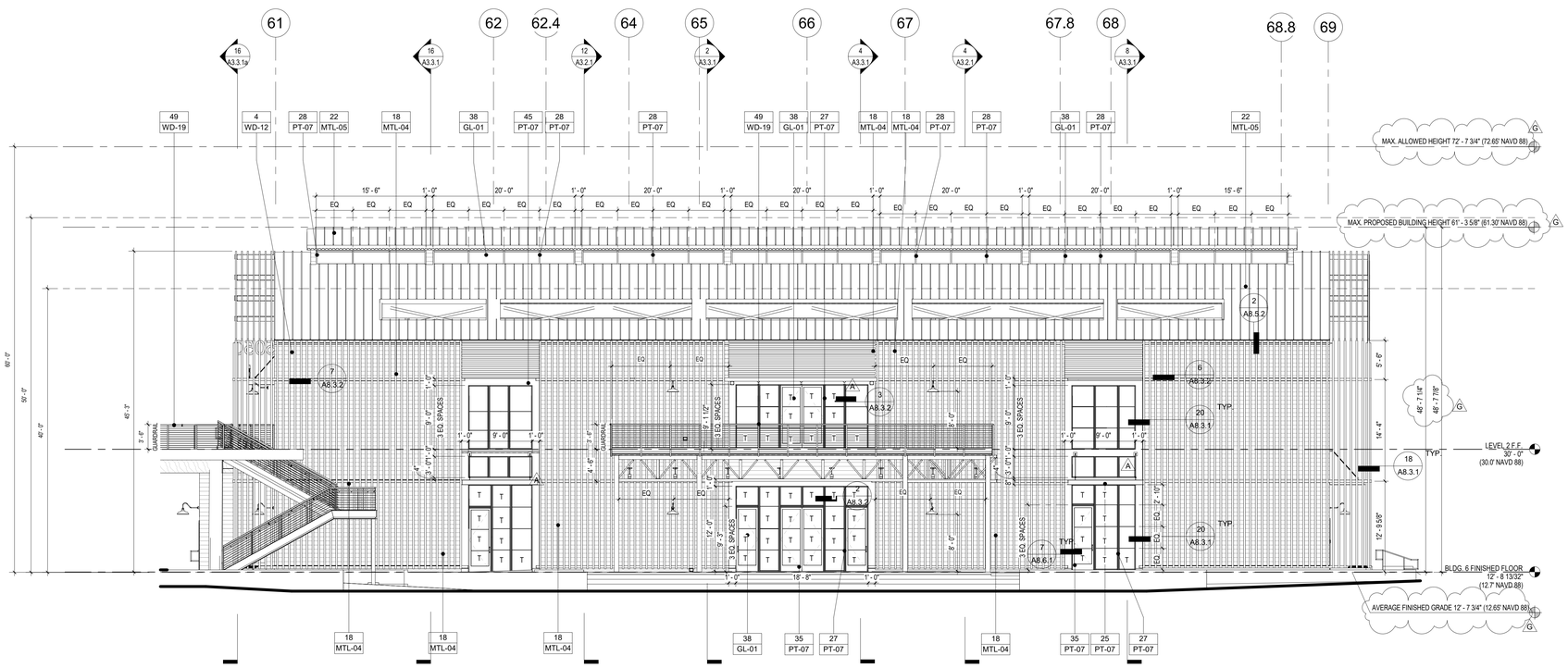
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



WEST ELEVATION 6
1/8" = 1'-0" A2.6.1 A3.1.2



SOUTH ELEVATION 8
1/8" = 1'-0" A2.6.1 A3.1.2

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A3DUD.rvt

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

MATERIALS

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FRP-01	FINISH TO MATCH SAMPLE PILARS
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MTL-04	QPC - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILIDNG 6 EXTERIOR ELEVATIONS

DRAWING NO.
E
A3.1.2

8/8/2024 8:50:39 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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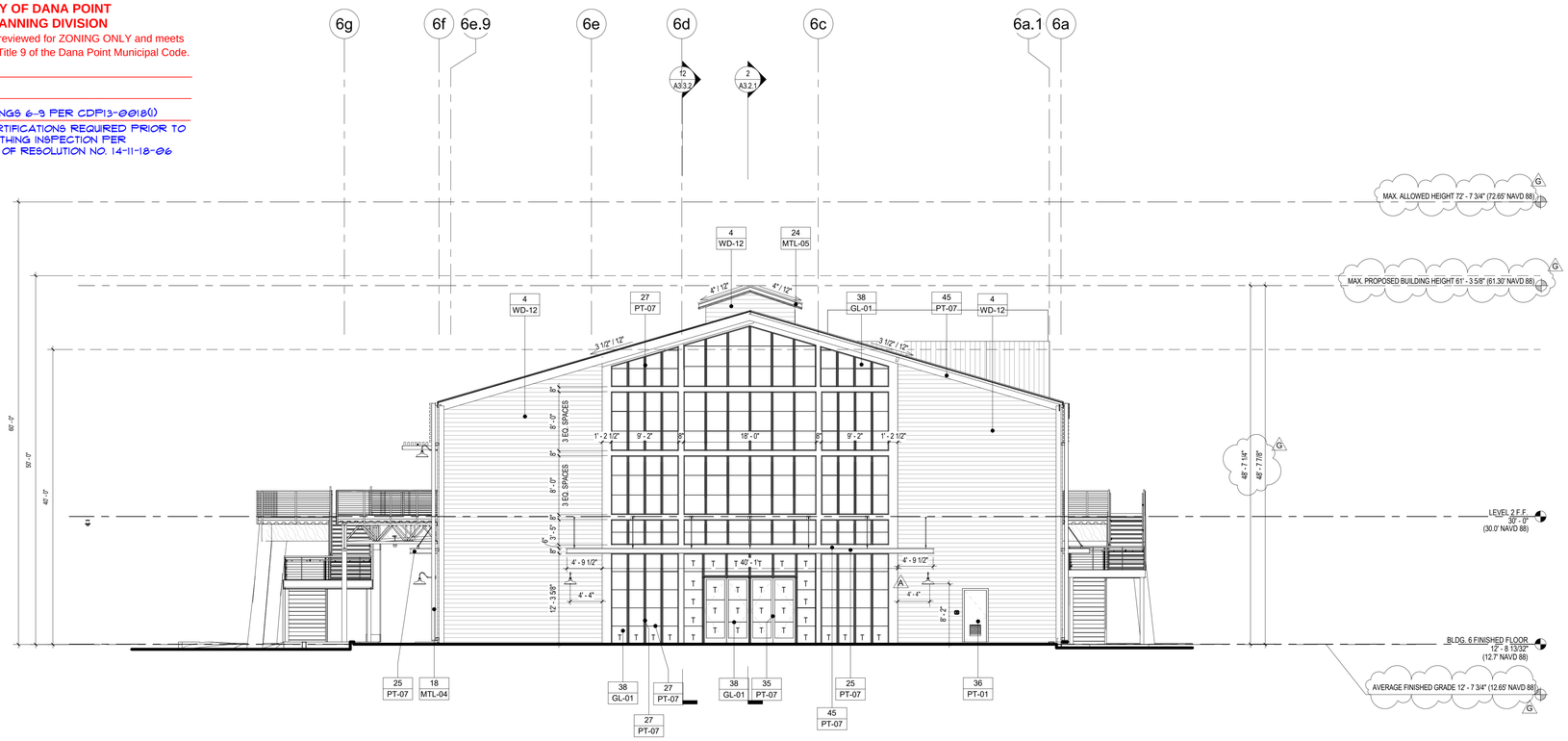
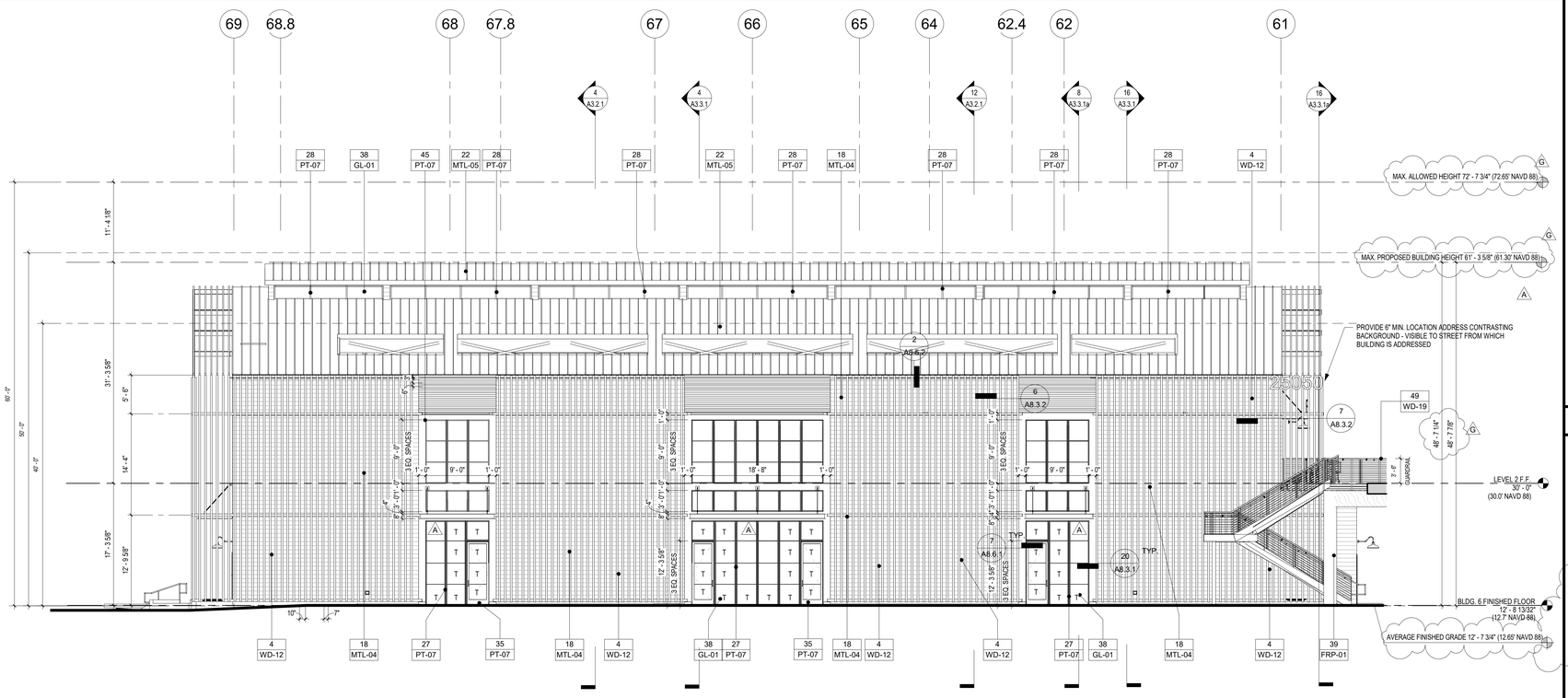


EAST ELEVATION 6
1/8" = 1'-0" A2.6.1 A3.1.3



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
PT-09	PAINT TO MATCH SHERWIN WILLIAMS SW7005 PURE WHITE
RF-01	BARKWOOD
SS-01	SILESTONE - WHITE STORM
WD-02	TERRAMAI - CUSTOM 'FOG' FINISH
WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
WD-07	DURATHERM TEAK - SINKER CYPRESS
WD-08	FIELD PAINTED TO MATCH ARCTIC WHITE
WD-09	HEWN - WEATHERED GREY
WD-10	ACCOYA -BARNYARD IVORY
WD-11	HEWN - RUSTIC RECLAIMED
WD-12	TERRAMAI - LOST COAST REDWOOD COLOR - FOG - CUSTOM 7" VERTICAL T&G WITH 1/4" GAP
WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED

ELEVATION GENERAL NOTES

01 THE DANA POINT HARBOR PARTNER'S SURVEY MAPPING FOR DANA POINT HARBOR IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88) OCS BENCH MARK 3RR-2-82, WHICH REFLECTS A VERTICAL ELEVATION DATUM DIFFERENCE OF 2.30 FEET HIGHER THAN THE NAVD-29 DATUM FOR THE SAME BENCH MARK. IT APPEARS THAT THE NAVD-29 DATUM WAS USED IN THE PREPARATION OF THE PREVIOUS DANA POINT HARBOR REVITALIZATION PLANS THAT WERE INCLUDED IN THE CITY OF DANA POINT APPROVED COASTAL DEVELOPMENT PERMIT APPLICATION DOCUMENTS BASED ON A COMPARISON OF SIMILAR SPOT ELEVATIONS.

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
BENJAMIN D. SMS
No. C-31432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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 6 EXTERIOR ELEVATIONS

DRAWING NO.
A3.1.3

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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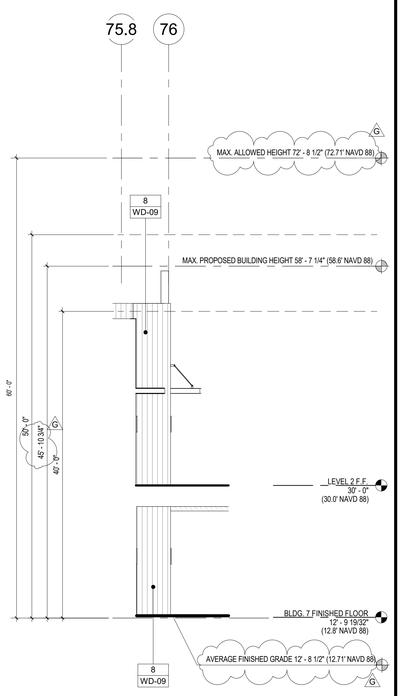
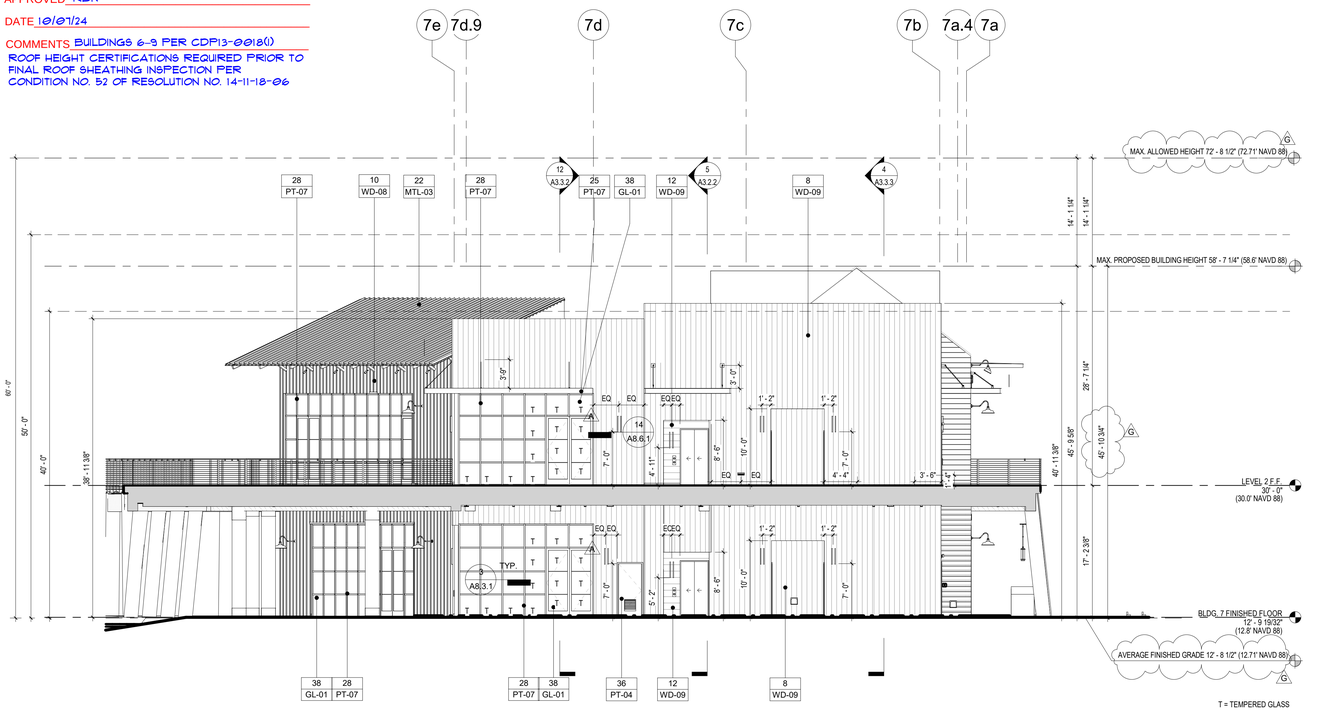
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING ELEVATION 1/8" = 1'-0" — 18 — A2.1 | A3.1.4



EAST ELEVATION 1/8" = 1'-0" — 6 — A2.1 | A3.1.4

MATERIALS

4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING
5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
8	8" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
10	12" O.C BOARD AND BATTEN WITH 2 1/2" BATTENS
11	10" HORIZONTAL SHIPLAP SIDING NICKEL GAP (1/8" GAP)
12	10" VERTICAL T&G (1/8" FINE LINE) SIDING
18	3" X 6" BATTEN SYSTEM
19	2" X 4" BATTEN SYSTEM
21	ATAS INTERNATIONAL FIELD LOK 2" SEAM METAL PANEL
22	STANDING SEAM METAL ROOF PANEL
23	GAF ROOFING - ASPHALT SHINGLES
24	METAL FLASHING FASCIA
25	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
27	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
29	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
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54	WOOD DECKING
56	EXPOSED STEEL BEAM
57	SOLID SURFACE WATERFALL EDGE COUNTERTOP
59	EXHAUST AIR LOUVER CENTERED ABOVE DOOR

FINISHES

CO-01	NATURAL
CT-01	ORCO
FRP-01	FINISH TO MATCH SAMPLE PILARS
GL-01	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SRF#2, U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%
MTL-01	FINISH TO MATCH PPG1011-7 ONYX
MTL-03	FINISH TO MATCH SLATE GREY (20)
MTL-04	OPC - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
PT-01	O MATCH SW7019 GAUNTLET GRAY
PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
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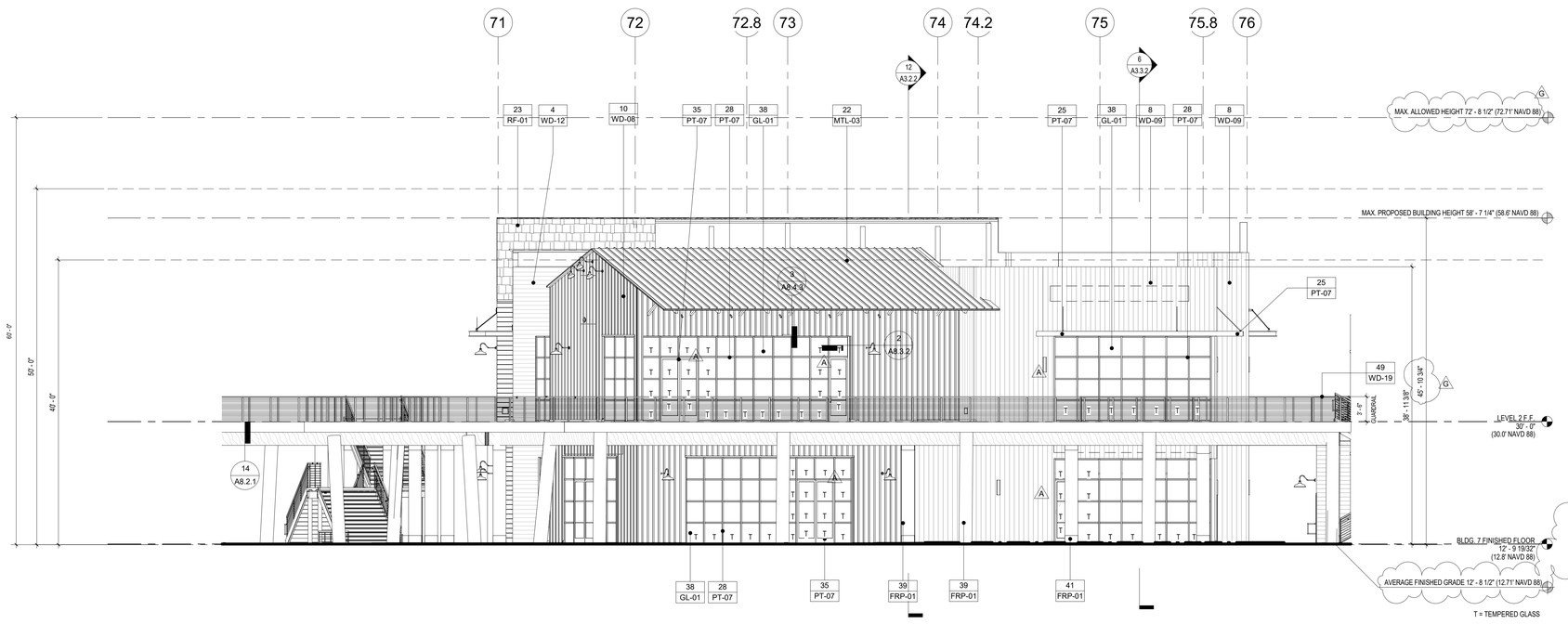

SOUTH ELEVATION 1/8" = 1'-0" — 8 — A2.6.3 | A3.1.4

ELEVATION GENERAL NOTES

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT — BRANDON DEBOER — No. C-37432 — 11.30.26 Exp. Date — STATE OF CALIFORNIA

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
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 EXTERIOR ELEVATIONS

DRAWING NO. E
A3.1.4

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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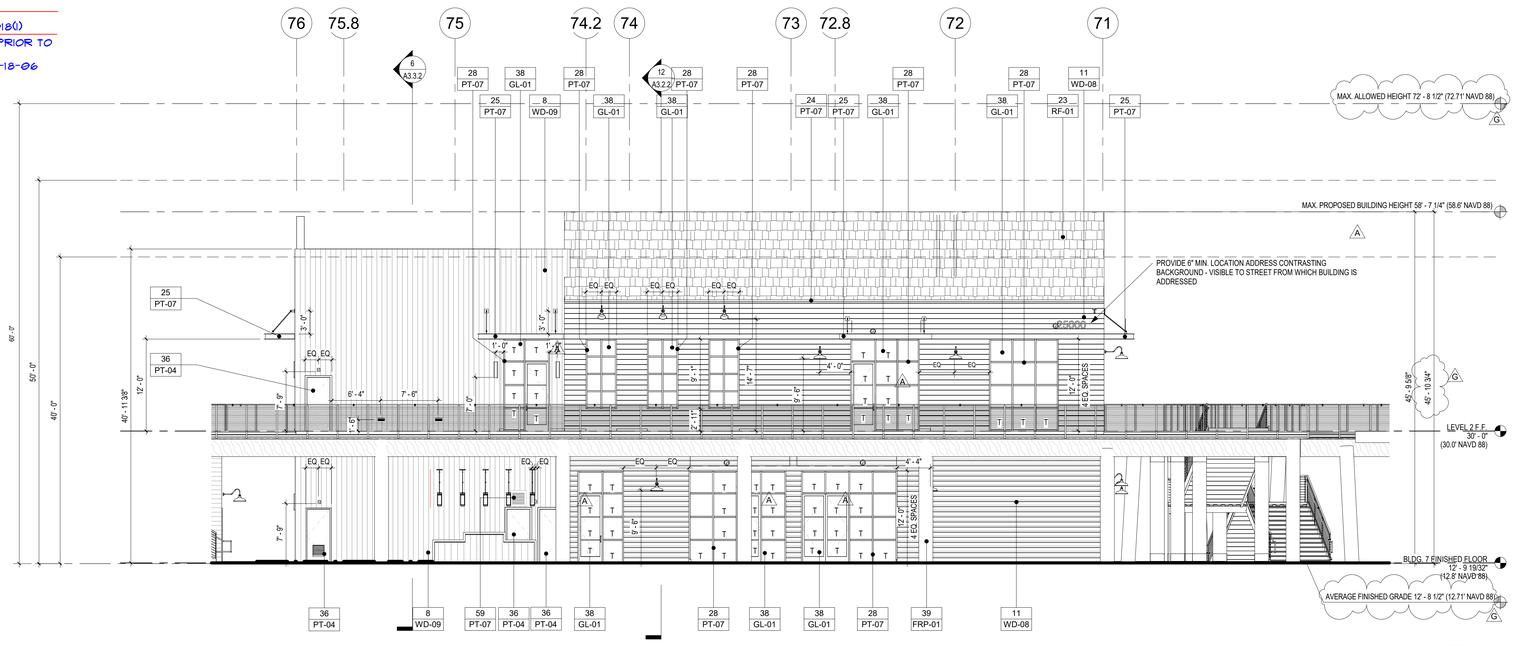
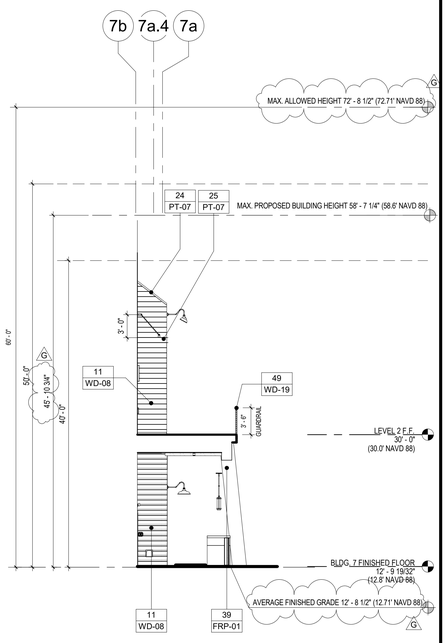
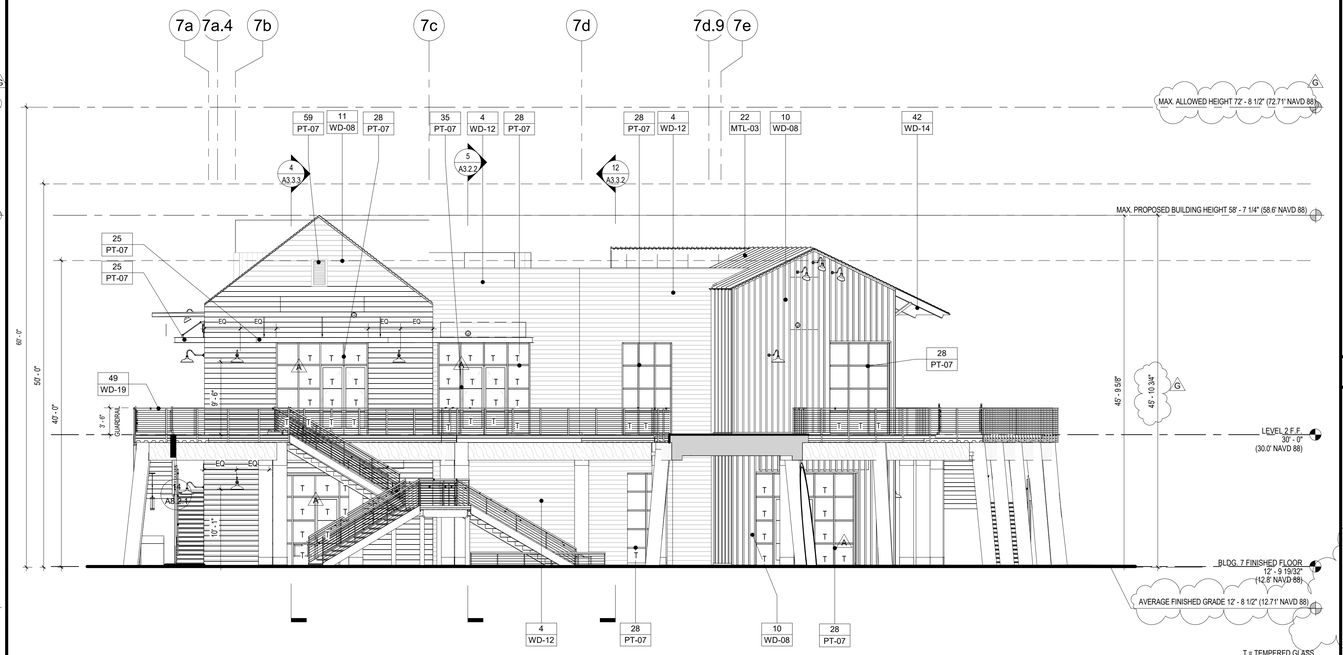


NORTH ELEVATION 6
1/8" = 1'-0" A0.3.2 | A3.1.5



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



WEST ELEVATION 8
1/8" = 1'-0" A2.7.1 | A3.1.5

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

MATERIALS

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5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES | BURNHAM | WARD

LICENSED ARCHITECT
KENNETH B. PEARL
No. C-31432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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 7 EXTERIOR ELEVATIONS

DRAWING NO.
E
A3.1.5

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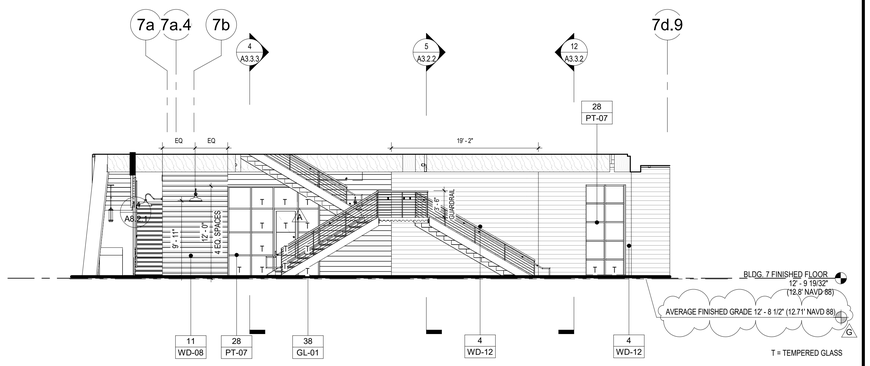


BUILDING ELEVATION 13
1/8" = 1'-0" A2.1 A3.1.6

CITY OF DANA POINT
PLANNING DIVISION

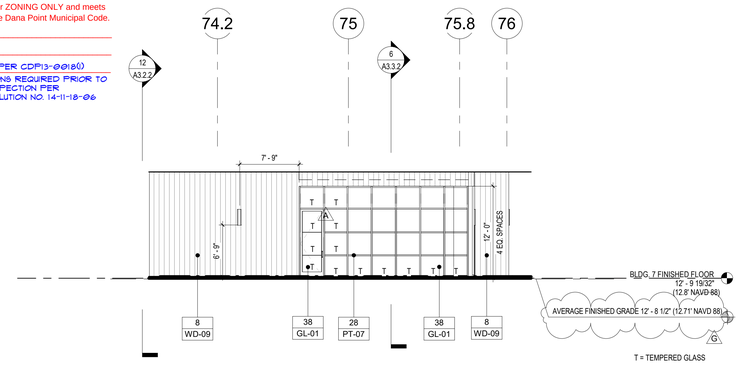
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(J)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



BUILDING ELEVATION 5
1/8" = 1'-0" A2.1 A3.1.6

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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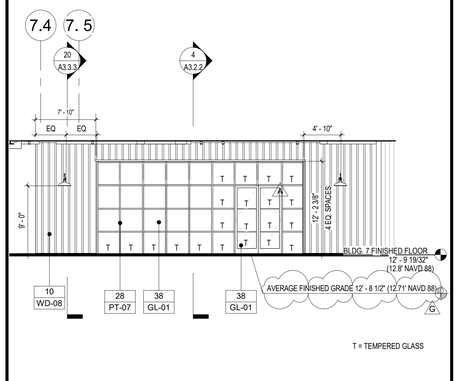
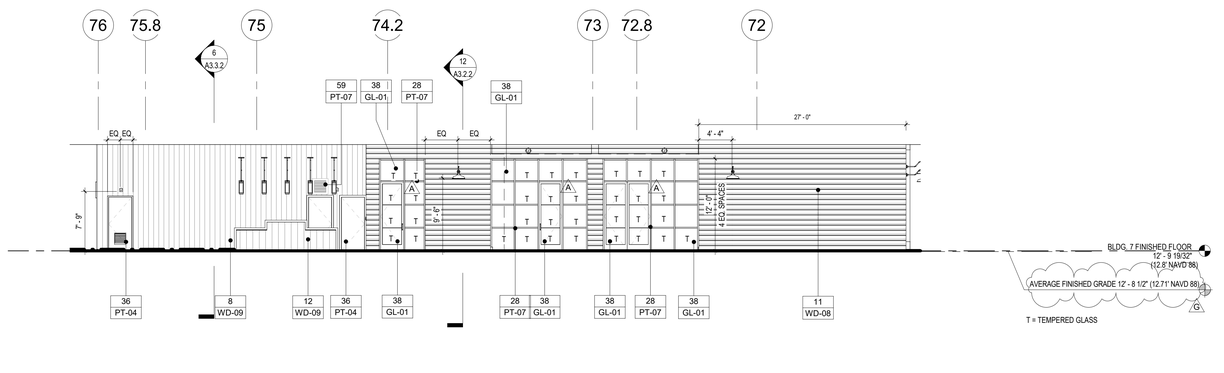
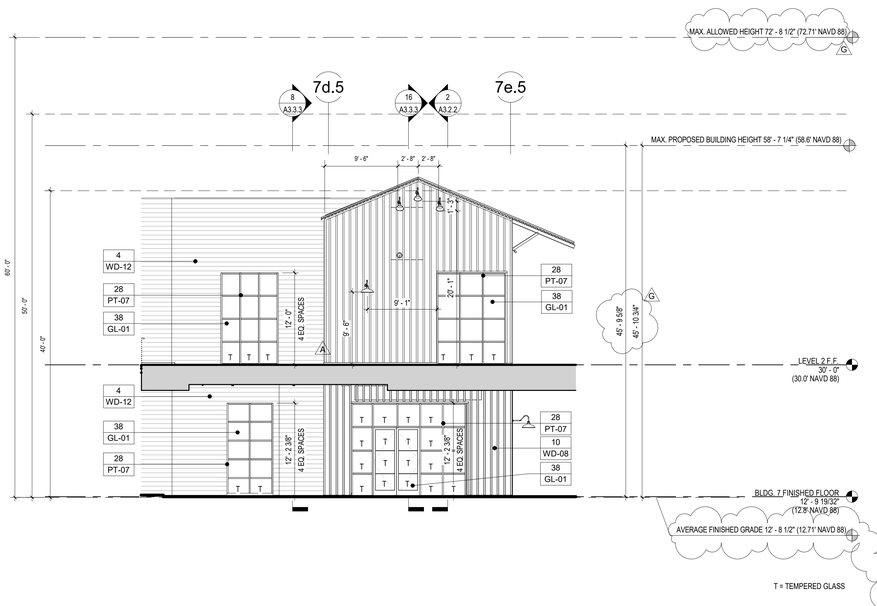
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING ELEVATION 18
1/8" = 1'-0" A2.1 A3.1.6



BUILDING ELEVATION 6
1/8" = 1'-0" A0.3.2 A3.1.6



BUILDING ELEVATION 8
1/8" = 1'-0" A2.1 A3.1.6

MATERIALS

4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING
5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
8	8" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
10	12" O.C BOARD AND BATTEN WITH 2 1/2" BATTENS
11	10" HORIZONTAL SHIPLAP SIDING NICKEL GAP (1/8" GAP)
12	10" VERTICAL T&G (1/8" FINE LINE) SIDING
18	3" X 6" BATTEN SYSTEM
19	2" X 4" BATTEN SYSTEM
21	ATAS INTERNATIONAL FIELD LOK 2" SEAM METAL PANEL
22	STANDING SEAM METAL ROOF PANEL
23	GAF ROOFING - ASPHALT SHINGLES
24	METAL FLASHING FASCIA
25	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
27	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
29	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
32	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS
35	ALUMINUM NARROW STYLE STOREFRONT DOOR
36	DOOR PANEL AND FRAME
37	DURATHERM WOOD DOOR
38	LOW-E CLEAR GLAZING
39	FRP COLUMN TO LOOK LIKE WOOD
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41	FRP BAND TO LOOK LIKE STEEL
42	EXPOSED FAUX RAFTER RAIL
43	PRECAST CONCRETE STAIR RISER/TREAD WITH INTEGRADED CONTRASTING STRIPE
44	STEEL STAIR STRINGER
45	BREAK METAL PANEL
52	24" X 48" PORCELAIN PAVER
54	WOOD DECKING
56	EXPOSED STEEL BEAM
57	SOLID SURFACE WATERFALL EDGE COUNTERTOP
59	EXHAUST AIR LOUVER CENTERED ABOVE DOOR

FINISHES

CO-01	NATURAL
CT-01	ORCO
FRP-01	FINISH TO MATCH SAMPLE PILARS
GL-01	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SRF#2, U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%
MTL-01	FINISH TO MATCH PPG1011-7 ONYX
MTL-03	FINISH TO MATCH SLATE GREY (20)
MTL-04	OPC - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
PT-01	O 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-05	PAINT TO MATCH SHERWIN WILLIAMS SW7674 PEPPERCORN
PT-06	PAINT TO MATCH SHERWIN WILLIAMS SW7005 PURE WHITE
PT-07	PAINT TO MATCH PPG 3176N RACOON
PT-08	FINISH TO MATCH SHERWIN WILLIAMS SW6252 - ICE CUBE
PT-09	PAINT TO MATCH SHERWIN WILLIAMS SW7005 PURE WHITE
RF-01	BARKWOOD
SS-01	SILESTONE - WHITE STORM
WD-02	TERRAMAI - CUSTOM 'FOG' FINISH
WD-04	STAIN TO MATCH MINWAX - GOLDEN OAK
WD-07	DURATHERM TEAK - SINKER CYPRESS
WD-08	FIELD PAINTED TO MATCH ARCTIC WHITE
WD-09	HEWN - WEATHERED GREY
WD-10	ACCOYA -BARNYARD IVORY
WD-11	HEWN - RUSTIC RECLAIMED
WD-12	TERRAMAI - LOST COAST REDWOOD COLOR - FOG - CUSTOM 7" VERTICAL T&G WITH 1/4" GAP
WD-14	STAIN TO MATCH MINWAX - SPECIAL WALNUT
WD-15	STAIN TO MATCH VARATHANE - SUNBLEACHED

ELEVATION GENERAL NOTES

01 THE DANA POINT HARBOR PARTNER'S SURVEY MAPPING FOR DANA POINT HARBOR IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88) OCS BENCH MARK 3RR-2-82, WHICH REFLECTS A VERTICAL ELEVATION DATUM DIFFERENCE OF 2.30 FEET HIGHER THAN THE NAVD-29 DATUM FOR THE SAME BENCH MARK. IT APPEARS THAT THE NAVD-29 DATUM WAS USED IN THE PREPARATION OF THE PREVIOUS DANA POINT HARBOR REVITALIZATION PLANS THAT WERE INCLUDED IN THE CITY OF DANA POINT APPROVED COASTAL DEVELOPMENT PERMIT APPLICATION DOCUMENTS BASED ON A COMPARISON OF SIMILAR SPOT ELEVATIONS.

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03 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION. G

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
B|WP

LICENSED ARCHITECT
BENJAMIN D. ROSE
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 7 EXTERIOR ELEVATIONS

DRAWING NO.
E
A3.1.6

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
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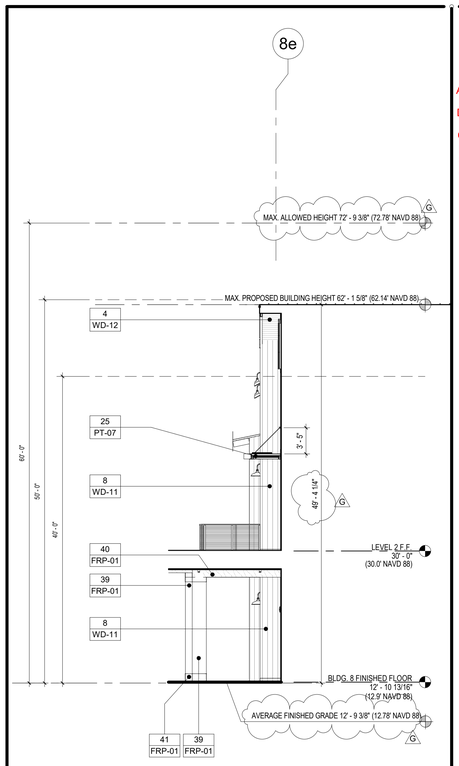
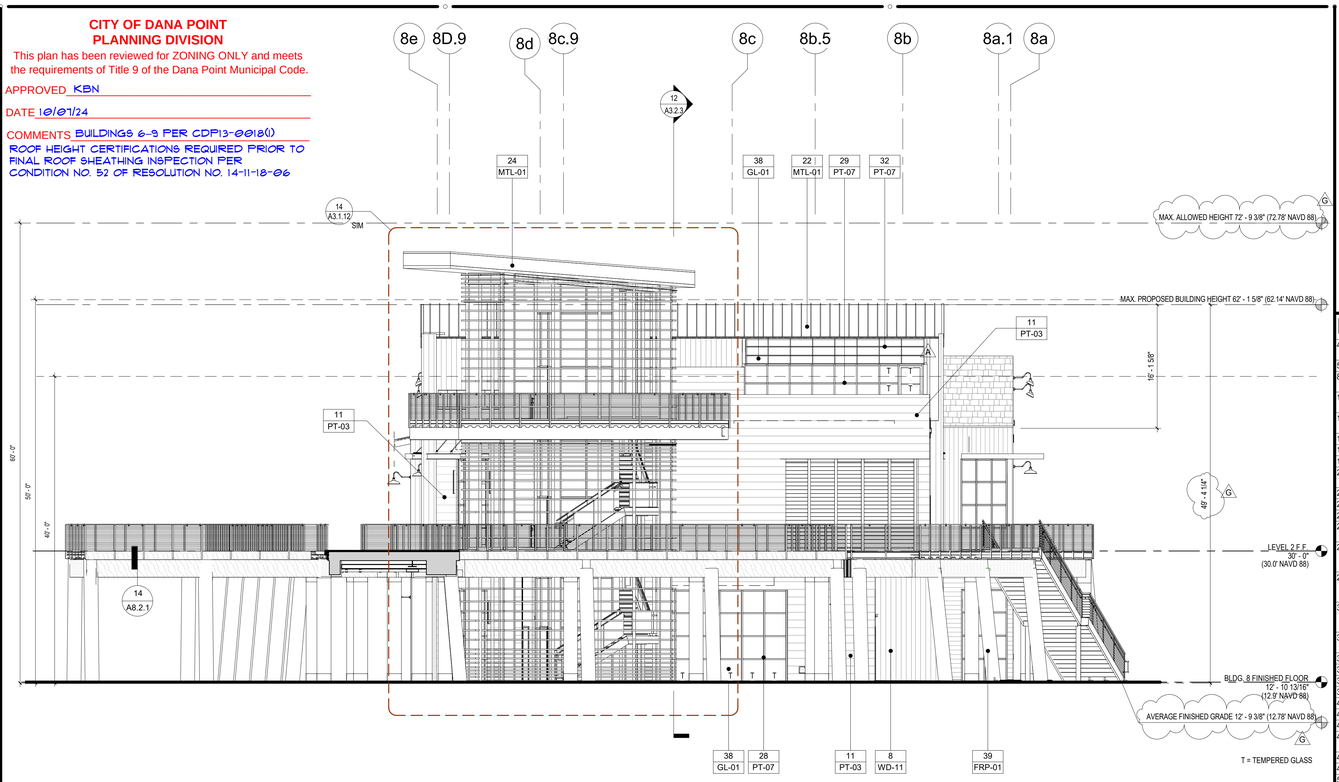
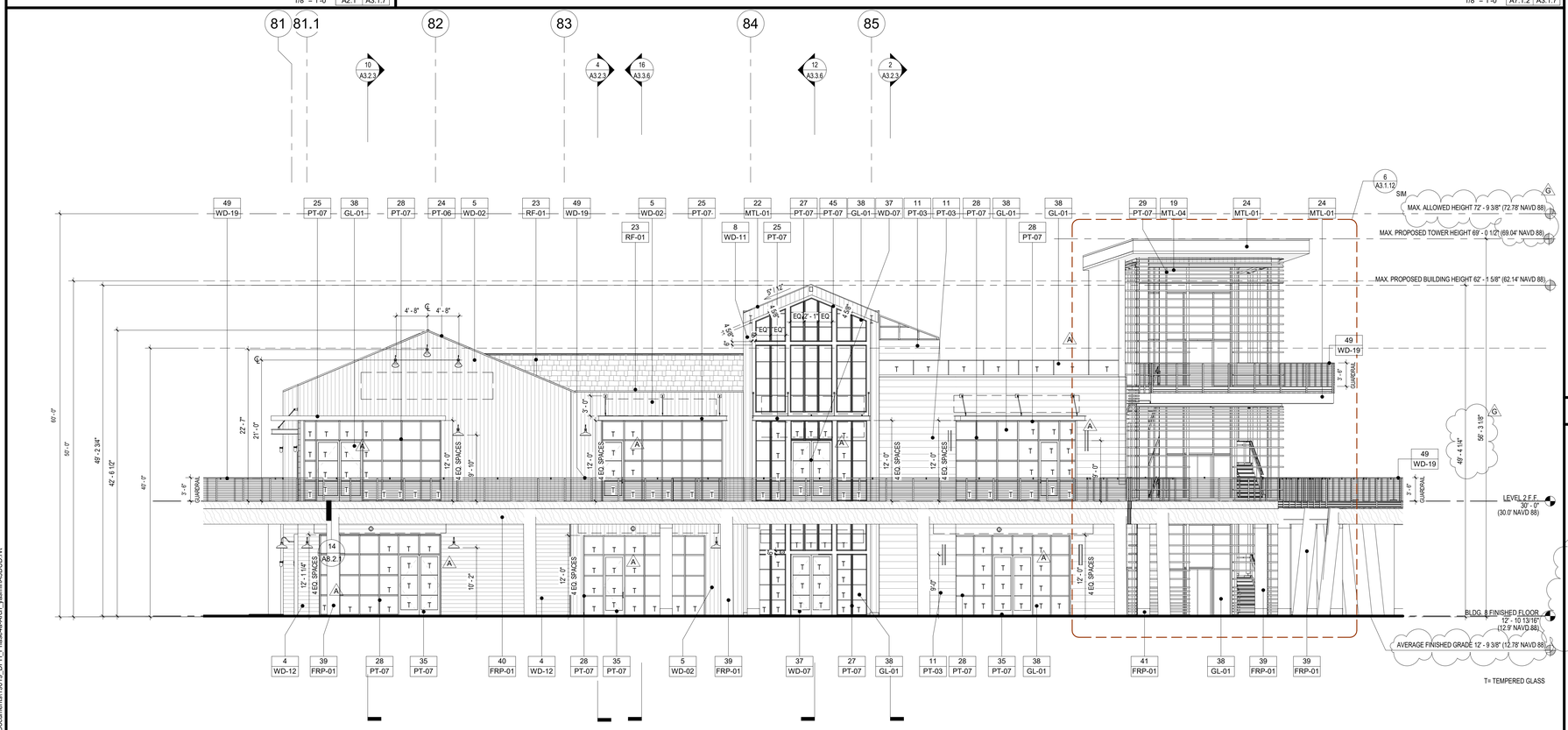


BUILDING ELEVATION 18
1/8" = 1'-0" A2.1 A3.1.7



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

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5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
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MTL-01	FINISH TO MATCH PPG1011-7 ONYX
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MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
PT-01	O MATCH SW7019 GAUNTLET GRAY
PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
KENNETH D. PEARCE
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 EXTERIOR ELEVATIONS

DRAWING NO.
A3.1.7
E

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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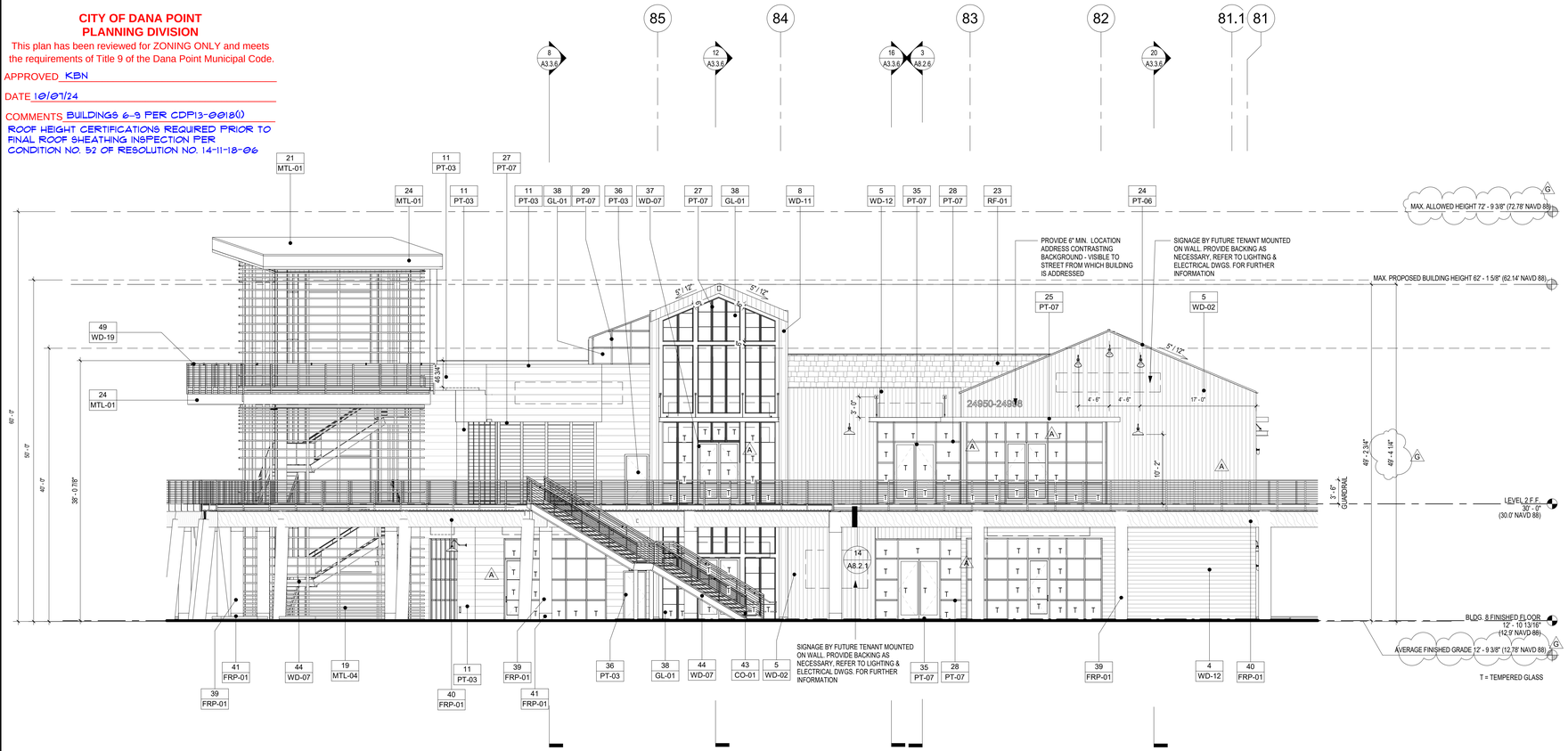
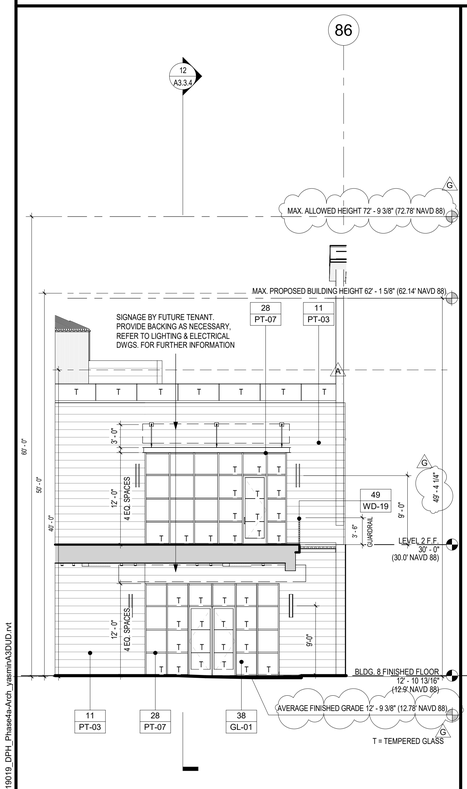
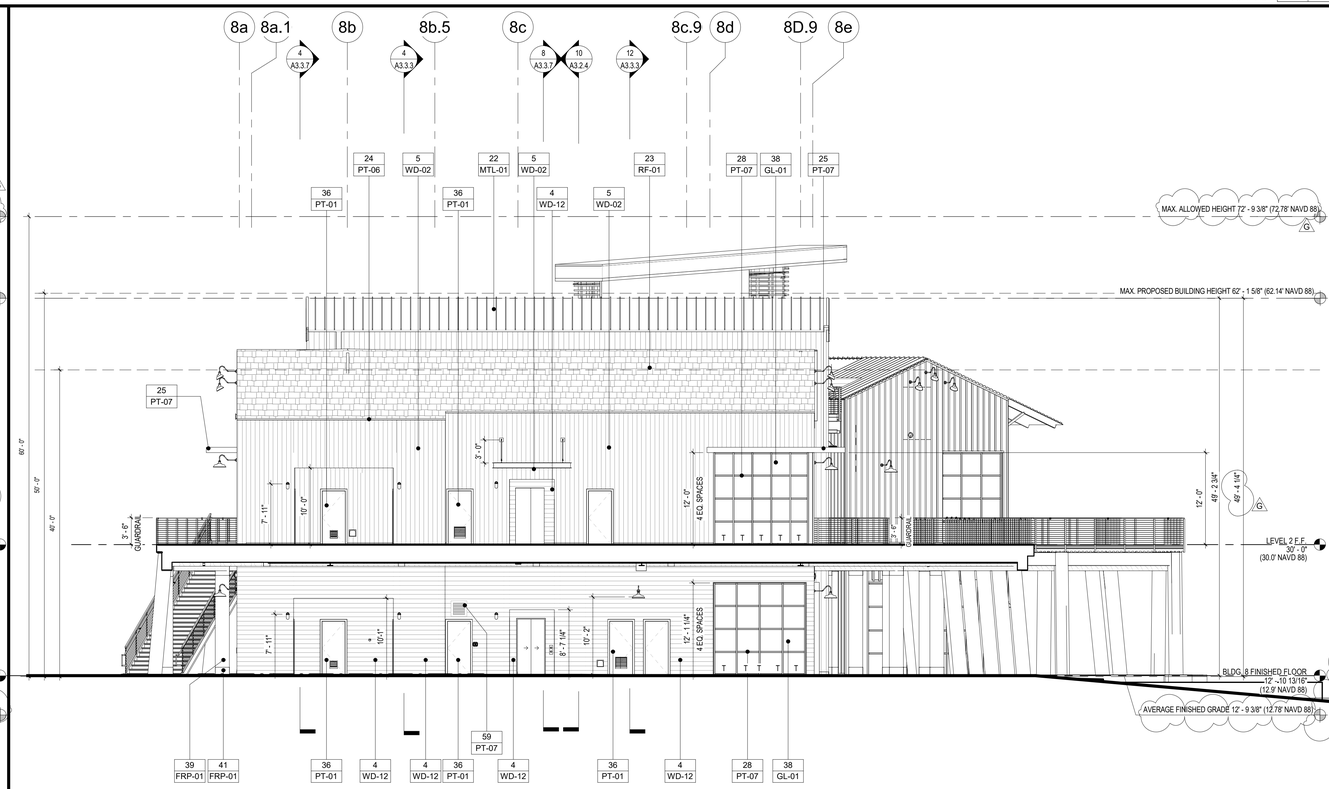


NORTH ELEVATION 6
1/8" = 1'-0" A2.8.1 A3.1.8



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

MATERIALS

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5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
8	8" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
10	12" O.C BOARD AND BATTEN WITH 2 1/2" BATTENS
11	10" HORIZONTAL SHIPLAP SIDING NICKEL GAP (1/8" GAP)
12	10" VERTICAL T&G (1/8" FINE LINE) SIDING
18	3" X 6" BATTEN SYSTEM
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24	METAL FLASHING FASCIA
25	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
27	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
29	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
32	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS
35	ALUMINUM NARROW STYLE STOREFRONT DOOR
36	DOOR PANEL AND FRAME
37	DURATHERM WOOD DOOR
38	LOW-E CLEAR GLAZING
39	FRP COLUMN TO LOOK LIKE WOOD
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42	EXPOSED FAUX RAFTER RAIL
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52	24" X 48" PORCELAIN PAVER
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57	SOLID SURFACE WATERFALL EDGE COUNTERTOP
59	EXHAUST AIR LOUVER CENTERED ABOVE DOOR

FINISHES

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CT-01	ORCO
FRP-01	FINISH TO MATCH SAMPLE PILARS
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MTL-01	FINISH TO MATCH PPG1011-7 ONYX
MTL-03	FINISH TO MATCH SLATE GREY (20)
MTL-04	OPC - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
PT-01	O MATCH SW7019 GAUNTLET GRAY
PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
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ELEVATION GENERAL NOTES

01 THE DANA POINT HARBOR PARTNER'S SURVEY MAPPING FOR DANA POINT HARBOR IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88) OCS BENCH MARK 3RR-2-82, WHICH REFLECTS A VERTICAL ELEVATION DATUM DIFFERENCE OF 2.30 FEET HIGHER THAN THE NAVD-29 DATUM FOR THE SAME BENCH MARK. IT APPEARS THAT THE NAVD-29 DATUM WAS USED IN THE PREPARATION OF THE PREVIOUS DANA POINT HARBOR REVITALIZATION PLANS THAT WERE INCLUDED IN THE CITY OF DANA POINT APPROVED COASTAL DEVELOPMENT PERMIT APPLICATION DOCUMENTS BASED ON A COMPARISON OF SIMILAR SPOT ELEVATIONS.

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
No. C-31732
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 EXTERIOR ELEVATIONS

DRAWING NO.
E
A3.1.8

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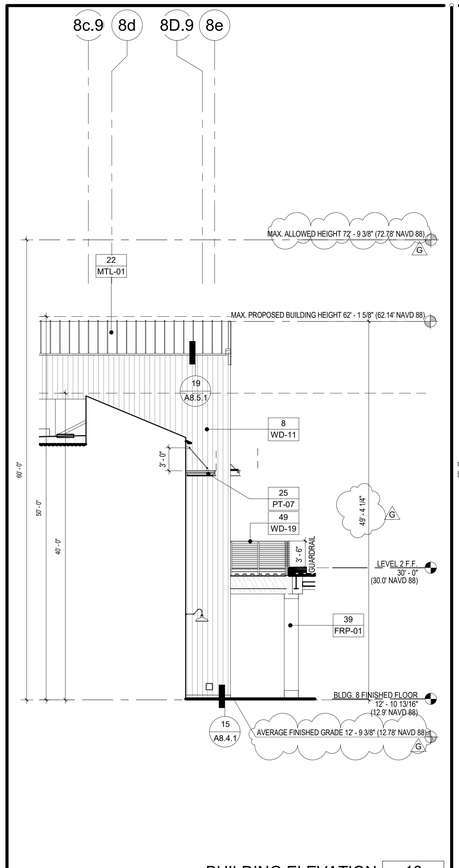

BUILDING ELEVATION 18
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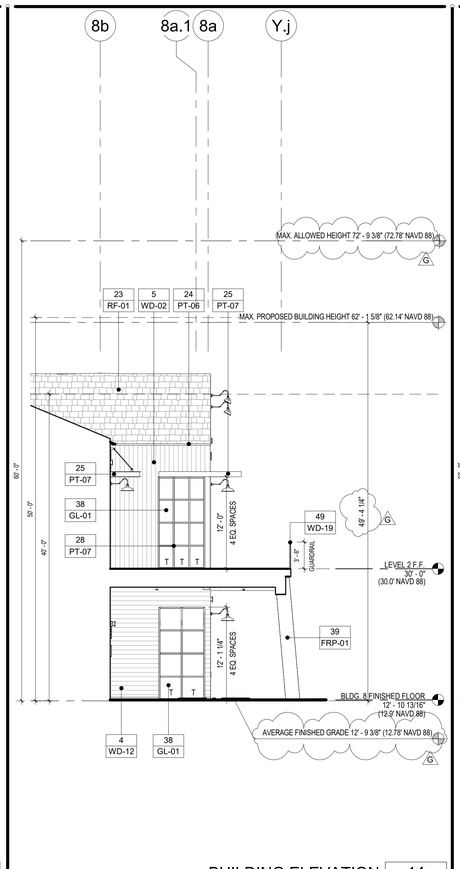

BUILDING ELEVATION 14
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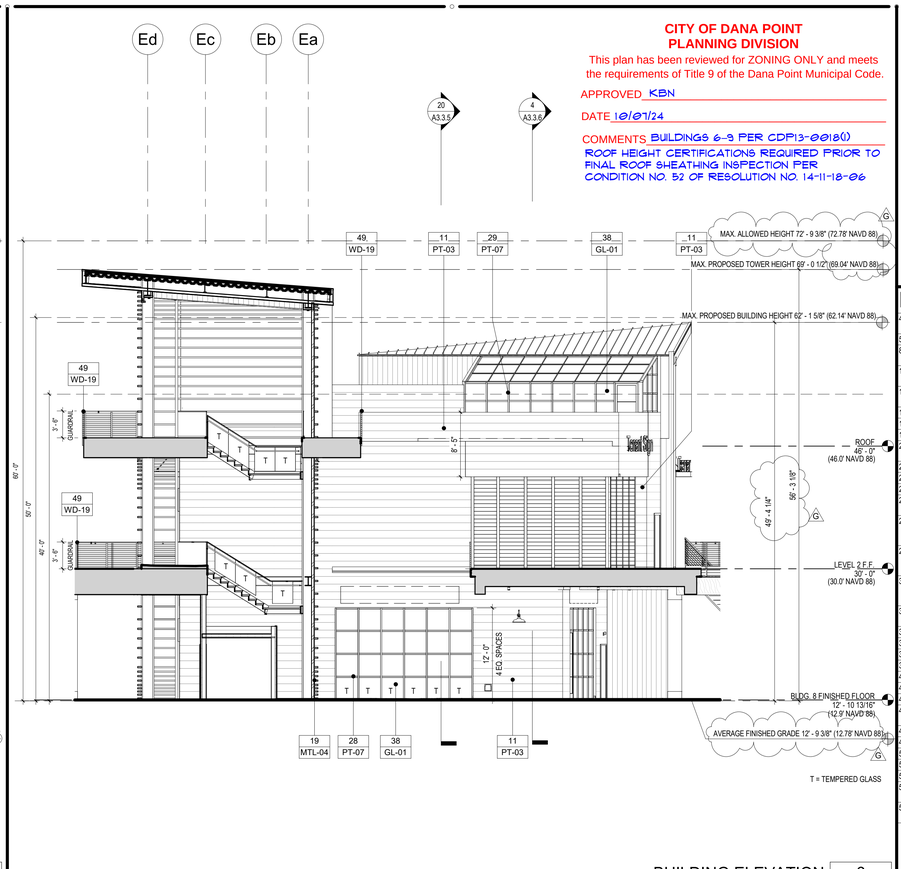

BUILDING ELEVATION 6
1/8" = 1'-0" A2.1 A3.1.9

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works' OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hani Tabatabaee
BUILDING OFFICIAL

MATERIALS

4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING
5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
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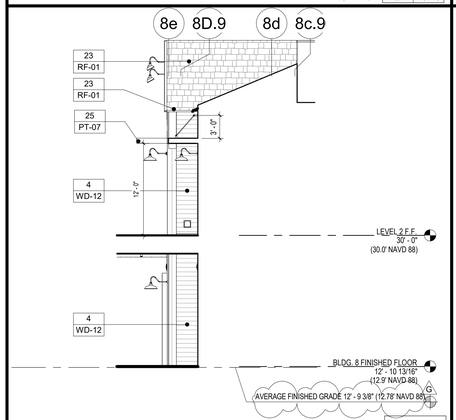
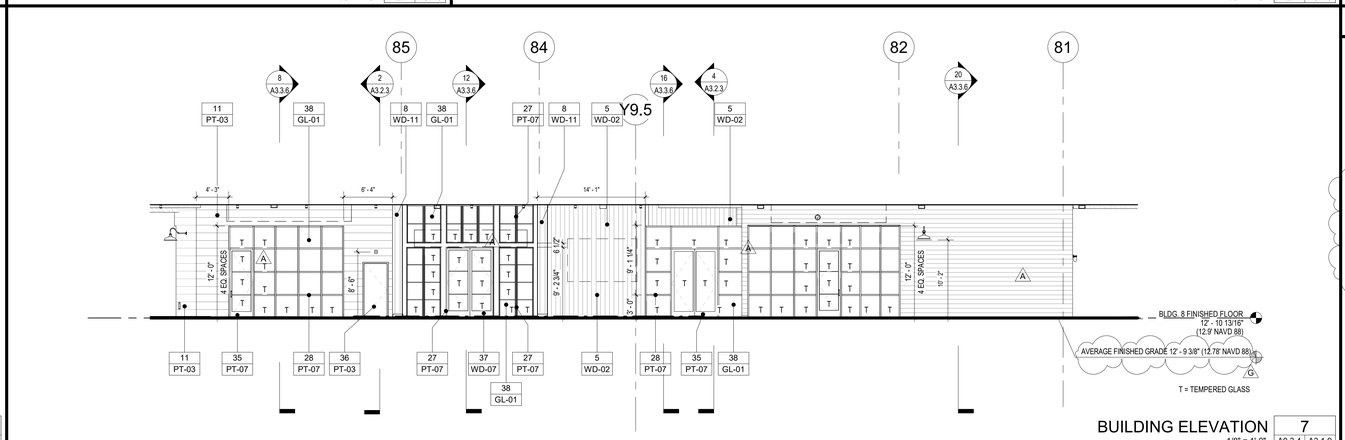


BUILDING ELEVATION 19
1/8" = 1'-0" A2.1 A3.1.9



BUILDING ELEVATION 7
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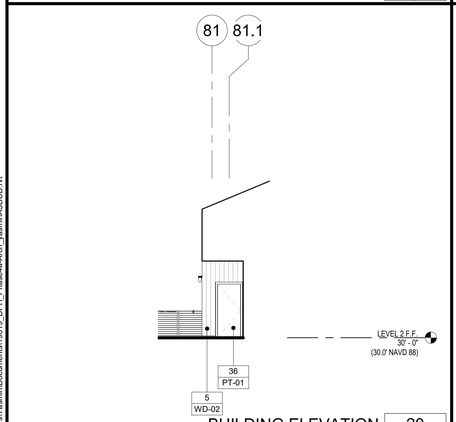
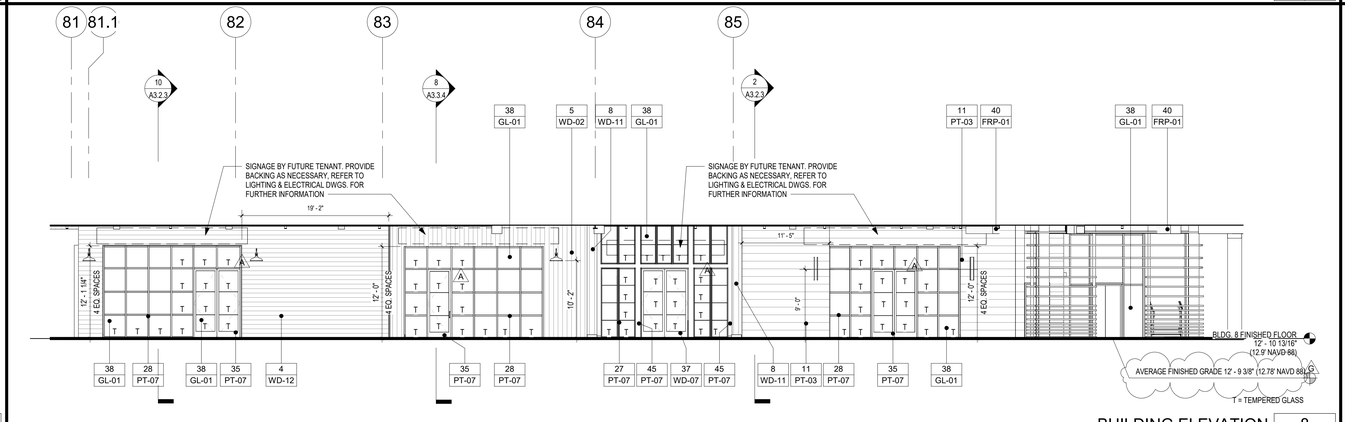
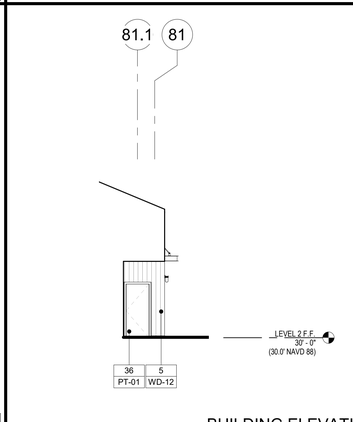


BUILDING ELEVATION 20
1/8" = 1'-0" A2.2 A3.1.9



BUILDING ELEVATION 8
1/8" = 1'-0" A2.1 A3.1.9



BUILDING ELEVATION 4
1/8" = 1'-0" A2.2 A3.1.9

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CHRISTOPHER DOMAN
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
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D	10/13/2022	COUNTY RESUBMITTAL
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 EXTERIOR ELEVATIONS

DRAWING NO.
E
A3.1.9

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8/8/2024 8:53:16 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED_KBN

DATE_10/07/24

COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
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APPROVED

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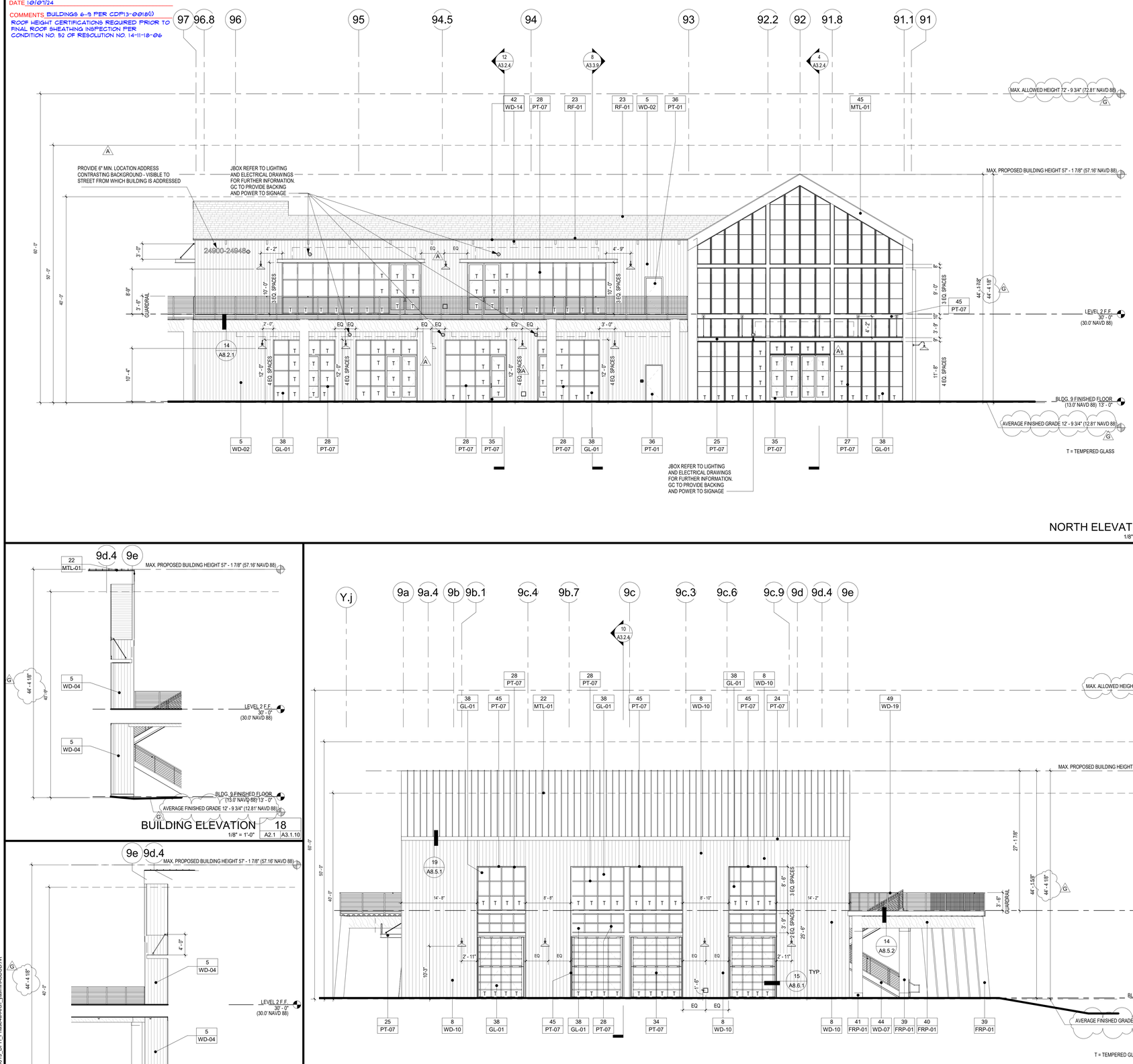
Hadi Tabatabaee
BUILDING OFFICIAL



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

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4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING
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01 THE DANA POINT HARBOR PARTNER'S SURVEY MAPPING FOR DANA POINT HARBOR IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88) OCS BENCHMARK 3RR-2-82, WHICH REFLECTS A VERTICAL ELEVATION DATUM DIFFERENCE OF 2.30 FEET HIGHER THAN THE NAVD-29 DATUM FOR THE SAME BENCH MARK. IT APPEARS THAT THE NAVD-29 DATUM WAS USED IN THE PREPARATION OF THE PREVIOUS DANA POINT HARBOR REVITALIZATION PLANS THAT WERE INCLUDED IN THE CITY OF DANA POINT APPROVED COASTAL DEVELOPMENT PERMIT APPLICATION DOCUMENTS BASED ON A COMPARISON OF SIMILAR SPOT ELEVATIONS.

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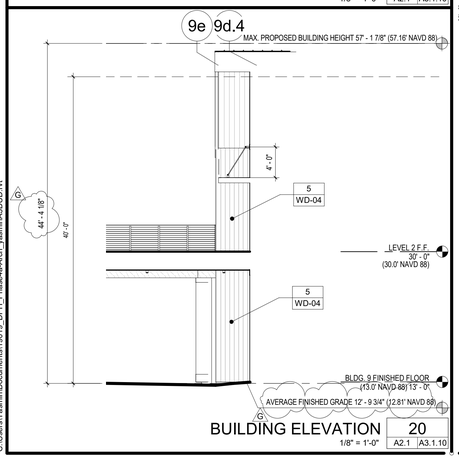
BUILDING ELEVATION 18
1/8" = 1'-0" A2.1 A3.1.10



BUILDING ELEVATION 20
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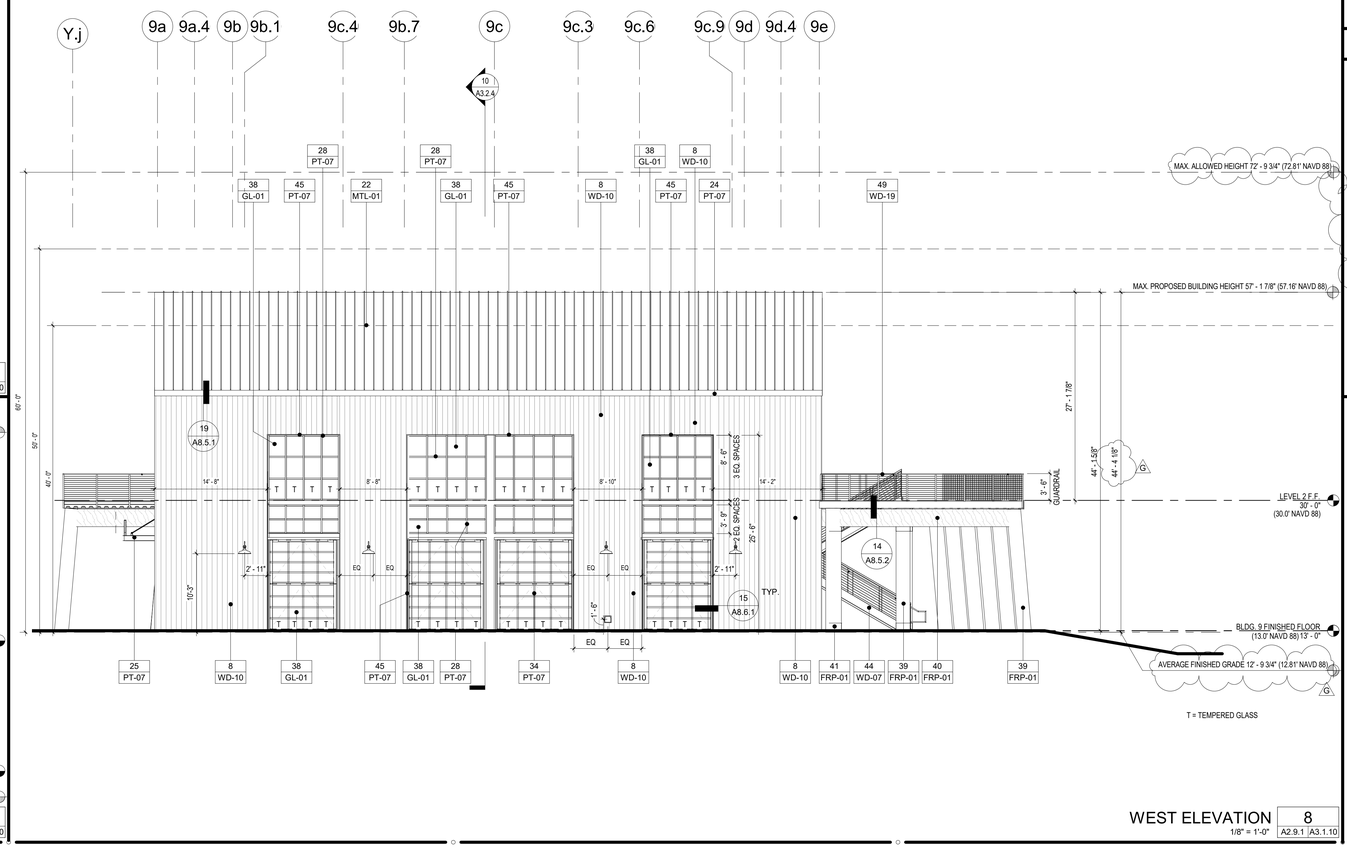
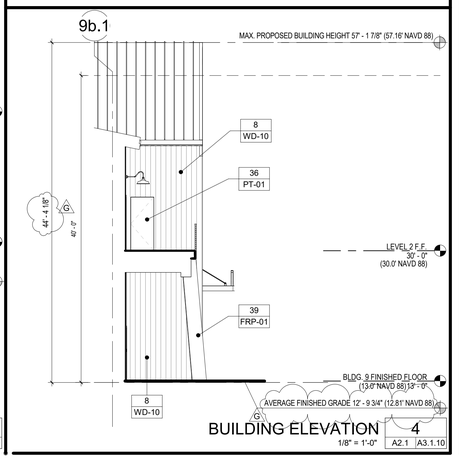


WEST ELEVATION 8
1/8" = 1'-0" A2.9.1 A3.1.10



BUILDING ELEVATION 4
1/8" = 1'-0" A2.1 A3.1.10

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRENDON DESIMONE
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
BUILDING 9 EXTERIOR ELEVATIONS

DRAWING NO
E
A3.1.10

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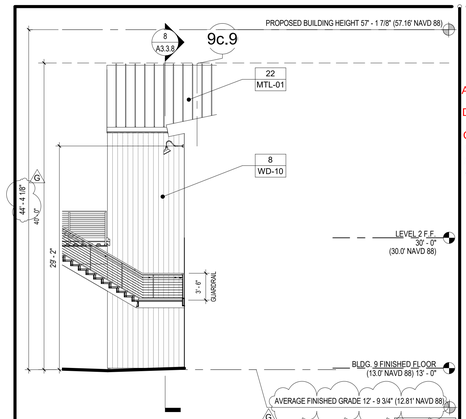
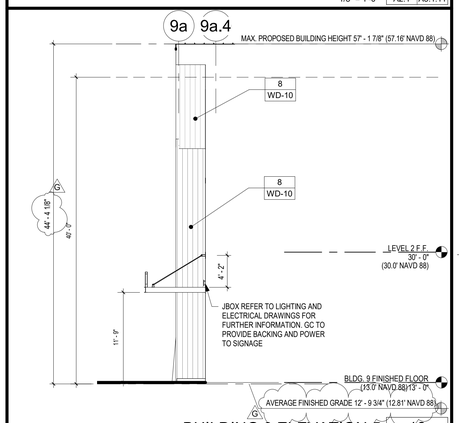
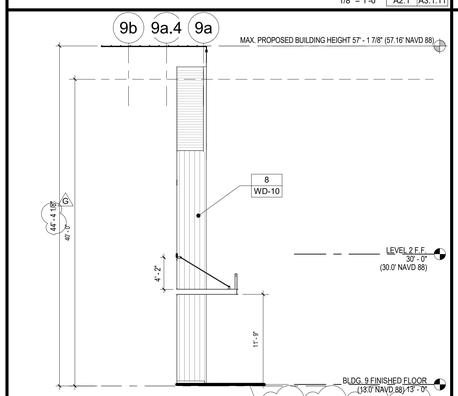
8/8/2024 8:53:32 AM



BUILDING ELEVATION 17
1/8" = 1'-0" A2.1 A3.1.11



BUILDING 9 ELEVATION 5 18
1/8" = 1'-0" A2.1 A3.1.11



BUILDING ELEVATION 19
1/8" = 1'-0" A2.1 A3.1.11

CITY OF DANA POINT
PLANNING DIVISION

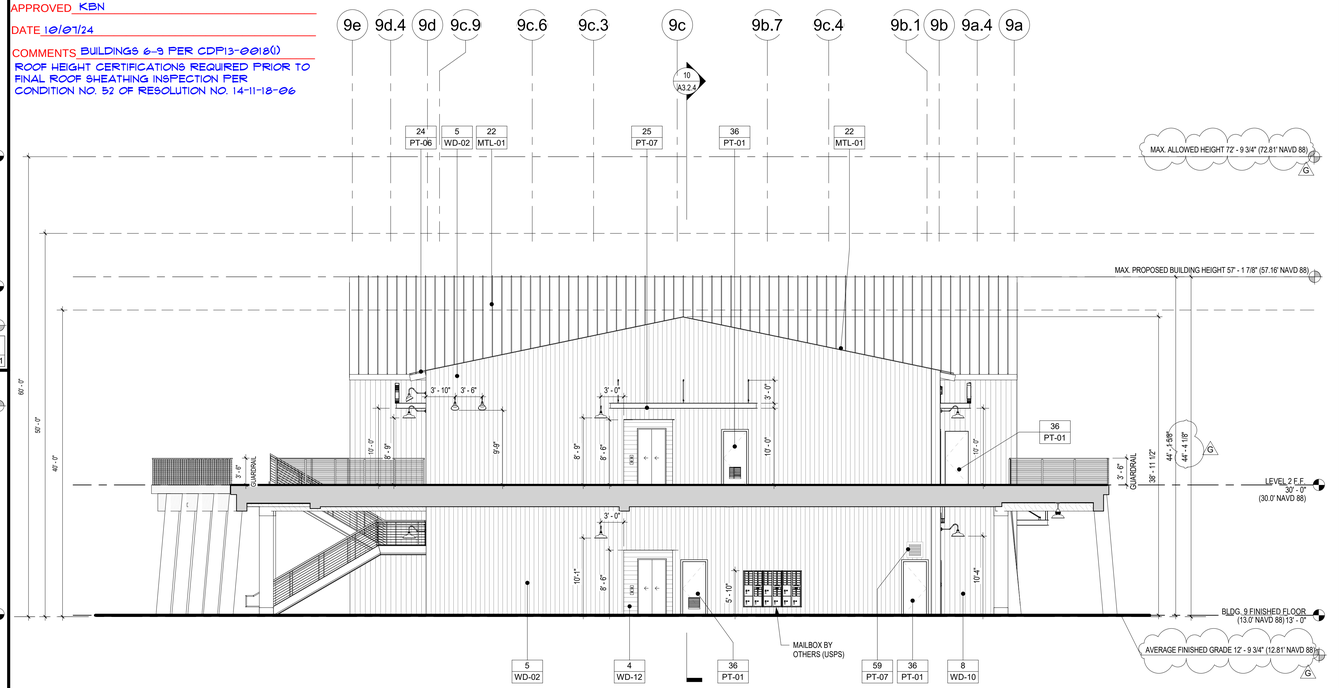
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

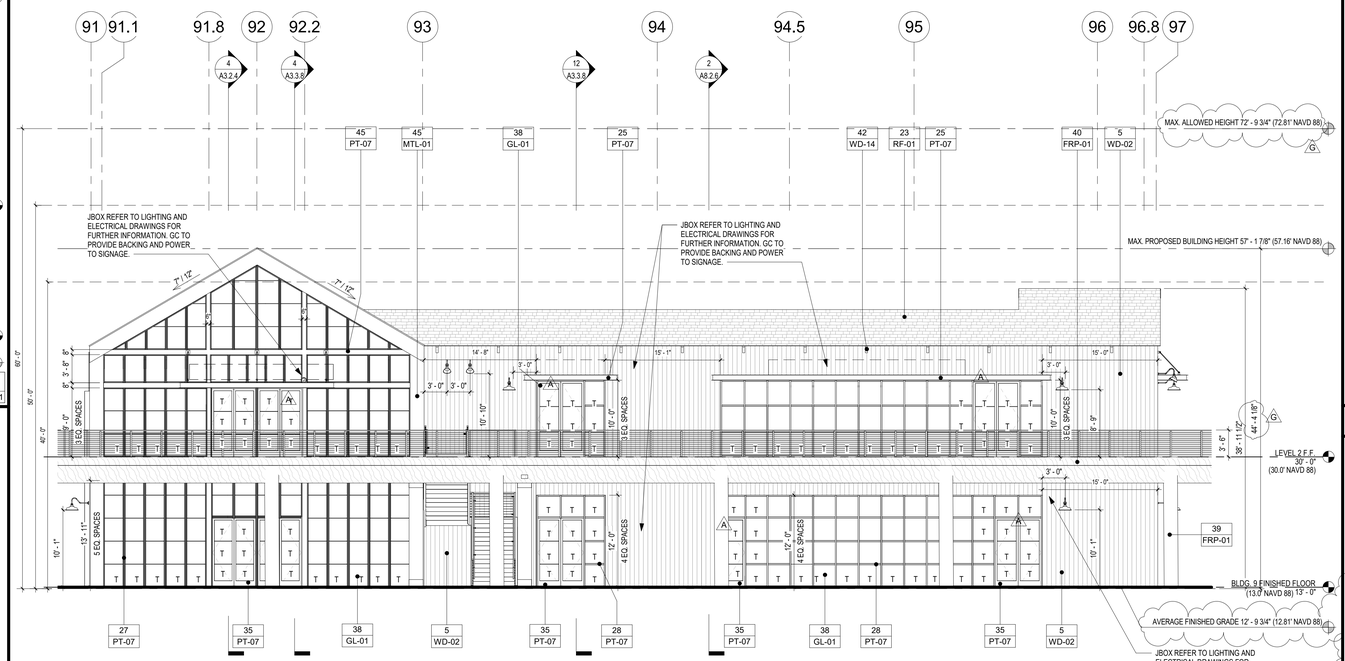
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



EAST ELEVATION 6
1/8" = 1'-0" A2.9.1 A3.1.11



T = TEMPERED GLASS

SOUTH ELEVATION 8
1/8" = 1'-0" A2.8.1 A3.1.11

MATERIALS

4	7" HORIZONTAL WOOD T&G (1/4" FINE LINE) SIDING
5	7" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
8	8" VERTICAL WOOD T&G (1/4" FINE LINE) SIDING
10	12" O.C BOARD AND BATTEN WITH 2 1/2" BATTENS
11	10" HORIZONTAL SHIPLAP SIDING NICKEL GAP (1/8" GAP)
12	10" VERTICAL T&G (1/8" FINE LINE) SIDING
18	3" X 6" BATTEN SYSTEM
19	2" X 4" BATTEN SYSTEM
21	ATAS INTERNATIONAL FIELD LOK 2" SEAM METAL PANEL
22	STANDING SEAM METAL ROOF PANEL
23	GAF ROOFING - ASPHALT SHINGLES
24	METAL FLASHING FASCIA
25	PREFABRICATED CANOPY TOP AND T&G UNDERSIDE
27	STEEL LOOK ALUMINUM WINDOW WALL SYSTEM TO MATCH ARCADIA CUSTOM T255 4" DEEP MULLION
29	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA OPG1900 OR EQ. VERTICAL MULLIONS
32	ALUMINUM STOREFRONT WINDOW WALL ASSEMBLY TO MATCH ARCADIA T500SW OR EQ. VERTICAL MULLIONS
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59	EXHAUST AIR LOUVER CENTERED ABOVE DOOR

FINISHES

CO-01	NATURAL
CT-01	ORCO
FRP-01	FINISH TO MATCH SAMPLE PILARS
GL-01	1" INSULATED GLASS SOLARBAN 90VT STARPHIRE TP SRF#2, U-VALUE .29, SOLAR HEAT GAIN COEFFICIENT .23, LIGHT TO SOLAR GAIN 2.35, REFL. IN/OUT 20%/13%
MTL-01	FINISH TO MATCH PPG1011-7 ONYX
MTL-03	FINISH TO MATCH SLATE GREY (20)
MTL-04	QPC - DRIFTWOOD
MTL-05	FINISH TO MATCH PPG0997-7 BLACK WIDOW
PT-01	O MATCH SW7019 GAUNTLET GRAY
PT-03	PAINT TO MATCH SHERWIN WILLIAMS SW7069 IRON ORE
PT-04	PAINT TO MATCH SHERWIN WILLIAMS SW7020 BLACK FOX
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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARY
No. C-37432
11-30-26
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 EXTERIOR ELEVATIONS

DRAWING NO
E
A3.1.11

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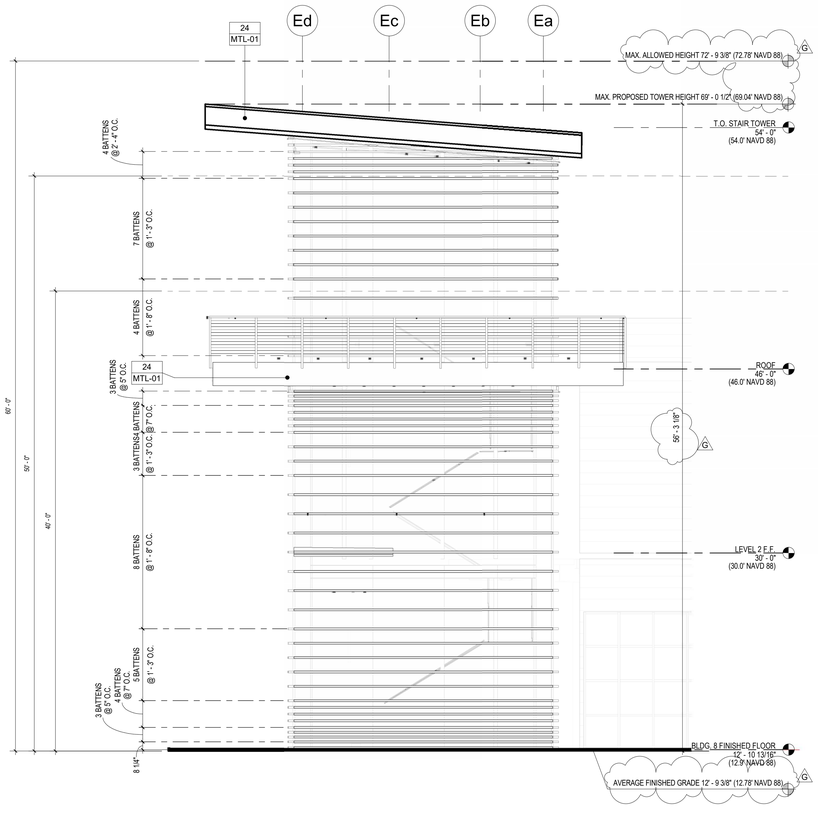
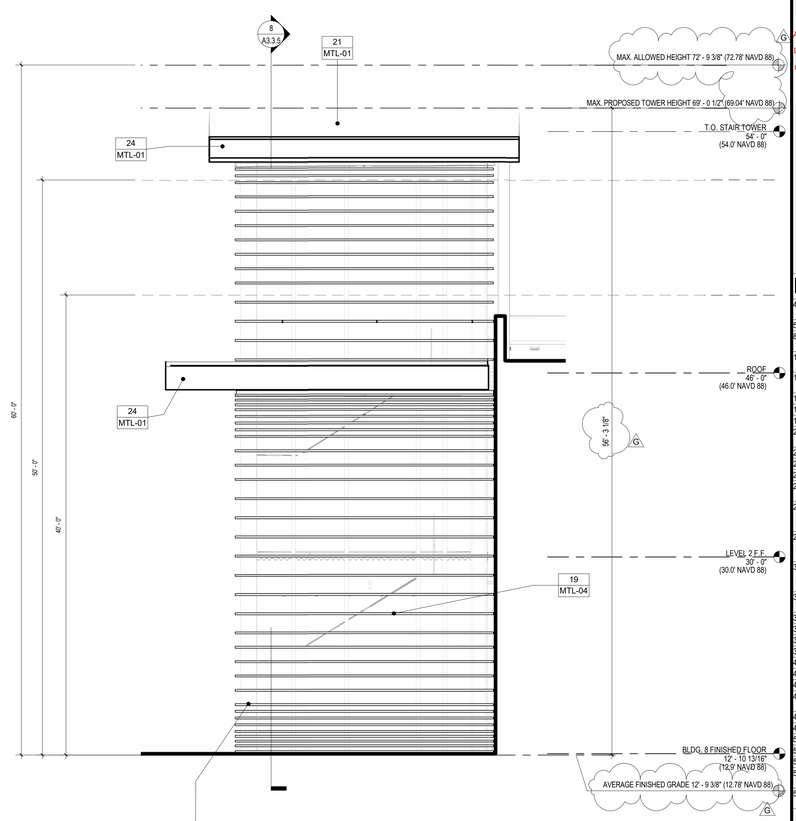


EAST TOWER ELEVATION 14
3/16" = 1'-0" A2.1 A3.1.12



NORTH TOWER ELEVATION 6
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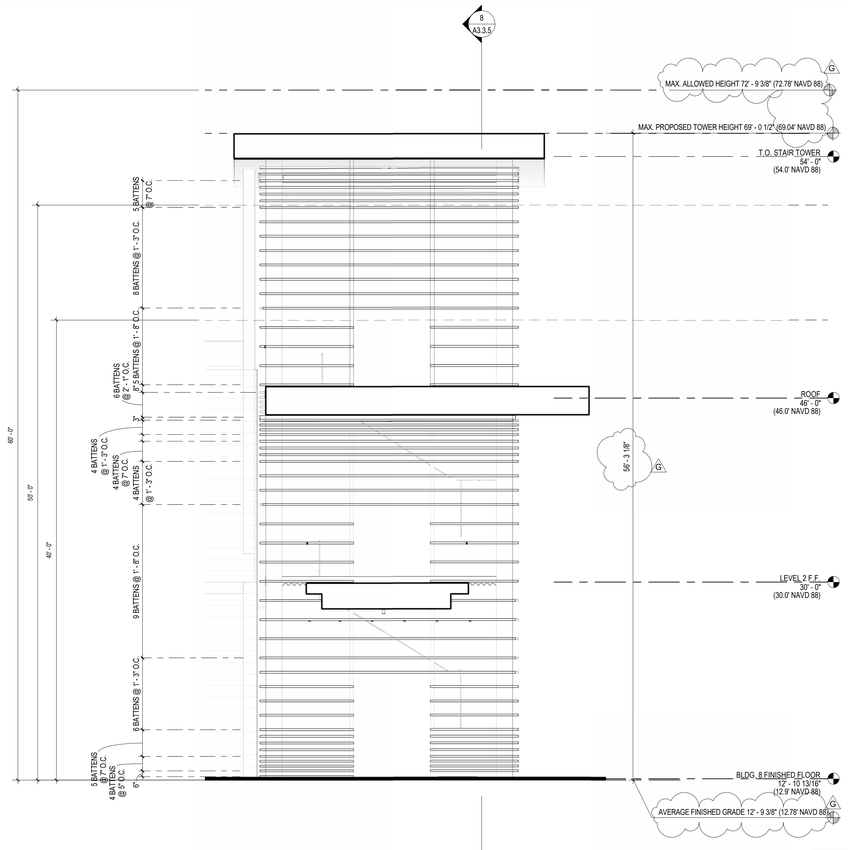

SOUTH TOWER ELEVATION 8
3/16" = 1'-0" A2.1 A3.1.12

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025

DATE 1/6/1/24

COMMENTS BUILDINGS 6 -9 PER CDP13-0015 & RP14-0005; MEC21-0508, MEC21-0509, Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-19-06

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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02 BASED ON THE MORE RECENT READINGS TAKEN BY NOAA TIDAL DATA FOR THE LA JOLLA STATION 9410230, THE NAVD-88 MEAN SEA LEVEL (MSL) ELEVATION FOR DANA POINT HARBOR IS 2.54 FEET, VERSUS A NAVD-29 MSL OF 0.43 FEET. BASED ON REVIEW OF THE BUILDING ELEVATION EXHIBITS AND THE CONCEPTUAL GRADING PLANS PREVIOUSLY CREATED FOR THE DANA POINT HARBOR REVITALIZATION PROJECT, IT APPEARS THE MSL ELEVATION OF 0.00 WAS THE MSL ELEVATION REFLECTED IN THE DANA POINT HARBOR REVITALIZATION BUILDING ELEVATION PLANS THAT WERE INCLUDED IN THE CITY OF DANA POINT APPROVED COASTAL DEVELOPMENT PERMIT APPLICATION DOCUMENTS.

03 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION. G

04 MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRENDON DOOLEY
No. C-37402
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
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B	03/25/2022	COUNTY RESUBMITTAL
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
ELEVATOR TOWER ELEVATIONS

DRAWING NO
E
A3.1.12

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmnA3DUD.rvt

8/8/2024 8:54:02 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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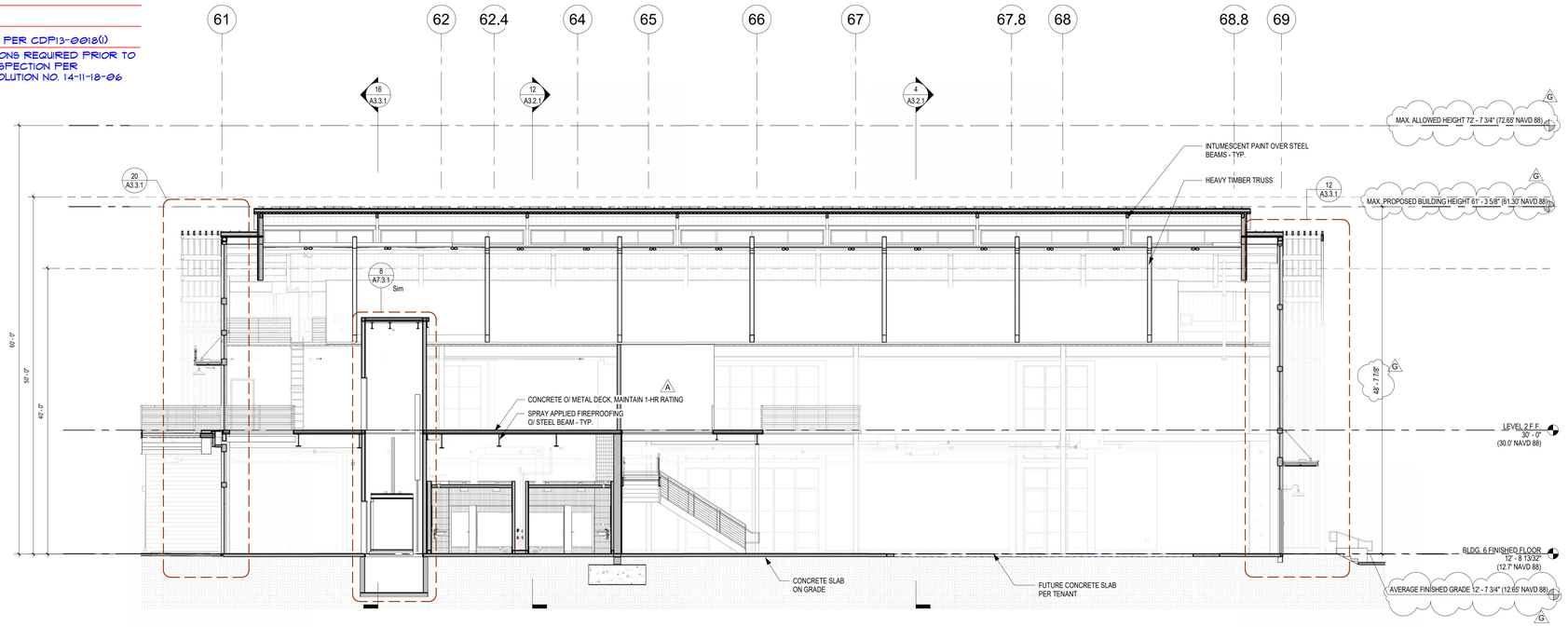
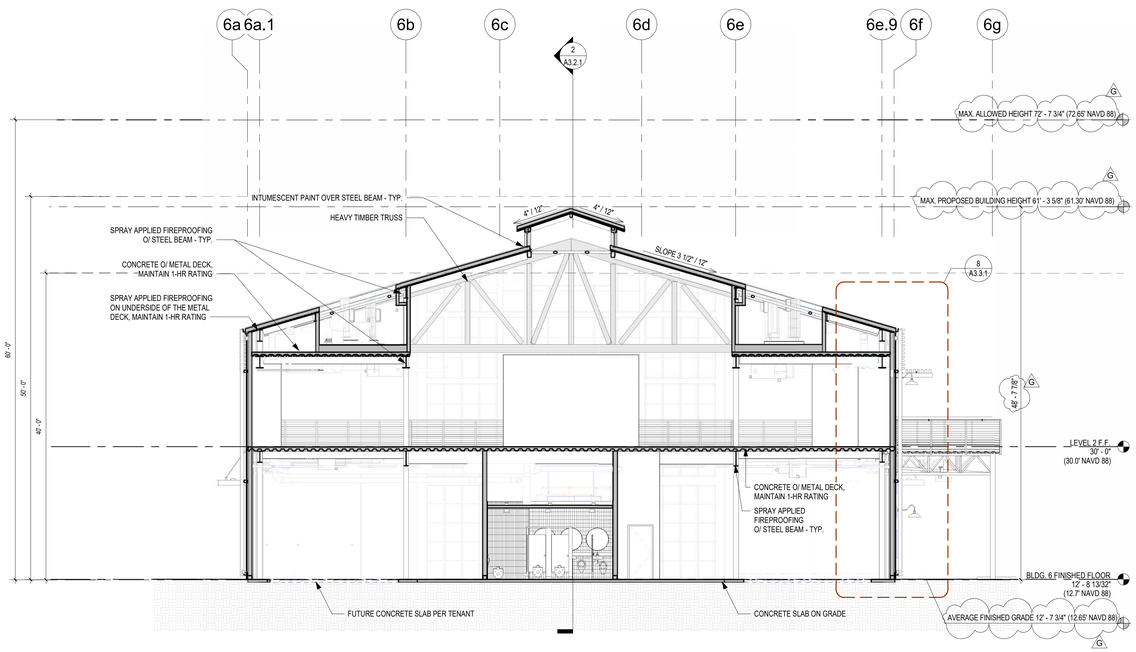
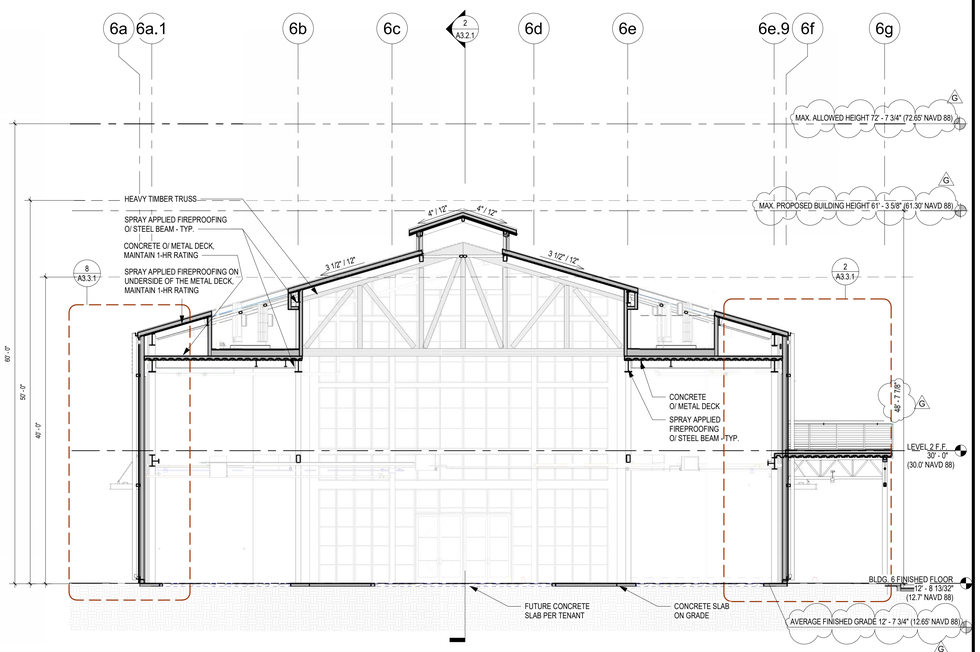
Hirsi Tabatabaee
BUILDING OFFICIAL



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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 BUILDING SECTIONS

DRAWING NO
E
A3.2.1

C:\Users\Yasmin\Documents\19019_DPH_Phase4+Arch_Yasmin.A3DUD.rvt

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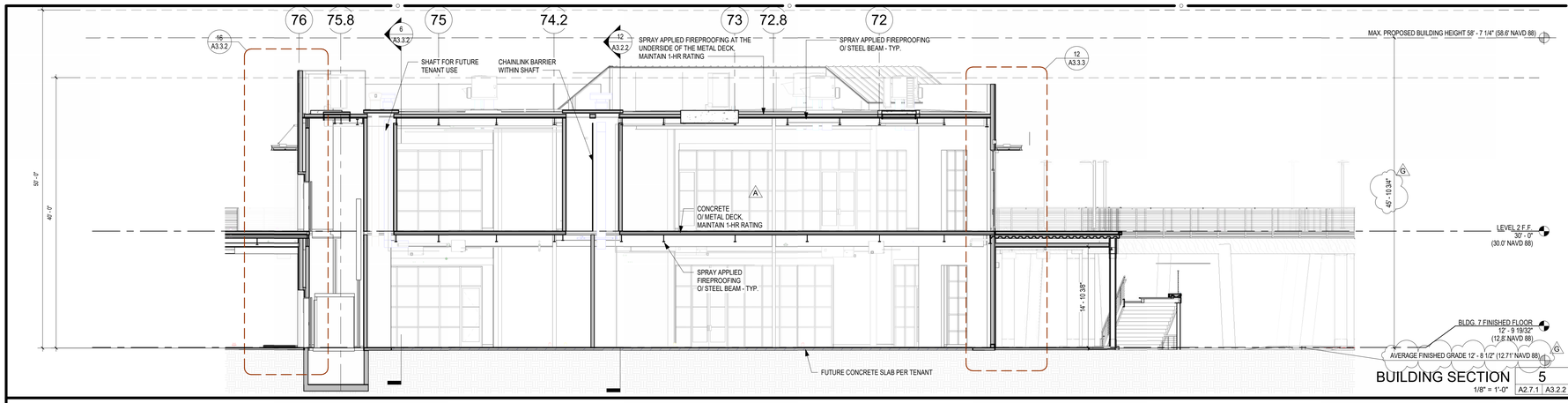

BUILDING SECTION 5
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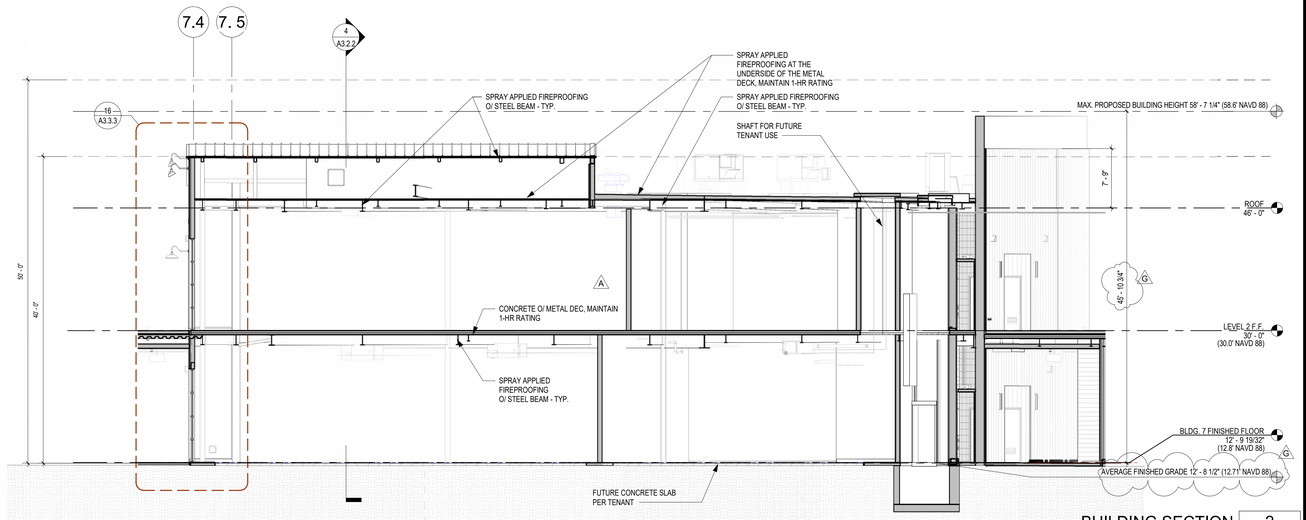

BUILDING SECTION 2
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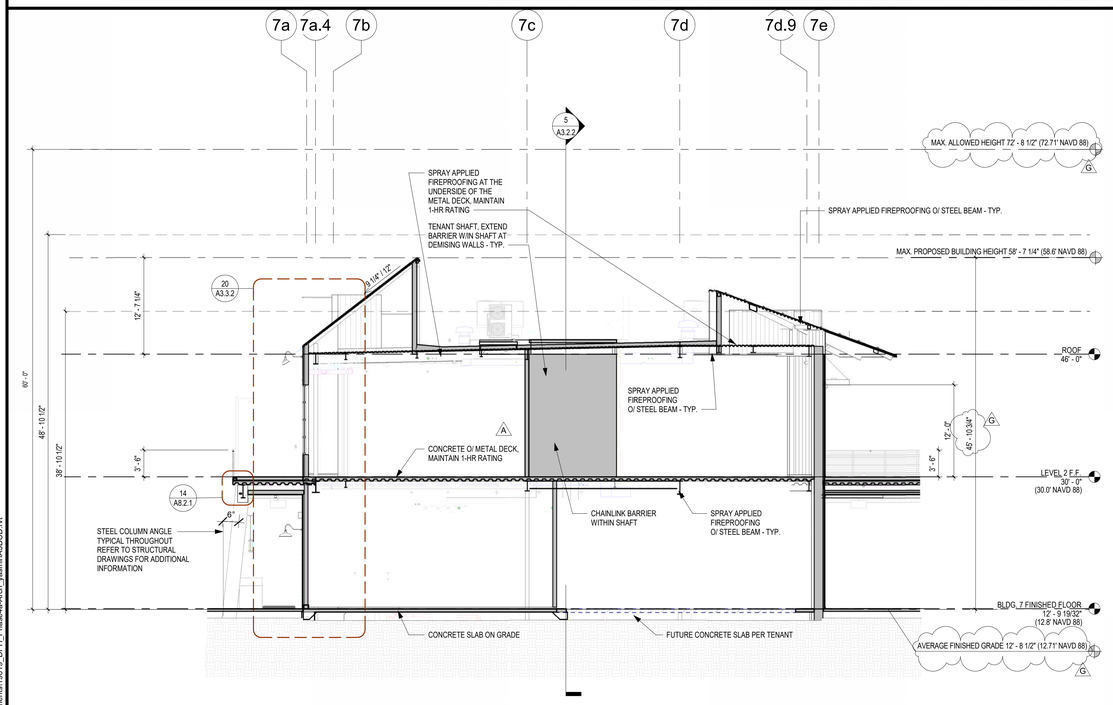
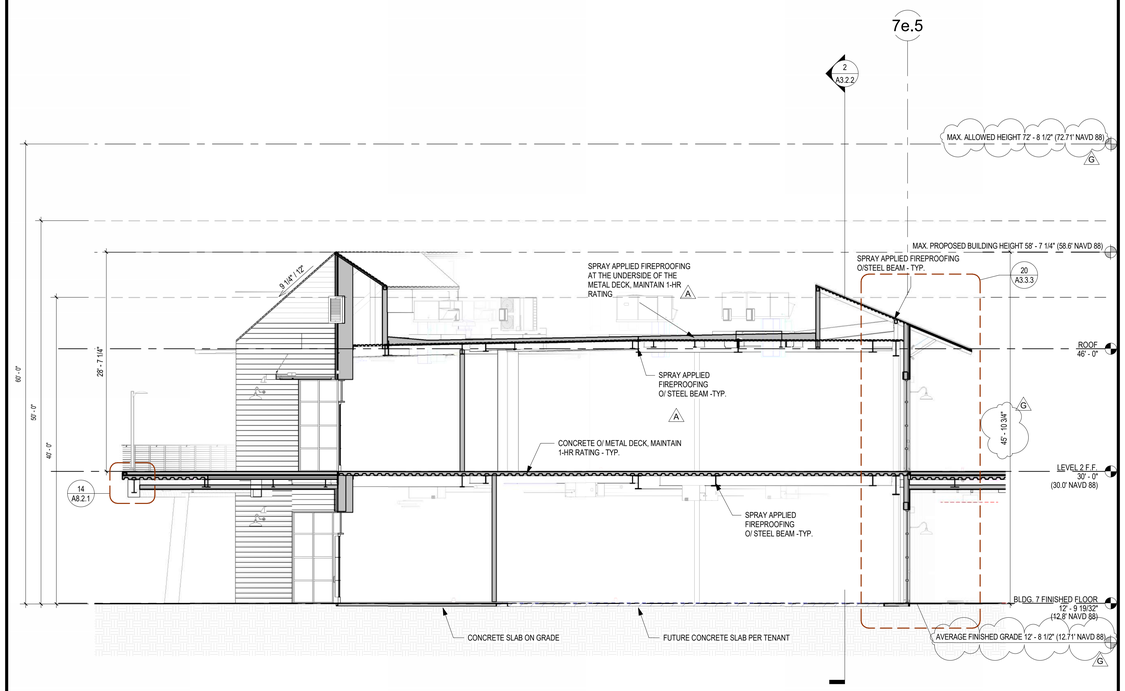


BUILDING SECTION 12
1/8" = 1'-0" A2.7.1 A3.2.2



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

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CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
Building&Safety: OCPWAzarvandB 1/16/2025
DATE 1@/@1/2
COMMENTS BUILDINGS 6-9 PER CDP13-0018
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO
FINAL ROOF SHEATHING INSPECTION PER
CONDITION NO. 52 OF RESOLUTION NO. 14-11-5-01
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARY
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 BUILDING SECTIONS

DRAWING NO
E
A3.2.2

8/8/2024 8:55:35 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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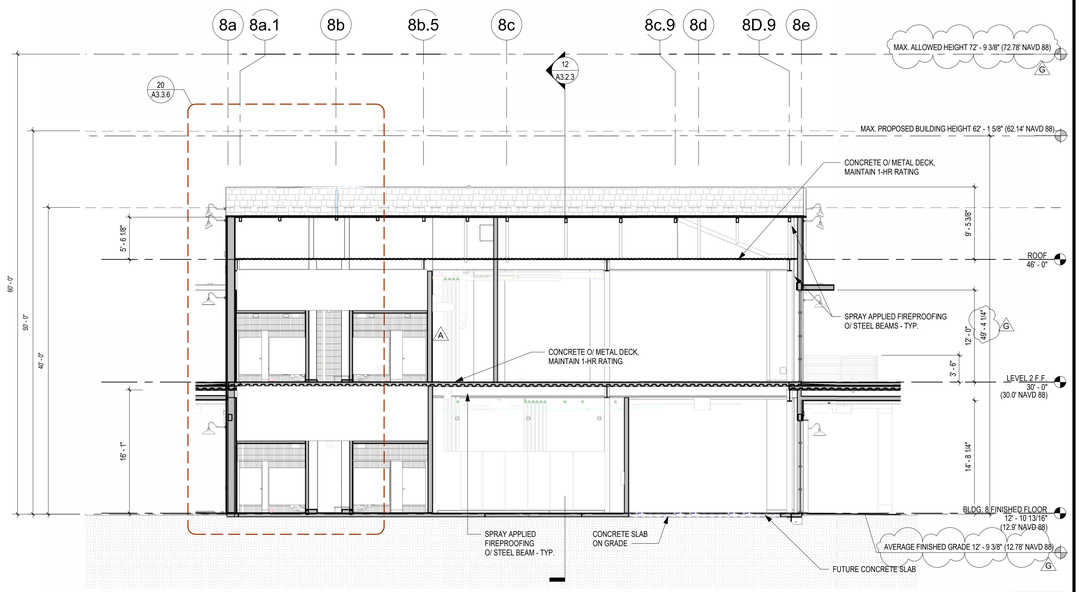
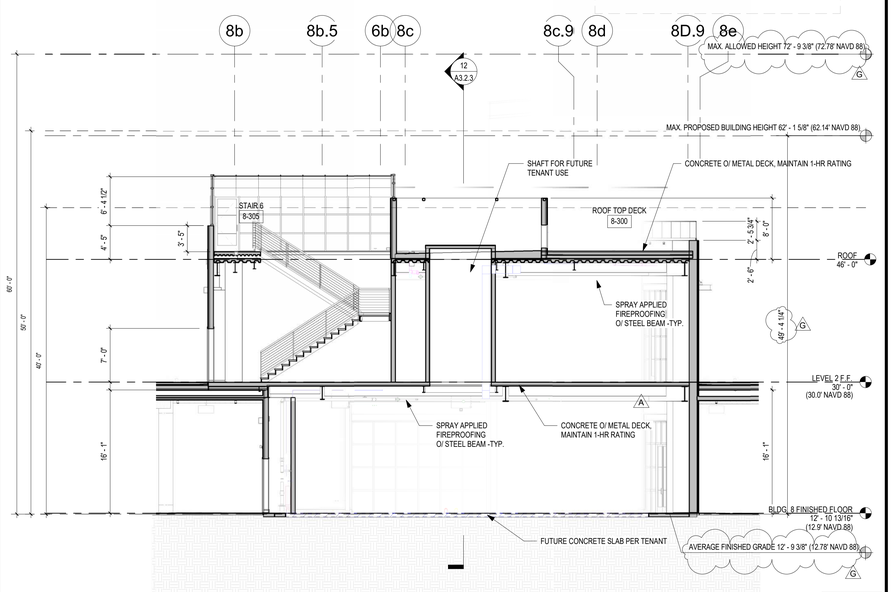
Hirsi Tabatabaee
BUILDING OFFICIAL



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



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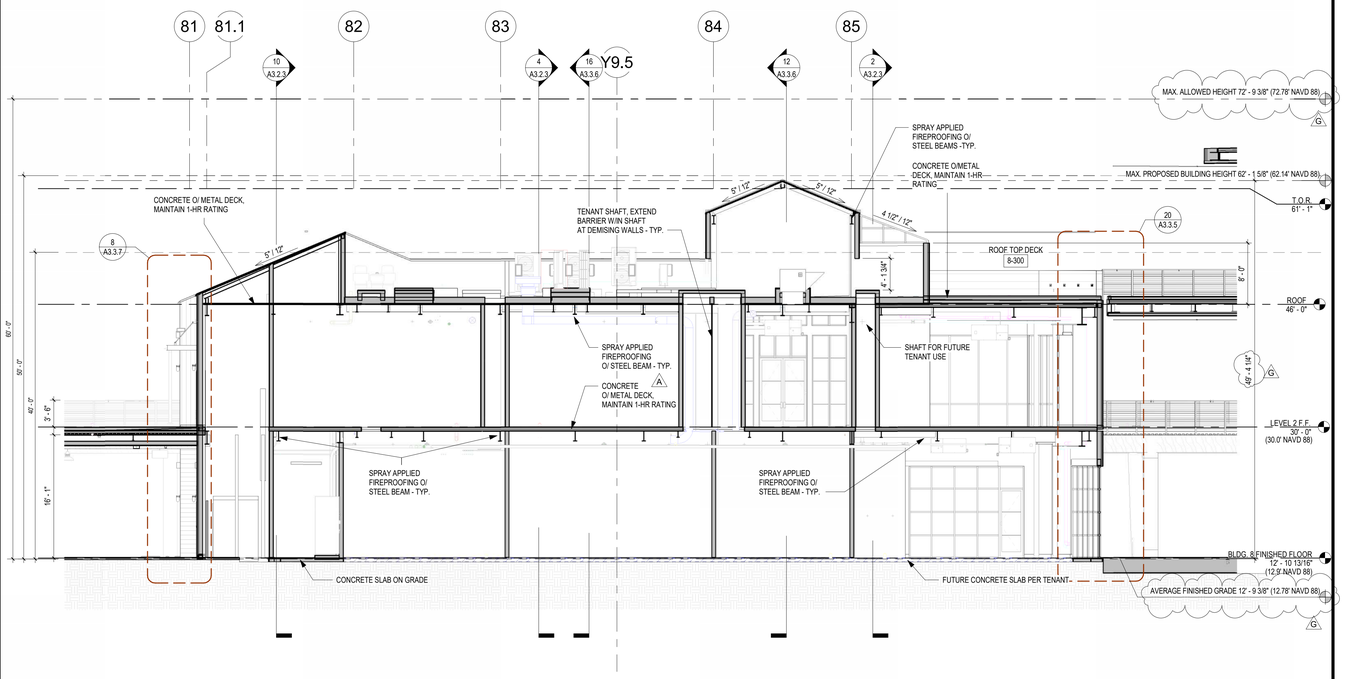
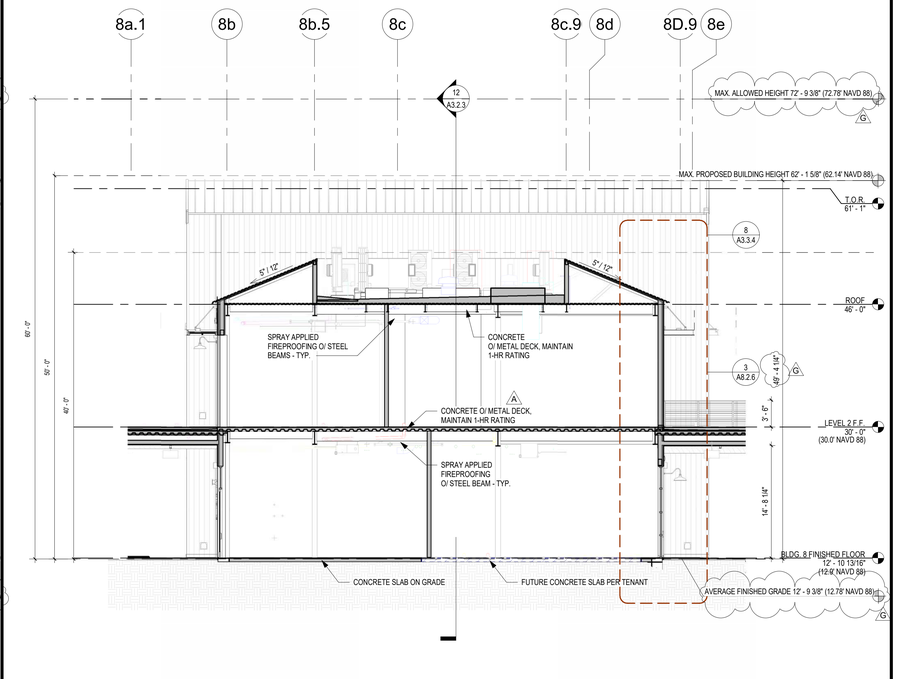


BUILDING SECTION 12
1/8" = 1'-0" A2.8.1 | A3.2.3



BUILDING SECTION 4
1/8" = 1'-0" A2.8.1 | A3.2.3

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRANDON DEGROOT
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 BUILDING SECTIONS

DRAWING NO.
E
A3.2.3

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A3DUD.rvt

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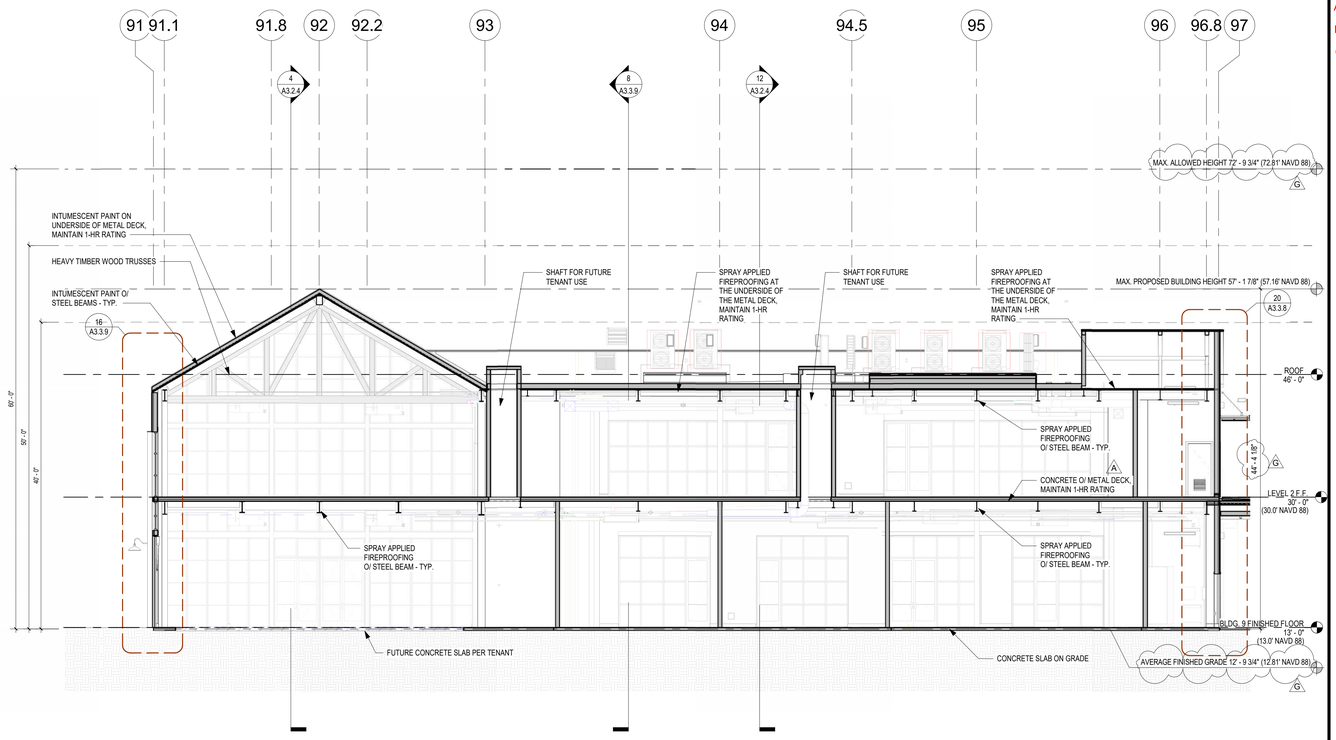

BUILDING SECTION 10
1/8" = 1'-0" A2.9.1 | A3.2.4

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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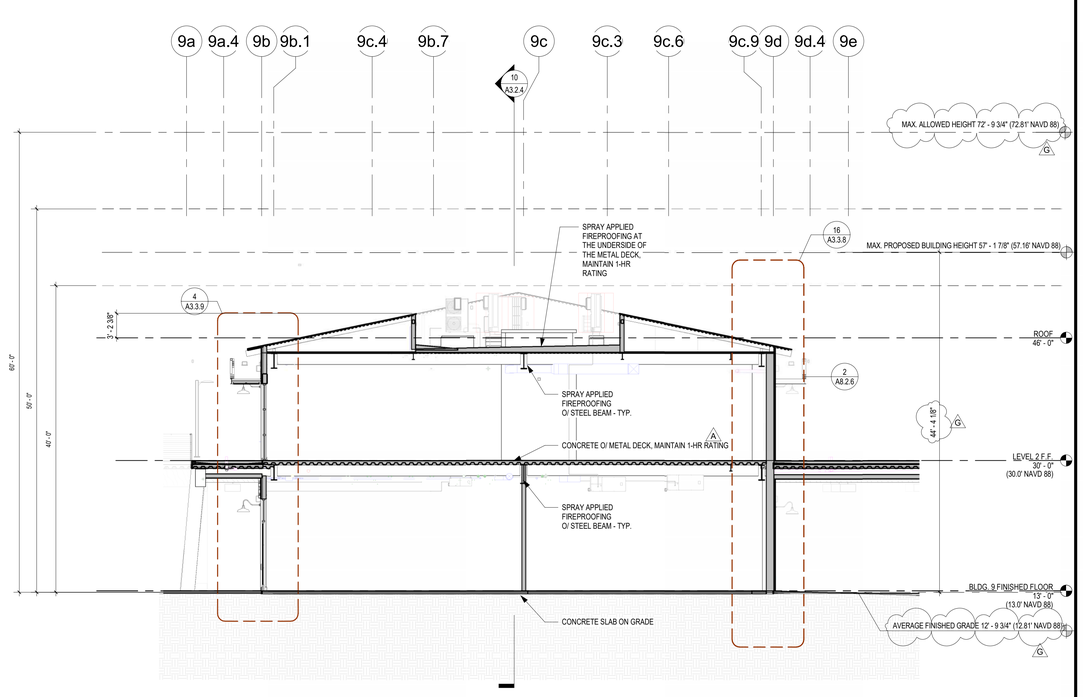
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING SECTION 12
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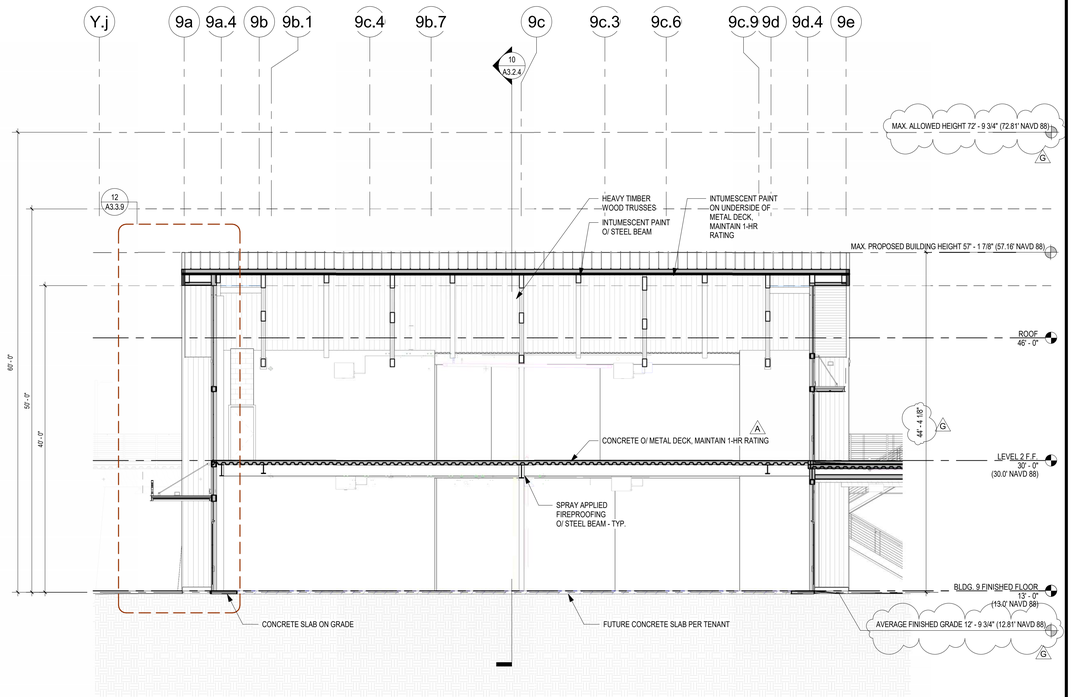

BUILDING SECTION 4
1/8" = 1'-0" A2.9.1 | A3.2.4

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
GORDON DOUGLAS
No. C-27432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 BUILDING SECTIONS

DRAWING NO
E
A3.2.4

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CITY OF DANA POINT
PLANNING DIVISION

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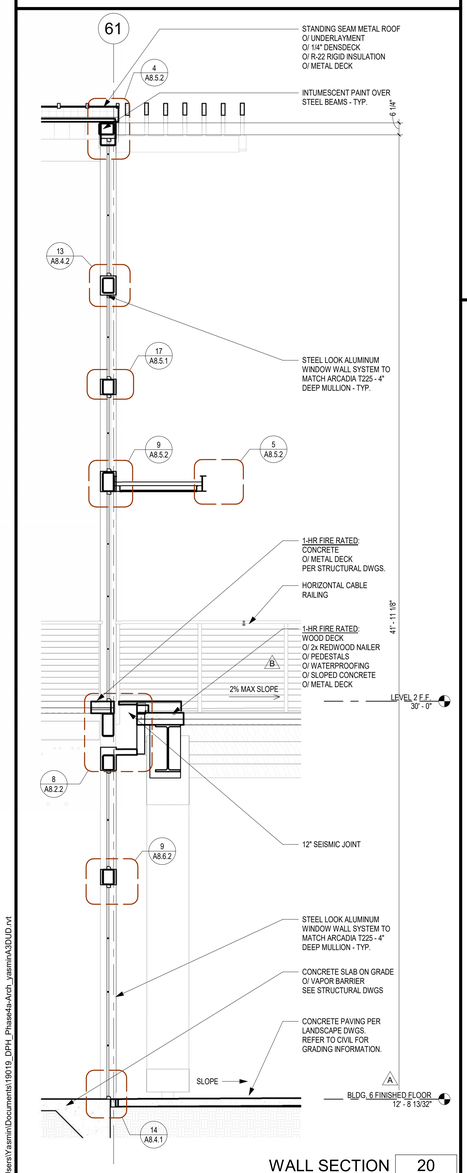
APPROVED KBN

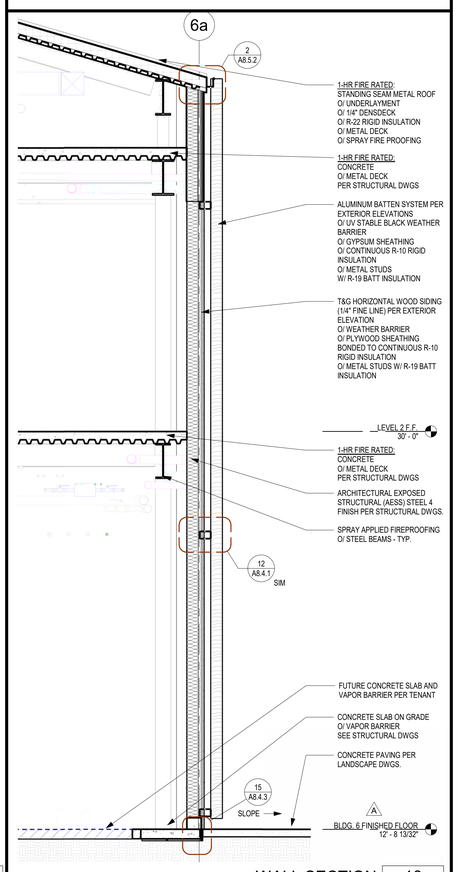
DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)

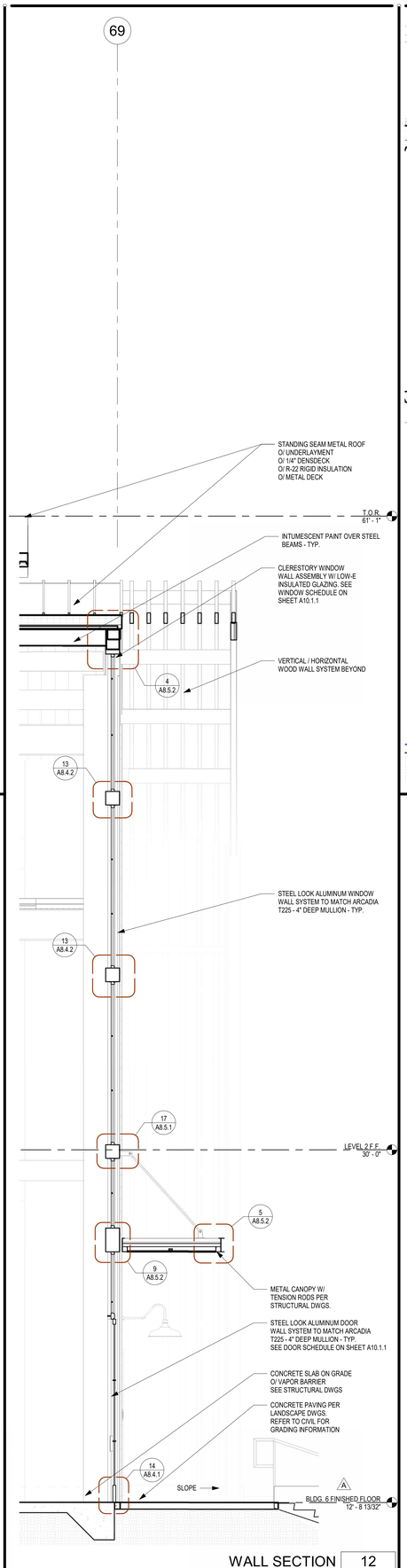
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



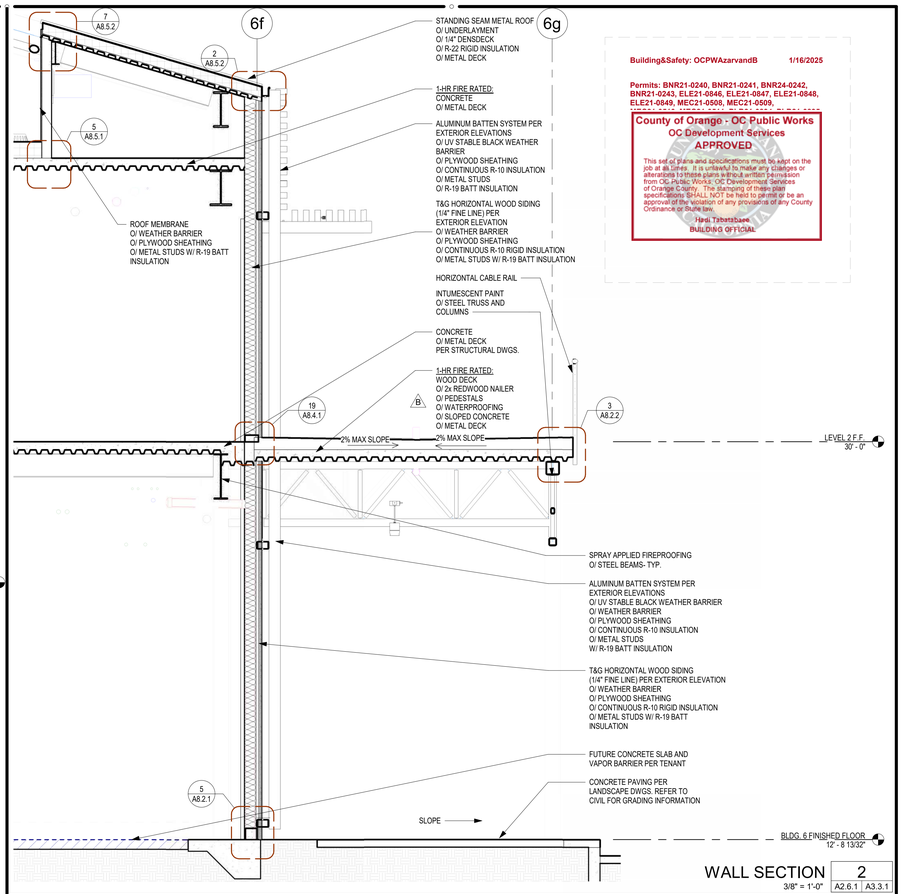
WALL SECTION 20 — 3/8" = 1'-0" — A2.6.1 | A3.3.1



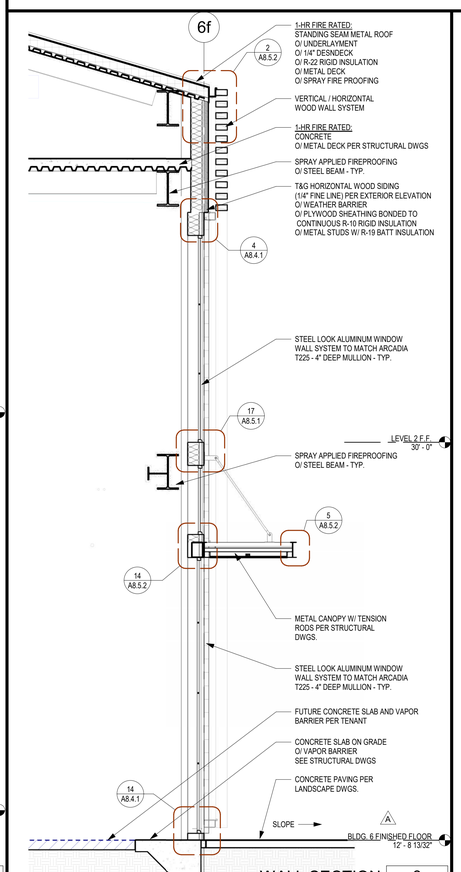
WALL SECTION 16 — 3/8" = 1'-0" — A2.6.1 | A3.3.1



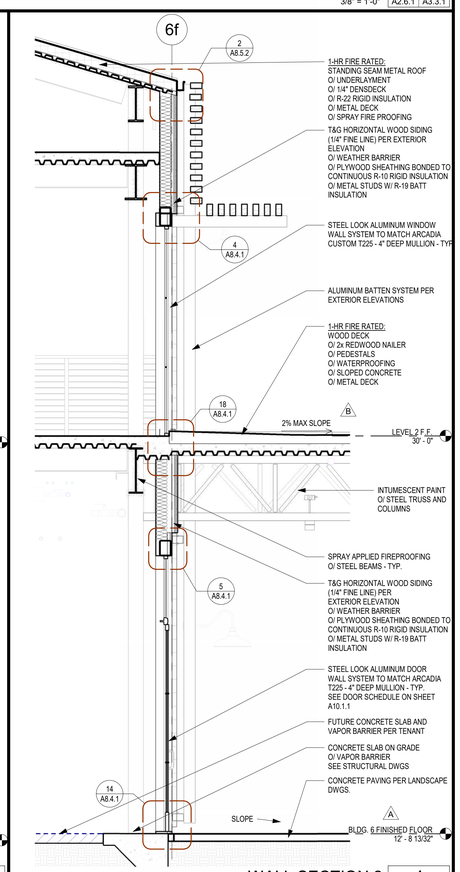
WALL SECTION 12 — 3/8" = 1'-0" — A2.6.1 | A3.3.1



WALL SECTION 2 — 3/8" = 1'-0" — A2.6.1 | A3.3.1



WALL SECTION 8 — 3/8" = 1'-0" — A2.6.1 | A3.3.1



WALL SECTION 2 — 3/8" = 1'-0" — A2.6.1 | A3.3.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT — BRANDON DEARY — No. C-31402 — 11.30.25 Exp. Date — STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 6 WALL SECTIONS

DRAWING NO
A3.3.1

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CITY OF DANA POINT
PLANNING DIVISION

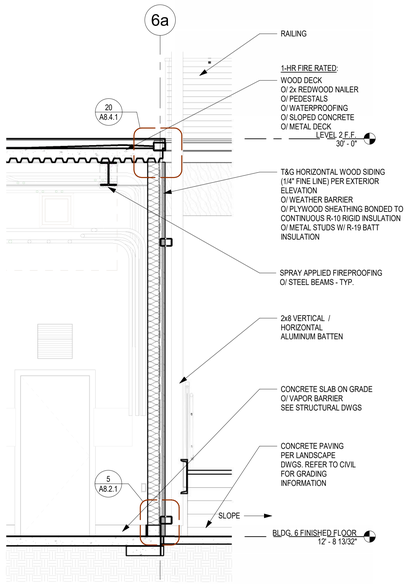
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

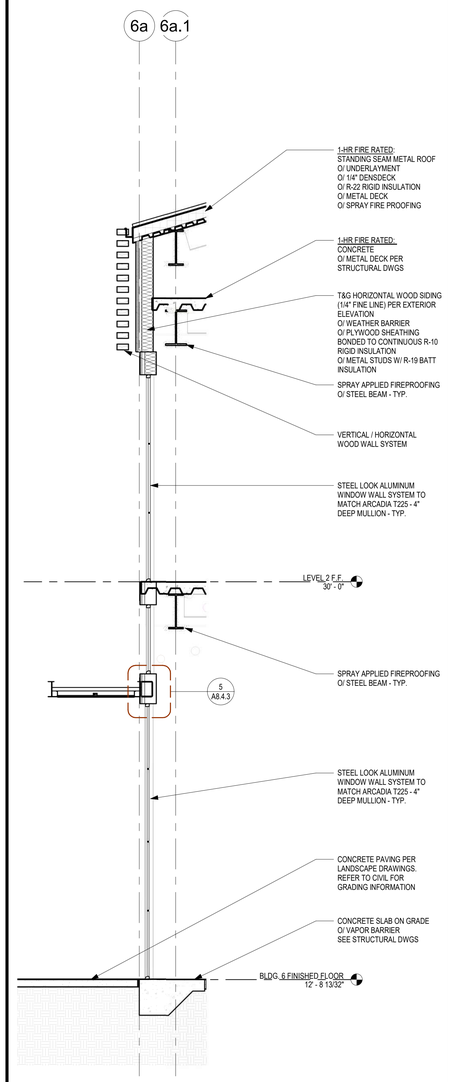
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()

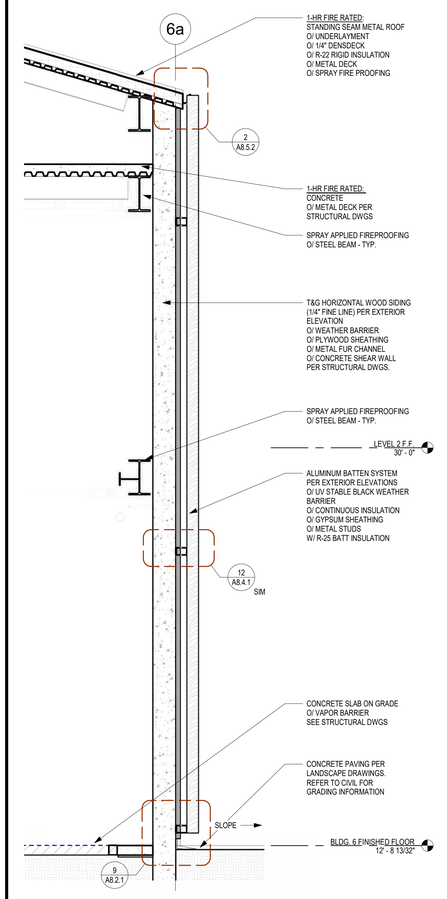
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



WALL SECTION 16 (A2.6.1, A3.3.1a)
3/8" = 1'-0"



WALL SECTION 8 (A2.6.1, A3.3.1a)
3/8" = 1'-0"



WALL SECTION 4 (A2.6.1, A3.3.1a)
3/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CHINOOK DEGGES
No. C-67432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
E	06/29/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 6 WALL SECTIONS

DRAWING NO.
A3.3.1a

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

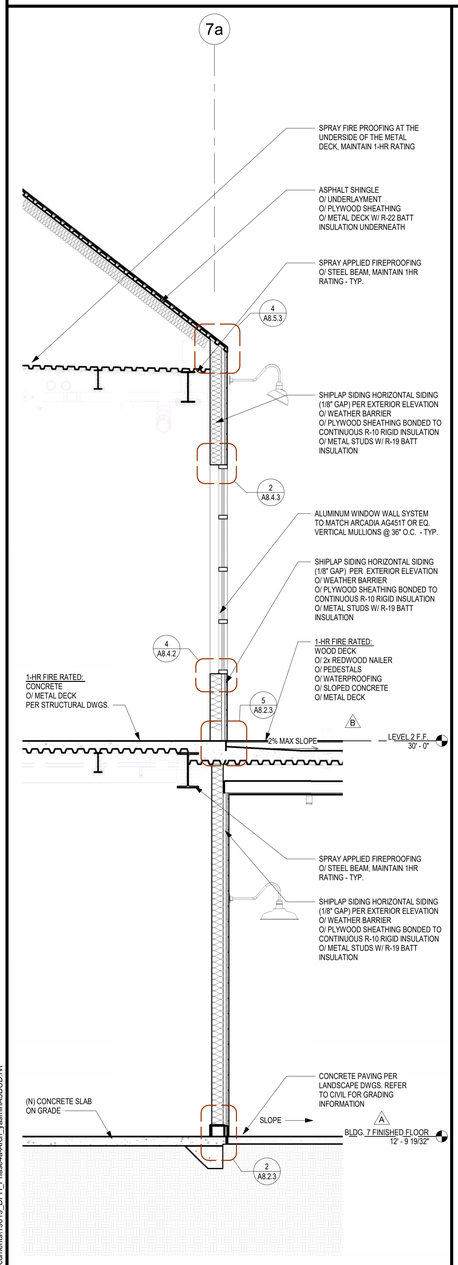
SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES



WALL SECTION 20 (A3.2.2 | A3.3.2) 3/8" = 1'-0"

WALL SECTION 16 (A2.7.1 | A3.3.2) 3/8" = 1'-0"

WALL SECTION 12 (A2.7.1 | A3.3.2) 3/8" = 1'-0"

WALL SECTION 6 (A2.7.1 | A3.3.2) 3/8" = 1'-0"

WALL SECTION 4 (A2.7.1 | A3.3.2) 3/8" = 1'-0"

LICENSED ARCHITECT — CHRISTOPHER D. SCHMITT — No. C-31432 — 11-30-25 Exp. Date — STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
A3.3.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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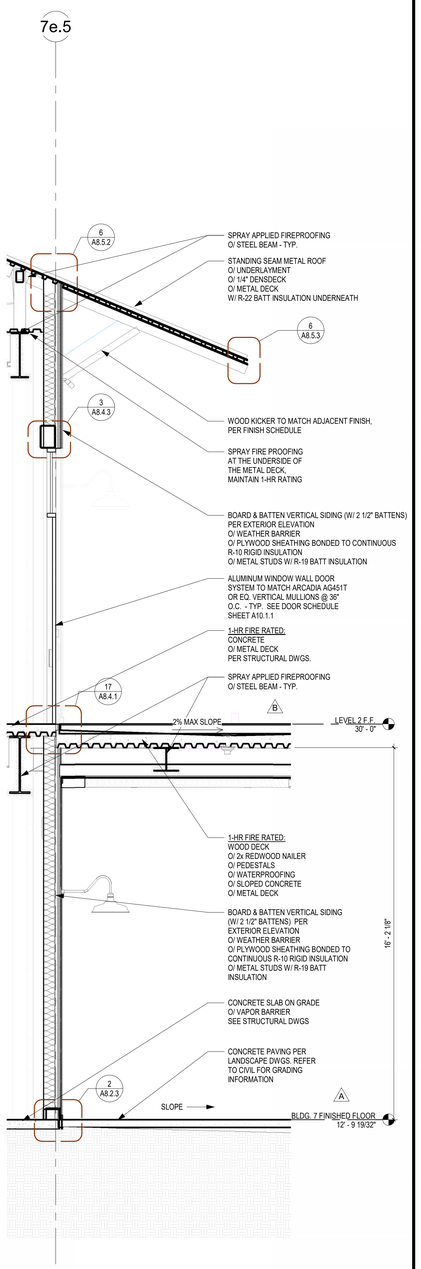
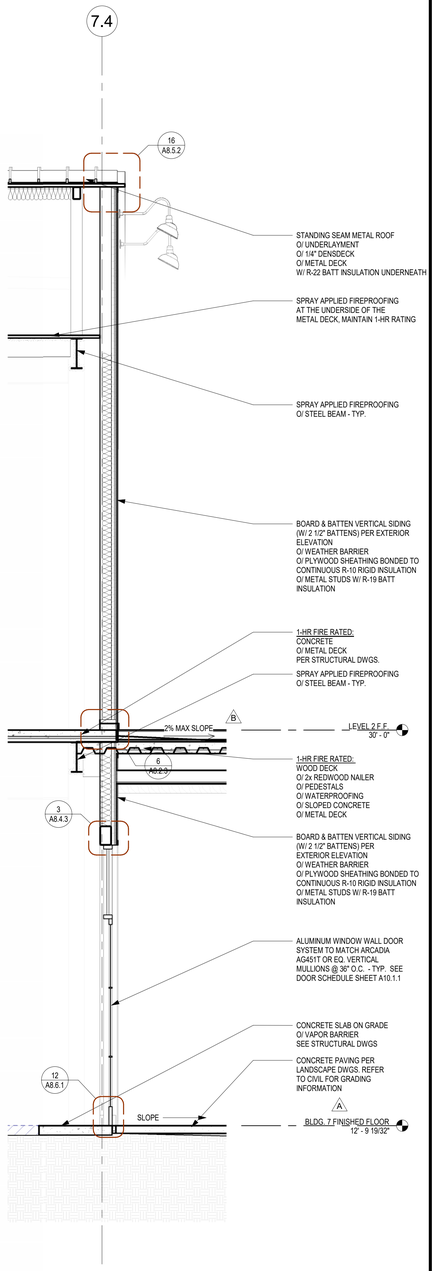
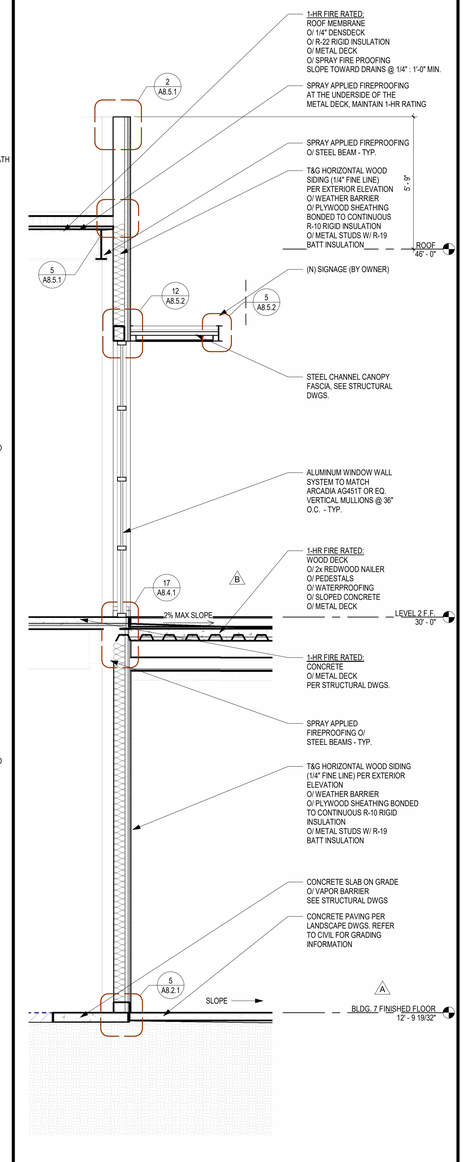
Hadi Tabatabaee
BUILDING OFFICIAL



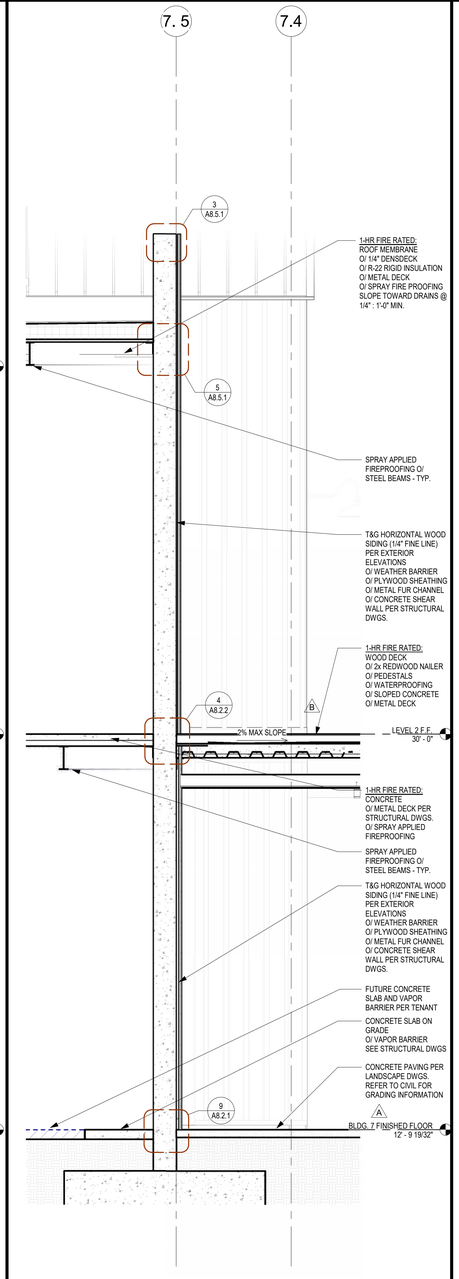
WALL SECTION 20
3/8" = 1'-0" A2.7.1 A3.3.3



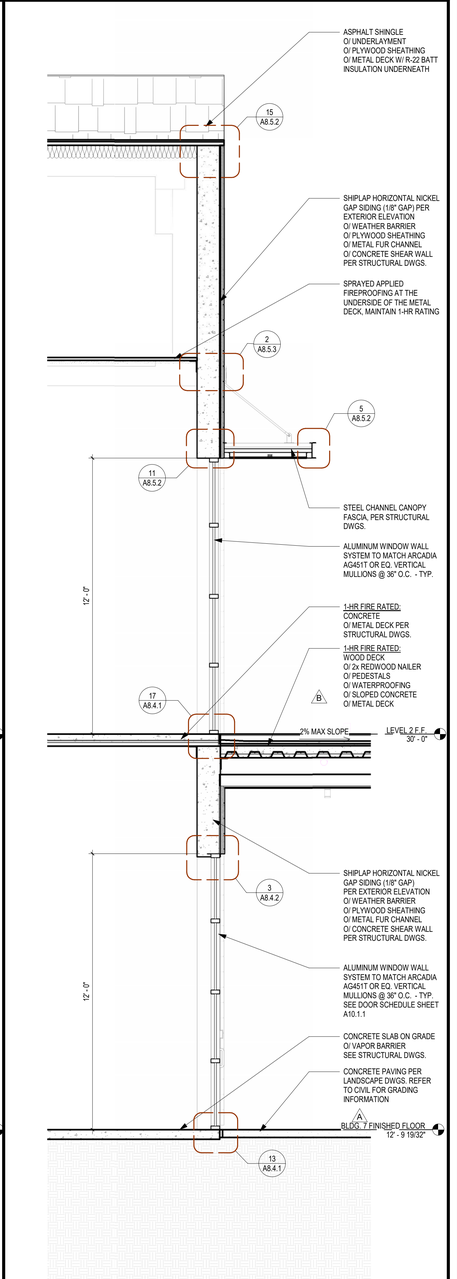
WALL SECTION 16
3/8" = 1'-0" A2.7.1 A3.3.3



WALL SECTION 12
3/8" = 1'-0" A2.7.1 A3.3.3



WALL SECTION 8
3/8" = 1'-0" A2.7.1 A3.3.3



WALL SECTION 4
3/8" = 1'-0" A2.7.1 A3.3.3

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
RICHARD DAVID WARD
No. C-31452
11.30.25
Exp. Date
STATE OF CALIFORNIA

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 WALL SECTIONS

DRAWING NO
A3.3.3

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CITY OF DANA POINT
PLANNING DIVISION

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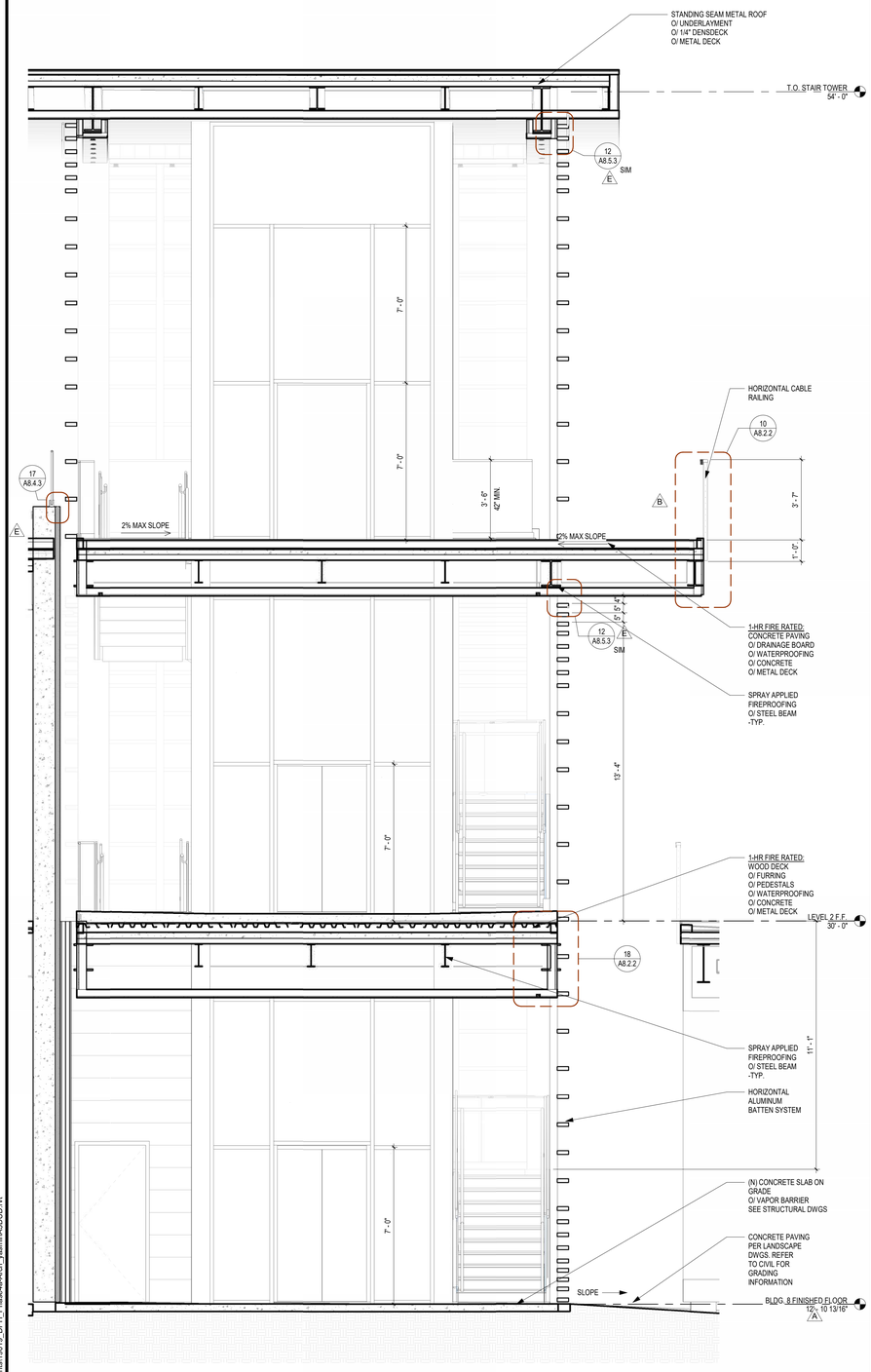
APPROVED KBN

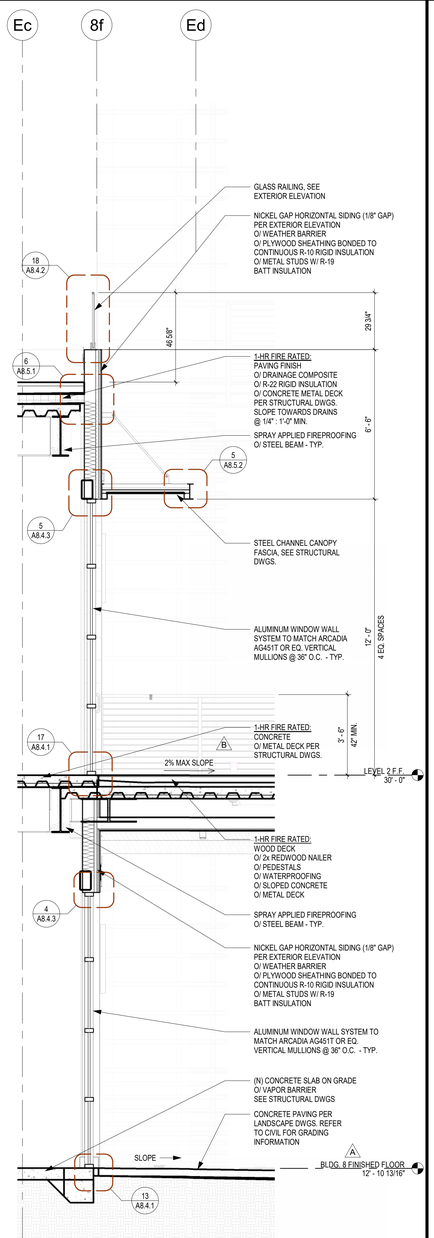
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

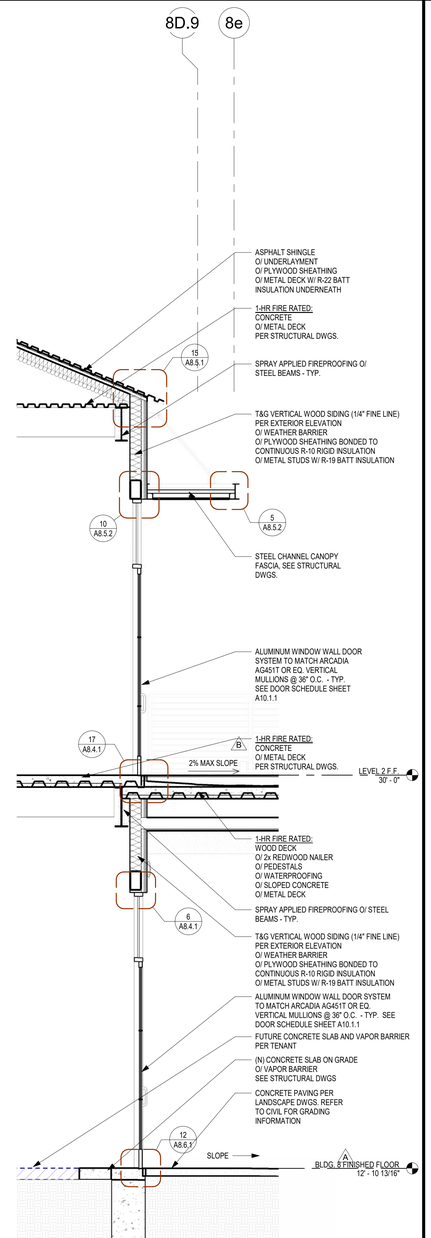
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



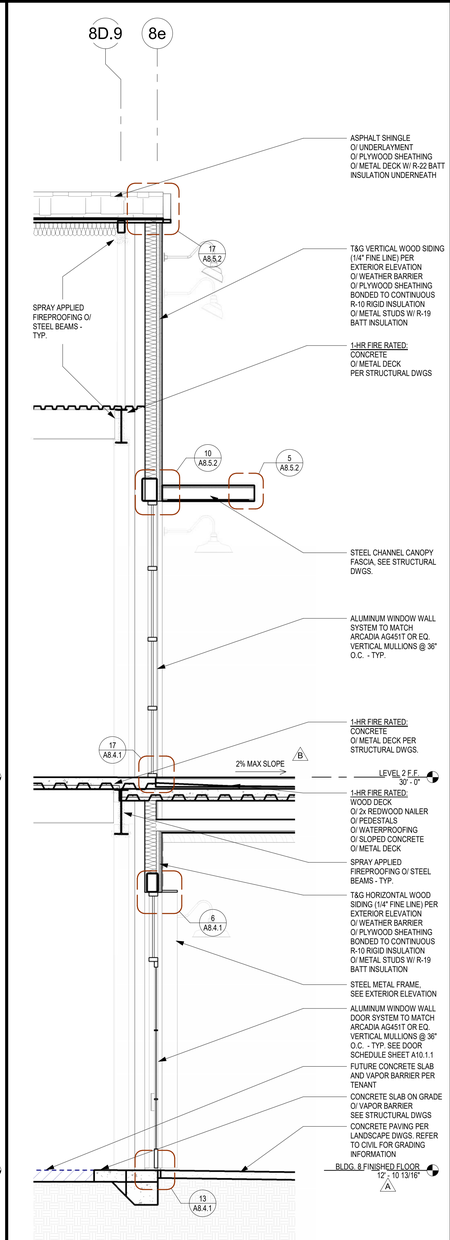
STAIR TOWER SECTION 1 — 3/8" = 1'-0" — 16 | A4.2.1 | A3.3.4



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



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO
A3.3.4

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8/8/2024 8:56:53 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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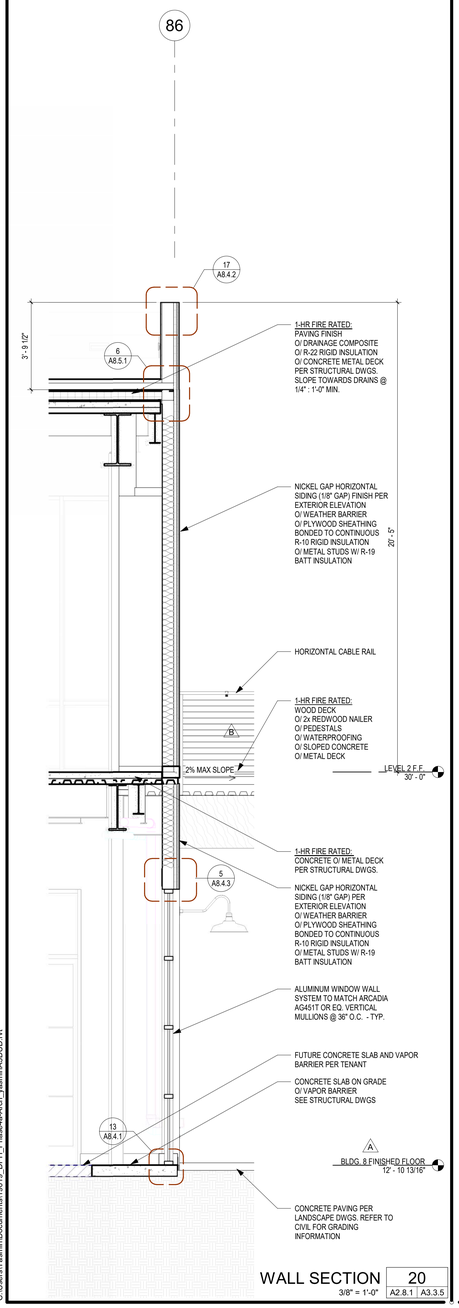
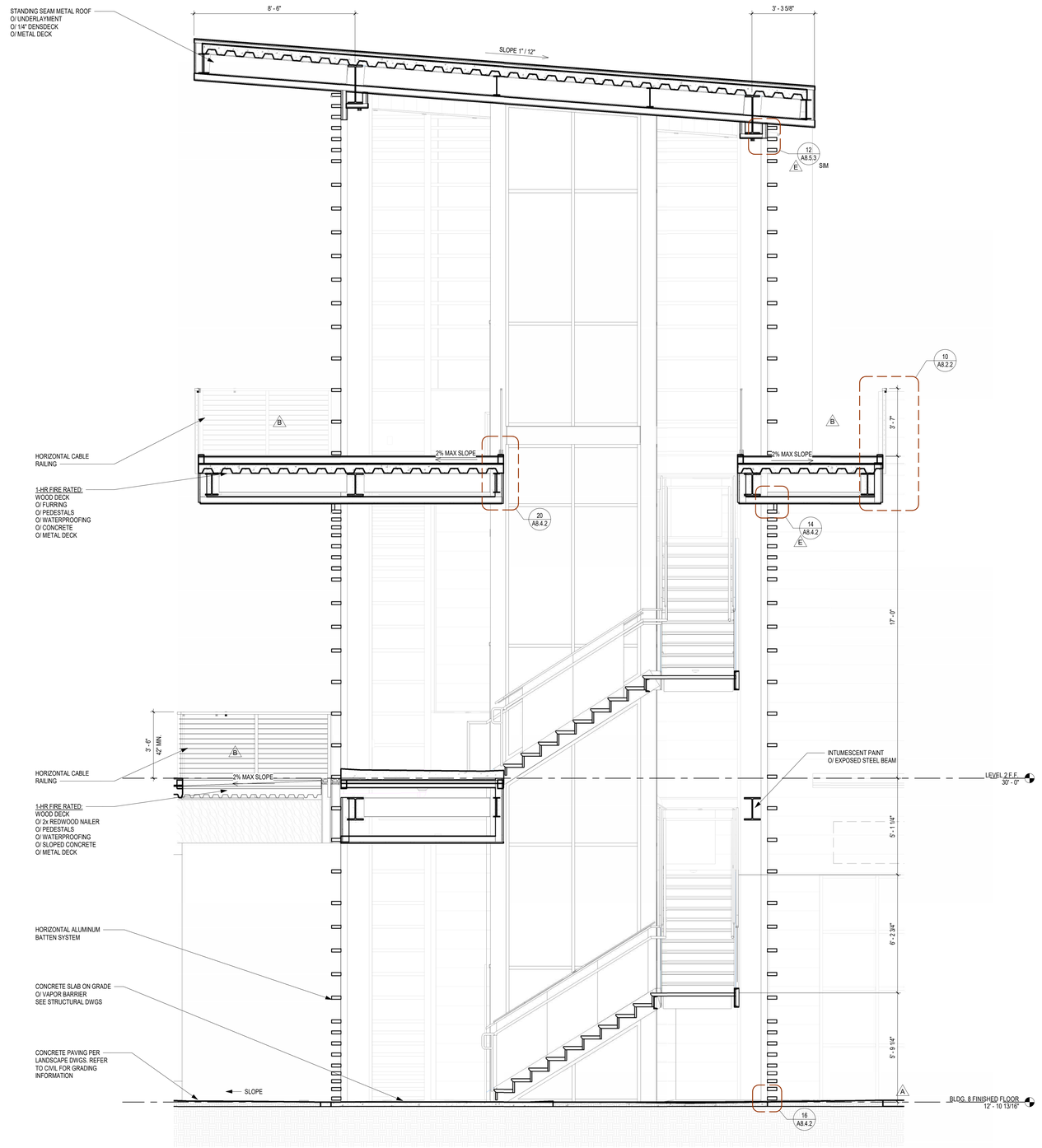
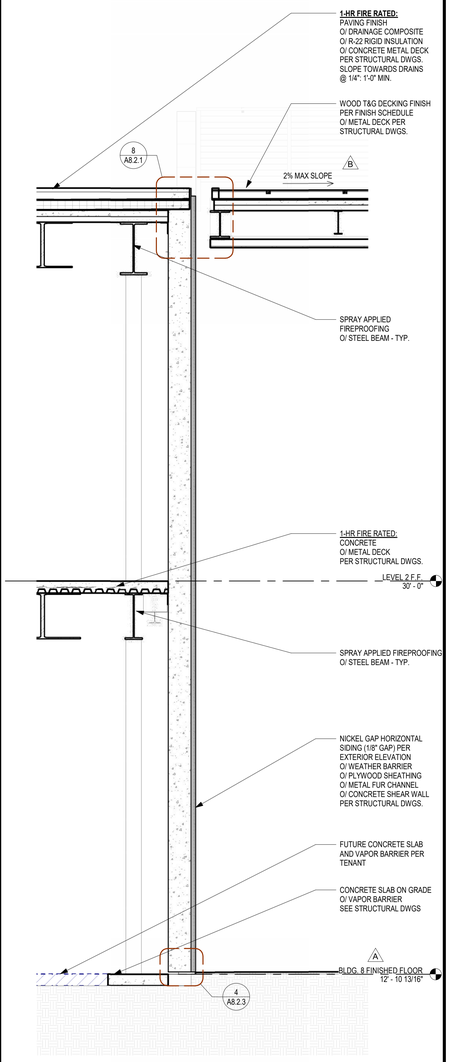
BUILDING OFFICIAL



WALL SECTION 20
3/8" = 1'-0" A2.8.1 | A3.5



STAIR TOWER SECTION 2A 8
3/8" = 1'-0" A3.1.12 | A3.3.5



WALL SECTION 4
3/8" = 1'-0" A2.8.1 | A3.3.5

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
LENNON DOUGLAS HARRIS
No. C-31452
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
A3.3.5

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8/8/2024 8:57:04 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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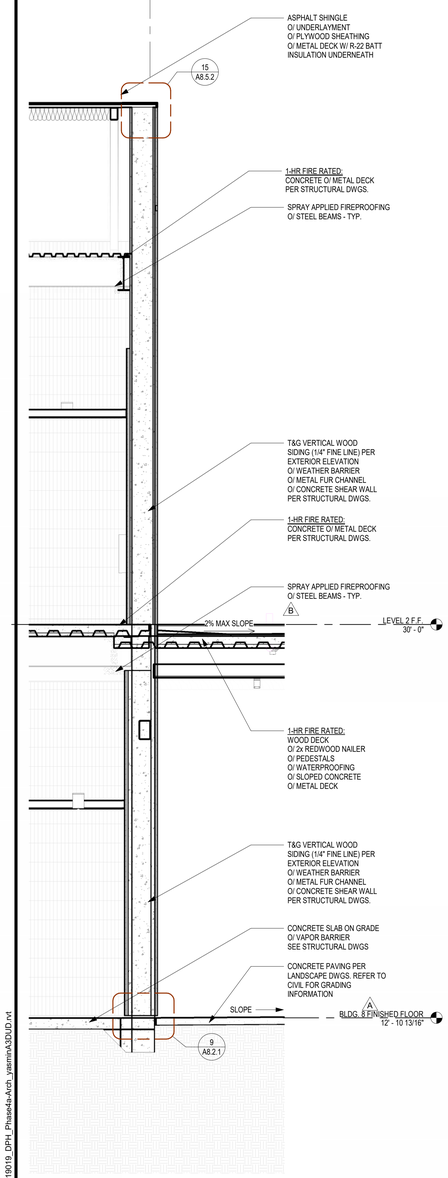
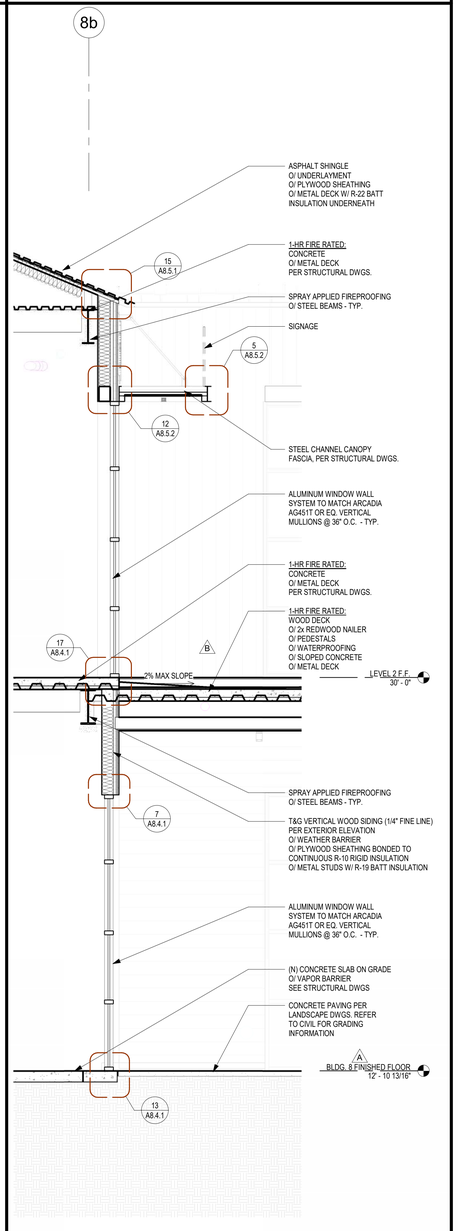
Hadi Tabatabaee
BUILDING OFFICIAL

8a



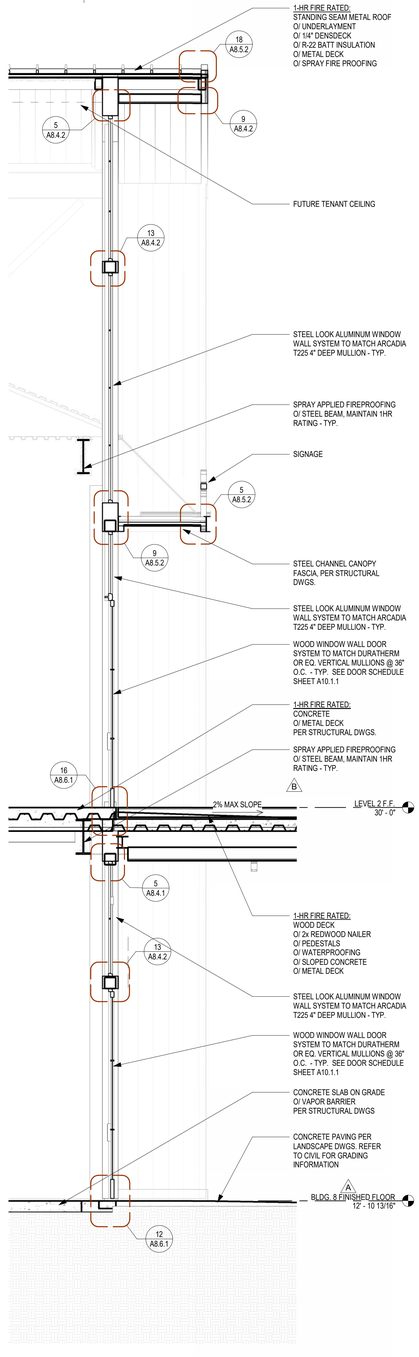
WALL SECTION 20
3/8" = 1'-0" A2.8.1 A3.3.6

8b



WALL SECTION 16
3/8" = 1'-0" A2.8.1 A3.3.6

8b



WALL SECTION 12
3/8" = 1'-0" A2.8.1 A3.3.6

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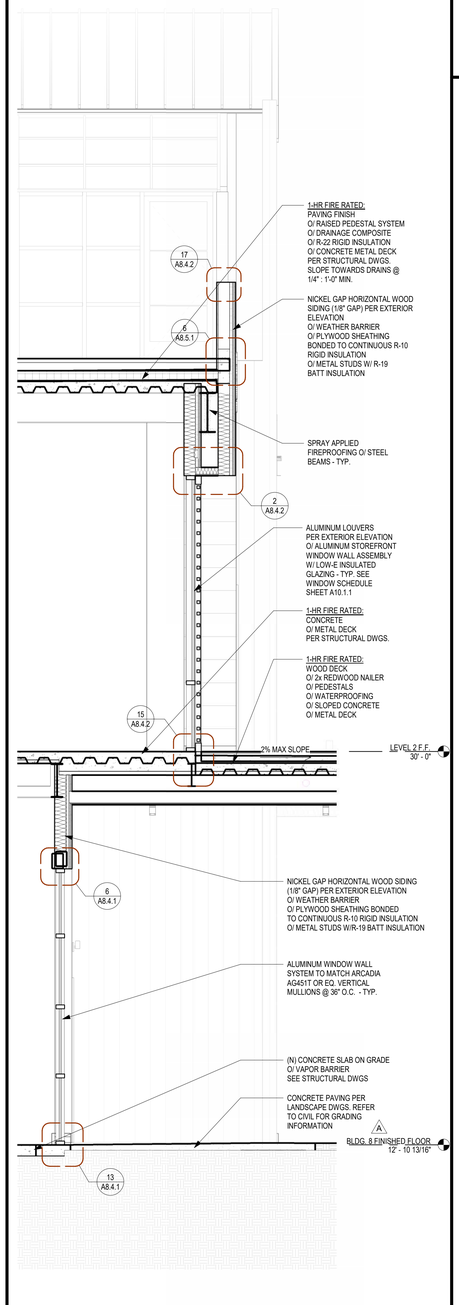

WALL SECTION 8
3/8" = 1'-0" A2.8.1 A3.3.6

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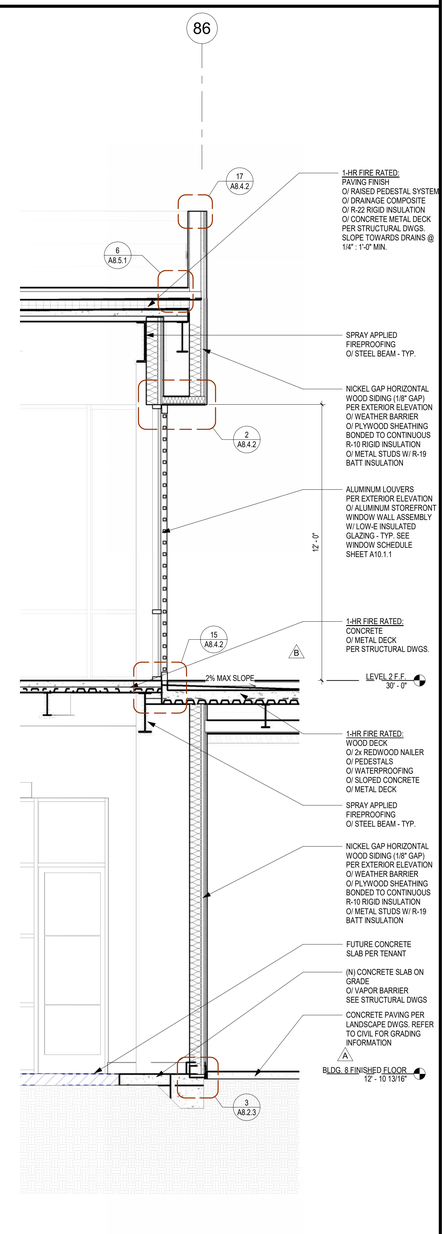

WALL SECTION 4
3/8" = 1'-0" A2.8.1 A3.3.6

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
RICHARD DEAN CRAIG
No. C-27432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO
A3.3.6

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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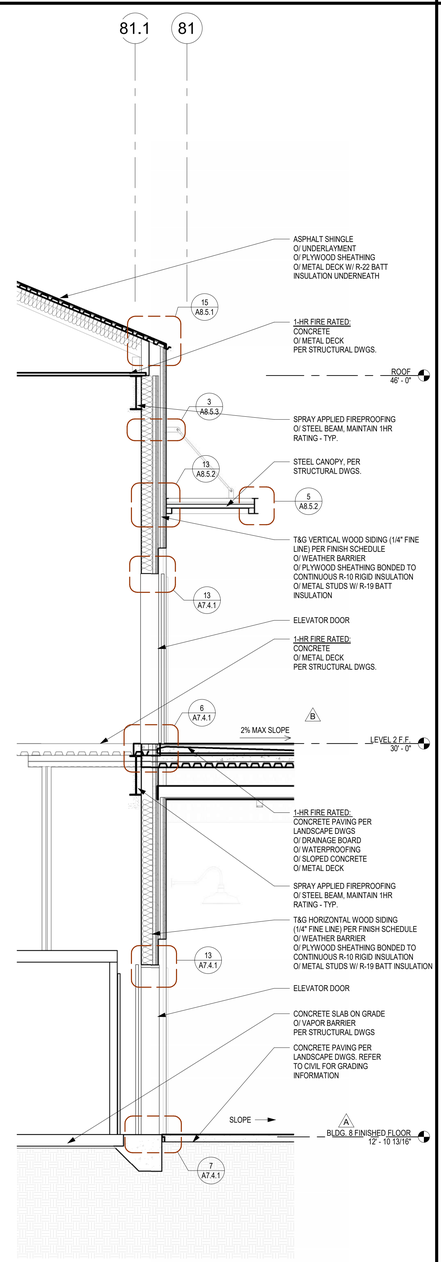
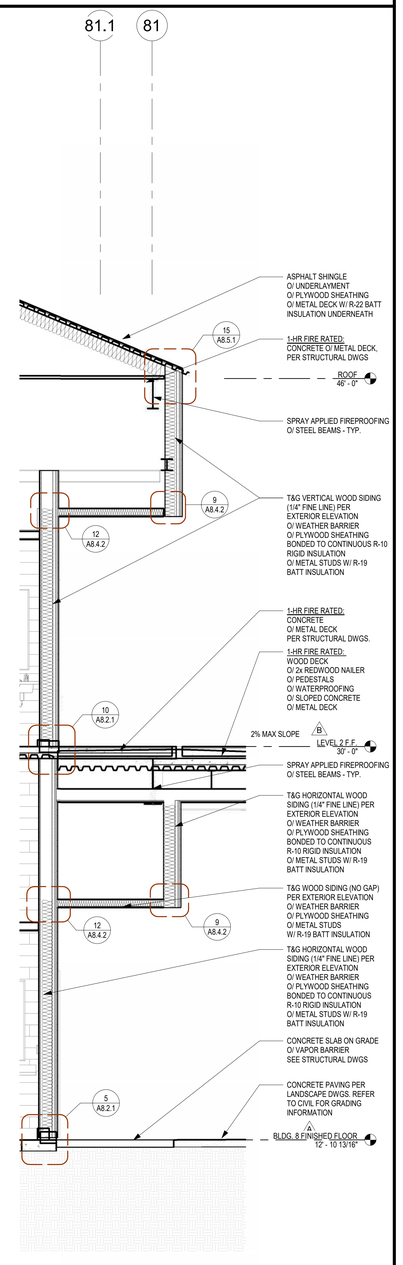
Hadi Tabatabaee
BUILDING OFFICIAL



WALL SECTION 8
3/8" = 1'-0" A2.8.1 A3.3.7



WALL SECTION 4
3/8" = 1'-0" A2.8.1 A3.3.7

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
CANYON DOMINGO
No. C-57432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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 WALL SECTIONS

DRAWING NO.
A3.3.7

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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County of Orange - OC Public Works
OC Development Services
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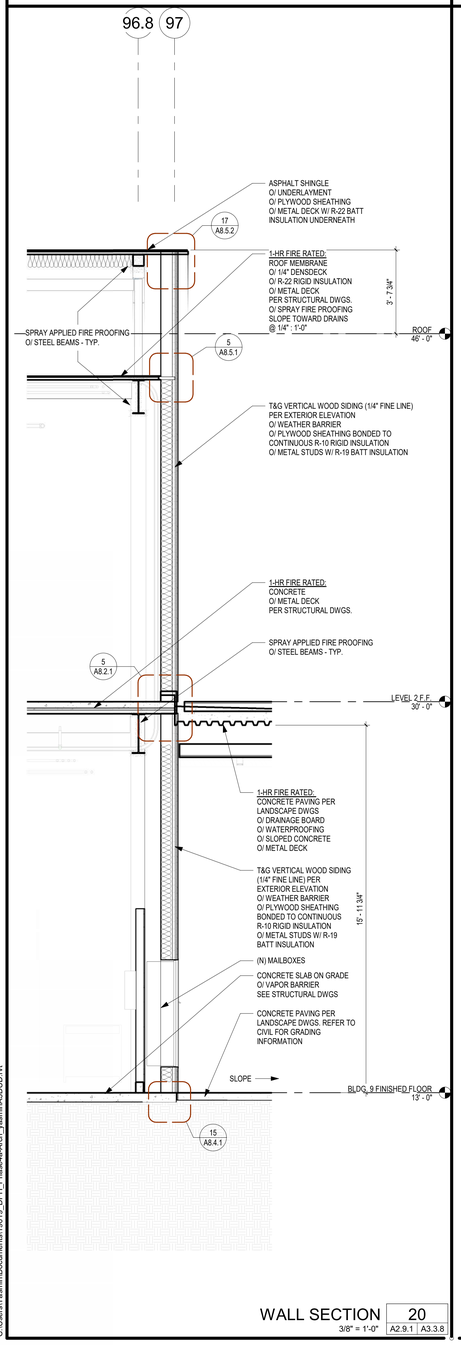
Hadi Tabatabaee
BUILDING OFFICIAL



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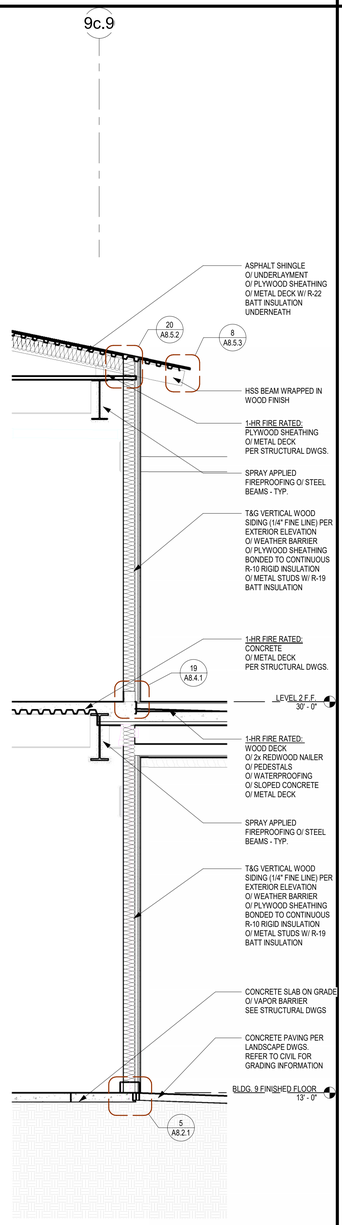
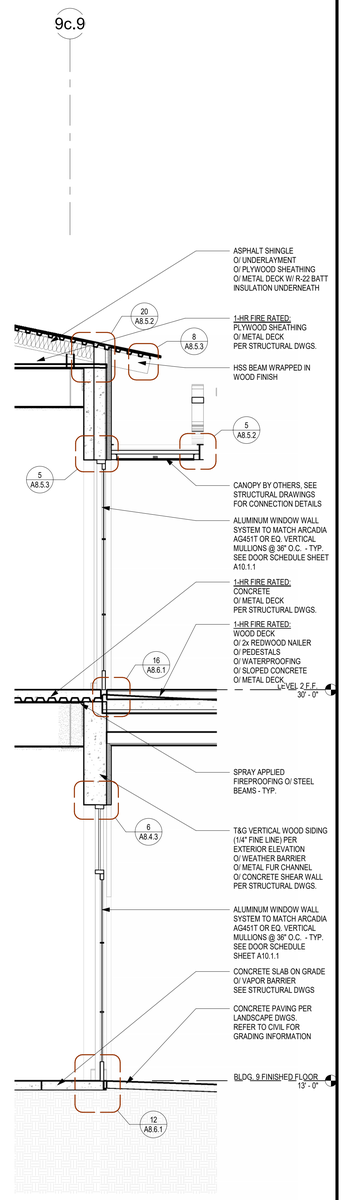


WALL SECTION 16
3/8" = 1'-0" A2.9.1 A3.3.8



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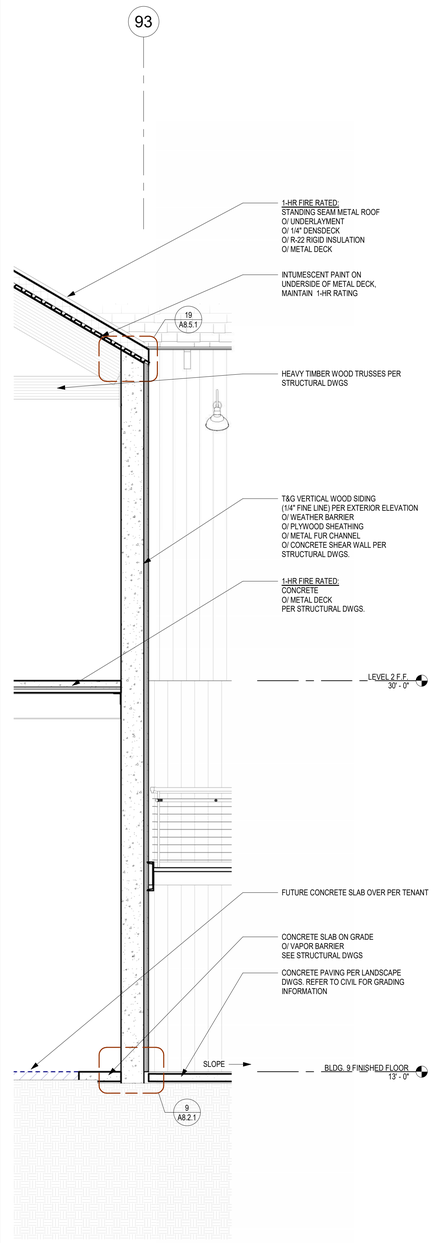
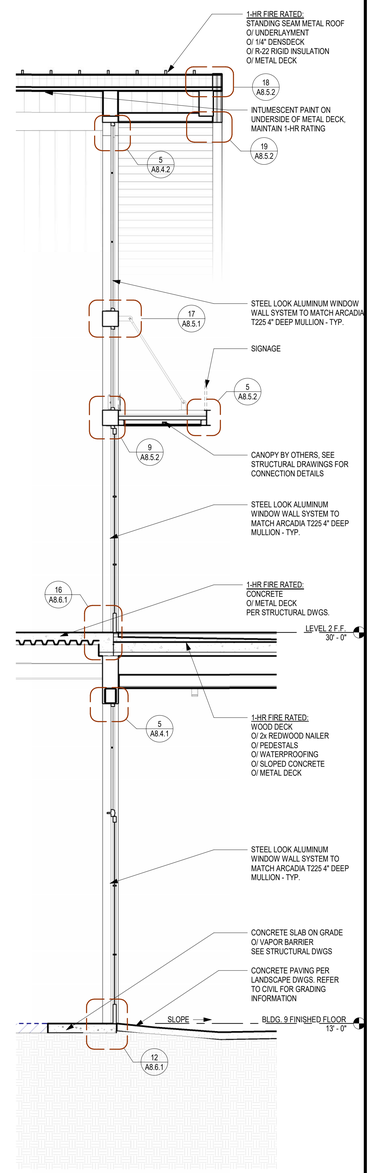


WALL SECTION 8
3/8" = 1'-0" A2.9.1 A3.3.8



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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
No. C-31432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO
A3.3.8

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
OC Development Services
APPROVED

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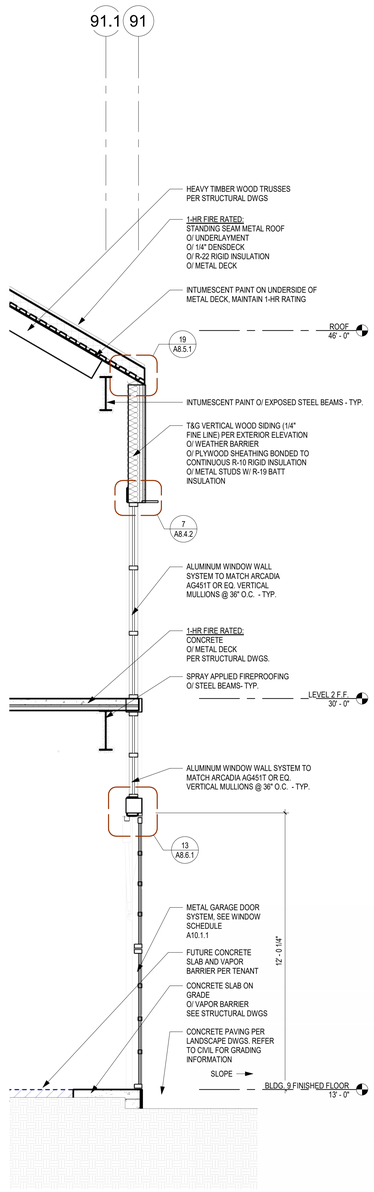
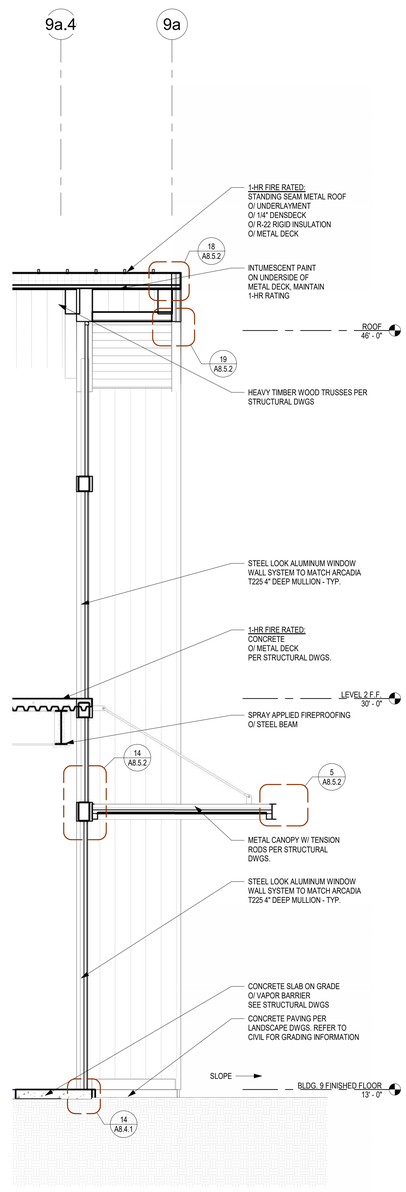
Hadi Tabatabaee
BUILDING OFFICIAL



WALL SECTION 16
3/8" = 1'-0" A2.9.1 A3.3.9



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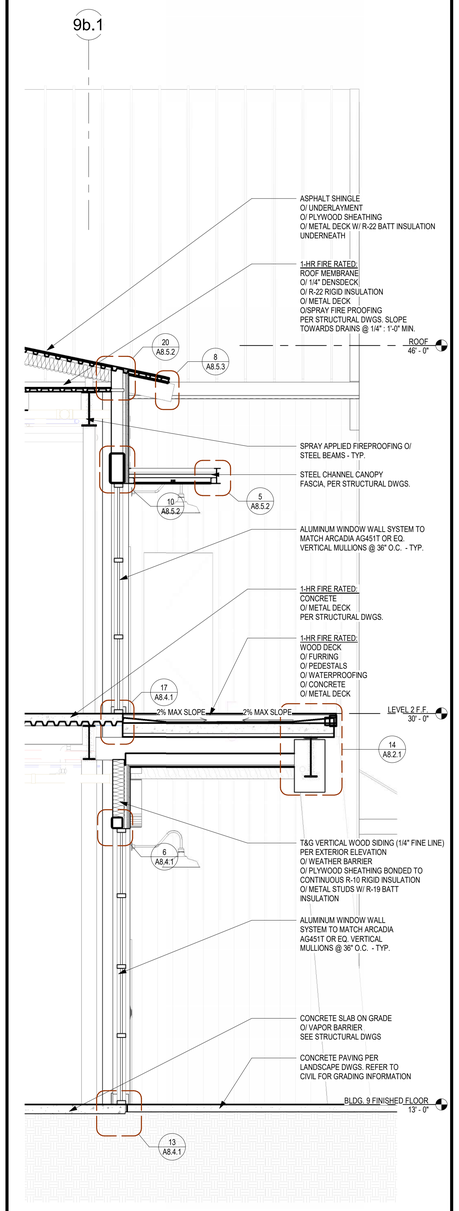

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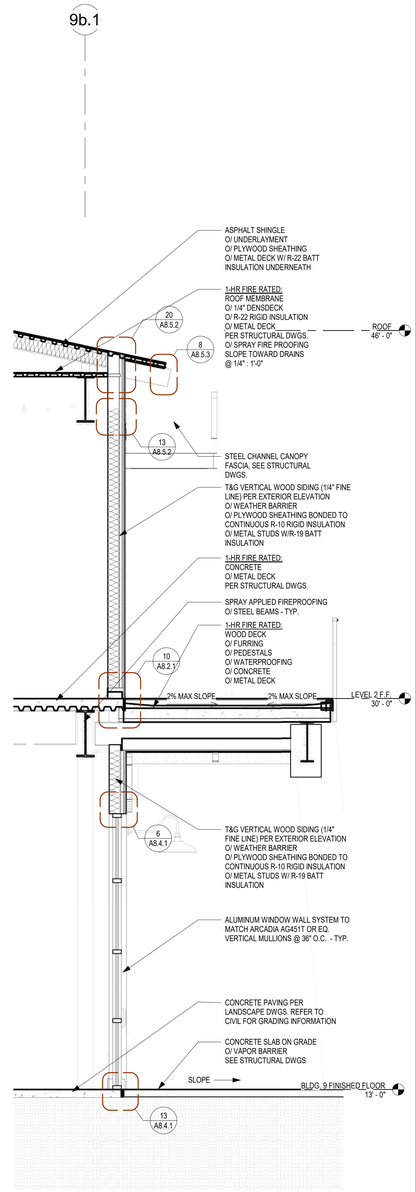

WALL SECTION 4
3/8" = 1'-0" A2.9.1 A3.3.9

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BENJAMIN DOMENICHELLI
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
A3.3.9

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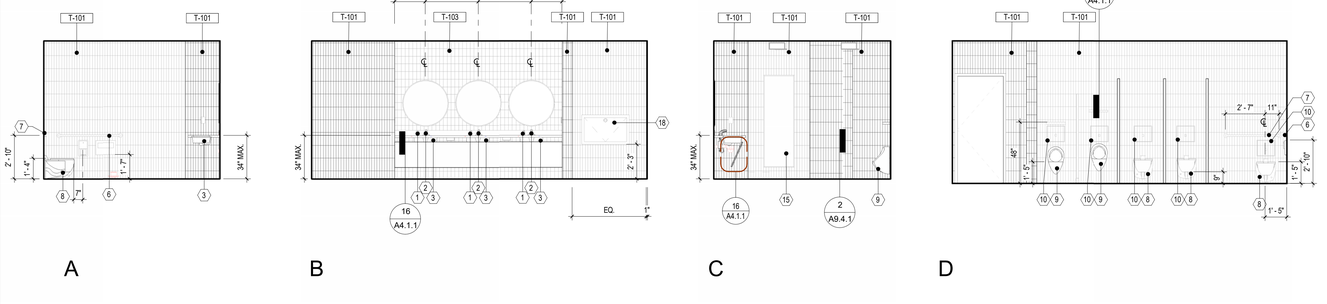
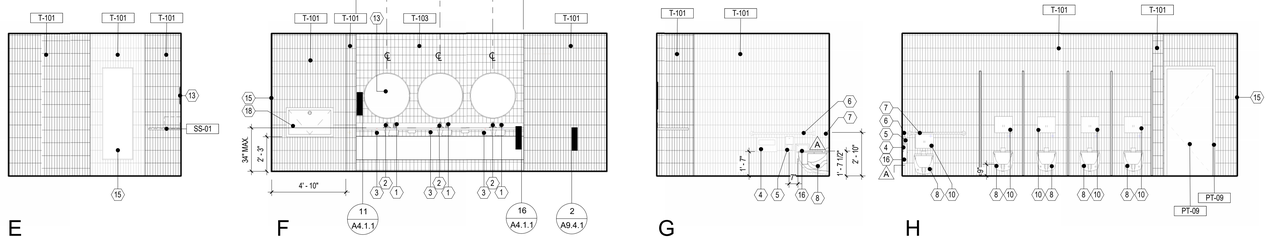


MENS INTERIOR ELEVATION | D
1/4" = 1'-0" | A2.1 | A4.1.1



WOMENS INTERIOR ELEVATION | H
1/4" = 1'-0" | A2.1 | A4.1.1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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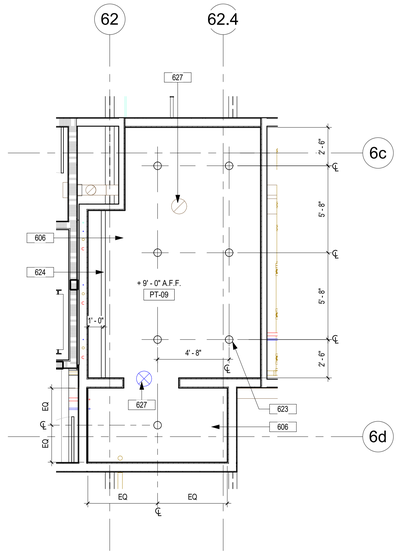
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



LEVEL 1 WOMENS RESTROOM RCP PLAN | 6
1/4" = 1'-0" | A6.6.1 | A4.1.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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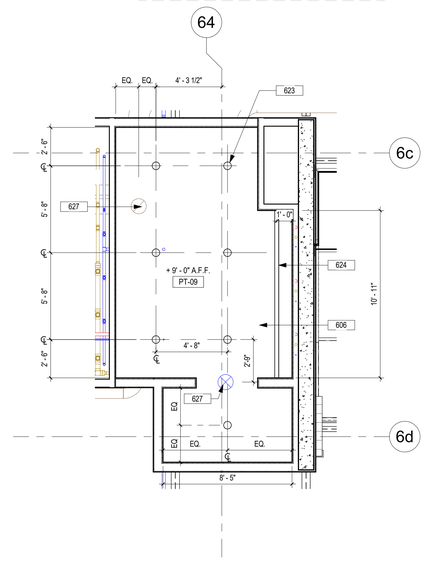
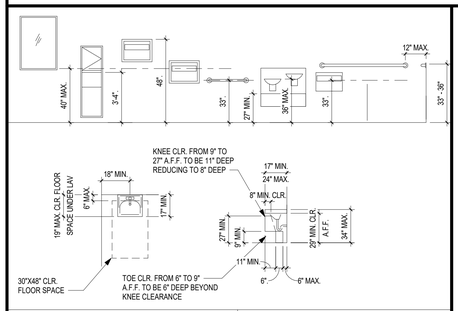
BUILDING OFFICIAL



LEVEL 1 MENS RESTROOM RCP PLAN | 2
1/4" = 1'-0" | A6.6.1 | A4.1.1



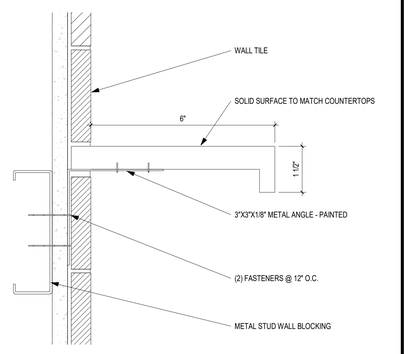
FIXTURE TYPE	MOUNTING HEIGHT
ACCESSIBLE WATER CLOSET	17 INCHES MIN. - 19 INCHES MAX.
ACCESSIBLE URINAL WITH ELONGATED RIM	17 INCHES MAXIMUM

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

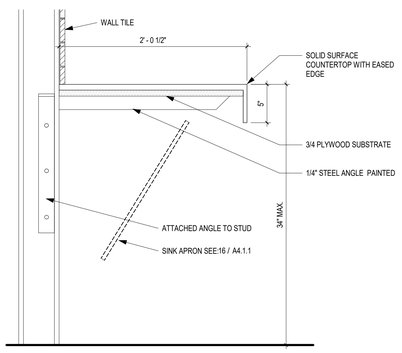
Keynote	Description	Manufacturer	Model
1	Soap Dispenser	SLOAN	ESD-410
2	Deck Mounted Faucet	SLOAN	ETF-410
3	Under-mount bathroom sink	KOHLER Co.	NA
4	Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221
5	Recessed Multi-roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-3888
6	48" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x48
7	42" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x42
07 95 00	Floor Seismic Expansion Control System	Watson Bowman Acme	SPJ-1000
8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT708UVG
9	Commercial Washout High Efficiency Urinal, 0.5 GPF - ADA	TOTO USA, Inc.	UT104EV
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	Mayfair Matte Black 34" Round Wall Mirror	Uttermost	#9W138
14	Restroom Partitions, Floor Mounted with Overhead Brace	Scranton Bold Collection	Eclipse
15	Rectangular Floor Mirror	Lamps Plus	#78C66
16	Surface Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-254
17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSWM
18	Recessed Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSRE

REFLECTED CEILING PLAN KEYNOTES

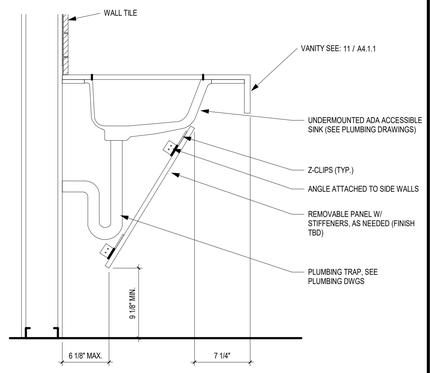
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
627 DUCT. REFER TO MECHANICAL DRWAINGS FOR FURTHER INFORMATION



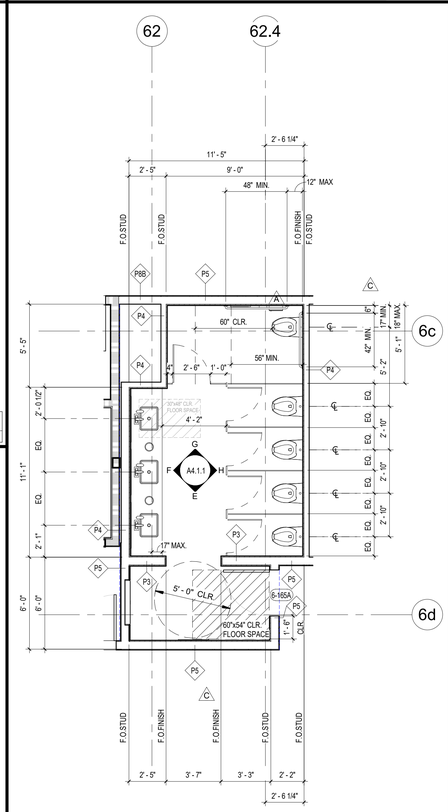
SHELF AT URINAL | 15
6" = 1'-0" | A4.1.1 | A4.1.1



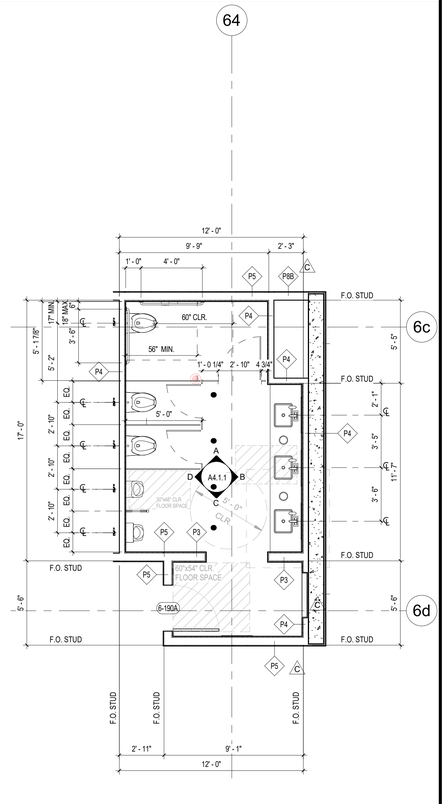
VANITY COUNTER | 11
1 1/2" = 1'-0" | A4.1.1 | A4.1.1



SINK APRON | 16
1 1/2" = 1'-0" | A4.1.1 | A4.1.1



LEVEL 1 WOMENS RESTROOM PLAN | 8
1/4" = 1'-0" | A2.6.1 | A4.1.1



LEVEL 1 MENS RESTROOM PLAN | 4
1/4" = 1'-0" | A2.6.1 | A4.1.1

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SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BENJAMIN DOMAN
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6
RESTROOM FLOOR PLANS & ELEVATIONS
DRAWING NO
A4.1.1
B

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CITY OF DANA POINT
PLANNING DIVISION

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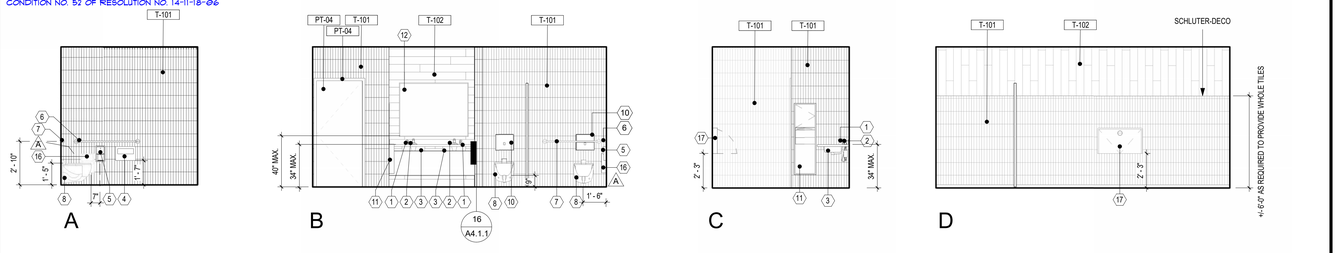
APPROVED KBN

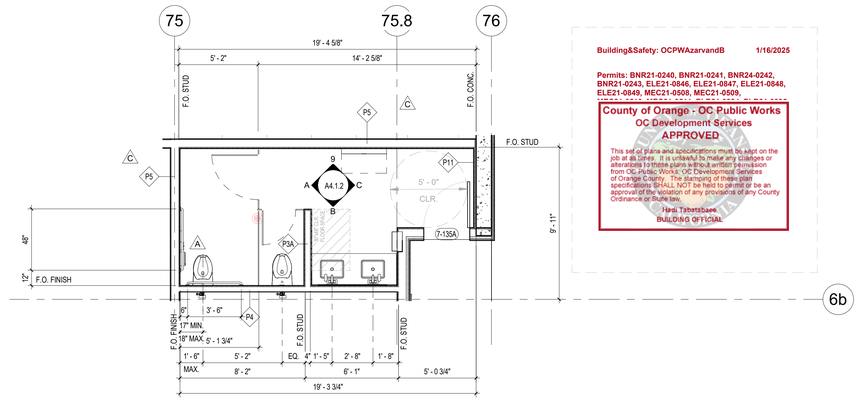
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF WEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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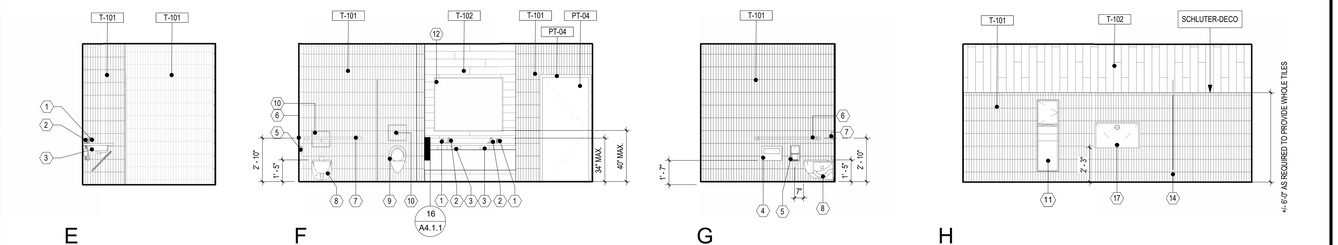
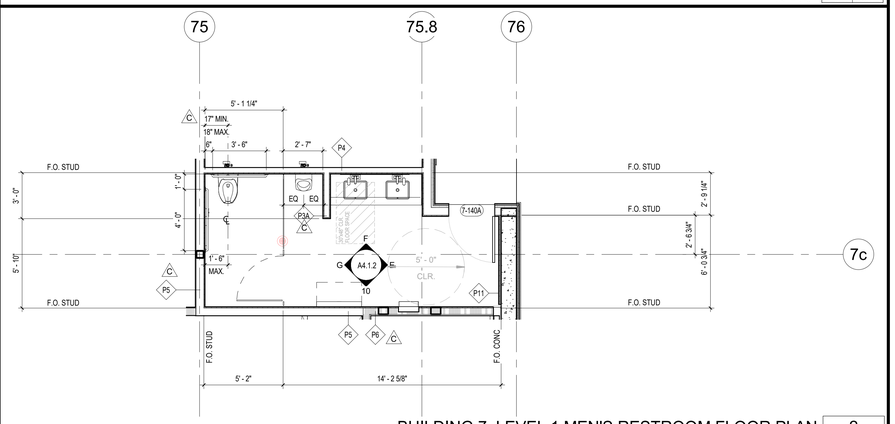
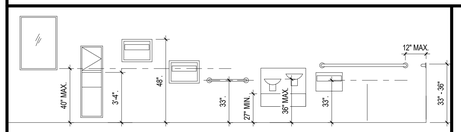
Hirsi Tabatabaee
BUILDING OFFICIAL

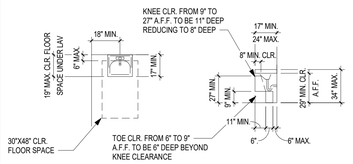


LEVEL 1 MENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 10 (A4.1.2 | A4.1.2)



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





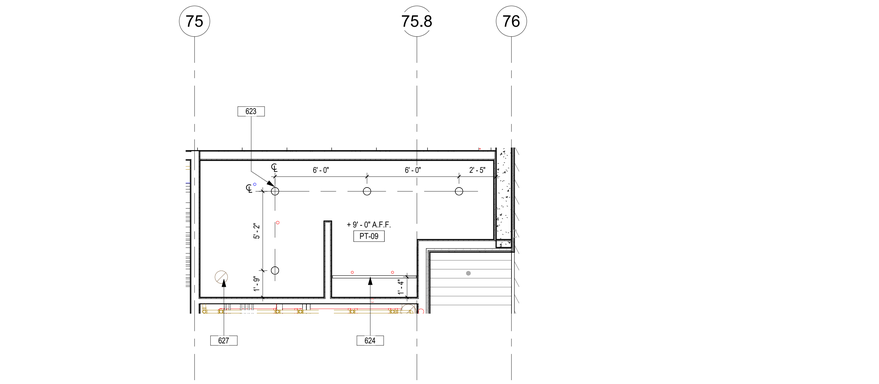
FIXTURE TYPE	MOUNTING HEIGHT
ACCESSIBLE WATER CLOSET	17 INCHES MIN. - 19 INCHES MAX.
ACCESSIBLE URINAL WITH ELONGATED RIM	17 INCHES MAXIMUM

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

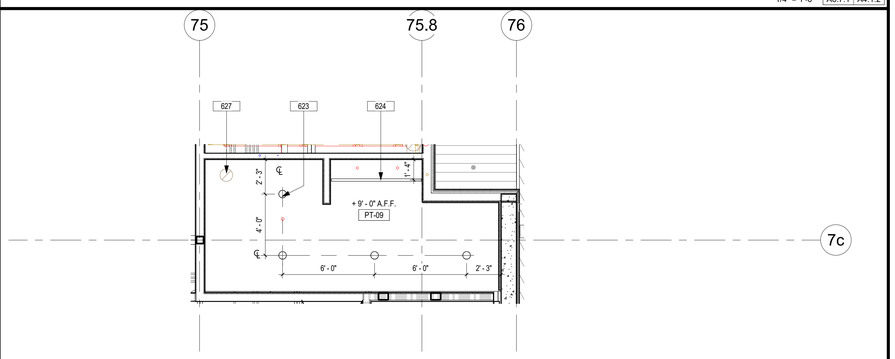
Keynote	Description	Manufacturer	Model
1	Soap Dispenser	SLOAN	ESD-410
2	Deck Mounted Faucet	SLOAN	ETF-410
3	Under-mount bathroom sink	KOHLER Co.	NA
4	Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221
5	Recessed Multi-roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-3888
6	48" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x48
7	42" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x42
07 95 00	Floor Seismic Expansion Control System	Watson Bowman Acme	SPJ-1000
8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT708UVG
9	Commercial Washout High Efficiency Urinal, 0.5 GPF - ADA	TOTO USA, Inc.	UT104EV
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	Mayfair Matte Black 34" Round Wall Mirror	Uttermost	#9W138
14	Restroom Partitions, Floor Mounted with Overhead Brace	Scranton Bold Collection	Eclipse
15	Rectangular Floor Mirror	Lamps Plus	#78C66 (A)
16	Surface Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-254
17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSWM
18	Recessed Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSRE

REFLECTED CEILING PLAN KEYNOTES

623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
627 DUCT. REFER TO MECHANICAL DRWAINGS FOR FURTHER INFORMATION



BUILDING 7 LEVEL 1 - WOMENS RR ENLARGED RCP 1/4" = 1'-0" — 3 (A6.7.1 | A4.1.2)



BUILDING 7 LEVEL 1 - MENS RR ENLARGED RCP 1/4" = 1'-0" — 4 (A6.7.1 | A4.1.2)

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
SCANNON D. DOBBS
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
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	06/01/2021	COUNTY SUBMITTAL
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7
RESTROOM FLOOR
PLANS & ELEVATIONS
DRAWING NO
A4.1.2 (B)

8/8/2024 8:58:10 AM

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CITY OF DANA POINT
PLANNING DIVISION

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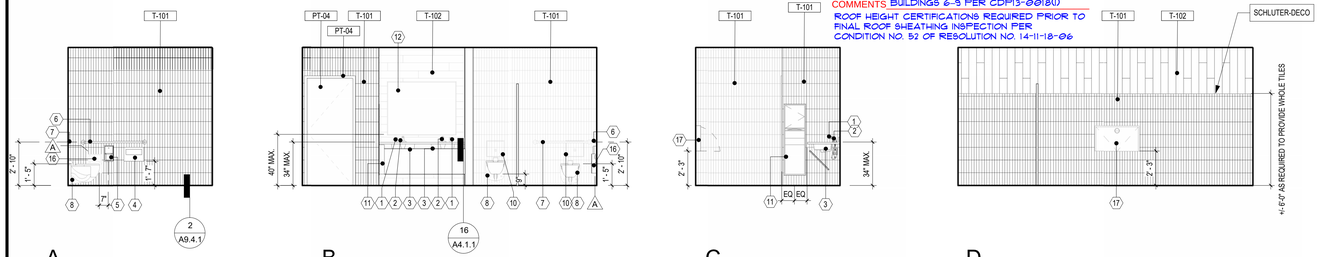
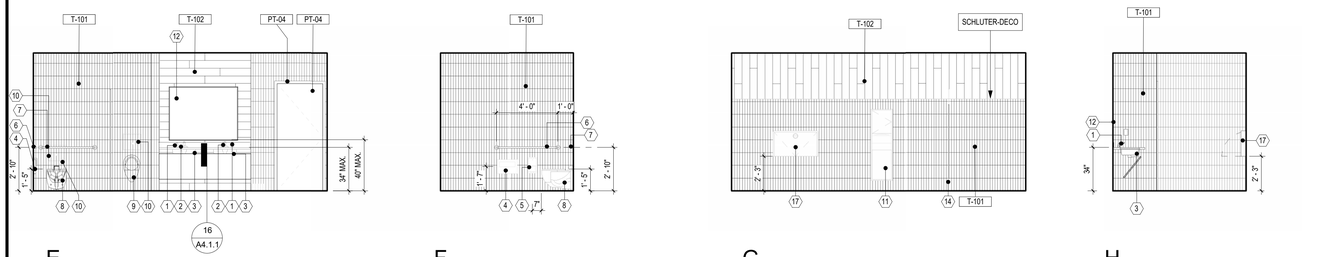
APPROVED KBN

DATE 10/07/24

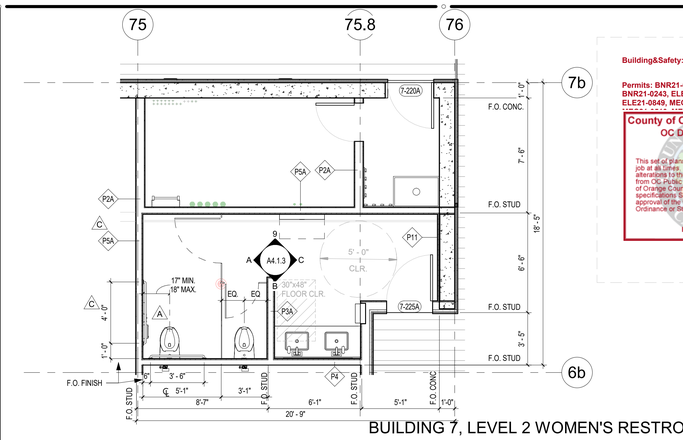
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



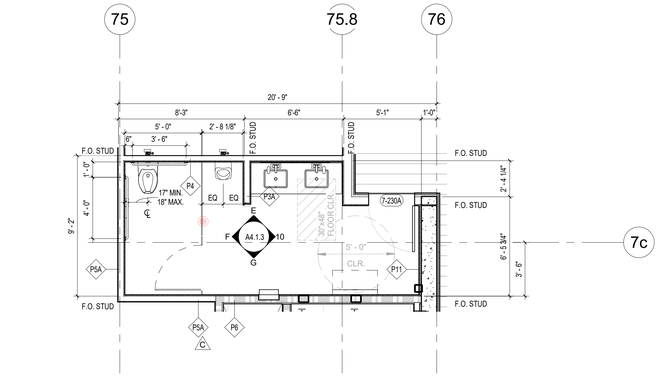
LEVEL 2 WOMENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 9 — A2.2 | A4.1.3



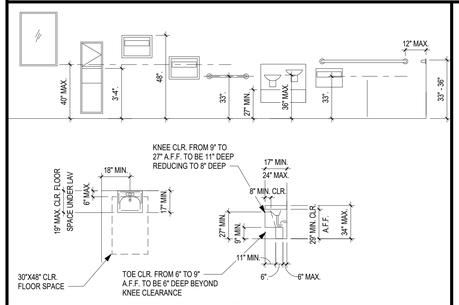
LEVEL 2 MENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 10 — A2.2 | A4.1.3



BUILDING 7, LEVEL 2 WOMEN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 1 — A2.7.2 | A4.1.3



BUILDING 7, LEVEL 2 MEN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 2 — A2.7.2 | A4.1.3



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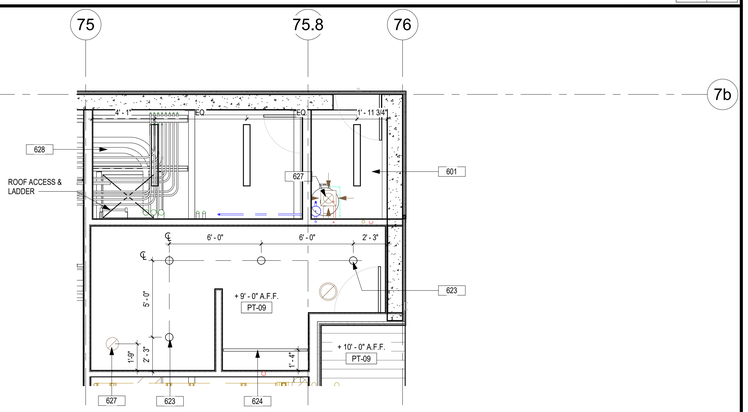

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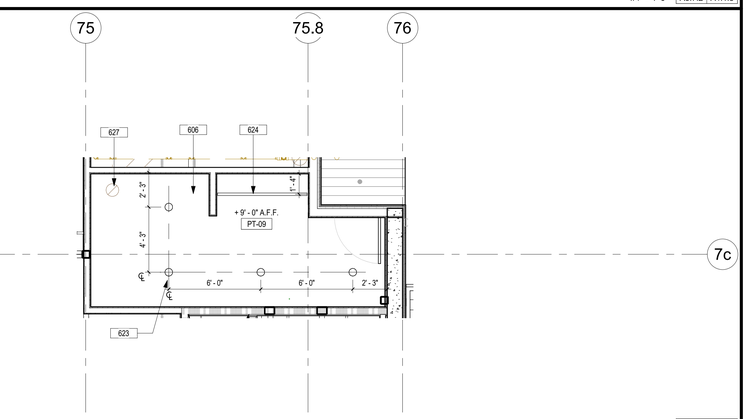

BUILDING 7 LEVEL 2 - MEN'S RR ENLARGED RCP 1/4" = 1'-0" — 4 — A6.7.2 | A4.1.3

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100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

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Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hirsi Tabatabaee
BUILDING OFFICIAL

LICENSED ARCHITECT
No. C-31402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7
RESTROOM FLOOR
PLANS & ELEVATIONS
DRAWING NO
B
A4.1.3

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8/8/2024 8:58:24 AM

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
DATE 10/3/12
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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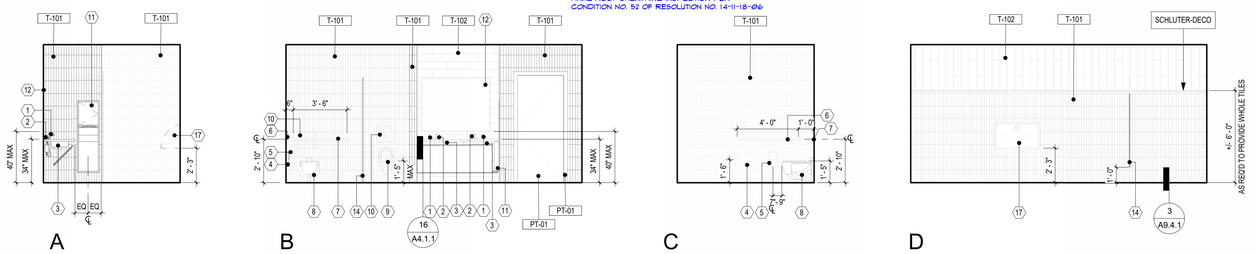
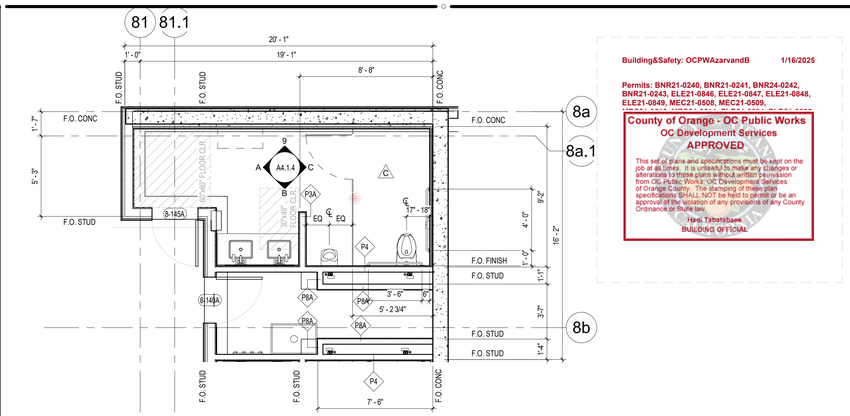


LEVEL 1 MENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 9 — A2.1 | A4.1.4



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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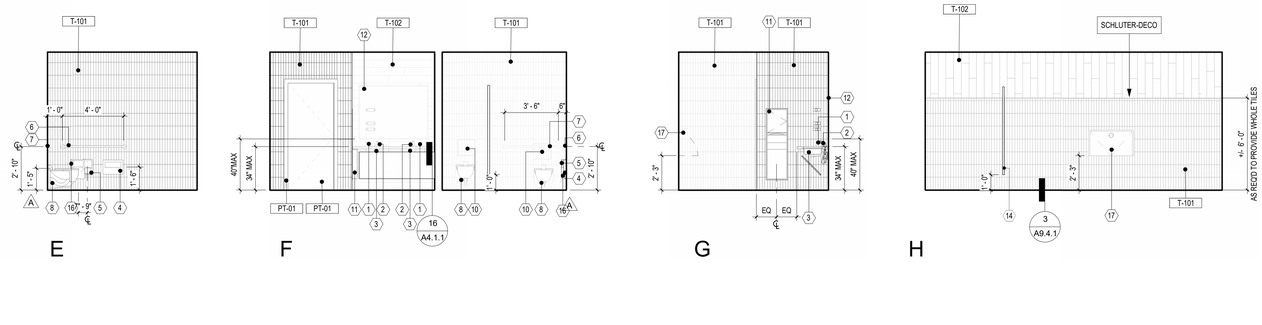
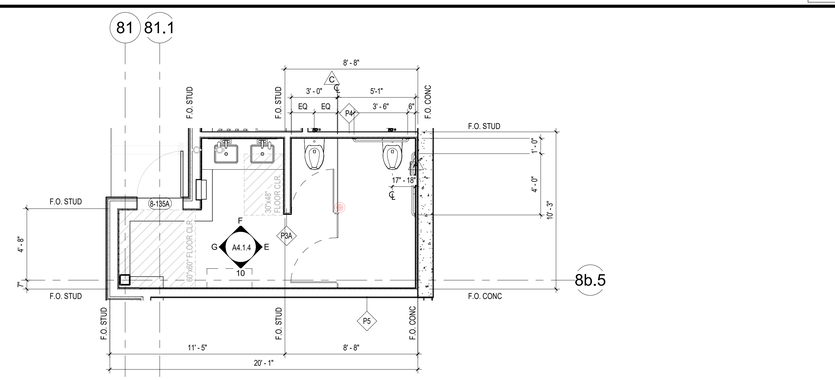
Hirsi Tabatabaee
BUILDING OFFICIAL

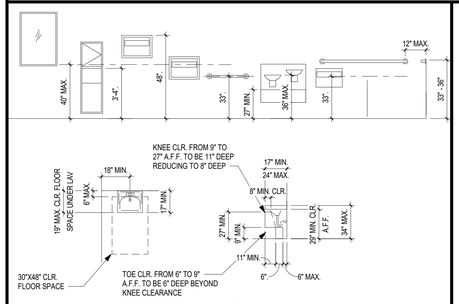
BUILDING 8, LEVEL 1 MEN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 1 — A2.8.1 | A4.1.4



LEVEL 1 WOMENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 10 — A2.1 | A4.1.4



LEVEL 1 WOMAN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 2 — A2.8.1 | A4.1.4



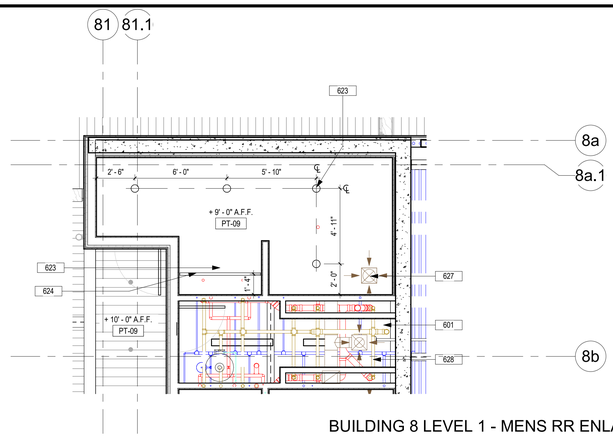
FIXTURE TYPE	MOUNTING HEIGHT
ACCESSIBLE WATER CLOSET	17 INCHES MIN. - 19 INCHES MAX.
ACCESSIBLE URINAL WITH ELONGATED RIM	17 INCHES MAXIMUM

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

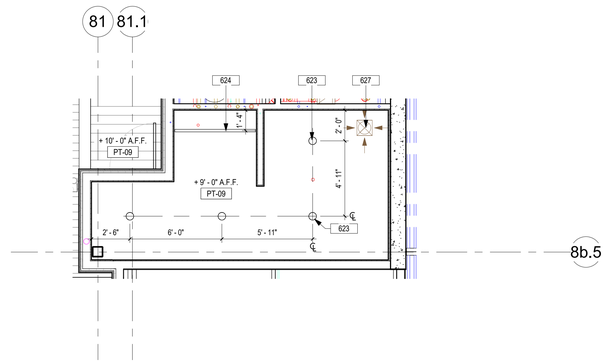
Keynote	Description	Manufacturer	Model
1	Soap Dispenser	SLOAN	ESD-410
2	Deck Mounted Faucet	SLOAN	ETF-410
3	Under-mount bathroom sink	KOHLER Co.	NA
4	Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221
5	Recessed Multi-roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-3888
6	48" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x48
7	42" Straight Grab Bar	Bobrick Washroom Equipment, Inc.	B-5806x42
07 95 00	Floor Seismic Expansion Control System	Watson Bowman Acme	SPJ-1000
8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT708UVG
9	Commercial Washout High Efficiency Urinal, 0.5 GPF - ADA	TOTO USA, Inc.	UT104EV
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	Mayfair Matte Black 34" Round Wall Mirror	Uttermost	#9W138
14	Restroom Partitions, Floor Mounted with Overhead Brace	Scranton Bold Collection	Eclipse
15	Rectangular Floor Mirror	Lamps Plus	#78C66 (A)
16	Surface Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-254
17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSWM
18	Recessed Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSRE

REFLECTED CEILING PLAN KEYNOTES

623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
627 DUCT. REFER TO MECHANICAL DRWAINGS FOR FURTHER INFORMATION
628 MECHANICAL EQUIPMENT REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION



BUILDING 8 LEVEL 1 - MENS RR ENLARGED RCP 1/4" = 1'-0" — 3 — A4.2.3 | A4.1.4



BUILDING 8 LEVEL 1 - WOMENS RR ENLARGED RCP 1/4" = 1'-0" — 4 — A4.2.3 | A4.1.4

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
No. C-27432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
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E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
BUILDING 8
RESTROOM FLOOR
PLANS & ELEVATIONS
DRAWING NO
B
A4.1.4

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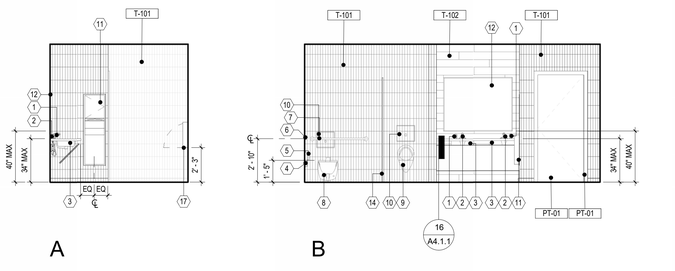
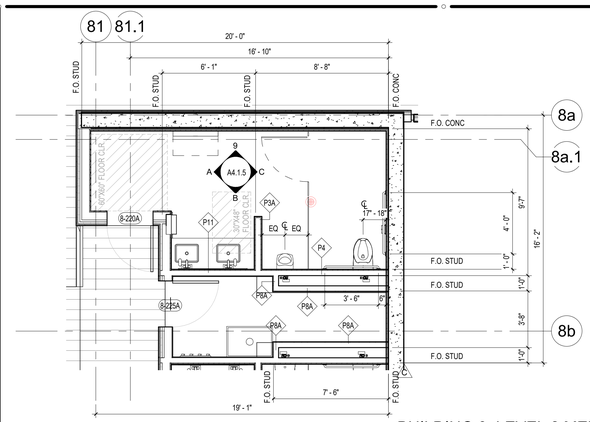
8/8/2024 8:58:39 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



LEVEL 2 MENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 9 — A2.2 | A4.1.5

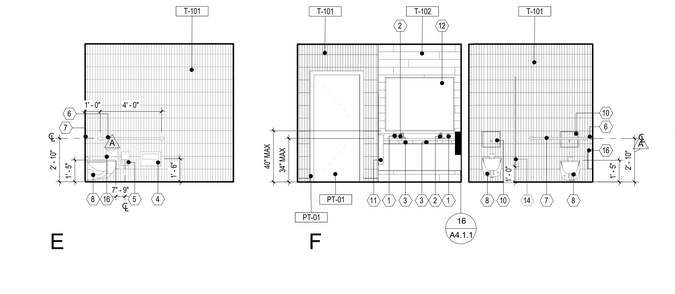


BUILDING 8, LEVEL 2 MEN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 1 — A2.8.2 | A4.1.5

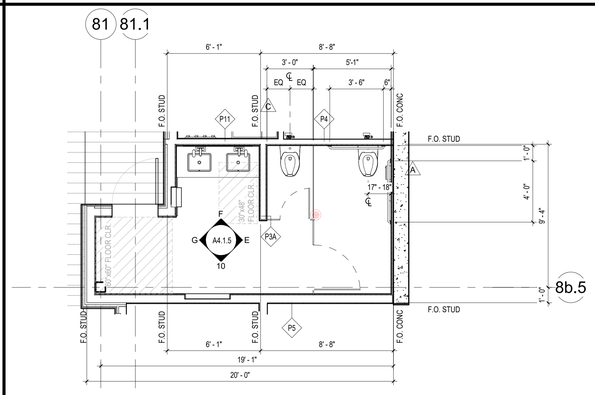
Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

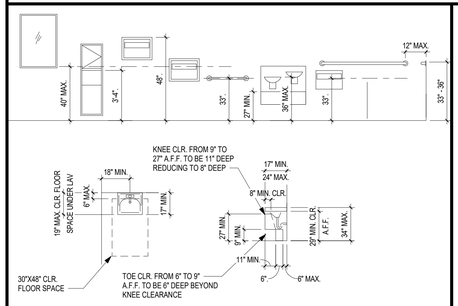
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hirsi Tabatabaee
BUILDING OFFICIAL



LEVEL 2 WOMENS RESTROOM ELEVATIONS 1/4" = 1'-0" — 10 — A2.2 | A4.1.5



BUILDING 8, LEVEL 2 WOMEN'S RESTROOM FLOOR PLAN 1/4" = 1'-0" — 2 — A2.8.2 | A4.1.5



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8	Commercial Flushometer Toilet, 1.0 GPF - ADA	TOTO USA, Inc.	CT708UVG
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17	Surface Mounted Baby Changing Station	Bobrick Washroom Equipment, Inc.	KB110-SSWM
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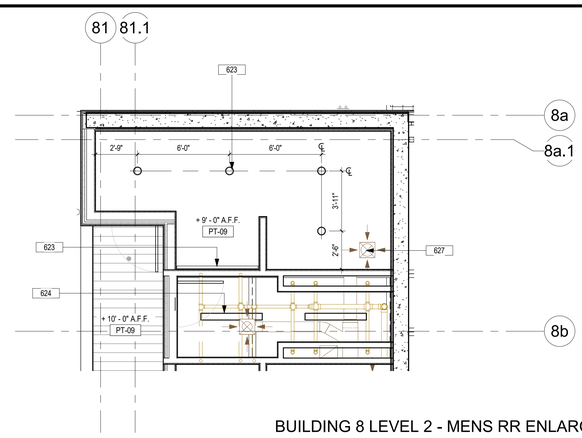
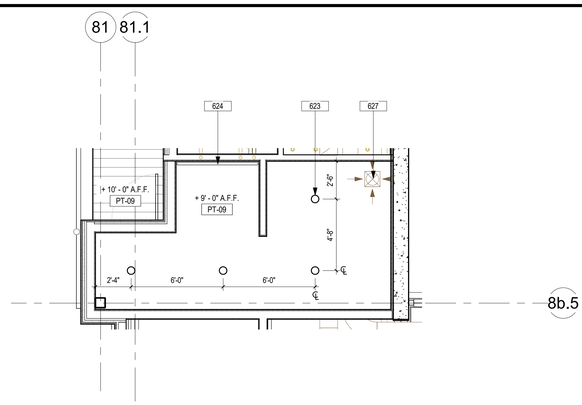
REFLECTED CEILING PLAN KEYNOTES

623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
627 DUCT. REFER TO MECHANICAL DRWAINGS FOR FURTHER INFORMATION



BUILDING 8 LEVEL 2 - MENS RR ENLARGED RCP 1/4" = 1'-0" — 3 — A4.2.3 | A4.1.5



BUILDING 8 LEVEL 2 - WOMEN'S RR ENLARGED RCP 1/4" = 1'-0" — 4 — A4.2.3 | A4.1.5

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BRANDON DOLL
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 8
RESTROOM FLOOR
PLAN & ELEVATIONS
DRAWING NO
B
A4.1.5

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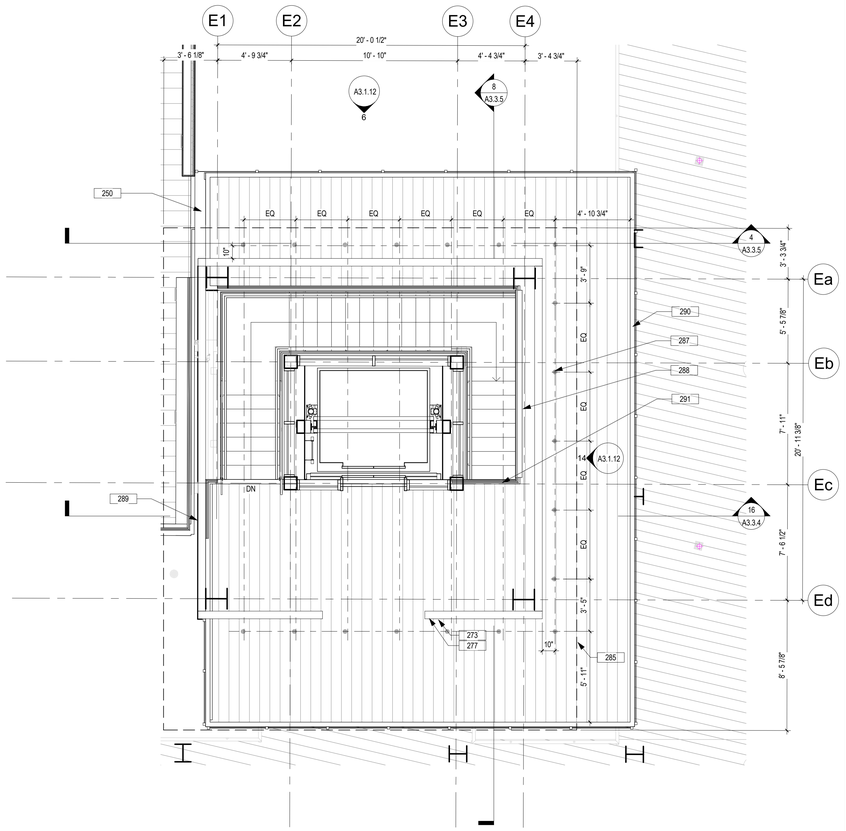
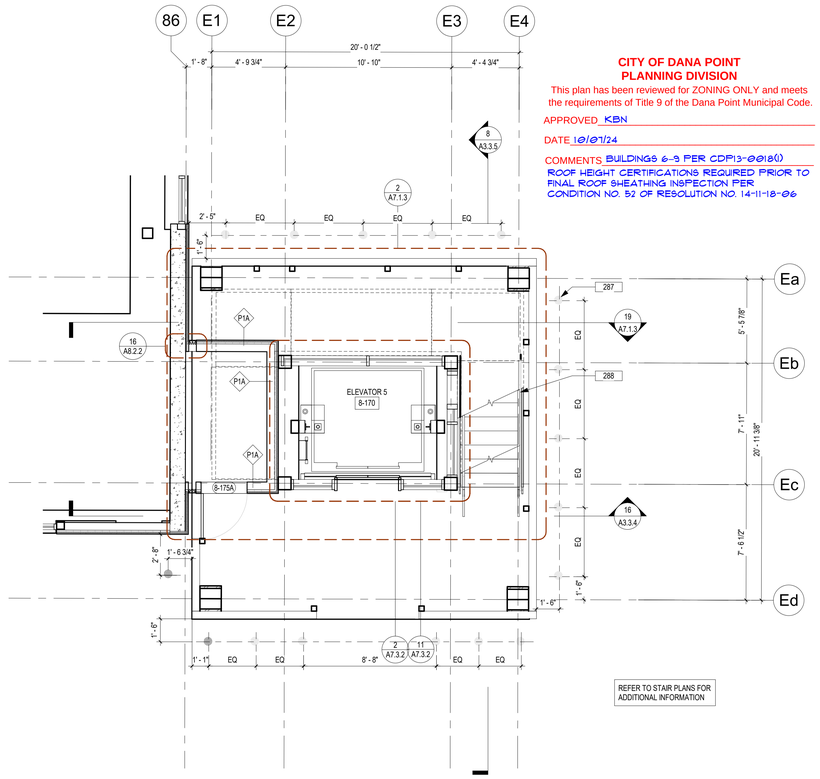


STAIR TOWER, LEVEL 3, FLOOR PLAN 14
1/4" = 1'-0" A4.2.1



CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

REFER TO STAIR PLANS FOR ADDITIONAL INFORMATION

STAIR TOWER, LEVEL 1 FLOOR PLAN 6
1/4" = 1'-0" A2.8.1 A4.2.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
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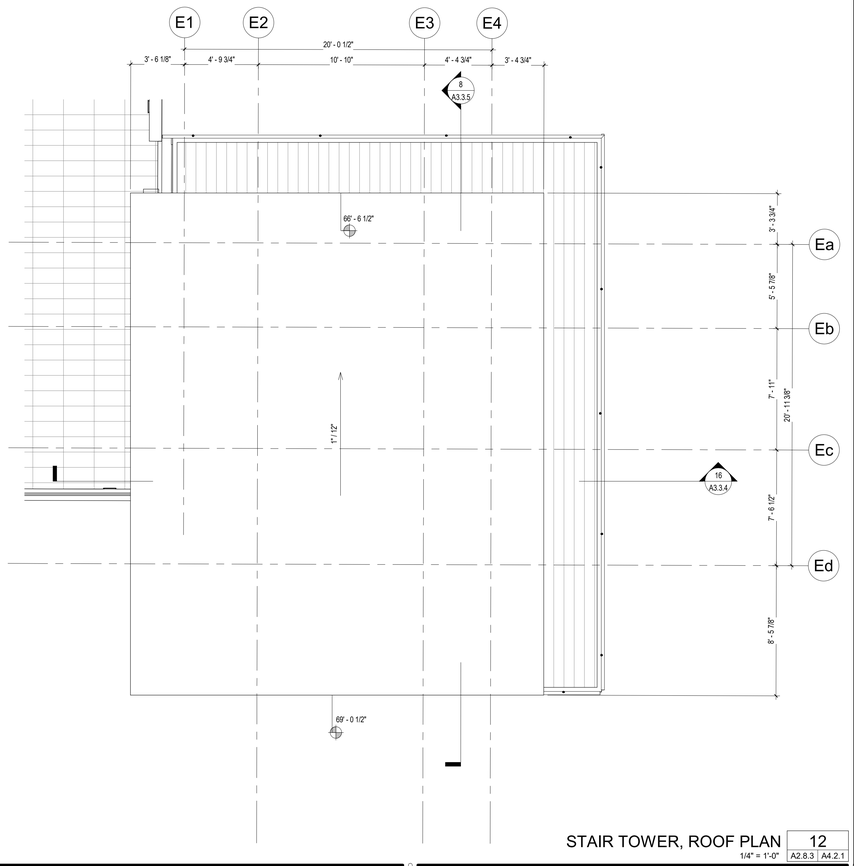
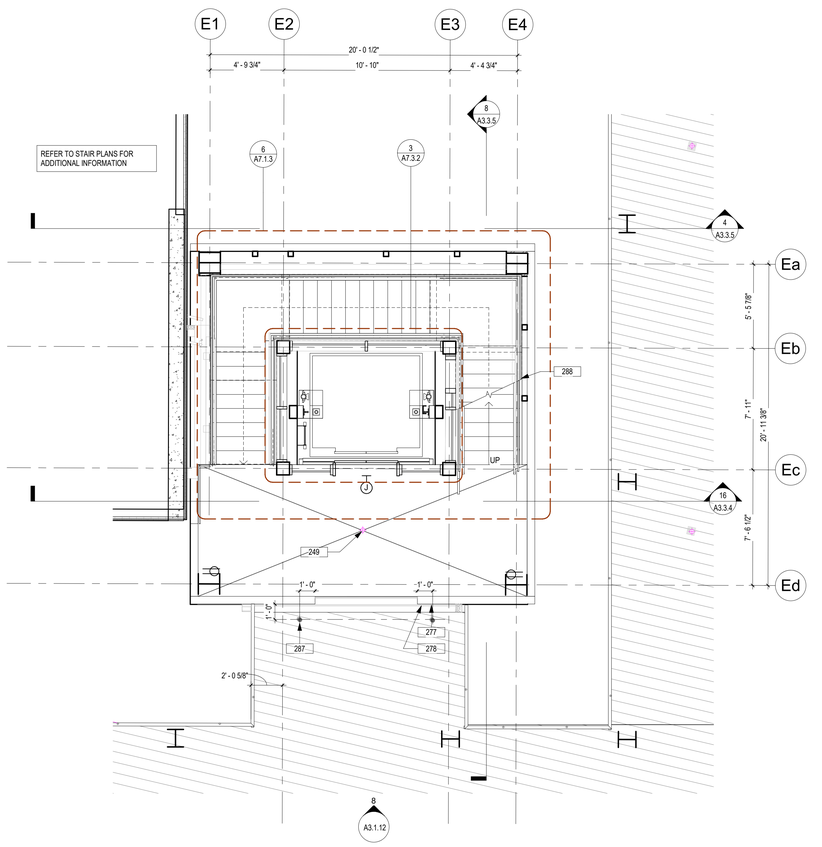
Hadi Tabatabaee
BUILDING OFFICIAL

FLOOR PLAN KEYNOTES NOTES

249	FLOOR DRAIN TYP.
250	SEISMIC JOINT
273	PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1
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 A
285	DASHED LINE INDICATED ROOF ABOVE
287	IN-GRADE UPLIGHT TYP., PER LIGHTING DRAWINGS
288	LINEAR STAIR RAIL LIGHT TYP., PER LIGHTING DRAWINGS
289	LINEAR LED FLOOD, PER LIGHTING DRAWINGS
290	REGULAR RAILING LIGHTING TYP., PER LIGHTING DRAWINGS
291	42" HIGH GUARDRAIL E



STAIR TOWER, ROOF PLAN 12
1/4" = 1'-0" A2.8.3 A4.2.1



STAIR TOWER, LEVEL 2 FLOOR PLAN 4
1/4" = 1'-0" A2.8.2 A4.2.1

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRENDON DOYLE
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
ENLARGED FLOOR PLANS

DRAWING NO
A4.2.1

C:\Users\Yasmin\Documents\19019_DPH_Phase6-Arch_yasminA3DUD.rvt

8/8/2024 8:59:02 AM

CITY OF DANA POINT
PLANNING DIVISION

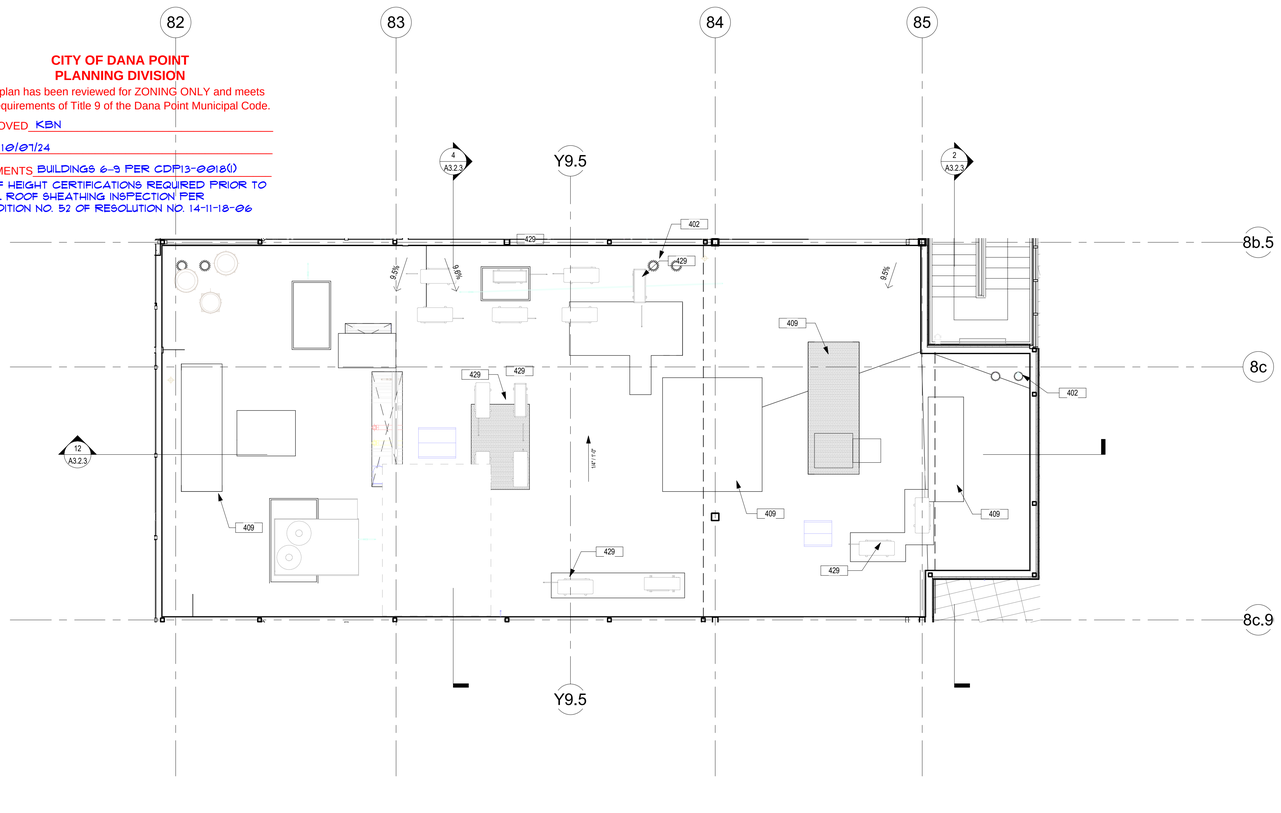
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

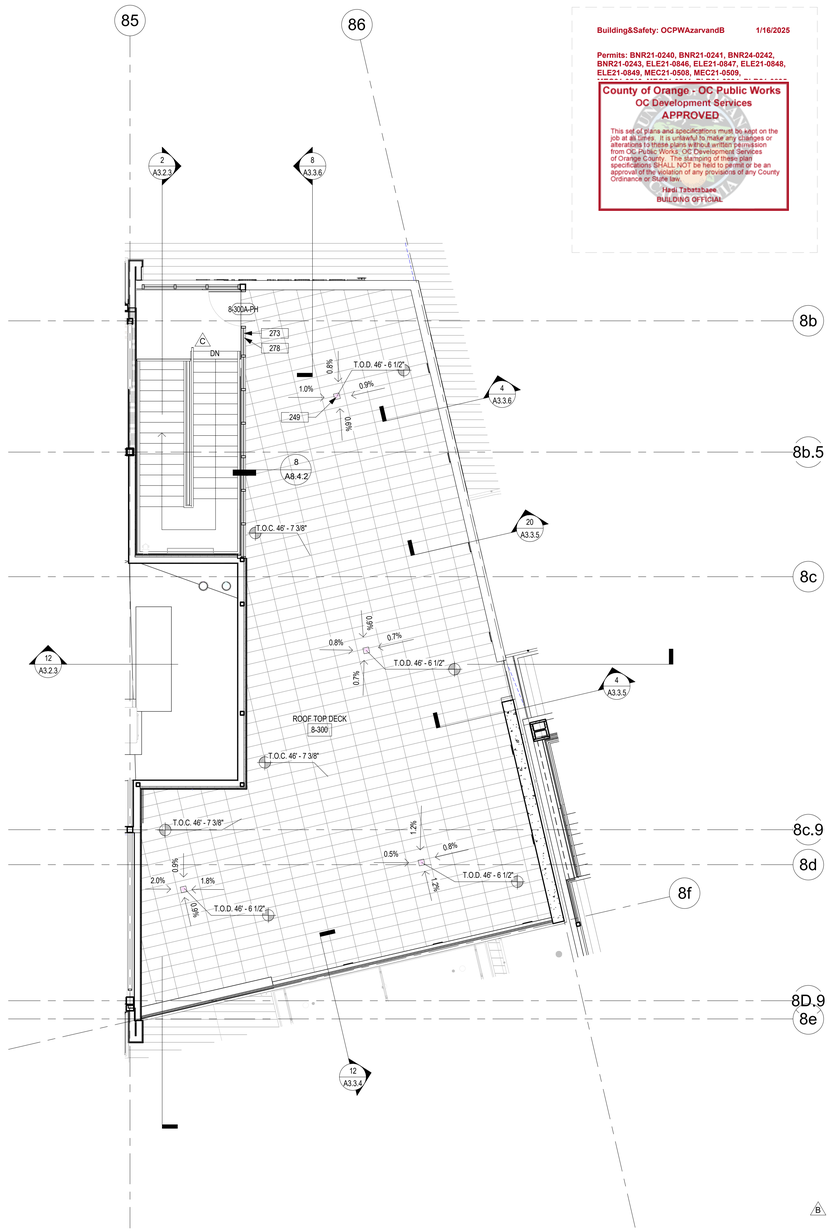
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()

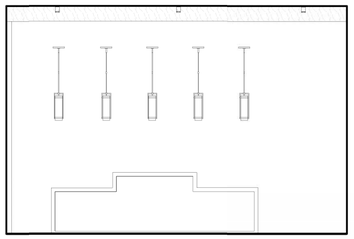
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



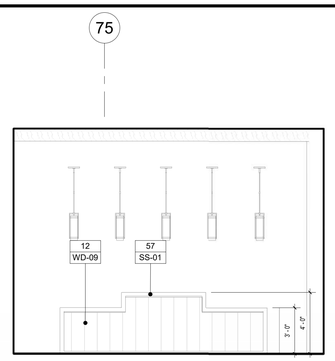
BUILDING 8, ENLARGED ROOF PLAN 10
3/16" = 1'-0" A2.8.3 | A4.2.2



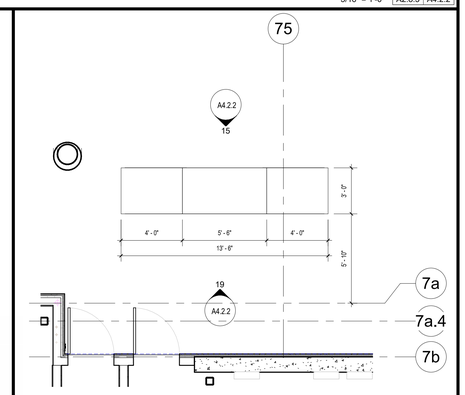
BUILDING 8, ROOF SLAB PLAN 3
3/16" = 1'-0" A2.8.3 | A4.2.2



VALET DESK SOUTH ELEVATION 19
1/4" = 1'-0" A2.1 | A4.2.2



VALET DESK NORTH ELEVATION 15
1/4" = 1'-0" A2.1 | A4.2.2



BUILDING 7, ENLARGED VALET DESK PLAN 11
1/4" = 1'-0" A2.7.1 | A4.2.2

SLAB, ROOF, & FLOOR PLAN KEYNOTES

249 FLOOR DRAIN TYP.
273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1
278 PROVIDE TACTILE EXIT SIGN TO EXIT STAIR DOWN (ESD). SEE DETAIL 7/A9.9.1
402 COMBINATION ROOF DRAIN WITH OVERFLOW. FLASH AND WATERPROOF TO MANUFACTURER'S INSTALL RECOMMENDATIONS. OVERFLOW TO BE PROVIDED WITH OVERFLOW FLANGE.
409 SHAFT BELOW FOR FUTURE TENANT, SEE DETAIL 11/A8.5.3
429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, SEE MECHANICAL DRAWINGS, 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 CONDITOINS 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 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
11 MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (M) OF THE DANA POINT HARBOR DISTRICT REGULATION.

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 MOUNTER 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 (2-A-10-B.C.) THROUGHOUT. MINIMUM ONE (1) PER FLOOR, PER BUILIDNG 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 A9.1.1
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 11/A9.9.1
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 EMERGENGY 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 603.1
25 ALL EXTERIOR WOOD FINISHES SHALL NOT BE LESS THAN 1" NOMINAL THICKNESS TO COMPLY WITH CBC 1404.5
26 FUTURE TENANT SPACES ARE DESIGNED FOR SHELL ONLY, NOT OCCUPANCY
27 ALL ELEMENTS OF THE BUILDING SHALL COMPLY WITH SECTION 602.2 AND 603 OF THE 2019 CBC FOR ALLOWABLE CONSTRUCTION MATERIALS
28 ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 P OF THE DANA POINT HARBOR DISTRICT REGULATION.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
SHANNON DEARMOND
No. C-31452
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
ENLARGED FLOOR PLANS

DRAWING NO.
A4.2.2

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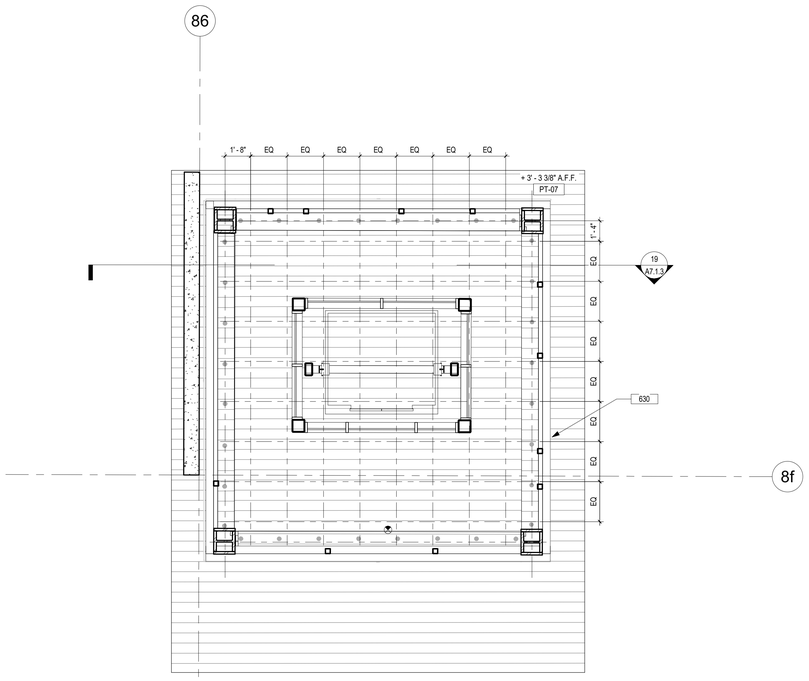
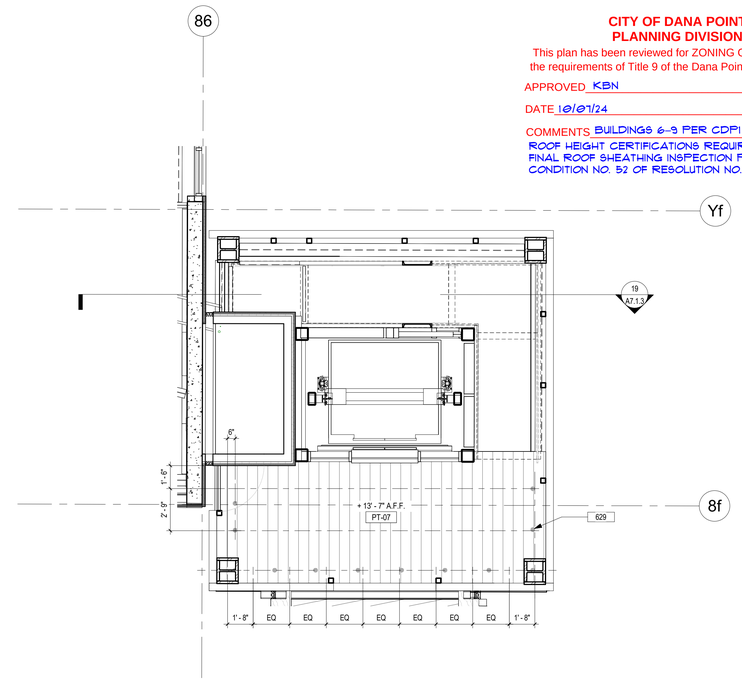
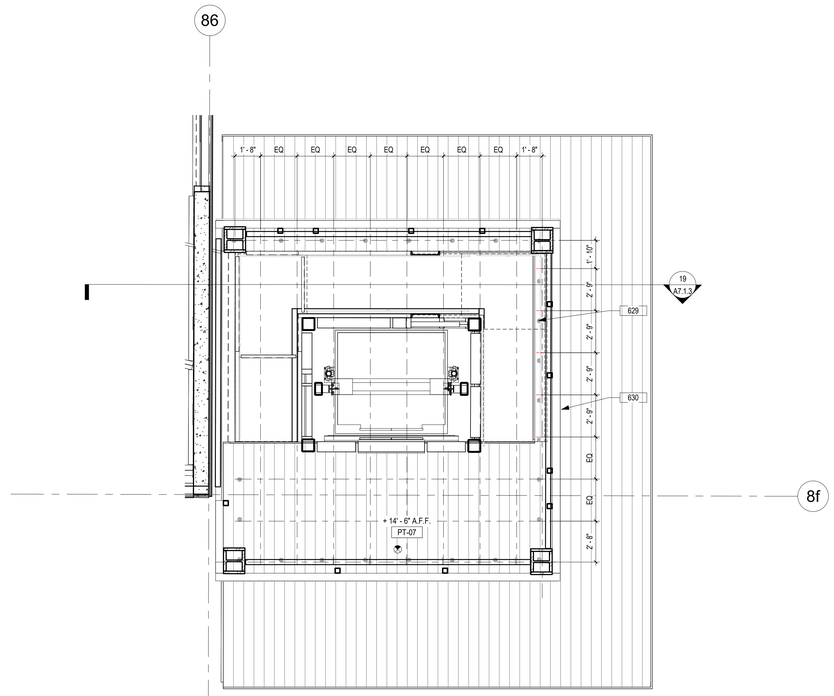


STAIR TOWER, LEVEL 3 RCP 14
1/4" = 1'-0" A6.1.2 | A4.2.3



STAIR TOWER, LEVEL 1 RCP 6
1/4" = 1'-0" A6.1.1 | A4.2.3



STAIR TOWER, LEVEL 2 RCP 8
1/4" = 1'-0" A6.1.2 | A4.2.3

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

RCP KEYNOTES NOTES

629 DOWNLIGHT - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
630 COVE LIGHT TYP., PER LIGHTING DRAWINGS

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
GORDON D. DOAN
No. C-27402
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
F	01/24/2024	PLAN REVISIONS
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
ENLARGED TOWER RCP PLANS

DRAWING NO. F

A4.2.3

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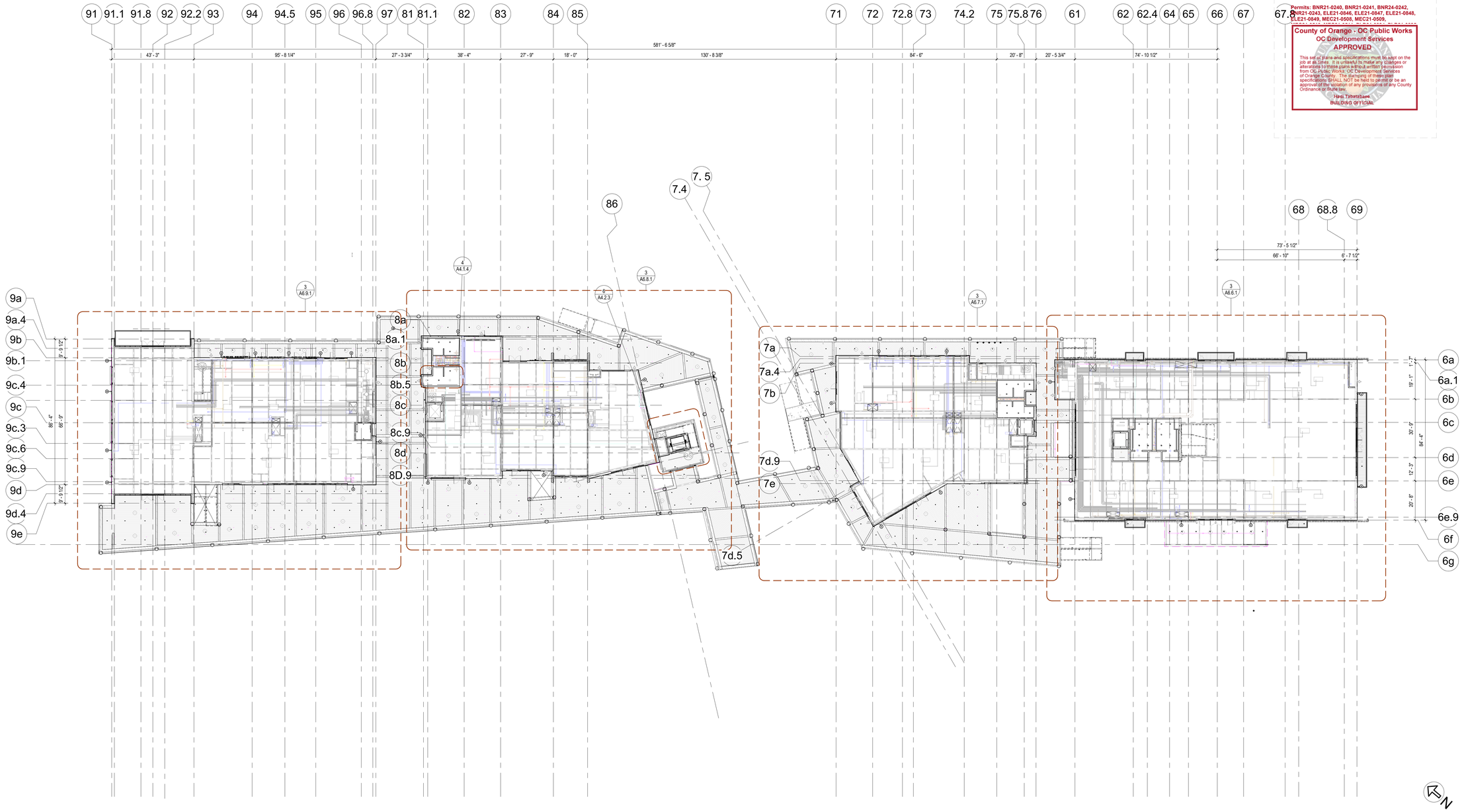

LEVEL 1 RCP
3/64" = 1'-0"

3
A2.4 | A6.1.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED_KBN

DATE_10/07/24

COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

CEILING PLAN LEGEND

Room name 101	ROOM SYMBOL
+ 1' - 0" A.F.F. 1i	CEILING HEIGHT AND FINISH
	1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
	METAL T&G CEILING PER FINISH SCHEDULE
	ILLUMINATED EXIT SIGN

CEILING PLAN NOTES

A

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
4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

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100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
BWP

LICENSED ARCHITECT
BRANDON DEARY
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
LEVEL 1 OVERALL REFLECTED CEILING PLAN

DRAWING NO.
A6.1.1

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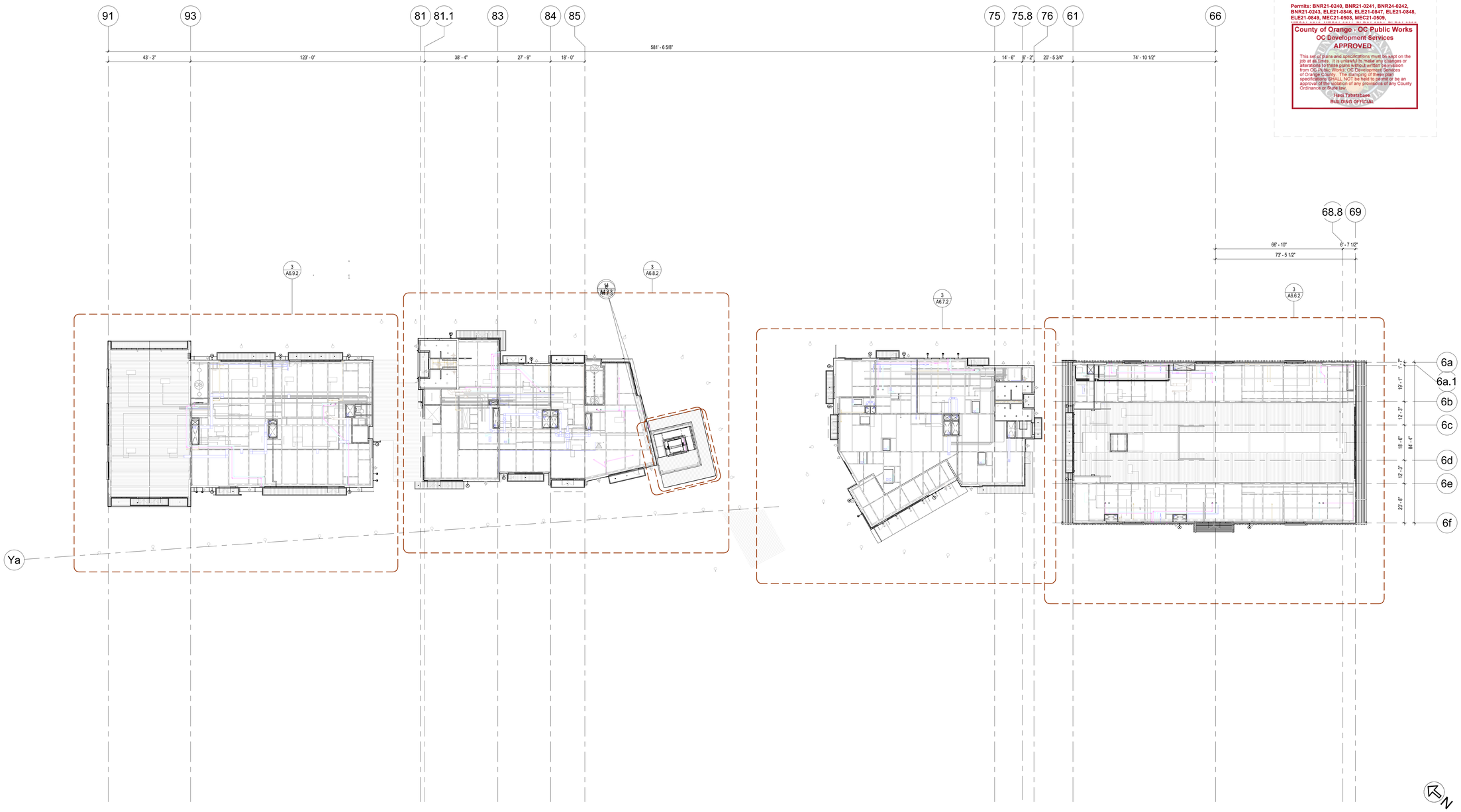

LEVEL 2 RCP
3/64" = 1'-0"

1
A2.4 | A6.1.2

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

CEILING PLAN LEGEND

Room name 101	ROOM SYMBOL
+ 1' - 0" A.F.F. 11	CEILING HEIGHT AND FINISH
	1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
	METAL T&G CEILING PER FINISH SCHEDULE
	ILLUMINATED EXIT SIGN

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
4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
LEVEL 2 OVERALL REFLECTED CEILING PLAN

DRAWING NO.
A6.1.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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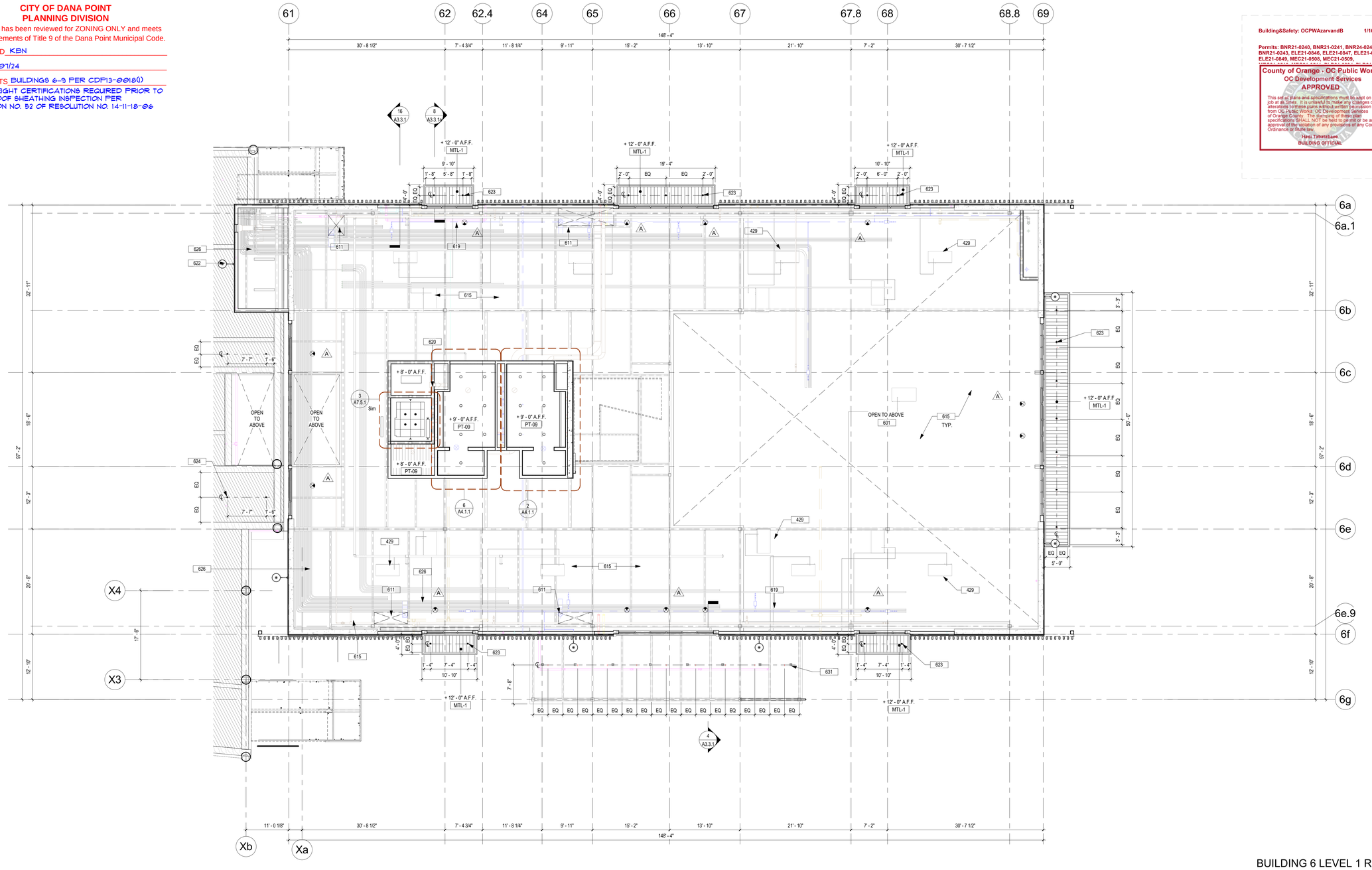
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 6 LEVEL 1 RCP
1/8" = 1'-0"

3
A6.1.1 | A6.6.1

CEILING PLAN LEGEND

- Room name 101 — ROOM SYMBOL
- + 1' - 0" A.F.F. 1i — CEILING HEIGHT AND FINISH
- 1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
- METAL T&G CEILING PER FINISH SCHEDULE
- A — ILLUMINATED EXIT SIGN

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, SEE MECHANICAL DRAWINGS, TYP.
601 OPEN TO STRUCTRUE ABOVE
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
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
626 ELECTRICAL CONDUIT LINES, PER ELECTRICAL DRAWINGS
631 PENDANT LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

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
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4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
CHRISTOPHER D. SMITH
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 1 RCP

DRAWING NO
A6.6.1

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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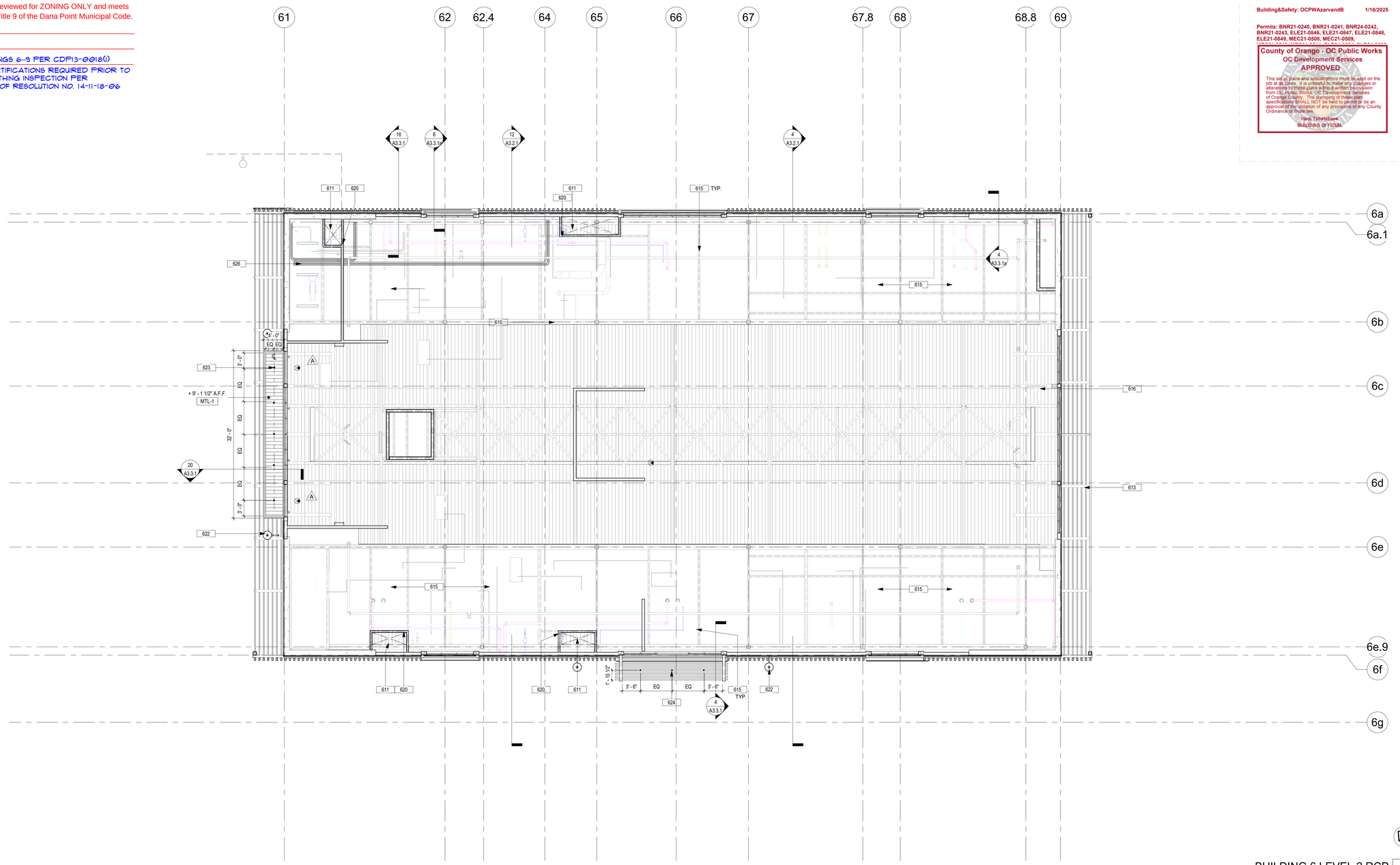
Hirsi Tabatabaee
BUILDING OFFICIAL



BUILDING 6 LEVEL 2 RCP

1/8" = 1'-0"

3
A6.1.2 | A6.6.2

CEILING PLAN LEGEND

Room name 101	ROOM SYMBOL
+ 1' - 0" A.F.F. 1i	CEILING HEIGHT AND FINISH
	1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
	METAL T&G CEILING PER FINISH SCHEDULE
A	ILLUMINATED 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.
613 OPEN WEB HEAVY TIMBER TRUSS
615 OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
616 T&G WOOD DECKING AT UNDERSIDE OF ROOF
620 FIRE DAMPER REQUIRED AT FIRE-RATED WALL, SEE MECHANICAL DWGS
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
624 SURFACE MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
626 ELECTRICAL CONDUIT LINES, PER ELECTRICAL DRAWINGS

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
4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
No. C-31402
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
BUILDING 6 LEVEL 2 RCP

DRAWING NO.
A6.6.2

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8/8/2024 8:59:54 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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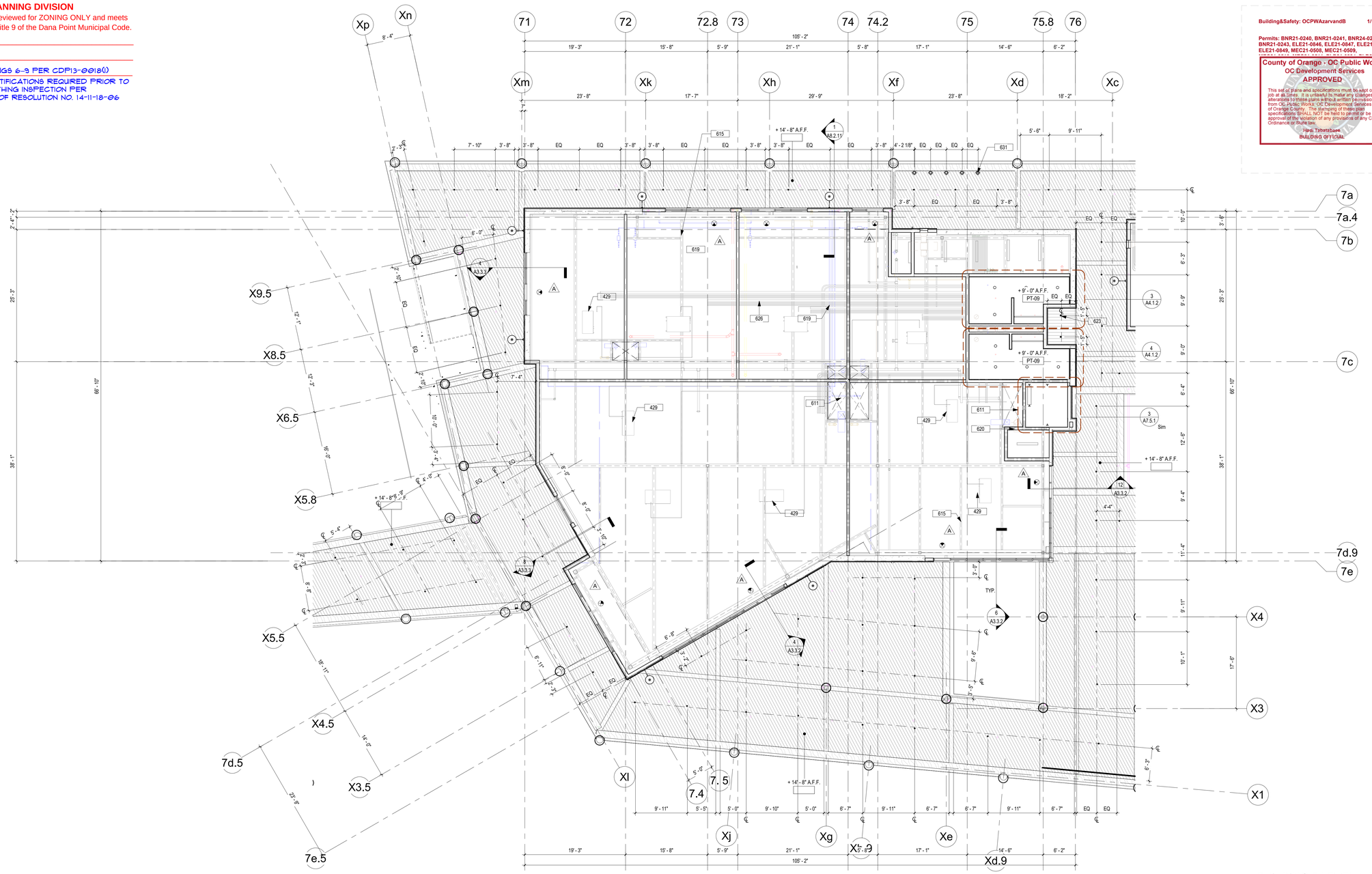
Hirsi Tabatabaee
BUILDING OFFICIAL



BUILDING 7 LEVEL 1 RCP

1/8" = 1'-0"

3
A6.1.1 | A6.7.1

CEILING PLAN LEGEND

- Room name 101 — ROOM SYMBOL
- + 1' - 0" A.F.F. 1i — CEILING HEIGHT AND FINISH
- 1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
- METAL T&G CEILING PER FINISH SCHEDULE
- A — ILLUMINATED EXIT SIGN

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, 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 (A)
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
626 ELECTRICAL CONDUIT LINES, PER ELECTRICAL DRAWINGS
631 PENDANT LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

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
4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT — CHRISTOPHER DOUGLAS — No. C-67432 — 11.30.25 Exp. Date — STATE OF CALIFORNIA

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
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 1 RCP

DRAWING NO.
A6.7.1

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8/8/2024 9:00:01 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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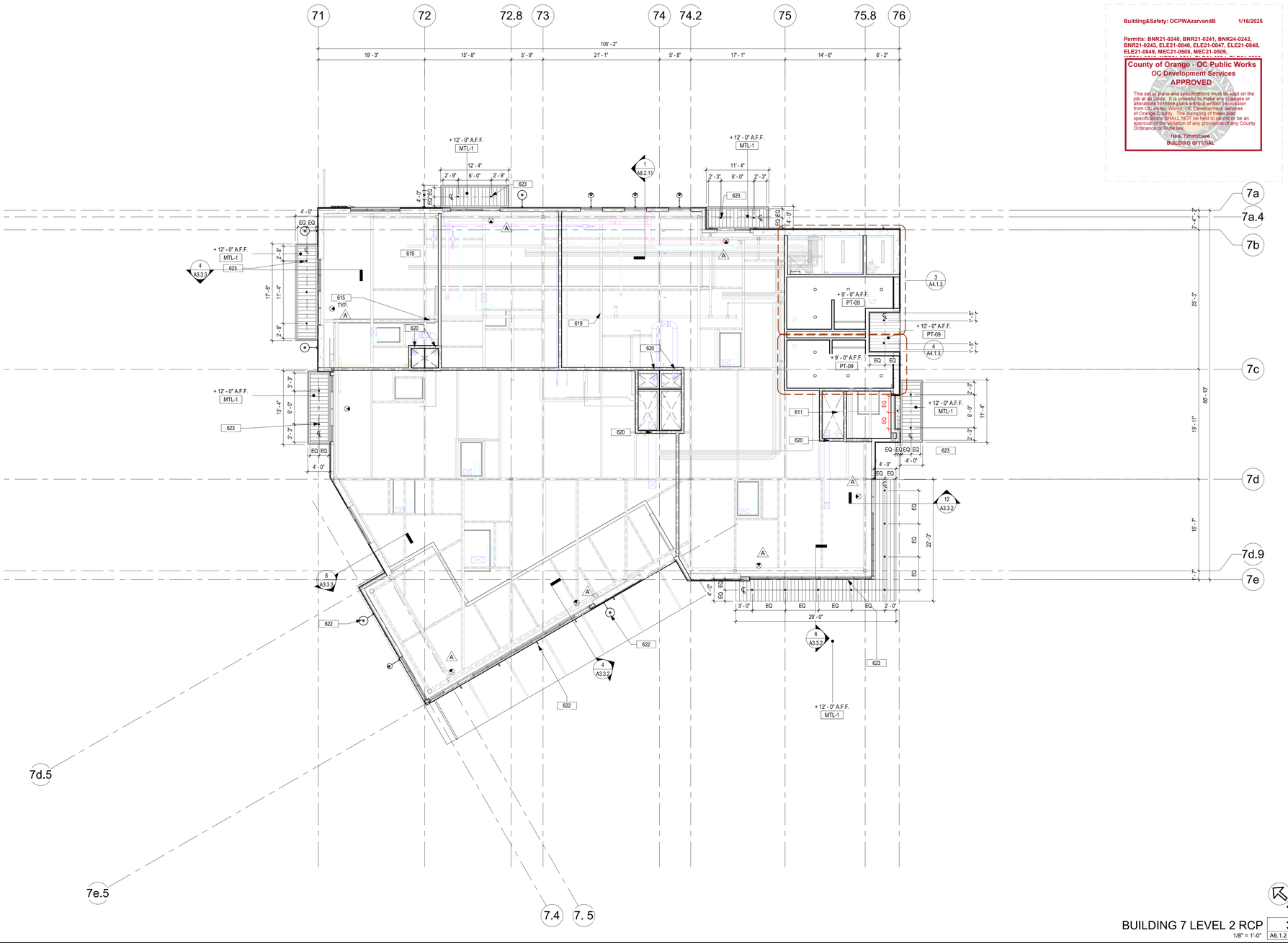
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 7 LEVEL 2 RCP
1/8" = 1'-0"

3
A6.1.2 | A6.7.2

CEILING PLAN LEGEND

- Room name 101 — ROOM SYMBOL
- + 1' - 0" A.F.F. 1i — CEILING HEIGHT AND FINISH
- 1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
- METAL T&G CEILING PER FINISH SCHEDULE
- A — ILLUMINATED 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
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

CEILING PLAN NOTES

1. FOR LIGHTING FIXTURE DESCRIPTION AND SPECIFICATIONS SEE ELECTRICAL PLANS.
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4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
KENNETH D. PEARCE
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 LEVEL 2 RCP

DRAWING NO
A6.7.2

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8/8/2024 9:00:07 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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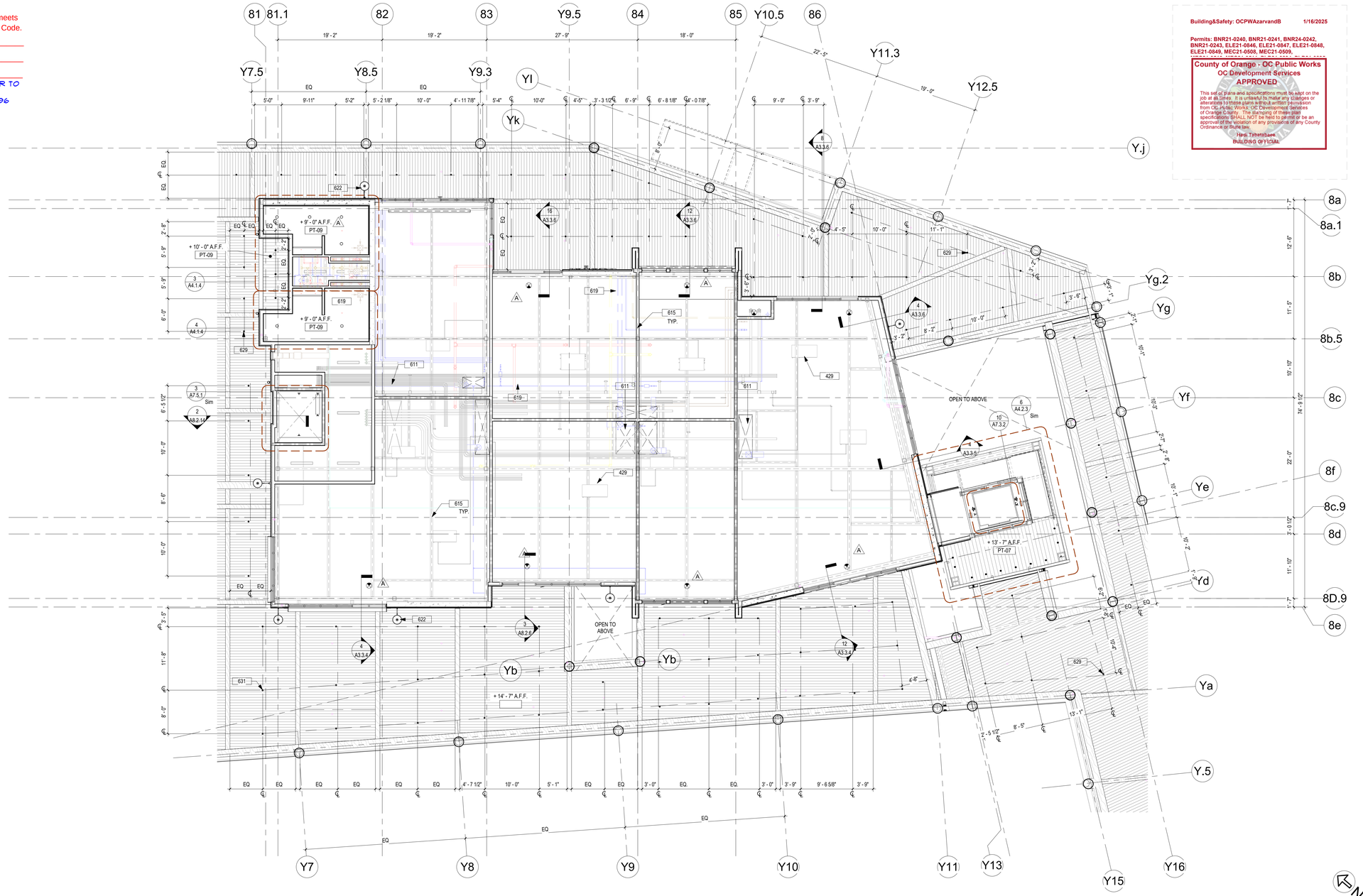
Hirsi Tabatabaee
BUILDING OFFICIAL



BUILDING 8 LEVEL 1 RCP

1/8" = 1'-0"

3

A6.1.1 | A6.8.1

CEILING PLAN LEGEND

Room name
101
ROOM SYMBOL

+ 1' - 0" A.F.F.
1i
CEILING HEIGHT AND FINISH

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

METAL T&G CEILING PER FINISH SCHEDULE
A

ILLUMINATED EXIT SIGN

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, 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.
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
629 DOWNLIGHT - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
631 PENDANT LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

CEILING PLAN NOTES

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2. FIRE-RETARDANT-TREATED WOOD MUST BE WHEREVER WOOD IS DETAILED, INCLUDING FRAMING AND PLYWOOD SHEATHING, TO COMPLY WITH CBC 603.1
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4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNETH DAVID KAY
No. C-31402
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1 RCP

DRAWING NO
A6.8.1

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8/8/2024 9:00:15 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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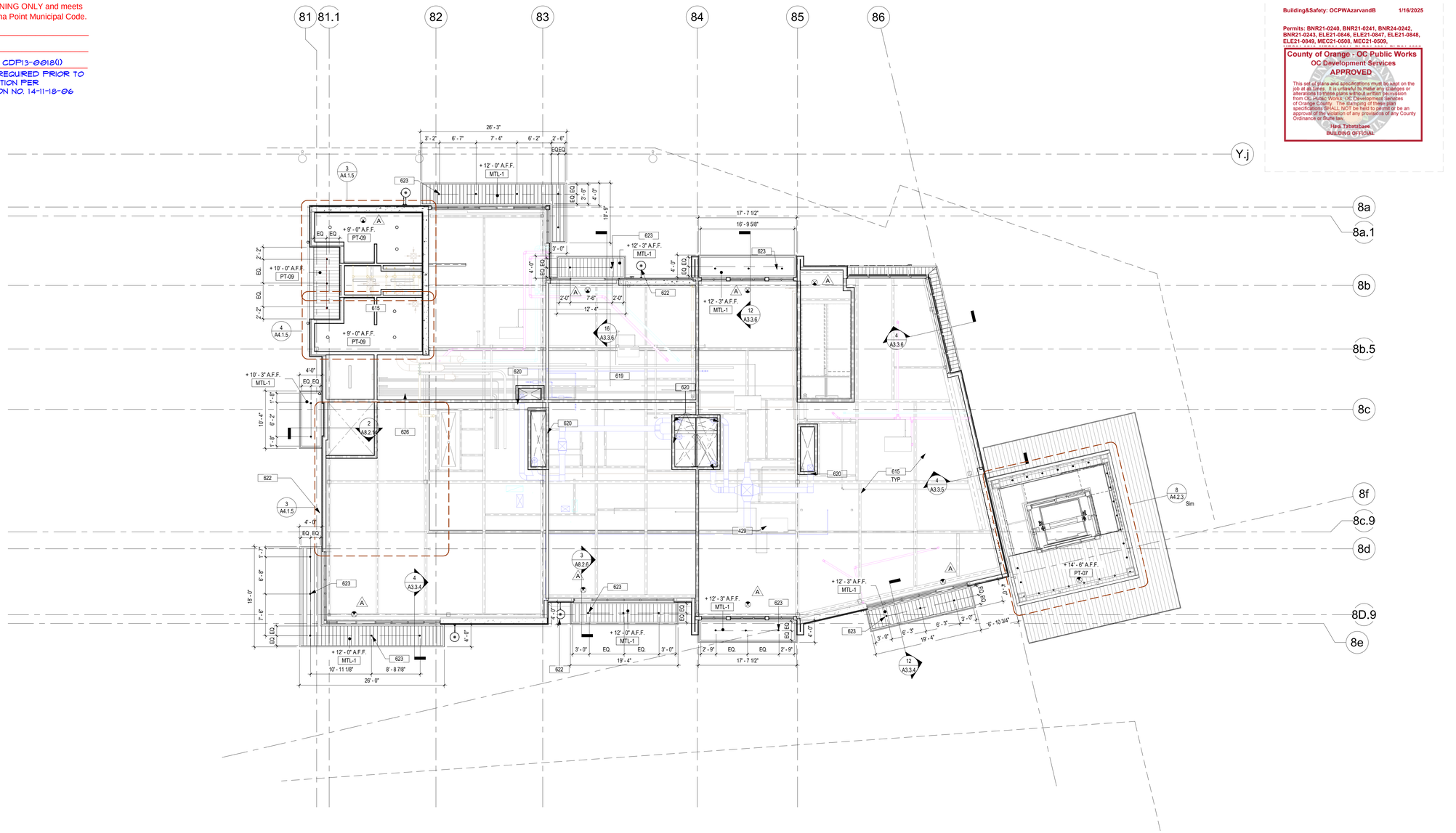
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 8 LEVEL 2 RCP
1/8" = 1'-0"
3
A6.1.2 | A6.8.2

CEILING PLAN LEGEND

Room name
101
ROOM SYMBOL

+ 1' - 0" A.F.F.
1i
CEILING HEIGHT AND FINISH

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

A
METAL T&G CEILING PER FINISH SCHEDULE

ILLUMINATED EXIT SIGN

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, 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
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
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CEILING PLAN NOTES

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4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
STEPHEN M. DEAK
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 2 RCP

DRAWING NO
A6.8.2

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8/8/2024 9:00:21 AM

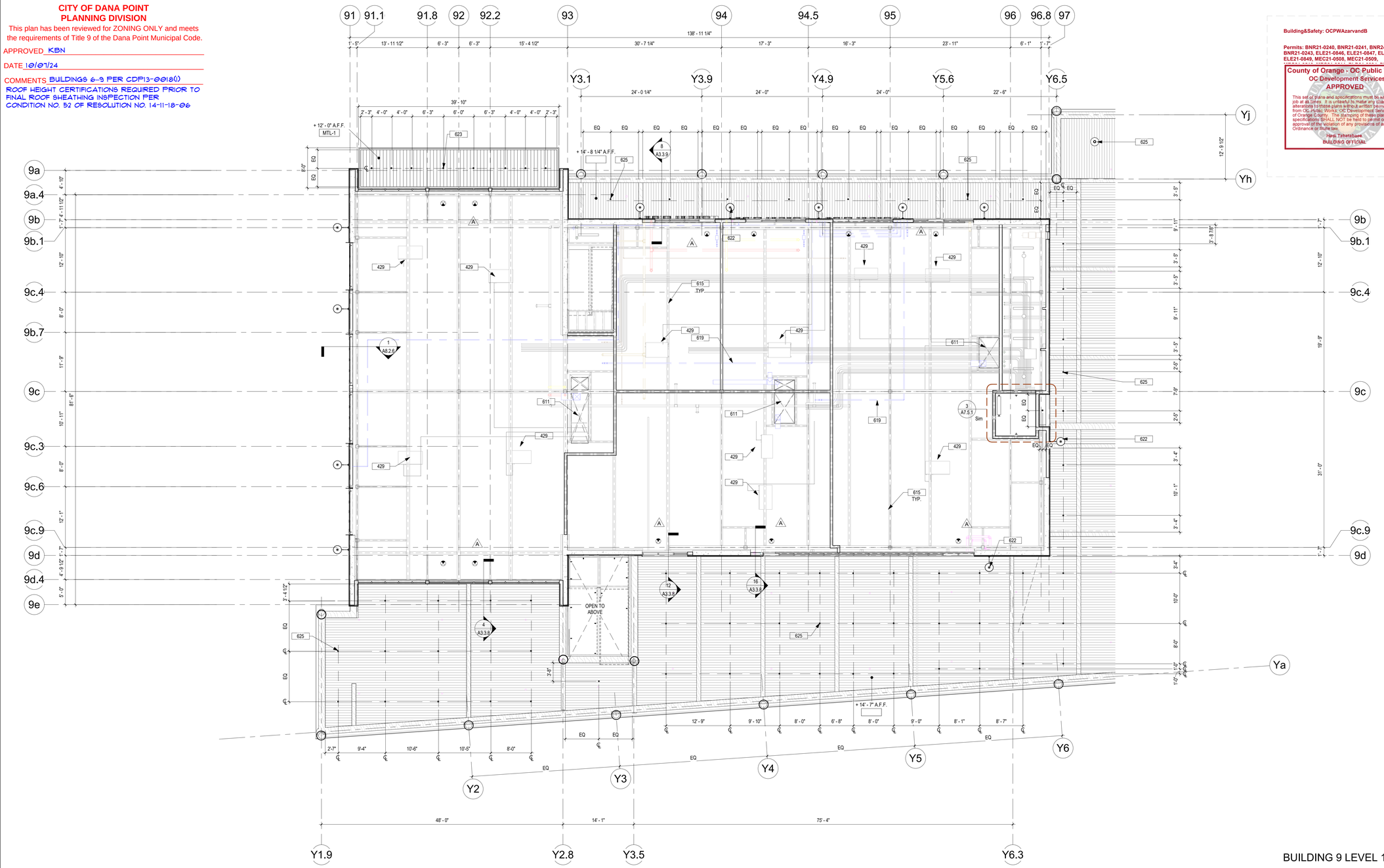
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 1/8/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



BUILDING 9 LEVEL 1 RCP

1/8" = 1'-0"

3	
A6.1.1	A6.9.1

CEILING PLAN LEGEND

- Room name 101 — ROOM SYMBOL
- + 1' - 0" A.F.F. 1i — CEILING HEIGHT AND FINISH
- 1/2" GYPSUM BOARD CEILING OVER 4" x 20 GA. JOIST @ 16" O.C. OR SUSPENDED GYP. BD. CEILING
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CEILING PLAN KEY NOTES

429	MECHANICAL UNIT PER DETAIL 4/A8.5.1, SEE MECHANICAL DRAWINGS, TYP.
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615	OPEN TO STRUCTURE ABOVE. PROVIDE SPRAY APPLIED FIREPROOFING AT ALL STEEL BEAMS
619	FIRE SPRINKLER LINE, SEE FIRE PROTECTION DWGS.
622	WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623	RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
625	CEILING MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

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
4. REFER TO SHEET A10.1.1 FOR FINISH SCHEDULE

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
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D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 1 RCP

DRAWING NO.
A6.9.1

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasminA32UD.rvt

8/8/2024 9:00:27 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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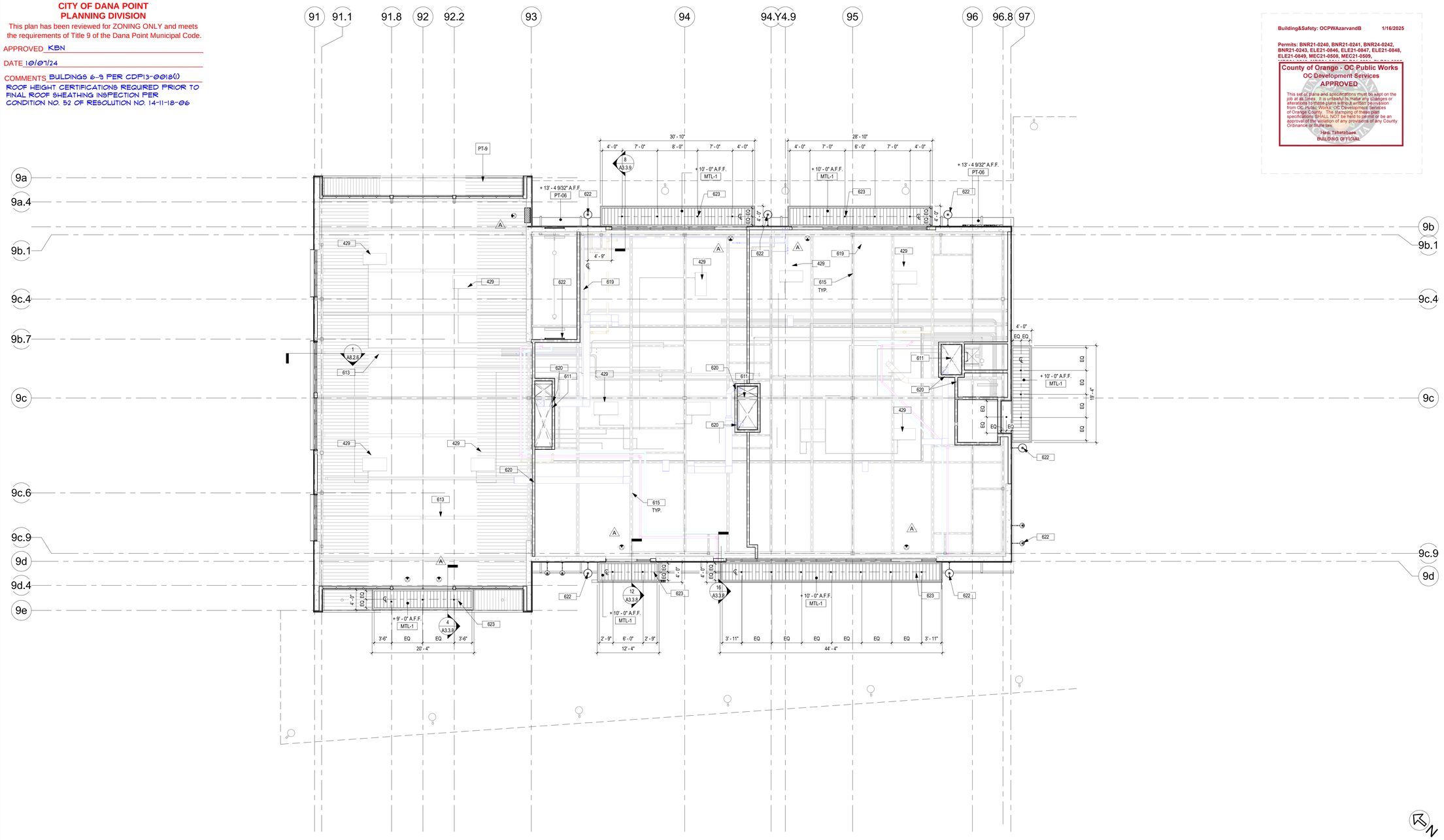
Hadi Tabatabaee
BUILDING OFFICIAL



BUILDING 9 LEVEL 2 RCP 3

1/8" = 1'-0" A6.1.2 | A6.9.2

CEILING PLAN LEGEND

Room name 101 — ROOM SYMBOL

+ 1' - 0" A.F.F. 1i — CEILING HEIGHT AND FINISH

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

METAL T&G CEILING PER FINISH SCHEDULE

A — ILLUMINATED EXIT SIGN

CEILING PLAN KEY NOTES

429 MECHANICAL UNIT PER DETAIL 4/A8.5.1, 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.
613 OPEN WEB HEAVY TIMBER TRUSS.
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
622 WALL MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION
623 RECESSED MOUNTED LIGHT FIXTURE - TYP. REFER TO LIGHTING DRAWINGS FOR FURTHER INFORMATION

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SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
LONDON DEAN
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 2 RCP

DRAWING NO
A6.9.2

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8/8/2024 9:00:33 AM

CITY OF DANA POINT
PLANNING DIVISION

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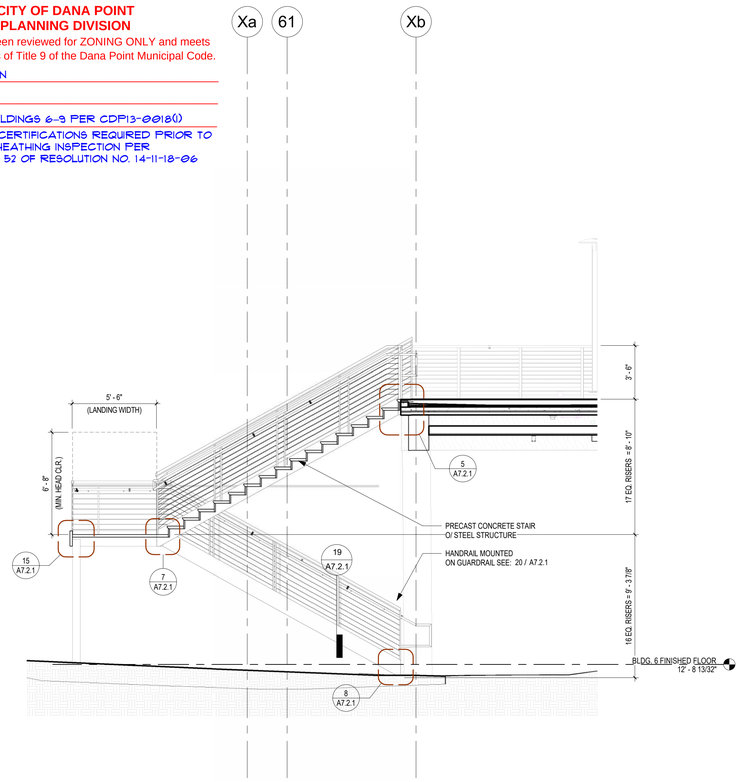
APPROVED KBN

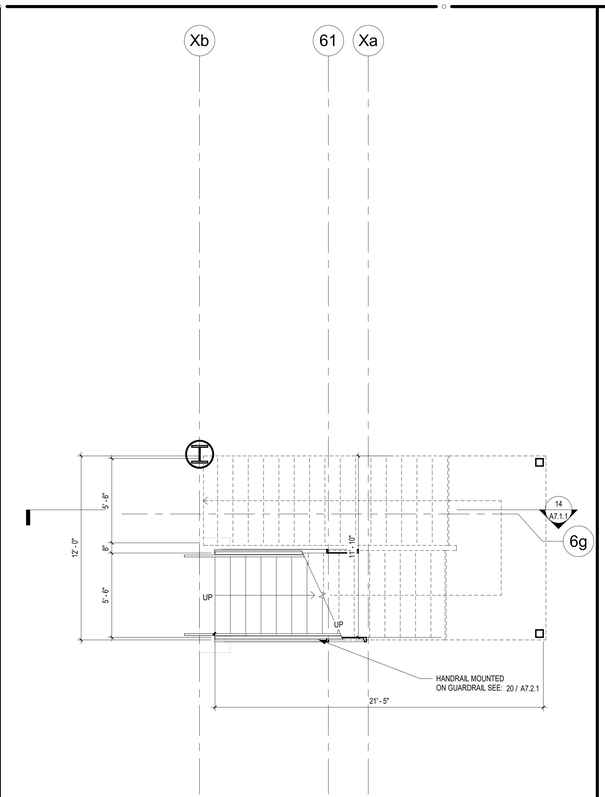
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

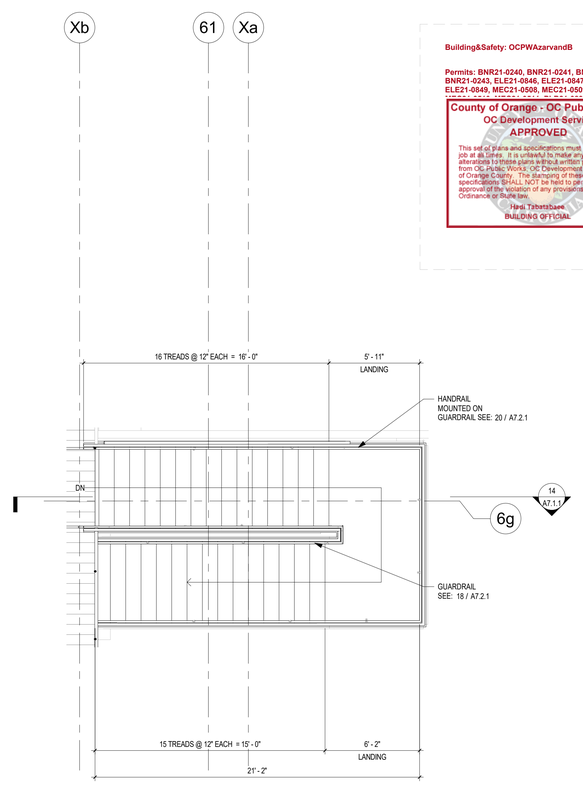
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



STAIR 1 SECTION 14
1/4" = 1'-0" A7.1.1 | A7.1.1



STAIR 1, LEVEL 1 PLAN 10
1/4" = 1'-0" A2.6.1 | A7.1.1



STAIR 1, LEVEL 2 PLAN 2
1/4" = 1'-0" A2.6.2 | A7.1.1

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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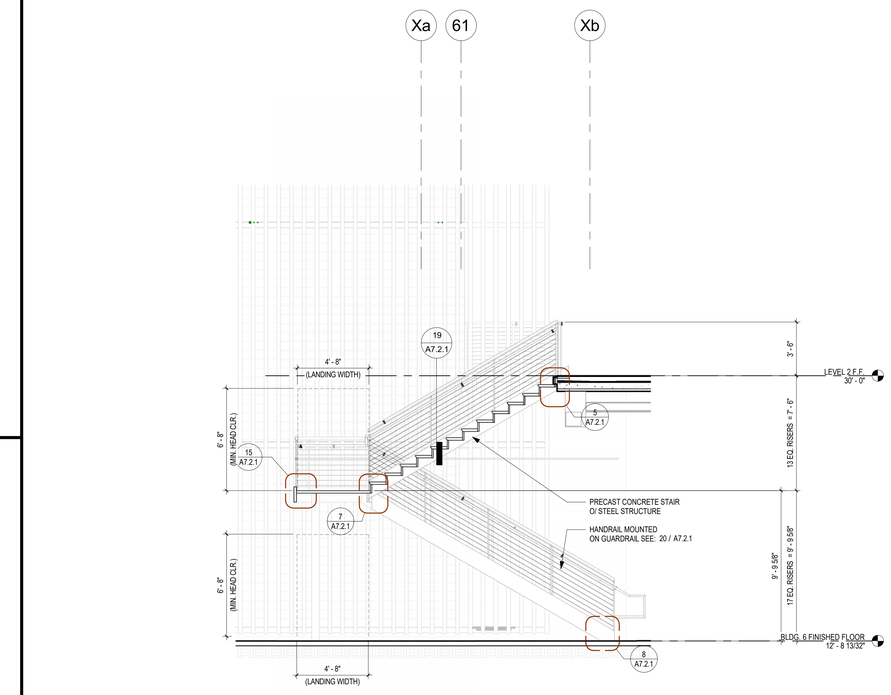
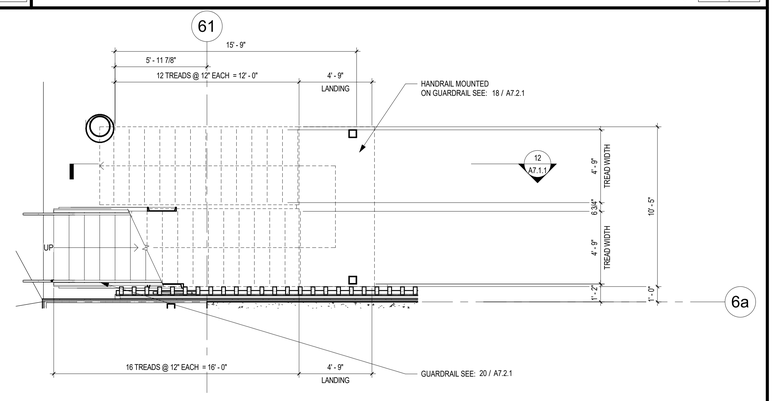
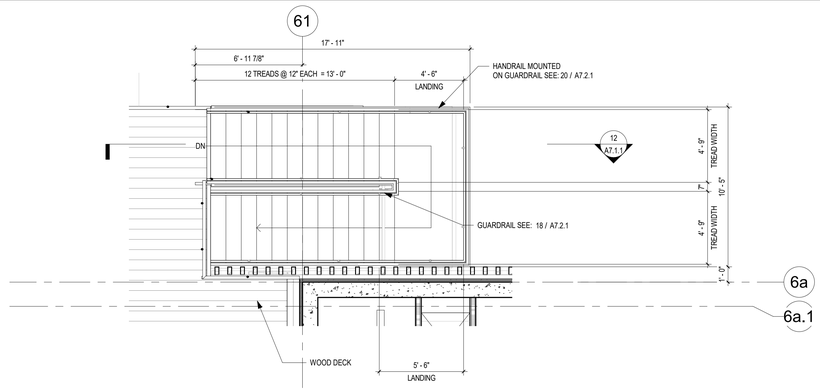
Hadi Tabatabaee
BUILDING OFFICIAL



STAIR 2 SECTION 12
1/4" = 1'-0" A7.1.1 | A7.1.1



STAIR 2, LEVEL 1 PLAN 3
1/4" = 1'-0" A2.6.1 | A7.1.1



STAIR 2, LEVEL 2 PLAN 4
1/4" = 1'-0" A2.6.2 | A7.1.1

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100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRENDON DOOLEY
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR PLANS & SECTIONS

DRAWING NO.
A7.1.1

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8/8/2024 9:00:42 AM

CITY OF DANA POINT
PLANNING DIVISION

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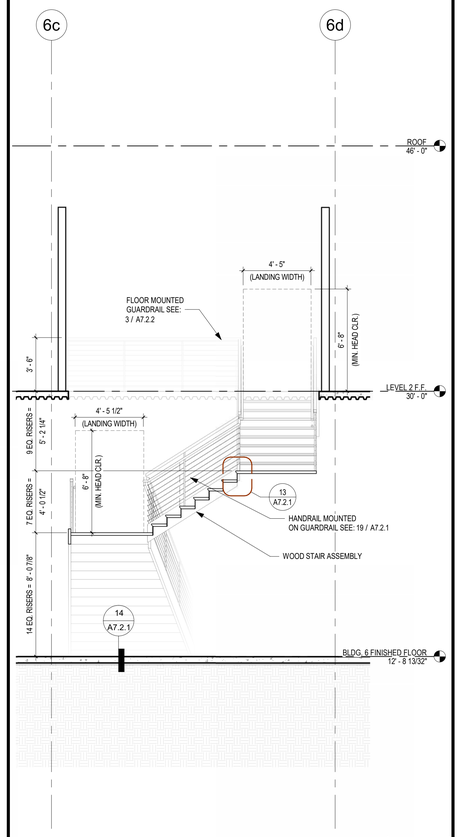
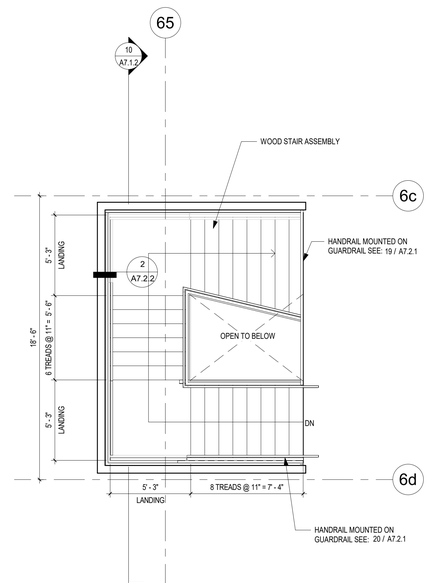
APPROVED KBN

DATE 10/07/24

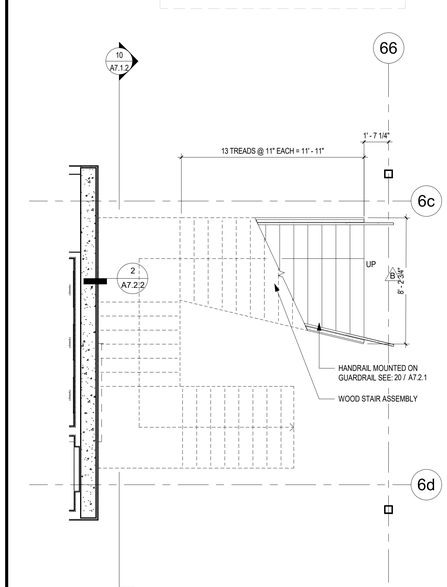
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



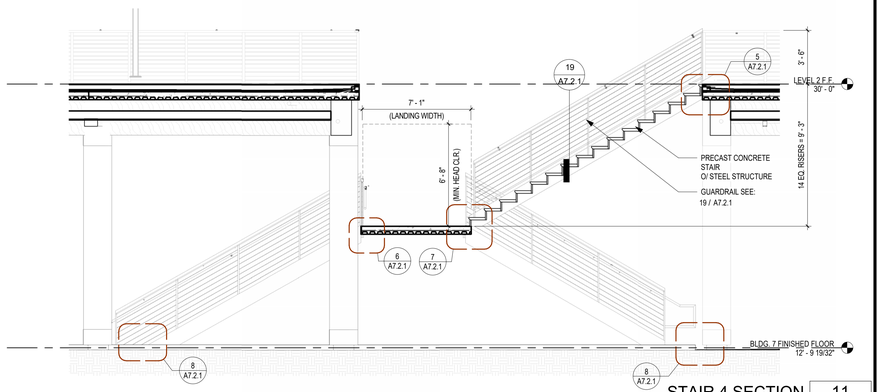
STAIR 3 SECTION 10
1/4" = 1'-0" A7.1.2 | A7.1.2



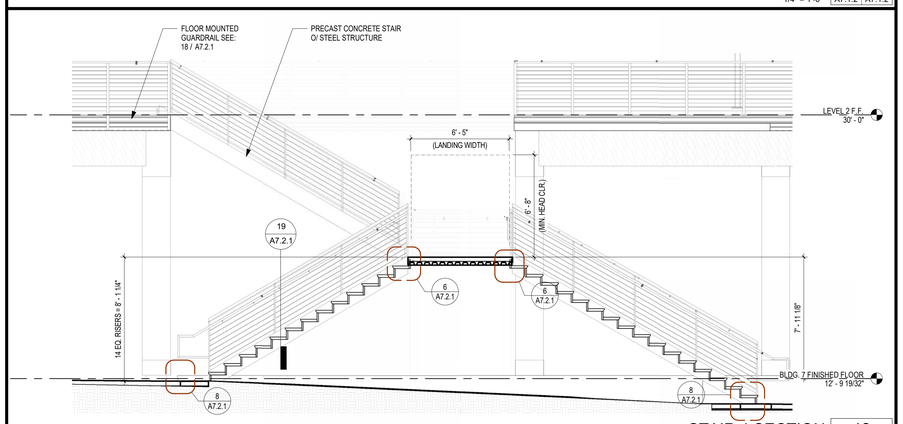
STAIR 3, LEVEL 2 PLAN 6
1/4" = 1'-0" A2.6.2 | A7.1.2



STAIR 3, LEVEL 1 PLAN 2
1/4" = 1'-0" A2.6.1 | A7.1.2



STAIR 4 SECTION 11
1/4" = 1'-0" A7.1.2 | A7.1.2



STAIR 4 SECTION 12
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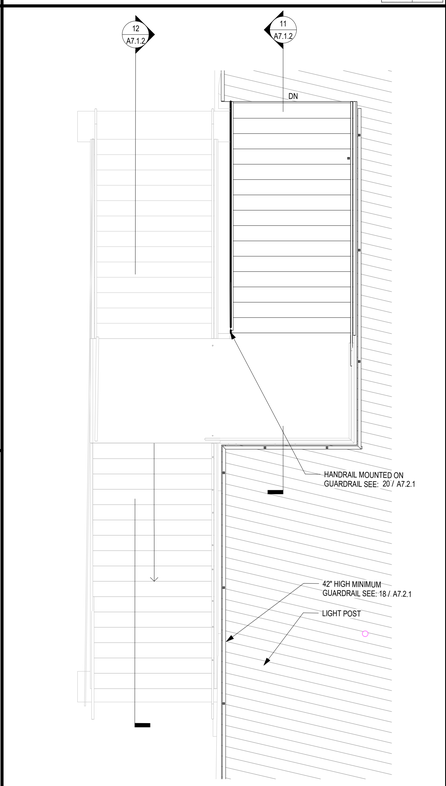
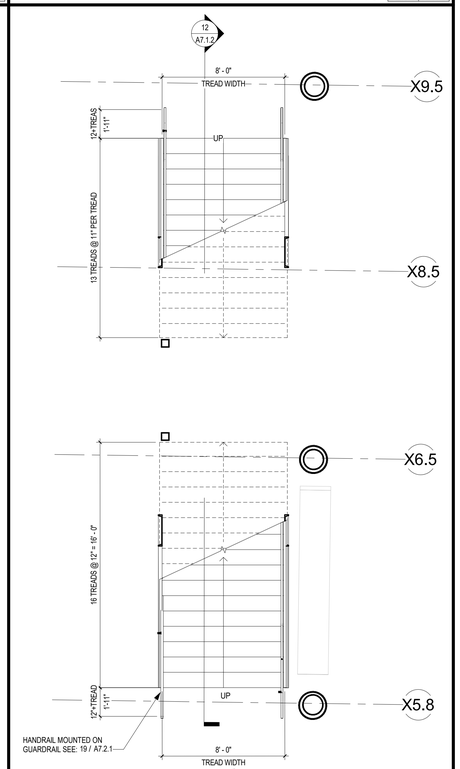


STAIR 4, LEVEL 2 PLAN 8
1/4" = 1'-0" A2.7.2 | A7.1.2



STAIR 4, LEVEL 1 PLAN 4
1/4" = 1'-0" A2.7.1 | A7.1.2

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP
BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR PLANS & SECTIONS

DRAWING NO.
A7.1.2

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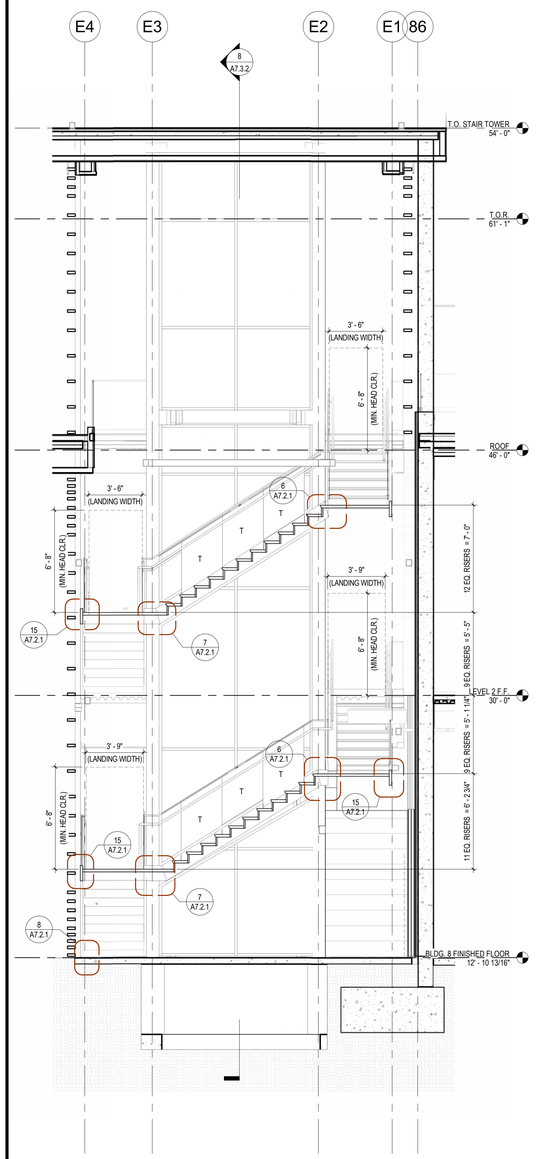
8/8/2024 9:00:53 AM



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

KEYNOTES:

273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1
274 PROVIDE STAIR IDENTIFICATION SIGNS. REFERANCE DETAIL 9/A9.9.1

CITY OF DANA POINT
PLANNING DIVISION
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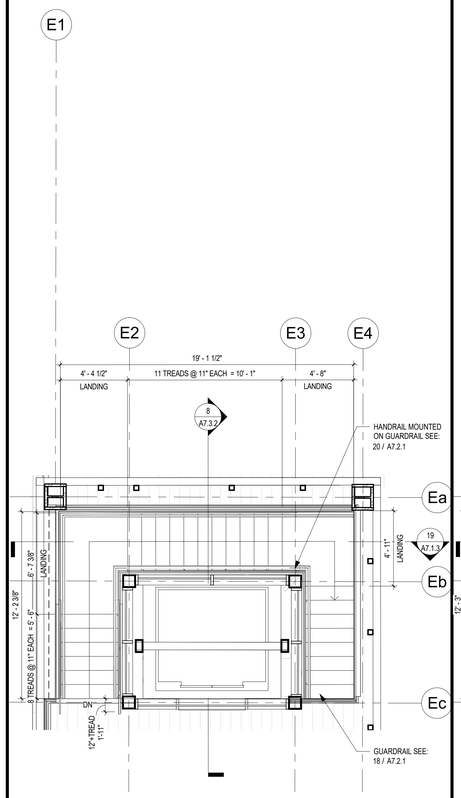
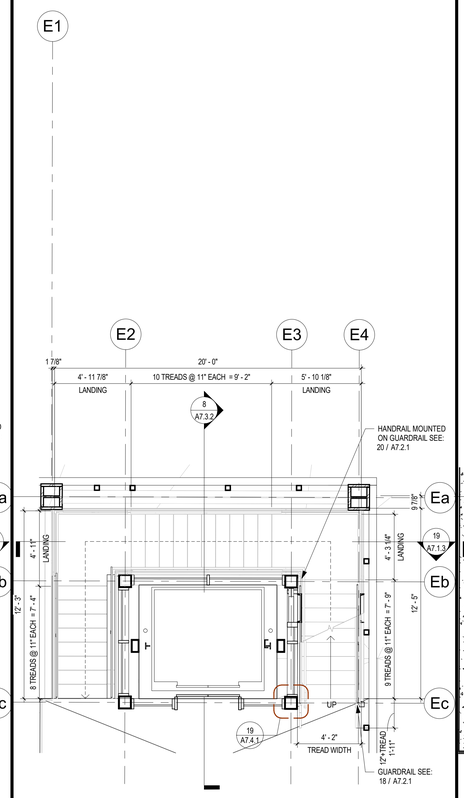
APPROVED_KBN

DATE_10/07/24

COMMENTS_BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



STAIR 5, LEVEL 2 PLAN 6
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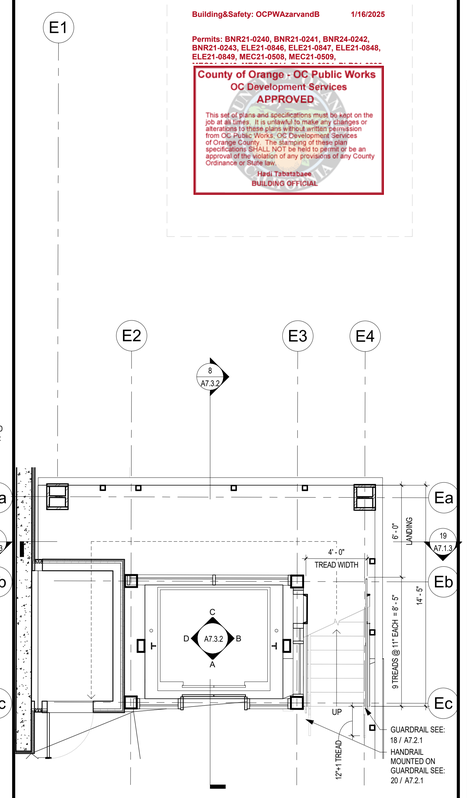

STAIR 5, LEVEL 1 PLAN 2
1/4" = 1'-0" A4.2.1 | A7.1.3

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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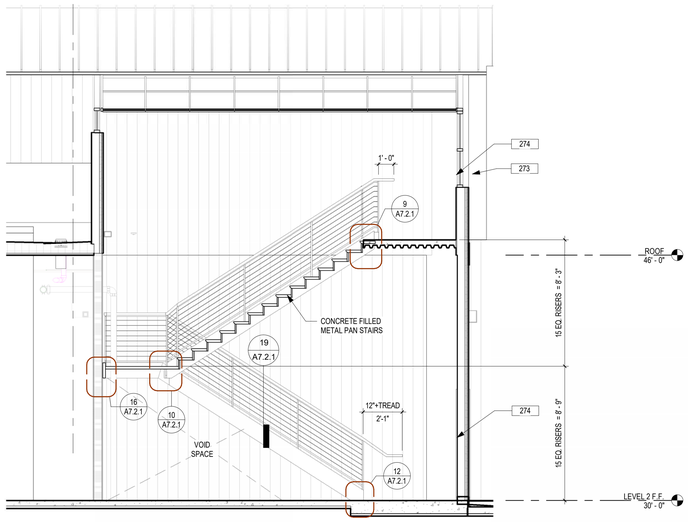
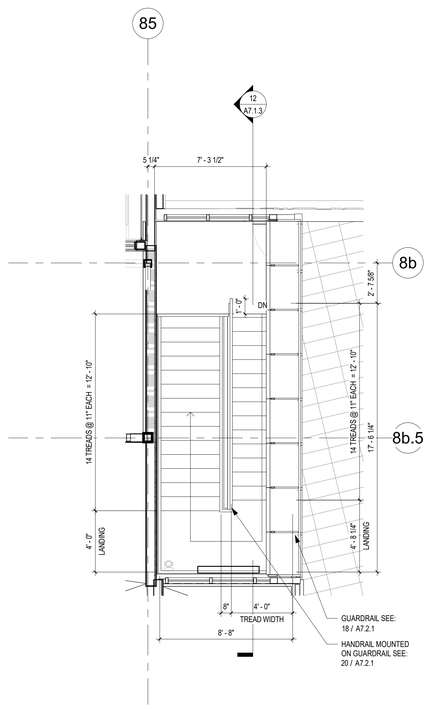
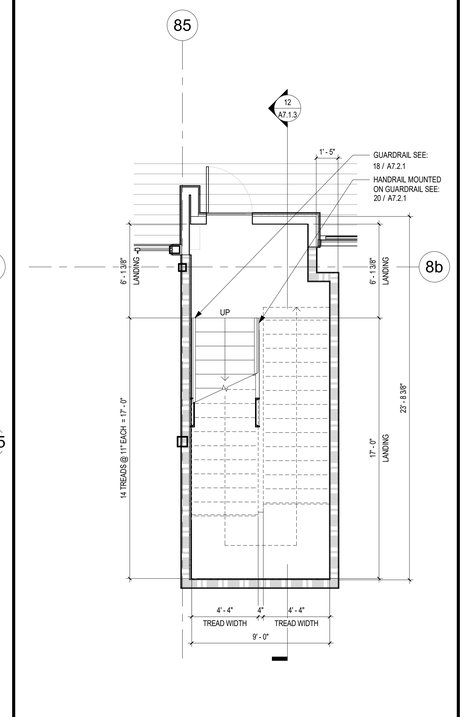
Hadi Tabatabaee
BUILDING OFFICIAL



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





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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARCOS
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR PLANS & SECTIONS

DRAWING NO.
A7.1.3

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.ASDUD.rvt

8/8/2024 9:01:06 AM

CITY OF DANA POINT
PLANNING DIVISION

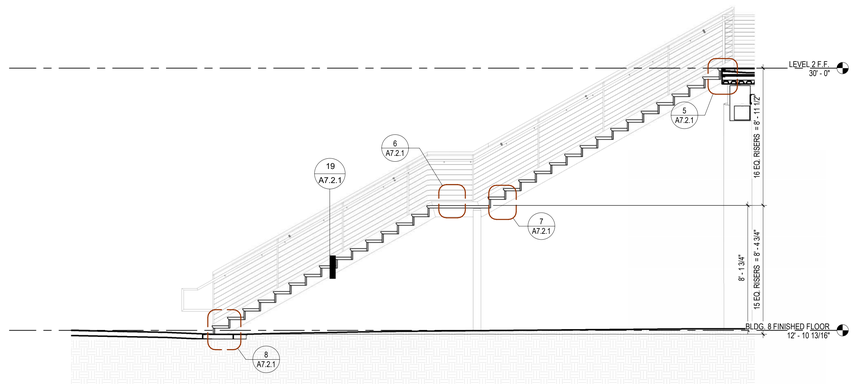
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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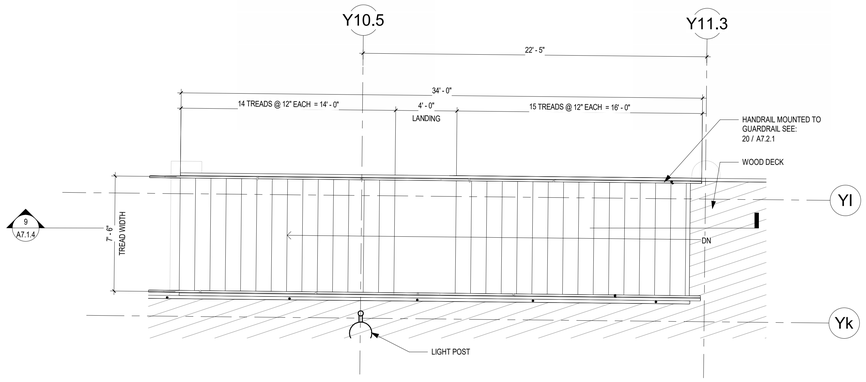
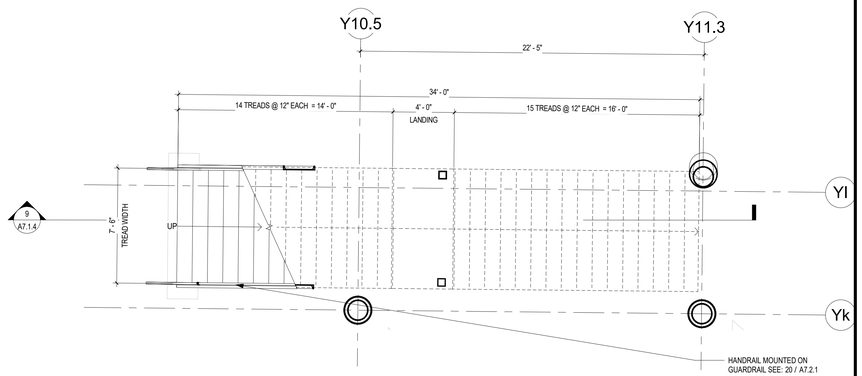
Hirsi Tabatabaee
BUILDING OFFICIAL



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

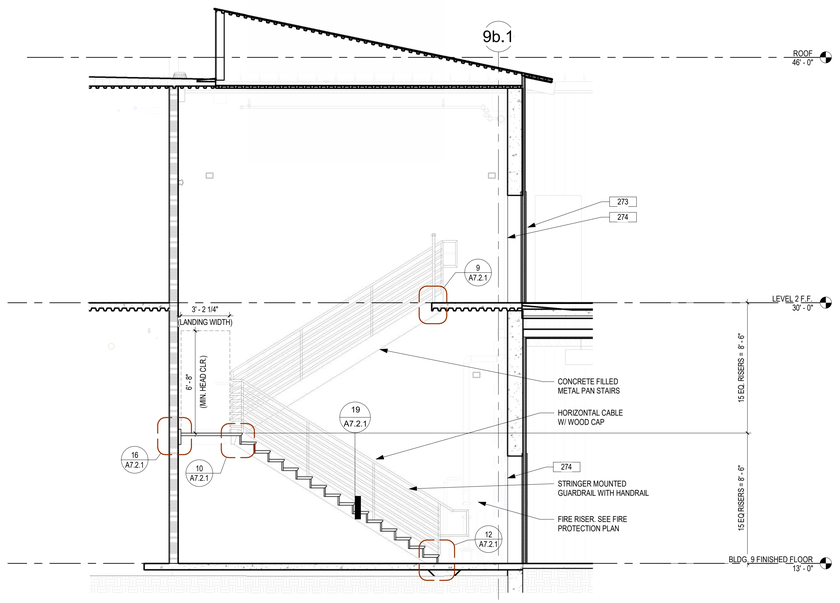


STAIR 7, LEVEL 1 PLAN 2
1/4" = 1'-0" A2.8.1 A7.1.4

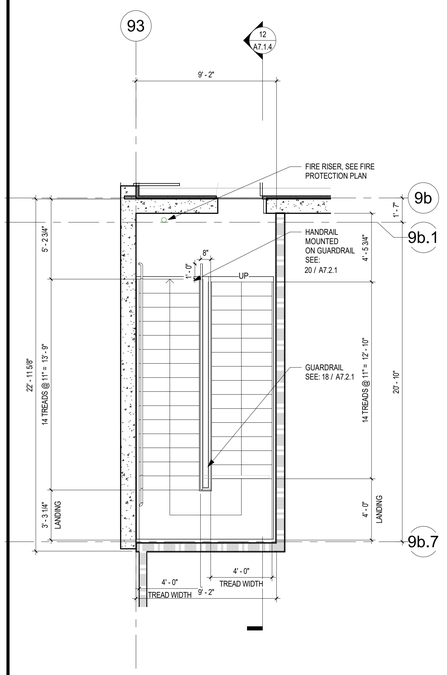
KEYNOTES

273 PROVIDE TACTILE EXIT SIGN TO EXIT (E). SEE DETAIL 7/A9.9.1

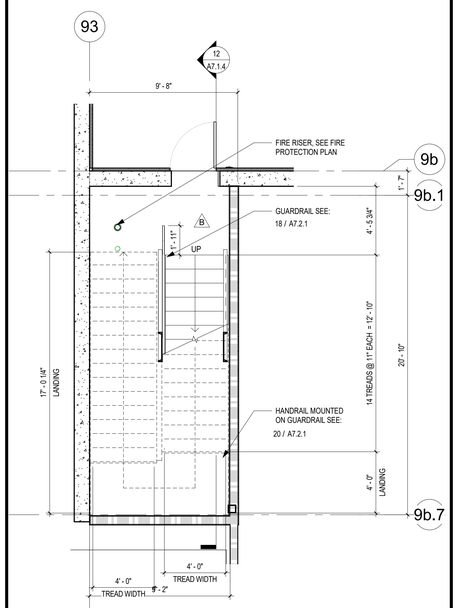
274 PROVIDE STAIR IDENTIFICATION SIGNS. REFERANCE DETAIL 9/A9.9.1



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" A2.9.1 A7.1.4

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRENDON DOYLE
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR PLANS & SECTIONS

DRAWING NO
A7.1.4

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8/8/2024 9:01:16 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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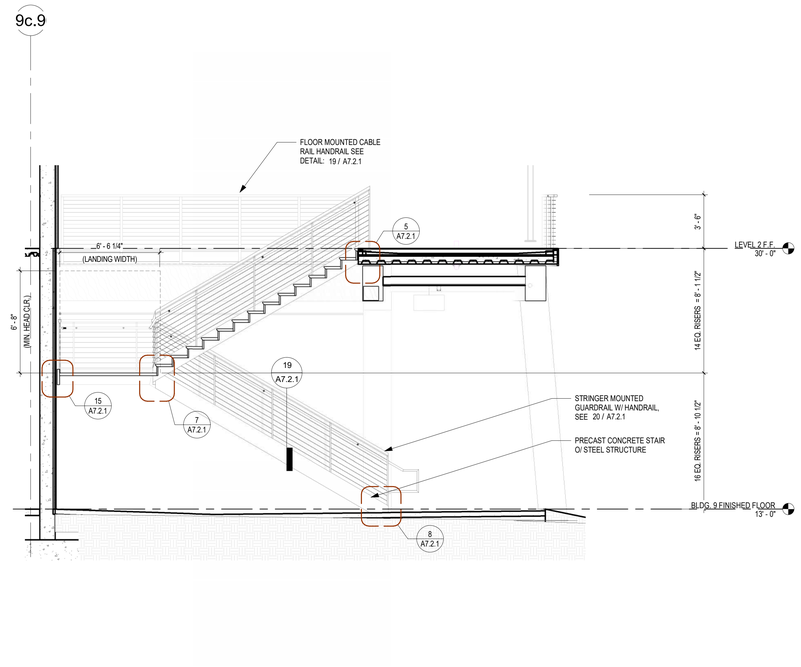
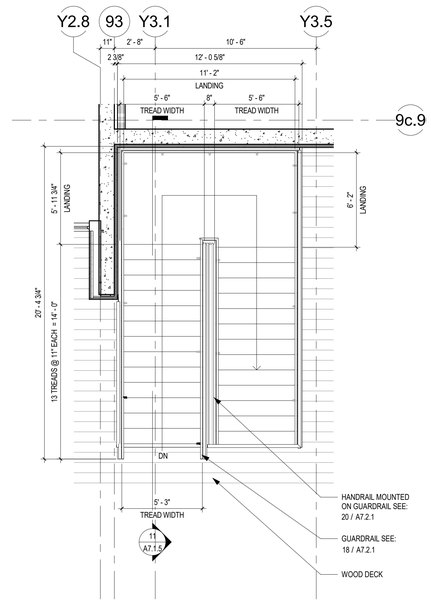
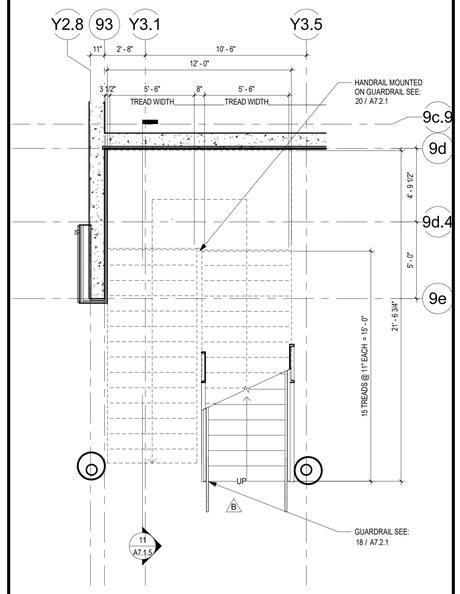
Hadi Tabatabaee
BUILDING OFFICIAL



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



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



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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON DAVIS BELL
No. C-31452
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR PLANS & SECTIONS

DRAWING NO.
A7.1.5

C:\Users\Yasmin\Documents\19019_DPH_Phase4-Arch_yasmin.ASDUD.rvt

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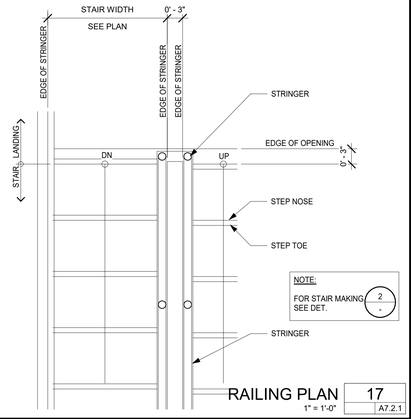
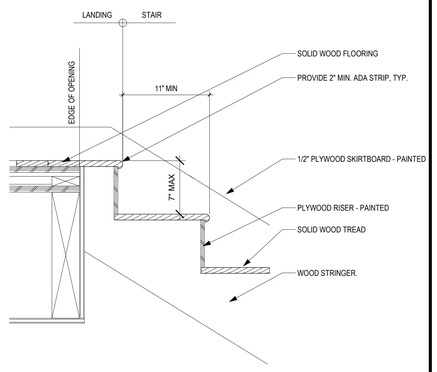
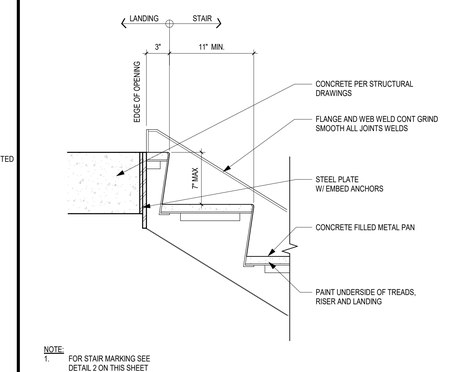


RAILING PLAN 17
1" = 1'-0" | A7.2.1

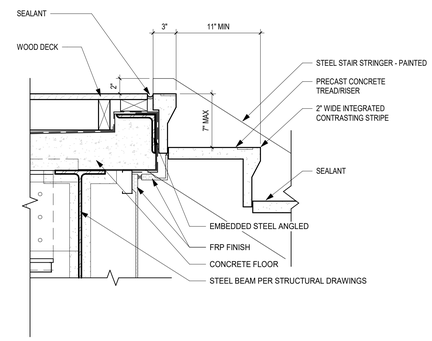


SOLID WOOD STAIR @ LANDING 13
1 1/2" = 1'-0" | A7.1.2 | A7.2.1



NOTE:
1. FOR STAIR MARKING SEE DETAIL 2 ON THIS SHEET
2. GRIND ALL WENDS SMOOTH

METAL PAN STAIR @ TOP 9
1 1/2" = 1'-0" | A7.1.3 | A7.2.1



PRECAST STAIR @ TOP 5
1 1/2" = 1'-0" | A7.1.1 | A7.2.1

CITY OF DANA POINT
PLANNING DIVISION

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Building&Safety: OCPWazarvandB 1/16/2025

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDING 6-9 PER CDP[illegible]
ROOF HEIGHT CERTIFICATIONS REQUIRED
FINAL ROOF SHEATHING INSPECTION PER
CONDITION NO. 52 OF RESOLUTION NO. 14[illegible]

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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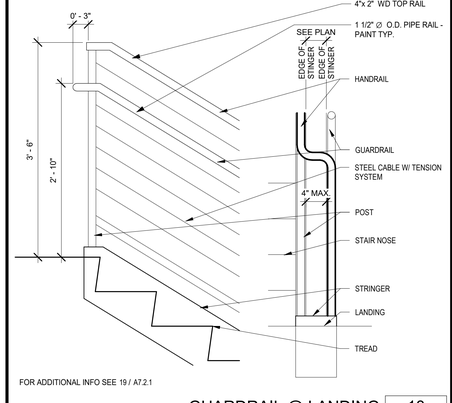
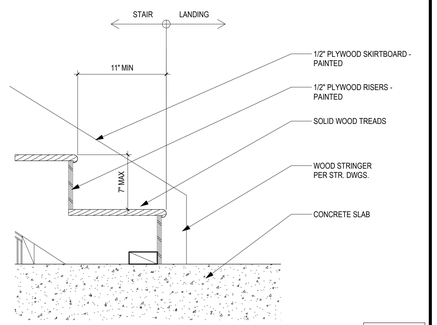
Hadi Tabatabaee
BUILDING OFFICIAL

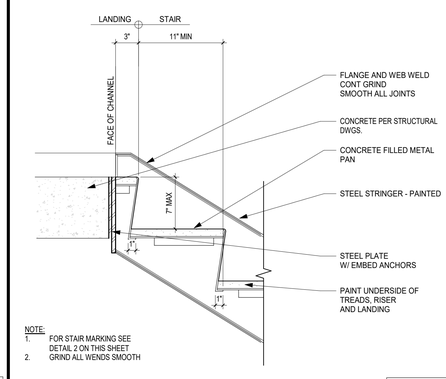


FOR ADDITIONAL INFO SEE 19 / A7.2.1

GUARDRAIL @ LANDING 18
1" = 1'-0" | A7.2.1

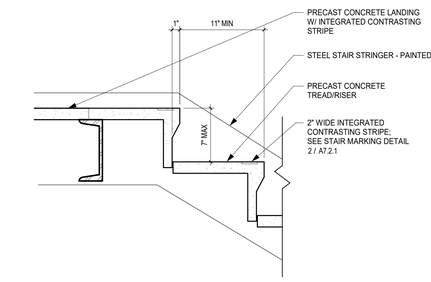


SOLID WOOD STAIR @ BASE 14
1 1/2" = 1'-0" | A7.1.2 | A7.2.1



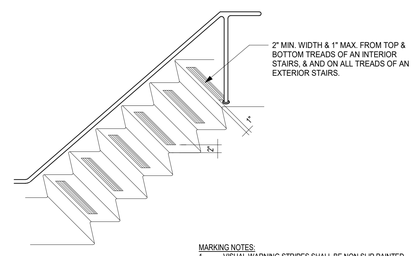
NOTE:
1. FOR STAIR MARKING SEE DETAIL 2 ON THIS SHEET
2. GRIND ALL WENDS SMOOTH

METAL PAN STAIR @ TOPLANDING 10
1 1/2" = 1'-0" | A7.1.3 | A7.2.1



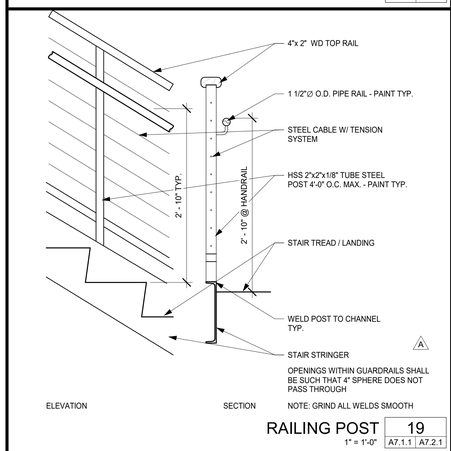
NOTE:
1. FOR STAIR MARKING SEE DETAIL 2 ON THIS SHEET
2. GRIND ALL WENDS SMOOTH

PRECAST STAIR @ TOP LANDING 6
1 1/2" = 1'-0" | A7.1.2 | A7.2.1

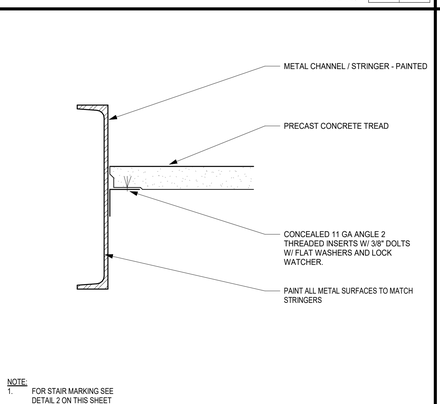


MARKING NOTES:
1. VISUAL WARNING STRIPES SHALL BE NON SLIP PAINTED STRIPES WITH CONTRASTING COLOR.
2. STRIP FINISH MATERIAL TO BE SLIP RESISTANT.
3. WHERE CARPET OR ANY OTHER FINISH MATERIAL OTHER THAN STEEL OR CONCRETE OCCURS USE 2" WIDE CONTRASTING COLOR OF THE SAME MATERIAL.

STAIR MARKING 2
1/2" = 1'-0" | A7.2.1



RAILING POST 19
1" = 1'-0" | A7.1.1 | A7.2.1



NOTE:
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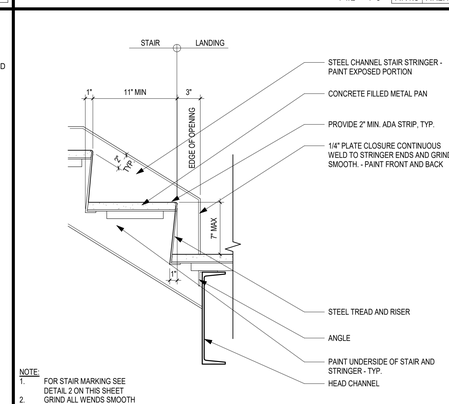
2. GRIND ALL WENDS SMOOTH

PRECAST STRINGER 15
3" = 1'-0" | A7.1.1 | A7.2.1



NOTE:
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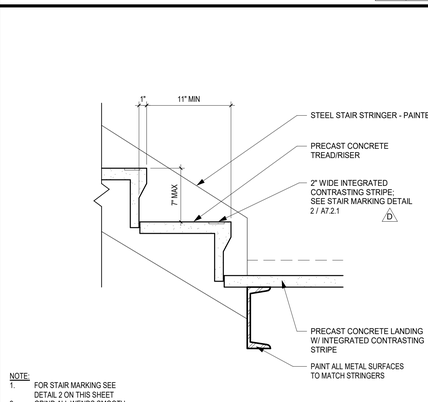
2. GRIND ALL WENDS SMOOTH

METAL PAN STAIR @ BOTTOM LANDING 11
1 1/2" = 1'-0" | A7.2.1



NOTE:
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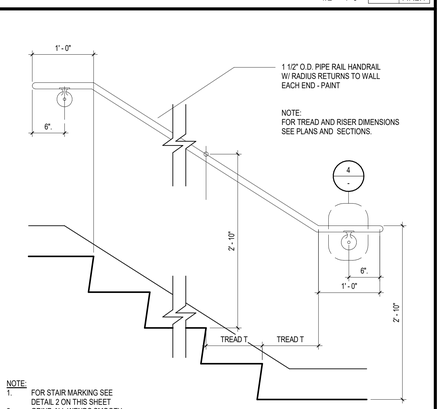
2. GRIND ALL WENDS SMOOTH

PRECAST STAIR @ BOTTOM LANDING 7
1 1/2" = 1'-0" | A7.1.1 | A7.2.1



NOTE:
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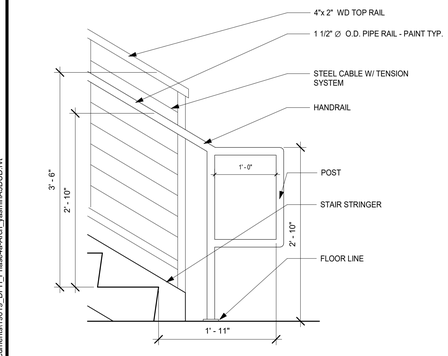
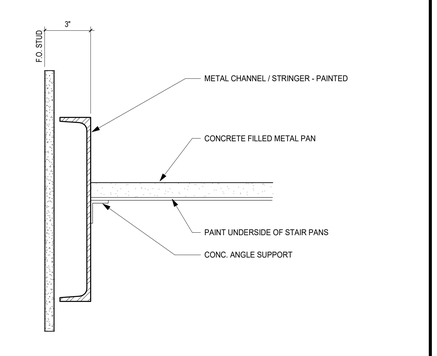
WALL MOUNTED HANDRAIL 3
1" = 1'-0" | A7.2.1



RAILING @ FLOOR 20
1" = 1'-0" | A7.2.1



NOTE:
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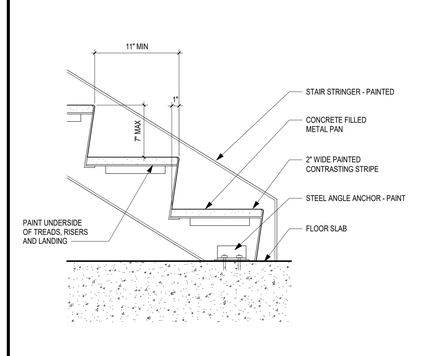
STRINGER @ WALL 16
3" = 1'-0" | A7.1.3 | A7.2.1



NOTE:
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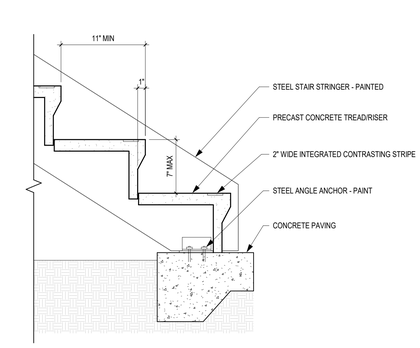
2. GRIND ALL WENDS SMOOTH

METAL PAN STAIR @ FLOOR 12
1 1/2" = 1'-0" | A7.1.3 | A7.2.1



NOTE:
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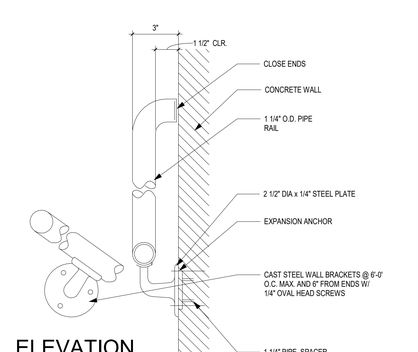
PRECAST STAIR @ FLOOR 8
1 1/2" = 1'-0" | A7.1.1 | A7.2.1



CONCRETE WALL HANDRAIL CONN 4
3" = 1'-0" | A7.2.1

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
STAIR DETAILS

DRAWING NO.
A7.2.1

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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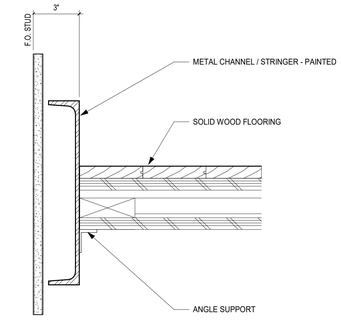
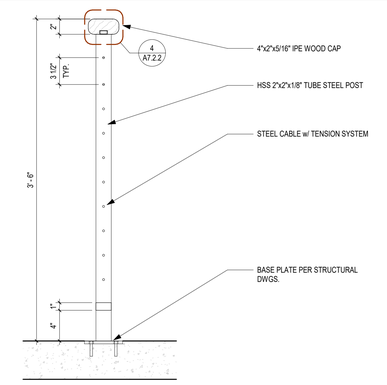
Hadi Tabatabaee
BUILDING OFFICIAL



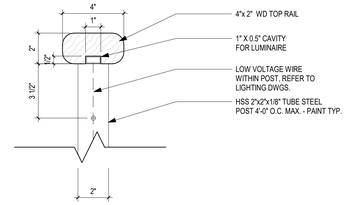
NOTE:
1. FOR STAIR MARKING SEE DETAIL 2 ON THIS SHEET
2. GRIND ALL WENDS SMOOTH

STRINGER @ WALL 2
3" = 1'-0" A7.1.2 A7.2.2



POST WHERE RAILING TERMINATES AT (E) EXTERIOR WALL

STRINGER @ WALL 3
1 1/2" = 1'-0" A7.2.2



RAILING CAP 4
3" = 1'-0" A7.2.2 A7.2.2

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON DAVIS
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
STAIR DETAILS

DRAWING NO
A7.2.2

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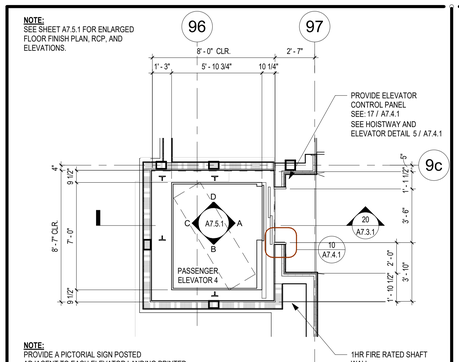
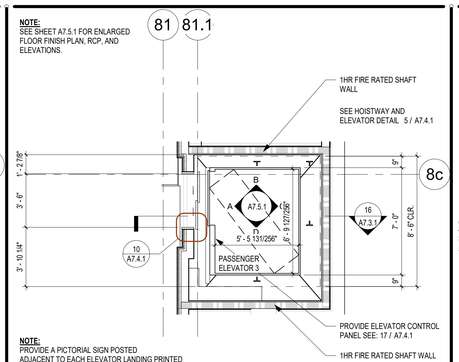


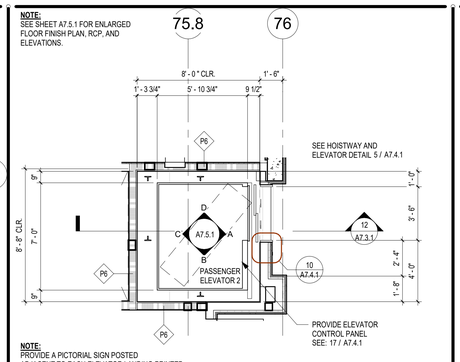
ELEVATOR 4, LEVEL 1 PLAN

1/4" = 1'-0" | 17 | A2.9.1 | A7.3.1



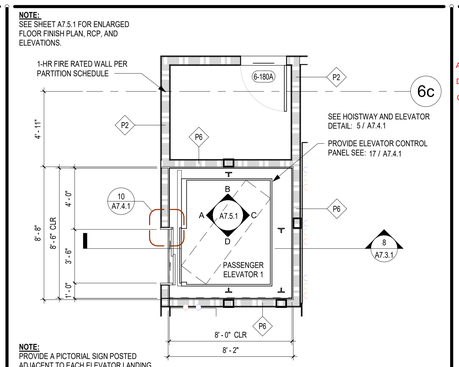
ELEVATOR 3, LEVEL 1 PLAN

1/4" = 1'-0" | 13 | A2.8.1 | A7.3.1



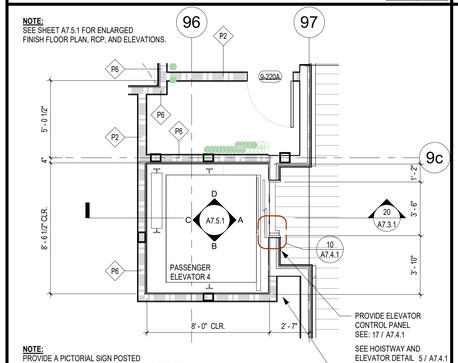
ELEVATOR 2, LEVEL 1 PLAN

1/4" = 1'-0" | 9 | A2.7.1 | A7.3.1



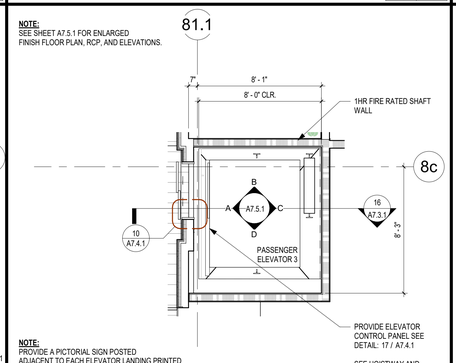
ELEVATOR 1, LEVEL 1 PLAN

1/4" = 1'-0" | 5 | A2.6.1 | A7.3.1



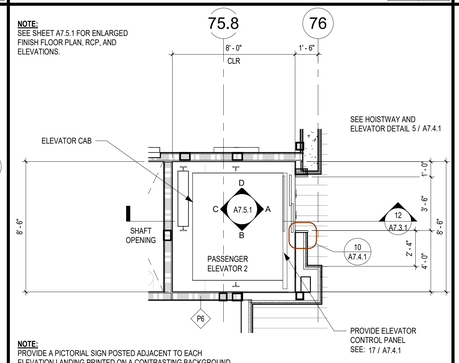
ELEVATOR 4, LEVEL 2 PLAN

1/4" = 1'-0" | 18 | A2.9.2 | A7.3.1



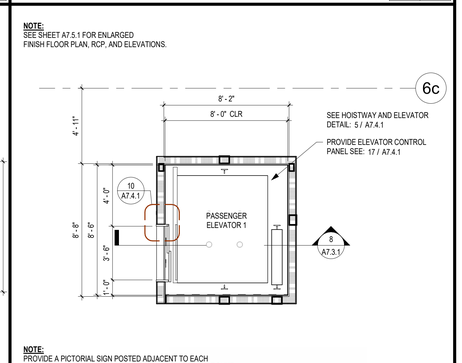
ELEVATOR 3, LEVEL 2 PLAN

1/4" = 1'-0" | 14 | A2.8.2 | A7.3.1



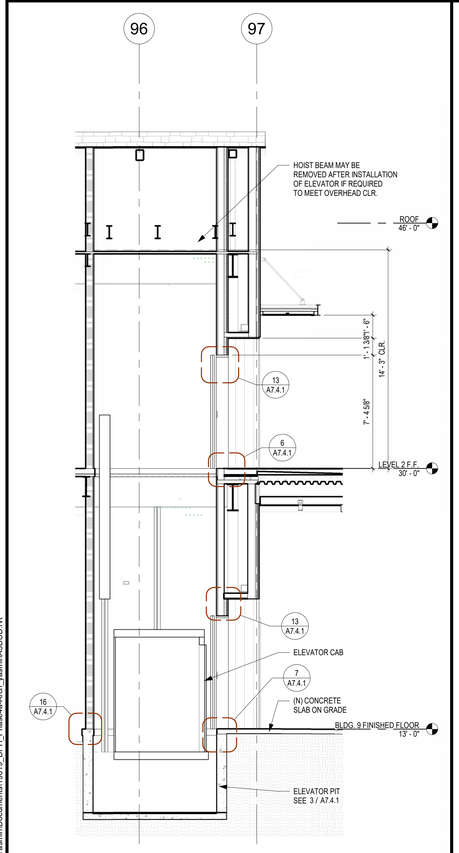
ELEVATOR 2, LEVEL 2 PLAN

1/4" = 1'-0" | 10 | A2.7.2 | A7.3.1



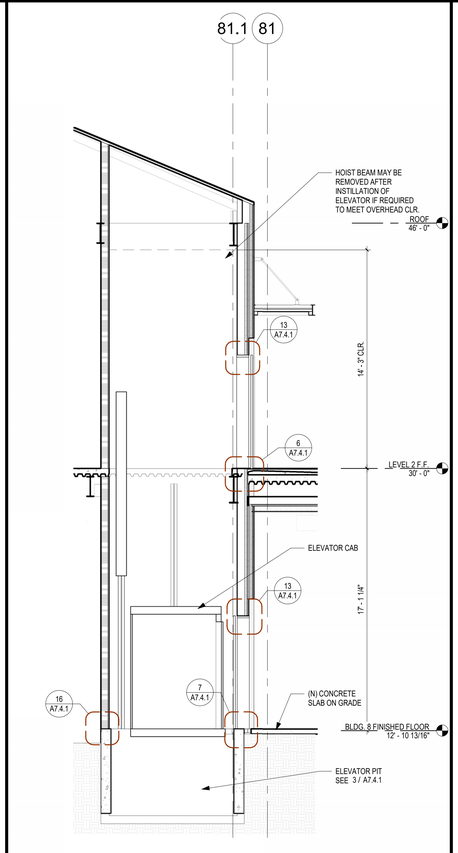
ELEVATOR 1, LEVEL 2 PLAN

1/4" = 1'-0" | 6 | A2.6.2 | A7.3.1



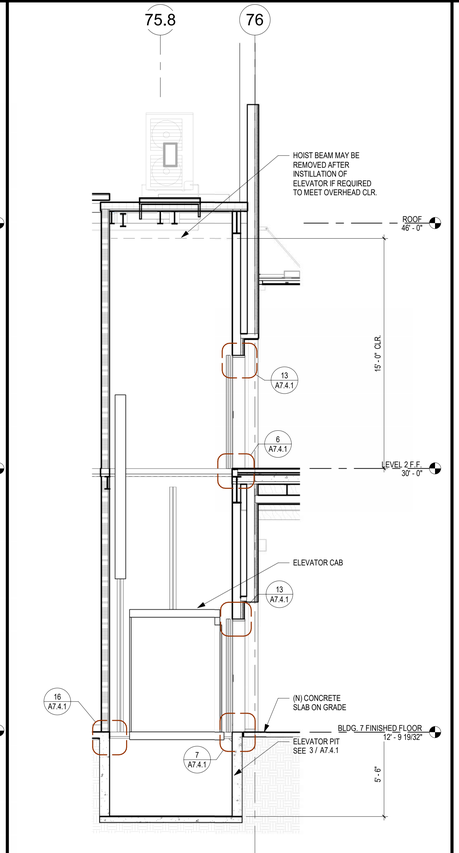
BUILDING 9 ELEVATOR 4 SECTION

1/4" = 1'-0" | 20 | A7.3.1 | A7.3.1



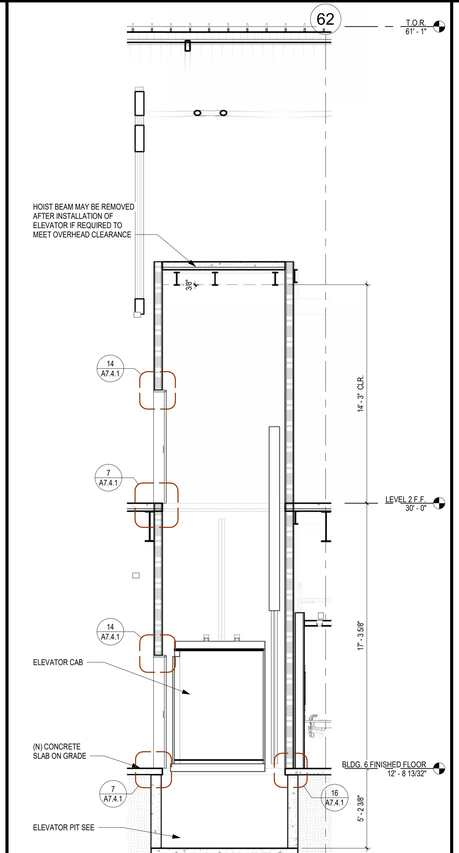
BUILDING 8 ELEVATOR 3 SECTION

1/4" = 1'-0" | 16 | A7.3.1 | A7.3.1



BUILDING 7 ELEVATOR 2 SECTION

1/4" = 1'-0" | 12 | A7.3.1 | A7.3.1



BUILDING 6 ELEVATOR 1 SECTION

1/4" = 1'-0" | 8 | A3.2.1 | A7.3.1

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0021/LDP21-0049
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO
FINAL ROOF SHEATHING INSPECTION PER
CONDITION NO. 52 OF RESOLUTION NO. 14-10-8-06
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
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Hani Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRENDON DEARTH
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
ELEVATOR PLANS & SECTIONS

DRAWING NO.
A7.3.1

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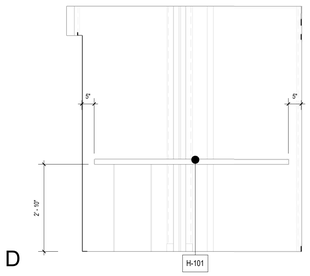

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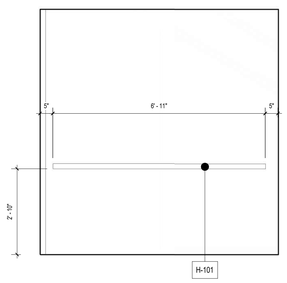

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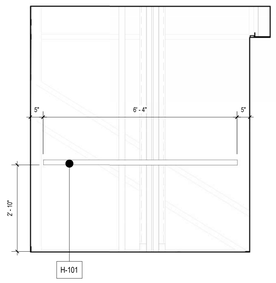

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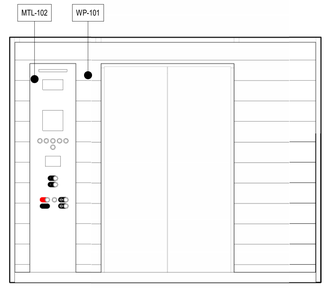

A

*REFER TO 10.1.1 FOR FINISH SCHEDULE

GLASS ELEVATOR CAB - TYP. A
1/2" = 1'-0" A2.0.1 | A7.3.2

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025
DATE 1@/@1/2
COMMENTS BUILDING 6-9 PER CDP13-0018(C) Permits: BNR21-0240, BNR21-0241, BNR24-0242, ROOF HEIGHT CERTIFICATION REQUIRED PRIOR BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, FINAL ROOF SHEATHING INSPECTION PER ELE21-0849, MEC21-0508, MEC21-0509,
CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-02

County of Orange - OC Public Works
OC Development Services
APPROVED
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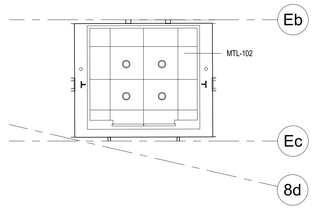
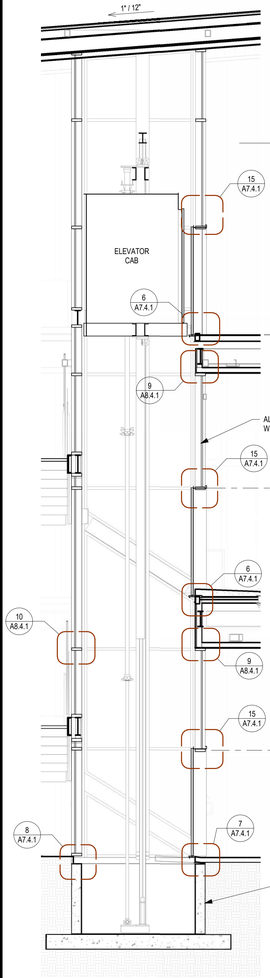
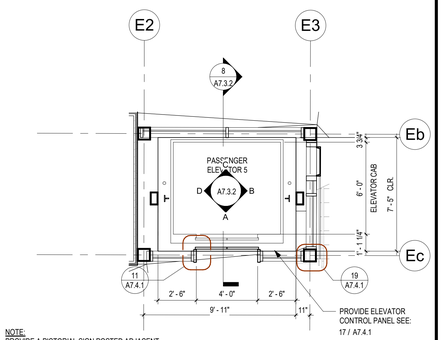
Hadi Tabatabaee
BUILDING OFFICIAL



ELEVATOR REFLECTED CEILING PLAN 10
1/4" = 1'-0" A6.8.1 | A7.3.2



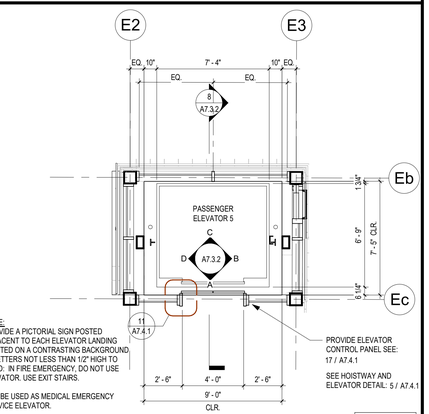
ELEVATOR 5 SECTION 8
1/4" = 1'-0" A5.1 | A7.3.2



NOTE:
PROVIDE A PICTORIAL SIGN POSTED ADJACENT TO EACH ELEVATOR LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2" HIGH TO READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.

CAN BE USED AS MEDICAL EMERGENCY SERVICE ELEVATOR.

ELEVATOR 5, LEVEL 1 PLAN 2
1/4" = 1'-0" A4.2.1 | A7.3.2



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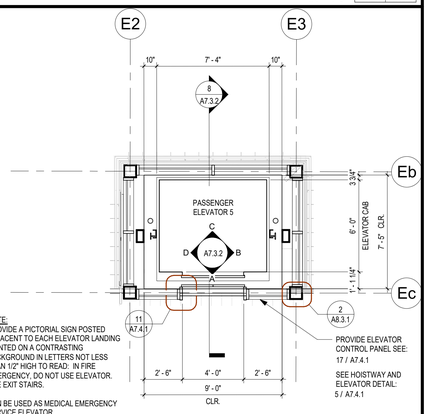
CAN BE USED AS MEDICAL EMERGENCY SERVICE ELEVATOR.

ELEVATOR 5, LEVEL 2 PLAN 3
1/4" = 1'-0" A4.2.1 | A7.3.2



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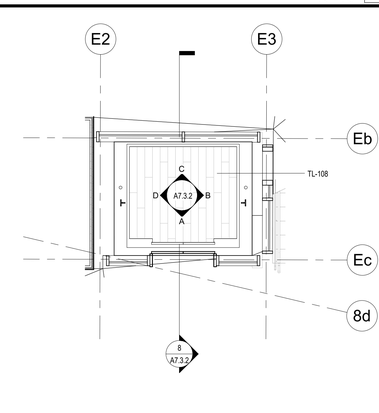
CAN BE USED AS MEDICAL EMERGENCY SERVICE ELEVATOR.

ELEVATOR 5, LEVEL 3 PLAN 4
1/4" = 1'-0" A7.3.2



ELEVATOR FINISH FLOOR PLAN 11
1/4" = 1'-0" A4.2.1 | A7.3.2

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

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BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BENJAMIN DEMOSS
No. C-31432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
ELEVATOR GLASS
PLANS & SECTIONS

DRAWING NO.
A7.3.2

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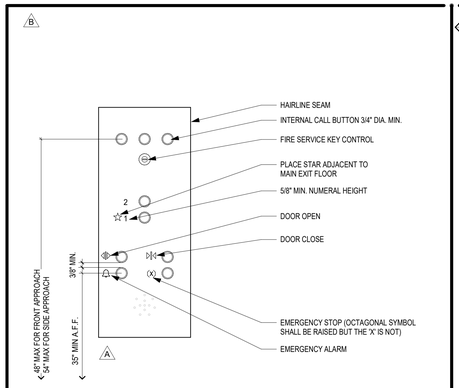
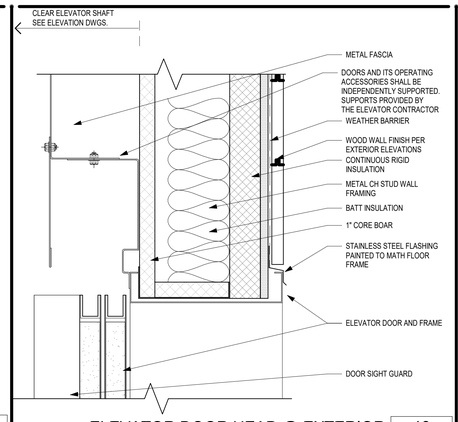
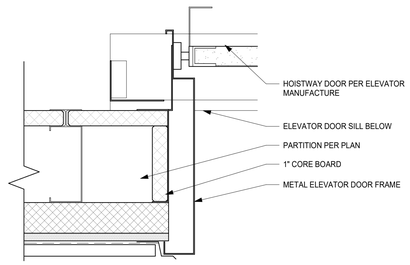
8/8/2024 9:02:02 AM



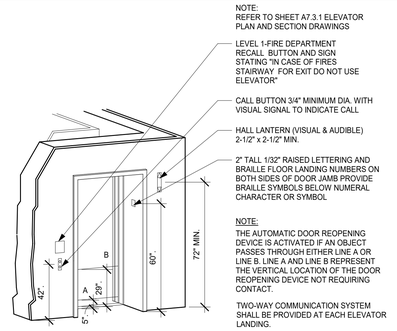
ELEVATOR CONTROL PANEL — 17 — 1 1/2" = 1'-0" — A7.4.1



ELEVATOR DOOR HEAD @ EXTERIOR — 13 — 3" = 1'-0" — A3.3.7 | 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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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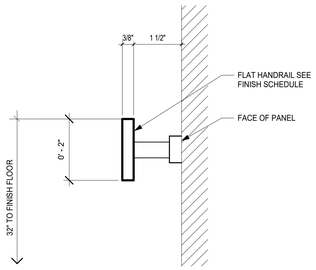
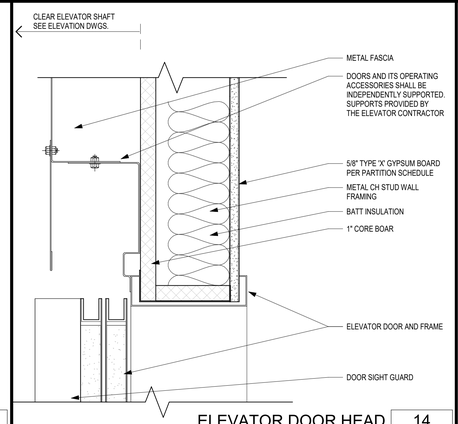
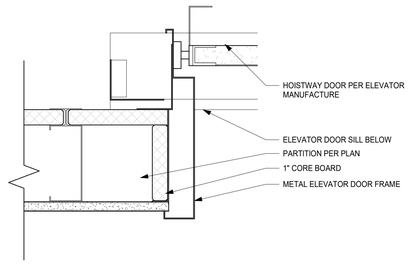
Hirsi Tabatabaee
BUILDING OFFICIAL



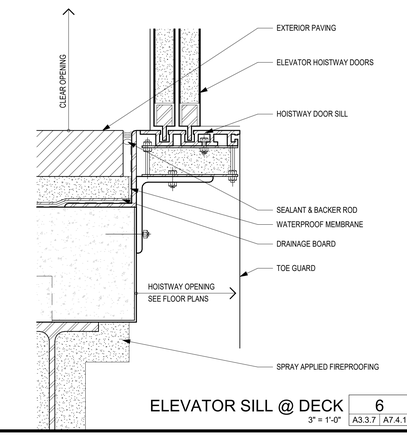
ELEVATOR HANDRAIL SECTION — 18 — 6" = 1'-0" — A7.4.1



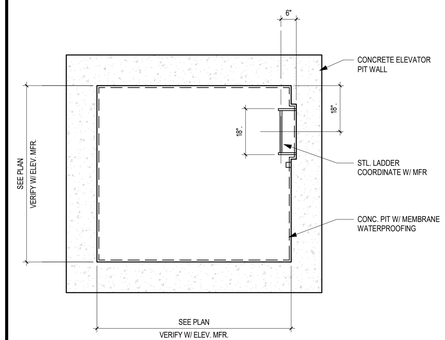
ELEVATOR DOOR HEAD — 14 — 3" = 1'-0" — A7.3.1 | A7.4.1



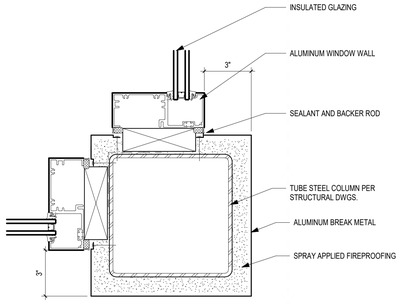
ELEVATOR DOOR JAMB — 10 — 3" = 1'-0" — A7.3.1 | A7.4.1



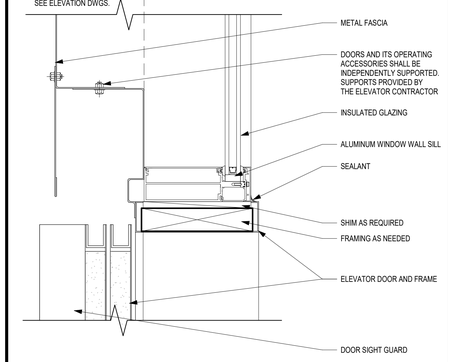
ELEVATOR SILL @ DECK — 6 — 3" = 1'-0" — A3.3.7 | A7.4.1



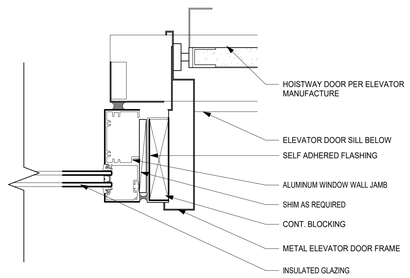
ELEVATOR PIT PLAN — 2 — 1/2" = 1'-0" — A7.4.1



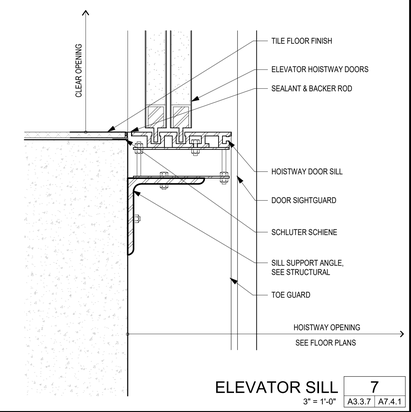
WINDOW WALL JAMB @ CORNER — 19 — 3" = 1'-0" — A7.1.3 | A7.4.1



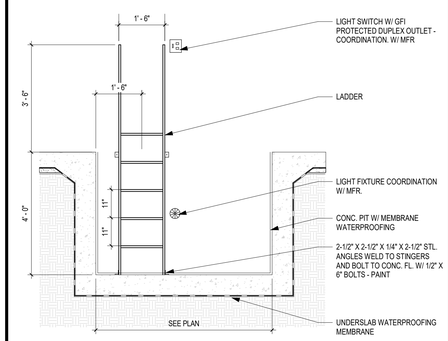
CURTAIN WALL ELEVATOR HEAD — 15 — 3" = 1'-0" — A7.3.2 | A7.4.1



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



ELEVATOR SILL — 7 — 3" = 1'-0" — A3.3.7 | A7.4.1



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

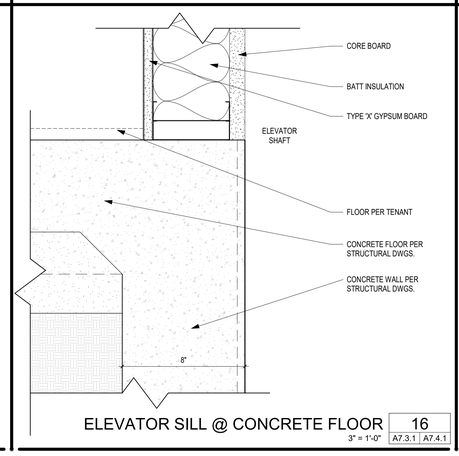
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

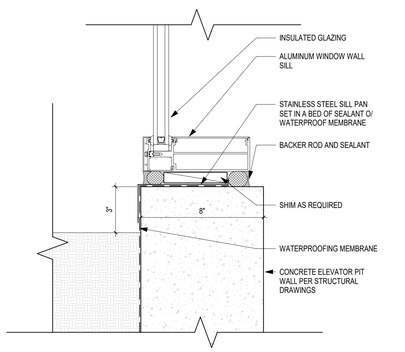
APPROVED KBN

DATE 10/01/24

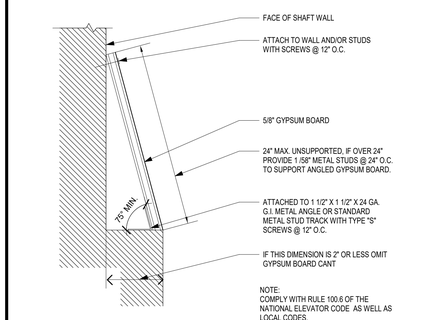
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



ELEVATOR SILL @ CURTAIN WALL — 8 — 3" = 1'-0" — A3.3.2 | A7.4.1



NOTE:
COMPLY WITH RULE 100.6 OF THE NATIONAL ELEVATOR CODE AS WELL AS LOCAL CODES.

SAFETY CANT — 4 — 3" = 1'-0" — A7.4.1

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CHRISTOPHER DEAN SMS
No. C-67432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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

DRAWING NO.
A7.4.1

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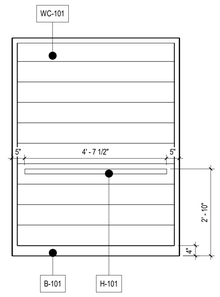

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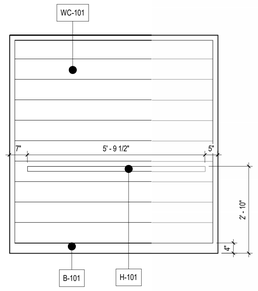

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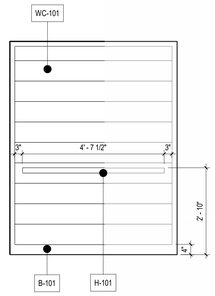

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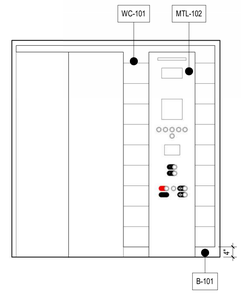


TYPICAL ELEVATOR CAB ELEVATIONS 1/2" = 1'-0" — A — A2.1 | A7.5.1

CITY OF DANA POINT
PLANNING DIVISION

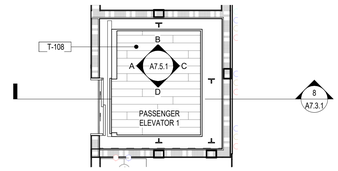
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

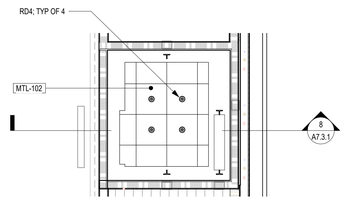
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



TYP. ELEVATOR, LEVEL 1 FINISH FLOOR PLAN 1/4" = 1'-0" — 2 — A2.6.1 | A7.5.1



TYP. ELEVATOR, LEVEL 1 ENGLARGED RCP 1/4" = 1'-0" — 3 — A4.2.3 | A7.5.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
GORDON DOUGLAS
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
TYPICAL ENLARGED ELEVATOR CAB PLANS

DRAWING NO
A7.5.1

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CITY OF DANA POINT
PLANNING DIVISION

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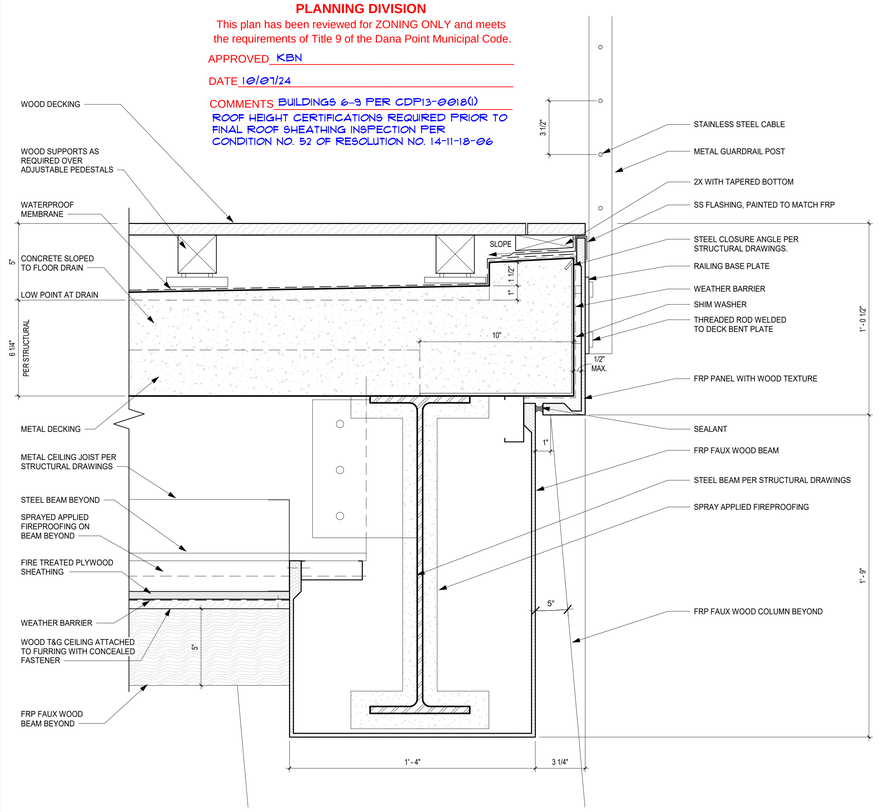
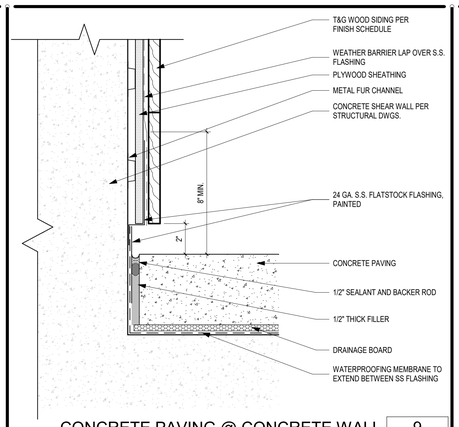
APPROVED KBN

DATE 10/07/24

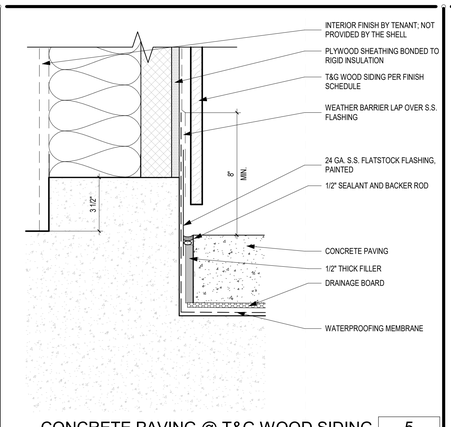
COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



DECK EDGE w/ RAILING 14 (A2.7.2 | A8.2.1) 3" = 1'-0"



CONCRETE PAVING @ CONCRETE WALL 9 (A3.3.1a | A8.2.1) 3" = 1'-0"



CONCRETE PAVING @ T&G WOOD SIDING 5 (A3.3.1 | A8.2.1) 3" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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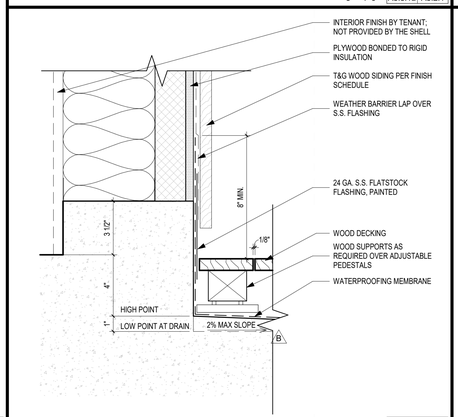
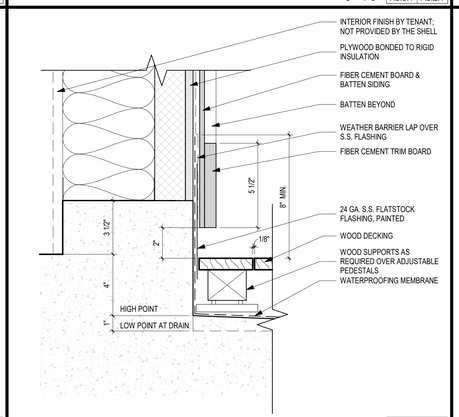
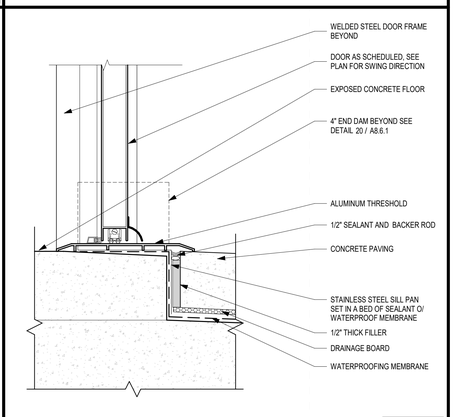
Hadi Tabatabaee
BUILDING OFFICIAL



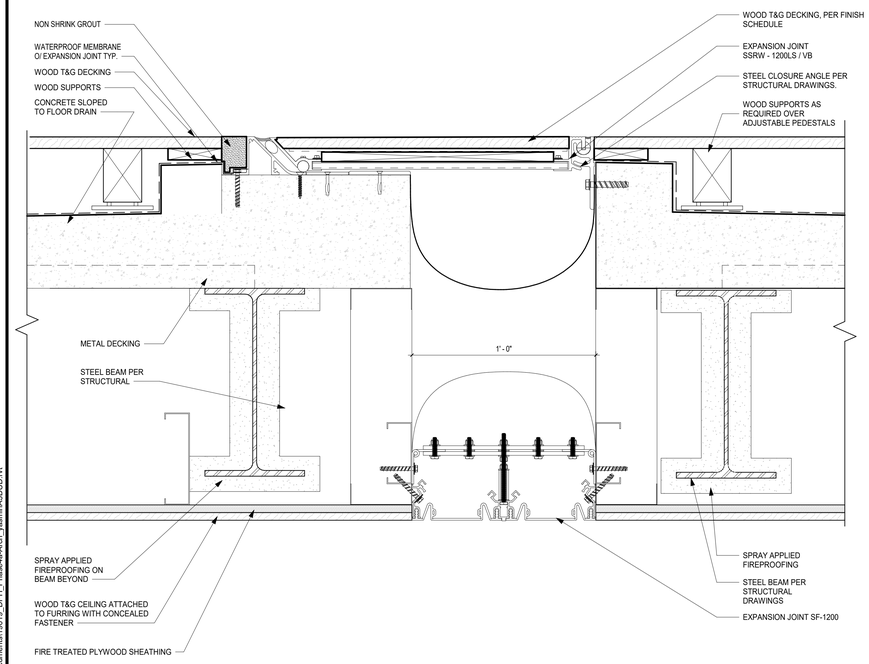
WOOD DECKING @ T&G SIDING 10 (A3.3.7 | A8.2.1) 3" = 1'-0"



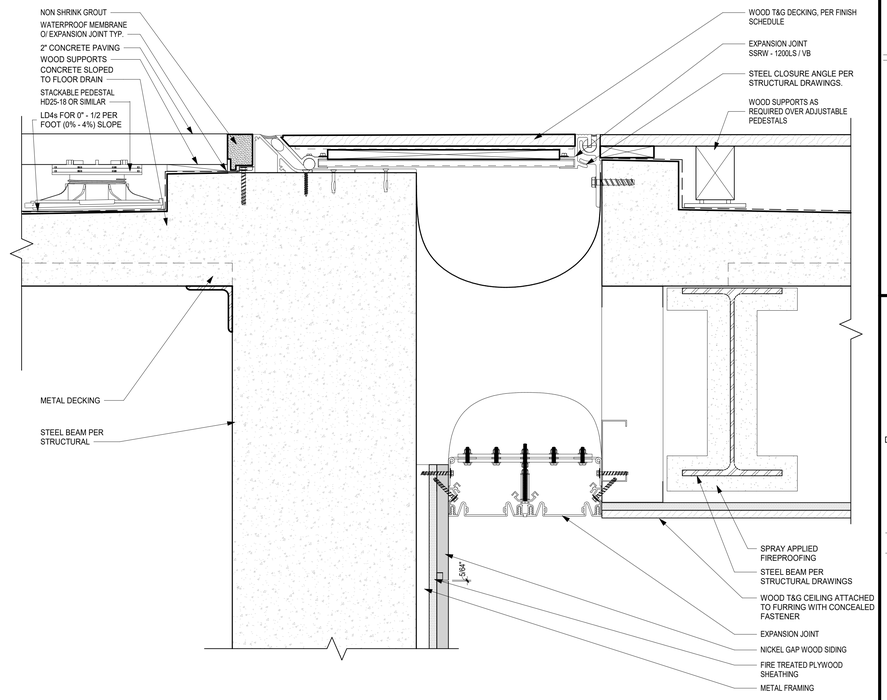
WOOD DECKING @ BOARD & BATTEN SIDING 6 (A8.2.1) 3" = 1'-0"



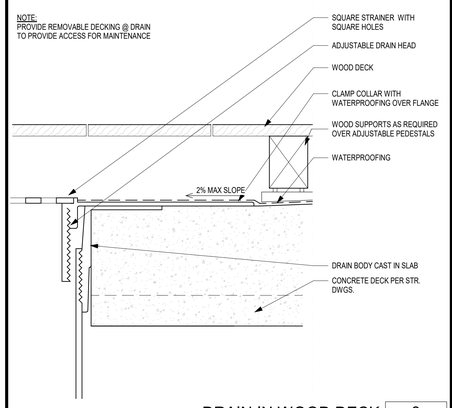
DOOR THRESHOLD @ CONCRETE PAVING 2 (A8.2.1) 3" = 1'-0"



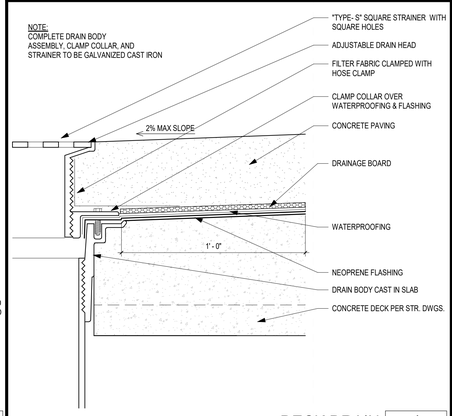
FLOOR AND CEILING EXPANTION JOINT 16 (A2.7.2 | A8.2.1) 3" = 1'-0"



FLOOR AND CEILING EXPANTION JOINT @ CONC 8 (A3.3.5 | A8.2.1) 3" = 1'-0"



DRAIN IN WOOD DECK 3 (A8.2.1) 3" = 1'-0"



DECK DRAIN 4 (A8.2.1) 3" = 1'-0"

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM | WARD PROPERTIES

LICENSED ARCHITECT
LONDON DEREK PAUL
No. C-67432
11.30.25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	06/01/2021	COUNTY SUBMITTAL
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C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
FLOOR DECK DETAILS

DRAWING NO.
A8.2.1

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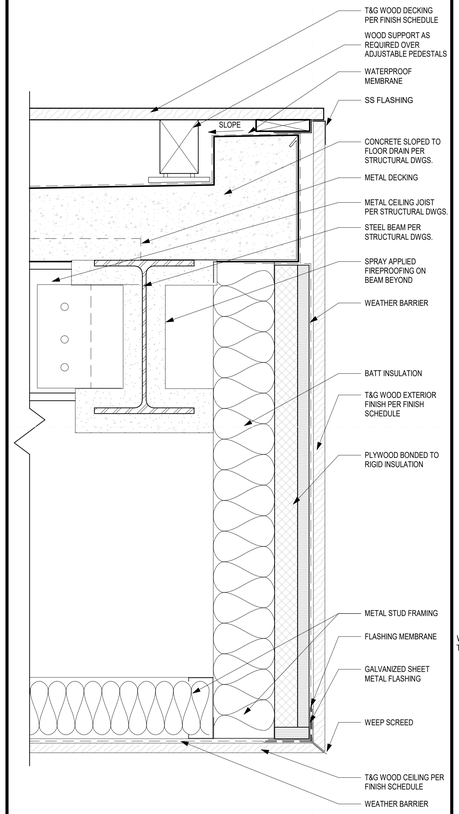
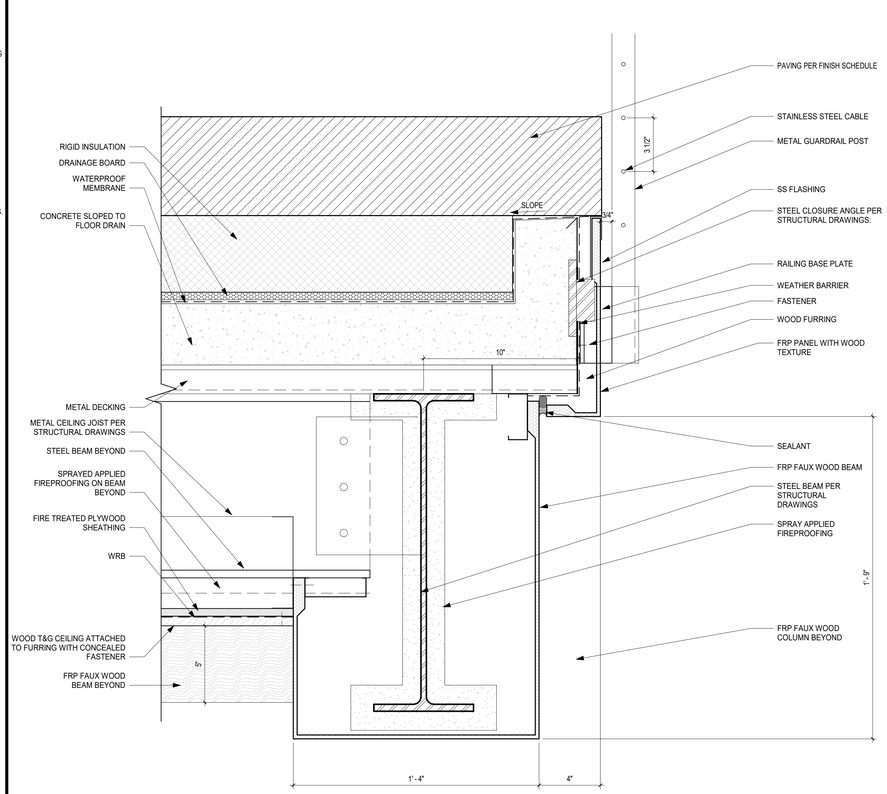
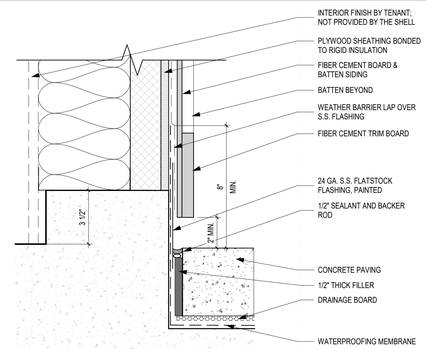
8/8/2024 9:02:19 AM



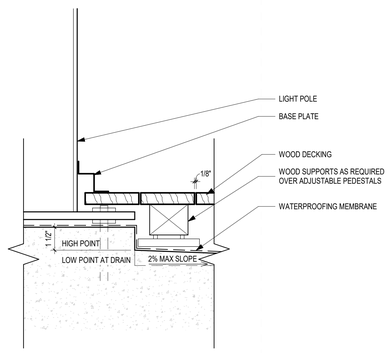
SOFFIT EDGE @ DECK 18
3" = 1'-0" A3.3.4 A8.2.2



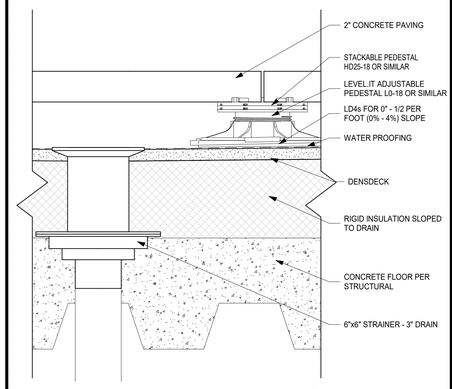
ROOF DECK w/ RAILING @ TOWER 10
3" = 1'-0" A3.3.4 A8.2.2



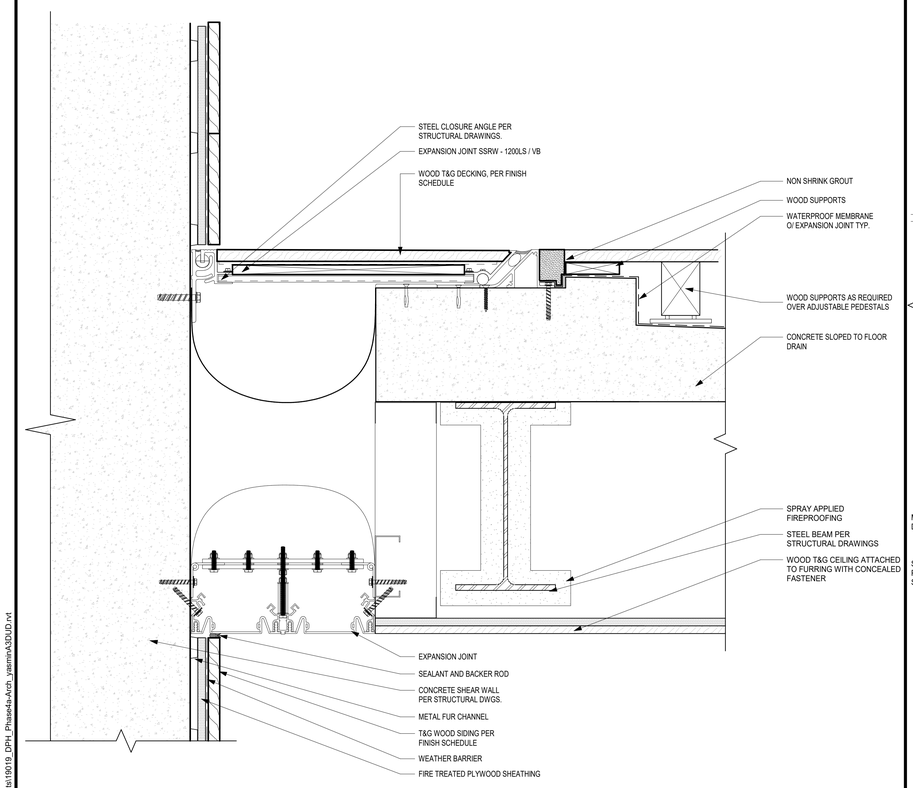
CONCRETE PAVING @ BOARD & BATTEN 5
3" = 1'-0" A8.2.2



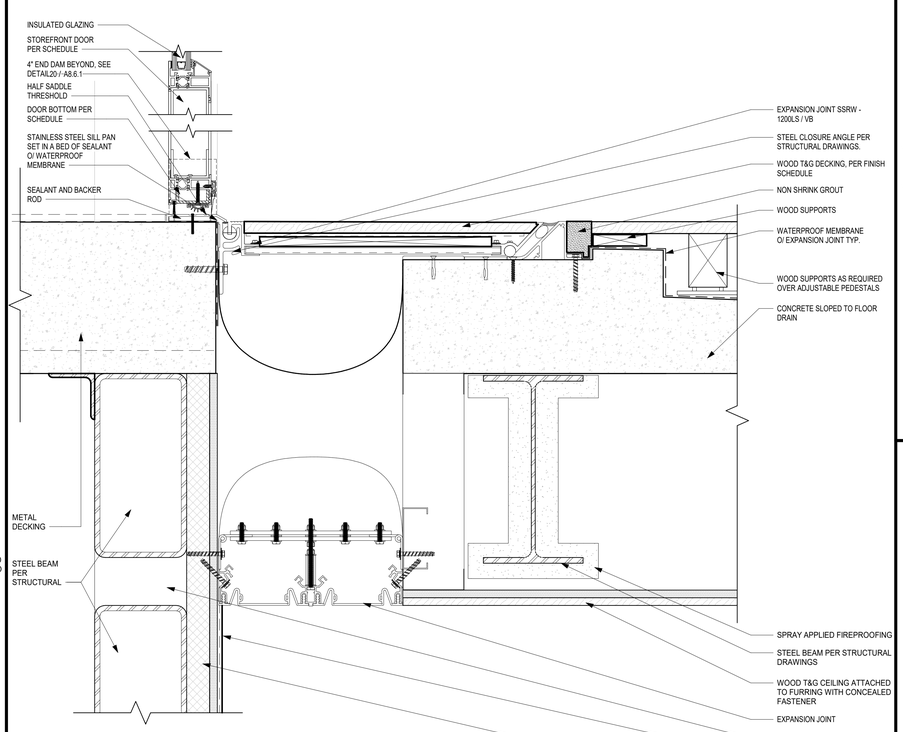
LIGHT POLE BASE 6
3" = 1'-0" A8.2.2



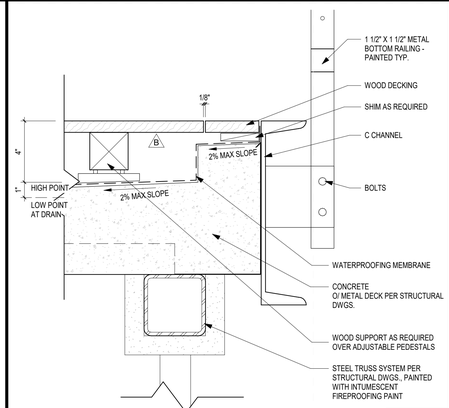
DRAIN IN CONCRETE PAVER 2
3" = 1'-0" A8.2.2



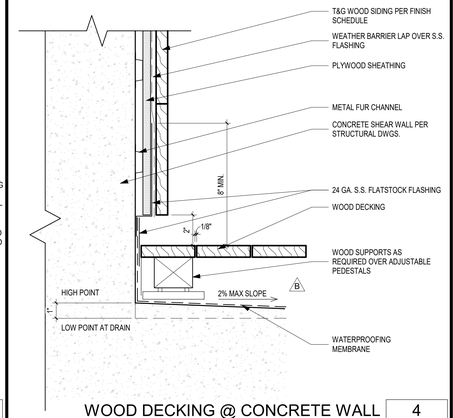
FLOOR AND CEILING EXPANTION JOINT @ CONC. WALL 16
3" = 1'-0" A2.6.2 A8.2.2



FLOOR AND CEILING EXPANTION JOINT @ WALL 8
3" = 1'-0" A2.6.2 A8.2.2



RAILING @ WOOD DECK + TRUSS 3
3" = 1'-0" A2.6.2 A8.2.2



WOOD DECKING @ CONCRETE WALL 4
3" = 1'-0" A3.3.3 A8.2.2

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
Building&Safety: OCPWAzarvandB 1/16/2025
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0022(R) AND CDP21-0012(A)
ROOF WEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
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Hirsi Tabatabaee
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRANDON DOMAN
No. C-37402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
FLOOR DECK DETAILS

DRAWING NO.
A8.2.2

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8/8/2024 9:02:23 AM

CITY OF DANA POINT
PLANNING DIVISION

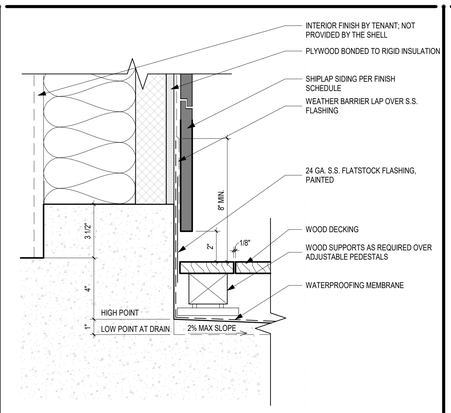
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



WOOD DECKING @ SHIPLAP SIDING 5
3" = 1'-0" A3.3.2 A8.2.3

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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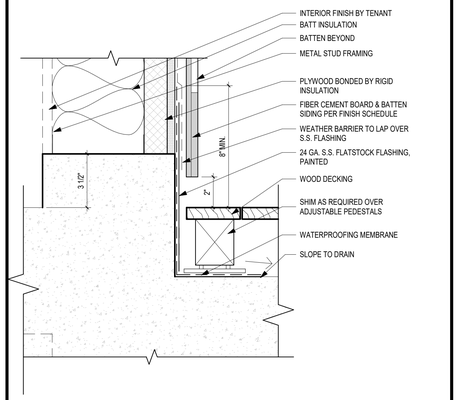
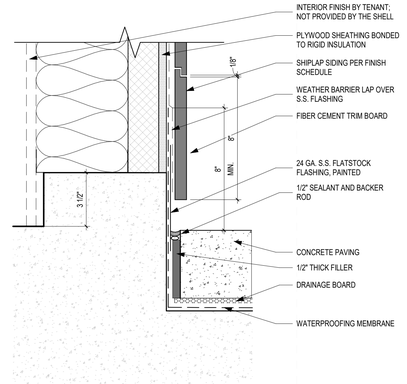
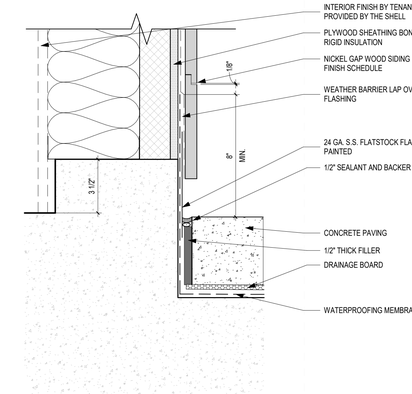
Hadi Tabatabaee
BUILDING OFFICIAL



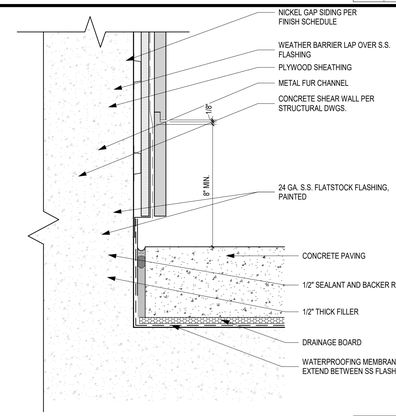
WALL @ METAL DECK 6
3" = 1'-0" A3.3.3 A8.2.3



CONCRETE PAVING @ SHIPLAP SIDING 2
3" = 1'-0" A3.3.2 A8.2.3



CONCRETE PAVING @ WOOD SIDING 3
3" = 1'-0" A3.3.6 A8.2.3



CONCRETE PAVING @ CONCRETE WALL 4
3" = 1'-0" A3.3.5 A8.2.3

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

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
KENNON DEAN
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
FLOOR DECK DETAILS

DRAWING NO
A8.2.3

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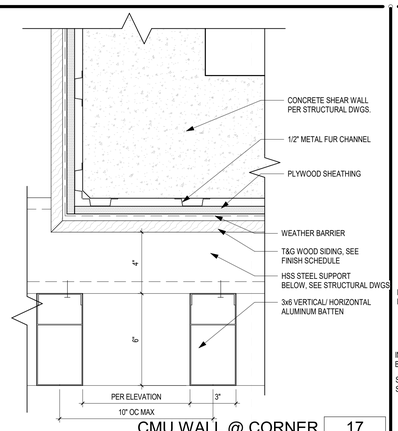
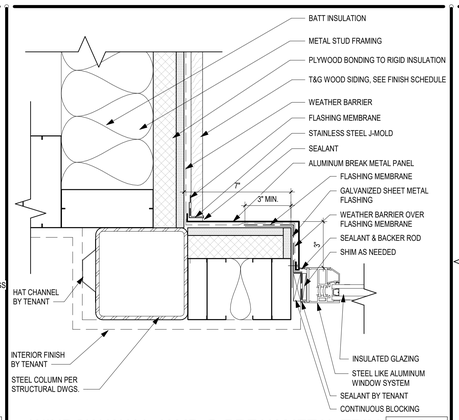
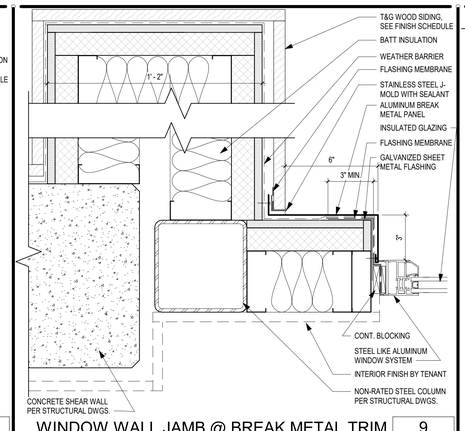
8/8/2024 9:02:26 AM



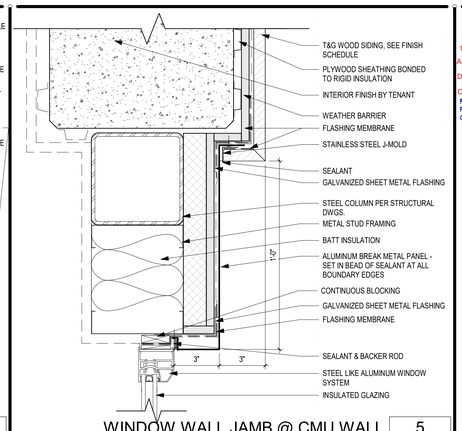
CMU WALL @ CORNER 17 — 3" = 1'-0" — A2.6.1 | A8.3.1



WINDOW WALL JAMB @ BREAK METAL TRIM 13 — 3" = 1'-0" — A8.3.1



WINDOW WALL JAMB @ BREAK METAL TRIM 9 — 3" = 1'-0" — A2.8.1 | A8.3.1



WINDOW WALL JAMB @ CMU WALL 5 — 3" = 1'-0" — A2.6.2 | A8.3.1

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025
DATE 1@9@1/2
COMMENTS BUILDINGS 6-9 PER CDP13-0018
ROOF HEIGHT CERTIFICATION REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
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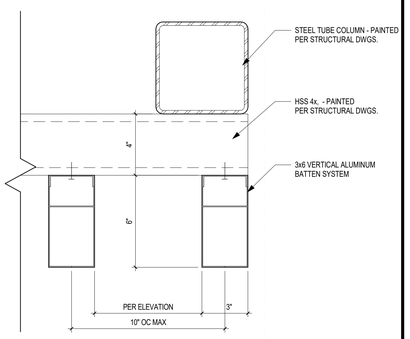
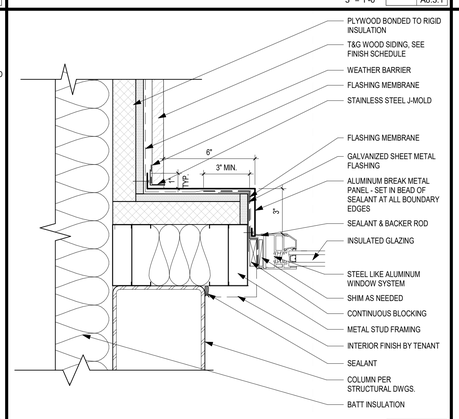
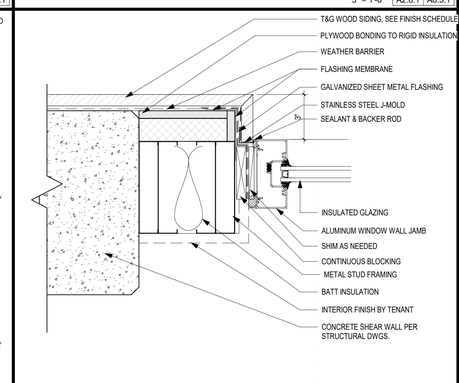
Hadi Tabatabaee
BUILDING OFFICIAL



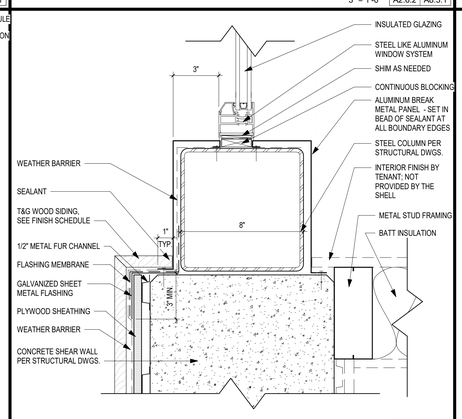
VERTICAL/HORIZONTAL FIN AT COLUMN 18 — 3" = 1'-0" — A2.6.1 | A8.3.1



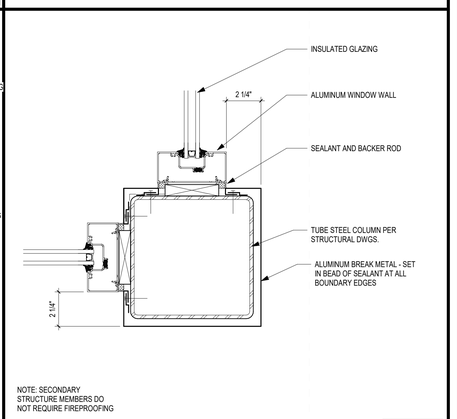
WINDOW WALL JAMB @ BREAK METAL TRIM 14 — 3" = 1'-0" — A8.3.1



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

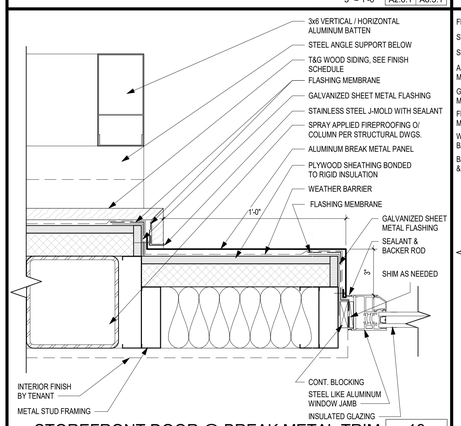


WINDOW WALL JAMB @ WALL INTERSECTION 6 — 3" = 1'-0" — A8.3.1

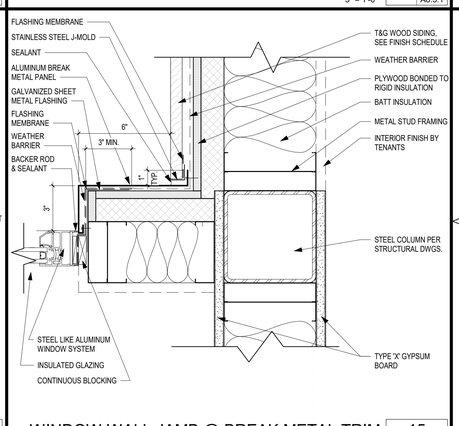


NOTE: SECONDARY STRUCTURE MEMBERS DO NOT REQUIRE FIREPROOFING

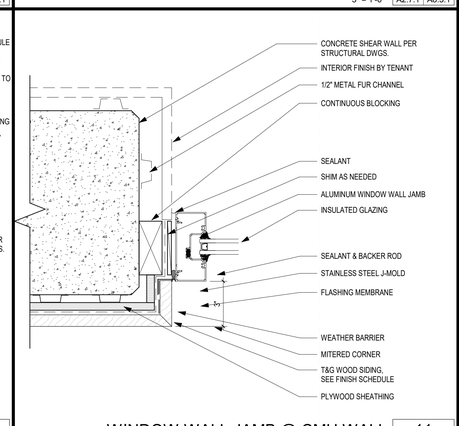
WINDOW WALL JAMB @ CORNER 2 — 3" = 1'-0" — A2.7.1 | A8.3.1



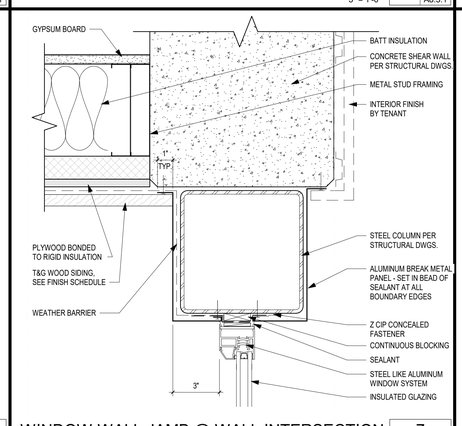
STOREFRONT DOOR @ BREAK METAL TRIM 19 — 3" = 1'-0" — A8.3.1



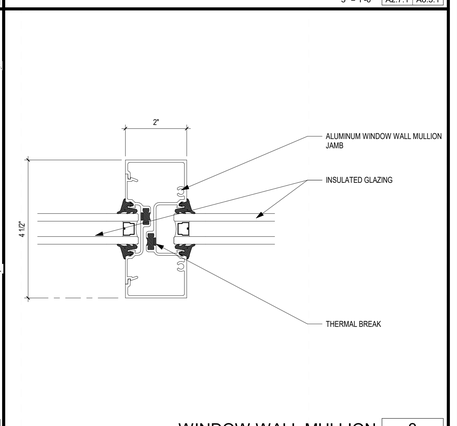
WINDOW WALL JAMB @ BREAK METAL TRIM 15 — 3" = 1'-0" — A2.8.1 | A8.3.1



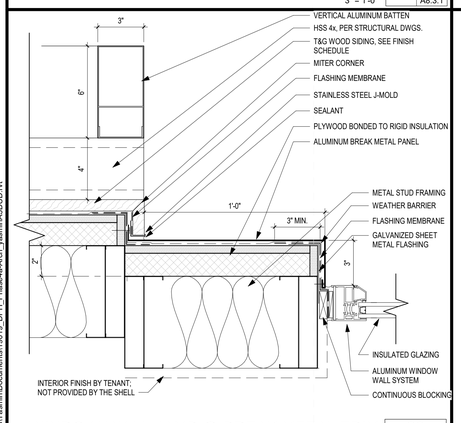
WINDOW WALL JAMB @ CMU WALL 11 — 3" = 1'-0" — A2.7.2 | A8.3.1



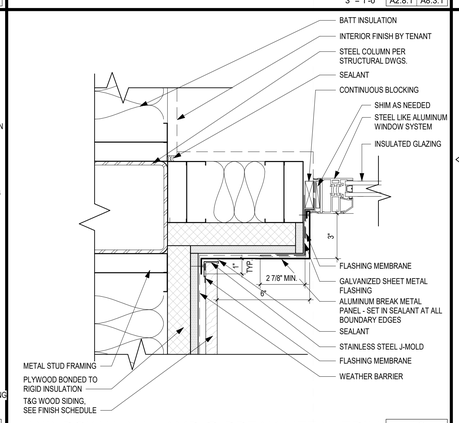
WINDOW WALL JAMB @ WALL INTERSECTION 7 — 3" = 1'-0" — A8.3.1



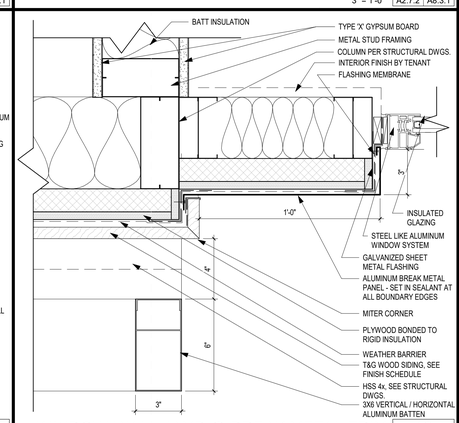
WINDOW WALL MULLION 3 — 6" = 1'-0" — A2.6.3a | A8.3.1



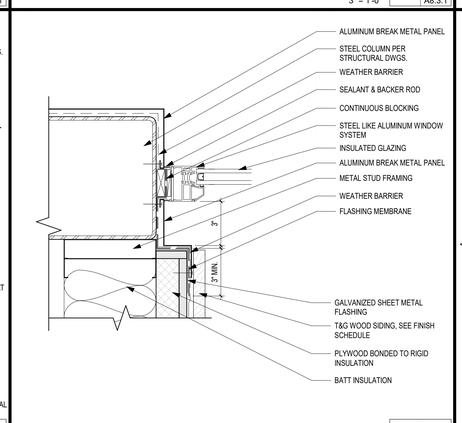
WINDOW WALL JAMB @ BREAK METAL TRIM 20 — 3" = 1'-0" — A3.1.2 | A8.3.1



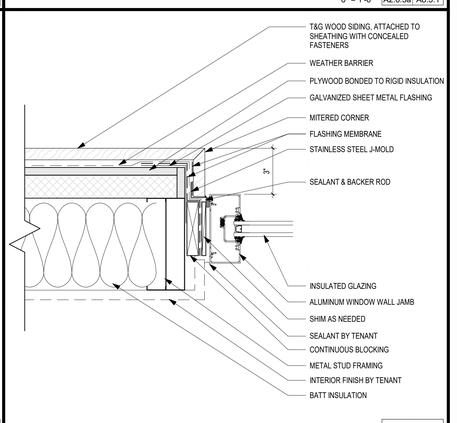
WINDOW WALL JAMB @ BREAK METAL TRIM 16 — 3" = 1'-0" — A2.8.2 | A8.3.1



WINDOW WALL JAMB @ BREAK METAL TRIM 12 — 3" = 1'-0" — A2.6.2 | A8.3.1



WINDOW WALL JAMB @ WALL INTERSECTION 8 — 3" = 1'-0" — A8.3.1



WINDOW WALL AT WALL 4 — 3" = 1'-0" — A2.7.1 | A8.3.1

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT — BRANDON DEJONG — No. C-37432 — 11.30.25 Exp. Date — STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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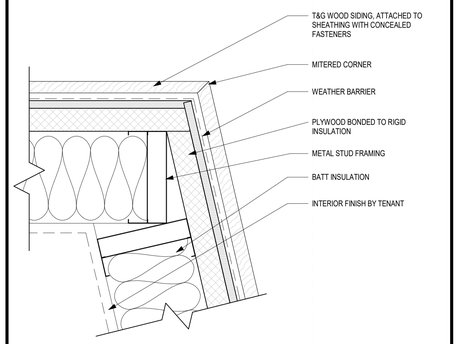
PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
PLAN DETAILS

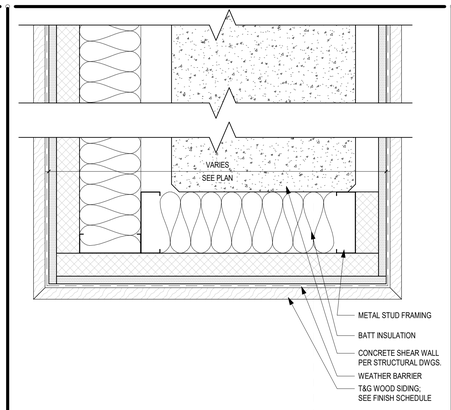
DRAWING NO.
A8.3.1

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A3PUD.rvt

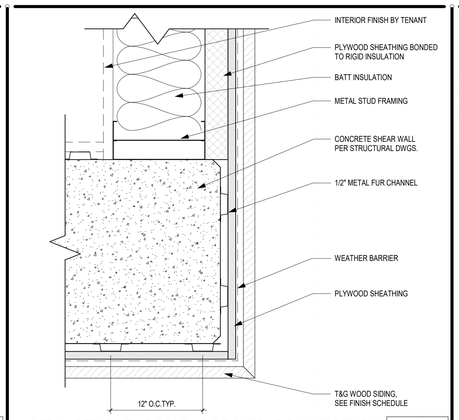
8/8/2024 9:02:32 AM



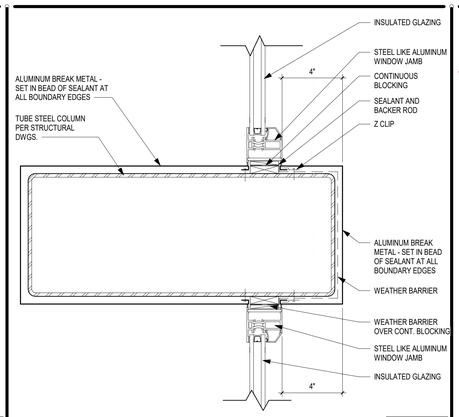
ANGLED CORNER WALL CONNECTION 17
3" = 1'-0" A2.8.1 A8.3.2



FACADE EXTENSION @ MTL. STUD / CMU WALL 13
3" = 1'-0" A2.9.1 A8.3.2



MTL. STUD @ CONC. CORNER CONNECTION 9
3" = 1'-0" A2.8.1 A8.3.2

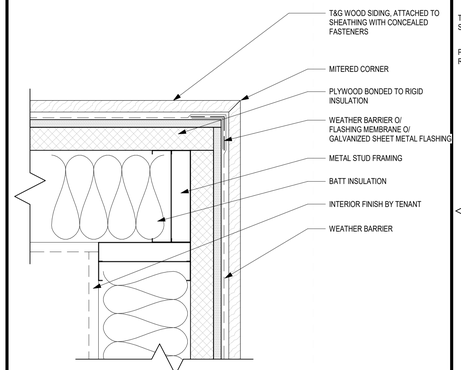


WINDOW WALL JAMB @ CORNER 5
3" = 1'-0" A2.6.1 A8.3.2

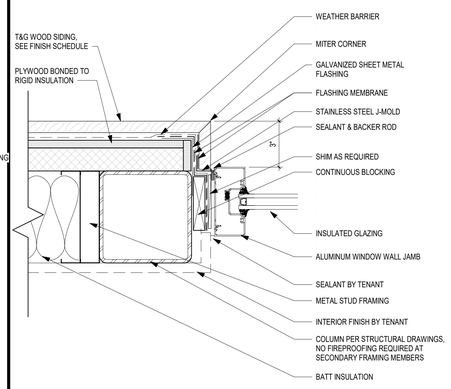
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE_10/07/24
COMMENTS_BUILDING 6-9 PER CDP15-0029
ROOF HEIGHT CERTIFICATION REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-02

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hirsi Tabatabaee
BUILDING OFFICIAL



CORNER WALL CONNECTION 18
3" = 1'-0" A8.3.2



WINDOW WALL AT WALL 14
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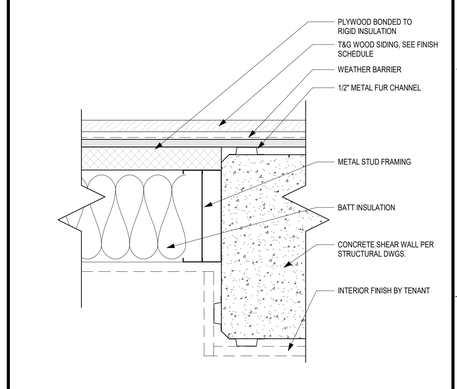

MTL. STUD CONNECTION TO CONC. WALL 10
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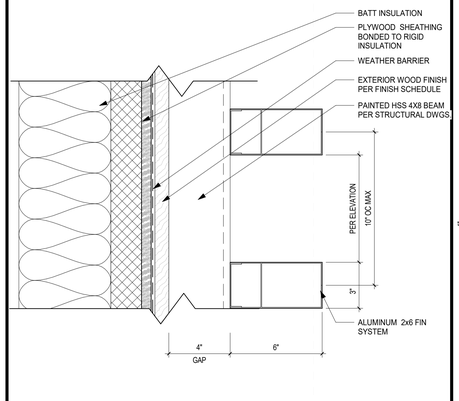

FIN AT STUD WALL 6
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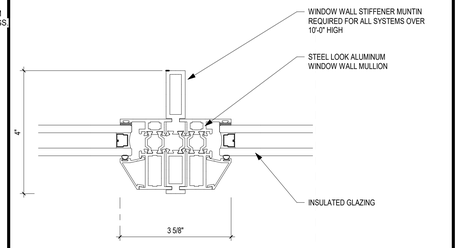
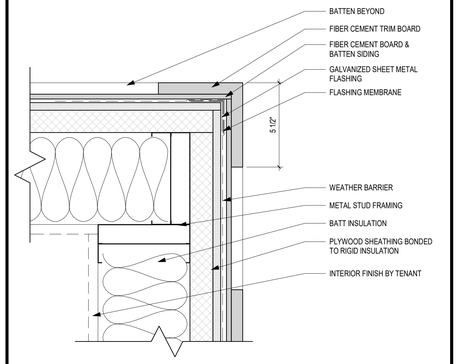


WINDOW WALL MULLION (12 FT HIGH) 2
6" = 1'-0" A3.1.2 A8.3.2



CORNER WALL CONNECTION 19
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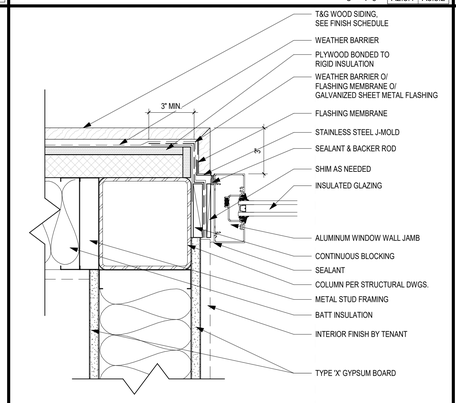
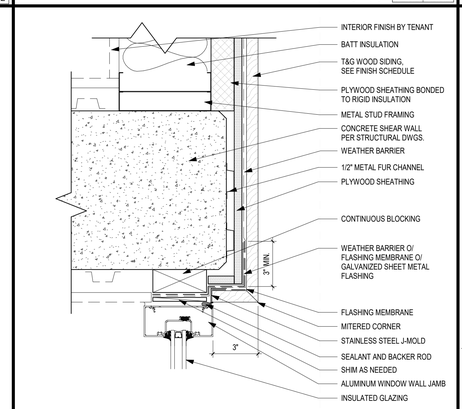


WINDOW WALL AT WALL 15
3" = 1'-0" A8.3.2



WINDOW WALL AT CMU CROSSECTION 11
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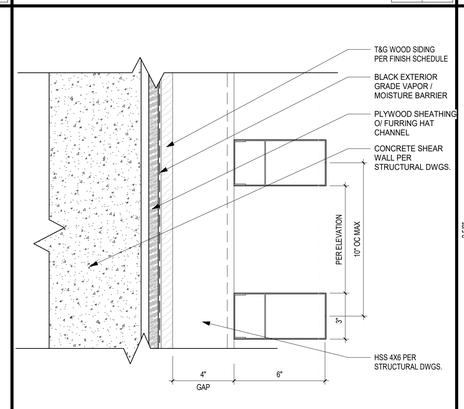

FIN AT CONCRETE SHEAR WALL 7
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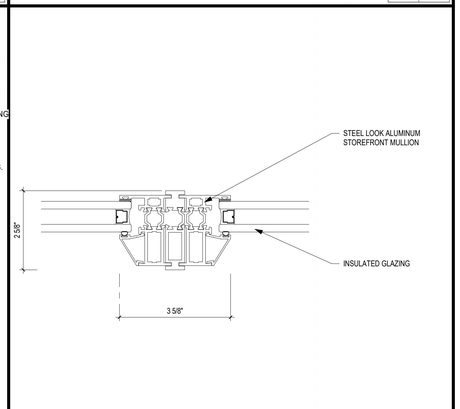

WINDOW WALL MULLION (10 FT HIGH) 3
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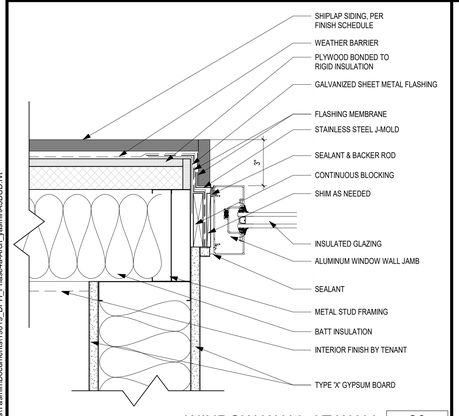

WINDOW WALL AT WALL 20
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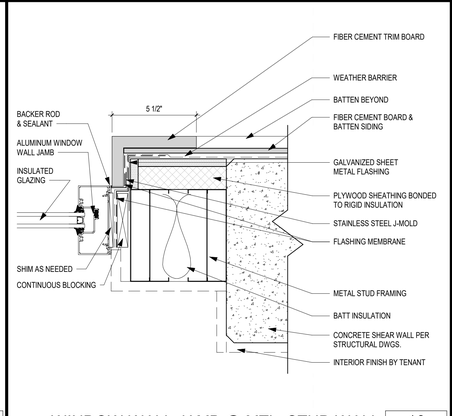

WINDOW WALL JAMB @ MTL. STUD WALL 16
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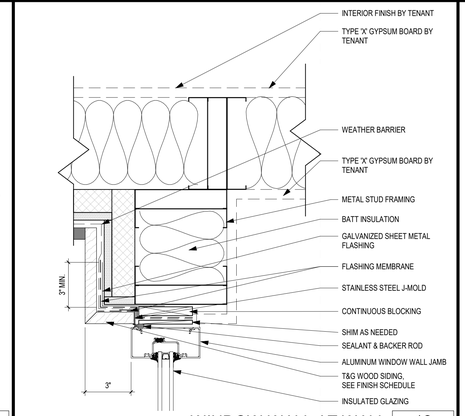

WINDOW WALL AT WALL 12
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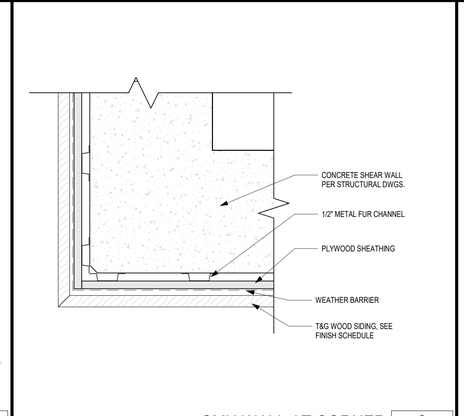
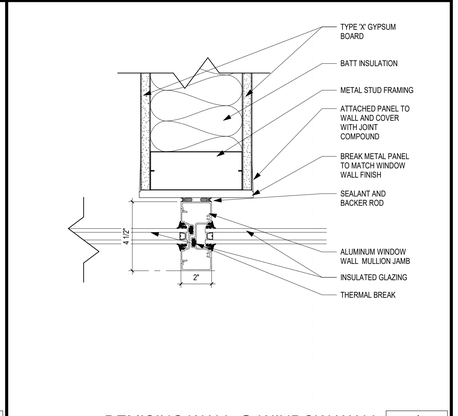


CMU WALL AT CORNER 8
3" = 1'-0" A2.9.2 A8.3.2



DEMISING WALL @ WINDOW WALL 4
3" = 1'-0" A2.9.1 A8.3.2

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
PLAN DETAILS

DRAWING NO.
A8.3.2

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.ASDUD.rvt

8/8/2024 9:02:57 AM

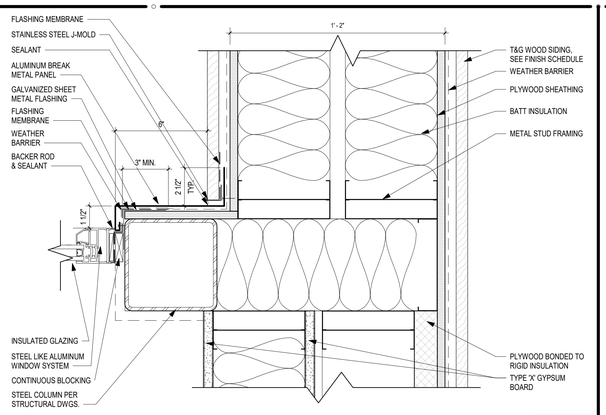
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

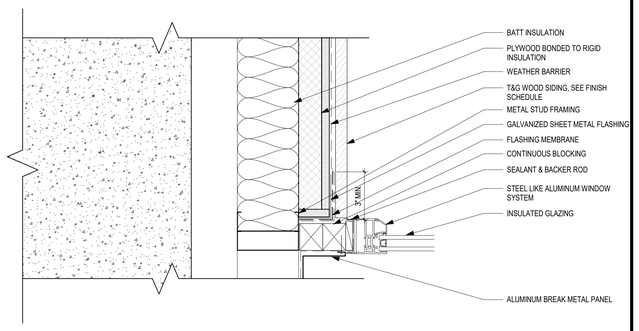
APPROVED KBN

DATE 10/07/24

COMMENTS: BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



WINDOW WALL JAMB @ BREAK METAL TRIM | 13
3" = 1'-0" | A2.8.1 | A8.3.3



FACADE EXTENSION @ MTL. STUD | 5-
3" = 1'-0" | A2.9.1 | A8.3.3

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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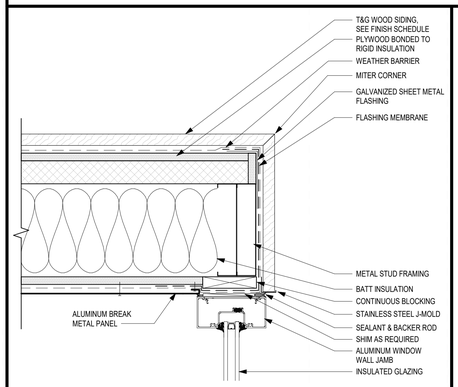
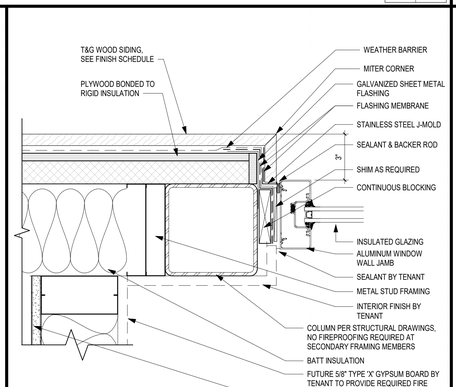
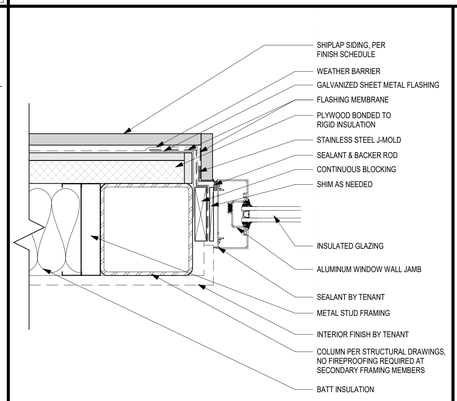
Hadi Tabatabaee
BUILDING OFFICIAL



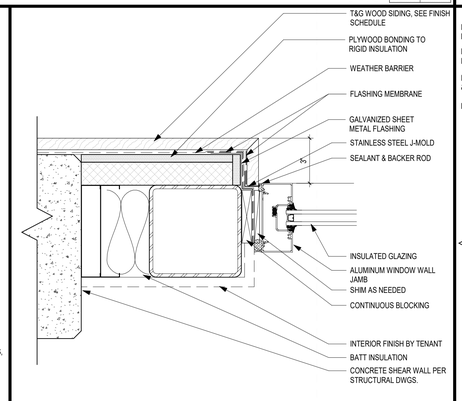
CLERESTORY WALL AT WALL | 18
3" = 1'-0" | A2.6.3a | A8.3.3



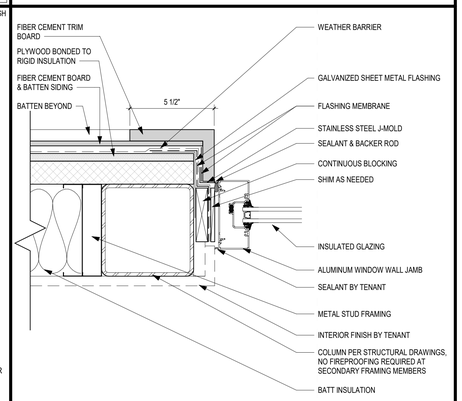
WINDOW WALL AT WALL | 14
3" = 1'-0" | A2.8.1 | A8.3.3



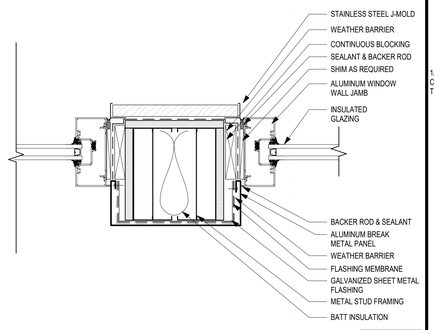
WINDOW WALL AT WALL | 10
3" = 1'-0" | A8.3.3



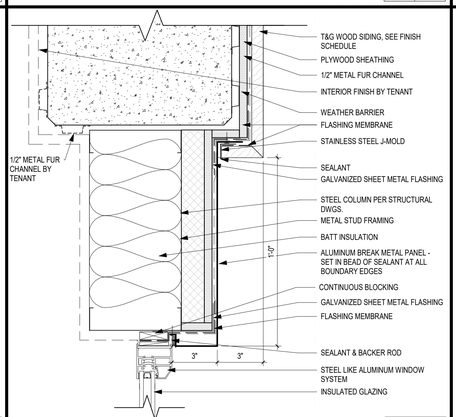
WINDOW WALL JAMB @ MTL. STUD WALL | 6
3" = 1'-0" | A2.8.1 | A8.3.3



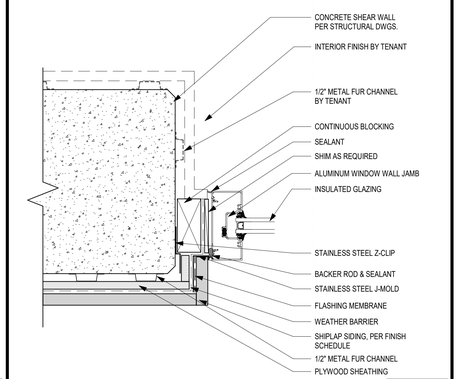
WINDOW WALL AT WALL | 2
3" = 1'-0" | A2.7.1 | A8.3.3



CLERESTORY WALL AT WALL | 19
3" = 1'-0" | A2.6.3a | A8.3.3



WINDOW WALL JAMB @ CMU WALL | 15
3" = 1'-0" | A2.6.1 | A8.3.3



WINDOW WALL JAMB @ CMU WALL (Shiplap) | 11
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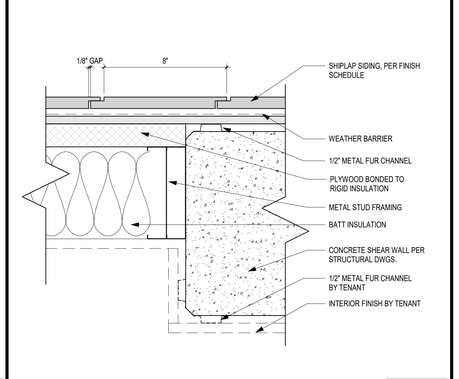
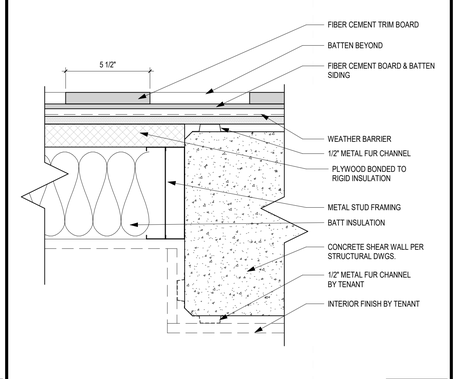
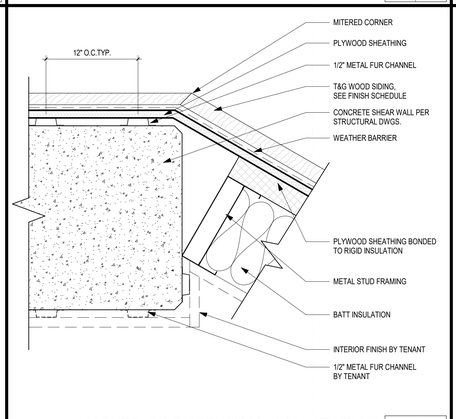


MTL. STUD CONNECTION TO CMU WALL | 7
3" = 1'-0" | A2.7.1 | A8.3.3



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



ANGLED CORNER WALL CONNECTION | 16
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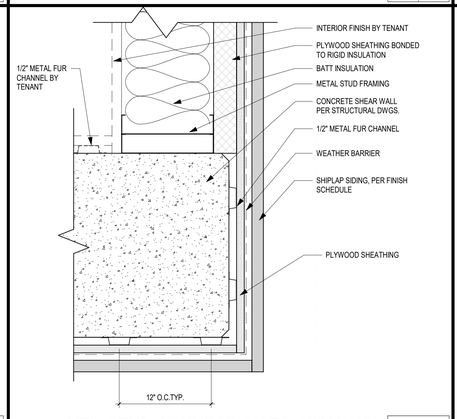

MTL. STUD CONNECTION TO CMU WALL | 12
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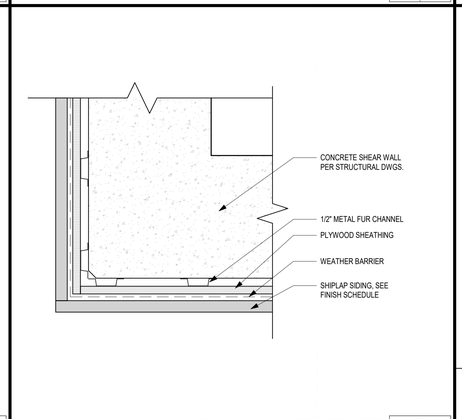

CMU WALL AT CORNER | 8
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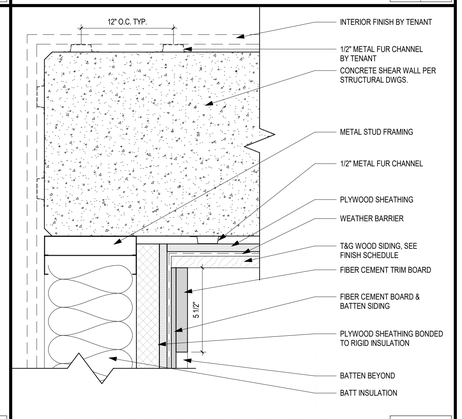

MTL. STUD CONNECTION TO CONC. WALL | 4
3" = 1'-0" | A2.7.2 | A8.3.3

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BRANDON DEGROOT
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO. 19019

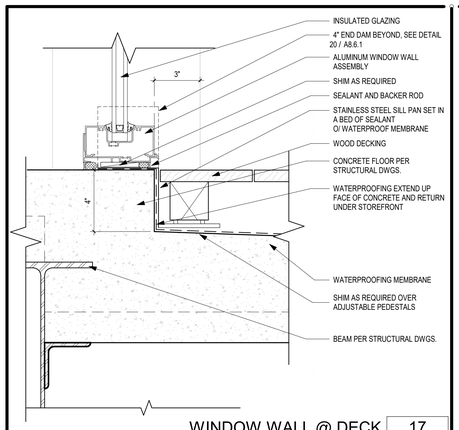
DATE APRIL 23, 2021

DRAWING TITLE
PLAN DETAILS

DRAWING NO.
A8.3.3

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A35UD.rvt

8/8/2024 9:02:42 AM



WINDOW WALL @ DECK 17
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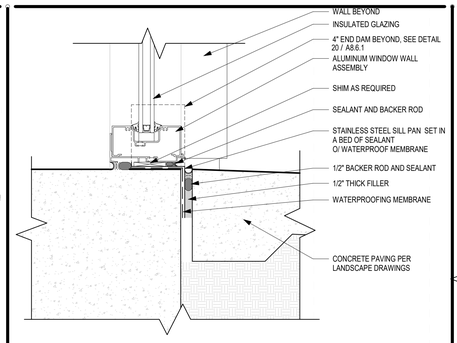

WINDOW WALL SILL @ GRADE 13
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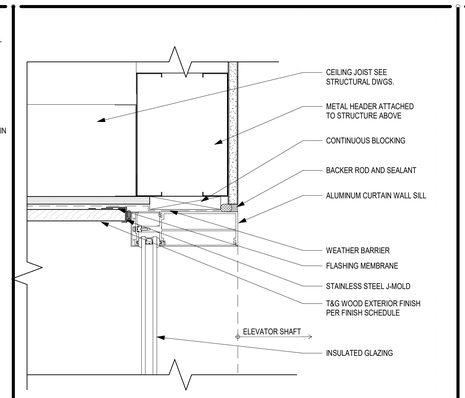

CURTAIN WALL HEAD 9
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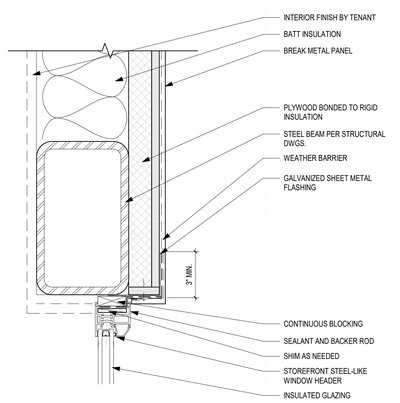

WINDOW WALL HEADER @ WALL 5
3" = 1'-0" A3.3.1 A8.4.1

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED: KBN
DATE: 1/6/25
COMMENTS: BUILDINGS 6-9 PER CDP13-0010(C)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06
Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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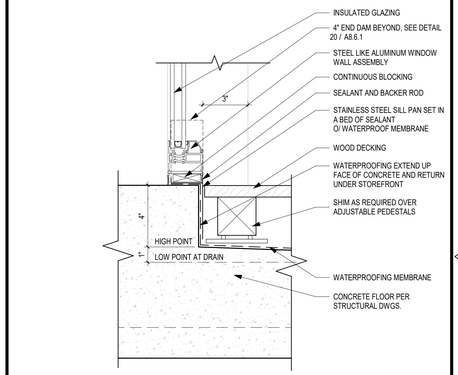
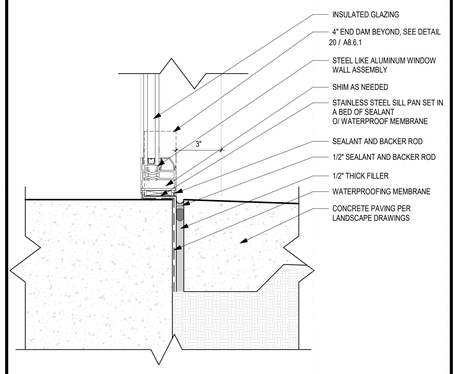
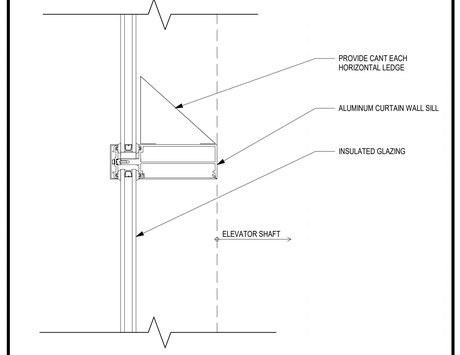
Hadi Tabatabaee
BUILDING OFFICIAL



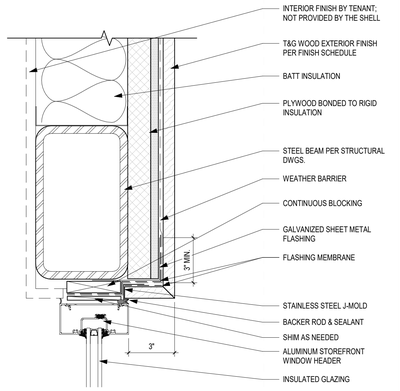
WINDOW WALL @ DECK 18
3" = 1'-0" A3.3.1 A8.4.1



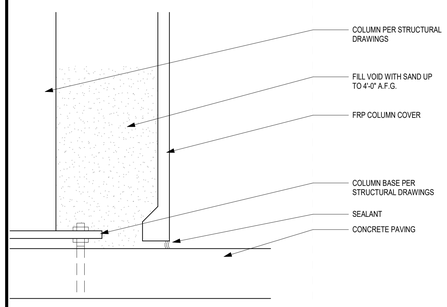
WINDOW WALL SILL @ GRADE 14
3" = 1'-0" A3.3.1 A8.4.1



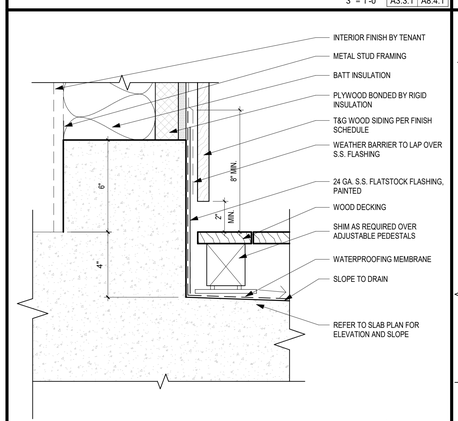
CURTAIN WALL MULLION @ ELEVATOR 10
3" = 1'-0" A7.3.2 A8.4.1



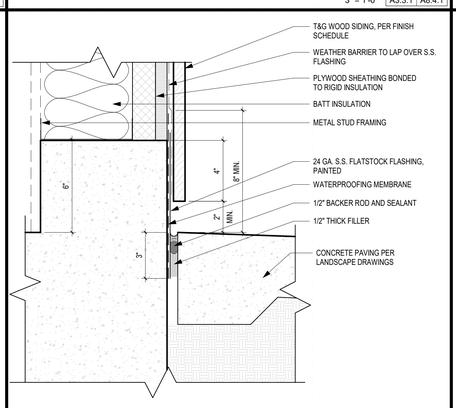
WINDOW WALL HEADER @ WALL 6
3" = 1'-0" A3.3.2 A8.4.1



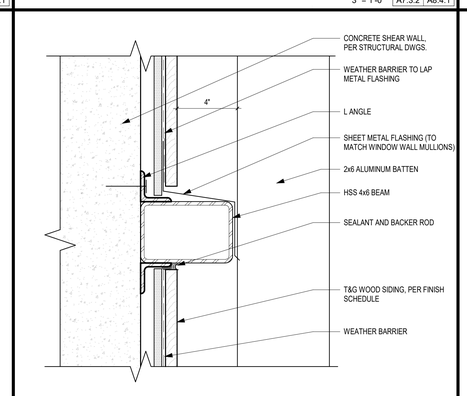
COLUMN BASE @ PAVING 2
3" = 1'-0" A2.7.1 A8.4.1



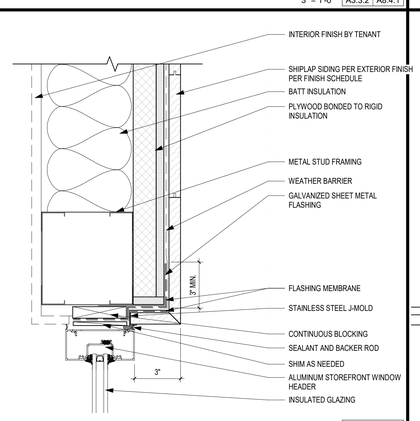
WALL @ METAL DECK 19
3" = 1'-0" A3.3.1 A8.4.1



WALL @ GRADE 15
3" = 1'-0" A3.1.9 A8.4.1



ALUMINUM BATTEN @ CONCRETE WALL 11
3" = 1'-0" A8.4.1



WINDOW WALL HEADER @ WALL 7
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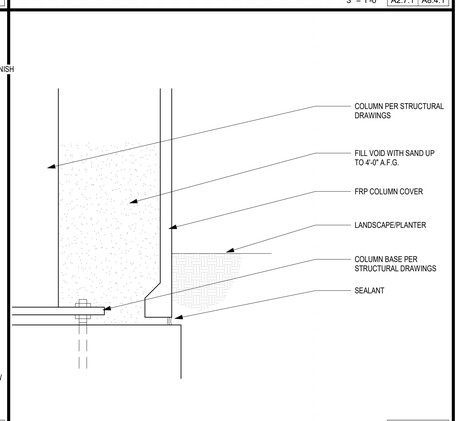
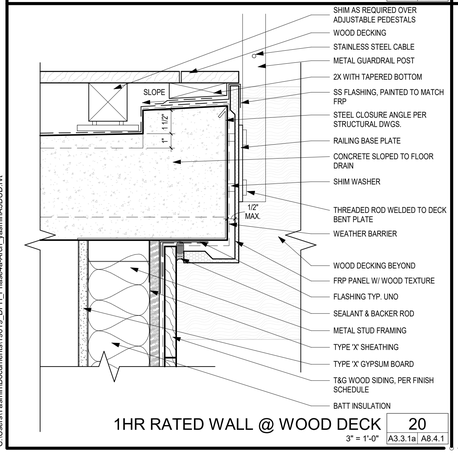
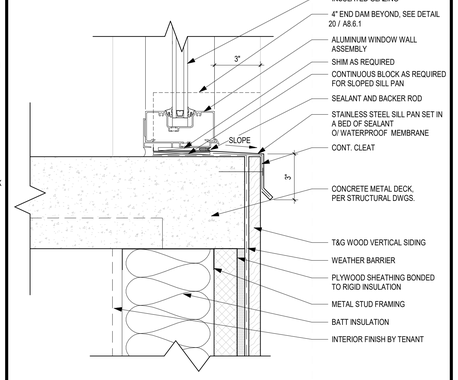


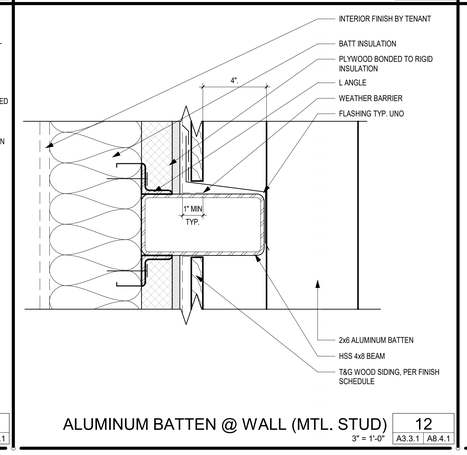
COLUMN BASE @ LANDSCAPE 3
3" = 1'-0" A2.7.1 A8.4.1



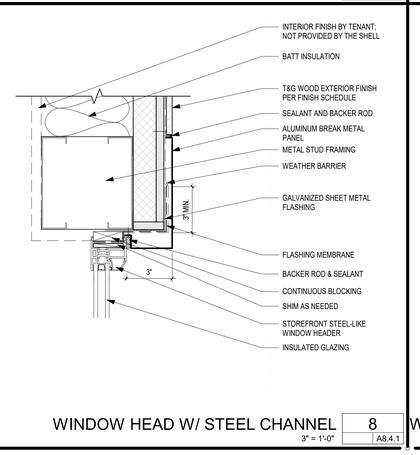
1HR RATED WALL @ WOOD DECK 20
3" = 1'-0" A3.3.1a A8.4.1



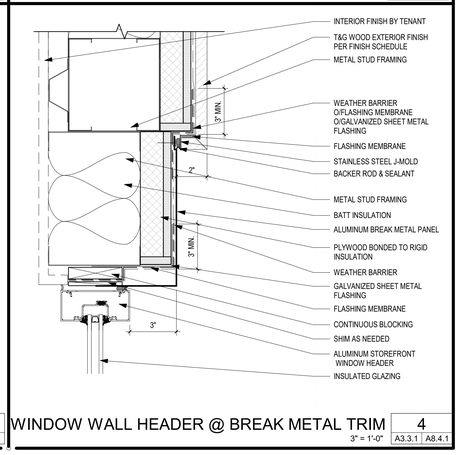
WINDOW WALL @ WOOD SIDING 16
3" = 1'-0" A3.3.2 A8.4.1



ALUMINUM BATTEN @ WALL (MTL. STUD) 12
3" = 1'-0" A3.3.1 A8.4.1



WINDOW HEAD W/ STEEL CHANNEL 8
3" = 1'-0" A8.4.1



WINDOW WALL HEADER @ BREAK METAL TRIM 4
3" = 1'-0" A3.3.1 A8.4.1

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEGROOT
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
WALL DETAILS

DRAWING NO.
A8.4.1

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A35UD.rvt

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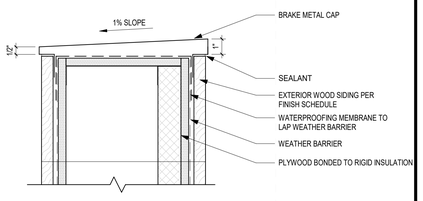
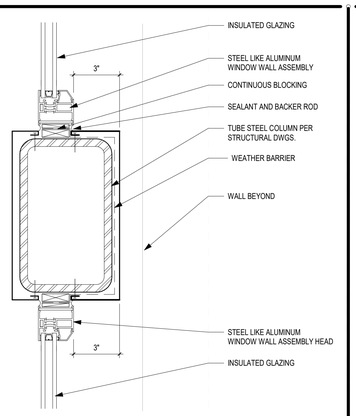


BRAKE METAL PARAPET CAP | 17 | A3.3.5 | A8.4.2
3" = 1'-0"



WINDOW WALL MULLION @ COLUMN | 13 | A3.3.1 | A8.4.2
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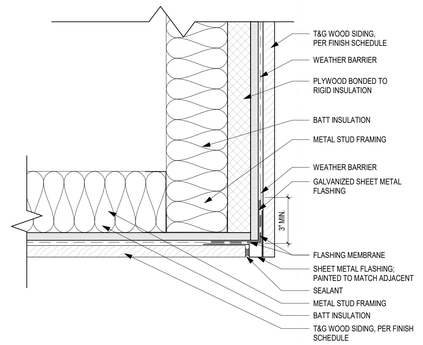
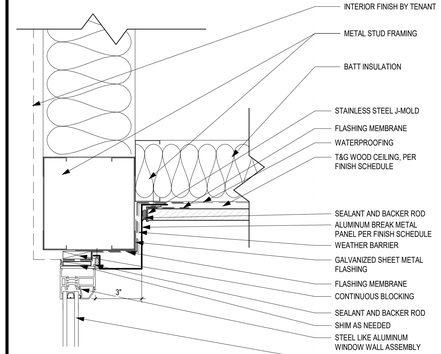


SOFFIT EDGE @ WALL | 9 | A3.3.6 | A8.4.2
3" = 1'-0"

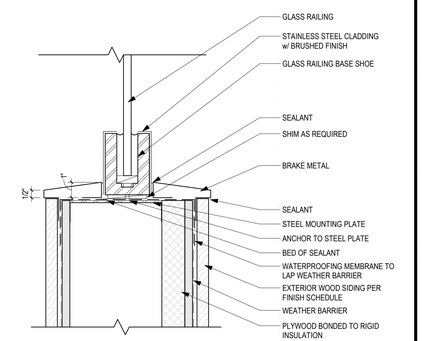


WALL CORNER @ WINDOW WALL | 5 | A3.3.6 | A8.4.2
3" = 1'-0"

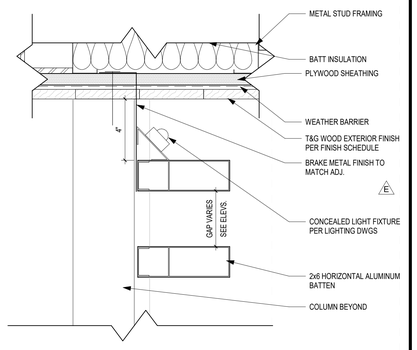
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN Building&Safety: OCPWAzarvandB 1/16/2025
DATE 10/20/12
COMMENTS BUILDINGS 6-9 PER CDP13-0018
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO
FINAL ROOF SHEATHING INSPECTION PER
CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL



GLASS RAIL @ PARAPET | 18 | A3.3.4 | A8.4.2
3" = 1'-0"



ALUMINUM LOUVERS @ SOFFIT | 14 | A3.3.4 | A8.4.2
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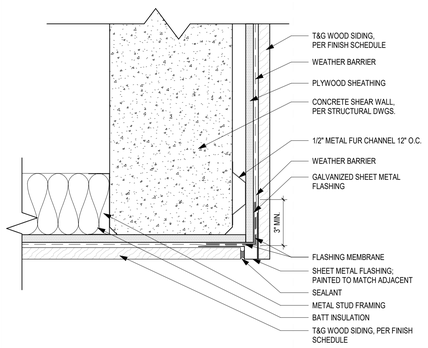

SOFFIT EDGE @ EXT. CONCRETE WALL | 10 | A3.3.2 | A8.4.2
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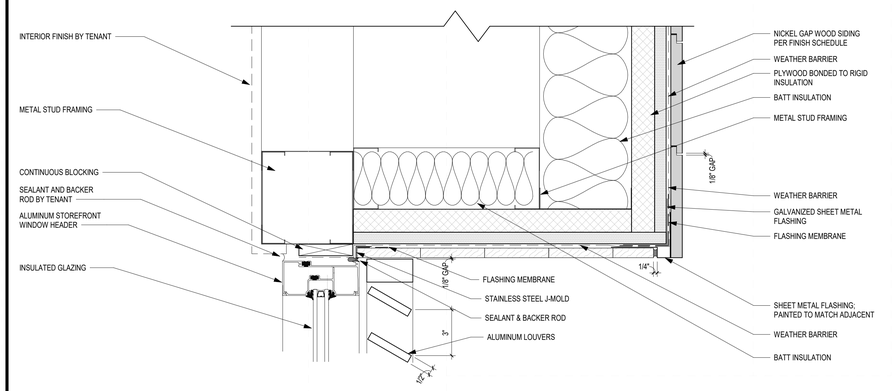
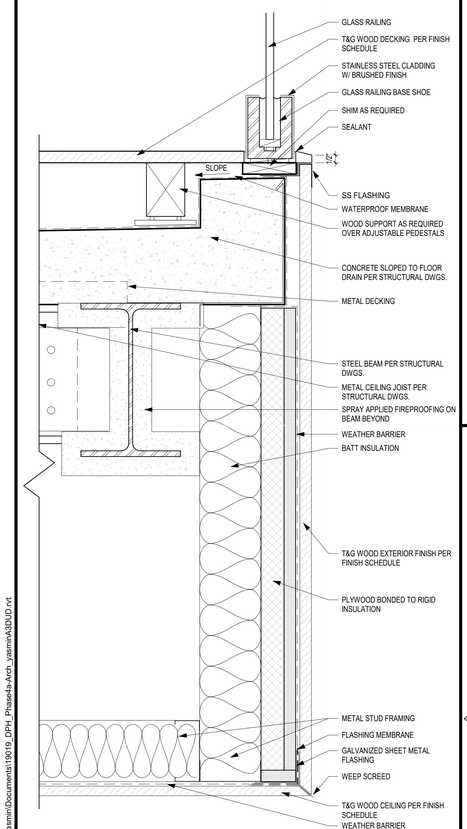
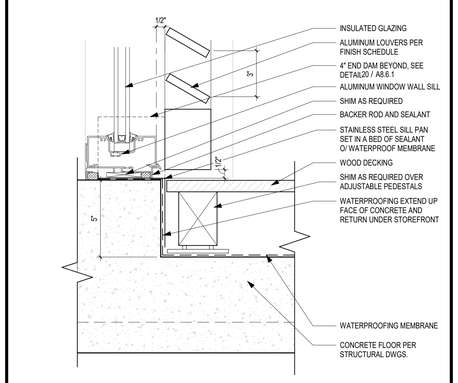


SOFFIT @ LOUVERED WINDOW WALL NICKEL GAP | 2 | A3.3.6 | A8.4.2
3" = 1'-0"



SOFFIT EDGE @ DECK | 20 | A3.3.5 | A8.4.2
3" = 1'-0"



WINDOW WALL W/ LOUVERS | 15 | A3.3.6 | A8.4.2
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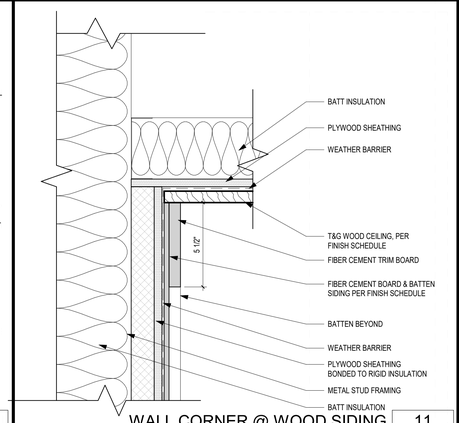
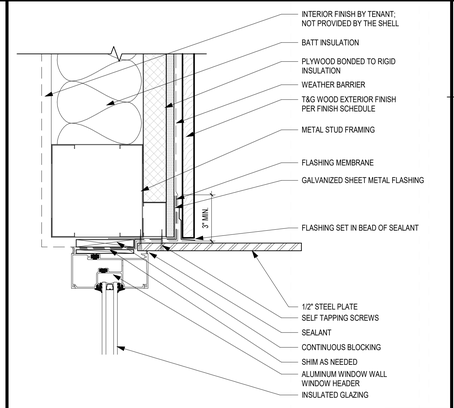
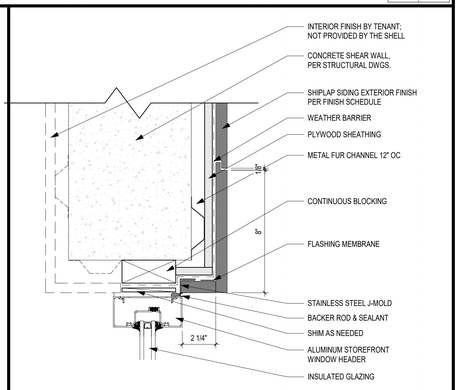


WALL CORNER @ WOOD SIDING | 11 | A3.3.2 | A8.4.2
3" = 1'-0"



WINDOW WALL HEAD W/ STEEL CHANNEL | 7 | A3.3.9 | A8.4.2
3" = 1'-0"



WINDOW WALL HEADER @ CONCRETE WALL | 3 | A3.3.3 | A8.4.2
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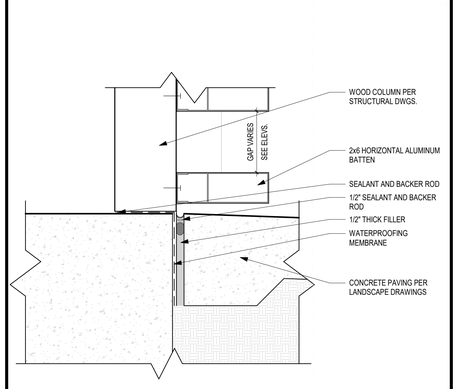
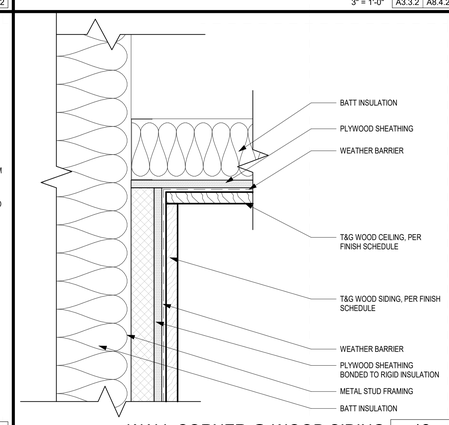
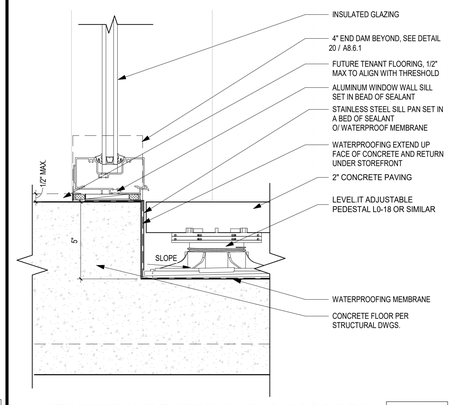


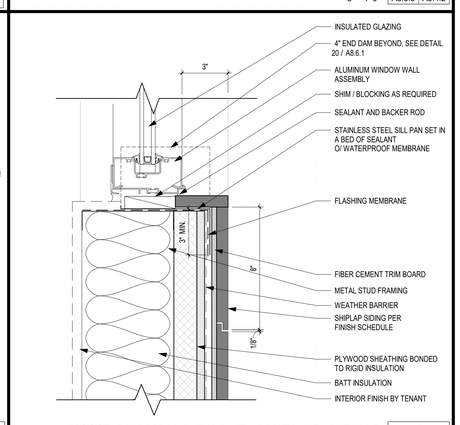
ALUMINUM BATTEN SYSTEM @ GRADE | 16 | A3.3.5 | A8.4.2
3" = 1'-0"



WALL CORNER @ WOOD SIDING | 12 | A3.3.2 | A8.4.2
3" = 1'-0"



STOREFRONT THRESHOLD @ ROOF DECK | 8 | A4.2.2 | A8.4.2
3" = 1'-0"



WINDOW WALL SILL @ SHIPLAP SIDING | 4 | A3.3.2 | A8.4.2
3" = 1'-0"

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BRANDON DEBOER
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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A	09/24/2021	COUNTY RESUBMITTAL
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C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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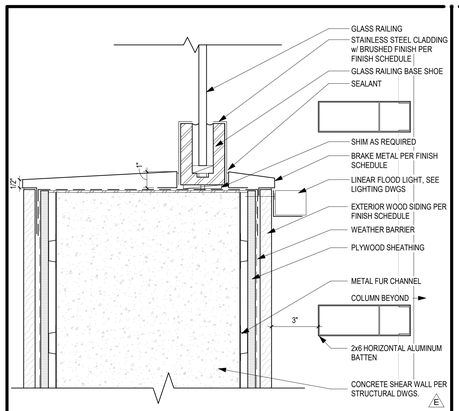
PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
WALL DETAILS

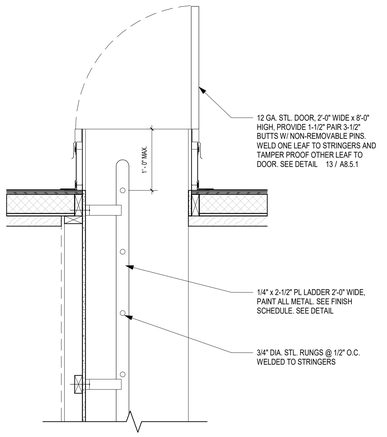
DRAWING NO.
A8.4.2

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A3DUD.rvt

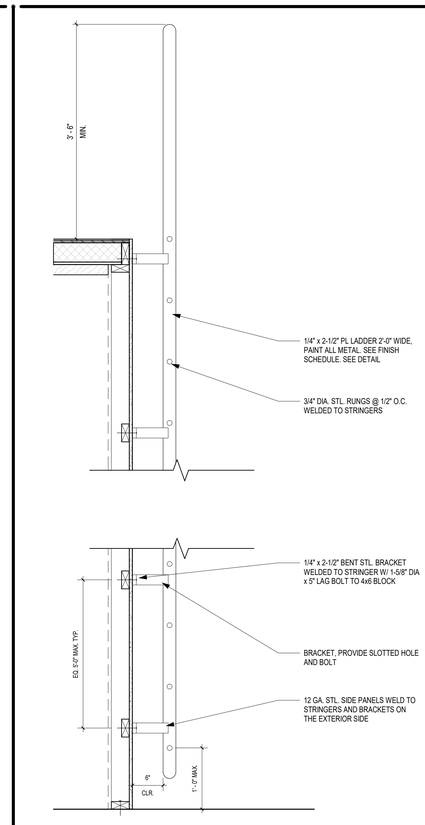
8/8/2024 9:02:52 AM



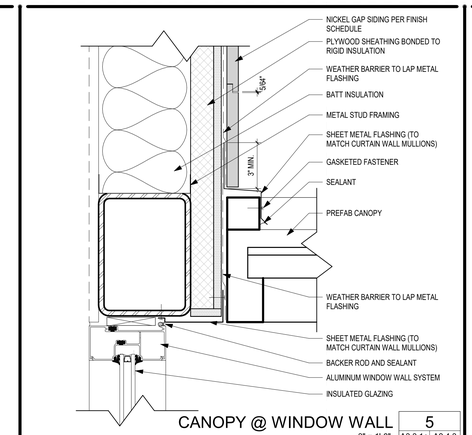
GLASS RAIL @ PARAPET 17
3" = 1'-0" A3.3.4 A8.4.3



WALL MOUNTED ROOF LADDER SECTION 14
1" = 1'-0" A8.4.3



WALL MOUNTED ACCESS LADDER SECTION 10
1" = 1'-0" A8.4.3



CANOPY @ WINDOW WALL 5
3" = 1'-0" A3.3.1a A8.4.3

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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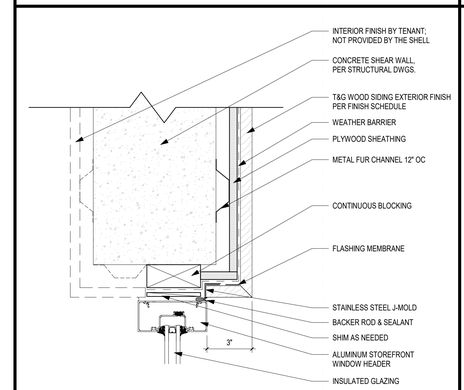
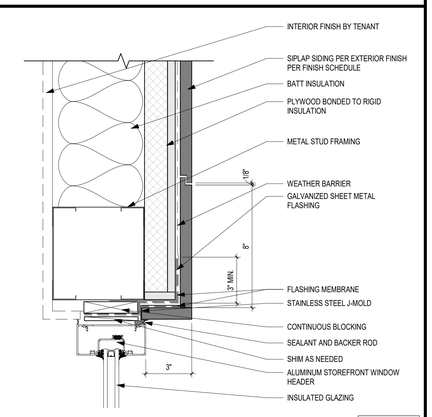
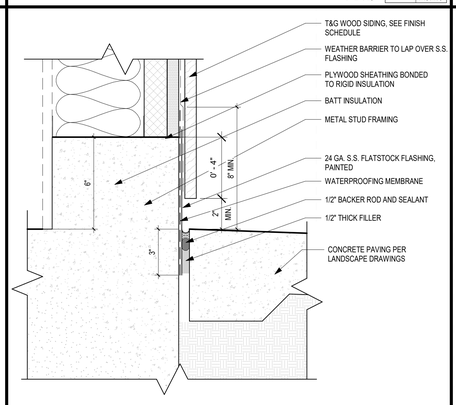
Hadi Tabatabaee
BUILDING OFFICIAL



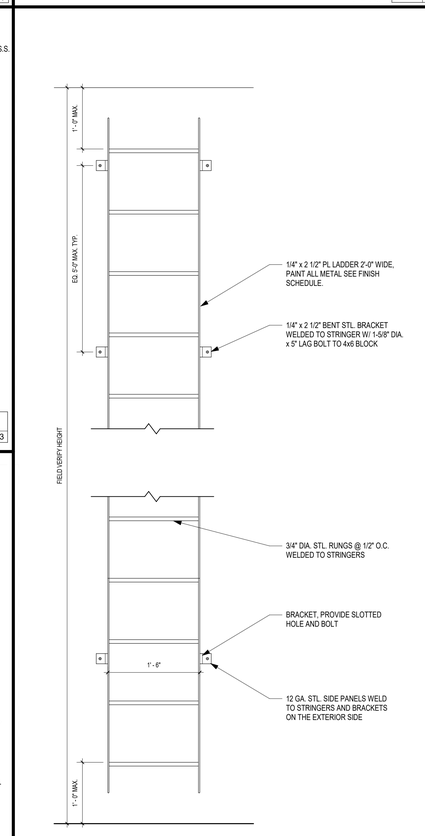
WINDOW WALL HEADER @ CONCRETE WALL 6
3" = 1'-0" A3.3.8 A8.4.3



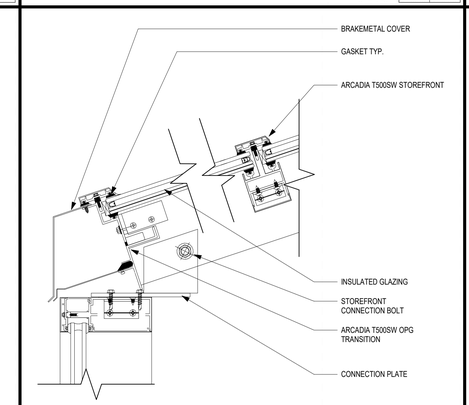
WINDOW WALL HEADER @ WALL 2
3" = 1'-0" A3.3.2 A8.4.3



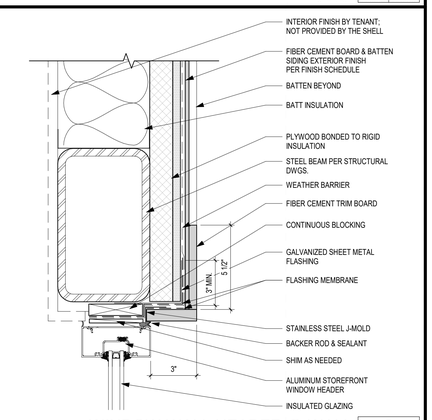
WALL @ GRADE W CURB 15
3" = 1'-0" A3.3.1 A8.4.3



WALL MOUNTED ACCESS LADDER 12
1" = 1'-0" A8.4.3



SLOPED STOREFRONT 7
3" = 1'-0" A2.8.3 A8.4.3



WINDOW WALL HEADER @ WALL 3
3" = 1'-0" A3.1.4 A8.4.3

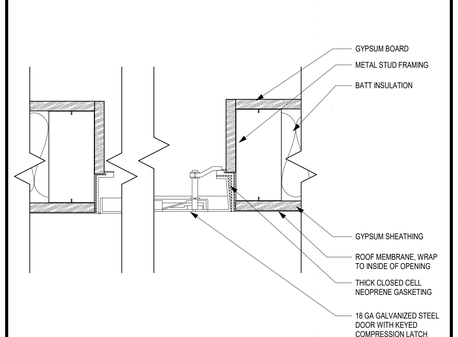
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

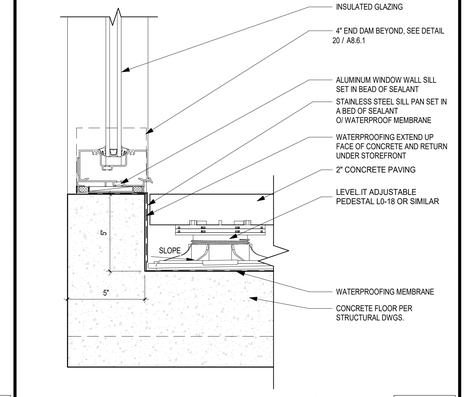
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



ACCESS DOOR JAMB/SILL 16
3" = 1'-0" A8.4.3



STOREFRONT THRESHOLD @ BLDG 8 ROOF 8
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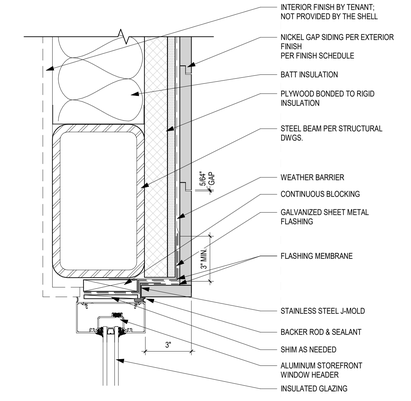

WINDOW WALL HEADER @ WALL 4
3" = 1'-0" A3.3.4 A8.4.3

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRANDON DEGRAW
No. C-67432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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

DRAWING TITLE
WALL DETAILS

DRAWING NO.
A8.4.3

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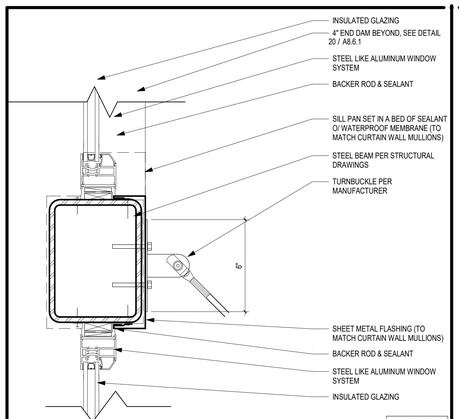
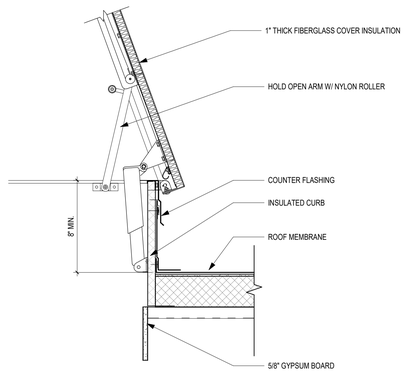


CANOPY TURNBUCKLE @ WINDOW WALL 17
3" = 1'-0" A3.3.1 A8.5.1



ROOF HATCH 13
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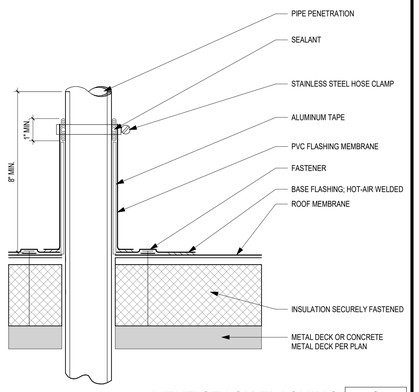
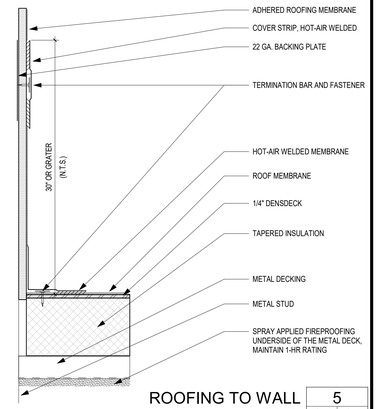


VENT STACK FLASHING 9
3" = 1'-0" A8.5.1



ROOFING TO WALL 5
3" = 1'-0" A2.7.3 A8.5.1

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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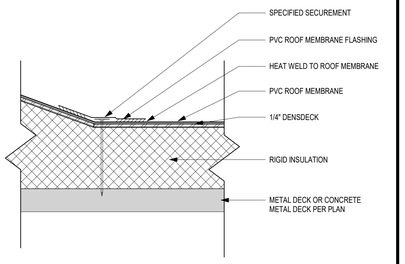
Hadi Tabatabaee
BUILDING OFFICIAL



SLOPE TRANSITION 18
3" = 1'-0" A8.5.1

CITY OF DANA POINT
PLANNING DIVISION

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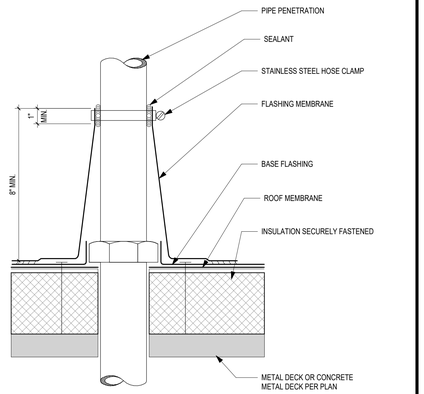
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I) ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



CONE FLASHING 10
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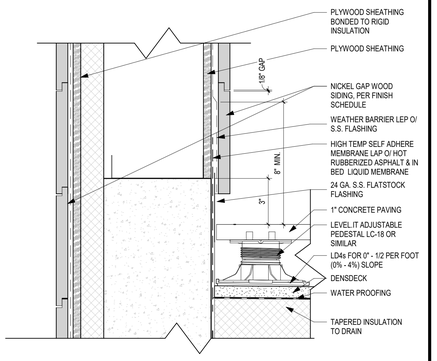
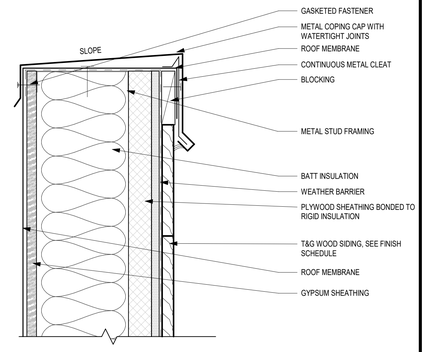
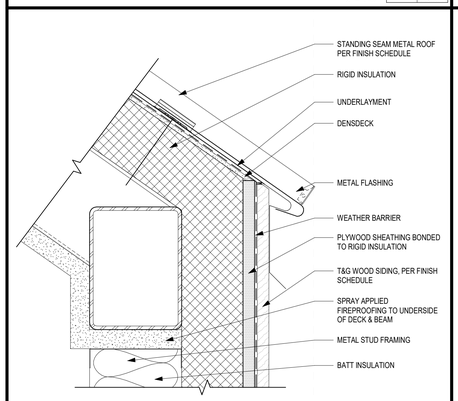


ROOFING TO WALL 6
3" = 1'-0" A3.3.4 A8.5.1



PARAPET CAP AT WOOD SIDING 2
3" = 1'-0" A2.7.3 A8.5.1



METAL ROOF PANEL @ WALL EDGE 19
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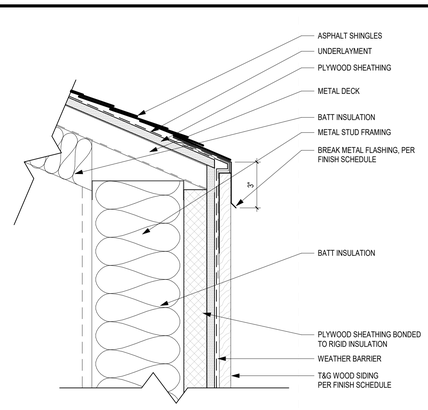
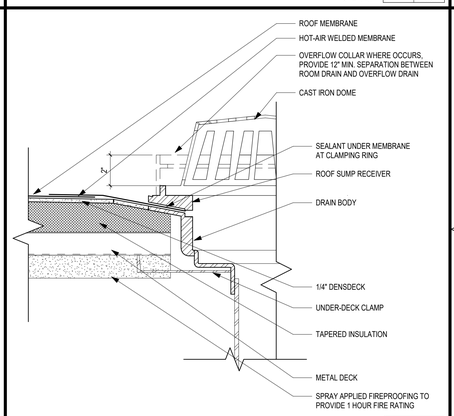


ASPHALT SHINGLE EAVE @ WALL 15
3" = 1'-0" A3.3.4 A8.5.1



ROOF DRAIN 11
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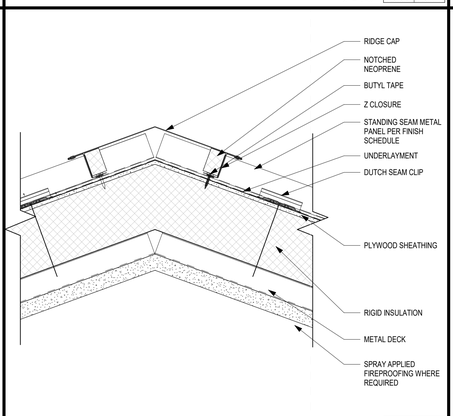

TOP OF ROOF CONNECTION 7
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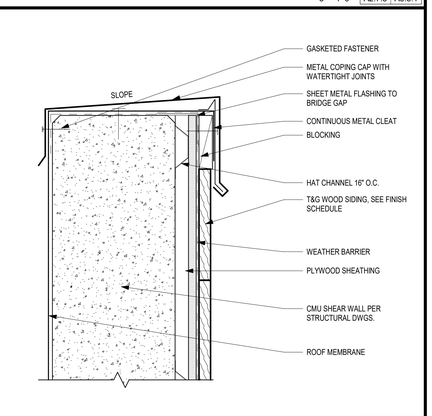

PARAPET CAP AT CMU 3
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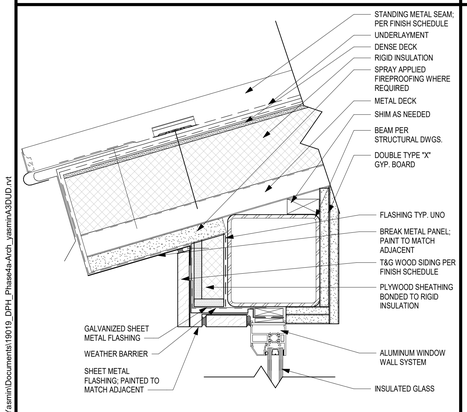

CLERESTORY @ MTL. ROOF 20
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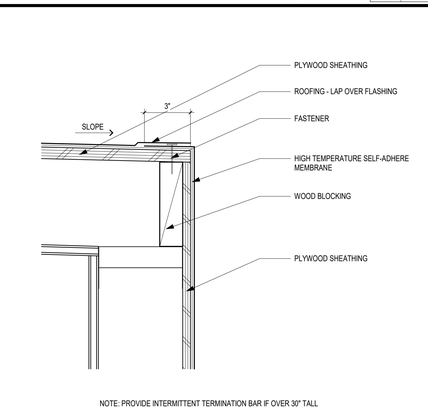
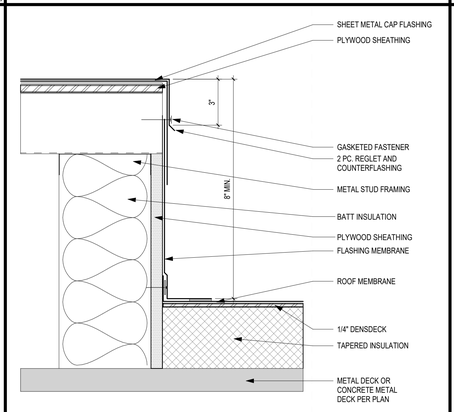


NOTE: PROVIDE INTERMITTENT TERMINATION BAR IF OVER 30" TALL

ROOFING AT WALL 16
3" = 1'-0" A8.5.1



ROOF PLATFORM 12
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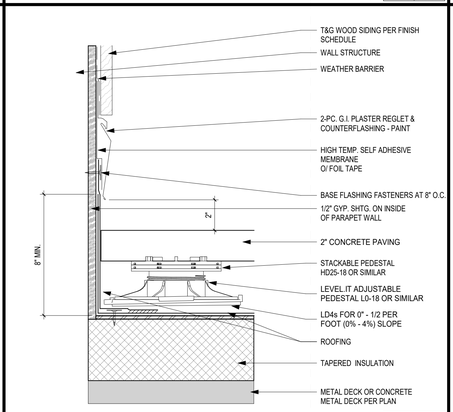
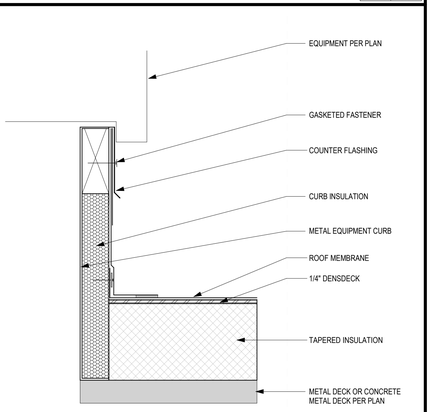


REGLET 8
3" = 1'-0" A8.5.1



ROOF CURB 4
3" = 1'-0" A8.5.1

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
No. C-27402
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
ROOF DETAILS

DRAWING NO
A8.5.1

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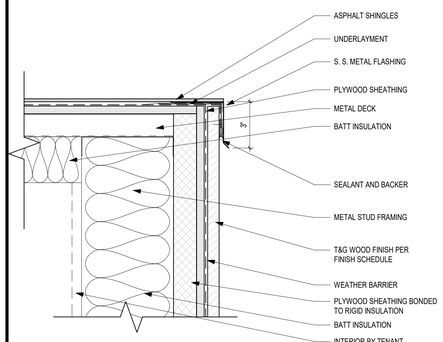
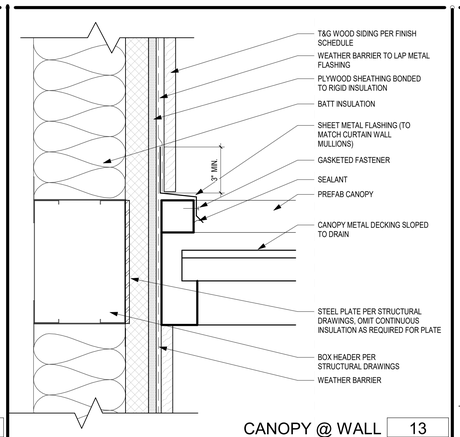


ROOFING AT WALL 17
3" = 1'-0" A3.3.4 A8.5.2



CANOPY @ WALL 13
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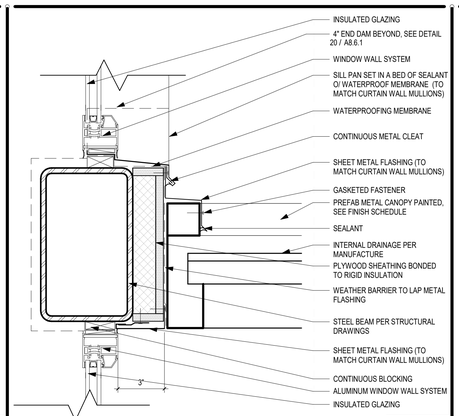
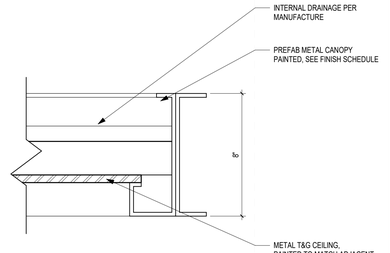


CANOPY @ WINDOW WALL W/ BREAK MTL. 9
3" = 1'-0" A3.3.1 A8.5.2



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

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 1/9/25
COMMENTS BUILDING 6-9 PER CDP13-0018(G) ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-04
Building&Safety: OCPWazarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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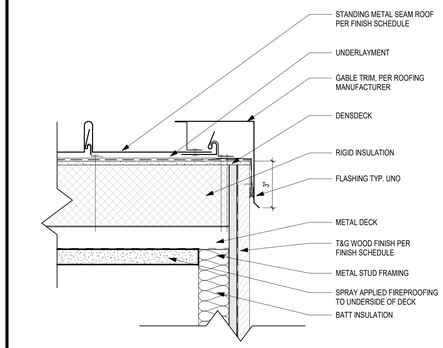
Hadi Tabatabaee
BUILDING OFFICIAL



T&G WOOD ROOF EDGE 18
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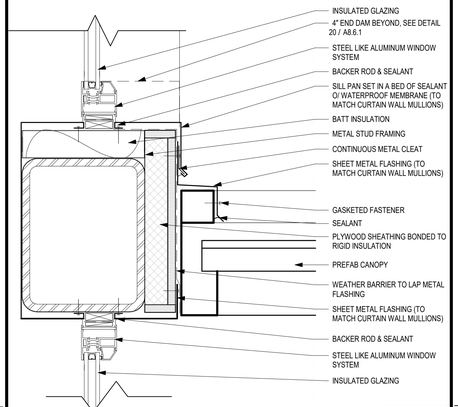

CANOPY @ WINDOW WALL W/ BREAK MTL. 14
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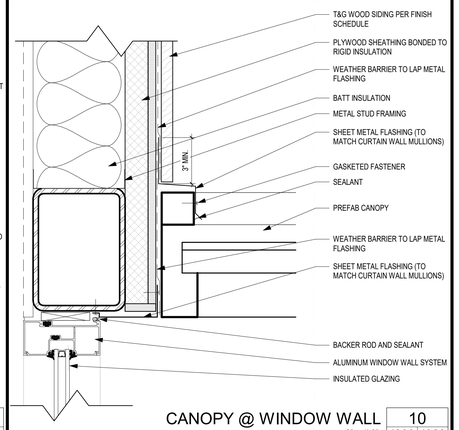

CANOPY @ WINDOW WALL 10
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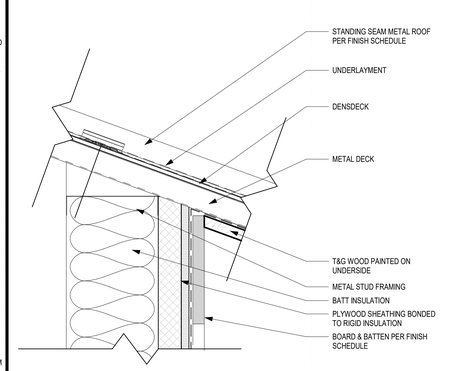

ROOF EAVE @ WALL 6
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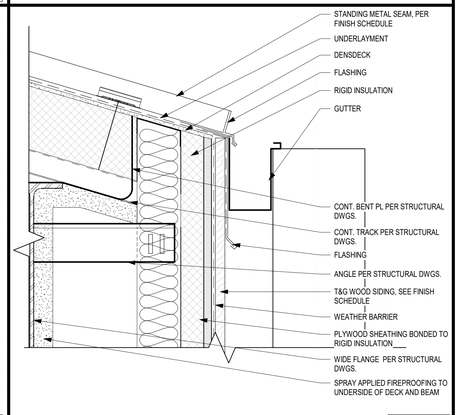

SCUPPER DETAIL 2
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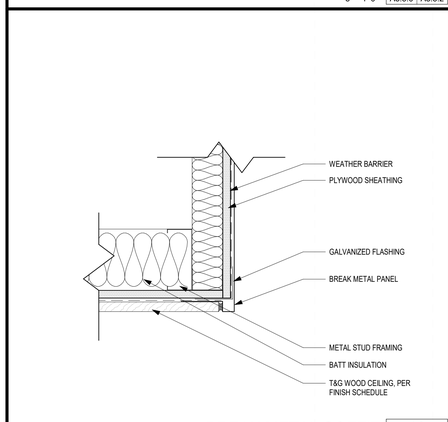

BREAK METAL SOFFIT 19
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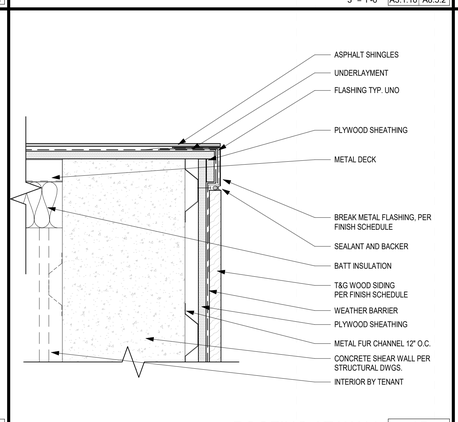

ROOFING AT WALL 15
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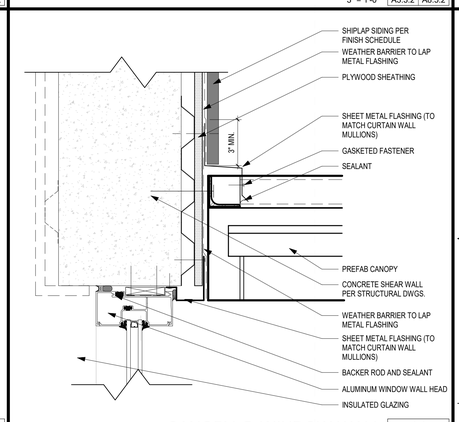
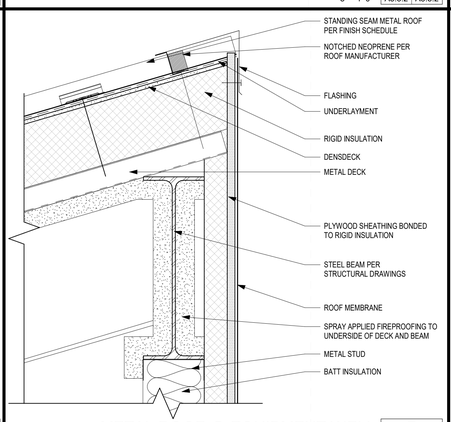
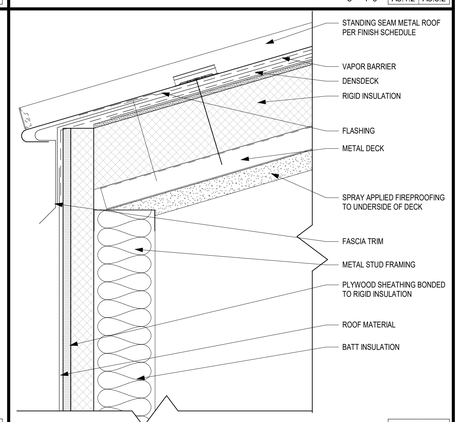


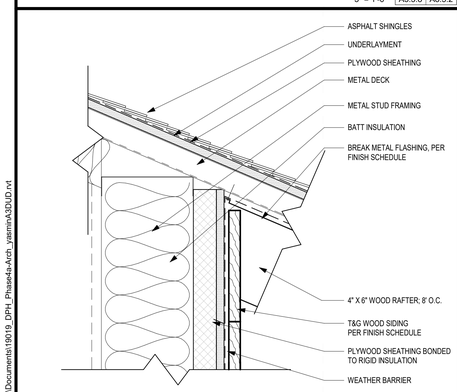
CANOPY @ WINDOW WALL 11
3" = 1'-0" A3.3.3 A8.5.2



METAL ROOF @ EQUIPMENT WELL 7
3" = 1'-0" A2.6.3 A8.5.2



EAVE TRANSITION- HIGH TYP. 3
3" = 1'-0" A2.6.3 A8.5.2



ASPHALT SHINGLE EAVE @ WALL 20
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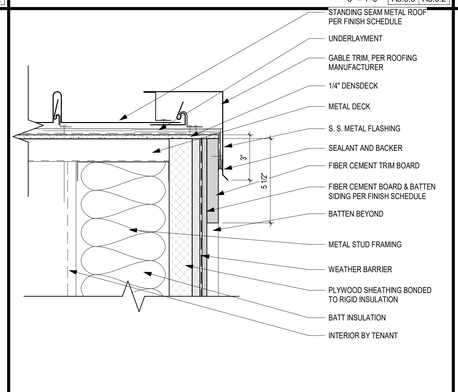

ROOFING AT WALL 16
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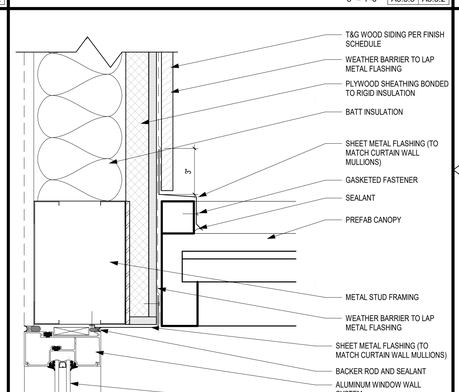

CANOPY @ WINDOW WALL 12
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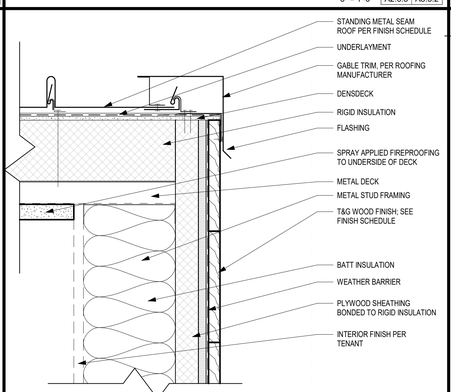
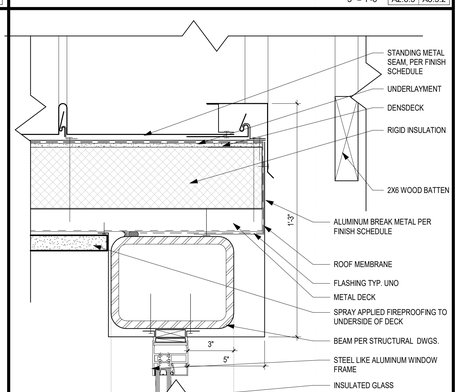


EAVE @ ROOF EDGE 8
3" = 1'-0" A2.6.3 A8.5.2



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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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

DRAWING NO.
A8.5.2

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A35UD.rvt

8/8/2024 9:03:05 AM

CITY OF DANA POINT
PLANNING DIVISION

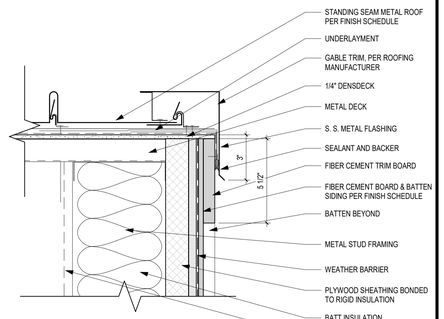
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

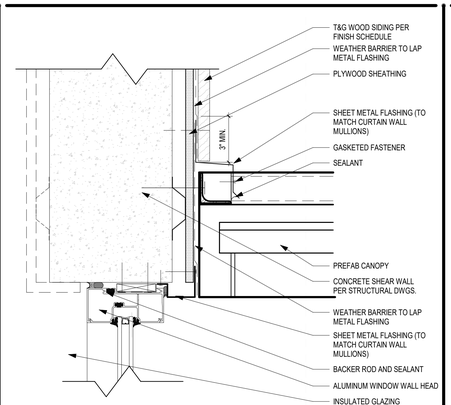
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



ROOFING AT WALL 9
3" = 1'-0" A8.2.11 A8.5.3



CANOPY @ WINDOW WALL 5
3" = 1'-0" A3.3.8 A8.5.3

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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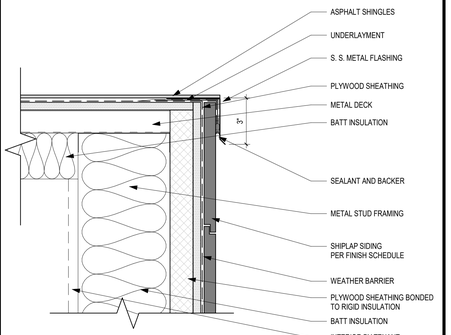
Hadi Tabatabaee
BUILDING OFFICIAL



ROOFING AT WALL 10
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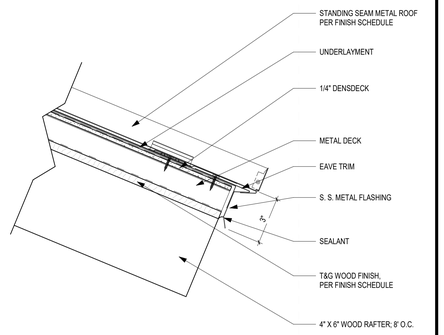
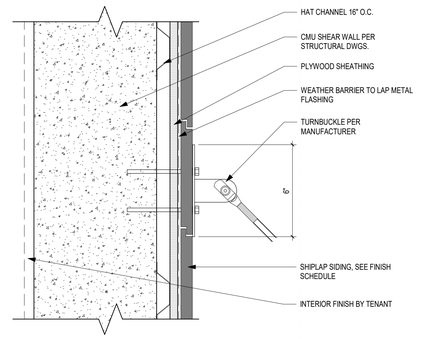
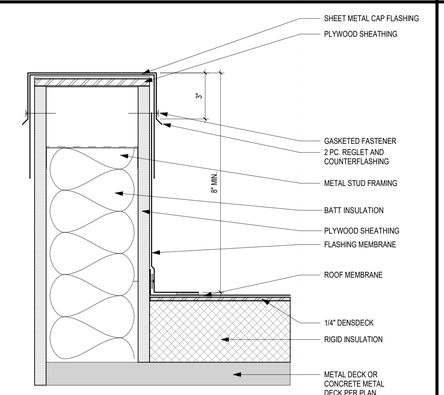


STANDING SEAM ROOF EDGE 6
3" = 1'-0" A3.3.2 A8.5.3



CANOPY TURNBUCKLE @ WALL 2
3" = 1'-0" A3.3.3 A8.5.3



ROOF SHAFT 11
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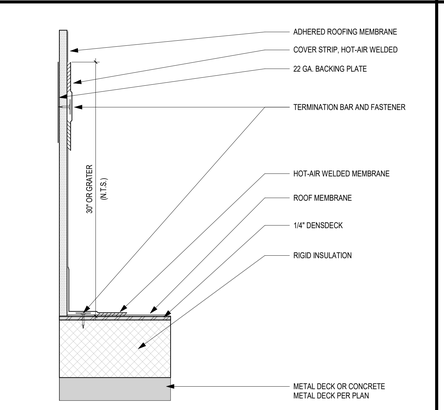
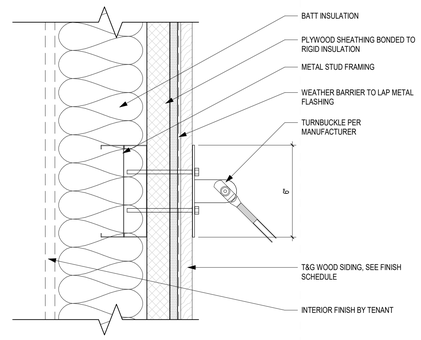
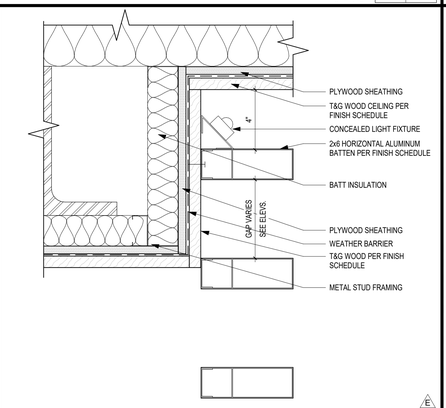


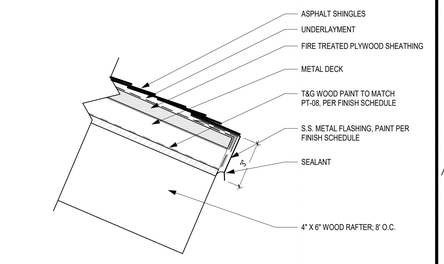
ROOFING TO WALL 7
3" = 1'-0" A2.8.3 A8.5.3



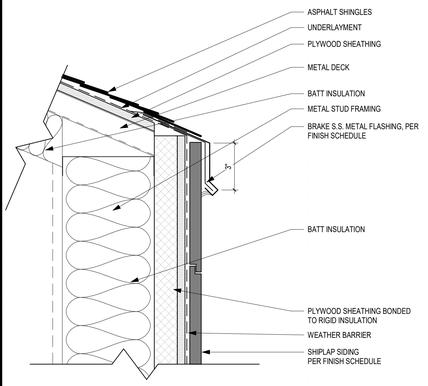
CANOPY TURNBUCKLE @ WALL 3
3" = 1'-0" A3.3.7 A8.5.3



COVE LIGHTING @ ROOF 12
3" = 1'-0" A3.3.4 A8.5.3



ASPHALT SHINGLE ROOF EDGE 8
3" = 1'-0" A3.3.8 A8.5.3



ASPHALT SHINGLE EAVE @ SHIPLAP WALL 4
3" = 1'-0" A3.3.2 A8.5.3

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED ARCHITECT
BRANDON DOLAN
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
ROOF DETAILS

DRAWING NO.
A8.5.3

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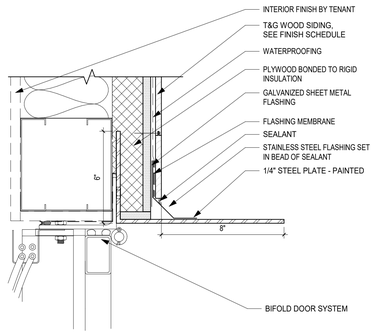
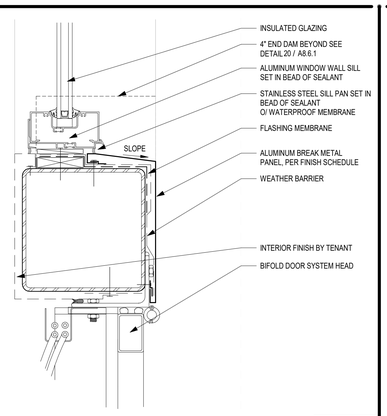
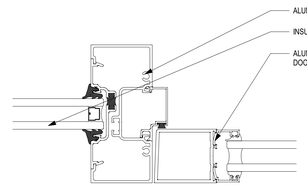


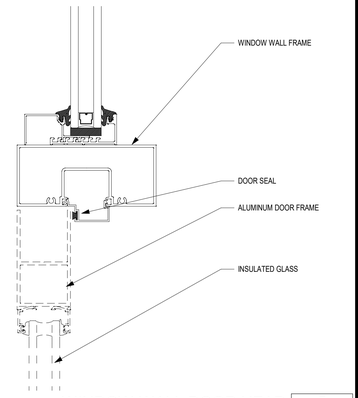
BIFOLDING DOOR HEAD W/ STEEL CHANNEL | 17 | A8.6.1
3" = 1'-0"



BIFOLDING DOOR HEAD @ WINDOW WALL | 13 | A3.3.9 | A8.6.1
3" = 1'-0"



WINDOW WALL DOOR JAMB | 9 | A8.6.1
6" = 1'-0"



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

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED: KBN
DATE: 1/16/2025
COMMENTS: BUILDING 6-9 PER CDP13-0010 Permits: BNR21-0240, BNR21-0241, BNR24-0242, ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, FINAL ROOF SHEATHING INSPECTION PER ELE21-0849, MEC21-0508, MEC21-0509,
CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-01

County of Orange - OC Public Works
OC Development Services
APPROVED
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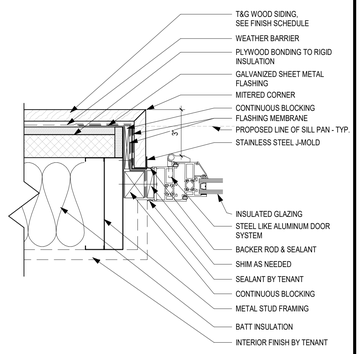
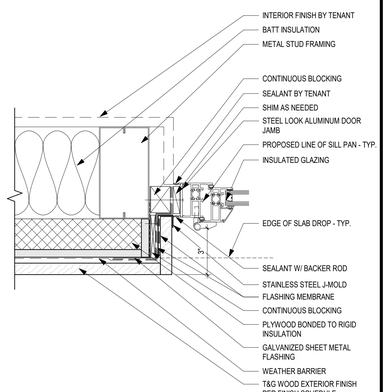
Hadi Tabatabaee
BUILDING OFFICIAL



WINDOW WALL DOOR JAMB AT WALL | 18 | A8.6.1
3" = 1'-0"



WINDOW WALL DOOR JAMB AT WALL | 14 | A3.1.4 | A8.6.1
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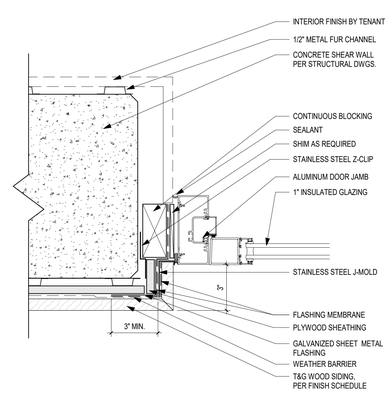
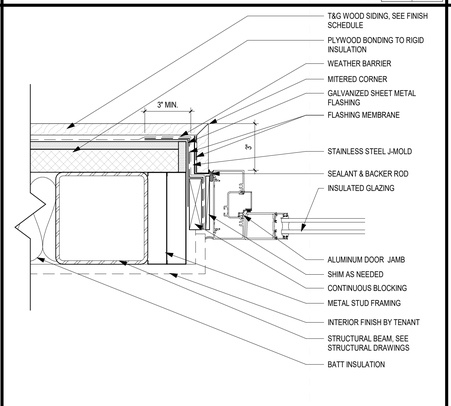


WINDOW WALL DOOR JAMB @ CMU WALL | 10 | A2.9.1 | A8.6.1
3" = 1'-0"



WINDOW WALL DOOR JAMB AT WALL | 6 | A2.9.2 | A8.6.1
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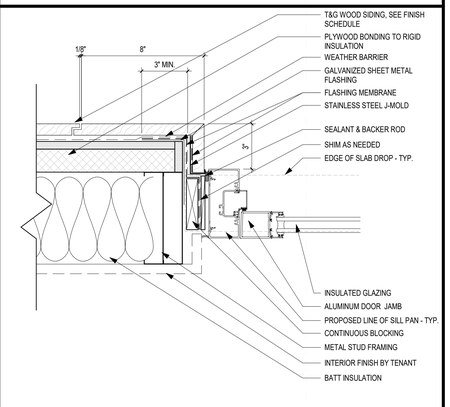

WINDOW WALL DOOR AT WALL | 2 | A2.7.2 | A8.6.1
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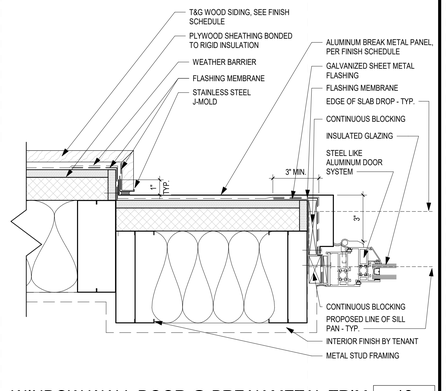

WINDOW WALL DOOR @ BREAK METAL TRIM | 19 | A2.6.2 | A8.6.1
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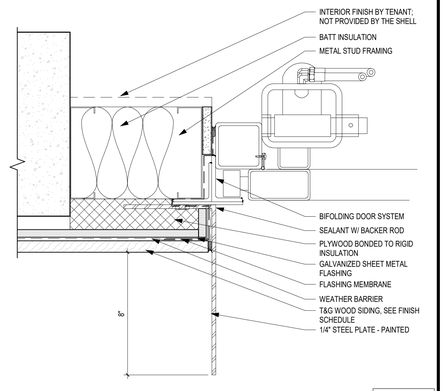

BIFOLDING DOOR JAMB | 15 | A2.9.1 | A8.6.1
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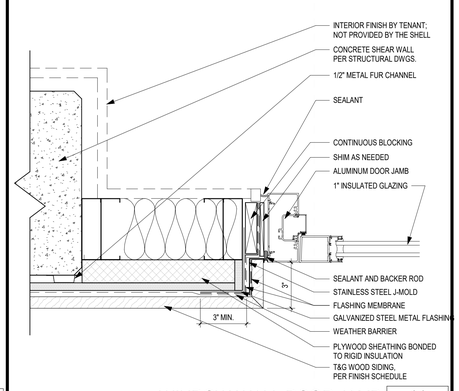

WINDOW WALL DOOR JAMB | 11 | A2.7.1 | A8.6.1
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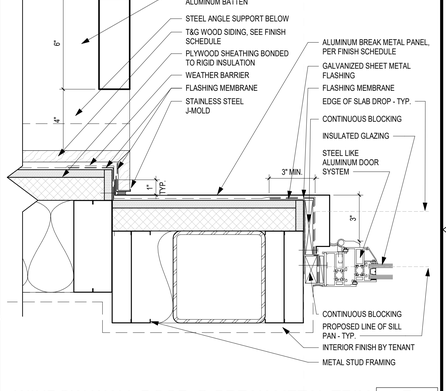

WINDOW WALL DOOR @ BREAK METAL TRIM | 7 | A2.6.1 | A8.6.1
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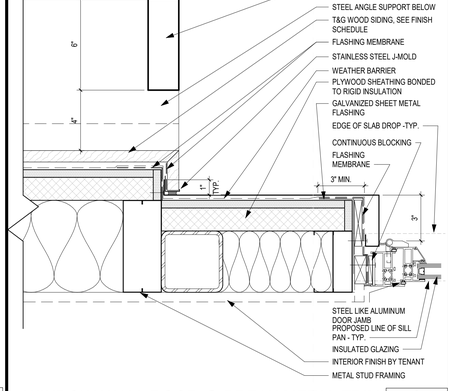
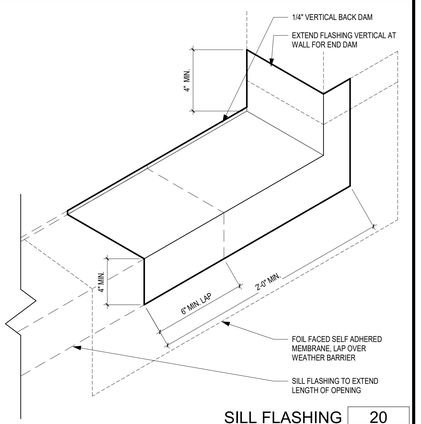
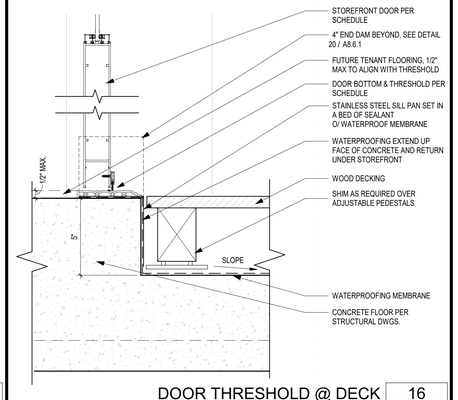


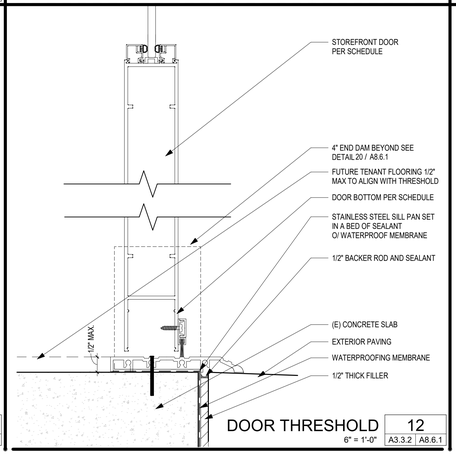
WINDOW WALL DOOR @ BREAK METAL TRIM | 3 | A8.6.1
3" = 1'-0"



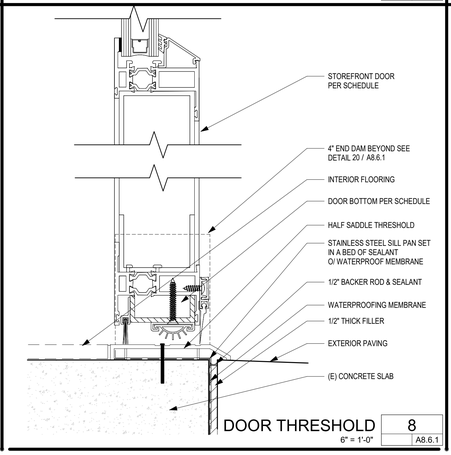
SILL FLASHING | 20 | A8.6.1
3" = 1'-0"



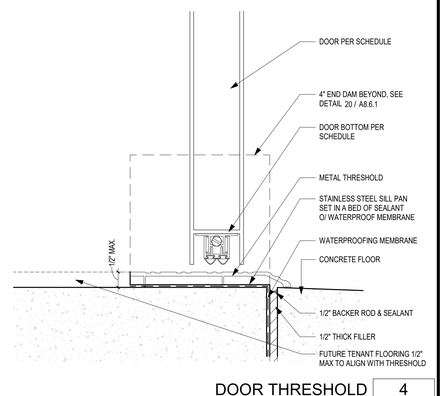
DOOR THRESHOLD @ DECK | 16 | A3.3.6 | A8.6.1
3" = 1'-0"



DOOR THRESHOLD | 12 | A3.3.2 | A8.6.1
6" = 1'-0"



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



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

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

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690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

LICENSED ARCHITECT
BRANDON DEJONG
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	COUNTY RESUBMITTAL
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

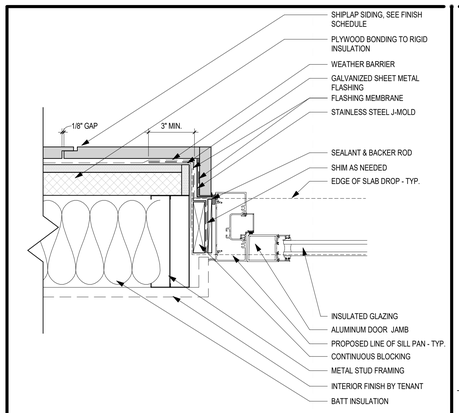
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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

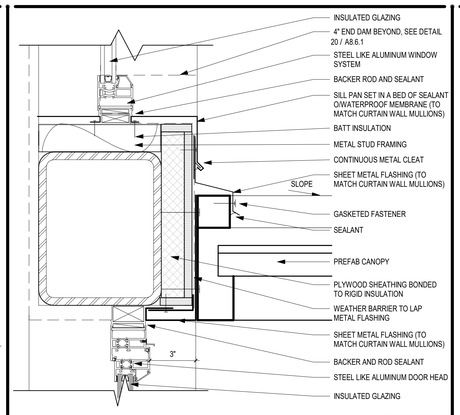
DRAWING NO.
A8.6.1

C:\Users\Yasmin\Documents\19019_DPH_Phase4a-Arch_yasmin.A35UD.rvt

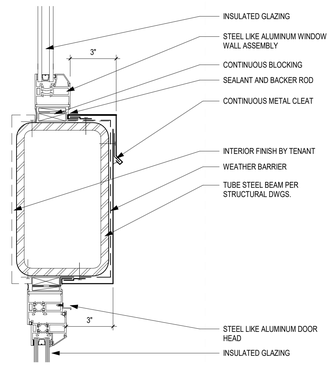
8/8/2024 9:03:13 AM



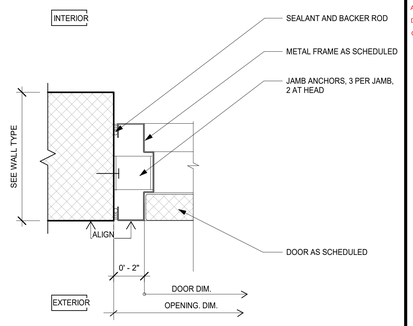
WINDOW WALL DOOR AT WALL | 17 | A8.6.2
3" = 1'-0"



WINDOW WALL DOOR HEAD @ CANOPY | 13 | A8.6.2
3" = 1'-0"



WINDOW WALL DOOR HEAD AT BEAM | 9 | A3.3.1 | A8.6.2
3" = 1'-0"



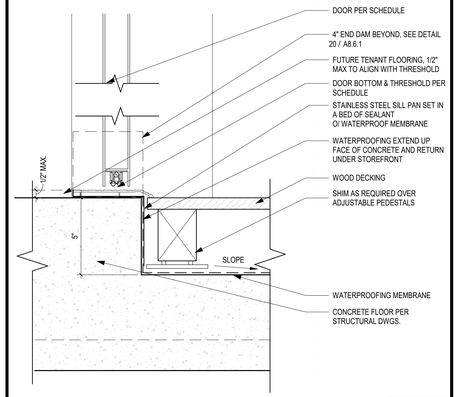
DOOR JAMB | 5 | A8.6.2
3" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 1/16/25
COMMENTS BUILDING 6-9 PER CDP13-0010(E)
ROOF WEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

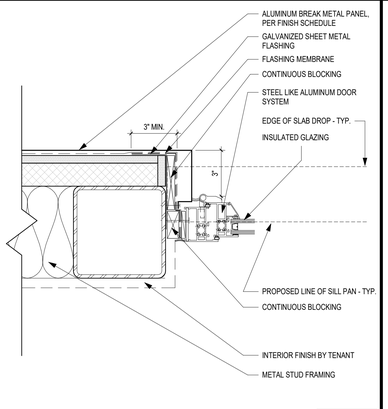
Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

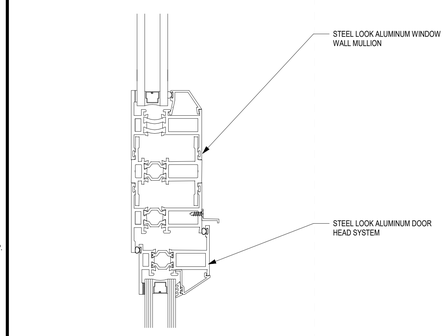
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL



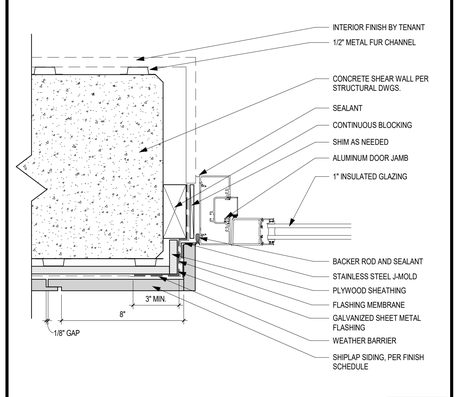
HM DOOR THRESHOLD @ DECK | 18 | A8.6.2
3" = 1'-0"



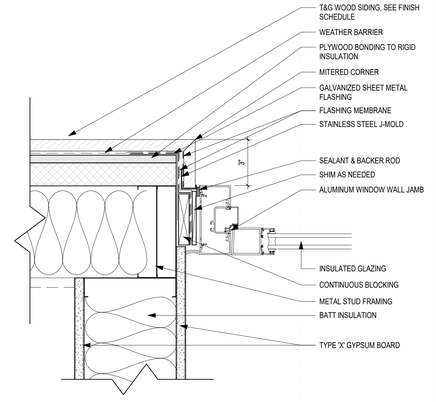
WINDOW WALL DOOR @ BREAK METAL TRIM | 14 | A3.1.2 | A8.6.2
3" = 1'-0"



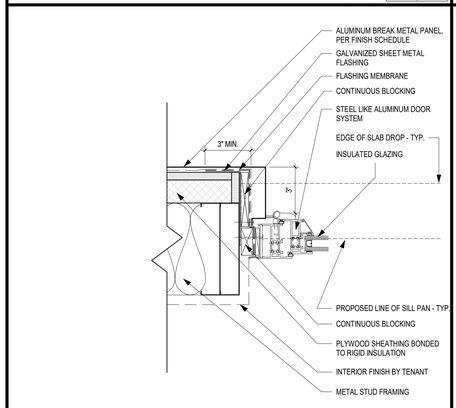
WINDOW WALL DOOR HEAD AT MULLION | 10 | A8.6.2
6" = 1'-0"



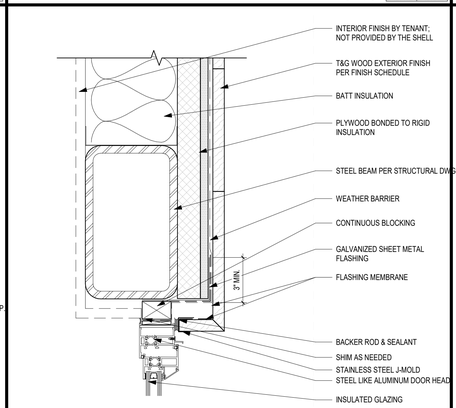
WINDOW WALL DOOR JAMB AT CMU WALL | 6 | A8.6.2
3" = 1'-0"



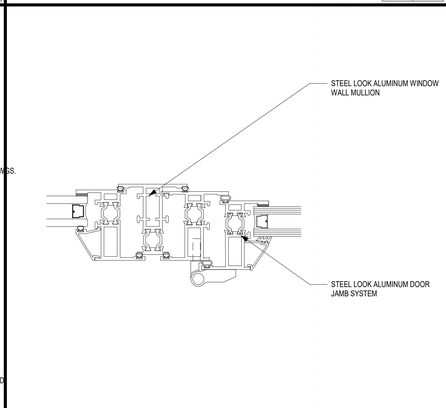
WINDOW WALL DOOR JAMB AT CORNER | 2 | A2.9.1 | A8.6.2
3" = 1'-0"



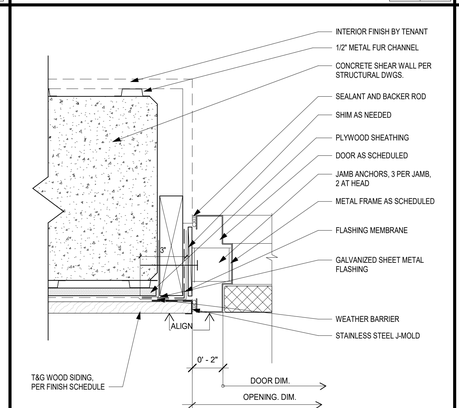
WINDOW WALL DOOR @ BREAK METAL TRIM | 19 | A8.6.2
3" = 1'-0"



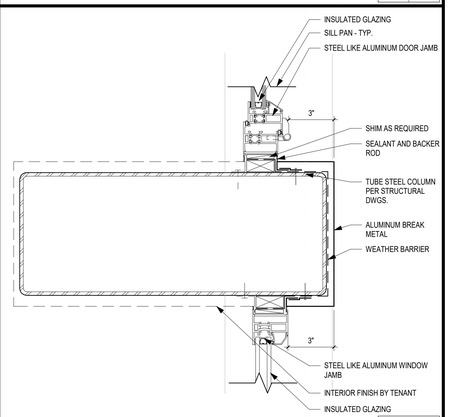
WINDOW WALL DOOR HEAD | 15 | A8.6.2
3" = 1'-0"



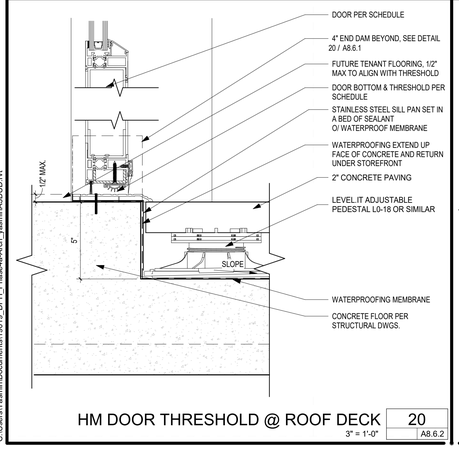
WINDOW WALL DOOR JAMB AT MULLION | 11 | A8.6.2
6" = 1'-0"



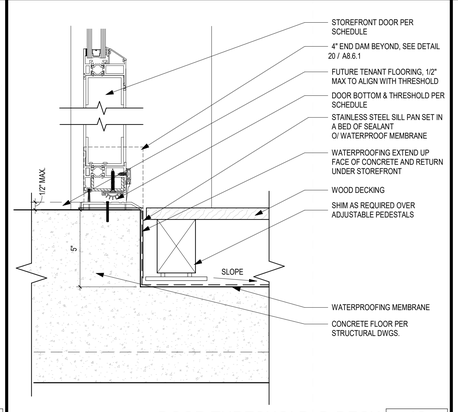
HM DOOR JAMB @ CMU | 7 | A8.6.2
3" = 1'-0"



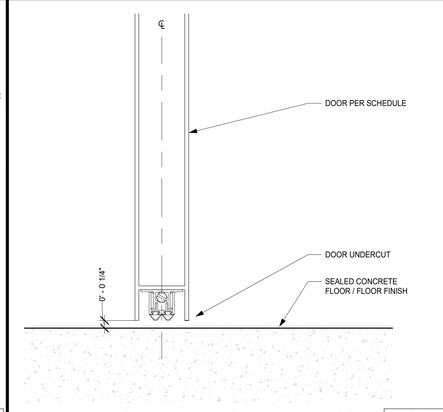
WINDOW WALL DOOR JAMB AT COLUMN | 3 | A2.9.1 | A8.6.2
3" = 1'-0"



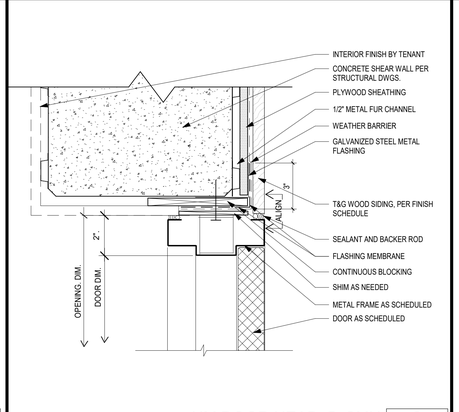
HM DOOR THRESHOLD @ ROOF DECK | 20 | A8.6.2
3" = 1'-0"



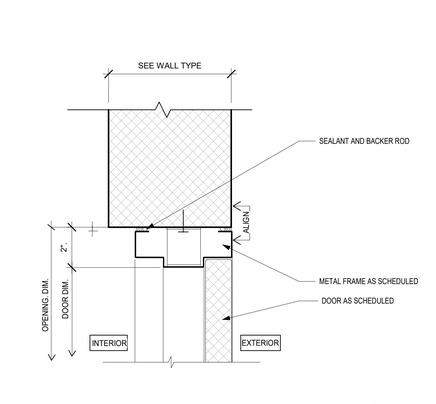
DOOR THRESHOLD @ DECK | 16 | A8.6.2
3" = 1'-0"



FLOOR THRESHOLD CONCRETE | 12 | A8.6.2
6" = 1'-0"



HM DOOR HEAD @ CMU | 8 | A8.6.2
3" = 1'-0"



DOOR HEADER | 4 | A8.6.2
3" = 1'-0"

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP
BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEBOER
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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

DRAWING NO.
A8.6.2

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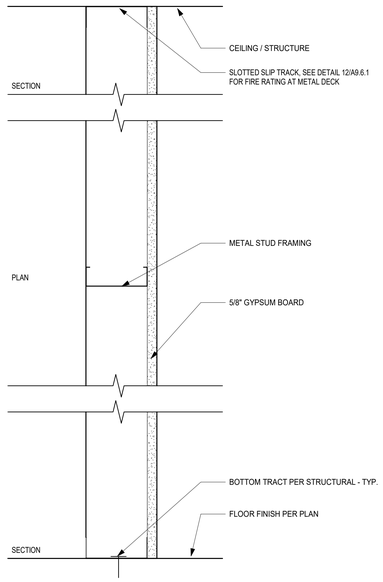
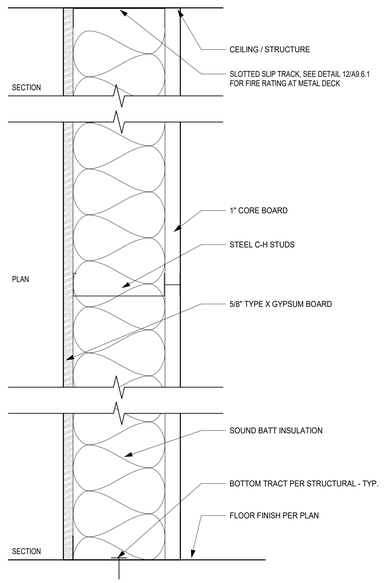


PARTITION TYPE SCHEDULE - P8

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P8A	4"	16	16"	-	-	No	
P8B	6"	16	16"	-	-	No	

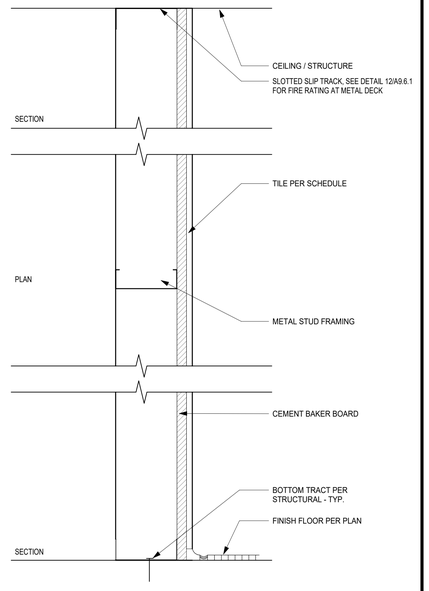
PARTITION TYPE P8
3" = 1'-0"



PARTITION TYPE SCHEDULE - P6

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P6	6"	16	16"	1 HR	U415	Yes	
P6A	4"	16	16"	1 HR	U415	Yes	

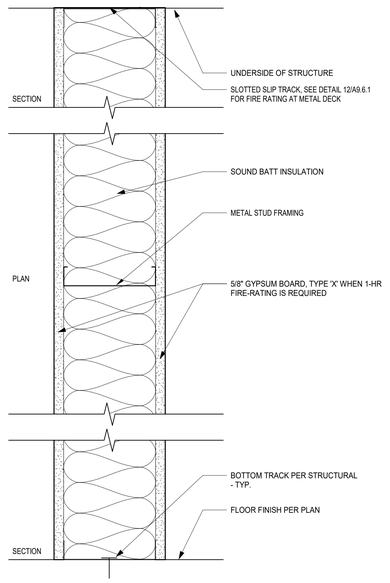
PARTITION TYPE P6
3" = 1'-0"



PARTITION TYPE SCHEDULE - P4

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P4	4"	16	16"	-	-		

PARTITION TYPE P4
3" = 1'-0"



PARTITION TYPE SCHEDULE - P2

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P2	6"	16	16"	1 HR	U419	Yes	
P2A	6"	16	16"			Yes	

PARTITION TYPE P2
3" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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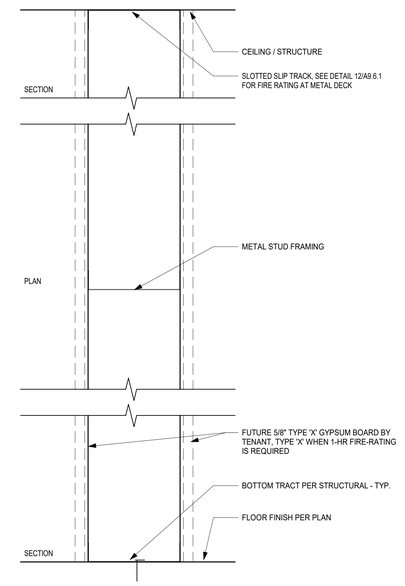
Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. THE STEEL STUDS ARE BASED ON SSMA. (ICC-ESR-3064P)
2. THE FASTENERS ARE BASED ON ICC-ESR-1663
3. SLOTTED TRACK FOR HEAD OF WALLS IS BASED ON ICC-ESR-1663
4. FIRE RATED WALL ASSEMBLY BASED ON ICC-ESR-1338
5. FIRE-RATED PARTITIONS AT THE UNDERSIDE OF A METAL DECK MUST BE ATTACHED PER DETAIL 12/A9.6.1
6. REFER TO STRUCTURAL DRAWINGS FOR STUD FRAMING, GAUGE, AND SIZING.



PARTITION TYPE SCHEDULE - P11

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	STC	Comments
P11	6"	20	16"	1 hr	U419	Yes	49	
P11A	6"	20	16"	-	-	Yes	-	

PARTITION TYPE P11
3" = 1'-0"

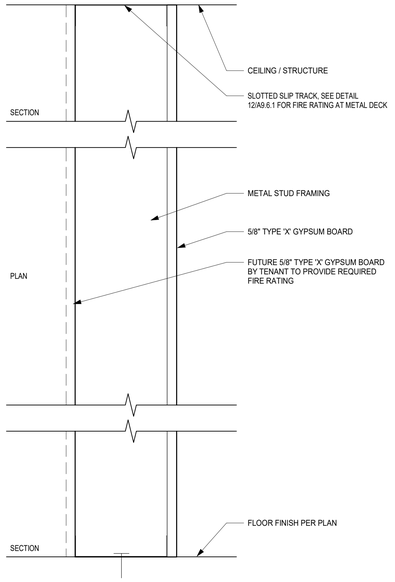
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

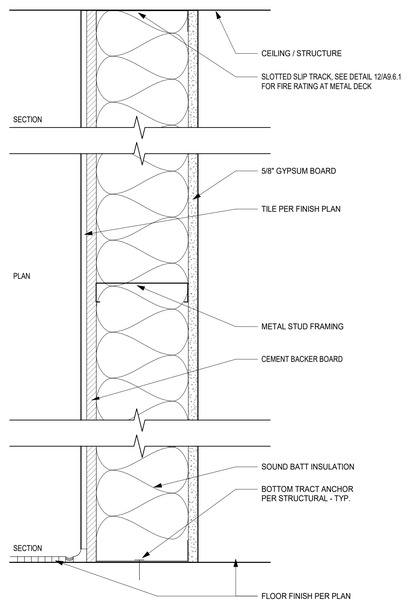
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



PARTITION TYPE SCHEDULE - P7

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P7	6"	16	16"	1 HR	U419	Yes	

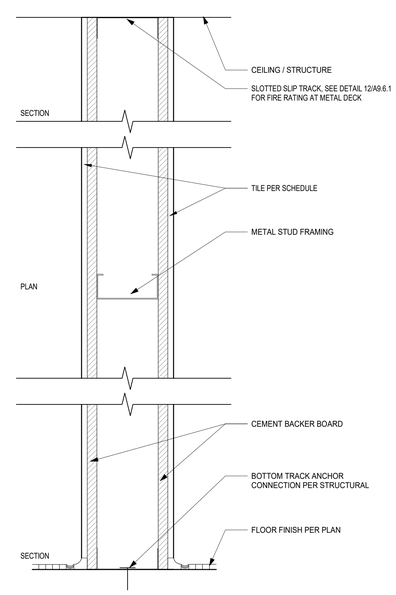
PARTITION TYPE P7
3" = 1'-0"



PARTITION TYPE SCHEDULE - P5

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P5	6"	16	16"	-	-	Yes	
P5A	4"	16	16"	-	-	Yes	

PARTITION TYPE P5
3" = 1'-0"



PARTITION TYPE SCHEDULE - P3

#	Stud Size	Stud GA	Stud Spacing	Fire Rating	UL Listing	Insulation	Comments
P3	4"	20	16"	-	-	Yes	
P3A	4"	16	16"	-	-	No	

PARTITION TYPE P3
3" = 1'-0"

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
CHINSOON DOMINIC CHAN
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
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G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
PARTITION TYPES

DRAWING NO.
A9.1.1

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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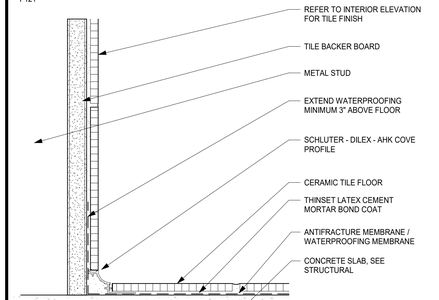
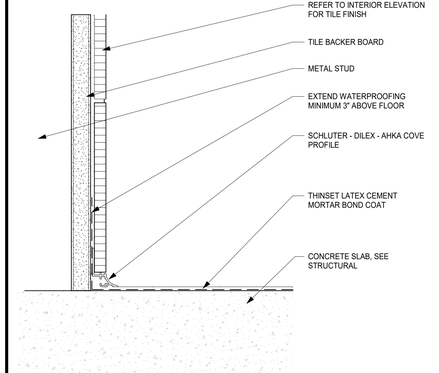
Hadi Tabatabaee
BUILDING OFFICIAL

NOTE: INSTALL PER TCNA METHOD F121



RESTROOM TILE SCHLUTER BASE 2
6" = 1'-0" A4.1.1 A9.4.1

NOTE: INSTALL PER TCNA METHOD F121



RESTROOM TILE SCHLUTER DILE AHKA BASE 3
6" = 1'-0" A4.1.4 A9.4.1

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Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRENDON DOOLEY
No. C-37402
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
FLOOR DETAILS

DRAWING NO
A9.4.1

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8/8/2024 9:03:29 AM

CITY OF DANA POINT
PLANNING DIVISION

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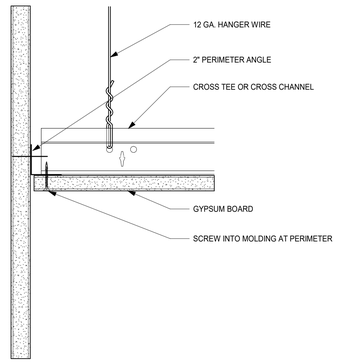
APPROVED KBN

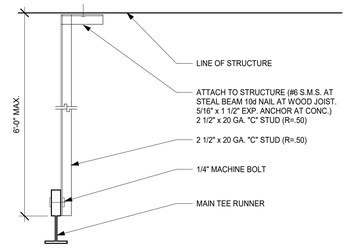
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



SUSPENDED GYP BD AT WALL 9 / A9.6.1
6" = 1'-0"



COMPRESSION STRUT 5 / A9.6.1
12" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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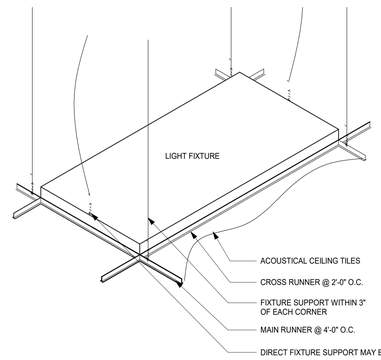
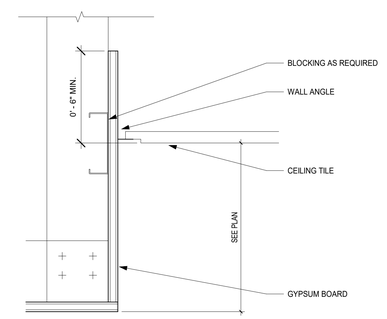
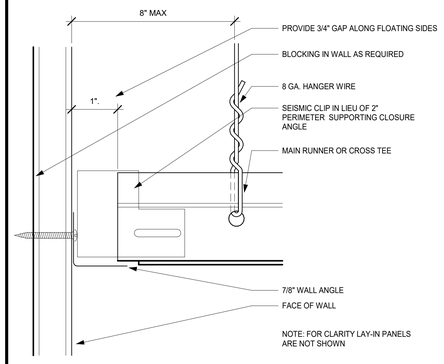
Hadi Tabatabaee
BUILDING OFFICIAL



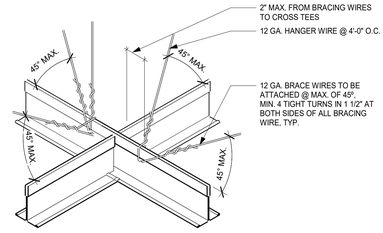
SUSPENDED LIGHT 10 / A9.6.1
12" = 1'-0"



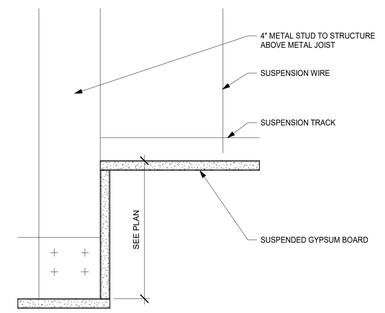
SOFFIT SUSPENDED CEILING TILE 6 / A9.6.1
3" = 1'-0"



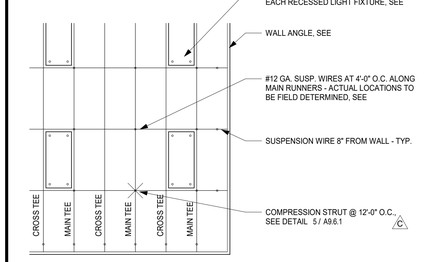
ACOUSTICAL CEILING @ WALL 2 / A9.6.1
12" = 1'-0"



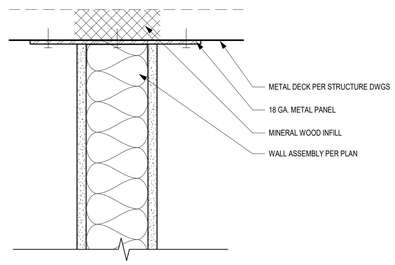
SUSPENSION WIRES 11 / A9.6.1
12" = 1'-0"

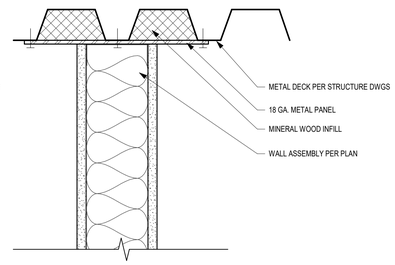


SUSPENDED CEILING @ SOFFIT 7 / A9.6.1
3" = 1'-0"



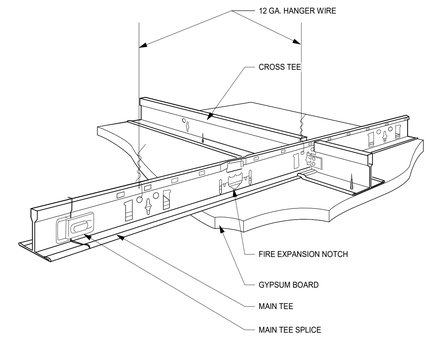
CEILING PLAN 3 / A9.6.1
1/4" = 1'-0"



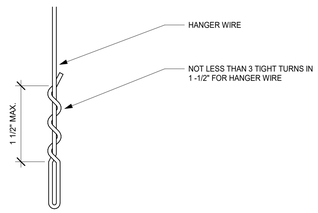


A

FIRE-RATED PARTITION @ METAL DECK 12 / A9.6.1
3" = 1'-0"



SUSPENDED GYPSUM BOARD 8 / A9.6.1
6" = 1'-0"



WIRE HANGER 4 / A9.6.1
12" = 1'-0"

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEARCE
No. C-37432
11-30-25
Exp. Date
STATE OF CALIFORNIA

No.	DATE	ISSUE
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DATE APRIL 23, 2021

DRAWING TITLE
CEILING DETAILS

DRAWING NO.
A9.6.1

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CITY OF DANA POINT
PLANNING DIVISION

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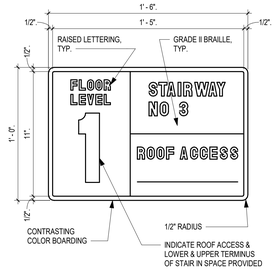
APPROVED KBN

DATE 10/07/24

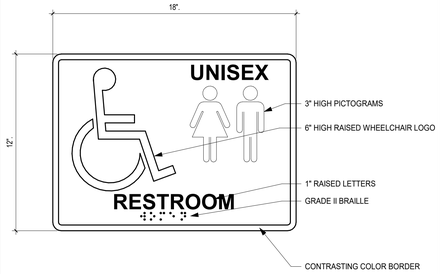
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

NOTE: AT EXIT DISCHARGE LEVEL, SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL.



STAIR IDENTIFICATION SIGN 9
1/2" = 1'-0" A9.9.1



UNISEX RESTROOM WALL SIGN 5
1/2" = 1'-0" A9.9.1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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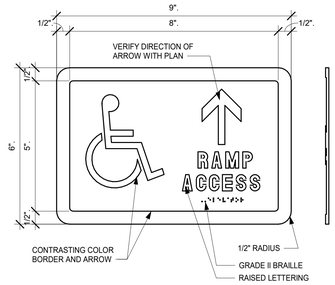
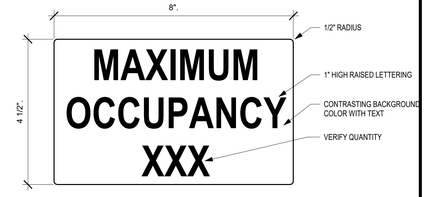
BUILDING OFFICIAL



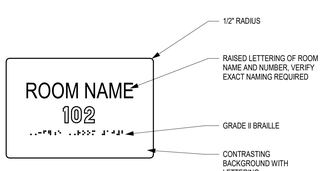
RAMP ACCESS SIGN 10
1/2" = 1'-0" A9.9.1

GENERAL NOTES

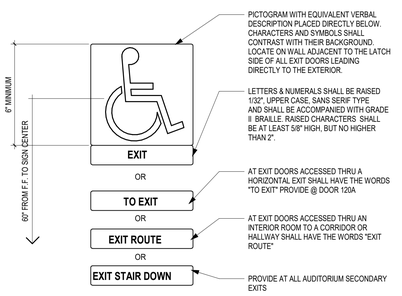
1. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
2. ALL INTERIOR PLASTIC SIGNS SHALL BE 1/8" THICK MINIMUM U.N.O.
3. ALL EXTERIOR PLASTIC SIGNS SHALL BE 1/4" THICK MINIMUM.
4. VERIFY EXACT SIGN TEXT WITH DOOR & ROOM NAMES AND AS.
5. VERIFY ALL ROOM NUMBERS WITH OWNER.
6. VERIFY TEXT ON ENGRAVED INSERTS WITH OWNER.
7. VERIFY ORIENTATION OF DIRECTIONAL ARROWS.
8. VERIFY MAXIMUM OCCUPANCY QUANTITY WITH FIRE MARSHALL.
9. ALL EXTERIOR WALL MOUNTED SIGNS AND ALL INTERIOR WALL MOUNTED SIGNS ATTACHED TO MASONRY, PLASTER, OR CERAMIC TILE SHALL BE MECHANICALLY FASTENED WITH VANDALPROOF FASTENERS THROUGH THE WALL FINISH AND INTO SOLID WOOD OR METAL BACKING.
10. ALL INTERIOR WALL MOUNTED SIGNS SECURED TO DRYWALL SHALL BE ADHESIVELY APPLIED.
11. 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.
12. THESE SIGNS ARE FORE CODE COMPLIANCE REQUIREMENTS AND NOT DESIGN INTENT. ALL SIGNS SHOULD BE DESIGNED PER SIGNAGE PACKAGE.



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

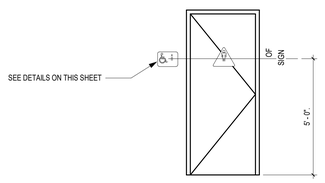


ROOM NAME 11
1/2" = 1'-0" A9.9.1

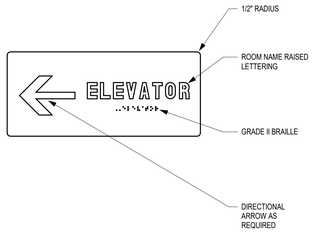


TACTILE EXIT SIGN 7
12" = 1'-0" A9.9.1

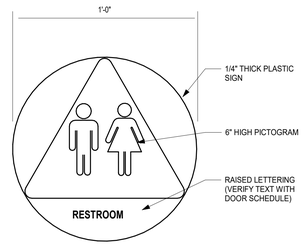
NOTE:
IN ADDITION TO THE STANDARD DOOR SYMBOLS MOUNTED AT 60" A.F.F. ON THE REST ROOM DOORS, SIGNS AS DETAILED AT 15, 16 & 17/ ** WILL BE MOUNTED @ 60" A.F.F. ON WALL AT LATCH SIDE OF DOOR



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

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
No. C-31402
11.30.25
Exp. Date
STATE OF CALIFORNIA

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DATE APRIL 23, 2021

DRAWING TITLE
SIGNAGE DETAILS

DRAWING NO
A9.9.1

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FINISH SCHEDULE

NO.	MANUFACTURER	MODEL #/STYLE	COLOR / FINISH	DETAILS
BASE				
B-101	ROPPE	4" VINYL BASE	BLACK	
CONCRETE				
CO-01	-	SEALED CONCRETE	NATURAL	
C-102	-	CONCRETE	NATURAL	READY FOR TENANT FINISHES
FRP				
FRP-02	MARLITE	PEBBLED	P-100 WHITE	
HANDRAIL				
H-101	MITUSUBISHI	2" FLAT WITH RETURN	POWDER COATED BLACK	
METAL				
MTL-102	WILSONART		STAINLESS STEEL 4830	BRUSHED
PAINT				
PT-02	SHERWIN WILLIAMS	SW7019	GAUNTLET GRAY	
PT-04	SHERWIN WILLIAMS	SW7020	BLACK FOX	
PT-09	SHERWIN WILLIAMS	SW7005	PURE WHITE - SATIN	
SOLID SURFACE				
SS-1	SILESTONE		WHITE STORM	BASIC EASED EDGE
TILE				
T-101	DALTILE	COLOR WHEEL COLLECTION - 0790	0790 ARCTIC WHITE	2"x8" VERTICAL STACK BOND; INTERIOR PUBLIC RESTROOM WALLS
T-102	ARIZONA TILE	SAVANNAH SERIES	COFFEE	6"x24" RUNNING BOND; INTERIOR PUBLIC RESTROOM WALLS
T-103	ARIZONA TILE	SAVANNAH SERIES	DUST	6"x24" RUNNING BOND; INTERIOR PUBLIC RESTROOM WALLS
WALL PANEL				
WP-101	TERRAMAI	MOONSCAPE LIGHT		

FINISH SCHEDULE NOTES

1. REFER TO K-1 FOR TYPE I HOOD AND ADDITIONAL KITCHEN EQUIPMENT REQUIREMENTS.
2. REFER TO SHEET A4.1.1 FOR ADDITIONAL KITCHEN EQUIPMENT AND FINISH REQUIREMENTS.
3. ALL COVED FLOOR BASE SHALL EXTEND 4" TO 6" UP WALL, COUNTERS, CURBS AND TOEKICKS WITH A MINIMUM 3/8" RADIUS COVE. THE BASE COVE SHALL BE INTEGRAL UNIT WITH THE FLOOR.
4. WATER RESISTANT WALLS (I.E., CERAMIC TILE, FRP, STAINLESS STEEL) ARE REQUIRED BEHIND ALL SINKS AND DISHWASHERS. WATER RESISTANT MATERIAL SHALL BE A MINIMUM OF 8 FEET HIGH FROM THE TOP OF THE FLOOR BASE.
5. IN RESTROOMS, WATER RESISTANT MATERIAL IS REQUIRED FROM THE TOP OF COVE BASE TO A MINIMUM HEIGHT OF 4 FEET.
6. ALL TYPE I HOODS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE UL LISTING.
7. PROVIDE SIDE GUARDS AT OPEN ENDS OF SNEEZE GUARDS.
8. FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED UNDER SECTION 2604.2 (801.8 CBC).
9. ALL INTERIOR WALL OR CEILING FINISHES (EXCEPT CLASS A) LESS THAN 1/4" THICK SHALL BE APPLIED DIRECTLY AGAINST A NON COMBUSTIBLE BACKING UNLESS IT IS NON COMBUSTIBLE OR IT IS IN ACCORDANCE WITH AN APPROVED TESTED ASSEMBLY (80.3.11.4 CBC).
10. ALL CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD INDEX IN CBC 803.9

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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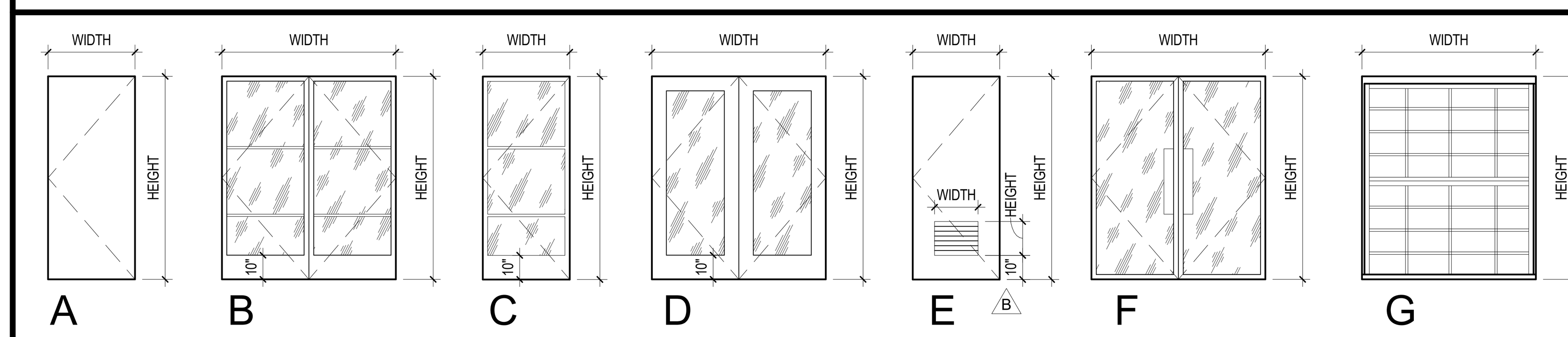
SCHEDULE - ROOM FINISH

NO.	NAME	FLOOR	WALL	BASE	CEILING	COMMENTS
Not Placed						
7-240	OUTDOOR DINING	-	-	-	-	
LEVEL 1						
6-100	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	
6-105	RETAIL	-	-	-	-	
6-110	RETAIL	-	-	-	-	
6-115	RETAIL	-	-	-	-	
6-120	RETAIL	-	-	-	-	
6-130	RETAIL	-	-	-	-	
6-140	RETAIL	-	-	-	-	
6-145	RETAIL	-	-	-	-	
6-150	RETAIL	-	-	-	-	
6-155	RETAIL	-	-	-	-	
6-160	MPOE / FIRE RISER ROOM	C-101	PT-09	B-101	PT-09	
6-165	WOMENS RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-170	CIRCULATION	-	-	-	-	
6-175	ELEVATOR 1	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
6-180	ELEVATOR 1 EQUIPMENT ROOM	C-101	PT-09	B-101	PT-09	
6-185	JANITOR'S CLOSET	C-101	PT-09	B-101	PT-09	FRP 36" AFF
6-190	MENS RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-100	RETAIL	C-102	-	-	-	
7-105	RETAIL	C-102	-	-	-	
7-110	RETAIL	C-102	-	-	-	
7-115	OFFICE	C-102	-	-	-	
7-120	RESTAURANT	-	-	-	-	
7-125	RETAIL	C-102	-	-	-	
7-130	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	
7-135	WOMENS RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-140	MENS RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-145	ELEVATOR 2	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-150	ELEVATOR 2 EQUIPMENT ROOM	C-101	PT-09	B-101	PT-09	
7-160	FIRE RISER ROOM	C-101	PT-09	B-101	PT-09	
8-100	RESTAURANT	-	-	-	-	
8-105	RETAIL	C-102	-	-	-	
8-110	RETAIL	C-102	-	-	-	
8-115	RESTAURANT	-	-	-	-	
8-120	RESTAURANT	-	-	-	-	
8-125	RESTAURANT	-	-	-	-	
8-130	RESTAURANT	-	-	-	-	
8-135	WOMENS RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-140	JANITOR'S CLOSET	C-101	PT-09	B-101	PT-09	FRP 36" AFF
8-145	MENS RESTROOM	C-102	-	-	-	
8-150	FIRE RISER ROOM	C-101	PT-09	B-101	PT-09	
8-160	MPOE ROOM	C-101	PT-09	B-101	PT-09	
8-165	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	
8-170	ELEVATOR 5	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-175	ELEVATOR 5 EQUIPMENT ROOM	C-101	PT-09	B-101	PT-09	
8-180	MPOE ROOM					
9-100	RESTAURANT	-	-	-	-	
9-105	RETAIL	C-102	-	-	-	
9-110	RETAIL	C-102	-	-	-	
9-115	RETAIL	C-102	-	-	-	
9-120	RESTAURANT	-	-	-	-	
9-125	STAIR 8	-	-	-	-	
9-130	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	
9-135	ELEVATOR 4	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
LEVEL 2 F.F.						
6-200	RESTAURANT	C-102	-	-	-	
6-205	RESTAURANT	C-102	-	-	-	
6-210	CIRCULATION	C-102	-	-	-	
6-210	CIRCULATION	C-102	-	-	-	
6-235	OUTDOOR DINING	-	-	-	-	
6-240	ELECTRICAL ROOM	C-101	PT-09	B-101	PT-09	
7-200	RETAIL	C-102	-	-	-	
7-205	RETAIL	C-102	-	-	-	
7-210	OFFICE	C-102	-	-	-	
7-215	RESTAURANT	C-102	-	-	-	
7-220	JANITOR'S CLOSET	C-101	PT-09	B-101	PT-09	FRP 36" AFF
7-225	WOMEN'S RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-230	MEN'S RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-235	ELEVATOR 2	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
7-240	OUTDOOR DINING					
7-245	MPOE / SERVER ROOM	C-101	PT-09	B-101	PT-09	
8-200	RETAIL	C-102	-	-	-	
8-205	RETAIL	C-102	-	-	-	
8-210	RESTAURANT	C-102	-	-	-	
8-215	RESTAURANT	C-102	-	-	-	
8-220	RESTAURANT	C-102	-	-	-	
8-225	JANITOR'S CLOSET	C-101	PT-09	B-101	PT-09	FRP 36" AFF
8-230	MEN'S RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-235	ELEVATOR 3	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-240	STAIR 6	-	-	-	-	
8-245	ELEVATOR 5	-	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-250	OUTDOOR DINING	-	-	-	-	
8-255	OUTDOOR DINING	-	-	-	-	
8-260	WOMEN'S RESTROOM	C-102	-	-	-	SEE ELEVATIONS, FINISH FLOOR, AND RCP
8-265	ELEVATOR MACHINE ROOM	C-101	PT-09	B-101	PT-09	
9-200	RESTAURANT	C-102	-	-	-	
9-201a	OUTDOOR DINING	-	-	-	-	
9-201b	OUTDOOR DINING	-	-	-	-	
9-204	OUTDOOR DINING	-	-	-	-	
9-205	RESTAURANT	C-102	-	-	-	
9-210	RESTAURANT	C-102	-	-	-	
9-230	MPOE / ROOF ACCESS	C-101	PT-09	B-101	PT-09	
ROOF						
8-300	ROOF TOP DECK	-	-	-	-	SEE LANDSCAPE PLANS
8-305	STAIR 6	-	-	-	-	

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	THICK	FIRE	DOOR	FINISH	GLASS	FRAME	FINISH	HEAD	JAMB	SILL	HARDWARE	STC	ELEV	COMMENTS
LEVEL 1																
6-100A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-01	-	STL	PT-01	8/A8.6.2	7/A8.6.1	4/A8.6.1	4		A	PANIC HARDWARE
6-100B-PH	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	4		E	PANIC HARDWARE,18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
6-105A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-110A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-115A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-120A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-140A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-145A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	11/A8.6.2	7/A8.6.1	2		C	PANIC HARDWARE
6-150A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	11/A8.6.2	7/A8.6.1	2		C	PANIC HARDWARE
6-155A-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	8/A8.6.1	7/A8.6.1	2		C	PANIC HARDWARE
6-160A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	7/A8.6.1	4/A8.6.1	8		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR *
6-165A	3'-0"	7'-0"	1 3/4"	-	SC	-	-	STL	-	4/A8.6.2	5/A8.6.2	12/A8.6.2	17		A	
6-170A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	11/A8.6.2	7/A8.6.1	1		B	
6-170B	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	11/A8.6.2	7/A8.6.1	1		B	
6-170C	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	11/A8.6.2	7/A8.6.1	1		B	
6-170D	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	9/A8.6.2	11/A8.6.1	7/A8.6.1	1		B	
6-170E	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	9/A8.6.2	11/A8.6.1	7/A8.6.1	1		B	
6-180A	3'-0"	7'-0"	1 3/4"	45-MIN.		-	-		-	4/A8.6.2	5/A8.6.2	4/A8.6.1	16		E	12"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
6-185A	3'-0"	7'-0"	1 3/4"	-	SC	-	-	STL	-	4/A8.6.2	5/A8.6.2	12/A8.6.2	15		A	
6-190A	3'-0"	7'-0"	1 3/4"	-	SC	-	-	STL	-	4/A8.6.2	5/A8.6.2	12/A8.6.2	17		A	
6-220A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	13/A8.6.2	14/A8.6.2	7/A8.6.1	1		B	
7-100A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	
7-105A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	1		B	
7-110A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	
7-115A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	3		C	
7-120A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	2		C	
7-120B	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	3/A8.6.1	17/A8.6.1	1		B	
7-125A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	1		B	
7-125B	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	1		B	
7-130A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	4/A8.6.1	4		A	PANIC HARDWARE
7-130B-PH	3'-0"	7'-0"	1 3/4"	-		PT-04	-		PT-04	8/A8.6.2	7/A8.6.2	4/A8.6.1	4		E	PANIC HARDWARE, 18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
7-135A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	4/A8.6.1	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
7-140A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	4/A8.6.1	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
7-150A	3'-0"	7'-0"	1 3/4"	-		PT-04	-		PT-04	4/A8.6.2	5/A8.6.2	4/A8.6.1	8		E	18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
7-160A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	4/A8.6.1	8		A	
8-100A	3'-0"	8'-10"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1			C	
8-105A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	1		F	
8-115A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	1		B	
8-115B	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	
8-125A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	
8-130A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	10/A8.6.1	17/A8.6.1	1		B	
8-130B	3'-0"	7'-0"	1 3/4"	-	SC			STL		4/A8.6.2	5/A8.6.2	4/A8.6.1			A	
8-135A	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-140A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	7		E	12"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-145A	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-160A	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	12/A8.6.2			A	
8-160B	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1			A	
8-165A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1			E	18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-170A	3'-0"	7'-0"	1 3/4"	-	HM	PT-03	-	STL	PT-03	4/A8.6.2	5/A8.6.2	4/A8.6.1	2		A	
8-175A	3'-0"	7'-0"	1 3/4"	-	HM	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	8		A	
8-205A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	19/A8.6.1	1		F	
9-100A	5'-8"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	3/A8.6.2	7/A8.6.1	1		B	
9-100B	5'-8"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	3/A8.6.2	7/A8.6.1	1		B	
9-100C	5'-8"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	14/A8.6.2	7/A8.6.1	1		B	
9-100D	5'-8"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	10/A8.6.2	14/A8.6.2	7/A8.6.1	1		B	
9-100E	9'-0"	11'-10"	2"	-	STL	PT-07	GL-01	STL	PT-07	15/A8.6.1	16/A8.6.1	-	18		G	VERTICAL LIFT DOOR
9-100F	10'-0"	11'-10"	2"	-	STL	PT-07	GL-01	STL	PT-07	15/A8.6.1	16/A8.6.1	-	18		G	VERTICAL LIFT DOOR
9-100G	10'-0"	11'-10"	2"	-	STL	PT-07	GL-01	STL	PT-07	15/A8.6.1	16/A8.6.1	-	18		G	VERTICAL LIFT DOOR
9-100H	9'-0"	11'-10"	2"	-	STL	PT-07	GL-01	STL	PT-07	15/A8.6.1	16/A8.6.1	-	18		G	VERTICAL LIFT DOOR
9-105A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	2		C	
9-110A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	2		C	
9-115A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	2/A8.6.1	17/A8.6.1	1		B	
9-115B-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	PANIC HARDWARE
9-115C	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	10/A8.6.1	17/A8.6.1	1		B	
9-120A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	10/A8.6.1	17/A8.6.1	1		B	
9-120B-PH	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	17/A8.6.1	2		C	PANIC HARDWARE
9-125A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	8/A8.6.2	7/A8.6.2	4/A8.6.1	6		A	PANIC HARDWARE
9-130A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	4		A	PANIC HARDWARE
9-130B-PH	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	4		E	PANIC HARDWARE,18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
LEVEL 2 F.F.																
	6'-0"	9'-10"	1 3/4"	-	ALM			ALM		5/A8.6.1	6/A8.6.2	19/A8.6.1			B	
	6'-2"	9'-10"	1 3/4"	-	ALM			ALM		5/A8.6.1	6/A8.6.2	19/A8.6.1			B	
	6'-0"	9'-10"	1 3/4"	-	ALM			ALM		5/A8.6.1	6/A8.6.2	19/A8.6.1			B	
6-220C	6'-0"	9'-0"		-	ALM	PT-07	GL-01	ALM	PT-07	15/A8.6.2	11/A8.6.2	16/A8.6.2	2		B	
6-220E	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	13/A8.6.2	14/A8.6.2	7/A8.6.1			B	
6-240A-PH	3'-0"	7'-0"	1 3/4"	-	SC	-	-	STL	-	4/A8.6.2	5/A8.6.2	12/A8.6.2	15		A	PANIC HARDWARE
7-200A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.2	19/A8.6.1	1		B	
7-205A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	3/A8.6.1	19/A8.6.1	2		C	
7-210A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	3/A8.6.1	19/A8.6.1	1		B	
7-210C	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	3/A8.6.1	19/A8.6.1	2		C	
7-215A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.2	19/A8.6.1	1		B	
7-215B	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.2	19/A8.6.1	1		B	
7-215C	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	17/A8.6.2	19/A8.6.1	2		C	
7-220A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	8/A8.6.2	7/A8.6.2	18/A8.6.2	7		E	12"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
7-225A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	18/A8.6.2	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR *
7-230A	3'-0"	7'-0"	1 3/4"	-	SC	PT-04	-	STL	PT-04	4/A8.6.2	5/A8.6.2	18/A8.6.2	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR *
7-245A	2'-6"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	12/A8.6.2			A	
8-110A	6'-0"	9'-0"	1 3/4"	-	ALM	WD-07	GL-01	ALM	WD-07	9/A8.6.2	19/A8.6.2	7/A8.6.1	1		B	
8-120A	6'-0"	9'-0"	1 3/4"	-	ALM	WD-07	GL-01	ALM	WD-07	9/A8.6.2	19/A8.6.2	7/A8.6.1	1		B	
8-200A	6'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.2	19/A8.6.1			B	
8-210A	3'-0"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	19/A8.6.1	2		C	
8-210B-PH	6'-0"	9'-0"	1 3/4"	-	ALM	WD-07	GL-01	ALM	WD-07	10/A8.6.2	19/A8.6.2	16/A8.6.2	1		B	PANIC HARDWARE
8-210C-PH	6'-0"	9'-0"	1 3/4"	-	ALM	WD-07	GL-01	ALM	WD-07	10/A8.6.2	19/A8.6.2	16/A8.6.2	1		B	PANIC HARDWARE
8-215A	3'-1"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	3/A8.6.1	19/A8.6.1	2		C	
8-220A	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	18/A8.6.2	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-220A-PH	6'-9"	9'-0"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.2	19/A8.6.1	1		B	PANIC HARDWARE
8-220B	3'-0"	7'-0"	1 3/4"	-	SC			STL		4/A8.6.2	5/A8.6.2	4/A8.6.1			A	
8-225A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	18/A8.6.2	7		E	12"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-240A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-03	-	STL	PT-03	4/A8.6.2	5/A8.6.2	18/A8.6.2	6		A	PANIC HARDWARE
8-260A	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	4/A8.6.2	5/A8.6.2	18/A8.6.2	13		E	18"X12" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
8-265A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1			E	18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
9-200A	5'-9"	8'-11"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	9/A8.6.2	19/A8.6.2	16/A8.6.2			B	
9-200B	5'-9"	8'-11"	1 3/4"	-	ALM	PT-07	GL-01	ALM	PT-07	9/A8.6.2	19/A8.6.2	16/A8.6.2	1		B	
9-200C-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	8/A8.6.2	7/A8.6.1	4/A8.6.1	4		A	PANIC HARDWARE
9-205A	6'-0"	9'-10"	1 3/4"	-	ALM			ALM		5/A8.6.1	6/A8.6.2	19/A8.6.1			B	
9-215A-PH	3'-0"	7'-0"	1 3/4"	-	SC	PT-02	-	STL	PT-02	8/A8.6.2	7/A8.6.2	4/A8.6.1	10		A	PANIC HARDWARE
9-220A	3'-0"	7'-0"	1 3/4"	45-MIN.		-	-		-	4/A8.6.2	5/A8.6.2	4/A8.6.1	14		E	18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
9-230A	3'-0"	7'-0"	1 3/4"	-		PT-02	-		PT-02	4/A8.6.2	5/A8.6.2	4/A8.6.1	15		E	18"X18" DOOR LOUVER CENTERED IN BOTTOM OF DOOR
ROOF																
8-300A-PH	3'-0"	7'-2"	1 3/4"		ALM	PT-07	GL-01	ALM	PT-07	5/A8.6.1	6/A8.6.1	20/A8.6.1			C	PANIC HARDWARE

DOOR ELEVATION



Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

DOOR LEGEND / NOTES

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

ADDITIONAL DOOR AND NOTES:
1. DOORS SHALL MAINTAIN A CLEAR WIDTH OF 32" OR PER TABLE 1005.1 WHICH EVER IS GREATER
2. DOORS SHALL MAINTAIN A CLEAR HEIGHT OF 6'-8"
3. DOORS SHALL OPEN A MINIMUM OF 90 °
4. THE MAXIMUM DOOR WIDTH OF A SWINGING LEAF SHALL BE NOMINAL 48"
5. EXIT DOORS SHALL BE SIDE HINGED SWINGING TYPE
6. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED .5" IN HEIGHT
7. ALL RATED DOORS SHALL HAVE CLOSERS AND SMOKE GASKETS
8. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED TO A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION
9. PROVIDE 18" CLR. ON PULL SIDE OF ALL INTERIOR DOOR AND 24" CLR AT EXTERIORS DOORS
10. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
11. PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
12. PANIC DEVICE HAVE BEEN PROVIDED FOR ALL DOORS WITH AN OCCUPANCY OVER 50
13. DOORS WITHIN A FIRE RATED ASSEMBLY TO BE CONSTRUCTED WITH THE SAME FIRE RATING AS THE REST OF ITS ENCLOSURE ASSEMBLY
14. REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN 1-1/2" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR

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

SMSARCHITECTS
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CONSTANT

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

LICENSED ARCHITECT
BRANDON DEDMON
No. C-37432
11.30.25
Exp. Date
STATE OF CALIFORNIA

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
B	03/25/2022	COUNTY RESUBMITTAL
C	04/22/2022	COUNTY RESUBMITTAL
D	10/13/2022	COUNTY RESUBMITTAL
E	06/28/2023	CITY RESUBMITTAL
G	07/16/2024	CITY PLANNING 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
DRAWING TITLE
DOOR AND ROOM FINISH SCHEDULES
DRAWING NO.
A10.1.1

8/8/2024 9:03:41 AM

LIGHT GAUGE METAL FRAMING

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

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

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

3. ALL LIGHT GAGE METAL FRAMING SHALL CONFORM TO ASTM C955, ASTM C1007, AND THE FOLLOWING:

   GALVANIZED AND PAINTED STUDS, TRACKS, END CLOSURES, BRIDGING AND ACCESSORIES 12, 14 OR 16 GAUGE — Fy = 50,000 psi

   GALVANIZED AND PAINTED STUDS, TRACKS, END CLOSURES, BRIDGING AND ACCESSORIES 18 OR 20 GAUGE — Fy = 33,000 psi

4. UNLESS NOTED OTHERWISE, ALL INTERIOR AND EXTERIOR METAL STUD WALLS SHALL HAVE MAXTRAK 2D (SLT/H) 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 18 GA (43 MILS) STUDS, BOTTOM TRACKS TO MATCH STUD GAGE, AND 16 GA (54 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 1/4" 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 (≤ 10'-0"), 2x4 BLOCKING	DF STUD
2x4 STUDS (> 10'-0")	DF NO. 2
2x6 TOP PLATES	DF NO. 2
2x6 STUDS (≤ 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 PRESSURE 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 PRESSURE-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 I WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITION OF PS 1 UNO. ALL STRUCTURAL COMPOSITE SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I 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"Ø ANCHOR RODS W/ 7" 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"x3/16" STEEL PLATE WASHERS UNO. ALL ANCHOR BOLTS FOR SHEAR WALLS SHALL BE PROVIDED WITH A 3"x3"x0.229" 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 5/16" 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/ 8d AT 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.

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STRUCTURAL STEEL

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

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

WF & WT SHAPES	A992
ANGLES, CHANNELS, PLATES, BARS, CONNECTION PLATES, AND MISC	A36
PIPE SECTIONS	A53, GRADE B
HSS SECTIONS	A500, GRADE C
BOLTS	A325
TWIST-OFF TYPE BOLTS	F1852
BOLTS IN CONCRETE	F1554 GR 36 OR F1554 GR 55 S1 (WELDABLE)

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL TO THE ARCHITECT FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S REVIEW AND APPROVAL BEFORE FABRICATION.

4. BOLT HOLES USED IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.

5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY OR SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.

6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING FILLER METALS TO MATCH MATERIAL STRENGTH (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS. USE OF E70T-4 WIRE IS NOT PERMITTED.

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 J2.2b.

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 SUITABLE 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.

STEEL DECK (A)

1. ROOF AND FLOOR DECKS SHALL BE AS NOTED ON THE DRAWINGS. MINIMUM PROPERTIES SHALL BE TAKEN FROM ACCEPTABLE MANUFACTURER PRODUCT CATALOG, OR APPROVED EQUAL.

2. DECK SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND SHALL INDICATE HEADED STUD LAYOUT.

3. THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE STEEL STRUCTURAL MEMBERS" SHALL GOVERN THE DESIGN OF ALL DECK UNITS, STEEL DECK AND ALL OF ITS CLOSURES AND FLASHINGS SHALL CONFORM TO ASTM A653 OR A1063, GRADE 50, FY 50,000 PSI MIN.

4. ACCEPTABLE STEEL DECK MANUFACTURERS ARE AS FOLLOWS (OR APPROVED EQUAL):
   VERCO MANUFACTURING, INC. (IAPMO ER-0217)
   ASC STEEL DECK (IAPMO ER-0161, ER-0329, LARR #25876, 25762)

5. UNITS SHALL BE CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE THE FRAMING DOES NOT PERMIT. SHORING MAY BE REQUIRED AT NON-CONTINUOUS SPANS. DECK SHOP DRAWINGS SHALL INDICATE WHERE SHORING WILL BE REQUIRED. DECK SHALL BEAR 2" MINIMUM AT ALL SUPPORTS.

6. ALL WELDING OF STEEL DECK SHALL BE DONE BY CERTIFIED LIGHT GAGE WELDERS IN ACCORDANCE WITH AWS D1.3 (LATEST EDITION) "STRUCTURAL WELDING CODE-SHEET STEEL".

7. UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE END OF THE UNITS AND AT INTERMEDIATE SUPPORTS AND TO THE STEEL SUPPORTS AT THE SIDE BOUNDARIES BY 3/4" DIAMETER PUDDLE WELDS AT 1'-0" OC SHEAR STUDS WELDED THROUGH DECK MAY BE USED IN PLACE OF 3/4" DIAMETER PUDDLE WELDS.

8. THE SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BETWEEN SUPPORTS BY BUTTON PUNCHING AT 3'-0" OC MAX UNO. CONTRACTOR MAY DECREASE SPACING OF SIDE LAP ATTACHMENTS TO ACCOMMODATE CONSTRUCTION LOADING AS REQUIRED.

9. PROVIDE FLASHING AND CLOSURE PLATES AT ENDS OF ALL UNITS, AROUND COLUMNS, AND AT ALL PERIMETER LOCATIONS REQUIRING CONCRETE.

HEADED STUDS

1. ALL HEADED STUDS WELDED TO BEAMS OR CONCRETE CONNECTIONS SHALL BE "TRUE-WELD STUDS", DIVISION OF TRU-FIT SCREW CORPORATION, CLEVELAND, OHIO OR "NELSON STUD", TRW FASTENERS AND ASSEMBLIES GROUP, LORAIN, OHIO, OR APPROVED EQUAL.

2. ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS.

3. STEEL SHEAR STUDS MATERIAL, WELDING AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS "STRUCTURAL WELDING CODE", AWS D1.1-(LATEST EDITION) SECTION 7. ALL STUDS SHALL BE 3/4" DIAMETER X 5" LONG, SPACED AT 12" O.C. MAXIMUM, UNLESS NOTED OTHERWISE

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 f'c (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	II/V	150 PCF
SLAB ON GRADE**	F0	S1	W0	C0	4000 PSI	0.45	II/V	150 PCF
ALL CONCRETE WALLS AND COLUMNS**	F0	S1	W0	C0	5000 PSI	0.45	II/V	150 PCF
NORMAL WEIGHT CONCRETE FILL ON METAL DECK	F0	S0	W0	C0	3000 PSI	0.55	II	145 PCF
LTWT 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. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

6. AGGREGATE FOR LIGHT WEIGHT (115 PCF) CONCRETE SHALL BE EXPANDED SHALE CONFORMING TO ASTM C330 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

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 SCREEDED 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. EUCLID CHEMICAL COMPANY: EUCO-NS
   B. L&M: CRYSTEX
   C. MASTER BUILDERS: MASTERFLOW713
   D. FIVE STAR GROUT
2. WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, ACCEPTABLE GROUTS INCLUDES:
   A. EUCLID CHEMICAL COMPANY : EUCO HI-FLOW GROUT
   B. MASTER BUILDERS: MASTERFLOW928.

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.

1. MECHANICAL UNIT ISOLATOR SYSTEM.
2. ELEVATOR AND GUILDRAILS.
3. (A) MEP EQUIPMENT ANCHORAGE.
4. MEP DISTRIBUTION SUPPORT.
5. DECK PLANK SYSTEMS.
6. PREMANUFACTURED AWNINGS AND OR EYEBROW CANOPIES.
7. EXTERIOR FACADE BATTON SYSTEM.
8. SEISMIC GAP/ISOLATION JOINTS.
9. FRP CLADDING SYSTEM.
10. HANDRAILS AND OR GUARDRAILS.

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

FOUNDATION

1. FOUNDATION DESIGN BASED ON SOIL REPORT BY GMU 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. (REFER TO GEOTECHNICAL DTS FOR REF ONLY ON G0.0.1)

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 (EFP), 3000 PSF (MAX) (DISREGARD UPPER 6")

   COEFFICIENT OF FRICTION = 0.35

   FOOTINGS SHALL BEAR ON DEEP SOIL MIXED (DSM) COLUMNS OR LOAD TRANSFER PLATFORM (LTP) AS NOTED ON G0.0.1. 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 EITHER 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 SOILS ENGINEER (GMU) AND COUNTY INSPECTOR, IF REQUIRED, PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.

6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF SUCH BRACING.

7. FOUNDATIONS SHALL BE PLACED AND MEASURED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE SOILS ENGINEER (GMU), FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.

8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 1705.6 AND TABLE 1705.6

9. ALL ABANDONED FOOTINGS, UTILITIES, ETC., SHALL BE REMOVED UNLESS NOTED OTHERWISE. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

10. SLABS ON GRADE SHALL BE SUPPORTED ON THE INSTALLED LOAD TRANSFER PLATFORM (LTP) APPROVED BY THE SOILS ENGINEER (GMU) PRIOR TO THE PLACEMENT OF THE VAPOR BARRIER, AS NOTED ON G0.0.1.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 & 21 OF THE CODE, ASTM A615, GRADE 60 UNO.

2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.

4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.

5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING FILLER MATERIAL TO MATCH MATERIAL STRENGTHS. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE-REINFORCING STEEL", AWS-D1.4, LATEST REVISION. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.

7. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.

8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.

10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.

11. PROVIDE INSPECTION OF CONCRETE PER SPECIAL INSPECTION NOTES SECTION. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.

12. ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.

13. CONCRETE PROTECTION FOR REINFORCEMENT:

CAST-IN-PLACE NONPRESTRESSED CONCRETE MEMBERS			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	MIN COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 THROUGH No. 18 BARS	2
		No. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS AND WALLS	No. 14 AND No. 18 BARS	1-1/2
		No. 11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2

THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).

REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER
SCOTT H WARD
C95205
CIVIL
STATE OF CALIFORNIA

DESIGN CRITERIA

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

   2019 CALIFORNIA BUILDING CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

2. DESIGN LOADS:

   LIVE LOADS:

SLOPED ROOF WITH NO MECH EQUIP.	20 PSF REDUCIBLE
FLAT ROOFS (UNO)**	50 PSF REDUCIBLE
OCCUPIABLE FLAT ROOFS (BLDG 8)	100 PSF NON-REDUCIBLE
TYPICAL FLOORS (INCLUDES PARTITION LOAD)	100 PSF NON-REDUCIBLE
ELEVATED BOARDWALK	100 PSF NON-REDUCIBLE
**THE LIVE LOAD DESIGN CRITERIA FOR BARE METAL DECKING ONLY	20 PSF

3. WIND ANALYSIS PER CHAPTER 16 OF THE CODE

   RISK CATEGORY = III
   BASIC WIND SPEED = 102 mph
   WIND EXPOSURE = D

4. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING PROCEDURE:

   THE EQUIVALENT LATERAL FORCE ANALYSIS

   RISK CATEGORY = III
   IMPORTANCE FACTOR = 1.25
   REDUNDANCY FACTOR, ρ = 1.3
   S_S = 1.266
   S_1 = 0.455
   SITE CLASS = C
   S_{DS} = 1.012
   S_{D1} = 0.455
   SEISMIC DESIGN CATEGORY = D

   BUILDINGS AND BOARDWALK (UNO):
   -SPECIAL REINFORCED CONCRETE SHEAR WALLS:
   R = 5
   Ω_o = 2.5
   C_d = 5

   STANDALONE BOARDWALK BETWEEN BLDG 7&8:
   -SPECIAL STEEL MOMENT RESISTING FRAMES:
   R = 8
   Ω_o = 3
   C_d = 5.5

   GROUND MOTION USED:
   SITE SPECIFIC DESIGN RESPONSE SPECTRUM (SEE GEOTECHNICAL REPORT)

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

4. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

   SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.

   SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.

   SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.

   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.

   FLOOR AND ROOF FINISHES.

   DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

5. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

   PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.

   CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.

   SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

6. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE 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.

7. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.

8. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.

9. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

10. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

11. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS, IF ANY, ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AND COORDINATING WITH THE REQUIREMENTS OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF ANY CONDITIONS ARE DISCOVERED THAT REQUIRES FURTHER COORDINATION.

    THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS DUE TO NOT FULLY LOCATING EXISTING UTILITIES.

12. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS BASED ON AVAILABLE KNOWLEDGE OF EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS RELATIVE TO THE SCOPE OF THIS PROJECT. WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE DRAWINGS PROVIDED, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL ALIGN FOR SUFFICIENT BUDGET AND SCHEDULE CONTINGENCY TO ADDRESS EXISTING HIDDEN CONDITIONS.

13. ALL DEMOLITION SHALL BE PERFORMED IN SUCH A WAY AS NOT TO DAMAGE THE EXISTING STRUCTURAL ELEMENTS THAT ARE TO REMAIN IN THE FINISHED STRUCTURE. ANY PORTIONS OF STRUCTURE TO REMAIN THAT ARE DAMAGED DURING DEMOLITION SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING STRUCTURAL ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING STRUCTURAL ELEMENTS THAT ARE NECESSARY FOR THE COMPLETION OF ALL NEW WORK.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

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S4.8.4	BUILDING 8 WALL SECTIONS
S4.8.5	BUILDING 8 WALL SECTIONS
S4.8.6	BUILDING 8 WALL SECTIONS
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S4.8.9	BUILDING 8 WALL SECTIONS
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S8.4.1	TYPICAL EXTERIOR METAL STUD DETAILS
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S8.4.3	EXTERIOR METAL STUD DETAILS
S8.4.4	EXTERIOR METAL STUD DETAILS
S8.6.1	WOOD DETAILS
S8.8.1	STAIR DETAILS
G.0.1	GEOTECHNICAL DETAILS FOR REFERNCE ONLY

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GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X________________

PROJECT NAME:
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER ANDREW DOMINAS
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799
DATE 06-01-21
DRAWING TITLE
GENERAL NOTES

DRAWING NO.
S0.0.1

8/5/2022 3:59:57 PM

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 CONCTRUCTION 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 CONFIRM 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-CONFORMANCE.

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 & 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.(6)		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 ASCE/SEI 7 SECTION 13.2.3 OR 2) A NOMINAL CLEARANCE OF NOT LESS THAN 3 INCHES HAS BEEN PROVIDED BETWEEN FIRE PROTECTION SPRINKLER SYSTEM DROPS AND SPRIGS AND: STRUCTURAL MEMBERS NOT USED COLLECTIVELY OR INDEPENDENTLY TO SUPPORT THE SPRINKLERS; EQUIPMENT ATTACHED TO THE BUILDING STRUCTURE; AND OTHER SYSTEMS' PIPING.		
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:
1. SPECIAL INSPECTION IS NOT REQUIRED IF ≤30 FEET IN HEIGHT ABOVE GRADE OR WALKING SURFACE.
2. SPECIAL INSPECTION IS NOT REQUIRED FOR CLADDING AND VENEER WEIGHING 5 PSF OR LESS.
3. SPECIAL INSPECTION IS NOT REQUIRED FOR INTERIOR NON BEARING WALLS WEIGHING ≤ 15 PSF.
4. FOR STRUCTURES IN SEISMIC DESIGN CATEGORY C, D, E, OR F.
5. FOR STRUCTURES IN SEISMIC DESIGN CATEGORY D, E, OR F.
6. 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(a)	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	O	O
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) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	P	O
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	O	O
CHECK WELDING EQUIPMENT	O	-
INSPECTION TASKS DURING WELDING (TABLE N5.4-2)		
CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL	O	O
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	O	O
WPS FOLLOWED • 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)	O	O
WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	O	O
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 • CRACK PROHIBITION • WELD/BASE METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P
ARC STRIKES	P	P
k-AREA(b)	P	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES(c)	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 S0.0.3 FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS FOR ELEMENTS IN THE SEISMIC FORCE RESISTING SYSTEM (SFRS).

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-CONFORMING 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)

SPECIAL INSPECTIONS AND TESTS	CONTINUOUS	PERIODIC
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)

SPECIAL INSPECTIONS AND TESTS	CONTINUOUS	PERIODIC
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 TENDION 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)

INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS	PERIODIC
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, COLLECTORS (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)

INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS	PERIODIC
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.

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

STRUCTURAL OBSERVATION & SITE VISITS

KPFF WILL PROVIDE STRUCTURAL OBSERVATION SERVICES AS DEFINED IN THE CODE. SITE VISIT REPORTS WILL BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR AND THE BUILDING OFFICIAL. PERIODIC STRUCTURAL OBSERVATIONS WILL BE MADE AT SIGNIFICANT CONSTRUCTION STAGES AS DEFINED BELOW. THE STRUCTURAL OBSERVATION WILL CONSIST OF A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE CODE. THE CONTRACTOR SHALL PROVIDE KPFF WITH A CONSTRUCTION SCHEDULE AND (5) WORKING DAYS NOTICE SO THAT THE OBSERVATION VISITS CAN BE PLANNED IN ADVANCED.

SITE VISITS

1. CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER FIVE (5) WORKING DAYS PRIOR TO THE FOLLOWING CONSTRUCTION MILESTONES:

   SPREAD/CONTINUOUS FOOTING FOUNDATIONS:
   AFTER PLACEMENT OF REINFORCING STEEL, BASE PLATE ANCHORS, SILL PLATE ANCHORS AND HOLDOWN ANCHORS PRIOR TO PLACING OF CONCRETE.

   CONCRETE WALLS:
   AFTER PLACEMENT OF REINFORCING STEEL, PRIOR TO PLACING OF CONCRETE.

   STEEL FRAMING:
   DURING PLACEMENT OF STEEL MEMBERS.

   METAL DECK:
   AFTER PLACEMENT OF WELDS, NAILING, AND/OR SCREWS PRIOR TO PLACING OF ROOFING MATERIAL.

2. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF ANY CONSTRUCTION MILESTONES MAY RESULT IN CONTRACTOR HAVING TO REMOVE WORK FOR THE PURPOSE OF REVIEW AT THE CONTRACTOR'S EXPENSE.

A

OC PublicWorks
Structural Observation Program
Designation of Structural Observation

PROJECT ADDRESS: 34501-34601 Golden Lantern, Dana Point, CA 92629 PERMIT APPL. NO. PKG21-0513
Description of Work: DPH Commercial Core: 4 new 2-story mixed-use commercial buildings
Owner: Burnham Ward Properties Architect: 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: Chris Dominas Phone: (949) 252-1022 Calif. Registration: SE 5913

FOUNDATION	WALL	FRAME	DIAPHRAGM
Footing, Stem Walls, ~~Piers~~ ✓	Concrete ✓	Steel Moment Frame ✓	Concrete ✓
Mat Foundation	Masonry	Steel Braced Frame	Steel Deck ✓
~~Caisson, Piles~~, Grade Beams ✓	Wood	Concrete Moment Frame	Wood
Stepp'g/Retaining Foundation, ~~Hillside Special Anchors~~ ✓	Others:	Masonry Wall Frame	Others:

The structure is classified as Occupancy Category III or IV. ✓
The Height of the structure is greater then 75 feet (22,860 mm) above the base. The structure is assigned to Seismic Design Category E, 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 [signature] Date 8-9-21

Declaration by Engineer or Architect of Record (required if different from the listed Structural Observer) I, the Engineer or Architect of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature [signature] Date 08/06/2021

300 N. Flower Street, Santa Ana, CA 92703
P.O. Box 4048, Santa Ana, CA 92702-4048
Revised 02/2017
www.ocpublicworks.com
P: 714.667.8888 | F: 714.667.7575
ocpCustomerCare@ocpw.ocgov.com

OC PublicWorks
Special Inspection Program and Designation of Special Inspectors

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

DECLARATION BY OWNER OR ARCHITECT/ENGINEER OF RECORD:

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

Bryon Ward [signature] 08/23/2021
Print Name **Signature** **Date**

601 N. Ross Street, Santa Ana, CA 92701
P.O. Box 4048, Santa Ana, CA 92702-4048
www.ocpublicworks.com
714.667.8888 | myOCeServices.ocgov.com

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

GLUE-LAMINATED LUMBER

1. 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/AITC A190.1).
2. ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:

   F_{bxx} = 2400 PSI (TENSION IN TENSION ZONE)
   = 1850 PSI (TENSION IN COMPRESSION ZONE)
   $F_{c\perp}$ = 650 PSI
   $F_{c//}$ = 1650 PSI
   F_v = 265 PSI
   E_{xx} = 1.8x 106/

3. MEMBERS LEFT EXPOSED TO WEATHER SHALL BE ALASKA YELLOW CEDAR 20F-V12 AC/AC COMBINATION. FINISH OF THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE UNLESS NOTED OTHERWISE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE AITC.
4. THE MANUFACTURER SHALL SUBMIT COMPLETE SHOP DRAWINGS TO THE ARCHITECT/ ENGINEER FOR APPROVAL PRIOR TO ANY FABRICATION.
5. PROVIDE CAMBERS AS NOTED ON THE DRAWINGS.
6. TEMPERATURE OF GLUE-LAMINATED TIMBER IS NOT TO EXCEED 150°F IN SERVICE.
7. GLUE-LAMINATED MEMBERS SHOWN ON THESE PLANS ARE FOR DRY CONDITIONS OF USE.
8. GLB CONNECTIONS SHALL BE SIMPSON 'HGLT, HGLS' UNLESS NOTED OTHERWISE.

POWDER DRIVEN FASTENERS

1. POWDER DRIVEN FASTENERS (PDF) SHALL BE MANUFACTURED WITH STEEL CONFORMING TO AISI 1060 OR 1070 MODIFIED, AUSTEMPERED TO A ROCKWELL "C" HARDNESS OF 58±1 FOR X-U FASTENERS AND SHALL BE MANUFACTURED BY HILTI (ICC REPORT ESR-2269) OR APPROVED EQUAL.
2. 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.
3. 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.
4. 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

1. ANCHOR DIAMETER REFERS TO THE ANCHOR SIZE AND NOT THE DIAMETER OF THE DRILLED HOLE.
2. ALL ANCHORS SHOULD MEET THE MINIMUM EMBEDMENT, EDGE DISTANCE, SPACING AND SLAB THICKNESS CRITERIA ESTABLISHED BY THE RELEVANT ICC-ES EVALUATION REPORT.
3. ACCEPTABLE MANUFACTURERS FOR EXPANSION BOLTS ARE AS FOLLOWS:

   CONCRETE:
   HILTI KWIK BOLT TZ (KB-TZ) (ICC ESR-1917)
   HILTI KWIK BOLT TZ2 (KB-TZ2) (ICC ESR-4266)
   SIMPSON STRONG-BOLT 2 (ICC ESR-3037)

4. 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.
5. 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.
6. 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.
7. USE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS WHEN EXPANSION ANCHORS ARE EXPOSED TO WEATHER OR IN A DAMP ENVIRONMENT.
8. SPECIAL INSPECTION SHALL BE PROVIDED PER THE ICC-ER REPORT NOTED ABOVE.

ADHESIVE ANCHORING SYSTEMS

1. ADHESIVES USED FOR SETTING DOWELS AND ANCHORS SHALL BE IN CONFORMANCE WITH ASTM C-881, TYPE IV. ACCEPTABLE MANUFACTURERS FOR ADHESIVES ARE AS FOLLOWS:

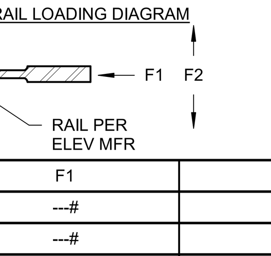
   MASONRY:
   HILTI HIT-HY 70 MAX (ICC ESR-2682)
   SIMPSON SET (ICC ESR-1772)

   CONCRETE:
   SIMPSON SET-XP (ICC ESR-2508)
   HILTI HIT-RE 500 V3 (ICC ESR-3814)
   HILTI HIT-HY 200 (ICC ESR-3187)

2. ANCHORS OR DOWELS EMBEDDED IN ADHESIVES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
3. HOLES RECEIVING ADHESIVE ANCHORS SHALL BE CLEAN AND FREE OF DUST PRIOR TO APPLYING ADHESIVE.
4. 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.
5. 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.
6. 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.

SMSARCH
18004 Sky Park Circle, #200
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CONSTANT
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GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X________________

PROJECT NAME:
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW DOMINAS No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799
DATE 06-01-21
DRAWING TITLE
GENERAL NOTES

DRAWING NO.
S0.0.2

8/5/2022 4:00:02 PM

BIM 360://10081900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

ABBREVIATION LIST

&	AND
@	AT
AB	ANCHOR BOLT
ABV	ABV
ADDL	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
APPVD	APPROVED
APROX	APPROXIMATELY
ARCH	ARCHITECTURAL; ARCHITECT
(B)	BOTTOM
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAIL
BOF	BOTTOM OF FOOTING
BOT OR B/	BOTTOM OF
BRCG	BRACING
BRG	BEARING
BS	BOUNDARY SCREW
BTW	BETWEEN
CALCS	CALCULATIONS
CANT	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CF	CUBIC FOOT
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECT; CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
CP	COMPLETE PENETRATION
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
d	PENNY (NAILS)
db	BAR DIAMETER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DWG	DRAWING
DWL	DOWEL
(E) OR EXIST	EXISTING
e.g.	FOR EXAMPLE
EA	EACH
EF	EACH FACE
EJ	END JACK; EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION; ELEVATOR
EMB	EMBED
EN	END NAIL
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	EACH SIDE; EDGE SCREW
ETC	ET CETERA
EW	EACH WAY
EXT	EXTERIOR
F'c	CONCRETE COMPRESSION STRENGTH
F'm	MASONRY COMPRESSION STRENGTH
F/	FACE OF
Fb	ALLOWABLE BENDING STRESS
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FN	FIELD NAIL
FP	FIRE PROOF; FULL PENETRATION
FRMG	FRAMING
FS	FULL SIZE; FAR SIDE; FIELD SCREW
FT	FOOT; FEET
FTG	FOOTING
Fy	YIELD STRENGTH
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLUE LAMINATED BEAM
GR	GRADE
(H)	HORIZONTAL
H OR HORIZ	HORIZONTAL
HD	HOLDOWN
HDR	HEADER
HGR	HANGER
HI	HIGH
HP	HEAVY PILING
HR	HARD ROCK
HS	HIGH STRENGTH
HT	HEIGHT
I	MOMENT OF INERTIA
i.e.	THAT IS
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDE; INCLUDING
INFO	INFORMATION
INSP	INSPECTION; INSPECTOR
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
JST	JOIST
JT	JOINT
k OR KIP	1,000 (e.g. POUNDS)
KO	KNOCK OUT
KP	KING POST
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH

ABBREVIATION LIST

# OR LBS	POUNDS
(L)	LONGINTUDINAL
LAB	LABORATORY
LDGR	LEDGER
LF	LINEAL FOOT
LG	LONG
LIN	LINEAL; LINEAR
LL	LIVE LOAD
LLBB	LONG LEGS BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDNAL
LP	LOW POINT
LTWT	LIGHT WEIGHT
LVL	LEVEL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
# OR NO	NUMBER
(N)	NEW
N	NORTH
NF	NEAR FACE
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OSHPD	OFFICE OF STATEWIDE HEATH PLANNING AND DEVELOPMENT
//	PARALLEL
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
PDF	POWDER DRIVEN FASTENERS
PE	POLYETHYLENE; PROFESSIONAL ENGINEER
PI	PLYWOOD INDEX
PL	PLATE; PROPERTY LINE
PLCS	PLACES
PLF	POUNDS PER LINEAR FOOT
PP	PARTIAL PENETRATION
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTFE	POLYTETRAFLOURETHYLENE (TEFLON)
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
⊥ OR PERP	PERPENDICULAR
R OR RAD	RADIUS
RD	ROOF DRAIN
REF	REFERNECE
REG	REGULAR
REINF	REINFORCE; REINFORCING
REQ	REQUIRED
RET	RETAINING
REV	REVISION
RF	ROOF
RM	ROOM
RO	ROUGH OPENING
S	ELASTIC SECTION MODULUS
SAD	SEE ARCHITECTURAL DRAWINGS
SCHD	SCHEDULE
SECT	SECTION
SEL	SELECT
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT, SIDE JACK
SLBB	SHORT LEG BACK-TO-BACK
SMF	SPECIAL MOMENT FRAME
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SPCG	SPACING
SPCL	SPECIAL
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	SELECT STRUCTURAL
SSH	SHORT SLOTTED HOLE
STAGG	STAGGER
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
Σ	SUM
(T)	TOP
(T)	TRANSVERSE
T	TOP
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
T/	TOP OF
TB	TIE BEAM
TEMP	TEMPORARY; TEMPERATURE
THK	THICK
THRU	THROUGH
TL	TOTAL LOAD
TN	TOE NAIL
TOF	TOP OF FOOTING
TOGB	TOP OF GRADE BEAM
TOL	TOP OF LEDGER
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOW	TO OF WALL
TRANSV	TRANSVERSE
TSP	TAPERED STEEL GIRDER
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY, INC
UNO	UNLESS NOTED OTHERWISE
UT	ULTRASONIC TESTING
(V)	VERTICAL
V OR VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/C	WATER-CEMENT RATIO
W/O	WITHOUT
WF	WIDE FLANGE
WHT	WEIGHT
WP	WORK POINT
WWF	WELDED WIRE FABRIC

ABBREVIATION LIST

	STRUCTURAL STEEL SHAPES
C	STANDARD CHANNEL
HP	HP SHAPE
HSS	HOLLOW STRUCTURAL STEEL
L	ANGLES
M	M SHAPES
MC	MISC CHANLES
PIPE#-STD	STANDARD PIPE
PIPE#-XSTRONG	EXTRA STRONG PIPE
PIPE#-XXSTRONG	DOUBLE EXTRA STRONG PIPE
S	S SHAPE
TS	TUBE STEEL
W	W SHAPE
WT, ST, MT	STRUCT TEES CUT FROM W, S, M SHAPES
	INSTITUTIONS
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAL INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATIONS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPB	AMERICAN WOOD PERSERVERS BUREAU
AWS	AMERICAN WELDING SOCIETY
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
ICC	INTERNATIONAL CODE COUNCIL
ICC-ER	ICC-ES LEGACY REPORT
ICC-ES	ICC EVALUATION SERVICES
ICC-ESR	ICC-ES REPORT
PCI	PRECAST CONCRETE INSTITUTE
PTI	POST-TENSION CONCRETE INSTITUTE
SJI	STEEL JOIST INSTITUTE
TPI	TRUSS PLATE INSTITUTE

DETAIL REFERENCE
DETAIL NUMBER ?
SHEET NUMBER ?

CALLOUT REFERENCE ? ?

SECTION REFERENCE ? ?

ELEVATION REFERENCE ? ? ?

NORTH SYMBOL N

ELEVATION REFERENCE EL = X'-XX"

CLOUD AND REVISIONS ?

GRID SYSTEM ? ?

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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 D1.8/D1.8M.
3. AREAS REQUIRING NONDESTRUCTIVE TESTING ARE IDENTIFIED BELOW:
   a. k-AREA NDT: 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 NDT: 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 NDT FOR LAMELLAR TEARING AND LAMINATIONS: 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 t/4 OF THE STEEL SURFACE SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF CRITERIA OF AWS D1.1/D1.1M TABLE 6.2, WHERE "t" IS THE THICKNESS OF THE PART SUBJECTED TO THE THROUGH-THICKNESS STRAIN.
   d. BEAM COPE AND ACCESS HOLE NDT: AT WELDED SPLICES AND CONNECTIONS, THERMALLY CUT SURFACES OF BEAM COPES 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 NDT: 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 SITES: 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 UT IS PERMITTED TO BE REDUCED 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 TO BE REDUCED 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 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 NDT 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 NDT 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	O	-	O	-
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	-	O	-
CONNECTING ELEMENTS ARE FABRICATED PROPERLY, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEETS APPLICABLE REQUIREMENTS	O	-	O	-
PRE-INSTALLATION VERIFICATION TESTING CONDUCTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	D	O	D
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	O	-	O	-
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)	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	-
BOLTS ARE PRETENSIONED PROGRESSING SYSTEMATICALLY FROM MOST RIGID POINT TOWARDS FREE EDGES	O	-	O	-
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)	O	-	O	-
WELDER IDENTIFICATION SYSTEM	O	-	O	
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) - JOINT PREPARATION - DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) - CLEANLINESS (CONDITION OF STEEL SURFACES) - TACKING (TACK WELD QUALITY AND LOCATION) - BACKING TYPE AND FIT (IF APPLICABLE)	P/O**	-	O	-
CONFIGURATION AND FINISH OF ACCESS HOLES	O	-	O	-
FIT-UP OF FILLET WELDS - DIMENSIONS (ALIGNMENT, GAPS AT ROOT) - CLEANLINESS (CONDITION OF STEEL SURFACES) - TACKING (TACK WELD QUALITY AND LOCATION)	P/O**	-	O	-
**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 THIS 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 REESTABLISHED 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 - 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	O	-	O	-
USE OF QUALIFIED WELDERS	O	-	O	-
CONTROL AND HANDLING OF WELDING CONSUMABLES - PACKAGING - EXPOSURE CONTROL	O	-	O	-
ENVIRONMENTAL CONDITIONS - WIND SPEED WITHIN LIMITS - PRECEPITATION AND TEMPERATURE	O	-	O	-
WELDING TECHNIQUES - INTERPASS AND FINAL CLEANING - EACH PAS WITHIN PROFILE LIMITATIONS - EACH PASS MEETS QUALITY REQUIREMENTS	O	-	O	-
NO WELDING OVER CRACKED TACKS	O	-	O	-
SEE LEGEND FOR NOTES				

VISUAL INSPECTION TASKS AFTER WELDING	QC		QA	
	TASK	DOC.	TASK	DOC.
WELDS CLEANED	O	-	O	-
VERIFY SIZE, LENGTH, AND LOCATION OF WELDS	P	-	P	-
VISUALLY INSPECT WELDS TO ACCEPTANCE CRITERIA - CRACK PROHIBITION - WELD/BASE METAL FUSION - CRATER CROSS SECTION - WELD PROFILES AND SIZES - UNDERCUT - POROSITY	P	D	P	D
PLACEMENT OF REINFORCING OR CONTOURING FILLETS (IF REQUIRED)	P	D	P	D
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 I
   b. ERECTION DRAWINGS AS SPECIFIED IN AISC 341-10 CHAPTER I
   c. WPS, WHICH SHALL SPECIFY ALL APPLICABLE ESSENTIAL VARIABLES OF AWS D1.1 AND THE FOLLOWING AS APPLICABLE:
   d. POWER SOURCE (CONSTANT CURRENT OR CONSTANT VOLTAGE)
   e. FOR DEMAND CRITICAL WELDS, ELECTRODE MANUFACTURER AND TRADE NAME
   f. COPIES OF THE MANUFACTURER'S TYPICAL CERTIFICATE OF CONFORMANCE FOR ALL ELECTRODES. FLUXES AND SHIELDING GASSES TO BE USED. CERTIFICATES OF CONFORMANCE SHALL SATISFY THE APPLICABLE AWS A5 REQUIREMENTS.
   g. FOR DEMAND CRITICAL WELDS, APPLICABLE MANUFACTURER'S 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.
   h. 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.
   i. BOLT INSTALLATION PROCEDURES.
   j. 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. NDT 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.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

DEFINITIONS

CVN	- CHARPY V-NOTCH
SFRS	- SEISMIC FORCE RESISTING SYSTEM
WPS	- WELDING PROCEDURE SPECIFICATION
MT	- MAGNETIC PARTICLE TESTING
UT	- ULTRASONIC TESTING
CJP	- 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
OCCS	- ORDINARY CANTILEVER COLUMN SYSTEM
SCCS	- SPECIAL CANTILEVER COLUMN SYSTEM
OCBF	- ORDINARY CONCENTRICALLY BRACED FRAME
SCBF	- SPECIAL CONCENTRICALLY BRACED FRAME
EBF	- ECCENTRICALLY BRACED FRAME
BRBF	- BUCKLING-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 THESE ELEMENTS. MEMBERS AND CONNECTIONS OF THE SFRS ARE IDENTIFIED ON THE PLANS BY "*" (UNO).
2. CONNECTION JOINTS AND FASTNERS SHALL COMPLY WITH AISC 341-10, SECTION D.2 AND ADDITIONAL REQUIREMENTS BELOW.
3. BOLTED CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH SLIP CRITICAL BOLTS AND COMPLY WITH AISC 341-10, SECTION D.2.2.
4. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.8 W. ALL WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT CAN PRODUCE WELDS THAT HAVE A CHARPY V-NOTCH TOUGHNESS AS SPECIFIED IN AISC 341-10.
5. WHERE A PROTECTED ZONE IS DESIGNATED BY THE DRAWING SPECIFICATIONS OR AISC 358 (PREQUALIFIED CONNECTIONS FOR SMF AND IMF) IT SHALL ALSO COMPLY WITH AISC 341-10, SECTION D.1.3.
6. CORNERS OF CONTINUITY PLATES AND STIFFNER PLATES SHALL BE CLIPPED AND COMPLY WITH AISC 341-10 , SECTION D.2.4.
7. COLUMN SPLICE LOCATION AND STRENGTH SHALL COMPLY WITH AISC 341-10, SECTION D.2.5.
8. OMF SHALL CONFORM TO AISC 341-10, SECTION E.1.
9. IMF SHALL CONFORM TO AISC 341-10, SECTION E.2.
10. SMF SHALL CONFORM TO AISC 341-10, SECTION E.3.
11. STMF SHALL CONFORM TO AISC 341-10, SECTION E.4.
12. OCCS SHALL CONFORM TO AISC 341-10, SECTION E.5.
13. SCCS SHALL CONFORM TO AISC 341-10, SECTION E.6.
14. OBF SHALL CONFORM TO AISC 341-10, SECTION F.1.
15. SCBF SHALL CONFORM TO AISC 341-10, SECTION F.2.
16. EBF SHALL CONFORM TO AISC 341-10, SECTION F.3.
17. BRBF SHALL CONFORM TO AISC 341-10, SECTION F.4.
18. SPSW SHALL CONFORM TO AISC 341-10, SECTION F.5.

WELDED JOINTS

1. ALL WELDING OF STEEL MEMBERS AND THEIR CONNECTIONS THAT ARE PART OF THE SFRS SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.8/D1.8M. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) PREPARED IN ACCORDANCE WITH AWS D1.1/D1.8M AND AS APPROVED BY THE ENGINEER OF RECORD.
2. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THIS MANUFACTURER PRESCRIBED WELDING PARAMETERS SHALL BE SUBMITTED WITH THE WPS.
3. WELDING SHALL NOT COMMENCE UNTIL A WPS HAS BEEN SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD.

CHARPY V-NOTCH (CVN) TOUGHNESS

1. ALL WELDS FOR MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS SHALL HAVE A FILLER METAL WITH A MINIMUM CVN TOUGHNESS VALUE OF 20 FT-LB AT 0°F AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD.
2. THE COMPLETE JOINT PENETRATION GROOVE WELDS DESCRIBED BELOW SHALL HAVE A FILLER METAL WITH A MINIMUM CVN TOUGHNESS OF 40 FT-LB AT 70°F FOR A LOWEST ANTICIPATED SERVICE TEMPERATURE OF 50°F OR GREATER. SEE AWS D1.8/D1.8M FOR DETAILED TESTING REQUIREMENTS FOR A LOWEST ANTICIPATED SERVICE TEMPERATURE LESS THAN 50°F.

	SMF	OMF	IMF	STMF	OCCS	SCCS	OCBF	SCBF	EBF	BRBF	SPSW
a. GROOVE WELDS AT COLUMN SPLICES.	X		X	X		X		X	X	X	X
b. WELDS AT COLUMN TO BASE PLATE CONNECTIONS.	X		X	X		X		X	X	X	X
c. CJP GROOVE WELDS OF BEAM FLANGES AND BEAM WELDS TO COLUMNS.	X	X	X								
d. WELDS AT BEAM TO COLUMN CONNECTIONS.								X	X	X	
e. WELDS ATTACHING THE LINK FLANGES AND THE LINK WEB TO COLUMN.									X		
f. WELDS CONNECTING THE WEBS TO THE FLANGES IN BUILT UP BEAMS WITHIN LINK.									X		
g. WELDS AT HBE TO VBE.											X
THESE SYSTEMS DO NOT HAVE DEMAND CRITICAL WELD REQUIREMENTS.					X		X				

1. HOT ROLLED SHAPES WITHIN THE SFRS WITH FLANGES 1 1/2" THICK AND THICKER SHALL HAVE A CVN TOUGHNESS OF 20 FT-LB AT 70°F TESTED IN THE ALTERNATE CORE LOCATION AS DESCRIBED IN ASTM A6 SUPPLEMENTARY REQUIREMENT S30. PLATES 2" THICK AND THICKER WITHIN THE SFRS SHALL HAVE A CVN TOUGHNESS OF 20 FT-LB @ 70°F MEASURED AT ANY LOCATION PERMITTED BY ASTM A673, FREQUENCY P, WHERE THE PLATE IS USED IN THE FOLLOWING:
   a. MEMBERS BUILT-UP FROM PLATE.
   b. CONNECTION PLATES (GUSSET PLATES, COLUMN BASE PLATES, ETC.).
   c. AS THE STEEL CORE OF BUCKLING RESTRAINED BRACES.

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O: 949.252.1022
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PROJECT NAME:
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW DOMINAS No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799
DATE 06-01-21
DRAWING TITLE
GENERAL NOTES, ABBREVIATIONS
DRAWING NO.
S0.0.3

8/5/2022 4:00:07 PM

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED_KBN

DATE_10/01/24

COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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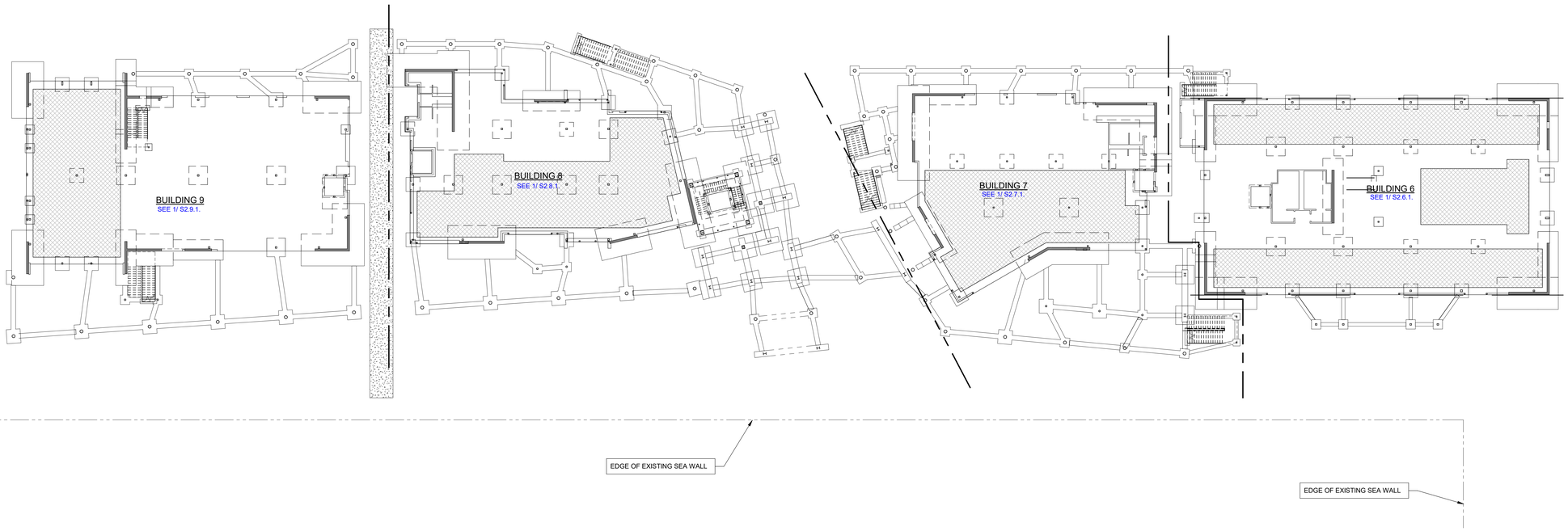
Hadi Tabatabaee
BUILDING OFFICIAL



THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).

REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER
SCOTT H WARD
C95205
CIVIL
STATE OF CALIFORNIA

OVERALL FOUNDATION PLAN 3/64" = 1'-0" **1**

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GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW HOLT
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
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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 06-01-21

DRAWING TITLE
FOUNDATION OVERALL PLAN

DRAWING NO.
S2.0.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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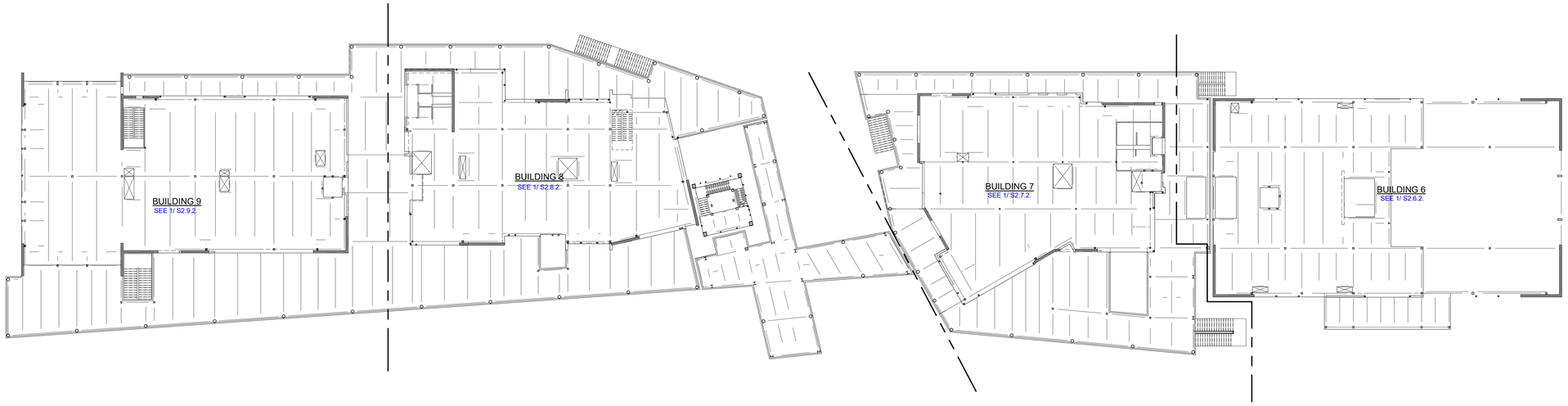
BUILDING OFFICIAL



OVERALL LEVEL 2 FLOOR FRAMING PLAN | 3/64" = 1'-0" | 1

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Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW DUNN
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA
PROFESSIONAL ENGINEER

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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 1900799
DATE 06-01-21

DRAWING TITLE
LEVEL 2 OVERALL FRAMING PLAN

DRAWING NO.
S2.0.2

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:00:14 PM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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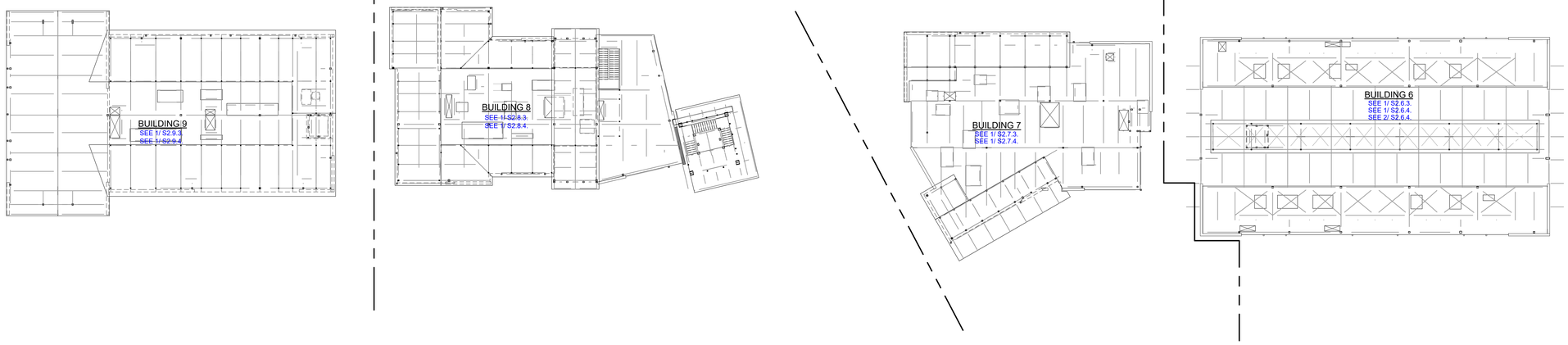
Hadi Tabatabaee
BUILDING OFFICIAL



N

ROOF OVERALL FRAMING PLAN | 3/64" = 1'-0" | 1

SMSARCH
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GUMLEY — No. 6913 — Exp. 12/31/23 — STRUCTURAL ENGINEER — STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
ROOF OVERALL FRAMING PLAN

DRAWING NO.
S2.0.3

BIM 360://1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:00:18 PM

CITY OF DANA POINT
PLANNING DIVISION

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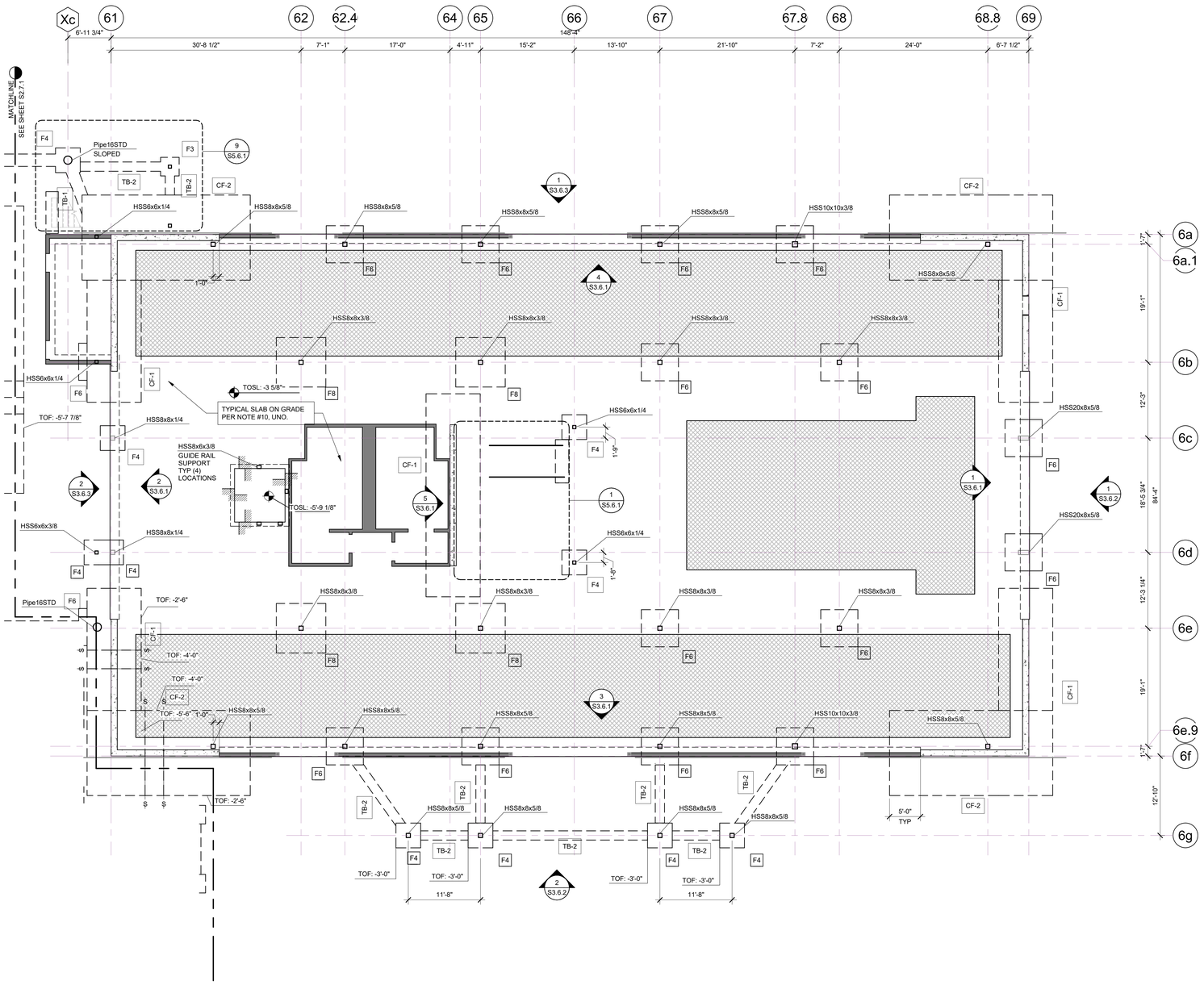
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).

REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD C95205 CIVIL STATE OF CALIFORNIA

Scott Ward

FOUNDATION PLAN - BLDG 6 | 1/8" = 1'-0" | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 DETAILS: 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 @ 16" OC EACH WAY AT MID-DEPTH OF SLAB PER DETAIL 1/ S8.0.2. SEE DETAIL 2/ S8.0.2 FOR CONTROL JOINT REQUIREMENTS. AT SLAB OPENINGS PROVIDE (1) TYPICAL SLAB LONGITUDINAL/ TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL13/ S8.0.2 , UNDERLAIN BY A 15 MIL STEGOWRAP OR EQUIVALENT VAPOR BARRIER.
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/ 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, AND G0.0.1 FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

FOUNDATION PLAN SYMBOLS

- TOSL: X'-XX" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS
- TOF: 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/ GB: 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 STEPPPED FOOTING PER 9/ S8.0.1.
- F# — INDICATES FOOTING TYP PER SCHEDULE BELOW
- CF-# — INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.
- TB-# — INDICATES TIE BEAM PER SCHEDULE BELOW.
- GB-# — INDICATES GRADE BEAM PER SCHEDULE BELOW.
- INDICATES CONCRETE CURB VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES 12" CONCRETE WALL, SEE PLAN FOR ELEVATIONS.
- 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
- *(MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES FUTURE SLAB ON GRADE TO MATCH AS NOTED IN NOTE #10 ABOVE.

CONITUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING		DETAIL REFERENCE
			LONGITUDINAL	TRANSVERSE	
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)	11 & 13/S8.0.1
CF-2	13'-9"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1
CF-3	14'-6"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1

PAD FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B	15/S8.0.1
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)	15/S8.0.1
F6	6'-0"	6'-0"	2'-0"	(6) #7 EA WAY (B)	15/S8.0.1
F8	8'-0"	8'-0"	2'-0"	(6) #8 EA WAY (B)	15/S8.0.1
F8A	8'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5
F10	10'-0"	10'-0"	4'-0"	(24) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5

TIE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1

GRADE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B	15/S8.2.5

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GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT TITLE
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD No. 6913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
BUILDING 6 FOUNDATION PLAN

DRAWING NO.
S2.6.1

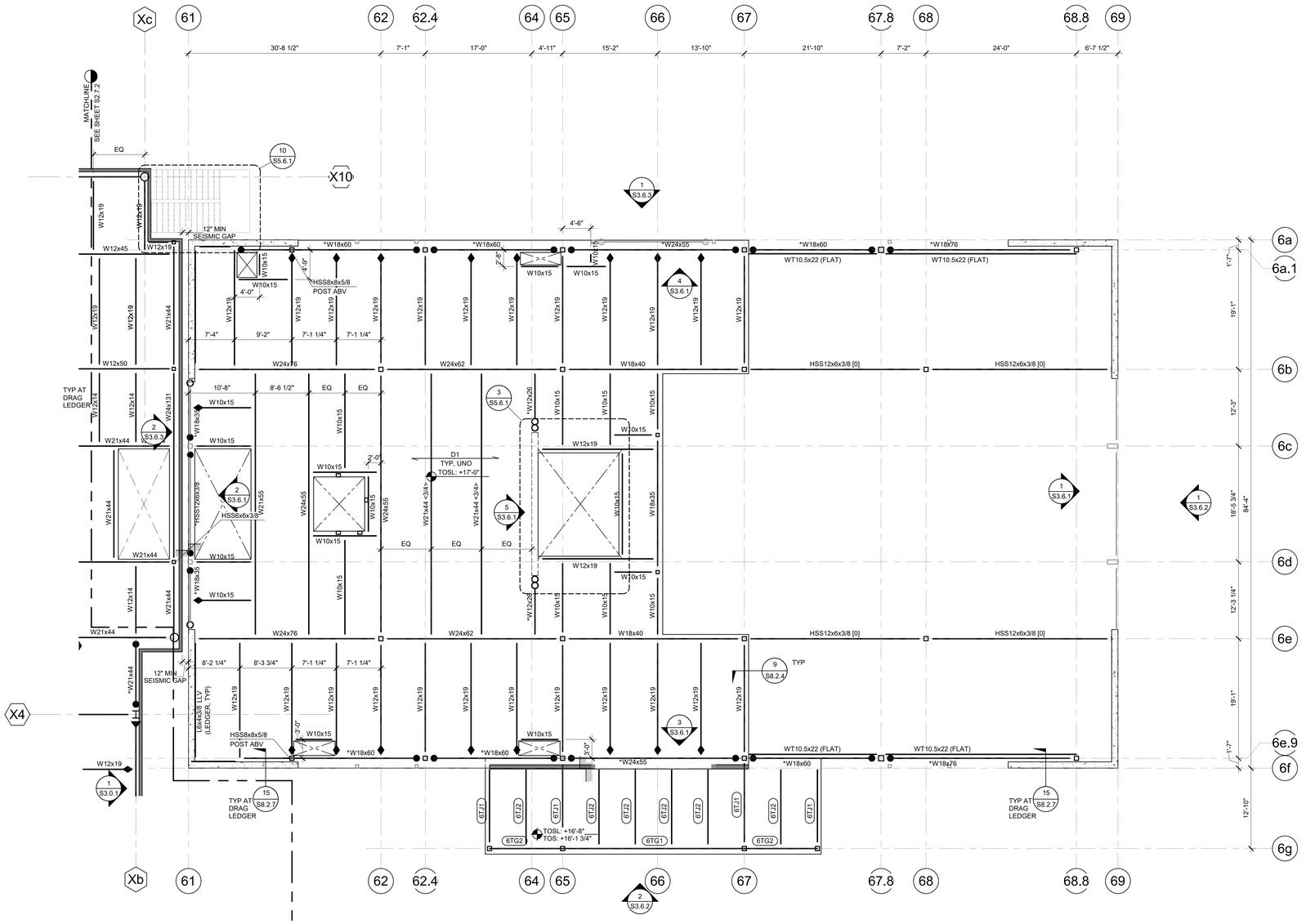
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hirsi Tabatabaee
BUILDING OFFICIAL

FRAMING PLAN NOTES

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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.
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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.
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FRAMING PLAN SYMBOLS

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	INDICATES SLAB SLOPE CHANGE.
	INDICATES CONCRETE CURB. VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
	INDICATES MOMENT RESISTING FRAME CONNECTION
	INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0
	INDICATES DRAG CONNECTION PER 1/ S8.2.2.
	INDICATES DRAG CONNECTION PER 10/ 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 BEAM SPLICE CONNECTION PER 1H/ S8.2.0.
LO HI	INDICATES KICKER BRACE PER 1/ S8.2.1.
*(MEMBER SIZE)	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/ 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.
#"x#"	INDICATES BEAM PENETRATION LOCATION AND SIZE,
T1	INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4
D#	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

2ND FLOOR FRAMING PLAN - BLDG 6 | 1/8" = 1'-0" | **1**

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
BWP

THIS STRUCTURAL DOCUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF: CHRISTOPHER ANDREW TWITTY, No. 6913, Exp. 12/31/23, STRUCTURAL, STATE OF CALIFORNIA

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PROJECT NO 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 6 LEVEL 2 FRAMING PLAN

DRAWING NO.
S2.6.2

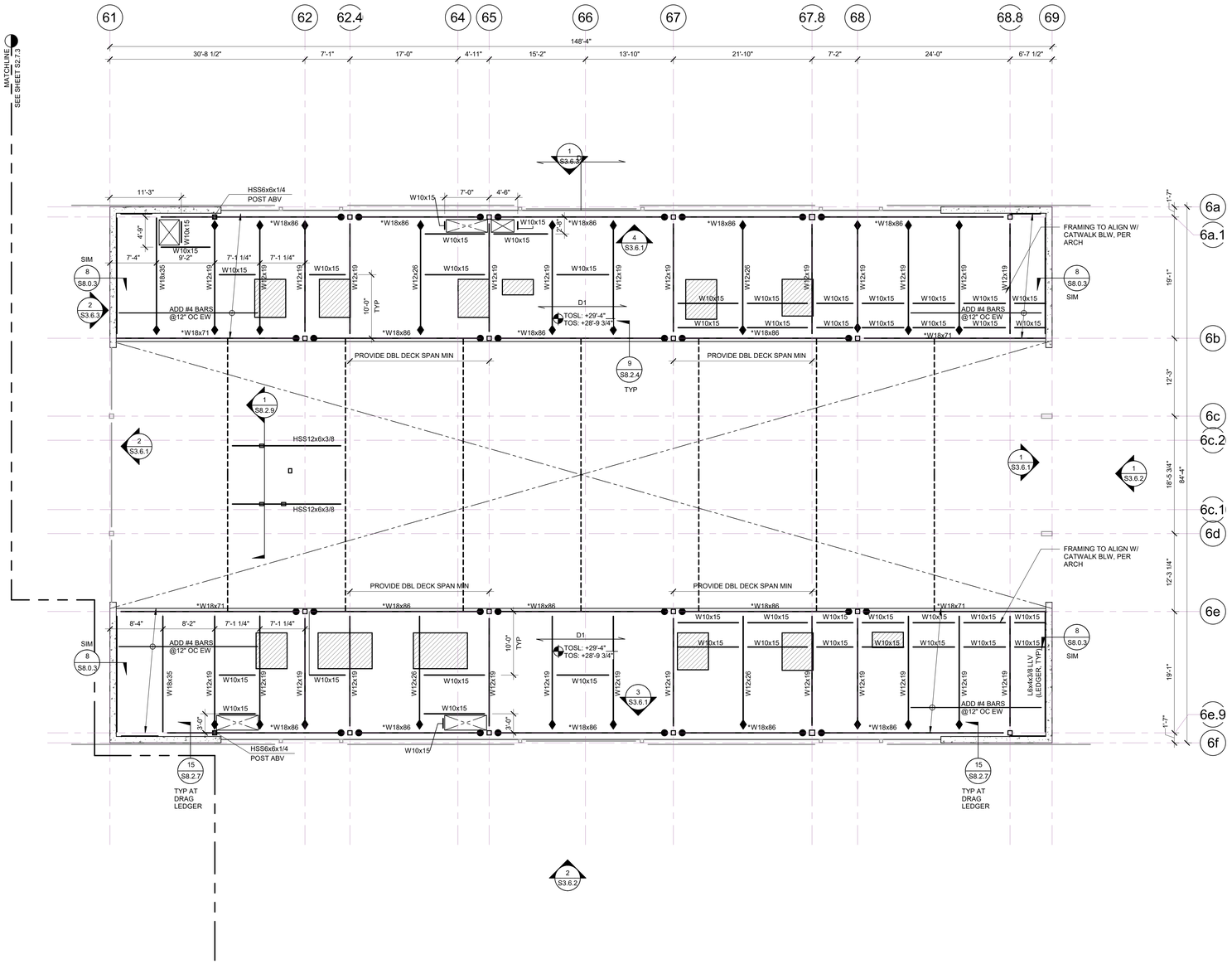
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



FRAMING PLAN NOTES

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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 VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES MOMENT RESISTING FRAME CONNECTION
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
- INDICATES DRAG CONNECTION PER 10/ 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 BEAM SPLICE CONNECTION PER 1H/ S8.2.0.
- LO HI — INDICATES KICKER BRACE PER 1/ S8.2.1.
- (MEMBER SIZE) — 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/ 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.
- #"x#" — INDICATES BEAM PENETRATION LOCATION AND SIZE.
- T1 — INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4
- D# — 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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

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CONSTANT
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F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
BWP

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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 1900799
DATE 06-01-21

DRAWING TITLE
BUILDING 6 MEZZANINE FRAMING PLAN

DRAWING NO
S2.6.3

MEZZANINE FRAMING PLAN - BLDG 6 1/8" = 1'-0" **1**

CITY OF DANA POINT
PLANNING DIVISION

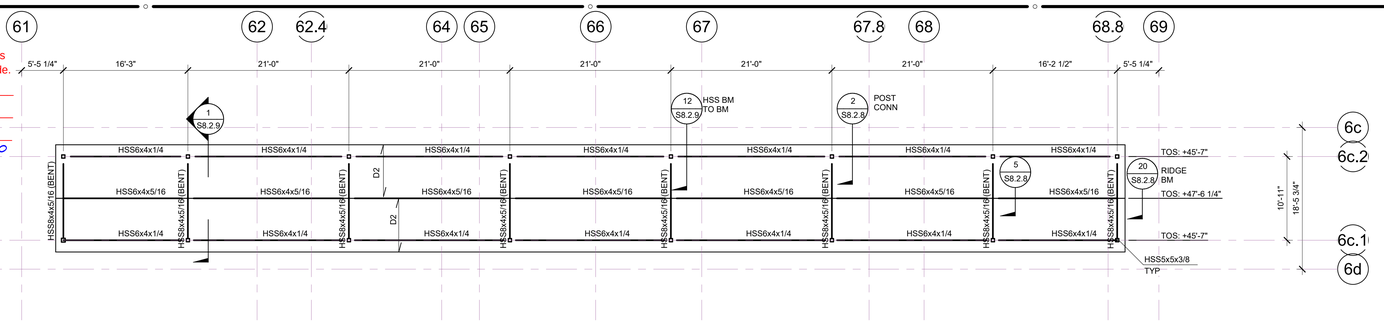
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

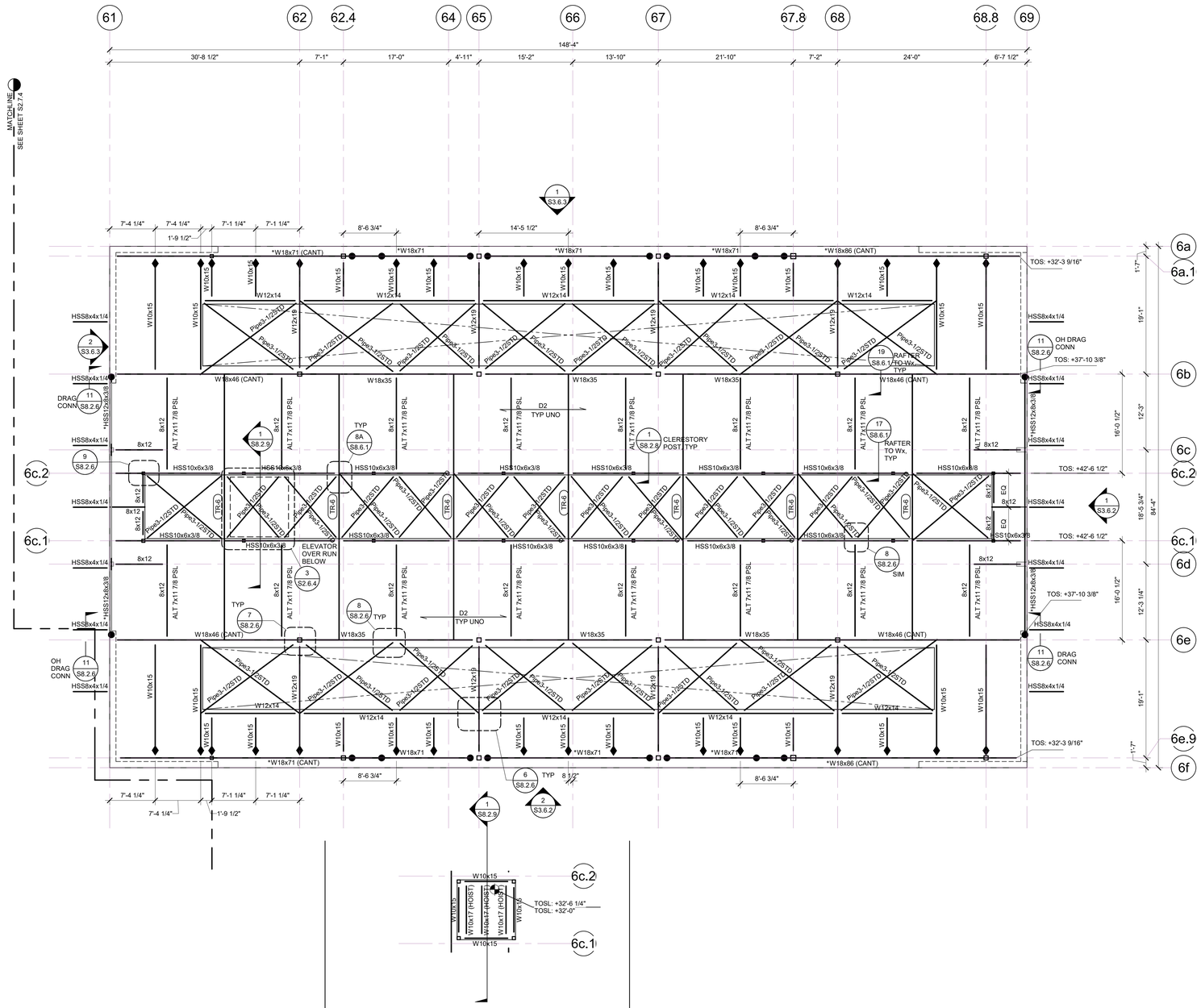
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



CLERESTORY FRAMING PLAN | 1/8" = 1'-0" | **2**



ELEVATOR OVER RUN FRAMING | 1/8" = 1'-0" | **3**

ROOF FRAMING PLAN - BLDG 6 | 1/8" = 1'-0" | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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: S0.0.3.
   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 DETAILS: 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. 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 13C/ S8.2.0 THRU 13D/ S8.2.0
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
- INDICATES DRAG CONNECTION PER 10/ 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 BEAM SPLICE CONNECTION PER 1H/ S8.2.0.
- LO HI — INDICATES KICKER BRACE PER 1/ S8.2.1.
- (MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
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- [#,#,#] — 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.
- #"x#" PJ — INDICATES BEAM PENETRATION LOCATION AND SIZE,
- T1 — INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4
- D# — 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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Ph. 949.757.3240
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CONSTANT
kpff
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Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER — KRISTOPHER ANDREW HOVT — No. 5913 — Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 ROOF FRAMING PLAN

DRAWING NO.
S2.6.4

CITY OF DANA POINT
PLANNING DIVISION

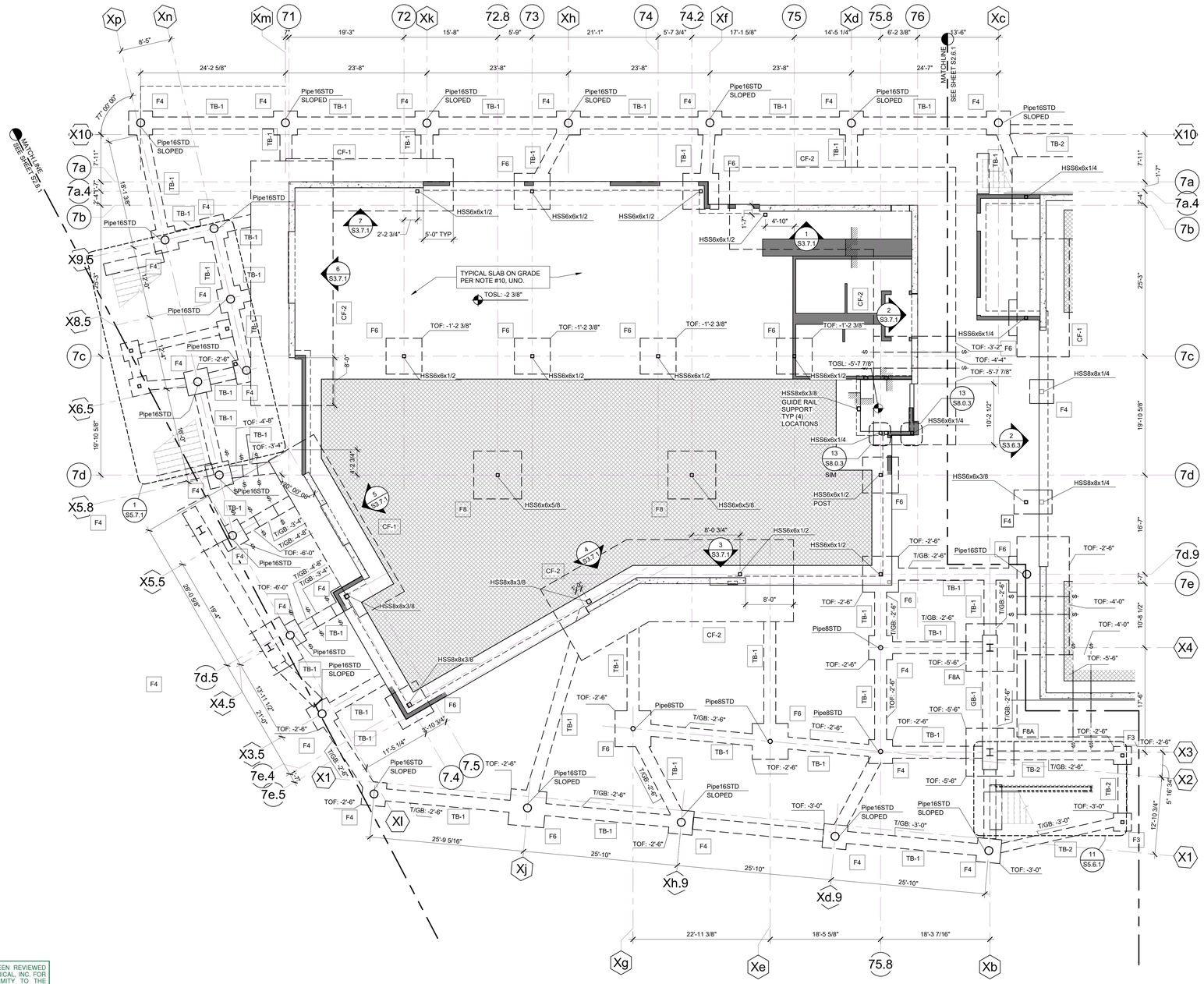
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).

REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD C95205 CIVIL STATE OF CALIFORNIA

Scott Ward

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

BUILDING 7 FOUNDATION PLAN | 1/8" = 1'-0" | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 DETAILS: 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 @ 16" OC EACH WAY AT MID-DEPTH OF SLAB PER DETAIL 1/ S8.0.2. SEE DETAIL 2/ S8.0.2 FOR CONTROL JOINT REQUIREMENTS. AT SLAB OPENINGS PROVIDE (1) TYPICAL SLAB LONGITUDINAL/ TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL13/ S8.0.2 , UNDERLAIN BY A 15 MIL STEGOWRAP OR EQUIVALENT VAPOR BARRIER.
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/ 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, AND G0.0.1 FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

FOUNDATION PLAN SYMBOLS

- TOSL: X'-XX" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS
- TOF: X'-XX" — INDICATES TOP OF FOOTING ELEVATIONS FROM DATUM ELEVATION OF + 13.00' PER CIVIL DWGS. TOP OF ALL FOOTING ELEVATIONS SHAL BE -2'-0", UNLESS NOTED OTHERWISE.
- T/ GB: 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 SHAL BE -2'-0", UNLESS NOTED OTHERWISE.
- INDICATES CHANGE IN SLAB ELEVATION.
- INDICATES SLAB SLOPE CHANGE.
- INDICATES STEPPPED FOOTING PER 9/ S8.0.1.
- F# — INDICATES FOOTING TYP PER SCHEDULE BELOW
- CF-# — INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.
- TB-# — INDICATES TIE BEAM PER SCHEDULE BELOW.
- GB-# — INDICATES GRADE BEAM PER SCHEDULE BELOW.
- INDICATES CONCRETE CURB VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES 12" CONCRETE WALL, SEE PLAN FOR ELEVATIONS.
- 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
- (MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES FUTURE SLAB ON GRADE TO MATCH AS NOTED IN NOTE #10 ABOVE.

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING		DETAIL REFERENCE
			LONGITUDINAL	TRANSVERSE	
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)	11 & 13/S8.0.1
CF-2	13'-9"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1
CF-3	14'-6"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1

PAD FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B	15/S8.0.1
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)	15/S8.0.1
F6	6'-0"	6'-0"	2'-0"	(6) #7 EA WAY (B)	15/S8.0.1
F8	8'-0"	8'-0"	2'-0"	(6) #8 EA WAY (B)	15/S8.0.1
F8A	8'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5
F10	10'-0"	10'-0"	4'-0"	(24) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5

TIE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1

GRADE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B	15/S8.2.5

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18004 Sky Park Circle, #200
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CONSTANT
kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER A. ANDREW HOHN No. 6913 Exp. 12/31/23 CIVIL STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-09-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
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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 06-01-21

DRAWING TITLE
BUILDING 7 FOUNDATION PLAN

DRAWING NO
S2.7.1

8/5/2022 4:00:44 PM

CITY OF DANA POINT
PLANNING DIVISION

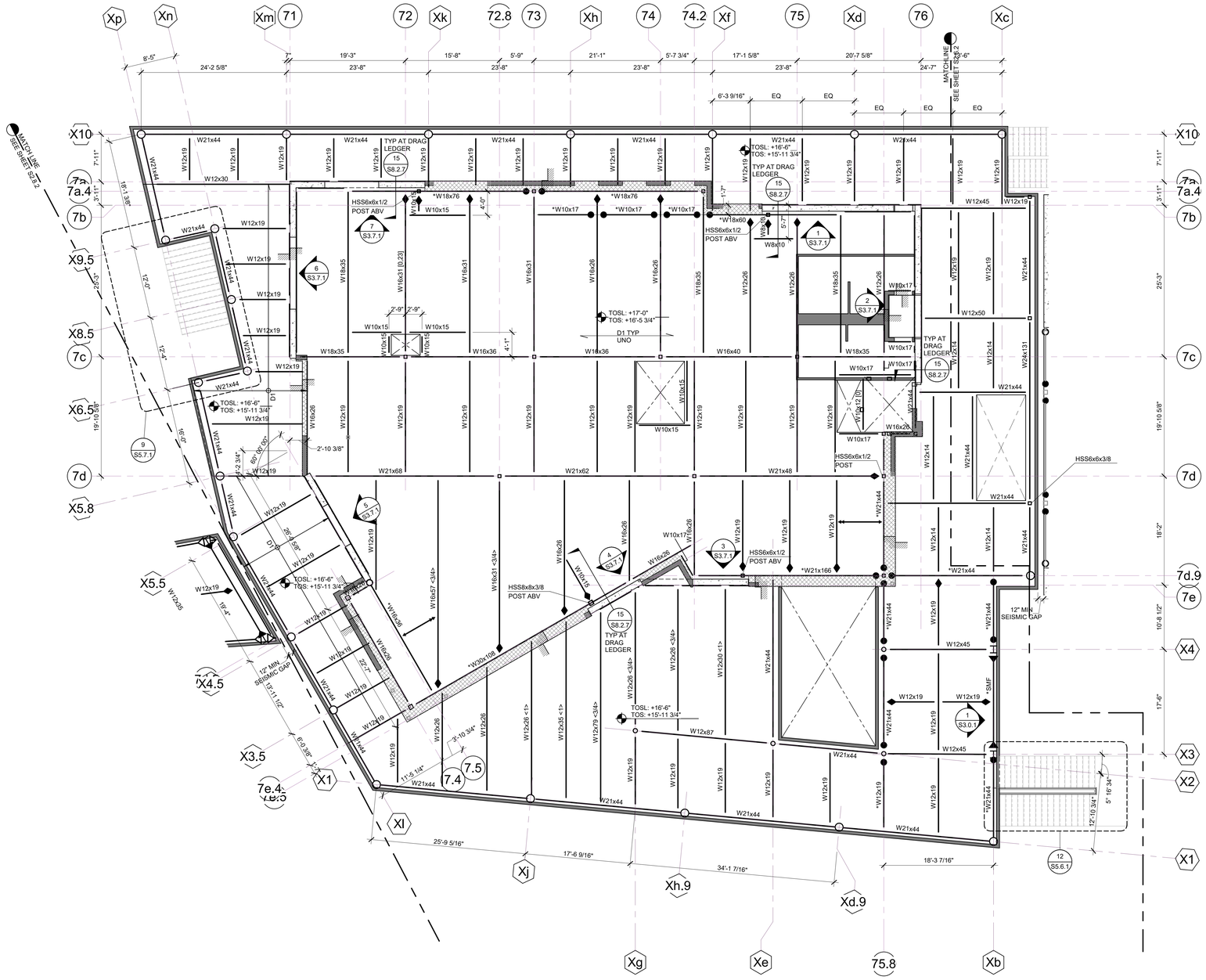
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



BUILDING 7 LEVEL 2 FRAMING PLAN | 1/8" = 1'-0" | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hirsi Tabatabaee
BUILDING OFFICIAL

FRAMING PLAN NOTES

1. SEE THESE SHEETS FOR THE FOLLOWING INFORMATION:
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   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 DETAILS: 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.
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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.
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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 TYP MANSARD STUD WALL W/ 600S162-54 @ 16"OC.
- INDICATES MANSARD STUD WALL (SEE ABOVE FOR STUD SIZE AND SPACING) W/ SURE-BOARD SERIES 200 (APMO UES ER-126) STRUCTURAL PANEL ON ONE SIDE W/ #10 SMS @ 4" OC EDGE SCREW AND #10 SMS @ 12" OC FIELD SCREW ALONG INTERM FRMG MEMBERS.
- INDICATES EXT METAL STUD WALL
- INDICATES MOMENT RESISTING FRAME CONNECTION
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0
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- INDICATES DRAG CONNECTION PER 8/ S8.2.7.
- INDICATES DRAG CONNECTION PER 10/ 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
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- LO HI — INDICATES KICKER BRACE PER 1/ S8.2.1.
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- ABOVE / BELOW — INDICATES BRACE PART OF BRACED FRAME PER ELEVATIONS.
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- #"x#" — INDICATES BEAM PENETRATION LOCATION AND SIZE,
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- 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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F: 949.252.8082
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER ANDREW GIBBS
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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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

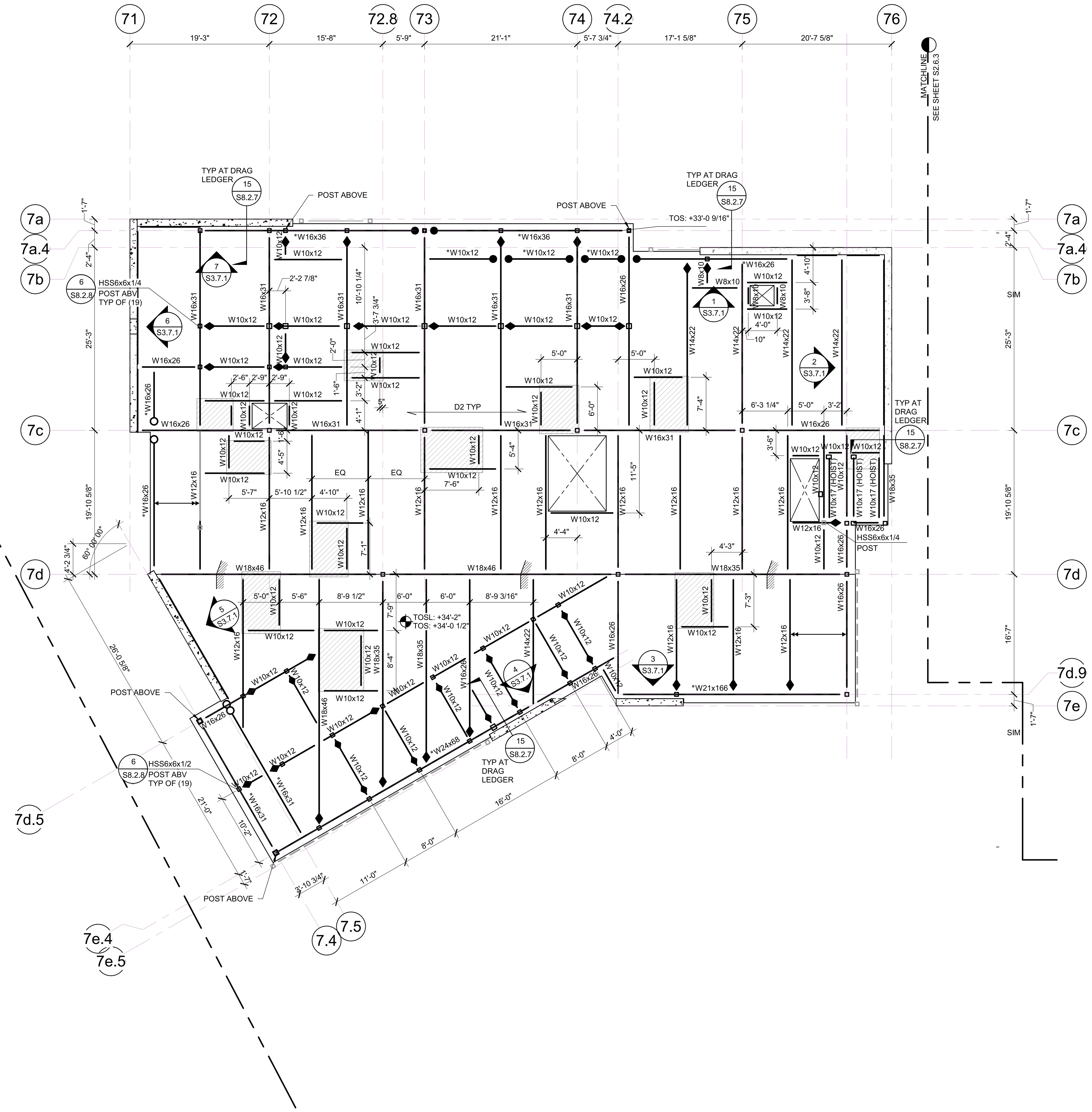
PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
BUILDING 7 LEVEL 2 FRAMING PLAN

DRAWING NO.
S2.7.2

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

BIM 360://10081900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CLIENT: BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW DOMINSKI No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 7 ROOF FRAMING PLAN
DRAWING NO.
S2.7.3

8/5/2022 4:00:55 PM

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
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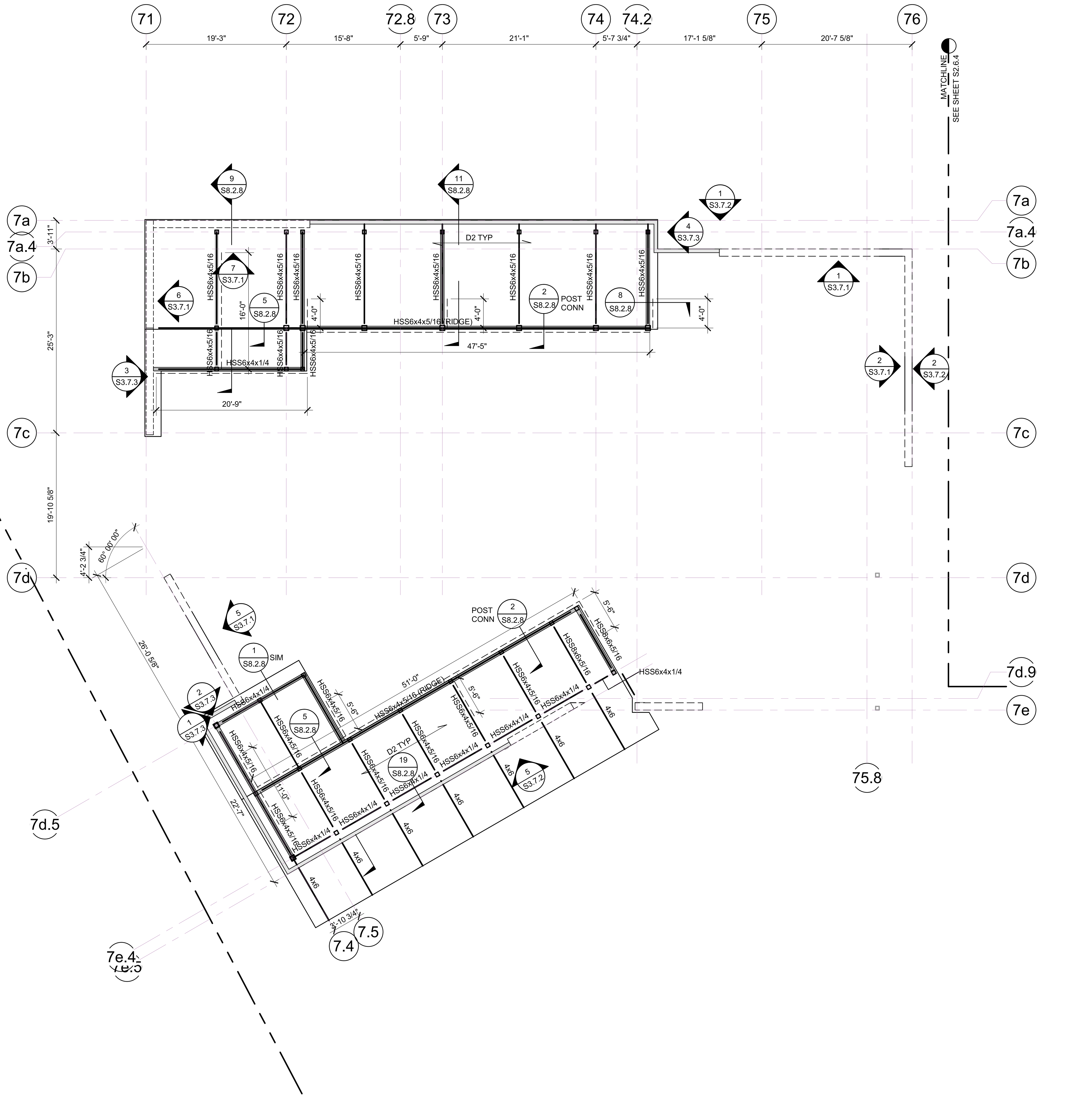

ROOF FRAMING PLAN - BLDG 7 | 1/8" = 1'-0" | 1

Building&Safety: OCPWAzarvandB 1/16/2025

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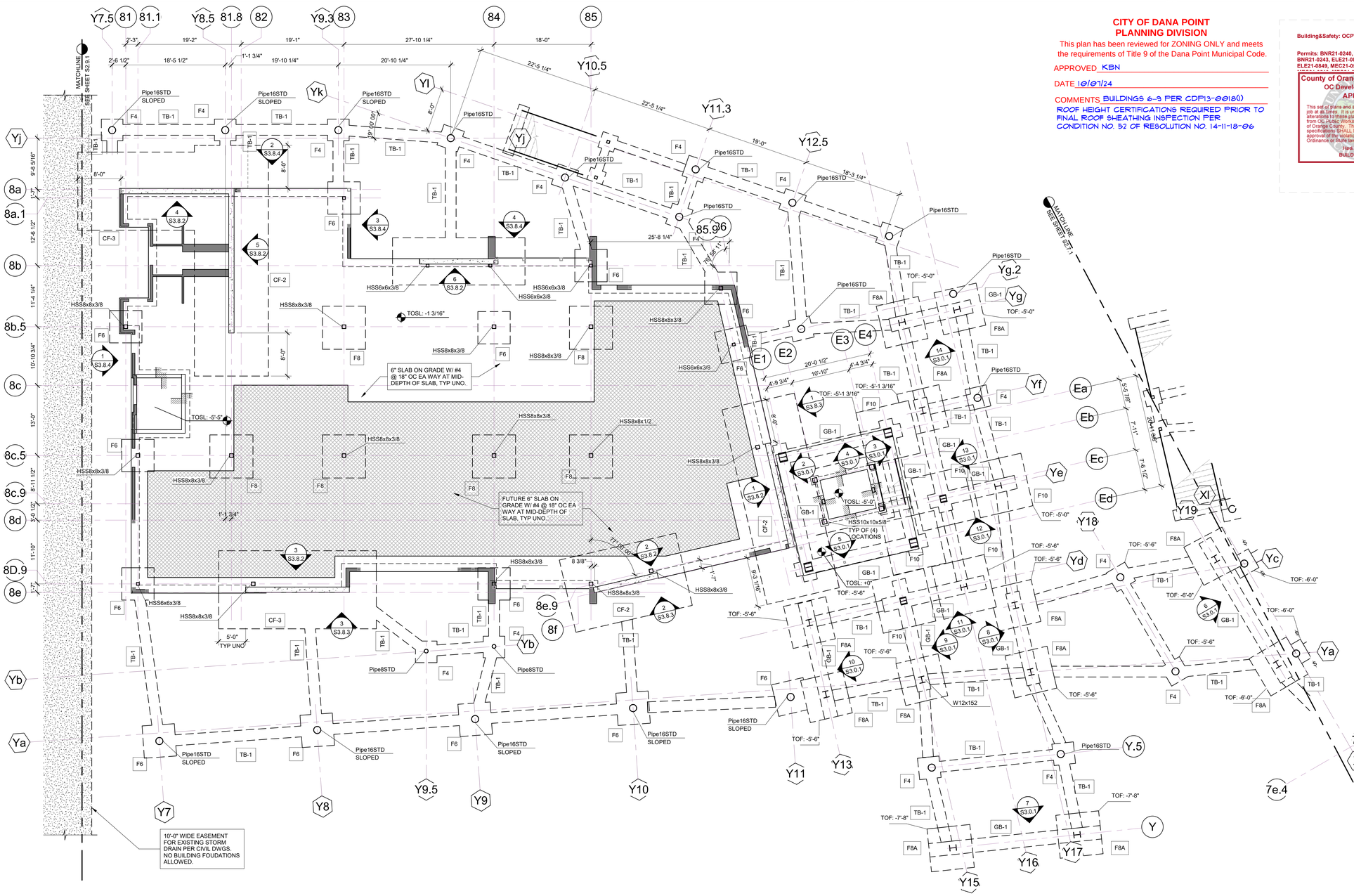
8/5/2022 4:01:00 PM

BIM 360://10081900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt



BUILDING 8 FOUNDATION PLAN 1/8" = 1'-0" **1**

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OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hirsi Tabatabaee
BUILDING OFFICIAL

THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).
REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.
REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD C95205 CIVIL STATE OF CALIFORNIA

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

CONITUOUS FOOTING SCHEDULE					
			REINFORCING		DETAIL
MARK	WIDTH	DEPTH	LONGITUDINAL	TRANSVERSE	REFERENCE
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)	11 & 13/S8.0.1
CF-2	13'-9"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1
CF-3	14'-6"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1

PAD FOOTING SCHEDULE					
TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B	15/S8.0.1
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)	15/S8.0.1
F6	6'-0"	6'-0"	2'-0"	(6) #7 EA WAY (B)	15/S8.0.1
F8	8'-0"	8'-0"	2'-0"	(6) #8 EA WAY (B)	15/S8.0.1
F8A	8'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5
F10	10'-0"	10'-0"	4'-0"	(24) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5

TIE BEAM SCHEDULE				
TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1

GRADE BEAM SCHEDULE				
TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B	15/S8.2.5

FOUNDATION PLAN SYMBOLS

- INDICATES CONCRETE CURB VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES 12" CONCRETE WALL, SEE PLAN FOR ELEVATIONS.
- 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
- (MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES FUTURE SLAB ON GRADE TO MATCH AS NOTED IN NOTE #10 TO THE RIGHT.
- TOSL: X'-XX" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS
- TOF: 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/ GB: 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 STEPPPED FOOTING PER 9/ S8.0.1.
- F# — INDICATES FOOTING TYP PER SCHEDULE BELOW
- CF-# — INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.
- TB-# — INDICATES TIE BEAM PER SCHEDULE BELOW.
- GB-# — INDICATES GRADE BEAM PER SCHEDULE BELOW.

FOUNDATION PLAN SYMBOLS

9. CENTER COLUMNS ON GRID LINES UNLESS NOTED OTHERWISE.
10. SLAB ON GRADE SHALL BE 5" THICK WITH #4 @ 16" OC EACH WAY AT MID-DEPTH OF SLAB PER DETAIL 1/ S8.0.2. SEE DETAIL 2/ S8.0.2 FOR CONTROL JOINT REQUIREMENTS. AT SLAB OPENINGS PROVIDE (1) TYPICAL SLAB LONGITUDINAL/ TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL13/ S8.0.2 , UNDERLAIN BY A 15 MIL STEGOWRAP OR EQUIVALENT VAPOR BARRIER.
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/ S8.0.1.
14. ONLY LOAD BEARING WALLS AND SHEARWALLS ARE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR NON-BEARING WALLS LOCATIONS.
15. REFER TO GEOTECHNICAL REPORT, AS NOTED ON SHEET S0.0.1, AND G0.0.1 FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

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 DETAILS: 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.

SMSARCH
18004 Sky Park Circle, #200
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kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER ANDREW GOWLAND No. 5913 EXP. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 8 FOUNDATION PLAN
DRAWING NO.
S2.8.1

B#1 380 //1900/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

9/7/2022 1:49:01 PM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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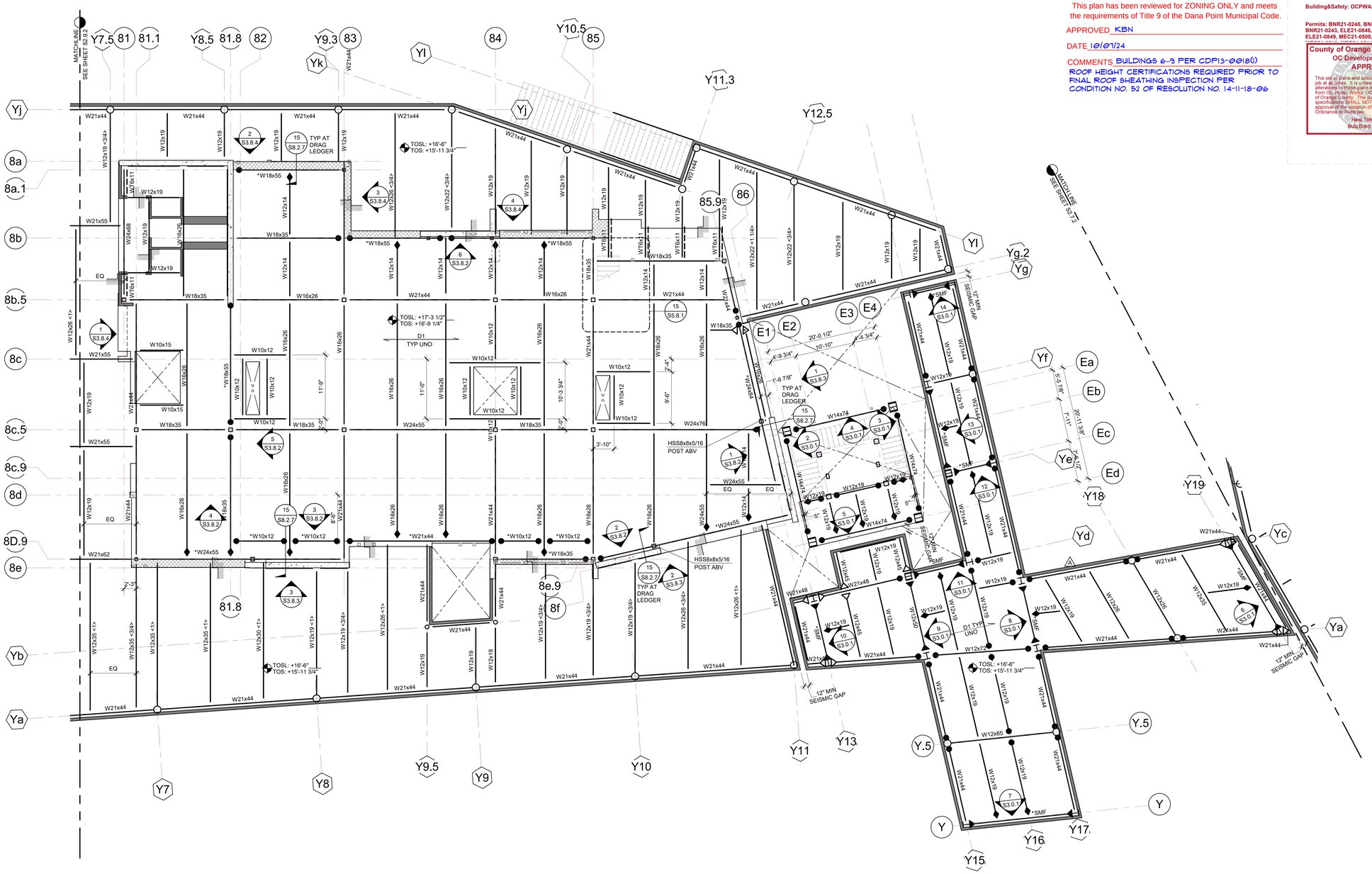
PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD



BUILDING 8 LEVEL 2 FRAMING PLAN

1/8" = 1'-0" | 1

FRAMING PLAN SYMBOLS

- 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
- INDICATES BEAM SPLICE CONNECTION PER 1H/ S8.2.0.
- INDICATES KICKER BRACE PER 1/ S8.2.1.
- *(MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- <#> — INDICATES AMOUNT OF UPWARD CAMBER (IN INCHES) AT MIDSPAN.
- [#] — INDICATES NUMBER OF HEADED STUDS. WHERE NUMBER OF STUDS IS NOT SHOWN, PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 9/ S8.2.3.
- [#,#,#] — INDICATES NUMBER OF HEADED STUDS IN BETWEEN EACH FRAMING BAY. WHERE NUMBER OF STUDS IS NOT SHOWN, PROVIDE (1) STUD @ 12" OC, UNLESS NOTED [0]. SEE 9/ S8.2.3.
- #"x#" — INDICATES BEAM PENETRATION LOCATION AND SIZE,
- T1 — INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4
- D# — 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.
- 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 13C/ S8.2.0 THRU 13D/ S8.2.0
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
- INDICATES FULL HEIGHT STIFFENER CONNECTION PER 1C/ S8.2.0.
- INDICATES FULL HEIGHT STIFFENER CONNECTION AT DEEP GIRDER PER 3/ S8.2.1.

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: S0.0.3.
   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 DETAILS: 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. 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.

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER ANDREW DUNN
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
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D	09-07-22	COUNTY RESUBMITTAL

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 8 LEVEL 2 FRAMING PLAN

DRAWING NO.
S2.8.2

CITY OF DANA POINT
PLANNING DIVISION

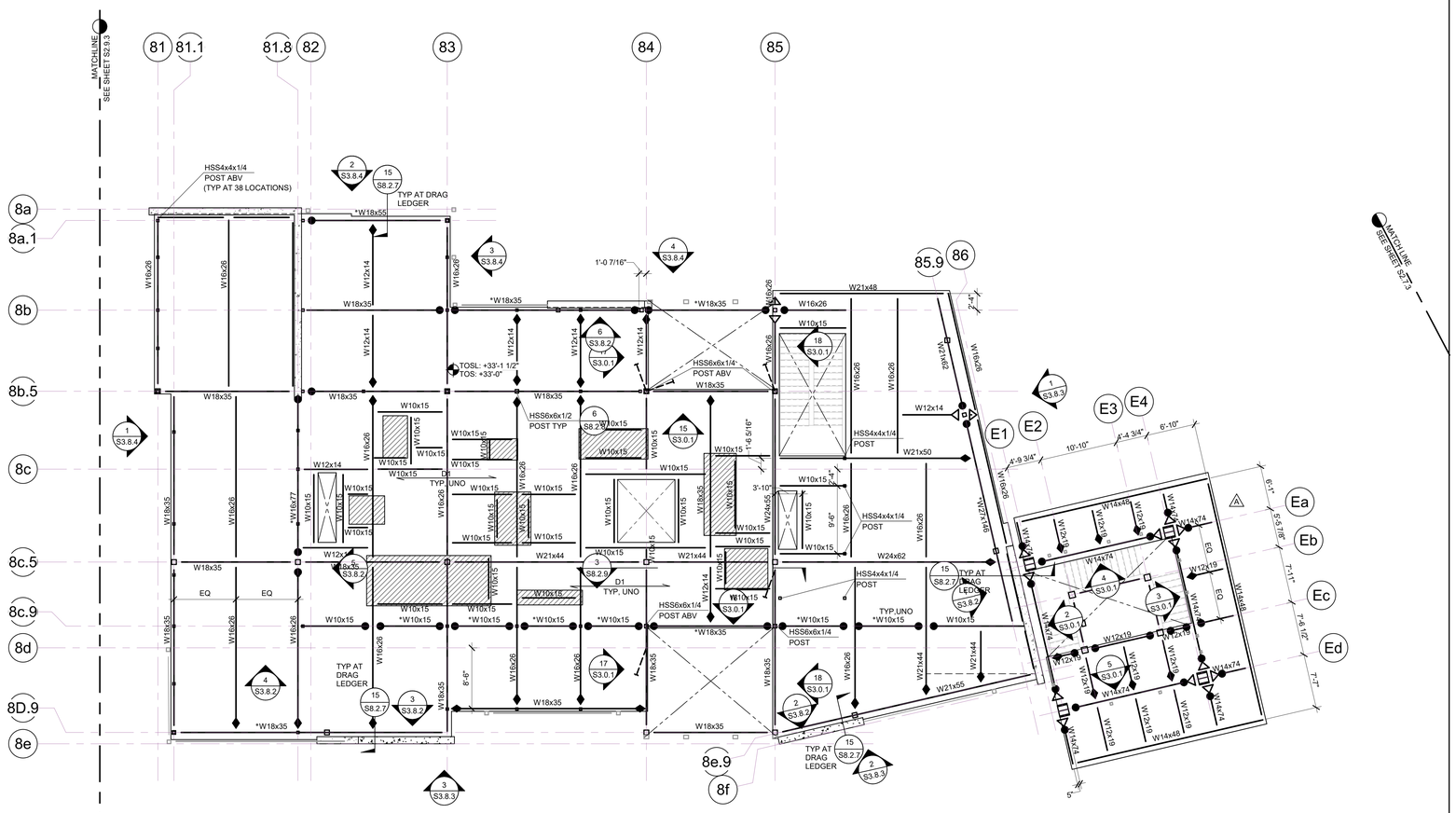
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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 TYP MANSARD STUD WALL W/ 600S162-54 @ 16"OC.
- INDICATES MANSARD STUD WALL (SEE ABOVE FOR STUD SIZE AND SPACING) W/ SURE-BOARD SERIES 200 (IAPMO UES ER-126) STRUCTURAL PANEL ON ONE SIDE W/ #10 SMS @ 4" OC EDGE SCREW AND #10 SMS @ 12" OC FIELD SCREW ALONG INTERM FRMG MEMBERS.
- INDICATES EXT METAL STUD WALL
- INDICATES MOMENT RESISTING FRAME CONNECTION
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
- INDICATES DRAG CONNECTION PER 8/ S8.2.7.
- INDICATES DRAG CONNECTION PER 10/ 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.
- LO HI — INDICATES KICKER BRACE PER 1/ S8.2.1.
- *(MEMBER SIZE) — 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/ 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.
- #"x#" — INDICATES BEAM PENETRATION LOCATION AND SIZE,
- T1 — INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4
- D# — 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

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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
B|W|P

STRUCTURAL — CHRISTOPHER ANDREW CHUNG — No. 5913 Exp. 12/31/23 — STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 ROOF FRAMING PLAN

DRAWING NO.
S2.8.3

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CITY OF DANA POINT
PLANNING DIVISION

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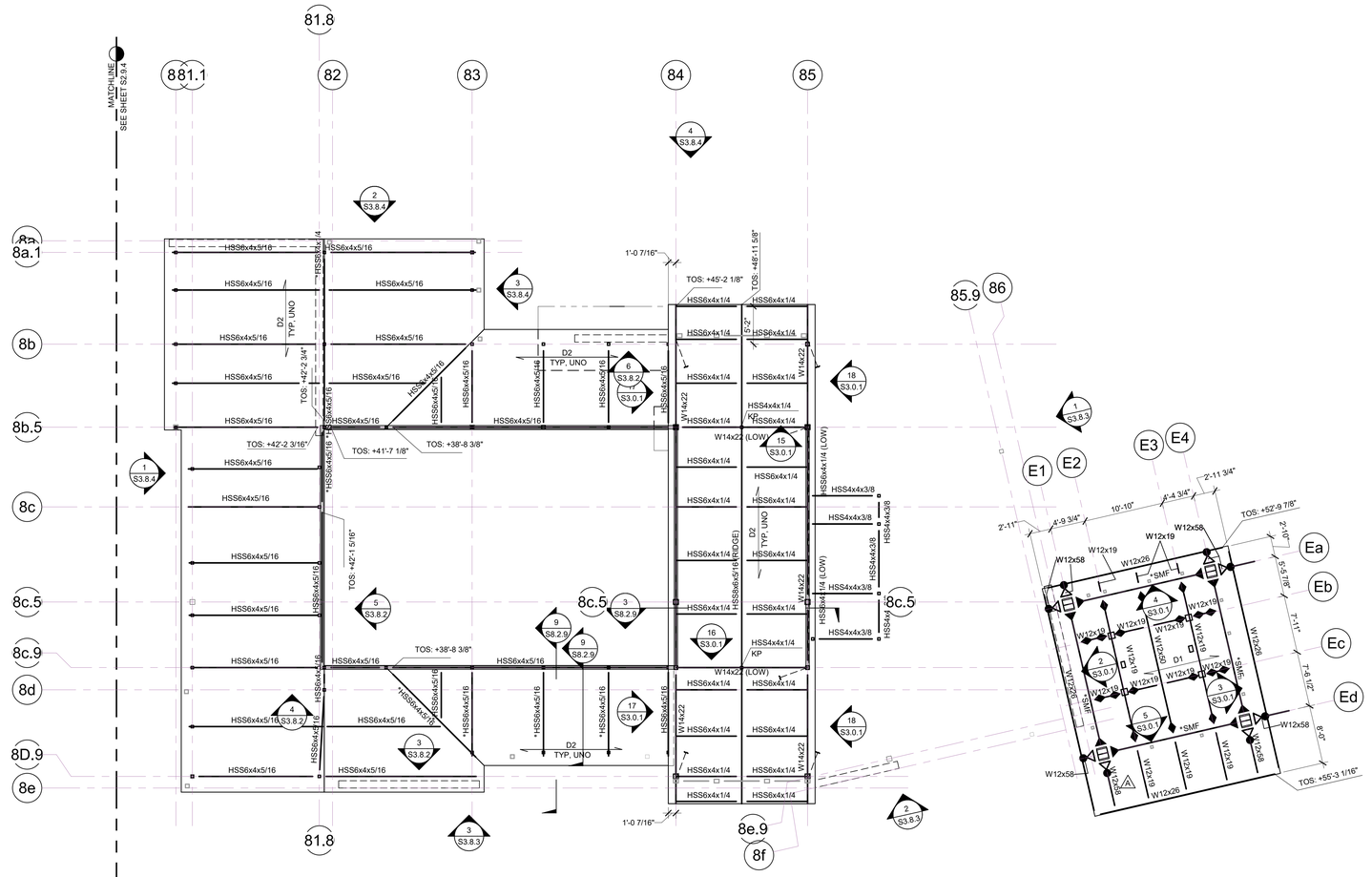
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

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 TYP MANSARD STUD WALL W/ 600S162-54 @ 16"OC.

INDICATES MANSARD STUD WALL (SEE ABOVE FOR STUD SIZE AND SPACING) W/ SURE-BOARD SERIES 200 (IAPMO UES ER-126) STRUCTURAL PANEL ON ONE SIDE W/ #10 SMS @ 4" OC EDGE SCREW AND #10 SMS @ 12" OC FIELD SCREW ALONG INTERM FRMG MEMBERS.

INDICATES EXT METAL STUD WALL

INDICATES MOMENT RESISTING FRAME CONNECTION

INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0

INDICATES DRAG CONNECTION PER 1/ S8.2.2.

INDICATES DRAG CONNECTION PER 8/ S8.2.7.

INDICATES DRAG CONNECTION PER 10/ 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.

LO HI — INDICATES KICKER BRACE PER 1/ S8.2.1.

*(MEMBER SIZE) — 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/ 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.

#"x#" — INDICATES BEAM PENETRATION LOCATION AND SIZE,

T1 — INDICATES TRUSS TYPE, SEE ELEVATIONS S3.6.4 & S3.9.4

D# — 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

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Irvine, CA 92612
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F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
B|W|P

STATE OF CALIFORNIA — CHRISTOPHER ANDREW GOHLICH — No. 5913 — Exp. 12/31/23 — STRUCTURAL ENGINEER

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 HIGH ROOF FRAMING PLAN

DRAWING NO.
S2.8.4

S2.8.4/01 - HIGH ROOF FRAMING PLAN - BLDG 8 | 1/8" = 1'-0" | **1**

CITY OF DANA POINT
PLANNING DIVISION

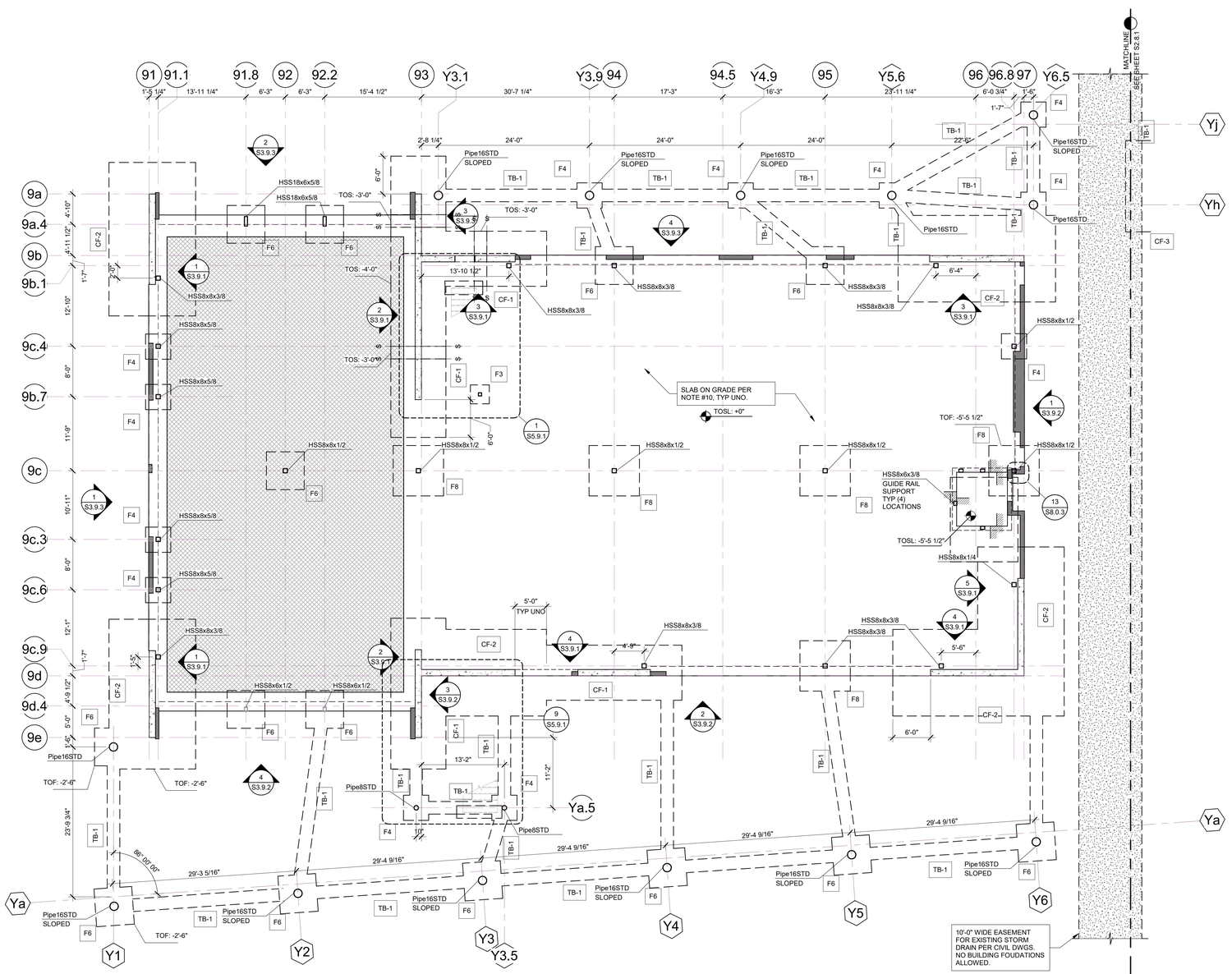
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).

REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD C95205 CIVIL STATE OF CALIFORNIA

Scott Ward

BUILDING 9 FOUNDATION PLAN | 1/8" = 1'-0" | **1**

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 DETAILS: 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 @ 16" OC EACH WAY AT MID-DEPTH OF SLAB PER DETAIL 1/ S8.0.2. SEE DETAIL 2/ S8.0.2 FOR CONTROL JOINT REQUIREMENTS. AT SLAB OPENINGS PROVIDE (1) TYPICAL SLAB LONGITUDINAL/ TRANSVERSE BAR ALIGNED WITH EDGE OF OPENING AND PROVIDE DIAGONAL REINFORCEMENT AROUND OPENINGS WHEN REQUIRED PER DETAIL13/ S8.0.2 , UNDERLAIN BY A 15 MIL STEGOWRAP OR EQUIVALENT VAPOR BARRIER.
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/ 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, AND G0.0.1 FOR DEEP SOIL MIXING, LOAD TRANSFER PLATFORMS, AND OTHER GEOTECHNICAL RECOMMENDATIONS AND DETAILS.

FOUNDATION PLAN SYMBOLS

- TOSL: X'-XX" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0" CORRESPONDING TO DATUM ELEVATION OF +13.00' PER CIVIL DRAWINGS
- TOF: 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/ GB: 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 STEPPPED FOOTING PER 9/ S8.0.1.
- F# — INDICATES FOOTING TYP PER SCHEDULE BELOW
- CF-# — INDICATES CONTINUOUS FOOTING PER SCHEDULE BELOW.
- TB-# — INDICATES TIE BEAM PER SCHEDULE BELOW.
- GB-# — INDICATES GRADE BEAM PER SCHEDULE BELOW.
- INDICATES CONCRETE CURB VERFY WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- INDICATES 12" CONCRETE WALL, SEE PLAN FOR ELEVATIONS.
- 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
- (MEMBER SIZE) — INDICATES MEMBER OR DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.
- INDICATES FUTURE SLAB ON GRADE TO MATCH AS NOTED IN NOTE #10 ABOVE.

CONITUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING		DETAIL REFERENCE
			LONGITUDINAL	TRANSVERSE	
CF-1	8'-9"	2'-10"	(10) #5 (T&B)	#6 @ 9" OC (B)	11 & 13/S8.0.1
CF-2	13'-9"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1
CF-3	14'-6"	4'-0"	(19) #5 (T) & (14) #5 (B)	#6 @ 6" OC (B)	11 & 13/S8.0.1

PAD FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
F3	3'-0"	3'-0"	1'-6"	(4) #5 EA WAY T&B	15/S8.0.1
F4	4'-0"	4'-0"	2'-0"	(5) #6 EA WAY (B)	15/S8.0.1
F6	6'-0"	6'-0"	2'-0"	(6) #7 EA WAY (B)	15/S8.0.1
F8	8'-0"	8'-0"	2'-0"	(6) #8 EA WAY (B)	15/S8.0.1
F8A	8'-0"	8'-0"	3'-0"	(15) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5
F10	10'-0"	10'-0"	4'-0"	(24) #6 EA WAY T&B	15/S8.0.1 & 15/S8.2.5

TIE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
TB-1	2'-0"	2'-0"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1
TB-2	1'-6"	1'-6"	(2) #5 LONGIT T&B & #4 CLOSED TIES @ 18" OC	16/S8.0.1

GRADE BEAM SCHEDULE

TYPE	WIDTH	THICKNESS	REINFORCEMENT	DETAIL REFERENCE
GB-1	2'-6"	3'-0"	(6) #8 LONGIT T&B	15/S8.2.5

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F: 949.252.8082
www.kpff.com

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW BOWMAN No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 FOUNDATION PLAN

DRAWING NO.
S2.9.1

8/5/2022 4:01:27 PM

CITY OF DANA POINT
PLANNING DIVISION

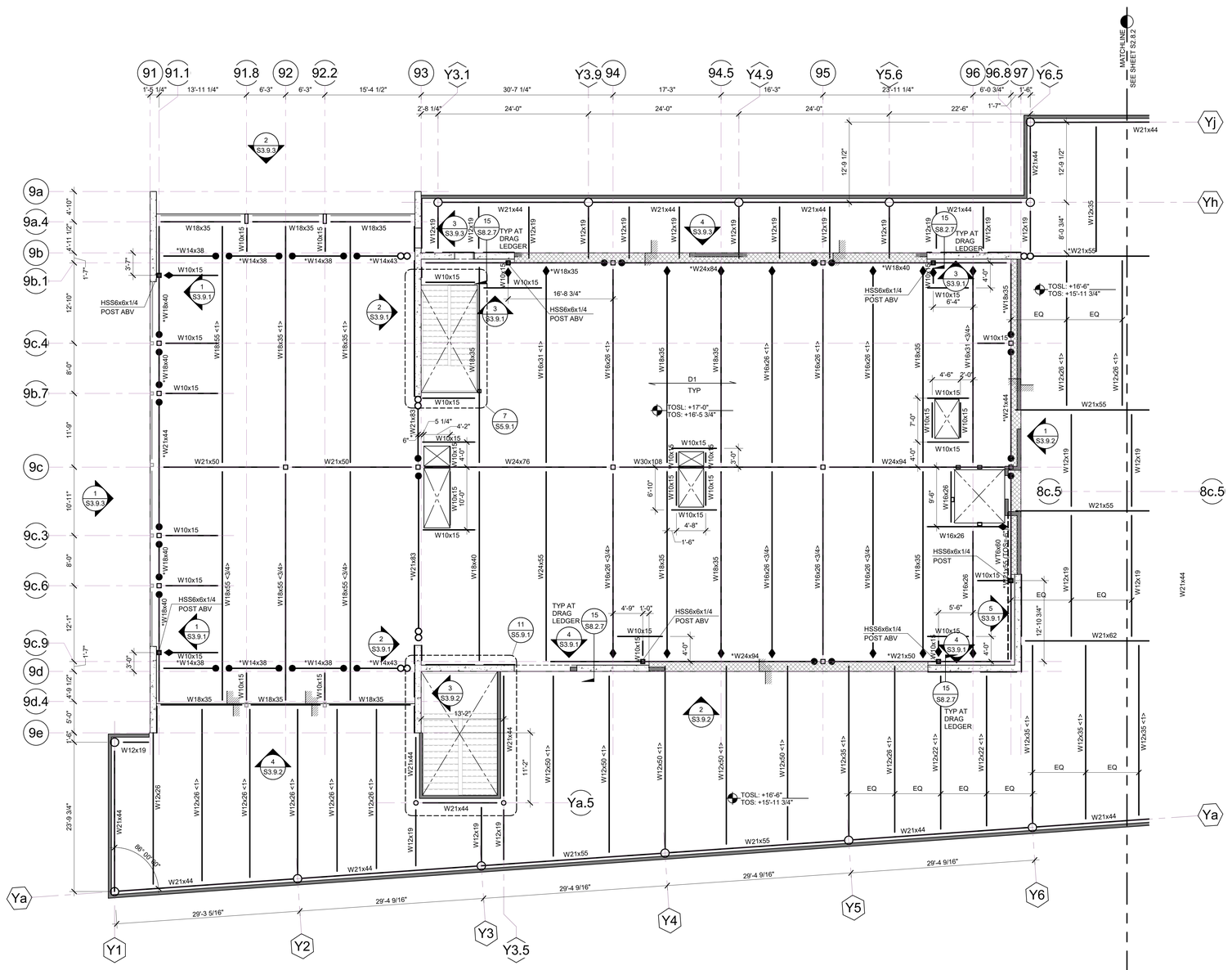
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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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.
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County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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F: 949.252.8082
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

PROFESSIONAL ENGINEER — CHRISTOPHER ANDREW HOHN — No. 6913 — Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 LEVEL 2 FRAMING PLAN

DRAWING NO.
S2.9.2

BUILDING 9 LEVEL 2 FRAMING PLAN | 1/8" = 1'-0" | 1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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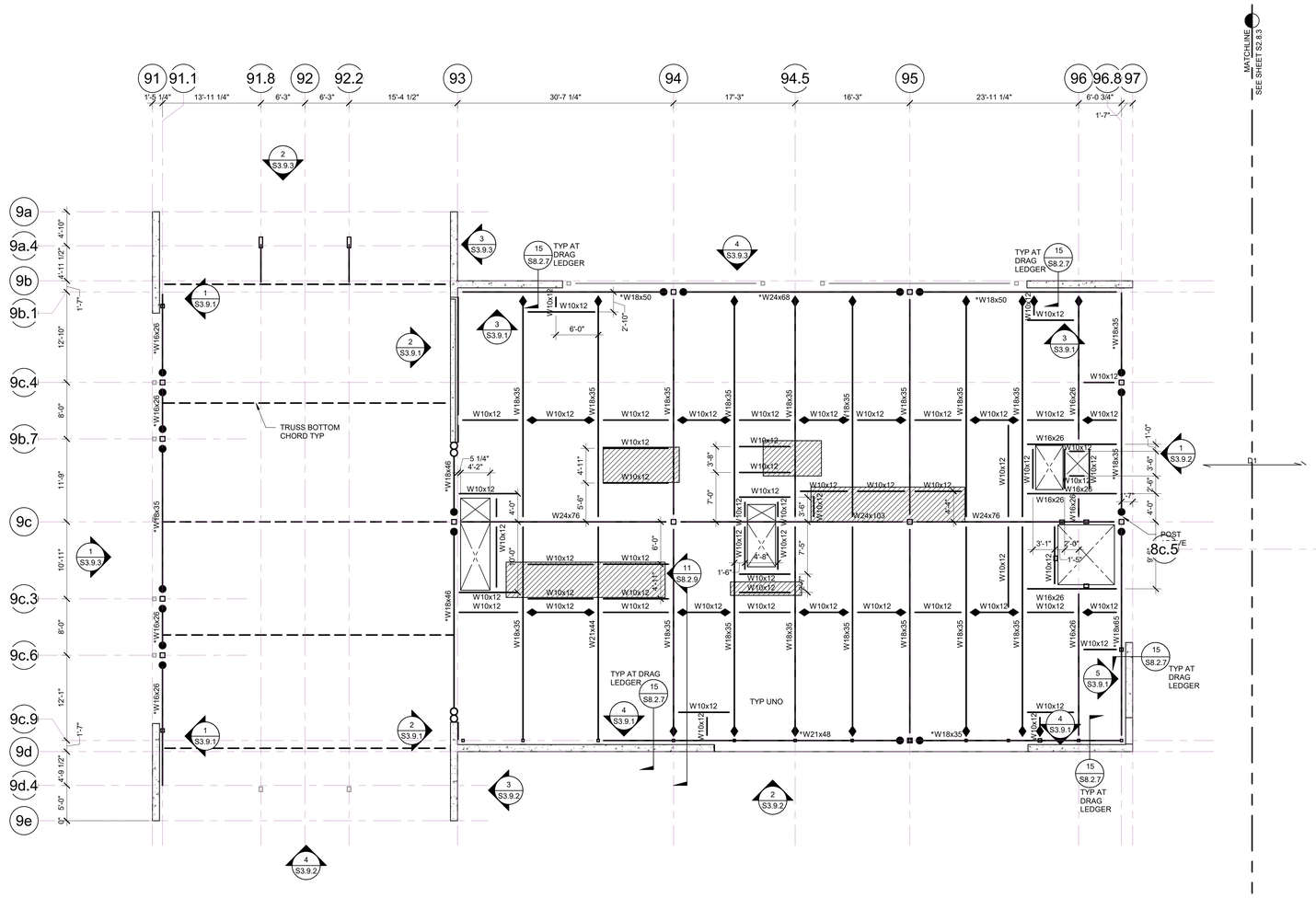

BUILDING 9 ROOF FRAMING PLAN | 1/8" = 1'-0" | 1

Building&Safety: OCPWAzarvandB 1/16/2025

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   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 DETAILS: S8.6.0.
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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.
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FRAMING PLAN SYMBOLS

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- INDICATES EXT METAL STUD WALL
- INDICATES MOMENT RESISTING FRAME CONNECTION
- INDICATES MOMENT CONNECTION AT CANTILEVERED FRAMING PER 13C/ S8.2.0 THRU 13D/ S8.2.0
- INDICATES DRAG CONNECTION PER 1/ S8.2.2.
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Irvine, CA 92612
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F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
BWP PROPERTIES | BURNHAM | WARD
CLIENT

STRUCTURAL — STATE OF CALIFORNIA — CHRISTOPHER ANDREW BOWMAN — No. 6913 — Exp. 12/31/23

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 ROOF FRAMING PLAN

DRAWING NO.
S2.9.3

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:01:37 PM

CITY OF DANA POINT
PLANNING DIVISION

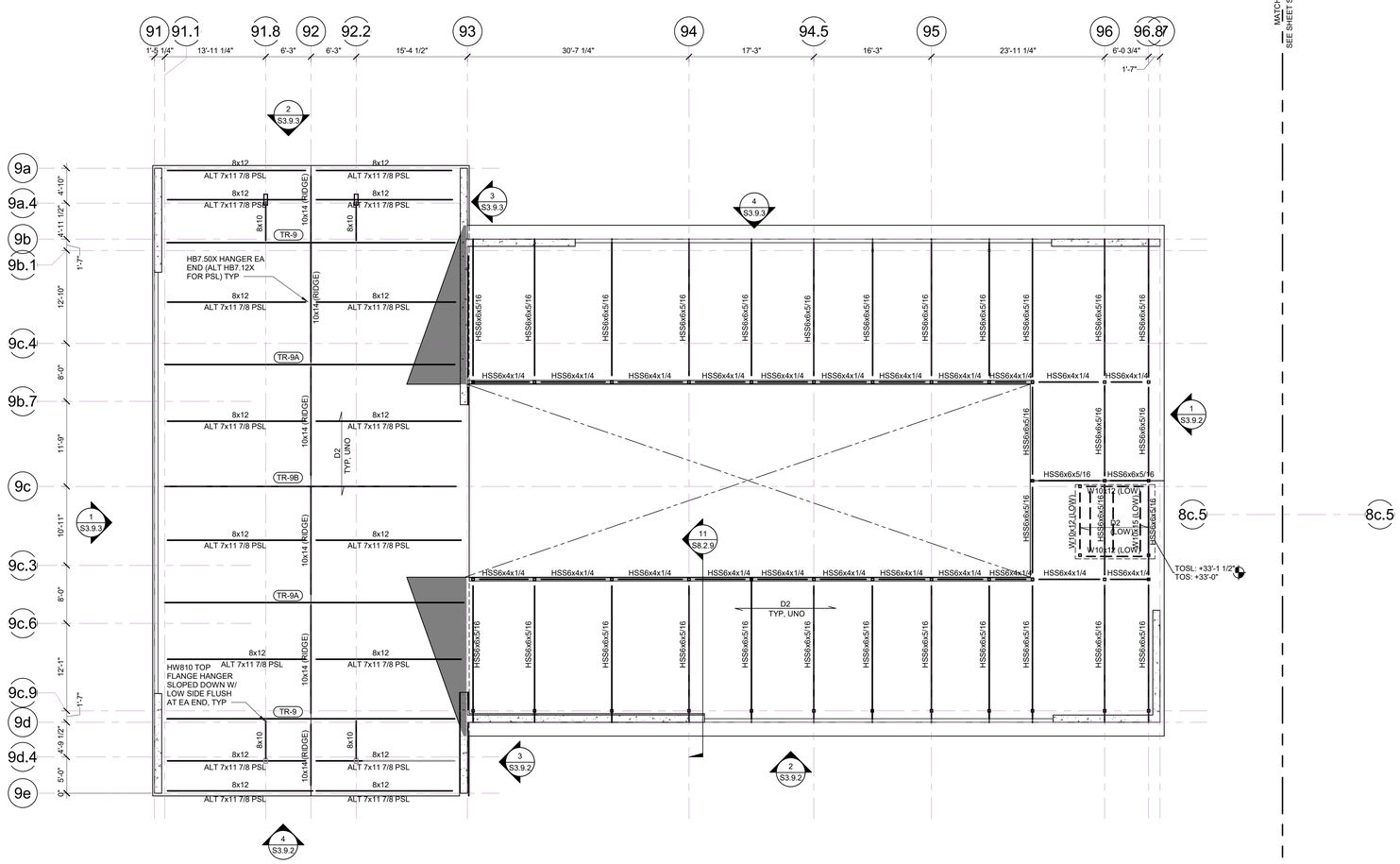
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

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JURISDICTIONAL APPROVAL — STRUCTURAL — No. 5913 Exp. 12/31/23 — STATE OF CALIFORNIA

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 9 MANSARD ROOF FRAMING PLAN
DRAWING NO.
S2.9.4

MANSARD ROOF FRAMING PLAN - BLDG 9 | 1/8" = 1'-0" | **1**

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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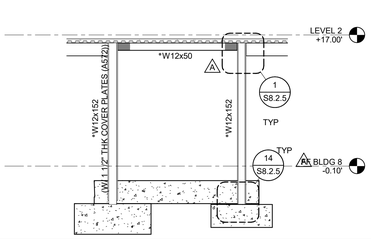
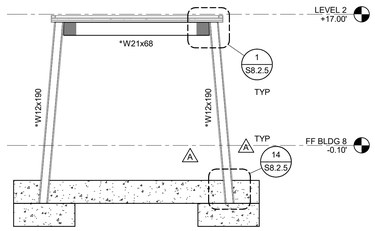
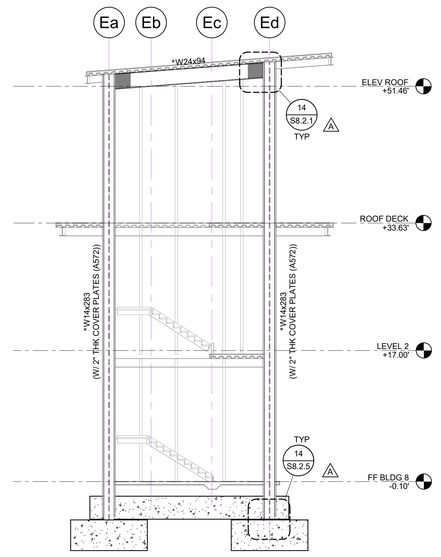


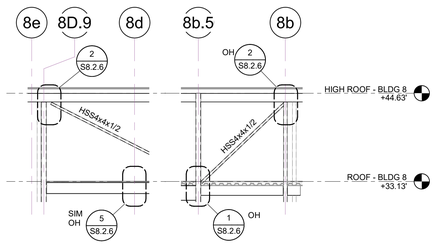
MOMENT FRAME AT GL Y16 1/8" = 1'-0" **13**



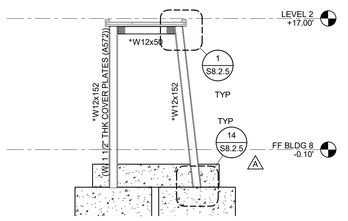
MOMENT FRAME AT GL Y 1/8" = 1'-0" **7**



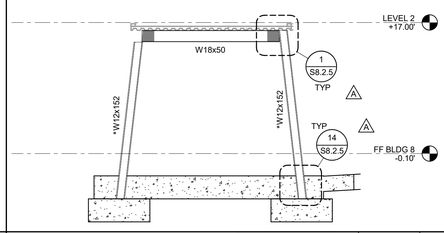
MOMENT FRAME AT GL E4 1/8" = 1'-0" **3**



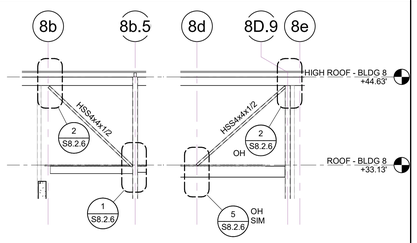
BRACED FRAME AT GL 85 1/8" = 1'-0" **18**



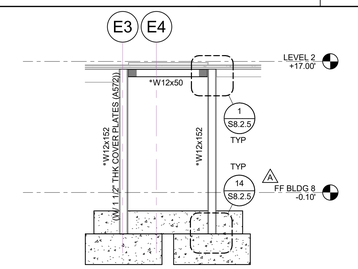
MOMENT FRAME AT GL Ye 1/8" = 1'-0" **12**



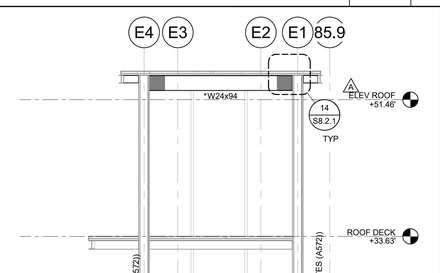
MOMENT FRAME AT GL Y19 1/8" = 1'-0" **6**



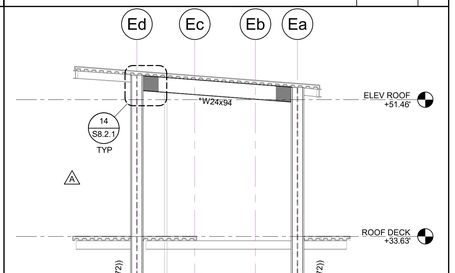
BRACED FRAME AT GL 84 1/8" = 1'-0" **17**



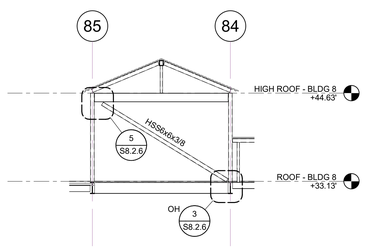
MOMENT FRAME AT GL Yd 1/8" = 1'-0" **11**



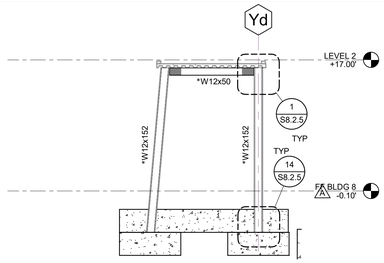
MOMENT FRAME AT GL Ed 1/8" = 1'-0" **5**



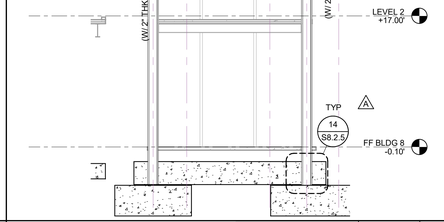
MOMENT FRAME AT GL E1 1/8" = 1'-0" **2**



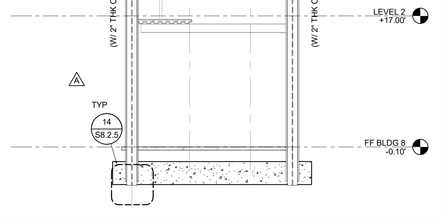
BRACED FRAME AT GL 8c.9 1/8" = 1'-0" **16**



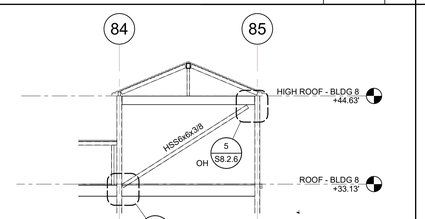
MOMENT FRAME AT GL Y13 1/8" = 1'-0" **10**



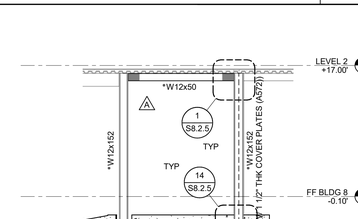
MOMENT FRAME AT GL Ea 1/8" = 1'-0" **4**



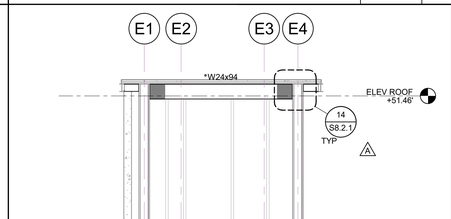
MOMENT FRAME AT GRID Xb 1/8" = 1'-0" **1**



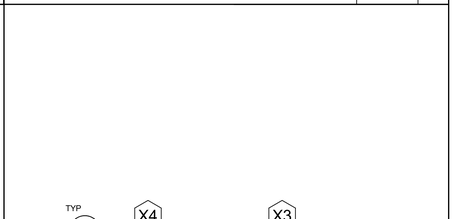
BRACED FRAME AT GL 8b.5 1/8" = 1'-0" **15**



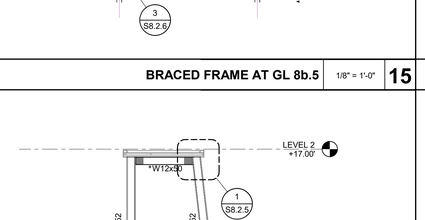
MOMENT FRAME AT GL Y15 1/8" = 1'-0" **9**



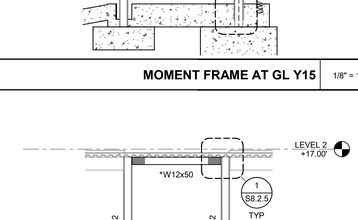
MOMENT FRAME AT GL Eb 1/8" = 1'-0" **4**



MOMENT FRAME AT GRID X1 1/8" = 1'-0" **1**



MOMENT FRAME AT GL Yg 1/8" = 1'-0" **14**



MOMENT FRAME AT GL Y17 1/8" = 1'-0" **8**

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

SPECIAL MOMENT FRAME ELEVATION NOTES

1. FRAMES AND CONNECTIONS SHALL NOT BE MODIFIED WITHOUTH THE WRITTEN PERMISSION FROM THE SEOR.
2. PERPENDICULAR FRAMING NOT SHOWN AND SLABS AND NON FRAME MEMBERS SHOWN GRAYED BACK FOR CLARITY, TYP.
3. REFER TO FOUNDATION PLANS FOR TOF OF FOOTING ELEVATIONS.
4. REFER TO DETAIL 17/ S8.2.1 FOR COVER PLATE DETAIL AT MF COLUMN.

• INDICATES MEMBER / CONNECTION DETAIL IS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS). REFER TO SHEET S0.0.3 FOR SFRS NOTES.

(##) REFERS TO COLUMN DOUBLER PLATE PER DETAIL 9/ S8.2.5.

INDICATES LOCATION OF MOMENT FRAME BEAM PROTECTED ZONE PER 1/ S8.2.5

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW HUNT
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
FRAME ELEVATIONS

DRAWING NO.
S3.0.1

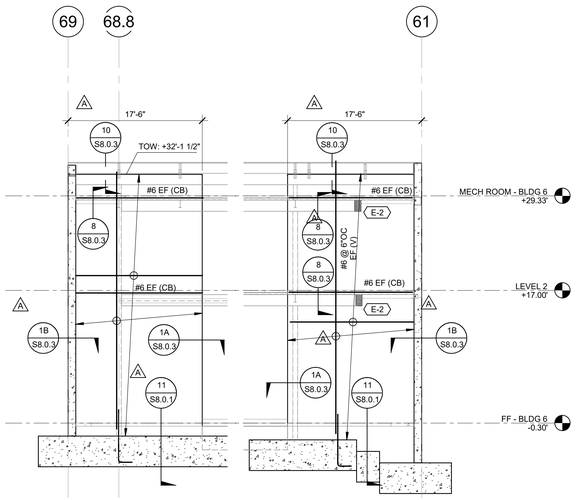
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

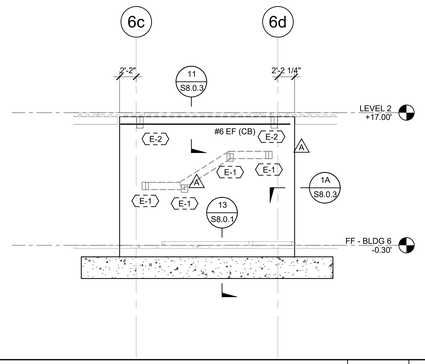
APPROVED KBN

DATE 10/07/24

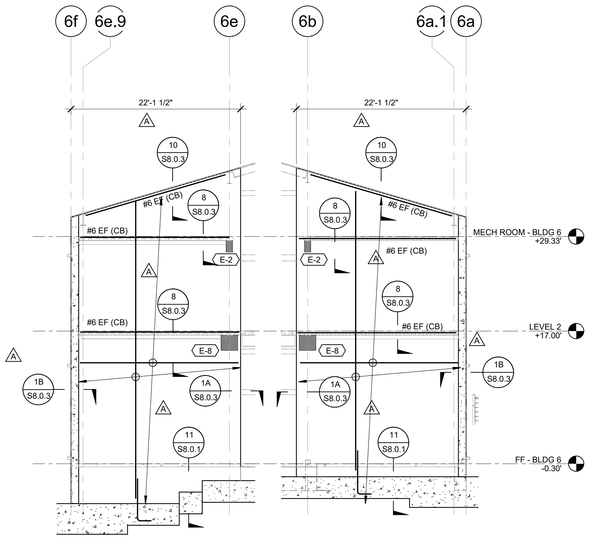
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



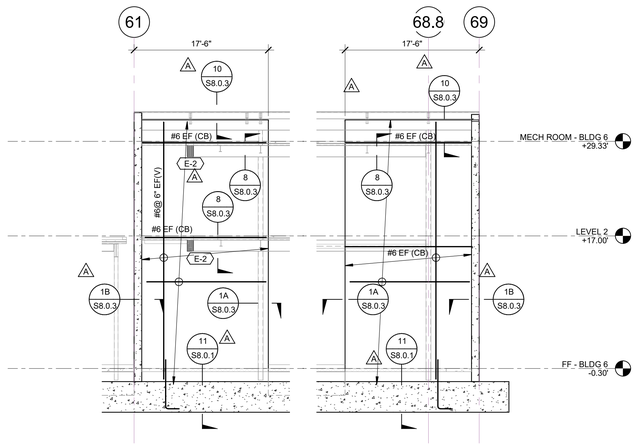
BLDG 6 - SOUTH WALL ELEVATION | 1/8" = 1'-0" | **3**



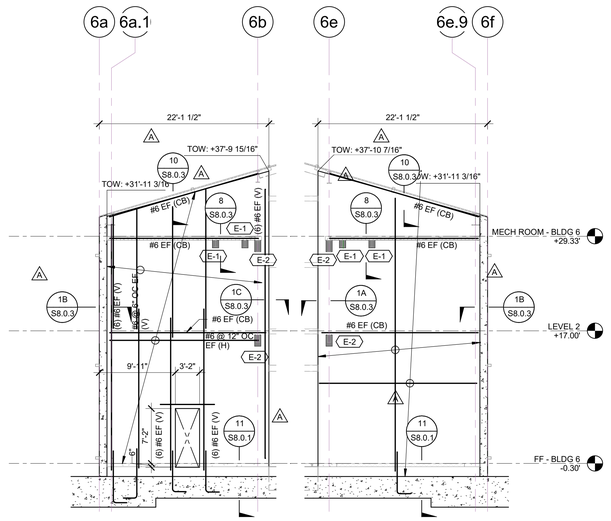
BLDG 6 - CENTER WALL ELEVATION | 1/8" = 1'-0" | **5**



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



BLDG 6 - NORTH WALL ELEVATION | 1/8" = 1'-0" | **4**



BLDG 6 - EAST WALL ELEVATION | 1/8" = 1'-0" | **1**

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 S8.2.5.
5. FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3.
6. ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.

CONCRETE WALL ELEVATION SYMBOLS

INDICATES LAP SPLICE PER 1/ 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 5/ S8.0.3, TYP UNO
SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.

E-# INDICATES EMBED PLATE AND TYPE, SEE 17/ S8.2.6., TYP, UNO.

E-# INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL, SEE 17/ S8.2.6., TYP, UNO.

INDICATES STEP (TRANSITION) IN WALL.

INDICATES TYPICAL WALL REINFORCING PER SCHEDULE, TYP UNO ON ELEVATION.

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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP PROPERTIES | BURNHAM | WARD

CHRISTOPHER ANDREW THOMAS
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
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B	03-25-22	COUNTY RESUBMITTAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 WALL ELEVATIONS

DRAWING NO.
S3.6.1

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:01:56 PM

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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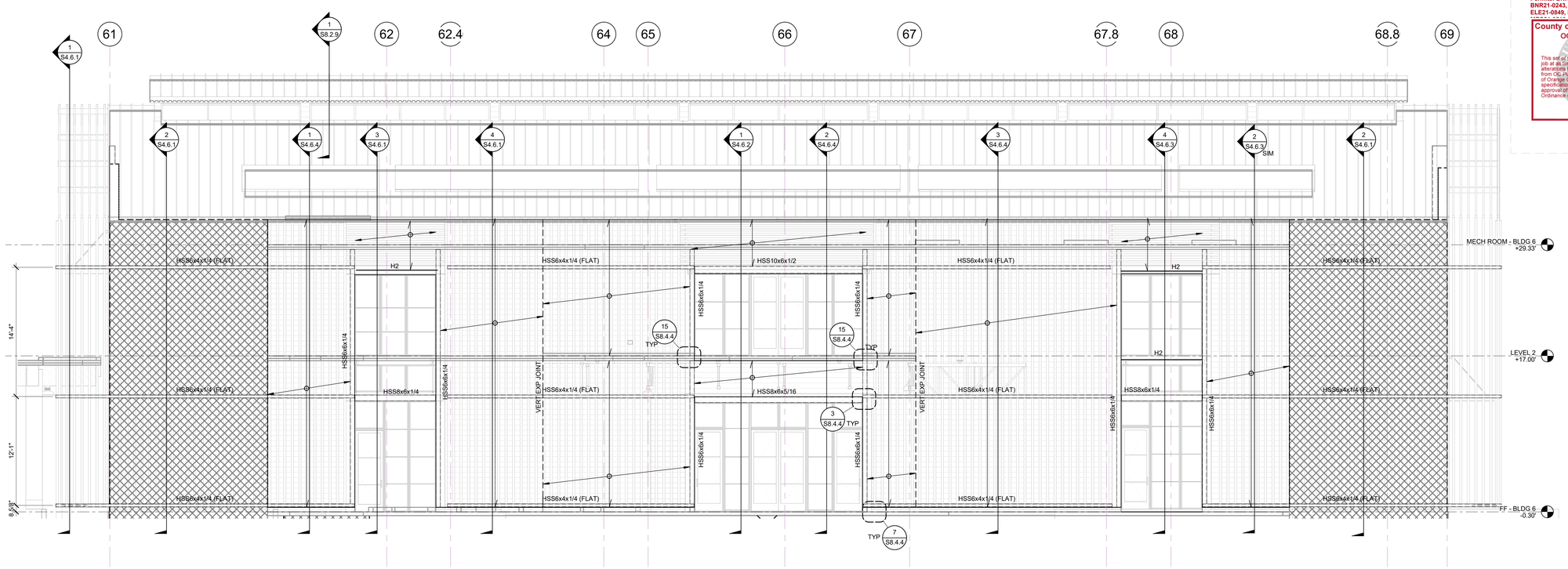
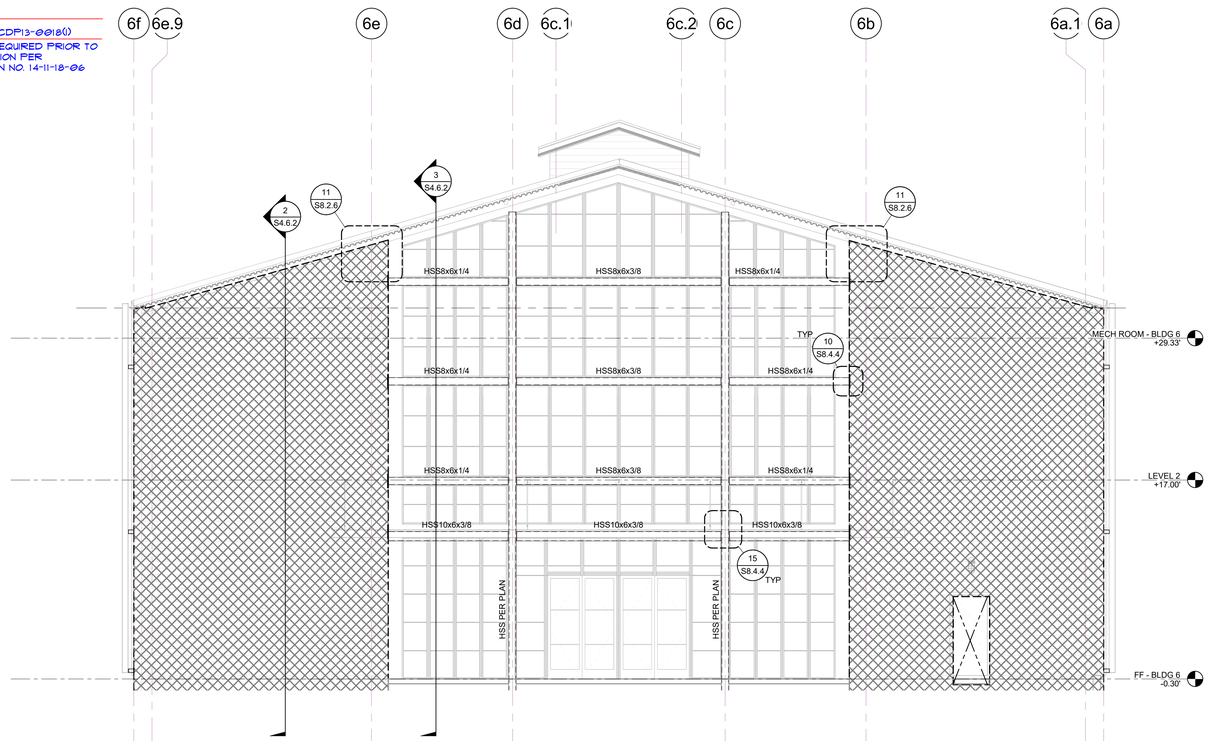
BUILDING OFFICIAL



BUILDING 6 EXTERIOR ELEVATION - SOUTH 3/16" = 1'-0" **2**

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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 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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW HOWE
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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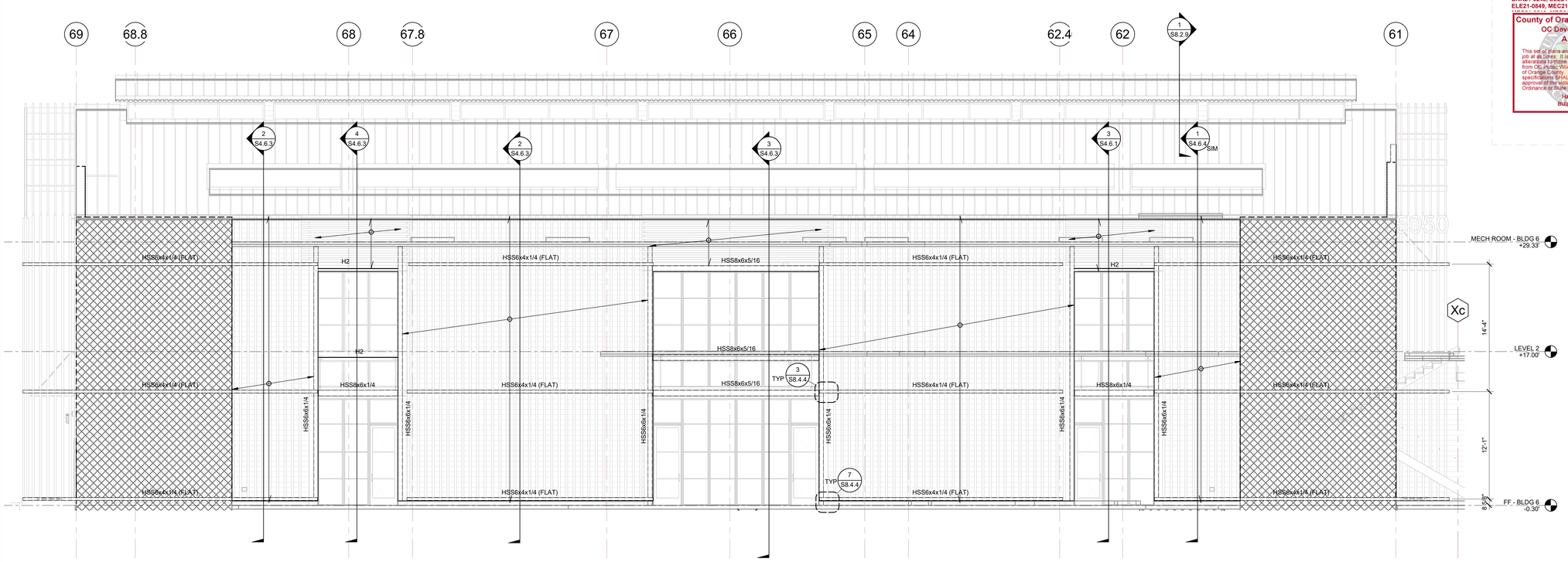
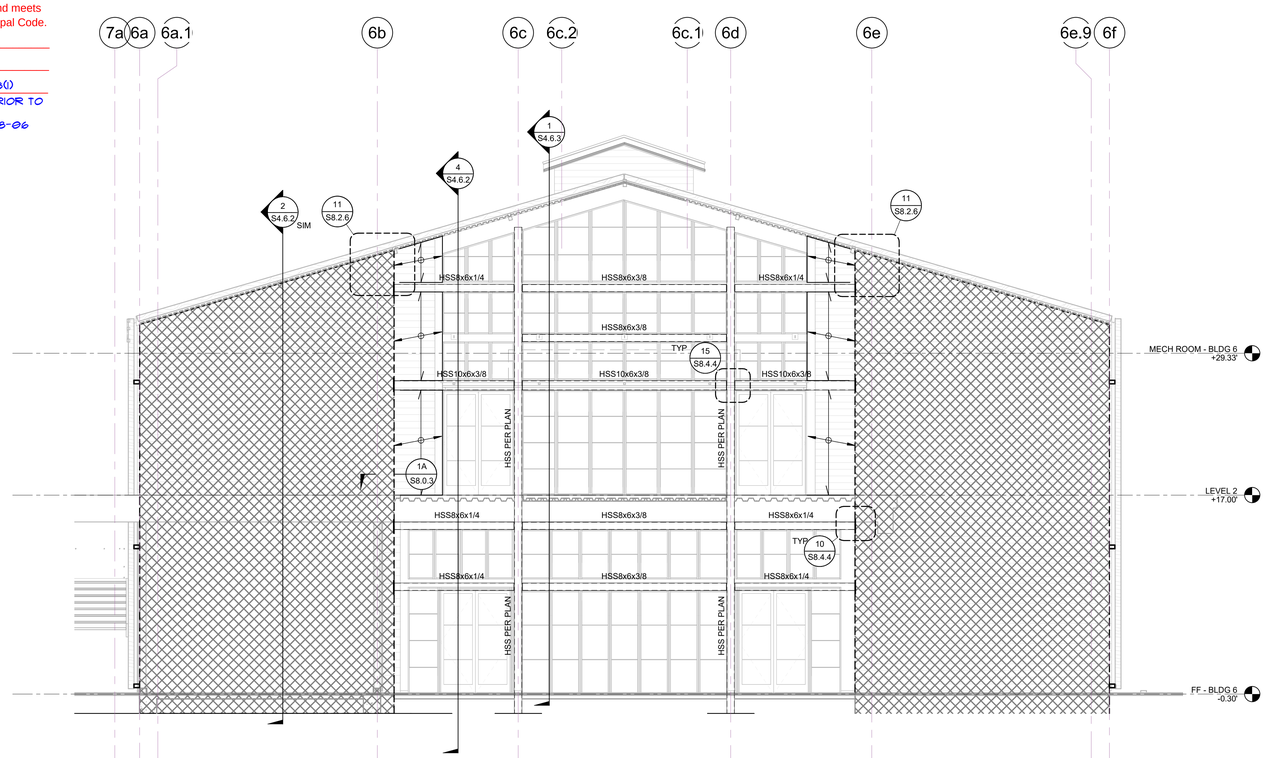
PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 6 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.6.2



BUILDING 6 EXTERIOR ELEVATION - NORTH 3/16" = 1'-0" **1**



BUILDING 6 EXTERIOR ELEVATION - WEST 3/16" = 1'-0" **2**

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

EXTERIOR WALL ELEVATION NOTES

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3. FOR ABBREVIATIONS AND SYMBOLS SEE SHEET S0.0.3.
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MARK	STUD SIZE
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW HOWE
No. 5913
Exp. 12/31/23
STRUCTURAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.6.3

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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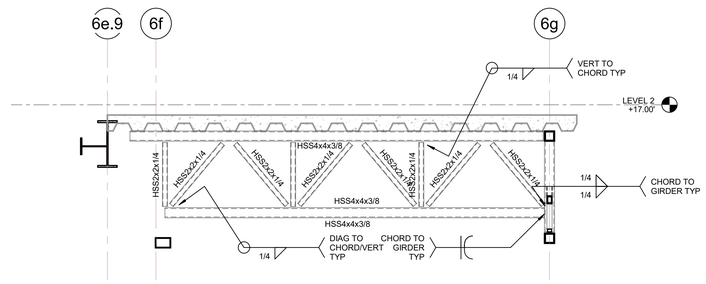
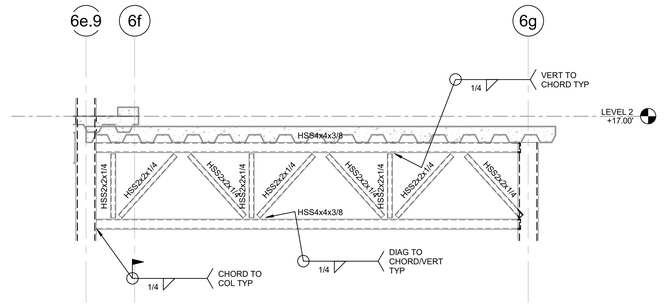
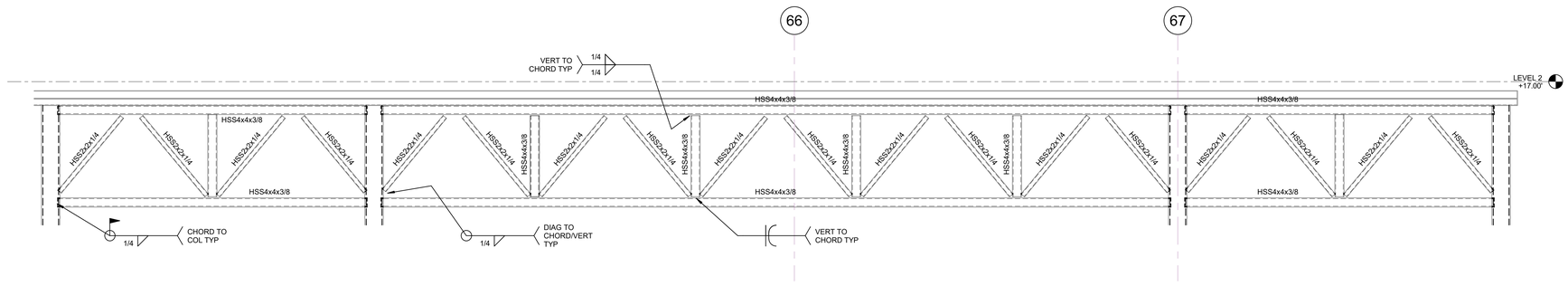


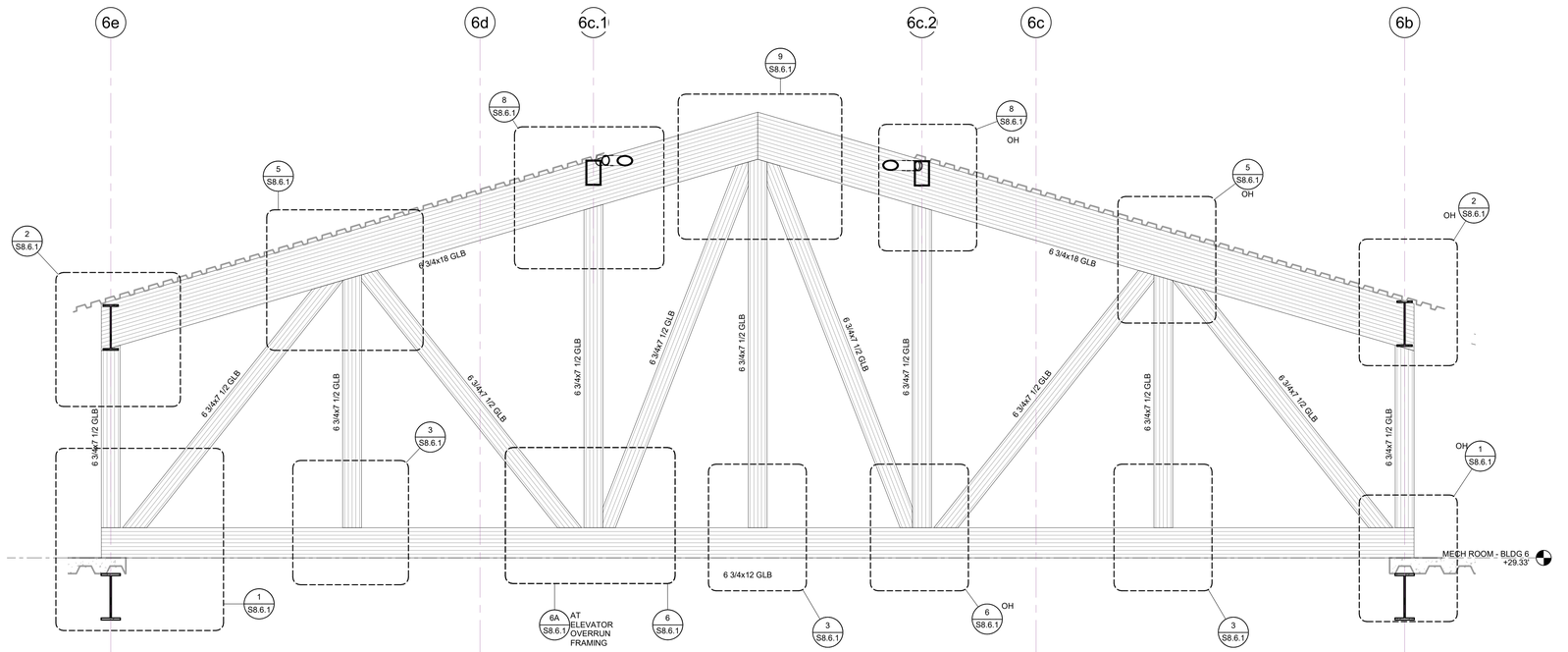
6TJ2 ELEVATION 1/2" = 1'-0" 4



6TJ1 ELEVATION 1/2" = 1'-0" 3



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



TR-6 ELEVATION 1/2" = 1'-0" 1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hirsi Tabatabaee
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW GOMEZ
No. 6913
Exp. 12/31/23
STRUCTURAL ENGINEER
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 TRUSS ELEVATIONS

DRAWING NO.
S3.6.4

CITY OF DANA POINT
PLANNING DIVISION

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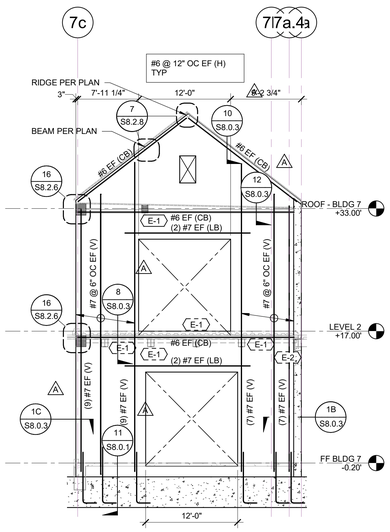
APPROVED KBN

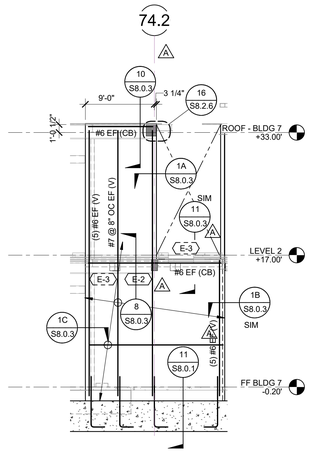
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

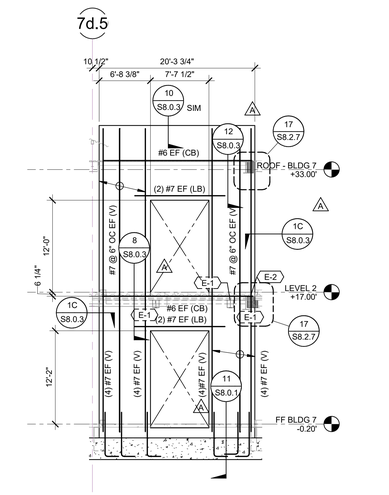
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



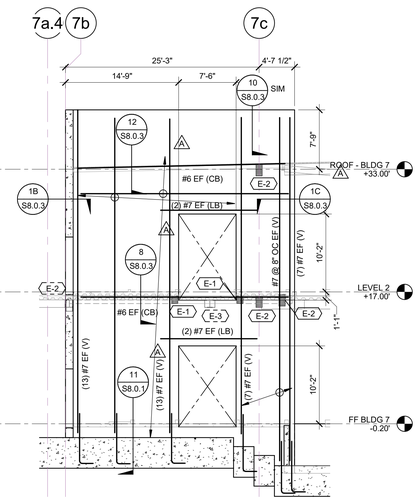
WALL ELEVATION AT GL 71 | 1/8" = 1'-0" | 6



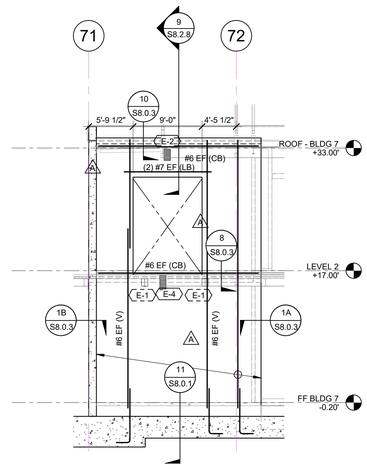
WALL ELEVATION AT GL 7e | 1/8" = 1'-0" | 3



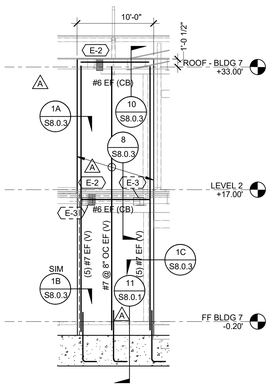
WALL ELEVATION AT GL 7.5 | 1/8" = 1'-0" | 5



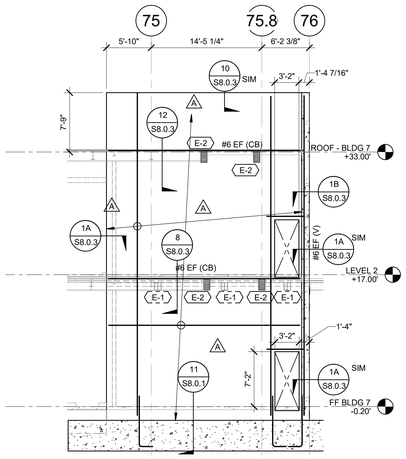
WALL ELEVATION AT GL 76 | 1/8" = 1'-0" | 2



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hani Tahsildaee
BUILDING OFFICIAL

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 S8.2.5.
5. FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3.
6. ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.

CONCRETE WALL ELEVATION SYMBOLS

INDICATES LAP SPLICE PER 1/ 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 5/ S8.0.3, TYP UNO
SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.

E-#

INDICATES EMBED PLATE AND TYPE, SEE 17/ S8.2.6., TYP, UNO.

E-#

INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL, SEE 17/ S8.2.6., TYP, UNO.

INDICATES STEP (TRANSITION) IN WALL.

INDICATES TYPICAL WALL REINFORCING PER SCHEDULE, TYP UNO ON ELEVATION.

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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A NORBY
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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C	08-05-22	COUNTY RESUBMITTAL
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PROJECT NO 1900799

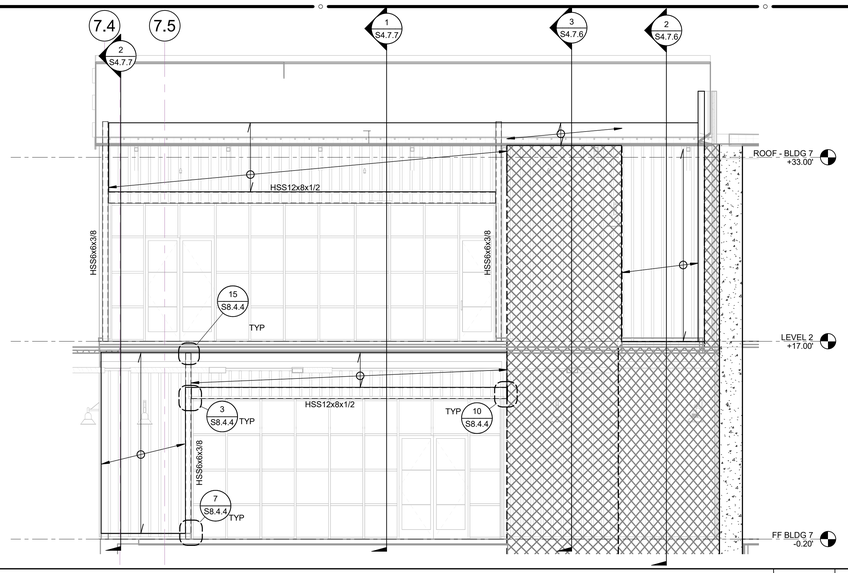
DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL ELEVATIONS

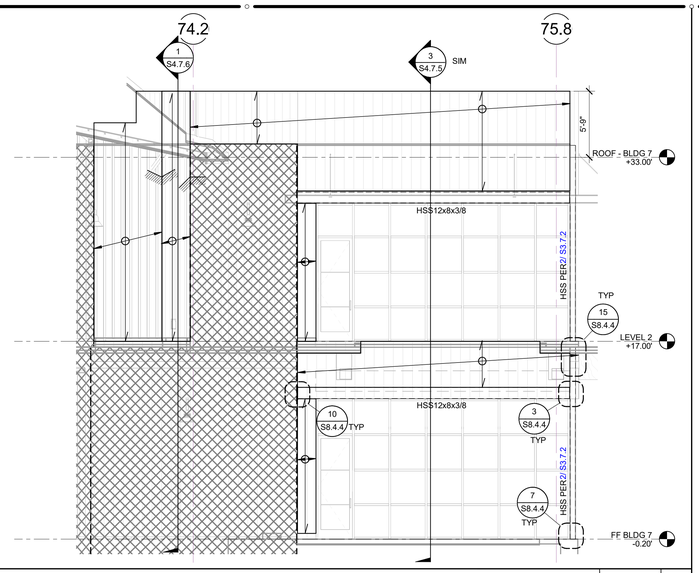
DRAWING NO
S3.7.1

BIM 360://1900799/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

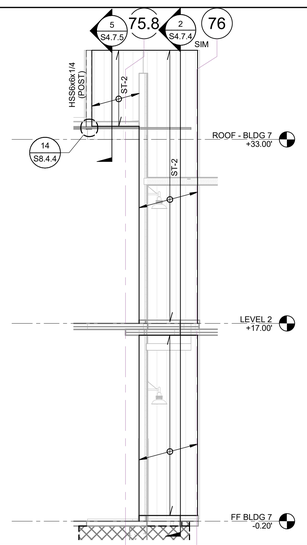
8/5/2022 4:02:20 PM



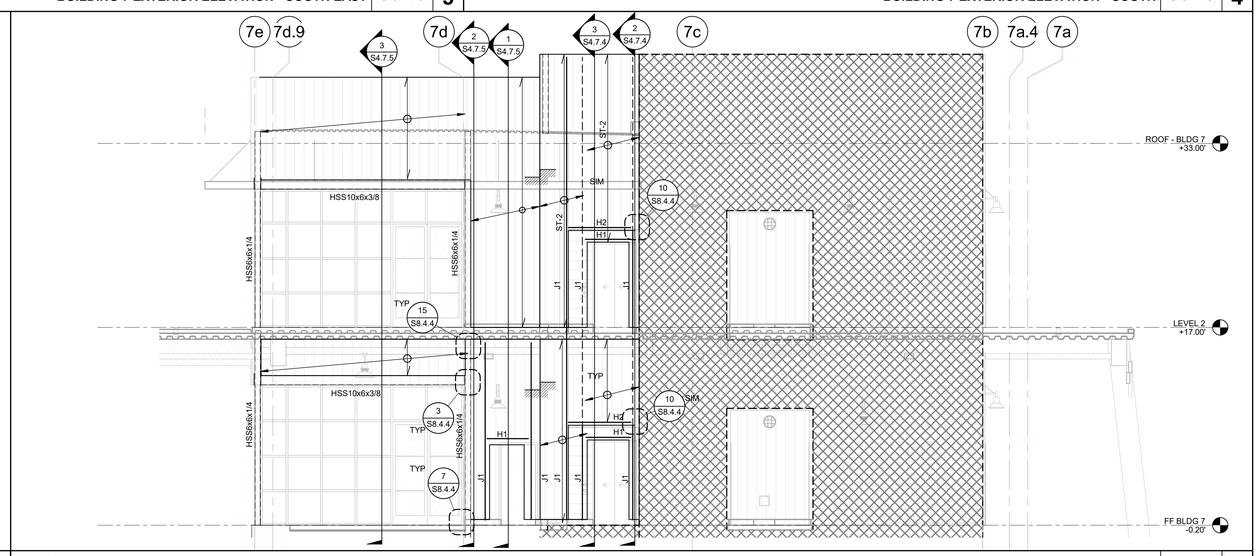
BUILDING 7 EXTERIOR ELEVATION - SOUTH EAST 3/16" = 1'-0" **5**



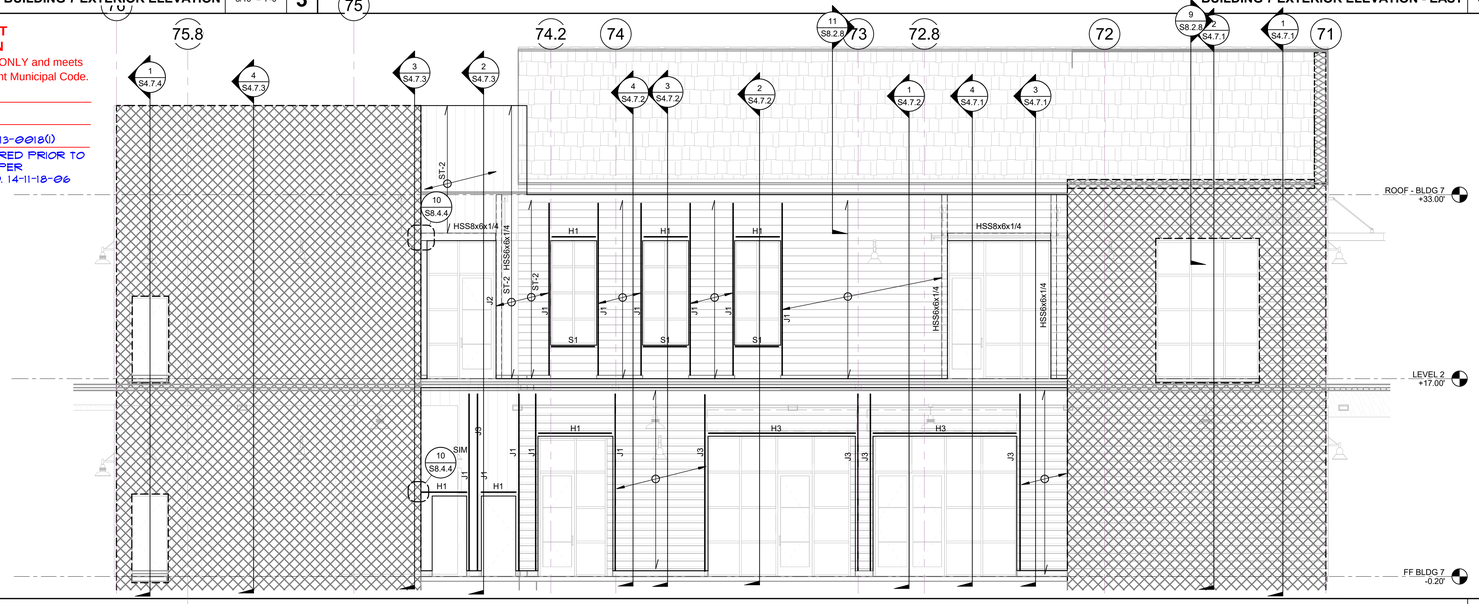
BUILDING 7 EXTERIOR ELEVATION - SOUTH 3/16" = 1'-0" **4**



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**

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

EXTERIOR WALL ELEVATION NOTES

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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

SMSARCH
18004 Sky Park Circle, #200
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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW HOM
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
BUILDING 7 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.7.2

CITY OF DANA POINT
PLANNING DIVISION

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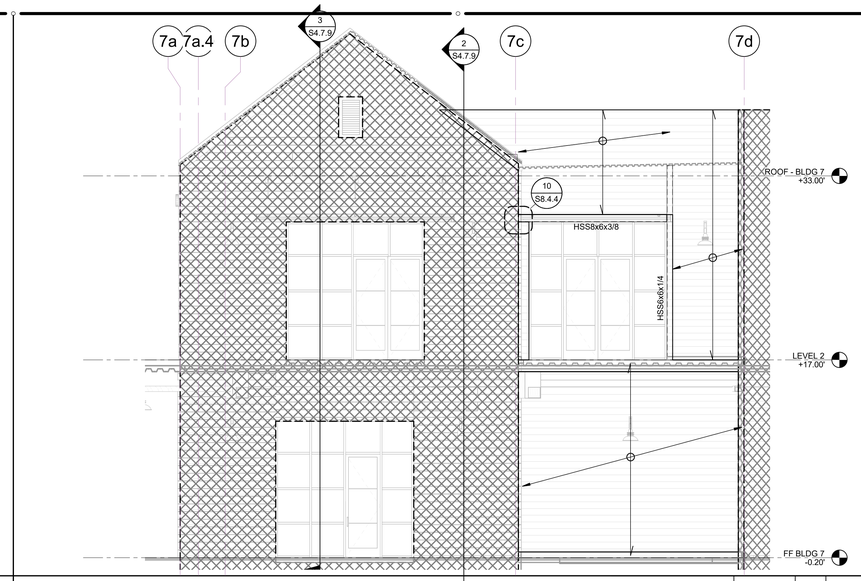
APPROVED KBN

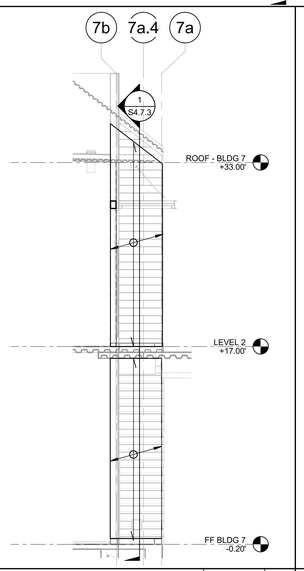
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

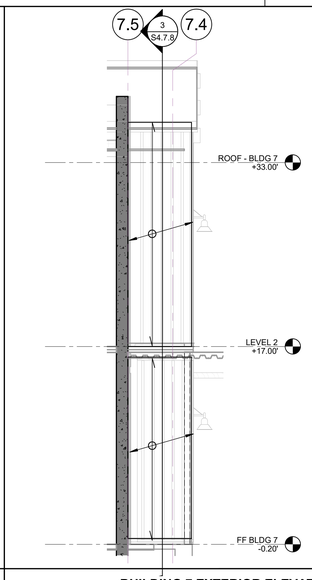
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



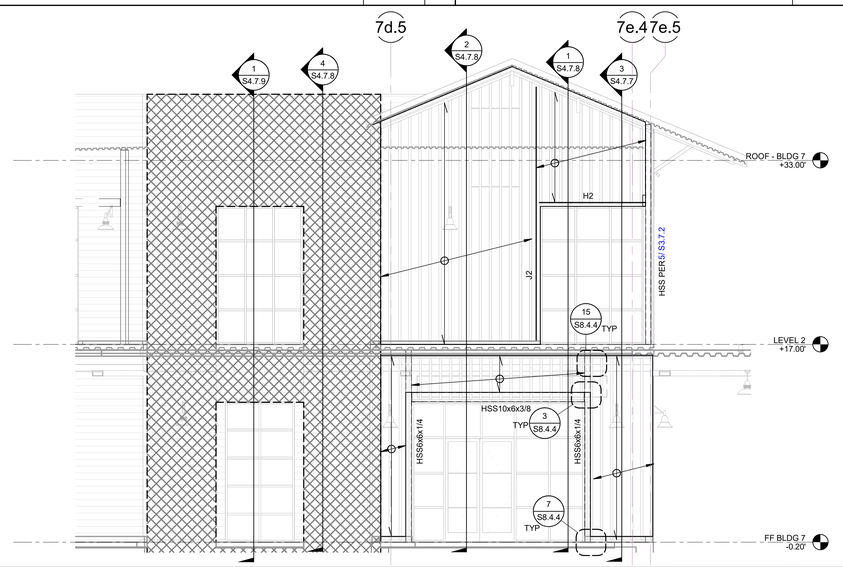
BUILDING 7 EXTERIOR ELEVATION - WEST 3/16" = 1'-0" **3**



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



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

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DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

STRUCTURAL PROFESSIONAL ENGINEER
CHRISTOPHER ANDREW DUNN
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.7.3

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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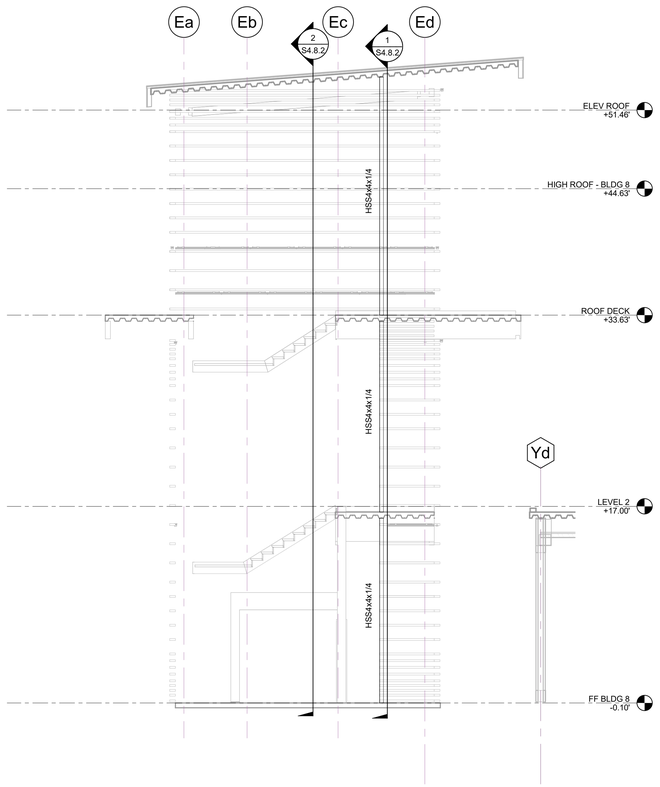
APPROVED KBN

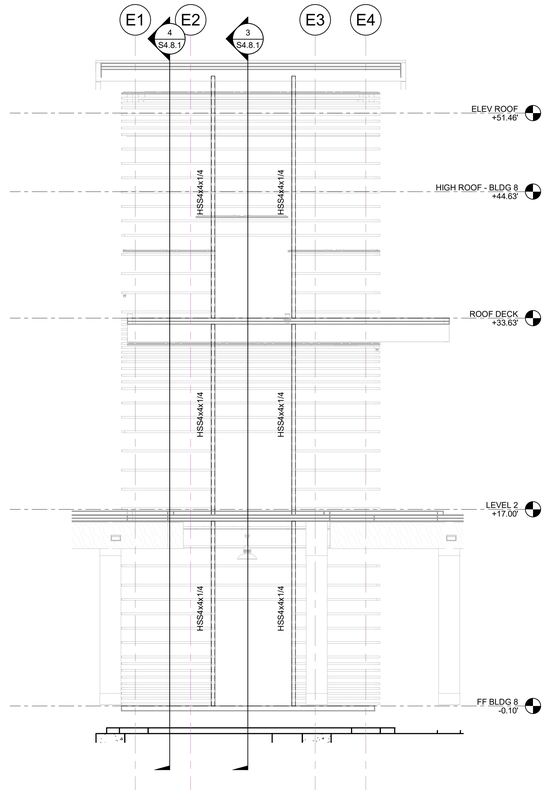
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

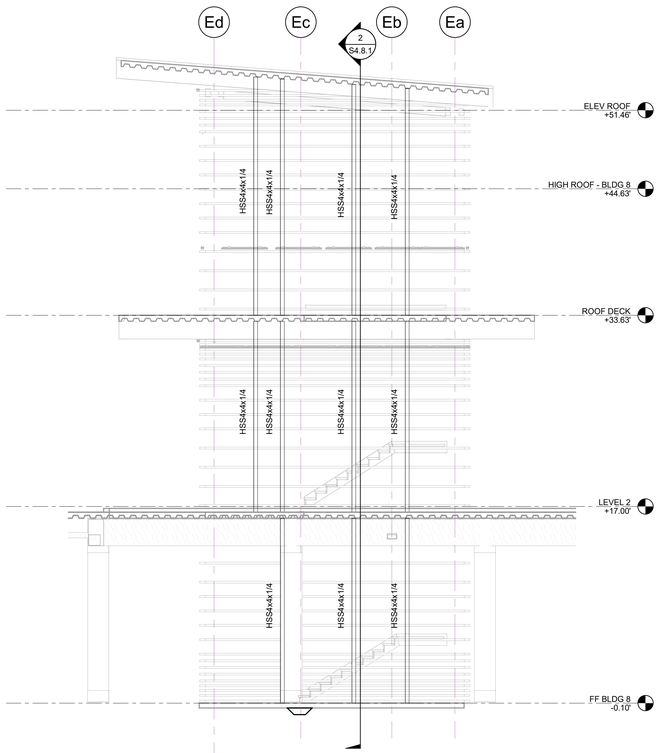
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



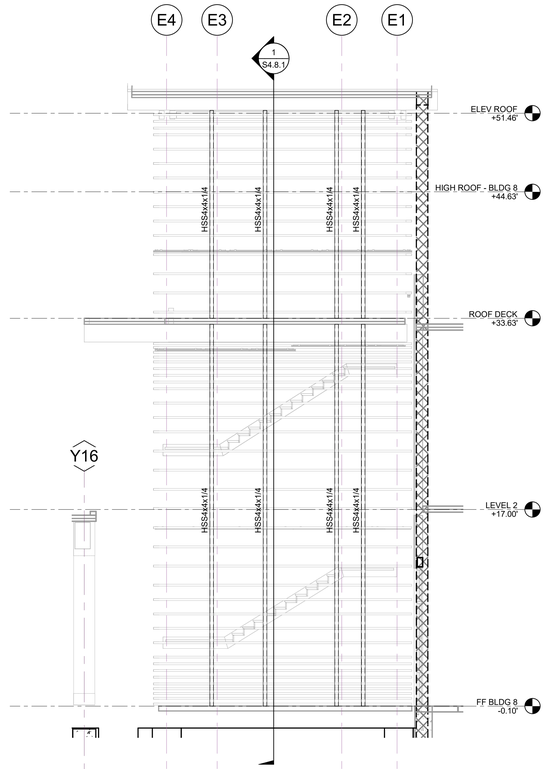
ELEVATOR TOWER EXTERIOR ELEVATION - SOUTH WEST | 3/16" = 1'-0" | 4



ELEVATOR TOWER EXTERIOR ELEVATION - SOUTH EAST | 3/16" = 1'-0" | 2



ELEVATOR TOWER EXTERIOR ELEVATION - NORTH EAST | 3/16" = 1'-0" | 3



ELEVATOR TOWER EXTERIOR ELEVATION - NORTH WEST | 3/16" = 1'-0" | 1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
ELEVATOR TOWER EXTERIOR ELEVATIONS

DRAWING NO.
S3.8.1

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CITY OF DANA POINT
PLANNING DIVISION

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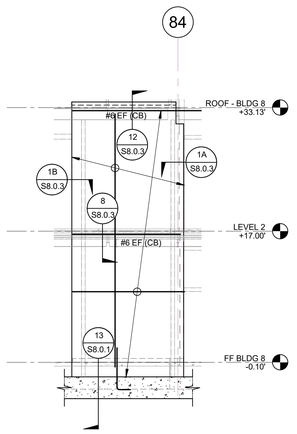
APPROVED KBN

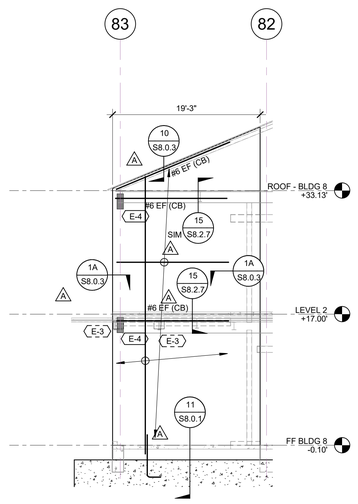
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



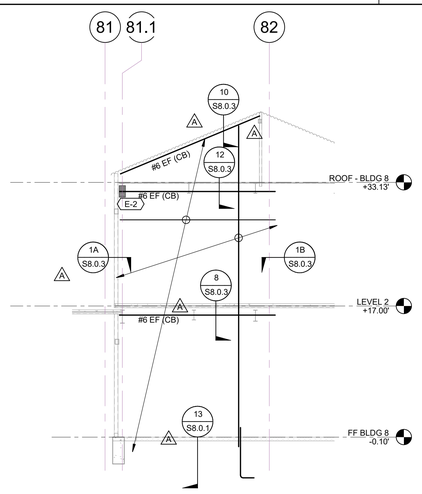
WALL ELEVATION AT GL 8b 1/8" = 1'-0" **6**



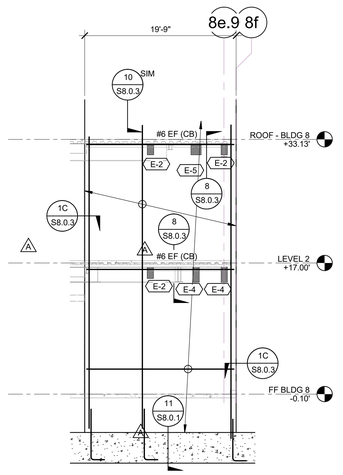
WALL ELEVATION AT GL 8e 1/8" = 1'-0" **3**

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**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 S8.2.5.
5. FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3.
6. ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.

CONCRETE WALL ELEVATION SYMBOLS

INDICATES LAP SPLICE PER 1/ 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 5/ S8.0.3, TYP UNO
SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.

E-#

INDICATES EMBED PLATE AND TYPE, SEE 17/ S8.2.6., TYP, UNO.

E-#

INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL, SEE 17/ S8.2.6., TYP, UNO.

INDICATES STEP (TRANSITION) IN WALL.

INDICATES TYPICAL WALL REINFORCING PER SCHEDULE, TYP UNO ON ELEVATION.

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

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Irvine, CA 92612
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F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

STRUCTURAL PROFESSIONAL ENGINEER CHRISTOPHER ANDREW BOHN No. 6913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL ELEVATIONS

DRAWING NO.
S3.8.2

BIM 360://1908/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:02:46 PM

CITY OF DANA POINT
PLANNING DIVISION

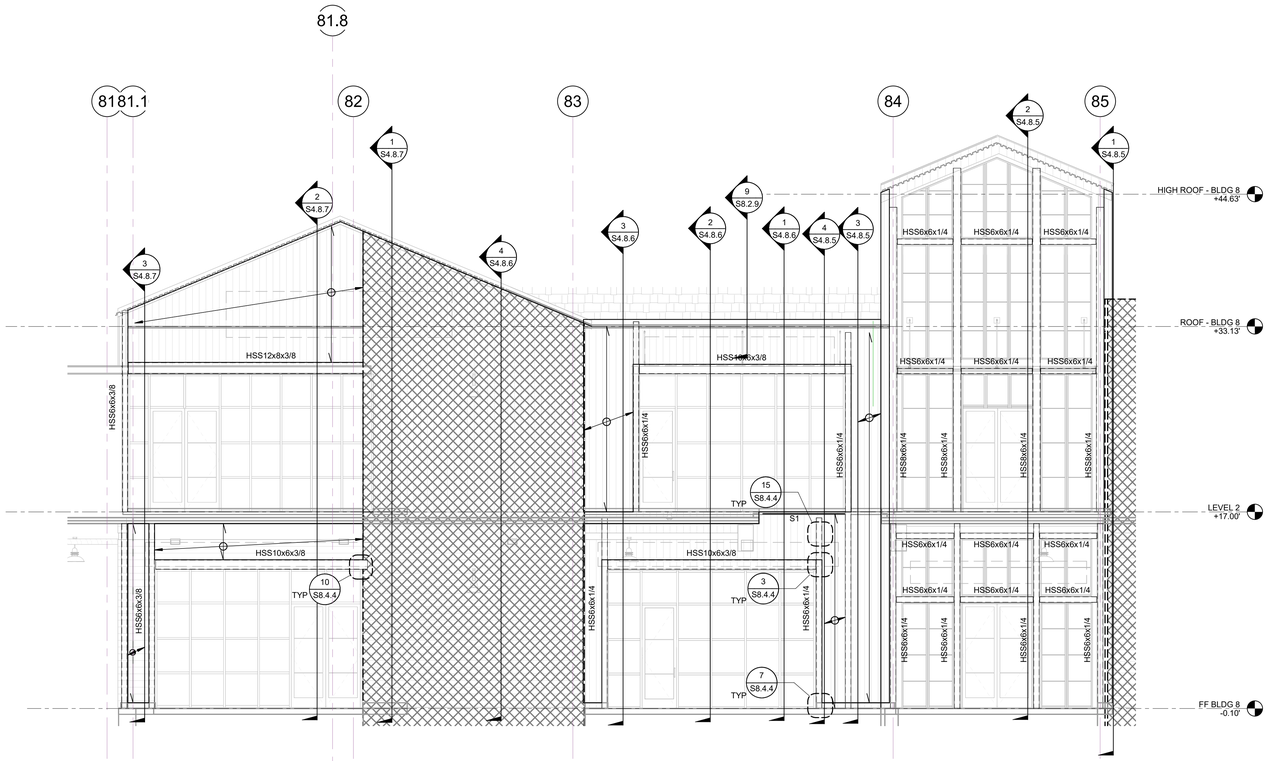
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

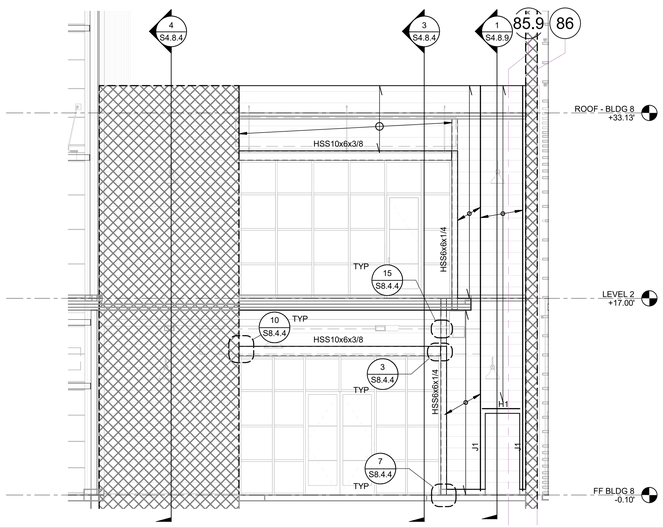
DATE 1/21/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

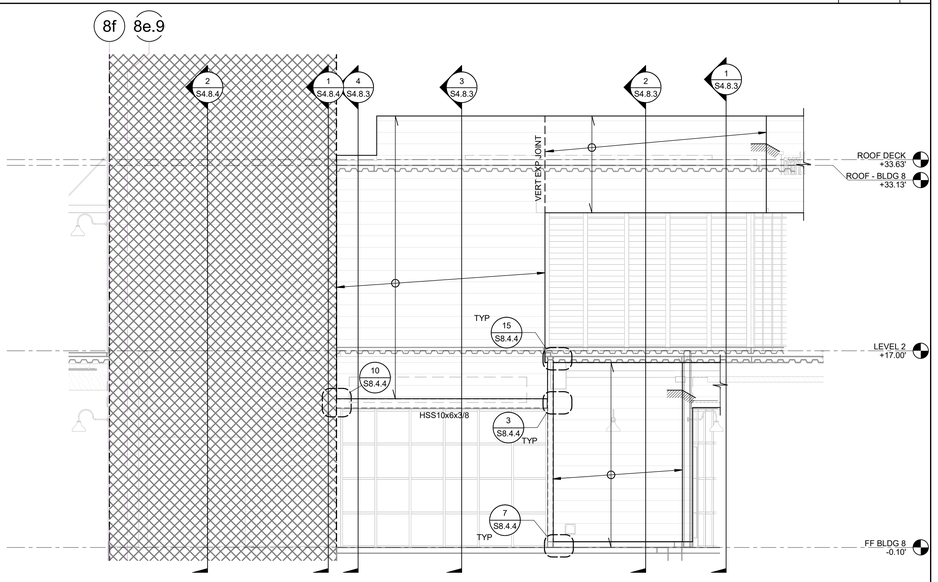
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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**

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

JURISCHER ANDREW THOMAS — No. 5913 Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	COUNTY RESUBMITTAL

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.8.3

CITY OF DANA POINT
PLANNING DIVISION

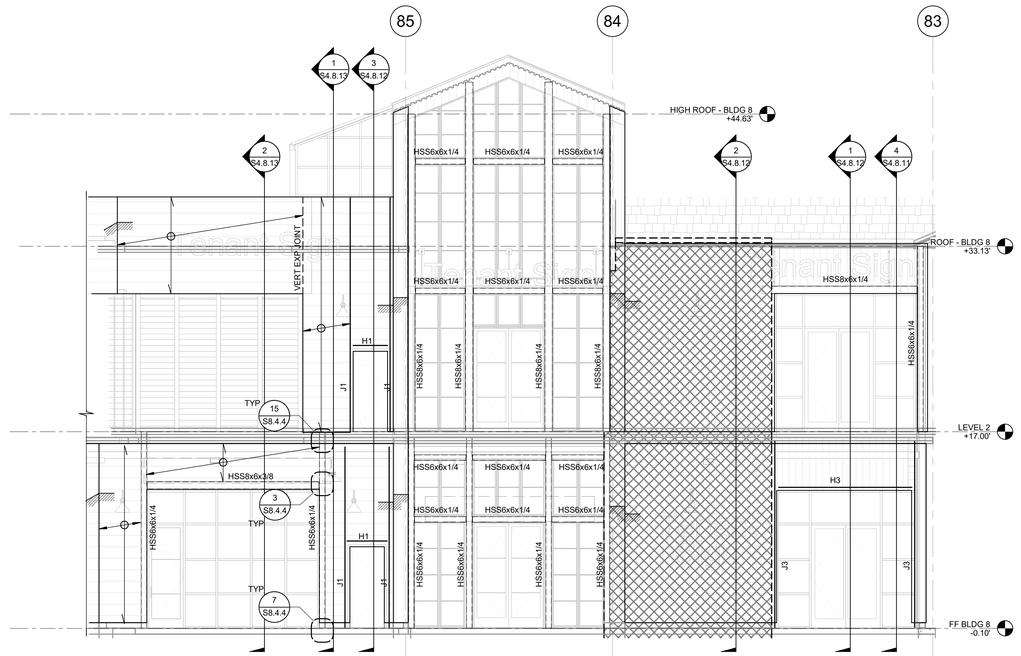
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

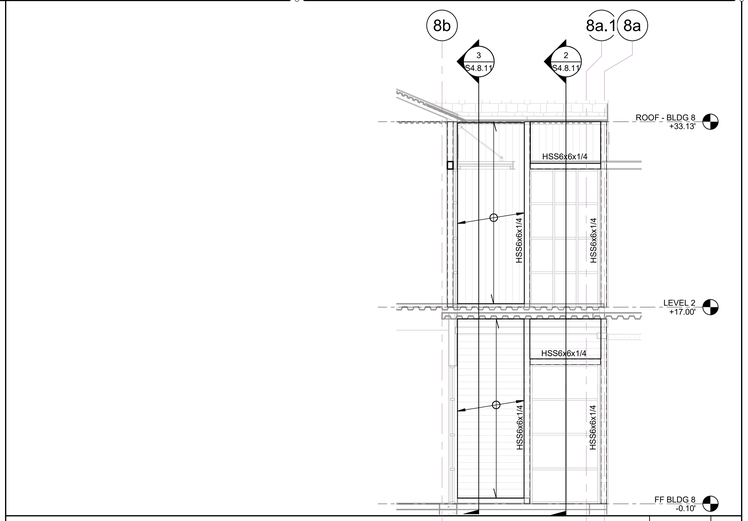
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

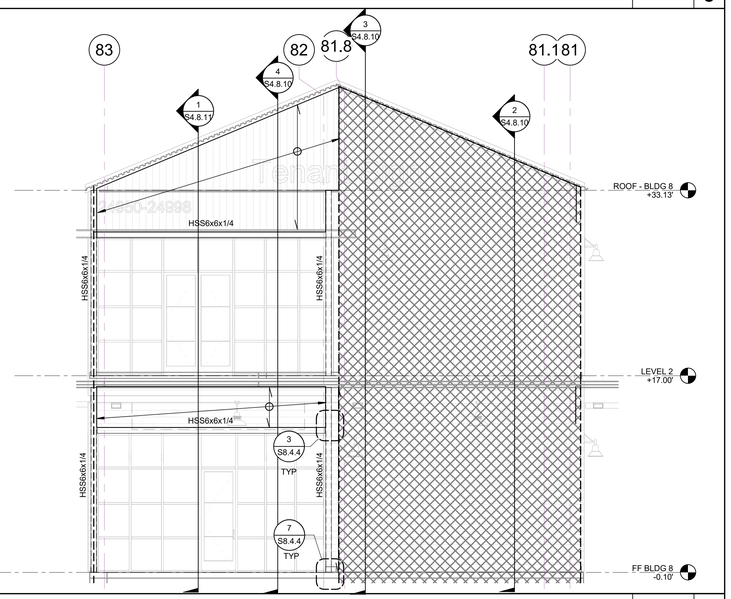
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



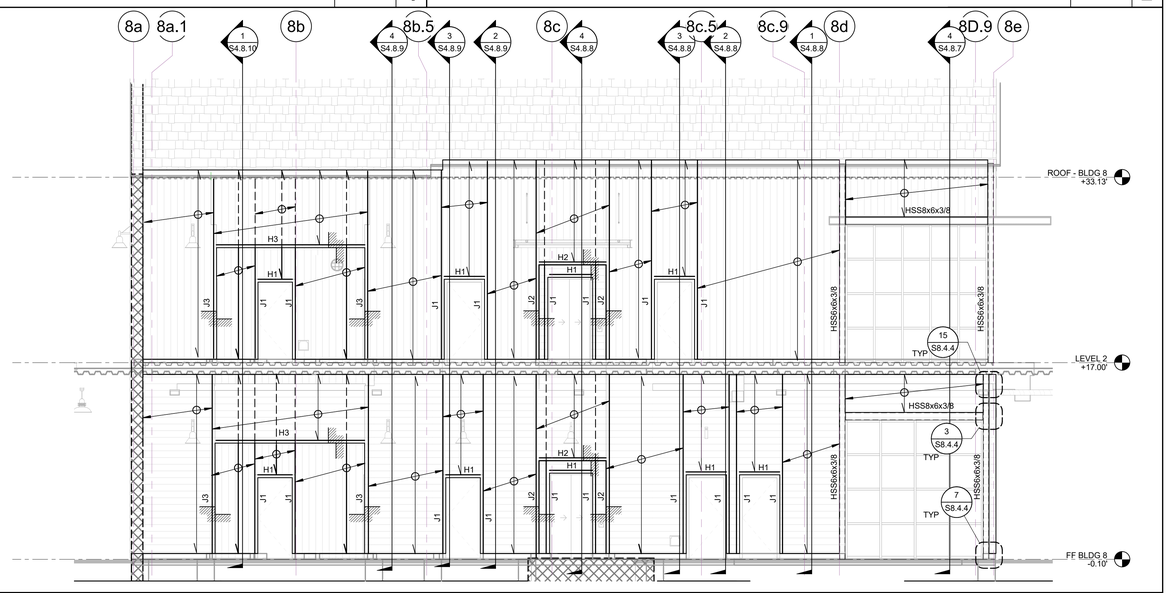
BUILDING 8 EXTERIOR ELEVATION - NORTH | 3/16" = 1'-0" | 4



BUILDING 8 EXTERIOR ELEVATION - EAST | 3/16" = 1'-0" | 3



BUILDING 8 EXTERIOR ELEVATION - NORTH | 3/16" = 1'-0" | 2



BUILDING 8 EXTERIOR ELEVATION - WEST | 3/16" = 1'-0" | 1

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

EXTERIOR WALL ELEVATION NOTES

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EXTERIOR WALL STUD SCHEDULE	
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MARK	TRACK SIZE	STUD SIZE
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Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOMEZ
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	COUNTY RESUBMITTAL

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.8.4

BIM 360://1908/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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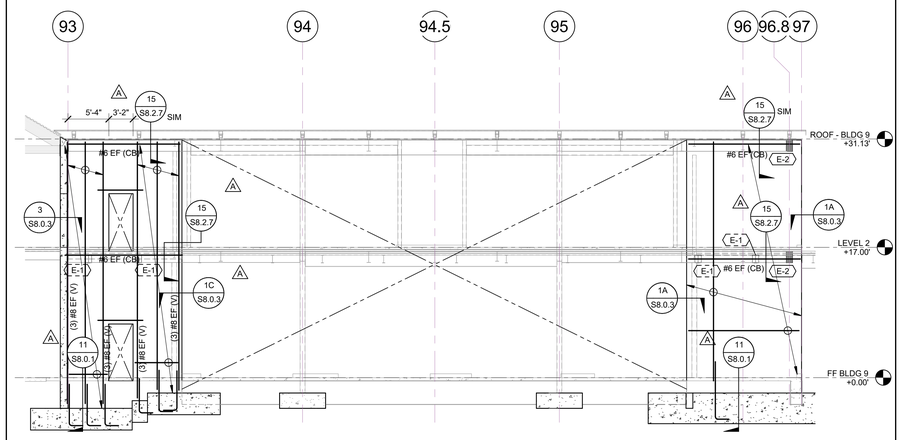
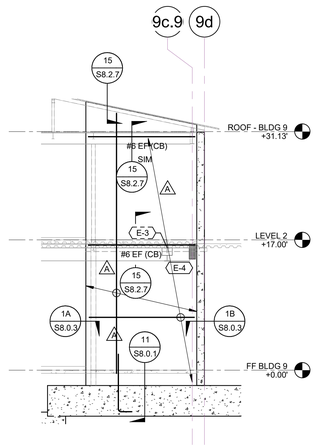
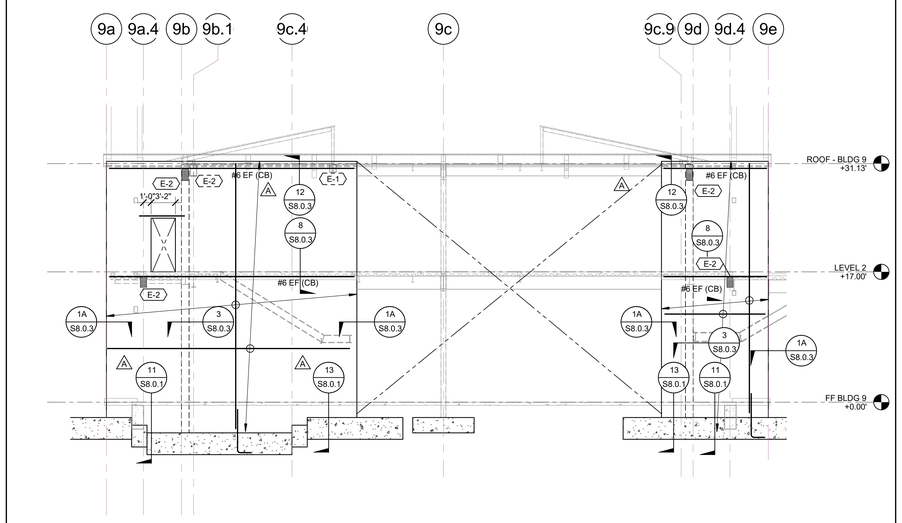
Hadi Tabatabaee
BUILDING OFFICIAL



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



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



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

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 S8.2.5.
5. FOR TYPICAL WALL OPENING REINFORCING NOT NOTED ON ELEVATIONS, SEE DETAIL 5/ S8.0.3 .
6. ALL FLOOR AND ROOF SLABS, STEEL FRAMING, AND STEEL COLUMNS ARE SHOWN SHADED BACK FOR CLARITY.

CONCRETE WALL ELEVATION SYMBOLS

INDICATES LAP SPLICE PER 1/ 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 5/ S8.0.3, TYP UNO
SEE ARCH AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.

E-#

INDICATES EMBED PLATE AND TYPE, SEE 17/ S8.2.6. , TYP, UNO.

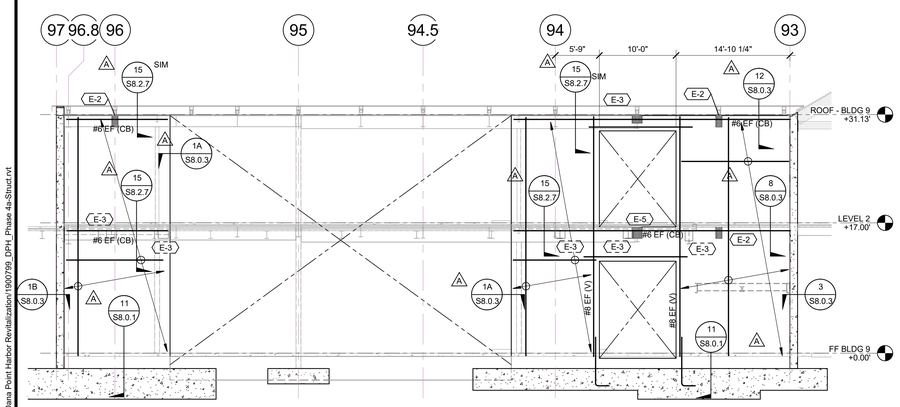
(E-#)

INDICATES EMBED PLATE AND TYPE AT FAR SIDE OF WALL, SEE 17/ S8.2.6. , TYP, UNO.

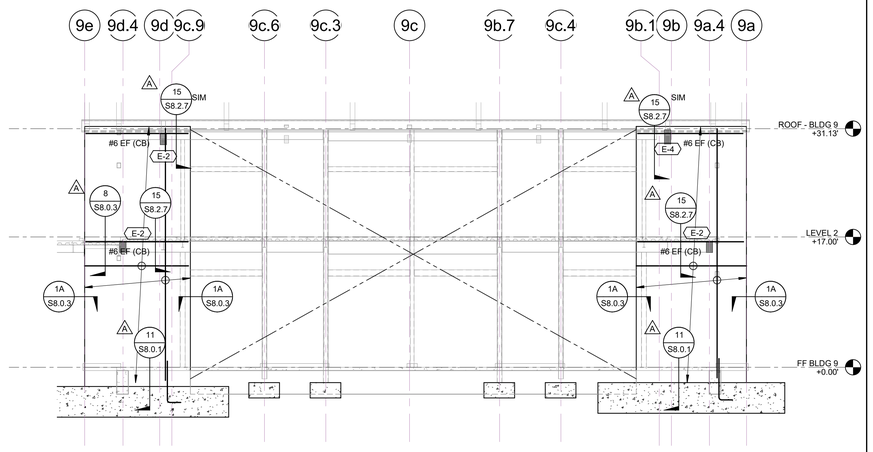
INDICATES STEP (TRANSITION) IN WALL.

INDICATES TYPICAL WALL REINFORCING PER SCHEDULE, TYP UNO ON ELEVATION.

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



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



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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW DUNCAN — No. 5913 — Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL ELEVATIONS

DRAWING NO
S3.9.1

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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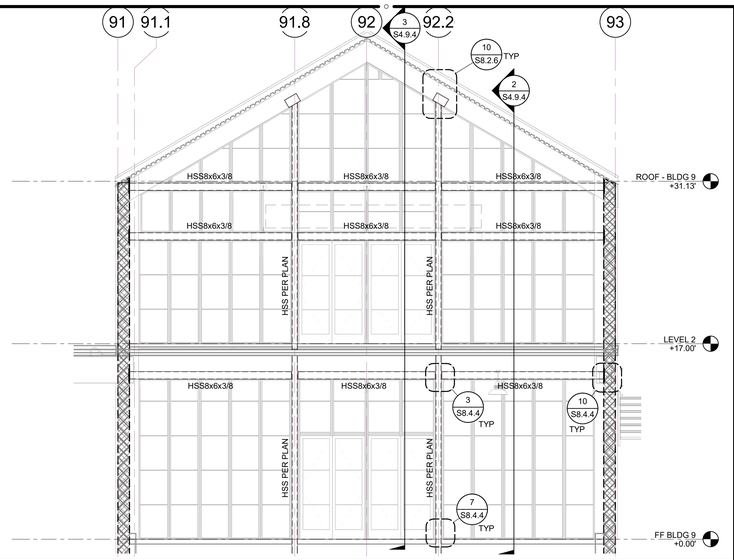
APPROVED KBN

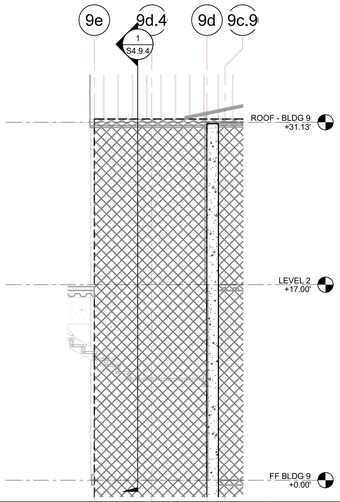
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

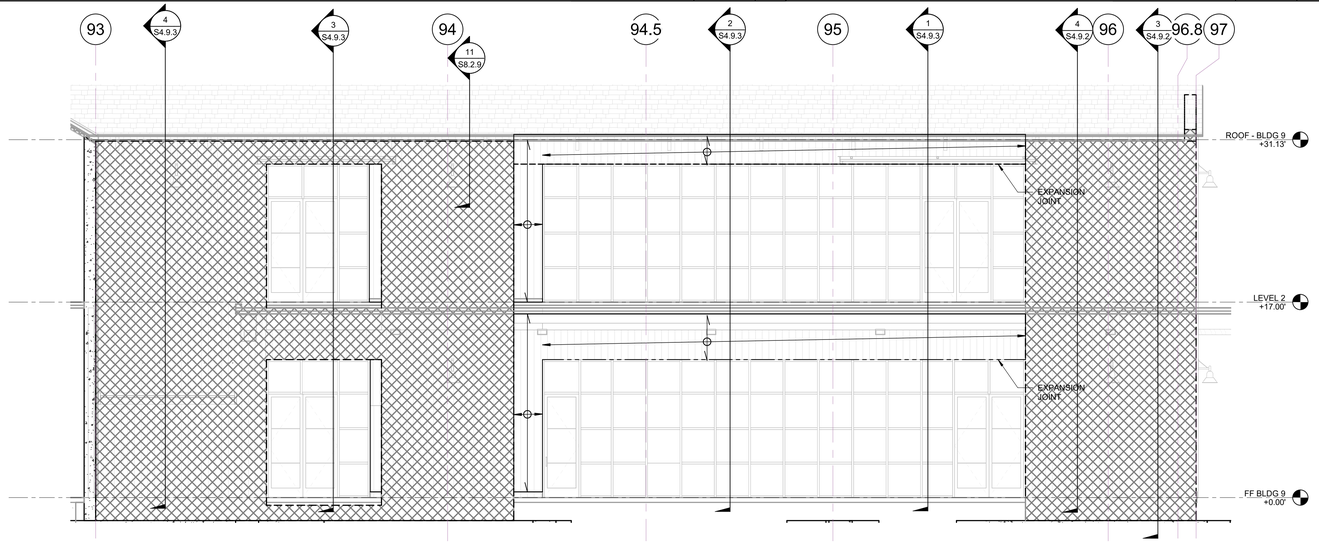
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



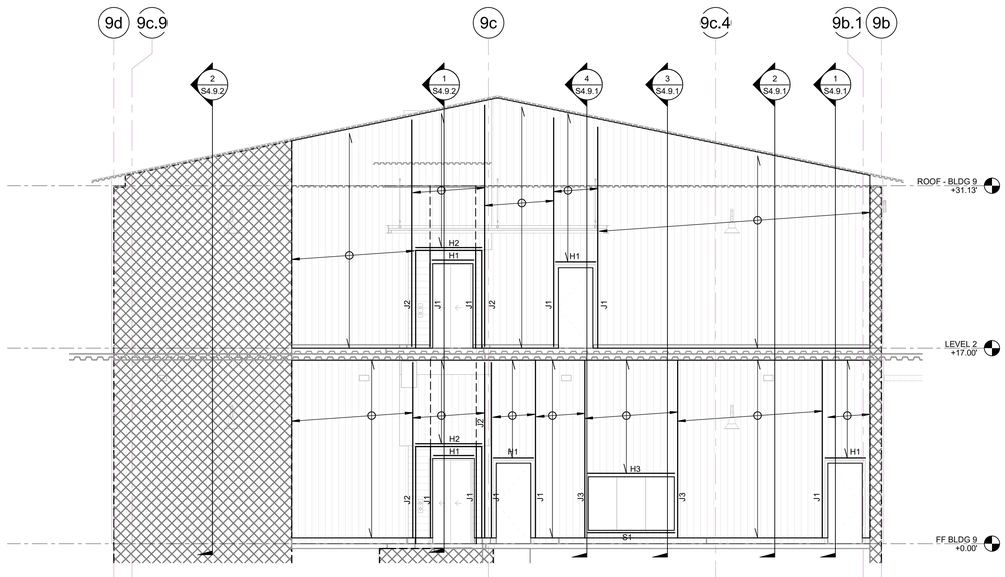
BUILDING 9 EXTERIOR ELEVATION - SOUTH | 3/16" = 1'-0" | 4



BUILDING 9 EXTERIOR ELEVATION - EAST | 3/16" = 1'-0" | 3



BUILDING 9 EXTERIOR ELEVATION - SOUTH | 3/16" = 1'-0" | 2



BUILDING 9 EXTERIOR ELEVATION - EAST | 3/16" = 1'-0" | 1

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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/ S8.4.1 (UNO).
8. ALL STUDS WITH THICKNESS EQUAL OR GREATER THAN 54 MIL (16GA) SHALL BE 50 KSI.
9. INDICATES METAL STUD SPAN DIRECTION. ST-1 TYP, UNO.
10. WHERE EXTERIOR WALL STUD SIZE IS NOT INDICATED ON PLANS OR ELEVATIONS, PROVIDE 16 GA STUDS W/ 1 5/8" FLANGE @ 16" OC. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD TO MATCH WALL THICKNESS.

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

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

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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW DUNN
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
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C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.9.2

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:03:12 PM

CITY OF DANA POINT
PLANNING DIVISION

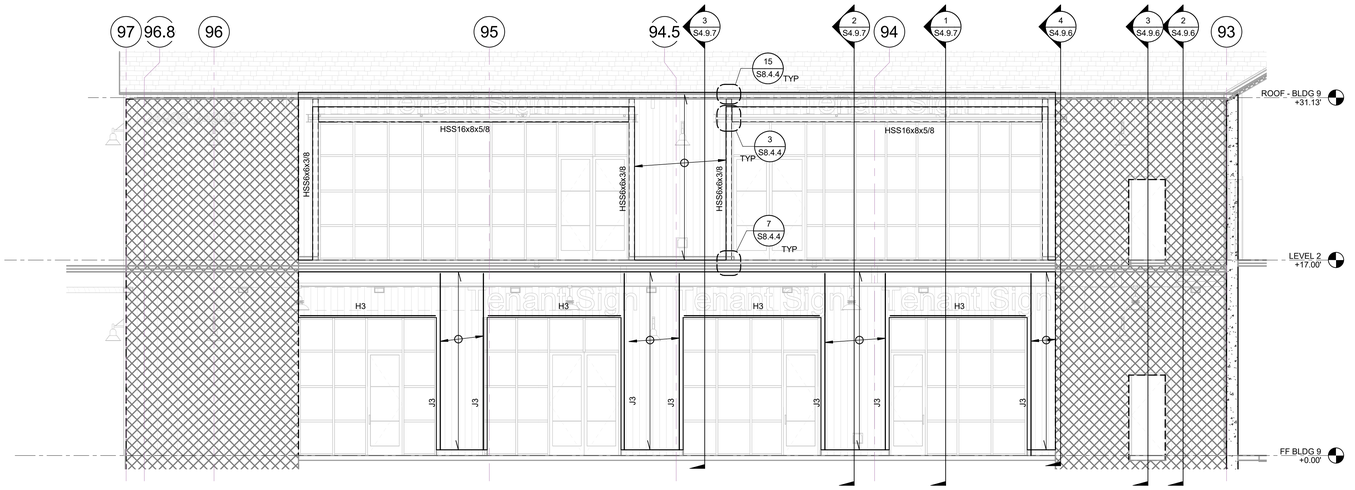
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

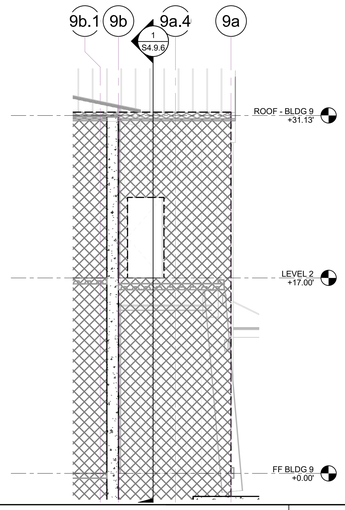
DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)

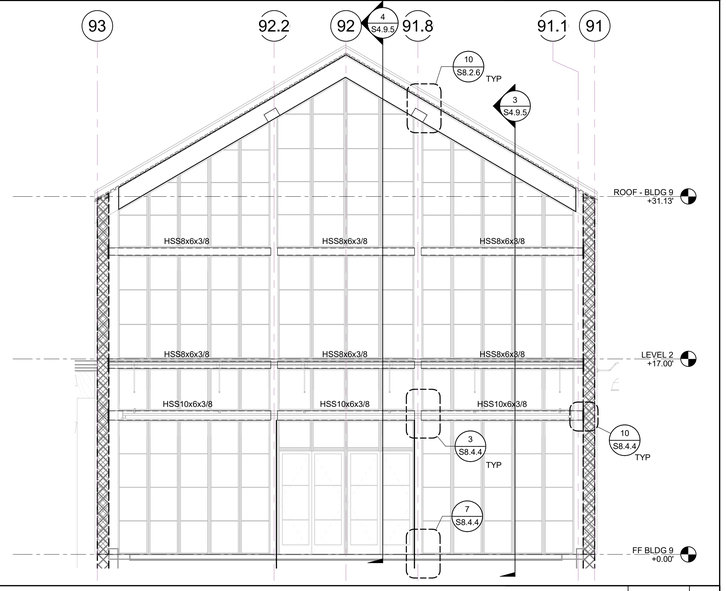
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



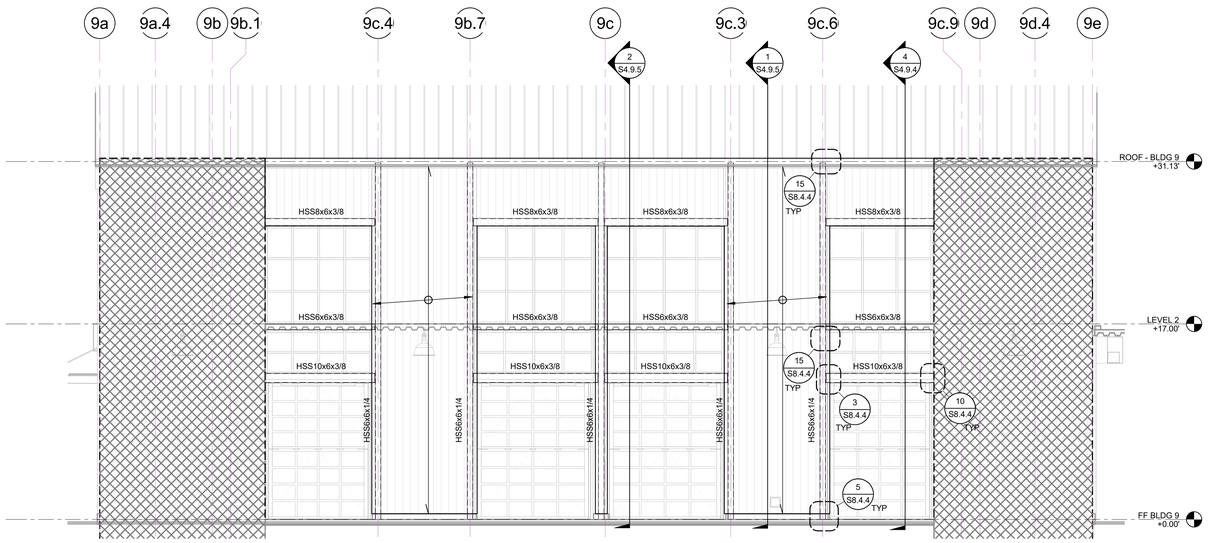
BUILDING 9 EXTERIOR ELEVATION - NORTH 3/16" = 1'-0" **4**



BUILDING 9 EXTERIOR ELEVATION - EAST 3/16" = 1'-0" **3**



BUILDING 9 EXTERIOR ELEVATION - NORTH 3/16" = 1'-0" **2**



BUILDING 9 EXTERIOR ELEVATION - WEST 3/16" = 1'-0" **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

EXTERIOR WALL ELEVATION NOTES :

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW FISCHER No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 EXTERIOR WALL ELEVATIONS

DRAWING NO.
S3.9.3

CITY OF DANA POINT
PLANNING DIVISION

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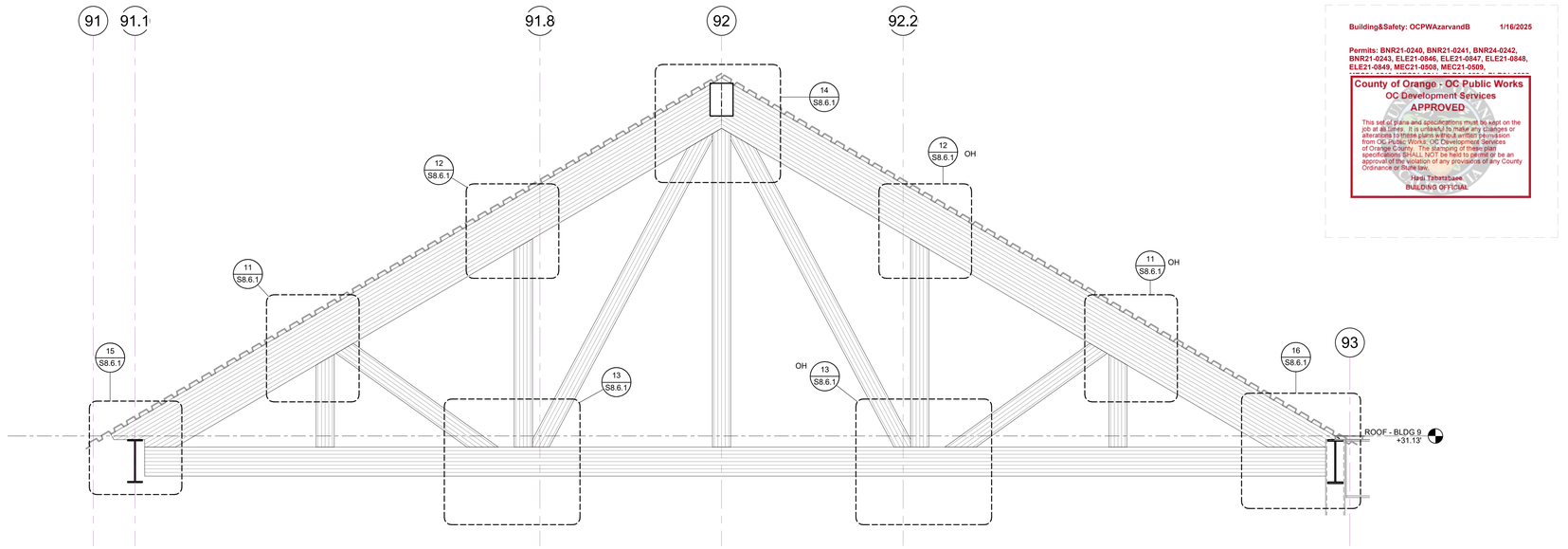
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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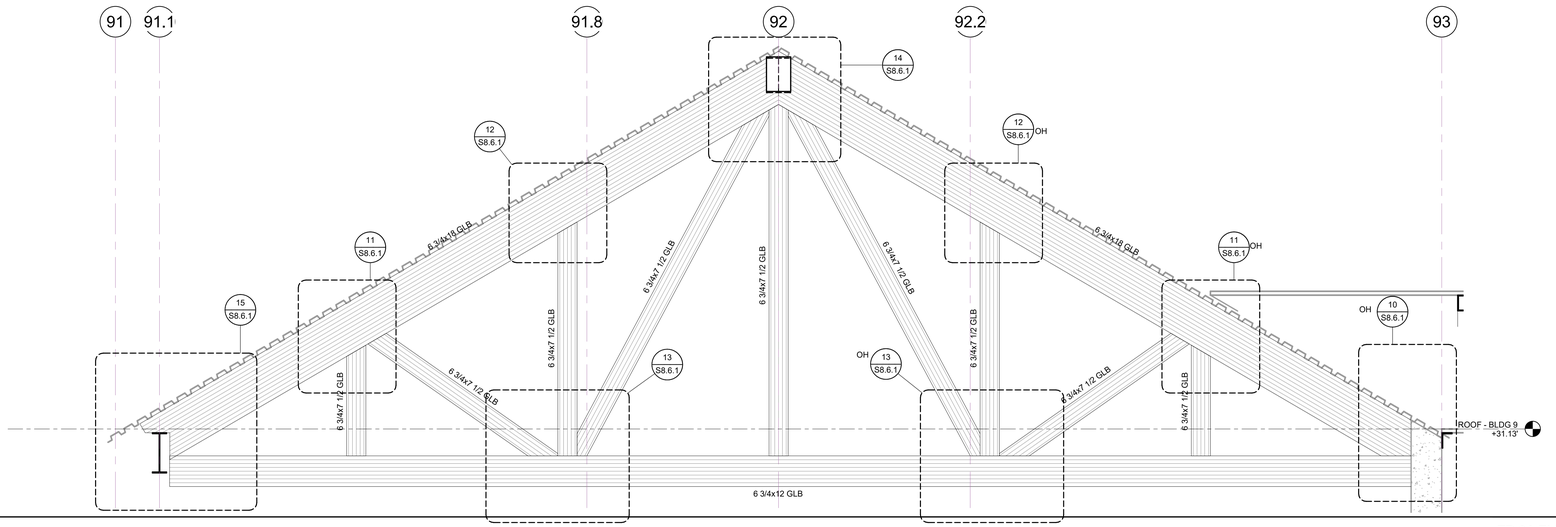
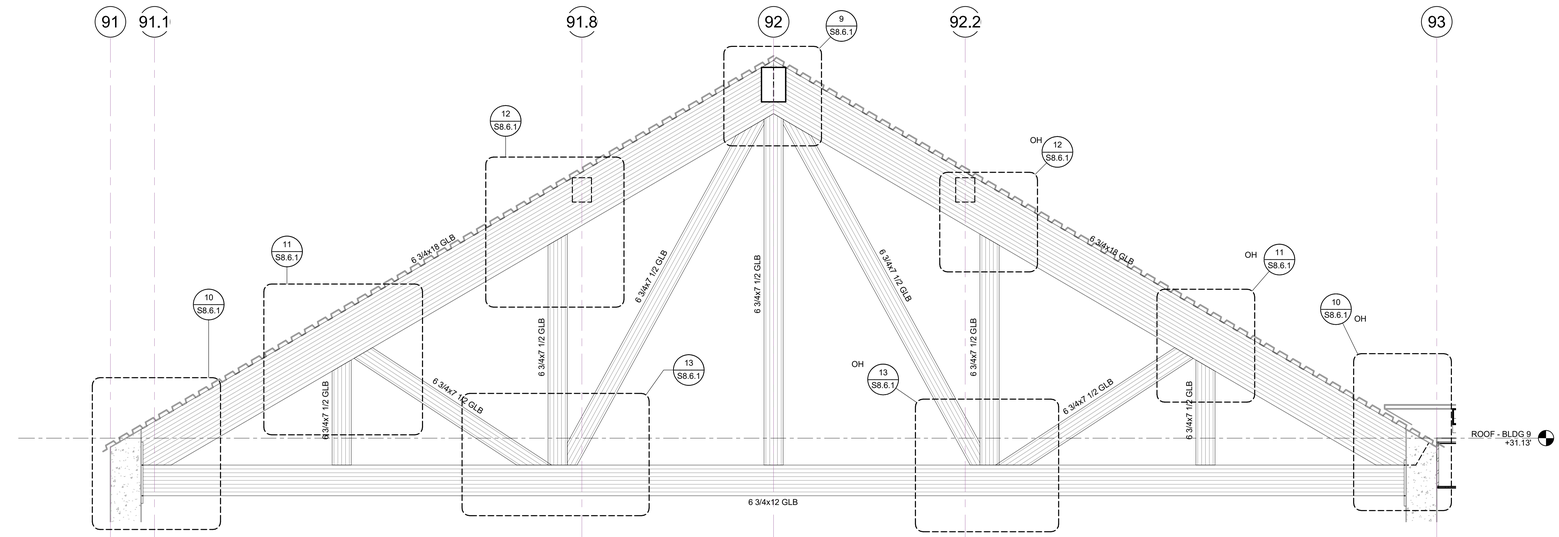
Hadi Tabatabaee
BUILDING OFFICIAL

TR-9B ELEVATION 1/2" = 1'-0" **3**



TR-9A ELEVATION 1/2" = 1'-0" **2**



TR-9 ELEVATION 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

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW GIBSON
No. 5913
Exp. 12/31/23
STRUCTURAL ENGINEER
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 TRUSS ELEVATIONS

DRAWING NO.
S3.9.4

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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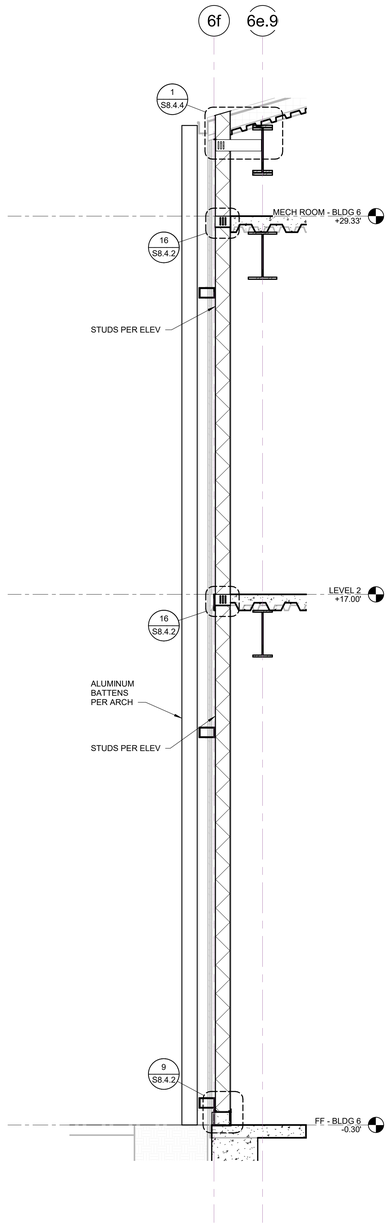
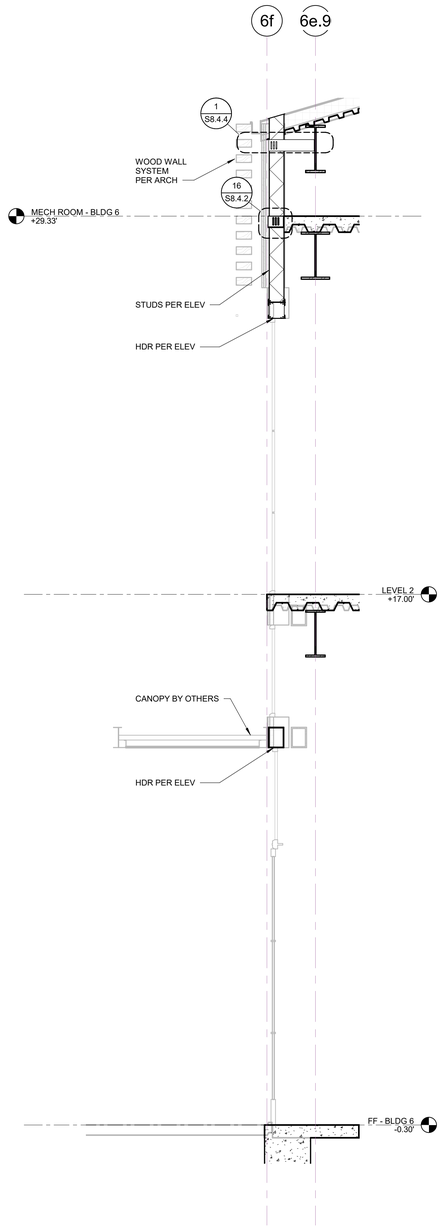
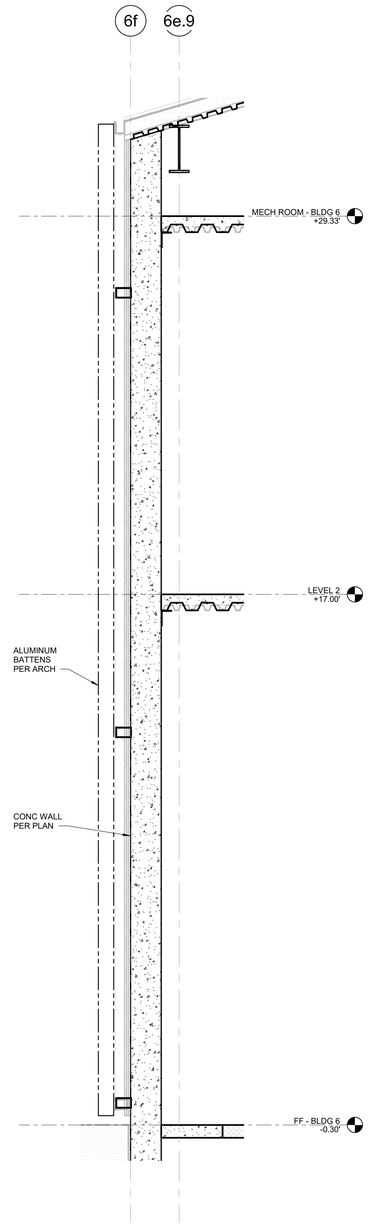


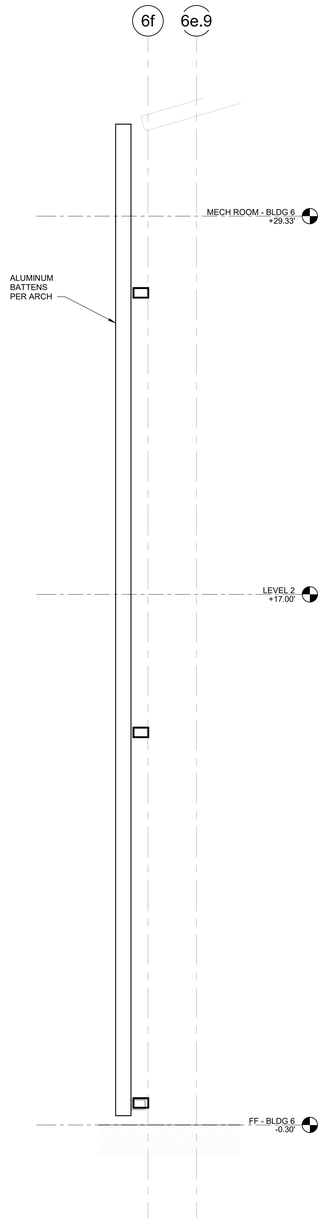
BLDG 6 - WALL SECTION | 1/2" = 1'-0" | 4



BLDG 6 - WALL SECTION | 1/2" = 1'-0" | 3



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



BLDG 6 - 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

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW KOSTER
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 WALL SECTIONS

DRAWING NO.
S4.6.1

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8/5/2022 4:03:29 PM

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
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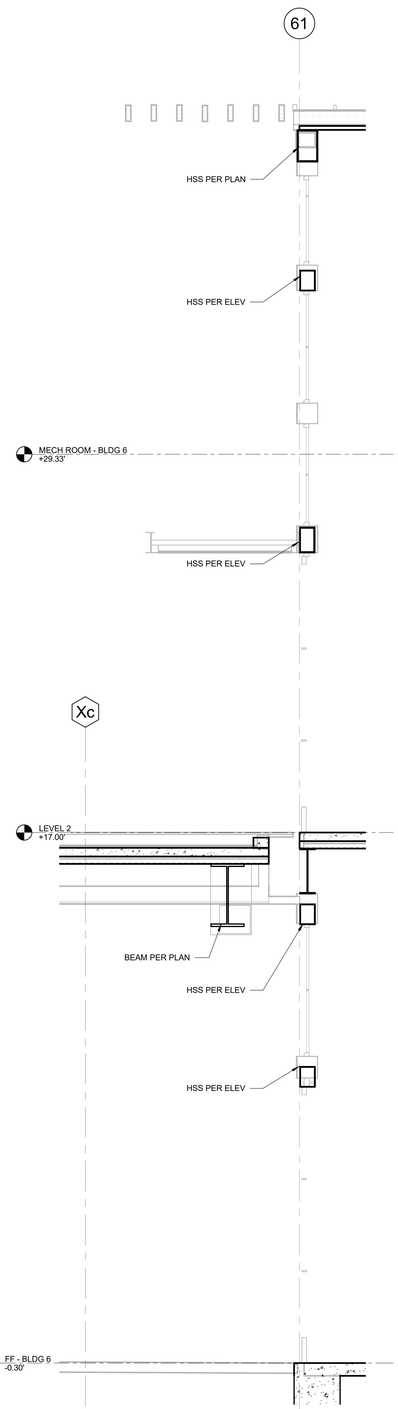
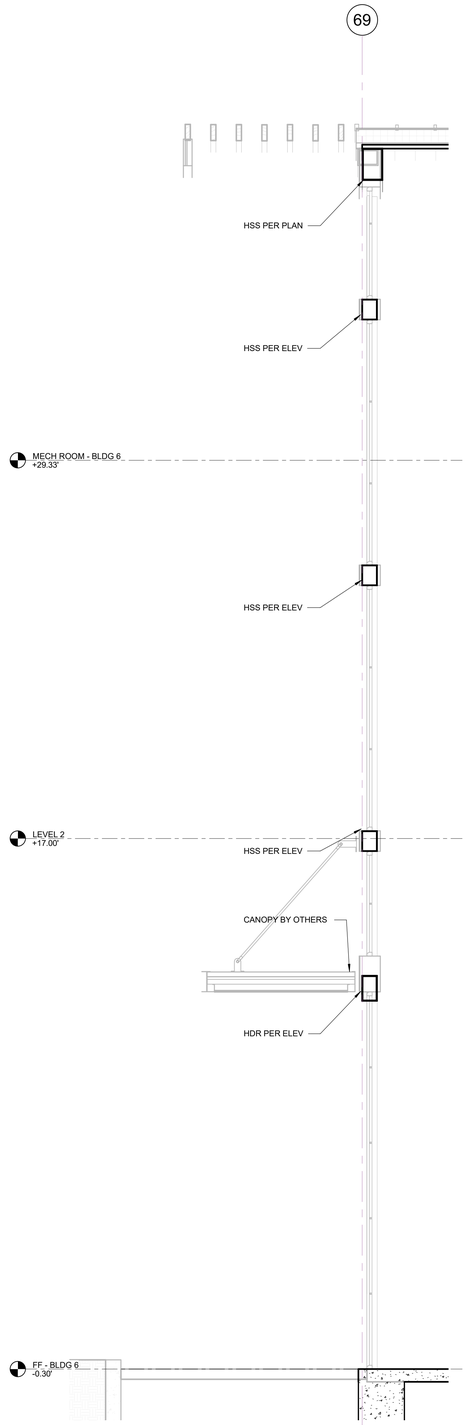
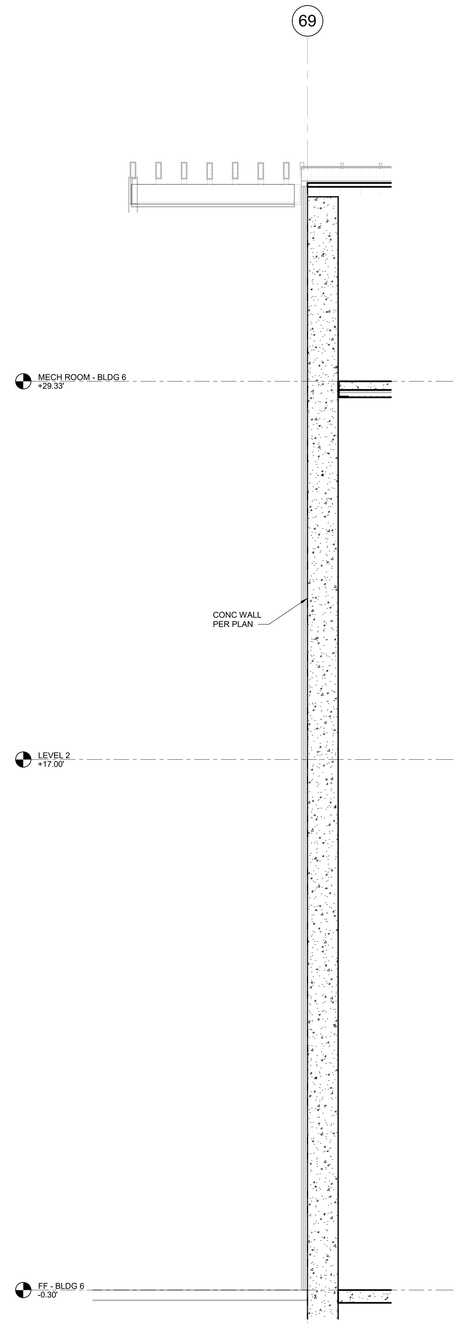
BUILDING OFFICIAL



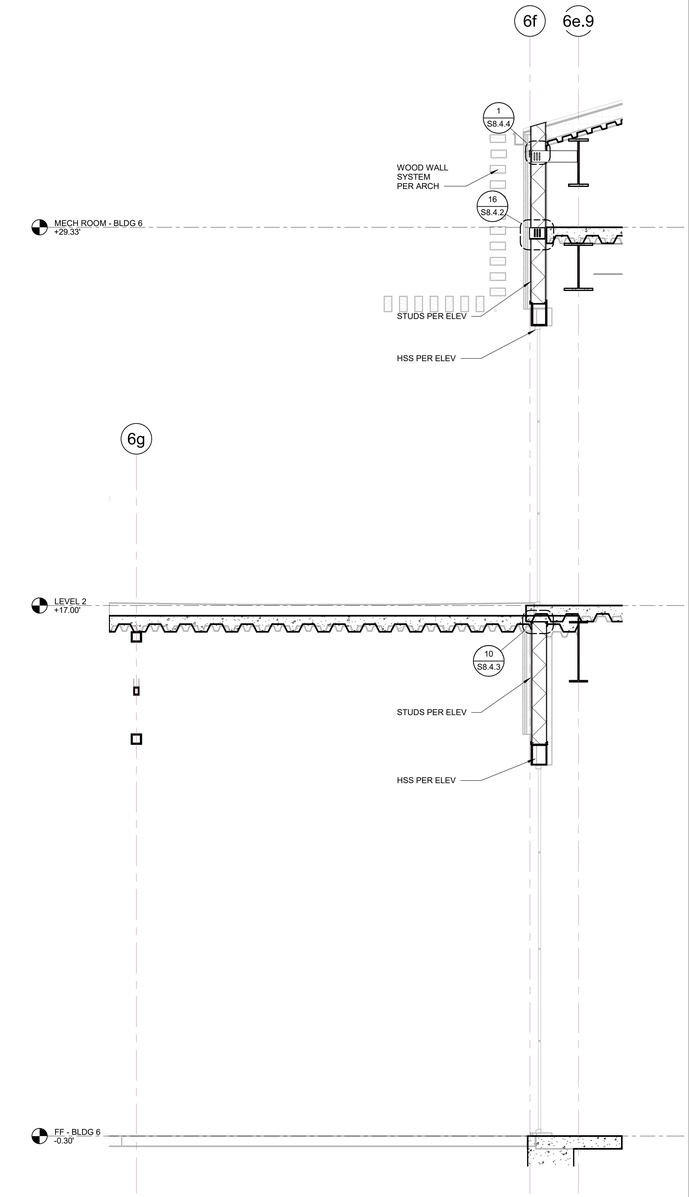
BLDG 6 - WALL SECTION 1/2" = 1'-0" 4



BLDG 6 - WALL SECTION 1/2" = 1'-0" 3



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



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

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
BUILDING 6 WALL SECTIONS

DRAWING NO.
S4.6.2

BIM 360://1900799/Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt
9/7/2022 4:46:28 PM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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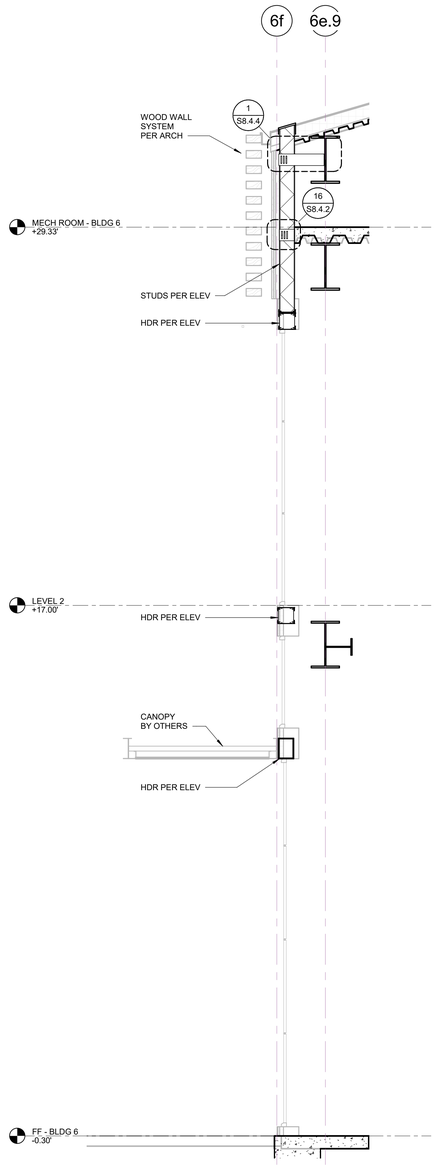
Hadi Tabatabaee
BUILDING OFFICIAL



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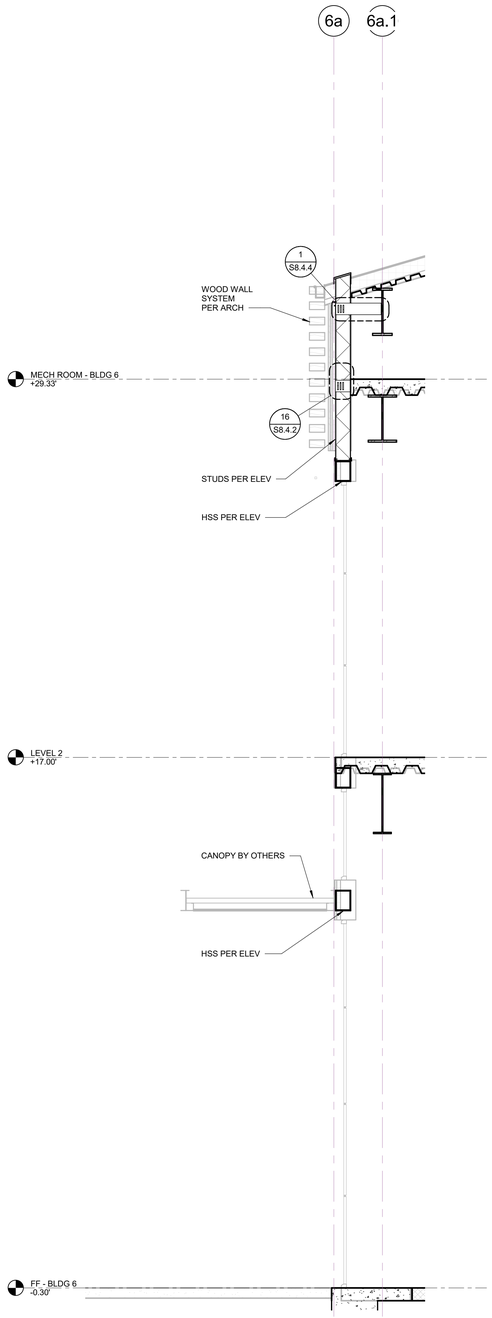
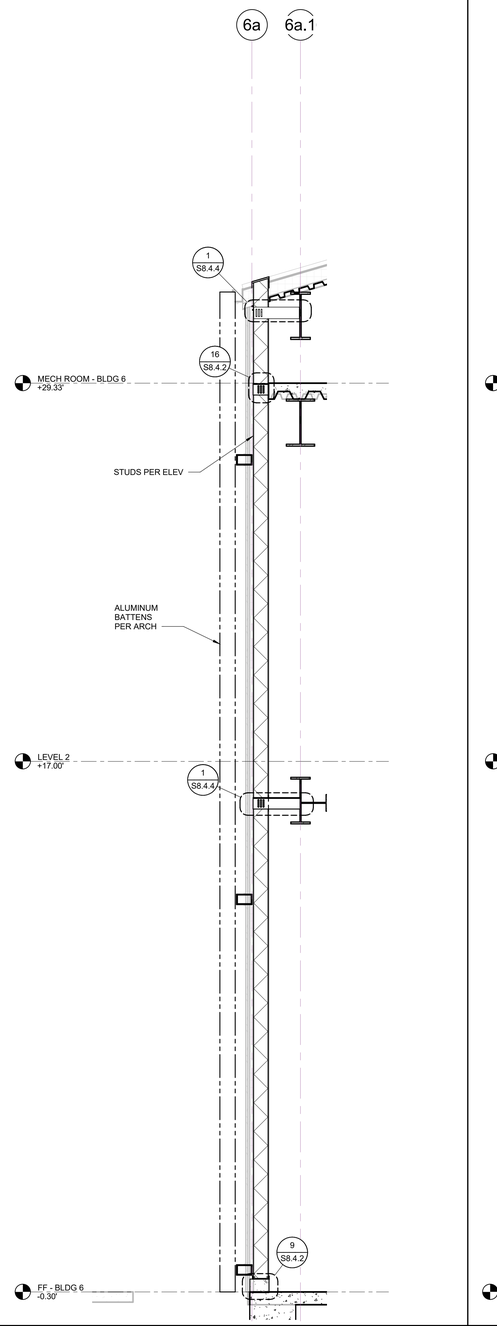
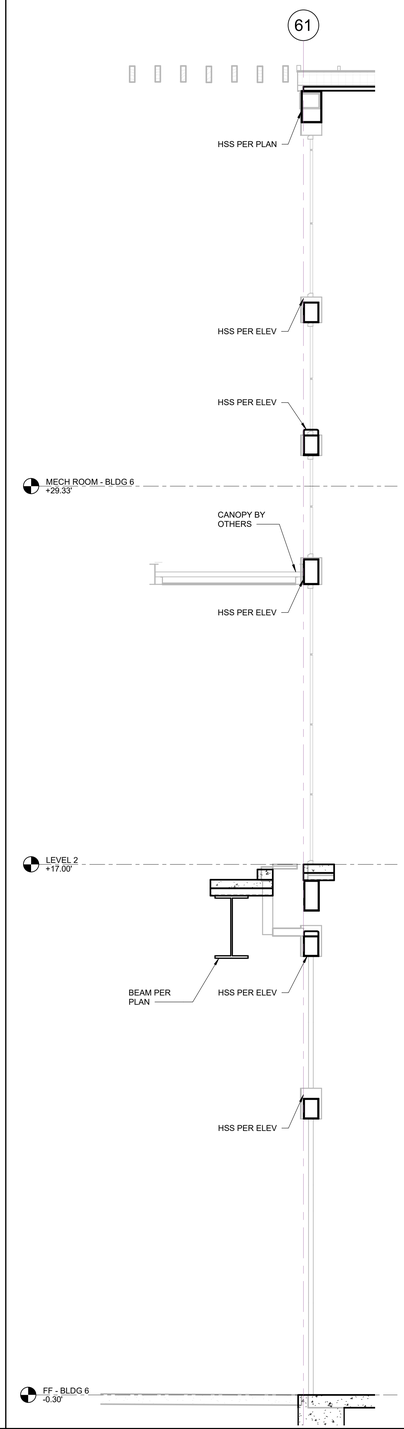


BLDG 6 - WALL SECTION 1/2" = 1'-0" 3



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



BLDG 6 - 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

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOMEZ — No. 5913 — Exp. 12/31/23 — REGISTERED PROFESSIONAL ENGINEER — STRUCTURAL — STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 6 WALL SECTIONS

DRAWING NO.
S4.6.3

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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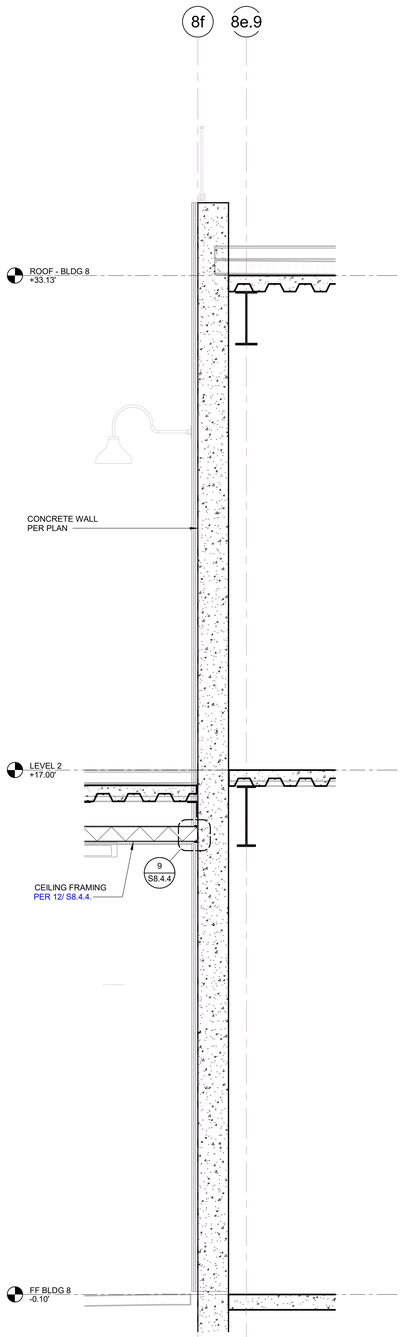
Hadi Tabatabaee
BUILDING OFFICIAL



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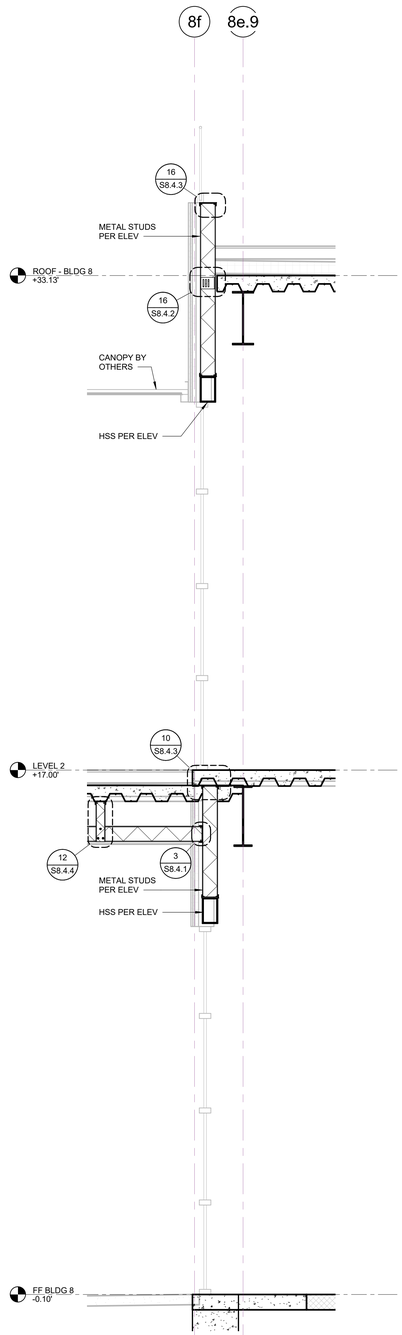

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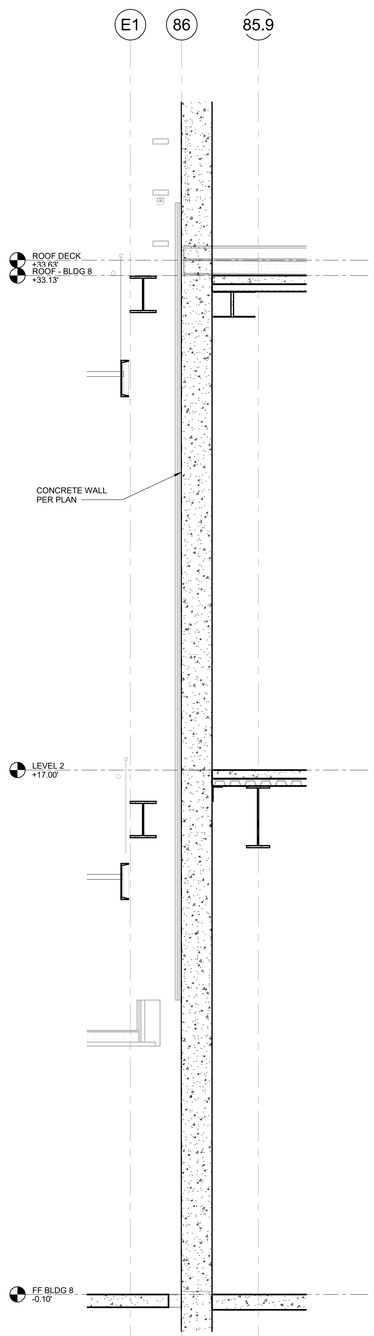

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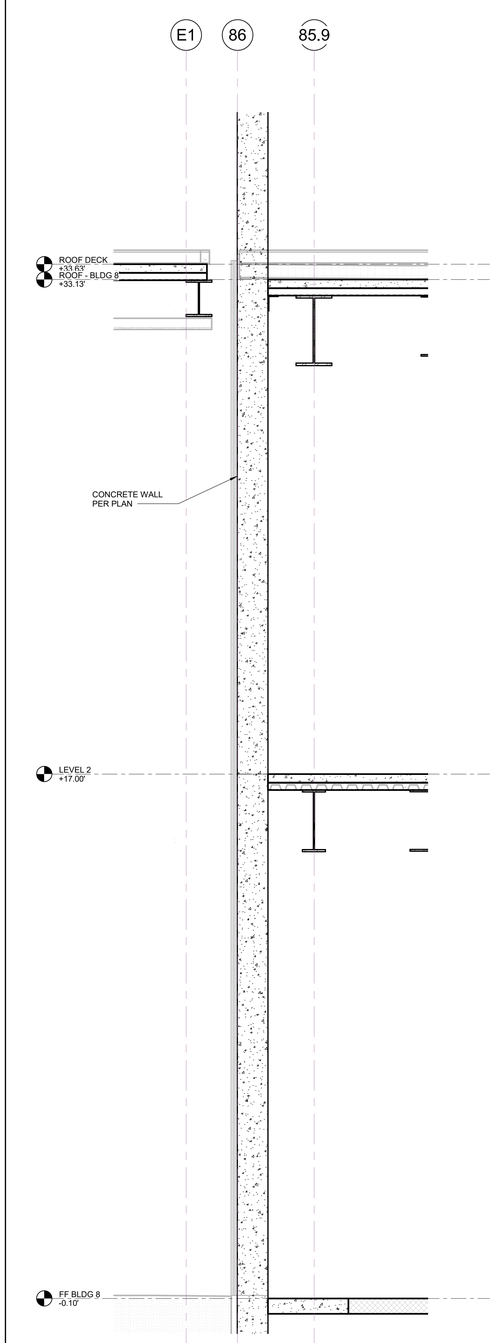

BLDG 8 - WALL SECTION 1/2" = 1'-0" 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER ANDREW PHILLIPS No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.4

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)
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County of Orange - OC Public Works
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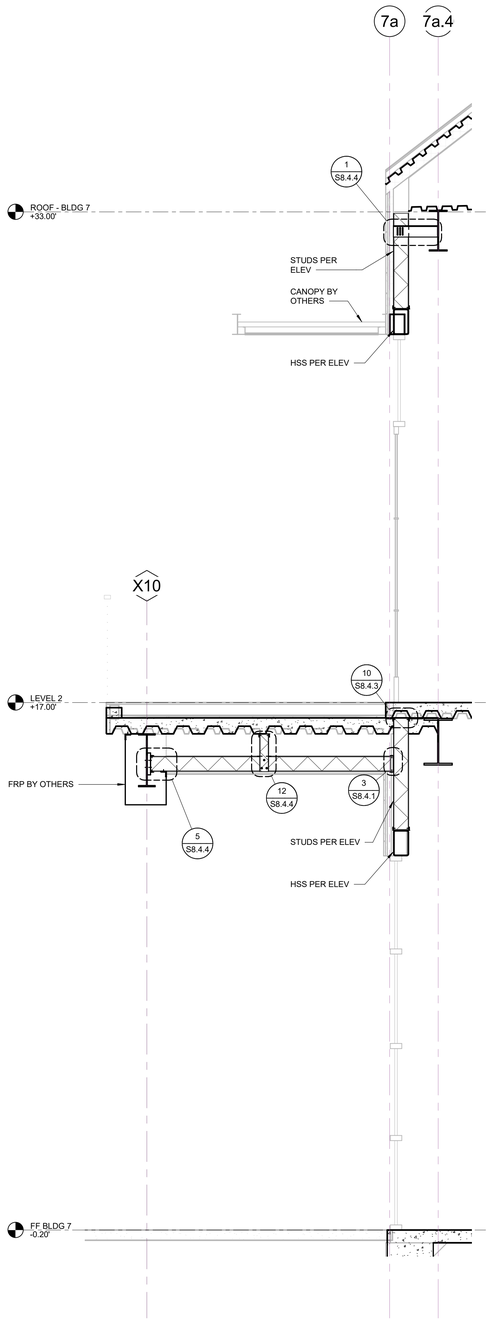
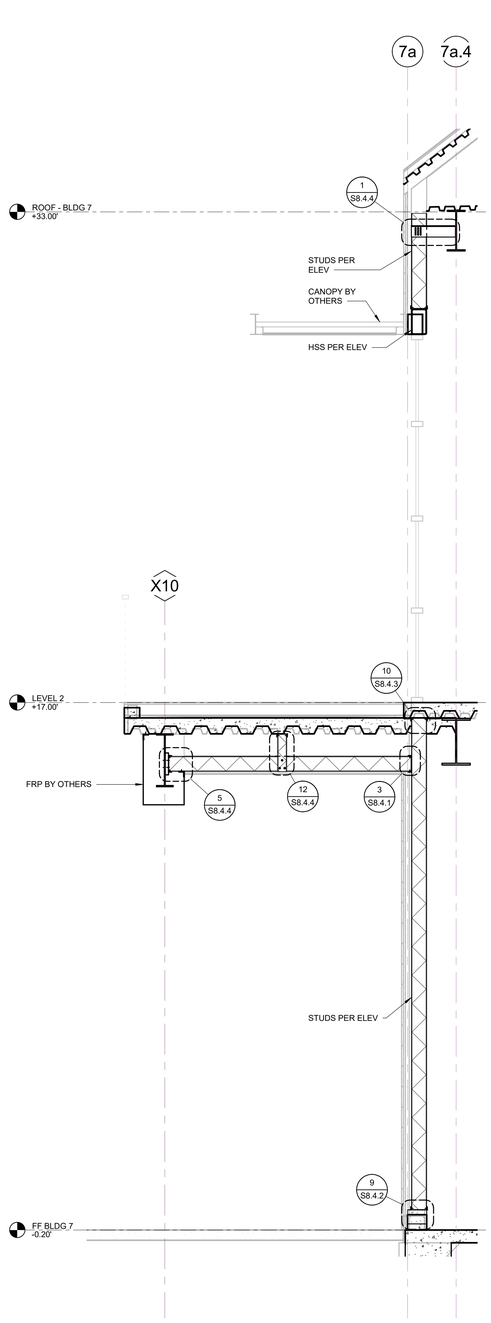
BUILDING OFFICIAL



BLDG 7 - WALL SECTION 1/2" = 1'-0" 4



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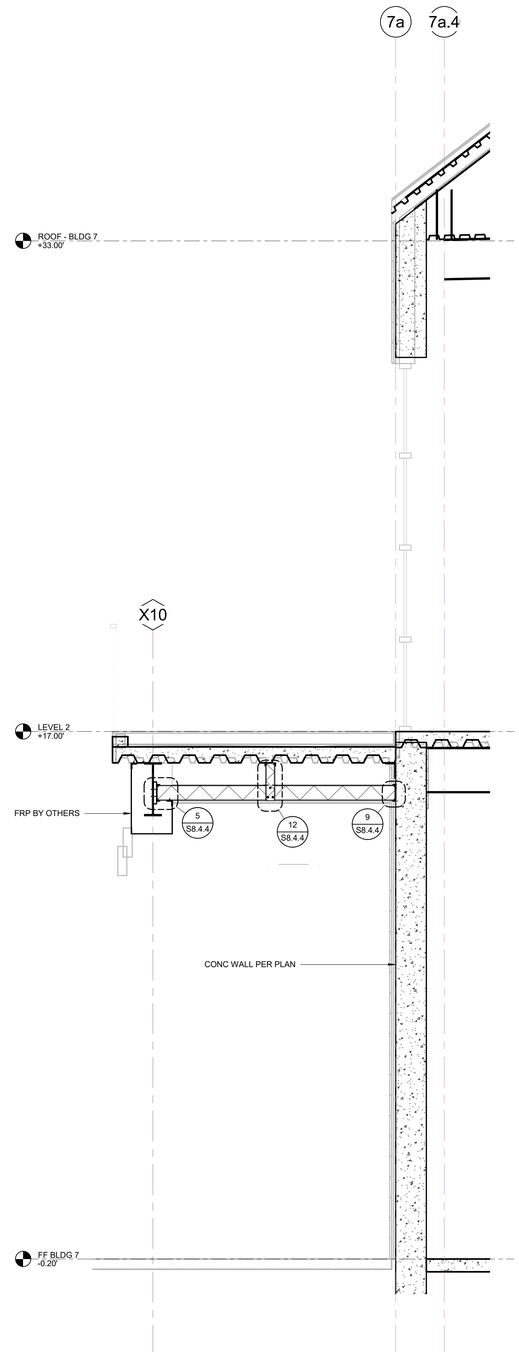

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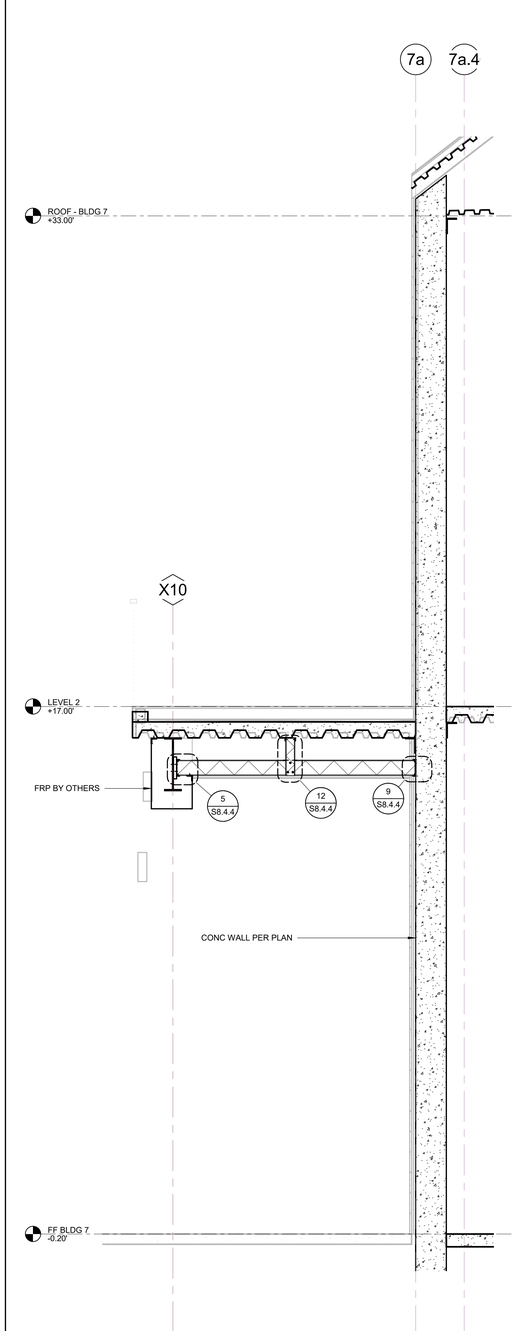

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
BWP PROPERTIES
BURNHAM|WARD

I HEREBY CERTIFY THAT I HAVE PREPARED OR SUPERVISED THE PREPARATION OF THE ATTACHED DOCUMENTS AND THAT I AM A REGISTERED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 1900799
DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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County of Orange - OC Public Works
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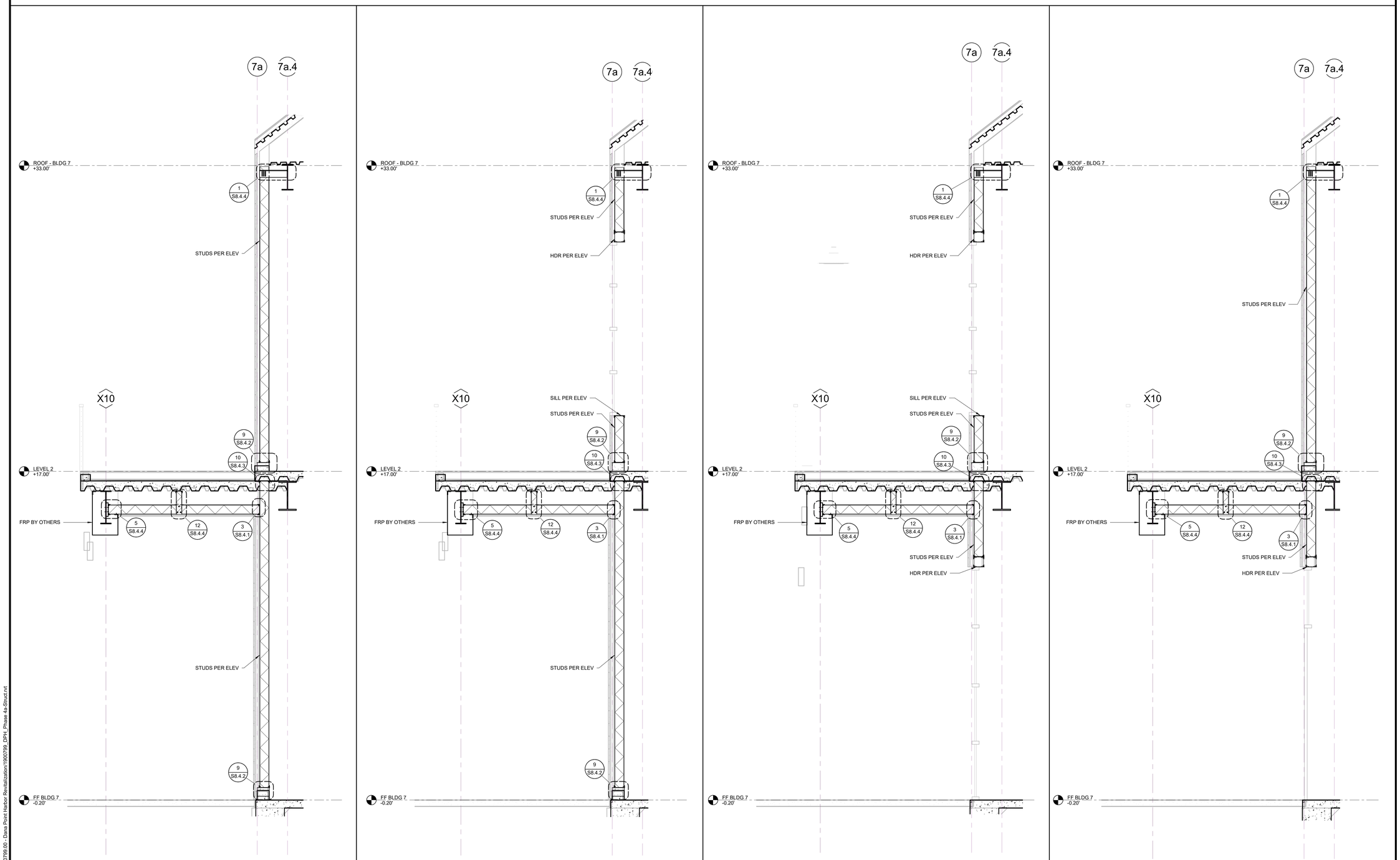

BLDG 7 - WALL SECTION 1/2" = 1'-0" 4

BLDG 7 - WALL SECTION 1/2" = 1'-0" 3

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

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

CLIENT
BWP BURNHAM|WARD PROPERTIES

THIS STRUCTURAL DESIGN UNDER MY SUPERVISION
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.2

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()

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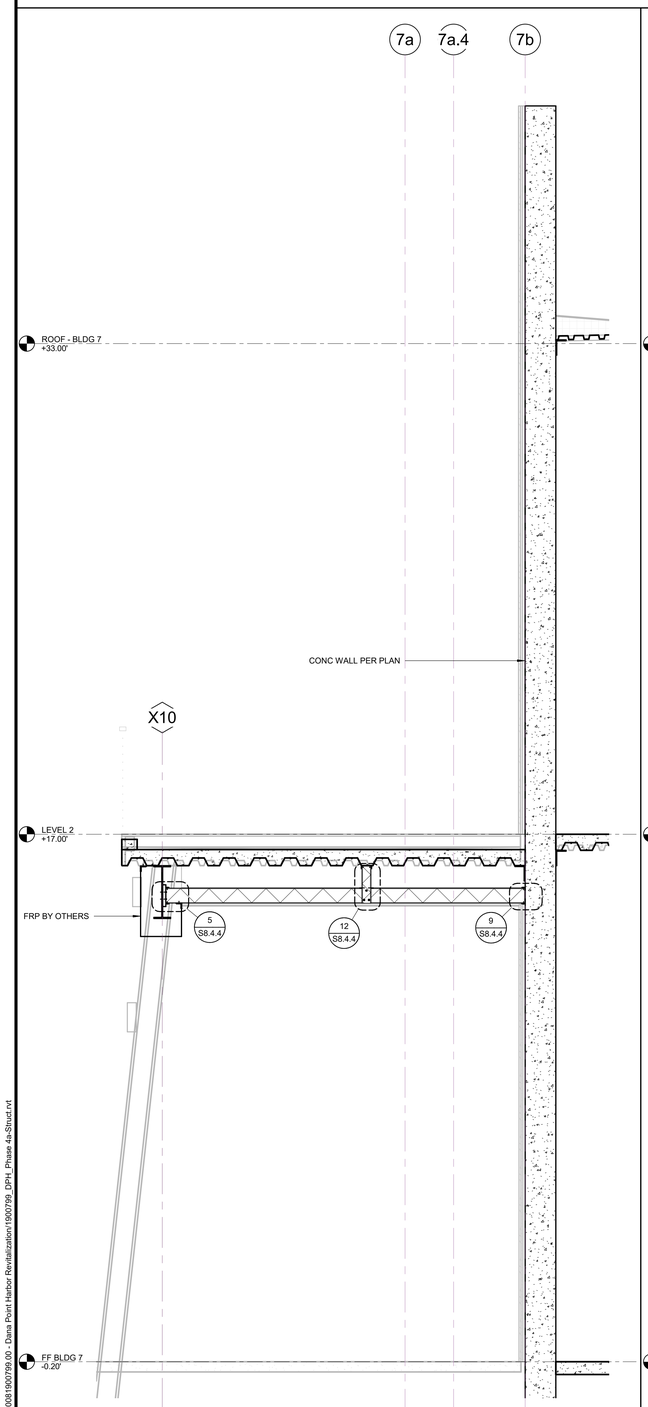
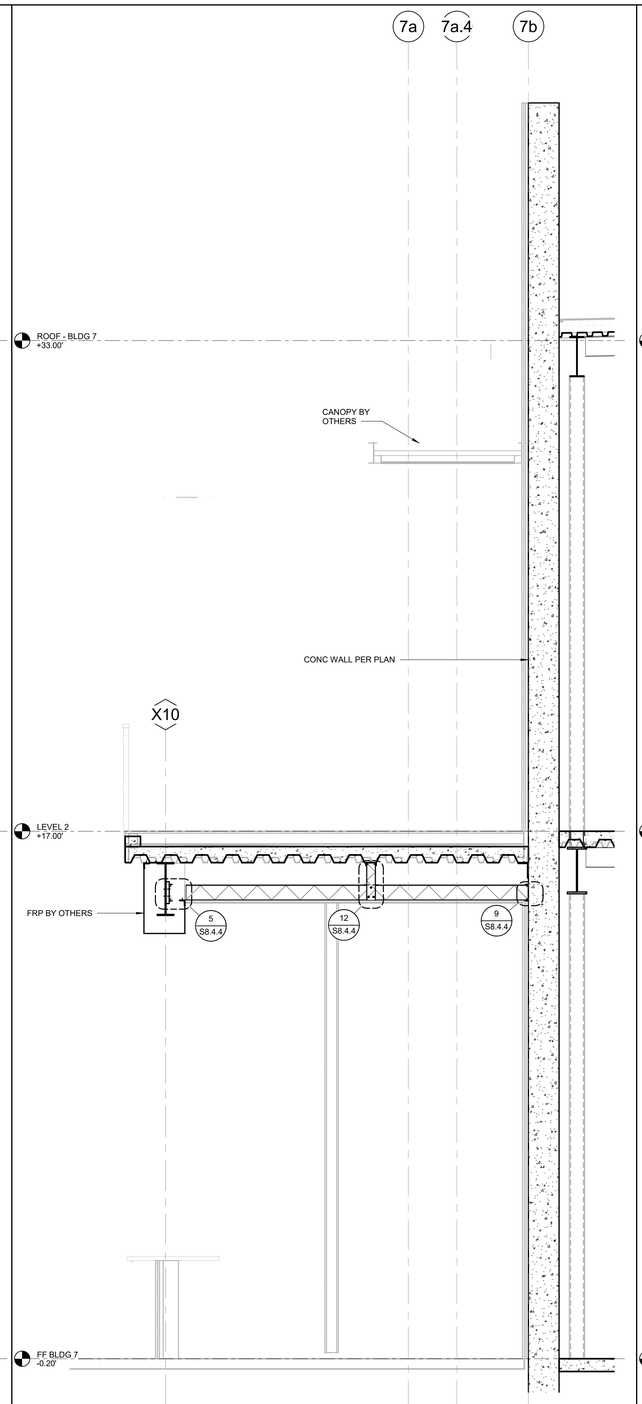
BUILDING OFFICIAL



BLDG 7 - WALL SECTION 1/2" = 1'-0" 4



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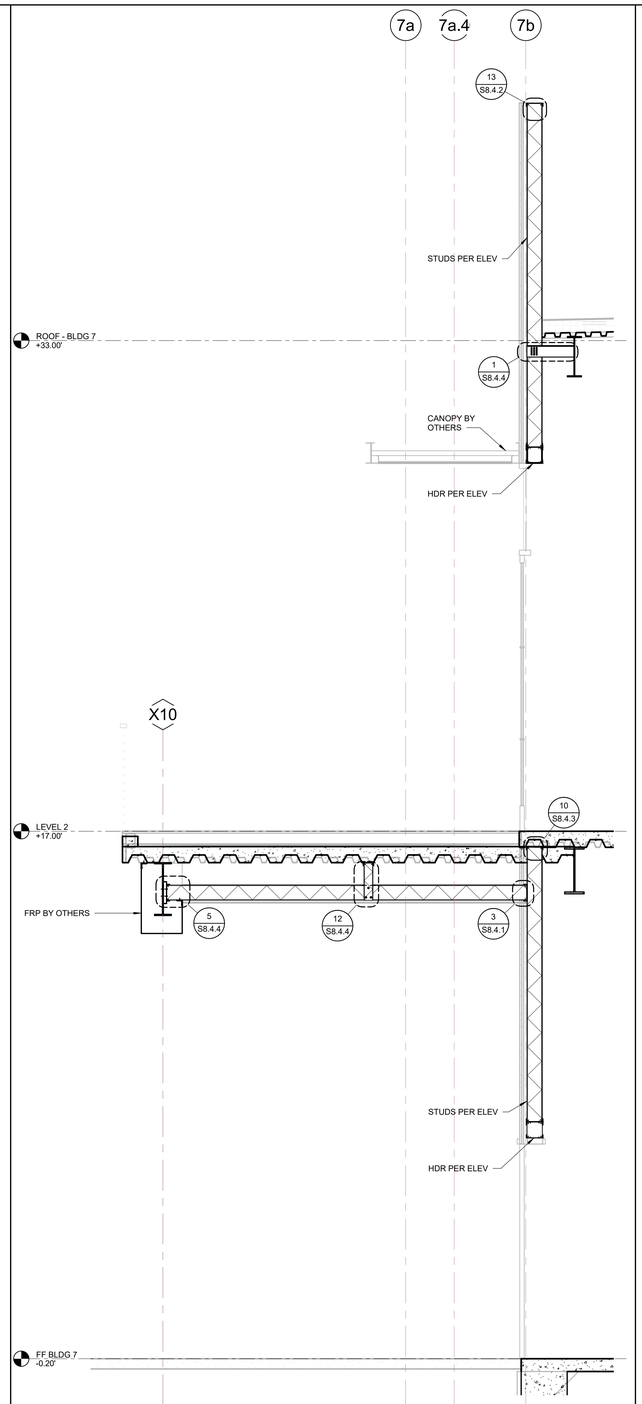

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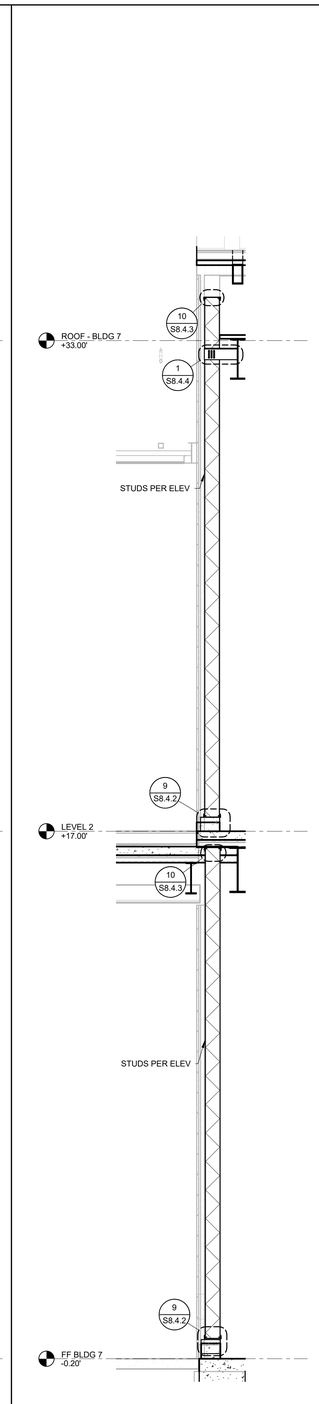

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BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
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DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW KOHL
No. 5913
Exp. 12/31/23
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STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.3

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CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN

DATE 10/07/24

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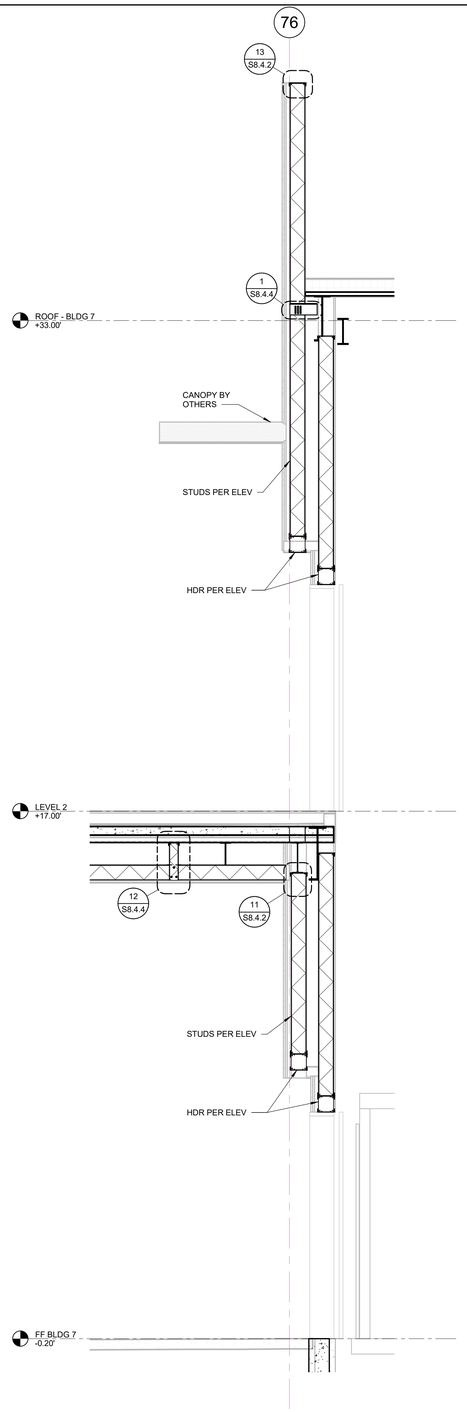
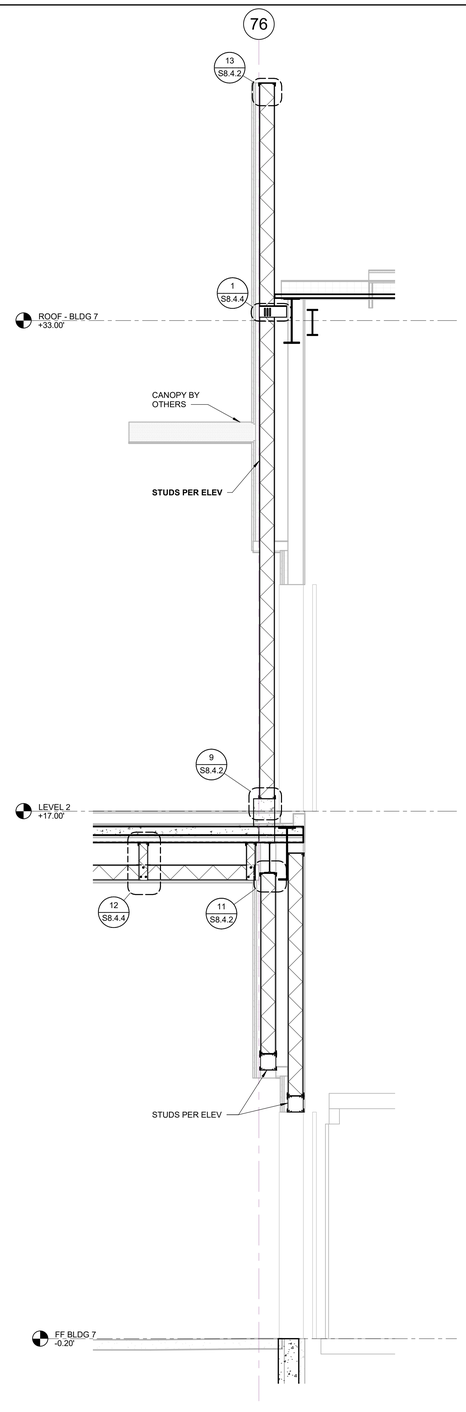


BLDG 7 - WALL SECTION | 1/2" = 1'-0" | 3



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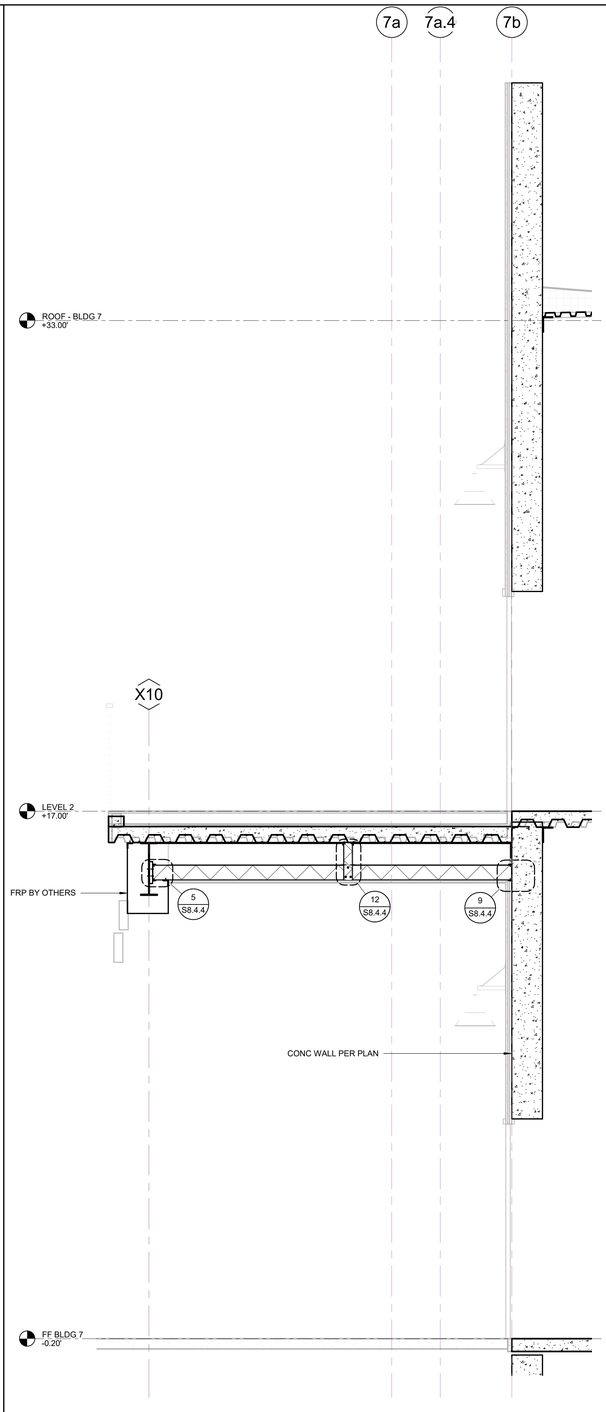

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CLIENT
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PROJECT NO 1900799

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DRAWING TITLE
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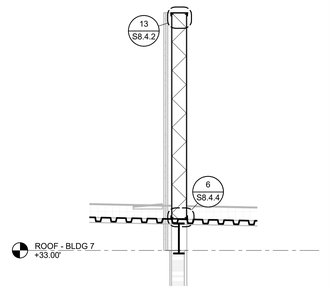

BLDG 7 - WALL SECTION | 1/2" = 1'-0" | 5

Building&Safety: OCPWAzarvandB 1/16/2025

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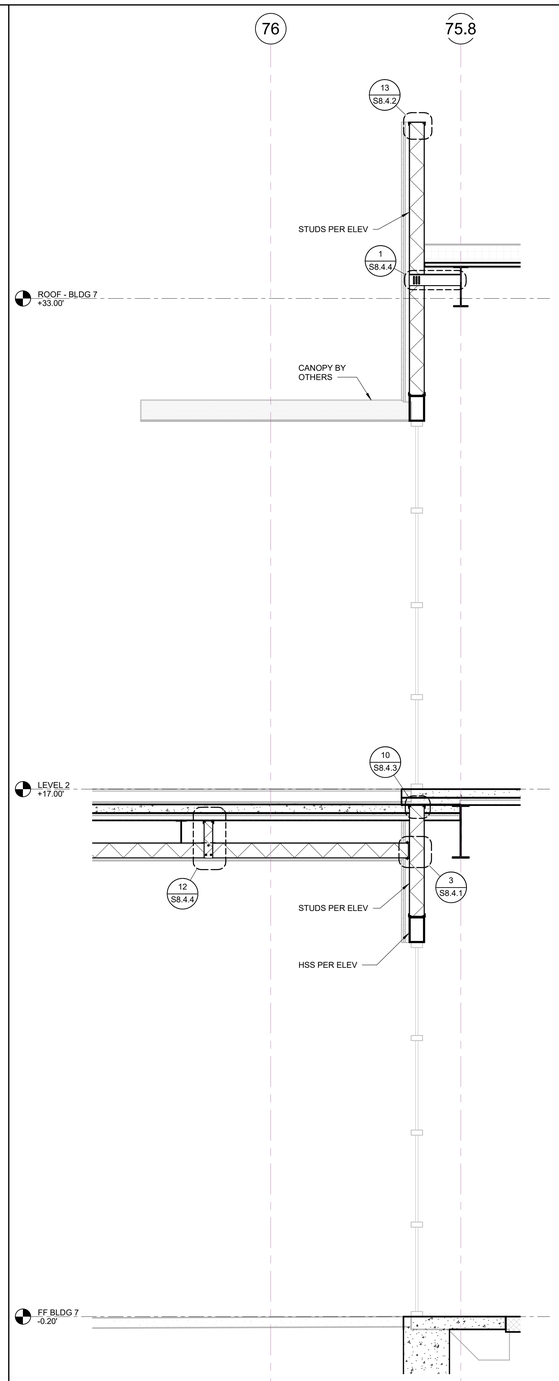
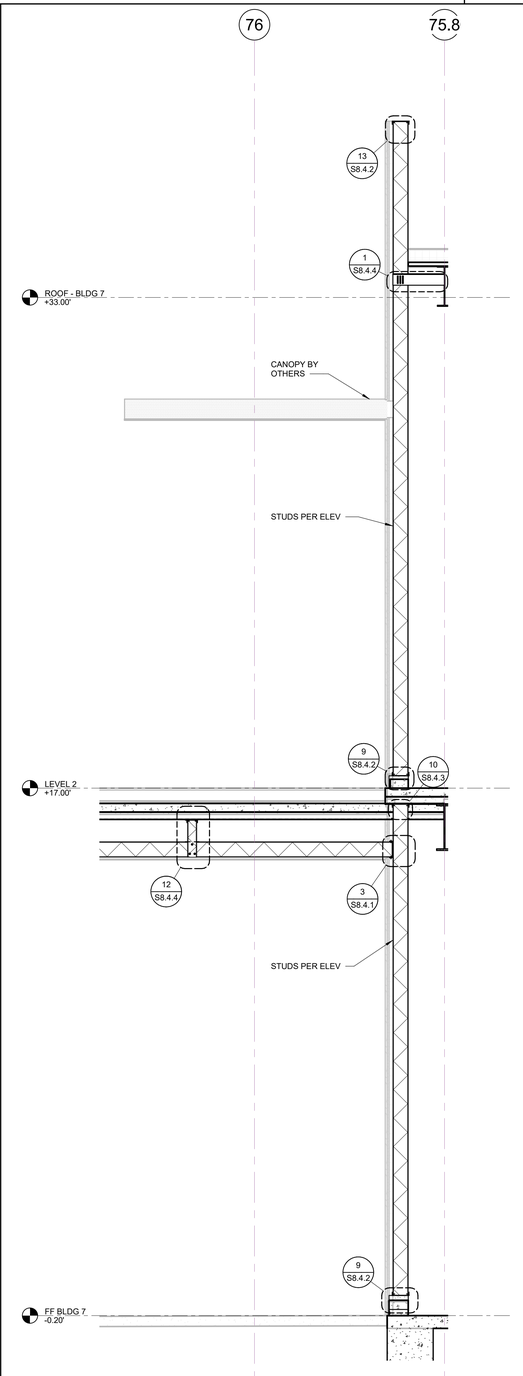
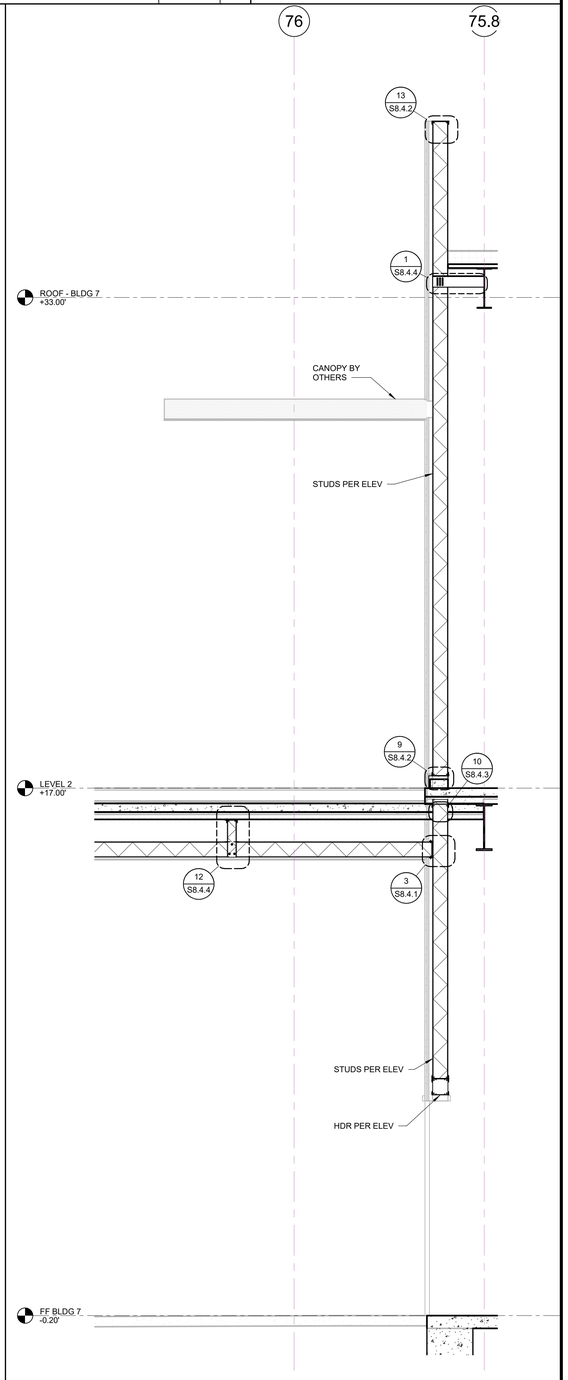
Hirsi Tabatabaee
BUILDING OFFICIAL



BLDG 7 - WALL SECTION | 1/2" = 1'-0" | 3



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



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

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F: 949.252.8082
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW HOWE
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.5

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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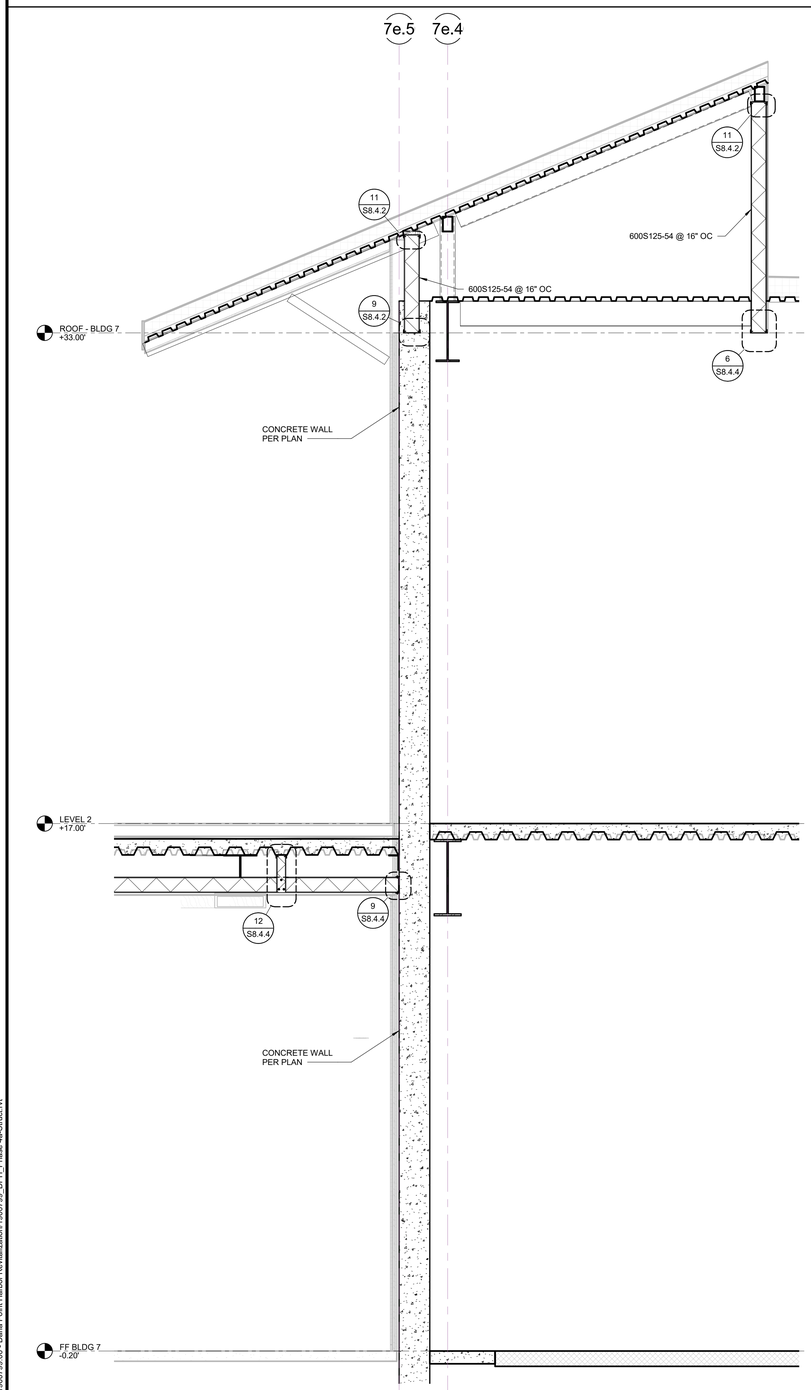
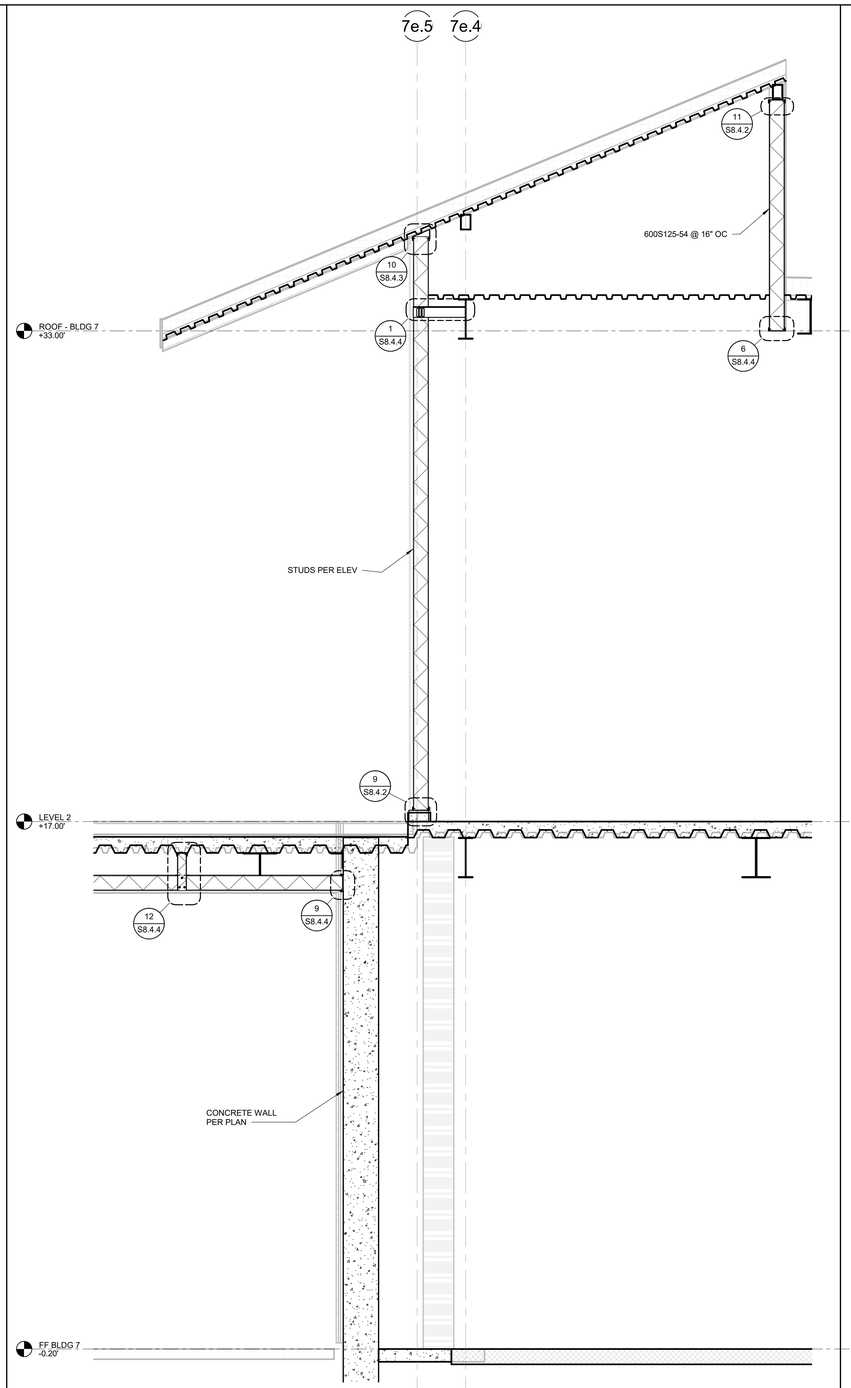
Hadi Tabatabaee
BUILDING OFFICIAL



BLDG 7 - WALL SECTION | 1/2" = 1'-0" | 3



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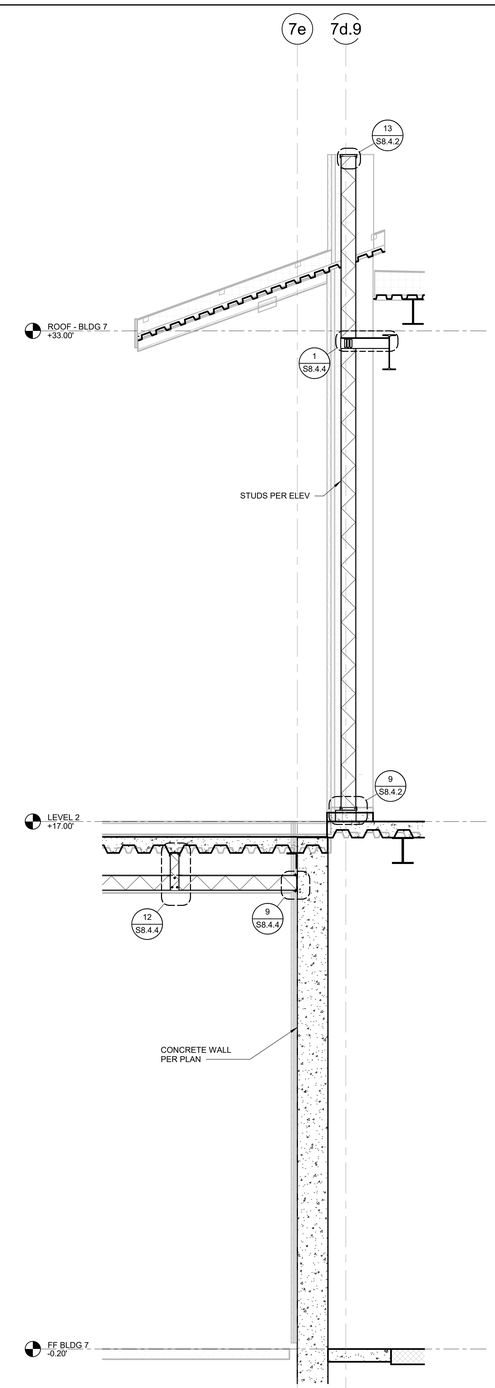

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW THOMAS
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Exp. 12/31/23
STRUCTURAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.6

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CITY OF DANA POINT
PLANNING DIVISION

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DATE 10/07/24

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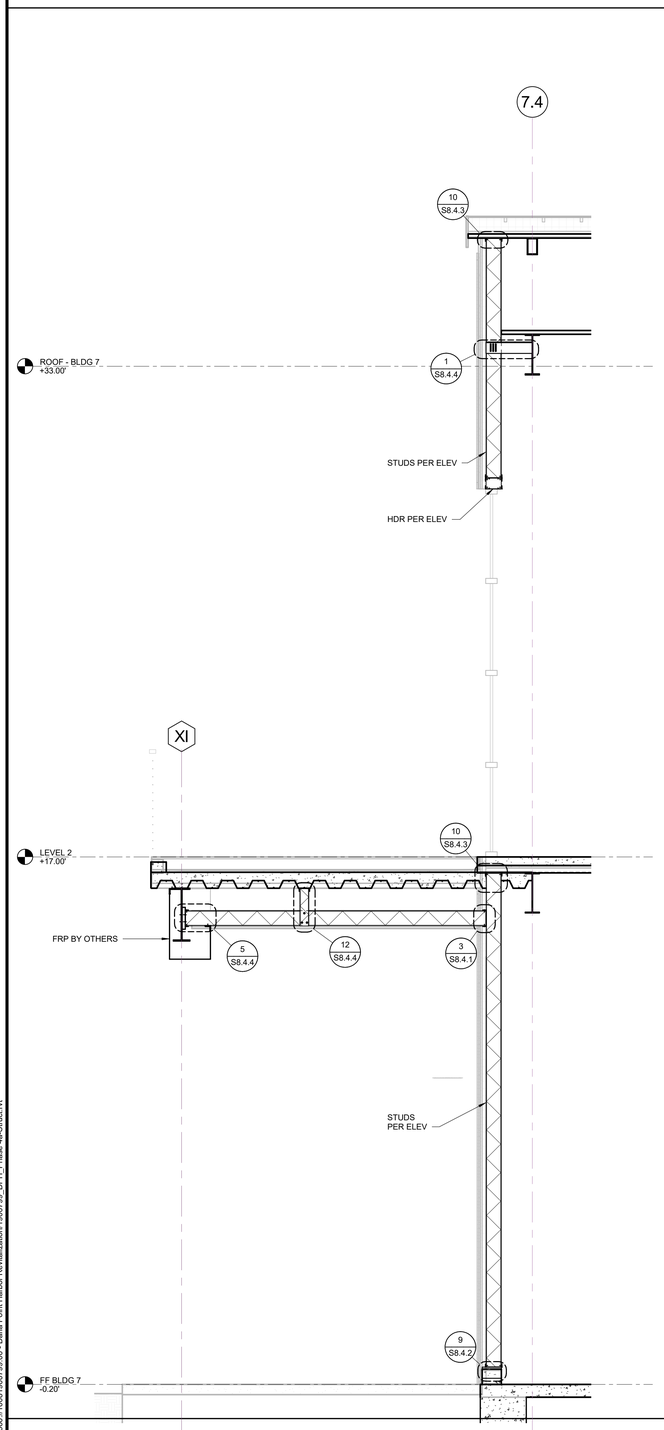
BUILDING OFFICIAL



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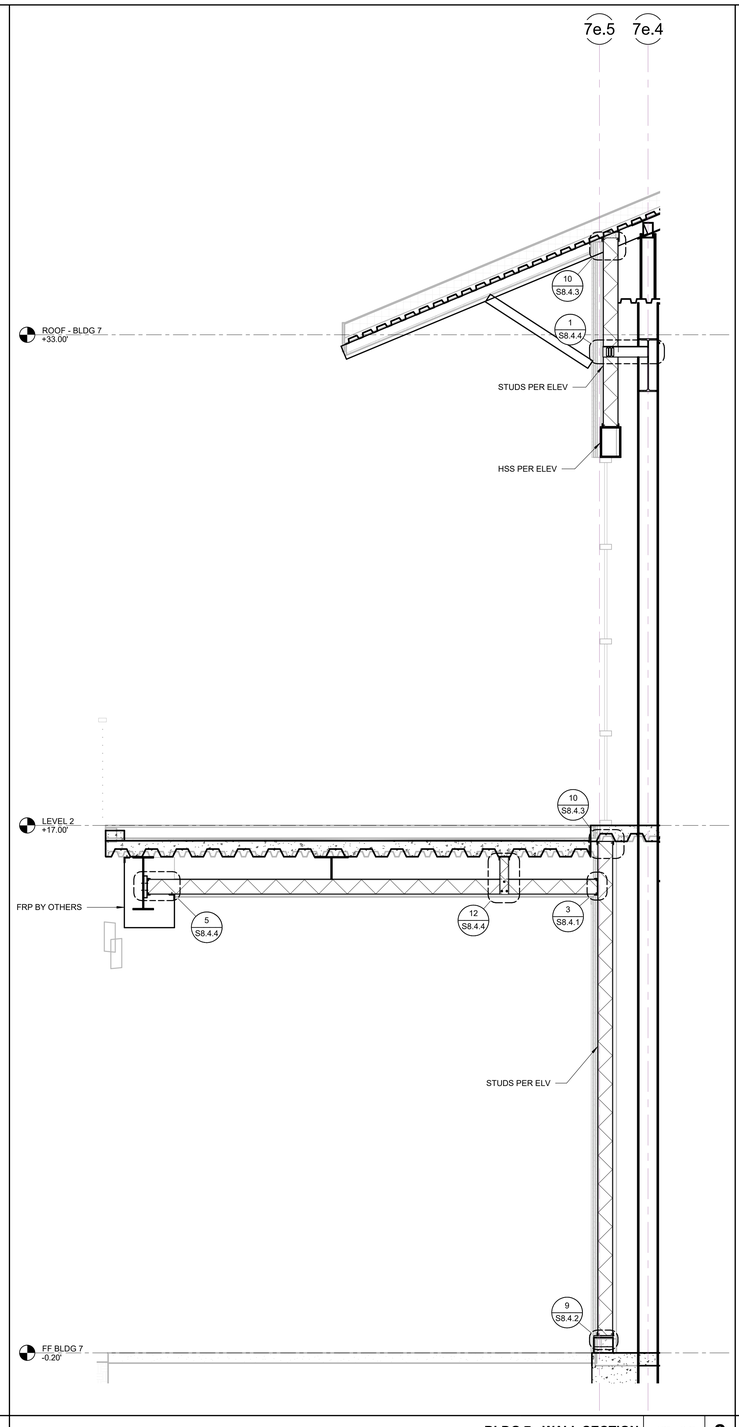
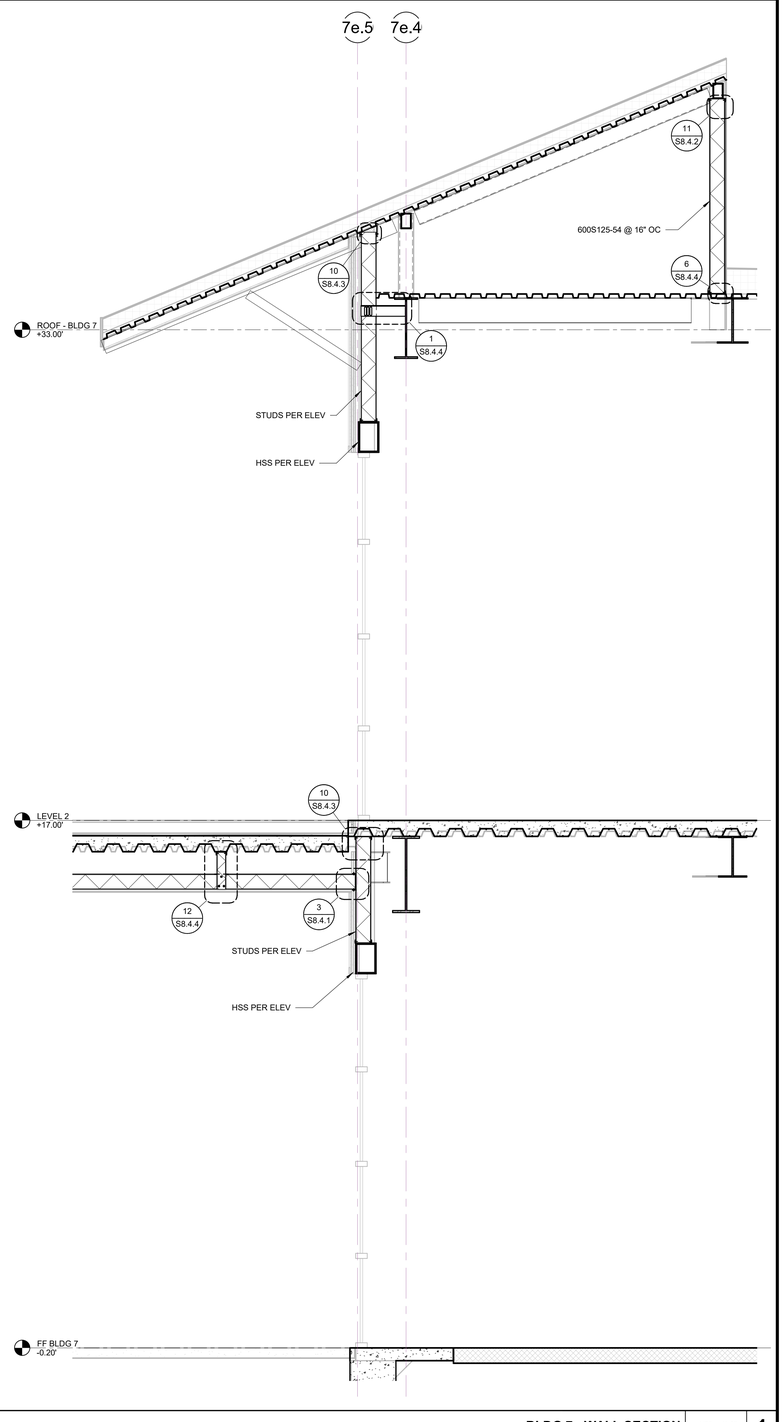


BLDG 7 - WALL SECTION | 1/2" = 1'-0" | 2



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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

FIRST SURNAME ANDREW MIDDLE INITIAL
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.7

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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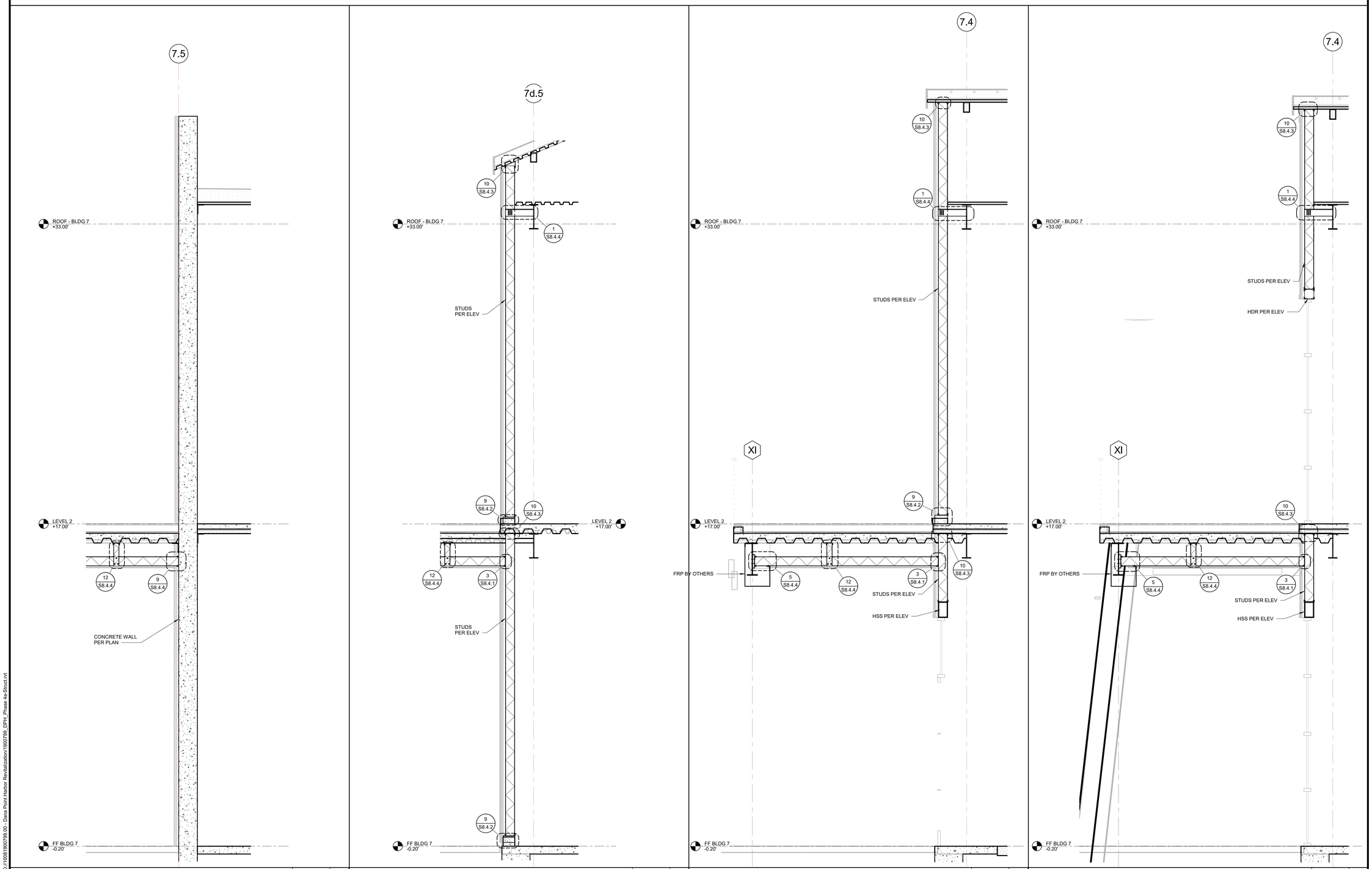
BUILDING OFFICIAL



BLDG 7 - WALL SECTION 1/2" = 1'-0" 4

BLDG 7 - WALL SECTION 1/2" = 1'-0" 3

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

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

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW GIBSON
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.8

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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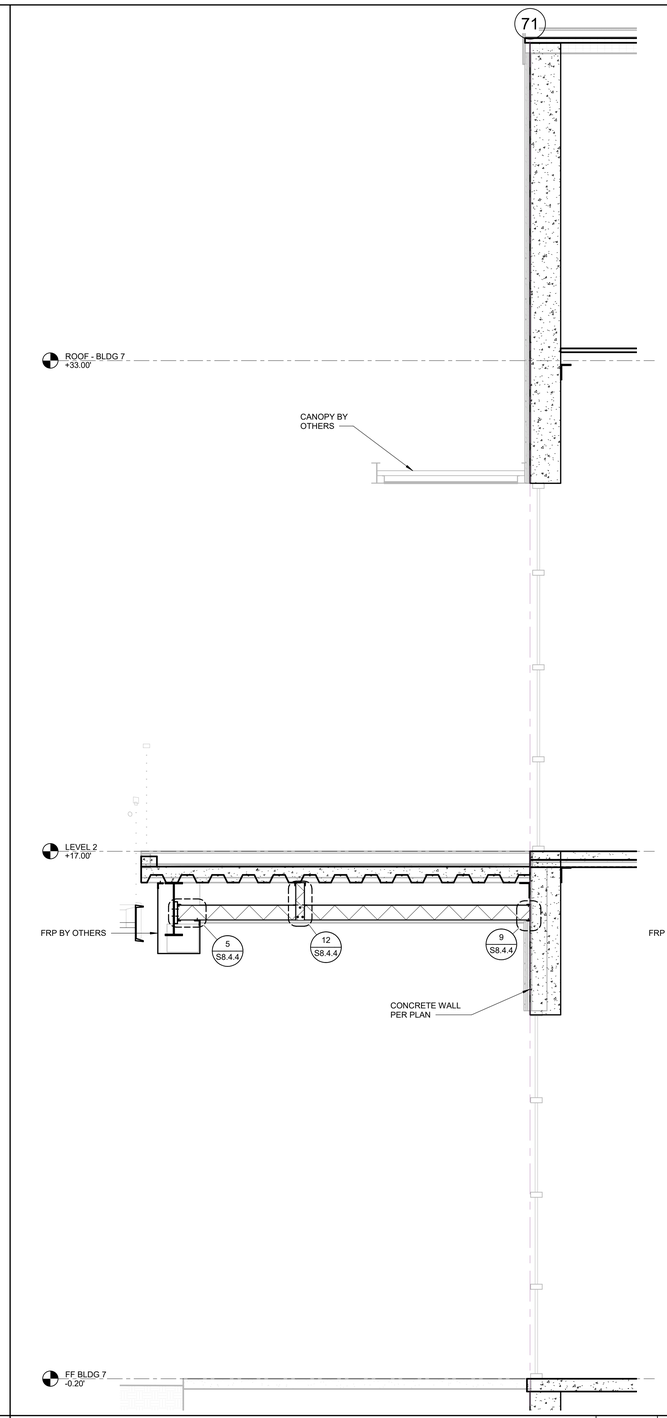
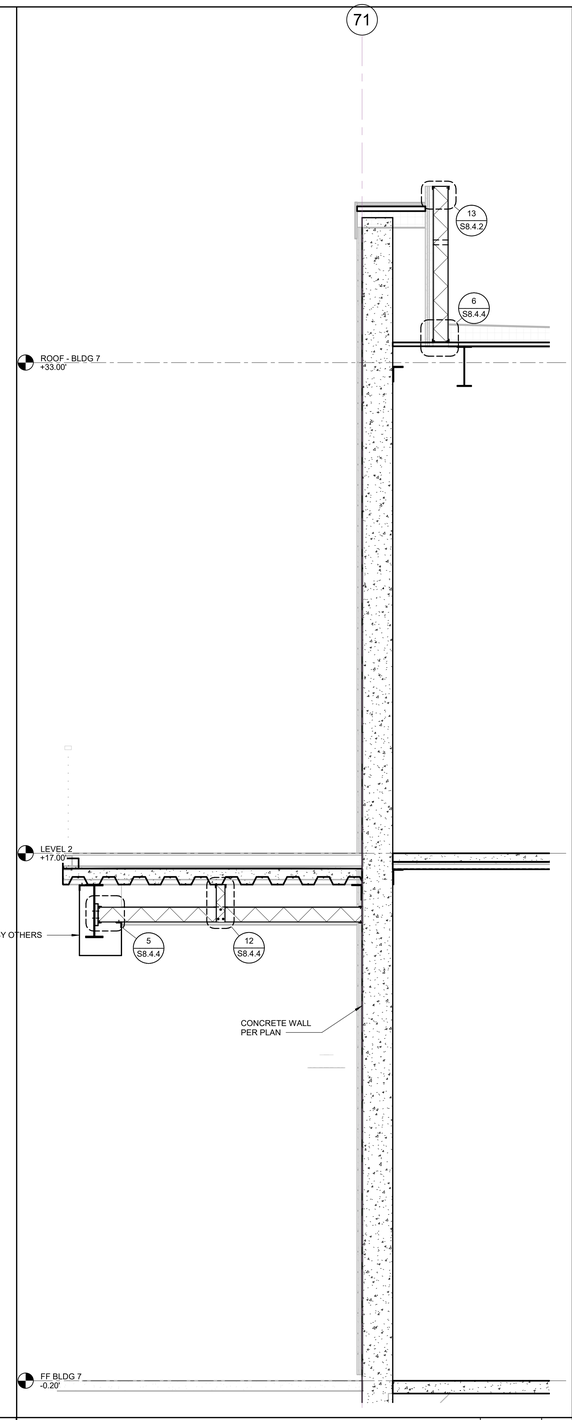
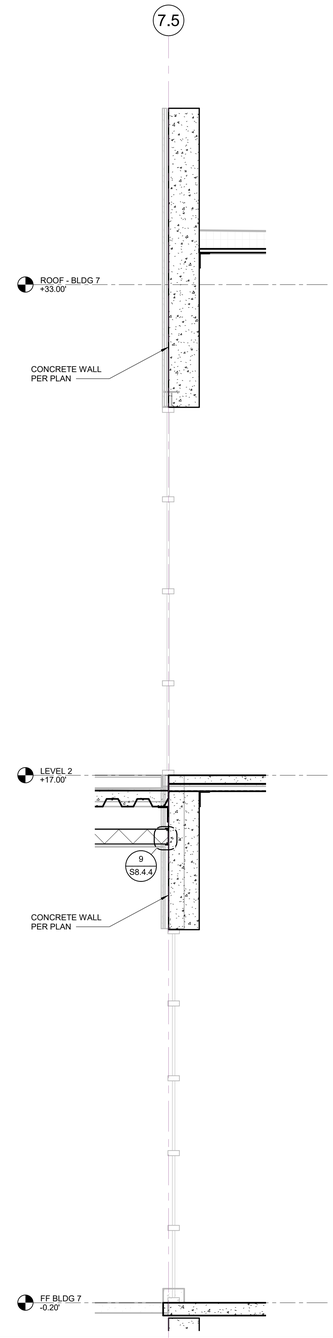


BLDG 7 - WALL SECTION 1/2" = 1'-0" 3



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



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

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW DWYER
No. 5913
Exp. 12/31/23
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STATE OF CALIFORNIA

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DRAWING TITLE
BUILDING 7 WALL SECTIONS

DRAWING NO.
S4.7.9

CITY OF DANA POINT
PLANNING DIVISION

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DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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County of Orange - OC Public Works
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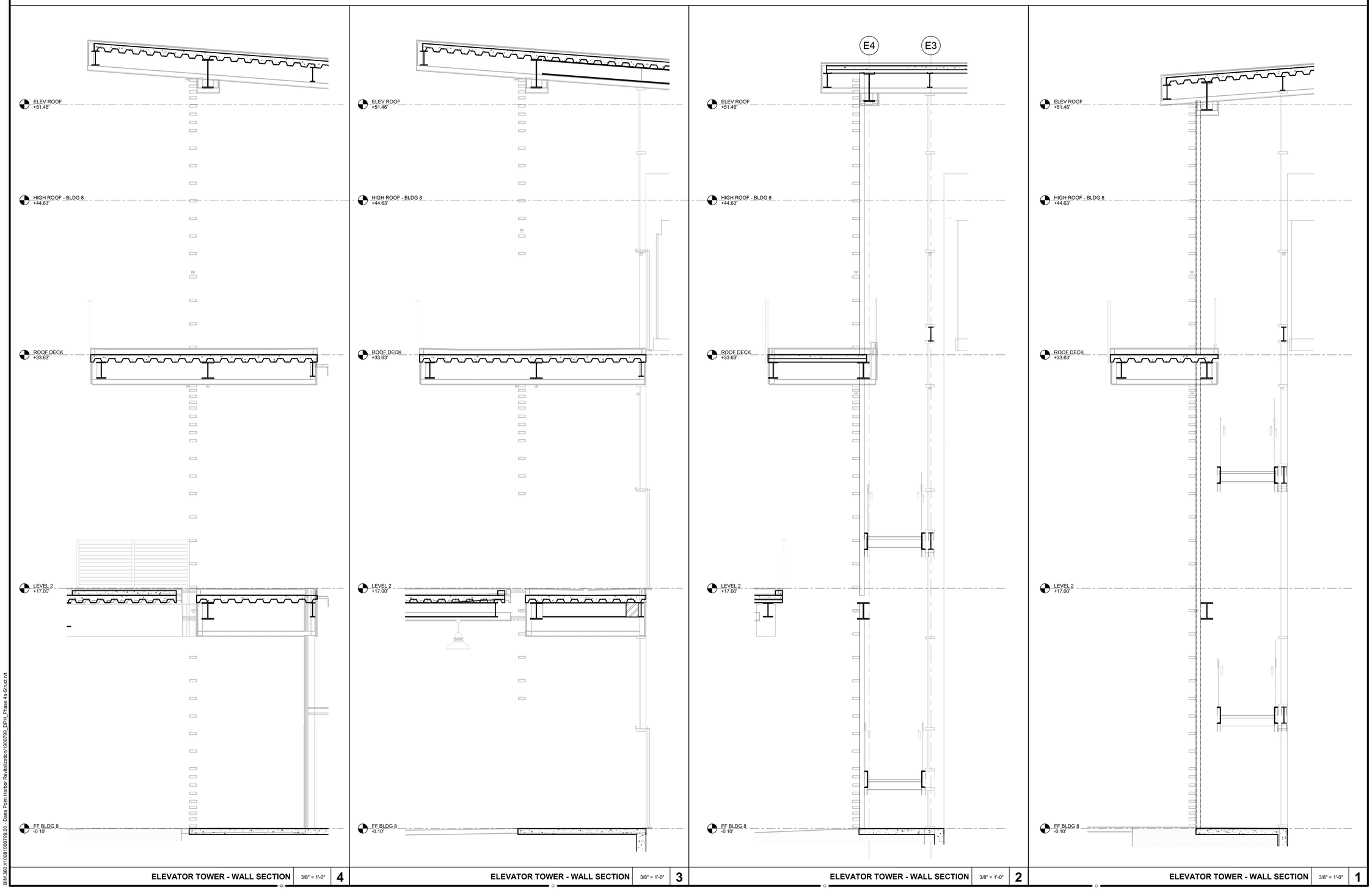

ELEVATOR TOWER - WALL SECTION 3/8" = 1'-0" 4

ELEVATOR TOWER - WALL SECTION 3/8" = 1'-0" 3

ELEVATOR TOWER - WALL SECTION 3/8" = 1'-0" 2

ELEVATOR TOWER - WALL SECTION 3/8" = 1'-0" 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW THOMAS
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
ELEVATOR TOWER WALL SECTIONS

DRAWING NO.
S4.8.1

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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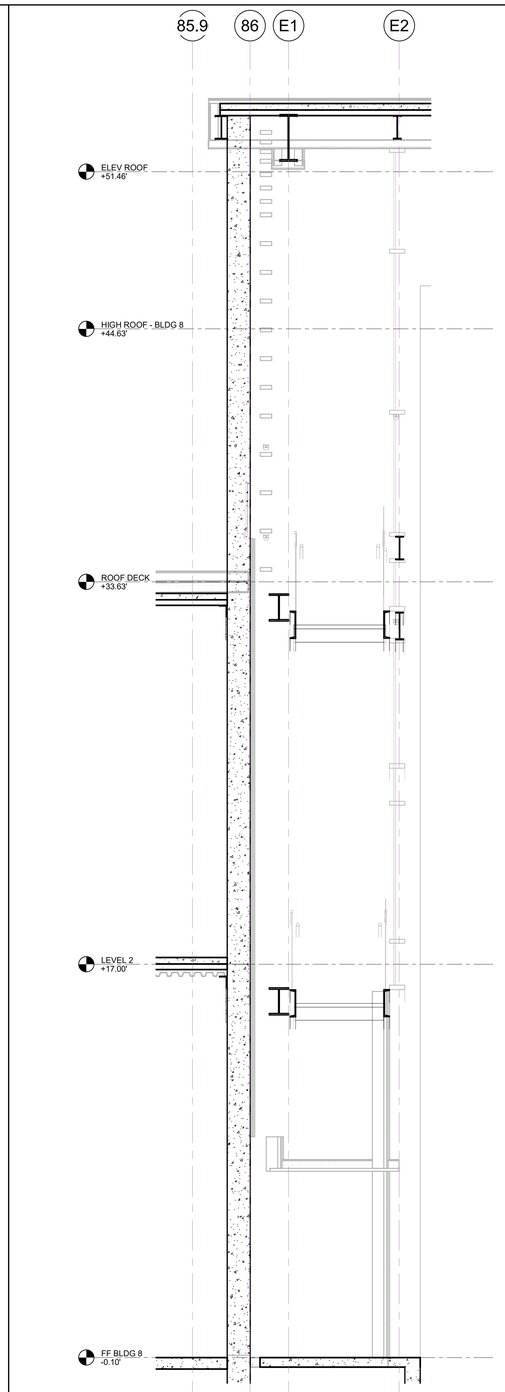
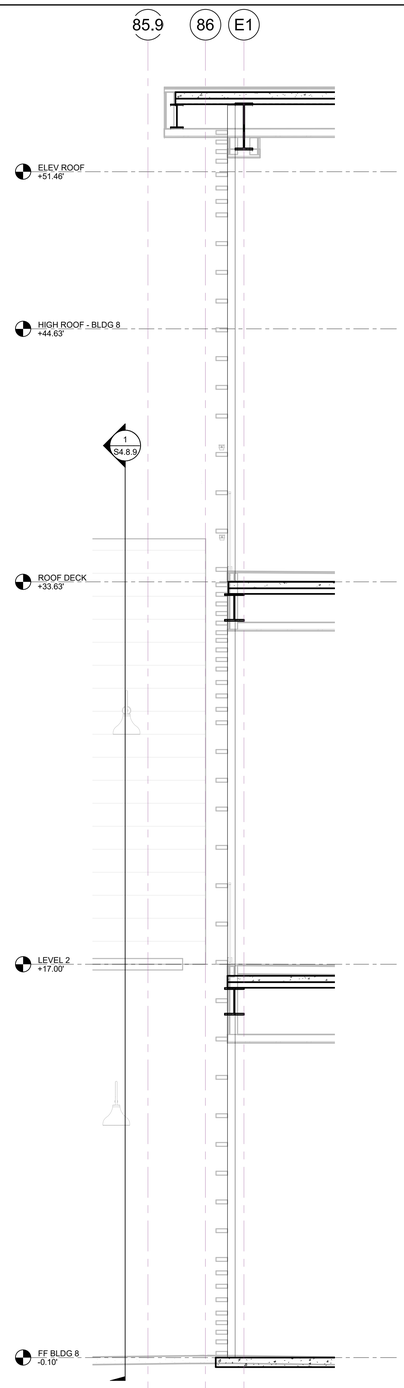


ELEVATOR TOWER - WALL SECTION 3/8" = 1'-0" 2



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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW DIPPEL
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
ELEVATOR TOWER WALL SECTIONS

DRAWING NO.
S4.8.2

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CITY OF DANA POINT
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COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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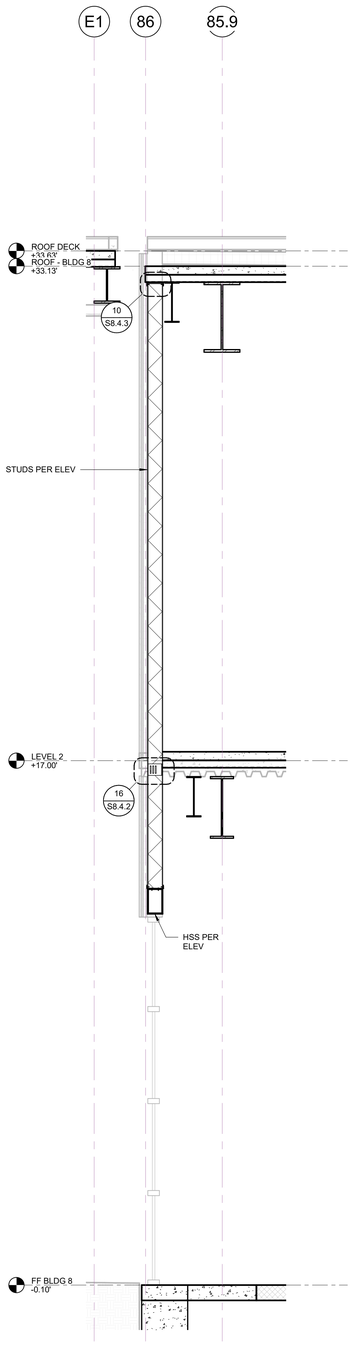
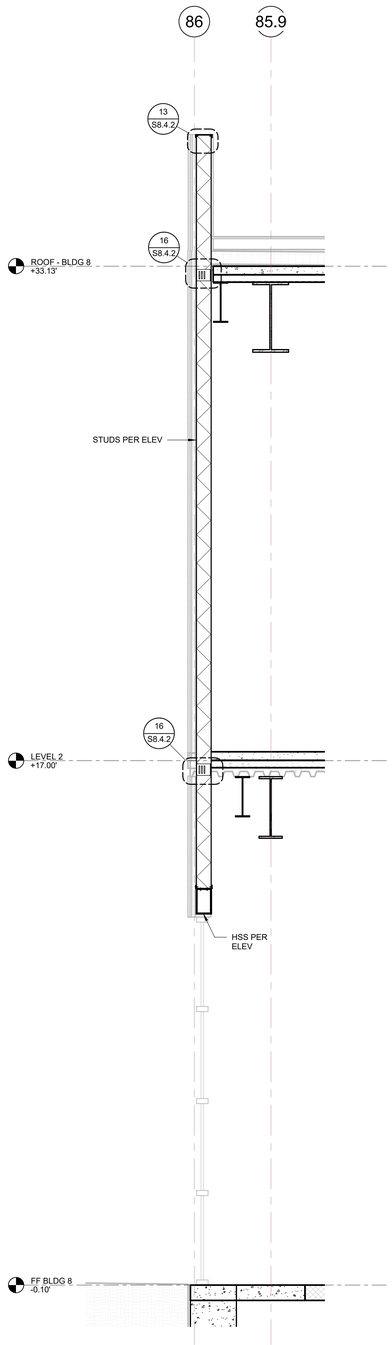
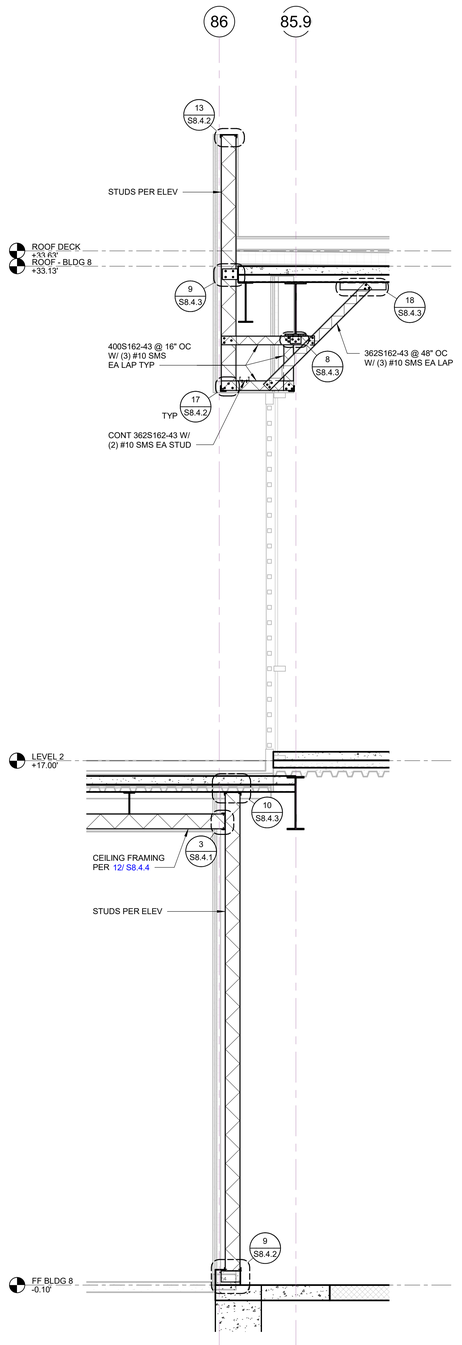
BUILDING OFFICIAL



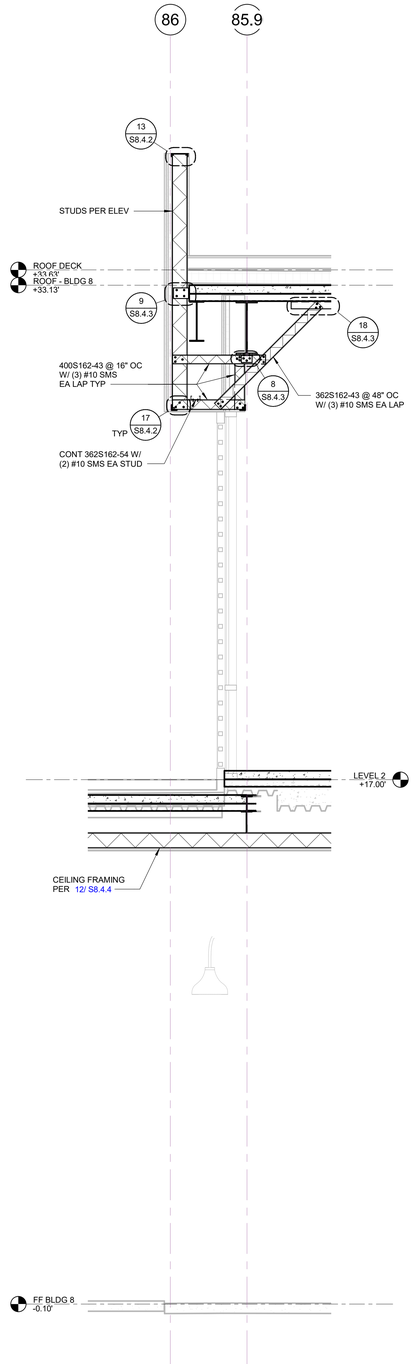
BLDG 8 - WALL SECTION 1/2" = 1'-0" 4



BLDG 8 - WALL SECTION 1/2" = 1'-0" 3



BLDG 8 - WALL SECTION 1/2" = 1'-0" 2



BLDG 8 - 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

CLIENT
BWP PROPERTIES
BURNHAM|WARD

THIS STRUCTURAL ENGINEERING DOCUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF CHRISTOPHER ANDREW THOMAS
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.3

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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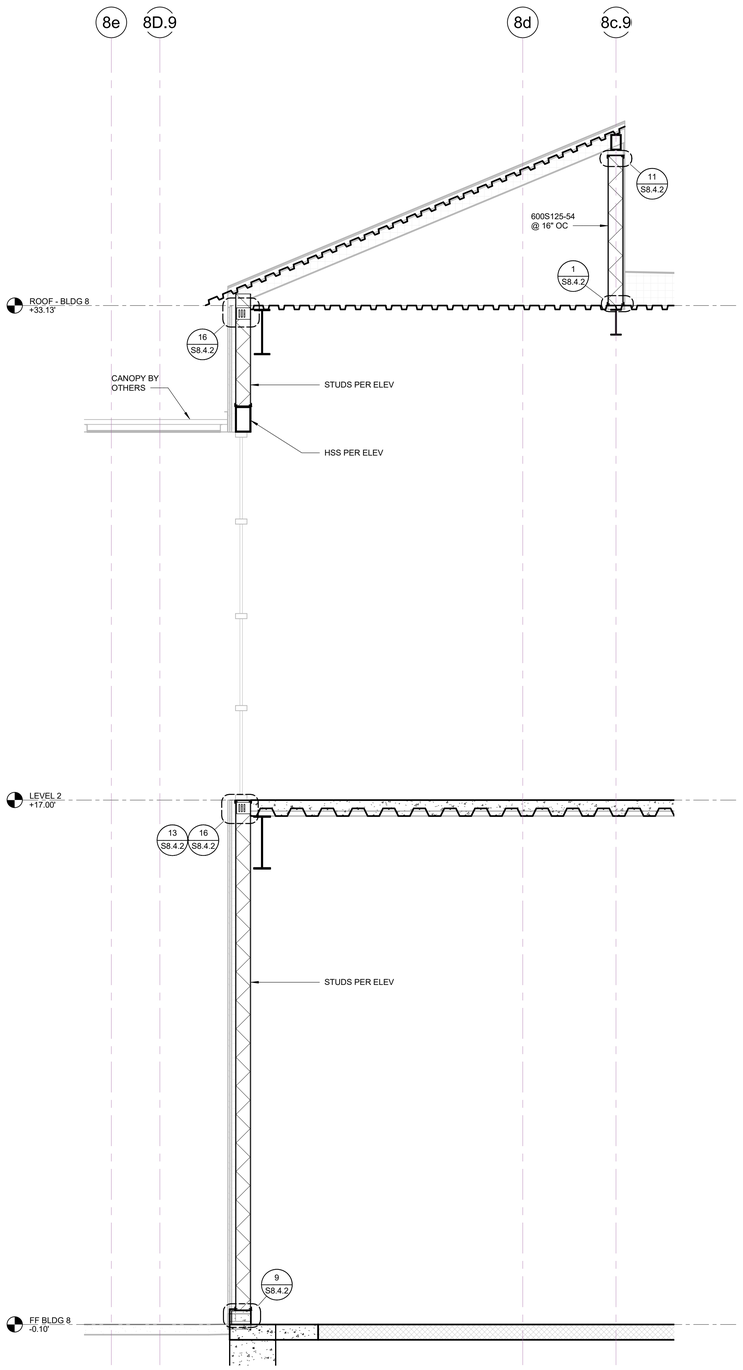
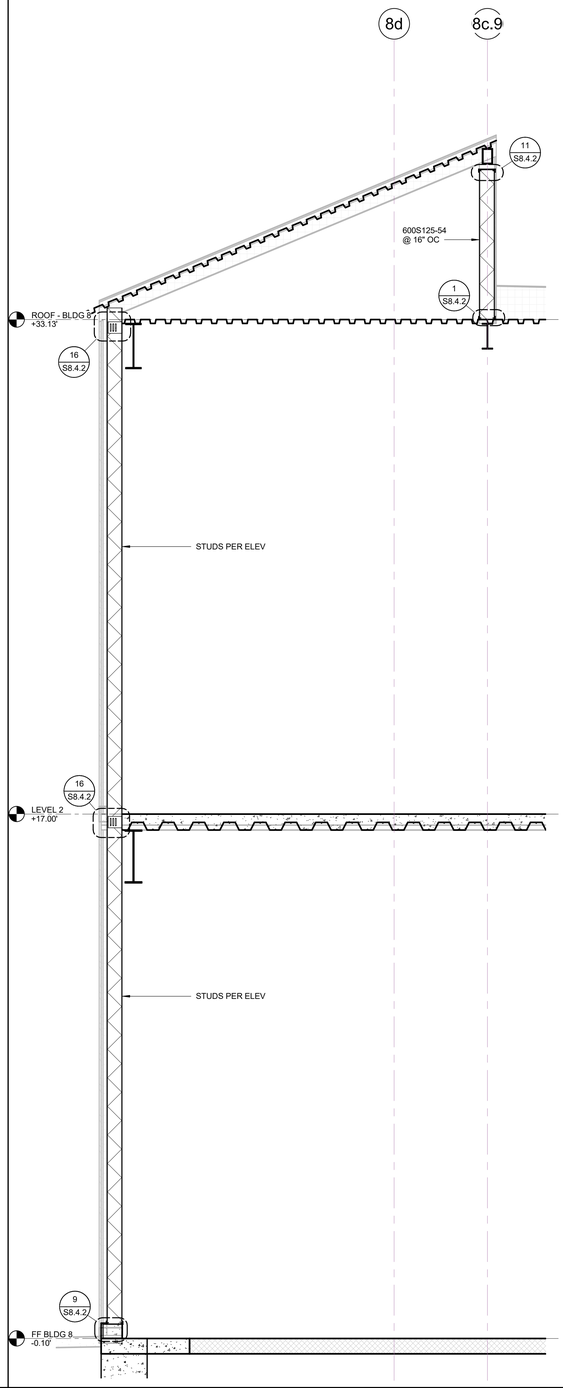
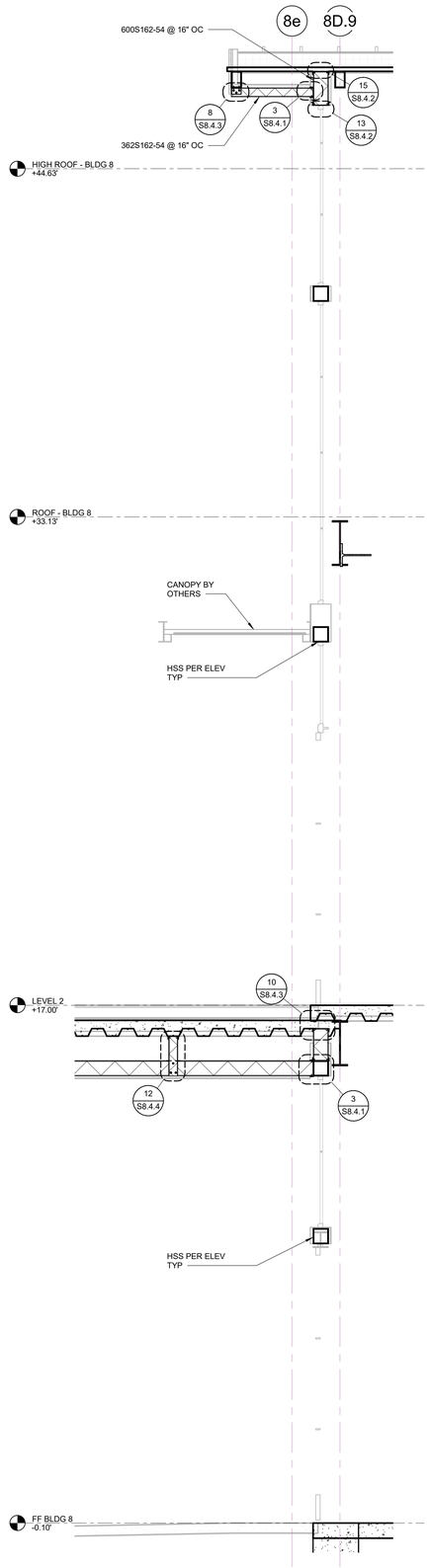


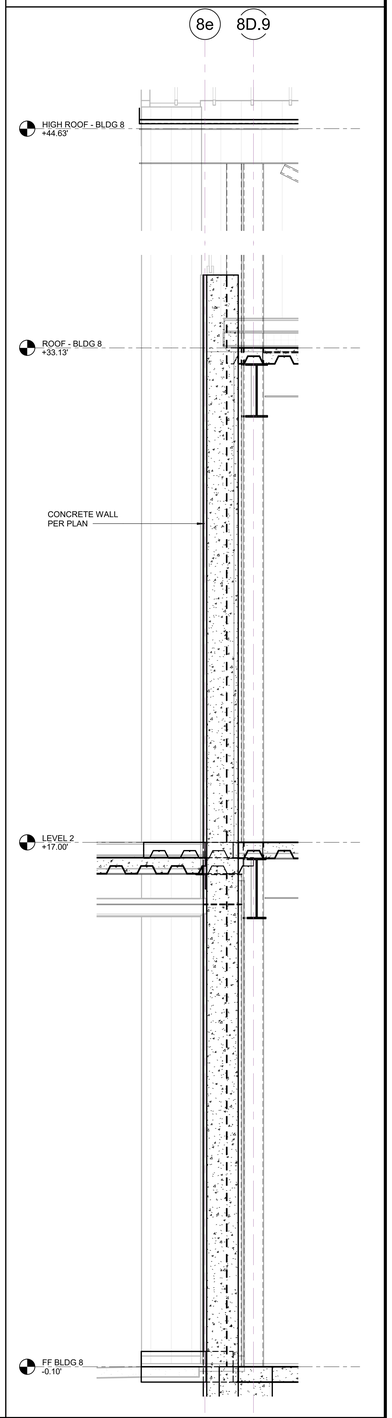
BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 4



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 3



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 2



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 1

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34501 - 34601 GOLDEN LANTERN
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CLIENT
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CHRISTOPHER ANDREW PAUL HOLT
No. 5913
Exp. 12/31/23
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.5

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
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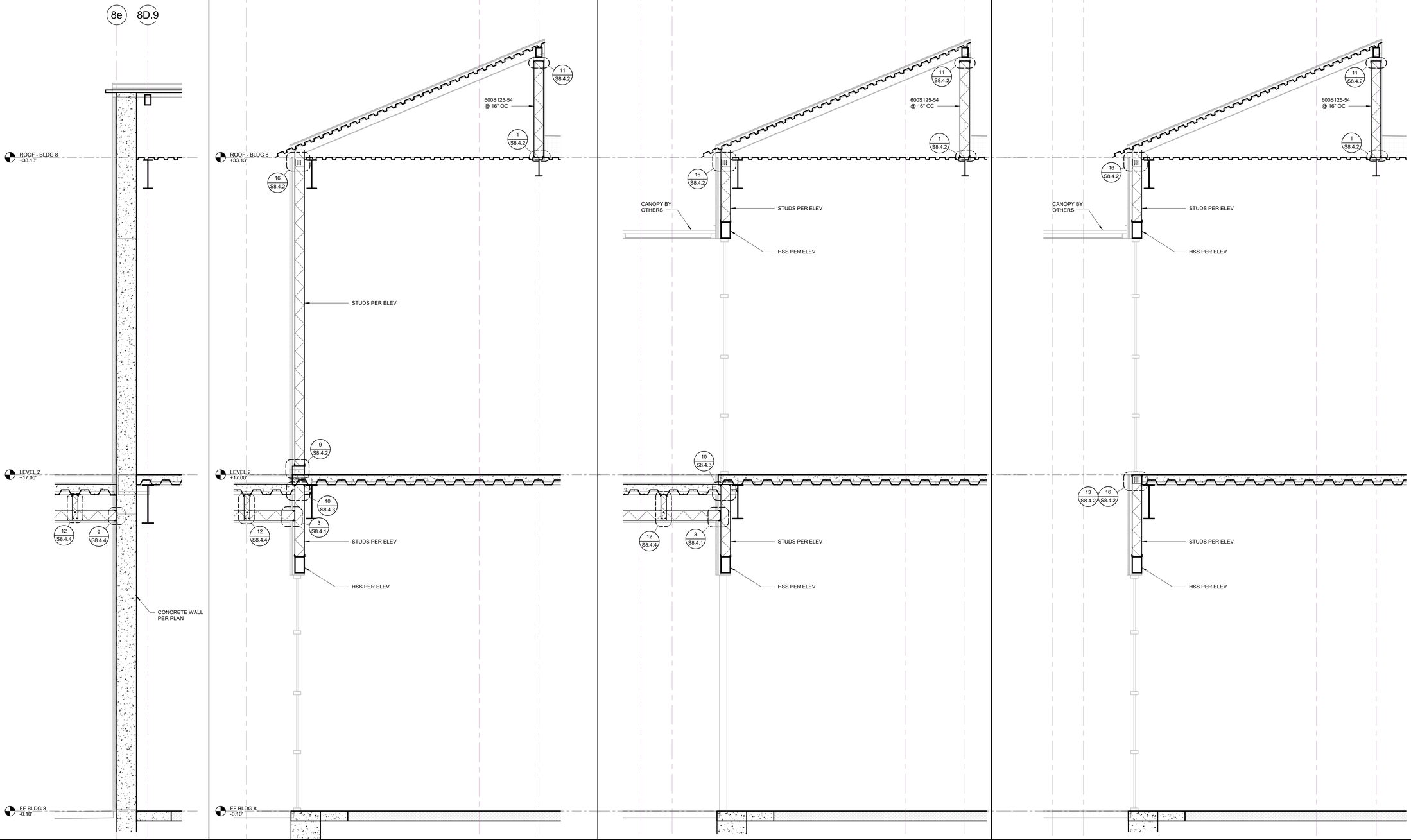
BUILDING OFFICIAL



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 4

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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
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CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW PHILLIPS
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.6

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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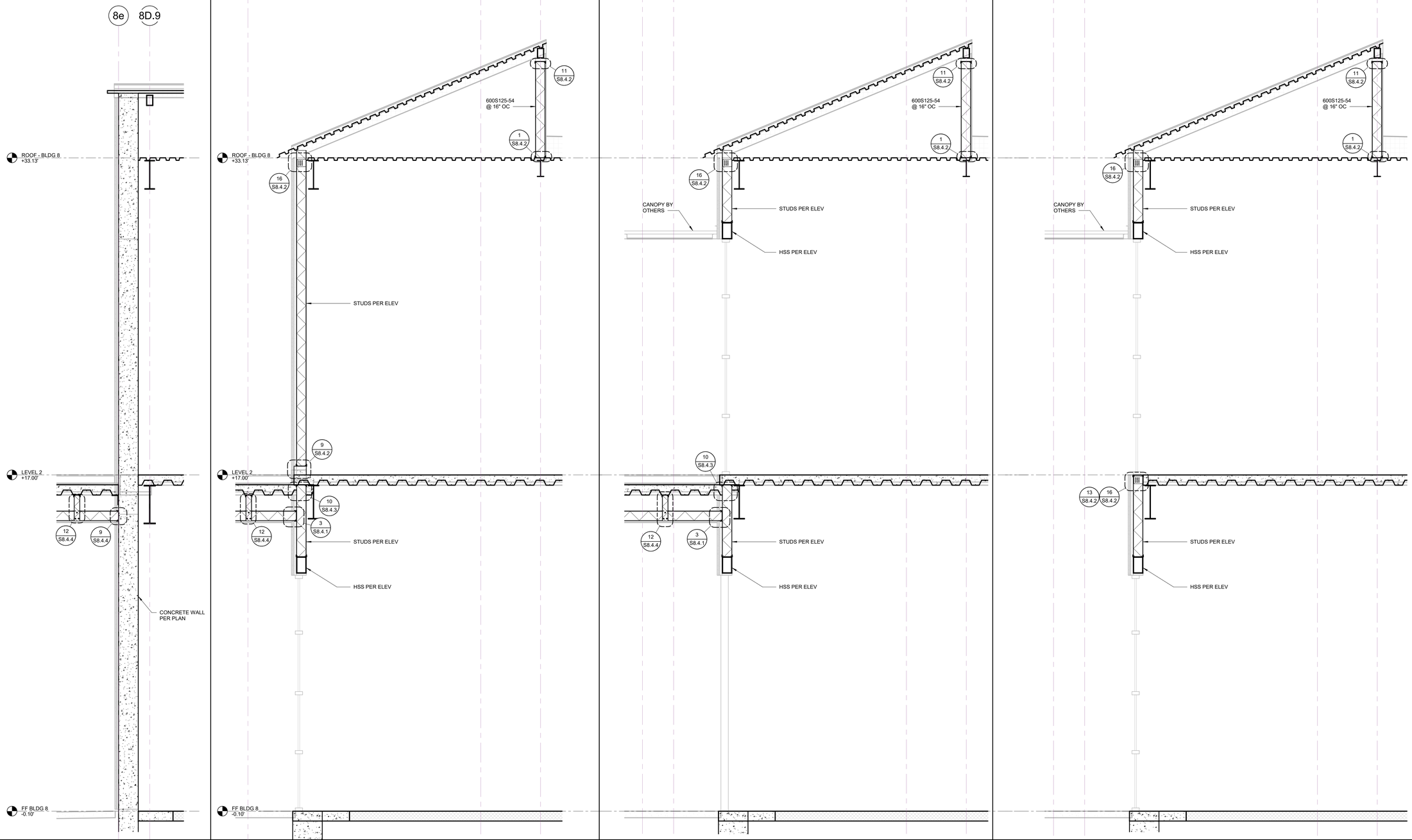

BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 4

BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 3

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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW PHILLIPS
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.6

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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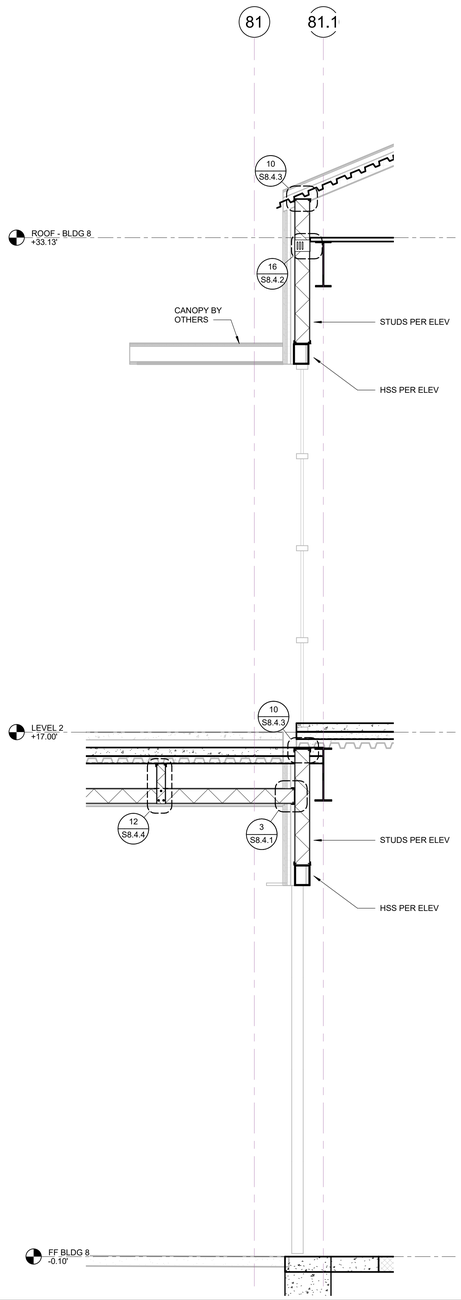
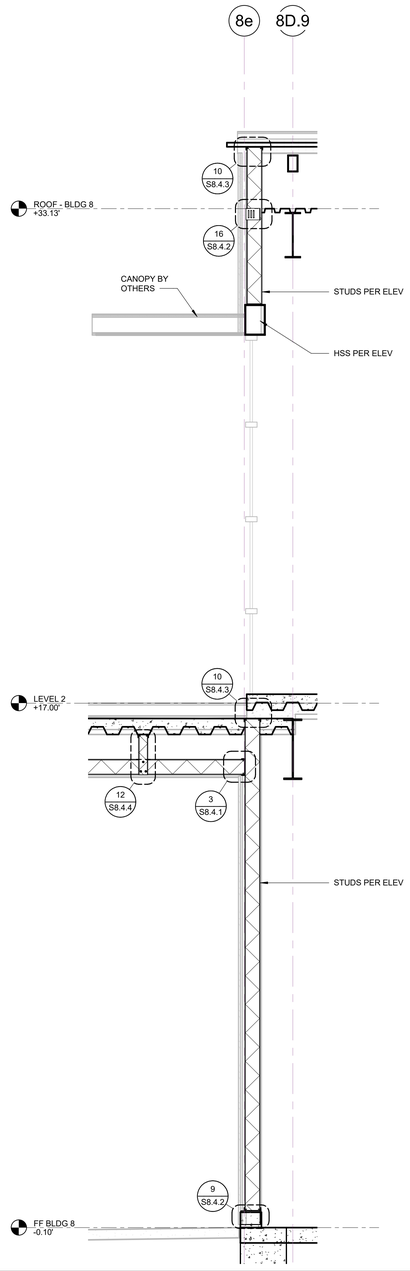


BLDG 8 - WALL SECTION 1/2" = 1'-0" 4



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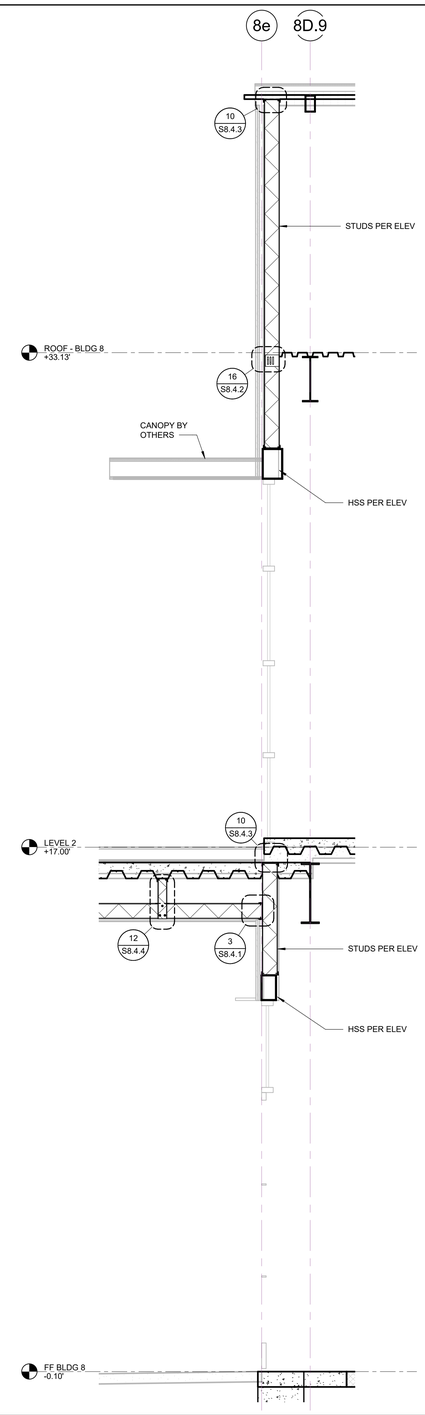

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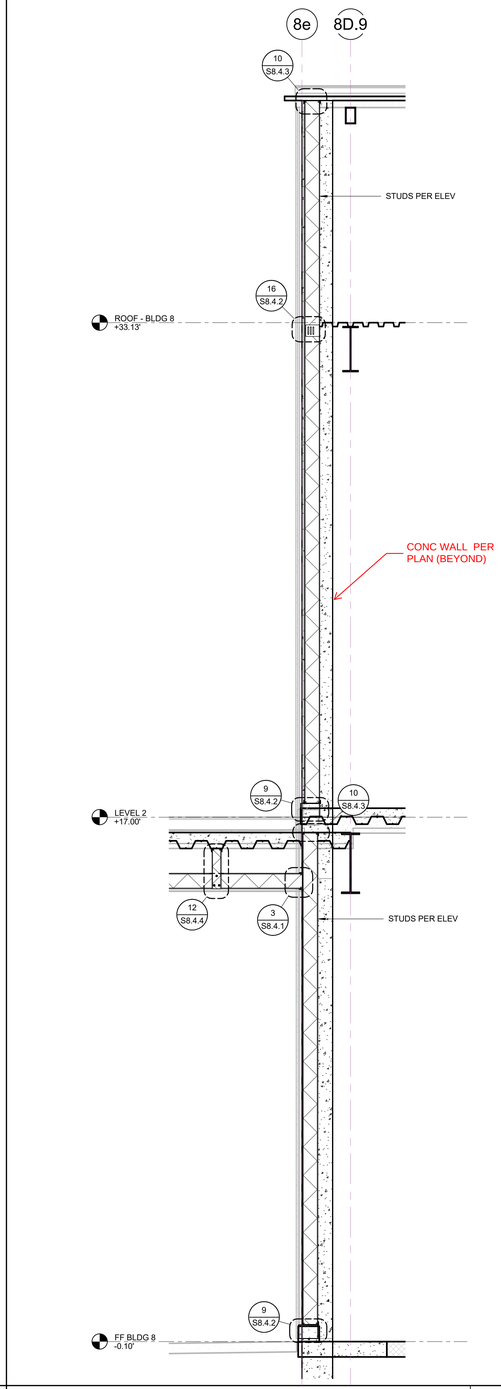

BLDG 8 - WALL SECTION 1/2" = 1'-0" 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES BURNHAM|WARD

CHRISTOPHER ANDREW JONES
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.7

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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County of Orange - OC Public Works
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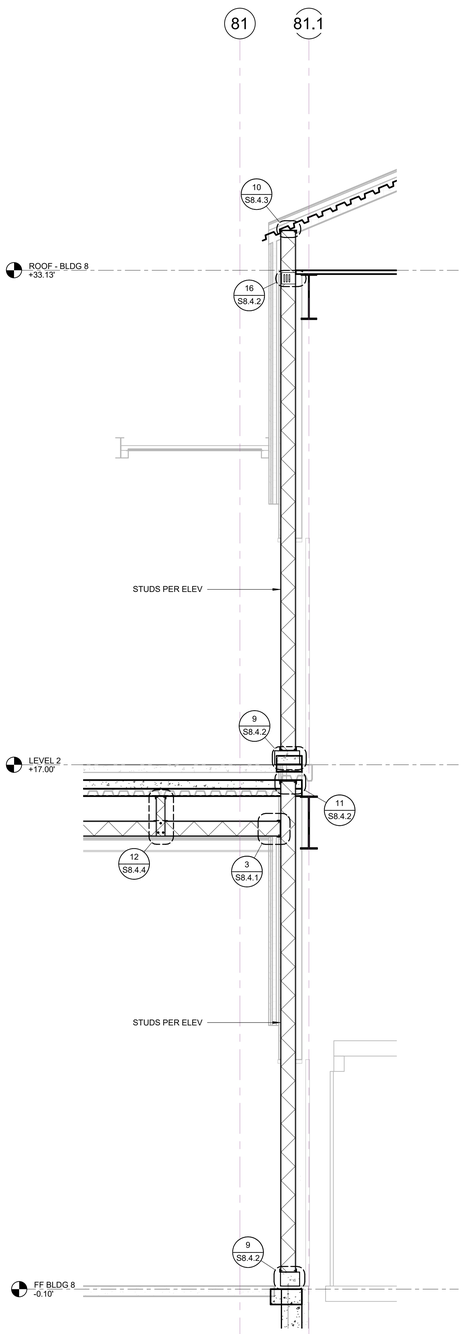

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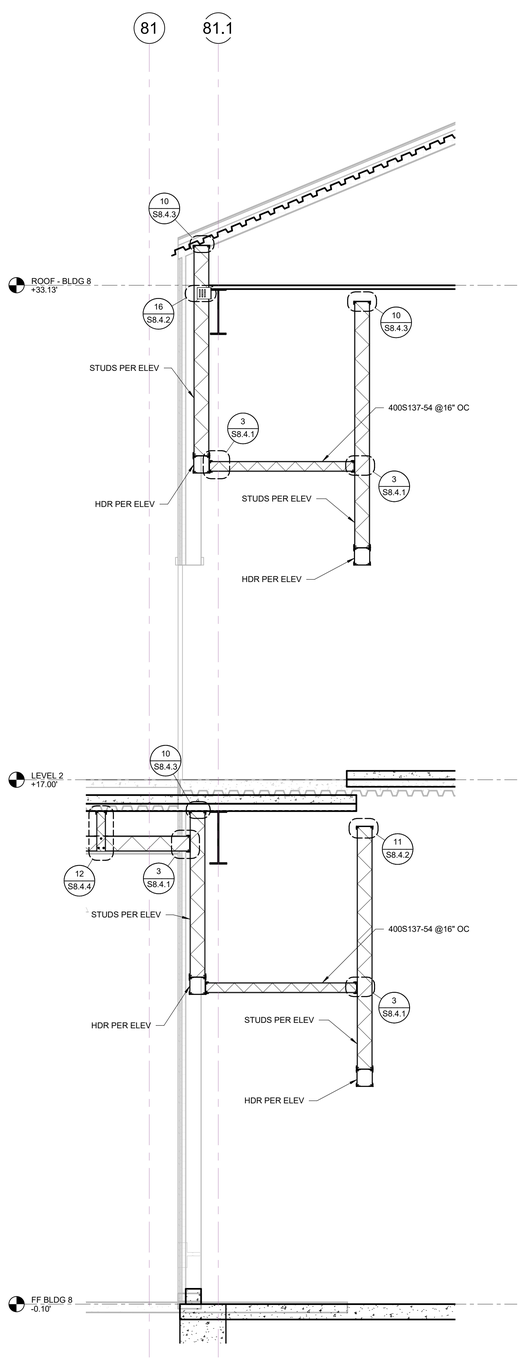

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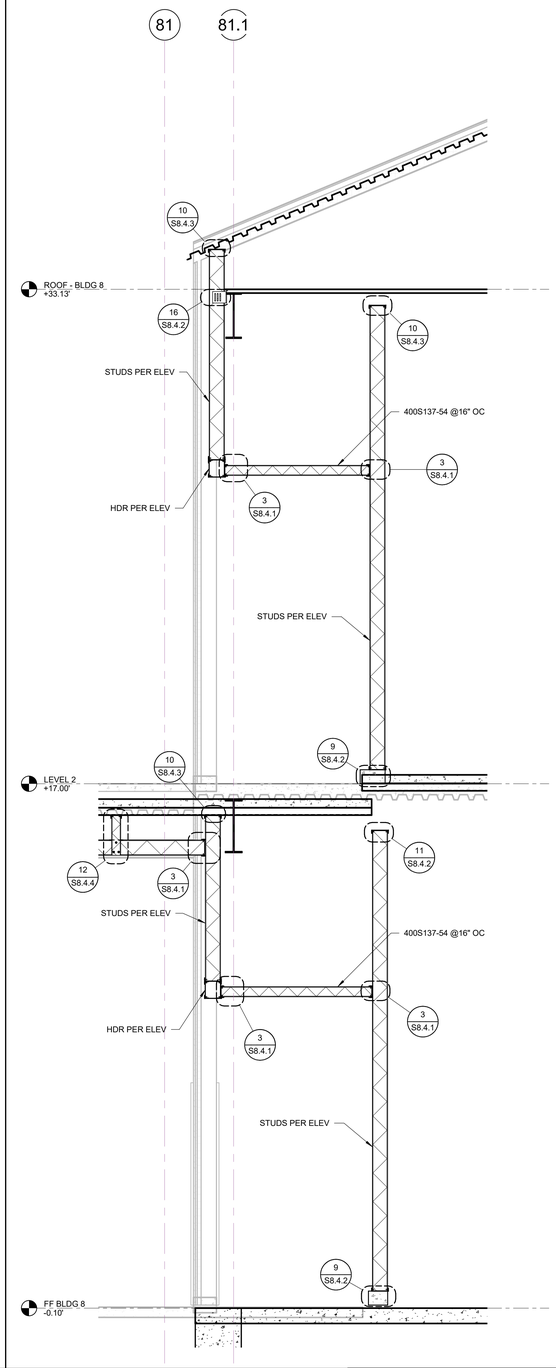

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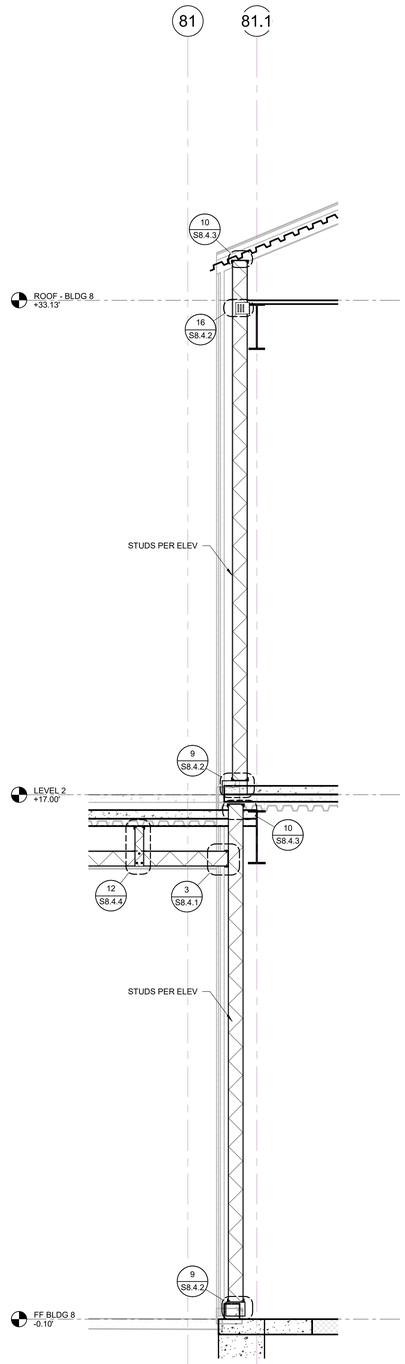

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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
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JURISDICTIONAL PROFESSIONAL ENGINEER ANDREW C. SHER No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.8

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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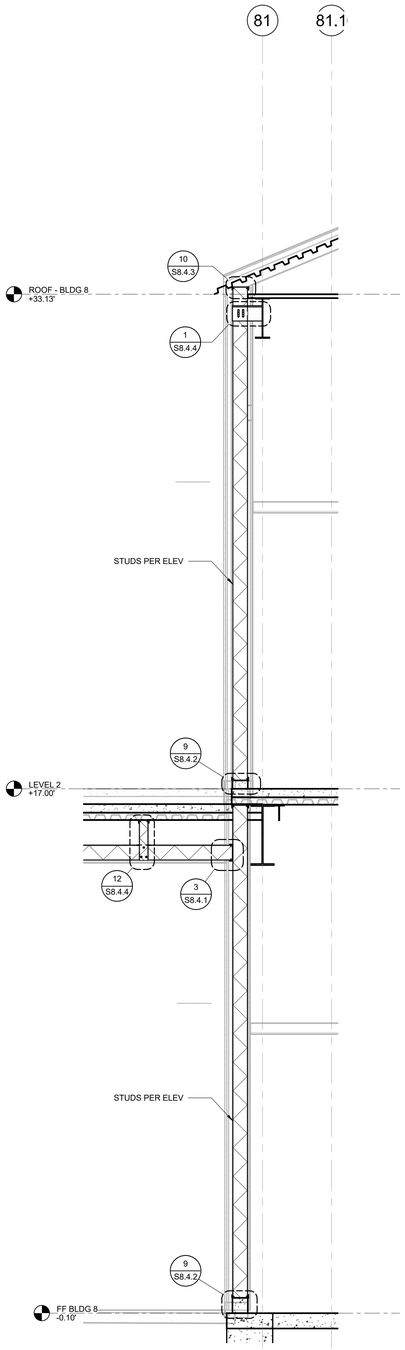

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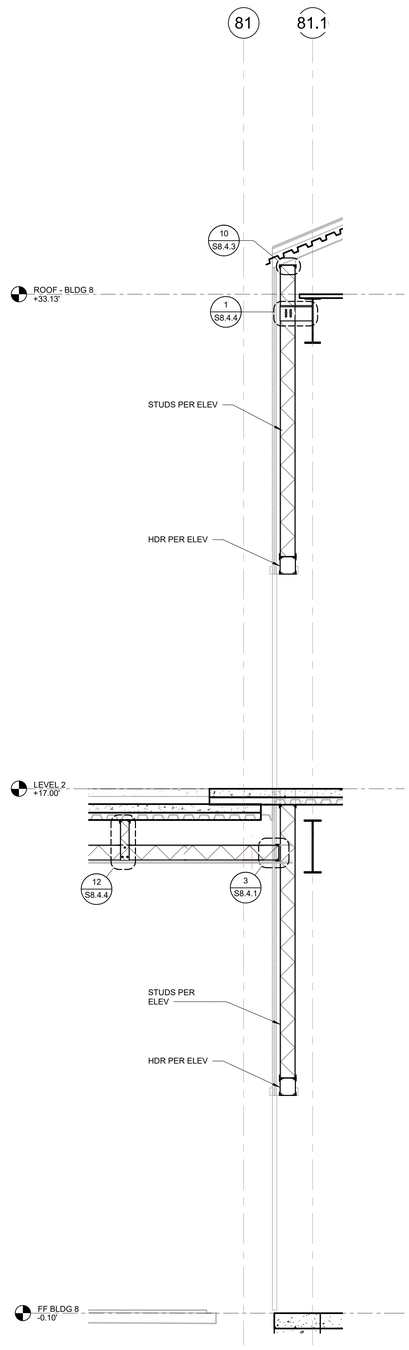

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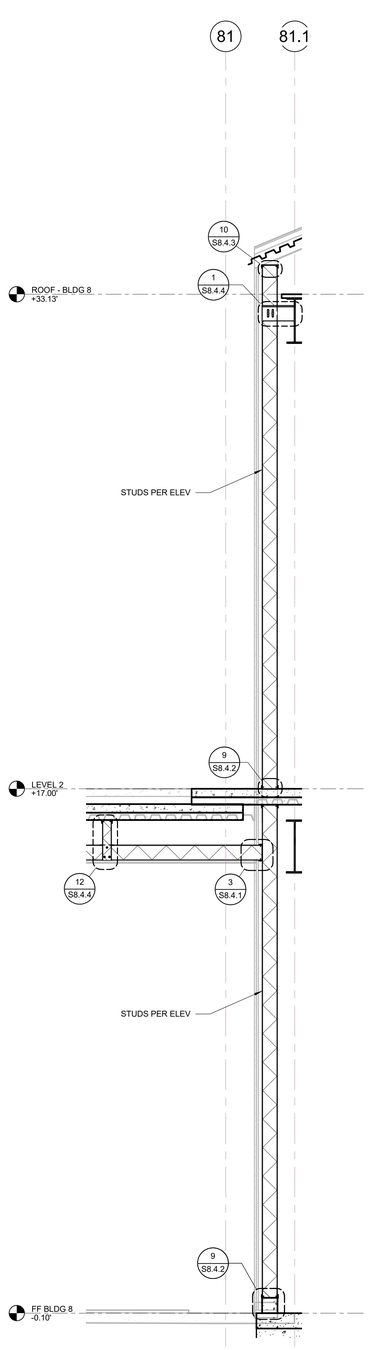

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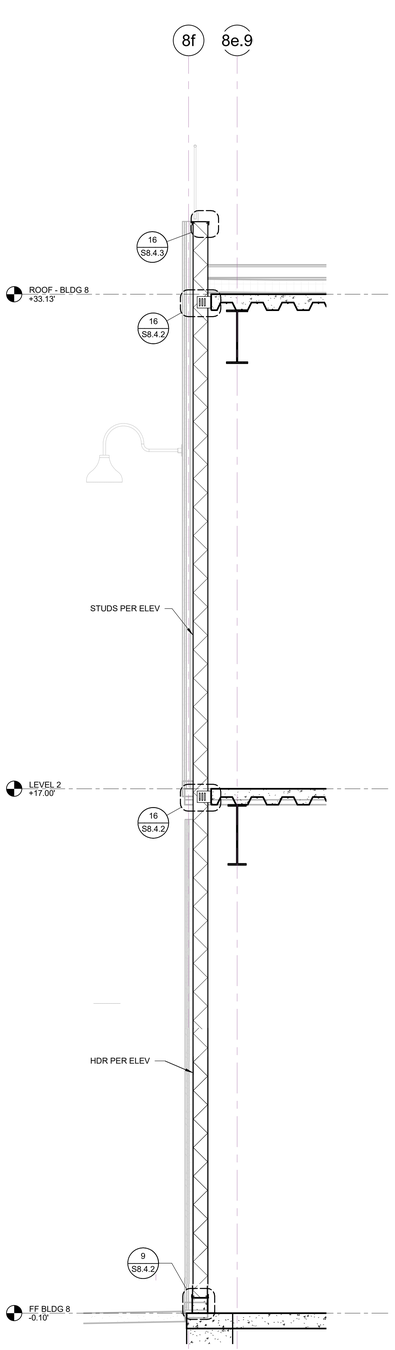

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F: 949.252.8082
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW TOTH
No. 5913
Exp. 12/31/23
STRUCTURAL ENGINEER
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.9

BIM 360://1908 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

9/7/2022 4:46:43 PM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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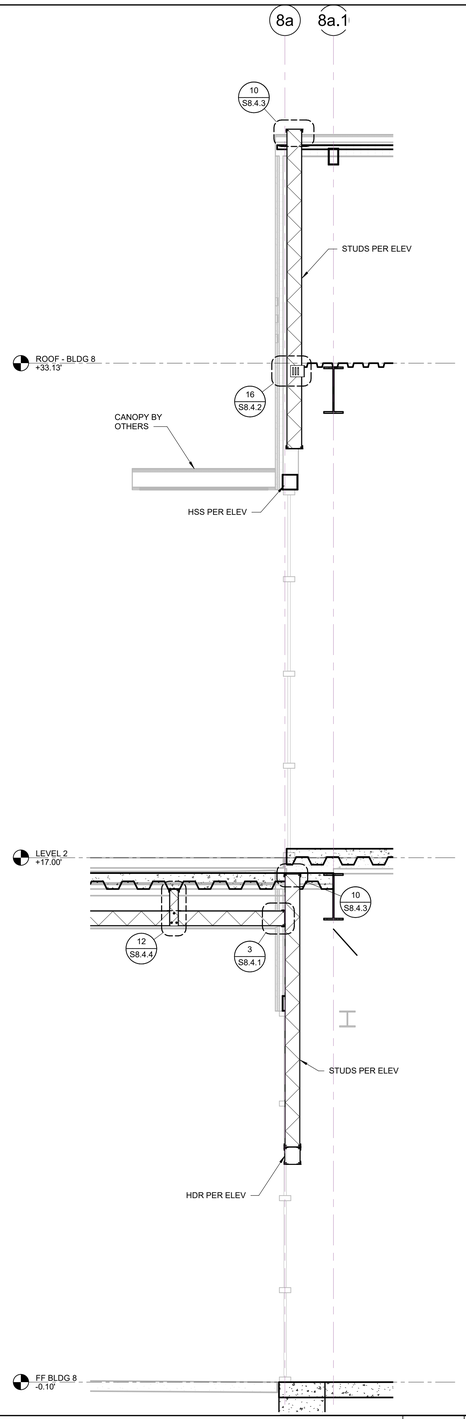
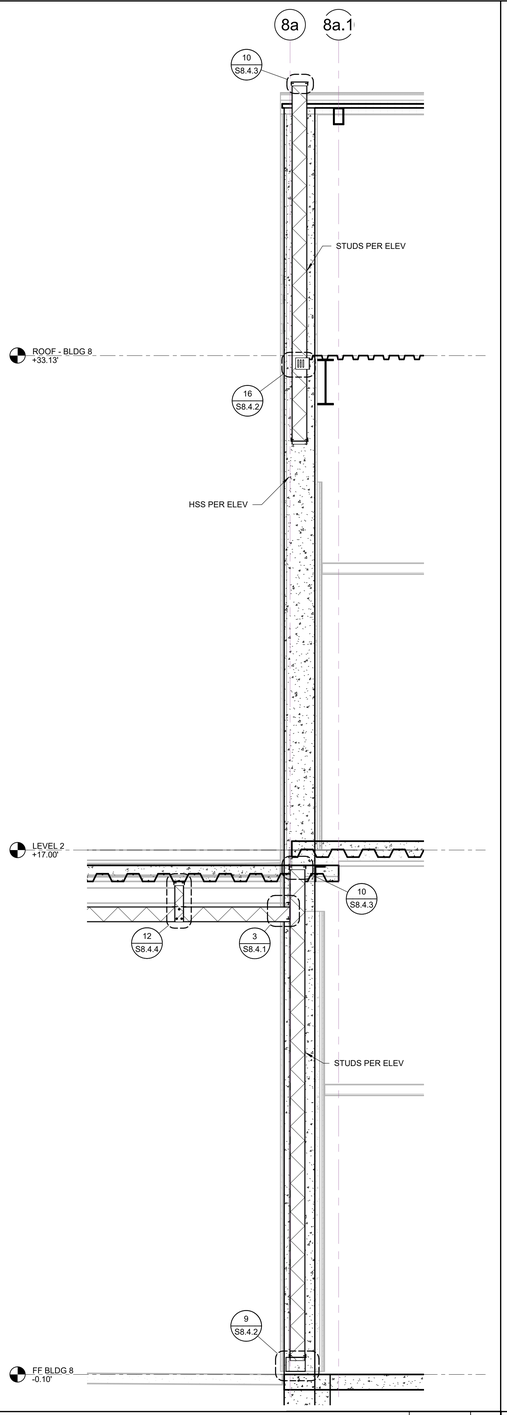
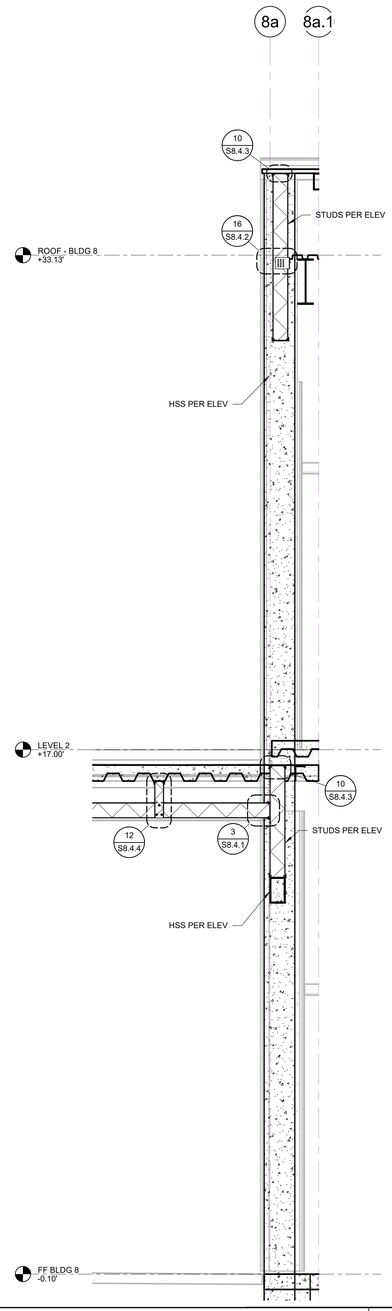
Hadi Tabatabaee
BUILDING OFFICIAL



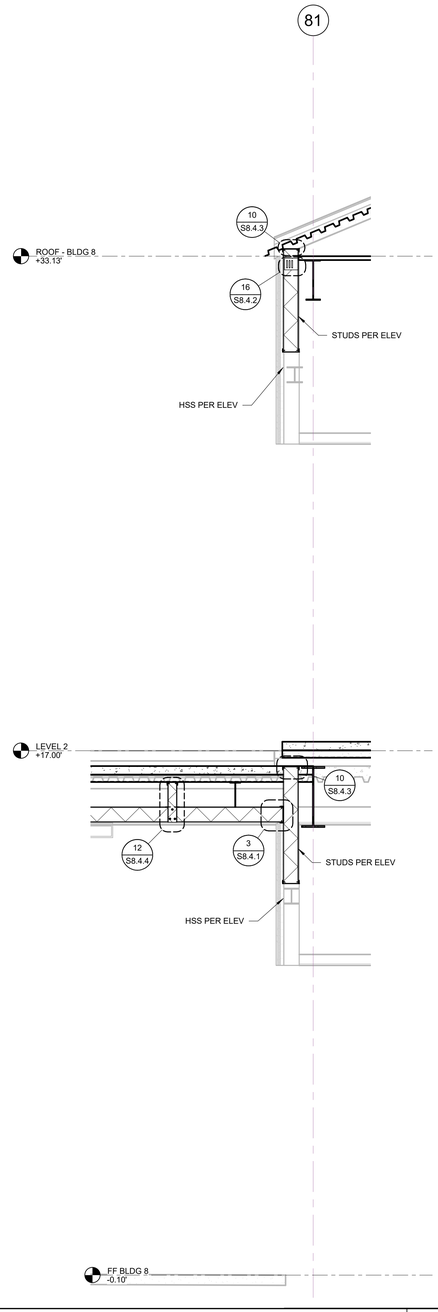
BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 4



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 3



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 2



BLDG 8 - 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

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW PHILLIPS
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.10

BIM 360://1008 1900799 00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:05:44 PM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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County of Orange - OC Public Works
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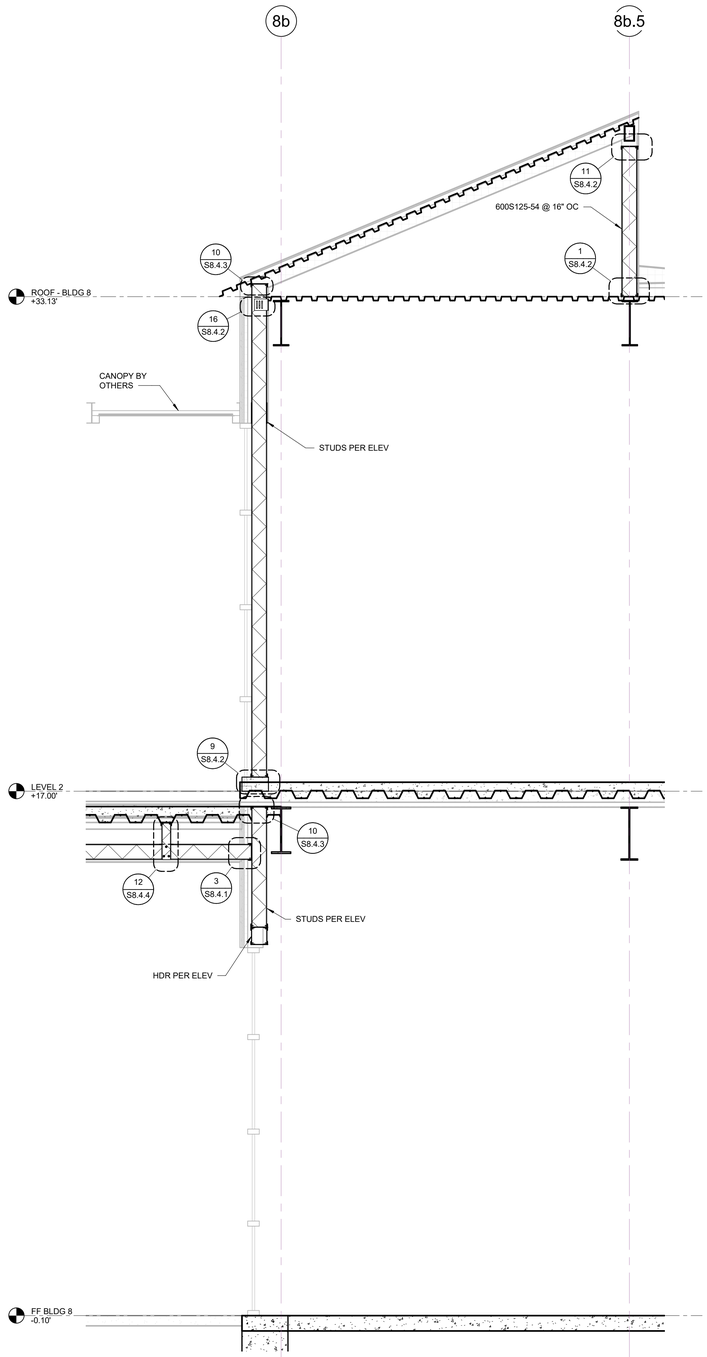
Hadi Tabatabaee
BUILDING OFFICIAL



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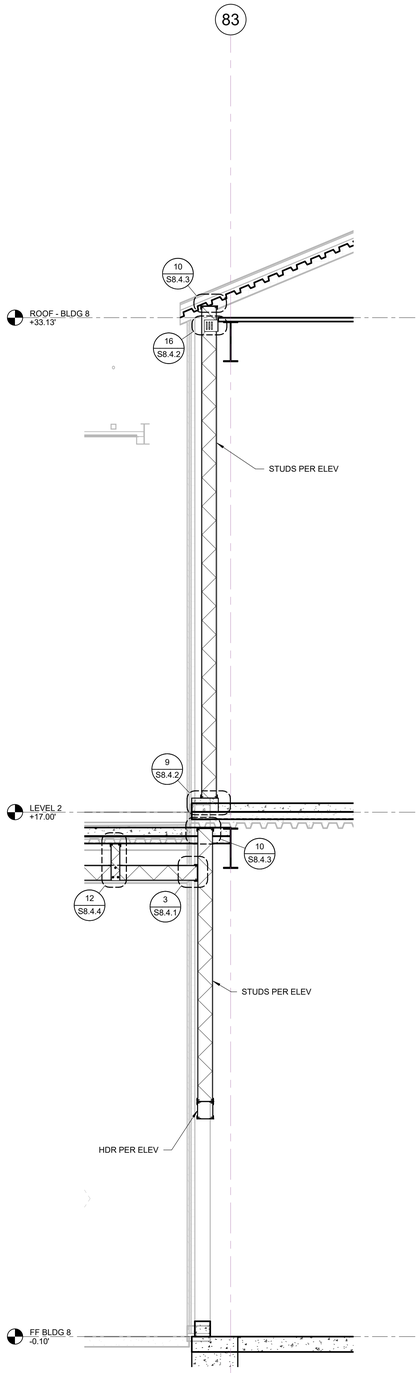
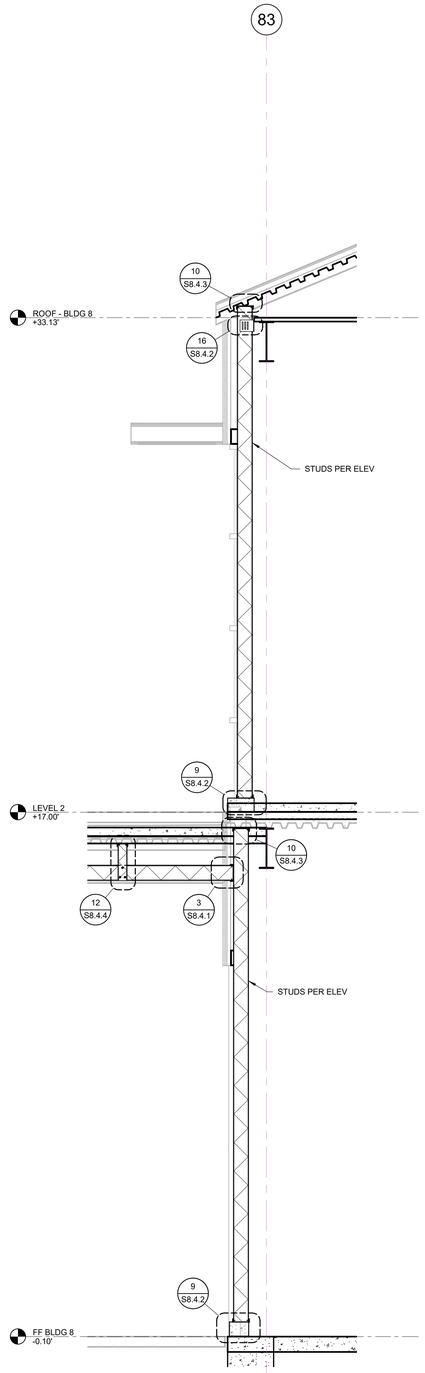


BLDG 8 - WALL SECTION 1/2" = 1'-0" 3



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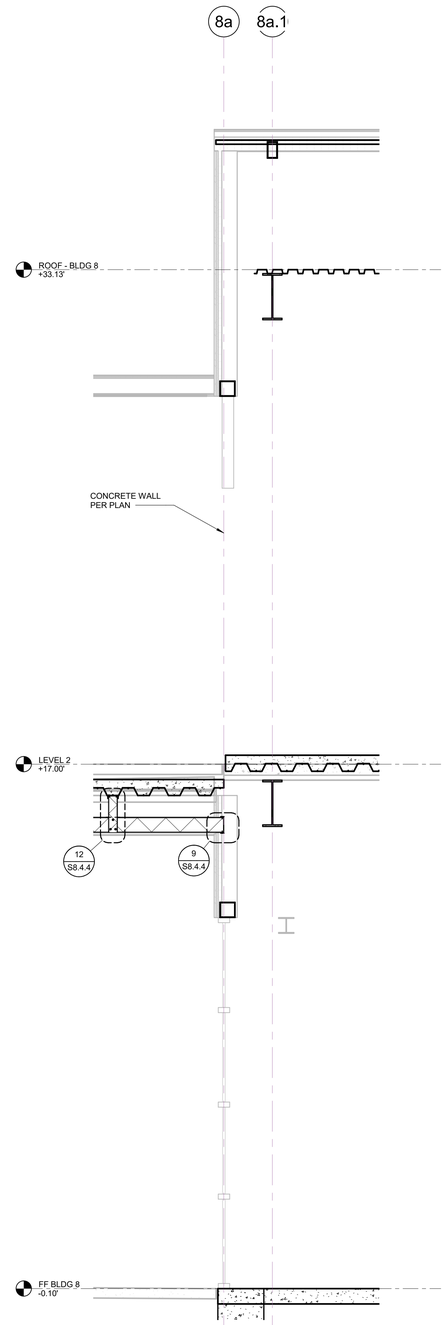

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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW THOMAS
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.11

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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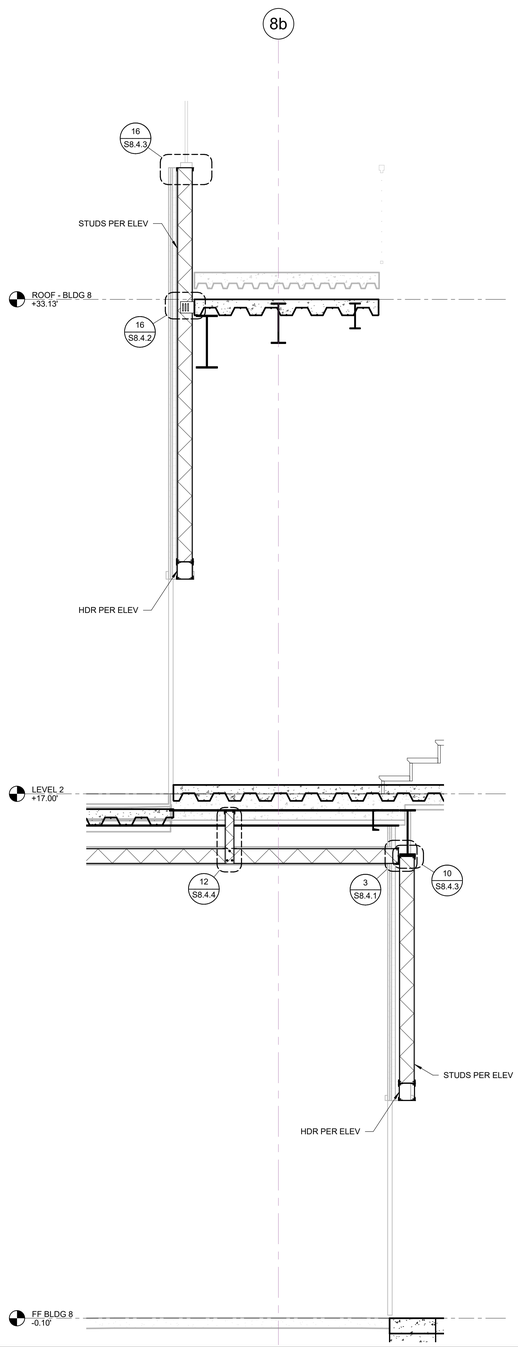
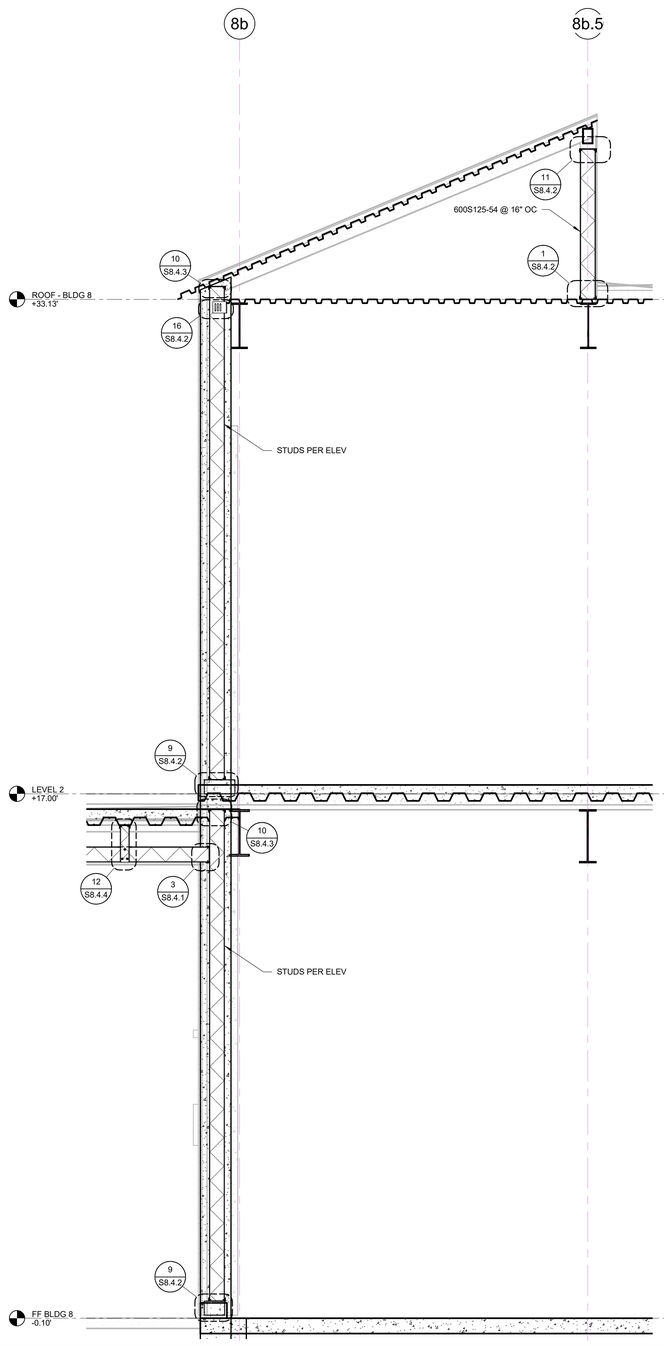
Hadi Tabatabaee
BUILDING OFFICIAL



BLDG 8 - WALL SECTION | 1/2" = 1'-0" | 3



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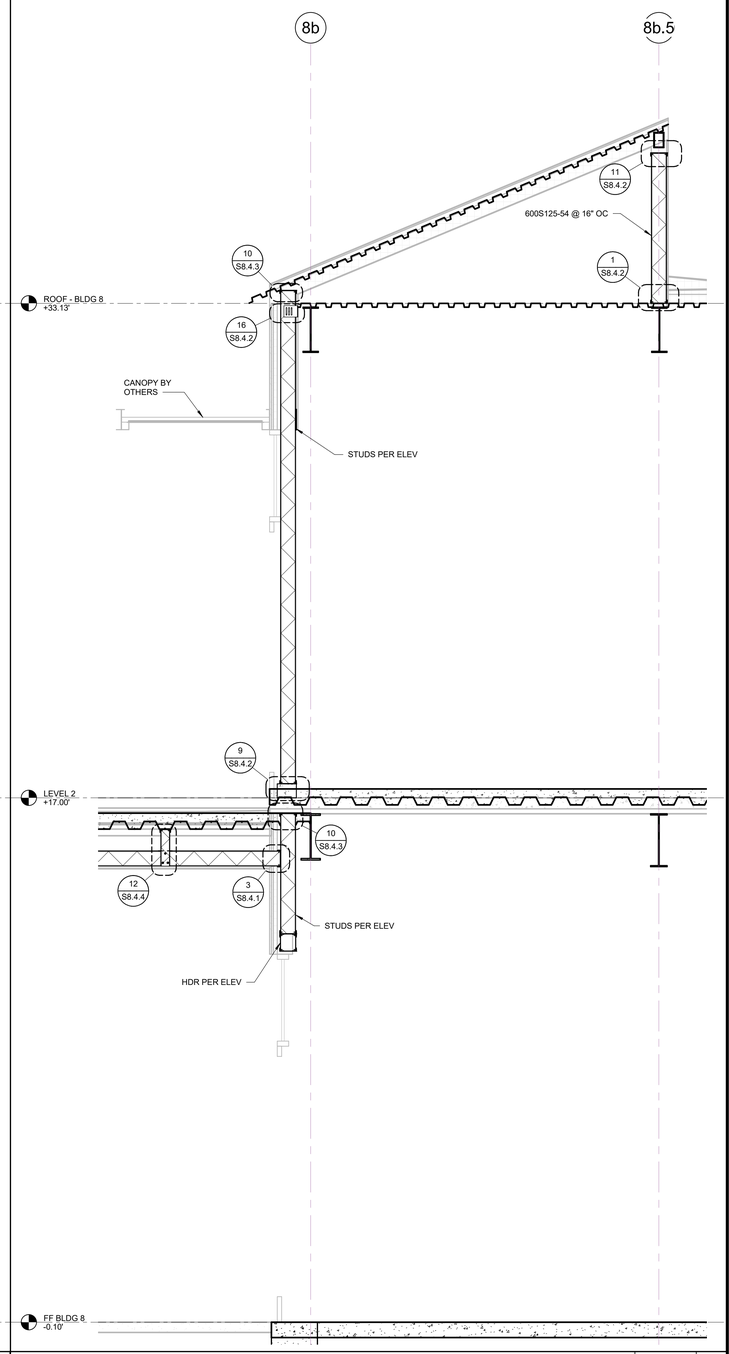

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW KNOX
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Exp. 12/31/23
STRUCTURAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.12

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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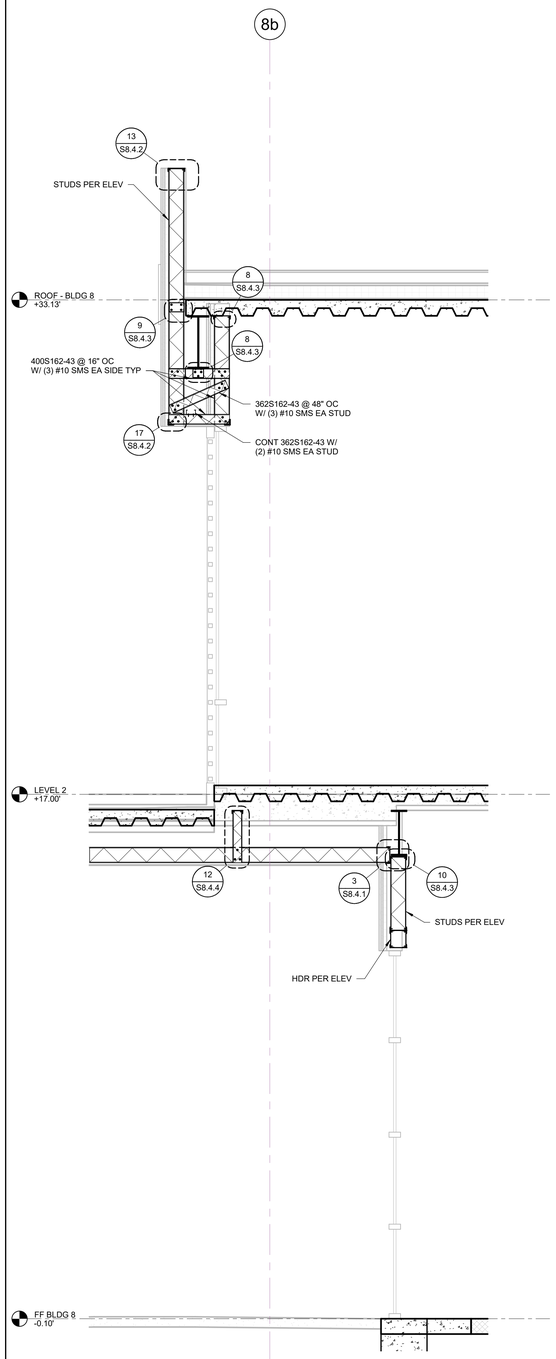
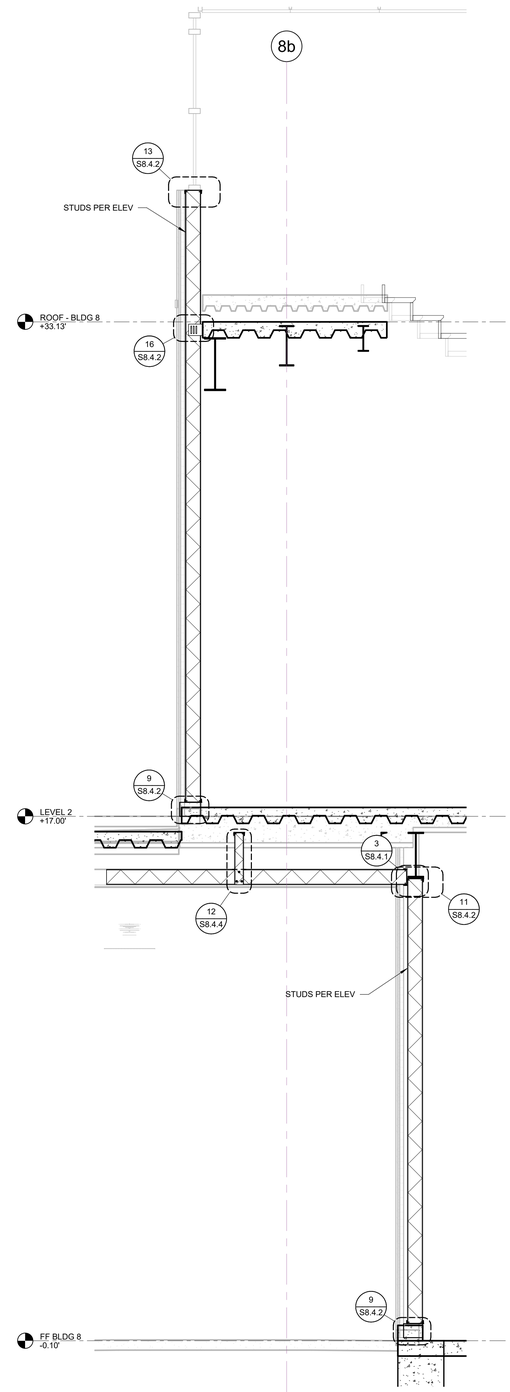


BLDG 8 - WALL SECTION 1/2" = 1'-0" 2



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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 8 WALL SECTIONS

DRAWING NO.
S4.8.13

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
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DATE 10/07/24

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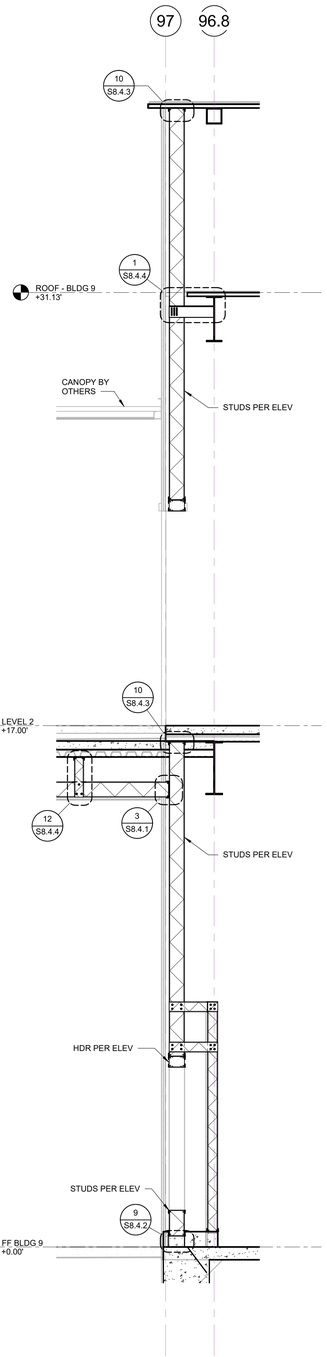
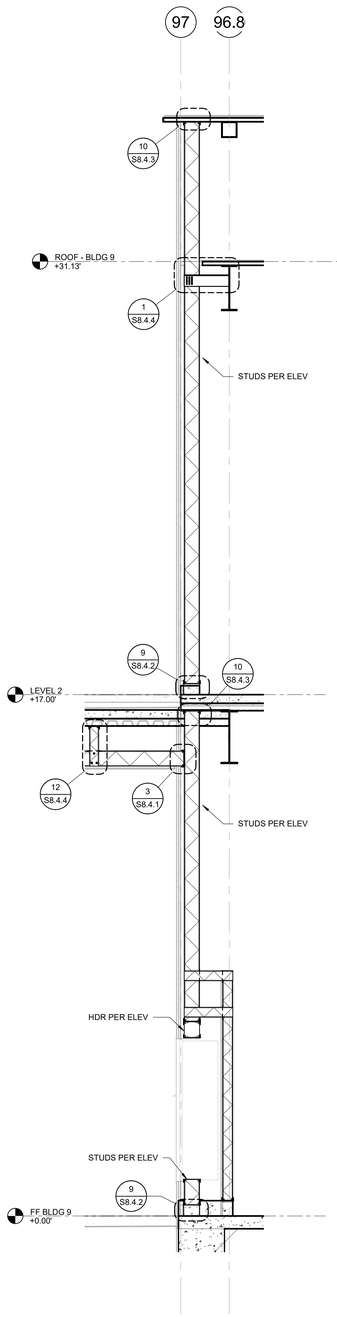


BLDG 9 - WALL SECTION 1/2" = 1'-0" 4



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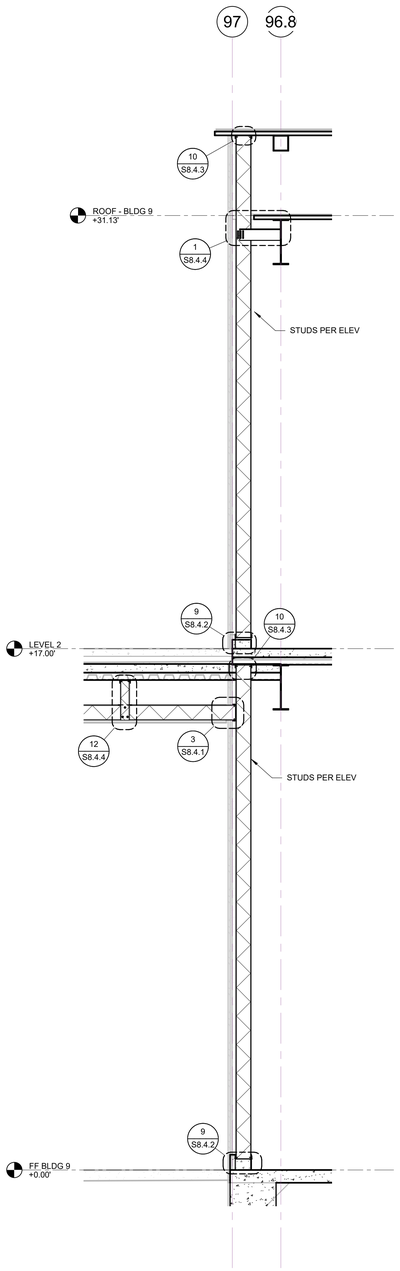

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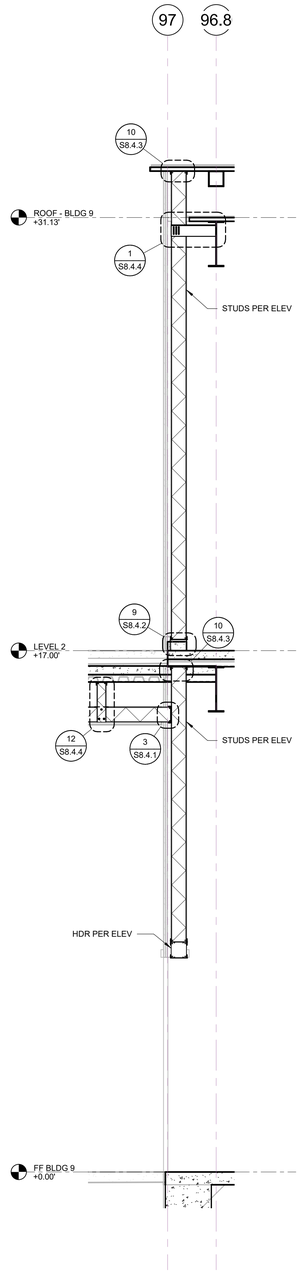

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CHRISTOPHER ANDREW HOLT
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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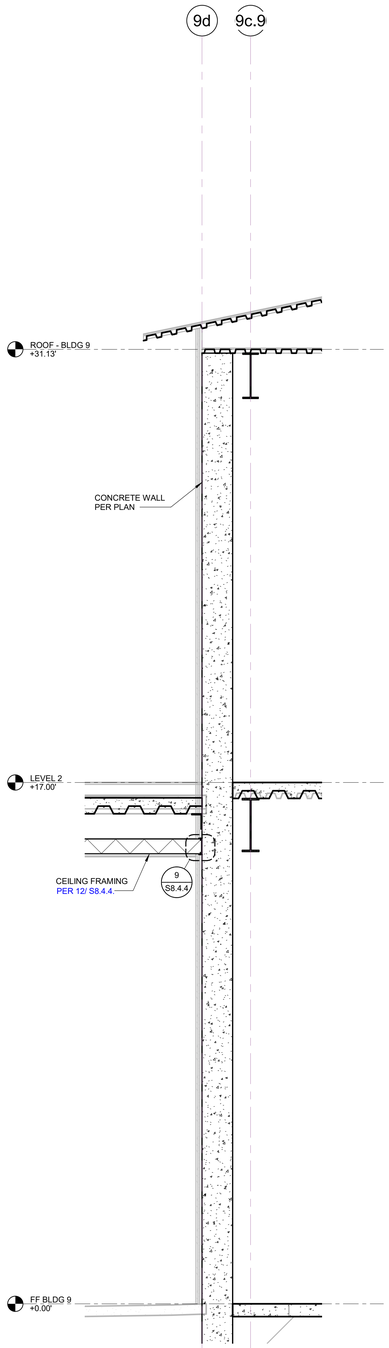

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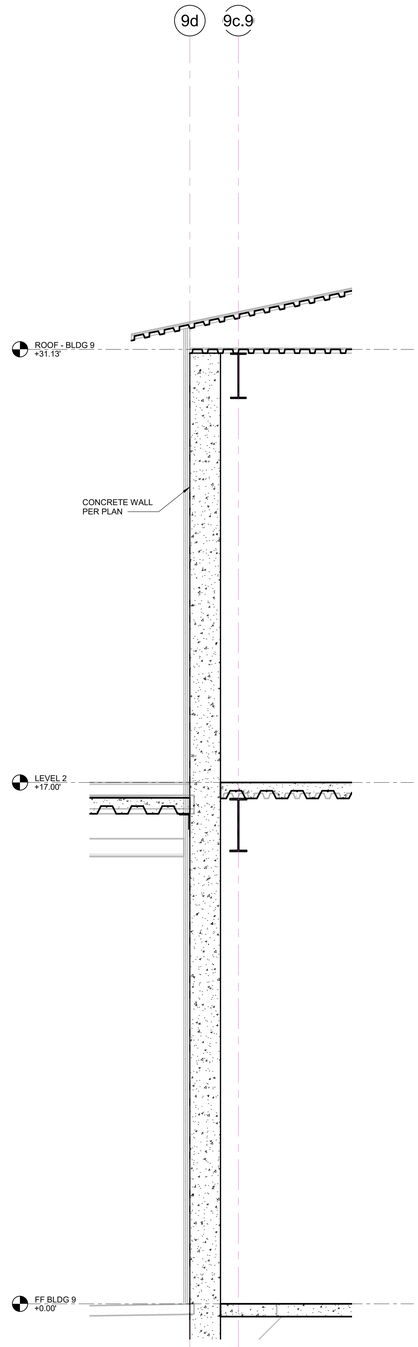
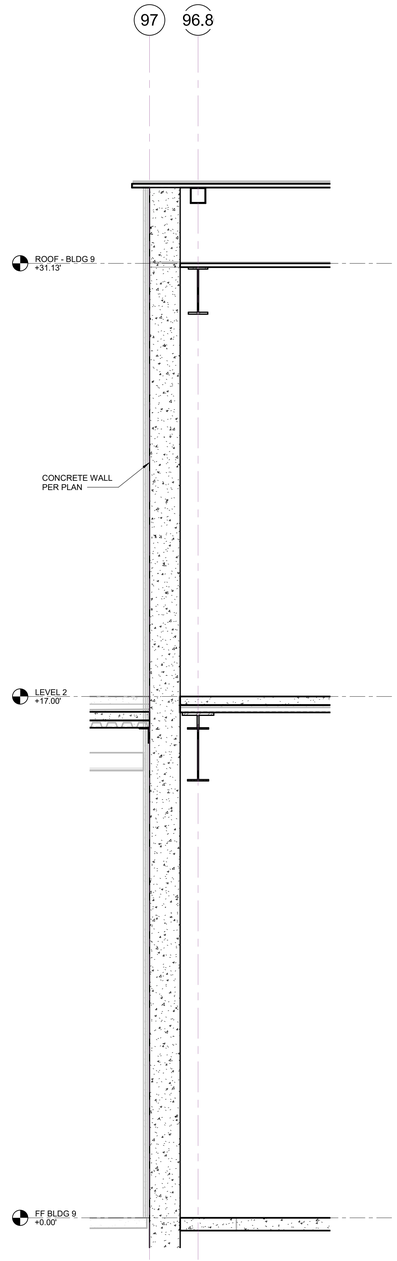


BLDG 9 - WALL SECTION 1/2" = 1'-0" 3



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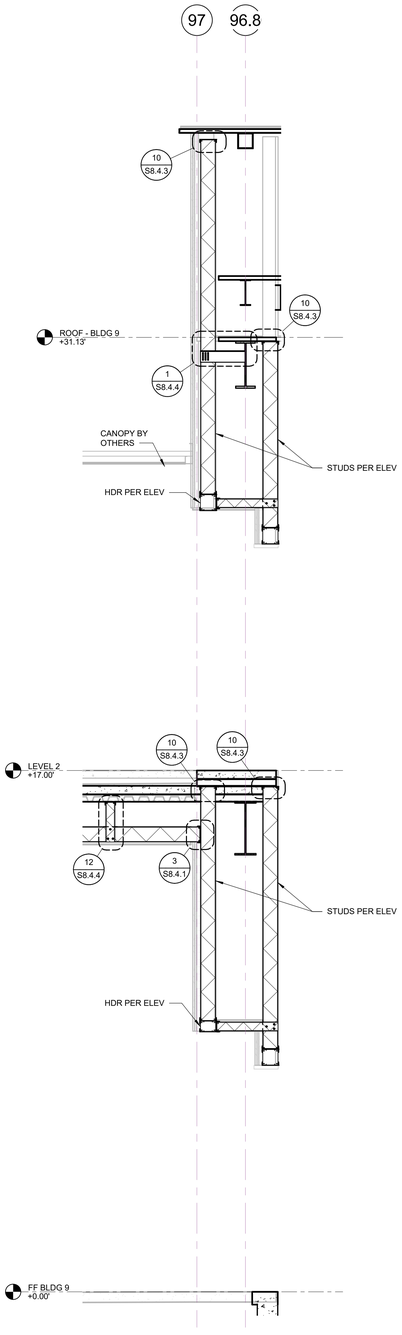

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CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM|WARD PROPERTIES

THE STRUCTURAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR ONLY THOSE PORTIONS OF THE WORK SHOWN ON THESE PLANS. No. 6913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.2

BIM 360://1908/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:06:13 PM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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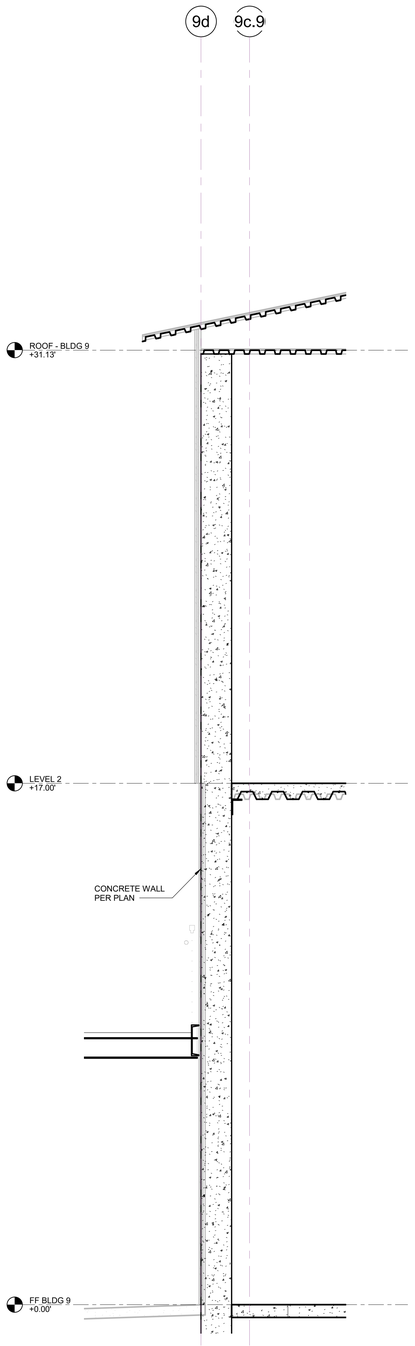
Hadi Tabatabaee
BUILDING OFFICIAL



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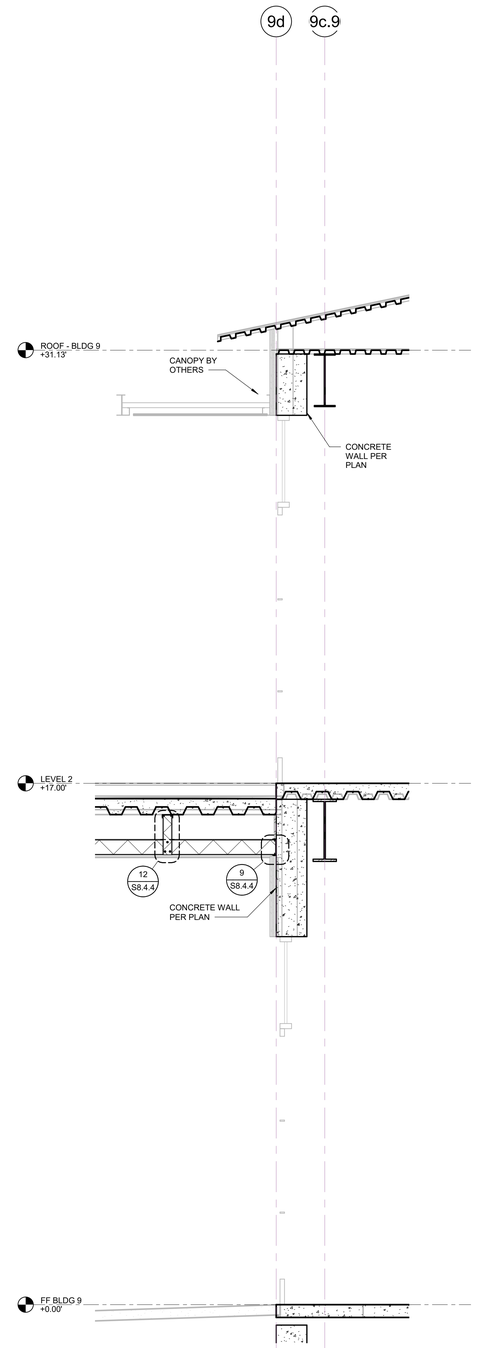

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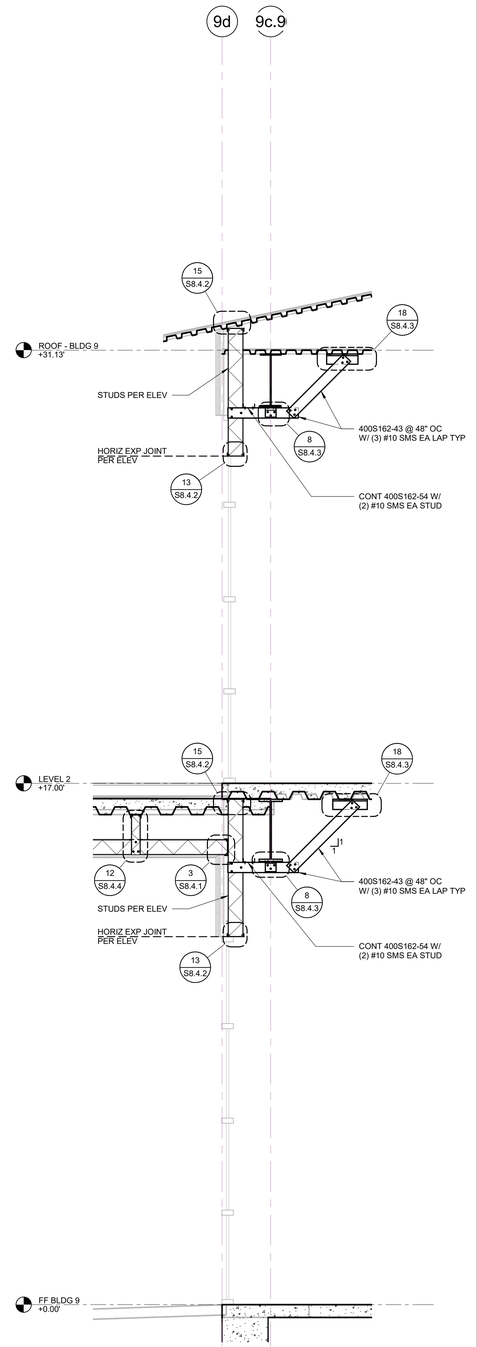

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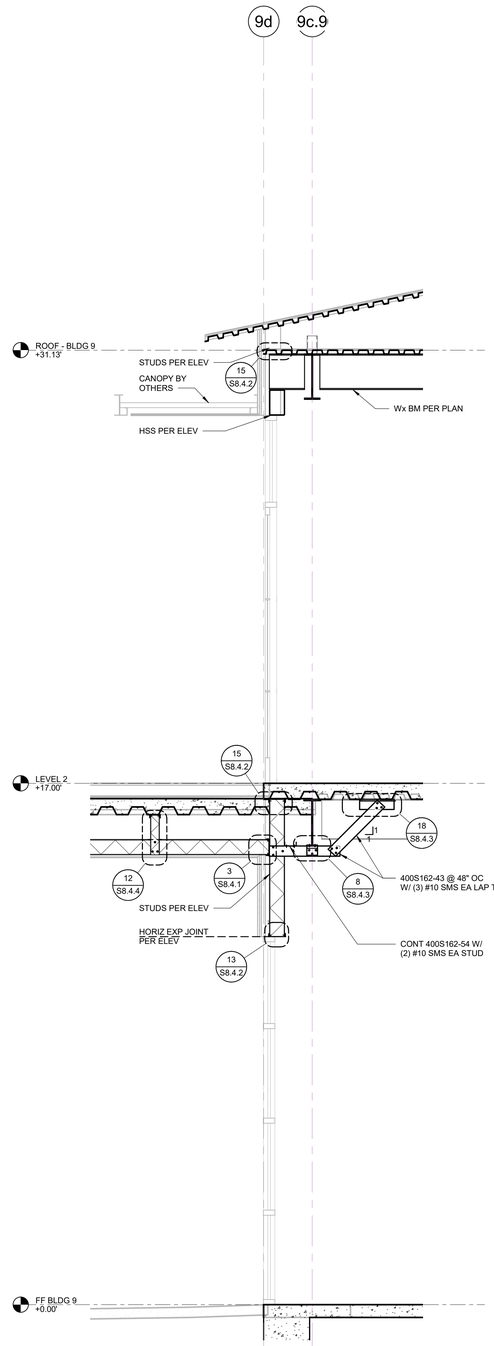

BLDG 9 - WALL SECTION 1/2" = 1'-0" 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOMEZ
No. 6913
Exp. 12/31/23
PROFESSIONAL ENGINEER
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.3

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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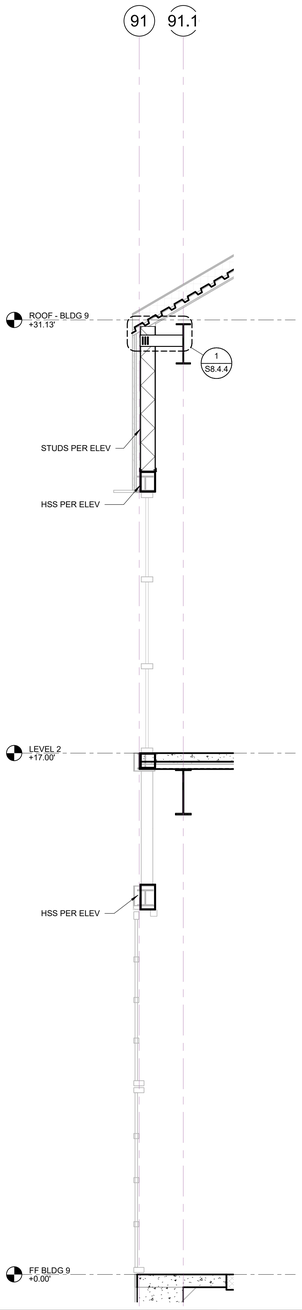
Hadi Tabatabaee
BUILDING OFFICIAL



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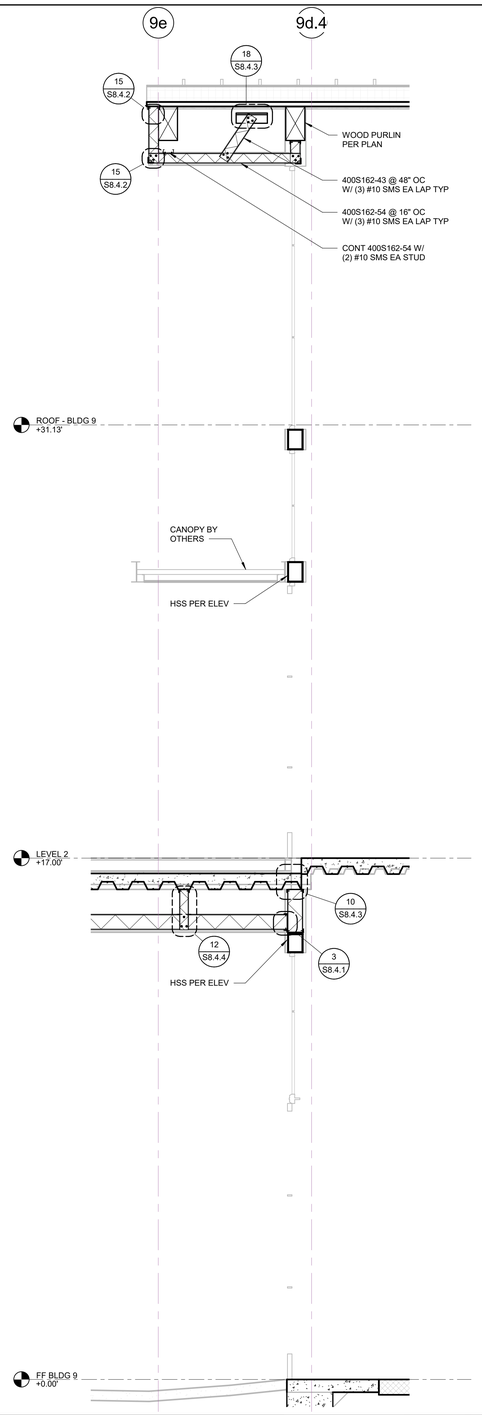

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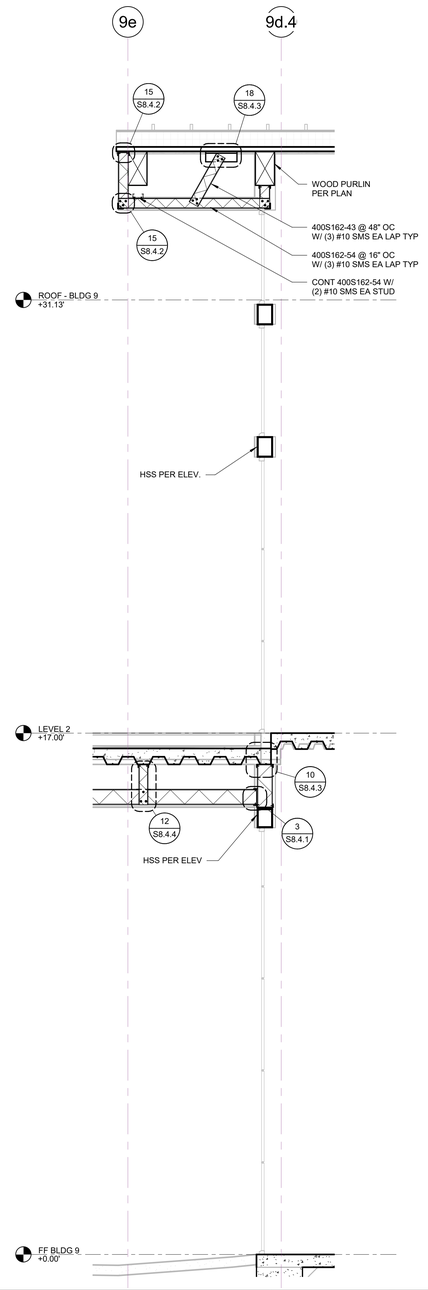

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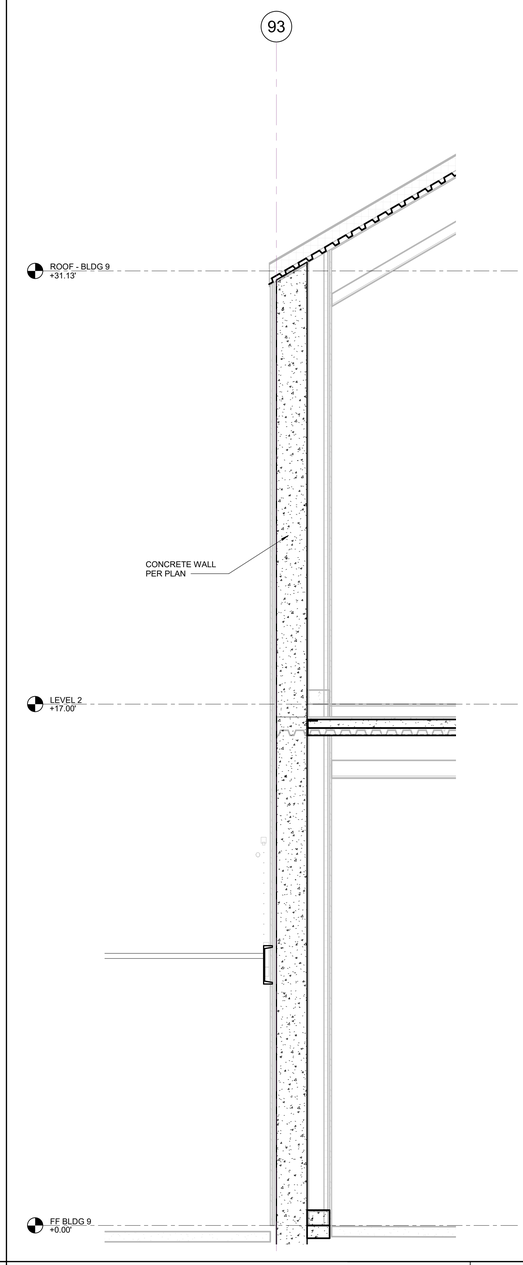

BLDG 9 - WALL SECTION 1/2" = 1'-0" 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOMEZ — No. 6913 — Exp. 12/31/23 — PROFESSIONAL ENGINEER — STRUCTURAL — STATE OF CALIFORNIA

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.4

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
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APPROVED

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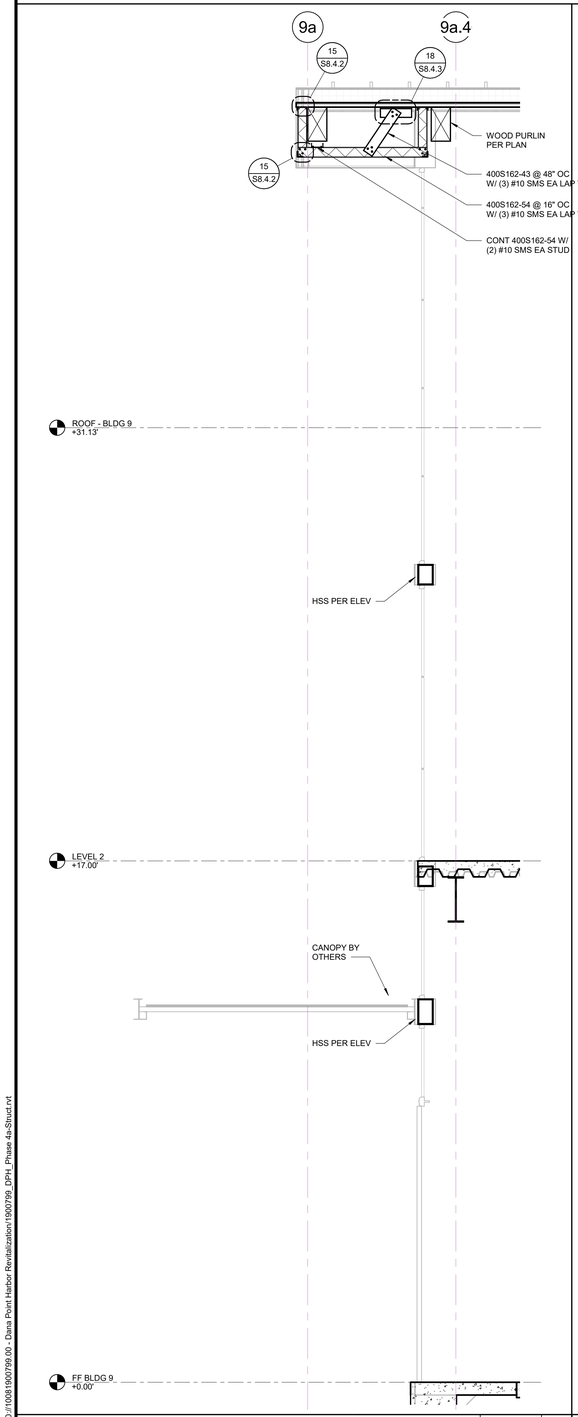
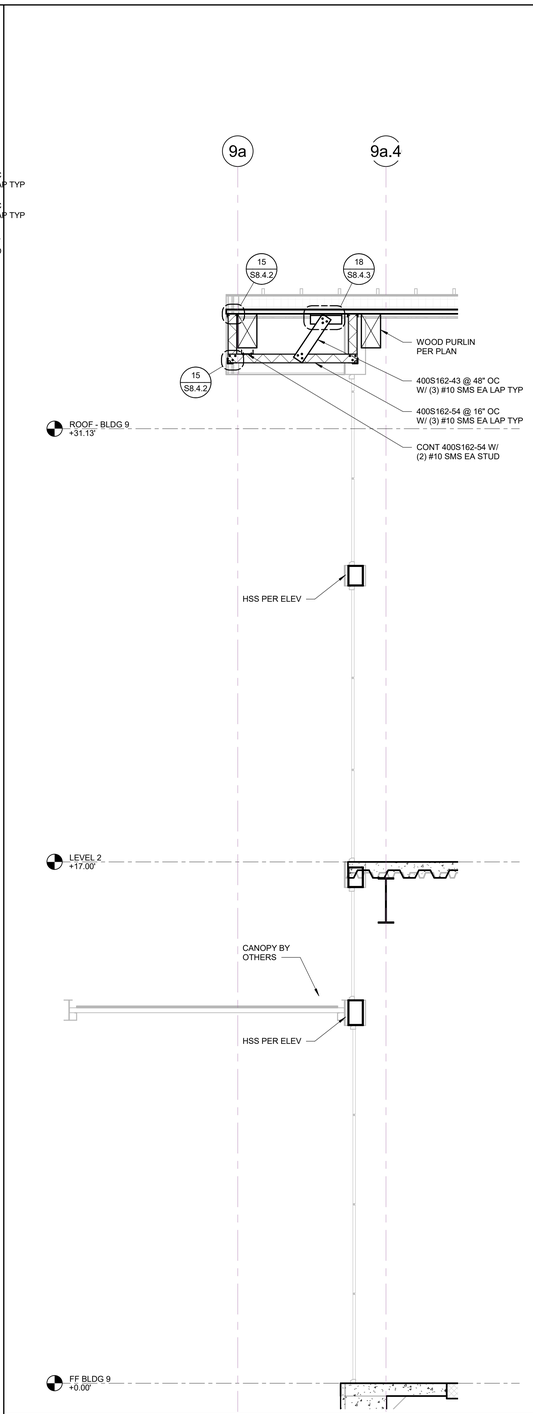
Hadi Tabatabaee
BUILDING OFFICIAL



BLDG 9 - WALL SECTION 1/2" = 1'-0" **4**



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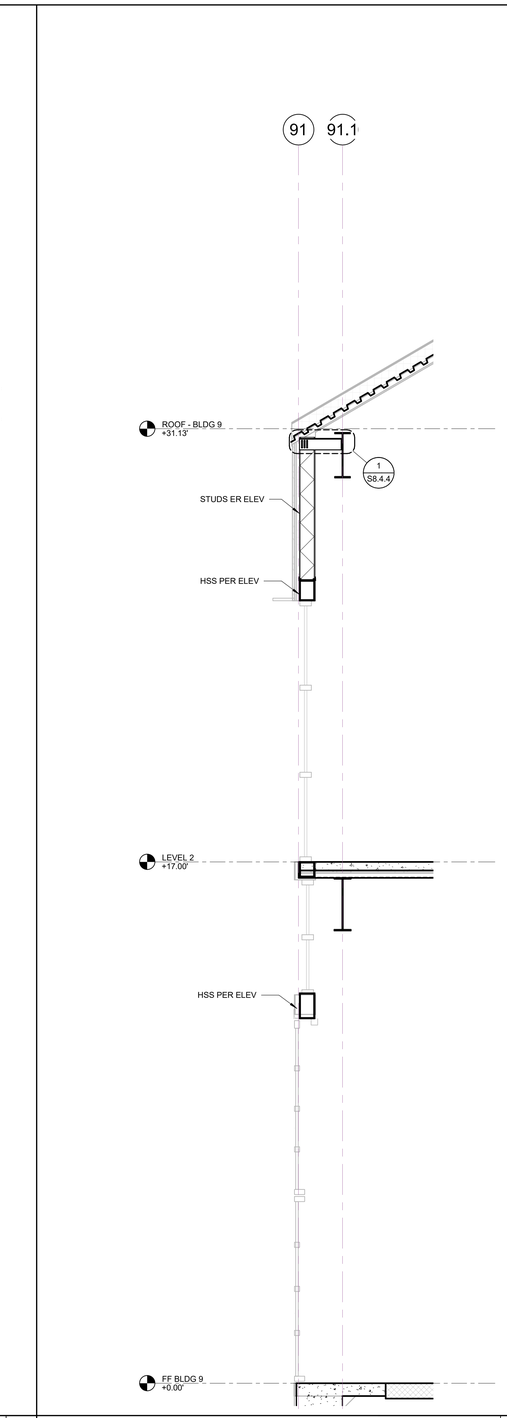
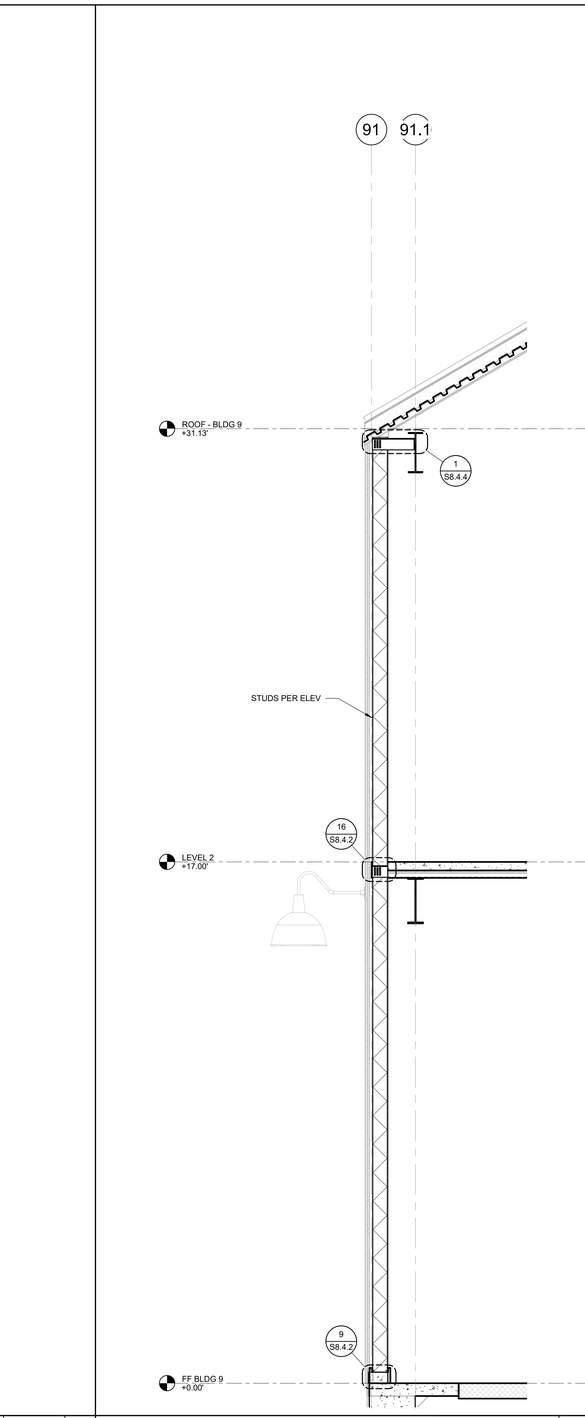


BLDG 9 - WALL SECTION 1/2" = 1'-0" **2**



BLDG 9 - WALL SECTION 1/2" = 1'-0" **1**

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PROJECT NAME
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOMEZ — No. 6913 — Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA — PROFESSIONAL ENGINEER

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PROJECT NO 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.5

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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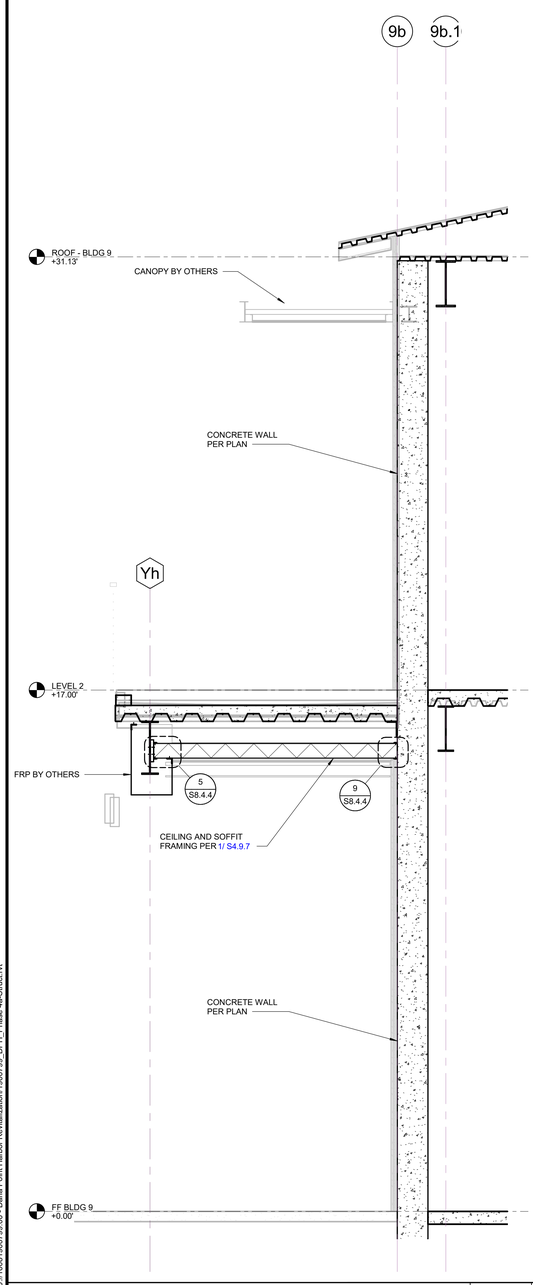

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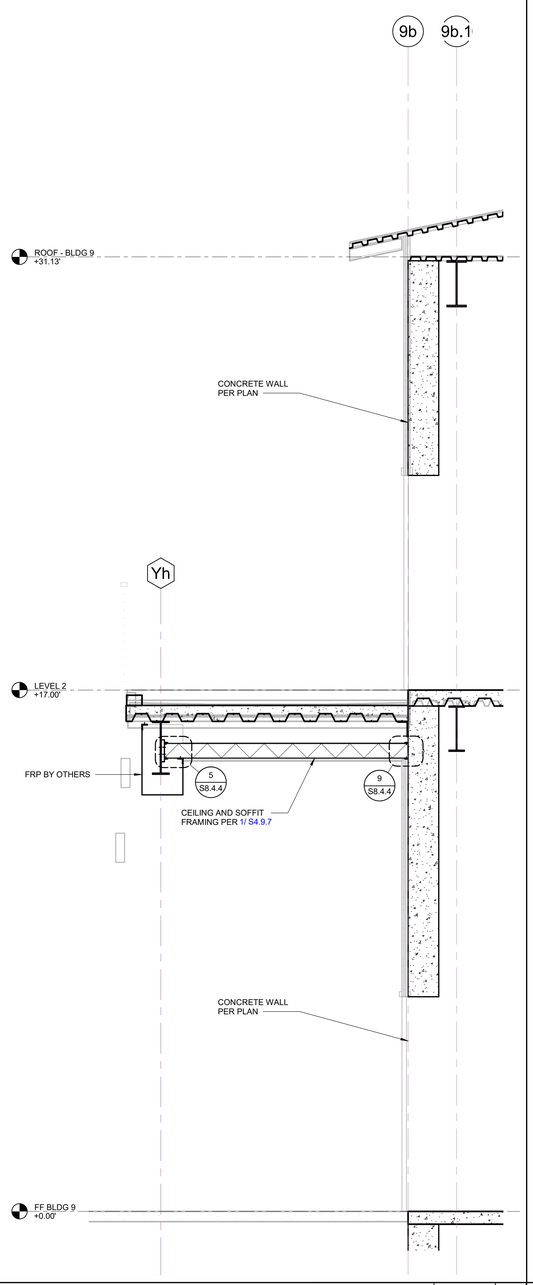

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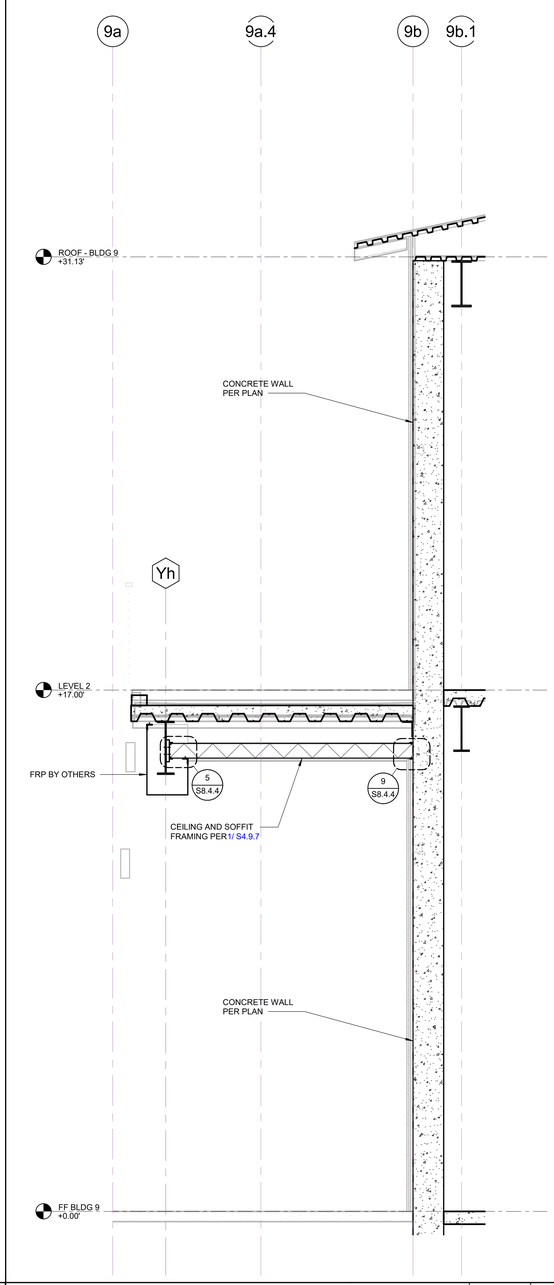

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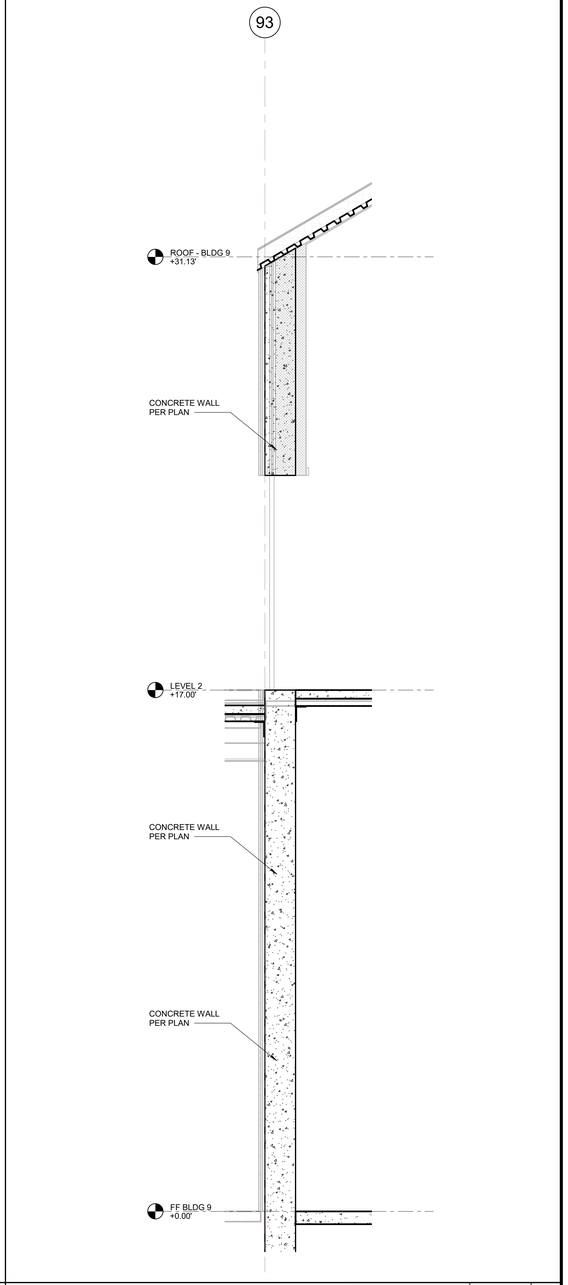

BLDG 9 - WALL SECTION | 1/2" = 1'-0" | 1

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

JOHN FISCHER ANDREW D. THOM
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA
PROFESSIONAL ENGINEER

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.6

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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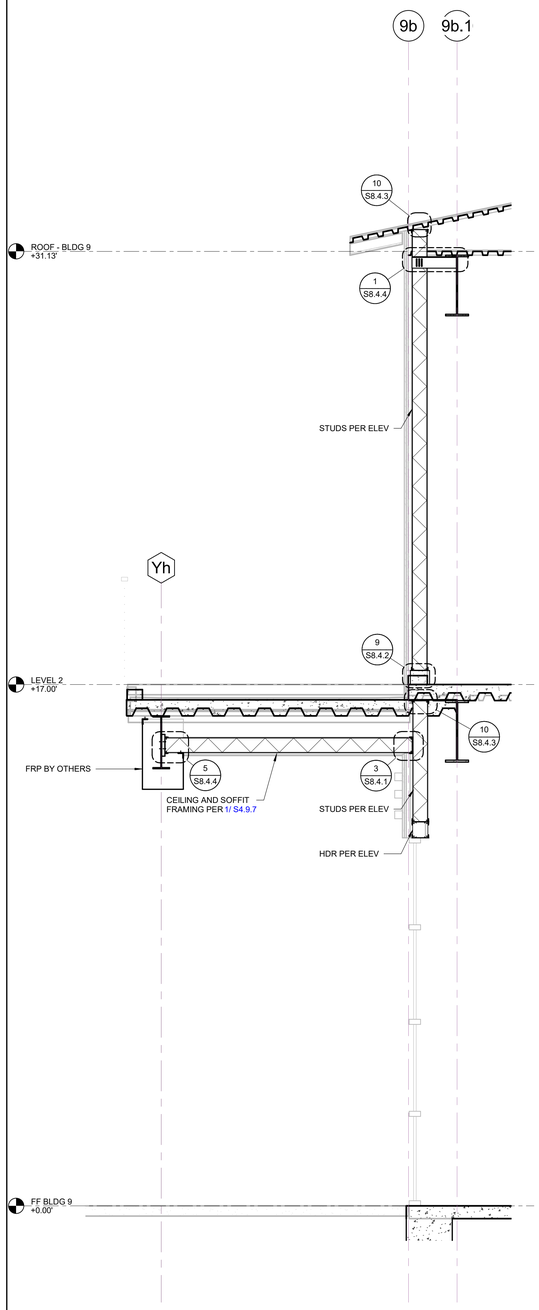
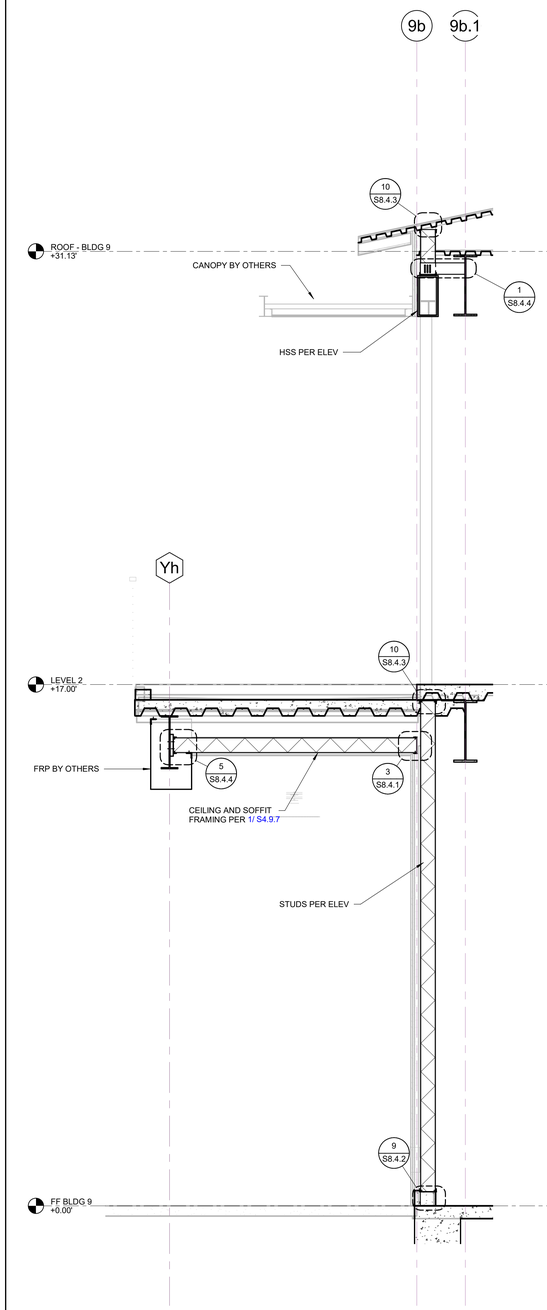


BLDG 9 - WALL SECTION 1/2" = 1'-0" 3



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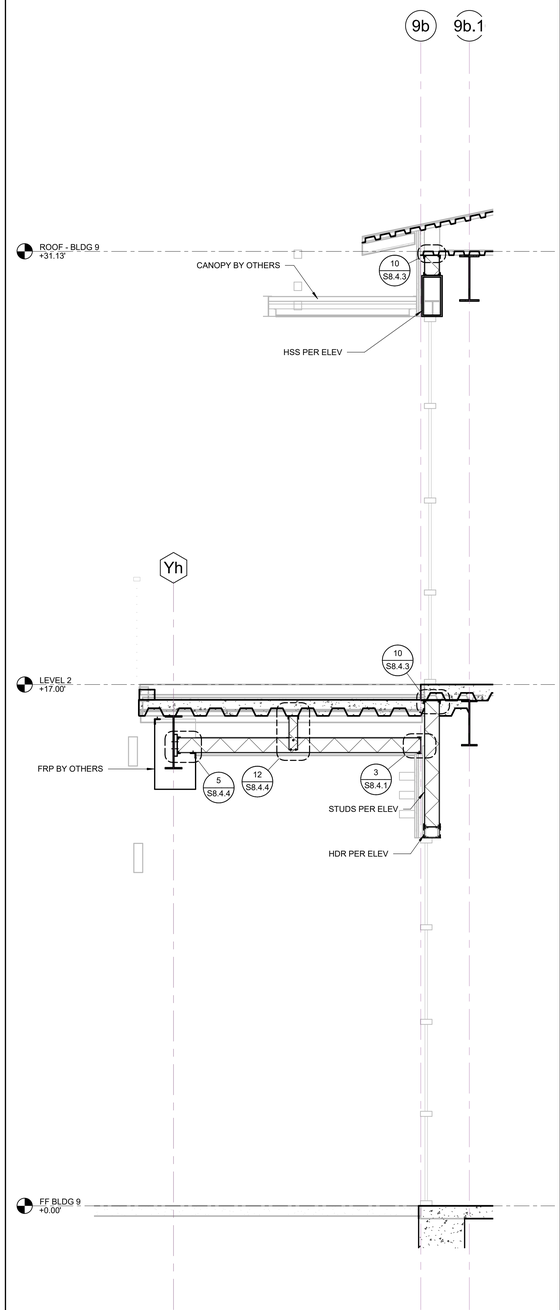

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BURNHAM|WARD

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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
BUILDING 9 WALL SECTIONS

DRAWING NO.
S4.9.7

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
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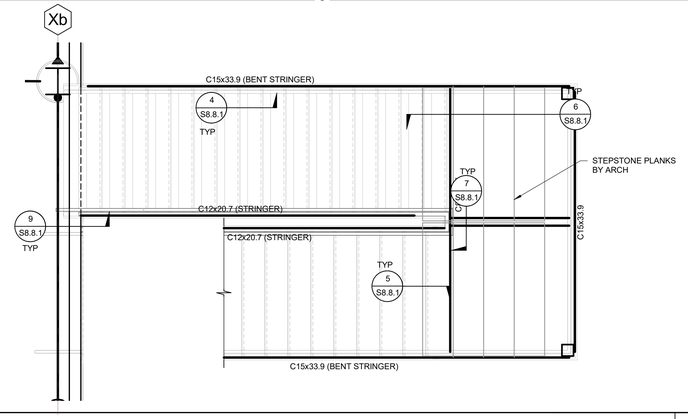
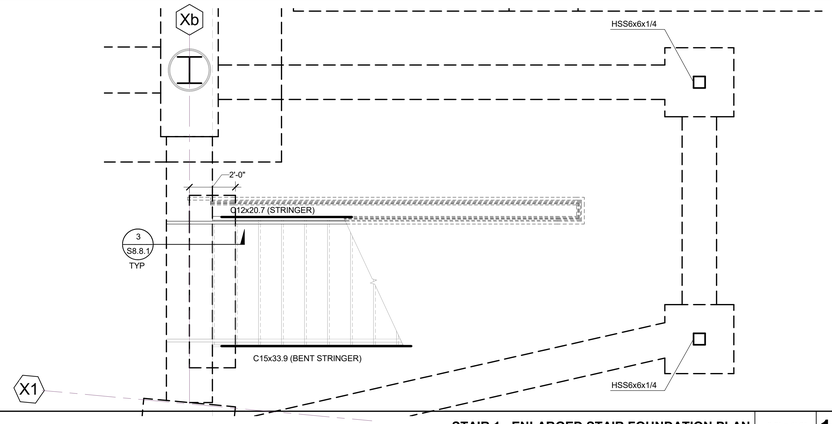
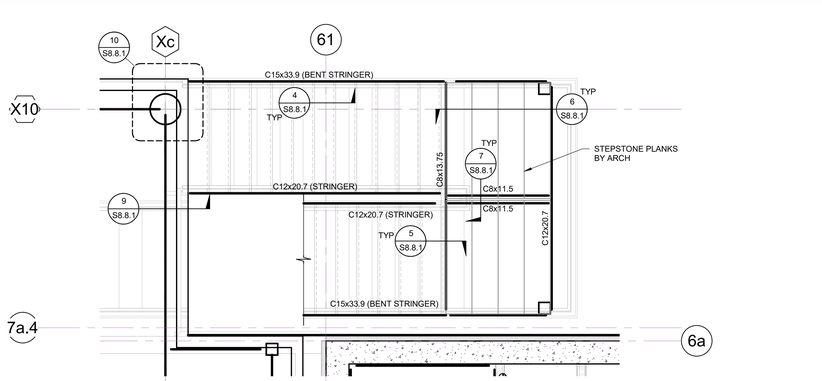


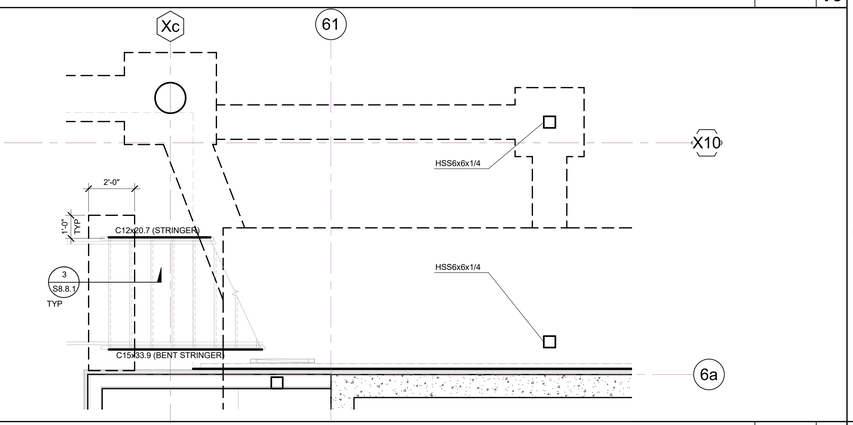
STAIR 1 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" 12



STAIR 1 - ENLARGED STAIR FOUNDATION PLAN 3/8" = 1'-0" 11



STAIR 2 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" 10



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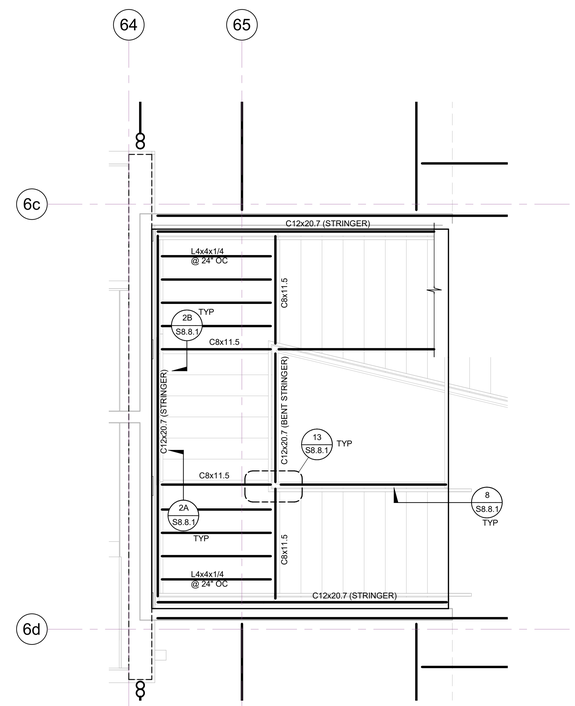
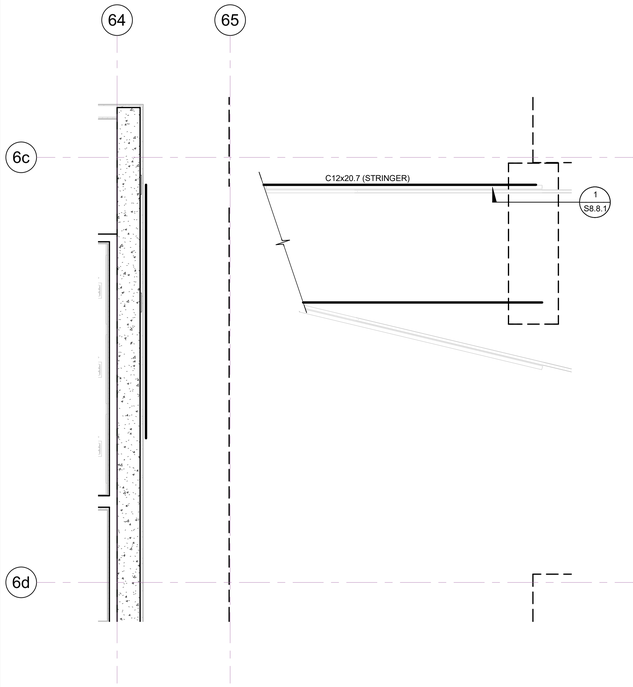


STAIR 3 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" 3



STAIR 3 - ENLARGED STAIR FOUNDATION PLAN 3/8" = 1'-0" 1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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Irvine, California 92614
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CONSTANT
kpff
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Irvine, CA 92612
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F: 949.252.8082
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GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW THOMAS
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
ENLARGED STAIR FRAMING PLANS

DRAWING NO.
S5.6.1

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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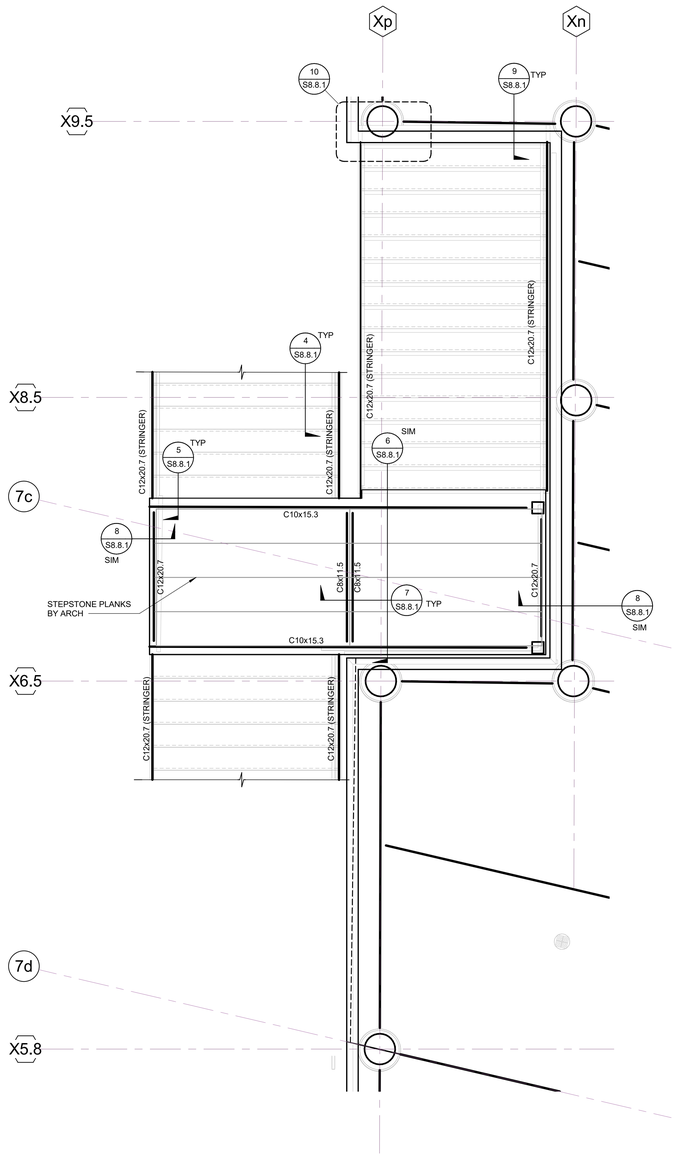
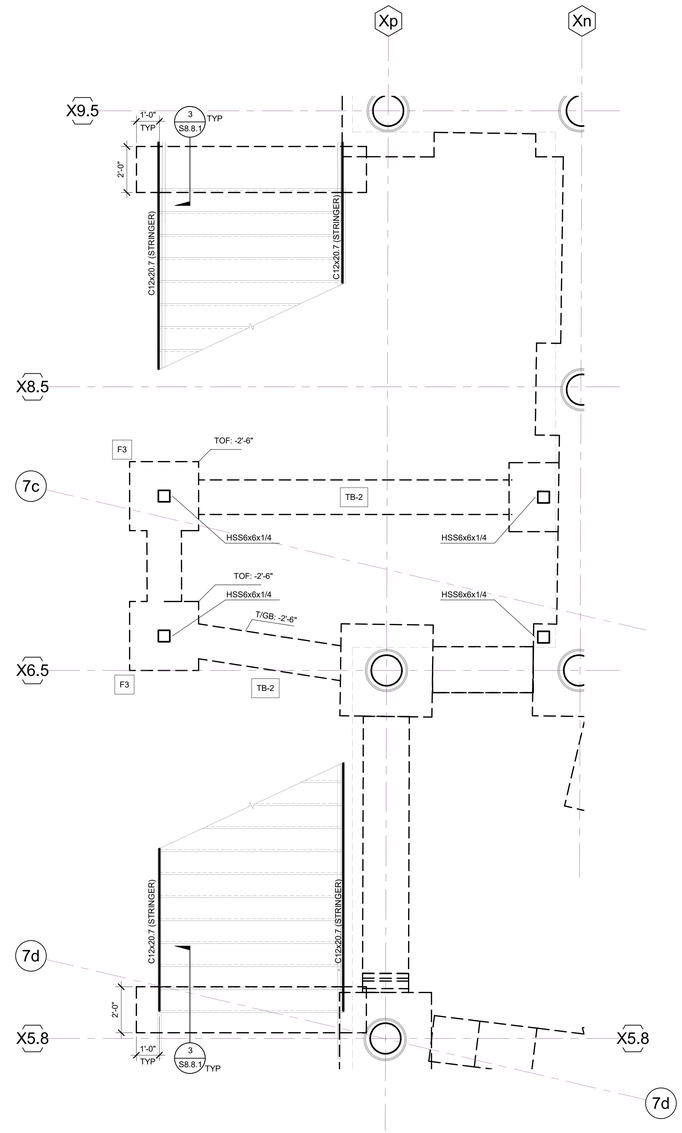


STAIR 4 - ENLARGED STAIR FRAMING PLAN | 3/8" = 1'-0" | 9



STAIR 4 - ENLARGED STAIR FOUNDATION PLAN | 3/8" = 1'-0" | 1

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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

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DRAWING NO.
S5.7.1

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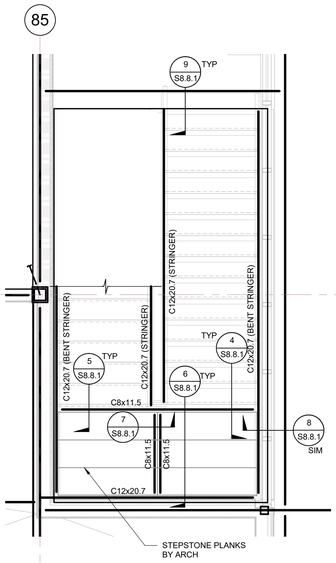
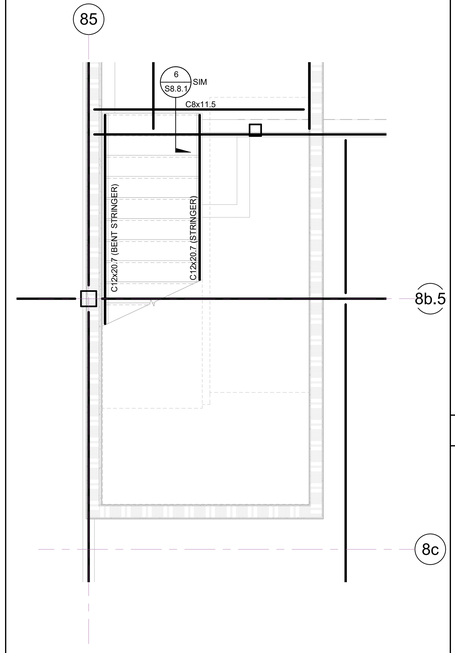
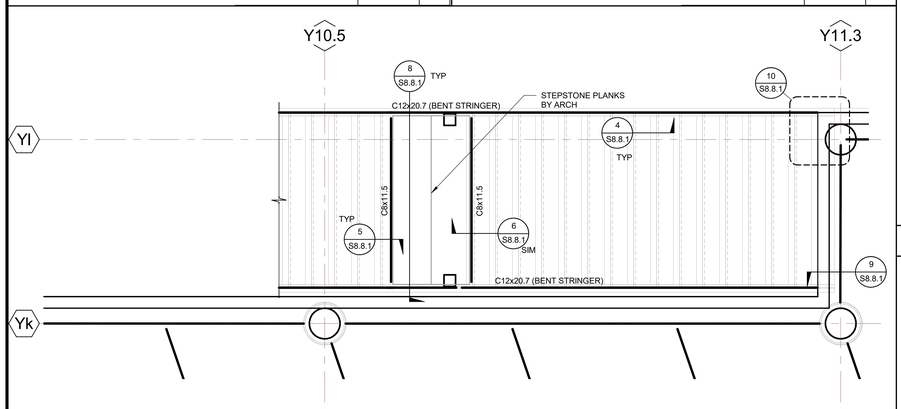


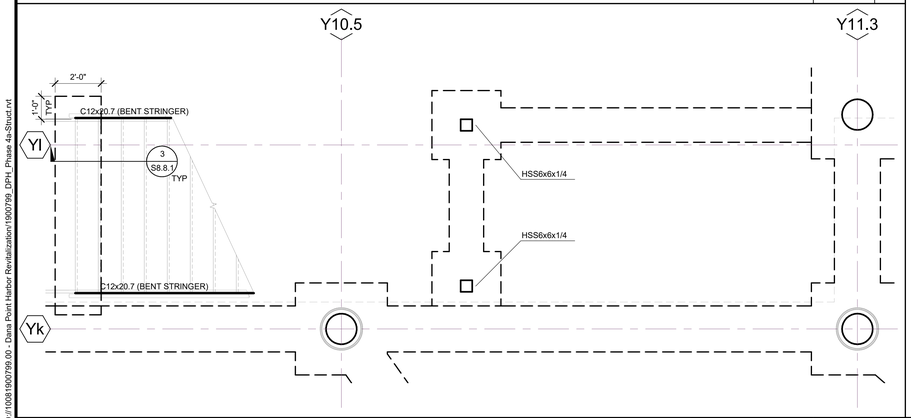
STAIR 6 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" **19**



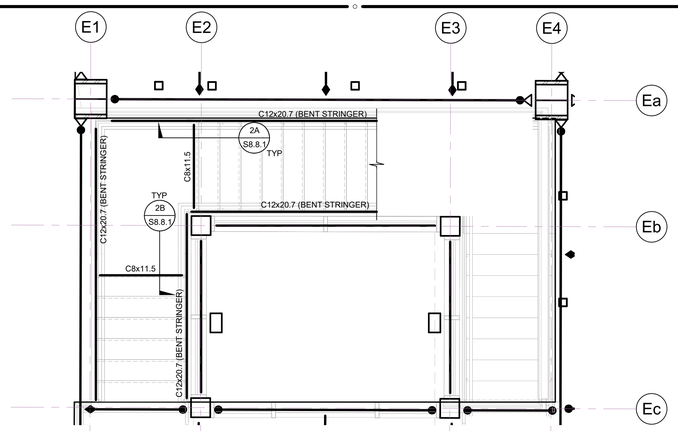
STAIR 6 - ENLARGED STAIR PLAN 3/8" = 1'-0" **15**



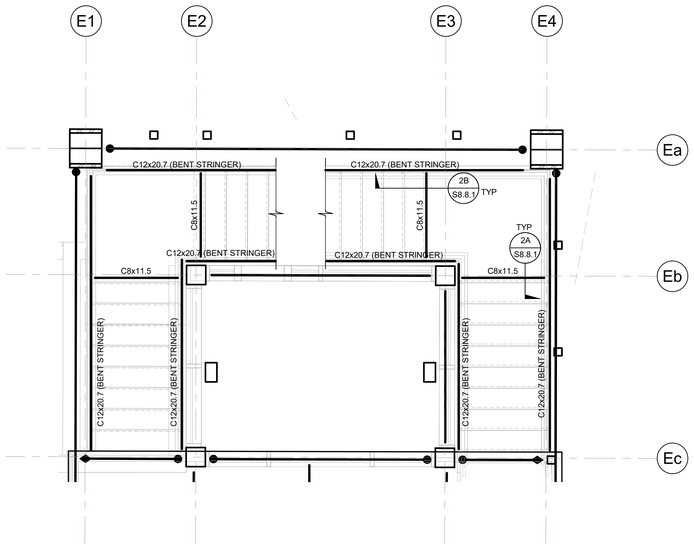
STAIR 7 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" **14**



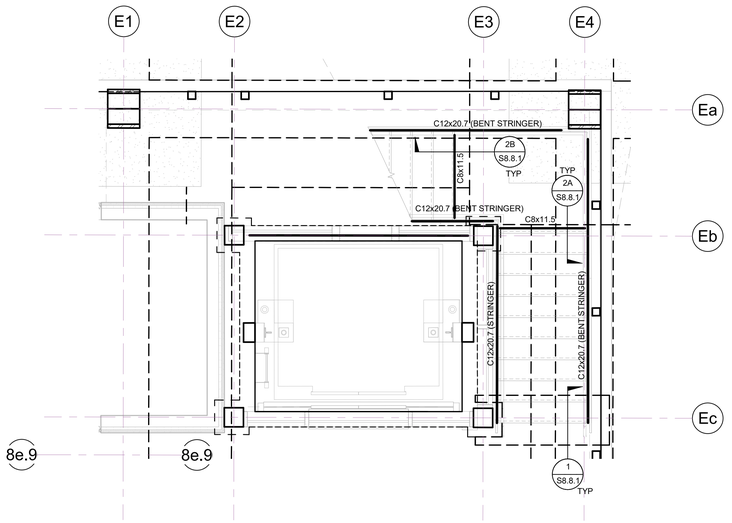
STAIR 7 - ENLARGED STAIR FOUNDATION PLAN 3/8" = 1'-0" **13**



STAIR 5 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" **7**



STAIR 5 - ENLARGED STAIR FRAMING PLAN 3/8" = 1'-0" **6**



STAIR 5 - ENLARGED STAIR FOUNDATION PLAN 3/8" = 1'-0" **5**

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PLANNING DIVISION
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APPROVED KBN
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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP PROPERTIES
BURNHAM|WARD

GREGORY SILVER PROFESSIONAL ENGINEER
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
ENLARGED STAIR FRAMING PLANS
DRAWING NO.
S5.8.1

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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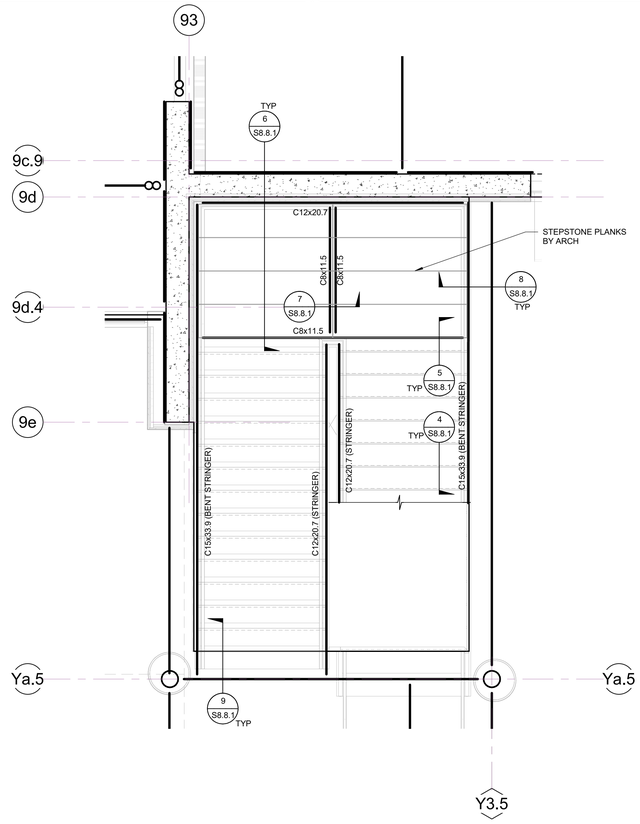
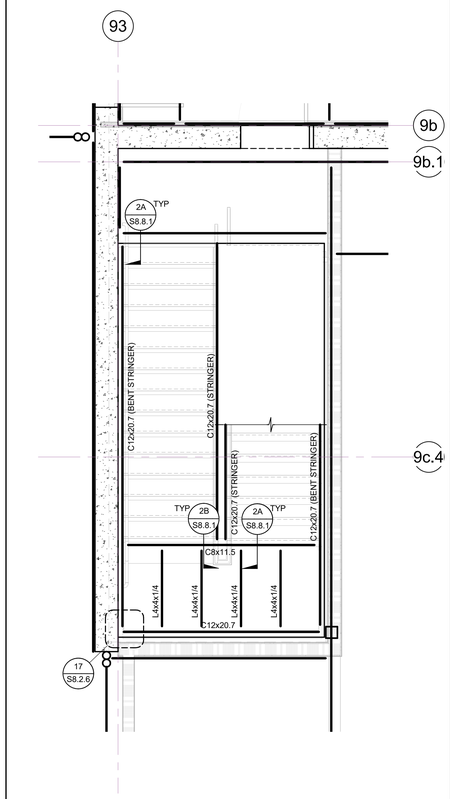
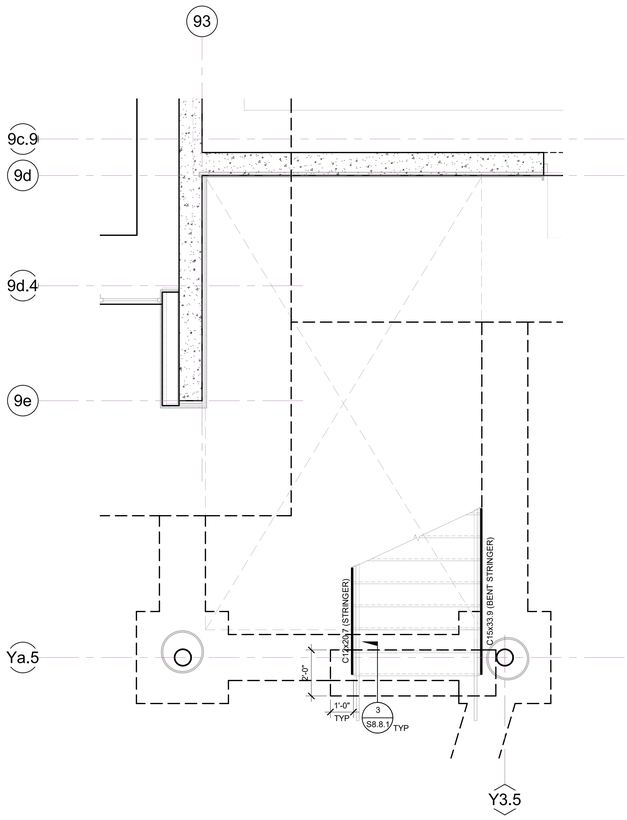


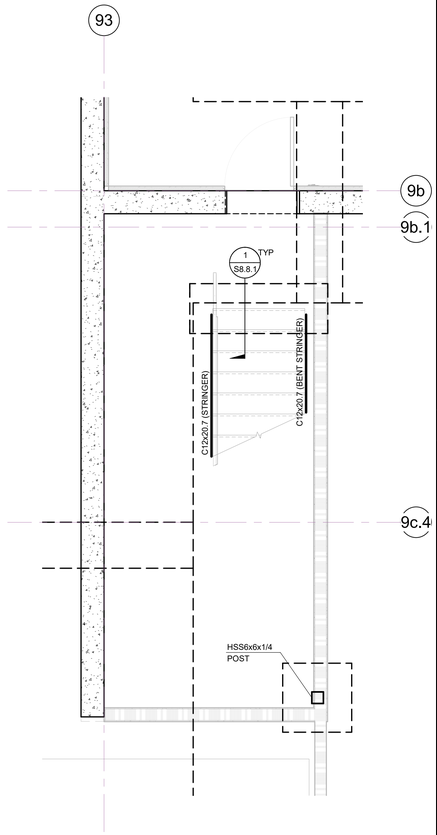
STAIR 9 - ENLARGED STAIR FRAMING PLAN | 3/8" = 1'-0" | 11



STAIR 8 - ENLARGED STAIR FRAMING PLAN | 3/8" = 1'-0" | 7



STAIR 9 - ENLARGED STAIR FOUNDATION PLAN | 3/8" = 1'-0" | 9



STAIR 8 - ENLARGED STAIR FDN PLAN | 3/8" = 1'-0" | 1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW KIM
No. 5913
Exp. 12/31/23
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DRAWING NO.
S5.9.1

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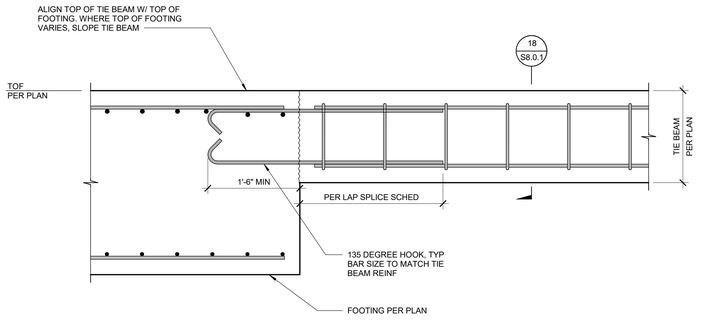
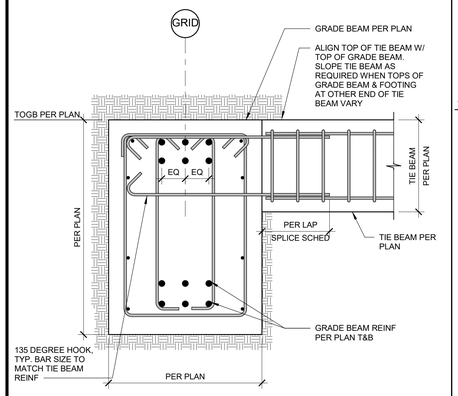
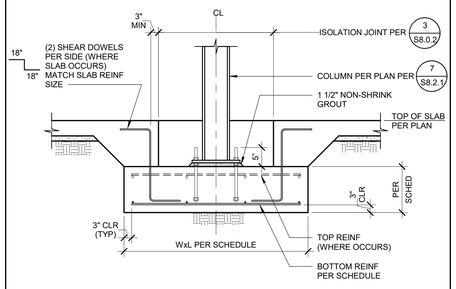


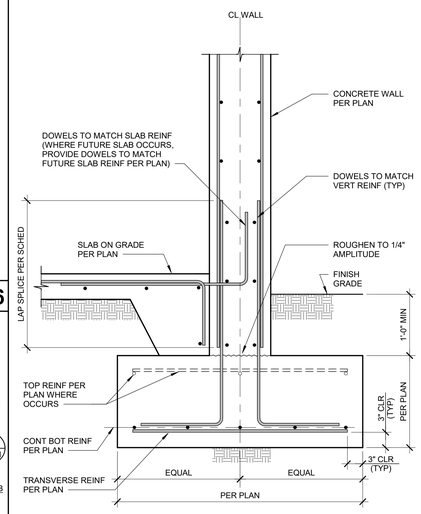
TIE BEAM CONNECTION TO SPREAD FOOTING 1" = 1'-0" **16**



TIE BEAM CONNECTION TO GRADE BEAM 1" = 1'-0" **19**

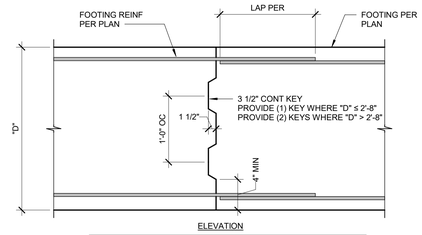


PAD FOOTING AT STEEL COLUMN 1/2" = 1'-0" **15**



NOTES:
1. FOUNDATION SUBGRADE SHALL BEAR ON DEEP SOIL MIXED (DSM) COLUMNS EXTENDED TO BEDROCK OR ON A LIFT OF THE LTP NO MORE THAN 1=FOOT THICK UNLESS AUTHORIZED BY THE SOILS ENGINEER (GMU) OVER THE DSM COLUMNS.
2. SLAB SUBGRADE SHOULD BE THE INSTALLED LOAD TRANSFER PLATFORM (LTP) APPROVED BY THE SOILS ENGINEER (GMU) PRIOR TO THE PLACEMENT OF THE VAPOR BARRIER).

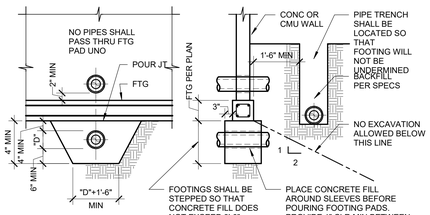
EXTERIOR CONCRETE WALL FOOTING 1" = 1'-0" **11**



ELEVATION

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

CONT FOOTING CONSTRUCTION JOINT 1" = 1'-0" **8**



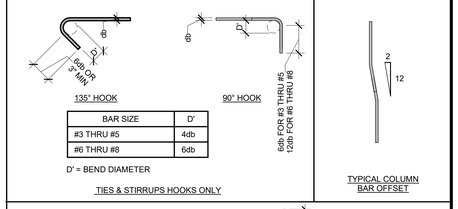
ELEVATION SECTION

FOOTINGS SHALL BE STEPPED SO THAT CONCRETE FILL DOES NOT EXCEED 3'-0"

PLACE CONCRETE FILL AROUND SLEEVES BEFORE POURING FOOTING PADS. PROVIDE 1" CLR MIN BETWEEN PIPE AND SLEEVE ALL-AROUND

NOTES:
1. WHEN SEVERAL PIPES ARE EMBEDDED, MAINTAIN 2 DIAMETERS OR 6" MIN HORIZONTAL DISTANCE BETWEEN PIPES.
2. CONDUITS NEED TO BE SLEEVED PER THIS DETAIL. IT IS ACCEPATABLE TO GROUP CONDUITS OF THE SAME NATURE IN THE SAME SLEEVE.
3. "D" = OUTSIDE DIAMETER OF SLEEVE.

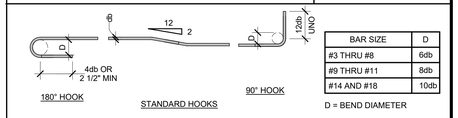
UTILITY PIPE LOCATIONS NEAR FOOTINGS NTS **7**



BAR SIZE	D'
#3 THRU #5	4db
#6 THRU #8	6db

D' = BEND DIAMETER

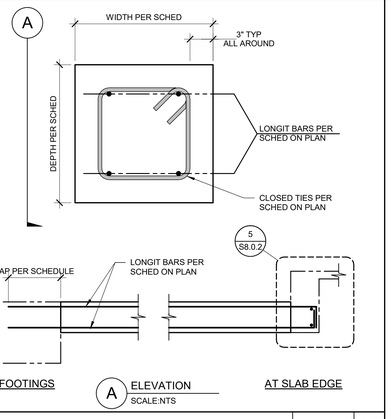
TIES & STIRRUPS HOOKS ONLY



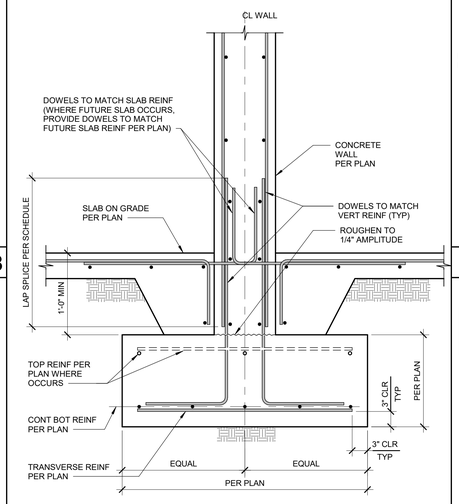
BAR SIZE	D
#3 THRU #8	6db
#9 THRU #11	8db
#14 AND #18	10db

D = BEND DIAMETER

REINFORCING BAR BENDING DETAIL NTS **3**



TIE BEAM 1 1/2" = 1'-0" **18**



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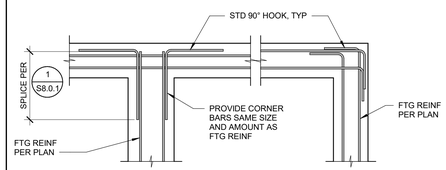
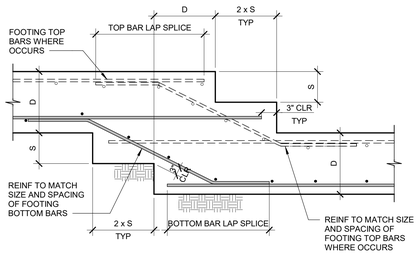
INTERIOR CONCRETE WALL FOOTING 1" = 1'-0" **13**



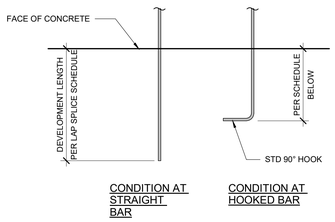
INTERSECTION CORNER

FOOTING REINFORCING AT INTERSECTION 1" = 1'-0" **10**

NOTES:
S = 1'-0" MAX ("S" SHALL BE A MULTIPLE OF 8" AT MASONRY WALLS (1'-4" MAX)).
D = DEPTH OF FTG



STEPPED FOOTING DETAIL NTS **9**



CONDITION AT STRAIGHT BAR CONDITION AT HOOKED BAR

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

MINIMUM DEVELOPMENT LENGTH OF STANDARD HOOK FOR UNCOATED GRADE 60 REBAR

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

REBAR DEVELOPMENT LENGTH NTS **5**

f'c (psi)	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
3000	TOP BAR	3'-0"	4'-0"	5'-0"	6'-0"	8'-9"	10'-0"	11'-4"	12'-9"	14'-1"
	BOTTOM BAR	2'-4"	3'-1"	3'-10"	4'-8"	6'-9"	7'-9"	8'-8"	9'-10"	10'-11"
4000	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"
5000	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

NOTES:
ALL REINFORCING MUST MEET ONE OF THE FOLLOWING CASES:
A. CASE I: THE CLEAR SPACING OF THE BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN ONE BAR DIAMETER(db), THE CLEAR COVER NOT LESS THAN ONE BAR DIAMETER (db) (STIRRUPS AND TIES ARE LOCATED THROUGHOUT THE SPLICE LENGTH NOT LESS THAN CODE MINIMUM.
B. CASE II: THE CLEAR SPACING OF THE BARS BEING SPLICED IS NOT LESS THAN TWO BAR DIAMETERS (2db) AND THE CLEAR COVER IS NOT LESS THAN ONE BAR DIAMETER (db).
C. FOR ALL OTHER CASES MULTIPLY THE VALUES SHOWN BY 1.5.
D. THE ABOVE VALUES ARE FOR LIGHTWEIGHT CONCRETE.
E. THE ABOVE VALUES ARE FOR UNCOATED REINFORCEMENT.
F. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
G. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.

LWT CONC LAP SPLICE SCHED (CLASS B) NTS **2**

f'c (psi)	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
3000	TOP BAR	2'-4"	3'-1"	3'-11"	4'-8"	6'-9"	7'-9"	8'-9"	9'-10"	10'-11"
	BOTTOM BAR	1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"
4000	TOP BAR	2'-0"	2'-8"	3'-4"	4'-1"	5'-11"	6'-9"	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"
5000	TOP BAR	1'-10"	2'-5"	3'-0"	3'-8"	5'-3"	6'-0"	6'-9"	7'-7"	8'-6"
	BOTTOM BAR	1'-5"	1'-10"	2'-4"	2'-10"	4'-1"	4'-8"	5'-3"	5'-10"	6'-6"

CLASS "B" TENSION LAP SPLICE LENGTH

NOTES:
ALL REINFORCING MUST MEET ONE OF THE FOLLOWING CASES:
A. CASE I: THE CLEAR SPACING OF THE BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN ONE BAR DIAMETER(db), THE CLEAR COVER NOT LESS THAN ONE BAR DIAMETER (db) (STIRRUPS AND TIES ARE LOCATED THROUGHOUT THE SPLICE LENGTH NOT LESS THAN CODE MINIMUM.
B. CASE II: THE CLEAR SPACING OF THE BARS BEING SPLICED IS NOT LESS THAN TWO BAR DIAMETERS (2db) AND THE CLEAR COVER IS NOT LESS THAN ONE BAR DIAMETER (db).
C. FOR ALL OTHER CASES MULTIPLY THE VALUES SHOWN BY 1.5.
D. THE ABOVE VALUES ARE FOR NORMAL WEIGHT CONCRETE.
E. THE ABOVE VALUES ARE FOR UNCOATED REINFORCEMENT.
F. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
G. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.

NWT CONC LAP SPLICE SCHED (CLASS B) NTS **1**

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

THIS PLAN HAS BEEN REVIEWED BY GMU GEOTECHNICAL, INC. FOR GENERAL CONFORMITY TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT(S).
REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD C95205 CIVIL STATE OF CALIFORNIA

SMSARCH
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

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER SCOTT H WARD No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799
DATE 06-01-21
DRAWING TITLE
TYPICAL FOUNDATION DETAILS
DRAWING NO.
S8.0.1

9/7/2022 1:23:32 PM

CITY OF DANA POINT
PLANNING DIVISION

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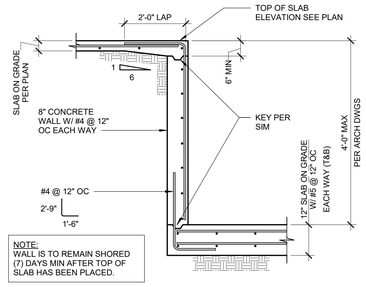
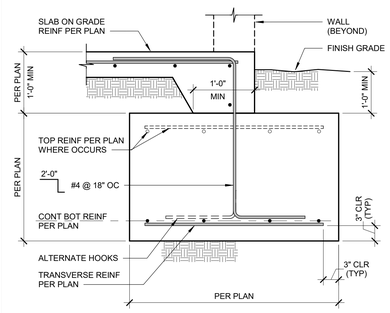
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



ELEVATOR PIT DETAIL 1" = 1'-0" **12**



SLAB EDGE AT EXTERIOR OPENING 1" = 1'-0" **8**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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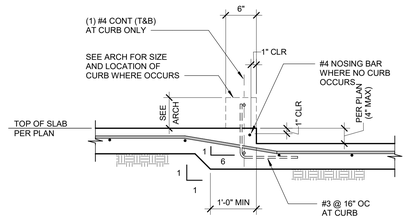
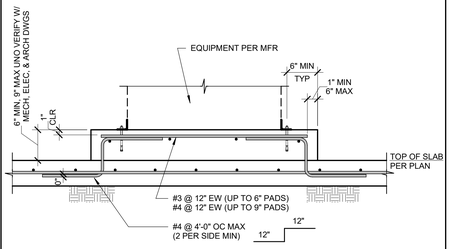
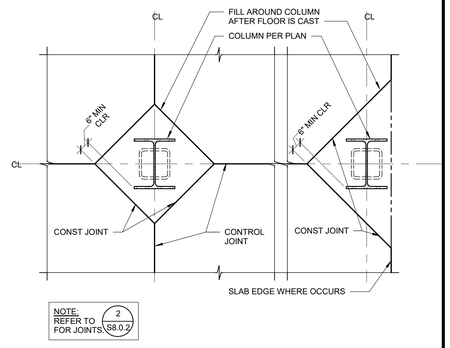
Hadi Tabatabaee
BUILDING OFFICIAL



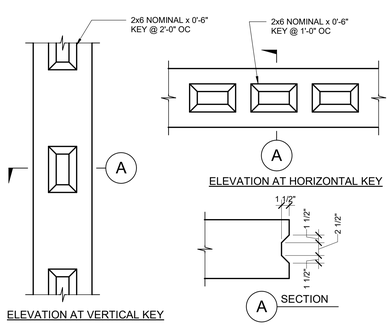
DEPRESSION ON SLAB ON GRADE 1" = 1'-0" **11**



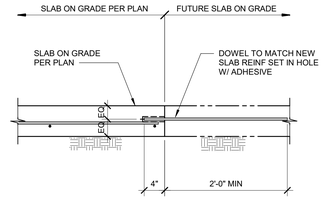
EQUIPMENT PAD ON SLAB ON GRADE 1" = 1'-0" **7**



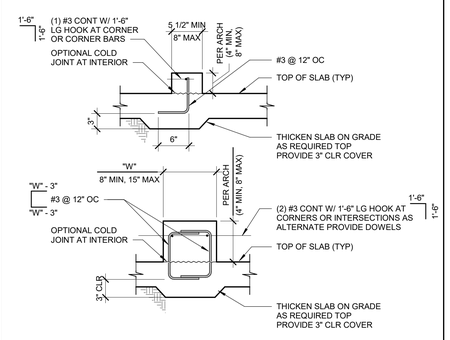
COLUMN ISOLATION AT SLAB ON GRADE 1" = 1'-0" **3**



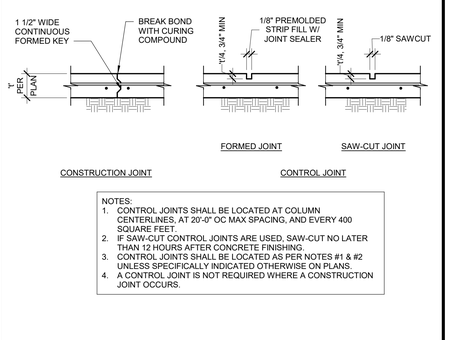
TYPICAL KEY DETAIL 1" = 1'-0" **14**



FUTURE SLAB TO SLAB 1" = 1'-0" **10**



TYPICAL CURB ON SLAB ON GRADE 1" = 1'-0" **6**



SLAB ON GRADE JOINTS 1" = 1'-0" **2**

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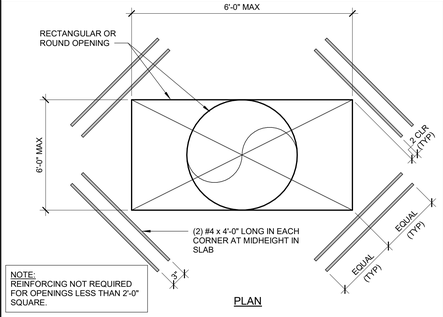
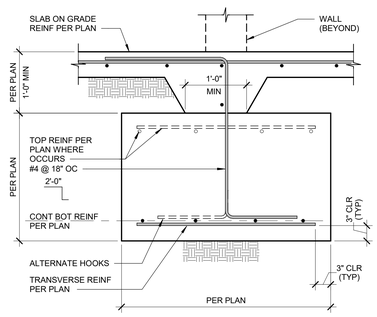
REVIEW OF NON-GEOTECHNICAL ENGINEERING DESIGN IS OUTSIDE OF GMU GEOTECHNICAL, INC.'S PURVIEW.

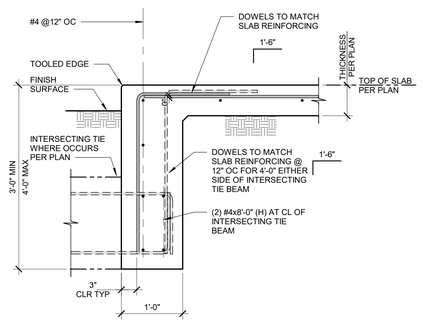
REGISTERED PROFESSIONAL ENGINEER
SCOTT H WARD
C95205
CIVIL
STATE OF CALIFORNIA



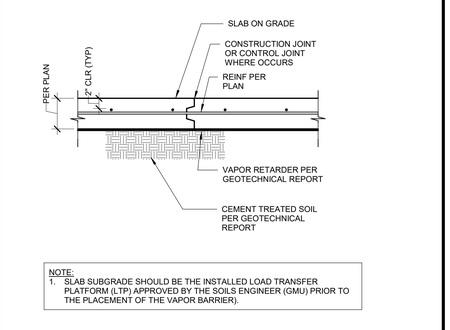
OPENING IN SLAB ON GRADE 1" = 1'-0" **13**



SLAB EDGE AT INTERIOR OPENING 1" = 1'-0" **9**



EDGE OF SLAB ON GRADE 1" = 1'-0" **5**



TYPICAL SLAB ON GRADE 1" = 1'-0" **1**

SMSARCH
18004 Sky Park Circle, #200
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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

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
SCOTT HERBERT ANDREW WARD
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
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PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
TYPICAL SLAB ON GRADE DETAILS

DRAWING NO.
S8.0.2

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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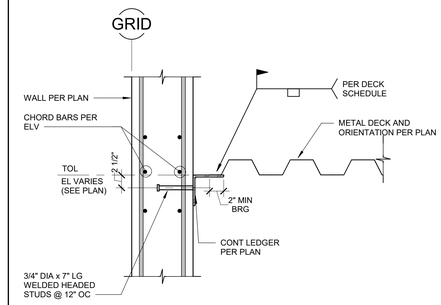
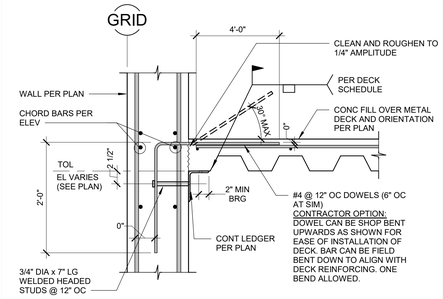


LEDGER AT METAL DECK 1" = 1'-0" 12



LEDGER AT METAL DECK 1" = 1'-0" 8

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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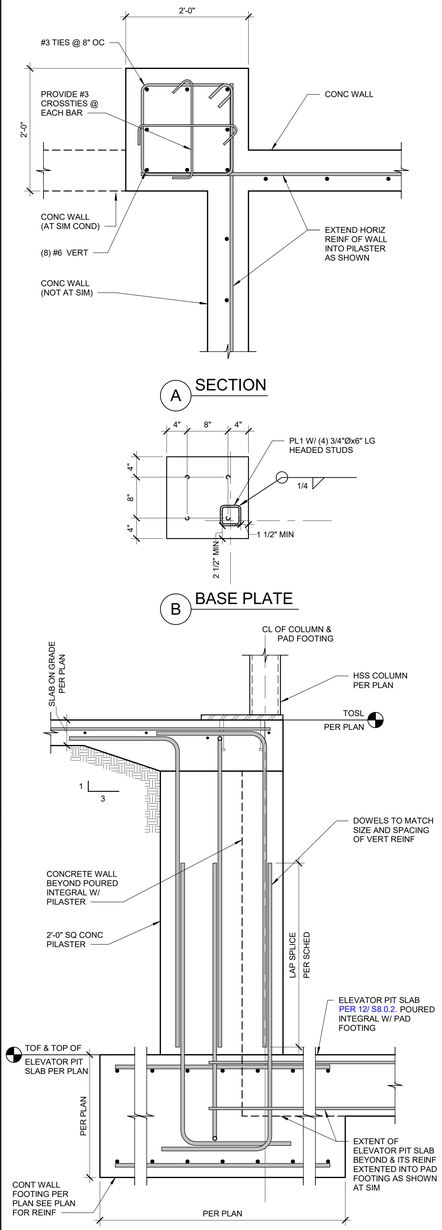
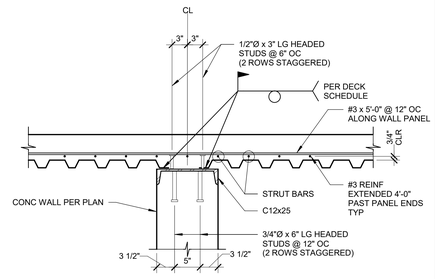
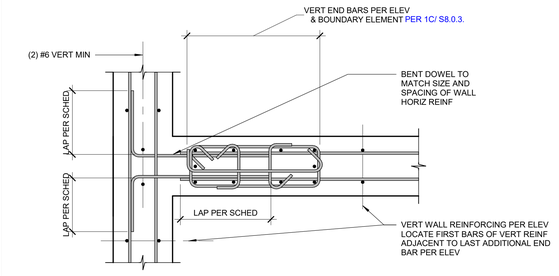
Hadi Tabatabaee
BUILDING OFFICIAL



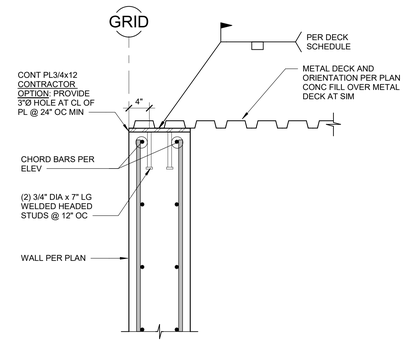
ELEVATOR PIT AT CONCRETE PILASTER 1" = 1'-0" 13



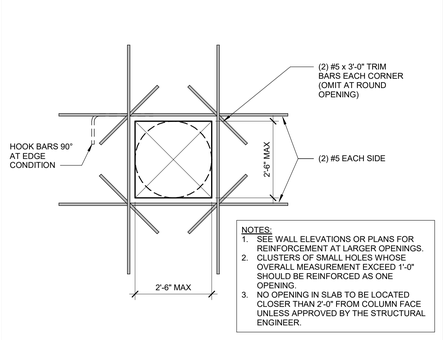
DECK OVER INTERIOR CONC WALL 1" = 1'-0" 11



CONCRETE WALL REINFORCING AT INTERSECTION 1" = 1'-0" 3

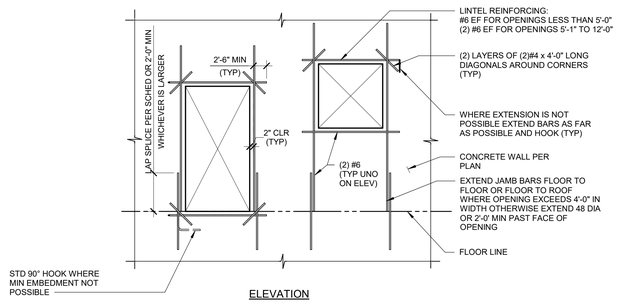


METAL DECK AT TOP OF CONC WALL 1" = 1'-0" 10

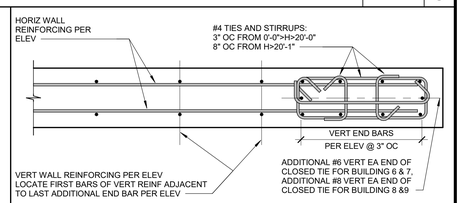


NOTES:
1. SEE WALL ELEVATIONS OR PLANS FOR REINFORCEMENT AT LARGER OPENINGS.
2. CLUSTERS OF SMALL HOLES WHOSE OVERALL MEASUREMENT EXCEED 1'-0" SHOULD BE REINFORCED AS ONE OPENING.
3. NO OPENING IN SLAB TO BE LOCATED CLOSER THAN 2'-0" FROM COLUMN FACE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

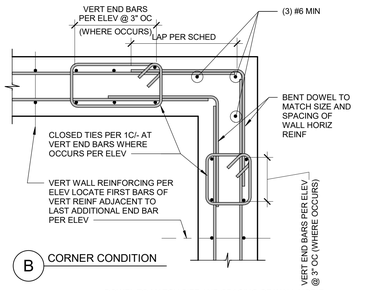
CONCRETE WALL/SLAB OPENING DETAIL 1" = 1'-0" 6



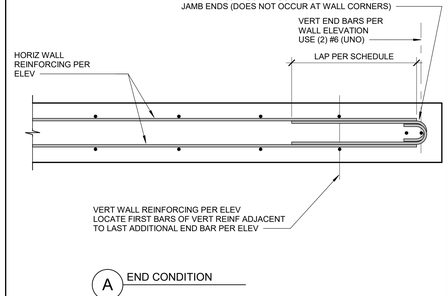
TYPICAL CONCRETE WALL OPENING REINFORCING 3/4" = 1'-0" 5



C END CONDITION



B CORNER CONDITION



A END CONDITION

CONCRETE WALL REINFORCING 1" = 1'-0" 1A 1B 1C

SMSARCH
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

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

GREGORY ANDREW SILVER
No. 6913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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

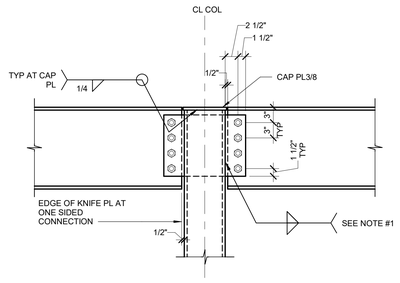
PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
TYPICAL CONCRETE WALL DETAILS

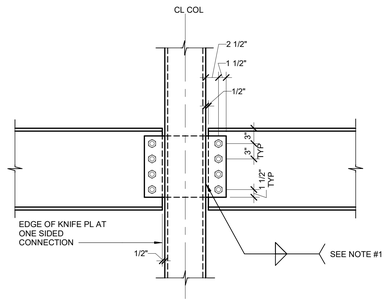
DRAWING NO.
S8.0.3

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

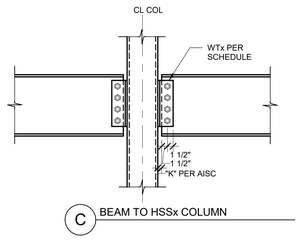
8/5/2022 4:07:22 PM



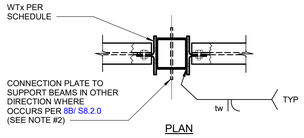
A GIRDER TO HSSx COLUMN



B GIRDER TO HSSx COLUMN



C BEAM TO HSSx COLUMN



PLAN

NOTES:

1. SEE STANDARD BOLTED CONNECTION SCHEDULE ON 1/ S8.2.0 FOR SIZE & NUMBER OF BOLTS, PLATE THICKNESS, AND WELD SIZES.
2. WHERE TWO OR MORE BEAMS CONNECT AT A COLUMN, PROVIDE THE KNIFE PLATE CONNECTION AT THE BEAM THAT REQUIRES MORE BOLTS, AND PROVIDE WTx CONNECTION AT THE BEAM THAT REQUIRES LESS BOLTS.
3. SEE SCHEDULE BELOW FOR SIZE OF WTx AND WELD SIZE. NUMBER OF BOLTS SHALL BE PER THE SCHEDULE ON 1/ S8.2.0

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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

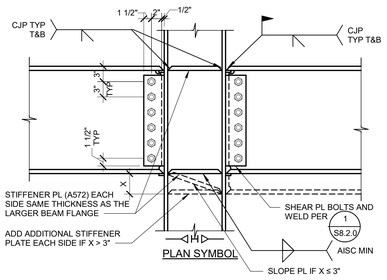
County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

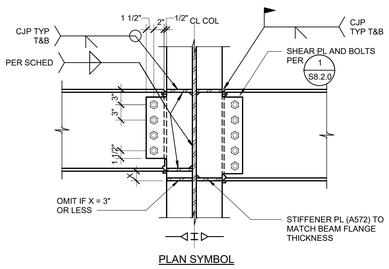
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(G)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

STANDARD BOLTED STEEL CONNECTIONS - HSSx COLUMNS WITH Wx BEAMS | 1" = 1'-0" | **8**



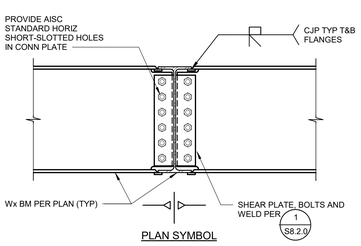
PLAN SYMBOL

A BEAM TO Wx COLUMN



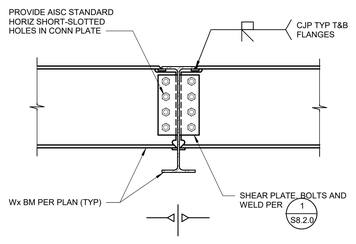
PLAN SYMBOL

B BEAM TO Wx COLUMN



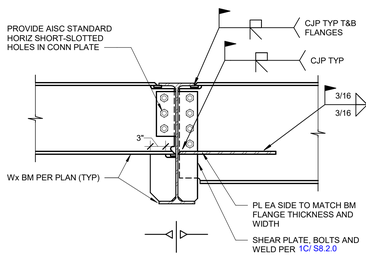
PLAN SYMBOL

C BEAM TO Wx BEAM



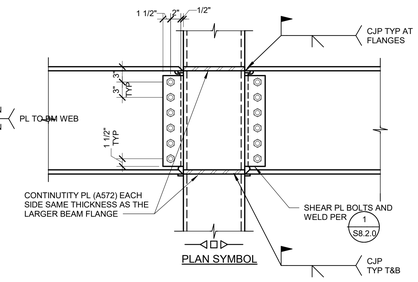
PLAN SYMBOL

D BEAM TO Wx BEAM



PLAN SYMBOL

E BEAM TO Wx BEAM

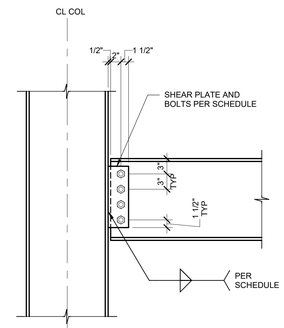


PLAN SYMBOL

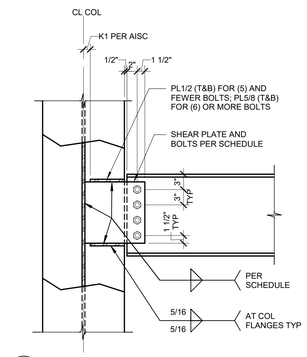
F BEAM TO HSSx COLUMN

NOTES:
1. TOP FLANGE AND BOTTOM FLANGE BACK-UP BARS CAN REMAIN UNLESS A FLAW IN THE WELD IS IDENTIFIED BY THE SPECIAL INSPECTOR.
2. REMOVE RUN-OFF TAB AFTER WELD IS COMPLETE.

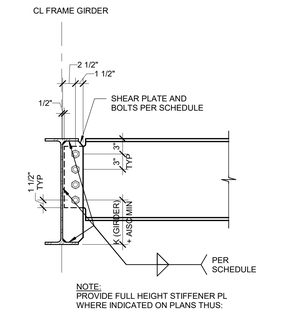
GRAVITY MOMENT CONNECTIONS | 1" = 1'-0" | **13**



A BEAM TO COLUMN FLANGE

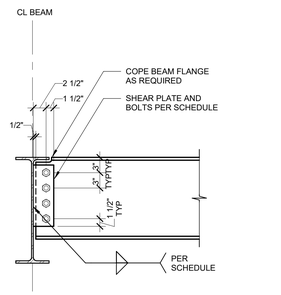


B BEAM TO COLUMN WEB

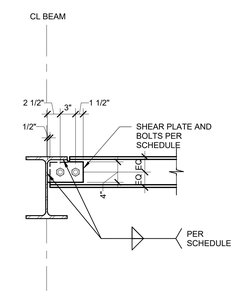


NOTE:
PROVIDE FULL HEIGHT STIFFENER PL WHERE INDICATED ON PLANS THUS:

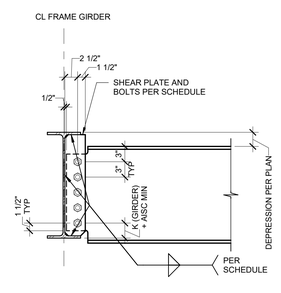
C FULL HEIGHT STIFFENER PLATE



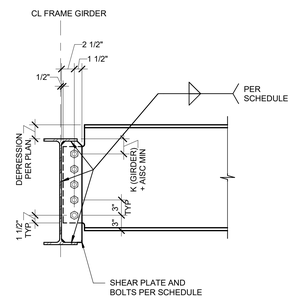
D BEAM TO BEAM



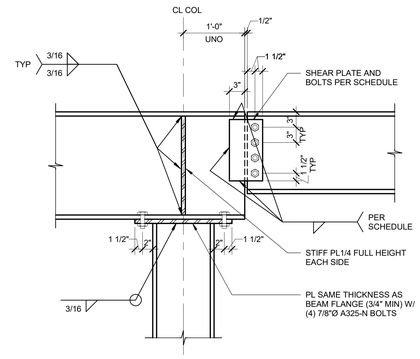
E W6x OR C6x CONNECTION



F DEPRESSED BEAM TO GIRDER



F BEAM TO DEPRESSED GIRDER



H BEAM TO BEAM SPLICE

STANDARD BOLTED CONNECTION SCHEDULE			
BEAM SIZE	NO. & SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD SIZE
W6 / C6	(2) 7/8"Ø	1/4"	1/4"
W8 / C8	(2) 7/8"Ø	1/4"	1/4"
W10 / C10	(2) 7/8"Ø	1/4"	1/4"
W12 / C12	(3) 7/8"Ø	1/4"	1/4"
W14	(3) 7/8"Ø	1/4"	1/4"
W16	(4) 7/8"Ø	3/8"	1/4"
W18	(4) 7/8"Ø	3/8"	1/4"
W21	(5) 7/8"Ø	3/8"	1/4"
W24	(6) 7/8"Ø	3/8"	5/16"
W27	(7) 7/8"Ø	3/8"	5/16"
W30	(8) 7/8"Ø	1/2"	3/8"
W33	(9) 7/8"Ø	1/2"	3/8"
W36	(9) 7/8"Ø	1/2"	3/8"

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

STANDARD BOLTED STEEL CONNECTIONS - Wx COLUMNS & BEAMS | NTS | **1**

SMSARCH
18004 Sky Park Circle, #200
Irvine, California 92614
Ph. 949.757.3240
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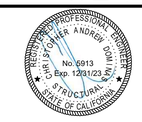
CONSTANT
kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
www.kpff.com

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD



No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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 1900799
DATE 06-01-21

DRAWING TITLE
TYPICAL STEEL DETAILS

DRAWING NO.
S8.2.0

CITY OF DANA POINT
PLANNING DIVISION

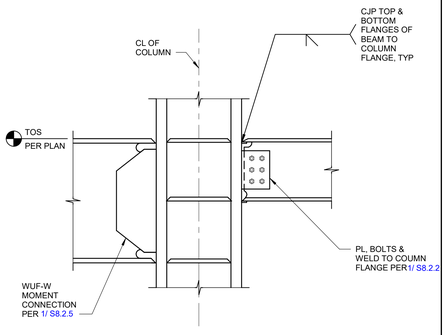
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

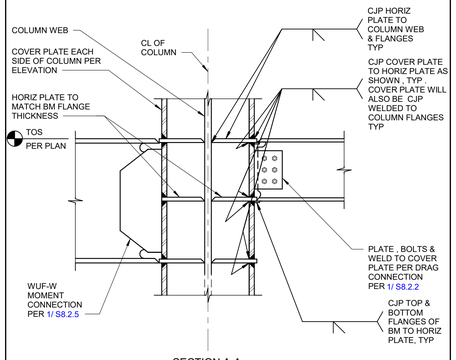
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

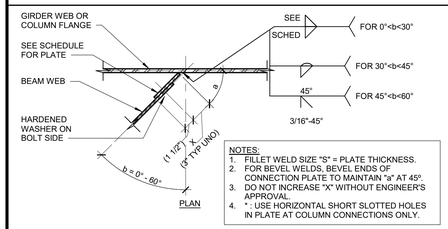


SECTION B-B

NOTES:
1. SEE 14A/ S8.2.1 FOR INFO NOT SHOWN OR SPECIFIED
2. COVER PLATES NOT SHOWN FOR CLARITY



SECTION A-A

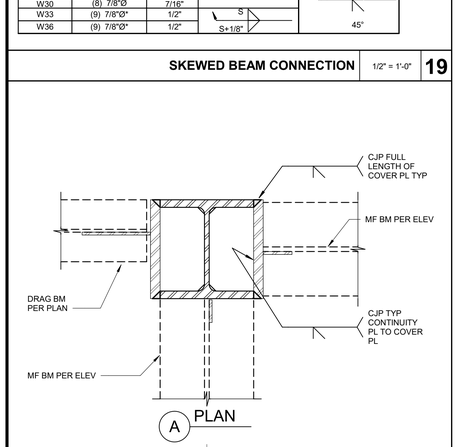


NOTES:
1. FILLET WELD SIZE "S" = PLATE THICKNESS.
2. FOR BEVEL WELDS, BEVEL ENDS OF CONNECTION PLATE TO MAINTAIN "a" AT 45°.
3. DO NOT INCREASE "X" WITHOUT ENGINEER'S APPROVAL.
4. * : USE HORIZONTAL SHORT SLOTTED HOLES IN PLATE AT COLUMN CONNECTIONS ONLY.

SKEWED BEAM CONNECTION SCHEDULE

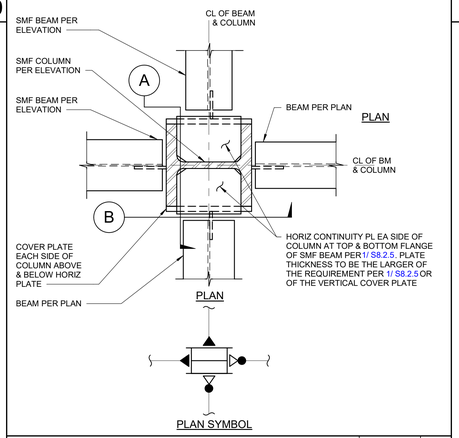
BEAM SIZE	NO.& SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD FOR 0"<b<10"	WELD FOR 10"<b<30"
W8	(2) 7/8"Ø	5/16"		
W10	(2) 7/8"Ø W/ 4"GA	5/16"		
W12	(3) 7/8"Ø	5/16"	S+1/16"	S+1/8"
W14	(3) 7/8"Ø	5/16"		
W16	(4) 7/8"Ø	5/16"		
W18	(4) 7/8"Ø	5/16"		
W21	(5) 7/8"Ø	5/16"		
W24	(6) 7/8"Ø	3/8"		
W27	(7) 7/8"Ø	3/8"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

SKEWED BEAM CONNECTION 1/2" = 1'-0" **19**

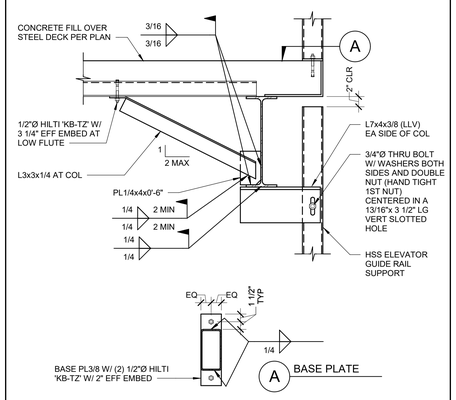


NOTES:
FOR MOMENT FRAME CONNECTION INFORMATION NOT SHOWN HERE, SEE
1
S8.2.5

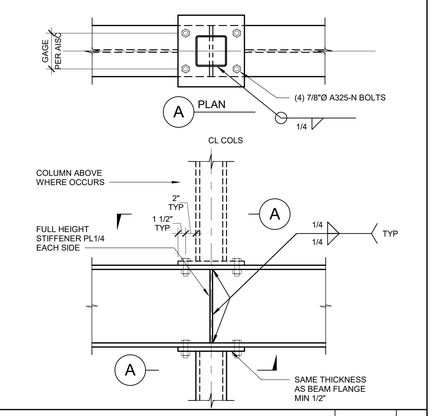
MF CONN AT COVER PLATES 1 1/2" = 1'-0" **17**



SMF BEAM TO COLUMN CONNECTION 1" = 1'-0" **14**

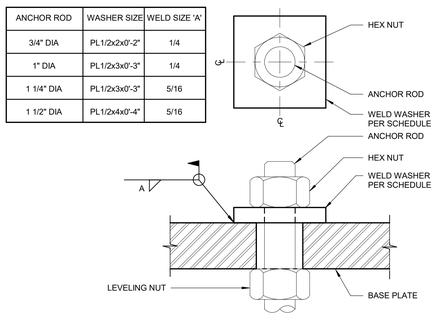


ELEVATOR GUIDE RAIL SUPPORT NTS **13**

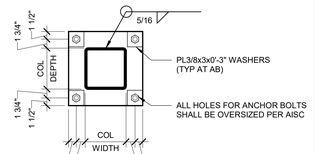


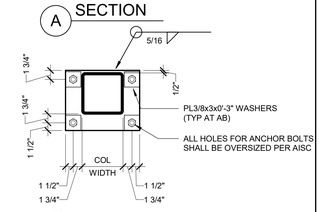
COLUMN ABOVE AND BELOW BEAM NTS **12**

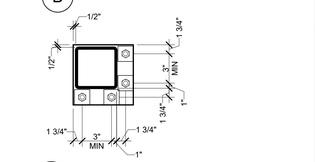
ANCHOR ROD	WASHER SIZE	WELD SIZE 'A'
3/4" DIA	PL1/2x2x0'-2"	1/4
1" DIA	PL1/2x3x0'-3"	1/4
1 1/4" DIA	PL1/2x3x0'-3"	5/16
1 1/2" DIA	PL1/2x4x0'-4"	5/16



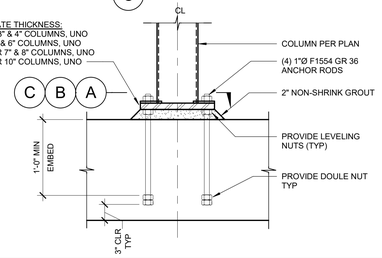
TYPICAL WELD WASHERS NTS **11**



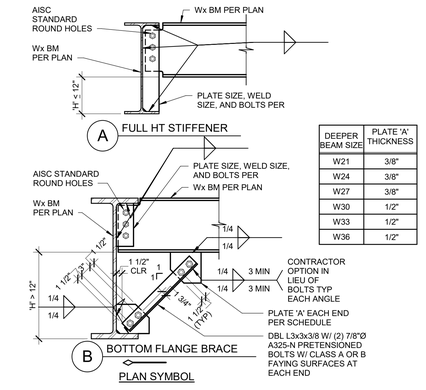




BASE PLATE THICKNESS:
3/4" FOR 3" & 4" COLUMNS, UNO
1" FOR 5" & 6" COLUMNS, UNO
1 1/4" FOR 7" & 8" COLUMNS, UNO
1 1/2" FOR 10" COLUMNS, UNO

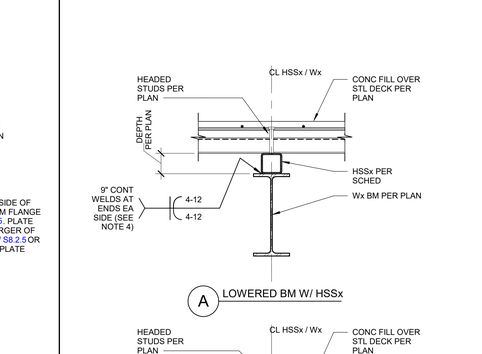


NON-FRAME HSSx COLUMN BASEPLATE NTS **7**



DEEPER BEAM SIZE	PLATE 'A' THICKNESS
W21	3/8"
W24	3/8"
W27	3/8"
W30	1/2"
W33	1/2"
W36	1/2"

BOTTOM FLANGE BRACE NTS **3**

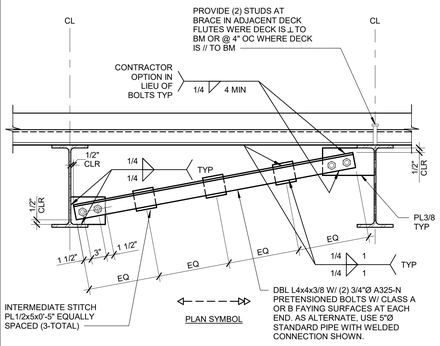


HSSx SCHEDULE	
DEPTH	MIN HSSx SIZE (SEE NOTE 3)
2"	HSS4x2x3/8
2 1/2"	SEE DETAIL D/-
3"	HSS4x3x3/8
4"	HSS4x4x3/8
5"	HSS5x4x3/8
6"	HSS6x4x3/8
NOTE: REFER TO DETAIL D/- FOR ALTERNATE FOR DEPTHS OF 3" OR LESS.	

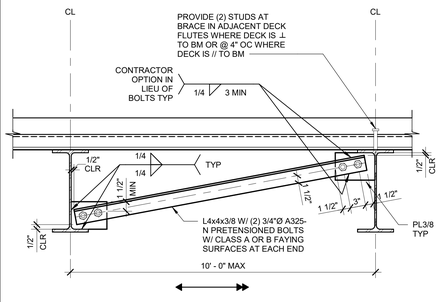
WTx SCHEDULE	
DEPTH	WTx SIZE (SEE NOTE 1)
6 1/16" TO 9"	WT9x17.5
9 1/16" TO 12"	WT12x27.5
12 1/16" TO 15"	WT15x49.5
NOTE: REFER TO DETAIL A/- FOR DEPTHS ≤ 6"	

NOTES:
1. CUT WEB OF WTx TO MATCH DEPTH OF DEPRESSION AS REQUIRED.
2. COORDINATE LENGTH OF HSSx/WTx WITH ARCH DWGS.
3. SEE DETAIL PLACEMENT. 9 S8.2.3 & 11 S8.2.3 FOR HEADED STUD
4. USE 8" LONG WELDS EA SIDE @ 12" OC IN LIEU OF 4" @ 12" OC WHERE Wx BM IS PART OF THE SFRS AS NOTED ON PLANS.

TYPICAL DEPRESSED BEAM DETAIL NTS **5**



BOTTOM FLANGE BRACE NTS **2**



BOTTOM FLANGE BRACE NTS **1**

BM 380 /1100/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP PROPERTIES
BURNHAM|WARD

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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

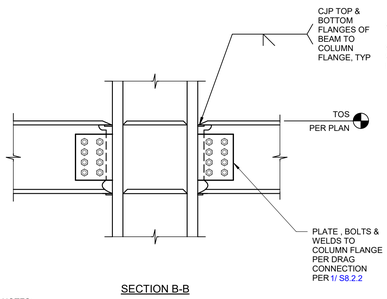
PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
TYPICAL STEEL DETAILS

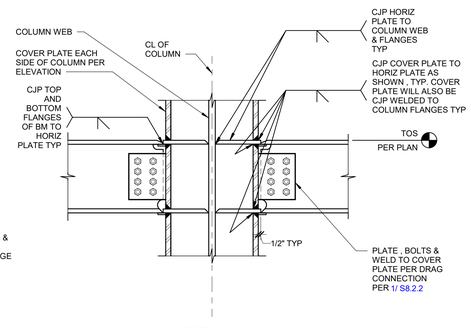
DRAWING NO.
S8.2.1

8/5/2022 4:07:36 PM

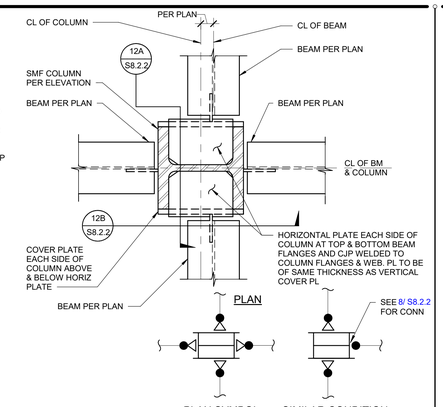


SECTION B-B

NOTES:
1. SEE 12A/ S8.2.2FOR INFO SHOWN OR SPECIFIED
2. COVER PLATES NOT SHOWN FOR CLARITY

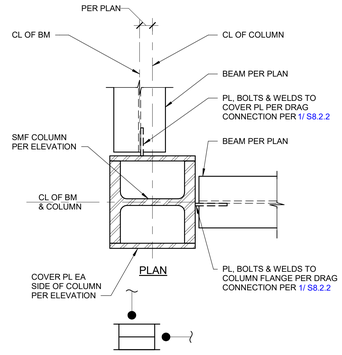


SECTION A-A



PLAN SYMBOL SIMILAR CONDITION

DRAG AND MOMENTS CONNECTION AT SMF COLUMN W/ COVER PLATES 1" = 1'-0" **12**



PLAN SYMBOL

DRAG CONN @ SMF COL W/ COVER PL 1" = 1'-0" **8**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hirsi Tabatabaee
BUILDING OFFICIAL

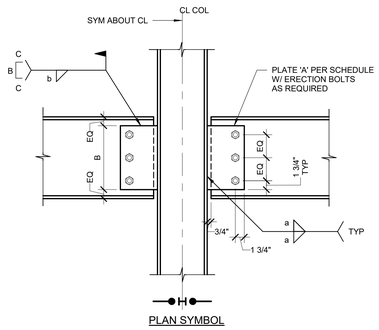
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

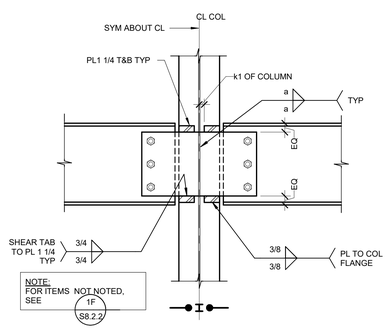
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



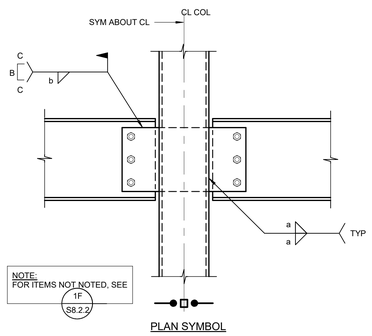
PLAN SYMBOL

F WELDED DRAG BEAM TO Wx COLUMN FLANGE



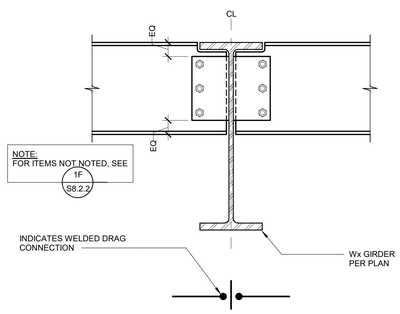
PLAN SYMBOL

G WELDED DRAG BEAM TO Wx COLUMN WEB



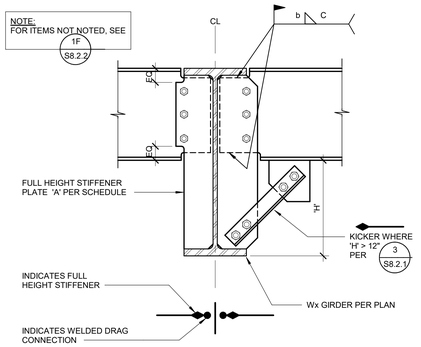
PLAN SYMBOL

H WELDED DRAG BEAM TO HSS COLUMN



PLAN SYMBOL

J WELDED DRAG BEAM TO Wx BEAM WEB



PLAN SYMBOL

K WELDED DRAG BEAM TO Wx BEAM WITH BOTTOM FLANGE BRACED

WELDED DRAG CONNECTION SCHEDULE

BEAM SIZE	PLATE 'A' THICKNESS	DIMENSION 'B'	DIMENSION 'C'	WELD 'a' SIZE	WELD 'b' SIZE
W14	5/8"	9"	8"	7/16"	3/8"
W16	5/8"	12"	8"	7/16"	3/8"
W18	5/8"	12"	8"	7/16"	3/8"
W21	5/8"	15"	8"	7/16"	3/8"
W24	5/8"	18"	8"	1/2"	1/2"
W27	3/4"	21"	8"	1/2"	1/2"
W30	3/4"	24"	8"	1/2"	1/2"
W33	3/4"	27"	8"	1/2"	1/2"
W36	3/4"	28"	8"	1/2"	1/2"
W40	3/4"	31"	8"	1/2"	1/2"

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

DRAG CONNECTIONS (PART OF THE SFRS) 1" = 1'-0" **1**

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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
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HIRSI TABATABAEE ANDRON No. 5913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
TYPICAL STEEL DRAG DETAILS

DRAWING NO.
S8.2.2

BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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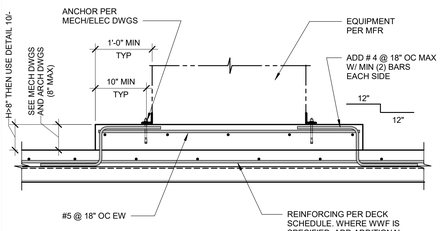
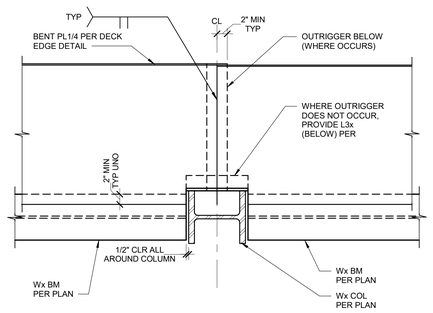


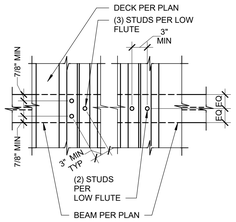
EQUIPMENT PAD ON DECK 1" = 1'-0" **20**



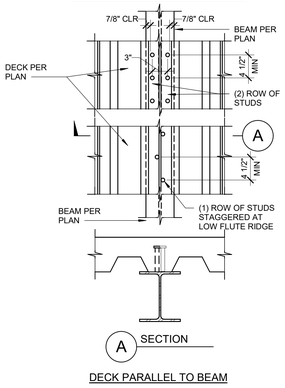
NOTE:
1. SEE PLAN FOR EDGE OF DECK DETAIL CALLOUTS.
2. SEE TYP DECK EDGE DETAILS ON S8.2_ & S8.2_ FOR ALL INFORMATION NOT SHOWN.

CLOSURE PLATE AT COLUMN 1" = 1'-0" **16**

NOTE:
LOW DECK FLUTE TO BE CENTERED OVER GIRDERS OR DECK MUST BE SPLIT FULL LENGTH OF BEAM TO PROVIDE 4 1/2" MIN BEARING OVER GIRDER FLANGE.

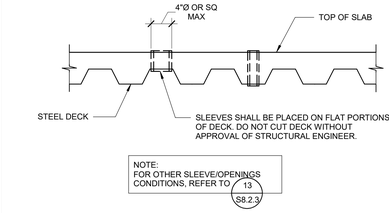


DECK PERPENDICULAR TO BEAM



DECK PARALLEL TO BEAM

STUD SPACING ON COMPOSITE BEAM NTS **11**



NOTE:
FOR OTHER SLEEVE/OPENINGS CONDITIONS, REFER TO 13/S8.2.3

TYPICAL UNSTIFFENED DECK SLEEVE NTS **8**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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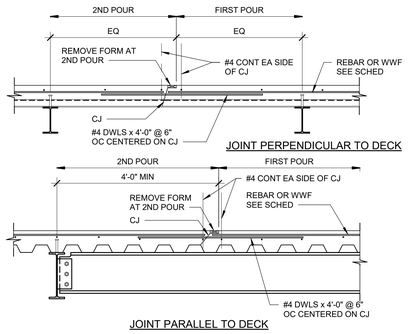
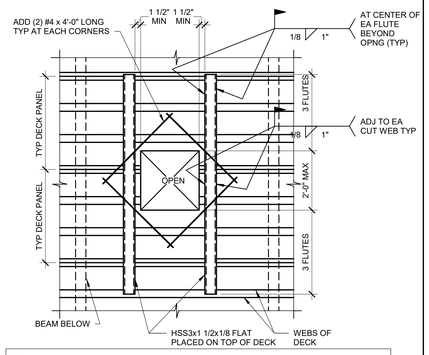
APPROVED KBN
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

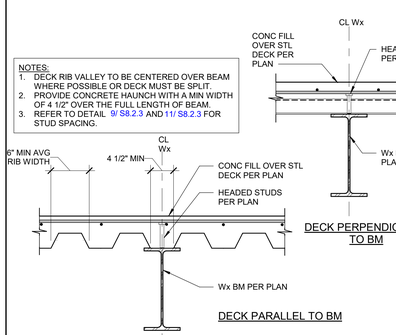


CONSTRUCTION JOINT FOR SLAB 1/2" = 1'-0" **19**

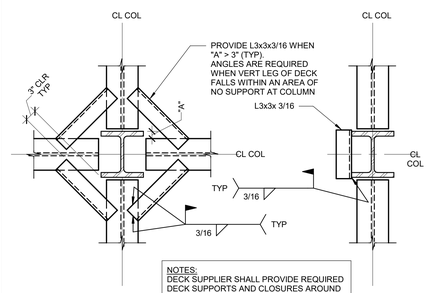


NOTE:
WHEN THE MAXIMUM DIMENSION OF AN OPENING OR OPENING GROUP EXCEEDS 24", PLACE HEADER BEAM AROUND OPENING.

DECK BLOCK OUT DETAIL NTS **15**

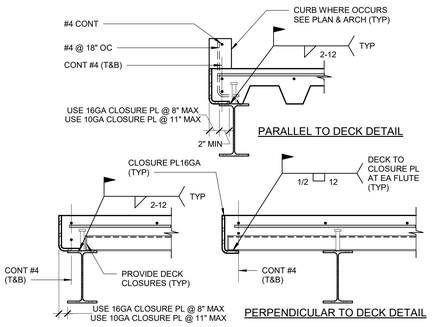


COMPOSITE BEAM TO COMPOSITE SLAB NTS **7**

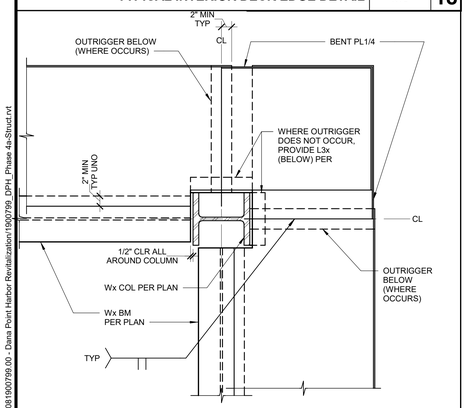


NOTES:
DECK SUPPLIER SHALL PROVIDE REQUIRED DECK SUPPORTS AND CLOSURES AROUND COLUMN.

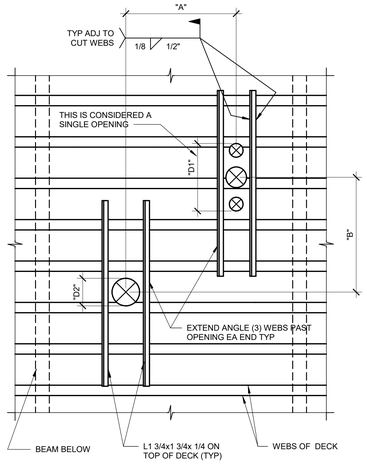
STEEL DECK SUPPORT AT COLUMN NTS **3**



TYPICAL INTERIOR DECK EDGE DETAIL NTS **18**

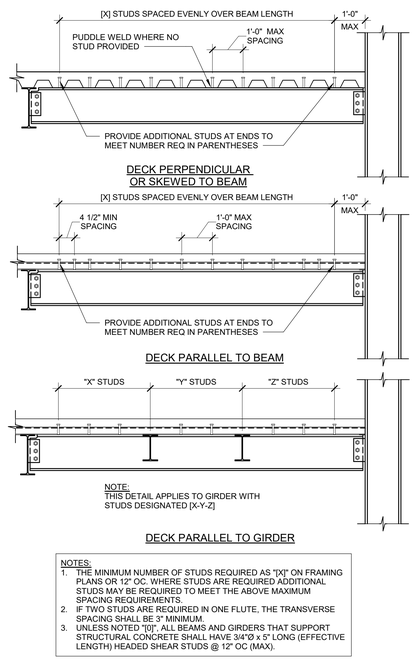


CLOSURE PLATE AT COLUMN 1" = 1'-0" **4**



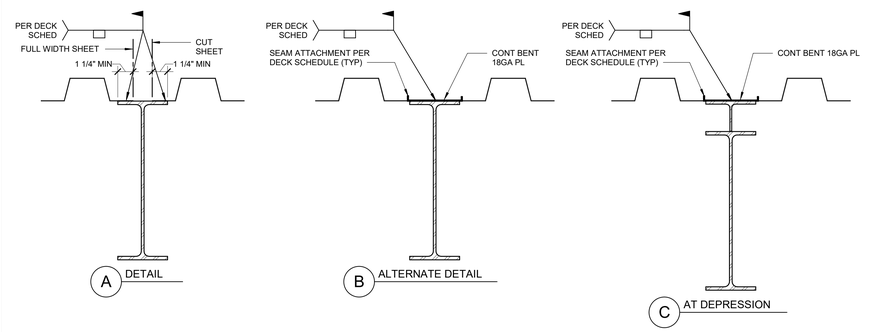
NOTES:
1. DO NOT CUT MORE THAN (2) ADJACENT WEBS.
2. HOLES LESS THAN 6"Ø AND CUTTING NO MORE THAN (1) WEB, DOES NOT REQUIRE REINFORCING SHOWN.
3. ANGLES SHALL BE PLACED ON TOP OF DECK
4. IF DIMENSION "A" IS GREATER THAN 4x"D1", 4x"D2" OR 32" WHICHEVER IS GREATER, THERE SHALL BE NO RESTRICTION OF DIMENSION "B".
5. IF DIMENSION "B" IS GREATER THAN 4x"D1", 4x"D2" OR 32" WHICHEVER IS GREATER, THERE SHALL NOT BE NO RESTRICTION ON DIMENSION "A"
6. IF DIMENSION "A" AND "B" ARE LESS THAN 4x"D1", 4x"D2" OR 32" WHICHEVER IS LARGER, THE GROUP OF OPENINGS SHALL BE CONSIDERED AS A SINGLE OPENING, AND SHALL BE REINFORCED AS REQUIRED FOR THE LARGER OPENING.

TYPICAL STIFFENED DECK SLEEVE DETAIL NTS **13**



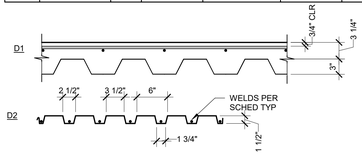
NOTES:
1. THE MINIMUM NUMBER OF STUDS REQUIRED AS "[X]" ON FRAMING PLANS OR 12" OC. WHERE STUDS ARE REQUIRED ADDITIONAL STUDS MAY BE REQUIRED TO MEET THE ABOVE MAXIMUM SPACING REQUIREMENTS.
2. IF TWO STUDS ARE REQUIRED IN ONE FLUTE, THE TRANSVERSE SPACING SHALL BE 3" MINIMUM.
3. UNLESS NOTED "(0)", ALL BEAMS AND GIRDERS THAT SUPPORT STRUCTURAL CONCRETE SHALL HAVE 3/4"Ø x 5" LONG (EFFECTIVE LENGTH) HEADED SHEAR STUDS @ 12" OC (MAX).

STUD SPACING ALONG COMPOSITE BEAM NTS **9**



DECK ALIGNMENT / BEARING DETAIL NTS **2**

MARK	STEEL DECK TYPE	GAGE	TOTAL THICKNESS (t)	CONCRETE TYPE	REINF	STEEL DECK ATTACHMENT PATTERN				MAX UNSHORED SPAN		
						END	INT.	EDGE	SEAM / SIDE LAP	SINGLE	DOUBLE	TRIPLE
D1	VERCO W-3	20	6 1/4"	3000 PSI LTWT CONC	#3 @ 12" OC EW	*3/4"Ø PUDDLE WELD @ 12" OC	*3/4"Ø PUDDLE WELD @ 12" OC	*3/4"Ø PUDDLE WELD @ 12" OC	VSC2 @ 24" OC	12'-0"	14'-0"	14'-0"
D2	VERCO PLB-36	18	1 1/2"	--	--	(7) 3/4"Ø* PUDDLE WELDS PER SHT AT WOOD: (7) SDS25212 PER SHEET	(4) 3/4"Ø* PUDDLE WELDS PER SHT AT WOOD: (4) SDS2512 PER SHEET	(7) 3/4"Ø* PUDDLE WELDS PER SHT AT WOOD: (7) SDS25212 PER SHEET	VSC2 @ 8" OC	8'-0"	10'-0"	12'-0"



NOTES:
1. SEE GENERAL NOTES FOR MORE INFORMATION.
2. VSC2 = PUNCHLOCK II SIDE LAP CONNECTION.
3. REFER TO DETAIL 2/ S8.0.1 FOR REBAR LAP SPLICE SCHEDULE
4. * 3/4" VISABLE DIAMETER PUDDLE WELDS (MINIMUM FUSION AREA SHALL BE 1/2" DIAMETER PUDDLE WELDS).
5. * PUDDLE WELDS MAY BE ELIMINATED WHERE THEY COINCIDE WITH HEADED SHEAR STUDS. REFER TO DETAILS 11/ S8.2.3 AND 9/ S8.2.3 .

STEEL DECK SCHEDULE NTS **1**

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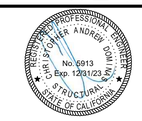
BWP PROPERTIES
BURNHAM|WARD



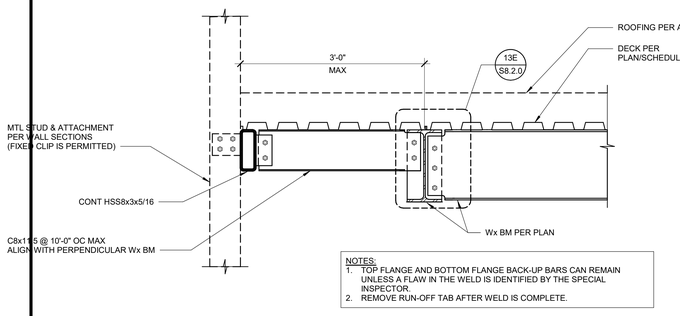
No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	COUNTY RESUBMITTAL

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. 1900799
DATE 06-01-21
DRAWING TITLE
TYPICAL STEEL DECK DETAILS
DRAWING NO.
S8.2.3

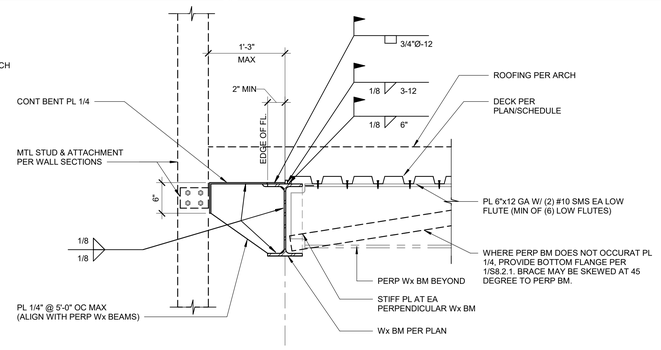
BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:07:47 PM



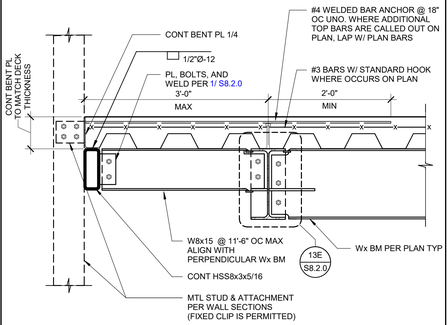
NOTES:
1. TOP FLANGE AND BOTTOM FLANGE BACK-UP BARS CAN REMAIN UNLESS A FLAW IN THE WELD IS IDENTIFIED BY THE SPECIAL INSPECTOR.
2. REMOVE RUN-OFF TAB AFTER WELD IS COMPLETE.

B DECK EDGE ≤ 3'-0"



A DECK EDGE ≤ 1'-3"

EXTERIOR WALL (FIXED CONDITION) ROOF DECK EDGE | 1" = 1'-0" | 12



EXT WALL (FIXED CONDITION) ROOF DECK EDGE ≤ 3'-0" | 1" = 1'-0" | 8

Building&Safety: OCPWazarvandB 1/16/2025

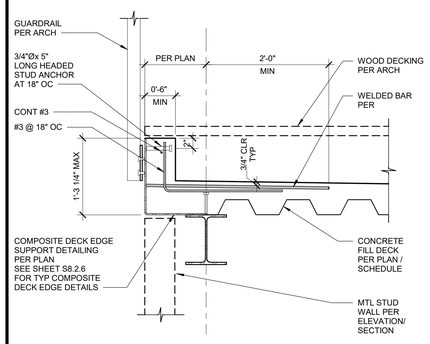
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

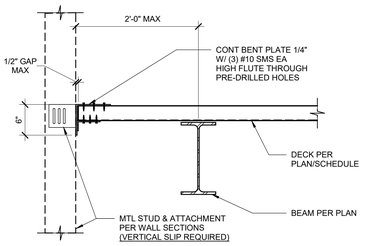
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

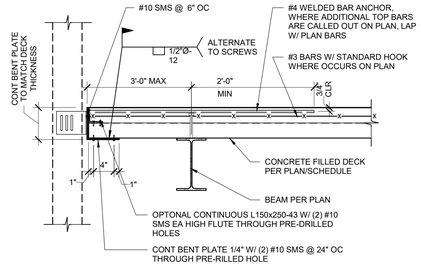
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE_10/01/24
COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



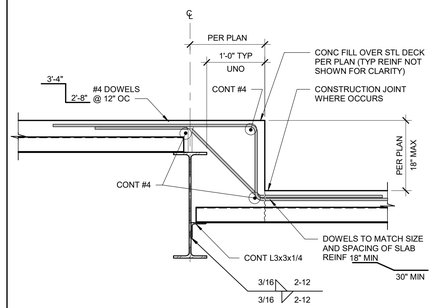
BALCONY COMPOSITE DECK EDGE | 1" = 1'-0" | 19



C ROOF DECK PERPENDICULAR TO DECK EDGE ≤ 2'-0"

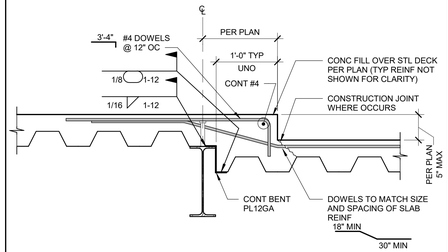


C (VERTICAL SLIP) PERPENDICULAR TO DECK EDGE ≤ 3'-0"

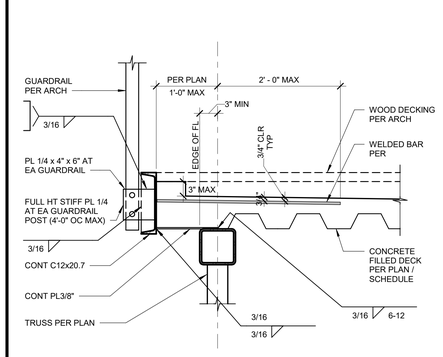


A

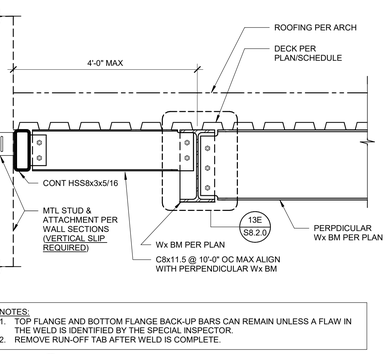
DEPRESSED SLAB PERPEND. (18" MAX) | NTS | 7



TYP DEPRESSED SLAB PARALLEL (5" MAX) | NTS | 3

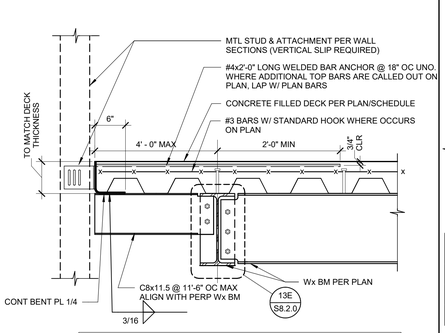


BALCONY COMPOSITE DECK EDGE | 1" = 1'-0" | 18

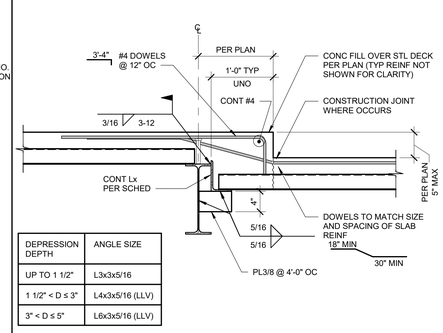


NOTES:
1. TOP FLANGE AND BOTTOM FLANGE BACK-UP BARS CAN REMAIN UNLESS A FLAW IN THE WELD IS IDENTIFIED BY THE SPECIAL INSPECTOR.
2. REMOVE RUN-OFF TAB AFTER WELD IS COMPLETE.

B ROOF DECK PARALLEL TO DECK EDGE ≤ 4'-0"



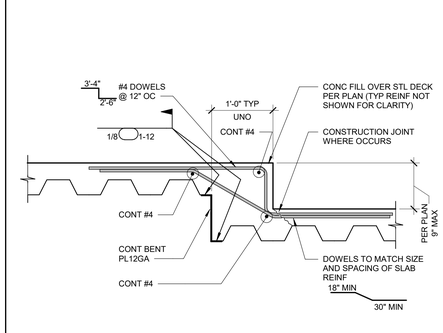
B VERTICAL SLIP TO DECK EDGE ≤ 4'-0"



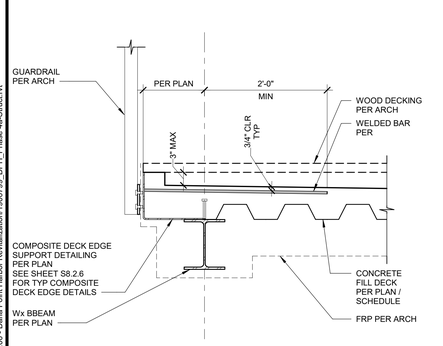
DEPRESSION DEPTH	ANGLE SIZE
UP TO 1 1/2"	L3x3x5/16
1 1/2" < D ≤ 3"	L4x3x5/16 (LLV)
3" < D ≤ 5"	L6x3x5/16 (LLV)

A

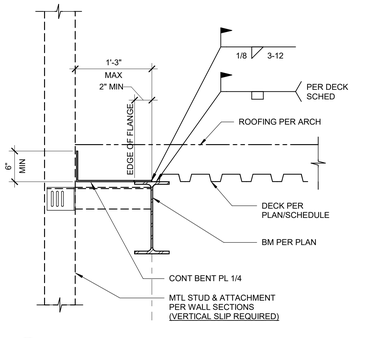
DEPRESSED SLAB PERPEND. (5" MAX) | NTS | 6



TYP DEPRESSED SLAB MID-SPAN (9" MAX) | NTS | 2

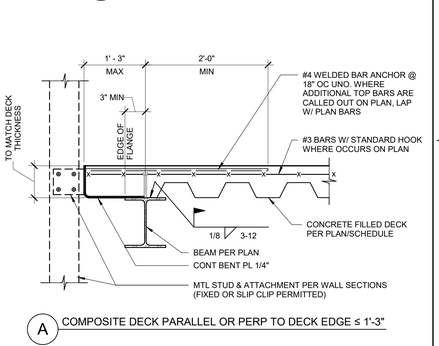


BALCONY COMPOSITE DECK EDGE | 1" = 1'-0" | 17



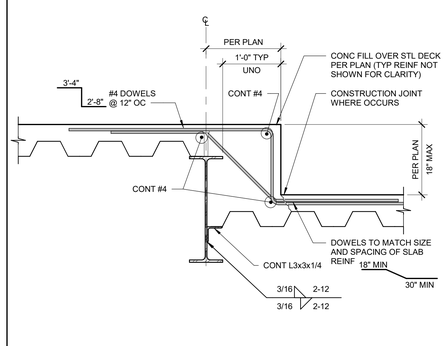
A ROOF DECK PARALLEL TO DECK EDGE ≤ 1'-3"

TYPICAL ROOF DECK EDGE | 1" = 1'-0" | 13

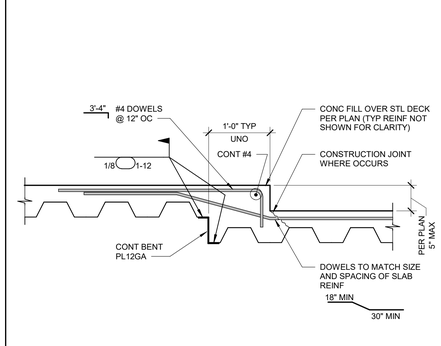


A COMPOSITE DECK PARALLEL OR PERP TO DECK EDGE ≤ 1'-3"

TYP CONCRETE FILLED STEEL FLOOR DECK EDGE | 1" = 1'-0" | 9



TYP DEPRESSED SLAB PARALLEL (18" MAX) | NTS | 5



TYP DEPRESSED SLAB MID-SPAN (5" MAX) | NTS | 1

SMSARCH
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

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW HOWE
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	COUNTY RESUBMITTAL

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PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
TYPICAL STEEL DECK DETAILS
DRAWING NO.
S8.2.4

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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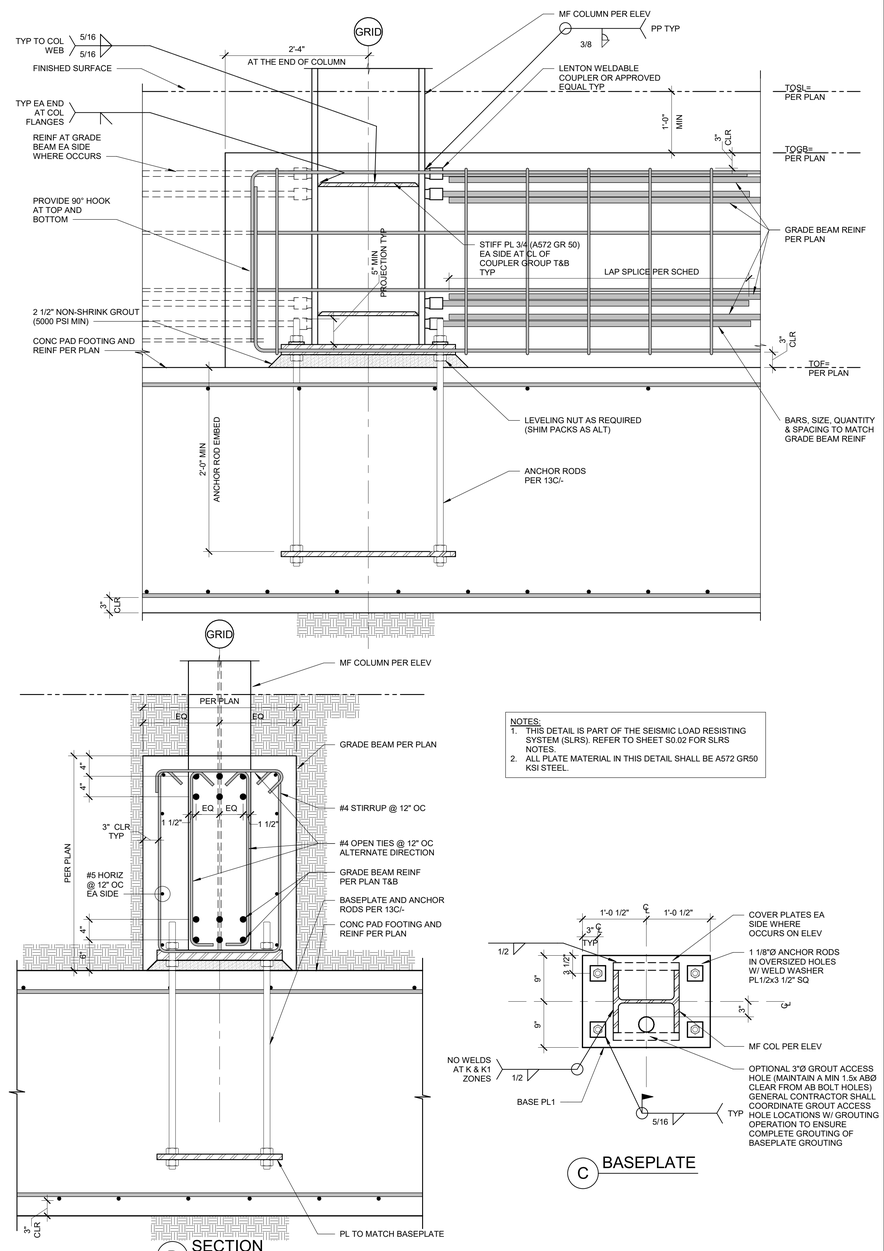
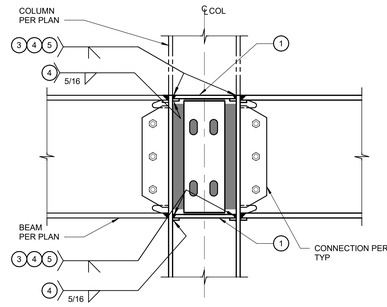


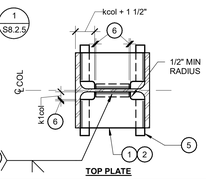
B SECTION

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.

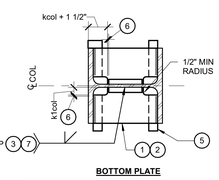
C BASEPLATE

NOTES:
1. CONTINUITY PLATE AT EACH SIDE OF COLUMN WEB ALIGNED WITH TOP AND BOTTOM FRAME BEAM FLANGES. PLATE SHALL BE ASTM A572 GR. 50. PLATE THICKNESS SHALL MATCH THE THICKER FRAME BEAM FLANGE ROUNDED UP TO THE NEAREST 1/8", UNO ON FRAME ELEVATIONS.
2. EXTEND PLATE FLUSH WITH COLUMN FLANGES.
3. CJP TYPICAL AT CONTINUITY PLATE TO COLUMN.
4. BACKING MAY BE LEFT IN PLACE. IF LEFT IN PLACE, PROVIDE CONTINUOUS WELD OF BACKING TO COLUMN FLANGE. IF BACKING IS REMOVED, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL & BACKWELDED WITH A CONTINUOUS 5/16" REINFORCING FILLET WELD.
5. WELD TABS PERMITTED AT ENDS OF COLUMN FLANGES. REMOVE WELD TABS TO 1/4" MAXIMUM FROM EDGE OF CONTINUITY PLATE. GRIND END OF WELD SMOOTH (500µ-IN), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE OR CONTINUITY PLATE.
6. WELD TABS NOT PERMITTED. WELD LAYERS MAY BE TRANSITIONED AT AN ANGLE OF 45 DEGREES MAXIMUM MEASURED FROM VERTICAL. NO NDT REQUIRED AT CASCADED WELD TRANSITIONS.
7. BACKING TO BE REMOVED. THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL





TOP PLATE



BOTTOM PLATE

WUF-W CONTINUITY PL (W/ DOUBLER PL) | 1" = 1'-0" | 8

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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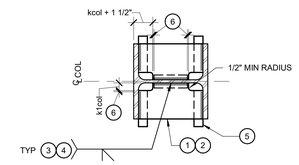
Hani Tabatabaee
BUILDING OFFICIAL

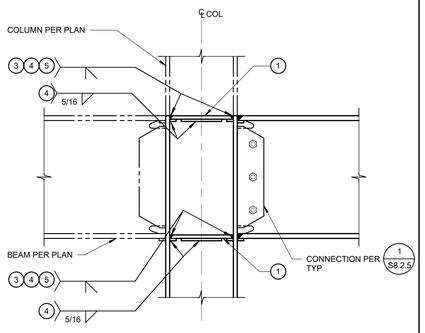
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0016(C)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

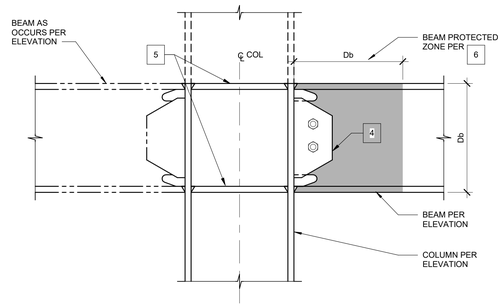


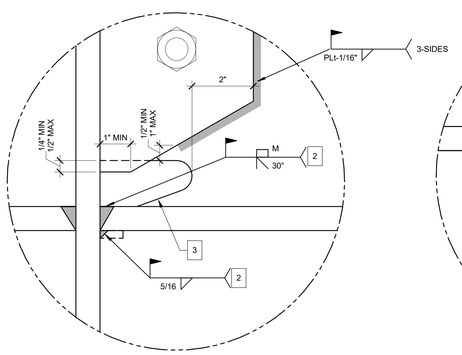


NOTES:
1. CONTINUITY PLATE AT EACH SIDE OF COLUMN WEB ALIGNED WITH TOP AND BOTTOM FRAME BEAM FLANGES. PLATE SHALL BE ASTM A572 GR. 50. PLATE THICKNESS SHALL MATCH THE THICKER FRAME BEAM FLANGE ROUNDED UP TO THE NEAREST 1/8", UNO ON FRAME ELEVATIONS.
2. EXTEND PLATE FLUSH WITH COLUMN FLANGES.
3. CJP TYPICAL AT CONTINUITY PLATE TO COLUMN.
4. BACKING MAY BE LEFT IN PLACE. IF LEFT IN PLACE, PROVIDE CONTINUOUS WELD OF BACKING TO COLUMN FLANGE. IF BACKING IS REMOVED, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD MATERIAL & BACKWELDED WITH A CONTINUOUS 5/16" REINFORCING FILLET WELD.
5. WELD TABS PERMITTED AT ENDS OF COLUMN FLANGES. REMOVE WELD TABS TO 1/4" MAXIMUM FROM EDGE OF CONTINUITY PLATE. GRIND END OF WELD SMOOTH (500µ-IN), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE OR CONTINUITY PLATE.
6. WELD TABS NOT PERMITTED. WELD LAYERS MAY BE TRANSITIONED AT AN ANGLE OF 45 DEGREES MAXIMUM MEASURED FROM VERTICAL. NO NDT REQUIRED AT CASCADED WELD TRANSITIONS.

SPECIAL MOMENT FRAME BASE DETAILS | 1" = 1'-0" | 14

WUF-W CONTINUITY PL (W/O DOUBLER PL) | 1" = 1'-0" | 10

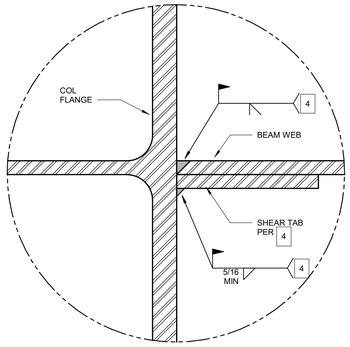




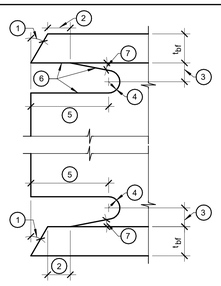
B DETAIL AT BOTTOM FLANGE
SCALE:6"=1'-0"

A DETAIL AT TOP FLANGE
SCALE:6"=1'-0"

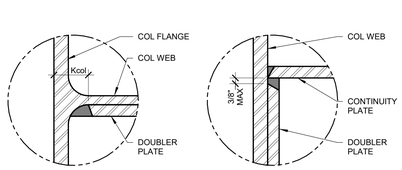
NOTES:
1. CJP GROOVE WELD AT TOP FLANGE: AT TOP FLANGE, EITHER (OPTION 1) REMOVE WELD BACKING, BACKGOUGE, AND ADD 5/16" MINIMUM FILLET WELD, OR (OPTION 2) LEAVE BACKING IN PLACE AND ADD 5/16" FILLET UNDER BACKING.
2. CJP GROOVE WELD AT BOTTOM FLANGE: AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE, AND ADD 5/16" MINIMUM FILLET WELD.
3. WELD ACCESS HOLE. SEE 17/ S8.2.5.
4. WEB CONNECTION: THE NUMBER, TYPE, AND SIZE OF ERECTION BOLTS SELECTED FOR ERECTION LOADS BY FABRICATOR. ERECTION BOLTS SHALL BE WELDED TREADED STUDS ON INSIDE FACE OF BEAM. THE SHEAR TAB LENGTH IS EQUAL TO THE DISTANCE BETWEEN THE WELD ACCESS HOLES PLUS 1/2" MIN, 1" MAX. SHEAR TAB THICKNESS SHALL BE THE SAME THICKNESS AS THE BEAM WEB (MINIMUM), AND SERVES AS BACKING FOR CJP WELD. THE STRENGTH OF THE SHEAR TAB SHALL HAVE Fy=50 KSI. WELD OF SHEAR TAB TO COLUMN FLANGE IS A FILLET SIZED FOR ERECTION LOADS (5/16" MINIMUM) ON THE SIDE AWAY FROM THE BEAM WEB. NO WELD TABS ARE REQUIRED AT THE ENDS OF THE CJP WELD.
5. FOR CONTINUITY PLATES SEE 10/ S8.2.5 & 8/ S8.2.5 .
6. NO CONNECTIONS ARE TO BE PLACED WITHIN THIS REGION.



C SECTION AT BEAM WEB
SCALE:6"=1'-0"



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

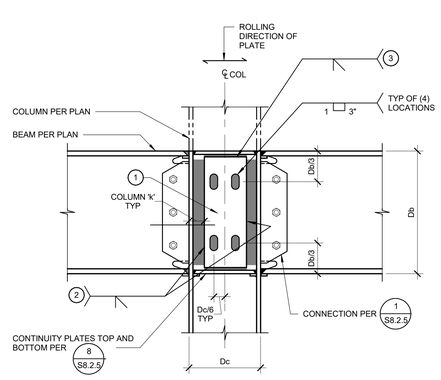


A SECTION
SCALE:3"=1'-0"

B SECTION
SCALE:3"=1'-0"

C SECTION
SCALE:3"=1'-0"

NOTES:
1. WEB DOUBLER PLATE AT ONE SIDE OF COLUMN WEB. PLATE SHALL BE ASTM A572 GR. 50. PLATE THICKNESS SHALL BE AS INDICATED ON FRAME ELEVATIONS.
2. PJP WELD PER AWS D1.8 CLAUSE 4.3 AT COLUMN 'K' EXTENDING VERTICALLY BETWEEN CONTINUITY PLATES. WELD IS PERMITTED TO STOP NO MORE THAN 1" FROM THE CONTINUITY PLATE.
3. CJP WELD TO CONTINUITY PLATE.



WELD ACCESS HOLE (SFRS) | 1" = 1'-0" | 17

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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Irvine, CA 92612
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F: 949.252.8082
www.kpff.com

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629
CLIENT
BWP PROPERTIES
BURNHAM|WARD

GREGORY SILVER No. 6913 Exp. 12/31/23 STRUCTURAL STATE OF CALIFORNIA

No.	DATE	ISSUE
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
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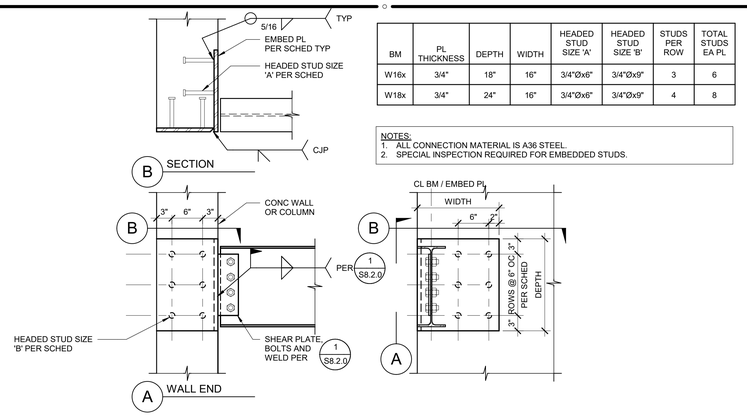
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

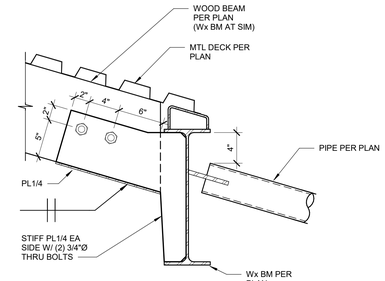
PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
MOMENT FRAME DETAILS
DRAWING NO.
S8.2.5



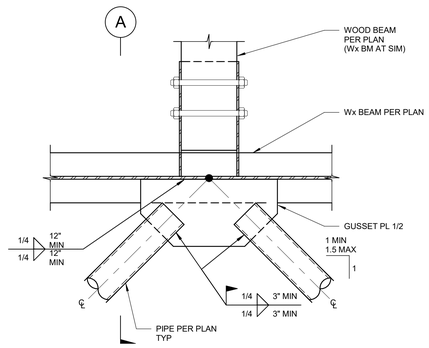
BM	PL THICKNESS	DEPTH	WIDTH	HEADED STUD SIZE 'A'	HEADED STUD SIZE 'B'	STUDS PER ROW	TOTAL STUDS EA PL
W16x	3/4"	18"	16"	3/4"Øx6"	3/4"Øx9"	3	6
W18x	3/4"	24"	16"	3/4"Øx6"	3/4"Øx9"	4	8

NOTES:
1. ALL CONNECTION MATERIAL IS A36 STEEL.
2. SPECIAL INSPECTION REQUIRED FOR EMBEDDED STUDS.

BEAM EMBED PL AT CONC WALL END 1" = 1'-0" **16**



PIPE AT DIAPHRAGM OPENINGS 1 1/2" = 1'-0" **8**



Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

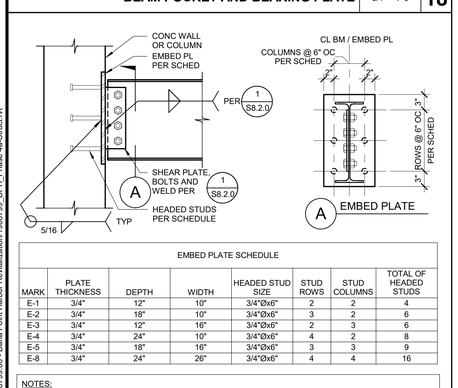
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

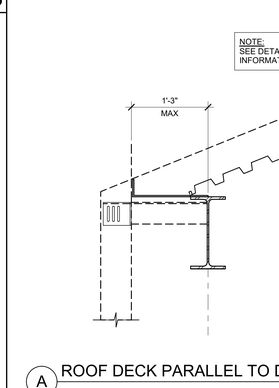
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

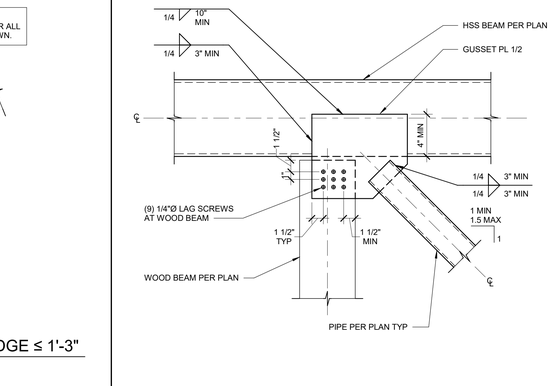


BENT Wx BEAM DETAIL 1" = 1'-0" **19**

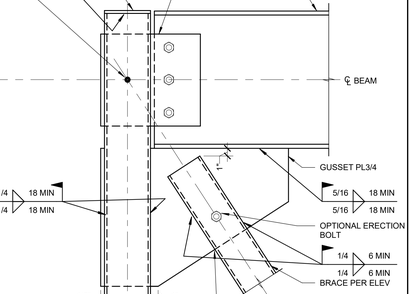


NOTES:
1. CONC WALL REINF NOT SHOWN IN SOME LOCATIONS FOR CLARITY.
2. ALL CONNECTION PLATE MATERIAL TO BE A572 GR 50.

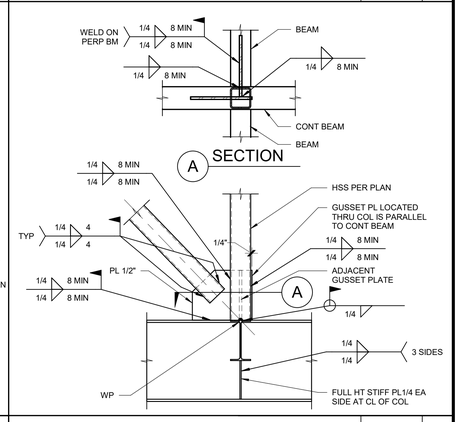
DRAG BEAM TO SLOPED WALL CONNECTION 1" = 1'-0" **11**

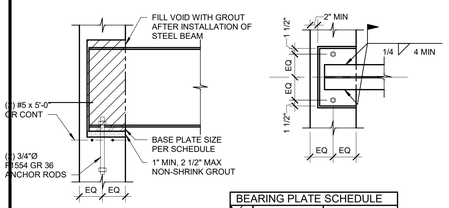


PIPE AT DIAPHRAGM OPENINGS 1 1/2" = 1'-0" **7**



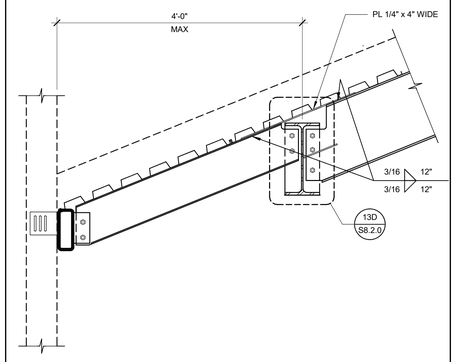
BRACE FRAME CONNECTION 1 1/2" = 1'-0" **3**



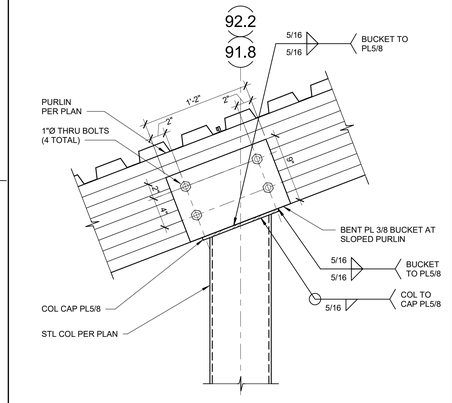


BEARING PLATE SCHEDULE		
MARK / DESIGN	8" CONCRETE (f'c= 3000psi MIN)	12" CONCRETE (f'c=3000psi MIN)
W8	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W10	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W12	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W14	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W16	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W18	PL1/2x6x1'-3"	PL1/2x9 1/2x1'-3"
W21	PL1x6x1'-3"	PL1/2x9 1/2x1'-3"
W24	PL1 1/2x6x1'-3"	PL3/4x9 1/2x1'-3"
W27	-	PL1x9 1/2x1'-3"
W30	-	PL1 1/8x9 1/2x1'-3"
W33	-	PL1 1/4x9 1/2x1'-3"
W36	-	PL1 1/4x9 1/2x1'-3"

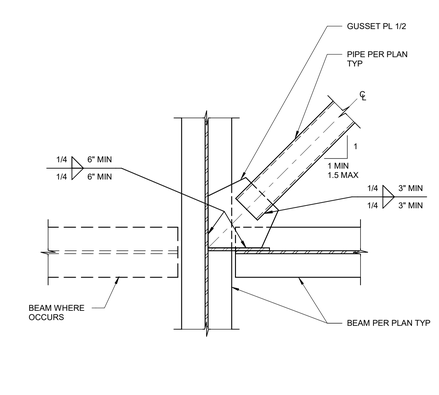
BEAM POCKET AND BEARING PLATE 3/4" = 1'-0" **18**



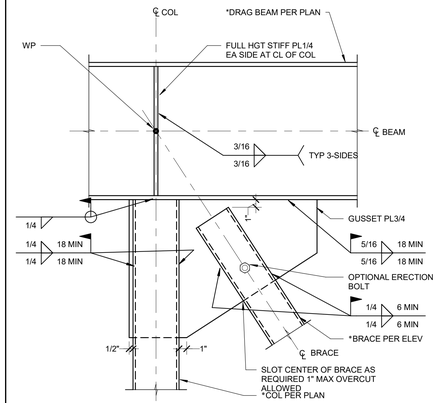
EXTERIOR WALL (VERT SLIP CONDITION) SLOPED ROOF DECK EDGE 1" = 1'-0" **13**



PURLIN TO STEEL COLUMN 1 1/2" = 1'-0" **10**



PIPE AT DIAPHRAGM OPENINGS 1 1/2" = 1'-0" **6**



BRACE FRAME CONNECTION 1 1/2" = 1'-0" **2**

EMBED PLATE SCHEDULE							
MARK	PLATE THICKNESS	DEPTH	WIDTH	HEADED STUD SIZE	STUD ROWS	STUD COLUMNS	TOTAL OF HEADED STUDS
E-1	3/4"	12"	10"	3/4"Øx6"	2	2	4
E-2	3/4"	18"	10"	3/4"Øx6"	3	2	6
E-3	3/4"	12"	16"	3/4"Øx6"	2	3	6
E-4	3/4"	24"	10"	3/4"Øx6"	4	2	8
E-5	3/4"	18"	16"	3/4"Øx6"	3	3	9
E-8	3/4"	24"	26"	3/4"Øx6"	4	4	16

NOTES:
1. ALL CONNECTION MATERIAL IS A36 STEEL.
2. SPECIAL INSPECTION REQUIRED FOR EMBEDDED STUDS.

TYPICAL BM EMBED PL AT CONC WALL/COL 1" = 1'-0" **17**

NOTE:
SEE DETAIL 13/ S8.2.4 FOR ALL INFORMATION NOT SHOWN.

EXTERIOR WALL (VERT SLIP CONDITION) SLOPED ROOF DECK EDGE 1" = 1'-0" **13**

PIPE AT DIAPHRAGM OPENINGS 1 1/2" = 1'-0" **9**

BRACED FRAME CONNECTION 1 1/2" = 1'-0" **5**

BRACE FRAME CONNECTION 1" = 1'-0" **1**

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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW JONES
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
STEEL DETAILS

DRAWING NO.
S8.2.6

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

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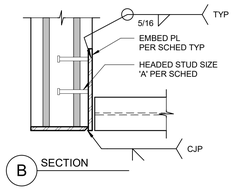
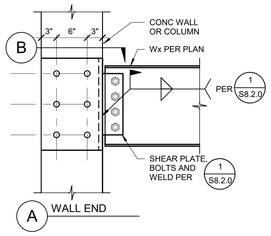
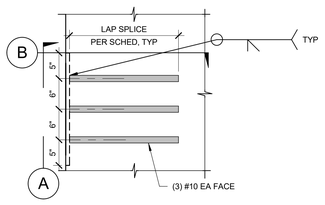
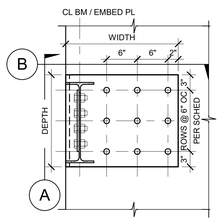






WELDABLE REINF



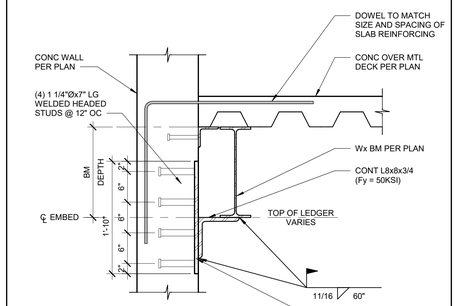
EMBED CONNECTION

BM	PL THICKNESS	DEPTH	WIDTH	HEADED STUD SIZE 'A'
W21x	3/4"	24"	22"	3/4"Øx6"
W18x	3/4"	24"	16"	3/4"Øx6"

STUDS PER ROW	TOTAL STUDS EA PL
4	12
4	8

BEAM EMBED DRAG CONN AT CONC WALL END 1" = 1'-0" **17**

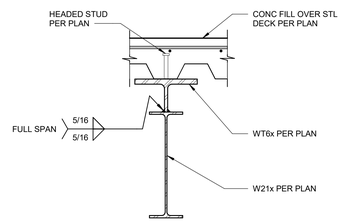
CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



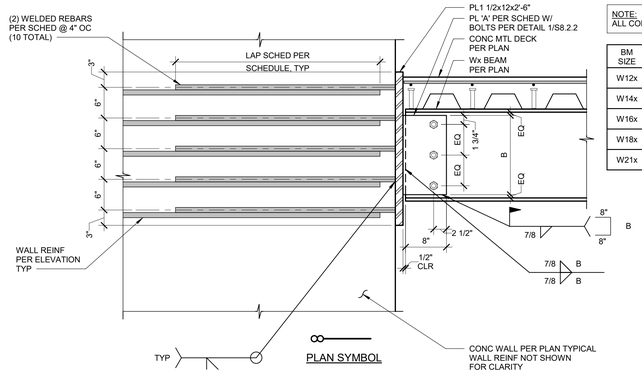
NOTES:
1. LEDGER SHALL BE INSTALLED AFTER CONC OVER METAL DECK HAS BEEN POURED.
2. FOR EMBED INFORMATION NOT SHOWN 8/ S8.0.2
3. FOR TYPICAL LEDGER AT METAL DECK INFORMATION-/ ---
4. WALL REINF NOT SHOWN FOR CLARITY.

DRAG LEDGER CONNECTION 1" = 1'-0" **15**

NOTE:
SEE 2/ S8.2.3 FOR INFORMATION NOT SHOWN



WTx DRAG CONNECTION 1" = 1'-0" **11**

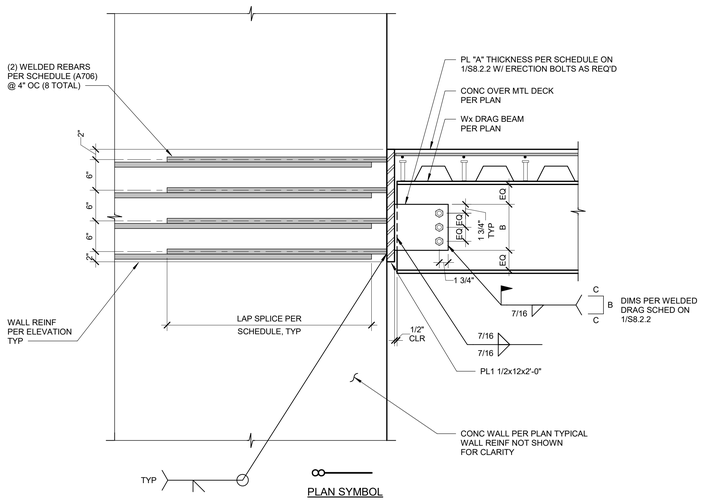


NOTE:
ALL CONNECTION PLATE MATERIAL TO BE A572 GR.50.

BM SIZE	PL 'A' THICKNESS	DIMENSION 'B' (IN)	WELD SIZE 'a' (IN)	REINF
W12x	7/8"	9	3/4	(5) #7 EF
W14x	7/8"	9	3/4	(5) #7 EF
W16x	1"	12	7/8	(5) #7 EF
W18x	1 9/16"	16	1 1/2	(5) #8 EF
W21x	1"	15	7/8	(5) #10 EF

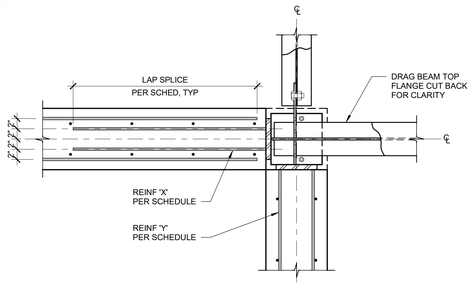
DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **10**

BEAM	REINF
W12x	(2) #7 EF
W16x	(4) #9 EF
W18x	(4) #9 EF
W21x	(4) #9 EF



NOTES:
ALL CONNECTION PLATE MATERIAL TO BE A572 GR.50.

DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **8**



Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
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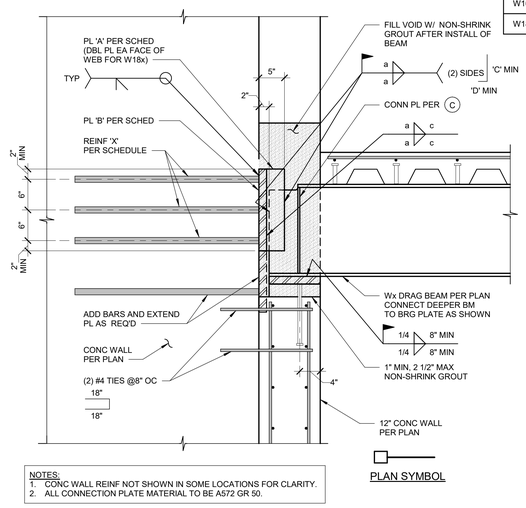
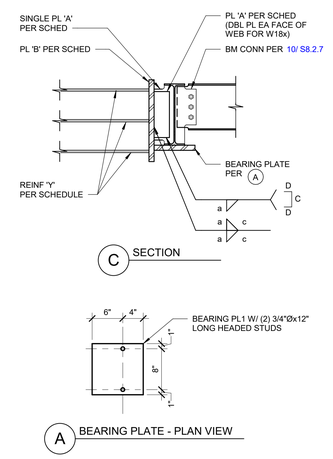
Hadi Tabatabaee
BUILDING OFFICIAL

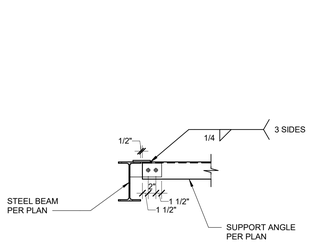
BM SIZE	PL 'A' THICKNESS	PL 'B' THICKNESS	DIMENSION 'C' (IN)	DIMENSION 'D' (IN)	WELD SIZE 'a' (IN)	REINF
W12x	1"	1 1/2"	9	3	7/8	(3) #9 EF
W16x	1"	1 3/4"	12	3	7/8	(4) #10 EF
W18x	1 5/16"	1 3/4"	16	3	1 1/4	(6) #11 EF

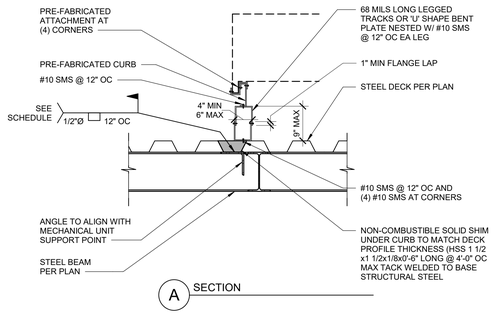


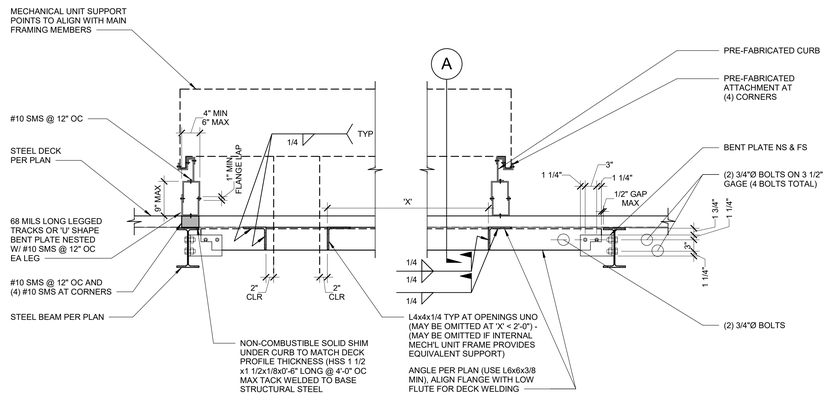
NOTES:
1. CONC WALL REINF NOT SHOWN IN SOME LOCATIONS FOR CLARITY.
2. ALL CONNECTION PLATE MATERIAL TO BE A572 GR 50.



DRAG BEAM AT WALL CONNECTION 1" = 1'-0" **3**







MECHANICAL UNIT SUPPORT FRAMING DETAIL 3/4" = 1'-0" **1**

SMSARCH
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Ph. 949.757.3240
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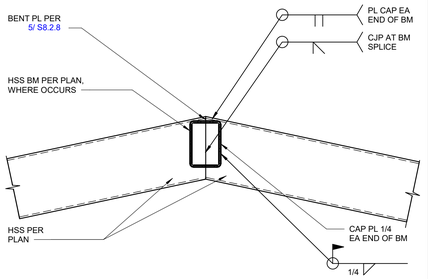
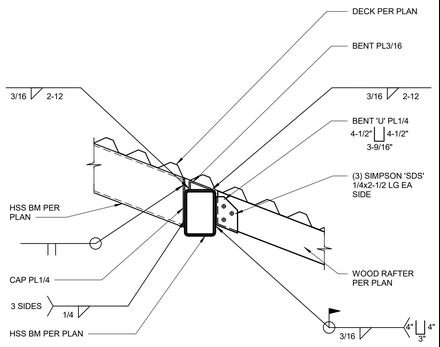
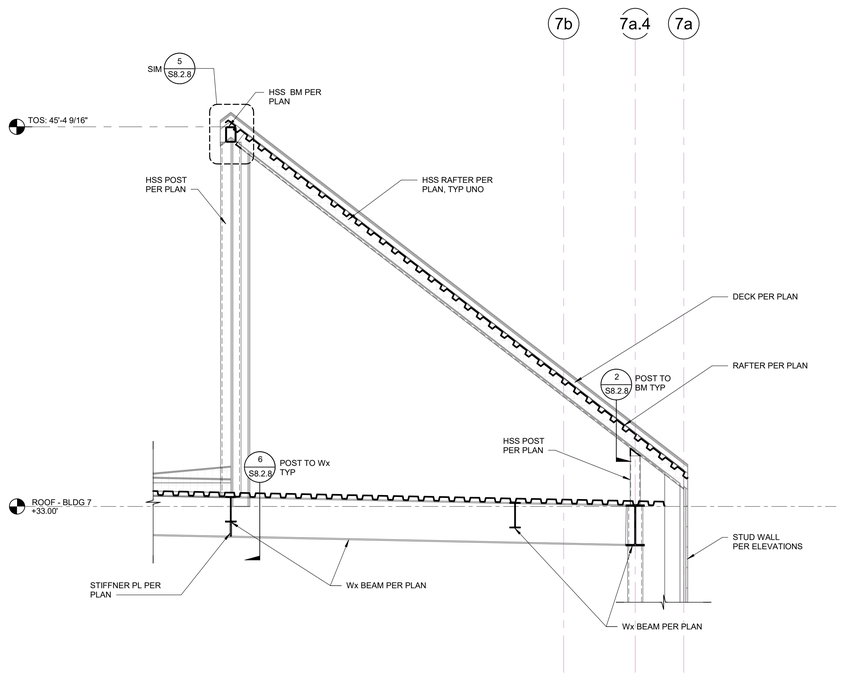
PROJECT NO. 1900799
DATE 06-01-21
DRAWING TITLE
STEEL DETAILS
DRAWING NO.
S8.2.7



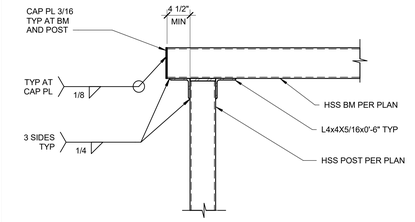
HSS TO HSS AT RIDGE | 1 1/2" = 1'-0" | **20**



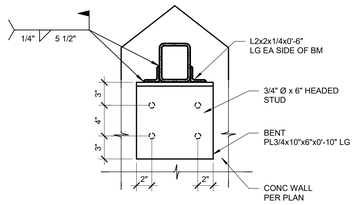
EAVE CONNECTION | 1 1/2" = 1'-0" | **19**



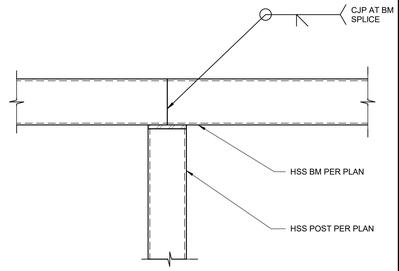
BUILLDING 7 MANSARD ROOF SECTION | 1/2" = 1'-0" | **11**



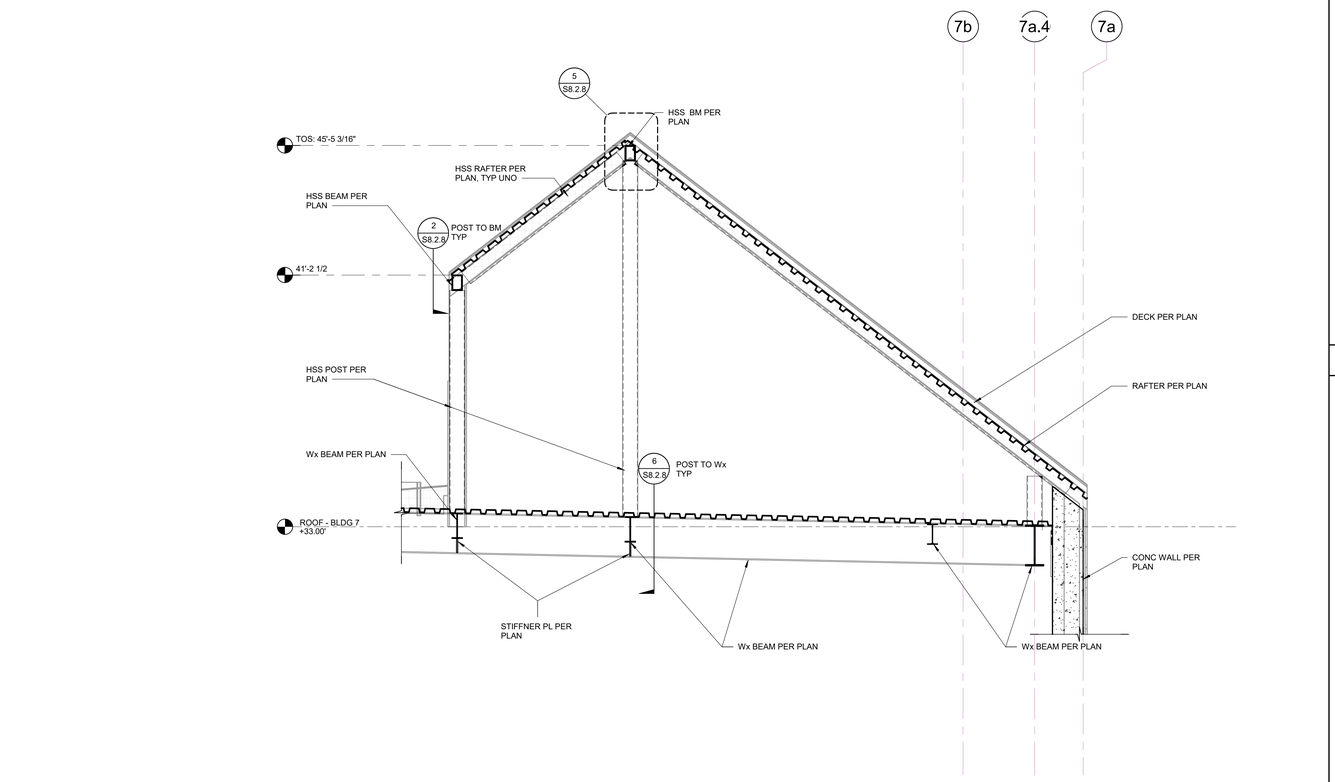
HSS BEAM TO HSS COL AT END | 1" = 1'-0" | **8**



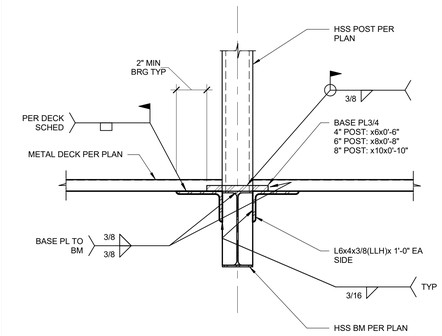
MANSARD HSS EMBED TO CONC WALL | 1 1/2" = 1'-0" | **7**



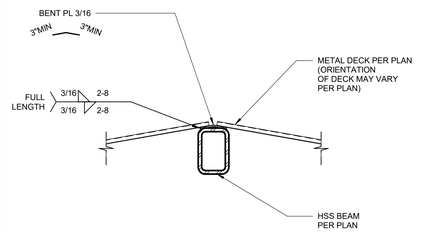
A SECTION



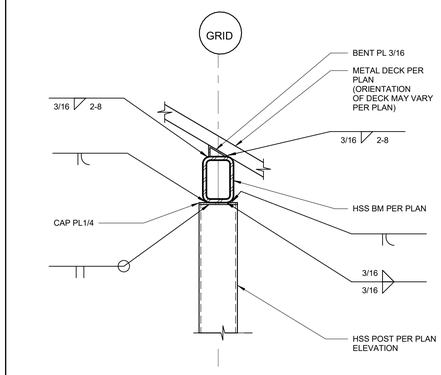
BUILLDING 7 MANSARD ROOF SECTION | 1/2" = 1'-0" | **9**



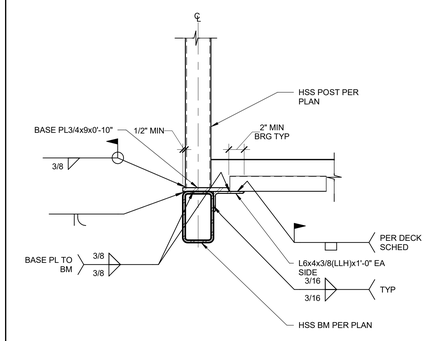
MANSARD HSS POST TO BM BELOW | 1 1/2" = 1'-0" | **6**



HSS BEAM AT RIDGE | 1 1/2" = 1'-0" | **5**



HSS BEAM TO HSS POST CONNECTION | 1 1/2" = 1'-0" | **2**



CLERESTORY HSS POST TO BM BELOW - BLDG 6 | 1" = 1'-0" | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(G)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCH
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Irvine, California 92614
Ph. 949.757.3240
www.sms-arch.com

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kpff
18400 Von Karman Ave., Suite 600
Irvine, CA 92612
O: 949.252.1022
F: 949.252.8082
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PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW KNOWLES
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

No.	DATE	ISSUE
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	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. 1900799

DATE 04-22-22

DRAWING TITLE
STEEL DETAILS

DRAWING NO.
S8.2.8
C

CITY OF DANA POINT
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APPROVED KBN

DATE 10/07/24

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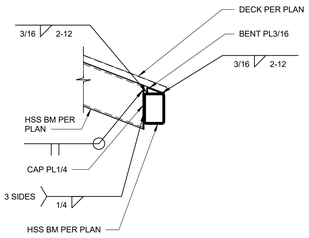
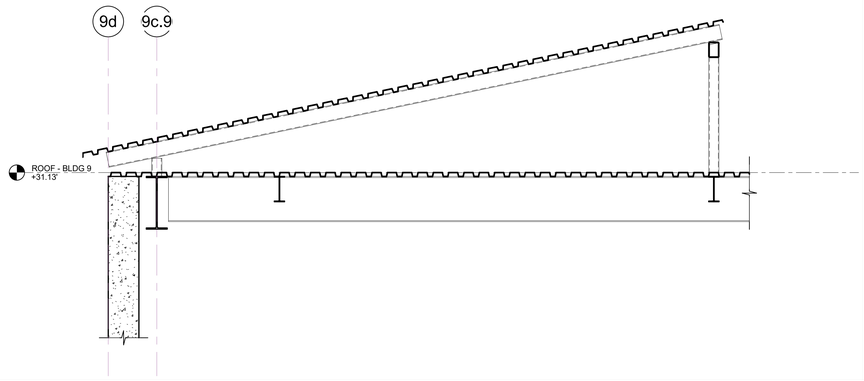
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



HSS TO HSS CONN - BLDG 6 | 1" = 1'-0" | 12



BUILDING 9 MANSARD ROOF SECTION | 1/2" = 1'-0" | 11

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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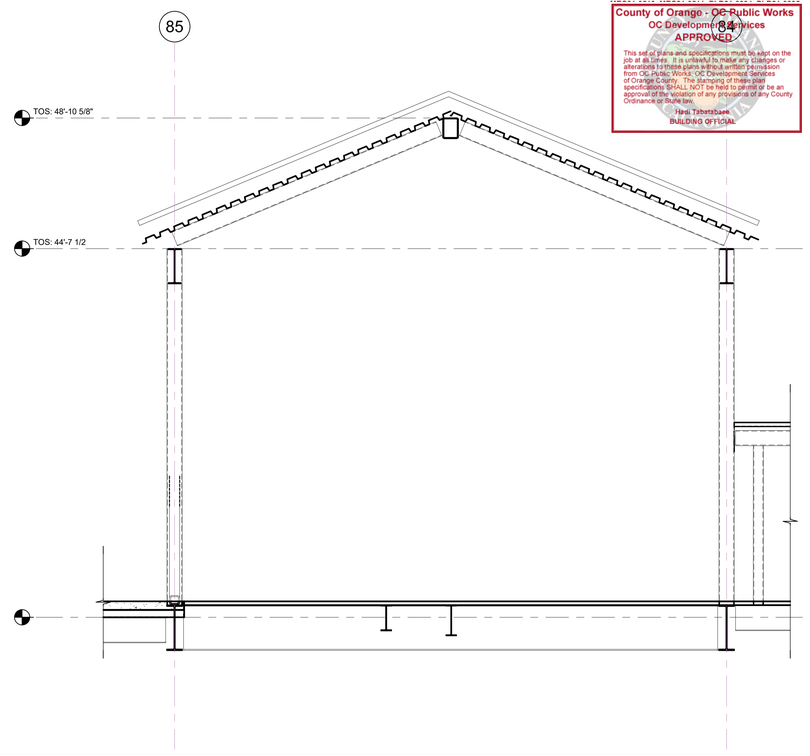
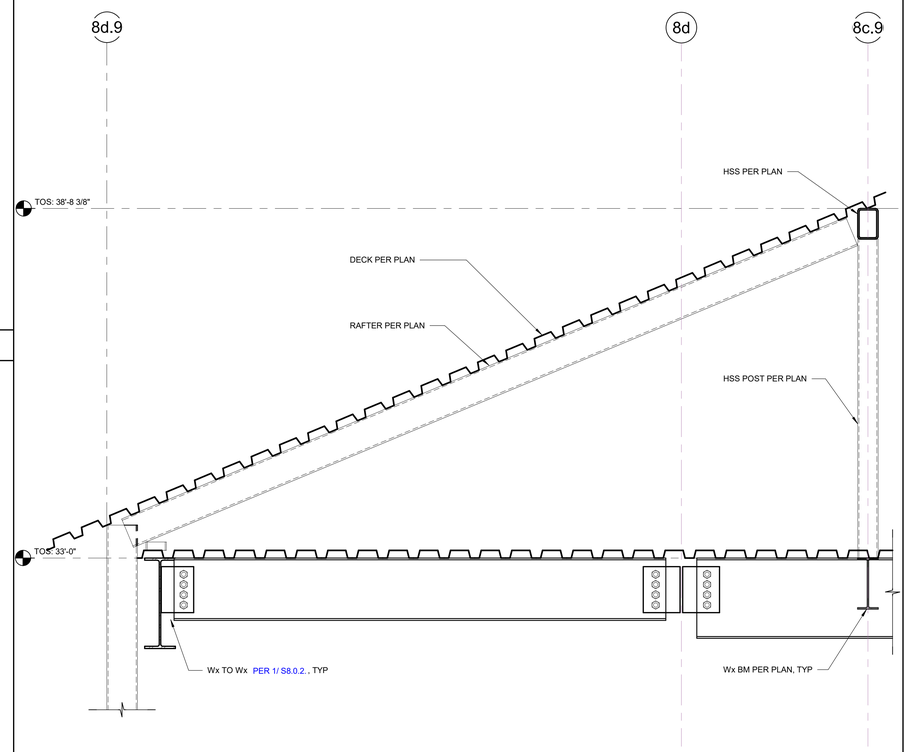
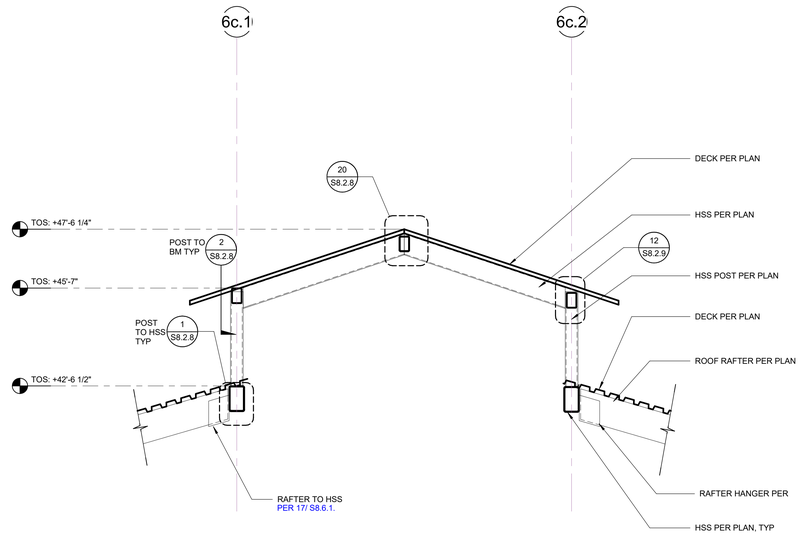


BUILDING 8 MANSARD ROOF SECTION | 1/2" = 1'-0" | 3



BUILDING 8 MANSARD ROOF SECTION | 1" = 1'-0" | 9



BUILDING 6 MANSARD ROOF SECTION | 1/2" = 1'-0" | 1

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PROJECT NO. 1900799
DATE 04-22-22

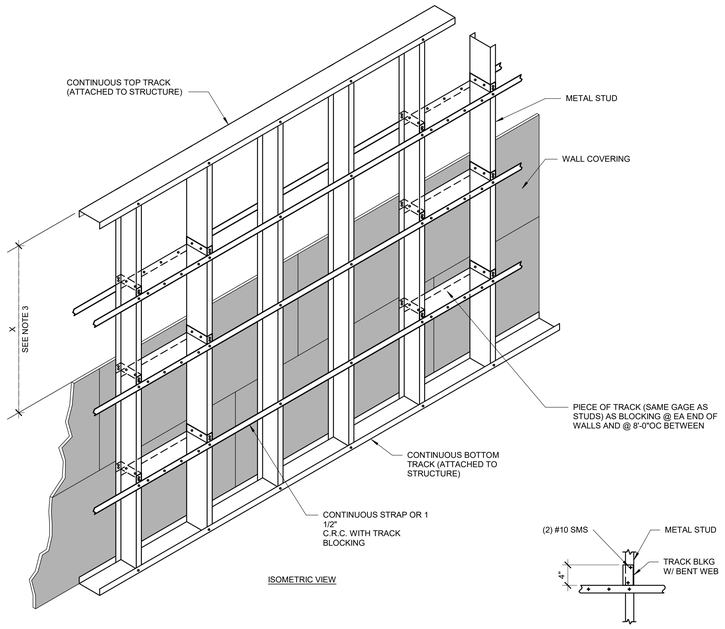
DRAWING TITLE
STEEL DETAILS

DRAWING NO.
S8.2.9
C

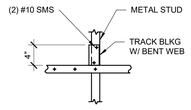
BIM 360://1008 1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:08:24 PM

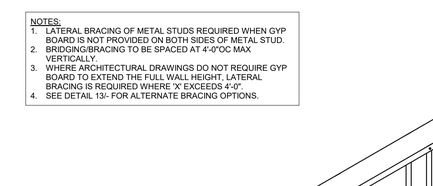
NOTES:
1. LATERAL BRACING OF METAL STUDS REQUIRED WHEN GYP BOARD IS NOT PROVIDED ON BOTH SIDES OF METAL STUD.
2. BRIDGING/BRACING TO BE SPACED AT 4'-0"OC MAX VERTICALLY.
3. WHERE ARCHITECTURAL DRAWINGS DO NOT REQUIRE GYP BOARD TO EXTEND THE FULL WALL HEIGHT, LATERAL BRACING IS REQUIRED WHERE 'X' EXCEEDS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



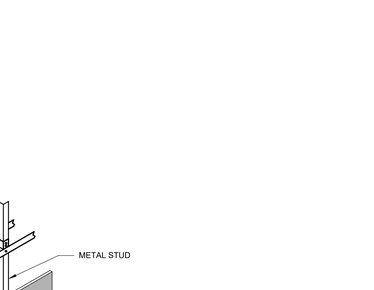
ISOMETRIC VIEW



SIDE VIEW

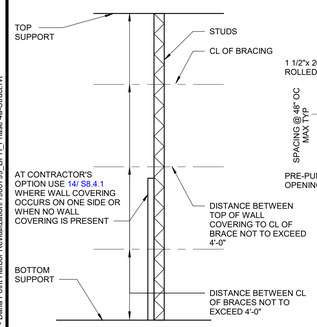


SECTION THROUGH STRAP BRACING

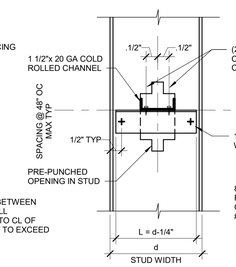


PLAN VIEW

EXTERIOR METAL STUD BRACING DETAIL | NTS | **14**

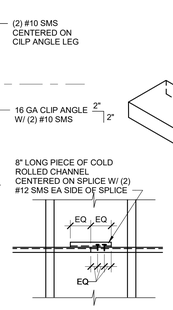


WALL SECTION

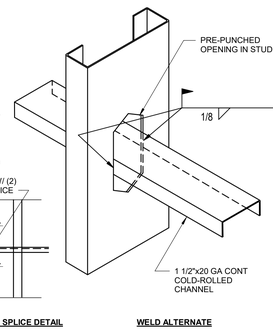


NOTE: STUD DEPTH 8" MAX

TYPICAL BRACING

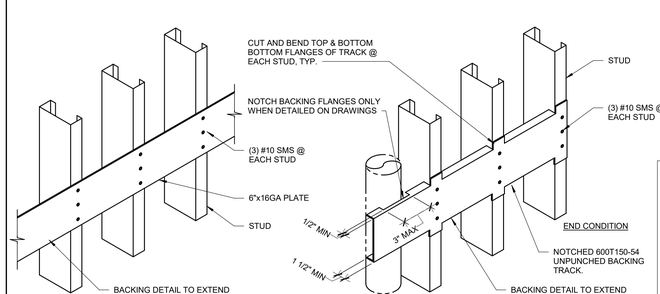


COLD ROLLED CHANNEL SPLICE DETAIL



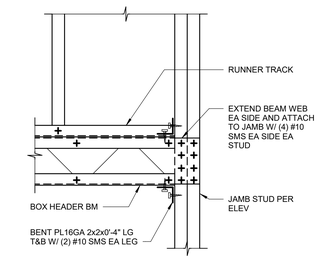
WELD ALTERNATE

EXTERIOR ALTERNATE WALL BRACING DETAIL | NTS | **13**

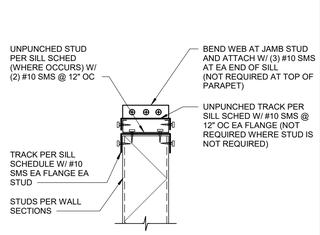


NOTES:
1. PLATE BACKING ONLY TO BE USED WHEN HANGING ITEMS WEIGHING LESS THAN 20# UNLESS APPROVED BY ENGINEER.
2. WHEN AN EQUIPMENT SPECIFIC DETAIL CALLS OUT A DIFFERENT NUMBER OF STUDS TO BE ENGAGED BY THE BACKING PLATE THAN WHAT IS REQUIRED HEREIN, THE HIGHER NUMBER GOVERNS.
3. ALL EQUIPMENT OVER 20 LBS MUST ATTACH TO A MINIMUM OF (2) BACKING PLATES OR NOTCHED TRACK UNLESS APPROVED BY ENGINEER.
4. SEE ARCH DWGS FOR LOCATION OF EQUIPMENT.
5. PLATE BACKING NOT ALLOWED TO BE USED IN CORRIDORS OR HANDRAIL LOACATIONS. USE NOTCHED TRACK.
6. PLATE BACKING DETAIL SHALL NOT BE USED UNLESS SPECIFICALLY INDICATED IN DETAILS.

EXTERIOR STEEL STUD BACKING DETAIL | NTS | **8**

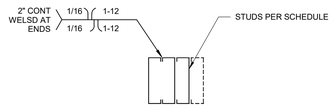


A HEADER CONNECTION TO JAMB

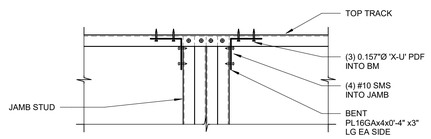


B SILL SECTION

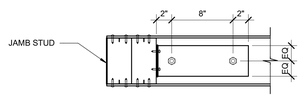
HEADER/SILL TO JAMB CONNECTION | NTS | **7**



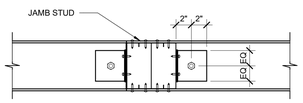
E TYPICAL JAMB STUD



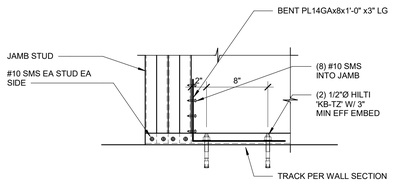
F JAMB TOP CONNECTION



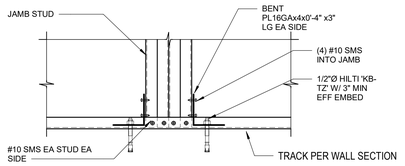
C ANCHORAGE AT OPENING



D ANCHORAGE AT INTERIOR

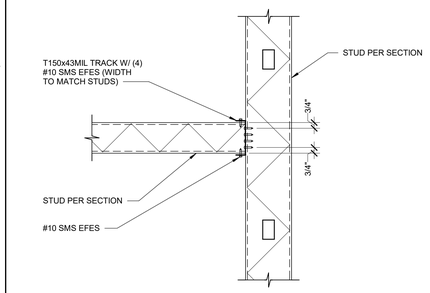


A ANCHORAGE AT OPENING

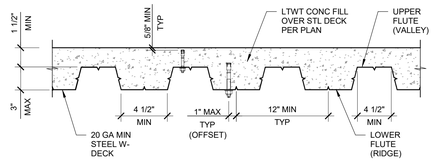


B ANCHORAGE AT INTERIOR

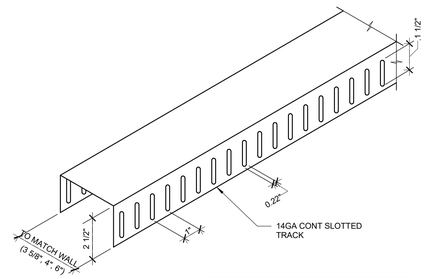
EXTERIOR JAMB DETAILS | NTS | **5**



TRACK TO WALL CONNECTION | 1 1/2" = 1'-0" | **3**



EXPANSION ANCH TO CONC MTL DECK | NTS | **2**



NOTES:
1. SLOTTED DEFLECTION TO BE CLARK-DIETRICH 'MAX TRAK' SYSTEM (IAPMO ER-0145), OR APPROVED EQUAL.

EXTERIOR SLOTTED DEFLECTION TRACK | NTS | **1**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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No.	DATE	ISSUE
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	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
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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 06-01-21

DRAWING TITLE
TYPICAL EXTERIOR METAL STUD DETAILS

DRAWING NO.
S8.4.1

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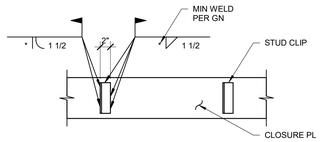
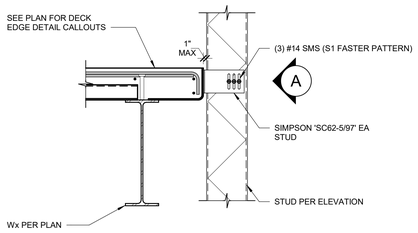
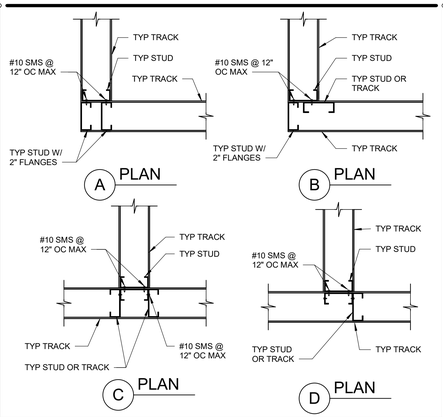
8/5/2022 4:08:30 PM



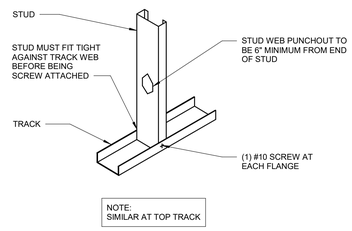
A ELEVATION OF CLIP ANGLE



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



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
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Hanh Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
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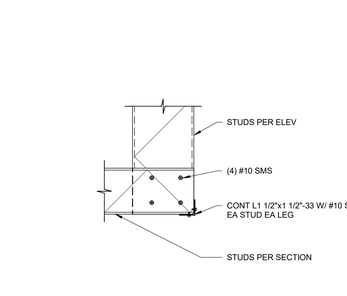
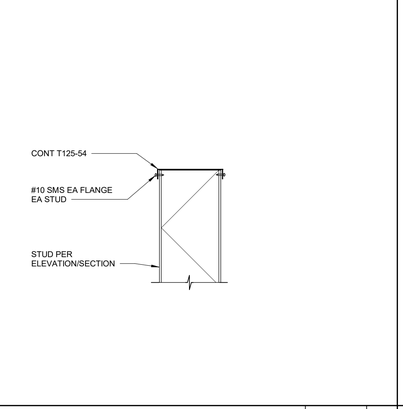
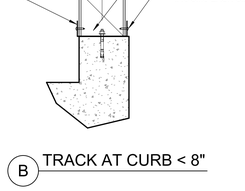
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



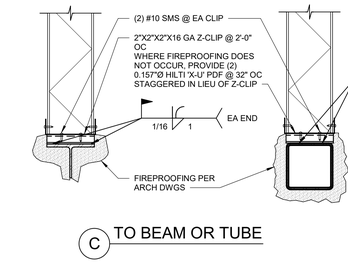
TYPICAL TOP TRACK SPLICE 1" = 1'-0" **19**

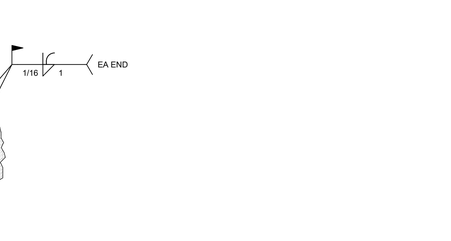


HANGER TO DECK 1" = 1'-0" **15**



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





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

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

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

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

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

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

SMSARCH
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

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

CLIENT
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM|WARD PROPERTIES

CHRISTOPHER ANDREW GOH — No. 5913 — Exp. 12/31/23 — STRUCTURAL — STATE OF CALIFORNIA

No.	DATE	ISSUE
	10-08-20	DESIGN DEVELOPMENT
	04-23-21	PROGRESS SET
	06-01-21	COUNTY SUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
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PROJECT NO. 1900799
DATE 06-01-21

DRAWING TITLE
EXTERIOR METAL STUD DETAILS

DRAWING NO.
S8.4.2

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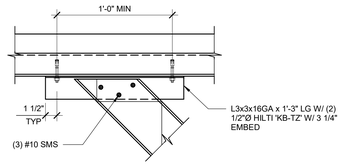
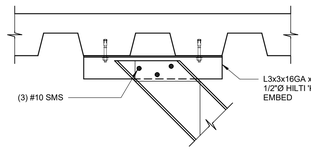
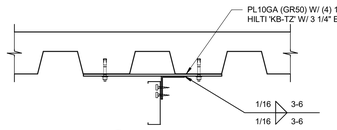


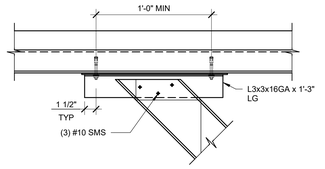
A PARALLEL TO DECK



B PERPENDICULAR TO DECK

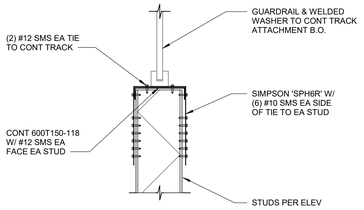


D SECTION

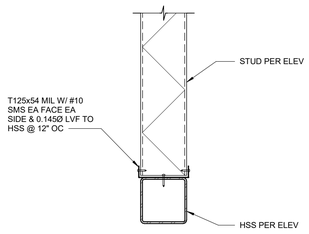


C ALTERNATE CONN

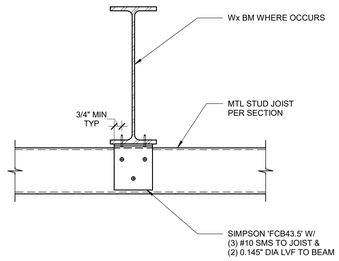
BRACE CONN DETAIL TO DECK | 1 1/2" = 1'-0" | **18**



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



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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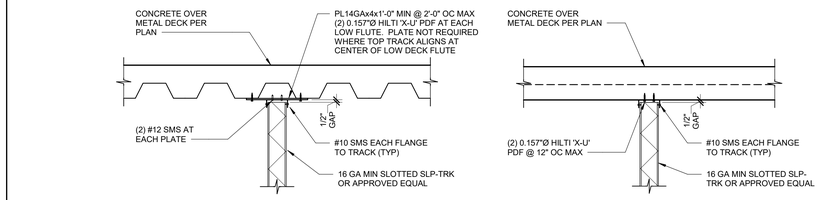
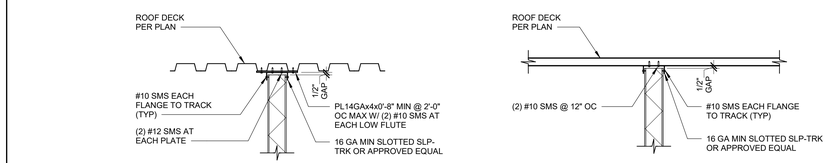
Hadi Tabatabaee
BUILDING OFFICIAL



WALL PARALLEL TO DECK

WALL PERPENDICULAR TO DECK

A AT CONCRETE OVER MTL DECK



WALL PARALLEL TO DECK

WALL PERPENDICULAR TO DECK

B AT ROOF DECK

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

CITY OF DANA POINT
PLANNING DIVISION

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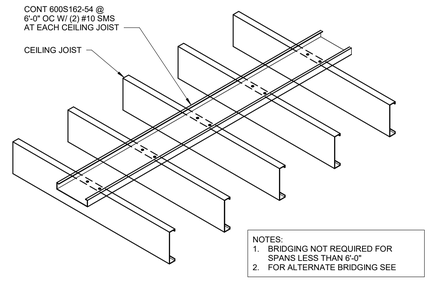
APPROVED KBN

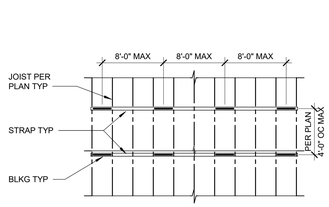
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



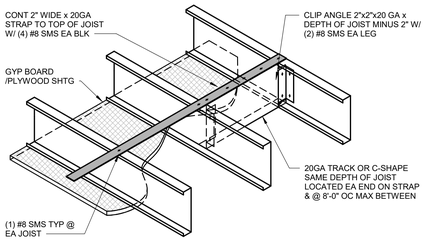
NOTES:
1. BRIDGING NOT REQUIRED FOR SPANS LESS THAN 6'-0"
2. FOR ALTERNATE BRIDGING SEE

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

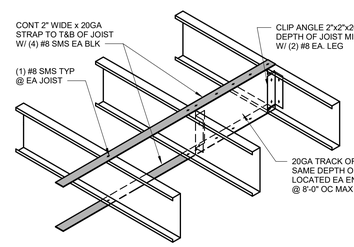


D TYPICAL PLAN VIEW
SCALE:NTS

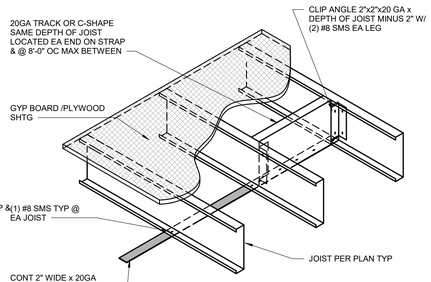
NOTE:
BRIDGING NOT REQUIRED WHERE JOIST ARE SHEATHED TOP AND BOTTOM.



B BRIDGING AT TOP OF JOIST

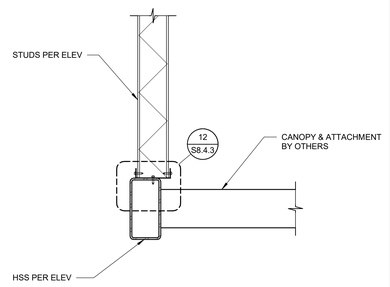


C BRIDGING AT T&B OF JOIST

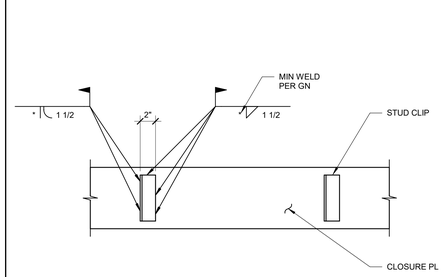


A BRIDGING AT BOTTOM OF JOIST

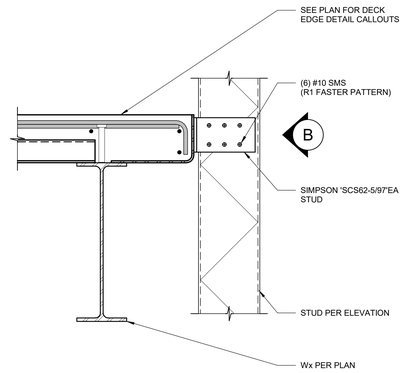
JOIST BRIDGING DETAIL | 1" = 1'-0" | **1**



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



B ELEVATION OF CLIP ANGLE



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

SMSARCH
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

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
EXTERIOR METAL STUD DETAILS

DRAWING NO.
S8.4.3

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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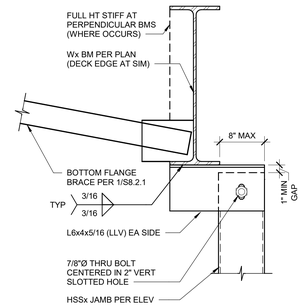
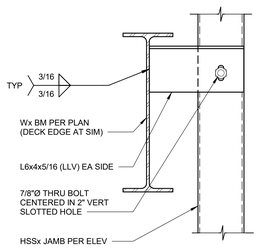
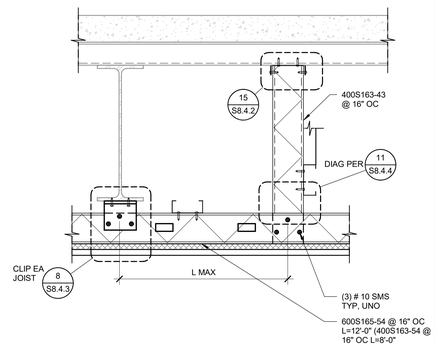


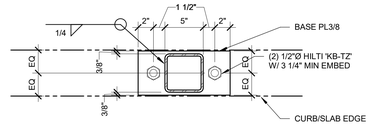
AT Wx BM FLANGE CONFLICT



HSS JAMB TOP CONNECTION 1 1/2" = 1'-0" **15**



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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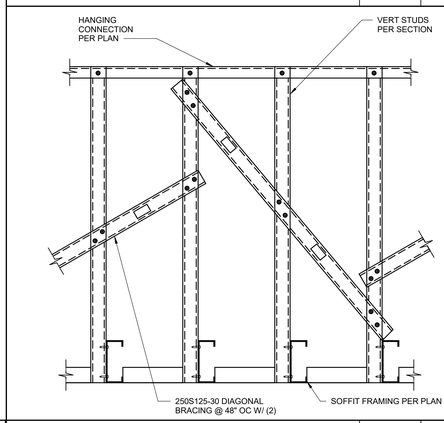
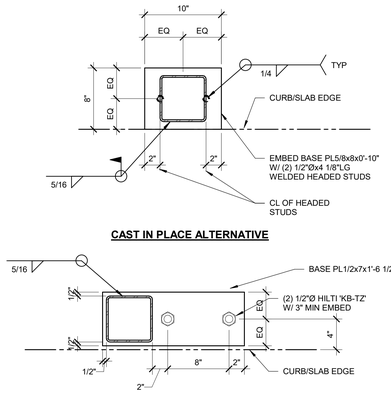
Hadi Tabatabaee
BUILDING OFFICIAL

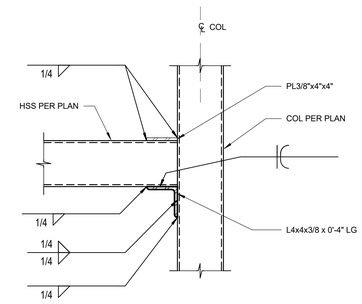


SOFFIT IN PLANE BRACING 1 1/2" = 1'-0" **11**

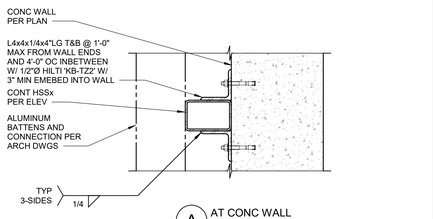


CAST IN PLACE ALTERNATIVE

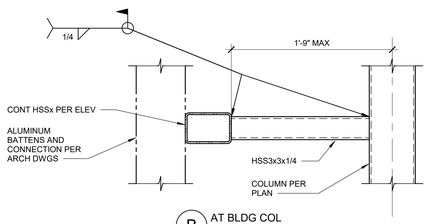
CLADDING HSSx POST BASE PLATE 1 1/2" = 1'-0" **7**



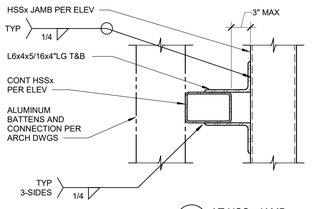
HSSx HEADER TO HSSx JAMB 1 1/2" = 1'-0" **3**



A AT CONC WALL

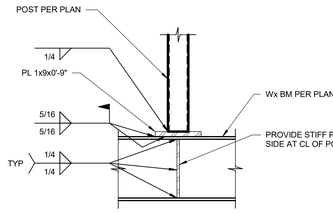


B AT BLDG COL

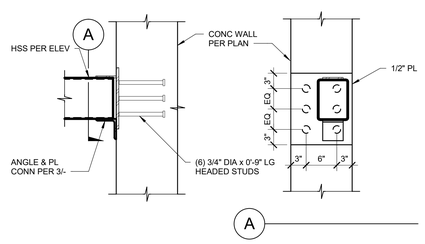


C AT HSSx JAMB

BATTEN SUPPORT 1 1/2" = 1'-0" **17**

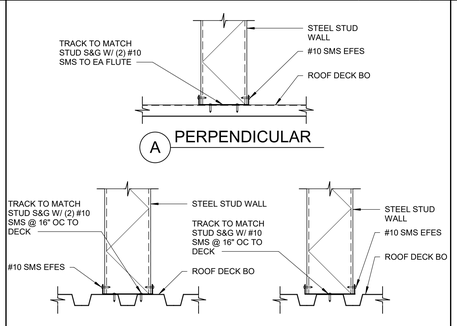


POST BASE 1" = 1'-0" **14**

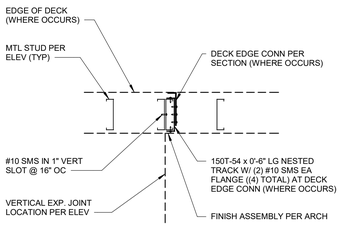


A

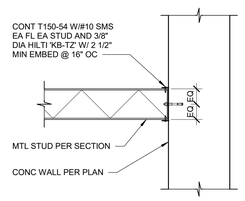
HSS HDR TO CONC WALL 1" = 1'-0" **10**



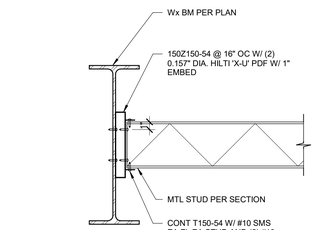
BASE CONNECTION TO METAL DECK 1 1/2" = 1'-0" **6**



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



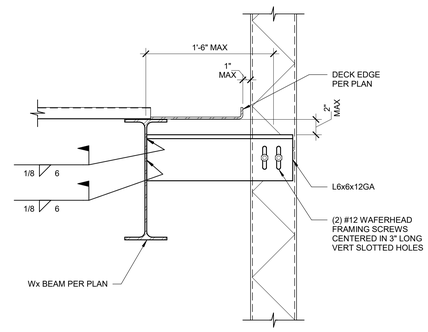
CEILING TO CONC WALL 1" = 1'-0" **9**



NOTE:

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

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



VERTICAL SLIP ANGLE TO Wx BEAM 1 1/2" = 1'-0" **1**

SMSARCH
18004 Sky Park Circle, #200
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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

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

CHRISTOPHER ANDREW SHIPLEY
No. 5913
Exp. 12/31/23
STRUCTURAL
STATE OF CALIFORNIA

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

DRAWING TITLE
EXTERIOR METAL STUD DETAILS

DRAWING NO.
S8.4.4

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:08:48 PM

CITY OF DANA POINT
PLANNING DIVISION

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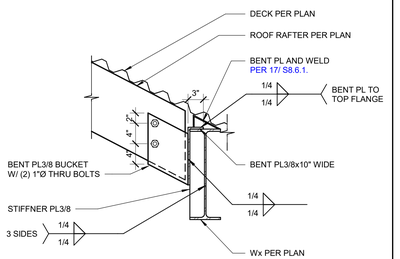
APPROVED KBN

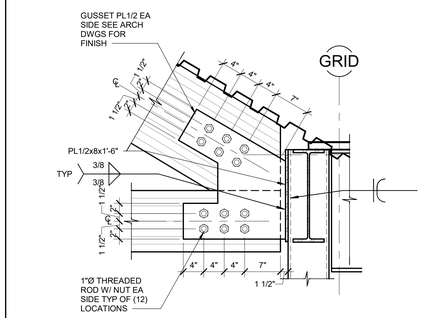
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

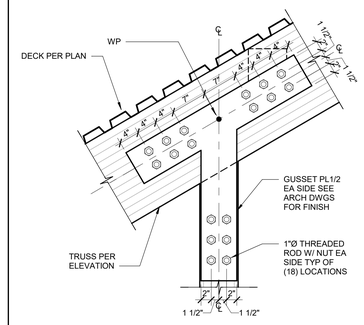
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



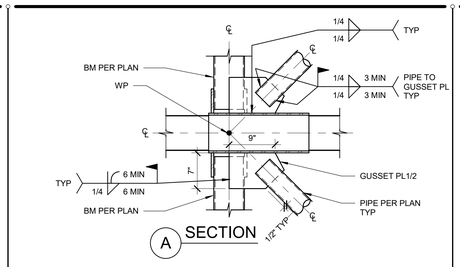
RAFTER TO Wx CONNECTION - BLDG 6 | 1" = 1'-0" | 19

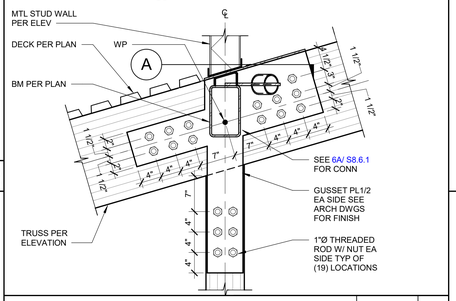


TR-9B JOINT CONNECTION | 1" = 1'-0" | 16

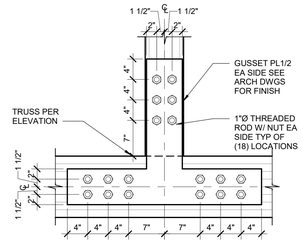


TR-9x JOINT CONNECTION | 1" = 1'-0" | 12

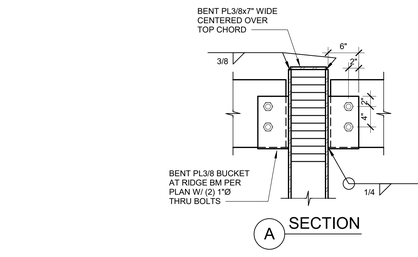


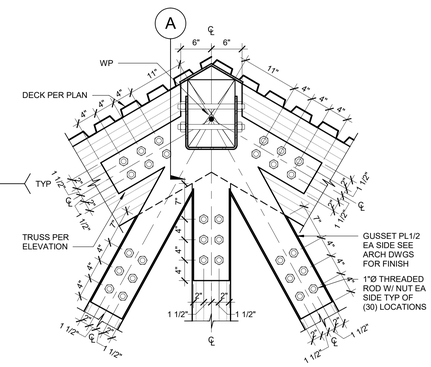


TR-6 JOINT CONNECTION | 1" = 1'-0" | 8

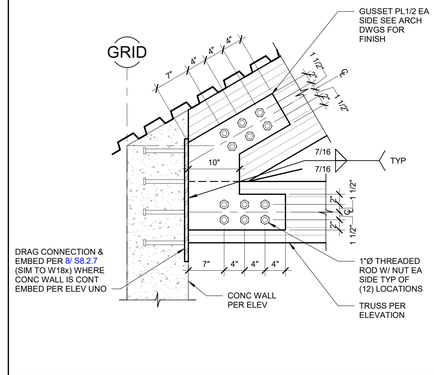


TR-6 & TR-9X JOINT CONNECTION | 1" = 1'-0" | 3

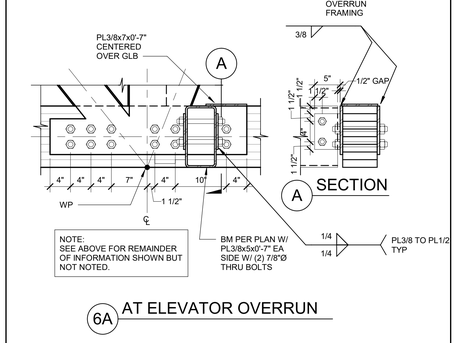




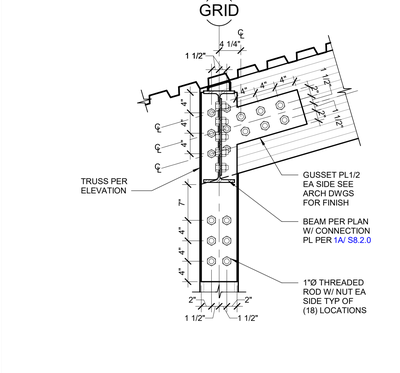
TR-9x JOINT CONNECTION | 1" = 1'-0" | 14



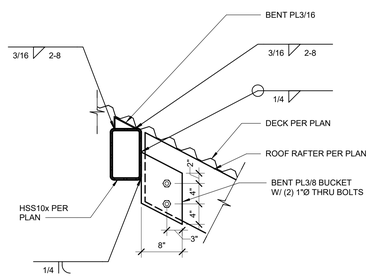
TR-9x JOINT CONNECTION | 1" = 1'-0" | 10



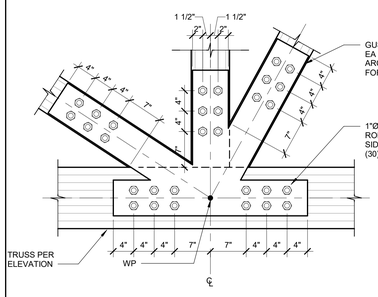
TR-6 JOINT CONNECTION | 1" = 1'-0" | 6



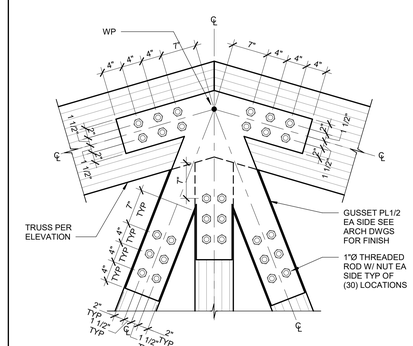
TR-6 JOINT CONNECTION | 1" = 1'-0" | 2



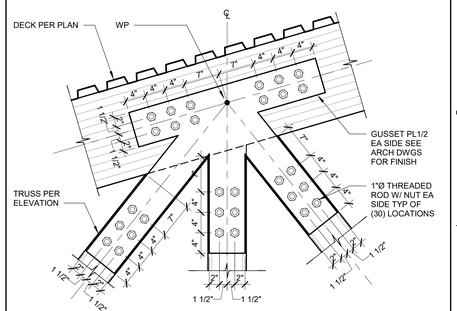
RAFTER TO HSS CONNECTION - BLDG 6 | 1" = 1'-0" | 17



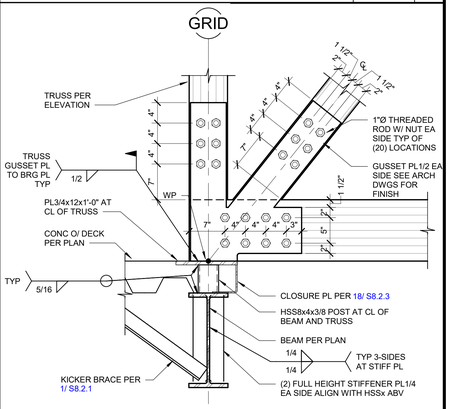
TR-9x JOINT CONNECTION | 1" = 1'-0" | 13



TR-6 JOINT CONNECTION | 1" = 1'-0" | 9



TR-6 JOINT CONNECTION | 1" = 1'-0" | 5



TR-6 JOINT CONNECTION | 1" = 1'-0" | 1

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CONSTANT
kpff
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34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

No.	DATE	ISSUE
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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
WOOD DETAILS

DRAWING NO.
S8.6.1

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:08:58 PM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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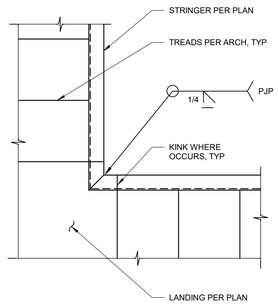
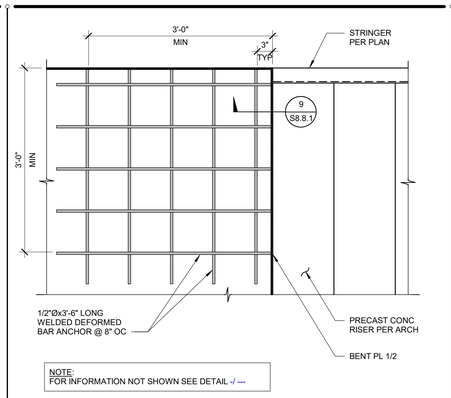
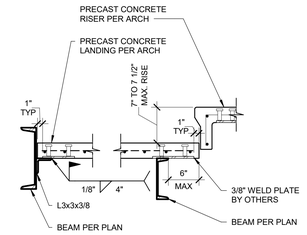


STRINGER TO CORNER CONDITION 1" = 1'-0" **13**



STRINGER TO DECK CONN - CORNER 1" = 1'-0" **10**



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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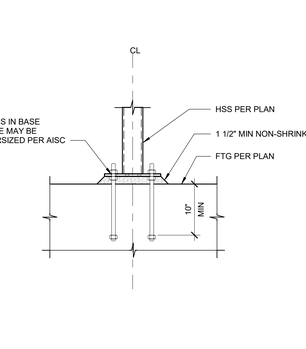
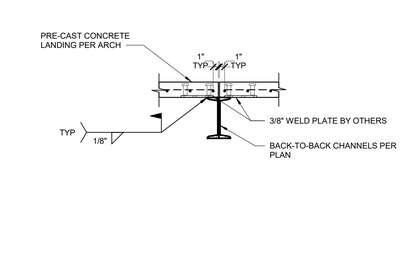
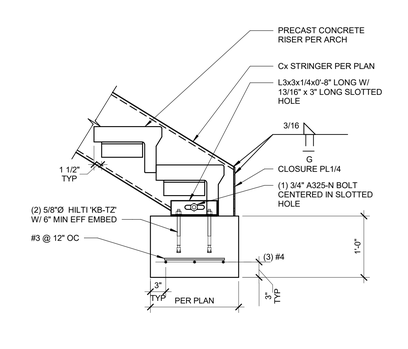
Hadi Tabatabaee
BUILDING OFFICIAL



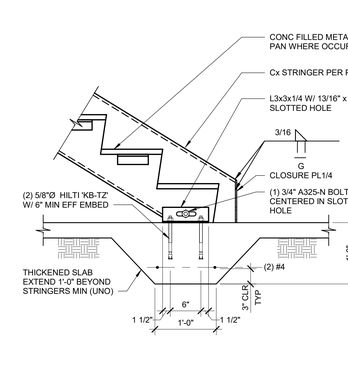
INTERMEDIATE STAIR LANDING SUPPORT 1" = 1'-0" **12**



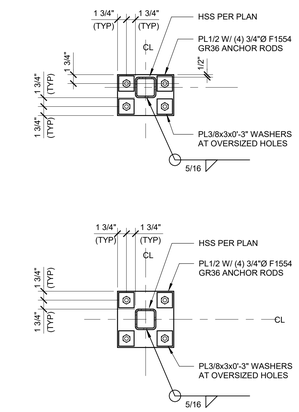
STRINGER TO DECK CONN - TYP 1" = 1'-0" **9**



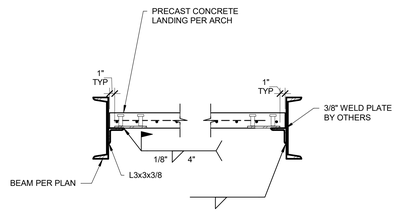
STAIR STRINGER AT LANDING CONN 1" = 1'-0" **5**



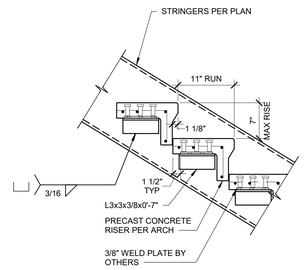
STRINGER AT LANDING 1" = 1'-0" **2**



LANDING DETAIL 1" = 1'-0" **8**



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



STAIR STRINGER CONNECTION 1" = 1'-0" **3**

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

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

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

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

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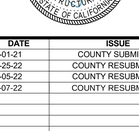
F: 949.252.8082
www.kpff.com

GREGORY SILVER, PE, GE 2336
GMU GEOTECHNICAL, INC.
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.
X_____

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD



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PROJECT NO. 1900799

DATE 06-01-21

DRAWING TITLE
STAIR DETAILS

DRAWING NO.
S8.8.1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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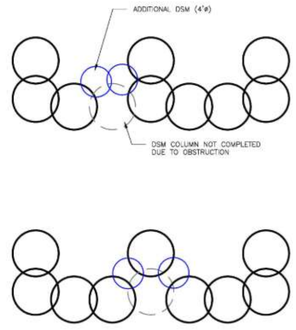
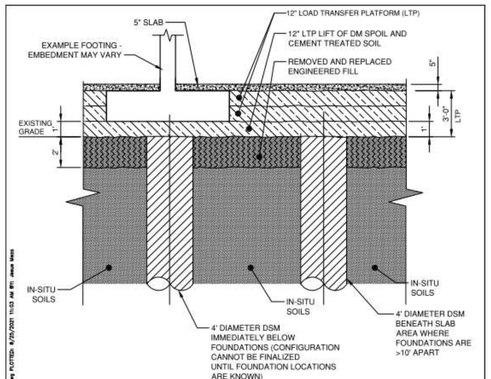
Hadi Tabatabaee
BUILDING OFFICIAL

Example layout for mitigation option



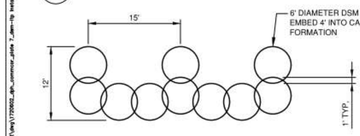
Example Layout for Mitigation Option - Sketch by AGI

GMU Date: SEPTEMBER 20, 2021 Project No.: 17-206-02



A Typical DSM Support of Buildings 1, 6-12

Scale: 1" = 4'



B DSM BUTTRESS Detail

Scale: 1" = 10'

DSM & LTP Installation Detail
Commercial Buildings
Commercial Component
Dana Point Harbor Partners, LLC.

GMU Date: May 27, 2021 Project No.: 17-206-02 Plate 7

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.

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

CONSTANT

GREGORY SILVER, PE, GE 2336
WE HAVE REVIEWED THE PLANS AND THEY ARE IN GENERAL CONFORMANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS.

PROJECT NAME
DANA POINT HARBOR BUILDING 6 - 9

34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE
A	09-24-21	COUNTY RESUBMITTAL
B	03-25-22	COUNTY RESUBMITTAL
C	08-05-22	COUNTY RESUBMITTAL
D	09-07-22	COUNTY RESUBMITTAL

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PROJECT NO. 1900799

DATE 09-24-21

DRAWING TITLE
GEOTECHNICAL DETAILS FOR REFERNCE ONLY

DRAWING NO.
G.0.1

BIM 360://1008/1900799.00 - Dana Point Harbor Revitalization/1900799_DPH_Phase 4a-Struct.rvt

8/5/2022 4:09:07 PM

1. THE GEOTECHNICAL SPECIFICATIONS FOUND ON THIS SHEET ARE BASED ON OUR "GEOTECHNICAL INVESTIGATION REPORT, VOLUMES 1, 2, AND 3, DANA POINT HARBOR REVITALIZATION: BUILDINGS 1 THROUGH 12, COMMERCIAL COMPONENT, CITY OF DATA POINT, CALIFORNIA" DATED MAY 27, 2021, AND AGI'S "DANA POINT HARBOR, COMMERCIAL COMPONENT, DEEP SOIL MIXING, DANA POINT, CALIFORNIA" PLAN SET DATED AUGUST 23, 2021.

2. TAIT'S FINAL DESIGN PLANS "BUILDINGS 6-12 AND SURFACE PARKING LOT, PRECISE GRADING PLANS", SHOULD BE REFERENCED FOR ADDITIONAL INFORMATION ON THE REMEDIAL GRADING AND THE LOAD TRANSFER PLATFORM.

3. FOOTINGS SHALL BEAR ON THE DEEP SOIL MIXED (DSM) COLUMNS EXTENDED TO BEDROCK OR ON A LIFT OF THE LTP NO MORE THAN 1-FOOT THICK UNLESS AUTHORIZED BY THE GEOTECHNICAL ENGINEER (GMU) OVER THE DSM COLUMNS.

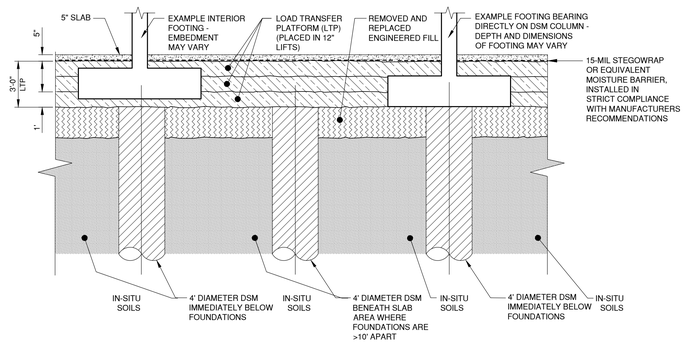
4. SLABS ON GRADE SHALL BE UNDERLAIN BY A 15-MIL STEGOWRAP OR EQUIVALENT MOISTURE RETARDER/BARRIER, INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

A. INSTALLED PER THE MANUFACTURE'S SPECIFICATIONS AS WELL AS WITH ALL APPLICABLE RECOGNIZED INSTALLATION PROCEDURES SUCH AS ASTM E1643-98.

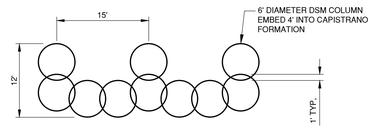
B. JOINTS BETWEEN THE SHEETS AND THE OPENINGS FOR UTILITY PIPING SHALL BE LAPPED AND TAPED. IF THE BARRIER IS NOT CONTINUOUSLY PLACED ACROSS FOOTINGS/RIBS, THE BARRIER SHALL, AS A MINIMUM, BE LAPPED INTO THE SIDES OF THE FOOTINGS/RIB TRENCHES DOWN TO THE BOTTOM OF THE TRENCH.

C. PUNCTURES IN THE VAPOR BARRIER SHALL BE REPAIRED PRIOR TO CONCRETE PLACEMENT. INSTALLATION PROCEDURES AS ASTM E1643-98.

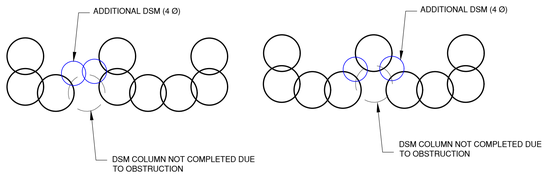
5.SLABS ON GRADE SHALL BE SUPPORTED ON THE INSTALLED LTP APPROVED BY THE GEOTECHNICAL (GMU) ENGINEER PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER.



A Typical DSM Support of Buildings 1, 6-12
Scale: 1" = 4'



B DSM BUTTRESS Detail
Scale: 1" = 10'



C EXAMPLE LAYOUT FOR MITOGATION OPTION
Scale: 1" = 10'

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Fax: 949.888.1380
Web: www.gmugeo.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR BUILDING 1, 6 - 12
34501 - 34601 GOLDEN LANTERN
DANA POINT, CA 92629

BWP BURNHAM|WARD PROPERTIES

GEOTECHNICAL ENGINEER

GREGORY SILVER PE GE 2336

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6/19/2014 4:51:29 PM

File Path: DRAWING: q:\2017\17-206-02\dwg\1720602_dph_commcor_gen notes & details.dwg PLOTTED: 12/15/2021 1:56 PM BY: Matt Farrington

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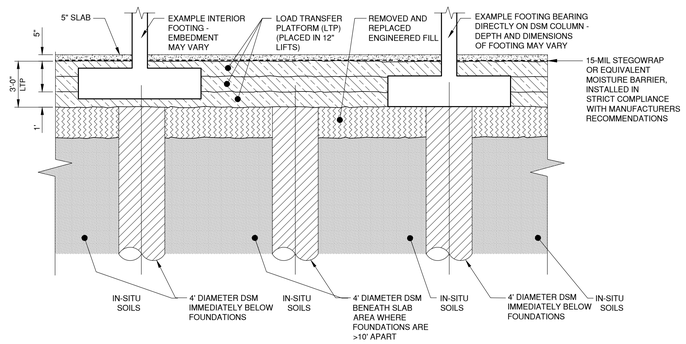

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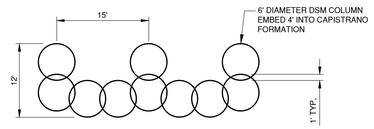

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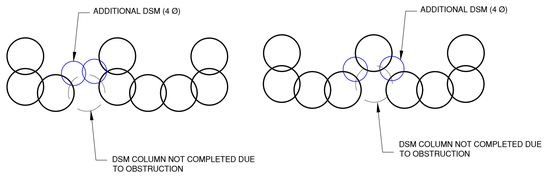

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Building&Safety: OCPWAzarvandB 1/16/2025

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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CLIENT
BWP BURNHAM|WARD PROPERTIES

GEOTECHNICAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER GREGORY P. SILVER 2336 GEOTECHNICAL STATE OF CALIFORNIA

GREGORY SILVER PE GE 2336

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Hadi Tabatabaee
BUILDING OFFICIAL

DANA POINT HARBOR COMMERCIAL COMPONENT DEEP SOIL MIXING

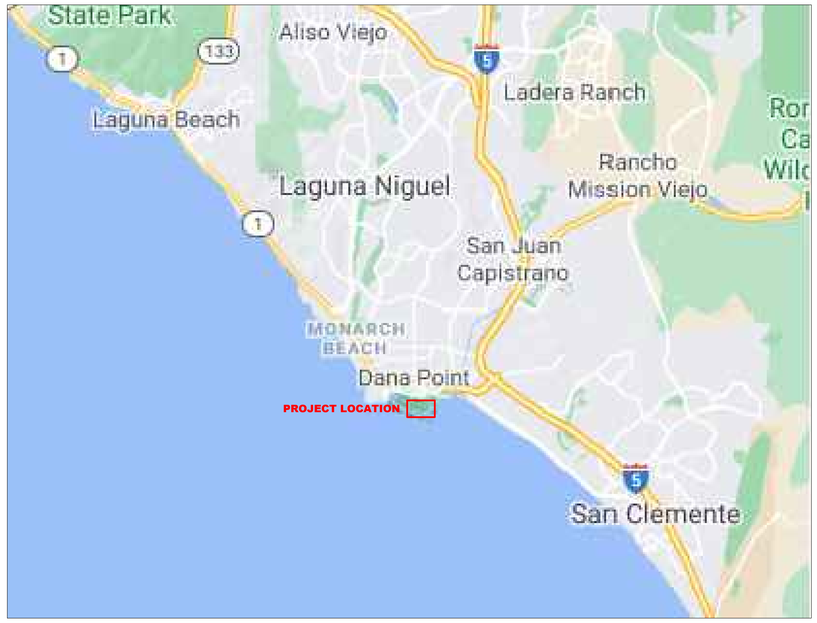
DANA POINT, CALIFORNIA

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

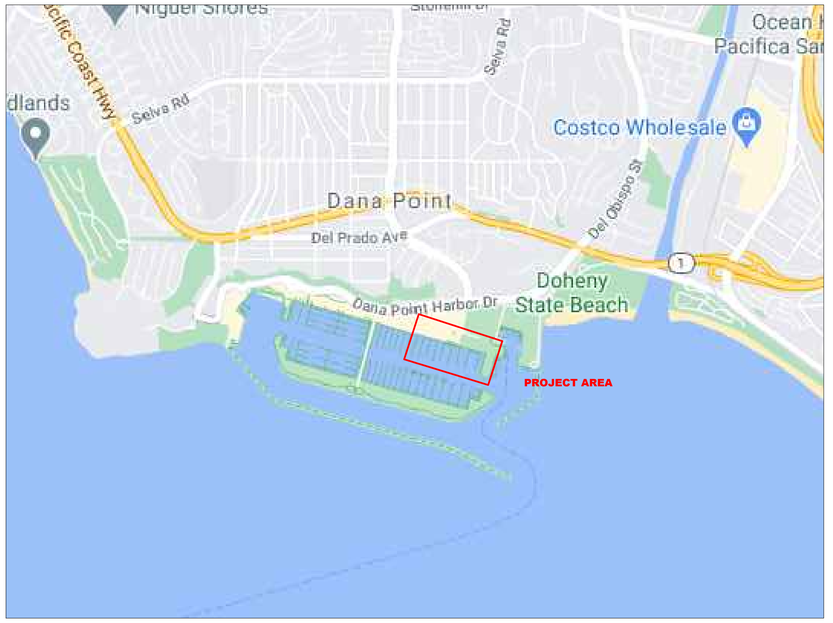
GROUND IMPROVEMENT DESGINER:	ADVANCED GEOSOLUTIONS, INC.
CIVIL ENGINEER:	TAIT & ASSOCIATES, INC.
STRUCTURAL ENGINEER:	KPFF
GEOTECHNICAL ENGINEER:	GMU GEOTECHNICAL, INC.

VICINITY MAP



MAP DATA: GOOGLE 2020

LOCATION MAP



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FOR REFERENCE ONLY

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

REVISIONS

NO.	DATE	DESCRIPTION
–	–	–

REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

COVER SHEET

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-1

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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 TURNTABLE 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/M^3).

1.4 SUBMITTALS

A. DSM WORK PLAN INCLUDING:

I. ASSIGNED NUMBER OF EACH COLUMN AS ID FOR INSTALLATION RECORD

II. NARRATIVE OF PLANNED MEANS AND METHODS TO EXECUTE THE INSTALLATION PER PLANS AND SPECIFICATIONS, INCLUDING SPECIFICATIONS OF THE GROUT BATCHING AND VERTICAL DRILL EQUIPMENT INTENDED FOR USE ON THE PROJECT.

III. NARRATIVE OF PLANNED MEANS AND METHODS TO EXECUTE THE QUALITY CONTROL REQUIREMENTS PER PLANS AND SPECIFICATIONS.

IV. PRELIMINARY SOIL MIX DESIGN INDICATING TYPE OF BINDER MATERIAL AND VOLUMETRIC PROPORTIONS FOR INITIAL TRIALS ON-SITE TO BE ADJUSTED BASED ON FIELD OBSERVATIONS AND EARLY STRENGTH RESULTS (SEE PART 3.2 TEST SECTION).

B. ACCURATE DAILY RECORDS OF THE WORK TO BE SUBMITTED BY CLOSE OF BUSINESS THE FOLLOWING DAY, INCLUDING:

I. COLUMN ID

II. DIAMETER

III. WORKING PAD ELEVATION

IV. MIXING DEPTH

V. START TIME

VI. TIME AT TIP ELEVATION

VII. FINISH TIME

VIII. MIXING DURATION

IX. GROUT MIX DETAILS (PERCENT WATER AND REAGENT BINDER)

X. GROUT INJECTION WITH DEPTH

XI. TOTAL INJECTED GROUT

XII. BLADE ROTATION NUMBER (BRN) WITH DEPTH

D. ANY PROPOSED CHANGE IN THE WORK PROCEDURES PLAN MADE NECESSARY BY CONDITIONS ENCOUNTERED DURING CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER.

E. MATERIAL CERTIFICATIONS FOR CEMENT BINDER TO BE USED IN THE PROJECT.

F. WEIGHTS: CERTIFICATES OF BATCH WEIGHTS FOR EACH TRUCK LOAD DELIVERED IF ON-SITE BATCH PLANT IS NOT USED.

G. ADMIXTURES/POZZOLANS/ADDITIVES SUBJECT TO THE APPROVAL OF THE ENGINEER, IF USED.

H. QC TEST RESULTS: SUBMIT ALL QC TEST RESULTS WITHIN 48 HOURS OF TESTING.

I. REPORT SUMMARIZING TEST SECTION RESULTS AND CALIBRATION OF DRILLING EFFORT CRITERIA FOR COLUMN DEPTH TERMINATION APPROVED BY THE ENGINEER.

J. AS-BUILT REPORT DOCUMENTING THE CONSTRUCTED LOCATIONS AND DIMENSIONS OF ALL DSM COLUMNS, COMPILATION OF ALL QUALITY CONTROL AND QUALITY ASSURANCE DATA COLLECTED FOR THE PROJECT, AND EXPLANATION OF ANY DEVIATION FROM THE PLANS AND SPECIFICATIONS PREVIOUSLY REVIEWED APPROVED TO THE SATISFACTION OF THE ENGINEER.

K. THE CONTRACTOR WILL SUBMIT A WORK PLAN DETAILING THE CONSTRUCTION AND QA/QC OF THE LTP, MEETING THE DESIGN REQUIREMENTS HEREIN AND IN THE GEOTECHNICAL REPORT.

1.5 ACCEPTANCE

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

PART 2 – PRODUCTS

2.1 MATERIALS

A. FRESH OR RECLAIMED WATER, FREE OF ANY DELETERIOUS SUBSTANCE THAT COULD ADVERSELY AFFECT THE GROUT PROPERTIES SHALL BE USED.

B. BINDER AGENT USED FOR THE PROJECT SHALL CONSIST OF PORTLAND CEMENT TYPE II/V CONFORMING TO ASTM DESIGNATION C150. THE CEMENT SHALL BE ADEQUATELY PROTECTED FROM MOISTURE AND CONTAMINATION WHILE IN TRANSIT AND STORAGE AT THE JOB SITE. RECLAIMED CEMENT OR CEMENT CONTAINING LUMPS OR DELETERIOUS MATTER SHALL NOT BE USED.

C. THE WATER AND CEMENT SHALL BE PREMIXED TO FORM A GROUT FOR INJECTION AND MIXING WITH THE IN-SITU SOIL. MATERIALS SHALL BE COMBINED IN PREDETERMINED WEIGHED PROPORTIONS WITH ITS QUALITY EVALUATED BY SPECIFIC GRAVITY MONITORED AT LEAST ONCE PER INSTALLATION BY MUD BALANCE.

D. THE DESIGN UNCONFINED COMPRESSIVE STRENGTH OF THE SOIL-CEMENT MATERIAL COMPRISING THE DSM COLUMNS IS 150 PSI AT 28 DAYS.

PART 3 – EXECUTION

3.1 EQUIPMENT

A. A PURPOSE BUILT HOLLOW STEM AND MIXING PADDLE TOOL ATTACHED TO A HIGH TORQUE ROTARY DRILL ON TRACKS SHALL BE USED TO ACCOMPLISH THE DSM. MIXING TOOLS OF 4- AND 6-FOOT-DIAMETER WILL BE IMPLEMENTED FOR THIS PROJECT. MIXING TOOLS SHALL CONSIST OF A MINIMUM OF FOUR (4) MIXING BLADES (4 PAIRS OF MIXING PADDLES).

B. CEMENT WILL BE STORED IN PURPOSE BUILT SILOS.

C. WATER SHALL BE MIXED WITH CEMENT IN A PURPOSE-BUILT WEIGH-BATCH MIXER TO PRODUCE SLURRY WITH A CONSISTENT SPECIFIC GRAVITY OR WATER:CEMENT RATIO FOR PROPER MIXING. JET VALVE MIXING OR OTHER CONTINUOUS MIXING METHODS WILL NOT BE ALLOWED.

D. GROUT SHALL BE DELIVERED TO THE MIXING RIG BY APPROPRIATELY SIZED POSITIVE DISPLACEMENT PUMPS. PROGRESSIVE CAVITY PUMPS SHALL NOT BE ALLOWED.

3.2 TEST SECTION

A. LOCATIONS: PRIOR TO INITIATING PRODUCTION WORK, DSM SUBCONTRACTOR SHALL INSTALL A MINIMUM OF TWO DSM COLUMNS WITH VARYING MIX DESIGN DOSAGE AT EACH OF THE SIX TEST SECTION LOCATIONS INDICATED ON THE PLANS.

B. EVALUATION GOALS: THE PURPOSE OF THE TEST SECTION IS TO EVALUATE THE FOLLOWING ITEMS PRIOR TO INITIATING PRODUCTION WORK. THE DSM SUBCONTRACTOR MAY PROCEED IMMEDIATELY TO PRODUCTION WHILE TEST SECTION EVALUATION RESULTS ARE PENDING BUT DOES SO AT ITS OWN RISK.

I. COLUMN DEPTH: COLUMN INSTALLATION DEPTHS FOR THE PROJECT ARE CONTROLLED BY THE DEPTH TO THE CAPISTRANO FORMATION CONTACT AS DESCRIBED IN SECTION 3.3.G. DURING TEST SECTION INSTALLATION ADJACENT TO EXISTING EXPLORATION DATA, DSM SUBCONTRACTOR SHALL MONITOR AND RECORD INDICATORS OF DRILLING EFFORT (E.G. ROTARY TORQUE APPLIED AND CROWD PRESSURE). DSM SUBCONTRACTOR SHALL PROPOSE A READILY IDENTIFIABLE METRIC SUBJECT TO THE ENGINEER'S APPROVAL FOR THE DRILL OPERATOR TO OBSERVE DURING INSTALLATION AS EVIDENCE OF ENCOUNTERING THE CAPISTRANO FORMATION.

II. MIX CONSISTENCY: DURING TEST SECTION MIXING THE DSM SUBCONTRACTOR AND ENGINEER SHALL OBSERVE

III. STRENGTH: A MINIMUM OF TWO WET-GRAB SAMPLES SHALL BE COLLECTED FROM EACH TEST SECTION COLUMN INSTALLED AT DEPTHS OF 1/3 AND 2/3 THE TOTAL INSTALLATION DEPTH. EACH SAMPLE COLLECTED SHALL BE CAST INTO CYLINDERS FOR UNCONFINED COMPRESSION STRENGTH TESTING AND EVALUATION AS DESCRIBED IN SECTION 3.4.B.

IV. LOAD TEST: DSM SUBCONTRACTOR SHALL CONDUCT A MINIMUM OF FOUR LOAD TESTS PER THE REQUIREMENTS OF THIS SPECIFICATION TO ASSESS THE 4-FOOT-DIAMETER DSM COLUMN GEOTECHNICAL CAPACITY ADJACENT TO EXPLORATORY TEST DATA. SEE PROPOSED LOAD TEST LOCATIONS ON SHEET GI-3.

3.3 CONSTRUCTION

A. INSTALL DSM COLUMNS AT THE LOCATIONS AND TO THE DEPTH INDICATED ON THE DSM PLAN.

B. HORIZONTAL ALIGNMENT: THE DSM COLUMNS SHALL BE CAREFULLY SURVEYED AND STAKED OUT PRIOR TO INSTALLATION. THE COLUMNS SHALL BE CONSTRUCTED WITHIN 4 INCHES OF THE LOCATIONS SHOWN ON THE DRAWINGS.

C. VERTICAL ALIGNMENT: VERTICAL ALIGNMENT OF THE AUGER STROKE WILL BE CONTROLLED BY THE EQUIPMENT OPERATOR. THE COLUMN VERTICALITY SHALL HAVE A TOLERANCE OF 1:50 MAXIMUM DEVIATION.

D. MIXING SHAFT SPEED: THE MIXING SHAFT SPEED (RPMS) SHALL BE ADJUSTED TO ACCOMMODATE AN ADEQUATE RATE OF MIXING SHAFT PENETRATION BASED ON THE DEGREE OF DRILLING DIFFICULTY. THE MIXING SHAFT SPEED CAN BE ADJUSTED ACCORDING TO DRILLING DIFFICULTY.

E. BOTTOM MIXING: THE BOTTOM OF THE COLUMNS SHALL BE DOUBLE MIXED BY RAISING THE MIXING SHAFTS FIVE FEET OFF THE BOTTOM AND THEN REINSERTING THEM FOR REMIXING.

F. GROUT TAKE: THE GROUT TAKE (OR INJECTION RATE) PER VERTICAL FOOT OF COLUMN WILL BE ADJUSTED TO THE REQUIREMENTS OF THE DESIGN MIX. APPROPRIATE DELIVERY PUMPS SHALL BE USED TO TRANSFER THE GROUT FROM THE MIX PLANT TO THE DSM RIG. A FLOW MONITORING DEVICE WILL BE INSTALLED IN THE GROUT LINE TO DETECT LINE BLOCKAGE AND ELECTRONICALLY RECORD INJECTION RATES AND VOLUMES VERSUS DEPTH AND TIME FOR QUALITY CONTROL MONITORING.

I. THE RATE OF APPLICATION MAY BE CONTROLLED AND MONITORED BY ADJUSTING THE PUMP OUTPUT TO THE PENETRATION RATE SO THAT A PRESET GROUT TAKE CAN BE ACHIEVED. TYPICALLY, THE APPLICATION RATE CAN BE SUCCESSFULLY CONTROLLED BY EXPERIENCED OPERATORS ONCE THE PATTERN OF OPERATION IS ESTABLISHED.

II. SOME VARIATIONS OF THE GROUT TAKE WILL OCCUR DUE TO FIELD CONDITIONS. HOWEVER, THE OVERALL APPLICATION RATE TO EACH STROKE CAN BE MONITORED, CALCULATED AND CONTROLLED. ADDITIONAL MIXING IS TO BE USED WHEN NECESSARY TO DISTRIBUTE THE GROUT THROUGH THE ENTIRE COLUMN. THE INJECTION OF GROUT TO EACH STROKE WILL BE MONITORED, CHECKED BY CALCULATION AND RECORDED.

G. COLUMN DEPTH:

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

II. BUILDING SUPPORT COLUMNS: DSM COLUMNS INTENDED FOR SUPPORT OF THE RETAIL BUILDINGS SHALL BE INSTALLED TO A MINIMUM OF 1 FOOT BEYOND THE CAPISTRANO FORMATION CONTACT OR TO PRACTICAL REFUSAL. MEANS OF IDENTIFYING THE CAPISTRANO FORMATION CONTACT WILL BE BASED ON THE DRILLING EFFORT CALIBRATION PERFORMED DURING THE TEST SECTION WORK AND SUBJECT TO THE APPROVAL OF THE ENGINEER.

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

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 ABUTTING DSM, BACKFILL WITH NATIVE SOILS OR AS APPROVED BY THE ENGINEER.

II. FOR TRENCHES CUT INTO BUTTRESS DSM AND EXTENDING BEYOND, BACKFILL WITH CEMENT SLURRY WITH COMPRESSIVE STRENGTH OF AT LEAST 300 PSI.

III. UTILITIES TRENCHES WILL AVOID CUTTING INTO THE DSM COLUMNS SUPPORTING BUILDINGS AND SLABS.

L. MANAGEMENT OF SPOIL TO BE COORDINATED BETWEEN CONTRACTOR AND 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 ½" 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.

VII. 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.

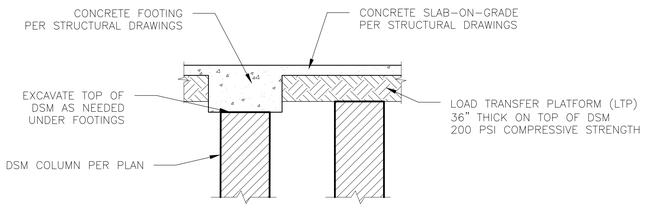
II. COMPRESSION LOAD TEST SHALL BE IN GENERAL ACCORDANCE WITH ASTM D1143. THE TEST COLUMN SHALL BE CONDUCTED TO AT LEAST 150% OF THE STATIC DESIGN LOAD.

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.

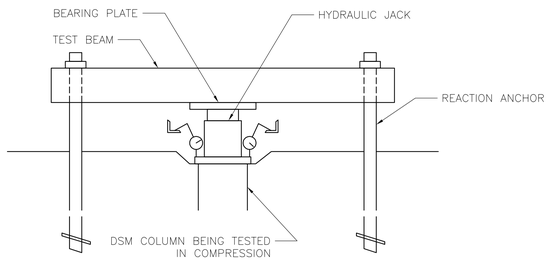
D. OBSERVATION: A REPRESENTATIVE OF THE ENGINEER SHALL BE PRESENT FULL-TIME DURING ALL INSTALLATION WORK TO OBSERVE THE CONSTRUCTION OF THE DSM COLUMNS, SAMPLING, AND TESTING TO VERIFY THE DSM SUBCONTRACTOR PERFORMS THE WORK IN SUBSTANTIAL CONFORMANCE WITH THESE SPECIFICATIONS. THE ENGINEER SHALL MAINTAIN 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



TYPICAL BUILDING SUPPORT DETAIL
SCALE: NTS



LOAD TEST SETUP
SCALE: NTS

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	-

Building&Safety_OCPW\AzarvandB 1/16/2025
Permit: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
DISCLAIMER: This approval does not waive or grant any rights that may exist on the job at its time. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works OC Development Services or it's agents. The granting of these plan corrections shall not be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hirai, Tabatabaee
BUILDING OFFICIAL

FOR REFERENCE ONLY

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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

REVISIONS

NO.	DATE	DESCRIPTION
–	–	–

REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

GENERAL NOTES AND DETAILS

PROJECT NO. –
DATE: 08/23/2021
SCALE: AS SHOWN
SHEET NUMBER: GI-2

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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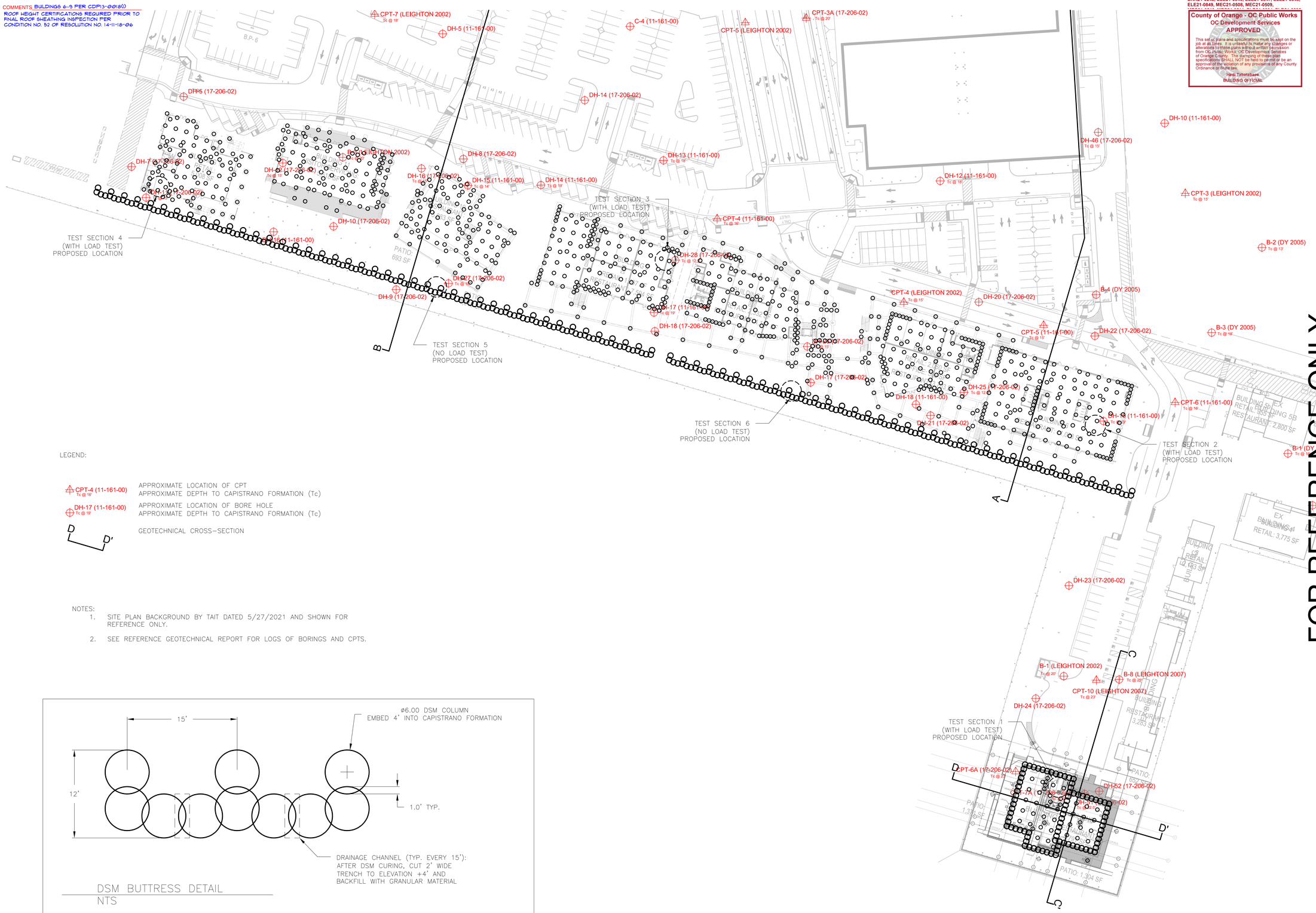

LEGEND:

CPT-4 (11-161-00) Tc @ 16' — APPROXIMATE LOCATION OF CPT
APPROXIMATE DEPTH TO CAPISTRANO FORMATION (Tc)

DH-17 (11-161-00) Tc @ 19' — APPROXIMATE LOCATION OF BORE HOLE
APPROXIMATE DEPTH TO CAPISTRANO FORMATION (Tc)

D — D' GEOTECHNICAL CROSS-SECTION

NOTES:

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

DSM BUTTRESS DETAIL
NTS

DSM PLAN
SCALE: 1" = 40'

N

0' 40' 80'
SCALE: 1"=40'

FOR REFERENCE ONLY

ADVANCED GEOSOLUTIONS Inc.

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

REVISIONS		
NO.	DATE	DESCRIPTION
–	–	–

REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR COMMERCIAL COMPONENT DANA POINT, CA

SHEET TITLE:

DEEP SOIL MIXING PLAN

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-3

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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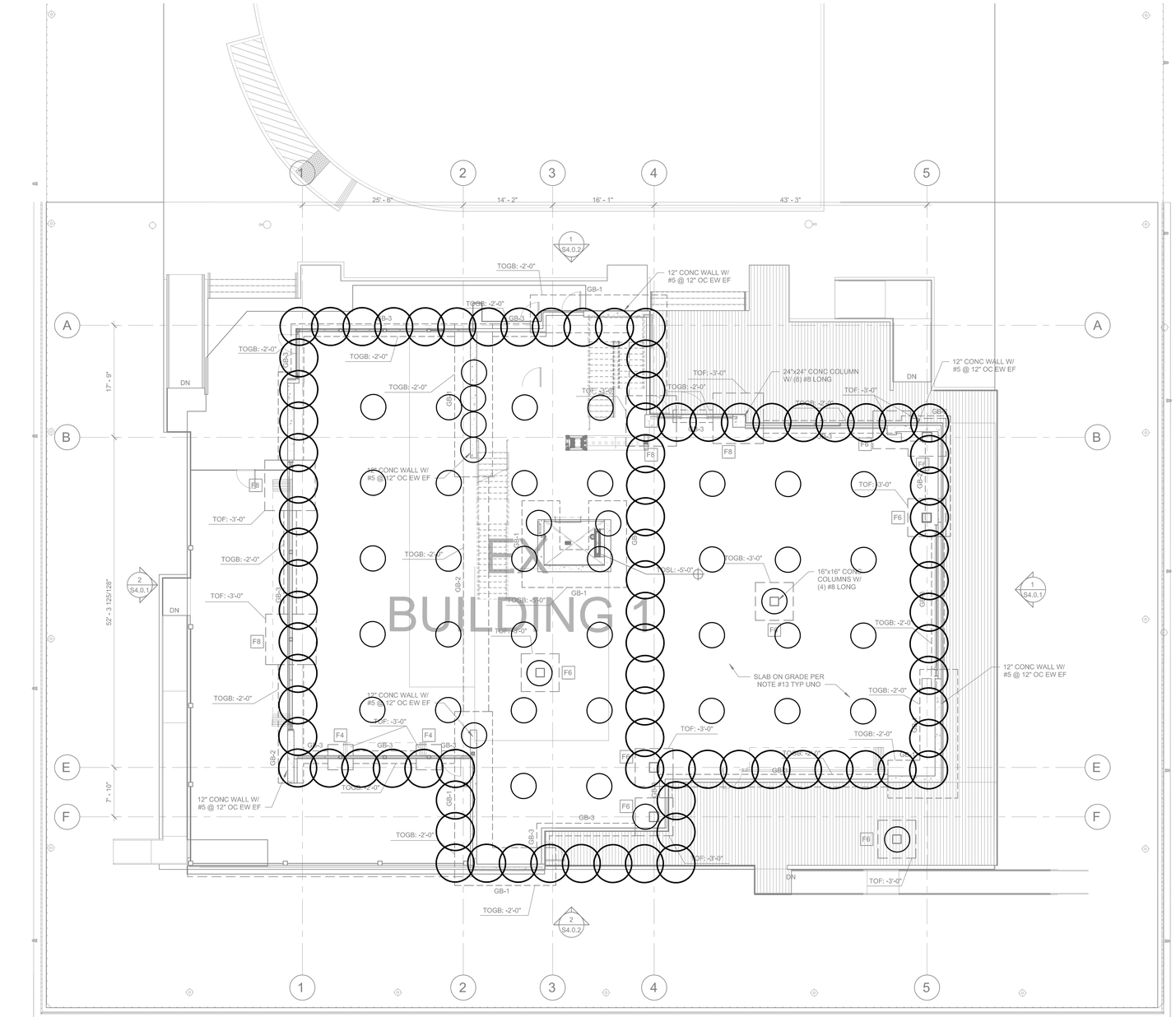

DSM COLUMN LAYOUT – BUILDING 1
SCALE: 1/8" = 1'

0' 8' 16'

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

ADVANCED GEOSOLUTIONS Inc.

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

REVISIONS

NO.	DATE	DESCRIPTION
–	–	–

REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR COMMERCIAL COMPONENT DANA POINT, CA

SHEET TITLE:

DEEP SOIL MIXING LAYOUT – BUILDING 1

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

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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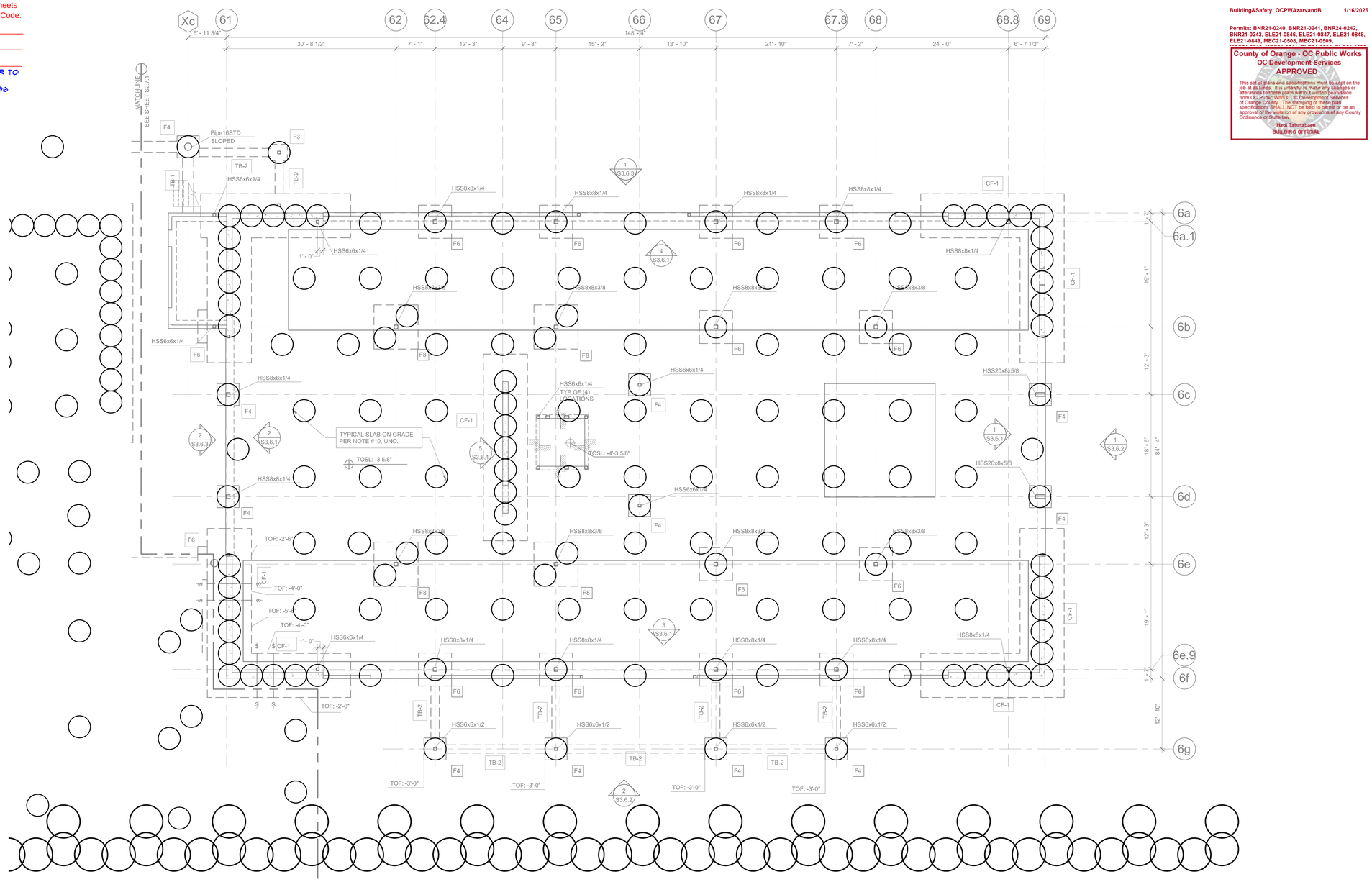

DSM COLUMN LAYOUT – BUILDING 6
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

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

FOR REFERENCE ONLY

ADVANCED GEOSOLUTIONS Inc.

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

REVISIONS

NO.	DATE	DESCRIPTION
–	–	–

REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
– BUILDING 6

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-4.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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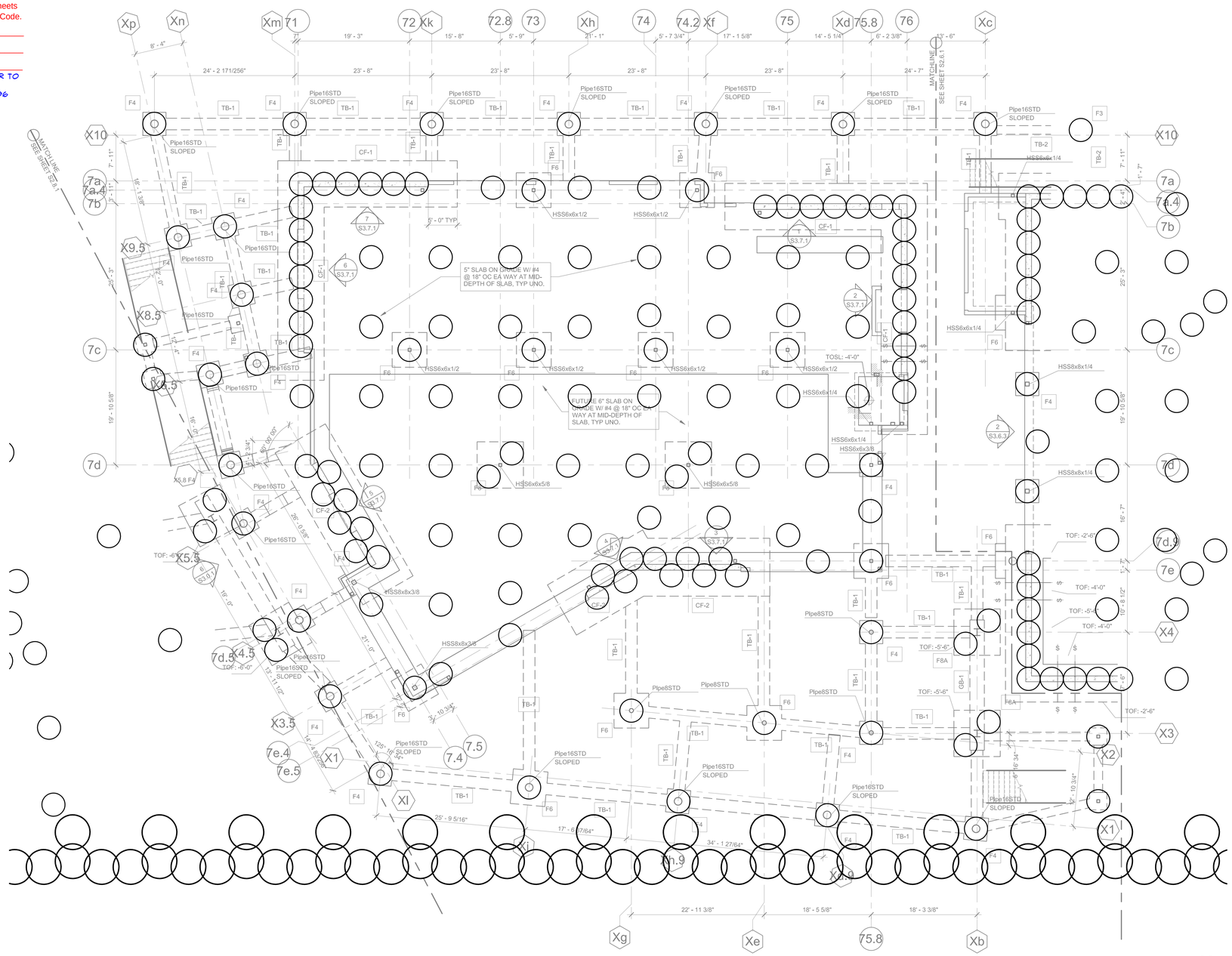
Hadi Tabatabaee
BUILDING OFFICIAL



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

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

NOTES:
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REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
– BUILDING 7

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

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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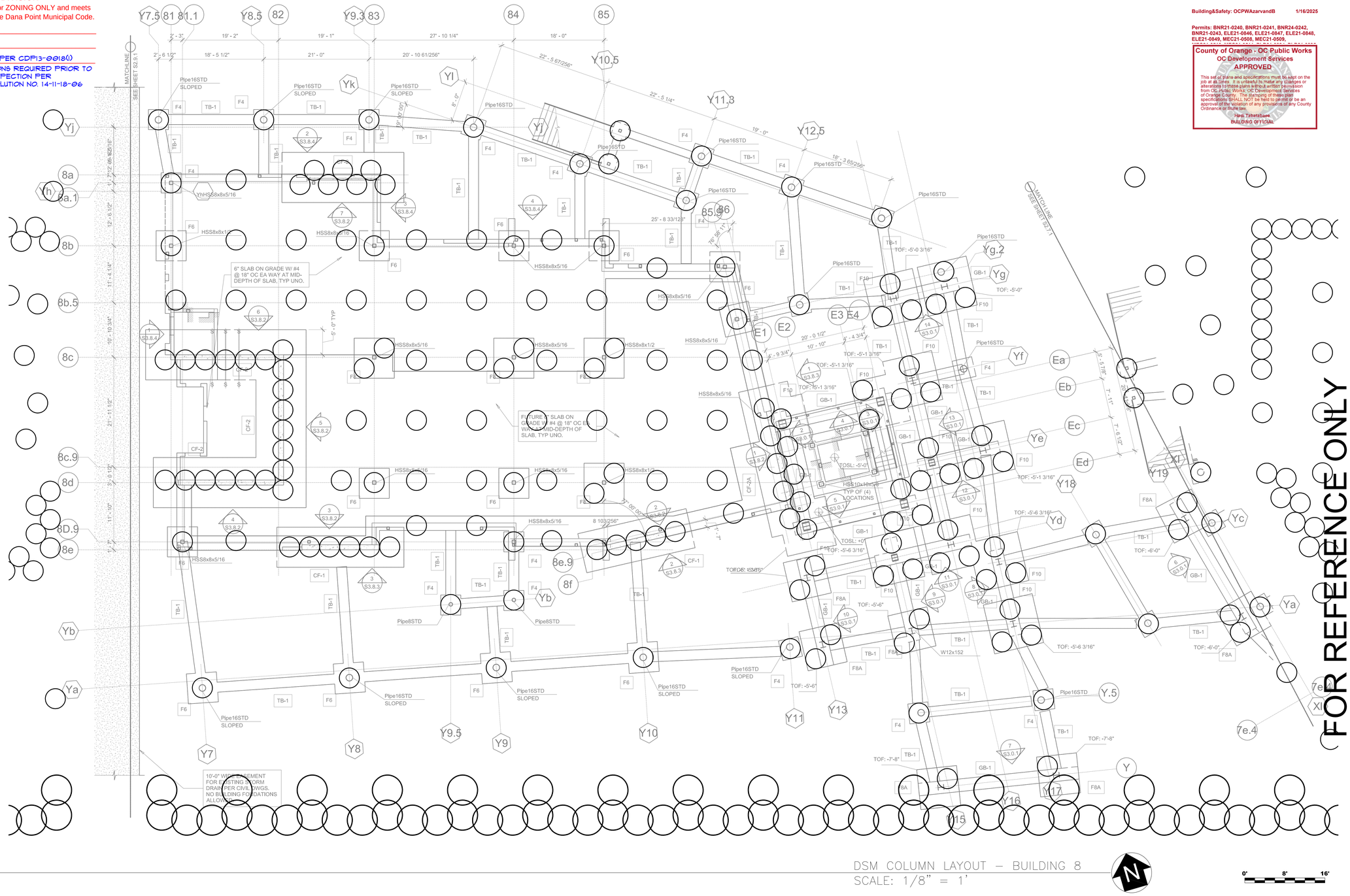

DSM COLUMN LAYOUT – BUILDING 8
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

NOTES:

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REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR COMMERCIAL COMPONENT DANA POINT, CA

SHEET TITLE:

DEEP SOIL MIXING LAYOUT – BUILDING 8

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-4.4

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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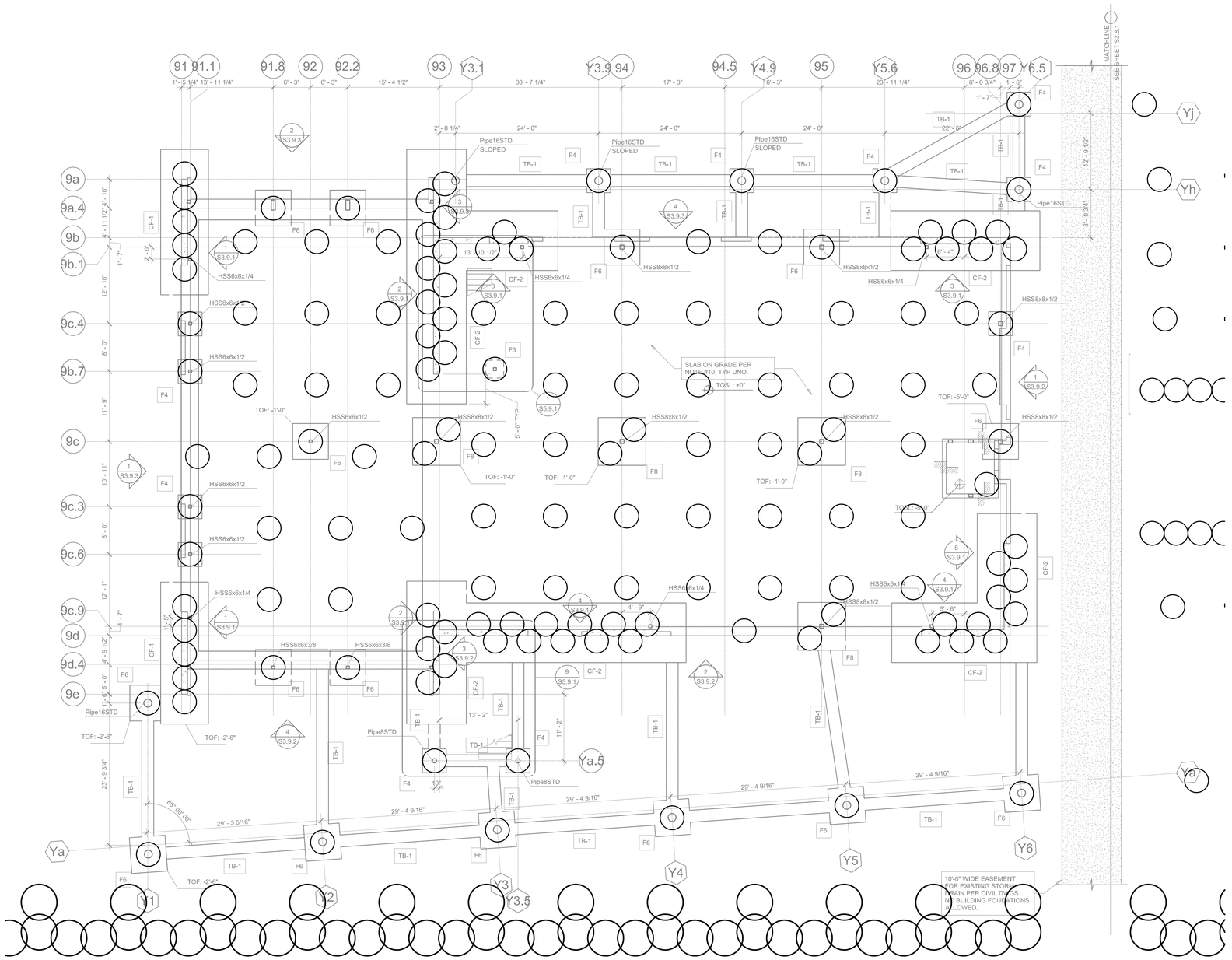

DSM COLUMN LAYOUT – BUILDING 9
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

NOTES:

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REVISIONS

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REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT – BUILDING 9

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

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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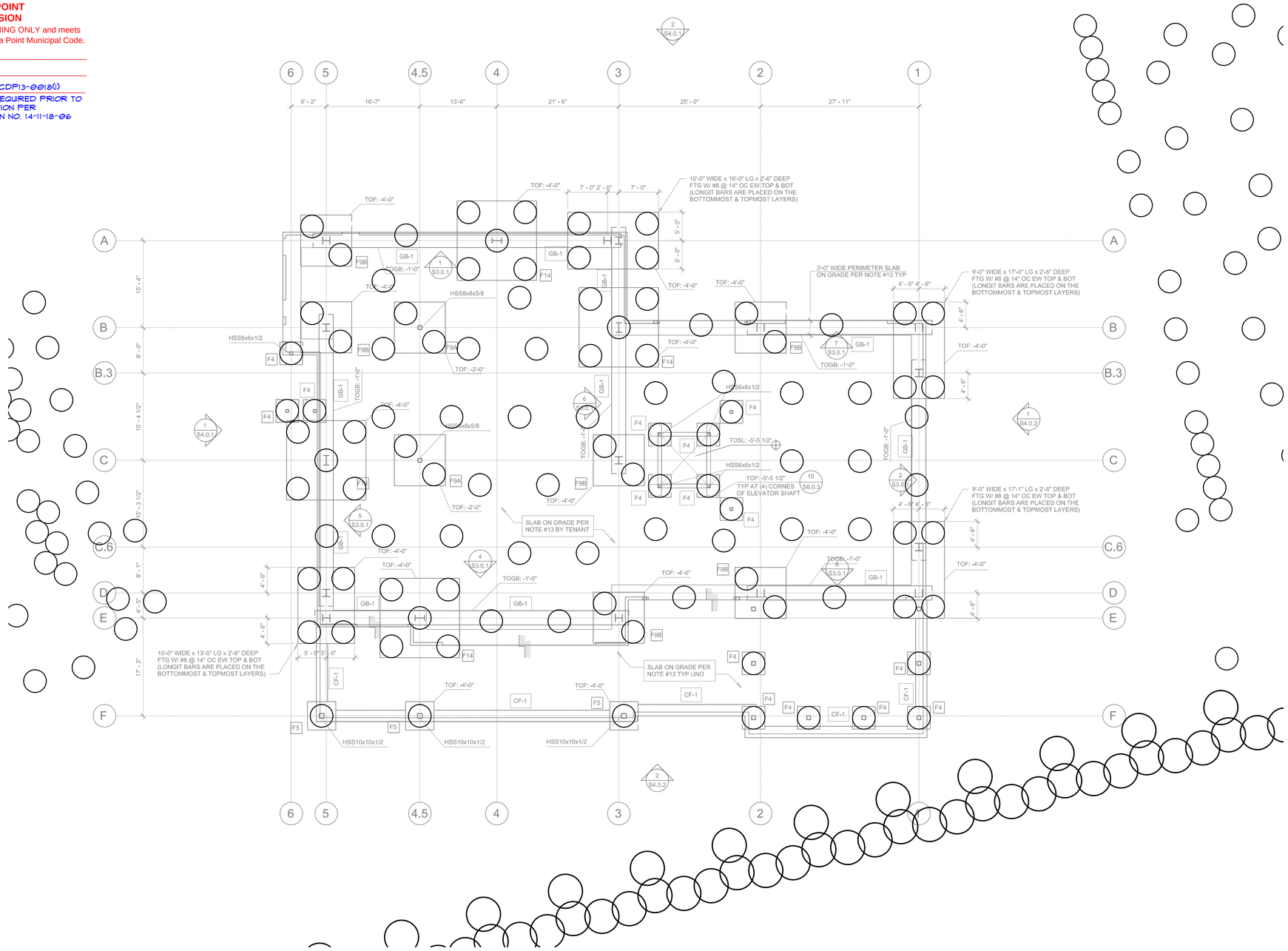

DSM COLUMN LAYOUT – BUILDING 10
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

NOTES:

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REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED PROFESSIONAL ENGINEER THOMAS TAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
– BUILDING 10

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-4.6

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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Building&Safety: OCPWAzarvandB 1/16/2025

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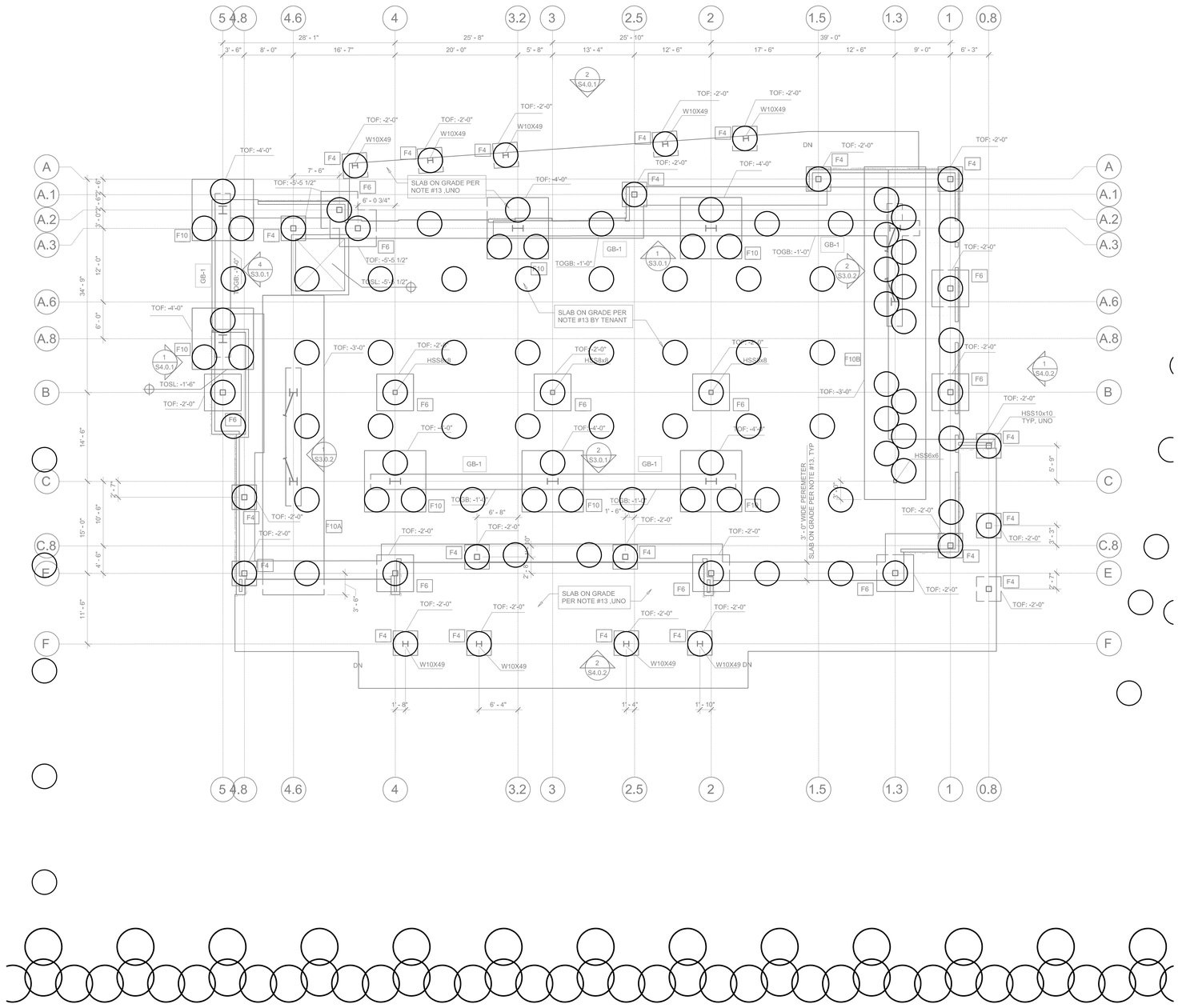

DSM COLUMN LAYOUT – BUILDING 11
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

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REVISIONS		
NO.	DATE	DESCRIPTION
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REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

DEEP SOIL MIXING LAYOUT
– BUILDING 11

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

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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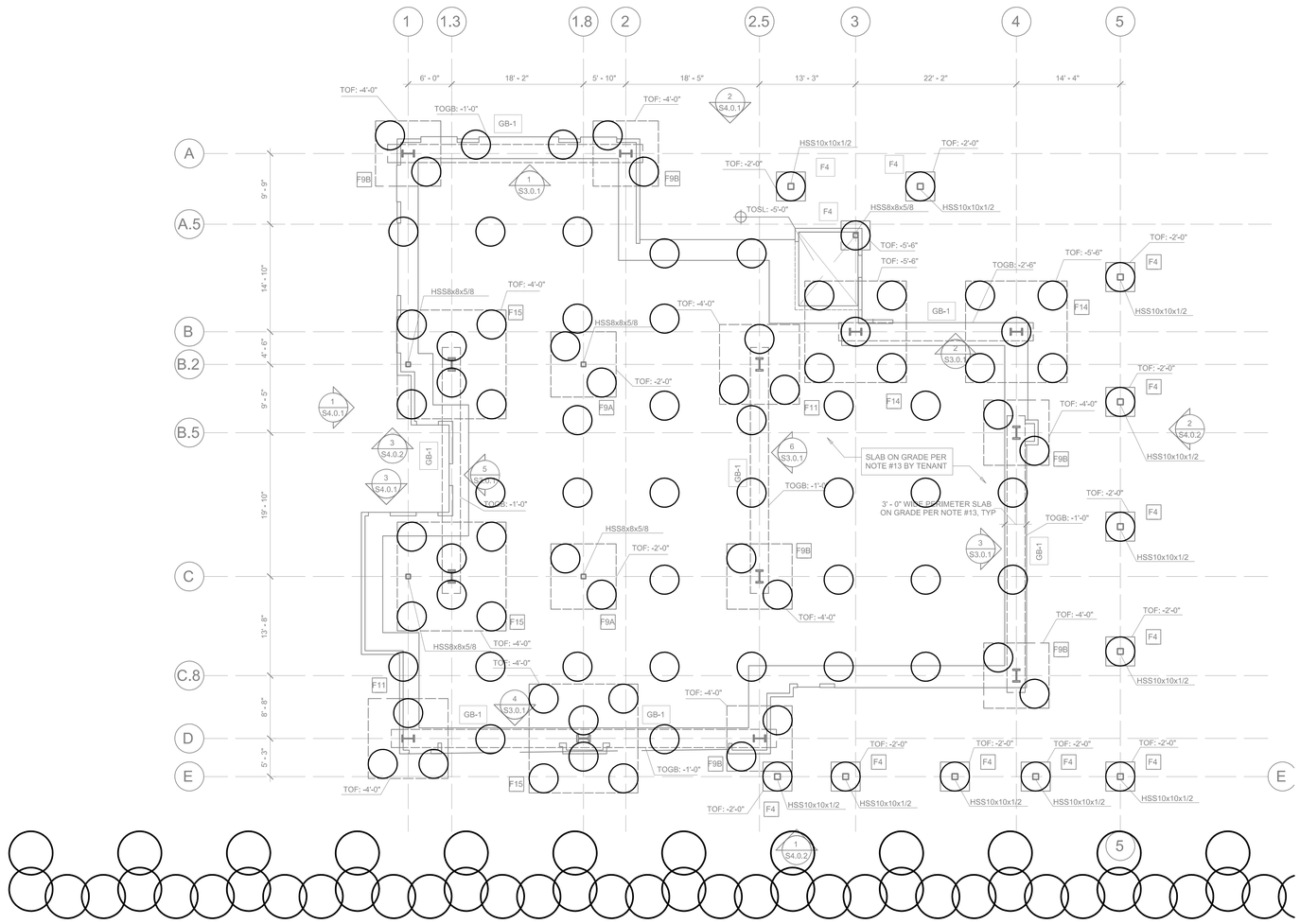

DSM COLUMN LAYOUT – BUILDING 12
SCALE: 1/8" = 1'

0' 8' 16'

LEGEND:

DSM COLUMN 6' ø EMBED 4' INTO CAPISTRANO FORMATION

DSM COLUMN 4' ø BEARING ON CAPISTRANO FORMATION

NOTES:

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REGISTERED PROFESSIONAL ENGINEER THOMAS TAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

GROUND IMPROVEMENT FOR

DANA POINT HARBOR COMMERCIAL COMPONENT DANA POINT, CA

SHEET TITLE:

DEEP SOIL MIXING LAYOUT – BUILDING 12

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-4.8

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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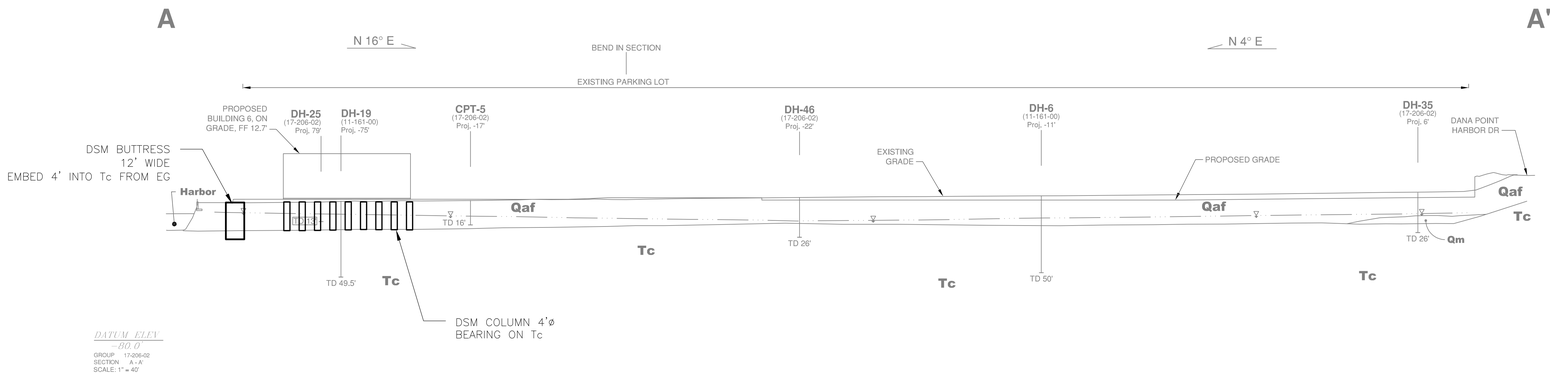
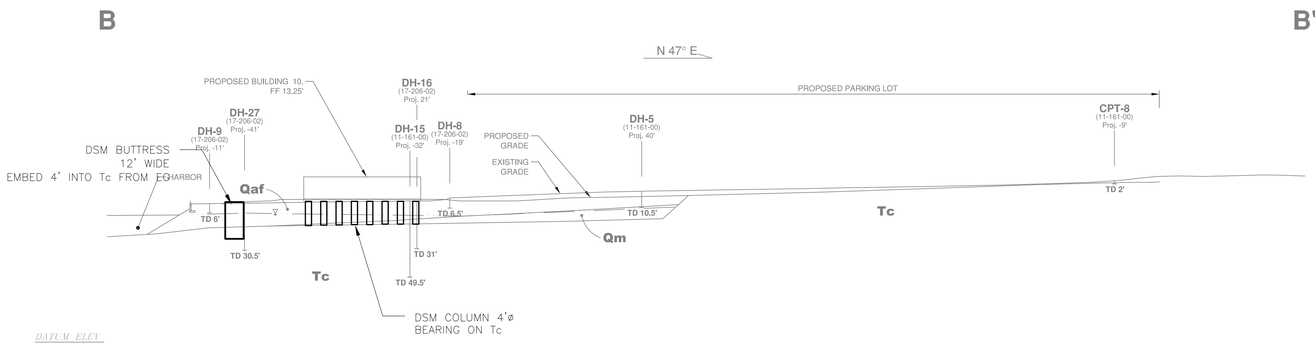
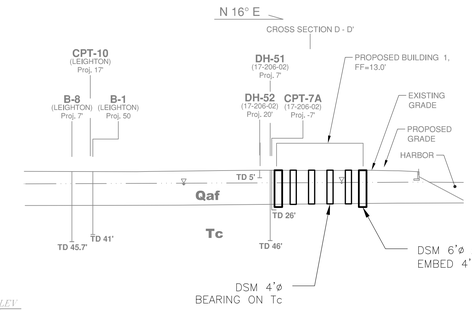


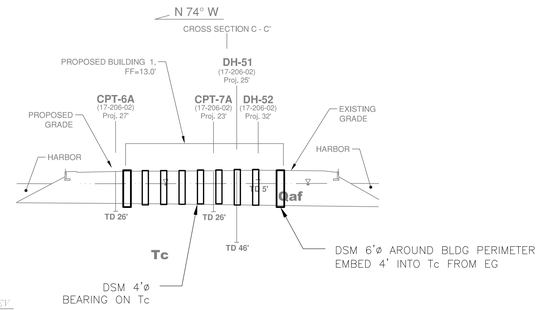
DATUM ELEV
BO.O
GROUP 17-206-02
SECTION A - A'
SCALE: 1" = 40'



DATUM ELEV
BO.O
GROUP 17-206-02
SECTION B - B'
SCALE: 1" = 40'



DATUM ELEV
BO.O
GROUP 17-206-02
SECTION C - C'
SCALE: 1" = 40'



DATUM ELEV
BO.O
GROUP 17-206-02
SECTION D - D'
SCALE: 1" = 40'

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FOR REFERENCE ONLY

REVISIONS		
NO.	DATE	DESCRIPTION
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REGISTERED PROFESSIONAL ENGINEER THOMAS TRAN C 91763 CIVIL STATE OF CALIFORNIA

PROJECT:

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

SHEET TITLE:

GEOTECHNICAL SECTIONS

PROJECT NO. –

DATE: 08/23/2021

SCALE: AS SHOWN

SHEET NUMBER: GI-5

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MECHANICAL NOTES AND SPECIFICATIONS

1. GENERAL

A. CONTRACTOR SHALL PERFORM ALL WORK AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT CONDITIONS EFFECTING THE MECHANICAL WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED ON THE PLANS.

C. CONTRACTOR SHALL FURNISH LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION AS REQUIRED TO PROPERLY INSTALL ALL NEW HVAC SYSTEMS OR RELATED COMPONENTS AS INDICATED ON PLANS AND SPECIFIED HEREIN.

D. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF ALL WORK.

E. 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.

F. 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.

G. 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.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR START-UP OF ALL SYSTEMS.

I. ALL WORK SHALL BE DONE WITH A MINIMUM OF DUST AND DIRT. PROVIDE SUFFICIENT FIREPROOF TARPAULINS AND COVER ALL EQUIPMENT IN WORK AREA WITH SAME DURING WORK OPERATIONS.

J. CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND EQUIPMENT CUTS TO THE ARCHITECT FOR APPROVAL (MINIMUM (5) COPIES). THE ENGINEER'S APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION TO COMPLY WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS.

K. CONTRACTOR SHALL COORDINATE CONNECTIONS TO STREET WITH LOCAL UTILITY COMPANY(S).

L. LINE VOLTAGE WIRING, LINE VOLTAGE CONDUIT, UNDERGROUND LOW VOLTAGE CONDUIT, DISCONNECT SWITCHES AND FINAL CONNECTION BY ELECTRICAL CONTRACTOR. LOW VOLTAGE WIRING, ABOVE GROUND LOW VOLTAGE CONDUIT, AND FINAL CONNECTION BY CONTROLS CONTRACTOR.

M. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED, NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND/OR THE CITY OF PALM SPRINGS AHJ.

N. ALL DUCT SIZES SHOWN ARE NET INSIDE DIMENSIONS AND DO NOT ACCOUNT FOR DUCT LINER THICKNESS WHERE APPLICABLE. ALL PIPE DIMENSIONS SHOWN ARE NOMINAL SIZES.

O. CONTRACTOR SHALL FILE, SECURE AND PAY FOR ANY NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS WHICH ARE REQUIRED BY ANY LEGALLY CONSTITUTED AUTHORITY.

P. 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.

Q. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA BUILDING CODE (CBC), AND TITLE 24 PARTS 4 & 6.

R. 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.

S. ALL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH SMACNA AND THE LOCAL ENERGY CODE.

T. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL FACILITIES IN AREAS INDICATED FOR DEMOLITION ON THE ARCHITECTURAL DRAWINGS.

U. 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.

V. LABEL ALL ROOF MOUNTED EQUIPMENT AS TO THE SPACE IT SERVES.

W. 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 A SUBSTITUTION OF MATERIALS AND/OR EQUIPMENT, THE CONTRACTOR MUST INCLUDE THE FOLLOWING INFORMATION WITH HIS BASE BID:

- DOCUMENTATION OF EQUALITY. A SIDE-BY-SIDE COMPARISON, OF PERFORMANCE AND CONSTRUCTION MATERIALS, BETWEEN THE SPECIFIED ITEM AND THE PROPOSED SUBSTITUTION.
- THE DOLLAR VALUE FOR CREDIT, ASSOCIATED WITH THE SUBSTITUTED ITEM(S), SHALL BE ITEMIZED IN THE BASE BID.
- CONTRACTOR SHALL PROVIDE AS-BUILTS, CAD GENERATED AND DRAWN TO 1/4" = 1'-0" SCALE. SUBMIT 6 SETS OF HARD COPIES AND 1 ELECTRONIC COPY. CAD DRAWINGS SHALL BE AUTOCAD LATEST VERSION. COORDINATE CLOSE OUT REQUIREMENTS WITH ARCHITECT AND OWNER.

2. SCOPE OF WORK

THE WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

A. FURNISH AND INSTALL ALL NEW SUPPLY, RETURN AND EXHAUST AIR DUCTWORK.

B. FURNISH AND INSTALL INSULATION FOR ALL SUPPLY AIR DUCTWORK.

C. FURNISH AND INSTALL, AS SHOWN ON DRAWINGS ALL WALL MOUNTED THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY WIRING REQUIRED FOR THERMOSTATS.

D. FURNISH AND INSTALL ALL SUPPLY AIR DIFFUSERS, RETURN AIR GRILLES, RETURN AIR REGISTERS AND EXHAUST AIR REGISTERS (SIZES AS SHOWN ON SCHEDULES AND PLANS).

E. FURNISH AND INSTALL ALL CEILING MOUNTED CABINET EXHAUST FANS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.

F. FURNISH AND INSTALL ALL HEATING, VENTILATING AND AIR CONDITIONING UNITS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.

G. FURNISH AND INSTALL ALL IN LINE CENTRIFUGAL FANS AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.

H. FURNISH AND INSTALL ALL HANGERS AND SUPPORTS.

I. FURNISH AND INSTALL ALL FURNACES, DX COOLING COILS, AIR COOLED CONDENSING UNITS AND REFRIGERANT LINES AS SHOWN ON DRAWINGS AND SPECIFIED IN SCHEDULES.

J. FURNISH AND INSTALL MANUAL VOLUME DAMPERS AS SHOWN ON DRAWINGS.

K. FURNISH AND INSTALL ALL GRAVITY RELIEF HOODS, GRAVITY INTAKE HOODS, AND ROOF CAPS AS SHOWN ON DRAWINGS.

L. SHOP DRAWINGS.

M. ALTERATIONS, REMOVALS, AND DISPOSAL.

N. CUTTING AND ROUGH PATCHING.

O. OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS AND CERTIFICATES REQUIRED IN CONNECTION WITH THIS WORK.

P. FURNISH AND INSTALL ALL TRANSFER AIR WALL OPENINGS AND ALL TRANSFER AIR DUCTWORK.

Q. REMOVE AND CAP ALL WORK INDICATED ON THE DRAWINGS.

R. FURNISH AND INSTALL AS SHOWN ON DRAWINGS ALL INTERNAL ACOUSTIC LINING FOR SUPPLY AND RETURN DUCTWORK AS WHERE CALLED FOR.

S. RELOCATE AS SHOWN ON DRAWINGS EXISTING WALL MOUNTED THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY WIRING REQUIRED FOR THERMOSTAT RELOCATION. REMOVE AND RELOCATE ALL SUPPLY AIR DIFFUSERS, RETURN AIR GRILLES, RETURN AIR REGISTERS AND EXHAUST AIR REGISTERS AS SHOWN ON PLANS.

T. FURNISH AND INSTALL ALL ACCESS DOORS AND FIRE DAMPERS AS REQUIRED BY THE BUILDING CODE.

U. FURNISH AND INSTALL ALL CONTROLS, CONTROL WIRING, TRANSFORMERS, ETC. ASSOCIATED WITH THE ROOFTOP HVAC UNIT AND THE AIR COOLED CONDENSING UNIT AS SPECIFIED HEREIN AND SHOWN ON DRAWINGS.

V. FURNISH AND INSTALL ROOF MOUNTED AIR COOLED CONDENSING UNITS AS SHOWN ON PLANS AND SPECIFIED IN SCHEDULE.

W. FURNISH AND INSTALL INSULATION FOR ALL REFRIGERATION PIPING.

X. FURNISH AND INSTALL SPLIT-SYSTEM HEAT PUMPS AND REFRIGERANT PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED IN SCHEDULES.

Y. FURNISH AND INSTALL ALL CONTROLS, CONTROL WIRING, TRANSFORMERS, ETC. ASSOCIATED WITH THE HVAC SYSTEMS AS SPECIFIED HEREIN AND SHOWN ON DRAWINGS. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE VOLTAGE WIRING.

Z. ALL FANS FOR AIR HANDLERS, PACKAGED ROOFTOP UNITS, SUPPLY FANS, EXHAUST FANS, ETC., SHALL BE PROVIDED WITH ADJUSTABLE SHEAVES ON MOTOR DRIVE AND FIXED SHEAVE ON DRIVEN EQUIPMENT. SHEAVES SHALL BE SELECTED SUCH THAT DESIGN CFM IS ACHIEVED WITH DESIGN STATIC PRESSURE AT THE MIDRANGE OF THE SHEAVE ADJUSTMENT. WHERE ADJUSTABLE SHEAVES ARE NOT AVAILABLE FROM THE FACTORY FOR PACKAGED EQUIPMENT, CONTRACTOR SHALL CHANGE OUT MOTOR SHEAVES IN THE FIELD. ALL ADJUSTABLE SHEAVES, GROOVE SIZES AND QUANTITIES SHALL BE SELECTED TO MATCH FACTORY INSTALLED SHEAVES ON DRIVEN EQUIPMENT. ALL SHEAVES SHALL BE MANUFACTURED BY BROWNING OR APPROVED EQUAL.

3. WORK NOT INCLUDED

THE FOLLOWING ITEMS OF WORK SHALL BE PROVIDED UNDER OTHER CONTRACTS:

A. FINISHED PATCHING AND PAINTING

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 OZ. NEOPRENE COATED FABRIC SECURED WITH HEAVY DUTY BANDS OR CRIMPS.

C. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT ALL LOCATIONS WHERE PIPING CONNECTS TO PUMPS OR OTHER EQUIPMENT CAPABLE OF PRODUCING OBJECTIONABLE VIBRATION.

D. ALL EQUIPMENT SUPPORTED FROM THE BUILDING STRUCTURE SHALL BE PROVIDED WITH SPRING-TYPE VIBRATION ISOLATORS.

6. SHEET METAL DUCTWORK

A. ALL DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE BUILT FROM GALVANIZED SHEET STEEL IN COMPLIANCE WITH CHAPTER 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, FLOORS AND SHAFTS.

E. ALL DUCTWORK GAUGES, AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF SMACNA STANDARDS.

F. ACCESS DOORS IN DUCTWORK SHALL BE DOUBLE PANEL NO. 20 GAUGE GALVANIZED STEEL, FILLED WITH 1-1/2" RIGID FIBERGLASS, 3 LB. DENSITY INSULATION, WITH NO. 20 GAUGE GALVANIZED STEEL FRAME, SECURELY FASTENED TO DUCT AND FORMED TO RECEIVE ACCESS DOOR. PROVIDE TWO LATCHES AND TWO HINGES PER DOOR. WHERE SPACE CONDITIONS DO NOT PERMIT HINGING OF DOORS, PROVIDE FOUR LATCHES PER DOOR FOR REMOVAL.

G. FIRE DAMPERS SHALL BE COORDINATED WITH THE LEVEL OF FIRE RATING INDICATED ON THE ARCHITECTURAL DRAWINGS. FIRE DAMPERS SHALL BE AS MANUFACTURED BY POTTORFF, 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:

- EXCEPT WHERE OTHERWISE NOTED, FOR INCREASES IN CROSS-SECTIONAL AREA, THE SHAPE OF THE TRANSFORMATION SHALL NOT EXCEED 1" IN 7", SPACE CONDITIONS PERMITTING.
- 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 GAUGEJOINT 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 GAUGEJOINT 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 1/8" 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 AND SUPPORTED BY HELICALLY WOUND, SPRING-STEEL WIRE.. 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 ACR 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 UNDUE STRAINS ON PIPING OR APPARATUS CONNECTED THEREWITH. PROVIDE DOUBLE SWINGS AT RISER TRANSFERS AND OTHER OFFSETS WHEREVER POSSIBLE TO TAKE UP EXPANSION. ARRANGE RISER BRANCHES TO TAKE UP MOTION OF RISER.

I. THE ENDS OF ALL PIPE AND NIPPLES SHALL BE THOROUGHLY REAMED TO THE FULL INSIDE DIAMETER OF THE PIPE AND ALL BURRS FORMED IN THE CUTTING OF THE PIPES SHALL BE REMOVED.

J. PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASME CODE FOR PRESSURE PIPING.

K. PIPING AT ALL EQUIPMENT AND CONTROL VALVES SHALL BE SUPPORTED TO PREVENT STRAINS OR DISTORTIONS IN THE CONNECTED EQUIPMENT AND CONTROL VALVES. PIPING SHALL BE SUPPORTED TO ALLOW FOR REMOVAL OF EQUIPMENT, VALVES AND ACCESSORIES WITH A MINIMUM OF DISMANTLING AND WITHOUT REQUIRING ADDITIONAL SUPPORTS AFTER THESE ITEMS ARE REMOVED.

L. MISCELLANEOUS DRAINS, VENTS, RELIEFS, AND OVERFLOWS FROM TANKS, EQUIPMENT, PIPING, RELIEF VALVES, PUMPS, ETC., SHALL BE RUN TO THE NEAREST OPEN SIGHT DRAIN. PROVIDE DRAIN VALVES WHENEVER REQUIRED FOR COMPLETE DRAINAGE OF PIPING, INCLUDING THE SYSTEM SIDE OF ALL PUMPS.

9. ADJUSTING

A. ALL DUCT INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET FACING AND ADHESIVE USED TO ADHERE JACKET OR FACING TO THE INSULATION) FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NFPA 255 AND UL 73, 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 3" FIBERGLASS BLANKET AND VAPOR BARRIER. INSTALL INSULATION AFTER DUCTWORK HAS BEEN INSPECTED AND APPROVED.

D. LINED DUCTS SHALL BE INTERNALLY LINED WITH 1" THICK DUCT LINER.

E. PIPE INSULATION SHALL BE HEAVY DENSITY FIBERGLASS SECTIONAL PIPE INSULATION WITH A MAXIMUM K FACTOR OF 0.23 AT 75 DEGREES F MEAN TEMPERATURE WITH FACTORY APPLIED ALL SERVICE VAPOR BARRIER JACKET. DENSITY SHALL BE NOT LESS THAN 3 LBS. PER CUBIC FEET.

F. INSULATE ALL REFRIGERANT LINES PER SECTION 120.3 OF THE CALIFORNIA ENERGY CODE.

G. INSULATE ALL CONDENSATE LINES WITH 1" FLEXIBLE ELASTOMETRIC INSULATION.

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 (5) 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. (3) 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 (1) 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 (5) 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.

CALIFORNIA GREEN BUILDING STANDARD

TESTING & ADJUSTING

THE TESTING AND ADJUSTING RESPONSIBILITIES FOR THE MECHANICAL CONTRACTOR ARE AS FOLLOWS:

1. THE HVAC SYSTEMS AND CONTROLS SHALL BE TESTED, ADJUSTED, AND BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:
   - TESTING AND BALANCING BUREAU'S (TABB) CONSTRUCTION SPECIFICATION INSTITUTE MASTER FORMAT (SECTION 23 05 90 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.

CALIFORNIA GREEN BUILDING STANDARD

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.
ALL DUCT AND OTHER RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, VENTILATING EQUIPMENT.

2. VOLATILE ORGANIC COMPOUNDS
ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1-5.504.4.3 OF THE CALIFORNIA GREEN BUILDING CODE.
THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND SHALL BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.

3. AIR FILTERS
AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE OF 8 OR GREATER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY. FILTER SPECIFICATIONS SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

4. VENTILATION
THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE.
ADDITIONS TO BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, C.C.C., TITLE 24, PART 6, SECTION 120.1(d).

5. HAZARDOUS MATERIALS
THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS.

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

HVAC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NEW WORK		FLEXIBLE DUCTWORK
(E)	EXISTING TO REMAIN	6"X6" 6"Ø	DUCT SIZE
	EXISTING TO BE REMOVED		DUCT TURNING UP
	REFRIGERANT LINES		DUCT TURNING DOWN
	POINT OF CONNECTION		DUCT ELBOW WITH TURNING VANES
#	SHEET NOTE TAG		RADIUS DUCT ELBOW WITHOUT TURNING VANES
T	THERMOSTAT	TAG-CFM	CEILING SUPPLY DIFFUSER
TS	TEMPERATURE SENSOR	TAG-CFM	CEILING RETURN GRILLE
S	DUCT SMOKE DETECTOR	TAG-CFM	CEILING EXHAUST GRILLE
	VOLUME DAMPER	TAG-CFM	WALL-MOUNTED REGISTER
	FIRE/SMOKE DAMPER AND ACCESS DOOR	TAG	ROOFTOP EXHAUST FAN
	DIRECTION OF AIR FLOW		

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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

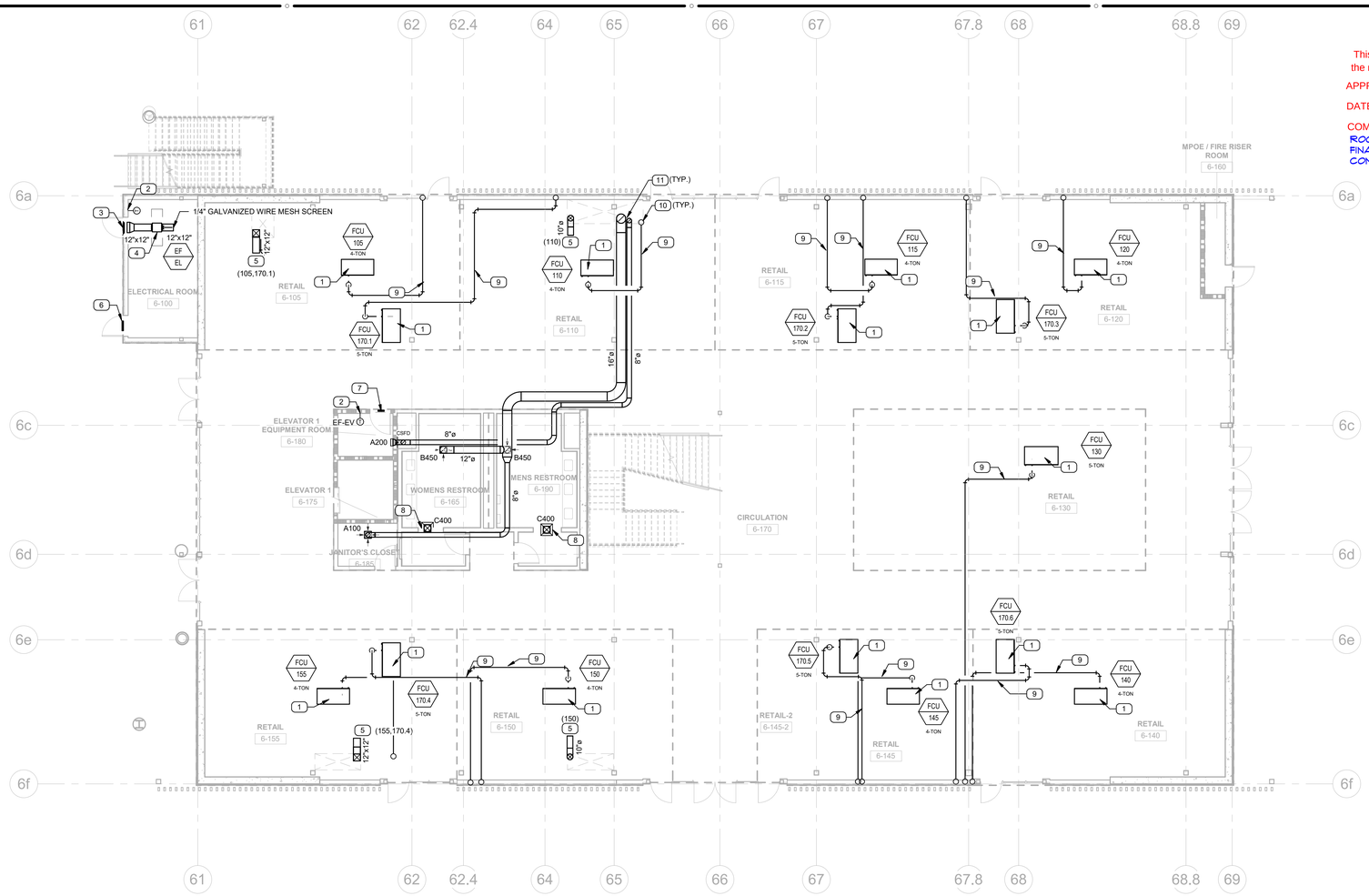
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
MECHANICAL LEAD SHEET

DRAWING NO.
M0.1.1



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

CITY OF DANA POINT
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Building&Safety: OCPWAzarvandB 1/16/2025

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Hadi Tabatabaee
BUILDING OFFICIAL

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 TENANT EQUIPMENT.
3. DUCTWORK AND PIPING SHALL BE IDENTIFIED WITH A SERVICE MARKING WITH INDICATED AIRFLOW/WATER FLOW DIRECTION OF SERVICE.
4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
9. REQUIRED OFFSETS, COMPONENTS, ACCESSORIES, AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AS REQUIRED TO AVOID INTERFERENCES WITH UN-FORSEEN COMPONENTS.
10. PROVIDE DIELECTRIC UNIONS, GASKETS, AND FASTENERS AT DISSIMILAR METAL CONNECTIONS OF CONTACT POINTS.
11. ALL DUCT, RESPECTIVE PIPING, AND EQUIPMENT TO BE TIGHT TO UNDERSIDE OF THE STRUCTURE.
12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.

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 ELF6375DX OR APPROVED EQUIVALENT, CENTERED ABOVE DOOR.
4 INSTALL EXHAUST FAN HIGH TIGHT TO STRUCTURE, SUSPENDED 12" BELOW DECK ABOVE.
5 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECT OPENING IN SPACE.
6 PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
7 PROVIDE 12"X12" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, 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.
10 INSULATED REFRIGERANT PIPING UP THROUGH SECOND FLOOR TO ROOF. SEE M2.6.2 & M2.6.3.
11 EXHAUST AIR DUCT UP THROUGH SECOND FLOOR TO ROOF. SEE M2.6.2 & M2.6.3.

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BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
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STATE OF CALIFORNIA
EXP. 12/31/23

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1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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

DRAWING NO.
M2.6.1

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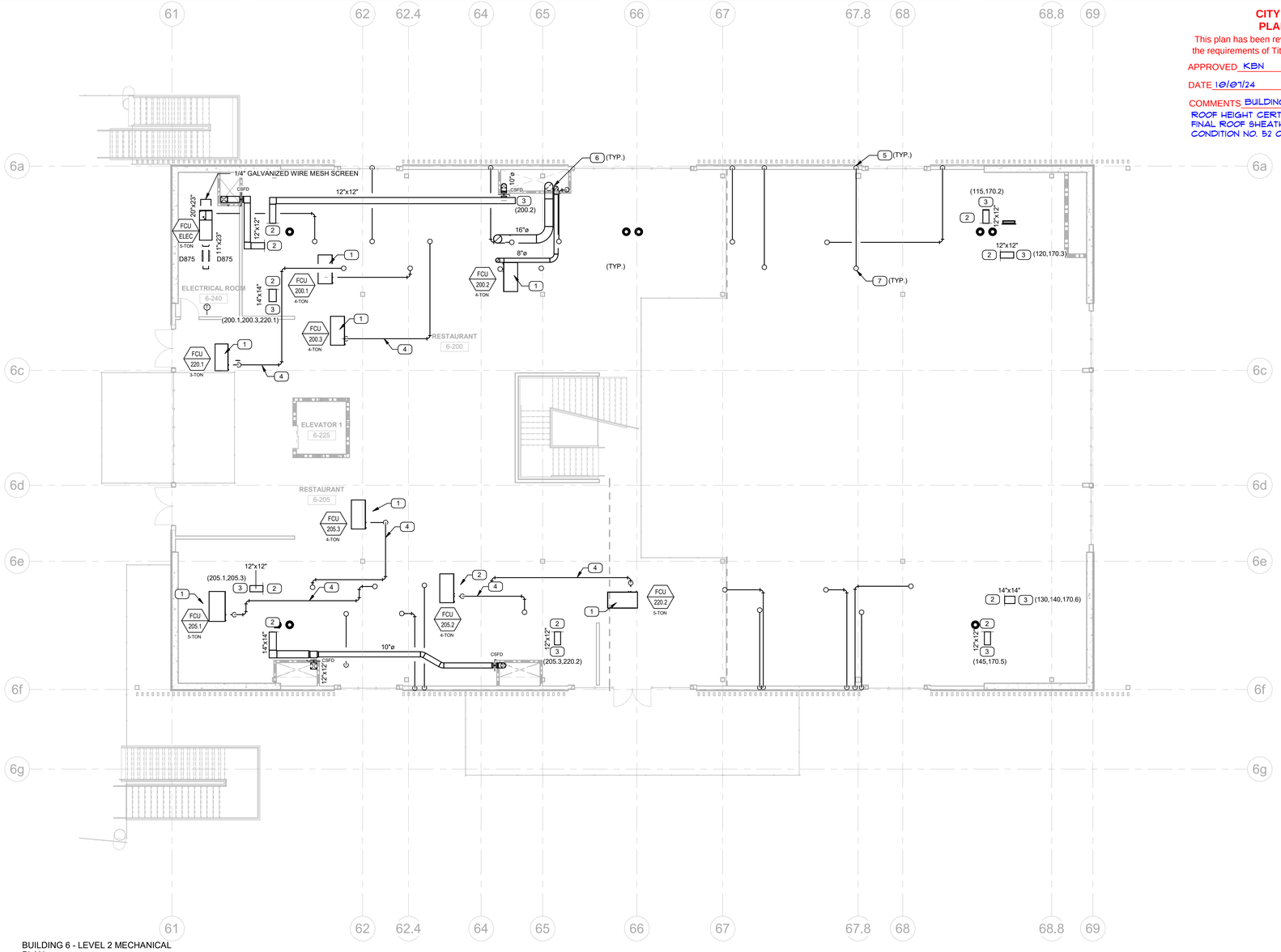

1 BUILDING 6 - LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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PLAN NOTES "X"

1 SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M3.1.
2 OUTSIDE AIR DUCT TO LOUVER INTAKE AT ROOF.
3 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECT OPENING IN SPACE.
4 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.
5 INSULATED REFRIGERANT PIPING DOWN TO FIRST FLOOR. SEE M2.6.1.
6 EXHAUST AIR DUCT DOWN TO FIRST FLOOR. SEE M2.6.1.
7 INSULATED REFRIGERANT PIPING UP TO ASSOCIATED CONDENSING UNIT ON ROOF. SEE M2.6.3.

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 LEVEL 2 MECHANICAL PLAN

DRAWING NO
M2.6.2

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CITY OF DANA POINT
PLANNING DIVISION

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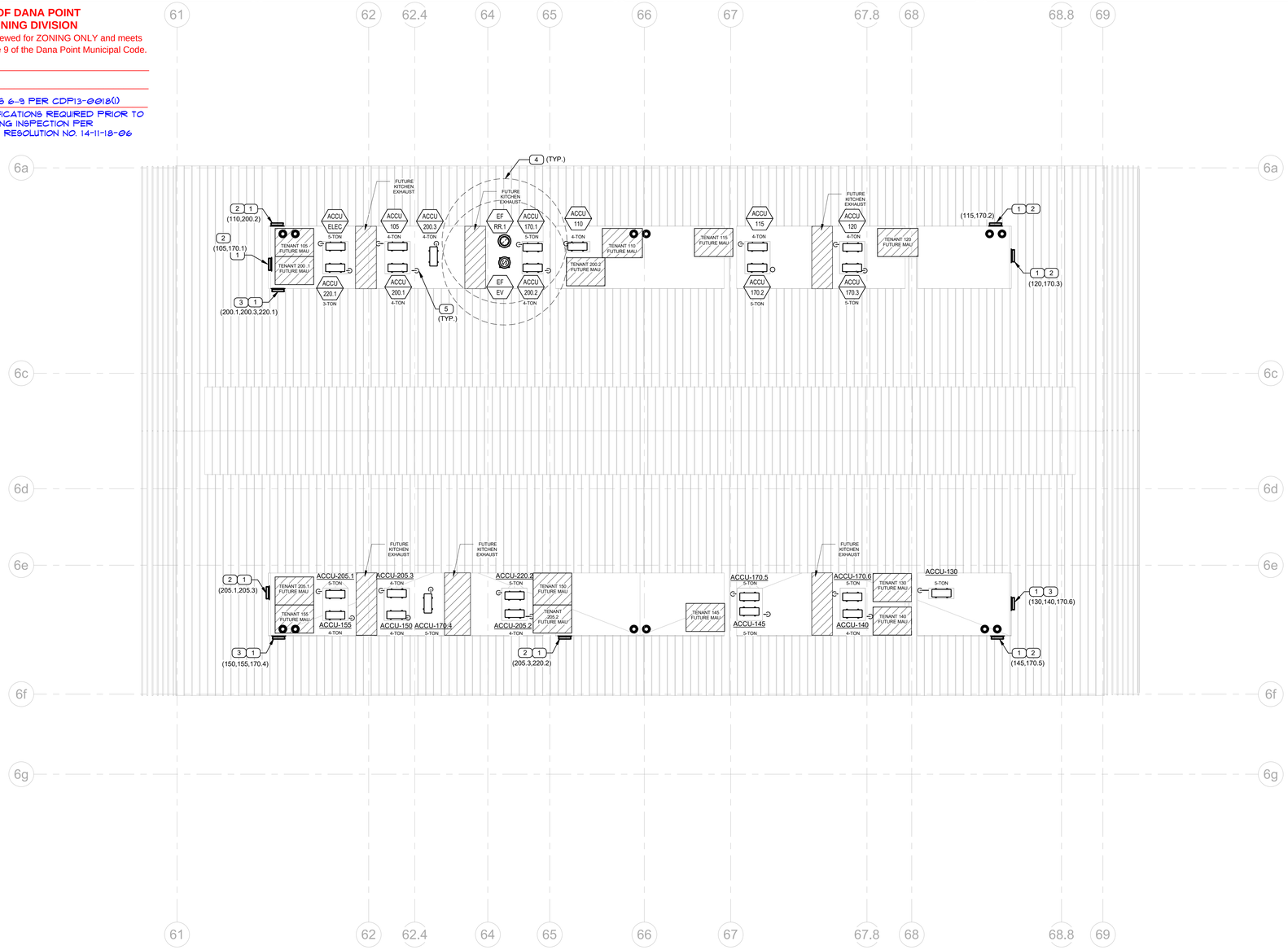
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.
14. TOTAL HEIGHT OF FUTURE KITCHEN EQUIPMENT, INCLUDING CURBS AND SUPPORTS, NOT TO EXCEED THE ROOF PARAPET / SCREENING IN ACCORDANCE WITH DANA POINT HARBOR DISTRICT REGULATIONS SECTION 5.5M.
15. MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (m) OF THE DANA POINT HARBOR DISTRICT REGULATION.

E

PLAN NOTES

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 OR APPROVED EQUIVALENT.

3 PROVIDE 24"X24" OUTSIDE AIR LOUVER, RUSKIN MODEL ELF6375DX OR APPROVED EQUIVALENT.

4 MAINTAIN A MINIMUM CLEARANCE OF 10'-0" FROM EXHAUST FAN TO ANY OUTSIDE AIR INLET.

5 INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF. SEE M2.6.2.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 ROOF MECHANICAL PLAN

DRAWING NO
M2.6.3

CITY OF DANA POINT
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APPROVED KBN

DATE 10/07/24

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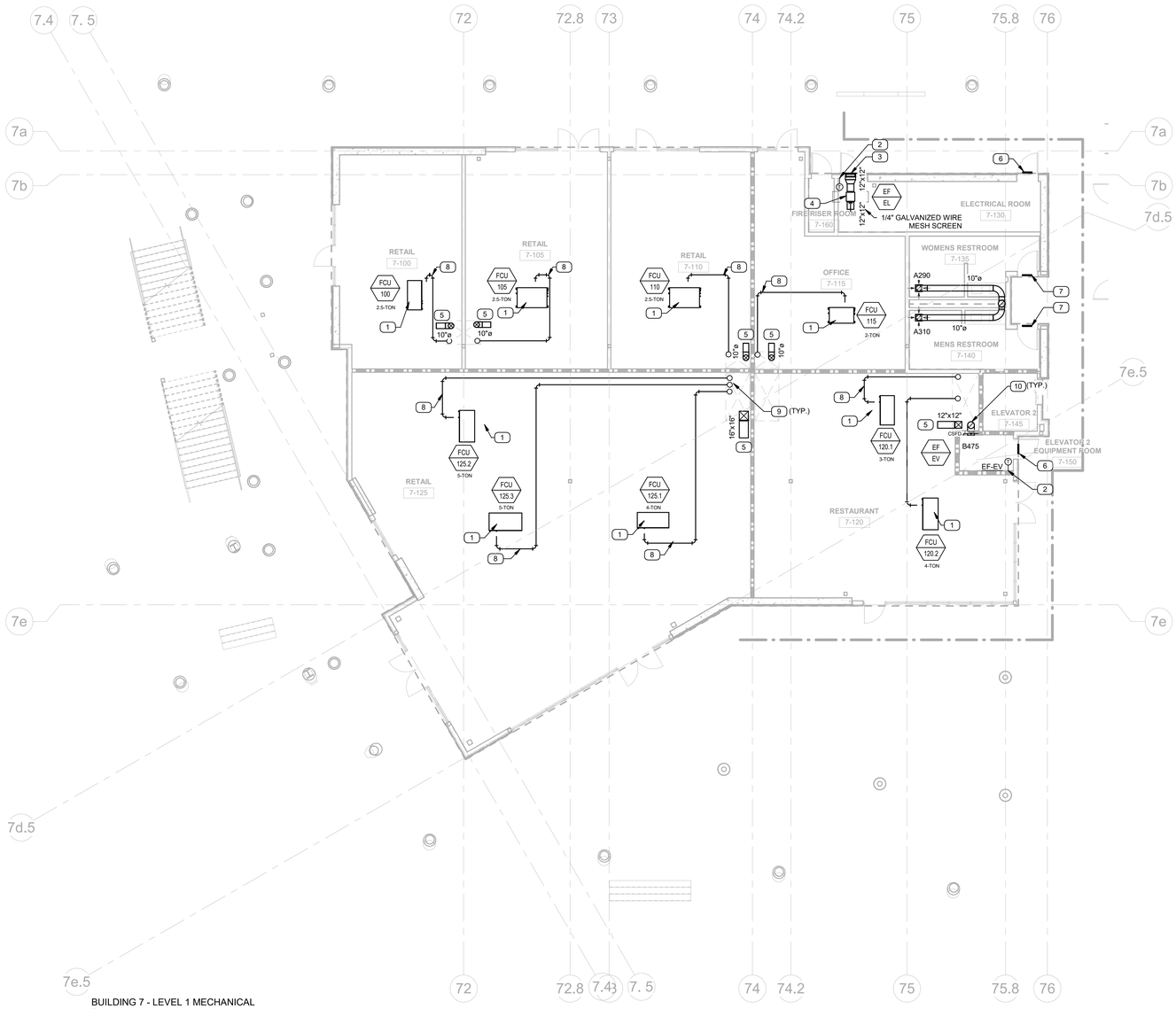

1 BUILDING 7 - LEVEL 1 MECHANICAL PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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BUILDING OFFICIAL

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 TENANT EQUIPMENT.
3. DUCTWORK AND PIPING SHALL BE IDENTIFIED WITH A SERVICE MARKING WITH INDICATED AIRFLOW/WATER FLOW DIRECTION OF SERVICE.
4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
9. REQUIRED OFFSETS, COMPONENTS, ACCESSORIES, AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AS REQUIRED TO AVOID INTERFERENCES WITH UN-FORSEEN COMPONENTS.
10. PROVIDE DIELECTRIC UNIONS, GASKETS, AND FASTENERS AT DISSIMILAR METAL CONNECTIONS OF CONTACT POINTS.
11. ALL DUCT, RESPECTIVE PIPING, AND EQUIPMENT TO BE TIGHT TO UNDERSIDE OF THE STRUCTURE.
12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.

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 ELF6375DX OR APPROVED EQUIVALENT, CENTERED ABOVE DOOR.
4 INSTALL EXHAUST FAN TIGHT TO STRUCTURE, SUSPENDED 12" BELOW DECK ABOVE.
5 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECT OPENING IN PLACE.
6 PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
7 PROVIDE 18"X12" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, 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.
9 INSULATED REFRIGERANT PIPING UP THROUGH SECOND FLOOR TO ROOF. SEE M2.7.2 & M2.7.3.
10 EXHAUST AIR DUCT UP THROUGH SECOND FLOOR TO ROOF. SEE M2.7.2 & M2.7.3.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
B	12-10-2021	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
DRAWING TITLE
BUILDING 7 LEVEL 1 MECHANICAL PLAN
DRAWING NO
M2.7.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

1 BUILDING 7 - LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TENANT EQUIPMENT.
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7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
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12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.

PLAN NOTES ("X")

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 OUTSIDE AIR DUCT TO GRAVITY INTAKE AT ROOF. PROTECT OPENING IN PLACE.
4 PROVIDE 12"X12" DOOR LOUVER, RUSKIN MODEL ELF211D, CENTERED IN BOTTOM OF DOOR.
5 PROVIDE 18"X12" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
6 INSULATED REFRIGERANT PIPING DOWN TO FIRST FLOOR. SEE M2.7.1.
7 EXHAUST AIR DUCT DOWN TO FIRST FLOOR. SEE M2.7.1.
8 INSULATED REFRIGERANT PIPING UP TO ASSOCIATED CONDENSING UNIT ON ROOF. SEE M2.7.3.
9 OUTSIDE AIR DUCT DOWN TO FIRST FLOOR. SEE M2.7.1.
10 TENANT IMPROVEMENT TO PROVIDE COOLING TO MEET HEAT LOAD REQUIREMENTS.

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DANA POINT HARBOR PARTNERS

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B	12-10-2021	COUNTY RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 LEVEL 2 MECHANICAL PLAN

DRAWING NO.
M2.7.2

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CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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2. OPEN FLAT ROOF AREA SHALL BE RESERVED FOR FUTURE TENANT EQUIPMENT.
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4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
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12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.
14. TOTAL HEIGHT OF FUTURE KITCHEN EQUIPMENT, INCLUDING CURBS AND SUPPORTS, NOT TO EXCEED THE ROOF PARAPET / SCREENING IN ACCORDANCE WITH DANA POINT HARBOR DISTRICT REGULATIONS SECTION 5.5M.
15. MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (m) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

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 GREENHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE OR APPROVED EQUIVALENT WITH 12"X12" THROAT AND WIRE MESH SCREEN. CURB CAP: 18"X18", OVERALL DIMENSIONS: 26"X27".

3 PROVIDE AND INSTALL GREENHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE OR APPROVED EQUIVALENT WITH 16"X16" THROAT AND WIRE MESH SCREEN. CURB CAP: 22"X22", OVERALL DIMENSIONS: 39"X30".

4 MAINTAIN A MINIMUM CLEARANCE OF 10'-0" FROM EXHAUST FAN TO ANY OUTSIDE AIR INLET.

5 INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF. SEE M2.7.2.

6 SERVICE CLEARANCE.

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DANA POINT HARBOR PARTNERS

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REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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B	12-10-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 ROOF MECHANICAL PLAN

DRAWING NO.
M2.7.3

CITY OF DANA POINT
PLANNING DIVISION

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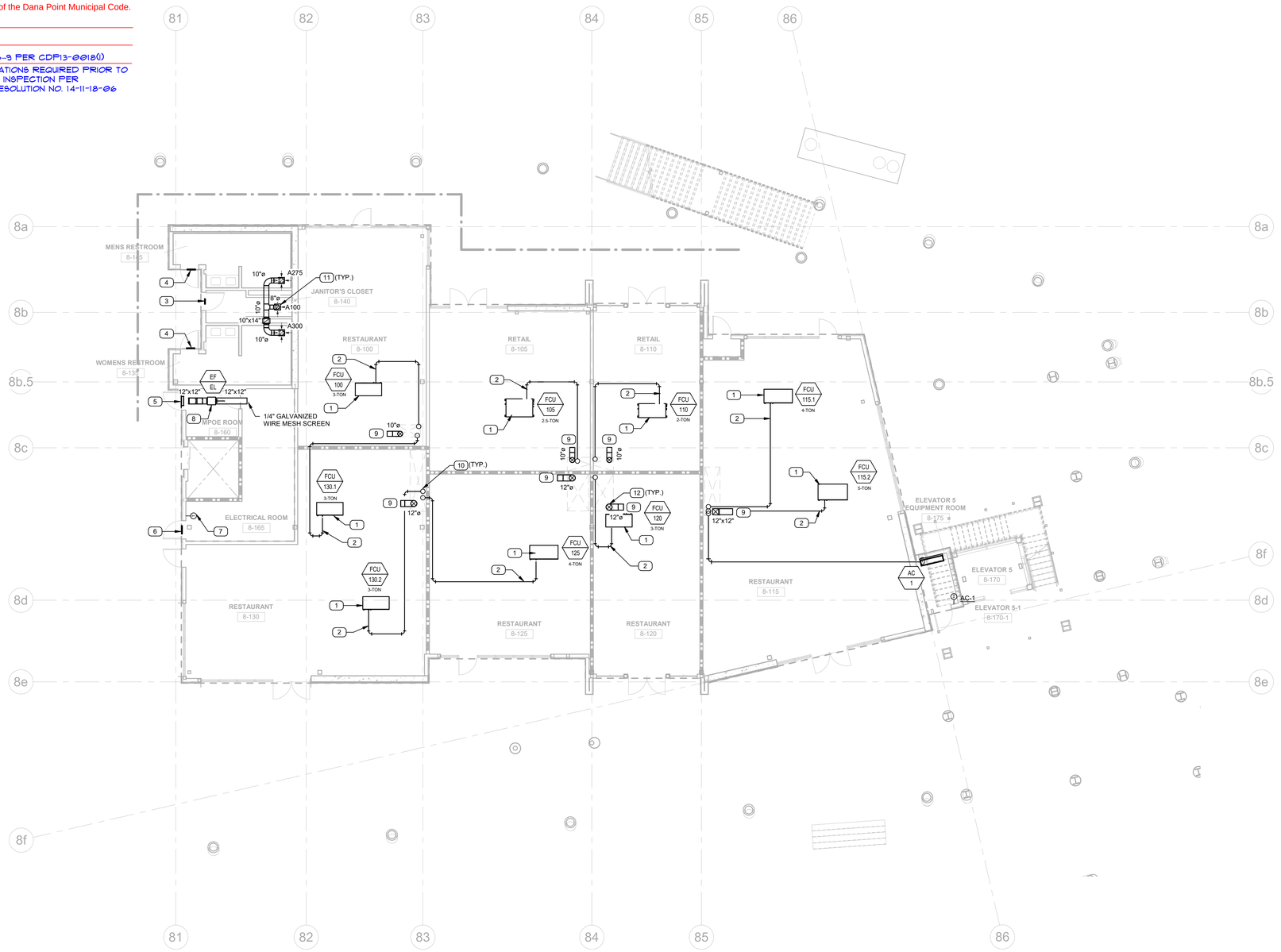
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

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PLAN NOTES "X"

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5 PROVIDE 18"X18" EXHAUST AIR LOUVER, RUSKIN MODEL ELF6375DX OR APPROVED EQUIVALENT, CENTERED ABOVE DOOR.
6 PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
7 EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
8 INSTALL EXHAUST FAN TIGHT TO STRUCTURE, SUSPENDED 12" BELOW DECK ABOVE.
9 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECT OPENING IN PLACE.
10 INSULATED REFRIGERANT PIPING UP THROUGH SECOND FLOOR TO ROOF. SEE M2.8.2 & M2.8.3.
11 EXHAUST AIR DUCT UP THROUGH SECOND FLOOR TO ROOF. SEE M2.8.2 & M2.8.3.
12 OUTSIDE AIR DUCT UP THROUGH SECOND FLOOR TO ROOF. SEE M2.8.2 & M2.8.3.

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DANA POINT HARBOR PARTNERS

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C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1 MECHANICAL PLAN

DRAWING NO.
M2.8.1

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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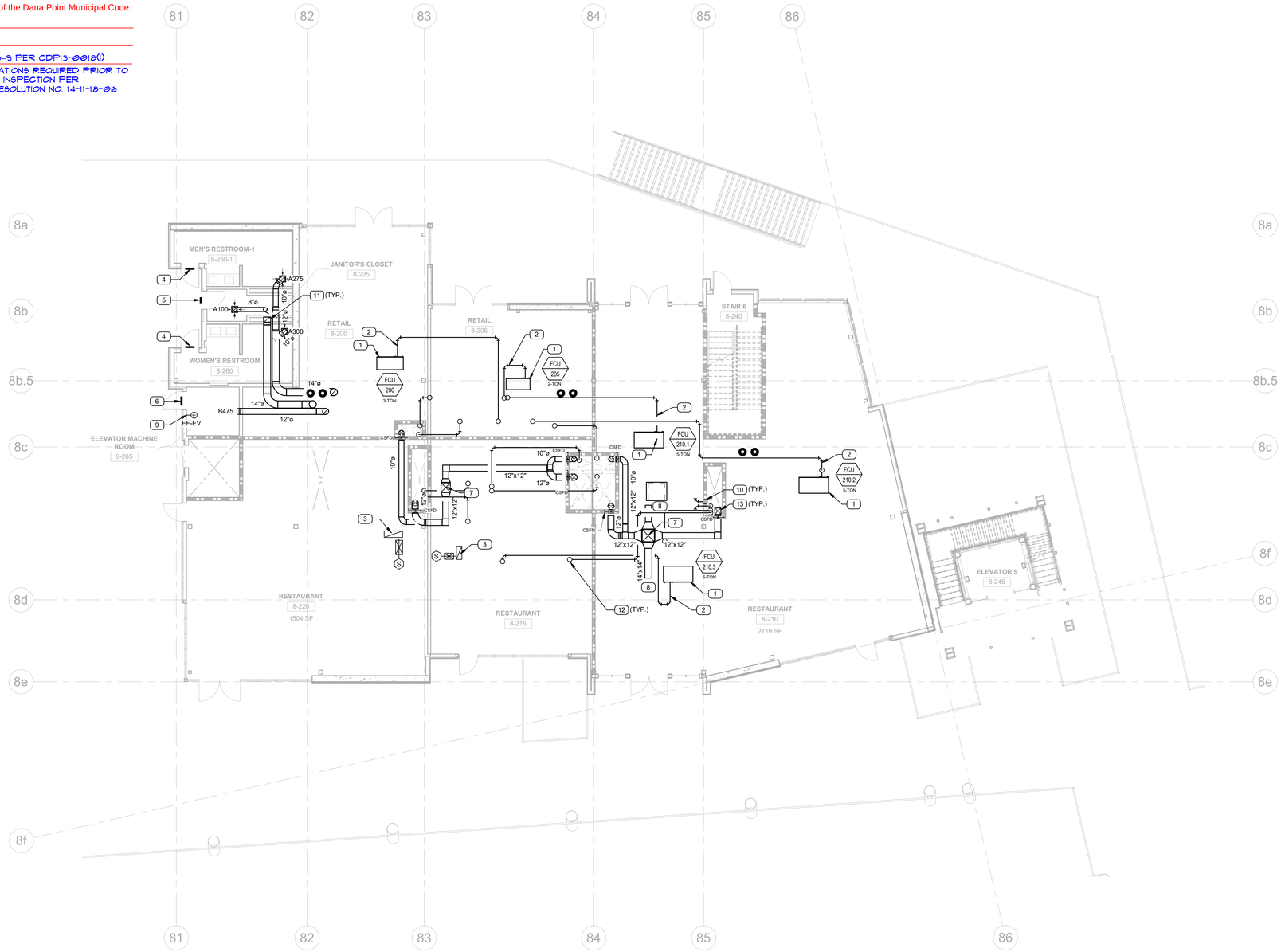
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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BUILDING OFFICIAL

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 TENANT EQUIPMENT.
3. DUCTWORK AND PIPING SHALL BE IDENTIFIED WITH A SERVICE MARKING WITH INDICATED AIRFLOW/WATER FLOW DIRECTION OF SERVICE.
4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
9. REQUIRED OFFSETS, COMPONENTS, ACCESSORIES, AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AS REQUIRED TO AVOID INTERFERENCES WITH UN-FORSEEN COMPONENTS.
10. PROVIDE DIELECTRIC UNIONS, GASKETS, AND FASTENERS AT DISSIMILAR METAL CONNECTIONS OF CONTACT POINTS.
11. ALL DUCT, RESPECTIVE PIPING, AND EQUIPMENT TO BE TIGHT TO UNDERSIDE OF THE STRUCTURE.
12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.

PLAN NOTES ("X")

1 SUSPEND FAN COIL UNIT FROM ROOF DECK ABOVE PER DETAILS ON DRAWING M3.1.
2 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.
3 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.
4 PROVIDE 18"X12" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
5 PROVIDE 12"X12" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
6 PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
7 OUTSIDE AIR DUCT TO GRAVITY INTAKE AT ROOF.
8 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECT OPENING IN PLACE.
9 EXHAUST FAN TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT SET TO 85 °F.
10 INSULATED REFRIGERANT PIPING DOWN TO FIRST FLOOR. SEE M2.8.1.
11 EXHAUST AIR DUCT DOWN TO FIRST FLOOR. SEE M2.8.1.
12 INSULATED REFRIGERANT PIPING UP TO ASSOCIATED CONDENSING UNIT ON ROOF. SEE M2.8.3.
13 OUTSIDE AIR DUCT DOWN TO FIRST FLOOR. SEE M2.8.1.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 2 MECHANICAL PLAN

DRAWING NO.
M2.8.2

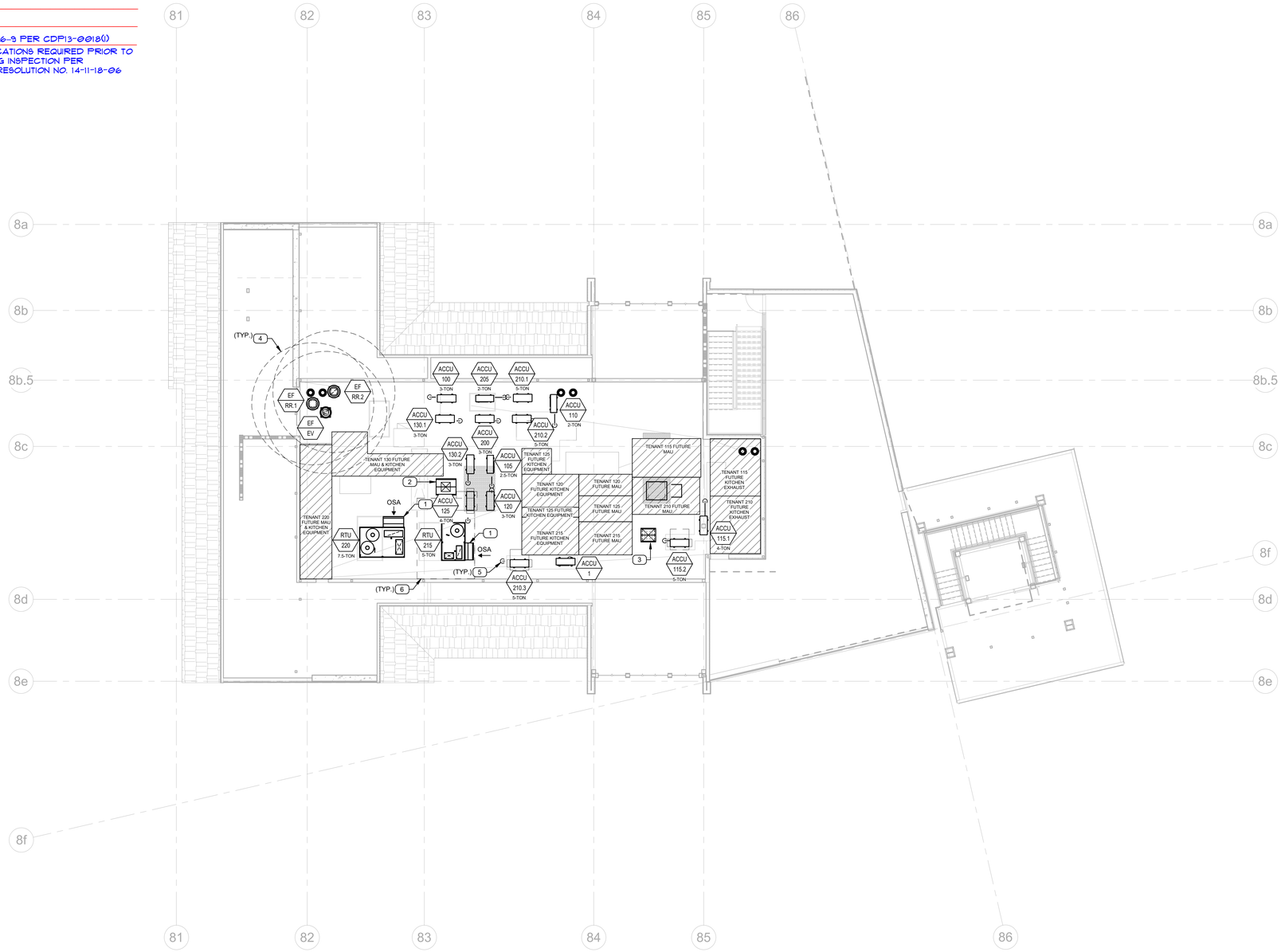
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 TENANT EQUIPMENT.
3. DUCTWORK AND PIPING SHALL BE IDENTIFIED WITH A SERCIVE MARKING WITH INDICATED AIRFLOW/WATER FLOW DIRECTION OF SERVICE.
4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
9. REQUIRED OFFSETS, COMPONENTS, ACCESSORIES, AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AS REQUIRED TO AVOID INTERFERENCES WITH UN-FORSEEN COMPONENTS.
10. PROVIDE DIELECTRIC UNIONS, GASKETS, AND FASTENERS AT DISSIMILAR METAL CONNECTIONS OF CONTACT POINTS.
11. ALL DUCT, RESPECTIVE PIPING, AND EQUIPMENT TO BE TIGHT TO UNDERSIDE OF THE STRUCTURE.
12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.
14. TOTAL HEIGHT OF FUTURE KITCHEN EQUIPMENT, INCLUDING CURBS AND SUPPORTS, NOT TO EXCEED THE ROOF PARAPET / SCREENING IN ACCORDANCE WITH DANA POINT HARBOR DISTRICT REGULATIONS SECTION 5.5M.
15. MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (m) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

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 GREENHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE OR APPROVED EQUIVALENT WITH 18"X18" THROAT AND WIRE MESH SCREEN. CURB CAP: 24"X24", OVERALL DIMENSIONS: 39"X32".

3 PROVIDE AND INSTALL GREENHECK FABRA HOOD MODEL FGI GRAVITY ROOF INTAKE OR APPROVED EQUIVALENT WITH 24"X24" THROAT AND WIRE MESH SCREEN. CURB CAP: 30"X30", OVERALL DIMENSIONS: 52"X39".

4 MAINTAIN A MINIMUM CLEARANCE OF 10'-0" FROM EXHAUST FAN TO ANY OUTSIDE AIR INLET.

5 INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF. SEE M2.8.2.

6 SERVICE CLEARANCE.

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DANA POINT HARBOR PARTNERS

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REGISTERED PROFESSIONAL ENGINEER
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EXP. 12/31/23

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B	12-10-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL
E	08-09-2024	CITY RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 ROOF MECHANICAL PLAN

DRAWING NO.
M2.8.3

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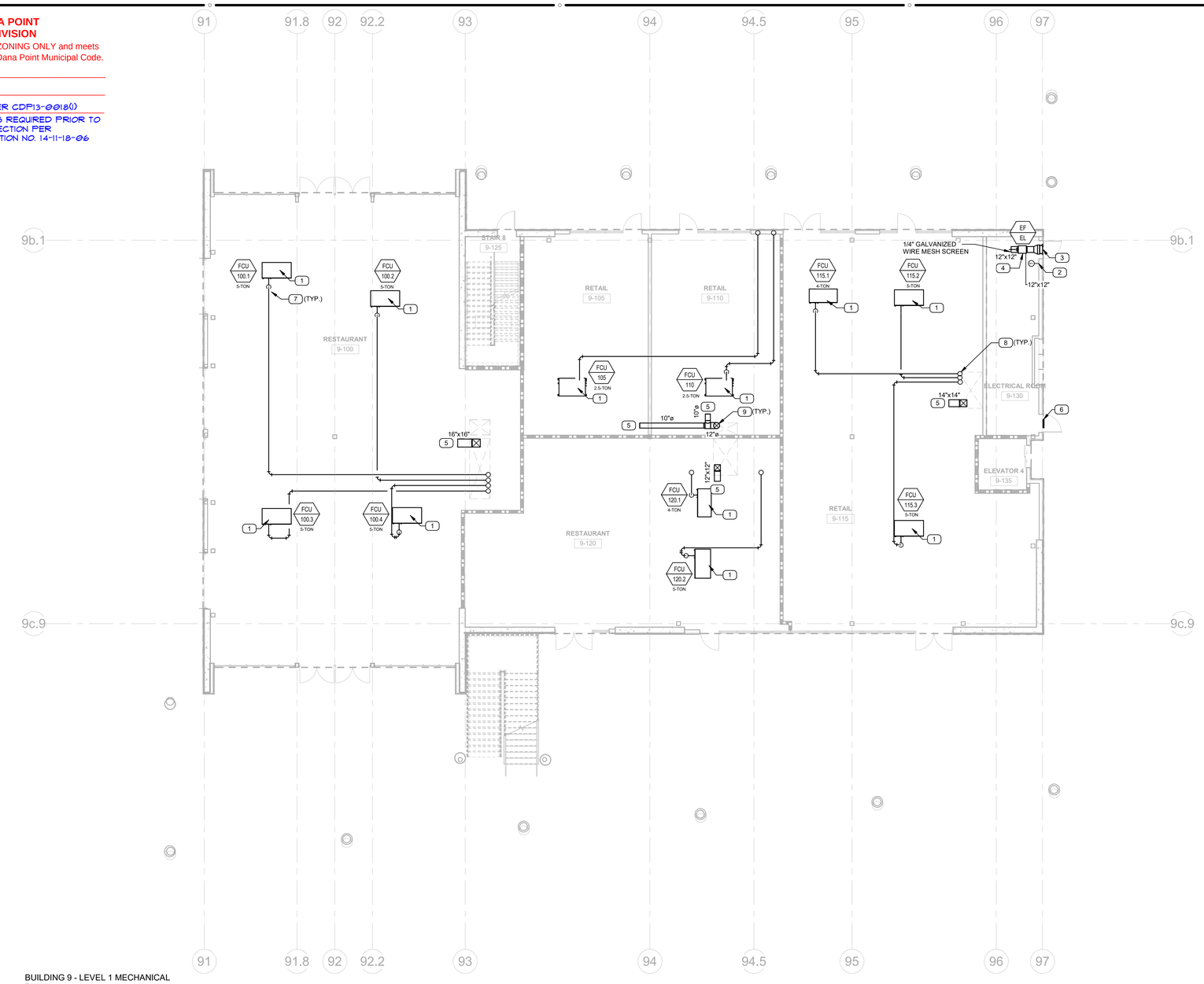
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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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 ELF6375DX OR APPROVED EQUIVALENT, CENTERED ABOVE DOOR.
4 INSTALL EXHAUST FAN TIGHT TO STRUCTURE, SUSPENDED 12" BELOW DECK ABOVE.
5 INSTALL OUTSIDE AIR DUCT STUB FOR FUTURE TENANT CONNECTION AS HIGH AS POSSIBLE WITHIN SPACE. PROTECTING OPENING IN PLACE.
6 PROVIDE 18"X18" DOOR LOUVER, RUSKIN MODEL ELF211D OR APPROVED EQUIVALENT, CENTERED IN BOTTOM OF DOOR.
7 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.
8 INSULATED REFRIGERANT PIPING UP THROUGH SECOND FLOOR TO ROOF. SEE M2.9.2 & M2.9.3.
9 OUTSIDE AIR DUCT UP THROUGH SECOND FLOOR TO ROOF. SEE M2.9.2 & M2.9.3.

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REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 1 MECHANICAL PLAN

DRAWING NO.
M2.9.1

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CITY OF DANA POINT
PLANNING DIVISION

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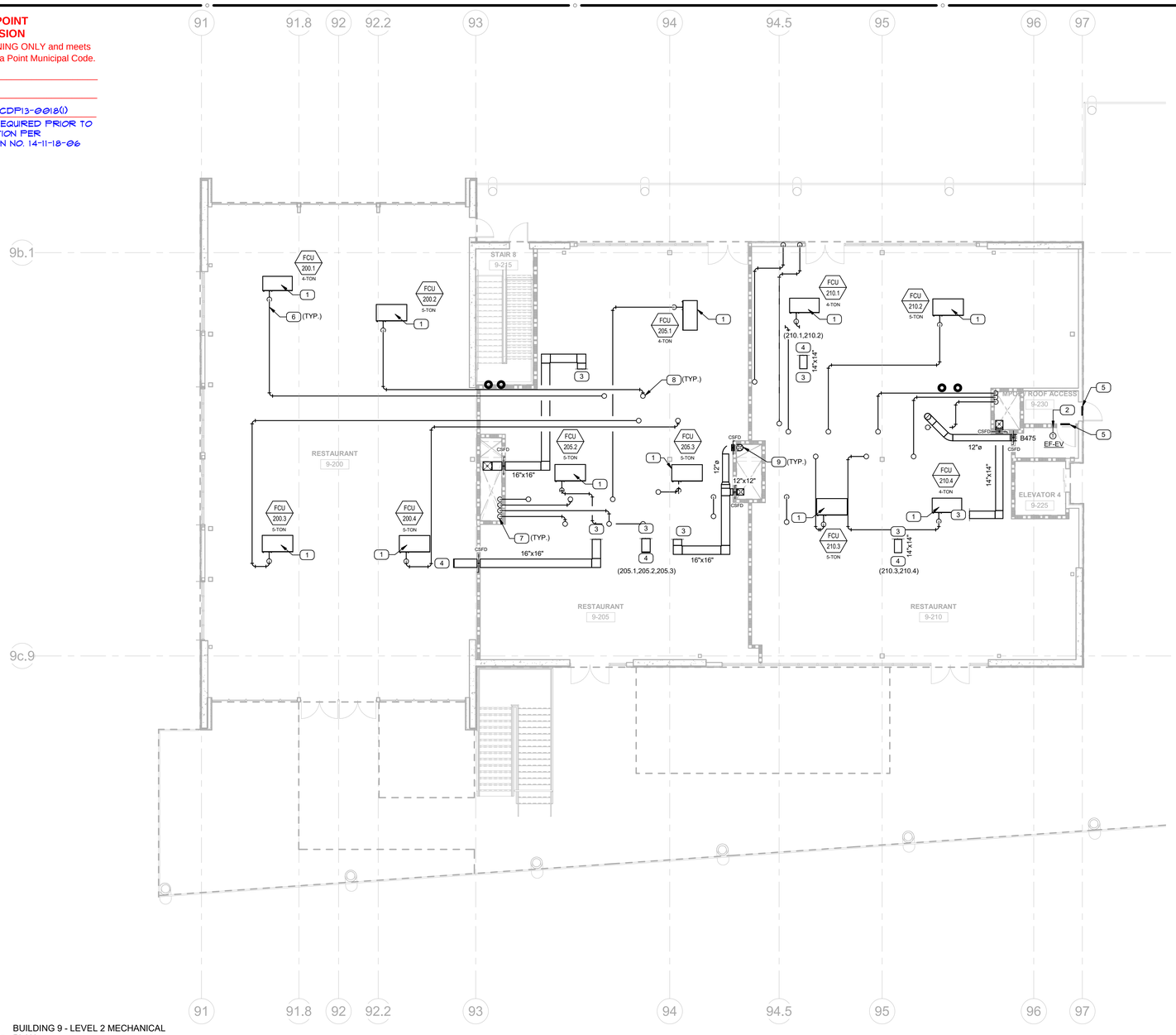
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 - LEVEL 2 MECHANICAL PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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7 INSULATED REFRIGERANT PIPING DOWN TO FIRST FLOOR. SEE M2.9.1.
8 INSULATED REFRIGERANT PIPING UP TO ASSOCIATED CONDENSING UNIT ON ROOF. SEE M2.9.3.
9 OUTSIDE AIR DUCT DOWN TO FIRST FLOOR. SEE M2.9.1.

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

DRAWING NO.
M2.9.2

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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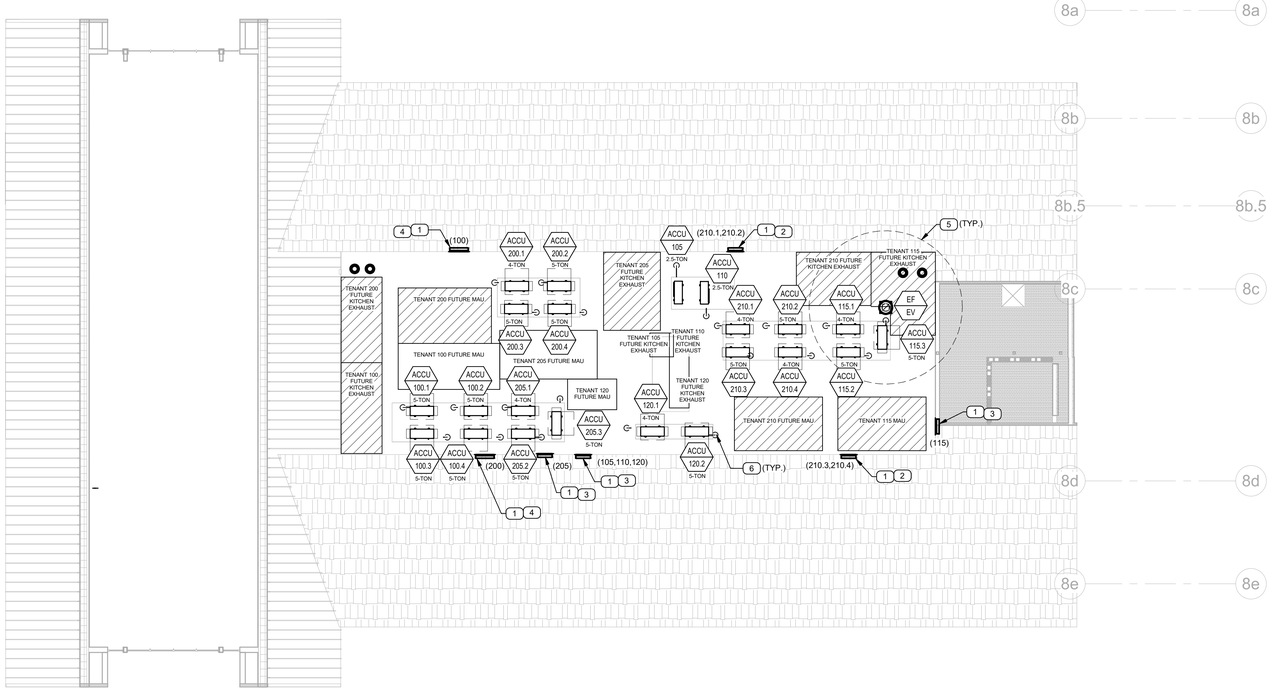

1 BUILDING 9 - ROOF MECHANICAL PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

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 TENANT EQUIPMENT.
3. DUCTWORK AND PIPING SHALL BE IDENTIFIED WITH A SERCIVE MARKING WITH INDICATED AIRFLOW/WATER FLOW DIRECTION OF SERVICE.
4. DUCT SIZE INDICATED ARE THE "FREE-AREA" INSIDE DIMENSTIONS OF THE DUCT.
5. RECTANGULAR CAN BE SUBSTITUTED WITH ROUND DUCTS AS LONG AS IT MEETS OR EXCEEDS THE CROSS-SECTIONAL FREE AREA AND IS ABLE TO FIT IN THE IDENTIFIED SPACE.
6. MAINTAIN 3'-0" DISTANCE FROM ENVIRONMENTAL EXHAUST OUTLETS (AS DEFINED IN CMC 502.2.1) TO BUILDING OPENINGS AND 10'-0" DISTANCE TO MECHANICALLY FORCED AIR INLETS.
7. LABEL TEMPERATURE SENSORS AS TO THE UNIT THEY ARE SERVING.
8. INSULATION MATERIALS APPLIED TO DUCTWORK SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DENSITY NOT EXCEEDING 50.
9. REQUIRED OFFSETS, COMPONENTS, ACCESSORIES, AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AS REQUIRED TO AVOID INTERFERENCES WITH UN-FORSEEN COMPONENTS.
10. PROVIDE DIELECTRIC UNIONS, GASKETS, AND FASTENERS AT DISSIMILAR METAL CONNECTIONS OF CONTACT POINTS.
11. ALL DUCT, RESPECTIVE PIPING, AND EQUIPMENT TO BE TIGHT TO UNDERSIDE OF THE STRUCTURE.
12. ALL RTUS WITH 2,000 CFM OR MORE AND COMBINED CFM OF MULTIPLE UNITS SUPPLYING AIR TO THE SAME SPACE OF 2,000 CFM OR MORE SHALL HAVE SMOKE DETECTORS IN THE MAIN SUPPLY DUCT WITHIN 5' OF THE UNIT. SMOKE DETECTORS FOR UNITS SERVING THE SAME TENANT SPACE SHALL BE INTERCONNECTED FOR GLOBAL SHUT DOWN. (CMC 608.1).
13. ALL DUCT PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL HAVE SMOKE / FIRE DAMPERS.
14. TOTAL HEIGHT OF FUTURE KITCHEN EQUIPMENT, INCLUDING CURBS AND SUPPORTS, NOT TO EXCEED THE ROOF PARAPET / SCREENING IN ACCORDANCE WITH DANA POINT HARBOR DISTRICT REGULATIONS SECTION 5.5M.
15. MECHANICAL EQUIPMENT: ALL ROOF-MOUNTED MECHANICAL EQUIPMENT AND COMMUNICATION DEVICES THAT ARE VISIBLE FROM THE HARBOR OR OTHER DESIGNATED PUBLIC VIEWS WILL BE HIDDEN BEHIND BUILDING PARAPETS OR SCREENING MATERIALS FROM BOTH GROUND LEVEL AND ELEVATED AREAS TO THE EXTENT FEASIBLE. GROUND-LEVEL MECHANICAL EQUIPMENT, STORAGE TANKS AND OTHER SIMILAR FACILITIES SHALL BE SCREENED FROM VIEW WITH DENSE LANDSCAPING AND/OR SOLID WALLS OF MATERIALS AND FINISHES COMPATIBLE WITH THE ADJACENT STRUCTURES. IF EQUIPMENT IS DETERMINED TO BE VISIBLE, ROOF SCREENS MAY BE REQUIRED TO SCREEN THE EQUIPMENT PER SECTION 5.5 (m) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

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.

5 MAINTAIN A MINIMUM CLEARANCE OF 10'-0" FROM EXHAUST FAN TO ANY OUTSIDE AIR INLET.

6 INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF. SEE M2.9.2.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY 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

DRAWING TITLE
BUILDING 9 ROOF MECHANICAL PLAN

DRAWING NO.
M2.9.3

BLDG 6 SPLIT SYSTEM UNIT SCHEDULE

GENERAL										INDOOR UNIT										OUTDOOR UNIT								PIPING LINE SIZE			
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TOTAL COOLING LOAD (MBH)	TOTAL HEATING LOAD (MBH)	SEER/ [EER]	HSPF/ [COP]	AMBIENT SUMMER (°F) DB/WB	AMBIENT WINTER (°F) DB	OPERATING WEIGHT (LBS)	DIMENSIONS (IN) L X W X H	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	ESP (IN. W.G.)	FAN RATED MOTOR (HP)	FILTER	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	PLATFORM (IN)	TOTAL DIMENSIONS L" X W" X H"	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	LIQUID (IN)	GAS (IN)	REFRIG TYPE	NOTES
FCU-105 / ACCU-105	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-105	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-110 / ACCU-110	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-110	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-115 / ACCU-115	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-115	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-120 / ACCU-120	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-120	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-130 / ACCU-130	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 6-130	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	84/69	37	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-140 / ACCU-140	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-140	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-145 / ACCU-145	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 6-145	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	84/69	37	253	58 X 24 X 31	2000	320	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-150 / ACCU-150	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-150	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-155 / ACCU-155	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-155	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.1 / ACCU-170.1	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.2 / ACCU-170.2	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.3 / ACCU-170.3	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.4 / ACCU-170.4	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.5 / ACCU-170.5	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-170.6 / ACCU-170.6	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION 6-170	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-200.1 / ACCU-200.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-200	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-200.2 / ACCU-200.2	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-200	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-200.3 / ACCU-200.3	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-200	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-205.1 / ACCU-205.1	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 6-205	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	84/69	37	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-205.2 / ACCU-205.2	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-205	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-205.3 / ACCU-205.3	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 6-205	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	84/69	37	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-220.1 / ACCU-220.1	CARRIER 25HHA436A006 CARRIER FJ4DNXB36L00	CIRCULATION	SUSPENDED/ ROOF	33	30	14.3 [11.5]	8.2 [3.84]	84/69	37	148	50 X 18 X 22	1050	240	0.5	1/2	MERV 13	208-230/1/60	5.3	15	227	37 X 17 X 45	8	37 X 17 X 53	460/3/60	0.6	7.6	15	3/8	3/4	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-220.2 / ACCU-220.2	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	CIRCULATION	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9
FCU-ELEC / ACCU-ELEC	CARRIER 25HHA460A006 CARRIER FJ4DNXD60L00	ELECTRICAL ROOM 6-240	SUSPENDED/ ROOF	60	54	14.0 [11.0]	8.2 [3.70]	84/69	37	210	60 X 25 X 22	1750	350	0.8	3/4	MERV 13	208-230/1/60	7.6	15	228	44 X 17 X 45	8	44 X 17 X 53	460/3/60	0.8	10.6	15	3/8	7/8	R410A	1, 2 ,3, 4 ,5, 6, 7, 8, 9

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.

BLDG 7 ROOFTOP HVAC UNITS SCHEDULE

GENERAL									EVAPORATOR FAN						COOLING COIL								HEATING COIL							COMPRESSOR		REFRIG.		ELECTRICAL UNIT				
																			ENTERING AIR		LEAVING AIR																	
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TONS	OPERATING WEIGHT (LBS)	DIMENSIONS (L" X W" X H")	CURB HEIGHT (IN)	TOTAL DIMENSIONS (L" X W" X H")	TOTAL AIR FLOW (CFM)	OUTSIDE AIR (CFM)	ESP (IN. WG.)	MOTOR CONTROL	FAN SPEED (RPM)	BHP	AMBIENT SUMMER (°F) DB/WB	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EER/ [SEER]/ [IEER]	DB (°F)	WB (°F)	DB (°F)	WB (°F)	AMBIENT WINTER (°F)	FUEL TYPE	TOTAL (MBH)	COP/ [HSPF]/ [AFUE]	EAT DB (°F)	LAT DB (°F)	TEMP. RISE (°F)	NO.	TYPE	TYPE	FINAL	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	NOTES
RTU-200	CARRIER 50GCQJ04	TENANT 7-200	ROOF	2.5	650	74 X 47 X 34	14	74 X 47 X 48	1000	200	1	ECM	1864	0.47	95/70	35.4	25.4	[17.0]	80	67	56.5	55.7	47	HEAT PUMP	33	3.8 [8.8]	70	100.6	30.6	1	SCROLL	R410-A	MERV-13	208/3/60	-	19	25	1,2,3,4,5,6,7,10
RTU-205	CARRIER 50GCQJ04	TENANT 7-205	ROOF	2.5	650	74 X 47 X 34	14	74 X 47 X 48	1000	200	1	ECM	1864	0.47	95/70	35.4	25.4	[17.0]	80	67	56.5	55.7	47	HEAT PUMP	33	3.8 [8.8]	70	100.6	30.6	1	SCROLL	R410-A	MERV-13	208/3/60	-	19	25	1,2,3,4,5,6,7,10
RTU-210.1	CARRIER 50GCQJ05	TENANT 7-210	ROOF	4.0	800	75 X 47 X 41	14	75 X 47 X 55	1600	240	0.8	ECM	1741	0.57	95/70	49.4	37.1	[17.0]	80	67	58.5	57.3	47	HEAT PUMP	45.6	3.7 [8.7]	70	96.4	26.4	1	SCROLL	R410-A	MERV-13	460/3/60	-	12	15	1,2,3,4,5,6,7,8,10
RTU-210.2	CARRIER 50GCQJ05	TENANT 7-210	ROOF	4.0	800	75 X 47 X 41	14	75 X 47 X 55	1600	240	0.8	ECM	1741	0.57	95/70	49.4	37.1	[17.0]	80	67	58.5	57.3	47	HEAT PUMP	45.6	3.7 [8.7]	70	96.4	26.4	1	SCROLL	R410-A	MERV-13	460/3/60	-	12	15	1,2,3,4,5,6,7,8,10
RTU-215.1	CARRIER 50GCQJ06	TENANT 7-215	ROOF	5.0	1050	75 X 47 X 41	14	74 X 47 X 55	2000	300	0.8	ECM	1915	0.75	95/70	61.3	47.3	12.3 [17.0]	80	67	58.1	57.4	47	HEAT PUMP	55.9	3.8 [8.9]	70	96	26	1	SCROLL	R410-A	MERV-13	460/3/60	-	13.0	20	1,2,3,4,5,6,7,9,10
RTU-215.2	CARRIER 50GCQJ06	TENANT 7-215	ROOF	5.0	1050	75 X 47 X 41	14	74 X 47 X 55	2000	300	0.8	ECM	1915	0.75	95/70	61.3	47.3	12.3 [17.0]	80	67	58.1	57.4	47	HEAT PUMP	55.9	3.8 [8.9]	70	96	26	1	SCROLL	R410-A	MERV-13	460/3/60	-	13.0	20	1,2,3,4,5,6,7,9,10
RTU-215.3	CARRIER 50FCQM07	TENANT 7-215	ROOF	6.0	1000	75 X 47 X 41	14	74 X 47 X 55	2400	480	0.8	ECM	2112	0.99	95/70	75	59.6	11.2 [15.0]	80	67	57	57	47	HEAT PUMP	65.1	3.6	70	95.1	25.1	1	SCROLL	R410-A	MERV-13	460/3/60	-	14	20	1,2,3,4,5,6,8,9,10

NOTES:

1. UNIT SHALL BE PROVIDED WITH 7-DAY, 24-HOUR PROGRAMMABLE WALL-MOUNTED THERMOSTAT.
2. UNIT SHALL BE PROVIDED WITH 14" (11" FOR 2 AND 2.5-TON UNITS) FULL PERIMETER ROOF CURB.
3. UNIT MOUNTED (NEMA-3R) FUSED DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
4. UNIT SHALL BE PROVIDED WITH HINGED PANEL AT FILTER ACCESS.
5. UNIT SHALL BE PROVIDED WITH FILTER FRAME KIT. AFTER START-UP COMPLETION, REPLACE FACTORY FILTERS WITH NEW FILTERS. FILTERS TO MEET RATING SPECIFICATIONS IN SCHEDULE.
6. FILTER QUANTITY SHALL BE DETERMINED BY UNIT MANUFACTURER.
7. PROVIDE MICRO METL OSA ENTHALPY ECONOMIZER.
8. PROVIDE MICRO METL OSA ENTHALPY ECONOMIZER AND MODULATING POWER EXHAUST.
9. UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED 2-SPEED SUPPLY FAN.
10. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE.

BLDG 7 SPLIT SYSTEM UNIT SCHEDULE

GENERAL										INDOOR UNIT										OUTDOOR UNIT						PIPING LINE SIZE			
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TOTAL COOLING LOAD (MBH)	TOTAL HEATING LOAD (MBH)	SEER/ [EER]	HSPF/ [COP]	AMBIENT SUMMER (°F) DB/WB	AMBIENT WINTER (°F) DB	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	ESP (IN. W.G.)	FAN RATED MOTOR (HP)	FILTER	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	LIQUID (IN)	GAS (IN)	REFRIG TYPE	NOTES
FCU-100 / ACCU-100	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 7-100	SUSPENDED/ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56" X 11" X 30"	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36" X 13" X 53"	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-105 / ACCU-105	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 7-105	SUSPENDED/ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56" X 11" X 30"	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36" X 13" X 53"	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-110 / ACCU-110	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 7-110	SUSPENDED/ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56" X 11" X 30"	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36" X 13" X 53"	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-115 / ACCU-115	CARRIER RAV-SM242BTP-UL CARRIER RAV-SP242AT2P-UL	TENANT 7-115	SUSPENDED/ROOF	24	27	19.4 [12.4]	10.3 [3.8]	95/70	47	71	40" X 11" X 30"	775	160	0.6	0.2	MERV 5	208-230/1/60	2.8	15	152	36" X 13" X 35"	208-230/1/60	-	17	25	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-120.1 / ACCU-120.1	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 7-120	SUSPENDED/ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52" X 20" X 25"	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5" X 17.1" X 53.2"	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-120.2 / ACCU-120.2	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 7-120	SUSPENDED/ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56" X 22" X 27"	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40" X 15" X 61"	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-125.1 / ACCU-125.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 7-125	SUSPENDED/ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56" X 22" X 27"	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40" X 15" X 61"	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-125.2 / ACCU-125.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 7-125	SUSPENDED/ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58" X 24" X 31"	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40" X 15" X 61"	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-125.3 / ACCU-125.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 7-125	SUSPENDED/ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58" X 24" X 31"	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40" X 15" X 61"	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9

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.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I) ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME: DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT: B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ADAM K. FRANKLIN M34633 MECHANICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY 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
DRAWING TITLE: MECHANICAL SCHEDULES (BUILDING 6 AND 7)
DRAWING NO. M3.1.1

BLDG 8 ROOFTOP HVAC UNITS SCHEDULE

GENERAL									EVAPORATOR FAN						COOLING COIL						HEATING COIL						COMPRESSOR		REFRIG.		ELECTRICAL				
																		ENTERING AIR		LEAVING AIR												UNIT			
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TONS	OPERATING WEIGHT (LBS)	DIMENSIONS (L" X W" X H")	CURB HEIGHT (IN)	TOTAL DIMENSIONS (L" X W" X H")	TOTAL AIR FLOW (CFM)	OUTSIDE AIR (CFM)	ESP (IN. WG.)	MOTOR CONTROL	FAN SPEED (RPM)	BHP	AMBIENT SUMMER (°F) DB/WB	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EER/ [SEER]/ [IEER]	DB (°F)	WB (°F)	DB (°F)	WB (°F)	AMBIENT WINTER (°F)	FUEL TYPE	TOTAL (MBH)	COP/ [HSPF]/ [AFUE]	EAT DB (°F)	LAT DB (°F)	TEMP. RISE (°F)	NO.	TYPE	TYPE	FINAL	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	NOTES
RTU-215	CARRIER 50GCQJ06	TENANT 8-215	ROOF	5.0	1050	74 X 47 X 41	14	74 X 47 X 55	2000	300	0.8	ECM	1915	0.75	95/70	61.3	47.3	12.3 [17.0]	80	67	58.1	57.4	47	HEAT PUMP	55.9	3.8 [8.9]	70	96	26	1	SCROLL	R410-A	MERV-13	460/3/60		13.0	20	1,2,3,4,5,6,7,8,9
RTU-220	CARRIER 50FCQM08	TENANT 8-220	ROOF	7.5	1300	88 X 60 X 36	14	88 X 60 X 50	3000	450	0.8	ECM	1444	1.07	95/70	89.5	66.9	11.2 [15.0]	80	67	59.4	57.7	47	HEAT PUMP	85.6	3.4	70	96.4	26.4	2	SCROLL	R410-A	MERV-13	460/3/60		19	20	1,2,3,4,5,6,7,8,9

NOTES:
1. UNIT SHALL BE PROVIDED WITH 7-DAY, 24-HOUR PROGRAMMABLE WALL-MOUNTED THERMOSTAT. SHIPPED LOOSE FOR FUTURE INSTALLATION.
2. UNIT SHALL BE PROVIDED WITH 14" (11" FOR 2 AND 2.5-TON UNITS) FULL PERIMETER ROOF CURB.
3. UNIT MOUNTED (NEMA-3R) FUSED DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
4. UNIT SHALL BE PROVIDED WITH HINGED PANEL AT FILTER ACCESS.
5. UNIT SHALL BE PROVIDED WITH FILTER FRAME KIT. AFTER START-UP COMPLETION, REPLACE FACTORY FILTERS WITH NEW FILTERS. FILTERS TO MEET RATING SPECIFICATIONS IN SCHEDULE.
6. FILTER QUANTITY SHALL BE DETERMINED BY UNIT MANUFACTURER.
7. PROVIDE MICRO METL OSA ENTHALPY ECONOMIZER AND MODULATING POWER EXHAUST.
8. UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED 2-SPEED SUPPLY FAN.
9. PROVIDE CORROSION PROTECTION COIL COATING BY MODINE.

BLDG 8 SPLIT SYSTEM UNIT SCHEDULE

GENERAL										INDOOR UNIT											OUTDOOR UNIT								PIPING LINE SIZE			
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TOTAL COOLING LOAD (MBH)	TOTAL HEATING LOAD (MBH)	SEER/ [EER]	HSPF/ [COP]	AMBIENT SUMMER (°F) DB/WB	AMBIENT WINTER (°F) DB	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	ESP (IN. W.G.)	FAN RATED MOTOR (HP)	FILTER	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	PLATFORM HEIGHT (IN)	TOTAL DIMENSIONS L" X W" X H"	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	LIQUID (IN)	GAS (IN)	REFRIG TYPE	NOTES
FCU-100 / ACCU-100	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 8-100	SUSPENDED/ ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52 X 20 X 25	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5 X 17.1 X 53.2	8	44.5 X 17.1 X 61.2	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-105 / ACCU-105	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 8-105	SUSPENDED/ ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56 X 11 X 30	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36 X 13 X 53	8	36 X 13 X 61	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-110 / ACCU-110	CARRIER RAV-SM242BTP-UL CARRIER RAV-SP242AT2P-UL	TENANT 8-110	SUSPENDED/ ROOF	24	27	19.4 [12.4]	10.3 [3.8]	95/70	47	71	40 X 11 X 30	775	160	0.6	0.2	MERV 5	208-230/1/60	2.8	15	152	36 X 13 X 35	8	36 X 13 X 43	208-230/1/60	-	17	25	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-115.1 / ACCU-115.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 8-115	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-115.2 / ACCU-115.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 8-115	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-120 / ACCU-120	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 8-120	SUSPENDED/ ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52 X 20 X 25	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5 X 17.1 X 53.2	8	44.5 X 17.1 X 61.2	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-125 / ACCU-125	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 8-125	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-130.1 / ACCU-130.1	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 8-130	SUSPENDED/ ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52 X 20 X 25	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5 X 17.1 X 53.2	8	44.5 X 17.1 X 61.2	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-130.2 / ACCU-130.2	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 8-130	SUSPENDED/ ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52 X 20 X 25	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5 X 17.1 X 53.2	8	44.5 X 17.1 X 61.2	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-200 / ACCU-200	CARRIER AP0360VHG2UL CARRIER MAP0367HS-UL	TENANT 8-200	SUSPENDED/ ROOF	36	40	22.7 [15.7]	11.5 [4.2]	96/70	41	216	52 X 20 X 25	1200	240	0.5	1/2	MERV 13	208-230/1/60	4.5	15	311	44.5 X 17.1 X 53.2	8	44.5 X 17.1 X 61.2	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-205 / ACCU-205	CARRIER RAV-SM242BTP-UL CARRIER RAV-SP242AT2P-UL	TENANT 8-205	SUSPENDED/ ROOF	24	27	19.4 [12.4]	10.3 [3.8]	95/70	47	71	40 X 11 X 30	775	160	0.6	0.2	MERV 5	208-230/1/60	2.8	15	152	36 X 13 X 35	8	36 X 13 X 43	208-230/1/60	-	17	25	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-210.1 / ACCU-210.1	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 8-210	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-210.2 / ACCU-210.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 8-210	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-210.3 / ACCU-210.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 8-210	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
AC-1 / ACCU-1	CARRIER RAV-SM242KRTP-UL CARRIER RAV-SP242AT2P-UL	ELEV. B EQUIP. ROOM 8-155	WALL ROOF	24	27	22.7 [11.8]	10.3 [3.2]	95/70	47	33	41 X 13 X 10	706	0	0.6	0.04	MERV 5	208-230/1/60	2.8	15	152	41 X 13 X 10	8	41 X 13 X 18	208-230/1/60	-	17	25	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9

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. SHIPPED LOOSE FOR FUTURE INSTALLATION.
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.

BLDG 9 SPLIT SYSTEM UNIT SCHEDULE

GENERAL										INDOOR UNIT											OUTDOOR UNIT								PIPING LINE SIZE			
TAG	MANUFACTURER MODEL NO.	SERVICE	LOCATION	TOTAL COOLING LOAD (MBH)	TOTAL HEATING LOAD (MBH)	SEER/ [EER]	HSPF/ [COP]	AMBIENT SUMMER (°F) DB/WB	AMBIENT WINTER (°F) DB	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	TOTAL AIR QUANTITY (CFM)	OUTSIDE AIR QUANTITY (CFM)	ESP (IN. W.G.)	FAN RATED MOTOR (W)	FILTER	VOLTS/ PHASE/ HERTZ	MCA (A)	MOCP (A)	OPERATING WEIGHT (LBS)	DIMENSIONS L" X W" X H"	PLATFORM HEIGHT (IN)	TOTAL DIMENSIONS L" X W" X H"	VOLTS/ PHASE/ HERTZ	FLA (A)	MCA (A)	MOCP (A)	LIQUID (IN)	GAS (IN)	REFRIG TYPE	NOTES
FCU-100.1 / ACCU-100.1	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-100	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-100.2 / ACCU-100.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-100	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-100.3 / ACCU-100.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-100	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-100.4 / ACCU-100.4	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-100	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-105 / ACCU-105	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 9-105	SUSPENDED/ ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56 X 11 X 30	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36 X 13 X 53	8	36 X 13 X 61	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-110 / ACCU-110	CARRIER RAV-SM302BTP-UL CARRIER RAV-SP302AT2P-UL	TENANT 9-110	SUSPENDED/ ROOF	30	34	19.3 [12.5]	10.3 [3.8]	95/70	47	93	56 X 11 X 30	990	200	0.6	0.34	MERV 5	208-230/1/60	4.5	15	232	36 X 13 X 53	8	36 X 13 X 61	208-230/1/60	-	30	40	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-115.1 / ACCU-115.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-115	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-115.2 / ACCU-115.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-115	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-115.3 / ACCU-115.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-115	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-120.1 / ACCU-120.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-120	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-120.2 / ACCU-120.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-120	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-200.1 / ACCU-200.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-200	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-200.2 / ACCU-200.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-200	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-200.3 / ACCU-200.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-200	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-200.4 / ACCU-200.4	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-200	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-205.1 / ACCU-205.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-205	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-205.2 / ACCU-205.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-205	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-205.3 / ACCU-205.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-205	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-210.1 / ACCU-210.1	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-210	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9
FCU-210.2 / ACCU-210.2	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-210	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-210.3 / ACCU-210.3	CARRIER AP0600VHG2UL CARRIER MAP0607HS-UL	TENANT 9-210	SUSPENDED/ ROOF	60	67	20.5 [11.4]	11.5 [3.75]	96/70	41	253	58 X 24 X 31	2000	350	0.8	3/4	MERV 13	208-230/1/60	9.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	3/4	R410A	1,2,3,4,5,6,7,8,9
FCU-210.4 / ACCU-210.4	CARRIER AP0480VHG2UL CARRIER MAP0487HS-UL	TENANT 9-210	SUSPENDED/ ROOF	48	54	21 [12.95]	11.5 [4.01]	96/70	41	200	56 X 22 X 27	1600	320	0.8	3/4	MERV 13	208-230/1/60	7.5	15	311	40 X 15 X 61	8	40 X 15 X 69	208-230/1/60	-	36.3	60	3/8	5/8	R410A	1,2,3,4,5,6,7,8,9

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. SHIPPED LOOSE FOR FUTURE INSTALLATION.
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.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hani Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

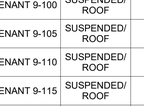
SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES



EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY 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
DRAWING TITLE
MECHANICAL SCHEDULES (BUILDING 8 AND 9)
DRAWING NO.
M3.1.2

AIR DISTRIBUTION SCHEDULE

TAG	RANGE CFM	NECK SIZE (IN.)	FACE SIZE (IN.)	FUNCTION	MANUFACTURER & MODEL NO.	REMARKS
A	0 - 325	10"X10"	12"X12"	CEILING / WALL EXHAUST GRILLE	PRICE 530	1,2,3,4
B	326 - 475	12"X12"	14"X14"	CEILING / WALL EXHAUST GRILLE	PRICE 530	1,2,3,4
C	0 - 450	10"Ø	20"X20"	CEILING DIFFUSER	PRICE SPD	1,2,3,4
D	0 - 975	18"X12"	20"X14"	DUCT SUPPLY GRILLE	PRICE 520	1,2,3,4

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.

SEQUENCE OF OPERATIONS - BUILDING 6

AC-1 / ACCU-1	Unit shall operate via a wall-mounted thermostat. Fan shall operate whenever cooling is engaged and be available 24/7 with cooling set point at 80°F (ADJ.).
EF-RR.1	Fan to operate continuously during occupied hours.
EF-EV	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
EF-EL	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
FCC- / ACCU-	Unit shall operate via a wall-mounted thermostat. Fan shall operate whenever cooling is engaged and be available 24/7 with cooling set point at 75°F (ADJ.).

NOTES:
1. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL RELAYS AS REQUIRED TO ACHIEVE CONTROL OF UNITS AS SPECIFIED.
2. UNLESS OTHERWISE NOTED, ALL BUILDING SYSTEMS AND COMPONENTS COVERED BY SECTION 110.0, 120.0, AND 140.0 SHALL BE INCLUDED IN THE SCOPE OF THE BUILDING OF THE COMMISSIONING REQUIREMENTS IN SECTION 120.8 OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS.

EXHAUST FAN SCHEDULE - BUILDING 6

GENERAL						FAN DATA				MOTOR		CURB DIMENSIONS		REMARKS
UNIT NO.	SERVICE	LOCATION	MANUFACTURER MODEL No.	TYPE/ DESIGN	WEIGHT (LBS)	TOTAL AIR QUANTITY (CFM)	EXTERNAL S.P. (IN. W.G.)	FAN RPM	TYPE DRIVE	RATED (HP)	VOLT/ PHASE/ CYCLE	ROOF CURB	ROOF OPENING	
EF-RR.1	MEN'S RESTROOM / JAN.	ROOF	GREENHECK CUE-101-VG	CENTRIFUGAL UPBLAST	64	1000	0.90	1695	DIRECT	1/4	115/1/60	19" X 19"	16" X 16"	1,2,3,4
EF-EV	ELEV. EQUIP. ROOM	ROOF	GREENHECK CUE-080-VG	CENTRIFUGAL UPBLAST	52	200	0.65	1698	DIRECT	1/10	115/1/60	19" X 19"	12.5" X 12.5"	1,2,3,4
EF-EL	ELECTRICAL ROOM 6-100	ELEC ROOM	GREENHECK SQ-95-VG	INLINE	50	650	0.25	1460	DIRECT	1/6	115/1/60	N/A	N/A	1,2,3

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.

SEQUENCE OF OPERATIONS - BUILDING 7

EF-RR.1	Fan to operate continuously during occupied hours.
EF-RR.2	Fan to operate continuously during occupied hours.
EF-EV	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
EF-EL	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
FCC- / ACCU-	Unit shall operate via a wall-mounted thermostat. Fan shall operate whenever cooling is engaged and be available 24/7 with cooling set point at 75°F (ADJ.).,

NOTES:
1. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL RELAYS AS REQUIRED TO ACHIEVE CONTROL OF UNITS AS SPECIFIED.
2. UNLESS OTHERWISE NOTED, ALL BUILDING SYSTEMS AND COMPONENTS COVERED BY SECTION 110.0, 120.0, AND 140.0 SHALL BE INCLUDED IN THE SCOPE OF THE BUILDING OF THE COMMISSIONING REQUIREMENTS IN SECTION 120.8 OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS.

EXHAUST FAN SCHEDULE - BUILDING 7

GENERAL						FAN DATA				MOTOR		CURB DIMENSIONS		REMARKS
UNIT NO.	SERVICE	LOCATION	MANUFACTURER MODEL No.	TYPE/ DESIGN	WEIGHT (LBS)	TOTAL AIR QUANTITY (CFM)	EXTERNAL S.P. (IN. W.G.)	FAN RPM	TYPE DRIVE	RATED (HP)	VOLT/ PHASE/ CYCLE	ROOF CURB	ROOF OPENING	
EF-RR.1	LEVEL 1 RESTROOMS	ROOF	GREENHECK CUE-095-VG	CENTRIFUGAL UPBLAST	53	600	0.6	1660	DIRECT	1/6	115/1/60	19" X 19"	12.5" X 12.5"	1,2,3,4
EF-RR.2	LEVEL 2 RESTROOMS	ROOF	GREENHECK CUE-099-VG	CENTRIFUGAL UPBLAST	57	725	0.5	1377	DIRECT	1/4	115/1/60	19" X 19"	14.5" X 14.5"	1,2,3,4
EF-EV	ELEV. EQUIP. ROOM	ROOF	GREENHECK CUE-090-VG	CENTRIFUGAL UPBLAST	49	475	0.4	1441	DIRECT	1/10	115/1/60	19" X 19"	12.5" X 12.5"	1,2,3,4
EF-EL	ELECTRICAL ROOM 7-130	ELEC ROOM	GREENHECK SQ-95-VG	INLINE	50	650	0.25	1460	DIRECT	1/6	115/1/60	N/A	N/A	1,2,3

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.

SEQUENCE OF OPERATIONS - BUILDING 8

AC-1-/ ACCU-1	Unit shall operate via a wall-mounted thermostat. Cooling mode shall operate as required by thermostat.
EF-RR.1	Fan to operate continuously during occupied hours.
EF-RR.2	Fan to operate continuously during occupied hours.
EF-EV	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
EF-EL	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
FCC- / ACCU-	Unit shall operate via a wall-mounted thermostat. Fan shall operate whenever cooling is engaged and be available 24/7 with cooling set point at 75°F (ADJ.).,

NOTES:
1. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL RELAYS AS REQUIRED TO ACHIEVE CONTROL OF UNITS AS SPECIFIED.
2. UNLESS OTHERWISE NOTED, ALL BUILDING SYSTEMS AND COMPONENTS COVERED BY SECTION 110.0, 120.0, AND 140.0 SHALL BE INCLUDED IN THE SCOPE OF THE BUILDING OF THE COMMISSIONING REQUIREMENTS IN SECTION 120.8 OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS.

EXHAUST FAN SCHEDULE - BUILDING 8

GENERAL						FAN DATA				MOTOR		CURB DIMENSIONS		REMARKS
UNIT NO.	SERVICE	LOCATION	MANUFACTURER MODEL No.	TYPE/ DESIGN	WEIGHT (LBS)	TOTAL AIR QUANTITY (CFM)	EXTERNAL S.P. (IN. W.G.)	FAN RPM	TYPE DRIVE	RATED (HP)	VOLT/ PHASE/ CYCLE	ROOF CURB	ROOF OPENING	
EF-RR.1	LEVEL 1 RESTROOMS	ROOF	GREENHECK CUE-099-VG	CENTRIFUGAL UPBLAST	57	675	0.75	1528	DIRECT	1/4	115/1/60	19" X 19"	14.5" X 14.5"	1,2,3,4
EF-RR.2	LEVEL 2 RESTROOMS	ROOF	GREENHECK CUE-099-VG	CENTRIFUGAL UPBLAST	57	675	0.55	1392	DIRECT	1/4	115/1/60	19" X 19"	14.5" X 14.5"	1,2,3,4
EF-EV	ELEV. EQUIP. ROOM A	ROOF	GREENHECK CUE-095-VG	CENTRIFUGAL UPBLAST	53	475	0.75	1717	DIRECT	1/6	115/1/60	19" X 19"	12.5" X 12.5"	1,2,3,4
EF-EL	ELECTRICAL ROOM 8-160	ELEC ROOM	GREENHECK SQ-95-VG	INLINE	50	650	0.25	1460	DIRECT	1/6	115/1/60	N/A	N/A	1,2,3

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.

SEQUENCE OF OPERATIONS - BUILDING 9

EF-EV	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
EF-EL	Fan shall be interlocked with line voltage thermostat in electrical room. Fan to operate when temperature in room exceeds 85°F.
FCC- / ACCU-	Unit shall operate via a wall-mounted thermostat. Fan shall operate whenever cooling is engaged and be available 24/7 with cooling set point at 75°F (ADJ.).,

NOTES:
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EXHAUST FAN SCHEDULE - BUILDING 9

GENERAL						FAN DATA				MOTOR		CURB DIMENSIONS		REMARKS
UNIT NO.	SERVICE	LOCATION	MANUFACTURER MODEL No.	TYPE/ DESIGN	WEIGHT (LBS)	TOTAL AIR QUANTITY (CFM)	EXTERNAL S.P. (IN. W.G.)	FAN RPM	TYPE DRIVE	RATED (HP)	VOLT/ PHASE/ CYCLE	ROOF CURB	ROOF OPENING	
EF-EV	ELEV. EQUIP. ROOM	ROOF	GREENHECK CUE-090-VG	CENTRIFUGAL UPBLAST	49	475	0.5	1516	DIRECT	1/10	115/1/60	19" X 19"	12.5" X 12.5"	1,2,3,4
EF-EL	ELECTRICAL ROOM 7-130	ELEC ROOM	GREENHECK SQ-95-VG	INLINE	50	650	0.25	1460	DIRECT	1/6	115/1/60	N/A	N/A	1,2,3

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.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019

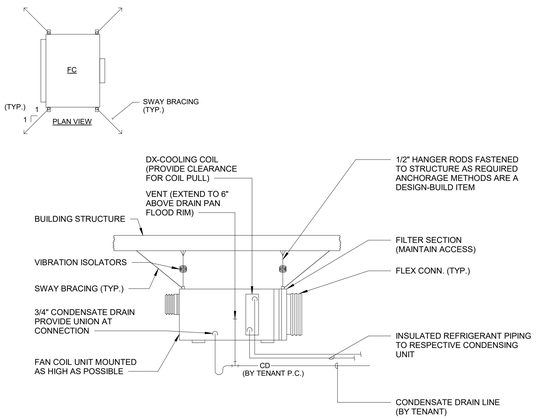
DATE APRIL 23, 2021

DRAWING TITLE
MECHANICAL SCHEDULES

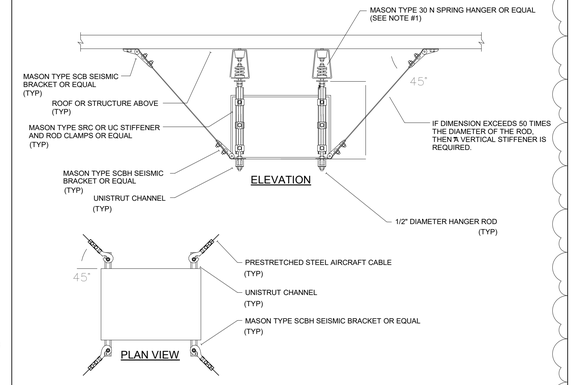
DRAWING NO.
M3.1.3

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274_MEP Dana Point - Bldg 6-9 R20.rvt

8/7/2024 1:54:06 PM



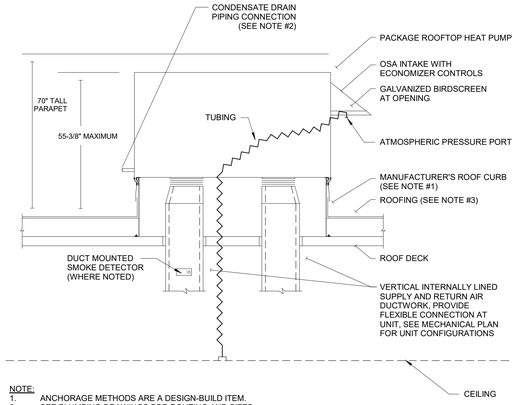
FCU INSTALLATION DETAIL (N.T.S.) 3



NOTES:

1. ANCHORAGE METHODS ARE A DESIGN BUILD ITEM.
2. PROVIDE SEISMIC BRACING AS REQUIRED BY THE CBC AND ASCE STANDARD 7-05.

SUSPENDED EQUIPMENT MOUNTING DETAIL (N.T.S.) 2



NOTE:

1. ANCHORAGE METHODS ARE A DESIGN-BUILD ITEM.
2. SEE PLUMBING DRAWINGS FOR ROUTING AND SIZES.
3. SEE ARCHITECTURAL DRAWINGS FOR FLASHING AND WEATHERPROOFING DETAILS.
4. INSTALL IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.

PACKAGED ROOFTOP HEAT PUMP UNIT DETAIL (N.T.S.) 1

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

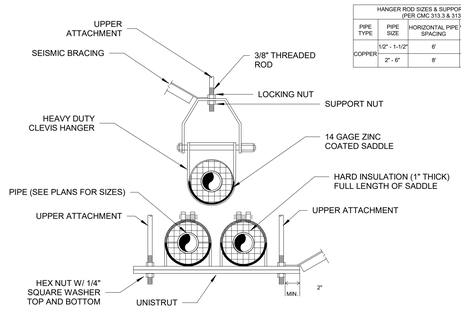
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



HANGER ROD SIZES & SUPPORT SPACING (PER CMC 313.3 & 313.6)				
PIPE TYPE	PIPE SIZE	HORIZONTAL PIPE SPACING	VERTICAL PIPE SPACING	ROD SIZE
COPPER	1/2" - 1-1/2"	6'	6'	3/8"
	2" - 6"	8'	8'	3/8"

NOTES

1. SUPPORT ADJACENT TO JOINT, NOT TO EXCEED 18" FROM JOINT.
2. SUPPORT AT EACH HORIZONTAL BRANCH CONNECTION.
3. VERTICAL WATER LINES SHALL BE PERMITTED TO BE SUPPORTED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRINCIPLES WITH REGARD TO EXPANSION AND CONTRACTION. WHERE FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION.
4. HANGERS SHALL NOT BE PLACED ON THE COUPLING.

PIPE HANGER DETAIL 7

NOTE:

1. MAX. UNIT OPERATING WEIGHT = 40 LBS.

DUCTLESS DX FAN COIL MOUNTING DETAIL 6

EXHAUST FAN CURB DETAIL (N.T.S.) 5

CONDENSING UNIT ROOF SUPPORT PAD (N.T.S.) 4

NOT IN USE XX

NOT IN USE XX

NOTES:

1. ALL FIRE DAMPERS SHALL BE CLASSIFIED PER UL STANDARD 555. ALL SMOKE/DAMPERS SHALL BE CLASSIFIED PER UL STANDARD 555S.
2. DAMPER DETAIL FOR REFERENCE ONLY. DAMPERS SHALL BE STATE FIRE MARSHALL APPROVED AND INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL AREA DETECTOR, RELAYS, AND WIRING TERMINATIONS. REFER TO ELECTRICAL PLANS FOR LOCATIONS.

MOUNTING NOTE:

MOUNTING ANGLES SHOULD BE ATTACHED TO THE SLEEVE, NOT THE PARTITION. W/ #10 S.M. SCREWS, OR WELDS, OR 1/4" X 20 BOLTS @ 12" O.C. MAX. A MIN OF 2 CONN. PER SIDE, TOP & BOTTOM. MOUNTING ANGLES SHALL OVERLAP THE WALL A MIN OF 1". THE ATTACHMENT DEVICE SHOULD NOT INTERFERE WITH OPERATION OF THE DAMPERS AND MOVEMENT OF THE BLADES.

COMBINATION FIRE SMOKE DAMPER 9

OPERABLE THERMOSTAT/SENSOR MOUNTING HEIGHTS (N.T.S.) 8

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT
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DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER ADAM K. FRANKLIN M34633 MECHANICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
B	12-10-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY 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

DRAWING TITLE
MECHANICAL DETAILS

DRAWING NO.
M3.1.4

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 3 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	17:59, Mon, Jun 26, 2023
Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	11.4	-11.4	179.5	--	179.5
Space Cooling	57.4	33.8	23.6	--	--	--
Indoor Fans	113.0	92.1	20.9	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	3.3	3.3	0.0	202.2	202.2	0.0
Indoor Lighting	21.8	21.8	0.0	--	--	-->
Compliance Total	**195.5**	**162.4**	**33.1**	**381.7**	**202.2**	**179.5**
Receptacle	65.4	65.4	0.0	--	--	--
Process	96.5	96.5	0.0	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**357.4**	**324.3**	**33.1**	**381.7**	**202.2**	**179.5**

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-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

E. HERS VERIFICATION

This Section Does Not Apply

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 2 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	17:59, Mon, Jun 26, 2023
Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

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	20.14	15.52	4.62
Space Cooling	115.78	72.96	42.82
Indoor Fans	181.37	148.20	33.17
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	25.46	25.45	0.01
Indoor Lighting	35.25	35.25	--
ENERGY STANDARDS COMPLIANCE TOTAL	**378.00**	**297.38**	**80.62 (21.3%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ 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	105.15	105.15	--
Process	153.91	153.91	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**637.06**	**556.44**	**80.6 (12.7%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 1 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	17:59, Mon, Jun 26, 2023
Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

A. GENERAL INFORMATION

1	Project Location (city)	Dana Point	8	Standards Version	Compliance2019
2	CA Zip Code	92629	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	6	10	Weather File	TORRANCE_722955_CZ2010.epw
4	Total Conditioned Floor Area in Scope	18,030 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	Covered Process: Commercial Kitchens	☐ 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-LTI-E*
				Outdoor Lighting §140.7	*NRCC-LTD-E*
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☐ Performance ☒ Not Included	Sign Lighting §140.8	*NRCC-LTS-E*
				Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included			*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.)*	
				Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐ Performance ☒ Not Included			Commissioning §120.8	*NRCC-CXR-E*
				Solar Ready §110.10	*NRCC-SRA-E*

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 6 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	17:59, Mon, Jun 26, 2023
Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
2nd Floor QSR 205.2 - 205	SZHP (Split1Phase)	2	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
2nd Floor QSR 205.1	SZHP (Split1Phase)	1	69	13	HSPF	10.600	58	SEER/EER	23.100/11.400	NoEconomizer	N
2nd Floor QSR 200.1 - 200	SZHP (Split1Phase)	3	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
220.1 2nd Floor Circulati	SZHP (Split3Phase)	1	31	0	HSPF	8.20	32	SEER/EER	14.30/11.50	NoEconomizer	N
220.2 2nd Floor Circulati	SZHP (Split3Phase)	1	56	0	HSPF	8.20	58	SEER/EER	14.50/11.50	NoEconomizer	N
1st Floor QSR High Ceilin	SZHP (Split1Phase)	4	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
1st Floor QSR (High Ceili	SZHP (Split1Phase)	1	69	13	HSPF	10.600	58	SEER/EER	23.100/11.400	NoEconomizer	N
1st Floor QSR 105110150	SZHP (Split1Phase)	4	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
1st Floor Circulation 170	SZHP (Split3Phase)	2	56	0	HSPF	8.20	58	SEER/EER	14.50/11.50	NoEconomizer	N
1st Floor Circulation Hig	SZHP (Split3Phase)	4	56	0	HSPF	8.20	58	SEER/EER	14.50/11.50	NoEconomizer	N
6-240 Electrical Room	SZHP (Split3Phase)	1	56	0	HSPF	8.20	58	SEER/EER	14.50/11.50	NoEconomizer	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
2nd Floor QSR 205.2 - 205	2	363	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
2nd Floor QSR 205.1	1	450	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 5 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	17:59, Mon, Jun 26, 2023
Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

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	Status[1]
Air Wall55	InteriorWall	975	NA	0	NA	U-Factor	0.439	Air - Cavity - Wall Roof Ceiling - 4 in. or more	N

[1] *Status: N - New, A – Altered, E – Existing*

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	Status[2]
Low E Insulated Glazing	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	3605	0.36	0.25	0.50	N
Low E Insulated Glazing Door	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	410	0.36	0.25	0.50	N
Residential Cooling	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	100	0.30	0.23	0.50	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-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 NA6 and are used in the analysis.*

[2] *Status: N - New, A – Altered, E – Existing*

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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]	4,380 ft^2	1,030 ft^2	23.5%
East-Facing[2]	3,925 ft^2	1,265 ft^2	32.2%
South-Facing[3]	5,670 ft^2	620 ft^2	10.9%
West-Facing[4]	2,930 ft^2	1,200 ft^2	41.0%
Total	**16,905 ft^2**	**4,115 ft^2**	**24.3%**
Roof	12,080 ft^2	0 ft^2	00.0%

Notes:
[1] *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).*
[2] *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).*
[3] *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).*
[4] *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 (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-19 Wall Metal Stud + R16	ExteriorWall	16905	Metal	19	10	U-Factor	0.066	Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal framed wall, 16in. OC, 5.5in., R-19 Gypsum Board - 3/8 in.	N
Uninsulated Raised Slab F9	InteriorFloor	6655	NA	0	NA	U-Factor	0.546	Concrete - 140 lb/ft3 - 4 in.	N
R-22 Roof No Attic11	Roof	12080	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 Grade50	UndergroundFloor	11375	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N

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H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
2-2nd Floor QSR 205-Trm	2-2nd Floor QSR 205	Uncontrolled	1	NA	NA	2000	NA	0.00	0.750	bhp	NA	☐
3-2nd Floor QSR-Trm	3-2nd Floor QSR	Uncontrolled	3	NA	NA	4800	NA	0.00	0.750	bhp	NA	☐
4-2nd Floor Circulation & 5-Trm	4-2nd Floor Circulation & 5	Uncontrolled	1	NA	NA	1050	NA	0.00	0.500	bhp	NA	☐
5-2nd Floor Circulation & 5-Trm	5-2nd Floor Circulation & 5	Uncontrolled	1	NA	NA	1750	NA	0.00	0.750	bhp	NA	☐
6-1st Floor QSR High Ceilin-Trm	6-1st Floor QSR High Ceilin	Uncontrolled	4	NA	NA	6400	NA	0.00	0.750	bhp	NA	☐
7-1st Floor QSR High Ceilin-Trm	7-1st Floor QSR High Ceilin	Uncontrolled	1	NA	NA	2000	NA	0.00	0.750	bhp	NA	☐
8-1st Floor QSR-Trm	8-1st Floor QSR	Uncontrolled	4	NA	NA	6400	NA	0.00	0.750	bhp	NA	☐
9-1st Floor Circulation & 5-Trm	9-1st Floor Circulation & 5	Uncontrolled	2	NA	NA	3500	NA	0.00	0.750	bhp	NA	☐
10-1st Floor Circulation & 5-Trm	10-1st Floor Circulation & 5	Uncontrolled	4	NA	NA	7000	NA	0.00	0.750	bhp	NA	☐
11-6-240 Electrical Room-Trm	11-6-240 Electrical Room	Uncontrolled	1	NA	NA	1750	NA	0.00	0.750	bhp	NA	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

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H6. SYSTEM SPECIAL FEATURES

This Section Does Not Apply

H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
		Mechanical Ventilation				
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-2nd Floor QSR 205	Food Service - Cafeteria/fast-food dining	7.25	725	0	1450	NA
2-2nd Floor QSR 205	Food Service - Cafeteria/fast-food dining	4.50	450	0	900	NA
3-2nd Floor QSR	Food Service - Cafeteria/fast-food dining	13.15	1315	0	2630	NA
4-2nd Floor Circulation & 5	Food Service - Cafeteria/fast-food dining	23.33	350	0	700	NA
5-2nd Floor Circulation & 5	Food Service - Cafeteria/fast-food dining	23.33	350	0	700	NA
6-1st Floor QSR High Ceilin	Food Service - Cafeteria/fast-food dining	12.38	1238	0	2475	NA
7-1st Floor QSR High Ceilin	Food Service - Cafeteria/fast-food dining	4.88	488	0	975	NA
8-1st Floor QSR	Food Service - Cafeteria/fast-food dining	17.38	1738	0	3475	NA
9-1st Floor Circulation & 5	Food Service - Cafeteria/fast-food dining	82.50	1238	0	2475	NA
10-1st Floor Circulation & 5	Food Service - Cafeteria/fast-food dining	65.84	988	0	1975	NA
11-6-240 Electrical Room	General - Unoccupied	0.41	0	0	275	NA

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

This Section Does Not Apply

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
1-2nd Floor QSR 205-Trm	1-2nd Floor QSR 205	Uncontrolled	2	NA	NA	3200	NA	0.00	0.750	bhp	NA	☐

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H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
2nd Floor QSR 200.1 - 200	3	438	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
220.1 2nd Floor Circulati	1	350	1050	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
220.2 2nd Floor Circulati	1	350	1750	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
1st Floor QSR High Ceilin	4	309	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
1st Floor QSR (High Ceili	1	488	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
1st Floor QSR 105110150	4	434	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
1st Floor Circulation 170	2	619	1750	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
1st Floor Circulation Hig	4	247	1750	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
6-240 Electrical Room	1	0	1750	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

[1] *Status: 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. PUMPS

This Section Does Not Apply

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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CONSTANT
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irvine, ca 92602 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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
Drawing Title
BUILDING 6 TITLE 24

DRAWING NO.
M4.1.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

8/7/2024 1:54:09 PM

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sage McNeil	Signature: Sage McNeil
Company: Linwood Engineering, Inc.	
Address: 2301 Dupont Dr, STE 150	Signature Date: 2023-06-26
City/State/Zip: Irvine CA 92612	CEA/ HERS Certification Identification (if applicable):
Phone: 9493797385	

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 Envelope Designer Name:	Signature:	
Company: SMS Architects		
Address: 18004 Sky Park Cir #200,	Date Signed:	
City/State/Zip: Irvine CA 92614		
Phone: 949.757.3240	Title:	License #:
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Adam Franklin	Signature:	
Company: Linwood Engineering, Inc.		
Address: 2301 Dupont Dr STE 150	Date Signed: 2023.06.26	
City/State/Zip: Irvine CA 92612		
Phone: (714) 424-0001	Title:	License #: M34633

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 11 of 12
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Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

Project Name:	DPH Building 6	NRCC-PRF-01-E	Page 10 of 12
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Input File Name:	DPHR Building 6 Mech & Env_EPro 8.cibd19x		

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works' OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
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DANA POINT HARBOR PARTNERS

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690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE

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
DRAWING TITLE BUILDING 6 TITLE 24

DRAWING NO.
M4.1.2

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	2.8	-2.8	63.5	--	63.5
Space Cooling	39.4	19.9	19.5	--	--	--
Indoor Fans	78.2	64.2	14.0	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	5.4	5.4	0.0	164.5	164.5	0.0
Indoor Lighting	40.4	40.4	0.0	--	--	-->
Compliance Total	**163.4**	**132.7**	**30.7**	**228.0**	**164.5**	**63.5**
Receptacle	53.6	53.6	0.0	--	--	--
Process	--	--	--	--	--	--
Other Lig	3.0	3.0	0.0	--	--	--
Process Motors	0.6	3.1	-2.5	--	--	--
TOTAL	**220.6**	**192.4**	**28.2**	**228.0**	**164.5**	**63.5**

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-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

E. HERS VERIFICATION

This Section Does Not Apply

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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	9.99	5.24	4.75
Space Cooling	106.59	59.87	46.72
Indoor Fans	173.54	142.99	30.55
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	35.25	35.25	--
Indoor Lighting	92.48	92.48	--
ENERGY STANDARDS COMPLIANCE TOTAL	**417.85**	**335.83**	**82.02 (19.6%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ 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	122.86	122.86	--
Process	--	--	--
Other Lig	6.84	6.84	--
Process Motors	1.37	7.15	-5.78
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**548.92**	**472.68**	**76.2 (13.9%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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A. GENERAL INFORMATION

1	Project Location (city)	Dana Point	8	Standards Version	Compliance2019
2	CA Zip Code	92629	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	6	10	Weather File	TORRANCE_722955_CZ2010.epw
4	Total Conditioned Floor Area in Scope	12,875 ft^2	11	Building Orientation (deg)	(N) 0 deg
5	Total Unconditioned Floor Area	1,322 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	Covered Process: Commercial Kitchens	☐ 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-LTI-E*
				Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☐ Performance ☒ Not Included	Sign Lighting §140.8	*NRCC -LTS-E*
				Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included			*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.)*	
				Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐ Performance ☒ Not Included			Commissioning §120.8	*NRCC-CXR-E*
				Solar Ready §110.10	*NRCC-SRA-E*

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
7-215.3 RESTAURANT	SZHP (Packaged3Phase)	1	68	0	COP	3.60	72	EER	11.2	DifferentialEnthalpy	N
7-215 RESTAURANT	SZHP (Packaged3Phase)	2	58	0	HSPF	8.90	59	SEER/EER	17.00/14.80	DifferentialEnthalpy	N
7-210 OFFICE	SZHP (Packaged3Phase)	2	47	0	HSPF	8.70	47	SEER/EER	17.00/12.20	NoEconomizer	N
7-205 RETAIL	SZHP (Packaged3Phase)	1	36	0	HSPF	8.80	35	SEER/EER	17.00/14.90	NoEconomizer	N
7-200 RETAIL	SZHP (Packaged3Phase)	1	36	0	HSPF	8.80	35	SEER/EER	17.00/14.90	NoEconomizer	N
7-125.1 RETAIL	SZHP (Split1Phase)	1	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
7-125 RETAIL	SZHP (Split1Phase)	2	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
7-120.2 RESTAURANT	SZHP (Split1Phase)	1	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
7-120.1 RESTAURANT	SZHP (Split1Phase)	1	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N
7-115 OFFICE	SZHP (Split1Phase)	1	28	0	HSPF	12.100	23	SEER/EER	19.400/11.300	NoEconomizer	N
7-110 RETAIL	SZHP (Split1Phase)	1	35	0	HSPF	12.400	29	SEER/EER	20.100/13.000	NoEconomizer	N
7-105 RETAIL	SZHP (Split1Phase)	1	35	0	HSPF	12.400	29	SEER/EER	20.100/13.000	NoEconomizer	N
7-100 RETAIL	SZHP (Split1Phase)	1	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
7-215.3 RESTAURANT	1	406	2400	BrakeHorsePower	1.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-215 RESTAURANT	2	500	2000	BrakeHorsePower	1.000	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-210 OFFICE	2	178	1600	BrakeHorsePower	0.370	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

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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	Status[1]
R-22 Asphalt Shingle Roof69	Roof	306	NA	0	22	U-Factor	0.042	Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.	N
R-22 Membrane Roof77	Roof	150	NA	0	22	U-Factor	0.043	Single Ply Roofing - 1/4 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.	N
Slab On Grade84	UndergroundFloor	7105	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N

[1] *Status: N - New, A – Altered, E – Existing*

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[2]	Assembly Method	Area ft^2	Overall U-factor	Overall SHGC	Overall VT	Status[3]
Low E	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	3342	0.36	0.25	0.50	N

[2] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-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 NA6 and are used in the analysis.*

[3] *Status: N - New, A – Altered, E – Existing*

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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]	2,562 ft^2	777 ft^2	30.3%
East-Facing[2]	3,323 ft^2	1,350 ft^2	40.6%
South-Facing[3]	2,062 ft^2	783 ft^2	38.0%
West-Facing[4]	1,742 ft^2	432 ft^2	24.8%
Total	**9,688 ft^2**	**3,342 ft^2**	**34.5%**
Roof	6,448 ft^2	0 ft^2	00.0%

Notes:
[1] *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).*
[2] *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).*
[3] *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).*
[4] *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 (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
12 CMU6	ExteriorWall	4494	NA	0	NA	U-Factor	0.575	Concrete - 140 lb/ft3 - 12 in.	N
Uninsulated Raised Slab F8	InteriorFloor	7092	NA	0	NA	U-Factor	0.238	Concrete - 140 lb/ft3 - 4 in. Carpet - 3/4 in.	N
R-22 Roof No Attic10	Roof	6636	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.	N
R-19 Wall Metal Stud + R112	ExteriorWall	7698	Metal	19	10	U-Factor	0.066	Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal framed wall, 16in. OC, S.Sn., R-19 Gypsum Board - 3/8 in.	N

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H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

This Section Does Not Apply

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
1-7-215 RESTAURANT-Trm	1-7-215 RESTAURANT	Uncontrolled	1	NA	NA	2400	NA	0.00	1.500	bhp	NA	☐
2-7-215 RESTAURANT-Trm	2-7-215 RESTAURANT	Uncontrolled	2	NA	NA	4000	NA	0.00	1.000	bhp	NA	☐
3-7-210 OFFICE-Trm	3-7-210 OFFICE	Uncontrolled	2	NA	NA	3200	NA	0.00	0.370	bhp	NA	☐
5-7-205 RETAIL-Trm	5-7-205 RETAIL	Uncontrolled	1	NA	NA	1000	NA	0.00	0.800	bhp	NA	☐
6-7-200 RETAIL-Trm	6-7-200 RETAIL	Uncontrolled	1	NA	NA	1000	NA	0.00	0.800	bhp	NA	☐
7-7-125.1 RETAIL-Trm	7-7-125.1 RETAIL	Uncontrolled	1	NA	NA	1600	NA	0.00	0.750	bhp	NA	☐
8-7-125 RETAIL-Trm	8-7-125 RETAIL	Uncontrolled	2	NA	NA	4000	NA	0.00	0.750	bhp	NA	☐
9-7-120.2 RESTAURANT-Trm	9-7-120.2 RESTAURANT	Uncontrolled	1	NA	NA	1600	NA	0.00	0.750	bhp	NA	☐
10-7-120.1 RESTAURANT-Trm	10-7-120.1 RESTAURANT	Uncontrolled	1	NA	NA	1160	NA	0.00	0.750	bhp	NA	☐
11-7-115 OFFICE-Trm	11-7-115 OFFICE	Uncontrolled	1	NA	NA	760	NA	0.00	0.330	bhp	NA	☐
13-7-110 RETAIL-Trm	13-7-110 RETAIL	Uncontrolled	1	NA	NA	780	NA	0.00	0.500	bhp	NA	☐
14-7-105 RETAIL-Trm	14-7-105 RETAIL	Uncontrolled	1	NA	NA	780	NA	0.00	0.500	bhp	NA	☐
15-7-100 RETAIL-Trm	15-7-100 RETAIL	Uncontrolled	1	NA	NA	1160	NA	0.00	0.750	bhp	NA	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

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H5. PUMPS

This Section Does Not Apply

H6. SYSTEM SPECIAL FEATURES

1	2	3	4
System Name	Equipment Type	Window Interlocks per §140.4(n)	Other Special Features and Controls
7-215.3 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer
7-215 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer

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-MCH-E.

H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
		Mechanical Ventilation				
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-7-215 RESTAURANT	Food Service - Restaurant dining rooms	27.07	406	0	812	DCV
2-7-215 RESTAURANT	Food Service - Restaurant dining rooms	66.67	1000	0	2000	DCV
3-7-210 OFFICE	Office - Office space	11.87	356	0	2374	NA
5-7-205 RETAIL	Retail - Sales	5.33	160	0	639	NA
6-7-200 RETAIL	Retail - Sales	5.19	156	0	623	NA
7-7-125.1 RETAIL	Retail - Sales	4.68	140	0	561	NA
8-7-125 RETAIL	Retail - Sales	16.67	500	0	2000	NA
9-7-120.2 RESTAURANT	Food Service - Restaurant dining rooms	24.00	360	0	720	NA
10-7-120.1 RESTAURANT	Food Service - Restaurant dining rooms	18.00	270	0	540	NA
11-7-115 OFFICE	Office - Office space	2.90	87	0	580	NA
13-7-110 RETAIL	Retail - Sales	5.79	174	0	695	NA
14-7-105 RETAIL	Retail - Sales	5.88	177	0	706	NA
15-7-100 RETAIL	Retail - Sales	5.21	156	0	625	NA

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H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
7-205 RETAIL	1	160	1000	BrakeHorsePower	0.800	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-200 RETAIL	1	156	1000	BrakeHorsePower	0.800	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-125.1 RETAIL	1	140	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-125 RETAIL	2	250	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-120.2 RESTAURANT	1	360	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-120.1 RESTAURANT	1	270	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-115 OFFICE	1	87	760	BrakeHorsePower	0.330	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-110 RETAIL	1	174	780	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-105 RETAIL	1	177	780	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
7-100 RETAIL	1	156	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H3. EXHAUST FAN SUMMARY

1	2	3	4	5	6	7	8
System ID	Zone Name	Qty	CFM	Motor BHP	Power Per Flow (W/cfm)	Total Static Pressure (in. H_2O)	Status[1]
UNCONDITIONED41	4-UNCONDITIONED	1	725	0.250	0.301	1.42	N
UNCONDITIONED108	12-UNCONDITIONED	1	1,725	0.430	0.217	1.03	N

[1] *Status: N - New, A – Altered, E – Existing*

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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
DRAWING TITLE
BUILDING 7 TITLE 24

DRAWING NO
M4.1.3

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-05-A Air Economizer Controls
	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints
	NRCA-MCH-11-A Automatic Demand Shed Controls
	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sage McNeil	Signature: Sage McNeil
Company: Linwood Engineering, Inc.	
Address: 2301 Dupont Dr, STE 150	Signature Date: 2023-06-19
City/State/Zip: Irvine CA 92612	CEA/ HERS Certification Identification (if applicable):
Phone: 9493797385	

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 Envelope Designer Name:	Signature:	
Company: SMS Architects		
Address: 18004 Sky Park Cir #200,	Date Signed:	
City/State/Zip: Irvine CA 92614		
Phone: 949.757.3240	Title:	License #:
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Adam Franklin	Signature:	
Company: Linwood Engineering, Inc.		
Address: 2301 Dupont Dr STE 150	Date Signed: 2023-06-19	
City/State/Zip: Irvine CA 92612		
Phone: (714) 424-0001	Title:	License #: M34633

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any additions or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

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BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 TITLE 24

DRAWING NO
M4.1.4

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
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Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 3 of 13
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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	10.3	-10.3	156.4	--	156.4
Space Cooling	42.9	22.3	20.6	--	--	--
Indoor Fans	103.8	85.6	18.2	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	1.0	1.0	0.0	510.2	510.2	0.0
Indoor Lighting	41.9	41.9	0.0	--	--	-->
Compliance Total	**189.6**	**161.1**	**28.5**	**666.6**	**510.2**	**156.4**
Receptacle	44.5	44.5	0.0	--	--	--
Process	24.0	24.0	0.0	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**258.1**	**229.6**	**28.5**	**666.6**	**510.2**	**156.4**

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-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

E. HERS VERIFICATION

This Section Does Not Apply

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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	21.19	16.82	4.37
Space Cooling	108.53	63.73	44.80
Indoor Fans	200.18	161.48	38.70
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	63.82	63.82	--
Indoor Lighting	82.58	82.58	--
ENERGY STANDARDS COMPLIANCE TOTAL	**476.30**	**388.43**	**87.87 (18.4%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ 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	87.71	87.71	--
Process	44.26	44.26	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**608.27**	**520.40**	**87.9 (14.4%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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A. GENERAL INFORMATION

1	Project Location (city)	Dana Point	8	Standards Version	Compliance2019
2	CA Zip Code	92629	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	6	10	Weather File	TORRANCE_722955_CZ2010.epw
4	Total Conditioned Floor Area in Scope	14,896 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	Covered Process: Commercial Kitchens	☐ 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-LTI-E*
				Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☐ Performance ☒ Not Included	Sign Lighting §140.8	*NRCC-LTS-E*
				Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included			*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.)*	
				Electrical Power Distribution §110.11	*NRCC-ELC-E*
				Commissioning §120.8	*NRCC-CXR-E*
Solar Thermal Water Heating (see Table I)	☐ Performance ☒ Not Included			Solar Ready §110.10	*NRCC-SRA-E*

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE_10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
8-105 RETAIL	SZHP (Split1Phase)	1	35	0	HSPF	12.400	29	SEER/EER	20.100/13.000	NoEconomizer	N
8-110 RETAIL	SZHP (Split1Phase)	1	28	0	HSPF	12.100	23	SEER/EER	19.400/11.300	NoEconomizer	N
8-115.1 RESTAURANT	SZHP (Split1Phase)	1	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
8-115.2 RESTAURANT	SZHP (Split1Phase)	1	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
8-120 RESTAURANT	SZHP (Split1Phase)	1	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N
8-125 RESTAURANT	SZHP (Split1Phase)	1	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
8-130 RESTAURANT	SZHP (Split1Phase)	2	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N
8-200 RETAIL	SZHP (Split1Phase)	1	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N
8-205 RETAIL	SZHP (Split1Phase)	1	28	0	HSPF	12.100	23	SEER/EER	19.400/11.300	NoEconomizer	N
8-210 RESTAURANT	SZHP (Split1Phase)	3	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
8-215 RESTAURANT	SZHP (Packaged3Phase)	1	58	0	HSPF	8.90	59	SEER/EER	17.00/14.80	DifferentialEnthalpy	N
8-220 RESTAURANT	SZHP (Packaged3Phase)	1	89	0	COP	3.40	86	EER	11.2	DifferentialEnthalpy	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA		Supply Fan					Return Fan				
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
8-215.2 RESTAURANT	1	500	3000	BrakeHorsePower	0.930	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-215.1 RESTAURANT	1	458	2000	BrakeHorsePower	1.000	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-100 RESTAURANT	1	410	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

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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	Status[1]
Slab On Grade25	UndergroundFloor	6485	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N
8 CMU85	ExteriorWall	282	NA	0	NA	U-Factor	0.694	Concrete - 140 lb/ft3 - 8 in.	N

[1] *Status: N - New, A – Altered, E – Existing*

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	Status[2]
Low E	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	5766	0.36	0.25	0.50	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass only, determined by the manufactures; and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*

[2] *Status: 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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
8-215.2 RESTAURANT	SZHP (Packaged3Phase)	1	89	0	COP	3.40	86	EER	11.2	DifferentialEnthalpy	N
8-215.1 RESTAURANT	SZHP (Packaged3Phase)	1	58	0	HSPF	8.90	59	SEER/EER	17.00/14.80	DifferentialEnthalpy	N
8-100 RESTAURANT	SZHP (Split1Phase)	1	42	13	HSPF	11.500	35	SEER/EER	21.000/12.950	NoEconomizer	N

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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]	4,486 ft^2	2,082 ft^2	46.4%
East-Facing[2]	2,320 ft^2	506 ft^2	21.8%
South-Facing[3]	5,298 ft^2	2,451 ft^2	46.3%
West-Facing[4]	1,803 ft^2	727 ft^2	40.3%
Total	**13,907 ft^2**	**5,766 ft^2**	**41.5%**
Roof	8,326 ft^2	0 ft^2	00.0%

Notes:
[1] *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).*
[2] *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).*
[3] *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).*
[4] *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 (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-19 Wall Metal Stud + R16	ExteriorWall	12878	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, 5.5in., R-19 Gypsum Board - 3/8 in.	N
Uninsulated Raised Slab F12	InteriorFloor	8411	NA	0	NA	U-Factor	0.238	Concrete - 140 lb/ft3 - 4 in. Carpet - 3/4 in.	N
R-22 Roof No Attic14	Roof	8326	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.	N
12 CMU17	ExteriorWall	747	NA	0	NA	U-Factor	0.575	Concrete - 140 lb/ft3 - 12 in.	N

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CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92602 • 714.424-0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

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H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
11-8-200 RETAIL	Retail - Sales	7.21	216	0	865	NA
12-8-205 RETAIL	Retail - Sales	5.00	150	0	600	NA
13-8-210 RESTAURANT	Food Service - Restaurant dining rooms	85.54	1283	0	2566	NA
14-8-215 RESTAURANT	Food Service - Restaurant dining rooms	31.37	470	0	941	DCV
15-8-220 RESTAURANT	Food Service - Restaurant dining rooms	50.14	752	0	1504	DCV

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

This Section Does Not Apply

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
1-8-215.2 RESTAURANT-Trm	1-8-215.2 RESTAURANT	Uncontrolled	1	NA	NA	3000	NA	0.00	0.930	bhp	NA	☐
2-8-215.1 RESTAURANT-Trm	2-8-215.1 RESTAURANT	Uncontrolled	1	NA	NA	2000	NA	0.00	1.000	bhp	NA	☐
3-8-100 RESTAURANT-Trm	3-8-100 RESTAURANT	Uncontrolled	1	NA	NA	1160	NA	0.00	0.750	bhp	NA	☐
4-8-105 RETAIL-Trm	4-8-105 RETAIL	Uncontrolled	1	NA	NA	780	NA	0.00	0.500	bhp	NA	☐
5-8-110 RETAIL-Trm	5-8-110 RETAIL	Uncontrolled	1	NA	NA	760	NA	0.00	0.330	bhp	NA	☐
6-8-115.1 RESTAURANT-Trm	6-8-115.1 RESTAURANT	Uncontrolled	1	NA	NA	1600	NA	0.00	0.750	bhp	NA	☐
7-8-115.2 RESTAURANT-Trm	7-8-115.2 RESTAURANT	Uncontrolled	1	NA	NA	2000	NA	0.00	0.750	bhp	NA	☐

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H5. PUMPS

This Section Does Not Apply

H6. SYSTEM SPECIAL FEATURES

1	2	3	4
System Name	Equipment Type	Window Interlocks per §140.4(n)	Other Special Features and Controls
8-215.2 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer
8-215.1 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer
8-215 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer
8-220 RESTAURANT	SZHP	NA	Zones With CO2Sensor Vent. Control Differential Enthalpy Economizer

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-MCH-E.

H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of people	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	33.34	500	0	1000	DCV
2-8-215.1 RESTAURANT	Food Service - Restaurant dining rooms	30.53	458	0	916	DCV
3-8-100 RESTAURANT	Food Service - Restaurant dining rooms	27.33	410	0	820	NA
4-8-105 RETAIL	Retail - Sales	6.19	186	0	743	NA
5-8-110 RETAIL	Retail - Sales	4.22	127	0	506	NA
6-8-115.1 RESTAURANT	Food Service - Restaurant dining rooms	25.47	382	0	764	NA
7-8-115.2 RESTAURANT	Food Service - Restaurant dining rooms	31.80	477	0	954	NA
8-8-120 RESTAURANT	Food Service - Restaurant dining rooms	20.40	306	0	612	NA
9-8-125 RESTAURANT	Food Service - Restaurant dining rooms	27.47	412	0	824	NA
10-8-130 RESTAURANT	Food Service - Restaurant dining rooms	42.70	641	0	1281	NA

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H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA		Supply Fan					Return Fan				
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
8-105 RETAIL	1	186	780	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-110 RETAIL	1	127	760	BrakeHorsePower	0.330	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-115.1 RESTAURANT	1	382	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-115.2 RESTAURANT	1	477	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-120 RESTAURANT	1	306	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-125 RESTAURANT	1	412	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-130 RESTAURANT	2	320	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-200 RETAIL	1	216	1160	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-205 RETAIL	1	150	760	BrakeHorsePower	0.330	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-210 RESTAURANT	3	428	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-215 RESTAURANT	1	470	2000	BrakeHorsePower	1.000	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
8-220 RESTAURANT	1	752	3000	BrakeHorsePower	0.930	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

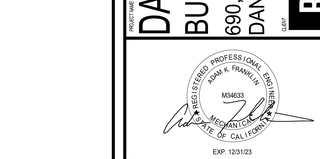
[1] *Status: N - New, A – Altered, E – Existing*

H3. EXHAUST FAN SUMMARY

This Section Does Not Apply

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply



EXP. 12/31/23

No.	DATE	ISSUE
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
DRAWING TITLE
BUILDING 8 TITLE 24

DRAWING NO.
M4.1.5

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

8/7/2024 1:54:19 PM

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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-05-A Air Economizer Controls
	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints
	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 10 of 13
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H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
System ID	Zone Name	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
				Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
8-8-120 RESTAURANT-Trm	8-8-120 RESTAURANT	Uncontrolled	1	NA	NA	1160	NA	0.00	0.750	bhp	NA	☐
9-8-125 RESTAURANT-Trm	9-8-125 RESTAURANT	Uncontrolled	1	NA	NA	1600	NA	0.00	0.750	bhp	NA	☐
10-8-130 RESTAURANT-Trm	10-8-130 RESTAURANT	Uncontrolled	2	NA	NA	2320	NA	0.00	0.750	bhp	NA	☐
11-8-200 RETAIL-Trm	11-8-200 RETAIL	Uncontrolled	1	NA	NA	1160	NA	0.00	0.750	bhp	NA	☐
12-8-205 RETAIL-Trm	12-8-205 RETAIL	Uncontrolled	1	NA	NA	760	NA	0.00	0.330	bhp	NA	☐
13-8-210 RESTAURANT-Trm	13-8-210 RESTAURANT	Uncontrolled	3	NA	NA	6000	NA	0.00	0.750	bhp	NA	☐
14-8-215 RESTAURANT-Trm	14-8-215 RESTAURANT	Uncontrolled	1	NA	NA	2000	NA	0.00	1.000	bhp	NA	☐
15-8-220 RESTAURANT-Trm	15-8-220 RESTAURANT	Uncontrolled	1	NA	NA	3000	NA	0.00	0.930	bhp	NA	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

Project Name:	Dana Point Harbor Building 8	NRCC-PRF-01-E	Page 13 of 13
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Input File Name:	DPHR Building 8 Mech & Env_EPro 8.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sage McNeil	Signature: Sage McNeil
Company: Linwood Engineering, Inc.	
Address: 2301 Dupont Dr, STE 150	Signature Date: 2023-06-19
City/State/Zip: Irvine CA 92612	CEA/ HERS Certification Identification (if applicable):
Phone: 9493797385	

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 Envelope Designer Name:	Signature:	
Company: SMS Architects		
Address: 18004 Sky Park Cir #200,	Date Signed:	
City/State/Zip: Irvine CA 92614		
Phone: 949.757.3240	Title:	License #:
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Scott Davenport	Signature:	
Company: Linwood Engineering, Inc.		
Address: 2301 Dupont Dr STE 150	Date Signed: 2023-06-19	
City/State/Zip: Irvine CA 92612		
Phone: (714) 424-0001	Title:	License #: M34633

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED_KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424-0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE

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

DRAWING TITLE
BUILDING 8 TITLE 24

DRAWING NO
M4.1.6

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
8/7/2024 1:54:20 PM

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	15.2	-15.2	219.5	--	219.5
Space Cooling	54.4	27.3	27.1	--	--	--
Indoor Fans	127.6	98.2	29.4	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	1.3	1.3	0.0	606.5	606.5	0.0
Indoor Lighting	56.8	56.8	0.0	--	--	-->
Compliance Total	**240.1**	**198.8**	**41.3**	**826.0**	**606.5**	**219.5**
Receptacle	71.0	71.0	0.0	--	--	--
Process	--	--	--	--	--	--
Other Ltg	1.8	1.8	0.0	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**312.9**	**271.6**	**41.3**	**826.0**	**606.5**	**219.5**

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-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

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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	23.95	19.96	3.99
Space Cooling	109.78	61.35	48.43
Indoor Fans	194.02	149.46	44.56
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	61.30	61.30	--
Indoor Lighting	90.33	90.33	--
ENERGY STANDARDS COMPLIANCE TOTAL	**479.38**	**382.40**	**96.98 (20.2%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ 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	112.74	112.74	--
Process	--	--	--
Other Ltg	2.84	2.84	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**594.96**	**497.98**	**97.0 (16.3%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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A. GENERAL INFORMATION

1	Project Location (city)	Dana Point	8	Standards Version	Compliance2019
2	CA Zip Code	92629	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	6	10	Weather File	TORRANCE_722955_CZ2010.epw
4	Total Conditioned Floor Area in Scope	18,486 ft^2	11	Building Orientation (deg)	(N) 0 deg
5	Total Unconditioned Floor Area	939 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	Covered Process: Commercial Kitchens	☐ 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-LTI-E*
Domestic Hot Water (see Table I)	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☐ Performance ☒ Not Included	Outdoor Lighting §140.7	*NRCC-LTO-E*
				Sign Lighting §140.8	*NRCC-LTS-E*
				Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐ Performance ☒ Not Included			*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.)*	
				Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐ Performance ☒ Not Included			Commissioning §120.8	*NRCC-CXR-E*
				Solar Ready §110.10	*NRCC-SRA-E*

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE_10/07/24
COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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Input File Name:	DPHR Building 9 Mech & Env_EPro 8.cibd19x		

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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
9-200 RESTAURANT	SZHP (Split1Phase)	3	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
9-120 RESTAURANT	SZHP (Split1Phase)	2	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
9-115 RETAIL	SZHP (Split1Phase)	2	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
9-115.1 RETAIL	SZHP (Split1Phase)	1	56	13	HSPF	11.500	46	SEER/EER	21.000/12.950	NoEconomizer	N
9-110 RETAIL	SZHP (Split1Phase)	1	35	0	HSPF	12.400	29	SEER/EER	20.100/13.000	NoEconomizer	N
9-105 RETAIL	SZHP (Split1Phase)	1	35	0	HSPF	12.400	29	SEER/EER	20.100/13.000	NoEconomizer	N
9-100 RESTAURANT	SZHP (Split1Phase)	4	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N

Status: N - New, A – Altered, E – Existing

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA		Supply Fan				Return Fan					Status[1]
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	
9-210 RESTAURANT	4	410	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-205 RESTAURANT	3	436	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-200 RESTAURANT	3	573	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-120 RESTAURANT	2	386	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-115 RETAIL	2	250	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-115.1 RETAIL	1	124	1600	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-110 RETAIL	1	188	780	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

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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	Status[1]
Slab On Grade39	UndergroundFloor	9735	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/ft3 - 8 in.	N

[1] *Status: N - New, A – Altered, E – Existing*

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	Status[2]
Low E	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	5905	0.36	0.25	0.50	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-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 NA6 and are used in the analysis.*

[2] *Status: 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
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
9-210 RESTAURANT	SZHP (Split1Phase)	4	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N
9-205 RESTAURANT	SZHP (Split1Phase)	3	69	13	HSPF	11.500	58	SEER/EER	20.500/11.400	NoEconomizer	N

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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]	4,244 ft^2	2,470 ft^2	58.2%
East-Facing[2]	1,967 ft^2	0 ft^2	00.0%
South-Facing[3]	4,735 ft^2	2,462 ft^2	52.0%
West-Facing[4]	2,670 ft^2	973 ft^2	36.4%
Total	**13,616 ft^2**	**5,905 ft^2**	**43.4%**
Roof	9,323 ft^2	0 ft^2	00.0%

Notes:
[1] *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).*
[2] *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).*
[3] *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).*
[4] *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 (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-19 Wall Metal Stud + R16	ExteriorWall	10244	Metal	19	10	U-Factor	0.066	Vapor permeable felt - 1/8 in. Compliance Insulation R10.00 Metal framed wall, 16in. OC, 5.5in., R-19 Gypsum Board - 3/8 in.	N
12 CMU9	ExteriorWall	3287	NA	0	NA	U-Factor	0.575	Concrete - 140 lb/ft3 - 12 in.	N
Uninsulated Raised Slab F15	InteriorFloor	9680	NA	0	NA	U-Factor	0.238	Concrete - 140 lb/ft3 - 4 in. Carpet – 3/4 in.	N
R-22 Roof No Attic17	Roof	9323	NA	0	22	U-Factor	0.043	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Compliance Insulation R22.00 Plywood - 1/4 in. Metal Deck - 1/16 in.	N

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H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
9-9-100 RESTAURANT-Trm	9-9-100 RESTAURANT	Uncontrolled	4	NA	NA	8000	NA	0.00	0.750	bhp	NA	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

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H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
5-9-115 RETAIL	Retail - Sales	16.67	500	0	2000	NA
6-9-115.1 RETAIL	Retail - Sales	4.13	124	0	495	NA
7-9-110 RETAIL	Retail - Sales	6.25	188	0	750	NA
8-9-105 RETAIL	Retail - Sales	6.13	184	0	735	NA
9-9-100 RESTAURANT	Food Service - Restaurant dining rooms	120.97	1815	0	3629	NA

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

This Section Does Not Apply

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
				Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	Zone Name	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
1-9-210 RESTAURANT-Trm	1-9-210 RESTAURANT	Uncontrolled	4	NA	NA	8000	NA	0.00	0.750	bhp	NA	☐
2-9-205 RESTAURANT-Trm	2-9-205 RESTAURANT	Uncontrolled	3	NA	NA	6000	NA	0.00	0.750	bhp	NA	☐
3-9-200 RESTAURANT-Trm	3-9-200 RESTAURANT	Uncontrolled	3	NA	NA	6000	NA	0.00	0.750	bhp	NA	☐
4-9-120 RESTAURANT-Trm	4-9-120 RESTAURANT	Uncontrolled	2	NA	NA	3200	NA	0.00	0.750	bhp	NA	☐
5-9-115 RETAIL-Trm	5-9-115 RETAIL	Uncontrolled	2	NA	NA	4000	NA	0.00	0.750	bhp	NA	☐
6-9-115.1 RETAIL-Trm	6-9-115.1 RETAIL	Uncontrolled	1	NA	NA	1600	NA	0.00	0.750	bhp	NA	☐
7-9-110 RETAIL-Trm	7-9-110 RETAIL	Uncontrolled	1	NA	NA	780	NA	0.00	0.500	bhp	NA	☐
8-9-105 RETAIL-Trm	8-9-105 RETAIL	Uncontrolled	1	NA	NA	780	NA	0.00	0.500	bhp	NA	☐

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 7 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	11:24, Mon, Jun 19, 2023
Input File Name:	DPHR Building 9 Mech & Env_EPro 8.cibd19x		

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA		Supply Fan				Return Fan					Status[1]
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	
9-105 RETAIL	1	184	780	BrakeHorsePower	0.500	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
9-100 RESTAURANT	4	454	2000	BrakeHorsePower	0.750	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

Status: 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. PUMPS

This Section Does Not Apply

H6. SYSTEM SPECIAL FEATURES

This Section Does Not Apply

H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-9-210 RESTAURANT	Food Service - Restaurant dining rooms	109.34	1640	0	3280	NA
2-9-205 RESTAURANT	Food Service - Restaurant dining rooms	87.17	1308	0	2615	NA
3-9-200 RESTAURANT	Food Service - Restaurant dining rooms	114.61	1719	0	3438	NA
4-9-120 RESTAURANT	Food Service - Restaurant dining rooms	51.47	772	0	1544	NA

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CONSTANT
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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
BWP

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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
DRAWING TITLE
BUILDING 9 TITLE 24

DRAWING NO
M4.1.7

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

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Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 12 of 12
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Input File Name:	DPHR Building 9 Mech & Env_EPro 8.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sage McNeil	Signature: Sage McNeil
Company: Linwood Engineering, Inc.	
Address: 2301 Dupont Dr, STE 150	Signature Date: 2023-06-19
City/State/Zip: Irvine CA 92612	CEA/ HERS Certification Identification (if applicable):
Phone: 9493797385	

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 Envelope Designer Name:	Signature:	
Company: SMS Architects		
Address: 18004 Sky Park Cir #200,	Date Signed:	
City/State/Zip: Irvine CA 92614		
Phone: 949.757.3240	Title:	License #:
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Scott Davenport	Signature:	
Company: Linwood Engineering, Inc.		
Address: 2301 Dupont Dr STE 150	Date Signed: 2023-06-19	
City/State/Zip: Irvine CA 92612		
Phone: (714) 424-0001	Title:	License #: M34633

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 11 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	11:24, Mon, Jun 19, 2023
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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

Project Name:	Dana Point Harbor Building 9	NRCC-PRF-01-E	Page 10 of 12
Project Address:	Dana Point 92629	Calculation Date/Time:	11:24, Mon, Jun 19, 2023
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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works' OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
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BWP BURNHAM|WARD PROPERTIES

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE BUILDING 9 TITLE 24

DRAWING NO.
M4.1.8

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274_MEP Dana Point_Bldg 6-9 R20.rvt
8/7/2024 1:54:24 PM

PLUMBING NOTES AND SPECIFICATIONS

1. GENERAL

A. CONTRACTOR SHALL PERFORM ALL WORK SO AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES, AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY LOCATION, ELEVATIONS AND SIZES OF ALL EXISTING PLUMBING AND INFORM THE ARCHITECT OF ANY DISCREPANCIES.

C. FOR EXACT SPECIFICATIONS, MOUNTING HEIGHTS, COLORS, AND LOCATIONS OF ALL PLUMBING FIXTURES, REFER TO ARCHITECTURAL DRAWINGS.

D. ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.

E. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR THE COMPLETION OF THE WORK.

F. THESE DRAWINGS SHOW THE GENERAL SCHEME OF INSTALLATION AND ARE DIAGRAMMATIC IN SCOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ARCHITECT AND ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION, SIZE AND ELEVATION OF ALL OPENINGS.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND START-UP OF THE SYSTEM. CONTRACTOR SHALL FILE, SECURE AND PAY FOR ALL NECESSARY APPROVALS, PERMITS AND INSPECTIONS. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECT FOR ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION BY OWNER. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.

H. THE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE. CONTRACTOR TO COORDINATE TESTS WITH LOCAL OFFICIALS.

I. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.

2. SCOPE OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL FIXTURES, MATERIALS, PIPING, AND COMPONENTS AS REQUIRED FOR A COMPLETE AND OPERATIONALLY FUNCTIONAL SYSTEM. SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO:

A. INSTALLATION OF ABOVE GROUND SANITARY DRAIN WASTE AND VENT PIPING.

B. INSTALLATION OF CLEANOUTS IN SANITARY DRAINAGE SYSTEMS.

C. INSTALLATION OF DOMESTIC HOT AND COLD WATER PIPING INCLUDING ANTI-WATER HAMMER SHOCK ABSORBERS, VALVES, STOP VALVES, FLEX-SUPPLIES, DIELECTRIC UNIONS BETWEEN DISSIMILAR PIPING MATERIALS, ETC.

D. INSTALLATION OF FIXTURES INCLUDING WALL HANGERS, SUPPORTS, STOP VALVES, FLEX- SUPPLIES, DRAINS, TRAPS, STRAINERS, FAUCETS, SOAP DISPENSERS, ESCUTCHEONS, SEATS, AND OTHER DEVICES AS SHOWN ON THE DRAWINGS AND INDICATED IN THE SCHEDULE OF PLUMBING FIXTURES.

E. TESTING OF THE PLUMBING SYSTEM INCLUDING AIR OR WATER TEST OF DRAINAGE SYSTEM ROUGHINGS, SMOKE TEST OF FINISHED DRAINAGE SYSTEM AND PRESSURE TEST OF DOMESTIC WATER SYSTEMS.

F. DISINFECTION OF THE DOMESTIC WATER SUPPLY SYSTEM.

G. INSTALLATION OF FIBERGLASS INSULATION, FITTING COVERS, AND JACKETS ON ALL HOT AND COLD DOMESTIC WATER PIPING.

H. DESIGN, FURNISHING, AND INSTALLATION OF SEISMIC BRACING.

I. CUTTING AND PATCHING AS REQUIRED.

J. PERMITS, INSPECTIONS, APPROVALS, AND CERTIFICATES, INCLUDING FEES.

K. 1 YEAR FULL GUARANTEE OF ALL WORKMANSHIP.

3. SANITARY DRAINAGE

A. PIPING ARRANGED IN GROUPS OF TWO OR MORE LINES, WHICH PENETRATE TWO OR MORE FLOORS, SHALL BE ENCLOSED IN SHAFT HAVING A FIRE RESISTANCE RATING IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, 2019 CALIFORNIA BUILDING CODE.

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.

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.

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 OF OTHER VENTILATION OPENING. WHERE 10' HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, EXTEND VENT TO AT LEAST 3' ABOVE VENTILATION OPENINGS.

4. DOMESTIC WATER

A. ALL POTABLE WATER PIPING SHALL BE DISINFECTED AS PER AWWA STANDARD C601-54 AND AS REQUIRED BY THE LOCAL BUILDING AND HEALTH DEPARTMENT CODES.

B. ANTI WATER-HAMMER SHOCK ABSORBERS SHALL BE WATTS SERIES 15 SIZED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

C. 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.

D. PROVIDE CHROME PLATED, BRASS ANGLED STOP VALVES FOR ALL FIXTURES NOT HAVING INTEGRAL STOPS.

E. 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, 2019 EDITION, AND HEALTH AND SAFETY CODE SECTION 116875.

5. 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 95/5% ANTIMONY/TIN SWEAT JOINTS.

C. TRAP SEAL DEPTH FOR AIR CONDITIONING CONDENSATE DRAINS SHALL NOT BE LESS THAN:

AC UNIT STATIC PRESSURE	MINIMUM TRAP SEAL DEPTH
LESS THAN 1" W.C.	3"
1" TO 2" W.C.	4"
MORE THAN 2" W.C.	6"

6. NATURAL GAS

A. ALL BRANCH CONNECTIONS SHALL BE MADE ON THE TOP OR SIDE OF HORIZONTAL LINES.

B. GAS PIPING SHALL NOT BE RUN IN OR THROUGH SUPPLY AIR DUCTS, CLOTHES CHUTES, CHIMNEYS, VENTS, OR DUMBWAITERS.

C. VALVES, UNIONS OR RUNNING THREAD SHALL NOT BE LOCATED IN ANY AIR PLENUM.

D. PORTIONS OF GAS PIPING SYSTEMS INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBING FITTINGS, OR RUNNING THREADS.

E. 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.

F. INTERVAL OF SUPPORT: GAS PIPING SHALL BE SUPPORTED AT DISTANCES NOT EXCEEDING THE SPACING SPECIFIED IN TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.

G. PROVIDE INDIVIDUAL VALVE FOR EACH GAS OUTLET. THE VALVE SHALL BE ACCESSIBLE AND ADJACENT TO THE APPLIANCE.

H. PROVIDE A UNION BETWEEN EACH APPLIANCE AND THE APPLIANCE GAS VALVE.

I. GAS OUTLETS WHICH DO NOT CONNECT TO APPLIANCES SHALL BE CAPPED GAS-TIGHT.

J. PROVIDE A DRIP LEG AHEAD OF EACH APPLIANCE SHUTOFF VALVE.

K. PORTIONS OF THE GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL BE TESTED BEFORE THE PIPING IS COMPLETELY CONCEALED.

L. 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.

M. THE GAS PIPING SYSTEM SHALL BE PURGED TO A SAFE LOCATION. PIPING SHALL NOT BE PURGED INTO THE COMBUSTION CHAMBER OF AN APPLIANCE.

7. HANGERS AND SUPPORTS

A. ALL FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE PIPING SYSTEM. SEE "FIXTURES" SECTION OF "NOTES AND SPECIFICATIONS" AND FIXTURE SCHEDULE NOTES.
B. MAXIMUM SPACING OF SUPPORTS FOR VERTICAL PIPING SHALL NOT EXCEED:

TYPE OF PIPING	MAXIMUM SPACING
HUBLESS CAST IRON SOIL LINES	AT BASE AND EACH FLOOR NOT EXCEED 15'
THREADED STEEL PIPE	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.

C. MAXIMUM SPACING OF SUPPORTS FOR HORIZONTAL PIPING SHALL NOT EXCEED:

TYPE OF PIPING	MAXIMUM SPACING
HUBLESS CAST IRON SOIL PIPE	AT EVERY OTHER JOINT(EVERY 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 6'-0" INTERVALS
COPPER TUBE (2" & LARGER)	AT 10'-0" INTERVALS
SCHEDULE 40 PVC	AT 4'-0" INTERVALS

D. ALL RISERS SHALL BE SUPPORTED AT THE BASE.
E. PROVIDE CAPABILITY FOR EXPANSION AND CONTRACTION IN ALL PIPING AS INDICATED BELOW:

TYPE OF PIPING	TYPE OF PROVISIONS
DRAIN LINES IN UNHEATED AREAS	EXPANSION FITTING @ 125'
DOMESTIC HOT WATER LINES	EXPANSION LOOP @ 100'

F. FOR ALL PIPING 2 1/2" AND LARGER WITH HANGERS 12" OR LONGER, PROVIDE SEISMIC RESTRAINT SWAY BRACING AS FOLLOWS:
- LONGITUDINAL SWAY BRACING SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 80'-0"
- LATERAL SWAY BRACING SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 40'-0"

8. INSULATION

A. THE FOLLOWING PIPING SHALL BE INSULATED:
- DOMESTIC HOT WATER
- CONDENSATE DRAINS

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.

C. JACKETS FOR GENERAL PURPOSE, INDOOR USE SHALL BE MANVILLE "ZESTON 2000" PVC WITH "PERMA-WELD" ADHESIVE OR APPROVED EQUAL.

D. JACKETS FOR OUTDOOR USE SHALL BE MANVILLE "ZESTON 2000" PVC WITH "PERMA-WELD" ADHESIVE OR APPROVED EQUAL.

E. VALVES, FLANGES, ELBOWS, TEES, HUBS AND OTHER FITTINGS SHALL BE INSULATED USING MANVILLE "HI-LO TEMP" FIBERGLASS INSERTS WITH MANVILLE "ZESTON 2000" PVC FITTING COVERS SECURED WITH MANVILLE "PERMA-WELD" ADHESIVE.

F. ALL INSULATION SYSTEMS, INCLUDING INSULATION, ADHESIVES AND JACKETS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM#E84 FOR FLAMESPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS.

G. ALL BUT JOINTS OF INSULATION SECTIONS SHALL BE SEALED USING BUTT STRIPS AS RECOMMENDED BY THE MANUFACTURER FOR THE JACKET EMPLOYED.

9. TESTING AND DISINFECTION

A. ALL NEW PLUMBING SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5, 2019 CALIFORNIA PLUMBING CODE.

B. PER 2019 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 WATERTIGHT.

C. DOMESTIC WATER SYSTEMS SHALL BE HYDROSTATIC TESTED AT 150 PSI FOR NOT LESS THAN ONE HOUR.

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.

CALIFORNIA GREEN BUILDING STANDARDS

1. SEPERATE 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 MAXUMUM 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 FIME 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 MANUFACTURER'S 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.

PIPING MATERIALS

1. SANITARY SEWER, VENT, AND STORM DRAIN BELOW GRADE:
   PIPE: ABS PIPE, SOLID WALL SCHEDULE 40 ASTM D 2661
   FITTINGS: ABS SOCKET FITTINGS, ASTM D 2661 MADE TO ASTM D 3311.
   JOINTS: ABS SOLVENT CEMENT.
2. SANITARY SEWER, VENT, AND STORM DRAIN ABOVE GRADE, GREASE WASTE ABOVE AND BELOW GRADE:
   PIPE: SERVICE WEIGHT CAST IRON PER ASTM A-74, ASTM A-88, CISPI 301.
   FITTINGS: NO HUB CAST IRON PER ASTM A-888.
   JOINTS: BAND TYPE STAINLESS STEEL COUPLINGS CONFORMING TO ASTM C-1540 HAVING MINIMUM SHIELD THICKNESS OF 31 GAUGE WITH NEOPRENE SEALING SLEEVE CONFORMING TO ASTM C-564.
3. DOMESTIC WATER BELOW GRADE:
   PIPE: TYPE K SOFT COPPER TUBE ANNEALED TEMPER, ASTM B88.
   FITTINGS: WROUGHT COPPER, ANSI B16.22
   JOINTS: BRAZED JOINT.
4. DOMESTIC WATER ABOVE GRADE:
   PIPE: TYPE L HARD DRAWN COPPER, ASTM B88.
   FITTINGS: WROUGHT COPPER, ANSI B16.22.
   JOINTS: 95%-5% TIN-ANTIMONY LEAD FREE SOLDER.
5. NATURAL GAS BELOW GRADE OUTSIDE THE BUILDING:
   PIPE: POLYETHYLENE, PE 2406 OR PE 3408, ASTM D 2513.
   FITTINGS: PE FITTING CONFORM TO ASTM D 2683 FOR SOCKET TYPE AND ASTM D BUTT FUSION TYPE.
   JOINTS: HEAT FUSION JOINTS IN ACCORDANCE WITH ASTM D 2657.
6. NATURAL GAS ABOVE GRADE:
   PIPE: SCHEDULE 40 BLACK STEEL, ASTM A53.
   FITTINGS: 150LB MALLEABLE IRON THREADED, ANSI B16.3. FLANGED, ANSI B16.9, STEEL
   JOINTS: 2" AND SMALLER, THREADED.
7. TRAP PRIMER BELOW GRADE:
   PIPE: TYPE K SOFT COPPER TUBE, ANNEALED TEMPER, ASTM B88.
   FITTINGS: WROUGHT COPPER, ANSI B16.22
   JOINTS: BRAZED JOINT.

PLUMBING LEGEND

PIPING

SYMBOL	DESCRIPTION
	PIPE TURNING DOWN
	PIPE TURNING UP
	CONDENSATE PIPING
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER SUPPLY (120F)
	DOMESTIC HOT WATER RETURN (120F)
	GREASE WASTE
	VENT PIPING
	UNDERGROUND SANITARY
	ABOVE GROUND SANITARY
	UNDERGROUND GAS
	ABOVE GROUND GAS
	UNDERGROUND STORM

MISCELLANEOUS

SYMBOL	DESCRIPTION
	EQUIPMENT
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
(REL)	EXISTING TO BE RELOCATED
#	SHEET NOTE TAG
	POINT OF CONNECTION
	PUMP

ABBREVIATIONS

SYMBOL	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BAS	BUILDING AUTOMATION SYSTEM
BTU	BRITISH THERMAL UNITS
BV	BALL VALVE
CAI	COMBUSTION AIR INTAKE
CD	CONDENSATE DRAIN
CI	CAST IRON
CO	CLEANOUT
CU	COPPER
CU. FT.	CUBIC FEET
CW	COLD WATER
CWV	COMBINED WASTE AND VENT
DI	DUCTILE IRON
DN	DOWN
E	EXISTING
E.C.	ELECTRICAL CONTRACTOR
ELEV	ELEVATION
FCO	FLOOR CLEANOUT
FPS	FEET PER SECOND
FU	FIXTURE UNIT
G	GAS
GAL	GALLONS
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HP	HORSEPOWER
HW	HOT WATER
HWR	HOT WATER RECIRC.
ID	INSIDE DIAMETER
IPS	INTERNATIONAL PIPE SIZE
LF	LINEAR FEET
MAX	MAXIMUM
M.C.	MECHANICAL CONTRACTOR
MIN	MINIMUM
NTS	NOT TO SCALE
OD	OVERFLOW DRAIN OR OUTSIDE DIAMETER
P.C.	PLUMBING CONTRACTOR
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
RECIRC	RECIRCULATION
RPM	REVOLUTIONS PER MINUTE
SD	STORM DRAIN
SWCI	SERVICE WEIGHT CAST IRON
TYP	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VAC	VACUUM
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
W/	WITH

DOMESTIC WATER SYSTEMS

SYMBOL	DESCRIPTION
	BALANCING (PLUG) VALVE
	CHECK VALVE
	STOP VALVE
	GATE VALVE (NORMALLY OPEN)
	GATE VALVE (NORMALLY CLOSED)
CV	CURB VALVE (NORMALLY OPEN)
PIV	POST INDICATOR VALVE (NORMALLY OPEN)
	UNION
	FLANGED CONNECTION
S	SOLENOID VALVE
	ANGLE VALVE
R	ASME APPROVED T&P RELIEF VALVE
	GLOVE VALVE
	THREE-WAY VALVE
	PRESSURE GAUGE
	THERMOMETER
T	TEMPERATURE SWITCH (AQUASTAT)
TT	WELL FOR TEMPERATURE SENSOR BY BAS CONTRACTOR
FS	FLOW SWITCH
PS	PRESSURE SWITCH
	STRAINER
SA	ANTI-WATER HAMMER DEVICE (PDI RATING AS NOTED)
	BASE MOUNTED PUMP
TP	AUTOMATIC TRAP PRIMER W/ BACKFLOW PREVENTION
ETP	ELECTRONIC TRAP PRIMER W/ BACKFLOW PREVENTION
DU	TRAP PRIMER DISTRIBUTION UNIT
MTR	WATER METER W/ FLANGED CONNECTIONS
	FLANGED CIRCULATING PUMP W/ BRONZE CASING&IMPELLER
HB	HOSE BIB
WH	WALL HYDRANT
MTR	WATER METER ASSEMBLY W/ GATE VALVES & UNIONS
MTR	FLANGED WATER METER ASSEMBLY W/ GATE VALVES
	DOUBLE CHECK VALVE BACKFLOW PREVENTER W/ DRIP
	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
	THERMOSTATIC MIXING VAVLE
	SHOWER HEAD
	SHOW VALVE (ANTI-SCALD PRESSURE BALANCED TYPE)
	LUBRICATED PLUG VALVE (FOR NATURAL GAS)
	CIRCUIT SETTER
	PRESSURE REGULATOR
	PRESSURE REDUCING VALVE
	CAP OR PLUG

SANITARY SYSTEMS

SYMBOL	DESCRIPTION
FCO	HEAVY DUTY FLOOR CLEANOUT
DPCO / DPCO	DECK PLATE CLEANOUT
CO/WCO	HORIZONTAL/WALL CLEANOUT
VTR / VTR	VENT THROUGH ROOF W/ FLASHING & COUNTERFLASHING
	TRAP
AD	ACCESS DOOR
FD / FD	FLOOR DRAIN W/ TRAP
FR / FR	FLOOR RECEPTOR W/ SPLASH PROOF RIM
FFD / FFD	FUNNEL FLOOR DRAIN
	TRENCH DRAIN
	FD, FR, ETC. W/ TRAP
FS	FLOOR SINK W/ GRATE AS SHOWN
RR	ROOF RECEPTOR

APPLICABLE CODES

BUILDING CODES:

APPLICABLE CODES AS OF JANUARY 1, 2020:

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART1, 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

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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 5'-0" OUTSIDE OF THE BUILDING(S) 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 EACH PLUMBING FIXTURE AND THE NEAREST BRANCH OR MAIN PIPING RUN SHALL BE SIZED TO MATCH THE CORRESPONDING FIXTURE SCHEDULE CONNECTION SIZE AT A MINIMUM UNLESS NOTED AS A LARGER SIZE ON PLANS. PIPE HEADERS IN WALLS SERVING BANKS OF FIXTURES SHALL BE FULL LINE SIZE FROM THE UPSTREAM END OF THE BRANCH LINE TO THE END TERMINAL UNLESS NOTED OTHERWISE.
9. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, ROUGH IN DIMENSIONS, AND MOUNTING HEIGHTS OF ALL FIXTURES, EQUIPMENT, ACCESS PANELS, HOSE BIBBS, RECESSED HOSE BIBBS, OVERFLOW DRAIN TERMINATION POINTS, AND OTHER EXPOSED PLUMBING ELEMENTS. WHERE DIMENSIONS ARE NOT INDICATED, SEEK ARCHITECT'S DIRECTION AND/OR APPROVAL PRIOR TO INSTALLATION.
10. ACCESS PANELS
    · WHERE POSSIBLE, USE SAME ACCESS PANEL FOR SHUT-OFF VALVES, MIXING VALVES, TRAP PRIMERS AND WATER HAMMER ARRESTORS AND/OR OTHER INTERIOR WALL COMPONENTS WHEN LOCATED DIRECTLY ADJACENT IN SAME IMMEDIATE VICINITY. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
11. CLEANOUTS
    · PROVIDE CLEANOUTS 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. B03. 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. SHUTOFF 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 1953 LEGISLATION (EFFECTIVE JANUARY 1, 2010), WHICH LIMITS THE ALLOWABLE LEAD CONTENT IN CERTAIN DOMESTIC WATER SYSTEM COMPONENTS.

PLUMBING SHEET LIST

Sheet Number	Sheet Name
P0.1.1	PLUMBING LEAD SHEET
P2.6.0A	BUILDING 6 UNDERGROUND SANITARY PLAN
P2.6.0B	BUILDING 6 UNDERGROUND DOMESTIC PLAN
P2.6.1A	BUILDING 6 LEVEL 1 SANITARY PLAN
P2.6.1B	BUILDING 6 LEVEL 1 DOMESTIC PLAN
P2.6.2A	BUILDING 6 LEVEL 2 SANITARY PLAN
P2.6.2B	BUILDING 6 LEVEL 2 DOMESTIC PLAN
P2.6.3	BUILDING 6 ROOF PLUMBING PLAN
P2.7.0A	BUILDING 7 UNDERGROUND SANITARY PLAN
P2.7.0B	BUILDING 7 UNDERGROUND DOMESTIC PLAN
P2.7.1A	BUILDING 7 LEVEL 1 SANITARY PLAN
P2.7.1B	BUILDING 7 LEVEL 1 DOMESTIC PLAN
P2.7.2A	BUILDING 7 LEVEL 2 SANITARY PLAN
P2.7.2B	BUILDING 7 LEVEL 2 DOMESTIC PLAN
P2.7.3	BUILDING 7 ROOF PLUMBING PLAN
P2.8.0A	BUILDING 8 UNDERGROUND SANITARY PLAN
P2.8.0B	BUILDING 8 UNDERGROUND DOMESTIC PLAN
P2.8.1A	BUILDING 8 LEVEL 1 SANITARY PLAN
P2.8.1B	BUILDING 8 LEVEL 1 DOMESTIC PLAN
P2.8.2A	BUILDING 8 LEVEL 2 SANITARY PLAN
P2.8.2B	BUILDING 8 LEVEL 2 DOMESTIC PLAN
P2.8.3	BUILDING 8 ROOF PLUMBING PLAN
P2.9.0A	BUILDING 9 UNDERGROUND SANITARY PLAN
P2.9.0B	BUILDING 9 UNDERGROUND DOMESTIC PLAN
P2.9.1A	BUILDING 9 LEVEL 1 SANITARY PLAN
P2.9.1B	BUILDING 9 LEVEL 1 DOMESTIC PLAN
P2.9.2A	BUILDING 9 LEVEL 2 SANITARY PLAN
P2.9.2B	BUILDING 9 LEVEL 2 DOMESTIC PLAN
P2.9.3	BUILDING 9 ROOF PLUMBING PLAN
P3.1.1	PLUMBING DETAILS AND SCHEDULES
P3.1.2	PLUMBING DETAILS AND SCHEDULES
P4.1.1	BUILDING 6 RESTROOM - ISOMETRIC DIAGRAMS
P4.1.2	BUILDING 7 RESTROOMS - ISOMETRIC DIAGRAMS
P4.1.3	BUILDING 8 RESTROOMS - ISOMETRIC DIAGRAMS

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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

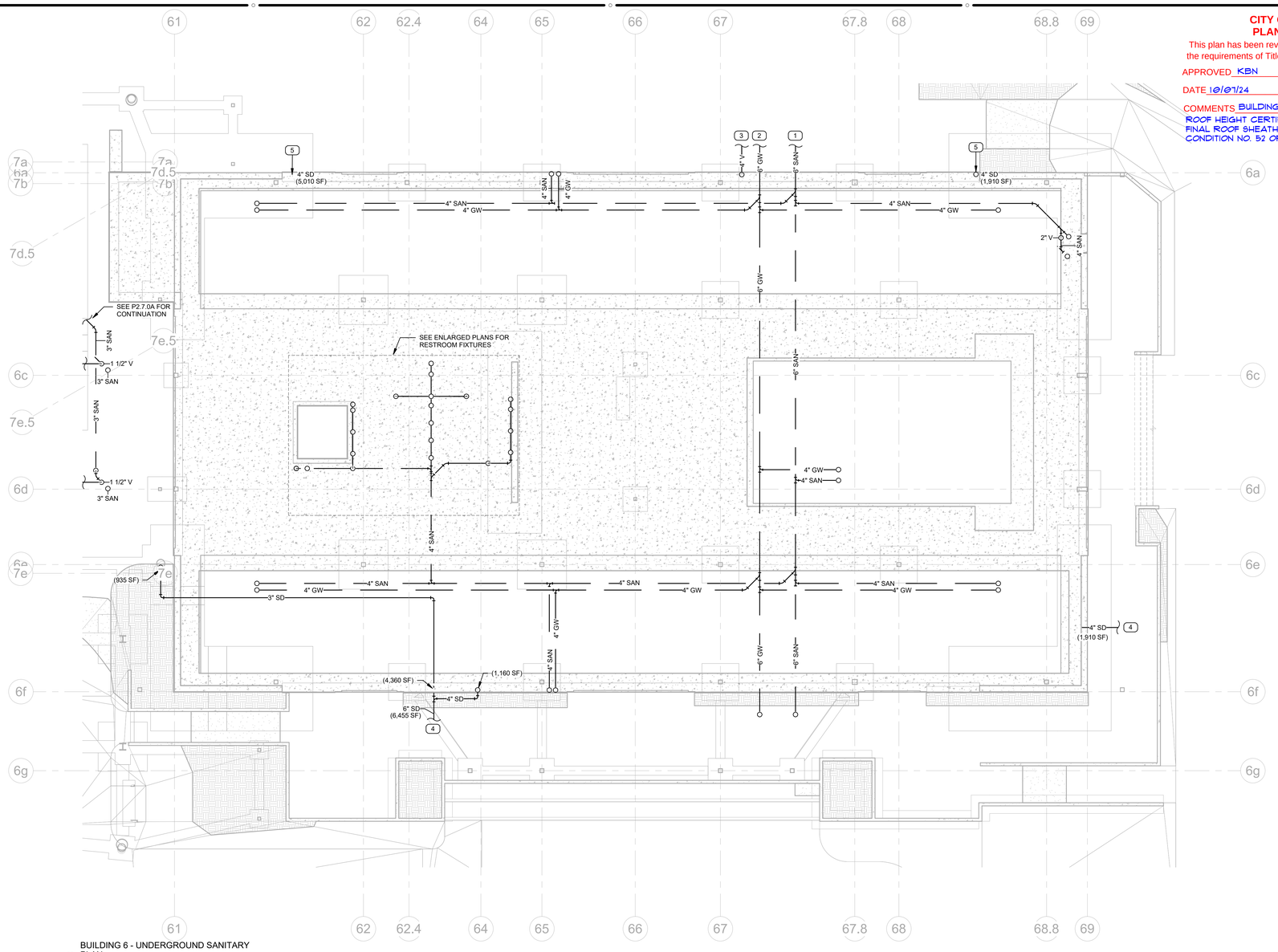
CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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
DRAWING TITLE
PLUMBING LEAD SHEET
DRAWING NO.
P0.1.1



1 BUILDING 6 - UNDERGROUND SANITARY PLAN
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 1/6/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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 (X)

1. 6" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
2. 6" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
3. 4" VENT LINE FROM GREASE INTERCEPTOR. SEE ARCHITECTURAL SITE PLAN FOR LOCATION.
4. PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
5. VERTICAL STORM DRAIN LEADER TO TIE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6
UNDERGROUND
SANITARY PLAN

DRAWING NO.
P2.6.0A

BIM 360://19274 Dana Point Harbor Revitalization_D2D/19274 MEP Dana Point - Bldg 6-9 R20.rvt

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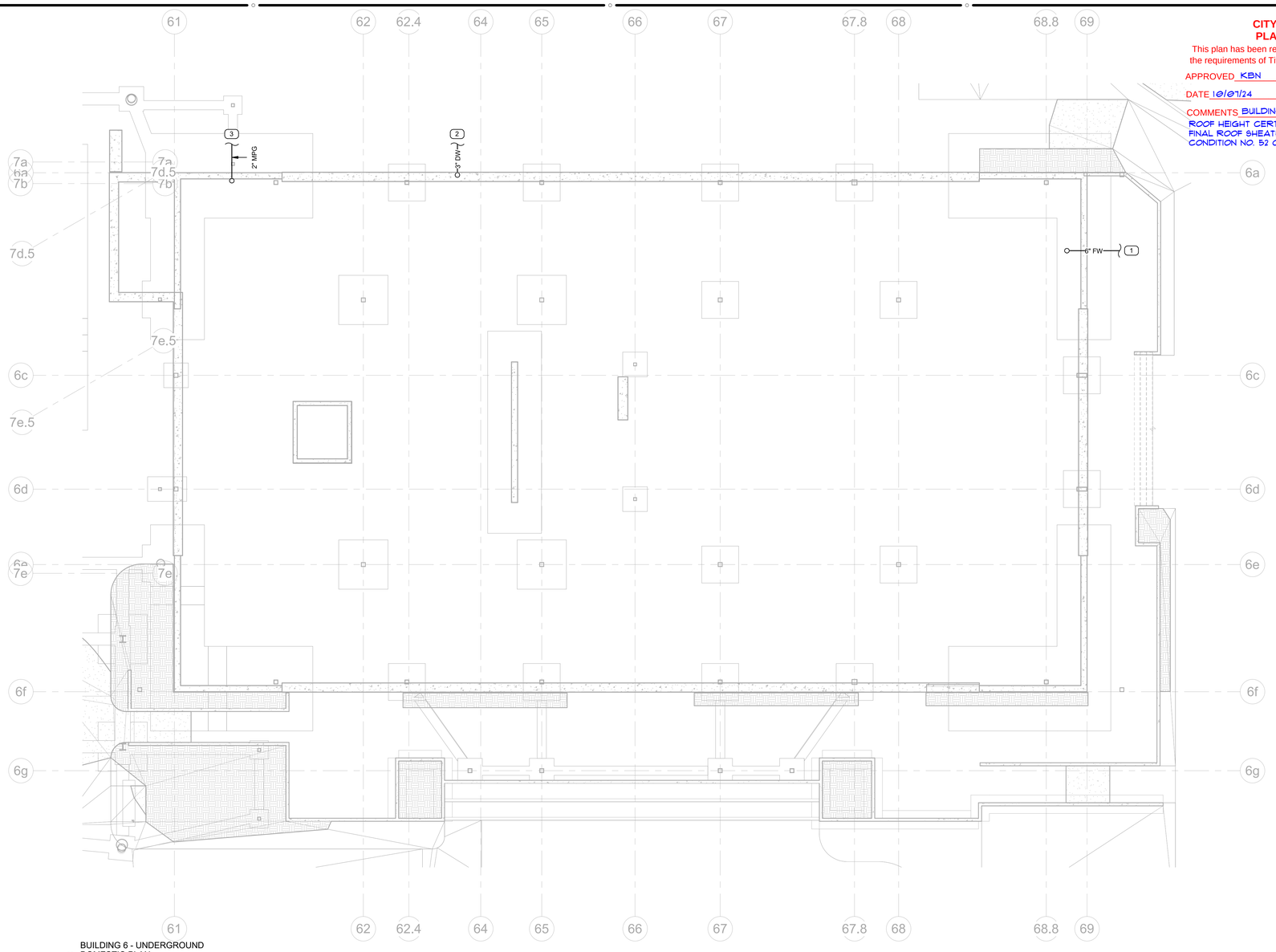

1 BUILDING 6 - UNDERGROUND DOMESTIC PLAN
1/8" = 1'-0"

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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.

PLAN NOTES

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.

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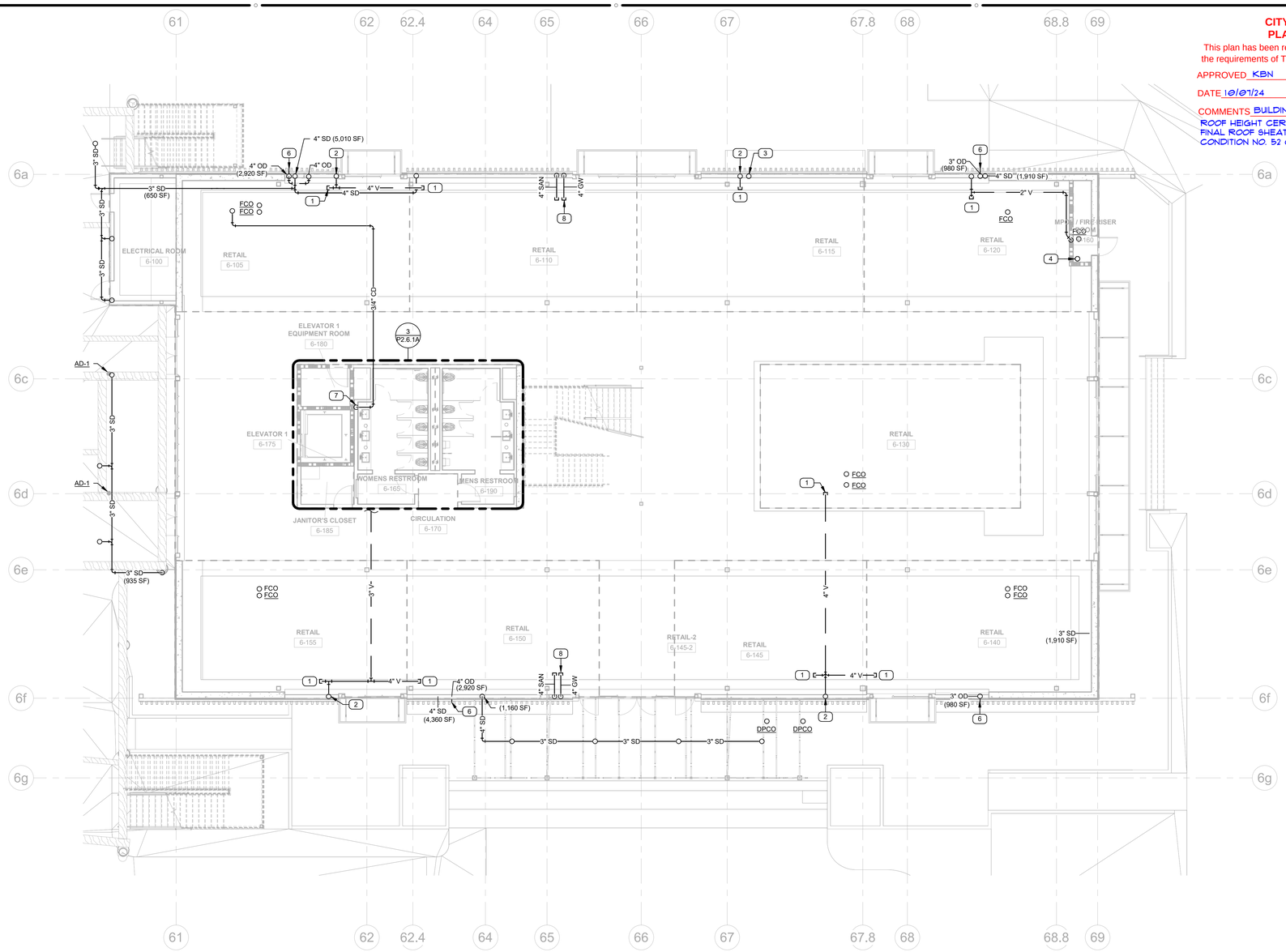
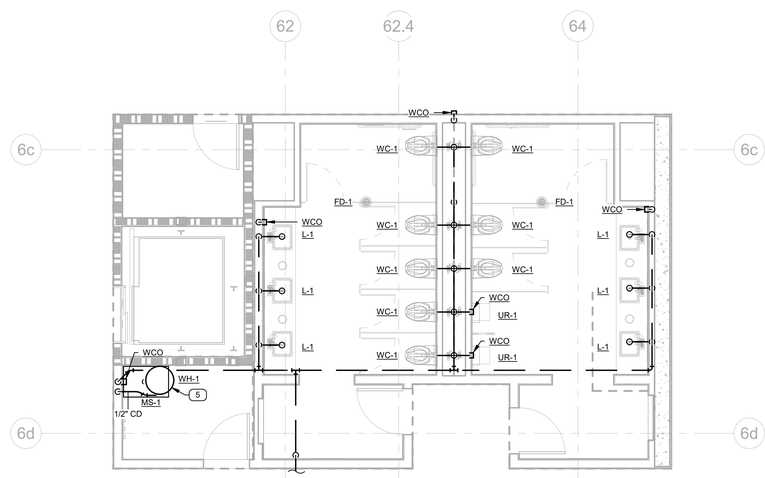
PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 UNDERGROUND DOMESTIC PLAN
DRAWING NO.
P2.6.0B



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



3 BUILDING 6 - LEVEL 1 ENLARGED RESTROOM - SANITARY
1/4" = 1'-0"

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OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 (X)

1 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
2 4" VENT UP.
3 4" VENT UP & DOWN.
4 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON DRAWING P3.1.1.
5 FULL SIZE T&P BLOWOFF VALVE AND PAN DRAIN SHALL TERMINATE AT MOP SINK WITH 2" AIR GAP ABOVE FIXTURE FLOOD RIM.
6 OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
7 CONDENSATE SHALL DROP DOWN IN WALL AND CONNECT TO LAVATORY TAILPIECE. SEE DETAIL 11 ON P3.1.2.
8 WASTE LINE(S) FROM ABOVE (TYPE AS NOTED ON PLANS)

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 1 SANITARY PLAN

DRAWING NO.
P2.6.1A

BIM 360://19274 Dana Point Harbor Revitalization_D2D/19274 MEP Dana Point - Bldg 6-9 R20.rvt

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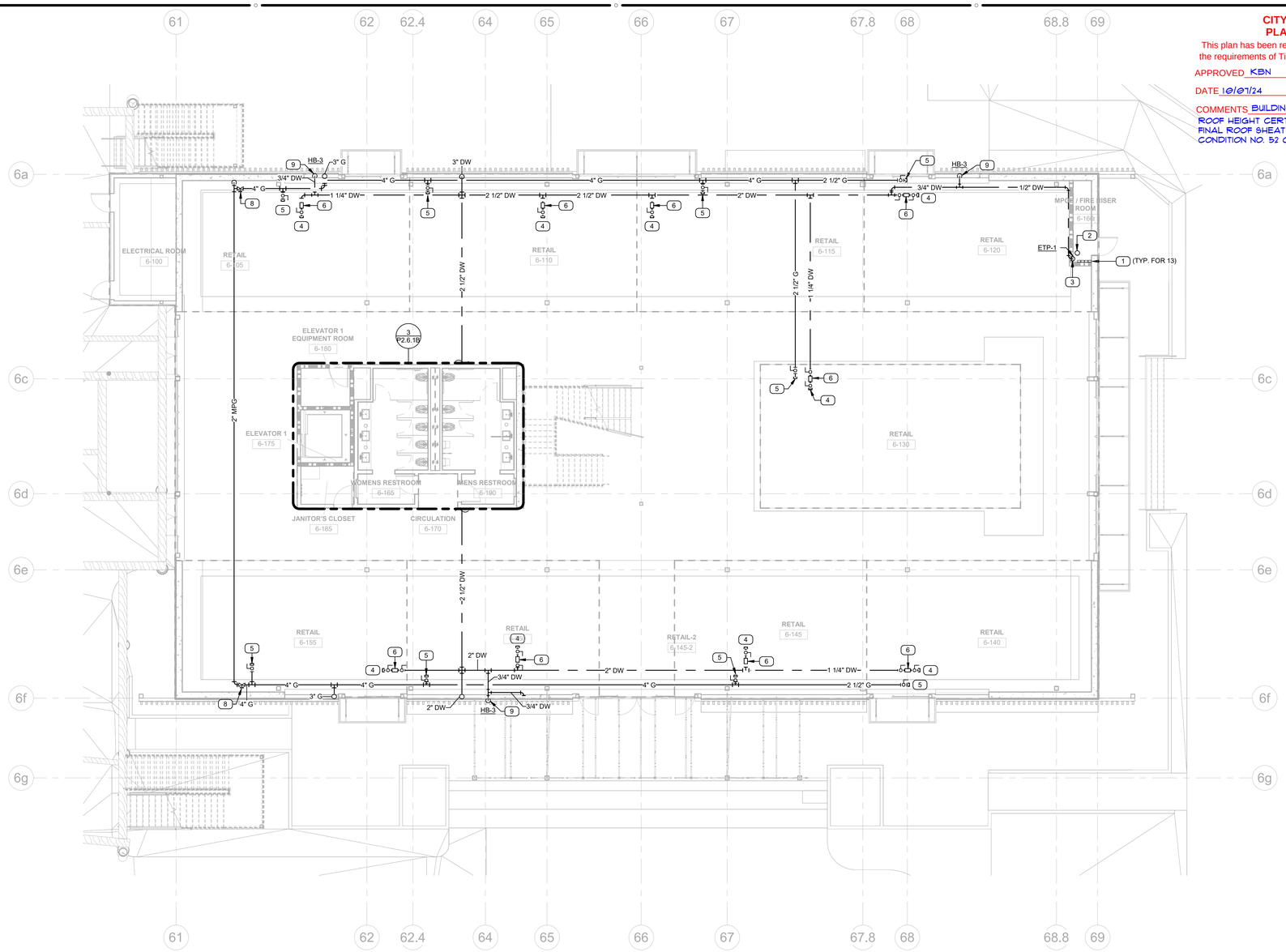
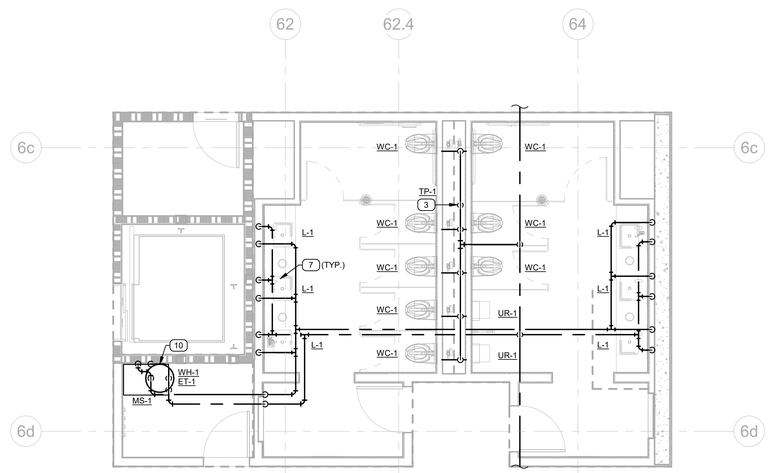


1 BUILDING 6 - LEVEL 1 DOMESTIC PLAN
1/8" = 1'-0"



3 BUILDING 6 - LEVEL 1 ENLARGED RESTROOM - DOMESTIC
1/4" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 (X)

1 PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VL9 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 SIZE 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 S59-4000A MIXING VALVE SET TO 110°F IN WALL BENEATH SINK/LAVATORY.
8 PROVIDE VENTLESS PRESSURE REGULATING VALVE BY MAXITROL OR EQUAL. 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.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 1 DOMESTIC PLAN

DRAWING NO.
P2.6.1B

1 BUILDING 6 - LEVEL 2 SANITARY PLAN
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/27/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES (X)

1 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
2 4" VENT UP.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 2 SANITARY PLAN

DRAWING NO.
P2.6.2A

1 BUILDING 6 - LEVEL 2 DOMESTIC PLAN
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

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County of Orange - OC Public Works
OC Development Services
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Hirsi Tabatabaee
BUILDING OFFICIAL

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES (X)

1 PROVIDE 1-1/2" 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.
2 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
3 4" GAS LINE CAPPED FOR FUTURE CONNECTION (5,330 CFH MAXIMUM). PIPING SIZE BASED ON CPC TABLE 1215.2(1), TOTAL DEVELOPED LENGTH = 150 FEET.
4 LOCATE WALL HYDRANT BETWEEN EXTERIOR BATTENS. SEE ARCHITECTURAL SHEETS FOR MORE DETAIL.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 LEVEL 2 DOMESTIC PLAN

DRAWING NO.
P2.6.2B

CITY OF DANA POINT
PLANNING DIVISION

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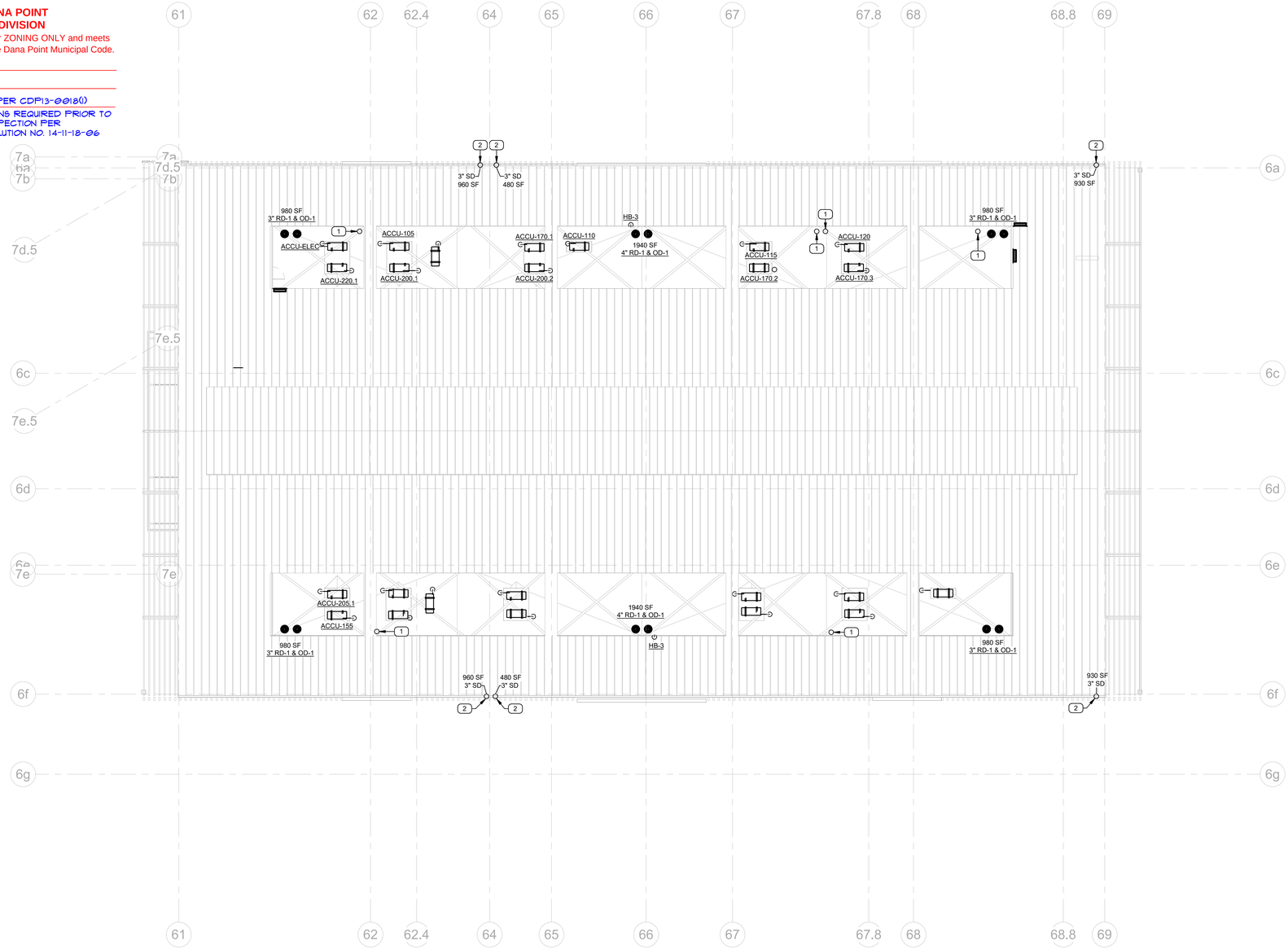
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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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.

PLAN NOTES "X"

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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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 ROOF PLUMBING PLAN

DRAWING NO
P2.6.3

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CITY OF DANA POINT
PLANNING DIVISION

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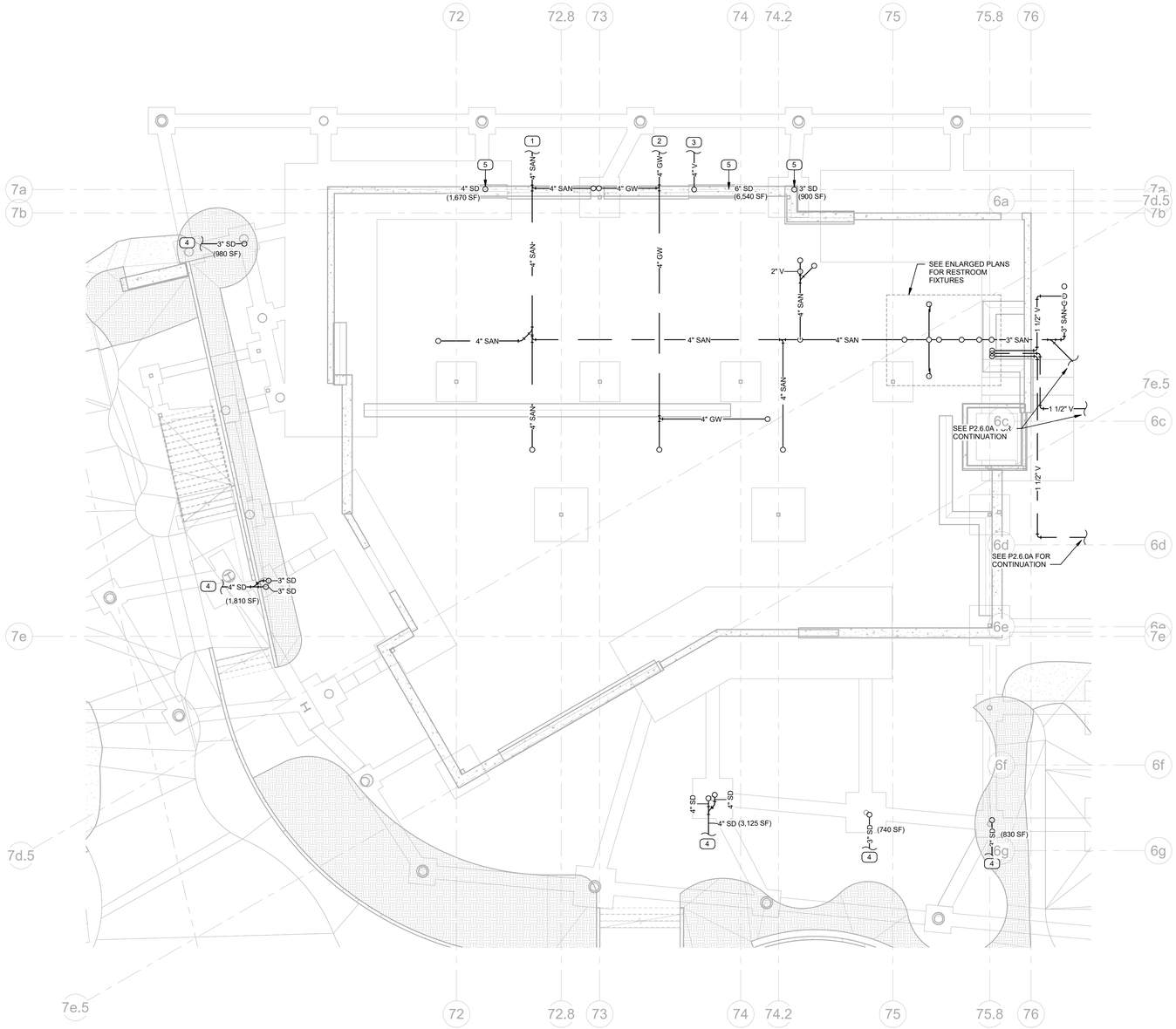
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - UNDERGROUND SANITARY PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES "X"

1 4" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
2 4" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
3 4" VENT LINE FROM GREASE INTERCEPTOR. SEE ARCHITECTURAL SITE PLAN FOR LOCATION.
4 PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
5 VERTICAL STORM DRAIN LEADER TO TIE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.

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DRAWING TITLE
BUILDING 7 UNDERGROUND SANITARY PLAN
DRAWING NO.
P2.7.0A

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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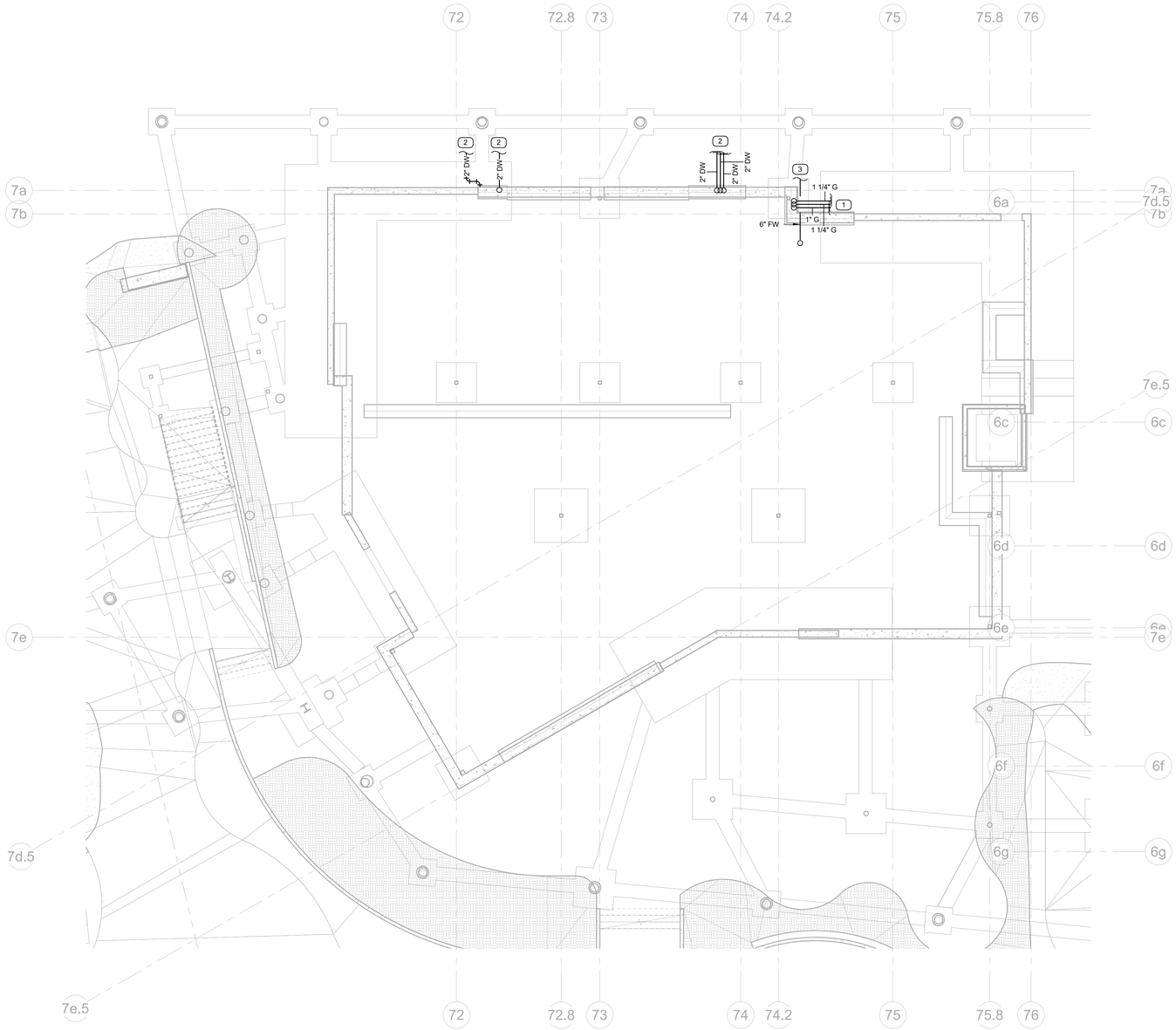
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - UNDERGROUND DOMESTIC PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES "X"

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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BUILDING 7
UNDERGROUND
DOMESTIC PLAN
DRAWING NO.
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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

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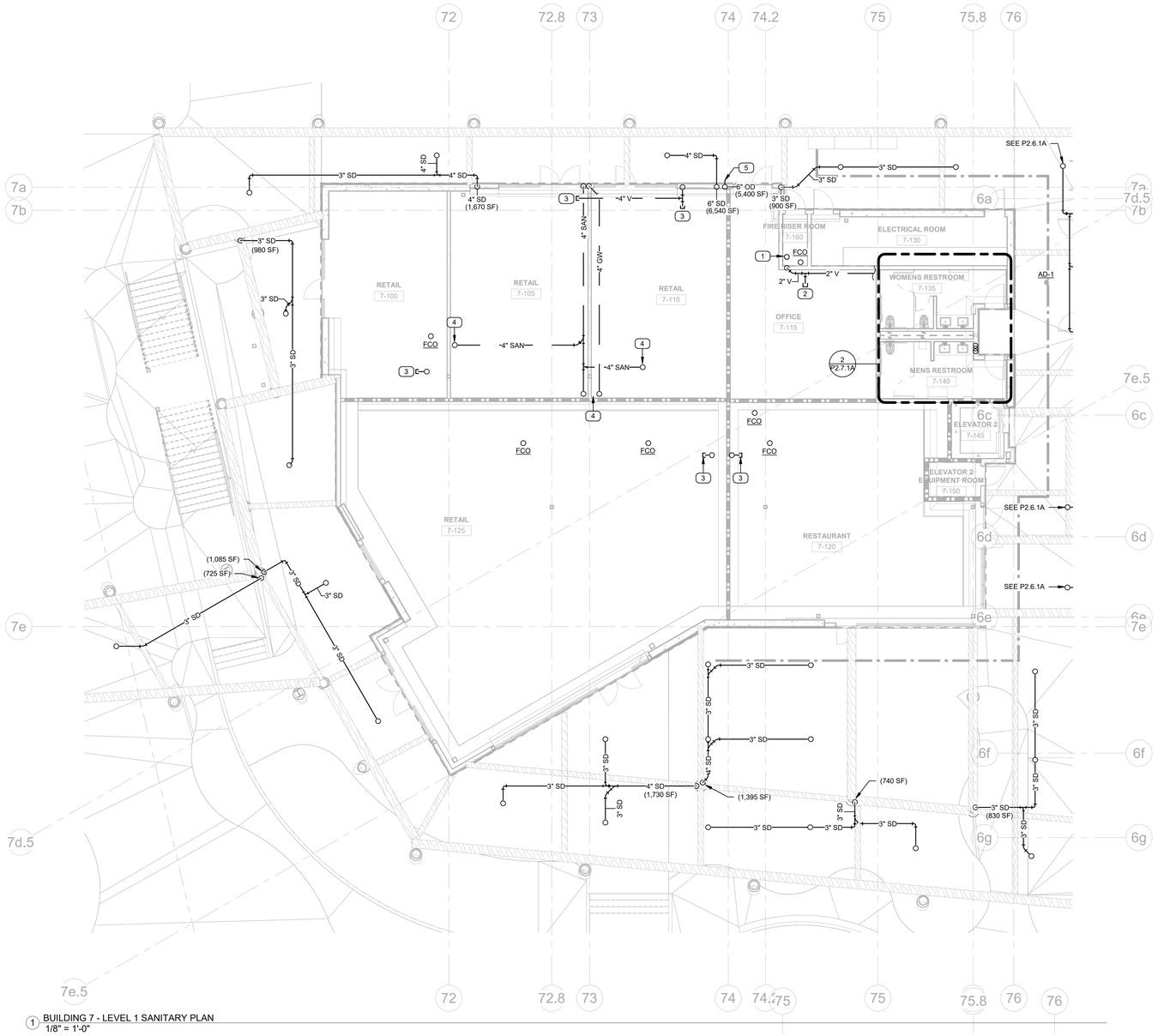
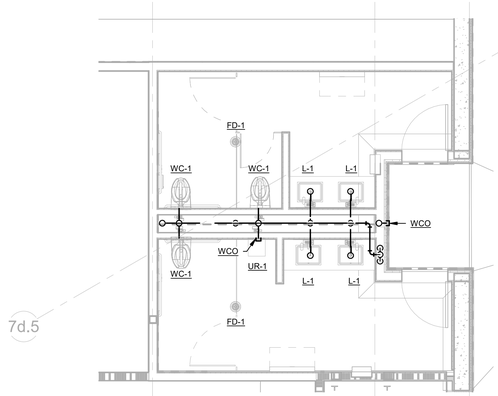
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 1 SANITARY PLAN
1/8" = 1'-0"



2 BUILDING 7 - LEVEL 1 ENLARGED RESTROOM - SANITARY
1/4" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 (X)

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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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

LEAD
BWP BURNHAM|WARD PROPERTIES

LICENSED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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

DRAWING TITLE
BUILDING 7 LEVEL 1 SANITARY PLAN

DRAWING NO.
P2.7.1A

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

6/28/2023 12:07:05 PM

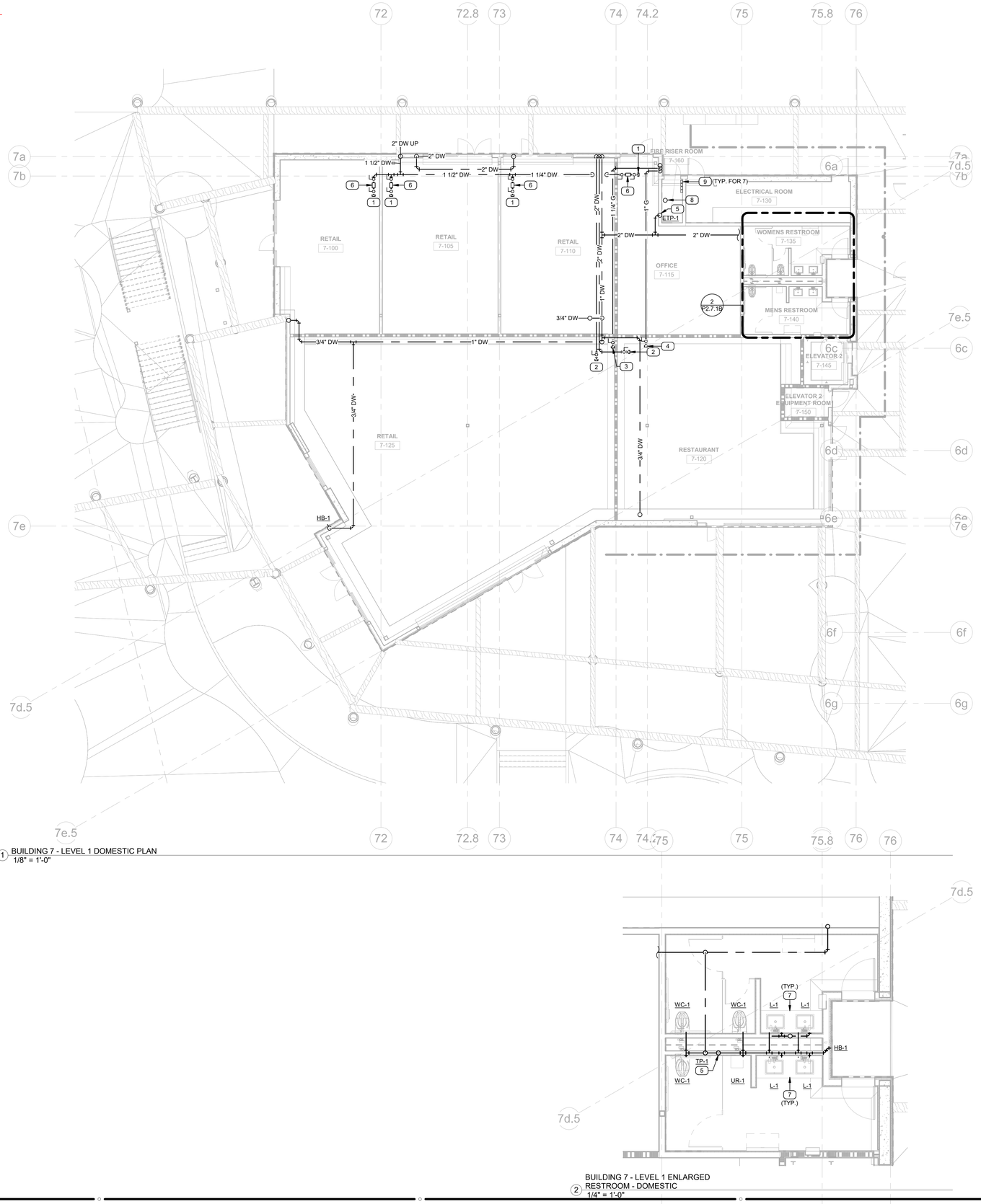
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 1 DOMESTIC PLAN
1/8" = 1'-0"

2 BUILDING 7 - LEVEL 1 ENLARGED RESTROOM - DOMESTIC
1/4" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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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.

PLAN NOTES ("X")

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 LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (3,760 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6). TOTAL DEVELOPED LENGTH = 350 FEET.
4 1" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (1,830 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 350 FEET.
5 1/2" DOMESTIC WATER TO TRAP PRIMER.
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 S59-4000A MIXING VALVE SET TO 110?F IN WALL BENEATH SINK/LAVATORY.
8 6" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
9 PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VL9 OR EQUAL ON WALL. COORDINATE EXACT LOCATION WITH OWNER.

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BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 LEVEL 1 DOMESTIC PLAN

DRAWING NO.
P2.7.1B

CITY OF DANA POINT
PLANNING DIVISION

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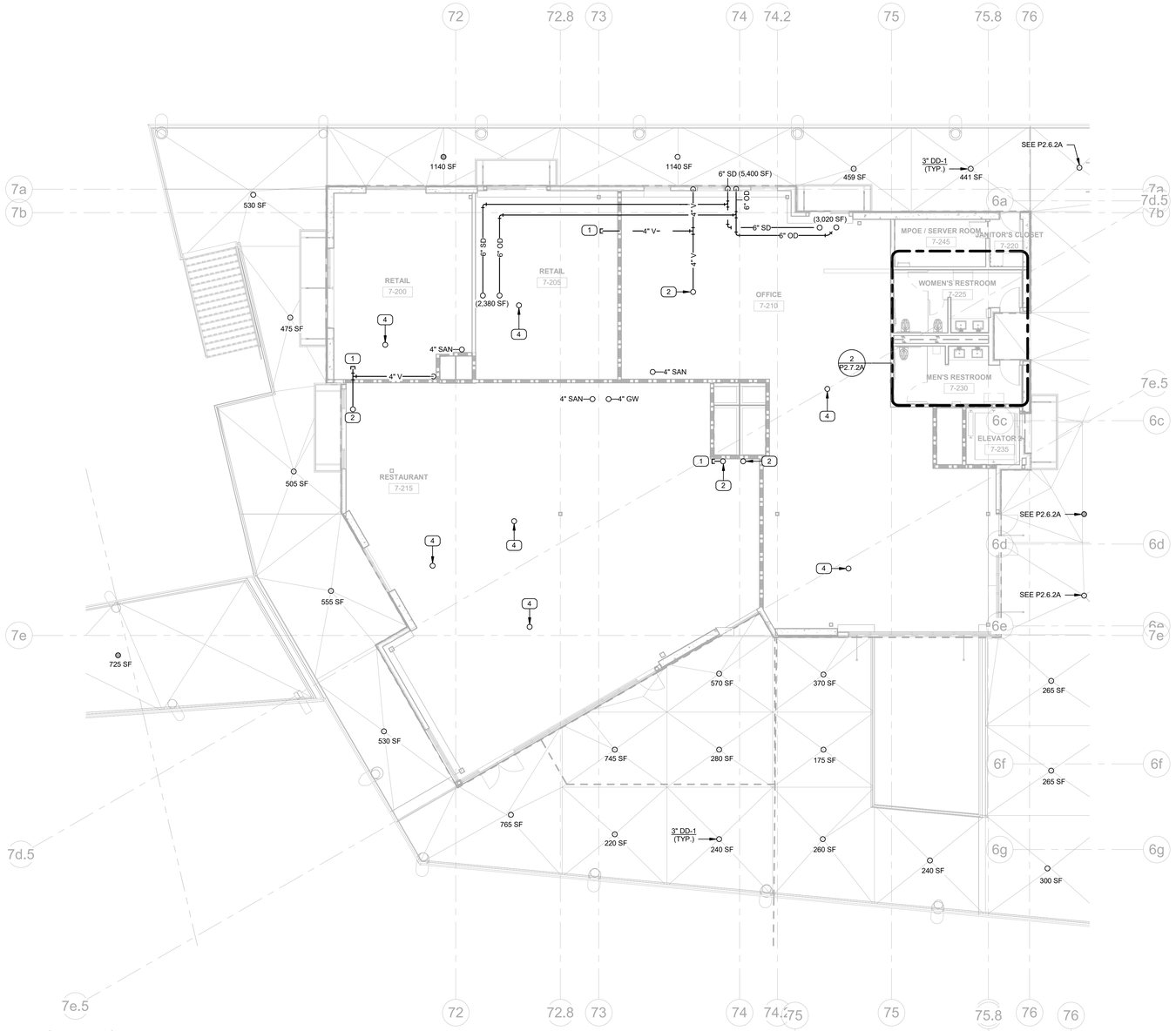
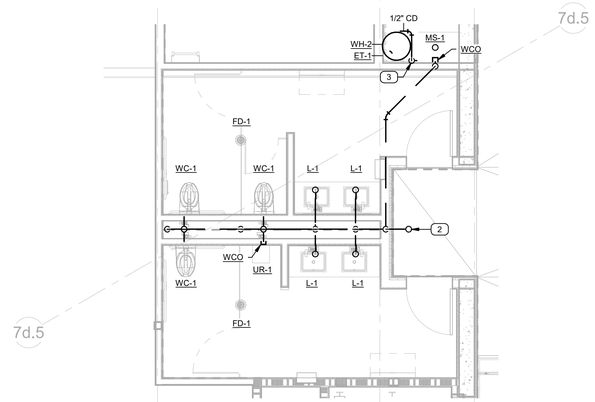
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 2 SANITARY PLAN
1/8" = 1'-0"



2 BUILDING 7 - LEVEL 2 ENLARGED RESTROOM - SANITARY
1/4" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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 (#X)

1 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
2 4" VENT UP.
3 FULL SIZE T&P BLOWOFF VALVE AND PAN DRAIN SHALL TERMINATE AT MOP SINK WITH 2" AIR GAP ABOVE FIXTURE FLOOD RIM.
4 3/4" CONDENSATE STUB FOR FUTURE TENANT CONNECTION.

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 LEVEL 2 SANITARY PLAN

DRAWING NO.
P2.7.2A

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CITY OF DANA POINT
PLANNING DIVISION

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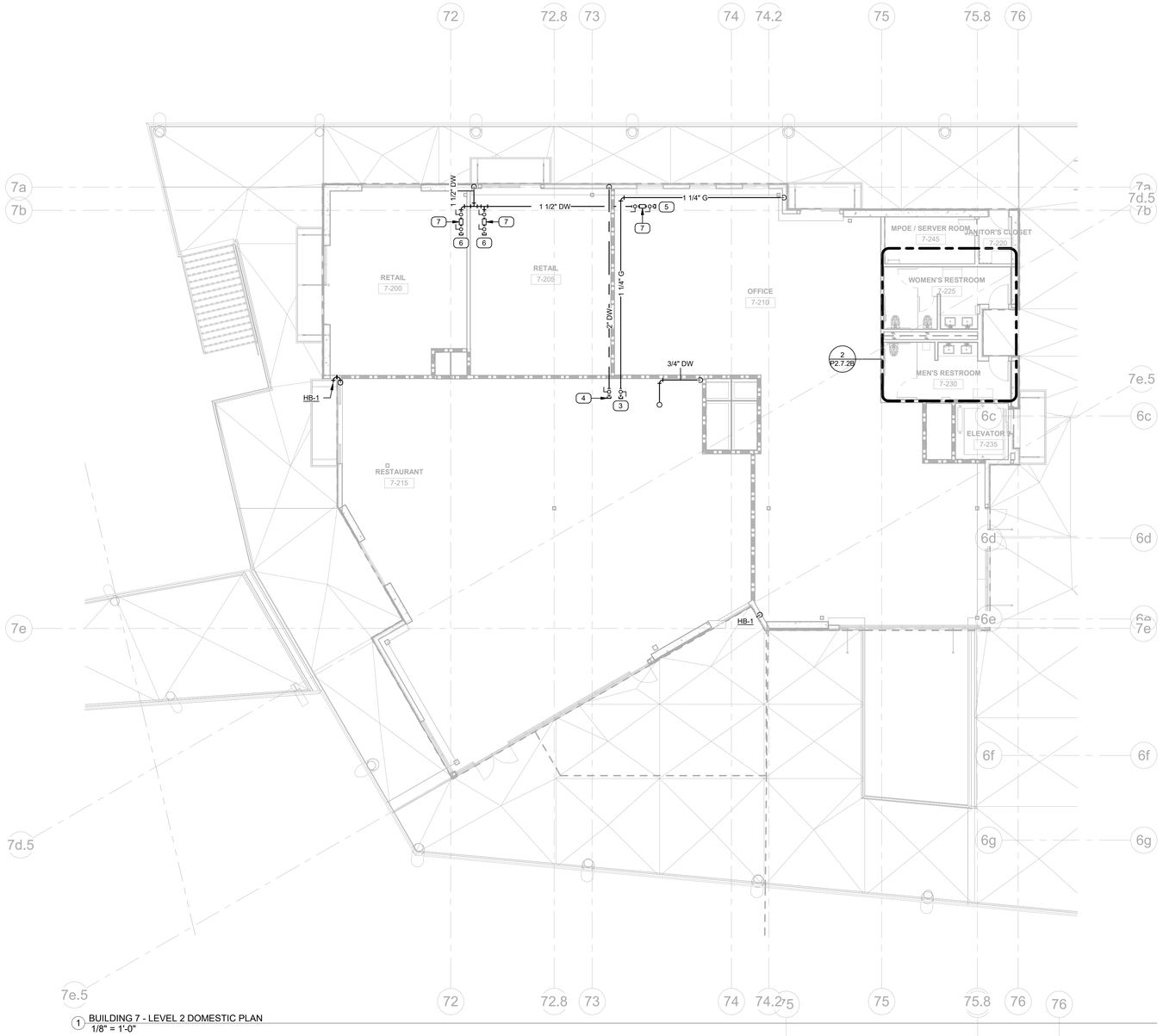
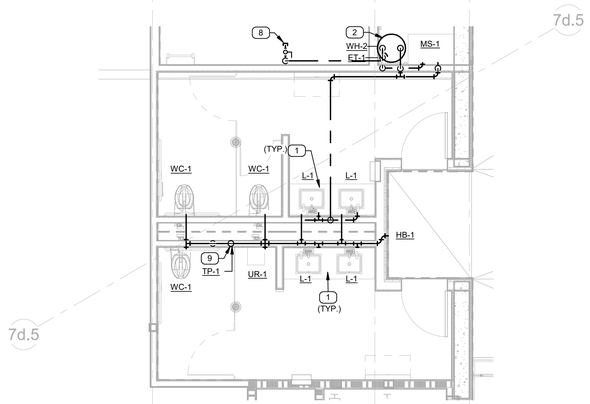
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 2 DOMESTIC PLAN
1/8" = 1'-0"



2 BUILDING 7 - LEVEL 2 ENLARGED RESTROOM - DOMESTIC
1/4" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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BUILDING OFFICIAL

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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.

PLAN NOTES ("X")

1 PROVIDE ACCESSIBLE BRADLEY S59-4000A MIXING VALVE SET TO 110°F IN WALL BENEATH SINK/LAVATORY.
2 INSTALL WATER HEATER AND EXPANSION TANK ON PLATFORM ABOVE MOP SINK PER DETAIL 8 ON DRAWING P3.1.1.
3 1-1/4" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (3,760 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 350 FEET.
4 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
5 1-1/2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
6 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
7 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.
8 1" DOMESTIC WATER WITH BACKFLOW PREVENTER & SHUT OFF VALVE CAPPED FOR FUTURE IRRIGATION CONNECTION.
9 1/2" DOMESTIC WATER TO TRAP PRIMER.

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DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
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DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 LEVEL 2 DOMESTIC PLAN

DRAWING NO.
P2.7.2B

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CITY OF DANA POINT
PLANNING DIVISION

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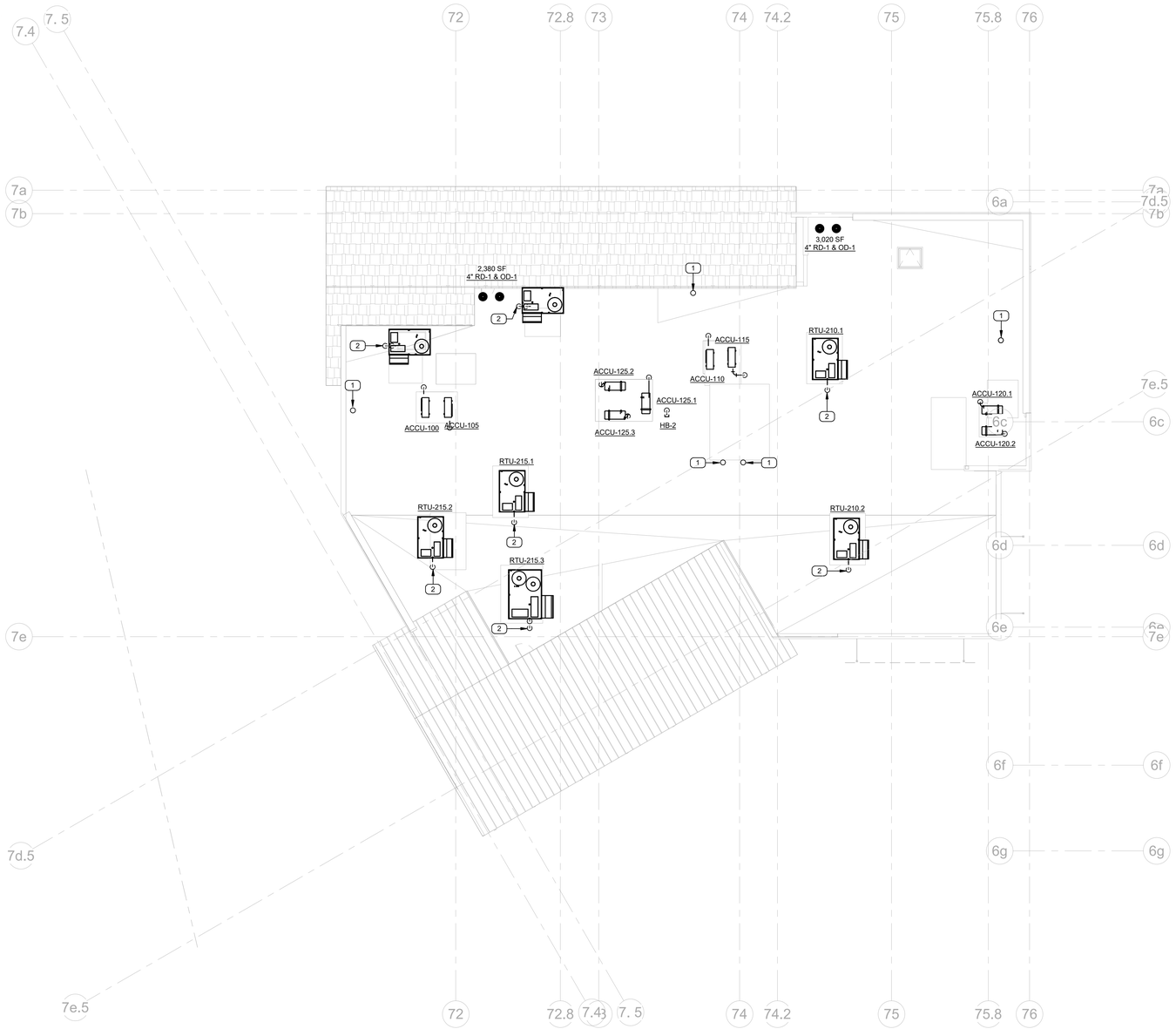
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

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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.

PLAN NOTES "X"

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 NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 ROOF PLUMBING PLAN

DRAWING NO
P2.7.3

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CITY OF DANA POINT
PLANNING DIVISION

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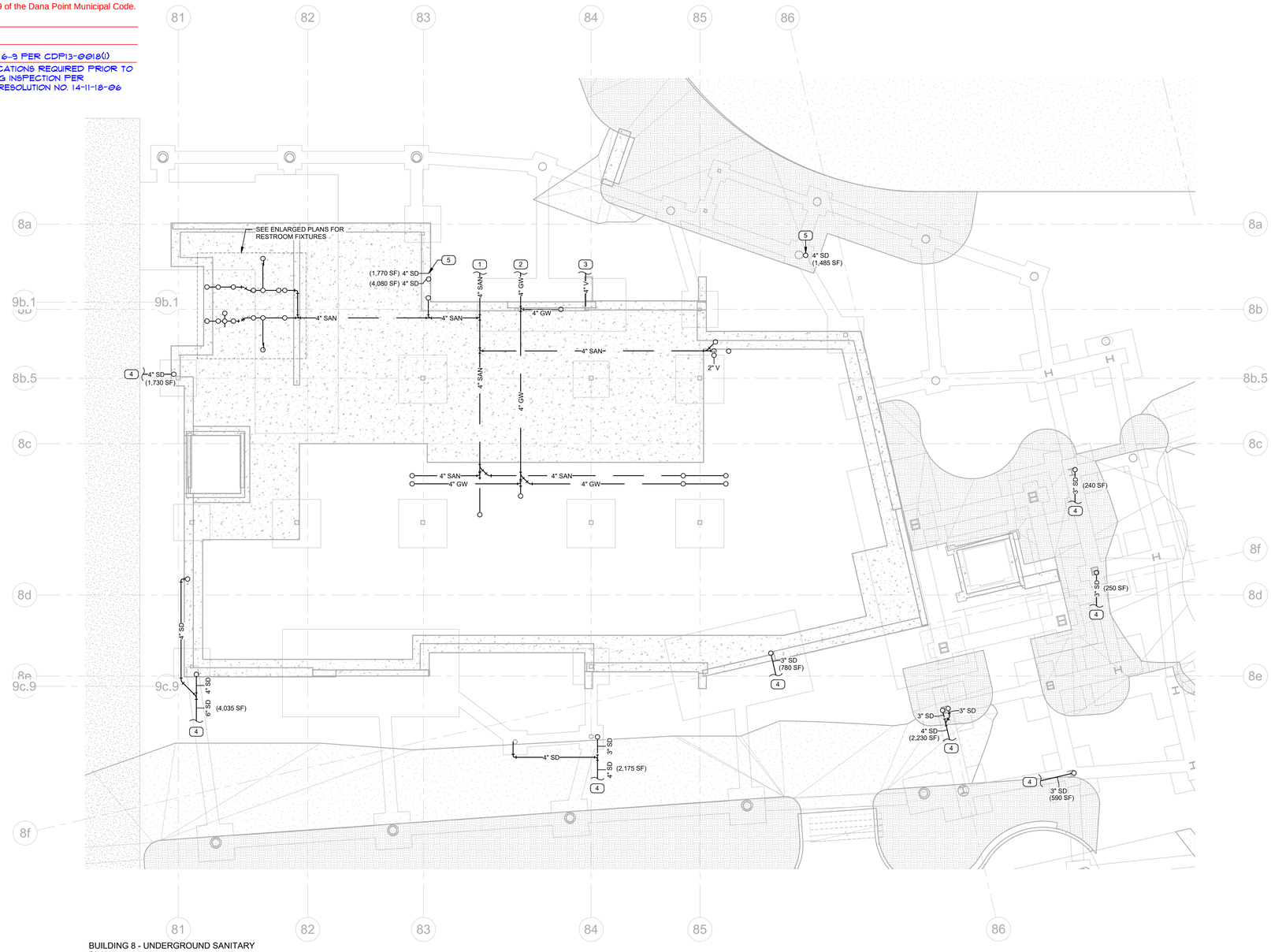

1 BUILDING 8 - UNDERGROUND SANITARY PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES "X"

1 4" SANITARY LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
2 4" GREASE WASTE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
3 4" VENT LINE FROM GREASE INTERCEPTOR. SEE ARCHITECTURAL SITE PLAN FOR LOCATION.
4 PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
5 VERTICAL STORM DRAIN LEADER TO TIE INTO STORM DRAIN CHANNEL UNDER SIDEWALK & SPILL OUT TO FACE OF CURB.

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DANA POINT HARBOR PARTNERS

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C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019
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DRAWING TITLE
BUILDING 8 UNDERGROUND SANITARY PLAN
DRAWING NO.
P2.8.0A

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PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

1 BUILDING 8 - UNDERGROUND DOMESTIC PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 "X"

1 DOMESTIC WATER LINES BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
2 GAS SERVICE LINE(S) BELOW GRADE CONTINUED ON SITE PLUMBING PLAN.
3 6" FIRE SERVICE LINE BELOW GRADE CONTINUED ON CIVIL DRAWINGS.

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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ADAM K. FRANKLIN
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

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

DRAWING TITLE
BUILDING 8
UNDERGROUND
DOMESTIC PLAN

DRAWING NO
P2.8.0B

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
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CITY OF DANA POINT
PLANNING DIVISION

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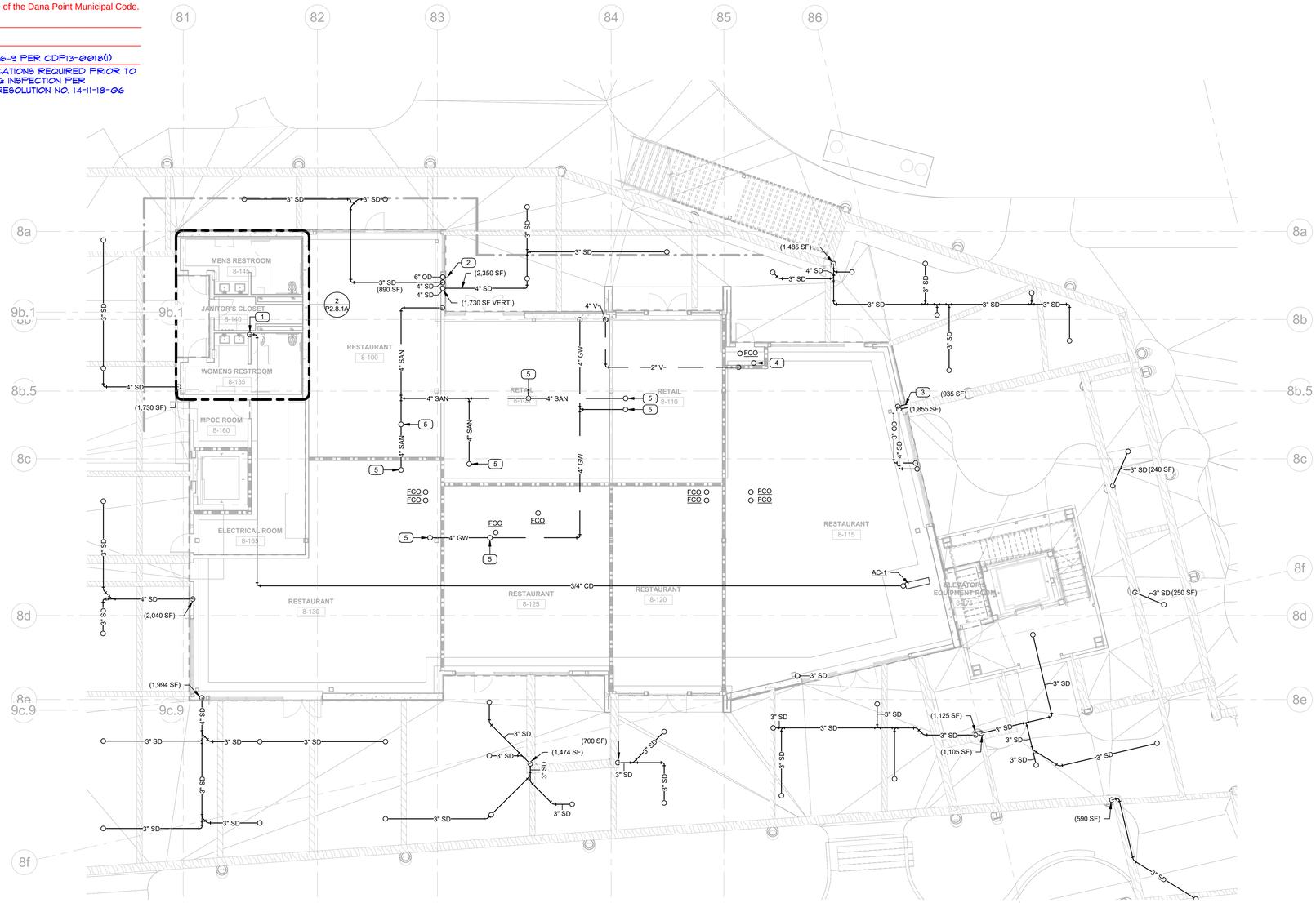
APPROVED KBN

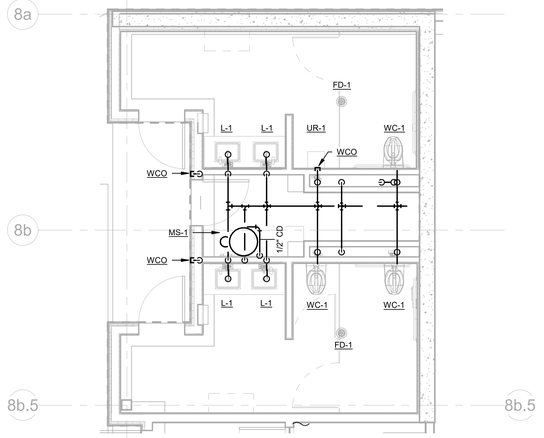
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



2 BUILDING 8 - LEVEL 1 ENLARGED RESTROOM - SANITARY
1/4" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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 "X"

1 CONDENSATE SHALL DROP DOWN IN WALL AND CONNECT TO LAVATORY TAILPIECE. SEE DETAIL 11 ON P3.1.2.
2 OVERFLOW DRAIN WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
3 PRIMARY & OVERFLOW DRAINS WITH DOWNSPOUT COVER BY JAY R SMITH MODEL 1775 SHALL SPILL THROUGH DOWNSPOUT IN WALL TO GRADE (12" A.F.G.).
4 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON DRAWING P3.1.1.
5 WASTE LINE(S) FROM ABOVE (TYPE AS NOTED ON PLANS)

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PROJECT NO. 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1 SANITARY PLAN

DRAWING NO.
P2.8.1A

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CITY OF DANA POINT
PLANNING DIVISION

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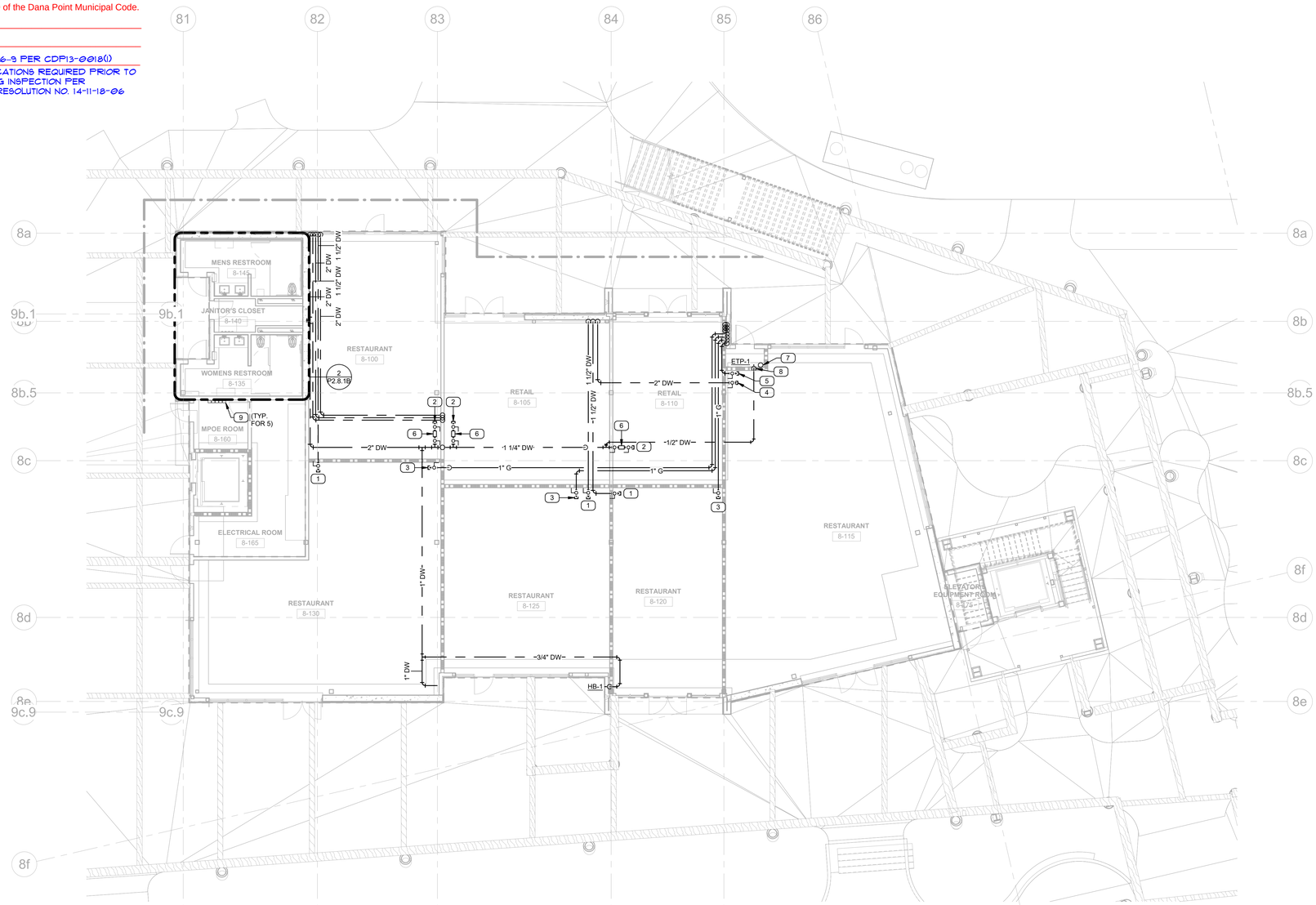
APPROVED KBN

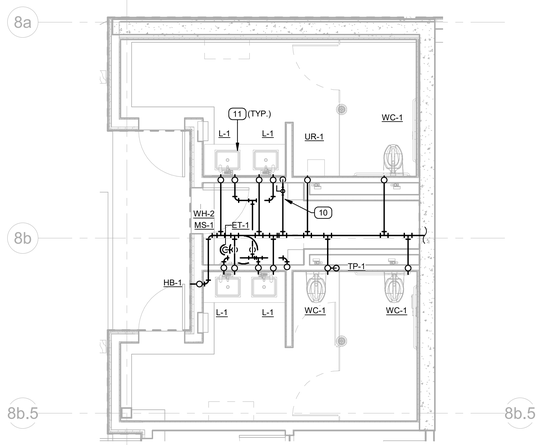
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



2 BUILDING 8 - LEVEL 1 ENLARGED RESTROOM - DOMESTIC
1/4" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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 ("X")

1 1-1/2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
2 1-1/4" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
3 1" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (1,370 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 600 FEET.
4 2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.
5 1-1/4" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (2,810 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 600 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 6" FIRE WATER RISER BY OTHERS. SEE FIRE PROTECTION CONSULTANT DRAWINGS FOR MORE DETAIL.
8 1/2" DOMESTIC WATER TO TRAP PRIMER.
9 PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VL9 OR EQUAL ON WALL. COORDINATE EXACT LOCATION WITH OWNER.
10 1" DOMESTIC WATER WITH BACKFLOW PREVENTER & SHUT OFF VALVE CAPPED FOR FUTURE IRRIGATION CONNECTION.
11 PROVIDE ACCESSIBLE BRADLEY S59-4000A MIXING VALVE SET TO 110?F IN WALL BENEATH SINK/LAVATORY.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 1 DOMESTIC PLAN

DRAWING NO.
P2.8.1B

CITY OF DANA POINT
PLANNING DIVISION

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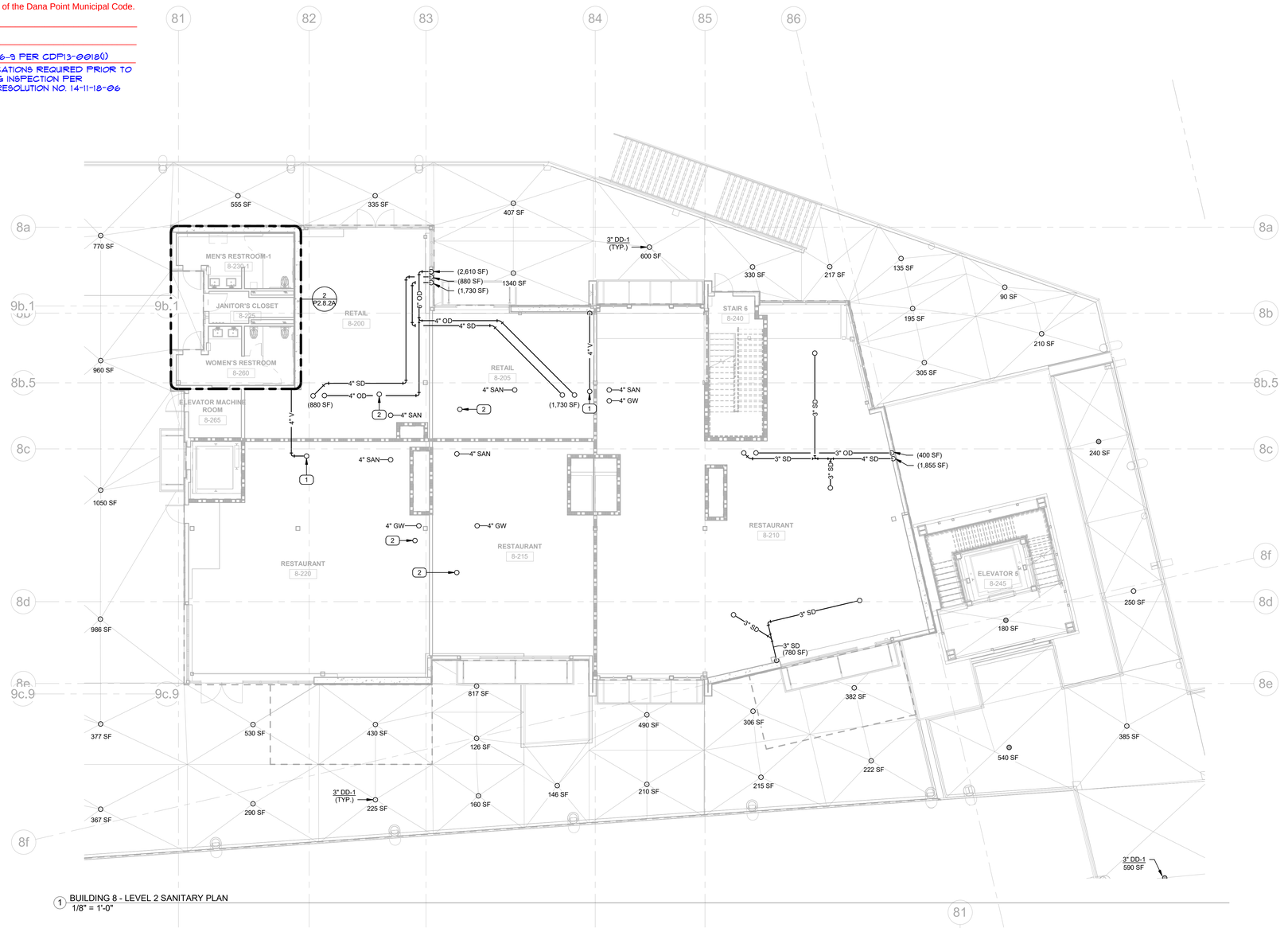
APPROVED KBN

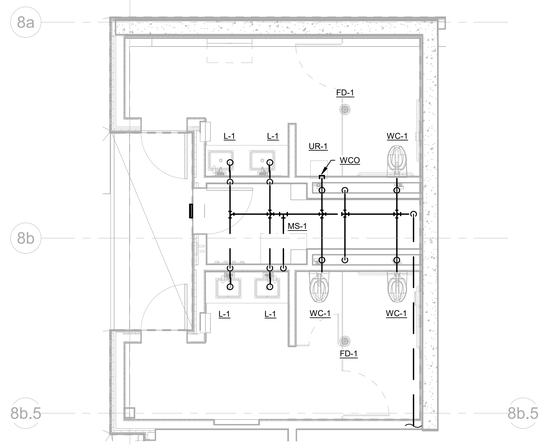
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



2 BUILDING 8 - LEVEL 2 ENLARGED RESTROOM - SANITARY
1/4" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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BUILDING OFFICIAL

GENERAL NOTES

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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 (#X)

1 4" VENT UP.
2 3/4" CONDENSATE STUB FOR FUTURE TENANT CONNECTION.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 2 SANITARY PLAN

DRAWING NO.
P2.8.2A

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6/28/2023 12:07:57 PM

CITY OF DANA POINT
PLANNING DIVISION

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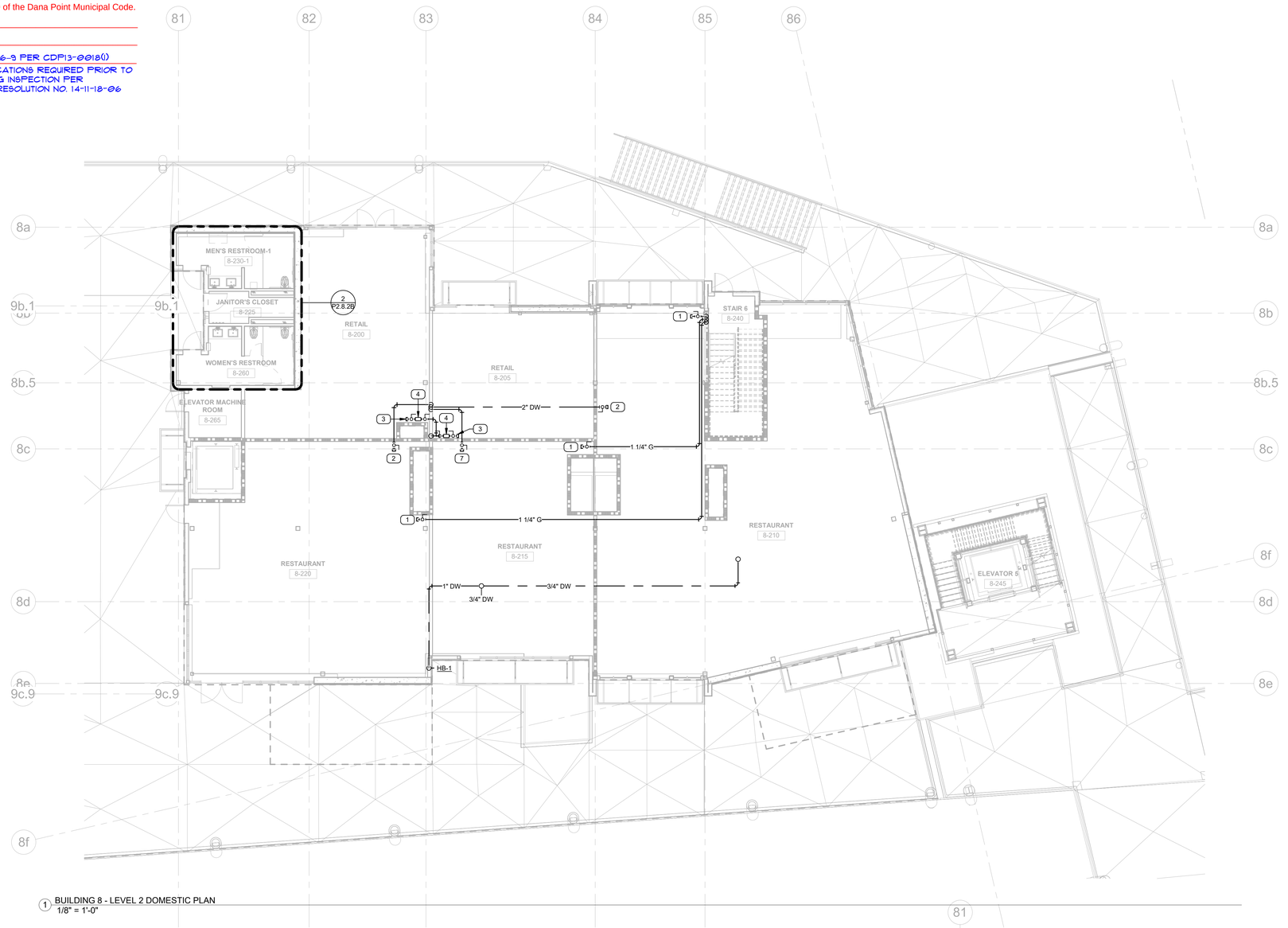
APPROVED KBN

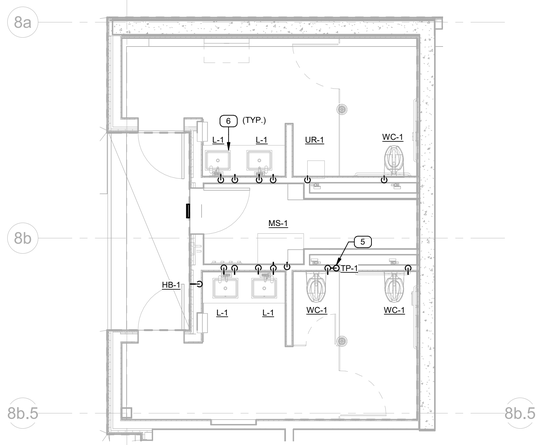
DATE 1/6/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



2 BUILDING 8 - LEVEL 2 ENLARGED RESTROOM - DOMESTIC
1/4" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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PLAN NOTES (#X)

1. 1-1/4" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (2.810 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 600 FEET.
2. 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 S59-4000A MIXING VALVE SET TO 110?F IN WALL BENEATH SINK/LAVATORY.
7. 1-1/2" DOMESTIC WATER LINE CAPPED FOR FUTURE CONNECTION.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 LEVEL 2 DOMESTIC PLAN

DRAWING NO.
P2.8.2B

BIM 360://19274 Dana Point Harbor Revitalization_D2D/19274 MEP Dana Point - Bldg 6-9 R20.rvt

6/28/2023 12:08:04 PM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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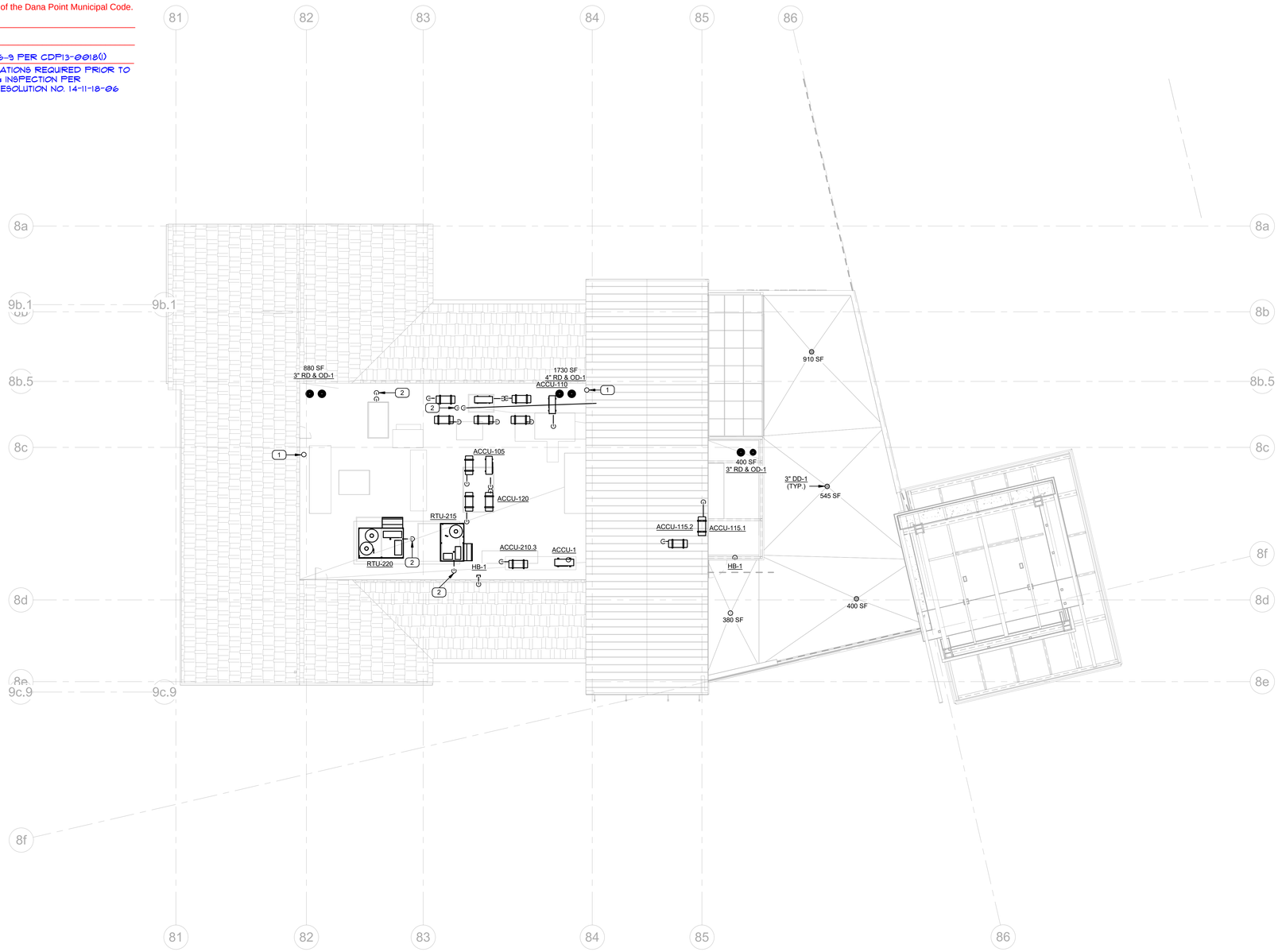

1 BUILDING 8 - ROOF PLUMBING PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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BUILDING OFFICIAL

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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.

PLAN NOTES (PN)

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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DRAWING TITLE
BUILDING 8 ROOF PLUMBING PLAN

DRAWING NO.
P2.8.3

CITY OF DANA POINT
PLANNING DIVISION

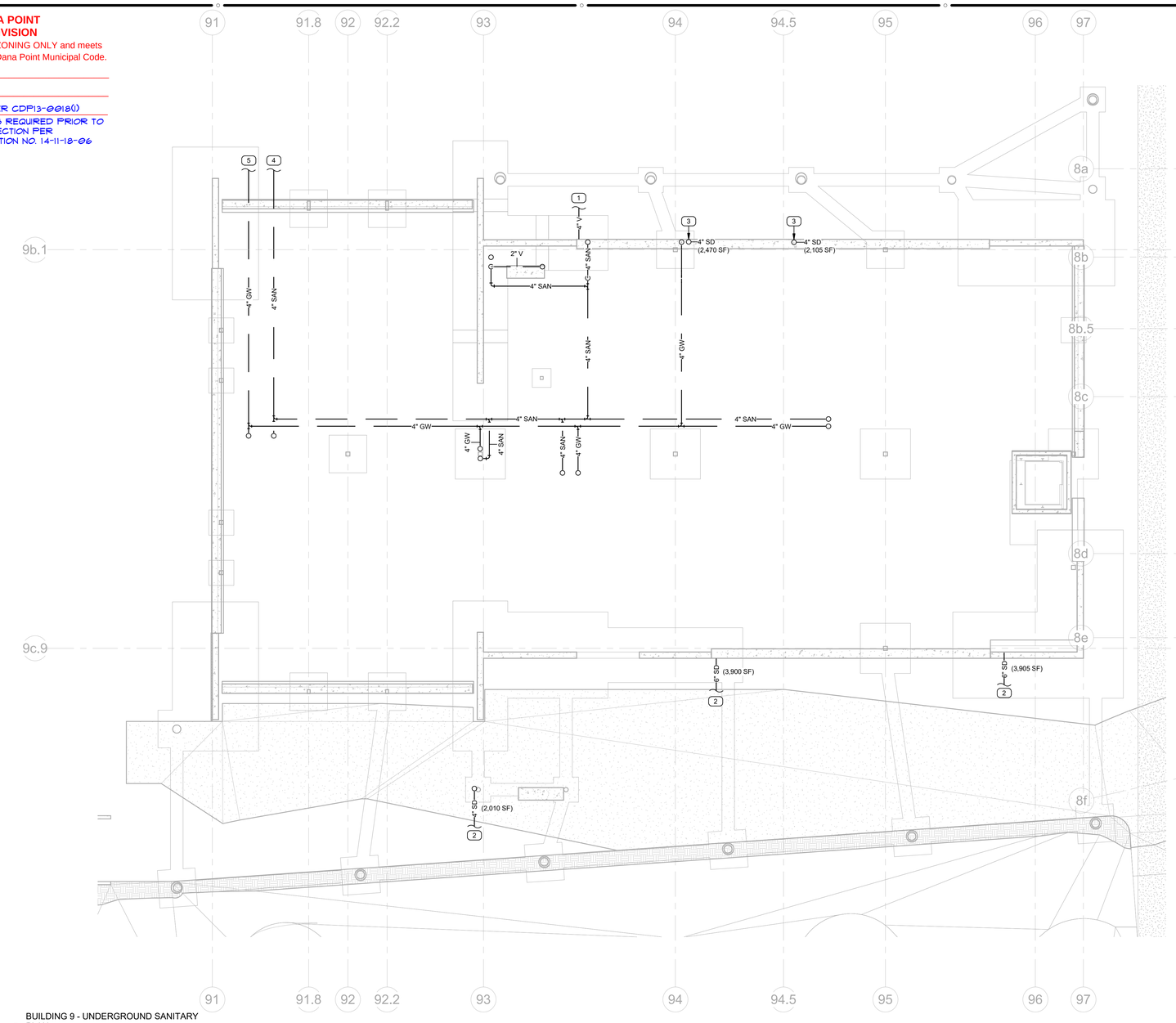
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 - UNDERGROUND SANITARY PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

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 (X)

1 4" VENT LINE FROM GREASE INTERCEPTOR. SEE ARCHITECTURAL SITE PLAN FOR LOCATION.
2 PRIMARY STORM DRAIN BELOW GRADE CONTINUED ON CIVIL DRAWINGS.
3 VERTICAL STORM DRAIN LEADER TO TIE 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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Irvine, California 92618
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CONSTANT
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230 dupont drive, suite 150
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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

ADAM K. FRANKLIN
REGISTERED PROFESSIONAL ENGINEER
M34633
MECHANICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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

DRAWING TITLE
BUILDING 9
UNDERGROUND
SANITARY PLAN

DRAWING NO.
P2.9.0A

BIM 360://19274 Dana Point Harbor Revitalization_D2D/19274 MEP Dana Point - Bldg 6-9 R20.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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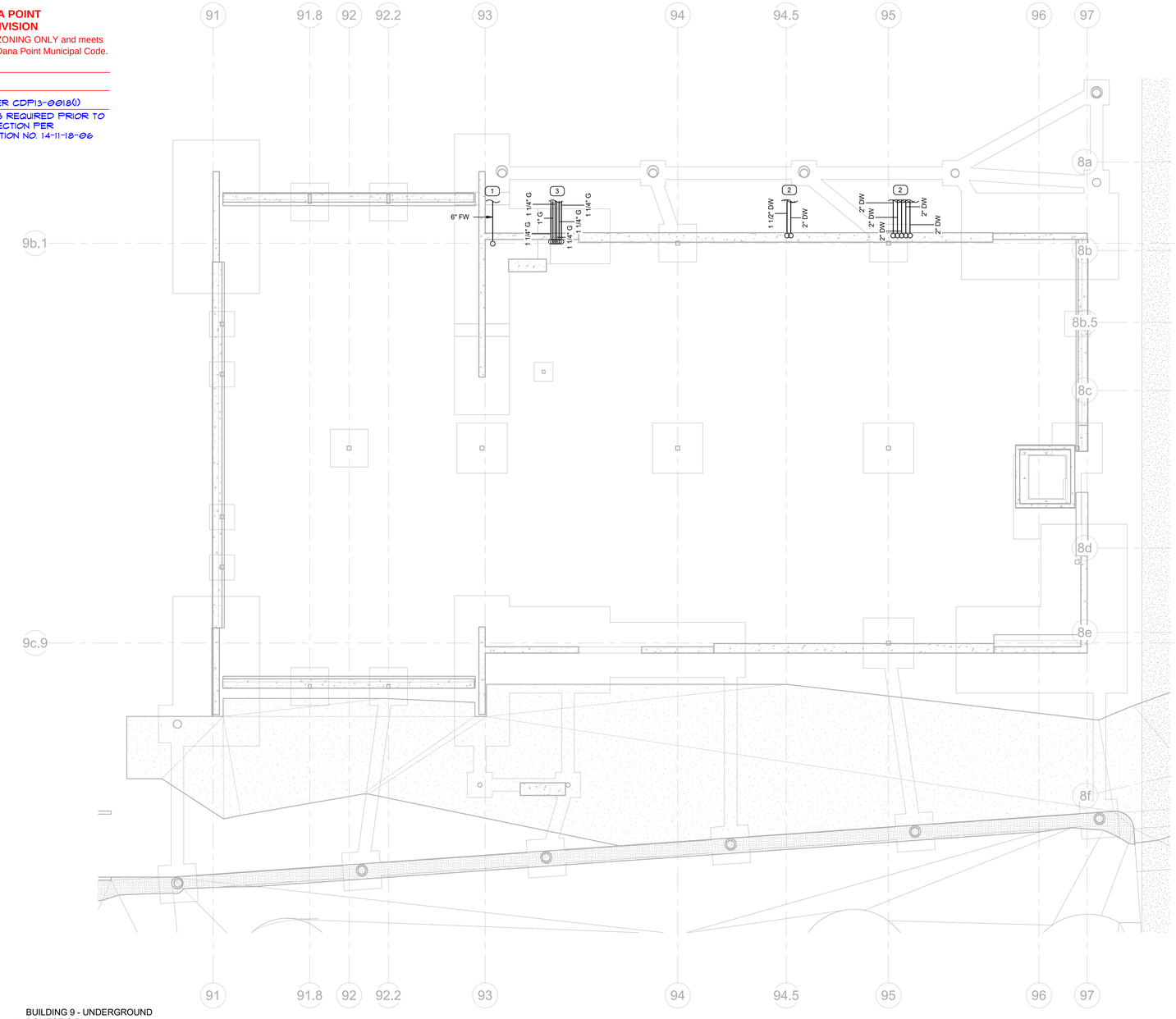
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 - UNDERGROUND DOMESTIC PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

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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 "X"

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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CLIENT
BWP BURNHAM|WARD PROPERTIES

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9
UNDERGROUND
DOMESTIC PLAN

DRAWING NO
P2.9.0B

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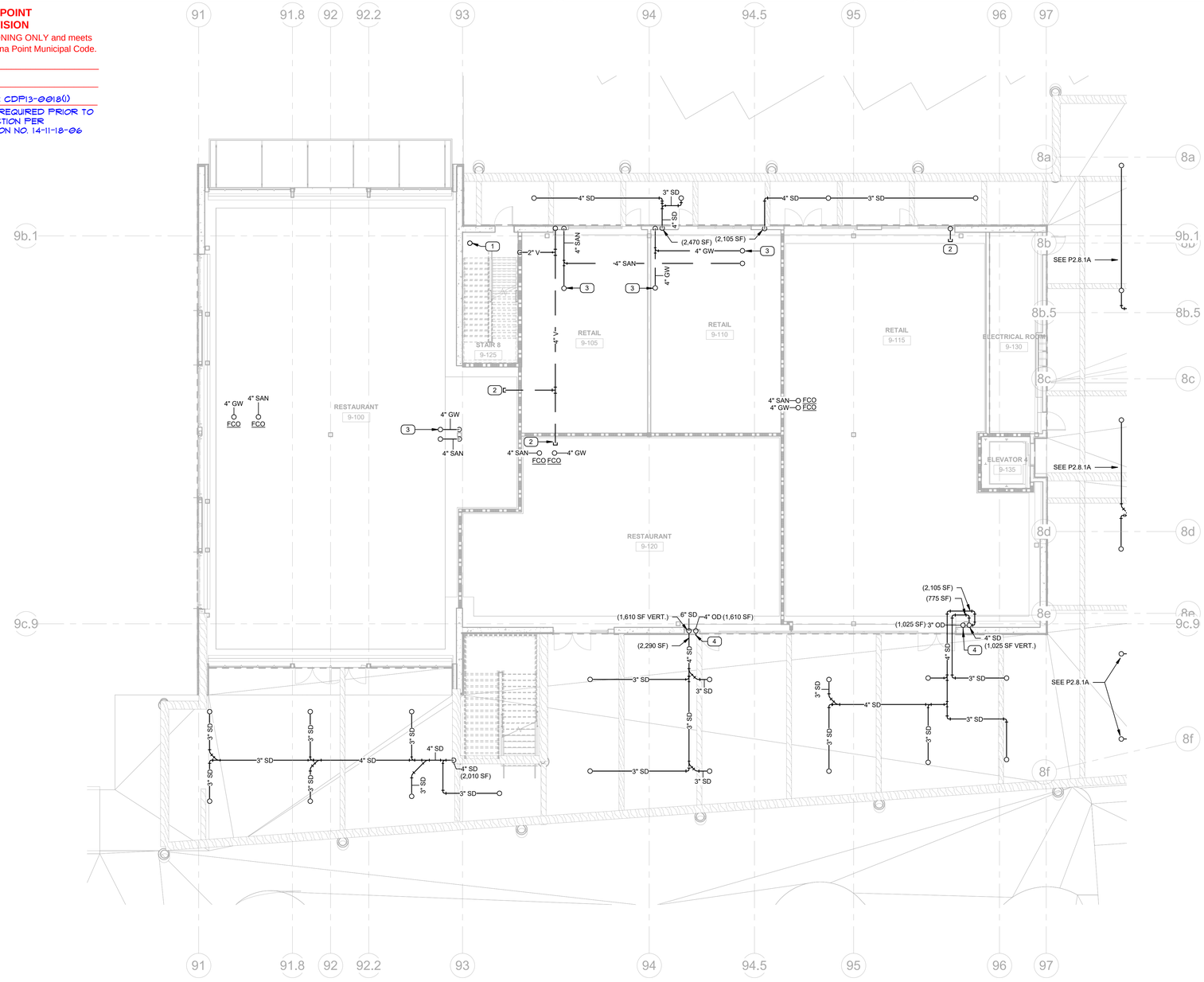

1 BUILDING 9 - LEVEL 1 SANITARY PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES "X"

1 6" STANDPIPE DRAIN. SEE STANDPIPE DRAIN DETAIL 3 ON DRAWING P3.1.1.
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.).

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 9 LEVEL 1 SANITARY PLAN

DRAWING NO.
P2.9.1A

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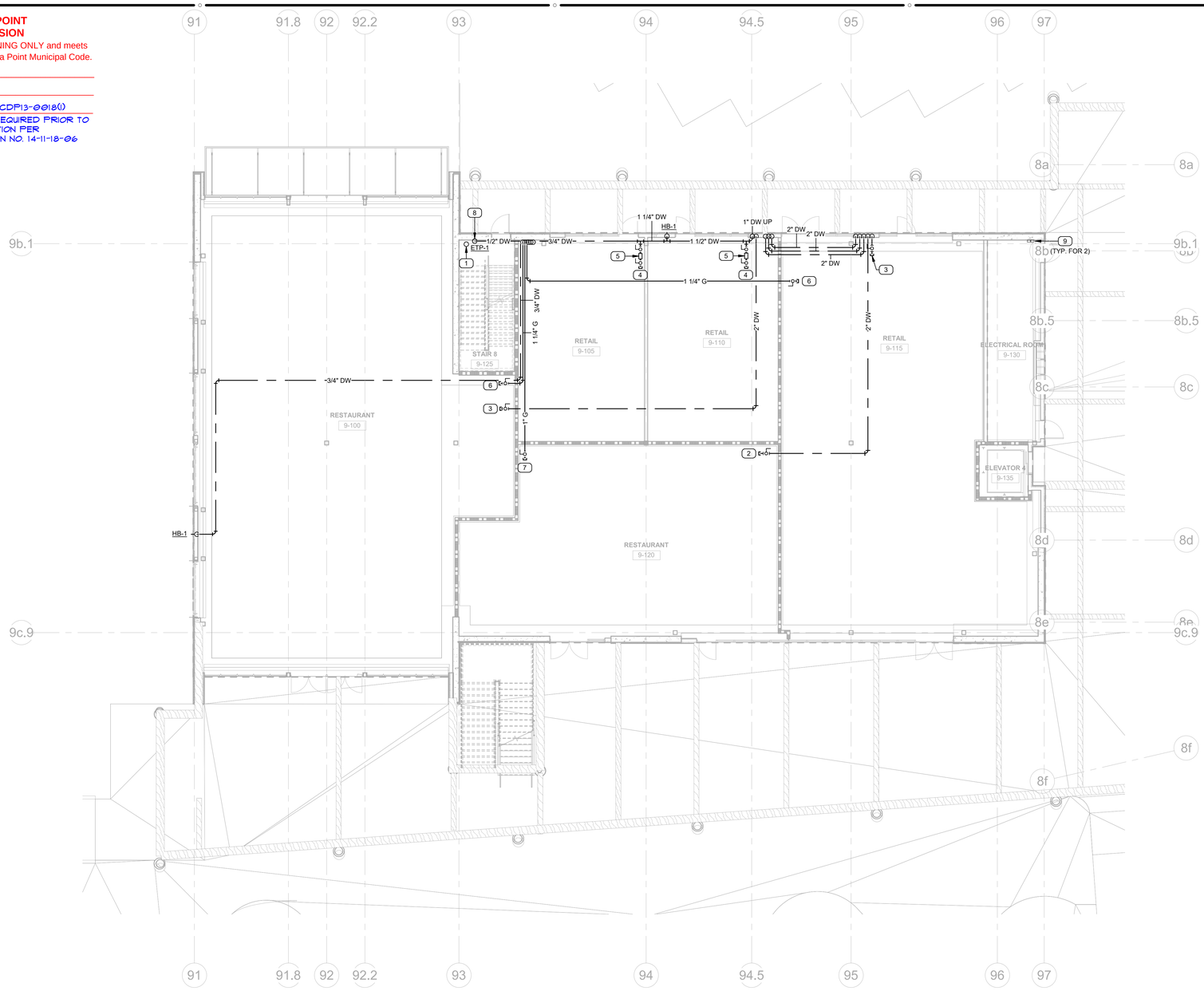

1 BUILDING 9 - LEVEL 1 DOMESTIC PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES ("X")

1 6" 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 T-10 OR EQUAL. METER SHALL COMMUNICATE WITH REMOTE MODULE IN FIRE RISER ROOM OR ELECTRICAL ROOM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
6 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.
7 1" GAS LINE (5 PSI) CAPPED FOR FUTURE CONNECTION (1,510 CFH MAXIMUM). PIPING SIZED BASED ON CPC TABLE 1215.2(6), TOTAL DEVELOPED LENGTH = 500 FEET.
8 1/2" DOMESTIC WATER TO TRAP PRIMER.
9 PROVIDE REMOTE WATER SUBMETER READING MODULE BY KEMP-MEEK MODEL VL9 OR EQUAL ON WALL. COORDINATE EXACT LOCATION WITH OWNER.

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REGISTERED PROFESSIONAL ENGINEER
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EXP. 12/31/23

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 1 DOMESTIC PLAN

DRAWING NO.
P2.9.1B

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

6/28/2023 12:08:19 PM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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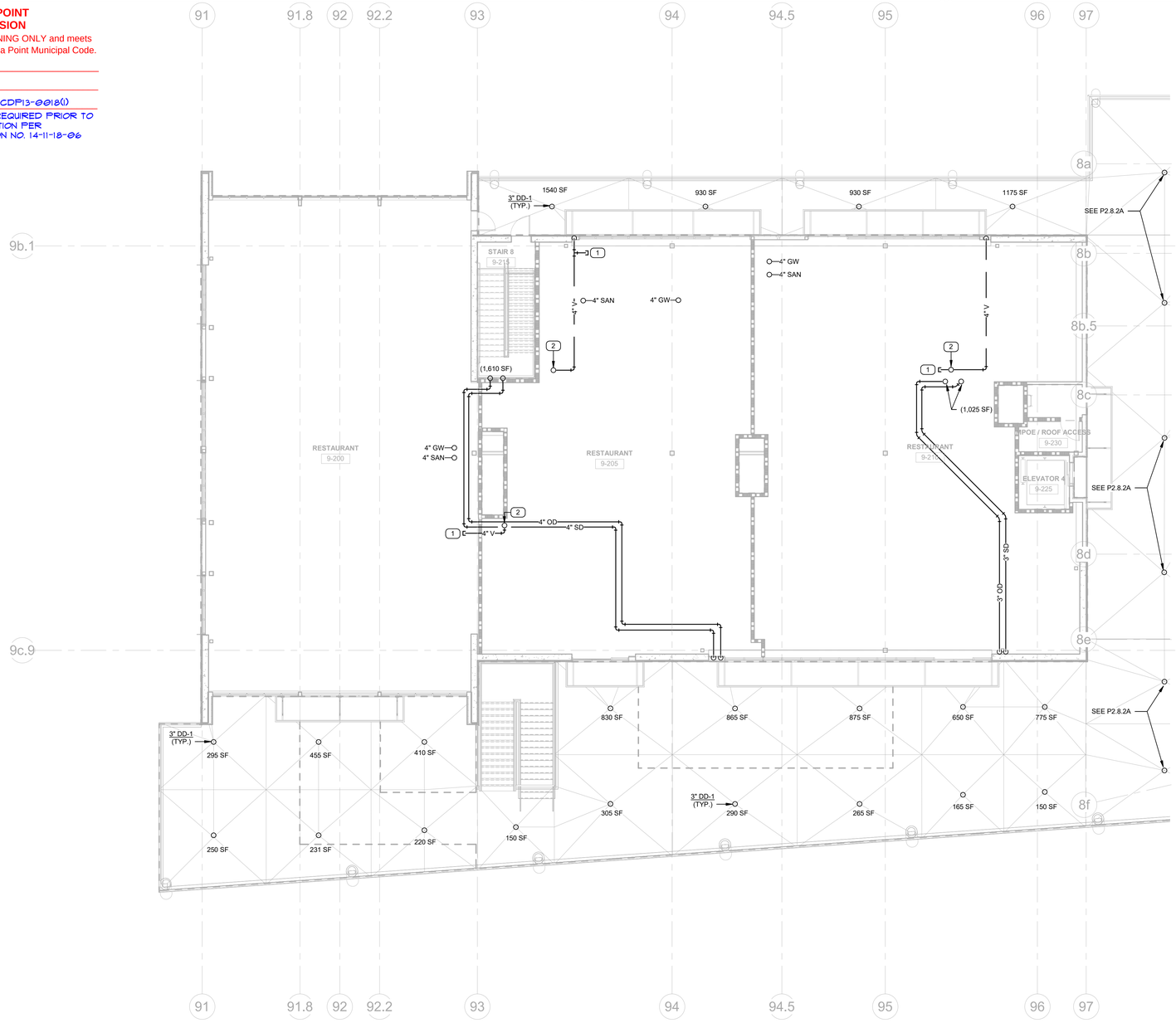

1 BUILDING 9 - LEVEL 2 SANITARY PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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.

PLAN NOTES "X"

1 4" VENT LINE CAPPED FOR FUTURE CONNECTION.
2 4" VENT UP.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

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PROJECT NO 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 LEVEL 2 SANITARY PLAN

DRAWING NO
P2.9.2A

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

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CITY OF DANA POINT
PLANNING DIVISION

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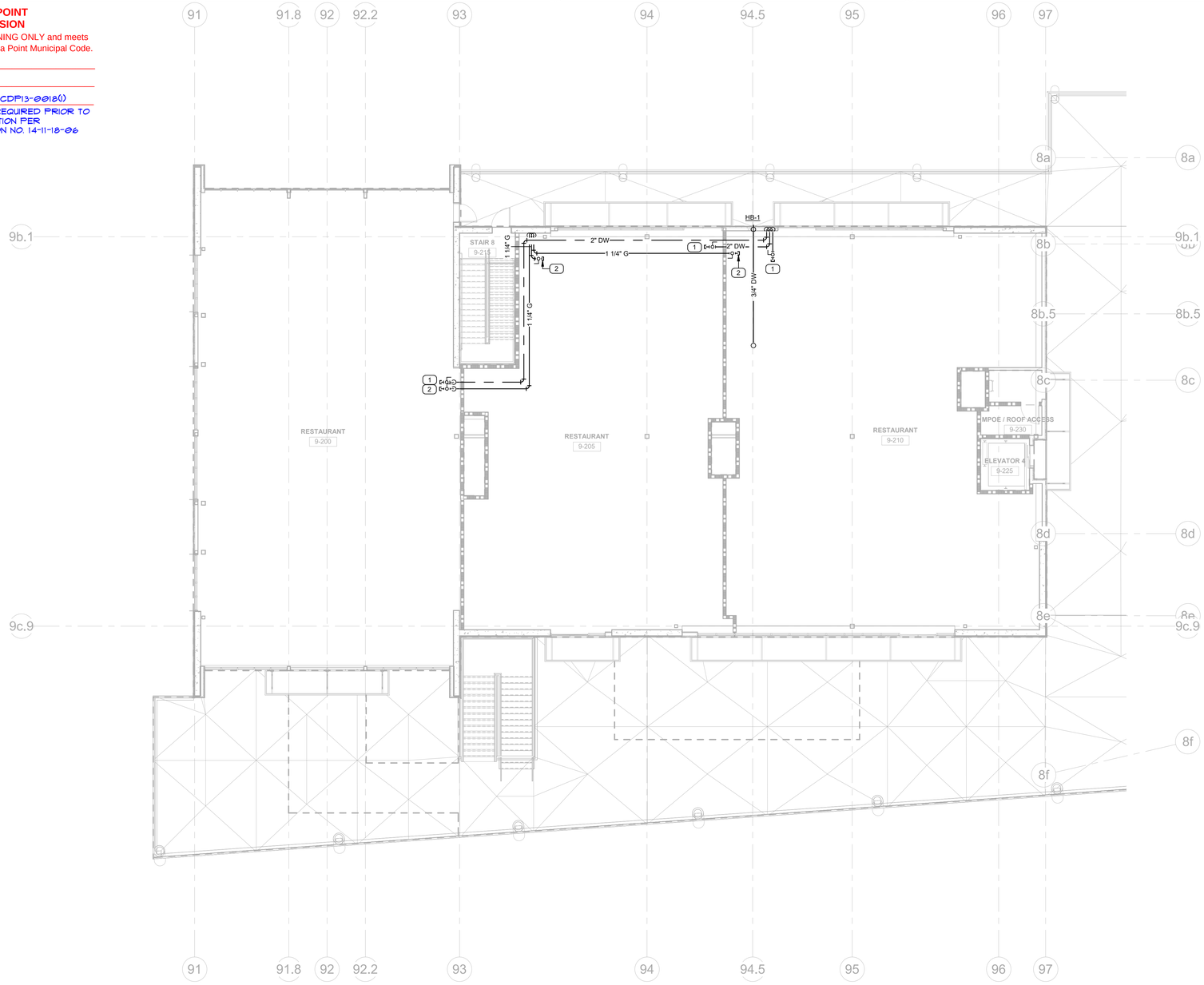

1 BUILDING 9 - LEVEL 2 DOMESTIC PLAN
1/8" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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4. SEE ISOMETRIC DRAWINGS FOR PIPE SIZING IN RESTROOMS.

PLAN NOTES "X"

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.

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PROJECT NO 19019
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DRAWING TITLE
BUILDING 9 LEVEL 2 DOMESTIC PLAN

DRAWING NO
P2.9.2B

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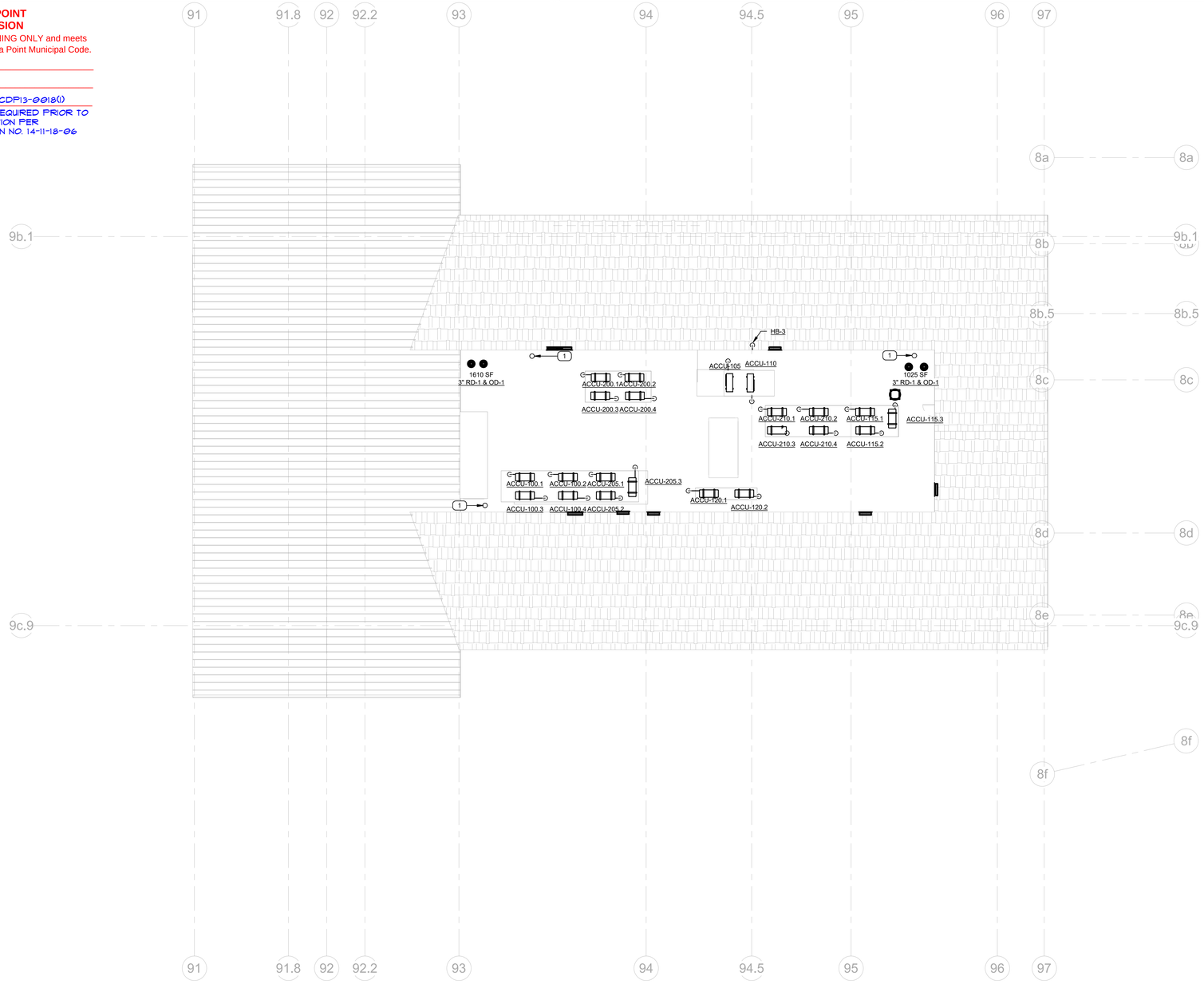

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1/8" = 1'-0"

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PLAN NOTES "X"

1 4" VENT THROUGH ROOF. VERIFY VENT TERMINATION IS A MINIMUM 10 FT. HORIZONTALLY FROM OR 3 FT. ABOVE ANY AIR INTAKE.

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EXP. 12/31/23

No.	DATE	ISSUE
1	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

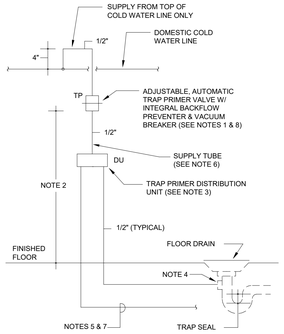
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 ROOF PLUMBING PLAN

DRAWING NO
P2.9.3

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

6/28/2023 12:08:26 PM



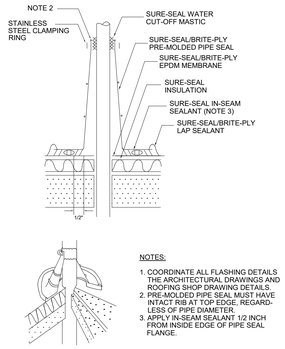
NOTES:

1. ADJUSTABLE TRAP PRIMER VALVE SHALL BE PPP, INC. #P2-500 FOR UP TO TWO F.D.'S & PPP, INC. #P1-500 FOR 3 THRU 4 F.D.'S. DO NOT LOCATE PRIMER VALVES WITHIN 40' OF ANOTHER PRIMER VALVE.
2. TRAP PRIMER VALVE SHALL BE MOUNTED VERTICALLY WITH BOTTOM OF UNIT LOCATED SUCH THAT HEIGHT ABOVE FLOODRIM OF HIGHEST F.D. IS NOT LESS THAN ONE FOOT FOR EACH 20' OF RUN TO FURTHEST F.D.
3. FURNISH & INSTALL DISTRIBUTION UNITS AS FOLLOWS:

NO. of F.D.'S	DISTRIBUTION UNIT(S)
1	NONE REQUIRED
2	PPP# DU-4/DU-U
3	PPP# DU-4/DU-U
4	PPP# DU-4/DU-U

4. PRIMER CONNECTIONS @ TRAPS SHALL BE LOCATED ABOVE TRAP WATER SEAL & TRAP OUTLET WEIR. PRIMER CONNECTIONS SHALL NOT BE MADE TO TRAP FLUSHING INLETS.
5. PRIMER SUPPLIES TO TRAPS WHICH ARE EMBEDDED IN, OR BURIED BELOW CONCRETE SLABS SHALL BE ANNEALED (SOFT) COPPER TUBE, TYPE "K" WITH FLARED OR COMPRESSION FITTING (SOLDER JOINTS NOT PERMITTED). PRIMER SUPPLIES LOCATED ABOVE SLABS ON GRADE SHALL BE DRAWN (HARD) COPPER TUBE OF THE TYPE SPECIFIED FOR THIS PROJECT.
6. SUPPLY TUBE(S) SHALL BE PPP, INC. #SS-8 FOR 2, 3, OR 4 F.D.'S.
7. ALL LINES FROM DISTRIBUTION UNIT(S) TO F.D.'S MUST PITCH TO F.D.
8. UPON COMPLETION OF THE INSTALLATION, ADJUST TRAP PRIMER VALVE TO ENSURE OPERATION UNDER ACTUAL OPERATING PRESSURE DROP. ENSURE VALVE CLOSES WHEN PRESSURE STABILIZES. VERIFY FLOW TO ALL CONNECTED TRAPS.

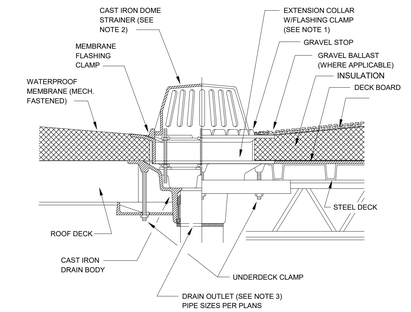
TRAP PRIMER DETAIL (N.T.S.) **7**



NOTES:

1. COORDINATE ALL FLASHING DETAILS THE ARCHITECTURAL DRAWINGS AND ROOFING SHOP DRAWING DETAILS.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH FROM INSIDE EDGE OF PIPE SEAL FLANGE.

FLASHING DETAIL FOR PIPES 4" AND SMALLER THROUGH ROOF (N.T.S.) **4**



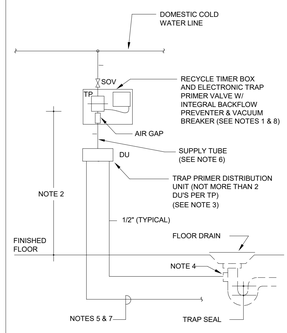
NOTES:

1. COORDINATE EXTENSION COLLAR DEPTH WITH INSULATION THICKNESS. (SEE ARCHITECTURAL DRAWINGS.)
2. CAST IRON DOME STRAINER TO BE MINIMUM 4" IN HEIGHT WITH FREE AREA OF AT LEAST 200% OF NOMINAL OUTLET AREA.
3. DRAIN OUTLET SHALL BE NO-HUB OR CAULKED AS REQUIRED FOR CAST IRON DRAINS; THREADED FOR STEEL DRAINS; OR NO-HUB OR "SPEEDI-SET" FOR PVC DRAINS. PROVIDE THREADED OUTLETS WHERE EXPANSION JOINTS ARE SPECIFIED.

ROOF DRAIN DETAIL FOR INSULATED DECK WITH MEMBRANE ROOFING (N.T.S.) **1**

NOTE: PLEASE SEE WATER HEATER SPECIFICATION AND DETAILS.
ALSO PROVIDE WALL MOUNT FOR EXPANSION TANK PER MANUFACTURERS RECOMMENDATION.

WATER HEATER SHELF ELEVATION (N.T.S.) **8**



FLOOR CLEANOUT DETAIL (N.T.S.) **5**

NOTES:

1. COORDINATE EXTENSION COLLAR DEPTH WITH INSULATION THICKNESS. (SEE ARCHITECTURAL DRAWINGS.)
2. CAST IRON DOME STRAINER TO BE MINIMUM 4" IN HEIGHT WITH FREE AREA OF AT LEAST 200% OF NOMINAL OUTLET AREA.
3. DRAIN OUTLET SHALL BE NO-HUB OR CAULKED AS REQUIRED FOR CAST IRON DRAINS; THREADED FOR STEEL DRAINS; OR NO-HUB OR "SPEEDI-SET" FOR PVC DRAINS. PROVIDE THREADED OUTLETS WHERE EXPANSION JOINTS ARE SPECIFIED.
4. WATER DAM COLLAR TO BE 2" HIGH, FIELD INSTALLABLE, SOLID CAST IRON, WITHOUT PERFORATIONS.

OVERFLOW ROOF DRAIN DETAIL FOR INSULATED DECK WITH MEMBRANE ROOFING (N.T.S.) **2**

NOTES: 1. ALL ELECTRICAL BRANCH CIRCUIT & CONTROL WIRING IS FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. LOW VOLTAGE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR SUPPLYING EQUIPMENT.

TYPICAL WATER HEATER PIPING DETAIL (N.T.S.) **9**

NOTES:

1. ELECTRONIC TRAP PRIMER VALVE SHALL BE PPP, INC. #MP-500 FOR UP TO FOUR F.D.'S
2. TRAP PRIMER VALVE SHALL BE MOUNTED VERTICALLY WITH BOTTOM OF UNIT A MINIMUM ELEVATION OF 12 INCHES ABOVE THE FINISHED FLOOR.
3. FURNISH & INSTALL DISTRIBUTION UNITS AS FOLLOWS:

NO. of F.D.'S	DISTRIBUTION UNIT(S)
1	NONE REQUIRED
2	PPP# DU-2
3	PPP# DU-3
4	PPP# DU-4

4. PRIMER CONNECTIONS @ TRAPS SHALL BE LOCATED ABOVE TRAP WATER SEAL & TRAP OUTLET WEIR. PRIMER CONNECTIONS SHALL NOT BE MADE TO TRAP FLUSHING INLETS.
5. PRIMER SUPPLIES TO TRAPS WHICH ARE EMBEDDED IN, OR BURIED BELOW CONCRETE SLABS SHALL BE ANNEALED (SOFT) COPPER TUBE, TYPE "K" WITH FLARED OR COMPRESSION FITTING (SOLDER JOINTS NOT PERMITTED). PRIMER SUPPLIES LOCATED ABOVE SLABS ON GRADE SHALL BE DRAWN (HARD) COPPER TUBE OF THE TYPE SPECIFIED FOR THIS PROJECT.
6. SUPPLY TUBE(S) SHALL BE PPP, INC. #SS-8 FOR 2, 3, OR 4 F.D.'S.
7. ALL LINES FROM DISTRIBUTION UNIT(S) TO F.D.'S MUST PITCH TO F.D.
8. UPON COMPLETION OF THE INSTALLATION, ADJUST TRAP PRIMER VALVE TO ENSURE PROPER OPERATION, AND VERIFY FLOW TO ALL CONNECTED TRAPS.

ELECTRONIC TRAP PRIMER DETAIL (N.T.S.) **6**

STANDPIPE DRAIN DETAIL (N.T.S.) **3**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ADAM K. FRANKLIN M34633 MECHANICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
PLUMBING DETAILS AND SCHEDULES

DRAWING NO.
P3.1.1

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
LAVATORY	6	1	6	1	6	1	6	6
MOP SINK	1	3	3	3	3	3	3	3
FLOOR DRAIN	2	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8
WATER CLOSET, FV	8	4	32	5	40	0	0	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
LAVATORY	8	1	8	1	8	1	8	8
MOP SINK	1	3	3	3	3	3	3	3
FLOOR DRAIN	4	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8
WATER CLOSET, FV	6	4	24	5	30	0	0	30
HOSE BIBB	2	0	0	2.5	5	0	0	5
IRRIGATION STUB	1	0	0	5	5	0	0	5
TOTAL FU			39.0		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
LAVATORY	8	1	8	1	8	1	8	8
MOP SINK	2	3	6	3	6	3	6	6
FLOOR DRAIN	4	0	0	0	0	0	0	0
URINAL	2	2	4	4	8	0	0	8
WATER CLOSET, FV	6	4	24	5	30	0	0	30
HOSE BIBB	2	0	0	2.5	5	0	0	5
HUB DRAIN (VENT ONLY)	1	8	8	0	0	0	0	0
IRRIGATION STUB	1	0	0	5	5	0	0	5
TOTAL FU			50.0		62.0		14.0	62

POTABLE WATER PIPE SCHEDULE

NOMINAL TUBING SIZE	COLD WATER PIPING EQUIVALENT WSFU'S		HOT WATER PIPING EQUIVALENT WSFU'S	REFER TO NOTE
	FLUSH TANK	FLUSH VALVE		
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 WSFU'S LIMITED BY 8.0 FPS VELOCITY FOR COLD WATER
4. GPM AND WSFU'S 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 EQUIVALENT WSFU'S		HOT WATER PIPING EQUIVALENT WSFU'S	REFER TO NOTE
	FLUSH TANK	FLUSH VALVE		
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 WSFU'S LIMITED BY 8.0 FPS VELOCITY FOR COLD WATER
4. GPM AND WSFU'S LIMITED BY 5.0 FPS VELOCITY FOR HOT WATER
5. INSIDE POTABLE WATER SUPPLY PIPING SHALL BE OF TYPE "L" COPPER.

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 BFP:	8 PSI
	ELEVATION RISE LOSS: (25 FEET AT .434/FT)	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 BFP:	13 PSI
	ELEVATION RISE LOSS: (25 FEET AT .434/FT)	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:	88

BUILDING 8

STREET SERVICE:	AVAILABLE STATIC PRESSURE AT CITY MAIN:	68 PSI
LOSSES:	FRICTION LOSS IN MAIN METER:	5 PSI
	FRICTION LOSS IN MAIN BFP:	13 PSI
	ELEVATION RISE LOSS: (25 FEET AT .434/FT)	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 BFP:	13 PSI
	ELEVATION RISE LOSS: (25 FEET AT .434/FT)	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

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 CT708UVG WALL MOUNT SIPHON JET FLUSH VITREOUS CHINA WATER CLOSET WITH 1-1/2" BACK SPUD, CEFIONTECT CERAMIC GLAZE, AND SENSOR-OPERATED 1.28 GPF FLUSH VALVE. PROVIDE WITH TOTO TET2LA31#SS ECOPOWER FLUSH VALVE. MOUNT AT ADA HEIGHT.

UR-1: WALL HUNG URINAL
TOTO UT105UVG HIGH EFFICIENCY WASHOUT FLUSH ACTION VITREOUS CHINA URINAL WITH 3/4" BACK SPUD, CEFIONTECT CERAMIC GLAZE, AND SENSOR-OPERATED 0.125 GPF FLUSH VALVE. PROVIDE WITH TOTO TEU2UA11#SS 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 EBF-615-4-BAT-BDM-CP-0.35GPM-MLM-IR-FCT 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" MOP BASIN BY FIAT OR EQUAL. PROVIDE WITH 3" CHROME PLATED GRID DRAIN, T&S BRASS #B-0665-BSTP CHROME PLATED WALL MOUNTED FAUCET WITH INTEGRAL VACUUM BREAKER, ADJUSTABLE WALL BRACE, PAIL HOOK AND HOSE THREADED OUTLET.

FD-1: FLOOR DRAIN
JAY R. SMITH #2005 FLOOR DRAIN WITH 2" NO-HUB OUTLET AND 5" ROUND NICKEL BRONZE STRAINER HEAD. PROVIDE WITH TRAP PRIMER CONNECTION.

DD-1: DECK DRAIN
MIFAB F1100-ZS CAST IRON AREA DRAIN WITH REINFORCED 6" X 6" SQUARE STRAINER & NO-HUB OUTLET.

HB-1: HOSE BIBB
MIFAB HY-3800-NPB ENCASED LOW LEAD MODERATE CLIMATE WALL HYDRANT WITH VACUUM BREAKER AND KEY LOCK DOOR.

HB-2: ROOF HYDRANT
MIFAB MHY-58 SELF-DRAINING, NON-FREEZE ROOF HYDRANT WITH WITH 3/4" MALE HOSE CONNECTION. HEAVY DUTY CAST IRON HEAD WITH LIFT HANDLE.

HB-3: HOSE BIBB W/O ACCESS DOOR
MIFAB MHY-50 LOW LEAD MODERATE CLIMATE NARROW WALL HYDRANT WITH VACUUM BREAKER AND OPERATING KEY.

TP: TRAP PRIMER
PPP, INC #P1-500 OR #P2-500 TRAP SEAL PRIMER. SEE DETAIL FOR MORE MODEL NUMBERS AND DISTRIBUTION UNIT INFORMATION.

ETP: ELECTRONIC TRAP PRIMER - PPP, INC #MP-500-115V
ELECTRONIC TRAP SEAL PRIMER WITH AIR GAP, DISTRIBUTION UNIT W/ 1:4 OPENING PORTS, AND 120 VAC CONTROL UNIT. INSTALL COMPLETE W/ SHUT-OFF VALVE, AND 1/2" TYPE L COPPER DRAIN LINE FROM TRAP SEAL PRIMER OUTLET TO RECEPTOR CONNECTION POINT. SEE DETAIL ON DRAWING P3.1 FOR MORE INFORMATION.

WCO: JAY R. SMITH #4402, INSTALLED +18" AFF
FCO: JAY R. SMITH #4020, INSTALLED FLUSH WITH FLOOR
DPCO: JAY R. SMITH #4220, INSTALLED FLUSH WITH GRADE

WATER HAMMER ARRESTOR:
WATER HAMMER ARRESTOR BY WATTS REGULATOR OR APPROVED EQUAL. PROVIDE AT END OF ALL BRANCHES.

SCHEDULE OF NEW PLUMBING FIXTURES

FIXTURE TAG	FIXTURE CONNECTIONS (VALVE INLET) TRAP	WASTE	VENT	C.W.	H.W.	GPM GPF	FLOOD RIM (A.F.F.)	
RD-1	---	SEE PLANS	---	---	---	---	AT ROOF	
OD-1	---	SEE PLANS	---	---	---	---	AT ROOF	
WC-1	INT.	3"	2"	1-1/2"	---	1.28 GPF	SEE ARCH.	
UR-1	INT.	2"	1-1/2"	3/4"	---	0.125 GPF	SEE ARCH.	
L-1	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	0.175 GPC	SEE ARCH.	
MS-1	3"	3"	1-1/2"	1/2"	1/2"	2.0 GPM	APPROX. 2'-10"	
FD-1	2"	2"	1 1/2"	THRU TP	---	---	FLUSH	
DD-1	---	SEE PLANS	---	---	---	---	FLUSH	
HB-1,2,3	---	---	---	3/4"	---	2.5 GPM	---	
TP / ETP	---	---	---	1/2"	---	---	---	
WCO FCO / DPCO	---	SEE PLANS	---	---	---	---	18" AFF FLUSH	

ROOF DRAIN SIZING TABLE

BASED ON CPC TABLES 1103.1, 1103.2.

IN DANA POINT, CA, DESIGN RAINFALL RATE IS 3.0 INCHES PER HOUR (FOR 100 YR, 60 MIN. RAINFALL)

PROJECTED AREAS ALLOWED FOR PIPE SIZES:

	3"	4"	6"	8"	10"
DRAINS & VERTICAL PIPING	2,930 FT²	6,130 FT²	17,995 FT²	38,660 FT²	N/A
HORIZ. PIPING 1/8" PER FOOT SLOPE	1,096 FT²	2,506 FT²	7,133 FT²	15,330 FT²	27,600 FT²

SCHEDULE OF ELECTRIC WATER HEATERS

TAG	MAKE & MODEL	TANK CAP. / GAL.	KW RATING	ELECTRICAL RATING	RECOVERY @ 60°F RISE	WATER INLET	WATER OUTLET	DIMENSIONS DIA. X H	REMARKS
WH-1 (BLDG 6)	AO SMITH DURA-POWER #DEL-30, 5 KW SIMULT. DOUBLE-ELEMENT	30 GAL	10.0	480/3/60	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	480/3/60	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 CONTOLLED BY AN INDIVIDUALLY MOUNTED THERMOSTAT AND HIGH TEMPERATURE CUTOFF SWITCH.

SCHEDULE OF EXPANSION TANKS

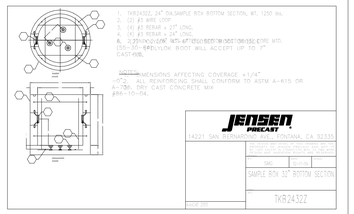
TAG	TYPE	MANUFACTURER/MODEL NO.	VOLUME (GAL.)	HEIGHT (INCHES)	DIAMETER (INCHES)	WEIGHT (LBS.)	WATER CONNECTION (N.P.T.)	MOUNTING TYPE	REMARKS
ET-1	DIAPHRAGM	AMTROL "THERM-X-TROL" #ST-5C	2.0	14"	8"	10	3/4"	WALL	SEE NOTES 1, 2, 3

NOTES:
1. EXPANSION TANK SHALL BE FABRICATED OF CARBON STEEL WITH POLYPROPYLENE LINER AND HEAVY DUTY, BUTYL RUBBER DIAPHRAM.
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.

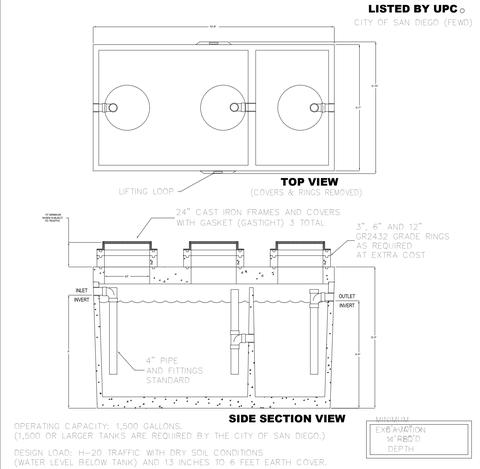
GREASE INTERCEPTOR SCHEDULE (SHELL ONLY- NO OCCUPANCY)

TAG	LOCATION	MANUFACTURER MODEL NO.	SIZE (L X W X H)	VOLUME (GALLONS)	SERVICE	CAPACITY PER CPC	NOTES
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	1,2,3
GI-7	SEE SHEET A1.0.1	JENSEN PRECAST JP1500ECE-G	10'-8" X 5'-10" X 6'-3"	1,500	BUILDING 7	172 DFU	1,2,3
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	1,2,3
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	1,2,3

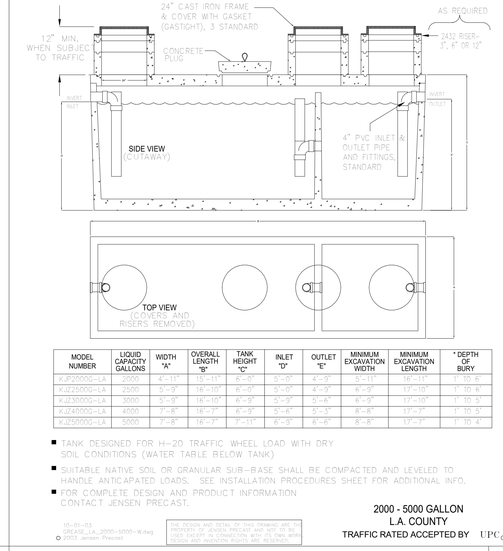
NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. HEIGHT WILL VARY WITH RISERS. SEE SPECIFICATION SHEET FOR MORE INFO.
3. PROVIDE SAMPLE BOX PER JENSEN PRECAST SPECIFICATIONS AND DETAILS ON THIS DRAWING.



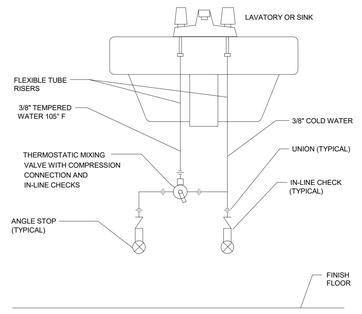
SAMPLE BOX DETAIL (N.T.S.) **15**



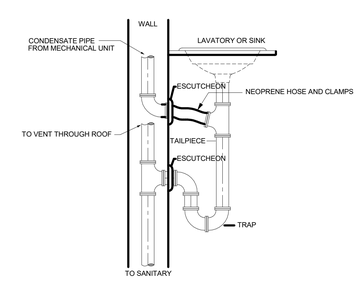
1,500 GAL GREASE INTERCEPTOR DETAIL (N.T.S.) **14**



2,000-5,000 GAL GREASE INTERCEPTOR DETAIL (N.T.S.) **13**

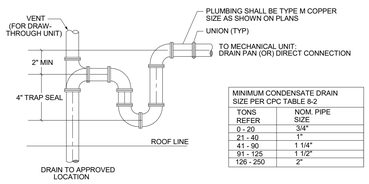


MIXING VALVE DETAIL (N.T.S.) **10**



NOTE: PIPE SIZES ARE AS NOTED ON THE PLANS

CONDENSATE TAILPIECE DETAIL (N.T.S.) **11**



MINIMUM CONDENSATE DRAIN SIZE PER CPC TABLE 8-2

TONS REFER	NOM. PIPE SIZE
0 - 20	3/4"
21 - 40	1"
41 - 90	1 1/4"
91 - 125	1 1/2"
126 - 250	2"

CONDENSATE DRAIN TRAP DETAIL (N.T.S.) **12**

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(D)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL. ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
B|W|P

REGISTERED PROFESSIONAL ENGINEER — ADAM K. FRANKLIN — M34633 — MECHANICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
PLUMBING DETAILS AND SCHEDULES

DRAWING NO.
P3.1.2

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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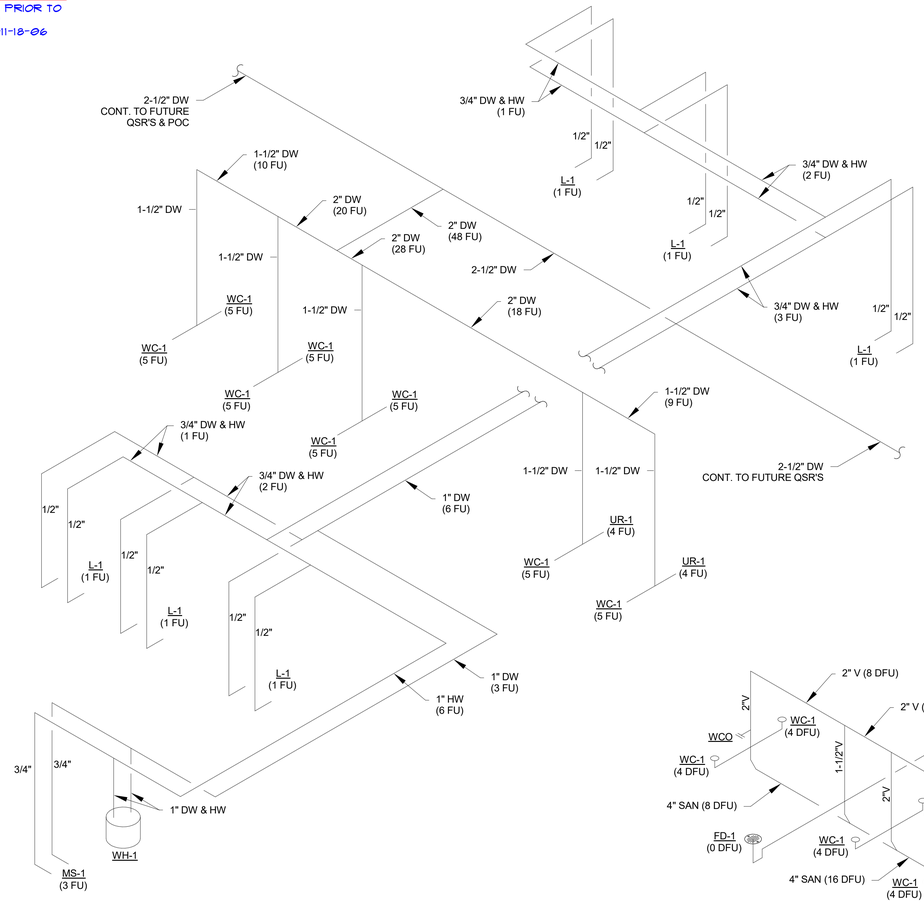
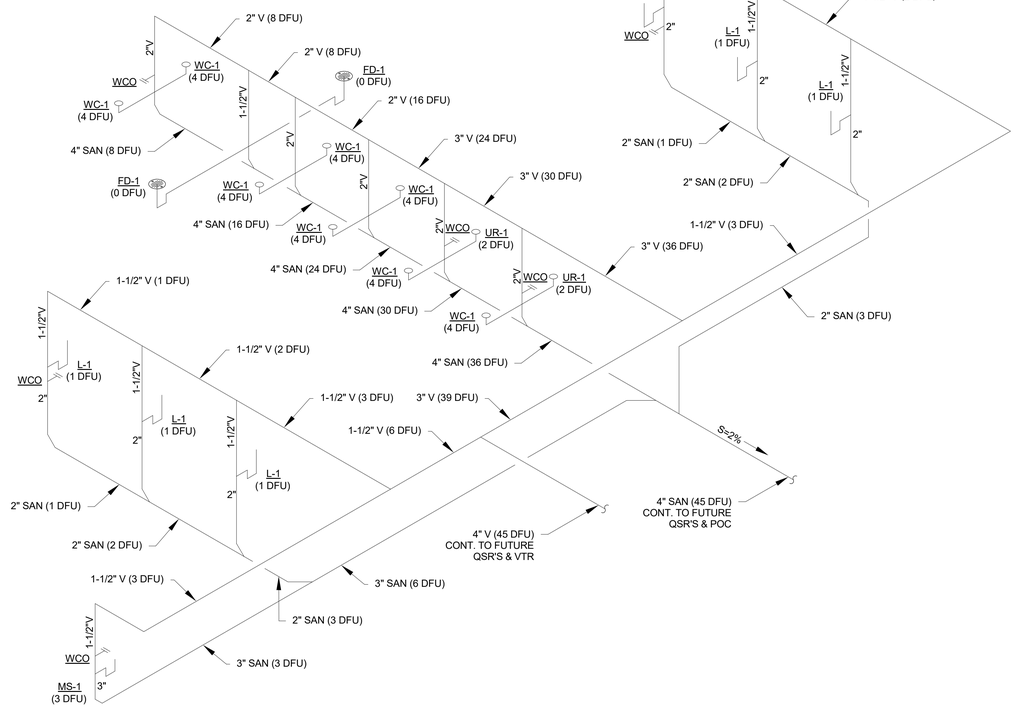


1ST FLOOR RESTROOMS - DOMESTIC ISOMETRIC (N.T.S.)



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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 RESTROOM - ISOMETRIC DIAGRAMS

SHEET NO
P4.1.1

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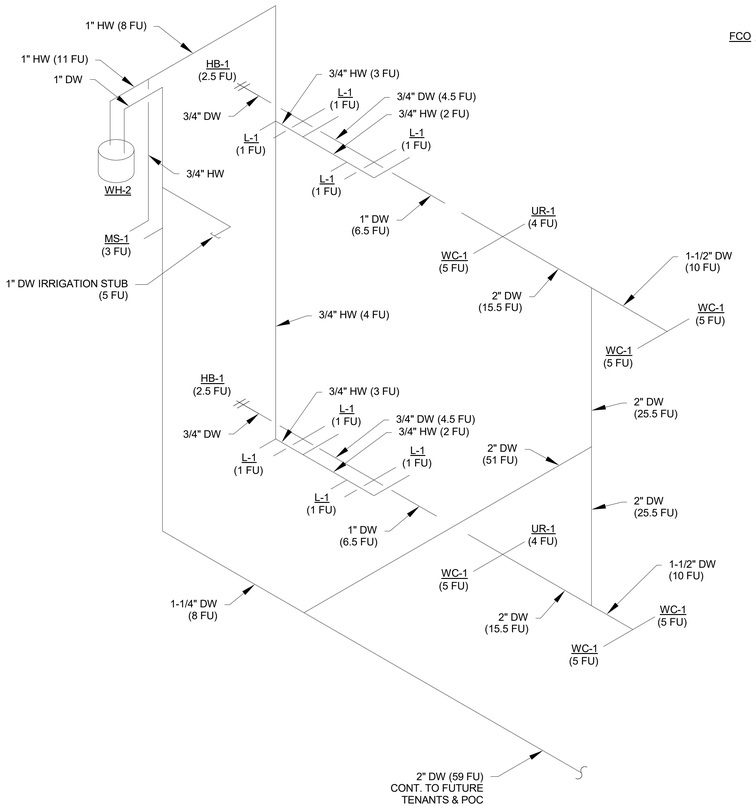
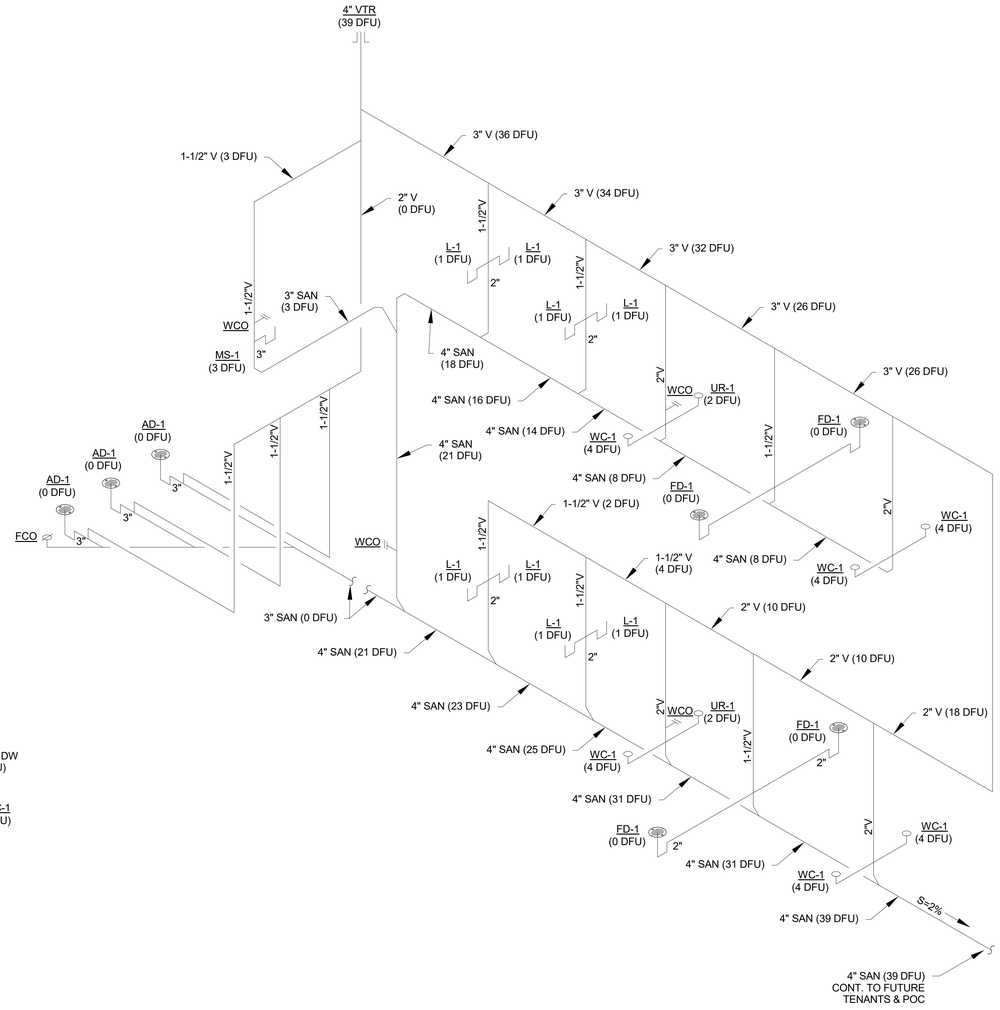


1ST & 2ND FLOOR RESTROOMS - DOMESTIC ISOMETRIC (N.T.S.)



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DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 RESTROOMS - ISOMETRIC DIAGRAMS

P4.1.2

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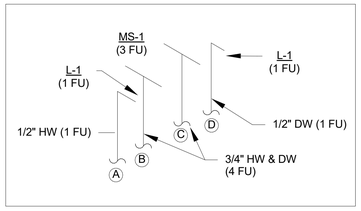

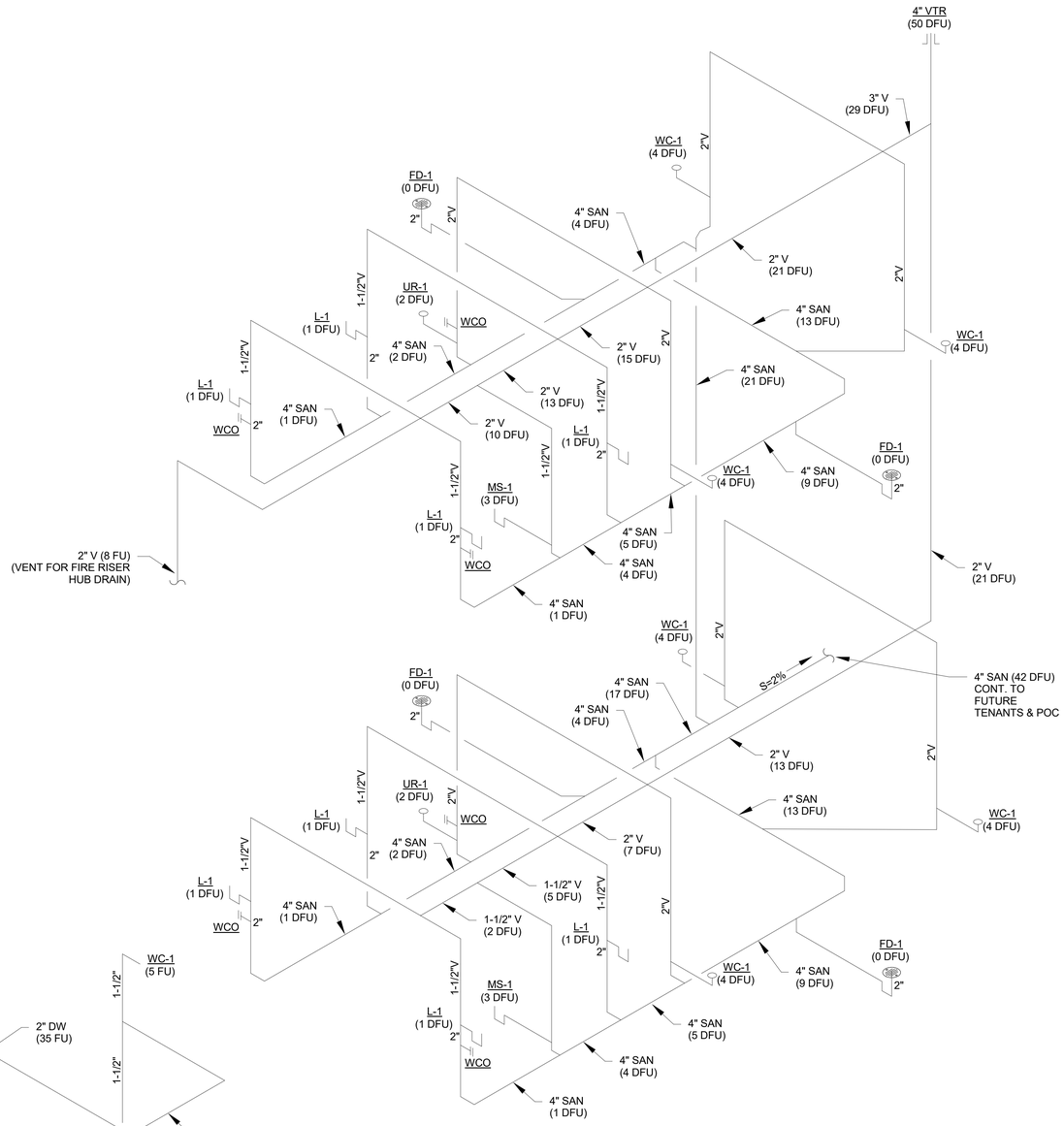

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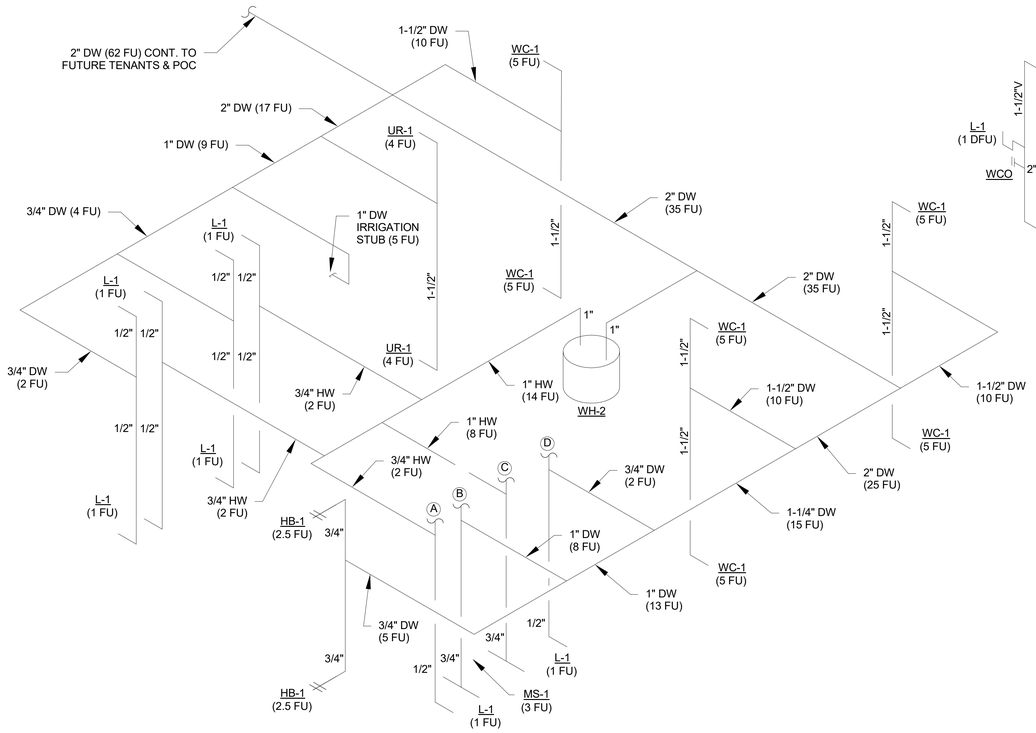

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DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8
RESTROOMS -
ISOMETRIC
DIAGRAMS

P4.1.3

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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
1. CONSTRUCTION AND ACCEPTANCE PHASES
(A) THE COMMISSIONING AGENT MAY REQUEST FURTHER DOCUMENTATION NECESSARY FOR THE COMMISSIONING PROCESS.
(1) PROVIDE A COPY OF THE O&M MANUALS SUBMITTALS OF COMMISSIONED EQUIPMENT, THROUGH NORMAL CHANNELS AFTER REVIEW OR APPROVAL BY THE A/E TEAM, TO THE CA FOR REVIEW.
(2) CONTRACTOR IS TO CREATE AND PROVIDE FIELD INSTALLATION VERIFICATION (FIV) CHECK SHEETS FROM MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CHECK SHEETS SHALL BE REVIEWED AND APPROVED BY THE CA. IF NO INSTRUCTIONS ARE AVAILABLE OR THE CONTRACTOR'S CREATED FORMS ARE INADEQUATE, THE CA MAY PROVIDE THE CHECK SHEETS TO THE CONTRACTOR.
(3) THE COMMISSIONING AGENT SHALL SUPERVISE THE CONTRACTORS PERFORM THE FIV INSPECTIONS. AFTER COMPLETION THE CONTRACTOR SHALL FORWARD THE COMPLETED CHECK SHEETS TO THE CA FOR APPROVAL.
(4) PRIOR TO ENERGIZING ANY SYSTEM, THE CONTRACTOR SHALL COORDINATE ANY REQUIRED SPECIAL SYSTEMS INSPECTION BY THE ENGINEER OF RECORD. A COPY OF ALL SPECIAL SYSTEM ELECTRICAL INSPECTION REPORTS SHALL BE PROVIDED TO THE CA.
(5) PREPARE O&M MANUALS ACCORDING TO THE CONTRACT DOCUMENTS.
(6) DURING CONSTRUCTION, MAINTAIN AS-BUILT RED-LINE DRAWINGS FOR ALL DRAWINGS AND FINAL CAD AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS. UPDATE AFTER COMPLETION OF COMMISSIONING (EXCLUDING DEFERRED TESTING). PREPARE RED-LINE AS-BUILT DRAWINGS FOR ALL DRAWINGS AND FINAL AS-BUILT FOR CONTRACTOR-GENERATED COORDINATION DRAWINGS.
(7) PROVIDE TRAINING OF THE OWNER'S OPERATING PERSONNEL AS SPECIFIED.
(8) COORDINATE WITH EQUIPMENT MANUFACTURERS TO DETERMINE SPECIFIC REQUIREMENTS TO MAINTAIN THE VALIDITY OF THE WARRANTY.
PART 2 - PRODUCTS
2.01 TEST EQUIPMENT
A. CONTRACTOR SHALL PROVIDE ALL TEST EQUIPMENT NECESSARY TO FULFILL THE TESTING REQUIREMENTS OF THIS SECTION.
PART 3 - EXECUTION
3.01 SUBMITTALS
A. CONTRACTOR SHALL PROVIDE SUBMITTAL DOCUMENTATION RELATIVE TO PRE-COMMISSIONING AND COMMISSIONING:
3.02 PRE-COMMISSIONING
A. PRE-COMMISSIONING FIV 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 FASTEN PER 2010 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 TRAIN 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.
3.03 COMMISSIONING
A. 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.
3.04 START UP
A. THE ELECTRICAL CONTRACTOR OR HIS ELECTRICAL TESTING AGENCY SHALL FOLLOW THE START UP AND INITIAL CHECKOUT PROCEDURES LISTED IN THE RESPONSIBILITIES LIST IN THIS SECTION. CONTRACTOR HAS START UP RESPONSIBILITY AND IS REQUIRED TO COMPLETE SYSTEMS AND SUB-SYSTEMS SO THEY ARE FULLY FUNCTIONAL, MEETING THE DESIGN OBJECTIVES OF THE CONTRACT DOCUMENTS. THE COMMISSIONING PROCEDURES AND FUNCTIONAL TESTING DO NOT RELIEVE OR LESSEN THIS RESPONSIBILITY OR SHIFT THAT RESPONSIBILITY PARTIALLY TO THE COMMISSIONING AGENT OR OWNER.
B. FUNCTIONAL TESTING IS INTENDED TO BEGIN AFTER COMPLETION OF THE FIELD INSTALLATION VERIFICATIONS AND OPERATIONAL PERFORMANCE TESTS. FUNCTIONAL TESTING SHALL NOT PROCEED PRIOR TO THE COMPLETION OF SYSTEMS OR SUB-SYSTEMS.
3.05 FUNCTIONAL PERFORMANCE TESTS
A. EACH SYSTEM PROVIDED UNDER THIS CONTRACT AND COVERED BY THIS SECTION SHALL BE FUNCTION TESTED TO ENSURE TOTAL SYSTEM OPERATION. THIS FUNCTIONAL TESTING SHALL BE SUPERVISED BY THE COMMISSIONING AGENT AND THE CONTRACTOR SHALL ASSIST THE AGENT AS REQUIRED.
B. UPON SATISFACTORY COMPLETION OF EQUIPMENT ACCEPTANCE TESTS, THE SYSTEM FUNCTIONAL TESTS SHALL BE PERFORMED. IT IS THE INTENT OF SYSTEM FUNCTIONAL TESTS TO PROVE THE PROPER INTERACTION OF ALL SENSING, PROCESSING, AND ACTION DEVICES TO EFFECT THE DESIGNED END PRODUCT OR RESULT.
C. ALL INTERLOCKS, SAFETY DEVICES, FAIL-SAFE FUNCTIONS, AND DESIGN FUNCTIONS SHALL BE TESTED.
3.06 TESTING DOCUMENTATION AND APPROVALS
A. ALL TEST REPORTS SHALL BE SUBMITTED TO COMMISSIONING AGENT FOR APPROVAL AND INCLUDED IN THE CLOSE OUT DOCUMENTS.
3.07 OPERATIONS AND MAINTENANCE (O&M) MANUALS
A. CONTRACTOR SHALL COMPILE AND PREPARE DOCUMENTATION FOR ALL EQUIPMENT AND SYSTEMS AND DELIVER TO THE GC FOR INCLUSION IN THE O&M MANUALS.
3.08 TRAINING OF OWNER PERSONNEL
A. THE GC SHALL BE RESPONSIBLE FOR TRAINING COORDINATION AND SCHEDULING AND ULTIMATELY TO ENSURE THAT TRAINING IS COMPLETED.
B. THE CA SHALL BE RESPONSIBLE FOR OVERSEEING AND APPROVING THE CONTENT AND ADEQUACY OF THE TRAINING OF OWNER PERSONNEL FOR 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 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 ENERGIZING, DE-ENERGIZING, START UP, OPERATION IN ALL MODES POSSIBLE, SHUT-DOWN, ALARM CONDITIONS, POWER FAILURE, AND ANY EMERGENCY PROCEDURES.
C. DISCUSS RELEVANT HEALTH AND SAFETY ISSUES AND CONCERNS.
D. DISCUSS WARRANTIES AND GUARANTEES.
E. COVER COMMON TROUBLESHOOTING PROBLEMS AND SOLUTIONS.
F. DURING ANY DEMONSTRATION, SHOULD THE SYSTEM FAIL TO PERFORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE O&M MANUAL OR SEQUENCE OF OPERATIONS, THE SYSTEM WILL BE REPAIRED OR ADJUSTED AS NECESSARY AND THE DEMONSTRATION REPEATED.
G. THE ELECTRICAL CONTRACTOR SHALL FULLY EXPLAIN AND DEMONSTRATE THE OPERATION, FUNCTION AND OVERRIDES OF ANY POWER MANAGEMENT OR LIGHTING CONTROL SYSTEM.
H. TRAINING SHALL OCCUR AFTER FUNCTIONAL TESTING IS COMPLETE, UNLESS APPROVED OTHERWISE BY THE PROJECT MANAGER.
3.09 CORRECTION OF DEFICIENCIES
A. ANY DEFICIENCIES FOUND SHALL BE RECTIFIED, AND WORK AFFECTED BY SUCH DEFICIENCIES SHALL BE COMPLETELY RE-TESTED AT THE CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE OF THE ELECTRICAL POWER AND CONTROL SYSTEM IS CONTINGENT UPON
B. THE COMMISSIONING AUTHORITY (CA) DIRECTS AND COORDINATES ALL COMMISSIONING ACTIVITIES AND PROVIDES PREFUNCTIONAL CHECKLISTS AND FUNCTIONAL TEST PROCEDURES FOR CONTRACTOR'S 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):
A. INCLUDE THE COMMISSIONING COST OF THE ELECTRICAL CONTRACTOR IN THE CONTRACT PRICE.
B. IN EACH PURCHASE ORDER OR SUBCONTRACT WRITTEN, INCLUDE REQUIREMENTS FOR SUBMITTAL DATA, O&M DATA, AND TRAINING.
C. ATTEND A COMMISSIONING SCOPING MEETING AND OTHER SCHEDULED COMMISSIONING MEETINGS NECESSARY TO FACILITATE THE CX PROCESS.
D. CONTRACTORS SHALL PROVIDE THE CA COMPLETE SHOP DRAWING SUBMITTALS OF ALL COMMISSIONED EQUIPMENT AND SYSTEMS.
E. CONTRACTORS SHALL PROVIDE ALL EQUIPMENT ACCEPTANCE TESTING FINAL REPORTS. ANY DEFICIENCIES FOUND SHALL BE RECTIFIED, AND WORK AFFECTED BY SUCH DEFICIENCIES SHALL BE COMPLETELY RE-TESTED AT THE CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE OF THE ELECTRICAL POWER SYSTEM IS CONTINGENT UPON SATISFACTORY COMPLETION OF THE ACCEPTANCE AND SYSTEM FUNCTION TESTS.
F. PROVIDE ADDITIONAL REQUESTED DOCUMENTATION, PRIOR TO NORMAL O&M MANUAL SUBMITTALS, TO THE CA FOR DEVELOPMENT OF START UP AND FUNCTIONAL TESTING PROCEDURES.
1) 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

Symbol	Description
	DUPLEX RECEPTACLE
	HALF-HOT TAMPER RESISTANT RECEPTACLE
	GFCI DUPLEX RECEPTACLE
WP	GFCI DUPLEX RECEPTACLE ,GROUNDED WITH WEATHERPROOF BOX AND GASKETED COVER
	DUPLEX SPLIT RECEPTACLE CONTROLLED VIA OCCUPANCY SENSOR & PERMANENTLY MARKED PER TITLE 24
	DUPLEX RECEPTACLE WITH DUAL USB PORT
	SPECILATY RECEPTACLE. VOLTAGE AND NEMA CONFIGURATION AS SPECIFIED IN PLAN NOTES.
	QUAD RECEPTACLE
	HALF-HOT TAMPER RESISTANT DUPLEX RECEPTACLE
	GFCI QUAD RECEPTACLE
	QUAD RECEPTACLE. 1 OF 4 OUTLETS CONTROLLED VIA OCCUPANCY SENSOR & PERMANENTLY MARKED PER TITLE 24
	DUPLEX RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR POKE-THRU INSTALLATION
	COMBINATION DUPLEX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED POKE-THRU INSTALLATION
AV	COMBINATION QUAD POWER, DATA AND AV OUTLET, FLUSH FLOOR MOUNTED FOR POKE-THRU INSTALLATION
	QUAD RECEPTACLE, FLUSH FLOOR MOUNTED, FOR IN-SLAB INSTALLATION
	COMBINATION DUPLEX POWER & DATA OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION
	COMBINATION QUAD POWER & DATA OUTLET, FLUSH FLOOR MOUNTED IN-SLAB INSTALLATION
AV	COMBINATION QUAD POWER, DATA AND AV OUTLET, FLUSH FLOOR MOUNTED FOR IN-SLAB INSTALLATION
EF 1	MECHANICAL/PLUMBING EQUIPMENT TAG
TC	TIME CLOCK
T	LOW VOLTAGE TRANSFORMER
T	THERMOSTAT
J	JUNCTION BOX, CEILING MOUNTED
J	JUNCTION BOX, WALL MOUNTED
J	JUNCTION BOX, GROUND MOUNTED, FOR POKE-THRU INSTALLATION
J	JUNCTION BOX, GROUND MOUNTED, FOR IN-SLAB INSTALLATION
	(1) TELEPHONE AND (1) DATA OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.
	(1) DATA OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.
TV	(1) TV OUTLET WITH COVER PLATE, 3/4" CONDUIT, AND PULL STRING TO ACCESSIBLE CEILING SPACE. TERMINATE CONDUITS WITH PLASTIC BUSHINGS.
$	20A SPST TOGGLE SWITCH
$3	20A SPST TOGGLE SWITCH, 3-WAY
	20A DIMMER SWITCH
TI	20A SPST TWIST TIMER. 2-HOUR UNLESS OTHERWISE LISTED.
ESM	UL924 EMERGENCY SWITCH MODULE, PROVIDES MIRROR SWITCHING OF NORMAL SWITCH LEG AND PROVIDES UL924 SWITCHING TO FULL BRIGHT UPON POWER LOSS.
S0	DIGITAL SWITCH, WALL MOUNTED
MS	MOTION SENSOR, WALL MOUNTED
OS	OCCUPANCY SENSOR, CEILING MOUNTED
PS	PHOTO SENSOR, CEILING MOUNTED
VS	VACANCY SENSOR, CEILING MOUNTED
VS	VACANCY SENSOR, WALL MOUNTED
SD	SMOKE DETECTOR, CEILING MOUNTED
SD	SMOKE DETECTOR, WALL MOUNTED
	DISCONNECT SWITCH, SIZE AS NOTED
VFD	VARIABLE FREQUENCY DRIVE, SIZE AS NOTED
$M	MOTOR RATED SWITCH
	BRANCH CIRCUIT HOMERUN
	3/4" CONDUIT MINIMUM - 1#12 HOT, 1#12 NEUTRAL AND 1#12 GROUND. TYPICAL UNLESS NOTED OTHERWISE.
GND, NEUTRAL, HOT(S)	BRANCH CIRCUIT WIRING WITH TICK MARKS.
X	FEEDER TAG.
	CONDUIT TURNING UP
	CONDUIT TURNING DOWN
	ELECTRICAL PANEL
	CIRCUIT BREAKER ON SINGLE LINE DIAGRAM
ST	CIRCUIT BREAKER WITH SHUNT TRIP ON SINGLE LINE DIAGRAM
	TRANSFORMER ON SINGLE LINE DIAGRAM
	AUTOMATIC TRANSFER SWITCH ON SINGLE LINE DIAGRAM
M	METER WITH CURRENT TRANSFORMERS
	CURRENT TRANSFORMER
	ELECTRIC MOTOR, SIZE AS NOTED
"P1"	ELECTRICAL PANEL ON SINGLE LINE DIAGRAM
ALSIG	CIRCUIT BREAKER WITH ELECTRONIC SENSING, TIMING AND TRIPPING CONTROL WITH FIELD INTERCHANGEABLE TRIP UNITS. PROVIDE TRUE RMS FUNCTIONS WITH DESCRETE FIELD ADJUSTABLE SETTINGS INDEPENDENT OF OTHER ADJUSTMENTS. A - ARC FLASH REDUCTION L - LONG TIME TRIP S - SHORT TIME OVERCURRENT TRIP I - INSTANTANEOUS TRIP G - GROUND FAULT TRIP, GROUND FAULT SENSING INTEGRAL WITH CIRCUIT BREAKER.
	GROUNDING ELECTRODE AND CONDUCTOR

ELECTRICAL GENERAL NOTES

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 AFFECTING THE ELECTRICAL WORK.
3. 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.
4. 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.
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 TARPAULINS 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 NEW SERVICE CONNECTIONS WITH LOCAL UTILITY COMPANY(S).
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. CONTRACTOR TO COORDINATE TESTING WITH LOCAL OFFICIALS.
13. ALL WORK BE IN STRICT CONFORMANCE WITH THE LATEST VERSION OF THE STATE OF CALIFORNIA FIRE CODE, THE CALIFORNIA ELECTRIC CODE, THE CALIFORNIA GREEN CODE, AND THE CALIFORNIA BUILDING CODE.
14. 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.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND MAKING SAFE ALL ELECTRICAL FACILITIES IN EXISTING STRUCTURE PRIOR TO DEMOLITION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COMMISSIONING OF SYSTEMS AS REQUIRED BY LOCAL CODE.
17. ALL EQUIPMENT SHALL BE LISTED BY A CITY OF ARCADIA RECOGNIZED ELECTRICAL TESTING LAB (IE U.L.) OR APPROVED BY THE DEPARTMENT.
18. 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.
19. SCREENING SHALL BE PROVIDED SO THAT MATERIALS STORED IN ANY OUTDOOR STORAGE AREA AND/OR EQUIPMENT AT GRADE OR ON THE ROOF ARE SCREENED FROM VIEW FROM ALL ADJACENT STREETS, NO MATTER THE STREET GRADE, AND ALL PROPERTIES AT THE SAME GRADE.
20. PROVIDE UNDERGROUND RACEWAY(S) FOR INCOMING TELEPHONE SERVICE. RACEWAYS SHALL BE 2" MINIMUM (UNLESS OTHERWISE LISTED).
21. ALL UNDERGROUND RACEWAYS, SHALL BE TYPE DB, SCHEDULE 40 PVC, RIGID NON-METALLIC CONDUIT, AND MANUFACTURED BY CARLON OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE #352.
22. NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #651 AND NEMA #TC-2.
23. ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
24. FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL BE OF THE SOLVENT CEMENTED TYPE AND SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL 3514 AND NEMA #TC-3. SOLVENT CEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
25. 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.
26. MINIMUM BENDING RADIUS FOR RIGID NON-METALLIC CONDUIT SHALL NOT BE LESS THAN PERMITTED BY NEC TABLE 2, CHAPTER 9.
27. 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.
28. 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 5'-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.
29. RISERS AT UTILITY POLES SHALL CONSISTS OF GRS ELBOW(S) AND CONDUCT TO 10'-0' ABOVE FINISHED GRADE FOR ELECTRICAL SUPPLIES. SPARE ELECTRICAL DUCTS SHALL BE CAPPED AT 6" ABOVE FINISHED GRADE.
30. ALL CIRCUIT BREAKERS SUPPLYING HVAC EQUIPMENT SHALL BE UL LISTED TYPE HACR.
31. PROVIDE WEATHERPROOF (NEMA 3R) JUNCTION BOXES, CONDUIT, FITTINGS AND ENCLOSURES AT ALL EXTERIOR LOCATIONS AND ALL WET OR DAMP INTERIOR LOCATIONS.
32. ALL AMPACITIES ARE BASED UPON TABLE 310.15(B)16 OF THE 2019 CALIFORNIA ELECTRICAL CODE.
33. ALL CONDUITS SHALL BE SIZED PER TABLE C OF 2019 NEC.

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

ABBREVIATIONS AND DESCRIPTIONS

Abbr.	Description
A	AMPERES
AC	ALTERNATING CURRENT
AIC	AMPERES INTERRUPTING CAPACITY
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME/AMP FUSE
AL	ALUMINUM
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY WITH NYLON PULLCORD
COAS	COAXIAL CABLE
CU	COPPER
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DIST	DISTRIBUTION
DB	DISTRIBUTION SWITCHBOARD
DWGS	DRAWINGS
EF	EXHAUST FAN
ELECT	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EMER, EM	EMERGENCY
EMT	ELECTRO-METALLIC TUBING
EQUIP	EQUIPMENT
EXIST, EX	EXISTING
F	DEGREES FAHRENHEIT
FA	FIRE ALARM
FF	FURNITURE FEED, FINISHED FLOOR
G	GROUND BUS OR WIRE
GD	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
H	HORIZONTAL
HP	HORSEPOWER
HOA	HAND-OFF-AUTMATIC
HZ	HERTZ
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL OCNDUIT
J-BOX	JUNCTION BOX
KCM	KILO-CIRCULAR-MIL
KVA	KILO-VOLTAMPERE
KW	KILO-WATT
LBS	POUNDS
LV	LOW VOLTAGE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MECH	MECHANICAL
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUTNED
MTG	MOUNTING
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NORMALLY OPEN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
PB	PULLBOX
PC	PHOTOCELL CONTROL
PH	PHASE
PLBG	PLUMBING
PNL	PANEL
PVC	POLYVINYL CHLORIDE
PP	POWER POLE
PS	POWER SENTRY EMERGENCY BATTERY UNIT
QTY	QUANTITY
RECEPT	RECEPTACLE
REF	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL
RM	ROOM
SB	STANDBY
SD	SMMOKE DETECTOR
SPEC	SPECIFICATION
SQ FT	SQUARE FEET OR SQUARE FOOT
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEMP	TEMPERATURE OR TEMPORARY
TV	TELEVISION
TYP	TYPICAL
UGPS	UNDERGROUND PULL SECTION
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLTAMPERE
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
WP	WEATHER PROOF
WT	WEIGHT
X	EXISTING
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
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

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

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"
50F	1	2 # 6	N/A	1 # 10	3/4"
60F	1	2 # 4	N/A	1 # 10	1"
70F	1	2 # 4	N/A	1 # 8	1"
80F	1	2 # 2	N/A	1 # 8	1"
90F	1	2 # 2	N/A	1 # 8	1"
100F	1	2 # 1	N/A	1 # 8	1-1/4"
125F	1	2 # 1	N/A	1 # 6	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"

600V Cu PRIMARY TABLE 3PH, 3W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
20Δ	1	3 # 12	N/A	1 # 12	3/4"
30Δ	1	3 # 10	N/A	1 # 10	3/4"
40Δ	1	3 # 8	N/A	1 # 10	3/4"
50Δ	1	3 # 6	N/A	1 # 10	1"
60Δ	1	3 # 4	N/A	1 # 10	1"
70Δ	1	3 # 4	N/A	1 # 8	1-1/4"
80Δ	1	3 # 2	N/A	1 # 8	1-1/4"
90Δ	1	3 # 2	N/A	1 # 8	1-1/4"
100Δ	1	3 # 1	N/A	1 # 8	1-1/2"
125Δ	1	3 # 1	N/A	1 # 6	1-1/2"
150Δ	1	3 # 1/0	N/A	1 # 6	1-1/2"
175Δ	1	3 # 2/0	N/A	1 # 6	2"
200Δ	1	3 # 3/0	N/A	1 # 6	2"
225Δ	1	3 # 4/0	N/A	1 # 4	2"
250Δ	1	3 # 250kcmil	N/A	1 # 4	2-1/2"
300Δ	1	3 # 350kcmil	N/A	1 # 4	3"
400Δ	1	3 # 600kcmil	N/A	1 # 2	4"
500Δ	2	3 # 250kcmil	N/A	1 # 2	2-1/2"
600Δ	2	3 # 350kcmil	N/A	1 # 1	3"
800Δ	2	3 # 600kcmil	N/A	1 # 1/0	4"
1000Δ	3	3 # 500kcmil	N/A	1 # 2/0	4"
1200Δ	3	3 # 600kcmil	N/A	1 # 3/0	4"
1600Δ	4	3 # 600kcmil	N/A	1 # 4/0	4"
2000Δ	5	3 # 600kcmil	N/A	1 # 250kcmil	4"
2500Δ	6	3 # 600kcmil	N/A	1 # 350kcmil	4"
3000Δ	8	3 # 600kcmil	N/A	1 # 400kcmil	4"
4000Δ	10	3 # 600kcmil	N/A	1 # 500kcmil	4"

600V Cu PRIMARY TABLE 3PH, 4W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
20Y	1	3 # 12	1 # 12	1 # 12	3/4"
30Y	1	3 # 10	1 # 10	1 # 10	3/4"
40Y	1	3 # 8	1 # 8	1 # 10	1"
50Y	1	3 # 6	1 # 6	1 # 10	1"
60Y	1	3 # 4	1 # 4	1 # 10	1-1/4"
70Y	1	3 # 4	1 # 4	1 # 8	1-1/4"
80Y	1	3 # 2	1 # 2	1 # 8	1-1/4"
90Y	1	3 # 2	1 # 2	1 # 8	1-1/4"
100Y	1	3 # 1	1 # 1	1 # 8	1-1/2"
125Y	1	3 # 1	1 # 1	1 # 6	1-1/2"
150Y	1	3 # 1/0	1 # 1/0	1 # 6	2"
175Y	1	3 # 2/0	1 # 2/0	1 # 6	2"
200Y	1	3 # 3/0	1 # 3/0	1 # 6	2"
225Y	1	3 # 4/0	1 # 4/0	1 # 4	2-1/2"
250Y	1	3 # 250kcmil	1 # 250kcmil	1 # 4	2-1/2"
300Y	1	3 # 350kcmil	1 # 350kcmil	1 # 4	3"
400Y	1	3 # 600kcmil	1 # 600kcmil	1 # 2	4"
500Y	2	3 # 250kcmil	1 # 250kcmil	1 # 2	3"
600Y	2	3 # 350kcmil	1 # 350kcmil	1 # 1	3"
800Y	2	3 # 600kcmil	1 # 600kcmil	1 # 1/0	4"
1000Y	3	3 # 500kcmil	1 # 500kcmil	1 # 2/0	4"
1200Y	3	3 # 600kcmil	1 # 600kcmil	1 # 3/0	4"
1600Y	4	3 # 600kcmil	1 # 600kcmil	1 # 4/0	4"
2000Y	5	3 # 600kcmil	1 # 600kcmil	1 # 250kcmil	4"
2500Y	6	3 # 600kcmil	1 # 600kcmil	1 # 350kcmil	4"
3000Y	8	3 # 600kcmil	1 # 600kcmil	1 # 400kcmil	4"
4000Y	10	3 # 600kcmil	1 # 600kcmil	1 # 500kcmil	4"

600V Cu XFMR PRIMARY TABLE 3PH, 3W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
P30Δ	1	3 # 10	N/A	1 # 10	3/4"
P50Δ	1	3 # 6	N/A	1 # 10	1"
P70Δ	1	3 # 4	N/A	1 # 8	1-1/4"
P100Δ	1	3 # 1	N/A	1 # 8	1-1/4"
P125Δ	1	3 # 1	N/A	1 # 6	1-1/2"
P175Δ	1	3 # 2/0	N/A	1 # 6	2"
P225Δ	1	3 # 4/0	N/A	1 # 4	2"
P350Δ	1	3 # 500kcmil	N/A	1 # 2	3"
P500Δ	2	3 # 250kcmil	N/A	1 # 2	2-1/2"
P800Δ	2	3 # 600kcmil	N/A	1 # 1/0	4"

600V Cu XFMR SECONDARY TABLE 3PH, 4W

ID	SETS	PHASE	NEUTRAL	GROUND	CONDUIT
S60Y	1	3 # 4	1 # 4	1 # 8	1-1/4"
S125Y	1	3 # 1	1 # 1	1 # 6	1-1/2"
S175Y	1	3 # 2/0	1 # 2/0	1 # 4	2"
S200Y	1	3 # 3/0	1 # 3/0	1 # 4	2"
S300Y	1	3 # 350kcmil	1 # 350kcmil	1 # 2	3"
S400Y	1	3 # 600kcmil	1 # 600kcmil	1 # 1/0	4"
S500Y	2	3 # 250kcmil	1 # 250kcmil	1 # 1/0	3"
S700Y	2	3 # 500kcmil	1 # 500kcmil	1 # 2/0	4"
S1000Y	3	3 # 500kcmil	1 # 500kcmil	1 # 3/0	4"
S1600Y	4	3 # 600kcmil	1 # 600kcmil	1 # 3/0	4"

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DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
E	08-09-2024	CITY RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
ELECTRICAL LEAD SHEET
DRAWING NO.
E0.1.1

9/5/2024 9:28:59 AM

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

ELECTRICAL NOTES AND SPECIFICATIONS

GENERAL

1. CONTRACTOR SHALL PERFORM ALL WORK AS TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT CONDITIONS EFFECTING THE ELECTRICAL WORK.
3. DRAWINGS 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.
4. 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.
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 TARPAULINS 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 COMPANY(S).
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 R EQUIRED 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. U.L.) 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 #347.
2. NON-METALLIC RIGID CONDUIT SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #651 AND NEMA #TC-2.
3. FITTINGS FOR RIGID NON-METALLIC CONDUIT SHALL BE OF THE SOLVENT CEMENTED TYPE AND SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH UL #514 AND NEMA #TC-3. SOLVENT CEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
7. WHEREVER POSSIBLE, RIGID NON-METALLIC CONDUIT ELBOWS, OFFSETS, ETC. SHALL BE MADE USING 30 DEGREE, 45 DEGREE AND 90 DEGREE FACTORY ELBOWS. WHERE FACTORY ELBOWS CANNOT BE ACCOMMODATED, FIELD BENDING SHALL USE HEATING BOXES, END PLUGS AND FORMING GUIDES AS RECOMMENDED BY THE MANUFACTURER. CASE SHALL BE EXERCISED TO ENSURE THAT THE INTERNAL DIAMETER OF CONDUITS IS NOT EFFECTIVELY REDUCED BY FIELD BENDING.
8. MINIMUM BENDING RADIUS FOR RIGID NON-METALLIC CONDUIT SHALL NOT BE LESS THAN PERMITTED BY NEC #346-10.
9. MINIMUM BURIAL DEPTH FOR UNDERGROUND RIGID NON-METALLIC RACEWAY SHALL BE 36" 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 (GRS) CONDUIT. MAKE TRANSITION FROM RIGID NON-METALLIC TO GRS AT 5'-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 PLENUMS	FLEXIBLE METAL CONDUIT
10. UNDERGROUND	TYPE "DB", SCHEDULE 40 RIGID (PVC), NON METALLIC CONDUIT
11. UNDERGROUND PENETRATION THRU GRADE	GALVANIZED RIGID STEEL (GRS)

2. GALVANIZED RIGID STEEL CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI #C80.1 AND UL #6. INSTALLATION OF GALVANIZED RIGID STEEL CONDUIT SHALL BE IN STRICT CONFORMANCE WITH NEC ARTICLE #346. BENDING RADIUS SHALL NOT BE LESS THAN NEC TABLE #346-10. SUPPORT SPACING SHALL NOT EXCEED NEC TABLE #346-12.
3. EMT SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI #C80.3 AND UL #797. INSTALLATION OF ELECTRICAL METALLIC TUBING SHALL BE IN STRICT CONFORMANCE WITH NEC ARTICLE #348. BENDING RADIUS SHALL NOT BE LESS THAN NEC TABLE #346-10. SUPPORT SPACING SHALL NOT EXCEED 10'-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 #1. INSTALLATION OF FLEXIBLE CONDUIT SHALL BE IN STRICT CONFORMANCE WITH NEC #350 AND SHALL BE LIMITED TO 6'-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 SINGLE SCREW, MALLEABLE 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 6'-0". PROVIDE A GROUNDING CONDUCTOR SIZED TO MEET NEC TABLE 250-94 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 60A.

   FITTINGS FOR LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE THOMAS & BETTS "VERSA-GROUND" WITH OR WITHOUT EXTERNAL GROUND LUG AS REQUIRED ABOVE.
6. ALUMINUM RIGID CONDUIT, MANUFACTURED IN ACCORDANCE WITH ASTM #C-80.5 AND UL #6 MAY BE SUBSTITUTED FOR GALVANIZED RIGID STEEL CONDUIT IN INDOOR AND OUTDOOR ABOVE GRADE LOCATIONS. ALL REQUIREMENTS FOR GALVANIZED 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 # 1242 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.
10. USE OF LIQUID-TIGHT FLEXIBLE METAL CONDUIT OR LIQUID NON-METALLIC SHALL NOT BE PERMITTED IN ENVIRONMENTAL AIR PLENUMS, INCLUDING, RETURN AIR CEILING PLENUMS AND RAISED COMPUTER FLOORS.

CONDUCTORS

1. UNLESS OTHERWISE NOTED, CONDUCTOR TYPES SHALL BE AS INDICATED BELOW:

LOCATION	CONDUCTORS
1. BRANCH CIRCUITS AND FEEDERS INDOORS IN CONDUIT	THHN/THWN
2. CONCEALED BRANCH CIRCUITS	TYPE "AC" 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 #8AWG AND SMALLER MAY BE SPLICED USING NYLON SELF- INSULATED WIRE NUTS AS MANUFACTURED BY 3M "SCOTHLOK", IDEAL "WIRE-NUT" OR APPROVED EQUAL.
4. CONDUCTORS LARGER THAN #8AWG SHALL BE SPLICED USING SPLIT BOLT CONNECTORS WITH TAPED JACKET, PREMANUFACTURED SPLICES BY ILSCO OR MAC PRODUCTS OR BY HYDRAULICALLY APPLIED COMPRESSION SPLICES. MANUFACTURERS TOOLING, DYES 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 MANUFACTURER'S TOOLING, DIES AND RECOMMENDED PROCEDURES.
6. CONTROL WIRING FOR HVAC EQUIPMENT UTILIZING CONTROL CIRCUIT VOLTAGES OF LESS THAN 60VAC SHALL BE #16AWG MULTI-CONDUCTOR NEC TYPE "CL2". WHEN INSTALLED IN ENVIRONMENTAL AIR PLENUMS, 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 THHN/THWN 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. MAXIMUM BRANCH CIRCUIT LENGTHS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

	#12	#10	#8
120V, 1 PHASE, 15A	55'	85'	125'
120V, 1 PHASE, 20A	40'	65'	95'
208V, 1 PHASE, 20A	65'	110'	175'
208V, 3 PHASE, 20A	75'	125'	200'
277V, 1 PHASE, 20A	95'	155'	250'
480V, 3 PHASE, 20A	180'	310'	500'

THE ABOVE LENGTHS REPRESENT "ONE-WAY" CIRCUIT LENGTH (NOT WIRE LENGTH) AND INCLUDE ALL VERTICAL RISES AND DROPS.

11. CONDUCTOR INSULATIONS SHALL BE COLOR CODED AS FOLLOWS:

	120/208V	277/480V
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	WHITE
GROUND	GREEN	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 ICEA 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 10' COPPERWELD GROUND ROD DRIVEN OUTSIDE BUILDING AS NEAR TO SERVICE ENTRANCE EQUIPMENT AS POSSIBLE.
2. GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE #250-94 AND NEC #250-79(D).
3. PROVIDE GROUNDING JUMPER AROUND WATER METER. JUMPER TO BE BARE STRANDED COPPER SIZED TO MATCH GROUNDING ELECTRODE CONDUCTOR SIZE. GROUNDING CLAMPS FOR WATER PIPING SHALL BE THOMAS AND BETTS SERIES 3900 "U" BOLT CLAMP. PROVIDE MALLEABLE IRON CONDUIT HUBB 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 CADWELD 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.

   SERVICE RACEWAYS SHALL BE BONDED BY USE OF GROUNDING BUSHINGS AT ALL TERMINATIONS UP TO AND INCLUDING THE SUPPLY SIDE OF SERVICE DISCONNECT(S).
6. WHERE MULTIPLE SERVICE DISCONNECTING 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 SIDING (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 LENGTHS OF FLEXIBLE METAL CONDUIT, DISCONTINUOUS ENCLOUSURES, ETC.
9. GROUND NEUTRAL POINT OF ALL SEPARATELY DERIVED SYSTEMS, INCLUDING TRANSFORMERS, GENERATORS, UPS SYSTEMS, INVERTERS, ETC. WHERE BUILDING IS PROVIDED WITH A GROUNDED STRUCTURAL STEEL FRAME, GROUND TRANSFORMER, GENERATOR AND INVERTER NEUTRALS TO STEEL.
10. RECEPTACLE MOUNTING YOKE SHALL NOT BE USED FOR GROUNDING PURPOSES WITH RECESSED OUTLET BOXES. PROVIDE INSULATED GROUNDING JUMPER FROM OUTLET BOXES TO RECEPTACLE GROUNDING TERMINAL (DOES NOT APPLY FOR ISOLATED GROUND RECEPTACLES).
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 BUSHINGS AND BONDING 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 #172/173/174 (4" SQUARE)
FLUSH WIRING DEVICES ON WOOD STUDS	RACO #504/565 GANGABLE
FLUSH WIRING DEVICES IN MASONRY WALLS	RACO #690 (1 GANG)
GANG BOXES	RACO #951/952/953/954/955
CEILING BAR BOX (HUNG CEILING)	RACO #280/917
CEILING BAR BOX (WOOD JOIST)	RACO #326
SURFACE WIRING DEVICE (DRY AREAS)	RACO #192 (4" SQUARE)
BRANCH CIRCUIT JUNTION BOX (DRY AREAS)	RACO #245 W/#832 BLANK COVER
SURFACE WIRING DEVICES (WET AREAS, 1 GANG)	BELL 270-L/273-L (F.S. TYPE)
SURFACE WIRING DEVICES (WET AREAS, 2 GANG)	BELL 276-4L/ 277-4L (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 CODE GAUGE ENAMELED STEEL, NEMA "1" WITH SCREW FASTENED COVERS WHEN USED IN INDOOR, DRY AREAS. STEEL GAUGE SHALL BE IN ACCORDANCE WITH NEC ARTICLE #370-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 #370-6.
7. PULLBOXES AND LARGER JUNCTION BOXES SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE #370-18.
8. WHERE USE OF KNOCKOUTS IS DISCONTINUED BY CHANGES IN THE WORK, INSTALL PROPERLY SIZED KNOCKOUT SEALS BY THOMAS & BETTS, RACOR, APPLETON OR EQUAL.

LIGHTING

1. COORDINATE FIXTURE LOCATIONS WITH INSTALLED 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 #410-16(A)).
4. WHERE TROFFERS ARE INSTALLED IN SUSPENDED CEILINGS, FIXTURES SHALL BE SECURELY FASTENED TO GRID WITH CONCEALED BOLTS, SCREWS, RIVETS, OR TEE 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, BIAX AND OCTRON LAMPS SHALL BE OF THE RAPID START, CLASS "P", THERMALLY PROTECTED, HIGH POWER FACTOR, ENERGY SAVING TYPE AS MANUFACTURED BY GENERAL ELECTRIC, UNIVERSAL, ADVANCE OR APPROVED EQUAL. BALLASTS SHALL BE UL LISTED, CBM CERTIFIED AND CARRY A MINMUM 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 CONSTRUCTION AND 3" TO THERMAL INSULATION UNLESS UL LISTED FOR DIRECT CONTACT WITH THESE MATERIALS (NEC #410-66 (A) & (B)).
11. CONNECTIONS TO FLUORESCENT TROFFERS SHALL CONSIST OF HIGH TEMPERATURE WIRING (SEE CONDUCTOR) IN FLEXIBLE METAL CONDUIT. CONNECTION SHALL NOT BE LESS THAN 4', NOR GREATER THAN 6' IN LENGTH.
12. ALL BALLASTS FOR RECESSED HID FIXTURES SHALL BE UL LISTED AND SHALL BE THERMALLY PROTECTED.
13. 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 EGRESS 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 STRIKE SIDE OF DOOR WITH TOP OF FIXTURE ALIGNED WITH THE TOP OF THE DOOR.
16. ALL FLUORESCENT 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 TENTED IN ACCORDANCE WITH UL REQUIREMENTS FOR FIRE RATED CEILING ASSEMBLY.
18. BALLASTS FOR HID FIXTURES SHALL BE POWER FACTOR CORRECTED.
19. DIMMING FOR 120VAC FLUORESCENT FIXTURES (T-12, T-8 OR HO LAMPS) SHALL BE LUTRON "NOVA-T HI-LUME" DIMMING BALLAST. DIMMING BRANCH CIRCUIT SHALL BE 3 WIRE, #12 AWG MINIMUM.
20. WHERE TWO LEVEL DIMMING CONTROL IS SPECIFIED FOR HID FIXTURES, FURNISH AND INSTALL WIDELIGHT "BI-LEVEL" DIMMING SYSTEM CONSISTING OF REMOTE REGULATING TYPE BALLAST(S) AND:

MODEL #BL-MS-	MANUAL CONTROL(S)
MODEL #OD-	PROXIMITY DETECTOR(S)
MODEL #PTC-	PROGRAMMABLE CLOCK
MODEL #ACE-PC-	PHOTOCELL CONTROL

PROVIDE 120V, MODEL #BL-MHS "START AT HIGH" CONTROL FOR METAL HALIDE CIRCUITS.

PANELBOARDS

1. EQUIPMENT INTERRUPTING RATINGSSHALL BE AS SHOWN ON SCHEDULES OR ON THE SINGLE LINE DIAGRAM. UNLESS OTHERWISE NOTED ALL PANELBOARDS SHALL BE FULLY RATED. SERIES RATED EQUIPMENT SHALL NOT BE ACCEPTABLE.
2. SERVICE PANELS AND MAIN DISTRIBUTION PANELS SHALL HAVE BREAKERS OR FUSED SWITCHES AS SHOWN. SERVICE SWITCHES RATED OVER 600A AND BRANCH SWITCHES RATED OVER 800A SHALL BE BOLTED PRESSURE SWITCHES, SQUARE D "BOLT-LOC", PRINGLE OR EQUAL.
3. PANELBOARDS SHALL BE OF DEAD FRONT CONSTRUCTION WITH AUTOMATIC OVERCURRENT DEVICES. VOLTAGE AND CURRENT RATINGS AS SHOWN. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE UNLESS OTHERWISE NOTED. PANELBOARDS SHALL BE UL LISTED AS MANUFACTURED BY SQUARE D, GE OR SIEMENS.
4. ALL PANELBOARDS RATED OVER 225A AMPS SHALL BE SQUARE D "I-LINE", GE "SPECTRA SERIES" OR EQUAL BY SIEMENS.
5. ALL CIRCUIT BREAKERS SUPPLYING HVAC EQUIPMENT SHALL BE UL LISTED TYPE HACR.
6. WHERE INDICATED ON DRAWINGS, PROVIDE SPLIT BUS PANELBOARDS.
5. ALL PANELBOARDS SHALL BE PROVIDED WITH A TYPEWRITTEN DIRECTORY IN FRAME ON THE PANEL DOOR.

SAFETY SWITCHES

1. SAFETY SWITCHES SHALL BE HEAVY DUTY, FUSED OR UNFUSED, RATINGS AS SHOWN ON THE DRAWINGS.
2. ALL SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK OPERATION AND SHALL HAVE PADLOCKING PROVISIONS.
3. ALL SWITCHES SHALL BE FURNISHED IN NEMA ENCLOSURES SUITABLE FOR USE IN THE LOCATION SHOWN. SWITCHES SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR APPROVED EQUAL.

GENERAL ROOF NOTES:

1. ALL ELECTRICAL EQUIPMENT ON ROOF SHALL BE WEATHERPROOF, NEMA 3R AS REQUIRED, INCLUDING DISCONNECT SWITCHES, STARTERS, CONDUIT, FITTINGS, ETC.
2. REFER TO AND COMPLY WITH HVAC PLANS, WIRING DIAGRAMS, ETC. VERIFY ALL FINAL EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN.
3. PROVIDE CONDUIT ONLY FROM MECHANICAL UNITS TO RESPECTIVE CONTROL DEVICES (T-STAT., BY-PASS TIMER, ENERGY MANAGEMENT SYSTEM, ETC). COORDINATE LOCATIONS AND REQUIREMENTS WITH MECHANICAL CONTRACTOR/DRAWINGS, AND COMPLY.
4. PROVIDE FUSES FOR MECHANICAL EQUIPMENT. FUSES ARE TO BE CLASS "RK-1", "BUSS" TYPE "LPN-RK" (208V), OR "LPS-RK" (480V), "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 CONDUIT IS TO RUN ON ROOF FOR MORE THAN 4'-0". ALL OTHER CONDUIT IS TO RUN BELOW ROOF AND STUB THRU NEAR EQUIPMENT. VERIFY LOCATIONS OF ALL STUB-UPS WITH MECHANICAL DRAWINGS/CONTRACTOR PRIOR TO ROUGH-IN, AND COMPLY. ALL ELECTRICAL PENETRATIONS THRU ROOF SHALL BE FLASHED.

WIRING DEVICES

1. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE UNLESS OTHERWISE INDICATED.
2. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, WIRING DEVICES SHALL BE AS SPECIFIED BELOW OR APPROVED EQUAL:

DEVICE	STANDARD DEVICES MANUFACTURER/MODEL	DECORATOR DEVICES MANUFACTURER/MODEL
DUPLEX RECEPTACLE 125V, 20A, GROUNDED NEMA #5-20R	LEVITON #5362	LEVITON #16342
SINGLE RECEPTACLE 125V, 20A, GROUNDED NEMA #5-20R	LEVITON #5361	LEVITON #16341
GFCI DUPLEX RECEPTACLE 125V, GROUNDED NEMA #5-15R	LEVITON #6598	LEVITON #6598
I.G. DUPLEX RECEPTACLE 125V, 20A, ISO GROUNDED NEMA #5-20R (ORANGE)	LEVITON #5362-IG	LEVITON #5362-IG
I.G. SINGLE RECEPTACLE 125V, 20A, ISO GROUNDED NEMA #5-20R (ORANGE)	LEVITON #5361-IG	LEVITON #5361-IG
I.G. LOCKING RECEPTACLE 250V, 20A, ISO GROUNDED NEMA #L6-20R (ORANGE)	LEVITON 70620-FIG	LEVITON 70620-FIG
I.G. LOCKING RECEPTACLE 250V, 30A, ISO GROUNDED NEMA #L6-30R (ORANGE)	LEVITON 70630-FIG	LEVITON 70630-FIG
CLOCK RECEPTACLE 125V, 20A, GROUNDED NEMA #5-20R	LEVITON #5361-CH	LEVITON 70630-FIG
TOGGLE SWITCH, 1 POLE 120/277V, 20A	LEVITON #5521	LEVITON #5621
KEY SWITCH, 1 POLE 120/277V, 20A	LEVITON #1221-L	N/A
TOGGLE SWITCH, 1 POLE W/ PILOT LIGHT 125V, 15A	LEVITON #5226	LEVITON #5628
TOGGLE SWITCH, 2 POLE 120/277V, 20A	LEVITON #5522	LEVITON #5622
KEY SWITCH, 2 POLE 120/277V, 20A	LEVITON 1222-L	N/A
TOGGLE SWITCH, 3 WAY 120/277V, 20A	LEVITON #5523	LEVITON #5623
KEY SWITCH, 3 WAY 120/277V, 20A	LEVITON 1223-L	N/A
TOGGLE SWITCH, 4 WAY 120/277V, 20A	LEVITON #5524	LEVITON #5624
KEY SWITCH, 4 WAY 120/277V, 20A	LEVITON 1224-L	N/A
INCANDESCENT/HALOGEN DIMMER 120V, 600W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON # NT-600	LUTRON # NT-600
INCANDESCENT/HALOGEN DIMMER 120V, 600W, 3 WAY ("NOVA-T", THIN PROFILE)	LUTRON # NT-603	LUTRON # NT-603
INCANDESCENT/HALOGEN DIMMER 120V, 1000W, 1 POLE ("NOVA-T" THIN PROFILE)	LUTRON #NT-1000	LUTRON #NT-1000
INCANDESCENT/HALOGEN DIMMER 120V, 1000W, 3 WAY ("NOVA-T" THIN PROFILE)	LUTRON #NT-1	LUTRON #NT-1003
MAGNETIC LOW VOLTAGE DIMMER 120V, 600W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-600	LUTRON #NTLV-600
MAGNETIC LOW VOLTAGE DIMMER 277V, 600W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-600 -277	LUTRON #NTLV-600-277
MAGNETIC LOW VOLTAGE DIMMER 120V, 600W, 3 WAY ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-603	LUTRON #NTLV-603
MAGNETIC LOW VOLTAGE DIMMER 120V, 1000W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-1000	LUTRON #NTLV-1000
MAGNETIC LOW VOLTAGE DIMMER 277V, 1000W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-1000 -277	LUTRON #NTLV-1000-277
MAGNETIC LOW VOLTAGE DIMMER 120V, 1000W, 3 WAY ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-1003	LUTRON #NTLV-1003
ELECTRONIC LOW VOLTAGE DIMMER 120V, 300W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTELV-300	LUTRON #NTELV-300
ELECTRONIC LOW VOLTAGE DIMMER 120V, 600W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTELV-600	LUTRON #NTELV-600
MAGNETIC LOW VOLTAGE DIMMER 120V, 1000W, 1 POLE ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-1000	LUTRON #NTLV-1000
MAGNETIC LOW VOLTAGE DIMMER 120V, 1000W, 3 WAY ("NOVA-T", THIN PROFILE)	LUTRON #NTLV-1003	LUTRON #NTLV-1003
FAN SPEED CONTROL 120V, 12A, 1 POLE	LUTRON #NTFS-12E	LUTRON #NTFS-12E
LINEAR SLIDE SWITCH 120/277V, 20A, 1 POLE	LUTRON #NT-1PS	LUTRON #NT-1PS
LINEAR SLIDE SWITCH 120/277V, 20A, 3 WAY	LUTRON #NT-3PS	LUTRON #NT-3PS
LINEAR SLIDE SWITCH 120/277V, 20A, 4 WAY	LUTRON #NT-4PS	LUTRON #NT-4PS

3. WHERE SINGLE POLE, 3-WAY OR 4-WAY STITCHES ARE GROUPED WITH DIMMERS OR FAN SPEED CONTROLS, PROVIDE LINEAR SLIDE SWITCHES BY LUTRON AS SPECIFIED ABOVE. PROVIDE MULTI-GANG COMMON WALLPLATE BY LUTRON. INDIVIDUALLY MOUNTED CONTROLS SHALL NOT BE ACCEPTED.
4. WHERE GANGED RECEPTACLES INCLUDE A GROUND FAULT CIRCUIT CIRCUIT INTERRUPTER, PROVIDE DECORATOR STYLE CONVENIENCE OUTLETS AND MULTI-GANG DECORATOR COVERPLATE.
5. WIRING DEVICE MOUNTING HEIGHTS SHALL BE AS FOLLOWS:

DEVICE	MOUNTING HEIGHT
RECEPTACLES (GENERAL AREAS)	1"-3" A.F.F. TO BOTTOM
RECEPTACLES (ABOVE COUNTERS)	6" ABOVE 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 CLG. TO TOP
FIRE ALARM VISUAL SIGNAL DEVICES	6'-8" A.F.F.
WATER COOLER OUTLET	(COORDINATE W/SHOP DWGS)
THERMOSTAT & HVAC CONTROLS	4'-0" TO TOP
WALL MOUNTED EXIT LIGHTS	6" ABOVE DOOR TO BOTTOM

MOUNTING HEIGHTS FOR OTHER DEVICES NOT SPECIFIED ABOVE SHALL BE IN ACCORDANCE WITH NJAC #5:23-7, "BARRIER FREE SUBCODE".

6. ALL OUTLETS INSTALLED WITHIN 6'-0" OF SINKS OR LAVATORIES 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 STITCHES INSTALLED IN MULTI-GANG BOXES WOULD RESULT IN VOLTAGE BETWEEN ADJACENT SWITCHES EXCEEDING 300V, INSTALL PERMANENT BARRIER BETWEEN STITCHES.
10. UNLESS OTHERWISE INDICATED, COVERPLATES FOR INDOOR DEVICES IN FINISHED AREAS SHALL BE AS DIRECTED BY ARCHITECT.
11. COVERPLATES FOR SURFACE MOUNTED WIRING IN UTILITY AREAS SHALL BE OF THE RAISED COVER TYPE AS MANUFACTURED BY MULBERRY, RACO OR APPROVED EQUAL.
12. COVERPLATES FOR WEATHERPROOF DUPLEX RECEPTACLES SHALL BE BELL #223-V WITH GASKET. COVERPLATES FOR WEATHERPROOF SWITCH SHALL BE BELL #224-V WITH GASKET.
13. ALL SWITCHES SHALL BE MOUNTED AT THE STRIKE SIDE OF DOORS. COORDINATE FINAL DOOR SWINGS WITH THE ARCHITECTURAL DRAWINGS.
14. WHERE OUTLETS ARE LOCATED IN COLUMN CLOSURES, PANELED WALLS, CUSTOM CABINETS, ETC. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS TO ENSURE THAT OUTLETS ARE CENTERED IN PANELS AND LOCATED ON FLAT PANELS.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I) ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HATCH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
DRAWING TITLE
ELECTRICAL NOTES

DRAWING NO.
E0.1.2

CITY OF DANA POINT
PLANNING DIVISION

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ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

1 LEVEL 2 OVERALL PEDESTRIAN DECK PLAN
1" = 20'-0"

PLAN NOTES (X)

1 RECEPTACLE SHALL BE MOUNTED WITHIN LIGHT POLE FOR FIXTURE TYPE BH4.

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
OVERALL PEDESTRIAN AREA WALKWAY LIGHTING PLAN

E1.1.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:29:03 AM

CITY OF DANA POINT
PLANNING DIVISION

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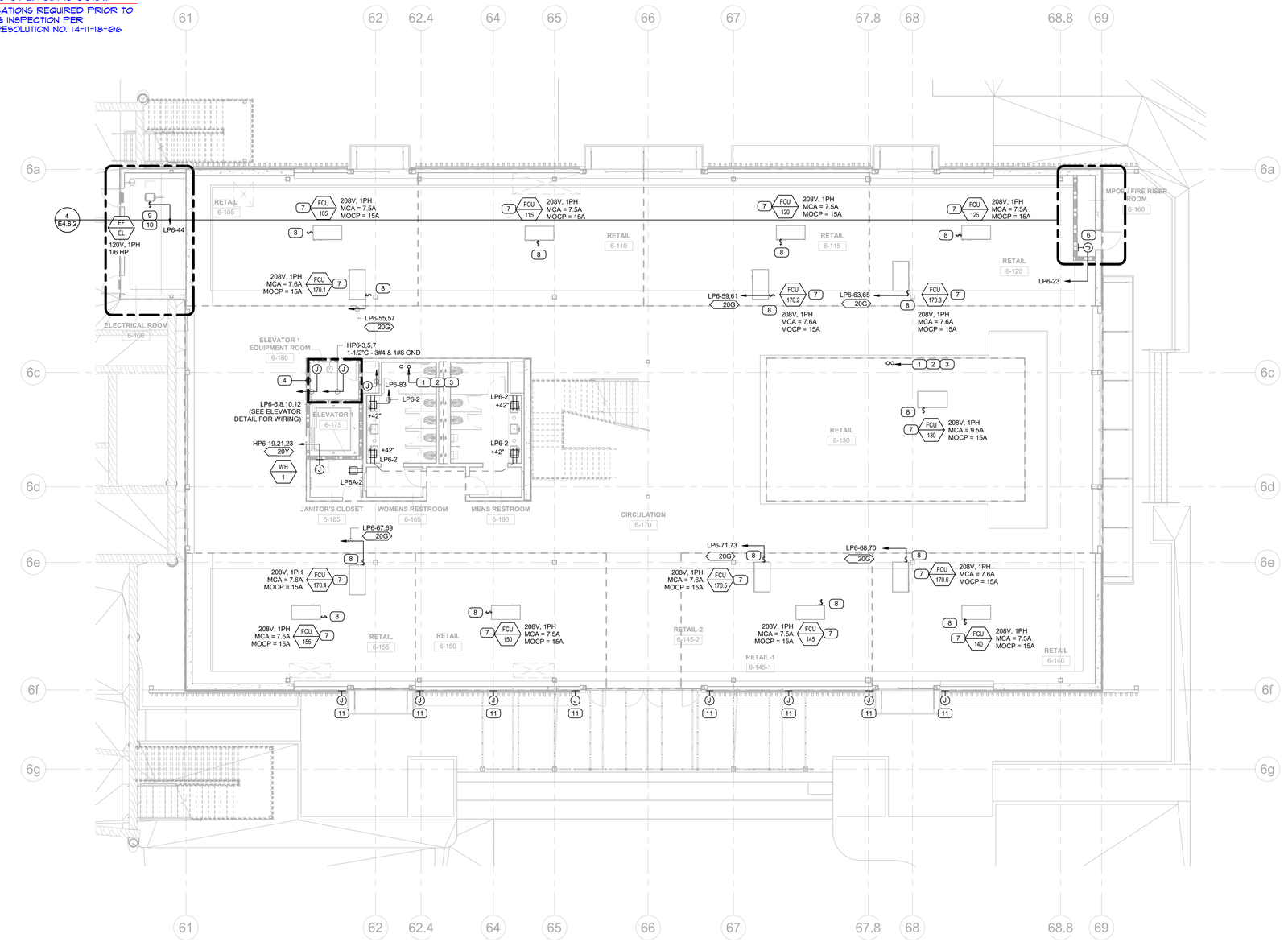
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES ("X")

1 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD UNDERGROUND TO TENANT SPACE FOR CATV WIRING (BY OTHERS). STUBB UP +8" AFF ON EACH END.

2 PROVIDE 1" C.O., COMPLETE WITH PULL ROPES, FROM MAIN TELEPHONE BACKBOARD UNDERGROUND TO TENANT SPACE FOR TELEPHONE (BY OTHERS). STUBB UP +8" AFF ON EACH END.

3 PROVIDE 1-1/2" C.O., COMPLETE WITH PULL ROPE, FROM FIRE ALARM CONTROL PANEL (FACP) UNDERGROUND TO TENANT SPACE FOR FIRE ALARM WIRING (BY OTHERS). STUBB UP +8" AFF IN TENANT SPACE.

4 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK.

5 NOT USED.

6 PROVIDE CONNECTION TO ELECTRIC TRAP PRIMER. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS AND ALL REQUIREMENTS PRIOR TO ROUGH-IN.

7 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.

8 PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

9 PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.

10 PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR CONTROL WIRING.

11 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.

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No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 - LEVEL 1 - POWER PLAN

DRAWING NO
E2.6.1

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 1/16/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

1 BUILDING 6 - LEVEL 2 POWER PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

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 SPACE AND UP TO STRUCTURE 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, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

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Irvine, California 92618
949.757.3240 | www.sms-arch.com

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irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAUP
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 - LEVEL 2 - POWER PLAN

DRAWING NO.
E2.6.2

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274_MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:29:08 AM

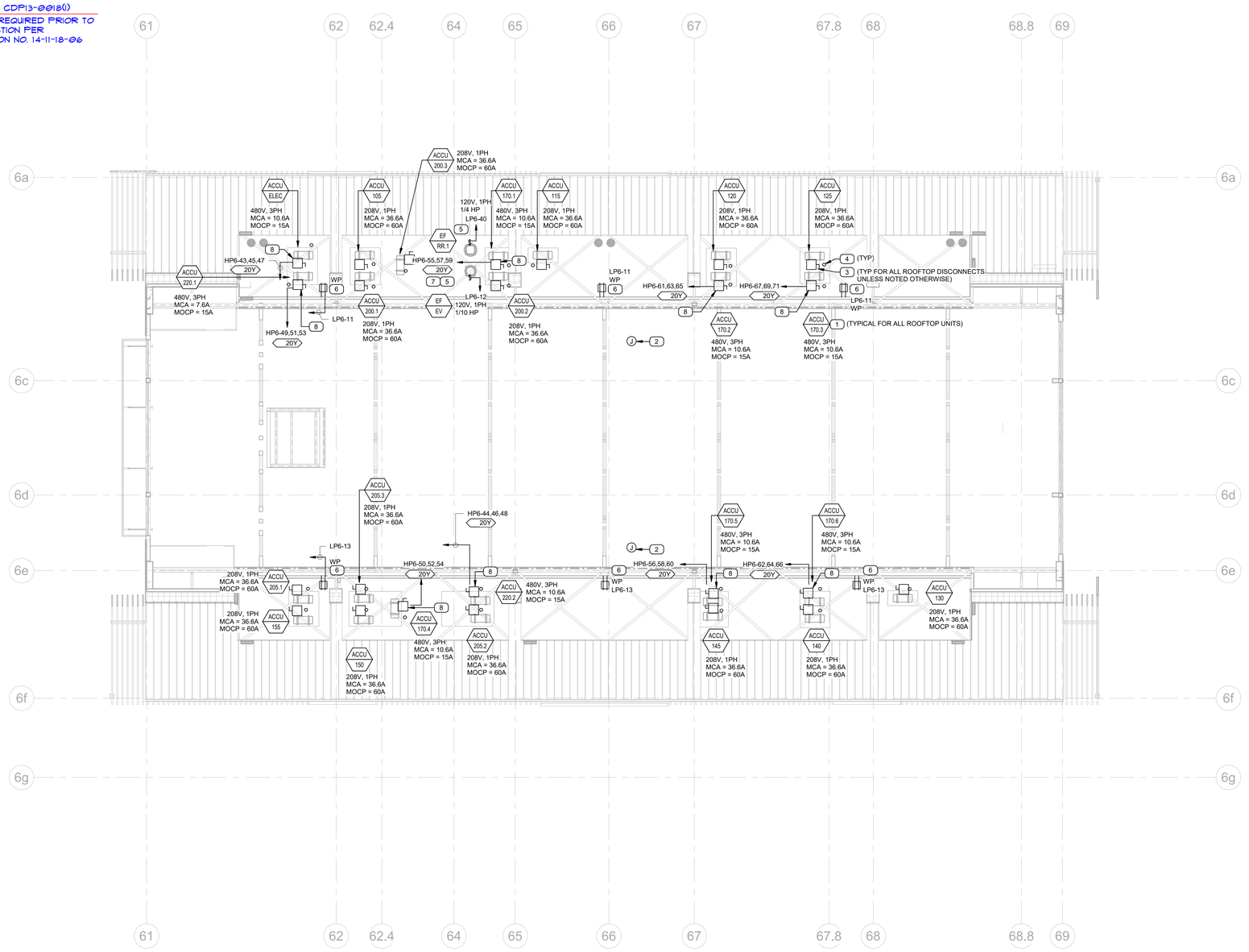
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES ("X")

1 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.

2 PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO ELECTRICAL ROOM FOR FUTURE SOLAR CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR MOUNTING INFORMATON.

3 PROVIDE 208V, 60A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.

4 PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE A/C UNIT WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

5 PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.

6 PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

7 PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

8 PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 - ROOF ELECTRICAL PLAN

DRAWING NO
E2.6.3

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:29:12 AM

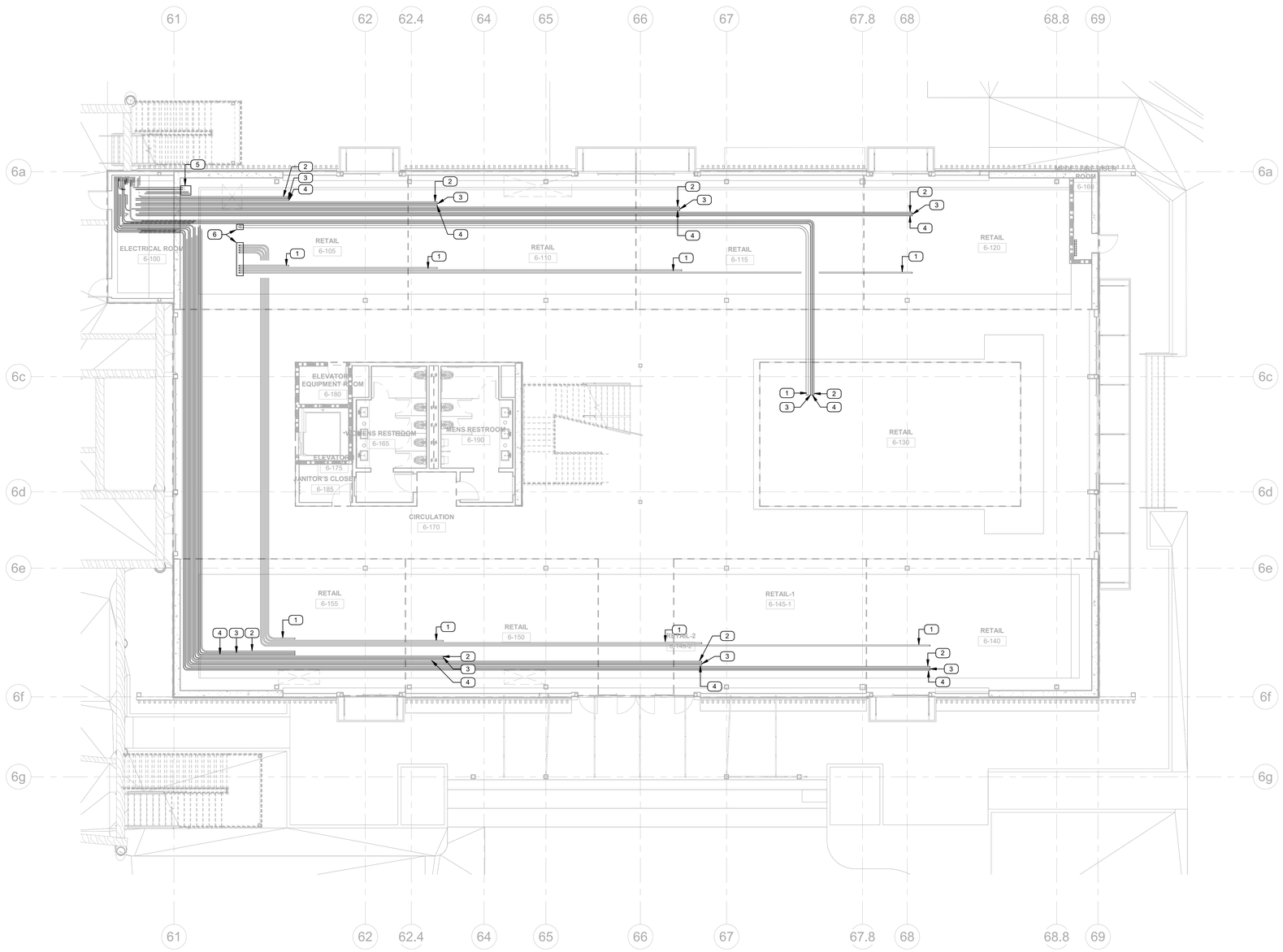
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.6.1 FOR MORE INFORMATION.
2 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.
3 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 E6.1.1 FOR ADDITIONAL INFORMATION.
4 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 E6.1.1 FOR ADDITIONAL INFORMATION.
5 TELECOM/FIRE ALARM CONDUITS STUBBED UP TO SECOND FLOOR TENANT SPACES.
6 POWER CONDUITS STUBBED DOWN FROM DISTRIBUTION BOARDS ON SECOND FLOOR ELECTRICAL ROOM.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES | BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAUP
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 - LEVEL 1 CONDUIT PLAN

DRAWING NO.
E2.6.4

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

1 BUILDING 6 - LEVEL 2 CONDUIT PLAN
1/8" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hirsi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.6.1 FOR MORE INFORMATION.

2 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.

3 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 E6.1.1 FOR ADDITIONAL INFORMATION.

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 - LEVEL 2 CONDUIT PLAN

DRAWING NO.
E2.6.5

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:29:30 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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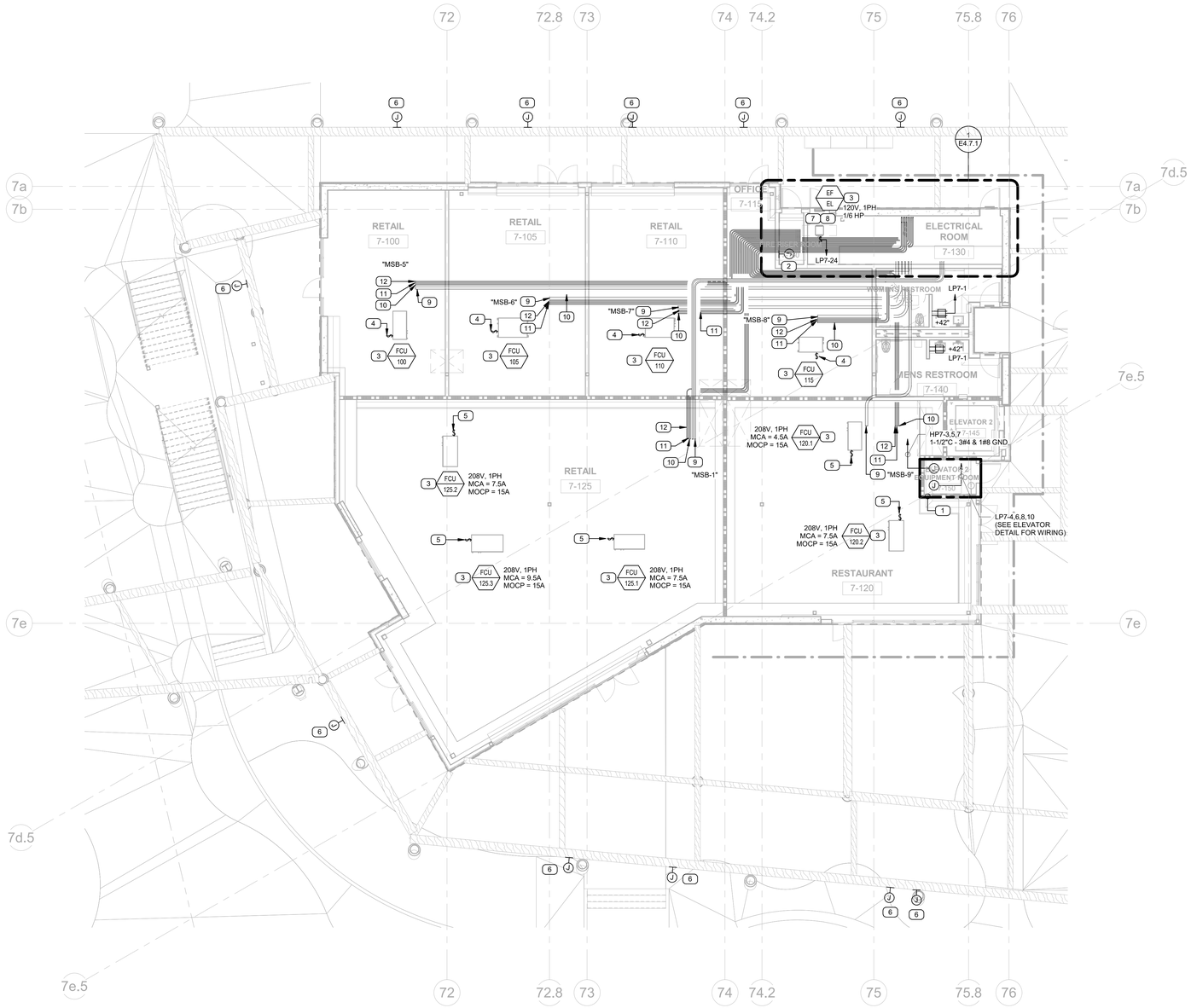

1 BUILDING 7 - LEVEL 1 POWER PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

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9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES ("X")

1 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK. CONDUIT AND WIRING NOT RELATED TO ELEVATOR FUNCTION ARE NOT TO PASS THRU THE MACHINE ROOM.

2 PROVIDE CONNECTION TO ELECTRIC TRAP PRIMER. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS AND ALL REQUIREMENTS PRIOR TO ROUGH-IN.

3 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.

4 PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. FAN COIL UNIT TO RECEIVE POWER VIA OUTDOOR UNIT LOCATED ON ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

5 PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

6 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.

7 PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.

8 PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR CONTROL WIRING.

9 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.7.1 FOR MORE INFORMATION.

10 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 E6.1.1 FOR ADDITIONAL INFORMATION.

11 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 E6.1.1 FOR ADDITIONAL INFORMATION.

12 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.

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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WARD
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 - LEVEL 1 - POWER PLAN

DRAWING NO.
E2.7.1

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:29:40 AM

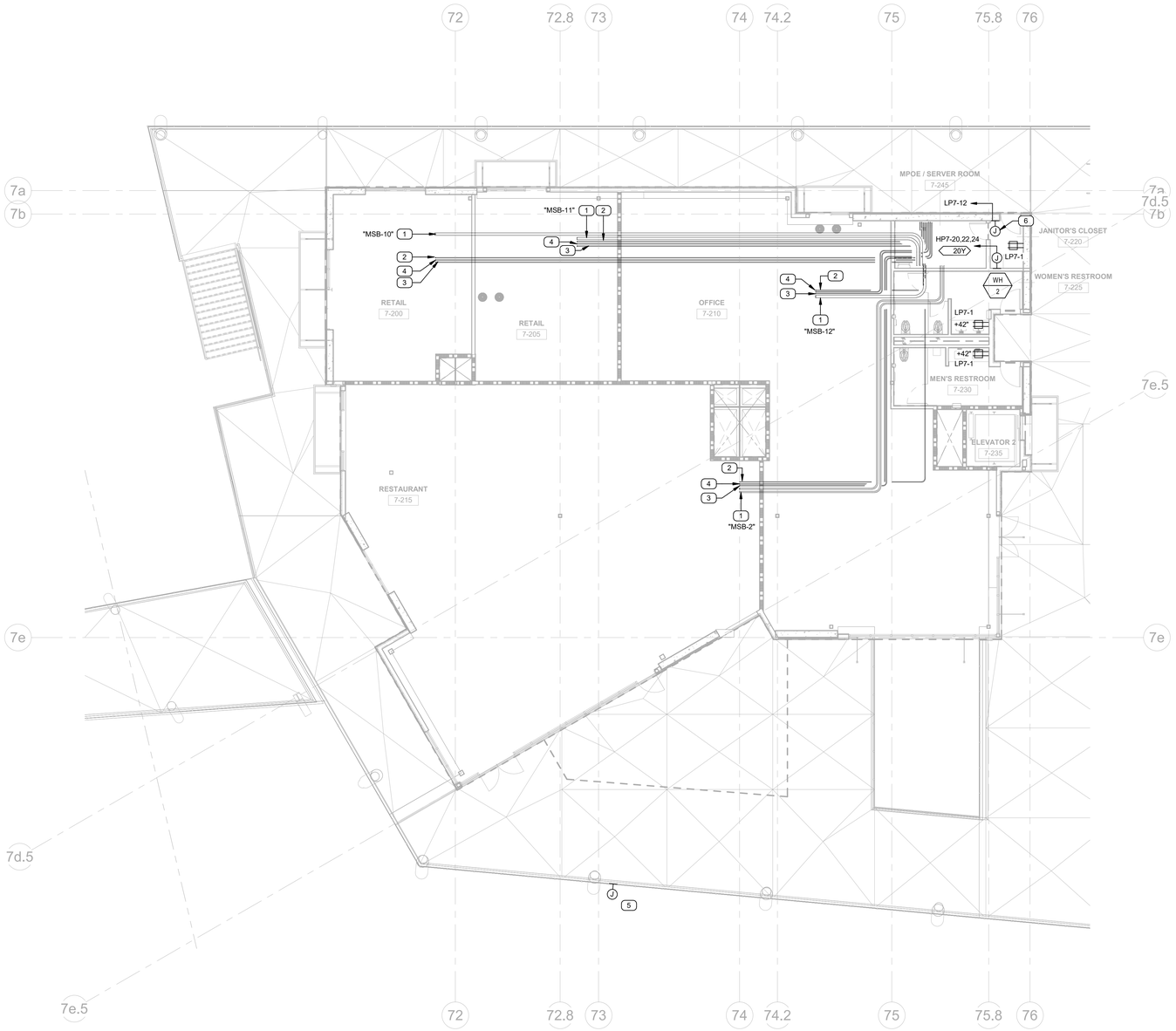
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 2 POWER PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.7.1 FOR MORE INFORMATION.
2 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.
3 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 E6.1.1 FOR ADDITIONAL INFORMATION.
4 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 E6.1.1 FOR ADDITIONAL INFORMATION.
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 JUNCTION BOX FOR CONNECTION TO IRRIGTION CONTROLLER. VERIFY EXACT LOCATION WITH PLUMBING PLANS PRIOR TO ROUGH-IN.

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DANA POINT HARBOR PARTNERS

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CLIENT
BWP PROPERTIES
BURNHAM|WARD

ROBERT J. HAUF — REGISTERED PROFESSIONAL ENGINEER — E16118 — ELECTRICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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
DRAWING TITLE
BUILDING 7 - LEVEL 2 - POWER PLAN

DRAWING NO.
E2.7.2

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:29:48 AM

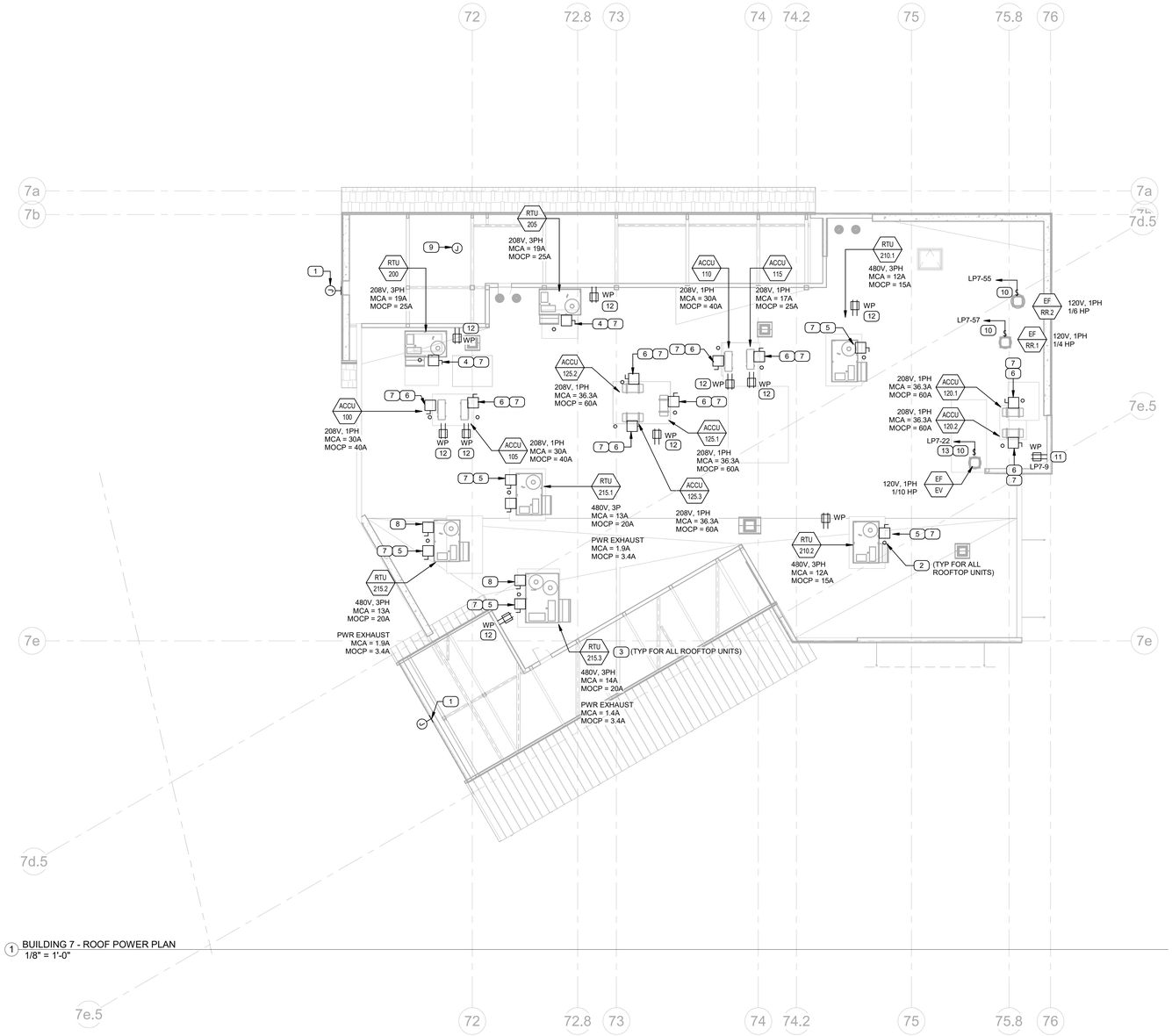
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES (*X*)

1. PROVIDE WEATHERPROOF JUNCTION BOX WITH BLANK COVERPLATE IN ATTIC SPACE WITH 1/2" CONDUIT STUBBED INTO TENANT SPACE FOR FUTURE CONNECTION BY TENANT. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH TENANT'S APPROVED SIGNAGE DRAWINGS PRIOR TO ROUGH-IN.
2. PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE A/C UNIT WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
3. 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.
4. PROVIDE 208V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
5. PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
6. PROVIDE 208V, 60A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
7. PROVIDE 1" C.O. STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FROM DISCONNECT SWITCH FOR FUTURE A/C UNIT POWER WIRING (BY TENANT, UNDER SEPARATE PERMIT).
8. PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH FOR MECHANICAL UNIT POWER EXHAUST. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
9. PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO ELECTRICAL ROOM FOR FUTURE SOLAR CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR MOUNTING INFORMATON.
10. PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
11. PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
12. PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE WITH 1/2" C.O., STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE TENANT CONNECTION. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
13. PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 7 - ROOF ELECTRICAL PLAN

DRAWING NO.
E2.7.3

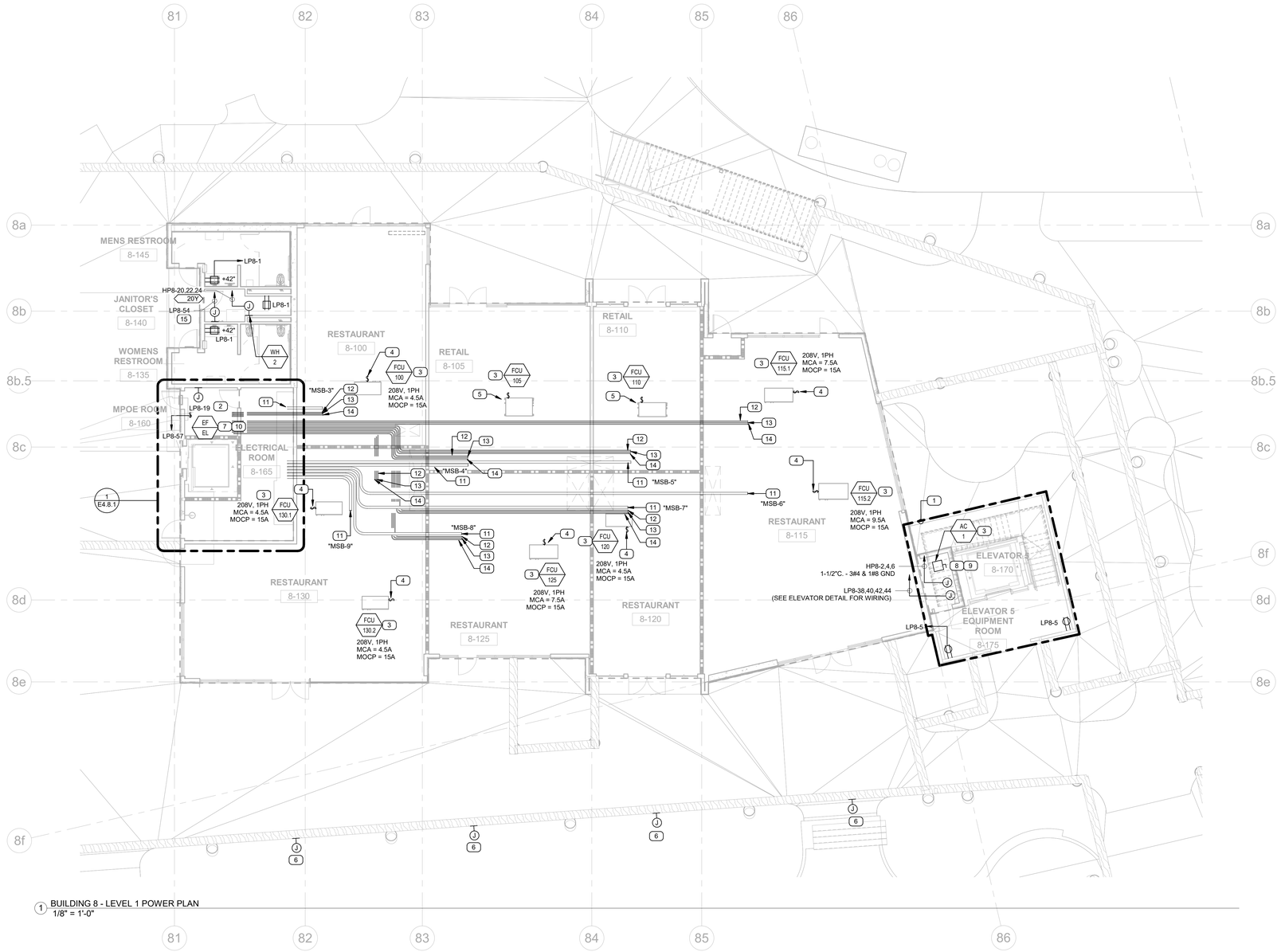
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1. REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK, CONDUIT AND WIRING NOT RELATED TO ELEVATOR FUNCTION ARE NOT TO PASS THRU THE MACHINE ROOM.
2. PROVIDE CONNECTION TO ELECTRIC TRAP PRIMER. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS AND ALL REQUIREMENTS PRIOR TO ROUGH-IN.
3. 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.
4. PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. FAN COIL UNIT TO RECEIVE POWER VIA OUTDOOR UNIT LOCATED ON ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. 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.
7. PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
8. UNIT SHALL RECEIVE POWER FROM OUTDOOR UNIT VIA FIELD-SUPPLIED INTERCONNECTED WIRING.
9. PROVIDE 208V, 30A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
10. PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR CONTROL WIRING.
11. REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.8.1 FOR MORE INFORMATION.
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 E6.1.1 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 E6.1.1 FOR ADDITIONAL INFORMATION.
14. 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.
15. PROVIDE JUNCTION BOX FOR CONNECTION TO IRRIGTION CONTROLLER. VERIFY EXACT LOCATION WITH PLUMBING PLANS PRIOR TO ROUGH-IN.

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DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
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DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. YATCH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 - LEVEL 1 - POWER PLAN

DRAWING NO.
E2.8.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point_Bldg 6-9 R20.rvt
9/5/2024 9:30:02 AM

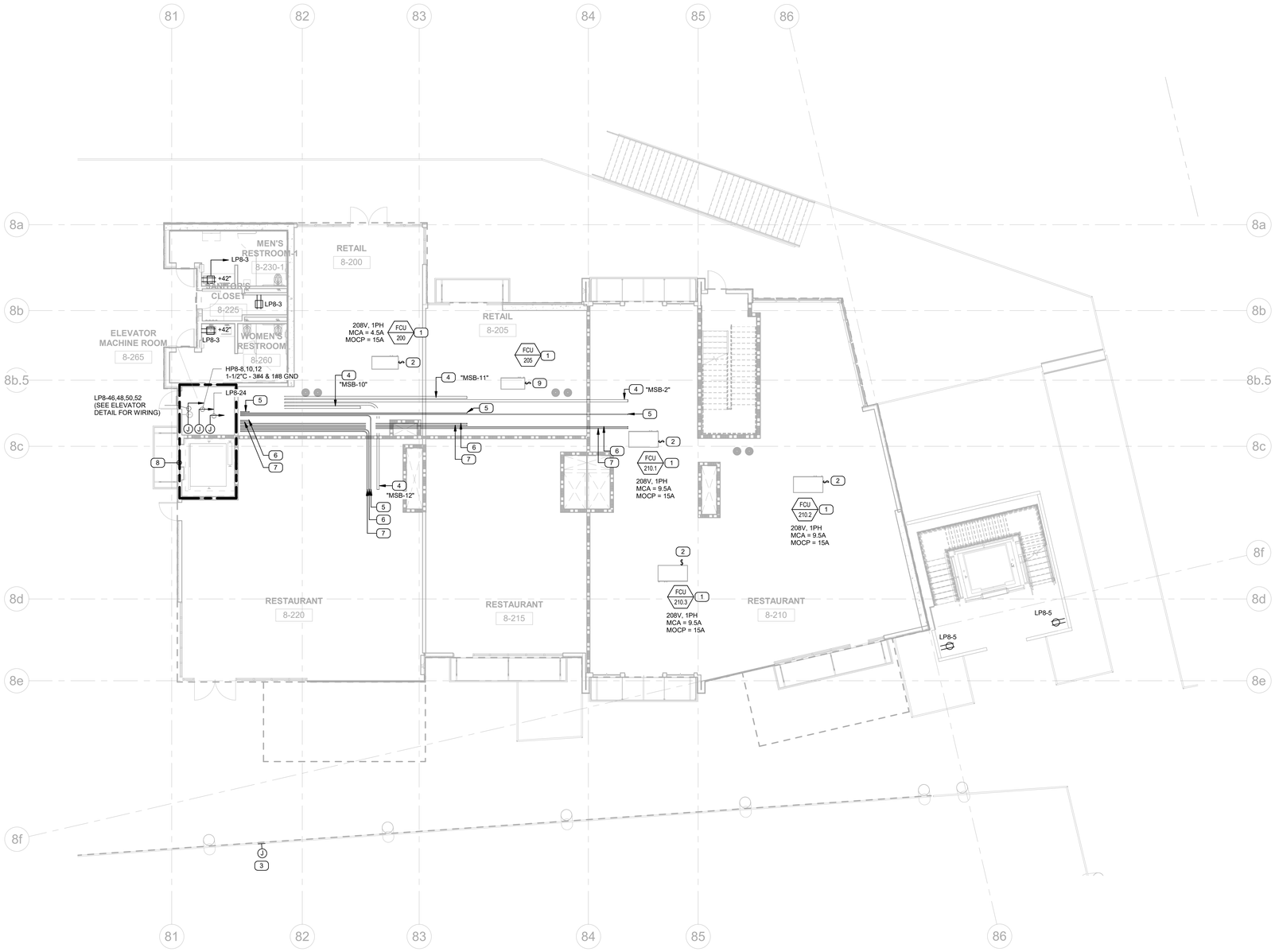
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES (X)

1 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.

2 PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. REFER TO MECHANICAL DRAWINGS FOR ADDITONAL INFORMATION.

3 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.

4 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.8.1 FOR MORE INFORMATION.

5 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.

6 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 E6.1.1 FOR ADDITIONAL INFORMATION.

7 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 E6.1.1 FOR ADDITIONAL INFORMATION.

8 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK. CONDUIT AND WIRING NOT RELATED TO ELEVATOR FUNCTION ARE NOT TO PASS THRU THE MACHINE ROOM.

9 PROVIDE 208V, 30A, 2 POLE, NEMA 1 MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH FOR FAN COIL UNIT. FAN COIL UNIT TO RECEIVE POWER VIA OUTDOOR UNIT LOCATED ON ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WADY
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
C	08-05-2022	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

DRAWING TITLE
BUILDING 8 - LEVEL 2 - POWER PLAN

DRAWING NO.
E2.8.2

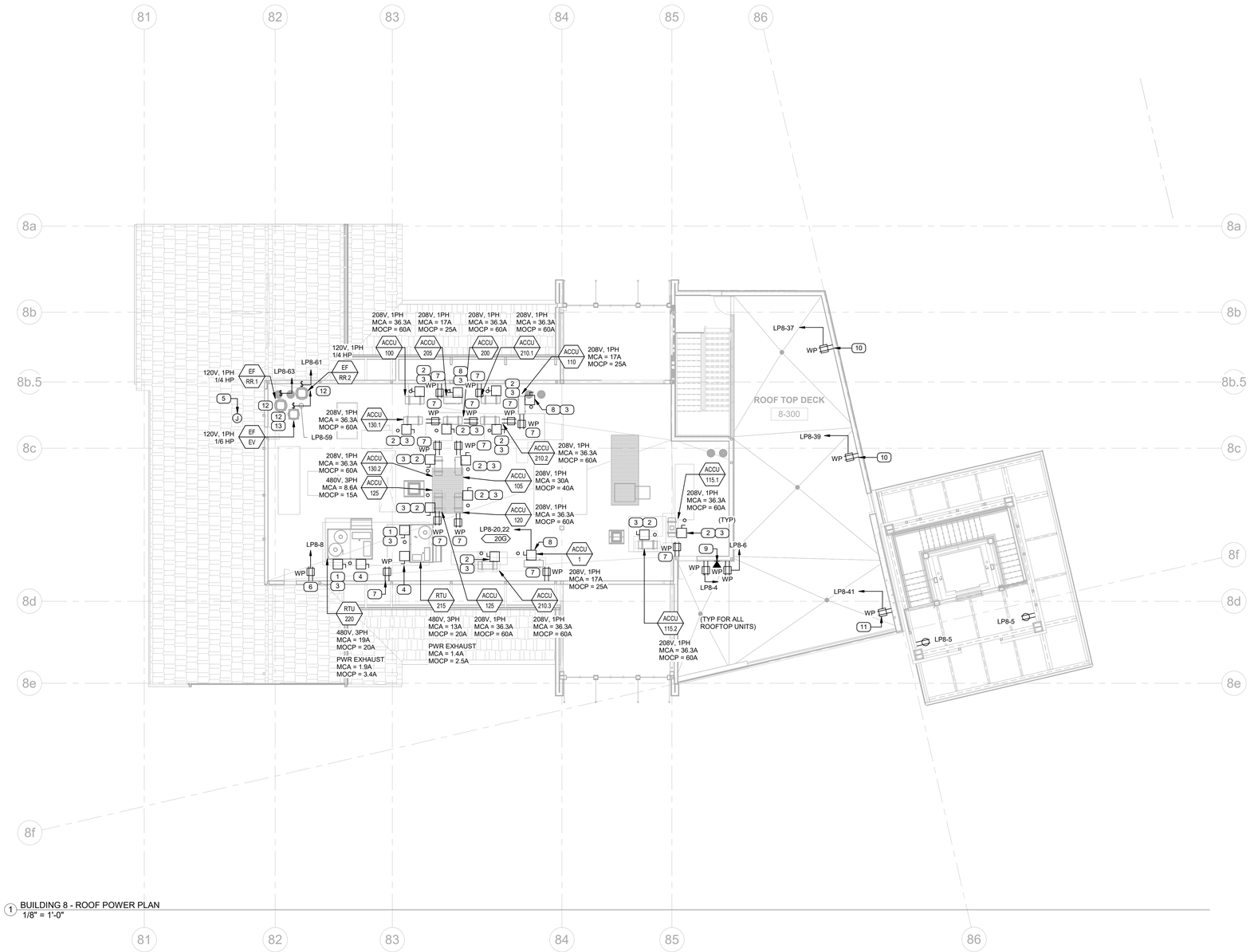
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED_ KBN

DATE_10/07/24

COMMENTS_BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES (X)

1. PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
2. PROVIDE 208V, 60A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
3. PROVIDE 1" C.O. STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FROM DISCONNECT SWITCH FOR FUTURE A/C UNIT POWER WIRING (BY TENANT, UNDER SEPARATE PERMIT).
4. PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH FOR MECHANICAL UNIT POWER EXHAUST. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
5. PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO ELECTRICAL ROOM FOR FUTURE SOLAR CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR MOUNTING INFORMATON.
6. PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
7. PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE WITH 1/2" C.O., STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE TENANT CONNECTION. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE 208V, 30A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.
9. DATA OUTLET SHALL BE PROVIDED WITH WEATHERPROOF "IN-USE" COVER AND 3/4" CONDUIT STUBBED BACK TO BUILDING ELECTRIC ROOM.
10. OUTLET SHALL BE RECESSED INTO PARAPET WALL. COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
11. OUTLET SHALL BE RECESSED INTO ARCHITECTURAL FACADE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN.
12. PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.
13. PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

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DANA POINT HARBOR PARTNERS

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ROBERT J. WADY
E16118
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EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 - ROOF ELECTRICAL PLAN

DRAWING NO.
E2.8.3

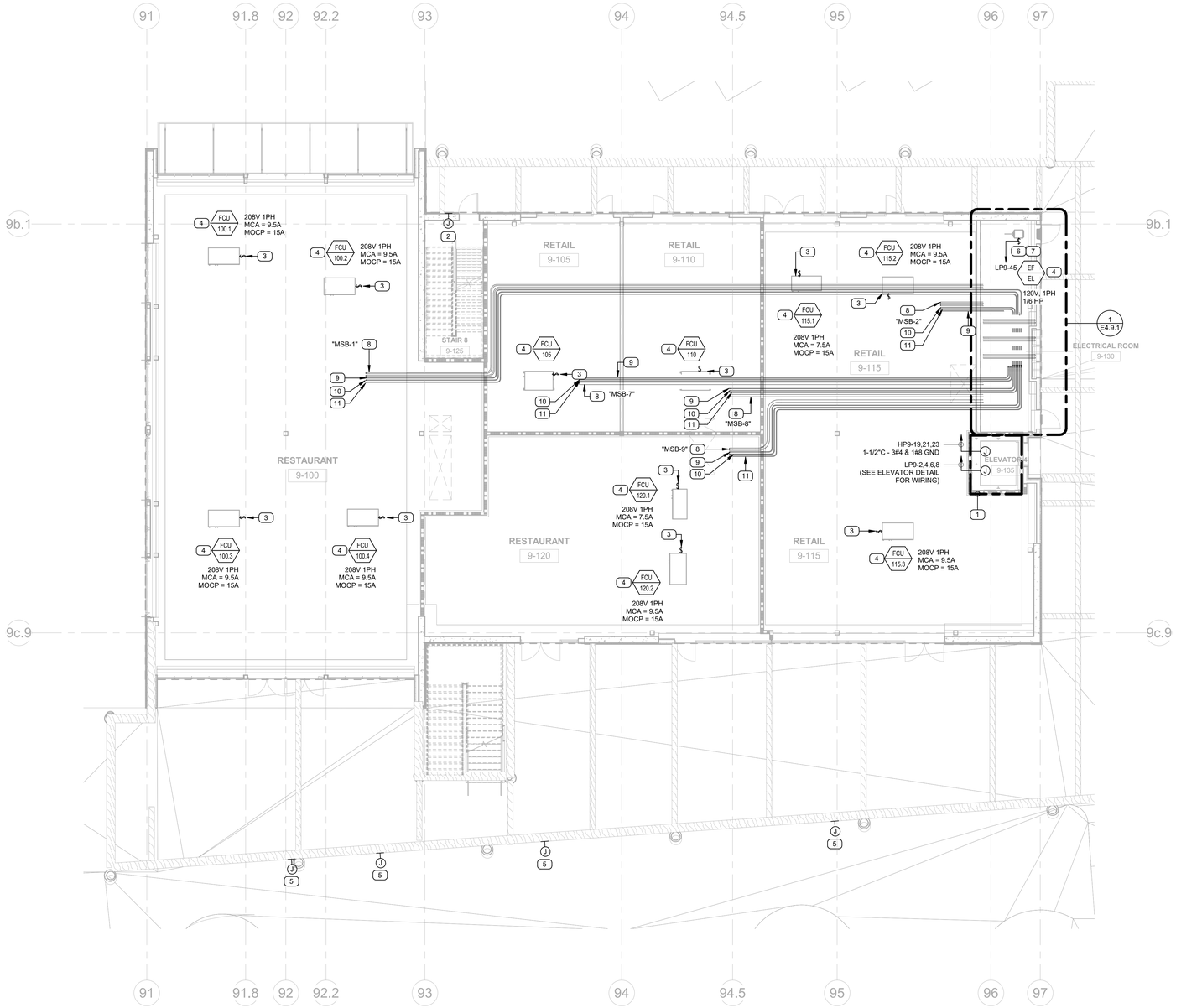
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK. CONDUIT AND WIRING NOT RELATED TO ELEVATOR FUNCTION ARE NOT TO PASS THRU THE MACHINE ROOM.

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/PLANS 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 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.

7 PROVIDE 1/2" C.O. TO ASSOCIATED THERMOSTAT IN ELECTRICAL ROOM FOR CONTROL WIRING.

8 REFER TO SINGLE LINE DIAGRAM ON DRAWING E4.9.1 FOR MORE INFORMATION.

9 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.

10 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 E6.1.1 FOR ADDITIONAL INFORMATION.

11 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 E6.1.1 FOR ADDITIONAL INFORMATION.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HIGH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 - LEVEL 1 - POWER PLAN

DRAWING NO.
E2.9.1

CITY OF DANA POINT
PLANNING DIVISION

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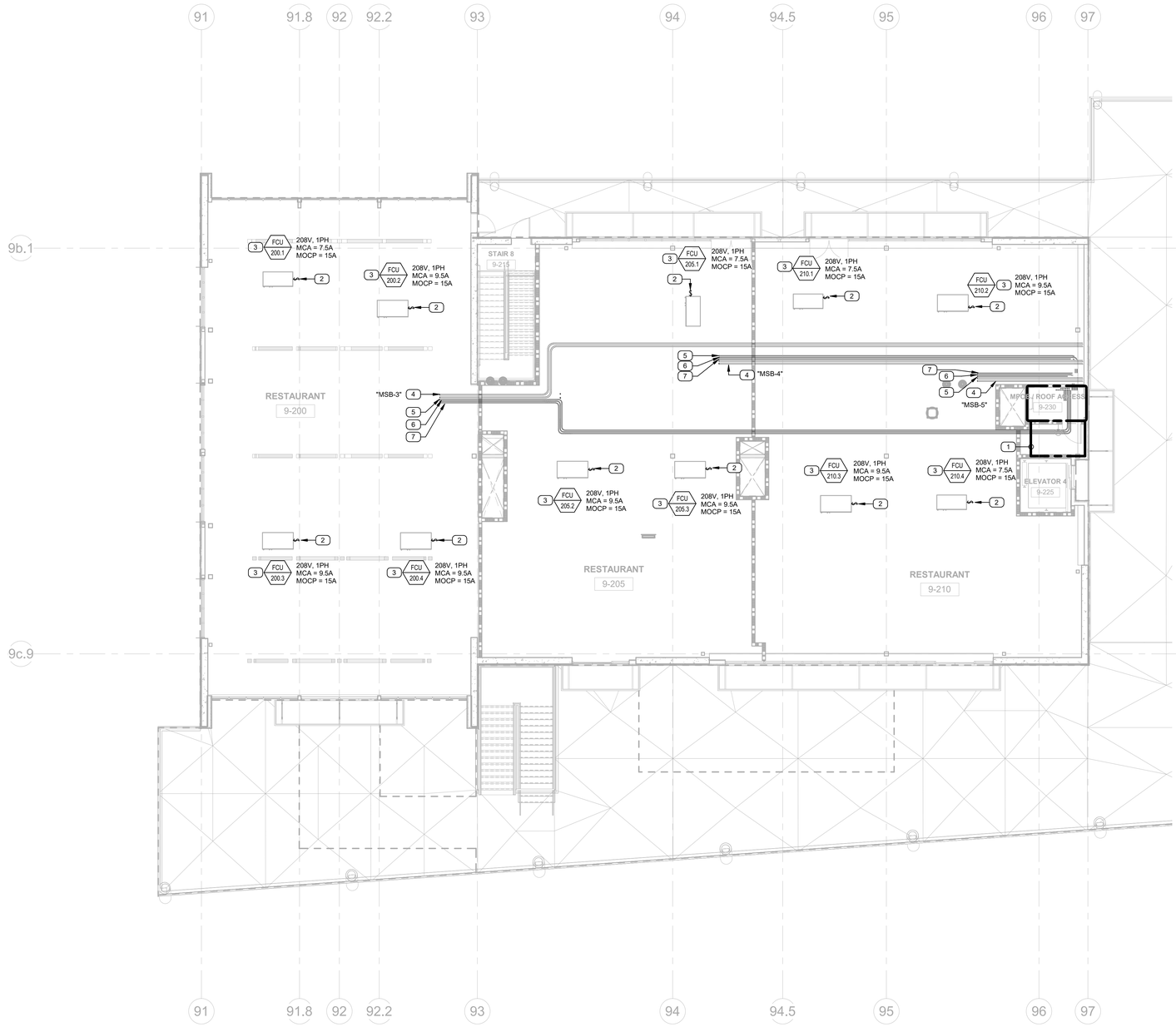
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 - LEVEL 2 POWER PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES "X"

1 REFER TO ELEVATOR ELECTRICAL DETAIL AND NOTES ON DRAWING E6.1.2 FOR ADDITIONAL WORK. CONDUIT AND WIRING NOT RELATED TO ELEVATOR FUNCTION ARE NOT TO PASS THRU THE MACHINE ROOM.

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6 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 E6.1.1 FOR ADDITIONAL INFORMATION.

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 - LEVEL 2 - POWER PLAN

DRAWING NO.
E2.9.2

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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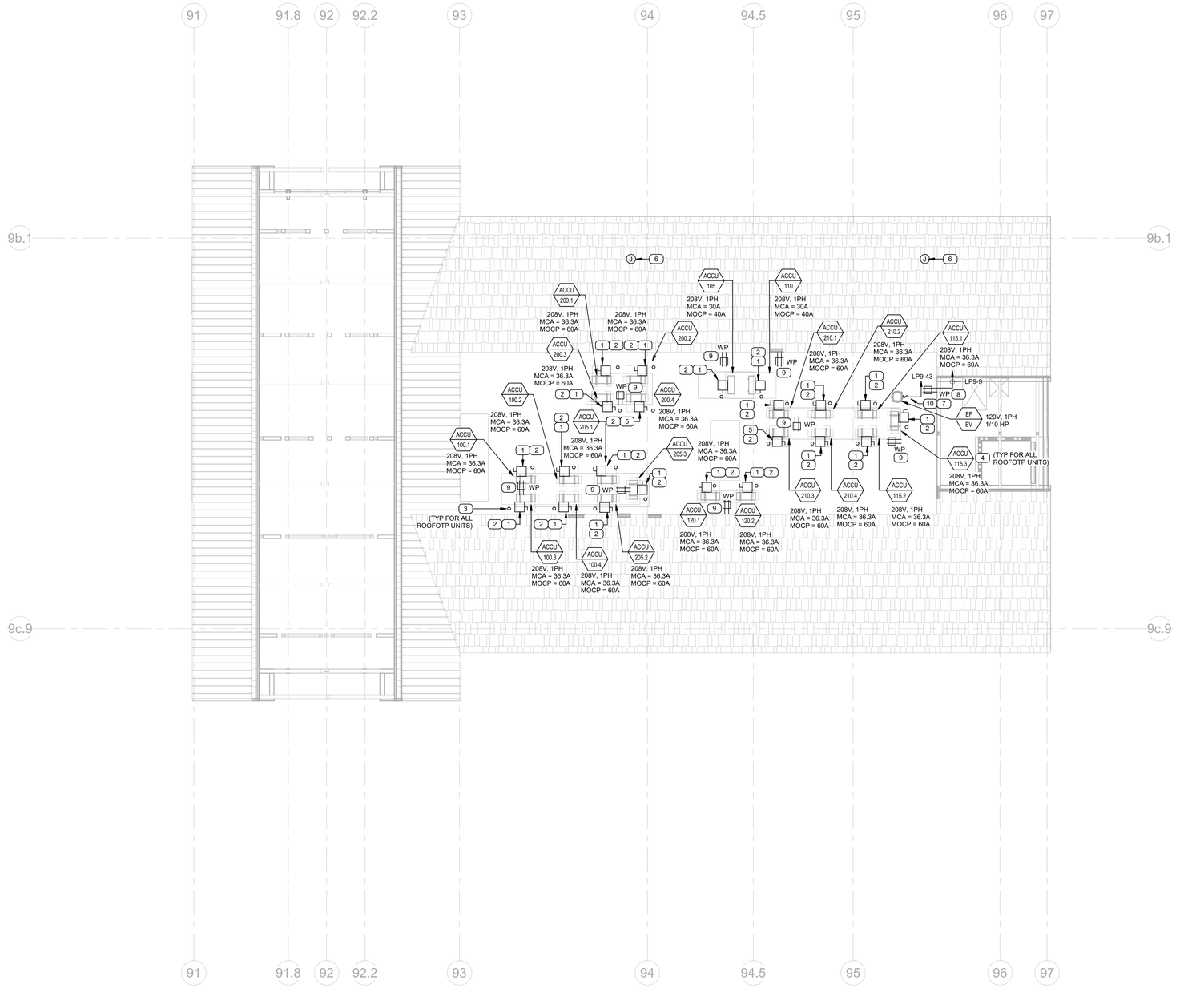

1 BUILDING 9 - ROOF POWER PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. VERIFY ALL CONDUIT STUB-UP LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
2. 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.
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 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.
9. PROVIDE PULL ROPE IN "FUTURE TENANT" EMPTY CONDUITS, AND LABEL CONDUITS AS TO USE.

PLAN NOTES (*X*)

1 PROVIDE 208V, 60A, 2 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.

2 PROVIDE 1" C.O. STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FROM DISCONNECT SWITCH FOR FUTURE A/C UNIT POWER WIRING (BY TENANT, UNDER SEPARATE PERMIT).

3 PROVIDE 1" C.O. MINIMUM STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE A/C UNIT WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

4 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.

5 PROVIDE 480V, 30A, 3 POLE, NEMA 4X, FUSED DISCONNECT SWITCH WITH FLEXIBLE WHIP CONNECTION TO MECHANICAL UNIT. PROVIDE FUSES PER MANUFACTURER'S NAMEPLATE RATING.

6 PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM WEATHERPROOF JUNCTION BOX LOCATED ON ROOF DOWN TO ELECTRICAL ROOM FOR FUTURE SOLAR CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR MOUNTING INFORMATON.

7 PROVIDE 120V, 20A, WEATHERPROOF, MOTOR RATED SWITCH FOR CONNECTION TO EXHAUST FAN.

8 PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

9 PROVIDE 120V, 20A, GFI, WEATHERPROOF ROOF MOUNTED RECEPTACLE WITH 1/2" C.O., STUBBED THROUGH ROOF AND INTO DEMISED TENANT SPACE FOR FUTURE TENANT CONNECTION. REFER TO ROOFTOP RECEPTACLE MOUNTING DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

10 PROVIDE 1/2" C.O. STUBBED THROUGH ROOF TO ASSOCIATED THERMOSTAT FOR CONTROL WIRING. REFER TO "FLASHING DETAIL FOR PIPES 4" & SMALLER THRU ROOF" DETAIL ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.

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Irvine, California 92618
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CONSTANT
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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 9 - ROOF ELECTRICAL PLAN

DRAWING NO.
E2.9.3

CITY OF DANA POINT
PLANNING DIVISION

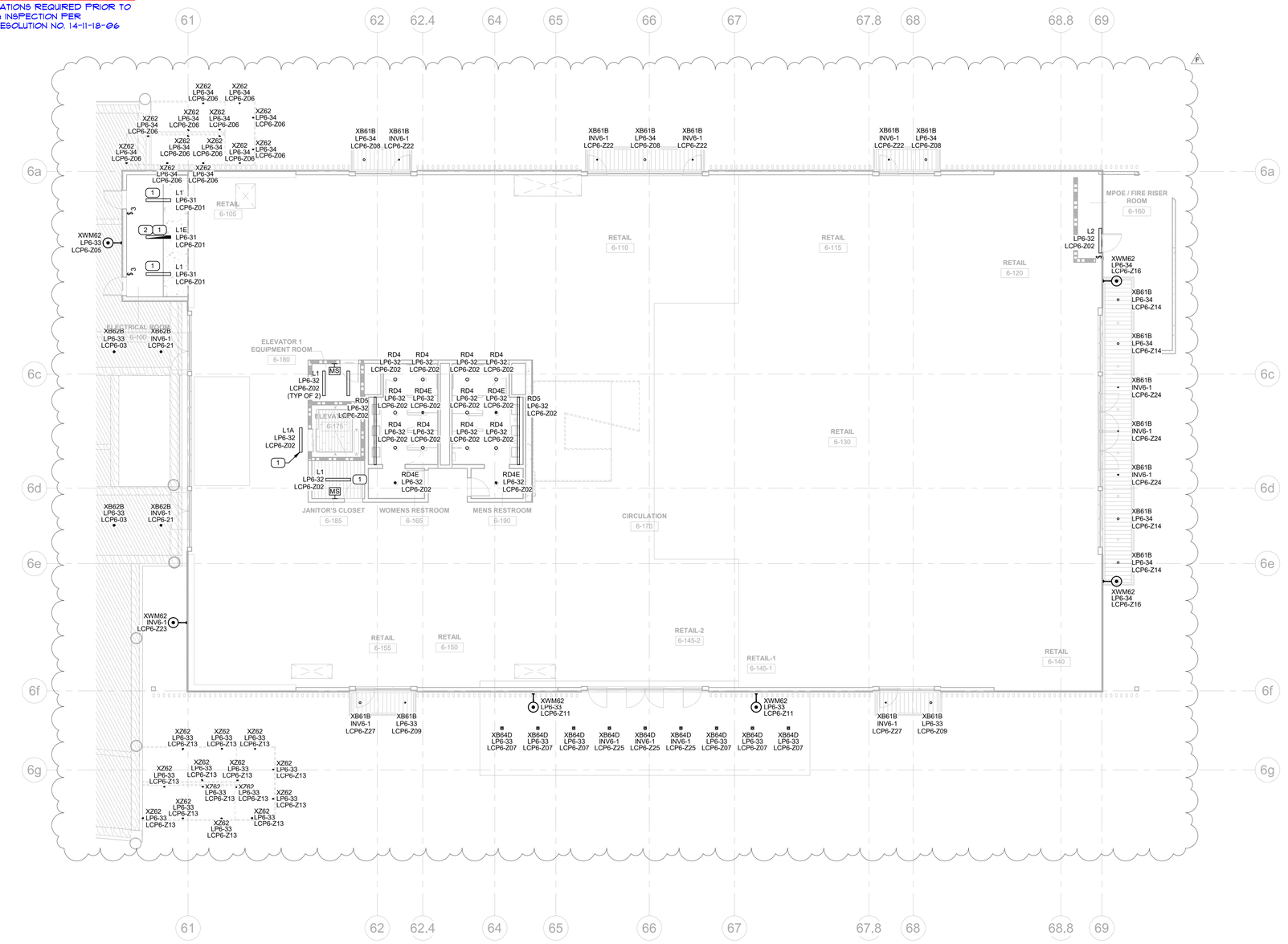
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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 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 EMERGNECY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM OR WITH INTEGRAL BATTERY BACKUPS, 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 LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER TITLE 24 130.4. A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:
   A. AUTOMATIC DAYLIGHT CONTROLS.
   B. LIGHTING CONTROLS.
9. ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 (p) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

1 LIGHITNG FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".
2 EXTERIOR AND STAIRWELL LIGHTNG FIXTURES SHOWN HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.

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DANA POINT HARBOR PARTNERS

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DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. YATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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E	08-09-2024	CITY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

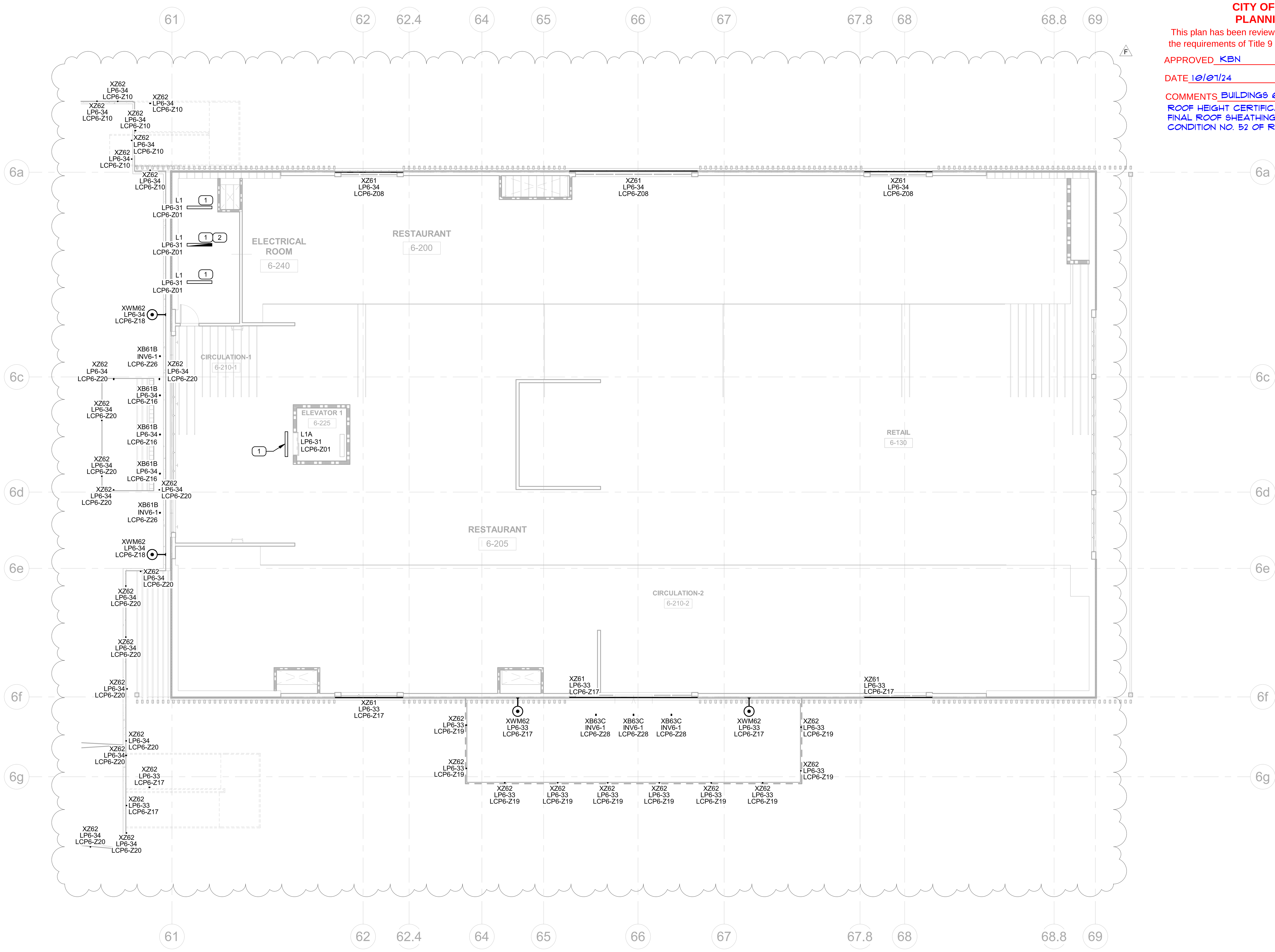
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 - LEVEL 1 - LIGHTING PLAN

DRAWING NO
E3.6.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:30:44 AM



1 BUILDING 6 - LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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.
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PLAN NOTES "X"

1. LIGHITNG FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".
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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HATCH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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E	08-09-2024	CITY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 - LEVEL 2 - LIGHTING PLAN

DRAWING NO.
E3.6.2

9/5/2024 9:30:46 AM

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

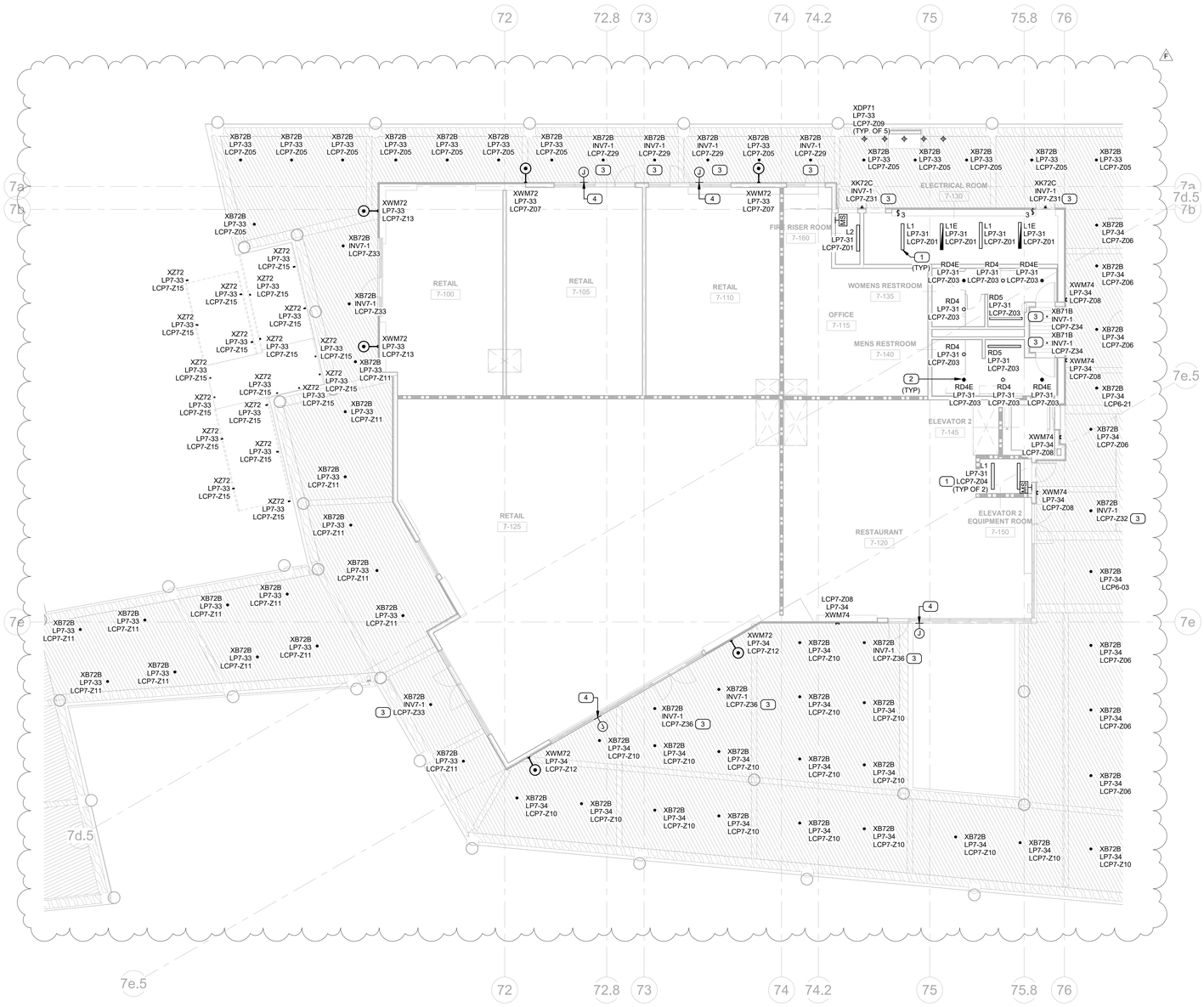
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 7 - LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

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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.
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PLAN NOTES "X"

1 LIGHITNG FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".
2 INTERIOR LIGHTNG 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.
3 EXTERIOR AND STAIRWELL LIGHTING FIXTURES SHOWN HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.
4 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.

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No.	DATE	ISSUE
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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 - LEVEL 1 - LIGHTING PLAN

DRAWING NO.
E3.7.1

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
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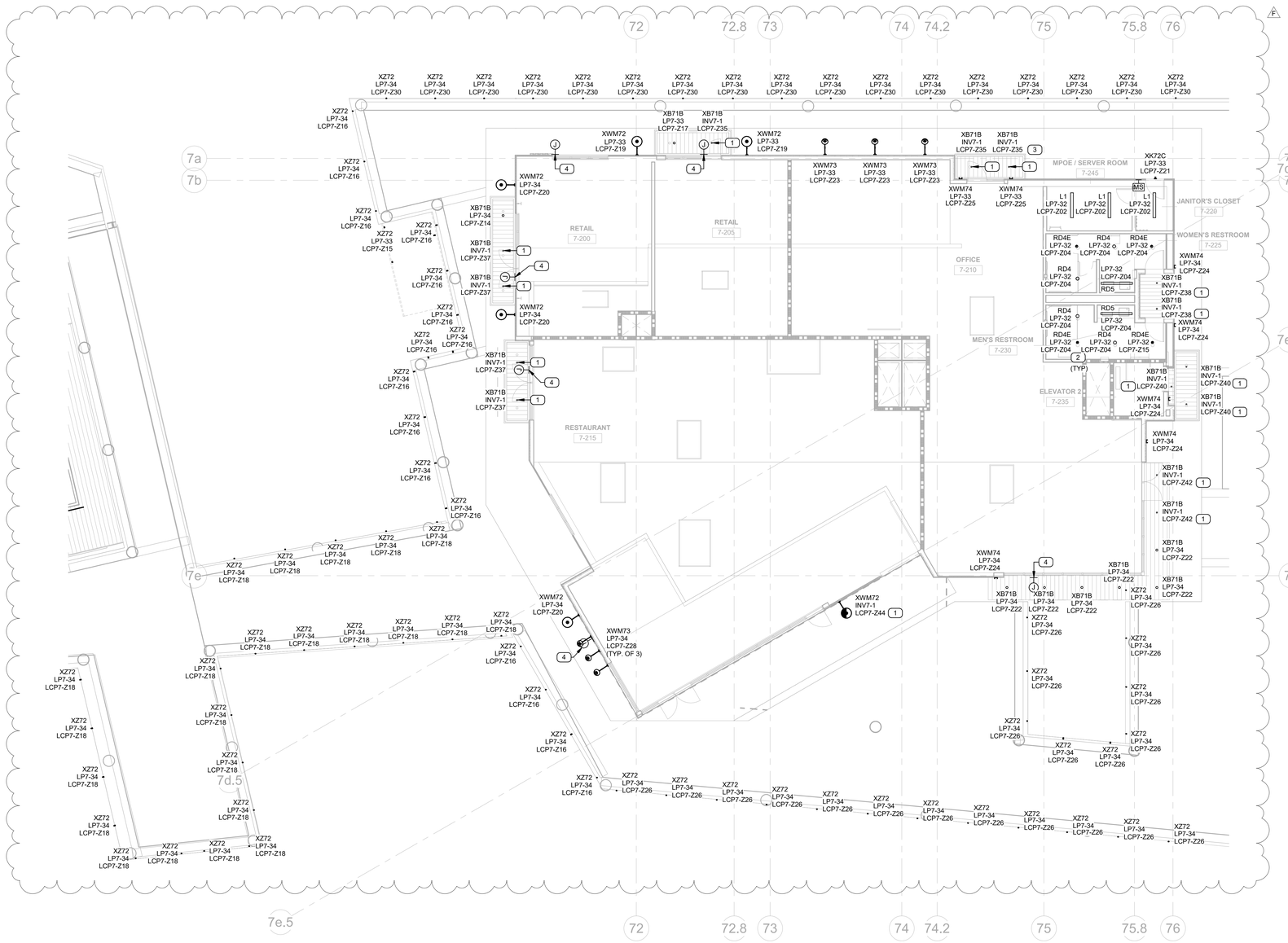

1 BUILDING 7 - LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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9. ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 (p) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

1 EXTERIOR AND STAIRWELL LIGHTNG FIXTURES SHOWN HATCHED ARE POWERED VIA INVERTER THAT IS CAPABLE OF PROVIDING MINIMUM 90 MINUTES OF EMERGENCY POWER.

2 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.

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.

4 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.

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irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HAIGH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
E	08-09-2024	CITY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE BUILDING 7 - LEVEL 2 - LIGHTING PLAN
DRAWING NO. E3.7.2

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

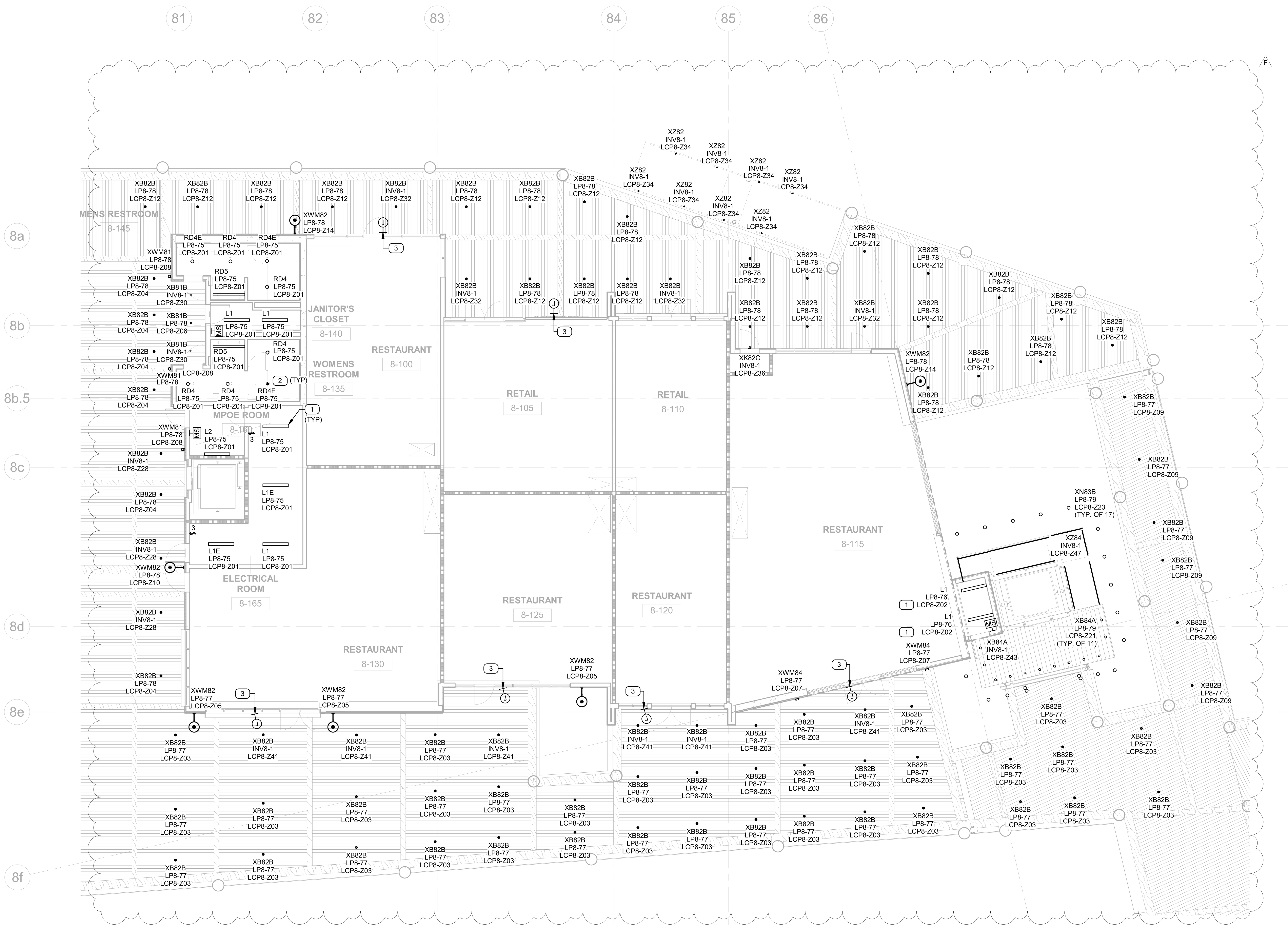
9/5/2024 9:30:54 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. 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.
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 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 EMERGNECY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM OR WITH INTEGRAL BATTERY BACKUPS, 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 LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER TITLE 24 130.4. A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:
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PLAN NOTES "X"

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DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HATCH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 8 - LEVEL 1 - LIGHTING PLAN

DRAWING NO.
E3.8.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:30:57 AM

CITY OF DANA POINT
PLANNING DIVISION

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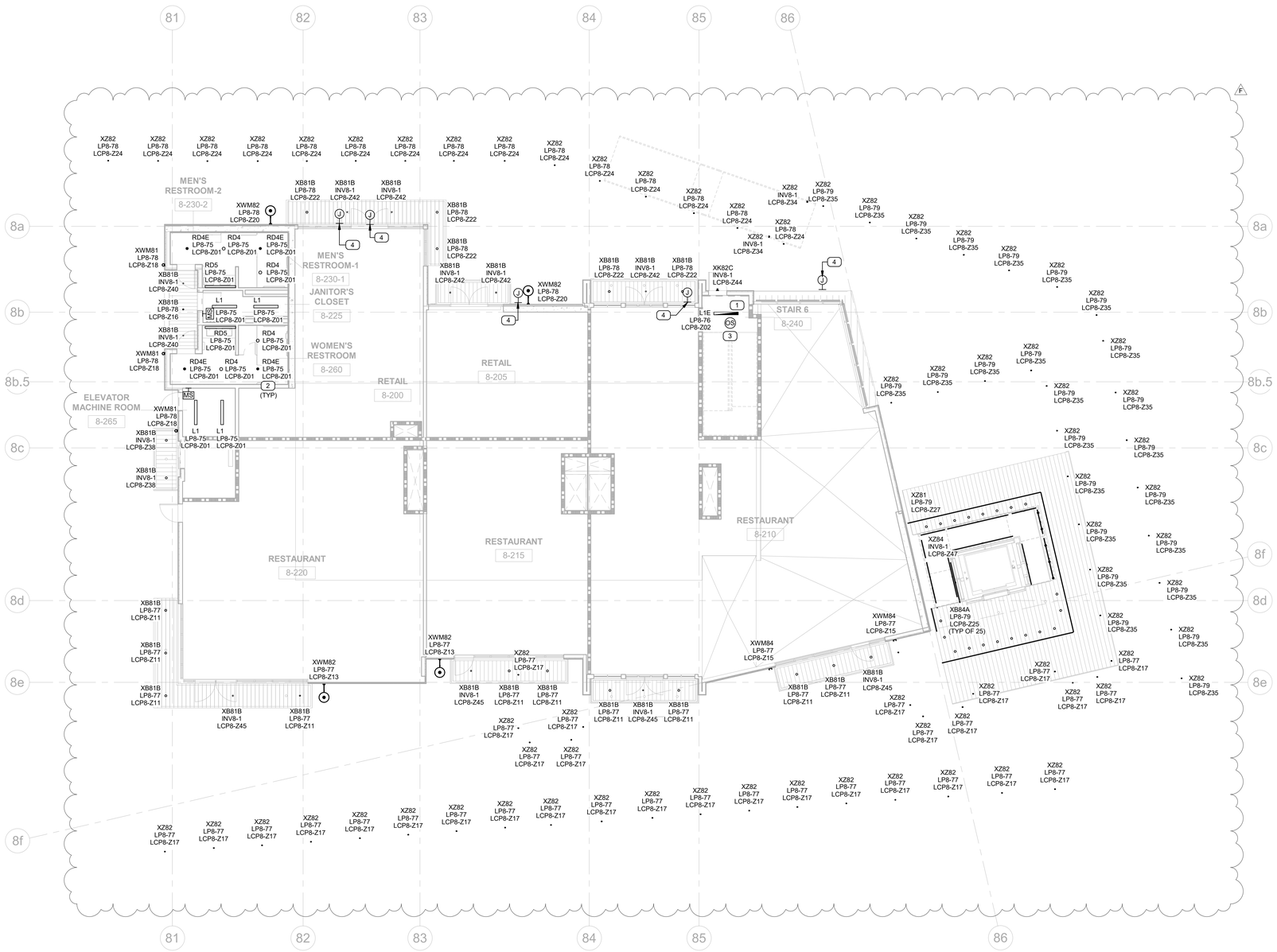
APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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PLAN NOTES (X)

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3 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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DANA POINT HARBOR PARTNERS

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DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 - LEVEL 2 - LIGHTING PLAN

DRAWING NO.
E3.8.2

CITY OF DANA POINT
PLANNING DIVISION
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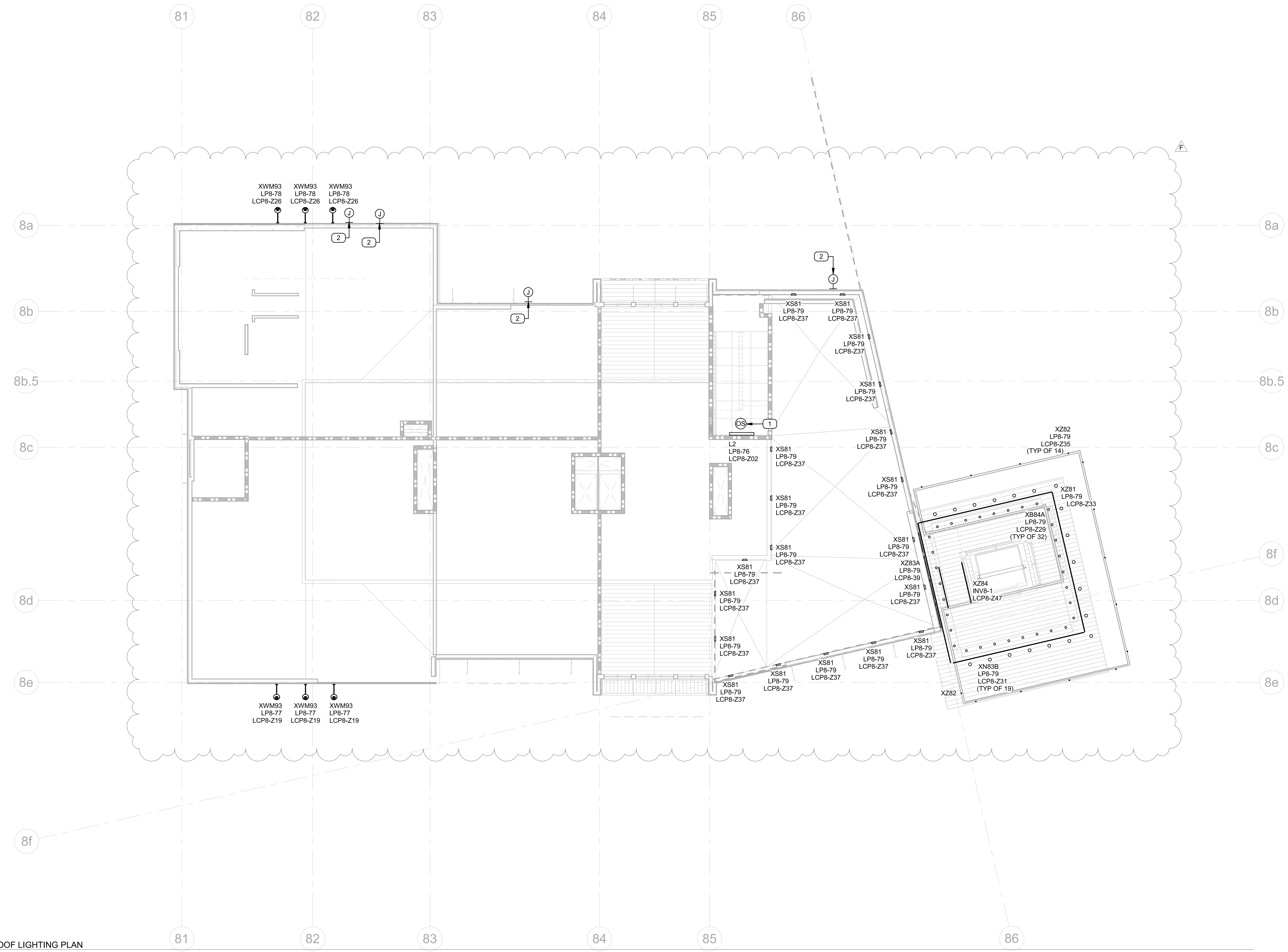
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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PLAN NOTES "X"

1 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.

2 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.

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
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STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
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PROJECT NO. 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 - ROOF LIGHTING PLAN

DRAWING NO.
E3.8.3

9/5/2024 9:31:08 AM

CITY OF DANA POINT
PLANNING DIVISION

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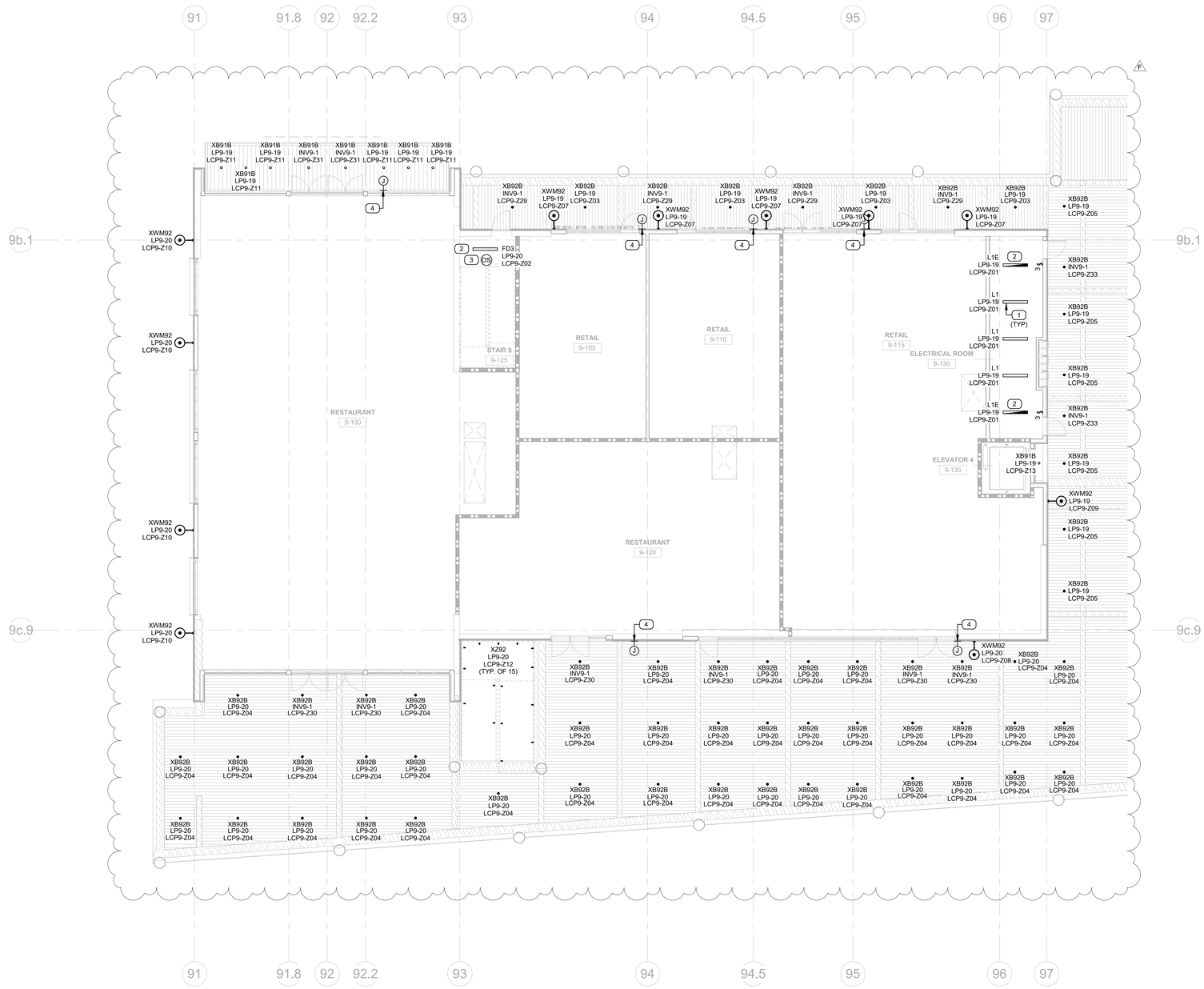
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

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PLAN NOTES "X"

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 - LEVEL 1 - LIGHTING PLAN

DRAWING NO.
E3.9.1

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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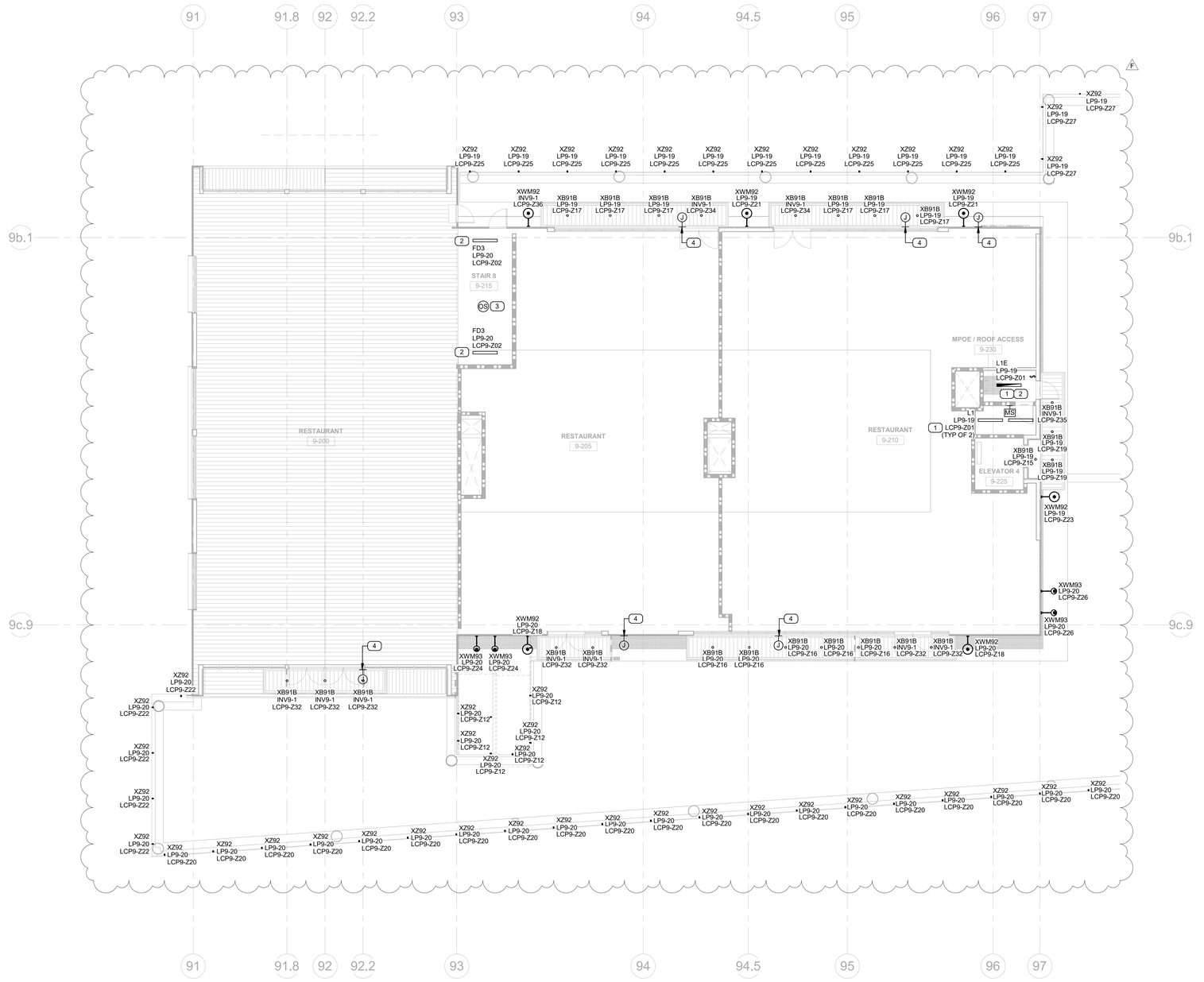
Hadi Tabatabaee
BUILDING OFFICIAL



1 BUILDING 9 - LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. 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.
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 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 EMERGNECY LIGHTING INVERTER IN BUILDING CORE ELECTRICAL ROOM OR WITH INTEGRAL BATTERY BACKUPS, 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 LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER TITLE 24 130.4. A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:
   A. AUTOMATIC DAYLIGHT CONTROLS.
   B. LIGHTING CONTROLS.
9. ALL LIGHTING IS TO BE DESIGNED AND LOCATED SO THAT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE THAT IS ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING PER SECTION 5.5 (p) OF THE DANA POINT HARBOR DISTRICT REGULATION.

PLAN NOTES "X"

1 LIGHITNG FIXTURE TO BE CHAIN HUNG IN THIS LOCATION AT A HEIGHT OF 12'-0".

2 INTERIOR LIGHTNG 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.

3 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.

4 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.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES | BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAIGH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
E	08-09-2024	CITY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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

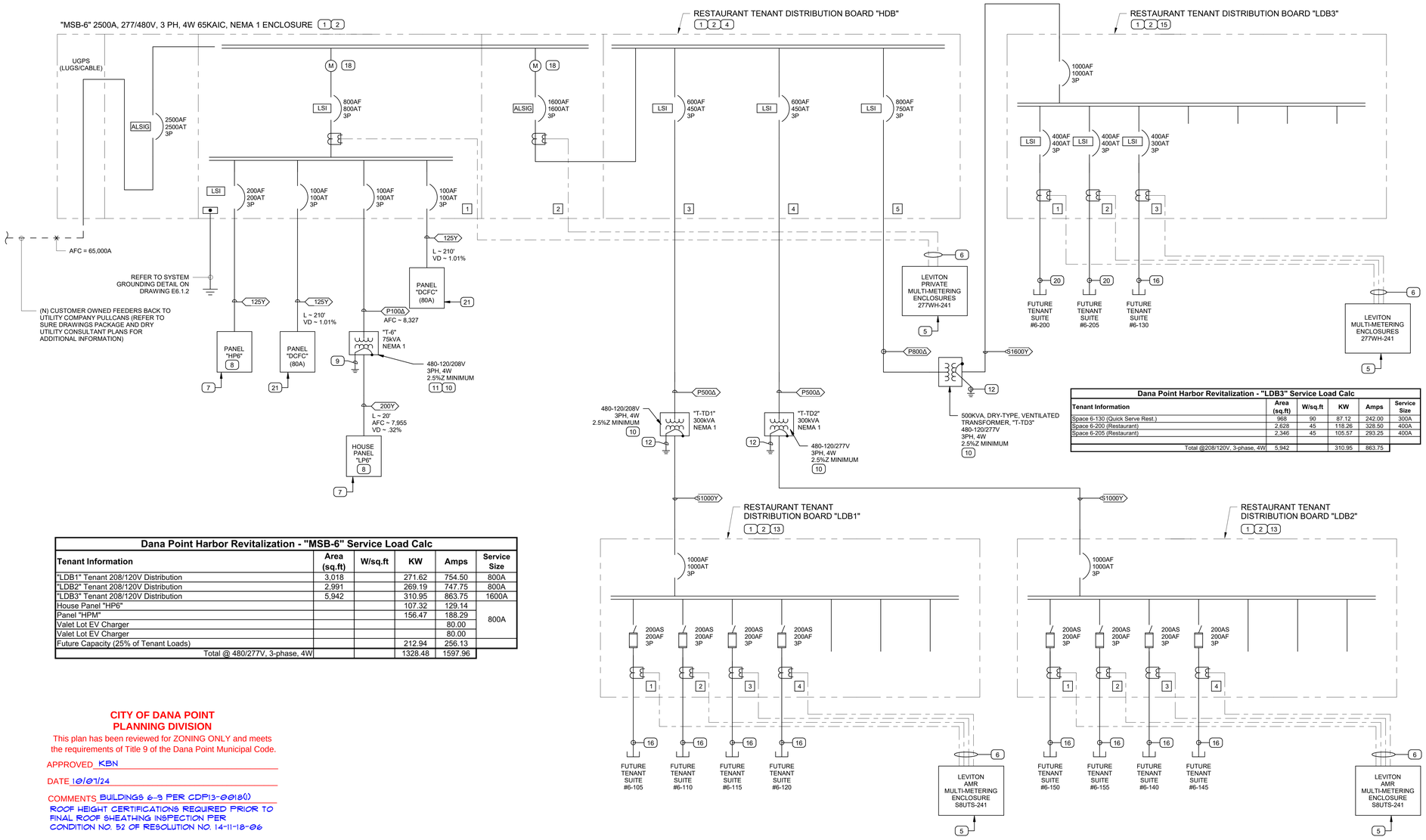
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 - LEVEL 2 - LIGHTING PLAN

DRAWING NO.
E3.9.2

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:31:12 AM



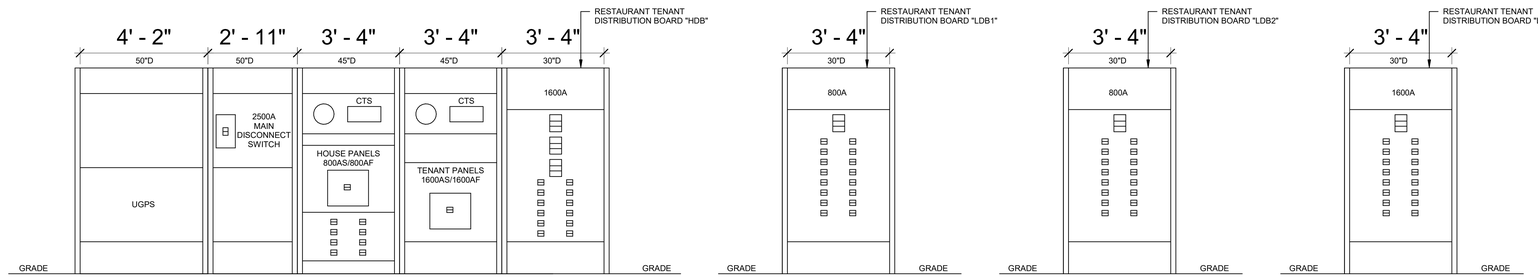
Dana Point Harbor Revitalization - "MSB-6" Service Load Calc					
Tenant Information	**Area (sq.ft)**	**W/sq.ft**	**KW**	**Amps**	**Service Size**
"LDB1" Tenant 208/120V Distribution	3,018		271.62	754.50	800A
"LDB2" Tenant 208/120V Distribution	2,991		269.19	747.75	800A
"LDB3" Tenant 208/120V Distribution	5,942		310.95	863.75	1600A
House Panel "HP6"			107.32	129.14	800A
Panel "HPM"			156.47	188.29	
Valet Lot EV Charger				80.00	
Valet Lot EV Charger				80.00	
Future Capacity (25% of Tenant Loads)			212.94	256.13	
Total @ 480/277V, 3-phase, 4W			1328.48	1597.96	

Dana Point Harbor Revitalization - "LDB3" Service Load Calc					
Tenant Information	**Area (sq.ft)**	**W/sq.ft**	**KW**	**Amps**	**Service Size**
Space 6-130 (Quick Serve Rest.)	968	90	87.12	242.00	300A
Space 6-200 (Restaurant)	2,628	45	118.26	328.50	400A
Space 6-205 (Restaurant)	2,346	45	105.57	293.25	400A
Total @208/120V, 3-phase, 4W	5,942		310.95	863.75	

Dana Point Harbor Revitalization - "LDB1" Service Load Calc					
Tenant Information	**Area (sq.ft)**	**W/sq.ft**	**KW**	**Amps**	**Service Size**
Space 6-105 (Quick Serve Rest.)	764	90	68.76	191.00	800A (200A Per Tenant)
Space 6-110 (Quick Serve Rest.)	763	90	68.67	190.75	
Space 6-115 (Quick Serve Rest.)	763	90	68.67	190.75	
Space 6-120 (Quick Serve Rest.)	728	90	65.52	182.00	
Total @208/120V, 3-phase, 4W	3,018		271.62	754.50	

Dana Point Harbor Revitalization - "LDB2" Service Load Calc					
Tenant Information	**Area (sq.ft)**	**W/sq.ft**	**KW**	**Amps**	**Service Size**
Space 6-140 (Quick Serve Rest.)	779	90	70.11	194.75	800A (200A Per Tenant)
Space 6-145 (Quick Serve Rest.)	690	90	62.10	172.50	
Space 6-150 (Quick Serve Rest.)	690	90	62.10	172.50	
Space 6-155 (Quick Serve Rest.)	832	90	74.88	208.00	
Total @208/120V, 3-phase, 4W	2,991		269.19	747.75	

1 BUILDING 6 SINGLE LINE DIAGRAM
12" = 1'-0"



NOTE:
- ALL SWITCHGEAR IS NEMA 1 RATED.
- ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.

2 MSB - BUILDING 6 ELEVATION
N.T.S.

CITY OF DANA POINT
PLANNING DIVISION
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APPROVED KBN
DATE 10/07/24
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Hadi Tabatabaee
BUILDING OFFICIAL

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 DRAWINGS. 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 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. 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 CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN SWITCHBOARD - IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
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. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
8. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
9. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
10. 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.
11. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (RELT) MEANS AS REQUIRED BY CEC 240.87.

SLD PLAN NOTES

1. PROVIDE DISTRIBUTION EQUIPMENT WITHIN SALT SPRAY RATED ENCLOSURES.
2. SWITCHBOARD SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE FINISH AND STAINLESS STEEL FASTENERS.
3. NOT USED.
4. PROVIDE 480/277V, 3 PHASE, 4 WIRE, 1600 AMP, NEMA 1, 65KAIC DISTRIBUTION BOARD. DISTRIBUTION BOARD SHALL BE PROVIDED WITH 60X SPACE MINIMUM.
5. PROVIDE (2) VERIFEYE SERIES 8000 MULTIPLE METER UNITS BY LEVITON AND ALL CT'S AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVATE METERS FOR EACH TENANT SPACE AS REQUIRED PER TITLE 24 SECTION 130.5(A).
6. PROVIDE 1#12 CU THWN WIRE PER PHASE AT EACH UTILITY METER SECTION FOR CT WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL.
9. PROVIDE 3/4"C-1#4 CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING R6.1.1 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 E6.1.2 FOR ADDITIONAL INFORMATION.
12. PROVIDE 3/4"C. - 1#3/0 CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
13. PROVIDE 208/120V, 3 PHASE 4 WIRE, 1000 AMP, NEMA 1, 65KAIC DISTRIBUTION BOARD. DISTRIBUTION BOARD SHALL BE PROVIDED WITH 60X SPACE MINIMUM.
14. NOT USED.
15. PROVIDE 208/120, 3 PHASE, 4 WIRE, 1600 AMP, NEMA 1, 65KAIC DISTRIBUTION BOARD. DISTRIBUTION BOARD SHALL BE PROVIDED WITH 60X SPACE MINIMUM.
16. PROVIDE 2" C.O., COMPLETE WITH PULL ROPE, FROM DISTRIBUTION BOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
17. NOT USED
18. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPNY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S HOUSE SYSTEM.
19. (NOT USED)
20. PROVIDE 4" C.O., COMPLETE WITH PULL ROPE, FROM DISTRIBUTION BOARD TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
21. DIRECT CURRENT FAST CHARGER LOCATED IN VALET PARKING LOT.

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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

ROBERT J. HIRSH — REGISTERED PROFESSIONAL ENGINEER — E16118 — ELECTRICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 6 - SINGLE LINE DIAGRAM
DRAWING NO.
E4.6.1

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:31:19 AM

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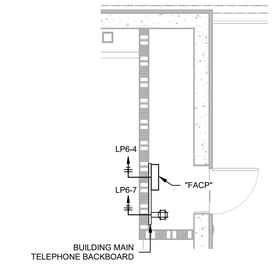
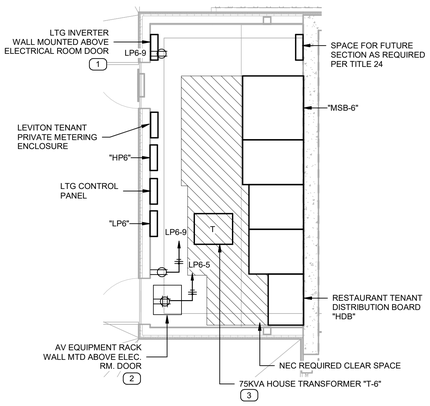
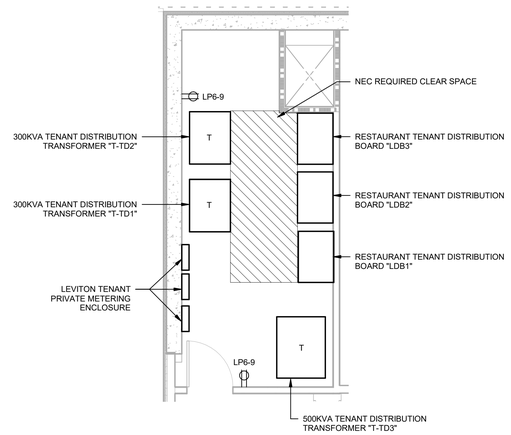


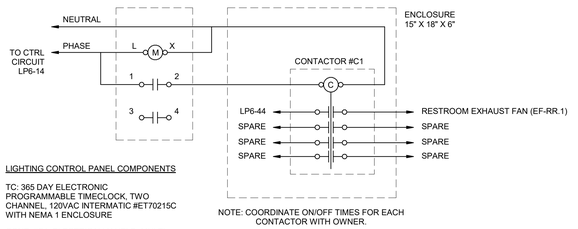
4 BUILDING 6 - ENLARGED MPOE FIRE RISER ROOM
1/4" = 1'-0"



1 BUILDING 6 - ENLARGED ELECTRICAL ROOM LEVEL 1
1/4" = 1'-0"



2 BUILDING 6 - ENLARGED ELECTRICAL ROOM LEVEL 2
1/4" = 1'-0"



LIGHTING CONTROL PANEL COMPONENTS

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

NOTE: COORDINATE ON/OFF TIMES FOR EACH CONTACTOR WITH OWNER.

3 BLDG 6 RR EXHAUST FAN CONTROL DIAGRAM
12" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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PLAN NOTES "X"

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.

3 75KVA HOUSE TRANSFORMER "T-6" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E6.1.2 FOR ADDITIONAL INFORMATION.

SMSARCHITECTS
100 Progress #250
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DANA POINT HARBOR PARTNERS

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BURNHAM | WARD

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ROBERT J. YATOM
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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 19019

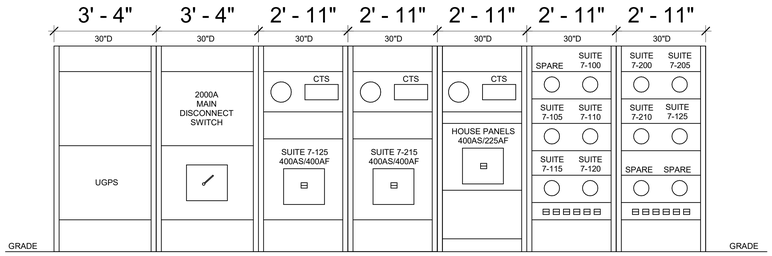
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 6 - ENLARGED PLANS

DRAWING NO
E4.6.2

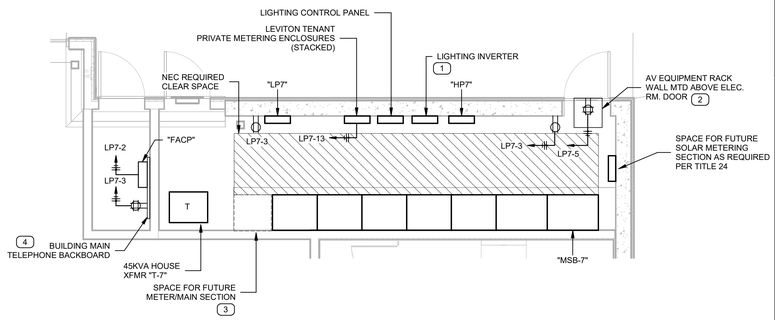
BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:31:24 AM

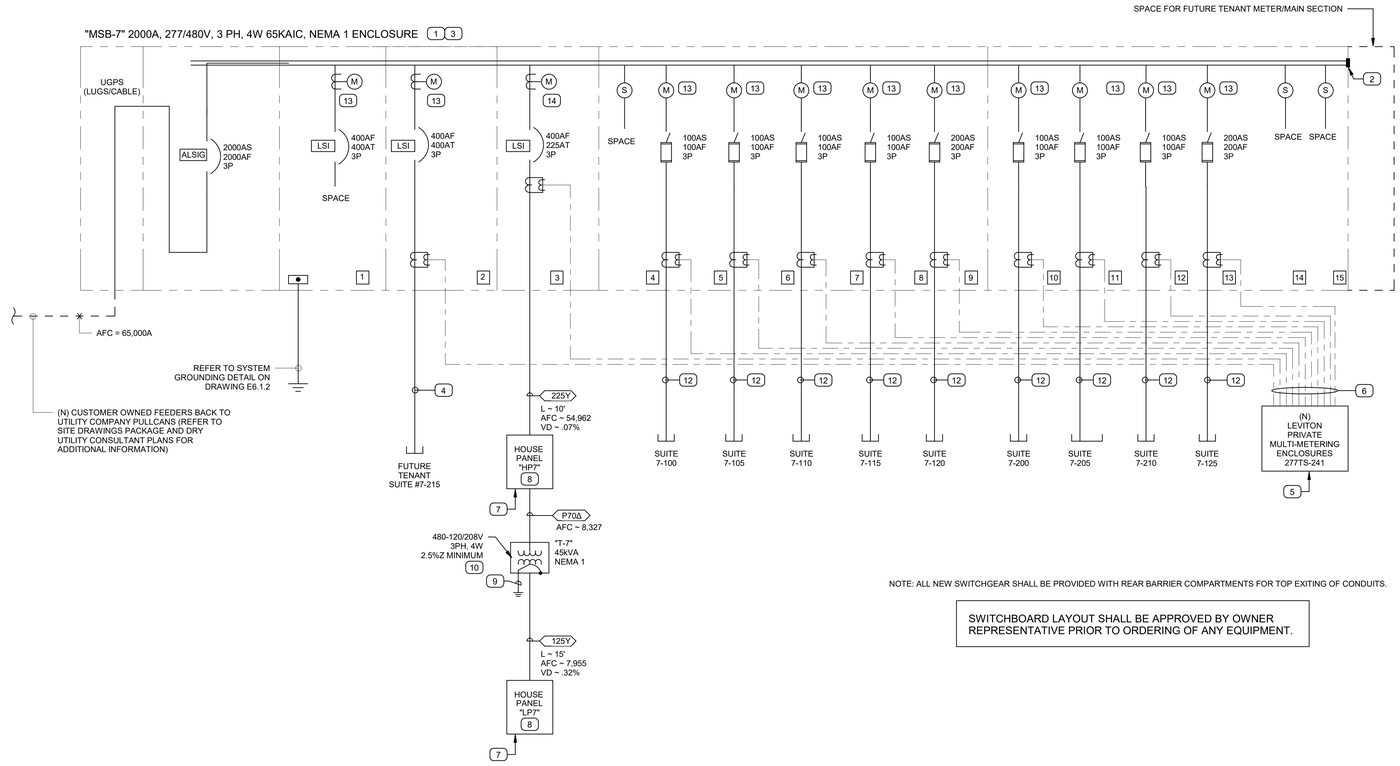


NOTE:
- ALL SWITCHGEAR IS NEMA 1 RATED.
- ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.

2 MSB - BUILDING 7 ELEVATION
N.T.S.



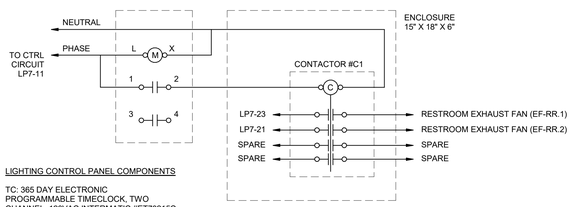
1 BUILDING 7 - ENLARGED ELECTRICAL ROOM
1/4" = 1'-0"



NOTE: ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXITING OF CONDUITS.

SWITCHBOARD LAYOUT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO ORDERING OF ANY EQUIPMENT.

3 BUILDING 7 SINGLE LINE DIAGRAM
12" = 1'-0"



LIGHTING CONTROL PANEL COMPONENTS

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

NOTE: COORDINATE ON/OFF TIMES FOR EACH CONTACTOR WITH OWNER.

4 BLDG 7 RR EXHAUST FAN CONTROL DIAGRAM
12" = 1'-0"

Dana Point Harbor Revitalization - "MSB-7" Service Load Calc

Tenant Information	Area (sq.ft)	W/sq.ft	KW	Amps	Service Size
Space 7-100 (Retail)	625	25	15.63	18.80	100A
Space 7-105 (Retail)	706	25	17.65	21.24	100A
Space 7-110 (Retail)	695	25	17.38	20.91	100A
Space 7-115 (Office)	580	20	11.60	13.96	100A
Space 7-120 (Restaurant)	1,259	65	81.84	98.48	200A
Space 7-125 (Retail)	2,561	25	64.03	77.05	200A
Space 7-200 (Retail)	623	25	15.58	18.74	100A
Space 7-205 (Retail)	639	25	15.98	19.22	100A
Space 7-210 (Office)	2,374	20	47.48	57.14	100A
Space 7-215 (Restaurant)	2,812	65	182.78	219.95	400A
House Panel "HP7" (House Meter)			532.00	640.19	800A
Lower level common areas (Included in house loads above)	817				
Upper level common areas (Included in house loads above)	643				
13.3HP Public Elevator (Included in house loads above)					
Future Capacity (25% of Tenant Loads)			117.48	141.31	
Total @ 480/277V, 3-phase, 4W			1119.40	1346.99	

PLAN NOTES ("X")

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.
3. MAINTAIN CLEAR WORKING SPACE ABOVE FUTURE METER/MAIN SECTION TO BOTTOM OF DECK.
4. PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E6.1 FOR ADDITIONAL INFORMATION.

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works' OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

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 DRAWINGS. 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 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. 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 CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN SWITCHBOARD IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
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. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
8. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
9. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
10. 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.
11. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (RELT) MEANS AS REQUIRED BY CEC 240.87.

SLD PLAN NOTES

1. PROVIDE DISTRIBUTION EQUIPMENT WITHIN SALT SPRAY RATED ENCLOSURES.
2. PROVIDE EXTENDABLE BUSSING AND BLANK COVER PLATE AND END OF SWITCHGEAR FOR FUTURE EXPANSION.
3. SWITCHBOARD SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE FINISH AND STAINLESS STEEL FASTENERS.
4. PROVIDE (2) 2"C.O. (RUN IN PARALLEL), COMPLETE WITH PULL ROPES, FROM "MSB-7" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
5. PROVIDE (2) VERIFEYE SERIES 8000 MULTIPLE METER UNITS BY LEVITON AND ALL CT'S AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVATE METERS FOR EACH TENANT SPACE AS REQUIRED PER TITLE 24 SECTION 130.5(A).
6. PROVIDE 1#12 CU THWN WIRE PER PHASE AT EACH UTILITY METER SECTION FOR CT WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. PROVIDE NEW PANELBOARD. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL.
9. PROVIDE 3/4"C-1#4 CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
10. TRANSFORMER SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATING OPENINGS AND BE PROVIDED WITH CLASS 155 OR HIGHER INSULATION SYSTEM.
11. NOT USED.
12. PROVIDE 4" C.O., COMPLETE WITH PULL ROPE, FROM "MSB-7" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
13. TENANT SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANY AND SETTING OF METER.
14. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPNY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S HOUSE SYSTEM.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAUN
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
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PROJECT NO. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 - SINGLE LINE DIAGRAM & ENLARGED PLANS
DRAWING NO.
E4.7.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:31:30 AM

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

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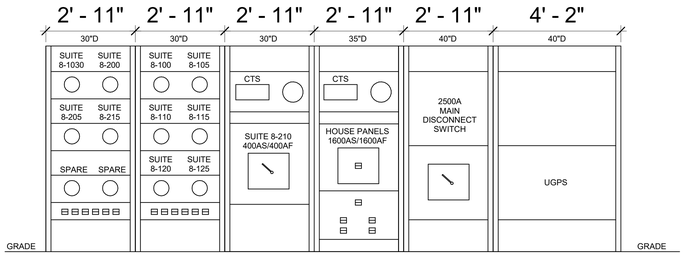
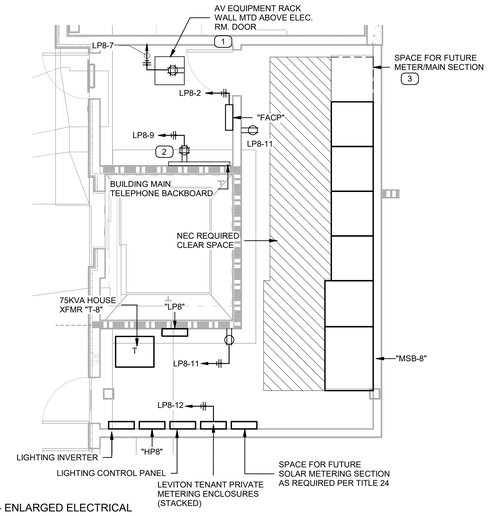
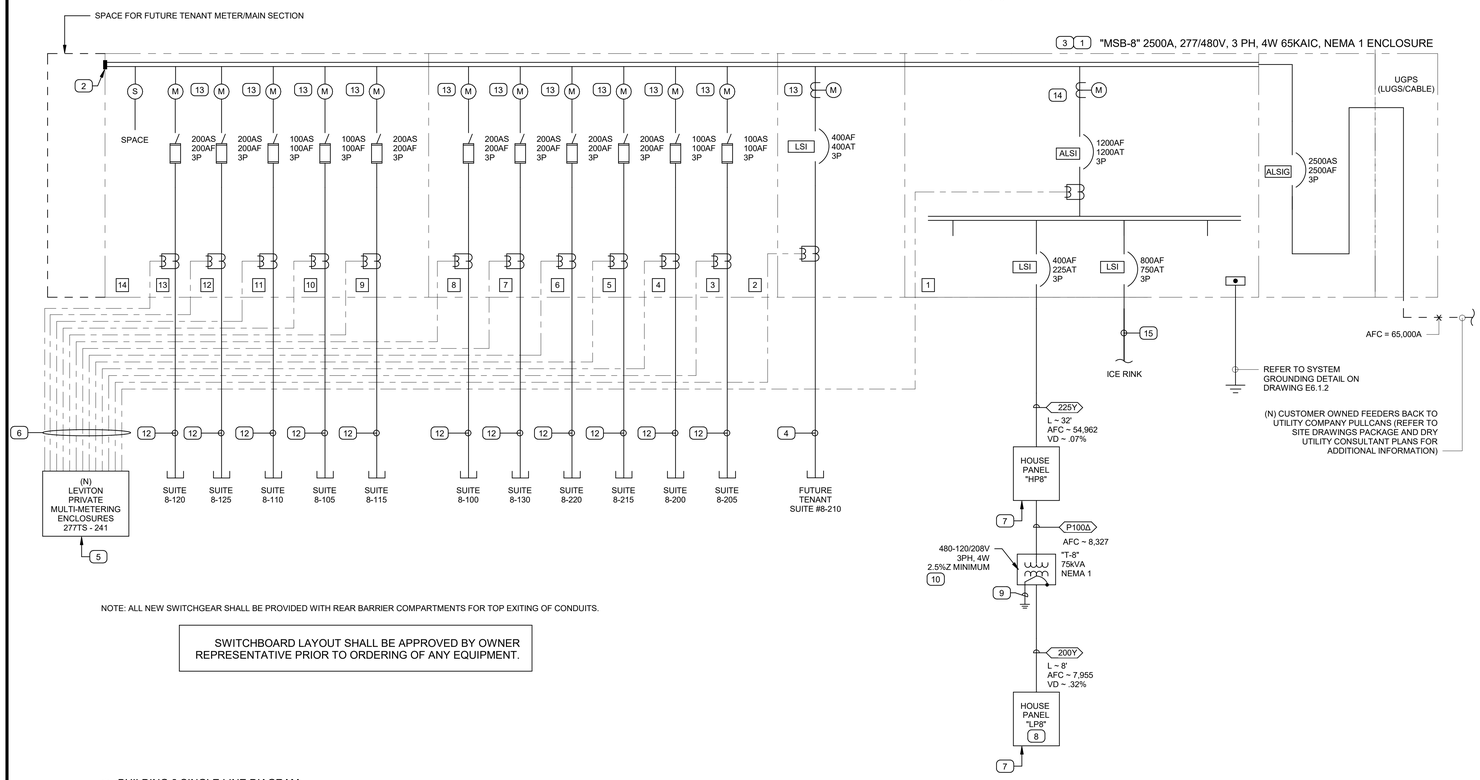


NOTE:
- ALL SWITCHGEAR IS NEMA 1 RATED.
- ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.

2 MSB - BUILDING 8 ELEVATION
N.T.S.



1 BUILDING 8 - ENLARGED ELECTRICAL ROOM
1/4" = 1'-0"



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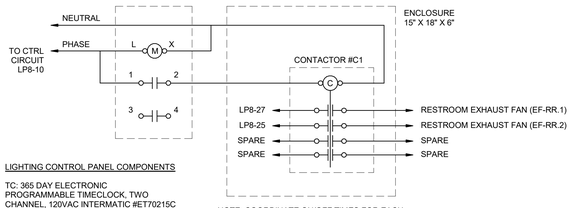

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LIGHTING CONTROL PANEL COMPONENTS

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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

4 BLDG 8 RR EXHAUST FAN CONTROL DIAGRAM
12" = 1'-0"

Dana Point Harbor Revitalization - "MSB-8" Service Load Calc

Tenant Information	Area (sq.ft)	W/sq.ft	KW	Amps	Service Size
Space 8-115 (Restaurant)	1,718	65	111.67	134.38	200A
Space 8-110 (Retail)	506	25	12.65	15.22	100A
Space 8-105 (Retail)	743	25	18.58	22.35	100A
Space 8-100 (Restaurant)	820	65	53.30	64.14	200A
Space 8-130 (Restaurant)	1,281	65	83.27	100.20	200A
Space 8-125 (Restaurant)	824	65	53.56	64.45	200A
Space 8-120 (Restaurant)	612	65	39.78	47.87	200A
Space 8-210 (Restaurant)	3,030	65	196.95	237.00	400A
Space 8-215 (Restaurant)	941	65	61.17	73.60	200A
Space 8-200 (Retail)	865	25	21.63	26.02	100A
Space 8-205 (Retail)	595	25	14.88	17.90	100A
Space 8-220 (Restaurant)	1,504	65	97.76	117.64	200A
House Panel "HP8" (House Meter)			789.45	950.00	1200A
Lower level common areas (Included in house loads above)	1,018				
Upper level common areas (Included in house loads above)	936				
Ice Rink (Included in house loads above)				600.00	
13.3HP Public Elevator (Included in house loads above)					
50HP Public Viewing Tower Elevator (Included in house loads above)					
Future Capacity (25% of Tenant Loads)			191.29	230.10	
Total @ 480/277V, 3-phase, 4W			1745.92	2100.89	

PLAN NOTES "X"

1. 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.
2. PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E6.1 FOR ADDITIONAL INFORMATION.
3. MAINTAIN CLEAR WORKING SPACE ABOVE FUTURE METER/MAIN SECTION TO BOTTOM OF DECK.

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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5. PROVIDE ENGRAVED LAMINATED PHENOLIC BLACK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR PANELBOARDS, RELAY CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN SWITCHBOARD IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
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. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
8. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
9. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
10. 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.
11. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (RELT) MEANS AS REQUIRED BY CEC 240.87.

SLD PLAN NOTES

1. PROVIDE DISTRIBUTION EQUIPMENT WITHIN SALT SPRAY RATED ENCLOSURES.
2. PROVIDE EXTENDABLE BUSSING AND BLANK COVER PLATE AND END OF SWITCHGEAR FOR FUTURE EXPANSION.
3. SWITCHBOARD SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE FINISH AND STAINLESS STEEL FASTENERS.
4. PROVIDE (2) 2"C.O. (RUN IN PARALLEL), COMPLETE WITH PULL ROPES, FROM "MSB-8" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
5. PROVIDE (2) VERIFEYE SERIES 8000 MULTIPLE METER UNITS BY LEVITON AND ALL CT'S AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVATE METERS FOR EACH TENANT SPACE AS REQUIRED PER TITLE 24 SECTION 130.5(A).
6. PROVIDE 1#12 CU THWN WIRE PER PHASE AT EACH UTILITY METER SECTION FOR CT WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. PROVIDE NEW PANELBOARD. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL.
9. PROVIDE 3/4"C-1#4 CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING E6.1.1 FOR ADDITIONAL INFORMATION.
10. TRANSFORMER SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATING OPENINGS AND BE PROVIDED WITH CLASS 155 OR HIGHER INSULATION SYSTEM.
11. NOT USED.
12. PROVIDE 4" C.O., COMPLETE WITH PULL ROPE, FROM "MSB-8" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SUITE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
13. TENANT SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANY AND SETTING OF METER.
14. ELECTRICAL CONTRACTOR SHALL CONTACT UTILITY COMPNY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S HOUSE SYSTEM.
15. REFER TO SITE DRAWING PACKAGE FOR FEEDER INFORMATION.

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92602 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

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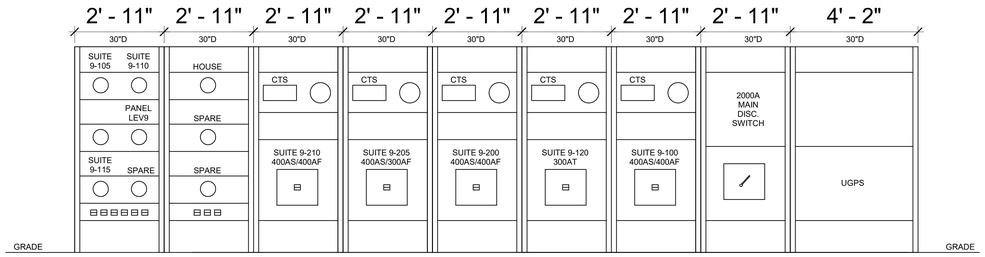
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 8 - SINGLE LINE DIAGRAM & ENLARGED PLANS

DRAWING NO.
E4.8.1

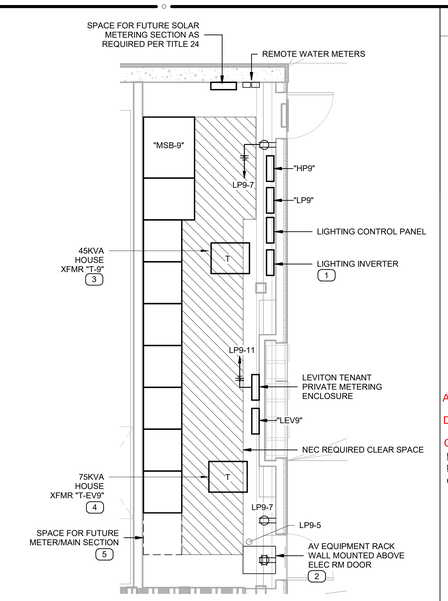


NOTE:
- ALL SWITCHGEAR IS NEMA 1 RATED.
- ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXISTING OF CONDUITS.

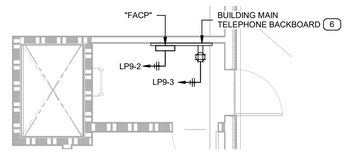
2 MSB - BUILDING 9 ELEVATION
N.T.S.

Dana Point Harbor Revitalization - "MSB-9" Service Load Calc

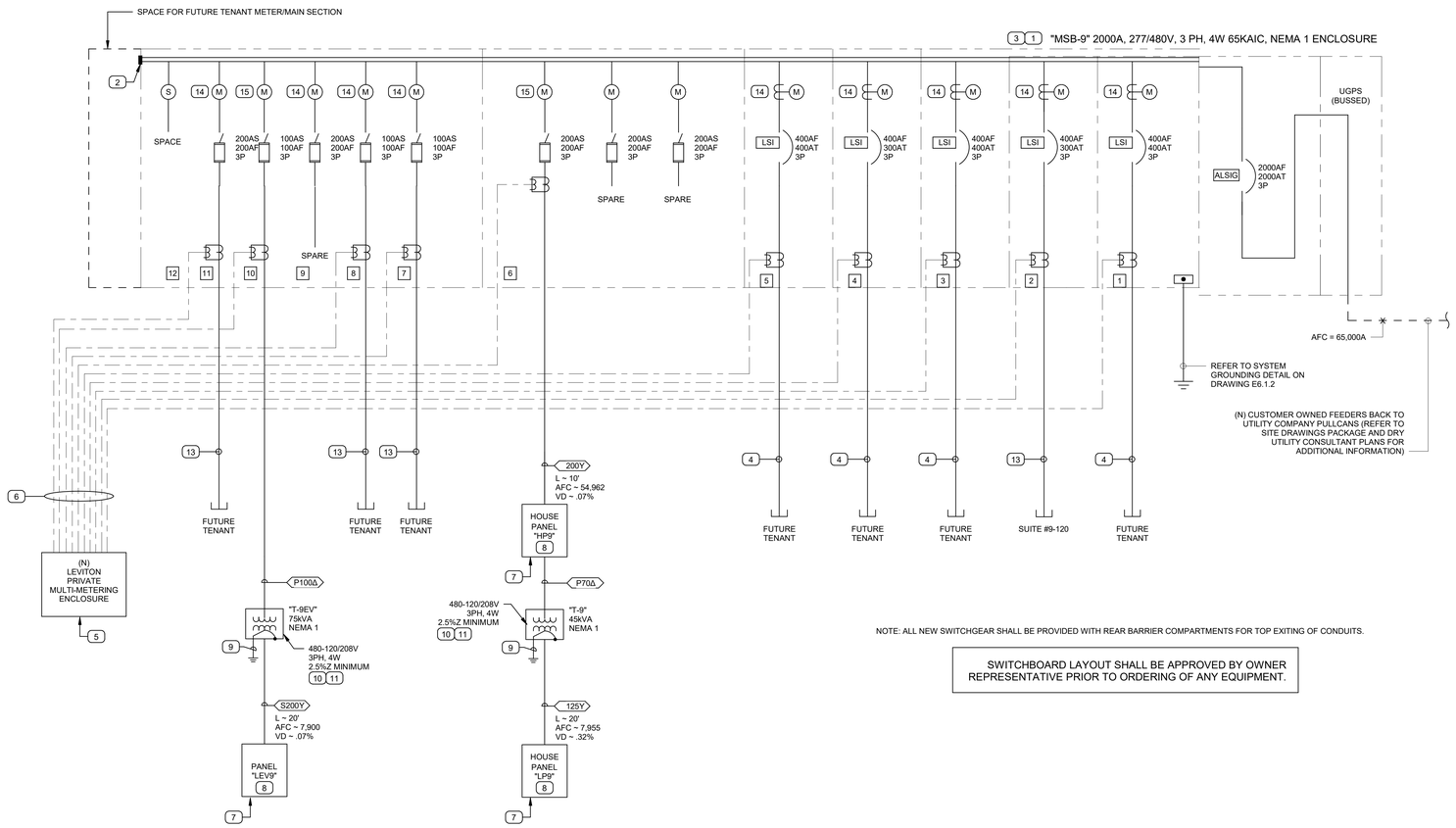
Tenant Information	Area (sq.ft)	W/sq.ft	KW	Amps	Service Size
Space 9-100 (Restaurant)	3,629	65	235.89	283.86	400A
Space 9-120 (Restaurant)	1,604	65	104.26	125.46	300A
Space 9-105 (Retail)	735	25	18.38	22.11	100A
Space 9-110 (Retail)	750	25	18.75	22.56	100A
Space 9-115 (Retail)	2,495	25	62.38	75.06	200A
Space 9-210 (Restaurant)	3,279	65	213.14	256.48	400A
Space 9-205 (Restaurant)	2,614	65	169.91	204.46	300A
Space 9-200 (Restaurant)	3,428	65	222.82	268.13	400A
EV Charging Panel "LEV9"			43.20	51.99	100A
House Panel "HP9" (House Meter)			125.00	150.42	200A
13.3HP Public Elevator (Included in house loads above)					
Future Capacity (25% of Tenant Loads)			261.38	314.40	
Total @ 480/277V, 3-phase, 4W			1475.09	1774.94	



1 BUILDING 9 - ENLARGED ELECTRICAL ROOM
1/4" = 1'-0"



4 BUILDING 9 - ENLARGED MPOE ROOM
1/4" = 1'-0"



3 BUILDING 9 SINGLE LINE DIAGRAM
12" = 1'-0"

NOTE: ALL NEW SWITCHGEAR SHALL BE PROVIDED WITH REAR BARRIER COMPARTMENTS FOR TOP EXITING OF CONDUITS.

SWITCHBOARD LAYOUT SHALL BE APPROVED BY OWNER REPRESENTATIVE PRIOR TO ORDERING OF ANY EQUIPMENT.

PLAN NOTES (X)

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.
3. 75KVA HOUSE TRANSFORMER "T-9" TO BE HUNG FROM STRUCTURE ABOVE WITH BOTTOM OF TRANFORMER MOUNTED AT +10'-0" AFF. REFER TO "TRAPEZE MOUNTED TRANSFORMER DETAIL" ON DRAWING E6.1.2 FOR ADDITIONAL INFORMATION.
4. 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 E6.1.2 FOR ADDITIONAL INFORMATION.
5. MAINTAIN CLEAR WORKING SPACE ABOVE FUTURE METER/MAIN SECTION TO BOTTOM OF DECK.
6. PROVIDE NEW MAIN TELEPHONE BACKBOARD PER UTILITY COMPANY REQUIREMENTS. REFER TO TELEPHONE SERVICE BACKBOARD ELEVATION ON DRAWING E6.1 FOR ADDITIONAL INFORMATION.

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

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 DRAWINGS. 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 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. 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 CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN SWITCHBOARD - IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN SWITCHBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
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. AVAILABLE SPACE FOR SWITCHBOARDS IS LIMITED. SWITCHBOARDS MUST FIT IN ALLOCATED SPACE.
8. GROUND FAULT PROTECTION DEVICES, WHERE REQUIRED ON SERVICE DISCONNECTS, SHALL BE SET AND TESTED PER ELECTRICAL CODE 230-95.
9. WHEN TWO OR MORE CONDUCTORS LAND ON A SINGLE LUG, THE EQUIPMENT SHALL BE LISTED FOR THAT USE.
10. 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.
11. ALL NEW SWITCHBOARDS CONTAINING CIRCUIT BREAKERS RATED 1200A OR HIGHER SHALL BE EQUIPPED WITH ARC ENERGY REDUCTION (RELT) MEANS AS REQUIRED BY CEC 240.87.

SLD PLAN NOTES

1. PROVIDE DISTRIBUTION EQUIPMENT WITHIN SALT SPRAY RATED ENCLOSURES
2. PROVIDE EXTENDABLE BUSSING AND BLANK COVER PLATE AND END OF SWITCHGEAR FOR FUTURE EXPANSION.
3. SWITCHBOARD SHALL BE PROVIDED WITH COPPER BUSSING, MARINE GRADE FINISH AND STAINLESS STEEL FASTENERS.
4. PROVIDE (2) 2"C.O. (RUN IN PARALLEL), COMPLETE WITH PULL ROPES, FROM "MSB-9" TO POINT ABOVE ACCESSIBLE CEILING SPACE IN TENANT SPACE INDICATED AND CAP FOR FUTURE TENANT USE. CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE ABOVE.
5. PROVIDE (2) VERIFEYE SERIES 8000 MULTIPLE METER UNIT BY LEVITON AND ALL CT'S AS REQUIRED FOR A COMPLETE INSTALLATION. SINGLE ENCLOSURE SHALL CONTAIN ALL PRIVARE METERS FOR EACH TENANT SPACE AS REQUIRED PER TITLE 24 SECTION 130.5(A).
6. PROVIDE 1#12 CU THWN WIRE PER PHASE AT EACH UTILITY METER SECTION FOR CT WIRING BACK TO PRIVATE TENANT METERING ENCLOSURE IN ELECTRICAL ROOM. ALL WIRING SHALL BE ROUTED BETWEEN SWITCHBOARD AND METERING ENCLOSURE WITHIN CONDUIT.
7. PROVIDE NEW PANELBOARD. REFER TO PANEL SCHEDULE ON DRAWING E5.1.1 FOR ADDITIONAL INFORMATION.
8. PROVIDE MOLDED CASE CIRCUIT BREAKERS WITHIN PANEL.
9. PROVIDE 3/4"C-1#4 CU TO EFFECTIVELY GROUNDED STRUCTURAL METAL MEMBER OF THE STRUCTURE AND COLD WATER PIPE PER SECTION 250 OF THE NEC. REFER TO "DRY TYPE TRANSFORMER GROUNDING DETAIL" ON DRAWING R6.1.1 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 E6.1.2 FOR ADDITIONAL INFORMATION.
12. NOT USED.
13. PROVIDE 4" C.O., COMPLETE WITH PULL ROPE, 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 COMPNY AND ARRANGE FOR SETTING OF METER FOR LANDLORD'S HOUSE SYSTEM.

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100 Progress #250
Irvine, California 92618
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CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HIGH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	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

DRAWING TITLE
BUILDING 9 - SINGLE LINE DIAGRAM & ENLARGED PLANS

DRAWING NO
E4.9.1

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:31:44 AM

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	ΦB	ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	BUILDING SIGNAGE	1,200	L		2,100				R	900	RESTROOM GFCI RECEPTS	20/1	2
3	20/1	BUILDING SIGNAGE	1,200	L			1,700			M	500	FACP	20/1	4
5	20/1	AV RACK RECEPTACLE	1,500	M				1,750		M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	20/1	6
7	20/1	TELE/BACKBOARD RECEPT	500	R		1,000				M	500	ELEV. CAB LTS	20/1	8
9	20/1	ELEC ROOM RECEPTS	720	R			1,100			M	380	ELEVATOR PIT RECEPT AND LIGHTS	20/1	10
11	20/1	ROOFTOP RECEPTS	540	R				1,040		M	500	ELEVATOR CONTROL CABINET	20/1	12
13	20/1	ROOFTOP RECEPTS	540	R		740				M	200	TIME CLOCK CONTROL	20/1	14
15	20/1	SPARE					1,800			L	1,800	TREE HOLIDAY LGT. RECEPTACLES	20/1	16
17	20/1	TEMPORARY EVENT POWER	1,000	M				2,200		L	1,200	TREE HOLIDAY LGT. RECEPTACLES	20/1	18
19	20/1	TEMPORARY EVENT POWER	1,500	M		3,300				L	1,800	TREE HOLIDAY LGT. RECEPTACLES	20/1	20
21	20/1	TEMPORARY EVENT POWER	1,500	M			2,700			L	1,200	TREE HOLIDAY LGT. RECEPTACLES	20/1	22
23	20/1	TRAP PRIMER	28	M				1,228		L	1,200	SITE SIGNAGE	20/1	24
25		SPACE										SPACE		26
27		SPACE										SPACE		28
29		SPACE										SPACE		30
31	20/1	LEVEL 1 LIGHTING	193	L		651				L	458	LEVEL 2 LIGHTING	20/1	32
33	20/1	S/W EXTERIOR LIGHTING	301	L			587			L	286	N/E EXTER/OR LIGHTING	20/1	34
35		SPACE										SPACE		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	15/2	FCCU-170.1	791	A		1,343				A	552	FCCU-220.1	15/2	56
57			791	A			1,343			A	552			58
59	15/2	FCCU-170.2	791	A				1,582		A	791	FCCU-220.2	15/2	60
61			791	A		1,582				A	791			62
63	15/2	FCCU-170.3	791	A			1,582			A	791	FCCU-ELEC	15/2	64
65			791	A				1,582		A	791			66
67	15/2	FCCU-170.4	791	A		1,582				A	791	FCCU-170.6	15/2	68
69			791	A			1,582			A	791			70
71	15/2	FCCU-170.5	791	A				791				SPACE		72
73			791	A		791						SPACE		74
75		SPACE					696			M	696	EF-RR.1	20/1	76
77		SPACE						300		M	300	EF-EV	20/1	78
79		SPACE				528				M	528	EF-EL	20/1	80
81		SPACE					200			M	200	FIRE DAMPER	20/1	82
83	20/1	LIGHTING INVERTER	146	L				146				SPACE		84

ABBREVIATIONS			CONN. KW	DEMAND FACTOR	DEMAND KW
Φ	PHASE	LOAD SUMMARY			
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)				
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]	10.98	125%	13.73
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]	3.20	100%	3.20
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	9.6	100%	9.6
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]	13.8	100%	13.8
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]	3	65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	37.5	89%	40.3
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	14.5	14.5	11.3

PANELBOARD RATINGS	
VOLTS:	120/208
PHASES/WIRES:	3PH/4W
MAIN C.B.:	200A
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, FLUSH
AIC RATING:	10KAIC

HI Φ AMPS	DEMAND AMPS
113.4	111.8

PANEL TAG: **LP6** (N)

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	ΦB	ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	FAÇADE LIGHTS	375	L		375						SPARE	20/1	2
3			9,695	M			9,695					SPARE	20/1	4
5	70/3	ELEVATOR MOTOR	9,695	M	ST			9,695				SPARE	20/1	6
7			9,695	M		9,695						SPARE	20/1	8
9	20/1	SPARE										SPARE	20/1	10
11	20/1	SPARE										SPARE	20/1	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	20/3	WH-1	2,000	M		2,000						SPARE	20/1	20
21			2,000	M			2,000					SPARE	20/1	22
23			2,000	M				2,000				SPARE	20/1	24
25		SPACE										SPARE	20/1	26
27		SPACE										SPARE	20/1	28
29		SPACE										SPARE	20/1	30
31		SPACE										SPARE	20/1	32
33		SPACE										SPARE	20/1	34
35		SPACE										SPARE	20/1	36
37		SPACE										SPARE	20/1	38
39		SPACE										SPARE	20/1	40
41		SPACE										SPARE	20/1	42
43	15/3	ACCU-ELEC	2,938	A		5,876				A	2,938	ACCU-220.2	15/3	44
45			2,938	A			5,876			A	2,938			46
47			2,938	A				5,876		A	2,938			48
49	15/3	ACCU-220.1	2,107	A		5,045				A	2,938	ACCU-170.4	15/3	50
51			2,107	A			5,045			A	2,938			52
53			2,107	A				5,045		A	2,938			54
55	15/3	ACCU-170.1	2,938	A		5,876				A	2,938	ACCU-170.5	15/3	56
57			2,938	A			5,876			A	2,938			58
59			2,938	A				5,876		A	2,938			60
61	15/3	ACCU-170.2	2,938	A		5,876				A	2,938	ACCU-170.6	15/3	62
63			2,938	A			5,876			A	2,938			64
65			2,938	A				5,876		A	2,938			66
67	15/3	ACCU-170.3	2,938	A		2,938						SPARE	20/1	68
69			2,938	A			2,938					SPARE	20/1	70
71			2,938	A				2,938				SPARE	20/1	72
73		SPACE										SPARE	20/1	74
75		SPACE										SPARE	20/1	76
77		SPACE										SPARE	20/1	78
79		SPACE										SPARE	20/1	80
81		SPACE										SPARE	20/1	82
83		SPACE										SPARE	20/1	84

ABBREVIATIONS			CONN. KW	DEMAND FACTOR	DEMAND KW
Φ	PHASE	LOAD SUMMARY			
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)				
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]	0.38	125%	0.47
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]		100%	
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	35.1	100%	35.1
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]	76.8	100%	76.8
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]	3	65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	112.3	99%	112.4
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	37.8	38.1	37.3

PANELBOARD RATINGS	
VOLTS:	277/480
PHASES/WIRES:	3PH/4W
MAIN C.B.:	MLO
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	65KAIC

HI Φ AMPS	DEMAND AMPS
136.0	135.2

PANEL TAG: **HP6** (N)

LCP-6

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z01	ELEC/EQMT ROOM	120V	LP6-31	0-10V	OCC SENSOR
Z03	LEVEL 1 WEST ARCADE (ARC03) XB62B	120V	LP6-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z05	LEVEL 1 WEST FAÇADE (FAC14) XWM62	120V	LP6-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z07	LEVEL 1 SOUTH ENTRY (ENT 10) XB64D	120V	LP6-33	0-10V	PHOTO/TIME SCHEDULE
Z09	LEVEL 1 SOUTH ENTRY (ENT12) XB61B	120V	LP6-33	0-10V	PHOTO/TIME SCHEDULE
Z11	LEVEL 1 SOUTH FAÇADE (FAC12) XWM62	120V	LP6-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z13	SOUTH STAIR (STR01) XZ62	120V	LP6-33	0-10V	PHOTO/TIME SCHEDULE
Z15	LEVEL 2 SOUTH FAÇADE (FAC 22) XWM62	120V	LP6-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z17	LEVEL 2 SOUTH FAÇADE (FAC 27) XZ61	120V	LP6-33	0-10V	PHOTO/TIME SCHEDULE
Z19	LEVEL 2 SOUTH DECK (RAL 22)	120V	LP6-33	0-10V	PHOTO/TIME SCHEDULE
Z21	LEVEL 1 WEST ARCADE (ARC03) XBK2B	120V	INV6-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z23	LEVEL 1 WEST FAÇADE (FAC14) XWM62	120V	INV6-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z25	LEVEL 1 SOUTH ENTRY (ENT 10) XB64D	120V	INV6-1	0-10V	PHOTO/TIME SCHEDULE
Z27	LEVEL 1 SOUTH ENTRY (ENT12) XB61B	120V	INV6-1	0-10V	PHOTO/TIME SCHEDULE
Z29	SPARE				
Z31	SPARE				
Z33	SPARE				
Z35	SPARE				
Z37	SPARE				
Z39	SPARE				
Z41	SPARE				
Z43	SPARE				
Z45	SPARE				
Z47	SPARE				
Z49	SPARE				

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z02	LEVEL 1 RR/ELEV	120V	LP6-32	0-10V	OCC SENSOR
Z04	LEVEL 1 NORTH ENTRY (ENT11) XB61B	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z06	NORTH STAIR (STR02) XZ62	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z08	LEVEL 2 NORTH FAÇADE (FAC26) XZ61	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z10	LEVEL 2 NORTH DECK (RAL 21) XZ62	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z12	LEVEL 1 EAST ENTRY (ENT13) XB61B	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z14	LEVEL 1 EAST FAÇADE (FAC13) XWM62	120V	LP6-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z16	LEVEL 2 WEST ENTRY (ENT24) XB61B	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z18	LEVEL 2 WEST FAÇADE (FAC 24) XZ61	120V	LP6-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z20	LEVEL 2 WEST DECK (RAL 24) XZ62	120V	LP6-34	0-10V	PHOTO/TIME SCHEDULE
Z22	LEVEL 1 NORTH ENTRY (ENT11) XB61B	120V	INV6-1	0-10V	PHOTO/TIME SCHEDULE
Z24	LEVEL 1 EAST ENTRY (ENT13) XB61B	120V	INV6-1	0-10V	PHOTO/TIME SCHEDULE
Z26	LEVEL 2 WEST ENTRY (ENT24) XB61B	120V	INV6-1	0-10V	PHOTO/TIME SCHEDULE
Z28	LEVEL 2 SOUTH ENTRY (ENT22) XB63C	120V	INV6-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z30	SPARE				
Z32	SPARE				
Z34	SPARE				
Z36	SPARE				
Z38	SPARE				
Z40	SPARE				
Z42	SPARE				
Z44	SPARE				
Z46	SPARE				
Z48	SPARE				
Z50	SPARE				

TYPE	L1	L1A	L1E	L2	RD4	RD4E	RD5	XB61B	XB62B	XB63C	XB64D	XK62C	XWM62	XZ61	XZ62
MANUFACTURER	LITHONIA	LITHONIA	LITHONIA	LITHONIA	ALPHABET	ALPHABET	MARK	TARGETTI LIGHTING	HEVI LITE	HEVI LITE	ALPHABET	HEVI LITE	ANP LIGHTING	DURALAMP	ALPHABET
CATALOG #	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-[FINISH]-[MOUNTING]-MSD7	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-E10WLCP-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-[FINISH]-[MOUNTING]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]-EM7	SL4L-LOP-[LENGTH]-FLP-[TRIM]-90CRI-30K-[MOD TO SW/FT]-2DL-120/277-[FINISH]-ZT	JU-R-FL-L1-27-24-TBD-MARINE GRADE FINISH-LY, 1US3175M, DMLExx1242UD, DOWNLIGHT MOUNTING HARDWARE AS REQUIRED.	HL-381S-TBD-MARINE GRADE FINISH	HL-901-TBD-MARINE GRADE FINISH, 2700K-FL	BETA-6Q-SW-10LM-27K-90-HE75-MARINE GRADE FINISH PER ARCH-RPF3-UNV-DIM10	HL-382S-TBD-MARINE GRADE FINISH, WITH LA-1	W520-MB-E6-200GLCL-MARINE GRADE FINISH TBD, WITH CBC, GR20	DL-ES-30-O-27-HC-24 WITH 07UX1CBL1, PRAP-U, MARINE GRADE FINISH, DMLEXX01242UD	750S-27K-VA-BG-PER CONTRACTOR WITH P70414-500-ECO
LAMP/CATALOG#	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 500 LM/FT	2700K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927NF25	MOD- 2700K WARM WHITE LED FLOOD (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927FL39	GREEN CREATIVE 9FA19DIM/927/RC	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	27.5	27.5	27.5	27.5	15	15	5/FT	7	7	3	10	7	9	3 PER FT.	1.5
DESCRIPTION	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.	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL OCCUPANCY SENSOR.	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4' LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	4" DIAMETER APRTURE RECESSED LED DOWNLIGHT FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	SIMILAR TO LUMINAIRE TYPE "RD4" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4" APERTURE LINEAR RECESSD LED LUMINAIRE WITH MATTE WHITE REFLECTOR FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED DOWNLIGHT WITH 39 DEGREE OPTICS AND HONEYCOMB LOUVER. MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW-PROFILE 2700K WARM WHITE LED DOWNLIGHT WITH 36-DEGREE NARROW FLOOD OPTIC MR16 LAMP, AND MARINE GRADE FINISH PER ARCHITECT.	PURLIN SURFACE MOUNTED MINIATURE 2700K WARM WHITE LED DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	RIGID PENDANT STEM MOUNTED 2700K WARM WHITE SQUARE LED DOWNLIGHT WITH 4-INCH LENS APERTURE AND 75-DEG OPTIC	SURFACE MOUNTED LOW-PROFILE 2700K WARM WHITE LED ACCENT WITH GU-10 LAMP BASE, 39-DEGREE FLOOD OPTIC MR16 LAMP AND HEXCELL LOUVER. MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE FIXTURE WITH WIRE GRILL, 20" DIAMETER SHADE, 26" X 9.25" ARM, MOUNT, ROUND CAST BACK PLATE WITH COVER. MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW VOLTAGE OUTDOOR WARM WHITE LED TAPE LIGHT WITH MOUNTING CHANNEL. MARINE GRADE FINISH, AND FROSTED LENS COVER.	HANDRAIL RECESS MOUNTED LOW VOLTAGE LED PATH LIGHT WITH ASYMMETRIC BEAM, 1P67 RATED GLASS LENS, 316 STAINLESS STEEL MARINE GRADE FINISH.
NOTES	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM TRIM AND FINISH OPTIONS WITH ARCHITECT.	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY, REQUIRES 0-10V DIMMING.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES 0-10V DIMMING.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES REMOTE POWER SUPPLY HIDDEN FROM VIEW. CONTRACTOR TO ASSIST ON POWER SUPPLY SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.	REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.
VOLTS	120-277	120-277	120-277	120-277	120-277	120-277	120-277	120-277/24	120	120	120-277	120	120	120-277/24	120-277/24
CONTACT								JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performancellg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performancellg.com
LAMP WATTAGE	27.5	27.5	27.5	27.5	15	15	5/FT	7	7	3	17	7	9	3 PER FT.	1.5

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. 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.
2. 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 "X"

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Irvine, California 92618
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CONSTANT
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irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAYON
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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

DRAWING TITLE
BUILDING 6 - ELECTRICAL SCHEDULES

DRAWING NO
E5.6.1

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	LOAD IN WATTS ΦB	LOAD IN WATTS ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	RESTROOM GFCI RECEPTS	900	R		1,400				M	500	FACP	20/1	2
3	20/1	TELEBACKBOARD RECEPT	500	R			750			M	250	ELE. MACHINE ROOM LIGHT AND RECEPT	20/1	4
5	20/1	AV RACK RECEPTACLE	1,500	R				2,000		M	500	ELEV. CAB LTS	20/1	6
7	20/1	ELEC RM RECEPTS	360	R		740				M	380	ELEVATOR PIT RECEPT AND LIGHTS	20/1	8
9	20/1	ROOFTOP RECEPTS	360	R			860			M	500	ELEVATOR CONTROL CABINET	20/1	10
11	20/1	TIME CLOCK CONTROL	200	M				700		M	500	IRRIGATION CONTROLLER	20/1	12
13	20/1	METERING CAB.	200	M		200						SPARE	20/1	14
15	20/1	SPARE										SPARE	20/1	16
17	20/1	SPARE										SPARE	20/1	18
19	20/1	SPARE										SPARE	20/1	20
21	20/1	SPARE					996					SPARE	20/1	22
23	20/1	SPARE						1,056				SPARE	20/1	24
25		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		26
27		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		28
29		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		30
31	20/1	LEVEL 1 INTERIOR LIGHTING	363	L		616				L	253	LEVEL 2 INTERIOR LIGHTING	20/1	32
33	20/1	N/W EXTERIOR LIGHTING	437	L			1,285			L	848	S/E EXTERIOR LIGHTING	20/1	34
35	20/1	SPARE										SPARE	20/1	36
37	20/1	SPARE										SPARE	20/1	38
39	20/1	SPARE										SPARE	20/1	40
41	20/1	SPARE										SPARE	20/1	42
43	20/1	SPARE										SPARE	20/1	44
45	20/1	SPARE										SPARE	20/1	46
47	20/1	SPARE										SPARE	20/1	48
49		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	20/1	50
51		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	20/1	52
53		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS	20/1	54
55	20/1	EF-RR.2	696	A						A	300	EF-EV	20/1	56
57	20/1	EL-RR.1	528	A						A	528	EF-EL	20/1	58
59		SPACE										SPARE	20/1	60
61		SPACE										SPARE	20/1	62
63		SPACE										SPARE	20/1	64
65	20/1	LIGHTING INVERTER	340	L								SPARE	20/1	66

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:	2.96	3.89	3.76
Φ	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]	1.90	125%	2.38
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]	3.62	100%	3.62
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	3.0	100%	3.0
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]	2.1	100%	2.1
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	10.6	1	11.1
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	3.1	4.2	3.8

PANELBOARD RATINGS	
VOLTS:	120/208
PHASES/WIRES:	3PH/4W
MAIN C.B.:	125A
BUS AMPERES:	200A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	10KAIC

HI Φ AMPS	DEMAND AMPS
32.4	30.8

PANEL TAG: **LP7 (N)**

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	LOAD IN WATTS ΦB	LOAD IN WATTS ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	SPARE										SPARE	20/1	2
3	70/3	ELEVATOR MOTOR	9,695	M	ST		9,695					SPARE	20/1	4
5			9,695	M				9,695				SPARE	20/1	6
7			9,695	M		9,695						SPARE	20/1	8
9	20/1	SPARE										SPARE	20/1	10
11	20/1	SPARE										SPARE	20/1	12
13	20/1	SPARE										SPARE	20/1	14
15	20/1	SPARE										SPARE	20/1	16
17	20/1	SPARE										SPARE	20/1	18
19	20/1	SPARE				2,667				L	2,667	WH-2	20/3	20
21	20/1	SPARE					2,667			L	2,667			22
23	20/1	SPARE						2,667		L	2,667			24
25		SPACE										SPARE	20/1	26
27		SPACE										SPARE	20/1	28
29		SPACE										SPARE	20/1	30
31		SPACE										SPARE	20/1	32
33		SPACE										SPARE	20/1	34
35		SPACE										SPARE	20/1	36
37	70/3	TRANSFORMER "T-7" SUB-FEED	2,140	M		2,140						SPARE	20/1	38
39			2,606	M			2,606					SPARE	20/1	40
41			3,756	M				3,756				SPARE	20/1	42

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:	14.50	14.97	16.12
Φ	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]	8.00	125%	10.00
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]		100%	
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	37.6	100%	37.6
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]		100%	
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	45.6		47.6
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	15.2	15.6	16.8

PANELBOARD RATINGS	
VOLTS:	277/480
PHASES/WIRES:	3PH/4W
MAIN C.B.:	MLO
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	65KAIC

HI Φ AMPS	DEMAND AMPS
58.2	57.2

PANEL TAG: **HP7 (N)**

LCP-7

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z01	LEVEL 1 ELEC/EQUIPMENT	120V	LP7-31	0-10V	OCC SENSOR
Z03	LEVEL 1 RESTROOMS	120V	LP7-31	0-10V	OCC SENSOR
Z05	LEVEL 1 NORTH ARCADE (ARC01) XB72B	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z07	LEVEL 1 NORTH FAÇADE (FAC11) XWM72	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z09	LEVEL 1 NORTH VALET STAND (VALO1) XDP71	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z11	LEVEL 1 WEST ARCADE (ARC04) XB72B	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z13	LEVEL 1 WEST FAÇADE (FAC16) XWM72	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z15	WEST STAIR (STR01) XZ72	120V	LP7-33	0-10V	PHOTO/TIME SCHEDULE
Z17	LEVEL 2 NORTH ENTRY (ENT21) XB71B	120V	LP7-33	0-10V	PHOTO/TIME SCHEDULE
Z19	LEVEL 2 NORTH FAÇADE (FAC21) XWM72	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z21	LEVEL 2 NORTH FAÇADE (FAC22) XK72C	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z23	LEVEL 2 NORTH FAÇADE (FAC27) XWM73	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z25	LEVEL 2 NORTH FAÇADE (FAC28) XWM74	120V	LP7-33	FOR. ELV	PHOTO/TIME SCHEDULE
Z27	LEVEL 2 NORTH FAÇADE (FAC29) XS71	120V	LP7-33	0-10V	PHOTO/TIME SCHEDULE
Z29	LEVEL 1 NORTH ARCADE (ARC01) XB72B	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z31	LEVEL 1 NORTH FAÇADE (FAC12) XK72C	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z33	LEVEL 1 WEST ARCADE (ARC04) XB72B	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z35	LEVEL 2 NORTH ENTRY (ENT21) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z37	LEVEL 2 WEST ENTRY (ENT24) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z39	LEVEL 2 SW FAÇADE (FAC26) XWM72	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z41	SPARE				
Z43	SPARE				
Z45	SPARE				
Z47	SPARE				
Z49	SPARE				
Z51	SPARE				
Z53	SPARE				
Z55	SPARE				
Z57	SPARE				
Z59	SPARE				
Z61	SPARE				
Z63	SPARE				
Z65	SPARE				

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z02	LEVEL 2 ELEC/EQUIPMENT	120V	LP7-32	0-10V	OCC SENSOR
Z04	LEVEL 2 RESTROOMS	120V	LP7-32	0-10V	OCC SENSOR
Z06	LEVEL 1 EAST ARCADE (ARC03) XB72B	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z08	LEVEL 1 SE FAÇADE (FAC13) XWM74	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z10	LEVEL 1 SOUTH ARCADE (ARC02) XB72B	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z12	LEVEL 1 SOUTH FAÇADE (FAC15) XWM72	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z14	LEVEL 2 WEST ENTRY (ENT24) XB71B	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z16	LEVEL 2 WEST DECK (RAL24) XZ72	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z18	LEVEL 2 WEST BRIDGE DECK (RAL25) XZ72	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z20	LEVEL 2 SW FAÇADE (FAC26) XWM72	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z22	LEVEL 2 SE ENTRY (ENT23) XB71B	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z24	LEVEL 2 EAST FAÇADE (FAC23) XWM74	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z26	LEVEL 2 SOUTH DECK (RAL22) XZ72	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z28	ROOF NORTH FAÇADE (FAC31) XWM73	120V	LP7-34	FOR. ELV	PHOTO/TIME SCHEDULE
Z30	LEVEL 2 NORTH DECK (RAL21) XZ72	120V	LP7-34	0-10V	PHOTO/TIME SCHEDULE
Z32	LEVEL 1 EAST ARCADE (ARC03) XB72B	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z34	LEVEL 1 RESTROOM ENTRY (RRM13) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z36	LEVEL 1 SOUTH ARCADE (ARC02) XB72B	120V	INV7-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z38	LEVEL 2 RESTROOM ENTRY (RRM23) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z40	LEVEL 2 EAST ELEV (ELV23) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z42	LEVEL 2 SE ENTRY (ENT23) XB71B	120V	INV7-1	0-10V	PHOTO/TIME SCHEDULE
Z44	SPARE				
Z46	SPARE				
Z48	SPARE				
Z50	SPARE				
Z52	SPARE				
Z54	SPARE				
Z56	SPARE				
Z58	SPARE				
Z60	SPARE				
Z62	SPARE				
Z64	SPARE				
Z66	SPARE				

TYPE	L1	L1E	L2	RD4	RD4E	RD5	XB71B	XB72B	XDP71	XK72C	XS71	XWM71	XWM72	XWM73	XWM74	XZ72
MANUFACTURER	LITHONIA	LITHONIA	LITHONIA	ALPHABET	ALPHABET	MARK	TARGETTI LIGHTING	HEVI LITE	VISUAL COMFORT	HEVI LITE	TESLYTE	ANP LIGHTING	ANP LIGHTING	ANP LIGHTING	VISUAL COMFORT	ALPHABET
CATALOG #	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-[FINISH] [MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-E10WLCP-[FINISH] [MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT GZ10-35K-80CRI-[FINISH] [MOUNTING]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]-EM7	SL4L-LOP-[LENGTH]-FLP-(TRIM)-90CRI-30K-(ADD TO SWIFT)-2DL-120/277-[FINISH]-ZT	JU-R-FL-L1-27-24-TBD-MARINE GRADE FINISH-LV, 1US3175M, DMLEw12x12UD, DOWNLIGHT MOUNTING HARDWARE AS REQUIRED.	HL-381S-TBD-MARINE GRADE FINISH	S 5762AI-CG	HL-382S-TBD-MARINE GRADE FINISH, WITH LA-4	WR-ET2205-S6-2700K-90-D-TBD-M MARINE GRADE FINISH-DMG	VTW200GL-CL-GUP-CVTS-MARINE GRADE FINISH TBD	W520-MB-E6-200GLCL-MARINE GRADE FINISH TBD, WITH CBC, GR20	M712-E6-N-A.-CBC-MARINE GRADE FINISH TBD	OL11602ORB-LED- MEDIUM LED SCONCE	7525-27K-VA-BG-PER CONTRACTOR WITH P70414-500-ECO
LAMP/CATALOG#	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 500 LM/FT	2700K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927NF25	ARCHIPELAGO LIGHTING LTT8X2OOZMB-SV	GREEN CREATIVE 6.5GU10DIM/927FL35	2700K LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 9FA19DIM/927/RC	GREEN CREATIVE 9FA19DIM/927/RC	GREEN CREATIVE 9FA19DIM/927/RC	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	27.5	27.5	27.5	15	15	5/FT	7	7	3.5	7	6	9	9	9	40	1.5
DESCRIPTION	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.	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4' LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	4" DIAMETER APRTURE RECESSED LED DOWNLIGHT FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	SIMILAR TO LUMINAIRE TYPE "RD4" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4" APERTURE LINEAR RECESSD LED LUMINAIRE WITH MATTE WHITE REFLECTOR FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED DOWNLIGHT WITH 39 DEGREE OPTICS AND HONEYCOMB LOUVER. MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW-PROFILE 2700K WARM WHITE LED DOWNLIGHT WITH GU-10 LAMP BASE, 25-DEGREE NARROW FLOOD OPTIC MR16 LAMP, AND MARINE GRADE FINISH PER ARCHITECT.	WALL SURFACE MOUNTED 2200K WARM WHITE, WET LISTED PENDANT WITH LED TUBULAR LAMP. AGED IRON FINISH.	SURFACE MOUNTED LOW-PROFILE LED ACCENT WITH GU-10 LAMP BASE, 35-DEGREE FLOOD OPTIC MR16 LAMP, SOFT FOCUS LENS ACCESSORY, MARINE GRADE FINISH PER ARCHITECT.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED STEP LIGHT WITH FROSTED DIFFUSER LENS. MARINE GRADE FINISH PER ARCHITECT.	WALL SURFACE MOUNTED 2700K WARM WHITE FILAMENT LED JELLY JAR" STYLE FIXTURE WITH WIRE GUARD AND LOW-PROFILE SHADE. MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE FIXTURE WITH WIRE GRILL, 20" DIAMETER SHADE, 26" X 5.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE SIGN LIGHT FIXTURE WITH 12" DIAMETER SHADE, 26" X 9.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.	WALL SURFACE MOUNTED 2700K WARM WHITE MEDIUM LED SCONCE FIXTURE WITH WET LOCATION RATING. BLACK FINISH.	HANDRAIL RECESS MOUNTED LOW VOLTAGE LED PATH LIGHT WITH ASSYMMETRIC BEAM, 1P67 RATED GLASS LENS, 316 STAINLESS STEEL, MARINE GRADE FINISH.
NOTES	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM TRIM AND FINISH OPTIONS WITH ARCHITECT.	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY. REQUIRES 0-10V DIMMING.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES 0-10V DIMMING	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.
VOLTS	120-277	120-277	120-277	120-277	120-277	120-277	120-277/24	120	120	120	120-277	120	120	120	120	120-277/24
CONTACT							JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com
LAMP WATTAGE	27.5	27.5	27.5	15	15	5/FT	7	7	3.5	7	6	9	9	9	40	1.5

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. 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.
2. 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 "X"

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0005
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HAUP
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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

DRAWING TITLE
BUILDING 7 - ELECTRICAL SCHEDULES

DRAWING NO.
E5.7.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:32:22 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	ΦA	ΦB	ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	RESTROOM & JANITOR RECEPTS LEVEL 1	540	R		1,040			LO	M	500	FACP	20/1	2
3	20/1	RESTROOM & JANITOR RECEPTS LEVEL 2	540	R			1,040			M	500	ROOFTOP TEMP BAR	20/1	4
5	20/1	VISITOR SERVICING STAIR RECS	1,080	R				1,580		M	500	ROOFTOP TEMP BAR	20/1	6
7	20/1	AV RACK RECEPTACLE	1,500	R		1,680				R	180	ROOFTOP RECEPTS	20/1	8
9	20/1	TELE BACKBOARD RECEPT	500	R			700			M	200	TIME CLOCK CONTROL	20/1	10
11	20/1	ELEC RM RECEPTS	360	R				360				SPARE	20/1	12
13	20/1	ICE RINK - ICE RESURFACER	4,800	M		5,180				M	380	ELEVATOR PIT RECEPT AND LIGHTS	20/1	14
15	20/1	ICE DRINK - DJ TENT POWER	1,800	M			2,300			M	500	ELEVATOR CONTROL CABINET	20/1	16
17	20/1	ICE DRINK - DJ TENT POWER	1,800	M				2,300		M	500	IRRIGATION CONTROLLER	20/1	18
19	20/1	SITE SIGNAGE	1,200	L		3,000				L	1,800	TREE HOLIDAY LGT. RECEPTACLES	20/1	20
21	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,800	L			3,000			L	1,200	TREE HOLIDAY LGT. RECEPTACLES	20/1	22
23	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,800	L				3,000		L	1,200	TREE HOLIDAY LGT. RECEPTACLES	20/1	24
25	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,800	L		3,000				L	1,200	TREE HOLIDAY LGT. RECEPTACLES	20/1	26
27	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,800	L			3,300			R	1,500	TEMPORARY EVENT POWER	20/1	28
29	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,800	L				3,300		R	1,500	TEMPORARY EVENT POWER	20/1	30
31	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,200	L		2,700				R	1,500	TEMPORARY EVENT POWER	20/1	32
33	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,200	L			2,400			L	1,200	SITE SIGNAGE	20/1	34
35	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,200	L						L	1,200	SITE SIGNAGE	20/1	36
37	20/1	ROOF DECK (FUTURE POWER)	1,500	M						M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	20/1	38
39	20/1	ROOF DECK (FUTURE POWER)	1,500	M						M	500	ELEV. CAB LTS	20/1	40
41	20/1	ROOF DECK EVENT POWER	1,500	M						MM	380	ELEVATOR PIT RECEPT AND LIGHTS	20/1	42
43	20/1	COLUMN HOLIDAY LIGHT RECEPTACLES	1,200	L						M	500	ELEVATOR CONTROL CABINET	20/1	44
45	20/1	SPARE								M	250	ELEV. MACHNIE ROOM LIGHT AND RECEPT	20/1	46
47	20/1	DECK AREA EVENT POWER ON LIGHT POLES								M	500	ELEV. CAB LTS	20/1	48
49		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		50
51		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		52
53		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		54
55	20/1	TRAP PRIMER	28	M						A	1,976	ACCU-1	20/2	56
57	20/1	EF-EL	528	A						A	1,976			58
59	20/1	EF-EV	528	A						M	200	FIRE SMOKE DAMPER	20/1	60
61	20/1	EF-RR.2	696	A								SPARE	20/1	62
63	20/1	EF-RR.1	696	A								SPARE	20/1	64
65	20/1	SPARE										SPARE	20/1	66
67	20/1	SPARE				2						SPARE	20/1	68
69		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		70
71		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		72
73		SPACE FOR FUTURE CTS										SPACE FOR FUTURE CTS		74
75	20/1	LEVEL 1 INTERIOR LIGHTING	643	L						L	110	LEVEL 2 INTERIOR LIGHTING	20/1	76
77	20/1	S/E EXTERIOR LIGHTING	619	L						L	381	N/W EXTERIOR LIGHTING	20/1	78
79	20/1	TOWER LIGHTING	1274	L								SPARE	20/1	80
81	20/1	SPARE		L								SPARE	20/1	82
83	20/1	LIGHTING INVERTER	295	L								SPARE	20/1	84

ABBREVIATIONS	
Φ	PHASE
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)
C.B.	CIRCUIT BREAKER
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)
IG	ISOLATED GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
P	NUMBER OF POLES
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
LO	"LOCK-ON" DEVICE

LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW
CONN. LOAD PER Φ IN KW:	16.60	12.74	10.54
LTG. & CONTIN. LOADS [L]	22.80	125%	28.50
RECEPT.S ≤ 10KVA [R]	9.20	100%	9.20
RECEPT.S > 10KVA [R]		50%	
MISC. LOADS [M]	18.0	100%	18.0
AIR COND/HTG LOADS [A]		100%	
COMM. KITCHEN LOADS [K]		65%	
TOTALS:	50.0	1	55.7
DEMAND KW PER Φ:	22.2	16.8	16.7

PANELBOARD RATINGS	
VOLTS:	120/208
PHASES/WIRES:	3PH/4W
MAIN C.B.:	200A
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	10KAIC
HI Φ AMPS	138.2
DEMAND AMPS	154.6

PANEL TAG: **LP8** (N)

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	ΦA	ΦB	ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	SPARE				9,695				M	9,695	ELEVATOR MOTOR	70/3	2
3	20/1	SPARE					9,695		ST	M	9,695			4
5	20/1	SPARE						9,695		M	9,695			6
7	20/1	SPARE				9,695				M	9,695	ELEVATOR MOTOR	70/3	8
9	20/1	SPARE					9,695		ST	M	9,695			10
11	20/1	SPARE						9,695		M	9,695			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	WH-2	20/3	20
21		SPACE					2,667			L	2,667			22
23		SPACE						2,667		L	2,667			24
25		SPACE										SPARE	20/1	26
27		SPACE										SPARE	20/1	28
29		SPACE										SPARE	20/1	30
31		SPACE										SPARE	20/1	32
33		SPACE										SPARE	20/1	34
35		SPACE										SPARE	20/1	36
37	100/3	TRANSFORMER "T-8" SUB-FEED	22,750	M		22,750						SPARE	20/1	38
39			18,190	M			18,190					SPARE	20/1	40
41			17,548	M				17,548				SPARE	20/1	42

ABBREVIATIONS	
Φ	PHASE
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)
C.B.	CIRCUIT BREAKER
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES (WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)
IG	ISOLATED GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
P	NUMBER OF POLES
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
LO	"LOCK-ON" DEVICE

LOAD SUMMARY	CONN. KW	DEMAND FACTOR	DEMAND KW
CONN. LOAD PER Φ IN KW:	44.81	40.25	39.61
LTG. & CONTIN. LOADS [L]	8.00	125%	10.00
RECEPT.S ≤ 10KVA [R]		100%	
RECEPT.S > 10KVA [R]		50%	
MISC. LOADS [M]	116.7	100%	116.7
AIR COND/HTG LOADS [A]		100%	
COMM. KITCHEN LOADS [K]		65%	
TOTALS:	124.7		126.7
DEMAND KW PER Φ:	45.5	40.9	40.3

PANELBOARD RATINGS	
VOLTS:	277/480
PHASES/WIRES:	3PH/4W
MAIN C.B.:	MLO
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	65KAIC
HI Φ AMPS	161.7
DEMAND AMPS	152.4

PANEL TAG: **HP8** (N)

LCP-8

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE	ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z01	RESTROOM & ELEC/EQUIP ROOM	120V	LP8-75	0-10V	OCC SENSOR	Z02	STAIRS/ELEC/EQUIP ROOM	120V	LP8-76	0-10V	OCC SENSOR
Z03	LEVEL 1 SOUTH ARCADE (ARC02) XB82B	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z04	LEVEL 1 WEST ARCADE (ARC04) XB82B	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z05	LEVEL 1 SOUTH FAÇADE (FAC12) XWM82	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z06	LEVEL 1 RESTROOM ENTRY (ENT14) XB81B	120V	LP8-78	0-10V	PHOTO/TIME SCHEDULE
Z07	LEVEL 1 SOUTH FAÇADE (FAC13) XWM84	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z08	LEVEL 1 WEST FAÇADE (FAC14) XWM31	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z09	LEVEL 1 EAST ARCADE (ARC03) XB82B	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z10	LEVEL 1 SOUTH FAÇADE (FAC15) XWM82	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z11	LEVEL 2 SOUTH ENTRY (ENT22) XB81B	120V	LP8-77	0-10V	PHOTO/TIME SCHEDULE	Z12	LEVEL 1 NORTH ARCADE (ARC01) XB82B	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z13	LEVEL 2 SOUTH FAÇADE (FAC22) XWM82	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z14	LEVEL 1 NORTH FAÇADE (FAC11) XWM82	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z15	LEVEL 2 SOUTH FAÇADE (FAC23) XWM84	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z16	LEVEL 2 WEST ENTRY (ENT24) XB81B	120V	LP8-78	0-10V	PHOTO/TIME SCHEDULE
Z17	LEVEL 2 SOUTH DECK (RAL22) XZ82	120V	LP8-77	0-10V	PHOTO/TIME SCHEDULE	Z18	LEVEL 2 SOUTH FAÇADE (FAC24) XWM81	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z19	ROOF FAÇADE (FAC32) XWM83	120V	LP8-77	FOR. ELV	PHOTO/TIME SCHEDULE	Z20	LEVEL 2 NORTH FAÇADE (FAC21) XWM82	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z21	TOWER ENTRY XB84A	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z22	LEVEL 2 NORTH ENTRY (ENT21) XB81B	120V	LP8-78	0-10V	PHOTO/TIME SCHEDULE
Z23	TOWER ENTRY INGRADE (TWR01/02) XN83B	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z24	LEVEL 2 NORTH DECK (RAL21) XZ82	120V	LP8-78	0-10V	PHOTO/TIME SCHEDULE
Z25	TOWER ENTRY (TWR23) XB84A	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z26	ROOF NORTH FAÇADE (FAC31) XWM83	120V	LP8-78	FOR. ELV	PHOTO/TIME SCHEDULE
Z27	TOWER FAÇADE (TRW24) XZ81	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z28	LEVEL 1 WEST ARCADE (ARC04) XB82B	120V	INV8-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z29	TOWER ENTRY (TWR33) XB84A	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z30	LEVEL 1 RESTROOM ENTRY (ENT14) XB81B	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE
Z31	TOWER ENTRY IN GRADE (TWR31) XN83B	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z32	LEVEL 1 NORTH ARCADE (ARC01) XB82B	120V	INV8-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z33	TOWER FAÇADE (TRW34) XZ81	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z34	LEVEL 1 STAIRWAY (STR01) XZ82	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE
Z35	TOWER RAILING (RAL32) XZ82	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z36	LEVEL 1 NORTH FAÇADE (FAC99) XK82C	120V	INV8-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z37	TOWER DECK (RFD01) XS81	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z38	LEVEL 2 ELEVATOR (ELV24) XB81B	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE
Z39	TOWER (TWR 35) XZ83	120V	LP8-79	0-10V	PHOTO/TIME SCHEDULE	Z40	LEVEL 2 WEST ENTRY (ENT24) XB81B	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE
Z41	LEVEL 1 SOUTH ARCADE (ARC02) XB82B	120V	INV8-1	FOR. ELV	PHOTO/TIME SCHEDULE	Z42	LEVEL 2 NORTH ENTRY (ENT21) XB81B	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE
Z43	TOWER ENTRY XB84A	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE	Z44	LEVEL 2 NORTH FAÇADE (FAC25) XK82C	120V	INV8-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z45	LEVEL 2 SOUTH ENTRY (ENT22) XB81B	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE	Z46	SPARE				
Z47	TOWER STAIRWAY	120V	INV8-1	0-10V	PHOTO/TIME SCHEDULE	Z48	SPARE				
Z49	SPARE					Z50	SPARE				
Z51	SPARE					Z52	SPARE				
Z53	SPARE					Z54	SPARE				
Z55	SPARE					Z56	SPARE				
Z57	SPARE					Z58	SPARE				
Z59	SPARE					Z60	SPARE				
Z61	SPARE					Z62	SPARE				
Z63	SPARE					Z64	SPARE				
Z65	SPARE					Z66	SPARE				

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. 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.
2. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM, REGARDLESS OF CIRCUITING INDICATED.

TYPE	L1	L1E	L2	RD4	RD4E	RD5
MANUFACTURER	LITHONIA	LITHONIA	LITHONIA	ALPHABET	ALPHABET	MARK
CATALOG #	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-E10WLCP-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-[FINISH]-[MOUNTING]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]	NU4-RD-SW-15LM-30K-90-HE60-UNV-10-[MOUNTING]-[FINISHES]-EM7	SL4L-LOP-[LENGTH]-FLP-[TRIM]-90CRI-30K-[MOD TO 5W/FT]-2DL-120/277-[FINISH]-ZT
LAMP/CATALOG#	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 1500 LM	3000K 90 CRI 500 LM/FT
LUMINAIRE WATTAGE	27.5	27.5	27.5	15	15	5/FT
DESCRIPTION	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.	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4' LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	4" DIAMETER APRTURE RECESSED LED DOWNLIGHT FOR INTEROR APPLICATION WITH 0-10V DIMMING DRIVER.	SIMILAR TO LUMINAIRE TYPE "RD4" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4" APERTURE LINEAR RECESSD LED LUMINAIRE WITH MATTE WHITE REFLECTOR FOR INTERIOR APPLICATION WITH 0-10V DIMMING DRIVER.
NOTES	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFIRM FINISH AND HOUSING WITH ARCHITECT.	CONFRIM TRIM AND FINISH OPTIONS WITH ARCHITECT.
VOLTS	120-277	120-277	120-277	120-277	120-277	120-277
CONTACT						
LAMP WATTAGE	27.5	27.5	27.5	15	15	5/FT

TYPE	XB81B	XB82B	XB84A	XK82C	XN83B
MANUFACTURER	TARGETTI LIGHTING	HEVI LITE	TARGETTI LIGHTING	HEVI LITE	TARGETTI LIGHTING
CATALOG #	JU-R-FL-L1-27-24-TBD-MARINE GRADE FINISH-LV, 1US3175M, DMLExx1242UD, DOWNLIGHT MOUNTING HARDWARE AS REQUIRED.	HL-381S-TBD-MARINE GRADE FINISH	JU-R-SP-L1-27-24-TBD-MARINE GRADE FINISH-LV, 1US3175M, DMLExx1242UD, DOWNLIGHT MOUNTING HARDWARE AS REQUIRED.	HL-382S-TBD-MARINE GRADE FINISH, WITH LA-4	KPLM-41-GMB-FL-L1-30-24-MARINE GRADE FINISH 1DU2525B, 1T1711, 1DU434412, DMLExx1242UD,
LAMP/CATALOG#	2700K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927NF25	2700K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927FL35	3000K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)
LUMINAIRE WATTAGE	7	7	7	7	11
DESCRIPTION	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED DOWNLIGHT WITH 39 DEGREE OPTICS, HONEYCOMB LOUVER, MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW-PROFILE 2700K WARM WHITE LED DOWNLIGHT WITH GU-10 LAMP BASE, 25-DEGREE NARROW FLOOD OPTIC MR16 LAMP, AND MARINE GRADE FINISH PER ARCHITECT.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED DOWNLIGHT WITH 21 DEGREE OPTICS, HONEYCOMB LOUVER, MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW-PROFILE LED ACCENT WITH GU-10 LAMP BASE, 35-DEGREE FLOOD OPTIC MR16 LAMP, SOFT FOCUS LENS ACCESSORY, MARINE GRADE FINISH PER ARCHITECT.	IN-GRADE MOUNTED 6.35" DIAMETER LOW VOLTAGE 3000K WARM WHITE LED SITE ART UPLIGHT WITH 29 DEGREE OPTICS, HONEYCOMB LOUVER, ROUND TRIM RING WITH MARINE GRADE BRONZE FINISH.
NOTES	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING COMPONENT(S) ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING COMPONENT(S) ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES 0-10V DIMMING.
VOLTS	120-277/24	120	120-277/24	120	120-277
CONTACT	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com
LAMP WATTAGE	7	7	7	7	11

TYPE	XN84B	XS81	XWM81	XWM82	XWM83
MANUFACTURER	TARGETTI LIGHTING	TESLYTE	ANP LIGHTING	ANP LIGHTING	ANP LIGHTING
CATALOG #	JU-R-SP-L1-30-24-TBD-MARINE GRADE FINISH-LV WITH 1US3175M, DMLExx1242UD, .	WR-ET2205-S6-2700K-90-D-TBD-M MARINE GRADE FINISH-DMG	VTW200GL-CL-GUP-CVTS-MARINE GRADE FINISH TBD	W520-MB-E6-200GLCL-MARINE GRADE FINISH TBD, WITH CBC, GR20	M712-E6-N.A.-CBC-MARINE GRADE FINISH TBD
LAMP/CATALOG#	3000K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	2700K LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 9FA19DIM/927/RC	GREEN CREATIVE 9FA19DIM/927/RC	GREEN CREATIVE 9FA19DIM/927/RC
LUMINAIRE WATTAGE	7	6	9	9	9
DESCRIPTION	IN-GRADE MOUNTED 3.15" DIAMETER LOW VOLTAGE 2700K WARM WHITE LED UPLIGHT WITH 21 DEGREE OPTICS. MARINE GRADE FINISH PER ARCHITECT.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED STEP LIGHT WITH FROSTED DIFFUSER LENS. MARINE GRADE FINISH PER ARCHITECT.	WALL SURFACE MOUNTED 2700K WARM WHITE FILAMENT LED "JELLY JAR" STYLE FIXTURE WITH WIRE GUARD AND LOW-PROFILE SHADE. MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE FIXTURE WITH WIRE GRILL, 20" DIAMETER SHADE, 26" X 9.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE SIGN LIGHT FIXTURE WITH 12" DIAMETER SHADE, 26" X 9.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.
NOTES	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING COMPONENT(S) ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION.	REQUIRES 0-10V DIMMING	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.
VOLTS	120-277/24	120-277	120	120	120
CONTACT	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com
LAMP WATTAGE	7	6	9	9	9

TYPE	XWM84	XZ81	XZ82	XZ83	XZ84
MANUFACTURER	VISUAL COMFORT	DURALAMP	ALPHABET	ECOSENSE	DURALAMP
CATALOG #	OL11603ORB-LED: LARGE LED SCONCE	DL-ES-15-O-27-HC-24 WITH 07UX1CBL1, PRAN-U, MARINE GRADE FINISH, DMLEXX01242UD	750S-27K-VA-BG-PER CONTRACTOR WITH P70414-500-ECO	L50-E-48-02-30-90-MULT-9x59-MOD: MARINE GRADE BRONZE FINISH WITH CBL-3P-L-UNV-10, LDCM-PL-120-277-010V-GR, LV-L50-HCOMB-48, MNT-L-ANGLOCK,	DL-ES-30-O-27-HC-24 WITH 07UX1CBL1, DL-ALUM-C-6, DMLEXX01242UD
LAMP/CATALOG#	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	3000K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	60	1.5 PER FT.	1.5	8	3 PER FT.
DESCRIPTION	WALL SURFACE MOUNTED 2700K WARM WHITE LARGE LED SCONCE FIXTURE WITH WET LOCATION RATING. BLACK FINISH.	COVE MOUNTED LOW VOLTAGE OUTDOOR WARM WHITE LED TAPE LIGHT WITH 45-DEG MOUNTING CHANNEL, MARINE GRADE FINISH, AND FROSTED LENS COVER.	HANDRAIL RECESS MOUNTED LOW VOLTAGE LED PATH LIGHT WITH ASYMMETRIC BEAM, 1P67 RATED GLASS LENS, 316 STAINLESS STEEL MARINE GRADE FINISH.	SURFACE-MOUNTED 4-FOOT LENGTH 3000K WARM WHITE LED LINEAR ACCENT WITH 9X49 DEGREE GRAZING OPTIC, 0-10V DIMMING, AND MODIFIED WITH MARINE GRADE BRONZE FINISH.	HANDRAIL INTEGRATED LOW VOLTAGE OUTDOOR WARM WHITE LED TAPE LIGHT WITH MOUNTING CHANNEL, AND FROSTED LENS COVER.
NOTES	REQUIRES PHASE DIMMING.	REQUIRES REMOTE POWER SUPPLY HIDDEN FROM VIEW. CONTRACTOR TO ASSIST ON POWER SUPPLY SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.	REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.	FIXTURES TO BE AIMED UPWARD TO GRAZE TOWER SLATS ABOVE. REQUIRES 0-10V DIMMING.	REQUIRES REMOTE POWER SUPPLY HIDDEN FROM VIEW. CONTRACTOR TO ASSIST ON POWER SUPPLY SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.
VOLTS	120	120-277/24	120-277/24	120-277	120-277/24
CONTACT	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com
LAMP WATTAGE	60	1.5 PER FT.	1.5	8	3 PER FT.

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CONSTANT
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www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME:
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
B|W|P BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HATCH E16118 ELECTRICAL STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE
BUILDING 8 - ELECTRICAL SCHEDULES
DRAWING NO.
E5.8.1

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	LOAD IN WATTS ΦB	LOAD IN WATTS ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	FACP	500	M		750			LO	M	250	ELEV. MACHINE ROOM LIGHT AND RECEPT	20/1	2
3	20/1	TELE BACKBOARD RECEPT	500	R			1,000			M	500	ELEV. CAB LTS	20/1	4
5	20/1	AV RACK RECEPTACLE	1,500	R				1,880		M	380	ELEVATOR PIT RECEPT AND LIGHTS	20/1	6
7	20/1	ELEC RM RECEPTS	360	R		860				M	500	ELEVATOR CONTROL CABINET	20/1	8
9	20/1	ROOFTOP RECEPTS	180	R			280			M	100	TRASH ENCLOSURE TRAP PRIMER	20/1	10
11	20/1	METERING CAB	200	R				1,400		M	1,200	PEDESTRIAN PARKING PAY STATION	20/1	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	20/1	N/E LIGHTING	507	L		1,033				L	526	S/W LIGHTING	20/1	20
21	20/1	SPARE										SPARE	20/1	22
23	20/1	SPARE										SPARE	20/1	24
25	20/1	SPARE										SPARE	20/1	26
27	20/1	SPARE										SPARE	20/1	28
29	20/1	SPARE										SPARE	20/1	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	20/1	PARKING GATE MOTOR / TICKET KIOSK	1,500	M								SPARE	20/1	38
39	20/1	PARKING GATE MOTOR / TICKET KIOSK	1,500	M								SPARE	20/1	40
41	20/1	PARKING GATE MOTOR / TICKET KIOSK	1,500	M								SPARE	20/1	42
43	20/1	EF-EV	300	A								SPARE	20/1	44
45	20/1	EF-EL	528	A								SPARE	20/1	46
47	20/1	SPARE										SPARE	20/1	48
49	20/1	SPARE										SPARE	20/1	50
51	20/1	SPARE										SPARE	20/1	52
53	20/1	LIGHTING INVERTER	177	L								SPARE	20/1	54

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:	CONN. KW	DEMAND FACTOR	DEMAND KW
Φ	PHASE		2.64	1.28	3.28
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)	LOAD SUMMARY			
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]	1.03	125%	1.29
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]	2.74	100%	2.74
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	7.9	100%	7.9
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]	0.3	100%	0.3
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	12.0		12.3
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	4.7	2.8	4.8

PANELBOARD RATINGS	
VOLTS:	120/208
PHASES/WIRES:	3PH/4W
MAIN C.B.:	125A
BUS AMPERES:	200A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	10KAIC

HI Φ AMPS	DEMAND AMPS
27.3	34.0

PANEL TAG: **LP9** (N)

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	LOAD IN WATTS ΦB	LOAD IN WATTS ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/2	LEVEL 2 CHARGING STATION #5A	3,600	M		3,600						SPACE		2
3			3,600	M			3,600					SPACE		4
5	20/3	LEVEL 2 CHARGING STATION #5A	3,600	M				3,600				SPACE		6
7			3,600	M		3,600						SPACE		8
9	20/4	LEVEL 2 CHARGING STATION #5A	3,600	M			3,600					SPACE		10
11			3,600	M				3,600				SPACE		12
13	20/5	LEVEL 2 CHARGING STATION #5A	3,600	M		3,600						SPACE		14
15			3,600	M			3,600					SPACE		16
17	20/6	LEVEL 2 CHARGING STATION #5A	3,600	M				3,600				SPACE		18
19			3,600	M		3,600						SPACE		20
21	20/7	LEVEL 2 CHARGING STATION #5A	3,600	M			3,600					SPACE		22
23			3,600	M				3,600				SPACE		24
25		SPACE										SPACE		26
27		SPACE										SPACE		28
29		SPACE										SPACE		30
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:	CONN. KW	DEMAND FACTOR	DEMAND KW
Φ	PHASE		14.40	14.40	14.40
A.I.C.	AMPERE INTERRUPTING CURRENT(KAIC=1000 AIC)	LOAD SUMMARY			
C.B.	CIRCUIT BREAKER	LTG. & CONTIN. LOADS [L]		125%	
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]		100%	
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	43.2	100%	43.2
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]		100%	
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	43.2		43.2
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	14.4	14.4	14.4

PANELBOARD RATINGS	
VOLTS:	277/480
PHASES/WIRES:	3PH/4W
MAIN C.B.:	200A
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	10KAIC

HI Φ AMPS	DEMAND AMPS
52.0	52.0

PANEL TAG: **LEV9** (N)

THREE PHASE PANELBOARD SCHEDULE

POLE NO.	C.B. AMP/P	LOAD DESCRIPTION	WATTS	LOAD TYPE	C.B. OPT.	LOAD IN WATTS ΦA	LOAD IN WATTS ΦB	LOAD IN WATTS ΦC	C.B. OPT.	LOAD TYPE	WATTS	LOAD DESCRIPTION	C.B. AMP/P	POLE NO.
1	20/1	SPARE				3,601				M	3,601			2
3	20/1	SPARE					3,601			M	3,601	SITE TRASH COMPACTOR	30/3	4
5	20/1	SPARE						3,601		M	3,601			6
7	20/1	SPARE										SPARE	20/1	8
9	20/1	SPARE										SPARE	20/1	10
11	20/1	SPARE										SPARE	20/1	12
13	20/1	SPARE										SPARE	20/2	14
15	20/1	SPARE										SPARE	20/3	16
17	20/1	SPARE										SPARE	20/4	18
19	70/3	ELEVATOR MOTOR	9,695	M		16,362				M	6,667			20
21			9,695	M			16,362			M	6,667	SITE IWH-1	40/3	22
23			9,695	M				16,362		M	6,667			24
25		SPACE										SPACE		26
27		SPACE										SPACE		28
29		SPACE										SPACE		30
31		SPACE										SPACE		32
33		SPACE										SPACE		34
35		SPACE										SPACE		36
37	70/3	TRANSFORMER "T-9" SUB-FEED	3,410	M		3,410						SPACE		38
39			3,308	M			3,308					SPACE		40
41			4,580	M				4,580				SPACE		42

ABBREVIATIONS		CONN. LOAD PER Φ IN KW:	23.37	23.27	24.54
Φ	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%	
OPT.	CIRCUIT BREAKER OPTIONS OR SPECIAL FEATURES	RECEPT.S < 10KVA [R]		100%	
	(WHERE NONE SHOWN PROVIDE THERMAL/MAG. C.B.)	RECEPT.S > 10KVA [R]		50%	
IG	ISOLATED GROUND	MISC. LOADS [M]	71.2	100%	71.2
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	AIR COND/HTG LOADS [A]		100%	
P	NUMBER OF POLES	COMM. KITCHEN LOADS [K]		65%	
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TOTALS:	71.2		71.2
LO	"LOCK-ON" DEVICE	DEMAND KW PER Φ:	23.4	23.3	24.5

PANELBOARD RATINGS	
VOLTS:	277/480
PHASES/WIRES:	3PH/4W
MAIN C.B.:	MLO
BUS AMPERES:	225A
TVSS REQ'D:	NO
ENCLOSURE:	NEMA 1, SURFACE
AIC RATING:	65KAIC

HI Φ AMPS	DEMAND AMPS
88.6	85.6

PANEL TAG: **HP9** (N)

LCP-9

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z01	ELECTRICAL/EQUIP ROOMS - L1	120V	LP9-19	0-10V	OCC SENSOR
Z03	LEVEL 1 NORTH ARCADE (ARC01) XB92B	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z05	LEVEL 1 EAST ARCADE (ARC03) XB92B	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z07	LEVEL 1 NORTH FAÇADE (FAC11) XWM92	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z09	LEVEL 1 EAST FAÇADE (FAC13) XWM92	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z11	LEVEL 1 NORTH ENTRY (ENT11) XB91B	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z13	LEVEL 1 EAST ELEVATOR (ELE01) XB91B	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z15	LEVEL 2 EAST ELEVATOR (ELE23) XB91B	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z17	LEVEL 2 NORTH ENTRY (ENT21) XB91B	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z19	LEVEL 2 EAST ENTRY (ENT23) XB91B	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z21	LEVEL 2 NORTH FAÇADE (FAC21) XWM92	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z23	LEVEL 2 EAST FAÇADE (FAC23) XWM92	120V	LP9-19	FOR. ELV	PHOTO/TIME SCHEDULE
Z25	LEVEL 2 NORTH DECK (RAL21) XZ92	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z27	LEVEL 2 EAST DECK (RAL23) XZ92	120V	LP9-19	0-10V	PHOTO/TIME SCHEDULE
Z29	LEVEL 1 NORTH ARCADE (ARC01) XB92B	120V	INV9-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z31	LEVEL 1 NORTH ENTRY (ENT11) XB91B	120V	INV9-1	0-10V	PHOTO/TIME SCHEDULE
Z33	LEVEL 1 EAST ARCADE (ARC03) XB92B	120V	INV9-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z35	LEVEL 2 EAST ENTRY (ENT23) XB91B	120V	INV9-1	0-10V	PHOTO/TIME SCHEDULE
Z37	SPARE				
Z39	SPARE				
Z41	SPARE				
Z43	SPARE				
Z45	SPARE				
Z47	SPARE				
Z49	SPARE				

ZONE	LOAD DESCRIPTION	VOLTAGE	CIRCUIT	DIM TYPE	CONTROL TYPE
Z02	LEVEL 2 INTERIOR STAIRWELL - FD3	120V	LP9-20	0-10V	PHOTO/TIME SCHEDULE
Z04	LEVEL 1 SOUTH ARCADE (ARC02) XB92B	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z06	SPARE				
Z08	LEVEL 1 SOUTH FAÇADE (FAC12) XWM92	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z10	LEVEL 1 WEST FAÇADE (FAC14) XWM92	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z12	LEVEL 1 SOUTH STAIR (STR01) XZ92	120V	LP9-20	0-10V	PHOTO/TIME SCHEDULE
Z14	SPARE				
Z16	LEVEL 2 SOUTH ENTRY (ENT22) XB91B	120V	LP9-20	0-10V	PHOTO/TIME SCHEDULE
Z18	LEVEL 2 SOUTH FAÇADE (FAC22) XWM92	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z20	LEVEL 2 SOUTH DECK (RAL22) XZ92	120V	LP9-20	0-10V	PHOTO/TIME SCHEDULE
Z22	LEVEL 2 WEST DECK (RAL24) XZ92	120V	LP9-20	0-10V	PHOTO/TIME SCHEDULE
Z24	LEVEL 2 SOUTH FACADE (SGN22) XWM93	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z26	LEVEL 2 SOUTH FACADE (SGN23) XWM93	120V	LP9-20	FOR. ELV	PHOTO/TIME SCHEDULE
Z28	SPARE				
Z30	LEVEL 1 SOUTH ARCADE (ARC02) XB92B	120V	INV9-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z32	LEVEL 2 SOUTH ENTRY (ENT22) XB91B	120V	INV9-1	0-10V	PHOTO/TIME SCHEDULE
Z34	LEVEL 2 NORTH ENTRY (ENT21) XB91B	120V	INV9-1	0-10V	PHOTO/TIME SCHEDULE
Z36	LEVEL 2 NORTH FAÇADE (FAC21) XWM92	120V	INV9-1	FOR. ELV	PHOTO/TIME SCHEDULE
Z38	SPARE				
Z40	SPARE				
Z42	SPARE				
Z44	SPARE				
Z46	SPARE				
Z48	SPARE				
Z50	SPARE				

TYPE	FD3	L1	L1E	L2	XB91C	XB92B	XWM92	XWM93	XZ92
MANUFACTURER	LITHONIA	LITHONIA	LITHONIA	LITHONIA	TARGETTI LIGHTING	HEVI LITE	ANP LIGHTING	ANP LIGHTING	ALPHABET
CATALOG #	WL4-30L-MVOLT-GZ10-LP830-[NLIGHT]-EL14L	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-E10WLCP-[FINISH]-[MOUNTING]	CLX-L48-4000LM-SEF-FDL-W-MVOLT-GZ10-35K-80CRI-[FINISH]-[MOUNTING]	JU-R-FL-L1-27-24-TBD-MARINE GRADE FINISH-LV, 1US315M, DMLEx1242UD, DOWNLIGHT MOUNTING HARDWARE AS REQUIRED.	HL-381S-TBD-MARINE GRADE FINISH	W520-MB-E6-200GLCL-MARINE GRADE FINISH TBD, WITH CBC, GR20	M712-E6-N.A.-CBC-MARINE GRADE FINISH TBD	750S-27K-VA-BG-PER CONTRACTOR WITH P70414-500-ECO
LAMP/CATALOG#	3500K 80 CRI 3000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	3500K 80 CRI 4000 LM	2700K WARM WHITE LED (SUPPLIED WITH LUMINAIRE)	GREEN CREATIVE 6.5GU10DIM/927NF25	GREEN CREATIVE 9FA19DIM/927/RC	GREEN CREATIVE 9FA19DIM/927/RC	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	28	27.5	27.5	27.5	7	7	9	9	1.5
DESCRIPTION	4' LINEAR LED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENDS AND INTEGRAL 0-10V DIMMING DRIVER. PROVIDE WITH INTEGRAP BATTERY PACK PROVIDING MINIMUM 90 MINUTES OF BACKUP POWER.	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.	SIMILAR TO LUMINAIRE TYPE "L1" EXCEPT WITH INTEGRAL BATTERY BACKUP.	4' LINEAR LED WALL MOUNTED STRIPLIGHT WITH FLAT WIDE DIFFUSE LENS AND 0-10V DIMMING DRIVER.	RECESS MOUNTED LOW VOLTAGE 2700K WARM WHITE LED DOWNLIGHT WITH 39 DEGREE OPTICS AND HONEYCOMB LOUVER. MARINE GRADE FINISH PER ARCHITECT.	SURFACE MOUNTED LOW-PROFILE 2700K WARM WHITE LED DOWNLIGHT WITH GU-10 LAMP BASE, 25-DEGREE NARROW FLOOD OPTIC MR16 LAMP. AND MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE FIXTURE WITH WIRE GRILL, 20", DIAMETER SHADE, 26" X 9.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.	WALL ARM MOUNTED 2700K WARM WHITE FILAMENT LED "RLM" STYLE SIGN LIGHT FIXTURE WITH 12" DIAMETER SHADE, 26" X 9.25" ARM MOUNT, ROUND CAST BACK PLATE WITH COVER, MARINE GRADE FINISH PER ARCHITECT.	HANDRAIL RECESS MOUNTED LOW VOLTAGE LED PATH LIGHT WITH ASYMMETRIC BEAM, 1P67 RATED GLASS LENS, 316 STAINLESS STEEL MARINE GRADE FINISH.
NOTES	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	CONFIRM FINISH AND MOUNTING CONFIGURATION WITH ARCHITECT.	FIXTURE TO BE INSTALLED IN DOWNLIGHT ORIENTATION. REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING COMPONENT(S) ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION.	FIXTURE TO BE INSTALLED IN DOWNWARD ORIENTATION. REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES PHASE DIMMING.	REQUIRES REMOTE POWER SUPPLY. CONTRACTOR TO COORDINATE MOUNTING ASSEMBLY AND PSU SIZE AND QUANTITY TO ENSURE AN EFFICIENT, COST EFFECTIVE INSTALLATION. REQUIRES 0-10V DIMMING.
VOLTS	120-276	120-277	120-277	120-277	120-277/24	120	120	120	120-277/24
CONTACT					JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING PHONE: 949 246 9736 EMAIL: jeffw@performanceltg.com
LAMP WATTAGE	28	27.5	27.5	27.5	7	7	9	9	1.5

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

GENERAL NOTES

1. 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.
2. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM, REGARDLESS OF CIRCUITING INDICATED.

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

PLAN NOTES "X"

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM | WARD PROPERTIES
BWP

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. WATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
A	09-24-2021	COUNTY RESUBMITTAL
F	08-28-2024	LIGHTING UPDATE

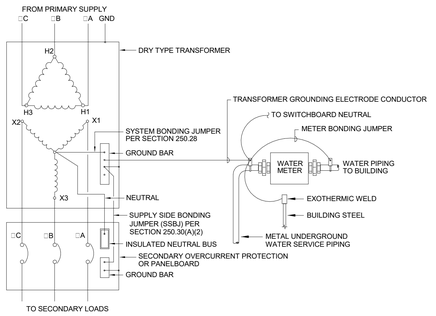
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 19019

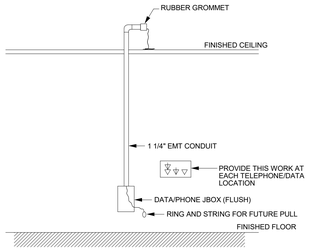
DATE APRIL 23, 2021

DRAWING TITLE
BUILDING 9 - ELECTRICAL SCHEDULES

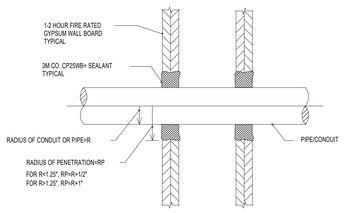
DRAWING NO.
E5.9.1



DRY TYPE XFMR GROUNDING DETAIL | 04



TYPICAL PHONE/DATA INSTALL | 03



CONDUIT/PIPE PENETRATION THRU RATED WALL

PROVIDE 3M CP 25WB+ CAULK FOR CONDUIT OR PIPE PENETRATIONS OF UP TO 12" THROUGH 1-HOUR AND 2-HOUR RATED WALLS.

- METAL PIPE/CONDUIT APPLICATIONS THROUGH NOMINAL 12 IN. (304.8MM) OUTSIDE DIAMETER. INSTALLED DEPTH OF CP 25WB+ CAULK DEPENDS ON ANNULAR SPACE.
- WHEN THE ANNULAR SPACE IS LESS AND 1-1/4 IN. (31.8 MM), A 1/2 IN. (12.7MM) MINIMUM DEPTH OF CP 25WB+ CAULK IS REQUIRED.
- WHEN THE ANNULAR SPACE IS GREATER THAN 1-1/4 IN. (31.8 MM), A 1 IN. (25.4MM) MINIMUM DEPTH OF CP25WB+ CAULK IS REQUIRED.
- COMMON BUILDING MATERIALS SUCH AS BACKER ROD MAY BE USED FOR METAL PIPE APPLICATIONS.

CONDUIT PENETRATION THRU RATED WALL | 02

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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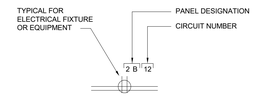
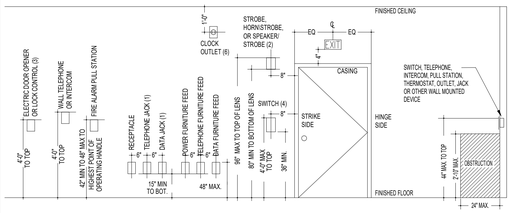
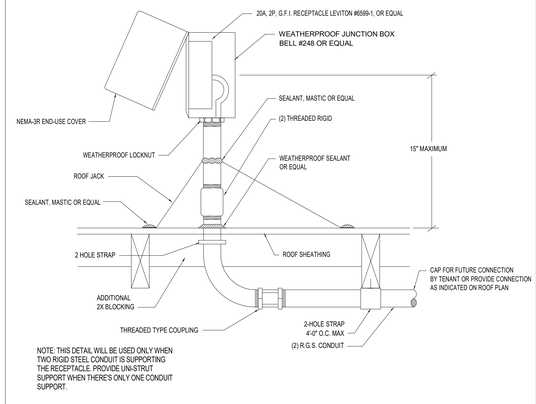
Hirai Tabatabaee
BUILDING OFFICIAL



KEY TO ELEC. CIRCUITING DESIGNATIONS | 01

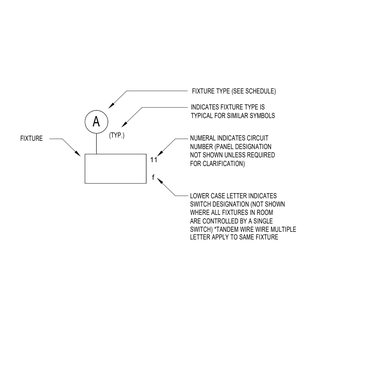


TYPICAL DEVICE LOCATION & ELEVATIONS | 08



NOTE: THIS DETAIL WILL BE USED ONLY WHEN TWO RIGID STEEL CONDUIT IS SUPPORTING THE RECEPTACLE. PROVIDE UNI-STRUT SUPPORT WHEN THERE'S ONLY ONE CONDUIT SUPPORT.

ROOFTOP RECEPTACLE MOUNTING DETAIL | 07

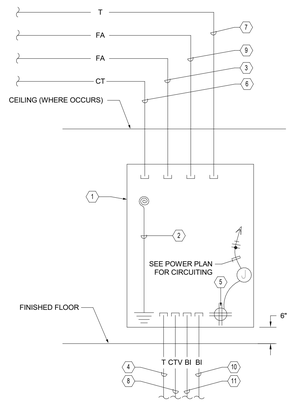


KEY TO FIXTURE WIRING DESIGNATIONS | 06

NOTES:

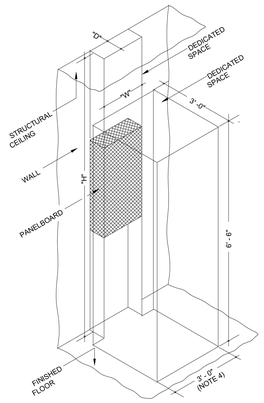
1. COORDINATE ALL FLASHING DETAILS THE ARCHITECTURAL DRAWINGS AND ROOFING SHOP DRAWING DETAILS.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH FROM INSIDE EDGE OF PIPE SEAL FLANGE.

FLASHING DETAIL FOR PIPES THRU ROOF | 05



1. FURNISH AND INSTALL A 4'-0"W x 8'-0"H x 3/4"D THICK FIRE RATED PLYWOOD BACKBOARD . SEE PLAN FOR LOCATION. STUB CONDUITS DOWN AND EXTEND TO PLYWOOD SURFACE ON WALL. SKIM COAT AND PAINT BACKBOARD 2 COATS PAINT TO MATCH WALL.
2. FURNISH AND INSTALL A NO. 4 AWG COPPER GROUND WIRE FROM THE ELECTRICAL SERVICE GROUNDING ELECTRODE TO THE BACKBOARD. PROVIDE 3'-0" OF COILED WIRE IN 6X6 PULL BOX.
3. FURNISH AND INSTALL 1" CONDUIT, COMPLETE WITH PULL ROPE, TO FIRE RISER. PROVIDE PLASTIC INSULATION BUSHINGS ON ALL FITTINGS AND CONDUITS.
4. TELEPHONE SERVICE CONDUITS FROM TELEPHONE UTILITY PULL BOX OR PEDESTAL STUBBED UP +12". PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS. REFER TO SITE AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5. FURNISH AND INSTALL (1) FOURPLEX RECEPTACLES. SEE PLAN FOR EXACT CIRCUIT NUMBERS.
6. FURNISH AND INSTALL 1" CONDUIT TO ROOF. PROVIDE PLASTIC INSULATION BUSHINGS ON ALL FITTINGS AND CONDUITS.
7. FURNISH AND INSTALL (2) 1" TELEPHONE SERVICE CONDUITS TO EACH TENANT SPACE. SEE ELECTRICAL PLAN FOR ROUTING, QUANTITY AND OTHER REQUIREMENTS. PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS.
8. CABLE TELEVISION SERVICE CONDUIT FROM CABLE TELEVISION UTILITY PULLBOX OR PEDESTAL STUBBED UP +12". PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
9. FURNISH AND INSTALL 1-1/2" FIRE ALARM SERVICE CONDUIT TO EACH TENANT SPACE. SEE ELECTRICAL PLAN FOR ROUTING, QUANTITY AND OTHER REQUIREMENTS. PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS.
10. (2) 2"C.O., COMPLETE WITH PULL ROPES, STUBBED UP INTO BUILDING FROM PREVIOUS BUILDING UP +12" FOR FUTURE BUILDING INTERCONNECTIONS. PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
11. PROVIDE (2) 2"C. O., COMPLETE WITH PULL ROPES, STUBBED UP INTO NEXT BUILDING UP FOR FUTURE BUILDING INTERCONNECTIONS. PROVIDE PLASTIC INSULATING BUSHINGS ON ALL FITTINGS AND CONDUITS. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.

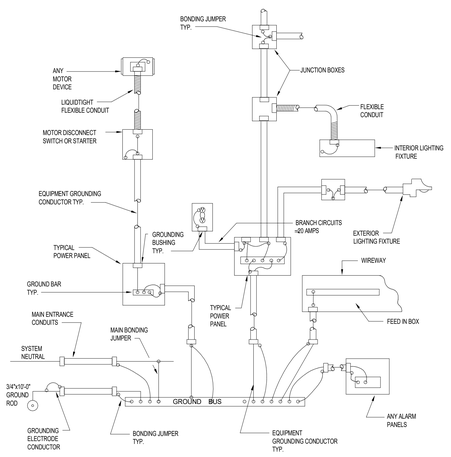
TELEPHONE SERVICE BACKBOARD ELEV. | 11



NOTES:

1. DIMENSIONS "D" AND "W" ARE ELECTRICAL PANEL DEPTH AND WIDTH, RESPECTIVELY. COORDINATE THESE DIMENSIONS WITH THE ELECTRICAL EQUIPMENT SHOP DRAWINGS.
2. DIMENSION "H" SHALL BE THE DISTANCE FROM FINISHED FLOOR TO STRUCTURAL CEILING, OR 25'-0", WHICHEVER IS LESS.
3. NO PIPING, DUCTS, ARCHITECTURAL APPURTENANCES OR OTHER ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED WITHIN THE "DEDICATED SPACE".
4. THE THREE FOOT WIDE SECTION OF THE DEDICATED SPACE SHALL BE PERMITTED TO OVERLAP WITH THE "DEDICATED SPACE" REQUIREMENT FOR ADJACENT PANELBOARDS.
5. SUSPENDED ACOUSTICAL CEILINGS SHALL NOT BE CONSIDERED TO BE STRUCTURAL.

DEDICATED SPACE AROUND ELEC. PANELS | 10



EQUIPMENT GROUNDING AND BONDING | 09

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT

LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

ROBERT J. HIRCH
E16118
REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL

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PROJECT NO 19019

DATE APRIL 23, 2021

DRAWING TITLE
ELECTRICAL DETAILS

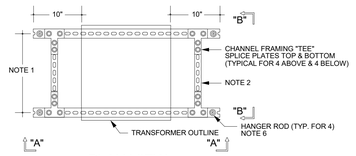
DRAWING NO.
E6.1.1

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

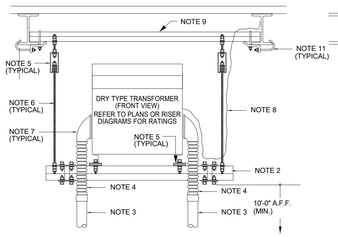
9/5/2024 9:33:05 AM

NOTES FOR TRANSFORMER INSTALLATION DETAIL:

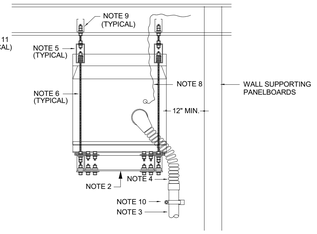
1. DIMENSION TO BE DETERMINED IN FIELD BASED ON TRANSFORMER FOOTPRINT AND BOLT HOLES.
2. CHANNEL FRAMING SIZE, PROFILE AND DEPTH TO BE DETERMINED BASED ON WEIGHT OF TRANSFORMER, PLUS 250 LBS. AND MANUFACTURER'S RECOMMENDATIONS FOR DEFLECTION.
3. TRANSFORMER PRIMARY AND SECONDARY FEEDERS TO BE INSTALLED IN CONDUIT. REFER TO PROJECT SPECIFICATIONS FOR FEEDERS.
4. FLEXIBLE METAL CONDUIT SHALL BE LIMITED TO THAT NECESSARY FOR VIBRATION ISOLATION. MAXIMUM LENGTHS SHALL BE 4'-0" FOR UP TO 1 1/2" TRADE SIZE AND 6'-0" FOR 2" THRU 4" TRADE SIZE.
5. PROVIDE VIBRATION ISOLATION FOR SUSPENDED TRANSFORMERS. TRANSFORMERS UP TO 30 KVA MAY BE ISOLATED USING MASON INDUSTRIES MODEL "ML" NEOPRENE ISOLATORS AT 4 ATTACHMENT POINTS. LARGER TRANSFORMERS SHALL BE ISOLATED USING MASON INDUSTRIES MODEL "HS" SPRING TYPE ISOLATORS IN EACH HANGER ROD. ISOLATOR SELECTIONS AND DEFLECTIONS SHALL BE BASED ON THE ACTUAL WEIGHT OF THE TRANSFORMER. INCLUDE THE WEIGHT OF THE STEEL FRAME FOR SELECTION OF SPRING TYPE ISOLATORS.
6. HANGER RODS SHALL BE BASED ON THE ACTUAL WEIGHT OF THE TRANSFORMER AND STELL FRAME PLUS 250 LBS. MINIMUM SIZE SHALL BE 1/2".
7. PROVIDE FLEXIBLE METAL CONDUIT CONNECTORS FOR PRIMARY AND SECONDARY CONNECTIONS. PROVIDE AN EXTERNAL GROUNDING JUMPER FOR ALL FLEXIBLE METAL CONDUIT 1 1/4" OR LARGER.
8. PROVIDE A BARE COPPER GROUNDING CONDUCTOR FROM XO GROUND BAR TO BUILDING STEEL OR WATER METER. REFER TO RISER DIAGRAMS FOR SIZES.
9. PROVIDE CHANNEL FRAMING OR SUPPLEMENTRY STEEL BETWEEN ROOF OR DECK FRAMING MEMBERS. STEEL OR CHANNEL FRAMING SIZE, PROFILE AND DEPTH TO BE DETERMINED BASED ON WEIGHT OF TRANSFORMER, PLUS 250 LBS. AND MANUFACTURER'S RECOMMENDATIONS FOR DEFLECTION UNDER POINT LOADS.
10. PRIMARY AND SECONDARY FEEDERS TO BE SECURED TO WALL USING CHANNEL FRAMING TRACK WITH SPLIT PIPE CLAMPS. TRACK SHALL BRIDGE MULTIPLE STUDS WHEN INSTALLED ON STUD PARTITIONS.
11. SECURE SUPPLEMENTRY STEEL OR CHANNEL FRAMING TO STRUCTURE USING BEAM CLAMPS WITH RESTRAINT HOOKS.



PLAN VIEW



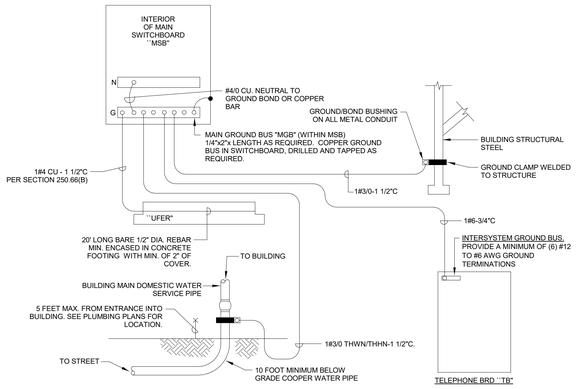
ELEVATION "A-A"



ELEVATION "B-B"

NOTE:
ALL INFORMATION SHOWN IS FOR REFERENCE ONLY. REFER TO STRUCTURAL PLANS AND CALCULATIONS FOR EXACT DETAILS.

TRAPEZE MOUNTED TRANSFORMER DETAIL 02



** MAIN BONDING JUMPER SHALL BE SIZED AS FOLLOWS:		* GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED AS FOLLOWS:	
SERVICE SIZE	M.B.J. SIZE (NEC 250-66)	SERVICE SIZE	M.B.J. SIZE
0-1,000A	#3/0	0-200A	#4
1,200A	#4/0	201-400A	#1/0
1,600A	#250MCM	OVER 401A	#3/0
2,000A	#300MCM		
2,500A	#500MCM		
3,000A	#500MCM		
4,000A	#600MCM		

NOTE:
ALL EXPOSED GROUNDING PATHS SHALL BE CONDUCTORS IN CONDUIT. PROVIDE CONDUIT GROUND BUSHINGS.

SYSTEM GROUNDING DETAIL 03

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

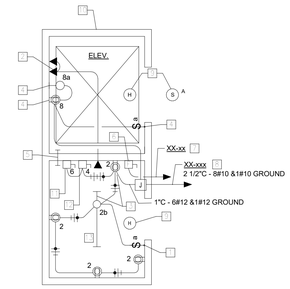
Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

KEYED ELEVATOR NOTES

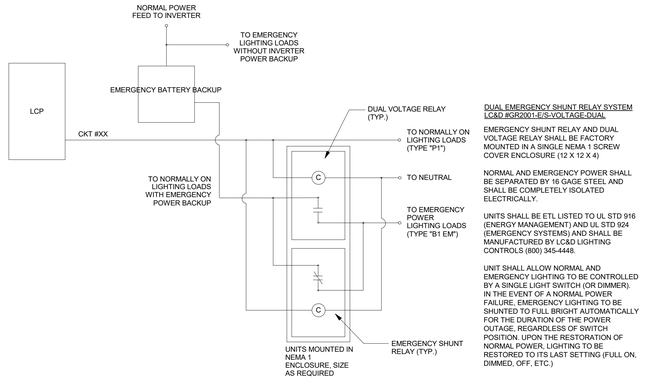
- LIGHT SWITCH IN ELEVATOR MACHINE ROOM IS TO BE LOCATED WITHIN 18" OF STRIKE SIDE OF DOOR FOR LIGHT FIXTURES. PROVIDE MANUFACTURER APPROVED SWITCH.
- STUB 3/4" C.O. FROM TELEPHONE OUTLET TO ELEVATOR CONTROLLER IN ELEVATOR EQUIPMENT ROOM, AND FROM CONTROLLER STUBBED UP INTO ACCESSIBLE CEILING SPACE OUTSIDE OF ELEVATOR EQUIPMENT ROOM.
- PROVIDE GFI-TYPE RECEPTACLE IN ELEVATOR MACHINE ROOM. RECEPTACLES AND MACHINE ROOM LIGHT FIXTURE TO BE CONNECTED TO ONE DEDICATED CIRCUIT.
- EQUIPMENT MOUNTED IN ELEVATOR PIT AND SHAFT: RECEPTACLE IS TO BE GFI-TYPE. FIXTURE IS TO BE A KEYLESS PORCELAIN SOCKET WITH A 100W-A19 LAMP. PROVIDE LIGHT FIXTURE WITH A GROUNDED METAL WIRE GUARD. INSTALL ADDITIONAL FIXTURES TO MATCH ON BACKSIDE OF SHAFT AT EACH FLOOR LEVEL. LIGHT SWITCH IS TO BE LOCATED 18" TO 36" ABOVE SILL ON PIT LADDER SIDE. RECEPTACLE AND ALL LIGHT FIXTURES ARE TO BE CONNECTED TO ONE DEDICATED CIRCUIT. STUB 3/4" C.O. FROM TELEPHONE OUTLET TO ELEVATOR CONTROLLER IN ELEVATOR EQUIPMENT ROOM, AND FROM CONTROLLER STUBBED UP INTO ACCESSIBLE CEILING SPACE OUTSIDE OF ELEVATOR EQUIPMENT ROOM.
- PROVIDE (1) 2" SLEEVE THRU WALL OF ELEVATOR EQUIPMENT ROOM INTO ELEVATOR PIT FOR PASSAGE OF ELEVATOR CABLES.
- PROVIDE ELEVATOR DISCONNECT. REFER TO SINGLE LINE DIAGRAM FOR CONNECTION AND TO ARCHITECTURAL SPECIFICATIONS FOR ELEVATOR HORSEPOWER RATING AND VOLTAGE. PROVIDE DISCONNECT SWITCH WITH MICRO-SWITCH AND AUXILLARY CONTACTS FOR CONNECTION TO ELEVATOR EMERGENCY RETURN UNIT. PROVIDE 2#14 - 1/2"C FROM DISCONNECT TO THE ELEVATOR CONTROLLER DISCONNECT SWITCH MUST BE GROUNDED WITH A GROUNDING CONDUCTOR RUN IN CONDUIT WITH FEEDER CONDUCTORS. E.C. IS RESPONSIBLE TO MAINTAIN REQUIRED WORKING CLEARANCES IN FRONT OF DISCONNECT SWITCH, PER NEC 110-26(a).
- ELEVATOR IS TO BE CONNECTED TO A SHUNT TRIP CIRCUIT BREAKER IN MAIN SWITCHBOARD OR LANDLORD HOUSE PANEL. REFER TO JUNCTION BOXES INDICATED IN ELEVATOR MACHINE ROOM ON POWER PLAN FOR EXACT CIRCUITS REQUIRED.
- 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.
- PROVIDE WIRING, CONNECTED IN SERIES FROM HEAT DETECTORS IN ELEVATOR SHAFT AND MACHINE ROOM, AND FROM SMOKE DETECTORS AT EACH ELEVATOR LOBBY, TO BE CONNECTED TO ELEVATOR EMERGENCY RETURN UNIT. MAKE CONNECTIONS THRU WIREWAY PROVIDED BY ELEVATOR INSTALLER. COORDINATE ALL CONNECTION REQUIREMENTS WITH FIRE ALARM VENDOR.
- LAYOUT OF ELEVATOR AND ELEVATOR EQUIPMENT ROOM SHOWN ON THIS DETAIL IS GENERIC. REFER TO ELEVATOR SHOP DRAWINGS FOR EXACT ORIENTATION OF ELEVATOR AND ELEVATOR EQUIPMENT ROOM FOR THIS PROJECT.
- PROVIDE 30A-120V-1P-NONFUSED DISCONNECT SWITCH FOR ELEVATOR CONTROLS CAPABLE OF BEING LOCKED "OFF". PROVIDE ENGRAVED COVERPLATE STATING, "ELEVATOR CONTROLS". (500W)
- PROVIDE 30A-120V-1P-NONFUSED DISCONNECT SWITCH FOR ELEVATOR CAB LIGHTS CAPABLE OF BEING LOCKED "OFF". PROVIDE ENGRAVED COVERPLATE STATING, "ELEVATOR CAB LIGHTS". (500W)
- PROVIDE 4' LED FIXTURE AT PIT AND TOP OF SHAFT. PROVIDE FIXTURE SPEC TO MEET MINIMUM FOOT CANDLE REQUIREMENTS PER ELEVATOR CODE. REFER TO LIGHTING PLANS FOR ELEVATOR SHAFT/PIT DEDICATED BRANCH CIRCUITING DESIGNATORS.



GENERAL ELEVATOR NOTES

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 FOREIGN (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 ELEVATIONS 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.

ELEVATOR ELECTRICAL DETAIL AND NOTES 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 16 GAGE STEEL AND SHALL BE COMPLETELY ISOLATED ELECTRICALLY.

UNITS SHALL BE ETL LISTED TO UL STD 916 (ENERGY MANAGEMENT) AND UL STD 924 (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 ON, DIMMED, OFF, ETC.)

SINGLE SWITCH CONTROLLING BOTH NORMAL AND EMERGENCY LIGHTING WITH SHUNT RELAY 04

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

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LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HIRCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
C	08-05-2022	COUNTY RESUBMITTAL

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PROJECT NO 19019
DATE APRIL 23, 2021
DRAWING TITLE
ELECTRICAL DETAILS
DRAWING NO.
E6.1.2

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt

9/5/2024 9:33:08 AM

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025
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County of Orange - OC Public Works
OC Development Services
APPROVED
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Hadi Tabatabaee
BUILDING OFFICIAL

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 3 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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 Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector	
		Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
ELECTRICAL, MECHANICAL ROOMS	Electrical Mechancial Telephone Room	Manual ON/OFF	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
RESTROOMS	Restrooms	Manual ON/OFF	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

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)1 are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF

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: 2024-08-26 16:55:31

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 2 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

C. COMPLIANCE RESULTS

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

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
L1/L1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	10	No	275	☐	☐
L2	L2 - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	1	No	27.5	☐	☐
RD4/RD4E	RD4/RD4E - 15W LED Downlight	No	No	15	Mfr. Spec	12	No	180	☐	☐
RD5	RD5 - 5w/ft LED Linear	No	No	5	Mfr. Spec	22	No	110	☐	☐
						Total Designed Watts: CONDITIONED SPACES		592		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B 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.*

[2] *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.

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: 2024-08-26 16:55:31

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 1 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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.

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Conditioned Floor Area (ft²)	1,235
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Support Areas ● : See Table I

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	1235	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	1235		0	

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05		06	07	08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	**Total Allowed** (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-) Adjustments	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		618.8	0		= 619	≥	592	0	= 592		COMPLIES
Unconditioned					=	≥			=		

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STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 6	Report Page:	(Page 6 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature: RP
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
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.	☐	☐		

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Electrical, Mechanical Rooms	Electrical Mechancial Telephone Room	0.4	736	294.4	No	No
Restrooms	Restrooms	0.65	499	324.4	No	No
		TOTALS:	1,235	618.8	See 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.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This section does not apply to this project.

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SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

ARCH'T
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
Drawing TITLE
BUILDING 6 - TITLE 24 COMPLIANCE REPORT
DRAWING NO.
E8.6.1

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274-MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:33:37 AM

STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
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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)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, 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, 2]	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 §130.2(b)[4]	Field Inspector Pass	Field Inspector Fail
XB61B	XB61B	☐ Linear	7	Mfr. Spec	23	New	☐	161	NA: < 6200 lumens	☐	☐
XB62B	XB62B	☐ Linear	7	Mfr. Spec	4	New	☐	28	NA: < 6200 lumens	☐	☐
XB63C	XB63C	☐ Linear	3	Mfr. Spec	3	New	☐	9	NA: < 6200 lumens	☐	☐
XB64D	XB64D	☐ Linear	10	Mfr. Spec	9	New	☐	90	NA: < 6200 lumens	☐	☐
XWM62	XWM62	☐ Linear	9	Mfr. Spec	10	New	☐	90	NA: < 6200 lumens	☐	☐
XZ61	XZ61	☐ Linear	3	Mfr. Spec	65	New	☐	195	NA: < 6200 lumens	☐	☐
XZ62	XZ62	☐ Linear	1.5	Mfr. Spec	31	New	☒	---	NA: < 6200 lumens	☐	☐
XZ62	XZ62	☐ Linear	1.5	Mfr. Spec	29	New	☐	43.5	NA: < 6200 lumens	☐	☐
								Total Design Watts:	616.5		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*

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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 6	**Report Page:**	**(Page 6 of 8)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B . More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Specific Area Type per Table 140.7-B	Specific Area (ft²)[1]	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
Level 1 Facade	BuildingFacade	717	0.17	121.9	XWM62	9	6	54	54
					Total Design Watts for this Area:			54	
Level 1 Canopies	NonSalesCanopy	1555	0.27	419.8	XB61B	7	18	126	244
					XB64D	10	9	90	
					XB62B	7	4	28	
					Total Design Watts for this Area:			244	
Level 2 Canopy	NonSalesCanopy	254	0.27	68.6	XB61B	7	5	35	44
					XB63C	3	3	9	
					Total Design Watts for this Area:			44	
Level 2 Facade	BuildingFacade	1648	0.17	280.2	XZ61	3	65	195	231
					XWM62	9	4	36	
					Total Design Watts for this Area:			231	
					Total Allowance (Watts) All Areas:			573	

[1] *FOOTNOTES: See Table 140.7-B for rules for calculating the specific areas (ft²) for these additional lighting allowances.*

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results			
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 K)	+	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)2L (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
577.6	+	---	+	---	+	---	+	573	OR	---	=	1,150.6	≥	616.5	COMPLIES
										Cutoff Compliance (See Table G for Details)					N/A
										Controls Compliance (See Table H for Details)					COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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STATE OF CALIFORNIA
Outdoor Lighting
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 6	**Report Page:**	**(Page 5 of 8)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B . Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

	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 (LZ 0, 1 & 4)

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
		Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			
Area Description	Surface Type	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Level 2 Walkway Light	Asphalt	2160	0.025	54	435	0.2	108.8	163
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		578

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

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.

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STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 6	**Report Page:**	**(Page 8 of 8)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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.
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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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

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CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/01/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

STATE OF CALIFORNIA
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Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE24-0849, MEC21-0850, MEC21-0851
County of Orange - Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations on these plans and specifications without approval from OC Public Works/ OC Development Services/ Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
For Reinspection: https://myvr.ocpublicworks.com
BUILDING OFFICIAL

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Illuminated Hardscape Area (ft²) 2836
02	Climate Zone	6		
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐ LZ-0: Very Low - Undeveloped Parkland		☐ LZ-2: Moderate - Rural Areas		☐ LZ-4: High - Must be reviewed by CA Energy Commission for compliance
☐ LZ-1: Low - Developed Parkland		☒ LZ-3: Moderately High - Urban Areas		

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L 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.*

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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)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

[3] *Select "New" for new luminaires in a new outdoor lighting project, 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 Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen 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.
*When an 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.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c1)	Auto-Schedule §130.2(c2)	Motion Sensor §130.2(c3)	Field Inspector Pass	Field Inspector Fail
Building Facade	Photocontrol	Yes	NA: Facade, etc. >=24 ft	☐	☐
Canopy Areas	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐
Walkways	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐

* *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)

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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf 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 https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector Pass	Field Inspector Fail
NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTO-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 Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector Pass	Field Inspector Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐		

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: 2024-08-26 16:55:31

F

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM | WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER ROBERT J. HATCH E16118 STATE OF CALIFORNIA ELECTRICAL
EXP. 12/31/23

No.	DATE	ISSUE
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE
BUILDING 6 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.6.2

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 1 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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.

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Conditioned Floor Area (ft²)	1,113
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Support Areas ● : See Table I

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	1113	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	1113		0	

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)					Compliance Results
	01	02	03	04		05	06	07		08		09
Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	=	**Total Allowed** (Watts)	≥ Total Designed (Watts)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-)	=	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)				
Conditioned		601.4	0		=	601	≥ 588	0	=	588		COMPLIES
Unconditioned					=		≥		=			

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft

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STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 2 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

C. COMPLIANCE RESULTS

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

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
L1	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	4	No	110	☐	☐
L1/L1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	4	No	110	☐	☐
L2	L2 - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	1	No	27.5	☐	☐
RD4/RD4E	RD4/RD4E - 15W LED Downlight	No	No	15	Mfr. Spec	16	No	240	☐	☐
RD5	RD5 - 5w/ft Recessed LED	No	No	5	Mfr. Spec	20	No	100	☐	☐
							Total Designed Watts: CONDITIONED SPACES	588		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B 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.*

[2]*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.*

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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 3 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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 Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector	
		Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
Electrica/Mech Rooms	Electrical Mechancial Telephone Room	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Restrooms	Restrooms	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

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(a) are being used .

Conditioned Spaces

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft

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STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 4 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Electrical, Mechanical Rooms	Electrical Mechancial Telephone Room	0.4	488	195.2	No	No
Restrooms	Restrooms	0.65	625	406.2	No	No
	TOTALS:		1,113	601.4	See 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.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft

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STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 5 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with ".A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐		
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐		

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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 6 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE24-0009, MEC21-0069
County of Orange - Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plan specifications shall not be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
DATE: 09/27/2024
BUILDING OFFICIAL

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424-0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

ROBERT J. HATCH — REGISTERED PROFESSIONAL ENGINEER — E16118 — ELECTRICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 7 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.7.1

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:34:28 AM

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 1 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Illuminated Hardscape Area (ft²) 15635
02	Climate Zone	6		
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas		

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L 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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 2 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results			
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 K)	+	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)2L (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
1,102.88	+	---	+	---	+	---	+	810	OR	---	=	1,912.84	≥	1,447.5	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 3 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
[2] For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, 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 Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 4 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
[2] For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, 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 Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)

G. CUTOFF REQUIREMENTS (BUG)

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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 5 of 9)
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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.
*When an 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.*

Mandatory Controls

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	
				Pass	Fail
Building Facade	Photocontrol	Yes	NA: Facade, etc. >=24 ft	☐	☐
Canopy Areas	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐
Walkways	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐

** 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: 2024-08-26 11:32:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 7	Report Page:	(Page 6 of 9)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

☒ General Hardscape Allowance Table I (below)	01 "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 (LZ 0, 1 & 4)

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	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 (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Level 1 Restroom Entrance	Asphalt	40	0.025	1	25	0.2	6.2	7
Level 1 Pedestrian Walkway	Asphalt	6625	0.025	165.6	578	0.2	144.5	310
Level 2 Pedestrian Deck	Asphalt	8570	0.025	214.2	695	0.2	173.8	388
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		1103

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

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
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STATE OF CALIFORNIA
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B . More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		Specific Area (ft²)[1]	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Rooftop Facade	BuildingFacade	121	0.17	20.6	XWM73	9	3	27	20.6
					Total Design Watts for this Area:			27	
Level 1 Facade	BuildingFacade	2189	0.17	372.1	XWM72	9	6	54	268
					XK72C	7	2	14	
					XWM74	40	5	200	
					Total Design Watts for this Area:			268	
Level 2 Facade	BuildingFacade	3637	0.17	618.3	XWM74	40	7	280	398
					XWM73	9	3	27	
					XWM72	9	6	54	
					XS71	6	5	30	
					XK72C	7	1	7	
					Total Design Watts for this Area:			398	

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

Level 2 Canopy	NonSalesCanopy	457	0.27	123.4	XB71B	7	22	154	123.4
					Total Design Watts for this Area:			154	
								Total Allowance (Watts) All Areas:	810.0

[1] FOOTNOTES: See Table 140.7-B for rules for calculating the specific areas (ft² for these additional lighting allowances.
[2] For luminaires indicated in Table F as linear, wattage in column 07 is W/lf 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 https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTO-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 Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector	
		Pass	Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐	

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
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Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Rinah Park	
Company:	Signature Date:
Linwood Engineering, Inc.	2024-08-26
Address:	CEA/ HERS Certification Identification (if applicable):
2301 Dupont Dr. STE 150	N/A
City/State/Zip:	Phone:
Irvine CA 92612	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:	Responsible Designer Signature:
Robert J. Hatch	
Company:	Date Signed:
Linwood Engineering, Inc.	2024-08-26
Address:	License:
2301 Dupont Dr. Suite 150	E16118
City/State/Zip:	Phone:
Irvine CA 92612	714-424-0001

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: 2024-08-26 11:32:10

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE24-0849, MPE21-0850, MPE21-0851
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from the County of Orange - OC Development Services. Any new luminaires being installed as part of or be an replacement luminaire being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).
Hadi Tabatabaee
BUILDING OFFICIAL

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE
BUILDING 7 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.7.2

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

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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 Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector	
		Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
Electrical/Mechanical Rooms	Electrical Mechancial Telephone Room	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Restrooms	Restrooms	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Stairwell	Stairwell	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2*

13

Plan Sheet Showing Daylit Zones:

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Indoor Lighting
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C. COMPLIANCE RESULTS

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

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
L1/1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	1	No	27.5	☐	☐
L1/L1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	11	No	302.5	☐	☐
L2	L2 - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	2	No	55	☐	☐
RD4/RD4E	RD4/RD4E - 15W LED Downlight	No	No	15	Mfr. Spec	16	No	240	☐	☐
RD5	RD5 - 5w/ft Recessed LED	No	No	5	Mfr. Spec	20	No	100	☐	☐
						Total Designed Watts: CONDITIONED SPACES		725		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B 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.*

[2]*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.*

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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 systems using the prescriptive path.

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Conditioned Floor Area (ft²)	1,370
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Support Areas ● : See Table I

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	1370	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	1370		0	

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)					Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05	06	07		08	09
	Complete Building §140.6(c)1 (See Table I)	Area Category §140.6(c)2 (See Table I)	Area Category Additional §140.6(c)2G (+) (See Table J)	Tailored §140.6(c)3 (+) (See Table K)		Total Designed (Watts) (See Table F)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-) (See Table P)		Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 §140.6
Conditioned		728.3	0		= 728	≥ 725	0	=	725	COMPLIES
Unconditioned					=	≥		=		

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Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

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P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector	
		Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐	
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Electrical, Mechanical Rooms	Electrical Mechancial Telephone Room	0.4	526	210.4	No	No
Restrooms	Restrooms	0.65	639	415.4	No	No
Stairwell	Stairwell	0.5	205	102.5	No	No
		TOTALS:	1,370	728.3	See 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.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

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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)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, 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[1,2]	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 §130.2(b)[4]	Field Inspector	
										Pass	Fail
JBOX	JBOX	☐ Linear	50	Mfr. Spec	13	New	☐	650	NA: < 6200 lumens	☐	☐
XB81B	XB81B	☐ Linear	7	Mfr. Spec	32	New	☐	224	NA: < 6200 lumens	☐	☐
XB82B	XB82B	☐ Linear	7	Mfr. Spec	85	New	☐	595	NA: < 6200 lumens	☐	☐
XB84A	XB84A	☐ Linear	7	Mfr. Spec	69	New	☐	483	NA: < 6200 lumens	☐	☐
XK82C	XK82C	☐ Linear	7	Mfr. Spec	2	New	☐	14	NA: < 6200 lumens	☐	☐
XN83B	XN83B	☐ Linear	11	Mfr. Spec	17	New	☐	187	NA: < 6200 lumens	☐	☐
XN84B	XN84B	☐ Linear	11	Mfr. Spec	21	New	☐	231	NA: < 6200 lumens	☐	☐
XS81	XS81	☐ Linear	6	Mfr. Spec	19	New	☐	114	NA: < 6200 lumens	☐	☐
XWM81	XWM81	☐ Linear	9	Mfr. Spec	5	New	☐	45	NA: < 6200 lumens	☐	☐
XWM82	XWM82	☐ Linear	9	Mfr. Spec	10	New	☐	90	NA: < 6200 lumens	☐	☐
XWM83	XWM83	☐ Linear	9	Mfr. Spec	6	New	☐	54	NA: < 6200 lumens	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 8	Report Page:	(Page 2 of 10)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results		
01		02		03		04		05	OR	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 K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)		Existing Power Allowance §141.0(b)2L (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
991.8	+	---	+	---	+	---	+	2,895.5	OR	---	=	3,887.27	≥	3,357	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 8	Report Page:	(Page 1 of 10)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Illuminated Hardscape Area (ft²)	10702
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas		☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L 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.*

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or modifications without the permission from OC Public Works, OC Development Services of Orange County. The stamping of these plans shall not be held to be an approval of the violation of any provision of any County Ordinance or State law.
Date: 7/30/2024
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED_KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 8 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.8.1

BIM 360://19274 Dana Point Harbor Revitalization_R20#19274 MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:34:47 AM

Building&Safety: OCPWazarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,
County of Orange - OC Public Works
OC Development Services
APPROVED
CALIFORNIA ENERGY COMMISSION
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without permission from OC Public Works/ OC Development Services of Orange County. The stamping of these plans shall specifically not be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 6 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B . Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

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 (LZ 0, 1 & 4)

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	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 (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Level 2 Pedestrian Walkway	Asphalt	7950	0.025	198.8	1064	0.2	266	465
Roof Deck	Asphalt	2214	0.025	55.4	264	0.2	66	121
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		992

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.

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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 5 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

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.
*When an 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.*

Mandatory Controls

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	
				Pass	Fail
Building Facade	Photocontrol	Yes	NA: Facade, etc. >=24 ft	☐	☐
Canopy Areas	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐
Walkways	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐

** 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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 4 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

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)2E only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
XWM84	XWM84	☐ Linear	40	Mfr. Spec	4	New	☐	160	NA: < 6200 lumens	☐	☐
XZ81	XZ81	☐ Linear	1.5	Mfr. Spec	254	New	☐	381	NA: < 6200 lumens	☐	☐
XZ82	XZ82	☐ Linear	1.5	Mfr. Spec	10	New	☒	---	NA: < 6200 lumens	☐	☐
XZ82	XZ82	☐ Linear	1.5	Mfr. Spec	86	New	☐	129	NA: < 6200 lumens	☐	☐
XZ84	XZ84	☐ Linear	3	Mfr. Spec	216	New	☒	---	NA: < 6200 lumens	☐	☐
							Total Design Watts:	3357			

** NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.*
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added 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 Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)*

G. CUTOFF REQUIREMENTS (BUG)
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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 9 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

Roof Facade	BuildingFacade	381	0.17	64.8	XWM83	9	6	54	64.8
					JBOX	50	2	100	
							Total Design Watts for this Area:	154	
							Total Allowance (Watts) All Areas:		2895.5

[1] *FOOTNOTES: See Table 140.7-B for rules for calculating the specific areas (ft² for these additional lighting allowances.*
[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf 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 https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTO-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 Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐		

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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 8 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

Level 2 Canopies	NonSalesCanopy	1707	0.27	460.9	XN84B	11	2	22	460.9
					XB81B	7	29	203	
					XB84A	7	25	175	
					XZ81	1.5	69	103.5	
							Total Design Watts for this Area:	503.5	
Level 2 Facade	BuildingFacade	3359	0.17	571	JBOX	50	5	250	391
					XWM82	9	4	36	
					XK82C	7	1	7	
					XWM81	9	2	18	
					XWM84	40	2	80	
							Total Design Watts for this Area:	391	
Roof Canopy	NonSalesCanopy	3531	0.27	953.4	XN84B	11	19	209	710.5
					XZ81	1.5	185	277.5	
					XB84A	7	32	224	
							Total Design Watts for this Area:	710.5	

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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 7 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B . More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		Specific Area (ft²)[1]	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Level 1 Canopies	NonSalesCanopy	8325	0.27	2247.8	XN83B	11	17	187	887
					XB84A	7	12	84	
					XB82B	7	85	595	
					XB81B	7	3	21	
							Total Design Watts for this Area:	887	
Level 1 Facade	BuildingFacade	2243	0.17	381.3	XWM84	40	2	80	381.3
					XWM82	9	6	54	
					XWM81	9	3	27	
					XK82C	7	1	7	
					JBOX	50	6	300	
							Total Design Watts for this Area:	468	

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: 2024-08-26 20:45:10

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTO-E**
Project Name:	Dana Point - Bldg 8	**Report Page:**	**(Page 10 of 10)**
Project Address:	24880 Golden Lantern	**Date Prepared:**	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

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: 2024-08-26 20:45:10

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

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CONSTANT
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DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

REGISTERED PROFESSIONAL ENGINEER — ROBERT J. HATCH — E16118 — ELECTRICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE
BUILDING 8 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.8.2

F

BIM 360://19274 Dana Point Harbor Revitalization_R20/19274 MEP Dana Point - Bldg 6-9 R20.rvt
9/5/2024 9:34:55 AM

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Dana Point - Bldg 9	Report Page:	(Page 1 of 6)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

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.

A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Conditioned Floor Area (ft²)	807
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Support Areas ● : See Table I

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	807	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	807		0	

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

	Allowed Lighting Power per §140.6(b) (Watts)					Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05	06	07		08	09
Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	= **Total Allowed** (Watts)	≥ Total Designed (Watts)	Adjustments: PAF Lighting Control Credits §140.6(a)2 (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)		(See Table F)	(See Table P)			
Conditioned		366.6	0		= 367	≥ 276	0	=	276	COMPLIES
Unconditioned					=	≥		=		

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C. COMPLIANCE RESULTS

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

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
FD3	FD3 - 28w LED Striplight	No	No	28	Mfr. Spec	3	No	84	☐	☐
L1/L1E	L1/L1E - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	6	No	165	☐	☐
L2	L2 - 27.5w LED Striplight	No	No	27.5	Mfr. Spec	1	No	27.5	☐	☐
					Total Designed Watts: CONDITIONED SPACES			276		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B 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.*

[2]*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.

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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 about 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 affirmative.*

Building Level Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector	
		Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
Electrical/Mechanical Rooms	Electrical Mechancial Telephone Room	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Restrooms	Restrooms	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. *EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2*							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(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Electrical, Mechanical Rooms	Electrical Mechancial Telephone Room	0.4	369	147.6	No	No
Stairwell	Stairwell	0.5	438	219	No	No
		TOTALS:	807	366.6	See 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.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

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R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐		
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐		

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE24-0009, MEC21-0069

County of Orange - Public Works
OC Development Services
APPROVED
Date: 8/26/2024

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from the building official. To maintain code compliance, requests for any changes shall be made in writing and approved by the building official before the change is made. Approval of these plans shall not be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Final Inspection
Building Permit Expires
Field Inspector

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

SMS ARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
2301 dupont drive, suite 150
irvine, ca 92612 • 714.424.0001
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER — ROBERT J. HATCH — E16118 — ELECTRICAL — STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	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. 19019
DATE APRIL 23, 2021
DRAWING TITLE
BUILDING 9 - TITLE 24 COMPLIANCE REPORT
DRAWING NO.
E8.9.1

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

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A. GENERAL INFORMATION

01	Project Location (city)	Dana Point	04	Total Illuminated Hardscape Area (ft²)	6654
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L 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.*

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results		
01		02		03		04		05	OR	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 K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)		Existing Power Allowance §141.0(b)2L (See Table N)		**Total Allowed** (Watts)		**Total Actual** (Watts) [4]	**07 must be >= 08**
749.35	+	---	+	---	+	---	+	822.4	OR	---	=	1,571.74	≥	916	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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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 reused in the project scope must be covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and not be or are replacement luminaires being installed as part of the project scope are included (ie, 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, 2]	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 §130.2(b) [4]	Field Inspector Pass	Field Inspector Fail
XB91B	XB91B	☐ Linear	7	Mfr. Spec	33	New	☐	231	NA: < 6200 lumens	☐	☐
XB92B	XB92B	☐ Linear	7	Mfr. Spec	61	New	☐	427	NA: < 6200 lumens	☐	☐
XWM92	XWM92	☐ Linear	9	Mfr. Spec	17	New	☐	153	NA: < 6200 lumens	☐	☐
XWM93	XWM93	☐ Linear	9	Mfr. Spec	4	New	☐	36	NA: < 6200 lumens	☐	☐
XZ92	XZ92	☐ Linear	1.5	Mfr. Spec	17	New	☒	---	NA: < 6200 lumens	☐	☐
XZ92	XZ92	☐ Linear	1.5	Mfr. Spec	46	New	☐	69	NA: < 6200 lumens	☐	☐
							Total Design Watts:	916			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, 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 Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)*

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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.
*When an 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.*

Mandatory Controls

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 Pass	Field Inspector Fail
Building Facade	Photocontrol	Yes	NA: Facade, etc. >=24 ft	☐	☐
Canopy Areas	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐
Walkways	Photocontrol	Yes	NA: Wall >=24 ft	☐	☐

* 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)

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I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B . Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

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 (LZ 0, 1 & 4)
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	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 (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Level 2 Walkway Light	Asphalt	6227	0.025	155.7	784	0.2	196	352
Level 1 Elevator	Asphalt	87	0.025	2.2	38	0.2	9.5	12
Level 2 Elevator	Asphalt	87	0.025	2.2	38	0.2	9.5	12
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		749

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

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.

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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B . More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts) Specific Area (ft²)[1]	Allowed Density (W/ft²)	Extra Allowance (Watts)	DESIGN WATTS Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
Level 1 Facade	BuildingFacade	2406	0.17	409	XWM92	9	11	99	99
					Total Design Watts for this Area:			99	
Level 1 Canopies	NonSalesCanopy	4771	0.27	1288.2	XB92B	7	61	427	483
					XB91B	7	8	56	
					Total Design Watts for this Area:			483	
Level 2 Canopies	NonSalesCanopy	557	0.27	150.4	XB91B	7	23	161	150.4
					Total Design Watts for this Area:			161	
Level 2 Facade	BuildingFacade	2570	0.17	436.9	XWM92	9	6	54	90
					XWM93	9	4	36	
					Total Design Watts for this Area:			90	
							Total Allowance (Watts) All Areas:		822.4

[1] *FOOTNOTES: See Table 140.7-B for rules for calculating the specific areas (ft²) for these additional lighting allowances.*
[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf 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.

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: 2024-08-26 16:44:26

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 9	Report Page:	(Page 7 of 8)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector Pass	Field Inspector Fail
NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTO-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 Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector Pass	Field Inspector Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐	

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: 2024-08-26 16:44:26

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Dana Point - Bldg 9	Report Page:	(Page 8 of 8)
Project Address:	24880 Golden Lantern	Date Prepared:	8/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rinah Park	Documentation Author Signature:
Company: Linwood Engineering, Inc.	Signature Date: 2024-08-26
Address: 2301 Dupont Dr. STE 150	CEA/ HERS Certification Identification (if applicable): N/A
City/State/Zip: Irvine CA 92612	Phone: 714.424.0001

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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. Hatch	Responsible Designer Signature:
Company: Linwood Engineering, Inc.	Date Signed: 2024-08-26
Address: 2301 Dupont Dr. Suite 150	License: E16118
City/State/Zip: Irvine CA 92612	Phone: 714-424-0001

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: 2024-08-26 16:44:26

Building&Safety: OCPWAzarvandB 1/16/2025
Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, ELE24-0850, ELE24-0851
County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from the Building Official. Approval of this plan does not permit the violation of any County ordinance. Any new luminaires being installed and not be or are replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).
Hirsi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.
APPROVED KBN
DATE 10/07/24
COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

F

BIM 360://19274 Dana Point Harbor Revitalization_R20//19274 MEP Dana Point - Bldg 6-9 R20.rvt

SMSARCHITECTS
100 Progress #250
Irvine, California 92618
949.757.3240 | www.sms-arch.com

CONSTANT
LINWOOD ENGINEERING INC
230 dupont drive, suite 150
irvine, ca 92612 • 714.424.0003
www.linwoodengineering.com

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM | WARD

REGISTERED PROFESSIONAL ENGINEER
ROBERT J. HATCH
E16118
ELECTRICAL
STATE OF CALIFORNIA
EXP. 12/31/23

No.	DATE	ISSUE
1	06-01-2021	COUNTY SUBMITTAL
F	08-28-2024	LIGHTING UPDATE

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
DRAWING TITLE
BUILDING 9 - TITLE 24 COMPLIANCE REPORT

DRAWING NO.
E8.9.2

9/5/2024 9:35:10 AM

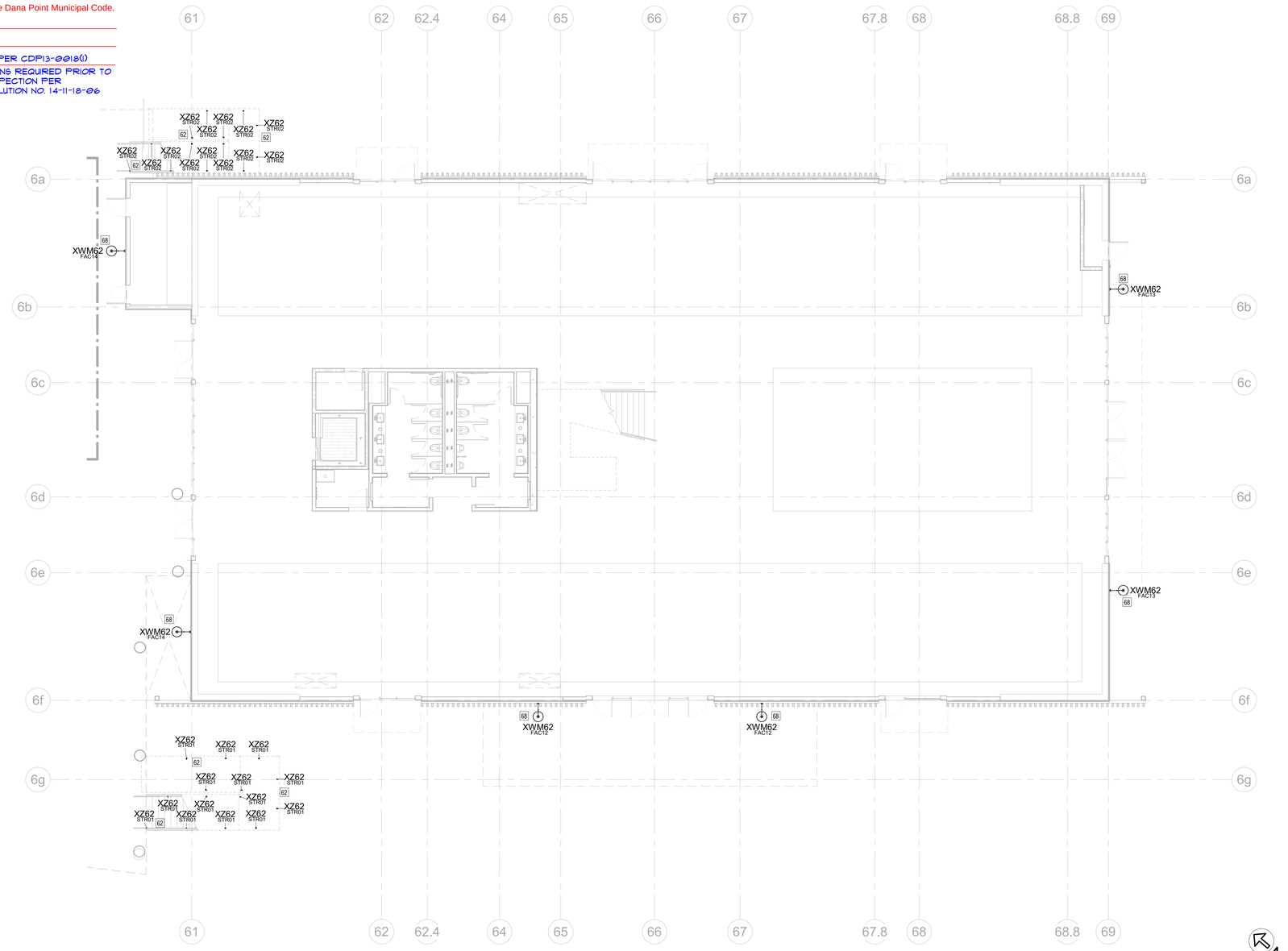
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hirsi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 6

60	XB61B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
61	XZ61 LINEAR TAPELIGHT SURFACE MOUNTS TO TOP OF CANOPY TO GLOW FACADE ABOVE. TYPICAL.
62	XZ62 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
63	XB63C MINI DOWNLIGHT SURFACE MOUNTS TO CANOPY PURLINS TO LIGHT ENTRY AREA BELOW. TYPICAL.
64	XB64D DOWNLIGHT PENDANT MOUNTS TO UNDERSIDE OF DECK TO LIGHT ENTRY AREA BELOW. TYPICAL.
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68	XWM62 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK. TYPICAL.

LIGHTING GENERAL NOTE

ALL LIGHTING FIXTURES THAT ARE ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE, PER SECTION 5.5(p) OF THE DANA POINT HARBOR REGULATION.

CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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 23,2023
DRAWING TITLE
BUILDING 6 LEVEL 1 LIGHTING FLOOR PLAN
DRAWING NO.
LT2.6.1

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3/25/2024 8:14:14 AM

CITY OF DANA POINT
PLANNING DIVISION

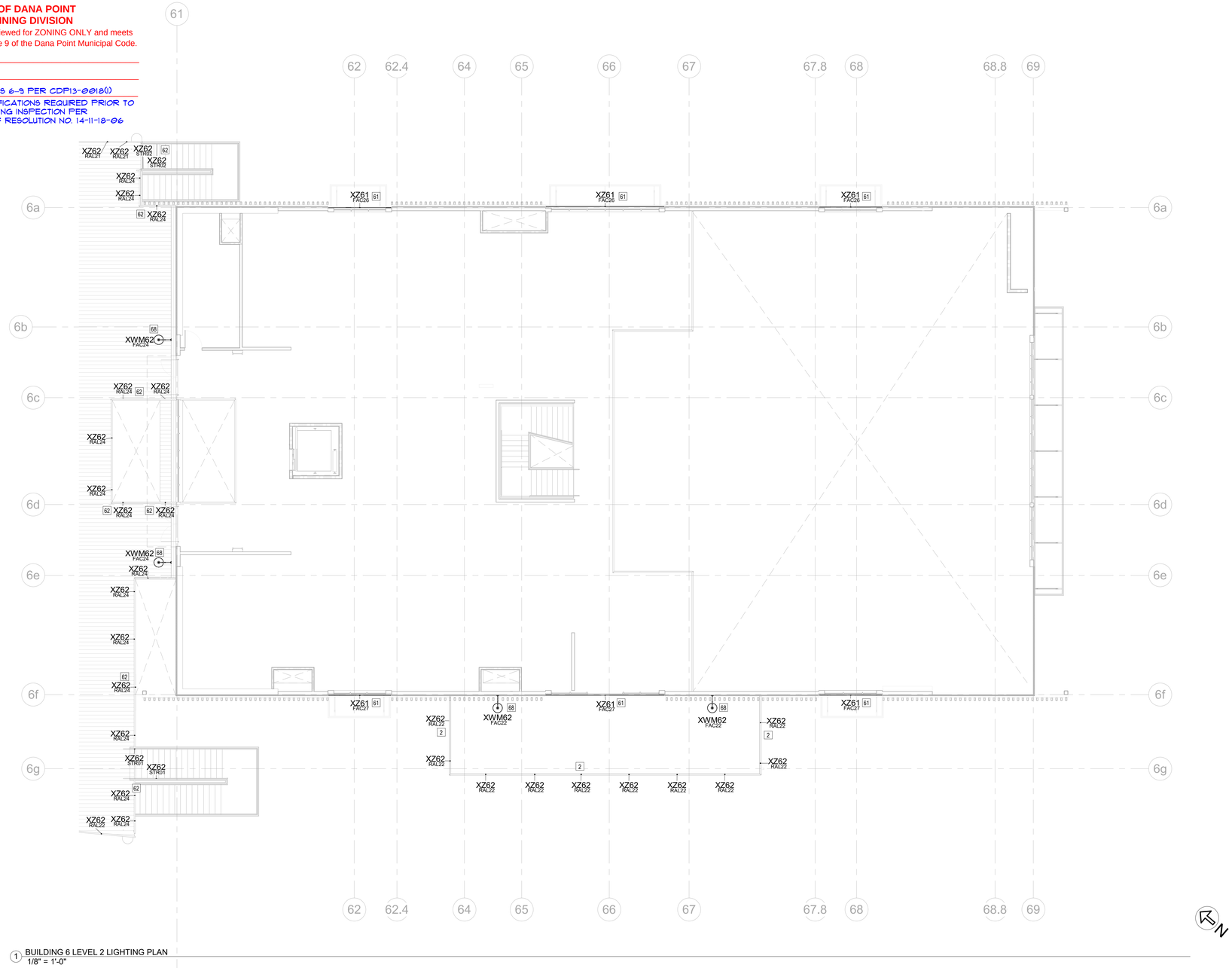
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 6 LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 6

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 6 LEVEL 2 LIGHTING FLOOR PLAN

DRAWING NO.
LT2.6.2

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3/25/2024 8:14:25 AM

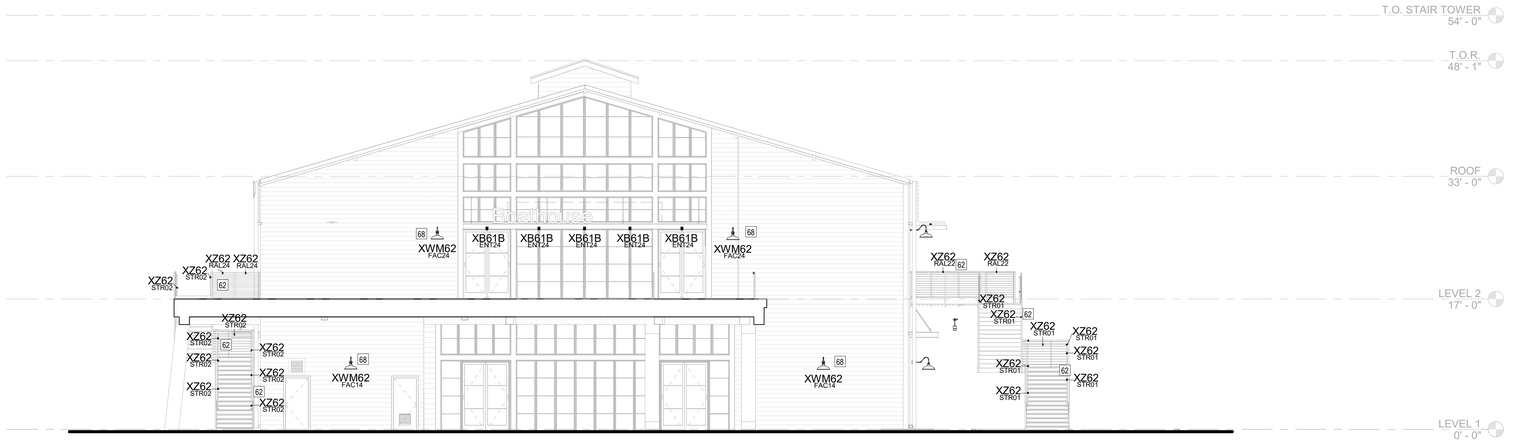
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

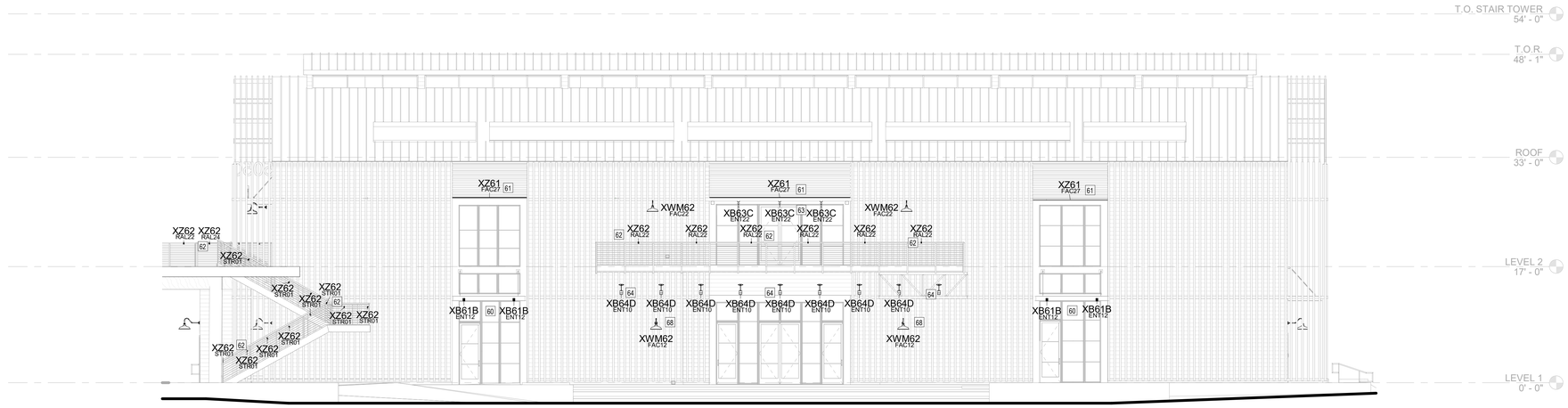
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 6

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LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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

PROJECT NO 19019
DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 6 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.2

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3/25/2024 12:38:12 PM

CITY OF DANA POINT
PLANNING DIVISION

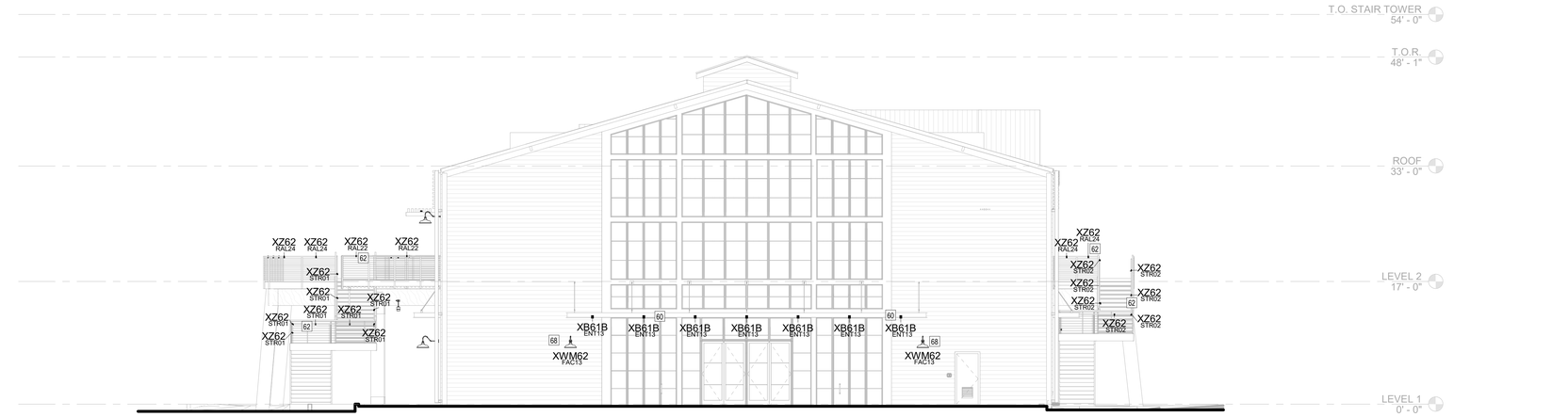
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

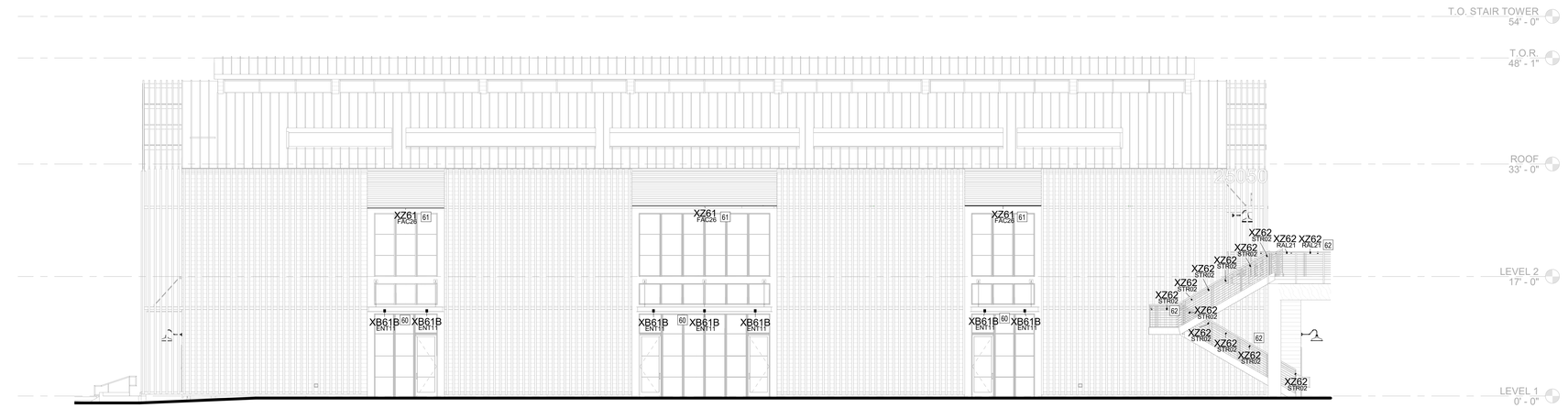
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

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Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 6

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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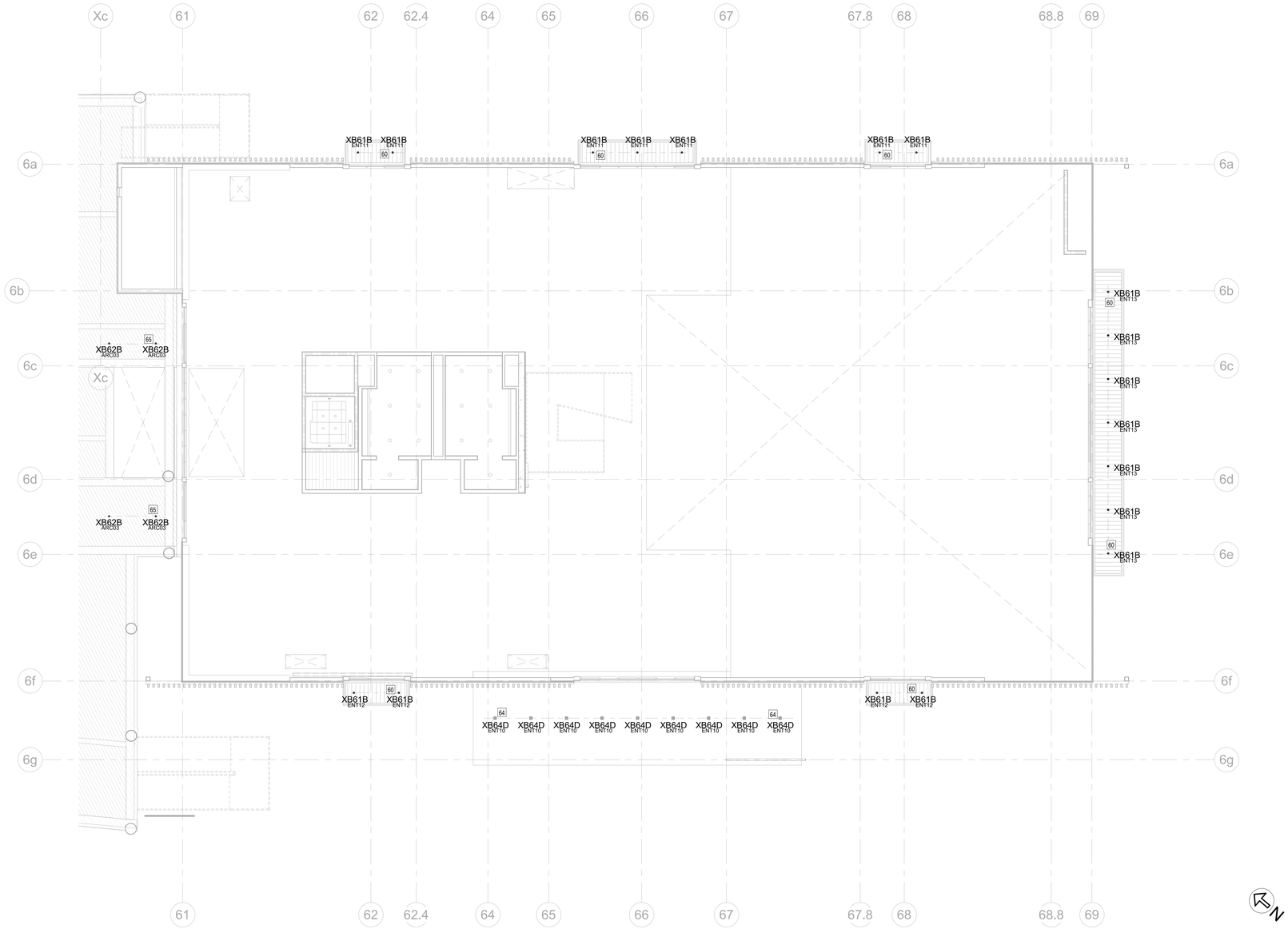
PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 6 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.3

3/25/2024 8:15:10 AM



1 BUILDING 6 LEVEL 1 LIGHTING RCP
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 6	
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63	XB63C MINI DOWNLIGHT SURFACE MOUNTS TO CANOPY PURLINS TO LIGHT ENTRY AREA BELOW. TYPICAL.
64	XB64D DOWNLIGHT PENDANT MOUNTS TO UNDERSIDE OF DECK TO LIGHT ENTRY AREA BELOW. TYPICAL.
65	XB62B DOWNLIGHT SURFACE MOUNTS TO UNDERSIDE OF DECK TO PROVIDE GENERAL AREA ILLUMINATION BELOW. TYPICAL.
68	XWM62 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK. TYPICAL.

LIGHTING GENERAL NOTE
ALL LIGHTING FIXTURES THAT ARE ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE, PER SECTION 5.5(p) OF THE DANA POINT HARBOR REGULATION.

CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

No.	DATE	ISSUE

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

PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 6 LEVEL 1 LIGHTING RCP

DRAWING NO
LT6.6.1

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CITY OF DANA POINT
PLANNING DIVISION

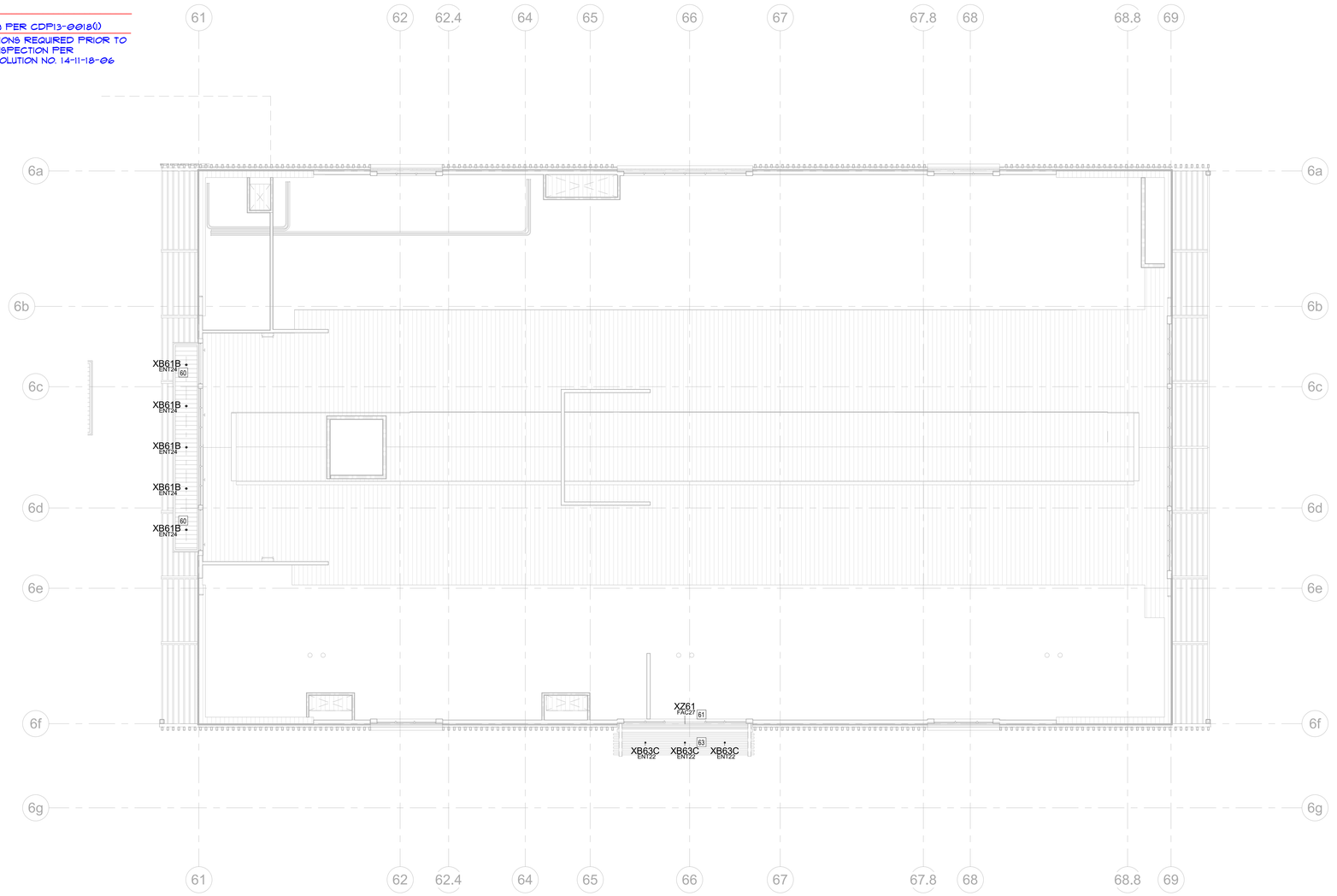
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 6 LEVEL 2 LIGHTING RCP
1/8" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 6

60	XB61B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
61	XZ61 LINEAR TAPELIGHT SURFACE MOUNTS TO TOP OF CANOPY TO GLOW FACADE ABOVE. TYPICAL.
62	XZ62 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
63	XB63C MINI DOWNLIGHT SURFACE MOUNTS TO CANOPY PURLINS TO LIGHT ENTRY AREA BELOW. TYPICAL.
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68	XWM62 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK. TYPICAL.

LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 6 LEVEL 2 LIGHTING RCP

DRAWING NO.
LT6.6.2

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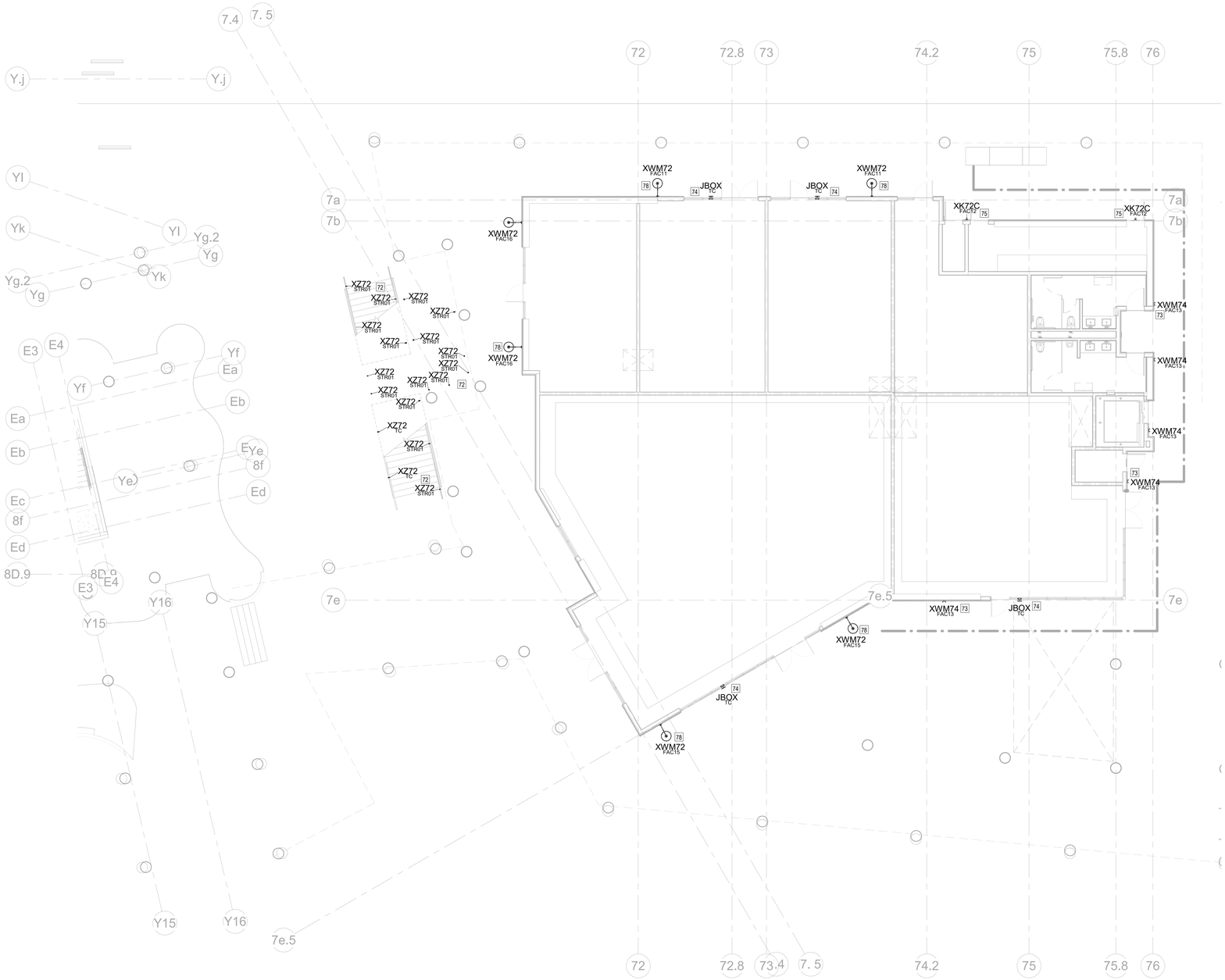

1 BUILDING 7 LEVEL 1 LIGHTING PLAN
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 7

70	XB71B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
71	XWM73 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +21'-3" ABOVE DECK. TYPICAL.
72	XZ72 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
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74	JBOX RECESS MOUNTS IN FACADE / CANOPY TO PROVIDE POWER FOR ILLUMINATED SIGNAGE. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT.
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LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

No.	DATE	ISSUE

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

PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 7 LEVEL 1 LIGHTING FLOOR PLAN

DRAWING NO.
LT2.7.1

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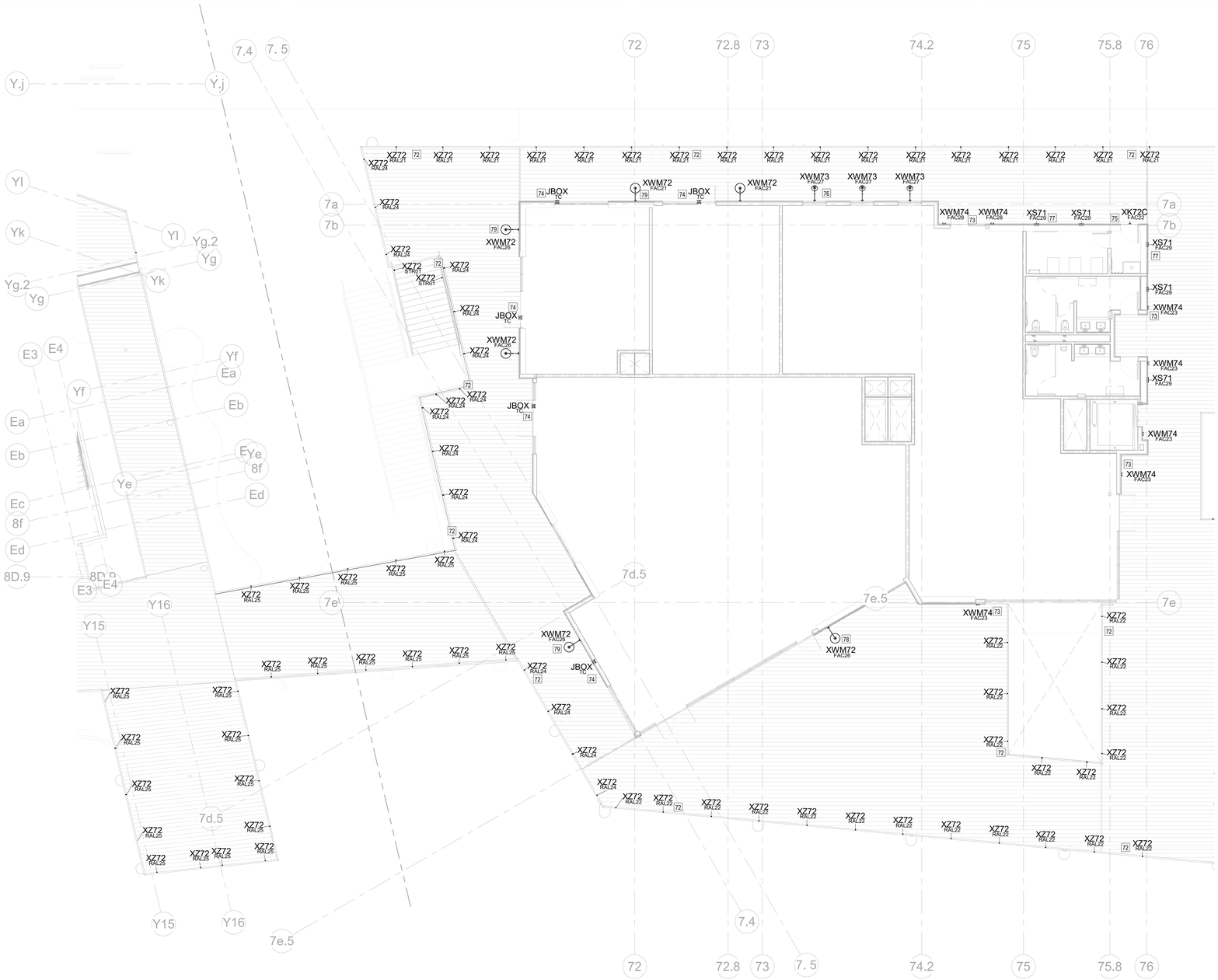

1 BUILDING 7 LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

N

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 7

70	XB71B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
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LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

No.	DATE	ISSUE

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 23,2023
DRAWING TITLE
BUILDING 7 LEVEL 2 LIGHTING FLOOR PLAN
DRAWING NO.
LT2.7.2

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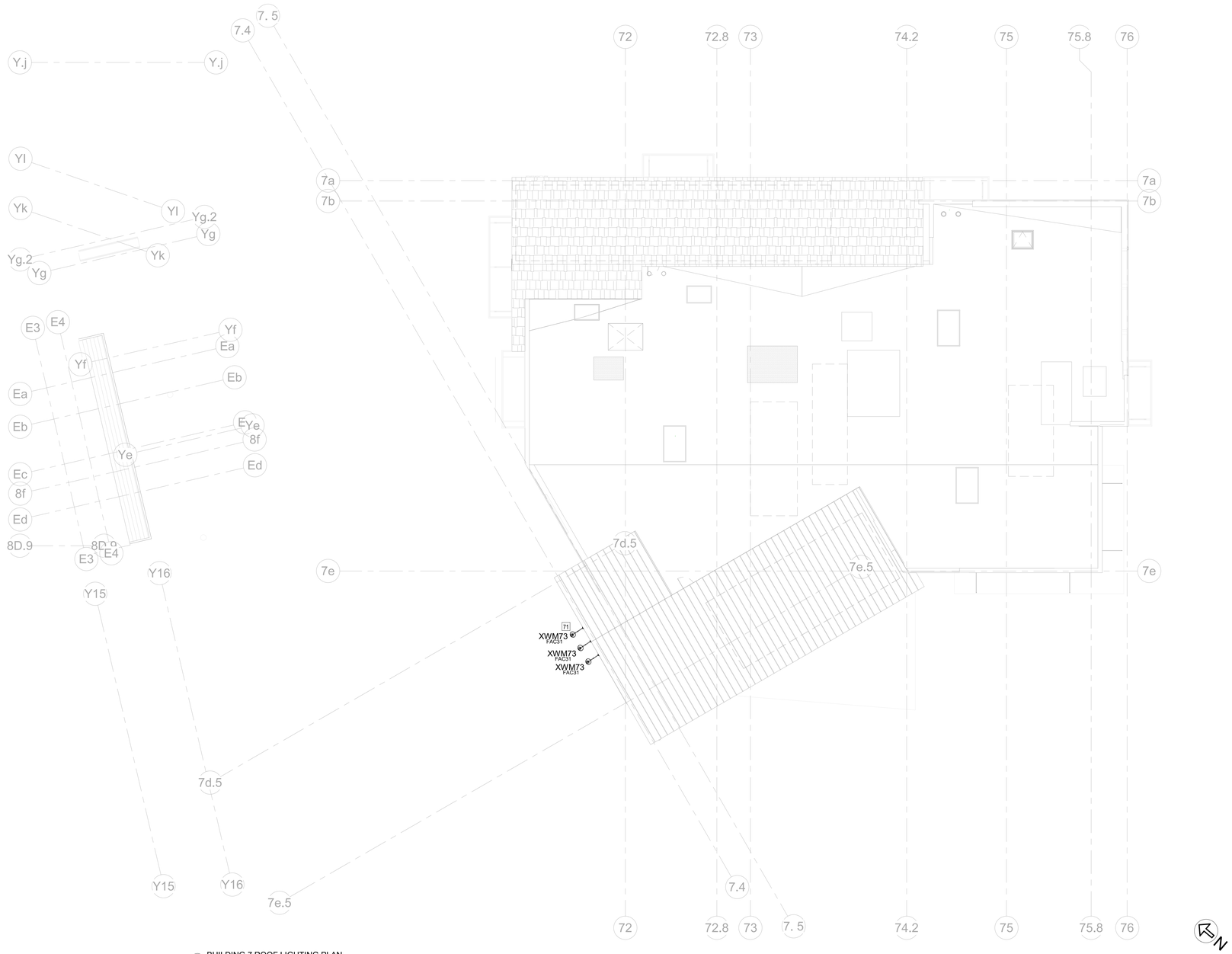
3/25/2024 8:34:31 AM



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/01/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 7

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73	XWM74 SCONCE LUMINAIRE SURFACE MOUNTS CENTERED AT APPROXIMATELY +9'-0". TYPICAL.
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CONSTANT
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DANA POINT HARBOR PARTNERS

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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 7 ROOF LIGHTING PLAN

DRAWING NO.
LT2.7.3

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CITY OF DANA POINT
PLANNING DIVISION

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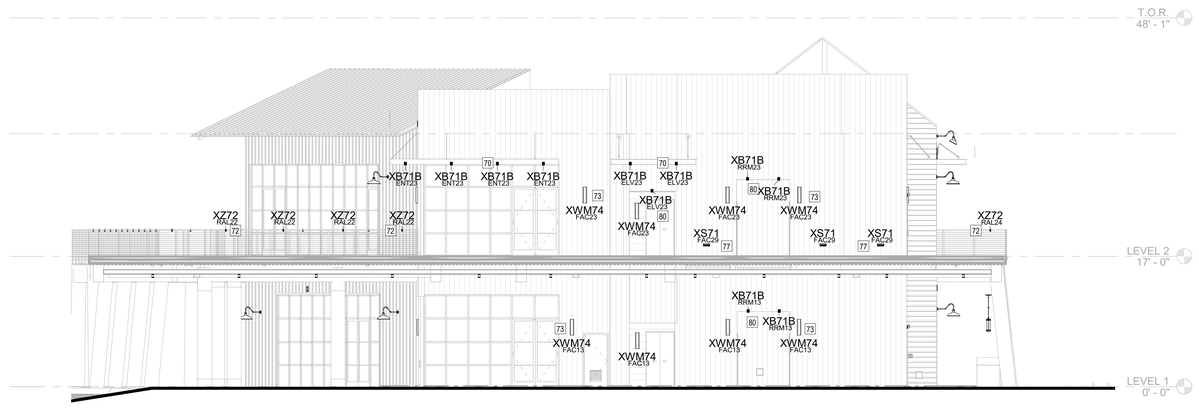
APPROVED KBN

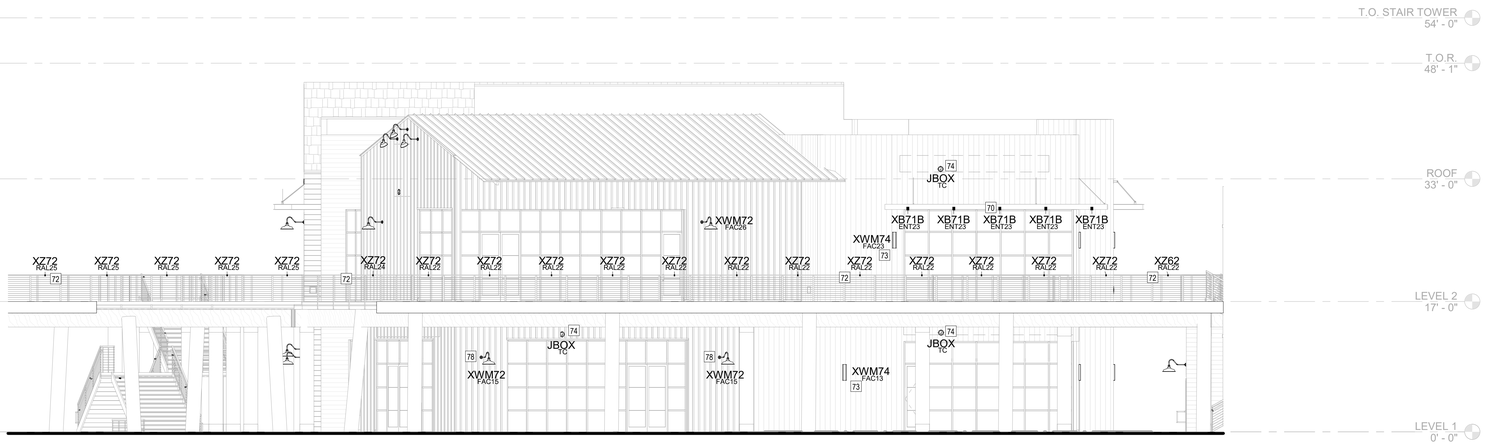
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 7

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CLIENT
BWP PROPERTIES
BURNHAM|WARD

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 7 EXTERIOR ELEVATIONS

DRAWING NO
LT3.1.4

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CITY OF DANA POINT
PLANNING DIVISION

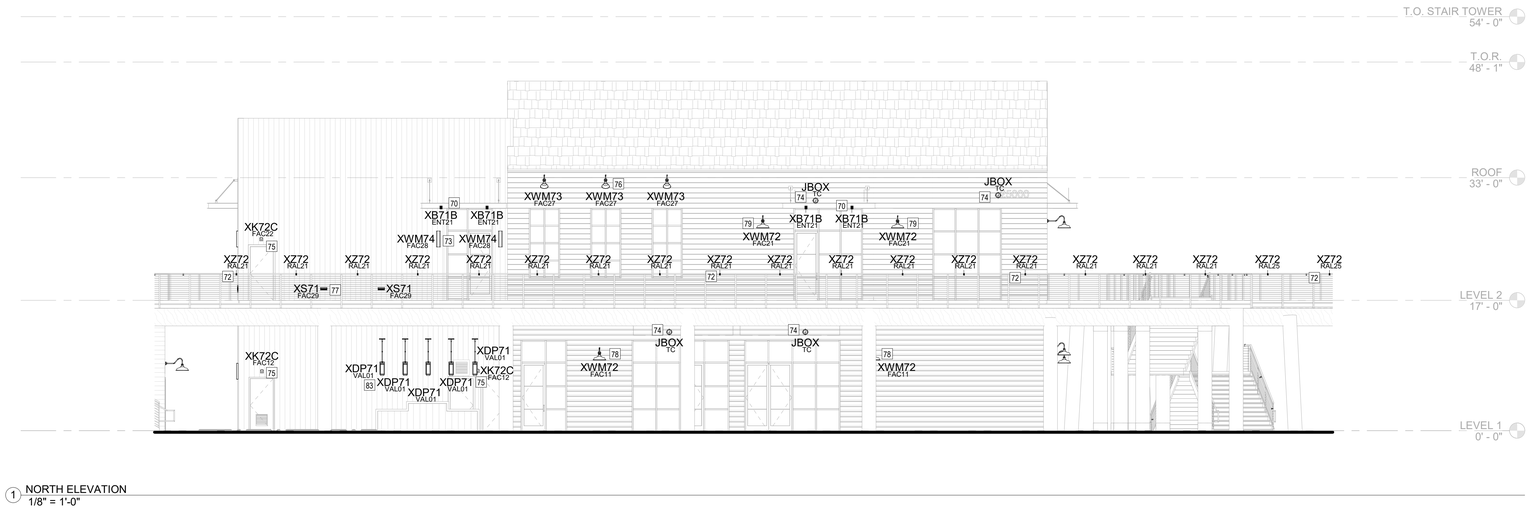
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

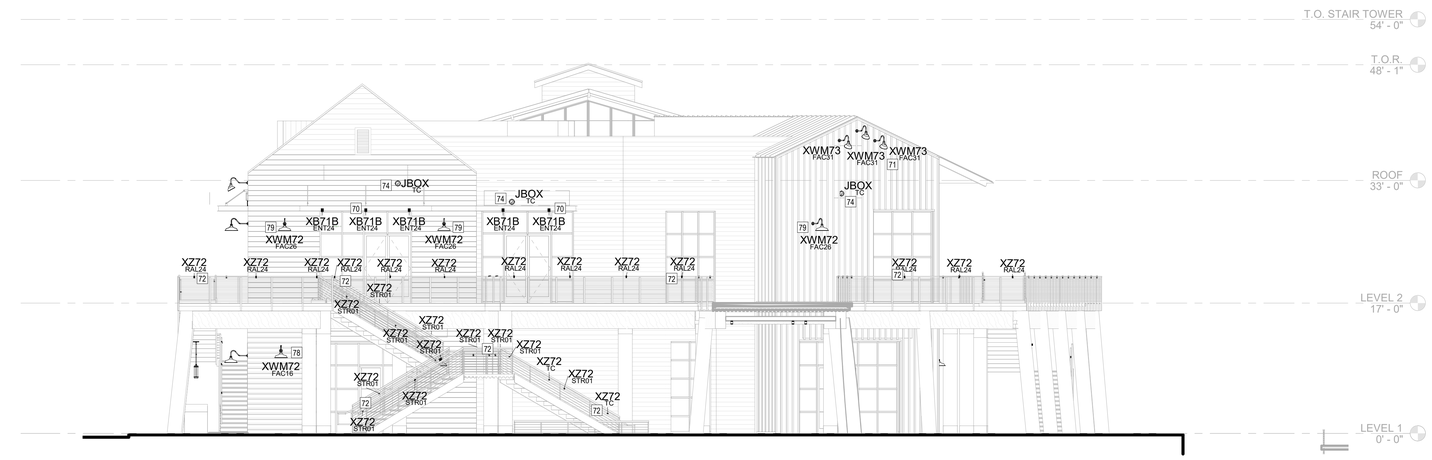
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 7

70	XB71B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
71	XWM73 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +21'-3" ABOVE DECK. TYPICAL.
72	XZ72 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
73	XWM74 SCONCE LUMINAIRE SURFACE MOUNTS CENTERED AT APPROXIMATELY +9'-0". TYPICAL.
74	JBOX RECESS MOUNTS IN FACADE / CANOPY TO PROVIDE POWER FOR ILLUMINATED SIGNAGE. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT.
75	XK72C LOW PROFILE DOWNLIGHT SURFACE MOUNTS TO FACADE. BOTTOM OF FIXTURE TO BE +6" ABOVE DOOR FRAME.
76	XWM73 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +15'-6" ABOVE DECK. TYPICAL.
77	XS71 STEPLIGHT RECESS MOUNTS IN WALL CENTERED AT +1'-6" TO ILLUMINATE DECK. TYPICAL.
78	XWM72 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK. TYPICAL.
79	XWM72 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +10'-6" ABOVE DECK. TYPICAL.
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83	XDP71 DECORATIVE LANTERN PENDANT MOUNTS TO UNDERSIDE OF DECK CENTERED OVER VALET STAND TO PROVIDE TASK ILLUMINATION. TYPICAL.

LIGHTING GENERAL NOTE

ALL LIGHTING FIXTURES THAT ARE ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE, PER SECTION 5.5(p) OF THE DANA POINT HARBOR REGULATION.

CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES | BURNHAM | WARD

No.	DATE	ISSUE

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

PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 7 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.5

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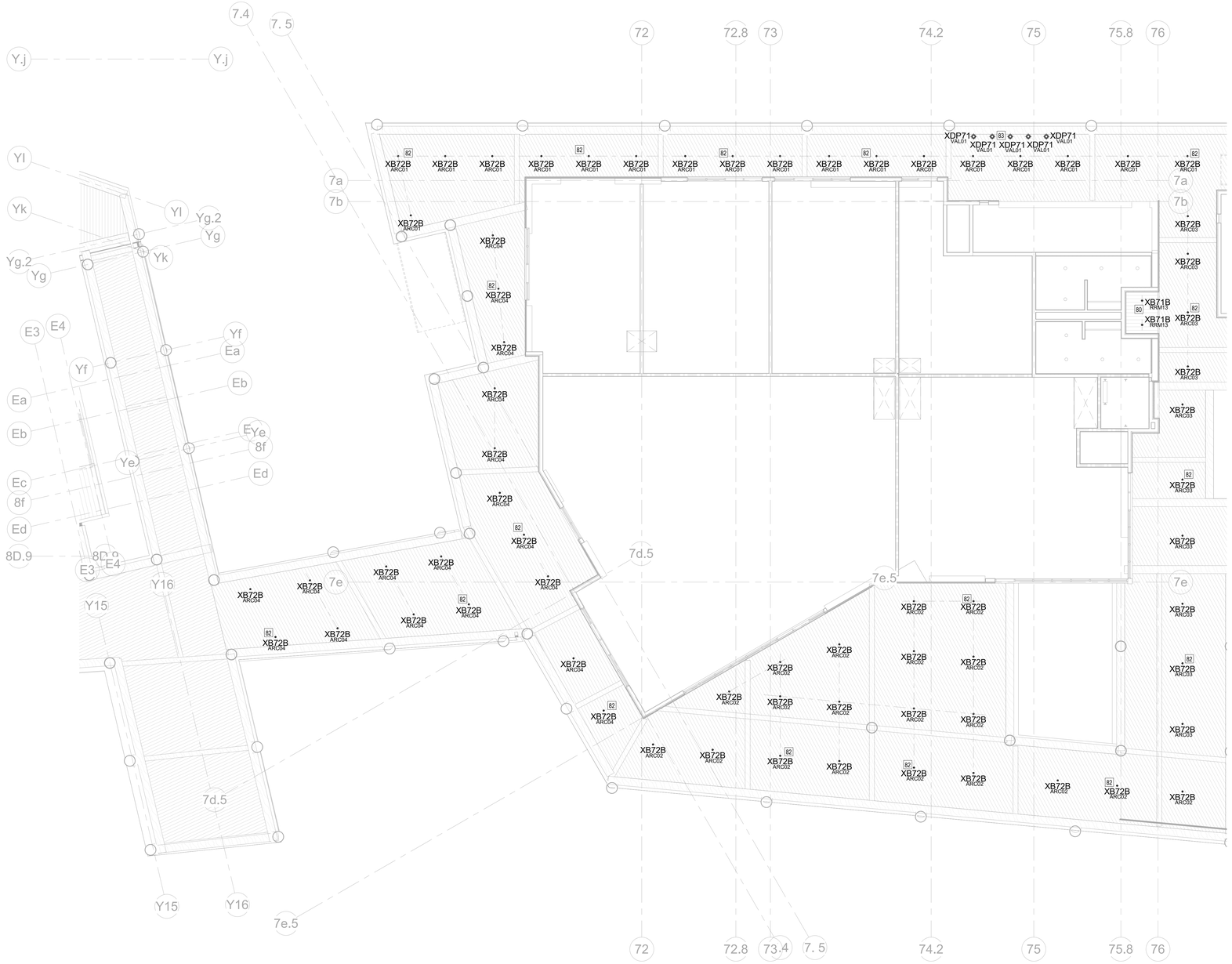

1 BUILDING 7 LEVEL 1 LIGHTING RCP
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 7

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71	XWM73 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +21'-3" ABOVE DECK. TYPICAL.
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LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 7 LEVEL 1 LIGHTING RCP

DRAWING NO.
LT6.7.1

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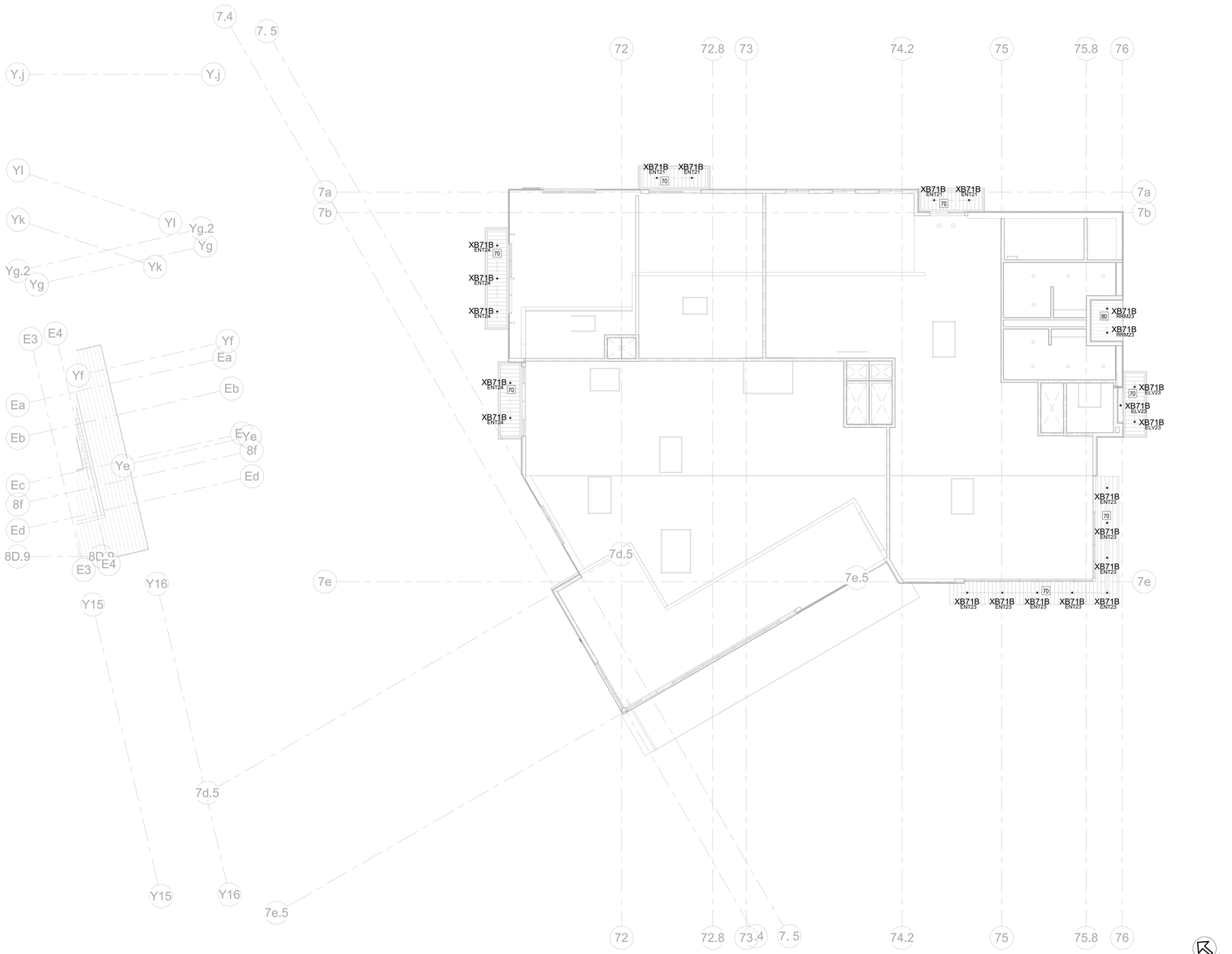
3/25/2024 8:35:27 AM



1 BUILDING 7 LEVEL 2 LIGHTING RCP
1/8" = 1'-0"

N

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

LIGHTING KEYNOTES - BLDG 7

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CONSTANT
firstcircle
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COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019
DATE APRIL 23,2023
DRAWING TITLE
BUILDING 7 LEVEL 2 LIGHTING RCP

DRAWING NO.
LT6.7.2

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CITY OF DANA POINT
PLANNING DIVISION

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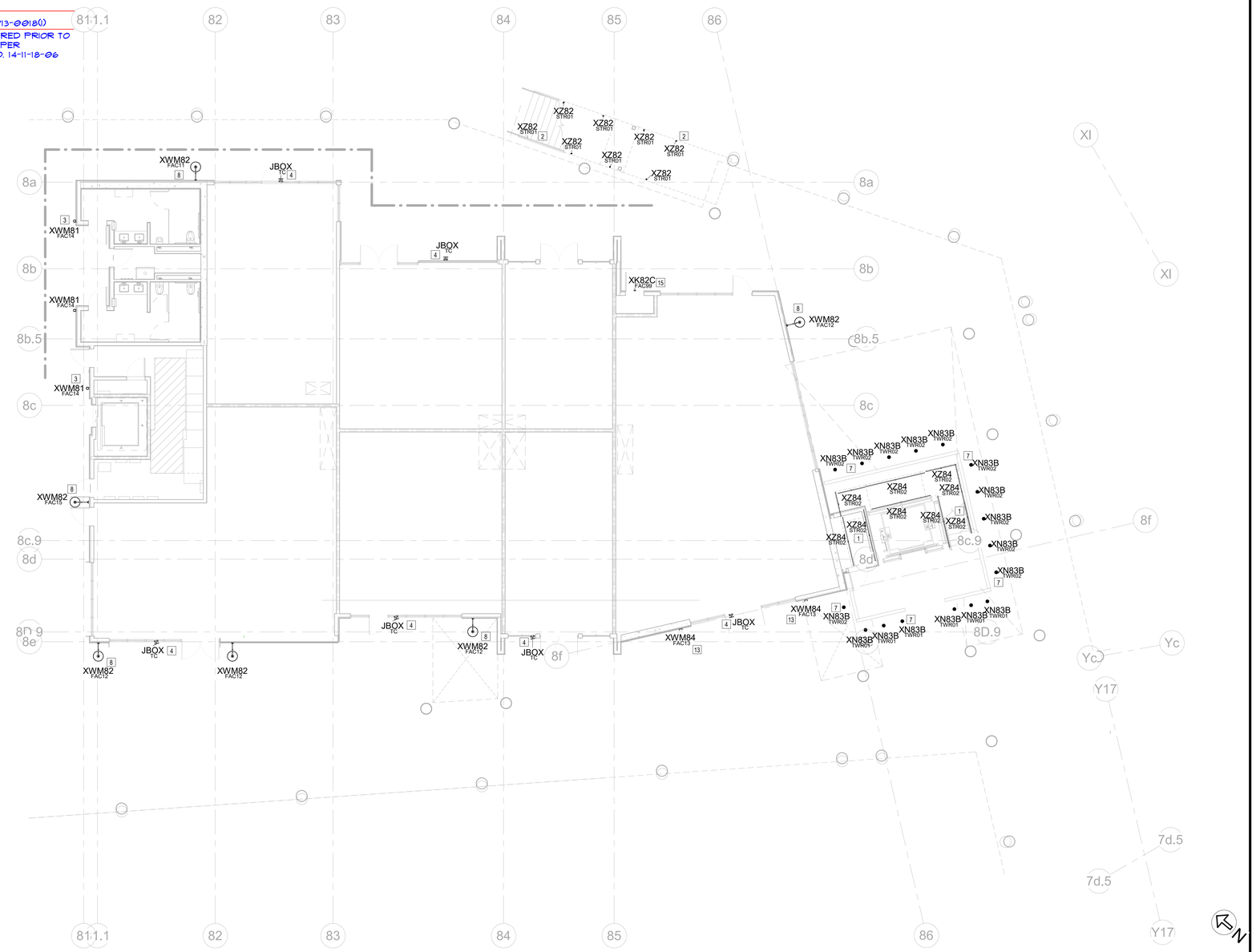
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 8

1	XZ84 LINEAR TAPELIGHT INTEGRATES IN TOP HANDRAIL TO ILLUMINATE STAIR TREAD / LANDING BELOW. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL
2	XZ82 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
3	XWM81 SHADED JELLY JAR STYLE LUMINAIRE SURFACE MOUNTS AT APPROXIMATELY +8'-0". TYPICAL.
4	JBOX RECESS MOUNTS IN FACADE / CANOPY TO PROVIDE POWER FOR ILLUMINATED SIGNAGE. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT.
5	XWM82 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +9'-0" ABOVE DECK. TYPICAL.
10	XB81B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
11	XB81B DOWNLIGHT RECESS MOUNTS IN SOFFIT TO LIGHT ENTRY AREA BELOW. TYPICAL.
12	XB82B DOWNLIGHT SURFACE MOUNTS TO UNDERSIDE OF DECK TO PROVIDE GENERAL AREA ILLUMINATION BELOW. TYPICAL.
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15	XK82C LOW PROFILE DOWNLIGHT SURFACE MOUNTS TO FACADE. BOTTOM OF FIXTURE TO BE +6" ABOVE DOOR FRAME.
16	XZ83 LINEAR ACCENT SURFACE MOUNTS TO LEDGE TO GRAZE TOWER SLATS ABOVE. TYPICAL.
17	XS81 STEPLIGHT RECESS MOUNTS IN WALL AT +2'-3" TO ILLUMINATE DECK. TYPICAL.
18	XN84B MINI BURIAL UPLIGHT MOUNTS FLUSH IN DECK TO GRAZE TOWER SLATS. TYPICAL.

LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 8 LEVEL 1 LIGHTING FLOOR PLAN

DRAWING NO
LT2.8.1

CITY OF DANA POINT
PLANNING DIVISION

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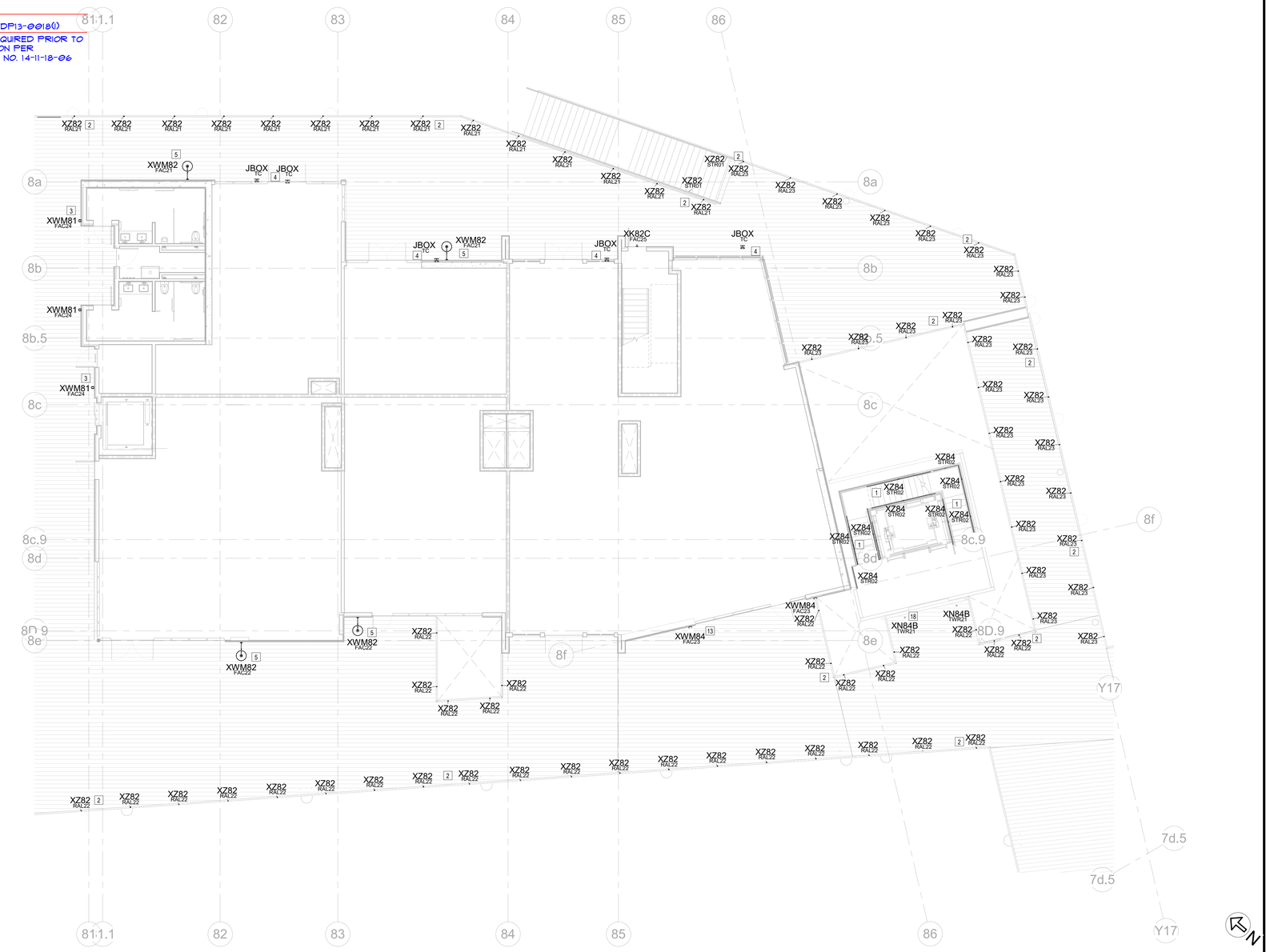
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 8	
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DANA POINT HARBOR PARTNERS

PROJECT NAME
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BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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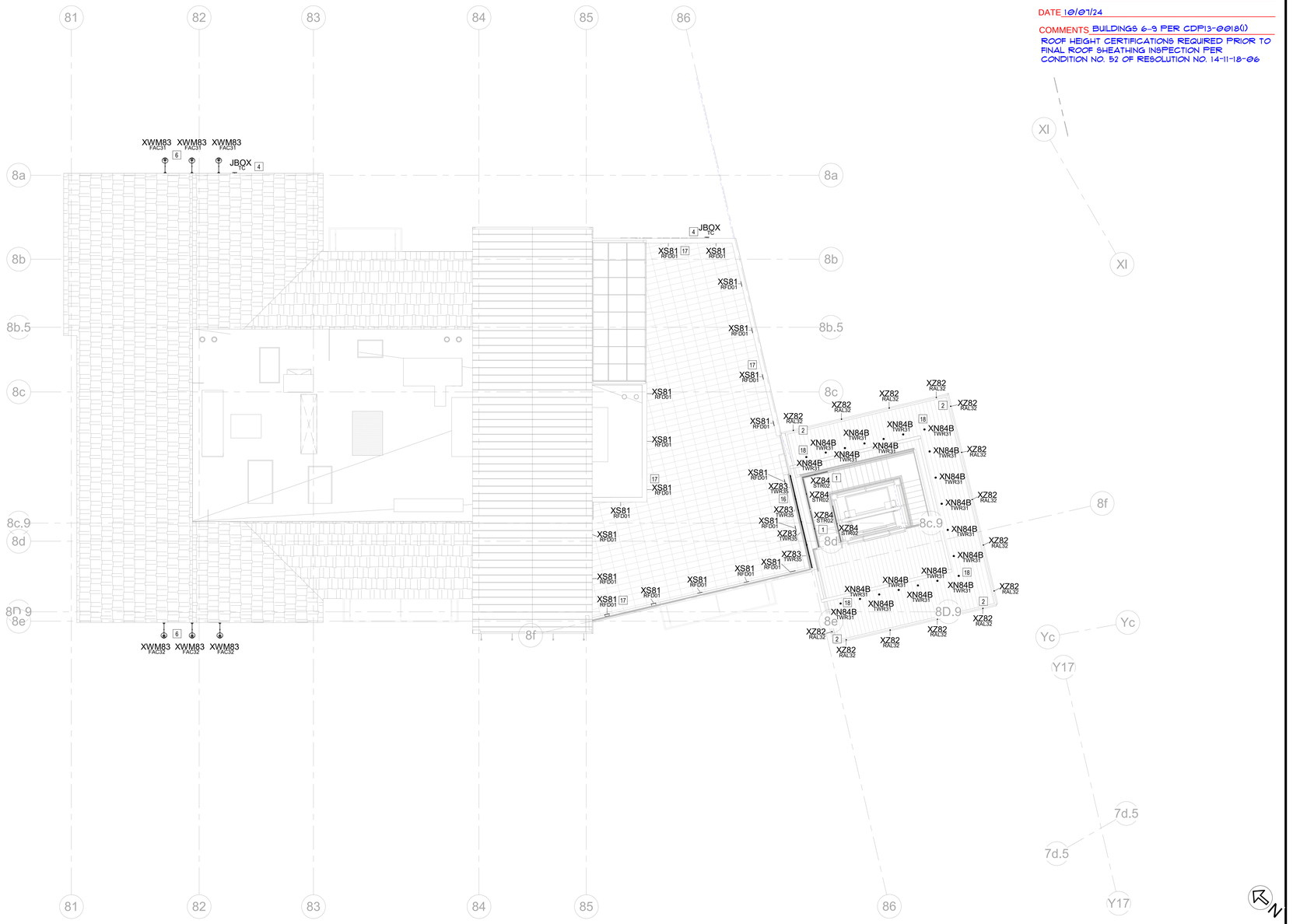
PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 8 LEVEL 2 LIGHTING FLOOR PLAN

DRAWING NO.
LT2.8.2



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

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 8	
1	XZ84 LINEAR TAPELIGHT INTEGRATES IN TOP HANDRAIL TO ILLUMINATE STAIR TREAD / LANDING BELOW. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL
2	XZ82 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
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17	XS81 STEPLIGHT RECESS MOUNTS IN WALL AT +2'-3" TO ILLUMINATE DECK. TYPICAL.
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LIGHTING GENERAL NOTE
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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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 23,2023
DRAWING TITLE
BUILDING 8 ROOF LIGHTING PLAN

DRAWING NO.
LT2.8.3

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3/25/2024 8:42:02 AM

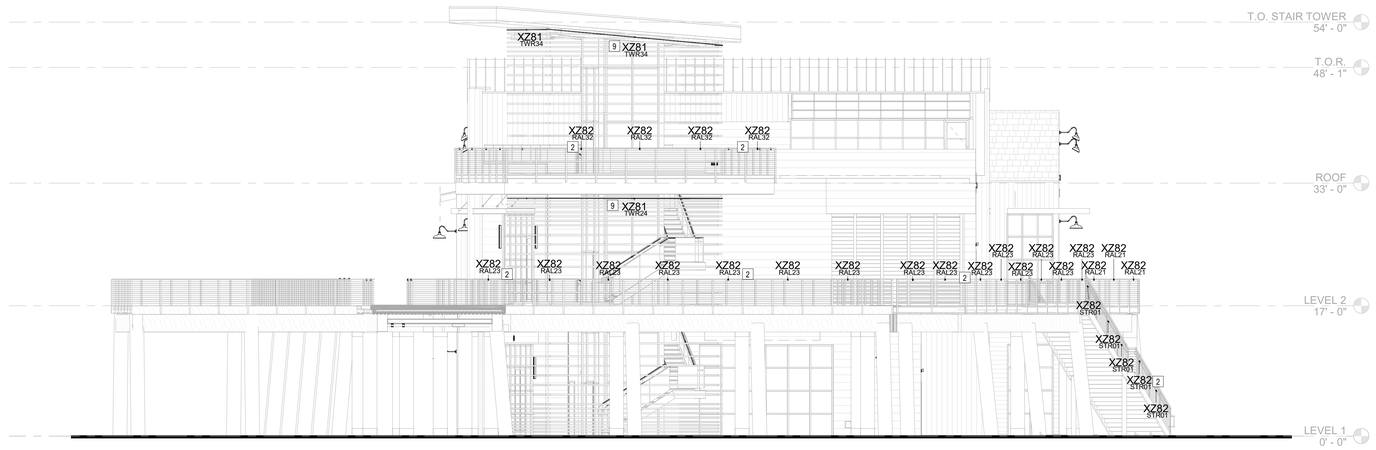
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

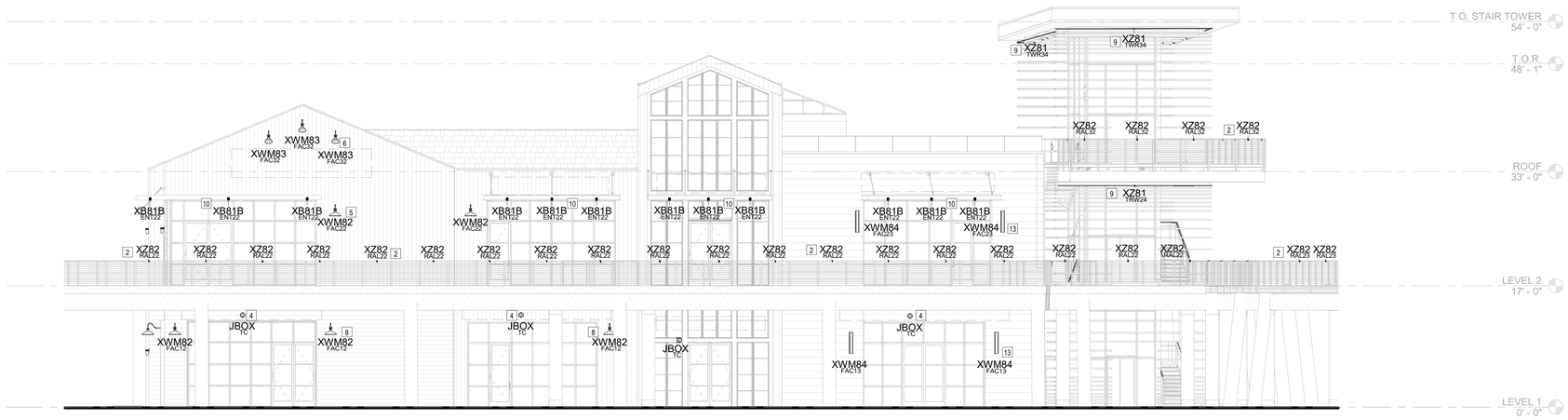
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 8

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LIGHTING GENERAL NOTE

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CONSTANT
firstcircle
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COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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

PROJECT NO. 19019
DATE APRIL 23,2023
DRAWING TITLE
BUILIDNG 8 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.7

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CITY OF DANA POINT
PLANNING DIVISION

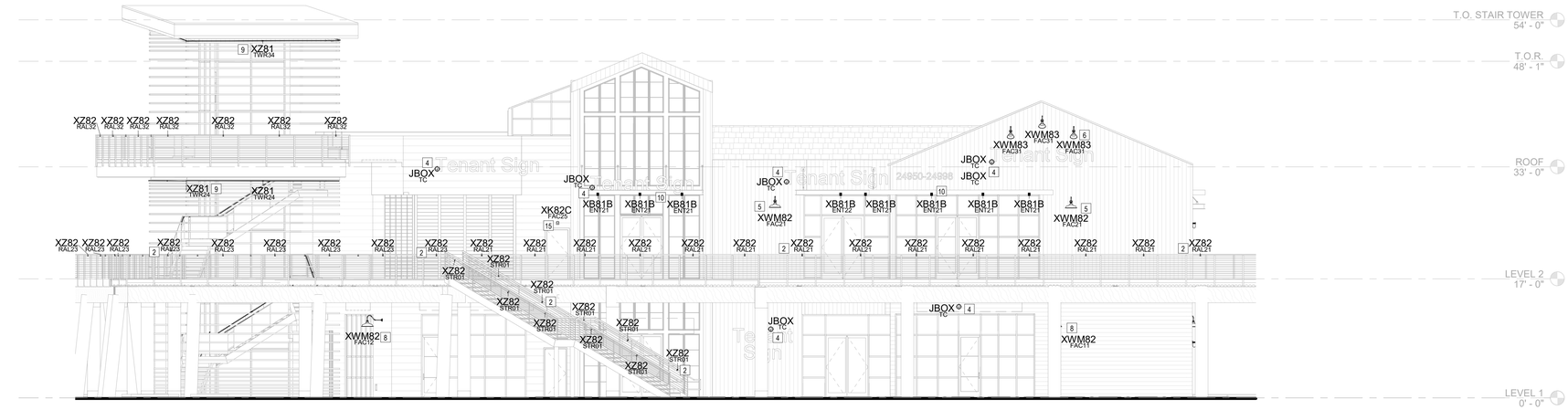
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

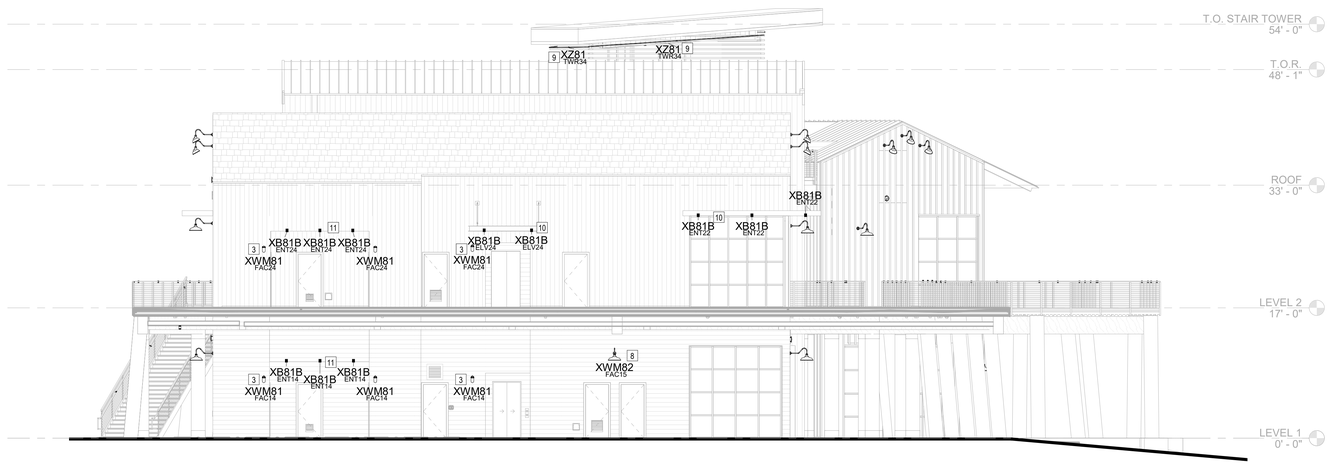
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 8

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949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP PROPERTIES
BURNHAM|WARD

No.	DATE	ISSUE

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PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 8 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.8

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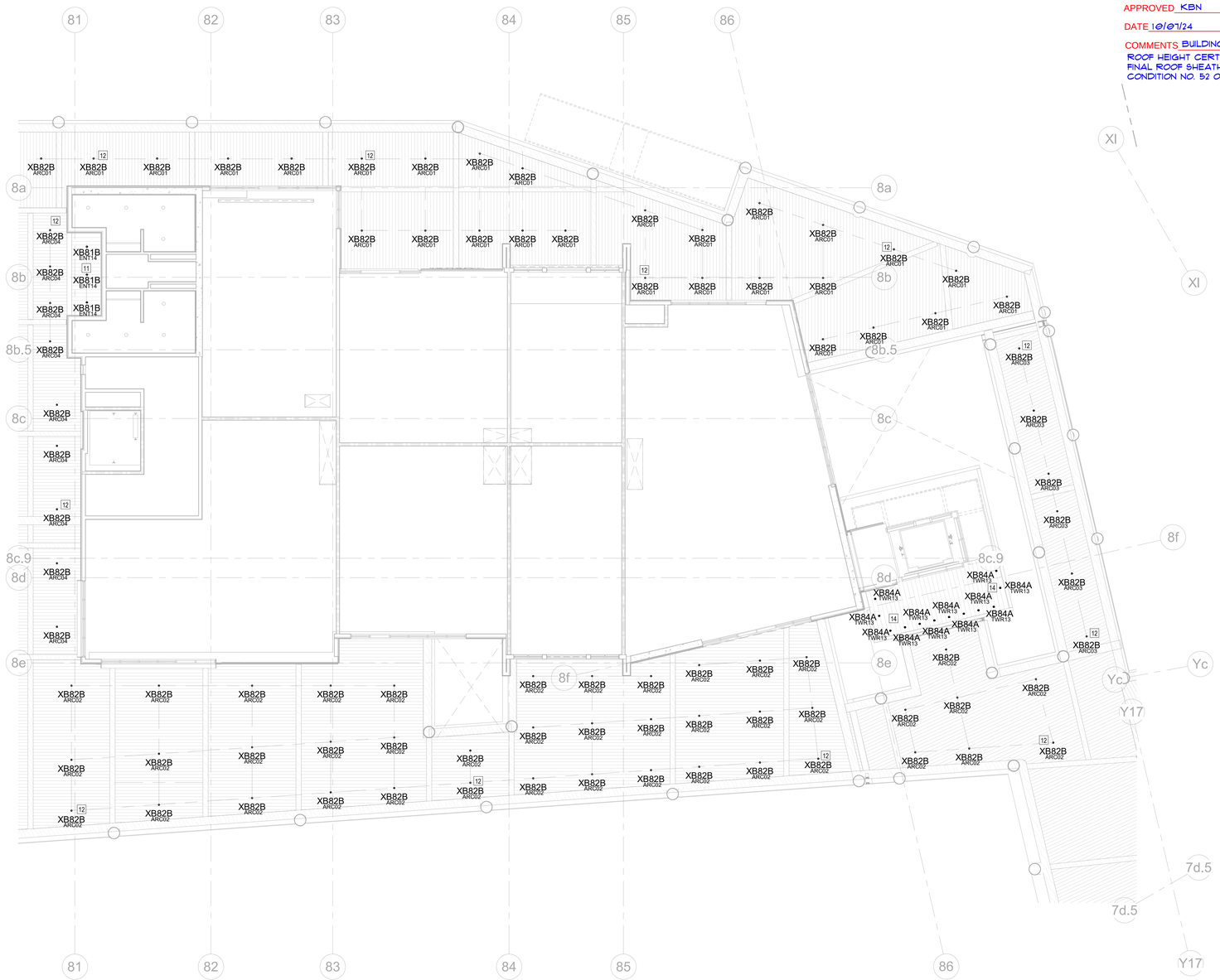

1 BUILDING 8 LEVEL 1 LIGHTING RCP
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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CONSTANT
firstcircle
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COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP | BURNHAM | WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019
DATE APRIL 23,2023

DRAWING TITLE
BUILDING 8 LEVEL 1 LIGHTING RCP

DRAWING NO.
LT6.8.1

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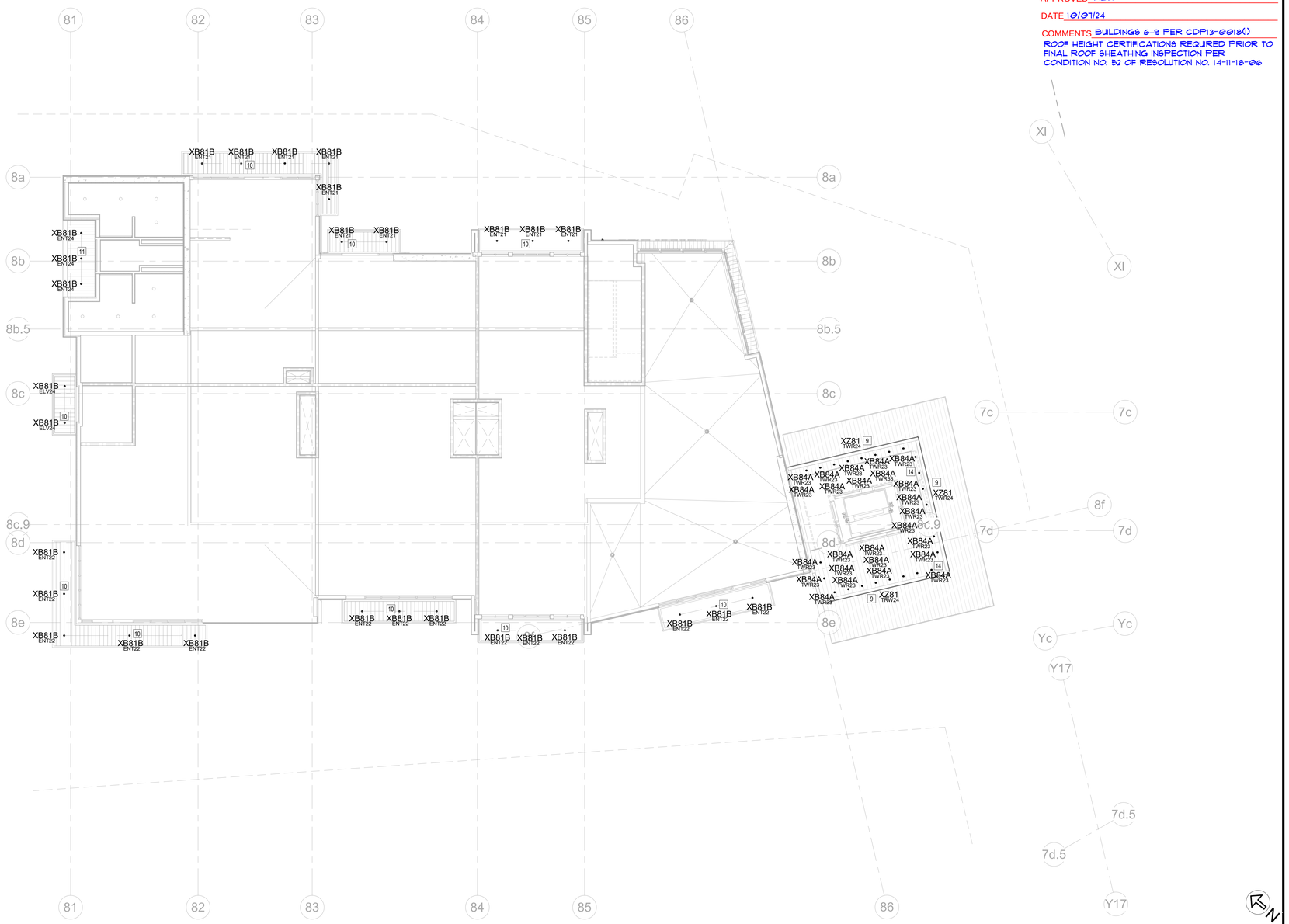

1 BUILDING 8 LEVEL 2 LIGHTING RCP
1/8" = 1'-0"

CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

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COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

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DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019
DATE APRIL 23,2023
DRAWING TITLE
BUILDING 8 LEVEL 2 LIGHTING RCP

DRAWING NO.
LT6.8.2

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CITY OF DANA POINT
PLANNING DIVISION

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APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

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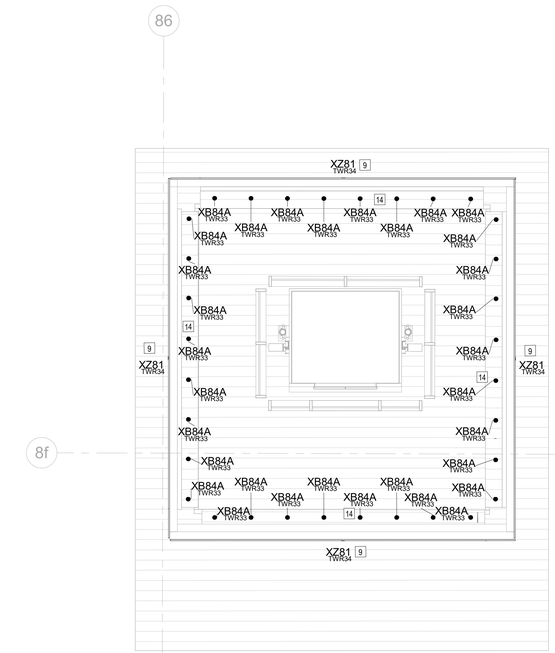

1 BUILDING 8 ROOF LIGHTING RCP
1/4" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

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Hadi Tabatabaee
BUILDING OFFICIAL

PLAN KEYNOTES

LIGHTING KEYNOTES - BLDG 8

1	XZ84 LINEAR TAPELIGHT INTEGRATES IN TOP HANDRAIL TO ILLUMINATE STAIR TREAD / LANDING BELOW. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL
2	XZ82 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
3	XWM81 SHADED JELLY JAR STYLE LUMINAIRE SURFACE MOUNTS AT APPROXIMATELY +8'-0". TYPICAL.
4	JBOX RECESS MOUNTS IN FACADE / CANOPY TO PROVIDE POWER FOR ILLUMINATED SIGNAGE. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT.
5	XWM82 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +9'-0" ABOVE DECK. TYPICAL.
10	XB81B DOWNLIGHT RECESS MOUNTS IN CANOPY TO LIGHT ENTRY AREA BELOW. TYPICAL.
11	XB81B DOWNLIGHT RECESS MOUNTS IN SOFFIT TO LIGHT ENTRY AREA BELOW. TYPICAL.
12	XB82B DOWNLIGHT SURFACE MOUNTS TO UNDERSIDE OF DECK TO PROVIDE GENERAL AREA ILLUMINATION BELOW. TYPICAL.
13	XWM84 SCONCE LUMINAIRE SURFACE MOUNTS CENTERED AT APPROXIMATELY +9'-0". TYPICAL.
14	XB84A DOWNLIGHT RECESS MOUNTS IN TOWER CEILING TO LIGHT ENTRY AREA BELOW. TYPICAL.
15	XK82C LOW PROFILE DOWNLIGHT SURFACE MOUNTS TO FACADE. BOTTOM OF FIXTURE TO BE +6" ABOVE DOOR FRAME.
16	XZ83 LINEAR ACCENT SURFACE MOUNTS TO LEDGE TO GRAZE TOWER SLATS ABOVE. TYPICAL.
17	XS81 STEPLIGHT RECESS MOUNTS IN WALL AT +2'-3" TO ILLUMINATE DECK. TYPICAL.
18	XN84B MINI BURIAL UPLIGHT MOUNTS FLUSH IN DECK TO GRAZE TOWER SLATS. TYPICAL.

LIGHTING GENERAL NOTE

ALL LIGHTING FIXTURES THAT ARE ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE, PER SECTION 5.5(p) OF THE DANA POINT HARBOR REGULATION.

CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BURNHAM|WARD PROPERTIES
BWP

No.	DATE	ISSUE

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

PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 8 ROOF LIGHTING RCP

DRAWING NO.

LT6.8.3

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3/25/2024 8:50:29 AM

CITY OF DANA POINT
PLANNING DIVISION

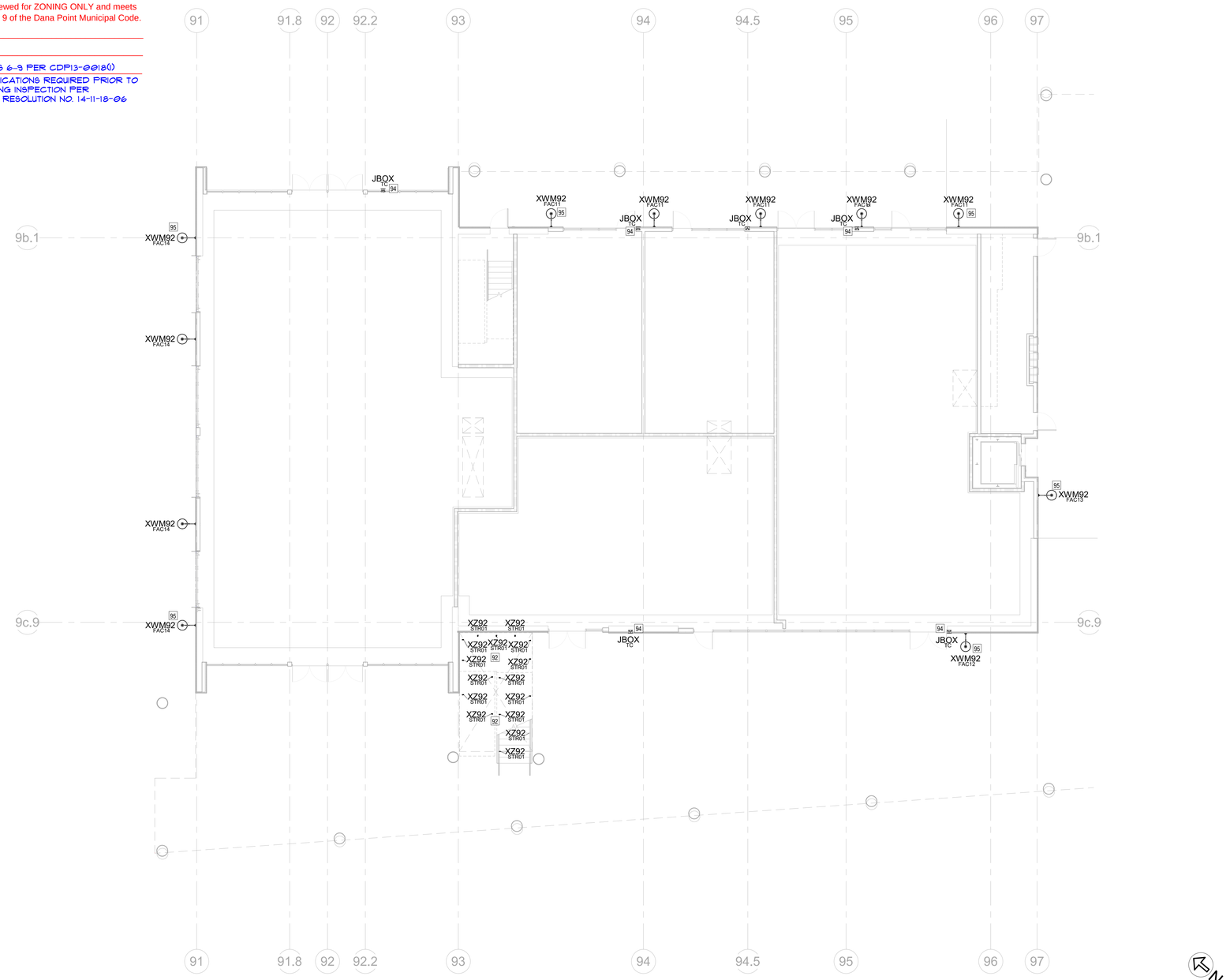
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9

91	XB91B DOWNLIGHT RECESS MOUNTS IN SOFFIT TO DOWN LIGHT ENTRY AREA BELOW. TYPICAL.
92	XZ92 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
93	XWM93 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK TO ILLUMINATE SIGNAGE. TYPICAL.
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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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

PROJECT NO 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 9 LEVEL 1 LIGHTING FLOOR PLAN

DRAWING NO.
LT2.9.1

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3/25/2024 8:58:24 AM

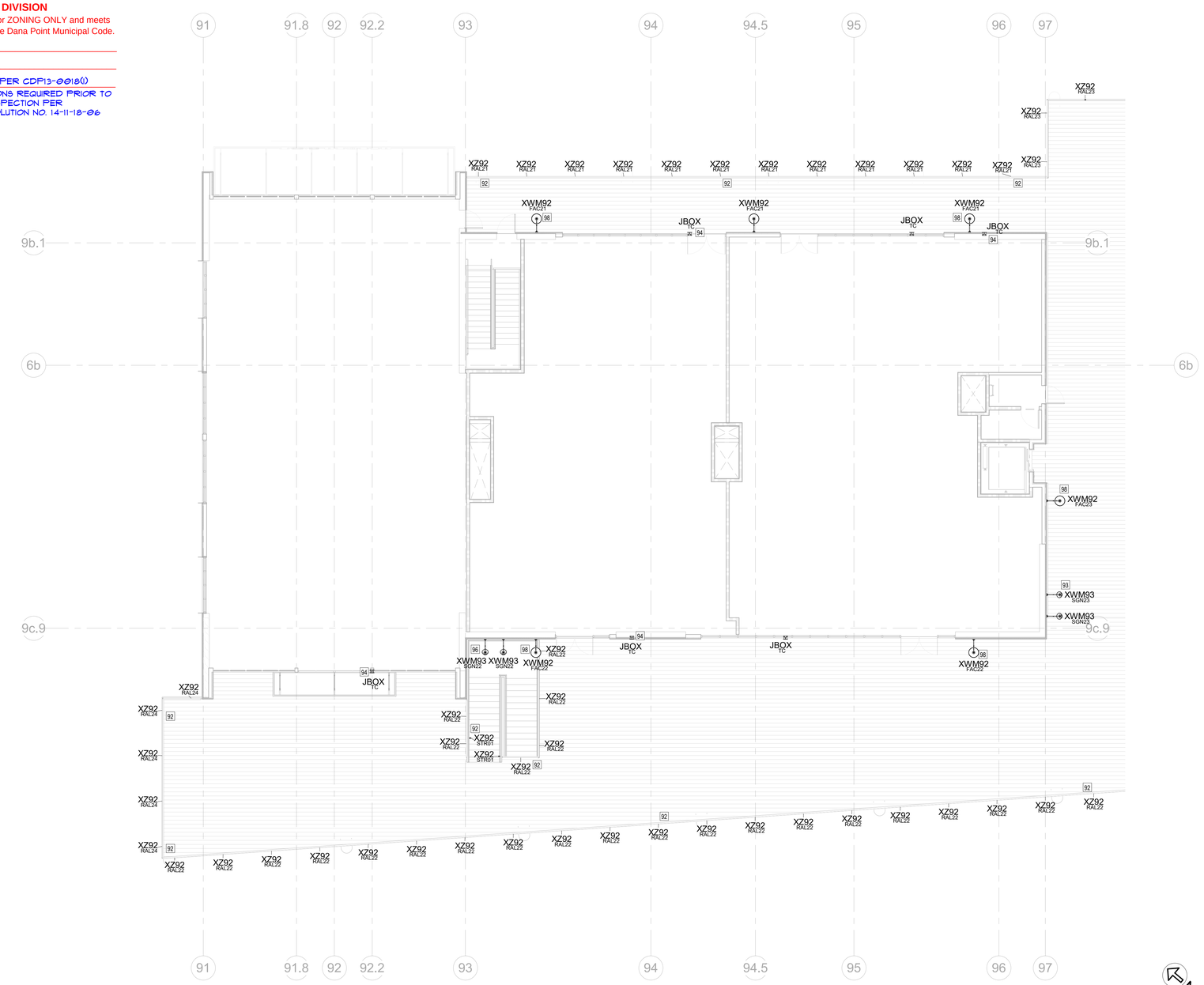
CITY OF DANA POINT
PLANNING DIVISION

This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018()
ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 LEVEL 2 LIGHTING PLAN
1/8" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9	
91	XB91B DOWNLIGHT RECESS MOUNTS IN SOFFIT TO DOWN LIGHT ENTRY AREA BELOW. TYPICAL.
92	XZ92 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO 19019
DATE APRIL 23,2023

DRAWING TITLE
BUILDING 9 LEVEL 2 LIGHTING FLOOR PLAN

DRAWING NO.
LT2.9.2

CITY OF DANA POINT
PLANNING DIVISION

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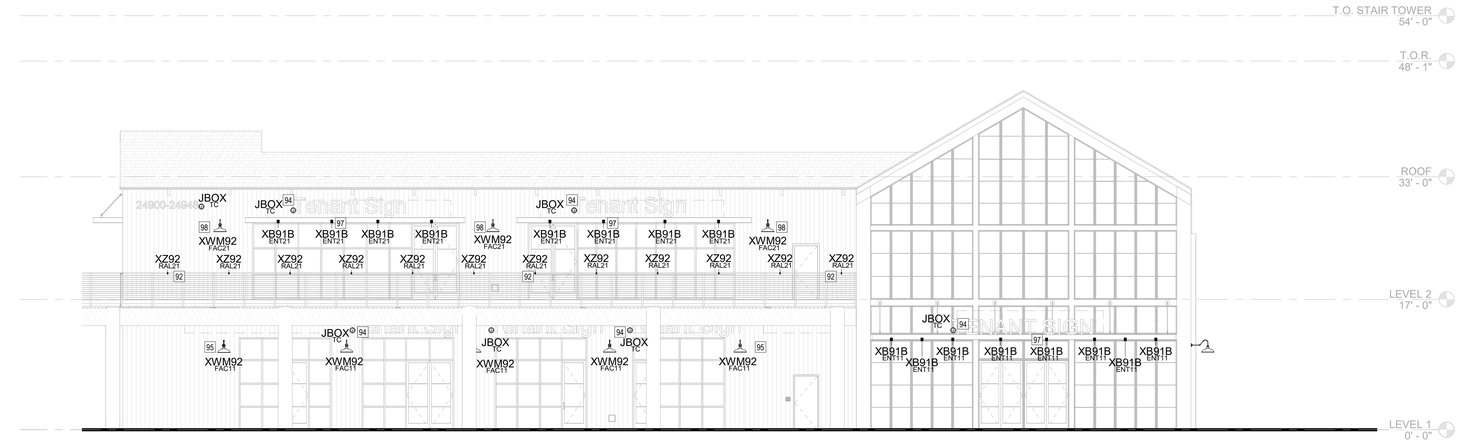
APPROVED KBN

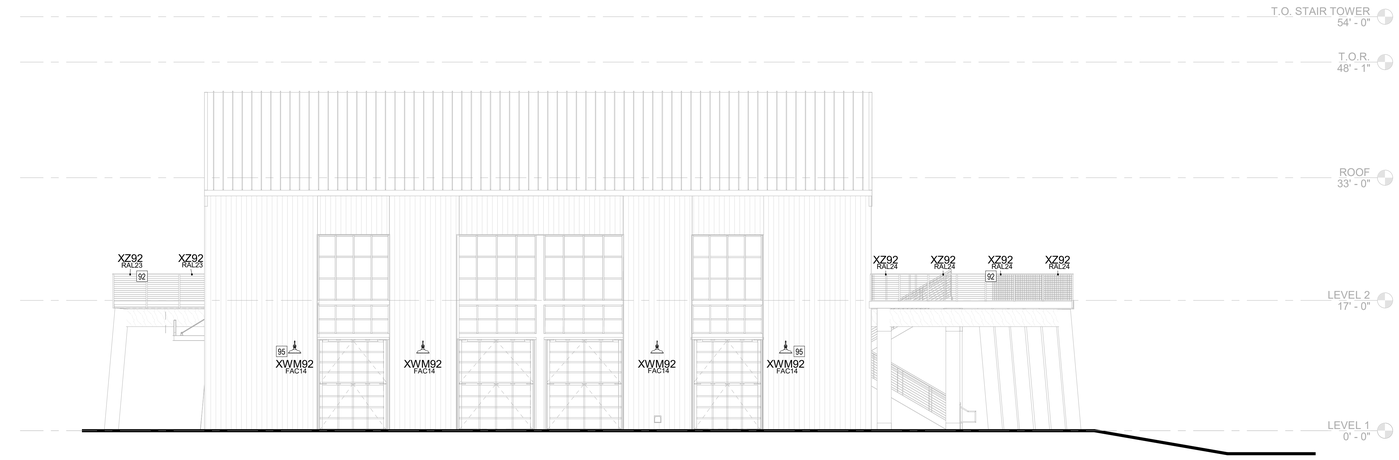
DATE 10/07/24

COMMENTS BUILDING 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 9 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.10

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3/25/2024 9:18:51 AM

CITY OF DANA POINT
PLANNING DIVISION

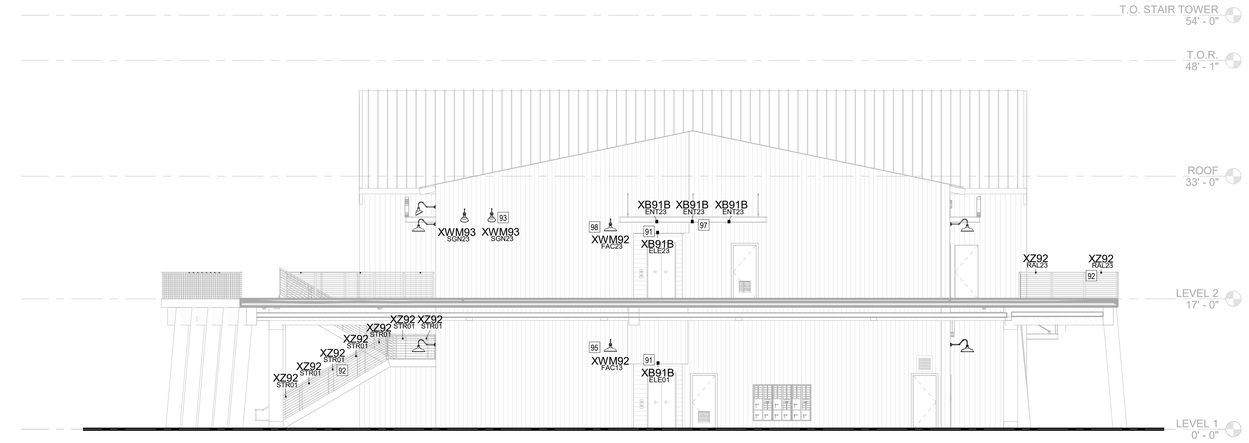
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

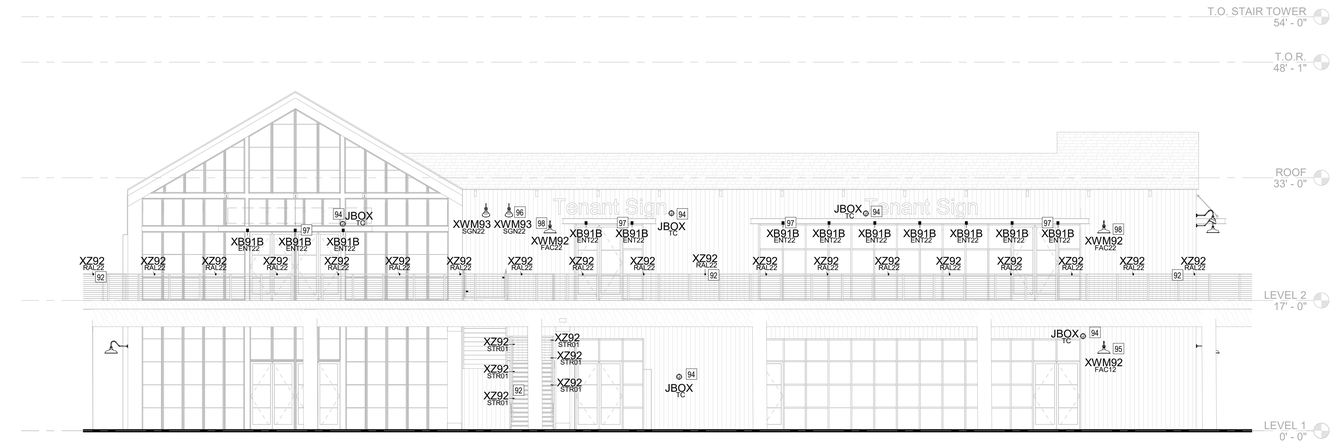
DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



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



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

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Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9

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CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILIDNG 9 EXTERIOR ELEVATIONS

DRAWING NO.
LT3.1.11

3/25/2024 9:59:39 AM

CITY OF DANA POINT
PLANNING DIVISION

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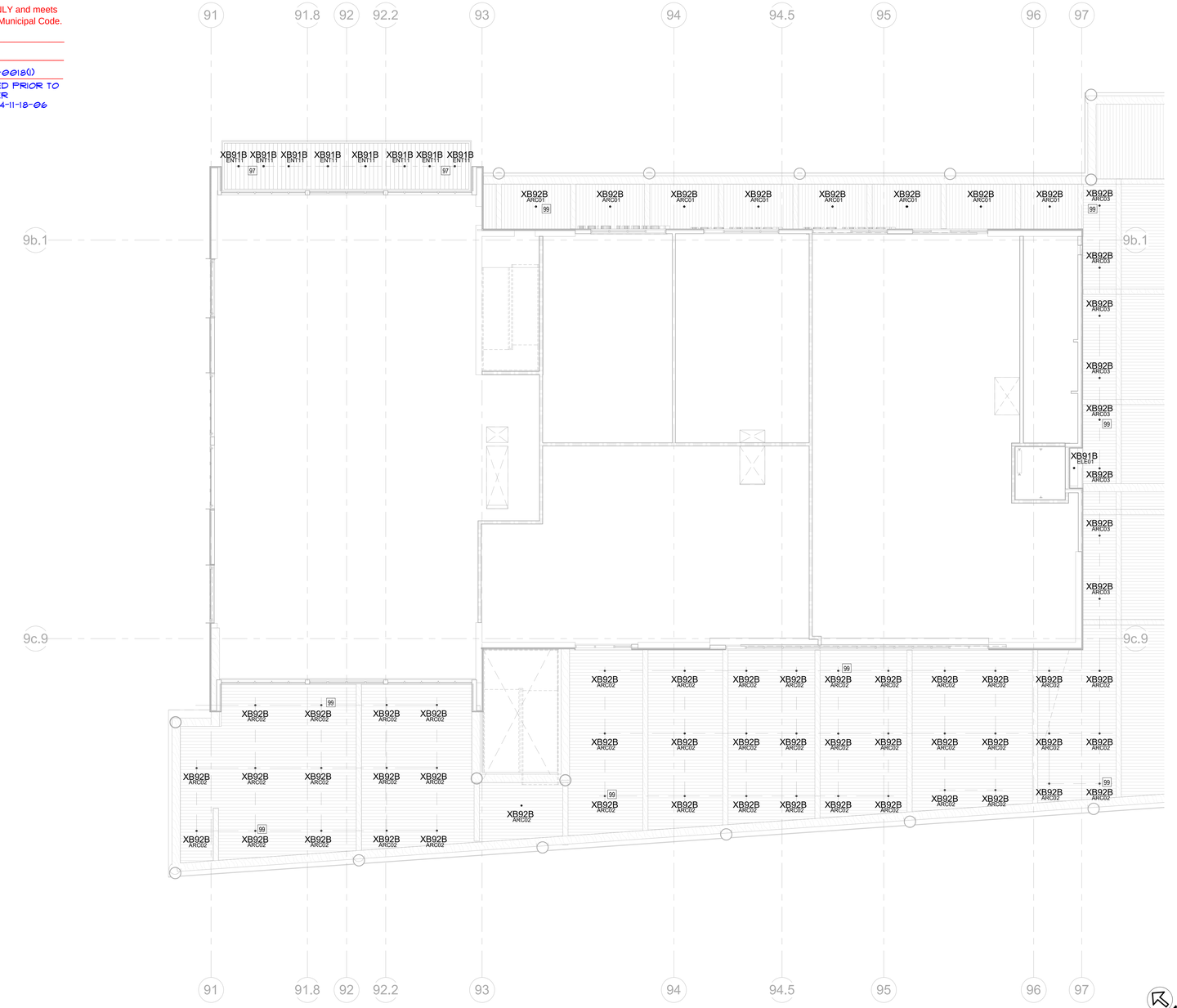
APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 LEVEL 1 LIGHTING RCP
1/8" = 1'-0"

Building&Safety: OCPWazarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
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Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9

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BURNHAM|WARD

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PROJECT NO. 19019

DATE APRIL 23,2023

DRAWING TITLE
BUILDING 9 LEVEL 1 LIGHTING RCP

DRAWING NO.
LT6.9.1

CITY OF DANA POINT
PLANNING DIVISION

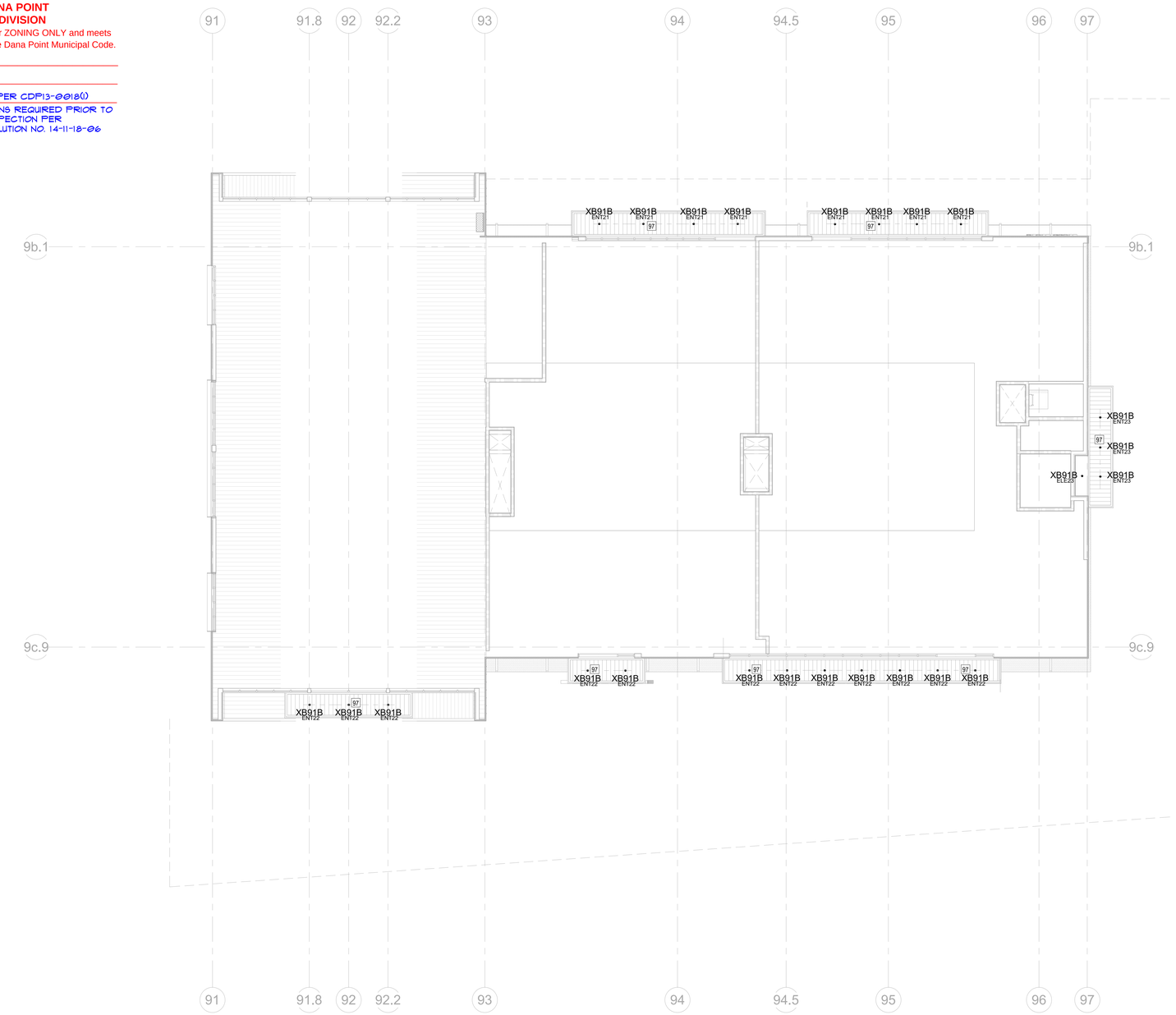
This plan has been reviewed for ZONING ONLY and meets the requirements of Title 9 of the Dana Point Municipal Code.

APPROVED KBN

DATE 10/07/24

COMMENTS BUILDINGS 6-9 PER CDP13-0018(I)

ROOF HEIGHT CERTIFICATIONS REQUIRED PRIOR TO FINAL ROOF SHEATHING INSPECTION PER CONDITION NO. 52 OF RESOLUTION NO. 14-11-18-06



1 BUILDING 9 LEVEL 2 LIGHTING RCP
1/8" = 1'-0"

Building&Safety: OCPWAzarvandB 1/16/2025

Permits: BNR21-0240, BNR21-0241, BNR24-0242, BNR21-0243, ELE21-0846, ELE21-0847, ELE21-0848, ELE21-0849, MEC21-0508, MEC21-0509,

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL

LIGHTING KEYNOTES - BLDG 9

91	XB91B DOWNLIGHT RECESS MOUNTS IN SOFFIT TO DOWN LIGHT ENTRY AREA BELOW. TYPICAL.
92	XZ92 MINI ACCENT LIGHT INTEGRATES IN HANDRAIL CENTERED BETWEEN POSTS TO ILLUMINATE WALKWAY / STAIR TREAD. REQUIRES REMOTE POWER SUPPLY HIDDEN FROM GUESTS' VIEW, BUT MAINTENANCE ACCESSIBLE. CONTRACTOR TO COORDINATE SHOP DRAWINGS. TYPICAL.
93	XWM93 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" ABOVE DECK TO ILLUMINATE SIGNAGE. TYPICAL.
94	JBOX RECESS MOUNTS IN FACADE / CANOPY TO PROVIDE POWER FOR ILLUMINATED SIGNAGE. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT.
95	XWM92 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +11'-0" TO PROVIDE GENERAL AREA LIGHT. TYPICAL.
96	XWM93 RLM WAREHOUSE STYLE SIGN LIGHT ARM-MOUNTS TO FACADE AT APPROXIMATELY +12'-0" ABOVE DECK TO ILLUMINATE SIGNAGE. TYPICAL.
97	XB91B DOWNLIGHT RECESS MOUNTS IN CANOPY TO DOWN LIGHT ENTRY AREA BELOW. TYPICAL.
98	XWM92 RLM WAREHOUSE STYLE LUMINAIRE ARM-MOUNTS TO FACADE AT APPROXIMATELY +9'-9" ABOVE DECK TO PROVIDE GENERAL AREA LIGHT. TYPICAL.
99	XB92B DOWNLIGHT SURFACE MOUNTS TO UNDERSIDE OF DECK TO PROVIDE GENERAL AREA LIGHT BELOW. TYPICAL.

LIGHTING GENERAL NOTE

ALL LIGHTING FIXTURES THAT ARE ATTACHED TO THE WATER-FACING ELEVATION OF THE BUILDING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT LIGHT RAYS ARE AIMED DOWNWARD ONTO THE SITE, PER SECTION 5.5(p) OF THE DANA POINT HARBOR REGULATION.

CONSTANT
firstcircle
3187-C AIRWAY AVE
COSTA MESA, CA 92626
949 . 681 . 0500

DANA POINT HARBOR PARTNERS

PROJECT NAME
DANA POINT HARBOR COMMERCIAL CORE
BUILDING 6 - 9
690, 790, 890, 990 HARBOR WAY
DANA POINT, CA 92629

CLIENT
BWP BURNHAM|WARD PROPERTIES

No.	DATE	ISSUE

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 23,2023

DRAWING TITLE
BUILDING 9 LEVEL 2 LIGHTING RCP

DRAWING NO.
LT6.9.2

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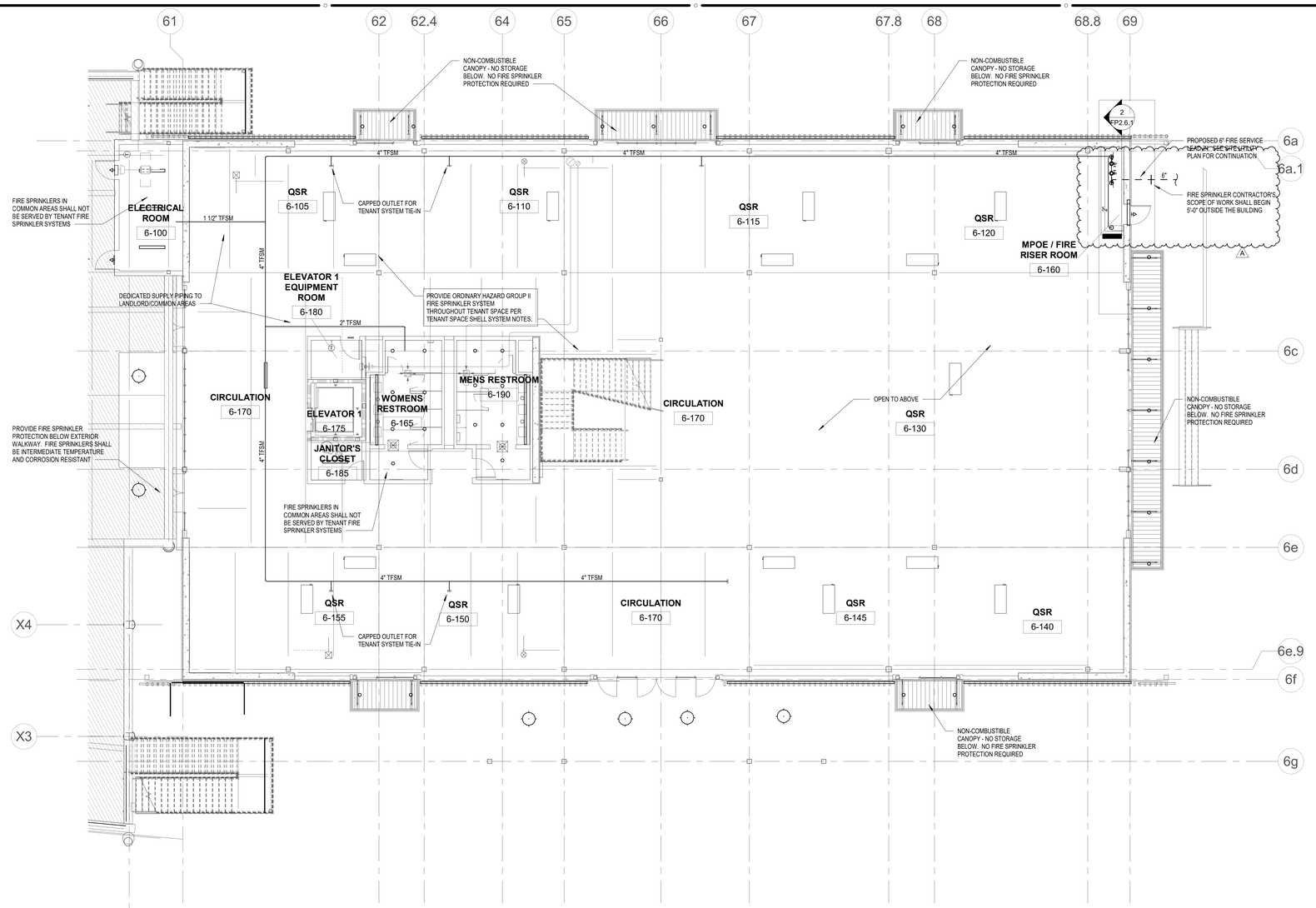
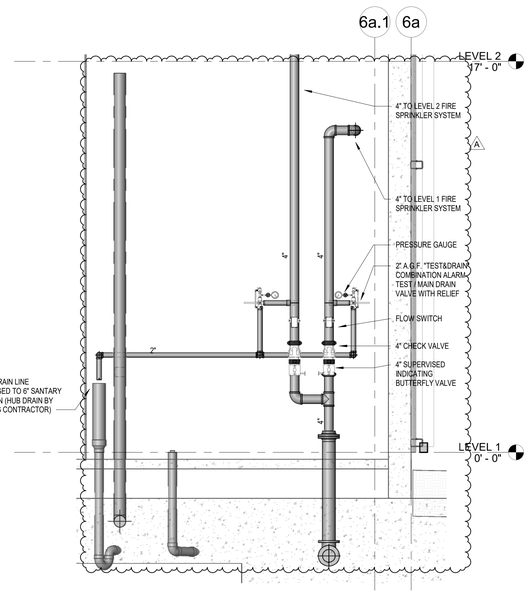
3/25/2024 8:59:00 AM



BUILDING 6 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"
1 | FP2.6.1 | FP2.6.1



ELEVATION AT BLDG 6 FIRE SPRINKLER RISER
3/8" = 1'-0"
2 | FP2.6.1 | FP2.6.1

FOR REFERENCE ONLY

C:\Users\revit.user\Documents\19029_06_DPH BUILDING 6_a_brendy19Z6.rvt

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT, SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 225 FT
HOSE STREAM ALLOWANCE - 100 GPM

SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS (ORDINARY HAZARD GROUP II WET PIPE FIRE SPRINKLER SYSTEMS):

DENSITY - 0.20 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 130 FT
HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

THE SUCCESSFUL FIRE SPRINKLER SHALL REQUEST AN UPDATED FLOW TEST TO BE CONDUCTED BY SOUTH COAST WATER DISTRICT FOR THE PURPOSE OF FIRE SPRINKLER SYSTEM HYDRAULIC DESIGN. A 10% SAFETY FACTOR SHALL BE APPLIED TO THE RESULTS OF THE FLOW TEST.

A WATER FLOW TEST CONDUCTED ON JANUARY 29, 2019 BY SOUTH COAST WATER DISTRICT NEAR THE END OF GOLDEN LANTERN AT DANA WHARF IS PROVIDED BELOW FOR REFERENCE ONLY.

74 PSI STATIC
40 PSI RESIDUAL
1,381 GPM FLOWING

SYSTEM DESCRIPTION

PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS, WITHIN TENANT SPACES AND BELOW EXTERIOR CANOPIES PER NFPA 13.

ALL PIPING WILL BE BLACK STEEL. 1"- 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40 1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

SEISMIC BRACING WILL BE REQUIRED THOUGHOUT ALL AREAS.

FIRE SPRINKLER SYSTEMS WILL BE SUPPLIED BY DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS ARE FREE-STANDING WITH A DEDICATED FIRE DEPARTMENT CONNECTION PROVIDED FOR EACH BUILDING ADJACENT TO THE ABOVE GROUND BACKFLOW PREVENTER. SEE CIVIL SITE UTILITY PLAN FOR EXACT LOCATIONS OF FIRE SERVICE LEAD-INS, FIRE DEPARTMENT CONNECTIONS AND BACKFLOW PREVENTERS.

FIRE SPRINKLER CONTRACTOR'S WORK SHALL BEGIN APPROXIMATELY 5'-0" OUTSIDE THE BUILDING ON THE DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS, BACKFLOW PREVENTERS AND YARD POST INDICATING VALVES ARE BY OTHERS.

COMMON/LANDLORD AREA NOTES

1. PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS.
2. PROVIDE TENANT FIRE SERVICE MAIN (TFSM) TO EACH TENANT SPACE. MAIN SHALL EXTEND A MINIMUM OF 3'-0" INTO EACH TENANT SPACE AND CAPPED.
3. DO NOT SUPPLY COMMON/LANDLORD AREA FIRE SPRINKLERS FROM TENANT SYSTEM FIRE SPRINKLER PIPING.

TENANT SPACE SHELL SYSTEM NOTES

1. PROVIDE ORDINARY HAZARD GROUP II FIRE SPRINKLER SYSTEMS WITHIN EACH TENANT SPACE.
2. ONLY ONE (1) TAP IS ALLOWED INTO THE TENANT FIRE SERVICE MAIN PER TENANT SPACE. A SEPARATE CROSS MAIN SHALL BE PROVIDED TO SERVE THE TENANT SYSTEM BRANCH LINES.
3. DO NOT SUPPLY TENANT SYSTEM FIRE SPRINKLERS FROM COMMON/LANDLORD AREA/CANOPY FIRE SPRINKLER PIPING.
4. INSTALL FIRE SPRINKLERS ON 1" SPRIGS TO ALLOW FOR USE OF EXISTING OUTLETS DURING TENANT FIT-OUT, DO NOT INSTALL FIRE SPRINKLER ON BUSHINGS IN CASE TENANT MAINTAINS EXPOSED STRUCTURE FIRE SPRINKLER SYSTEMS.
5. MAINTAIN A MINIMUM CLEARANCE OF [X-X"] TO UNDERSIDE OF PIPING.
6. FIRE SPRINKLERS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT.

SYMBOL KEY

○	BRASS UPRIGHT SPRINKLER	INT / 5.6 / QR
⌑	BRASS PENDENT SPRINKLER	INT / 5.6 / QR
●	CHROME RECESSED SPRINKLER	ORD / 5.6 / QR
⊠	CHROME PENDENT SPRINKLER W/ 2-PIECE TELESCOPING ESCUTCHEON	ORD / 5.6 / QR
⊙	CONCEALED SPRINKLER WITH WHITE COVERPLATE	ORD / 5.6 / QR
▲	BRASS HORIZONTAL SIDEWALL SPRINKLER	INT / 5.6 / QR
—⊙—	CENTER LINE OF SPRINKLER: ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS: COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
—o—	RISE FROM LEFT TO RIGHT AND DROP FROM RIGHT TO LEFT	
—	CAPPED PIPE	
XX	HYDRAULIC REFERENCE POINT	

GENERAL NOTES

1. PROVIDE ALL NECESSARY OFFSETS, RAISES OR DROPS IN PIPING AND AUXILIARY DRAINS REQUIRED BY BUILDING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. EXAMINE THE JOB CONDITIONS AND VERIFY ALL MEASUREMENTS, DISTANCES, ELEVATIONS, CLEARANCES, PIPE SIZES, ETC.
3. ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE PROPER DRAWINGS FOR EXACT LOCATIONS, SIZES AND QUANTITIES OF OTHER TRADES' WORK.
4. THE ENGINEERING DRAWINGS HAVE BEEN PREPARED USING REVIT MEP. THE DRAWINGS ARE 100% BIM. THESE DOCUMENTS WILL BE MADE AVAILABLE TO THE SUCCESSFUL FIRE SPRINKLER CONTRACTOR IN EITHER ELECTRONIC FORM OR HARD COPY.
5. SUPPLY ONLY ONE (1) SPRINKLER FROM A SINGLE BRANCH LINE OUTLET. PROVIDE NEW BRANCH LINES AS REQUIRED.
6. SPRINKLERS NEAR A HEAT SOURCE (UNIT HEATER, DIFFUSERS, STEAM MAINS, SKYLIGHTS, ECT.) SHALL HAVE TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 1.
7. IT IS UNDERSTOOD, UNLESS SPECIFICALLY INDICATED OTHERWISE, THAT THE PIPE SIZES AS SHOWN ON THE BID DOCUMENTS WILL BE USED.

SPRINKLER PIPE ROUTING IN ELECTRICAL ROOMS NOTE

PIPING SHALL NOT BE ROUTED OVER THE TOP OF ELECTRICAL EQUIPMENT. ADJUST PIPING AS NEEDED TO COMPLY WITH THE NEC DEDICATED EQUIPMENT SPACE RULES.

SPRINKLER DEFLECTOR HEIGHT NOTE

RAISE OR LOWER UPRIGHT SPRINKLERS IN EXPOSED AREAS AS REQUIRED BY ADJUSTING SPRIG LENGTHS TO AVOID OBSTRUCTION TO DISCHARGE PATTERN. DEFLECTOR HEIGHTS SHALL BE IN ACCORDANCE WITH NFPA 13.

SPRINKLER BELOW OBSTRUCTION NOTE

PROVIDE SPRINKLER PROTECTION BELOW DUCTS, DUCT ENCLOSURES AND ANY OTHER OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS PER NFPA 13 WHETHER OR NOT SHOWN ON THE DRAWINGS.

ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

COORDINATE SPRINKLERS WITH ROOF DRAIN PIPING AND ELECTRICAL CONDUIT IN EXPOSED AREAS. RELOCATE/ADD SPRINKLERS AS REQUIRED TO AVOID OBSTRUCTIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.

HANGER NOTES

1. COORDINATE ALL HANGER TYPES AND LOCATIONS WITH THE STRUCTURAL ENGINEER OF RECORD.
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3. HANGERS WITH MORE THAN 150 POUNDS OF LOAD SHOULD BE ATTACHED TO THE JOIST AT A PANEL POINT.

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

CONSTANT

PROJECT NAME
DANA POINT HARBOR
BUILDING 6-9
34631 GOLDEN LANTERN
DANA POINT, CA
CLIENT
BWP BURNHAM|WARD PROPERTIES

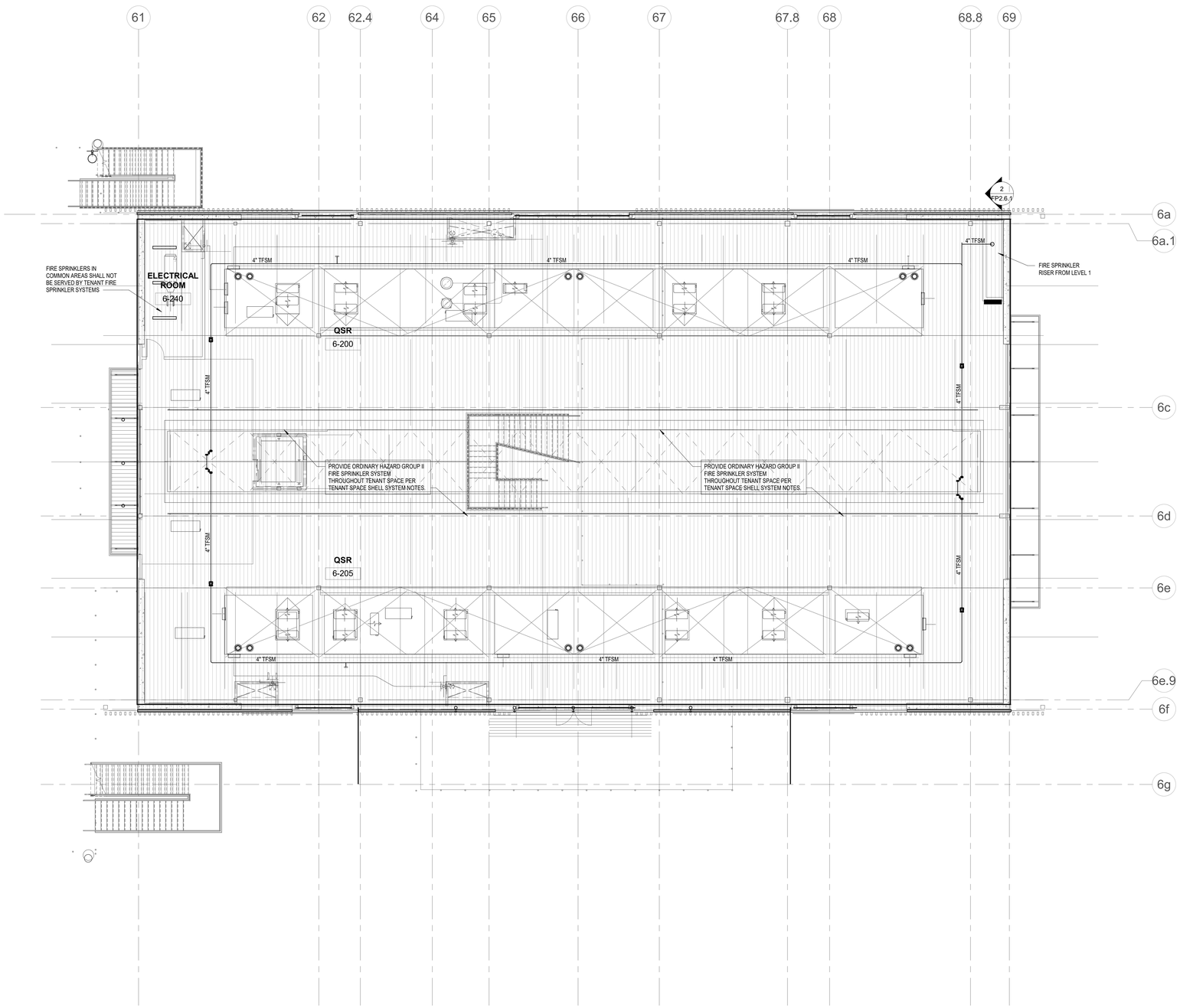
NOT FOR CONSTRUCTION

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	03/26/2021	FINAL COORDINATION
	04/23/2021	PROGRESS SET
	06/01/2021	COUNTY SUBMITTAL
A	09/24/2021	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. 19019
DATE DECEMBER 5, 2020
DRAWING TITLE
BLDG 6 LEVEL 1 FIRE SPRINKLER PLAN
DRAWING NO.
FP2.6.1

7/1/2022 3:26:32 PM



BUILDING 6 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

1
FP2.6.1 | FP2.6.2

FOR REFERENCE ONLY

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X'-X"	PIPE ELEVATION	
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CONSTANT

PROJECT NAME
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34631 GOLDEN LANTERN
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CLIENT
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BURNHAM|WARD

NOT FOR CONSTRUCTION

No.	DATE	ISSUE
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PROJECT NO 19019
DATE DECEMBER 5, 2020

DRAWING TITLE
BLDG 6 LEVEL 2 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.6.2

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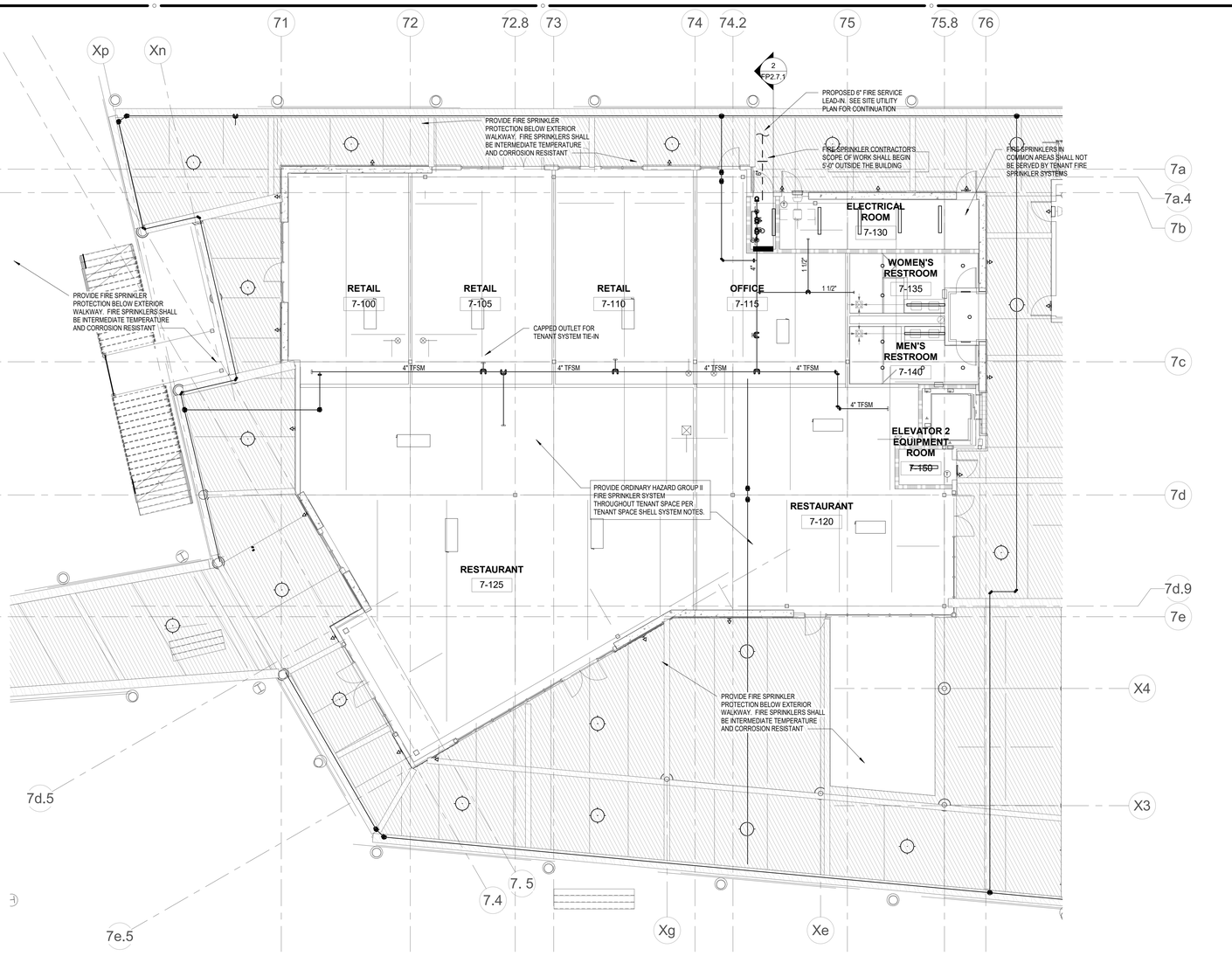
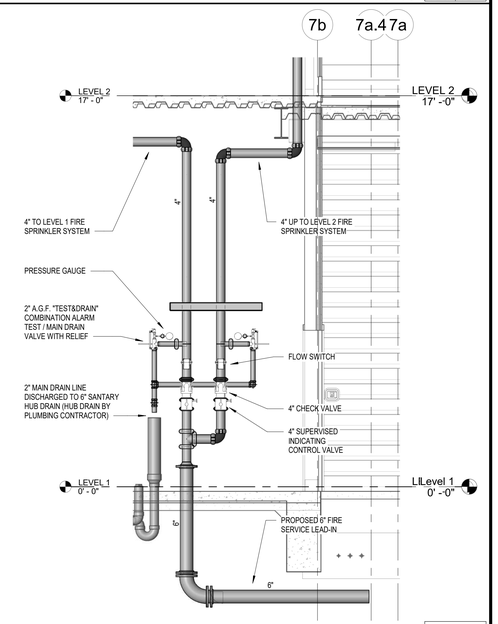


BUILDING 7 LEVEL 1 FLOOR PLAN 1
1/8" = 1'-0" FP2.6.1 FP2.7.1



ELEVATION AT BLDG 7 FIRE SPRINKLER RISER 2
3/8" = 1'-0" FP2.7.1 FP2.7.1

FOR REFERENCE ONLY

C:\Users\revituser\Documents\19036_05_DPH BUILDING 6-9_Bldg7@coreconsultants.com.rvt

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT, SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 225 FT
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SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS (ORDINARY HAZARD GROUP II WET PIPE FIRE SPRINKLER SYSTEMS):

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OPERATING AREA - 1,500 SQ FT
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HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

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ALL PIPING WILL BE BLACK STEEL. 1"- 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40 1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

SEISMIC BRACING WILL BE REQUIRED THOUGHOUT ALL AREAS.

FIRE SPRINKLER SYSTEMS WILL BE SUPPLIED BY DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS ARE FREE-STANDING WITH A DEDICATED FIRE DEPARTMENT CONNECTION PROVIDED FOR EACH BUILDING ADJACENT TO THE ABOVE GROUND BACKFLOW PREVENTER. SEE CIVIL SITE UTILITY PLAN FOR EXACT LOCATIONS OF FIRE SERVICE LEAD-INS, FIRE DEPARTMENT CONNECTIONS AND BACKFLOW PREVENTERS.

FIRE SPRINKLER CONTRACTOR'S WORK SHALL BEGIN APPROXIMATELY 5'-0" OUTSIDE THE BUILDING ON THE DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS, BACKFLOW PREVENTERS AND YARD POST INDICATING VALVES ARE BY OTHERS.

COMMON/LANDLORD AREA NOTES

1. PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS.
2. PROVIDE TENANT FIRE SERVICE MAIN (TFSM) TO EACH TENANT SPACE. MAIN SHALL EXTEND A MINIMUM OF 3'-0" INTO EACH TENANT SPACE AND CAPPED.
3. DO NOT SUPPLY COMMON/LANDLORD AREA FIRE SPRINKLERS FROM TENANT SYSTEM FIRE SPRINKLER PIPING.

TENANT SPACE SHELL SYSTEM NOTES

1. PROVIDE ORDINARY HAZARD GROUP II FIRE SPRINKLER SYSTEMS WITHIN EACH TENANT SPACE.
2. ONLY ONE (1) TAP IS ALLOWED INTO THE TENANT FIRE SERVICE MAIN PER TENANT SPACE. A SEPARATE CROSS MAIN SHALL BE PROVIDED TO SERVE THE TENANT SYSTEM BRANCH LINES.
3. DO NOT SUPPLY TENANT SYSTEM FIRE SPRINKLERS FROM COMMON/LANDLORD AREA/CANOPY FIRE SPRINKLER PIPING.
4. INSTALL FIRE SPRINKLERS ON 1" SPRIGS TO ALLOW FOR USE OF EXISTING OUTLETS DURING TENANT FIT-OUT, DO NOT INSTALL FIRE SPRINKLER ON BUSHINGS IN CASE TENANT MAINTAINS EXPOSED STRUCTURE FIRE SPRINKLER SYSTEMS.
5. MAINTAIN A MINIMUM CLEARANCE OF [X-X"] TO UNDERSIDE OF PIPING.
6. FIRE SPRINKLERS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT.

SYMBOL KEY

○	BRASS UPRIGHT SPRINKLER	INT / 5.6 / QR
⌑	BRASS PENDENT SPRINKLER	INT / 5.6 / QR
●	CHROME RECESSED SPRINKLER	ORD / 5.6 / QR
⊠	CHROME PENDENT SPRINKLER W/ 2-PIECE TELESCOPING ESCUTCHEON	ORD / 5.6 / QR
◉	CONCEALED SPRINKLER WITH WHITE COVERPLATE	ORD / 5.6 / QR
▲	BRASS HORIZONTAL SIDEWALL SPRINKLER	INT / 5.6 / QR
—◉—	CENTER LINE OF SPRINKLER: ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS: COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
—o—	RISE FROM LEFT TO RIGHT AND DROP FROM RIGHT TO LEFT	
—|	CAPPED PIPE	
(XX)	HYDRAULIC REFERENCE POINT	

GENERAL NOTES

1. PROVIDE ALL NECESSARY OFFSETS, RAISES OR DROPS IN PIPING AND AUXILIARY DRAINS REQUIRED BY BUILDING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. EXAMINE THE JOB CONDITIONS AND VERIFY ALL MEASUREMENTS, DISTANCES, ELEVATIONS, CLEARANCES, PIPE SIZES, ETC.
3. ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE PROPER DRAWINGS FOR EXACT LOCATIONS, SIZES AND QUANTITIES OF OTHER TRADES' WORK.
4. THE ENGINEERING DRAWINGS HAVE BEEN PREPARED USING REVIT MEP. THE DRAWINGS ARE 100% BIM. THESE DOCUMENTS WILL BE MADE AVAILABLE TO THE SUCCESSFUL FIRE SPRINKLER CONTRACTOR IN EITHER ELECTRONIC FORM OR HARD COPY.
5. SUPPLY ONLY ONE (1) SPRINKLER FROM A SINGLE BRANCH LINE OUTLET. PROVIDE NEW BRANCH LINES AS REQUIRED.
6. SPRINKLERS NEAR A HEAT SOURCE (UNIT HEATER, DIFFUSERS, STEAM MAINS, SKYLIGHTS, ECT.) SHALL HAVE TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 1.
7. IT IS UNDERSTOOD, UNLESS SPECIFICALLY INDICATED OTHERWISE, THAT THE PIPE SIZES AS SHOWN ON THE BID DOCUMENTS WILL BE USED.

SPRINKLER PIPE ROUTING IN ELECTRICAL ROOMS NOTE

PIPING SHALL NOT BE ROUTED OVER THE TOP OF ELECTRICAL EQUIPMENT. ADJUST PIPING AS NEEDED TO COMPLY WITH THE NEC DEDICATED EQUIPMENT SPACE RULES.

SPRINKLER DEFLECTOR HEIGHT NOTE

RAISE OR LOWER UPRIGHT SPRINKLERS IN EXPOSED AREAS AS REQUIRED BY ADJUSTING SPRIG LENGTHS TO AVOID OBSTRUCTION TO DISCHARGE PATTERN. DEFLECTOR HEIGHTS SHALL BE IN ACCORDANCE WITH NFPA 13.

SPRINKLER BELOW OBSTRUCTION NOTE

PROVIDE SPRINKLER PROTECTION BELOW DUCTS, DUCT ENCLOSURES AND ANY OTHER OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS PER NFPA 13 WHETHER OR NOT SHOWN ON THE DRAWINGS.

ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

COORDINATE SPRINKLERS WITH ROOF DRAIN PIPING AND ELECTRICAL CONDUIT IN EXPOSED AREAS. RELOCATE/ADD SPRINKLERS AS REQUIRED TO AVOID OBSTRUCTIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.

HANGER NOTES

1. COORDINATE ALL HANGER TYPES AND LOCATIONS WITH THE STRUCTURAL ENGINEER OF RECORD.
2. ONLY ONE PIPE SHALL BE SUPPORTED FROM A SINGLE TRAPEZE HANGER UNLESS OTHERWISE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
3. HANGERS WITH MORE THAN 150 POUNDS OF LOAD SHOULD BE ATTACHED TO THE JOIST AT A PANEL POINT.

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CONSTANT

PROJECT NAME
DANA POINT HARBOR
BUILDING 6-9
34631 GOLDEN LANTERN
DANA POINT, CA

CLIENT
BWP BURNHAM|WARD PROPERTIES

NOT FOR CONSTRUCTION

No.	DATE	ISSUE
	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
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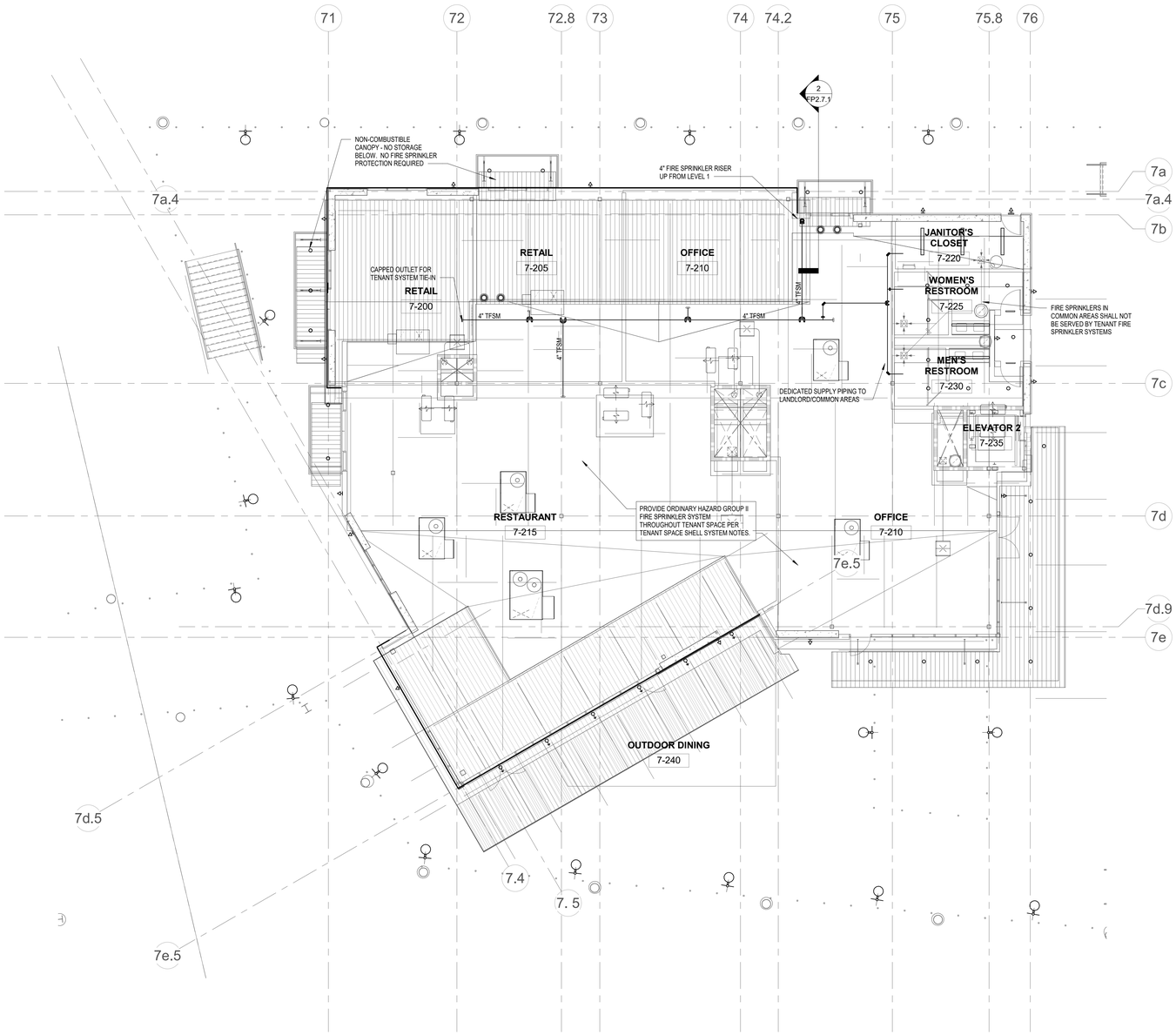
PROJECT NO. 19019
DATE DECEMBER 5, 2020
DRAWING TITLE
BLDG 7 LEVEL 1 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.7.1

6/1/2021 11:24:04 AM



BUILDING 7 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

1
FP2.6.1|FP2.7.2

N

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 225 FT
HOSE STREAM ALLOWANCE - 100 GPM

SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS (ORDINARY HAZARD GROUP II WET PIPE FIRE SPRINKLER SYSTEMS):

DENSITY - 0.20 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 130 FT
HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

THE SUCCESSFUL FIRE SPRINKLER SHALL REQUEST AN UPDATED FLOW TEST TO BE CONDUCTED BY SOUTH COAST WATER DISTRICT FOR THE PURPOSE OF FIRE SPRINKLER SYSTEM HYDRAULIC DESIGN. A 10% SAFETY FACTOR SHALL BE APPLIED TO THE RESULTS OF THE FLOW TEST.

A WATER FLOW TEST CONDUCTED ON JANUARY 29, 2019 BY SOUTH COAST WATER DISTRICT NEAR THE END OF GOLDEN LANTERN AT DANA WHARF IS PROVIDED BELOW FOR REFERENCE ONLY.

74 PSI STATIC
40 PSI RESIDUAL
1,381 GPM FLOWING

SYSTEM DESCRIPTION

PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS, WITHIN TENANT SPACES AND BELOW EXTERIOR CANOPIES PER NFPA 13.

ALL PIPING WILL BE BLACK STEEL 1"- 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40
1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

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CLIENT
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BURNHAM|WARD

NOT FOR CONSTRUCTION

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PROJECT NO 19019
DATE DECEMBER 5, 2020

DRAWING TITLE
BLDG 7 LEVEL 2 FIRE SPRINKLER PLAN

DRAWING NO
FP2.7.2

FOR REFERENCE ONLY

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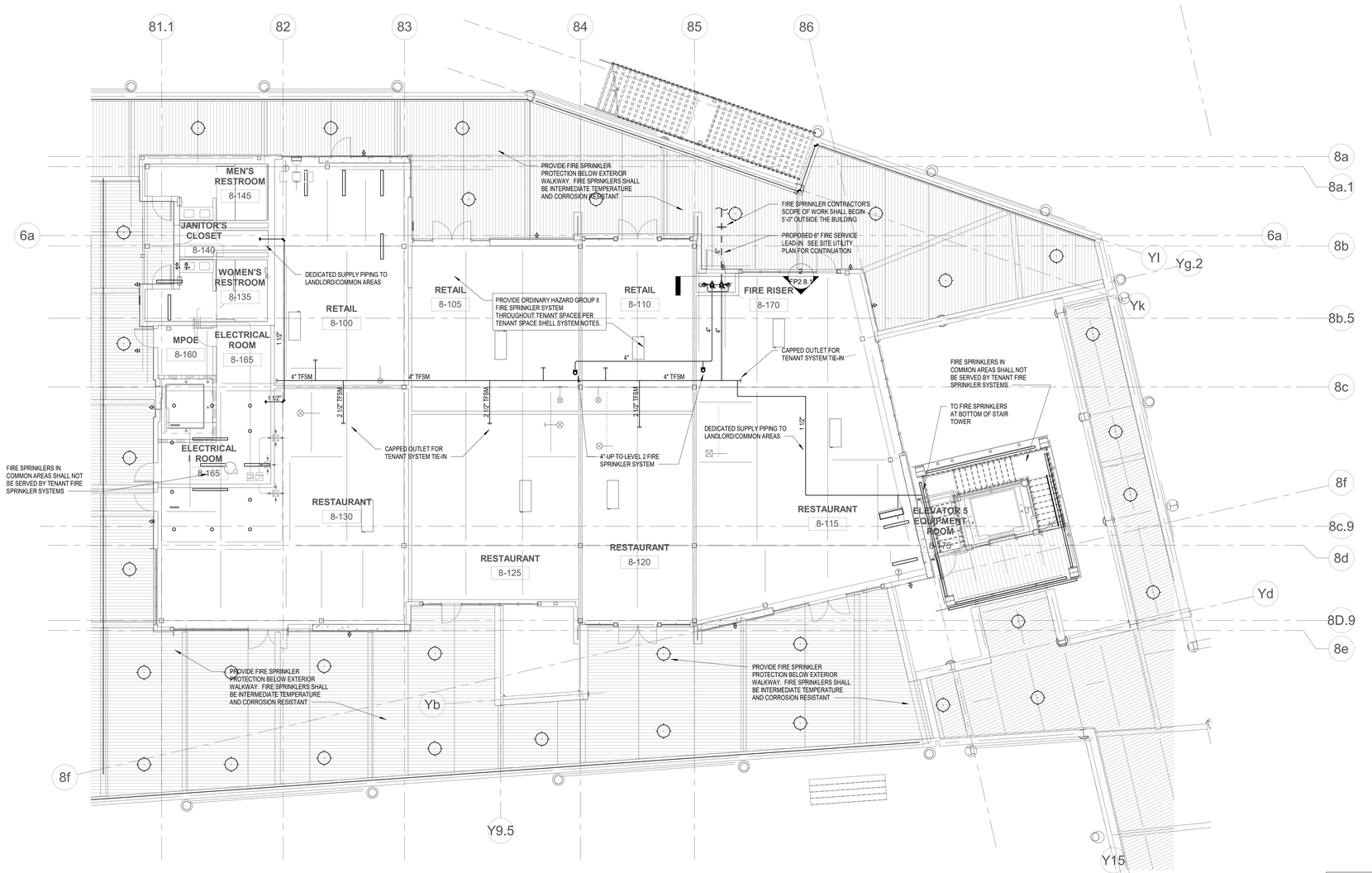
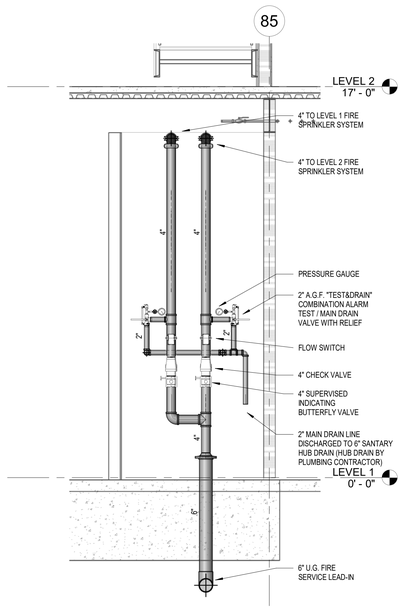


BUILDING 8 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

1
FP2.6.1 | FP2.8.1



ELEVATION AT BLDG 8 FIRE SPRINKLER RISER
3/8" = 1'-0"

2
FP2.8.1 | FP2.8.1

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

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PROJECT NO. 19019
DATE DECEMBER 5, 2020
DRAWING TITLE
BLDG 8 LEVEL 1 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.8.1

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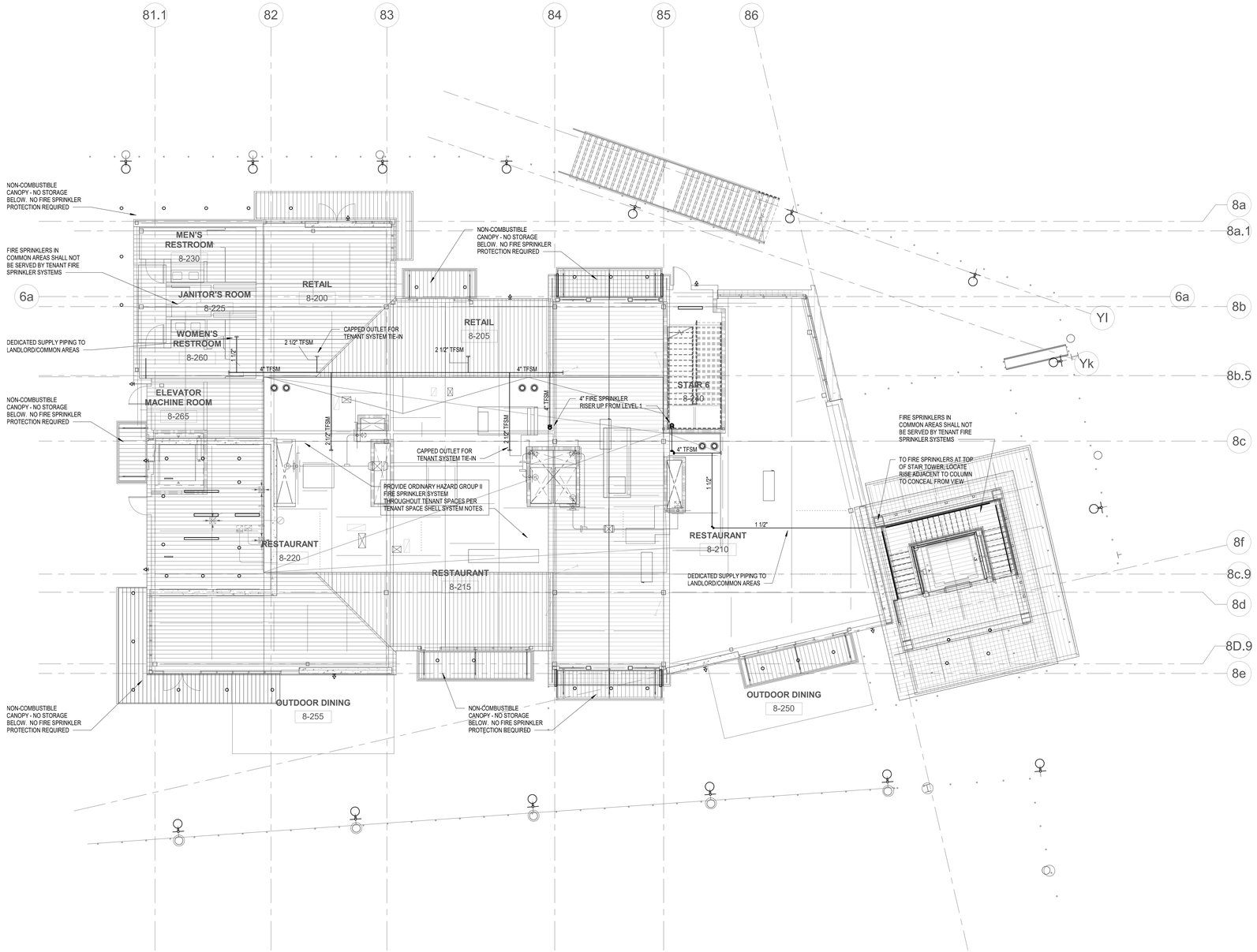

BUILDING 8 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

1 FP2.6.1/FP2.8.2

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 225 FT
HOSE STREAM ALLOWANCE - 100 GPM

SHELL TENANT SPACES, KITCHEN AREAS, SUPPORT AREAS, STORAGE ROOMS, EQUIPMENT ROOMS (ORDINARY HAZARD GROUP II WET PIPE FIRE SPRINKLER SYSTEMS):

DENSITY - 0.20 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
MAXIMUM FIRE SPRINKLER SPACING - 130 FT
HOSE STREAM ALLOWANCE - 250 GPM

WATER SUPPLY

THE SUCCESSFUL FIRE SPRINKLER SHALL REQUEST AN UPDATED FLOW TEST TO BE CONDUCTED BY SOUTH COAST WATER DISTRICT FOR THE PURPOSE OF FIRE SPRINKLER SYSTEM HYDRAULIC DESIGN. A 10% SAFETY FACTOR SHALL BE APPLIED TO THE RESULTS OF THE FLOW TEST.

A WATER FLOW TEST CONDUCTED ON JANUARY 29, 2019 BY SOUTH COAST WATER DISTRICT NEAR THE END OF GOLDEN LANTERN AT DANA WHARF IS PROVIDED BELOW FOR REFERENCE ONLY.

74 PSI STATIC
40 PSI RESIDUAL
1,381 GPM FLOWING

SYSTEM DESCRIPTION

PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS, WITHIN TENANT SPACES AND BELOW EXTERIOR CANOPIES PER NFPA 13.

ALL PIPING WILL BE BLACK STEEL. 1"- 1 1/2" SCREWED PIPING WILL BE SCHEDULE 40
1 1/2" - 6" ROLL GROOVE PIPING WILL BE SCHEDULE 10.

SEISMIC BRACING WILL BE REQUIRED THOUGHOUT ALL AREAS.

FIRE SPRINKLER SYSTEMS WILL BE SUPPLIED BY DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS ARE FREE-STANDING WITH A DEDICATED FIRE DEPARTMENT CONNECTION PROVIDED FOR EACH BUILDING ADJACENT TO THE ABOVE GROUND BACKFLOW PREVENTER. SEE CIVIL SITE UTILITY PLAN FOR EXACT LOCATIONS OF FIRE SERVICE LEAD-INS, FIRE DEPARTMENT CONNECTIONS AND BACKFLOW PREVENTERS.

FIRE SPRINKLER CONTRACTOR'S WORK SHALL BEGIN APPROXIMATELY 5'-0" OUTSIDE THE BUILDING ON THE DEDICATED FIRE SERVICE LEAD-INS. FIRE DEPARTMENT CONNECTIONS, BACKFLOW PREVENTERS AND YARD POST INDICATING VALVES ARE BY OTHERS.

COMMON/LANDLORD AREA NOTES

1. PROVIDE FIRE SPRINKLER PROTECTION THROUGHOUT ALL COMMON/LANDLORD AREAS.
2. PROVIDE TENANT FIRE SERVICE MAIN (TFSM) TO EACH TENANT SPACE. MAIN SHALL EXTEND A MINIMUM OF 3'-0" INTO EACH TENANT SPACE AND CAPPED.
3. DO NOT SUPPLY COMMON/LANDLORD AREA FIRE SPRINKLERS FROM TENANT SYSTEM FIRE SPRINKLER PIPING.

TENANT SPACE SHELL SYSTEM NOTES

1. PROVIDE ORDINARY HAZARD GROUP II FIRE SPRINKLER SYSTEMS WITHIN EACH TENANT SPACE.
2. ONLY ONE (1) TAP IS ALLOWED INTO THE TENANT FIRE SERVICE MAIN PER TENANT SPACE. A SEPARATE CROSS MAIN SHALL BE PROVIDED TO SERVE THE TENANT SYSTEM BRANCH LINES.
3. DO NOT SUPPLY TENANT SYSTEM FIRE SPRINKLERS FROM COMMON/LANDLORD AREA/CANOPY FIRE SPRINKLER PIPING.
4. INSTALL FIRE SPRINKLERS ON 1" SPRIGS TO ALLOW FOR USE OF EXISTING OUTLETS DURING TENANT FIT-OUT, DO NOT INSTALL FIRE SPRINKLER ON BUSHINGS IN CASE TENANT MAINTAINS EXPOSED STRUCTURE FIRE SPRINKLER SYSTEMS.
5. MAINTAIN A MINIMUM CLEARANCE OF [X-X"] TO UNDERSIDE OF PIPING.
6. FIRE SPRINKLERS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT.

SYMBOL KEY

○	BRASS UPRIGHT SPRINKLER	INT / 5.6 / QR
⌑	BRASS PENDENT SPRINKLER	INT / 5.6 / QR
●	CHROME RECESSED SPRINKLER	ORD / 5.6 / QR
⊠	CHROME PENDENT SPRINKLER W/ 2-PIECE TELESCOPING ESCUTCHEON	ORD / 5.6 / QR
◉	CONCEALED SPRINKLER WITH WHITE COVERPLATE	ORD / 5.6 / QR
▲	BRASS HORIZONTAL SIDEWALL SPRINKLER	INT / 5.6 / QR
—◉—	CENTER LINE OF SPRINKLER: ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS: COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
—o—	RISE FROM LEFT TO RIGHT AND DROP FROM RIGHT TO LEFT	
—|	CAPPED PIPE	
XX	HYDRAULIC REFERENCE POINT	

GENERAL NOTES

1. PROVIDE ALL NECESSARY OFFSETS, RAISES OR DROPS IN PIPING AND AUXILIARY DRAINS REQUIRED BY BUILDING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. EXAMINE THE JOB CONDITIONS AND VERIFY ALL MEASUREMENTS, DISTANCES, ELEVATIONS, CLEARANCES, PIPE SIZES, ETC.
3. ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE PROPER DRAWINGS FOR EXACT LOCATIONS, SIZES AND QUANTITIES OF OTHER TRADES' WORK.
4. THE ENGINEERING DRAWINGS HAVE BEEN PREPARED USING REVIT MEP. THE DRAWINGS ARE 100% BIM. THESE DOCUMENTS WILL BE MADE AVAILABLE TO THE SUCCESSFUL FIRE SPRINKLER CONTRACTOR IN EITHER ELECTRONIC FORM OR HARD COPY.
5. SUPPLY ONLY ONE (1) SPRINKLER FROM A SINGLE BRANCH LINE OUTLET. PROVIDE NEW BRANCH LINES AS REQUIRED.
6. SPRINKLERS NEAR A HEAT SOURCE (UNIT HEATER, DIFFUSERS, STEAM MAINS, SKYLIGHTS, ECT.) SHALL HAVE TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 1.
7. IT IS UNDERSTOOD, UNLESS SPECIFICALLY INDICATED OTHERWISE, THAT THE PIPE SIZES AS SHOWN ON THE BID DOCUMENTS WILL BE USED.

SPRINKLER PIPE ROUTING IN ELECTRICAL ROOMS NOTE

PIPING SHALL NOT BE ROUTED OVER THE TOP OF ELECTRICAL EQUIPMENT. ADJUST PIPING AS NEEDED TO COMPLY WITH THE NEC DEDICATED EQUIPMENT SPACE RULES.

SPRINKLER DEFLECTOR HEIGHT NOTE

RAISE OR LOWER UPRIGHT SPRINKLERS IN EXPOSED AREAS AS REQUIRED BY ADJUSTING SPRIG LENGTHS TO AVOID OBSTRUCTION TO DISCHARGE PATTERN. DEFLECTOR HEIGHTS SHALL BE IN ACCORDANCE WITH NFPA 13.

SPRINKLER BELOW OBSTRUCTION NOTE

PROVIDE SPRINKLER PROTECTION BELOW DUCTS, DUCT ENCLOSURES AND ANY OTHER OBSTRUCTIONS IN EXPOSED STRUCTURE AREAS PER NFPA 13 WHETHER OR NOT SHOWN ON THE DRAWINGS.

ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

COORDINATE SPRINKLERS WITH ROOF DRAIN PIPING AND ELECTRICAL CONDUIT IN EXPOSED AREAS. RELOCATE/ADD SPRINKLERS AS REQUIRED TO AVOID OBSTRUCTIONS WHETHER OR NOT SHOWN ON THE DRAWINGS.

HANGER NOTES

1. COORDINATE ALL HANGER TYPES AND LOCATIONS WITH THE STRUCTURAL ENGINEER OF RECORD.
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3. HANGERS WITH MORE THAN 150 POUNDS OF LOAD SHOULD BE ATTACHED TO THE JOIST AT A PANEL POINT.

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CONSTANT

PROJECT NAME
DANA POINT HARBOR
BUILDING 6-9
34631 GOLDEN LANTERN
DANA POINT, CA

CLIENT
BWP PROPERTIES
BURNHAM|WARD

NOT FOR CONSTRUCTION

No.	DATE	ISSUE
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PROJECT NO 19019
DATE DECEMBER 5, 2020

DRAWING TITLE
BLDG 8 LEVEL 2 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.8.2

C:\Users\revituser\Documents\19-06_DPH BUILDING 6-9_BIM@codeconsultants.com.rvt

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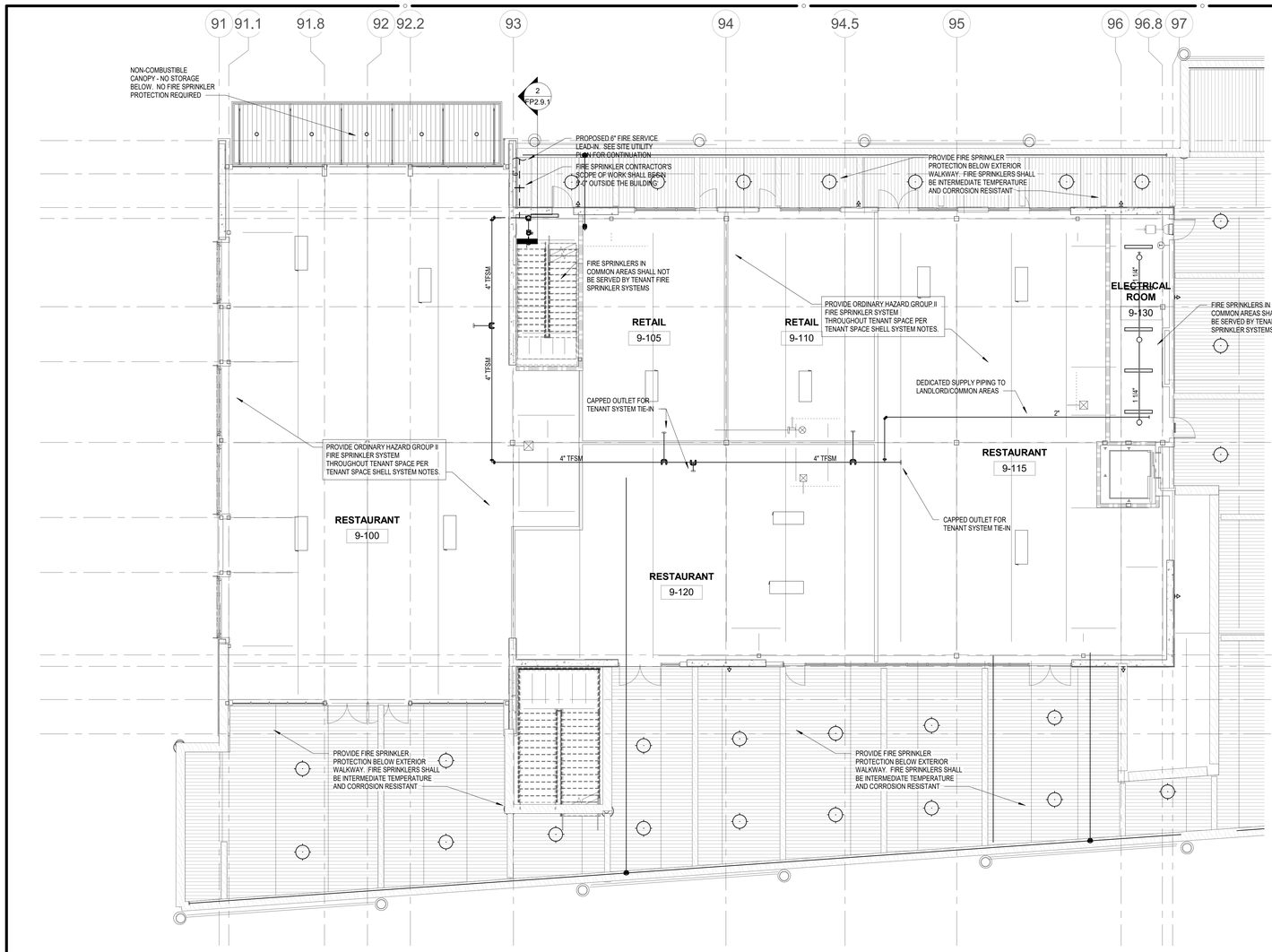
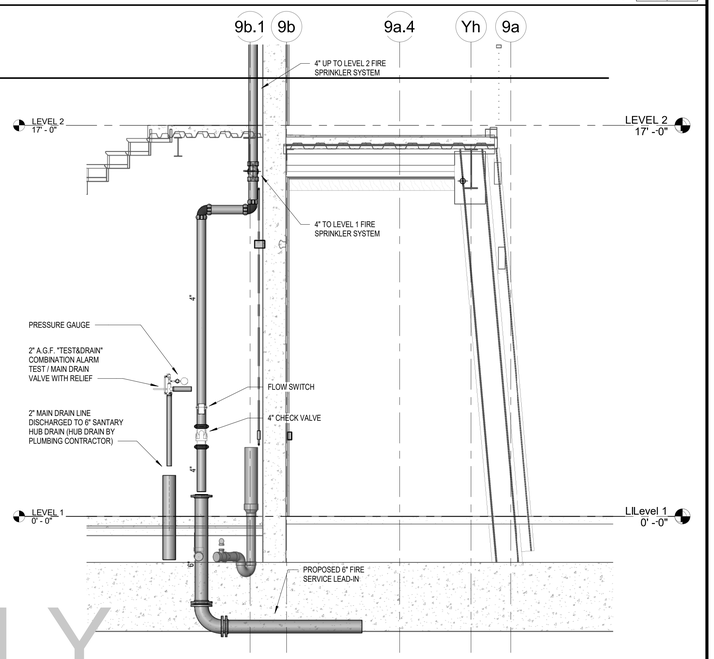


BUILDING 9 LEVEL 1 FLOOR PLAN 1
1/8" = 1'-0" FP2.6.1|FP2.9.1



ELEVATION AT BLDG 9 FIRE SPRINKLER RISER 2
3/8" = 1'-0" FP2.9.1|FP2.9.1

FOR REFERENCE ONLY

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT, SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

DENSITY - 0.10 GPM/ SQ FT
OPERATING AREA - 1,500 SQ FT
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— ◉ —	CENTER LINE OF SPRINKLER: ALIGN WITH LIGHTS AND/OR OTHER SPRINKLERS: COORDINATE WITH OTHER TRADES.	
X'-X"	PIPE ELEVATION	
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SPRINKLER BELOW OBSTRUCTION NOTE

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ROOF DRAIN AND ELECTRICAL CONDUIT COORDINATION NOTE

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HANGER NOTES

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DANA POINT, CA
CLIENT
BWP BURNHAM|WARD PROPERTIES

NOT FOR CONSTRUCTION

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PROJECT NO. 19019
DATE DECEMBER 5, 2020
DRAWING TITLE
BLDG 9 LEVEL 1 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.9.1

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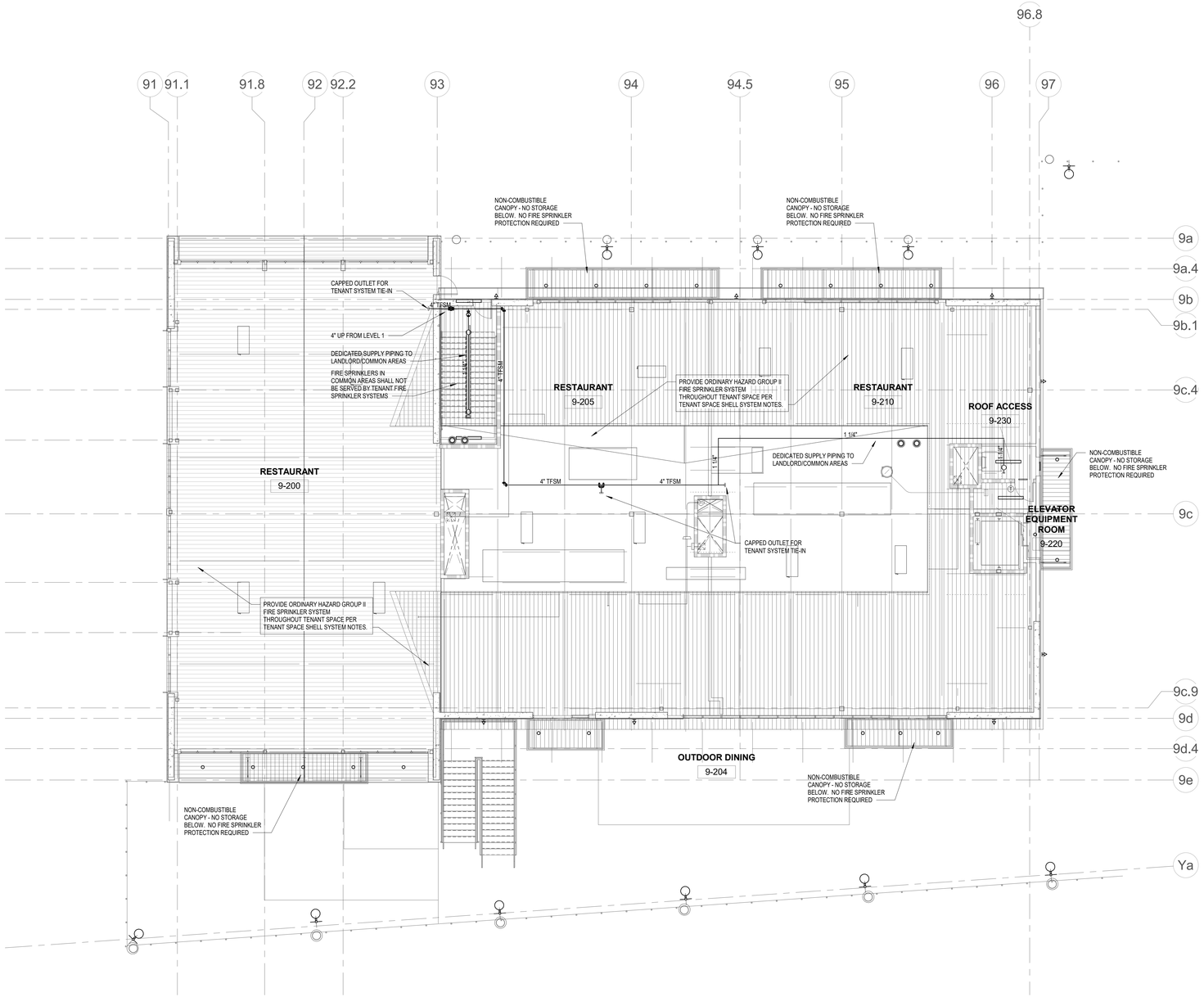

BUILDING 9 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

1
FP2.6.1 | FP2.9.2

SYSTEM DESIGN CRITERIA

OFFICES AREAS, VESTIBULES, TOILET ROOMS, COMMON PUBLIC AREAS, RESTAURANT SEATING AREAS (LIGHT HAZARD WET PIPE SPRINKLER SYSTEMS):

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	10/08/2020	DESIGN DEVELOPMENT
	12/03/2020	30% CONSTRUCTION DOCUMENTS
	02/19/2020	50% CONSTRUCTION DOCUMENTS
	03/26/2021	FINAL COORDINATION
	04/23/2021	PROGRESS SET
	06/01/2021	COUNTY SUBMITTAL

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PROJECT NO. 19019
DATE DECEMBER 5, 2020
DRAWING TITLE
BLDG 9 LEVEL 2 FIRE SPRINKLER PLAN

DRAWING NO.
FP2.9.2

FOR REFERENCE ONLY

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