AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, NOVEMBER 6, 2024
6:00 PM CLOSED SESSION
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA

Mayor Mike Munzing
Mayor Pro Tem Tiffany Ackley
Councilmember Ross Chun
Councilmember Max Duncan
Councilmember Richard Hurt

WELCOME to the City of Aliso Viejo City Council meeting. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a “Request to Address City Council” form available at the entrance to the City Council Chambers. Speakers will be called at the appropriate time as their interested matter is heard. COMMENTS WILL BE LIMITED TO THREE MINUTES PER SPEAKER. Council proceedings are recorded.

It is the City's intention to comply with the Americans with Disabilities Act (ADA) . If you need special assistance to participate in the meeting, the City will make reasonable arrangements to ensure accessibility and/or accommodations. [28 CFR 35.102-35.104 ADA Title II] Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings of the City Council are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Copies of the agenda are available in the lobby at City Hall on the Thursday preceding a regularly scheduled City Council meeting. All communications received by the City regarding an agenda item have been included in the agenda materials. Supplemental documents relating to specific agenda items, including communications received after agenda delivery, are presented at the dais and in the Public Copy agenda binder at the time of the meeting. Supplemental documents are also available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.

This meeting will be broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you are giving your permission to be televised. The Council Meetings are rebroadcast on Wednesday at 7:00 p.m. on Cox Communications Channel 851, AT&T U-Verse Channel 99, and can be viewed on the internet at www.avcity.org.

MITZI ORTIZ	SCOTT C. SMITH	LAUREN TORRES
CITY MANAGER	CITY ATTORNEY	DEPUTY CITY CLERK

PLEASE SILENCE ALL CELL PHONES AND OTHER
ELECTRONIC EQUIPMENT WHILE CITY COUNCIL IS IN SESSION

CALL TO ORDER: Convene Special Meeting

PUBLIC COMMENTS:

CLOSED SESSION:

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)
Number of potential cases: 2

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

1.1 RECOGNITION OF EMMA MODEER, PRESIDENT'S BRONZE VOLUNTEER SERVICE AWARD RECIPIENT

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed. Comments are limited to three (3) minutes per speaker.

4. CONSENT CALENDAR:

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the Minutes as submitted for the October 2 , 2024 Regular Meeting.

Draft Minutes - October 2, 2024 Regular Meeting

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between September 13, 2024, and October 24, 2024, in the amount of $2,426,522.40.

Staff Report

Attachment 1 - Accounts Payable Report

4.4 TREASURER'S STATEMENTS – AUGUST AND SEPTEMBER 2024

Recommended Action: Receive and file the August and September 2024 Treasurer's Statements.

Staff Report

Attachment 1 - August 2024 Treasurer's Statement

Attachment 2 - September 2024 Treasurer's Statement

4.5 COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT COMPLIANCE (SB 165) REPORT FOR FISCAL YEAR ENDED JUNE 30, 2024

Recommended Action: For City Council to accept and file the Community Facilities District No. 2005- 01 (Glenwood at Aliso Viejo) Local Agency Special Tax and Bond Accountability Act Compliance ("SB 165") Report for Fiscal Year June 30, 2024.

Staff Report

Attachment 1 - SB 165 Report

4.6 APPROVAL OF THE SUBMITTAL OF THE LA PAZ ROAD REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROJECT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY

Recommended Action: Adopt a resolution approving the submittal of the La Paz Road Regional Traffic Signal Synchronization Project to OCTA for funding under the competitive Measure M2 Regional Traffic Signal Synchronization Program (Project P).

Staff Report

Attachment 1 - Resolution

4.7 RELEASE OF BONDS FOR THE GRADING AND LANDSCAPING IMPROVEMENTS FOR THE CITY LIGHTS CLUBHOUSE RENOVATION PROJECT

Recommended Action: Adopt a resolution exonerating Grading Surety Bond No. SUR0076510 and Landscaping Surety Bond No. TIC030116 for the City Lights Clubhouse Renovation Project.

Staff Report

Attachment 1 - Resolution

4.8 IRVINE-LAGUNA WILDLIFE CORRIDOR PARTNER CHARTER AGREEMENT

Recommended Action: Authorize the City Manager to sign the Irvine-Laguna Wildlife Corridor Partner Charter, signifying the City of Aliso Viejo's support for implementing the Irvine-Laguna Wildlife Corridor.

Staff Report
Attachment 1 - Aliso and Wood Canyons Wilderness Park Map
Attachment 2 - Charter Agreement

5. PUBLIC HEARINGS:

5.1 CONDITIONAL USE PERMIT FOR AN OUTPATIENT MEDICAL USE AT 27141 ALISO CREEK ROAD (USE-2024-00009)

Recommended Action: Adopt a Resolution approving a Conditional Use Permit to operate an outpatient medical use at 27141 Aliso Creek Road (USE-2024-00009).

Staff Report
Attachment 1 - Resolution
Attachment 2 - Proposed Plans

5.2 CONCEPT PLAN REVIEW FOR A TOWNHOME COMMUNITY AT 95 ARGONAUT

Recommended Action:

1. Conduct a public hearing to review and provide initial feedback on concept plans for a development proposal involving the demolition of an existing office building to accommodate the construction of a townhome community at 95 Argonaut ("Project"); and
2. Appoint two members of the City Council and establish an Ad-Hoc Committee to negotiate the terms of the Development Agreement for the Project, or direct Staff to contract with a third-party consultant to advise the City Council.

Staff Report
Attachment 1 - Concept Plans
Attachment 2 - Project Description
Attachment 3 - Presentation

6. DISCUSSION:

None.

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:

The next regularly scheduled City Council meeting is November 20, 2024.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 2, 2024, 7:00 pm
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

ROLL CALL

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: MITZI ORTIZ, ACTING CITY MANAGER
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
LEKKINA LONG, DEPUTY CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Julie Wright led the pledge of allegiance.

1. SPECIAL PRESENTATIONS:

1.1 BUSINESS OF THE MONTH - SUSHI KIZUNA

Mayor Munzing introduced the video and presented the certificate of recognition to Owner Junko Yabe. Ms. Yabe expressed her appreciation.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Tom Merrit expressed opposition to the Avalon Aliso Viejo Mixed-Use Project.
2. Jeff Merrit expressed opposition to street parking on Journey.
3. Mark Vanbloem expressed opposition to the Avalon Aliso Viejo Mixed-Use Project.

4. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Hurt moved and Councilmember Duncan seconded to approve the recommended actions. Motion carried 5-0.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the Minutes as submitted for the September 18, 2024 Special Meeting, and the September 18, 2024 Regular Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between August 30, 2024, and September 12, 2024, in the amount of $1,265,220.03.

4.4 CONTRACT WITH GENESIS FLOOR COVERING, INC. FOR VISTA PARK PLAYGROUND RUBBER PIP SAFETY SURFACING

Recommended Action:

1. Approve Contract Documents for Vista Park Playground Rubber PIP Safety Surfacing Project;
2. Award a contract in the amount of $57,041 to Genesis Floor Covering, Inc. as the lowest responsible bidder for Vista Park Playground Rubber PIP Safety Surfacing Project;
3. Authorize the City Manager to execute a contract with Genesis Floor Covering, Inc;
4. Authorize City staff to make total compensation to Genesis Floor Covering, Inc. up to $57,041 plus $2,852 (5% of the contract amount) to allow for contingencies, totaling $59,893; and
5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

4.5 CONTRACT WITH ALL AMERICAN ASPHALT FOR THE ALISO CREEK ROAD PAVEMENT REHABILITATION BETWEEN ENTERPRISE AND SR-73, AND STRIPING OF BIKE LANES FROM ENTERPRISE TO ALISO VIEJO PARKWAY PROJECT

Public Works Director Shaun Pelletier and Assistant City Attorney HongDao Nguyen responded to questions regarding upcoming road pavement rehabilitation, bike lane striping, and contract terms.

Recommended Action:

1. Approve Contract Documents, Specifications, and Plans for Aliso Creek Road Pavement Rehabilitation Between Enterprise to SR-73 and Striping of Bike Lanes from Enterprise to Aliso Viejo Parkway Project;
2. Award a contract in the amount of $906,749 to All American Asphalt as the lowest responsible bidder for the Aliso Creek Road Pavement Rehabilitation Between Enterprise to SR-73 and Striping of Bike Lanes from Enterprise to Aliso Viejo Parkway Project;
3. Authorize the City Manager to execute a contract with All American Asphalt;
4. Appropriate an additional $252,129.28 in Measure M2 funds to the Fiscal Year 2024-25 Capital Improvement Plan budget;
5. Authorize City staff to make total compensation to All American Asphalt up to $906,749 plus $90,674.90 (10% of the contract amount) to allow for contingencies, totaling $997,423.90; and
6. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

Motion: Councilmember Hurt moved and Councilmember Duncan seconded to approve the recommended actions. Motion carried 5-0.

4.6 AMENDMENT NO. 1 TO COOPERATIVE AGREEMENT NO. C-9-1419 FOR OCTA M2 REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM – ALISO CREEK CORRIDOR

Recommended Action: Approve and authorize the Mayor to execute Amendment No. 1 to Cooperative Agreement C-9-1419 with the Orange County Transportation Authority (OCTA).

5. PUBLIC HEARINGS: None.

6. DISCUSSION:

6.1 ON-STREET PARKING – JOURNEY

Acting City Manager Mitzi Ortiz introduced Public Works Director Shaun Pelletier, who provided an overview. Community Development Director So Kim and Ryan Hatch,

Webb's Grainworks Chief Operating Officer, provided additional information. Staff and applicant responded to questions regarding costs, funding, and parking requirements.

Recommended Action:

1. Approve an applicant request to modify the lane configuration on Journey to allow for on-street parking; and
2. Authorize Staff to finalize parking/lane configuration and complete the work on Journey.

Motion: Councilmember Duncan moved and Councilmember Chun seconded to approve the recommended actions. Motion carried 4-1, with Mayor Pro Tem Ackley dissenting.

6.2 APPOINTMENT OF MITZI ORTIZ AS CITY MANAGER AND APPROVAL OF CITY MANAGER EMPLOYMENT AGREEMENT

Acting City Manager Mitzi Ortiz introduced Assistant City Attorney HongDao Nguyen, who provided an overview. Council members commented on the matter.

Recommended Action:

1. That the Council appoint Mitzi Ortiz ("Ortiz") as Aliso Viejo City Manager; and
2. That the Council approve the City Manager Employment Agreement between the City and Ortiz memorializing the terms of her employment.

Motion: Councilmember Chun moved and Councilmember Duncan seconded to approve the recommended actions, as amended, to include 3% deferred compensation. Motion carried 5-0.

7. CITY MANAGER' S REPORT:

Acting City Manager Mitzi Ortiz expressed appreciation to the City Council and staff for their support; announced the OC Public Libraries Mobile Library to be held from 2:30 to 4:00 p.m. on October 3, 2024 at Iglesia Park Community Center; 17th Annual Orange County Senior Summit to be held from 9:00 a.m. to 1:00 p.m. on October 6, 2024, at Aliso Viejo Ranch; Aliso Viejo Health and Safety Fair to be held from 9:00 a.m. to 11:00 a.m. on Saturday, November 2, 2024, at Aliso Viejo Ranch; Annual Regional AlertOC test to be held at 10:17 a.m. on October 17, 2024, in conjunction with the Great ShakeOut; and encouraged residents to register for AlertOC and Nixle to receive emergency alerts.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Chun:

- Commented on OCFA hand crew accident
- Commented on passing of OCFA IT Division Manager Joel Brodowski
- Attended Terumo Neuro Grand Opening and Ribbon Cutting Ceremony
- Attended the Boys & Girls Clubs of Capistrano Valley Youth of the Month Ceremony

- Attended concert at Soka University
- Commented on events at Soka University
- Attended Tustin Public Schools Foundation Celebration of Schools
- Attended Wood Canyon Elementary School Book Fair
- Attended Regus Workspaces Ribbon Cutting Ceremony
- Commented on Orange County Senior Summit
- Commented on Avalon Aliso Viejo Mixed-Use Project

Councilmember Duncan:
- Attended Regus Workspaces Ribbon Cutting Ceremony
- Attended Terumo Neuro Grand Opening and Ribbon Cutting Ceremony
- Announced participation in Principal for the Day at Aliso Niguel High School

Councilmember Hurt:
- Attended Aliso Viejo Trails and Creek Clean-Up Event
- Attended OC Mosquito and Vector Control District Budget & Finance Committee Meeting
- Attended TCA Board of Directors Meeting
- Commented on seasonal increase of mosquito activity in the region

Mayor Pro Tem Ackley:
- Attended Aliso Viejo Trails and Creek Clean-Up Event
- Attended Capistrano Unified School District Scavenger Hunt
- Commented on Don Juan Avila Elementary School Boo Bash Event
- Encouraged residents to vote in upcoming election

Mayor Munzing:
- Attended Regus Workspaces Ribbon Cutting Ceremony
- Attended OC Mayors' Prayer Breakfast
- Attended OCTax Event
- Attended Hispanic 100 Foundation Event
- Attended Terumo Neuro Grand Opening and Ribbon Cutting Ceremony
- Commented on e-bike safety

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 8:17 p.m. to the regularly scheduled City Council meeting of November 6, 2024.

Respectfully submitted:

_____
LEKKINA LONG
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between September 13, 2024, and October 24, 2024, in the amount of $2,426,522.40.

Fiscal Impact:

Expenditures in the amount of $2,426,522.40.

Background:

The City issues accounts payable checks on a bi-weekly basis and presents it to the City Council for ratification at its next regularly scheduled City Council meeting.

Discussion:

The attached registers containing checks and electronic funds transfers issued between September 13, 2024, and October 24, 2024, for $2,426,522.40, are being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report

Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011690935-9/12 ORD NO. 2024-242 4-5 POLARIS	258.34
BEST BEST & KRIEGER	AUG'24 BBK MAJOR GENERAL PLAN UPDATE (SPEC PROJ)	578.00
BEST BEST & KRIEGER	AUG'24 BBK AIR - COMMONS	39.00
CIVIL SOURCE, AN NV5 COMPANY	AUG'24 KAISER GRADING PLAN CHECK	2,825.00
CIVIL SOURCE, AN NV5 COMPANY	AUG'24 ST MARYS GRADING PLAN CHECK	135.00
CHARLES ABBOTT ASSOC INC	AUG'24 CAA - AVALON BAY REVIEW - R.BEIMER	145.00
CHARLES ABBOTT ASSOC INC	AUG'24 CAA - KAISER GRADING - R.BEIMER	1,450.00
CHARLES ABBOTT ASSOC INC	AUG'24 CAA - CITY LIGHTS GRADING - R.BEIMER	145.00
STC TRAFFIC, INC	AUG'24 TRAFFIC CONSULTANT SERVICES	1,095.00
IPERMIT	MECR-2024-00196_57 TIMBERLAND_IPERMIT_CANCELLED	129.74
REPIPE1	PLMR-2024-00275_14 YARROW_REPIPE1_CANCEL PERMIT	225.62
ESKAN DEVELOPMENT GROUP	CD-2024-00069_32 ENDLESS VISTA_ESKAN DEVELOPMENT	500.00
CHOICE BUILDER	NOV'24 DENTAL - DD	145.88
CHOICE BUILDER	NOV'24 VISION - DD	24.19
CHOICE BUILDER	NOV'24 DENTAL - RH	96.90
CHOICE BUILDER	NOV'24 DENTAL - RC	145.88
CHOICE BUILDER	NOV'24 DENTAL INSURANCE	1,708.33
CHOICE BUILDER	NOV'24 VISION - RC	24.19
CHOICE BUILDER	NOV'24 VISION - RH	15.03
CHOICE BUILDER	NOV'24 VISION INSURANCE	269.51
UNITED OF OMAHA LIFE INSURANCE CO.	NOV'24 LIFE INSURANCE	1,489.16
CALPERS HEALTH	NOV'24 CALPERS HEALTH PREMIUM	21,744.64
CALPERS HEALTH	NOV'24 HEALTH PREMIUM - RC	2,195.87
CALPERS HEALTH	NOV'24 HEALTH PREMIUM PEMHCA MINIMUM- RC	157.00
BEST BEST & KRIEGER	SEP'24 BBK MAJOR GENERAL PLAN UPDATE (SPEC PROJ)	3,092.30
BEST BEST & KRIEGER	SEP'24 BBK AIR - COMMONS	2,439.50
BEST BEST & KRIEGER	SEP'24 BBK AIR - AVALON BAY	352.00
KOSMONT & ASSOCIATES	SEP'24 CONSULTING SERVICES FOR AVALON BAY PROJECT	5,677.52
RJM DESIGN GROUP INC	AUG'24 ENG2250/LANDSCAPE INSPECTION - CITY LIGHTS	390.00
DEPT OF CONSERVATION	JUL-SEP'24 SEISMIC MAPPING FEES	3,420.92
DIVISION OF THE STATE ARCHITECT	JUL-SEP'24 CASP FEES	18.10
CA BUILDING STANDARDS COMMISSION	JUL-SEP'24 CA BLDG STANDARD ADMIN FEES	628.20
TERI KNOLL BINAEI	CD-2024-00027_9 ENDLESS VISTA_TERI BINAEI	500.00
AMERICAN SUPREME ROOFING	CD-2024-00089_12 BLUE PT_AMERICAN SUPREME ROOFING	500.00
CUSTOM ROOF COMPANY INC	CD-2024-00091_24 SPICEWOOD_CUSTOM ROOF CO INC	500.00
UNITED OF OMAHA LIFE INSURANCE CO.	OCT'24 LIFE INSURANCE	1,489.16
CHOICE BUILDER	OCT'24 DENTAL - RC	145.88
CHOICE BUILDER	OCT'24 DENTAL - RH	96.90
CHOICE BUILDER	OCT'24 DENTAL INSURANCE	1,708.33
CHOICE BUILDER	OCT'24 VISION INSURANCE	269.51
CHOICE BUILDER	OCT'24 VISION - RC	24.19
CHOICE BUILDER	OCT'24 VISION - RH	15.03
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011684324-8/8 PH - 4 & 5 POLARIS WAY	280.48
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011688555-8/29 ORD INTROS-4&5POLARIS & J/ADUS	302.63
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011687346-8/22 NOI - AVALON BAY	528.64
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011688549-8/29 NOI - AVALON BAY AMENDED	563.50
CALPERS HEALTH	OCT'24 CALPERS HEALTH PREMIUM	21,744.64
CALPERS HEALTH	OCT'24 HEALTH PREMIUM - RC	2,195.87
CALPERS HEALTH	OCT'24 HEALTH PREMIUM PEMHCA MINIMUM - RC	157.00
RJM DESIGN GROUP INC	JUL'24 ENG2257/LANDSCAPE PLAN CHECK - BARCELONA	1,211.95
DE NOVO PLANNING GROUP	CEQA PROFESSIONAL SERVICES	3,470.00
CHARLES ABBOTT ASSOC INC	AUG'24 MNWD - R. BRUNELL	525.00
CHARLES ABBOTT ASSOC INC	AUG'24 CITY LIGHTS GRADING - R. BRUNELL	577.50
CHARLES ABBOTT ASSOC INC	AUG'24 ST MARYS GRADING - R. BRUNELL	157.50
CHARLES ABBOTT ASSOC INC	AUG'24 COMMONS GRADING - R. BRUNELL	498.75
CHARLES ABBOTT ASSOC INC	AUG'24 FERRIERA - R. BRUNELL	210.00

Vendor Name	Description (Item)	Amount
CHARLES ABBOTT ASSOC INC	AUG'24 COX - R. BRUNELL	498.75
PREMIER POOLS & SPAS	3008_PREMIER POOLS & SPAS_31 ROCK ROSE	3,000.00
PREMIER POOLS & SPAS	23-08-097_PREMIER POOLS AND SPAS_1 GOLDENRAIN	3,000.00
CHARLES JOHNSON	CD-2024-00012_CHARLES JOHNSON_10 ROUNDTREE CT	500.00
OUTDOOR CONCEPTS	24-04-045_OUTDOOR CONCEPTS_81 SPRUCEWOOD	3,000.00
		99,232.03
CITY COUNCIL		
AT&T	8/17/24-9/16/24 CITY COUNCIL PHONE LINES	230.19
US BANK PURCHASING CARD PROGRAM	DL 8/14 ORANGE COUNTY - TA LOCC DIVISION MEETING	30.00
	CITY COUNCIL TOTAL:	**260.19**
CITY MANAGER		
CALIFORNIA PHYSICIANS SERVICE	NOV'24 HEALTH PREMIUM – DAVID DOYLE	2,304.95
AT&T	8/17/24-9/16/24 CITY MANAGER PHONE	44.09
AT&T	8/17/24-9/16/24 HR PHONE	48.96
MITZI ORTIZ	SEP'24 ACM TOLL ROAD REIMBURSEMENT	100.86
CALPERS HEALTH	NOV'24 PG - HEALTH PREMIUM	157.00
US BANK PURCHASING CARD PROGRAM	LL 10/16 CAPIO MBSHP TO 11/15/25 - L. TORRES	400.00
ICMA	MO - 2024 ICMA MEMBERSHIP DUES	1,200.00
CHOICE BUILDER	OCT'24 DENTAL - DD	145.88
CHOICE BUILDER	OCT'24 VISION - DD	24.19
CALIFORNIA PHYSICIANS SERVICE	OCT'24 HEALTH PREMIUM – DAVID DOYLE	2,304.95
CALPERS HEALTH	OCT'24 PG - HEALTH PREMIUM	157.00
	CITY MANAGER TOTAL:	**6,887.88**
ECONOMIC DEVELOPMENT		
ALISO VIEJO CHAMBER OF COMMERCE	FY24-25 AV CHAMBER OF COMMERCE MEMBERSHIP DUES	5,000.00
ERIC WINTER	OCT'24-BUS OF MONTH_SUSHI KIZUNA	799.00
EFUEL LLC	2ND QTR 2024 - APR-JUN'24 SALES TAX-EFUEL	208,072.90
HUNT & SONS LLC	1ST QTR - JAN-MAR'24 SALES TAX SUBSIDY	359,424.10
	ECONOMIC DEVELOPMENT TOTAL:	**573,296.00**
HUMAN RESOURCES		
CHARLES C STILL	SEPT'24-ML SECURE LIVE SCAN FEES	67.00
GVP VENTURES, INC	CITY MANAGER RECRUITMENT - REIMBURSEABLE COSTS	694.51
GVP VENTURES, INC	CITY MANAGER RECRUITMENT - FIXED FEE	3,200.00
OC FAMILY MEDICINE	AUG'24 TB TESTS & EMPLOYEE EXAMS	365.00
HEALTH AND HUMAN RESOURCE CENTER INC	NOV'24 EAP PROGRAM	102.90
STAPLES ADVANTAGE	AUG'24 HR OFFICE SUPPLIES	13.57
US BANK PURCHASING CARD PROGRAM	DL 7/22 SGT PEPPERONI'S -TRAINING FOOD & DRINKS	48.28
US BANK PURCHASING CARD PROGRAM	DL 7/29 AMAZON - HR SUPPLIES FOLDERS	28.00
HEALTH AND HUMAN RESOURCE CENTER INC	OCT'24 EAP PROGRAM	102.90
	HUMAN RESOURCES TOTAL:	**4,622.16**
CITY CLERK		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011688903-9/5 & 9/12 PH - TVAP FEES	575.72
ICC GENERAL CODE, INC	AVMC-WEB UPDATE/4PGS ORDS2024-241&2024-242	86.00
US BANK PURCHASING CARD PROGRAM	MO 9/4 LCC 2024 CCLK SEMINAR 12/11-13 IN NAPA	550.00
RICHARD HURT III	CANDIDATE STATEMENT REFUND TO RICHARD HURT	560.00
ECS IMAGING INC	LASERFICHE ANNU. REN_ENERGOV INTEGRATION & SUPPORT	32,400.00
STAPLES ADVANTAGE	SEP'24 CCLK OFFICE SUPPLIES	34.44
CALIFORNIA NEWSPAPERS PARTNERSHIP	AUG'24 LEGAL NOTICES	1,534.11
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011686433-8/15 NOT. OF INSUF CANDS DIST 3_SPAN	998.98
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011686432-8/15 NOT. OF INSUF CANDS DIST 3_ENG	893.82
	CITY CLERK TOTAL:	**37,633.07**
CITY ATTORNEY		
BEST BEST & KRIEGER	AUG'24 BBK AIR - COMMONS	234.00
BEST BEST & KRIEGER	SEP'24 BBK GENERAL RETAINER LEGAL SERVICE	24,150.00
BEST BEST & KRIEGER	SEP'24 BBK LABOR & EMPLOYMENT (SPECIALIZED)	9,791.00
BEST BEST & KRIEGER	SEP'24 BBK MAJOR GENERAL PLAN UPDATE (SPEC PROJ)	317.90
BEST BEST & KRIEGER	SEP'24 BBK GENERAL LITIGATION	316.00
BEST BEST & KRIEGER	AUG'24 BBK GENERAL RETAINER LEGAL SERVICES	24,150.00
BEST BEST & KRIEGER	AUG'24 BBK LABOR & EMPLOYMENT (SPECIALIZED)	4,842.50
BEST BEST & KRIEGER	AUG'24 BBK NPDES NEW PERMIT (NON-RETAINER)	1,184.90
	CITY ATTORNEY TOTAL:	**64,986.30**
FINANCE		
STAPLES ADVANTAGE	FY24-25 FIN-OFFICE SUPPLIES	91.64

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	AE 8/29 CMTA - ANNUAL MEMBERSHIP DUES	110.00
CHOICE BUILDER	NOV'24 ADMIN FEE	30.00
CALPERS HEALTH	NOV'24 CALPERS ADMIN FEE	56.86
CALPERS HEALTH	NOV'24 CALPERS ADMIN FEE	5.65
DAVIS FARR LLP	STREET REPORT	1,200.00
DAVIS FARR LLP	FY23-24 AV CITY ANNUAL AUDIT-2ND PROGRESS BILLING	17,520.00
MEEDER PUBLIC FUNDS, INC.	JUL-SEP'24 INVESTMENT ADVISORY SERVICES	4,125.00
CHOICE BUILDER	OCT'24 ADMIN FEE	30.00
CALPERS HEALTH	OCT'24 CALPERS ADMIN FEE	56.86
CALPERS HEALTH	OCT'24 CALPERS ADMIN FEE	5.65
CLEARGOV, INC	FY24-25 BUDGET BOOK ANNUAL SUBSCRIPTION	8,600.00
CLEARGOV, INC	BUDGET BOOK IMPLEMENTATION	2,700.00
PARS	JUL'24 PARS REP FEES	300.00
	FINANCE TOTAL:	**34,831.66**
INFORMATION TECHNOLOGY		
AT&T	8/22/24-9/21/24 CH AT&T CALNET ALARM/POTS LINE	3,749.10
NEXUS IS INC	SEP'24 NETWORK SUPPORT & SECURITY	416.67
AT&T	8/17/24-9/16/24 EOC PHONES LINES	106.53
AT&T	8/17/24-9/16/24 CITY HALL MIFI	126.59
AT&T	8/17/24-9/16/24 EOC MIFI	156.04
AT&T	8/17/24-9/16/24 FLEET COMPLETE GPS	196.28
US BANK PURCHASING CARD PROGRAM	IA 8/28 EOC YOUTUBE SUBSCR	72.99
US BANK PURCHASING CARD PROGRAM	IA-9/09 AMAZON APC UPS	282.80
US BANK PURCHASING CARD PROGRAM	IA 9/16 WAITWHILE SUBSCRIPTION	196.00
TANGENT COMPUTERS INC	9/23/24-10/22/24 CH O365 LICENSING AND SUPPORT	3,000.00
COX COMMUNICATIONS, INC	OCT'24 ACCT#0202 CH CABLE TV	184.96
COX COMMUNICATIONS, INC	OCT'24 ACCT#8802 CH INTERNET - FIBER (600MB)	1,500.00
COX COMMUNICATIONS, INC	OCT'24 ACCT#9302 LAB INTERNET	85.39
AMERICOMP TONER & REPAIR LLC	FY24-25 AMERICOMP HP PRINTERS MAINTENANCE	3,299.00
NEXUS IS INC	OCT'24 NETWORK SUPPORT & SECURITY	416.67
GO LIVE TECHNOLOGY INC	SEP'24 ENERGOV ELM AND ASSET MGT SERVICES	360.00
AT&T	OCT'24 CH AT&T FIBER INTERNET SERVICE	1,704.89
HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING CH	440.00
GOTO COMMUNICATIONS	10/01/24-10/321/24 CH GOTO VOIP SERVICE & SUPPORT	1,996.68
LUNAVI, INC	OCT'24 OFFSITE BACKUP STORAGE	604.25
AT&T	SEP'24 CH AT&T FIBER INTERNET SERVICE	1,704.89
SHI INTERNATIONAL CORP	EVOLIS LCD DISPLAY FOR PRINTER	126.66
SHI INTERNATIONAL CORP	EVOLIS PRIMACY 2 PRINTER	1,543.56
SHI INTERNATIONAL CORP	FY24-25 ACRONIS CLOUD STORAGE 4T	6,291.69
US BANK PURCHASING CARD PROGRAM	RC 7/12 AMAZON-LOGITECH WIRELESS KEYBOARD & MOUSE	323.16
US BANK PURCHASING CARD PROGRAM	RC 7/12 AMAZON-MONITOR FREE-STANDING DESK STA	78.40
US BANK PURCHASING CARD PROGRAM	RC 7/07 AMAZON-CABLE 50-PACK ETHERNET DUST COVERS	10.76
	INFORMATION TECHNOLOGY TOTAL:	**28,973.96**
NON-DEPARTMENTAL		
RICOH USA	OCT'24 RICOH C5300S COPY ROOM LEASE (2624)-PRINCIP	613.93
RICOH USA	OCT'24 RICOH C5300S COPY ROOM LEASE(2624)-INTEREST	80.27
VANTIS MAINTENANCE CORPORATION	OCT'24-JUN'25 38 COLONIAL WAY HOA FEES	3,373.11
DS SERVICES OF AMERICA, INC	8/29 CH BOTTLED WATER SERVICE	105.89
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE VISTA PARK	1,064.97
US BANK PURCHASING CARD PROGRAM	AE 8/28 HARBOR STATION HOA DUES - 89 PLAYA -SEP'24	210.11
VIGICABI INC	JUL'24 JULY 4TH BANNER REMOVAL	1,449.00
US BANK PURCHASING CARD PROGRAM	LL 9/04 LUNA GRILL - CC MTG 9/4 DINNER	295.06
US BANK PURCHASING CARD PROGRAM	LL 9/12 COSTCO - BUSINESS DELIVERY	282.46
US BANK PURCHASING CARD PROGRAM	LL 8/28 READY REFRESH - FILTRATION - 7/25-8/24	60.08
US BANK PURCHASING CARD PROGRAM	LL 9/18 TONY PEPPERONIS - CC MTG 9/18 DINNER	250.56
MOULTON NIGUEL WATER DIST	ACCT#64101 VISTA WATER SVC	960.62
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'24 89 PLAYA CIR MASTER HOA FEES	134.39
SO CAL EDISON	SEP'24 ACCT#2427 89 PLAYA CIR ELECTRICITY	51.20
HARBOR STATION MAINTENANCE	SEP-OCT'24 35 PLAYA CIR HOA FEE + LATE FEE	388.50
CERTIFIED RECORDS MANAGEMENT	OCT'24 - RECORDS OFF SITE STORAGE	515.43
IPROMOTEU.COM INC	BUS CARDS - M.ORTIZ	63.86
CIVICPLUS LLC	AUDIOEYE MANAGED: HTTPS://WWW.AVCITY.ORG/	312.33
CIVICPLUS LLC	8/01/24-8/30/25 CIVICPLUS AUIDOEYE MANAGED	3,800.00
RICOH USA	SEP'24 RICOH 2504EX FRONT COUNTER PRINTS (4456)	118.72

Vendor Name	Description (Item)	Amount
RICOH USA	OCT'24 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	23.15
RICOH USA	OCT'24 RICOH 2504 BACK OFFICE PRINTS (4542)	124.74
CINTAS CORPORATION NO. 2	OCT'24 CH & STE 200 FIRST AID MAINT & SUPPLIES	200.36
STAPLES ADVANTAGE	SEP'24 COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	95.65
QUADIENT FINANCE USA, INC	QUADIENT POSTAGE-ADDED 10/17/24	500.00
KYRSTI NICOLE ASHMALL	AUG'24-4.43 HRS-PIO/ENEWS/CTY MGR MSG	398.70
KYRSTI NICOLE ASHMALL	SEP'24-3.57 HRS-PIO/ENEWS/CTY MGR MSG	321.30
US BANK PURCHASING CARD PROGRAM	EM 9/19 BLISS CW - F150 CAR WASH	35.00
US BANK PURCHASING CARD PROGRAM	LL 9/27 READY REFRESH - WATER FILTRATION 8/25-9/25	60.08
US BANK PURCHASING CARD PROGRAM	LL 10/03 BEYOND THAI - DINNER CC MTG 10/02	174.09
US BANK PURCHASING CARD PROGRAM	LL 10/01 RALPHS - DRINKS CC MTG 10/02	45.20
RICOH USA	SEP'24 RICOH 2504 BACK OFFICE PRINTS (4542)	77.30
CINTAS CORPORATION NO. 2	SEP'24 CH & STE 200 FIRST AID SUPPLIES	187.64
STAPLES ADVANTAGE	AUG'24 - COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	273.67
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE VISTA PARK	1,064.97
MOULTON NIGUEL WATER DIST	7/09-8/12 & 8/13-9/09/24 METER#1675 89 PLAYA CIR	108.14
US BANK PURCHASING CARD PROGRAM	DL 8/16 AMAZON-LUNCHEON SUPPLIES RETURN	(12.75)
US BANK PURCHASING CARD PROGRAM	DL 8/11 AMAZON - LUNCHEON SUPPLIES RETURN	(12.76)
US BANK PURCHASING CARD PROGRAM	LL 7/25 FEDEX LATE FEE	6.80
US BANK PURCHASING CARD PROGRAM	LL 8/22 INSTACART/SMART&FINAL ADD'L TIP	1.00
US BANK PURCHASING CARD PROGRAM	LL 7/27 READY REFRESH FILTRATION 7/25-8/24	60.08
US BANK PURCHASING CARD PROGRAM	LL 8/22 INSTACART/SMART&FINAL 8/21 DINNER SNACKS	119.61
US BANK PURCHASING CARD PROGRAM	LL 7/31 COSTCO BUSINESS DELIVERY	266.49
US BANK PURCHASING CARD PROGRAM	LL 8/7 TONY PEPPERONI CC MTG 8/7 DINNER +$15 TIP	246.10
US BANK PURCHASING CARD PROGRAM	LL 8/20 OC WINE MART CC MTG 8/21 DINNER	241.12
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'24 35 PLAYA CIR MASTER HOA FEES	134.39
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'24 38 COLONIAL WAY HOA FEES	148.62
	NON-DEPARTMENTAL TOTAL:	**19,019.18**
C. S. ADMINISTRATION		
M&J PAUL ENTERPRISES INC	DEPOSIT - 2024 TREE LIGHTING JOLLY JUMPS RENTALS	4,997.50
M&J PAUL ENTERPRISES INC	12/14 DEPOSIT - CRAFTS WITH THE CLAUSES	675.00
LAGUNA CANYON FOUNDATION	FY24-25 LAGUNA CANYON FOUNDATION GRANT FUNDING	1,000.00
US BANK PURCHASING CARD PROGRAM	EM 8/29 LEARNING RESOURCES NETWORK-MEMBERSHIP 2024	445.00
US BANK PURCHASING CARD PROGRAM	JB 9/09 PETSMART - PET FAIR PUP CUPS - RETURN	(44.93)
US BANK PURCHASING CARD PROGRAM	JB 9/04 PETSMART - PET FAIR PUP CUPS	80.72
US BANK PURCHASING CARD PROGRAM	JB 9/07 OC WINEMART & DELI - PET FAIR STAFF FOOD	65.12
US BANK PURCHASING CARD PROGRAM	JNL 9/10 THE HOME DEPOT - BUG REPELLENT	7.51
US BANK PURCHASING CARD PROGRAM	JNL 9/10 THE HOME DEPOT - BUG REPELLENT	82.81
US BANK PURCHASING CARD PROGRAM	LL 8/23 FACEBK - META ADS_INSTA POST	1.09
US BANK PURCHASING CARD PROGRAM	LL 8/23 FACEBK - META ADS_INSTA POST	8.13
CALPERS HEALTH	NOV'24 DP - HEALTH PREMIUM	157.00
CALPERS HEALTH	NOV'24 HW - HEALTH PREMIUM	157.00
CABCO YELLOW INC	AUG'24 SMP FUND R&CS CONTRIB TRANSPORTATION SVC	724.00
CABCO YELLOW INC	SEP'24 SMP FUND R&CS CONTRIB TRANSPORTATION SVC	672.00
US BANK PURCHASING CARD PROGRAM	LL 9/23 FACEBK - META ADS INSTA POST	20.78
CALPERS HEALTH	OCT'24 HW - HEALTH PREMIUM	157.00
CALPERS HEALTH	OCT'24 DP - HEALTH PREMIUM	157.00
LAURA'S HOUSE	FY24-25 COMMUNITY ASSISTANCE GRANT-LAURA'S HOUSE	2,250.00
THE GLENNWOOD FOUNDATION, INC	FY24-25 COMMUNITY ASSISTANCE GRANT-GLENWOOD FOUNDA	2,500.00
	C. S. ADMINISTRATION TOTAL:	**14,112.73**
IGLESIA PARK		
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE IGLESIA PARK	7,085.61
PV MAINTENANCE INC	SEP'24 PVM IGLESIA PARK MAINTENANCE	754.06
SO CAL EDISON	SEP'24 ACCT#7997 IGLESIA PARK ELECTRICITY	204.39
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE IGLESIA PARK	7,085.61
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE-IGLESIA IRRIGATION	40.00
SO CAL EDISON	AUG'24 ACCT#7997 IGLESIA PARK ELECTRICITY	352.88
	IGLESIA PARK TOTAL:	**15,522.55**
IGLESIA BUILDING		
TEAM ONE MANAGEMENT SERVICES	SEP'24 IGLESIA JANITORIAL SERVICES	950.00
SONITROL ORANGE COUNTY LLC	OCT'24 IGLESIA ACCESS CONTROL	109.39
ORANGE COUNTY FIRE PROTECTION	FY24-25 IGLESIA FIRE EXTENGUISHER MAINT	111.50
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	SEP'24 IGLEISA HVAC PREVENTATIVE MAINTENANCE	182.85
TEAM ONE MANAGEMENT SERVICES	OCT'24 IGLESIA JANITORIAL SERVICES	950.00

	Vendor Name	Description (Item)	Amount
	SO CAL EDISON	SEP'24 ACCT#7997 IGLESIA BLDG ELECTRICITY	1,847.62
	IRIS GROUP HOLDINGS LLC	5/17/24-11/16/24 IGLESIA ALARM MONITORING	313.50
	SO CAL EDISON	AUG'24 ACCT#7997 IGLESIA BLDG ELECTRICITY	2,739.78
		IGLESIA BUILDING TOTAL:	**7,204.64**
PLANNING			
	CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011693367-9/26 ORD NO. 2024-243 J/ADUS ADPTN	265.72
	CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011690951-9/12 ORD INTROS - J/ADUS AMDMTS	236.19
	MICHAEL DELGADILLO	MD 9/28-10/01/24 APA STATE CONFERENCE REIMB	166.24
	US BANK PURCHASING CARD PROGRAM	SK 9/10 CALBO TRAINING 2024 FOR SO KIM	205.00
	US BANK PURCHASING CARD PROGRAM	SK 8/28 CALBO TRAINING 2024 FOR SUSAN WILSON	105.00
	US BANK PURCHASING CARD PROGRAM	SK 9/03 APA ORANGE SECTION ANNUAL HISTORIC SYMP	65.00
	CALPERS HEALTH	NOV'24 MF - HEALTH PREMIUM	157.00
	CALPERS HEALTH	OCT'24 MF - HEALTH PREMIUM	157.00
	TALIMAR SYSTEMS INC	DESK CONVERSIONS	2,141.35
		PLANNING TOTAL:	**3,498.50**
BUILDING			
	CHARLES ABBOTT ASSOC INC	SEP'24 CAA CONTRACT SERVICES - BUILDING	37,781.38
		BUILDING TOTAL:	**37,781.38**
CODE ENFORCEMENT			
	US BANK PURCHASING CARD PROGRAM	SK 9/11 LIFE STORAGE FOR CONFISCATED TACO STAND	631.20
	CHARLES ABBOTT ASSOC INC	SEP'24 CAA CONTRACT SERVICES - CODE ENFORCEMENT	8,755.00
		CODE ENFORCEMENT TOTAL:	**9,386.20**
ENGINEERING (GENERAL)			
	MURPHY SWITCH OF CA	OCT'24 MURCAL IOT SMARTCOMMAND MONITORING SERVICE	450.00
	AT&T	8/17/24-9/16/24 PUBLIC WORKS TABLETS	117.03
	RICHARD FISHER ASSOCIATES	AUG'24 LANDCAPE INSPECTION SERVICES	4,084.93
	CHARLES ABBOTT ASSOC INC	AUG'24 CAA - NPDES	14,520.00
	CHARLES ABBOTT ASSOC INC	AUG'24 CAA - SOLID WASTE	4,020.00
	US BANK PURCHASING CARD PROGRAM	LL 9/13 FEDEX - PW ENVIRONMENTAL DIV	213.30
	COUNTY OF ORANGE	FY24-25 TMDL ALISO CREEK WATERSHED_D04-050	5,444.52
	US BANK PURCHASING CARD PROGRAM	SP 9/08 UBER - APWA CONF AIRPORT TRANSFER TIP	12.98
	US BANK PURCHASING CARD PROGRAM	SP 9/12 BANTAM & BIDDY - APWA CONF DINNNER 9/11	16.35
	US BANK PURCHASING CARD PROGRAM	SP 9/10 PARK BAR - APWA CONFERENCE DINNER	25.45
	US BANK PURCHASING CARD PROGRAM	SP 9/11 HUDSON GRILLE - APWA CONFERENCE DINNER	28.23
	US BANK PURCHASING CARD PROGRAM	SP 9/11 CHICK-FIL-A - APWA CONFERENCE LUNCH	11.55
	US BANK PURCHASING CARD PROGRAM	SP 9/11 UBER - APWA CONFERENCE AIRPORT TRANSFER	45.58
	US BANK PURCHASING CARD PROGRAM	SP 9/08 UBER - APWA CONFERENCE AIRPORT TRANSFER	64.91
	US BANK PURCHASING CARD PROGRAM	SP 9/11 OMNI HOTELS - APWA CONFERENCE HOTEL	818.10
	PV MAINTENANCE INC	SEP'24 PVM ALISO CREEK CLEAN-UP EVENT	994.67
	PV MAINTENANCE INC	OCT'24 PVM WAREHOUSE LEASE	1,035.00
	QUANG LE	OCT'24 SOUTH OCC ENG MEETING REIMB - QL	28.45
	RICHARD FISHER ASSOCIATES	SEP'24 LANDSCAPE INSPECTION SERVICES	6,828.06
	STAPLES ADVANTAGE	JUL'24 ENG OFFICE SUPPLIES	161.99
	STAPLES ADVANTAGE	JUL'24 ENG OFFICE SUPPLIES	26.93
	STAPLES ADVANTAGE	JUL'24 ENG OFFICE SUPPLIES	40.07
	SHAUN PELLETIER	SP 9/09-9/11/24 APWA CONF EXPENSE REIMB	192.28
	RICHARD FISHER ASSOCIATES	JUL'24 LANDSCAPE INSPECTION SERVICES	4,519.22
	COUNTY OF ORANGE	FY24-25 NPDES WQ IMPLEMENTATION_COUNTY OF ORANGE	913.49
	COUNTY OF ORANGE	FY24-25 SOCWMA COOPERATIVE AGREEMENT	8,676.75
	QUANG LE	SEP'24 SOUTH OCC ENG MEETING REIMB - QL	38.00
		ENGINEERING (GENERAL) TOTAL:	**53,327.84**
STREET MAINTENANCE			
	PV MAINTENANCE INC	SEP'24 PVM STREET MAINTENANCE MOE TAX	33,530.26
	PV MAINTENANCE INC	SEP'24 PVM STREET MAINTENANCE - CRACK SEAL	18,500.00
	PV MAINTENANCE INC	SEP'24 PMV STREET MAINTENANCE - SINKHOLES	10,000.00
	PV MAINTENANCE INC	SEP'24 PVM STREET MAINT - BROOKLINE MODIFICATION	1,858.00
	US BANK PURCHASING CARD PROGRAM	EM 8/28 MCFADDEN-DALE-FLASHING BEACON BOX BOLTS	55.06
	CHARLES ABBOTT ASSOC INC	AUG'24 STREET INVESTIGATION	5,985.00
		STREET MAINTENANCE TOTAL:	**69,928.32**
LAW ENFORCEMENT-CONTRACT			
	COUNTY OF ORANGE	OCT'24 LAW ENFORCEMENT/BODY CAMERAS/IN CAR VIDEO	892,517.60
		LAW ENFORCEMENT-CONTRACT TOTAL:	**892,517.60**

Vendor Name	Description (Item)	Amount
LAW ENFORCEMENT-OTHER		
AT&T	8/17/24-9/16/24 PALS PHONE LINE	44.09
ALL CITY MANAGEMENT SERVICES	9/15-9/28/24 460 HRS - CROSSING GUARD SERVICES	15,419.20
US BANK PURCHASING CARD PROGRAM	RD 9/17 THE TOLL ROADS	575.00
US BANK PURCHASING CARD PROGRAM	RD 8/27 CHEVRON - VEHICLE WASH UNIT 1440	29.99
US BANK PURCHASING CARD PROGRAM	RD 8/27 SGT PEPPERONIS - FOOD TRAINING OFFICER MTG	258.60
US BANK PURCHASING CARD PROGRAM	RD 8/27 RALPHS - DRINKS FIELD TRAINING OFFICER MTG	19.69
US BANK PURCHASING CARD PROGRAM	RD 9/06 JM TROPHIES - PLAQUE FOR DEPUTY JOHNSON	43.04
SEAVCO INC	OCT'24 BMW REPAIR - OIL SERVICE	59.80
STAPLES ADVANTAGE	SEP'24 POLICE SERVICES OFFICE SUPPLIES	51.82
STAPLES ADVANTAGE	AUG'24 POLICE SERVICES OFFICE SUPPLIES	47.94
ALL CITY MANAGEMENT SERVICES	9/01-9/14/24 414 HRS - CROSSING GUARD SERVICES	13,877.28
	LAW ENFORCEMENT-OTHER TOTAL:	**30,426.45**
EOC		
ALISO VIEJO SELF STORAGE	SEP-DEC'24 STORAGE UNIT RENT #75	1,860.00
US BANK PURCHASING CARD PROGRAM	SL 9/03 LUNA GRILL-NATIONAL PREPAREDNESS GIFT CARD	15.00
US BANK PURCHASING CARD PROGRAM	SL 9/13 RALPHS-NATIONAL PREPAREDNESS MONTH CANDY	16.09
US BANK PURCHASING CARD PROGRAM	SL9/03 URBANE CAFE-NATIONAL PREPAREDNESS GIFT CARD	15.00
US BANK PURCHASING CARD PROGRAM	SL 8/29 PANDA EXPRESS-NAT'L PREPAREDNESS GIFT CARD	15.00
US BANK PURCHASING CARD PROGRAM	SL 9/03 HABIT-NATIONAL PREPAREDNESS GIFT CARD	20.00
US BANK PURCHASING CARD PROGRAM	SL 9/03 RALPHS-NATIONAL PREPAREDNESS GIFT CARDS	95.00
STAPLES ADVANTAGE	SEP'24 EOC OFFICE SUPPLIES	82.51
US BANK PURCHASING CARD PROGRAM	DL 8/14 LIFE STORAGE - OFFSITE UNIT #A1554	290.00
	EOC TOTAL:	**2,408.60**
	GENERAL FUND TOTAL:	**2,005,857.24**

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
TEAM ONE MANAGEMENT SERVICES	SEP'24 CH JANITORIAL SERVICES	2,745.00
SONITROL ORANGE COUNTY LLC	OCT'24 CH ACCESS CONTROL	609.40
SONITROL ORANGE COUNTY LLC	OCT'24 CH INTRUSION DETECTION	383.54
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	6/24/24 CH HVAC - SERVICE CALL	695.72
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	SEP'24 CH HVAC PREVENTATIVE MAINTENANCE	1,786.65
PACIFIC PARK II ASSOCIATION	OCT'24 CH ASO ASSOCIATION DUES	502.00
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE CH	701.73
THURSTON ELEVATOR CONCEPTS INC	OCT'24 CH ELEVATOR MAINTENANCE	137.00
MOULTON NIGUEL WATER DIST	ACCT#65408/65407/65406 CH WATER SVC	648.29
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'24 CH MASTER HOA FEES	2,035.92
SO CAL EDISON	SEP'24 ACCT#7189 CH ELECTRICITY	9,091.36
PV MAINTENANCE INC	SEP'24 PVM CH MAINTENANCE	102.00
TEAM ONE MANAGEMENT SERVICES	OCT'24 CH JANITORIAL SERVICES	2,700.00
ORANGE COUNTY FIRE PROTECTION	FY24-25 CH FIRE EXTINGUISHER MAINT	414.82
FOSTERS' GARDENS INC	SEP'24 CH INTERIOR PLANT MAINTENANCE	115.00
FOSTERS' GARDENS INC	OCT'24 CH INTERIOR PLANT MAINTENANCE	115.00
BRADY INDUSTRIES OF CALIFORNIA LLC	SEP'24 CH JANITORIAL SUPPLIES	561.57
DUTHIE ELECTRIC SERVICE CORPORATION	09/11 CH GENERATOR PM SEMI ANNUAL SERVICE	372.95
THE GAS COMPANY	8/29/24-10/01/24 MTR#16122180 CH GAS SVC	204.06
BLINK CHARGING CO	SEP'24-SEP'25 BLINK EV CHRG NETWORK FEE-CH PUBLIC	480.00
BLINK CHARGING CO	SEP'24-SEP'25 BLINK EV CHRG NETWORK FEE-AV/AQ	480.00
DUTHIE ELECTRIC SERVICE CORPORATION	09/11 INSTALLATION OF GENERATOR MONITORING SYSTEM	1,027.95
PV MAINTENANCE INC	AUG'24 PVM CH MAINTENANCE	840.61
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE CH	701.73
THURSTON ELEVATOR CONCEPTS INC	AUG'24 CH ELEVATOR MAINTENANCE	137.00
THURSTON ELEVATOR CONCEPTS INC	SEP'24 CH ELEVATOR MAINTENANCE	137.00
	NON-DEPARTMENTAL TOTAL:	**27,726.30**
	GEN. FD-CITY HALL TOTAL:	**27,726.30**

103 - GF-AV RECREATION SERVICES

LARA RAYMOND	REFUND_LARA RAYMOND_RENTAL CANCELLATION	3,848.00
LARA RAYMOND	REFUND FEE_LARA RAYMOND_RENTAL CANCELLATION	(50.00)
YALIXZA ACOSTA	REFUND REC# 78411718_YALIXZA ACOSTA_RENTAL CANCEL	3,561.75
YALIXZA ACOSTA	REFUND FEE_YALIXZA ACOSTA_RENTAL CANCEL	(50.00)
CHARLES AQUINO	OCT'24 REC1 REFUND-CHARLES AQUINO-FAL004	5.00

Vendor Name	Description (Item)	Amount
CHARLES AQUINO	OCT'24 REC1 REFUND CHARLES AQUINO-FAL004	314.00
LAURA BUCHANAN	SUMMER'23 REC1 USER CREDIT-LAURA BUCHANAN - PAM002	360.00
RAQUEL SCARDINA	SEP'24 REC1 USER CREDIT- RAQUEL SCARDINA - FAL039	129.00
		8,117.75
RECREATION SERVICES		
AT&T	8/22/24-9/21/24 AVR AT&T CALNET ALARM/POTS LINE	1,249.70
CSG FORTE PAYMENTS, INC	SEP'24 CREDIT CARD SERVICE FEES- POS	894.50
CSG FORTE PAYMENTS, INC	SEP'24 CREDIT CARD SERVICE FEES- WEB	878.38
PRESTIGIOUS CLEANERS LLC	9/08 AVR LINEN DRY CLEANING	558.31
PRESTIGIOUS CLEANERS LLC	9/29 AVR LINEN DRY CLEANING	278.21
L & O ALISO VIEJO, LLC	FALL2024 - FAL221 PICKLEBALL - 8 PARTICIPANTS	392.00
SONITROL ORANGE COUNTY LLC	OCT'24 AVR ACCESS CONTROL	535.57
SONITROL ORANGE COUNTY LLC	OCT'24 AVCENTER AND AQC ACCESS CONTROL	125.20
DS SERVICES OF AMERICA, INC	9/25 AVR BOTTLED WATER SERVICE	44.56
AT&T	8/17/24-9/16/24 REC PHONE LINES	176.36
AT&T	8/17/24-9/16/24 REC TABLET	39.01
LYONS SECURITY SERVICE IN	SEP'24 AVR EVENT SECURITY SERVICES	3,197.25
LYONS SECURITY SERVICE IN	SEP'24 GCF SECURITY SERVICES	1,023.75
TEAM ONE MANAGEMENT SERVICES	JUL'24 AVR JANITORIAL SERVICES	5,000.00
TEAM ONE MANAGEMENT SERVICES	AUG'24 AVR JANITORIAL SERVICES	5,250.00
TEAM ONE MANAGEMENT SERVICES	SEP'24 AVR JANITORIAL SERVICES	5,090.00
ENTRY CONTROL, INC	AUG'24 AVR LOCKSMITH SERVICE-DOOR HARDWARE REPAIR	257.52
FOSTERS' GARDENS INC	SEP'24 AVR INTERIOR PLANT MAINTENANCE	110.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	SEP'24 AVR HVAC PREVENTATIVE MAINTENANCE	2,938.09
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	9/20/24 FARM MINI SPLIT - REPAIR CRACKED TUBING	570.00
CINTAS CORPORATION NO. 2	AUG'24 AVR FIRST AID SUPPLIES	138.83
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE AVR	2,341.86
RUIHONG LI	FALL24-FAL303 YOGA-6 PARTICIPANTS	302.40
EPC PLAYTIME	FALL24-FAL154 SOCCER/FAL060 SPORTS-6 PARTICIPANTS	524.40
ANGIE DOROTHY ABAD	FALL24-FAL179 HULA-5 PARTICIPANTS	270.00
WADORYU USA INC	FALL24-FAL142 KARATE-1 PARTICIPANT	63.00
BREAKTHROUGH SPORTS LLC	FALL24-FAL803 BASKETBALL-6 PARTICIPANTS	270.00
LAURELINDA HAUKSSON	FALL2024-FAL081 COOKING - 6 PARTICIPANTS	414.00
LAURELINDA HAUKSSON	FALL24-FAL103 RESIN WORKSHOP-11 PARTICIPANTS	759.00
BRADY INDUSTRIES OF CALIFORNIA LLC	AUG'24 AVR JANITORIAL SUPPLIES	684.61
TANGENT COMPUTERS INC	9/23/24-10/22/24 AVR O365 LICENSING AND SUPPORT	529.25
US BANK PURCHASING CARD PROGRAM	KB 9/11 MCFADDEN-DALE-AVR DOLLY WHEEL HARDWARE	117.44
US BANK PURCHASING CARD PROGRAM	KB 9/04 MCFADDEN-DALE-AVR DOLLY WHEEL HARDWARE	137.55
US BANK PURCHASING CARD PROGRAM	KB 8/22 MCFADDEN-DALE-AVR DOLLY WHEEL HARDWARE	477.86
US BANK PURCHASING CARD PROGRAM	KB 8/22 MCFADDEN-DALE-AVR DOLLY WHEEL HARDWARE	291.04
MOULTON NIGUEL WATER DIST	ACCT#105234/104936/104935/104986 RANCH WATER SVC	1,485.16
MOULTON NIGUEL WATER DIST	ACCT#104515/104519 FARM WATER SVC	470.74
SO CAL EDISON	SEP'24 ACCT#4551 FARM ELECTRICITY	372.78
SO CAL EDISON	SEP'24 ACCT#6247 AVR ELECTRICITY	4,429.65
PV MAINTENANCE INC	SEP'24 PVM AVR MAINTENANCE	481.50
ERNA VAN DYK	FALL2024-FAL094 ART - 7 PARTICIPANTS	315.00
L & O ALISO VIEJO, LLC	FALL2024-FAL229 RESTORE AND RELEASE-2 PARTICIPANTS	28.00
ERNA VAN DYK	FALL2024-FAL098 WATERCOLOR - 3 PARTICIPANTS	63.00
L & O ALISO VIEJO, LLC	FALL2024-FAL148 BOXING/FAL225 PICKLEBALL-5 PARTICI	217.00
GARDAWORLD	OCT'24 AVR - CASH COURIER SERVICE	496.98
WESTERN A/V	PROJECTOR INSTALL AVCENTER	597.15
SONITROL ORANGE COUNTY LLC	OCT'24 AVR FIRE SYSTEM SERVICE CALL	210.00
FOSTERS' GARDENS INC	OCT'24 AVR INTERIOR PLANT MAINTENANCE	110.00
RICOH USA	JUL-SEP'24 C2500 AVR PRINTS (8774)	410.73
CINTAS CORPORATION NO. 2	OCT'24 AVR FIRST AID SUPPLIES	115.92
AT&T	OCT'24 AVR AT&T INTERNET SERVICE	1,018.44
CAPISTRANO UNIFIED SCHOOL DISTRICT	AUG'24 CUSD TRANSPORTATON - SUMMER CAMP	2,643.75
JENNIFER BALES	FALL2024-FAL128 BROADWAY/FAL026 SINGERS-14 PARTICI	1,092.00
JOY E. TORRES	FALL2024-FAL216 YOGA - 3 PARTICIPANTS	198.00
FITNESS WITH FLAVOR LLC	FALL'24-FAL189/FAL115/FAL111 HIP HOP-13 PARTICIPAN	657.60
425 VENTURES, LLC	FALL2024-FAL043/FAL044 SOCCER - 6 PARTICIPANTS	618.60
SWAY BALLROOM INC	FALL2024-FAL600 DANCE - 5 PARTICIPANTS	300.00
TUMBLE-N-KIDS, INC	FALL2024-FAL029/FAL033 GYMNASTICS -12 PARTICIPANTS	712.80
ANA AYALA	FALL2024-FAL500 BABY SIGN LANGUANGE-3 PARTICIPANTS	225.00
JOHN DAVID ALLEN JR	FALL'24-FAL166/162/158/070 TENNIS-24 PARTICIPANTS	816.00

Vendor Name	Description (Item)	Amount
BRADY INDUSTRIES OF CALIFORNIA LLC	SEP'24 AVR JANITORIAL SUPPLIES	832.33
BRADY INDUSTRIES OF CALIFORNIA LLC	SEP'24 AVR JANITORIAL SUPPLIES	263.97
BRADY INDUSTRIES OF CALIFORNIA LLC	FY24-25 JANITORIAL SUPPLIES RANCH	93.67
US BANK PURCHASING CARD PROGRAM	EM 9/05 THE HOME DEPOT - DRAIN REPAIR AVR	79.07
US BANK PURCHASING CARD PROGRAM	EM 9/19 THE HOME DEPOT-GRASS AREA FERTILIZER AVR	153.68
HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING AVR	440.00
GOTO COMMUNICATIONS	10/01/24-10/321/24 AVR GOTO VOIP SERVICE & SUPPORT	667.06
AARON FLORA	SEP'24 RENEWABLE FARMS	29,888.93
PV MAINTENANCE INC	AUG'24 PVM AVR MAINTENANCE	1,144.61
L & O ALISO VIEJO, LLC	FALL2024-FAL147 BOXING-1 PARTICIPANT	21.00
CINTAS CORPORATION NO. 2	SEP'24 AVR FIRST AID SUPPLIES	58.97
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE AVR	2,341.86
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE-IRRIGATION REPAIR AVR	150.00
KIMBERLY KRANTZ	FALL2024-FAL078 POETRY - 4 PARTICIPANTS	132.00
AT&T	SEP'24 AVR AT&T INTERNET SERVICE	1,018.44
JOHN DAVID ALLEN JR	FALL2024-FAL165/FAL161/FAL157/FAL069TENNIS-20 PART	657.60
L & O ALISO VIEJO, LLC	FALL2024-FAL224 PICKLEBALL/RESTORE FAL228-3 PARTIC	112.00
ERNA VAN DYK	FALL2024 - FAL097 WATERCOLOR - 9 PARTICIPANTS	189.00
AARON FLORA	AUG'24 RENEWABLE FARMS	32,560.72
	RECREATION SERVICES TOTAL:	**124,820.36**
	GF-AV RECREATION SERVICES TOTAL:	**132.938.11**

203 - GAS TAX

TRAFFIC ENGINEERING

HARTZOG & CRABILL INC	SEP'24 TRAFFIC SIGNAL MONITORING	4,696.25
RK ENGINEERING GROUP INC	SEP'24 TRAFFIC CALMING GUIDELINES	765.00
HARTZOG & CRABILL INC	AUG'24 TRAFFIC SIGNAL MONITORING	2,466.31
	TRAFFIC ENGINEERING TOTAL:	**7,927.56**

STREET MAINTENANCE

SCA OF CA LLC	JUL'24 STREET SWEEPING SERVICES	8,972.06
SCA OF CA LLC	SEP'24 STREET SWEEPING SERVICES	8,972.06
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE MEDIANS	1,641.51
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	SEP'24 DATABASE MAINT + 42 TICKETS	87.70
MOULTON NIGUEL WATER DIST	ACCT#64613/64615/65346 MEDIANS WATER SVC	752.06
SO CAL EDISON	SEP'24 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,301.82
SO CAL EDISON	SEP'24 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	17,501.55
SO CAL EDISON	SEP'24 ACCT#8254 TC1 ST LIGHT ELECTRICITY	3,877.61
PV MAINTENANCE INC	SEP'24 PVM STREET MAINTENANCE GAS TAX	40,981.42
PV MAINTENANCE INC	SEP'24 PVM STREET MAINT - COLUMBIA CENTERLINE MOD	34,699.12
PV MAINTENANCE INC	SEP'24 PVM STREET MAINT - HUMMINGBIRD MODIFICATION	4,935.90
SAN DIEGO GAS & ELECTRIC	SEP'24 ST LIGHTS & TRAFFIC CTRLRS	2,262.20
BEAR ELECTRICAL SOLUTIONS INC	AUG'24 TRAFFIC SIGNAL MAINTENANCE RESPONSE	3,115.69
BEAR ELECTRICAL SOLUTIONS INC	AUG'24 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
SCA OF CA LLC	AUG'24 STREET SWEEPING SERVICES	8,972.06
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE MEDIANS	1,641.51
SAN DIEGO GAS & ELECTRIC	AUG'24 ST LIGHTS & TRAFFIC CTRLRS	2,689.72
SO CAL EDISON	AUG'24 ACCT#2125 GS1 MEDIANS	70.06
	STREET MAINTENANCE TOTAL:	**145,699.95**
	GAS TAX TOTAL:	**153.627.51**

204 - MEASURE M

GEN-MEASURE M

CABCO YELLOW INC	AUG'24 M2 FUND TRANSPORTATION SVC	2,896.00
CABCO YELLOW INC	SEP'24 M2 FUND TRANSPORTATION SVC	2,688.00
	GEN-MEASURE M TOTAL:	**5,584.00**
	MEASURE M TOTAL:	**5.584.00**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	SEP'24 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,518.00
COUNTY OF ORANGE	OCT'24 E CITATION/MDC EQUIPMENT	6,120.27

Vendor Name	Description (Item)	Amount
COUNTY OF ORANGE	OCT'24 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,518.00
	LAW ENFORCEMENT-OTHER TOTAL:	**9,156.27**
	PUBLIC SAFETY GRANTS TOTAL:	**9,156.27**

225 - INTEGRATED WASTE MGMT FD

GEN-TECHNOLOGY GRANTS

CHARLES ABBOTT ASSOC INC	AUG'24 CAA CONTRACT SERVICES - SB1383	675.00
	GEN-TECHNOLOGY GRANTS TOTAL:	**675.00**
	INTEGRATED WASTE MGMT FD TOTAL:	**675.00**

241 - TECHNOLOGY FUND

GEN-TECHNOLOGY GRANTS

GRANICUS INC	OCT-DEC'24 GRANICUS-WEBSTREAMING	4,380.54
ERIC WINTER	SEP'24-CC MTGS 9/4&18.SPRTSZN2-6.ADMIN	1,766.25
ERIC WINTER	OCT'24-CC MTG 10/2.SPRTS ZONE 7-8.ADMIN	711.65
CITY OF MISSION VIEJO	FY24-25 SOUTH COUNTY SPORTSZONE	11,395.27
	GEN-TECHNOLOGY GRANTS TOTAL:	**18,253.71**
	TECHNOLOGY FUND TOTAL:	**18,253.71**

251 - FEDERAL GRANTS

GEN-FEDERAL GRANT

MIKE LINARES INC	FY23-24 CAPER PREPARATION CDBG CONSULTANT SERVICES	6,500.00
MIKE LINARES INC	FY23-24 CAPER PREPARATION CDBG-CV CONSULTANT SVCS	2,000.00
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011688518-8/29 PN - FY23-24 CAPER	524.06
	GEN-FEDERAL GRANT TOTAL:	**9,024.06**
	FEDERAL GRANTS TOTAL:	**9,024.06**

261 - CITY FAC.-AQUATIC CENTER

PREMIER AQUATIC SERVICES	OCT'24 - AQC RETENTION FEES	(1,208.30)
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/13 APR-JUN 24' SALES TAX	219.10
		-989.20

GEN-AQUATIC CENTER

PREMIER AQUATIC SERVICES	OCT'24 - AQC MANAGEMENT FEES	12,083.00
AQUATIC TECHNOLOGIES, INC	AUG'24 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	SPA FILTER RELIEF VALVE REPLACEMENT	395.83
AQUATIC TECHNOLOGIES, INC	SEP'24 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	BACKWASH CONTROLLER REPAIR - INSTALL NEW - AQC	4,200.68
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	SEP'24 AQC HVAC PREVENTATIVE MAINTENANCE	248.89
ALARM CONNECTIONS, LLC	OCT-DEC'24 AQC FIRE ALARM MONITORING	152.88
TEAM ONE MANAGEMENT SERVICES	SEP'24 AQC JANITORIAL SERVICES	2,100.00
NIEVES LANDSCAPE INC	SEP'24 LANDSCAPE MAINTENANCE AQC	944.42
HASA INC	AUG'24 AQC POOL CHEMICALS - CHLORINE	843.77
HASA INC	AUG'24 AQC POOL CHEMICALS - CHLORINE & ACID	1,742.87
HASA INC	SEP'24 AQC POOL CHEMICALS - ACID	119.76
HASA INC	OCT'24 AQC POOL CHEMICALS - CHLORINE & ACID	1,096.98
THE GAS COMPANY	8/30/24-10/02/24 MTR#15672349 AQC GAS SERVICE	2,101.27
COUNTY OF ORANGE-	FY24-25 CUPA_HAZMAT_29 SANTA BARBARA_OCHCA	606.00
COUNTY OF ORANGE-	FY24-25 CUPA SURCHARGE_31 SANTA BARBARA_OCHCA	450.00
US BANK PURCHASING CARD PROGRAM	KB 9/05 SCP - AQC STABILZER	171.69
MOULTON NIGUEL WATER DIST	ACCT#64095/64096 AQC WATER SVC	435.97
COX COMMUNICATIONS, INC	OCT'24 ACCT#6701 AQC INTERNET	510.31
PV MAINTENANCE INC	SEP'24 PVM AQC MAINTENANCE	459.00
GARDAWORLD	OCT'24 AQC - CASH COURIER SERVICE	545.66
AQUATIC TECHNOLOGIES, INC	BACKWASH CALL-OUT - AQC	609.02
AQUATIC TECHNOLOGIES, INC	ADA CONTROL BOX FOR SPA ADA LIFT- AQC	312.24
TEAM ONE MANAGEMENT SERVICES	OCT'24 AQC JANITORIAL SERVICES	2,693.57
ALISO VIEJO BANQUET CENTER LLC	JUL-SEP'24-AQ CTR-MTR#4987 ELECTRICITY	10,657.08
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/23 COSTCO - DRINK CONCESSIONS	130.72
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 10/01 JACKRABBIT-SERVICE PLATFORM	315.00
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/12 THELIFEGUARD STORE-BACKBOARD	89.44
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/23 AMAZON - LAP SWIM SIGNS	119.64
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/16 RALPHS - DRANO	16.15

Vendor Name	Description (Item)	Amount
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/28 AMAZON-ROSTER PLASTIC BAGS	48.29
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/9 AMAZON-SWIM LESSON EQUIPMENT	21.54
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC AMAZON - MARKETING DECORATIONS	15.07
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/01-9/30 INDEED - AD	610.54
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 7/01-7/31 INDEED - AD	176.39
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/01 GOOGLE - AD MARKETING	517.00
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 9/01 FACEBOOK - AD MARKETING	510.99
PREMIER AQUATIC SERVICES	SEP'24 REIMB AQC 8/01-8/31 INDEED - AD	350.00
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE AQC	944.42
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE-IRRIGATION REPAIR AQC	1,402.50
W W GRAINGER INC	7/31 AQC FIRE EXTINGUISHER CABINET	202.45
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/08 COSTCO - CONCESSIONS	45.05
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/30 COSTCO - CONCESSIONS	56.15
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/06 SMART & FINAL-CONCESSIONS	120.18
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/08 MELODEE ICE CREAM-CONCESSION	1,717.50
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 9/02 JACKRABBIT-SERVICE PLATFORM	315.00
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/30 ALPHA WATER-CHLORINE & SOAP	51.32
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/18 HOME DEPOT-REPAIR POOL VAC	25.34
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/14 LESLIE'S POOL-TEST REAGANT	36.61
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/30 ALPHA WATER-ACID/SOAP/REAGEN	88.25
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/22 AMAZON-FACILITY EQUIP REPAIR	51.80
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/30 AMAZON-OFFICE SUPPLIES	112.31
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/07 AMAZON-SWIMMER GRAD TOYS	59.95
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/10 KONA ICE - EVENT	79.35
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/10 WALMART - CARNIVAL SUPPLIES	18.17
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/24 AMAZON-FACILITY DECORATIONS	17.88
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/20 AMAZON-SWIMMER GRAD TOYS	59.75
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/07 AMAZON-CARNIVAL EVENT DECO	56.59
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/20 AMAZON-LESSON SUPPLIES	44.12
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/10 RALPHS-PROF DEV SNACKS	38.92
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/31 FACEBOOK - AD MARKETING	711.09
PREMIER AQUATIC SERVICES	AUG'24 REIMB AQC 8/31 GOOGLE - AD MARKETING	468.00
	GEN-AQUATIC CENTER TOTAL:	**58,510.36**
	CITY FAC.-AQUATIC CENTER TOTAL:	**57,521.16**

311 - STREET IMPROVEMENTS

STREETS & HIGHWAYS

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA	SEP'24 ALISO VIEJO PARKWAY REHAB DESIGN	2,300.00
	STREETS & HIGHWAYS TOTAL:	**2,300.00**
	STREET IMPROVEMENTS TOTAL:	**2.300.00**

411 - DEBT SERVICE

DEBT SERVICE

THE BANK OF NEW YORK	FY 24-25 2019 COPS TRUSTEE FEE	1,500.00
THE BANK OF NEW YORK	FY 24-25 2019 COPS - AUDIT CONFIRMATION FEE	50.00
	DEBT SERVICE TOTAL:	**1,550.00**
	DEBT SERVICE TOTAL:	**1.550.00**

731 - CFD 2005-01

TRUST FUND

KOPPEL & GRUBER PUBLIC FIN.	JUL-SEP'24 CFD ADMIN SERVICES-GLENWOOD ANNUAL	2,309.04
	TRUST FUND TOTAL:	**2,309.04**
	CFD 2005-01 TOTAL:	**2.309.04**

GRAND TOTAL: 2,426,522.40

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	2,005,857.24	2,005,857.24
102 - GEN. FD-CITY HALL	27,726.30	27,726.30

Fund Summary

Fund		Expense Amount	Payment Amount
103 - GF-AV RECREATION SERVICES		132,938.11	132,938.11
203 - GAS TAX		153,627.51	153,627.51
204 - MEASURE M		5,584.00	5,584.00
215 - PUBLIC SAFETY GRANTS		9,156.27	9,156.27
225 - INTEGRATED WASTE MGMT FD		675.00	675.00
241 - TECHNOLOGY FUND		18,253.71	18,253.71
251 - FEDERAL GRANTS		9,024.06	9,024.06
261 - CITY FAC.-AQUATIC CENTER		57,521.16	57,521.16
311 - STREET IMPROVEMENTS		2,300.00	2,300.00
411 - DEBT SERVICE		1,550.00	1,550.00
731 - CFD 2005-01		2,309.04	2,309.04
	Grand Total:	**2,426,522.40**	**2,426,522.40**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	2,005,857.24
102 - GEN. FD-CITY HALL	27,726.30
103 - GF-AV RECREATION SERVICES	132,938.11
203 - GAS TAX	153,627.51
204 - MEASURE M	5,584.00
215 - PUBLIC SAFETY GRANTS	9,156.27
225 - INTEGRATED WASTE MGMT FD	675.00
241 - TECHNOLOGY FUND	18,253.71
251 - FEDERAL GRANTS	9,024.06
261 - CITY FAC.-AQUATIC CENTER	57,521.16
311 - STREET IMPROVEMENTS	2,300.00
411 - DEBT SERVICE	1,550.00
731 - CFD 2005-01	2,309.04
Grand Total:	**2,426,522.40**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	4,561.81
101-2505-000	DENTAL INSURANCE PA…	3,902.22
101-2506-000	MEDICAL INSURANCE P…	43,803.28
101-2507-000	LIFE INSURANCE PAYABLE	2,978.32
101-2508-000	VISION INSURANCE PAY…	617.46
101-2601-000	REFUNDABLE DEPOSIT	9,000.00
101-2602-000	PLANNING DEPOSIT	18,821.91
101-2603-000	ENGINEERING DEPOSIT	8,624.45
101-2606-000	C & D DEPOSIT	2,500.00
101-32030	PLUMBING PERMITS	225.62
101-32040	MECHANICAL PERMITS	129.74
101-36420	SMIP	3,420.92
101-36425	CASP CERT/TRNG	18.10
101-36430	BUILDING STANDARD FE…	628.20
101-4-1101-4511-000	COMMUNICATION	230.19
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	30.00
101-4-1501-4206-000	MEDICAL INSURANCE	4,923.90
101-4-1501-4207-000	DENTAL INSURANCE	145.88
101-4-1501-4208-000	VISION INSURANCE	24.19
101-4-1501-4225-000	VEHICLE/CELL	100.86
101-4-1501-4511-000	COMMUNICATION	93.05
101-4-1501-4521-000	MEMBERSHIP & DUES	1,600.00
101-4-1502-4302-000	ECONOMIC DEVELOPM…	799.00
101-4-1502-4521-000	MEMBERSHIP & DUES	5,000.00
101-4-1502-4781-000	C.S-OTHER	567,497.00
101-4-1503-4309-000	OTHER CONTRACTUAL S…	4,532.31
101-4-1503-4520-000	MTGS/CONF./TRNG & D…	48.28
101-4-1503-4601-000	SUPPLIES	41.57
101-4-1601-4303-000	LEGAL NOTICES	2,109.83
101-4-1601-4305-000	TECHNOLOGY SERVICES	32,400.00
101-4-1601-4520-000	MTGS/CONF./TRNG & D…	550.00
101-4-1601-4525-000	ELECTION	2,452.80
101-4-1601-4601-000	SUPPLIES	34.44
101-4-1601-4734-000	CODIFICATION	86.00
101-4-2101-4304-000	LEGAL SERVICES	48,300.00
101-4-2101-4532-000	SPECIAL PROJECTS	15,185.40
101-4-2101-4701-000	NPDES	1,184.90
101-4-2101-4735-000	LITIGATION	316.00
101-4-2501-4301-000	PROFESSIONAL SERVICES	34,145.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	485.02

Account Summary

Account Number	Account Name	Payment Amount
101-4-2501-4521-000	MEMBERSHIP & DUES	110.00
101-4-2501-4601-000	SUPPLIES	91.64
101-4-3101-4301-000	PROFESSIONAL SERVICES	1,193.34
101-4-3101-4305-000	TECHNOLOGY SERVICES	14,883.34
101-4-3101-4481-000	COMPUTER EXPENSE	12,897.28
101-4-3501-4301-000	PROFESSIONAL SERVICES	720.00
101-4-3501-4306-000	WEBSITE SERVICES	4,112.33
101-4-3501-4422-000	EQUIP RENTAL LEASE - P…	613.93
101-4-3501-4431-000	BUILDING & GROUND M…	7,639.02
101-4-3501-4471-000	RENT	515.43
101-4-3501-4512-000	POSTAGE	506.80
101-4-3501-4513-000	PRINTING	407.77
101-4-3501-4517-000	VEHICLE MAINTENANCE	35.00
101-4-3501-4542-000	INTEREST EXPENSE - LEA…	80.27
101-4-3501-4553-000	COMMUNITY BRANDING	1,449.00
101-4-3501-4601-000	SUPPLIES	863.21
101-4-3501-4612-000	OPERATING SUPPLIES	2,076.42
101-4-4101-4206-000	MEDICAL INSURANCE	628.00
101-4-4101-4501-000	ADVERTISING & PROMO…	30.00
101-4-4101-4521-000	MEMBERSHIP & DUES	445.00
101-4-4101-4524-000	RECREATION-SENIOR TR…	1,396.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	5,773.41
101-4-4101-4533-000	COMMUNITY ASSISTAN…	5,750.00
101-4-4101-4601-000	SUPPLIES	90.32
101-4-4102-4411-000	UTILITIES	557.27
101-4-4102-4431-000	BUILDING & GROUND M…	14,965.28
101-4-4103-4309-000	OTHER CONTRACTUAL S…	313.50
101-4-4103-4411-000	UTILITIES	4,587.40
101-4-4103-4431-000	BUILDING & GROUND M…	2,303.74
101-4-4401-4206-000	MEDICAL INSURANCE	314.00
101-4-4401-4513-000	PRINTING	501.91
101-4-4401-4520-000	MTGS/CONF./TRNG & D…	541.24
101-4-4401-4601-000	SUPPLIES	2,141.35
101-4-4402-4751-000	C.S-BUILDING	37,781.38
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	9,386.20
101-4-4501-4471-000	RENT	1,035.00
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	1,281.88
101-4-4501-4562-000	PERMITS	15,034.76
101-4-4501-4601-000	SUPPLIES	442.29
101-4-4501-4612-000	OPERATING SUPPLIES	117.03
101-4-4501-4701-000	NPDES	15,964.67
101-4-4501-4702-000	AB939-SOLID WASTE	4,020.00
101-4-4501-4741-000	C.S-CITY ENGINEERING	15,432.21
101-4-4503-4771-000	C.S-STREET MAINTENAN…	69,928.32
101-4-5101-4308-000	LAW ENFORCEMENT	892,517.60
101-4-5102-4511-000	COMMUNICATION	44.09
101-4-5102-4516-000	FUEL	604.99
101-4-5102-4517-000	VEHICLE MAINTENANCE	59.80
101-4-5102-4520-000	MTGS/CONF./TRNG & D…	278.29
101-4-5102-4612-000	OPERATING SUPPLIES	142.80
101-4-5102-4721-000	C.S-CROSSING GUARDS	29,296.48
101-4-5401-4471-000	RENT	2,150.00
101-4-5401-4601-000	SUPPLIES	82.51
101-4-5401-4612-000	OPERATING SUPPLIES	176.09
102-4-3501-4411-000	UTILITIES	9,943.71
102-4-3501-4431-000	BUILDING & GROUND M…	17,782.59
103-2610-000	MISC. DEPOSITS PAYABLE	360.00
103-34130	FACILITY RENTAL	7,409.75

Account Summary

Account Number	Account Name	Payment Amount
103-34150	OTHER INCOME	5.00
103-34161	CONTRACT CLASSES	443.00
103-34169	REFUNDS	-100.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	6,801.54
103-4-4105-4309-000	OTHER CONTRACTUAL S…	9,349.40
103-4-4105-4411-000	UTILITIES	5,914.81
103-4-4105-4431-000	BUILDING & GROUND M…	31,543.91
103-4-4105-4451-000	FARM OPERATING EXPE…	64,886.92
103-4-4105-4511-000	COMMUNICATION	215.37
103-4-4105-4561-000	TAXES/FEES/PERMITS	2,269.86
103-4-4105-4570-000	CITY CAMP EXPENSE	2,643.75
103-4-4105-4601-000	SUPPLIES	358.28
103-4-4105-4612-000	OPERATING SUPPLIES	836.52
203-4-4502-4301-000	PROFESSIONAL SERVICES	7,927.56
203-4-4503-4411-000	UTILITIES	28,455.02
203-4-4503-4771-000	C.S-STREET MAINTENAN…	90,328.75
203-4-4503-4772-000	C.S-STREET SWEEPING	26,916.18
204-4-6104-4309-000	OTHER CONTRACTUAL S…	5,584.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	9,156.27
225-4-6141-4309-000	OTHER CONTRACTUAL S…	675.00
241-4-6141-4309-000	OTHER CONTRACTUAL S…	13,873.17
241-4-6141-4481-000	IT/COMPUTER EQUIPM…	4,380.54
251-4-6151-4309-000	OTHER CONTRACTUAL S…	9,024.06
261-2102-000	VOUCHERS PAYABLE	219.10
261-2103-000	RETENTIONS PAYABLE	-1,208.30
261-4-6161-7301-000	COST OF F&B	2,069.60
261-4-6161-7401-000	EQUIPMENT MAINTENA…	10,903.77
261-4-6161-7402-000	COMPUTER EXPENSE	630.00
261-4-6161-7411-000	UTILITIES	13,704.63
261-4-6161-7421-000	BUILDING & GROUND M…	9,319.82
261-4-6161-7425-000	POOL MAINTENANCE	4,056.70
261-4-6161-7431-000	SUPPLIES	112.31
261-4-6161-7432-000	MINOR EQUIPMENT	209.08
261-4-6161-7433-000	OPERATING SUPPLIES	436.86
261-4-6161-7440-000	MEETINGS/CONFERENC…	38.92
261-4-6161-7441-000	MARKETING	3,344.01
261-4-6161-7445-000	FEES & PERMITS	1,601.66
261-4-6161-7451-000	MANAGEMENT FEES	12,083.00
311-4-8301-5501-000	DESIGN	2,300.00
411-4-7101-4542-000	INTEREST & FISCAL CHGS	1,550.00
731-4-7501-4542-000	INTEREST & FISCAL CHGS	2,309.04
	Grand Total:	**2,426,522.40**

Project Account Summary

Project Account Key	Payment Amount
None	2,380,705.15
1002FALL	9,349.40
1385501	2,300.00
9014612	1,372.74
9284520	30.00
9974570	2,643.75
CDBGCV4309	2,000.00
ENG 2250	1,112.50
ENG 2252	498.75
ENG 2254	292.50
ENG 2256	4,275.00
ENG 2257	1,211.95
ENG 5003	498.75

Project Account Summary

Project Account Key		Payment Amount
ENG 5004		525.00
ENG 5057		210.00
GPA-2024-00003		841.45
SB13834309		675.00
SDP-2022-0001		2,478.50
SDP-2022-0004		14,923.96
SPA-2022-00001		578.00
	Grand Total:	**2,426,522.40**

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/City Treasurer

SUBJECT: TREASURER'S STATEMENTS – AUGUST AND SEPTEMBER 2024

Recommended Action:

Receive and file the August and September 2024 Treasurer's Statements.

Fiscal Impact:

No Fiscal Impact.

Background:

Per City policy, the Finance Department presents the monthly Treasurer's Statement for the City Council's review. This statement shows the cash balances for the various funds, with a breakdown of bank account balances, investment account balances and the effective yield earned from investments.

Discussion:

The City's portfolio consists of investments in Certificates of Deposits, US Treasuries, US Federal Agencies, Corporate Bonds, and Local Agency Investment Fund (LAIF). All funds invested with LAIF are available for withdrawal within 24 hours.

The Treasurer's Statement provides information regarding the City's investment portfolio and activity during the reporting month. The City's investment portfolio is in compliance with all government codes as well as the City's investment policy. Interest is credited to the City's bank account monthly and allocated among the City's funds. The current portfolio provides sufficient cash flow liquidity to meet the upcoming operating expenses and spending requirements for the next 6 months.

Attachment:

1. August 2024 Treasurer's Statement

2. September 2024 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

August 31, 2024

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	TRANSFERS IN (OUT)	ENDING BALANCE	
GENERAL FUND	$ 1,527,609.10	$ 3,508,444.88	$ 2,791,691.27	$ (148,700.40)	$ 2,095,662.31	
TCRF	$ 73,350.77	2,009.39			75,360.16	
GAS TAX FUND	$ 979,745.86	178,964.57	160,120.98		998,589.45	
MEASURE M	$ 1,842,467.32	44,252.77	3,136.00		1,883,584.09	
SB1-RMRA	$ 1,004,514.46	142,114.83			1,146,629.29	
PUBLIC SAFETY GRANTS	$ 271,657.52	8,002.10	17,107.91		262,551.71	(1)
AIR QUALITY IMPRVMNT FD	$ 1,427,999.67	38,716.53			1,466,716.20	
INTEGRATED WASTE MGMT FD	$ 204,883.56	3,575.77	2,042.50		206,416.83	
OTHER GRANTS	$ 44,085.33				44,085.33	
TECHNOLOGY GRANT	$ 366,438.53	27,470.72	4,380.54		389,528.71	
DEVELOPMENT IMPACT	$ 1,377,777.33				1,377,777.33	
FEDERAL GRANTS	$ (126,243.05)	159,209.39	39,175.94	(7,852.00)	(14,061.60)	
CITY FACILITY - AV CTR	$ 179,758.92				179,758.92	
CITY FACILITY - AQUATIC CTR	$ (51,953.22)	82,549.40	152,368.79	159,251.92	37,479.31	
STREET IMPROVEMENTS	$ 907.80		907.80		-	(2)
CAPITAL IMPROVEMENTS	$ 28,239.88		28,239.88		(0.00)	(2)
STORM WATER	$ -		3,406.00		(3,406.00)	(2)
COP CAPITAL	$ -				-	(2)
COP	$ -				-	
AV RANCH FOUNDATION	$ 100.00				100.00	
CFD 2005-01	$ 0.00				0.00	
RENEWABLE FARMS	$ 2,699.52			(2,699.52)	0.00	
COMMUNITY TRUST	$ 5,562.68				5,562.68	
TOTALS	**$ 9,159,601.98**	**$ 4,195,310.35**	**$ 3,202,577.61**	**$ (0.00)**	**$ 10,152,334.72**	

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 1,496,334.58	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 6,667,959.24	
	MONEY MARKET/SWEEP ACCOUNT	$ 1,988,040.90	
	TOTAL CASH		**$ 10,152,334.72**

Years to Maturity for August 2024	1.31
Weighted Average Yield for August 2024	4.110%

All investments are placed in accordance with the City of Aliso Viejo's Investment Policy.

The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures.

Other monies held include Cash with Fiscal Agent, Investments, Payroll and AV Center.			**$ 38,902,717.41**
Cash With Fiscal Agent	COPS/CFD 2005-01	3,251,966.60	
Cash With Investment Advisor	City Investments	34,115,596.79	
AV Center		1,272,736.84	
PR Account		260,256.57	
Petty Cash		2,160.61	
	GRAND TOTAL OF CITY FUNDS		**$ 49,055,052.13**

(1) Public Safety Grant includes the MDC and PVS Program Costs budgeted with SLESF funds.

(2) Transfers in and out are done on a quarterly basis.
Street Improvements include the Slurry Seal, Traffic Management and Street Improvement Projects.
Capital Improvements include City Hall, AV Ranch, and other city facilities.
Storm Water includes the Dairy Fork and Wood Canyon Emergent Wetland Project.

Investments	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Book YTM
Certificates of Deposit	3,675,000.00	3,591,472.15	3,671,423.00	8.58	603	2.02
Corporate Bonds	1,000,000.00	993,630.00	995,370.00	2.33	78	2.00
LAIF	6,667,959.24	6,667,959.24	6,667,959.24	15.59	1	4.58
Money Market Funds	1,988,040.90	1,988,040.90	1,988,040.90	4.65	1	5.18
U.S. Agencies	4,985,000.00	4,788,347.40	4,720,491.05	11.04	920	3.47
U.S. Treasuries	25,850,000.00	25,168,585.50	24,728,312.75	57.81	557	4.41
	44,166,000.14	**43,198,035.19**	**42,771,596.94**	**100.00**	**477**	**4.11**

Investments

Total Earnings	August 31 Month Ending	Fiscal Year To Date
Current Year	56,202.39	159,966.05
Average Daily Balance	42,030,086.44	42,260,111.02
Book Rate of Return	1.57%	2.23%

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
Certificates of Deposit										
856285RU7	State Bank of India	11/27/2024	245,000.00	12/06/2019	245,000.00	99.26	243,179.65	0.57%	NR/NR	0.24
	2.000%			2.00%	245,000.00	6.39%	1,302.19	-1,820.35	NR	0.24
61760A4F3	Morgan Stanley Private Bank	12/12/2024	245,000.00	12/13/2019	244,416.90	99.14	242,897.90	0.57%	NR/NR	0.28
	1.950%			2.00%	244,416.90	6.16%	1,060.21	-1,519.00	NR	0.28
61690UUJ7	Morgan Stanley Bank	02/27/2025	245,000.00	02/28/2020	244,416.90	98.58	241,521.00	0.57%	NR/NR	0.49
	1.800%			1.85%	244,416.90	5.59%	60.41	-2,895.90	NR	0.49
14042RPG0	Capital One Bank NA	04/08/2025	245,000.00	04/09/2020	244,412.00	98.18	240,531.20	0.57%	NR/NR	0.60
	1.600%			1.65%	244,412.00	5.49%	1,568.00	-3,880.80	NR	0.60
33847E3J4	Flagstar Bank	05/15/2025	245,000.00	05/15/2020	245,000.00	97.39	238,593.25	0.57%	NR/NR	0.70
	0.900%			0.90%	245,000.00	5.47%	658.48	-6,406.75	NR	0.70
866264DP6	Summit State Bank	05/15/2025	245,000.00	05/18/2020	244,402.20	97.35	238,509.95	0.57%	NR/NR	0.70
	0.850%			0.90%	244,402.20	5.48%	621.90	-5,892.25	NR	0.70
89235MJS1	Toyota Financial Savings Bank	06/30/2025	245,000.00	06/30/2020	245,000.00	96.94	237,500.55	0.57%	NR/NR	0.83
	0.800%			0.73%	245,000.00	5.30%	332.93	-7,499.45	NR	0.83
59013KLQ7	Merrick Bank	12/30/2025	245,000.00	12/30/2020	245,000.00	95.20	233,235.10	0.57%	NR/NR	1.33
	0.550%			0.55%	245,000.00	4.96%	7.38	-11,764.90	NR	1.33
02007GXG3	Ally Bank	08/04/2026	245,000.00	08/04/2022	245,000.00	98.89	242,270.70	0.57%	NR/NR	1.93
	3.450%			3.45%	245,000.00	4.55%	648.41	-2,729.30	NR	1.85
90348JR93	UBS Bank USA	08/11/2026	245,000.00	08/11/2021	245,000.00	94.24	230,890.45	0.57%	NR/NR	1.95
	0.950%			0.95%	245,000.00	4.67%	133.91	-14,109.55	NR	1.92
38149MYB3	Goldman Sachs Bank	08/11/2026	245,000.00	08/11/2021	245,000.00	94.35	231,152.60	0.57%	NR/NR	1.95
	1.000%			1.00%	245,000.00	4.65%	140.96	-13,847.40	NR	1.92
254673N44	Discover Bank	07/29/2027	245,000.00	08/03/2022	245,000.00	98.84	242,155.55	0.57%	NR/NR	2.91
	3.500%			3.50%	245,000.00	4.46%	798.77	-2,844.45	NR	2.74
87164XN93	Synchrony Bank	08/05/2027	245,000.00	08/05/2022	245,000.00	98.84	242,153.10	0.57%	NR/NR	2.93
	3.500%			3.50%	245,000.00	4.45%	634.32	-2,846.90	NR	2.76
02589ADQ2	American Express National Bank	08/10/2027	245,000.00	08/12/2022	243,775.00	98.70	241,815.00	0.57%	NR/NR	2.94
	3.450%			3.56%	243,775.00	4.45%	509.47	-1,960.00	NR	2.77
58404DVV0	Medallion Bank	08/30/2029	245,000.00	08/30/2024	245,000.00	100.03	245,066.15	0.57%	NR/NR	5.00
	3.800%			3.80%	245,000.00	3.80%	153.04	66.15	NR	4.51
					3,671,423.00		**3,591,472.15**	**8.58%**		**1.65**
Total Certificates of Deposit			**3,675,000.00**	**2.02%**	**3,671,423.00**	**5.06%**	**8,630.38**	**-79,950.85**		**1.58**
Corporate Bonds										
037833DM9	Apple	09/11/2024	500,000.00	12/06/2019	497,165.00	99.92	499,590.00	1.16%	Aaa/AA+	0.03
	1.800%	08/11/2024		1.92%	497,165.00	15.58%	4,250.00	2,425.00	NR	0.02

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
Corporate Bonds										
64952WDL4	New York Life	01/22/2025	500,000.00	01/22/2020	498,205.00	98.81	494,040.00	1.16%	Aaa/AA+	0.39
	2.000%			2.08%	498,205.00	5.98%	1,083.33	-4,165.00	AAA	0.38
					995,370.00		**993,630.00**	**2.33%**		**0.21**
Total Corporate Bonds			**1,000,000.00**	**2.00%**	**995,370.00**	**10.77%**	**5,333.33**	**-1,740.00**		**0.20**
LAIF										
9830007	LAIF	09/01/2024	6,667,959.24	08/23/2024	6,667,959.24	1.00	6,667,959.24	15.59%	NR/NR	0.00
	4.579%			4.58%	6,667,959.24	4.58%	0.00	0.00	NR	0.00
					6,667,959.24		**6,667,959.24**	**15.59%**		**0.00**
Total LAIF			**6,667,959.24**	**4.58%**	**6,667,959.24**	**4.58%**	**0.00**	**0.00**		**0.00**
Money Market Funds										
FGZXX	First American Govt. FGZXX	09/01/2024	1,988,040.90		1,988,040.90	1.00	1,988,040.90	4.65%	Aaa/AAA	0.00
	5.177%			5.18%	1,988,040.90	5.18%	8,374.75	0.00	NR	0.00
					1,988,040.90		**1,988,040.90**	**4.65%**		**0.00**
Total Money Market Funds			**1,988,040.90**	**5.18%**	**1,988,040.90**	**5.18%**	**8,374.75**	**0.00**		**0.00**
U.S. Agencies										
3133ELCP7	FFCB	12/03/2024	235,000.00	12/09/2019	233,926.05	99.13	232,964.90	0.55%	Aaa/AA+	0.26
	1.625%			1.72%	233,926.05	6.47%	933.47	-961.15	AA+	0.24
3137EAEX3	FHLMC	09/23/2025	500,000.00	10/20/2020	497,505.00	95.90	479,520.00	1.16%	Aaa/AA+	1.06
	0.375%			0.48%	497,505.00	5.01%	822.92	-17,985.00	AA+	1.03
3130AK5J1	FHLB	09/18/2026	1,000,000.00	02/16/2023	872,060.00	93.35	933,540.00	2.04%	Aaa/AA+	2.05
	0.700%	09/09/2024		4.61%	872,060.00	4.56%	3,169.44	61,480.00	AA+	1.97
3130ASD63	FHLB	06/28/2027	1,000,000.00	06/28/2022	1,000,000.00	98.34	983,410.00	2.34%	Aaa/AA+	2.82
	3.250%	06/28/2024		3.25%	1,000,000.00	4.18%	5,687.50	-16,590.00	AA+	2.64
3133EPAU9	FFCB	07/14/2027	1,000,000.00	02/16/2023	990,390.00	100.12	1,001,240.00	2.32%	Aaa/AA+	2.87
	3.875%			4.12%	990,390.00	4.15%	5,059.03	10,850.00	AA+	2.66
3136G4X99	FNMA	08/25/2027	1,000,000.00	04/06/2023	876,610.00	90.81	908,120.00	2.05%	Aaa/AA+	2.98
	0.740%	08/25/2025		3.82%	876,610.00	4.38%	123.33	31,510.00	AA+	2.87
3130B2GZ2	FHLB	08/13/2029	250,000.00	08/23/2024	250,000.00	99.82	249,552.50	0.58%	Aaa/AA+	4.95
	4.200%	08/13/2026		4.20%	250,000.00	4.20%	233.33	-447.50	AA+	2.94

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
					4,720,491.05		**4,788,347.40**	**11.04%**		**2.52**
Total U.S. Agencies			**4,985,000.00**	**3.47%**	**4,720,491.05**	**4.48%**	**16,029.02**	**67,856.35**		**2.29**
U.S. Treasuries										
912797KL0	U.S. Treasury 0.000%	09/19/2024	2,000,000.00	05/08/2024 5.36%	1,961,393.12 1,961,393.12	99.77 13.85%	1,995,360.00 0.00	4.59% 33,966.88	P-1/A-1+ F1+	0.05 0.05
912828YM6	U.S. Treasury 1.500%	10/31/2024	1,500,000.00	08/09/2023 5.23%	1,434,316.41 1,434,316.41	99.40 7.21%	1,491,000.00 7,581.52	3.35% 56,683.59	Aaa/AA+ AA+	0.17 0.15
912797LD7	U.S. Treasury 0.000%	11/14/2024	1,500,000.00	05/31/2024 5.38%	1,463,976.02 1,463,976.02	99.00 7.36%	1,485,015.00 0.00	3.42% 21,038.99	P-1/A-1+ F1+	0.21 0.21
912797KJ5	U.S. Treasury 0.000%	03/20/2025	2,000,000.00	05/08/2024 5.16%	1,913,519.58 1,913,519.58	97.61 5.64%	1,952,200.00 0.00	4.47% 38,680.42	P-1/A-1+ F1+	0.55 0.55
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	05/31/2024 5.22%	951,873.87 951,873.87	96.93 5.45%	969,270.00 0.00	2.23% 17,396.13	P-1/A-1+ F1+	0.70 0.71
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	06/13/2024 5.19%	953,923.20 953,923.20	96.93 5.45%	969,270.00 0.00	2.23% 15,346.80	P-1/A-1+ F1+	0.70 0.71
91282CHL8	U.S. Treasury 4.625%	06/30/2025	1,000,000.00	11/10/2023 5.05%	993,398.44 993,398.44	100.09 4.79%	1,000,850.00 7,917.80	2.32% 7,451.56	Aaa/AA+ AA+	0.83 0.79
91282CEY3	U.S. Treasury 3.000%	07/15/2025	1,000,000.00	05/30/2023 4.32%	973,437.50 973,437.50	98.78 4.90%	987,820.00 3,913.04	2.28% 14,382.50	Aaa/AA+ AA+	0.87 0.84
91282CFE6	U.S. Treasury 3.125%	08/15/2025	1,000,000.00	01/13/2023 3.94%	980,078.13 980,078.13	98.80 4.83%	988,030.00 1,443.61	2.29% 7,951.87	Aaa/AA+ AA+	0.96 0.92
91282CFP1	U.S. Treasury 4.250%	10/15/2025	1,000,000.00	05/30/2023 4.22%	1,000,625.00 1,000,625.00	99.94 4.63%	999,380.00 16,140.71	2.34% -1,245.00	Aaa/AA+ AA+	1.12 1.06
912828M56	U.S. Treasury 2.250%	11/15/2025	1,000,000.00	05/30/2023 4.19%	955,117.19 955,117.19	97.66 4.73%	976,600.00 6,664.40	2.23% 21,482.81	Aaa/AA+ AA+	1.21 1.16
91282CGL9	U.S. Treasury 4.000%	02/15/2026	1,000,000.00	05/30/2023 4.09%	997,578.13 997,578.13	99.84 4.49%	998,360.00 1,847.83	2.33% 781.87	Aaa/AA+ AA+	1.46 1.39
91282CGV7	U.S. Treasury 3.750%	04/15/2026	1,200,000.00	01/22/2024 4.24%	1,187,437.50 1,187,437.50	99.52 4.42%	1,194,276.00 17,090.16	2.78% 6,838.50	Aaa/AA+ AA+	1.62 1.52
91282CCF6	U.S. Treasury 0.750%	05/31/2026	1,000,000.00	06/13/2022 3.01%	915,976.56 915,976.56	94.55 4.51%	945,510.00 1,905.74	2.14% 29,533.44	Aaa/AA+ AA+	1.75 1.69
91282CCJ8	U.S. Treasury 0.875%	06/30/2026	1,000,000.00	06/29/2022 3.20%	913,125.00 913,125.00	94.57 4.45%	945,660.00 1,497.96	2.13% 32,535.00	Aaa/AA+ AA+	1.83 1.77
91282CCP4	U.S. Treasury 0.625%	07/31/2026	1,100,000.00	01/13/2023 3.73%	987,292.97 987,292.97	93.91 4.43%	1,033,010.00 597.83	2.31% 45,717.03	Aaa/AA+ AA+	1.92 1.85
91282CJT9	U.S. Treasury 4.000%	01/15/2027	1,000,000.00	01/22/2024 4.12%	996,718.75 996,718.75	100.30 4.17%	1,003,010.00 5,217.39	2.33% 6,291.25	Aaa/AA+ AA+	2.38 2.22

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
U.S. Treasuries										
912828X88	U.S. Treasury 2.375%	05/15/2027	1,000,000.00	06/29/2022 3.20%	962,851.56 962,851.56	96.27 4.16%	962,700.00 7,034.65	2.25% -151.56	Aaa/AA+ AA+	2.70 2.55
9128282R0	U.S. Treasury 2.250%	08/15/2027	1,050,000.00	01/13/2023 3.60%	990,322.27 990,322.27	95.72 4.12%	1,005,049.50 1,091.37	2.32% 14,727.23	Aaa/AA+ AA+	2.96 2.80
91282CCV1	U.S. Treasury 1.125%	08/31/2028	1,000,000.00	12/21/2023 3.98%	878,750.00 878,750.00	90.31 4.04%	903,090.00 31.08	2.05% 24,340.00	Aaa/AA+ AA+	4.00 3.83
91282CDF5	U.S. Treasury 1.375%	10/31/2028	1,500,000.00	12/21/2023 3.98%	1,328,906.25 1,328,906.25	90.88 4.02%	1,363,245.00 6,949.73	3.11% 34,338.75	Aaa/AA+ AA+	4.17 3.94
91282CJR3	U.S. Treasury 3.750%	12/31/2028	1,000,000.00	01/22/2024 4.03%	987,695.31 987,695.31	99.99 3.96%	999,880.00 6,419.84	2.31% 12,184.69	Aaa/AA+ AA+	4.34 3.92
					24,728,312.75		**25,168,585.50**	**57.81%**		**1.53**
Total U.S. Treasuries			**25,850,000.00**	**4.41%**	**24,728,312.75**	**5.67%**	**93,344.66**	**440,272.75**		**1.45**
					42,771,596.94		**43,198,035.19**	**100.00%**		**1.31**
TOTAL PORTFOLIO			**44,166,000.14**	**4.11%**	**42,771,596.94**	**5.41%**	**131,712.14**	**426,438.25**		**1.23**
TOTAL MARKET VALUE PLUS ACCRUED INTEREST							**43,329,747.33**			

Transaction Report

City of Aliso Viejo **August 01, 2024 - August 31, 2024**

Transaction Date	Transaction Type	Security ID	Security Description	Maturity Date	Purchases	Redemptions	Interest	Deposits	Withdrawals
08/01/2024	Interest	538036JN5	LIVOAK 1.65 08/28/24	08/28/2024	-	-	343.34	-	-
08/02/2024	Interest	FGZXX	First American Govt MMF		-	-	7,140.46	-	-
08/05/2024	Interest	87164XN93	SYF 3 1/2 08/05/27	08/05/2027	-	-	4,275.75	-	-
08/05/2024	Interest	02007GXG3	GMATBK 3.45 08/04/26	08/04/2026	-	-	4,214.67	-	-
08/12/2024	Interest	02589ADQ2	AXP 3.45 08/10/27	08/10/2027	-	-	4,214.67	-	-
08/12/2024	Interest	90348JR93	UBS 0.95 08/11/26	08/11/2026	-	-	197.68	-	-
08/12/2024	Interest	38149MYB3	GS 1 08/11/26	08/11/2026	-	-	1,221.64	-	-
08/15/2024	Interest	91282CFE6	T 3 1/8 08/15/25	08/15/2025	-	-	15,625.00	-	-
08/15/2024	Interest	91282CGL9	T 4 02/15/26	02/15/2026	-	-	20,000.00	-	-
08/15/2024	Interest	9128282R0	T 2 1/4 08/15/27	08/15/2027	-	-	11,812.50	-	-
08/16/2024	Interest	30231GBC5	XOM 2.019 08/16/24	08/16/2024	-	-	5,047.50	-	-
08/16/2024	Maturity	30231GBC5	XOM 2.019 08/16/24	08/16/2024	-	500,000.00	-	-	-
08/23/2024	Purchase	3130B2GZ2	FHLB 4.2 08/13/29	08/13/2029	-250,000.00	-	-	-	-
08/23/2024	Deposit		LAIF Deposit		-	-	-	1,000,000.00	-
08/26/2024	Admin. Fee				-	-	-	-	-225.18
08/26/2024	Interest	3136G4X99	FNMA 0.74 08/25/27	08/25/2027	-	-	3,700.00	-	-
08/27/2024	Interest	61690UUJ7	MS 1.8 02/27/25	02/27/2025	-	-	2,198.96	-	-
08/28/2024	Interest	538036JN5	LIVOAK 1.65 08/28/24	08/28/2024	-	-	299.03	-	-
08/28/2024	Maturity	538036JN5	LIVOAK 1.65 08/28/24	08/28/2024	-	245,000.00	-	-	-
08/30/2024	Interest	59013KLQ7	MERICK 0.55 12/30/25	12/30/2025	-	-	114.45	-	-
08/30/2024	Purchase	58404DVV0	MEDBNK 3.8 08/30/29	08/30/2029	-245,000.00	-	-	-	-
Grand Total:					**-495,000.00**	**745,000.00**	**80,405.65**	**1,000,000.00**	**-225.18**

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

CITY OF ALISO VIEJO

DIRECTOR OF FINANCIAL SVCS/ CITY TREAS
12 JOURNEY, #100
ALISO VIEJO, CA 92656

Account Number: 98-30-007

August 2024 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
8/23/2024	8/23/2024	RD	1758872	1719394	ANN EIFERT	1,000,000.00

Account Summary

Total Deposit:	1,000,000.00	Beginning Balance:	5,667,959.24
Total Withdrawal:	0.00	Ending Balance:	6,667,959.24

PMIA/LAIF Performance Report as of 9/11/24

Quarterly Performance Quarter Ended 06/30/24

LAIF Apportionment Rate[2]:	4.55
LAIF Earnings Ratio[2]:	0.00012419067099490
LAIF Administrative Cost[1]*:	0.16
LAIF Fair Value Factor[1]:	0.996316042
PMIA Daily[1]:	4.52
PMIA Quarter to Date[1]:	4.36
PMIA Average Life[1]:	217

PMIA Average Monthly Effective Yields[1]

August	**4.579**
July	4.516
June	4.480
May	4.332
April	4.272
March	4.232

Pooled Money Investment Account Monthly Portfolio Composition [1] 7/31/24 $170.8 billion

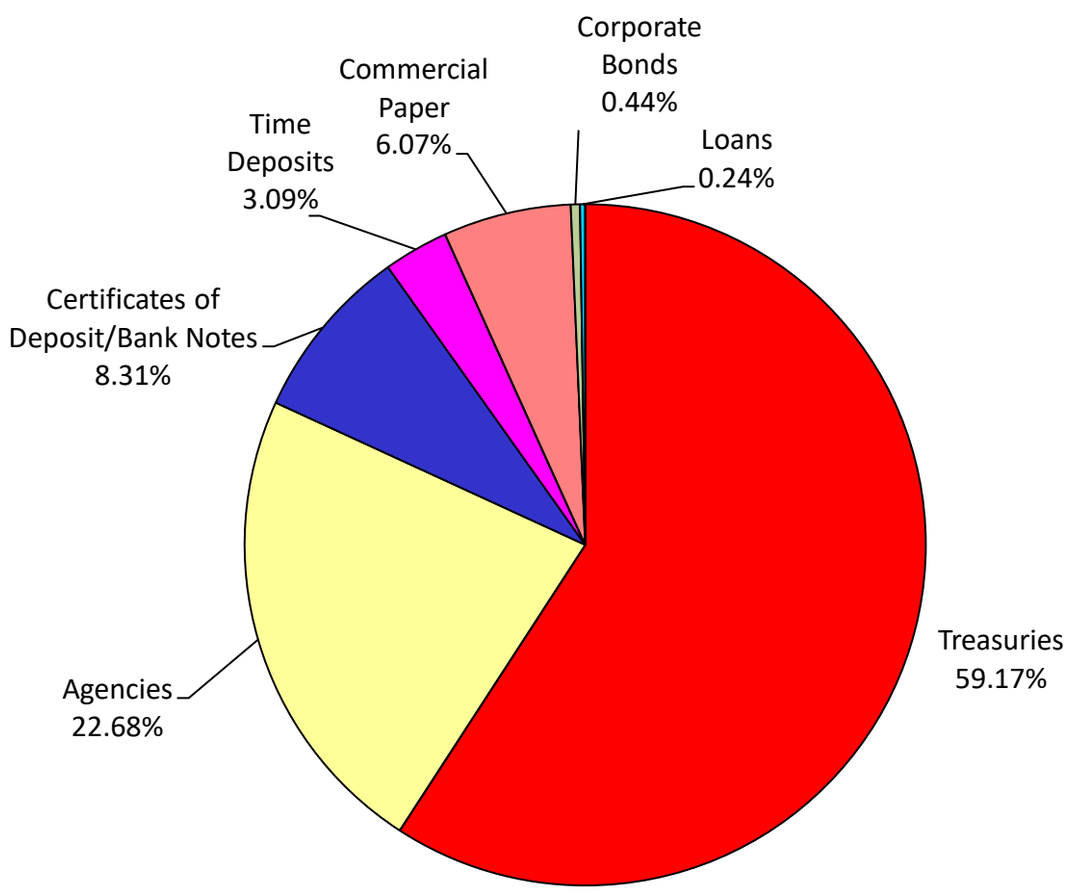


Chart does not include $1,394,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of Calfiornia, Office of the Controller

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

September 30, 2024

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	TRANSFERS IN (OUT)	ENDING BALANCE	
GENERAL FUND	$ 2,095,662.31	$ 3,435,484.72	$ 4,426,564.59	$ 996.49	$ 1,105,578.93	
TCRF	$ 75,360.16	2,595.00			77,955.16	
GAS TAX FUND	$ 998,589.45	175,018.23	90,271.29		1,083,336.39	
MEASURE M	$ 1,883,584.09	228,106.22		(2,764.49)	2,108,925.82	
SB1-RMRA	$ 1,146,629.29	154,367.86			1,300,997.15	
PUBLIC SAFETY GRANTS	$ 262,551.71	21,651.20	6,120.27		278,082.64	(1)
AIR QUALITY IMPRVMNT FD	$ 1,466,716.20	67,683.53			1,534,399.73	
INTEGRATED WASTE MGMT FD	$ 206,416.83	7,158.56	675.00		212,900.39	
OTHER GRANTS	$ 44,085.33				44,085.33	
TECHNOLOGY GRANT	$ 389,528.71	13,108.09	12,910.37		389,726.43	
DEVELOPMENT IMPACT	$ 1,377,777.33				1,377,777.33	
FEDERAL GRANTS	$ (14,061.60)		524.06	(1,638.00)	(16,223.66)	
CITY FACILITY - AV CTR	$ 179,758.92				179,758.92	
CITY FACILITY - AQUATIC CTR	$ 37,479.31	76,228.53	92,854.87		20,852.97	
STREET IMPROVEMENTS	$ -				-	(2)
CAPITAL IMPROVEMENTS	$ -				-	(2)
STORM WATER	$ (3,406.00)			3,406.00	-	(2)
COP CAPITAL	$ -				-	(2)
COP	$ -		1,550.00		(1,550.00)	
AV RANCH FOUNDATION	$ 100.00				100.00	
CFD 2005-01	$ 0.00	19,297.57	19,297.57		0.00	
COMMUNITY TRUST	$ 5,562.68				5,562.68	
TOTALS	**$ 10,152,334.72**	**$ 4,200,699.51**	**$ 4,650,768.02**	**$ -**	**$ 9,702,266.21**	

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 674,124.99	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 6,417,959.24	
	MONEY MARKET/SWEEP ACCOUNT	$ 2,610,181.98	
	TOTAL CASH		**$ 9,702,266.21**

Years to Maturity for September 2024	1.41
Weighted Average Yield for September 2024	4.030%

All investments are placed in accordance with the City of Aliso Viejo's Investment Policy.

The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures.

Other monies held include Cash with Fiscal Agent, Investments, Payroll and AV Center.			**$ 36,359,719.79**
Cash With Fiscal Agent	COPS/CFD 2005-01	1,295,848.59	
Cash With Investment Advisor	City Investments	33,547,429.30	
AV Center		1,232,923.79	
PR Account		281,357.50	
Petty Cash		2,160.61	
	GRAND TOTAL OF CITY FUNDS		**$ 46,061,986.00**

(1) Public Safety Grant includes the MDC and PVS Program Costs budgeted with SLESF funds.

(2) Transfers in and out are done on a quarterly basis.
Street Improvements include the Slurry Seal, Traffic Management and Street Improvement Projects.
Capital Improvements include City Hall, AV Ranch, and other city facilities.
Storm Water includes the Dairy Fork and Wood Canyon Emergent Wetland Project.

Investments	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Book YTM
Certificates of Deposit	3,675,000.00	3,607,757.30	3,671,423.00	8.62	573	2.02
Corporate Bonds	500,000.00	495,600.00	498,205.00	1.17	114	2.08
LAIF	6,417,959.24	6,417,959.24	6,417,959.24	15.07	1	4.58
Money Market Funds	2,610,181.98	2,610,181.98	2,610,181.98	6.13	1	4.78
U.S. Agencies	4,985,000.00	4,825,855.75	4,720,491.05	11.09	890	3.47
U.S. Treasuries	25,850,000.00	25,185,714.50	24,657,310.25	57.91	633	4.26
	44,038,141.22	**43,143,068.77**	**42,575,570.52**	**100.00**	**516**	**4.03**

Investments

Total Earnings	September 30 Month Ending	Fiscal Year To Date
Current Year	111,169.32	271,135.37
Average Daily Balance	42,627,087.80	42,382,436.61
Book Rate of Return	3.17%	2.54%

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
Certificates of Deposit										
856285RU7	State Bank of India	11/27/2024	245,000.00	12/06/2019	245,000.00	99.55	243,887.70	0.58%	NR/NR	0.16
	2.000%			2.00%	245,000.00	4.87%	1,704.93	-1,112.30	NR	0.16
61760A4F3	Morgan Stanley Private Bank	12/12/2024	245,000.00	12/13/2019	244,416.90	99.43	243,598.60	0.57%	NR/NR	0.20
	1.950%			2.00%	244,416.90	4.82%	1,452.88	-818.30	NR	0.20
61690UUJ7	Morgan Stanley Bank	02/27/2025	245,000.00	02/28/2020	244,416.90	98.85	242,180.05	0.57%	NR/NR	0.41
	1.800%			1.85%	244,416.90	4.67%	422.88	-2,236.85	NR	0.40
14042RPG0	Capital One Bank NA	04/08/2025	245,000.00	04/09/2020	244,412.00	98.53	241,396.05	0.57%	NR/NR	0.52
	1.600%			1.65%	244,412.00	4.49%	1,890.19	-3,015.95	NR	0.51
33847E3J4	Flagstar Bank	05/15/2025	245,000.00	05/15/2020	245,000.00	97.87	239,779.05	0.58%	NR/NR	0.62
	0.900%			0.90%	245,000.00	4.41%	839.71	-5,220.95	NR	0.62
866264DP6	Summit State Bank	05/15/2025	245,000.00	05/18/2020	244,402.20	97.84	239,705.55	0.57%	NR/NR	0.62
	0.850%			0.90%	244,402.20	4.41%	793.06	-4,696.65	NR	0.62
89235MJS1	Toyota Financial Savings Bank	06/30/2025	245,000.00	06/30/2020	245,000.00	97.47	238,811.30	0.58%	NR/NR	0.75
	0.800%			0.73%	245,000.00	4.27%	494.03	-6,188.70	NR	0.75
59013KLQ7	Merrick Bank	12/30/2025	245,000.00	12/30/2020	245,000.00	95.90	234,964.80	0.58%	NR/NR	1.25
	0.550%			0.55%	245,000.00	3.92%	3.69	-10,035.20	NR	1.24
02007GXG3	Ally Bank	08/04/2026	245,000.00	08/04/2022	245,000.00	99.30	243,275.20	0.58%	NR/NR	1.84
	3.450%			3.45%	245,000.00	3.85%	1,343.14	-1,724.80	NR	1.76
90348JR93	UBS Bank USA	08/11/2026	245,000.00	08/11/2021	245,000.00	94.84	232,367.80	0.58%	NR/NR	1.86
	0.950%			0.95%	245,000.00	3.83%	127.53	-12,632.20	NR	1.84
38149MYB3	Goldman Sachs Bank	08/11/2026	245,000.00	08/11/2021	245,000.00	94.94	232,598.10	0.58%	NR/NR	1.86
	1.000%			1.00%	245,000.00	3.84%	342.33	-12,401.90	NR	1.84
254673N44	Discover Bank	07/29/2027	245,000.00	08/03/2022	245,000.00	99.16	242,937.10	0.58%	NR/NR	2.83
	3.500%			3.50%	245,000.00	3.82%	1,503.56	-2,062.90	NR	2.66
87164XN93	Synchrony Bank	08/05/2027	245,000.00	08/05/2022	245,000.00	99.15	242,924.85	0.58%	NR/NR	2.85
	3.500%			3.50%	245,000.00	3.82%	1,339.11	-2,075.15	NR	2.67
02589ADQ2	American Express National Bank	08/10/2027	245,000.00	08/12/2022	243,775.00	99.02	242,589.20	0.57%	NR/NR	2.86
	3.450%			3.56%	243,775.00	3.82%	1,204.19	-1,185.80	NR	2.69
58404DVV0	Medallion Bank	08/30/2029	245,000.00	08/30/2024	245,000.00	100.71	246,741.95	0.58%	NR/NR	4.92
	3.800%			3.80%	245,000.00	3.64%	25.51	1,741.95	NR	4.43
					3,671,423.00		**3,607,757.30**	**8.62%**		**1.57**
Total Certificates of Deposit			**3,675,000.00**	**2.02%**	**3,671,423.00**	**4.16%**	**13,486.74**	**-63,665.70**		**1.49**
Corporate Bonds										
64952WDL4	New York Life	01/22/2025	500,000.00	01/22/2020	498,205.00	99.12	495,600.00	1.17%	Aaa/AA+	0.31
	2.000%			2.08%	498,205.00	4.85%	1,916.67	-2,605.00	AAA	0.30

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
					498,205.00		**495,600.00**	**1.17%**		**0.31**
Total Corporate Bonds			**500,000.00**	**2.08%**	**498,205.00**	**4.85%**	**1,916.67**	**-2,605.00**		**0.30**
LAIF										
9830007	LAIF	10/01/2024	6,417,959.24	08/23/2024	6,417,959.24	1.00	6,417,959.24	15.07%	NR/NR	0.00
	4.575%			4.58%	6,417,959.24	4.58%	0.00	0.00	NR	0.00
					6,417,959.24		**6,417,959.24**	**15.07%**		**0.00**
Total LAIF			**6,417,959.24**	**4.58%**	**6,417,959.24**	**4.58%**	**0.00**	**0.00**		**0.00**
Money Market Funds										
FGZXX	First American Govt. FGZXX	10/01/2024	2,610,181.98		2,610,181.98	1.00	2,610,181.98	6.13%	Aaa/AAA	0.00
	4.780%			4.78%	2,610,181.98	4.78%	9,761.99	0.00	NR	0.00
					2,610,181.98		**2,610,181.98**	**6.13%**		**0.00**
Total Money Market Funds			**2,610,181.98**	**4.78%**	**2,610,181.98**	**4.78%**	**9,761.99**	**0.00**		**0.00**
U.S. Agencies										
3133ELCP7	FFCB	12/03/2024	235,000.00	12/09/2019	233,926.05	99.45	233,695.75	0.55%	Aaa/AA+	0.18
	1.625%			1.72%	233,926.05	4.80%	1,251.70	-230.30	AA+	0.17
3137EAEX3	FHLMC	09/23/2025	500,000.00	10/20/2020	497,505.00	96.53	482,665.00	1.17%	Aaa/AA+	0.98
	0.375%			0.48%	497,505.00	4.02%	41.67	-14,840.00	AA+	0.96
3130AK5J1	FHLB	09/18/2026	1,000,000.00	02/16/2023	872,060.00	94.11	941,100.00	2.05%	Aaa/AA+	1.97
	0.700%	10/07/2024		4.61%	872,060.00	3.84%	252.78	69,040.00	AA+	1.91
3130ASD63	FHLB	06/28/2027	1,000,000.00	06/28/2022	1,000,000.00	99.00	989,970.00	2.35%	Aaa/AA+	2.74
	3.250%	06/28/2024		3.25%	1,000,000.00	3.64%	8,395.83	-10,030.00	AA+	2.57
3133EPAU9	FFCB	07/14/2027	1,000,000.00	02/16/2023	990,390.00	100.65	1,006,540.00	2.33%	Aaa/AA+	2.79
	3.875%			4.12%	990,390.00	3.62%	8,288.19	16,150.00	AA+	2.59
3136G4X99	FNMA	08/25/2027	1,000,000.00	04/06/2023	876,610.00	92.11	921,050.00	2.06%	Aaa/AA+	2.90
	0.740%	08/25/2025		3.82%	876,610.00	3.63%	740.00	44,440.00	AA+	2.81
3130B2GZ2	FHLB	08/13/2029	250,000.00	08/23/2024	250,000.00	100.33	250,835.00	0.59%	Aaa/AA+	4.87
	4.200%	08/13/2026		4.20%	250,000.00	4.12%	1,108.33	835.00	AA+	2.88
					4,720,491.05		**4,825,855.75**	**11.09%**		**2.44**
Total U.S. Agencies			**4,985,000.00**	**3.47%**	**4,720,491.05**	**3.79%**	**20,078.50**	**105,364.70**		**2.22**

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
U.S. Treasuries										
912828YM6	U.S. Treasury 1.500%	10/31/2024	1,500,000.00	08/09/2023 5.23%	1,434,316.41 1,434,316.41	99.72 4.78%	1,495,830.00 9,415.76	3.37% 61,513.59	Aaa/AA+ AA+	0.08 0.08
912797LD7	U.S. Treasury 0.000%	11/14/2024	1,500,000.00	05/31/2024 5.38%	1,463,976.02 1,463,976.02	99.43 4.66%	1,491,450.00 0.00	3.44% 27,473.99	P-1/A-1+ F1+	0.12 0.12
912797KJ5	U.S. Treasury 0.000%	03/20/2025	2,000,000.00	05/08/2024 5.16%	1,913,519.58 1,913,519.58	97.97 4.42%	1,959,440.00 0.00	4.49% 45,920.42	P-1/A-1+ F1+	0.47 0.47
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	05/31/2024 5.22%	951,873.87 951,873.87	97.52 4.08%	975,230.00 0.00	2.24% 23,356.13	P-1/A-1+ F1+	0.62 0.62
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	06/13/2024 5.19%	953,923.20 953,923.20	97.52 4.08%	975,230.00 0.00	2.24% 21,306.80	P-1/A-1+ F1+	0.62 0.62
91282CHL8	U.S. Treasury 4.625%	06/30/2025	1,000,000.00	11/10/2023 5.05%	993,398.44 993,398.44	100.35 4.14%	1,003,500.00 11,688.18	2.33% 10,101.56	Aaa/AA+ AA+	0.75 0.72
91282CEY3	U.S. Treasury 3.000%	07/15/2025	1,000,000.00	05/30/2023 4.32%	973,437.50 973,437.50	99.19 4.05%	991,860.00 6,358.70	2.29% 18,422.50	Aaa/AA+ AA+	0.79 0.76
91282CFE6	U.S. Treasury 3.125%	08/15/2025	1,000,000.00	01/13/2023 3.94%	980,078.13 980,078.13	99.20 4.06%	992,020.00 3,991.17	2.30% 11,941.87	Aaa/AA+ AA+	0.87 0.85
91282CFP1	U.S. Treasury 4.250%	10/15/2025	1,000,000.00	05/30/2023 4.22%	1,000,625.00 1,000,625.00	100.29 3.96%	1,002,930.00 19,624.32	2.35% 2,305.00	Aaa/AA+ AA+	1.04 0.99
912828M56	U.S. Treasury 2.250%	11/15/2025	1,000,000.00	05/30/2023 4.19%	955,117.19 955,117.19	98.22 3.89%	982,150.00 8,498.64	2.24% 27,032.81	Aaa/AA+ AA+	1.13 1.08
91282CGL9	U.S. Treasury 4.000%	02/15/2026	1,000,000.00	05/30/2023 4.09%	997,578.13 997,578.13	100.27 3.79%	1,002,700.00 5,108.70	2.34% 5,121.87	Aaa/AA+ AA+	1.38 1.32
91282CGV7	U.S. Treasury 3.750%	04/15/2026	1,200,000.00	01/22/2024 4.24%	1,187,437.50 1,187,437.50	100.00 3.75%	1,200,048.00 20,778.69	2.79% 12,610.50	Aaa/AA+ AA+	1.54 1.45
91282CCF6	U.S. Treasury 0.750%	05/31/2026	1,000,000.00	06/13/2022 3.01%	915,976.56 915,976.56	95.25 3.72%	952,460.00 2,520.49	2.15% 36,483.44	Aaa/AA+ AA+	1.67 1.62
91282CCJ8	U.S. Treasury 0.875%	06/30/2026	1,000,000.00	06/29/2022 3.20%	913,125.00 913,125.00	95.27 3.69%	952,700.00 2,211.28	2.14% 39,575.00	Aaa/AA+ AA+	1.75 1.70
91282CCP4	U.S. Treasury 0.625%	07/31/2026	1,100,000.00	01/13/2023 3.73%	987,292.97 987,292.97	94.63 3.68%	1,040,919.00 1,158.29	2.32% 53,626.03	Aaa/AA+ AA+	1.83 1.78
91282CJT9	U.S. Treasury 4.000%	01/15/2027	1,000,000.00	01/22/2024 4.12%	996,718.75 996,718.75	100.83 3.62%	1,008,280.00 8,478.26	2.34% 11,561.25	Aaa/AA+ AA+	2.29 2.15
912828X88	U.S. Treasury 2.375%	05/15/2027	1,000,000.00	06/29/2022 3.20%	962,851.56 962,851.56	96.97 3.60%	969,650.00 8,970.79	2.26% 6,798.44	Aaa/AA+ AA+	2.62 2.48
9128282R0	U.S. Treasury 2.250%	08/15/2027	1,050,000.00	01/13/2023 3.60%	990,322.27 990,322.27	96.40 3.58%	1,012,147.50 3,017.32	2.33% 21,825.23	Aaa/AA+ AA+	2.87 2.73
9128284N7	U.S. Treasury 2.875%	05/15/2028	1,000,000.00	09/19/2024 3.46%	979,882.81 979,882.81	97.61 3.58%	976,130.00 10,859.38	2.30% -3,752.81	Aaa/AA+ AA+	3.62 3.36

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
U.S. Treasuries										
91282CCR0	U.S. Treasury	07/31/2028	1,000,000.00	09/19/2024	910,507.81	90.82	908,200.00	2.14%	Aaa/AA+	3.84
	1.000%			3.50%	910,507.81	3.58%	1,684.78	-2,307.81	AA+	3.69
91282CCV1	U.S. Treasury	08/31/2028	1,000,000.00	12/21/2023	878,750.00	91.10	910,980.00	2.06%	Aaa/AA+	3.92
	1.125%			3.98%	878,750.00	3.58%	963.40	32,230.00	AA+	3.76
91282CDF5	U.S. Treasury	10/31/2028	1,500,000.00	12/21/2023	1,328,906.25	91.68	1,375,140.00	3.12%	Aaa/AA+	4.09
	1.375%			3.98%	1,328,906.25	3.58%	8,631.11	46,233.75	AA+	3.88
91282CJR3	U.S. Treasury	12/31/2028	1,000,000.00	01/22/2024	987,695.31	100.67	1,006,720.00	2.32%	Aaa/AA+	4.25
	3.750%			4.03%	987,695.31	3.58%	9,476.90	19,024.69	AA+	3.86
					24,657,310.25		**25,185,714.50**	**57.91%**		**1.74**
Total U.S. Treasuries			**25,850,000.00**	**4.26%**	**24,657,310.25**	**3.94%**	**143,436.16**	**528,404.25**		**1.65**
					42,575,570.52		**43,143,068.77**	**100.00%**		**1.41**
TOTAL PORTFOLIO			**44,038,141.22**	**4.03%**	**42,575,570.52**	**4.10%**	**188,680.06**	**567,498.25**		**1.33**
TOTAL MARKET VALUE PLUS ACCRUED INTEREST							**43,331,748.83**			

Transaction Report

City of Aliso Viejo

September 01, 2024 - September 30, 2024

Transaction Date	Transaction Type	Security ID	Security Description	Maturity Date	Purchases	Redemptions	Interest	Deposits	Withdrawals
09/03/2024	Interest	91282CCV1	T 1 1/8 08/31/28	08/31/2028	-	-	5,625.00	-	-
09/04/2024	Interest	FGZXX	First American Govt MMF		-	-	8,374.75	-	-
09/10/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-250,000.00
09/10/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-250,000.00
09/11/2024	Interest	037833DM9	AAPL 1.8 09/11/24	09/11/2024	-	-	4,500.00	-	-
09/11/2024	Maturity	037833DM9	AAPL 1.8 09/11/24	09/11/2024	-	500,000.00	-	-	-
09/11/2024	Interest	90348JR93	UBS 0.95 08/11/26	08/11/2026	-	-	197.68	-	-
09/18/2024	Interest	3130AK5J1	FHLB 0.7 09/18/26	09/18/2026	-	-	3,500.00	-	-
09/19/2024	Purchase	9128284N7	T 2 7/8 05/15/28	05/15/2028	-979,882.81	-	-9,921.88	-	-
09/19/2024	Purchase	91282CCR0	T 1 07/31/28	07/31/2028	-910,507.81	-	-1,358.70	-	-
09/19/2024	Maturity	912797KL0	TREASURY BILL	09/19/2024	-	2,000,000.00	-	-	-
09/23/2024	Interest	3137EAEX3	FHLMC 0 3/8 09/23/25	09/23/2025	-	-	937.50	-	-
09/25/2024	Admin. Fee				-	-	-	-	-227.81
09/30/2024	Interest	59013KLQ7	MERICK 0.55 12/30/25	12/30/2025	-	-	114.45	-	-
09/30/2024	Interest	58404DVV0	MEDBNK 3.8 08/30/29	08/30/2029	-	-	790.71	-	-
Grand Total:					**-1,890,390.62**	**2,500,000.00**	**12,759.51**	**0.00**	**-500,227.81**

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 10, 2024

LAIF Home
PMIA Average Monthly Yields

CITY OF ALISO VIEJO

DIRECTOR OF FINANCIAL SVCS/ CITY TREAS
12 JOURNEY, #100
ALISO VIEJO, CA 92656

Tran Type Definitions

Account Number: 98-30-007

September 2024 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
9/10/2024	9/10/2024	RW	1759293	1719820	ANN EIFERT	-250,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	6,667,959.24
Total Withdrawal:	-250,000.00	Ending Balance:	6,417,959.24

PMIA/LAIF Performance Report as of 10/02/24

Quarterly Performance Quarter Ended 06/30/24

LAIF Apportionment Rate[2]:	4.55
LAIF Earnings Ratio[2]:	0.00012419067099490
LAIF Administrative Cost[1]*:	0.16
LAIF Fair Value Factor[1]:	0.996316042
PMIA Daily[1]:	4.52
PMIA Quarter to Date[1]:	4.36
PMIA Average Life[1]:	217

PMIA Average Monthly Effective Yields[1]

September	**4.575**
August	4.579
July	4.516
June	4.480
May	4.332
April	4.272

Pooled Money Investment Account Monthly Portfolio Composition [1] 8/31/24 $163.4 billion

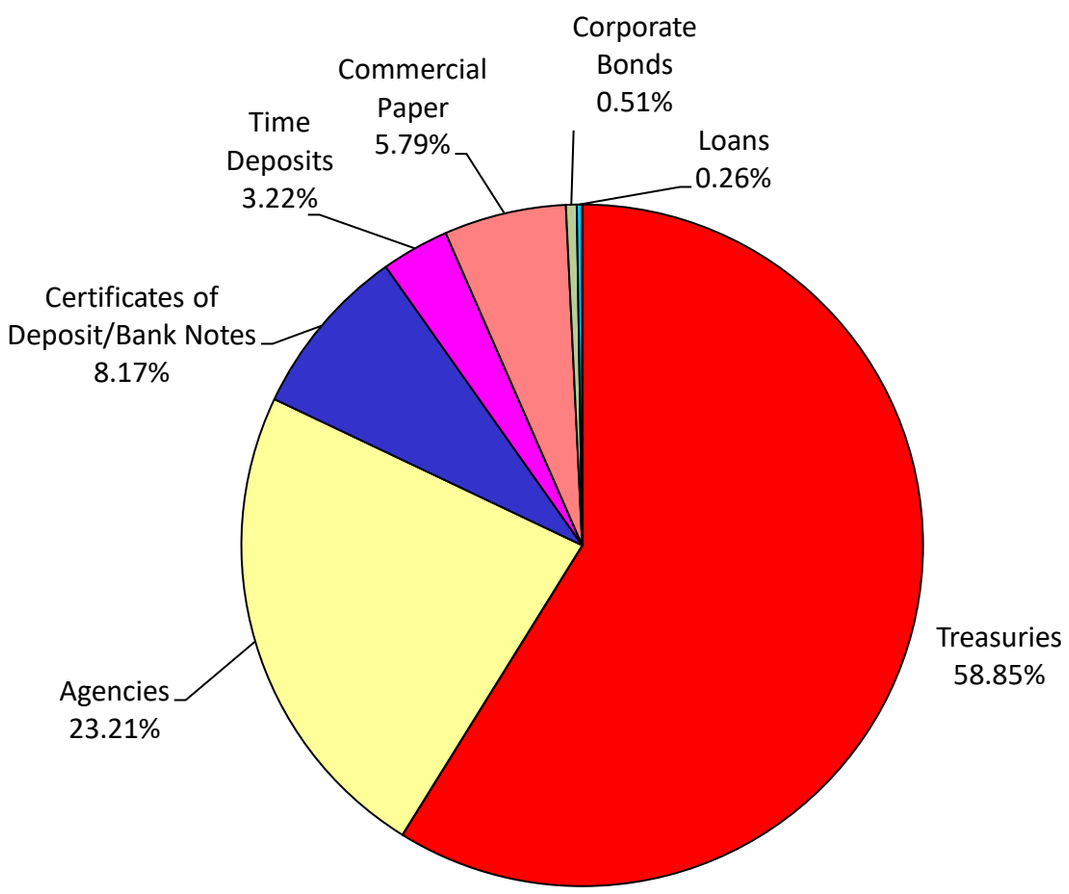


Chart does not include $1,368,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of Calfiornia, Office of the Controller

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/Treasurer

SUBJECT: COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT COMPLIANCE (SB 165) REPORT FOR FISCAL YEAR ENDED JUNE 30, 2024

Recommended Action:

For City Council to accept and file the Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) Local Agency Special Tax and Bond Accountability Act Compliance ("SB 165") Report for Fiscal Year June 30, 2024.

Fiscal Impact:

There is no fiscal impact to accept and file the report.

Background:

Community Facilities District No. 2005-01(Glenwood at Aliso Viejo) ("CFD No. 2005-01") was formed by the City on March 16, 2005, for the purpose of financing the acquisition and/or construction of certain public improvements to be owned by the City, the County of Orange and Moulton Niguel Water District. On December 6, 2007, the City issued the CFD No. 2005-01 (Glenwood at Aliso Viejo) 2007 Special Tax Bonds (the "2007 Bonds") in the amount of $34,070,000. Proceeds of the Bonds were used to finance the acquisition and construction of the authorized public facilities. On February 13, 2014, the City issued for CFD No. 2005-01 the 2014 Special Tax Refunding Bonds in the aggregate amount of $32,270,000 ("Refunding Bonds").

On December 5, 2023, the City issued for CFD No. 2005-01 the 2023 Special Tax Refunding Bonds in the aggregate amount of $23,430,000 ("Refunding Bonds").

Discussion:

The Senate Bill (SB) 165 Report includes information prepared in compliance with the Local Agency Special Tax and Bond Accountability Act ("Accountability Act"). The

Accountability Act was enacted by California State Legislature through Senate Bill 165 to provide accountability measures for any local special tax and/or bond measure subject to voter approval on or after January 1, 2001. According to the requirements of the Accountability Act (Sections 50075.1 and 53410 of the Government Code of the State of California), an annual report must be filed by the local agency levying the special tax and or issuing a bond measure and shall contain a description of the following:

(1) The amount of funds collected and expended.
(2) The status of any project required or authorized to be funded by the special tax and/or bond measure.

The SB 165 Report includes information regarding the amount of annual Special Taxes collected and the authorized expenditures for fiscal year 2023-24.

Item	Balance
Beginning Balance as of July 1, 2023	**$1,747,005.68**
Sources of Funds:	
Special Tax Receipts	$2,177,751.44
Interest Accrued	28,808.55
Miscellaneous Transfers In[1]	440,269.12
Subtotal: Sources of Funds	*$2,646,829.11*
Uses of Funds:	
Transfers to Administrative Expense Fund[2]	($84,014.00)
Transfers to Bond Fund (Debt Service)	(2,249,314.51)
Miscellaneous Transfers (Out)[3]	(141,931.80)
Subtotal: Uses of Funds	*($2,475,260.31)*
Ending Balance as of June 30, 2024	**$1,918,574.48**

[1] Consists of transfers of remaining funds from the 2014 Refunding Bonds into the Special Tax Fund for the 2023 Refunding Bonds.

[2] The budgeted administrative expenses were inadvertently transferred into both the Administrative Expense Fund for the 2014 Refunding Bonds and the 2023 Refunding Bonds. Prior to closeout of the current fiscal year expenses for the 2023 Refunding Bonds, the overage will be transferred into the Special Tax Fund for payment of a portion of the debt service due on September 1, 2024.

[3] Consists of a transfer made to replenish the 2014 Refunding Bonds' Reserve Fund in July 2023.

There are no status updates as the projects have been completed.

Attachment:

1. SB 165 Report for Fiscal Year Ended June 30, 2024

ALISO VIEJO
Live Life Inspired

City of Aliso Viejo
Community Facilities District No. 2005-01
(Glenwood at Aliso Viejo)

Local Agency Special Tax and Bond Accountability Act Compliance Report (SB 165)
Fiscal Year Ended June 30, 2024

Prepared for:
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
949-425-2500

KOPPEL & GRUBER
PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, California 92078
760-510-0290
info@kgpf.net

City of Aliso Viejo

City of Aliso Viejo
Mitzi Ortiz, City Manager
Ann Eifert, Director of Financial Services/City Treasurer
12 Journey, Suite 100
Aliso Viejo, CA 92656
T. 949-425-2500

Bond Counsel

Best, Best & Krieger LLP
Kim Byrens, Partner
655 West Broadway, 15th Floor
San Diego, CA 92101
T. 619-525-1300

Fiscal Agent

The Bank of New York Mellon Trust Company, N.A.
Robin Lee, Client Service Manager
400 South Hope Street, 5th Floor
Los Angeles, CA 90071
T. 213-553-4486

Special Tax Administrator

Koppel & Gruber Public Finance
Lyn Gruber/Kara Meverden
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078
T. 760-510-0290

TABLE OF CONTENTS

Section I. Background 1
Section II. Bond Proceeds 2
Section III. Collection of Special Taxes 3
Section IV. Authorized Facilities 4
Section V. Expenditures to Fund Authorized Facilities 5

SECTION I. BACKGROUND

The Local Agency Special Tax and Bond Accountability Act ("Accountability Act") was enacted by California State Legislature through Senate Bill 165 to provide accountability measures for any local special tax and/or bond measure subject to voter approval on or after January 1, 2001. According to the requirements of the Accountability Act *(Sections 50075.1 and 53410 of the Government Code of the State of California)*, an annual report must be filed by the local agency levying a special tax and/or issuing a bond measure on or before each January 1, commencing January 1, 2002, and shall contain a description of the following:

(1) The amount of funds collected and expended to fund authorized facilities.

(2) The status of any project required or authorized to be funded by the special tax and/or bond measure.

The information contained in this Report has been compiled and is being presented to and in accordance with the requirements outlined in the Accountability Act for Fiscal Year 2023/2024 for the City of Aliso Viejo ("City") and their Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) ("CFD No. 2005-01" or "CFD").

SECTION II. BOND PROCEEDS

On December 6, 2007, the City issued 2007 Special Tax Bonds ("2007 Bonds") in the aggregate principal amount of $34,070,000, the proceeds of which were used to pay the costs of acquisition and construction of certain public facilities within CFD No. 2005-01. The City issued 2014 Special Tax Refunding Bonds ("2014 Refunding Bonds") on February 13, 2014 in the aggregate principal amount of $32,270,000. A portion of the proceeds of the 2014 Refunding Bonds, together with certain existing funds on hand, were used to defease and refund the City's 2007 Bonds. On December 5, 2023, the City issued 2023 Special Tax Refunding Bonds ("2023 Refunding Bonds") in the aggregate principal amount of $23,430,000. A portion of the proceeds of the 2023 Refunding Bonds, together with certain existing funds on hand, were used to defease and refund the City's 2014 Refunding Bonds. The table below summarizes the application of the 2023 Refunding Bond proceeds:

Fund/Account/Subaccount	Bond Proceeds
Costs of Issuance Fund	$392,059.57
Reserve Fund	1,269,210.59
Redemption of 2014 Refunding Bonds	26,924,966.56
Total[1]	**$28,586,236.72**

[1] The difference between the 2023 Refunding Bond issue amount of $23,430,000 and the total Bond proceeds deposited is the Original Issue Premium less the Underwriter's Discount, plus funds on hand from the 2014 Refunding Bonds.

SECTION III. COLLECTION OF SPECIAL TAXES

In accordance with the FAA, all Special Taxes collected by the City shall be deposited into the Special Tax Fund. The table below provides a summary of the Special Taxes deposited, interest accrued, transfers, and other transactions within the special tax fund established for the 2014 Refunding Bonds and the Special Tax Fund established under the FAA for the 2023 Refunding Bonds for Fiscal Year ended June 30, 2024.

Item	Balance
Beginning Balance as of July 1, 2023	**$1,747,005.68**
Sources of Funds:	
Special Tax Receipts	$2,177,751.44
Interest Accrued	28,808.55
Miscellaneous Transfers In[1]	440,269.12
Subtotal: Sources of Funds	*$2,646,829.11*
Uses of Funds:	
Transfers to Administrative Expense Fund[2]	($84,014.00)
Transfers to Bond Fund (Debt Service)	(2,249,314.51)
Miscellaneous Transfers (Out)[3]	(141,931.80)
Subtotal: Uses of Funds	*($2,475,260.31)*
Ending Balance as of June 30, 2024	**$1,918,574.48**

[1] Consists of transfers of remaining funds from the 2014 Refunding Bonds into the Special Tax Fund for the 2023 Refunding Bonds.

[2] The budgeted administrative expenses were inadvertently transferred into both the Administrative Expense Fund for the 2014 Refunding Bonds and the 2023 Refunding Bonds. Prior to closeout of the current fiscal year expenses for the 2023 Refunding Bonds, the overage will be transferred into the Special Tax Fund for payment of a portion of the debt service due on September 1, 2024.

[3] Consists of a transfer made to replenish the 2014 Refunding Bonds' Reserve Fund in July 2023.

SECTION IV. AUTHORIZED FACILITIES

CFD No. 2005-01 is authorized to finance the acquisition and construction and engineering design of certain facilities to be owned by the City, the County of Orange, and the Moulton Niguel Water District (the "Facilities").

Details of the authorized Facilities are as follows:

- The Community Conference Center;
- The Aquatic Center;
- The Public Park;
- The Public Parking Lot;
- Golf Drive;
- Water and sewer facilities to be owned, operated and maintained by the Moulton Niguel Water District (the "Water District") as are necessary to serve the proposed development within CFD No. 2005-01;
- Water and sewer facilities to be owned, operated and maintained by the Water District that would otherwise be financed from the proceeds of the connection fees payable to the Water District for the development within CFD No. 2005-01;
- Storm water facilities that will replace existing storm facilities for collection and transport of off-site storm water to be owned, operated and maintained by the City;
- Street improvements to be owned, operated and maintained by the County that would otherwise be financed from the proceeds of fees payable to the County as part of the county's Coastal Area Road Improvement and Moulton Parkway and Laguna Niguel Road Programs for the development within CFD No. 2005-01;
- Those public facilities authorized to be financed from the proceeds of the Community Enhancement Fee as required pursuant to the Development Agreement dated September 1, 2004 ("Development Agreement");
- Offsite traffic mitigation improvements as required to be provided pursuant to the Development Agreement; and
- Offsite park enhancement improvements as required to be provided pursuant to the Development Agreement.

SECTION V. EXPENDITURES TO FUND AUTHORIZED FACILITIES

The improvement fund established for the 2007 Bonds to pay for authorized facilities (the "2007 Improvement Fund") had a balance remaining of approximately $662,337 at June 30, 2013. Approximately $30,000 of the total amount remaining in the 2007 Improvement Fund was transferred to the Improvement Fund under the FAA to finance remaining obligations for the construction of the City's aquatic center facilities. The net amount, plus interest, following the transfer of funds to the Improvement Fund, was combined with other sources of funding and used to defease and fully refund the 2007 Bonds.

The following table shows the amount deposited in the Improvement Fund, interest accrued, transfers and expenditures made to fund the authorized facilities from bond issuance. The final expenditures were paid from the Improvement Fund during the fiscal year ended June 30, 2015 and the fund was subsequently closed.

Item	Balance
Sources of Funds:	
Deposit into the Improvement Fund[1]	$30,000.00
Interest Accrued	5.52
Total Sources of Funds	***$30,005.52***
Expenditures:	
Aquatic Center Improvements	($21,386.23)
Transfer to Bond Fund[2]	(8,619.29)
Total Expenditures	***($30,005.52)***

[1] Transferred from the 2007 Improvement Fund.

[2] Transferred remaining balance to Bond Fund.

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: APPROVAL OF THE SUBMITTAL OF THE LA PAZ ROAD REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROJECT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY

Recommended Action:

Adopt a resolution approving the submittal of the La Paz Road Regional Traffic Signal Synchronization Project to OCTA for funding under the competitive Measure M2 Regional Traffic Signal Synchronization Program (Project P).

Fiscal Impact:

If awarded, the City of Aliso Viejo will be responsible for a local match of 20%, which is estimated at $82,471.20. This would be funded with Measure M funds and would be included in the FY 2025-26 CIP budget.

Background:

In 1990, Orange County voters approved Measure M, a 20-year half-cent local transportation sales tax. Then in 2006, Orange County voters approved the renewal of the Measure M half-cent transportation sales tax, known as Measure M2, through 2041. OCTA distributes Measure M2 funds on a formula basis or through a competitive process.

Discussion:

The Regional Traffic Signal Synchronization Program (Project P) provides funds to improve traffic flow, reduce congestion, and reduce greenhouse gas emissions along key corridors and across multiple jurisdictions in Orange County. Most recently, the City received Project P funding for traffic signal synchronization along Aliso Creek Road.

As part of its 2024 Call for Projects under Measure M2, OCTA accepted project applications for Project P. The application process requires that the City adopt a resolution supporting the proposed project improvements.

The City of Aliso Viejo is partnering with the City of Laguna Niguel, City of Laguna Hills, City of Mission Viejo, and Caltrans to prepare and submit a project application for signal synchronization along La Paz Road between Olympiad Road/Felipe Road to Crown Valley Parkway. This regional corridor is nearly 8 miles long and includes 33 signalized intersections, two of which are in the City of Aliso Viejo (La Paz Road at Pacific Park Drive and SR-73 Ramp). The application also includes four offset traffic signals (Pacific Park Drive at Aliso Niguel, Heather Ridge Road, Alicia Parkway, and Mareblu). The project includes implementation of radar vehicle detection and installation of traffic signal fiber optic communication system. La Paz Road is identified as a project corridor in OCTA's adopted Traffic Signal Synchronization Master Plan and the City's adopted Local Signal Synchronization Plan. The signal timing needs to be adapted to changing traffic patterns due to population growth and increased traffic demand.

Attachment:

1. Resolution

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING THE SUBMITTAL OF ONE IMPROVEMENT PROJECT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRANSPORTATION SIGNAL SYNCHRONIZATION PROGRAM

WHEREAS, the Measure M2 Regional Traffic Signal Synchronization Program targets over 2000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions; and

WHEREAS, the City of Aliso Viejo has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2; and

WHEREAS, the City of Aliso Viejo must include all projects funded by Net Revenues in the seven-year Capital Improvement Program as part of the Renewed Measure M Ordinance eligibility requirement; and

WHEREAS, the City of Aliso Viejo authorizes a formal amendment to the seven-year Capital Improvement Program to add projects approved for funding upon approval from the Orange County Transportation Authority Board of Directors, if necessary; and

WHEREAS, the City of Aliso Viejo has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries; and

WHEREAS, the City of Aliso Viejo will provide matching funds for the project as required by the Orange County Comprehensive Transportation Funding Programs Procedures Manual; and

WHEREAS, the City of Aliso Viejo will not use Measure M2 funds to supplant Developer Fees or other commitments; and

WHEREAS, the City of Aliso Viejo desires to implement multi-jurisdictional signal synchronization listed below; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aliso Viejo hereby requests the Orange County Transportation Authority allocate funds in the amounts specified in the City's application to said City from the Regional Traffic Signal Synchronization Program. Said funds, if approved, shall be matched by funds from said City as required and shall be used as supplemental funding to aid the City in signal synchronization along the following street(s):

1) La Paz Road from Olympiad Road/Felipe Road to Crown Valley Parkway

PASSED, APPROVED AND ADOPTED this 6th day of November, 2024.

_____
Mike Munzing
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith
City Attorney

ATTEST:

_____
Lauren Torres
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 6th day of November, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES,
DEPUTY CITY CLERK

(SEAL)

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: RELEASE OF BONDS FOR THE GRADING AND LANDSCAPING IMPROVEMENTS FOR THE CITY LIGHTS CLUBHOUSE RENOVATION PROJECT

Recommended Action:

Adopt a resolution exonerating Grading Surety Bond No. SUR0076510 and Landscaping Surety Bond No. TIC030116 for the City Lights Clubhouse Renovation Project.

Fiscal Impact:

No fiscal impact exists.

Background:

The City of Aliso Viejo required bonds from City Lights-Aliso Viejo, LLC to assure completion of the grading and landscape improvements for the City Lights Clubhouse Renovation Project. The two surety bonds have a total value of $405,235.85.

Discussion:

The City Lights Clubhouse Renovation Project has been completed. Staff recommends that the City Council adopt a resolution accepting the improvements for the City Lights Clubhouse Renovation Project and exonerating the bonds.

Attachment:

1. Resolution

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, EXONERATING THE GRADING AND LANDSCAPING SURETY BONDS ASSOCIATED WITH THE CITY LIGHTS CLUBHOUSE RENOVATION PROJECT

WHEREAS, the City of Aliso Viejo, in the normal course of its review role has required surety bonds for the grading and landscape work for the City Lights Clubhouse Renovation Project;

WHEREAS, the City of Aliso Viejo, has reviewed and inspected all grading and landscape work associated with the improvements for the City Lights Clubhouse Renovation Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1: Based upon the inspections conducted by the City Engineer, the City Council of the City of Aliso Viejo accepts the grading and landscape improvements for the City Lights Clubhouse Renovation Project.

Section 2: Based upon the City Engineer's determination that the grading and landscape work is complete, the City Council of the City of Aliso Viejo exonerates the grading and landscaping surety bonds associated with the City Lights Clubhouse Renovation Project.

Grading Surety Bond No. SUR0076510
Landscaping Surety Bond No. TIC030116

Section 3: The City Clerk is hereby authorized and directed to execute a certified copy of this Resolution to be attached to each notice of completion as evidence of the City Council's acceptance and authorization.

Section 4. The Mayor shall sign this Resolution and the City Clerk shall certify the adoption thereof.

PASSED, APPROVED AND ADOPTED this 6th day of November, 2024.

_____
Mike Munzing
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith
City Attorney

ATTEST:

_____
Lauren Torres
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 6th day of November, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES,
DEPUTY CITY CLERK

(SEAL)

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: IRVINE-LAGUNA WILDLIFE CORRIDOR PARTNER CHARTER AGREEMENT

Recommended Action:

Authorize the City Manager to sign the Irvine-Laguna Wildlife Corridor Partner Charter, signifying the City of Aliso Viejo's support for implementing the Irvine-Laguna Wildlife Corridor.

Fiscal Impact:

None.

Discussion:

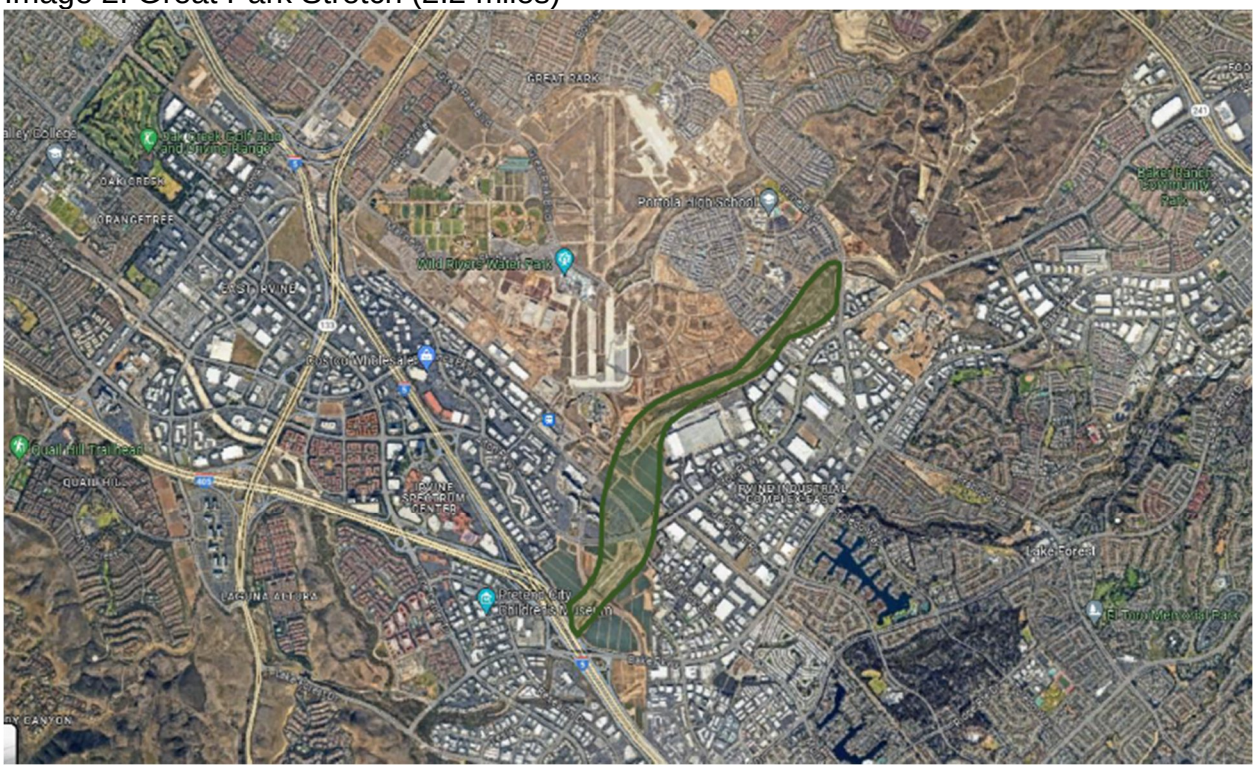
The coastal portion of the south Orange County Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) encompasses 22,000 acres of protected wilderness habitat. The NCCP/HCP includes portions of Aliso Viejo, Irvine, Laguna Beach, Laguna Woods, Newport Beach, and unincorporated parts of Orange County ("South Coast Wilderness"). These areas have been separated by decades of ongoing urbanization which has caused fragmentation in open space. Areas specific to Aliso Viejo are shown in the Aliso and Wood Canyons Wilderness Park Map (Attachment 1).

In September 2024, Laguna Greenbelt, Inc. contacted Staff regarding the Irvine-Laguna Wildlife Corridor ("Wildlife Corridor"). The Wildlife Corridor (Image 1) is a 6-mile section of the larger 22,000-acre South Coast Wilderness. Laguna Greenbelt, Inc. is a grassroots organization established in 1968 with the purpose of protecting wildlife habitat in Orange County. Laguna Greenbelt, Inc. has been working with various cities to improve the 2.5 mile, Great Park (City of Irvine) stretch of the Wildlife Corridor which will connect the South Coast Wilderness to the Santa Ana Mountains (Image 2). The Wildlife Corridor, if connected, will link the open space areas, ensuring food sources, protecting biodiversity, and allowing animals to flee from various hazards. Plans for the Wildlife Corridor have been developing since the early 1990's and the Great Park portion is scheduled for completion by 2025.

Image 1: Map of Irvine-Laguna Wildlife Corridor



Image 2: Great Park Stretch (2.2 miles)



By becoming a signatory on the Irvine-Laguna Wildlife Corridor Partner Charter, the City of Aliso Viejo would be supporting the Wildlife Corridor project in Irvine. The City's endorsement would enhance funding opportunities for Laguna Greenbelt, Inc., enabling continued development and maintenance of the Wildlife Corridor. Currently, there is approximately $2.2 million with $10 million matching grant for the project, with a goal of $500 million as part of the Wildlife Crossing Fund. Importantly, this action carries no financial obligation for the City and the agreement may be terminated at any time without consequences. Furthermore, the City has the option to actively participate as a partner by attending stakeholder meetings, assisting in the planning process or in related studies. It should be noted that most recently, Laguna Beach signed on as a partner agency in September 2024 and Irvine in June 2024.

Environmental:

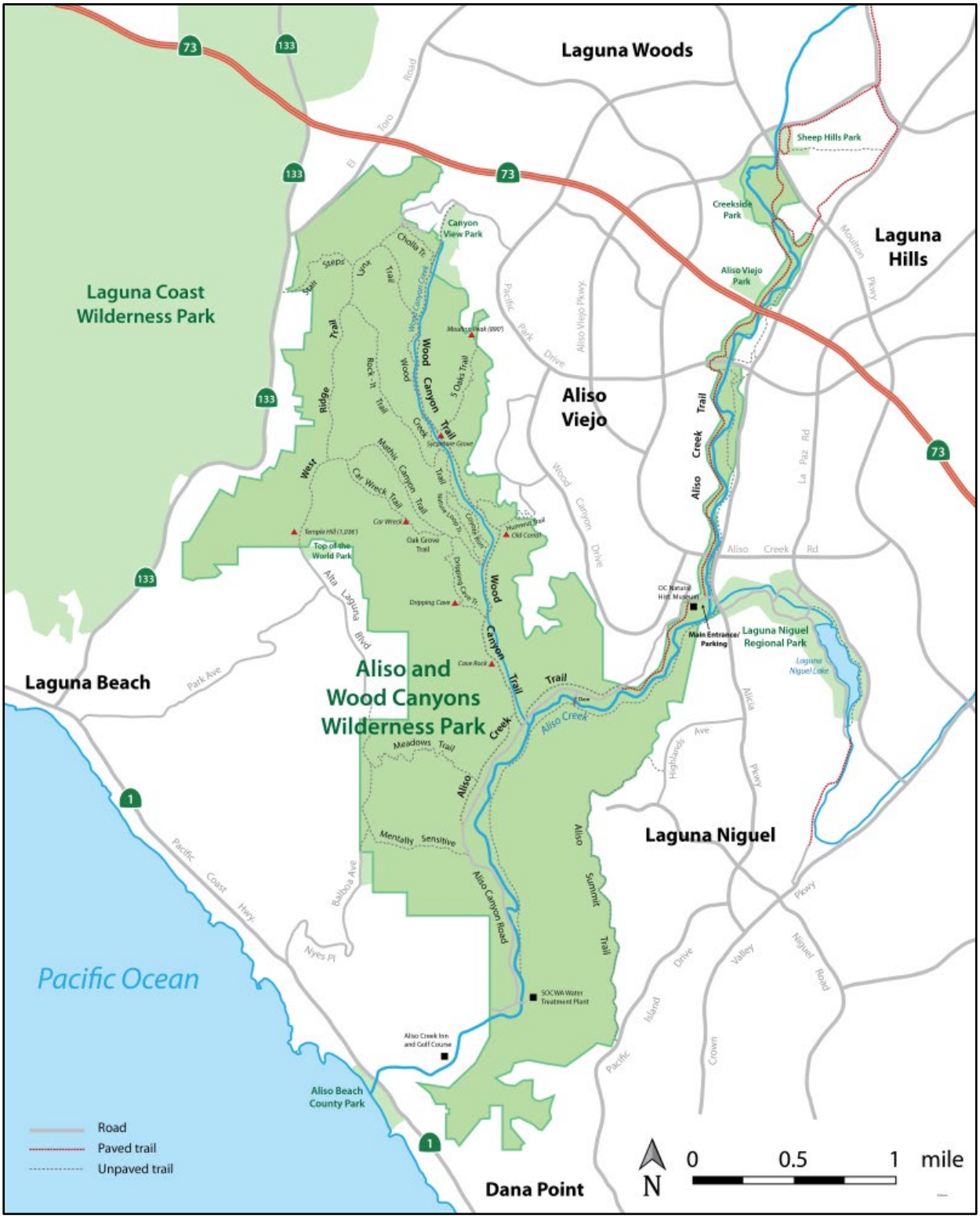
The proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, as it is not a "project" because becoming a signatory on the Irvine-Laguna Wildlife Corridor Partner Charter will not result in adverse physical change to the environment (14 Cal. Code Regs. §15378(a)). Furthermore, even if the proposed action qualified as a "project", the project would be exempt from CEQA because "it can be seen with certainty that there is no possibility that the activity in question may have a significant [adverse] effect on the environment" (14 Cal. Code Regs. §15061(b)(3)).

Attachments:

1. Map of Aliso and Wood Canyons Wilderness Park

2. Irvine-Laguna Wildlife Corridor Partner Charter Agreement

Aliso and Wood Canyons Wilderness Park



Aliso Viejo Conservation Open Space Policy Map

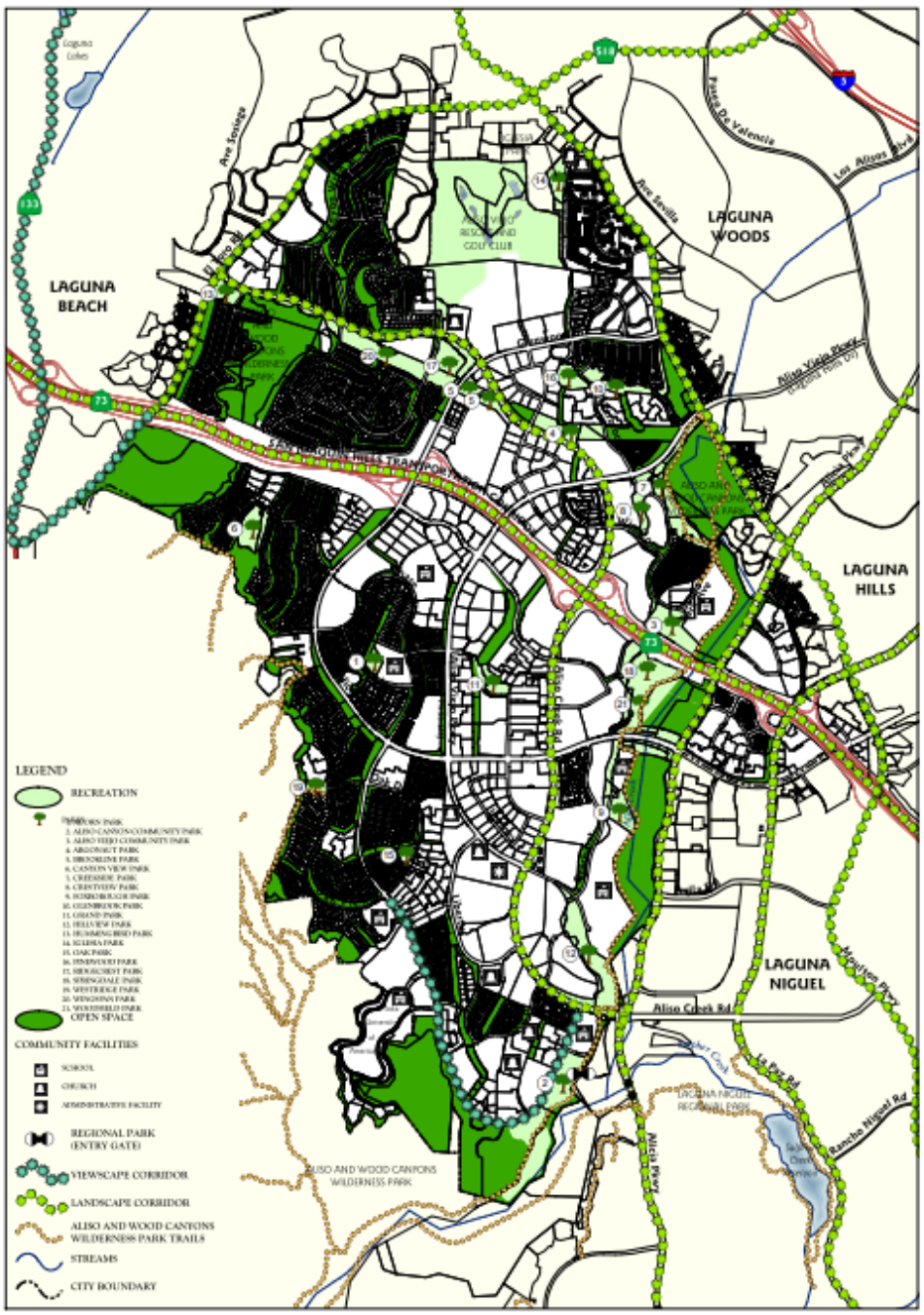


Figure COS-1
Conservation / Open Space Policy Map

CONSERVATION / OPEN SPACE ELEMENT

Laguna Greenbelt, Inc.

Protecting Open Space in Orange County since 1968
P.O. Box 860, Laguna Beach 92652
lagunagreenbelt.org
wildlifecorridor.org

Partner Charter

Support for a Functional, Sustainable Irvine-Laguna Wildlife Corridor

Purpose of the Charter: This Partner Charter provides a voluntary avenue for partner organizations and government entities to signify collaboration in implementing the Irvine-Laguna Wildlife Corridor (Wildlife Corridor).

The Project: The coastal portion of the south Orange County Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) encompasses 22,000 acres of protected wilderness habitat offering multiple benefits to wildlife and people. This portion of the NCCP/HCP is a gateway into more than 450,000 acres of wilderness habitat in the Cleveland National Forest that is a regionally important ecosystem. These two areas are separated by decades of ongoing urbanization which has caused fragmentation of the landscape making it difficult for many animals to move between the coastal and inland reserves.

Upon successful completion, the Wildlife Corridor will facilitate wildlife movement between the coastal parks and preserves and the Cleveland National Forest. Wildlife corridors in general, and this Corridor in particular, are an essential tool for mitigating the effects of urbanization and landscape fragmentation by preserving a pathway for wildlife movement between landscapes. Connectivity fosters the genetic diversity and wildlife movement critical for ecosystem health. Furthermore, as a designated 'climate change corridor' (Olsen, et al 2009), this last available Corridor is essential for maintaining resiliency in the face of climate change. Without this vital connection, the coastal ecosystem will continue to degrade over time due to genetic isolation.

Completed in 2019, the Irvine Wildlife Camera Monitoring Study showed both the lack of targeted species – deer, bobcats, coyotes, and other small mammals -- using the Corridor, and the negative impacts of high human intrusion. The Study underscored the importance of a functional, sustainable wildlife corridor connecting the coastal and inland wilderness areas and made specific recommendations for improving Corridor function. Since the completion of the Study, the Irvine-Laguna Wildlife Corridor Working Group has researched possible opportunities for the funding and implementation of improvements that address the barriers identified in the Study (e.g., rip-rap and sediment removal, vegetation management and fencing, among other solutions).

Partners: The Laguna Greenbelt, Inc. is committed to bringing the vision of a completed and functional Corridor to reality by empowering the Irvine-Laguna Wildlife Corridor Working Group to collaborate with local stakeholders and Partners. Partners will be supporting the Corridor by actively participating in upcoming conversations and convening and other activities focused on honing, planning, and implementing specific remediations. By signing this Partner Charter, the organizations and government entities essential to success, signify collaboration in implementing the Irvine-Laguna Wildlife Corridor.

Signed: Dated:

_____ _____

Current Partners:

- City of Irvine
- City of Laguna Beach
- City of Laguna Woods
- California Cultural Resources Preservation Alliance Inc. (CCRPA)
- California Native Plant Society
- Chino Hill State Park Interpretive Association
- Coastal Corridor Alliance
- Coastal Greenbelt Authority
- Crystal Cove Conservancy
- Endangered Habitats League (EHL)
- Friends of Harbors, Beaches and Parks (FHBP)
- Hills for Everyone
- Laguna Beach Canyon Alliance of Neighborhoods Defense Organization (CANDO)
- Laguna Canyon Conservancy (LCC)
- Laguna Canyon Foundation (LCF)
- OC Habitats
- Pomona Valley Audubon
- Still Protecting Our Newport (SPON)

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: CONDITIONAL USE PERMIT FOR AN OUTPATIENT MEDICAL USE AT 27141 ALISO CREEK ROAD (USE-2024-00009)

Recommended Action:

Adopt a Resolution approving a Conditional Use Permit to operate an outpatient medical use at 27141 Aliso Creek Road (USE-2024-00009).

Fiscal Impact:

None

Background:

On October 15, 2024, SAA, an interior design and architectural firm, submitted a conditional use permit application ("CUP") on behalf of the County of Orange to operate an outpatient medical facility at 27141 Aliso Creek Road.

Discussion:

The Orange County Health Care Agency ("OCHCA") has been operating an outpatient mental health clinic at 5 Mareblu Street. OCHCA is proposing to relocate their facility to the first floor of 27141 Aliso Creek Road (previously 24-Hour Fitness). The proposed space measures 18,096 square feet in size, which will be remodeled to accommodate group rooms, clinician offices, and other office spaces. OCHCA will provide mental and behavioral services and programs that include group counseling, onsite substance abuse testing, individual and group therapy, peer services, crisis services and other supportive services.

Aliso Viejo Municipal Code ("AVMC") Section 15.94.020 defines "outpatient medical uses, large" as an office facility where health services, and managerial, administrative, and clerical functions relating to medicine, physical or mental, are conducted, where persons are not admitted for a 24-hour stay or longer, and where six or more patients are receiving services at any given time. The services may be preventative, diagnostic, treatment,

therapeutic, rehabilitative, or counseling in nature. Large outpatient medical use is permitted on the subject site zoned Business Park 2 with a CUP per AVMC Table 15.18.020. The proposed use falls under the AVMC definition of outpatient medical use, and, therefore, requires a CUP.

Pursuant to AVMC Section 15.74.040.C, the following findings shall be made prior to the approval of the CUP.

1. Consistency with General Plan. The land use is consistent with the general plan and any applicable specific plan.

   The General Plan land use designation for the subject site is Business Park. As previously noted, large outpatient medical use is permitted with approval of a CUP. Therefore, this finding can be made.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan.

   The zoning designation for the subject site is Business Park 2. As previously noted, large outpatient medical use is permitted with the approval of a CUP. The proposed use only involves interior remodeling with no expansions to the subject building. Therefore, the proposed use will comply with the development standards of the zoning code and this finding can be made.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.

   Section 21084 of the Public Resources Code requires that the CEQA guidelines include a list of classes of project which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. CEQA Section 15301 Existing Facilities, Class 1, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use. The proposed request is to operate an outpatient medical use within an existing building involving minor interior operations with no expansion of the former use. Therefore, this finding can be made.

4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.

   The subject site is part of a large business park with multiple buildings with a variety of tenants, including pharmacies, preschool, instructional centers, offices, church, light manufacturing, dentist office, beauty salon, etc. The proposed outpatient

medical use (1 space per 200 square feet) requires fewer parking spaces than that of the former health/fitness club (1 space per 150 square feet). Additionally, the proposed use will have reduced operation hours (Monday through Friday 8am to 5pm, one weekday until 8pm, and closed on weekends) compared to the former 24-hour fitness club. Also, the proposed interior remodel will require compliance with applicable building codes and inspections for consistency. Therefore, this finding can be made.

Public Notice:

On October 24, 2024, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site. No public comments were received in response.

Attachments:

1. Resolution

2. Proposed Plans

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO OPERATE AN OUTPATIENT MEDICAL USE AT 27141 ALISO CREEK ROAD (USE-2024-00009)

WHEREAS, on October 15, 2024, SAA, an interior design and architectural firm, submitted a conditional use permit application ("CUP") on behalf of the County of Orange to operate an outpatient medical facility at 27141 Aliso Creek Road; and

WHEREAS, on October 24, 2024, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site. No public comments were received in response; and

WHEREAS, on November 6, 2024, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in the agenda report and oral presentation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1: **Determination of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2: **Approval of Project and Findings for Conditional Use Permit.** In accordance with AVMC 15.74.040(C), the City Council hereby makes the following findings of fact and approves a Conditional Use Permit (USE-2024-00009) to operate an outpatient medical use, subject to the conditions set forth in Exhibit "A" and project plans set forth in Exhibit "B", which are exhibits are both attached hereto and incorporated herein by reference.

1. Consistency with General Plan. The land use is consistent with the general plan and any applicable specific plan. The General Plan land use designation for the subject site is Business Park. Large outpatient medical use is permitted with approval of a conditional use permit.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan. The zoning designation for the subject site is Business Park 2. Large outpatient medical use is permitted with an approval of a conditional use permit. The proposed use only involves interior remodeling with no physical changes to the subject building.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. Section 21084 of the Public Resources Code requires that the CEQA guidelines include a list of classes of project which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. CEQA Section 15301 Existing Facilities, Class 1, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use. The proposed request is to operate an outpatient medical use within an existing building involving minor interior operations with no expansion of the former use.

4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. The subject site is part of a large business park with multiple buildings with a variety of tenants, including pharmacies, preschool, instructional centers, offices, church, light manufacturing, dentist office, beauty salon, etc. The proposed outpatient medical use (1 space per 200 square feet) requires fewer parking spaces than that of the former health/fitness club (1 space per 150 square feet). Additionally, the proposed use will have reduced operation hours (Monday through Thursday 8am to 6pm, Friday 8am to 5pm, and closed on the weekends) compared to the former 24-hour fitness club. Also, the proposed interior remodel will require compliance with applicable building codes and inspections for consistency.

Section 3: **Filing of Notice of Exemption.** The City Council hereby authorizes and directs staff to prepare, execute and file with the Orange County Clerk a Notice of Exemption for the proposed Project.

Section 4: **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

PASSED, APPROVED AND ADOPTED this 6th day of November 2024.

_____
Mike Munzing
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Lauren Torres, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 6th day of November, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES,
DEPUTY CITY CLERK

(SEAL)

Exhibit "A"
Conditions of Approval
27141 Aliso Creek Road (USE-2024-00009)

1. Approval. This approval allows Orange County Health Care Agency to operate an outpatient medical facility 27141 Aliso Creek Road. All activities shall be conducted indoors, on the first floor, that measures 18,096 square feet in size. Operation hours are limited to Monday through Friday 8am to 5pm, one weekday until 8pm, and closed on weekends.

2. Compliance with Permit. The establishment and operation of the approved use shall be in compliance with the approved permit and any plans, specifications and conditions of approval shown on and/or attached to the permit.

3. State Law. All large outpatient medical uses shall comply with the provisions of state law, including licensing.

4. Municipal and Building Codes. All large outpatient medical uses shall comply with the provisions of the City of Aliso Viejo Municipal Code and California Building Codes.

5. Fire Safety and Prevention. The Applicant is responsible for compliance with all applicable fire prevention standards and permits.

6. Operational Plan. An operational plan shall be provided **prior to the issuance of a certificate of use and occupancy** for review and approval by the Director. At a minimum, the plan shall include facility rules and procedures; compliance with applicable local, state and federal laws, discharged patient transportation protocols; staff training; and a "good neighbor policy," which includes a written protocol for the on-site management to follow when a complaint is received from surrounding businesses and residents. Modifications to an operational or security plan shall be considered by the Director and acted upon in his or her discretion of whether such modifications will be detrimental to the public health, safety, and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.

7. Security Plan. A security plan shall be provided **prior to the issuance of a certificate of use and occupancy** for review and approval by the Director. At a minimum, the plan shall include measures for maintaining a safe environment within and outside the facility; the use of cameras and storage of related footage and the posting of the "no loitering" signs.

8. Smoking. No smoking shall occur on the property, unless in an approved and designated location.

9. Group Activities. For all group activities, there shall be a minimum break of at least 15 minutes between the end of one session and the beginning of the next, except that no minimum separation is required for group activities occurring as a block of programs for the same individuals. For purposes of this subsection, a “block program” means a group or series of services provided in succession to patients within a three-hour period.

10. Modifications. Modifications to the approved use shall be processed pursuant to AVMC 15.74.110.

11. Sign Permit. A sign permit shall be required prior to the placement, movement, erection, reconstruction, alteration or display of any sign permitted pursuant to Chapter 15.34 AVMC. All signs, except where expressly exempt, shall conform to the current California Building and Electrical Codes as adopted by the city of Aliso Viejo.

12. Noise Control. The establishment and operation of the approved use shall comply with AVMC Chapter 8.12 noise standards.

13. Indemnification. The Applicant shall indemnify, protect, defend, and hold the city, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively 'Actions'), brought against the city, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the city and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the city) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the city shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the city's defense, and that Applicant shall reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The city shall promptly notify the Applicant of any action brought, and city shall cooperate with the Applicant in defense of the action.

14. Actions by City Council. Decisions by the city council are final and shall become effective immediately except as otherwise provided in the approving action and except for actions by ordinance.

15. Expiration. This approval shall expire and be of no further force or effect if:
    a. Expiration of Period of Validity. The permit is not established within two years of the permit's effective date, or such other time period designated by the permit approval, by state law, or by this code; or
    b. Abandonment. After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year.

16. Time Extensions. Upon application before expiration of the period of validity, the original decision-making authority may grant or conditionally grant an extension to the period of validity for up to one year per extension if it finds that such an extension is justified by the circumstances of the original findings for the project can still be made with, if necessary, the imposition of conditions not originally imposed on the project. The filing of an application for extension shall stay expiration of the permit until action is taken on the time extension by the decision-making authority. No more than two one-year extensions may be granted or conditionally granted.

17. Revocation. This approval may be revoked by the original decision-making authority pursuant to the provisions of AVMC 15.74.120.

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
C	CHANNEL
⌀	DIAMETER OR ROUND
'	FOOT (FEET)
"	INCH (INCHES)
⊥	PERPENDICULAR
#	POUND OR NUMBER
⌖	SQUARE FOOT (FEET)
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
ACOUS	ACOUSTICAL
ACT	ACOUSTIC TILE
ADJ	ADJUSTABLE
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AL	ACTIVE LEAF
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
APPV	APPROVED
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BATT INSUL	BATTEN INSULATION
BJ	BUTT JOINT
BKG	BACKING
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BMK	BENCH MARK
BOW	BACK OF WALL
BOT	BOTTOM
BRKT	BRACKET
BTWN	BETWEEN
CAB	CABINET
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CWK	CASEWORK
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIR	CIRCULAR
CJ	CONTROL JOINT
CNTR	COUNTER
DBL	DOUBLE
DEMO	DEMOLISH (DEMOLITION)
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DW	DISH-WASHER
DWG	DRAWING
DWR	DRAWER
DIAG	DIAGONAL
E	EAST
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FRPF	FIREPROOF
FR	FIRE RESISTANT
FRMG	FRAMING
FS	FULL SIZE
FT	FOOT OR FEET
FOC	FACE OF CONCRETE
FOS	FACE OF STUDS
FOW	FACE OF WALL
FES	FIR EXTINGUISHER SURFACE MOUNTED
FD	FLOOR DRAIN
FURG	FURRING
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GEN	GENERAL
GL	GLASS
GND	GROUND
GYP	GYPSUM
GA	GAGE OF GAUGE
GALV	GALVANIZED
G	GAS
GYP BD	GYPSUM WALLBOARD
GC	GENERAL CONTRACTOR
HDCP	HANDICAPPED
HDF	HIGH DENSITY FIBERBOARD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HOR	HORIZONTAL
HR	HOUR
HR	HAND RAIL
HT	HEIGHT
HVAC	HEATING VENTING AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HDR	HANDRAIL
HBD	HARDBOARD
HTR	HEATER
HT	HEIGHT
HC	HOLLOW CORE
HMI	HOLLOW METAL INSULATED
INCAN	INCANDESCENT
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTER	INTERMEDIATE
IN	INCH
ID	INSIDE DIAMETER
IDENT	IDENTIFICATION
JAN	JANITOR
JB	JUNCTION BOX
JUNC	JUNCTION
JT	JOINT
JST	JOIST
K	KEY
KL	KEY LOCK
KP	KICK PLATE
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HANDED
LAB	LABORATORY
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LIN	LINEAR
LONG	LONGITUDINAL
LP	LOW POINT
LKR	LOCKER
LVR	LOUVER
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIC	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MUL	MULLION
MACH	MACHINE
MAINT	MAINTENANCE
MSTC	MASTIC
MATL	MATERIAL
MT	METAL THRESHOLD
MLDG	MOLDING
MTD	MOUNTED
N	NORTH
N	NEW
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OVHD	OVERHEAD
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
P	PAINT
PAR	PARALLEL
PBD	PARTICLE BOARD
PC	PERSONAL COMPUTER
PC	PIECE
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH
PR	PAIR
PTN	PARTITION
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER RECEPTACLE
PTR	PAPER TOWEL RECEPTACLE
PLBG	PLUMBING
PT	POINT
LBS	POUNDS
PSF	POUND SQUARE FOOT
PSI	POUND SQUARE INCH
PRCST	PRECAST
PREFAB	PREFABRICATED
PROJ	PROJECTION
QTY	QUANTITY
QUAL	QUALITY
QT	QUARRY TILE
QTRS	QUARTERS
R	RISER
R	RELOCATED
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
REBAR	REINFORCING BAR
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RT	RESILIENT TILE
RUB	RUBBER
RND	ROUND
RB	RUBBER BASE
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCH	SCHEDULE
SFEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET
SHT	SHEET
SIM	SIMILAR
SK	SINK
SMD	SEE MECHANI
SND	SANITARY NAPKIN DISPENSOR
SNR	SANITARY NAPKIN RECEPTACLE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION (S)
SPKR	SPEAKER
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUR	SURFACE
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
SCD	SEAT COVER DISPENSER
SECT	SECTION
SSK	SERVICE SINK
SD	SOAP DISPENSER
SM	SHEET METAL
STA	STATION
T	TREAD
TAN	TANGENT
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERED
THRES	THRESHOLD
THRU	THROUGH
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
TEMP	TEMPERATURE
TER	TERRAZZO
TOIL	TOILET
TOC	TOP OF CONCRETE
TC	TOP OF CURB
TOS	TOP OF STEEL
TS	TUBULAR STEEL
TW	TOP OF WALL
TB	TOWEL BAR
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
UL	UNDERWRITERS LABORATORIES
VAR	VARIABLE
VIF	VERIFY IN FIELD
VIN	VINYL
VERT	VERTICAL
VEST	VESTIBULE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
W	WEST
W	WITH
WC	WALL COVERING
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WO	WHERE OCCURS
WO	WITHOUT
WP	WATERPROOF
WPT	WORK POINT
WR	WATER RESISTANT
WS	WEATHERSTRIPING
WT	WEIGHT
WNSCT	WAINSCOT
WDT	WIDTH

FIRE PREVENTION

1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
2. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2022 CBC 1010.2).
3. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXTERIOR EXIT DOORS IN A GROUP "B" OCCUPANCY IF THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR,STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED". THE LETTERS SHALL BE NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.
4. PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES NOR MORE THAN 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
5. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11-LUX) AT THE WALKING SURFACE LEVEL. (2022 CBC 1008.1, 1008.2 AND 1008.2.1)
6. EXIT ILLUMINATION SHALL COMPLY WITH 2022 CBC SECTION 1008 AND 1013.
7. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.
8. EXCEPTION: MAIN EXTERIOR EXIT DOORS WHICH OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS NEED NOT BE SIGNED WHEN APPROVED BY THE BUILDING OFFICIAL.
9. WHEN NECESSARY, THE FINAL LOCATION AND QUANTITY OF EXIT SIGNS SHALL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF ANY WORK.
10. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND (3/4" x 6" LETTERS MIN.)
11. ALL RATED CORRIDOR DOORS SHALL HAVE A THRESHOLD WITH A SMOKE AND DRAFT SEAL AT HEAD AND JAMBS.
12. INTERIOR WALL AND CEILING FINISHES SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF 0 TO 25; SMOKE-DEVELOPED INDEX 0-450.
13. ALL DRAPES, HANGING CURTAINS AND OTHER DECORATIVE MATERIALS SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION.
14. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2022 CBC SECTION 716. SMOKE DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2022 CBC SECTION 716.
15. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, EXTEND/MODIFY FIRE/LIFE SAFETY SYSTEM AS REQUIRED.
16. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, EXTEND FIRE SPRINKLERS SYSTEMS AS REQUIRED.
17. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, FIRE SPRINKLER/FIRE LIFE SAFETY PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
18. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, FIRE SPRINKLER SYSTEM PLAN MUST BE REVISED AND APPROVED BY THE CITIES FIRE DEPARTMENT PRIOR TO THE INSTALLATION OR MODIFICATION OF SPRINKLER SYSTEMS.
19. A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM 2A10BC RATING SHALL BE PROVIDED EVERY 75' OF TRAVEL DISTANCE FROM ANY POINT WITHIN THE AREA DEFINED AS SCOPE OF WORK PER THESE PLANS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
20. ALL EMERGENCY LIGHTING SOURCES SHALL EMIT A MINIMUM VALUE OF ONE FOOT CANDLE MEASURED AT FLOOR LEVEL.
21. PROVIDE EMERGENCY NOTIFICATION SYSTEM FOR THE HEARING AND VISUAL IMPAIRED PER A.D.A. REQUIREMENTS.

CONTACT DIRECTORY

ARCHITECT:
SAA INTERIORS AND ARCHITECTURE
PHONE: 949-608-3748
CONTACT: MICHAEL PARR
EMAIL: MPARR@SAAIA.COM

MEP ENGINEER:
ENGINEERED SPACES, INC.
333 CITY BLVD. WEST, SUITE 300
ORANGE, CA 92868
OFFICE: 714-449-1646
CELL: 949-290-8487
CONTACT: SORIN A. BRIE
EMAIL: sonnbrie@esi-eng.com

PROJECT INFORMATION

1. BUILDING PERMIT INFORMATION

BUILDING ADDRESS:	27141 ALISO CREEK RD. ALISO VIEJO, CA 92656
BUILDING OWNER:	DON WILSON BUILDERS 23705 CRENSHAW BLVD., SUITE 200 TORRANCE, CA 90505 OFFICE: 310-539-9902 FAX: 310-539-2876 OFFICE: 714-308-2700 NAME: JOHN CASKEY EMAIL: JOHNC@DONWILSONBUILDERS.COM
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B-OFFICE
SPRINKLER BUILDING:	FULLY SPRINKLERED
NUMBER OF FLOORS:	2
TOTAL FLOOR AREA:	19,043 SQ. FT.
AREA OF WORK:	18,096 SQ. FT.
SCOPE OF WORK:	TENANT IMPROVEMENT WORK ON 18,096 SQ. FT. OF THE TOTAL FLOOR AREA. NEW WALL, POWER, LIGHTING AND FINISHES.

2. C.F.C. TITLE 24/DISABLE ACCESS COMPLIANCE
THE PROJECT SHALL COMPLY WITH CCR TITLE 24 (PART 6 - CALIFORNIA ENERGY CODE) FOR ENERGY COMPLIANCE FOR DISABLED ACCESS REQUIREMENTS.
3. EXISTING LIFE-SAFETY SYSTEMS TO BE MODIFIED
EXISTING FIRE/LIFE SAFETY SYSTEM IS TO BE MODIFIED TO COMPLY TO CURRENT FIRE/LIFE SAFETY STANDARDS. REFER TO ELECTRICAL ENGINEER DRAWING FOR SCOPE OF WORK.
4. CODE COMPLIANCE
THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:

2022 CALIFORNIA BUILDING CODE - (PART 2, TITLE 24, CCR)
2022 CALIFORNIA ELECTRICAL CODE - (PART 3, TITLE 24, CCR)
2022CALIFORNIA MECHANICAL CODE - (PART 4, TITLE 24, CCR)
2022 CALIFORNIA PLUMBING CODE - (PART 5, TITLE 24, CCR)
2022 CALIFORNIA FIRE CODE- (PART 9, TITLE 24, CCR)
2022 CALIFORNIA BUILDING STANDARDS CODE (PART 12, TITLE 24, CCR)

5. SEPARATE PERMITS
PROVIDE SEPARATE PERMITS FOR THE FIRE SPRINKLER AND FIRE PROTECTION.

DRAWING INDEX

ARCHITECTURAL PLANS

A-0.1	ABBREVIATIONS, NOTES, SYMBOLS, INDEX, MAP, BUILDING DATA, ETC.
A-0.2	GENERAL NOTES
A-0.3	GENERAL NOTES AND SPECIFICATIONS
A-0.5A	SITE PLAN AND ACCESSIBLE PATH OF TRAVEL
A-0.5B	EXIT ROUTES AND TACTILE SIGNAGE
A-0.6A	BASE BUILDING ACCESSIBILITY
A-0.6B	BASE BUILDING ACCESSIBILITY
A-0.7	BASE BUILDING RESTROOM ACCESSIBILITY PLANS
A-0.7A	RESTROOM ELEVATIONS
A-0.7B	RESTROOM ELEVATIONS
A-1.0	DEMOLITION PLAN
A-2.0	CONSTRUCTION PLAN
A-3.0	POWER / VOICE / DATA PLAN
A-4.0	REFLECTED CEILING PLAN
A-5.0	FINISH PLAN
A-20.0	INTERIOR ELEVATIONS AND MILLWORK DETAILS
A-30.0	WALL PARTITION DETAILS
A-30.2	CEILING DETAILS
A-30.4	GLASS PARTITION DETAILS
A-30.5	MILLWORK DETAILS

ELECTRICAL PLANS

E-1	ELECTRICAL COVER SHEET
E-2	ELECTRICAL SPECIFICATION PART 1 OF 2
E-3	ELECTRICAL SPECIFICATIONS PART 2 OF 2
E-4.1	TITLE 24 ENERGY CALCULATIONS
E-4.2	TITLE 24 ENERGY CALCULATIONS
E-5	ELECTRICAL LIGHTING PLAN
E-6.1	ELECTRICAL POWER PLAN
E-6.2	HVAC COORDINATION POWER PLAN
E-7.1	PANEL SCHEDULES
E-7.2	SINGLE LINE DIAGRAM
E-8	TYPICAL LIGHTING CONTROL DIAGRAMS (WATTSTOPPER)
E-9	ELECTRICAL DETAILS

MECHANICAL PLANS

M-1.0	HVAC NOTES & DETAILS
M-2.0	HVAC DEMOLITION PLAN
M-2.1	HVAC PLAN
M-2.2	HVAC ZONING PLAN
M-3.0	TITLE 24
M-3.1	TITLE 24

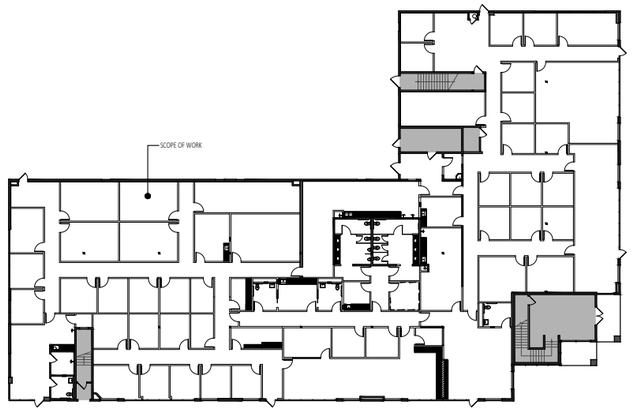
PLUMBING PLANS

P-1.1	PLUMBING COVER SHEET
P-1.2	PLUMBING DETAILS
P-1.3	PLUMBING CUTSHEETS & TITLE 24 CALCULATIONS
P-2.1	PLUMBING DEMOLITION PLAN
P-2.2	PLUMBING FIXTURE TYPES
P-2.3	PLUMBING PLAN - SEWER & VENT PIPING
P-2.4	PLUMBING PLAN HOT & COLD WATER PIPING
P-3	PLUMBING SPECIFICATIONS

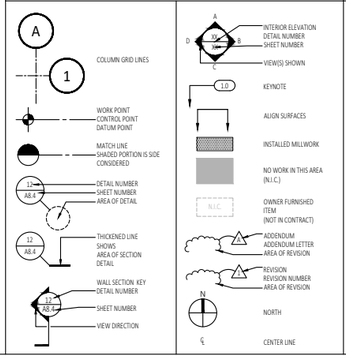
DRAFTING CONVENTION NOTES

1. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF CONFLICTS OR DISCREPANCIES IN WRITING.
2. DIMENSION CONVENTIONS:
   a) HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
   b) DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE PRECISELY MAINTAINED; ALLOWING FOR THICKNESS OR MATERIALS.
   c) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED.
   d) DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
   e) DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING.
   f) VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
   g) DO NOTE SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
   h) VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO START OF CONSTRUCTION. REPORT INCONSISTENCIES TO ARCHITECT.
3. DEFINITION OF TERMINOLOGY:
   i) "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
   j) "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
   k) "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
   l) "FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
   m) "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
   n) "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

KEY PLAN



DRAFTING CONVENTIONS

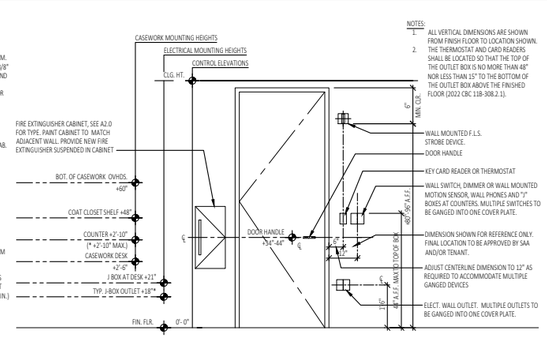


TYPICAL MOUNTING HEIGHT ELEVATION

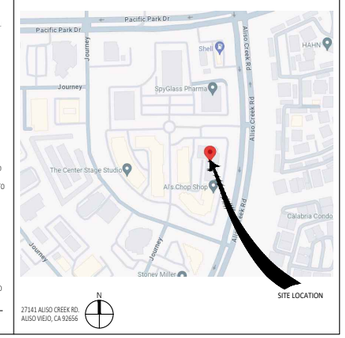
CONTROL ELEVATIONS ARE COMPRISED OF:
FINISH CEILING LEVEL (FCL)
FINISH FLOOR LEVEL (FFL)
TOP OF SLAB (TOS)
ALL DIMENSIONS GIVEN ARE FROM FFL DATUM.
FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" THICK GLUE DOWN CARPET. FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS FOR SPECIFIC FLOORING INFORMATION.

NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY VARIATIONS IN THE FLOOR SLAB.

CERTAIN ELEVATION DIMENSIONS ARE ASSOCIATED WITH CODE REQUIRED MAXIMUM OR MINIMUM MOUNTING HEIGHTS. SUCH DIMENSIONS SHOULD BE HELD DESPITE VARIATIONS IN THE SLAB. CODE DIMENSIONS ARE IN PARENTHESIS WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. E.G.: (* +15" MIN.)



LOCATION PLAN



RECEIVED
Oct 15 2024
PLANNING DEPARTMENT

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
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6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

LICENSED ARCHITECT NELSON ALGAZE No. C-34960 EXP. 08/31/2025 STATE OF CALIFORNIA

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

ABBREVIATIONS, NOTES, SYMBOLS, INDEX, MAP, BUILDING DATA, ETC.

SHEET NO:

A-0.1

01 00 00 GENERAL REQUIREMENTS

01 11 00 - SUMMARY OF WORK

1 TENANT IMPROVEMENT WORK ON 18,096 SQ. FT. OF THE TOTAL FLOOR AREA. NEW WALL, POWER, LIGHTING AND FINISHES.

2 THE AMERICAN INSTITUTE OF ARCHITECTS GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA FORM A-201 CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE OWNER/CONTRACTOR AGREEMENT.

3 THE GENERAL CONTRACTOR SHALL NOTIFY SHLEMMER+ALGAZE+ASSOCIATES (SAA) IMMEDIATELY IF HE CANNOT COMPLY WITH ALL WORK CALLED FOR ON THESE DRAWINGS.

4 THE GENERAL CONTRACTOR SHALL NOTIFY SAA IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.

5 ALL SAA DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

6 INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER, AND AS REQUIRED IN THE OWNER-CONTRACTOR AGREEMENT.

01 23 00 - ALTERNATES

1 ALL ASSEMBLIES OR DETAILS MARKED AS ALTERNATES TO BASE REQUIREMENTS SHALL BE PRICED INDIVIDUALLY. NOTE THAT ALTERNATES MAY BE EITHER ADDITIVE OR DEDUCTIVE. BID FORM SHALL ITEMIZE ALL ALTERNATES.

01 25 00 - SUBSTITUTION PROCEDURES

1 THE GENERAL CONTRACTOR SHALL HAVE TEN WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS, ON FORM APPROVED BY SAA, OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY SAA. CONTRACTOR SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. SAA SHALL RESPOND IN TEN WORKING DAYS FROM RECEIPT OF SUBMITTAL AS TO ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION. NO REQUEST FOR SUBSTITUTIONS SHALL BE REVIEWED OR ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.

01 26 00 - CONTRACT MODIFICATION PROCEDURES

1 THE OWNER WITHOUT INVALIDATING THE CONTRACT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

2 IF THE GENERAL CONTRACTOR DETERMINES THAT ANY REVISION TO DRAWINGS INVOLVE EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE SHLEMMER+ALGAZE+ASSOCIATES WRITTEN NOTICE THEREOF WITHIN A REASONABLE AMOUNT OF TIME AFTER RECEIPT OF SUCH INSTRUCTIONS. THE REQUEST SHALL INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, LOCATION OF THE WORK, MATERIALS BEING USED, AND ANY OTHER COSTS. BEFORE PROCEEDING TO EXECUTE THE WORK, THE PROCEDURE SHALL BE AS PROVIDED FOR IN THE OWNER-CONTRACTOR AGREEMENT. NO EXTRA COSTS SHALL BE VALID UNLESS APPROVED IN WRITING BY THE OWNER AND ARCHITECT. UNLESS OTHERWISE AGREED, NO PAYMENT WILL BE MADE WITHOUT WRITTEN APPROVAL.

01 29 00 - PAYMENT PROCEDURES

1 THE GENERAL CONTRACTOR SHALL SUBMIT ALL APPLICATIONS FOR PAYMENT TO THE OWNER OR OWNER DESIGNATED AGENT FOR REVIEW AND APPROVAL. THE FORM OF THE APPLICATION FOR PAYMENT SHALL BE AIA DOCUMENT G702, SUPPORTED BY AIA DOCUMENT G702A CONTINUATION SHEET. A 10% RETAINAGE OF EACH APPLICATION FOR PAYMENT SHALL BE WITHHELD BY THE OWNER UNTIL RELEASE OF FINAL PAYMENT UNLESS NOTED OTHERWISE IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.

01 31 00 - PROJECT MANAGEMENT AND COORDINATION

1 INTENT OF THE DRAWINGS IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING ANY DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.

2 LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF CONFLICTS OR DISCREPANCIES IN WRITING.

3 DIMENSION CONVENTIONS:
A) HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
B) DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE PRECISELY MAINTAINED: ALLOWING FOR THICKNESS OF MATERIALS.
C) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED.
D) DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
E) DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING.
F) VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
G) DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
H) VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO START OF CONSTRUCTION. REPORT INCONSISTENCIES TO ARCHITECT.

4 DEFINITION OF TERMINOLOGY:
I) "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
J) "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
K) "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
L) "FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
M) "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
N) "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

5 BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND TO ITS EXECUTION. CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENT AND MAKE THE OWNER AWARE OF REQUIRED ITEMS THAT ARE MISSING FROM THE CONSTRUCTION DOCUMENTS. IF REQUIRED ITEMS ARE MISSING, THE CONTRACTOR SHALL BRING THESE ITEMS TO THE ATTENTION OF THE OWNER DURING THE BIDDING PERIOD.

6 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

7 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AS IT RELATES TO THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS. WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS.

8 THE GENERAL CONTRACTOR SHALL PROVIDE TO ALL SUBCONTRACTORS COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUBCONTRACTOR.

9 MANUFACTURERS NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC.

10 ALL FINISH CONTRACTORS TO FIELD VERIFY SIZE OF ROOMS AND WALLS PRIOR TO PLACING ORDERS OR SUBMITTING BIDS.

11 THESE DRAWINGS ARE FOR DESIGN INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SITE CONDITIONS, AND INFORM SAA OF ANY CONFLICTS OR ANY ADDITIONAL WORK NECESSARY TO PROVIDE A COMPLETE FINISHED PROJECT, PRIOR TO SUBMITTING BIDS.

12 ARCHITECTURAL DOCUMENTS SUPERSEDE ENGINEERING DRAWINGS. IN THE EVENT A DISCREPANCY OCCURS THAT HAS AESTHETIC RAMIFICATIONS, CONTACT THE ARCHITECT FOR CLARIFICATION.

13 THE GENERAL CONTRACTOR SHALL VERIFY SIZE, ELECTRICAL REQUIREMENTS, LOCATION AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.

14 THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL MATERIAL OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT. OWNER WILL ONLY PAY FOR INSTALLED PRODUCTS AND EQUIPMENT.

01 32 00 - CONSTRUCTION PROGRESS DOCUMENTATION

1 PRIOR TO BEGINNING ANY WORK THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASE OF HIS WORK AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE. CONTRACTOR TO VERIFY AVAILABILITY OF ALL PRODUCTS SPECIFIED AND NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH PROJECT COMPLETION DATE. PRODUCTS MAY REQUIRE A LONG LEAD TIME. CONTRACTOR SHALL TAKE INTO ACCOUNT IN HIS SCHEDULE ALL LONG LEAD ITEMS, AND PLAN ACCORDINGLY SO AS TO NOT DELAY COMPLETION OF THE PROJECT.

2 THE GENERAL CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORT FOR ALL SUBCONTRACTORS, CRAFTSMAN AND TRADESMAN REQUIRED TO COMPLETE THE JOB.

3 THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE REQUIREMENTS OF THE BUILDING OWNER TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, AND IN GENERAL ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK (IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK INCLUDING COST). THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT FOR NOISE GENERATING CONSTRUCTION.

4 CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES, INCLUDING THE FOLLOWING:
A) DATE AND TIME OR DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES. OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSE SHALL BE PAID BY CONTRACTOR.
B) BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED BY THE CONTRACTOR BEFORE DELIVERY TO ASSURE ITEMS WILL FIT INTO SPACE.
C) ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQUIRED FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR.

5 THE GENERAL CONTRACTOR, HIS SUBCONTRACTOR AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.

01 00 00 GENERAL REQUIREMENTS CONTINUED

6 WHERE SPECIAL ITEMS REQUIRE EXTENDED LEAD TIME PREVENTING INSTALLATION BY PROJECTED MOVE IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY SAA AND OWNER AS WELL AS TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES.

01 33 00 - SUBMITTAL PROCEDURES

1 THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW AND APPROVAL BY SAA. CONTRACTOR SHALL SUBMIT THREE (3) SAMPLES OF THE SPECIFIED MATERIALS. SUBMITTALS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 9" X 12" BRUSH-OUT SAMPLES OF ALL PAINT COLORS SPECIFIED, SAMPLES OF ALL CARPETS, ALL SPECIFIED FLOOR AND BASE MATERIALS, SAMPLES OF ALL WALL FINISHES, SAMPLES OF SPECIFIED CABINET FINISHES, SAMPLES OF CEILING GRID AND CEILING TILE, CUTSHEETS OF LIGHTING FIXTURES, DOOR/FRAME AND BUILDERS HARDWARE, CASEWORK SHOP DRAWINGS, CASEWORK HARDWARE SUBMITTALS, AND ANY OTHER MATERIALS SPECIFIED.

2 THE GENERAL CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND EQUIPMENT/FIXTURE CUTSHEETS TO SAA FOR REVIEW. CONTRAQCTOR SHALL PROVIDE THREE (3) COPIES. SAA SHALL HAVE TEN (10) WORK DAYS FOR SHOP DRAWING REVIEW TURNAROUND TIME FROM DATE OF RECEIPT. ALL SHOP DRAWINGS AND CUTSHEETS MARKED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

3 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT WHICH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.

4 WHERE THE TERMS "NO EXCEPTION", "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR ANY OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE SOLE INTERPRETATION AND JUDGMENT OF SAA.

01 35 00 - SPECIAL PROCEDURES - HEALTH, SAFETY

1 SHLEMMER+ALGAZE+ASSOCIATES IS UNAWARE OF ANY EXISTING ASBESTOS WITHIN THE AREA OF NEW WORK. IT IS THE OWNER'S RESPONSIBILITY TO ADVISE THE GENERAL CONTRACTOR & HIS SUBS OF ANY ASBESTOS CONTAINING MATERIAL OR OTHER HAZARDOUS MATERIALS WITHIN THE FACILITY AND TO PROPERLY REMEDIATE. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED BY LAW TO PROTECT ALL WORKERS & OCCUPANTS. NOTIFY THE OWNER IMMEDIATELY IF ANY ASBESTOS CONTAINING MATERIAL IS IDENTIFIED, OR IF ANY HAZARDOUS MATERIAL IS SUSPECTED.

01 35 16 - ALTERATION PROJECT PROCEDURES

1 THE WORK OF THIS PROJECT INCLUDES ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES TO BE MADE. THE CONTRACTOR SHALL REVISE, REARRANGE, REROUTE OR REMOVE EXISTING WIRING AND HVAC DISTRIBUTION AS NECESSARY TO ACCOMMODATE THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL AND HVAC SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN IN OPERATION.

2 THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME, CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY. ANY COSTS FOR PATCHING AND REPLACING OF DAMAGED WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR.

3 IN AREAS WHERE THERE ARE NO ALTERATIONS INDICATED THE EXISTING FACILITIES SHALL BE RETAINED IN SERVICE. IN CASE OF DOUBT ASSUME THAT THE EXISTING ELECTRICAL WIRING IS TO REMAIN IN OPERATION THROUGHOUT THE CONSTRUCTION PERIOD AND THEREAFTER.

4 THE ALTERATION OF THE EXISTING BUILDING IS WORK OF A COMPLEX NATURE WHICH WILL REQUIRE ACCURATE PLANNING, CAREFUL PREPARATION AND EXECUTION, ATTENTION TO DETAIL AND CLOSE SUPERVISION BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO PERFORM THIS WORK IN FULL COOPERATION WITH THE OTHER CONSTRUCTION TRADES AND SUBJECT TO AN ACCEPTABLE SCHEDULE.

5 ALL WOODWORK, BLOCKING, GROUNDS, ETC. TO BE FIRE RETARDANT TREATED.

6 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE CLIENT.

7 THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE ALL COSTS, (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING (TAKE-DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE COMMUNICATIONS EQUIPMENT OR HVAC WORK WITHIN CEILING PLENUM.

8 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED. ANY LOOSE ITEMS TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE.

9 ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

10 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), BY FIRE DEPARTMENT REGULATIONS, AND AS SHOWN ON SAA DRAWINGS.

11 THE GENERAL CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED WINDOW GLAZING. ALL WINDOW SASHES SHALL BE INSPECTED BY THE CONTRACTOR AND ALL INOPERABLE CONDITIONS SHALL BE REPAIRED.

12 EACH TRADE SHALL BE RESPNSIBLE FOR PROVIDING AND INSTALLING SEALANTS WHERE SHOWN ON DRAWINGS OR WHERE REQUIRED.

13 PROVIDE STRUCTURAL SUPPORTS AT ALL WALL MOUNTED EQUIPMENT, CABINETS, PLUMBING AND LIGHT FIXTURES.

14 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENINGS TO MATCH IMMEDIATE ADJACENT AREA IN MATERIAL, FINISH AND FIRE RATING.

15 WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAG BOLTS, NAILS, NAILERS, SHIMS, ETC.) REQURIED FOR A SMOOTH AND EVEN TRANSITION.

16 THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, MARBLE WAINSCOT AND PLASTER CEILING WHENEVER DOOR FRAMES HAVE BEEN REMOVED, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED REPAIRING. GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DAMAGED FINISHES AND INSTALL NEW SURFACES TO THE SATISFACTION OF SAA. ALL OTHER DAMAGED SURFACES (FINISHED FLOOR SLAB, CONVECTOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF SAA.

17 THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING PLASTER SURFACES. WHERE, AS A RESULT OF DEMOLITION, EXISTING PLASTER HAS BEEN REMOVED AND NEW FINISHED SURFACES WILL NOT ALIGN WITH EXISTING, CONTRACTOR SHALL INSTALL NEW CORNER BEADS AND STOPS AND ENTIRE SURFACE SHALL BE RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

01 40 00 - QUALITY REQUIREMENTS

1 THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION QUALITY DESIRED. THEY ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

2 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.

3 THE GENERAL CONTRACTOR UPON ACCEPTANCE AND AWARD OF THE CONTRACT ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND WILL BE EXPECTED TO COMPLY WITH THE DESIGN INTENT AS WELL AS ALL OF THE PRINTED AND WRITTEN CONSTRUCTION DOCUMENTS.

01 41 00 - REGULATORY REQUIREMENTS

1 THE GENERAL CONTRACTOR, SUBCONTRACTOR AND ANY TENANTS' CONTRACTORS SHALL SUBMIT CERTIFICATES TO THE BUILDING MANAGER AND OWNER UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A) FIREPROOF WOOD TEST REPORT (IF REQUIRED)
B) ELECTRICAL, PLUMBING AND AIR CONDITIONING CERTIFICATES ISSUED BY:
1) DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY
2) BOARD OF FIRE UNDERWRITERS

2 PROVIDE CERTIFICATION OF THAT ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES MEET THE REQUIREMENTS OF TITLE 24 AND CALGREEN.

3 ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

4 WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED AND PROVIDED IN ALL CASES.

5 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES TO OWNER AND SAA.

01 51 00 - TEMPORARY UTILITIES

1 THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY POWER, LIGHTS, WATER, HEAT, AND ANY OTHER TEMPORARY UTILITIES REQUIRED THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED TO COMPLETE THE WORK.

01 56 00 - TEMPORARY ENCLOSURES

1 THE GENERAL CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL OVER THE JOB TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE.

01 57 00 - TEMPORARY CONTROLS

1 "CONSTRUCTION DUST CONTROL": DURING CONSTRUCTION, DUST CONTROL MEASURES SHALL BE REQUIRED. GRADING WILL BE DISCONTINUED DURING FIRST-STAGE SMOG ALERTS AND SUSPENDED DURING PERIODS OF HIGH WINDS (I.E.: OVER 15 MPH). ALL HAULING TRUCKS SHALL HAVE LOADS COVERED OR WETTED AND LOADED BELOW THE SIDEBOARDS TO MINIMIZE DUST. EXERCISE MEASURES TO REMOVE DIRT FROM WHEELED VEHICLES BEFORE ENTERING THE PUBLIC WAY.

01 00 00 GENERAL REQUIREMENTS CONTINUED

01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

1 THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. HE SHALL REPLACE OR REPAIR AS DIRECTED ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

2 CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER THE ARCHITECT HAS PREPARED A PUNCHLIST AND THE PUNCHLIST ITEMS HAVE BEEN CORRECTED. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS AND RECORD DRAWINGS WITH HIS FINAL APPLICATION FOR PAYMENT.

01 71 33 - PROTECTION OF ADJACENT CONSTRUCTION

1 THE GENERAL CONTRACTOR SHALL PROVIDE A VISQUEEN SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT CLOSED AT ALL TIMES.

2 THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER INCLUDING BUT NOT LIMITED TO, WINDOWS, FLOOR AND CEILING TILE, PUBLIC TOILETS, ELEVATORS, DOORS, FRAMES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, CONVECTOR ENCLOSURES, ETC.

3 THE CONTRACTOR SHALL AT NO TIME DO ANY WORK OR PLACE ANY CONSTRUCTION THAT MAY AFFECT THE OPERATIONS OF OTHER TENANTS, INCLUDING ANY INTERRUPTIONS IN THE SUPPLY OF POWER OR OTHER UTILITIES, WITHOUT FIRST NOTIFYING THE BUILDING OWNER AND OBTAINING PERMISSION FROM THEM TO PROCEED.

01 73 29 - CUTTING AND PATCHING

1 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.

3 THE GENERAL CONTRACTOR SHALL METAL LATH OVER ALL NEW CONDUIT CHASES IN MASONRY PARTITIONS.

4 ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIALS, FIRE RATING, FINISH AND COLOR UNLESS OTHERWISE NOTED.

5 ALL FIRE PROOFING REMOVED FROM COLUMNS AND BEAMS DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED WITH THE SAME MATERIAL AND RATING AS THAT WHICH WAS REMOVED.

6 CONTRACTOR TO VERIFY WITH OWNER IF X-RAY IS REQUIRED PRIOR TO CORE DRILLING.
X-RAY FLOOR PRIOR TO THE COMMENCEMENT OF ANY FLOOR CORING. AVOID CORING THROUGH ANY EXISTING STEEL REINFORCEMENT.

01 74 00 - CLEANING AND WASTE MANAGEMENT

1 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN FORCES AND OTHER SUBCONTRACTORS, INCLUDING RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC. AND PROVIDE FOR ITS REMOVAL FROM THE SITE.

2 AT THE END OF EACH DAY OF CONSTRUCTION OR FINISH WORK, THE CONSTRACTOR AND EACH TRADE SHALL BE RESPONSIBLE FOR REMOVING ANY DEBRIS FROM THE SITE. THE JOB SITE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND SAA UPON COMPLETION OF THE PROJECT BY THE CONTRACTOR.

3 THE EXISTING TO REMAIN, EXISTING RELOCATED OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF SHLEMMER+ALGAZE+ASSOCIATES PRIOR TO BEING TURNED OVER TO THE OWNER.

4 THE EXISTING BUILDING TOILET FACILITIES, IF UTILIZED DURING CONSTRUCTION BY CONTRACTOR PERSONNEL, SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND ALL DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED, REPLACED AND THOROUGHLY CLEANED TO THE SATISFACTION OF SHLEMMER+ALGAZE+ASSOCIATES PRIOR TO BEING TURNED OVER TO THE OWNER.

5 ITEMS THAT ARE TO BE REMOVED AND LATER REINCORPORATED INTO THE PROJECT ARE TO BE CLEANED, STORED, AND REPAIRED IF NECESSARY. SEE SHEETS A1.0 AND A2.0 FOR REUSE OF EXISTING MATERIALS.

02 41 00 DEMOLITION

02 41 19.16 - SELECTIVE INTERIOR DEMOLITION

1 THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED IN SAA DRAWINGS OR AS OTHERWISE DIRECTED BY SAA.

2 THE GENERAL CONTRACTOR SHALL FURNISH BUILDING MANAGEMENT AND SAA WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING STOCK.

3 THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK IN COMPLIANCE WITH THE REGULATIONS OF THE AUTHORITY HAVING JURISDICTION OVER THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, NOISE ORDINANCE, INCLUDING ACCEPTABLE HOURS FOR OVERTIME WORK REQUIRED.

4 ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO OWNER OR AS OTHERWISE NOTED.

5 THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES OR ANY OTHER TELEPHONE OR ELECTRICAL, INCLUDING WIRING AND EQUIPMENT.

6 IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSES ANY UNEVENNESS IN CONCRETE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

7 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

8 THE GENERAL CONTRACTOR SHALL CUT AND CAP OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

9 UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL LEAVE ALL AREAS IN A BROOM CLEAN CONDITION.

10 DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION. THE ARCHITECTURAL DRAWINGS SHOW THE EXISTING PARTITIONS WITH DOORS AND OTHER ITEMS TO REMAIN.

11 ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.O.N., AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, DUMPING FEES AND CHARGES.

12 ELECTRICAL, MECHANICAL AND PLUMBING ITEMS SHALL BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE ALL UNUSED AND DISCONNECTED HVAC, ELECTRICAL, PLUMBING AND PHONE/DATA CABLING ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS.

13 EXISTING LIGHT FIXTURES, ELECTRICAL OUTLETS, RACEWAY AND WIRING ETC. WILL BE REMOVED AS NOTED PER ARCHITECTURAL AND ELECTRICAL DEMOLITION DRAWINGS.

14 REMOVE ALL FIRE DAMPERS IN EXISTING DUCTWORK WHERE FIRE RATED WALLS ARE DEMOLISHED. REMOVE ALL FIRE DAMPERS THAT ARE NOT CODE COMPLIANT.REPLACE ANY FIRE DAMPERS WHERE DAMPERS WILL NEED TO BE UPGRADED TO MEET CURRENT CODE REQUIREMENTS AND RATED WALL IS SCHEDULED TO REMAIN.

15 THERMOSTATS AND PNEUMATIC LINES SHALL BE REMOVED GENTLY AND COILED BACK TO THE DEVICE THEY CONTROL AND LEFT IN PLACE. ALL OTHER THERMOSTATS SHALL BE REMOVED AND RETURNED TO BUILDING OWNER.

16 UPON REMOVAL OF THE EXISTING CEILING, THAT PORTION OF THE EXISTING MECHANICAL SYSTEM DESIGNATED TO BE RE-USED WILL BE EVALUATED BY THE ENGINEER. IF THE EXISTING MECHANICAL SYSTEMS ARE FOUND TO BE ACCEPTABLE FOR RE-USE, THEN THE EXISTING MAIN DUCT, VAV BOXES, PNEUMATIC CONTROL TUBING ETC. SHALL REMAIN AND SHALL BE PROTECTED TO AVOID DAMAGE TO EXISTING HVAC EQUIPMENT DURING DEMOLITION.

17 CONTRACTOR TO VERIFY THAT ALL EXISTING LIGHT FIXTURES NOT BEING REUSED SHALL BE RETURNED TO BUILDING OWNER.

18 THE EXISTING FIRE SPRINKLER SYSTEM SHALL REMAIN IN PLACE (ONLY DURING DEMOLITION). ALL OTHER FIRE/LIFE SAFETY EQUIPMENT SHALL BE LEFT IN PLACE. IF A STRUCTURE HOLDING A DEVICE IS REMOVED, THE CONTRACTOR SHALL SUPPORT THE FIRE/LIFE SAFETY DEVICE IN A MANNER THAT DOES NOT IMPAIR ITS FUNCTION IN ANYWAY.

19 REMOVE ALL DATA/TELE CABLING IN CEILING BACK TO POINT OF ORIGINATION. (UNLESS OTHERWISE INSTRUCTED) CONTRACTOR TO VERIFY WITH OWNER'S CABLING VENDOR.

20 ABANDONED PLUMBING LINES AND DRAINS TO BE REMOVED BACK TO POINT OF ORIGINATION AS REQUIRED FOR NEW WORK.

21 MAINTAIN FULLY CHARGED FIRE EXTINGUISHERS READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS

06 00 00 WOOD, PLASTICS AND COMPOSITES

06 41 00 - ARCHITECTURAL WOOD CASEWORK

1 REFER TO THE "GENERAL NOTES AND INFORMATION SHEETS" FOR ADDITIONAL NOTES.

2 CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL AND VERIFY ALL DIMENSIONS IN THE FIELD BEFORE FABRICATION. CONFIRM ALL MATERIALS AND FINISHES ON SHOP DRAWINGS. SUBMIT (4) 9"X9" SAMPLES OF EACH FINISH FOR APPROVAL. CONTRACTOR SHALL SUBMIT MSDS SHEETS, SIGNED ATTESTATIONS OR OTHER OFFICIAL LITERATURE FROM MANUFACTURER FOR ALL ADHESIVES AND SEALANTS USED ON THE PROJECT.
ALL JOINTS, CORNERS AND EDGES ARE TO BE DETAILED IN INDIVIDUAL DETAILS. ALL DIMENSIONS, CRITICAL OR OTHERWISE, ARE TO BE CALLED OUT ON THE SHOP DRAWINGS. SHLEMMER+ALGAZE+ASSOCIATES WILL NOT REVIEW DRAWINGS WHICH ARE INCOMPLETE AND SHOW MINIMAL DETAILING. ALL CASEWORK, SPECIAL PRODUCTS, AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL AND SHOP DRAWING REVIEW. SHOP DRAWINGS AND SUBMITTAL'S SHALL NOT BE WAIVED UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY SHLEMMER+ALGAZE+ASSOCIATES.

3 ALL WOOD VENEERED OR CONVERSION VARNISH FINISHED CASEWORK SHALL BE FABRICATED TO WI PREMIUM GRADE STANDARDS. ALL EXPOSED SURFACES INCLUDING DOORS, TOPS AND BASE SHALL BE VENEERED. CASEWORK SHALL BE BIRCH PLYWOOD STAINED TO MATCH FINISH VENEER.

06 00 00 WOOD, PLASTICS AND COMPOSITES CONT.

4 ALL PLASTIC LAMINATE MILLWORK TO BE FABRICATED TO WI CUSTOM GRADE STANDARDS. ALL EXPOSED SURFACES TO BE LAMINATE. CASEWORK AT WHITE LAMINATE TO BE 5/8" WHITE KORTRON. CASEWORK AT COLORED LAMINATE SHALL BE 5/8" BLACK KORTRON.

5 COORDINATE LOCATIONS AND PROVIDE METAL BACKING AT WALL FRAMING FOR ALL WALL-MOUNTED CASEWORK. ALL "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING. CABINET CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. REFER TO DRAWING DETAILS FOR BACKING SUPPORT OF WALL HANGING ITEMS.

6 CONTRACTOR SHALL SUPPLY AND INSTALL ALL NECESSARY HARDWARE REQUIRED BY THE SPECIFICATIONS OR INTENT OF THE DESIGN. SUBMIT TO SAA FOR APPROVAL CUT SHEETS OF ALL CABINET HARDWARE AND SAMPLES OF ALL PULLS AND KNOBS PRIOR TO FABRICATION.

7 CONTRACTOR TO PROTECT CASEWORK DURING DELIVERY AND TAKE NECESSARY PRECAUTIONS TO ENSURE THAT INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.

8 COMPOSITE WOOD AND AGRIFIBER PRODUCTS, INCLUDING CORE MATERIALS, SHALL NOT CONTAIN ANY UREAFORMALDEHYDE RESINS.

9 LAMINATE ADHESIVES USED TO FABRICATE CASEWORK ON-SITE AND SHOP APPLIED ASSEMBLIES CONTAINING THESE LAMINATE ADHESIVES SHALL NOT CONTAIN ANY UREAFORMALDEHYDE.

10 ALL ADHESIVES AND SEALANTS USED FOR MILLWORK, PANELING, OR VENEERING SHALL BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.

11 AEROSOL ADHESIVES SHALL MEET REQUIREMENTS EQUAL TO GREEN SEAL STANDARD GC-36 IN EFFECT JANUARY 1, 2011.

12 THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET CONTRACTOR.

13 ALL CABINET FINISHES SHALL BE AS NOTED ON THE DETAILED DRAWINGS.

14 THE CABINET CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON ALL WOOD DOORS.

15 WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

16 ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

17 WHERE FILES ARE SHOWN AS BEING SET INTO CABINET WORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

18 THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE CASEWORK, STONE, OR OTHER SPECIALTIES CONTRACTORS.

19 ALL CASEWORK SHOWN SHALL HAVE PLASTIC LAMINATE TOPS, UNLESS OTHERWISE NOTED.

20 SHELVES AND SEMI-EXPOSED SURFACES, INCLUDING DRAWER INTERIORS, SHALL BE FINISHED WITH A MELAMINE CABINET LINER OF A UNIFORM COLOR THROUGHOUT.

21 ADJUSTABLE METAL SHELF STANDARDS SHALL BE DAPPED OR DRILLED INTO THE SIDES OF CABINETS, UNLESS OTHERWISE NOTED.

06 20 00 - FINISH CARPENTRY

1 WOOD BASE SHALL, IN ALL CONDITIONS, BE INSTALLED RECESSED AND MATCH THE COLOR OF THE ADJACENT WALL, U.O.N. GENERAL CONTRACTOR TO CONFIRM WITH ARCHITECT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE FOR SAA APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

08 00 00 OPENINGS

08 10 00 - DOORS AND FRAMES

1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED FRAMES AND ASSEMBLIES AS SHOWN ON SHLEMMER+ALGAZE+ASSOCIATES DRAWINGS UNLESS OTHERWISE NOTED. COORDINATE OVERALL DOOR FRAME DEPTHS WITH WALL TYPES. DOOR AND FRAME ASSEMBLY DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

2 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON SHLEMMER+ALGAZE+ASSOCIATES DRAWINGS UNLESS OTHERWISE NOTED.

3 DETAILED DOOR SCHEDULES SHALL BE SUBMITTED TO SHLEMMER+ALGAZE+ASSOCIATES FOR REVIEW, AND FABRICATION OF DOORS AND FRAMES SHALL NOT BE COMMENCED UNTIL SUCH REVIEW HAS BEEN RETURNED.

4 THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

5 ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. DOORWAYS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. (CBC 2022 1010.1.1)

6 ONE OF A PAIR OF DOORS SHALL MEET THE MINIMUM OPENING WIDTH REQUIREMENTS.

7 LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2-INCH BELOW THE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. (CBC 2022 11B-404.2.5)

8 SEE SHEET A-2.0 FOR REQUIREMENTS OF DOORS, WINDOWS, AND HARDWARE, I.E. DOOR SCHEDULE, HARDWARE SCHEDULE AND DOOR AND WINDOW DETAILS.

9 TYPICAL DOOR/FRAME CONVENTIONS ARE AS FOLLOWS:
a) DIMENSIONS TO EDGE OF DOOR LOCATING DOOR OPENINGS ARE TO INSIDE FACE OF JAMB, UNLESS OTHERWISE NOTED.
b) DOOR OPENINGS ARE TO BE LOCATED SO THAT INSIDE FACE OF BUTT SIDE JAMB IS 4" FROM FACE OF PERPENDICULAR WALL AT CORNER, ALLOWING FOR A 90 DEGREE SWING TYPICAL, UNLESS OTHERWISE NOTED.
c) SEE SHEET A-2.0 FOR SPECIFIC DOOR REQUIREMENTS.

10 UNDERCUT BUILDING STANDARD INTERIOR DOORS AS REQUIRED TO CLEAR FINISHED FLOOR BY 1/4". ALL RATED DOORS SHALL BE ORDERED SO AS TO CLEAR THE FINISHED FLOOR BY 1/4", UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL UNDERCUT ALL NEW AND EXISTING DOORS AS REQUIRED TO ACCOMMODATE ALL FLOOR COVERINGS. VERIFY EXACT THICKNESS OF ALL NEW FLOOR COVERING WITH SHLEMMER+ALGAZE+ASSOCIATES PRIOR TO UNDERCUTTING OF DOORS.

11 ANY GLAZING ON OR WITHIN 24" OF A DOOR SHALL BE TEMPERED.

12 ALL HOLLOW METAL DOORS SHALL BE PROVIDED WITH STEEL FRAMES.

13 EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA, ELECTRICAL ROOMS WITH 800A EQUIPMENT, OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

14 EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2022 CBC 1010.2).

A. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXTERIOR EXIT DOORS IN A GROUP "B" OCCUPANCY IF THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE LETTERS SHALL BE NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.

08 71 00 - DOOR HARDWARE

1 DETAILED HARDWARE SCHEDULES SHALL BE SUBMITTED TO SHLEMMER+ALGAZE+ASSOCIATES FOR REVIEW. HARDWARE ORDER SHALL NOT COMMENCE UNTIL SUCH REVIEW HAS BEEN RETURNED AND ACCEPTED OR ACCEPTED WITH MARKINGS.

2 ALL LOCK SETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING STANDARD REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH OWNER. BUILDING MASTER KEYS SHALL BE MARKED "DO NOT DUPLICATE".

3 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL/PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF THE SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARD. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY HAVING JURISDICTION, BUT IN ALL CASES SHALL NOT EXCEED 15 POUNDS.

4 LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP OR PINCH THE OPENING HARDWARE.

5 ALL MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED ON EXIT DOORS. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

6 ALL EXIT DOOR HARDWARE SHALL BE OF AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY SFM 33.2 AND SFM 33.3 AS SHOWN IN CHAPTER 2-60 OF TITLE 24.

7 ALL THRESHOLDS SHALL NOT EXCEED 1/2" CHANGE IN ELEVATION WITH A 1:2 BEVEL. (CBC 2022 11B-303.3)

8 PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES NOR MORE THAN 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.

9 ALL RATED CORRIDOR DOORS SHALL HAVE A THRESHOLD WITH A SMOKE AND DRAFT SEAL AT HEAD AND JAMBS.

09 00 00 FINISHES

09 22 16.13 - NON-STRUCTURAL METAL STUD FRAMING

1 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS DESIGNATED ON SAA DRAWINGS.

2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL WALL TYPE AND WALL RATING MARKINGS ON THE FINISH FLOOR OF ALL PARTITIONS FOR SAA REVIEW.

3 UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH FACE OF NEW WALLS, AND/OR FINISH FACE OF EXISTING WALLS. ALL HEIGHTS ARE FROM THE TOP OF THE FINISHED FLOOR UNLESS OTHERWISE NOTED.

4 WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL HAVE A FLUSH AND SMOOTH TRANSITION WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

09 00 00 FINISHES CONTINUED

5 ALL PARTITIONS SHALL BE SECURELY ANCHORED AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY THE STATE AND LOCAL CODES.

6 THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL PARTITIONS, AND FOR ALL DUCT WORK, RETURN AIR OPENINGS AND GRILL OPENINGS ABOVE AND BELOW HUNG CEILING. THESE OPENINGS ARE TO BE COORDINATED WITH HVAC ENGINEERING DRAWINGS AND THE MECHANICAL CONTRACTORS SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.

7 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH SAA PRIOR TO FINAL INSTALLATION.

8 THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO A CHANGE ORDER FOR OPENING ANY PARTITIONS BECAUSE OF TELEPHONE INSTALLATION, SECURITY SYSTEMS OR COMPUTER DATA SYSTEMS.

9 SAA SHALL HAVE THE RIGHT TO REVIEW AND APPROVE ALL CHALK LINES PRIOR TO INSTALLATION OF WALL TRACK. SAA IS TO BE NOTIFIED OF ANY REQUIRED DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR ANY APPARENT CONSTRUCTION CONFLICTS.

10 THE GENERAL CONTRACTOR IS TO VERIFY, PRIOR TO BID, THE RATING OF THE EXISTING PARTITIONS, COLUMNS, ETC. THE GENERAL CONTRACTOR SHALL PROVIDE WALL FURRING AT EXISTING PARTITIONS WITH A RATING OF GREATER THEN 1 HOUR WHERE REQUIRED TO ACCOMMODATE ELECTRICAL OR PLUMBING CONDITIONS AS INDICATED ON THE DRAWINGS.

11 STANDARD DRYWALL STUDS SHALL BE ELECTRO-GALVANIZED STEEL WITH PUNCHED UTILITY OPENINGS AND KNURLED FLANGE WITH AT LEAST 1-1/4" WIDE FLANGE RETURNS. FURNISH 25 GA. STUDS EXCEPT WHERE 20 GAUGE OR HEAVIER IS SHOWN OR REQUIRED ON THE DRAWINGS.

12 GAUGE SPECIFIED ABOVE ARE A MINIMUM, WHERE REQUIRED STUD HEIGHT EXCEEDS CODE COMPLIANCE, PROVIDE HEAVIER GAUGE STUDS OR DECREASE STUD SPACING AS NECESSARY TO CONFORM TO CODE.

13 ALL INTERIOR PARTITIONS HAVE BEEN DESIGNED COMPLIANT TO 2022 CBC 1607.16 AND CAN WITHSTAND A HORIZONTAL LOAD OF 5 LBS. SEE SHEET A-30.0.

14 ALL FIRE RATED PARTITIONS SHALL MEET CONSTRUCTION REQUIREMENTS PER 2022 CBC TABLE 721.1(2) ITEM #13-1.1

15 ALL PIPE AND CONDUIT PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE FULLY SEALED WITH APPROVED FIRE RATED CALUKING MATERIAL, AND ALL DUCTWORK FITTED WITH APPROPRIATELY SIZED FIRE DAMPERS.

09 29 00 - GYPSUM BOARD

1 ALL GYPSUM BOARD CONSTRUCTION IS TO MEET THE GYPSUM ASSOCIATION STANDARDS AS ENFORCED BY THE SOUTHERN CALIFORNIA DRYWALL CONTRACTORS ASSOCIATION INC.

2 THE GENERAL CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND J-MOULD TRIM AT ALL EXPOSED ENDS IN PLASTER AND DRYWALL PARTITIONS.

3 ALL DRYWALL SHALL BE INSTALLED WITH VERTICAL JOINTS ONLY. ALL JOINTS SHALL OCCUR AT STUDS ONLY. USE APPROPRIATE SIZE AND LENGTH FASTENERS TO SUIT APPLICATION.

4 GYPSUM BOARD FINISH SHALL BE AS REQUIRED BY SAA AND APPROPRIATE TO THE TYPE OF WALL AND LOCATION SERVED.

09 30 00 - TILING

1 CERAMIC TILE INSTALLATION METHOD - (DRY METHOD). CONTRACTOR TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 SPECIFICATIONS. HORIZONTAL MORTAR BED SHALL BE A THIN SET BOND COAT, DRY OR LATEX PORTLAND CEMENT MORTAR MEETING ANSI/TCA F113-89. VERTICAL APPLICATION SHALL MEET ANSI/TCA METHOD W242-89, GROUT SHALL BE CEMENTING DRY CURE TYPE WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE; COLOR TO BE AS SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. PROVIDE ALL NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

2 CERAMIC TILE INSTALLATION METHOD - (WET METHOD). CONTRACTOR IS TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 SPECIFICATIONS. HORIZONTAL MORTAR BED SHALL BE A THIN SET BOND COAT, DRY OR LATEX PORTLAND CEMENT MORTAR MEETING ANSI/TCA F122-89. VERTICAL APPLICATION SHALL MEET ANSI/TCA METHOD W223-89. SHOWER STALL SHALL MEET ANSI/TCA B416-89. GROUT SHALL BE CEMENTING DRY CURE TYPE WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE; COLOR TO BE AS SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. PROVIDE ALL NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

3 CONTRACTOR IS TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 INSTALLATION SPECIFICATIONS. MORTAR BED SHALL BE A THIN-SET BOND COAT, DRY CEMENT MORTAR MEETING ANSI/TCA A118.4. GROUT SHALL BE CEMENT DRY CURE TYPE, WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE, COLOR TO BE SPECIFIED BY DESIGNER. PROVIDE NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

4 CERAMIC TILE INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND ANSI A108, A118 AND A136.

5 CERAMIC TILE LAYOUT DIAGRAM TO BE APPROVED BY SHLEMMER ALGAZE ASSOCIATES BEFORE ORDERING/INSTALLATION OF TILE.

09 33 00 - STONE TILING

1 STONE TILE INSTALLATION SHALL BE A THIN-SET APPLICATION CONFORMING TO ANSI A108.4 TCNA HANDBOOK AND SECTION 12 SHEET A0.2, REQUIREMENTS FOR HORIZONTAL AND VERTICAL APPLICATIONS. GROUTED JOINTS SHALL BE 1/16" AND CONFORM TO ANSI A108.10 AND TCNA HANDBOOK SPECIFICATIONS. GROUT COLOR TO BE SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. GROUT COLOR AT STONE TILE FLOORING SHALL BE COLORED TO MATCH THE ADJACENT FLOORING MATERIAL OR AS SELECTED BY SAA UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE COLOR IS TO BE INSTALLED, GROUT COLOR SHALL BE CONFIRMED WITH SAA BEFORE INSTALLATION. EXPANSION JOINTS SHALL MEET TCNA METHOD EJ171. ALL HORIZONTAL SURFACES SHALL RECEIVE A CLEAR SEALER COAT AS MANUFACTURED BY MIRA-SEAL #511 OR EQUAL, AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

2 PROVIDE FLUSH STONE THRESHOLD TO MATCH ADJACENT STONE FLOORING AT TRANSITIONS BETWEEN STONE AND CARPET FLOORING.

3 STONE TILE LAYOUT DIAGRAM TO BE APPROVED BY SHLEMMER ALGAZE ASSOCIATES BEFORE ORDERING/INSTALLATION OF TILE.

4 MARBLE TILE INSTALLATION SHALL BE A THIN-SET APPLICATION CONFORMING TO ANSI A108.4 AND TCNA HANDBOOK AND SECTION 12 SHEET GN-1, REQUIREMENTS FOR HORIZONTAL AND VERTICAL APPLICATIONS. GROUTED JOINTS SHALL BE 1/16" AND CONFORM TO ANSI A108.10 AND TCNA HANDBOOK SPECIFICATIONS. GROUT COLOR IS TO BE SELECTED BY SAA. EXPANSION JOINTS SHALL MEET TCNA METHOD EJ171. ALL HORIZONTAL SURFACES SHALL RECEIVE A CLEAR SEALER COAT AS MANUFACTURED BY MIRA-SEAL #511 OR EQUAL AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

09 50 00 - CEILINGS

1 CONTRACTOR SHALL REFER TO ALL PERTINENT SECTIONS OF THE GENERAL NOTES, SPECIFICATIONS, AND SCHEDULE OF FINISHES FOR COMPLETE AND PROPER INSTALLATION OF WORK.

2 GENERAL CONTRACTOR SHALL ENSURE CLEARANCE HEIGHT FOR LIGHT FIXTURES, DUCTS, FIRE SPRINKLERS, ETC. SHOULD ANY OBSTRUCTIONS OCCUR THAT PREVENT INSTALLATION OF ANY REQUIRED COMPONENT, NOTIFY SAA PRIOR TO INSTALLATION OF GRID. INSTALLATION WITHOUT APPROVAL SHALL BE REMOVED REINSTALLED PER DIRECTION OF SAA AT GENERAL CONTRACTORS SOLE EXPENSE.

3 FIRE/LIFE SAFETY FIXTURES SHOWN ON PLAN ARE SUGGESTED LOCATIONS ONLY. CONTRACTOR TO PREPARE AND COORDINATE DESIGN/BUILD DRAWINGS SHOWING APPROPRIATE LOCATION OF STROBES AND EXIT SIGNS. SUBMIT COORDINATED SHOP DRAWINGS TO SAA FOR REVIEW AND TO LOCAL FIRE DEPARTMENT FOR PERMIT PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION.

4 BOTH NEW AND EXISTING SPRINKLER HEADS FOR THE AREA OF WORK SHALL BE LOCATED PER SPRINKLER CONTRACTOR DESIGN/BUILD DRAWINGS. ONCE SUBMITTED TO AND REVIEWED BY SAA, DRAWINGS SHALL THEN BE SUBMITTED TO LOCAL FIRE DEPARTMENT FOR APPROVAL.

5 ALL FIXTURES, DEVICES, AND SPRINKLER HEADS ARE TO BE LOCATED AT THE CENTER OF CEILING TILE UNLESS NOTED OTHERWISE, PROVIDE PROPOSED LOCATIONS IN DRYWALL CEILING TO SAA FOR APPROVAL.

6 REFER TO DRAWING DETAILS FOR TYPICAL SUSPENDED CEILING GRID SUPPORT.

7 ALL LAY IN PANELS SHALL BE SECURED TO THE SUSPENSION SYSTEM WITH TWO HOLD-DOWN CLIPS MINIMUM FOR EACH TILE WITHIN A 4-FOOT RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS.

8 CEILING GRID SHALL BE INSTALLED WITHIN A LEVEL HORIZONTAL TOLERANCE OF 1/8" PER 12'-0". SUPPORT AND BRACE AS INDICATED ON REFLECTED CEILING PLAN DETAILS.

9 PROVIDE ACCESS PANELS WHERE REQUIRED WHEN CEILING SYSTEM IS SUSPENDED GYP. BOARD. (EXACT LOCATION OF ACCESS PANELS TO BE APPROVED BY OWNER/ ARCHITECT). ALL ACCESS PANELS IN GYPSUM BOARD CEILING TO BE GFRG ACCESS PANELS SIZED AS REQUIRED. "MOONLIGHT MOLDS" OR APPROVED EQUAL. PROVIDE BOTH 24" X 24" & 18" X 18" SIZED OPENING ACCESS PANELS. CONFIRM SIZE AND LOCATION WITH SAA. ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL, PLUMBING AND AIR CONDITIONING CONTROLS OR AS REQUIRED BY THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, NFPA, UPC AND LOCAL CITY CODES. IF LOCATION AND TYPE IS NOT SHOWN ON DRAWINGS, CONFIRM LOCATION AND TYPE WITH SAA PRIOR TO INSTALLATION.

10 RELOCATE/RAISE EXISTING BACK BOXES, CONDUIT, HVAC EQUIPMENT, DEVICES AND ANY OTHER ITEMS THAT WILL NEED UPWARD RELOCATION BASED ON NEW ROOM CEILING HEIGHT.

11 CEILING GRID SYSTEMS WITHIN AREA OF WORK ARE TO BE INSTALLED IN A CONTINUOUS GRID PATTERN SO THAT WHEN A PENETRATING PARTITION IS REMOVED, NECESSARY CEILING REPAIRS WILL RESULT IN A CONSISTENT CEILING GRID.

12 LATERAL BRACING SHALL BE PROVIDED BY WIRES OF MINIMUM 12 GA., SPLAYED IN FOUR DIRECTIONS AND 90 DEGREES APART. CONNECT TO THE MAIN RUNNER WITHIN 12 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITION. ATTACH TO WALLS OR BRACE AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. SUPPORT POINTS SHALL BE PLACED 12" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL

13 3403.6 - SUSPENDED CEILING UPGRADE. WHEN AN ADDITION, ALTERATION OR REPAIR IS PERFORMED ON AN OCCUPANCY IN WHICH THERE IS AN EXISTING SUSPENDED CEILING, SUCH SUSPENDED CEILING SHALL BE MODIFIED THROUGHOUT TO COMPLY WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636. (2022 CBC 808.1.1.1).

14 AT ALL EXISTING CEILINGS TO REMAIN, THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL AND /OR NEW COMPRESSION POST AND LATERAL BRACING OF THE CEILING GRID AT ALL AREAS WHICH ARE NOT IN COMPLIANCE WITH CURRENT CODES.

15 SUSPENSION SYSTEM SHALL BE AS INDICATED IN REFLECTED CEILING PLAN. LIGHT FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS WITH NO. 12 WIRES.

16 PROVIDE NEW SUSPENDED CEILING TO CONCEAL PIPING, DUCTS, ETC. IN FINISHED ROOMS. IF EXISTING CONDITIONS REQUIRE DEVIATIONS FROM INDICATED CEILING HEIGHTS DUE TO STRUCTURAL OR MECHANICAL REQUIREMENTS, OBTAIN SAA APPROVAL BEFORE INSTALLING CEILING.

17 ALL CEILING FINISHES SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF 0 TO 25; SMOKE-DEVELOPED INDEX 0-450.

09 00 00 FINISHES CONTINUED

09 60 00 - FLOORING

1 CONTRACTOR SHALL FURNISH AND INSTALL ALL FLOOR FINISHES AS SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS.

2 CONTRACTOR TO PREP FLOORS FOR NEW FLOOR COVERING, FLOAT FLOORS TO LEVEL SURFACE AS REQUIRED TO ACCEPT NEW FLOOR FINISH MATERIAL. THE GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE). FLOOR LEVEL SHALL NOT EXCEED 1/8" IN 10-0" NON-CUMULATIVE.

3 THE GENERAL CONTRACTOR SHALL NOTIFY SAA AFTER FLOOR PATCHING IS COMPLETE AND RECEIVE THEIR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION OF FINISHED FLOORING.

4 SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

5 UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.

6 STONE, WOOD, AND TILE FLOORING CONTRACTORS TO SUBMIT TO SAA ACTUAL DIMENSIONED LAYOUT PLAN FOR APPROVAL PRIOR TO INSTALLATION.

7 THE GENERAL CONTRACTOR TO COORDINATE ALL FLOORING CONTRACTORS INVOLVED TO ASSURE FLUSH INSTALLATION OF ALL VARYING FLOOR MATERIALS USED. ALL TRANSITION METHODS TO BE APPROVED BY SHLEMMER+ALGAZE+ASSOCIATES.

8 CLOSET FLOORS ARE TO HAVE SAME FLOORING AS THE FLOORING IN ADJACENT AREA, UNLESS OTHERWISE NOTED.

9 ALL FINISHES SHALL HAVE A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2022 CBC 803.1& 803.1.2).

10 CONTRACTOR TO VERIFY AVAILABILITY OF ALL PRODUCTS SPECIFIED AND NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH PROJECT COMPLETION DATE. PRODUCTS MAY REQUIRE A TWO TO SIX WEEK LEAD-TIME. NOTIFY ARCHITECT OF ALL LONG LEAD ITEMS.

11 NO SUBSTITUTIONS OF ANY MATERIAL ALLOWED WITHOUT WRITTEN APPROVAL OF ARCHITECT.

12 PROVIDE APPROPRIATE SEALER ON STONE FLOORING TO ACHIEVE THE SLIP COEFFICIENT REQUIRED BY CODE. OBTAIN ALL TEST RESULTS AND PROVIDE THE ORIGINAL TEST RESULTS TO THE SAA. APPLY SEALER PER MANUFACTURES INSTRUCTIONS.

13 THE GENERAL CONTRACTOR SHALL PROVIDE AS PART OF HIS BID, A SEPARATE UNIT COST FOR EACH FLOORING MATERIAL SPECIFIED FOR THIS PROJECT. REFER TO SHEET A-5.0 FOR FLOORING MATERIALS SPECIFIED. PROVIDE A SEPARATE COST FOR THE INSTALLATION OF THE FLOORING MATERIAL. ANY BID THAT DOES NOT PROVIDE A BREAK DOWN WILL BE CONSIDERED NON-RESPONSIVE AND NOT ACCEPTED.

09 65 00 - RESILIENT FLOORING

1 THE GENERAL CONTRACTOR, AFTER PROPOERLY CLEANING THE FLOORING MATERIAL, SHALL GIVE RESILIENT TILE FLOOR TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX WHICH IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION ENTIRELY SATISFACTORY TO SHLEMMER+ALGAZE+ASSOCIATES.

2 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION PRIOR TO PUNCH LIST.

09 65 13 - RESILIENT BASE AND ACCESSORIES

1 RUBBER AND/OR VINYL BASE SHALL IN ALL CONDITIONS MATCH THE COLOR OF ADJACENT WALL U.O.N. GENERAL CONTRACTOR TO CONFIRM WITH SAA EXACT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE TO SAA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

2 ALL RESILIENT BASE TO BE AS SPECIFIED ON SHEET A-5.0. ALL MASONRY WALLS AND DRYWALL SHALL HAVE SPECIFIED STRAIGHT VINYL BASE IN CARPETED AREAS AND COVE VINYL BASE IN RESILIENT TILE AREAS UNLESS OTHERWISE NOTED.

3 PROVIDE BLACK RUBBER REDUCER STRIP WHERE CARPET AND VCT TRANSITION OCCURS, UNLESS OTHERWISE NOTED.

09 68 00 - CARPETING

1 ALL ROLL CARPETING SHALL BE INSTALLED DIRECT GLUE, U.O.N.

2 ALL CARPET SEAMS ARE TO BE SEALED AS PER CARPET MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. SEAMING DIAGRAMS TO BE APPROVED BY SHLEMMER+ALGAZE+ASSOCIATES BEFORE ORDERING/INSTALLATION OF CARPETING.

3 ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. CARPET TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.

4 CARPET TILE SHALL BE INSTALLED IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET BUT NOT ITS FINAL SET.

5 INSTALL CARPET FROM THE SAME DYE LOT.

6 SUBMIT CARPET FROM ACTUAL CARPET RUNS. APPROVAL IS AT THE DISCRETION OF SAA AND OWNER.

7 CREATE CARPET TO CARPET OR CARPET TO OTHER FLOORING TRANSITIONS BENEATH THE CENTERLINE OF DOOR IN THE CLOSED POSITION.

8 WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN "X" OVER THE HOLE AND CARPET UNDER, THIS ALLOWS CARPET PATCHING WHERE OUTLETS ARE LATER CAPPED. DO NOT TRIM THE CARPET.

9 CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID AND INSTALLATION.

10 CARPET MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS TESTING AND PRODUCT REQUIREMENTS.

11 CARPET PAD, IF SPECIFIED, MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL TESTING AND PRODUCT REQUIREMENTS.

12 CARPET ADHESIVES MUST BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.

13 CONTRACTOR SHALL SUBMIT MSDS SHEETS, SIGNED ATTESTATIONS OR OTHER OFFICIAL LITERATURE FROM MANUFACTURER FOR ALL FLOOR FINISH, BASE AND ADHESIVES USED ON THE PROJECT.

09 72 00 - WALLCOVERINGS

1 THE GENERAL CONTRACTOR SHALL INSTALL WALLCOVERINGS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS, WHERE DESIGNATED. ALL WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES, ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALL COVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY SHLEMMER+ALGAZE+ASSOCIATES WILL BE REJECTED.

2 ALL FINISHES SHALL COMPLY TO A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2022 CBC 803.1 & 803.1.2)

3 ALL DRAPES, HANGING CURTAINS AND OTHER DECORATIVE MATERIALS SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION.

09 90 00 - PAINTING AND COATING

1 UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS.

2 WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIA, JAMBS, DOOR FRAMES, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING.

3 PAINT COLORS SHALL BE SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES AND THE GENERAL CONTRACTOR SHALL SUBMIT THREE (3) SAMPLES (12" X 12") OF EACH COLOR SPECIFIED FOR REVIEW BY SHLEMMER+ALGAZE+ASSOCIATES.

4 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLE, SANDED, ETC. TO PROVIDE A PERFECTLY SMOOTH FINISH AND SURFACE READY FOR PRIME AND PAINT.

5 ALL EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLE OR PLASTER PATCHED.

6 ALL EXISTING UNEVENNESS IN ALL PARTITIONS SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PLASTER-PATCHED OR SPACKLED TO INSURE A PERFECTLY EVEN SURFACE.

7 ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING AND TWO FULL COATS OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS, UNLESS OTHERWISE NOTED.

8 THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACE HARDWARE, ETC., PRIOR TO PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. HE SHALL REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, REGISTERS AND SLAB FITTINGS, ETC.

9 THE CONTRACTOR SHALL USE A LATEX BASE PAINT IN COLORS AND FINISHES SELECTED BY SHLEMMER+ALGAZE+ASSOCIATES. CONTRACTOR SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT IN COLOR SELECTED BY SHLEMMER+ALGAZE+ASSOCIATES.

11 THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING.

12 IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE ATTENTION OF SHLEMMER+ALGAZE+ASSOCIATES AND FINISHED PER SHLEMMER+ALGAZE+ASSOCIATES INSTRUCTION.

13 FINISH FRONT SIDE, BACK SIDE AND DOOR EDGES AT STRIKE SIDE AND HINGE SIDE. LEAVE TOP AND BOTTOM UNPAINTED TO PREVENT WARPING.

14 PAINT ALL METAL ACCESS DOORS AND ACCESS PANELS TO MATCH ADJACENT WALL OR CEILING FINISH. GRAPHICS ON DOOR OR PANEL (IF ANY) ARE TO BE REPAINTED/RE-APPLIED TO MATCH EXISTING, IF APPLICABLE.

15 CLOSET WALL SURFACES ARE TO BE PAINTED TO MATCH THE COLOR OF THE ADJACENT OUTSIDE WALL SURFACES.

16 ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION FOR THE PARTICULAR SURFACE.

17 ALL SURFACES SHALL BE PROPERLY PREPARED WITH APPROPRIATE SEALER PRIOR TO INSTALLATION OF WALLCOVERINGS AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.

18 CONTRACTOR TO REFINISH DOORS & FRAMES (REMOVE ALL SCRATCHES AND DINGS) WHEN THEY ARE BEING REUSED.

19 FACTORY PRIMED HOLLOW METAL DOORS AND FRAMES SHALL BE FINISHED WITH TWO COATS OF SEMI-GLOSS PAINT, UNLESS OTHERWISE NOTED.

20 ALL BASE TO BE PAINTED SHALL MATCH ADJACENT WALL U.O.N. SEE FLOOR FINISH PLANS FOR LOCATIONS AND FINISH SCHEDULE FOR SPECIFICATION.

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

LICENSED ARCHITECT — NELSON ALGAZE — No. C-21090 — REN. 03/31/2025 — STATE OF CALIFORNIA

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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SCALE:	AS NOTED

SHEET TITLE:

GENERAL NOTES

SHEET NO:

A-0.2

26 00 00 ELECTRICAL CONTINUED

10 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.

11 ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON SAA PLANS.

12 ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.

13 POWER AND TELEPHONE OUTLETS SHOWN ON PLANS ARE NOT INCLUSIVE OF ALL OUTLETS REQUIRED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER ALL REQUIRED OUTLETS PRIOR TO COMPLETING WALL CONSTRUCTION.

14 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING. ALL ELECTRICAL WIRING SHALL BE PLACED IN CONDUIT.

15 UNLESS OTHERWISE NOTED, ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITIONING DIMENSIONS CENTERED BETWEEN.

16 ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.

17 THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED.

18 PROVIDE NEW BLANK COVER PLATES FOR ABANDONED OUTLET LOCATIONS.

19 CONVENIENCE RECEPTACLES SHALL BE DUPLEX TYPE RATED 15 AMP, 125 V., GROUNDED TYP., UNLESS OTHERWISE NOTED.

20 THE ELECTRICAL CONTRACTOR WILL COORDINATE HIS WORK WITH THE AIR CONDITIONING ENGINEER AND CONTRACTOR PRIOR TO EXECUTING HIS WORK.

21 AS IT RELATES TO THIS SET OF DOCUMENTS A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFIC EQUIPMENT USAGE.

22 ELECTRICAL CONTRACTOR TO FIELD VERIFY THAT ALL CIRCUITS AT THE MAIN PANEL ARE ADEQUATE FOR NEW REQUIREMENTS, AND SHALL INSTALL NEW CONDUIT, CIRCUITS, AND PANELS IF REQUIRED.

23 ALL EXPOSED ELECTRICAL DEVICES, I.E. SWITCHES, STROBES, OUTLETS, WALL TELEPHONE MOUNTS, ETC. AND ALL COVERPLATES TO MATCH "BLDG. STD.".

24 GENERAL CONTRACTOR IS TO VERIFY THE POWER REQUIREMENT AND CIRCUITING OF ANY SPECIALTY EQUIPMENT DURING ROUGH IN ELECTRICAL TO INSURE THE PROPER VOLTAGE AND CIRCUIT CONFIGURATION.

25 GENERAL CONTRACTOR IS TO HAVE FURNITURE VENDOR APPROVE ALL POWER AND TELEPHONE FEEDS FOR WORKSTATIONS PRIOR TO INSTALLATION. G.C. IS TO HAVE FURNITURE VENDOR APPROVE ALL ELECTRICAL AND DATA IN PRIVATE OFFICES PRIOR TO INSTALLATION.

26 FURNITURE VENDOR FOR EITHER WORKSTATIONS OR CASEWORK SHALL FIELD VERIFY LAYOUT TO VERIFY CLEAR DIMENSIONS REQUIRED FOR FURNITURE PRIOR TO ORDERING FURNITURE. DO NOT SCALE THE DRAWINGS.

27 CONTRACTOR MUST COORDINATE ALL ELECTRICAL OUTLETS FOR FURNITURE WITH FURNITURE CONTRACTOR BEFORE PLACEMENT IN FIELD.

28 CONTRACTOR SHALL PROVIDE ELECTRICAL DRAWINGS STAMPED AND SIGNED BY LICENSED ENGINEER. PROVIDE COMPLETE WORKING DRAWINGS, CALCULATIONS AND DESCRIPTIVE DATA AS REQUIRED TO OBTAIN PERMITS FOR TENANT ELECTRICAL WORK. (DOES NOT ALWAYS APPLY)

29 LABEL ALL JUNCTION BOXES WITH CIRCUITS. LABEL PANEL WITH PREPRINTED TYPEWRITTEN PANEL SCHEDULE.

30 ALL CONDUIT SHALL BE EMT OR FLEX, NO BX OR PREWIRED CABLE ALLOWED.

31 ALL ELECTRICAL OUTLETS TO BE 120V. SINGLE PHASE AND MINIMUM 15 AMPS 3-WIRE GROUNDED WITH 1/2" CONDUIT. (UNLESS OTHERWISE NOTED)

32 PROVIDE SUPPORT FOR ALL CONDUITS ABOVE THE CEILING AS REQUIRED PER CODE.

33 ENSURE THAT ROOM SEPARATION OF LIGHTING IS MAINTAINED BY PROVIDING SWITCHING REQUIRED TO ACCOMPLISH THIS.

34 ELECTRICAL ENGINEER WILL BE RESPONSIBLE FOR EMERGENCY LIGHTING CALCULATIONS AND SPECS.

35 IF LIGHT FIXTURES ARE TO BE REUSED/RELOCATED, CONTRACTOR SHALL CLEAN & RE-LAMP TO MATCH. ALL LIGHTS AND FIXTURES OF THE SAME TYPE (NEW AND EXISTING) SHALL HAVE MATCHING LAMPS.

36 ALL SWITCHING AND LIGHTING LAYOUTS SHALL COMPLY WITH TITLE 24.

37 VERIFY QUANTITY OF LIGHT FIXTURES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS. IF QUANTITY IS DIFFERENT NOTIFY ARCHITECT DURING BIDDING.

26 52 00 - SAFETY LIGHTING

1 GENERAL CONTRACTOR SHALL PROVIDE AN EMERGENCY EXIT AND EXIT LIGHTING SYSTEM AS REQUIRED BY GOVERNING JURISDICTIONS.

2 GENERAL CONTRACTOR TO PROVIDE EXIT SIGNS READILY VISIBLE TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE PROPERLY ILLUMINATED. (2022 CBC 1013.5 AND 1013.6) ALL EXIT SIGN GRAPHICS, ILLUMINATION, AND POWER SOURCE MUST COMPLY WITH (2022 CBC 1013.5 AND 1013.6)

3 CONTRACTOR MUST COMPLY WITH (2022 CBC 1013.5 AND 1013.6) FOR THE EXIT SIGN GRAPHIC, ILLUMINATION, AND POWER SOURCE.

4 THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11-LUX) AT THE WALKING SURFACE LEVEL. (2022 CBC 1008.1, 1008.2)

5 EXIT ILLUMINATION SHALL COMPLY WITH 2022 CBC SECTION 1008 AND 1013.

6 EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.

EXCEPTION: MAIN EXTERIOR EXIT DOORS WHICH OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS NEED NOT BE SIGNED WHEN APPROVED BY THE BUILDING OFFICIAL.

7 WHEN NECESSARY, THE FINAL LOCATION AND QUANTITY OF EXIT SIGNS SHALL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF ANY WORK.

8 THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND (3/4" X 6" LETTERS MIN.)

27 00 00 COMMUNICATIONS

1 ALL FIXTURES PROVIDED FOR DATA CABLING SHALL COMPLY WITH DATA CONSULTANT'S PERFORMANCE CRITERIA. (EG: CAT5, ECAT5, CAT6...)

2 ALL FIRE PREVENTION WIRING IS TO BE PLACED IN CONDUIT.

3 FIRE RATED TEFLON PLENUM CABLES SHALL BE USED FOR TELEPHONE AND ANY LOW-VOLTAGE CIRCUITS NOT IN CONDUIT.

4 PROVIDE TELEPHONE OUTLET BOXES (WHERE SHOWN ON "ELECTRICAL/ TELEPHONE PLAN") AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT AS REQUIRED.

5 ALL TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.

6 PROVIDE CONDUIT FROM SERVER ROOM TO CEILING FOR HORIZONTAL CABLE DISTRIBUTION. DATA VENDOR TO CONFIRM SIZE AND QUANTITY OF CONDUITS.

7 CONTRACTOR TO COORDINATE TELEPHONE/ DATA CONDUIT SIZE REQUIREMENTS WITH CLIENTS TELEPHONE/ DATA VENDOR.

8 CONTRACTOR TO PROVIDE CONDUIT AND NECESSARY CONNECTIONS BETWEEN TENANT'S TELEPHONE EQUIPMENT AND BUILDING MAIN TELEPHONE CLOSET. SIZE AS REQUIRED BY TENANT VENDOR.

28 46 00 FIRE DETECTION AND ALARM

1 SMOKE DETECTORS SHALL BE INSTALLED IN TENANT SPACE BY LICENSED ALARM SYSTEMS CONTRACTOR, WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM.

2 REWORK FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO COMPLY WITH CURRENT CODE.

3 PROVIDE EMERGENCY NOTIFICATION SYSTEM FOR THE HEARING AND VISUAL IMPAIRED PER A.D.A. REQUIREMENTS AND 2022 CBC 11B-215.

10 00 00 SPECIALITIES

10 44 16 - FIRE EXTINGUISHERS

1 A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM 2A10BC RATING SHALL BE PROVIDED EVERY 75' OF TRAVEL DISTANCE FROM ANY POINT WITHIN THE AREA DEFINED AS SCOPE OF WORK PER THESE PLANS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

12 00 00 FURNISHINGS

12 21 00 - WINDOW BLINDS

1 CONTRACTOR IS TO PROVIDE BUILDING STANDARD BLINDS AT ALL EXTERIOR WINDOWS. CONTRACTOR IS VERIFY THE CONDITION OF THE EXISTING BLINDS PRIOR TO PRICING. PROVIDE A PRICE TO CLEAN ALL BLINDS. CONTRACTOR IS TO SEAL ALL BLINDS TO PREVENT DUST FROM COLLECTING. IF BLINDS ARE IN NEED OF REPLACEMENT OR MISSING PROVIDE A COST FOR NEW IN THESE LOCATIONS. VERIFY CONDITION OF ALL BLINDS AT WINDOWS PRIOR TO PRICING. ANY NEW BLINDS SHALL MATCH EXISTING, VERIFY MANUFACTURER, STYLE, COLOR AND MOUNTING PRIOR TO PRICING. ANY NEW INTERIOR GLAZING IS TO BE PROVIDED WITH NEW BUILDING STANDARD BLINDS TO MATCH EXISTING.

2 REPAIR/REPLACE WINDOW COVERINGS WHERE NECESSARY, SEE SHEET A-5.0 FOR SPECIFICATION

21 00 00 FIRE SUPPRESSION

1 EXISTING FIRE SPRINKLER SYSTEM IS BUILDING STANDARD U.O.N.

2 REWORK FIRE SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND TO COMPLY WITH CURRENT CODE.

3 AT ALL GYPSUM BOARD CEILING AREAS USE FULLY CONCEALED SPRINKLER HEADS, COLOR SHALL BE WHITE.

4 EXTEND/MODIFY FIRE/LIFE SAFETY SYSTEM AS REQUIRED.

5 IT IS INTENDED THAT FIRE SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY GENERAL CONTRATOR WITH DEFERRED APPROVAL.

6 FIRE SPRINKLER PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY APPROPRIATELY LICENSED CONTRACTOR FOR BUILDING PERMIT ISSUANCE, AND PRIOR TO INSTALLATION OR MODIFICATION OF EXISTING SYSTEM.

22 00 00 PLUMBING

1 FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES SHOWN ON ALL CONSTRUCTION PLANS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.

2 THE PLUMBING CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS AND ACCESSORIES TO SHLEMMER+ALGAZE+ASSOCIATES FOR REVIEW AND APPROVAL.

3 THE PLUMBING CONTRACTOR SHALL COORDINATE AND INSTALL HIS WORK IN ACCORDANCE WITH MANUFACTURERS PUBLISHED SPECIFICATIONS.

4 ALL EXISTING PLUMBING BEING ABANDONED SHALL BE CAPPED BEHIND EXISTING FINISHED SURFACES. EXISTING SURFACES SHALL BE PATCHED TO MATCH EXISTING SURROUNDING SURFACES IN MATERIAL AND FINISH. THE GENERAL CONTRACTOR SHALL ALSO INCLUDE IN HIS BID A COST FOR WORK FOR CEILING REMOVAL AND REINSTALLATION REQUIRED FOR PLUMBING WORK IN CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR BEING RENOVATED.

5 THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

6 FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURES PIPE OR APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BUILDING.

7 BEFORE BEING COVERED UP OR BUILT-IN ALL PIPING SHALL BE TESTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

8 TOILET FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS: NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS.

9 OTHER FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 POUNDS.

10 FAUCET CONTROLS OR OTHER PLUMBING FIXTURE OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

11 418.5 FLOOR SLOPE. FLOORS SHALL BE SLOPED TO FLOOR DRAINS.

23 00 00 HVAC

1 THE HVAC ENGINEER WILL PROVIDE NECESSARY ENGINEERING DRAWINGS TO REWORK ALL EXISTING EQUIPMENT.

2 SUBMIT SHOP DRAWINGS INDICATING ALL NEW WORK AND ALL EXISTING EQUIPMENT TO REMAIN INCLUDING DIFFUSERS, THERMOSTATS AND ANY REQUIRED ACCESS PANELS, TO SHLEMMER+ALGAZE+ASSOCIATES. FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.

3 THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL THEIR WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATIONS AT COMPLETION OF THE JOB.

4 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

5 ANY BUILDING SERVICE SHUT DOWNS REQUIRED FOR THIS WORK SHALL BE REQUIRED IN WRITING BY THE HVAC CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE HVAC CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. ANY SHUT DOWN AFFECTING THE NORMAL HVAC SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE ON OVERTIME AND OFF HOURS.

6 BALANCING OF ENTIRE SYSTEM SHALL BE DONE BY AN INDEPENDENT AIR BALANCE COMPANY. SUBMIT REPORT TO SHLEMMER+ALGAZE+ASSOCIATES AND BUILDING OWNER.

7 ALL DUCT WORK SHALL BE INSULATED PER CODE REQUIREMENTS FOR THERMAL AND ACOUSTIC CONSIDERATIONS.

8 MECHANICAL VENTILATION IN TOILET ROOM SHALL PROVIDE ONE (1) COMPLETE AIR CHANGE EVERY FIFTEEN (15) MINUTES AND SHALL BE VENTED TO OUTSIDE AIR.

9 ALL NEW MATERIALS REQUIRED SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE EXISTING.

10 ALL NEW DIFFUSERS SHALL MATCH APPEARANCE OF EXISTING.

11 THE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL ACCOMMODATE THE NEW OCCUPANCY. ALL ROOMS AND AREAS SHALL HAVE SUPPLY AND RETURN AIR. THERMOSTATS SHALL HAVE AUTOMATIC CHANGEOVER FEATURE, (NO MANUAL SWITCHING FROM HEATING TO COOLING CYCLES), WITH METAL, NON VISUAL TAMPER PROOF COVERS.

12 PRIOR TO INSTALLATION, HVAC ZONES AND T-STAT LOCATIONS SHALL BE APPROVED BY TENANT & COORDINATED WITH FURNITURE PLANS AND WALL FINISH LOCATIONS.

13 CONTRACTOR TO VERIFY WITH ARCHITECT IF LINEAR DIFFUSER IS REQUIRED WHERE CEILING SYSTEM IS GYP. BOARD.

14 REWORK ALL EXISTSING HVAC SYSTEM TO ACCOMMODATE NEW CONSTGRUCTION.

15 FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2022 CBC SECTION 716. SMOKE DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2022 CBC SECTION 716.

16 THE GENERAL CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE HUNG CEILINGS TO MATCH AREA CALCULATIONS REQUIREMENTS AS SHOWN ON ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS.

17 DESIGN/BUILD DOCUMENTS SHALL COORDINATE EXISTING DIFFUSER AND SPRINKLER HEAD LOCATIONS. CONTRACTOR TO RELOCATE DIFFUSERS AND/OR SPRINKLER HEADS AS REQUIRED BY BUILDING CODE. CONTRACTOR TO PROVIDE LOCATION LAYOUT TO SAA PRIOR TO INSTALLATION.

26 00 00 ELECTRICAL

1 THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH MANUFACTURERS SPECIFICATIONS.

2 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

3 ALL NEW MATERIALS SPECIFIED SHALL COMPLY WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC. IN EVERY CASE WHERE SUCH A PARTICULAR TYPE OF MATERIAL IS SPECIFIED, UNLESS OTHERWISE NOTED.

4 VERIFY LOCATION OF FLOOR MONUMENT CORES WITH SAA IN THE FIELD PRIOR TO THE START OF ANY CORING.REFER ALSO TO SECTION 01 73 29 - CUTTING AND PATCHING. (COORDINATE CORE LOCATION WITH MILLWORK AND FURNITURE LAYOUT). PROVIDE CONDUIT DISTRIBUTION FROM CORES TO WALL STUB-UPS. PROVIDE FIRE SAFING AND SMOKE SEALANT AT FLOOR PENETRATIONS AS REQUIRED.

5 PROVIDE FIRE CAULKING AND OR ACOUSTICAL CAULKING AT OUTLETS AT ACOUSTICAL AND FIRE RATED PARTITIONS. TYPICAL DIMENSION RANGE GIVEN AT ALL PRIVATE OFFICES IS A GENERAL GUIDELINE. OUTLETS ON EITHER SIDE OF THE WALL SHOULD SHIFT, 6" TO 12" IN OPPOSITE DIRECTIONS.

6 NO "BACK-TO-BACK" OUTLETS ARE PERMITTED WITHIN A WALL. OUTLETS MUST BE STAGGERED IN LOCATION AND INSTALLED IN SEPARATE STUD CAVITIES.

7 REFER TO DETAIL ON SHEET A-0.1 FOR TYPICAL INSTALLATION HEIGHT OF ALL WALL MOUNTED DEVICES, SWITCHES, OUTLETS, AND THERMOSTATS. LOCATE TOP OF THERMOSTATS, PULL BOXES, CONTROL DEVICES AND SWITCHES/DIMMERS AT A MAXIMUM OF 48" ABOVE FINISHED FLOOR TO TOP OF OUTLET BOX. WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER, PROVIDE A SINGLE PIECE COVERPLATE

8 THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTDHEETS OF ALL FIXTURES AS DIRECTED.

9 THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO THE CABINET WORK WITH THE CABINET CONTRACTOR AS REQUIRED.

CONSTRUCTION SPECIFICATIONS

1. SEMI-RECESSED FIRE EXTINGUISHER CABINET, REFER TO SPECIFICATION BELOW:
MANF.: POTTER-ROEMER
NAME: 1700 SERIES
MODEL: 1734-DVL-RR (3" ROLLED EDGES) (NON RATED)
SIZE: 11-3/4" WIDE x 26-3/4" HIGH x 6" DEEP
MODEL: FRC1734-DVL-RR (ROLLED EDGES) (RATED)
SIZE: 11-3/4" WIDE X 26-3/4" HIGH x 6-7/8" DEEP PAINT EXTERIOR TO MATCH ADJACENT WALL.
FIN.: INTERIOR OF CABINET IS TO REMAIN STANDARD WHITE FINISH.
MT. HT.: TOP OF CABINET AT 50 1/2" A.F.F.
NOTE 1: USE SEMI-RECESSED STYLE WALL MOUNT.
NOTE 2: AT FIRE RATED CONDITION A MINIMUM OF 3-5/8" STUDS MUST BE USED.
NOTE 3: PROVIDE CABINET LETTERS 1961.
NOTE 4: REFER TO DETAIL 9/A-30.0.
NOTE 5: PROVIDE WITH EXTINGUISHER 3006, 3010, 3306, 3310 AND 3405.

2. SINGLE COMPARTMENT SINK, REFER TO SPECIFICATION BELOW:
MANF.: JUST
NAME: ADA COMPLIANT UNDERMOUNT
MODEL: US-ADA-1830-A-18GA. (DRAIN LOCATION CENTER REAR)
SIZE: 16" LONG X 28" WIDE X 5" DEEP - VERIFY ADA CLEARANCES BEFORE ORDERING
FIN.: 18 GA. TYPE 304 18-8 STAINLESS STEEL. UNDERSIDE IS FULLY UNDERCOATED.
NOTE #1: ONE (1) FAUCET HOLES FURNISHED, U.O.N.,
NOTE #2: LEVER FAUCET TO BE:
MANF..: KOHLER FAUCETS
MODEL: CRUE K-22974
DESCRIPTION: TOUCH LESS PULL-DOWN SINGLE-HANDLE KITCHEN FAUCET
SIZE: 17-3/16" HIGH, 4-3/16" WIDE, 8-9/16" DEEP
FINISH: POLISHED CHROME (CP)
POWER: 120 V AC REQUIRED

3. BOTTLE FILLER, REFER TO SPECIFICATION BELOW:
MANF.: MURDOCK
NAME: REFRIGERATED SURFACE MOUNT SENSOR OPERATED BOTTLE FILLER
MODEL: BF168 SERIES
SIZE: 53" HIGH X 23-3/4" WIDE X 19" OVERALL DEPTH
NOTE #1: PROVIDE WATER CONNECTION AND POWER PER MANUFACTURER SPECS.
NOTE #2: PROVIDE WATER FILTRATION PER MANUFACTURER SPECS.

4. DOUBLE COMPARTMENT SINK, REFER TO SPECIFICATION BELOW:
MANF..: ELKAY
NAME: DOUBLE BOWL LUSTERTONE UNDERMOUNT ADA SINK WITH PERFECT DRAIN
MODEL: ELUHAD311850PD (DRAIN LOCATION AT REAR)
SIZE: 30-3/4" LONG X 18-1/2" WIDE X 4-7/8" DEEP
FIN.: STAINLESS STEEL
NOTE #1: FAUCET HOLES PER FAUCET SPECS.
NOTE #2: LEVER FAUCET TO BE:
MANF..: KOHLER FAUCETS
MODEL: CRUE K-22974
DESCRIPTION: TOUCH LESS PULL-DOWN SINGLE-HANDLE KITCHEN FAUCET
SIZE: 17-3/16" HIGH, 4-3/16" WIDE, 8-9/16" DEEP
FINISH: POLISHED CHROME (CP)
POWER: 120 V AC REQUIRED

5. SINGLE COMPARTMENT SINK AT MOTHER'S ROOM
MANF..: JUST
NAME: ADA COMPLIANT UNDERMOUNT
MODEL: US-ADA-1618A-A-18GA. (DRAIN LOCATION CENTER REAR)
SIZE: 16" LONG X 18" WIDE X 5" DEEP
FIN: 18 GA. TYPE 304 18-8 STAINLESS STEEL. UNDERSIDE IS FULLY UNDERCOATED.
NOTE #1: LEVER FAUCET TO BE:
MANF..: ELKAY
MODEL: LK721C
DESCRIPTION: ELKAY COMMERCIAL ELECTRONIC SENSOR SCRUB/HANDWASH POWERED DECK MOUNT FAUCET
FINISH: CHROME FINISH
LOCATION: MOTHER'S ROOM ONLY.
NOTE: PROVIDE AC PLUG IN ADAPTOR.

EQUIPMENT SPECIFICATIONS

1. GARBAGE DISPOSAL, REFER TO SPECIFICATION BELOW:
MANF..: INSINKERATOR
MODEL: BADGER - CONTINUOUS FEED
HP: 3/4
POWER: 120 VOLTS, 60 HERTZ, 9.5 AMP
NOTE #1: SWITCH AT WALL.
NOTE #2: POWER CONNECTION: LINE CORD.

2. FULL SIZE REFRIGERATOR, REFER TO SPECIFICATION BELOW:
MANF.: FISHER & PAYKEL
MODEL: 21.7 CU. FT. FREESTANDING REFRIGERATOR WITH BOTTOM FREEZER, 32:, 17.1 CU FT ICE
NUMBER: RF170WDRJXS (RIGHT HINGE)
NUMBER: RF170WDLJXS (LEFT HINGE)
POWER: STANDARD 120 VOLT DUPLEX, 60HZ., 15A
SIZE: 67-1/2" HIGH, 31-3/32" DEEP, 27-3/8" WIDE
NOTE #1: FACTORY INSTALLED ICE MAKER, PROVIDE WATER LINE FOR ICEMAKER.
NOTE #2: GLASS SHELVES

3 DISHWASHER, REFER TO SPECIFICATION BELOW:
MANF.: ASKO 24" DISHWASHER
MODEL: 30 SERIES - DB1663THS - TUBULAR HANDLE
SIZE: 23-7/8"W X 22"D X 32-3/4" (SEE NOTE FOR ADA)
COLOR: STAINLESS STEEL
POWER: 115 VAC, 60HZ
NOTE #1: PER MANUFACTURER: CAN BE REDUCED TO 32-1/4" BY REMOVING TOP TRIM AND LOWER SIDE TRIM.

4. MICROWAVE OVEN, REFER TO SPECIFICATION BELOW:
MANF.: GENERAL ELECTRIC PROFILE SERIES
MODEL: PES7227SLSS
DESCRIPTION: 2.2 CU. FT. COUNTERTOP SENSOR MICROWAVE OVEN
SIZE: 24-1/8" WIDE, 14" HIGH, 19-3/4" DEEP
COLOR: STAINLESS STEEL
POWER: 120 VOLTS, 60HZ, 13.9 AMPS

5. UNDER COUNTER ADA REFRIGERATOR, REFER TO SPECIFICATION BELOW:
MANF.: ACCUCOLD
MODEL: FF67SSHHADA
SIZE: 32" HIGH X 23-3/4" WIDE X 23-1/2" DEEP
COLOR: STAINLESS STEEL
POWER: STANDARD 120 VOLT DUPLEX
NOTE: PROVIDE LOCK AT REFRIGERATOR
LOCATION: MED ROOM #144 & TREATMENT ROOM #167

6. UNDER COUNTER ADA REFRIGERATOR, REFER TO SPECIFICATION BELOW:
MANF.: PERLICK
MODEL: 24" ADA COMPLIANT SERIES HB24RS
FINISH: STAINLESS STEEL
POWER: 120 VAC/60 HZ/1 PH
SIZE: 32-1/8" HIGH X 24" WIDE X 24" DEEP
NOTE : 24" FULL LENGTH STAINLESS STEEL VERTICAL PULL
LOCATION: MOTHER'S ROOMS

7. TOP LOAD WASHER AND ELECTRIC DRYER, REFER TO SPECIFICATION BELOW:
MANF.: SPEED QUEEN
MODEL: 26 INCH TOP LOAD WASHER TR3003WN
27 INCH ELECTRIC DRYER DR300WE
POWER: WASHER : 120 V, 15A, 60 HZ
DRYER : 240 V, 30A,
SIZE: WASHER: 42-3/4" H X 28" D X 25-5/8" W
DRYER: 42-3/4" H X 28" D X 26-7/8" W
NOTE #1: PROVIDE FLEXIBLE METAL VENT KIT.
REFER TO ENGINEERING DRAWINGS FOR VENT REQUIREMENTS.

PROJECT:
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1ST FLOOR
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18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

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NELSON ALGAZE
No. C-21090
REN. 03/31/2025
STATE OF CALIFORNIA

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

SHEET NO:

A-0.3

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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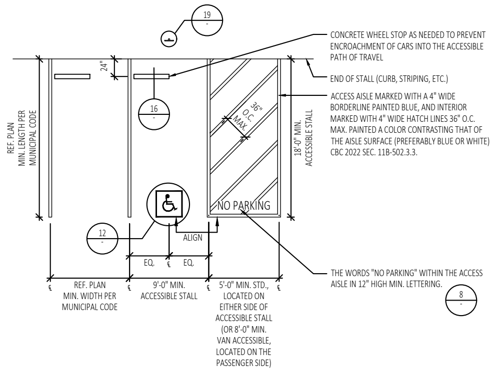
6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
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575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
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STAMP AND SIGNATURE:

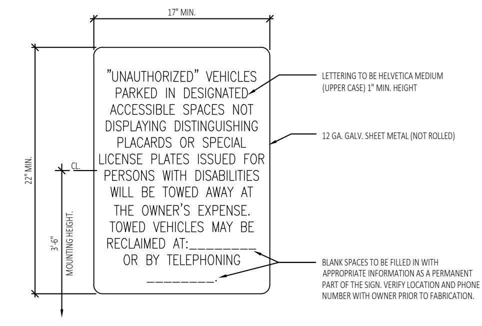
LICENSED ARCHITECT — NELSON ALGAZE — No. C-21090 — REN. 03/31/2025 — STATE OF CALIFORNIA

CONSULTANTS:



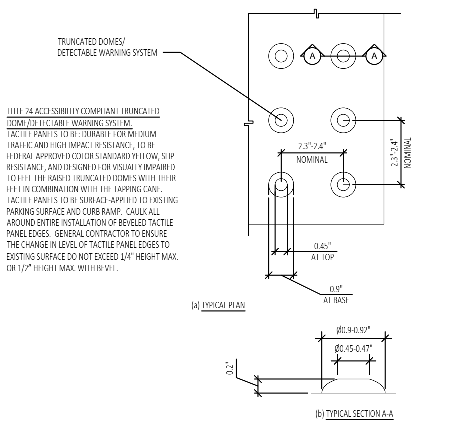
ADDITIONAL NOTES:
1. THE SURFACE OF ALL ACCESSIBLE PARKING STALLS & ACCESS AISLES MUST BE STABLE, FIRM, AND SLIP-RESISTANT WITH NO MORE THAN 2.0% MAX SLOPE IN ANY DIRECTION.
2. EACH ACCESS AISLE MUST CONNECT TO AN ACCESSIBLE ROUTE OF TRAVEL AND ACCESSIBLE PARKING MUST BE ARRANGED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.

TYPICAL PARKING STALLS — SCALE 1/8" = 1'-0" — 17



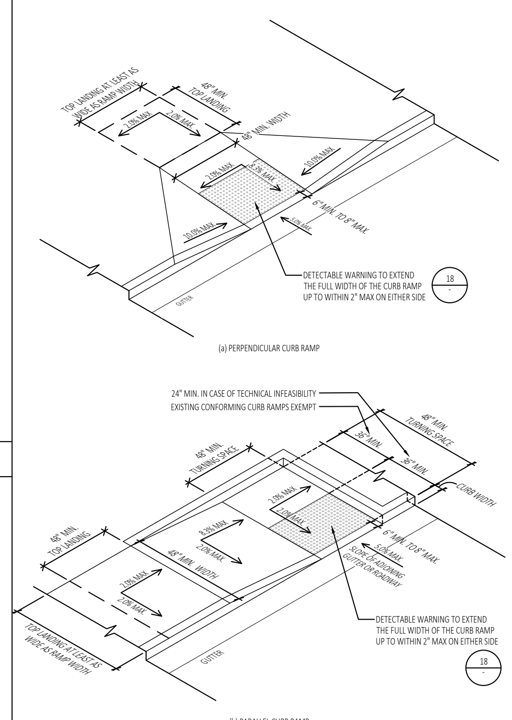
TOW-AWAY SIGN TO BE POSTED EITHER:
1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY.
2. IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH PARKING SPACE.

ENTRY SIGNAGE — SCALE 1-1/2" = 1'-0" — 13



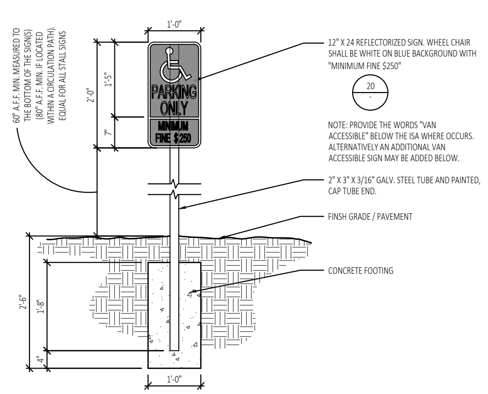
TITLE 24 ACCESSIBILITY COMPLIANT TRUNCATED DOME/DETECTABLE WARNING SYSTEM.
TACTILE PANELS TO BE: DURABLE FOR MEDIUM TRAFFIC AND HIGH IMPACT RESISTANCE, TO BE FEDERAL APPROVED COLOR STANDARD YELLOW, SLIP RESISTANCE, AND DESIGNED FOR VISUALLY IMPAIRED TO FEEL THE RAISED TRUNCATED DOMES WITH THEIR FEET IN COMBINATION WITH THE TAPPING CANE. TACTILE PANELS TO BE SURFACE-APPLIED TO EXISTING PARKING SURFACE AND CURB RAMP. CAULK ALL AROUND ENTIRE INSTALLATION OF BEVELED TACTILE PANEL EDGES. GENERAL CONTRACTOR TO ENSURE THE CHANGE IN LEVEL OF TACTILE PANEL EDGES TO EXISTING SURFACE DO NOT EXCEED 1/4" HEIGHT MAX. OR 1/2" HEIGHT MAX. WITH BEVEL.

DETECTABLE WARNINGS — SCALE NTS — 18



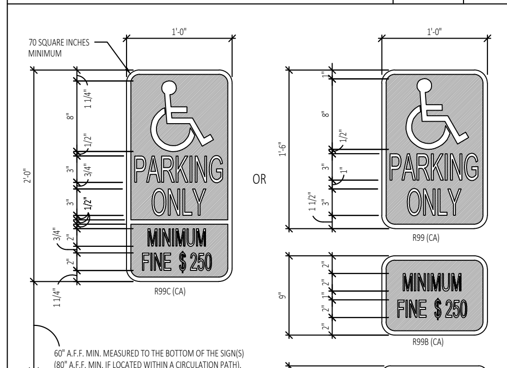
NOTES:
1. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.
2. CURB RAMPS (AND FLARED SIDES) MAY NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS MARKED AT CROSSINGS MUST BE WHOLLY CONTAINED WITHIN MARKINGS (EXCLUDING FLARED SIDES).
3. CURB RAMPS MUST BE 48" MINIMUM WIDE EXCLUDING ANY FLARED SIDES.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS MUST BE PERPENDICULAR TO THE RAMP AND FLUSH. SUCH GRADE BREAKS ARE PROHIBITED ON THE RAMP SURFACE.
5. DETECTABLE WARNINGS MUST EXTEND THE FULL WIDTH OF THE CURB RAMP (FOR PERPENDICULAR CURB RAMPS) OR TURNING SPACE (FOR PARALLEL CURB RAMPS) TO WITHIN 2" ON EITHER SIDE.
6. FOR PARALLEL CURB RAMPS, A MINIMUM OF 36" OF THE REQUIRED TURNING SPACE MUST BE PROVIDED BEYOND AND FREE OF ANY DETECTABLE WARNINGS EXCEPT AS FOLLOWS:
- IF TECHNICALLY INFEASIBLE TO PROVIDE A 72" WIDE TURNING SPACE THE DEPTH OF DETECTABLE WARNINGS MAY BE REDUCED TO 24" MIN.
- EXISTING PARALLEL CURB RAMPS PERMITTED OR INSTALLED PRIOR TO JULY 1, 2021 AND CONFORMING TO THE APPLICABLE CODE AT THE TIME OF INSTALLATION ARE EXEMPT FROM THIS REQUIREMENT.

CURB RAMPS — SCALE NTS — 15



COLOR:
BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE) FED-STD 595 COLOR FS 15090

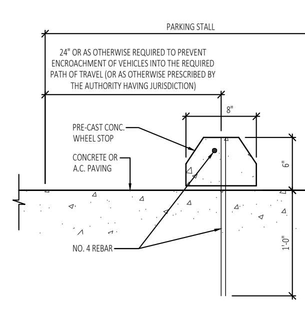
POST-MOUNTED ACCESSIBLE PARKING SIGN — SCALE 3/4" = 1'-0" — 19



COLOR:
BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE) FED-STD 595 COLOR FS 15090

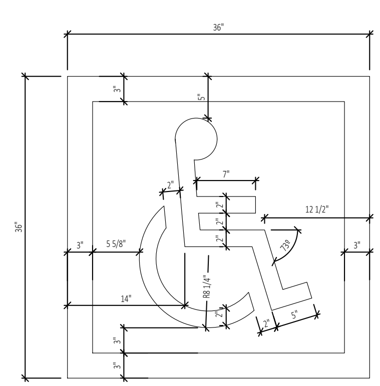
NOTE: PROVIDE THE WORDS "VAN ACCESSIBLE" BELOW THE ISA WHERE OCCURS. ALTERNATIVELY AN ADDITIONAL VAN ACCESSIBLE SIGN MAY BE ADDED BELOW.

ACCESSIBLE PARKING SIGNS — SCALE 1-1/2" = 1'-0" — 20



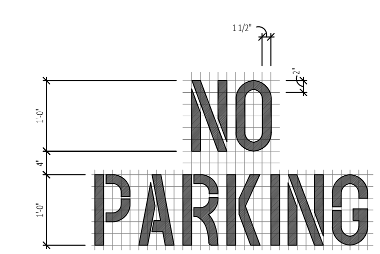
NOTE:
USE 6'-0" LONG WHEEL STOP AT DOUBLE STALL CONDITIONS CENTERED ON STRIPING
USE 4'-0" LONG WHEEL STOP AT SINGLE STALL CONDITIONS 1'-0" FROM CENTERLINE OF STRIPING

CONCRETE WHEEL STOP — SCALE 1-1/2" = 1'-0" — 16



ACCESSIBLE PARKING STALL EMBLEM MIN. 36"X36"
BORDER PAINTED WHITE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WHITE, BACKGROUND PAINTED BLUE PER CBC 2022 SEC. 11B-703.7.2.1.

PARKING SPACE EMBLEM — SCALE 1'-0 = 1'-0" — 12



THE WORDS "NO PARKING" SHALL BE PROVIDED WITHIN THE ACCESS AISLE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. CBC 2022 SEC. 11B-502.3.3.

'NO PARKING' PAVEMENT MARKING — SCALE 1 = 1'-0" — 8



FOR REFERENCE ONLY

SITE PLAN AND PATH OF TRAVEL — SCALE: 1/32" = 1'-0" — 1

LEGEND

- EGRESS COMMON PATH OF TRAVEL
- EGRESS PATH OF TRAVEL
- ACCESSIBLE COMMON PATH OF TRAVEL

KEYNOTES

1. SITE ENTRANCE SIGNAGE. SEE DETAIL 13/A-0.5A.
2. PARKING SPACE SIGNAGE. SEE DETAIL 19/A-0.5A AND 20/A-0.5A.
3. PARKING SPACE EMBLEM. SEE DETAIL 12/A-0.5A.
4. DETECTABLE WARNING. SEE DETAIL 18/A-0.5A.
5. ACCESSIBLE BUILDING ENTRANCE SIGNAGE.

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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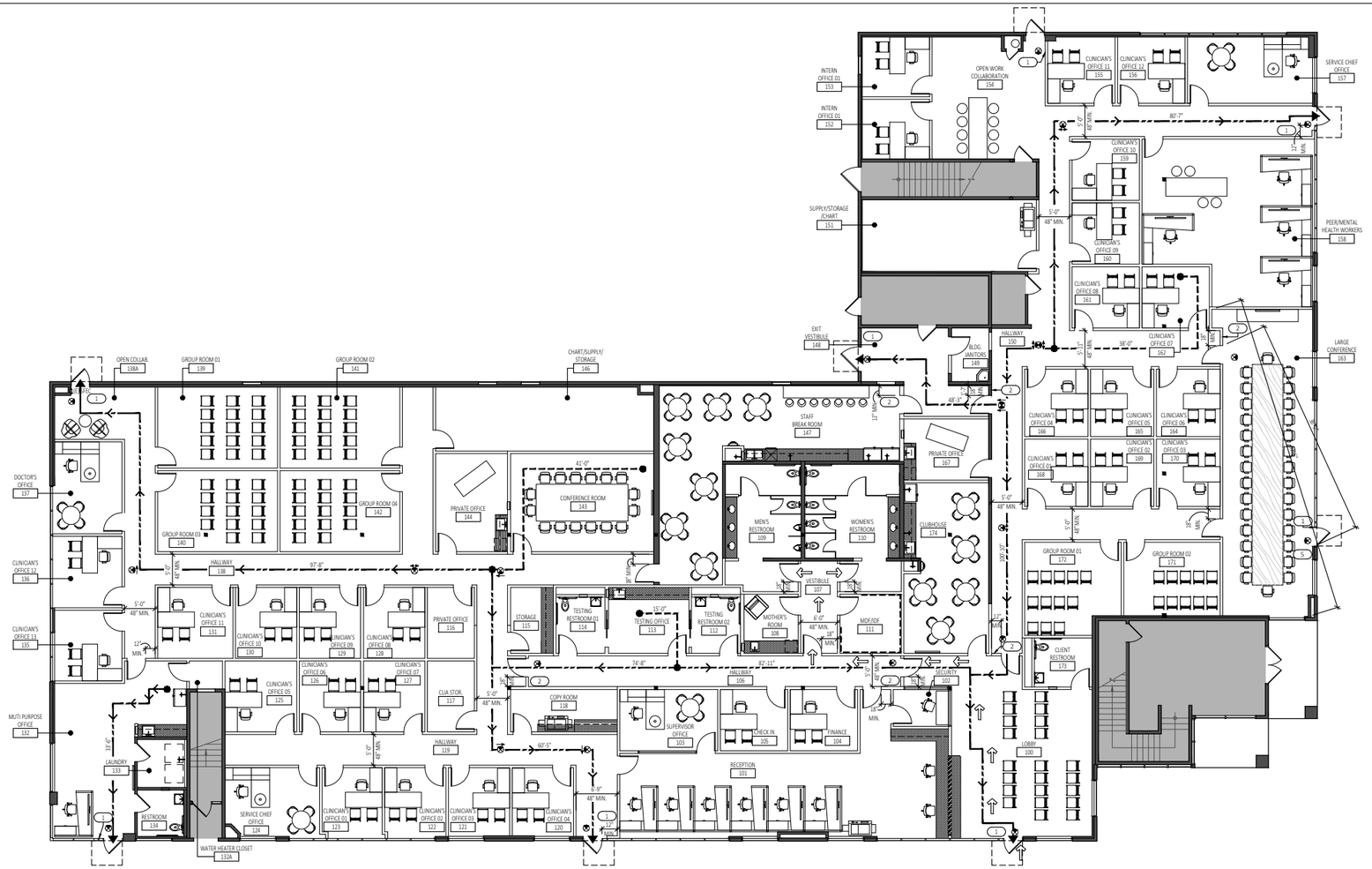
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DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:
SITE PLAN AND ACCESSIBLE PATH OF TRAVEL

SHEET NO:
A-0.5A



EXIT ANALYSIS / COMMON PATH OF EGRESS DISTANCE / MAXIMUM TRAVEL DISTANCE / TACTILE EXIT SIGN LOCATIONS — SCALE: 1/8"=1'-0" — 3

EXIT ANALYSIS

USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
GROUP ROOM 01 #172 (CLASSROOM)	224	15	15
GROUP ROOM 02 #171 (CLASSROOM)	189	15	13
CLIENT RESTROOM #173	88	-	-
CLUBHOUSE #174 (BREAKROOM)	379	15	26
HALLWAYS (CIRCULATION)	4,299	-	-

OCCUPANT CALCULATION

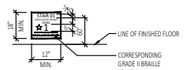
MAXIMUM TOTAL # OF OCCUPANTS	308
TOTAL OCCUPANT SQUARE FOOTAGE	18,096
# OF EXITS REQUIRED FOR TABLE 1006.3.3	2
# OF EXITS FOR SUITE	5

USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
WATER HEATER CLOSET #132A (JANITOR'S CLOSET)	25	300	1
LAUNDRY #133 (JANITOR'S CLOSET)	61	300	1
RESTROOM #134	58	-	-
GROUP ROOM 01 #139 (CLASSROOM)	259	15	18
GROUP ROOM 03 #140 (CLASSROOM)	259	15	18
GROUP ROOM 02 #141 (CLASSROOM)	259	15	18
GROUP ROOM 04 #142 (CLASSROOM)	259	15	18
CONFERENCE ROOM #143	374	15	25
PRIVATE OFFICE #144	188	150	1
CHART/SUPPLY/STORAGE #146	372	300	1
STAFF BREAK ROOM #147	692	15	46
EXIT VESTIBULE #148	199	-	-
BLDG. JANITORS #149	54	-	-
SUPPLY/STORAGE/CHART #151	332	300	1
OPEN WORK COLLABORATION #154 (OFFICE)	360	150	2
PEER/MENTAL HEALTH WORKERS #158 (OFFICE)	689	150	5
LARGE CONFERENCE #163	726	15	49

USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
LOBBY #100	656	150	4
RECEPTION #101 (OFFICE)	820	150	5
SECURITY #102 (OFFICE)	54	150	1
PRIVATE OFFICES	4,353	150	29
VESTIBULE #107	90	-	-
MOTHER'S ROOM #108	85	150	1
MEN'S RESTROOM #109	252	-	-
WOMEN'S RESTROOM #110	292	-	-
PRIVATE OFFICE #116	89	150	1
CLIA STOR. #117	89	150	1
COPY ROOM #118	120	300	1
MULTI PURPOSE OFFICE #132	442	150	3
TESTING OFFICE #113	141	150	1
TESTING RESTROOM 01 #114	73	-	-
STORAGE #115	75	300	1

TACTILE EXIT SIGNS

4. A TACTILE SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "LEVEL #" **AT EXIT DISCHARGE, SIGN SHALL HAVE RAISED FIVE-POINTED STAR TO LEFT OF IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF STAR SHALL BE SAME AS THE HEIGHT OF THE RAISED CHARACTERS. PROVIDE ROOF ACCESS/NO ROOF ACCESS AS REQUIRED.



TACTILE EXIT SIGN

PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT +60" A.F.F. MOUNTED LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING PATH OF THE DOOR [11B-307 (PROTRUDING OBJECTS); SEC. 1013.4 AND 11B-703 (TACTILE EXIT SIGNAGE)]

LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE RAISED CHARACTERS; SHALL BE AT LEAST 3" HIGH, BUT NO HIGHER THAN 2" CHARACTERS AND BRAILLE SHALL BE IN HORIZONTAL FORMAT AND WITH BRAILLE PLACED ⅜" MIN AND ⅞" MAX DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED.



NOTES

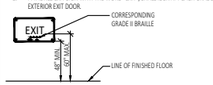
1. SIGNS W/ RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE & 60" MAXIMUM ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE BEYOND THE ARC OF THE DOOR SWING BETWEEN THE CLOSED POSITION AND THE 45 DEGREE OPEN POSITION.
2. RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I". STROKE THICKNESS OF THE UPPERCASE "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER.

LITERARY BRAILLE STANDARD DIMENSIONS

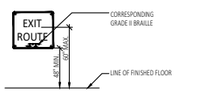
DOT DIAMETER - .059"
INTER-DOT SPACING - .090"
HORIZONTAL SEPARATION BETWEEN CELLS - .241"
VERTICAL SEPARATION BETWEEN CELLS - .395"

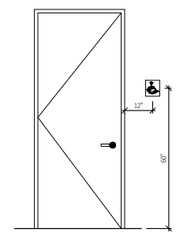
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. A TACTILE EXIT SIGN WITH THE WORD "EXIT", SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.



2. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.





NOTE: ALL SIGNAGE SHALL COMPLY WITH 2022 CBC 11B-703. REFER TO SHEET A-0.6A AND A-0.6B FOR ADDITIONAL INFORMATION

SYMBOL OF ACCESSIBILITY SIGNAGE — SCALE: NTS — 5

LEGEND

- AREA NOT IN CONTRACT (N.I.C.).
- EXISTING CONSTRUCTION TO REMAIN.
- NEW CONSTRUCTION, TYPICAL PARTITION UNLESS OTHERWISE NOTED.
- COMMON PATH OF EGRESS — < 100 FEET (1006.2.1 CBC)
- MAXIMUM PATH OF TRAVEL — < 300 FEET (1017.2 CBC)
- ACCESSIBLE PATH OF TRAVEL
- CEILING MOUNTED EXIT SIGN. DARK QUADRANT INDICATES FACE. ARROW(S) INDICATE DIRECTION.
- SEE — BUILDING STANDARD, SEMI - RECESSED FIRE EXTINGUISHER CABINET.

KEYNOTES

1. TACTILE EXIT SIGNAGE. SEE DETAIL #1
2. TACTILE EXIT ROUTE SIGNAGE. SEE DETAIL #2
3. TACTILE STAIR LEVEL IDENTIFICATION SIGNAGE. SEE DETAIL #4
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY LOCATED ON 1st FLOOR. SEE DETAIL #5
5. PROVIDE NEW OCCUPANT LOAD SIGNAGE PER SECTION CBC 2022 1004.9 SIGN WALL SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM. REFER TO APPLICABLE ASSEMBLY OCCUPANT LOAD CALCULATION PER EXIT ANALYSIS TABLE ON THIS SHEET.

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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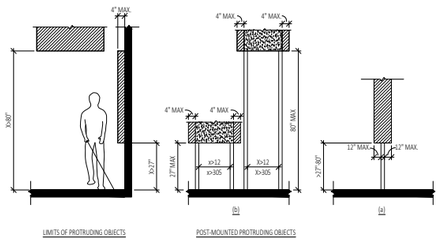
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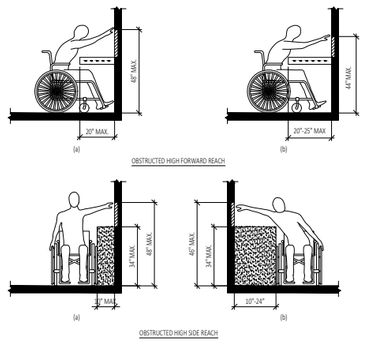
DATE: 08/06/24
DRAWN: X.X.
REVIEWED: X.X.
PROJECT NO: 635036
SCALE: AS NOTED

SHEET TITLE:
EXIT ROUTES AND TACTILE SIGNAGE

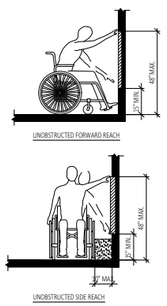
SHEET NO:
A-0.5B



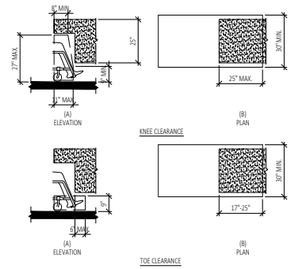
13 PROTRUDING OBJECTS
3/8" = 1'-0"



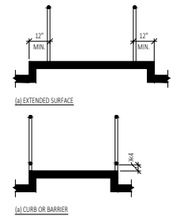
14 OBSTRUCTED REACH
3/8" = 1'-0"



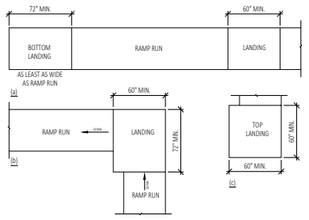
15 UNOBSTRUCTED REACH
3/8" = 1'-0"



16 TOE CLEARANCE
3/8" = 1'-0"

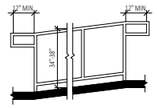


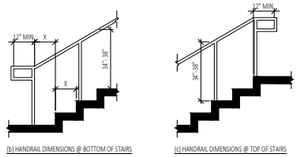
RAMP EDGE PROTECTION
3/8" = 1'-0"



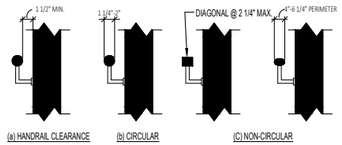
RAMP LANDINGS
3/16" = 1'-0"

10 RAMP CLEARANCES

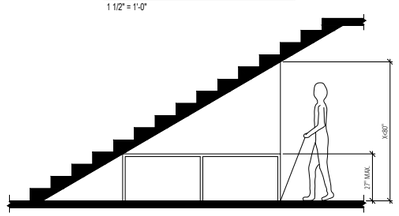




HANDRAIL DIMS. @ RAMPS & STAIRS
3/8" = 1'-0"

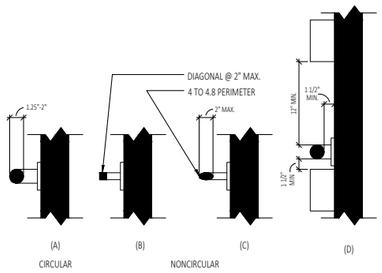


HANDRAIL CROSS SECTION
1 1/2" = 1'-0"

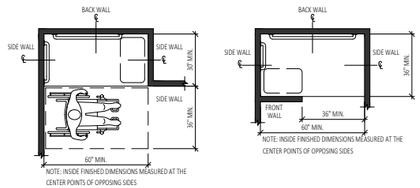


REDUCED VERTICAL CLEARANCE
3/8" = 1'-0"

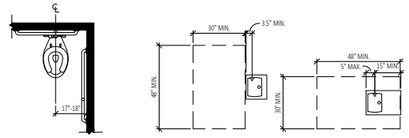
12 STAIRWELL CLEARANCES



5 SIZE AND SPACING OF GRAB BARS
1 1/2" = 1'-0"

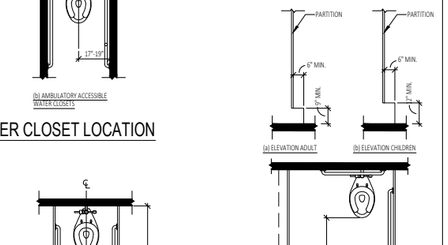


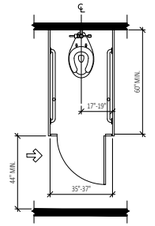
SHOWER COMPARTMENTS



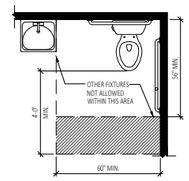
WATER CLOSET LOCATION

DRINKING FOUNTAIN

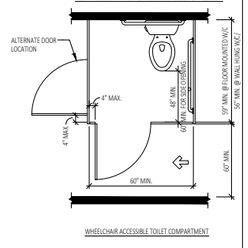




AMBULATORY COMPART

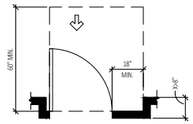


CLEARANCE FOR WATER CLOSET

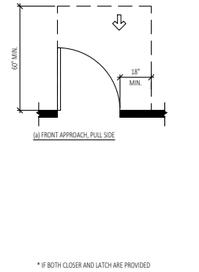


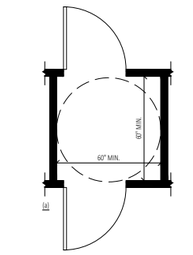
ACCESSIBLE TOILET

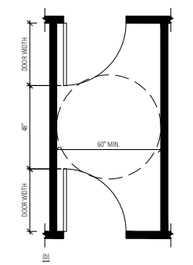
8 ACCESSIBLE RESTROOM CLEARANCES
3/8" = 1'-0"

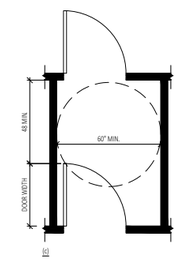


CLEARANCES @ REC. DOORS

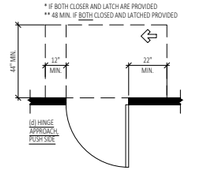


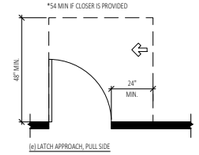


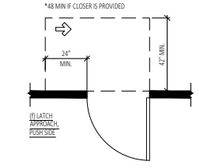




TWO DOORS IN SERIES







CLEARANCES @ SWING DOORS

4 DOOR CLEARANCES
3/8" = 1'-0"

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
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08/29/24	ISSUE FOR PLAN CHECK	

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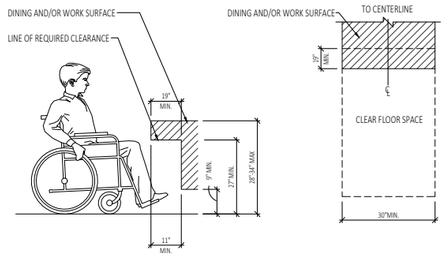
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DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

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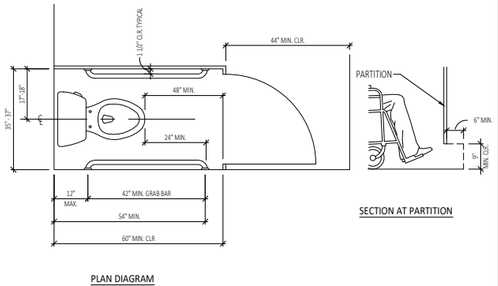
BASE BUILDING ACCESSIBILITY

SHEET NO:

A-0.6A

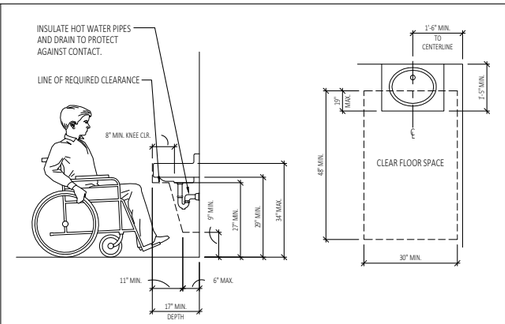


13 ACCESSIBLE CLEARANCES @ DINING/WORK SURFACES
N.T.S

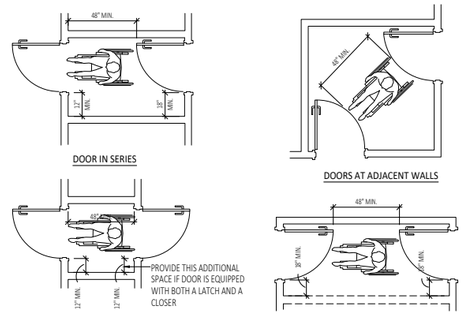


NOTE:
WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED OR WHERE A COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS.

9 ACCESSIBLE AMBULATORY COMPARTMENT
N.T.S

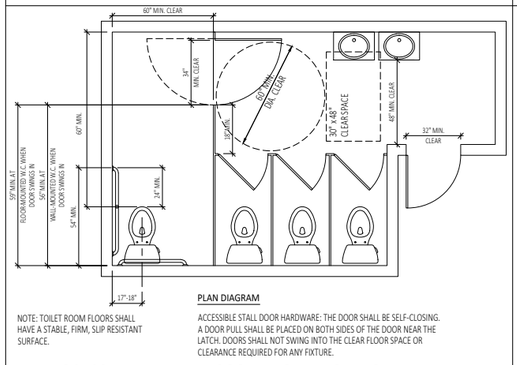


5 ACCESSIBLE LAVATORY
N.T.S



NOTES: FOR DOORS SERVING OTHER THAN A REQUIRED EXIT STAIRWAY

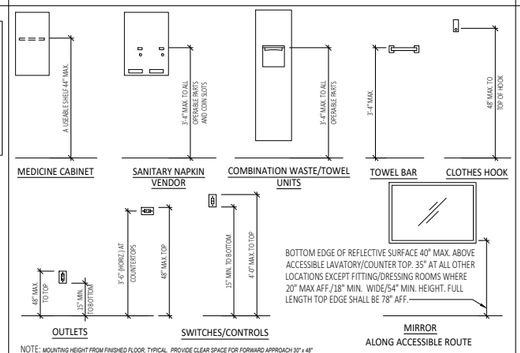
1 ACCESSIBLE VESTIBULES
N.T.S



NOTE: TOILET ROOM FLOORS SHALL HAVE A STABLE, FIRM, SLIP RESISTANT SURFACE.

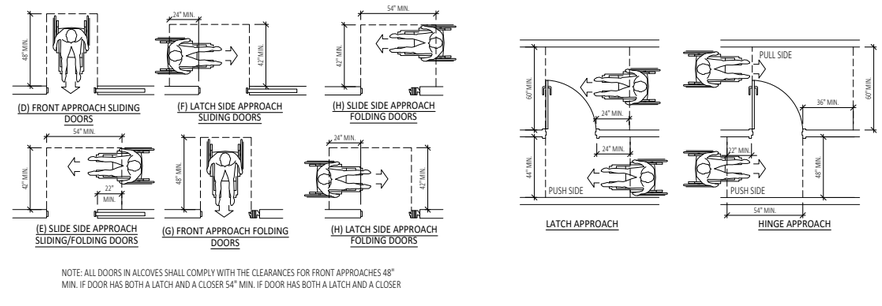
ACCESSIBLE STALL DOOR HARDWARE: THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

14 ACCESSIBLE MULTI-ACCOMMODATION TOILET
N.T.S



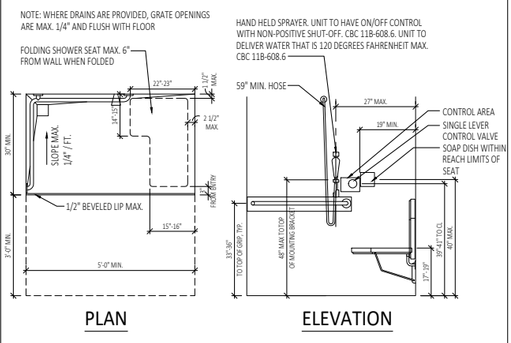
NOTE: *MOUNTING HEIGHT FROM FINISHED FLOOR, TYPICAL. PROVIDE CLEAR SPACE FOR FORWARD APPROACH 30" x 48"*

10 ACCESSIBLE ACCESSORIES
N.T.S

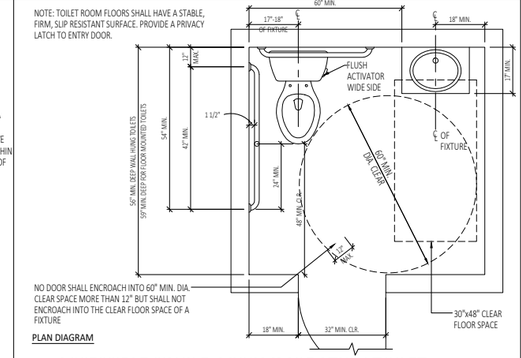


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES 48" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER 54" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER

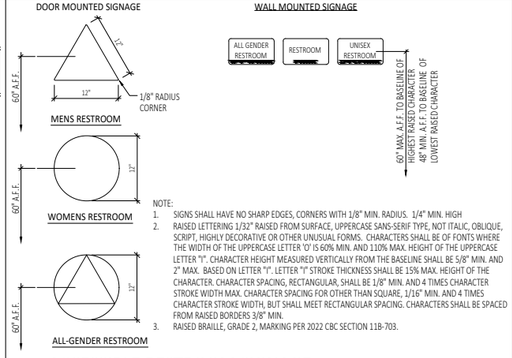
6 ACCESSIBLE DOOR CLEARANCES-SIDE APPROACH
N.T.S



15 ACCESSIBLE ROLL-IN SHOWER
N.T.S

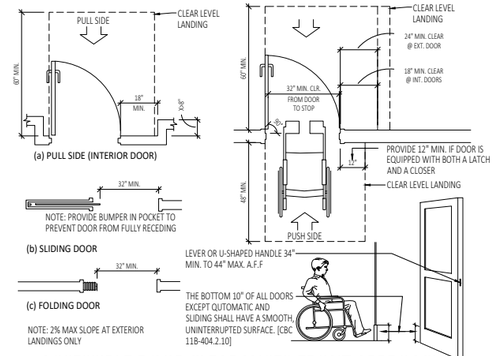


11 ACCESSIBLE SINGLE-ACCOMMODATION TOILET
N.T.S

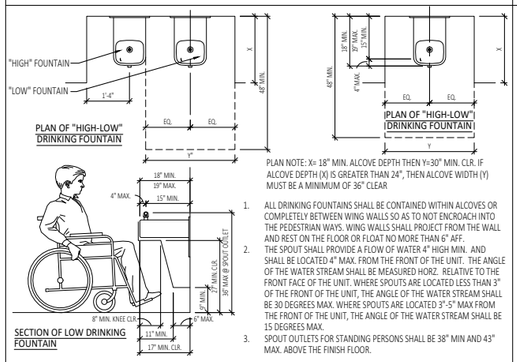


NOTE:
1. SIGNS SHALL HAVE NO SHARP EDGES, CORNERS WITH 1/8" MIN. RADIUS. 1/4" MIN. HIGH
2. RAISED LETTERING 1/32" RAISED FROM SURFACE, UPPERCASE SANS-SERIF TYPE, NOT ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FORMS. CHARACTERS SHALL BE OF FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 60% MIN. AND 110% MAX. HEIGHT OF THE UPPERCASE LETTER "I". CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE SHALL BE 5/8" MIN. AND 2" MAX. BASED ON LETTER "I". LETTER "I" STROKE THICKNESS SHALL BE 15% MAX. HEIGHT OF THE CHARACTER. CHARACTER SPACING, RECTANGULAR, SHALL BE 1/8" MIN. AND 4 TIMES CHARACTER STROKE WIDTH MAX. CHARACTER SPACING FOR OTHER THAN SQUARE, 1/16" MIN. AND 4 TIMES CHARACTER STROKE WIDTH, BUT SHALL MEET RECTANGULAR SPACING. CHARACTERS SHALL BE SPACED FROM RAISED BORDERS 3/8" MIN.
3. RAISED BRAILLE, GRADE 2, MARKING PER 2022 CBC SECTION 11B-703.

7 ACCESSIBLE RESTROOM SIGNAGE
N.T.S



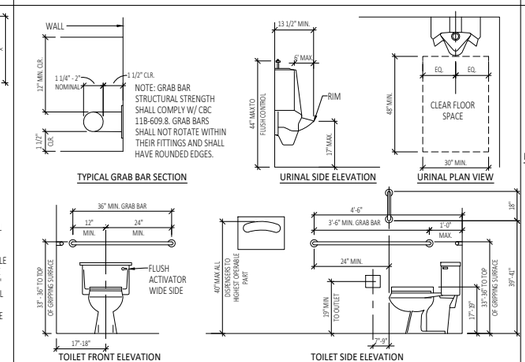
3 ACCESSIBLE DOOR CLEARANCES-FRONT APPROACH
N.T.S



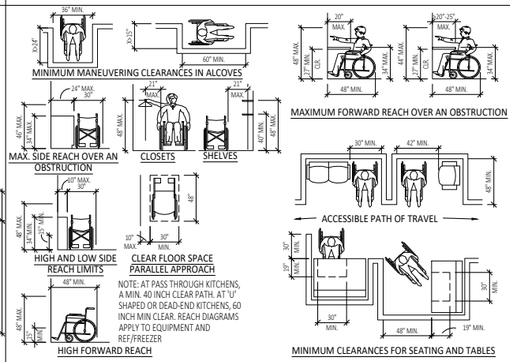
PLAN NOTE: X= 18" MIN. ALCOVE DEPTH THEN Y=30" MIN. CLR. IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE A MINIMUM OF 36" CLEAR

1. ALL DRINKING FOUNTAINS SHALL BE CONTAINED WITHIN ALCOVES OR COMPLETELY BETWEEN WING WALLS SO AS TO NOT ENCROACH INTO THE PEDESTRIAN WAYS. WING WALLS SHALL PROJECT FROM THE WALL AND REST ON THE FLOOR OR FLOAT NO MORE THAN 6" AFF.
2. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 4" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORZ. RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE LOCATED 3"-5" MAX FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.
3. SPOUT OUTLETS FOR STANDING PERSONS SHALL BE 38" MIN AND 43" MAX. ABOVE THE FINISH FLOOR.

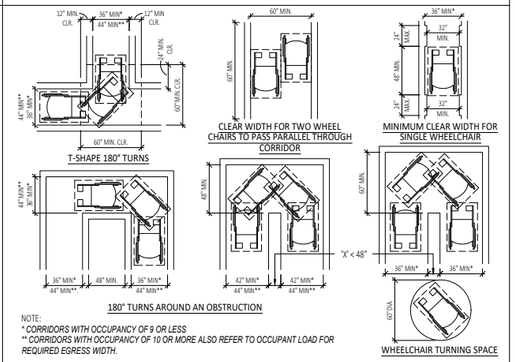
16 ACCESSIBLE DRINKING FOUNTAIN
N.T.S



12 ACCESSIBLE TOILET, URINAL, AND GRAB BAR
N.T.S



8 ACCESSIBLE MINIMUM REACH
N.T.S



NOTE:
** CORRIDORS WITH OCCUPANCY OF 9 OR LESS*
*** CORRIDORS WITH OCCUPANCY OF 10 OR MORE ALSO REFER TO OCCUPANT LOAD FOR REQUIRED EGRESS WIDTH.*

4 ACCESSIBLE CORRIDORS AND TURNING
N.T.S

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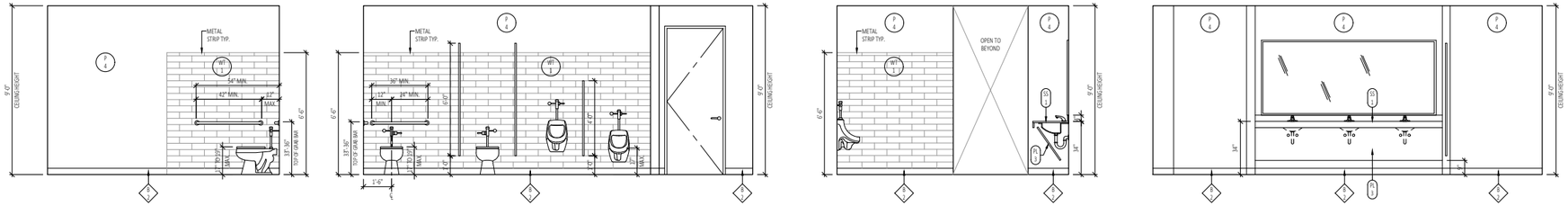
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PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

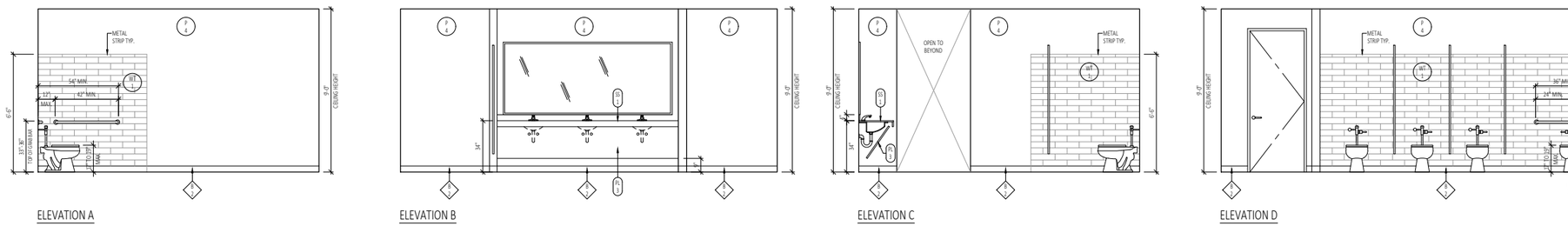
BASE BUILDING ACCESSIBILITY

SHEET NO:

A-0.6B



ELEVATIONS AT MEN'S RESTROOM #109 — SCALE 3/8" = 1'-0" — 1



ELEVATIONS AT WOMEN'S RESTROOM #110 — SCALE 3/8" = 1'-0" — 2

RESTROOM EQUIPMENT SCHEDULE

M RECESSED AUTOMATIC PAPER TOWEL DISPENSER/WASTE RECEPTACLE:
MANUF.: BOBRICK
NUMBER: B-3974
FINISH: STAINLESS STEEL-SATIN
R.O.: 17-3/16" WIDE x 56" HIGH x 9-1/16" MIN. DEPTH
NOTE #1: GENERAL CONTRACTOR TO COORDINATE WITH ELEVATION FOR INSTALLATION PLACEMENT. RE-FRAME WALL AS REQUIRED.
NOTE #2: PROVIDE AC ADAPTER PART #3974-57
NOTE #3: WHEN INSTALLING NEXT TO COVE BASE, PROVIDE MITERED COVE BASE 45 DEGREES TO ACCOMMODATE FLANGE.

M AUTOMATIC LAVATORY MOUNTED LIQUID SOAP DISPENSER:
MANUF.: BOBRICK
NUMBER: B-826.18 (BATTERY OPERATED
FINISH: STAINLESS STEEL

M ELECTRIC SOAP DISPENSER FOR WALL HUNG LAVATORY:
MANUF.: BOBRICK
MODEL: AUTOMATIC LAVATORY MOUNTED SOAP DISPENSER
NUMBER: B-826.18
FINISH: CHROME FINISH
NOTE: PROVIDE AC ADAPTOR B26.20

M FLOOR MOUNTED TOILET PARTITIONS::
MANUF.: METPAR CO.
MODEL: THE LUXOR METPAR TYPE: FT-700 FLOOR MOUNTED
MATERIAL: POWDER COAT FINISH
FINISH: # NICKEL SILVER
NOTE: PROVIDE DOOR HOOK BEHIND EACH STALL DOOR

M WALL MOUNTED URINAL SCREEN:
MANUF.: METPAR CO.
MODEL: TYPE "WH" WALL HUNG URINAL SCREEN
FINISH: STAINLESS STEEL
SIZE: 18" DEEP x 42" HIGH

M NEW DOOR MOUNTED ACCESSIBLE SIGNAGE FOR ALL GENDER RESTROOM
NUMBER: SBH12W
SIZE: 12" CIRCLE
COLOR: WHITE

M NEW DOOR MOUNTED ACCESSIBLE SIGNAGE FOR WOMEN'S RESTROOM
NUMBER: SBH12W
SIZE: 12" CIRCLE
COLOR: WHITE

M NEW DOOR MOUNTED ACCESSIBLE SIGNAGE FOR MEN'S RESTROOM
NUMBER: SBH12M
SIZE: 12" TRIANGLE
COLOR: WHITE

M NEW WALL MOUNTED ACCESSIBLE SIGNAGE FOR MEN'S RESTROOM
NUMBER: SBH12W
SIZE: 6"X8"
COLOR: WHITE

M NEW WALL MOUNTED ACCESSIBLE SIGNAGE FOR WOMEN'S RESTROOM
NUMBER: SB443
SIZE: 6"X8"
COLOR: WHITE

M NEW WALL MOUNTED ACCESSIBLE SIGNAGE FOR ALL GENDER RESTROOM
NUMBER: SB443
SIZE: 8"X8"
COLOR: WHITE

M STEEL KICK PLATE:
SIZE: 10" HIGH X 36"
FINISH: BRUSHED STAINLESS STEEL
NOTE: PROVIDE ON INSIDE RESTROOM DOOR.

M ROUND DRAIN COVER:
FINISH: STAINLESS STEEL BRUSHED FINISH
NOTE: SEE PLUMBING DRAWINGS.

M BABY CHANGING TABLE:
MANUF.: KOALA
MODEL: KB300 HORIZONTAL SURFACE-MOUNTED
FINISH: BEIGE 00
NOTE: PROVIDE BACKING IN WALL PER MANUFACTURER SPECS

M ACCESSIBLE FLOOR MOUNTED WATER CLOSET:
MANUF.: AMERICAN STANDARD
NAME: MADERA FLOWISE 16-1/2" HEIGHT ELONGATED LESS EVER CLEAN
NUMBER: 3043.001/3248.001 ELONGATED BOWL ONLY TOP SPUD
FINISH: WHITE
MOUNTING HEIGHT: MOUNT ALL TOILETS AT ACCESSIBLE HEIGHT
TOILET FLUSH VALVE:
MANUF.: KOHLER
NAME: TRIPOINT-TOUCHLESS DC 1.28 GPF TOILET FLUSHOMETER
NUMBER: K-10956-0V
FINISH: POLISHED CHROME
NOTE #1: PROVIDE 1-1/2" CLEAR BETWEEN TOP OF FLUSHOMETER AND BOTTOM OF ADA GRAB BAR.
NOTE #2: PROVIDE POWER FOR DC POWER PER MANUFACTURER SPECS.
TOILET SEAT:
MANUF.: AMERICAN STANDARD
NAME: COMMERCIAL HEAVY DUTY OPEN FRONT LESS COVER
NUMBER: 5901.100
FINISH: WHITE
NOTE: REFER TO SHEET 12/A-0.6B FOR SEAT HEIGHT.

M WALL MOUNTED ADA COMPLIANT URINAL:
MANUF.: AMERICAN STANDARD
NAME: WASHBROOK FLOWISE 0.125 GPF ULTRA HIGH EFFICIENCY URINAL
NUMBER: 6590.125, TOP SPUD, 3/4" OUTLET
FINISH: WHITE
NOTE: ULTRA HIGH EFFICIENCY (0.125 GPF/ 0.5 LPF)
FLUSH VALVE: "AMERICAN STANDARD SELECTRONIC" URINAL FLUSH VALVE, #6063.013.002, DC POWER (TOP SPUD) POLISHED CHROME.

M WALL MOUNTED URINAL:
MANUF.: AMERICAN STANDARD
NAME: WASHBROOK FLOWISE 0.125 GPF ULTRA HIGH EFFICIENCY URINAL
NUMBER: 6590.125, TOP SPUD, 3/4" OUTLET
FINISH: WHITE
NOTE: ULTRA HIGH EFFICIENCY (0.125 GPF/ 0.5 LPF)
FLUSH VALVE: "AMERICAN STANDARD SELECTRONIC" URINAL FLUSH VALVE, #6063.013.002, DC POWER (TOP SPUD) POLISHED CHROME
NOTE 1: INSTALL URINAL AT STANDARD HEIGHT AT ALL NON-ADA COMPLIANT WATER CLOSET LOCATIONS

M ACCESSIBLE WALL HUNG LAVATORY:
MANUF.: AMERICAN STANDARD
NAME: WALL HUNG LAVATORY WITH EVERCLEAN DECORUM
NUMBER: 9024.011EC CHO WITH RIGHT HAND SOAP DISPENSER
FINISH: WHITE
NOTE: PROVIDE INSULATION AT EXPOSED PIPES BELOW.
FAUCET FOR WALL HUNG LAVATORY:
MANUF.: AMERICAN STANDARD
NAME: SELECTRONIC PROXIMITY LAVATORY FAUCET
NUMBER: 6058.105
FINISH: CHROME FINISH
NOTE: PROVIDE MULTI AC POWER KIT

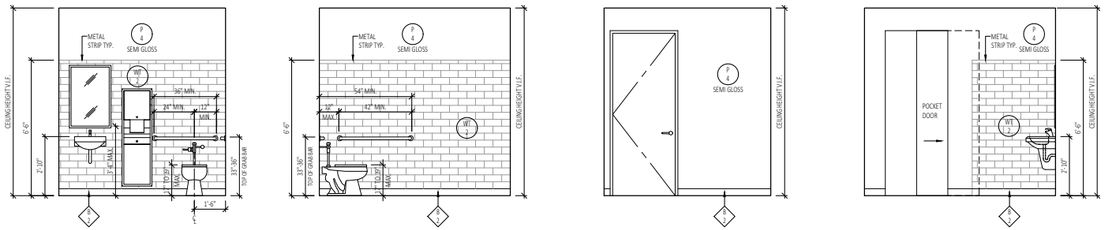
M ADA COMPLIANT SINK:
MANUF.: KOHLER
NAME: UNDERCOUNTER MOUNTED
NUMBER: K-2211, WITH OVERFLOW, WITH CLAMPS F
INISH: WHITE
SIZE: BASIN AREA: 19" W x 15" L, OVERALL DIM: 21 1/4" W x 17 1/4" L
FAUCET: SLOAN OPTIMA SYSTEMS ETF-600 ELECTRONIC HAND WASHING FAUCET, POLISHED CHROME FINISH

M VANITY MIRROR:
MANUF.: BOBRICK
NAME: WELDED-FRAME MIRROR
NUMBER: B-290
SIZE: 24"L X 36"H

M RECESSED MOUNTED TOILET SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER (WOMEN'S):
MANUF.: BOBRICK CLASSIC SERIES
NUMBER: B-3092 OR B-3091
FINISH: STAINLESS STEEL SATIN
R.O.: 16" WIDE X 29-1/4" HIGH X 4" DEPTH

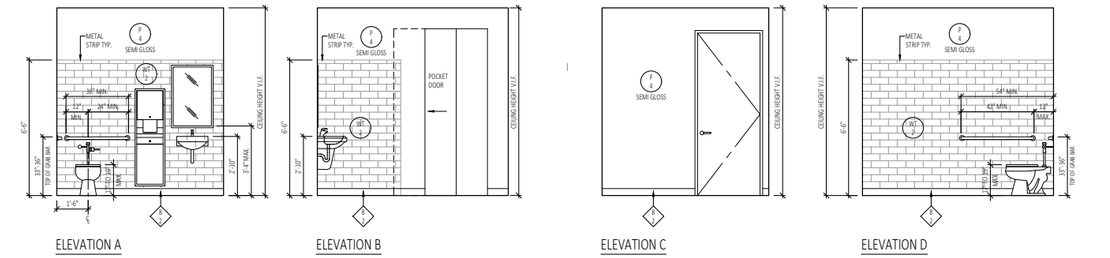
M 1-1/2" DIA. STAINLESS STEEL 36" LONG GRAB BAR WITH SNAP FLANGE:
MANUF.: BOBRICK
NUMBER: B6806X36
FINISH: SATIN
NOTE: PROVIDE WALL BACKING AS REQUIRED TO RESIST 250 LB. LOAD.

M 1-1/2" DIA. STAINLESS STEEL 42" LONG GRAB BAR WITH SNAP FLANGE:
MANUF.: BOBRICK
NUMBER: B-6806X42
FINISH: SATIN
NOTE: PROVIDE WALL BACKING AS REQUIRED TO RESIST 250 LB. LOAD.



NOTE:
*REFER TO SHEET A-5.0 FOR FINISH SCHEDULE.

ELEVATIONS AT TESTING RESTROOM 02 #112 — SCALE 3/8" = 1'-0" — 3



NOTE:
*REFER TO SHEET A-5.0 FOR FINISH SCHEDULE.

ELEVATIONS AT TESTING RESTROOM 01 #114 — SCALE 3/8" = 1'-0" — 4

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08/29/24	ISSUE FOR PLAN CHECK	

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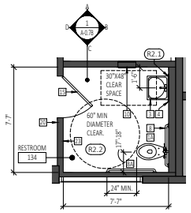
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REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

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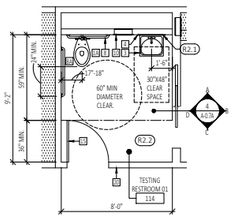
RESTROOM ELEVATIONS

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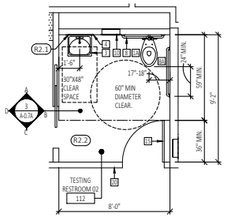
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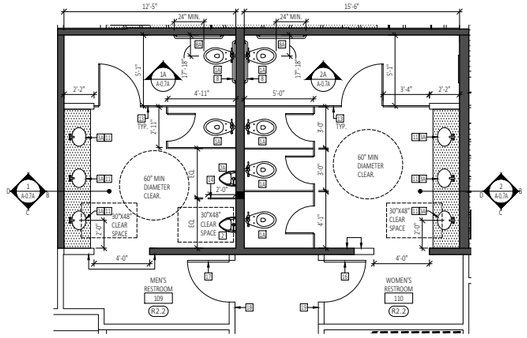
ENLARGED CONSTRUCTION PLAN - RESTROOM 134 | SCALE 1/4" = 1'-0" | 17



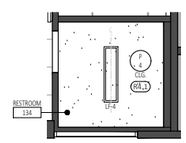
ENLARGED CONSTRUCTION PLAN - TESTING RESTROOM 01 114 | SCALE 1/4" = 1'-0" | 13



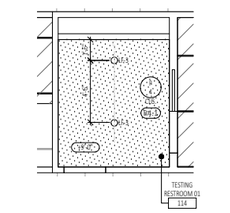
ENLARGED CONSTRUCTION PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 9



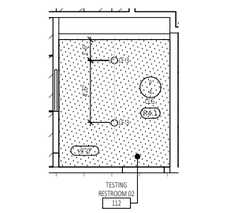
ENLARGED CONSTRUCTION PLAN - MEN'S RESTROOM & WOMEN'S RESTROOM 109 & 110 | SCALE 1/4" = 1'-0" | 5



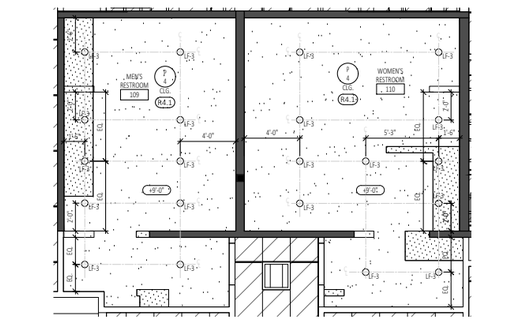
ENLARGED CEILING PLAN - RESTROOM 134 | SCALE 1/4" = 1'-0" | 18



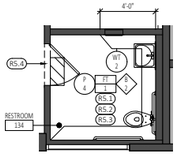
ENLARGED CEILING PLAN - TESTING RESTROOM 01 114 | SCALE 1/4" = 1'-0" | 14



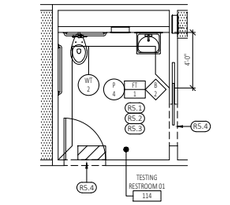
ENLARGED CEILING PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 10



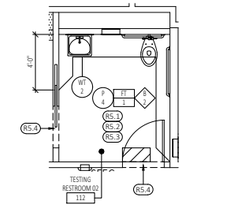
ENLARGED CEILING PLAN - MEN'S RESTROOM & WOMEN'S RESTROOM 109 & 110 | SCALE 1/4" = 1'-0" | 6



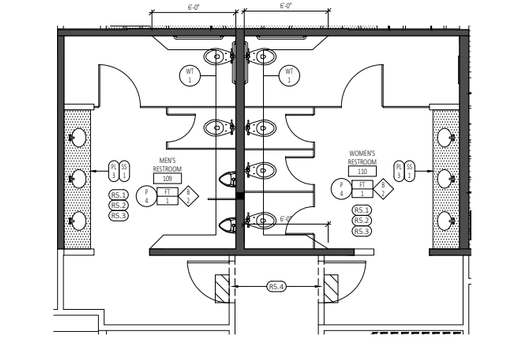
ENLARGED FINISH PLAN - RESTROOM 134 | SCALE 1/4" = 1'-0" | 19



ENLARGED FINISH PLAN - TESTING RESTROOM 01 114 | SCALE 1/4" = 1'-0" | 15

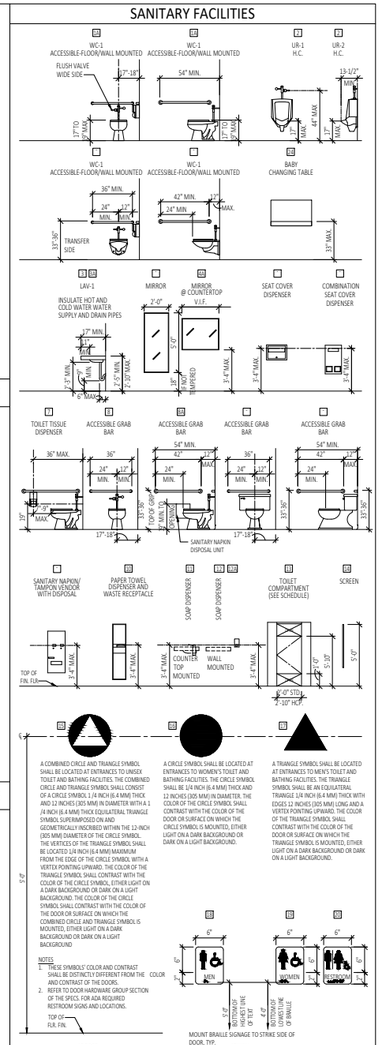


ENLARGED FINISH PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 11



ENLARGED FINISH PLAN - MEN'S RESTROOM & WOMEN'S RESTROOM 109 & 110 | SCALE 1/4" = 1'-0" | 7

SANITARY FACILITIES



A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET AND BATHING FACILITIES. THE COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL CONSIST OF A CIRCLE SYMBOL 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1 1/4 INCH (6.4 MM) THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AND GEOMETRICALLY INSCRIBED WITHIN THE 12-INCH (305 MM) DIAMETER OF THE CIRCLE SYMBOL. THE VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/4 INCH (6.4 MM) MAXIMUM FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND

NOTES
1. THESE SYMBOLS' COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOORS.
2. REFER TO DOOR HARDWARE GROUP SECTION OF THE SPECS. FOR ADA REQUIRED RESTROOM SIGNS AND LOCATIONS.

A CIRCLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO WOMEN'S TOILET AND BATHING FACILITIES. THE CIRCLE SYMBOL SHALL BE 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE CIRCLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

A TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO MEN'S TOILET AND BATHING FACILITIES. THE TRIANGLE SYMBOL SHALL BE AN EQUILATERAL TRIANGLE 1/4 INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

TYP. ACCESSORY MOUNTING DIMENSIONS | SCALE: NTS | 3

RESTROOM CONSTRUCTION KEYNOTES

- R2.1 PROVIDE WALL BACKING FOR NEW MIRROR, AS REQUIRED.
- R2.2 PROVIDE SUPPORT IN WALL FOR GRAB BARS PER MANUFACTURER SPECIFICATIONS.

RESTROOM REFLECTED CEILING KEYNOTES

- R4.1 PROVIDE NEW ACCESS PANEL. REFER TO ENGINEERING DRAWINGS, PAINT TO MATCH CEILING.

RESTROOM FINISH KEYNOTES

- RS.1 GENERAL CONTRACTOR TO CONFIRM NEW/EXISTING SUBSTRATE THAT WILL BE RECEIVING NEW WALL TILE WT-1 AND WT-2 IS STRAIGHT AND APPROPRIATE TO RECEIVE STAGGERED SUBWAY TILE INSTALLATION (50% OVERLAP); REVIEW FIELD CONDITIONS AND PROVIDE ALLOWANCE IF REQUIRED.
- RS.2 NEW FLOOR DRAIN COVER, STAINLESS STEEL BRUSHED FINISH.
- RS.3 ALL FLOOR AND WALL BASE TILE GROUT LINES TO ALIGN, TYP, U.O.N.
- RS.4 PROVIDE DOUBLE BEVELED STONE THRESHOLD. VERIFY EXACT DIMENSIONS IN FIELD. COLOR: CARRARA WHITE MARBLE M701-POLISHED.

FINISH SCHEDULE

P 4
ITEM	:ACCENT PAINT (RESTROOMS)
LOCATION	:REFER TO PLANS
MANUFACTURER	:DUNN EDWARDS
COLOR	:WARM WHITE DEW380
FINISH	:SEMI-GLOSS TYPICAL, FLAT AT CEILING
INSTALLATION	:2 COATS MINIMUM.
CONTACT	:KIM HAMPTON (Kim.Hampton@Dunnedwards.com)

WT 1
ITEM	:WALL TILE
LOCATION	:RESTROOMS
MANUFACTURER	:EMSER TILE
STYLE	:CATCH
COLOR	:ICE
SIZE	:4X16
GROUT	:CUSTOM BUILDING PRODUCTS PRO FUSION #640 ARCTIC WHITE
NOTE	:6'-0" AFF WITH TRANSITION STRIP AT TOP
CONTACT	:JUAN CAMARILLO, juanCamarillo@emser.com, 323-854-8894

WT 2
ITEM	:WALL TILE - AT SINGLE RESTROOMS
LOCATION	:RESTROOMS
MANUFACTURER	:EMSER TILE
STYLE	:CATCH
COLOR	:ICE
SIZE	:4X10
GROUT	:CUSTOM BUILDING PRODUCTS PRO FUSION #640 ARCTIC WHITE
NOTE	:6'-0" AFF WITH TRANSITION STRIP AT TOP
CONTACT	:JUAN CAMARILLO, juanCamarillo@emser.com, 323-854-8894

FT 1
ITEM	:FLOOR TILE
LOCATION	:RESTROOMS
MANUFACTURER	:DALTILE MARAZZI
STYLE	:SOCIETY PARK LANE GRAY
COLOR	:SO47
SIZE	:12X24
FINISH	: MATTE
GROUT	:#542 GRAY STONE
INSTALLATION	:PER MANUFACTURER SPECS - STAGGERED INSTALLATION, OVERLAP SHOULD NOT EXCEED 3%
NOTE	:PROVIDE 4" BASE CUT IN FIELD AT WATER HEATER CLOSET AND WASHER/DRYER 1/8" GROUT LINE THICKNESS MAX. PER MANUFACTURER SPEC.

B 1
ITEM	:WALL BASE
LOCATION	:REFER TO PLANS - RESTROOMS
MANUFACTURER	:DALTILE
STYLE	:PARK LANE GREY
COLOR	:SO47
SIZE	:6" X 12"
INSTALLATION	:CUSTOM BUILDING PRODUCT, GROUT COLOR: #542 GRAYSTONE
NOTE	:ALIGN GROUT LINE BASE AND WALL
CONTACT	:MIRA CLUTTER (MIRACLUTTER@DALTILE.COM), C. 714-213-9500

PL 1
ITEM	:PLASTIC LAMINATE
LOCATION	:REFER TO PLANS - RESTROOMS
MANUFACTURER	:FORMICA
COLOR	:STAINLESS ALUMINUM M4194-99
FINISH	:EMILY DUBAN, emily.duban@formica.com, 949-301-7535

SS 1
ITEM	:SOLID SURFACE
LOCATION	:MILLWORK-HORIZONTAL SURFACES
MANUFACTURER	:VADARA
COLOR	:PHANTOM TRAIL V814
CONTACT	:STUART AYERS, stuarta@ussurface.com, 844-482-3272

REFLECTED CEILING LEGEND

- NEW DRYWALL CEILING, HEIGHT IS INDICATED IN BUBBLE IF NOT STANDARD. REFER TO DETAIL A-30.2.
- EXISTING DRYWALL CEILING TO REMAIN.
- 4" DIA. ROUND RECESSED LED WITH FLANGE. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-4.0.
- +9'-0" CEILING HEIGHT AS INDICATED.

RESTROOM FINISH LEGEND

- WALL FINISH: TYPE OF FINISH / FINISH NUMBER
- SPECIAL FINISH: TYPE OF FINISH / FINISH NUMBER
- FLOOR BASE: TYPE OF FINISH / FINISH NUMBER
- FLOOR FINISH: TYPE OF FINISH / FINISH NUMBER
- PATTERN DIRECTION
- FLOOR TRANSITION

CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN.
- NEW CONSTRUCTION, TYPICAL PARTITION UNLESS OTHERWISE NOTED.
- EXISTING DOOR, DOOR FRAME AND DOOR HARDWARE IS TO REMAIN AT LOCATION SHOWN.
- NEW SINGLE DOOR, DOOR FRAME AND HARDWARE..
- NAME / 100: ROOM KEY SYMBOL, ROOM NAME, ROOM NUMBER
- XX: PARTITION TYPE SYMBOL. SEE PARTITION TYPES LEGEND ON SHEET A-2.0 FOR REFERENCED DETAILS.
- E: RESTROOM EQUIPMENT SCHEDULE. REFER TO SHEET A-0.7A.
- INDICATES FULL TILE.

RESTROOM EQUIPMENT SCHEDULE

FOR EQUIPMENT TAG REFERENCED ON PLANS, REFER TO SHEET A-0.7A.

GENERAL NOTES

1. FOR RESTROOM FINISHES, REFER TO FINISH SCHEDULE THIS SHEET; FOR RESTROOM EQUIPMENTS SCHEDULE, REFER TO EQUIPMENTS SCHEDULE THIS SHEET.
2. REFERENCE MILLWORK NOTES ON SHEET A-30.5 SPECIFICATIONS AND GENERAL REQUIREMENTS.
3. FOR LIGHT FIXTURES REFERENCED ON PLANS, REFER TO SHEET A-4.0 FOR FIXTURE SCHEDULE.
4. GROUT LINES SHOULD BE FILLED AS CLOSE TO THE TOP AS POSSIBLE (EXCEPT FOR CUSHION EDGE TILE). ALL GROUT LINES SHALL BE UNIFORMLY FINISHED.
5. G.C. TO VERIFY IN FIELD THE WALL THICKNESS IF RECESSED RECEPTACLES SPECIFIED IN THE DRAWINGS WILL FIT WITHIN THE EXISTING FRAMING. NOTIFY SAA IN ADVANCE, IF THERE ARE ANY ISSUES.
6. ALL SCHLUTER STRIPS TO BE MITERED AT CORNERS, TYPICAL. AVOID SHARP EDGES.
7. PROVIDE INTERIOR AND OUTSIDE CORNERS AT COVED BASE TYPICAL.
8. FLOOR GROUND SURFACE SLOPE SHALL NOT BE STEEPER THAN 1:48 (2%) PER CBC 11B-305.2. TILE FLOOR TO SLOPE TO DRAIN 1/4" PER 1'-0" MAXIMUM.
9. WET FLOOR TILES SHALL HAVE A 0.60 STATIC COEFFICIENT OF FRICTION PER ASTM C1028.

NOTES TO GC

1. GENERAL CONTRACTOR TO PROVIDE SUBMITTAL AND CONFIRM ALL ACCESSORIES ARE INSTALLED TO MEET ADA REQUIREMENTS. PLEASE COORDINATE ORIENTATION OF ACCESSORIES AND FIXTURES BASED ON FIELD CONDITIONS AND FINAL LAYOUT. EQUIPMENT SCHEDULES IS FOR REFERENCE, SOME VARIATION OF THE MODEL SHALL OCCUR AS REQUIRED IN THE FIELD.
2. GC TO FIELD VERIFY ALL EXISTING UTILITIES UNDER THE SINK TO ENSURE NEW FITTINGS SUCH AS FAUCETS, SOAP DISPENSERS, PLUMBING FIXTURES WILL BE ACCOMMODATED PER PLAN. NOTIFY SAA IN ADVANCE FOR ANY CONFLICTS AND DEVIATIONS.
3. GC TO FIELD VERIFY EXISTING CONDITIONS ABOVE THE CEILING AND NOTIFY SAA OF POTENTIAL CONFLICTS WHICH INCLUDE DUCTS, EXISTING FRAMING, ETC.

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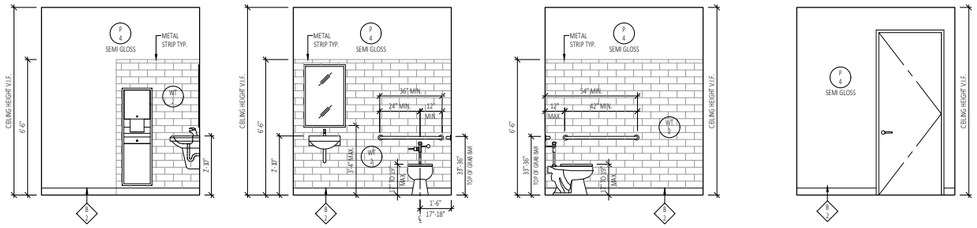
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DRAWN: X.X.
REVIEWED: X.X.
PROJECT NO: 635036
SCALE: AS NOTED
SHEET TITLE:

BASE BUILDING RESTROOM ACCESSIBILITY PLANS

SHEET NO:

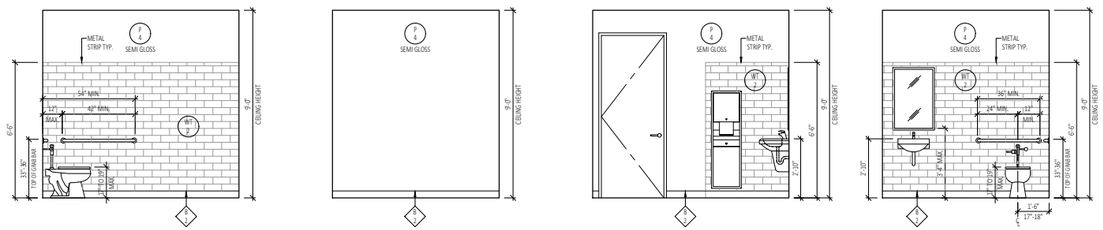
A-0.7



ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

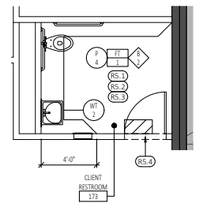
NOTE:
*REFER TO SHEET A-5.0 FOR FINISH SCHEDULE.

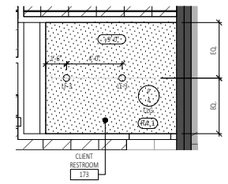
NOT USED | SCALE: SPECIFY | 17
NOT USED | SCALE: SPECIFY | 13
ELEVATIONS AT RESTROOM #134 | SCALE: 3/8" = 1'-0" | 1

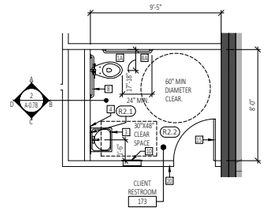


ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

NOT USED | SCALE: SPECIFY | 18
NOT USED | SCALE: SPECIFY | 14
ELEVATIONS AT CLIENT RESTROOM #173 | SCALE: 3/8" = 1'-0" | 2







NOT USED | SCALE: SPECIFY | 19
NOT USED | SCALE: SPECIFY | 15
ENLARGED FINISH PLAN - CLIENT RESTROOM 173 | SCALE: 1/4" = 1'-0" | 11
ENLARGED CEILING PLAN - CLIENT RESTROOM 173 | SCALE: 1/4" = 1'-0" | 7
ENLARGED CONSTRUCTION PLAN - CLIENT RESTROOM 173 | SCALE: 1/4" = 1'-0" | 3

PLUMBING OCCUPANCY CALCULATIONS

TOTAL USABLE SQUARE FOOTAGE OF 1ST FLOOR: 18,096 SQ. FT.

18,096 SQ. FT. / 200 OCCUPANT LOAD FACTOR = 90 TOTAL OCCUPANTS

90 TOTAL OCCUPANTS / 2 = 45 MALE OCCUPANTS AND 45 FEMALE OCCUPANTS

WATER CLOSETS

	REQUIRED # OF FIXTURES	PROVIDED FIXTURES
MEN'S RESTROOM	2	2
WOMEN'S RESTROOM	4	4

URINALS

	REQUIRED # OF FIXTURES	PROVIDED FIXTURES
MEN'S RESTROOM	1	2
WOMEN'S RESTROOM	-	-

LAVATORIES

	REQUIRED # OF FIXTURES	PROVIDED FIXTURES
MEN'S RESTROOM	2	3
WOMEN'S RESTROOM	2	3

DRINKING FOUNTAIN = 1 PER 150

NOT USED | SCALE: SPECIFY | 16
NOT USED | SCALE: SPECIFY | 12
NOT USED | SCALE: SPECIFY | 8

RESTROOM KEYNOTES

NOTE:
*REFER TO SHEET A-0.7 FOR CONSTRUCTION/REFLECTED CEILING/FINISH KEYNOTES

FINISH SCHEDULE

NOTE:
*REFER TO SHEET A-0.7 FOR FINISH SCHEDULE

RESTROOM EQUIPMENT SCHEDULE

FOR EQUIPMENT TAG REFERENCED ON PLANS, REFER TO SHEET A-0.7A.

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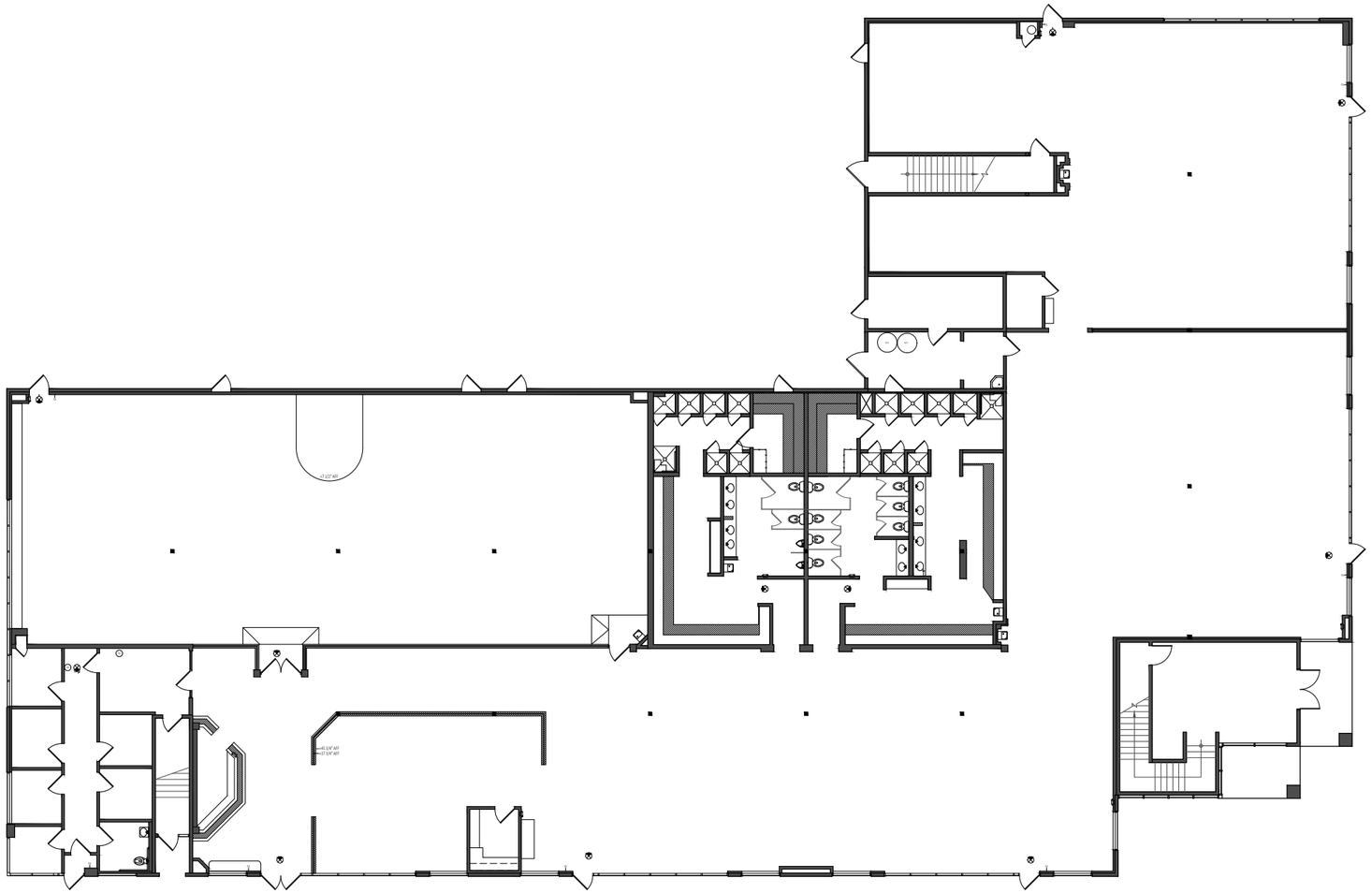
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DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

RESTROOM ELEVATIONS

SHEET NO:

A-0.7B



LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING WALL.
- EXISTING SINGLE DOOR.
- EXISTING DOUBLE DOOR.

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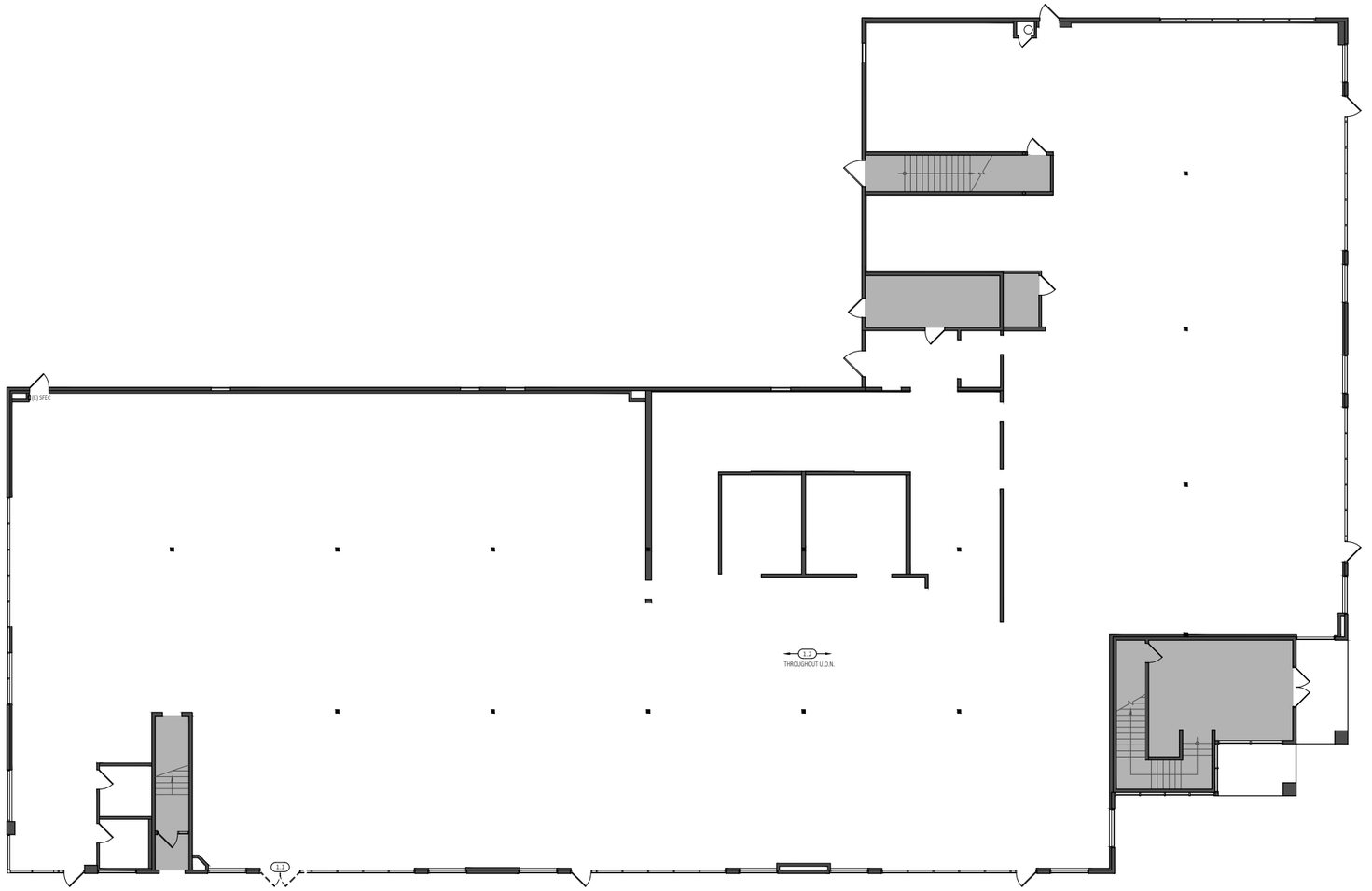
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DATE:	10/22/24
DRAWN:	KL
REVIEWED:	MP
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

EXISTING FLOOR PLAN

SHEET NO:



DEMOLITION KEYNOTES

1.1 CONTRACTOR TO REMOVE EXISTING DOORS AND FRAMES U.O.N. RETURN TO BUILDING STORAGE AS DIRECTED BY BUILDING OWNER.

1.2 ALL DEMOLITION SCOPE OF WORK INCLUDING CEILING DEMOLITION TO BE DONE UNDER A SEPARATE PERMIT. CONTRACTOR TO REFER TO SEPARATE DEMOLITION SET FOR FURTHER QUESTIONS.

DEMOLITION SHEET NOTES

1. REFER TO SHEETS A-0.2 AND A-0.3 FOR TYPICAL SPECIFICATIONS. REFER TO SHEET A-0.1 FOR GENERAL DRAFTING STANDARDS AND ABBREVIATIONS USED. REFER TO SHEET A-0.2 FOR GENERAL NOTES. REFER TO SHEET A-0.6A AND A-0.6B FOR DISABLED ACCESS NOTES. REFER TO SHEET A-0.1 FOR FIRE AND SAFETY NOTES.
2. REFER TO SHEET A-0.2 FOR TYPICAL DEMOLITION NOTES AND PATCHING AND CLEANING NOTES.

DEMOLITION LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING WALL TO REMAIN.
- EXISTING SINGLE DOOR TO REMAIN. CLEAN, REPAIR AND REPAINT DOOR PER FINISH PLANS AND DOOR SCHEDULE.
- EXISTING DOUBLE DOOR TO REMAIN. CLEAN, REPAIR AND REPAINT DOOR PER FINISH PLANS AND DOOR SCHEDULE.
- EXISTING DOUBLE DOOR TO BE REMOVED. REFER TO DEMOLITION KEYNOTES FOR MORE INFORMATION.
- (E) SPEC — EXISTING FIRE EXTINGUISHER TO REMAIN.

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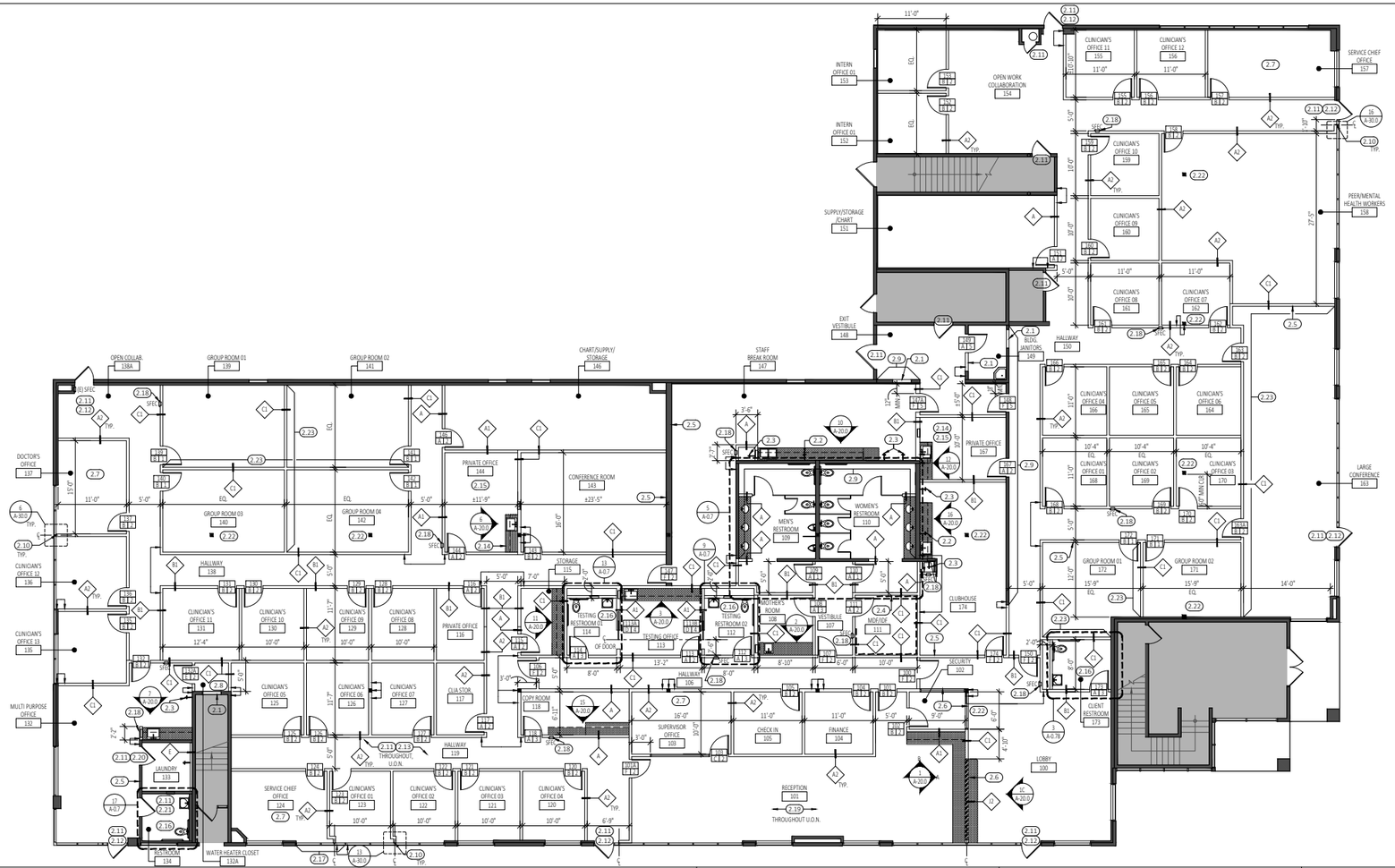
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SHEET TITLE:

DEMOLITION PLAN

SHEET NO:

A-1.0

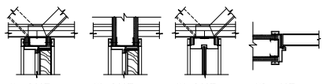


DOOR SCHEDULE

DOOR ELEVATIONS



DOOR DETAILS



TYPICAL NOTES:
1. REFER TO SHEET A-2.0 FOR PARTITION TYPES.
2. REFER TO DOOR SCHEDULE FOR DOOR, FRAMES AND FINISHES.
3. ALL GLAZING THICKNESS TO BE PER PROVIDED DETAILS ON A-30.4, U.O.N.
4. AT ONE HOUR PARTITIONS USE 45 MIN. FIRE RATED MET. FRAMES AND CLEAR, WIRED-GLASS WITH THICKNESS PER PROVIDED DETAILS ON A-30.4. WIRED TO RUN IN A HORIZ. DIRECTION, U.O.N.

DOOR TYPE

A. BUILDING STANDARD SINGLE INTERIOR DOOR
TYPE: WHITE OAK SOLID WOOD
FRAME: BUILDING STANDARD WESTERN INTEGRATED ALUMINUM, CLEAR ANODIZED ALUMINUM
HEIGHT: 8'-10"
FINISH: FACTORY FINISH WITH CLEAR VARNISH

B. BUILDING STANDARD SINGLE INTERIOR DOOR WITH GLASS PANEL
TYPE: WHITE OAK SOLID WOOD
FRAME: BUILDING STANDARD WESTERN INTEGRATED ALUMINUM, CLEAR ANODIZED ALUMINUM
HEIGHT: 8'-10"
FINISH: FACTORY FINISH WITH CLEAR VARNISH
GLASS: CLEAR, TEMPERED

C. BUILDING STANDARD DOOR WITH SIDELIGHT
TYPE: WHITE OAK SOLID WOOD
FRAME: BUILDING STANDARD WESTERN INTEGRATED ALUMINUM, CLEAR ANODIZED ALUMINUM
HEIGHT: 8'-10"
FINISH: FACTORY FINISH WITH CLEAR VARNISH.
GLASS FINISH: CLEAR
GLASS THICKNESS: PER GLASS CHART A-30.4

D. BUILDING STANDARD POCKET DOOR
TYPE: WHITE OAK SOLID WOOD
FRAME: ASSA ABLOY PEMKO PF2820OA WITH SOFT CLOSE
HEIGHT: 8'-0" H X 3' DOOR, MIN. 32" CLEAR WHEN DOOR IS OPEN.
FINISH: FACTORY FINISH WITH CLEAR VARNISH.

E. BUILDING STANDARD SINGLE INTERIOR DOOR WITH GRILLED VENT
TYPE: WHITE OAK SOLID WOOD
FRAME: BUILDING STANDARD WESTERN INTEGRATED ALUMINUM, CLEAR ANODIZED ALUMINUM
HEIGHT: 7'-0"
FINISH: FACTORY FINISH WITH CLEAR VARNISH

F. BUILDING STANDARD SINGLE INTERIOR DOOR WITH GLASS PANEL
TYPE: WHITE OAK SOLID WOOD
FRAME: BUILDING STANDARD WESTERN INTEGRATED ALUMINUM, CLEAR ANODIZED ALUMINUM
HEIGHT: 8'-10"
FINISH: FACTORY FINISH WITH CLEAR VARNISH
GLASS: CLEAR, TEMPERED, 7"X22"

HARDWARE NOTE:
ELECTRIFIED HARDWARE TO BE PROVIDED BY TENANT'S SECURITY VENDOR. GENERAL CONTRACTOR TO PREP DOORS TO RECEIVE TENANT'S KEYCARD READER SYSTEM.
ALL DOOR HARDWARE TO MATCH BUILDING STANDARD. REFER TO A-3.0 FOR KEYCARD READER LOCATIONS.

NOTE: ALL NEW DOOR PULL HARDWARE TO BE ACCESSIBLE. APPROVED "LEVER" TYPE.
NOTE: ALL NEW DOORS ARE TO BE 3'-0" WIDE MIN. UNLESS OTHERWISE NOTED.

DOOR HARDWARE LEVER:

1. INTERIOR LATCHSET
LATCHSET: SCHLAGE L9010 03A 626
HINGES: PBB81 4.5X4.5 US26D
DOOR STOP: HAGER 241F US26D
DUSTPROOF: BUILDING STANDARD
STRIKE: BUILDING STANDARD

2. INTERIOR LOCKSET
LOCKSET: SCHLAGE L9050L 03A 626 MORTISE LOCKSET
HINGES: PBB81 4.5X4.5 US26D
DOOR STOP: HAGER 241F US26D
DUSTPROOF: BUILDING STANDARD
STRIKE: BUILDING STANDARD
NOTE: PROVIDE BUILDING STANDARD CLOSER AT DOORS WITH KEYCARD READER. PROVIDE CLOSER AT WATER HEATER CLOSET #132A

3. INTERIOR LOCKSET - PRIVACY
LOCKSET: SCHLAGE L9050L 03A 626 MORTISE LOCKSET
HINGES: PBB81 4.5X4.5 US26D
DOOR STOP: HAGER 241F US26D
DUSTPROOF: BUILDING STANDARD
STRIKE: BUILDING STANDARD
NOTE: PROVIDE PRIVACY INDICATOR

4. POCKET DOOR HARDWARE
POCKET PULL: ASSA ABLOY PAIR OF PUSH/PULL ROCKWOOD 107-RKW 5-1/2" US26D FINISH
NOTE: PROVIDE BUMPER IN POCKET TO PREVENT DOOR FROM FULLY RECEDING.

5. CORRIDOR LOCKSET
LOCKSET: SCHLAGE L9050L 03A 626 MORTISE LOCKSET
HINGES: PBB81 4.5X4.5 US26D
DOOR STOP: HAGER 241F US26D
DUSTPROOF: BUILDING STANDARD
STRIKE: BUILDING STANDARD
CLOSER: BUILDING STANDARD
NOTE:

WALL TYPE

TYPE	DETAIL	DESCRIPTION
A	1/A-30.0	EXTEND TO FACE OF FINISHED CEILING.
A1	1/A-30.0	EXTEND TO FACE OF FINISHED CEILING. PROVIDE INSULATION IN THE STUD CAVITY.
A2	1/A-30.0	EXTEND TO FACE OF FINISHED CEILING. PROVIDE INSULATION IN THE STUD CAVITY AND INSULATION BLANKET OVER CEILING.
B1	5/A-30.0	EXTEND 6" ABOVE THE FINISHED CEILING. PROVIDE INSULATION IN THE STUD CAVITY.
C1	3/A-30.0	FULL HEIGHT WALL. PROVIDE INSULATION IN THE STUD CAVITY.
E	2/A-30.0	WALL FURRING TO EXTEND 6" ABOVE FINISHED CEILING. NO INSULATION.
J1	11/A-30.4	FRAMED/FRAMELESS WINDOW WALL.

CONSTRUCTION KEYNOTES

2.1 INFILL EXISTING WALL/DOOR OPENING. MATCH EXISTING STUD WIDTH, TAPE (FIRE TAPE, 1-HR RATED CONSTRUCTION IF REQUIRED) SAND, SMOOTH AND PREP FOR NEW FINISHES.

2.2 1/4" DIAMETER COLD COPPER WATER LINE FOR COFFEE MAKER WITH SHUT OFF VALVE.

2.3 1/4" DIAMETER COLD COPPER WATER LINE FOR REFRIGERATOR AND BOTTLE FILLER WITH SHUT OFF VALVE.

2.4 3/4" THICK FIRE TREATED PLYWOOD BACKBOARD FOR TENANT'S TELEPHONE EQUIPMENT. SEE A-3.0 FOR ADDITIONAL DETAILS AND COORDINATE WITH TENANT'S IT TEAM FOR EXACT SIZE AND LOCATION. PAINT TO MATCH ADJACENT WALL.

2.5 PROVIDE BLOCKING FOR TENANT'S WALL MOUNTED TELEVISION. SEE DETAIL 11/A-30.5.

2.6 PROVIDE 4' H PARTIAL HEIGHT FRAMED SHATTER PROOF GLASS AT +40" AFF. FRAME TO MATCH DOOR ASSEMBLY ADJACENT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

2.7 SERVICE CHIEF DOCTOR'S AND SUPERVISOR'S OFFICES #103, 124, 137 AND 157 LOCKED ON SAME MASTER KEY SEPARATE FROM REST OF THE FLOOR. COORDINATE WITH COUNTY FOR FINAL APPROVAL.

2.8 REFER TO ENGINEERING DRAWINGS FOR PLUMBING REQUIREMENTS AND FIXTURES FOR NEW WATER HEATER CLOSET. PROVIDE JANITOR SINK AND FAUCET PER PLUMBING DRAWINGS.

2.9 FIELD VERIFY AND PONY UP EXISTING WALL TO DECK ABOVE WITH INSULATION IN STUD CAVITY TO MATCH WALL TYPE C1. REWORK EXISTING CEILING SYSTEM AND PROVIDE BUILDING STANDARD WALL ANGLES.

2.10 PROVIDE SOUND CAULKING AT MULLION CONNECTIONS THROUGHOUT TENANT SPACE.

2.11 TOUCH UP / REPAIR EXISTING DOORS AND DOOR FRAMES LIKE NEW CONDITION (TYPICAL) IN SCOPE AREA.

2.12 EXISTING PANIC HARDWARE TO REMAIN AT ALL EXTERIOR DOORS. COORDINATE WITH TENANT'S SECURITY VENDOR FOR ELECTRIFIED HARDWARE REQUIREMENTS, REPLACE EXISTING HARDWARE AS REQUIRED INCLUDING PUSH BAR, WEATHER STRIP, THRESHOLD, CLOSER, AND LOCKING DEVICE AS REQUIRED. PROVIDE DOOR PULL/LEVER FROM OUTSIDE, COORDINATE WITH TENANT SECURITY VENDOR FOR REQUIREMENTS.

2.13 CONTRACTOR TO PROVIDE BUILDING STANDARD DOOR STOP THROUGHOUT SCOPE AREA INCLUDING EXISTING TO REMAIN DOORS. VERIFY IN FIELD.

2.14 PROVIDE LOCKS AT CABINET DOORS. ALL CABINET LOCKS TO BE ON SINGLE KEY.

2.15 PRIVATE OFFICE #167 AND #144 TO BE LOCKED ON A SEPARATE MASTER KEY SEPARATE FROM REST OF THE FLOOR. COORDINATE WITH COUNTY FOR FINAL APPROVAL.

2.16 PROVIDE (1) FLOOR SINK IN EACH RESTROOM, PROVIDE SQUARE DRAIN COVER.

2.17 INFILL EXISTING DOOR OPENING, MATCH EXISTING GLAZING ADJACENT.

2.18 PROVIDE NEW BUILDING STANDARD SEMI-RECESSED FIRE EXTINGUISHER CABINET. REFER TO SHEET A-0.3 FOR SPECIFICATIONS.

2.19 ALL LOCKS TO BE ON SINGLE KEY MASTER U.O.N.

2.20 REPLACE DOOR HARDWARE TO A LOCKSET.

2.21 REPLACE DOOR HARDWARE TO PRIVACY LOCKSET.

2.22 PROVIDE (1) LAYER OF DRYWALL LAMINATED OVER EXISTING POST. PREP TO RECEIVE P-1 FIELD PAINT. REFER TO FINISH PLAN FOR SPECIFICATION.

2.23 PROVIDE (1) ADDITIONAL LAYER OF 5/8" QUIETROCK STAGGER HUNG ON EACH SIDE FOR ADDITIONAL SOUND ATTENUATION.

NOTE:
CONTRACTOR TO IDENTIFY IN BID AND INCLUDE IN PRICING ALL ITEMS LIKELY TO BE REQUIRED BY TITLE 24, CHAPTER 6 PART 141.0 AND 141.1 BASED ON SCOPE OF WORK SHOWN IN PLAN. THIS SHALL INCLUDE (AS APPLICABLE) BUT NOT LIMITED TO: DESEGREGATION OF ELECTRICAL PANELS, CONTROLLED RECEPTACLES, DAYLIGHTING CONTROLS, OCCUPANCY SENSORS, MULTI-LEVEL SWITCHING AND/OR DIMMING, DEMAND RESPONSE AND HVAC EFFICIENCY MEASURES.

CONSTRUCTION LEGEND

- AREA NOT IN CONTRACT (N.I.C.).
- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING DOOR, DOOR FRAME AND DOOR HARDWARE IS TO REMAIN AT LOCATION SHOWN.
- NEW CONSTRUCTION, TYPICAL PARTITION UNLESS OTHERWISE NOTED.
- NEW FRAMED GLASS PARTITION.
- PARTITION TYPE SYMBOL. SEE PARTITION TYPES LEGEND
- NEW SINGLE DOOR, DOOR FRAME AND HARDWARE.
- ROOM KEY SYMBOL: NAME, 100 — ROOM NAME, ROOM NUMBER
- DOOR NUMBER
- 100 A4.1 — DOOR HARDWARE, DOOR TYPE
- 1/4" COPPER WATER LINE
- SINGLE COMPARTMENT SINK. REFER TO ITEM #2 ON THE CONSTRUCTION SPECIFICATIONS ON SHEET A-0.3.
- SINGLE COMPARTMENT SINK. REFER TO ITEM #5 ON THE CONSTRUCTION SPECIFICATIONS ON SHEET A-0.3.
- DOUBLE COMPARTMENT SINK. REFER TO ITEM #4 ON THE CONSTRUCTION SPECIFICATIONS ON SHEET A-0.3.
- SFEC — BUILDING STANDARD, SEMI - RECESSED FIRE EXTINGUISHER CABINET. REFER TO DETAILS #9 AND #10/A-30.0. REFER TO SHEET A-0.3 FOR SPECIFICATIONS.

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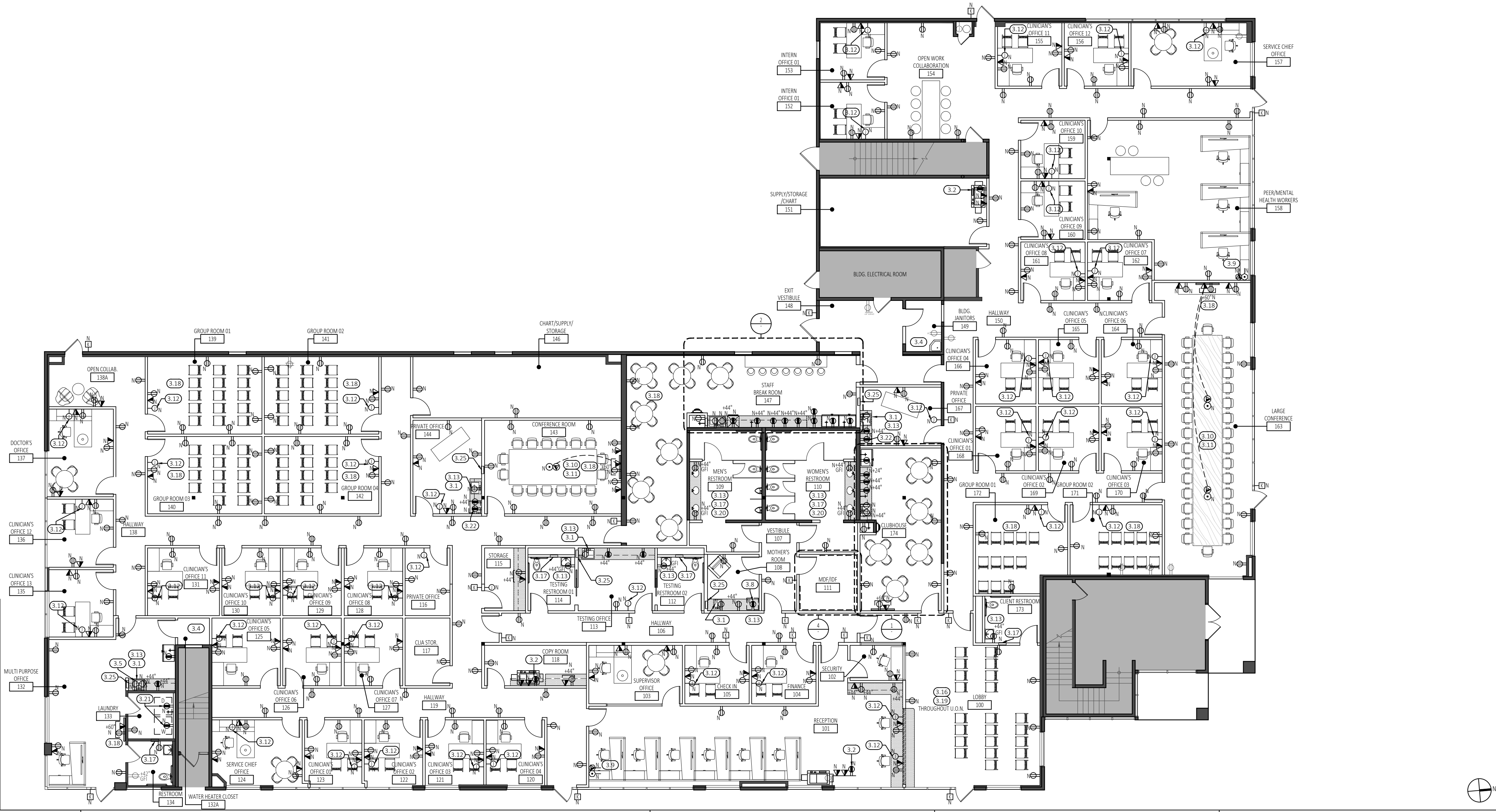
DATE:	08/06/24
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PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

CONSTRUCTION PLAN

SHEET NO:

A-2.0



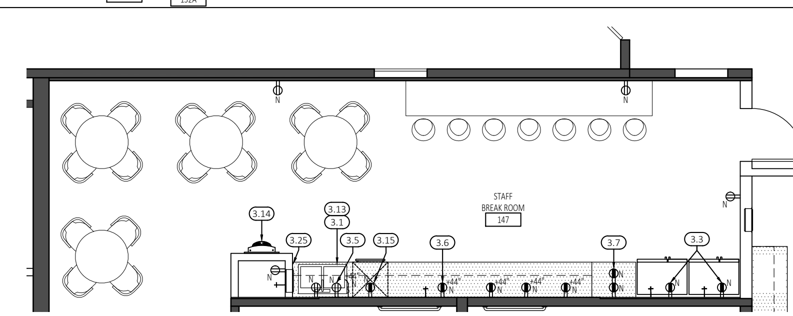
DESIGN CRITERIA NOTES

SWITCHES AND RECEPTACLES

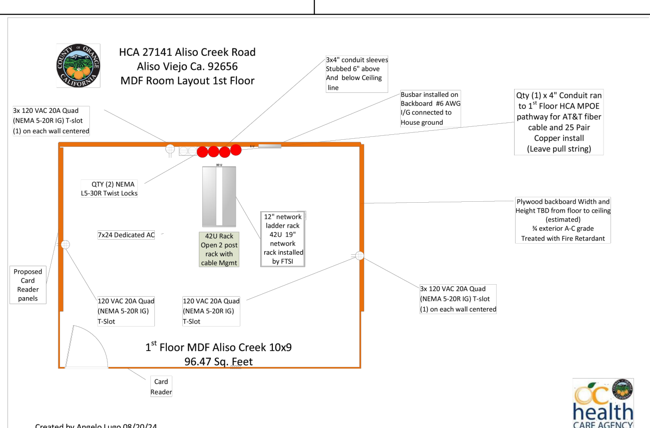
1. ALL SWITCHES AND RECEPTACLES AT P-1 AND/OR WHITE WALLS SHALL BE WHITE SCREWLESS, U.O.N. GC TO CONFIRM COLOR FINISH ON ALL SUCH COMPONENTS AT NON-WHITE WALLS WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.
2. ALL RECEPTACLES INSIDE WHITE MILLWORK SHALL BE WHITE SCREWLESS, U.O.N.
3. GC SHALL BE RESPONSIBLE FOR CONFIRMING RECEPTACLE TYPES FOR SPECIAL EQUIPMENT (SUCH AS COPY MACHINES)WITH CLIENT AND ARCHITECT BEFORE PURCHASE AND INSTALLATION.
4. ALL VOICE AND DATA OUTLETS SHALL MATCH POWER OUTLETS AS ABOVE U.O.N.
5. ALL DIMMER SWITCHES SHALL MATCH POWER SWITCHES AS ABOVE U.O.N.
6. SWITCHES AND RECEPTACLES MAY BE LEVITON DECORA, LUTRON, OR COOPER, U.O.N.
7. SUBMIT SAMPLES OF SWITCHES AND PLATES FOR APPROVAL.

MDF ROOM SPECIFIC KEYNOTES

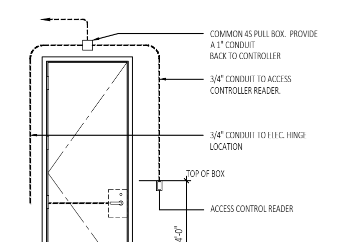
- 1F-1 REMOVE ALL EXISTING CABLES.
- 1F-2 PROVIDE DEDICATED 1 TON A/C UNIT ON A SEPARATE METER.
- 1F-3 VERIFY IN FIELD FOR EXACT LOCATION OF NEW OUTLETS WITH TENANT AND TENANT'S IT VENDOR.
- 1F-4 PROVIDE FIRE TREATED BACKBOARDS PER NEW LAYOUT.
- 1F-5 ALL POWER OUTLETS NEED TO BE ON A DEDICATED SEPARATE CIRCUIT.



ENLARGED PLAN AT STAFF BREAK ROOM #147 — SCALE: 1/4" = 1'-0" — 2



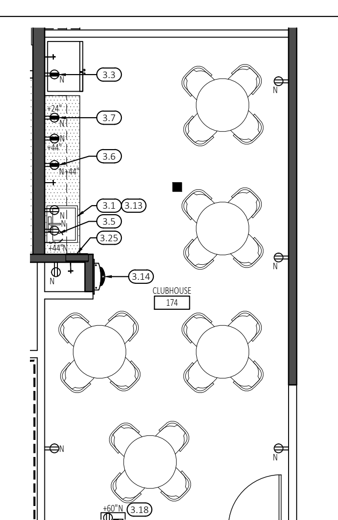
MDF/IDF #111 LAYOUT — SCALE: NTS — 4



KEYCARD READER CONNECTION — SCALE: NTS — 3

POWER/ VOICE/ DATA KEYNOTES CONT.

- 3.22 PROVIDE SEPARATE CIRCUIT OUTLET FOR LOCKABLE REFRIGERATOR. REFER TO A-0.3 FOR SPECIFICATIONS. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.23 REFER TO ENGINEERING DRAWINGS FOR PLUMBING REQUIREMENTS AND FIXTURES FOR NEW WATER HEATER CLOSET.
- 3.24 PROVIDE POWER AND SWITCH FOR MOTORIZED PROJECTION SCREEN. CONTRACTOR TO COORDINATE WITH TENANT'S VENDOR FOR FIXTURE SPECIFICATION, REQUIREMENTS AND EXACT MOUNTING LOCATIONS.
- 3.25 PROVIDE POWER FOR AUTOMATIC PAPER TOWEL DISPENSER. BOBRICK B-29744, CONTRACTOR TO PROVIDE AND INSTALL FIXTURE, REFER TO #3/A-0.7 FOR MOUNTING HEIGHT. PROVIDE 6" MIN WALL PER MANUFACTURAL SPECIFICATION FOR SEMI RECESSED INSTALL.



ENLARGED PLAN AT CLUBHOUSE #174 — SCALE: 1/4" = 1'-0" — 1

POWER/ VOICE/ DATA KEYNOTES

- 3.1 ALL POWER RECEPTACLES WITHIN 6'-0" OF SINK SHALL BE GFI.
- 3.2 PROVIDE SEPARATE CIRCUIT FOR TENANTS COPIER, (N.I.C.) VERIFY ELECTRICAL REQUIREMENTS AND PLUG TYPE. KONICA BIZHUB 558 OR BIZHUB C458, 120 V, 16AMP. VERIFY AND PROVIDE RIGHT PLUG TYPE WITH TENANT.
- 3.3 PROVIDE SEPARATE CIRCUIT CONFIGURATION FOR REFRIGERATOR. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A-0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.4 PROVIDE POWER FOR NEW WATER HEATER. REFER TO ENGINEERING DRAWINGS.
- 3.5 PROVIDE POWER FOR UNDER COUNTER GARBAGE DISPOSAL WITH ON/OFF SWITCH AT +44" A.F.F. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A-0.3 FOR SPECIFICATION.
- 3.6 PROVIDE SEPARATE CIRCUIT @ +44" A.F.F. FOR TENANT'S COFFEE MAKER, N.I.C. VERIFY ELECTRICAL REQUIREMENTS.
- 3.7 PROVIDE SEPARATE CIRCUIT FOR MICROWAVE OVEN. REFER TO ELEVATION FOR EXACT MOUNTING HEIGHT. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A-0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.8 PROVIDE SEPARATE CIRCUIT CONFIGURATION FOR UNDERCOUNTER REFRIGERATOR. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A-0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.9 TENANT'S FURNITURE VENDOR TO PROVIDE DIMENSIONS FOR FURNITURE FEEDS AND TO APPROVE LOCATIONS IN FIELD PRIOR TO INSTALLATION.
- 3.10 GC TO COORDINATE EXACT LOCATION OF POWER AND DATA FLOOR CORES WITH TENANT'S FURNITURE VENDOR. COORDINATE WITH BUILDING ENGINEER PRIOR TO CORING.
- 3.11 PROVIDE 2" CONDUIT FROM POWER/VOICE/DATA FLOOR OUTLET TO ADJACENT WALL OUTLET FOR TENANT'S T.V.
- 3.12 PROVIDE EMERGENCY BUTTON TIED TO TENANT SECURITY SYSTEM AT LOCATIONS INDICATED ON PLANS. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION. PLACE NEXT TO WALL LIGHT SWITCH WHERE APPLICABLE. VERIFY EXACT LOCATION AND REQUIREMENTS WITH TENANT'S SECURITY VENDOR AT ALL OFFICES/RECEPTION DESKS. PULL WIRING THROUGH DATA DROP AND MOUNT EMERGENCY BUTTON TO FURNITURE/BUILT-IN WORK SURFACE.
- 3.13 PROVIDE POWER FOR AUTOMATIC FAUCET. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 3.14 PROVIDE POWER FOR BOTTLE FILLER, REFER TO A-0.3 FOR SPECIFICATIONS, MOUNTING HEIGHT FOR ACCESSIBILITY. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.15 NEW ADA COMPLIANT DISHWASHER. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A-0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.
- 3.16 GC TO COORDINATE EXACT LOCATION OF OUTLETS IN ALL OFFICES WITH TENANT'S FURNITURE VENDOR PRIOR TO ROUGH IN.
- 3.17 PROVIDE POWER AS REQUIRED FOR AUTOMATIC PAPER TOWEL DISPENSER. SEE SHEET A-0.7A FOR SPECIFICATIONS AND ELECTRICAL ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- 3.18 PROVIDE RECESSED DUPLEX AND TELE/DATA OUTLETS FOR WALL MOUNT TV. EXACT LOCATION AND MOUNTING HEIGHT TO BE VERIFIED IN FIELD. PROVIDE BACKING IN WALL IF REQUIRED, VERIFY REQUIREMENTS.
- 3.19 ALL COVER PLATES & DEVICES TO BE BUILDING STANDARD WHITE. PROVIDE COST TO REPLACE THROUGHOUT AREA OF WORK AS REQUIRED AND ADJUST TO COMPLIANT HEIGHT AS REQUIRED. QUANTITIES TO BE VERIFIED IN FIELD.
- 3.20 PROVIDE POWER AS REQUIRED FOR AUTO FLUSHER AT WATER CLOSET. SEE SHEET A-0.7A FOR SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 3.21 PROVIDE POWER AND PLUMBING FOR WASHER/DRYER, REFER TO A-0.3 FOR SPECIFICATIONS.

POWER/ VOICE/ DATA LEGEND

- WALL MOUNTED DUPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET, SEPARATE CIRCUIT. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- WALL MOUNTED QUADPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- FLUSH FLOOR MOUNTED FIRE RATED JUNCTION BOX, TELE/DATA AND DUPLEX OUTLET. VERIFY CONDUIT SIZE FOR DATA/TELE REQUIREMENTS. COORDINATE LOCATION W/ TENANT AND FURNITURE CONTRACTOR REQUIREMENTS.
- FLUSH FLOOR MOUNTED RATED JUNCTION BOX POWER AND TELEPHONE DATA IN-FEED FOR WORKSTATIONS TO UNLESS OTHERWISE NOTED. VERIFY POWER REQUIREMENTS WITH THE FURNITURE VENDOR AND THE ELECTRICAL DRAWINGS FOR THE NUMBER OF CIRCUITS TO BE PROVIDED. AT TELEPHONE DATA PROVIDE A 1-1/2" CONDUIT FROM FLOOR BOX BACK TO AN ACCESSIBLE CEILING ON THE TENANTS FLOOR. EXACT LOCATION AND POWER REQUIREMENTS TO BE DETERMINED BY TENANT'S FURNITURE VENDOR.
- WALL POWER IN-FEED JUNCTION BOX FOR WORKSTATIONS POWER AND TELEPHONE/DATA. VERIFY POWER REQUIREMENTS WITH THE FURNITURE VENDER AND THE ELECTRICAL DRAWINGS FOR THE NUMBER OF CIRCUITS TO BE PROVIDED. AT DATA/PHONE PROVIDE A DOUBLE GANG TELEPHONE BOX WITH SINGLE GANG MUD RING. PROVIDE 1-1/2" CONDUIT WITH PULL STRING AND STUB-UP AT +6" ABOVE THE CEILING WITH A SUPER FLEX CONDUIT, UNLESS OTHERWISE NOTED ON PLAN. EXACT LOCATIONS & POWER REQUIREMENTS TO BE DETERMINED BY TENANT'S FURNITURE VENDOR.
- TELE COMMUNICATIONS/DATA WALL OUTLET. PROVIDE EMPTY J-BOX OR PLASTER RING & 3/4 DIA. EMPTY EMT CONDUIT STUBBED-UP @+/-6" ABOVE SUSP. CLG. W/ PROTECTIVE PLASTIC RING & PULL STRING/ TENANT'S VENDOR TO PROVIDE COVER PLATES AND PLENUM RATED CABLES. VERIFY SIZE OF CONDUIT WITH CABLING/PHONE VENDOR OR WHEN FEEDING MORE THAN (1) LOCATION.
- K — KEY CARD READER. PROVIDE (1) 3/4" CONDUIT AND A FLUSH MOUNTED SINGLE GANG BOX. CONDUIT IS TO STUB OUT 6" ABOVE CEILING, STUB OUT ON CORRIDOR SIDE. AT HINGE SIDE OF DOOR PROVIDE A 3/4" CONDUIT AT THE SECOND HINGE FROM THE BOTTOM TO 6" ABOVE THE CEILING, STUB OUT ON TENANT SIDE. REFER TO DETAIL 3/-.
- B — INDICATES EXISTING BLANK PLATED J-BOX. CAN BE CONVERTED TO A TELE/DATA OUTLET.
- J — NEW WALL MOUNTED JUNCTION BOX. PLUS HEIGHT INDICATES HEIGHT IF NOT STANDARD. PROVIDE A SINGLE 20 AMP CIRCUIT FOR HARDWARE CONNECTION OF EQUIPMENT. ELECT. SUB-CONTRACTOR IS TO CONNECT DEVICE.
- H — WALL MOUNTED MAGNETIC HOLD OPEN. MOUNT 10" FROM TOP OF DOOR.
- N — INDICATES NEW OUTLET.
- G.F.I. — INDICATES GROUND FAULT INTERRUPTER.
- TYPICAL NOTE: WHERE PLUS HEIGHT IS INDICATED, HEIGHT IF NOT STANDARD. REFER TO TYPICAL SHEET NOTE A-0.1 FOR MOUNTING HEIGHT INFORMATION.

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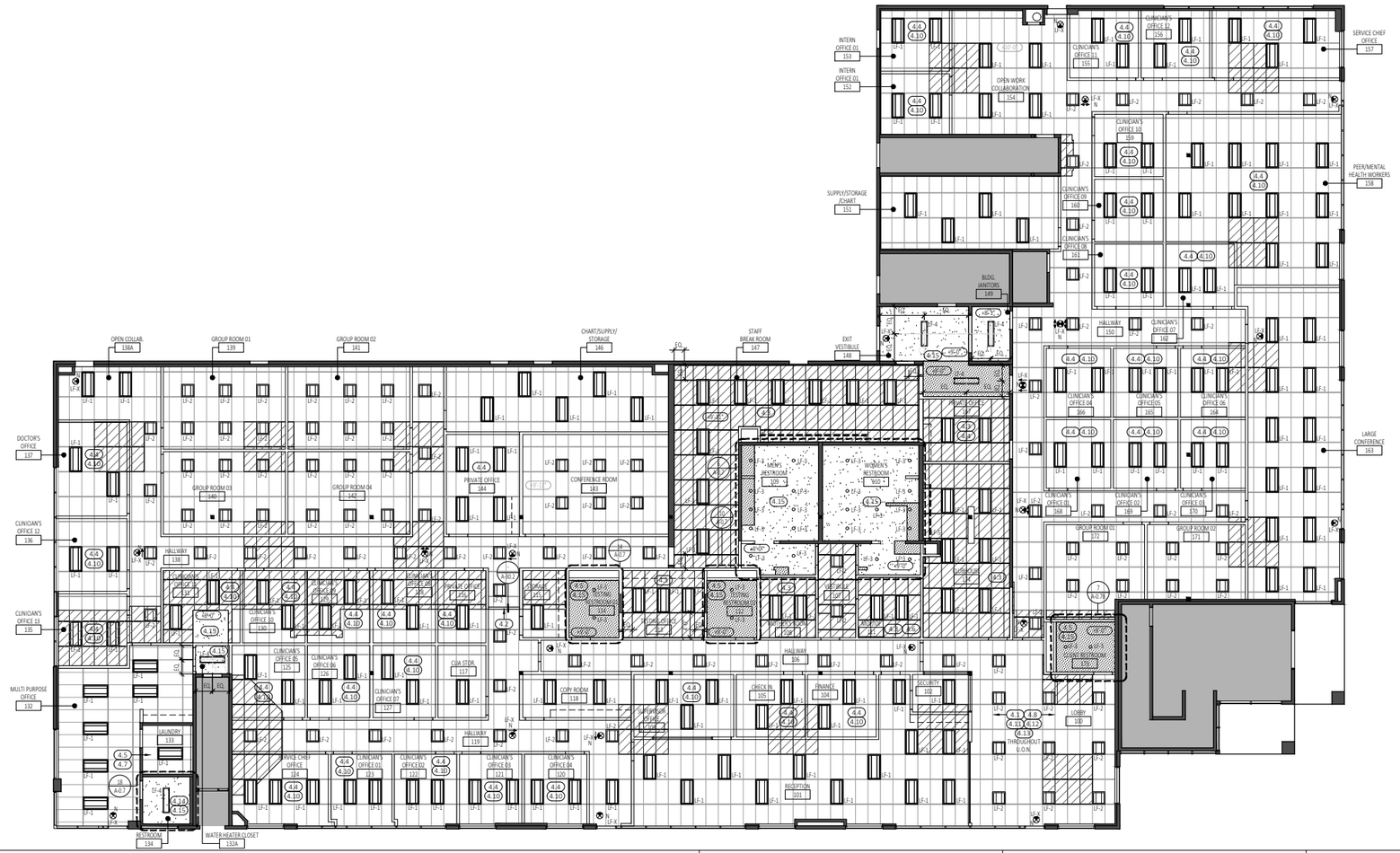
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SHEET TITLE:

POWER/ VOICE/ DATA PLAN

SHEET NO:

A-3.0



DESIGN CRITERIA NOTES

FIRE AND LIFE SAFETY COMPONENTS

1. ALL COMPONENTS SHALL BE WHITE U.O.N.
2. FIRE PULL COMPONENTS SHALL BE RED OR OTHER OTHER ACCORDING TO LOCAL JURISDICTION.
3. ALL STROBES SHALL BE CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
4. ALL SPEAKERS SHALL BE FULLY RECESSED CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
5. COMPONENTS SHALL BE MOUNTED WITH CONSISTENT CENTERLINE, U.O.N.

GENERAL

1. PROVIDE AND INSTALL PERFORATED CEILING GRILLE PANELS AT ALL ACOUSTIC CEILING MOUNTED SUPPLY AND RETURN LOCATIONS, U.O.N. CONFIRM COLOR OF GRILLE WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.

REFLECTED CEILING KEYNOTES

4.1 PROVIDE EXPANSION JOINT EVERY 2500 SQUARE FEET AS REQUIRED THROUGHOUT AREA OF WORK. SEE DETAIL 13/A-30.2.

4.2 PROVIDE DRYWALL HEADER AT 1" BELOW ADJACENT CEILING. PAINT WHITE, FLAT FINISH.

4.3 CENTER CEILING TILE AND GRID IN ROOM AS SHOWN.

4.4 PROVIDE SOUND BOOTS AT RETURN AIR GRILLES AT ALL PRIVATE OFFICES.

4.5 PROVIDE EXHAUST FAN AND DIFFUSERS AS REQUIRED AT INDICATED ROOMS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

4.6 PROVIDE 24/7 1-TON A/C UNIT ON SEPARATE T-STAT. PROVIDE SEPARATE METER AS REQUIRED PER BUILDING STANDARDS.

4.7 REFER TO ENGINEERING DRAWINGS FOR WASHER/DRYER VENTILATION.

4.8 PROVIDE NEW CEILING TILES AND HVAC GRILLES THROUGHOUT. PROVIDE WALL ANGLE WHERE OCCURS, PROVIDE 7/8" SHADOW MOLDING TYPICAL THROUGHOUT.

4.9 PROVIDE AB SWITCHING TO CONTROL LIGHT FIXTURES SEPARATELY

4.10 PROVIDE SOUND BLANKET OVER CEILING ABOVE FOR ADDITIONAL SOUND ATTENUATION.

4.11 REWORK EXISTING FIRE SPRINKLERS AS REQUIRED PER NEW LAYOUT. ALL FIRE SPRINKLER HEAD TRIMS TO BE BUILDING STANDARD.

4.12 PROVIDE CODE REQUIRED DDC CONTROL UPGRADES THROUGHOUT. REFER TO ENGINEERING DRAWINGS.

4.13 REWORK EXISTING HVAC, SWITCHING AND CIRCUITING AS REQUIRED AND REBALANCE THROUGHOUT.

4.14 REPLACE EXISTING EXHAUST FAN WITH NEW.

4.15 PAINT DRYWALL CEILING P-1 FLAT, U.O.N.

REFLECTED CEILING LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING 2X4 CEILING GRID IS TO REMAIN. THE G.C. IS TO PROVIDE NEW BUILDING STANDARD CEILING TILES THROUGHOUT, U.O.N.
- NEW 2x4 CEILING SYSTEM
  CEILING GRID
  MANUFACTURER: TO MATCH EXISTING
  SIZE: TO MATCH EXISTING
  SERIES: TO MATCH EXISTING
  COLOR: TO MATCH EXISTING
  CEILING TILE
  MANUFACTURER: ARMSTRONG
  SERIES: DUNE SECOND LOOK
  SIZE: 2X4
  COLOR: WHITE
  REFERENCE SHEET A-30.2 FOR SPECIFICATIONS AND REQUIREMENTS.
- EXISTING DRYWALL CEILING TO REMAIN.
- NEW DRYWALL CEILING.
- CEILING MOUNTED EXIT SIGN. DARK QUADRANT INDICATES FACE. ARROW(S) INDICATE DIRECTION.
- NEW FIXTURE TO BE PROVIDED. SEE LIGHT FIXTURE SCHEDULE FOR SPEC.
- +9'-0" CEILING HEIGHT AS INDICATED.
- E INDICATES EXISTING TO REMAIN.

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	REMARKS
LF-1		2'X4' LED DIRECT/INDIRECT	PINNACLE ARCHITECTURAL LIGHTING	TRAVERSE TR24 2X4 ARCHITECTURAL RECESSED	3500K	PROVIDE FOR T-24 COMPLIANCE. SEE ENG. DRAWINGS.
LF-2		2'X2' LED DIRECT/INDIRECT	PINNACLE ARCHITECTURAL LIGHTING	TRAVERSE TR22 2X2 ARCHITECTURAL RECESSED	3500K	PROVIDE FOR T-24 COMPLIANCE. SEE ENG. DRAWINGS.
LF-3		4" DIA. RECESSED LED DOWNLIGHT	LITHONIA LIGHTING	LDN4 STATIC WHITE 4" OPEN AND WALL WASH LED	3500K	PROVIDE FOR T-24 COMPLIANCE. SEE ENG. DRAWINGS.
LF-4		1'X2' LED SURFACE MOUNT	LITHONIA LIGHTING	BLWP2-40L-ADP-MVOLT-GZ2-LP835 INPUT WATTS: 37W	3500K	PROVIDE FOR T-24 COMPLIANCE. SEE ENG. DRAWINGS.
LF-5		UNDER CABINET STRIP LED LIGHT FIXTURE	CALIFORNIA ACCENT LIGHTING	LLED8200-UC	3500K	TO COMPLY WITH TITLE 24 REQUIREMENTS. SEE ENGINEER DRAWINGS FOR MORE INFORMATION. PROVIDE SEPARATE SWITCH.
LF-X		CEILING MOUNTED EXIT SIGN	EDGE LIT LED LITHONIA LIGHTING	EDGE LIT LED LITHONIA LIGHTING: EDGR SERIES – GREEN LETTERS	3500K	CLEAR FACE WITH GREEN LETTERS

FOR ALL LIGHT FIXTURE SPECIFICATION:
CONTACT : BRENDA LOWELL, SPECIFICATION SALES, MOBILE: (949) 636-5559, BRENDAL@PERFORMANCELTG.COM, PERFORMANCELTG.COM

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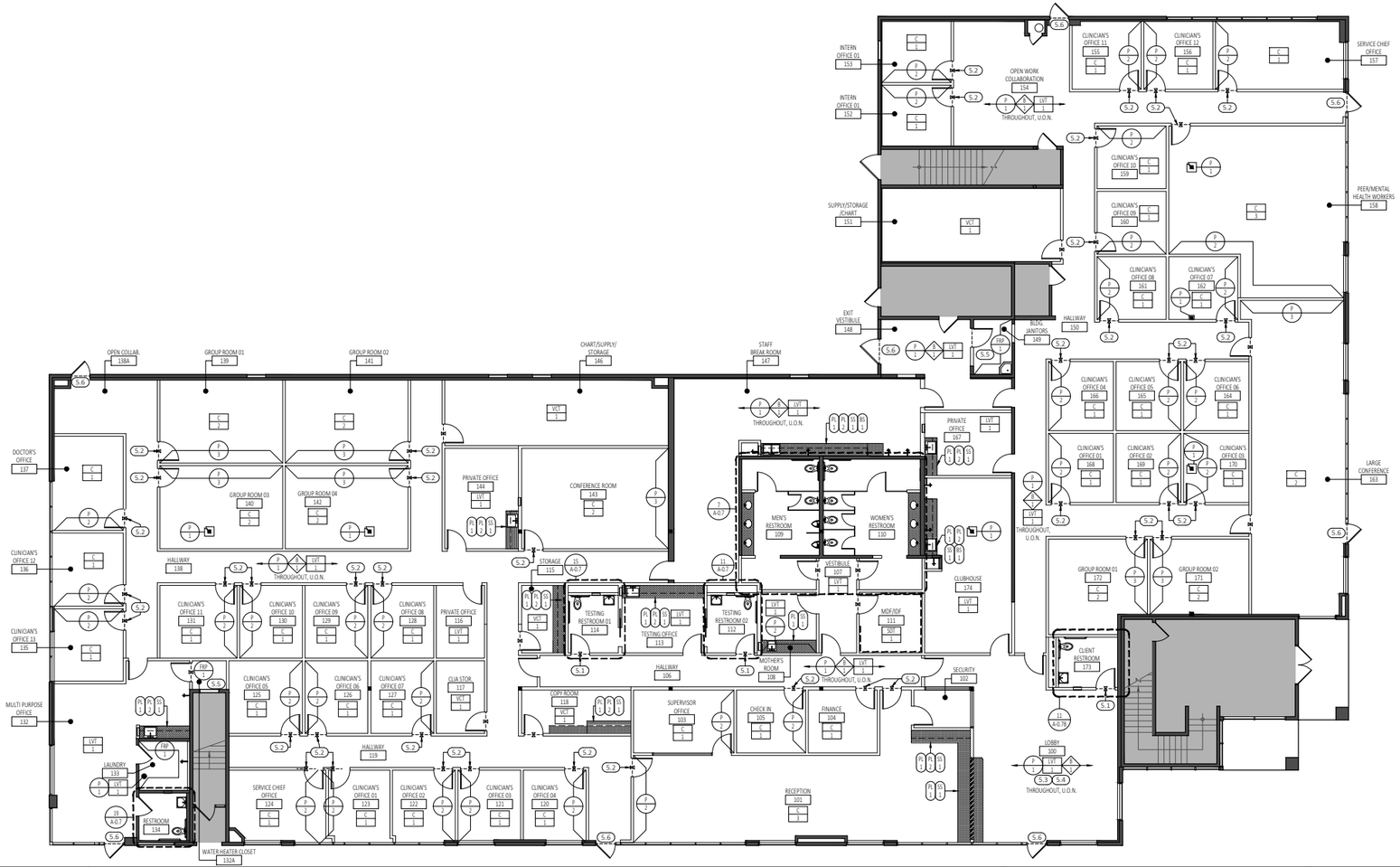
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SHEET NO:

A-4.0



FINISH SCHEDULE

FT 1	ITEM	:FLOOR TILE
	LOCATION	:RESTROOMS
	MANUFACTURER	:DALTILE MARAZZI
	STYLE	:SOCIETY PARK LANE GRAY
	COLOR	:SOA7
	SIZE	:12X24
	FINISH	: MATTE
	GROUT	:#542 GRAY STONE
	INSTALLATION	:PER MANUFACTURER SPECS - STAGGERED INSTALLATION, OVERLAP SHOULD NOT EXCEED 1%
	NOTE	:PROVIDE 4" BASE CUT IN FIELD AT WATER HEATER CLOSET AND WASHER/DRYER 1/8" GROUT LINE THICKNESS MAX. PER MANUFACTURER SPEC.
B 2	ITEM	:WALL BASE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:BURKE
	COLOR	:ESPRESSO 103
	SIZE	:4", CONTINUOUS ROLLS
	INSTALLATION	:STRAIGHT AT CARPET, COVED AT HARD FLOORS
	CONTACT	:JULIE KAESER (julie.kaeser@manningtonn.com)
PL 1	ITEM	:PLASTIC LAMINATE
	LOCATION	:MILLWORK-VERTICAL SURFACES-LOWER CABINET-REFER TO PLANS
	MANUFACTURER	:FORMICA
	COLOR	:GRAYSTONE 00464-58
	FINISH	:MATTE
	CONTACT	:EMILY DUBAN, 949-301-7535, emily.duban@formica.com
PL 2	ITEM	:PLASTIC LAMINATE
	LOCATION	:MILLWORK-VERTICAL SURFACES-UPPER CABINET-REFER TO PLANS
	MANUFACTURER	:WILSONART
	COLOR	:PHANTOM PEARL 8211k-28
	FINISH	:GLOSS LINE FINISH
	CONTACT	:NANCY STUCKI (Nancy.Stucki@Wilsonart.com)
PL 3	ITEM	:PLASTIC LAMINATE
	LOCATION	:REFER TO PLANS - RESTROOMS
	MANUFACTURER	:FORMICA
	COLOR	:STAINLESS ALUMINUM M4194-99
	FINISH	:EMILY DUBAN, emily.duban@formica.com, 949-301-7535
SS 1	ITEM	:SOLID SURFACE
	LOCATION	:MILLWORK-HORIZONTAL SURFACES
	MANUFACTURER	:VADARA
	COLOR	:PHANTOM TRAIL V814
	CONTACT	:STUART AYERS, stuarta@ussurface.com, 844-482-3272
BS 1	ITEM	:BACKSPLASH MOSAIC TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:ANN SACKS
	COLLECTION	:SAVOY ROBBED FIELD
	COLOR	:LANTERN
	FINISH	:POLISHED
	SIZE	:1.85"X 7.75"
	INSTALL	:STACKED, FULL TILE START CENTERED TO SINK
	GROUT	:CUSTOM BUILDING PRODUCTS: FUSION PRO SINGLE COMPONENT GROUT #370 ZONE GRAY
	CONTACT	:JULIE BANKER, JULIE.BANKER@annsacks.com, 949-831-3333

C 1	ITEM	:CARPET
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:INTERFACE
	COLLECTION	:PERFECT PITCH
	STYLE	:OMNIJUENDO
	COLOR	:MICA 106698
	SIZE	:10" x 40"
	INSTALLATION	:ASHLAR
	BASE	:B-1
	CONTACT	:BLAIR SHARPE (Blair.Sharpe@interface.com)
C 2	ITEM	:CARPET
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:INTERFACE
	COLLECTION	:OPEN AIR
	STYLE	:OPEN AIR 401
	COLOR	:NATURAL 106776
	SIZE	:10" x 40"
	INSTALLATION	:ASHLAR
	BASE	:B-1
	CONTACT	:BLAIR SHARPE (Blair.Sharpe@interface.com)
C 3	ITEM	:CARPET
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:INTERFACE
	COLLECTION	:RISING SIGNS
	STYLE	:PLAY THE ANGLE
	COLOR	:CARBON 107191
	SIZE	:10" x 40"
	INSTALLATION	:ASHLAR
	BASE	:B-2
	CONTACT	:BLAIR SHARPE (Blair.Sharpe@interface.com)
LVT 1	ITEM	:LUXURY VINYL TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:MILLIKEN
	COLLECTION	:MAGIC HOUR
	STYLE	:HORIZON
	COLOR	:EXPOSURE HZN 144
	SIZE	:10" x 60"
	INSTALLATION	:PER MANUFACTURER'S SPECS
	BASE	:B-1
	CONTACT	:BECCA DOBBS, 310-504-4635, Becca.Dobbs@Milliken.com
VCT 1	ITEM	:VINYL COMPOSITION TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:TARKETT
	STYLE	:VCT II
	COLOR	:DUNES CB 326
	SIZE	:12"X12"
	INSTALLATION	:PER MANUFACTURER SPECS
	BASE	:B-1
	CONTACT	:JILL O'KELLY JIll.Okelly@Tarkett.com
SDT 1	ITEM	:STATIC DISSIPATIVE TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:ROPPE STATDEFEND
	COLOR	:NEUTRON GRAY #701
	SIZE	:12"X12"
	BASE	:B-1
	INSTALLATION	:PER MANUFACTURER SPECS.
	CONTACT	:PAUL SHAIA (pshaia@roppe.com)

P 1	ITEM	:FIELD PAINT
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:DUNN EDWARDS
	COLOR	:WARM WHITE DEW380
	FINISH	:EGGSHELL TYPICAL, FLAT AT CEILING
	INSTALLATION	:2 COATS MINIMUM
	CONTACT	:KIM HAMPTON (Kim.Hampton@Dunnedwards.com)
P 2	ITEM	:ACCENT PAINT
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:SHERWIN WILLIAMS
	COLOR	:MINDFUL GRAY SW7016
	FINISH	:EGGSHELL
	INSTALLATION	:2 COATS MINIMUM
	CONTACT	:ROCKY M BERLANGA (Rocky.M.Berlanga@sherwin.com)
P 3	ITEM	:ACCENT PAINT
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:DUNN EDWARDS
	COLOR	:LONG LAKE DE633
	FINISH	:EGGSHELL
	INSTALLATION	:2 COATS MINIMUM
	CONTACT	:KIM HAMPTON (Kim.Hampton@Dunnedwards.com)
P 4	ITEM	:ACCENT PAINT (RESTROOMS)
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:DUNN EDWARDS
	COLOR	:WARM WHITE DEW380
	FINISH	:SEMI-GLOSS TYPICAL, FLAT AT CEILING
	INSTALLATION	:2 COATS MINIMUM
	CONTACT	:KIM HAMPTON (Kim.Hampton@Dunnedwards.com)
WT 1	ITEM	:WALL TILE
	LOCATION	:RESTROOMS
	MANUFACTURER	:EMSER TILE
	STYLE	:CATCH
	COLOR	:ICE
	SIZE	:4X16
	GROUT	:CUSTOM BUILDING PRODUCTS PRO FUSION #640 ARCTIC WHITE
	NOTE	:6'-6" AFF WITH TRANSITION STRIP AT TOP
	CONTACT	:JUAN CAMARILLO, juanCamarillo@emser.com, 323-854-8894
WT 2	ITEM	:WALL TILE - AT SINGLE RESTROOMS
	LOCATION	:RESTROOMS
	MANUFACTURER	:EMSER TILE
	STYLE	:CATCH
	COLOR	:ICE
	SIZE	:4X10
	GROUT	:CUSTOM BUILDING PRODUCTS PRO FUSION #640 ARCTIC WHITE
	NOTE	:6'-6" AFF WITH TRANSITION STRIP AT TOP
	CONTACT	:JUAN CAMARILLO, juanCamarillo@emser.com, 323-854-8894
FRP 1	ITEM	:FIBERGLASS REINFORCED PLASTIC
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:MARLITE
	STYLE	:INDURO FRP
	COLOR	:FASHION GREY 381
	SIZE	:FULL HEIGHT
	CONTACT	:DAN EGBERS, 800-377-1221, degbers@marlite.com

FINISH SHEET NOTES

1. ALL PAINTED WALL SURFACES TO BE P-1, EGGSHELL FINISH, UNLESS OTHERWISE NOTED.
2. PROVIDE FLOOR BASE AT ALL WALLS. STRAIGHT AT CARPET COVE AT VCT. ALL FLOOR BASE IS TO BE CONTINUOUS ROLLS, U.O.N..
3. ALL PAINT GRADE WOOD TO BE P-1, SEMI-GLOSS FINISH, UNLESS OTHERWISE NOTED.
4. PAINT ALL GYPSUM BOARD CEILING, UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR SPECIFICATIONS.
5. REDUCERS AND TRIM AT TRANSITIONS TO MATCH ADJACENT CARPET COLOR. GC TO COORDINATE WITH ARCHITECT FOR CLARIFICATION BEFORE PURCHASE.
6. GLUE TO BE QUICK RELEASE IN NATURE U.N.O.

FINISH KEYNOTES

S.1 PROVIDE BEVELED STONE THRESHOLD, DALTILE, COLOR: CARRARA WHITE MARBLE M701-POLISHED. SEE DETAIL 17/A-30.0.

S.2 PROVIDE METAL TRANSITION STRIP BETWEEN CARPET AND HARD SURFACE FLOOR.

S.3 PROVIDE 48" HIGH WINDOW FILM BANDING AT ALL WOOD DOOR WITH GLASS INSET THROUGHOUT, U.O.N.

S.4 PROVIDE NEW ROLLER SHADE AT EXTERIOR WINDOWS THROUGHOUT.
SPEC: SOLE EFFECT, PHIFER, MANUAL REGULAR ROLL WITH INSIDE MOUNT WITH FASCIA
FABRIC: PHIFER SHEERWEAVE 7000 BLACK OUT, COLOR: TBD
FASCIA: CLEAR ANODIZED ALUMINUM TO MATCH EXISTING MULLION.
NOTE 1: PROVIDE ALTERNATE PRICING FOR INSIDE MOUNT SIDE CHANNEL.
NOTE 2: PROVIDE SEPARATE SHADE AT LOWER AND UPPER WINDOWS WHERE FULL HEIGHT EXTERIOR GLAZING OCCURS. VERIFY IN FIELD, PROVIDE SHOP DRAWINGS FOR APPROVAL.
CONTACT: SEAN WISNER, SOLEEFFECT, 949-358-5500, SEANW@SOLEEFFECTSHADES.COM

S.5 PROVIDE RAW CONCRETE FLOOR WITH COVED BASED AND FRP BOARD ABOVE IN JANITOR'S CLOSET. PROVIDE BEVELED STONE THRESHOLD AT FLOOR TRANSITION.

S.6 EXISTING THRESHOLD TO REMAIN. CONFIRM EXISTING CONDITION AND REPLACE AS REQUIRED. PROVIDE WEATHER STRIP AT ALL EXTERIOR DOORS. REFER TO DETAIL #18/A-30.0

FINISH LEGEND

- XX / XX — WALL FINISH: TYPE OF FINISH / FINISH NUMBER
- XX / XX — SPECIAL FINISH: TYPE OF FINISH / FINISH NUMBER
- XX / XX — FLOOR BASE: TYPE OF FINISH / FINISH NUMBER
- XX / XX — FLOOR FINISH: TYPE OF FINISH / FINISH NUMBER
- FLOOR TRANSITION
- PATTERN DIRECTION

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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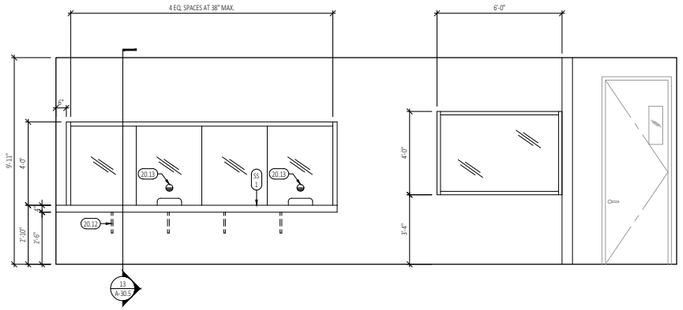
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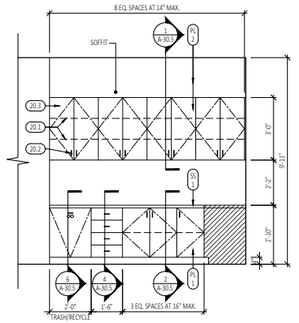
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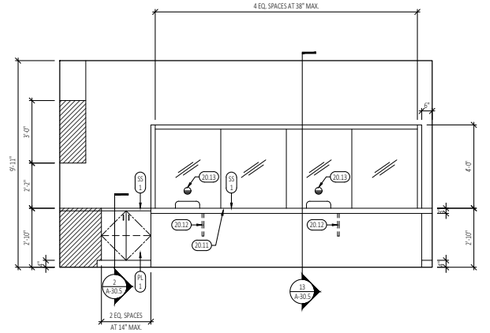
A-5.0



ELEVATION C



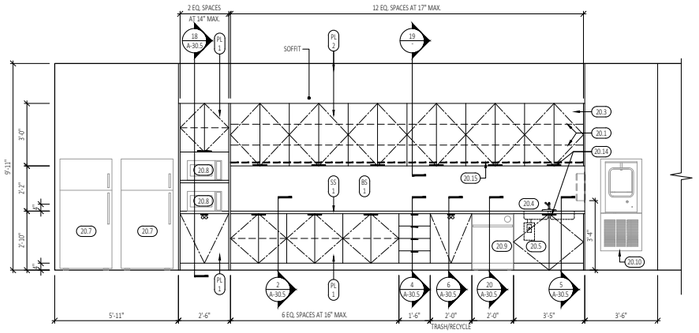
ELEVATION B



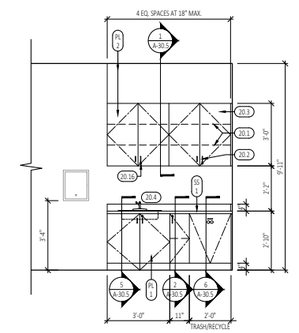
ELEVATION A

NOT USED | SCALE: SPECIFY | 17

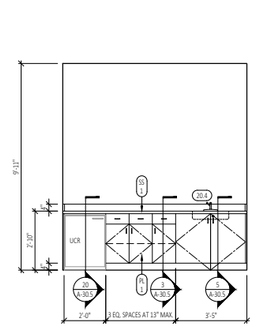
ELEVATIONS AT RECEPTION #101 | SCALE: 3/8" = 1'-0" | 1



ELEVATION AT STAFF BREAK ROOM #147 | SCALE: 3/8" = 1'-0" | 10



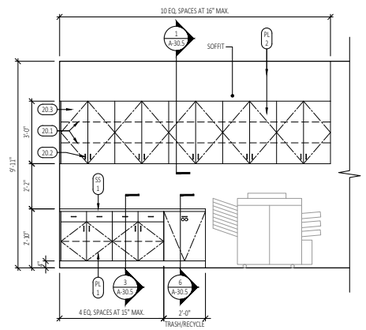
ELEVATION AT PRIVATE OFFICE #144 | SCALE: 3/8" = 1'-0" | 6



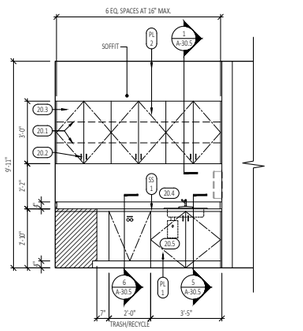
ELEVATION AT MOTHER'S ROOM #108 | SCALE: 3/8" = 1'-0" | 2

NOT USED | SCALE: SPECIFY | 18

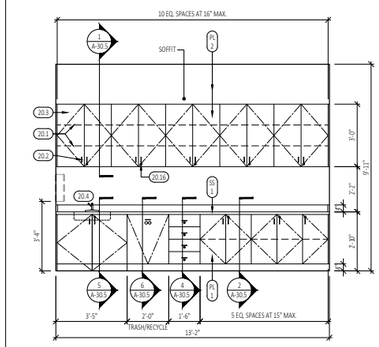
ELEVATION AT COPY ROOM #118 | SCALE: 3/8" = 1'-0" | 15



ELEVATION AT STORAGE #115 | SCALE: 3/8" = 1'-0" | 11

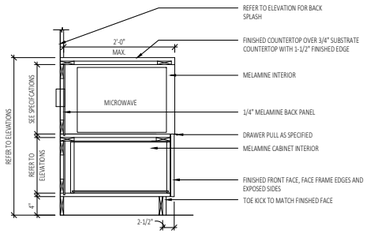


ELEVATION AT MULTI PURPOSE OFFICE #132 | SCALE: 3/8" = 1'-0" | 7

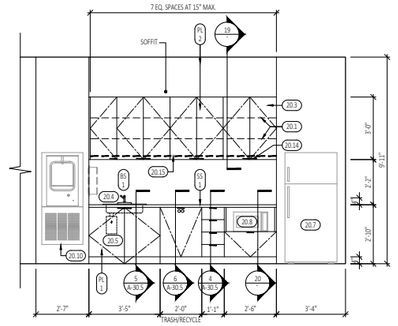


ELEVATION AT TESTING OFFICE #113 | SCALE: 3/8" = 1'-0" | 3

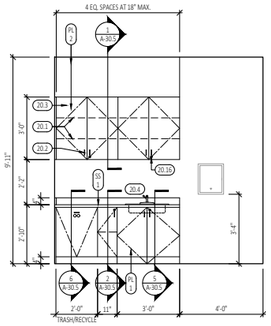
NOT USED | SCALE: SPECIFY | 19



BASE CABINET W/ MICROWAVE | SCALE: 1"=1'-0" | 20



ELEVATION AT CLUBHOUSE #174 | SCALE: 3/8" = 1'-0" | 16



ELEVATION AT PRIVATE OFFICE #167 | SCALE: 3/8" = 1'-0" | 12

KEYNOTES

- 20.1 ADJUSTABLE SHELVING, TYPICAL WHERE SYMBOL OCCURS OR REFERENCED IN DETAIL, SEE ELEVATION FOR QUANTITY.
- 20.2 BUILDING STANDARD MILLWORK PULLS, TYPICAL WHERE SYMBOL OCCURS. SEE ELEVATIONS FOR QUANTITY.
- 20.3 PROVIDE WALL BACKING AS REQUIRED FOR UPPER CABINET. SEE DETAIL 12/A-30.5.
- 20.4 NEW SINK AND LEVER FAUCET, SEE SHEET A-0.3 FOR SPECIFICATIONS.
- 20.5 GARBAGE DISPOSAL, SEE EQUIPMENT LEGEND ON SHEET A-0.3 FOR SPECIFICATIONS.
- 20.6 INSTANTANEOUS WATER HEATER.
- 20.7 REFRIGERATOR. REFERENCE SHEET A-0.3 FOR SPECIFICATIONS.
- 20.8 MICROWAVE. REFERENCE SHEET A-0.3 FOR SPECIFICATIONS.
- 20.9 DISHWASHER. REFERENCE SHEET A-0.3 FOR SPECIFICATIONS.
- 20.10 BOTTLE FILLER. REFERENCE SHEET A-0.3 FOR SPECIFICATIONS.
- 20.11 PROVIDE GROMMETS IN WORKSURFACE AS REQUIRED. COORDINATE WITH TENANT FOR QUANTITY AND EXACT LOCATION.
- 20.12 PROVIDE IN WALL METAL SUPPORT/BRACKET AS REQUIRED. METAL BRACKET SPEC AND SPACING PER MILLWORKER.
- 20.13 PROVIDE SHATTER PROOF GLASS WINDOW WITH TWO WAY SPEAKER.
- 20.14 PROVIDE TAB PULL BY DOUG MOCKETT, DP3 4" SATIN CHROME.
- 20.15 UNDER CABINET LIGHT. REFER TO REFLECTED CEILING PLANS FOR SPECIFICATIONS.
- 20.16 PROVIDE ALL MILLWORK LOCKS AND SAFETY LATCHES AT ALL MILLWORK CABINET DOORS. ALL THE LOCKS TO BE KEYED THE SAME FOR EACH INDIVIDUAL ROOM, U.O.N.

GENERAL NOTES

1. FOR FINISHES REFERENCED ON ELEVATIONS, REFER TO SHEET A-5.0 FINISH SCHEDULE.
2. REFERENCE MILLWORK NOTES ON SHEET A-30.5 FOR SPECIFICATIONS AND GENERAL REQUIREMENTS.
3. PLASTIC LAMINATE WOOD GRAIN TO RUN VERTICAL, TOE KICK TO MATCH LOWER CABINET FINISH.

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08/29/24	ISSUE FOR PLAN CHECK	

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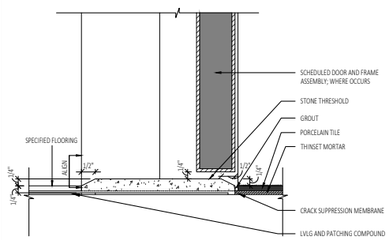
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REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

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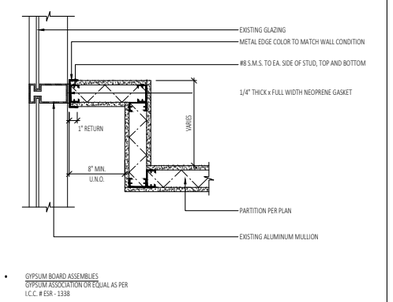
INTERIOR ELEVATIONS AND MILLWORK DETAILS

SHEET NO:

A-20.0

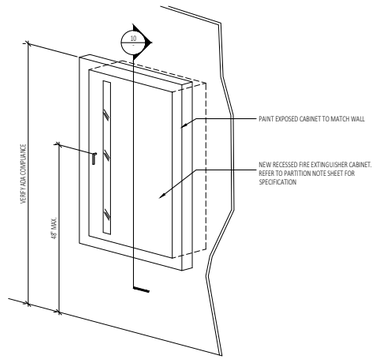


STONE THRESHOLD DETAIL | SCALE 6"=1'-0" | 17

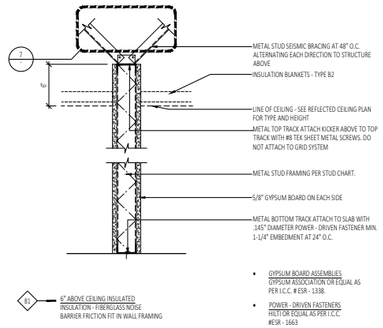


- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338

WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 13

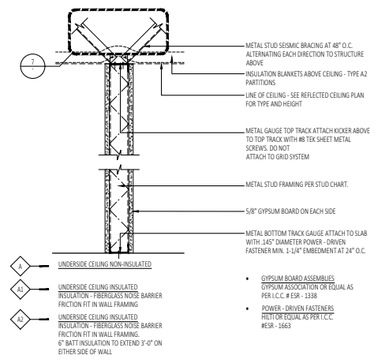


FIRE EXTINGUISHER CABINET | SCALE 1-1/2"=1'-0" | 9



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

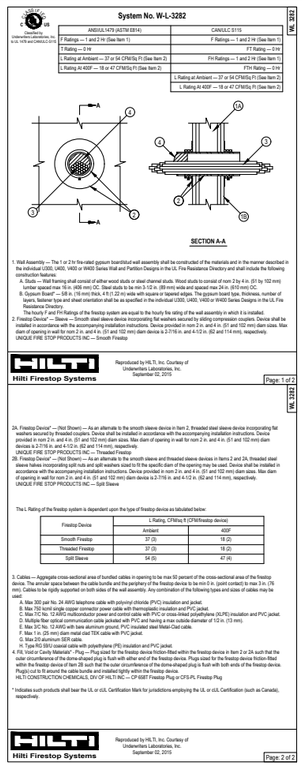
WALL TYPE B1 | SCALE 1-1/2"=1'-0" | 5



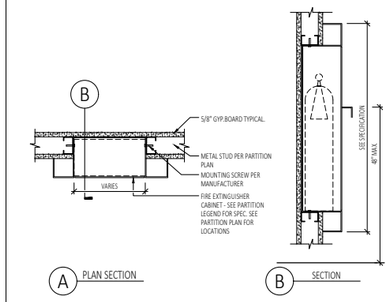
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

WALL TYPE A, A1 AND A2 | SCALE 1-1/2"=1'-0" | 1

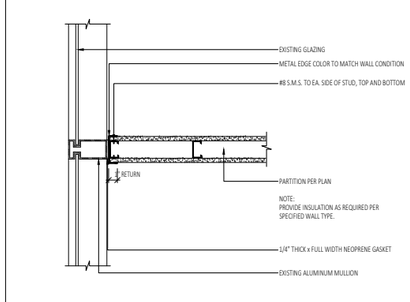
THRESHOLD DETAIL AT EXTERIOR DOOR | SCALE 6"=1'-0" | 18



FIRE RATED WALL PENETRATION DETAIL | SCALE N.T.S. | 15

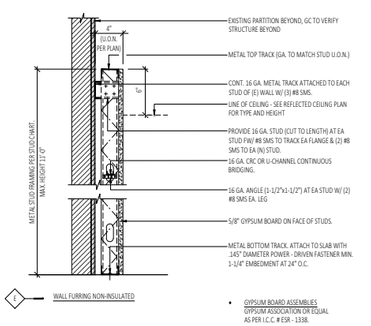


SEMI-RECESSED FIRE EXTINGUISHER | SCALE 1-1/2"=1'-0" | 10



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338

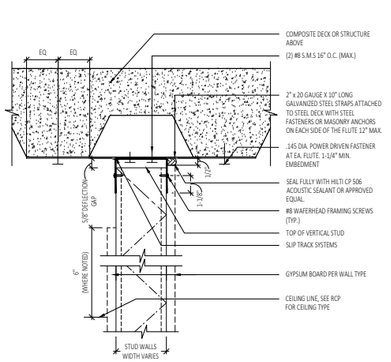
WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 6



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

FURRING WALL - WALL TYPE E | SCALE 1-1/2"=1'-0" | 2

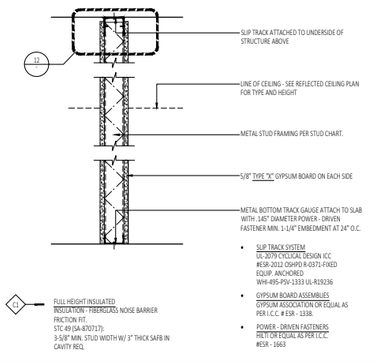
NOT USED | SCALE SPECIFY | 19



- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

WALL PARALLEL TO FLUTES

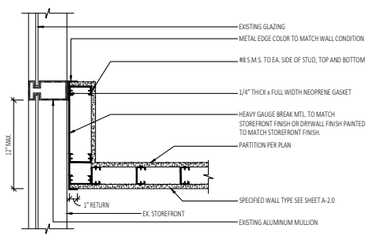
SEISMIC BRACING DETAIL | SCALE 1-1/2"=1'-0" | 7



- SLIP TRACK SYSTEM
  UL-2079 CYCLICAL DESIGN ICC #ESR-2012 OSHPD R-0371-FIXED EQUIP. ANCHORED WHI-495-PSV-1333 UL-R19236
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

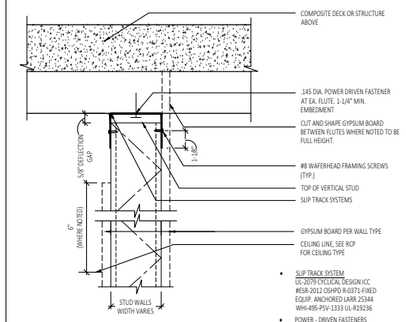
WALL TYPE C1 | SCALE 1-1/2"=1'-0" | 3

NOT USED | SCALE SPECIFY | 20



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.

WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 16



- SLIP TRACK SYSTEM
  UL-2079 CYCLICAL DESIGN ICC #ESR-2012 OSHPD R-0371-FIXED EQUIP. ANCHORED LARR 25344 WHI-495-PSV-1333 UL-R19236
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663, LARR #25646

WALL PERPENDICULAR TO FLUTES

NON RATED FULL HT. SLIP TRACK | SCALE 3"=1'-0" | 12

NOTES
1. PROVIDE KICKERS FOR NON-FULL HEIGHT CONDITIONS OR WHERE NOTED OTHERWISE. SEE WALL SCHEDULE FOR MORE INFORMATION.
   1.1. KICKER LENGTH SHALL BE 8'-0" MAX.
2. ALLOWABLE COMPOSITE LIMITING HEIGHTS ARE CALCULATED USING ICC-ES AC86-2012
3. VALUES REPRESENTED ON THE CHART ARE DESIGNED TO RESIST 5 PSF OF OUT-OF-PLANE LOAD AND L/240
4. PROVIDE BRIDGING @ MID-HEIGHT OR A MAX. OF 8'-0" O.C. WHERE GYPSUM BOARD IS NOT APPLIED TO BOTH SURFACES.
5. COMPOSITE LIMITING HEIGHTS ARE BASED ON A SINGLE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED IN THE VERTICAL ORIENTATION TO BOTH SIDE OF THE WALL OVER FULL HEIGHT USING MINIMUM NO. 6 TYPE S DRYWALL SCREWS SPACED A MAXIMUM OF 12" O.C. FOR STUDS AT 24" SPACING AND 16" O.C. FOR STUDS AT 16" AND 12" SPACING.

- NON LOAD-BEARING METAL STUD FRAMING
  SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P
- NON LOAD-BEARING METAL STUD C-SECTIONS AND TRACKS
  SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES)
ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S)
THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST
T = TRACK
U = CHANNEL
F = FURRING

600 S 162 54

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MIL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

NON-STRUCTURAL METAL STUD SIZING CHARTS | SCALE N.T.S | 4

NON-STRUCTURAL METAL STUD WALL SIZING CHART

WALL TYPE	STUD SIZE		WALL HEIGHT LIMIT SPACING O.C.			KICKER (SEE NOTE 1)	
	SIZE	MIL/GA	12"	16"	24"	SIZE	SPACING
	2505125	18/25	14'-2"	12'-10"	11'-3"		
	2505125	27/22	15'-4"	13'-11"	12'-2"		
	2505125	30/20	15'-10"	14'-5"	12'-7"		
	3625125	18/25	16'-8"	15'-2"	13'-2"		
	3625125	27/22	18'-2"	16'-6"	14'-5"	3625125-33	48" O.C.
	3625125	30/20	18'-3"	16'-7"	14'-6"		
	4005125	18/25	17'-6"	15'-11"	13'-8"		
	4005125	27/22	19'-5"	17'-8"	15'-5"	4005125-33	48" O.C.
	4005125	30/20	19'-5"	17'-8"	15'-5"		
	6005125	18/25	22'-9"	20'-1"	16'-4"		
	6005125	27/22	26'-9"	24'-4"	21'-3"	6005125-33	48" O.C.
	6005125	30/20	27'-1"	24'-7"	21'-6"		

PROJECT:
OC-HCA

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ALISO VIEJO, CA 92656

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CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED
SHEET TITLE:	

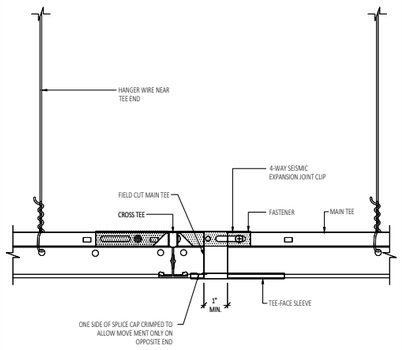
WALL PARTITION DETAILS

SHEET NO:

A-30.0

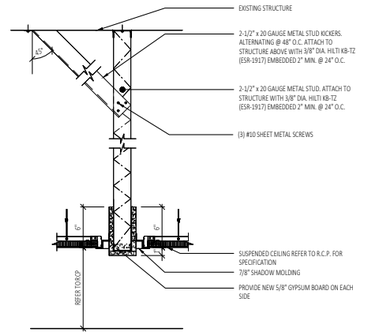
NOT USED | SCALE: SPECIFY | 17

EXPANSION JOINT | SCALE: 1-1/2"=1'-0" | 13



NOT USED | SCALE: SPECIFY | 18

DRYWALL HEADER DETAIL | SCALE: 1-1/2"=1'-0" | 14



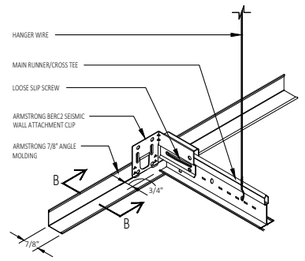
NOT USED | SCALE: SPECIFY | 19

NOT USED | SCALE: SPECIFY | 15

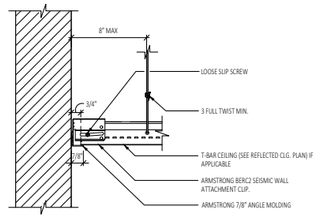
NOT USED | SCALE: SPECIFY | 16

NOT USED | SCALE: SPECIFY | 20

UNATTACHED - GRID TO WALL DETAIL | SCALE: 3"=1'-0" | 10



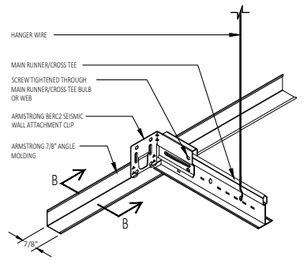
A ISOMETRIC VIEW



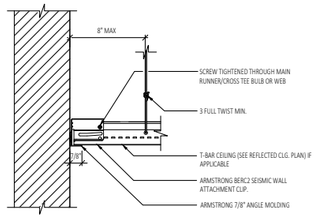
B SECTION VIEW

- SEISMIC WALL CLIP BERC2 OR EQUAL ICC - ESR 1308, LARR #25032
- CEILING TILE AND GRID ARMSTRONG ICC-ESR-1308 L.A. RR. #25032

ATTACHED - GRID TO WALL DETAIL | SCALE: 3"=1'-0" | 6



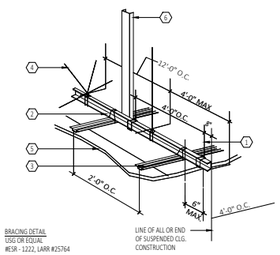
A ISOMETRIC VIEW



B SECTION VIEW

- SEISMIC WALL CLIP BERC2 OR EQUAL ICC - ESR 1308, LARR #25032
- CEILING TILE AND GRID ARMSTRONG ICC-ESR-1308 L.A. RR. #25032

SUSPENDED GYP. BOARD CEILING | SCALE: 1-1/2"=1'-0" | 7



- BRACING DETAIL USG OR EQUAL #ESR - 1222, LARR #25764
- GYPSUM BOARD ASSEMBLIES GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.

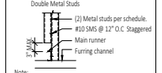
(7) VERTICAL STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRE

(8) THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL

(9) ALL SUPPORT WIRES SHALL BE LOOPED AROUND RUNNERS, JOIST, SCREW EYES, ETC., WITH MINIMUM OF THREE TURNS, THEN TWISTED ABOUT THEMSELVES A MINIMUM OF THREE TIMES, TYPICAL UNLESS OTHERWISE NOTED

METAL STUD COMPRESSION STRUT SCHEDULE	
METAL STUD SIZE	STRUT HEIGHT
400S162-33	6'-0"
400S162-33	8'-0"
(2)400S162-33	14'-0"

Double Metal Studs



Note:
L > 14'-0": Provide structural design calculations

(4) LATERAL SUPPORT WIRES, #12 GAUGE (MIN) SPAYED IN FOUR DIRECTIONS 90 DEGREES APART. CONNECT TO 1-1/2" STEEL CHANNEL AT 6" MAX. FROM CROSS FURRING CHANNEL TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM PLANE OF CEILING. INSTALL LATERAL SUPPORT WIRES AT 12'-0" INTERVALS EACH DIRECTION WITH THE FIRST POINT AT 4'-0" (MAX) FROM EACH WALL.

(5) 5/8" GYPSUM BOARD. ATTACH GYPSUM BOARD TO FURRING CHANNELS WITH #8 SHEET METAL SCREWS AT 6" O.C.

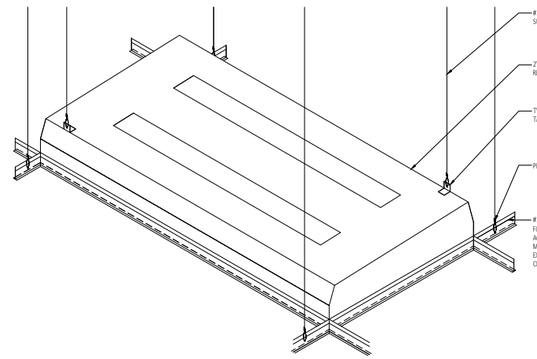
(6) VERTICAL COMPRESSION STRUT, STEEL SECTION WITH L/R RATIO OF 200 MAX. ATTACH TO MAIN RUNNERS WITH 1/4" MACHINE BOLTS AND TO STRUCTURE WITH 3/8" DIA. HILTI KB-TZ (ESR-1917) EMBEDDED 2" MIN. @ 24" O.C.

(1) #12 GAUGE HANGER WIRES SPACED 4'-0" O.C. ALONG 1 1/2" METAL CHANNELS. LOCATE WITHIN 8" OF ENDS OF CHANNEL RUNS. ATTACH WIRE TO COMPOSITE METAL DECK WITH HILTI CEILING CLIP (CC27-ALH27) ICC-ESR-2184.

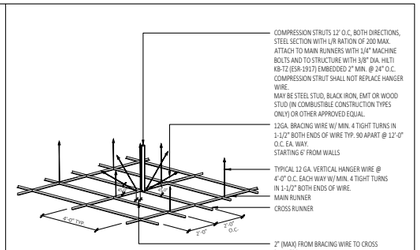
(2) 1-1/2" x 20 GAUGE STEEL CHANNEL AT 4'-0" O.C. PROVIDE 1" CLEARANCE BETWEEN ABUTTING WALLS AND PARTITIONS. AT CHANNEL SPLICES, INTERIOR LOCK FLANGES, OVERLAP ENDS 12" AND SECURE EACH END WITH DOUBLE STRAND 12 GAUGE TIE WIRE

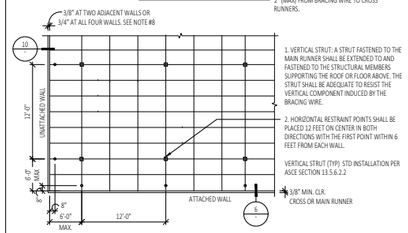
(3) 7/8" x 20 GAUGE METAL FURRING CHANNEL WITH 1" CLEARANCE BETWEEN FURRING ENDS AND ABUTTING WALLS AND PARTITIONS. ATTACH FURRING CHANNELS TO A 1-1/2" CHANNEL WITH FURRING CHANNEL CLIPS INSTALLED ON ALTERNATE SIDES AT SPLICES, NEST FURRING CHANNELS WITH AT LEAST 8" OVERLAP AND SECURELY WIRE TIE EACH END WITH DOUBLE STRAND 12 GAUGE TIE WIRE

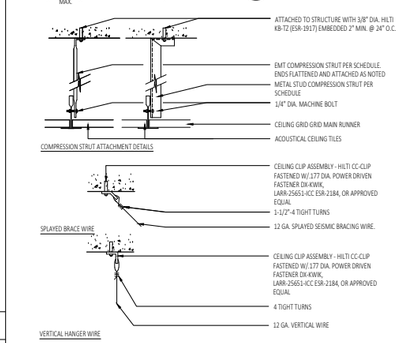
LIGHT FIXTURE SEISMIC SUPPORT | SCALE: 1-1/2"=1'-0" | 8



SUSPENDED CEILING GRID DETAIL | SCALE: 1-1/2"=1'-0" | 4







COMPRESSION STRUT SCHEDULE

HEIGHT	EMT OPTION	METAL STUD OPTION
UP TO 5'-0"	3 / 4" EMT	250T125-33 (20 GA)
UP TO 6'-0"	1" EMT	250T125-33 (20 GA)
UP TO 7'-0"	1 - 1 / 4" EMT	400S137-33 (20 GA)
UP TO 10'-0"	-	400S200-33 (20 GA)

> 10'-0" : Provide structural design calculations.

GENERAL NOTES:

1. LATERAL FORCE MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCTWORK THAT IS NOT PROVIDED WITH BRACING RESTRAINS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.
2. STRUTS OTHER THAN THE ONES LISTED ABOVE MAY BE USED WITH AN EVALUATION REPORT BY I.C.C. OR OTHER NATIONALLY ACCREDITED TESTING LABORATORY.
3. ALL 24" x 48" CEILING LIGHT FIXTURES & 24" x 24" HVAC AIR REGISTERS SHALL BE SUPPORTED BY A MIN. OF (2) TWO HANGERS @ OPPOSITE CORNERS. CEILING SYSTEM SHALL NOT SUPPORT OTHER ITEMS.
4. ALL INTERIOR WALL & CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E 84 SHALL BE FLAME SPREAD CLASS II MIN.
5. SPRINKLER HEADS AND OTHER PENETRATION CLEARANCE MIN. 2" DIA. OPENING OR A SWING JOINT
6. ARMSTRONG ACOUSTICAL CEILING SUSPENSION ICC ESR-1308
7. BRACING WIRES SECURED TO MAIN RUNNERS WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING.
8. FOR ROOMS WITH SPAN IN EITHER DIRECTION LESS THAN 25', MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER OF THE TWO ADJACENT WALLS WITH 3/8" CLEARANCE BETWEEN THE RUNNERS AND THE OTHER TWO WALLS. WHERE SPAN OF THE CEILING SYSTEM BETWEEN PERIMETER WALLS EXCEED 25' IN BOTH DIRECTIONS, A MINIMUM WALL ANGLE SIZE OF AT LEAST 2" HORIZONTAL LEG SHALL BE USED AT THE PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITION. THE FIRST TILE SHALL BE 3/4" CLEAR FROM THE WALL SURFACE.
9. WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE CEILING EXCEEDS 4', THE SPACING OF THE VERTICAL HANGERS SHALL NOT EXCEED 2' O.C. ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVICING AN OCCUPANT LOAD OF 30 OR MORE, AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.

SEISMIC DESIGN CATEGORIES D,E AND F:

1. SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D,E, AND F SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM 636 AND CISCA FOR SEISMIC ZONES 3-4 AS MODIFIED BY THE FOLLOWING:
2. A HEAVY DUTY T-BAR GRID SHALL BE USED
3. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2". IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE
4. FOR CEILING AREAS EXCEEDING 1,000 SF HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL APPROXIMATELY EQUAL

EXCEPTION:

A. RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF THE ATTACHMENT OF THE CEILING GRID TO LESS THAN 0.25" FOR THE LOADS PRESCRIBED IN SECTION 13.3.OF MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
B. FOR CEILING AREAS EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT
C. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER ROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF THE CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
D. SUSPENDED CEILINGS SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF ASCE 7-10, SECTION 11A.1.3.9, ITEM 2.
E. AS AN ALTERNATE TO PROVIDING LARGE CLEARANCES AROUND SPRINKLER SYSTEM PENETRATIONS THROUGH CEILING SYSTEMS, THE SPRINKLER SYSTEM AND CEILING SYSTEM AND CEILING GRID ARE PERMITTED TO BE DESIGNED AND TIED TOGETHER AS AN INTEGRAL UNIT. SUCH A DESIGN SHALL CONSIDER THE MASS AND FLEXIBILITY OF ALL ELEMENTS INVOLVED, INCLUDING THE CEILING SYSTEM, SPRINKLER SYSTEM, LIGHT FIXTURES AND MECHANICAL (HVAC) APPURTENANCES. SUCH DESIGN SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL

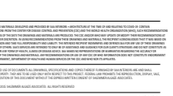
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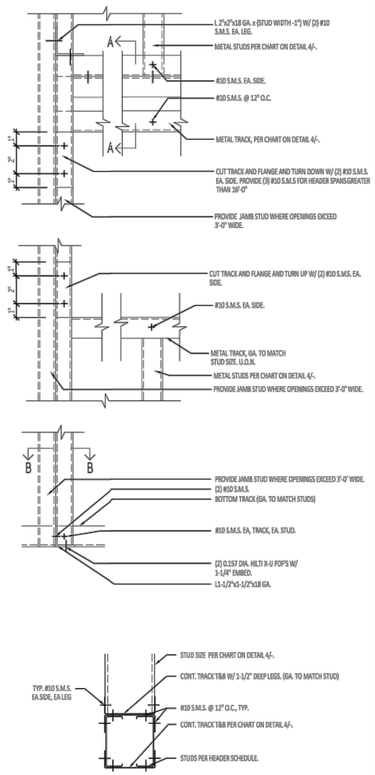
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CEILING DETAILS
COMPOSITE DECK

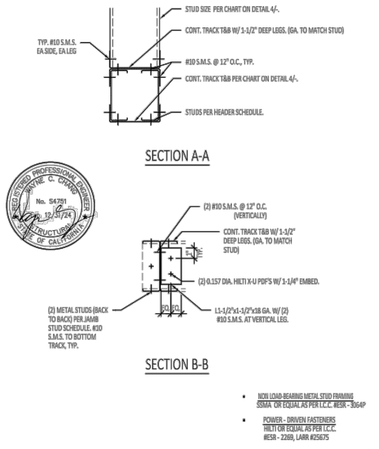
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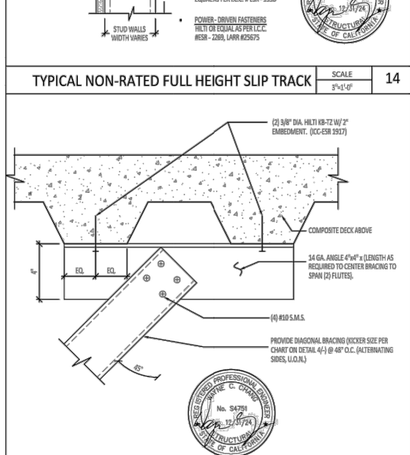
TYPICAL FRAMED OPENING DETAILS

SCALE	19
3"=1'-0"	



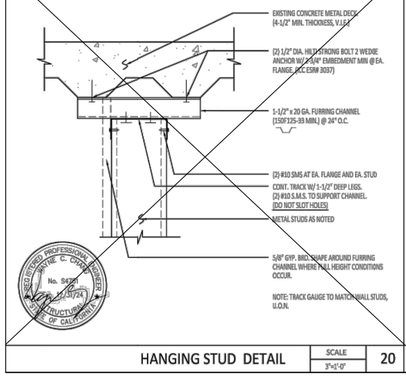
SEISMIC BRACING DETAIL

SCALE	15
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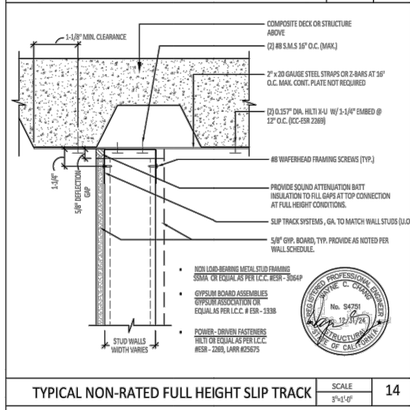
HANGING STUD DETAIL

SCALE	20
3"=1'-0"	



TYPICAL NON-RATED FULL HEIGHT SLIP TRACK

SCALE	14
3"=1'-0"	



GLAZING THICKNESS CHART

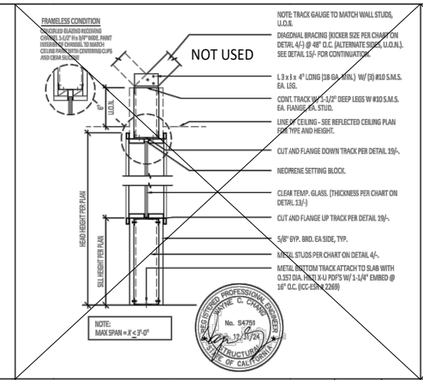
SCALE	13
N.T.S.	

GLAZING HEIGHT LIMIT	FRAMED PANELS SUPPORTED ON 4 SIDES	FRAMELESS PANELS SUPPORTED ON 2 SIDES
	50 PLF (CBC 2403.4)	50 PLF (CBC 2403.4)
5'-0" TO 7'-11"	3/8"	1/2"
8'-0" TO 9'-11"	1/2"	1/2"
7'-0" TO 7'-11"	1/2"	5/8"
8'-0" TO 8'-11"	1/2"	5/8"
9'-0" TO 9'-11"	1/2"	3/4"
10'-0" TO 10'-11"	5/8"	3/4"
11'-0" TO 11'-11"	5/8"	3/4"
12'-0" TO 12'-11"	3/4"	7/8"

NOTES
1. GLASS SHALL BE FULLY TEMPERED.
2. GLAZING WIDTH LIMIT CAN BE PER MANUFACTURER.
3. COMPLIES WITH GENERAL REQUIREMENTS FOR GLASS AND GLAZING PER CBC 2403.4.
4. SAFETY (TEMPERED) GLAZING SHALL BE CATEGORY II SAFETY GLAZING TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201.

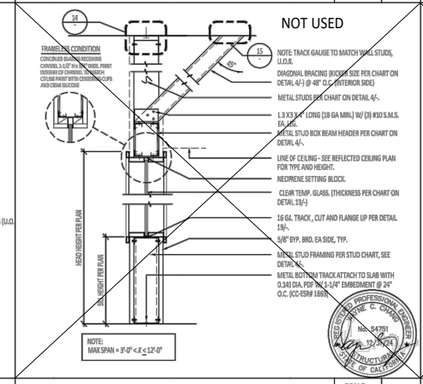
FRAMED/FRAMELESS WINDOW - WALL TYPE J

SCALE	9
1-1/2" = 1'-0"	

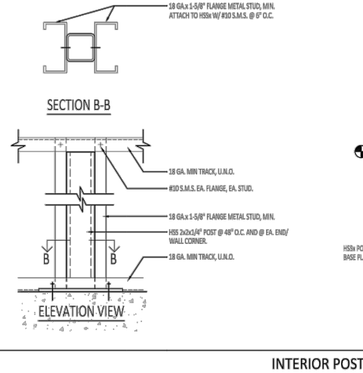


FRAMED/FRAMELESS WINDOW - WALL TYPE J1

SCALE	10
1-1/2" = 1'-0"	



SECTION B-B / SECTION A-A

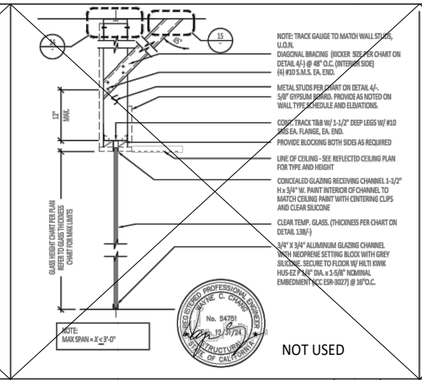


INTERIOR POST DETAIL - WHERE OPENINGS GREATER THAN 12'-0"

SCALE	12
3"=1'-0"	

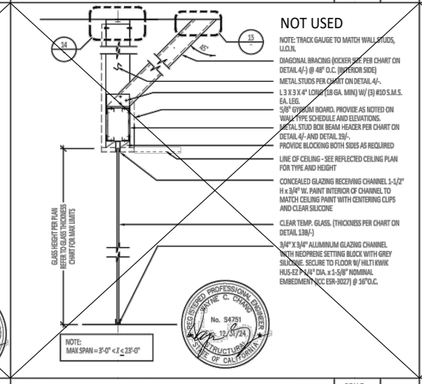
FRAMELESS GLASS PARTITION - WALL TYPE G

SCALE	5
1-1/2" = 1'-0"	



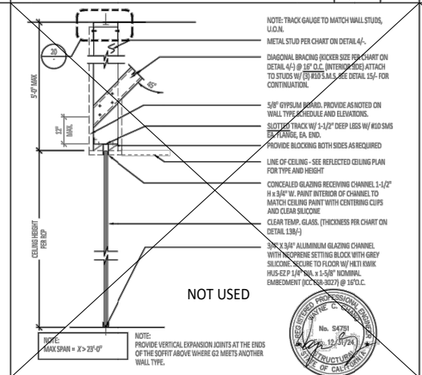
FRAMELESS GLASS PARTITION - WALL TYPE G1

SCALE	6
1-1/2" = 1'-0"	



FRAMELESS GLASS PARTITION - WALL TYPE G2

SCALE	7
1-1/2" = 1'-0"	



NON-STRUCTURAL METAL BEAM BOX SIZING CHART

SPAN	STUD AND TRACK SIZES (SEE NOTE 3)				JAMB STUDS
	250	362	400	600	1025
X<4'-0"	(3) 2S05125-33 (2) 2S07200-33	(3) 3625125-33 (2) 3627200-33	(3) 4005163-33 (2) 4007200-33	(3) 6005125-43 (2) 6007125-43	(2) S2500200-33, (2) 3625200-33 (2) 4005200-43, (2) 6003200-54
4'-0" to 10'-0"	(3) 2S05325-54 (2) 2S07200-54	(2) 3625125-43 (2) 3627150-43	(2) 4005D20-43 (2) 4007200-43	(2) 6005125-43 (2) 6007125-43	(2) S2505200-43, (2) 3625250-54 (2) 4005250-54, (2) 6003D20-54
10'-0" to 16'-0"	NOT PERMITTED	NOT PERMITTED	(2) 6005D20-68 (2) 4007250-68	(2) 6005250-54 (2) 6007250-54	(2) 4005B00-68, (2) 6003B50-54
16'-0" to 22'-0"	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	(2) 6005250-68 (2) 6007250-68	(2) 6003B50-54

NOTES
1. BOXED BEAM GAUGE NEEDS TO BE 43 MIL MINIMUM.
2. BOXED BEAM AND JAMB POSTS ARE DESIGNED FOR MAXIMUM WALL HEIGHTS AS SPECIFIED IN THE 'NON-STRUCTURAL METAL STUD WALL SIZING CHART'
3. SPANDRELS ABOVE ARE CALCULATED AS:
   3.1. FOR 250 WALL STUDS, MAXIMUM WALL HEIGHT =15", MINIMUM OPENING HEIGHT =7".
   3.2. FOR 362 WALL STUDS, MAXIMUM WALL HEIGHT =15.5", MINIMUM OPENING HEIGHT =7".
   3.3. FOR 400 WALL STUDS, MAXIMUM WALL HEIGHT =18", MINIMUM OPENING HEIGHT =7".
   3.4. FOR 600 WALL STUDS, MAXIMUM WALL HEIGHT =20.5", MINIMUM OPENING HEIGHT =7".
4. JAMB STUDS ARE DESIGNED TO HAVE INTERCONNECTIONS AT 24" O.C. MAX.

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES)
ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST
T = TRACK
U = CHANNEL
F = FURRING

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MIL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

600 S 162 54

NON-STRUCTURAL METAL STUD WALL SIZING CHART

WALL TYPE	STUD SIZE		WALL HEIGHT LIMIT SPACING O.C. 12"	16"	24"	EXCIER (SEE NOTE 1) SIZE	SPACING
	SIZE	MIL/DIA					
	2S05125	33/20	9'-0"	8'-0"	7'-0"		
	2S05162	43/18	14'-0"	12'-6"	11'-0"	2S05125-33	48" O.C.
	2S05200	54/16	18'-0"	17'-0"	15'-0"		
	3625125	33/20	13'-0"	10'-0"	8'-0"		
	3625162	43/18	17'-0"	15'-0"	12'-6"	3625125-33	48" O.C.
	3625200	54/16	22'-0"	20'-0"	18'-0"		
	4005125	33/20	13'-0"	11'-0"	10'-0"		
	4005162	43/18	17'-0"	16'-0"	14'-0"	4005125-33	48" O.C.
	4005200	54/16	22'-0"	20'-0"	18'-0"		
	6005125	33/20	13'-0"	13'-0"	11'-0"		
	6005162	43/18	20'-0"	19'-0"	17'-0"	6005125-33	48" O.C.
	6005200	54/16	24'-0"	23'-0"	22'-0"		

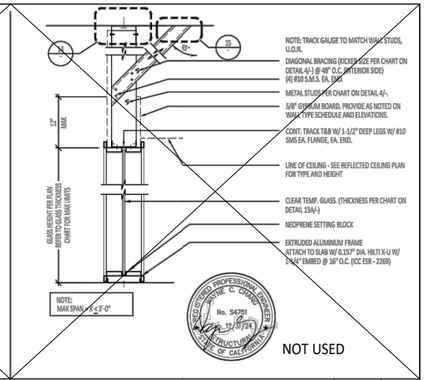
NOTES
1. PROVIDE KICKERS FOR NON-FULL HEIGHT CONDITIONS OR WHERE NOTED OTHERWISE. SEE WALL SCHEDULE FOR MORE INFORMATION.
   1.1. KICKER LENGTH SHALL BE 8'-0" MAX.
2. STUDS ARE DESIGNED TO RESIST 200 LBS. POINT DEAD LOAD AT MID-HEIGHT OF WALL.
3. WALL STUDS ARE DESIGNED TO RESIST 6 psf OF OUT-OF-PLAN LOAD.
4. PROVIDE BRIDGING @ MID-HEIGHT OR A MAX. OF 8'-0" O.C. WHERE GYPSUM BOARD IS NOT APPLIED TO BOTH SURFACES.
5. 54 MIL STUDS NEED TO BE A MINIMUM OF 50 ld.
   - NON-LOAD-BEARING METAL STUD FRAMING SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P
   - NON-LOAD-BEARING METAL STUD C-SECTIONS AND TRACKS SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P

NON-STRUCTURAL METAL STUD SIZING CHARTS

SCALE	4
N.T.S	

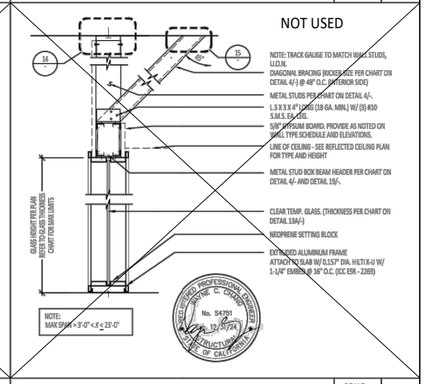
FRAMED GLASS PARTITION - WALL TYPE F

SCALE	1
1-1/2" = 1'-0"	



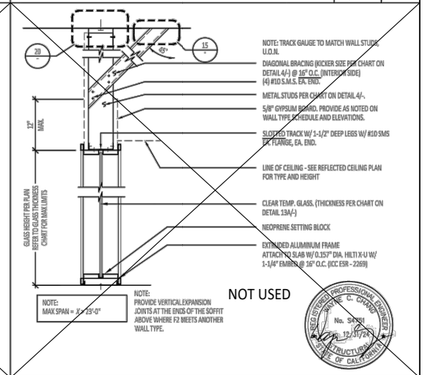
FRAMED GLASS PARTITION - WALL TYPE F1

SCALE	2
1-1/2" = 1'-0"	



FRAMED GLASS PARTITION - WALL TYPE F2

SCALE	3
1-1/2" = 1'-0"	



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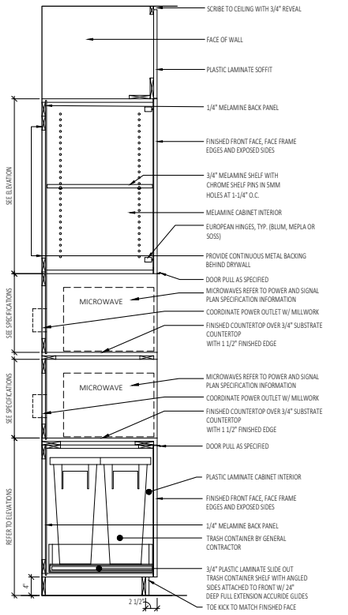
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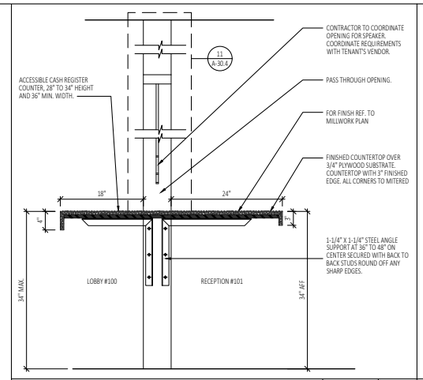
GLASS PARTITION DETAILS

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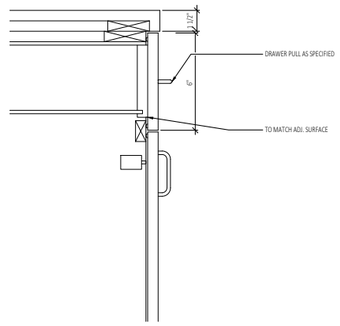
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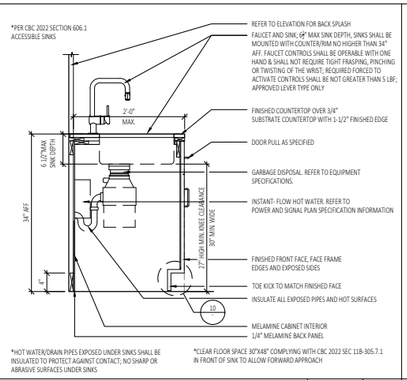
PULL OUT TRASH CABINET | SCALE 1"=1'-0" | 18



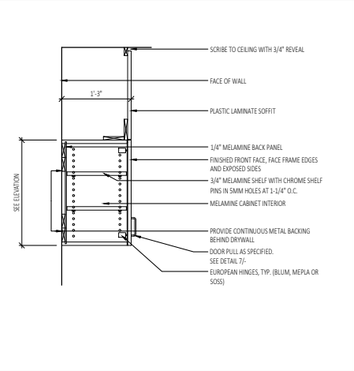
WORK SURFACE DETAIL | SCALE 1"=1'-0" | 13



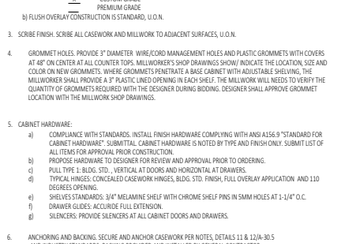
DETAIL AT LOWER CABINET | SCALE 1 1/2"=1'-0" | 9



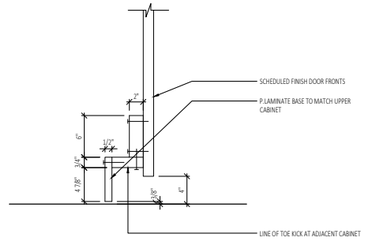
ACCESSIBLE SINK CABINET | SCALE 1"=1'-0" | 5



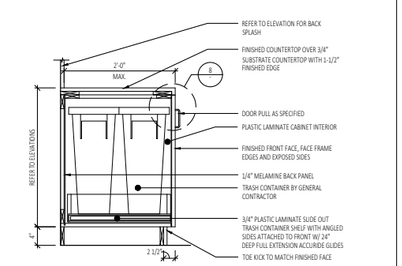
UPPER CABINET W/ DOOR | SCALE 1"=1'-0" | 1



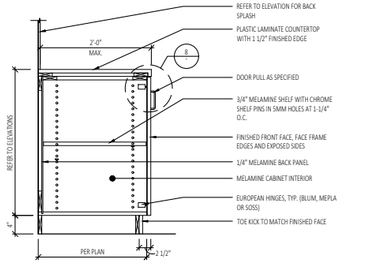
BASE CABINET DETAIL | SCALE 1"=1'-0" | 14



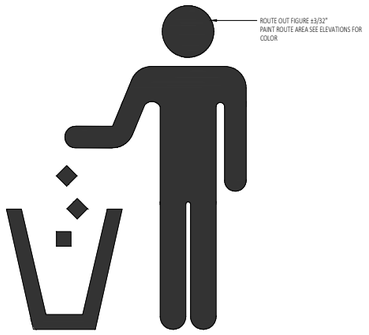
DETAIL AT FALSE TOE KICK | SCALE 1-1/2"=1'-0" | 10



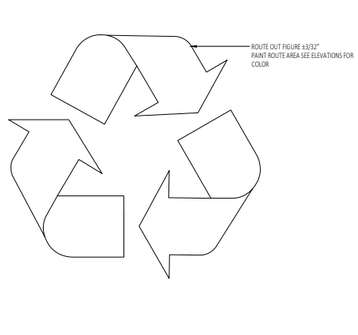
PULL OUT TRASH CABINET | SCALE 1"=1'-0" | 6



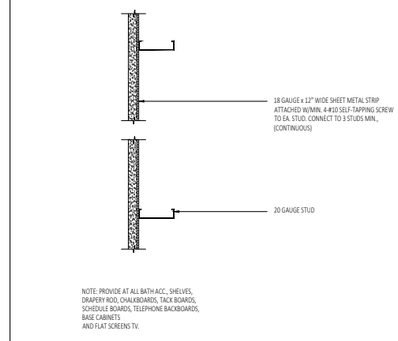
BASE CABINET W/ DOOR | SCALE 1"=1'-0" | 2



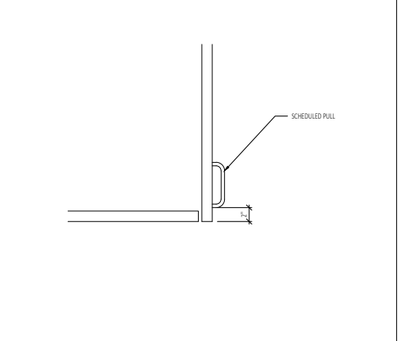
TRASH SYMBOL | SCALE 12"=1'-0" | 19



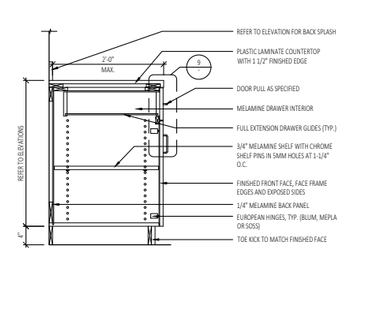
RECYCLE SYMBOL | SCALE 12"=1'-0" | 15



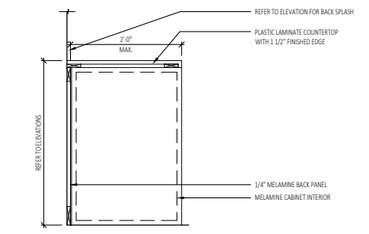
BACKING PLT. SCHEDULE - TYPE 1 | SCALE 1-1/2"=1'-0" | 11



DETAIL AT UPPER CABINET | SCALE 1 1/2"=1'-0" | 7



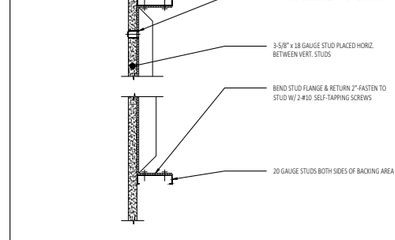
BASE CABINET W/ DOOR AND DRAWERS | SCALE 1"=1'-0" | 3



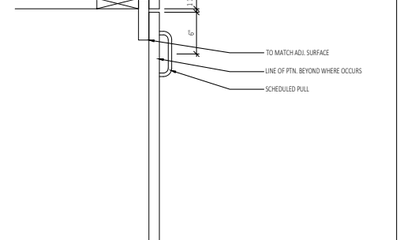
BASE CABINET W/ UNDER COUNTER APPLIANCE | SCALE 1"=1'-0" | 20

1. SUBMITTALS. SEE GENERAL REQUIREMENTS SHEETS FOR SCHEDULE OF SUBMITTAL.
2. W.I.C. STANDARDS. COMPLY WITH THE WOODWORK INSTITUTE OF CALIFORNIA "MANUAL OF MILLWORK", LATEST EDITION.
   a) PROJECT STANDARD SHALL BE:
      X CUSTOM GRADE
      PREMIUM GRADE
   b) FLUSH OVERLAY CONSTRUCTION IS STANDARD, U.O.N.
3. SCRIBE FINISH. SCRIBE ALL CASEWORK AND MILLWORK TO ADJACENT SURFACES, U.O.N.
4. GROMMET HOLES. PROVIDE 3" DIAMETER WIRE/CORD MANAGEMENT HOLES AND PLASTIC GROMMETS WITH COVERS AT 48" ON CENTER AT ALL COUNTER TOPS. MILLWORKER'S SHOP DRAWINGS SHOW/ INDICATE THE LOCATION, SIZE AND COLOR ON NEW GROMMETS. WHERE GROMMETS PENETRATE A BASE CABINET WITH ADJUSTABLE SHELVING, THE MILLWORKER SHALL PROVIDE A 3" PLASTIC LINED OPENING IN EACH SHELF. THE MILLWORK WILL NEEDS TO VERIFY THE QUANTITY OF GROMMETS REQUIRED WITH THE DESIGNER DURING BIDDING. DESIGNER SHALL APPROVE GROMMET LOCATION WITH THE MILLWORK SHOP DRAWINGS.
5. CABINET HARDWARE:
   a) COMPLIANCE WITH STANDARDS. INSTALL FINISH HARDWARE COMPLYING WITH ANSI A156.9 "STANDARD FOR CABINET HARDWARE". SUBMITTAL: CABINET HARDWARE IS NOTED BY TYPE AND FINISH ONLY. SUBMIT LIST OF ALL ITEMS FOR APPROVAL PRIOR CONSTRUCTION.
   b) PROPOSE HARDWARE TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
   c) PULL TYPE 1: BLDG. STD. , VERTICAL AT DOORS AND HORIZONTAL AT DRAWERS.
   d) TYPICAL HINGES: CONCEALED CASEWORK HINGES, BLDG. STD. FINISH, FULL OVERLAY APPLICATION AND 110 DEGREES OPENING.
   e) SHELVES STANDARDS: 3/4" MELAMINE SHELF WITH CHROME SHELF PINS IN 5MM HOLES AT 1-1/4" O.C.
   f) DRAWER GLIDES: ACCURIDE FULL EXTENSION.
   g) SILENCERS: PROVIDE SILENCERS AT ALL CABINET DOORS AND DRAWERS.
6. ANCHORING AND BACKING. SECURE AND ANCHOR CASEWORK PER NOTES, DETAILS 11 & 12/A-30.5 AND INDUSTRY STANDARDS. BACKING PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
7. OPEN CABINETS. WHERE OPEN CABINETS ARE SHOWN, THE ENTIRE CABINET IS CONSIDERED TO BE EXPOSED SPECIFIED PLASTIC LAMINATE FINISH IS TO BE USED THROUGHOUT.
8. CLOSED CABINETS INTERIOR FINISH IS TO BE WHITE "KORTON" INTERIOR SURFACES FOR CABINETS AND SHELVES, U.O.N.

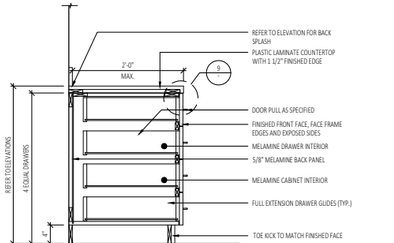
MILLWORK NOTES | SCALE N.T.S. | 16



BACKING PLT. SCHEDULE - TYPE 2 | SCALE 1-1/2"=1'-0" | 12



DETAIL AT LOWER CABINET | SCALE 1 1/2"=1'-0" | 8



BASE CABINET W/ DRAWERS | SCALE 1"=1'-0" | 4

PROJECT:
OC-HCA

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ALISO VIEJO, CA 92656

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CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED
SHEET TITLE:	

MILLWORK DETAILS

SHEET NO:

A-30.5

FIXTURE SCHEDULE NOTES

A. GENERAL NOTES:
1. THE LIGHTING FIXTURES, LAMPS, BALLASTS, POWER SUPPLIES, DRIVERS AND TRANSFORMERS FOR THIS PROJECT HAVE BEEN SPECIFIED TO ENSURE THAT SPECIFIC AESTHETIC AND PERFORMANCE REQUIREMENTS WILL BE SATISFIED. THESE PRODUCTS HAVE BEEN CAREFULLY RESEARCHED AND EACH SPECIFIED ITEM HAS UNIQUE QUALITIES WHICH WERE DETERMINED TO BE ESSENTIAL IN SATISFYING THE OWNER'S, ARCHITECTS, ENGINEER'S AND LIGHTING CONSULTANTS DESIGN CRITERIA.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS AS DETAILED ON DRAWINGS AND/OR SCHEDULES, AND LABOR AS REQUIRED TO ACHIEVE A COMPLETE AND OPERATING LIGHTING SYSTEM.
3. CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING CONSULTANT OF ANY PROVISIONS OF THE SPECIFICATION THAT IS IN CONFLICT WITH LOCALLY ENFORCED CODES.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY REQUIRED MODIFICATIONS THAT ARE NOT SHOWN ON THE DRAWINGS.
5. ALL ELECTRICAL MATERIAL SHALL BE IN NEW & UNDAMAGED CONDITION WHEN INSTALLED. ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL DIMENSIONS & MEASUREMENTS FOUND ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL VALIDATE ALL DIMENSIONS PRIOR TO ORDERING MATERIAL TO INCLUDE MAKING FIELD MEASUREMENTS BASED ON ACTUAL SITE CONDITIONS TO DEVELOP COMPLETE ORDERS AND INSTALL SYSTEMS PER DRAWINGS AND SPECIFICATIONS.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES AND ASSOCIATED DEVICES AND EQUIPMENT.
8. PRIOR TO AIMING/ADJUSTING ACTIVITIES, COMMISSIONING OR PUNCHWALK COMMENCEMENT, CONTRACTOR SHALL PROPERLY TEST AND VERIFY ALL CIRCUITRY AND CONTROL WIRING AND IMPLEMENT ALL CONTROLS PROGRAMMING.

B. INSTALLATION:
1. LOCATIONS OF THE FIXTURES SHALL BE PER THE ARCHITECTURAL REFLECTED CEILING PLAN(S) AND SHALL BE COORDINATED AT TIME OF ROUGH IN. CONFLICTS BETWEEN THE ARCHITECTURAL REFLECTED CEILING PLAN(S) AND THE ELECTRICAL/LIGHTING DESIGN PLAN(S) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO ORDERING FIXTURES.
2. LIGHTING DRAWINGS REPRESENT THE DESIGN INTENT OF THE EQUIPMENT, DEVICES, ETC. TO BE CONNECTED AND THE CIRCUITS TO WHICH THEY ARE TO BE CONNECTED. CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES AND ADDITIONAL HARDWARE AND DEVICES AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
3. ALL LIGHTING FIXTURES SHALL BE MOUNTED AND INDIVIDUALLY SUPPORTED IN ACCORDANCE WITH APPLICABLE CODES. FIXTURES SHALL BE FURNISHED AND INSTALLED WITH ALL REQUIRED MOUNTING DEVICES, HARDWARE AND ACCESSORIES.
4. CONTRACTOR TO VERIFY LIGHTING FIXTURE MOUNTING HARDWARE IS COMPATIBLE WITH APPROVED MOUNTING CONDITIONS. MOUNTING CONDITIONS MUST ALLOW FOR AIMING AND ADJUSTING OF LIGHTING FIXTURES ON SITE.
5. CONTRACTOR TO INCLUDE AIMING/ADJUSTING LABOR AFTER DARK AS REQUIRED FOR ANY ADJUSTABLE LIGHTING FIXTURE AND FOR EACH INDIVIDUAL LIGHTING FIXTURE HEAD OR LAMP HOLDER IN A MULTI-FIXTURE/MULTI-LAMP ASSEMBLY. LIGHTING FIXTURES TO BE AIMED/ADJUSTED PER THE DIRECTION OF OWNER, ARCHITECT AND/OR LIGHTING CONSULTANT.
6. CONTRACTOR TO SUPPLY ADEQUATE SUPPORT INCLUDING LADDERS, LIFTS OR OTHER EQUIPMENT REQUIRED TO ACCESS LIGHTING FIXTURES AT THE TIME OF FOCUS, INCLUDING EVENING OR NIGHT WORK AS MAY BE REQUIRED DUE TO SCHEDULE CONFLICT OR DAYLIGHT IMPACT. AIMING/ADJUSTING LABOR SHALL BE PREPARED FOR WORK WITH COMMON HAND TOOLS TO MAKE ADJUSTMENTS AND MINOR REPAIRS DURING AIMING.
7. ALL COVE MOUNTED LIGHTING FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE. CONTRACTOR TO FIELD MEASURE COVE LENGTH AND ORDER QUANTITY OF LIGHTING FIXTURES AS REQUIRED. PROVIDE COMPLETE MANUFACTURER SHOP DRAWINGS OF BUILT-IN COVE OR LINEAR LIGHTING SYSTEMS.
8. CONTRACTOR TO REPLACE ALL INOPERATIVE LAMPS, LED ARRAYS OR SYSTEMS AT THE END OF THE CONSTRUCTION PHASE PRIOR TO THE FOCUS AND PROGRAMMING PHASE AND AGAIN PRIOR TO OWNER OCCUPANCY OR PROJECT OPENING.
9. ALL POLE MOUNTED FIXTURES, POST MOUNTED FIXTURES AND BOLLARDS SHALL BE PROVIDED WITH A STRUCTURAL FOOTING AS DETAILED ELSEWHERE IN THE DRAWINGS. FOOTING SIZE TO BE PROVIDED BY STRUCTURAL ENGINEER. REFERENCE FIXTURE SCHEDULE AND DETAILS FOR MORE INFORMATION.
10. ALL EXIT SIGNS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE LOCAL FIRE PREVENTION CODE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY HARDWARE SUCH THAT ALL EXIT SIGNS ARE INSTALLED IN AN APPROVED VISIBLE LOCATION. THE CONTRACTOR SHALL VERIFY CHEVRONS AND NUMBER OF FACES PER EXIT SIGN WITH ARCHITECTURAL REFLECTED CEILING PLAN(S). ANY DISCREPANCIES BETWEEN EXIT SIGNS DEPICTED ON ARCHITECTURAL AND ELECTRICAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING EXIT SIGNS.

C. SUBMITTALS AND SUBSTITUTIONS:
1. CONTRACTOR TO SUBMIT FOR APPROVAL ON THE PRODUCTS THEY INTEND TO FURNISH WITHIN TEN (10) DAYS OF AWARD OF CONTRACT. FAILURE TO SUBMIT WITHIN DEADLINE CONSTITUTES A GUARANTEE THAT ONLY THE BASE SPECIFIED PRODUCTS WILL BE SUPPLIED AND THAT NO OTHER PRODUCTS, WHETHER LISTED AS ALTERNATES OR NOT, WILL BE CONSIDERED.
2. CONTRACTOR TO PROVIDE A SUBMITTAL/SHOP DRAWING SUBMITTAL FOR EACH LIGHTING FIXTURE TYPE INCLUDING ACCESSORIES, BALLAST(S), POWER SUPPLIES, DRIVER(S) TRANSFORMER(S), AND INTEGRAL EMERGENCY BATTERIES AND TEST SWITCHES. ANY LIGHTING FIXTURE SUBMITTAL PROVIDED WITHOUT SPECIFIC LIGHTING FIXTURE'S ACCESSORIES, BALLAST, POWER SUPPLY, DRIVER, TRANSFORMER OR BATTERY INFORMATION SHALL BE REJECTED AS INCOMPLETE.
3. SUBSTITUTIONS OF THE SPECIFIED PRODUCTS ARE STRICTLY PROHIBITED - UNLESS APPROVED AS STATED HEREIN. LIGHTING FIXTURE SUBSTITUTIONS SHALL BE FORMALLY PRESENTED TO THE ELECTRICAL ENGINEER AND/OR LIGHTING CONSULTANT, BY APPOINTMENT ONLY, AT LEAST TEN (10) WORKING DAYS PRIOR TO BID TIME. THE SUBMITTAL MATERIAL SHALL INCLUDE THE FOLLOWING ITEMS.
   a. A COMPLETE AND OPERATING SAMPLE, WIRED FOR 120V OPERATION, WITH LAMP, CORD AND PLUG.
   b. A COMPLETE PHOTOMETRIC REPORT, FOR THE PROPOSED SUBSTITUTE PRODUCT, USING THE SPECIFIED LAMP OR LED TYPE AND WATTAGE, INCLUDING TABULATED CANDLEPOWER VALUES, COEFFICIENT OF UTILIZATION, AND AN ISO-FOOT-CANDLE DIAGRAM. PRORATED DATA WILL NOT BE ACCEPTABLE. THE PHOTOMETRIC REPORT MUST BE DONE IN ACCORDANCE WITH PUBLISHED I.E.S. TESTING PROCEDURES AND CERTIFIED BY A REGISTERED ELECTRICAL ENGINEER.
   c. A CURRENT ORIGINAL CATALOG DATA SHEET WITH LIGHTING FIXTURE CATALOG NUMBERS. MODIFIED DATA SHEETS WILL NOT BE ACCEPTABLE.
   d. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM", LOCATED IN THE DIVISION 1 SPECIFICATION, STATING THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED BECAUSE OF THE APPROVED SUBSTITUTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYMENT OF ANY ESTABLISHED LIQUIDATED DAMAGES.
   e. FOR SPECIFIC INTERIOR FIXTURE SUBSTITUTIONS, WHEN DIRECTED BY THE ELECTRICAL ENGINEER AND/OR LIGHTING CONSULTANT, A POINT-BY-POINT SCALED COMPUTER PRINTOUT SHALL BE PROVIDED VERIFYING THE ILLUMINATION LEVELS FOR THE SPECIFIC INTERIOR AREA. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE, THE REPORT SHALL BE RUN IN BOTH NORMAL AND EMERGENCY MODES. THIS REPORT SHALL BE CONFIGURED WITH SPECIFIC CONSTRAINTS, AS DIRECTED BY THE ENGINEER OF RECORD. THE REPORT MUST SHOW THAT THE SUBSTITUTED FIXTURE PROVIDES PERFORMANCE EQUAL TO OR BETTER THAN THE LIGHTING LEVELS OF THE SPECIFIED PRODUCT.
   f. FOR ALL EXTERIOR FIXTURE SUBSTITUTIONS, A POINT-BY-POINT SCALED COMPUTER PRINTOUT SHALL BE PROVIDED VERIFYING THE ILLUMINATION LEVELS FOR THE ENTIRE SITE PLAN BASED ON USING THE PROPOSED ALTERNATIVE FIXTURES. THE REPORT MUST SHOW THAT THE SUBSTITUTED FIXTURE PROVIDES PERFORMANCE EQUAL TO, OR BETTER THAN THE LIGHTING LEVELS AND UNIFORMITY RATIOS (MAX:MIN AND AVG:MIN) OF THE SPECIFIED PRODUCT. THIS REPORT SHALL BE CONFIGURED WITH THE FOLLOWING CONSTRAINTS.
      i. THE SPACING INCREMENT OR POINTS ON THE VERIFICATION REPORT SHALL NOT EXCEED TEN (10) FEET IN EITHER DIRECTION.
      ii. THE PHOTOMETRIC CALCULATION SHALL BE BASED ON PROVIDING MAINTAINED FOOT-CANDLE LEVELS USING MEAN LAMP LUMENS AND A LIGHT LOSS FACTOR, AS DIRECTED BY THE ENGINEER OF RECORD.
      iii. THE PHOTOMETRIC CALCULATION SHALL SHOW ANY ADDITIONAL ENERGY AND/OR ENERGY COSTS, FOR A TEN YEAR PERIOD, AS COMPARED TO THE ORIGINALLY SPECIFIED ITEM. THE TOTAL COSTS FOR THESE EXPENSES WILL BE DEDUCTED FROM THE CONTRACT COST.
4. DURING THE BIDDING PROCESS, THE CONTRACTOR SHALL REFER TO THE LIGHTING FIXTURE SCHEDULES ON THE ARCHITECTURAL PLANS (IF PROVIDED ON PROJECT), LIGHTING DESIGN PLANS/SPECIFICATIONS (IF PROVIDED ON PROJECT), AND THE ELECTRICAL PLANS. ANY DISCREPANCIES BETWEEN THEM INCLUDING, BUT NOT LIMITED TO, PART NUMBERS AND FIXTURE DESCRIPTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ELECTRICAL ENGINEER, AND LIGHTING DESIGNER WITH PRE-BID RFI(S). WHERE DISCREPANCIES ARE DISCOVERED WHEN THERE IS INSUFFICIENT TIME TO ISSUE PRE-BID RFI(S), THE BASE BID SHALL INCORPORATE THE MOST COSTLY VERSION OF THE DISCREPANCY AND SHALL BE MEMORIALIZED IN AN RFI OR AS A BID CLARIFICATION. PROVIDING A VOLUNTARY DEDUCTIVE ALTERNATE BID CLARIFYING FIXTURE SCHEDULE DISCREPANCIES IS ALSO AN ACCEPTABLE FORM OF DISCREPANCY DOCUMENTATION.
5. FIXTURE FINISHES:
   a. ALL FIXTURE FINISHES AND COLORS, UNLESS NOTED AS PREMIUM OR CUSTOM, SHALL BE SELECTED FROM THE MANUFACTURERS STANDARD COLOR OPTIONS AS LISTED ON THE FIXTURE SPECIFICATION SHEET. STANDARD FINISH SHALL BE SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER. THIS DIRECTION WILL BE PROVIDED IN THE SHOP DRAWING REVIEW PROCESS.
   b. ALL FIXTURES INDICATED WITH A PREMIUM OR CUSTOM COLOR SHALL BE ASSIGNED A CUSTOM COLOR REFERENCE NUMBER (SUCH AS RAL#) OR PROVIDE FIVE (5) PAINT CHIPS FOR MANUFACTURER TO USE TO MATCH COLOR. PREMIUM OR CUSTOM FINISH SHALL BE SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER. THIS DIRECTION WILL BE PROVIDED IN THE SHOP DRAWING REVIEW PROCESS.
6. THE LIGHTING FIXTURE MODEL NUMBER MAY INDICATE A FIXTURE OPTION THAT THE CONTRACTOR MUST IDENTIFY PRIOR TO ORDERING/PROVIDING SUBMITTALS, INCLUDING, BUT NOT LIMITED TO: VOLTAGE, MOUNTING CONDITION/HARDWARE, FINISH, DIMMING REQUIREMENTS/BALLAST INFORMATION. GENERALLY, CONTRACTOR-SELECTED OPTIONS ARE DENOTED IN THE PART NUMBER WITH BRACKETS EX: [VOLTS?]
   a. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND PROVIDING ALL HANGERS, CLIPS AND NECESSARY HARDWARE TO INSTALL THE FIXTURE IN THE ENVIRONMENT AS SHOWN ON THE ARCHITECTURAL PLANS. ALL FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED CODES.
   b. VOLTAGES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING - SEE ELECTRICAL DRAWINGS FOR BRANCH CIRCUIT INFORMATION. IT IS POSSIBLE THAT FIXTURES WILL BE REQUIRED IN VARIOUS VOLTAGES.
7. "NO KNOWN EQUAL" LIGHTING FIXTURE PRICING/BIDDING NOTES:
   a. EACH FIXTURE IDENTIFIED AS "NO KNOWN EQUAL" ON THIS PROJECT SHALL BE BID IN A "LINE ITEM" FORMAT. A PER UNIT MATERIAL COST SHALL BE PROVIDED FOR EACH "NO KNOWN EQUAL" FIXTURE. THIS PRICE SHALL INCLUDE LAMPS AS WELL AS ALL OTHER REQUIRED MATERIALS REQUIRED FOR INSTALLATION. THE FIXTURE PRICE QUOTED WILL BE UTILIZED, PRIOR TO SHOP DRAWING APPROVAL, FOR "ADDING" AND/OR "DELETING" ANY QUANTITY OF THE FIXTURE.
   b. A UNIT COST SHALL BE SUBMITTED FOR EACH "NO KNOWN EQUAL" FIXTURE. SUBMIT THE PRICING AS PART OF THE BID FORM ON A SEPARATE 8 1/2"x11" SHEET.
   c. FAILURE TO SUBMIT A LINE ITEM FOR EACH "NO KNOWN EQUAL" FIXTURE MAY RESULT IN THE REJECTION, REFUSAL, OR NON-ACCEPTANCE OF THE CONTRACTOR'S BID.
8. FIXTURES IDENTIFIED AS 'NO KNOWN EQUAL - OWNER STANDARD' OR "CAMPUS STANDARD" ARE TO BE PROVIDED AS SPECIFIED, WITH SUBSTITUTIONS STRICTLY PROHIBITED. SEE ADDITIONAL NOTES FOR "NO KNOW EQUAL" BIDDING REQUIREMENTS.

D. LIGHTING FIXTURE SPECIFICATIONS:
1. ALL EXTERIOR LIGHTING EQUIPMENT SHALL BE RATED FOR WET LOCATION AND THE IP RATING OF ALL EQUIPMENT, INCLUDING BALLAST, POWER SUPPLY AND TRANSFORMER ENCLOSURES SHALL CONFORM TO THE CONDITIONS IN WHICH THE LIGHTING FIXTURE IS MOUNTED.
2. ALL BALLASTS, POWER SUPPLIES, DRIVERS AND/OR TRANSFORMERS THAT ARE REMOTELY LOCATED SHALL BE INSTALLED AS NEAR TO THE LIGHTING FIXTURE(S) AS POSSIBLE, HIDDEN FROM PUBLIC VIEW IN AN ACCESSIBLE COMPARTMENT THAT IS WELL VENTILATED. CONTRACTOR TO COORDINATE LOCATION(S) WITH ARCHITECT PRIOR TO ROUGH-IN.
3. ALL TRANSFORMERS SHALL BE FUSED ON THE SECONDARY SIDE.
4. COLOR FILTERS SHALL BE GLASS OR DICHROIC UNLESS OTHERWISE INDICATED ON DRAWINGS.
5. CONTRACTOR TO PROVIDE 20% ADDITIONAL COLOR FILTERS FOR EACH COLOR AND SIZE.
6. CONTRACTOR TO VERIFY THAT ALL LIGHTING FIXTURES SPECIFIED WITH A COLOR FILTER ARE SUPPLIED WITH ANY AND ALL ATTACHMENT DEVICES FOR THE FILTER.
7. ALL TRACK LIGHTING FIXTURES SHALL BE PROVIDED WITH THE APPROPRIATE TRACK SYSTEM WHICH SHALL INCLUDE ALL MISCELLANEOUS COMPONENTS REQUIRED, AS WELL A ANY REQUIRED CIRCUIT LIMITERS FOR A COMPLETE INSTALLATION. TRACK LENGTH(S) SHALL BE PER DRAWINGS.

E. DRIVERS / TRANSFORMERS:
1. [OPTION?] IN FIXTURE MODEL NUMBER INDICATE THAT THE FIXTURE DRIVER TYPE AND QUANTITY MUST BE VERIFIED BY THE CONTRACTOR USING FIXTURE CALLOUT INFORMATION AND FIXTURE SWITCHING CONFIGURATION INFORMATION.
2. CONTINUOUS DIMMING AND CONTROLLABLE LED:
   a. PROVIDE CONTROLLABLE LED DIMMING DRIVERS (INTEGRAL OR REMOTE) WITH POWER FACTOR GREATER THAN 0.85 AND MAXIMUM THD OF 20% AT FULL LOAD.
   b. PRIOR TO BID CONTRACTOR TO VERIFY DRIVER COMPATIBILITY WITH DIMMERS, DIMMING CONTROL SYSTEM(S) AND DISTRIBUTED LIGHTING CONTROL SYSTEM(S) WITH RESPECTIVE LIGHTING MANUFACTURER(S) AND LIGHTING/DIMMING CONTROL SYSTEM MANUFACTURERS. IF COMPATIBILITY DOCUMENTATION IS UNAVAILABLE FOR A GIVEN LED FIXTURE/LIGHTING CONTROL SYSTEM COMBINATION, CONTRACTOR SHALL INCLUDE COSTS IN THE BASE BID FOR RESPECTIVE LIGHTING MANUFACTURER AND LIGHTING CONTROLS MANUFACTURER TO TEST/WARRANT COMPATIBILITY OF SAID COMBINATIONS.
   c. CONTINUOUS LED DIMMING DRIVERS SHALL BE AT MINIMUM 4-WIRE 0-10V 10% DIMMING (HOT, NEUTRAL, DIM+, DIM-).

F. EMERGENCY FIXTURES / BATTERY PACKS:
1. LIGHT FIXTURES INDICATED AS EMERGENCY SHALL BE IDENTIFIED / PROVIDED AS FOLLOWS:
   a. INTEGRAL BATTERY PACK (EB):
      3a/3EB - FIXTURE CONNECTED TO CIRCUIT "3", CONTROL SWITCHLEG "a" - WITH THE BATTERY CHARGING LEAD CONNECTED TO A CONSTANT HOT CIRCUIT "3".
      3NL/3EB - FIXTURE CONNECTED TO A CONSTANT HOT CIRCUIT "#3". BATTERY CHARGING LEAD CONNECTED TO A CONSTANT HOT CIRCUIT "3".
   b. REMOTE BACK-UP SOURCE (EM):
      3a/3EM - ROUTED THROUGH A U.L. LISTED TRANSFER RELAY (LC & D #GR-2001E/S) FOR SWITCHED CONTROLS OR A U.L. LISTED TRANSFER SWITCH (BODINE #GTD SERIES DEVICE) FOR DIMMING CONTROLS. CONNECTED TO A CONSTANT HOT EMERGENCY CIRCUIT "3". SEE DISTRIBUTED LIGHTING CONTROL SPECIFICATIONS FOR DEVICE REQUIREMENTS WHEN CONTROLLED BY OCCUPANCY SENSORS.
      3NL/3EM - FIXTURE CONNECTED TO A CONSTANT HOT EMERGENCY CIRCUIT "3".
   c. REMOTE BACK-UP SOURCE (EM) NOTES:
      - ALL REMOTE BACK UP SOURCE (EM) FIXTURES SHALL BE PROVIDED WITH AN IN LINE FUSE. PROVIDE ADDITIONAL LABELING TO INDICATE FIXTURE IS PROTECTED BY A FUSE.
2. EMERGENCY BATTERY PACK NOTES:
   a. PROVIDE INTEGRAL TEST SWITCH / CHARGE LIGHT OPTION FOR ALL EMERGENCY BATTERY PACKS INSTALLED IN LIGHT FIXTURES.
   b. ALL RECESSED DOWNLIGHTS SUPPLIED WITH A BATTERY PACK SHALL BE PROVIDED WITH AN INTEGRAL COMBINATION TEST SWITCH / CHARGING INDICATOR LIGHT-MOUNTED INSIDE THE REFLECTOR. REMOTE TEST SWITCH / CHARGING LIGHTS ARE NOT ALLOWED. THE TEST SWITCH / CHARGING INDICATOR LIGHT SHALL BE SECURELY ATTACHED TO THE REFLECTOR WITH 18" OF SLACK LEADS, FOR EASY REMOVAL OF THE REFLECTOR ASSEMBLY.
   c. ALL BATTERY PACKS AND ALL COMBINATION LED BATTERY PACK/EMERGENCY DRIVERS SHALL BE UL924 LISTED.
   d. PRIOR TO BID, CONTRACTOR SHALL VERIFY WITH FIXTURE MANUFACTURER(S) THAT EMERGENCY BATTERY PACKS ARE MANUFACTURED TO BE INTEGRAL TO FIXTURE HOUSINGS.
   e. SHOULD THE SPECIFIED LED EMERGENCY BATTERY PACK(S) NOT FIT WITHIN A GIVEN FIXTURE(S) OR SHOULD THE FIXTURE NOT BE MANUFACTURED TO ACCOMMODATE A BATTERY PACK, CONTRACTOR SHALL INCLUDE ALL COSTS IN BASE BID TO LOCATE/CONNECT SELF-TESTING MINI INVERTER(S) (IOTA #ILS SERIES OF BODINE#ELI-S-[WATT?]) REMOTELY FROM THE FIXTURE(S) IN THE NEAREST ELECTRICAL ROOM OR TO LOCATE EMERGENCY BATTERY PACK(S) REMOTELY FROM THE FIXTURE ABOVE THE NEAREST ACCESSIBLE CEILING.
   f. LED BATTERY PACKS SHALL PROVIDE A MINIMUM OF 90 MINUTES OF EMERGENCY ILLUMINATION, AND SHALL BE RATED AT A MINIMUM OF 10 WATTS, OR AS SPECIFIED. WHERE A FIXTURE TYPE IS UNAVAILABLE WITH A 10W BATTERY PACK OR WHERE THE WATTAGE IS NOT SPECIFIED ON THE PLANS, INCLUDE ALL COST IN BASE BID TO PROVIDE THE HIGHEST WATTAGE AVAILABLE ON THE FIXTURE CUTSHEET. ANY LISTED EQUAL FIXTURE OR ANY SUBSTITUTION OFFERED BY THE CONTRACTOR MUST ALSO HAVE BATTERY PACKS CAPABLE OF PRODUCING THE SAME OR MORE LUMENS WHEN ON BATTERY AS OUTLINED ABOVE. ACCEPTABLE MANUFACTURES: BODINE OR IOTA.
   g. TO MAINTAIN UL LISTING OF LED FIXTURE, FIXTURE MANUFACTURER(S) SHALL INSTALL LED EMERGENCY BATTERY PACKS AT THE FACTORY AND OBTAIN A UL LISTING FOR THE FIXTURE WITH EMERGENCY BATTERY PACK. FIELD-INSTALLATION OF LED EMERGENCY BATTERY PACK(S) IS PROHIBITED.
   h. PROVIDE DAMP LOCATION VERSION IN ALL DAMP LABEL INSTALLATIONS.

ABBREVIATIONS

A
- A — AMPERE
- AC — ALTERNATING CURRENT, AIR COND.
- AIC — MINIMUM AMPERE INTERRUPTING CAP.
- AF — AMPERE FRAME OR FUSE
- AFC — AVAILABLE FAULT CURRENT
- AFF — ABOVE FINISHED FLOOR
- ANSI — AMERICAN NATIONAL STANDARDS INS.
- ARCH — ARCHITECT
- AS — AMPERE SWITCH
- AT — AMPERE TRIP

B
- BOF — BOTTOM OF FIXTURE
- BMS — BUILDING MANAGEMENT SYSTEM

C
- C — CONDUIT
- CEC — CALIFORNIA ELECTRIC CODE
- CKT — CIRCUIT
- CL — CENTER LINE,
- CLG — CEILING
- CO — CONDUIT ONLY
- CONT — CONTINUATION
- CP — CONTROL PANEL
- CU — COPPER
- CWP — COLD WATER PIPE
- COMM — COMMUNICATIONS

D
- DISC — DISCONNECT
- DWG — DRAWING

E
- (E) — EXISTING
- EC — ELECTRICAL CONTRACTOR
- (ED) — EXISTING TO BE DEMOLISHED
- EF — EXHAUST FAN
- EL — EMERGENCY KIGHT
- ELEC — ELECTRICAL
- EM — EMERGENCY
- (ER) — EXISTING RELOCATED

F
- FA — FIRE ALARM
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FACP — FIRE ALARM CONTROL PANEL
- FF — FINISHED FLOOR

G
- GFI — GROUND FAULT CIRCUIT INTERRUPT
- GND — GROUND

H
- HOA — HAND OFF AUTO
- HP — HORSE POWER, HEAT PUMP
- HTR — HEATER

J
- J-BOX — JUNCTION BOX

L
- LTG — LIGHTING

M
- M — MECHANICAL
- MC — MECHANICAL CONTRACTOR
- MGB — MAIN GROUND BAR
- MLO — MAIN LUG ONLY

N
- (N) — NEW
- NEC — NATIONAL ELECTRICAL CODE
- NEMA — NATIONAL ELECTRICAL MANUF. ASSO.
- NETA — INTERNATIONAL ELEC. TESTING ASSO.
- NFPA — NATIONAL FIRE PROTECTION ASSO.
- NF — NON-FUSED
- NL — NIGHT LIGHT
- NIC — NOT IN CONTRACT

P
- PB — PULL BOX
- PNL — PANEL
- POC — POINT OF CONNECTION
- PVC — POLY VINYL CHLORIDE
- PWR — POWER
- ø — PHASE

R
- RAP — REMOTE ANNUNCIATOR PANEL
- RECPT, REC — RECEPTACLE
- RM — ROOM

S
- SEC — SECURITY
- SF — SUPPLY FAN
- SFD — COMBINATION SMOKE/FIRE DAMPER
- SPECS — SPECIFICATIONS
- SPST — SINGLE POLE SINGLE THROW
- SWBD — SWITCHBOARD
- SW — SWITCH

T
- TBB — TELEPHONE BACKBOARD
- TEL — TELEPHONE
- TOP — TOP OF PANEL
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRES
- TYP — TYPICAL

U
- UBC — UNIFORM BUILDING CODE
- UFC — UNIFORM FIRE CODE
- UGPS — UNDERGROUND PULL SECTION
- UG — UNDERGROUND
- UL — UNDERWRITERS LABORATORIES
- UNO — UNLESS NOTED OTHERWISE
- UPS — UNINTERRUPTED POWER SUPPLY

V
- V — VOLT, VOLTAGE

W
- W — WATT
- W/ — WITH
- WP — WEATHERPROOF

X

FIRE ALARM & LIFE SAFETY

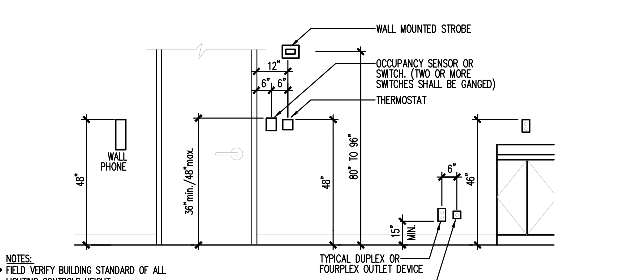
1. ALL FIRE ALARM LIFE SAFETY WORK MUST BE PERFORMED BY A CITY, STATE AND BUILDING APPROVED CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE AND SUBMIT FIRE ALARM SAFETY CONSTRUCTION DOCUMENTS FOR ALL AGENCY PLAN CHECK REQUIREMENTS. APPROVAL SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF THE SYSTEM. INTERCONNECTING WIRING AND CONDUIT SIZES ARE NOT INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING RACEWAY, WIRING PLANS, VOLTAGE DROP CALCULATION, DEVICE SPECIFICATION INCLUDING CSFM NUMBER, AND COMPLETE ONE LINE DIAGRAM OF THE SYSTEM.
3. CONTRACTOR SHALL PROVIDE AS PART OF FIRE ALARM SYSTEM:
   a. CONSTRUCTION DOCUMENT AND SHOP DRAWINGS.
   b. UPGRADE EXISTING FIRE ALARM SYSTEM TO PROVIDE ADEQUATE POWER
   c. SUPPLY/BATTERY FOR ALL STROBE CONNECTION AS REQUIRED.
   d. PROVIDE STROBE LIGHT IN RESTROOMS PER ADA.
   e. SUBMIT AND SECURE FIRE MARSHAL APPROVAL. COORDINATE WITH MECHANICAL DRAWINGS FOR ALL REQUIRED FIRE ALARM DEVICES
   f. UNDER MECHANICAL SECTION. INTERCONNECT TENANT PAGING WITH LIFE SAFETY/FIRE ALARM SYSTEM.
   g. COORDINATE WITH ARCHITECT FOR ALL WALL/CEILING MOUNTED DEVICES.
   h. PROVIDE SMOKE DETECTORS FOR SHUTDOWN OF ALL AIR MOVING SYSTEM
   i. IN EXCESS OF 2000 CFM. PROVIDE SMOKE DETECTORS THROUGH OUT THE TENANT SPACE PER AGENCY HAVING JURISDICTION
   j. (WHERE APPLICABLE) PROVIDE SECURITY PANEL IN SERVER ROOM.
4. UNLESS INDICATED ON PLANS, ALL BASE BUILDING DEVICES IN ELEVATOR LOBBIES AND CORE AREAS SUCH AS: ELEVATOR CALL BUTTONS, FIREMAN'S PHONE JACK, FIRE PULL STATIONS, SMOKE DETECTORS, MAGNETIC DOOR RELEASES, LIFE SAFETY SPEAKERS AND RECEPTACLES ARE EXISTING TO REMAIN.
5. ALL NEW FIRE ALARM AND LIFE SAFETY DEVICES INCLUDING NEW STROBES, SHALL BE CONNECTED TO THE BASE BUILDING EXPANDED EXISTING LIFE SAFETY SYSTEM. THE ENTIRE INSTALLATION INCLUDING MATERIALS AND EQUIPMENT SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM.
6. THE FIRE ALARM SYSTEM SHALL CONFORM TO ARTICLE 760 OF THE CALIFORNIA ELECTRICAL CODE AND APPLICABLE "NFPA" STANDARDS.
7. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE ENFORCING AGENCY.
8. THE CONTRACTOR SHALL SUBMIT A SEPARATE BID FOR THE FOLLOWING:
   a. ANY MODIFICATIONS TO THE BASE BUILDING FIRE ALARM SYSTEM REQUIRED TO ACCOMODATE TENANT FIRE ALARM DEVICES SUCH AS STROBES, SMOKE DETECTORS, DUCT DETECTORS, ETC.
   b. ADDITION OF ANY REQUIRED SMOKE DAMPERS AT THE CORRIDORS;
   c. ADDITION OF ANY DUCT DETECTORS.
9. COORDINATE THE LOCATION OF ALL DEVICES WITH ARCHITECT.
10. ALL COMBINATION FIRE SMOKE DAMPERS ARE TO INCLUDE AN AREA SMOKE DETECTOR SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR.
11. STATE OF CALIFORNIA AND AUTHORITY HAVING JURISDICTION APPROVED FIRE/LIFE/SAFETY VENDOR.
12. NO DOOR HARDWARE THAT REQUIRES SPECIAL KNOWLEDGE SHALL BE USED UNLESS APPROVED BY BUILDING OFFICIAL AND FIRE DEPARTMENT. ALL DOORS WITH CARD READER SHALL BE FAIL SAFE AND UNLOCKED UPON ACTIVATION OF FA SYSTEM.

FIRE ALARM SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT

DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON EXISTING ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMIT A RFI TO ENGINEER BEFORE PROCEEDING.
2. ALTHOUGH NOT SHOWN ON THE DRAWINGS, IN GENERAL, REMOVE ALL EQUIPMENT AND MATERIALS IN THE EXISTING SPACE THAT ARE NOT REQUIRED OR INDICATED TO SERVE THE LOADS IN THE REMODELING PER ARCHITECTURAL DRAWINGS. EXISTING SYSTEMS, EQUIPMENT OR MATERIALS LOCATED IN THE EXISTING SPACE, BUT SERVING THE EXISTING AREAS OUTSIDE THE REMODELING, SHALL REMAIN AND CIRCUIT CONTINUITY SHALL BE MAINTAINED, SEE NOTE 4 BELOW.
3. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING CONDUIT AND WIRING, ETC. AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
4. EXISTING CIRCUITS THAT ARE REMOVED AND NOT INDICATED TO BE REUSED SHALL BE IDENTIFIED ON PANEL DIRECTORIES AS "SPARES". A NEW UPDATED TYPEWRITTEN PANEL DIRECTORY SHALL BE PROVIDED FOR EACH EXISTING PANELBOARD MODIFIED BY THIS REMODEL.
5. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS, IN AS-FOUND CONDITION. EQUIPMENT THAT IS TO BE TURNED OVER REMOVED SHALL BE BOXED AND TAGGED TO IDENTIFY THE SPECIFIC EQUIPMENT. EXISTING EQUIPMENT THAT IS REMOVED BUT REQUESTED BY THE OWNER NOT TO BE TURNED OVER, SHALL BE DISPOSED OF BY THE CONTRACTOR.
6. WHERE EXISTING WALLS OR FREESTANDING PARTITIONS OR EQUIPMENT HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUITS FEEDS WHICH HAVE BEEN CUT-OFF AND CAPPED FLUSH WITH THE FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT" DRAWINGS.
7. ALL OUTAGES TO EXISTING ELECTRICAL AND SIGNAL SERVICES SHALL BE SCHEDULED IN ADVANCE WITH THE OWNER.
8. IT SHALL BE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO RELOCATE ALL EXISTING SMOKE DETECTOR/FIRE ALARM DEVICES AND EXIT SIGNS THAT OCCUR IN SPACE AFFECTED BY THIS REMODEL PER NEW CEILING INSTALLATION, AND TO LOCATE ALL EXIT SIGNS TO CLEAR DOOR SWINGS.

TYPICAL WALL OUTLET SPACING



NOTES:
- FIELD VERIFY BUILDING STANDARD OF ALL LIGHTING CONTROLS HEIGHT
- ALL LIGHTING CONTROL LOCATIONS SHALL BE CONFIRMED WITH ARCHITECT + TENANT
- PROVIDE 46" MAX TO TOP OF OUTLET OVER OBSTRUCTION (34" MAX HEIGHT) FOR SIDE APPROACH.

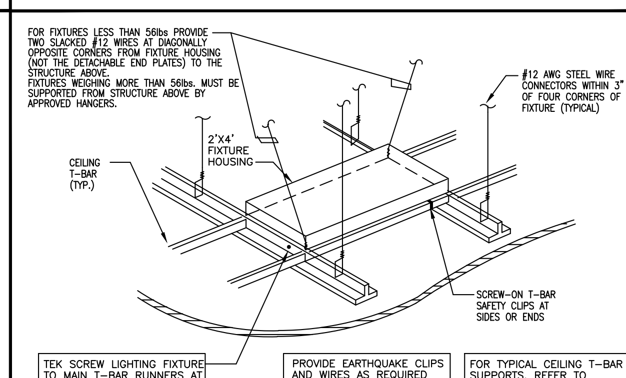
SYMBOLS LIST

- UTILITY COMPANY METER. PROVIDE "CT's" AND "PT's" AS REQUIRED, REFER TO SINGLE LINE DIAGRAM. COORDINATE WITH UTILITY POWER COMPANY FOR ANY ADDITIONAL REQUIREMENTS AND INCLUDE IN BASE BID.
- CIRCUIT BREAKER, "A" REPRESENTS CIRCUIT BREAKER AMPERE RATING, "B" REPRESENTS NUMBER OF POLES AND "C" REPRESENTS BREAKER FEATURES AS FOLLOWS (IF INDICATED):
  SHUNT= PROVIDE SHUNT TRIP MECHANISM. / HACR= PROVIDE HACR-RATED BREAKER. / GFP= GROUND FAULT PROTECTION / CLCB= CURRENT LIMITING CIRCUIT BREAKER / SS= PROVIDE SOLID STATE CIRCUIT BREAKER / RL - ROTARY LOCK KEY TYPE / PB - PUSHBUTTON / S - PROJECTION SCREEN
- CIRCUIT BREAKER, "A" REPRESENTS DISCONNECT BREAKER VOLTAGE RATING, "B" REPRESENTS FUSE AMPERE RATING, "C" REPRESENTS NUMBER OF FUSES.
- GROUND CONNECTION, SIZE AS INDICATED OR AS REQUIRED.
- TELEPHONE TERMINAL BACKBOARD, 3/4 " THICK PLYWOOD, 4' WIDE x 8' HIGH OR AS NOTED - FROM BACKBOARD, PROVIDE 1/2 "C-1#6 CU GROUND AND CONNECT TO COLD WATER PIPE; ALSO FROM BACKBOARD, EXTEND (1) 2" EMPTY CONDUIT WITH PULLCORD AND TERMINATE ONTO EXISTING FLOOR TELEPHONE BACKBOARD IN CORE OF BUILDING OR M.P.O.E.
- $a,b — SINGLE POLE SWITCHES, WALL MOUNTED AT +48" A.F.F. (MAX). SUBSCRIPTS AT SYMBOL INDICATE THE FOLLOWING:
  2 - DOUBLE POLE / 3 - THREE WAY / 4 - FOUR WAY / K - KEY OPERATED / LV - LOW VOLTAGE / P - PILOT LIGHT / R - REMOTE CONTROL / M - MOTOR STARTING
  a, b, c, ETC. - DESIGNATES QUANTITY OF SWITCHES AT EACH LOCATION.
  NOTE: ALL WALL SWITCHES CONTROLLING EMERGENCY CIRCUITS SHALL BE ENGRAVED WITH "EMERGENCY"
- PB OR P — PULLBOX, SIZED PER N.E.C. OR AS NOTED.
- AC / 2 — MECHANICAL EQUIPMENT CALLOUT, "AC" INDICATES EQUIPMENT TYPE AND "2" INDICATES UNIT NUMBER. COORDINATE WITH MECHANICAL DRAWINGS FOR EXACT LOCATION AND ELECTRICAL REQUIREMENTS. PROVIDE ALL INTERLOCK AND LOW VOLTAGE WIRES AS PER WIRING DIAGRAMS.
- 1 / E-3 — DETAIL CALLOUT, "1" INDICATES DETAIL NUMBER "E-3" INDICATES SHEET NUMBER.
- 3 — PLAN NOTE REFERENCE.
- 1 — REVISION REFERENCE.
- RECESSED FIXTURE IN ACCESSIBLE CEILING. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED EMERGENCY FIXTURE IN ACCESSIBLE CEILING. REFER TO LIGHTING FIXTURE SCHEDULE.
- SURFACE MOUNTED FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- SURFACE MOUNTED EMERGENCY FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED FIXTURE IN HARD LID CEILING AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED EMERGENCY FIXTURE IN HARD LID CEILING AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED DOWNLIGHTING FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED DOWNLIGHTING EMERGENCY FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE.
- RECESSED WALL WASHING LIGHTING FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE.
- SURFACE MOUNTED LIGHTING FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE.
- SURFACE MOUNTED EMERGENCY LIGHTING FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE.
- WALL MOUNTED LIGHTING FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE AND PLANS FOR MOUNTING HEIGHT.
- STRIP LIGHTING FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- STRIP LIGHTING EMERGENCY FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE.
- TRACK LIGHTING FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- EXIT SIGN AND OUTLET BOX, CEILING MOUNTED, SHADING INDICATES DIRECTION AND NUMBER OF FACES, ARROWS AS REQUIRED. PROVIDE FIXTURE WITH MIN. 90 MIN. EMERGENCY BATTERY PACK (NOTE: FOR BUILDINGS EQUIPPED WITH LIFE-SAFETY GENERATOR CIRCUITS PROVIDED FOR TENANT AREAS, EXIT SIGNS SHALL BE CONNECTED TO EMERGENCY CIRCUIT RISER - NO BATTERY PACK REQUIRED). REFER TO LIGHTING FIXTURE SCHEDULE AND ARCHITECTURAL CEILING PLAN FOR EXACT LOCATION AND QUANTITY.
- LL — LOW-LEVEL EXIT SIGN AND OUTLET BOX, WALL MOUNTED. REFER TO LIGHTING FIXTURE SCHEDULE.
- SURFACE MOUNTED EMERGENCY LIGHTING UNIT WITH 90 MIN. EMERGENCY BATTERY PACK. REFER TO LIGHTING FIXTURE SCHEDULE.
- A — POLE MOUNTED LIGHTING FIXTURE. REFER TO LIGHTING FIXTURE SCHEDULE. COORDINATE ADDITIONAL REQUIREMENTS WITH A STRUCTRAL ENGINEER.
- D — WALL MOUNTED DIMMER AT +48" A.F.F. (MAX). SEE SWITCH SYMBOL FOR SUBSCRIPTS.
- a,b — OCCUPANCY SENSOR WITH SWITCHPACK AND OUTLET BOX, 1-WAY DIRECTIONAL AS SHOWN, SURFACE MOUNTED. LOWER CASE TEXT ("a,b") INDICATES SLAVE PACK REQUIRED.
- a,b — OCCUPANCY SENSOR WITH SWITCHPACK AND OUTLET BOX, 2-WAY DIRECTIONAL AS SHOWN, SURFACE MOUNTED. LOWER CASE TEXT ("a,b") INDICATES SLAVE PACK REQUIRED.
- S +x / +a,+b — AUTOMATIC SWITCHING / STEP-DIMMING DAYLIGHTING CONTOLLER USED TO SWITCH OFF LIGHTS WHEN SUFFICIENT NATURAL LIGHT IS PRESENT. NUMBER IN PARENTHESYS INDICATES THE AVERAGE WORKPLANE "TARGE ILLUMINATION" SYMBOL VALUE. REFER TO SPECIFICATIONS FOR "OFF", DEADBAND" AND "OFF TIME DELAY SETTINGS. ADJACENT LOWER CASE LETTERS "+x" INDICATES SWITCH LEG(s) CONTROLLED. ADJACENT "+" INDICATES SWITCHLEG CONTROLLED BY SENSOR.
- WALL MOUNTED OCCUPANCY SENSOR INSTALLED AT ADA HEIGHT.
- LOW VOLTAGE WIRING BETWEEN SENSORS.
- TV — TV OUTLET WITH 3/4" C.O. TO CEILING SPACE. REFER TO ARCHITECTURAL ELEVATION PLANS.
- TELEPHONE OUTLET BOX, WALL MOUNTED AT +18" A.F.F. (MIN). PROVIDE PLASTER RING WITH STUB A 3/4" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING AND PROVIDE A BUSHING. IF INDICATED WITH SUBSCRIPT "D" PROVIDE A DEDICATED LINE W/ 3/4 "C.O. TO BLDG. TELEPHONE BOARD. COORDINATE WITH TE./DATA SYSTEM INSTALLER.
- DATA OUTLET BOX, WALL MOUNTED AT +18" A.F.F. (MIN). PROVIDE PLASTER RING WITH STUB A 3/4" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING AND PROVIDE A BUSHING. IF INDICATED WITH SUBSCRIPT "D" PROVIDE A DEDICATED LINE W/ 3/4 "C.O. TO BLDG. TELEPHONE BOARD. COORDINATE WITH TE./DATA SYSTEM INSTALLER.
- COMBINATION TEL./DATA OUTLET BOX, WALL MOUNTED AT +18" A.F.F. (MIN). PROVIDE PLASTER RING WITH STUB A 3/4" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING AND PROVIDE A BUSHING. IF INDICATED WITH SUBSCRIPT "D" PROVIDE A DEDICATED LINE W/ 3/4 "C.O. TO BLDG. TELEPHONE BOARD. COORDINATE WITH TE./DATA SYSTEM INSTALLER.
- F — DATA OUTLET IN FLOOR MOUNTED PEDESTAL WITH FIRE - RATED POKE-THROUGH FITTING "F" SUBSCRIPT INDICATES IN FLUSH FLOOR BOX - FROM OUTLET, STUB UP TO TENANT'S ACCESSIBLE CEILING SPACE, THROUGH FLOOR PENETRATION, (1) 1" (OR AS NOTED) EMPTY CONDUIT WITH PULLCORD
- F — DATA OUTLET IN FLOOR MOUNTED PEDESTAL WITH FIRE - RATED POKE-THROUGH FITTING "F" SUBSCRIPT INDICATES IN FLUSH FLOOR BOX - FROM OUTLET, STUB UP TO TENANT'S ACCESSIBLE CEILING SPACE, THROUGH FLOOR PENETRATION, (1) 1" (OR AS NOTED) EMPTY CONDUIT WITH PULLCORD
- F — COMBINATION TEL./DATA OUTLET IN FLOOR MOUNTED PEDESTAL WITH FIRE - RATED POKE-THROUGH FITTING "F" SUBSCRIPT INDICATES IN FLUSH FLOOR BOX - FROM OUTLET, STUB UP TO TENANT'S ACCESSIBLE CEILING SPACE, THROUGH FLOOR PENETRATION, (1) 1" (OR AS NOTED) EMPTY CONDUIT WITH PULLCORD
- — T — CONCEALED TELEPHONE/DATA CONDUIT RUN, 3/4" CONDUIT ONLY (MIN).
  — T1 — 1" C.O. — T2 — 1-1/4" C.O. — T3 — 1-1/2" C.O. — T4 — 2" C.O.

SCOPE OF WORK FOR LOW VOLTAGE WIRING IS FOR REFERNCE ONLY

- A-1,3,5 — HOME RUN TO PANEL. LETTER DESIGNATES PANEL, NUMBERS INDICATE CIRCUITS. HASH MARKS INDICATE NUMBER OF CONDUCTORS IN CONDUIT RUN, #12 AWG MINIMUM UNLESS OTHERWISE NOTED. ALL LINE VOLTAGE CONDUCTORS SHALL BE INSTALLED IN APPROVED RACEWAYS. TWO AND THREE WIRE BRANCH CIRCUIT WIRING SERVING LIGHTING FIXTURES 6 FEET OR LESS MAY BE U.L. LISTED METAL-CLAD (ARMORED "AC90") CABLES, AT THE CONTRACTOR'S OPTION. THE FOLLOWING TYPES OF CABLES AND RACEWAYS SHALL NOT BE USED IN ANY PART OF THIS PROJECT: FLEXIBLE METAL CONDUITS, ALUMINUM FLEXIBLE CONDUITS AND NON-METALLIC SHEATH CABLES. ALL CONDUCTORS SHALL BE 600 VOLT CLASS, COPPER, TYPE "THWN" IN WET LOCATIONS; TYPE "THHN" IN DRY LOCATIONS. USE CONDUIT FOR ELECTRICAL WIRING THAT MEETS MINIMUM 30% RECYCLED STEEL CONTENT.
- A-1&3&5 — HOME RUN TO PANEL. LETTER DESIGNATES PANEL, NUMBERS INDICATE CIRCUITS WITH SEPARATE NEUTRALS. "&" INDICATES SEPARATE NEUTRALS.
- A-1+3+5 — HOME RUN TO PANEL. LETTER DESIGNATES PANEL, NUMBERS INDICATE CIRCUITS, "+" INDICATES SEPARATE #10 NEUTRAL THROUGHOUT BRANCH CIRCUIT. HASH MARK " ⌠ " INDICATES AN ISOLATED GROUND CONDUCTOR.
- CONCEALED BRANCH CIRCUIT UNLESS OTHERWISE NOTED. 1/2" CONDUIT MINIMUM, (2) #12 AWG CONDUCTORS MINIMUM. CONDUIT SIZES INDICATED IN SAMPLES BELOW ARE FOR #12AWG. INCREASE CONDUIT SIZE ACCORDINGLE WHERE GREATER CONDUCTOR SIZE IS INDICATED ON PLANS.
  1/2 "C-3#12 / 1/2 "C-4#12 / 3/4 "C-5#12 / 3/4 "C-6#12 / 3/4 "C-7#12 / 3/4 "C-8#12
- CONDUIT RUN CONCEALED BELOW GRADE, 3/4"C MINIMUM WITH (2) 12 AWG CONDUCTORS MINUMUM AND A CODE SIZED EQUIPMENT GROUND
- TANDEM WIRING CONNECTION.
- CONDUIT STUB OUT, CAP, MARK AND RECORD ON AS-BUILT DRAWINGS
- CONDUIT CONTINUATION.
- FLEXIBLE CONNECTION AS REQUIRED. NUMBER OF CONDUCTORS AS REQUIRED. VERIFY CONNECTION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION DOWN WALL TO FLOOR BELOW
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION UP WALL TO FLOOR ABOVE
- I.G. — DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. WHERE "I.G." SUBSCRIPT IS INDICATED, PROVIDE I.G. 5-20R RECEPTACLE WITH MIN. 2#12 , 1#12 I.G. TO PANEL ISOLATED GROUND BUS BAR AND MIN. 1#10 AWG NEUTRAL WIRE.
- DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. WHERE (2) CIRCUITS ARE INDICATED, ELECTRICAL CONTRACTOR SHALL PROVIDE (2) 5-20R RECEPTACLES.
- DEDICATED 20A, DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.
- SEPARATE CIRCUIT 20A, DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.
- SIMPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED.
- SPECIAL RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. REFER TO PLAN NOTES.
- DUPLEX RECEPTACLE IN FLUSH FLOOR BOX WITH HINGED BRASS COVER(S). WIREMOLD OR APPROVED EQUAL.
- FOURPLEX RECEPTACLE IN FLUSH FLOOR BOX WITH HINGED BRASS COVER(S) WIREMOLD OR APPROVED EQUAL.
- DUPLEX, GFCI RECEPTACLE, WALL MOUNTED AT 6" ABOVE COUNTER OR SPLASH. WP INDICATES G.F.C.I. RECEPTACLE WITH WEATHERPROOF COVER.
- SPECIAL RECEPTACLE, WALL MOUNTED AT 6" ABOVE COUNTER OR SPLASH. REFER TO PLAN NOTES.
- PER 2019 TITLE 24 REQUIREMENTS ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL HALF-SWITCHED DUPLEX RECEPTACLE LEGRAND 26352CHW WHERE INDICATED ON PLAN.
- PER 2019 TITLE 24 REQUIREMENTS ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SWITCHED CONTROL RECEPTACLE LEGRAND 26352CHW WHERE INDICATED ON PLAN IN ADDITION TO UN-SWITCHED.
  "XXs" INDICATES SWITCHED RECEPTACLE CONTROL WHERE "XX" IS THE CIRCUIT NUMBER, REFER TO PLANS.
- JUNCTION BOX, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. 4S/DP MINIMUM OR AS REQUIRED BY N.E.C..
- JUNCTION BOX, MOUNTED IN ACCESSIBLE CEILING OR FOR APPLICATION AS INDICATED ON PLAN. 4S/DP MINIMUM OR AS REQUIRED BY N.E.C..
- JUNCTION BOX, WALL MOUNTED AT 6" ABOVE COUNTER OR SPLASH. 4S/DP MINIMUM OR AS REQUIRED BY N.E.C..
- JUNCTION BOX MOUNTED IN ACCESSIBLE CEILING SPACE PER PLAN FOR FLEXIBLE CONNECTION TO PREWIRED FURNITURE SYSTEM. VERIFY CONNECTION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL. REFER TO ARCHITECTURAL SYMBOLS LIST FOR ADDITIONAL SYMBOLS.
- JUNCTION BOX, WALL MOUNTED AT +18" A.F.F. FOR FLEXIBLE CONNECTION TO PREWIRED FURNITURE SYSTEM. VERIFY CONNECTION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL SYMBOLS LIST FOR ADDITIONAL SYMBOLS.
- DUAL CHANNEL SURFACE MOUNTED MULTI-OUTLET ASSEMBLY BY WIREMOLD OR APPROVED EQUAL. REFER TO GENERAL PRODUCT SPECIFICATIONS. PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION. PROVIDE AND COORDINATE FINAL LOCATION OF (1) J-BOX FOR POWER AND (1) J-BOX FOR TEL./DATA WITH ARCHITECT PRIOR TO ROUGH-IN. COORDINATE TEL./DATA CONDUIT STUB-UP WITH TEL./DATA INSTALLER PRIOR TO ROUGH-IN.
- THERMOSTAT OUTLET BOX, PROVIDE 1/2"C.O. TO RESPECTIVE MECHANICAL UNIT. REFER TO MECHANICAL ENGINEERED DRAWINGS FOR EXACT LOCATION AND QUANTITIES. 36" - 48" A.F.F.
- EXHAUST FAN, OR MOTOR LOAD. REFER TO MECHANICAL OR KITCHEN DRAWINGS FOR SPECIFIC LOAD REQUIREMENTS OR AS NOTED.
- FLUSH MOUNTED ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION. PANELS FEEDING FURNITURE LOADS SHALL BE PROVIDED WITH 1#6 CU TO SYSTEM GROUND. NEW PANEL LOCATION SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN.
- SURFACE MOUNTED ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION. PANELS FEEDING FURNITURE LOADS SHALL BE PROVIDED WITH 1#6 CU TO SYSTEM GROUND. NEW PANEL LOCATION SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN.
- FLUSH MOUNTED, LOCKABLE TERMINAL CABINET WITH TERMINAL STRIPS AS REQUIRED.
- SURFACE MOUNTED, LOCKABLE TERMINAL CABINET WITH TERMINAL STRIPS AS REQUIRED.
- DISTRIBUTION SWITCHBOARD. REFER TO SINGLE LINE DIAGRAM. ALL OUTSIDE INSTALLATION SHALL BE MIN. NEMA "3R" RATED. ELECTRICAL CONTRACTOR SHALL ENSURE PROPER CODE CLEARANCES PRIOR TO ROUGH-IN.
- T — TRANSFORMER, REFER TO SINGLE LINE DIAGRAM. ALL OUTSIDE INSTALLATION SHALL BE MIN. NEMA "3R" RATED. ELECTRICAL CONTRACTOR SHALL ENSURE PROPER CODE CLEARANCES PRIOR TO ROUGH-IN.
- F — FUSED DISCONNECT SWITCH, HP RATED, OR COMBINATION MOTOR STARTER/DISCONNECT SWITCH WITH FUSES PER EQUIPMENT MANUFACTURER NAMEPLATE. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE PROVIDED WITH WEATHERPROOF FUSED DISCONNECT SWITCH AS REQUIRED. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT.
- NON-FUSED DISCONNECT SWITCH, HP RATED AND WEATHERPROOF AS REQUIRED. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE PROVIDED WITH WEATHERPROOF FUSED DISCONNECT SWITCH AS REQUIRED. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT.

FIXTURE SUPPORT DETAIL



NOTES

- FIRE ALARM CONSTRUCTION DOCUMENTS SHALL BE UNDER SEPARATE PERMIT
- E.S.I. SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGE ORDERS IF CONSTRUCTION IS STARTED PRIOR TO PLAN-CHECK APPROVAL.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH TEL./DATA, AUDIO, SECURITY DOCUMENTS FOR ADDITIONAL SCOPE OF WORK. PROVIDE AND INSTALL ALL MATERIALS/WORK INDICATED THEREON AS BEING A PART OF ELECTRICAL CONTRACTOR's SCOPE OF WORK.
- ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF ALISO VIEJO RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL PROVIDE A HI-HAT ENCLOSURE FOR RECESSED FIXTURES AT 1HR. TUNNEL CORRIDOR. ENCLOSURE SHALL HAVE AN EQUIVALENT OR GREATER THAN RATING OF THE TUNNEL CONSTRUCTION.
- FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
- FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSES.
- LIGHTING CONTROL SYSTEMS SHALL BE ACCEPTANCE TESTED FOR TITLE 24 (Section 119.9(B) & Section 130.4(a)). CONTRACTOR TO IDENTIFY IN BID AND INCLUDE IN PRICING ALL ITEMS LIKELY TO BE REQUIRED BY TITLE 24, CHAPTER 6 PART 141.0 AND 141.1 BASED ON SCOPE OF WORK SHOWN IN PLAN. THIS SHALL INCLUDE (AS APPLICABLE) BUT NOT LIMITED TO: CONTROLLED RECEPTACLES, DAYLIGHTING CONTROLS, OCCUPANCY SENSORS, MULTI-LEVEL SWITCHING AND/OR DIMMING, DEMAND RESPONSE AND (WHEN APPLICABLE) DISAGGREGATION OF ELECTRICAL PANELS
- LIGHTING CONTROL SYSTEMS SHALL INSTALLED IN ACCORDANCE TO TITLE 24 SECTION 130.1
- LIGHTING CONTROL SYSTEMS PROVIDED SHALL BE CAPABLE OF BEING AUTOMATICALLY REDUCTED IN RESPONSE TO A DEMAND RESPONSE SIGNAL IN ACCORDANCE TO TITLE 24 SECTION 130.1(e).
- CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANCY OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. (1136A.2)
- ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. (1136A.1)
- UNLESS LISTED OTHERWISE, THE AMPACITY OF 600V OR LESS CONDUCTORS ARE BASED ON THE TERMINALS NOT EXCEEDING 60°C (140°F) FOR CONDUCTORS 14AWG THRU 1AWG OR 75°C (167°F) FOR CONDUCTOR SIZES OVER 1AWG.
- PROVIDE SEPARATE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL RACEWAYS PER BUILDING STANDARD, NO EXCEPTIONS.
- CONDUCTORS OF A MULTI-WIRE BRANCH CIRCUIT SHALL ORIGINATE FROM THE SAME PANEL-BOARD. THE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
- PLENUM RETURN AIR TEMPERATURE DOES NOT EXCEED 80°F. ALL CONDUIT RUNS ARE RUN ABOVE 9'-0" T-BAR CEILING WITHIN PLENUM SPACE.
- ADJUSTMENT FACTORS FOR MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE SHALL BE AS FOLLOWS:

QUANTITY	PERCENTAGE	#12 AWG (60°F Ampacity)	#10 AWG (60°F Ampacity)
1 - 3	100%	25 Amps.	30 Amps.
4 - 6	80%	20 Amps.	24 Amps.
7 - 9	70%	17.5 Amps.	21 Amps.
10-20	50%	12.5 Amps.	15 Amps.

- APPLICABLE CODES AS FOLLOWS:
  2022 CALIFORNIA BUILDING CODE
  2022 CALIFORNIA PLUMBING CODE
  2022 CALIFORNIA MECHANICAL CODE
  2022 CALIFORNIA ELECTRICAL CODE
  2022 CALIFORNIA ENERGY CODE
  2022 CALIFORNIA GREEN BUILDING CODE
- ALL SCOPE OF WORK DESCRIBED BELOW IS NEW:
  LIGHTING - PROVIDE NEW 0-10V LED LIGHT FIXTURES CONTROLLED VIA NEW 2022 CEnC COMPLIANT CONTROLS
  POWER - PROVIDE POWER TO NEW DEVICES AS INDICATED ON PLANS.
  DISTRIBUTION - PROVIDE NEW PANEL "D". PROVIDE NEW BRANCH CIRCUIT BREAKERS AS INDICATED IN SCHEDULES.
  HVAC - PROVIDE POWER TO NEW HVAC EQUIPMENT
  PLUMBING - PROVIDE POWER TO NEW G. DISP. AND WATER HEATER.

** EXIT WAYS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT FLOOR LEVEL CBC 1006.2
** SEPARATE SOURCE OF POWER SHALL BE PROVIDED FOR EXIT ILLUMINATION. CBC 1011.5.3
** PROVIDE EXIT SIGNS WHEN TWO OR MORE EXITS ARE REQUIRED.
** EXIT SIGNS SHALL BE POWERED FROM TWO SOURCES: ONE NORMAL POWER, ONE EMERGENCY EMERGENCY BATTERY BACUP (CONNECTED TO UNSWITCHED AREA LIGHTING CIRCUIT).
** INTERIOR EXIT DISCHARGE ELEMENTS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS: THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. CBC 1006.3

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

saa interiors + architecture
CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
SAN FRANCISCO, CA • ISELIN, NJ • NEW YORK, NY
6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER EDWARD D. BURTCH E17083 Exp. 09/30/25 ELECTRICAL STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

SHEET TITLE:
ELECTRICAL COVER SHEET

SHEET NO:
E-1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

SECTION 16050: GENERAL ELECTRICAL

THE DRAWINGS, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND DIVISION 1 APPLY TO WORK UNDER THIS SECTION.

PART 1 GENERAL:

1.01 DESCRIPTION

A. GENERAL: FURNISH ALL LABOR, MATERIALS, APPARATUS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION AND SPECIAL OR OCCASIONAL SERVICES AS REQUIRED TO MAKE A COMPLETE WORKING ELECTRICAL INSTALLATION, AS SHOWN ON THE DRAWINGS OR DESCRIBED IN THESE SPECIFICATIONS.

B. ALL ELECTRICAL MATERIAL & EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED. ALL EQUIPMENT SHALL BE U.L. LISTED. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS OF A.N.S.I., N.E.M.A. & N.B.F.U. REPLACE DEFECTIVE OR DAMAGED MATERIALS OR REPAIR IN A MANNER APPROVED BY THE OWNER. KEEP CONDUITS AND OTHER OPENINGS CLOSED TO PREVENT ENTRY OF FOREIGN MATTER. COVER FIXTURES, EQUIPMENT AND APPARATUS AND PROTECT AGAINST DIRT, WATER, CHEMICAL OR MECHANICAL DAMAGE BEFORE AND DURING THE CONSTRUCTION PERIOD UNTIL FINAL ACCEPTANCE. RESTORE TO ORIGINAL CONDITION ANY FIXTURES, APPARATUS OR EQUIPMENT DAMAGED PRIOR TO FINAL ACCEPTANCE, INCLUDING RESTORATION OF DAMAGED SHOP COATS OF PAINT. DELIVER EQUIPMENT AND STORE AT THE SITE, PROPERLY PACKED AND CRATED, UNTIL FINALLY INSTALLED.

C. ANY INCONSISTENCY OR DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CLEARED WITH THE ENGINEER. IT IS UNDERSTOOD FURTHER THAT THE CONTRACTOR HAS READ AND UNDERSTANDS FULLY THE PLANS, SPECIFICATIONS AND ALL RELATED DOCUMENTS ON THIS PROJECT.

D. THE CONTRACTOR SHALL UNDERTAKE THE WORK IN ITS ENTIRETY IN ACCORDANCE WITH ITS DESIGN AND PURPOSE. ALL WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER WITH MAXIMUM EFFICIENCY AND EXCELLENT WORKMANSHIP.

E. PERMITS AND FEES: THE CONTRACTOR SHALL SECURE AND PAY FOR PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL GOVERNMENT AND CITY AGENCIES.

F. SCOPE OF WORK INCLUDES, BUT NOT LIMITED TO:
1. INSTALLATION AND ASSEMBLY OF LIGHTING FIXTURES AND LAMPS.
2. GROUNDING.
3. INSTALLATION OF DUCT SMOKE DETECTORS.
4. PROVIDE PANELBOARDS AND OVERCURRENT DEVICES.
5. BRANCH CIRCUIT WIRING.
6. EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM.
7. INSTALLATION OF CONVENIENCE OUTLETS.
8. INSTALLATION OF TELEPHONE BACKBOARD, TELEPHONE AND DATA OUTLETS AND RACEWAYS.
9. FURNISHING, SUPPORT AND INSTALLATION OF NEW TRANSFORMER.
10. ROUGH-IN WIRING FOR DISPLAY CASE LIGHTING.
11. DEMOLITION AND REMOVALS.
12. LIGHTING CONTROLS, AND TIME SWITCHES.
13. CONNECTIONS OF, AND POWER WIRING TO, HVAC EQUIPMENT:
14. CONDUIT FOR DATA, TELEPHONE AND ALARM SYSTEMS.
15. INSTALLATION AND ASSEMBLY OF OWNER FURNISHED FIXTURES, EQUIPMENT AND DEVICES.
16. OTHER RELATED SERVICES

G. RELATED WORK SPECIFIED ELSEWHERE:

1. PERFORM THE FOLLOWING WORK, IN ACCORDANCE WITH APPROPRIATE SECTIONS OF THE SPECIFICATIONS CITED, WHERE AND AS NECESSARY TO FURNISH A COMPLETE, WORKING ELECTRICAL INSTALLATION.

A. CONCRETE:	DIVISION 3
B. PAINTING:	DIVISION 9
C. DOOR HARDWARE:	DIVISION 11
D. MECHANICAL:	DIVISION 15
E. FOOD SERVICE EQUIPMENT:	DIVISION 15

2. PROVIDE WIRING FOR EQUIPMENT FURNISHED BY OTHERS, AS SHOWN ON DRAWINGS. COORDINATE WITH OTHER TRADES OR DETAILS FOR INSTALLATION. THE TERM "WIRING" AS USED HEREIN, INCLUDES FURNISHING AND INSTALLING CONDUIT, WIRE, JUNCTION BOXES, DISCONNECTS ETC. AND MAKING CONNECTIONS. CHECK ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT TO BE INSTALLED BY OTHERS. BE RESPONSIBLE FOR PROPER WIRING AND NECESSARY ELECTRICAL ADJUSTMENTS TO EQUIPMENT TO CONFORM TO SPECIFIED REQUIREMENTS OF THE EQUIPMENT.

H. PENETRATIONS OF WALLS AND WALL MEMBRANES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. THROUGH-PENETRATION FIRE STOPS SHALL BE TESTED USING U.B.C. STANDARD 7-5. **(C.B.C. SECTIONS 709.6, 709.7, 714 & 715)**

I. PROVIDE SEISMIC RESTRAINTS AND ATTACHMENTS FOR ELECTRICAL EQUIPMENT AND SYSTEM COMPONENTS AS REQUIRED PER CBC (SEISMIC ZONE 4) AND SMACNA.

J. PROVIDE 4" CONCRETE HOUSEKEEPING PAD FOR ALL FLOOR MOUNTED EQUIPMENT.

1.02 CODES AND STANDARDS:

A. SPECIFIC

1. COMPLY WITH ALL CODES ENFORCED BY THE STATE AND LOCAL JURISDICTIONS.

2. **ALL ELECTRICAL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT CBC, 2022 CEC, 2022 TITLE 24 REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.**

3. EQUIPMENT AND MATERIALS SPECIFIED UNDER THIS DIVISION SHALL CONFORM TO THE FOLLOWING STANDARDS WHERE APPLICABLE.

A. UL UNDERWRITERS' LABORATORIES.
B. ASTM AMERICAN SOCIETY FOR TESTING MATERIALS.
C. CBM CERTIFIED BALLAST MANUFACTURERS.
D. ANSI AMERICAN NATIONAL STANDARDS. INSTITUTE.
E. NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
F. NRTL (NATIONALLY RECOGNIZED TESTING LABORATORY) LISTED
G. APPROVED BY CITY OF ALISO VIEJO APPROVED TESTING LABORATORY.

1.03 DRAWINGS:

A. LAYOUT: GENERAL LAYOUT SHOWN ON THE DRAWINGS SHALL BE FOLLOWED EXCEPT WHERE OTHER WORK MAY CONFLICT WITH THE DRAWINGS.

B. ACCURACY:

1. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. COMPLETE DETAILS OF THE BUILDING WHICH MAY AFFECT THE ELECTRICAL INSTALLATION ARE NOT SHOWN. SIZE AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE SHOWN IN ENLARGED DETAILS OR AS APPROVED BY THE ARCHITECT OR HIS REPRESENTATIVE. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL NECESSARY BENDS, OFFSET, PULL BOXES AND OBSTRUCTIONS. CONTRACTOR SHALL PROVIDE THE INSTALLATION TO MAINTAIN HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. COORDINATE WITH DRAWINGS OF ALL OTHER TRADES.

2. CONTRACTOR SHALL VERIFY LINES, LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SETTING OUT OF WORK AND FOR ITS STRICT CONFORMANCE WITH EXISTING CONDITIONS AT THE SITE.

1.04 SUBSTITUTIONS: SUBSTITUTIONS OF SPECIFIED DEVICES AND EQUIPMENT SHALL NOT BE ALLOWED.

1.05 SUBMITTALS:

A. GENERAL: REFER TO THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND DIVISION 1 FOR REQUIREMENTS.

B. FORMAT: FURNISH SUBMITTAL DATA NEATLY BOUND IN AN 8-1/2" X 11" FOLDER OR BINDER WITH A TABLE OF CONTENTS LISTING IN ORDER OF SPECIFICATION SECTION AND PARAGRAPH NUMBER.

C. SUBMITTALS SHALL CONSIST OF DETAILED SHOP DRAWINGS, SPECIFICATIONS, CATALOG "CUTS" AND DATA SHEETS CONTAINING PHYSICAL AND DIMENSIONED INFORMATION, PERFORMANCE DATA, ELECTRICAL CHARACTERISTICS, MATERIALS USED IN FABRICATION, MATERIAL FINISH AND THOSE OPTIONAL ACCESSORIES WHICH ARE INCLUDED AND THOSE WHICH ARE EXCLUDED.

D. EACH SUBMITTAL SHALL BE THOROUGHLY REVIEWED BY THE CONTRACTOR. THE COVER LETTER ACCOMPANYING SUBMITTAL LETTER SHALL LIST IN FULL THE ITEMS AND DATA SUBMITTED AND SHALL CONTAIN A STATEMENT ACKNOWLEDGING THAT THE CONTRACTOR HAS PERFORMED A DETAILED REVIEW OF THE SUBMITTAL DOCUMENTS PRIOR TO SUBMISSION. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL CONSTITUTE GROUNDS FOR RETURN OF DATA FOR RESUBMISSION WITHOUT REVIEW.

E. CONTRACTOR AGREES THAT SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS, THAT THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, THAT HE DEMONSTRATES HIS UNDERSTANDING BY INDICATING WHICH EQUIPMENT AND MATERIAL HE INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS HE INTENDS TO USE.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING: EQUIPMENT AND MATERIALS SHALL BE PROPERLY STORED AND ADEQUATELY PROTECTED AND CAREFULLY HANDLED TO PREVENT DAMAGE BEFORE AND DURING INSTALLATION. EQUIPMENT AND MATERIALS SHALL BE HANDLED, STORED, AND PROTECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE. ELECTRICAL CONDUIT SHALL BE STORED TO PROVIDE PROTECTION FROM THE WEATHER AND ACCIDENTAL DAMAGE. PLASTIC CONDUIT SHALL BE STORED ON EVEN SUPPORTS AND IN LOCATIONS NOT SUBJECT TO DIRECT SUN RAYS OR EXCESSIVE HEAT. CABLES SHALL BE SEALED, STORED AND HANDLED CAREFULLY TO AVOID DAMAGE TO THE OUTER COVERING OR INSULATION AND DAMAGE FROM MOISTURE AND WEATHER. DAMAGED OR DEFECTIVE ITEMS, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED WITH NEW ITEMS AT THE EXPENSE OF THE CONTRACTOR.

PART 2 PRODUCTS (NOT APPLICABLE)

PART 3 EXECUTION:

3.01 TESTS AND GUARANTEES:

A. TESTS SHALL BE CONDUCTED DURING THE CONSTRUCTION PERIOD AND AT COMPLETION TO DETERMINE CONFORMITY WITH APPLICABLE CODES AND WITH THESE SPECIFICATIONS. TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE ARCHITECT AND SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. INSULATION RESISTANCE: PERFORM 500-VOLT D.C. TESTS FOR ONE MINUTE ON ALL FEEDER CONDUCTORS, INCLUDING THE NEUTRAL, AND MAKE A TYPED RECORD OF ALL READINGS TO BE INCLUDED IN THE MAINTENANCE INSTRUCTIONS. REPAIR OR REPLACE CIRCUITS SHOWING LESS THAN 40 MEGOHMS RESISTANCE TO GROUND. MAKE TESTS USING BIDDLE INSULATION RESISTANCE MEGGER, OR EQUAL.

2. GROUND RESISTANCE: TEST GROUND RESISTANCE PER IEEE STANDARD NO. 81. HIRE AN INDEPENDENT LAB TO PERFORM THE GROUNDING SYSTEM TESTING PER NETA 7.13. CERTIFIED DOCUMENTS SHALL BE PROVIDED TO THE OWNER FOR VERIFICATION PRIOR TO PROJECT COMPLETION.

3. CIRCUITS CONTINUITY: TEST ALL FEEDER AND BRANCH FOR CONTINUITY. TEST ALL NEUTRALS FOR IMPROPER GROUNDS.

4. EQUIPMENT OPERATIONS: TEST LIGHTING CIRCUITS FOR CORRECT OPERATION THROUGH THEIR CONTROL DEVICES. TEST ELECTRIC BASEBOARD HEATERS FOR CORRECT OPERATIONS THROUGH THEIR CONTROL RELAYS/THERMOSTATS.

5. LIGHTING CONTROL CIRCUITS: PERFORM OPERATION TESTS FOR ALL LIGHTING CIRCUITS.

PROPERLY TEST THE PHASE ROTATION OF ALL NEW FEEDERS AND BRANCH CIRCUITS, AND MAKE SUCH CHANGES AND ALTERATIONS NECESSARY TO INSURE THE CORRECT ROTATION OF ALL MOTOR DRIVEN EQUIPMENT THROUGHOUT THE NEW INSTALLATION.

6. PRODUCT FAILURE: ANY PRODUCTS WHICH FAIL DURING THE TESTS OR ARE RULED UNSATISFACTORY BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED, REPAIRED, OR CORRECTED AS PRESCRIBED BY THE OWNER'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR. TESTS SHALL BE PERFORMED AFTER REPAIRS, REPLACEMENTS OR CORRECTIONS UNTIL SATISFACTORY PERFORMANCE IS DEMONSTRATED.

7. PHYSICAL INSPECTION OF ELECTRICAL EQUIPMENT AND CABLES: INSPECTION SHALL BE MADE OF ALL EQUIPMENT TO INSURE PROPER ASSEMBLY AND CONSTRUCTION.

FURNISH, IN WRITING, A COMPLETE GUARANTEE AGAINST DEFECTIVE MATERIALS AND IMPROPER WORKMANSHIP, SATISFACTORY TO OWNER, FOR ALL PARTS, COMPONENTS, AND OPERATION. INCLUDE IN GUARANTEE COMPLETE MAINTENANCE OF THE SYSTEM, INCLUDING REPLACEMENT PARTS, ALL LABOR AND MATERIALS TO MAINTAIN THE SYSTEM IN PROPER OPERATING CONDITION FOR THE GUARANTEE PERIOD.

3.02 INSTRUCTIONS AND MANUALS

A. REFER TO DIVISION 1.

B. AT THE TIME OF COMPLETION, AN ADEQUATE PERIOD SHALL BE ALLOTTED BY THE CONTRACTOR FOR INSTRUCTION OF BUILDING OPERATING AND MAINTENANCE PERSONNEL IN THE USE OF ALL SYSTEMS. ALL PERSONNEL SHALL BE INSTRUCTED AT ONE TIME, THE CONTRACTOR MAKING ALL NECESSARY ARRANGEMENTS WITH MANUFACTURER'S REPRESENTATIVES. THE EQUIPMENT MANUFACTURER SHALL PROVIDE PRODUCT LITERATURE AND APPLICATION GUIDES FOR THE USERS' REFERENCE.

C. COSTS, IF ANY, FOR THE ABOVE SERVICE SHALL BE PAID BY THE CONTRACTOR.

3.03 PROJECT RECORD DOCUMENTS (AS-BUILT)

A. PROVIDE PROJECT RECORD DRAWINGS AND SPECIFICATIONS AS REQUIRED BY OTHER SECTIONS OF SPECIFICATIONS AND AS REQUIRED HEREIN. SUCH DRAWINGS SHALL FULLY REPRESENT INSTALLED CONDITIONS INCLUDING ACTUAL LOCATION OF OUTLETS, CORRECT CONDUIT AND WIRE SIZING AS WELL AS ROUTING, REVISED FIXTURE SCHEDULING LISTING THE MANUFACTURER AND PRODUCTS ACTUALLY INSTALLED.

B. ALL CHANGES TO DRAWINGS SHALL BE MADE BY QUALIFIED DRAFTSPERSONS TO MATCH EXISTING LINE WORK AND LETTERING AS CLOSELY AS POSSIBLE.

3.04 WORKMANSHIP

A. THE CONTRACTOR SHALL UNDERTAKE THE WORK IN ITS ENTIRETY IN ACCORDANCE WITH ITS DESIGN AND PURPOSE. ALL WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER WITH MAXIMUM EFFICIENCY AND EXCELLENT WORKMANSHIP.

B. PREPARATION, HANDLING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND TECHNICAL DATA PARTICULAR TO THE PRODUCT SPECIFIED AND/OR APPROVED EXCEPT AS OTHERWISE SPECIFIED. COORDINATE WORK AND COOPERATE WITH OTHER IN FURNISHING AND PLACING THIS WORK. WORK TO APPROVED SHOPDRAWINGS FOR WORK BY OTHERS AND TO FIELD MEASUREMENTS AS NECESSARY TO PROPERLY FIT THE WORK.

C. CONFORM TO THE NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION STANDARD OF INSTALLATION FOR GENERAL INSTALLATION PRACTICE.

3.05 SCHEDULE OF WORK: ARRANGE WORK TO CONFORM TO THE SCHEDULE WHICH HAS BEEN ESTABLISHED FOR THE PROGRESS OF THE WORK. ADVISE REGARDING SHIPPING SCHEDULE OF MAJOR EQUIPMENT.

3.06 SUPERVISION: CONTRACTOR SHALL PERSONALLY OR THROUGH AN AUTHORIZED AND COMPETENT REPRESENTATIVE CONSTANTLY SUPERVISE THE WORK FROM BEGINNING TO COMPLETION AND, WITHIN REASON, KEEP THE SAME WORKMEN AND FOREMAN ON THE PROJECT THROUGHOUT THE PROJECT DURATION.

3.07 PROTECTION: KEEP CONDUITS, JUNCTION BOXES, OUTLET BOXES, AND OTHER OPENINGS CLOSED TO PREVENT ENTRY OF FOREIGN MATTER. COVER FIXTURES, EQUIPMENT AND APPARATUS AND PROTECT AGAINST DIRT, PAINT, WATER, CHEMICAL OR MECHANICAL DAMAGE, BEFORE AND DURING CONSTRUCTION PERIOD. RESTORE TO ORIGINAL CONDITION ANY FIXTURE, APPARATUS, OR EQUIPMENT DAMAGED PRIOR TO FINAL ACCEPTANCE. PROTECT BRIGHT FINISHED SURFACES AND SIMILAR ITEMS UNTIL IN SERVICE. NO RUST OR DAMAGE WILL BE PERMITTED.

3.08 SPECIAL TOOLS: ALL SPECIAL TOOLS FOR PROPER OPERATION AND MAINTENANCE OF THE EQUIPMENT PROVIDED UNDER THIS SECTION SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE.

3.09 CUTTING AND PATCHING

A. CONTRACTOR SHALL CAREFULLY LAY OUT ALL WORK IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILINGS OR OTHER SURFACES. STRUCTURAL MEMBERS WILL NOT BE CUT OR DRILLED WITHOUT THE APPROVAL OF THE ENGINEER AND OWNER. WHERE SUCH WORK IS NECESSARY, HOWEVER, DO ALL CUTTING, CORING AND PATCHING OF THE CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK. AFTER COMPLETION OF WORK, CLEAN UP RESULTANT DEBRIS AND REMOVE FROM SITE.

B. INSTALL ALL REQUIRED SLEEVES, FORMS AND INSETS BEFORE WALLS OR PARTITION ARE BUILT. CUTTING AND PATCHING OF WALLS, PARTITIONS, CEILINGS AND FLOOR NECESSARY FOR RECEPTION OF WORK, CAUSED BY FAILURE TO PROVIDE OR PROPERLY LOCATED SLEEVES, FORMS AND INSETS, INCORRECT LOCATION OF WORK OR FAILURE TO COOPERATE WITH OTHER TRADES, SHALL BE DONE AT EXPENSE OF TRADE RESPONSIBLE.

C. NO CUTTING OF FINISHED OR STRUCTURAL WORK MAY BE DONE WITHOUT ACCEPTANCE. WHEN NECESSARY TO HAVE FINISHED MATERIAL OR STRUCTURAL WORK CUT, FURNISH NECESSARY DRAWINGS TO TRADE WHOSE MATERIALS ARE OUT TO BE CUT.

3.10 CLEARANCES: PROVIDE WORKING CLEARANCE IN FRONT OF, IN BACK OF, AND TO SIDES FOR ALL ELECTRICAL EQUIPMENT AS REQUIRED BY **2022 CEC ARTICLE 110.**

3.11 DEMOLITION: DEMOLITION AND REMOVAL OF EXISTING ELECTRICAL SERVICES TO THE EXISTING TENANT SPACE TO BE BY THE CONTRACTOR.

3.12 CONNECTIONS: CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FINAL CONNECTIONS AS REQUIRED FOR COMPLETE AND OPERABLE SYSTEM U.N.O.

3.12 ACCESS PANEL

A. ELEC. CONTRACTOR SHALL PROVIDE ALL ACCESS PANELS REQUIRED FOR CODE REQUIRED ACCESS TO ELECTRICAL DEVICES AND JUNCTION BOXES IN HARD CEILING AREAS.

B. ACCESS PANELS SHALL NOT BE ALLOWED IN SALES AREA CEILING OR WALLS. DEVICES AND EQUIPMENT THAT NORMALLY WOULD BE CONCEALED FROM VIEW SHALL BE LOCATED AT NORMALLY ACCESSIBLE AREAS SUCH AS ABOVE CEILING, NEAR HVAC DIFFUSERS OR IN BACK ROOMS IN ACCESSIBLE CEILING AREAS.

END OF SECTION

SECTION 16100: BASIC MATERIALS AND METHODS

THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND DIVISION 1 APPLY TO WORK UNDER THIS SECTION.

PART 1 GENERAL

1.01 DESCRIPTION

A. WORK SPECIFIED IN THIS SECTION ENCOMPASSES PRODUCTS, ASSEMBLIES AND BASIC INSTALLATION METHODS REQUIRED FOR ELECTRICAL PROJECT SYSTEMS SPECIFIED UNDER THIS DIVISION AND INCLUDES, BUT IS NOT LIMITED TO:

1. CONDUIT, RACEWAYS, AND FITTINGS.
2. WIRE AND CABLES.
3. WIRE CONNECTIONS AND DEVICES.
4. OUTLET BOXES.
5. PULL AND JUNCTION BOXES.
6. SWITCHES AND RECEPTACLES.
7. DEVICE PLATES.
8. OVERCURRENT PROTECTIVE DEVICES.
9. TELEPHONE TERMINAL BACKBOARD.
10. DOOR BUZZER AND PUSHBUTTON SYSTEM.
11. BACKGROUND SOUND SYSTEM EQUIPMENT INSTALLATION AND WIRING.
12. EMPTY RACEWAY PROVISIONS FOR BURGLAR ALARM, **AUDIO VIDEO** AND SECURITY SYSTEM DETECTION UNITS AND SWITCHES.
13. PANELBOARDS AND ASSOCIATED EQUIPMENT

B. WORK NOT INCLUDED:

1. BACKGROUND SOUND SYSTEM EQUIPMENT FURNISHED BY AUDIO CONTRACTOR.
2. BURGLAR ALARM AND SECURITY SYSTEM EQUIPMENT AND WIRING.

SUBMITTALS

1.02 A. SUBMIT IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 16050 THE FOLLOWING ITEMS:

1. SWITCHES, RECEPTACLES AND DEVICE PLATES.
2. CONDUCTORS AND CABLES.
3. OVERCURRENT PROTECTIVE DEVICES.
4. RACEWAYS.
5. DOOR BUZZERS AND PUSHBUTTON.
6. PANELBOARDS AND TRANSFORMER

PART 2 PRODUCTS

2.01 CONDUIT AND FITTINGS

A. RACEWAYS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE, RIGID GALVANIZED STEEL CONDUIT (RGS) & ELECTRICAL METALLIC TUBING (EMT), SUBJECT TO THE RESTRICTIONS OF THE STATE **2022 CEC** CODE, MINIMUM OF ¾" OR AS SPECIFIED ON DRAWINGS, AS FOLLOWS:

1. RIGID STEEL CONDUIT (RGS)

1a. RGS SHALL BE PERMITTED UNDER ALL CONDITIONS SUBJECT TO THE RESTRICTIONS OF THE STATE ELECTRIC CODE, EXCEPT AREAS IDENTIFIED AS A CORROSIVE ENVIRONMENT BY OWNER OR WHERE EXPOSED IN GMP CLASSIFIED ASEPTIC AREAS (CLASS 100,000 TO CLASS 100). EXPOSED CONDUITS SHALL BE RGS.

1a. CONDUIT, RIGID STEEL: FULL WEIGHT, THREADED, HOT-DIP GALVANIZED, INSIDE ENAMELED, CONFORMING TO ANSI C80.1.

1b. CONDUIT AND FITTINGS SHALL BE THREADED, HOT DIPPED GALVANIZED WITH ZINC COATED THREADS AND SHALL BE IN COMPLIANCE WITH NEC 346, ANSI C80.1 AND UL 6. CONNECTORS SHALL HAVE INSULATED THROATS.

1c. THREE-PIECE COUPLINGS: ELECTROPLATED, CAST MALLEABLE IRON. EFCOR 165 SERIES, O.Z./GEDNEY 4-50 SERIES OR EQUAL.

1d. THREADLESS COUPLINGS: ELECTROPLATED, CAST MALLEABLE IRON, WITH INTEGRAL CONDUIT STOP. EFCOR 1760.

1e. THREADLESS CONNECTORS: ELECTROPLATED, CAST MALLEABLE IRON, ON THREADED MALE HUB PLASTIC INSULATED THROAT RATED 90 DEGREES C MINIMUM. EFCOR 1750B SERIES, O.Z./GEDNEY 31-050 1T SERIES OR EQUAL.

1f. INSULATED BUSHINGS: THREADED POLYPROPYLENE OR THERMOSETTING PHENOLIC RATED 150 DEGREES C MINIMUM.

1g. INSULATED GROUNDING BUSHINGS: THREADED CAST MALLEABLE IRON BODY WITH INSULATED THROAT AND STEEL, "LAY-IN" GROUND LUG WITH COMPRESSION SCREW. O.Z./GEDNEY BLG SERIES, THOMAS & BETTS 3870 SERIES OR EQUAL.

1h. INSULATED METALLIC BUSHINGS: THREADED CAST MALLEABLE IRON BODY WITH PLASTIC INSULATED THROAT RATED 105 DEGREES C. O.Z./GEDNEY TYPE B, THOMAS & BETTS 1222 SERIES OR EQUAL.

1i. SUPPORT CONDUITS IN ACCORDANCE WITH **2022 CEC ARTICLE 346-12.**

2. ELECTRICAL METALLIC TUBING (EMT)

2a. EMT SHALL BE PERMITTED FOR BOTH EXPOSED AND CONCEALED WORK - INTERIOR POWER AND LIGHTING BRANCH CIRCUITS WHERE RUN CONCEALED ABOVE SUSPENDED CEILING, IN STUD WALLS, FURRED SPACES, AND WHERE NOT EXPOSED TO MECHANICAL DAMAGE, OR ABOVE 6' FROM FLOOR.

2b. EMT SHALL <u>NOT</u> BE PERMITTED:
a) WHERE SUBJECT TO PHYSICAL DAMAGE, INCLUDING MECHANICAL EQUIPMENT ROOMS BELOW 8'-0" AFF.
b) FOR SIZES LESS THAN 2 ½" IN EXTERIOR & ROOFTOP LOCATIONS.
c) IN CORROSIVE AREAS.
d) IN CINDER BLOCK CONSTRUCTION.
e) IN HAZARDOUS OR CLASSIFIED ASEPTIC LOCATIONS.

2c. CONDUIT: SHALL BE FORMED OF COLD ROLLED STRIP STEEL, ELECTRICAL RESISTANCE WELDED CONTINUOUSLY ALONG THE LONGITUDINAL SEAM AND HOT-DIP GALVANIZED AFTER FABRICATION. CONDUIT SHALL CONFORM TO ANSI C80.3 SPECIFICATIONS AND SHALL MEET U.L. REQUIREMENTS.

2d. FITTINGS SHALL BE COMPRESSION TYPE, STEEL, GLAND NUT AND RING TYPE ONLY. PRESSURE INDENTED DRIVE-ON AND DIE-CAST TYPES SHALL NOT BE USED. CONNECTORS SHALL HAVE INSULATED THROATS

2e. COUPLINGS: ELECTROPLATED, CAST MALLEABLE IRON, GLAND COMPRESSION TYPE, U.L. LISTED RAIN AND CONCRETE TIGHT THROUGH 1-1/4 INCH TRADE SIZE, O.Z./GEDNEY 6050W SERIES, EFCOR 760 SERIES OR EQUAL. SET SCREW TYPE COUPLINGS MAY BE USED IN DRY LOCATIONS, O.Z./GEDNEY 5050 SERIES OR EQUAL.

2f. CONNECTORS: GLAND COMPRESSION TYPE WITH CAST MALLEABLE IRON BODY WITH MALE HUB AND INSULATED PLASTIC THROAT 150 DEGREES C. TEMPERATURE RATED. O.Z./GEDNEY 4050 SERIES OR EQUAL.

2g. SUPPORT CONDUITS IN ACCORDANCE WITH **2022 CEC** ARTICLE 348-12.

3. FLEXIBLE METALLIC CONDUIT

3a. FLEXIBLE METALLIC CONDUIT SHALL BE PERMITTED FOR FINAL CONNECTIONS TO, SUSPENDED LIGHT FIXTURES, BETWEEN J-BOXES AND RECESSED/SURFACE MOUNTED LIGHT FIXTURES, TO OVERCOME BUILDING OBSTRUCTIONS, FOR CONNECTIONS TO VIBRATING (24" MAXIMUM), HYDRAULIC, OR PNEUMATIC EQUIPMENT, MOTORS, TRANSFORMERS AND SOLENOIDS IN DRY LOCATIONS.

3b. CONDUIT: SHALL BE FABRICATED IN CONTINUOUS LENGTHS FROM GALVANIZED STEEL STRIP, SPIRALLY WOUND AND FORMED TO PROVIDE AN INTERLOCKING DESIGN AND SHALL BE IN COMPLIANCE WITH CEC 350 AND UL 1.. 4' MAX. LENGTH. FLEXIBLE CONDUIT IS NOT PERMITTED IN WALLS.

3c. FITTINGS: CONNECTORS SHALL BE MADE OF THE SCREW CLAMP WITH CAST MALLEABLE IRON BODIES AND THREADED MALE HUBS WITH INSULATED THROATS.

3d. FLEXIBLE CONDUIT SHALL ONLY BE ALLOWED IN THE LENGTHS AND FOR APPLICATIONS AS ALLOWED BY THE JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING INSTALLATION THAT IS NOT IN COMPLIANCE WITH THE JURISDICTIONAL REQUIREMENTS

3e. SUPPORT CONDUITS IN ACCORDANCE WITH **2022 CEC** ARTICLE 350-18.

4. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT

4a. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE PERMITTED FOR FINAL CONNECTIONS TO VIBRATING (24" MAXIMUM), HYDRAULIC, OR PNEUMATIC EQUIPMENT, MOTORS, TRANSFORMERS AND SOLENOIDS IN OUTDOOR AREAS, MECHANICAL AREAS AND WHERE EXPOSED TO MOISTURE.

4b. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE POLYVINYL CHLORIDE COVERED CONTINUOUSLY SPIRALLY WOUND GALVANIZED STEEL OR ALUMINUM STRIP WITH INTEGRAL GROUNDING CONDUCTOR AND SHALL BE IN COMPLIANCE WITH NEC 351 AND UL 360. ANACONDA TYPE U.A., COLEMAN TYPE UXT1 OR EQUAL. 4' MAX. LENGTH.

4c. FITTINGS: FITTINGS SHALL BE LIQUID TIGHT, ZINC COATED STEEL. CONNECTOR BODY AND GLAND NUT SHALL BE OF CADMIUM PLATED CAST MALLEABLE IRON, WITH INSULATED THROAT, MAX. 24", T & B 5331 SERIES, O.Z./GEDNEY 4Q-38-1T SERIES, OR EQUAL.

4d. SUPPORT CONDUITS IN ACCORDANCE WITH **2022 CEC** ARTICLE 351-8.

B. MC CABLING

1. METAL CLAD CABLE SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH UL 1569. THE CABLE SHALL BEAR THE UL LABEL AND MANUFACTURER'S "E" NUMBER
2. ACCEPTABLE SIZES FOR MC CABLE: 12/2 THROUGH 12/9; 10/2 THROUGH 10/ 9 AND SHALL CONTAIN COPPER CONDUCTORS ONLY, NO ALUMINUM ALLOWED
3. MANUFACTURER - AFC OR EQUAL
4. CONDUCTORS: COPPER; SOLID OR STRANDED
5. INSULATION: THERMOPLASTIC (THHN) OR EQUIVALENT; VOLTAGE RATING 600V; TEMPERATURE RATING 90°C
6. ARMOR: ALUMINUM; CORRUGATED OR SMOOTH TUBE
8. CABLE SHALL BE FIRE RATED, 1 HOUR MINIMUM OR HIGHER AS REQUIRED BY SPECIFIC INSTALLATION AREA, UL LISTED, RATED FOR USE IN CABLE TRAY, AND FOR USE IN ENVIRONMENTAL AIR PLENUMS
9. CONNECTORS: FURNISH ONLY UL LISTED MC CONNECTORS MANUFACTURED FOR MC CABLE. CONNECTORS SHALL BE STEEL; DIE CAST NOT ALLOWED.
10. MC CABLING SUPPORTS: CADDY, OR APPROVED EQUAL. ALL SUPPORTS SHALL BE U.L. LISTED FOR THE APPLICATION, AND SHALL COMPLY WITH THE NEC. TIE-WRAPS AND STAPLES ARE NOT ACCEPTABLE. UTILIZE THE FOLLOWING:
1. SNAP-IN SUPPORTS TO FRAMING STUD, CADDY #MAC2.
2. STRAP TO FRAMING STUD, CADDY #FXC20
3. DROP-WIRE SUPPORTS, CADDY #PCS1.
4. CABLE SNAP CLIP FOR ATTACHMENT TO STRUCTURE, CADDY #SC.
5. CABLE SUPPORT FOR ATTACHMENT TO FRAMING STUD, CADDY #CJ6.
6. SUPPORT AND ANTI-RATTLE CLIP FOR MC THROUGH STUDS, CADDY #781.
11. MC CABLING SHALL ONLY BE ALLOWED FOR APPLICATIONS AS ALLOWED BY THE JURISDICTION AND THE LANDLORD. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM WITH BOTH AGENCIES, THAT MC IS PERMITTED. FOR INSTALLATIONS THAT HAVE NOT BEEN APPROVED BY BOTH AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE MC AND REPLACEMENT WITH EMT, AT THE EXPENSE OF THE CONTRACTOR.
12. MC CABLING SHALL NOT BE ALLOWED TO RUN INTO THE PANELBOARDS. TRANSITION TO EMT BY MEANS OF A WIREWAY ABOVE PANELBOARDS, AND RUN BRANCH CIRCUITS IN EMT FROM WIREWAY TO PANELBOARDS - NO EXCEPTIONS
13. CONTRACTOR'S BID SHALL REFLECT COSTS FOR UTILIZING MC CABLING AND/OR EMT INSTALLATION AS PERMITTED BY THE JURISDICTION AND LANDLORD.
14. MC CABLE SHALL NOT BE PERMITTED IN AREAS OPEN TO PUBLIC VIEW.

2.02 WIRE AND CABLE

A. GENERAL

1. WIRE AND CABLE SHALL BE INSULATED COPPER, SIZES AS INDICATED ON DRAWINGS AND SHALL NOT BE LESS THAN #12 AWG. ALL #8 AWG AND LARGER SHALL BE STRANDED. ALL #10 AWG WIRE AND SMALLER SHALL BE TYPE SOLID. VOLTAGE RATING OF INSULATION SHALL BE 600 VOLTS. 120V, 20A. CIRCUITS OVER 75 L.F. MUST BE #10 AWG MINIMUM. ALUMINUM WIRE AND CABLE SHALL NOT BE USED.

2. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC CO., ROME CABLE, SOUTHWIRE, TRIANGLE, PWC INC., OR EQUAL.

3. INSULATION TYPES FOR ALL CONDUCTORS SHALL BE AS FOLLOWS:

DESCRIPTION	LOCATION		
	DRY	DAMP	WET
BRANCH CIRCUITS #6AWG AND SMALLER	THHN	THWN	THWN
FEEDER AND BRANCH CIRCUITS LARGER THAN #6 AWG	XHHW	XHHW	XHHW-2
EXTERIOR FEEDER & BRANCH CIRCUIT WIRING	XHHW-2	XHHW-2	XHHW-2
FEEDERS CONNECTED TO 100% RATED CIRCUIT BREAKERS	XHHW-2	XHHW-2	XHHW-2

4. FIXTURE WIRE: TYPE AF.
5. COLOR CODE. COLOR CODE ALL CONDUCTORS IN ACCORD WITH NEC AS FOLLOWS:

	120/208V	277/480V
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	GRAY

6. EQUIPMENT GROUND WIRE SHALL BE GREEN. ISOLATED GROUND WIRE SHALL BE GREEN WITH YELLOW STRIPE. VOLTAGE RATING OF INSULATION SHALL BE 600 VOLTS.

7. ALL WIRES SHALL BE IDENTIFIED BY CIRCUIT NUMBERS IN ALL CABINETS, BOXES WIRING TROUGHS, OTHER ENCLOSURES, AT ALL SPLICES, TERMINATION POINTS, ETC.

8. WIRE RATED FOR 90 DEGREES C SHALL BE USED FOR CIRCUIT WIRING OF RECESSED FIXTURES, BETWEEN FIXTURES, AND THEIR ADJACENT OUTLET BOXES, AS REQUIRED FOR FIXTURE RATING AND FOR BRANCH CIRCUIT EQUIPMENT FEEDS UNDER RAISED FLOORS.

9. PROVIDE CONNECTORS SUITABLE FOR THE TYPE AND SIZE CONDUCTOR USED. JOINTS, TAPS, AND SPLICES OF WIRE #10 AND SMALLER SHALL BE MADE BY MEANS OF "IDEAL-NUT" CONNECTORS OR "3M SCOTCHLOK" SPRING CONNECTORS. #8 AND LARGER CONDUCTORS SHALL BE SPLICED WITH SCREW COMPRESSION CONNECTORS SIMILAR TO "BURNDY" TYPE KVS WITH HEAT OR COLD SHRINK JACKET. CONNECTORS SHALL BE LARGE ENOUGH TO ENCLOSE AND SECURELY FASTEN ALL STRANDS OF THE CONDUCTOR. EACH JOINT, TAP AND SPLICE IN CONDUCTOR #8 AND LARGER SHALL HAVE THE CONNECTOR VOIDS FILLED WITH ELECTRICAL INSULATION PUTTY AND BE TAPED WITH RUBBER AND COVERED WITH PLASTIC TAPE PROVIDING INSULATION NOT LESS THAN TWO HALF-LAPPED LAYERS EACH, "SCOTCH #33", "SCOTCH #88", "SLIPNOT" GREY" OR EQUAL.

10. PROVIDE LUBRICANT AS REQUIRED, "IDEAL WIRE LUBE" OR APPROVED EQUAL.

2.03 OUTLET BOXES AND COVERS

A. STANDARD OUTLET BOXES: GALVANIZED, ONE-PIECE, DRAWN STEEL, KNOCK-OUT TYPE OF SIZE AND CONFIGURATION BEST SUITED TO THE APPLICATION INDICATED ON THE PLANS. MINIMUM BOX SIZE, 4 INCH SQUARE BY 1-1/2 INCH DEEP.

B. SWITCH BOXES: TWO INCH BY 3-INCH LONG, GALVANIZED STEEL SWITCH BOXES SHALL BE USED ONLY FOR THE INSTALLATION OF SINGLE SWITCHES, INSTALL MULTIPLE SWITCHES IN STANDARD GANG BOXES WITH RAISED DEVICE COVERS SUITABLE FOR THE APPLICATION INDICATED.

C. ENCLOSURES, JUNCTION BOXES, GUTTERS ETC. INSTALLED OUTSIDE OF BUILDING AND SUBJECT TO WEATHER SHALL BE WEATHERPROOF.

D. JUNCTION BOXES AND PULL BOXES: LOCATE GENERALLY NOT EXPOSED IN FINISHED SPACE. WHERE NECESSARY, REROUTE RACEWAYS OR MAKE OTHER ARRANGEMENTS FOR CONCEALMENT. PROVIDE PULL BOXES AS INDICATED AND WHERE NECESSARY TO FACILITATE PULLING OF WIRE AND COORDINATE LOCATION WITH OTHER TRADES. COVERS OF JUNCTION BOXES AND PULL BOXES SHALL BE ACCESSIBLE. FOR EMPTY RACEWAY RUNS PROVIDE PULL BOXES EVERY 100' AND AS INDICATED. COORDINATE LOCATIONS WITH OTHER TRADES.

E. SET BOXES SQUARE AND TRUE WITH BUILDING FINISH. ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF FURRING AND FIRE PROOFING. SECURE TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.

F. JUNCTION BOXES & PULL BOXES SHALL BE SIZED IN ACCORDANCE WITH **2022 CEC** 370-22.

2.04 SWITCHES AND RECEPTACLES

A. GENERAL: COLOR OF DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTED. ORANGE FOR DEDICATED I.G. RECEPTACLES .

1. ALL GENERAL PURPOSE 20 AMPERE, 125-250 VOLT RECEPTACLES AND 120-277 VOLT SWITCHES SHALL CONFORM TO NEMA WD 1 AND APPLICABLE U.L. TESTS.

B. RECEPTACLES:

1. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE: NEMA TYPE 5-20R LEVITON #6898-HG OR EQUAL.

2. DUPLEX RECEPTACLES: NEMA TYPE 5-20R, HEAVY DUTY SPECIFICATION GRADE, SIDE WIRED ONLY, LEVITON 5243 OR EQUAL.

3. CASH REGISTER RECEPTACLES: NEMA TYPE 5-20R, HEAVY DUTY SPECIFICATION GRADE, SIDE WIRED ONLY, HUBBELL #IG-5362, PROVIDED WITH GREEN INSULATED GROUND WIRE, AND WITH ENGRAVED COVER PLATE ""FOR CASH REGISTERS ONLY"".

C. SWITCHES: TWENTY AMPERE, 120-277 VOLTS, FAST MAKE-SLOW BREAK, QUIET TYPE SWITCH WITH SILVER CADMIUM ALLOY CONTACTS, BINDING HEAD TERMINAL SCREWS, SIDE WIRED ONLY. ALL SWITCHES SHALL BE WHITE IN COLOR.

1. SINGLE POLE, SINGLE THROW, LEVITON #1221 OR EQUAL.

2. THREE-WAY, LEVITON #1223 OR EQUAL.

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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6083 Bristol Parkway, Culver City, CA 90230 T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER EDWARD D. BURTON E17083 Exp. 09/30/25 ELECTRICAL STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

SHEET TITLE:
ELECTRICAL SPECIFICATIONS PART 1 of 2

SHEET NO:
E-2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

2.05 DEVICE PLATES

A. FLUSH DEVICE PLATES: PLATES SHALL BE SMOOTH PLASTIC, COLOR TO MATCH DEVICE, LEVITON #8600 SERIES OR EQUAL.

B. SURFACE MOUNTED DEVICES, INDOOR: GALVANIZED METAL TO FIT BOX.

C. OUTDOOR, WEATHERPROOF: DIE CAST ALUMINUM CONSTRUCTION, CORROSION RESISTANT, HEAVY DUTY, HINGED COVER FLAP, AND GASKET, LEVITON #6196, HORIZONTAL MOUNTING.

2.06 DISCONNECT SWITCHES

A. SWITCH INTERIOR: DEAD-FRONT CONSTRUCTION WITH HINGED ARC SUPPRESSER AND SWITCH BLADES WHICH ARE FULLY VISIBLE IN THE "OFF"" POSITION AND WITH DOOR OPEN.

B. SWITCH MECHANISM: QUICK-MAKE AND QUICK-BREAK OPERATING HANDLE AND MECHANISM WITH DUAL COVER INTERLOCK TO PREVENT UNAUTHORIZED OPENING OF THE SWITCH DOOR IN THE "ON" POSITION OR CLOSING THE SWITCH MECHANISM WHILE THE DOOR IS OPEN.

C. RATINGS: SWITCHES SHALL BE HORSEPOWER RATED FOR THE OPERATING VOLTAGE AND WITH FUSED OR NON-FUSED ARRANGEMENTS AS SHOWN ON THE DRAWINGS.

D. ENCLOSURES: NEMA 1, CODE GAUGE SHEET STEEL WITH HINGED COVER, OR NEMA 3R AS SHOWN ON DRAWINGS, AND AS REQUIRED BY APPLICATION.

2.07 TRANSFORMERS

A. TRANSFORMERS SHALL BE INDOOR TYPE, SELF COOLED, 480V, THREE-PHASE, DUAL WINDING, FULLY ENCLOSED, VENTILATED, GENERAL PURPOSE DRY TYPE, 480 VOLT PRIMARY, 120/208 VOLT SECONDARY, 60 HERTZ, EQUIPPED WITH TWO 2 1/2% FULL CAPACITY TAPS ABOVE AND BELOW RATED VOLTAGE AND SHALL BE OF THE KVA RATING SHOWN ON THE DRAWINGS.

B. TRANSFORMERS SHALL HAVE COPPER OR ALUMINUM WINDINGS CLASS 'H' INSULATION GROUP, WITH TEMPERATURE RISE, WHEN OPERATED CONTINUOUSLY AT FULL LOAD AND RATED FREQUENCY, NOT EXCEEDING 150 DEGREE C. RISE OVER 40 DEGREE C. AMBIENT, UNLESS MENTIONED OTHERWISE ON THE ONE LINE DIAGRAM.

C. TRANSFORMER SHALL HAVE A MINIMUM OF 10% OVERLOAD CAPACITY AT RATED VOLTAGE AND SHALL HAVE A 10 KV BIL RATING.

D. SOUND LEVEL AT ANY LOAD SHALL NOT EXCEED 45 DB WHEN TESTED IN A ROOM WITH AMBIENT SOUND LEVEL NOT EXCEEDING 24 DB. EXCESSIVELY NOISY TRANSFORMERS SHALL BE REPLACED WITH NEW AT THE EXPENSE OF THE CONTRACTOR.

E. TRANSFORMER IMPEDANCE SHALL NOT BE LESS THAN 4% NOR GREATER THAN 5%. TRANSFORMERS SHALL CONFORM TO NEMA TP1-2015, 2022 CEC 450-21 AND ALL APPLICABLE STATE AND LOCAL CODES.

F. TRANSFORMER SHALL NOT CONTAIN ANY PCB'S (POLYCHLORINATED BIPHENYLS).
G. TRANSFORMER SIZE SHALL FIT SPACE ALLOCATED PER DRAWINGS.
H. MANUFACTURER SHALL BE GE, SIEMENS, CUTLER HAMMER, OR SQUARE D
I. ELECTRICAL CONTRACTOR SHALL PROVIDE TRANSFORMER AS INDICATED ON THE PLANS

2.08 PANELBOARDS

A. RATINGS: SEE PANEL SCHEDULES.

PANEL BOARDS SHALL BE OF THE "DEAD FRONT" ENCLOSED TYPE, FLUSH OR SURFACE MOUNTED AS REQUIRED TO FIT IN THE SPACE INDICATED ON THE PLANS, IN STEEL CABINETS, CODE GAUGE, WITH STEEL TRIM CONCEALED HINGES, DOORS, AND FLUSH TYPE LOCKS, ALL KEYED ALIKE, GE, SIEMENS, CUTLER HAMMER, OR SQUARE-D, OR APPROVED EQUAL.

B. FINISH: ALL PAINTED STEEL WORK SHALL BE TREATED WITH A PRIMER COAT AND FINISH COAT OF THE MANUFACTURER'S STANDARD GRAY COLOR OR ANSI 61.

C. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PANELBOARDS AS INDICATED ON THE PLANS.

D. BUSSES, INCLUDING NEUTRAL AND GROUND BUS SHALL BE RECTANGULAR CROSS SECTION FULL LENGTH, MINIMUM 98% CONDUCTIVITY, HARD DRAWN COPPER. SILVER OR TIN PLATED JOINTS, AND SIZED ON THE BASIS OF 1000 AMPERES PER SQ. IN. CROSS SECTIONAL AREA. BUSSES SHALL BE ARRANGED FOR SEQUENCE PHASING.

E. EACH PANELBOARD SHALL BE EQUIPPED WITH A GROUND BUS SECURED TO THE INTERIOR OF THE ENCLOSURE. THE BUS SHALL BE EQUAL TO THE PANELBOARD NEUTRAL BUS AND SHALL HAVE A SEPARATE LUG FOR EACH GROUND CONDUCTOR. NOT MORE THAN ONE CONDUCTOR SHALL BE INSTALLED PER LUG.

F. EACH ISOLATED GROUND PANELBOARD SHALL BE EQUIPPED WITH A ISOLATED GROUND BUS SECURED TO THE INTERIOR OF PANELBOARD WITH A SEPARATE ISOLATED GROUND WIRE (SIZED PER THE CEC) RUN BACK TO THE GROUNDING ELECTRODE

G. PRIOR TO ORDERING, THE ELECTRICAL CONTRACTOR SHALL CONFIRM WITH THE SERVING UTILITY AND THE LANDLORD, THE AVAILABLE FAULT CURRENT LEVEL AT THE TENANT DISCONNECT. TENANT PANELBOARDS SHALL BE ORDERED WITH AN AIC RATING GREATER THAN THE AVAILABLE FAULT CURRENT LEVEL. IF CONTRACTOR DOES NOT CONFIRM FAULT CURRENT LEVEL, FULLY RATED EQUIPMENT AT 65K AIC MINIMUM SHALL BE PROVIDED.

H. BACK BOXES SHALL BE CONSTRUCTED OF CODE GAUGE STEEL. W/ GALVANIZED TRIMS AND RUST INHIBITED COATING AND PAINTED WITH GRAY ENAMEL FINISH (ANSI 61).

I. DOORS AND TRIM SHALL EACH BE IN ONE PIECE SO DESIGNED THAT DOORS WILL OPEN 180 DEGREES. DOORS SHALL BE FASTENED TO TRIMS WITH SEMI-CONCEALED FIVE KNUCKLE STEEL WITH NONFERROUS PINS. TRIMS SHALL BE FASTENED TO BACK BOXES BY SCREWS.

J. CLEAN, VACUUM AND TIGHTEN ALL CONNECTORS AND CONNECTIONS IN EXISTING & NEW ELECTRICAL EQUIPMENT. SEAL EXISTING PANEL KNOCKOUTS NOT REUSED.

K. CIRCUIT BREAKERS PROVIDED IN EXISTING PANELBOARDS SHALL MATCH EXISTING TYPE, MAKE & AIC RATING.

2.09 PROTECTIVE DEVICES

A. PANEL BOARDS SHALL BE EQUIPPED WITH BOLT-ON, MOLDED CASE, THERMAL MAGNETIC TRIP CIRCUIT BREAKERS OF THE TYPE, # OF POLES, TRIP SIZES, AS INDICATED IN THE DRAWINGS. 480Y/277V PANEL BOARDS SHALL BE RATED FOR 65kAIC WITH PROTECTIVE DEVICES EQUIAL OR GREATER THAN THE SYSTEM AVAILABLE SHORT CIRCUIT CURRENT DEVICES AT INCOMMING LINE TERMINALS FOR "FULLY RATED" OR "SERIES RATED" SYSTEMS, AND NOT LESS THAN 10kAIC FOR 208Y/120V. REFER TO SINGLE LINE DIAGRAM FOR THE USE OF "SERIES RATED" OR "FULLY RATED" SYSTEM REQUIREMENTS.

B. CIRCUIT BREAKERS: MOLDED CASE, BOLT-ON, THERMAL MAGNETIC TYPE, 40 DEGREES C. AMBIENT TEMPERATURE COMPENSATED, FIXED MOUNTING, WITH QUICK-MAKE AND QUICK-BREAK SWITCHING MECHANISM MECHANICALLY TRIP-FREE FROM THE OPERATING HANDLE.

C. RATINGS: REFER TO DRAWINGS AND PANEL SCHEDULES FOR TRIP FRAME AND POLES REQUIRED. EQUIPMENT MAY BE "FULLY RATED" OR "SERIES RATED" AS INDICATED ON SINGLE LINE DIAGRAM DRAWING.

D. MANUAL MOTOR STARTERS: FRACTIONAL H.P. 1 PHASE MOTORS SHALL BE PROTECTED BY THERMAL O.L. RELAY INTEGRAL WITH THE DISCONNECT: "MOTOR-MINDER", OR EQUAL.

2.10 ELECTRICAL SUPPORTING DEVICES

A. PROVIDE SUPPORT DEVICES AND APPURTENANCES INCLUDING HANGERS, ANCHORS, SLEEVES, INSERTS, SEALS, AND ASSOCIATED FASTENERS USED FOR MOUNTING RACEWAYS, EQUIPMENT AND OTHER ELECTRICAL ITEMS AS REQUIRED.

B. CONDUIT STRAPS: HOT-DIP GALVANIZED, CAST MALLEABLE IRON, ONE HOLE TYPE STRAP WITH CAST CLAMP-BACKS AND SPACERS AS REQUIRED. O.Z./GEDNEY #14-50G STRAP AND #141G SPACER, REFCOR #231 STRAP AND #131 SPACER, OR EQUAL.

C. CONSTRUCTION CHANNEL: 1-1/2 INCH BY 1-1/2 INCH 12 GAUGE GALVANIZED STEEL CHANNEL WITH 17/32 INCH DIAMETER BOLT HOLES, 1-1/2 INCHES ON CENTER, IN BASE OF THE CHANNEL. KINDORF 905 SERIES, UNISTRUT P-1000-HS, OR EQUAL.

D. FASTENERS (GENERAL): WOOD SCREWS FOR FASTENING TO WOOD. MACHINE SCREWS FOR FASTENING TO STEEL. TOGGLE BOLTS FOR FASTENING TO HOLLOW CONCRETE BLOCK, GYPSUM BOARD OR PLASTER WALL. EXPANSION ANCHORS FOR ATTACHMENTS TO PRE-POURED CONCRETE.

2.11 IDENTIFYING DEVICES

A. PANELBOARD DIRECTORIES: A CIRCUIT DIRECTORY WITH METAL FRAME AND GLASSINE PAGE SHALL BE PROVIDED ON THE INSIDE OF THE DOOR UPON COMPLETION OF THE PROJECT. THE DIRECTORY SHALL BE TYPEWRITTEN, INDICATING THE SERVICE CONTROLLED BY EACH CIRCUIT FOR NEW AND EXISTING PANELS. THE ROOM NUMBERS USED SHALL BE VERIFIED WITH THE OWNER AND SHALL NOT NECESSARILY BE THOSE USED IN THE DRAWINGS.

B. WIRE & TERMINAL MARKERS: SELF-ADHERING, PRE-PRINTED VINYL WITH SELF-LAMINATING WRAP GROUND STRIP BRADY B191 SERIES, THOMAS & BETTS WSI SERIES, OR EQUAL.

C. PROVIDE NAMEPLATES, ENGRAVED, THREE LAYER LAMINATED PLASTIC W/ WHITE LETTERS ON A BLACK BACKGROUND AND 1/4" LETTERS FOR EQUIPMENT DESIGNATION AND 1/8" LETTERS FOR SOURCE CIRCUIT. NUMBER FOR THE FOLLOWING (BUT NOT LIMITED TO) EQUIPMENT; PANEL BOARDS, SWITCHBOARDS INCLUDING EACH INDIVIDUAL DEVICE OR PIECE OF EQUIPMENT WITHIN THE SWITCHBOARD, MOTOR CONTROL CENTER (MCC) INCLUDING EACH DEVICE WITHIN THE MCC AND ENCLOSED SWITCHES, STARTERS, CONTACTORS, CIRCUIT BREAKERS AND TRANSFORMERS.

D. DISTRIBUTION EQUIPMENT: NEW CIRCUIT BREAKERS AND FUSIBLE SWITCHES INSTALLED IN EXISTING SWITCH BOARDS AND PANELBOARDS SHALL MATCH EXISTING MANUFACTURER AND ALL ELECTRICAL CHARACTERISTICS OF THE EXISTING EQUIPMENT. MINIMUM INTERRUPTING RATING SHALL NOT BE LESS THAN 10,000 SYMMETRICAL AMPS WITH TERMINALS RATED FOR 75-DEG C.

2.12 PLYWOOD BACKBOARDS

A. WHERE INDICATED FOR TELEPHONE OR COMMUNICATION SYSTEM TERMINALS, OR FOR MOTOR CONTROL OR OTHER EQUIPMENT ASSEMBLES, PROVIDE BACKBOARDS OF SIZE INDICATED.
1. USE DOUGLAS FIR PLYWOOD, EXTERIOR GRADE WITH "B" FACE, PRIME AND FINISHED PAINTED.
2. UNLESS OTHERWISE INDICATED, PROVIDE 3/4 INCH THICK PLYWOOD.
3. ALL PLYWOOD SHALL BE FIRE RESISTANT.

2.13 GROUNDING

A. GREEN, INSULATED COPPER GROUNDING CONDUCTORS SHALL BE FURNISHED TO EACH PANEL AND/OR DEVICE. RACEWAYS/CONDUITS SHALL NOT BE RELIED UPON FOR EQUIPMENT GROUNDING. BRANCH/FEEDER CONDUITS SHALL INCLUDE A GROUND CONDUCTOR SIZED PER NEC 250-95.

B. GROUND ALL CONDUITS, CABINETS, MOTORS, BOXES, ENCLOSURES, PANELS AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NEC ARTICLE 250 AND LOCAL CODES THAT MAY APPLY.

C. ELECTRICALLY GROUND METALLIC BOXES. WHERE WIRING TO ITEM INCLUDES GROUNDING CONDUCTOR, PROVIDE GROUNDING TERMINAL IN INTERIOR OF BOX.

D. ENCLOSURES OF EQUIPMENT, RACEWAYS, AND FIXTURES SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED. PROVIDE CODE-SIZED, (UNLESS OTHERWISE INDICATED) COPPER, INSULATED GREEN EQUIPMENT GROUND WITH ALL BRANCH AND FEEDER CIRCUIT RUNS. EQUIPMENT GROUND SHALL ORIGINATE AT PANELBOARD GROUND BUS AND SHALL BE BONDED TO ALL SWITCH AND RECEPTACLE BOXES AND ELECTRICAL EQUIPMENT ENCLOSURES.

E. BUILDING SERVICES SHALL BE GROUNDED TO BUILDING STEEL AND TO COLD METALLIC WATER PIPING.

F. ISOLATED GROUND CONDUCTORS SHALL TERMINATE ON ISOLATED GROUND BUS AND RECEPTACLE ISOLATED GROUND LUGS ONLY.

2.14 DOOR BUZZER AND PUSHBUTTON SYSTEM

A. PROVIDE A COMPLETE AND OPERATING DOOR BUZZER SYSTEM WITH ALL NECESSARY ACCESSORIES, TRANSFORMER AND WIRING.

B. BUZZERS SHALL BE EDWARDS #1064-G5, MOUNTED 8' AFF IN STOCK AND MEZZANINE AREAS, AND 2' AFF UNDER CASH WRAP COUNTER.

C. PUSHBUTTON SHALL BE EDWARDS #1786-B, MOUNT AT 4' AFF.

D. TRANSFORMER RATED 20 VA, 24VAC SHALL BE EDWARDS #592, MOUNT AT 8' AFF

2.15 LIGHTING CONTROL SYSTEM

A. PROVIDE A COMPLETE AND OPERATING LIGHTING CONTROL SYSTEM WITH ALL NECESSARY ACCESSORIES, RELAYS, WIRING, CONTACTORS, PHOTOELECTRIC DEVICE, AND PROGRAMMING.

B. PROVIDE ALL PROGRAMMING AS REQUIRED TO ACCOMMODATE THE OWNER'S SCHEDULING. PROVIDE TRAINING TO THE OWNER, FOR OPERATING THE TIMECLOCK.

PART 3 EXECUTION

3.01 CONDUIT INSTALLATION

A. GENERAL
1. CONDUIT SYSTEM SHALL BE CONCEALED UNLESS EXPOSED WORK IS CLEARLY CALLED FOR ON DRAWINGS.
2. CONDUITS SHALL BE TIGHTLY COVERED AND WELL PROTECTED DURING CONSTRUCTION USING METALLIC BUSHINGS AND BUSHING "PENNIES" TO SEAL OPEN ENDS.
3. IN ALL EMPTY CONDUITS OR DUCTS, INSTALL A 200-POUND TENSILE STRENGTH POLYETHYLENE PULLING ROPE (INCLUDING ALL COMMUNICATION CONDUITS).
4. CONDUIT SYSTEMS SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT. INSTALL CODE SIZE, INSULATED, COPPER, GREEN GROUNDING CONDUCTOR IN ALL CONDUIT RUNS PULLED WITH PHASE AND NEUTRAL CONDUCTORS.
5. SIZE RACEWAYS AS REQUIRED BY NEC (OR LARGER IF SHOWN ON THE DRAWINGS) EXCEPT THAT MINIMUM SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED TO THE CONTRARY. EXCEPT THAT 1/2" FLEXIBLE METAL CONDUIT MAY BE USED FOR TAP CONNECTIONS BETWEEN LIGHTING FIXTURES AND JUNCTION BOXES.

B. LAYOUT
1. LOCATIONS OF CONDUIT RUNS SHALL BE PLANNED IN ADVANCE OF THE INSTALLATION AND COORDINATED WITH THE DUCTWORK, PLUMBING, CEILING AND WALL CONSTRUCTION IN THE SAME AREAS AND SHALL NOT UNNECESSARILY CROSS OTHER CONDUITS OR PIPE, NOR PREVENT REMOVAL OF CEILING OR TILES OR PANELS, NOR BLOCK ACCESS TO MECHANICAL OR ELECTRICAL EQUIPMENT.
2. EXACT ROUTING OF CONDUIT WITHIN BUILDING SHALL BE DETERMINED BY THE CONTRACTOR. ANY COST REQUIRED TO ROUTE CONDUIT DIFFERENT THAN IT IS SHOWN ON THESE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. CONDUIT RUNS SHALL BE ROUTED AT RIGHT ANGLES OR PARALLEL TO STRUCTURAL MEMBERS, WALLS, FLOOR OR CEILING AND SUPPORTED AT INTERVALS NO GREATER THAN 10'-0".
3. WHERE PRACTICAL, INSTALL CONDUITS IN GROUPS, IN PARALLEL, FOR VERTICAL AND HORIZONTAL RUNS AND AT ELEVATIONS THAT AVOID UNNECESSARY OFFSETS.
4. PASS RACEWAYS OVER & MAINTAIN A SEPARATION OF NOT LESS THAN 12 INCHES FROM PARALLEL RUNS OF HEATED PIPE LINES AND FLUES OR 3 INCHES FROM SUCH LINES CROSSING PERPENDICULAR TO THE RUNS.. WHEN RACEWAYS AND HEATED PIPE LINES ARE CLOSER THAN 6 INCHES, INSTALL ONE-PIECE INSULATION JACKETED WITH EMBOSSED VAPOR BARRIER LAMINATED ON CONDUIT. WHERE AVAILABLE, JACKET FLAPS WITH FACTORY-APPLIED PRESSURE SENSITIVE ADHESIVE MAY BE REQUIRED.
5. AT FLUSH FLOOR RECEPTACLE LOCATIONS, ASSOCIATED CONDUIT- SHALL BE RUN WITHIN WOOD FLOORING PLYWOOD UNDERLAYMENT. COORDINATE LAYOUT WITH FLOORING CONTRACTOR PRIOR TO UNDERLAYMENT INSTALL TO ACCOMMODATE CONDUIT CUT-OUTS IN PLYWOOD. CONDUIT LAYOUT SHALL NOT BE PARALLEL WITH WOOD FLOOR PLANKS SCHEDULED FOR INSTALL ON TOP OF UNDERLAYMENT. MAINTAIN MINIMUM 30 DEGREE ANGLE FROM PARALLEL.

C. SUPPORTS
1. ALL RACEWAY SYSTEMS SHALL BE SECURED TO THE BUILDING STRUCTURES USING SPECIFIED FASTENERS, CLAMPS AND HANGERS SPACED ACCORDING TO CODE REQUIREMENTS.
2. SUPPORT SINGLE RUNS OF CONDUIT USING ONE HOLE PIPE STRAPS. WHERE RUN HORIZONTALLY ON WALLS IN DAMP OR WET LOCATION, INSTALL "CLAMP-BACKS" TO SPACE CONDUIT OFF THE SURFACE.
3. MULTIPLE CONDUIT RUNS SHALL BE SUPPORTED USING "TRAPEZE" HANGERS FABRICATED FROM SPECIFIED CONSTRUCTION CHANNEL, MOUNTED TO 3/8 INCH DIAMETER, THREADED STEEL RODS SECURED TO BUILDING STRUCTURES., FASTEN CONDUIT TO CONSTRUCTION CHANNEL WITH STANDARD ONE HOLE PIPE CLAMPS OR THE EQUIVALENT.

D. TERMINATION AND JOINTS
1. RACEWAYS SHALL BE JOINED USING SPECIFIED COUPLING OR TRANSITION COUPLINGS WHERE DISSIMILAR RACEWAY SYSTEMS ARE JOINED.
2. CONDUITS SHALL BE SECURELY FASTENED TO CABINETS, BOXES AND GUTTERS USING TWO LOCKNUTS AND AN INSULATING BUSHING OR SPECIFIED INSULATED CONNECTORS. INSTALL GROUNDING BUSHINGS OR BONDING JUMPERS ON ALL CONDUITS TERMINATING AT CONCENTRIC KNOCKOUTS. IN PANELS, PULL BOXES, OUTLET BOXES, GUTTERS, ETC. CONDUCTORS SHALL BE TIED WITH PLASTIC TIES, NEATLY FANNED OUT AND TAGGED WITH ADHESIVE MARKERS (3M, BRADY OR APPROVED EQUAL) WHICH ARE CLEARLY MARKED WITH CIRCUIT NUMBERS, ALL IN AN APPROVED WORKMANLIKE MANNER.
3. CONDUIT TERMINATIONS EXPOSED AT WEATHERPROOF ENCLOSURES AND CAST OUTLET BOXES SHALL BE MADE WATERTIGHT USING SPECIFIED CONNECTORS AND HUBS.
4. INSTALL EXPANSION FITTINGS ON CONDUIT RUNS EVERY 200 FEET OF LINEAR RUN, WHEREVER STRUCTURAL EXPANSION JOINTS ARE CROSSED OR WHERE REQUIRED BY THE PROJECT CONDITIONS. EXPANSION FITTINGS SHALL HAVE GROUND JUMPER AND INTERNAL BEARING ASSEMBLY. MISCELLANEOUS FITTINGS FOR CONDUIT SUCH AS REDUCERS, CHASE NIPPLES, LONG OR SHORT NIPPLES AND PLUGS SHALL BE USED AS APPLICABLE. THREE PIECE AND SPLIT COUPLINGS SHALL BE USED FOR RENOVATION OR ADD-ON WORK ONLY WHERE NECESSARY.
5. CUT CONDUIT ENDS SQUARE, REAM SMOOTH, PAINT MALE THREADS OF FIELD THREADED RACEWAYS WITH GRAPHITE BASE PIPE COMPOUND. DRAW UP TIGHT WITH RACEWAY COUPLINGS.
6. EACH END OF ANY CONDUIT RUN TERMINATING IN A SHEET METAL BOX OF ANY KIND SHALL BE PROVIDED WITH GALVANIZED LOCK NUT INSIDE AND OUTSIDE OF THE BOX WITH INSULATED BUSHING ON END OF CONDUIT.
7. CAP UNUSED KNOCKOUT HOLES WHERE BLANKS HAVE BEEN REMOVED AND PLUG UNUSED CONDUIT HUBS. USE BLANK PLATES ON OUTLET BOXES IN WHICH NO DEVICE IS INSTALLED.

E. PENETRATIONS
1. ALL FLOOR PENETRATIONS SHALL BE SEALED WATER-TIGHT. MAINTAIN FIRE RATING AS REQUIRED.
2. FIRE-SAFE ALL RATED WALL PENETRATIONS USING 3M LISTED FIRE-SAFING SEALANTS AND ASSEMBLIES.

3.02 CABLE AND WIRE INSTALLATION

A. GENERAL
1. CONDUCTORS SHALL NOT BE INSTALLED IN CONDUIT UNTIL ALL WORK OF ANY NATURE THAT MAY CAUSE DAMAGE IS COMPLETED. CARE SHALL BE TAKEN IN PULLING CONDUCTORS SO THAT INSULATION IS NOT DAMAGED. U.L. APPROVED NON-PETROLEUM BASE AND INSULATING TYPE PULLING COMPOUND SHALL BE USED AS NEEDED.
2. ALL CABLES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND WARRANTY.

B. SPLICING AND TERMINATING
1. ALL ASPECTS OF SPLICING AND TERMINATING SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S PUBLISHED PROCEDURES.
2. MAKE UP ALL SPLICES IN OUTLET BOXES WITH CONNECTORS AS SPECIFIED HEREIN WITH SEPARATE TAILS OF CORRECT COLOR TO BE MADE UP TO SPLICE. PROVIDE AT LEAST SIX (6) INCHES OF TAILS PACKED IN BOX AFTER SPLICE IS MADE UP.
3. ALL WIRE AND CABLE IN PANELS, TERMINAL CABINETS AND EQUIPMENT ENCLOSURES SHALL BE BUNDLED AND CLAMPED.

C. MC CABLE INSTALLATION
1. INSTALL CABLE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN STRICT ACCORDANCE WITH CEC, ARTICLE 334
2. USE SOLID CONDUCTOR FOR BRANCH CIRCUITS 12 AWG AND SMALLER
3. BEND CABLE PER CEC, ARTICLE 334
4. GROUNDING: ALL CABLE SHALL CONTAIN A GREEN WIRE GROUND. THE JACKET SHALL NOT SERVE AS THE ONLY GROUNDING MEANS
5. SUSPENSION:
1. CABLE SHALL BE STRAPPED TIGHT TO UNDERSIDE OF DECKING WHERE PRACTICAL.
2. CABLE SHALL HAVE INDEPENDENT SUSPENSION AND SHALL NOT BE TIED TO CEILING GRID SUSPENSION SYSTEM, PLUMBING PIPING, OR SPRINKLER PIPING.
3. CABLE SHALL BE GROUPED SEPARATELY FROM LOW VOLTAGE CABLE SYSTEMS.
4. SUPPORT CABLE EVERY 6 FEET, MAXIMUM.
5. CABLE SHALL BE STRAPPED EVERY 6'-0', AT EACH TURN, AND WITHIN 12 INCHES OF ALL JUNCTION BOXES USING CABLE STRAPS, NOT TIES.
6. BUNDLING: INSTALL NO MORE THAN 4 CABLES TOGETHER IN A SINGLE BUNDLE
6. ROUTING:
1. BENDING RADIUS SHALL BE APPROXIMATELY 12 TIMES THE EXTERNAL DIAMETER OF THE METAL SHEATH.
2. ROUTING OF THE CABLE SHALL FOLLOW THE ORTHOGONAL GRID OF THE BUILDING STRUCTURAL ELEMENTS OF THE BUILDING, SUCH AS BEAMS AND PURLINS.
3. CABLE IN CEILINGS SHALL RUN AS TIGHT TO STRUCTURE AS POSSIBLE, AND IN NO CASE (WITH THE EXCEPTION OF DROPS) LESS THAN 12 INCHES ABOVE ACCESSIBLE CEILINGS.
4. MC CABLE SHALL NOT BE USED IN FINAL HOMERUN CONNECTION TO THE BRANCH CIRCUIT PANEL
5. ISOLATED GROUND CIRCUITS AND NORMAL GROUND CIRCUITS SHALL BE RUN IN SEPARATE CABLES.
6. CABLE SHALL BE INSTALLED USING BUSHINGS OR BUSHED FITTINGS.

3.03 INSTALLATION OF BOXES AND WIRING SERVICES

A. GENERAL
1. ALL OUTLETS SHALL FINISH FLUSH WITH WALL FINISHES AND CEILING, EXCEPT WHERE EXPOSED WORK IS CALLED FOR. THERE SHALL BE NO GAP BETWEEN BOX AND WALL OR CEILING MATERIAL. ANY OPENING BETWEEN BOX AND WALL OR CEILING SHALL BE CAULKED AIRTIGHT.
2. INSTALL RAISED DEVICE COVERS ON ALL OUTLET BOXES AS REQUIRED TO FINISH FLUSH WITH SURFACE. COVERS SHALL BE OF A DEPTH TO SUIT THE WALL OR CEILING FINISH.
3. LEAVE NO UNUSED OPENINGS IN ANY BOX. INSTALL CLOSE-UP PLUGS AS REQUIRED TO SEAL OPENINGS.
4. EXPOSED OUTLET BOXES AND BOXES IN DAMP AND WET LOCATIONS SHALL BE CAST METAL WITH GASKETED CAST METAL COVER PLATES.

B. BOXES LAYOUT
1. OUTLET BOXES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN. MAKE ADJUSTMENTS TO LOCATIONS AS REQUIRED BY STRUCTURAL CONDITIONS AND TO SUIT COORDINATION REQUIREMENTS OF OTHER TRADES.
2. OUTLET BOXES IN STUD WALL AND PARTITIONS SHALL NOT BE MOUNTED BACK-TO-BACK NOR SHALL THROUGH-WALL BOXES BE PERMITTED.
3. WHERE INSTALLATION IS WITHIN OR BEHIND CASEWORK, COORDINATE EXACT LOCATION WITH CASEWORK CONTRACTOR PRIOR TO ROUGH-IN TO ENSURE ACCESSIBILITY.

C. SUPPORTS
1. BOXES INSTALLED IN STUD WALLS SHALL BE EQUIPPED WITH BRACKETS DESIGNED FOR ATTACHING DIRECTLY TO THE STUDS OR SHALL BE MOUNTED ON HEAVY GAUGE GALVANIZED STEEL BOX SUPPORTS.
2. FIXTURE OUTLET BOXES INSTALLED IN SUSPENDED CEILINGS OF GYPSUM BOARD OR LATH AND PLASTER CONSTRUCTION SHALL BE MOUNTED TO 16 GAUGE METAL CHANNEL BARS ATTACHED TO MAIN CEILING RUNNERS.
3. FIXTURE OUTLET BOXES INSTALLED IN SUSPENDED CEILINGS SYSTEMS SUPPORTING ACOUSTICAL TILES OR PANELS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURES ABOVE WHEREVER PENDANT-MOUNTED FIXTURES ARE INSTALLED FROM THE BOX.

D. MOUNTING HEIGHTS: UNLESS NOTED OTHERWISE HEIGHTS ARE FROM FINISHED FLOOR TO CENTER LINE OF DEVICE BOX SHALL BE AS FOLLOWS, AND IN ACCORDANCE WITH HANDICAPPED ACCESSIBILITY REQUIREMENTS OF STATE CODE.

DEVICE:	HEIGHT(INCHES)
CONVENIENCE RECEPTACLE & TELEPHONE OUTLET	18
CONVENIENCE RECEPTACLES ABOVE	
COUNTERS UNLESS OTHERWISE NOTED	44
SWITCHES, LIGHT	46

3.05 TRANSFORMER INSTALLATION

A. TRANSFORMER SHALL BE FLOOR MOUNTED AS SHOWN ON THE DRAWINGS. FURNISH AND INSTALL ALL MOUNTING HARDWARE TO SAFELY CARRY THE WEIGHT OF THE TRANSFORMER. MAINTAIN ADEQUATE SPACING FOR VENTILATION AS RECOMMENDED BY THE MANUFACTURER AND REQUIRED BY CODE.

B. PROVIDE KORFUND TYPE VIBRATION ISOLATION PADS FOR EACH TRANSFORMER.

C. CONNECTIONS TO TRANSFORMER SHALL BE MADE WITH FLEXIBLE METALLIC CONDUIT. INSTALL GROUND CONDUCTORS IN EACH CONDUIT AND PROVIDE GROUNDING BUSHINGS AS REQUIRED.

D. PROVIDE HEAT INSULATING BARRIER BELOW TRANSFORMER WHERE INSTALLED ON COMBUSTIBLE SURFACE.

END OF SECTION

SECTION 16510: LIGHTING FIXTURES

PART 1 GENERAL

1.01 DESCRIPTION

A. WORK INCLUDED
1. PROVIDE COMPLETE LIGHTING SYSTEM, WIRED, ASSEMBLED AND OPERABLE, INCLUDING LIGHTING FIXTURES, EQUIPMENT AND ACCESSORIES AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE FIXTURE SCHEDULES AS NECESSARY TO PROPERLY AND COMPLETELY INSTALL THE FIXTURES IN THE TYPE OF CEILINGS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS AND SPECIFIED HEREIN. ACCESSORIES INCLUDE CANOPIES, SUSPENSION OF PROPER LENGTHS, HICKEYS, CASTINGS, SOCKETS, HOLDERS, REFLECTORS, BALLASTS, DIFFUSING MATERIAL, LOUVERS, PLASTER AND MOUNTING FRAMES, LAMPS, RECESSING BOXES, SUPPORTING BRACKETS AND CHANNELS TO SPAN STRUCTURAL MEMBERS. FIXTURES TO BE FACTORY PREWIRED AND PREASSEMBLED.
2. INSTALLATION AND CONNECTION OF ALL FIXTURES, LAMPS, BALLASTS, LIGHTING CONTROL DEVICES, RELAYS, RELATED COMPONENTS AND ACCESSORY WIRING AS SHOWN ON THE PLANS, FIXTURE SCHEDULE OR AS SPECIFIED HEREIN.
3. FINAL AIMING AND ADJUSTMENT OF RECESSED ADJUSTABLE FIXTURES AND TRACK MOUNTED FIXTURES SHALL BE BY THE ELECTRICAL CONTRACTOR, AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

B. RELATED WORK SPECIFIED ELSEWHERE: REFER TO SECTION 16050 FOR REQUIREMENTS APPLICABLE TO THIS SECTION.

1.02 COORDINATION: REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES.

1.03 SUBMITTALS: SUBMIT IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 16050: TIME SWITCHES, CONTROL DEVICES, RELAYS AND CABINETS AND WIRING DIAGRAMS.

PART 2 PRODUCTS

2.01 LAMPS

A. INCANDESCENT LAMPS: GENERAL PURPOSE A BASE LAMPS SHALL BE INSIDE FROSTED, RATED 120 VAC, OR AS NOTED ON FIXTURE SCHEDULE. REFLECTOR STYLE LAMPS, R AND PAR, AS NOTED ON FIXTURE SCHEDULE. MR16 LAMPS SHALL BE G.E. PRECISE CONSTANT COLOR TYPE.

B. FLUORESCENT LAMPS
1. 24, 36 AND 48 INCH LONG LAMPS SHALL BE T-8 ENERGY SAVING DELUXE BLDG. COLOR STANDARD
2. COMPACT TWIN-TUBE AND DOUBLE TWIN-TUBE, 9, 13 AND 18 WATTS NOMINAL, 735 K SPX35.

C. LAMPS SHALL BE MANUFACTURED AS INDICATED IN THE LIGHTING FIXTURE SCHEDULE ONLY.

2.02 BALLASTS

A. FLUORESCENT LAMP BALLASTS
1. BALLASTS SHALL COMPLY WILL ALL APPLICABLE UL, CBM, AND ANSI STANDARDS AND SHALL BE UL LISTED. BALLASTS PERFORMANCE MAY BE CERTIFIED BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY WITH A U.S. GOVERNMENT REGISTERED CERTIFICATION MARK FOR FLUORESCENT LAMP BALLASTS. PERFORMANCE CERTIFICATION SHALL BE CONDUCTED PER ETL PROCEDURE B20.2 IN ACCORDANCE WITH ANSI C82.2 TEST METHODS. INTERIOR BALLASTS SHALL CONFORM TO THE STATE ENERGY STANDARDS. FLUORESCENT BALLASTS SHALL BE WARRANTED AGAINST FAILURE DUE TO DEFECTS IN MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION ACCEPTANCE REGARDLESS OF THE DATE OF MANUFACTURE. BALLASTS SHALL BE CLASS P, SOUND RATED A, "FULL-OUTPUT" ENERGY-SAVING, ELECTRONIC BALLASTS FOR OCTRON LAMPS AS MANUFACTURED BY MAGNETEK.
2. BALLASTS FOR COMPACT FLUORESCENT LAMPS SHALL HAVE HIGH POWER FACTOR.
3. BALLASTS SHALL BE APPROVED FOR USE WITH ENERGY SAVING LAMPS BY THE LAMP MANUFACTURER.

2.03 REFRACTORS, REFLECTORS AND LOUVERS

A. ALL GLASSWARE, PLASTER AND METAL SHALL BE UNIFORM, FREE FROM DEFECTS, AND PHOTOMETRICALLY TESTED FOR DISTRIBUTION BY AN INDEPENDENT TESTING LABORATORY.
B. PLASTIC DIFFUSERS SHALL BE OF VIRGIN ACRYLIC PLASTIC.
C. POLISHED REFLECTORS USED WITH TRIPHOSPHOR COMPACT LAMPS SHALL HAVE ANTI-IRIDESCENT OPTICAL COATING.

2.04 LIGHTING FIXTURES

A. FIXTURES SHALL BE LISTED AND LABELED BY UNDERWRITERS LABORATORIES OR ETL TESTING LABORATORIES. LIGHTING FIXTURE MANUFACTURER'S CATALOG NUMBERS ARE INDICATIVE OF DESIRED DESIGN, APPEARANCE QUALITY AND PERFORMANCE. OTHER FIXTURES OFFERING THESE SAME FEATURES MAY BE CONSIDERED AS SUBSTITUTIONS, ALTHOUGH THE FINAL ACCEPTANCE OF SUCH SUBSTITUTIONS ARE TO BE MADE BY THE ARCHITECT.

B. EXIT LIGHTS SHALL BE PROVIDED WITH MOUNTING AND DIRECTIONAL HARDWARE TO MEET FIELD CONDITIONS. VERIFY PRIOR TO ORDERING.

PART 3 EXECUTION

3.01 INSTALLATION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR HANDLING AND STORAGE. FIXTURES SHALL BE INSTALLED PLUMB, LEVEL, IN STRAIGHT LINES WITHOUT DISTORTION AND CLEAN.

B. INSTALL EACH FIXTURE IN A MANNER RECOMMENDED BY THE FIXTURE MANUFACTURER AND APPROVED BY THE OWNER'S REPRESENTATIVE. UNDER THIS SECTION OF THE WORK, FURNISH AND INSTALL ALL ADDITIONAL CEILING BRACING, HANGER SUPPORTS AND OTHER STRUCTURAL REINFORCEMENTS TO THE BUILDING REQUIRE TO PROPERLY AND SAFELY SUSPEND FIXTURES, ALL AS APPROVED BY THE OWNER'S REPRESENTATIVE.

C. FIXTURES IN AREAS OF EXPOSED DUCT AND PIPE WORK SHALL BE SUSPENDED TO AVOID CONFLICT WITH SAME.

D. PENDANT FIXTURES SHALL BE PROVIDED WITH BALL ALIGNERS AND SWAY ADAPTERS. FIXTURE CHAIN SHALL NOT BE USED FOR SUPPORTING FIXTURES.

E. BALLASTS: BALLASTS JUDGED BY THE OWNER'S REPRESENTATIVE TO BE NOISY, AND FAILED OR MALFUNCTIONING BALLASTS SHALL BE REPLACED AT OWNER'S EXPENSE.

3.02 FIXTURE SUPPORT – SUSPENDED CEILINGS

A. ALL LIGHT FIXTURES INSTALLED IN SUSPENDED CEILINGS MUST BE FASTENED TO CEILING FRAMING MEMBERS PER NEC 410-16C AND TO BUILDING STRUCTURE PER UBC 25.213. PROVIDE EARTHQUAKE CLIPS & SEISMIC SUPPORT BRACING AS REQUIRED. LIGHT FIXTURES INSTALLED IN AREAS WHERE THERE IS NO CEILING SHALL BE SUPPORTED FROM STRUCTURE ABOVE ONLY USING APPROVED SUPPORTS.

END OF SECTION

SECTION 16720: FIRE ALARM SYSTEM DESIGN **SHALL BE DEFERRED SUBMITTAL.**

PART 1 GENERAL

1.01 SCOPE OF WORK

A. PROVIDE A COMPLETE BIDDER DESIGN FIRE ALARM SYSTEM FOR THE TENANT SPACE TO INCLUDE, BUT SHALL NOT BE LIMITED TO:
1. COMPLETE SYSTEM DESIGN. THIS SHALL INCLUDE COORDINATION OF LANDLORD AND JURISDICTIONAL REQUIREMENTS.
2. DEVELOP PERMIT SUBMITTAL DOCUMENTATION, INCLUDING SHOP DRAWINGS AND BATTERY CALCULATIONS.
3. ALL WORK, ITEMS, ARTICLES, MATERIALS, EQUIPMENT, WIRING, AND RACEWAY FOR A COMPLETE AND OPERATIONAL SYSTEM.
4. SYSTEM TESTING, DEMONSTRATION, AND TRAINING.
5. WARRANTY.
6. ALL DOCUMENTATION REQUIRED BY **CALIFORNIA ELECTRIC CODE & NFPA 72.**

B. SUBMITTALS – BIDDER DESIGN CONTRACTOR SHALL PROVIDE ALL SUBMITTALS AS FOLLOWS:
1. SHOP DRAWINGS AND PRODUCT DATA SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL OF DEVICE LOCATIONS AND FINISH.
2. SUBMIT ALL DOCUMENTATION TO LANDLORD AND LOCAL JURISDICTION AS REQUIRED FOR APPROVAL AND TO OBTAIN PERMITS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, SHOP DRAWINGS, BATTERY CALCULATIONS. LISTING INFORMATION, AND PRODUCT DATA.

1.02 CODES AND STANDARDS

A. TENANT SYSTEM SHALL BE IN ACCORDANCE WITH ALL JURISDICTIONAL CODES, AND SHALL BE IN COMPLIANCE WITH THE LANDLORD'S STANDARDS AND REQUIREMENTS.

1.03 APPROVED CONTRACTOR AND INSTALLER

A. ALL WORK RELATED TO THE TENANT FIRE ALARM SYSTEM INSTALLATION SHALL BE PERFORMED BY A LANDLORD APPROVED CONTRACTOR.

B. ALL WORK REQUIRED TO BE PERFORMED BY THE LANDLORD OR THE LANDLORD'S CONTRACTOR SHALL BE AT THE EXPENSE OF THE TENANT FIRE ALARM CONTRACTOR.

1.04 DEVICE COORDINATION

A. FIRE ALARM SYSTEM DEVICES, NOTES, AND RELATED INFORMATION SHOWN ON THE ELECTRICAL PLANS ILLUSTRATES THE INTENT OF DEVICE LOCATIONS AND INSTALLATION REQUIREMENTS, AND SHALL NOT CONSTITUTE A COMPLETE FIRE ALARM SYSTEM DESIGN. BIDDER DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE EXACT SYSTEM REQUIREMENTS WITH LANDLORD AND JURISDICTION.

B. FIRE ALARM SYSTEM INSTALLER SHALL COORDINATE WITH ARCHITECTURAL AND ALL OTHER TRADES FOR PROPER PLACEMENT OF DEVICES TO ELIMINATE CONFLICTS WITH OTHER SYSTEMS.

PART 2 PRODUCTS

1.01 DEVICES AND EQUIPMENT

A. ALL WIRING, DEVICES, AND EQUIPMENT SHALL BE NEW AND COMPATIBLE WITH LANDLORD'S SYSTEM.
B. ALL DEVICES AND EQUIPMENT SHALL BE U.L. LISTED, FM APPROVED, AND LABELED FOR FIRE ALARM SYSTEM USE.
C. AUDIBLE/VISUAL DEVICES, IF REQUIRED, SHALL BE WHITE IN COLOR AND CEILING MOUNTED, UNLESS NOT ALLOWED BY LANDLORD OR JURISDICTION. IF CEILING MOUNT DEVICE ARE NOT ALLOWED BY JURISDICTION OR LANDLORD, PROVIDE THE REQUIRED WALL MOUNT DEVICES.
D. PULL STATIONS, IF REQUIRED, SHALL BE FLUSH.
E. FOR INSTALLATIONS REQUIRING COMMUNICATOR OR DIALER, PROVIDE REQUIRED PRIMARY AND SECONDARY TELEPHONE LINES TO CONTROL PANEL AND PROVIDE 120 VAC DEDICATED BRANCH CIRCUIT AS REQUIRED FOR POWER.

PART 3 INSTALLATION

1.01 INSTALLATION SHALL BE IN COMPLIANCE WITH LANDLORD AND JURISDICTIONAL REQUIREMENTS.

1.02 INSTALLATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OUTLINED IN TENANT DESIGN CRITERIA MANUAL.

1.03 WIRING

A. AT AREAS THAT ARE WITHIN PUBLIC VIEW, ALL FIRE ALARM CABLING SHALL BE RUN IN EMT.
B. AT NON-PUBLIC AREAS, CABLING MAY BE RUN EXPOSED ABOVE 10' A.F.F. UNLESS LANDLORD/JURISDICTION REQUIRES METALLIC RACEWAY. IF SO, PROVIDE REQUIRED RACEWAY. FOR CABLING BELOW 10' A.F.F., RUN CONCEALED IN WALL OR IN RACEWAY.

1.04 CEILING MOUNT DEVICES

A. AT AREAS WITH GWB OR ACT CEILING, PROVIDE REQUIRED BACKBOX AND FLUSH MOUNT DEVICE IN CEILING.
B. AT AREAS OPEN TO STRUCTURE, PROVIDE APPROPRIATE BACKBOX ATTACHED TO STRUCTURE WITH SURFACE MOUNT DEVICE. FOR AUDIBLE/VISUAL DEVICE SUPPORT FROM STRUCTURE WITH 3/8" THREADED ROD WITH DEVICE AT THE REQUIRED ELEVATION.

1.05 COORDINATION

A. PRIOR TO INSTALLATION, INSTALLER SHALL REVIEW WITH THE LOCAL JURISDICTION AND THE LANDLORD, THE FIRE ALARM SYSTEM DEVICE LOCATIONS. INSTALLATION SHALL NOT OCCUR UNTIL APPROVAL OF LAYOUT IS OBTAINED BY BOTH AGENCIES AND COORDINATED WITH ARCHITECT.
B. IF CEILING MOUNTED AUDIBLE/VISUAL DEVICES ARE NOT ALLOWED BY THE LOCAL JURISDICTION, NOTIFY ARCHITECT.

1.06 FIRE ALARM SYSTEM BIDDER DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL RACEWAY REQUIRED FOR THE FIRE ALARM SYSTEM INSTALLATION.

PART 4 TESTING AND CLOSEOUT

1.01 PROVIDE A COMPLETE SYSTEM TEST AS REQUIRED BY NFPA 72, AND THE LANDLORD.
1.02 TEST ALL CONDUCTORS AS REQUIRED IN NFPA 72, CHAPTER 7 AND COMPLETE THE INSPECTION AND TESTING FORM IN NFPA 72, FIGURE 7-5.2.2.
1.03 SUBMIT ALL TESTING AND INSPECTION REPORTS, SHOP DRAWINGS, AND AS-BUILT DRAWINGS TO OWNER AND AUTHORITY HAVING JURISDICTION AS REQUIRED BY NFPA 72.

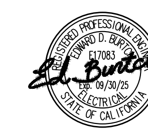
PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
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Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

SHEET TITLE:
ELECTRICAL SPECIFICATIONS
PART 2 of 2

SHEET NO:
E-3

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 1 of 9)**
Project Address:		**Date Prepared:**	2024-08-28T13:05:12-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Aliso Viejo	04	Total Conditioned Floor Area (ft²)	16,628
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)	0

● Healthcare Facility

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 / 170.2(e) or 141.0(b)2 / 180.2(b)4 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	N/A	0	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
☒ Altered Lighting System	Area Category Method	16628	N/A	0
Total Area of Work (ft²)	16628			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 2 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

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)3 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)			Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)		Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 140.6 / 170.2(e)
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditional		10,113.3			=	10,113.3	≥ 8,561.5		=	8561.5	COMPLIES
Unconditional					=		≥		=		
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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 3 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

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 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
LF-1	2x4, 0-10V DIMMING	No	NA	29.9	Mfr. Spec	160	No	4,784	☐	☐
LF-2	2x2, 0-10V DIMMING	No	NA	28.5	Mfr. Spec	104	No	2,964	☐	☐
LF-3	Downlight Pendant Fixture	No	NA	17.5	Mfr. Spec	27	No	472.5	☐	☐
LF-4	Surface Mount Fixture	No	NA	37	Mfr. Spec	5	No	185	☐	☐
LF-5A	Undercabinet Fixture (60W P.S.)	No	NA	60	Mfr. Spec	1	No	60	☐	☐
LF-5B	Undercabinet Fixture (96W P.S.)	No	NA	96	Mfr. Spec	1	No	96	☐	☐
Total Designed Watts: CONDITIONED SPACES								8,561.5		

[1]FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% 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) / 160.5(b). 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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 4 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C		
Required >= 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Office < 250	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Office > 250	Office (>250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Conference / Meeting Area	Conference, Multipurpose and Meeting Area	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Reception / Main entry Lobby	Main Entry Lobby	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Break Room / Lounge Area	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Exam Room	Hospital - Exam/Treatment	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Recovery	Hospital - Recovery	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Support	All Other Space Types	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 5 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Restrooms	Restroom	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Corridor	Corridor	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Copy Room	Copy Room	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Financial Transaction Area	Financial Transaction	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
							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
Office < 250	Office (<=250 square feet)	0.65	4,173	2,712.45	No	No
Office > 250	Office (>250 square feet)	0.6	1,677	1,006.2	No	No
Conference / Meeting Area	Conference, Multipurpose and Meeting Area	0.75	2,593	1,944.75	No	No
Reception / Main entry Lobby	Main Entry Lobby	0.7	1,501	1,050.7	No	No
Break Room / Lounge Area	Lounge	0.55	1,164	640.2	No	No
Exam Room	Hospital - Exam/Treatment	1.15	329	378.35	No	No
Recovery	Hospital - Recovery	0.9	88	79.2	No	No
Support	All Other Space Types	0.4	1,087	434.8	No	No
Restrooms	Restroom	0.65	861	559.65	No	No

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 6 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Corridor	Corridor	0.4	2,925	1,170	No	No
Copy Room	Copy Room	0.5	120	60	No	No
Financial Transaction Area	Financial Transaction	0.7	110	77	No	No
		TOTALS:	16,628	10,113.3	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 DECORATIVE /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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 7 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE 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. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections 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

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 8 of 9)**
		Date Prepared:	2024-08-28T13:05:12-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections 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
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Office < 250; Office > 250; Conference / Meeting Area; Reception / Main entry Lobby; Break Room / Lounge Area; Exam Room; Recovery; Support; Restrooms; Corridor; Copy Room; Financial Transaction Area
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	Office < 250; Office > 250; Conference / Meeting Area; Reception / Main entry Lobby; Break Room / Lounge Area; Exam Room; Recovery; Support; Restrooms; Corridor; Copy Room; Financial Transaction Area

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

Project Name:	27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:**	**(Page 9 of 9)**
Project Address:		**Date Prepared:**	2024-08-28T13:05:12-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Sorin Brie	Documentation Author Signature:	
Company:	Engineered Spaces Inc.	Signature Date:	
Address:	333 City Blvd. West, Suite 300	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Orange CA 92826	Phone:	(714) 449-1646

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:	Edward D. Burtch	Responsible Designer Signature:	
Company:	Engineered Spaces Inc.	Date Signed:	
Address:	333 City Blvd. West, Suite 300	License:	E-17083
City/State/Zip:	Orange CA 92826	Phone:	(714) 449-1646

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688

www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
EDWARD D. BURTCH
E17083
09/30/25
CIVIL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

SHEET TITLE:

TITLE 24 ENERGY CALCULATIONS

SHEET NO:

E-4.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) E-4 Title 24 Energy Calculations.dwg, 8/28/2024 11:36:32 AM

Indoor Lighting Mandatory Measures:

110.9 LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

110.12(c) DEMAND RESPONSIVE LIGHTING CONTROLS
BUILDINGS WITH NONRESIDENTIAL LIGHTING SYSTEMS HAVING A TOTAL INSTALLED LIGHTING POWER OF 4,000 WATTS OR GREATER THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 130.1(B):

- 1. LIGHTING CONTROLS SHALL DEMONSTRATE A 15 PERCENT OR GREATER REDUCTION IN LIGHTING POWER AS DESCRIBED IN NA7.6.3.
- 2. FOR BUILDINGS WHERE DEMAND RESPONSE CONTROLS ARE REQUIRED, DEMAND RESPONSIVE CONTROLS SHALL CONTROL THE GENERAL LIGHTING THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 130.1(B) AND MAY CONTROL ADDITIONAL LIGHTING.
- 3. GENERAL LIGHTING SHALL BE REDUCED IN A MANNER CONSISTENT WITH THE UNIFORM LEVEL OF ILLUMINATION REQUIREMENTS IN TABLE 130.1-A.

NOTE: THE EXCEPTED SPACES DO NOT COUNT TOWARDS THE 10,000 FT2 THRESHOLD.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.1(a) MANUAL AREA CONTROLS
EACH ROOM OR AREA WITH FLOOR-TO-CEILING WALLS IN THIS BUILDING SHALL HAVE LIGHTING CONTROLS THAT ALLOW LIGHTING TO BE MANUALLY TURNED ON AND OFF MANUAL CONTROLS SHALL:

1. BE READILY ACCESSIBLE
2. BE LOCATED IN THE SAME ENCLOSED AREA WITH THE LIGHTING IT CONTROLS.
3. PROVIDE SEPARATE CONTROL OF GENERAL, FLOOR, WALL, WINDOW CASE DISPLAY, ORNAMENTAL AND SPECIAL EFFECTS LIGHTING SO EACH TYPE CAN BE TURNED ON AND OFF SEPARATELY WITHOUT AFFECTING OTHER LIGHTING OR EQUIPMENT.

130.1(b) MULTILEVEL LIGHTING CONTROLS
GENERAL LIGHTING IN ALL ROOMS AND AREAS 100 FT2 OR GREATER AND WITH MORE THAN 0.5 WATTS PER FT2 OF LIGHTING LOAD SHALL HAVE MULTILEVEL CONTROLS THAT ALLOW LIGHT LEVELS TO BE ADJUSTED UP AND DOWN. CONTROLS SHALL PROVIDE NUMBER OF CONTROL STEPS AND UNIFORM ILLUMINANCE LIGHT LEVELS PER TABLE 130.1-A.

130.1(c): SHUTOFF CONTROLS
ALL INSTALLED INDOOR LIGHTING SHALL BE EQUIPPED WITH CONTROLS TO AUTOMATICALLY REDUCE LIGHTING POWER WHEN SPACE IS TYPICALLY UNOCCUPIED.

130.1(c)1: CONTROL REQUIREMENTS
ALL INSTALLED INDOOR LIGHTING SHALL HAVE ALL OF THE FOLLOWING:
A. CONTROL(S) CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING IN THE SPACE WHEN TYPICALLY UNOCCUPIED (OCCUPANT SENSING CONTROL, AUTOMATIC TIME-SWITCH CONTROL, OR OTHER)
B. SEPARATE CONTROLS FOR LIGHTING ON EACH FLOOR (OTHER THAN STAIRWELLS)

C. SEPARATE CONTROLS FOR A SPACE ENCLOSED BY CEILING HEIGHT PARTITIONS NOT EXCEEDING 5,000 FT2

Indoor Lighting Mandatory Measures:

130.1(c)5 REQUIRED USE OF FULL-OFF OCCUPANT SENSORS
FULL-OFF OCCUPANT SENSING CONTROLS THAT ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING WHEN THE THE CONTROL ZONE IS UNOCCUPIED FOR 20 MINUTES OR LESS ARE REQUIRED FOR:

- OFFICES 250 FT² OR SMALLER
- MULTIPURPOSE ROOMS <1000 FT²
- CLASSROOMS OF ANY SIZE
- CONFERENCE ROOMS OF ANY SIZE
- RESTROOMS OF ANY SIZE

ADDITIONAL FULL-OFF CONTROL FUNCTIONALITY:
WHEN MULTILEVEL CONTROL IS REQUIRED PER 130.1(b) (ENCLOSED AREA >=100 SQUARE FEET AND LIGHTING LOAD <0.5 W/FT2) PROVIDE VACANCY SENSOR OR PARTIAL-ON OCCUPANCY SENSOR. WHEN MULTILEVEL CONTROL IS NOT REQUIRED PER 130.1(b), PROVIDE OCCUPANT SENSOR, PARTIAL-ON OCCUPANT SENSOR, OR VACANCY SENSOR.

130.1(c)6 PARTIAL OR FULL-OFF OCCUPANT SENSORS
PROVIDE PARTIAL OR FULL-OFF OCCUPANT SENSORS, IN ADDITION TO SHUTOFF CONTROLS PER 130.1(c)1 AND 130.1(c)2, IN THE FOLLOWING SPACES:

- AISLE WAYS AND OPEN AREAS IN WAREHOUSES
- LIBRARY BOOK STACK AISLES
- CORRIDORS AND STAIRWELLS
- OFFICES GREATER THAN 250 SQ. FT.

Indoor Lighting Mandatory Measures:

130.1(f) CONTROL INTERACTIONS
EACH LIGHTING CONTROL INSTALLED TO MEET 130.1 REQUIREMENTS SHALL INCORPORATE THE FUNCTIONS OF OTHER LIGHTING CONTROLS REQUIRED BY THIS SECTION.

1. FOR GENERAL LIGHTING, MANUAL AREA CONTROL SHALL PERMIT THE LEVEL OF LIGHT PROVIDED WHILE LIGHTING IS ON TO BE SET OR ADJUSTED BY CONTROLS SPECIFIED IN 130.1(b), (c), (d) and (e).

2. MANUAL AREA CONTROL SHALL PERMIT SHUTOFF CONTROL TO TURN THE LIGHTING DOWN OR OFF.

3. MULTILEVEL CONTROL SHALL PERMIT THE AUTOMATIC DAYLIGHTING CONTROL TO ADJUST ELECTRIC LIGHTING IN RESPONSE TO DAYLIGHT.

4. MULTILEVEL CONTROL SHALL PERMIT THE DEMAND RESPONSIVE (DR) CONTROL TO ADJUST LIGHTING DURING A DR EVENT THEN RETURN IT TO THE LEVEL SET BY THE CONTROL AFTER THE EVENT.

5 SHUTOFF CONTROL SHALL PERMIT THE MANUAL AREA CONTROL TO TURN THE LIGHTING ON.

6. AUTOMATIC DAYLIGHTING CONTROL SHALL PERMIT MULTILEVEL LIGHTING CONTROL TO ADJUST THE LIGHTING LEVEL.

7. FOR LIGHTING CONTROLLED BY MULTILEVEL LIGHTING CONTROLS AND OCCUPANT SENSING CONTROLS THAT PROVIDE AUTOMATIC-ON FUNCTION, CONTROLS SHALL PROVIDE A PARTIAL-ON FUNCTION THAT IS CAPABLE OF AUTOMATICALLY ACTIVATING BETWEEN 50-70% OF CONTROLLED LIGHTING POWER.

8. RESERVED

9. FOR SPACE CONDITIONING SYSTEM ZONES SERVING ONLY SPACES THAT ARE REQUIRED TO HAVE OCCUPANT SENSING CONTROLS SHALL BE CONTROLLED BY OCCUPANCY SENSING CONTROLS.

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii	
Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 1 of 4)
Project Address:	**Date Prepared:** 2024-08-27T16:34:54-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Aliso Viejo	02	Climate Zone	6
			03	Occupancy Types Within Project:	Healthcare Facility

B. PROJECT SCOPE
This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
New Branch Circuits	Add/Alt to feeders and branch circuits only	---	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1]*FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 2 of 4)
	Date Prepared: 2024-08-27T16:34:54-04:00

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND			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.

H. VOLTAGE DROP
This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Piii/ 180.2(b)4Bviic.

01	02		03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method		Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
					Pass	Fail
New Branch Circuits	☒ Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E-4.2	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*
[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 3 of 4)
	Date Prepared: 2024-08-27T16:34:54-04:00

K. 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

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no forms required for this project.

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 4 of 4)
Project Address:	**Date Prepared:** 2024-08-27T16:34:54-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sorin Brie	Documentation Author Signature: Sorin Brie
Company: Engineered Spaces Inc.	Signature Date:
Address: 333 City Blvd. West, Suite 300	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Orange CA 92826	Phone: (714) 449-1646

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 building owner receives at occupancy.

Responsible Designer Name: Edward D. Burtch	Responsible Designer Signature: Edward D. Burtch
Company: Engineered Spaces Inc.	Date Signed:
Address: 333 City Blvd. West, Suite 300	License: E-17083
City/State/Zip: Orange CA 92826	Phone: (714) 449-1646

Electrical Power Distribution Mandatory Measures:

110.12(a) DEMAND RESPONSIVE (DR) CONTROLS
ALL DEMAND RESPONSIVE CONTROLS SHALL:

1. BE EITHER A. CERTIFIED OPENADR 2.0a OR OPENADR 2.0b VIRTUAL END NODE (VEN); OR B. CERTIFIED BY THE MANUFACTURER AS BEING CAPABLE OF RESPONDING TO A DR SIGNAL FROM A CERTIFIED OPENADR 2.0b VEN AUTOMATICALLY IMPLEMENTING THE CONTROL FUNCTIONS REQUESTED BY THE VEN FOR THE EQUIPMENT IT CONTROLS.
2. BE CAPABLE OF COMMUNICATING USING ONE OR MORE OF THE FOLLOWING: WI-FI, ZIGBEE, BACNET, ETHERNET, OR HARD-WIRING.
3. CONTINUE TO PERFORM ALL OTHER CONTROL FUNCTIONS PROVIDED BY THE CONTROL WHEN COMMUNICATIONS ARE DISABLED OR UNAVAILABLE.
4. DR CONTROL THERMOSTATS SHALL COMPLY WITH REFERENCE JOINT APPENDIX S (JA5), TECHNICAL SPECIFICATIONS FOR OCCUPANT CONTROLLED SMART THERMOSTATS.

110.12(d) DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER CONTROL
CONTROLS FOR ELECTRONIC MESSAGE CENTERS GREATER THAN 15KW SHALL BE CAPABLE OF REDUCING THE LIGHTING POWER BY A MINIMUM OF 30% WHEN RECEIVING A DR SIGNAL.

130.5(c) VOLTAGE DROP
THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%.

PANEL A VOLTAGE DROP CALCULATIONS			
VOLTAGE:	120 V		
AMPS:	12.5 Amps.		
OHMS RESISTANCE	1.9029		
OHMS REACTANCE	0.054		
POWER FACTOR:	0.9		
MAX. VOLTAGE DROP:	3.6V or 3%		
MAX. DISTANCE:	84.0 FEET		
CKT. INFO.	CKT. INFO.	LOAD VA	DISTANCE ft.
A-1	A-2	< 1500 VA	< 84 ft.
A-3	A-4	< 1500 VA	< 84 ft.
A-5	A-6	< 1500 VA	< 84 ft.
A-7	A-8	< 1500 VA	< 84 ft.
A-9	A-10	< 1500 VA	< 84 ft.
A-11	A-12	< 1500 VA	< 84 ft.
A-13	A-14	< 1500 VA	< 84 ft.
A-15	A-16	< 1500 VA	< 84 ft.
A-17	A-18	< 1500 VA	< 84 ft.
A-19	A-20	< 1500 VA	< 84 ft.
A-21	A-22	< 1500 VA	< 84 ft.
A-23	A-24	< 1500 VA	< 84 ft.
A-25	A-26	< 1500 VA	< 84 ft.
A-27	A-28	< 1500 VA	< 84 ft.
A-29	A-30	< 1500 VA	< 84 ft.
A-31	A-32	< 1500 VA	< 84 ft.
A-33	A-34	< 1500 VA	< 84 ft.
A-35	A-36	< 1500 VA	< 84 ft.
A-37	A-38	< 1500 VA	< 84 ft.
A-39	A-40	< 1500 VA	< 84 ft.
A-41	A-42	< 1500 VA	< 84 ft.

PANEL A VOLTAGE DROP CALCS.	
VOLTAGE:	208V, 3Φ
AMPS:	300 Amps
OHMS RESISTANCE	0.0520
OHMS REACTANCE	0.041
POWER FACTOR:	0.9
MAX. VOLTAGE DROP:	6.24V or 2%
MAX. DISTANCE:	460.4 FEET

PANEL B VOLTAGE DROP CALCULATIONS			
VOLTAGE:	120 V		
AMPS:	12.5 Amps.		
OHMS RESISTANCE	1.9029		
OHMS REACTANCE	0.054		
POWER FACTOR:	0.9		
MAX. VOLTAGE DROP:	3.6V or 3%		
MAX. DISTANCE:	84.0 FEET		
CKT. INFO.	CKT. INFO.	LOAD VA	DISTANCE ft.
B-1	B-2	< 1500 VA	< 84 ft.
B-3	B-4	< 1500 VA	< 84 ft.
B-5	B-6	< 1500 VA	< 84 ft.
B-7	B-8	< 1500 VA	< 84 ft.
B-9	B-10	< 1500 VA	< 84 ft.
B-11	B-12	< 1500 VA	< 84 ft.
B-13	B-14	< 1500 VA	< 84 ft.
B-15	B-16	< 1500 VA	< 84 ft.
B-17	B-18	< 1500 VA	< 84 ft.
B-19	B-20	< 1500 VA	< 84 ft.
B-21	B-22	< 1500 VA	< 84 ft.
B-23	B-24	< 1500 VA	< 84 ft.
B-25	B-26	< 1500 VA	< 84 ft.
B-27	B-28	< 1500 VA	< 84 ft.
B-29	B-30	< 1500 VA	< 84 ft.
B-31	B-32	< 1500 VA	< 84 ft.
B-33	B-34	< 1500 VA	< 84 ft.
B-35	B-36	< 1500 VA	< 84 ft.
B-37	B-38	< 1500 VA	< 84 ft.
B-39	B-40	< 1500 VA	< 84 ft.
B-41	B-42	< 1500 VA	< 84 ft.

PANEL B VOLTAGE DROP CALCS.	
VOLTAGE:	208V, 3Φ
AMPS:	300 Amps
OHMS RESISTANCE	0.0520
OHMS REACTANCE	0.041
POWER FACTOR:	0.9
MAX. VOLTAGE DROP:	6.24V or 2%
MAX. DISTANCE:	460.4 FEET

PANEL C VOLTAGE DROP CALCULATIONS			
VOLTAGE:	120 V		
AMPS:	12.5 Amps.		
OHMS RESISTANCE	1.9029		
OHMS REACTANCE	0.054		
POWER FACTOR:	0.9		
MAX. VOLTAGE DROP:	3.6V or 3%		
MAX. DISTANCE:	84.0 FEET		
CKT. INFO.	CKT. INFO.	LOAD VA	DISTANCE ft.
C-1	C-2	< 1500 VA	< 84 ft.
C-3	C-4	< 1500 VA	< 84 ft.
C-5	C-6	< 1500 VA	< 84 ft.
C-7	C-8	< 1500 VA	< 84 ft.
C-9	C-10	< 1500 VA	< 84 ft.
C-11	C-12	< 1500 VA	< 84 ft.
C-13	C-14	< 1500 VA	< 84 ft.
C-15	C-16	< 1500 VA	< 84 ft.
C-17	C-18	< 1500 VA	< 84 ft.
C-19	C-20	< 1500 VA	< 84 ft.
C-21	C-22	< 1500 VA	< 84 ft.
C-23	C-24	< 1500 VA	< 84 ft.
C-25	C-26	< 1500 VA	< 84 ft.
C-27	C-28	< 1500 VA	< 84 ft.
C-29	C-30	< 1500 VA	< 84 ft.
C-31	C-32	< 1500 VA	< 84 ft.
C-33	C-34	< 1500 VA	< 84 ft.
C-35	C-36	< 1500 VA	< 84 ft.
C-37	C-38	< 1500 VA	< 84 ft.
C-39	C-40	< 1500 VA	< 84 ft.
C-41	C-42	< 1500 VA	< 84 ft.

PANEL C VOLTAGE DROP CALCS.	
VOLTAGE:	208V, 3Φ
AMPS:	300 Amps
OHMS RESISTANCE	0.0520
OHMS REACTANCE	0.041
POWER FACTOR:	0.9
MAX. VOLTAGE DROP:	6.24V or 2%
MAX. DISTANCE:	460.4 FEET

PANEL D VOLTAGE DROP CALCULATIONS			
VOLTAGE:	120 V		
AMPS:	12.5 Amps.		
OHMS RESISTANCE	1.9029		
OHMS REACTANCE	0.054		
POWER FACTOR:	0.9		
MAX. VOLTAGE DROP:	3.6V or 3%		
MAX. DISTANCE:	84.0 FEET		
CKT. INFO.	CKT. INFO.	LOAD VA	DISTANCE ft.
D-1	D-2	< 1500 VA	< 84 ft.
D-3	D-4	< 1500 VA	< 84 ft.
D-5	D-6	< 1500 VA	< 84 ft.
D-7	D-8	< 1500 VA	< 84 ft.
D-9	D-10	< 1500 VA	< 84 ft.
D-11	D-12	< 1500 VA	< 84 ft.
D-13	D-14	< 1500 VA	< 84 ft.
D-15	D-16	< 1500 VA	< 84 ft.
D-17	D-18	< 1500 VA	< 84 ft.
D-19	D-20	< 1500 VA	< 84 ft.
D-21	D-22	< 1500 VA	< 84 ft.
D-23	D-24	< 1500 VA	< 84 ft.
D-25	D-26	< 1500 VA	< 84 ft.
D-27	D-28	< 1500 VA	< 84 ft.
D-29	D-30	< 1500 VA	< 84 ft.
D-31	D-32	< 1500 VA	< 84 ft.
D-33	D-34	< 1500 VA	< 84 ft.
D-35	D-36	< 1500 VA	< 84 ft.
D-37	D-38	< 1500 VA	< 84 ft.
D-39	D-40	< 1500 VA	< 84 ft.
D-41	D-42	< 1500 VA	< 84 ft.

PANEL D VOLTAGE DROP CALCS.	
VOLTAGE:	208V, 3Φ
AMPS:	300 Amps
OHMS RESISTANCE	0.0520
OHMS REACTANCE	0.041
POWER FACTOR:	0.9
MAX. VOLTAGE DROP:	6.24V or 2%
MAX. DISTANCE:	460.4 FEET

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PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

saa
interiors + architecture
CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
SAN FRANCISCO, CA • ISELIN, NJ • NEW YORK, NY

6083 Bristol Parkway, Culver City, CA 90230 T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER EDWARD D. BURTCH E17083 09/30/25 STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE: 08/06/24
DRAWN: Cad
REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:

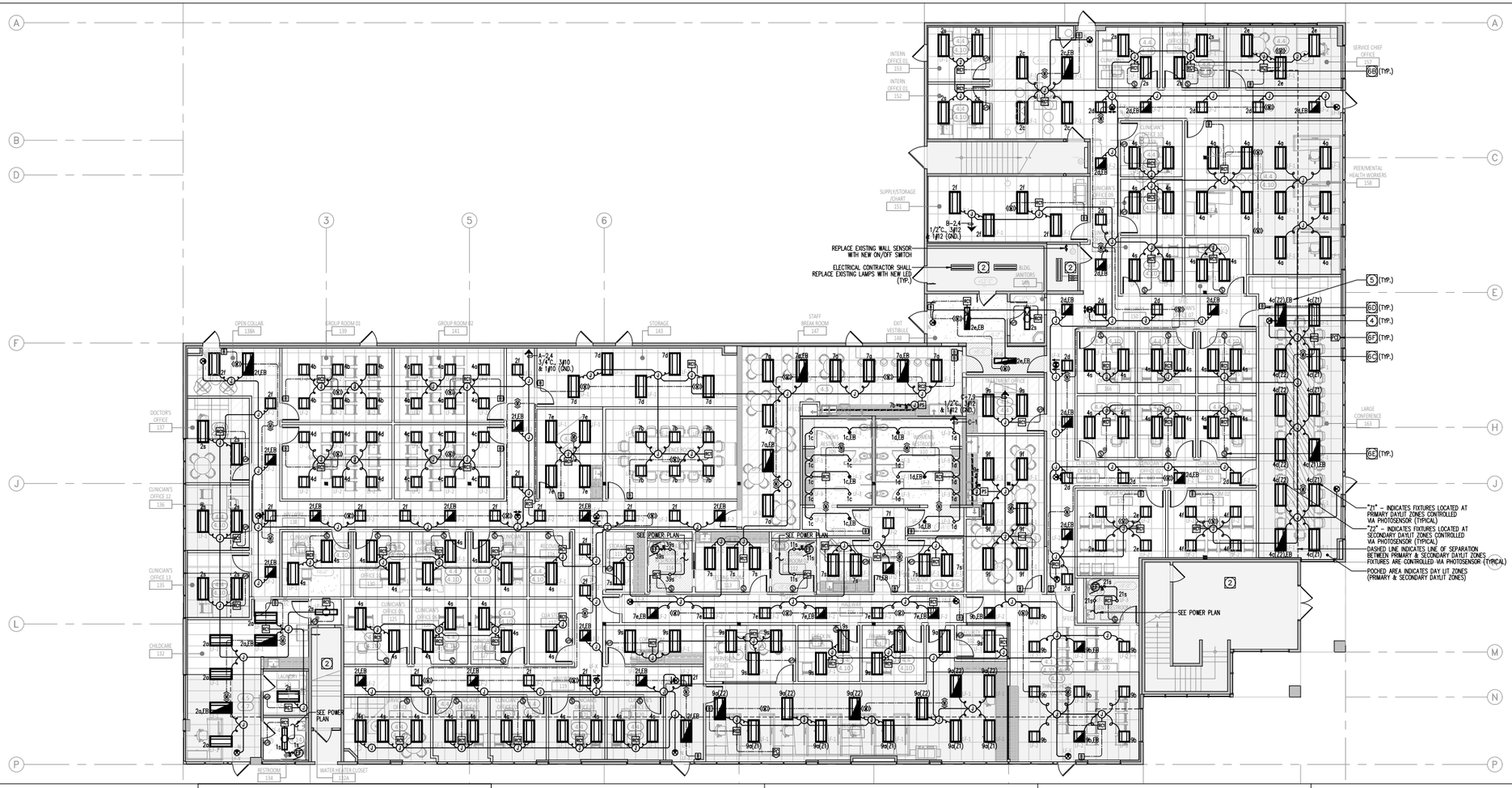
SHEET TITLE:

TITLE 24 ENERGY CALCULATIONS

SHEET NO:

E-4.2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



LIGHTING PLAN NOTES

1. ELECTRICAL ENGINEERING FOR THIS PROJECT IS BASED ON A FIELD SURVEY OF THE ELECTRICAL PANELS. IN CASE OF ANY DISCREPANCIES WITH EXISTING FIELD CONDITIONS, ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT DIFFERENCES FOR POSSIBLE REVISIONS TO THIS DOCUMENT.
2. ALL EXISTING LIGHTS IN PORTION OF THE BUILDING NOT BEING REMODELED SHALL BE LEFT IN WORKING CONDITION. RESTORE ANY CIRCUITS AS INTERRUPTED. COORDINATE WITH BUILDING MANAGEMENT FOR WORK TO BE DONE AFTER NORMAL BUSINESS HOURS IF REQUIRED.
3. ALL LIGHT FIXTURES INDICATED ON PLAN ARE NEW AND SHALL BE PROVIDED WITH 0-10V DIMMING DRIVERS SUITABLE TO BE CONTROLLED VIA 2022 TITLE 24 ENERGY COMPLIANT LIGHTING CONTROLS. LIGHTING CONTROLS INDICATED ON PLANS ARE NEW AND SHALL COMPLY WITH THE 2022 CALIFORNIA TITLE 24 ENERGY COMMISSION REQUIREMENTS.
4. ALL EXIT SIGNS INDICATED ON PLAN SHALL BE PROVIDED WITH MINIMUM 90 MINUTES EMERGENCY BATTERY PACK AND CONNECTED TO AREA LIGHTING UN-SWITCHED CIRCUIT.
5. ALL EMERGENCY FIXTURES INDICATED ON PLAN WITH "EB" SHALL BE PROVIDED WITH MINIMUM 90 MINUTES EMERGENCY BATTERY PACK AND CONNECTED TO AREA LIGHTING UN-SWITCHED CIRCUIT.
6. 2022 TITLE 24 COMPLIANT SCOPE OF WORK – ELECTRICAL CONTRACTOR SHALL PROVIDE FOLLOWING:
   - 6A. FIXTURES CONTROLLED BY 2022 LIGHTING CONTROLS NOTED ON PLANS ARE TO BE PROVIDED WITH 0-10V DIMMING BALLASTS SUITABLE TO BE CONTROLLED VIA 0-10V 2022 TITLE 24 COMPLIANT ROOM CONTROLS. INCLUDE ALL COSTS REQUIRED FOR A COMPLIANT CONTROL SYSTEM.
   - RC 6B. ROOM CONTROLLER LOCATED ABOVE CEILING. LMRC-21, WHERE "-" INDICATES QUANTITY OF RELAY ZONES AS NOTED ON PLANS. I.E. "WATTSTOPPER" LMRC-212, (2- RELAYS).
   - (OS) 6C. CEILING MOUNTED OCCUPANCY SENSORS DUAL TECHNOLOGY "WATTSTOPPER" LMDC-100 QUANTITY PER PLANS. PROVIDE PLENUM RATED RJ45 CABLES, LENGTH AS REQUIRED FOR INTERCONNECTION OF OCCUPANCY SENSORS AND/OR OTHER DEVICES. (MULTIPURPOSE ROOMS OF LESS THAN 1,000 SQUARE FEET, CLASSROOMS OF ANY SIZE, CONFERENCE ROOMS OF ANY SIZE SHALL BE PROGRAMMED WITH PARTIAL "ON" 70% OF LIGHTING POWER)
   - EB 6D. (5) BUTTON WALL-STATION "WATTSTOPPER" (LMSW-105. LOCATE WALL-STATION UNIT NEAR ENTRY DOOR (HALF LIGHTS, FULL LIGHTS, RAISE, LOWER, ALL OFF). PROVIDE 1/2"C.O. UP TO ACCESSIBLE SPACE AND PLENUM RATED RJ45 CABLE FROM WALL STATION UNIT CONTROLLER TO ROOM CONTROLLER RC10E AT CEILING.
   - (OS) 6E. PROVIDE "WATTSTOPPER" LMDW-102 VACANCY SENSOR WITH INTEGRAL UP/DOWN DIMMING BUTTON (OFFICES 250 SQUARE FEET OR SMALLER). LIGHTING LOAD TO BE PROGRAMMED TO FULL "OFF" WHEN VACANCY EXCEEDS 30 MINUTES. PROVIDE PLENUM RATED RJ45 CABLE FROM WALL SENSOR TO ROOM CONTROLLER AT CEILING.
   - PCO 6F. PROVIDE "WATTSTOPPER" LMLS-400 FOR SINGLE DAYLIT ZONE AND LMLS-500 OPEN LOOP PHOTOSENSOR. PRIMARY DAYLIT ZONE IS DENOTED WITH "21", WHERE AS SECONDARY DAYLIT ZONE IS DENOTED WITH "22"

   IT SHALL ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE IN HIS BASE BID PRICE TO COMMISSION LIGHTING CONTROL SYSTEM FOR FULL LIGHT OUTPUT WHEN OCCUPANCY IS DETECTED, AND OFF WHEN VACANCY HAS BEEN DETECTED FOR 30MINS OR MORE.

TESTING & ADJUSTING OF CONTROLS

ALL AUTOMATIC DAYLIGHTING CONTROLS SUCH AS PHOTOCONTROLS SENSING DAYLIGHT ENTERING DAYLIT AREAS, SHALL BE TESTED AND ADJUSTED IN ACCORDANCE TO NA7.6.1, CONTINUOUS DIMMING CONTROL SYSTEMS AND STEPPED SWITCHING OR STEP DIMMING CONTROL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH NA7.6.1 REQUIREMENTS.

ALL OCCUPANCY SENSORS SHALL BE TESTED AND ADJUSTED IN ACCORDANCE WITH NA7.6.2.3 REQUIREMENTS.

ALL AUTOMATIC TIME SWITCH CONTROLS SHALL BE TESTED AND ADJUSTED IN ACCORDANCE WITH NA7.6.2.5 REQUIREMENTS.

ALL DEMAND RESPONSIVE LIGHTING CONTROLS SHALL BE TESTED AND ADJUSTED IN ACCORDANCE WITH NA7.6.3.2 REQUIREMENTS.

ALL ENERGY MANAGEMENT CONTROL SYSTEMS SHALL BE TESTED AND ADJUSTED IN ACCORDANCE WITH NA7.7.2 REQUIREMENTS.

LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER 130.4 A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) FOR:
A. AUTOMATIC DAYLIGHT CONTROLS.
B. LIGHTING CONTROLS.

DESIGN CRITERIA NOTES

FIRE AND LIFE SAFETY COMPONENTS

1. ALL COMPONENTS SHALL BE WHITE U.O.N.
2. FIRE PULL COMPONENTS SHALL BE RED OR OTHER OTHER ACCORDING TO LOCAL JURISDICTION.
3. ALL STROBES SHALL BE CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
4. ALL SPEAKERS SHALL BE FULLY RECESSED CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
5. COMPONENTS SHALL BE MOUNTED WITH CONSISTENT CENTERLINE, U.O.N.

GENERAL

1. PROVIDE AND INSTALL PERFORATED CEILING GRILLE PANELS AT ALL ACOUSTIC CEILING MOUNTED SUPPLY AND RETURN LOCATIONS, U.O.N. CONFIRM COLOR OF GRILLE WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.

EXPOSED CEILING NOTES

1. ALL DUCTS AND DIFFUSERS, DECKING, FIRE PROOFING, CONDUITS AND OTHER DEVICES SHALL BE PAINTED WHITE U.O.N.
2. ALL CONDUITS AND CABLING TO BE RAN W/ RIGHT ANGLES U.O.N.
3. ALL DATA CABLING TO BE RAN IN CABLE TRAYS PAINTED TO MATCH THE CEILING.
4. ALL FRAMING ATTACHED TO CEILING DECKS TO BE PAINTED TO MATCH THE CEILING, U.O.N.

REFLECTED CEILING KEYNOTES

- 4.1 PROVIDE EXPANSION JOINT EVERY 2500 SQUARE FEET AS REQUIRED THROUGHOUT AREA OF WORK. SEE DETAIL 13/A-30.2.
- 4.2 PROVIDE DRYWALL HEADER AT 1" BELOW ADJACENT CEILING. PAINT WHITE, FLAT FINISH.
- 4.3 CENTER CEILING TILE AND GRID IN ROOM AS SHOWN.
- 4.4 PROVIDE SOUND BOOTS AT RETURN AIR GRILLES AT ALL PRIVATE OFFICES.
- 4.5 PROVIDE EXHAUST FAN AND DIFFUSERS AS REQUIRED AT INDICATED ROOMS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 4.6 PROVIDE 24/7 1-TON A/C UNIT ON SEPARATE T-STAT. PROVIDE SEPARATE METER AS REQUIRED PER BUILDING STANDARDS.
- 4.7 REFER TO ENGINEERING DRAWINGS FOR WASHER/DRYER VENTILEATION.
- 4.8 PROVIDE NEW CEILING TILES THROUGHOUT, REFER TO CEILING LEGEND FOR TILE SPEC. PATCH EXISTING GRID AS REQUIRED THROUGHOUT, PROVIDE NEW HVAC GRILLES THROUGHOUT. PROVIDE WALL ANGLE WHERE OCCURS, PROVIDE 7/8" SHADOW MOLDING TYPICAL THROUGHOUT.
- 4.9 PROVIDE AB SWITCHING TO CONTROL LIGHT FIXTURES SEPARATELY
- 4.10 PROVIDE SOUND BLANKET OVER CEILING ABOVE FOR ADDITIONAL SOUND ATTENUATION.
- 4.11 REWORK EXISTING FIRE SPRINKLERS AS REQUIRED PER NEW LAYOUT. ALL FIRE SPRINKLER HEAD TRIMS TO BE BUILDING STANDARD. AT OPEN CEILING TURN HEADS UP AS REQUIRED PER CODE.
- 4.12 PROVIDE CODE REQUIRED DDC CONTROL UPGRADES THROUGHOUT. REFER TO ENGINEERING DRAWINGS.
- 4.13 REWORK EXISTING HVAC, SWITCHING AND CIRCUITING AS REQUIRED AND REBALANCE THROUGHOUT.
- 4.14 REPLACE EXISTING EXHAUST FAN WITH NEW.
- 4.15 PAINT DRYWALL CEILING P-1 FLAT, U.O.N.

REFLECTED CEILING LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING 2X4 CEILING GRID IS TO REMAIN. THE G.C. IS TO PROVIDE NEW BUILDING STANDARD CEILING TILES THROUGHOUT, U.O.N.
- NEW 2x4 CEILING SYSTEM
  CEILING GRID MANUFACTURER: TO MATCH EXISTING
  SIZE: TO MATCH EXISTING
  SERIES: TO MATCH EXISTING
  COLOR: TO MATCH EXISTING
  CEILING TILE MANUFACTURER: ARMSTRONG
  SERIES: DUNE SECOND LOOK
  SIZE: 2X4
  COLOR: WHITE
  REFERENCE SHEET A-30.2 FOR SPECIFICATIONS AND REQUIREMENTS.
- EXISTING DRYWALL CEILING TO REMAIN.
- NEW DRYWALL CEILING.
- CEILING MOUNTED EXIT SIGN. DARK QUADRANT INDICATES FACE. ARROW(S) INDICATE DIRECTION.
- NEW FIXTURE TO BE PROVIDED. SEE LIGHT FIXTURE SCHEDULE FOR SPEC.
- 8'-6" CEILING HEIGHT AS INDICATED.
- E INDICATES EXISTING TO REMAIN.

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	REMARKS
LF-1		2'X4' LED DIRECT/INDIRECT	PINNACLE ARCHITECTURAL LIGHTING	TR24-X-835MO-XX-U-FSD INPUT WATTS: 29.9 W	3500K	PROVIDE BATTERY PACK FOR ALL FIXTURES NOTED ON PLAN WITH "EB"
LF-2		2'X2' LED DIRECT/INDIRECT	PINNACLE ARCHITECTURAL LIGHTING	TR22-X-835MO-XX-U-FSD INPUT WATTS: 28.5 W	3500K	PROVIDE BATTERY PACK FOR ALL FIXTURES NOTED ON PLAN WITH "EB"
LF-3		4" DIA. RECESSED LED DOWNLIGHT	LITHONIA LIGHTING	LDN4-35/15-L04-AR-LSS-MVOLT-GZ1 INPUT WATTS: 17.5 W	3500K	PROVIDE BATTERY PACK FOR ALL FIXTURES NOTED ON PLAN WITH "EB"
LF-4		1'X2' LED SURFACE MOUNT	LITHONIA LIGHTING	BLWP2-40L-ADP-MVOLT-GZ1-LP835 INPUT WATTS: 37 W	3500K	PROVIDE BATTERY PACK FOR ALL FIXTURES NOTED ON PLAN WITH "EB" OBTAIN ADDITIONAL APPROVAL FROM ARCHITECT PRIOR TO ORDERING
LF-5		UNDER CABINET STRIP LED LIGHT FIXTURE	CALIFORNIA ACCENT LIGHTING	LUED8200-UCF-4W-10V-3.5K WITH CLASS 2 P.S. LF-5A, DRV60-E-UNV-24VDC-10V; INPUT WATTS: 60 W LF-5B, DRV96-E-UNV-24VDC-10V; INPUT WATTS: 96 W	3500K	TO COMPLY WITH TITLE 24 REQUIREMENTS. SEE ENGINEER DRAWINGS FOR MORE INFORMATION. PROVIDE SEPARATE SWITCH.
LF-X		CEILING MOUNTED EXIT SIGN	EDGE LIT LED LITHONIA LIGHTING	LITHONIA LIGHTING: EDGR SERIES – GREEN LETTERS	3500K	CLEAR FACE WITH GREEN LETTERS

FOR ALL LIGHT FIXTURE SPECIFICATION:
CONTACT : BRENDA LOWELL, SPECIFICATION SALES, MOBILE: (949) 636-5559, BRENDAL@PERFORMANCELTG.COM, PERFORMANCELTG.COM

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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485C US Route 1 South, Suite 105 Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 T 917.512.6688

www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
EDWARD D. EARLY
E17083
09/30/25
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

ELECTRICAL LIGHTING PLAN

SHEET NO:

E-5

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) E-5 Electrical Lighting Plan.dwg, 8/28/2024 11:50:44 AM

POWER PLAN NOTES

1. ELECTRICAL ENGINEERING FOR THIS PROJECT IS BASED ON A FIELD SURVEY OF THE ELECTRICAL PANELS. IN CASE OF ANY DISCREPANCIES WITH EXISTING FIELD CONDITIONS, ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT DIFFERENCES AND CONTACT ELECTRICAL ENGINEER FOR POSSIBLE REVISIONS TO THIS DOCUMENT.
2. ALL DEVICES INDICATED ON PLAN ARE EXISTING UNLESS SPECIFICALLY DENOTED WITH SUBSCRIPT "N"–NEW. ELECTRICAL CONTRACTOR TO REFER ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION / REQUIREMENTS.
3. OBTAIN EXACT MOUNTING HEIGHTS AND/OR DIMENSIONAL DATA FROM ARCHITECTURAL DRAWINGS PRIOR TO ROUGH–IN.
4. CONFIRM EXACT NEMA CONFIGURATION WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH–IN.
5. ALL TV LOCATIONS: PROVIDE "CHIEF" PAC–526 BOX WITH RECESSED DEVICES INSTALLED AT TENANT'S AUDIO–VIDEO INSTALLER RECOMMENDED MOUNTING HEIGHT: [2] DUPLEX, [1] 2"C.O. TO ACCESSIBLE CEILING SPACE AND [1] 2"C.O. TO FLOOR DEVICE FOR [1] VGA, [1] HDMI [1] COAX CONNECTIONS. COORDINATE ADDITIONAL REQUIREMENTS WITH STRUCTURAL ENGINEER AND AUDIO–VISUAL CONTRACTOR. COORDINATE WITH ARCHITECT AND A/V CONSULTANT PRIOR TO ROUGH–IN.
6. COORDINATE WITH FURNITURE SUPPLIER EXACT DIMENSIONS FOR ALL FURNITURE PARTITION WALL FEEDS AND CORING / INSTALLATION PRIOR TO COMMENCING OF WORK TO BE PERFORMED. ALL FLOOR MOUNTED DEVICES MUST MEET "SCRUB WATER TEST". DEVICES SHALL NOT BE CLOSER THAN 24" O.C. AND NOT MORE THAN (1) UNIT PER 65 SQ.FT. OF FLOOR AREA IN EACH SPAN. STANDARD FACTORY FINISH/COLOR SHALL BE SELECTED BY THE ARCHITECT. INCLUDE X–RAY IN BASE BID WHERE SLAB IS POST–TENSION TYPE, COORDINATE WITH BUILDING MANAGEMENT.
7. FLUSH FLOOR MOUNTED DUPLEX @ TEL./DATA 1st FLOOR SLAB ON GRADE INSTALLATION RECEPTACLE AND (4) SLOTS FOR TEL./DATA CONNECTORS. (RADIANY COMP: 885–8917CT SERIES). DEVICE ACCOMMODATES UP TO (4) CAT 5 OR CAT 6 CONNECTORS. COORDINATE WITH TEL./DATA INSTALLER PRIOR TO ORDERING. PROVIDE UP TO (2) 1"C.O. TO THE NEAREST FULL HEIGHT PARTITION WALL. PROVIDE ALTERNATE LINE IN BASE BID FOR [1] 880MP & [1] 884P2 GANGED NON–METALLIC FLOOR BOXES COMPLETE WITH ADJUSTING RING, FLANGE, BRUSHED ALUMINUM DUPLEX COVER, RECEPTACLES AND TEL./DATA INSERTS AS REQUIRED.
8. FURNITURE FEED FOR POWER ONLY FOR CONNECTION TO FURNITURE SYSTEM. POWER BASE: 4–CIRCUITS, 8–WIRES PROVIDED.
9. FURNITURE FEED FOR TELEPHONE/DATA CONNECTION TO FURNITURE FEED. PROVIDE 1–1/2"C.O., STUB–UP INTO ACCESSIBLE CEILING SPACE THRU NEAREST FULL HEIGHT PARTITION WALL.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SECURITY AND LOW VOLTAGE TEL./DATA INSTALLER FOR FINAL CONDUIT SIZE AND ROUTING AND INCLUDE ALL COSTS AS PART OF BASE BID.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE AS BACK–BOX (WITH SINGLE GANG REDUCING RING) WITH 3/4"C.O. EMT (FLEXIBLE CONDUIT SHALL NOT BE USED IN LIEU OF EMT) STUBBED AT MIN. 6" ABOVE CEILING AND CONDUIT WITH PULLWIRE. COORDINATE WITH TEL./DATA, SECURITY FOR ADDITIONAL REQUIREMENTS. PROVIDE ALL CONDUIT, LINE AND LOW VOLTAGE WIRING REQUIRED TO OBTAIN A COMPLETE AND OPERATING SYSTEM. INCLUDE ALL NECESSARY AS PART OF BASE BID. PROVIDE 3/4"C.O. UP TO ACCESSIBLE CEILING SPACE FOR CARD READER DEVICES.
12. ALL RECEPTACLES AT AREAS WITHIN 6'–0" FROM ANY SINKS OR LAVATORIES, ABOVE OR BELOW COUNTER SHALL BE G.F.C.I. TYPE. = NO EXCEPTIONS = . G.F.C.I. DEVICES MUST BE READILY ACCESSIBLE AND PROVIDED FOR ALL VENDING MACHINE RECEPTACLES
13. A SINGLE POINT GROUNDING SYSTEM SHALL BE PROVIDED FOR THE **SERVER ROOM**. THE MASTER GROUND BAR "M.G.B." SHALL HAVE 1/2"C., 1#6 CU. CONDUCTOR TIED TO **BUILDING STEEL**. THE BUILDING STEEL MUST BE CONTINUOUS AND BONDED TO THE GROUNDING ELECTRODE SYSTEM. BOND ALL SERVER CABINETS AND RACKS WITH 1#6 BARE CONDUCTOR ORGINATING FROM MGB. ALL CONNECTIONS SHALL BE TWO HOLE NEMA CONFIGURATION LONG BARREL COMPRESSION LUGGS (BY BURNDY OR THOMAS/BETTS). THE M.G.B. SHALL BE A MINIMUM 12"x4"x1/4". THE GROUND SYSTEM SHALL HAVE LESS THAN 5–Ohms IMPEDANCE WHEN ISOLATED FROM GROUNDING SYSTEM. FINAL LOCATION OF M.G.B. SHALL BE COORDINATED WITH TENANT'S REP. BEFORE INSTALLATION. ALL GROUND CONDUCTORS MUST BE IN ACCORDANCE WITH LOCAL CODES AND TERMINATE IN A MANNER THAT IS PERMANENT. ALL TERMINATIONS SHOULD BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE. ALL GROUNDING CONDUCTORS MUST BE CONTINUOUS WITH NO SPLICES OR J–BOXES AND TAGGED "WARNING– GROUND CONNECTION – DO NOT REMOVE OR DISCONNECT". CONDUCTORS SHALL BE INSULATED AGAINST CONTACT WITH FOREIGN GROUNDS. GROUNDING CONDUCTORS MUST BE NO–LOAD, NON–CURRENT CARRYING CABLES.
    TEL./DATA CONDUIT HOMERUNS AS FOLLOWS:
    BASE BID COST: [1] 4"C.O. TO BUILDING TEL. MTTR
    BASE BID COST: [3] 4" SLEEVES THRU T–BAR ABOVE CEILING
    BASE BID COST: [1] 4"C.O. TO 1ST FLOOR HCA MPOE PATHWAY. COORDINATE ADDITIONAL REQUIREMENTS WITH TEL./DATA LOW VOLTAGE INSTALLER (ROUTING, TERMINATION POINTS AND INTERMEDIARY PULL–BOXES AS PART OF BASE BID.).
14. ELECTRICAL CONTRACTOR SHALL PROVIDE 1/2"C., 2#12 & 1#12 GND. TO (2) 5–20R RECEPTACLE AT LT. ROOM. COORDINATE FINAL LOCATION OF ALL RECEPTACLES WITH TENANT AND LT. REP PRIOR TO ROUGH–IN.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE 3/4"C., 2#10, 1#10 GND. TO 15–30R RECEPTACLE AT LT. ROOM. COORDINATE FINAL LOCATION OF ALL RECEPTACLES WITH TENANT AND LT. REP PRIOR TO ROUGH–IN.
16. PROVIDE TAMPER–RESISTANT RECEPTACLES AT ALL NEW 15–AMP AND 20–AMP RECEPTACLE LOCATIONS IN THE FOLLOWING AREAS: BUSINESS OFFICES, CORRIDORS, WAITING ROOMS, PATIENT ROOMS AND THE LIKE IN CLINICS, MEDICAL AND DENTAL OFFICES, AND OUTPATIENT FACILITIES.
17. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SECURITY CONTRACTOR FOR ADDITIONAL SCOPE OF WORK THAT IS TO BE PART OF BASE BID. PROVIDE ALL CONDUIT, LINE AND LOW VOLTAGE WIRING FOR A COMPLETE, OPERATING AND OC–HCA COMPLIANT SECURITY SYSTEM AS PART OF BASE BID.
18. ELECTRICAL CONTRACTOR SHALL AUDIT ENTIRE SPACE AT THE END PROJECT AND PROVIDE P–TOUCH LABELS WITH PANEL AND CIRCUIT NUMBER INFORMATION FOR ALL NEW AND EXISTING RECEPTACLE POWER DEVICES. IT SHALL BE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ENGINEER AN AS BUILD PLAN AT THE END OF CONSTRUCTION FOR BUILDING MANAGEMENT INFORMATION. PLAN SHALL INCLUDE ALL ELECTRICAL DEVICES WITH PANEL AND CIRCUIT NUMBER INFORMATION CLEARLY IDENTIFIED FOR EACH DEVICE, NO EXCEPTION. INFORMATION SHALL BE SUBMITTED TO ENGINEER PRIOR TO ELECTRICAL FINAL INSPECTION FOR POSSIBLE REQUIREMENT RE–ISSUANCE TO **ALISO VIEJO** BUILDING DEPARTMENT.

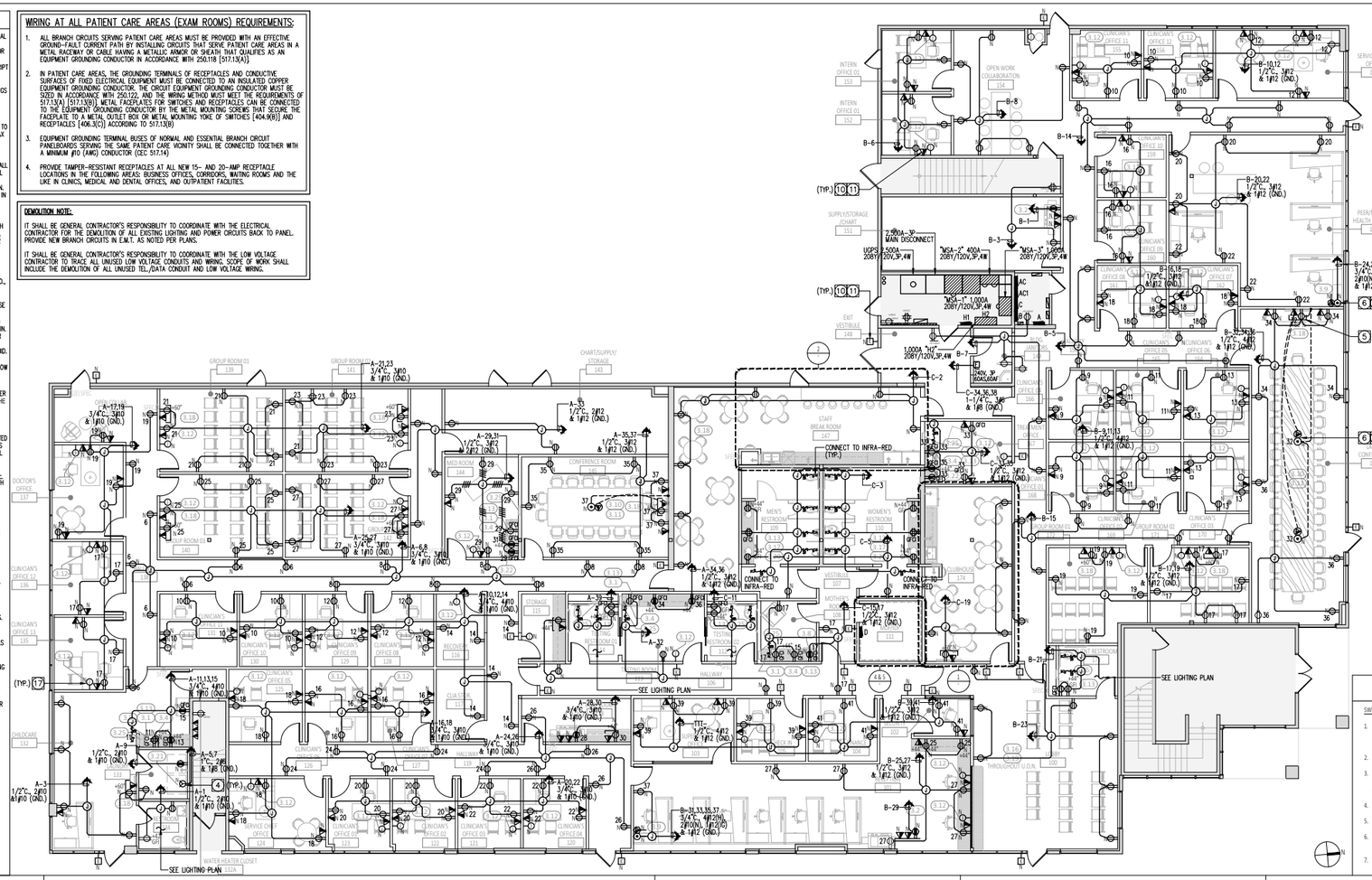
WIRING AT ALL PATIENT CARE AREAS (EXAM ROOMS) REQUIREMENTS:

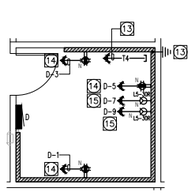
1. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS MUST BE PROVIDED WITH AN EFFECTIVE GROUND–FAULT CURRENT PATH BY INSTALLING CIRCUITS THAT SERVE PATIENT CARE AREAS IN A METAL RACEWAY OR CABLE HAVING A METALLIC ARMOR OR SHEATH THAT QUALIFIES AS AN EQUIPMENT GROUNDING CONDUCTOR IN ACCORDANCE WITH 250.118 (517.13(A))
2. IN PATIENT CARE AREAS, THE GROUNDING TERMINALS OF RECEPTACLES AND CONDUCTIVE SURFACES OF FIXED ELECTRICAL EQUIPMENT MUST BE CONNECTED TO AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR. THE CIRCUIT EQUIPMENT GROUNDING CONDUCTOR MUST BE SIZED IN ACCORDANCE WITH 250.122, AND THE WIRING METHOD MUST MEET THE REQUIREMENTS OF 517.13(A) [517.13(B)]. METAL FACEPLATES FOR SWITCHES AND RECEPTACLES CAN BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR BY THE METAL MOUNTING SCREWS THAT SECURE THE FACEPLATE TO A METAL OUTLET BOX OR METAL MOUNTING YOKE OF SWITCHES [404.9(B)] AND RECEPTACLES [406.3(C)] ACCORDING TO 517.13(B)
3. EQUIPMENT GROUNDING TERMINAL BUSES OF NORMAL and ESSENTIAL BRANCH CIRCUIT PANELBOARDS SERVING THE SAME PATIENT CARE VICINITY SHALL BE CONNECTED TOGETHER WITH A MINIMUM #10 (AWG) CONDUCTOR (CEC 517.14)
4. PROVIDE TAMPER–RESISTANT RECEPTACLES AT ALL NEW 15– AND 20–AMP RECEPTACLE LOCATIONS IN THE FOLLOWING AREAS: BUSINESS OFFICES, CORRIDORS, WAITING ROOMS AND THE LIKE IN CLINICS, MEDICAL AND DENTAL OFFICES, AND OUTPATIENT FACILITIES.

DEMOLITION NOTE:

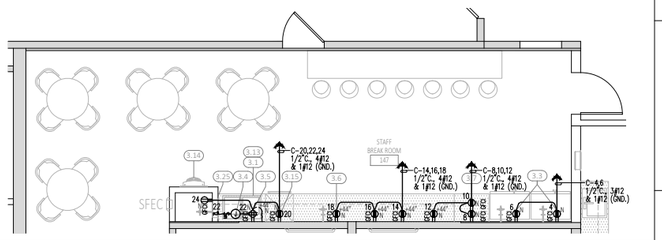
IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR THE DEMOLITION OF ALL EXISTING LIGHTING AND POWER CIRCUITS BACK TO PANEL. PROVIDE NEW BRANCH CIRCUITS IN E.M.T. AS NOTED PER PLANS.

IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE LOW VOLTAGE CONTRACTOR TO TRACE ALL UNUSED LOW VOLTAGE CONDUITS AND WIRING. SCOPE OF WORK SHALL INCLUDE THE DEMOLITION OF ALL UNUSED TEL./DATA CONDUIT AND LOW VOLTAGE WIRING.

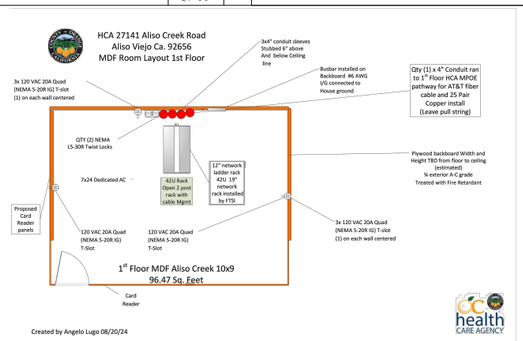




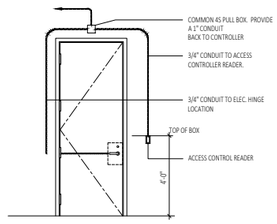
ENLARGED MDF/IDF #111 — SCALE: 1/4" = 1'–0" — 5



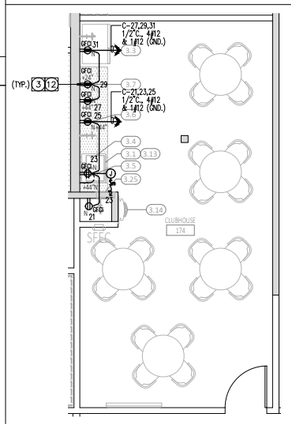
ENLARGED PLAN AT STAFF BREAK ROOM #147 — SCALE: 1/4" = 1'–0" — 2



MDF/IDF #111 LAYOUT — SCALE: NTS — 4



KEYCARD READER CONNECTION — SCALE: NTS — 3



ENLARGED PLAN AT CLUBHOUSE #174 — SCALE: 1/4" = 1'–0" — 1

POWER/ VOICE/ DATA KEYNOTES CONT.

3.22 PROVIDE SEPARATE CIRCUIT OUTLET FOR LOCKABLE REFRIGERATOR. REFER TO A–0.3 FOR SPECIFICATIONS. CONTRACTOR TO PROVIDE AND INSTALL.

3.23 REFER TO ENGINEERING DRAWINGS FOR PLUMBING REQUIREMENTS AND FIXTURES FOR NEW WATER HEATER CLOSET.

3.24 PROVIDE POWER AND SWITCH FOR MOTORIZED PROJECTION SCREEN. CONTRACTOR TO COORDINATE WITH TENANT'S VENDOR FOR FIXTURE SPECIFICATION, REQUIREMENTS AND EXACT MOUNTING LOCATIONS.

3.25 PROVIDE POWER FOR AUTOMATIC PAPER TOWEL DISPENSER. BOBRICK B–29744, CONTRACTOR TO PROVIDE AND INSTALL FIXTURE, REFER TO #3/A–0.7 FOR MOUNTING HEIGHT. PROVIDE 6" MIN WALL PER MANUFACTURAL SPECIFICATION FOR SEMI RECESSED INSTALL

POWER/ VOICE/ DATA KEYNOTES

3.1 ALL POWER RECEPTACLES WITHIN 6'–0" OF SINK SHALL BE GFI.

3.2 PROVIDE SEPARATE CIRCUIT FOR TENANT'S COPIER, (N.I.C.) VERIFY ELECTRICAL REQUIREMENTS AND PLUG TYPE. KONICA–BIZHUB 558 OR BIZHUB C458, 120 V, 15AMP. VERIFY AND PROVIDE RIGHT PLUG TYPE WITH TENANT.

3.3 PROVIDE SEPARATE CIRCUIT CONFIGURATION FOR REFRIGERATOR. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.

3.4 PROVIDE POWER FOR ELECTRICAL INSTA–HOT WATER HEATER. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION.

3.5 PROVIDE POWER FOR UNDER COUNTER GARBAGE DISPOSAL WITH ON/OFF SWITCH AT +44" A.F.F. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION.

3.6 PROVIDE SEPARATE CIRCUIT @ +44" A.F.F. FOR TENANT'S COFFEE MAKER, N.I.C. VERIFY ELECTRICAL REQUIREMENTS.

3.7 PROVIDE SEPARATE CIRCUIT FOR MICROWAVE OVEN. REFER TO ELEVATION FOR EXACT MOUNTING HEIGHT. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.

3.8 PROVIDE SEPARATE CIRCUIT CONFIGURATION FOR UNDERCOUNTER REFRIGERATOR. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.

3.9 TENANT'S FURNITURE VENDOR TO PROVIDE DIMENSIONS FOR FURNITURE FEEDS AND TO APPROVE LOCATIONS IN FIELD PRIOR TO INSTALLATION.

3.10 GC TO COORDINATE EXACT LOCATION OF POWER AND DATA FLOOR CORES WITH TENANT'S FURNITURE VENDOR. COORDINATE WITH BUILDING ENGINEER PRIOR TO CORING.

3.11 PROVIDE 2" CONDUIT FROM POWER/VOICE/DATA FLOOR OUTLET TO ADJACENT WALL OUTLET FOR TENANT'S T.V.

3.12 PROVIDE EMERGENCY BUTTON TIED TO TENANT SECURITY SYSTEM AT LOCATIONS INDICATED ON PLANS. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION. PLACE NEXT TO WALL LIGHT SWITCH WHERE APPLICABLE. VERIFY EXACT LOCATION AND REQUIREMENTS WITH TENANT'S SECURITY VENDOR AT ALL OFFICES/RECEPTION DESKS. PULL WIRING THROUGH DATA DROP AND MOUNT EMERGENCY BUTTON TO FURNITURE/BUILT–IN WORK SURFACE.

3.13 PROVIDE POWER FOR AUTOMATIC FAUCET. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

3.14 PROVIDE POWER FOR BOTTLE FILLER, REFER TO A–0.3 FOR SPECIFICATIONS, MOUNTING HEIGHT FOR ACCESSIBILITY. CONTRACTOR TO PROVIDE AND INSTALL.

3.15 NEW ADA COMPLIANT DISHWASHER. VERIFY ELECTRICAL REQUIREMENTS. REFER TO SHEET A–0.3 FOR SPECIFICATION. CONTRACTOR TO PROVIDE AND INSTALL.

3.16 GC TO COORDINATE EXACT LOCATION OF OUTLETS IN ALL OFFICES WITH TENANT'S FURNITURE VENDOR PRIOR TO ROUGH IN.

3.17 PROVIDE POWER AS REQUIRED FOR AUTOMATIC PAPER TOWEL DISPENSER. SEE SHEET A–0.7A FOR SPECIFICATIONS AND ELECTRICAL ENGINEER'S DRAWINGS FOR MORE INFORMATION.

3.18 PROVIDE RECESSED DUPLEX AND TELE/DATA OUTLETS FOR WALL MOUNT TV. EXACT LOCATION AND MOUNTING HEIGHT TO BE VERIFIED IN FIELD. PROVIDE BACKING IN WALL IF REQUIRED, VERIFY REQUIREMENTS.

3.19 ALL COVER PLATES & DEVICES TO BE BUILDING STANDARD WHITE. PROVIDE COST TO REPLACE THROUGHOUT AREA OF WORK AS REQUIRED AND ADJUST TO COMPLIANT HEIGHT AS REQUIRED. QUANTITIES TO BE VERIFIED IN FIELD.

3.20 PROVIDE POWER AS REQUIRED FOR AUTO FLUSHER AT WATER CLOSET. SEE SHEET A–0.7A FOR SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

3.21 PROVIDE POWER AND PLUMBING FOR WASHER/DRYER, REFER TO A–0.3 FOR SPECIFICATIONS.

POWER/ VOICE/ DATA LEGEND

- WALL MOUNTED DUPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET, SEPARATE CIRCUIT. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- WALL MOUNTED QUADPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.
- FLUSH FLOOR MOUNTED FIRE RATED JUNCTION BOX, TELE/DATA AND DUPLEX OUTLET. VERIFY CONDUIT SIZE FOR DATA/TELE REQUIREMENTS. COORDINATE LOCATION W/ TENANT AND FURNITURE CONTRACTOR REQUIREMENTS.
- FLUSH FLOOR MOUNTED RATED JUNCTION BOX POWER AND TELEPHONE DATA IN–FEED FOR WORKSTATIONS TO UNLESS OTHERWISE NOTED. VERIFY POWER REQUIREMENTS WITH THE FURNITURE VENDOR AND THE ELECTRICAL DRAWINGS FOR THE NUMBER OF CIRCUITS TO BE PROVIDED. AT TELEPHONE DATA PROVIDE A 1–1/2" CONDUIT FROM FLOOR BOX BACK TO AN ACCESSIBLE CEILING ON THE TENANTS FLOOR. EXACT LOCATION AND POWER REQUIREMENTS TO BE DETERMINED BY TENANT'S FURNITURE VENDOR.
- WALL POWER IN–FEED JUNCTION BOX FOR WORKSTATIONS POWER AND TELEPHONE/DATA. VERIFY POWER REQUIREMENTS WITH THE FURNITURE VENDOR AND THE ELECTRICAL DRAWINGS FOR THE NUMBER OF CIRCUITS TO BE PROVIDED. AT DATA/PHONE PROVIDE A DOUBLE GANG TELEPHONE BOX WITH SINGLE GANG MUD RING. PROVIDE 1–1/2" CONDUIT WITH PULL STRING AND STUB–UP AT +6" ABOVE THE CEILING WITH A SUPER FLEX CONDUIT, UNLESS OTHERWISE NOTED ON PLAN. EXACT LOCATIONS & POWER REQUIREMENTS TO BE DETERMINED BY TENANT'S FURNITURE VENDOR.
- TELE COMMUNICATIONS/DATA WALL OUTLET. PROVIDE EMPTY J–BOX OR PLASTER RING & 3/4 DIA. EMPTY EMT CONDUIT STUBBED–UP @+6" ABOVE SUSP. CLG. W/ PROTECTIVE PLASTIC RING & PULL STRING/ TENANT'S VENDOR TO PROVIDE COVER PLATES AND PIENUM RATED CABLES. VERIFY SIZE OF CONDUIT WITH CABLING/PHONE VENDOR OR WHEN FEEDING MORE THAN (1) LOCATION.
- KEY CARD READER. PROVIDE (1) 3/4" CONDUIT AND A FLUSH MOUNTED SINGLE GANG BOX. CONDUIT IS TO STUB OUT 6" ABOVE CEILING, STUB OUT ON CORRIDOR SIDE. AT HINGE SIDE OF DOOR PROVIDE A 3/4" CONDUIT AT THE SECOND HINGE FROM THE BOTTOM TO 6" ABOVE THE CEILING, STUB OUT ON TENANT SIDE. REFER TO DETAIL 3/–.
- INDICATES EXISTING BLANK PLATED J–BOX. CAN BE CONVERTED TO A TELE/DATA OUTLET.
- NEW WALL MOUNTED JUNCTION BOX. PLUS HEIGHT INDICATES HEIGHT IF NOT STANDARD. PROVIDE A SINGLE 20 AMP CIRCUIT FOR HARDWARE CONNECTION OF EQUIPMENT. ELECT. SUB–CONTRACTOR IS TO CONNECT DEVICE.
- WALL MOUNTED MAGNETIC HOLD OPEN. MOUNT 10" FROM TOP OF DOOR.

N INDICATES NEW OUTLET.

G.F.I. INDICATES GROUND FAULT INTERRUPTER.

TYPICAL NOTE: WHERE PLUS HEIGHT IS INDICATED, HEIGHT IF NOT STANDARD. REFER TO TYPICAL SHEET NOTE A–0.1 FOR MOUNTING HEIGHT INFORMATION.

MDF ROOM SPECIFIC KEYNOTES

1F–1 REMOVE ALL EXISTING CABLES.

1F–2 PROVIDE DEDICATED 1 TON A/C UNIT ON A SEPARATE METER.

1F–3 VERIFY IN FIELD FOR EXACT LOCATION OF NEW OUTLETS WITH TENANT AND TENANT'S IT VENDOR.

1F–4 PROVIDE FIRE TREATED BACKBOARDS PER NEW LAYOUT.

1F–5 ALL POWER OUTLETS NEED TO BE ON A DEDICATED SEPARATE CIRCUIT.

DESIGN CRITERIA NOTES

SWITCHES AND RECEPTACLES

1. ALL SWITCHES AND RECEPTACLES AT P–1 AND/OR WHITE WALLS SHALL BE WHITE SCREWLESS, U.O.N. GC TO CONFIRM COLOR FINISH ON ALL SUCH COMPONENTS AT NON–WHITE WALLS WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.
2. ALL RECEPTACLES INSIDE WHITE MILLWORK SHALL BE WHITE SCREWLESS, U.O.N.
3. GC SHALL BE RESPONSIBLE FOR CONFIRMING RECEPTACLE TYPES FOR SPECIAL EQUIPMENT (SUCH AS COPY MACHINES)WITH CLIENT AND ARCHITECT BEFORE PURCHASE AND INSTALLATION.
4. ALL VOICE AND DATA OUTLETS SHALL MATCH POWER OUTLETS AS ABOVE U.O.N.
5. ALL DIMMER SWITCHES SHALL MATCH POWER SWITCHES AS ABOVE U.O.N.
6. SWITCHES AND RECEPTACLES MAY BE LEVITON DECORA, LUTRON, OR COOPER, U.O.N.
7. SUBMIT SAMPLES OF SWITCHES AND PLATES FOR APPROVAL.

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575 Market St., Suite 502 San Francisco, CA 94105 — T 415.390.6793
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www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — DAVID D. BEAN — E17083 — 08/30/25 — ELECTRICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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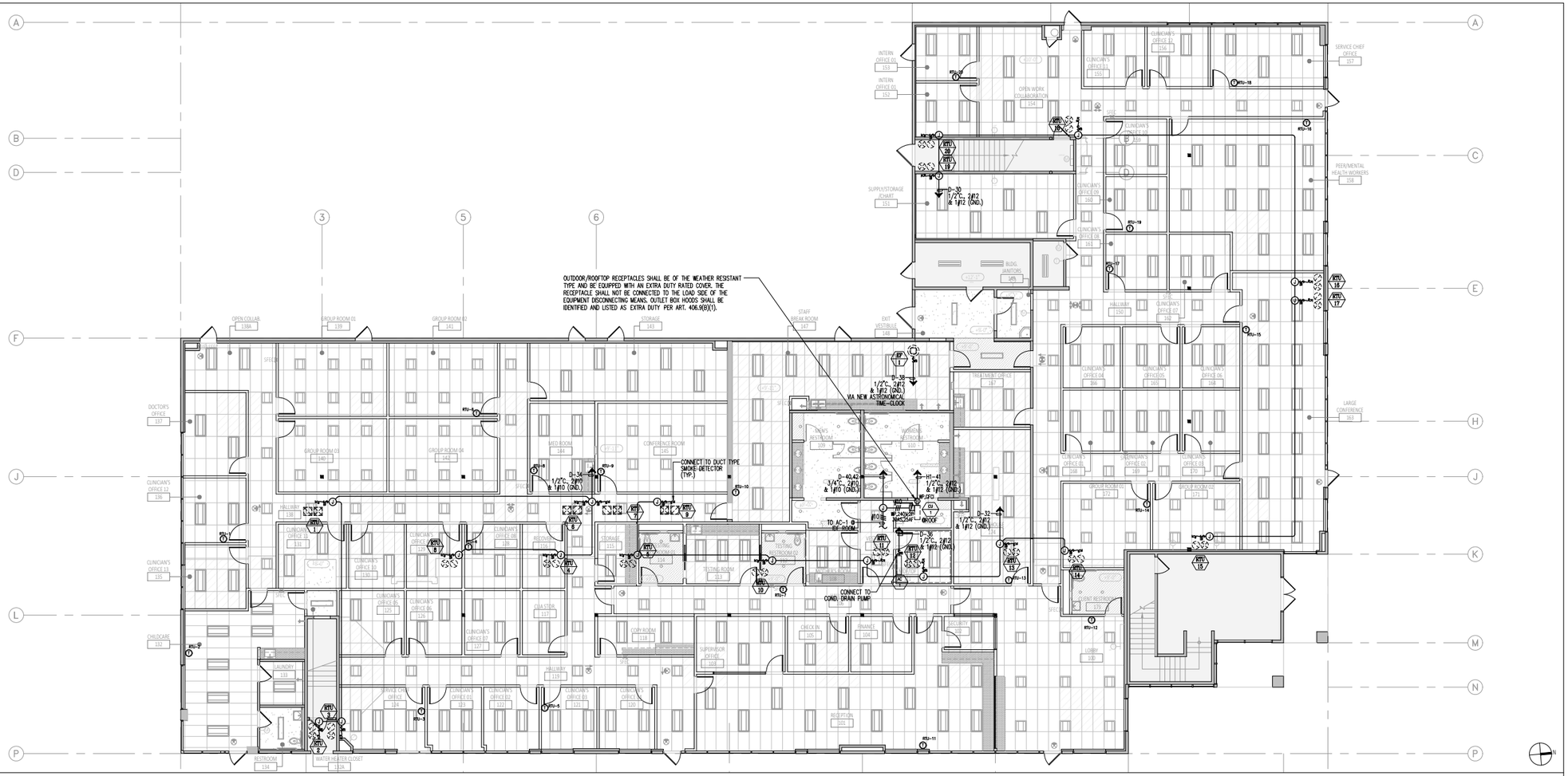
SHEET TITLE:

ELECTRICAL POWER PLAN

SHEET NO:

E-6.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



PROJECT:

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www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
EDWARD D. EARLY
E17083
09/30/25
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STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

HVAC COORDINATION POWER PLAN

SHEET NO:

E-6.2

27141 Aliso Creek Rd., Aliso Viejo CA "OC-HCA" Suite 100

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) E-6.2 HVAC Coordination Power Plan.dwg, 8/28/2024 11:50:22 AM

EXISTING — August 28, 2024

PANEL NAME **AC** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
EXISTING	EXHAUST FAN			400					1	20	1	1	•	2	1	30/	1			2120			EXISTING	A/C UNIT.		
	A/C UNIT.				1980				1	30/	1	3	•	4	1		-				2120			- - -		
	- - -					1980			-	2	1	5	•	6	1	3	-					2120		- - -		
	A/C UNIT.			2120					1	30/	1	7	•	8	1	30/	1			2120				A/C UNIT.		
	- - -				2120				-		1	9	•	10	1		-				2120			- - -		
	- - -					2120			-	3	1	11	•	12	1	3	-					2120		- - -		
	A/C UNIT.			2120					1	30/	1	13	•	14	1	30/	1			2120				A/C UNIT.		
	- - -				2120				-		1	15	•	16	1		-				2120			- - -		
	- - -					2120			-	3	1	17	•	18	1	3	-					2120		- - -		
	A/C UNIT.			2120					1	30/	1	19	•	20	1	40/	1			3240				A/C UNIT.		
	- - -				2120				-		1	21	•	22	1		-				3240			- - -		
	- - -					2120			-	3	1	23	•	24	1	3	-					3240		- - -		
	A/C UNIT.			3240					1	40/	1	25	•	26	1	40/	1			3240				A/C UNIT.		
	- - -				3240				-		1	27	•	28	1		-				3240			- - -		
	- - -					3240			-	3	1	29	•	30	1	3	-					3240		- - -		
	A/C UNIT.			3240					1	40/	1	31	•	32	1	40/	1			3240				A/C UNIT.		
	- - -				3240				-		1	33	•	34	1		-				3240			- - -		
	- - -					3240			-	3	1	35	•	36	1	3	-					3240		- - -		
	A/C UNIT.			3240					1	40/	1	37	•	38	1	40/	1			3240				A/C UNIT.		
	- - -				3240				-		1	39	•	40	1		-				3240			- - -		
	- - -					3240				3	1	41	•	42	1	3	-					3240		- - -		

TOTAL — PHASE A = 35800 VA — PANEL TOTAL = 137 kVA — PANEL AMPS = ***381*** Amps
PHASE B = 37380 VA — High Ph Amps = **389** Amps
PHASE C = 37380 VA
LCL (VA) 107320 x1.25% 134150 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

EXISTING — August 28, 2024

PANEL NAME **AC1** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
EXISTING	A/C UNIT.			3240					1	40/	1	1	•	2	1	30/	1			2120			EXISTING	A/C UNIT.		
	- - -				3240				-		1	3	•	4	1		-				2120					
	- - -					3240			-	3	1	5	•	6	1	3	-					2120				
	A/C UNIT.			2120					1	30/	1	7	•	8						0			SPACE			
	- - -				2120				-		1	9	•	10							0		SPACE			
	- - -					2120			-	3	1	11	•	12								0	SPACE			
	A/C UNIT.			2120					1	30/	1	13	•	14						0			SPACE			
	- - -				2120				-		1	15	•	16							0		SPACE			
	- - -					2120			-	3	1	17	•	18								0	SPACE			
	A/C UNIT.			2120					1	30/	1	19	•	20						0			SPACE			
	- - -				2120				-		1	21	•	22							0		SPACE			
	- - -					2120			-	3	1	23	•	24								0	SPACE			
	A/C UNIT.			2120					1	30/	1	25	•	26						0			SPACE			
	- - -				2120				-		1	27	•	28							0		SPACE			
	- - -					2120			-	3	1	29	•	30								0	SPACE			
													•													
													•													
													•													
													•													
													•													
													•													

TOTAL — PHASE A = 13840 VA — PANEL TOTAL = 52 kVA — PANEL AMPS = **144** Amps
PHASE B = 13840 VA — High Ph Amps = **144** Amps
PHASE C = 13840 VA
LCL (VA) 41520 x1.25% 51900 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

EXISTING — August 28, 2024

PANEL NAME **A** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
OC-HCA	RECEPT. + LIGHTS + E.F.			350			1	2	1	20	2,3	1	•	2	2,3	20/			44	1265			OC-HCA	LIGHTS		
	RECEPT.				1080			6		20	2,3	3	•	4	2,3	2			51		1492			LIGHTS		
	DRYER					2675		1		40/	2,3	5	•	6	2,3	20/		7				1260		RECEPT.		
	- - -			2675				1		2	2,3	7	•	8	2,3	2		7		1260				RECEPT.		
	WASHER				1200			1		20	2,3	9	•	10	2,3	20/		6			1080			RECEPT.		
	G. DISP.					1175		1		20/	2,3	11	•	12	2,3			6				1080		RECEPT.		
	COFFEE			1000				1			2,3	13	•	14	2,3	3		6		1080				RECEPT.		
	REFR.				1000			1		3	2,3	15	•	16	2,3	20/		6			1080			RECEPT.		
	RECEPT.					1080		6		20/	2,3	17	•	18	2,3	2		6				1080		RECEPT.		
	RECEPT.			1080				6		2	2,3	19	•	20	2,3	20/		6		1080				RECEPT.		
	RECEPT.				1440			8		20/	2,3	21	•	22	2,3	2		6			1080			RECEPT.		
	RECEPT.					1440		8		2	2,3	23	•	24	2,3	20/		5				900		RECEPT.		
	RECEPT.			1260				7		20/	2,3	25	•	26	2,3	2		5		900				RECEPT.		
	RECEPT.				1260			7		2	2,3	27	•	28	2,3	20/		1			650			COPIER		
	RECEPT.					1080		6		20/	2,3	29	•	30	2,3	2		1				400		PRINTER		
	COFFEE			1000				1		2	2,3	31	•	32	2,3	20	1	5		900				RECEPT.		
	RECEPT.				900			5		20	2,3	33	•	34	2,3	20/		1			800			TESTING EQUIP.		1
	RECEPT.					900		5		20/	2,3	35	•	36	2,3	2		1				800		TESTING EQUIP.		2
	RECEPT.			720				4		2	2,3	37	•	38	1	20				0			SPARE			
	RECEPT. + LIGHTS + E.F.				400		2	2	3	20	2,3	39	•	40							0		SPACE			
SPACE						0						41	•	42								0	SPACE			

TOTAL — PHASE A = 14570 VA — PANEL TOTAL = 43 kVA — PANEL AMPS = **120** Amps
PHASE B = 13462 VA — High Ph Amps = **127** Amps
PHASE C = 13870 VA
LCL (VA) 5157 x1.25% 6446 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

EXISTING — August 28, 2024

PANEL NAME **B** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
OC-HCA	COPIER			650				1		20	2,3	1	•	2	2,3	20/			46	1303			OC-HCA	LIGHTS		
	RECEPT.				540			3		20	2,3	3	•	4	2,3	2			46		1369			LIGHTS		
	RECEPT.					1260		7		20	2,3	5	•	6	2,3	20		6				1080		RECEPT.		
	RECEPT.			1080				6		20	2,3	7	•	8	2,3	20		6		1080				RECEPT.		
	RECEPT.				1080			6		20/	2,3	9	•	10	2,3	20/		6			1080			RECEPT.		
	RECEPT.					1080		6			2,3	11	•	12	2,3	2		4				720		RECEPT.		
	RECEPT.			1080				6		3	2,3	13	•	14	2,3	20		7		1260				RECEPT.		
	RECEPT.				1260			7		20	2,3	15	•	16	2,3	20/		6			1080			RECEPT.		
	RECEPT.					1080		6		20/	2,3	17	•	18	2,3	2		6				1080		RECEPT.		
	RECEPT.			900				5		2	2,3	19	•	20	2,3	20/		4		720				RECEPT.		
	RECEPT. + LIGHTS + E.F.				400		2	2	3	20	2,3	21	•	22	2,3	2		4			720			RECEPT.		
	RECEPT.					1260		7		20	2,3	23	•	24	3,4	20/		3				540		FURN.	2	
	RECEPT.			360				2		20/	2,3	25	•	26	3,4			3		540				- - -		
	RECEPT.				900			5		2	2,3	27	•	28	3,4			3			540			- - -		
	COPIER					650		1		20	2,3	29	•	30	3,4	4		3				540		- - -		
	FURN.	1		1080				6		20/	3,4	31	•	32	2,3	20/		3		540				RECEPT.		
	- - -				1080			6			3,4	33	•	34	2,3			4			720			RECEPT.		
	- - -					1080		6			3,4	35	•	36	2,3	3		4				720		RECEPT.		
	- - -			1080				6		4	3,4	37	•	38	1	20				0			SPARE			
	RECEPT.				1080			6		20/	2,3	39	•	40	1	20					0		SPARE			
	RECEPT.					900		5		2	2,3	41	•	42	1	20						0	SPARE			

TOTAL — PHASE A = 11673 VA — PANEL TOTAL = 36 kVA — PANEL AMPS = **101** Amps
PHASE B = 11849 VA — High Ph Amps = **103** Amps
PHASE C = 11990 VA
LCL (VA) 3472 x1.25% 4340 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

EXISTING — August 28, 2024

PANEL NAME **C** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
RESTROOMS	LIGHTS			367.5			21			20	2,3	1	•	2	2,3	20		7		1260			OC-HCA	RECEPT.		
	INFRA-RED DEVICES				320			4	10	20	2,3	3	•	4	2,3	20/		1			1000			REFR.		2
	RECEPT.					1080		6		20	2,3	5	•	6	2,3	2		1				1000		REFR.		3
OC-HCA	LIGHTS			1272			41			20/	2,3	7	•	8	2,3	20/		1		1000				MICROWAVE		3
	LIGHTS				1270		42			2	2,3	9	•	10	2,3			1			1000			MICROWAVE		4
	RECEPT. + LIGHTS + E.F.					400	2	2	3	20	2,3	11	•	12	2,3	3		1				800		KITCHEN EQUIP.		1
EXISTING	CONTROLS			200						20	1	13	•	14	2,3	20/		1		800				KITCHEN EQUIP.		2
OC-HCA	RECEPT.				180			1		20/	2,3	15	•	16	2,3			1			800			KITCHEN EQUIP.		3
	RECEPT.					900		5	1	2	2,3	17	•	18	2,3	3		1				1000		COFFEE		2
	RECEPT.			900				5		20	2,3	19	•	20	2,3	20/		1		1000				DISHWASHER		
	BOTTLE FILLER		1		400			1		20/	2,3	21	•	22	2,3			1			1175			G. DISP.		2
	G. DISP.		1			1175		1			2,3	23	•	24	2,3	3		1				400		BOTTLE FILLER		2
	COFFEE		1	1000				1		3	2,3	25	•	26	1	20				0			SPARE			
	MICROWAVE		1		1000			1		20/	2,3	27	•	28	1	20					0		SPARE			
	MICROWAVE		2			1000		1			2,3	29	•	30	1	20						0	SPARE			
	REFR.		1	1000				1		3	2,3	31	•	32	1	20				0			SPARE			
	RECEPT.				720			4	1	20/	2,3	33	•	34	3	60/	1				6000		OC-HCA	WATER HEATER		
	TREATMENT EQUIP.					600		1		2	2,3	35	•	36	3		-					6000		- - -		
SUBFEED	PANEL D			2604						100/	3	37	•	38	3	3	-			6000				- - -		
	- - -				3076						3	39	•	40	1	20					200		EXISTING	E.M.C.S		
	- - -					2616				3	3	41	•	42	1	20						0	SPARE			

TOTAL — PHASE A = 17404 VA — PANEL TOTAL = 57 kVA — PANEL AMPS = **159** Amps
PHASE B = 17141 VA — High Ph Amps = **161** Amps
PHASE C = 16971 VA
LCL (VA) 23650 x1.25% 29562 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

NEW — August 28, 2024

PANEL NAME **D** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***TENANT SPACE*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
OC-HCA	TEL. EQUIP.	1		400				1		20	3	1	•	2	3	20				0			SPARE			
	TEL. EQUIP.	2			400			1		20	3	3	•	4	3	20					0		SPARE			
	TEL. EQUIP.	3				400		1		20	3	5	•	6	3	20						0	SPARE			
	TEL. EQUIP.	4		800				1		30	3	7	•	8	3	20				0			SPARE			
	TEL. EQUIP.	5			800			1		30	3	9	•	10	3	20					0		SPARE			
SPARE						0				20	3	11	•	12	3	20						0	SPARE			
SPARE				0						20	3	13	•	14	3	20				0			SPARE			
SPARE					0					20	3	15	•	16	3	20					0		SPARE			
SPARE						0				20	3	17	•	18	3	20						0	SPARE			
SPARE				0						20	3	19	•	20	3	20				0			SPARE			
SPARE					0					20	3	21	•	22	3	20					0		SPARE			
SPARE						0				20	3	23	•	24	3	20						0	SPARE			
SPARE				0						20	3	25	•	26	3	20				0			SPARE			
SPARE					0					20	3	27	•	28	3	20					0		SPARE			
SPARE						0				20	3	29	•	30	3	20	6					360	OC-HCA	DUCT TYPE SMOKE DET.		
SPARE				0						20	3	31	•	32	3	20	7			420				DUCT TYPE SMOKE DET.		
SPARE					0					20	3	33	•	34	3	20	7				420			DUCT TYPE SMOKE DET.		
SPARE						0				20	3	35	•	36	3	20	1					400		COND. DRAIN PUMP		
SPARE				0						20	3	37	•	38	3	20	1			984				EF - 1		
SPARE					0					20	3	39	•	40	3	25/	1				1456			CU - 1 & AC - 1		
SPARE						0				20	3	41	•	42	3	2	-					1456		- - -		

TOTAL — PHASE A = 2604 VA — PANEL TOTAL = 10 kVA — PANEL AMPS = **27** Amps
PHASE B = 3076 VA — High Ph Amps = **30** Amps
PHASE C = 2616 VA
LCL (VA) 5496 x1.25% 6870 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

EXISTING — August 28, 2024

PANEL NAME **H1** — MAIN CKT. BKR. **NO** — MIN BKR. RATING **10 kA** — VOLTAGE **120 / 208**
LOCATION ***ELECT. ROOM*** — 200% NEUTRAL **NO** — PH. / WIRE **3 / 4**
PANEL BUSS **225** AMPS — I.G. BUS **NO** — MOUNTING **SURFACE**

TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #		CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
PARKING LOT	LIGHTS			1100			10			20/	1	1	•	2	1	20/			10	1100			PARKING LOT	LIGHTS		
	- - -				1100		-				1	3	•	4	1				-		1100			- - -		
	- - -					1100	-			3	1	5	•	6	1	3			-			1100		- - -		
	LIGHTS			1960			13			30/	1	7	•	8	1	20/			10	1100				LIGHTS		
	- - -				1960		-				1	9	•	10	1				-		1100			- - -		
	- - -					1960	-			3	1	11	•	12	1	3			-			1100		- - -		
	LIGHTS			620			10			20	1	13	•	14	1	20		1		1200			EXISTING	SIGN.		
EXISTING	RECEPT.				540			3		20	1	15	•	16	1	20		1			1200			SIGN.		
	SPRINKLER CONTROLS					200			1	20	1	17	•	18	1	20			8			496	LOBBY	LIGHTS		
	FLOW SW BELL			200					1	20	1	19	•	20	1	20			5	310			ELECT RM.	LIGHTS		
	LIGHTS				558		9			20	1	21	•	22	1	20		1			400		EXISTING	TEL. EQUIP.		
	TIME CLOCKS					100			1	20	1	23	•	24	1	20	1					400	ELECT RM.	FAN.		
SPARE				0						60/	1	25	•	26	1	40/				0			SPARE			
- - -					0						1	27	•	28	1						0		- - -			
- - -						0				3	1	29	•	30	1	3						0	- - -			
SPACE				0								31	•	32						0			SPACE			
SPACE					0							33	•	34							0		SPACE			
SPACE						0						35	•	36								0	SPACE			
SPACE				0								37	•	38						0			SPACE			
SPACE					0							39	•	40							0		SPACE			
ROOF	RECEPT.					180		1		20	3	41	•	42								0	SPACE			

TOTAL — PHASE A = 7590 VA — PANEL TOTAL = 27 kVA — PANEL AMPS = **75** Amps
PHASE B = 7958 VA — High Ph Amps = **78** Amps
PHASE C = 6636 VA
LCL (VA) 18664 x1.25% 23330 VA

NOTES
1 INDICATED LOAD IS EXISTING TO REMAIN
2 ALL MULTI-BRANCH CIRCUIT HOME-RUNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 210.4
3 PROVIDE NEW CIRCUIT BREAKER, SIZE AS INDICATED
4 CIRCUIT BREAKERS FEEDING MULTI-WIRE BRANCH CIRCUITS TO MODULAR FURNITURE SHALL COMPLY WITH ARTICLE 605.7 PROVIDE MULTI-POLE CIRCUIT BREAKERS AS REQUIRED.
5 FIELD VERIFY IF INDICATED LOAD WILL BE SPARE AFTER DEMOLITION PHASE OF THIS PROJECT.

PANEL SCHEDULES:

1. WHERE PANEL IS INDICATED TO INCLUDE FEED THRU LUGS, PROVIDE FEED THROUGH LUGS AT THE BOTTOM OF THE PANELBOARD FOR FEEDERS TO ANOTHER PANEL.
2. WHERE PANEL IS INDICATED TO INCLUDE DOUBLE LUGS, PROVIDE A DOUBLE LUG KIT AT THE TOP OF THE PANELBOARD FOR FEEDERS TO ANOTHER PANEL.
3. WHERE PANEL IS INDICATED TO INCLUDE 200% NEUTRAL, PROVIDE PANELBOARDS UL LISTED AS HAVING NEUTRAL BUSSES RATED TO CARRY 200 PERCENT OF THE CURRENT CARRYING CAPACITY OF THE PHASE BUSSING.
4. WHERE PANEL IS INDICATED TO INCLUDE I/G BUS, PROVIDE PANELBOARDS WITH AN ISOLATED GROUND BUS, DRILLED AND TAPPED FOR NUMBER OF ISOLATED GROUND CONDUCTORS SHOWN, AS WELL AS FOR ALL SPARES AND SPACES SHOWN ON THE PANELBOARD.
5. WHERE PANEL CIRCUIT BREAKER RATING IS SHOWN AS SERIES RATED, PROVIDE CIRCUIT BREAKERS IN PANELBOARD WHICH ARE SERIES RATED WITH THE UPSTREAM SYSTEM FOR THE AVAILABLE FAULT CURRENT. THE PANELBOARD SHALL BE MARKED WITH THE SERIES CONNECTED RATINGS, AS WELL AS ALL MARKING AS REQUIRED BY THE NEC, 240-83(C).
6. WHERE PANEL IS INDICATED AS RECESSED OR FLUSH MOUNTED, PROVIDE SPARE CONDUITS STUBBED UP INTO THE ACCESSIBLE CEILING SPACE. PROVIDE ONE (1) 3/4" CONDUIT ONLY FOR EACH THREE (3) SPARES OR SPACES, MINIMUM OF TWO (2). EACH CONDUIT SHALL BE TAGGED, CAPPED AND MARKED FOR FUTURE USE.
7. COORDINATE WITH APPLICABLE TRADE TO INSURE RECESSED MOUNTED PANELBOARDS WILL SEAT FLUSH IN THE WALLS PROVIDED.
8. ALL CIRCUIT BREAKERS USED AS SWITCHES SHALL BE UL LISTED AND LABELED "SWD" FOR SWITCHING DUTY.
9. ALL CIRCUIT BREAKERS USED TO SERVE MECHANICAL OR HEATING EQUIPMENT SHALL BE UL LISTED AND LABELED "HACR" FOR USE WITH THESE LOADS, WHERE REQUIRED.
10. ALL CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE.
11. FIRE ALARM OR SMOKE DETECTORS SHALL BE IN COMPLIANCE WITH FOLLOWING:
    - 10.6.5.2.1 THE LOCATION OF THE BRANCH CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE CONTROL UNIT.
    - 10.6.5.2.2 THE SYSTEM CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AS TO ITS PURPOSE. METHODS FOR MARKING SHALL BE PERMITTED TO INCLUDE, BUT NOT LIMITED TO, ONE OF THE FOLLOWING:
      (1) "FIRE ALARM" FOR FIRE ALARM SYSTEMS
      (2) "EMERGENCY COMMUNICATIONS" FOR EMERGENCY COMMUNICATION SYSTEMS
      (3) "FIRE ALARM/ECS" FOR COMBINATION FIRE ALARM AND EMERGENCY COMMUNICATION SYSTEMS
    - 10.6.5.2.3 FOR FIRE ALARM AND/OR SIGNALING SYSTEMS, THE CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING
    - 10.6.5.2.4 THE RED MARKING SHALL BOT DAMAGE THE OVERCURRENT PROTECTIVE DEVICE OR OBSCURE THE MANUFACTURER'S MARKINGS.
    - 10.6.5.2.5 THE CIRCUIT DISCONNECTING MEANS SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL
    - 10.6.5.3 MECHANICAL PROTECTION: THE BRANCH CIRCUIT(s) AND CONNECTIONS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE.
    - 10.6.5.4 CIRCUIT BREAKER LOCK: WHERE A CIRCUIT BREAKER IS THE DISCONNECTING MEANS, AN APPROVED BREAKER LOCKING DEVICE SHALL BE INSTALLED.

PANEL SCHEDULE INDEX		
	PANEL AC	PANEL AC1
	PANEL A	PANEL B
	PANEL C	PANEL D
	PANEL H1	

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CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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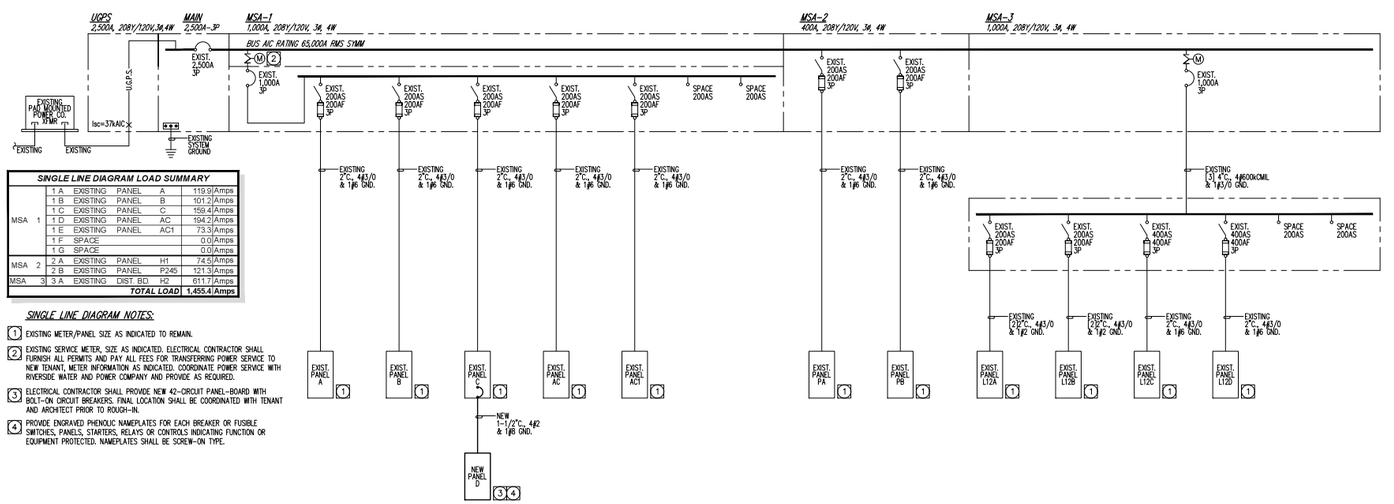
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08/29/24	ISSUE FOR PLAN CHECK	

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

DATE:	08/06/24
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REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

SHEET TITLE:
PANEL SCHEDULES

SHEET NO:
E-7.1



SINGLE LINE DIAGRAM LOAD SUMMARY						
MSA 1	1 A	EXISTING	PANEL	A	119.9	Amps
	1 B	EXISTING	PANEL	B	101.2	Amps
	1 C	EXISTING	PANEL	C	159.4	Amps
	1 D	EXISTING	PANEL	AC	194.2	Amps
	1 E	EXISTING	PANEL	AC1	73.3	Amps
	1 F	SPACE			0.0	Amps
	1 G	SPACE			0.0	Amps
MSA 2	2 A	EXISTING	PANEL	H1	74.5	Amps
	2 B	EXISTING	PANEL	P245	121.3	Amps
MSA 3	3 A	EXISTING	DIST. BD.	H2	611.7	Amps
			TOTAL LOAD		1,455.4	Amps

SINGLE LINE DIAGRAM NOTES:

1. EXISTING METER/PANEL SIZE AS INDICATED TO REMAIN.
2. EXISTING SERVICE METER, SIZE AS INDICATED. ELECTRICAL CONTRACTOR SHALL FURNISH ALL PERMITS AND PAY ALL FEES FOR TRANSFERRING POWER SERVICE TO NEW TENANT, METER INFORMATION AS INDICATED. COORDINATE POWER SERVICE WITH RIVERSIDE WATER AND POWER COMPANY AND PROVIDE AS REQUIRED.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW 42-CIRCUIT PANEL-BOARD WITH BOLT-ON CIRCUIT BREAKERS. FINAL LOCATION SHALL BE COORDINATED WITH TENANT AND ARCHITECT PRIOR TO ROUGH-IN.
4. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR EACH BREAKER OR FUSIBLE SWITCHES, PANELS, STARTERS, RELAYS OR CONTROLS INDICATING FUNCTION OR EQUIPMENT PROTECTED. NAMEPLATES SHALL BE SCREW-ON TYPE.

SERIES RATING NOTE

ENTIRE EQUIPMENT SYSTEM ("MSA", DISTRIBUTION BREAKERS, SUBPANEL BREAKERS, ETC) IS SERIES RATED FOR 50KAIC INCOMING (MINIMUM) AND IS UTILIZING UL LISTED SERIES RATED BREAKER/BREAKER AND/OR FUSE/BREAKER COMBINATIONS TO COMPLY WITH NEC SECTIONS 110-9 AND 110-10. CIRCUIT BREAKERS ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION MARKED ON THE EQUIPMENT BY THE MANUFACTURER AND THE EQUIPMENT ENCLOSURE IS LEGIBLY MARKED IN THE FIELD INDICATING THAT THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE "CAUTION-SERIES RATED SYSTEM. 37KAIC AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED." (2022 CEC 110-22). ELECTRICAL CONTRACTOR SERIES RATE ALL NEW DEVICES AS SHOWN IN THE SINGLE LINE DIAGRAM.

N.E.C. 110.16: SWITCHBOARDS, PANELBOARDS THAT ARE IN OTHER THAN DWELLING OCCUPANCIES AND ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS.

PROVIDE SERVICE PAD AND SEISMIC RESTRAINT AS REQUIRED.

NOTES

- *NO PIPING DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN 25 FEET OF THE FLOOR OR TO THE STRUCTURAL CEILING ABOVE THE SPACE OF ELECTRICAL EQUIPMENT.*
- *ALL EQUIPMENT SHOWN ON THE SINGLE LINE DIAGRAM IS NEW UNLESS SPECIFICALLY DENOTED AS EXISTING.*
- *SINGLE LINE LEGEND AS FOLLOWS:*
  - *ALL EQUIPMENT INDICATED ON SINGLE LINE DIAGRAM WITH DASH LINE IS TO BE REMOVED*
  - *ALL EQUIPMENT INDICATED ON SINGLE LINE DIAGRAM WITH THIN LINE IS EXISTING*
  - *ALL EQUIPMENT INDICATED ON SINGLE LINE DIAGRAM WITH THICK LINE IS NEW*

SINGLE LINE DIAGRAM

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

1

SINGLE LINE DIAGRAM GENERAL NOTES

1. ALL OVERCURRENT DEVICES IN AN INDIVIDUAL PIECE OF EQUIPMENT SHALL HAVE AN AIC RATING EQUAL TO THE OVERALL RATING OF THE EQUIPMENT – SERIES RATING OF DEVICES WITHIN A PIECE OF EQUIPMENT IS NOT ALLOWED.
2. SERIES CONNECTED DEVICES SHALL HAVE BEEN INVESTIGATED BY UL IN COMBINATION WITH THE END USE EQUIPMENT, AND THE EQUIPMENT IN WHICH THESE DEVICES ARE USED SHALL BE MARKED WITH THE SERIES CONNECTED RATING. ALL EQUIPMENT SHALL BE MARKED IN ACCORDANCE WITH NEC REQUIREMENTS.
3. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.
4. ALL SERVICE ENTRANCE EQUIPMENT, SWITCHBOARDS, DISTRIBUTION BOARDS, AND PANELBOARDS RATED AT 400 AMPS OR GREATER, SHALL BE PROVIDED WITH A MAIN OVERCURRENT DEVICE AND BUSSING RATED AT 100% CONTINUOUS OPERATION.
5. ALL BRANCH OR FEEDER CIRCUIT OVER-CURRENT DEVICES RATED AT 400 AMPS OR HIGHER SHALL BE RATED FOR 100% CONTINUOUS OPERATION.
6. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE CONFIRMATION THAT THE PROPOSED SWITCHBOARD COMPLIES WITH THE POWER COMPANY REGULATIONS.
7. BUSSING:
   a. ALL BUSSING SHALL BE COPPER OR ALUMINUM IN CONSTRUCTION. MAIN HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL CAPACITY IN ALL SWITCHBOARD SECTIONS.
   b. HORIZONTAL AND VERTICAL BUSSING SHALL BE FULL LENGTH. ALL BUSSING SHALL HAVE A MINIMUM WITHSTAND RATING EQUAL TO THE AVAILABLE FAULT CURRENT INDICATED, BUT IN NO CASE SHALL THE RATING BE LESS THAN 65,000 AMPS, SYMMETRICAL.
8. GROUND FAULT RELAY SETTINGS:
   a. TO MINIMIZE NUISANCE TRIPPING OF THE MAIN AND FEEDER BREAKER, THE CONTRACTOR SHALL ADJUST THE GROUND FAULT RELAY SETTINGS FOR ALL THE GFP DEVICES TO BE HIGHER THAN ALL DOWNSTREAM GFP AND NON-GFP DEVICES. THE GROUND FAULT CURRENT PICK-UP AND TIME DELAY SETTINGS SHALL BE ADJUSTED, PER THE MANUFACTURERS RECOMMENDATIONS, RESULTING FROM A CONTRACTOR/MANUFACTURER PREPARED COORDINATION STUDY – WHICH SHALL BE DOCUMENTED IN THE SHOP DRAWING SUBMITTAL.
   b. DURING THE CONSTRUCTION PHASE OF THE PROJECT, ALL GROUND FAULT RELAYS SHALL BE SET AT THE SHORTEST AVAILABLE TIME DELAY.
   c. AFTER ALL SETTINGS HAVE BEEN ADJUSTED, THE CONTRACTOR SHALL HAVE THE GROUND FAULT SYSTEM TESTED BY AN INDEPENDENT TESTING AGENCY PER NEC 230-95 (c). THIS TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LOCAL AUTHORITY HAVING JURISDICTION AND THE TEST RESULTS SHALL BE DELIVERED TO THE ENGINEER OF RECORD.

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CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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SINGLE LINE DIAGRAM

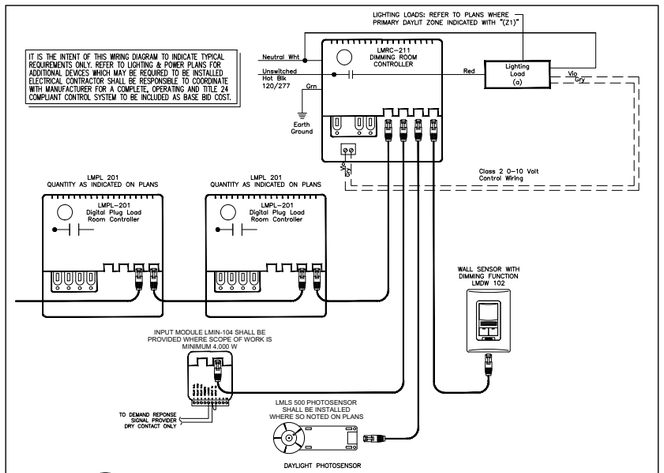
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E-7.2

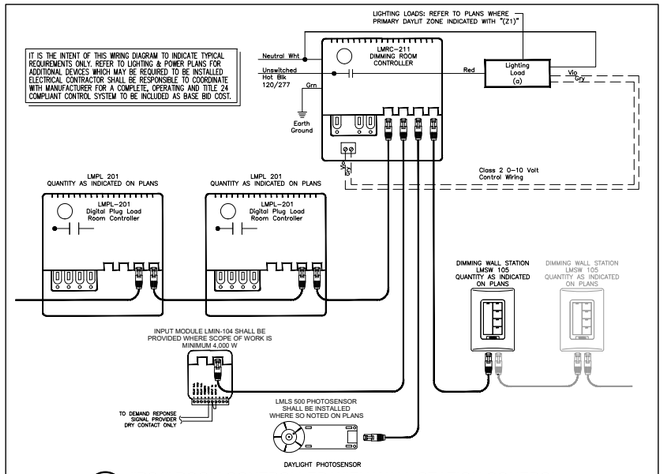
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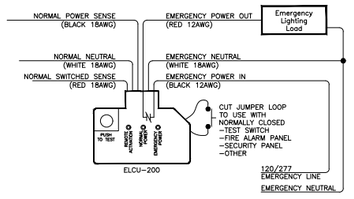
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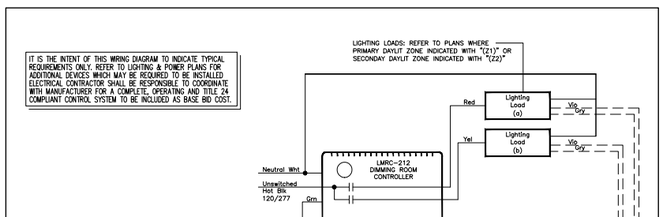
1A "RC1" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE



1B "RC1" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE

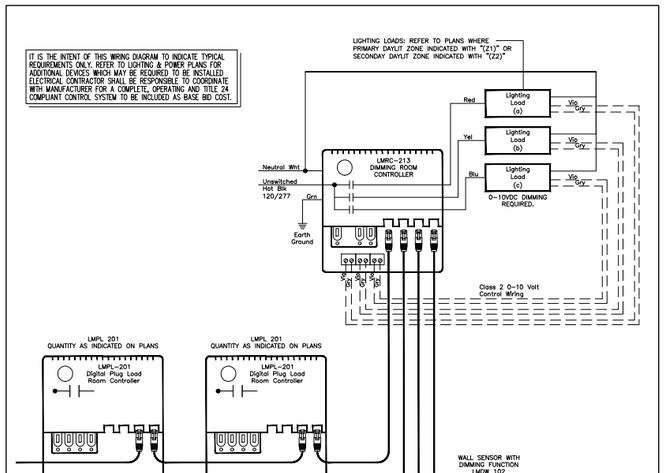


1C "EL" ELCU 200 TYPICAL WIRING DIAGRAM
SCALE: NONE

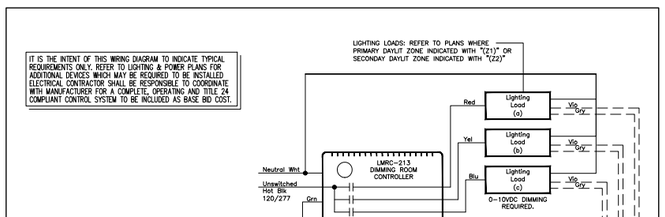


2A "RC2" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE

2B "RC2" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE



3A "RC3" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE



3B "RC3" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

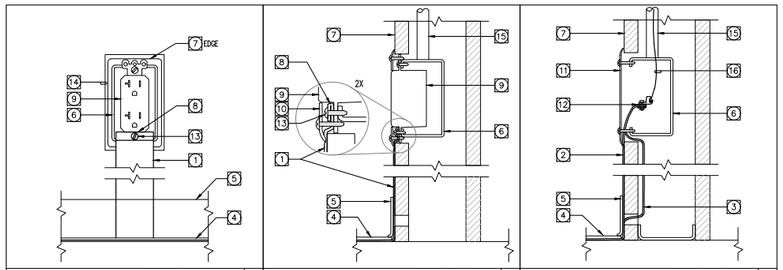
SHEET TITLE:

TYPICAL LIGHTING CONTROL DIAGRAMS (WATTSTOPPER)

SHEET NO:

E-8

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



TYPICAL WALL ELEVATION ESD GROUNDING FOIL CONNECTION AT RECEPTACLE LOCATIONS | 3

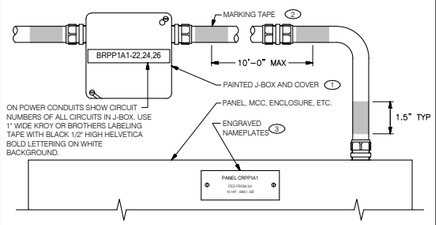
TYPICAL WALL SECTION ESD GROUNDING FOIL CONNECTION AT RECEPTACLE LOCATIONS | 2

TYPICAL WALL SECTION ESD GROUNDING FOIL CONNECTION AT J-BOX LOCATIONS | 1

1. ESD FLOOR GROUNDING FOIL.
2. EXPOSED ESD FLOOR GROUNDING FOIL – IDFS, BDFS, MDFS, LABS AND SERVER ROOMS.
3. CONCEALED ESD FLOOR GROUNDING FOIL – OPEN OFFICE, PRIVATE OFFICES, CONFERENCE ROOMS – SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
4. ESD FLOORING.
5. BASE COVE WHERE OCCURS.
6. J-BOX WHERE REQUIRED – SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
7. GYPBOARD OR OTHER WALL SURFACE.
8. UTILIZE RECEPTACLE MOUNTING TAB SCREW TO SECURE FOIL TO RECEPTACLE/J-BOX BY FOLDING FOIL ON ITSELF AND PLACING SCREW THROUGH THE FOIL. TRIM EXCESS FOLDED FOIL AS NECESSARY FOR CLEAN APPEARANCE WHEN RECEPTACLE COVER PLATE IS IN PLACE.
9. RECEPTACLE.
10. RECEPTACLE COVER PLATE.
11. BLANK COVER PLATE – COLOR/MATERIAL TO MATCH NEARBY DEVICE COVER PLATES.
12. COPPER LUG CONNECTOR FOR ESD FOIL TO CONDUCTOR TRANSITION (THOMAS AND BETTS #CULL414-14TP OR EQUAL). PROVIDE #10-32X1" LONG PAN HEAD MACHINE SCREW WITH 1" DIAMETER FENDER WASHER ON BOTH SIDES OF FOIL, LOCK WASHER AND NUT FOR EACH CONDUCTOR. SEE NEC OR CEC WHERE ADOPTED, ART. 250.8 FOR ADDITIONAL REQUIREMENTS.
13. RECEPTACLE MOUNTING SCREW. SEE NEC OR CEC WHERE ADOPTED, ART. 250.8 FOR ADDITIONAL REQUIREMENTS.
14. RECEPTACLE COVER PLATE REMOVED FOR CLARITY.
15. 1/2" CONDUIT TO ACCESSIBLE CEILING.
16. #12 CONDUCTOR WITH GREEN INSULATION TO NEAREST GROUNDING BUS BAR, IF PROVIDED ON PROJECT, ELSE ROUTE TO NEAREST EFFECTIVELY GROUNDED BUILDING STEEL. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

1 ESD GROUNDING FOIL CONNECTION AT RECEPTACLE

SCALE: NONE



COLOR LEGEND

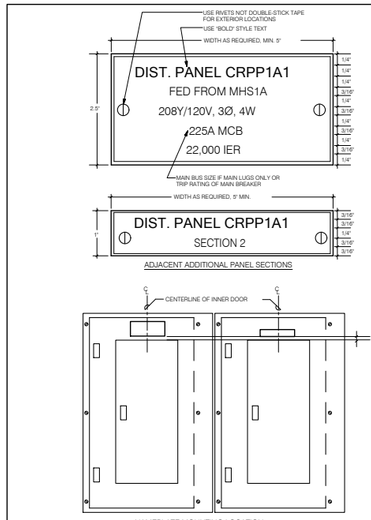
SERVICE	J-BOX PAINT COLOR 1	CONDUIT TAPE COLOR 2	NAMEPLATE COLOR 3 TEXT	NAMEPLATE COLOR 3 BACKGROUND
277V NORMAL (LTG.)	PURPLE	PURPLE	WHITE	DARK PURPLE
480V NORMAL	NOT PAINTED	BLUE	WHITE	BLUE
208/120V NORMAL	BLUE & WHITE	BLUE & WHITE	WHITE	BLUE
480/277V UPS	ORANGE	ORANGE	WHITE	ORANGE
208/120V UPS	ORANGE & WHITE	ORANGE & WHITE	WHITE	ORANGE
SECURITY	YELLOW	YELLOW	BLACK	YELLOW
BMS CONTROLS	GREEN & BLUE	GREEN & BLUE	WHITE	BLACK
FIRE ALARM	RED	RED	WHITE	RED
TELECOM	NOT PAINTED	WHITE	BLACK	WHITE
GROUND CONDUITS	PVC-NOT PAINTED	GREEN	WHITE	GREEN

GENERAL NOTES:

A. PAINT J-BOXES PRIOR TO INSTALLATION. PAINT OVERSPRAY ON CONDUITS AND SURROUNDING SURFACES WILL BE REJECTED.
B. WRAP 0.75' WIDE ELECTRICAL TAPE TWICE AROUND CONDUIT. USE TWO ROWS TO GET 1.5' WIDE STRIPE. USE ONE ROW EACH IF TWO COLORS ARE REQUIRED.
C. REFER TO SPECIFICATION SECTION 16195 FOR ADDITIONAL INFORMATION.
D. INSTALL TAPE CONSISTENTLY ON ONE SIDE ONLY OF EACH COUPLING. ALIGN WITH OTHER ADJACENT CONDUITS.
E. INSTALL TAPE AT EACH J-BOX. CHANGES IN DIRECTION, AT PENETRATIONS OF WALLS AND FLOORS, AND AT 10-FOOT MAXIMUM INTERVALS IN STRAIGHT RUNS (ON ONE SIDE OF COUPLING FITTINGS).
F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE COLOR BANDING IS NOT PAINTED OVER BY THE ARCHITECTURAL PAINTING CONTRACTOR.

4 RACEWAY AND NAMEPLATE IDENTIFICATION

SCALE: NONE

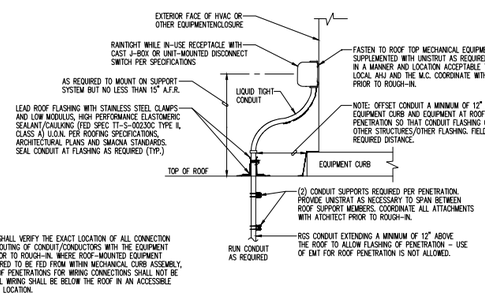


GENERAL NOTES:

A. SEE SPECIFICATIONS FOR ADDITIONAL NAMEPLATE INFORMATION AND COLORS OF NAMEPLATES FOR DIFFERENT SYSTEMS.
B. PROVIDE ONE NAMEPLATE FOR EACH PANEL OR MCC SECTION. WHERE SECTION NUMBER TWO AND ABOVE ARE WITHIN SAME ROOM AND WITHIN 10' OF EACH OTHER USE THE SMALLER SIZE NAMEPLATE.
C. CENTER ALL TEXT HORIZONTALLY.
D. MODIFY TEXT AS REQUIRED.

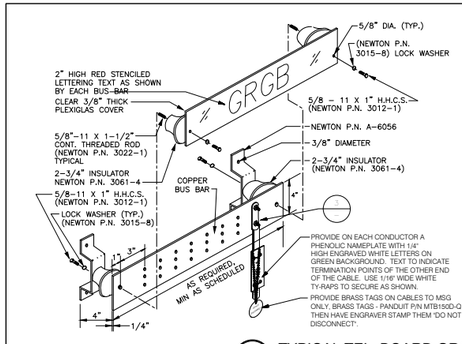
5 PANELS NAMEPLATE

SCALE: FULL SIZE



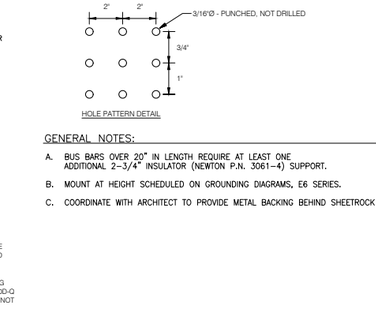
2 EQUIPMENT MOUNTED RECEPTACLE DETAIL

SCALE: FULL SIZE



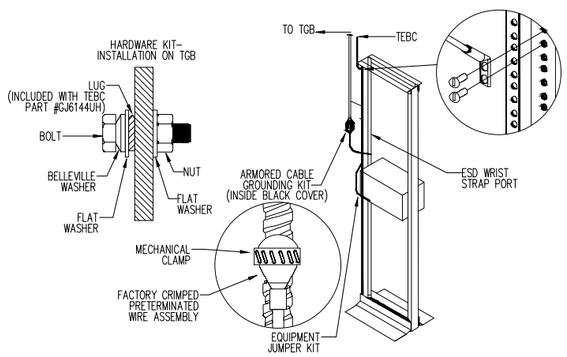
6 TYPICAL TEL. BOARD GROUNDING BAR INSTALLATION

SCALE: NONE



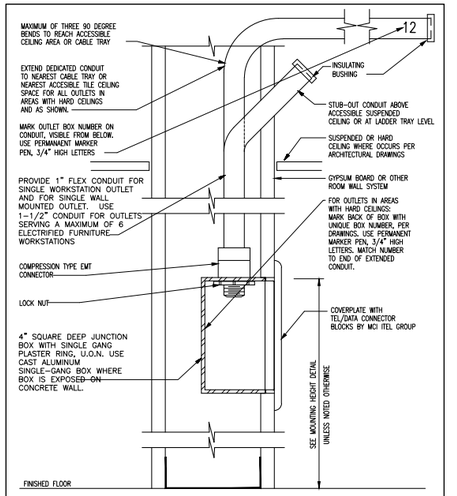
GENERAL NOTES:

A. BUS BARS OVER 20" IN LENGTH REQUIRE AT LEAST ONE ADDITIONAL 2-3/4" INSULATOR (NEWTON P.N. 3061-4) SUPPORT.
B. MOUNT AT HEIGHT SCHEDULED ON GROUNDING DIAGRAMS, E6 SERIES.
C. COORDINATE WITH ARCHITECT TO PROVIDE METAL BACKING BEHIND SHEETROCK WALLS.



3 GROUNDING AND BOUNDING

SCALE: FULL SIZE



7 TELEPHONE/DATA OUTLETS

SCALE: FULL SIZE

1. WALL ASSEMBLY – THE 1,2,3 OR 4 HR FIRE –RATED GYPSUM WALL BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES :

A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX.2 HR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED IN 1 8 IN. OC MIT NOM 2 BY 4 IN. LUMBER AND PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3–5/8 IN. WIDE BY 1–3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. CC .

B. WALLBOARD, GYPSUM – NOM 1/2 OR 5/8 IN.THICK , 4 FT.WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD PYPS, THICKNESS,NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 13–1/2 IN.

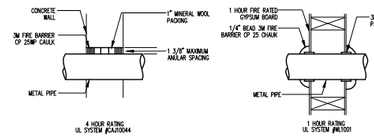
2. PIPE OR CONDUIT – NOM 12 IN.DIAM(OR SMALLER) SCHEDULE 10(OR HAVIER)STEEL PIPE NOM 6 IN.DIAM(OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICA METALIC TUBING OR TYPE L OR (OR HAVIER) COPPER TUBING NOM1 IN.DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT . WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED , MAX F RATING OF FIRESTOP SYSTEM (STRA STRUCTED USING STEEL CHANNEL STUDS, A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY .

3. FILL, VOID OR CAVITY MATERIAL – CHAULK – CHAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MIN 1/4 IN. DIAM BOARD OF CHAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CHAULK INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULTED BELOW :

MAX PIPE OR CONDUIT DIAM, IN	ANULAR SPACE IN	F RATING HR	T RATING HR
1	0 TO 3/16	1 OR 2	0 + 1 OR 2
1	1/4 TO 1/2	3 OR 4	3 OR 4
4	0 TO 1/4	1 OR 2	0
6	1/4 TO 1/2	3 OR 4	0
12	3/16 TO 3/8	1 OR 2	0

+ WHEN COPPER PIPE IS USED , T RATING IS 0 NOW.
MINNESOTA MINING & MFG. CO. – TYPES CP–25 S/L, CP–25 N/B , CP–25 WS, CP–25 WS + (NOTE: L RATINGS APPLY WHEN TYPE CP–25 WS+ CHAULK IS USED.)

SYSTEM NO. WL1001 (FORMERLY SYSTEM NO. 147)
F RATINGS – 1,2,3, AND 4 HR (SEE ITEMS 2 AND 3)
T RATINGS – 0,1,2,3, AND 4 HR (SEE ITEM 3)
L RATING AT AMBIENT – LESS THAN 1 CFM/SQ FT (SEE ITEM 3)
L RATING AT 400 F – LESS THAN 1 CFM/SQ FT (SEE ITEM 3)



PENETRATION THRU CONCRETE WALLS

PENETRATION THRU GYPSUM WALL BOARD

8 TYPICAL FIRESTOP PENETRATION DETAILS

SCALE: FULL SIZE

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PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
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6083 Bristol Parkway, Culver City, CA 90230 T 310.553.3252
18600 MacArthur Blvd., Suite 100 Irvine, CA 92612 T 949.724.8958
515 South Flower St., Suite 1200 Los Angeles, CA 90071 T 213.929.1400
575 Market St., Suite 502 San Francisco, CA 94105 T 415.390.6793
485C US Route 1 South, Suite 105 Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER RICHARD D. BERRY E17083 09/30/25 ELECTRICAL STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE: 08/06/24
DRAWN: Cad
REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:
SHEET TITLE:

ELECTRICAL DETAILS

SHEET NO:

E-9

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

LEGEND

- NEW SUPPLY/RETURN
- EXISTING SUPPLY/RETURN
- EXISTING SUPPLY/RETURN TO BE DEMOLISHED
- RELOCATED SUPPLY/RETURN
- NEW OR RELOCATED DUCT
- NEW OR RELOCATED THERMOSTAT
- EXISTING THERMOSTAT
- NEW OR RELOCATED TEMP. SENSOR
- NEW OR RELOCATED ON/OFF SWITCH
- EXISTING DUCT/EQUIPMENT TO REMAIN
- EXISTING SUPPLY/RETURN TO BE DEMOLISHED
- NEW DUCT TYPE SMOKE DETECTOR PROVIDED & WIRED BY OTHERS INSTALLED BY MECH. CONTRACTOR
- (E) EXISTING
- (R) RELOCATED
- (N) NEW
- (REB) REBALANCE
- FD FIRE DAMPER
- CSFD DUCT TYPE COMBINATION SMOKE, FIRE DAMPER
- POINT OF CONNECTION
- DUCT TRANSITION
- CU: CONDENSING UNIT
- CU / A101: EQUIPMENT NUMBER / FLOOR NUMBER / BUILDING
- EQUIPMENT ACCESS DOOR

CONSTRUCTION NOTES

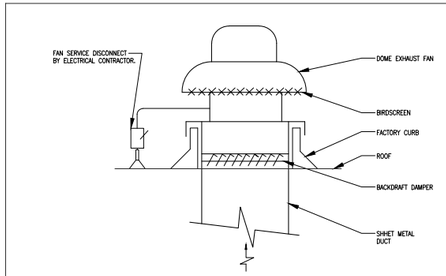
1. ALL CUTTING, PATCHING AND EQUIPMENT PLATFORM BY GENERAL CONTRACTOR
2. CONDENSATE DRAINS TO APPROVED RECEPTOR OR PLUMBING FIXTURE TAIL PIECE BY PLUMBING CONTRACTOR.
3. GAS PIPING, SHUT-OFF VALVES AND FINAL CONNECTIONS TO EQUIPMENT BY THE PLUMBING CONTRACTOR.
4. LOW VOLTAGE CONDUITS BY THE ELECTRICAL CONTRACTOR. CONTRACTOR TO CO-ORDINATE WITH A.C. CONTRACTOR BEFORE INSTALLING CONDUITS TO VERIFY EXACT NUMBER NEEDED.
5. ALL DUCT TYPE SMOKE DETECTORS MUST BE PROVIDED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR, INTEGRATED TO BUILDING FIRE/LIFE SAFETY BY FIRE LIFE/SAFETY CONTRACTOR.
6. ALL DUCTWORK IN CONCEALED SPACE TO BE WRAPPED PER TITLE-24 INSTRUCTION HELD IN PLACE WITH GALVANIZED WIRE. AND AS REQUIRED BY THE STATE OF CALIFORNIA.
7. ALL DUCTWORK IN CONDITIONED SPACE NEED NOT BE INSULATED.
8. SEAL ALL TRANSVERSE JOINTS WITH APPROVED CAULKING. SEAL LONGITUDINAL JOINTS.
9. INSTALLATION TO BE PER THE LATEST CALIFORNIA MECHANICAL CODE... ADDITIONAL LOCAL CODE.
10. "I" ITEMS ARE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
11. "W" ITEMS ARE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
12. "M/E" ITEMS ARE FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
13. ALL FINAL CONNECTIONS TO MOTORS AND ALL MOVING EQUIPMENT TO BE FLEX CONDUIT BY THE ELECTRICAL CONTRACTOR.
14. SEE THE ELECTRICAL DRAWINGS FOR ADDITIONAL NON-FUSED DISCONNECTS, IF REQUIRED BY CODE.
15. ALL WIRING TO CONFORM WITH THE ELECTRICAL CODE.
16. ALL THERMOSTATS TO BE MOUNTED AT **48"** ABOVE FINISHED FLOOR.
17. ALL MOTORS NOT FURNISHED, MOUNTED ON EQUIPMENT SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
18. ENGINEERING DRAWINGS ARE DIAGRAMMATIC. THEY ARE MEANT TO DESCRIBE THE INTEND OF THE REQUIRED WORK AND DO NOT SHOW ALL THE OFFSET AND EXACT LOCATION OF DUCTWORK, PIPING AND EQUIPMENT. PRIOR TO BIDDING CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE ROOF/CEILING HIGH REQUIREMENT INDICATED ON ARCHITECTURAL DRAWINGS AND WEATHER SHOWN ON THE DRAWINGS OR NOT, CONTRACTOR SHALL INCLUDE IN HIS/HER BID ALL THE WORK NECESSARY TO RELOCATE EXISTING PIPING, DUCTWORK AND EQUIPMENT TO ACHIEVE THE REQUIRED CEILING HEIGHTS. NO CHANGE ORDERS RELATED TO RELOCATION OF DUCTWORK, PIPING AND EQUIPMENT TO MEET THE INTENT OF THE CONTRACT DOCUMENT WILL BE APPROVED.
19. OUTSIDE AIR TO BE NO LESS THAN 15 CFM PER PERSON OR AS RECOMMENDED BY THE 2022 ASHRAE STANDARD 62.1 AND 2022 C.M.C.
20. PERMANENT ACCESS DOORS TO EQUIPMENT TO BE PROVIDED BY THE GENERAL CONTRACTOR
21. PROTECT ALL REFRIGERATION LINES FROM WALL NAILS DAMAGE DURING CONSTRUCTION.
22. LABEL ALL UNITS AS TO THE AREA THEY SERVE.
23. INSTALL U.L. AND STATE FIRE MARSHAL APPROVED FIRE DAMPERS WHERE REQUIRED BY CODE.
24. ANCHOR OF APPLIANCES SECTION : 304.4 OF THE 2022 EDITION OF THE C.M.C.
    APPLIANCE DESIGN TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE.
    HORIZONTAL LOADS WITHN THE STRESS LIMITATION SPECIFIED IN THE CODE
    APPLIANCE DESIGNED TO TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE.
25. ACCESS FOR MAINTENANCE SERVICE AND REPAIR . SECTION 305.1 2022 EDITION C.M.C.
    APPLIANCE SHALL BE ACCESSIBLE FOR INSPECTION.
    SERVICE, REPAIRS, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION.
26. AN APPORVED INDEPENDENT ELECTRICAL DISCONNECT TO BE PROVIDED FOR EACH PIECE OF EQUIPMENT WITH-IN SIGHT OF THE EQUIPMENT, WHEN THE SUPPLY VOLTAGE IS GREATER THAN 50 VOLTS. CMC.309
27. THE SIZING OF THE DUCT SYSTEM SHOWN THE MECHANICAL PLANS WILL COMPLY WITH ACCA MANUAL Q OR OTHER APPROVED METHOD PER SECTION 601.2 OF THE CALIFORNIA MECHANICAL CODE
28. AIR BALANCING: THE SYSTEM OR SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH THE NATIONAL ENVIROMENTAL BALANCING BUREAU (NEBB) PROCEDUTAL STANDARDS (1983) OR ASSOCIATED AIR BALANCE COUNCIL (AABC) NATIONAL STANDARDS (1989) ;
29. "ESI" SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGE ORDER IF CONSTRUCTION IS STARTED PRIOR TO PLAN CHECK APPROVAL.

CALGREEN

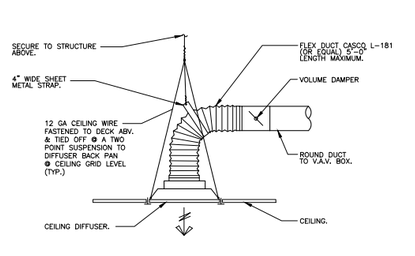
1. THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONTAIN ADDITIONS OR AREAS OF ALTERATION WITHIN REQUIRED TEMPERATURE RANGE OF THE MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE(MERV) OF 8, BASED ON ASHRAE 52.2-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE END OF CONSTRUCTION.
2. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE NATIONAL STANDARDS ON EACH SYSTEM.
3. NEW REFRIGERANT USED IN THIS PROJECT IS R-410A. SHALL NOT USE CFC OR HALON.
4. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
5. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING AND COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER OR DEBRIS WHICH MAY ENTER THE SYSTEM .
6. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST MERV-8. MERV-8 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.

MANDATORY MEASURES

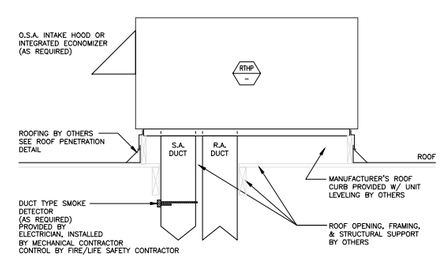
1. ALL APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE IN ACCORDANCE WITH THE MANUFACTURERS INSTALATION INSTRUCTIONS. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HORIZONTAL AND VERTICAL LOADS WITHIN THE STRESS LIMITATIONS OF THE CBC.[CMC 303.4]
2. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT TO EXCEED FIFTY (50), WHERE TESTED AS A COMPOSITE PRODUCT IN ACCORDANCE WITH ASTM E84 OR UL723; 2022 CMC 602.2
3. INSTALLATION OF DUCTS SHALL BE IN ACCORDANCE WITH SECTION 603.0 OF THE 2022 CMC.
   *ALL DUCTWORK FOR HEATING AND COOLING SYSTEM OR EVAPORATIVE COOLING SYSTEM SHALL BE CONDUCTED THROUGH DUCT SYSTEMS CONSTRUCTED OF METAL AS SET FORTH IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARD--METAL AND FLEXIBLE. FACTORY MADE AIR DUCTS SHALL BE APPROVED FOR THE USE INTENDED OR SHALL COMPLY WITH THE 2022 CMC REFERENCED STANDARDS CHAPTER 17.
   *DUCTS SHALL BE SUPPORTED AT EACH CHANGE OF DIRECTION AND IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARD METAL AND FLEXIBLE.
   *DUCTS AND PLENUMS SHALL COMPLY WITH SECTION 120.4 OF THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
   *PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR LOCATED IN ONE OR MORE OF THE FOLLOWING SPACES SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8:
   A. OUTDOORS; OR
   B. IN A SPACE BETWEEN THE ROOF AND INSULATED CEILING; OR
   C. IN A SPACE DIRECTLY UNDER A ROOF WITH FIXED VENTS OR OPENINGS TO THE OUTSIDE OR UNCONDITIONED SPACES; OR
   D. IN AN UNCONDITIONED SPACES; OR
   E. IN OTHER UNCONDITIONED CRAWLSPACE; OR
   * PORTION OF SUPPLY-AIR DUCTS THAT ARE NOT IN ONE OF THESE SPACES, INCLUDING DUCTS BURIED IN CONCRETE SLAB, SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2(OR ANY HIGHER LEVEL REQUIRED BY CMC SECTION 604.1) OR BE ENCLOSED IN DIRECTLY CONDITIONED SPACE.
   * ALL FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181 FOR DUCTS AND CLOSURE SYSTEMS, INCLUDING COLLARS, CONNECTIONS, AND SPLICES, AND BE LABLED AS COMPLYING WITH UL 181.
   * FACTORY-MADE RIGID FIBERGLASS AND FLEXIBLE DUCTS FOR FIELD FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181.



ROOF TOP EXHAUST FAN DETAIL — SCALE: NONE



CEILING DIFFUSER DETAIL — SCALE: NONE

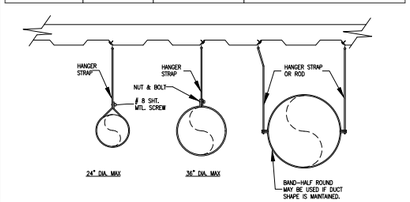


ROOFTOP AC UNIT INSTALLATION — SCALE: NONE

ROUND DUCT & FITTINGS CONSTRUCTION

TO 2" WG. POSITIVE PRESSURE	SMACNA (2006 HVAC ROUND CONSTRUCTION STANDARDS) (SUPPLY, RETURN, MAKE-UP AIR)						
DUCT DIAMETER	SPIRAL DUCT				LONGTUDINAL SEAMED DUCT & FITTINGS		
	LENGTH	GAUGE	SEAM	CONNECTOR	GAUGE	SEAM	CONNECTOR
TO 14"	ANY	28 ga	SPIRAL	COUPLING	26 ga	LAP & SPOT	CRIMP/BEAD/COLLAR
TO 18"	ANY	26 ga	SPIRAL	COUPLING	26 ga	LAP & SPOT	COUPLING
TO 24"	ANY	26 ga	SPIRAL	COUPLING	24 ga	LAP & SPOT	COUPLING
TO 30"	ANY	24 ga	SPIRAL	COUPLING	22 ga	LAP & SPOT	COUPLING
TO 42"	ANY	24 ga	SPIRAL	MFGTg (Slip-on)	22 ga	LAP & SPOT	MFGTg (Slip-on)
TO 60"	ANY	22 ga	SPIRAL	MFGTg (Slip-on)	20 ga	LAP & SPOT	MFGTg (Slip-on)
TO 66"	ANY	22 ga	SPIRAL	MFGTg (Slip-on)	18 ga	LAP & SPOT	MFGTg (Slip-on)
T96"	ANY	22 ga	SPIRAL	MFGTg (Slip-on)	18 ga	LAP & SPOT	MFGTg (Slip-on)
OVER 96"	N/A				N/A		

DIAMETER	MAX SPACING	ROD	STRAP
10" & DN.	12 FT.	1/4"	1" x 22 GA.
11" - 18"	12 FT.	1/4"	1" x 22 GA.
19" - 24"	12 FT.	1/4"	1" x 22 GA.
25" - 36"	12 FT.	3/8"	1 " x 20 GA.
37" - 50"	12 FT.	TWO 3/8"	TWO 1 " x 20 GA.
51" - 60"	12 FT.	TWO 3/8"	TWO 1" x 18 GA.



MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE

DEVELOPED INDEX NOT TO EXCEED 50, WHERE TESTED AS A COMPOSITE PRODUCT IN ACCORDANCE WITH ASTM E84 OR UL723; 2022 CMC 602.2

ANY MULTIPLE AIR HANDLER HVAC SYSTEM SHALL BE PROVIDED WITH SMOKE DETECTORS

SUPPLY/ RETURN DUCT INSULATION:
PROVIDE MIN. 1-1/2" FIBERGLASS (1LB/CU.FT) IN CEILING SPACE WITH NO LESS THAN R-4.2 VALUE.

ROUND DUCT HANGERS — SCALE: NONE

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575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
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www.saaia.com

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REGISTERED PROFESSIONAL ENGINEER — STEVEN PEREZ MOZIANT — 33211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

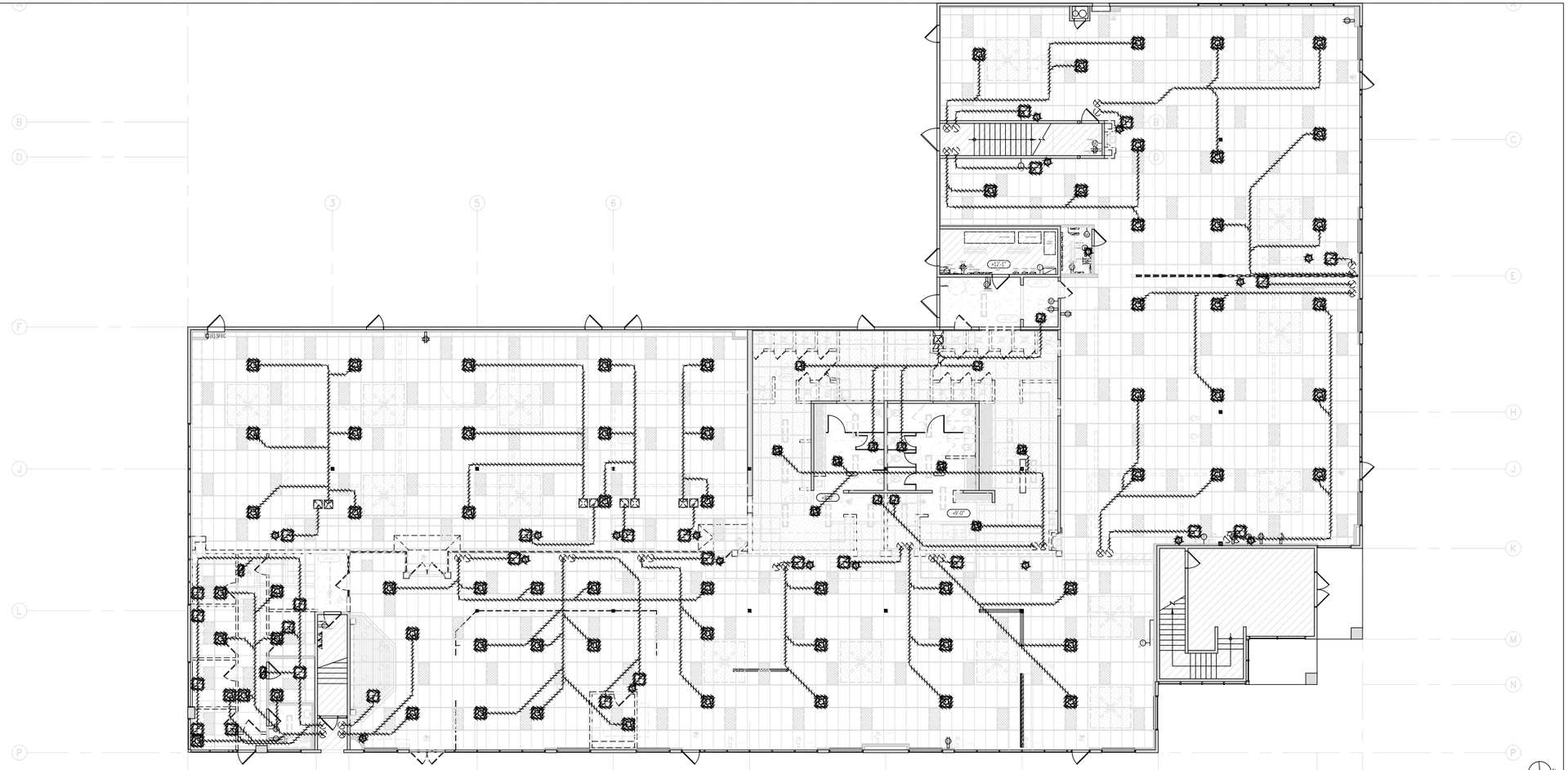
DATE: 08/06/24
DRAWN: Cad
REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:
SHEET TITLE:

HVAC NOTES & DETAILS

SHEET NO:

M-1.0

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



HVAC DEMOLITION NOTE:

MECHANICAL CONTRACTOR SHALL INCLUDE IN THE BASE BID TO DEMOLISH ALL EXISTING AIR DISTRIBUTION UP TO SUPPLY/ RETURN AIR PLENUMS. FIELD VERIFY SUPPLY/ RETURN SHOWN ON THE PLAN.PATCH AND REPAIR PLENUMS/ INSULATION.

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CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
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REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

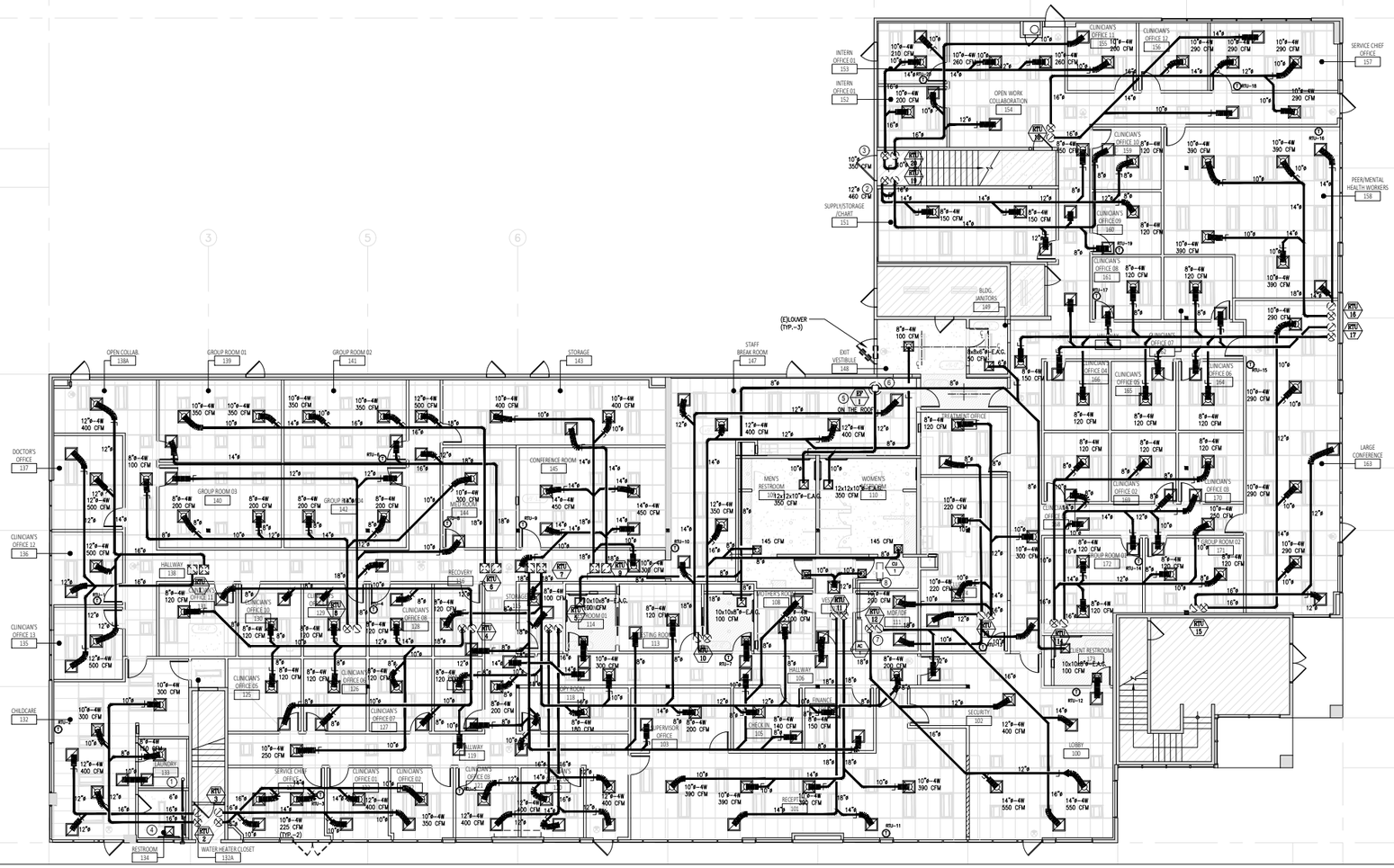
SHEET TITLE:

HVAC DEMOLITION PLAN

SHEET NO:

M-2.0

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



(EXISTING)ROOF TOP HEAT PUMP

SYMBOL	LOCATION	"MANUFACTURER" MODEL No.	CFM	OSA CFM	REF.	COOLING TOTAL MBH	COOLING SENSIBLE MBH	COOLING EDB / EWB	COOLING AMB	HEATING TOTAL MBH	VOLTAGE	MCA	MFA / MOCP	SEER	WEIGHT (lbs)	REMARKS
RTU 1	ON ROOF	"CARRIER" 50LJQ006	2000	85	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 2	ON ROOF	"CARRIER" 50HCQA04	1200	115	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 3	ON ROOF	"CARRIER" 50HCQA04	1200	60	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 4	ON ROOF	(EXISTING)	1200	160	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 5	ON ROOF	"CARRIER" 50HCQA04	1200	45	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 6	ON ROOF	"ICP" PHF060	2000	450	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 7	ON ROOF	"CARRIER" 50HCQA06	2000	300	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 8	ON ROOF	"CARRIER" 50HCQA04	1200	470	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 9	ON ROOF	"ICP" PHF060	2000	320	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 10	ON ROOF	"ICP" PHF048	1600	450	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 11	ON ROOF	"ICP" PHF048	1600	120	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 12	ON ROOF	(EXISTING)	1600	400	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 13	ON ROOF	(EXISTING)	1200	270	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 14	ON ROOF	"CARRIER" 50HJQA04	1200	410	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 15	ON ROOF	"CARRIER" 50HJQA04	1200	450	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 16	ON ROOF	"YORK" PHE486033A	1600	150	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 17	ON ROOF	"CARRIER" 50VR024---301	800	140	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 1 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 18	ON ROOF	(EXISTING)	1200	70	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 19	ON ROOF	"CARRIER" 50HCQA04	1200	150	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR
RTU 20	ON ROOF	"CARRIER" 50HC-B05	1600	200	(E)	(E)	(E)	80° / 67°	95°	(E)	208/230v 3 ph.	(E)	--- / (E)	(E)	(E)	W/ (N) THERMOSTAT, (N) DUCT TYPE SMOKE DETECTOR

SPLIT SYSTEM CONDENSING UNIT(PROCESS LOAD)

SYMBOL	LOCATION	"MANUFACTURER" MODEL No.	CAP TONS	SUC TEMP	AMB	REF	VOLTAGE	MCA	FLA / MOCP	SEER2	WEIGHT (lbs)	REMARKS
CU 1	ROOF	"TOSHIBA-CARRIER" RAV-SP182AT2P-UL	1.5	--	95	R410-A	208/230V-1ø	14	- / 25	23.8	100	--

A/C UNIT

SYMBOL	LOCATION	"MANUFACTURER" MODEL No.	CFM	E.S.P.	RPM	REF.	COOL. MAX. MBH	VOLTAGE	MCA	MFA / MOCP	WEIGHT (lbs)	REMARKS
AC 1	MDF/IDF 111	"TOSHIBA-CARRIER" RAV-SM182KRTP-UL	530	--	--	R410-A	18	*208/230V-1ø	*	- / *	35	W/ CONDENSTAE DRAIN PUMP AND WALL MOUNTED THERMOSTAT

* OUTDOOR UNIT POWERS INDOOR UNIT.

EXHAUST FAN

SYMBOL	LOCATION	"MANUFACTURER" MODEL No.	SERVING	CFM	E.S.P.	FRPM	MCA	HP	VOLTAGE	WEIGHT (lbs)	REMARKS
EF 1	ROOF	"GREENHECK" G-130-VG	RESTROOMS/ JANITOR	1,050	0.75"	1225	8.2	1/2	115V	70	W/ ROOF CURB, TIME CLOCK

PLAN GENERAL NOTES:

1- ALL DUCT WORK MUST BE CONSTRUCTED FROM COMMERCIAL GRADE G60/G90 GALVANIZED STEEL MEETING ASTM-A-653-96 STANDARD IN ACCORDANCE WITH THE LATEST ADDITIONS OF THE SMACNA.
2- PROVIDE DUCT TYPE SMOKE DETECTOR ON ALL SUPPLY AIR PLENUMS OF ALL RTUS.
3- MECHANICAL CONTRACTOR TO FIELD VERIFY AND LOCATE EXACT SUPPLY/ RETURN AIR PLENUMS COMING FROM THE ROOFTOP PACKAGES ON THE ROOF.
4- PROVIDE TITLE-24 APPROVED 365 DAYS PROGRAMMABLE THERMOSTATS, COORDINATE LOCATIONS W/ ARCHITECT.
5- PROVIDE TITLE-24 APPROVED 365 DAYS PROGRAMMABLE THERMOSTATS, COORDINATE LOCATIONS W/ ARCHITECT.
6- MECHANICAL CONTRACTOR TO PROVIDE SHOP DRAWING TO SAA FOR REVIEW .

AIR DISTRIBUTION:

2X2 SUPPLY/RETURN AIR GRILLES: "TITUS" MODEL OMNI-AA
-SIDE WALL SUPPLY AIR DIFFUSER, HARD LID: "TITUS" MODEL 300RL
-RETURN/TRANSFER AIR GRILL, HARD LID: "TITUS" MODEL 350RL
ALL AIR DEVICES MUST BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO PURCHASE.

HVAC KEYNOTES:

1. 6"Ø DUCT FROM DRYER, TO 8X8 LOUVER (BY OTHERS), COORDINATE WITH ARCHITECT AND G.C. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. WE RECOMMEND TO HAVE DRYER IN PLACE OF PROPOSED WASHER TO BE CLOSER TO EXHAUST LOUVER.
2. NEW 12"Ø BY PASS W/ MANUAL VOLUME DAMPER SET AT 460 CFM
3. NEW 10"Ø BY PASS W/ MANUAL VOLUME DAMPER SET AT 350 CFM
4. NEW EXHAUST FAN TO BE INSTALLED IN PLACE OF EXISTING, MATCH LIKE FOR LIKE, FIELD VERIFY
5. NEW 14"Ø OR EQUAL RECTANGULAR U/TR. DEMO EXISTING RESTROOM EXHAUST FAN AND INSTALL NEW PER SCHEDULE. PROVIDE NEW ROOF CURB. ROOFING BY OTHERS.
6. EXHAUST DISCHARGE FROM THE BUILDING MUST BE MIN. 10 FT AWAY FROM ANY AIR INTAKE TO THE BUILDING AND PROPERTY LINE.
7. NEW SUPPLEMENTARY AC UNIT. COORDINATE FINAL LOCATION W/ G.C. PROVIDE ALL SERVICE ACCESS REQUIREMENTS.
8. LINE SET REFRIGERANT U/TR TO CU-1 ON THE ROOF. FIELD VERIFY FINAL LOCATION FOR CU-1 AND PIPE ROUTING.

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CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
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333 City Blvd. West, Suite 300
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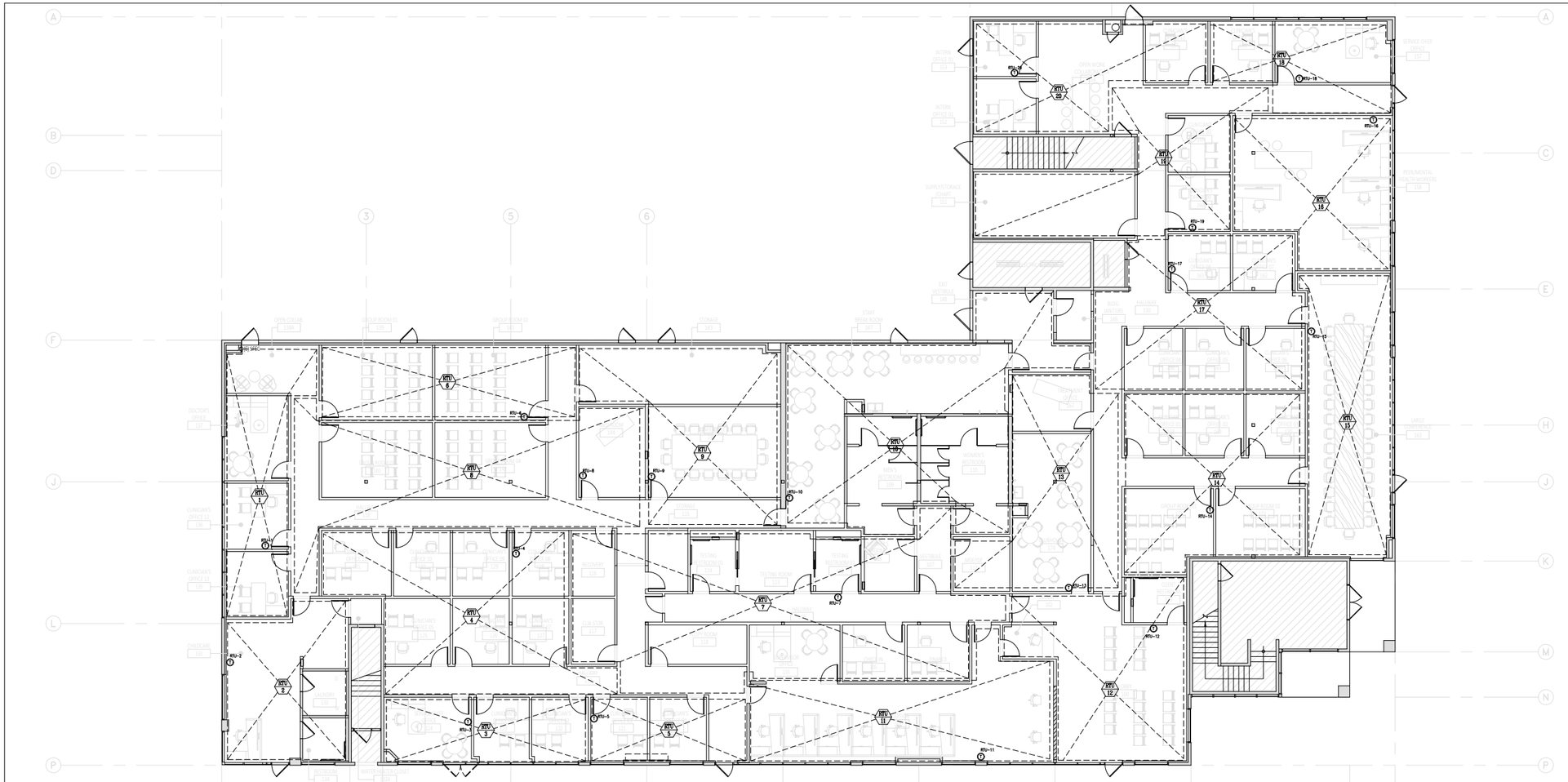
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DATE: 08/06/24
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REVIEWED: Sorin A. Bne
PROJECT NO: 635036
SCALE: 1/8" = 1'-0"

SHEET TITLE:
HVAC PLAN

SHEET NO:
M-2.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



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REGISTERED PROFESSIONAL ENGINEER — MICHAEL PEREZ MOJARRO — M-13221 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

HVAC ZONING PLAN

SHEET NO:

M-2.2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)_HVAC\27141 Aliso Creek Rd., 1st Floor (OC-HCA) Mechanical.dwg, 8/28/2024 11:39:21 AM

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.		
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 1 of 16)**
Project Address:	**Date Prepared:**	2024-08-27T13:43:26-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Aliso Viejo	04	Total Conditioned Floor Area	17460
02	Climate Zone	6	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

• Office

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☐ Heating Air System	☐ Water Economizer	☐ Air Economizer
☐ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☐ Fan Systems
☐ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☐ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 2 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
	AND		AND		AND		AND	Yes	AND		AND		AND		COMPLIES
Mandatory Measures Compliance [See Table Q 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.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This section does not apply to this project.

G. PUMPS

This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 3 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

H. FAN SYSTEMS & AIR ECONOMIZERS

This section does not apply to this project.

I. SYSTEM CONTROLS

This section does not apply to this project.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3& 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:\24refnolink\J160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04	05			06		07	
System Name	RTU-1	System Design OA CFM Airflow[1]	85	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
						NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
OFFICES 135-138	Office space	540			81			DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Alteration

STATE OF CALIFORNIA
Mechanical Systems
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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 4 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

17	Total System Required Min OA CFM				81	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-2	System Design OA CFM Airflow[1]		115	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
CHILDCARE	Daycare (through age 4)	540			113.4			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				113.4	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-3	System Design OA CFM Airflow[1]		60	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICES 122-124	Office space	385			57.75			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				57.75	18	Ventilation for this System Complies?	Yes

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 5 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04	05				06		07	
System Name	RTU-4	System Design OA CFM Airflow[1]		160	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICES125-131, HALL119	Office space	1060			159			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				159	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-5	System Design OA CFM Airflow[1]		45	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICE120-121	Office space	295			44.25			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				44.25	18	Ventilation for this System Complies?	Yes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 6 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04	05				06		07	
System Name	RTU-6	System Design OA CFM Airflow[1]		450	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
GROUPROOM 139-141	Coffee station	545		30	450			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				450	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-7	System Design OA CFM Airflow[1]		300	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
103-108, 111-17	Office space	1815			272.25			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				272.25	18	Ventilation for this System Complies?	Yes

STATE OF CALIFORNIA
Mechanical Systems
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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 7 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04	05				06		07	
System Name	RTU-8	System Design OA CFM Airflow[1]		470	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
GROUP 140,142, MED144, HALL138	Classroom (ages 5-18)	1225		30	465.5			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				465.5	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-9	System Design OA CFM Airflow[1]		320	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
CONFERENCE 145	Conference/ meeting	370		16	240			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 8 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

STORAGE143	All others	443			66.45			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				306.45	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-10	System Design OA CFM Airflow[1]		450	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
STAFF BREAKROOM 147	Break room	690			345			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
RESTROOM109-110	Toilet, public	540	0		81	0	600	DCV: NA: Space exhaust is > design ventilation rate exception
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				426	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-11	System Design OA CFM Airflow[1]		120	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16

STATE OF CALIFORNIA
Mechanical Systems
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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: OC-HCA Aliso Viejo	**Report Page:**	**(Page 9 of 16)**
	Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
RECEPTION101	Reception area	816		8	120			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				120	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-12	System Design OA CFM Airflow[1]		400	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
LOBBY100	Lobbies	769		23	384.5			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				384.5	18	Ventilation for this System Complies?	Yes
04	05				06		07	
System Name	RTU-13	System Design OA CFM Airflow[1]		270	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
							NA: Not system type specified in footnote 2	
08	09	10	11	12	13	14	15	16

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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711 3rd Ave., 6th Floor, New York, NY 10017 T 917.512.6688

www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — 33291 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE: 08/06/24
DRAWN: Cad
REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:
SHEET TITLE:

TITLE-24

SHEET NO:

M-3.0

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)_HVAC\27141 Aliso Creek Rd., 1st Floor (OC-HCA) Mechanical.dwg, 8/28/2024 11:39:23 AM

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 10 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
CLUBHOUSE174, TREATMENT167	Break room	515			257.5			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				257.5	18	Ventilation for this System Complies?	Yes

04		05			06			07
System Name	RTU-14	System Design OA CFM Airflow[1]		410	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
CROUPROOM171-172	Classroom (ages 5-18)	410		22	330			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
OFFICES168-170	Office space	523			78.45			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				408.45	18	Ventilation for this System Complies?	Yes

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 222002-0824-0002
Report Generated: 2024-08-27 10:43:33

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 11 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04		05			06			07
System Name	RTU-15	System Design OA CFM Airflow[1]		450	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
LARGE CONFERENCE163	Conference/ meeting	715		30	450			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				450	18	Ventilation for this System Complies?	Yes

04		05			06			07
System Name	RTU-16	System Design OA CFM Airflow[1]		150	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
PEER/MENTAL158	Office space	594		8	120			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				120	18	Ventilation for this System Complies?	Yes

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 12 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04		05			06			07
System Name	RTU-17	System Design OA CFM Airflow[1]		140	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICES161-162, 164-166, HALL150	Office space	902			135.3			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				135.3	18	Ventilation for this System Complies?	Yes

04		05			06			07
System Name	RTU-18	System Design OA CFM Airflow[1]		70	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICE156-157	Office space	422			63.3			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				63.3	18	Ventilation for this System Complies?	Yes

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CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 13 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

04		05			06			07
System Name	RTU-19	System Design OA CFM Airflow[1]		150	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICE159-160	Office space	222			33.3			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
SUPPLY/STORAGE151 HALL150	All others	558			83.7			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration
17	Total System Required Min OA CFM				117	18	Ventilation for this System Complies?	Yes

04		05			06			07
System Name	RTU-20	System Design OA CFM Airflow[1]		200	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] NA: Not system type specified in footnote 2
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)[3] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
OFFICES152-155	Office space	615			92.25			DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Alteration

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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 14 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

J. VENTILATION AND INDOOR AIR QUALITY

17	Total System Required Min OA CFM	92.25	18	Ventilation for this System Complies?	Yes

[1] *FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*

[2] *Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*

[3] *Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*

[4] *See Standards Tables 120.1-A and 120.1-B.*

[5] *For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.*

[6] *120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).*

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This section does not apply to this project.

M. COOLING TOWERS

This section does not apply to this project.

Generated Date/Time:
Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 222002-0824-0002
Report Generated: 2024-08-27 10:43:33

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 15 of 16)**
		Date Prepared:	2024-08-27T13:43:26-04:00

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why 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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why 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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	RTU-1; RTU-2; RTU-3; RTU-4; RTU-5; RTU-6; RTU-7; RTU-8; RTU-9; RTU-10; RTU-11; RTU-12; RTU-13; RTU-14; RTU-15; RTU-16; RTU-17; RTU-18; RTU-19; RTU-20

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location: M-1.0

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	OC-HCA Aliso Viejo	**Report Page:**	**(Page 16 of 16)**
Project Address:		**Date Prepared:**	2024-08-27T13:43:26-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Fariborz Mozhgani	Documentation Author Signature:	
Company:	Engineered Spaces Inc.	Signature Date:	
Address:	333 City Blvd. West, Suite 300	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Orange CA 92826	Phone:	(714) 449-1646

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:	Fariborz Mozhgani	Responsible Designer Signature:	
Company:	Engineered Spaces Inc.	Date Signed:	
Address:	333 City Blvd. West, Suite 300	License:	M-33211
City/State/Zip:	Orange CA 92826	Phone:	(714) 449-1646

REGISTERED PROFESSIONAL ENGINEER — FARIBORZ MOZHGANI — M-33211 — MECHANICAL — STATE OF CALIFORNIA

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — FARIBORZ MOZHGANI — M-33211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

DATE: 08/06/24
DRAWN: Cad
REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:

SHEET TITLE:

TITLE-24

SHEET NO:

M-3.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)_HVAC\27141 Aliso Creek Rd., 1st Floor (OC-HCA) Mechanical.dwg, 8/28/2024 11:39:34 AM

PLUMBING NOTES

1. BEFORE COMMENCEMENT OF WORK, VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL EXISTING UTILITIES AND PIPING, AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

2. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.

3. SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS.

4. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.

5. PROVIDE WATER, SEWER AND DRAIN SYSTEMS TO A POINT OF CONNECTION SHOWN.

6. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.

7. ALL PRESSURIZED WATER PIPING BELOW FLOOR SHALL BE SOFT COPPER 'TYPE "K" WITH NO FITTINGS BELOW SLAB.

8. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.

9. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.

10. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.

11. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

12. WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL SMACNA REQUIREMENT OF THE MECHANICAL ENGINEER.

13. BEFORE FABRICATION OR INSTALLATION, THIS CONTRACTOR SHALL VERIFY EXACT LOCATIONS OFF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.

14. ALL WASTE, DRAIN AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.

15. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACESSIBLE CEILINGS SHALL BE INSTALLED BEHIND A STAINLESS STEEL ACCESS PANEL

16. ALL HOT WATER DISTRIBUTION AND RE-CIRCULATING SYSTEM PIPING SHALL BE THERMALLY INSULATED FROM THE WATER HEATER TO THE END OF USE FIXTURES. PIPE INSULATION SHALL HAVE R-VALUE EQUAL TO R-6 FOR PIPING 2" OR LESS IN DIAMETER AND R-8 FOR LARGER PIPING. SEC. 8.108.40(c)S.M.M.C.

17. ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT:
CALIFORNIA GREEN BUILDING CODE 2022
CALIFORNIA FIRE CODE 2022
CALIFORNIA BUILDING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ENERGY CODE TITLE 24 – 2022

18. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH ALL TRADES PRIOR TO BID.

19. ALL PATCHING AND REPAIRING OF CONCRETE PAVINGS AND/OR WALKS IS UNDER ANOTHER SECTION OF THESE SPECIFICATIONS. (PLUMBER SHALL COORDINATE WITH GENERAL CONTRACTOR PRIOR TO BID.)

20. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE.

21. ALL EXISTING PIPING DAMAGED DURING EXCAVATION SHALL BE REPAIRED WITH MATERIALS TO MATCH EXISTING.

22. ALL EXISTING PIPING AND EQUIPMENT THAT IS REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

23. ALL CUTTING OF EXISTING PAVINGS, WALKS AND/OR FLOORS SHALL BE BY MACHINE SAW CUTTING. HOLES FOR PIPES IN CONCRETE WALLS OR FLOORS SHALL BE DONE BY CORE DRILLING EQUIPMENT.

24. CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A I2" SECTION OF RED BRASS PIPE.

25. SEISMIC BRACING AND ANCHORAGE REQUIREMENTS ARE AS FOLLOW:

A. ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
1. FIXED EQUIP. ON GRADE — 30 % OF OPERATING WEIGHT
FIXED EQUIP. ON STRUCTURE — 33 % OF OPERATING WEIGHT
EMERGENCY POWER EQUIP. ON GRADE — 33 % OF OPERATING WEIGHT
EMERGENCY POWER EQUIP. ON STRUCTURE — 50 % OF OPERATING WEIGHT
2. FOR FLEXIBLY MOUNTED EQUIPMENT USE TWO (2) TIMES NE ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE – USE ONE THIRD (1/3) OF THE HORIZONTAL FORCE.
3. FOR = 1.25 AT ASSEMBLY AREAS WITH OCCUPANT LOAD GREATER THAN 300, INCREASE THE ABOVE VALUES BY 25 %.

B. THE SEISMIC BRACING AND ANCHORAGE OF PIPING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS" PUBLISHED BY SMACNA.

C. THE CONTRACTOR SHALL VERIFY THE EXACT DEPTH AND LOCATION OF EXISTING DRAINAGE SYSTEM LATERALS PRIOR TO INSTALLATION OF ANY PIPING.

26. HOT WATER PIPING INSULATION SHALL BE IN ACCORDANCE WITH SECTION 123 TABLE 1 -G OF THE TITLE 24 REGULATIONS CCR.

27. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL SE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS.

28. ABS AND PVC DRAIN/VENT INSTALLATION SHALL BE LIMITED TO RESIDENTIAL CONSTRUCTION NOT MORE THAN TWO STORIES IN HEIGHT (2022 CPC. SEC. 701.1).

29. WRAP ALL METALLIC PIPE AND FITTINGS BELOW GRADE OR SLAB WITH 20 MIL POLYETHYLENE WRAP AND 6" MINIMUM ENVELOPE OF CLEAN SAND ALL AROUND PIPE IN ACCORDANCE WITH ANSI/AWWA STANDARD C105/A21.5-82. IF SOILS REPORT INDICATES THAT LOCAL SOIL IS CORROSIVE, ALL UNDERGROUND METALLIC PIPE AND FITTINGS SHALL BE PROTECTED IN ACCORDANCE WITH THE SOILS ENGINEER RECOMMENDATIONS. FOR SEWER LINES USE ABS SCHEDULE 40 AS RECOMMENDED FOR BELOW GRADE.

GENERAL NOTES

1. ALL SOIL PIPING TO BE CAST IRON OR ABS WHERE LOCAL CODES PERMIT. ALL VENT PIPING MAY BE GALVANIZED STEEL, CAST IRON, COPPER OR ABS AS LOCAL CODES PERMIT (VERIFY). SOIL AND VENT PIPING TO SLOPE A MINIMUM OF 1/4" PER FOOT.
2. DOMESTIC SITE WATER PIPING TO BE SCHEDULE 80 PVC BELOW GROUND, AND TYPE 'L' HARD DRAWN COPPER ABOVE GROUND. USE WROUGHT COPPER FITTINGS.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND UNUSED UNLESS SPECIFIED ON PLANS. CONTRACTOR TO USE ONLY QUALIFIED LABOR AND SUPERVISION FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT.
4. ALL WORK SHALL CONFORM WITH THE CURRENT UPC AND ALL LOCAL CODES. NO WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY INSPECTOR.
5. CONTRACTOR SHALL MAKE UTILITY CONNECTIONS AND PROVIDE PERMITS PER CONTRACT. ANY ADDITIONAL FEES AND PERMITS WILL BE AT EXTRA COST. CONTRACTOR SHALL VERIFY SIZE, DEPTH, LOCATION AND ADEQUACY OF ALL UTILITIES INCLUDING METER LOCATION AND SEWER INVERTS PRIOR TO START OF WORK.
6. CONTRACTOR SHALL INSTALL CLEANOUTS WHERE INDICATED ON PLANS AND AS REQUIRED BY LOCAL CODES AND AUTHORITIES. CLEAN OUT TO GRADE SHALL BE IN BROOKS BOX OR EQUAL.
7. COORDINATE WORK WITH ALL TRADES TO AVOID CONFLICT AND INTERFERENCES. VERIFY ALL ROUGH-IN HEIGHTS AND LOCATIONS WITH GENERAL CONTRACTOR AND/OR ARCHITECT.
8. ALL PIPES BELOW GROUND SHALL BE LOCATED AWAY FROM BEARING FOOTINGS OR AS INDICATED ON STRUCTURAL PLANS.
9. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER AS INDICATED ON PLANS OR AS REQUIRED BY LOCAL CODES. WHERE STREET PRESSURE EXCEEDS 80 P.S.I. INSTALL APPROVED PRESSURE REGULATING VALVE WITH RELIEF VALVE AND STRAINER PER CODE.
10. CONTRACTOR SHALL VERIFY THAT EQUIPMENT AND FIXTURES WILL PHYSICALLY FIT IN THE LOCATIONS INDICATED.
11. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE MADE WITH NON-COMBUSTIBLE MATERIAL OF AN EQUAL FIRE RATING AND SHALL BE COMPLETELY STOPPED. REFER TO ARCHITECTURAL PLANS TO IDENTIFY FIRE RATED ASSEMBLIES.
12. CONTRACTOR SHALL INCLUDE (BUT NOT LIMITED TO) ALL PIPING, VALVES, FITTINGS AND FIXTURE SUPPORTS ASSOCIATED WITH EACH NEW FIXTURE. EACH FIXTURE SHALL HAVE ITS OWN SHUT OFF VALVE(S).
13. ALL GAS PIPING TO BE SCHEDULE 40 BLACK STEEL WITH THREADED FITTINGS. FINAL CONNECTION TO EACH GAS APPLIANCE SHALL BE WITH APPROVED FLEXIBLE CONNECTION AND SHUT OFF VALVE. WHEN THE GAS CONNECTION TO THE APPLIANCE IS WITHIN THE APPLIANCE CABINET THE CONNECTION SHALL BE WITH THREADED BLACK STEEL AND SHUT OFF VALVE.
14. ALL VALVES, UNIONS, ETC., SHALL BE THE SAME SIZE AS THE PIPING UNLESS OTHERWISE SPECIFIED. UNIONS SHALL BE INSTALLED AFTER EACH SCREW TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS. INSTALL ISOLATION UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
15. ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY WINDOW OF DOOR OPENING, FRESH AIR INTAKE NOR LESS THAN 1 FOOT FROM A VERTICAL SURFACE.
16. INSULATE ALL EXPOSED DRAIN PIPING BELOW LAVATORIES AND SINKS WITH "ARMAFLEX"."
17. COMPRESSED AIR PIPING MAY BE COPPER OR GALVANIZED STEEL. VERIFY WITH GENERAL CONTRACTOR OR OWNER.
18. ALL PIPES DISCHARGING TO FLOOR SINKS SHALL HAVE THE MINIMUM AIR GAP AS REQUIRED BY THE CURRENT 2022 CPC AND LOCAL CODES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE SCOPE OF WORK AS OUTLINED PER THE CONTRACT. FINAL TESTING PROCEDURES AND CONNECTIONS ARE TO CONFORM TO THE CURRENT CODES.
20. CONTRACTOR SHALL PROVIDE OWNER WITH ALL REQUIRED MANUALS FOR THE PROPER MAINTENANCE AND OPERATION OF EQUIPMENT.
21. THESE PLANS ARE OF SCHEMATIC FORM AND ARE DRAWN FOR MAXIMUM CLARITY. CHANGES MAY BE NECESSARY FOR CONVENIENCE, OBSTRUCTIONS, ECONOMICS AND EFFICIENCY.

SCOPE OF WORK

DEMOLITION SCOPE OF WORK:
- IT SHALL BE PLUMBING CONTRACTOR'S SCOPE OF WORK TO DEMOLISH EXISTING PLUMBING SERVICES THAT ARE NOT INDICATED TO REMAIN. PIPING SHALL BE REMOVED BACK TO EXISTING PLUMBING RISERS. FIELD VERIFY AND INCLUDE IN BASE BID.
- IT SHALL BE PLUMBING CONTRACTOR'S SCOPE OF WORK TO FIELD VERIFY EXISTING SLAB CONDITIONS AND INCLUDE IN HIS BASE BID COST TO DEMO EXISTING PIPES TO BELOW SLAB AND PREPARE SLAB TO RECEIVE FINISHES PER ARCHITECTURAL SPECIFICATIONS. PROVIDE CLEAN-OUT/s AS NECESSARY.
- IT SHALL BE PART OF PLUMBING CONTRACTOR'S SCOPE OF WORK TO FIELD VERIFY WALLS DENOTED ON ARCHITECTURAL PLANS AS PART OF DEMOLITION SCOPE: ALL PIPING ROUTED THROUGH SUCH WALLS SHALL BE RE-ROUTED THROUGH NEAREST WALL/S SO AS TO MAINTAIN THE INTEGRITY OF THE PLUMBING SYSTEM. INCLUDE COSTS IN BASE BID.

NEW SCOPE OF WORK:
- IT SHALL BE PLUMBING CONTRACTOR'S SCOPE OF WORK TO MAINTAIN THE CONTINUITY OF RISER SERVICES DURING THE DEMOLITION AND CONSTRUCTION OF THE PROJECT, INCLUDE AFTER-HOURS WORK AS NECESSARY, COORDINATE WITH BUILDING MANAGEMENT.
- PROVIDE AND INSTALL NEW PLUMBING FIXTURES AT REMODELED & RELOCATED CORE AREA RESTROOMS.
- PROVIDE AND INSTALL NEW PLUMBING FIXTURES AT RESTROOMS, CHILDCARE AREAS, TESTING, TREATMENT, MOTHER'S ROOMS, BREAK-ROOMS (COFFEE MAKER & WATER DISPENSER).
- ALL NEWLY INSTALLED PLUMBING SYSTEM SHALL BE A.D.A. AND G.B.C. COMPLIANT.
- REFER TO ARCHITECTURAL ELEVATIONS FOR DIMENSIONED DATA.

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	ROUGH-IN CONNECTIONS							DESCRIPTION
		COLD WATER	HOT WATER	WASTE	VENT	GAS	INDIRECT WASTE	STORM DRAIN	
S 1	SINGLE COMPARTMENT SINK	1/2"	1/2"	2"	2"	--	--	--	UNDERMOUNT ADA COMPLIANT SINGLE COMPARTMENT STAINLESS STEEL SINK JUST US-ADA-1830-A-18-GA, DRAIN LOCATED AT CENTER REAR. PROVIDE COMPLETE WITH ADA AND GREEN BUILDING CODE COMPLIANT FAUCET TOUCHLESS KOHLER CRUE K-22974 POLISHED CHROME FINISH. MAX FLOW RATE OF 1.8 GPM AT 60 PSI DRAIN INSULATOR KIT: #J-ADA-150 AND DRAIN INSULATOR J-ADA-150. McGUIRE NO. LFHST02 STOPS AND FLEXIBLE STAINLESS STEEL BRAIDED SUPPLIES, LKAD35 DRAIN AND McGUIRE NO. 2150-LA P-TRAP. BID SHALL INCLUDE FLOODSTOP "DETECT 200" LEAK DETECTION UNIT UNDER SINK (INCLUDE MOTORIZED VALVE, AND WATER SENSOR).
S 2	DOUBLE COMPARTMENT SINK	1/2"	1/2"	2"	2"	--	--	--	UNDERMOUNT ADA COMPLIANT DOUBLE COMPARTMENT STAINLESS STEEL SINK ELKAY ELUHAD311850PD, DRAIN LOCATED AT CENTER REAR. PROVIDE COMPLETE WITH ADA AND GREEN BUILDING CODE COMPLIANT FAUCET TOUCHLESS KOHLER CRUE K-22974 POLISHED CHROME FINISH. MAX FLOW RATE OF 1.8 GPM AT 60 PSI DRAIN INSULATOR KIT: #J-ADA-150 AND DRAIN INSULATOR J-ADA-150. McGUIRE NO. LFHST02 STOPS AND FLEXIBLE STAINLESS STEEL BRAIDED SUPPLIES, LKAD35 DRAIN AND McGUIRE NO. 2150-LA P-TRAP. BID SHALL INCLUDE FLOODSTOP "DETECT 200" LEAK DETECTION UNIT UNDER SINK (INCLUDE MOTORIZED VALVE, AND WATER SENSOR).
S 3	SINGLE COMPARTMENT SINK	1/2"	1/2"	2"	2"	--	--	--	UNDERMOUNT ADA COMPLIANT SINGLE COMPARTMENT STAINLESS STEEL SINK JUST US-ADA-1618-A-18-GA, DRAIN LOCATED AT CENTER REAR. PROVIDE COMPLETE WITH ADA AND GREEN BUILDING CODE COMPLIANT FAUCET ELKAY LK721C CHROME FINISH. MAX FLOW RATE OF 1.8 GPM AT 60 PSI DRAIN INSULATOR KIT: #J-ADA-150 AND DRAIN INSULATOR J-ADA-150. McGUIRE NO. LFHST02 STOPS AND FLEXIBLE STAINLESS STEEL BRAIDED SUPPLIES, LKAD35 DRAIN AND McGUIRE NO. 2150-LA P-TRAP. BID SHALL INCLUDE FLOODSTOP "DETECT 200" LEAK DETECTION UNIT UNDER SINK (INCLUDE MOTORIZED VALVE, AND WATER SENSOR).
GD 1	GARBAGE DISPOSER	- -	- -	- -	- -	--	--	--	I.S.E. IN-SINK-ERATOR BADGER 120V, 3/4Hp
WFS 1	WATER FILTRATION SYSTEM	1/2"	- -	- -	- -	--	--	--	NSF 61 COMPLIANT WATER FILTRATION UNIT WITH AJR FILTRATION DW-61 SERIES FILTER CARTRIDGE WITH CORE. INCLUDE CHROME FAUCET, FILTERS AND HARDWARE. PROVIDE COMPLETE WITH ALL ACCESSORIES REQUIRED AND [3] SPARE CARTRIDGES FOR TENANT'S FUTURE USE. COORDINATE FAUCET'S LOCATION WITH ARCHITECTURAL ELEVATIONS AND WITH TENANT PRIOR TO FINAL INSTALLATION.
BFD 1	BACKFLOW PREVENTER	3/8"	--	--	--	--	--	--	LEAD FREE BACKFLOW PREVENTER "WATTS" SD-3 3/8", 316 STAINLESS STEEL BODY FOR CORROSION RESISTANCE, RUBBER COMPUNDS COMPLY WITH FDA FOOD ADDITIVE REGULATIONS. ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT
FG 1	FIXED AIR-GAP	--	--	2"	1-1/2"	--	--	--	FIXED AIR GAP "ZURN" Z1024-2 INSTALLED ABOVE CEILING
TP 1	ELECTRONIC TRAP PRIMER	1/2"	--	--	--	--	--	--	ELECTRONIC TRAP PRIMER PRIME-TIME PRECISION MANIFOLD BY PRECISION PLUMBING PRODUCTS MP-500-115V, WITH 1/2" OUTLET COMPRESSION FITTINGS TO RESPECTIVE FLOOR DRAIN/ FLOOR SINK. TRAP SEAL PRIMERS FOR POTABLE WATER SUPPLY SHALL BE IN ACCORDANCE WITH ASSE 1018. DRAINAGE AND ELECTRONIC DESIGN TYPE TRAP SEAL PRIMER DEVICES SHALL COMPLY WITH ASSE 1044. TRAP PRIMERS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION FOR MAINTENANCE.
DW 1	DISHWASHER	--	1/2"	--	--	--	--	--	ADA COMPLIANT ASKCO 30 SERIESDB1663THS WITH TUBULAR HANDLE. UNIT SHALL BE SUITABLE TO BE INSTALLED UNDER ADA COMPLIANT COUNTER. PROVIDE ASSE 1022 BACKFLOW DEVICE AT THE POINT OF CONNECTION TO THE WATER FILTRATION SYSTEM AND THE DISHWASHER "WATTS' SD3-MF-4B. DISHWASHER OUTLET BOX AT WALL IPS 88000 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION. DOMESTIC DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 807.3 INTO A WASTE RECEPTOR, A WYE BRANCH FITTING ON THE TAILPIECE OF A KITCHEN SINK, OR DISHWASHER CONNECTION OF A FOOD WASTE DISPOSER. COMMERCIAL DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR BREAK OR DIRECT CONNECTION. THE INDIRECT DISCHARGE FOR COMMERCIAL DISHWASHING MACHINES SHALL BE IN ACCORDANCE WITH SECTION 807.1, AND THE DIRECT DISCHARGE SHALL BE IN ACCORDANCE WITH SECTION 704.3. 2022 CPC SEC. 414.3.
L 1	COUNTER LAVATORY	1/2"	1/2"	2"	1-1/2"	--	--	--	ADA COMPLIANT KOHLER K-2211 (OVERFLOW ONLY, NO POP-UP DRAIN). PROVIDE COMPLETE WITH ADA 2022 CEnC GBC COMPLIANT HARD-WIRED FAUCET SLOAN ETF-600 AND MIXING VALVE AT COUNTER BELOW. INCLUDE WALL SUPPORTS McGUIRE NO. LFHST02 STOPS WITH STAINLESS STEEL FLEXIBLE BRAIDED SUPPLIES.
L 2	WALL-MOUNT LAVATORY	1/2"	1/2"	2"	1-1/2"	--	--	--	WALL MOUNTED ADA COMPLIANT AMERICAN STANDARD DECORUM 9024.011EC CHO (OVERFLOW ONLY, NO POP-UP DRAIN) AND ADA INSULATION BELOW. PROVIDE COMPLETE WITH ADA 2022 CEnC GBC COMPLIANT HARD-WIRED FAUCET AMERICAN STANDARD SELECTRONIC PROXIMITY 605B.105 AND MIXING VALVE AT COUNTER BELOW. INCLUDE WALL SUPPORTS McGUIRE NO. LFHST02 STOPS WITH STAINLESS STEEL FLEXIBLE BRAIDED SUPPLIES.
UR 1	URINAL	3/4"	--	2"	2"	--	--	--	WALL MOUNTED ADA COMPLIANT URINAL AMERICAN STANDARD WASHBROOK FLOWISE 6590.125 0.125GPF ULTRAHIGH EFFICIENCY. PROVIDE COMPLETE WITH AMERICAN STANDARD SELECTRONIC 6063.013.002 HARDWIRED POWERED FLUSHOMETER.
WC 1	WALL-MOUNT WATER CLOSET	1"	--	4"	2"	--	--	--	FLOOR MOUNTED ELONGATED BOWL ADA COMPLIANT WATER CLOSET AMERICAN STANDARD AFWALL 3351.101. PROVIDE COMPLETE WITH OPEN FRONT SEAT 5901.100 AND SLOAN 111-1.28-ESS-TMO HARD WIRED INFRARED FLUSH VALVE + OPTIMA EL-1500 SELF-ADAPTIVE INFRARED SENSOR WITH INDICATOR LIGHT HARDWIRED POWERED FLUSHOMETER.
WC 1	FLOOR WATER CLOSET	1"	--	4"	2"	--	--	--	WALL MOUNTED ELONGATED BOWL ADA COMPLIANT WATER CLOSET AMERICAN STANDARD MADERA FLOWISE 3043.001/3248.001. PROVIDE COMPLETE WITH OPEN FRONT SEAT 5901.100 AND KOHLER 10956-SV HARDWIRED POWERED FLUSHOMETER.
FD 1	FLOOR DRAIN	1/2"	--	2"	2"	--	--	--	ZURN NO. Z-415-NH-B-P, CAST IRON, COMPLETE WITH ROUND POLISHED NICKEL-BRONZE TOP, FLASHING COLLAR, TRAP PRIMER CONNECTION AND P-TRAP. COORDINATE WITH GENERAL CONTRACTOR TO SLOPE RESTROOM FLOOR TO FLOOR DRAIN.
WHA 1	WATER HAMMER ARRESTER	1"	--	--	--	--	--	--	WATER HAMMER ARRESTER: PROVIDE AND INSTALL NEW UNIT HYDROTROL P.D.I. "D" FIG 5030 1" NIPPLE PROVIDE ACCESS PANEL AS REQUIRED
SS 1	SERVICE SINK/ JANITOR SINK	1/2"	1/2"	2"	2"	--	--	--	FLOOR MOUNTED AMERICAN STANDARD FLORWELL 7741000.020, CHICAGO FAUCETS 897-CP WITH ATMOSPHERIC VACUUM BREAKER.
WH 1	STORAGE TYPE WATER HEATER	1"	1"	--	--	--	--	--	STORAGE TYPE ELECTRIC WATER HEATER 30 GALLONS, A.O. SMITH DEN-40, 208V, 3ø 18kW SIMULTANEOUS OPERATION. T&P DRAIN TO NEAREST APPROVED PLUMBING RECEPTOR. PROVIDE PLATFORM ONLY IF REQUIRED, OTHERWISE INSTALL AT FLOOR.
ET 1	EXPANSION TANK	1/2"	--	--	--	--	--	--	"ARMTROL" THERM-X-TROL #ST-12-C, 5.0 GALLONS CAPACITY, MAXIMUM WORKING PRESSIRE 150 P.S.I.G.
BFS 1	BOTTLE FILLING STATION	1/2"	--	2"	2"	--	--	--	REFRIGERATED SENSOR OPERATED BOTTLE FILLER MURDOCK BF168, INSTALL AT ADA HEIGHT, 120V 5.0 Amps
WCO 1	CLEAN-OUT PIPE SIZE	--	--	--	--	--	--	--	ZURN NO. Z-1446-NH-Z-VP, COMPLETE WITH ROUND VANDAL PROOF POLISHED STAINLESS STEEL COVER.

PLUMBING FIXTURE SCHEDULE NOTES

PLUMIBNG CONTRACTOR SHALL REFER TO ARCHITECTURAL SHEET 1620 FOR RESTROOM AREA PLUMBING FIXTURES. PLUMBING CONTRACTOR SHALL ENSURE ADA AND GBC COMPLIANCE OF THE FIXTURES AND FINAL INSTALLATION. INCLUDE ALL COSTS IN BASE BID.
IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SPECIFICATIONS AND INSTALLATION MEET CURRENTLY ADOPTED CALIFORNIA GREEN BUILDING CODE FLOW, FLUSH REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND ENSURE COMPLIANCE WITH ADA AND GREEN BUILDING SYSTEM INSTALLATION.

2022 CPC & GREEN BUILDING CODE MAXIMUM FLOW / FLUSH REQUIREMENTS AS FOLLOWS:
SHOWERHEADS 1.8 gpm @ 80 psi
LAVATORY FAUCETS 1.2 gpm @ 60 psi
LAVATORY FAUCETS, COMMON & PUBLIC USE 0.5 gpm @ 60 psi
KITCHEN FAUCETS 1.8 gpm @ 60 psi
GRAVITY TANK TYPE WATER CLOSETS 1.28 gpm / FLUSH
FLUSHOMETER VALVE WATER CLOSETS 1.28 gpm / FLUSH
URINALS 0.125 gpm / FLUSH

LIMITATION OF HOT WATER TEMPERATURE FOR PUBLIC LAVATORIES. HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3. CPC 407.3.
ALL PLUMBING FIXTURES THAT PROVIDE WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH THE CALIFORNIA LEAD-FREE LAW PER SECTION 116875 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	W	WASTE ABOVE FLOOR OR CEILING
	W	WASTE BELOW FLOOR OR GRADE
GW	GW	GREASE WASTE
SD	SD	STORM DRAIN BELOW
OD	OD	OVERFLOW DRAIN
	V	VENT
	CW	COLD WATER
	HW	HOT WATER
IW	IW	INDIRECT WASTE
CD	CD	CONDENSATE DRAIN
OD	OD	OVERFLOW CONDENSATE DRAIN
G	G	GAS
TP	TP	TRAP PRIMER
CA	CA	COMPRESSED AIR
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	GCO	GRADE CLEANOUT
	BV	BALL VALVE
	GC	GAS COCK
		RISER UP
		DROP DOWN
(E)	EXIST	EXISTING
	HDR	HEADER
	FLR	FLOOR
	FIN	FINISH
	VTR	VENT THRU ROOF
	BEH	BEHIND
	ABV	ABOVE
	BEL	BELOW
	EL	ELEVATION
	RI&C	ROUGH-IN & CONNECT
	TP	TRAP PRIMER
	CONT	CONTINUATION
	IE	INVERT ELEVATION
	DN	DOWN
	CLG	CEILING
	GD	GRADE
	CONTR	CONTRACTOR
	FUT	FUTURE
	TDL	TOTAL DEVELOPED LENGTH
	UTR	UP THROUGH ROOF
	DTR	DOWN THROUGH ROOF
	SS	STAINLESS STEEL
	EXT	EXTERIOR
	EXP	EXPOSED

PIPE MATERIAL SCHEDULE

SERVICE	LOCATION	MATERIALS						FITTINGS SEE SPECIFICATIONS FOR ADDITIONAL INFORMATIONS
		TYPE "L" COPPER	TYPE "M" COPPER	NO-HUB CAST IRON	SCH. 40 BLACK STEEL	SCH. 40 GALV STEEL	POLYETHYLENE	
WATER	INSIDE	●						LEAD FREE SOLDER
	OUTSIDE	●						LEAD FREE SOLDER
WASTE	ABV. FLR.			●				PROVIDE TYLER 2-BAND NO-HUB COUPLINGS (ASTM A74, A888, CISPI 301)
	BEL. FLR.			●				PROVIDE TYLER 4-BAND NO-HUB COUPLINGS (ASTM A74, A888, CISPI 301)
VENT	ABV. FLR.			●				PROVIDE TYLER 2-BAND NO-HUB COUPLINGS (ASTM A74, A888, CISPI 301)
	BEL. FLR.			●				PROVIDE TYLER 4-BAND NO-HUB COUPLINGS (ASTM A74, A888, CISPI 301)
INDIRECT WASTE	INSIDE		●					LEAD FREE SOLDER (ASTM B42, B43, B75, B88, B135, B251, B302 & B447)
	OUTSIDE		●					LEAD FREE SOLDER (ASTM B42, B43, B75, B88, B135, B251, B302 & B447)
CONDENSATE DRAIN	INSIDE		●					LEAD FREE SOLDER (ASTM B42, B43, B75, B88, B135, B251, B302 & B447)
	OUTSIDE		●					LEAD FREE SOLDER (ASTM B42, B43, B75, B88, B135, B251, B302 & B447)
GAS	INSIDE				●			SCH. 40 THREADED FITTINGS
	OUTSIDE					●		SCH. 40 THREADED FITTINGS
	BEL. GRADE OUTSIDE						●	POLYETHYLENE PLASTIC PIPE, TUBING, AND FITTINGS USED TO SUPPLY FUEL GAS SHALL CONFORM TO ASTM D2513. PIPE TO BE USED SHALL BE MARKED "GAS" AND ASTM D2513. PROVIDE METALLIC PIPE AND JOINING STANDARD PER CPC 1208.6. PIPING SUBJECT TO CORROSION SHALL BE PROTECTED IN AN APPROVED MANNER.
STORM DRAIN				●				PROVIDE TYLER 2-BAND NO-HUB COUPLINGS
ROOF DRAIN				●				PROVIDE TYLER 2-BAND NO-HUB COUPLINGS

- MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN TABLE 701.2.
- MATERIALS FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARD REFERENCED IN TABLE 604.1.
- ALL PIPING MATERIALS AND JOINING METHODS SHALL COMPLY WITH 2019 CPC 1208.6
- MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN TABLE 701.2. MATERIALS FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARD REFERENCED IN TABLE 604.1.
- POLYETHYLENE PLASTIC PIPE, TUBING, AND FITTINGS USED TO SUPPLY FUEL GAS SHALL CONFORM TO ASTM D2513. PIPE TO BE USED SHALL BE MARKED "GAS" AND "ASTM D2513"
- PROVIDE METALLIC PIPE AND JOINING STANDARD PER CPC 1208.6.
- PER CITY OF IRVINE MUNICIPAL CODE, INSTALLATION OF ANY UNDERGROUND METALLIC GAS LINE IS NOT ACCEPTABLE.
- PIPING SUBJECT TO CORROSION SHALL BE PROTECTED IN AN APPROVED MANNER. ALL UNDERGROUND PIPING INSTALLATIONS SHALL BE WRAPPED WITH PLASTIC SHEETING 4mil. VISQUEEN
- ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES USED IN THE PLUMBING SYSTEM SHALL BE LISTED OR THIRD-PARTY CERTIFIED BY AN APPROVED LISTING AGENCY AND SHALL CONFORM TO APPLICABLE RECOGNIZED STANDARDS REFERENCED IN THE 2019 CALIFORNIA PLUMBING CODE.
- THE LEAD CONTENT OF PIPES, PIPE OR PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL BE IN ACCORDANCE WITH SECTION 116875 OF THE HEALTH AND SAFETY CODE.
- FLOOR AND TRENCH DRAINS SHALL BE IN ACCORDANCE WITH ASME A112.6.3
- FLOOR SINKS SHALL BE IN ACCORDANCE WITH ASME A112.6.7

SHEET INDEX

P-1.1 PLUMBING COVER SHEET
P-1.2 PLUMBING DETAILS
P-1.3 PLUMBING CUT-SHEETS & TITLE 24 CALCS.
P-2 PLUMBING PLANS
P-3 PLUMBING SPECIFICATIONS

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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575 Market St., Suite 502 San Francisco, CA 94105 T 415.390.6793
485C US Route 1 South, Suite 105 Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 T 917.512.6688
www.saaia.com

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REGISTERED PROFESSIONAL ENGINEER — ARIBORZ MOZHGANI — M-33211 — Exp. 09/30/25 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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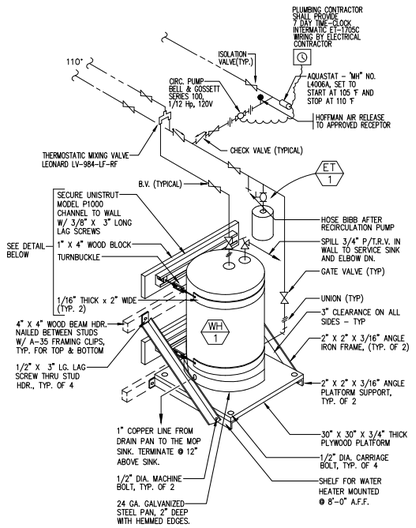
DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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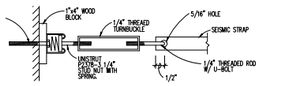
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REVIEWED: Sorin A. Brie
PROJECT NO: 635036
SCALE:
SHEET TITLE:
PLUMBING COVER SHEET
SHEET NO:
P-1.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



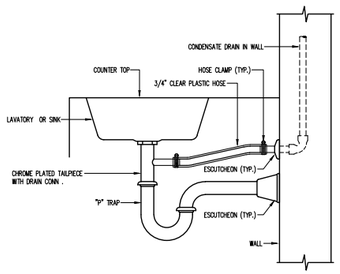
WATER HEATER NOTES:

- PROVIDE SEISMIC RESTRAINT: WATER HEATERS SHALL BE STRAPPED TO THE BUILDING AT THE 1/3-POINT TOP AND BOTTOM. (CPC 507.2)
- DRAINAGE PAN SHALL DISCHARGE TO AN OBSERVABLE LOCATION WITH A MINIMUM 3/4" DRAINPIPE. DRAINAGE PAN SHALL BE AT LEAST 1-1/2"DEEP. (CPC 507.5).
- PROVIDE A TEMPERATURE & PRESSURE RELIEF VALVE ON THE WATER HEATER.



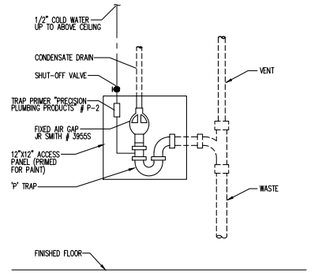
WATER HEATER DETAIL

SCALE	
NONE	11



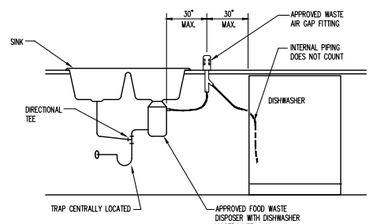
CONDENSATE DRAIN TO TAILPIECE

SCALE	
NONE	12



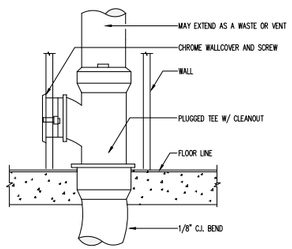
FIXED AIR GAP

SCALE	
NONE	7



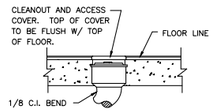
RESIDENTIAL DISHWASHER HOOK-UP

SCALE	
NONE	8



WALL CLEANOUT

SCALE	
NONE	9



NOTE:
CLEANOUT NOT TO BE LOCATED IN CARPETED AREA.

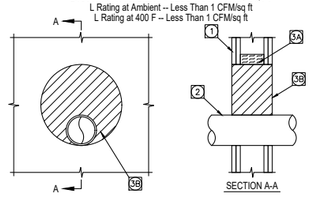
FLOOR CLEANOUT

SCALE	
NONE	10

HILTI
Hilti Firestop Systems

UL 1479 and CAN/ULC-S115
System No. W-L-1289
F Ratings – 1 and 2 Hr (See Items 1 and 3)
T Rating – 0 Hr
L-RA TING AT AMBIENT = LESS THAN 1 CFM / SQ FT
L Rating at Ambient – Less Than 1 CFM/sq ft
L Rating at 400 F – Less Than 1 CFM/sq ft

WL 1289



1. WALL ASSEMBLY – THE 1 OR 2 HR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300, U400 OR V400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED MAX 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) DEEP, FABRICATED FROM 25 MSG GALV STEEL, SPACED MAX 24 IN. (610 MM) OC.
B. GYPSUM BOARD* – THE GYPSUM BOARD TYPE, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OPENING IS 12 IN. (305 MM).
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH PENETRANT – ONE METALLIC PIPE, CONDUIT OR TUBE TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE MIN ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 7-7/8 IN. (200 MM). PIPE CONDUIT OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBES MAY BE USED:
A. STEEL PIPE – NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. IRON PIPE – NOM 4IN. (102 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C. CONDUIT – NOM 4 IN. (102 MM) DIAM (OR SMALLER) RIGID STEEL CONDUIT.
D. CONDUIT – NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC CONDUIT.
E. COPPER TUBING – NOM 4 IN. (102 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
F. COPPER PIPE – NOM 4 IN. (102 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
3. FIRESTOP SYSTEM – THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING.
A. PACKING MATERIAL – GLASS FIBER OR MINERAL WOOL BATT INSULATION FIRMLY PACKED WITHIN THE WALL CAVITY AROUND THE OPENING AS A PERMANENT FORM.
B. FILL, VOID OR CAVITY MATERIAL*-FOAM – FILL MATERIAL APPLIED WITHIN ANNULUS FLUSH WITH BOTH SURFACES OF THE WALL. MIN FILL MATERIAL THICKNESS FOR 1 HR F RATING IS 4-3/4 IN. (121 MM). MIN FILL MATERIAL THICKNESS FOR 2 HR F RATING IS 6 IN. (152 MM).
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC – CP 620 FIRE FOAM
*BEARING THE UL CLASSIFICATION MARK

TYPICAL FIRESTOP PENETRATION DETAIL

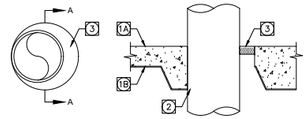
SCALE	
NONE	4

FA-1014

CLASSIFIED C UL US
Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. F-A-1014

ANSI / UL1479 (ASTM E814)	CAN / ULC S115
F RATING - 2 HR	F RATING - 2 HR
T RATING - 2 HR	FT RATING - 0 HR
	FH RATING - 2 HR
	FTH RATING - 0 HR

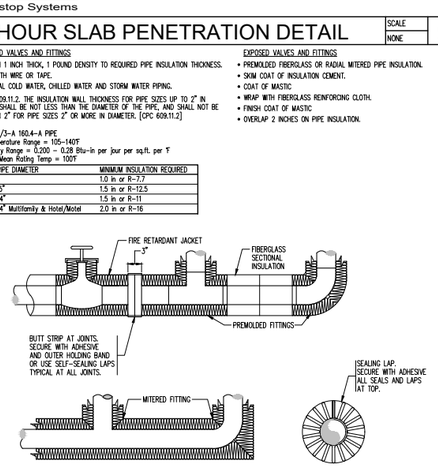


1. Wall Assembly – The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) deep, fabricated from 25 MSG galv steel, spaced max 24 in. (610 mm) OC.
B. Gypsum Board* – The gypsum board type, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam opening is 12 in. (305 mm). The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant – One metallic pipe, conduit or tube to be installed either concentrically or eccentrically within the firestop system. The min annular space between the pipe, conduit or tube and the periphery of the opening shall be min 0 in. (point contact) to max 7-7/8 in. (200 mm). Pipe conduit or tube to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubes may be used:
A. Steel Pipe – Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe – Nom 4in. (102 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit – Nom 4 in. (102 mm) diam (or smaller) rigid steel conduit.
D. Conduit – Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic conduit.
E. Copper Tubing – Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
F. Copper Pipe – Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Firestop System – The firestop system shall consist of the following:
A. Packing Material – Glass fiber or mineral wool batt insulation firmly packed within the wall cavity around the opening as a permanent form.
B. Fill, Void or Cavity Material*-Foam – Fill material applied within annulus flush with both surfaces of the wall. Min fill material thickness for 1 hr F Rating is 4-3/4 in. (121 mm). Min fill material thickness for 2 hr F Rating is 6 in. (152 mm).
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC – CP 620 Fire Foam
*Bearing the UL Classification Mark

HILTI
Hilti Firestop Systems

2-HOUR SLAB PENETRATION DETAIL

SCALE	
NONE	5



CONCEALED VALVES AND FITTINGS

- WRAP WITH 1 INCH THICK, 1 POUND DENSITY TO REQUIRED PIPE INSULATION THICKNESS.
- SECURE WITH WIRE OR TAPE.
- VAPOR SEAL COLD WATER, CHILLED WATER AND STORM WATER PIPING.
- SECTION 609.11.2. THE INSULATION WALL THICKNESS FOR PIPE SIZES UP TO 2" IN DIAMETER SHALL BE NOT LESS THAN THE DIAMETER OF THE PIPE, AND SHALL NOT BE LESS THAN 2" FOR PIPE SIZES 2" OR MORE IN DIAMETER. [CPC 609.11.2]

TABLE 120/3-A 160.4-A PIPE
Fluid Temperature Range = 105–140°F
Conductivity Range = 0.200 – 0.28 Btu-in per hour per sq.ft. per °F
Insulation Mean Rating Temp = 100°F

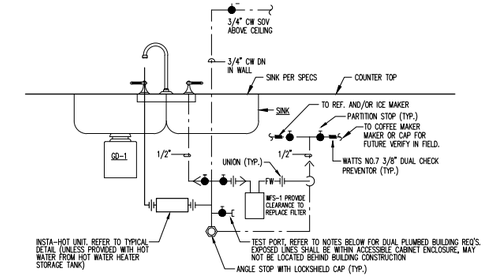
NOMINAL PIPE DIAMETER	MINIMUM INSULATION REQUIRED
< 1"	1.0 in or R-7.7
1" to < 1.5"	1.5 in or R-13.5
1.5" to < 4"	1.5 in or R-11
1.5" to < 4" Multifamily & Hotel/Motel	2.0 in or R-16

EXPOSED VALVES AND FITTINGS

- PREMOLDED FIBERGLASS OR RADIAL MITERED PIPE INSULATION.
- SKIM COAT OF INSULATION CEMENT.
- COAT OF MASTIC
- WRAP WITH FIBERGLASS REINFORCING CLOTH.
- FINISH COAT OF MASTIC
- OVERLAP 2 INCHES ON PIPE INSULATION.

HOT WATER PIPING INSULATION DETAIL

SCALE	
NONE	6



TYPICAL COUNTER DETAIL

SCALE	
NONE	1

SCHEDULE FOR SINGLE PIPE HANGERS 3/4" THRU 6"

TYPE NO.	PIPE SIZE	ROD SIZE	* MAXIMUM LOAD
1	3/4" THRU 2"	3/8"	500#
2	2 1/2" THRU 3 1/2"	1/2"	1000#
3	4" & 5"	5/8"	1500#
4	6"	3/4"	2000#

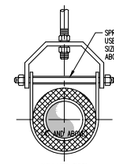
PIPE SUPPORT SPACING SCHEDULE

TYPE OF PIPE	SIZE	MAX. SPACING
OR COPPER	1 1/2" AND SMALLER	7 FT.
	2" AND LARGER	10 FT.
	3/4" AND SMALLER	5 FT.
	1" TO 1-1/4"	6 FT.
	1-1/2" TO 3"	7 FT.
	4" AND LARGER	10 FT.

NOTES:

1. SUPPORT PIPE HANGERS FROM STRUCTURAL BEAMS ONLY.
2. STRUCTURAL STEEL PENETRATIONS SHALL BE FIRST REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. (IF APPLICABLE).
3. HANGER AND ROD SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION.
4. SCHEDULED DATA MAY ALSO BE USED FOR TRAPEZE HANGER SELECTION WITH EACH ROD NOT TO EXCEED THE LOADS SHOWN IN THE MAXIMUM LOAD COLUMN.

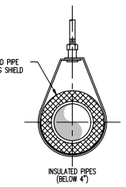
* FOR THE MAXIMUM HANGING ALLOWED ON THE STRUCTURE REFER TO STRUCTURAL DETAILS



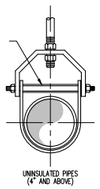
INSULATED PIPES



UNINSULATED PIPES (BELOW 4")



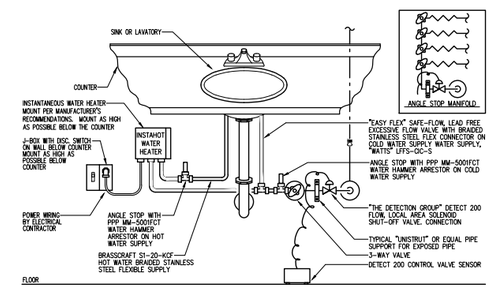
INSULATED PIPES (BELOW 4")



UNINSULATED PIPES (4" AND ABOVE)

PIPE SUPPORT INSTALLATION DETAIL

SCALE	
NONE	2



INSTA-HOT INSTALLATION DETAIL

SCALE	
NONE	3

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	NONE

SHEET TITLE:

PLUMBING DETAILS

SHEET NO:

P-1.2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

CALIFORNIA ENERGY COMMISSION

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SEARCH

Residential Water Heaters

Cancel

*Model Number: DEN-4G 1**

Add Date: 03/30/2023

Manufacturer: A.O. Smith Water Products Company

*Regulatory Status: C - Federally-Regulated Consumer Pro

Brand: A. O. SMITH

Energy Source: 4 - Electric resistance

Mini Tank Water Heater less than 20 gallons, Booster Water Heater or Hot Water Dispenser? (T/F): None

Rated Volume: 46

Other Types of Water Heaters (If Applicable): Please Select

Input Rating: 4.5

Calculated: TypeCheckStd

Heat Traps? (T/F): True

Ozone Depleting Substance in Insulation? (T/F): None

Ozone Depleting Substance in Refrigerant (for heat pump water heaters only)? (T/F): None

Mobile Home? (T/F): False

Water Heater Type: 3 - Electric storage

First Hour Rating: 62

Maximum Gallons Per Minute: 98

Recovery Efficiency: 0.92

Annual Electrical Energy Consumption: 3531

Annual Fossil Fuel Energy Consumption

Draw Pattern: 3 - Medium

Uniform Energy Factor: 0.92

Uniform Energy Factor Standard

Pilot Light Energy Consumption

Reference Number: 207679293

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DW-61 Series

Precision-Wound Filter Cartridges

DW Series – 61 polypropylene string wound filter cartridges are certified to comply with materials safety requirements of NSF/ANSI 61 – 'Drinking water system components- Health effects". These filters are manufactured to be used by water municipalities and in various point-of-entry (POE) potable water systems. In addition, these filters are made using polypropylene complying with FDA CFR 177.1520.

These string wound filter cartridges provide progressive depth filtration with high dirt holding capacity in order to remove sediment from drinking water. These filters are made in West Chicago, IL USA for quick delivery to municipalities throughout the United States and Canada. The filters are also suitable for use internationally where the value of the NSF/ANSI 61 standards is recognized.



Various optional components including O-rings, end fittings, and core covers are included in the NSF 61 certification. Micron ratings are available from 0.5 to 200 for polishing to pre-filtration. We wind continuous lengths from 3 inch to 72 inch.

We wind continuous lengths from 3" to 72".

NSF/ANSI 61 was developed to establish minimum requirements for the control of potential adverse human health effects from products that contact drinking water. Evaluation included laboratory extraction testing for assessment of non-contribution of a variety of VOCs and a variety of metals such as lead and an on-site audit of our quality system.

Benefits

- NSF/ANSI 61 Certified to meet municipality purchasing specifications
- Variety of sizes and configurations to ensure proper sizing, fit, and sealing
- High sediment holding capacity for longer time between filter changes
- Continuous lengths up to 72"
- Technical support
- Fast lead times

Applications

- Municipal water filtration
- RO pre-filtration - fresh water
- RO pre-filtration - desalination
- Well water pump - house filtration
- Commercial POE water filtration
- Residential POE water filtration
- Bottled water
- Juices, flavors, food rinse water
- Cosmetics
- Hot water to 176 deg. F

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-PLB-E

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 1 of 8)
Project Address:	**Date Prepared:** 2024-08-27T23:51:09-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Aliso Viejo	02	Climate Zone	6
03	Occupancy Types Within Project (select all that apply):				

● Office

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140.1/170.2(d) and 141.0(b)2i / 180.1, or 141.0(b)2ii / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03
My project consists of (check all that apply):	System Type[1,2]	System Components
☒ New system (DHW system being installed for the first time)	Central System (serving nonresidential spaces)	☒ Equipment ☒ Distribution ☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment ☐ Distribution ☐ Controls

[1]FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.
[2] Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.
[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 220515-0824-0011 Report Generated: 2024-08-27 20:51:11

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 2 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 220515-0824-0011 Report Generated: 2024-08-27 20:51:11

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 3 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03	04		05		06			
System Name	WH-1	Exception to 140.5(c)/ 170.2(d)3	Exceptions Do Not Apply	☐	Gas Service Water Heating System >= 1MMBtu/h[3]	Capacity-weighted Average Efficiency %		
07	08	09	10	11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
WH-1	Commercial Electric Storage Water Heater	40						0.98	0.98

[1]FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 105,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.
[2]FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☒	☐	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5, Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☒	☐	☐	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6i
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

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STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 4 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is also demonstrated with requirements 120.3(c), 160.4, 170.2(d).

Recirculation Loops in Central Systems Serving Dwelling Units or Nonresidential Spaces

	Yes	No	Not Applicable	Requirement
01	●	○	○	Air release valve or vertical pump installation per 110.3(c)4A
02	●	○	○	Check valve or similar located between recirculation pump and water heating equipment to prevent backflow per 110.3(c)4B
03	●	○	○	Hose bibb installed between pump and equipment and isolation valve between hose bibb and equipment per 110.3(c)4C
04	●	○	○	Isolation valves on both sides of the pump per 110.3(c)4D
05	●	○	○	Cold water and recirculation loop piping shall not be connected to the hot water storage tank drain port per 110.3(c)4E
06	●	○	○	Check valve installed on cold water supply between hot water system and next closest tee on cold water supply per 110.3(c)4F
07	○	○	●	DWELLING UNITS ONLY: For central systems serving multiple dwelling units, design includes a recirculation system serving separate dwelling units per 170.2(d) unless building has <=8 dwelling units.
08	○	○	●	DWELLING UNITS ONLY: For heat pump water heating systems, the hot water return from the recirculation loop shall connect to a recirculation loop tank and shall not directly connect to the primary heat pump water heater inlet or the primary thermal storage tanks per 170.2(d)2A.
09	○	○	●	DWELLING UNITS ONLY: For heat pump water heating systems, the fuel source for the recirculation loop tank shall be electricity if auxiliary heating is needed. The recirculation loop heater shall be capable of multi-pass water heating operation per 170.2(d)2B.

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Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 5 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5: • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

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CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 6 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(a) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☒	☐	☐	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☒	☐	☐	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity [d qhp?] 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

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CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 7 of 8)
	Date Prepared: 2024-08-27T23:51:09-04:00

I. 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

Form/Title
NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

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CERTIFICATE OF COMPLIANCE NRCC-PLB-E

Project Name: 27141 Aliso Creek Road (OC-HCA), Aliso Viejo, CA 92656	**Report Page:** (Page 8 of 8)
Project Address:	**Date Prepared:** 2024-08-27T23:51:09-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sorin Bria		Documentation Author Signature:	
Company: Engineered Spaces Inc.	Engineered Spaces Inc.	Signature Date:	2024-08-28
Address:	333 City Blvd., West, Suite 300	CEA / HERS Certification Identification (if applicable):	
City/State/Zip:	Orange CA 92868	Phone:	(714) 449-1646

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 building owner at occupancy.

Responsible Designer Name:	Fariborz Mozhgani	Responsible Designer Signature:	
Company:	Engineered Spaces Inc.	Date Signed:	2024-08-21
Address:	333 City Blvd., West, Suite 300	License:	M-33211
City/State/Zip:	Orange CA 92868	Phone:	(714) 449-1646

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Service Water Heating Mandatory Measures:
110.2(a) CERTIFICATION BY MANUFACTURERS ANY SERVICE WATER HEATING SYSTEM OR EQUIPMENT MAY BE INSTALLED ONLY IF CERTIFIED TO THE ENERGY COMMISSION TO MEET ALL APPLICABLE 110.3 REQUIREMENTS
110.3(a)1 TEMPERATURE CONTROLS SERVICE WATER HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF BEING ADJUSTED FROM LOWEST TO HIGHEST ACCEPTABLE TEMPERATURES FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME, OR TABLE 613.1 OF THE CALIFORNIA PLUMBING CODE FOR HEALTHCARE FACILITIES. RESIDENTIAL OCCUPANCIES ARE EXEMPT FROM TEMPERATURE CONTROL REQUIREMENTS
110.3(b) EFFICIENCY EQUIPMENT SHALL MEET THE APPLICABLE REQUIREMENTS OF THE APPLIANCE EFFICIENCY REGULATIONS AS REQUIRED BY 110.1.
110.3(c)1 OUTLET TEMPERATURE CONTROLS ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE.
110.3(c)2 CONTROLS FOR HOT WATER DISTRIBUTION SYSTEMS SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM.
110.3(c)4 WATER HEATER RECIRCULATION LOOPS WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS, HIGH-RISE RESIDENTIAL, HOTEL/MOTEL AND NONRESIDENTIAL OCCUPANCIES SHALL HAVE: A. AIR RELEASE VALVE OR VERTICAL PUMP INSTALLATION B. RECIRCULATION LOOP BACKFLOW PREVENTION C. EQUIPMENT FOR PUMP PRIMING D. PUMP ISOLATION VALVES E. COLD WATER SUPPLY AND RECIRCULATION LOOP CONNECTION TO HOT WATER STORAGE TANK F. COLD WATER SUPPLY BACKFLOW PREVENTION
110.3(c)6 ISOLATION VALVES INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING >6.8 KBTU/HR (2KW) SHALL HAVE ISOLATION VALVES ON BOTH COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED.
110.8(a) INSULATION CERTIFICATION INSTALLED INSULATION SHALL BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS PER TITLE 24, PART 12, CHAPTERS 12-13, ARTICLE 3 "STANDARDS FOR INSULATING MATERIAL."
110.8(b) UREA FORMALDEHYDE INSULATION UREA FORMALDEHYDE INSULATION SHALL NOT BE INSTALLED UNLESS IN EXTERIOR SIDE WALLS WITH A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR RETARDER OR EQUIVALENT PLASTIC SHEATHING VAPOR RETARDER IS INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE.

Service Water Heating Mandatory Measures:
110.8(c) INSULATING MATERIAL ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.

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575 Market St., Suite 502, San Francisco, CA 94105 T 415.390.6799
4855 US Route 1 South, Suite 105, Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
FARIBORZ MOZHGANI
M 33211
MECHANICAL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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REVIEWED:	Sorin A. Bria
PROJECT NO:	635036
SCALE:	

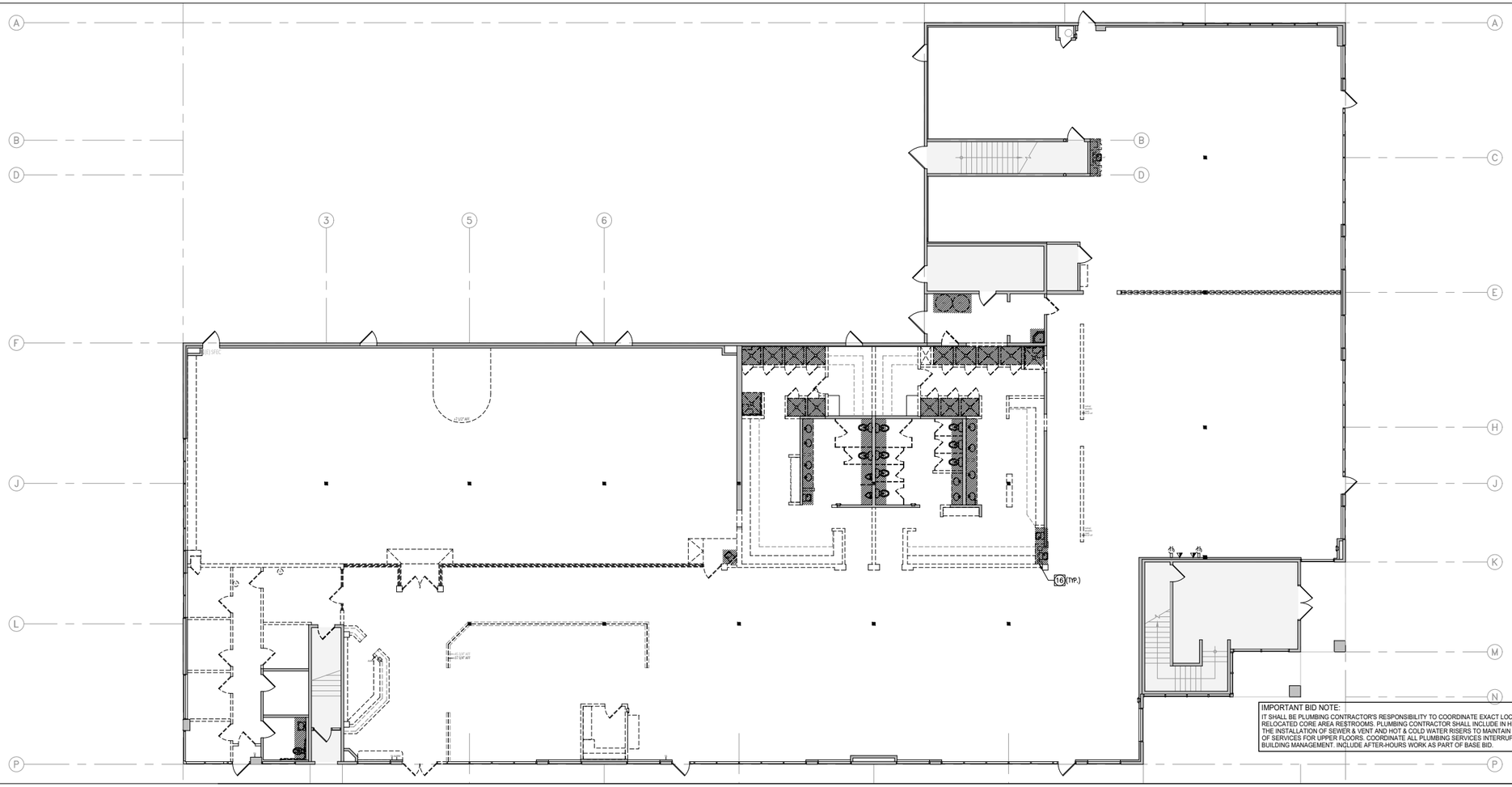
SHEET TITLE:

PLUMBING CUTSHEETS &
TITLE 24 CALCULATIONS

SHEET NO:

P-1.3

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



PLUMBING - DEMOLITION PLAN

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

1

PLUMBING PLAN NOTES

1. PLUMBING ENGINEERING FOR THIS PROJECT IS BASED ON A FIELD SURVEY OF THE ANO SHELL DOCUMENTS AND FIELD SURVEY OF PLUMBING SERVICES. IN CASE OF ANY DISCREPANCIES WITH EXISTING FIELD CONDITIONS, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT DIFFERENCES AND CONTACT PLUMBING ENGINEER FOR POSSIBLE REVISIONS TO THIS DOCUMENT.
2. PRIOR TO SUBMITTAL OF BID, PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND INCLUDE IN HIS BASE BID ALL NECESSARY FOR A COMPLETE AND OPERATING PLUMBING SYSTEM – FIELD VERIFY EXISTING CONDITIONS AT FLOOR(s) BELOW FOR INSTALLATION OF SEWER LINE AND INCLUDE ALL COSTS IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK / DEVICES IN BASE BID PRICE AS REQUIRED. COORDINATE WITH GENERAL CONTRACTOR FOR WORK REQUIRED TO BE PERFORMED BY OTHER TRADES IF REQUIRED.. NO CHANGE ORDERS WILL BE APPROVED AFTER BID AWARD IF THE WORK IS SHOWN ON PLANS.
3. ALL PIPING INDICATED ON PLAN IS NEW UNLESS SPECIFICALLY DENOTED AS EXISTING. IT SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR TO DEMO COUNTER AT EXISTING BREAK-ROOM. PLUMBING CONTRACTOR IS ALLOWED TO EXTEND EXISTING PLUMBING SERVICES (ABOVE CEILING OR BELOW SLAB) AS REQUIRED TO NEW BREAK-ROOM / COUNTER LOCATION. FIELD VERIFY AND INCLUDE ALL COSTS IN BASE BID.
4. PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING 4"WASTE STUB BELOW SLAB AND ALL CONDITIONS FOR INSTALLATION OF NEW SEWER LINES – COORDINATE WITH GENERAL CONTRACTOR FOR ANY ADDITIONAL SCOPE OF WORK SUCH AS RELOCATION OF ANY PART OF EXISTING SYSTEMS i.e. HVAC, ELECTRICAL OR FIRE SPRINKLER PIPES AND/OR HEADS REQUIRED FOR A COMPLETE INSTALLATION. ALL COSTS SHALL BE INCLUDED IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK IN BASE BID PRICE AS REQUIRED. NO CHANGE ORDERS WILL BE APPROVED AFTER AWARD OF CONTRACT IF PROPOSED COUNTER INSTALLATION IS INDICATED ON PLANS.
5. PROVDE CONNECTION SIZE AS INDICATED INTO EXISTING 3"V ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
6. PROVIDE CONNECTION SIZE AS INDICATED INTO EXISTING COLD WATER ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
7. NEW WASTE BELOW SLAB, SIZE AS SHOWN (2% SLOPE FOR 2"W AND 2% SLOPE FOR 4"W TYP.). IF THE EXISTING ELEVATION OF EXISTING SEWER LINE DOES NOT PERMIT CONNECTION OF NEW FIXTURES, P.C. TO SET-UP ALTERNATE NEW SEWER LINE FOR ADDED PLUMBING FIXTURES AND SHALL CONNECT INTO THE MAIN SEWER PIPE. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO TRACE EXISTING SEWER MAIN, VERIFY EXACT LOCATION IN FIELD AND INCLUDE ALL COSTS IN BID PRICE. BASE COST SHALL INCLUDE SAW CUTTING AND RESTORE SLAB TO RECEIVE FINISHES AS PER ARCHITECTURAL SPECIFICATIONS.
8. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"FW WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED REFRIGERATOR ICE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR). PROVIDE OUTLET BOX AT WALL IPS 87978 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
9. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM INDICATING 1/2"FW WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED COFFEE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR, ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT). REFER TO P-1 FOR TYPICAL COUNTER INSTALLATION DETAIL. PROVIDE SUPPLY BOX AS REQUIRED.
10. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED DISHWASHER UNIT. PROVIDE ASSE 1022 BACKFLOW DEVICE AT THE POINT OF CONNECTION TO THE WATER FILTRATION SYSTEM AND THE DISHWASHER "WATTS' SD3-MF-4B. DISHWASHER OUTLET BOX AT WALL IPS 88000 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
DOMESTIC DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 807.3 INTO A WASTE RECEPTOR, A WYE BRANCH FITTING ON THE TAILPIECE OF A KITCHEN SINK, OR DISHWASHER CONNECTION OF A FOOD WASTE DISPOSER. COMMERCIAL DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR BREAK OR DIRECT CONNECTION. THE INDIRECT DISCHARGE FOR COMMERCIAL DISHWASHING MACHINES SHALL BE IN ACCORDANCE WITH SECTION 807.1, AND THE DIRECT DISCHARGE SHALL BE IN ACCORDANCE WITH SECTION 704.3. 2022 CPC SEC. 414.3.
11. PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO WATER BOTTLE FILLING STATION, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
12. WATER-TITE 85701 DU-ALL DUAL-DRAIN WASHING MACHINE OUTLET BOX – SINGLE-LEVER, WIDEMOUTH WMOB REHAU EVERLOC 82774
13. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
14. PLUMBING CONTRACTOR SHALL INCLUDE IN BASE BID PRICE TO PROVIDE SHUT-OFF VALVES BEHIND ACCESS PANELS FOR HOT AND COLD WATER SERVICES FOR COUNTER AREA LAVATORIES.
15. PLUMBING CONTRACTOR SHALL INSTALL CLEAN-OUTS AS PER SECTIONS 707.0 AND 719.0 OF THE PLUMBING CODE. FIELD VERIFY AND PROVIDE NEW IF NOT EXISTING, INCLUDE COST IN BASE BID.
16. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DEMOLITION PLANS AND INCLUDE IN BASE BID COST TO DEMO ALL PLUMBING FIXTURES BACK NOT INDICATED ON PLAN AS EXISTING TO REMAIN BACK TO RESPECTIVE RISERS. FIELD VERIFY ANY PIPING THAT MAY NEED TO BE RELOCATED DUE TO WALL DEMOLITIONS AND INCLUDE COST TO RELOCATE TO NEAREST FULL HEIGHT WALL OR COLUMN. COORDINATE WITH MANAGEMENT COMPANY AND INCLUDE ALL COSTS IN BASE BID.
17. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO ENSURE THE ENTIRE SYSTEM (FIXTURES AND INSTALLATION) IS COMPLIANT WITH 2022 G.B.C. AND A.D.A. REQUIREMENTS. INCLUDE ALL COSTS IN BASE BID.
18. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM COST TO PROVIDE A 4"W STUB AT LOWEST POINT ABOVE CEILING FOR POSSIBLE FUTURE 2nd FLOOR PLUMBING INSTALLATION.

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48SC US Route 1 South, Suite 105 Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 T 917.512.6688

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STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — MARK STEVEN DIORIZ MOSKOWITZ — No. M-33211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/26/24	ISSUE FOR ENGINEERING	
08/28/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sonn A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

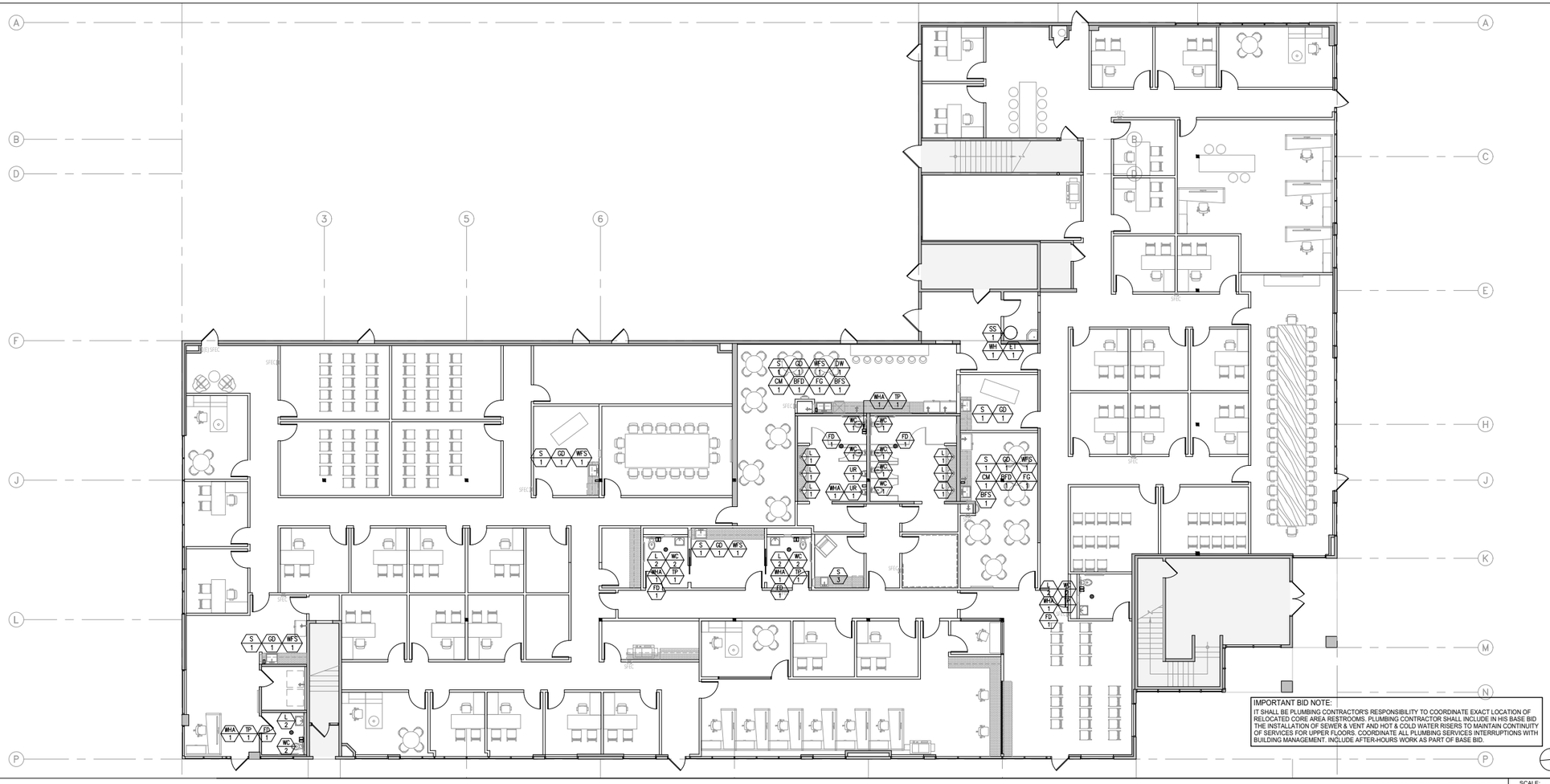
SHEET TITLE:

PLUMBING
DEMOLITION PLAN

SHEET NO:

P-2.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



PLUMBING - FIXTURE TYPES

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

1

PLUMBING PLAN NOTES

1. PLUMBING ENGINEERING FOR THIS PROJECT IS BASED ON A FIELD SURVEY OF THE AND SHELL DOCUMENTS AND FIELD SURVEY OF PLUMBING SERVICES. IN CASE OF ANY DISCREPANCIES WITH EXISTING FIELD CONDITIONS, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT DIFFERENCES AND CONTACT PLUMBING ENGINEER FOR POSSIBLE REVISIONS TO THIS DOCUMENT.
2. PRIOR TO SUBMITTAL OF BID, PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND INCLUDE IN HIS BASE BID ALL NECESSARY FOR A COMPLETE AND OPERATING PLUMBING SYSTEM - FIELD VERIFY EXISTING CONDITIONS AT FLOOR(s) BELOW FOR INSTALLATION OF SEWER LINE AND INCLUDE ALL COSTS IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK / DEVICES IN BASE BID PRICE AS REQUIRED, COORDINATE WITH GENERAL CONTRACTOR FOR WORK REQUIRED TO BE PERFORMED BY OTHER TRADES IF REQUIRED.. NO CHANGE ORDERS WILL BE APPROVED AFTER BID AWARD IF THE WORK IS SHOWN ON PLANS.
3. ALL PIPING INDICATED ON PLAN IS NEW UNLESS SPECIFICALLY DENOTED AS EXISTING. IT SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR TO DEMO COUNTER AT EXISTING BREAK-ROOM. PLUMBING CONTRACTOR IS ALLOWED TO EXTEND EXISTING PLUMBING SERVICES (ABOVE CEILING OR BELOW SLAB) AS REQUIRED TO NEW BREAK-ROOM / COUNTER LOCATION. FIELD VERIFY AND INCLUDE ALL COSTS IN BASE BID.
4. PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING 4"WASTE STUB BELOW SLAB AND ALL CONDITIONS FOR INSTALLATION OF NEW SEWER LINES – COORDINATE WITH GENERAL CONTRACTOR FOR ANY ADDITIONAL SCOPE OF WORK SUCH AS RELOCATION OF ANY PART OF EXISTING SYSTEMS i.e. HVAC, ELECTRICAL OR FIRE SPRINKLER PIPES AND/OR HEADS REQUIRED FOR A COMPLETE INSTALLATION. ALL COSTS SHALL BE INCLUDED IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK IN BASE BID PRICE AS REQUIRED. NO CHANGE ORDERS WILL BE APPROVED AFTER AWARD OF CONTRACT IF PROPOSED COUNTER INSTALLATION IS INDICATED ON PLANS.
5. PROVIDE CONNECTION SIZE AS INDICATED INTO EXISTING 3"V ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
6. PROVIDE CONNECTION SIZE AS INDICATED INTO EXISTING COLD WATER ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
7. NEW WASTE BELOW SLAB, SIZE AS SHOWN (2% SLOPE FOR 2"W AND 2% SLOPE FOR 4"W TYP.). IF THE EXISTING ELEVATION OF EXISTING SEWER LINE DOES NOT PERMIT CONNECTION OF NEW FIXTURES, P.C. TO SEPARATE NEW SEWER LINE FOR ADDED PLUMBING FIXTURES AND SHALL CONNECT INTO THE MAIN SEWER PIPE. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO TRACE EXISTING SEWER MAIN, VERIFY EXACT LOCATION IN FIELD AND INCLUDE ALL COSTS IN BID PRICE. BASE COST SHALL INCLUDE SAW CUTTING AND RESTORE SLAB TO RECEIVE FINISHES AS PER ARCHITECTURAL SPECIFICATIONS.
8. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"W WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED REFRIGERATOR ICE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR). PROVIDE OUTLET BOX AT WALL IPS 87978 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
9. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM INDICATING 1/2"P.W WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED COFFEE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR, ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT). REFER TO P-1 FOR TYPICAL COUNTER INSTALLATION DETAIL. PROVIDE SUPPLY BOX AS REQUIRED.
10. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED DISHWASHER UNIT. PROVIDE ASSE 1022 BACKFLOW DEVICE AT THE POINT OF CONNECTION TO THE WATER FILTRATION SYSTEM AND THE DISHWASHER "WATTS' SDI-MF-4B. DISHWASHER OUTLET BOX AT WALL IPS 88000 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
DOMESTIC DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 807.3 INTO A WASTE RECEPTOR, A WYE BRANCH FITTING ON THE TAILPIECE OF A KITCHEN SINK, OR DISHWASHER CONNECTION OF A FOOD WASTE DISPOSER. COMMERCIAL DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR BREAK OR DIRECT CONNECTON. THE INDIRECT DISCHARGE FOR COMMERCIAL DISHWASHING MACHINES SHALL BE IN ACCORDANCE WITH SECTION 807.1, AND THE DIRECT DISCHARGE SHALL BE IN ACCORDANCE WITH SECTION 704.3. 2022 CPC SEC. 414.3.
11. PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO WATER BOTTLE FILLING STATION, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
12. WATER-TITE 85701 DU-ALL DUAL-DRAIN WASHING MACHINE OUTLET BOX – SINGLE-LEVER. WIDEMOUTH WADB REHAU EVERLOC 82774
13. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
14. PLUMBING CONTRACTOR SHALL INCLUDE IN BASE BID PRICE TO PROVIDE SHUT-OFF VALVES BEHIND ACCESS PANELS FOR HOT AND COLD WATER SERVICES FOR COUNTER AREA LAVATORIES.
15. PLUMBING CONTRACTOR SHALL INSTALL CLEAN-OUTS AS PER SECTIONS 707.0 AND 719.0 OF THE PLUMBING CODE. FIELD VERIFY AND PROVIDE NEW IF NOT EXISTING, INCLUDE COST IN BASE BID.
16. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DEMOLITION PLANS AND INCLUDE IN BASE BID COST TO DEMO ALL PLUMBING FIXTURES BACK NOT INDICATED ON PLAN AS EXISTING TO REMAIN BACK TO RESPECTIVE RISERS. FIELD VERIFY ANY PIPING THAT MAY NEED TO BE RELOCATED DUE TO WALL DEMOLITIONS AND INCLUDE COST TO RELOCATE TO NEAREST FULL HEIGHT WALL OR COLUMN. COORDINATE WITH MANAGEMENT COMPANY AND INCLUDE ALL COSTS IN BASE BID.
17. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO ENSURE THE ENTIRE SYSTEM (FIXTURES AND INSTALLATION) IS COMPLIANT WITH 2022 C.B.C. AND A.D.A. REQUIREMENTS. INCLUDE ALL COSTS IN BASE BID.
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27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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6083 Bristol Parkway, Culver City, CA 90230 T 310.553.3252
18600 MacArthur Blvd., Suite 100 Irvine, CA 92612 T 949.724.8958
515 South Flower St., Suite 1200 Los Angeles, CA 90071 T 213.929.1400
575 Market St., Suite 502 San Francisco, CA 94105 T 415.390.6793
485C US Route 1 South, Suite 105 Iselin, NJ 08830 T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL J. MOZAFARI — M-13211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

ESI
Engineered Spaces Inc.
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

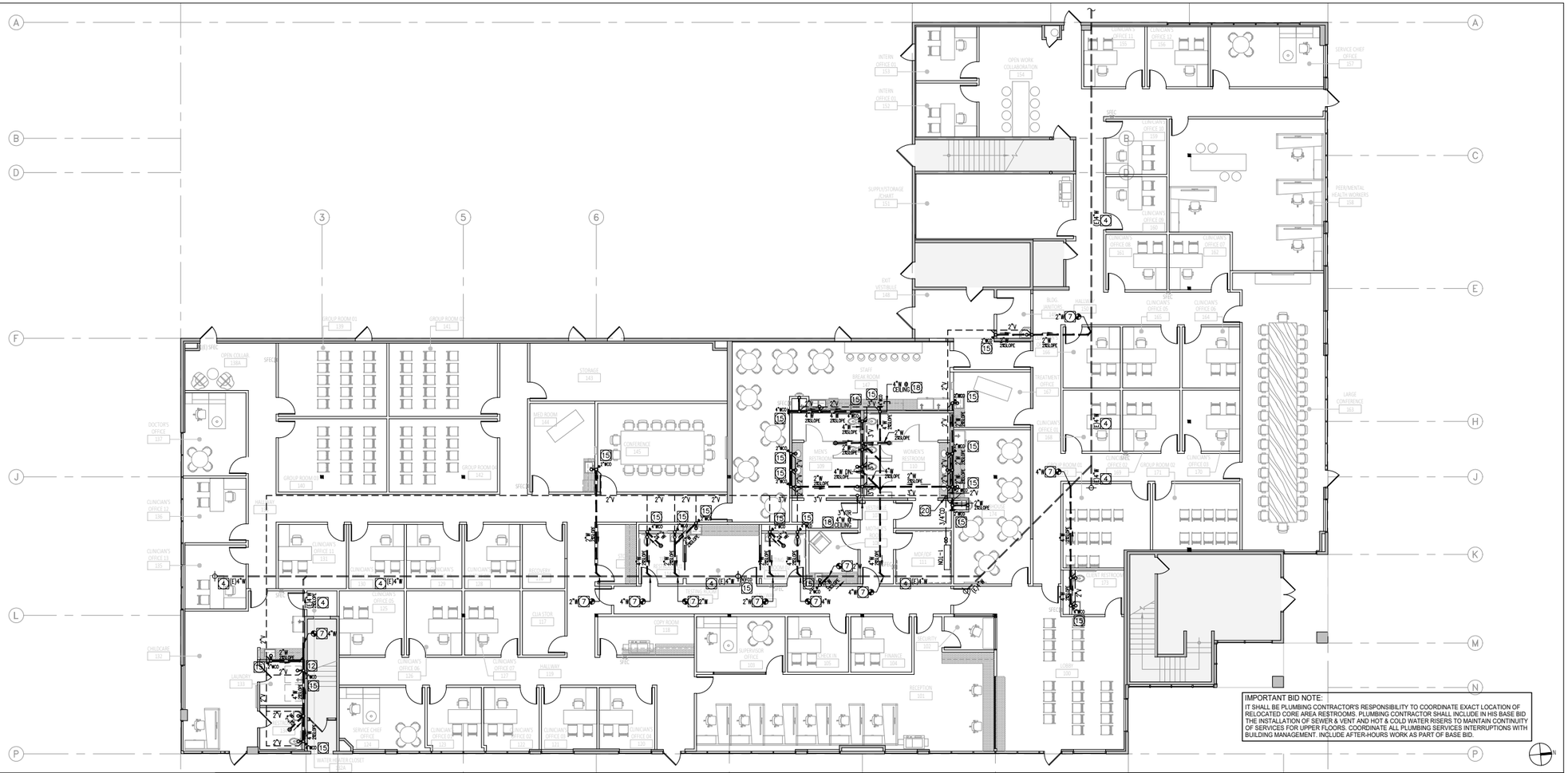
SHEET TITLE:

PLUMBING
FIXTURE TYPES

SHEET NO:

P-2.2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



SEWER & VENT - PLUMBING PLAN — SCALE: 1/8" = 1'-0" — 1

PLUMBING PLAN NOTES

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711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
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REGISTERED PROFESSIONAL ENGINEER — MARC MOZIAN — 33211 — MECHANICAL — STATE OF CALIFORNIA

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

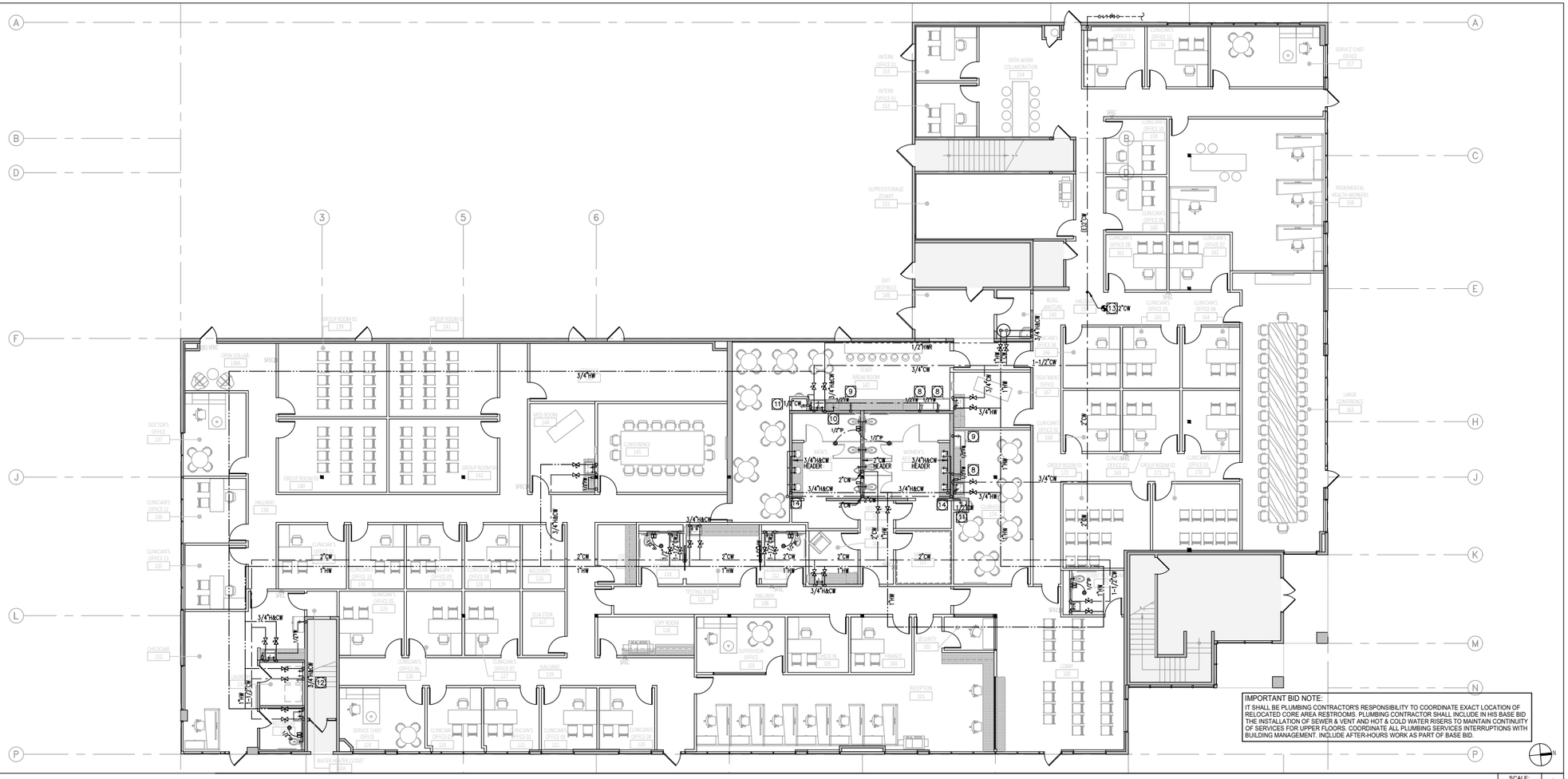
SHEET TITLE:

PLUMBING PLAN
SEWER & VENT PIPING

SHEET NO:

P-2.3

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



HOT & COLD WATER - PLUMBING PLAN — SCALE: 1/8" = 1'-0" — 1

PLUMBING PLAN NOTES

1. PLUMBING ENGINEERING FOR THIS PROJECT IS BASED ON A FIELD SURVEY OF THE AND SHELL DOCUMENTS AND FIELD SURVEY OF PLUMBING SERVICES. IN CASE OF ANY DISCREPANCIES WITH EXISTING FIELD CONDITIONS, PLUMBING CONTRACTOR SHALL VERIFY THE EXACT DIFFERENCES AND CONTACT PLUMBING ENGINEER FOR POSSIBLE REVISIONS TO THIS DOCUMENT.
2. PRIOR TO SUBMITTAL OF BID, PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND INCLUDE IN HIS BASE BID ALL NECESSARY FOR A COMPLETE AND OPERATING PLUMBING SYSTEM - FIELD VERIFY EXISTING CONDITIONS AT FLOOR(s) BELOW FOR INSTALLATION OF SEWER LINE AND INCLUDE ALL COSTS IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK / DEVICES IN BASE BID PRICE AS REQUIRED, COORDINATE WITH GENERAL CONTRACTOR FOR WORK REQUIRED TO BE PERFORMED BY OTHER TRADES IF REQUIRED.. NO CHANGE ORDERS WILL BE APPROVED AFTER BID AWARD IF THE WORK IS SHOWN ON PLANS.
3. ALL PIPING INDICATED ON PLAN IS NEW UNLESS SPECIFICALLY DENOTED AS EXISTING. IT SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR TO DEMO COUNTER AT EXISTING BREAK-ROOM. PLUMBING CONTRACTOR IS ALLOWED TO EXTEND EXISTING PLUMBING SERVICES (ABOVE CEILING OR BELOW SLAB) AS REQUIRED TO NEW BREAK-ROOM / COUNTER LOCATION. FIELD VERIFY AND INCLUDE ALL COSTS IN BASE BID.
4. PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING 4"WASTE STUB BELOW SLAB AND ALL CONDITIONS FOR INSTALLATION OF NEW SEWER LINES – COORDINATE WITH GENERAL CONTRACTOR FOR ANY ADDITIONAL SCOPE OF WORK SUCH AS RELOCATION OF ANY PART OF EXISTING SYSTEMS i.e. HVAC, ELECTRICAL OR FIRE SPRINKLER PIPES AND/OR HEADS REQUIRED FOR A COMPLETE INSTALLATION. ALL COSTS SHALL BE INCLUDED IN BASE BID. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR HAS FIELD VERIFIED AND INCLUDED ALL WORK IN BASE BID PRICE AS REQUIRED. NO CHANGE ORDERS WILL BE APPROVED AFTER AWARD OF CONTRACT IF PROPOSED COUNTER INSTALLATION IS INDICATED ON PLANS.
5. PROVIDE CONNECTION SIZE AS INDICATED INTO EXISTING 3"V ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
6. PROVIDE CONNECTION SIZE AS INDICATED INTO EXISTING COLD WATER ABOVE CEILING PROVIDED UNDER SHELL DESIGN. CONFIRM EXACT LOCATION IN FIELD AND PROVIDE FULL SIZE STUB FOR FUTURE CONNECTIONS.
7. NEW WASTE BELOW SLAB, SIZE AS SHOWN (2% SLOPE FOR 2"W AND 2% SLOPE FOR 4"W TYP.). IF THE EXISTING ELEVATION OF EXISTING SEWER LINE DOES NOT PERMIT CONNECTION OF NEW FIXTURES, P.C. TO SEPARATE NEW SEWER LINE FOR ADDED PLUMBING FIXTURES AND SHALL CONNECT INTO THE MAIN SEWER PIPE. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO TRACE EXISTING SEWER MAIN, VERIFY EXACT LOCATION IN FIELD AND INCLUDE ALL COSTS IN BID PRICE. BASE COST SHALL INCLUDE SAW CUTTING AND RESTORE SLAB TO RECEIVE FINISHES AS PER ARCHITECTURAL SPECIFICATIONS.
8. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"W WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED REFRIGERATOR ICE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR). PROVIDE OUTLET BOX AT WALL IPS 87978 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
9. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM INDICATING 1/2"W WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED COFFEE MAKER UNIT (WATTS NO.7 3/8" DUAL CHECK PREVENTOR, ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT). REFER TO P-1 FOR TYPICAL COUNTER INSTALLATION DETAIL. PROVIDE SUPPLY BOX AS REQUIRED.
10. PLUMBING CONTRACTOR SHALL PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO TENANT PROVIDED DISHWASHER UNIT. PROVIDE ASSE 1022 BACKFLOW DEVICE AT THE POINT OF CONNECTION TO THE WATER FILTRATION SYSTEM AND THE DISHWASHER "WATTS" SD3-MF-4B. DISHWASHER OUTLET BOX AT WALL IPS 88000 SERIES. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
    DOMESTIC DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 807.3 INTO A WASTE RECEPTOR, A WYE BRANCH FITTING ON THE TAILPIECE OF A KITCHEN SINK, OR DISHWASHER CONNECTION OF A FOOD WASTE DISPOSER. COMMERCIAL DISHWASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR BREAK OR DIRECT CONNECTION. THE INDIRECT DISCHARGE FOR COMMERCIAL DISHWASHING MACHINES SHALL BE IN ACCORDANCE WITH SECTION 807.1, AND THE DIRECT DISCHARGE SHALL BE IN ACCORDANCE WITH SECTION 704.3. 2022 CPC SEC. 414.3.
11. PROVIDE 1/2"CW WITH STOPS AND SUPPLIES FOR CONNECTION TO WATER BOTTLE FILLING STATION, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO ARCHITECTURAL ELEVATION DETAILS FOR EXACT LOCATION.
12. WATER-TITE 85701 DU-ALL DUAL-DRAIN WASHING MACHINE OUTLET BOX – SINGLE-LEVER. WIDEMOUTH WMOB REHAU EVERLOC 82774
13. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
14. PLUMBING CONTRACTOR SHALL INCLUDE IN BASE BID PRICE TO PROVIDE SHUT-OFF VALVES BEHIND ACCESS PANELS FOR HOT AND COLD WATER SERVICES FOR COUNTER AREA LAVATORIES.
15. PLUMBING CONTRACTOR SHALL INSTALL CLEAN-OUTS AS PER SECTIONS 707.0 AND 719.0 OF THE PLUMBING CODE. FIELD VERIFY AND PROVIDE NEW IF NOT EXISTING, INCLUDE COST IN BASE BID.
16. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DEMOLITION PLANS AND INCLUDE IN BASE BID COST TO DEMO ALL PLUMBING FIXTURES BACK NOT INDICATED ON PLAN AS EXISTING TO REMAIN BACK TO RESPECTIVE RISERS. FIELD VERIFY ANY PIPING THAT MAY NEED TO BE RELOCATED DUE TO WALL DEMOLITIONS AND INCLUDE COST TO RELOCATE TO NEAREST FULL HEIGHT WALL OR COLUMN. COORDINATE WITH MANAGEMENT COMPANY AND INCLUDE ALL COSTS IN BASE BID.
17. IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO ENSURE THE ENTIRE SYSTEM (FIXTURES AND INSTALLATION) IS COMPLIANT WITH 2022 C.B.C. AND A.D.A. REQUIREMENTS. INCLUDE ALL COSTS IN BASE BID.
18. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM COST TO PROVIDE A 4"W STUB AT LOWEST POINT ABOVE CEILING FOR POSSIBLE FUTURE 2nd FLOOR PLUMBING INSTALLATION.
19. PLUMBING CONTRACTOR SHALL PROVIDE LINE ITEM COST TO PROVIDE A 3"V STUB AABOVE CEILING FOR POSSIBLE FUTURE 2nd FLOOR PLUMBING INSTALLATION.
20. PLUMBING CONTRACTOR SHALL PROVIDE 3/4"CONDENSATE DRAIN TO LAVATORY P-TRAP. ALL INTERIOR CONDENSATE DRAINS ABOVE CEILING SHALL BE INSULATED

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
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711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL DIAZ MOZAFFARI — C-33211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/26/24	ISSUE FOR ENGINEERING	
08/28/24	ISSUE FOR PLAN CHECK	

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DATE:	08/26/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:
PLUMBING PLAN
HOT & COLD WATER PIPING

SHEET NO:
P-2.4

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

ES-SD3

Job Name		Contractor	
Job Location		Approval	
Engineer		Contractor's P.O. No.	
Approval		Representative	

LEAD FREE*

Watts No. SD-3

Backflow Preventer for Carbonated Beverage Machines



Sizes: ¼", ⅜"

Series SD3 is a dual check with atmospheric port designed for the protection of the water supply from carbon dioxide gas and carbonated water. These substances can flow from post-mix beverage systems and are very acidic. If the acidic water comes in contact with copper tubing or copper pipe, it will cause the leaching of copper salts into the water supply. The dissolved copper if ingested can cause nausea, abdominal pain, and in some cases vomiting. The SD3 prevents the reverse flow of potentially contaminated water into the potable water supply due to back pressure backflow and is used for continuous or intermittent pressure conditions. The SD3 atmospheric vent provides a visual indication of failure in the event that the downstream check fails and system backpressure exceeds the supply pressure.

The Watts SD3 is recommended for use on Post-Mix Carbonated Beverage Equipment and dispensing equipment for tea and coffee.

Features

- Certified to ANSI/NSF Standard 18, Manual Food and Beverage Dispensing Equipment
- ASSE 1022 Approved Dual Check with Atmospheric Vent
- 316 stainless steel body for corrosion resistance
- All rubber compounds comply with FDA food additive regulations
- Streamlined body design minimizes pressure loss and cavitation
- A wide variety of custom end connections are available
- Endurance tested for more than 500,000 pumping cycle
- Atmospheric port provides visual indication of failure of the second check
- Wye pattern strainer model for water supply installations

Models

¼" SD3-MN	Male NPT
⅜" SD3-MN	Male NPT
¼" SD3-FN	Female NPT
⅜" SD3-FN	Female NPT
¼" SD3-MF	SAE Male Flare
⅜" SD3-MF	SAE Male Flare
⅜" SD3-MF-LS	SAE Male Flare, less strainer

Note: The above connections are available as outlet connections only. Strainer inlet connection is always Female NPT.

Specifications

Backflow preventer body and adapters are of 316 stainless steel construction and all rubber components comply with FDA food additive regulations. All materials in contact with the potable water are in compliance with the requirements of the Safe Drinking Water Act, Public Law 93-523, National Interim Primary Drinking Water Regulations. Strainer manufactured from NSF approved acetal plastic.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

NOTICE

Inquire with governing authorities for local installation requirements

*The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

WATTS®

Standards

ASSE 1022

Installation: The valve can be installed horizontally or vertically (flow up or flow down). The valve should be installed so that the strainer and the valve are accessible for service and maintenance. In the event the second check valve becomes fouled, the vent port opens to atmosphere and water and CO_2 Gas is discharged. Connect a vent discharge line to the vent outlet of the SD3 and vent to a safe place of disposal with adequate ventilation in order to prevent personal injury or damage. The valve should be installed such that water discharge from the vent will not cause damage to the surrounding equipment or property.

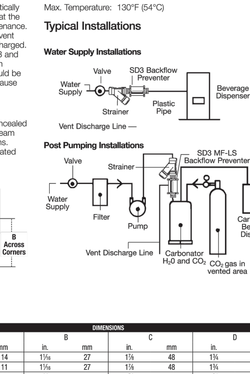
NOTICE

The device should not be installed inside a wall or in a concealed location. Copper tubing shall not be used on the downstream side of the backflow preventer used in carbonated systems. Copper tubbing can be used downstream for non carbonated systems such as coffee makers.

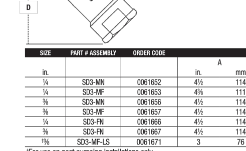
Pressure/Temperature

Max. Pressure: 150psi (10 bar)
Max. Temperature: 130°F (54°C)

Typical Installations



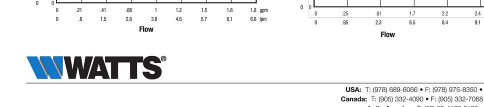
Dimensions (approx.)



SIZE	PART # ASSEMBLY	ORDER CODE	DIMENSIONS A		B		C		D	
in.			in.	mm	in.	mm	in.	mm	in.	mm
¼	SD3-MN	0061652	4½	114	1¹⁄₁₆	27	1⅞	48	1¾	44
¼	SD3-MF	0061653	4⅜	111	1¹⁄₁₆	27	1⅞	48	1¾	44
⅜	SD3-MN	0061656	4½	114	1¹⁄₁₆	27	1⅞	48	1¾	44
⅜	SD3-MF	0061657	4½	114	1¹⁄₁₆	27	1⅞	48	1¾	44
¼	SD3-FN	0061666	4½	114	1¹⁄₁₆	27	1⅞	48	1¾	44
⅜	SD3-FN	0061667	4½	114	1¹⁄₁₆	27	1⅞	48	1¾	44
⅜[1]	SD3-MF-LS	0061671	3	76	1¹⁄₁₆	27	—	—	—	—

[1]For use on post pumping installations only.

Capacity



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ES-SD3 1935

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SECTION 15400

PLUMBING

DIVISION I REQUIREMENTS ARE A PART OF THIS SECTION

PART 1 GENERAL

1.01 WORK INCLUDED

A. Furnish all labor, materials, services, testing, transportation and equipment necessary for the proper and satisfactory installation of the plumbing and piping as indicated on drawings and specified herein. Work materials and equipment not indicated or specified which is necessary for the complete and proper operation of the work of this Section in accordance with the true intent and meaning of the contract documents shall be provided and incorporated at no additional cost to the Owner.

1.02 QUALITY ASSURANCE

A. Code Requirements: All work covered by this Section shall conform to the latest requirements of the State Division of Industrial Safety, California Plumbing Code, City Building Department, California Fire Code, California Green Code and the requirements of any other legally constituted body having jurisdiction thereof.

B. Nothing in the specifications or drawings shall be construed to permit deviation from the requirements of governing codes unless approval for said deviation has been obtained from the legally constituted authorities having jurisdiction and from the Owner's representative.

1.03 DRAWINGS

A. Because of the small scale drawings, it is not possible to indicate all offsets, fittings and accessories which may be required. The Contractor shall carefully investigate the conditions surrounding installation of his work, furnishing the necessary piping, fittings, valves, traps, and other devices which may be required to complete the installation.

B. The Design Documents are diagramatic, however the general arrangement indicated on the drawings shall be followed as closely as possible. Coordinate with the Architectural, Structural, Mechanical and Electrical Drawings prior to installation of piping fixtures and equipment to verify adequate space available for installation of the work shown. In the event a field condition arises which makes it impossible to install the work as indicated, submit, in writing, the proposed departures to the Architect for his approval. Only when Architect's approval is given, in writing, shall Contractor proceed with installation of the work.

C. Special Note: Should the Contractor make changes in the installation differing from what is indicated on the contract drawings and not necessitated due to field conditions as indicated hereinabove, the Contractor shall be required to re-install the work to comply with what has been indicated on the contract drawings. Should it be impossible to re-install the work and the installation is in accordance with all governing authorities, the architect may permit the installation to remain. However, all costs incurred to revise the contract drawings by the engineer for re-submittal to the building department indicating the as-installed condition shall become the responsibility of the Contractor.

D. In case of a difference in the specifications or between the specifications and the drawings, the Contractor shall figure the most expensive alternate and after award of contract, shall secure direction from the Architect.

1.04 PERMITS, INSPECTIONS AND LICENSES

A. All permits, inspections and licenses required by the legally constituted authorities for installation of the work according to the plans and specifications shall be obtained and paid as a part of the work of this section.

1.05 UTILITIES

A. See Drawings for Points of Connection.

B. Certain utilities are to be connected to and extended. Before laying of any pipe or digging of any trenches, Contractor shall determine by actual excavation and measurement exact location and depth of lines to which he is to connect. In event depth of lines is not sufficient to permit connection in manner indicated, Contractor shall obtain direction from the Owner's representative before proceeding with this work.

C. Water Service (Domestic): Contractor shall provide necessary tap-in connections in water main for sterilizing of domestic water system.

1.06 EXAMINATION OF PREMISES

A. Before bidding on this work, Contractors shall make a careful examination of the premises and shall thoroughly familiarize themselves with the requirements of the contract. By the act of submitting a proposal for the work included in this contract, the Contractor shall be deemed to have made such study and examination, and that he is familiar with and accepts all conditions of the site.

1.07 PROTECTION

A. All work, equipment and materials shall be protected at all times. Contractor shall make good all damage caused either directly or indirectly by his own workmen. Contractor shall also protect his own work from damage. He shall close all pipe openings with caps or plugs during installation. He shall protect all his equipment and materials against dirt, water, chemical and mechanical injury. Upon completion, all work shall be thoroughly cleaned and delivered in a new condition.

B. Contractor shall be held responsible for all damage to equipment and materials until he has received written notice from the Architect or Engineer that his work has been accepted.

1.08 LOCATIONS

A. The locations of apparatus, piping and equipment indicated on the drawings are approximate. Piping and equipment shall be installed in such a manner as to avoid all obstruction, preserve headroom, and keep openings and passages clear. The locations of and mounting heights of all fixtures shall be coordinated with the architectural plans and room elevations.

B. Clearances and Openings: Contractor shall cooperate and coordinate his work with all other trades to avoid conflicts and permit for a neat and orderly appearance of the entire installation. The Contractor shall, in advance of the work, furnish instructions to the General Contractor as to his requirements for equipment and material installation of any kind, whether or not specifically mentioned on drawings or in the specifications, and shall include recesses, chases in walls, and all required openings in the structure. Should furnishing this information be neglected, delayed or incorrect and additional cuttings are found to be required, the cost of the same shall be charged to this Contractor.

1.09 SUBMITTAL DATA (Also see General Conditions)

A. Furnish, all at one time, prior to any installation, within the time noted below, six (6) copies of valid submittal data on all fixtures, material, equipment and devices. Each submitted item shall be indexed and referenced to these specifications and to put identification numbers on fixtures and equipment schedules.

B. Manufacturers submittal literature and shop drawings are required on all items to ensure the latest and most complete manufacturer's data is available for review. Requirements of the submittals and Engineer's submittal notes are a part of the work of this Division except that Engineer's notes may not be used as a means of increasing the scope of work of this Division.

C. Submittals will be checked for general conformance with the design concept of the project but the review does not guarantee quantities shown and does not supersede requirements of this Division to properly install work.

D. A list of names is not a valid submittal. To be valid, all submittals must:

1. Be delivered to the Architect's office within thirty-five (35) days of award of the contract. Corrections or changes in submittals returned as inadequate or incomplete shall be accomplished within this time limit.
2. Include all pertinent construction, installation, performance and technical data.
3. Have all copies marked to indicate clearly the individual items being submitted.
4. Have each item cross-referenced to the corresponding specified item and be marked to show how differences will be accommodated.
5. Contain calculations and other detailed data justifying how the item was selected for proposal. Data must be completed enough to permit detailed comparison of every significant characteristic for which the specified item was analyzed during design.
6. Include, for every item which differs in size, configuration, connections, service, accessibility or any other significant way, a drawing to the same (or larger) scale as to the pertinent portions of the contract drawings. In this drawing show a complete layout of the system except that which is identical to the contract drawings, unless the unchanged portions must be shown to indicate such things as clearances. This drawing, together with the contract design drawings must show the complete system as revised to accommodate the proposed alternate.
7. In addition to the material and equipment submittals, the Contractor shall provide shop drawings of the water service and the gas service complete with all appurtenances and indicate exact location by dimension to grading plan, submit for approval prior to installation.

1.10 UNINSPECTED WORK

A. Contractor shall not allow or cause any of his work to be covered up before it has been duly inspected, tested and approved by the Owner, Architect or any other authorized inspectors having legal jurisdiction over his work. Should he fail to observe the above, he shall uncover the work and, after it has been inspected, tested and approved, recover it at his own expense.

1.11 SUBSTITUTIONS (Also see General Conditions)

A. The Contractor assumes full responsibility that alternate items and procedures will meet the job requirements and is responsible for cost of redesign and of modifications to this and other parts of work caused by alternate items furnished under work in this Section. In view of these responsibilities, it is the purpose of these specifications to establish procedures which ensure that the Contractor has considered all the ramifications of proposed alternates before submitting them for review. Submittals which do not comply with the requirements of these specifications or which indicate proposed alternates were selected without proper regard to the requirements of the job, will not be approved. No more than one proposed alternate will be considered for each item.

B. Alternate items installed without Engineer's approval will be replaced with specified items at Contractor's expense.

C. Provide or perform tests required by Engineer for purpose of judging acceptability of proposed substitutions.

D. This Contractor is responsible to provide sufficient information to allow the Engineer to analyze any proposed alternate. If inadequate information is provided, the proposal will not be approved and re-submittal will not be allowed.

E. The Architect or his authorized representative shall be the sole judge as to the quality and suitability of proposed alternate equipment, fixtures or materials and decisions of the Architect or that of his representative shall be final and conclusive.

1.12 RECORD DRAWINGS (Also see General Conditions)

A. Contractor shall provide and keep up-to-date a complete "as-built" record set of blueline prints which shall show every change from the original drawings and the exact "as-built" locations and sizes of the work provided under this Section of the specifications. This set shall include locations, dimensions, depth of buried piping, cleanouts, shut-off valves, sewer invert locations, plugged wyes, tees, etc. On completion of the work, the Contractor shall incorporate all as-built information on a set of reproducible tracings provided by the Architect and this set of reproducibles shall be delivered to the Architect.

1.13 GUARANTEES (Also see General Conditions)

A. Contractor shall guarantee the entire plumbing and piping systems unconditionally for a period of one (1) year after final acceptance. If, during this period, any materials, equipment, or any part of the systems fail to function properly, the Contractor shall make good the defects promptly and without any expense to the Owner.

B. Contractor shall be responsible for all damage to any part of the premises caused by leaks in pipelines or equipment furnished and installed under this Section for a period of one (1) year after date of acceptance of his work.

C. All equipment and fixtures shall carry manufacturer's warranty against defective parts or poor workmanship and shall not be less than one (1) year. See specific equipment specifications for extended warranty requirements.

PART 2 PRODUCTS

2.01 PIPE MATERIALS AND EQUIPMENT (See Schedules on Drawings)

A. General: All materials, as specified or required in the work, shall be new, free from defects and imperfections. All exposed piping at plumbing fixtures shall be chrome plated yellow brass except exposed pipes in shop or utility areas. Unions or flanges shall be furnished and installed at each threaded connection The unions or flanges shall be located so that the piping can be easily disconnected for removal of the equipment, tank, or valve, and shall be of the type specified in the following schedule. All parts of the domestic water system shall be made with approved lead free components that comply with AB1953 and if any component specified does not comply then the contractor shall notify the engineer to obtain an approved alternate.

A. Unions:

1) Black Steel Pipe: 250 pound screwed black malleable iron, ground joint, brass to iron seat.
2) Galvanized Steel Pipe: 250 pound screwed galvanized malleable iron, ground joint, brass to iron seat.
3) Copper or Brass Tubing: 150 pound cast bronze or copper, ground joint, nonferrous seat with ends, by Walseal, NIBCO or Muell

B. Valves:

1. General:

a. Piping systems shall be supplied with valves arranged so as to give complete and regulating control of each building and piping systems throughout the building, and located so all parts are easily accessible and maintained.
b. End Connection: 2" and smaller shall be soldered or threaded. 2-1/2 inches and larger can be flanged.
c. Sizes: Same size as upstream pipe, unless otherwise indicated.
d. All water valves shall be lead free.
e. All valves shall be ball valves unless otherwise indicated on the plans.

2. Approved Manufacturers:

a. Hammond, Milwaukee or Hammond.

3. Ball Valves:

a. Nibco no. S-685-80-LF, 2" and smaller: rated for 150 psi saturated steam pressure, 600 psi WOG pressure (lead free).

4. Gate Valves:

a. Nibco no. S-113-LF, 2-1/2" and larger: rated for 200 psi saturated steam pressure, 600 psi WOG pressure (lead free).

5. Check Valves: (Swing Check)

a. Nibco no. S-413-T, 1/2" to 4": rated for 200 psi saturated steam pressure, 600 psi WOG pressure (lead free).

6. Valves For Gas Service:

a. Hammond "Butterball" Valve, 2-Inch and Smaller: Rated at 175 psi WOG; UL listed, bronze body, stainless steel disc, viton seal and threaded ends. Valve shall be A.G.A. certified.
b. Milwaukee #BB2-100 Plug Valves, 2-1/2 Inch and Larger: MSS SP-78; rated at 175 psi WOG; lubricated plug type, with bronze body, single gland, wrench operated, and flanged ends.

7. Combination Temperature and Pressure Relief Valves: Shall be McDonald, Watts, or approved equal, bronze body, test lever, thermostat, complying with ANSI Z21.22 listing requirements for temperature discharge capacity. Relief valves shall be factory set.

C. Traps, Strainers and Tailpieces: Every sanitary fixture, unless otherwise specified, shall be provided with a seventeen (17) gauge tailpiece chromium tailpiece, a Los Angeles pattern chrome plated cast-brass trap, and wall flanges. Provide chromium plated brass casing between the trap and wall flanges with each fixture. All sanitary waste system floor drains and floor sinks shall have cast iron "P" traps.

D. Cleanouts: Shall be J.R. Smith, Zurn or Josam.

1. General: Provide cast-iron ferrule and countersunk brass clean-out plug with round cast iron access frame and heavy duty secured top cover.
2. Wall Cleanouts: Zurn No. Z-1468-NH for steel pipe and Zurn No. Z-1446-NH for cast iron pipe.
3. Floor Cleanouts: Zurn No. Z-N-1400-NH, bronze plug and non-skid nickel bronze top.
4. Cleanouts to Grade: Zurn No. Z-1474-CO-1C-NH with X-H bronze plug and X-X-H non-skid cover with lifting device set flush with surface for concrete areas. Asphalt or nonsurfaced areas shall be installed with ring of concrete poured around the bottom flange six inches (6") below surface. Use cast iron soil pipe on cleanout risers. For cleanouts in non-traffic areas, terminate cleanout plug in concrete yard box.

E. Access Panels: Zurn, J.R. Smith or Josam. Wall access panels shall be minimum 12" x 12" for concealed valves and other equipment unless otherwise specified or indicated. Ceiling access panels shall be 18" x 18" minimum.

1. Wall Panels: Zurn No. Z-1462 nickel bronze, vandal proof for all walls.
2. Ceiling Panels: Pottorff Model WB or PW, prime coated steel, type as required for plaster, or dry wall ceilings.

F. Yard Boxes: For service shut-off valves and for cleanouts, shall be Brooks Products or Fraser Cement Products Co., concrete type with vandal-proof cast iron cover and name of service clearly marked on cover. Box shall be of size to permit easy removal of valve assembly.

G. Roof Flashing: Stoneman No. 1100-5, one (1) piece, four (4) pound, series with reinforcing steel boot counterflashed with cast iron flashing sleeve and equipped with vandal-proof hood for all vent piping. Seal joint between flashing and pipe with waterproofing compound. Coordinate all roof work with landlords roofing contractor to maintain roof warranty including work performed, materials, etc.

H. Escutcheons: Shall be chrome plated cast brass with set screw locking device.

I. Dielectric Union Isolators: Where incompatible materials me in contact, isolate from each other with material best suited for the characteristics of materials to be isolated. Dielectric union isolator for connection piping or non-compatible materials shall be of standard commercial design with threaded connections.

J. Pipe Supports: Unless otherwise indicated on the drawings, shall be as follows:

1. The Contractor shall furnish and install all miscellaneous iron work including angles, channels, etc., required to appropriately support the various piping systems. Hanger spacing and location shall conform to California Plumbing Code requirements.

2. All horizontal runs of piping within the building to be supported from the structural framing with steel rods and split ring hangers, B-Line, Grinnell Company, Tolco, or approved equal. Steel rods shall be secured to overhead framing with side beam connectors. Where necessary, install angle iron between framing to accommodate hanger rods. Where several pipes are running together, Unistrut, B-Line or Powerstrut channels with clamps may be used in lieu of individual pipe hangers, and supported from structure as herein specified. Submit test data for type of hanger supports to be provided. For support conditions other than specified herein, the Contractor shall submit method of support for approval prior to any installation.

3. Horizontal Piping Hangers and Supports:

a. General: Provide factory fabricated horizontal hangers and supports in accordance with MSS SP-69 and manufacturer's published product information.

4. Vertical-Piping Clamps:

a. General: Provide factory fabricated vertical-piping clamps in accordance with MSS SP-69 and manufacturer's published product information.
b. Two-Bolt Riser Clamps: (MSS Type 8) B-Line B3373

5. Hanger-Rod Attachments:

a. General: Provide factory fabricated hanger-rod attachments B-Line, Tolco or approved equal, selected by Installer to suit horizontal-piping hangers and building attachments, in accordance with MSS SP-58 and manufacturer's published product information. Select size of hanger-rod attachment to suit hanger rods.
b. Side beam eye socket, Tolco Fig. #57 for rod sizes 3/8" dia. and Tolco Fig. #25-30-251 for rod sizes 1/2" dia.

6. Building Attachments:

a. General: Provide factory fabricated building attachments, selected by Installer to suit building structural framing conditions, in accordance with MSS SP-69 and manufacturer's published product information. Select size of building attachments to suit hanger rods.

7. Hanger Rods and Spacing shall conform to the following table:

Pipe Sizes	Spacing	Rods
2 Inch and Smaller	6 Feet	3/8 Inch
2-1/2 Inch to 3 Inch	8 Feet	1/2 Inch
4 Inch and larger	8 Feet	5/8 Inch
6 Inch and larger	10 Feet	3/4 Inch

8. Hangers and Supports shall be adequate to maintain alignment and prevent sagging and shall be placed within 18 inches of joint. Support shall be provided at each horizontal branch connection.

9. At Contractor's option, "Acousto-Plumb System" may be provided as a support system when securing piping direct by the wall framing.

10. Provide lateral bracing as manufactured by B-Line or approved equal for all piping to prevent swaying or movement in accordance with SMACNA "Guidelines for Seismic Restraints of Piping Systems". Piping smaller than indicated in the guidelines shall be provided with bracing as specified for the smallest size indicated. The entire water distribution system shall be properly braced and will not move due to the action of quick closing of valves.

11. Miscellaneous Supports, Wall Brackets, Etc: Provide where required in accordance with the best standard practices of the trade. Submit shop drawings for all fabricated supports.

12. Isolators: All piping which is not isolated from contact with the building by its insulation shall be isolated and installed with a manufactured type isolator. Isolators shall be B-Line vibra clamp and cushion, Super Strut, Stoneman, "Trisolator", or approved equal. Piping Shall be installed and supported in a manner to provide for expansion without strains. Guides shall be properly installed to ensure this.

L. Insulation:

1. Hot Water Pipe Insulation: All hot water supply and return piping, except exposed connections to plumbing fixtures, flanges and unions shall be insulated with "ASTM C547, Class I, "Manville" "Micro-Lock" 850-APT, Owens-Corning Fiberglass Corp., ASJ/SL-11 or ASTM C-534 Imcoa Imcolock or approved equal, 1" thick for sizes up to 2" and 1-1/2" thick for sizes 2" and larger. Insulation shall have a flame spread of not more than 25 and a smoke density not exceeding 50 per CMC Sec. 1201.1.1.8 Hot water piping below slab shall have insulation protected by a 10 mil thick polyethylene plastic sleeve sealed watertight with poly vinyl chloride tape.

2. Condensate Pipe Insulation: All condensate piping above the ceiling shall be insulated with "Armstrong" "Armoflex" insulating tape.

3. All fixtures for use by the handicapped shall have an OFF-set grid drain permitting the trap to be installed flush with the wall. In addition, provide PROWRAP insulation kit for exposed hot water pipe, tailpiece, and trap as manufactured by McGUIRE and secured per manufacturers recommendations.

M. Equipment and Fixtures:

1. See schedule on drawings.

2. Fixtures:

a. Plumbing fixtures shall be as specified by owner and as noted on the drawings.
b. Furnish complete with necessary trim, including stops. All trim and exposed fittings shall be chrome plated brass including handles, supply tailpieces, traps and escutcheons.
c. Connections to fixtures shall be in accordance with code requirements except as exceeded herein or on the drawings and in no case less than the supply stop size.
d. All plumbing fixture faucets submitted for review shall have identification label or certification showing compliance with California TITLE 24, PART 5, ARTICLE I, "Energy Conservation Standards". ARTICLE I, T20-1406; ARTICLE 2, T20-1525 and ARTICLE 4, 1604 and 1606. Minimum waste sizes shall be four inch (4") for water closets and two inch (2") for lavatories.
e. Steel plate supports shall be provided for all wall hung fixtures. Supports shall be 3/8 inch thick x 6 inch wide steel plates recessed and lag screwed to wood studs or welded to steel studs and tapped for fixture bolts. Length and number of plates as required to satisfactorily support the fixtures installed.
f. Contractor shall ensure that all plumbing equipment, valves, faucets, etc. shall comply with all requirements of AB1953 for lead free products for domestic water when ordering from the supplier and prior to installation.

N. Water Heaters (See equipment schedule on drawings):

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Locations and Accessibility: Install equipment for ease of maintenance and repair. If changes in the indicated locations or arrangements are made by the Contractor, they shall be made without additional charges.

B. Openings: Furnish information to the other trades on size and location of openings which are required in walls, slabs, roof, for piping and equipment at the proper times.

C. Closing-In of Uninspected Work: Do not allow or cause any of the work to be covered up or enclosed until it has been inspected, tested, and approved by the Architect. Any work enclosed or covered prior to such inspection and test shall be uncovered and, after it has been inspected, tested, and approved, make all repairs with such materials as may be necessary to restore all work, including that of other trades, to its original and proper condition.

D. Before laying of any pipe or digging of any trenches, Contractor shall determine by actual excavation and measurement exact locations and depth of existing utility and service lines to which he is going to connect. In event depth of existing sewer main is not sufficient to permit installation of piping as detailed on drawings or to make connection in manner indicated, Contractor shall confer with the Architect, Owner's representative and Engineer for Direction.

E. Excavation, Trenching and Backfill: Do all necessary trench excavation, shoring, backfilling and compaction required for the proper laying of the pipe lines.

1. Backfill shall be clean soil free from rocks and debris. Compact to ninety percent (90%) of surrounding soil. All piping shall be installed in a minimum 6" sand bed and covered with 6" of sand prior to backfill. Continue backfill with materials free of rocks and debris, properly moistened and mechanically tapered and compacted to 90% of surrounding soil.
2. Piping shall have eighteen (18") of cover minimum unless otherwise noted on the drawings or as required to connect into underground utilities provided under another section of these specifications. This contractor shall make final connections into underground utilities.
3. Bottoms of Trenches: Cut to grade and excavate bell holes to ensure the pipes bearing for their entire length upon the outside periphery of the lower third of the pipe.
4. Water piping shall not be run in the same trench with sewer or drainage piping unless separated as required by the CPC.
5. No piping shall run in, through or above any electrical equipment rooms or spaces at any time.
6. Horizontal soil and waste piping shall be installed to a uniform grade of not less than one-fourth inch (1/4") per foot, unless otherwise indicated on plans.

F. Piping Installation:

1. All piping shall be concealed in finished portion of the building except where otherwise indicated or directed at the time the work is done. All piping shall be installed to clear all framing members and beams, even if drawings do not indicate same. Contractor shall constantly check the work of other trades so as to prevent any interference with the installation of this work.

2. All piping into stem walls and footings shall be double half lap wrapped with 1/8" thick "Armoflex" insulation. The Contractor shall also provide blocked out areas in stem wall and footing as required for the installation of the piping. All piping shall avoid the lower 8" of the footing and the Contractor shall coordinate and provide dropped footings as required for the installation of the underground piping.

3. Unions shall be installed on one side of all screwed shut-off valves, at both sides of screwed automatic valves and on all by-passes, at all equipment connections and elsewhere as indicated or required for ease of installation and dismantling.

4. Connections between copper tubing and equipment shall be with Mueller Brass Company, or approved equal, brass stream line copper to P.P.S. ground joint unions.

5. Hot and cold water supplies to lavatories and sinks shall be provided with ninety degree (90) drop-ear copper to pipe thread elbows. Bolt securely to backing plates located between wall studs to provide a rigid anchor for exposed supply pipes and stops.

6. Corrosion Protection: (If Required)

a. All below ground metallic fittings, valves, flanges, bolts, shall be protected against corrosion as follows:

1) As a minimum all metallic components as described above shall receive a heavy coating of "Henry's" oil base roof mastic.
2) After mastic coating is completed and inspected, wrap entire metallic component with a minimum of 10 mil. polyethylene wrap overlapped 50% of the circumference and extended beyond ends of component as required for polyethylene to be secured to piping. The overlap seam shall be located to avoid backfill material from entering the encapsulated area. The ends and seam of the of the polyethylene material shall be secured to the piping and sealed with 3M Scotch/Wrap N. 50, 10 mil., 2" wide, printed, pipe wrap sealing tape.
3) The mastic coating shall be inspected and approved prior to the finish application of the polyethylene material, which shall also be inspected.

G. Sleeves: Shall be plastic or galvanized steel where pipes pass through concrete walls or floor slabs per landlords criteria.

1. Isolate pipes through ground floor slabs with Kraft paper, plastic tape or similar materials unless conduit is specified or indicated.

2. Sleeves for pipes through exterior walls shall be standard weight galvanized pipe. Pack space between pipe and sleeves with ceramic fiber rope so as to be absolutely watertight.

3. Sleeves in or through fire rated walls and floors shall be made with U.L. approved fire resistance systems. See architectural plans for all locations of rated walls and floors.

H. Contraction and Expansion: Install all work in such a manner that its contraction and expansion will not do any damage to the pipes, the connected equipment, or the building. Install offsets, swing joints, expansion joints, seismic joints, anchors, etc., as required to prevent excessive strains in the pipe work. All supports shall be installed to permit the materials to contract and expand freely without putting any strain or stress on any part of the system. Provide anchors as necessary.

I. Pipe Joints and Connections:

1. Copper Tubing and Brass Pipe with Threadless Fittings:

a. Solder joints for copper shall be made with lead free solder in accordance with manufacturer's recommendations for the service intended.
b. Use threaded adapters on copper tubing where threaded connections are required.

J. All closet bends shall be adequately blocked and secured. Trap arms and similar connections installed below the floor level or under concrete slabs shall be adequately supported and anchored to prevent motion in any direction. All piping installed above grade within buildings shall be secured to structural framing with Unistrut or pipe clamps to provide a rigid installation. Piping utilizing gaskets as a seal shall be given prime consideration to providing adequate stability through proper supports and anchors because of its flexible nature.

K. Flexible piping of any kind will not be permitted except when indicated on drawings.

L. Each pipe penetration of the roof shall be separated from other piping and any roof equipment by a minimum of 18" to insure a proper pipe flashing installation.

M. Floor, Wall and Ceiling Plates: Where pipes pierce finished surfaces, C.P. brass split flanges with set screw lock shall be provided.

N. Roof Flashings: Extend pipe a minimum of seven inches (7") above finished roof line, except where a vandal proof hood is required in which case pipe shall extend to a height required to receive the hood and also where specifically required to exceed this dimension by the local authority due to snow conditions.

O. Installation of Plumbing Fixtures:

1. Install each fixture at the exact height and location shown on the Architectural Drawings.
2. Set fixtures, supplies, trap and trap outlet square with the wall, in line with fixture outlets without any offsets, angles, or bends.
3. Grout joint between the fixtures and the walls or floors with polysulfide or silicone sealant to be smooth, even and watertight.
4. Watertight joints for drainage connections to all fixtures shall be made in accordance with the California Plumbing Code.

P. Landlord or Mall Criteria:

1. The entire installation shall comply with Landlord criteria package. Contractor shall obtain a copy of the requirements prior to bid.

Q. Completion of Installation:

1. Cleaning and Flushing: Clean all equipment and materials thoroughly. Leave surface to be painted smooth and clean, ready for painting.
2. Flush each unit of water supply and distribution system thoroughly with clean water at the highest velocities attainable.
3. Clean all piping, valves, traps, water heaters, fixtures and other devices thoroughly and flush or blow out until free of scale, oil silt, sand, sediment, pipe dope and foreign matter of any kind.

3.02 STERILIZATION OF DOMESTIC WATER LINES

A. Sterilize water lines by filling with a solution containing fifty (50) parts of chlorine per million parts water and holding the solution therein for at least eight (8) hours with a water head of at least five feet (5') above the highest point in the system. Unless otherwise directed, thoroughly flush each line prior to sterilization. Introduction of sterilizing solution or materials into the lines shall be such as to provide thorough and uniform distribution throughout the system.

B. Operate all valves during the retention period. Following retention period, the heavy chlorinated water shall be flushed from the system with clean water.

C. Continue flushing until the residual chlorine at the end of 24 hours is as required by C.P.C. 2010 edition.

D. All work and certification of performance must be done by an approved laboratory utilizing qualified applications and personnel.

3.03 TESTING

A. No piping work shall be concealed or covered until piping has been tested, inspected and approved by the Inspector. All piping for plumbing systems shall be completely installed and tested as required by the California Plumbing Code. Test pressures and times indicated are a minimum only. All tests shall be as required by the governing authority as well.

Schedule of Test Pressures:

System Tested	Gauge	Duration	Test
Water	150 Pounds	4 Hours	Water
Waste/Vent	10 Feet of Head	4 Hours	Water
Pumped Water	180 Pounds	4 Hours	Water

3.04 OPERATION INSTRUCTION

A. Prior to occupancy or prior to the date of final inspection, whichever may occur first, the Contractor shall prepare two (2) sets of typewritten instructions for the operation of all equipment, valves, etc., specified and furnished as a part of the work under this section, and shall assign a competent person, thoroughly familiar with the job, to demonstrate and instruct a representative of the Owner in the operation of the equipment. The time of said demonstration and instructions shall be arranged with the Owner's representative approximately one (1) week in advance. Verbal instructions shall include shut-off location of gas and water. The Contractor shall assemble all operation and maintenance data supplied by the manufacturers of the various pieces of equipment, all keys and special wrenches required to operate and service the equipment (including keys for yard boxes, gas stops and fixture stops), and all equipment warranties and deliver same to the representative of the Owner on date of said instructions.

END OF SECTION

PROJECT:

OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
ALISO VIEJO, CA 92656

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6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower St., Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market St., Suite 502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688

www.saaia.com

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REGISTERED PROFESSIONAL ENGINEER
ARIBORZ MOZHGANI
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Exp. 09/30/25
MECHANICAL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
office (714) 449-1646
fax (714) 449-1946

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

PLUMBING SPECIFICATIONS

SHEET NO:

P-3

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

F:\Projects\Aliso Viejo\Aliso Creek Rd\27141 Aliso Creek Rd\01\Suite 100 (OC-HCA)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) P-3 Plumbing Specifications.dwg, 8/28/2024 11:39:00 AM

City of Aliso Viejo
AGENDA ITEM

DATE: November 6, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: CONCEPT PLAN REVIEW FOR A TOWNHOME COMMUNITY AT 95 ARGONAUT

Recommended Actions:

1. Conduct a public hearing to review and provide initial feedback on concept plans for a development proposal involving the demolition of an existing office building to accommodate the construction of a townhome community at 95 Argonaut ("Project"); and

2. Appoint two members of the City Council and establish an Ad-Hoc Committee to negotiate the terms of the Development Agreement for the Project, or direct Staff to contract with a third-party consultant to advise the City Council.

Fiscal Impact:

None.

Background:

On October 24, 2024, MLC Holdings, Inc. ("Applicant") submitted a general plan amendment, zone change, tentative tract map, site development permit, and a development agreement application to demolish an existing office building to accommodate the construction of a townhome community at 95 Argonaut.

Discussion:

Existing Site: The existing site measures 2.83 acres (123,275 square feet) in size, located at the southeast corner of Glennwood Drive and Argonaut. The site is developed with a two-story, 39,000 square foot office building with exterior parking areas. The site is accessed by a single entry/exit located at the interior south property line. The site is located within a larger business park, consisting of outpatient medical, storage, light industrial, hotel, fitness studios, restaurant, research laboratories, and other offices. The

General Plan land use and zoning designations for the site are Business Park and Business Park 2, respectively.

Proposed Project: The applicant is proposing to demolish the existing office building and construct a 61-unit townhome complex ("Project"). The Project consists of eight separate buildings (see elevation image below), each consisting of several attached, 38' tall, three-story townhomes. These townhomes include two- to four-bedroom units with two-car garages. The Project will maintain the existing entry/exit at the south property line and will provide 14 guest parking spaces. The Project will also include common landscape areas around all the buildings and along public streets. A community amenity area will be provided with a lawn, barbecue grill, shade structure, picnic tables, and a tot lot.

The Project requires a tentative tract map and amendments to the General Plan land use/zoning designations from Business Park/Business Park 2 to High Density Residential/Residential High (19 to 30 du/ac). These amendments will permanently change the permitted use from non-residential to residential.



Affordable Housing: The Project includes a total of 61 units, of which three units or 5% will be reserved for very low-income households. The dedication of 5% of its units to very low-income households make the Project eligible for a density bonus as well as incentives. While an increase in the maximum allowable 30 du/ac density is not proposed, the Project at 21.6 du/ac is entitled to receive one incentive, or a reduction in applicable development standards (e.g. coverage, setback, parking requirements, etc.). The Project proposes the following development standard reductions, of which one of them shall be granted as an incentive, while the remaining will be considered under an exception permit if all required findings can be made.

- Minimum perimeter and boundary landscaping setbacks (20' to a range of 7'-2" to 18'-6")
- Minimum common open space (to be determined)
- Minimum guest parking requirements (31 to 14 spaces)

Development Agreement ("DA"): The Project requires a DA as the application package includes amendments to the general plan and zoning designations along with new development. A DA is a contract between the City and the developer, which may specify conditions, terms, restrictions, and regulations pertaining to all aspects of a development project. The DA provides assurance to the property owner that it can implement the Project and continue its operation and that the conditions imposed by the City will not change after the approval of the Project. The DA may include payment of fees, similar to park in-lieu fees to mitigate development impacts to parks, schools, traffic, etc.

To negotiate the terms of the DA, Staff recommends that the City Council consider establishing an Ad-Hoc Committee by appointing two members of the City Council for the project. At the City Council's direction, a third-party firm may participate to advise the Ad-Hoc Committee. Alternatively, the City Council may direct Staff to contract with a third-party consultant to work directly with the Applicant to negotiate the DA. With either option, Staff will participate to facilitate and memorialize the negotiations. Staff is seeking City Council direction on this matter.

Environmental:

The proposed project has been determined that it may have potential significant effects to the environment either directly or indirectly as a result of the project. The Applicant will be required to submit applicable environmental documents and associated fees for peer review.

Public Notice:

On October 24, 2024, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site. No public comments were received in response.

Attachments:

1. Concept Plans

2. Project Description

ARGONAUT

ALISO VIEJO, CALIFORNIA

09/19/2024

Meritage Homes | MLC Holdings, Inc.

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

ARGONAUT

ALISO VIEJO, CALIFORNIA

P-1 Vicinity Map
P-2 Site Photos
P-3 Street View and Neighborhood Context
P-4 Illustrative Site Plan

A-1 Street Scene
A-2 704A Building (7- Plex) - First Floor Plan
A-3 704A Building (7- Plex) - Second Floor Plan
A-4 704A Building (7- Plex) - Third Floor Plan
A-5 704A Building (7- Plex) - Spanish Eclectic “A” Elevation
A-6 704A Building (7- Plex) - Spanish Eclectic “A” Elevation
A-7 704A Building (7- Plex) - Spanish Eclectic “A” Elevation
A-8 704A Building (7- Plex) - Roof Plan

A-9 804A Building (8- Plex) - First Floor Plan
A-10 804A Building (8- Plex) - Second Floor Plan
A-11 804A Building (8- Plex) - Third Floor Plan
A-12 804A Building (8- Plex) - Spanish Eclectic “A” Elevation
A-13 804A Building (8- Plex) - Spanish Eclectic “A” Elevation
A-14 804A Building (8- Plex) - Spanish Eclectic “A” Elevation
A-15 804A Building (8- Plex) - Roof Plan

A-16 Written Color Schemes
A-17 Color Boards - “A“ Spanish Colonial

L-1 Conceptual Landscape Site Plan
L-2 Conceptual Open Space Enlargement Plan
L-3 Conceptual Wall and Fence Plan
L-4 Conceptual Wall and Fence Details and Site Amenities
L-5 Conceptual Irrigation Calculation
L-6 Conceptual Planting Palette

C-1 Title Sheet
C-2 Existing Conditions
C-3 Tentative Tract Map
C-4 Sections
C-5 Conceptual Grading Plan
C-6 Conceptual Utility Plan
C-7 Fire Access Site Plan

Applicant: Meritage Homes
5 Peters Canyon Road, Suite 310
Irvine, CA 92606
Contact: Danny Hinojosa
Business: (310) 741-0336
www.meritagehomes.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614
Contact: Aric Coffee
Business: (949) 660-1591
www.klcarch.com

Landscape: C2 Collaborative
100 Avenida Miramar,
San Clemente, CA 92672
Contact: Sundae Liu
Business: (949)542-7732
www.c2collaborative.com

Civil Engineer: X Engineering & Consulting, Inc.
6 Hutton Centre Drive, Suite 650
Santa Ana, CA 92707
Contact: Eric Lissner
Business: (714) 474-1609
www.xengineeringinc.com



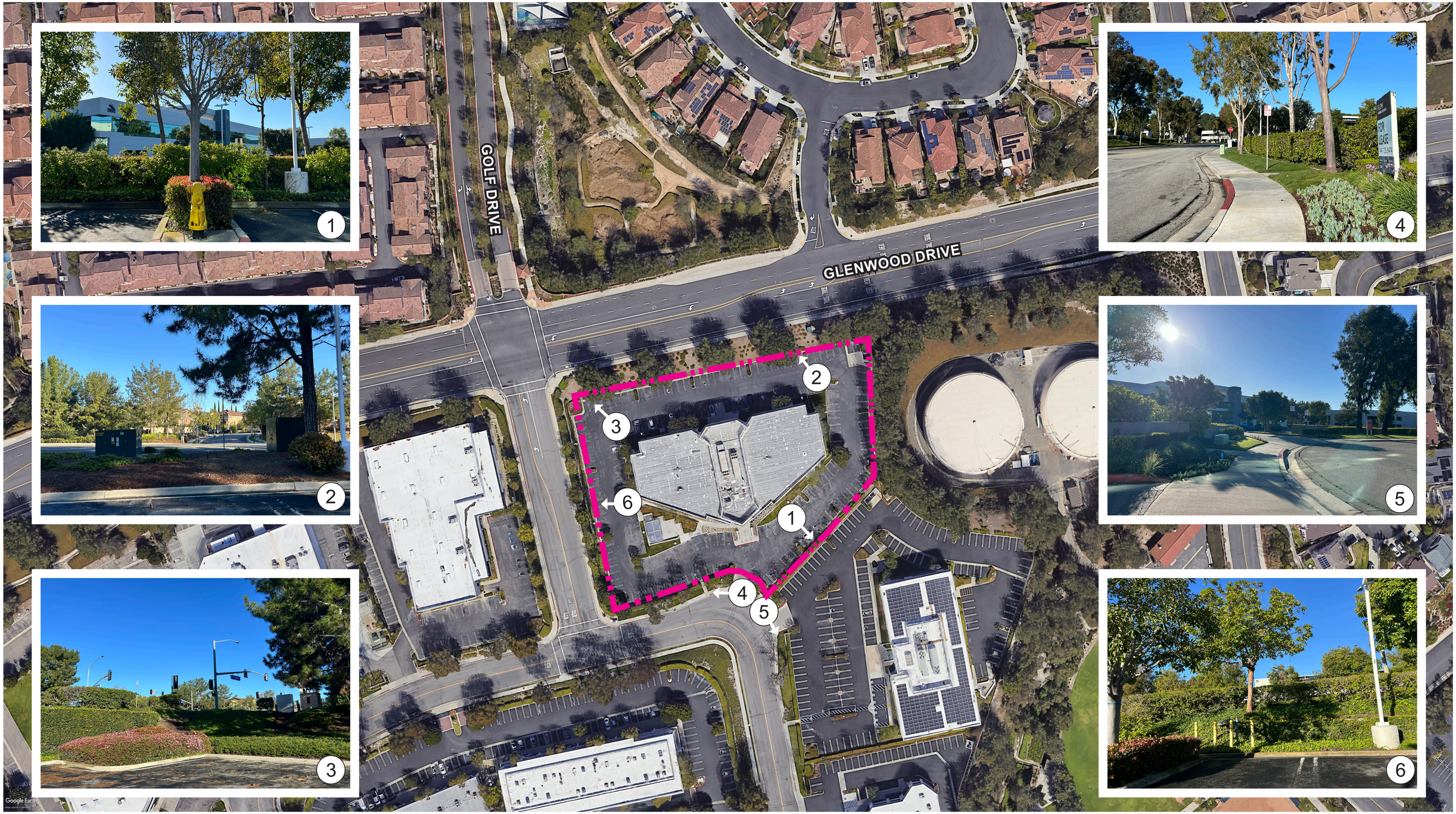
Vicinity Map

MeritageHomes | MLC Holdings, Inc.

Argonaut

Aliso Viejo, California

September 2024



Site Photos

Argonaut

Aliso Viejo, California

September 2024

Aliso Viejo Country Club
Single Family
Townhomes
Single Family
Townhomes
Glenwood Community Park
PROJECT SITE
Glenwood Drive
Cedarbrook
Moulton Niguel Water District
Single Family
Azarain Gymnastics
Argonaut
Glenwood Drive
Ridgecrest Park
Aliso Creek Parkway
Pinewood Park
Office Buildings



Street View and Neighborhood Context

MeritageHomes | MLC Holdings, Inc.

Argonaut

Aliso Viejo, California

September 2024



Perimeter Retaining Wall and Fence
- Retaining wall to be screened to reduce visibility from street
- Perimeter fencing to be tube steel and screened with vegetation
- Frontage to be landscape with trees and shrubs. Existing trees to be preserved where possible

Perimeter Screening
- AC units and utility transfomers screened by landscape to reduce visual impact (as allowed by provider)
- Frontage to be landscape with trees and shrubs. Existing trees to be preserved where possible

Residential Townhomes
- Three-story Residential Townhomes
- 2-4 Bedrooms
- 2-Car Garage

Private Drive
- 24- foot private drive provides access to all homes
- 9' x 18' guest parking spaces distributed throughout community
- Meets OCFA turn-around and access requirements

Community Space
- ± 6,233 SF
- Landscaped paseos and sidewalks connect all homes
- Potential programming for lawn, BBQ grill, shade structure, picnic table, and tot lot

Community Frontage
- Front doors at community entry create a superior arrival experience while providing "eyes-on" safety
- Landscaping enhances public street while maintaining community privacy

Primary Entry off Argonaut
- Maintains existing driveway location
- Enhanced with accent trees, enhanced paving and project community signage
- Centrally located guest parking

Summary

Site Area: 2.83 acres (123,275 SF)

Total Homes: 61
- (10) Plan 2532: 1,210 SF 2 Bed 2 Bath, Standard Garage
- (27) Plan 1633: 1,496 SF 3 Bed 3 Bath, Tandem Garage
- (24) Plan 1638: 1,765 SF 4 Bed 4 Bath, Standard Garage

Net Density: 21.6 du/ac

	Development Standards Required	Proposed
Maximum Density	30 du/ac	21.6 du/ac
Maximum Structure Height	45'	38'
Minimum Building Site Area (SF)	5,000 SF	123,275 SF
Maximum Building Site Coverage	60%	41%
Minimum Open Space	25% (30,819 SF)	27% (33,092 SF)
Minimum Perimeter Setback [7]	20'	7'
Parking [8]	2-3 Bed: 1.5 x 37 = 55.5 4 Bed: 2.5 x 24 = 60 Total Parking = 115.5	Garage: 2 per unit = 122 Guest= 14 Total= 136 (See Note 8 below)

Notes:
1. Assessor's Parcel Numbers: 623-091-01
2. Existing Zoning: Business Park 2
3. Proposed Zoning: Residential High Density
4. Existing General Plan: Business Park
5. Proposed General Plan: High Density Residential
6. Type VB construction with NFPA 13D automatic sprinkler system.
7. 5% Affordable (3 Homes) at Very Low to be provided on site. Max wall heights & perimeter setbacks reduced per Density Bonus Law.
8. Parking per Density Bonus Law Section 65915(p)(1) of the California Government Code

Illustrative Site Plan

Meritage Homes | MLC Holdings, Inc.

Argonaut

Aliso Viejo, California

September 2024



801A BUILDING
(8-PLEX)

801A BUILDING
(8-PLEX)

801A BUILDING
(8-PLEX)

801A BUILDING
(8-PLEX)

704A BUILDING
(7-PLEX)

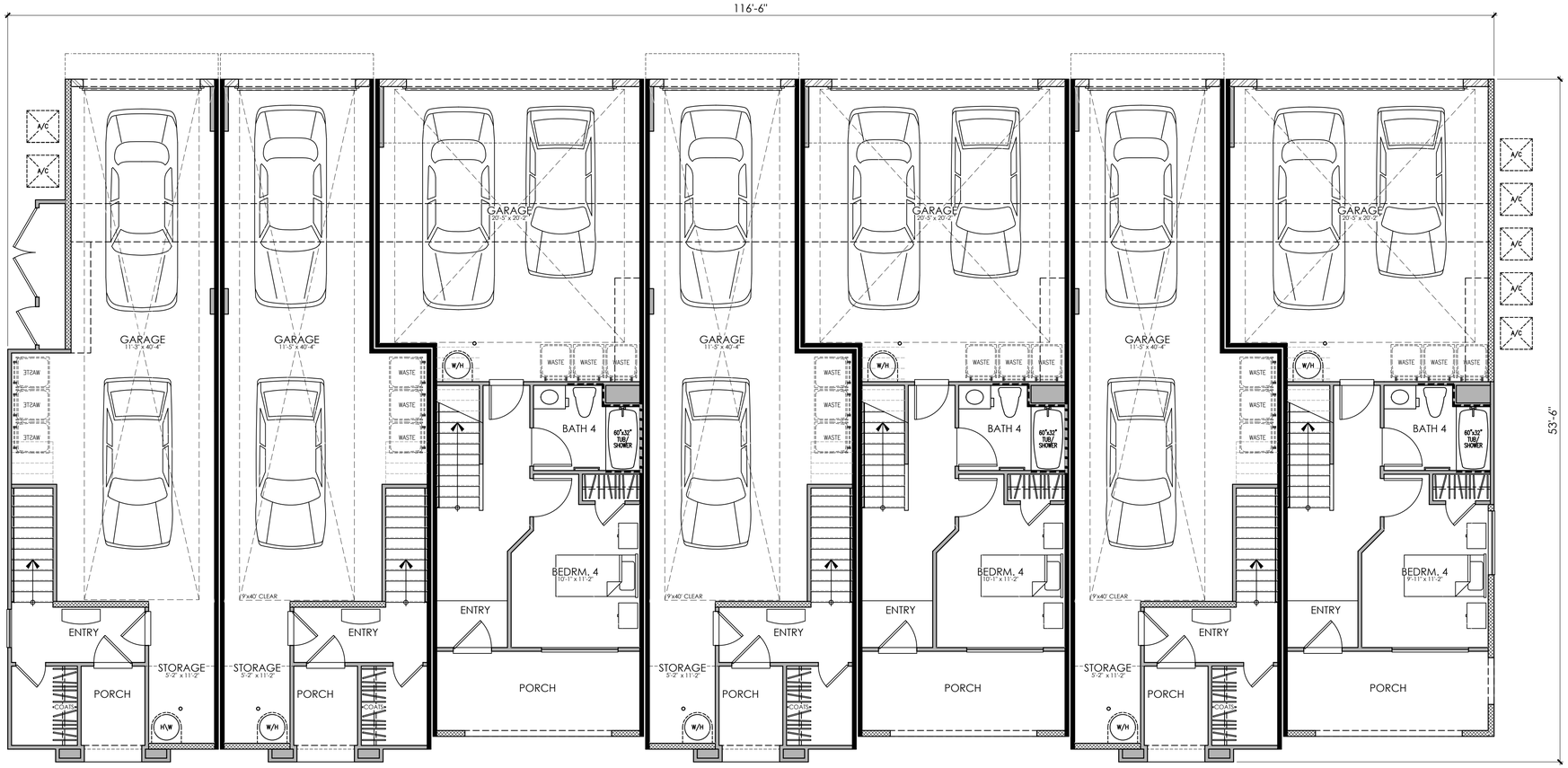
STREET SCENE

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-1

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638X.1
1,496 S.F. 3 BDRM., 3 BATH	1,496 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,496 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,496 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH

TOWNHOME
704A BUILDING (7-PLEX)
FIRST FLOOR PLAN

0 2 4 8 12

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ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-2

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

TOWNHOME
704A BUILDING (7-PLEX)
SECOND FLOOR PLAN

0 2 4 8 12

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ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-3

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

TOWNHOME
704A BUILDING (7-PLEX)
THIRD FLOOR PLAN

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-4

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

FRONT ELEVATION

COLOR SCHEME 1

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATION

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-5

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1638X.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1633.1R

REAR ELEVATION

COLOR SCHEME 1

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATION

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-6

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R

LEFT ELEVATION



UNIT 1638X.1

RIGHT ELEVATION

COLOR SCHEME 1

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATIONS

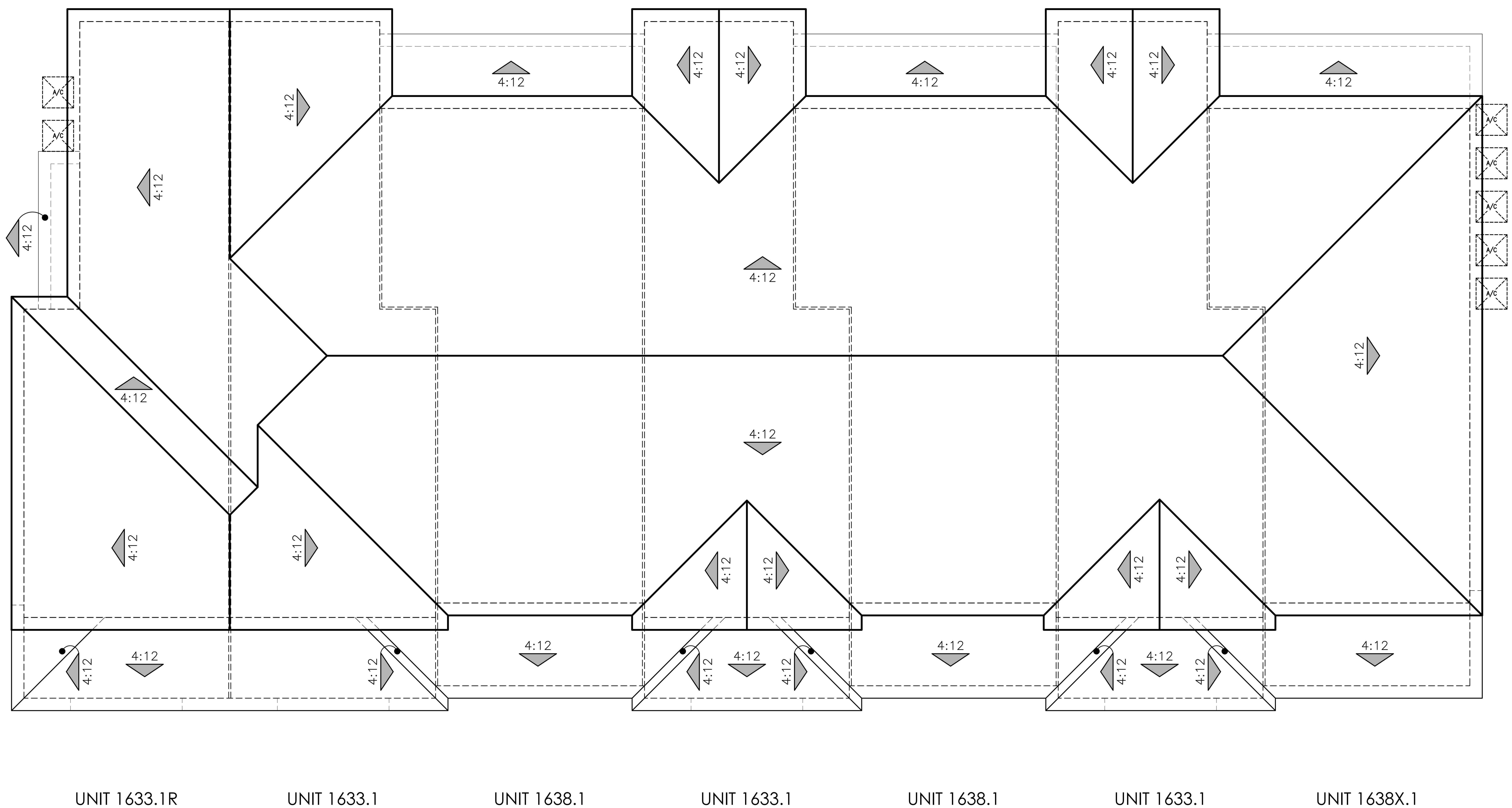
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Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-7

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



TOWNHOME
704A BUILDING (7-PLEX)
ROOF PLAN

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

ARGONAUT

ALISO VIEJO, CALIFORNIA

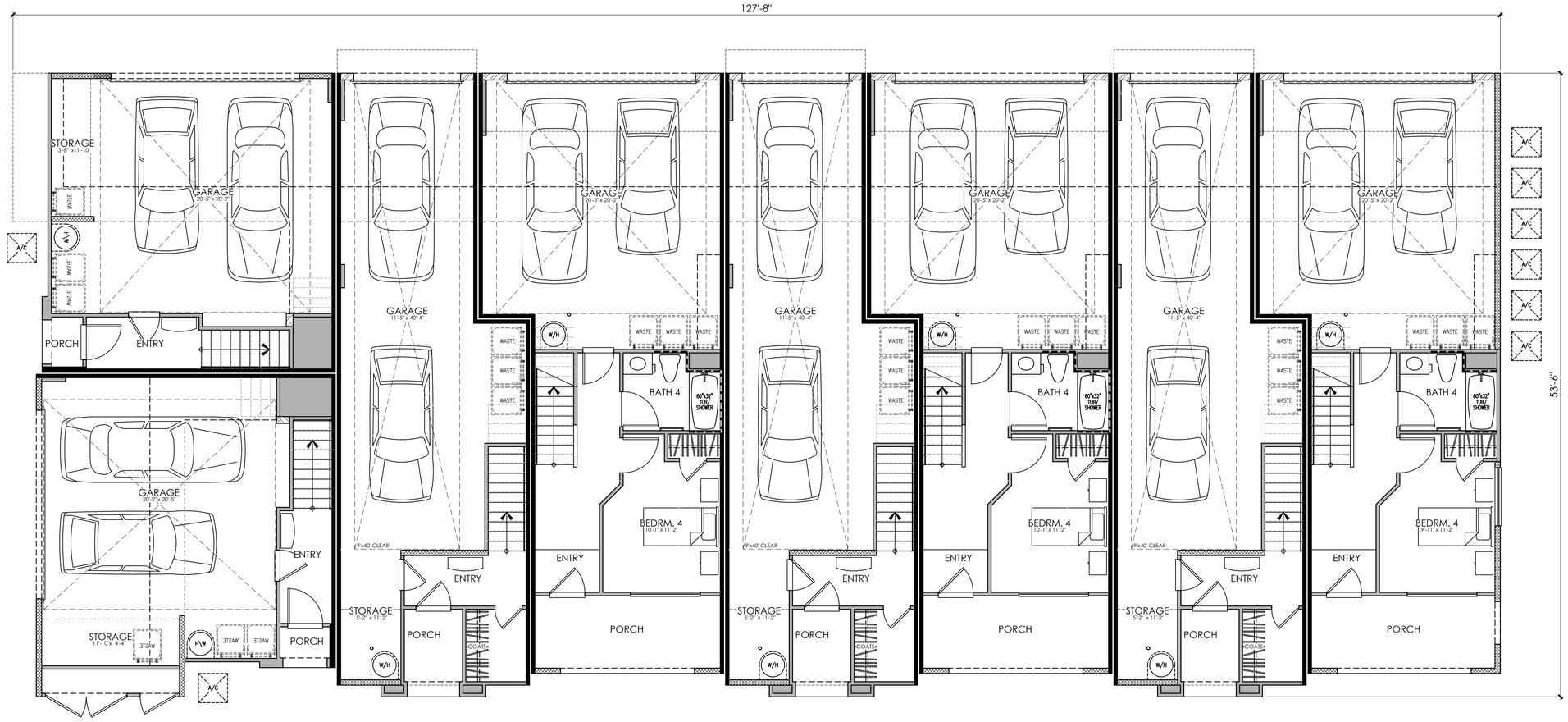
09/11/2024

A-8

Kevin L. Crook Architect Inc #24066

PLANNING + ARCHITECTURE

UNIT 2531.1R
1,210 S.F.
2 BDRM., 3 BATH



UNIT 2532X.1R
1,210 S.F.
2 BDRM., 3 BATH

UNIT 1633.1
1,496 S.F.
3 BDRM., 3 BATH

UNIT 1638.1
1,765 S.F.
4 BDRM., 4 BATH

UNIT 1633.1
1,496 S.F.
3 BDRM., 3 BATH

UNIT 1638.1
1,765 S.F.
4 BDRM., 4 BATH

UNIT 1633.1
1,496 S.F.
3 BDRM., 3 BATH

UNIT 1638X.1
1,765 S.F.
4 BDRM., 4 BATH

TOWNHOME
801A BUILDING (8-PLEX)
FIRST FLOOR PLAN

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-9

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

UNIT 2531.1R



UNIT 2532X.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

TOWNHOME
801A BUILDING (8-PLEX)
SECOND FLOOR PLAN

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-10

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

UNIT 2531.1R



UNIT 2532X.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

TOWNHOME
801A BUILDING (8-PLEX)
THIRD FLOOR PLAN

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-11

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 2532X.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

FRONT ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-12

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1638X.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 2532.1R

REAR ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-13

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 2532.1R UNIT 2532X.1R

LEFT ELEVATION



UNIT 1638X.1

RIGHT ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATIONS

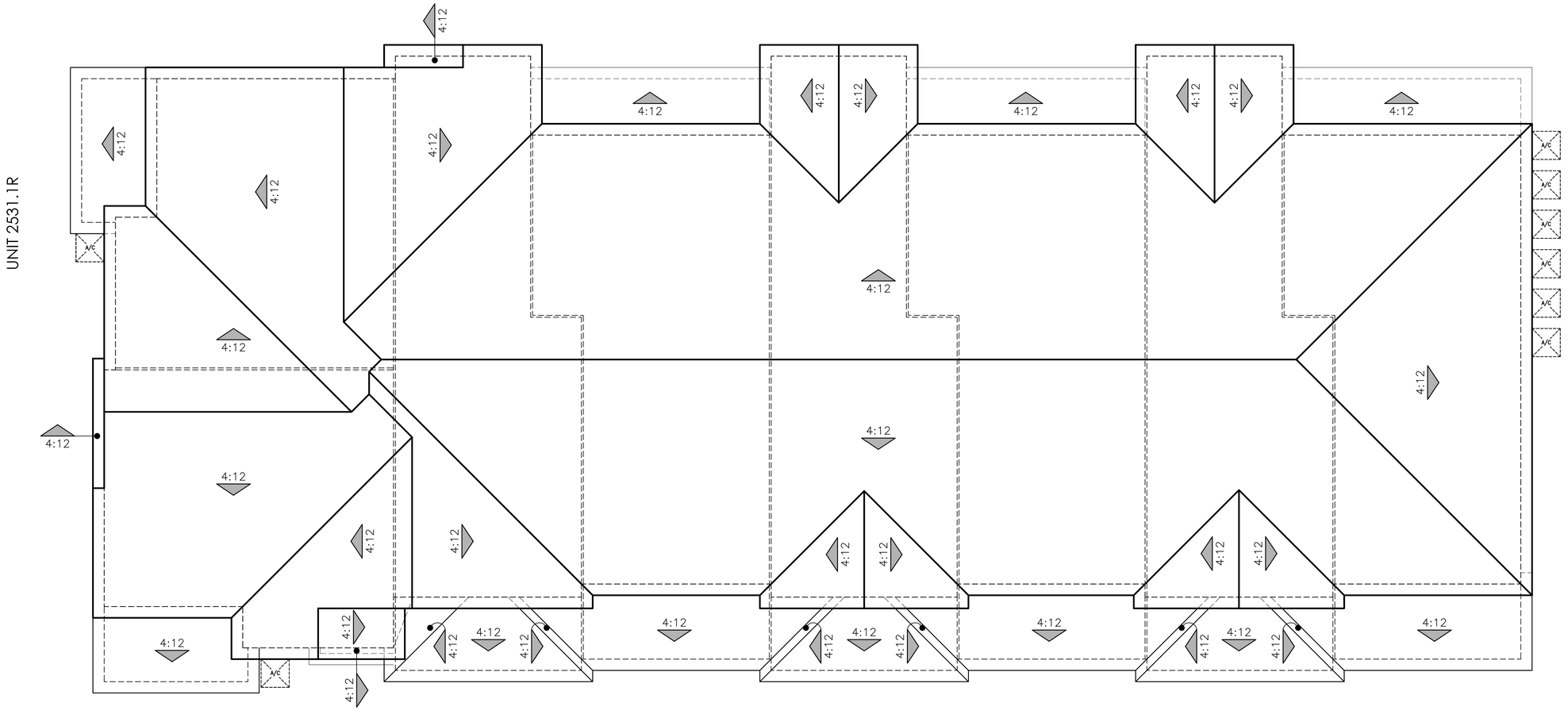
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Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-14

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



TOWNHOME
801A BUILDING (8-PLEX)
ROOF PLAN

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

09/11/2024
A-15

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

ARGONAUT

ALISO VIEJO, CA

PROJECT	24066
CREATED	7/19/24
Remove Tile	8/21/24

SPANISH ECLECTIC "A"	SCHEME 1	SCHEME 2
STUCCO 1	1503	1572
STUCCO PAINT MATCH***	SW 7028 INCREDIBLE WHITE	RGB 255/255/255
STUCCO 2 (WAINSCOT / 1ST FLOOR STUCCO ENTRIES)	SW9084 COCOA WHIP	SW9169 CHATURA GRAY
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW6075 GARRET GRAY
FRONT DOORS / SHUTTERS	SW2839 RYCRFT COPPER RED	SW0032 NEEDLEPOINT NAVY
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK
WROUGHT IRON	SW7675 SEALSKIN	SW7675 SEALSKIN
EAGLE ROOF: LOW PROF. "S" MALIBU	2636 PIEDMONT BLEND	2606 VALLEJO RANGE
BORAL ROOF: LOW PROF. "S" VILLA	1VICS3182 GARNET BLEND	1VICS6464 CA MISSION BLEND
GUTTERS:	RUSTIC BROWN	RUSTIC BROWN

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	EAGLE / WESTLAKE
GUTTERS:	RGS

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

Meritage Homes

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

SPANISH ECLECTIC “A”
SCHEME #1



Meritage Homes

ARGONAUT
ALISO VIEJO, CA

#24066
AUG. 21, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH ECLECTIC “A”
SCHEME #2



Meritage Homes

ARGONAUT
ALISO VIEJO, CA

#24066
AUG. 21, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “A“ SPANISH COLONIAL



LEGEND

1. Project Entry with Enhanced Paving
2. Monument Signage with Accent Tree
3. Concrete Sidewalk
4. Private Patio
5. Park / Open Space (Refer to L-2)
   - Lawn
   - BBQ Grill
   - Overhead Shade Structure
   - Picnic Table and Chairs
   - Tot Lot
6. Accent Tree
7. Tall Hedge Planting to Screen Utilities and AC Units
8. Vine Planting to Screen Wall
9. Mailbox Cluster
10. Transformer
11. Retaining Wall (Refer to L-3 and L-4)
12. Perimeter Fence (Refer to L-3 and L-4)
13. Existing Easement
14. Existing Landscape to Remain
15. Property Line

Residential Common Area

Common Area Provided: 33,092 sqft (26.8%)

Minimum Parking Lot Landscaping **N/A***

Parking Area at Entry: (9) Stalls

Parking Area at Alley F: (5) Stalls

*Minimum 4% of landscape required for parking lots serving 10 or more cars. Requirement does not apply here since neither group of stalls equals 10 or more cars.

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL LANDSCAPE SITE PLAN

ALISO VIEJO, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

09.11.24

L-1

C2 Collaborative



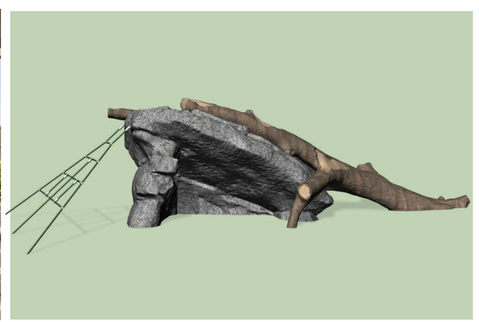
LEGEND

1. Lawn
2. Decorative Boulders
3. Concrete Walk
4. BBQ Counter
5. Overhead Shade Structure
6. Picnic Table
7. Bench
8. Play Equipment with Play Safety Surface
9. Mailbox Cluster
10. Retaining Wall
11. Perimeter Fence
12. Accent Tree









KEYMAP



MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL OPEN SPACE ENLARGEMENT PLAN

ALISO VIEJO, CA

0 5' 10' 20'

Scale: 1" = 10'-0"

09.05.24

L-2

C2 Collaborative



LEGEND

- Retaining Wall (Refer to Civil's Plan)
- Perimeter Fence
- Monument Signage Wall
- Backyard Wall
- Front Patio Fence
- Front Patio Gate

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL WALL AND FENCE PLAN

ALISO VIEJO, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

09.05.24

L-3

C2 Collaborative

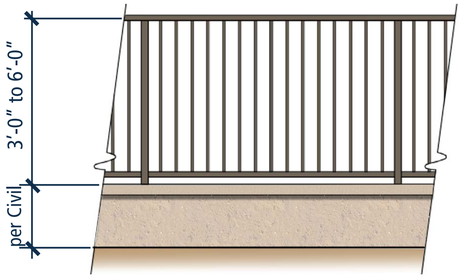
WALL AND FENCE DETAILS





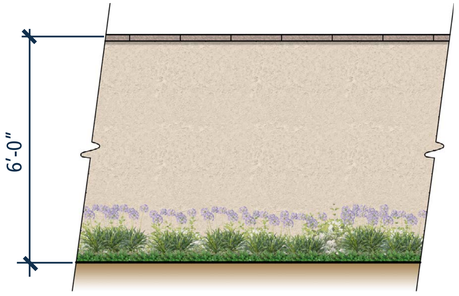
- Burnished CMU in stack bond pattern
- Precast concrete cap
- Color to match architecture
- Wood plank and stainless steel channel letter

Monument Signage Wall



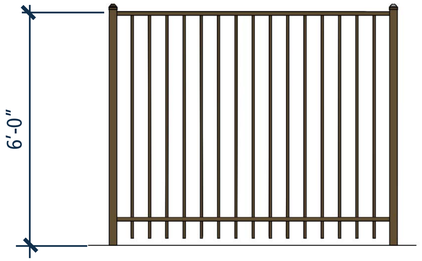
- Stucco finish with precast concrete cap
- Color to match architecture

Retaining Wall



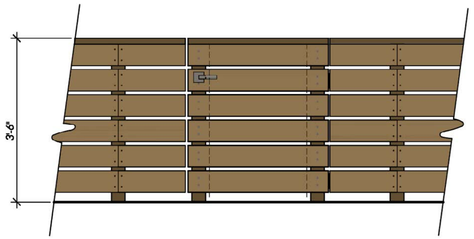
- Stucco finish with precast concrete cap
- Color to match architecture

Backyard Wall



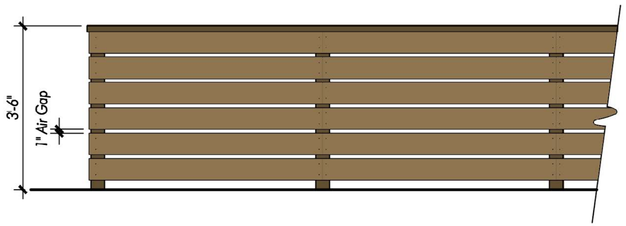
- Tubular steel
- Paint Color: SW7048 Urbane Bronze or equal

Perimeter Fence



- Solid wood
- Paint Color: SW7048 Urbane Bronze or equal

Patio Gate



- Solid wood
- Paint Color: SW7048 Urbane Bronze or equal

Patio Fence

SITE AMENITIES



Maglin - Iconic Tables (Or Equal)

Picnic Table and Benches



Maglin - Iconic Backed/Backless Benches (Or Equal)

Bench



Maglin - 250 Trash Container (Or Equal)

Trash Receptacle



BBQGUYS
Electri-Chef Rubby Built-In (Or Equal)

BBQ Grill



MailboxUSA

Mailbox



LEGEND

Low Water Use

Medium Water Use

High Water Use

Project Name: MH107- Aliso Viejo - Argonaut

Date: September 6, 2024

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	49.6	0.55	27,795	0.62	NA	470,114

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	**49.6**
Landscaped Area includes Special Landscape Area (square feet)	**27,795**
Special Landscape Area (square feet)	**0**

Estimated Annual Water Use:

Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use	49.6	0.2	18,058	0.62	0.81	137,116
Medium Water Use S	49.6	0.5	7,522	0.62	0.81	142,788
High Water Use	49.6	0.8	2,215	0.62	0.73	74,647
Total EAWU:			27,795			354,551

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmapine IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)

Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E

Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

Irrigation Note:

1. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of Aliso Viejo.

2. All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL IRRIGATION CALCULATION

ALISO VIEJO, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

09.05.24

L-5

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	FORM
Agonis flexuosa	Australian Myrtle	24" box min.	STD
Albizia julibrissin	Silk Tree	24" box min.	STD
Arbutus 'Marina'	N.C.N.	24" box min.	STD
Cassia leptophylla	Gold Medallion Tree	24" box min.	STD
Chitalpa tashkentensis	Chitalpa	24" box min.	STD
Geijera parvifolia	Australian Willow	24" box min.	STD
Koelreuteria bipinnatta	Chinese Flame Tree	24" box min.	STD
Laurus nobilis	Sweet Bay	24" box min.	STD
Olea europae 'Wilsonii'	Fruitless Olive	24" box min.	STD
Pinus eldarica	Afghan Pine	24" box min.	STD
Pinus halepensis	Aleppo Pine	24" box min.	STD
Pinus spp	Pine	24" box min.	STD
Platanus acerifolia 'Columbia'	London Plane Tree	24" box min.	STD
Prosopis chilensis 'Phoenix'	Chilean Mesquite	24" box min.	STD
Quercus agrifolia	Coast Live Oak	24" box min.	STD
Quercus engelmannii	Engelmann Oak	24" box min.	STD
Quercus ilex	Holly Oak	24" box min.	STD
Quercus virginiana	Southern Live Oak	24" box min.	STD

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Acacia redolens 'Low Boy'	Prostrate Acacia	1 gal	24"o.c.
Baccharis pilularis	Coyote Bush	1 gal	24"o.c.
Ceanothus griseus horizontalis	Carmel Creeper	1 gal	18"o.c.
Cerastium tomentosum	Snow in summer	1 gal	24"o.c.
Cotoneaster parneyi	Red Clusterberry	1 gal	24"o.c.
Cotoneaster dammeri 'Lowfast'	Lowfast Clusterberry	1 gal	24"o.c.
Lantana Camara	Lantana	1 gal	18"o.c.
Lantana montevidensis	Creeping Lantana	1 gal	24"o.c.
Myoporum parvifolium	Creeping Myoporum	1 gal	24"o.c.
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	24"o.c.
Senecio mandraliscae	Blue Chalk Sticks	1 gal	18"o.c.

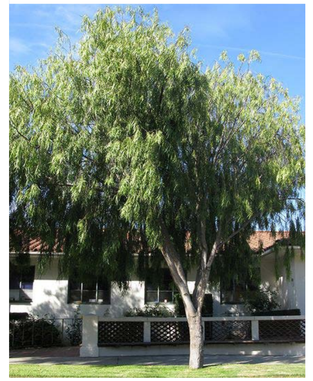
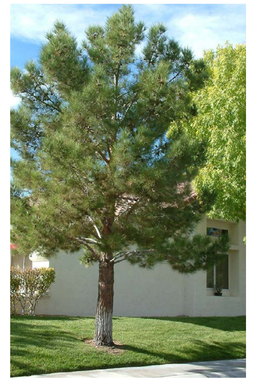
VINE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Bougainvillea 'Barbara Karst'	Bougainvillea	15 gal	10'o.c.
Macfadyena unguis-cati	Yellow Trumpet Vine	15 gal	10'o.c.

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Aeonium arboreum 'Atropurpureum'	N.C.N.	5 gal	36" 0.c.
Agave attenuata 'Nerva'	Agave	15 gal	36" 0.c.
Aloe barbadensis	N.C.N.	5 gal	30" 0.c.
Aloe striata	Coral Aloe	5 gal	30" 0.c.
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 gal	48" 0.c.
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 gal	36" 0.c.
Bambusa multiplex 'Alphonse Karr'	Bamboo	5 gal	30" 0.c.
Ceanothus 'Heart's Desire' Heart's	Desire Ceanothus	5 gal	36" 0.c.
Ceanothus spp.	Ceanothus	5 gal	36" 0.c.
Cotoneaster parneyi	Red Clusterberry	5 gal	36" 0.c.
Dietes dicoler	Fortnight Lily	5 gal	24" 0.c.
Dudleya caespitosa	Dudleya	5 gal	36" 0.c.
Echium fastuosum	Pride of Madeira	5 gal	36" 0.c.
Elaegnus pungens	Silverberry	15 gal	48" 0.c.
Encelia californica	California Encelia	5 gal	36" 0.c.
Feijoa sellowiana	Pineapple Guava	15 gal	48" 0.c.
Festuca mairei	Atlas Fescue	5 gal	30" 0.c.
Festuca ovina 'Glauca'	Blue Fescue	5 gal	30" 0.c.
Hesperaloe parviflora	Red Yucca	5 gal	36" 0.c.
Heteromeles arbutifolia	Toyon	15 gal	48" 0.c.
Lantana montevidensis ' Alba'	Lantana	5 gal	30" 0.c.
Lavandula angustifolia 'Mustead'	English Lavender	5 gal	30" 0.c.
Leptospermum scoparium	New Zealand Tea Tree	5 gal	36" 0.c.
Leucophyllum F.	White Cloud Texas Ranger	5 gal	36" 0.c.
Mimulus hybrids	Monkey Flower	5 gal	36" 0.c.
Muhlenbergia rigens	Deergrass	5 gal	30" 0.c.
Myrsine Africana	African Boxwood	5 gal	30" 0.c.
Opuntia littoralis	Prickly Pear	5 gal	48" 0.c.
Phormium tenax 'Jack Sprat'	Flax	5 gal	36" 0.c.
Photinia fraseri	Photinia	15 gal	36" 0.c.
Prunus ilicifolia	Hollyleaf Cherry	15 gal	48" 0.c.
Pyracantha spp.	Firethorn	5 gal	36" 0.c.
Rhamnis californica	Coffeeberry	5 gal	36" 0.c.
Rhaphiolepis indica Indian	Hawthorne	5 gal	36" 0.c.
Rhus integrifolia	Lemonade Berry	5 gal	36" 0.c.
Romneya coulteri	Matilija Poppy	5 gal	30" 0.c.
Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	30" 0.c.
Rosa 'Flower Carpet'	Flower Carpet Rose	5 gal	30" 0.c.
Rosmarinus officinalis	Rosemary	5 gal	36" 0.c.
Salvia leucantha	Mexican Blue Sage	5 gal	30" 0.c.
Salvia sonomensis 'Dara's Choice'	Creeping Sage	5 gal	30" 0.c.
Salvia spp.	Sage	5 gal	30" 0.c.
Senecio mandraliscae	German Ivy	5 gal	24" 0.c.





















TENTATIVE TRACT NO. 19340

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE,
STATE OF CALIFORNIA

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	OCFA	ORANGE COUNTY FIRE AUTHORITY
BLDG	BUILDING	P/P	POWER POLE
BNDY	BOUNDARY	PPTY	PROPERTY
℄	CENTERLINE	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PROP	PROPOSED
CF	CURB FACE	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	RET	RETAINING
DW	DOMESTIC WATER	RW	RECLAIMED WATER
DWY	DRIVEWAY	R/W	RIGHT-OF-WAY
E	EAST	S	SOUTH
EG	EXISTING GRADE	SCE	SO CAL EDISON
ELEC	ELECTRICAL	SL	STREET LIGHT
E'LY	EASTERLY	S'LY	SOUTHERLY
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	STD.	STANDARD
FG	FINISHED GRADE	SWR	SANITARY SEWER
FT	FEET	ST	STREET
HSCP	HARDSCAPE	SWLK	SIDEWALK
LL	LOT LINE	TEL	TELEPHONE
LSCP	LANDSCAPE	TM	TRACT MAP
MH	MANHOLE	TR	TRACT
MIN	MINIMUM	TYP.	TYPICAL
N'LY	NORTHERLY	W'LY	WESTERLY
NO	NUMBER		

ZONING

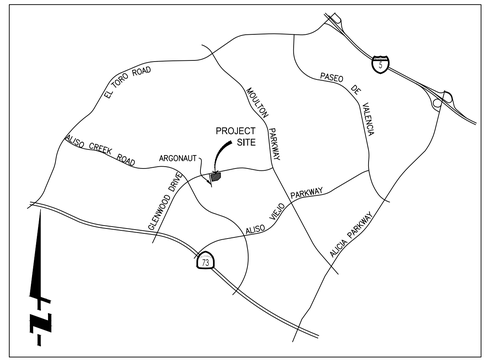
EXISTING ZONING:	BUSINESS PARK
EXISTING LAND USE:	BUSINESS PARK
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED DENSITY:	21.6 DU/AC
PROVIDED OFF-STREET PARKING:	136
GARAGE PARKING: 2 PER UNIT =	122
GUEST PARKING: =	14

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 LOT
LETTERED LOTS:	0 LOTS
TOTAL AREA GROSS:	2.83 AC
TOTAL AREA NET:	2.83 AC
TOTAL AREA TO BE DEDICATED:	0 AC
TOTAL AREA FOR NUMBERED LOTS:	2.83 AC
TOTAL AREA FOR LETTERED LOTS:	0 AC
TOTAL DWELLING UNITS:	61
DETACHED UNITS:	0
ATTACHED UNITS:	61
RESIDENTIAL BUILDING SITE COVERAGE:	41%



SITE PLAN



VICINITY MAP

N.T.S.

OWNER

ARGONAUT OFFICES, LLC

DEVELOPER

MERITAGE HOMES
5 PETERS CANYON ROAD
IRVINE, CA 92606
PH: 949.299.3824

CONTACT: DANNY HINOJOSA
EMAIL: DANNY.HINOJOSA@MERITAGEHOMES.COM
PH: 310.741.0336

CIVIL ENGINEER

X ENGINEERING & CONSULTING
6 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
PH: 949.522.7100

CONTACT: ERIC LISSNER, PE

GEOTECHNICAL ENGINEER

SA GEOTECHNICAL
1000 NORTH COAST HIGHWAY SUITE 10
LAGUNA BEACH, CALIFORNIA 92651
PH: 949.403.7229

CONTACT: REZA SABERI, GE

BENCHMARK

DESIGNATION: 3X-47-83

DESCRIPTION: DESCRIBED BY OCS 2002 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 90 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 290.133 FT. (NAVD 88) LEVELED 1991

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS: "AF9686 BILL BILL GRM", AND "DG9736 P474 FALLBROOK_CS3004 CORS GRP", NAD83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON.

ASSESSOR'S PARCEL NUMBER

623-091-01

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 85-158, AS SHOWN ON A MAP FILED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ADDRESS

95 ARGONAUT, ALISO VIEJO, CALIFRONIA

UTILITIES

WATER:	MOULTON NIGUEL WATER DISTRICT	(949) 831-2500
SEWER:	MOULTON NIGUEL WATER DISTRICT	(949) 831-2500
TELEPHONE:	AT&T/	(949) 440-6610
	COX COMMUNICATIONS	(949) 546-2000
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON CO.	(800) 655-4555
FIRE PROTECTION:	ORANGE COUNTY FIRE AUTHORITY	(714) 573-6000

LEGEND

TRACT BOUNDARY	
LOT LINE	
RIGHT-OF-WAY	
EXISTING EASEMENT	
PROPOSED EASEMENT	
EXISTING WATER	W
PROPOSED WATER	W
EXISTING SEWER	S
PROPOSED SEWER	S
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	SD

50' 0' 25' 50'
SCALE: 1" = 50'

SHEET INDEX

C-1 – TITLE SHEET
C-2 – EXISTING CONDITIONS
C-3 – TENTATIVE TRACT MAP
C-4 – SECTIONS
C-5 – CONCEPTUAL GRADING PLAN
C-6 – CONCEPTUAL UTILITY PLAN
C-7 – FIRE ACCESS SITE PLAN

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

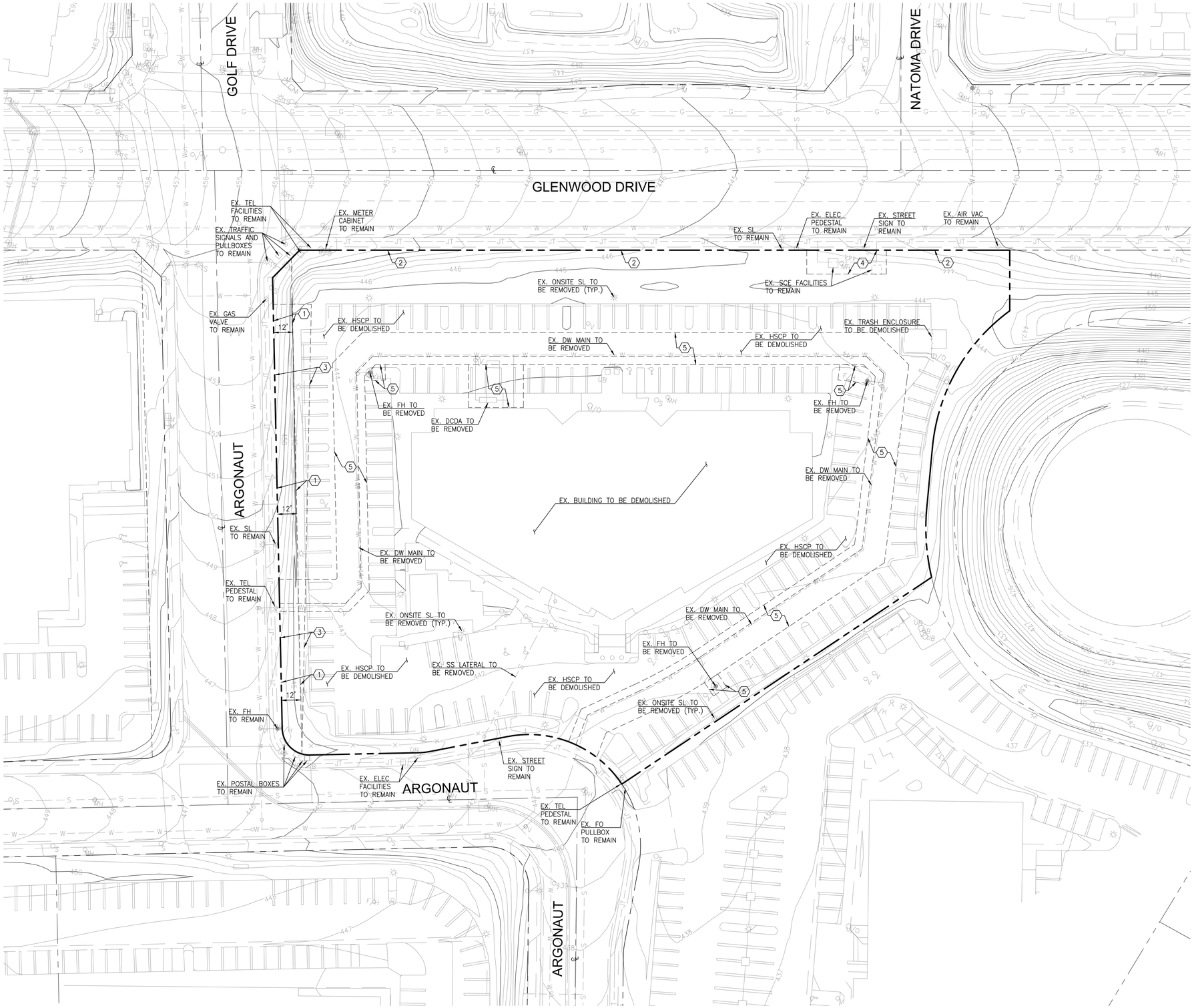
SCALE:	AS SHOWN
DESIGNED BY:	DA, RR
DRAWN BY:	DA
CHECKED BY:	EL

TITLE SHEET

TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

SHEET C-1 OF 7

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EXISTING EASEMENTS

1. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR LANDSCAPE AND MAINTENANCE AND INCIDENTAL PURPOSES, TO BE QUITCLAIMED.

2. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, TO REMAIN.

3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED APRIL 06, 1982 AS INSTRUMENT NO. 82–118353 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

   A DECLARATION OF ANNEXATION RECORDED APRIL 13, 1987 AS INSTRUMENT NO. 87–201111 OF OFFICIAL RECORDS.

   DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 04, 1987 AS INSTRUMENT NO. 87–505204 OF OFFICIAL RECORDS, TO BE QUITCLAIMED.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87–548775 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO REMAIN.

5. AN EASEMENT FOR RIGHTS–OF–WAY FOR SEWER LINES AND WATER TRANSMISSION AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 27, 1989 AS INSTRUMENT NO. 89–518828 OF OFFICIAL RECORDS IN FAVOR OF MOUNTAIN NIGUEL WATER DISTRICT, TO BE QUITCLAIMED.

30' 0' 15' 30'

SCALE: 1" = 30'

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	
DESIGNED BY: DA, RR	
DRAWN BY: DA	
CHECKED BY: EL	

EXISTING CONDITIONS
TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

SHEET C-2 OF 7

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EXISTING EASEMENTS TO REMAIN

(2) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, TO REMAIN.

(4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87-548775 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO REMAIN.

PROPOSED EASEMENTS

[1] EASEMENT FOR WATER UTILITIES AND INCIDENTAL PURPOSES DEDICATED TO THE MOULTON NIGUEL WATER DISTRICT

[2] EASEMENT FOR PEDESTRIAN ACCESS DEDICATED TO THE CITY OF ALISO VIEJO

30' 0' 15' 30'
SCALE: 1" = 30'

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER — ERIC LISSNER — NO. 84264 — CIVIL — STATE OF CALIFORNIA

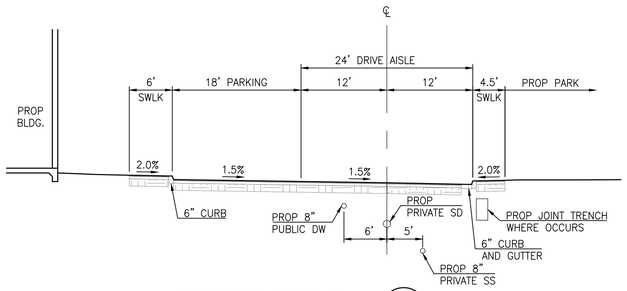
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DESIGNED BY:	DA, RR
DRAWN BY:	DA
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TENTATIVE TRACT MAP

TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

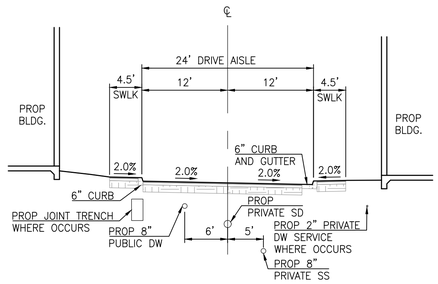
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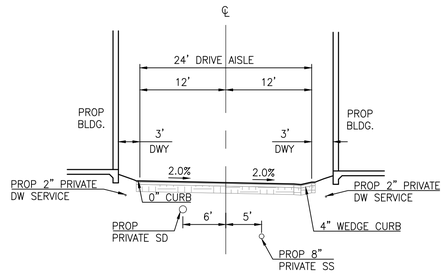
PRIVATE ALLEY A — A/4

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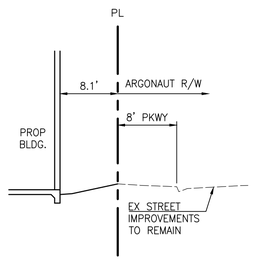
PRIVATE ALLEY B — B/4

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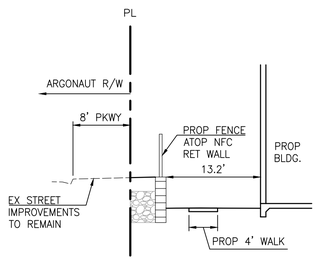
TYPICAL PRIVATE ALLEY — C/4

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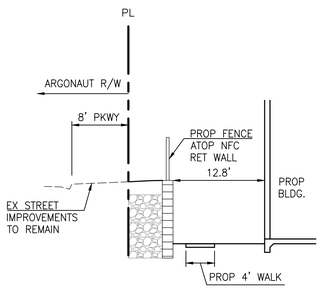
S'LY PROPERTY LINE — D/4

SCALE: NTS



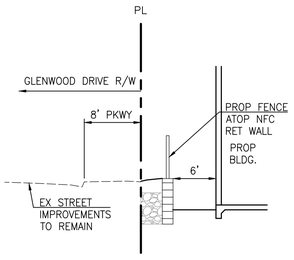
W'LY PROPERTY LINE — E/4

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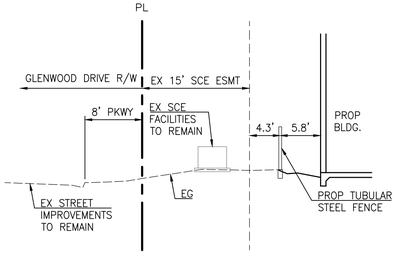
W'LY PROPERTY LINE — F/4

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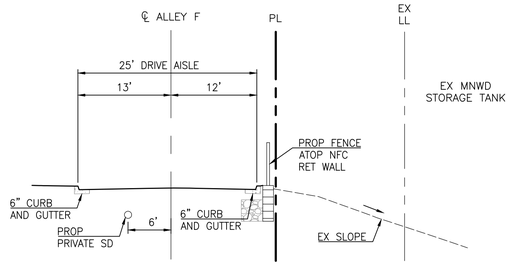
N'LY PROPERTY LINE — G/4

SCALE: NTS



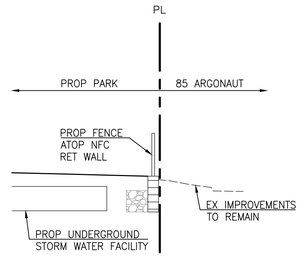
N'LY PROPERTY LINE — H/4

SCALE: NTS



E'LY PROPERTY LINE - MNWD FACILITY — I/4

SCALE: NTS



SE'LY PROPERTY LINE - 85 ARGONAUT — J/4

SCALE: NTS

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER — NO. 84264 — CIVIL — STATE OF CALIFORNIA

SCALE:	AS SHOWN
DESIGNED BY:	DA, RR
DRAWN BY:	DA
CHECKED BY:	EL

SECTIONS

TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

SHEET C-4 OF 7

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LEGEND

- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED DAYLIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- W — PROPOSED DOMESTIC WATER
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SANITARY SEWER
- 100 — PROPOSED ELEVATION
- 100 — EXISTING ELEVATION
- GB — GB — PROPOSED GRADE BREAK
- R — R — PROPOSED RIDGE LINE
- PROPOSED COMBINATION TUBULAR STEEL FENCE ATOP NFC RETAINING WALL
- PROPOSED TUBULAR STEEL FENCE
- FLOW LINE
- PROPOSED CHANGE IN SLAB ELEVATION
- ACC — INDICATES ACCESSIBLE UNIT
- PROPOSED PAVERS PER LANDSCAPE PLAN

30' 0' 15' 30'
SCALE: 1" = 30'

1ST SUBMITTAL - PREPARED 9/5/2024

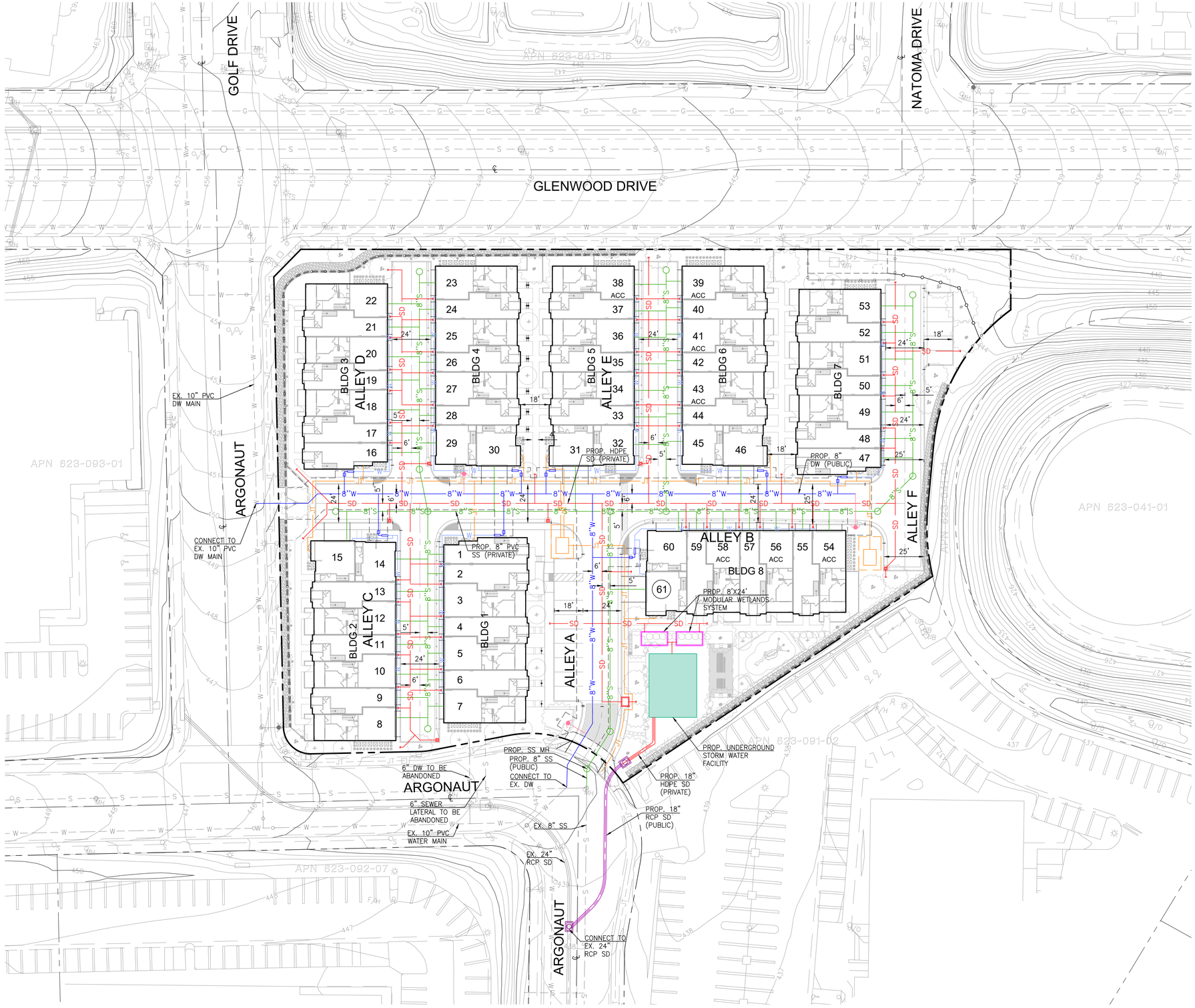
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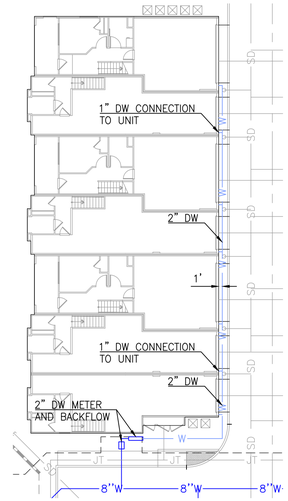
REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	CONCEPTUAL GRADING PLAN
DESIGNED BY: DA, RR	TENTATIVE TRACT MAP 19340
DRAWN BY: DA	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF ALISO VIEJO, CALIFORNIA

SHEET C-5 OF 7

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TYPICAL PRIVATE WATER SERVICE DETAIL

LEGEND

- PROPERTY BOUNDARY
- STREET CENTER LINE
- W — EXISTING DOMESTIC WATER
- S — EXISTING SEWER
- EXISTING STORM DRAIN
- W — PROPOSED PUBLIC DOMESTIC WATER
- W — PROPOSED PRIVATE DOMESTIC WATER SERVICE
- S — PROPOSED PRIVATE SEWER
- SD — PROPOSED PRIVATE STORM DRAIN
- PROPOSED PUBLIC RCP STORM DRAIN
- JT — PROPOSED JOINT TRENCH
- PROPOSED MODULAR WETLANDS SYSTEM
- PROPOSED DW METER AND BACKFLOW
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED TRANSFORMER
- PROPOSED UNDERGROUND STORM WATER FACILITY

30' 0' 15' 30'
SCALE: 1" = 30'

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	CONCEPTUAL UTILITY PLAN
DESIGNED BY: DA, RR	TENTATIVE TRACT MAP 19340
DRAWN BY: DA	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF ALISO VIEJO, CALIFORNIA
	SHEET C-6 OF 7

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GOLF DRIVE

NATOMA DRIVE

GLENWOOD DRIVE

ARGONAUT

APN 623-641-15

APN 623-093-01

APN 623-041-01

APN 623-091-02

APN 623-092-07

BLDG 1 — 126'

BLDG 2 — 137.17'

BLDG 3 — 126'

BLDG 4 — 137.17'

BLDG 5 — 137.17'

BLDG 6 — 137.17'

BLDG 7 — 122.58'

BLDG 8 — 141.17'

ALLEY A

ALLEY B

ALLEY C

ALLEY D

ALLEY E

ALLEY F

FIRE ACCESS HAMMERHEAD PER OCFA FIRE MASTER PLAN GUIDELINE B-01, PAGE 7

LEGEND

- RIGHT OF WAY
- STREET CENTERLINE
- PROPERTY BOUNDARY
- W — PROPOSED DOMESTIC WATER
- PROPOSED FIRE HYDRANT
- CURBS AND AREAS DESIGNATED TO BE NO PARKING

N

30' 0' 15' 30'

SCALE: 1" = 30'

1ST SUBMITTAL - PREPARED 9/5/2024

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

FIRE ACCESS SITE PLAN

TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

SCALE:	AS SHOWN
DESIGNED BY:	DA, RR
DRAWN BY:	DA
CHECKED BY:	EL

SHEET C-7 OF 7

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Argonaut
Project Description
September 19, 2024

Meritage Homes proposes to develop a new residential infill community located at 95 Argonaut in the City of Aliso Viejo (Assessor's Parcel Number 623-091-01). The approximately 2.83-acre is bound by Glenwood Dr. to the north and Argonaut to the southwest. The site is located roughly a half mile away from Highway 73 and a little more than a mile away from Interstate 5. Surrounding uses include single-family and multifamily homes to the north, office space to the west and south, and a water storage facility to the east.

The property is currently developed with an office building and a paved surface parking lot encircling the building. There is only one driveway entrance to the south with access via Argonaut. The existing office building is approximately 48,000 square feet and is two stories tall.

The property maintains General Plan land use of "Business Park" and Zoning designation of "Business Park – 2". Meritage Homes proposes a General Plan Amendment and Zone Change from "Business Park" and "Business Park – 2" respectively to "Residential High-Density" which will be consistent with the surrounding residential designations of Very High Density Residential and High Density Residential just north to the site. The Residential High Density minimum site area is 5,000 square feet and the proposed project would be in conformance with a building site area of 123,275 square feet.

The maximum allowable density for residential high density is 30 dwelling units per acre. The proposed community will consist of 61 three-story townhomes, resulting in a total density is 21.6 dwelling units per acre. Unit sizes for the town homes vary from approximately 1,200 – 1,800 square feet with two, three, and four bedrooms. Proposed building heights are approximately 38', below the maximum permitted height of 45 feet. A minimum of 25% open space is required per the residential development standards. Approximately 27% open space area is provided and includes amenity features such as decorative walkways, gathering spaces with electric barbeques, open lawn area for free-play, and a tot lot.

Meritage Homes proposes to provide three of the total number of units (5%) as affordable units, priced for Low Income households as defined by State Law. As such, the proposed project is eligible for one incentive and unlimited waivers. The design proposes the following deviations from standards, which both qualify as waivers since they allow the project to achieve the proposed density:

- The High-Density Residential standards require a 20' minimum perimeter setback and the proposed project has varying setback distances with the minimum of 7' at the southern perimeter property line.
- The northwest corner of the property already consists of a significantly large downslope into the property. The grading concept proposes to install a retaining wall in this area with a maximum height of 10', which requires a 4' fence on top for safety purposes. The total combine height of 14' exceeds the City's maximum permitted height of 10'. It should be noted that the wall will only be visible from the interior of the project and quickly tapers to lower heights as it extends to the south and east. Only the safety fence will extend above the wall and will be screened with landscaping to minimize their appearance from Argonaut and Glenwood Drive.

Per Density Bonus Law, the community is required to provide a total of 115.5 parking spaces. Attached private garages will be provided with each unit, allowing space for two vehicles, either in tandem or side-by-side configurations. All garages will provide room for household storage and the tandem garages will include extra space along the side for easy car entry and exit. An additional 14 guest spaces are distributed throughout the community for a total of 136 parking spaces.

The Spanish Eclectic architectural style includes Spanish characteristics such as covered arched entry ways, window shutters, covered balconies and gable roof accents. These architectural details emulate the adjacent residential community to the north. Two different building types, a 7-plex and an 8-plex building, each include their own color scheme to create variety within the community. The color schemes include terracotta colored roof tiles, with trim accents of an earth tone palette such as browns, reds, and blues.

The community is designed to provide an enhanced arrival experience with decorative paving, accent trees, community signage and an adjacent community open space area at the community entry. Residents and visitors will be greeted by passive recreational amenities that may include shaded seating areas, barbecues, open lawn space for games such cornhole, and a tot lot for families to interact and play. The arrangement of buildings also provides a central courtyard paseo between each home's front door, which will be enhanced with landscaping vegetation and trees.

Water service is provided by Moulton Niguel Water District. The project will connect to existing domestic water lines in the street at Argonaut and will bring one 8-inch line into the site through the drive aisles. There will be an existing 6" domestic water line that will be capped. South Orange County Water Authority is the sewer service provider for the project and an 8-inch system will be installed. Sewer service will connect to a an existing 8-inch sewer system located at Argonaut, to an existing manhole at the southern portion of the project. A 12" storm drain connects to the onsite underground modular wetlands system and will treat the storm water.

The project has been designed such that fire can access the site from any of the public streets or the drive aisles with a minimum of 150 feet of house pull to cover the entirety of each building. A total of three private hydrants are located along Alley A and Alley B.

Individual trash service will be provided with collection occurring on a weekly basis. Residents will have enough space to store trash, recycling, and organics within their private garage.

Construction is currently anticipated to begin in Q2 of 2026 with the community opening for sales in Q3 of 2027 and construction completing at the end Q4 2027.

ALISO VIEJO

95 Argonaut

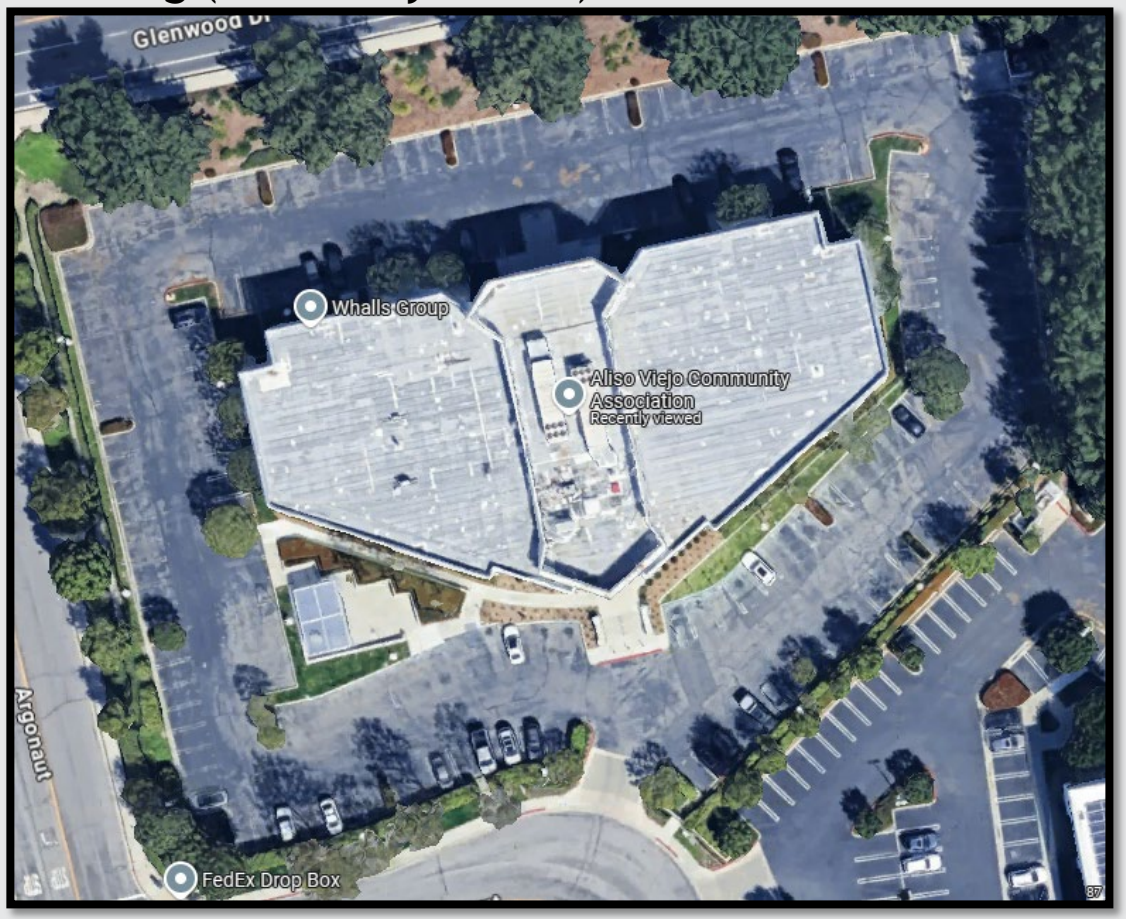
Concept Review

Existing Site



Site Layout

Existing (Two-Story Office)



Proposed (61-unit Townhomes)



Proposed Project



