AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, DECEMBER 4, 2024
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 Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

1. POST ELECTION MATTERS:

1.1 CERTIFICATION OF OFFICIAL ELECTIONS RESULTS
Recommended Action: Adopt a Resolution reciting the facts of the General Municipal Election held on November 5, 2024, declaring the result and such other matters as provided by law.
Staff Report
Attachment 1 - Resolution

1.2 RECOGNITION OF OUTGOING COUNCILMEMBER ROSS CHUN

RECESS AND RECONVENE

1.3 OATH OF OFFICE CEREMONY AND INSTALLATION OF DISTRICT 1 COUNCILMEMBER TIM A. ZANDBERGEN

1.4 OATH OF OFFICE CEREMONY AND INSTALLATION OF DISTRICT 3 COUNCILMEMBER RICHARD HURT

1.5 OATH OF OFFICE CEREMONY AND INSTALLATION OF DISTRICT 5 COUNCILMEMBER MIKE MUNZING

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 November 20 , 2024 Regular Meeting and the November 21, 2024 Special Meeting.

Draft Minutes - November 20, 2024 Regular Meeting
Draft Minutes - November 21, 2024 Special Meeting

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between November 8, 2024, and November 21, 2024, in the amount of $512,690.15.

Staff Report
Attachment 1 - Accounts Payable Report

4.4 TREASURER'S STATEMENT – OCTOBER 2024

Recommended Action: Receive and file the October 2024 Treasurer's Statement.

Staff Report
Attachment 1 - Oct 2024 Treasurer's Statement

4.5 FISCAL YEAR 2023-24 ANNUAL COMPREHENSIVE FINANCIAL REPORT

Recommended Action: Receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2024.

Staff Report
Attachment 1 - FY 2023-24 Annual Comprehensive Report
Attachment 2 - Auditor Communication Letter
Attachment 3 - Report on Internal Controls
Attachment 4 - Report on Appropriations Limit
Attachment 5 - Report on Treasurer's Monthly Statement

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 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).

Staff Report
Attachment 1 - Resolution
Attachment 2 - Project Plans

6. DISCUSSION:

6.1 CITY COUNCIL REORGANIZATION

Recommended Action: Select a Mayor and Mayor Pro Tem in accordance with Ordinance No. 2001-022, for the 2025 calendar year.

Staff Report

6.2 CITY COUNCIL APPOINTMENTS TO SERVE ON REGIONAL BOARDS, COMMISSIONS AND COMMITTEES

Recommended Action:

1. Review and update Council appointment list to regional boards, commissions, and committees; and
2. Adopt a Resolution designating and appointing the City's representative to the Orange County Fire Authority Board of Directors.

Staff Report
Attachment 1 - 2024 Appointment List
Attachment 2 - Resolution for OCFA Appointment

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:

Adjourn to January 15, 2025. The regularly scheduled City Council meetings of December 18, 2024 and January 1, 2025 have been cancelled.

City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 2024

TO: Mayor and City Council

FROM: Mitzi Ortiz, City Manager

SUBJECT: CERTIFICATION OF OFFICIAL ELECTIONS RESULTS

Recommended Action:

Adopt a Resolution reciting the facts of the General Municipal Election held on November 5, 2024, declaring the result and such other matters as provided by law.

Fiscal Impact:

Funding for the 2024 General Municipal Election in the amount of $50,000 was included in the FY 2024-25 Budget. The final invoice has not been received from the Orange County Registrar of Voters as of this time.

Background:

On June 5, 2024, the City Council adopted Resolution No. 2024-16 calling the General Municipal Election on November 5, 2024, for the election of three members of the City Council for Districts 1, 3, and 5. The City Council also adopted Resolution No. 2024-17 requesting that the County of Orange consolidate the election with the Statewide General Election held on the same day and authorizing the Registrar of Voters to canvass the returns on behalf of the City.

The election was held for District 1 with two nominees on the ballot: Jennifer Engle and Tim Zandbergen. The election was canceled for District 3, and the nominee, Richard Hurt, was appointed to the seat. The election was held for District 5 with two nominees on the ballot: Ross Chun and Mike Munzing.

Discussion:

California Elections Code Section 10262(b) provides that in consolidated elections, upon receipt of the results following the canvass of the returns, the City elections official shall certify the results to the governing body no later than the next regularly scheduled City Council meeting or at a special meeting called for this purpose. Under Assembly Bill 3184, signed into law September 22, 2024, county elections officials are prohibited from

certifying the election results before December 3, 2024; however, Staff has received notification from the Orange County Registrar of Voters that the certification of the results will be available prior to this meeting.

As of 5:00 p.m. on November 26, 2024, the unofficial election results from the Orange County Registrar of Voters indicate the top finishers for each district as follows:

District 1	Mike Munzing
District 3 (election canceled)	Richard Hurt (appointed 8/21/24)
District 5	Tim Zandbergen

California Elections Code Section 10263 requires the City Council adopt a Resolution reciting the fact of the election and declaring elected the persons for whom the highest number of votes were cast for each office prior to the installation of new officers. Since the City will not receive the certification from the County by the time this agenda report is issued, the final Resolution and certification will be provided to the City Council at the time of the meeting.

Attachment:

1. Draft Resolution

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2024, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a General Municipal Election was held and conducted in the City of Aliso Viejo, California, on Tuesday, November 5, 2024, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting centers were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, the Orange County Registrar of Voters canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as "Exhibit A."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the whole number of ballots cast in the vote centers was _____, and the whole number of vote-by-mail ballots cast in the City was _____, making a total of _____ ballots cast in the City.

Section 2. That the names of persons voted for at the election for Member of the City Council, District 1 are as follows:

Jennifer Engle
Tim Zandbergen

That the names of persons voted for at the election for Member of the City Council, District 5 are as follows:

Ross Chun
Mike Munzing

Section 3. That the number of votes given at vote centers and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates were as listed in "Exhibit A" attached.

Section 4. The City Council does declare and determine that _____ was elected as Member of the City Council, District 1 for the full term of four years; and _____ was elected as Member of the City Council, District 5 for the full term of four years.

SECTION 5. The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing: (1) the whole number of ballots cast in the City; (2) the names of the persons voted for; (3) for what office each person was voted for; (4) the number of votes given at vote centers to each person; and (5) the total number of votes given to each person.

SECTION 6. That the City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 4th day of December, 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 4th day of December, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 20, 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 7:01 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, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
LAUREN TORRES, DEPUTY CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ROSE RIVERA, SENIOR PLANNER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Patsy Freitag led the pledge of allegiance.

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Patsy Freitag requested sign regulation exemptions for church services.
2. Tracy Blum expressed gratitude to AVCA for their use of organic pesticide treatments.
3. Mark Angelus commented on Iglesia Park tennis courts.

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 November 6 , 2024 Special Meeting and the November 6, 2024 Regular Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between October 25, 2024, and November 7, 2024, in the amount of $1,114,142.87.

4.4 ANNUAL MEASURE M2 EXPENDITURE REPORT

Recommended Action: Adopt Resolution No. 2024-30 approving the City's annual Measure M2 expenditure report for fiscal year ending June 30, 2024.

4.5 AGREEMENT WITH CREATIVE AIR MECHANICAL SERVICES FOR CITY HALL HVAC IMPROVEMENTS

Recommended Action:
1. Approve Contract Documents for City Hall HVAC Improvements;
2. Award an agreement in the amount of $160,840 to Creative Air Mechanical Services as the lowest responsible bidder for the City Hall HVAC Improvements;
3. Authorize the City Manager to execute an agreement with Creative Air Mechanical Services;

4. Authorize City staff to make total compensation to Creative Air Mechanical Services up to $160,840 plus $14,000 (8.7% of the agreement amount) to allow for contingencies, totaling $174,840; 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).

4.6 FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR STC TRAFFIC, INC. FOR ON-CALL TRAFFIC ANALYSIS

Recommended Action: Approve and authorize the City Manager to execute a fourth amendment to the professional services agreement with STC Traffic, Inc. to extend the agreement to June 30, 2026.

5. PUBLIC HEARINGS:

None.

6. DISCUSSION:

6.1 STUDY SESSION FOR THE AVALON ALISO VIEJO MIXED-USE PROJECT

City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera, who provided an overview. Applicant Mark Janda (AvalonBay Communities) provided additional information. Staff and the applicant responded to questions regarding the proposed building height, structure setbacks, parking, amenities, potential view impacts, story poles, and retail offerings. Mayor Munzing opened for public comment and the following persons provided comment:

1. Eric Hauber expressed support for the project.
2. Jad Bochai expressed support for the project.
3. Tom Merritt expressed opposition to the project.
4. Jeff Merritt expressed opposition to the project.
5. Tom Moran expressed support for the project.
6. Victoria Hernandez expressed support for the project.
7. Mark Van Bloem expressed opposition to the project.
8. Nancy Larimer expressed support for the project.
9. Yan Gendlin expressed opposition to the project.
10. Dan Burgher expressed support for the project.
11. Hillary Seaborn expressed opposition to the project.
12. Robyn Vettraino expressed support for the project.
13. Adam Wood (Building Industry Association) expressed concerns about the project.
14. Brad Romano expressed support for the project.
15. Todd Kirtland expressed opposition to the project.

16. Art Camoia expressed opposition to the project.
17. Carmen Cave expressed concerns about the project.
18. Cindy expressed concerns about the project.

There were no other comments.

Recommended Action: Conduct a public hearing to review the concept plans for a mixed-used project, consider public testimony, and provide feedback to the Applicant.

The City Council requested information on a scaled-down version of the project and requested the erection of story poles. No further action was taken.

7. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced the 7th Annual All is Bright Holiday Celebration and Tree Lighting Ceremony to be held from 5:00 p.m. to 8:00 p.m. on December 5, 2024, at Aliso Viejo Town Center.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Chun:
- Attended OCFA Human Resources Committee Meeting
- Attended OCFA Budget and Finance Committee Meeting
- Attended the United to End Homelessness Table Talk
- Announced Giving Guidance to End Homelessness Discussion and Sock Drive
- Attended the Covington Retirement Community's Veterans Day Program
- Attended Veterans Day Observance at El Toro Memorial Park
- Attended SCAG Policy Committee meeting

Councilmember Duncan: None

Councilmember Hurt:
- Commented on friend's cancer battle
- Encouraged the community to foster friendly relationships with neighbors

Mayor Pro Tem Ackley:
- Commented on Councilmember Duncan's presentation during Discussion Item 6.1

Mayor Munzing:
- Attended Veterans Day Observance at El Toro Memorial Park
- Announced the State of the City event

DRAFT

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 9:37 p.m. to the regularly scheduled City Council meeting of December 4, 2024.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
NOVEMBER 21, 2024, 7:00 PM
Soka Performing Arts Center, 1 University Drive
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 7:10 p.m.

ROLL CALL:

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER MAX DUNCAN

ABSENT: COUNCILMEMBER ROSS CHUN
COUNCILMEMBER RICHARD W. HURT

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER
SCOTT C. SMITH, CITY ATTORNEY

1. SPECIAL PRESENTATIONS:

STATE OF THE CITY PRESENTATION

Julie Wright, Aliso Viejo Chamber of Commerce President, welcomed attendees.

Duane Cave, Moulton Niguel Water District President, provided opening remarks and served as the Master of Ceremonies for the remainder of the meeting.

Renee Bodie, Soka Performing Arts Center General Manager, provided information on the Performing Arts Center.

Kelley Lee, Southern California Edison Government Relations Manager, led the pledge of allegiance.

Carin Rodgers-Bronstein, Soka University Community Relations Associate Director, provided an inspirational message.

Duane Cave introduced attending dignitaries and recognized event sponsors.

Mayor Munzing introduced the State of the City video.

DRAFT

Recommended Action: Receive the Mayor's State of the City address, as presented by the Aliso Viejo Chamber of Commerce.

No further action was taken.

ADJOURNMENT: Mayor Munzing adjourned the meeting at 7:53 p.m.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 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 November 8, 2024, and November 21, 2024, in the amount of $512,690.15.

Fiscal Impact:

Expenditures in the amount of $512,690.15.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between November 8, 2024, and November 21, 2024, for $512,690.15, 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		
UNITED OF OMAHA LIFE INSURANCE CO.	DEC'24 LIFE INSURANCE	1,489.16
CHOICE BUILDER	DEC'24 DENTAL - DD	145.88
CHOICE BUILDER	DEC'24 VISION - DD	24.19
CHOICE BUILDER	DEC'24 DENTAL - RC	145.88
CHOICE BUILDER	DEC'24 DENTAL INSURANCE	1,783.75
CHOICE BUILDER	DEC'24 DENTAL - RH	96.90
CHOICE BUILDER	DEC'24 VISION - RC	24.19
CHOICE BUILDER	DEC'24 VISION - RH	15.03
CHOICE BUILDER	DEC'24 VISION INSURANCE	276.88
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF001169737 - 10/25 IN-CONCEPT REVIEW_95 ARGONAUT	289.34
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF001169827 - 10/25 CUP 27141 ALISO CREEK (OCHCA)	310.00
CALPERS HEALTH	DEC'24 CALPERS HEALTH PREMIUM	21,744.64
CALPERS HEALTH	DEC'24 HEALTH PREMIUM - RC	2,195.87
CALPERS HEALTH	DEC'24 HEALTH PREMIUM PEMHCA MINIMUM - RC	157.00
BEST BEST & KRIEGER	OCT'24 BBK CELLULAR	195.00
BEST BEST & KRIEGER	OCT'24 BBK CEQA & ENVIRONMENTAL (SPECIALIZED)	10,757.50
BEST BEST & KRIEGER	OCT'24 BBK CEQA & ENVIRONMENTAL (SPECIALIZED)	325.00
BEST BEST & KRIEGER	OCT'24 BBK APPLICANT INITIATED REIMB (AIR)-COMMONS	35,343.00
BEST BEST & KRIEGER	OCT'24 BBK GENERAL PLAN TOWN CTR SPECIFIC PLAN	1,156.00
STC TRAFFIC, INC	SEP'24 TRAFFIC CONSULTANT SERVICES	3,520.00
DESTINATION WEST BUILDERS, LLC	CD-2024-00057_45 ENTERPRISE_DESTINATION WEST BLDRS	1,000.00
V-CORP CONTRACTING SERVICES INC	BLDC-2023-00082_130 VANTIS DR #110_V-CORP	1,034.69
V-CORP CONTRACTING SERVICES INC	ELEC-2024-00022_130 VANTIS DR #110_V-CORP	216.94
V-CORP CONTRACTING SERVICES INC	PLMC-2024-00007_130 VANTIS DR #110_V-CORP	43.03
V-CORP CONTRACTING SERVICES INC	MECC-2024-00012_130 VANTIS DR #110_V-CORP	483.06
V-CORP CONTRACTING SERVICES INC	BLDC-2023-00082_130 VANTIS DR #110_V-CORP	126.42
SUNRUN INSTALLATION SERVICES	SAPP-2023-00013_21 ELDERBERRY_SUNRUN	153.50
SUNRUN INSTALLATION SERVICES	SAPP-2023-00013_21 ELDERBERRY_SUNRUN	43.03
		83,095.88
CITY COUNCIL		
US BANK PURCHASING CARD PROGRAM	DL 10/16 WESTIN - LOCC CONF HOTEL RC	555.41
	CITY COUNCIL TOTAL:	**555.41**
CITY MANAGER		
CALPERS HEALTH	DEC'24 PG - HEALTH PREMIUM	157.00
US BANK PURCHASING CARD PROGRAM	DL 10/10 CITYOFBREA-OCCMA GUEST ATTENDANCE-S.KIM	70.00
US BANK PURCHASING CARD PROGRAM	DL 10/10 CSUF-OCPROGRESS REPORTS-CC COPIESX4	116.22
	CITY MANAGER TOTAL:	**343.22**
ECONOMIC DEVELOPMENT		
CITY OF SANTA ANA	ASSESSMENT OF FAIR HOUSING	2,651.09
	ECONOMIC DEVELOPMENT TOTAL:	**2,651.09**
HUMAN RESOURCES		
DANA LEUTHAUSER	DL 9/30-10/03 T&E REIMBURSEMENT-NEOGOV CONFERENCE	447.26
PATRICIA CANTONWINE	PC 10/27-10/30/24 T&E REIMB - PERS ANNUAL ED FORUM	91.39
US BANK PURCHASING CARD PROGRAM	DL 9/30 TFK - NEOGOV CONFERENCE-9.30 DINNER	33.36
US BANK PURCHASING CARD PROGRAM	DL 10/04 HARRAHS-NEOGOVCONFERENCE-HOTEL	505.59
US BANK PURCHASING CARD PROGRAM	DL 10/02 RPMVEGAS - NEOGOV CONFERENCE-10.1 DINNER	49.42
HEALTH AND HUMAN RESOURCE CENTER INC	DEC'24 EAP PROGRAM	102.90
	HUMAN RESOURCES TOTAL:	**1,229.92**
CITY CLERK		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF001169501 - 10/2&9 NIB AQTC CTR POOL DECK REHAB	1,808.54
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011696138 - 10/10 NOTICE OF NOMINEES_SPANISH	169.77
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011696137 - 10/10 NOTICE OF NOMINEES_ENGLISH	162.39
MITZI ORTIZ	MO 10/9-11 CJPIA RISK MGMT FORUM IW REIMB-MILEAGE	120.47
	CITY CLERK TOTAL:	**2,261.17**

Vendor Name	Description (Item)	Amount
CITY ATTORNEY		
BEST BEST & KRIEGER	OCT'24 BBK GENERAL RETAINER LEGAL SERVICES	24,150.00
BEST BEST & KRIEGER	OCT'24 BBK LABOR & EMPLOYMENT (SPECIALIZED)	701.30
BEST BEST & KRIEGER	OCT'24 BBK GENERAL LITIGATION	520.80
BEST BEST & KRIEGER	OCT'24 BBK GENERAL PLAN TOWN CTR SPECIFIC PLAN	231.20
	CITY ATTORNEY TOTAL:	**25,603.30**
FINANCE		
CHOICE BUILDER	DEC'24 ADMIN FEE	30.00
CALPERS HEALTH	DEC'24 CALPERS ADMIN FEE	56.86
CALPERS HEALTH	DEC'24 CALPERS ADMIN FEE	5.65
MGT IMPACT SOLUTIONS, LLC	FY24-25 SB90 CLAIMS SERVICES	1,450.00
	FINANCE TOTAL:	**1,542.51**
INFORMATION TECHNOLOGY		
COX COMMUNICATIONS, INC	NOV'24 ACCT#0202 CH CABLE TV	184.96
COX COMMUNICATIONS, INC	NOV'24 ACCT#8802 CH INTERNET - FIBER (600MB)	1,500.00
COX COMMUNICATIONS, INC	NOV'24 ACCT#9302 LAB INTERNET	85.39
NEXUS IS INC	NOV'24 NETWORK SUPPORT & SECURITY	416.67
GO LIVE TECHNOLOGY INC	OCT'24 ENERGOV ELM AND ASSET MGT SERVICES	360.00
JOSE RUEL FABELLA DIRA	AUG'24 ENERGOV & GIS	1,400.00
JOSE RUEL FABELLA DIRA	SEP'24 ENERGOV & GIS	1,500.00
JOSE RUEL FABELLA DIRA	OCT'24 ENERGOV & GIS	1,500.00
SHI INTERNATIONAL CORP	10/31/24-10/30/25 CISCO MERAKI ENT. ANNUAL LICENSE	10,951.85
US BANK PURCHASING CARD PROGRAM	IA 9/28 EOC YOUTUBE SUBSCR	72.99
US BANK PURCHASING CARD PROGRAM	IA 10/08 AMAZON - DURACEL AA BATTERIES	26.12
US BANK PURCHASING CARD PROGRAM	IA 10/07 AMAZON - VIVO ADJUSTABLE KEYBOARD	107.74
US BANK PURCHASING CARD PROGRAM	IA 10/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	IA 9/25 PORTOLLA HOTEL AND SPA - MISAC CONF	957.96
US BANK PURCHASING CARD PROGRAM	IA 10/09 THE HOME DEPOT-TOOLS & CLEANING SUPPLIES	444.22
TANGENT COMPUTERS INC	10/23/24-10/22/25 O365 SUPPORT	1,500.00
TANGENT COMPUTERS INC	10/23/24-11/22/24 CH O365 LICENSING AND SUPPORT	2,234.44
TANGENT COMPUTERS INC	OCT'24 NCE ENT MOBILITY + SECURITY OFFICE 365	1,007.00
LUNAVI, INC	NOV'24 OFFSITE BACKUP STORAGE	604.25
	INFORMATION TECHNOLOGY TOTAL:	**25,049.59**
NON-DEPARTMENTAL		
CERTIFIED RECORDS MANAGEMENT	NOV'24 - RECORDS OFF SITE STORAGE	469.23
DS SERVICES OF AMERICA, INC	10/24 CH BOTTLED WATER SERVICE	105.89
IPROMOTEU.COM INC	BUS CARDS - I AZIZ	63.86
IPROMOTEU.COM INC	BUS CARDS - M. DELGADILLO	64.11
RICOH USA	NOV'24 RICOH 2504 BACK OFFICE PRINTS (4542)	65.52
CINTAS CORPORATION NO. 2	NOV'24 CH & STE 200 FIRST AID SUPPLIES	192.43
US BANK PURCHASING CARD PROGRAM	AE 10/02 HARBOR STATION HOA DUES - 89 PLAYA-OCT'24	191.01
US BANK PURCHASING CARD PROGRAM	DL10/04 OFFICE SIGN CO.-NAMEPLATES&BADGE-M.ORTIZ	60.56
US BANK PURCHASING CARD PROGRAM	DL 10/08 DOLLARTREE-OCT'24 STAFF ACTIVITY SUPPLIES	6.83
US BANK PURCHASING CARD PROGRAM	DL 9/26 DOLLARTREE-OCT'24 STAFF ACTIVITY SUPPLIES	36.57
US BANK PURCHASING CARD PROGRAM	DL 10/08 SMART&FINAL-OCT'24STAFF ACTIVITY SUPPLIES	41.60
US BANK PURCHASING CARD PROGRAM	DL 10/08 TARGET-OCT'24 STAFF ACTIVITY SUPPLIES	34.55
VIGICABI INC	NOV'24 BANNERS INSTALLATION - VETERANS DAY	1,449.00
	NON-DEPARTMENTAL TOTAL:	**2,781.16**
C. S. ADMINISTRATION		
CALPERS HEALTH	DEC'24 DP - HEALTH PREMIUM	157.00
CALPERS HEALTH	DEC'24 HW - HEALTH PREMIUM	157.00
SPECIAL EVENT CONTRACTORS LLC	DEP FINAL - 2024 AV HOLIDAY TREE PLATFORM	5,676.36
M&J PAUL ENTERPRISES INC	FINAL PMT - 2024 TREE LIGHTING JOLLY JUMPS RENTALS	4,997.50
KIMBERLY DOWNEY ESMOND	SNOW QUEEN AND PRINCESS CHARACTERS - TREE LIGHTING	702.00
JONES FOREST PRODUCTS LLC	2024 AV HOLIDAY TREE FULLY DECORATED-PMT#2 INSTALL	14,378.50
ROMAN CHAVEZ	12/05/24 TREE LTG STANCHION-TABLES-FENCE-CHAIRS	1,433.05
	C. S. ADMINISTRATION TOTAL:	**27,501.41**
IGLESIA PARK		
PV MAINTENANCE INC	OCT'24 PVM IGLESIA PARK MAINTENANCE	5,035.47
SO CAL EDISON	OCT'24 ACCT#7997 IGLESIA PARK ELECTRICITY	270.62
	IGLESIA PARK TOTAL:	**5,306.09**
IGLESIA BUILDING		
PV MAINTENANCE INC	OCT'24 PVM IGLESIA PARK CC MAINTENANCE	632.00

Vendor Name	Description (Item)	Amount
ZAPP PEST MANAGEMENT	JUN'24 PEST CONTROL SERVICES - IGLESIA BLDG	75.00
SONITROL ORANGE COUNTY LLC	NOV'24 IGLESIA ACCESS CONTROL	109.39
ZAPP PEST MANAGEMENT	JUL'24 PEST CONTROL SERVICES - IGLESIA BLDG	75.00
ZAPP PEST MANAGEMENT	AUG'24 PEST CONTROL SERVICES - IGLESIA BLDG	75.00
ZAPP PEST MANAGEMENT	SEP'24 PEST CONTROL SERVICES - IGLESIA BLDG	75.00
SO CAL EDISON	OCT'24 ACCT#7997 IGLESIA BLDG ELECTRICITY	1,292.94
	IGLESIA BUILDING TOTAL:	**2,334.33**
IGLESIA PARK COMMUNITY CENTER		
PV MAINTENANCE INC	OCT'24 PVM IGLESIA PARK CC-STAFF PARKING SIGNS	1,541.90
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	AUG'24 ELEMENTARY & TEEN KEYSTONE PROGRAM	25,000.00
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	SEP'24 ELEMENTARY & TEEN KEYSTONE PROGRAM	15,000.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**41,541.90**
PLANNING		
CALPERS HEALTH	DEC'24 MF - HEALTH PREMIUM	157.00
ATLAS PLANNING SOLUTIONS	OCT'24 SAFETY ELEMENT UPDATE	6,210.00
REBECCA J CAHA	OCT'24 AFFORD. HOUSING CONSULTANT SERVICES	1,500.00
TALIMAR SYSTEMS INC	EXTRA EQUIPMENT - DESK CONVERSIONS	358.65
	PLANNING TOTAL:	**8,225.65**
BUILDING		
TALIMAR SYSTEMS INC	EXTRA EQUIPMENT - DESK CONVERSIONS	318.89
CHARLES ABBOTT ASSOC INC	OCT'24 CAA CONTRACT SERVICES - BUILDING SERVICES	48,596.89
CHARLES ABBOTT ASSOC INC	OCT'24 CAA CONTRACT SERVICES - BUILDING	1,620.00
	BUILDING TOTAL:	**50,535.78**
CODE ENFORCEMENT		
CHARLES ABBOTT ASSOC INC	OCT'24 CAA CONTRACT SERVICES - CODE ENFORCEMENT	8,415.00
	CODE ENFORCEMENT TOTAL:	**8,415.00**
ENGINEERING (GENERAL)		
PV MAINTENANCE INC	NOV'24 PVM WAREHOUSE LEASE	1,035.00
QUANG LE	NOV'24 SOUTH OCC ENG MEETING REIMB - QL SP	55.65
MURPHY SWITCH OF CA	NOV'24 MURCAL IOT SMARTCOMAND MONITORING SERVICE	450.00
RICHARD FISHER ASSOCIATES	OCT'24 LANDSCAPE INSPECTION SERVICES	2,350.50
	ENGINEERING (GENERAL) TOTAL:	**3,891.15**
STREET MAINTENANCE		
PV MAINTENANCE INC	OCT'24 PVM STREET MAINTENANCE MOE TAX	26,118.87
	STREET MAINTENANCE TOTAL:	**26,118.87**
LAW ENFORCEMENT-OTHER		
ALL CITY MANAGEMENT SERVICES	10/13-10/26/24 460 HRS - CROSSING GUARD SERVICES	15,419.20
ALL CITY MANAGEMENT SERVICES	10/27-11/09/24 414 HRS - CROSSING GUARD SERVICES	13,877.28
	LAW ENFORCEMENT-OTHER TOTAL:	**29,296.48**
EOC		
ATLAS PLANNING SOLUTIONS	OCT'24 EOP UPDATE	6,375.00
US BANK PURCHASING CARD PROGRAM	DL 10/14 LIFE STORAGE - OFFSITE UNIT #A1554	290.00
	EOC TOTAL:	**6,665.00**
	GENERAL FUND TOTAL:	**354,944.91**

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
ZAPP PEST MANAGEMENT	JUN'24 PEST CONTROL SERVICES CH	75.00
SONITROL ORANGE COUNTY LLC	NOV'24 CH ACCESS CONTROL	609.40
SONITROL ORANGE COUNTY LLC	NOV'24 CH INTRUSION DETECTION	383.54
ZAPP PEST MANAGEMENT	JUL'24 PEST CONTROL SERVICES CH	75.00
ZAPP PEST MANAGEMENT	AUG'24 PEST CONTROL SERVICES CH	75.00
ZAPP PEST MANAGEMENT	SEP'24 PEST CONTROL SERVICES CH	75.00
ENTRY CONTROL, INC	NOV'24 LOCKSMITH SERVICE-DESK PUSH LOCK KEY CH/MO	45.00
THURSTON ELEVATOR CONCEPTS INC	NOV'24 CH ELEVATOR MAINTENANCE	137.00
	NON-DEPARTMENTAL TOTAL:	**1,474.94**
	GEN. FD-CITY HALL TOTAL:	**1,474.94**

103 - GF-AV RECREATION SERVICES

MARCELLA STUPPY	REFUND FACILITY RENTAL_MARCELLA STUPPY	1,260.00

Vendor Name	Description (Item)	Amount
MARCELLA STUPPY	REFUND FEE FACILITY RENTAL_MARCELLA STUPPY	(50.00)
		1,210.00
RECREATION SERVICES		
CSG FORTE PAYMENTS, INC	OCT'24 CREDIT CARD SERVICE FEES - POS	1,073.86
CSG FORTE PAYMENTS, INC	OCT'24 CREDIT CARD SERVICE FEES - WEB	997.96
PV MAINTENANCE INC	OCT'24 PVM AVR MAINTENANCE	603.10
PRESTIGIOUS CLEANERS LLC	6/24 AVR LINEN DRY CLEANING	27.22
RUIHONG LI	FALL2024-FAL307 YOGA - 2 PARTICIPANTS	100.80
ANGIE DOROTHY ABAD	FALL2024-FAL80 HULA - 5 PARTICIPANTS	216.00
EPC PLAYTIME	FALL2024-FAL061 SPORTS - 3 PARTICIPANTS	300.60
KIMBERLY KRANTZ	FALL2024-FAL079 POETRY - 3 PARTICIPANTS	99.00
LAURELINDA HAUKSSON	FALL2024-FAL082 COOKING - 8 PARTICIPANTS	600.00
SWAY BALLROOM INC	FALL2024-FAL601 DANCE - 4 PARTICIPANTS	192.00
SOPHI ALBERT	FALL 2024 - FAL123 PIANO - 10 PARTICIPANTS	840.00
RONALD GORMAN	FALL2024-FAL131 GUITAR/UKULELE-5 PARTICIPANTS	330.00
FIT FIRST LLC	FALL2024-FAL013 MUSIC-4 PARTICIPANTS	240.00
JOHN DAVID ALLEN JR	FALL2024-FA167/FA163/FAL159/FAL071 TENNIS-24 PART	816.00
PRESTIGIOUS CLEANERS LLC	10/21 AVR LINEN DRY CLEANING	120.96
PRESTIGIOUS CLEANERS LLC	10/26 AVR LINEN DRY CLEANING	131.54
PRESTIGIOUS CLEANERS LLC	10/29 AVR LINEN DRY CLEANING	495.94
GARDAWORLD	NOV'24 AVR - CASH COURIER SERVICE	493.79
BIONERDS	FALL2024-FAL077 BIONERDS - 10 PARTICIPANTS	288.00
L & O ALISO VIEJO, LLC	FALL2024-FAL222 PICKLEBALL-6 PARTICIPANTS	294.00
RONALD S. COHAN	FALL2024-FAL219 TAI CHI - 21 PARTICIPANTS	693.00
ERNA VAN DYK	FALL2024-FAL099 WATERCOLOR-11 PARTICIPANTS	231.00
JENNIFER BALES	FALL2024-FAL023 STORYTIME - 5 PARTICIPANTS	75.00
L & O ALISO VIEJO, LLC	FALL2024-FAL226 PICKLEBALL-2 PARTICIPANTS	98.00
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON - HALLOWEEN SKELETON DECOR AVR	50.51
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON - ZIP TIES AVR	8.24
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON - DJI IPHONE STABILIZER AVR	74.18
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON - INOVA HALLOWEEN GHOSTS DECOR AVR	39.76
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON - LOCKPORT BLACK GAFFERS TAPE AVR	38.57
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON-LIGHTED BLK HALLOWEEN TREE DECOR AVR	53.74
AMAZON CAPITAL SERVICES INC	OCT'24 AMAZON-FLASH 4-PK FRUITWOOD FOLDING CHAIRS	201.79
ZAPP PEST MANAGEMENT	JUN'24 PEST CONTROL SERVICES AVR	95.00
SONITROL ORANGE COUNTY LLC	NOV'24 AVR ACCESS CONTROL	535.57
SONITROL ORANGE COUNTY LLC	NOV'24 AVCENTER AND AQC ACCESS CONTROL	125.20
ZAPP PEST MANAGEMENT	JUL'24 PEST CONTROL SERVICES AVR	95.00
ZAPP PEST MANAGEMENT	AUG'24 PEST CONTROL SERVICES AVR	95.00
ZAPP PEST MANAGEMENT	SEP'24 PEST CONTROL SERVICES AVR	95.00
ORANGE COUNTY FIRE PROTECTION	AVR FIRE EXT WAS DEPLETED/USED - SERVICE CALL	74.00
LYONS SECURITY SERVICE IN	OCT'24 AVR EVENT SECURITY SERVICES	4,803.75
LYONS SECURITY SERVICE IN	OCT'24 GCF SECURITY SERVICES	929.25
CINTAS CORPORATION NO. 2	NOV'24 AVR FIRST AID SUPPLIES	110.12
ROXANNE BELL	FALL2024-FAL201/FAL202 DANCE-2 PARTICIPANTS	224.00
MUSIC MOVES ACADEMY INC	FALL2024-FAL901/FAL903 MUSIC - 5 PARTICIPANTS	480.00
TANGENT COMPUTERS INC	10/23/24-11/22/24 AVR O365 LICENSING AND SUPPORT	394.31
BLINK CHARGING CO	MAY'24-MAY'25 BLINK EV CHRG NETWORK FEE - AVR	1,200.00
AARON FLORA	OCT'24 RENEWABLE FARMS	27,331.19
	RECREATION SERVICES TOTAL:	**46,411.95**
	GF-AV RECREATION SERVICES TOTAL:	**47,621.95**

203 - GAS TAX

TRAFFIC ENGINEERING		
HARTZOG & CRABILL INC	OCT'24 TRAFFIC SIGNAL MONITORING	4,004.12
	TRAFFIC ENGINEERING TOTAL:	**4,004.12**
STREET MAINTENANCE		
PV MAINTENANCE INC	OCT'24 PVM STREET MAINTENANCE GAS TAX	31,923.07
PV MAINTENANCE INC	OCT'24 PVM STREET MAINTENANCE - SINKHOLES REPAIRED	11,228.00
PV MAINTENANCE INC	OCT'24 PVM STREET MAINTENANCE- AC REPAIR SINKHOLES	17,500.00
	STREET MAINTENANCE TOTAL:	**60,651.07**
	GAS TAX TOTAL:	**64,655.19**

Vendor Name	Description (Item)	Amount
215 - PUBLIC SAFETY GRANTS		
LAW ENFORCEMENT-OTHER		
COUNTY OF ORANGE	OCT-DEC'24 800 MHZ COST ALLOCATION	7,951.64
	LAW ENFORCEMENT-OTHER TOTAL:	**7,951.64**
	PUBLIC SAFETY GRANTS TOTAL:	**7,951.64**
251 - FEDERAL GRANTS		
GEN-FEDERAL GRANT		
FAIR HOUSING FOUNDATION	JUL-SEP'24 CDBG FAIR HOUSING SERVICES	887.18
FAMILY ASSISTANCE MINISTRIES	Q1 FY24-25 CDBG PROF SERVICES-TRANSITIONAL HOUSING	4,401.54
SOUTH COUNTY OUTREACH	JUL-SEP'24 CDBG HUNGER & HOMELESSNESS PREVENTION	1,081.75
AGE WELL SENIOR SERVICES INC	JUL-SEP'24 CDBG MEALS ON WHEELS	1,840.00
	GEN-FEDERAL GRANT TOTAL:	**8,210.47**
	FEDERAL GRANTS TOTAL:	**8,210.47**
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	NOV'24 - AQC RETENTION FEES	(1,208.30)
		-1,208.30
GEN-AQUATIC CENTER		
COX COMMUNICATIONS, INC	NOV'24 ACCT#6701 AQC INTERNET	510.31
GARDAWORLD	NOV'24 AQC - CASH COURIER SERVICE	548.85
ZAPP PEST MANAGEMENT	JUN'24 PEST CONTROL SERVICES - AQC	75.00
ZAPP PEST MANAGEMENT	JUL'24 PEST CONTROL SERVICES AQC	75.00
ZAPP PEST MANAGEMENT	AUG'24 PEST CONTROL SERVICES AQC	75.00
ZAPP PEST MANAGEMENT	SEP'24 PEST CONTROL SERVICES AQC	75.00
PREMIER AQUATIC SERVICES	NOV'24 - AQC MANAGEMENT FEES	12,083.00
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 11/01 JACKRABBIT SYSTEM	315.00
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/25 AMAZON - PARENT WALL EZ UP	19.38
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/28 AMAZON - FOAM LIFE RING	88.23
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/28 AMAZON-ROPE FOR LIFE RING	10.76
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/22 AMAZON - FACILITY DECOR	68.90
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/24 TRADER JOES-HALLOWEEN SUPP	28.32
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/25 WALMART - EVENT SUPPLIES	28.52
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/31 GOOGLE - AD MARKETING	500.00
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/19 RALPHS - MARKETING	27.96
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/01-10/31 INDEED - AD	400.00
PREMIER AQUATIC SERVICES	OCT '24 REIMB AQC 10/31 FACEBOOK - AD MARKETING	527.12
	GEN-AQUATIC CENTER TOTAL:	**15,456.35**
	CITY FAC.-AQUATIC CENTER TOTAL:	**14,248.05**
311 - STREET IMPROVEMENTS		
STREETS & HIGHWAYS		
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA	OCT'24 ALISO VIEJO PARKWAY REHAB DESIGN	11,055.00
	STREETS & HIGHWAYS TOTAL:	**11,055.00**
	STREET IMPROVEMENTS TOTAL:	**11,055.00**
332 - STORM WATER		
DRAINAGE IMPROVEMENTS		
PV MAINTENANCE INC	OCT'24 PVM WOOD CANYON WETLANDS MAINTENANCE	2,528.00
	DRAINAGE IMPROVEMENTS TOTAL:	**2,528.00**
	STORM WATER TOTAL:	**2,528.00**
	GRAND TOTAL:	**512,690.15**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	354,944.91	354,944.91
102 - GEN. FD-CITY HALL	1,474.94	1,474.94
103 - GF-AV RECREATION SERVICES	47,621.95	47,621.95

Fund Summary

Fund	Expense Amount	Payment Amount
203 - GAS TAX	64,655.19	64,655.19
215 - PUBLIC SAFETY GRANTS	7,951.64	7,951.64
251 - FEDERAL GRANTS	8,210.47	8,210.47
261 - CITY FAC.-AQUATIC CENTER	14,248.05	14,248.05
311 - STREET IMPROVEMENTS	11,055.00	11,055.00
332 - STORM WATER	2,528.00	2,528.00
Grand Total:	**512,690.15**	**512,690.15**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	354,944.91
102 - GEN. FD-CITY HALL	1,474.94
103 - GF-AV RECREATION SERVICES	47,621.95
203 - GAS TAX	64,655.19
215 - PUBLIC SAFETY GRANTS	7,951.64
251 - FEDERAL GRANTS	8,210.47
261 - CITY FAC.-AQUATIC CENTER	14,248.05
311 - STREET IMPROVEMENTS	11,055.00
332 - STORM WATER	2,528.00
Grand Total:	**512,690.15**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	2,365.94
101-2505-000	DENTAL INSURANCE PA…	2,026.53
101-2506-000	MEDICAL INSURANCE P…	21,901.64
101-2507-000	LIFE INSURANCE PAYABLE	1,489.16
101-2508-000	VISION INSURANCE PAY…	316.10
101-2602-000	PLANNING DEPOSIT	51,895.84
101-2606-000	C & D DEPOSIT	1,000.00
101-32010	BUILDING PERMITS	1,188.19
101-32020	ELECTRICAL PERMITS	259.97
101-32030	PLUMBING PERMITS	43.03
101-32040	MECHANICAL PERMITS	483.06
101-36350	GENERAL PLAN	126.42
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	555.41
101-4-1501-4206-000	MEDICAL INSURANCE	157.00
101-4-1501-4520-000	MTGS/CONF./TRNG & D…	70.00
101-4-1501-4611-000	PUBLICATIONS/REF MAT…	116.22
101-4-1502-4302-000	ECONOMIC DEVELOPM…	2,651.09
101-4-1503-4309-000	OTHER CONTRACTUAL S…	102.90
101-4-1503-4520-000	MTGS/CONF./TRNG & D…	1,127.02
101-4-1601-4303-000	LEGAL NOTICES	1,808.54
101-4-1601-4520-000	MTGS/CONF./TRNG & D…	120.47
101-4-1601-4525-000	ELECTION	332.16
101-4-2101-4304-000	LEGAL SERVICES	24,150.00
101-4-2101-4532-000	SPECIAL PROJECTS	701.30
101-4-2101-4731-000	GENERAL PLAN	231.20
101-4-2101-4735-000	LITIGATION	520.80
101-4-2501-4301-000	PROFESSIONAL SERVICES	1,450.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	92.51
101-4-3101-4301-000	PROFESSIONAL SERVICES	5,176.67
101-4-3101-4305-000	TECHNOLOGY SERVICES	1,843.34
101-4-3101-4481-000	COMPUTER EXPENSE	16,627.40
101-4-3101-4520-000	MTGS/CONF./TRNG & D…	957.96
101-4-3101-4601-000	SUPPLIES	444.22
101-4-3501-4431-000	BUILDING & GROUND M…	191.01
101-4-3501-4471-000	RENT	469.23
101-4-3501-4513-000	PRINTING	193.49
101-4-3501-4553-000	COMMUNITY BRANDING	1,449.00
101-4-3501-4601-000	SUPPLIES	358.88
101-4-3501-4612-000	OPERATING SUPPLIES	119.55
101-4-4101-4206-000	MEDICAL INSURANCE	314.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	27,187.41
101-4-4102-4411-000	UTILITIES	270.62
101-4-4102-4431-000	BUILDING & GROUND M…	5,035.47
101-4-4103-4411-000	UTILITIES	1,292.94

Account Summary

Account Number	Account Name	Payment Amount
101-4-4103-4431-000	BUILDING & GROUND M…	1,041.39
101-4-4104-4529-000	REC-YOUTH PROGRAMS	41,541.90
101-4-4401-4206-000	MEDICAL INSURANCE	157.00
101-4-4401-4309-000	OTHER CONTRACTUAL S…	1,500.00
101-4-4401-4601-000	SUPPLIES	358.65
101-4-4401-4731-000	GENERAL PLAN	6,210.00
101-4-4402-4601-000	SUPPLIES	318.89
101-4-4402-4751-000	C.S-BUILDING	50,216.89
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	8,415.00
101-4-4501-4471-000	RENT	1,035.00
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	55.65
101-4-4501-4701-000	NPDES	450.00
101-4-4501-4741-000	C.S-CITY ENGINEERING	2,350.50
101-4-4503-4771-000	C.S-STREET MAINTENAN…	26,118.87
101-4-5102-4721-000	C.S-CROSSING GUARDS	29,296.48
101-4-5401-4301-000	PROFESSIONAL SERVICES	6,375.00
101-4-5401-4471-000	RENT	290.00
102-4-3501-4431-000	BUILDING & GROUND M…	1,474.94
103-34130	FACILITY RENTAL	1,260.00
103-34169	REFUNDS	-50.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	1,055.08
103-4-4105-4309-000	OTHER CONTRACTUAL S…	6,117.40
103-4-4105-4431-000	BUILDING & GROUND M…	7,060.85
103-4-4105-4451-000	FARM OPERATING EXPE…	28,260.44
103-4-4105-4561-000	TAXES/FEES/PERMITS	2,565.61
103-4-4105-4601-000	SUPPLIES	375.12
103-4-4105-4612-000	OPERATING SUPPLIES	775.66
103-4-4105-4620-000	MINOR EQUIPMENT	201.79
203-4-4502-4301-000	PROFESSIONAL SERVICES	4,004.12
203-4-4503-4771-000	C.S-STREET MAINTENAN…	60,651.07
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	7,951.64
251-4-6151-4309-000	OTHER CONTRACTUAL S…	8,210.47
261-2103-000	RETENTIONS PAYABLE	-1,208.30
261-4-6161-7402-000	COMPUTER EXPENSE	315.00
261-4-6161-7411-000	UTILITIES	510.31
261-4-6161-7421-000	BUILDING & GROUND M…	300.00
261-4-6161-7432-000	MINOR EQUIPMENT	19.38
261-4-6161-7433-000	OPERATING SUPPLIES	224.73
261-4-6161-7441-000	MARKETING	1,455.08
261-4-6161-7445-000	FEES & PERMITS	548.85
261-4-6161-7451-000	MANAGEMENT FEES	12,083.00
311-4-8301-5501-000	DESIGN	11,055.00
332-4-8601-5911-000	REHABILITATION	2,528.00
	Grand Total:	**512,690.15**

Project Account Summary

Project Account Key	Payment Amount
None	426,352.09
0305911	2,528.00
1002FALL	6,117.40
10034301	6,375.00
1385501	11,055.00
9264520	555.41
9934527	7,811.41
SDP-2022-0004	50,776.50
SDP-2024-00001	289.34
USE-2024-00003	195.00
USE-2024-00009	635.00

Project Account Summary

Project Account Key		Payment Amount
USE-2024-00009		
	Grand Total:	**512,690.15**

City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 2024

TO: Mayor and City Council

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

SUBJECT: TREASURER'S STATEMENT – OCTOBER 2024

Recommended Action:

Receive and file the October 2024 Treasurer's Statement.

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. October 2024 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

October 31, 2024

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	TRANSFERS IN (OUT)	ENDING BALANCE	
GENERAL FUND	$ 1,105,578.93	$ 3,509,537.35	$ 2,233,848.30	$ -	$ 2,381,267.98	
TCRF	$ 77,955.16				77,955.16	
GAS TAX FUND	$ 1,083,336.39	142,741.08	132,211.26		1,093,866.21	
MEASURE M	$ 2,108,925.82		5,584.00		2,103,341.82	
SB1-RMRA	$ 1,300,997.15	118,425.61			1,419,422.76	
PUBLIC SAFETY GRANTS	$ 278,082.64	120,640.80	9,156.27		389,567.17	(1)
AIR QUALITY IMPRVMNT FD	$ 1,534,399.73				1,534,399.73	
INTEGRATED WASTE MGMT FD	$ 212,900.39				212,900.39	
OTHER GRANTS	$ 44,085.33				44,085.33	
TECHNOLOGY GRANT	$ 389,726.43		6,858.44		382,867.99	
DEVELOPMENT IMPACT	$ 1,377,777.33				1,377,777.33	
FEDERAL GRANTS	$ (16,223.66)	454.80	8,500.00		(24,268.86)	
CITY FACILITY - AV CTR	$ 179,758.92				179,758.92	
CITY FACILITY - AQUATIC CTR	$ 20,852.97	56,177.22	109,887.09		(32,856.90)	
STREET IMPROVEMENTS	$ -		2,300.00		(2,300.00)	(2)
CAPITAL IMPROVEMENTS	$ -				-	(2)
STORM WATER	$ -				-	(2)
COP CAPITAL	$ -				-	(2)
COP	$ (1,550.00)				(1,550.00)	
AV RANCH FOUNDATION	$ 100.00				100.00	
CFD 2005-01	$ -		2,309.04		(2,309.04)	
COMMUNITY TRUST	$ 5,562.68				5,562.68	
TOTALS	**$ 9,702,266.21**	**$ 3,947,976.86**	**$ 2,510,654.40**	**$ -**	**$ 11,139,588.67**	

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 1,208,547.67	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 5,742,981.28	
	MONEY MARKET/SWEEP ACCOUNT	$ 4,188,059.72	
	TOTAL CASH		**$ 11,139,588.67**

Years to Maturity for October 2024	1.36
Weighted Average Yield for October 2024	4.000%

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.			**$ 35,152,028.01**
Cash With Fiscal Agent	COPS/CFD 2005-01	1,300,337.27	
Cash With Investment Advisor	City Investments	32,113,112.89	
AV Center		1,443,664.83	
PR Account		292,948.41	
Petty Cash		1,964.61	
	GRAND TOTAL OF CITY FUNDS		**$ 46,291,616.68**

(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.

Portfolio Summary

City of Aliso Viejo **October 31, 2024**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Book YTM
Certificates of Deposit	3,675,000.00	3,604,925.10	3,671,423.00	8.73	542	2.02
Corporate Bonds	500,000.00	496,760.00	498,205.00	1.18	83	2.08
LAIF	5,742,981.28	5,742,981.28	5,742,981.28	13.66	1	4.52
Money Market Funds	4,188,059.72	4,188,059.72	4,188,059.72	9.96	1	4.75
U.S. Agencies	4,985,000.00	4,777,607.00	4,720,491.05	11.23	859	3.47
U.S. Treasuries	24,350,000.00	23,523,525.50	23,222,993.84	55.23	640	4.20
	43,441,041.00	**42,333,858.60**	**42,044,153.89**	**100.00**	**498**	**4.00**

Investments

Total Earnings	October 31 Month Ending	Fiscal Year To Date
Current Year	134,150.92	480,308.33
Average Daily Balance	42,090,916.24	42,309,556.52
Book Rate of Return	3.75%	3.37%

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	99.79	244,483.05	0.58%	NR/NR	0.07
	2.000%			2.00%	245,000.00	8.16%	2,121.10	-516.95	NR	0.07
61760A4F3	Morgan Stanley Private Bank	12/12/2024	245,000.00	12/13/2019	244,416.90	99.69	244,228.25	0.58%	NR/NR	0.12
	1.950%			2.00%	244,416.90	6.92%	1,858.64	-188.65	NR	0.11
61690UUJ7	Morgan Stanley Bank	02/27/2025	245,000.00	02/28/2020	244,416.90	99.10	242,802.35	0.58%	NR/NR	0.33
	1.800%			1.85%	244,416.90	5.40%	797.42	-1,614.55	NR	0.32
14042RPG0	Capital One Bank NA	04/08/2025	245,000.00	04/09/2020	244,412.00	98.77	241,974.25	0.58%	NR/NR	0.44
	1.600%			1.65%	244,412.00	5.04%	257.75	-2,437.75	NR	0.43
33847E3J4	Flagstar Bank	05/15/2025	245,000.00	05/15/2020	245,000.00	98.15	240,457.70	0.58%	NR/NR	0.54
	0.900%			0.90%	245,000.00	4.97%	1,026.99	-4,542.30	NR	0.53
866264DP6	Summit State Bank	05/15/2025	245,000.00	05/18/2020	244,402.20	98.12	240,394.00	0.58%	NR/NR	0.54
	0.850%			0.90%	244,402.20	4.98%	969.93	-4,008.20	NR	0.53
89235MJS1	Toyota Financial Savings Bank	06/30/2025	245,000.00	06/30/2020	245,000.00	97.70	239,367.45	0.58%	NR/NR	0.66
	0.800%			0.73%	245,000.00	4.71%	660.49	-5,632.55	NR	0.66
59013KLQ7	Merrick Bank	12/30/2025	245,000.00	12/30/2020	245,000.00	95.89	234,937.85	0.58%	NR/NR	1.16
	0.550%			0.55%	245,000.00	4.17%	7.38	-10,062.15	NR	1.16
02007GXG3	Ally Bank	08/04/2026	245,000.00	08/04/2022	245,000.00	98.99	242,535.30	0.58%	NR/NR	1.76
	3.450%			3.45%	245,000.00	3.87%	2,061.02	-2,464.70	NR	1.68
90348JR93	UBS Bank USA	08/11/2026	245,000.00	08/11/2021	245,000.00	94.74	232,108.10	0.58%	NR/NR	1.78
	0.950%			0.95%	245,000.00	3.97%	133.91	-12,891.90	NR	1.76
38149MYB3	Goldman Sachs Bank	08/11/2026	245,000.00	08/11/2021	245,000.00	94.84	232,358.00	0.58%	NR/NR	1.78
	1.000%			1.00%	245,000.00	3.98%	550.41	-12,642.00	NR	1.75
254673N44	Discover Bank	07/29/2027	245,000.00	08/03/2022	245,000.00	98.81	242,074.70	0.58%	NR/NR	2.74
	3.500%			3.50%	245,000.00	3.82%	2,231.85	-2,925.30	NR	2.57
87164XN93	Synchrony Bank	08/05/2027	245,000.00	08/05/2022	245,000.00	98.80	242,057.55	0.58%	NR/NR	2.76
	3.500%			3.50%	245,000.00	3.82%	2,067.40	-2,942.45	NR	2.59
02589ADQ2	American Express National Bank	08/10/2027	245,000.00	08/12/2022	243,775.00	98.66	241,726.80	0.58%	NR/NR	2.78
	3.450%			3.56%	243,775.00	3.83%	1,922.08	-2,048.20	NR	2.61
58404DVV0	Medallion Bank	08/30/2029	245,000.00	08/30/2024	245,000.00	99.36	243,419.75	0.58%	NR/NR	4.83
	3.800%			3.80%	245,000.00	3.64%	51.01	-1,580.25	NR	4.35
					3,671,423.00		**3,604,925.10**	**8.73%**		**1.49**
Total Certificates of Deposit			**3,675,000.00**	**2.02%**	**3,671,423.00**	**4.75%**	**16,717.38**	**-66,497.90**		**1.41**
Corporate Bonds										
64952WDL4	New York Life	01/22/2025	500,000.00	01/22/2020	498,205.00	99.35	496,760.00	1.18%	Aaa/AA+	0.23
	2.000%			2.08%	498,205.00	5.86%	2,750.00	-1,445.00	AAA	0.22

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.
					498,205.00		**496,760.00**	**1.18%**		**0.23**
Total Corporate Bonds			**500,000.00**	**2.08%**	**498,205.00**	**5.86%**	**2,750.00**	**-1,445.00**		**0.22**
LAIF										
9830007	LAIF	11/01/2024	5,742,981.28	10/08/2024	5,742,981.28	1.00	5,742,981.28	13.66%	NR/NR	0.00
	4.518%			4.52%	5,742,981.28	4.52%	0.00	0.00	NR	0.00
					5,742,981.28		**5,742,981.28**	**13.66%**		**0.00**
Total LAIF			**5,742,981.28**	**4.52%**	**5,742,981.28**	**4.52%**	**0.00**	**0.00**		**0.00**
Money Market Funds										
FGZXX	First American Govt. FGZXX	11/01/2024	4,188,059.72		4,188,059.72	1.00	4,188,059.72	9.96%	Aaa/AAA	0.00
	4.745%			4.75%	4,188,059.72	4.75%	10,858.45	0.00	NR	0.00
					4,188,059.72		**4,188,059.72**	**9.96%**		**0.00**
Total Money Market Funds			**4,188,059.72**	**4.75%**	**4,188,059.72**	**4.75%**	**10,858.45**	**0.00**		**0.00**
U.S. Agencies										
3133ELCP7	FFCB	12/03/2024	235,000.00	12/09/2019	233,926.05	99.72	234,342.00	0.56%	Aaa/AA+	0.09
	1.625%			1.72%	233,926.05	7.62%	1,569.93	415.95	AA+	0.09
3137EAEX3	FHLMC	09/23/2025	500,000.00	10/20/2020	497,505.00	96.56	482,775.00	1.18%	Aaa/AA+	0.90
	0.375%			0.48%	497,505.00	4.37%	197.92	-14,730.00	AA+	0.87
3130AK5J1	FHLB	09/18/2026	1,000,000.00	02/16/2023	872,060.00	93.64	936,350.00	2.07%	Aaa/AA+	1.88
	0.700%	11/07/2024		4.61%	872,060.00	3.98%	836.11	64,290.00	AA+	1.83
3130ASD63	FHLB	06/28/2027	1,000,000.00	06/28/2022	1,000,000.00	97.82	978,160.00	2.38%	Aaa/AA+	2.66
	3.250%	06/28/2024		3.25%	1,000,000.00	3.65%	11,104.17	-21,840.00	AA+	2.48
3133EPAU9	FFCB	07/14/2027	1,000,000.00	02/16/2023	990,390.00	99.27	992,700.00	2.36%	Aaa/AA+	2.70
	3.875%			4.12%	990,390.00	3.62%	11,517.36	2,310.00	AA+	2.50
3136G4X99	FNMA	08/25/2027	1,000,000.00	04/06/2023	876,610.00	90.70	907,020.00	2.08%	Aaa/AA+	2.82
	0.740%	08/25/2025		3.82%	876,610.00	3.72%	1,356.67	30,410.00	AA+	2.72
3130B2GZ2	FHLB	08/13/2029	250,000.00	08/23/2024	250,000.00	98.50	246,260.00	0.59%	Aaa/AA+	4.79
	4.200%	08/13/2026		4.20%	250,000.00	4.12%	1,983.33	-3,740.00	AA+	3.13
					4,720,491.05		**4,777,607.00**	**11.23%**		**2.35**
Total U.S. Agencies			**4,985,000.00**	**3.47%**	**4,720,491.05**	**4.01%**	**28,565.49**	**57,115.95**		**2.15**

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										
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	99.83 14.99%	1,497,495.00 0.00	3.48% 33,518.99	P-1/A-1+ F1+	0.04 0.04
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	98.31 5.40%	1,966,180.00 0.00	4.55% 52,660.42	P-1/A-1+ F1+	0.38 0.38
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	05/31/2024 5.22%	951,873.87 951,873.87	97.70 4.73%	977,010.00 0.00	2.26% 25,136.13	P-1/A-1+ F1+	0.54 0.54
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	06/13/2024 5.19%	953,923.20 953,923.20	97.70 4.73%	977,010.00 0.00	2.27% 23,086.80	P-1/A-1+ F1+	0.54 0.54
91282CHL8	U.S. Treasury 4.625%	06/30/2025	1,000,000.00	11/10/2023 5.05%	993,398.44 993,398.44	100.14 4.08%	1,001,410.00 15,584.24	2.36% 8,011.56	Aaa/AA+ AA+	0.66 0.63
91282CEY3	U.S. Treasury 3.000%	07/15/2025	1,000,000.00	05/30/2023 4.32%	973,437.50 973,437.50	99.11 4.18%	991,070.00 8,885.87	2.32% 17,632.50	Aaa/AA+ AA+	0.70 0.68
91282CFE6	U.S. Treasury 3.125%	08/15/2025	1,000,000.00	01/13/2023 3.94%	980,078.13 980,078.13	99.03 4.16%	990,270.00 6,623.64	2.33% 10,191.87	Aaa/AA+ AA+	0.79 0.76
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 3.93%	999,360.00 1,984.89	2.38% -1,265.00	Aaa/AA+ AA+	0.96 0.92
912828M56	U.S. Treasury 2.250%	11/15/2025	1,000,000.00	05/30/2023 4.19%	955,117.19 955,117.19	97.90 4.02%	979,020.00 10,394.02	2.27% 23,902.81	Aaa/AA+ AA+	1.04 1.00
91282CGL9	U.S. Treasury 4.000%	02/15/2026	1,000,000.00	05/30/2023 4.09%	997,578.13 997,578.13	99.70 3.78%	996,950.00 8,478.26	2.37% -628.13	Aaa/AA+ AA+	1.29 1.23
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	99.32 3.75%	1,191,888.00 2,101.65	2.82% 4,450.50	Aaa/AA+ AA+	1.45 1.39
91282CCF6	U.S. Treasury 0.750%	05/31/2026	1,000,000.00	06/13/2022 3.01%	915,976.56 915,976.56	94.75 3.88%	947,460.00 3,155.74	2.18% 31,483.44	Aaa/AA+ AA+	1.58 1.53
91282CCJ8	U.S. Treasury 0.875%	06/30/2026	1,000,000.00	06/29/2022 3.20%	913,125.00 913,125.00	94.70 3.83%	946,950.00 2,948.37	2.17% 33,825.00	Aaa/AA+ AA+	1.66 1.61
91282CCP4	U.S. Treasury 0.625%	07/31/2026	1,100,000.00	01/13/2023 3.73%	987,292.97 987,292.97	94.04 3.83%	1,034,473.00 1,737.43	2.35% 47,180.03	Aaa/AA+ AA+	1.75 1.70
91282CJT9	U.S. Treasury 4.000%	01/15/2027	1,000,000.00	01/22/2024 4.12%	996,718.75 996,718.75	99.69 3.60%	996,910.00 11,847.83	2.37% 191.25	Aaa/AA+ AA+	2.21 2.06
912828X88	U.S. Treasury 2.375%	05/15/2027	1,000,000.00	06/29/2022 3.20%	962,851.56 962,851.56	95.79 3.64%	957,850.00 10,971.47	2.29% -5,001.56	Aaa/AA+ AA+	2.54 2.39
9128282R0	U.S. Treasury 2.250%	08/15/2027	1,050,000.00	01/13/2023 3.60%	990,322.27 990,322.27	95.06 3.62%	998,119.50 5,007.47	2.36% 7,797.23	Aaa/AA+ AA+	2.79 2.64
9128284N7	U.S. Treasury 2.875%	05/15/2028	1,000,000.00	09/19/2024 3.46%	979,882.81 979,882.81	95.81 3.60%	958,130.00 13,281.25	2.33% -21,752.81	Aaa/AA+ AA+	3.54 3.27
91282CCR0	U.S. Treasury 1.000%	07/31/2028	1,000,000.00	09/19/2024 3.50%	910,507.81 910,507.81	89.13 3.64%	891,250.00 2,527.17	2.17% -19,257.81	Aaa/AA+ AA+	3.75 3.59

Holdings Report

City of Aliso Viejo

October 31, 2024

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										
91282CCV1	U.S. Treasury 1.125%	08/31/2028	1,000,000.00	12/21/2023 3.98%	878,750.00 878,750.00	89.34 3.63%	893,360.00 1,926.80	2.09% 14,610.00	Aaa/AA+ AA+	3.84 3.67
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	89.82 3.63%	1,347,300.00 56.98	3.16% 18,393.75	Aaa/AA+ AA+	4.00 3.82
91282CJR3	U.S. Treasury 3.750%	12/31/2028	1,000,000.00	01/22/2024 4.03%	987,695.31 987,695.31	98.41 3.57%	984,060.00 12,635.87	2.35% -3,635.31	Aaa/AA+ AA+	4.17 3.76
					23,222,993.84		**23,523,525.50**	**55.23%**		**1.75**
Total U.S. Treasuries			**24,350,000.00**	**4.20%**	**23,222,993.84**	**4.71%**	**120,148.95**	**300,531.66**		**1.66**
					42,044,153.89		**42,333,858.60**	**100.00%**		**1.36**
TOTAL PORTFOLIO			**43,441,041.00**	**4.00%**	**42,044,153.89**	**4.63%**	**179,040.27**	**289,704.71**		**1.29**

TOTAL MARKET VALUE PLUS ACCRUED INTEREST **42,512,898.87**

Transaction Report

City of Aliso Viejo | **October 01, 2024 - October 31, 2024**

Transaction Date	Transaction Type	Security ID	Security Description	Maturity Date	Purchases	Redemptions	Interest	Deposits	Withdrawals
10/02/2024	Interest	FGZXX	First American Govt MMF		-	-	9,761.99	-	-
10/08/2024	Interest	14042RPG0	COF 1.6 04/08/25	04/08/2025	-	-	1,965.37	-	-
10/08/2024	Purchase	9830007	LAIF		-75,022.04	-	-	-	-
10/08/2024	Interest	9830007	LAIF		-	-	75,022.04	-	-
10/08/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-750,000.00
10/11/2024	Interest	90348JR93	UBS 0.95 08/11/26	08/11/2026	-	-	191.30	-	-
10/15/2024	Interest	91282CFP1	T 4 1/4 10/15/25	10/15/2025	-	-	21,250.00	-	-
10/15/2024	Interest	91282CGV7	T 3 3/4 04/15/26	04/15/2026	-	-	22,500.00	-	-
10/25/2024	Admin. Fee				-	-	-	-	-229.38
10/30/2024	Interest	59013KLQ7	MERICK 0.55 12/30/25	12/30/2025	-	-	110.75	-	-
10/30/2024	Interest	58404DVV0	MEDBNK 3.8 08/30/29	08/30/2029	-	-	765.21	-	-
10/31/2024	Maturity	912828YM6	T 1 1/2 10/31/24	10/31/2024	-	1,500,000.00	-	-	-
10/31/2024	Interest	912828YM6	T 1 1/2 10/31/24	10/31/2024	-	-	11,250.00	-	-
10/31/2024	Interest	91282CDF5	T 1 3/8 10/31/28	10/31/2028	-	-	10,312.50	-	-
Grand Total:					**-75,022.04**	**1,500,000.00**	**153,129.16**	**0.00**	**-750,229.38**

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

October 2024 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
10/8/2024	10/8/2024	RW	1760115	1720641	ANN EIFERT	-750,000.00
10/15/2024	10/14/2024	QRD	1762249	N/A	SYSTEM	75,022.04

Account Summary

Total Deposit:	75,022.04	Beginning Balance:	6,417,959.24
Total Withdrawal:	-750,000.00	Ending Balance:	5,742,981.28

PMIA/LAIF Performance Report
as of 11/06/24

Quarterly Performance
Quarter Ended 09/30/24

LAIF Apportionment Rate[2]:	4.71
LAIF Earnings Ratio[2]:	0.00012912073474208
LAIF Administrative Cost[1]*:	0.26
LAIF Fair Value Factor[1]:	1.002061084
PMIA Daily[1]:	4.58
PMIA Quarter to Date[1]:	4.56
PMIA Average Life[1]:	231

PMIA Average Monthly Effective Yields[1]

October	**4.518**
September	4.575
August	4.579
July	4.516
June	4.480
May	4.332

Pooled Money Investment Account
Monthly Portfolio Composition [1]
9/30/24
$161.6 billion

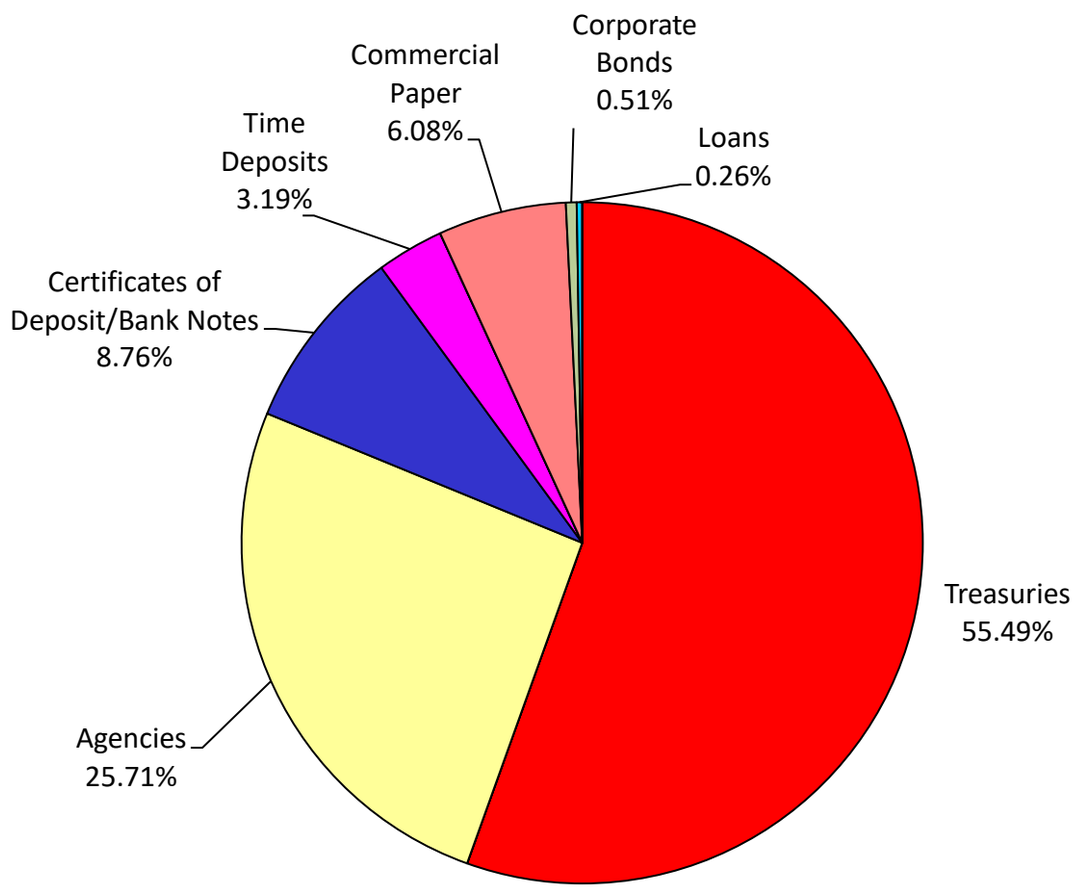

Chart does not include $1,343,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

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: December 4, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: FISCAL YEAR 2023-24 ANNUAL COMPREHENSIVE FINANCIAL REPORT

Recommended Action:

Receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2024.

Fiscal Impact:

As of June 30, 2024, the City's fund balance for all funds increased by $6.0 million for a total of $45.6 million. Of this amount, $37.9 million is in the General Fund and $7.7 million is restricted (special revenue funds such as gas taxes, Measure M, grants, etc.) or non-spendable (prepaid costs).

Background:

The Annual Comprehensive Financial Report was prepared in conformity with Generally Accepted Accounting Principles (GAAP) and audited by independent certified public accountants at Davis Farr, LLP. The goal of the audit is to provide reasonable assurance that the City's financial statements are free from material misstatement.

As part of the audit, Davis Farr, LLP issued the following reports:

- Auditor's Communication With Those Charged With Governance
- Report on Internal Controls
- Report on Agreed-Upon Procedures Applied to the Appropriations Limit
- Report on Agreed-Upon Procedures for the City's Treasurer's Monthly Report

Discussion:

The annual audit of the financial statements was completed on November 21, 2024. The financial statements were prepared in accordance with all applicable accounting standards. The independent auditor has issued an unmodified opinion of the City's financial statements for the fiscal year (FY) ended June 30, 2024, which provides

reasonable assurance that the financial statements of the City are presented fairly, in all material respects, in accordance with generally accepted accounting principles.

In addition to reviewing and examining the City's financial records, the auditors also reviewed the internal control framework of the City. Internal control is a set of activities, rules, and procedures implemented by the City to ensure the integrity of financial and accounting information, promote accountability, and prevent fraud. The audit did identify an error in not reporting a receivable from a reimbursement received from another agency in the correct year (FY 2022-23), which resulted in a prior-period adjustment. Attachment 3 details the auditors' recommendation which includes improving communication between departments and Finance to ensure receivables are recorded in the correct year. Staff has implemented the auditors' recommendation and additional procedures to mitigate future errors. The auditors also issued their reports on the agreed upon procedures for the City's monthly treasurer's report and the City's appropriations limit worksheets. These reports are included as attachments 4 and 5.

Government-wide Financials

As presented in the ACFR Statement of Activities, the City's total revenues from all sources were $36.9 million, while the total cost of all programs and services was $32.4 million. Some of the financial highlights at the government-wide level are:

- Assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at June 30, 2024 by $143.3 million. This amount is referred to as the net position of the City.
- The City increased its overall net position by $4.5 million or 3.3% higher compared to FY 2022-23.
- As of June 30, 2024, the City's overall fund balance increased by $6.0 million for a total of $45.6 million for all funds.

General Fund Highlights

The General Fund is the primary operating fund of the City and is 83.0% of the City's overall fund balance. General Fund operations include Administration and Support, Community and Economic Development, Community Services, Public Safety, and Public Works. The General Fund also funds the City's debt service payment on the Certificates of Participation (COP) for the Aliso Viejo Ranch and capital projects at City facilities.

For FY 2023-24, General Fund revenues and transfers-in total $28.2 million and exceeded expenditures and transfers-out of $24.7 million, resulting in an increase to the General Fund balance by $3.5 million. Ending fund balance for the year increased by 10.0% to $37.9 million. This balance is comprised of non-spendable funds of $18,987, assigned funds of $31.2 million and $6.7 million of unassigned funds. Assigned funds include $4.0 million for contingencies, $0.6 million for insurance and/or benefit obligations, $14.0 million for asset replacement, and $12.7 million for emergencies. The unassigned portion is the part of fund balance that is available for use without constraints established

by legal requirements and totals $6.7 million. The total fund balance at June 30, 2024, is equal to 140% of the FY 2024-25 adopted General Fund budget appropriations.

The City's major General Fund revenue sources are property taxes, sales taxes, franchise fees, and transient occupancy taxes (TOT). General fund sources for FY 2023-24 totaled $28.2 million, compared to $27.1 million in the prior year. Property taxes total $9.9 million, an increase of $0.4 million or 4.8% due to higher assessed property values. Transient occupancy taxes remained flat compared to the previous year at $1.6 million. Sales tax revenue saw a significant increase of $2.1 million or 33.9% to $8.4 million and is attributable to the approval of the tax sharing agreement with Hunt and Sons, LLC, which began operating in the City in August 2023. Franchise fees increased by approximately $51,600 or 3.0% from higher utility costs in electricity, gas, and waste collection fees. Investment income increased by $0.4 million to $0.7 million primarily from higher interest rates.

In addition, the General Fund saw an increase in transfers-in as a result of strong operating results at the Aliso Viejo Center. Net income at the Center totaled $1.4 million from strong demand for facility rentals, an increase of $0.5 million or 51.8% increase from FY 2022-23. Table 1 provides a summary of General Fund resources for FY 2023-24.

Table 1

General Fund Source	FY 2022-2023 Actuals	FY 2023-2024 Revised Budget	FY 2023-24 Actuals	FY 2023-24 Variance - Budget Over/(Under)
Property Tax	$ 9,459,526	$ 9,731,500	$ 9,911,102	$ 179,602
Sales Tax	6,244,171	8,450,641	8,359,623	(91,018)
TOT	1,570,525	1,600,000	1,570,575	(29,425)
Franchise Fees	1,741,999	1,740,000	1,793,611	53,611
Recreation	1,656,346	1,550,000	1,593,376	43,376
Building & Planning	1,382,776	1,100,000	1,240,630	140,630
Fines & Forfeitures	227,896	300,000	296,430	(3,570)
Investment Earnings	321,058	650,000	708,216	58,216
Other[1]	4,462,739	1,250,000	2,700,363	1,450,363
Total Resources	$ 27,067,036	$ 26,372,141	$ 28,173,926	$ 1,801,785

[1] FY 23-24 Actuals include other financing sources for lease and SBITA acquisition per GASB 87 and 96

General Fund expenditures and transfers-out totaled $24.7 million and was $1.5 million higher than FY 2022-23. The increase was primarily in economic development expenditures for additional tax subsidy payments to Hunt and Sons, LLC.

Actual expenditures totaled $24.7 million and was $1.4 million or 5.2% under budget due to conservative spending across all departments. Administration and Support and City Hall costs were $0.2 million under budget from decreases in spending for professional services and supplies. Law enforcement contract costs were $0.3 million lower than budget from unanticipated vacancy credits within the Orange County Sheriff's

Department. Savings of $0.3 million in Community Services are attributed from lower operating costs at Gold Cost Farms, special events, and facility maintenance costs at community service facilities. Public Works was also under budget by $0.1 million from lower-than-expected costs in environmental compliance consulting and regulatory permits, as well as in street maintenance. Capital improvement was under budget by $0.3 million from the deferral of the City Hall HVAC project and the Aquatic Center pool deck rehabilitation to FY 2024-25. Table 2 provides a summary of expenditures within the General Fund.

Table 2

General Fund Appropriations	FY 2022-23 Actuals	FY 2023-2024 Revised Budget	FY 2023-2024 Actuals	FY 2023-24 Variance (Over)/Under
Admin & Support[1]	$ 4,697,320	$ 5,094,506	$ 4,978,006	$ 116,500
Community Services	2,802,609	3,029,492	2,743,811	285,681
Comm & Econ Dev	2,495,596	4,083,455	3,982,795	100,660
Public Works	1,664,540	1,874,530	1,724,588	149,942
Public Safety	10,038,157	10,326,047	10,005,398	320,649
City Hall	201,312	233,518	201,147	32,371
Debt Service	658,747	658,250	655,795	2,455
Transfers	217,503	183,840	159,252	24,588
Total Operating	$ 22,775,784	$ 25,483,638	$ 24,450,792	$ 1,032,846
Capital Improvement	445,321	584,963	267,472	317,491
Total General Fund	23,221,105	26,068,601	24,718,264	1,350,337

[1] FY 23-24 Actuals include lease and SBITA adjustments per GASB 87 and 96.

Special Revenue Funds

The City's special revenue fund balances at the end of FY 2023-24 total $7.7 million and include transportation and street improvement funding, such as gas taxes, SB1, and Measure M, various federal and state grants, and other funds restricted for a specific purpose. Of the $7.7 million, approximately $4.1 million is restricted for street capital projects, $1.5 million for air quality improvement projects (through the AQMD grant), and $1.4 million in the Development Impact Fund.

Attachments:

1. FY 2024-25 Annual Comprehensive Financial Report
2. Auditor Communication Letter
3. Report on Internal Controls
4. Report on Appropriations Limit
5. Report on Treasurer's Monthly Statement

ALISO VIEJO

Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2024
Aliso Viejo, California

ABOUT THE COVER:

The fiscal year 2023-24 Annual Comprehensive Financial Report cover displays a view of Aliso Viejo City Hall, located at 12 Journey in the city of Aliso Viejo.

City Hall provides municipal services for the residents of Aliso Viejo. The building has housed the city's government offices and city council chambers since Aliso Viejo was incorporated on July 1, 2001 as Orange County's 34th city.

CITY OF ALISO VIEJO, CALIFORNIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Year Ended June 30, 2024

Prepared by

FINANCIAL SERVICES

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CITY OF ALISO VIEJO
ANNUAL COMPREHENSIVE FINANCIAL REPORT
Year Ended June 30, 2024
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Year Ended June 30, 2024
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ANNUAL COMPREHENSIVE FINANCIAL REPORT
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ALISO VIEJO
Live Life Inspired

MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

November 2024

Honorable Mayor, Members of the City Council, and Residents of Aliso Viejo:

It is with great pleasure that we present the City of Aliso Viejo's Annual Comprehensive Financial Report (ACFR) for fiscal year (FY) ended June 30, 2024. This report has been prepared by the Department of Financial Services in conformity with Generally Accepted Accounting Principles (GAAP) and has been audited in accordance with Generally Accepted Auditing Standards (GAAS) by a firm of licensed Certified Public Accountants.

The report consists of management representations concerning the finances of the City of Aliso Viejo. Consequently, responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements. Since the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatement. To the best of our knowledge and belief, the enclosed information is accurate in all material respects and is reported in a manner designed to fairly present the financial position of the City. All disclosures necessary to enable an understanding of the City's financial activities have been included.

Davis Farr, LLP, a firm of licensed Certified Public Accountants, has audited the City of Aliso Viejo's financial statements. The goal of the independent audit is to provide reasonable assurance that the City's financial statements for the fiscal year ended June 30, 2024, are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Aliso Viejo's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

This ACFR includes the financial activity for all funds of the City. In addition to the fund-by-fund financial information presented in the City's financial statements, government-wide financial statements are also included. The government-wide financial statements include a Statement of Net Position that provides the total net equity of the City, including infrastructure, and the Statement of Activities which shows the cost of providing government services. These statements have been prepared using the accrual basis of accounting whereas the fund financial statements

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were prepared using the modified accrual method. A reconciliation report is provided as a key to understanding the changes between the two reporting methods. In addition, the Statement 34 standard includes an emphasis on the City's major funds as shown in the Governmental Fund Statements. These statements, combined with other information, are further analyzed in a narrative section called Management's Discussion and Analysis (MD&A). The MD&A provides "financial highlights" and interprets the financial reports by analyzing trends and explaining changes, fluctuations, and variances in the financial data. In addition, the MD&A is intended to disclose any known significant events or decisions that affect the financial condition of the City. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

PROFILE OF THE CITY

The City of Aliso Viejo was incorporated on July 1, 2001, as a general law city under the laws of the State of California. The City of Aliso Viejo encompasses approximately seven square miles in south Orange County and has a population of 50,068 per data provided by the California Department of Finance (DOF). Approximately 46 miles south of Los Angeles and 70 miles north of San Diego, the City is adjacent to the cities of Laguna Beach, Laguna Woods, Laguna Hills, and Laguna Niguel.

The City operates under the Council-Manager form of government. In June 2023, the City Council voted to adopt district-based elections, comprising of five districts elected for staggered four-year terms of office. The Mayor and Mayor Pro-Tem are selected by the Council from among its members to serve one-year terms. The Council acts as the legislative and policy-making body of the City, enacting all laws and directing such actions as required, to provide for the general welfare of the community.

The City Manager is appointed by the City Council and is responsible for overseeing the operations of the City and implementing the policy decisions made by the City Council. The City Council also appoints the City Attorney and City Treasurer. All other department heads and employees are appointed by the City Manager.

The City provides municipal services through a combination of in-house staffing and contract services. Police, fire, street maintenance, building, code enforcement, and legal services are all provided through contracts. The Aliso Viejo Community Association, a master community association, owns and manages 21 parks within the City limits. This Association also maintains most of the landscaped slopes and parkways. The City owns and manages Iglesia Park, Vista Park, and the Aliso Viejo Ranch. The Orange County Library System provides public library services.

Prior to the beginning of each fiscal year, the City Council adopts the annual budget, which serves as the foundation for the City's financial planning and control. All governmental funds are annually appropriated. The budget is arranged by fund, function, and department and presented to the Council by the City Manager. The level of budgetary control is established at the fund level. Transfers of appropriations between fund budgets can be made with the approval of the City Manager and Director of Financial Services. The City Council's approval is required for all budget amendments that result in a change to fund balances. The budget is reviewed mid-year in January by the City Manager and the Director of Financial Services to ensure compliance with City Council direction. The midyear budget is then reviewed by the City Council and consideration is given to necessary adjustments for new programs, projects, and other adjustments to ensure that expenditures and revenues are in line with the budgeted projections.

The City maintains an encumbrance accounting system as an additional method of budgetary control. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound fiscal management.

ECONOMIC CONDITION AND OUTLOOK

The U.S. economy in 2024 outperformed expectations and fears of a recession have not materialized. According to the Bureau of Economic Analysis, Real Gross Domestic Product in the first two quarters of 2024 saw growth of 1.6% and 3.0% and reflects nine straight quarters of growth. The national unemployment rate also continues to be strong, averaging 4% since the beginning of 2024. Inflation continues to decline from highs of over 8% seen in 2022 to 2.4% in September 2024.

Based on the UCLA Anderson's Forecast in October 2024, economic growth in the national economy will be weak in the last quarter of 2024 as a result of uncertainty of the election and the effects of Hurricane Helene and Milton. UCLA does not anticipate a recession in 2025; however, international conflicts, new economic policy from the 2024 election results, and continued high costs of insurance and housing, can dampen consumer confidence and push the national economy into a recession.

LOCAL ECONOMY

Although California's unemployment rate was estimated at 5.8% for July 2024, Orange County's rate has been consistently lower at 4.4%. Aliso Viejo's unemployment rate is lower than the County at 4.1%, according to the latest available data by the California Employment Development Department. Aliso Viejo is comprised of single-family homes, condominiums, and apartments as well as a mixture of retail, office, light industrial, and service entities providing a diverse tax base for the City. Most retail and commercial businesses are oriented toward serving residents and visitors. The City is also home to regional and corporate headquarters in a variety of industries, particularly in the biomedical and healthcare industries. The City is nearly built out, with limited future opportunities for new residential or commercial construction. However, efforts to revitalize existing sites, such as in the Aliso Viejo Town Center and Aliso Viejo Commons provide new opportunities and funding sources for the City.

The City's major revenue sources are property taxes, sales taxes, franchise fees, and transient occupancy taxes. General Fund resources, including transfers-in and other financing sources for FY 2023-24, totaled $28.2 million, compared to $27.1 million in the prior year. The revenue increase is primarily attributed to the $1.7 million increase in sales tax revenue attributed to Hunt and Sons, LLC, a new business operating in the City. This increase in sales tax helped offset the loss of federal COVID relief funds received in FY 2022-23 of $2.8 million. Property taxes increased by $0.5 million or 4.8% from growth in assessed values from annual inflationary adjustments and higher housing prices as low housing inventory continues to keep prices high. Transient occupancy taxes and franchise fees remained flat at $1.6 million.

In addition, other revenue highlights in the General Fund include an increase in transfers-in as a result of strong operating results at the Aliso Viejo Center. Net income totaled $1.4 million from strong demand for facility rentals and represents an increase of over 50% from FY 2022-23. Lastly, an increase of $0.4 million was received from investment earnings from higher interest rates.

Although revenues were higher compared to FY 2022-23, budgeted revenues for FY 2024-25 are lower than FY 2023-24 actuals by $1.3 million or 4.6%. Property and sales tax increases will have modest growth totaling 4.4% or $0.8 million, which will offset declines in building and construction permits, franchise fees, investment earnings, and net income transfer from the Aliso Viejo Center. With only two hotels in the City, transient occupancy taxes are anticipated to remain flat. The FY 2024-25 operating budget is balanced with General Fund resources estimated at $26.7 million and operating appropriations totaling $26.6 million. One-time General Fund capital improvement expenditures total $0.5 million and will be funded from City reserves. Budget reductions were made across all departments in an effort to control costs. The City is hopeful that new businesses, such as Tesla, which is scheduled to open in late 2024, will provide much needed new revenue to the City as expenditure growth continues to outpace revenue growth.

LONG TERM FINANCIAL PLANNING

As of June 30, 2024, the City has a General Fund balance of $37.9 million, which represents 140% of total FY 2024-25 General Fund appropriations. The balance includes $4.0 million for contingencies, $0.6 million for insurance and benefit obligations, $13.9 million for future replacement of City infrastructure assets, and $12.7 million for emergencies and unanticipated CIP projects. The unassigned fund balance is $6.7 million and is consistent with the City's adopted Fund Balance Policy, which strives to maintain an unassigned fund balance of 25-35% of budgeted operational expenditures. This provides a safety net that ensures government services are not impacted in the event of an unanticipated revenue shortfall or emergency.

On August 13, 2019, the City issued $12,250,000 of tax-exempt Certificates of Participation to provide financing for the construction of the Aliso Viejo Ranch. The principal is due annually in amounts ranging from $230,000 to $635,000 on November 1 of each year commencing in 2020 through the year 2049. Interest is payable semi-annually in amounts ranging from $9,525 to $212,325 and is due on May 1 and November 1 of each year commencing on November 1, 2019. The interest payments have rates ranging from 0.96% to 3.09%.

MAJOR INITIATIVES

The City's Economic Development program continued ongoing initiatives aimed at facilitating the retention and expansion of existing businesses, attracting new businesses to the community and promoting the City's "business friendly" environment.

In the next two years, the City anticipates the revitalization of Aliso Viejo Commons. The Commons will be home to the City's first and only car dealership, Tesla, as well as Daiso, 99 Ranch Market, and other commercial and retail ventures.

In 2016, the City entered into an economic development subsidy agreement with EFUEL, LLC, an on-site mobile fueling business. Under the agreement, the City provides sales tax payments between 50 and 70%. In FY 2023-24, the City abated sales tax in the amount of $0.9 million to EFUEL, resulting in net revenue of $0.3 million to the City.

In August 2023, the City entered into another economic development subsidy agreement with Hunt and Sons, LLC, which has a similar business model to EFUEL. The agreement with similar payment terms provided to EFUEL is estimated to generate approximately $2.4 million in sales tax revenue to the City annually. Payments to Hunt and Sons are estimated at $1.5 million, providing net income to the City of approximately $0.9 million annually, or $13.2 million over the agreement's 15-year term. The additional net revenue will provide the City with much needed

resources to fund critical services in the City. In FY 2023-24, the City abated sales tax in the amount of $1.4 million, with net revenue of $0.8 million.

In the coming year, the City will prepare a Five-Year Strategic Plan to identify key factors affecting the City's fiscal outlook, examine fiscal trends, and analyze the General Fund's ability to continue current services, maintain existing assets, and fund City Council initiatives over the next five years. The Five-Year Strategic Plan is updated and published periodically.

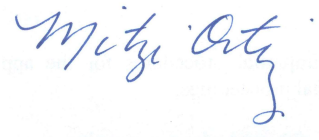
RELEVANT FINANCIAL POLICIES

The City has made a practice of living within its means since incorporation. In the fiscal year 2005-06, the City Council formally adopted a Management and Budget policy to promote sound financial management which, in turn, led to improved bond ratings and lower cost of capital. The City continues to be conservative with expenditures while maintaining adequate reserves in accordance with City policies. General Fund surpluses, as well as outside funding sources when available, have been used to fund projects as directed by the City Council. To uphold the City's reputation of providing excellent amenities for residents and businesses, City staff continues to actively pursue outside grants and funding opportunities whenever possible. The City's Fund Balance Policy was approved in 2012 to establish procedures for reporting unrestricted fund balances in the City's financial statements. The policy authorizes the City Manager and Director of Financial Services to prepare financial reports which accurately categorize fund balance per GASB 54, *Fund Balance Reporting and Governmental Fund Type Definitions.* The City's long-term financial plans are also in accordance with these policies.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association (GFOA) offers a Certificate of Achievement for Excellence in Financial Reporting to cities for their Annual Comprehensive Financial Report (ACFR). This Certificate is a prestigious award, recognizing conformance with the highest standards of state and local government financial report preparation. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized ACFR, whose contents conform to program standards. Such an ACFR must satisfy both generally accepted accounting principles and applicable legal requirements. The City submitted its FY 2022-23 ACFR and received the award for excellence in financial reporting from GFOA. The Certificate is valid for a period of one year. The City will also be submitting its FY 2023-24 ACFR to GFOA for review. We would like to recognize the assistance of the Financial Services staff in the preparation of the ACFR and our independent auditor, Davis Farr, LLP for their expertise and guidance in preparing the financial report. Through the team effort of the City Council and staff, the City has been able to maintain a sound financial base from which to operate and continue to provide a high level of service to the community.

Respectfully submitted,



Mitzi Ortiz
City Manager

CITY OF ALISO VIEJO
LIST OF PRINCIPAL OFFICIALS

Council-Manager Form of Government

CITY COUNCIL

MIKE MUNZING
Mayor

TIFFANY ACKLEY
Mayor Pro Tem

ROSS CHUN
Council Member

MAX DUNCAN
Council Member

RICHARD HURT
Council Member

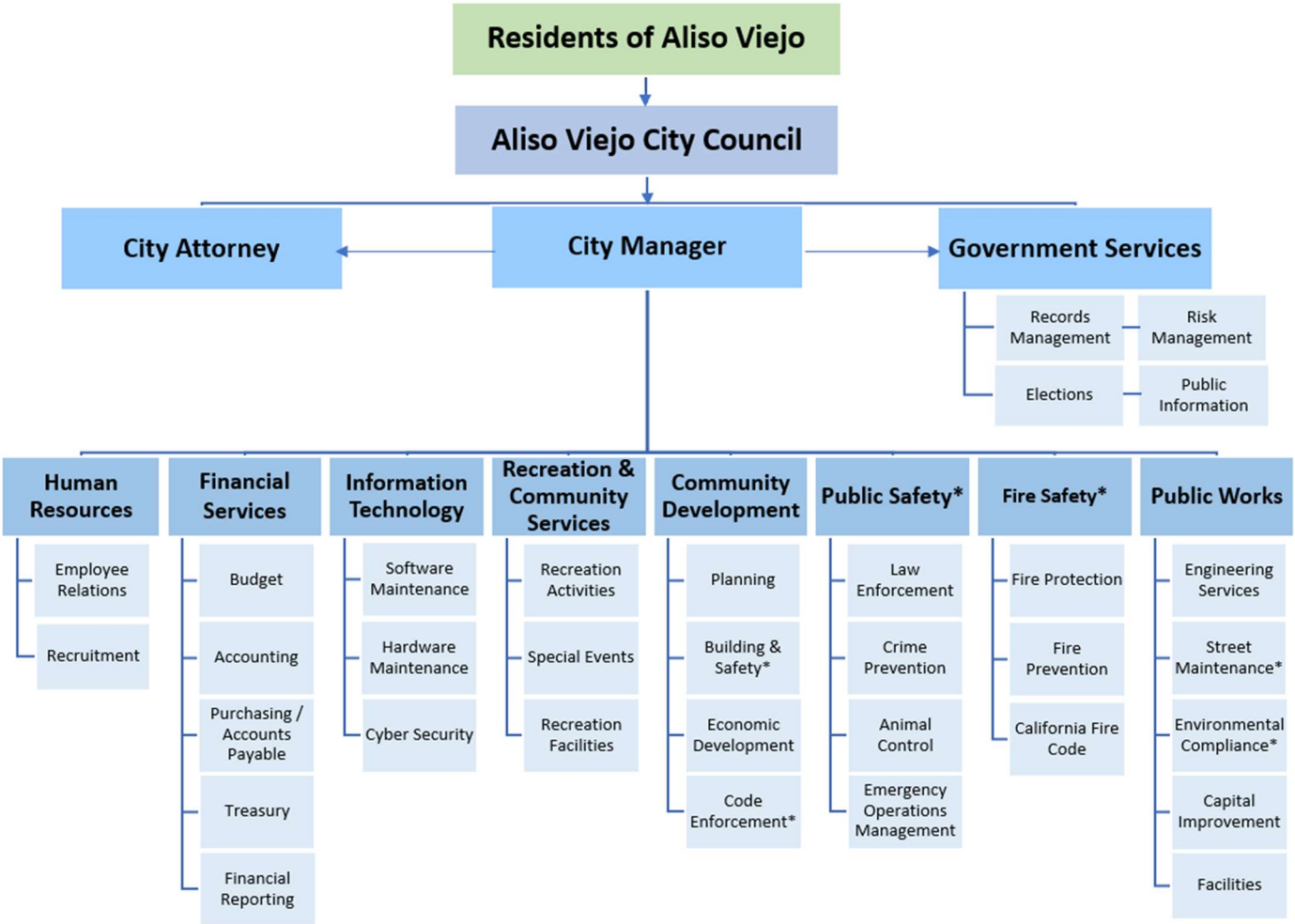
CITY ADMINISTRATION

Mitzi Ortiz
City Manager

Scott Smith, City Attorney
Ann Eifert, Director of Financial Services/City Treasurer
Mitzi Ortiz, Director of Government Services/City Clerk
So Kim, Director of Community Development
Shaun Pelletier, City Engineer/Public Works Director
Lizzy Mendoza, Community Services Manager
Isaac Aziz, Information Technology Manager
Captain Alan Villanueva, Chief of Police Services (Orange County Sheriff's Department)
Division Chief Baryic Hunter, Fire Services (Orange County Fire Authority)

Organization Chart

June 30, 2024



*Contract Services

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Aliso Viejo
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morrill

Executive Director/CEO

DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

Davis Farr LLP
18201 Von Karman Avenue | Suite 1100 | Irvine, CA 92612
Main: 949.474.2020 | Fax: 949.263.5520

Independent Auditor's Report

City Council
City of Aliso Viejo
Aliso Viejo, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Aliso Viejo (the City), as of and for the year June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The financial statements for the year ended June 30, 2024, reflect certain prior period adjustments as described further in note 18 to the financial statements. Our opinion is not modified with respect to these matters.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis, budgetary comparison information, capital assets – modified approach for infrastructure, and pension and other post-employment benefit schedules* be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The *combining and individual nonmajor fund financial statements and schedules* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The *combining and individual nonmajor fund financial statements and schedules* are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the *combining and individual nonmajor fund financial statements and schedules* are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the *introductory section* and *statistical section* but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Summarized Comparative Information

We have previously audited the City's June 30, 2023, financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated December 14, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2023 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 21, 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Davis Farr LLP

Irvine, California
November 21, 2024

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Our discussion and analysis of the City of Aliso Viejo's financial performance provides an overview of the City's financial activities for the year ended June 30, 2024. Please read it in conjunction with the transmittal letter at the front of this report and the accompanying basic financial statements which follow this section.

FINANCIAL HIGHLIGHTS

- Assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at June 30, 2024, by $143.3 million. This amount is referred to as the net position of the City. Of this amount, $36.4 million is unrestricted.
- The City increased its overall net position by $4.9 million or 3.6% for a total net position of $143.3 million.
- General Fund resources, which includes revenues and transfers-in, total $28.2 million, exceeding expenditures and transfers out of $24.7 million, resulting in an increase to the General Fund balance by $3.5 million to $37.9 million. This balance is comprised of assigned funds of $31.2 million and $6.7 million of unassigned funds. The estimated fund balance at the fiscal year ended June 30, 2024, is equal to 140% of the FY 2024-25 Adopted General Fund budget appropriations, including capital and debt service payments.
- As of June 30, 2024, the City's overall fund balance increased by $6.0 million for a total of $45.6 million for all funds. Of this amount, $7.8 million is restricted or non-spendable and $37.8 million is unrestricted.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and allow a longer-term view of the City's finances. Fund Financial Statements tell how City services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

Reporting the City as a Whole: The Statement of Net Position and the Statement of Activities

The Statement of Net Position and the Statement of Activities report information about the City as a whole and in a way that helps clarify the City's overall financial position. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting method used by most private sector companies. All current year revenues and expenses are taken into account, regardless of when cash is received or paid. These two statements report the City's net position and changes in them. Net position, which is the difference between assets and liabilities, is one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position is one indicator of whether its financial health is improving or deteriorating. Consideration should also be given to other non-financial factors, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

All of the City's basic services are considered to be governmental activities. The Statement of Net Position and the Statement of Activities present information about these governmental activities, including general government, community development, community services, public safety, and public works. Property tax, sales tax, transient occupancy tax, and franchise fees finance over 67.1% of these activities.

Reporting the City's Most Significant Funds: Fund Financial Statements

The Fund Financial Statements provide detailed information about the most significant funds - not the City as a whole. In addition to the General Fund, the Aliso Viejo Center is included. Lesser funds are collectively reported as Nonmajor Governmental Funds. Some funds are required to be established by State law. However, the City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

The City currently has just one type of fund - governmental - which uses the modified accrual accounting approach. Governmental funds focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. Most of the City's basic services are reported in governmental funds. Under the modified accrual method of accounting, revenues are recognized in the accounting period in which they become measurable and available to finance expenditures of the current fiscal period while expenditures are recognized in the accounting period in which the liability is incurred.

The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or less financial resources that can be spent in the near future to finance the City's programs. The relationship and differences between governmental activities reported in the Statement of Net Position and the Statement of Activities and the governmental funds statements are detailed in the reconciliations immediately following each of the fund financial statements.

The City as Trustee: Reporting the City's Fiduciary Responsibilities

The City is the trustee, or fiduciary, for certain amounts held on behalf of developers, property owners, and others. The City's fiduciary activities are reported in the Statement of Fiduciary Assets and Liabilities. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used only for their intended purposes.

THE CITY AS A WHOLE

Our analysis focuses on the net position (Table 1) and change in net position (Table 2) of the City's governmental activities. The City has no business-type activities.

Table 1
Condensed Statement of Net Position

	Governmental Activities	
	2024	2023
Current and other assets	$ 51,738,117	$ 45,082,430
Capital assets, net	111,853,655	112,705,053
Total assets	**163,591,772**	**157,787,483**
Total deferred outflows of resources	**1,270,778**	**1,354,111**
Current liabilities	6,647,110	5,444,153
Non current liabilities	14,118,971	14,486,798
Total liabilities	**20,766,081**	**19,930,951**
Total deferred inflows of resources	**834,081**	**863,901**
Net Position:		
Net investment in capital assets	99,321,092	99,883,422
Restricted	7,522,162	5,186,164
Unrestricted	36,419,134	33,277,156
Total net position	**$ 143,262,388**	**$138,346,742**

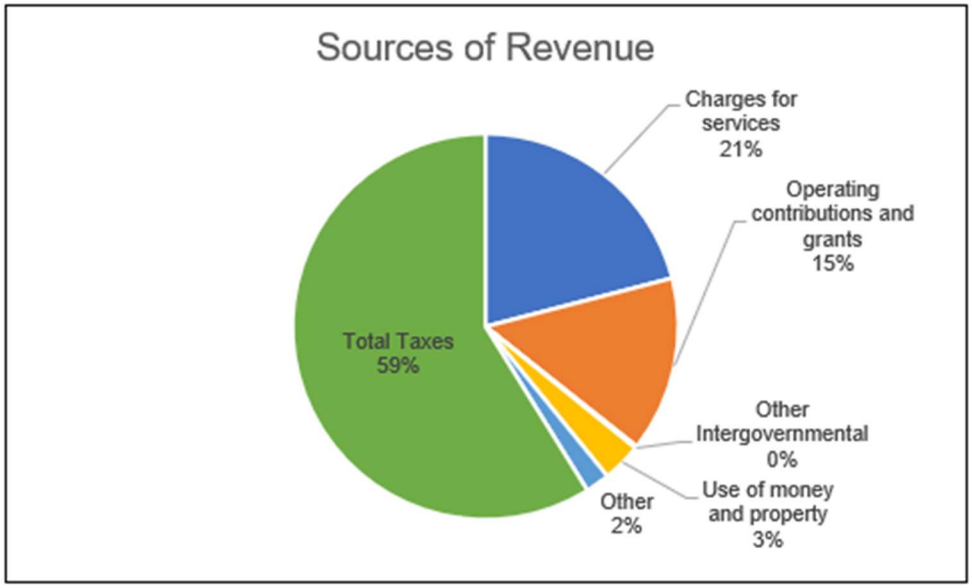
Assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at June 30, 2024, by $143.3 million. Total assets increased by $5.8 million or 3.7% due to increases in cash, primarily in the General Fund and street improvement funds, such as Measure M, Gas Tax, and SB1. Total deferred outflows of resources decreased by $0.1 million or 6.2% as a result of lower pension related resources. Total liabilities increased by $0.8 million or 4.2% due to an increase in accounts payable, primarily to account for the City's addition of a tax-sharing agreement with Hunt and Sons, LLC. Total deferred inflows of resources decreased by approximately $30,000 or 3.5% due to pension and leases, which offset an increase to OPEB related items.

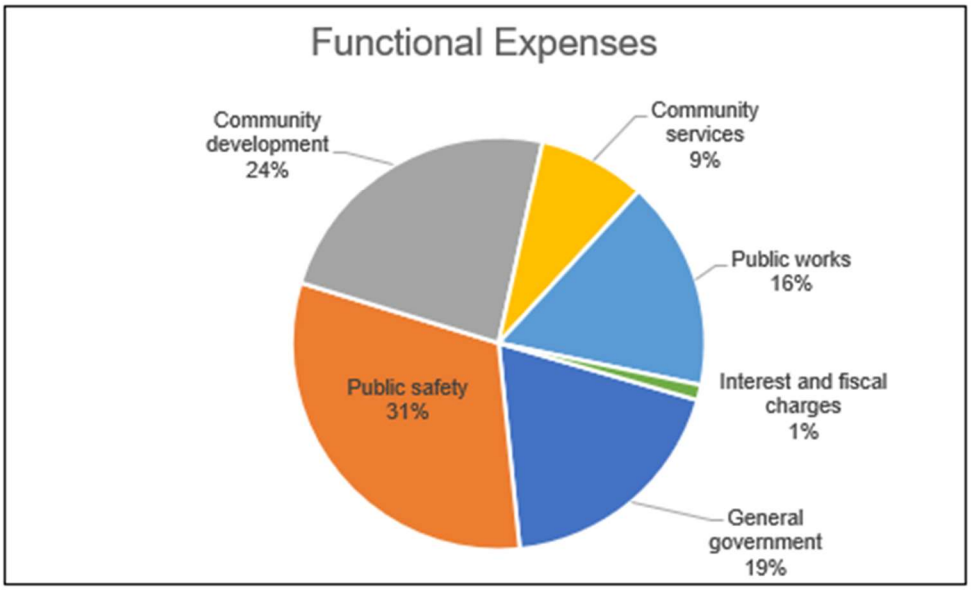
The City increased its overall net position by $4.9 million or 3.5% from the prior year. The largest portion of the City's net position reflects its investment in its buildings and infrastructure. Net investment in capital assets for FY 2023-24 total $99.3 million and represents 69.3% of the City's total net position. $7.5 million is restricted, representing special revenue resources that are

subject to their funding stipulations, such as street improvements, specific public safety expenditures, and community development projects. Unrestricted net position totals $36.4 million and is an increase of $3.1 million, which is attributed to an increase in the general fund balance.

Table 2
Change in Net Position

	2024	2023
Revenues		
Program Revenues:		
Charges for services	$ 7,731,011	$ 7,694,422
Operating contributions and grants	5,427,985	6,932,234
General Revenues:		
Taxes:		
Sales taxes	8,359,623	6,244,171
Property taxes	9,863,866	9,459,526
Franchise taxes	1,922,770	1,884,639
Transient occupancy taxes	1,570,575	1,570,525
Other Intergovernmental	64,044	53,145
Use of money and property	1,207,332	656,151
Other	747,990	332,325
Total Revenues	$ 36,895,196	$ 34,827,138
Expenses		
General government	6,125,440	6,019,844
Public safety	10,147,491	10,224,474
Community development	7,679,606	6,190,570
Community services	2,730,921	2,817,896
Public works	5,310,206	7,161,695
Interest and fiscal charges	382,504	387,579
Total expenses	$ 32,376,168	$ 32,802,058
Increase (Decrease in net position)	**$ 4,519,028**	**$ 2,025,080**
Net position - beginning of year, as restated (note 18)	$ 138,743,360	$ 136,321,662
Net position - end of year	$ 143,262,388	$ 138,346,742





Total revenues for governmental activities amounted to $36.9 million during FY 2023-24 and reflect an increase of $2.1 million or 5.9% over the prior year. Functional expenditures totaled $32.4 million and decreased by $0.4 million or 1.3% compared to the prior year. Revenues exceeded program expenses by $4.5 million in FY 2023-24.

Revenues

The City's major general revenue sources are property taxes, sales taxes, franchise fees, and transient occupancy taxes. Property taxes total $9.9 million, an increase of $0.4 million or 4.3% due to higher assessed property values. Transient occupancy taxes remained flat compared to the previous year at $1.6 million. Sales tax revenue saw a significant increase of $2.1 million or

33.9% to $8.4 million and is attributable to the approval of the tax sharing agreement with Hunt and Sons, LLC, which began operating in the City in August 2023. Franchise fees increased by approximately $40,000 or 2.0% from higher utility costs in electricity, gas, and waste collection fees. Franchise fees from the Gas Company increased by over 87.9% as a result of higher gross receipts; however, this increase largely offset the decrease of 13.9% in cable franchise fees as residents move away from traditional cable television. Revenue from the use of money and property, which includes investment and rental income at City Hall, increased by 84.0% to $1.2 million primarily as a result of higher interest rates.

Program revenues include charges for services, operating grants and contributions, and capital contributions and grants. Overall program revenues decreased by $1.5 million or 17.1% from the loss of public safety funding through the American Rescue Plan Act (ARPA) of $2.9 million received in the prior year. This decrease offset the increase of 25% in funding for street improvements through gas taxes, SB1, and Measure M. The City did not receive any capital contributions and grants during FY 2023-24. Charges for services, which includes fees for building permits and planning, as well as facility rentals and recreation was largely flat at $1.6 million compared to FY 2022-23.

Expenses

Total expenses for all City services, which include law enforcement, animal control, building and planning services, public works, engineering, environmental compliance, and administration decreased by $0.4 million. In an effort to control costs, budget reductions were made across all departments in FY 2023-24.

Public works decreased by $1.9 million as a result of reduced spending on capital street improvement projects during the fiscal year as slurry seal projects are not completed every year. Major projects for the year include the street rehabilitation of Enterprise between Aliso Creek Road to Aliso Viejo Parkway. Decreased spending in Public Works largely offset the $1.5 million increase in spending in Community Development as a result of higher sales tax subsidy payments with the addition of the Hunt and Sons, LLC tax sharing agreement.

General Government expenses include City Council, City Manager, City Attorney, City Clerk, Human Resources, Financial Services, Information Technology, and other general expenses, such as insurance premiums, maintenance of City Hall, and community outreach. General Government expenses increased slightly by $0.1 million or 1.8% to $6.1 million due to increased salaries and benefits.

Although the County of Orange approved new labor agreements resulting in increased wages and benefits for their employees, costs for law enforcement with the Orange County Sheriff's Department remained flat compared to the prior year. The contractual increases were offset by high vacancy rates which provided cost savings to the City. In addition, the freezing of one motor officer position was implemented to provide cost savings of approximately $0.3 million. Public safety expenses were down 0.8% and totaled $10.1 million.

Community Services expenditure was down approximately $0.1 million or 3.1% from lower spending for advertising, special events, and Gold Coast Farms.

Government Activities

Tables 3 and 3A present the cost of each of the City's programs: General Government (Administrative Services), Community Development, Community Services, Public Safety, and Public Works as well as each program's net cost (total cost less revenues generated by the activities). The total cost of all governmental activities in FY 2023-24 was $32.4 million. That cost is financed by program revenues of $13.2 million. Net cost of services is $19.2 million and is funded with general fund resources.

Table 3
Net Cost of Governmental Activities
Fiscal Year Ended June 30, 2024

	Total Cost of Services	Program Revenues	Net Revenue/Cost of Services
General government	$ 6,125,440	$ -	$ 6,125,440
Public safety	10,147,491	(611,869)	9,535,622
Community development	7,679,606	(6,259,786)	1,419,820
Community services	2,730,921	(1,612,114)	1,118,807
Public works	5,310,206	(4,675,227)	634,979
Interest and fiscal charges	382,504	-	382,504
Total	$ 32,376,168	$ (13,158,996)	$ 19,217,172

Table 3A
Net Cost of Governmental Activities
Fiscal Year Ended June 30, 2023

	Total Cost of Services	Program Revenues	Net Revenue/Cost of Services
General government	$ 6,019,844	$ -	$ 6,019,844
Public safety	10,224,474	(3,543,347)	6,681,127
Community development	6,190,570	(5,795,674)	394,896
Community services	2,817,896	(1,670,852)	1,147,044
Public works	7,161,695	(3,616,783)	3,544,912
Interest and fiscal charges	387,579	-	387,579
Total	$ 32,802,058	$ (14,626,656)	$ 18,175,402

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds

At year-end, the City's Governmental Funds reported a combined Fund Balance of $45.6 million, an increase of 15.2% or $6.0 million from the prior year. Increases to the fund balances include $3.5 million in the General Fund, $1.8 million in restricted street improvement funds from gas taxes, SB1, and Measure M, $0.3 million in AQMD grant funds, and $0.3 for public safety and other grants. The fund balance includes $25,398 in non-spendable, restricted funds of $7.8 million include approximately $1.9 million for community development projects, $5.6 million for capital projects, and $0.3 million for public safety. $31.2 million or 68.4% of the fund balance is assigned for contingencies, insurance obligations, asset replacement, and emergencies. The remaining $6.7 million or 14.6% of the fund balance is unassigned, which is available for spending at the City's discretion.

General Fund

The General Fund is the primary operating fund of the City and is 83.0% of the City's overall fund balance. General fund operations include Administration and Support, Community and Economic Development, Community Services, Public Safety, and Public Works. The General Fund also funds the City's debt service payment on the Certificates of Participation (COP) for the Aliso Viejo Ranch. General Fund capital improvement includes building improvements at City Hall and Aliso Viejo Ranch, as well as the Aquatic Center, Aliso Viejo Center, Iglesia Park and Community Center.

For FY 2023-24, General Fund revenues and transfers in the amount of $28.2 million exceeded expenditures and transfers out of $24.7 million, resulting in an increase to the General Fund balance by $3.5 million. Ending fund balance for the year increased by 10.1% to $37.9 million. This balance is comprised of non-spendable funds of $18,987, assigned funds of $31.2 million and $6.7 million of unassigned funds. Assigned funds include $4.0 million for contingencies, $0.6 million for insurance and/or benefit obligations, $14.0 million for asset replacement, and $12.7 million for emergencies. The unassigned portion is the part of fund balance that is available for use without constraints established by legal requirements and totals $6.7 million. The total fund balance at the fiscal year ended June 30, 2024, is equal to 140% of the FY 2024-25 adopted General Fund budget appropriations.

The City's major revenue sources are property taxes, sales taxes, franchise fees, and transient occupancy taxes. General fund revenue for FY 2023-24 totaled $28.2 million, compared to $27.1 million in the prior year. Property taxes total $9.9 million, an increase of $0.4 million or 4.3% due to higher assessed property values. Transient occupancy taxes remained flat compared to the previous year at $1.6 million. Sales tax revenue saw a significant increase of $2.1 million or 33.9% to $8.4 million and is attributable to the approval of the tax sharing agreement with Hunt and Sons, LLC, which began operating in the City in August 2023. Franchise fees increased by approximately $40,000 or 2.0% from higher utility costs in electricity, gas, and waste collection fees. Notably for FY 2023-24, franchise fees from the Gas Company increased by over 87.9% as a result of higher gross receipts; however, this increase largely offset the decrease of 13.9% in cable franchise fees as residents move away from traditional cable television. Revenue from the

use of money and property, which includes investment income, increased by $0.4 million or 67.7% to $0.9 million primarily from higher interest rates.

In addition, the General Fund saw an increase in transfers in as a result of strong operating results at the Aliso Viejo Center. Net income at the Center totaled $1.4 million from strong demand for facility rentals, an increase of $0.5 million or 51.8% increase from FY 2022-23.

General Fund expenditures and transfers out totaled $24.7 million and was $1.5 million higher than FY 2022-23. The increase was primarily in economic development expenditures for additional tax subsidy payments to Hunt and Sons, LLC.

Aliso Viejo Center

The Aliso Viejo Center provides facility rental and banquet services for large social gatherings, such as conferences and weddings. FY 2023-24 revenue is relatively flat compared to the prior year at $3.6 million. Expenditures were lower than the prior year and totaled $2.2 million compared to $2.6 million last year. This resulted in net income of $1.4 million, which is transferred to the General Fund.

General Fund Budgetary Highlights

Revenues: Actual revenues of $28.2 million exceeded the final year-end budget projections of $26.4 million by $1.7 million, or 6.4% higher than budget estimates.

General fund taxes totaled $21.6 million and represent 77.0% of the fund's resources. Property tax is the largest contributor, followed by sales, franchise fees, and transient occupancy taxes. Taxes were in line with budget estimates.

Transfers-in exceeded budget estimates by $1.0 million. This is primarily a result of better-than-expected net income from operations at the Aliso Viejo Center and a $0.1 million refund in management fees, totaling $0.8 million over budget estimates. At the time of budget adoption, estimates remained conservative due to the uncertainty of demand for facility rentals post pandemic. In addition, the City received reimbursements from various grants for costs incurred by staff.

Expenditures: Actual expenditures totaled $24.7 million and was $1.5 million under budget due to conservative spending across all departments. Administration and support costs were $0.3 million under budget from decreased in spending for professional services and supplies. Law enforcement contract costs were $0.3 million lower than budget due to high vacancy levels within the Orange County Sheriff's Department. Savings of $0.3 million in Community Services from lower operating costs at Gold Cost Farms, special events, and facility maintenance costs at recreation facilities. Public Works was also under budget by $0.2 million from lower-than-expected costs in environmental compliance and street maintenance.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

As of June 30, 2024, the City had $111.9 million invested in a broad range of capital assets, including police equipment, buildings, land, park facilities, furniture and fixtures, and roads. (See Table 4 below). Additions to capital assets being depreciated were made in the amount of $0.6 million. This amount includes $0.2 million for the purchase and rehabilitation of residential property to be used for low-income housing, $0.2 million at City Hall for landscape improvements, replacement of air conditioning unit, and furniture at City Hall. Other improvements include the fiber project at Aliso Viejo Ranch and new HVAC at Iglesia Park. Depreciation expense in the amount of $1.5 million was incurred in FY 2023-24. For additional information on capital assets, refer to Note 6 of Notes to the Financial Statements.

The City of Aliso Viejo elected to use the modified approach in reporting their streets and roads network. Under the modified approach, infrastructure assets that are part of a network or subsystem of a network are not required to be depreciated if certain requirements are met, which are disclosed in the accompanying *Basic Financial Statements* and *Required Supplementary Information*. In March 2002, the City Council approved a condition level of 80 as the minimum acceptable Pavement Condition Index (PCI). The following schedule discloses a comparison between the City's assessed condition level of the streets and roads network as of May 2024, and the City's adopted target level of condition.

	Actual Assessed Condition Level	Minimum Condition Level
Overall Pavement Network	82	80

Under the modified approach, GASB Statement No. 34 requires that condition assessments be performed every three years. Last completed in May 2024, the City traditionally performs an assessment every two years. It is the City's intention to have another complete assessment performed on or before fiscal year ending June 30, 2026.

During the year ended June 30, 2024, actual streets and roads maintenance project costs were $2.5 million compared to the estimate of $3.7 million. The amount of underspending was due to the delay of the Aliso Creek street rehabilitation project, which was rescheduled to be completed in FY 2024-25.

Table 4
Capital Assets at Year End
(Net of Depreciation)

Asset Type	2024	2023
Land	$ 14,315,978	$ 14,315,978
Buildings and improvements	36,627,939	36,831,777
Equipment, furniture and fixtures	270,940	424,013
Other infrastructure	6,201,107	6,680,442
Streets and highways	53,871,430	53,871,430
Construction in progress	-	-
Right-to-use assets	39,020	6,356
Right-to-use subscription assets	527,241	575,057
Total capital assets	$ 111,853,655	$ 112,705,053

Debt

On August 13, 2019, the City issued $12,250,000 of tax-exempt Certificates of Participation to provide financing for the construction of the Aliso Viejo Ranch. The principal is due annually in amounts ranging from $230,000 to $635,000 on November 1 of each year commencing in 2020 through the year 2049 with a coupon rate ranging from 2% to 4%.

In March of 2014, staff coordinated the refinancing of the Community Facilities District (CFD) bonds issued in conjunction with the Glenwood development. Based on the final pricing of the CFD bonds, Glenwood property owners are saving an average of $899 per year. Subsequently, in December 2023, staff coordinated the refinancing of the 2014 bonds, providing savings of $814 on average per year.

Non-Current Liabilities

Changes in non-current liabilities for the fiscal year ended June 30, 2024, are provided in Table 5. For additional information on non-current liabilities, refer to Note 7 of the Notes to the Financial Statements.

Table 5
Non-Current Liabilities
June 30, 2024

	Balance at July 1, 2023	Additions	Deletions	Balance at June 30, 2024	Amount due within one year	Amount due beyond one year
Bonds Payable	$ 11,545,000	$ -	$ (250,000)	$ 11,295,000	$ 260,000	$ 11,035,000
Unamortized premium	871,257	-	(32,269)	838,988	32,269	806,719
Lease liability	5,823	39,681	(7,129)	38,375	7,408	30,967.00
Subscription liability	399,551	85,819	(186,942)	298,428	76,699	221,729
Compensated absences	220,735	321,559	(284,859)	257,435	112,666	144,769
Total	$ 13,042,366	$ 447,059	$ (761,199)	$ 12,728,226	$ 489,042	$ 12,239,184

ECONOMIC FACTORS AND FISCAL YEAR 2024-25 BUDGET

Although the U.S. economy in 2024 outperformed expectations, forecasts expect growth to slow due to higher interest rates, inflation, as well as rising national and consumer debt. Recession forecasts have been mixed. Uncertainty remains high from unrest around the world and potential new economic policies from results of the 2024 election. Although unemployment remains low, the effects on commercial property values due to high vacancy rates for office space as more employees seek telecommuting options are still unknown. Furthermore, the rising costs of insurance, food, fuel, consumer goods, and services may exacerbate an already slowing economy.

The FY 2024-25 budget includes appropriations for programs and projects necessary to provide essential services to the community. General Fund revenues are estimated to total $26.7 million. The adopted budget includes budget reductions in discretionary spending across all departments to offset increases in essential services. The total expenditure budget is approximately $27.1 million and includes all operating costs, capital improvement expenditures, debt service, and interfund transfers.

A General Fund operating budget surplus is estimated at $0.1 million with General Fund reserves anticipated to fund $0.5 million in capital improvement, resulting in a net decrease to fund balance of $0.4 million. The estimated year-end General Fund balance will decrease by approximately 1.1% to $37.5 million.

General Fund Revenues

Revenue forecasts for FY 2024-25 were prepared using estimates and projections provided by the State, other agencies, and consultants. Anticipated General Fund revenue estimates of $26.7 million is $1.3 million less than FY 2023-24 actuals. The conservative estimates include lower estimated franchise fees, building and planning fees, parking fines, interest earnings, and transfers from the Aliso Viejo Center.

The City receives 84% of its revenue from taxes. This includes property, sales, transient occupancy taxes, as well as franchise fees. Property taxes remain the City's highest and most stable source of revenue with an estimated increase of $0.5 million over FY 2023-24 actuals to $10.2 million, primarily due to inflationary adjustments by the County's assessor's office. Growth from higher property values as a result of changes in ownership is not anticipated to be significant due to low inventory and higher interest rates which impact housing sales. Sales tax revenue forecasts show growth from FY 2023-24 from the addition of Hunt and Sons, LLC operations for a full year. Sales tax is estimated to total $8.9 million, an increase of $0.5 million or 6.4% over FY 2023-24. The current sales tax estimates do not include any potential sales tax revenue from new development scheduled to open during the fiscal year. Projections for the City's transient occupancy taxes remain flat at $1.6 million. Franchise fees are collected from companies that provide electric, gas, cable, and solid waste collection within the City. Franchise fees are expected to decrease by $0.1 million or 7.0% due to declining cable service revenue.

The remaining 16% of General Fund revenues include other sources such as licenses and permits, fines and forfeitures, investment earnings, fees for services, rental income, and recreation. These sources, with the exception of investment earnings, are expected to remain flat

compared to current levels. Investment earnings are expected to increase by $0.1 million to $0.4 million from higher interest rates.

General Fund Appropriations

The General Fund operating budget totals $26.6 million and includes $0.2 million in transfers to the Aliso Viejo Aquatic Center Fund to bridge the operating gap at that facility. The operating budget includes salaries and benefits for 29 full-time positions, five elected officials, and part-time positions primarily in recreation. Salaries and benefits expenses include merit-based salary increases and cost-of-living adjustments (COLA) in accordance with the Classification and Compensation Plan approved by Council in 2018, which is based on the Annual Consumer Price Index, Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim (CPI-W) of 2.8%. The estimated cost of the COLA is $0.1 million for FY 2024-25.

In addition, appropriations include CalPERS pension costs and $0.1 million in unfunded pension liability. Total CalPERS payments are estimated at $0.6 million. As of the most recent CalPERS actuarial valuation, the City's accrued liability's funded ratio is above the required funding level of 80%, as established by Council policy in 2017.

The FY 2024-25 budget provides the necessary funding to continue essential services throughout the community. Despite reductions in all departments for training, professional services, and supplies, the operating budget reflects an increase of approximately 9.5%, or $2.3 million compared to FY 2023-24 actuals. The year-over-year increase is primarily a result of higher public safety costs due to increases in the law enforcement contract with the Orange County Sheriff's Department, animal care services with the City of Mission Viejo, and crossing guard services, which increased by $1.3 million or 13.3%.

Administration and support are also expected to increase by approximately $0.1 million or 2.6% compared to FY 2023-24 actuals because of higher labor costs, inflationary adjustments to contract services, and the inclusion of the November 2024 election costs. Community Services and Recreation budget estimates reflect an increase of 14.4% or $0.4 million, for facility rental costs at Gold Coast Farms, city camp expenses, and facility operating costs at the Ranch. Community and Economic Development expects an increase of $0.2 million, or 3.9% as a result of enhancements to code enforcement, technology, and professional services for the General Plan safety element.

The Public Works budget is increasing by $0.2 million or 12.5% due to expected increases to environmental regulatory permits and consulting costs. City Hall expenses are also expected to increase by 23.4% or approximately $50,000 from higher utility and facility maintenance costs.

Special Funds

In addition to the General Fund, the City uses "Special Revenue Funds" to fund various City expenditures. Special Revenue Funds are typically restricted funds, such as Gas Tax, SB 1, Measure M, Federal Grants, and Other Grants. These funds can only be used for specific purposes. Revenue and appropriations for all Special Revenue Funds for FY 2024-25 are approximately $9.9 million and $9.1 million, respectively. At the end of FY 2024-25 operations, the estimated fund balance for all City funds will be approximately $46.0 million.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Department of Financial Services, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California, 92656, or call (949) 425-2520.

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CITY OF ALISO VIEJO

STATEMENT OF NET POSITION
June 30, 2024
(With Comparative Data for Prior Year)

	Governmental Activities	
	2024	2023
Assets:		
Cash and investments (note 2)	$ 48,296,183	41,713,181
Receivables:		
Accounts	659,525	855,106
Accrued interest	306,708	179,365
Lease (note 4)	214,497	237,492
Due from other funds	7,300	-
Due from other governments	2,228,506	2,033,761
Inventory	6,211	7,279
Prepaid costs	19,187	56,246
Capital assets not being depreciated (note 6)	68,187,408	68,187,408
Capital assets, net of depreciation (note 6)	43,666,247	44,517,645
Total Assets	163,591,772	157,787,483
Deferred Outflows of Resources:		
Pension related items (note 9)	1,216,320	1,292,198
OPEB related items (note 10)	54,458	61,913
Total Deferred Outflows of Resources	1,270,778	1,354,111
Liabilities:		
Current liabilities:		
Accounts payable	3,282,647	2,251,762
Accrued liabilities	251,025	271,784
Deposits payable	2,175,904	2,458,454
Unearned revenue	147,842	-
Compensated absences - current portion (note 7)	112,666	105,207
Long-term liabilities - current portion (note 7)	376,376	356,946
OPEB liability current portion (note 10)	300,650	344,569
Non-current liabilities:		
Compensated absences - non-current portion (note 7)	144,769	115,528
Long-term liabilities - non-current portion (note 7)	12,094,415	12,464,685
Net pension liability (note 9)	1,685,168	1,427,310
OPEB liability non-current portion (note 10)	194,619	134,706
Total Liabilities	20,766,081	19,930,951
Deferred Inflows of Resources:		
Pension related items (note 9)	58,112	94,063
OPEB related items (note 10)	549,950	527,530
Leases (note 4)	226,019	242,308
Total Deferred Inflows of Resources	834,081	863,901
Net Position:		
Net investment in capital assets (note 15)	99,321,092	99,883,422
Restricted for:		
Community development projects	1,890,321	1,756,357
Public works	5,343,323	3,258,360
Public safety	288,518	171,447
Unrestricted	36,419,134	33,277,156
Total Net Position	$ 143,262,388	138,346,742

See notes to financial statements

CITY OF ALISO VIEJO

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

Functions/ Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions and Grants	Program Revenues: Capital Contributions and Grants	Net (Expense) Revenue and Changes in Net Position: 2024	Net (Expense) Revenue and Changes in Net Position: 2023
Primary Government:						
Governmental activities:						
General government	$ 6,125,440	-	-	-	(6,125,440)	(6,019,844)
Public safety	10,147,491	296,430	752,758	-	(9,098,303)	(6,681,127)
Community development	7,679,606	5,822,467	437,319	-	(1,419,820)	(394,896)
Community services	2,730,921	1,612,114	-	-	(1,118,807)	(1,147,044)
Public works	5,310,206	-	4,237,908	-	(1,072,298)	(3,544,912)
Interest	382,504	-	-	-	(382,504)	(387,579)
Total governmental activities	$ 32,376,168	7,731,011	5,427,985	-	(19,217,172)	(18,175,402)

	2024	2023
General revenues:		
Taxes:		
Property taxes, levied for general purpose	9,911,103	9,459,526
Transient occupancy taxes	1,570,575	1,570,525
Sales taxes	8,359,623	6,244,171
Franchise taxes	1,875,533	1,884,639
Other intergovernmental, unrestricted	64,044	53,145
Use of money and property	1,207,332	656,151
Other	747,990	332,325
Total general revenues	23,736,200	20,200,482
Change in net position	4,519,028	2,025,080
Net position, beginning of year, as restated (note 18)	138,743,360	136,321,662
Net position, end of year	$ 143,262,388	138,346,742

See notes to financial statements

Major Governmental Funds

GENERAL FUND

The General Fund has been classified as a major fund and is used to account for revenues and expenditures that are not required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for a particular purpose. The following fund have been classified as a major fund.

Aliso Viejo Center

This fund is used to account for the operations of the Aliso Viejo Center. The Aliso Viejo Center is a City owned facility that serves as an ideal venue to accommodate an array of functions, such as banquets, wedding celebrations, conferences, and corporate events.

Nonmajor Governmental Funds

Nonmajor Governmental Funds

These funds constitute all other governmental funds that do not meet the major 10% and 5% test of assets, liabilities, revenues, or expenditures for the governmental funds. These funds consist of other Special Revenue Funds, Capital Projects Funds and a Debt Service Fund for the City.

CITY OF ALISO VIEJO

BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2024
(With Comparative Data for Prior Year)

	General Fund	Special Revenue: Aliso Viejo Center	Nonmajor Governmental Funds	Totals 2024	Totals 2023
Assets:					
Cash and investments	$ 37,736,462	2,981,645	7,578,076	48,296,183	41,713,181
Receivables:					
Accounts	597,487	42,369	19,669	659,525	855,106
Accrued interest	143,371	-	163,337	306,708	179,365
Leases	214,497	-	-	214,497	237,492
Due from other governments	1,434,471	-	794,035	2,228,506	2,033,761
Inventory	-	6,211	-	6,211	7,279
Prepaid costs	18,987	200	-	19,187	56,246
Due from other funds (note 5)	1,606,790	-	-	1,606,790	1,120,333
Total Assets	$ 41,752,065	3,030,425	8,555,117	53,337,607	46,202,763
Liabilities, Deferred Inflows of Resources and Fund Balances:					
Liabilities:					
Accounts payable	$ 2,412,047	450,241	420,359	3,282,647	2,251,762
Accrued liabilities	229,146	-	21,879	251,025	271,784
Deposits payable	994,799	1,181,105	-	2,175,904	2,458,454
Due to other funds (note 5)	-	1,399,079	200,411	1,599,490	1,120,333
Unearned revenue	8,296	-	139,546	147,842	-
Total Liabilities	3,644,288	3,030,425	782,195	7,456,908	6,102,333
Deferred Inflows of Resources:					
Leases	226,019	-	-	226,019	242,308
Unavailable revenue - grants	-	-	33,042	33,042	264,258
Total Deferred Inflows of Resources	226,019	-	33,042	259,061	506,566
Fund Balances:					
Non-Spendable:					
Prepaid costs and inventory	18,987	6,411	-	25,398	63,525
Restricted for:					
Debt service	-	-	546	546	178
Community development projects	-	-	1,890,321	1,890,321	1,756,357
Capital projects	-	-	5,574,557	5,574,557	3,391,391
Public safety	-	-	288,518	288,518	171,447
Assigned to:					
Contingencies	3,995,400	-	-	3,995,400	3,498,990
Self Insurance/benefit obligations	600,000	-	-	600,000	600,000
Asset replacement	13,953,004	-	-	13,953,004	13,173,633
Emergencies and unanticipated traffic projects	12,655,367	-	-	12,655,367	11,266,779
Aliso Viejo Center	-	-	-	-	51,759
Unassigned	6,659,000	(6,411)	(14,062)	6,638,527	5,619,805
Total Fund Balances (Deficit)	37,881,758	-	7,739,880	45,621,638	39,593,864
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 41,752,065	3,030,425	8,555,117	53,337,607	46,202,763

See notes to financial statements

CITY OF ALISO VIEJO

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
JUNE 30, 2024

Fund Balances of Governmental Funds	$	45,621,638
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds:		
Capital assets		139,759,662
Accumulated depreciation/amortization		(27,906,007)
Deferred inflows and outflows of resources related to pension and OPEB have not been reported in the governmental funds:		
Deferred outflows - Pension related items		1,216,320
Deferred outflows - OPEB related items		54,458
Deferred inflows - Pension related		(58,112)
Deferred inflows - OPEB related		(549,950)
Compensated absences that have not been included in the governmental fund activity.		(257,435)
Governmental funds report all pension contributions as expenditures, however, in the Statement of Net Position, the excess of the plan's proportionate share of the total pension liability over the proportionate share of the plan's fiduciary net position is reported as a net pension liability.		(1,685,168)
Governmental funds report all OPEB contributions as expenditures, however, in the Statement of Net Position, any excesses of the OPEB plan's total pension liability over the OPEB plan's fiduciary net position is reported as a net OPEB liability.		(495,269)
Revenues reported as unavailable revenue in the governmental funds are recognized in the Statement of Activities. These are classified as intergovernmental revenues in the Government-Wide Financial Statements.		33,042
Long-term liabilities are not due and payable in the current period:		
Bonds payable		(11,295,000)
Unamortized premium		(838,988)
Subscription liability		(298,428)
Lease liability		(38,375)
Net Position of Governmental Activities	$	143,262,388

See notes to financial statements

CITY OF ALISO VIEJO

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	General Fund	Special Revenue: Aliso Viejo Center	Nonmajor Governmental Funds	Total 2024	Total 2023
Revenues:					
Taxes	$ 21,634,913	-	-	21,634,913	19,063,829
Licenses and permits	785,623	-	-	785,623	876,079
Intergovernmental	156,612	-	4,987,629	5,144,241	7,192,158
Charges for services	1,797,696	2,934,031	939,260	5,670,987	5,656,340
Use of money and property	918,409	-	1,042,416	1,960,825	689,647
Fines and forfeitures	296,430	-	-	296,430	227,896
Other	906,111	727,282	-	1,633,393	1,254,220
Total revenues	26,495,794	3,661,313	6,969,305	37,126,412	34,960,169
Expenditures:					
Current:					
General government	5,059,500	-	112,660	5,172,160	5,026,792
Community development	6,661,953	2,322,472	1,489,432	10,473,857	9,176,591
Public works	1,724,588	-	3,265,111	4,989,699	6,266,529
Public safety	10,005,398	-	120,798	10,126,196	10,162,083
Debt service:					
Principal payment	177,043	-	267,028	444,071	332,486
Interest and fiscal charges	7,262	-	407,511	414,773	419,756
Total expenditures	23,635,744	2,322,472	5,662,540	31,620,756	31,384,237
Excess (deficiency) of revenues over (under) expenditures	2,860,050	1,338,841	1,306,765	5,505,656	3,575,932
Other Financing Sources (Uses):					
Transfers in (note 5)	1,552,629	-	2,356,447	3,909,076	8,062,610
Transfers out (note 5)	(1,082,520)	(1,399,079)	(1,427,477)	(3,909,076)	(8,062,610)
Lease acquisition	39,681	-	-	39,681	-
SBITA acquisition	85,819	-	-	85,819	-
Total other financing sources (uses)	595,609	(1,399,079)	928,970	125,500	-
Net change in fund balances	3,455,659	(60,238)	2,235,735	5,631,156	3,575,932
Fund balances, beginning of year, as restated (note 18)	34,426,099	60,238	5,504,145	39,990,482	36,017,932
Fund balances, end of year	$ 37,881,758	-	7,739,880	45,621,638	39,593,864

See notes to financial statements

CITY OF ALISO VIEJO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$ 5,631,156
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Government-Wide Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation expense.	
Capital outlay	620,112
Depreciation and amortization	(1,471,510)
Compensated absences expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.	(36,700)
Pension obligation expenses, net of pension deferred related amounts, reported in the Statement of Activities do not require current financial resources and therefore, are not reported as expenditures in governmental funds.	(297,785)
OPEB obligation expenses, net of OPEB deferred related amounts, reported in the Statement of Activities do not require current financial resources and therefore, are not reported as expenditures in governmental funds.	(45,869)
Revenues reported as unavailable revenue in the governmental funds are recognized in the Statement of Activities. These are classified as program revenues in the Government-Wide Financial Statements.	(231,216)
The issuance of long-term debt provides current financial resources in the governmental funds, but issuance of debt increases the long-term liabilities in the Statement of Net Position, while the repayment of long-term liabilities consumes the current financial resources of governmental funds.	
Issuance of lease	(39,681)
Issuance of SBITAs	(85,819)
Bonds principal	250,000
Unamortized premium	32,269
Leases principal	7,129
Subscription principal	186,942
Change in Net Position of Governmental Activities	$ 4,519,028

See notes to financial statements

CITY OF ALISO VIEJO

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2024
(With Comparative Data for Prior Year)

	Custodial Fund	
	2024	2023
Assets:		
Cash and investments with fiscal agents (note 2)	$ 3,236,274	4,860,578
Due from other governments	21,216	30,806
Total assets	3,257,490	4,891,384
Liabilities:		
Accounts payable	2,395	223,948
Due to other funds (note 5)	7,300	-
Total liabilities	9,695	223,948
Net position:		
Restricted for organizations and other governments	3,247,795	4,667,436
Total net position	$ 3,247,795	4,667,436

See notes to financial statements

CITY OF ALISO VIEJO

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2024
(With Comparative Data for Prior Year)

	Custodial Fund	
	2024	2023
Additions:		
Assessments	$ 2,248,518	2,404,521
Interest income	84,952	32,041
Total additions	2,333,470	2,436,562
Deductions:		
Payments to bondholders:		
Principal	935,000	780,000
Interest and fiscal charges	2,818,111	1,402,073
Total deductions	3,753,111	2,182,073
Net increase (decrease) in fiduciary net position	(1,419,641)	254,489
Net position, beginning of year	4,667,436	4,412,947
Net position, end of year	$ 3,247,795	4,667,436

See notes to financial statements

Note 1: Summary of Significant Accounting Policies

The accounting policies of the City of Aliso Viejo conform to generally accepted accounting principles as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

a. Reporting Entity

The City of Aliso Viejo (the City) was incorporated July 1, 2001, under the general laws of the State of California. The City operates under the Council-Manager form of government.

The City provides the following services as authorized by its general laws: public safety, public works, community development and general administrative services.

Generally accepted accounting principles require that these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. As of the end of the reporting period the City had one component unit as defined by the GASB.

Aliso Viejo Public Facilities Corporation

The Aliso Viejo Public Facilities Corporation (Corporation) was created on July 19, 2006, for the purpose of providing for the financing of the acquisition and improvement of a building to be used as City Hall through the issuance of Certificates of Participation (COP) by the Corporation and the lease-back of the building from the Corporation to the City. Members of the City Council and management of the City act as the Corporation's governing board and exerts significant influence over its operations. Separate financial statements are not prepared for this Corporation.

b. Measurement Focus, Basis of Accounting, and Basis of Presentation

The basic financial statements of the City are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

Government-Wide Financial Statements: Government-wide financial statements display information about the reporting government as a whole, except for its fiduciary activities. These statements include a single column for the governmental activities of the primary government. The City of Aliso Viejo has no business-type activities. Eliminations have been made in the Statement of Activities so that certain allocated expenses are recorded only once (by the function to which they were allocated). However, general government expenses have not been allocated as indirect expenses to the various functions of the City.

Note 1: Summary of Significant Accounting Policies (Continued)

Government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Program revenues include charges for services, special assessments, and program payments. Program revenues are netted with program expenses in the Statement of Activities, to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

Fund Financial Statements: The underlying accounting system of the City is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balances, revenues, and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental, and fiduciary funds are presented after the government-wide financial statements. These statements display information about major funds individually and other funds in the aggregate for governmental funds. Fiduciary statements include financial information for fiduciary funds. Fiduciary funds of the City primarily represent assets held by the City in a custodial capacity for other individuals or organizations. Custodial funds use the economic resources measurement focus and the accrual basis of accounting.

Governmental Funds: In the fund financial statements, governmental funds are presented using the modified-accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The City uses an availability period of 60 days.

Sales taxes, property taxes, franchise taxes, gas taxes, motor vehicle license fee, transient occupancy taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other

Note 1: Summary of Significant Accounting Policies (Continued)

revenue items are considered to be measurable and available where cash is received by the government.

Revenue recognition is subject to the measurable and availability criteria for the governmental funds in the fund financial statements. Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). Locally imposed derived tax revenues are recognized as revenues in the period in which the underlying exchange transaction upon which they are based takes place. Imposed non-exchange transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. Government-mandated and voluntary non-exchange transactions are recognized as revenues when all applicable eligibility requirements have been met. Revenues, expenses, gains, losses, assets, and liabilities resulting from non-exchange transactions are recognized in accordance with the requirements of GASB Statement No. 33 which requires that local governments defer grant revenue that is not received within 60 days after the fiscal year ends to meet the "available" criteria of revenue recognition.

In the fund financial statements, governmental funds are presented using the current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Non-current portions of long-term receivables due to governmental funds are reported on their balance sheets in spite of their spending measurement focus. Special reporting treatments are used to indicate, however, that they should not be considered "available spendable resources," since they do not represent net current assets.

Recognition of governmental fund type revenue represented by non-current receivables are deferred until they become current receivables. Non-current portions of other long-term receivables are classified as non spendable fund balance.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

When both, restricted and unrestricted resources, are combined in a fund, expenses are considered to be paid first from restricted resources, and then from unrestricted resources.

Note 1: Summary of Significant Accounting Policies (Continued)

c. Fund Classifications

The City reports the following major governmental funds:

General Fund: The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Aliso Viejo Center Special Revenue Fund: This fund is used to account for the operations of the Aliso Viejo Center. The Aliso Viejo Center is a City owned facility that serves as an ideal venue to accommodate an array of functions, such as banquets, wedding celebrations, conferences and corporate events. Revenues are generated from events held at the facility.

Additionally, the government reports the following fund types:

Special Revenue Funds: These funds are used to account for revenues which are legally restricted to expenditures for special purposes.

Capital Projects Funds: These funds are used to account for the financial resources used for the acquisition of capital assets and are funded by the General Fund, Gas Tax Fund, Measure M Fund, and the Federal Grants Fund.

Debt Service Funds: These funds is used to account for the City's debt payments as well as any additional debt amounts deemed to be advisable and necessary for any public or municipal purposes.

Custodial Funds: These funds are used to account for special assessments received for which the City acts as an agent for all Community Facilities District debt activity.

d. Cash and Investments

Investments are reported in the accompanying statement of net position at fair value. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings and changes in fair value. The City pools cash and investments of all funds. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance, except for investment income associated with funds not legally required to receive pooled investment income which has been assigned to and recorded as revenue of the General Fund, as provided by California Government Code Section 53647.

The following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used:

Level 1: inputs are unadjusted quoted prices in active markets for identical assets; level 2: quoted prices for similar assets or liabilities in active markets; level 3: inputs to the valuation methodology are unobservable and significant to the fair value measurement.

Note 1: Summary of Significant Accounting Policies (Continued)

e. Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both, the government-wide and fund financial statements. Prepaid items are reported in the governmental funds under the consumption method and are offset by a reservation of fund balance to indicate that they are not spendable for appropriation and are not expendable financial resources.

f. Leases

The City is a lessor and lessee for leases as detailed in notes 4 and 7. The City recognizes a lease receivable, a deferred inflow of resources, and a lease payable in the financial statements.

At the commencement of the lease, the City initially measures the lease receivable at the present value of payments expected to be received and paid during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received and the lease payable is reduced by the principal portion of lease payments made. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts and payments to present value, lease term and lease receipts.

- The City uses the estimated cost of capital rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

g. Subscription-Based Information (IT) Arrangements

The City is a participant in subscription-based IT arrangements as detailed in note 7. The City recognizes a subscription-based IT payable and right to use IT assets in the financial statements. At the commencement of the arrangement, the City initially measures the payable at the present value of payments expected to be paid during the arrangement term. Subsequently, the payable is reduced by the principal portion of payments made. The right to use assets are initially measured at the initial amount of the subscription-based IT payable. Subsequently, the right to use assets are amortized over the life of the arrangement term.

h. Capital Assets

Capital assets (including infrastructure) are recorded at cost where historical records are available and at an estimated original cost where no historical records exist. Donated capital assets, donated works of art and similar items, and capital assets received in a

Note 1: Summary of Significant Accounting Policies (Continued)

service concession arrangement are reported at acquisition value rather than fair value. Generally, capital asset purchases in excess of $5,000 are capitalized if they have an expected useful life of three years or more.

Capital assets include public domain (infrastructure) general capital assets consisting of certain improvements including roads, streets, sidewalks, medians, and storm drains. The City has elected to include infrastructure capital assets in their entirety (e.g., prior to 1980) in compliance with requirements of GASB Statement No. 34.

Capital assets used in operations are depreciated over their estimated useful lives, except for streets, of which the City reports based on using the modified approach. The City uses the straight-line method in the government-wide financial statements for depreciating storm drains, park equipment, buildings, equipment and furniture, and leasehold improvements. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective statement of net position. The range of lives used for depreciation purposes for each capital asset class are as follows:

Items	Useful Life
Buildings	100 years
Improvements	3-50 years
Equipment and furniture	5 years
Right-to-use assets	Life of lease
Infrastructure:	
Sidewalks	20-50 years
Curb and gutters	20-50 years
Medians	20-50 years
Traffic signals	15 years
Street signs	15 years
Storm drains	20-50 years
Park equipment	10-50 years

The City of Aliso Viejo met all the criteria required by GASB Statement No. 34 to report their streets and roads network using the modified approach, which allows those infrastructure assets to be non-depreciable. Hence, all expenditures made for the streets and roads asset network (except for additions and improvements) are expensed in the period incurred. Additions or improvements to the streets and roads network assets that increase the capacity or efficiency of those assets (rather than preserve the useful life) are capitalized. The City elected to set their minimum acceptable level of condition at 80 for all streets and roads network systems based on their pavement management system scale of 1 to 100. The City plans to test/assess the condition level at least every two years. See the accompanying Required Supplementary Information section for additional information.

i. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represent a consumption of net assets that applies to

Note 1: Summary of Significant Accounting Policies (Continued)

future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has deferred outflows of resources related to pension and OPEB items.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City of Aliso Viejo has three types of items. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from various sources such as, grant revenue, taxes, and other special revenue. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The second item is deferred pension and OPEB related items. The third item is deferred inflows related to leases.

j. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Plan, and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used.

Valuation Date (VD) June 30, 2022
Measurement Date (MD) June 30, 2023
Measurement Period (MP) July 1, 2022, to June 30, 2023

k. Other Post Employment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense and information about the plan (OPEB Plan), have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD) June 30, 2023
Measurement Date (MD) June 30, 2023
Measurement Period (MP) July 1, 2022, to June 30, 2023

Note 1: Summary of Significant Accounting Policies (Continued)

l. Compensated Absences

In accordance with generally accepted accounting principles, an employee benefits payable liability is recorded for unused vacation and similar compensatory leave balances. The employee's entitlements to these balances are attributable to services already rendered and it is probable that virtually all of these balances will be liquidated by either paid time off or payments upon termination or retirement.

m. Property Taxes

Under California law, property taxes are assessed and collected by the counties up to 1% of assessed value, plus other increases approved by the voters. The property taxes go into a pool and are then allocated to the cities based on complex formulas. Accordingly, the City recognizes as revenue only those taxes which are received within 60 days after year end.

The property tax calendar is as follows:

Lien Date:	January 1
Levy Date:	July 1
Due Date:	First Installment - November 1
	Second Installment - February 1
Delinquent Date:	First Installment - December 10
	Second Installment - April 10

n. Use of Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates.

o. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both, restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

p. Fund Balance Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both, restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is

Note 1: Summary of Significant Accounting Policies (Continued)

the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

q. Fund Balance and Net Position

In the fund financial statements, government funds report the following fund balance classification:

Nonspendable include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either (a) external creditors, grantors, contributors, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest authority, City Council. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes but are neither restricted nor committed. The City Manager and/or Financial Services Director is authorized to assign amounts to a specific purpose, which was established by the governing through a resolution.

Unassigned include the residual amounts that have not been restricted, committed, or assigned to specific purposes.

An individual governmental fund could include nonspendable resources and amounts that are restricted or unrestricted (committed, assigned, or unassigned) or any combination of those classifications. Restricted or unrestricted amounts are to be considered spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available and committed, assigned, then unassigned amounts are considered to have been spent when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Note 1: Summary of Significant Accounting Policies (Continued)

In the government-wide financial statements and fiduciary fund financial statements, net position is reported in three categories: net investment in capital assets, restricted net position and unrestricted. The restricted portion of net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, and laws and regulations of over governments) and includes unspent proceeds of bonds issued to acquire or construct capital assets. The City's other restricted net position is temporarily restricted (ultimately expendable assets). All other net position is considered unrestricted.

r. Prior Year Data

The information included in the accompanying financial statements for the prior year has been presented for comparison purposes only and does not represent a complete presentation in accordance with generally accepted accounting principles. Certain minor reclassifications of prior year data have been made in order to enhance their comparability with current year figures.

Note 2: Cash and Investments

Cash and investments as of June 30, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	$ 48,296,183
Statement of Fiduciary Net Position:	
Cash and investments with fiscal agent	3,236,274
Total cash and investments	$ 51,532,457

Cash and investments as of June 30, 2024, consists of the following:

Cash on hand	$ 2,160
Deposits with financial institutions	8,389,878
Investments	43,140,419
Total cash and investments	$ 51,532,457

Investments Authorized by the California Government Code and the City's Investment Policy

The following table identifies the investment types that are authorized for the City by the California Government Code and the City's investment policy. The table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy. The City Treasurer may waive the collateral requirement for deposits that are fully insured up to $250,000 by the FDIC.

Note 2: Cash and Investments (Continued)

Investment Types Authorized by State Law	Authorized by Investment Policy	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer*
U.S. Treasury Obligations	Yes	5 years	100%	None
U.S. Agency Securities	Yes	5 years	60%	35% per agency
Supernational Securities	Yes	5 years	20%	10% per issuer
Banker's Acceptances	Yes	180 days	20%	5% per issuer
Commercial Paper	Yes	270 days	20%	5%
Certificates of Deposit	Yes	5 years	30%	5%
Negotiable Certificates of Deposit	Yes	5 years	30%	250,000
Repurchase Agreements	Yes	92 days	20%	20%
Medium-Term Notes	Yes	5 years	30%	5%
Money Market Mutual Funds	Yes	None	10%	10% per fund
Local Agency Investment Fund	Yes	None	100%	75,000,000

* Based on state law requirements or investment policy requirements, whichever is more restrictive.

Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Investment Types Authority by State Law	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptances	180 days	None	None
Commercial Paper	270 days	None	None
Certificates of Deposit		None	None
Money Market Funds	N/A	None	None
Investment Agreements	None	None	None
Defeasance Obligations	None	None	None
Municipal Obligations	None	None	None
Local Agency Investment Fund	None	None	None

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Note 2: Cash and Investments (Continued)

Investment Type	Total	Remaining Maturity 12 Months or Less	13 to 24 Months	25 to 60 Months
Negotiable Certificates of Deposit	$ 3,535,090	1,910,145	1,624,945	-
Federal Agency Securities	4,443,665	231,195	4,212,470	-
U.S. Treasury Securities	24,791,436	9,764,965	11,853,191	3,173,280
Medium-Term Corporate Notes	1,484,595	1,484,595	-	-
State Investment Pool (LAIF)	7,349,369	7,349,369	-	-
U.S. Treasury Money Market	1,536,264	1,536,264	-	-
Total	$ 43,140,419	22,276,533	17,690,606	3,173,280

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented on the next page is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements and the actual rating as of year-end for each investment type:

Investment Type	Total	Minimum Legal Rating	Ratings as of Year End AAA	AA	A	Not Rated
Negotiable Certificates of Deposit	$ 3,535,090	N/A	-	-	-	3,535,090
Federal Agency Securities	4,443,665	N/A	-	4,443,665	-	-
U.S. Treasury Securities*	24,791,436	N/A	-	-	-	-
Medium-Term Corporate Notes	1,484,595	A	-	1,484,595	-	-
State Investment Pool (LAIF)	7,349,369	N/A	-	-	-	7,349,369
U.S. Treasury Money Market	1,536,264	AAA	1,536,264	-	-	-
Total	$43,140,419		1,536,264	5,928,260	-	10,884,459

* Exempt from rating

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments in any one issuer (other than U.S. Treasury securities, mutual funds and external investment pools) that represent 5% or more of the total City's investments are as follows:

Issuer	Investment Type	Reported amount	Percentage of portfolio
Federal Home Loan Bank	Federal Agency Securities	$ 1,875,220	4%
Federal Farm Credit Banks Funding Corporation	Federal Agency Securities	1,211,385	3%

Note 2: Cash and Investments (Continued)

Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code 16429 under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at an amount based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Currently, LAIF does not have an investment rating.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Note 2: Cash and Investments (Continued)

The City has the following recurring fair value measurements as of June 30, 2024:

		Fair Value Measurement Using		
	Total	Level 1	Level 2	Level 3
Negotiable Certificates of Deposit	$ 3,535,090	-	3,535,090	-
Federal Agency Securities	4,443,665	-	4,443,665	-
U.S. Treasury Securities	24,791,436	-	24,791,436	-
Medium-Term Corporate Notes	1,484,595	-	1,484,595	-
Total investments by fair value level	34,254,786	-	34,254,786	-
Investments not subject to fair value:				
State Investment Pool	7,349,369			
U.S. Treasury Money Market	1,536,264			
Total	$ 43,140,419			

Note 3: Loans Receivable

Aliso Senior Apartments

The City executed a promissory note with a developer to assist in the development of 200 affordable rental units. The entire unpaid principal amount and accrued interest is due 55 years from the date of completion. Prepayment of the note will have no effect on the application of the agreement. As of June 30, 2024, the total outstanding principal balance was $6,670,000. An allowance of $6,670,000 has been recorded to reflect the amount of the note as not expected to be collected.

Note 4: Lease Receivable

City Hall Space - Suite 280

On August 1, 2021, the City entered into a 23-month lease as Lessor for the use of City Hall Space - Suite 280. On June 22, 2023, the City extended the lease for an additional 24-months. An initial lease receivable was recorded in the amount of $194,481. The lessee is required to make monthly fixed payments of $8,296. The lease has an interest rate of 2.47%. The building's estimated useful life was 22 months as of the contract commencement. At June 30, 2024, the City has total outstanding lease receivables of $98,238 and related deferred inflows of resources of $105,074. The City recognized lease revenue of $89,407 during the fiscal year.

City Hall Space - Suite 201

On May 1, 2024, Aliso Viejo, CA entered into a 26-month lease as Lessor for the use of Suite 201. An initial lease receivable was recorded in the amount of $125,951. As of June 30, 2024, the value of the lease receivable is $116,259 and the value of the short-term lease receivable is $57,242. The lessee is required to make monthly fixed payments of $5,000. The lease has an interest rate of 3.0590%. The building's estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2024 was $120,945, and Aliso Viejo, CA recognized lease revenue of $5,006 during the fiscal year. The lessee has 1 extension option for 24 months.

Note 5: Interfund Receivables, Payables and Transfers

Due To/From Other Funds

Interfund receivables and payables as of June 30, 2024, consisted of the following:

	Due To Other Funds			
Due From Other Funds	Aliso Viejo Center	Other Governmental Funds	Custodial Fund	Total
General Fund	$ 1,399,079	200,411	7,300	1,606,790

The amount due from the General Fund to other governmental funds was to cover negative cash and are expected to be repaid within one year. The amount due to the General Fund from the Aliso Viejo Center was to cover the operational profits for the fiscal year.

Transfers In and Out

Interfund transfers for the year ended June 30, 2024, consisted of the following:

	Transfers Out			
Transfers In	General Fund	Aliso Viejo Center	Other Governmental Funds	Total
General Fund	$ -	1,399,079	153,550	1,552,629
Other Governmental Funds	1,082,520	-	1,273,927	2,356,447
Total	$ 1,082,520	1,399,079	1,427,477	3,909,076

Transfers into the General Fund included funds from net income from the Aliso Viejo Center, and reimbursement for staff hours from various grants such as, CDBG, Senior Mobility, SB1383, SolarAPP, LEAP, and Emergency Management Performance Grants. Transfers out of the General Fund to Other Governmental Funds includes capital improvement funding at City Hall, AV Ranch, Aquatic Center, storm drain maintenance, debt service for the 2019 COPS, and funds to the Aquatic Center to cover the center's operating gap. Other Governmental Funds transfers in and out are for street and City Hall capital improvement projects. Street related funding sources include SB1 and Measure M for street rehabilitation projects along Enterprise and Glenwood, and traffic signal synchronization along Aliso Creek. Other Grants transfers to other governmental funds include CIP projects at City Hall with federal funds.

Note 6: Capital Assets

Capital asset activity for the year ended June 30, 2024, was as follows:

	Balance July 1, 2023	Additions	Deletions	Balance June 30, 2024
Capital assets, not being depreciated:				
Land	$ 14,315,978	-	-	14,315,978
Infrastructure - streets	53,871,430	-	-	53,871,430
Total capital assets, not being depreciated	68,187,408	-	-	68,187,408
Capital assets, being depreciated:				
Buildings	41,402,727	247,901	(5,611)	41,645,017
Improvements	1,234,722	228,693	-	1,463,415
Equipment	1,179,669	3,848	(4,205)	1,179,312
Furniture	329,710	14,170	-	343,880
Infrastructure - other*	26,136,674	-	-	26,136,674
Right-to-use lease assets	23,131	39,681	(23,131)	39,681
Right-to-use subscription assets	691,023	85,819	(12,567)	764,275
Total capital assets, being depreciated	70,997,656	620,112	(45,514)	71,572,254
Accumulated depreciation/amortization:				
Buildings	(5,366,262)	(555,432)	5,611	(5,916,083)
Improvements	(439,410)	(125,000)	-	(564,410)
Equipment	(896,726)	(113,333)	4,205	(1,005,854)
Furniture	(188,640)	(57,758)	-	(246,398)
Infrastructure - other*	(19,456,232)	(479,335)	-	(19,935,567)
Right-to-use lease assets	(16,775)	(7,017)	23,131	(661)
Right-to-use subscription assets	(115,966)	(133,635)	12,567	(237,034)
Total accumulated depreciation/amortization	(26,480,011)	(1,471,510)	45,514	(27,906,007)
Total capital assets, being depreciated, net	44,517,645	(851,398)	-	43,666,247
Capital assets, net	$112,705,053	(851,398)	-	111,853,655

*Other infrastructure consisted of sidewalks, curbs and gutters, medians, traffic signals, street signs, storm drains, and park equipment.

Depreciation expense by function for the fiscal year ending June 30, 2024 is as follows:

General government	$ 844,224
Community development	84,976
Public safety	20,574
Public works	521,736
Total	$ 1,471,510

Note 7: Non-current Liabilities

Compensated Absences

The City's policies relating to employee leave benefits are described in Note 1. This liability will be paid in future years from future resources primarily from the General Fund.

Changes in compensated absences for the fiscal year ended June 30, 2024, were as follows:

	Balance July 1, 2023	Additions	Deletions	Balance June 30, 2024	Amount Due Within One Year
Compensated absences	$ 220,735	321,559	(284,859)	257,435	112,666

Changes in non-current liabilities for the fiscal year ended June 30, 2024, were as follows:

	Balance July 1, 2023	Additions	Deletions	Balance June 30, 2024	Amount Due Within One Year
Bonds payable	$ 11,545,000	-	(250,000)	11,295,000	260,000
Unamortized premium	871,257	-	(32,269)	838,988	32,269
Lease liability	5,823	39,681	(7,129)	38,375	7,408
Subscription liability	399,551	85,819	(186,942)	298,428	76,699
Total	$ 12,821,631	125,500	(476,340)	12,470,791	376,376

Bonds Payable – Direct Placement

On July 31, 2019, the City issued the 2019 Certificates of Participation (COP) in the amount of $12,250,000 in order to finance a portion of the construction of improvements to the Aliso Viejo Ranch and pay delivery costs incurred in connection with the execution, delivery and sale of the Certificates. The 2019 COP mature annually on November 1 through 2039 and bear interest ranging from 2.0% to 4.0%. In the event of default, the City waives all rights to any rentals received by the trustee through re-letting of the lease agreement. The City agrees to pay any and all costs, loss, or damage, howsoever occurring, as a result of any re-entry or re-letting. The annual debt service requirements for the 2019 COPs outstanding at June 30, 2024 are as follows:

Note 7: Non-current Liabilities (Continued)

Year Ending June 30,	Principal	Interest	Total
2025	$ 260,000	395,750	655,750
2026	270,000	385,350	655,350
2027	280,000	374,550	654,550
2028	295,000	363,350	658,350
2029	305,000	351,550	656,550
2030 - 2034	1,720,000	1,564,150	3,284,150
2035 - 2039	2,090,000	1,192,150	3,282,150
2040 - 2044	2,520,000	769,550	3,289,550
2045 - 2049	2,920,000	363,300	3,283,300
2050	635,000	19,050	654,050
Total	$ 11,295,000	5,778,750	17,073,750

Lease Liability

On May 7, 2024, the City entered into a 60-month lease as Lessee for the use of Ricoh-Copiers 2024. An initial lease liability was recorded in the amount of $39,681. As of June 30, 2024, the value of the lease liability is $38,375. The City is required to make monthly fixed payments of $694. The lease has a discount rate of 2.6360%. The Equipment estimated useful life was sixty months as of the contract commencement. The value of the right to use asset as of June 30, 2024 is $39,681 with accumulated amortization of $661.

Estimated future debt service requirements are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	$ 7,408	922	8,330
2026	7,605	725	8,330
2027	7,808	522	8,330
2028	8,017	314	8,331
2029	7,537	100	7,637
Total	$ 38,375	2,583	40,958

Subscription-Based Information Technology Arrangements

On November 09, 2023, the City entered into 2 subscription-based IT arrangements for various software applications and was required to make one-time fixed payments. As of June 30, 2024, the value of the existing lease liability is $298,428. The value of the right to use asset as of June 30, 2024 is $764,276 with accumulated amortization of $237,034.

Estimated future debt service requirements are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	$ 76,698	6,519	83,217
2026	78,374	4,843	83,217
2027	80,086	3,131	83,217
2028	63,270	1,382	64,652
Total	$ 298,428	15,875	314,303

Note 8: Debt Without Government Commitment Community Facilities District No. 2005-01

On September 1, 2014, the City issued $32,270,000 in Special Tax Bonds for Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo). Interest payments commenced on September 1, 2014, and are paid semiannually thereafter on September 1 and March 1 of each year. Principal payments commence on September 1, 2014, and are paid annually in amounts ranging from $295,000 to $2,850,000 until September 1, 2038. The bonds were issued to refinance the outstanding 2007 Special Tax Bonds and cause the early redemption thereof on March 1, 2014. The principal balance outstanding at June 30, 2023 is $27,460,000. The City refinanced the Bonds with the issuance of the 2023 special tax bonds.

In December 2023, the City issued $23,430,000 in Special Refunding Bonds for Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo). Interest payments commenced on March 1, 2024, and are paid semiannually thereafter on September 1 and March 1 of each year. Principal payments commence on September 1, 2024, and are paid annually in amounts ranging from $1,395,000 to $2,440,000 until September 1, 2038. The bonds were issued to refinance the outstanding 2007 Special Tax Bonds and the 2014 Special Tax Refunding Bonds and cause early redemption thereof on December 5, 2023. The principal outstanding at June 30, 2024 is $23,430,000.

Note 9: Pension Plan

A. General Information about the Pension Plan

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan or PERF C) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City participates in two rate plans (both miscellaneous). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.gov.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

Note 9: Pension Plan (Continued)

A. General Information about the Pension Plan (Continued)

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The Plan's provisions and benefits in effect at June 30, 2024 are summarized as follows:

	Miscellaneous	PEPRA Miscellaneous
Hire Date	And prior to January 1, 2013*	On or after January 1, 2013
Benefit formula	2% @ 55	2% @ 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 63	52 - 67
Monthly benefits, as a % eligible compensation	1.426% to 2.418%	1.0% - 2.5%
Required employer contribution rates	11.84%	7.68%

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS's annual actuarial valuation process. For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2024 were $395,636. The actual employer payments made to CalPERS by the City during the measurement period ended June 30, 2023 was $370,493.

B. Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2023, using an annual actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

Note 9: Pension Plan (Continued)

Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value of Assets
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by entry age and service
Mortality Rate Table (1)	Derived using CalPERS membership data for all funds
Post Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

(1) The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

All other actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period from 2001 to 2019, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS's website at www.calpers.ca.gov.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points. The expected rates of return by asset class are as follows:

Note 9: Pension Plan (Continued)

The expected real rates of return by asset class are as follows:

Asset Class[1]	Assumed Asset Allocation	Real Return Years 1 - 10[1,2]
Global Equity - Cap-weighted	30%	4.54%
Global Equity - Non-Cap-weighted	12%	3.84%
Private Equity	13%	7.28%
Treasury	5%	0.27%
Mortgage-backed Securities	5%	0.50%
Investment Grade Corporates	10%	1.56%
High Yield	5%	2.27%
Emerging Market Debt	5%	2.48%
Private Debt	5%	3.57%
Real Assets	15%	3.21%
Leverage	-5%	-0.59%

[1] An expected inflation of 2.30% used for this period.
[2] Figures are based on the 2021 Asset Liability Management study.

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS's audited financial statements, which are publicly available reports that can be obtained at CalPERS's website at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

C. Proportionate Share of Net Pension Liability

The following table shows the Plan's proportionate share of the net pension liability over the measurement period.

Note 9: Pension Plan (Continued)

	Plan Total Pension Liability	Plan Fiduciary Net Position	Plan Net Pension Liability
Balance at 6/30/2022 (Valuation Date)	$ 9,395,055	7,967,746	1,427,310
Balance at 6/30/2023 (Measurement Date)	10,152,988	8,467,820	1,685,168
Net changes during 2022 - 2023	$ 757,933	500,074	257,858

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at www.calpers.ca.gov. The City's proportionate share of the net pension liability for the miscellaneous Plan as of the June 30, 2023 and 2024 measurement dates was as follows:

Proportionate Share - June 30, 2023	0.03050%
Proportionate Share - June 30, 2024	0.03370%
Change - Increase (Decrease)	0.00320%

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate:

	Discount Rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Plan's Net Pension Liability	$ 3,058,317	1,685,168	554,949

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

Note 9: Pension Plan (Continued)

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lives of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost-Sharing Multiple-Employer Plan (PERF C).

The EARSL for PERF C for the measurement period ending June 30, 2023 is 3.8 years, which was obtained by dividing the total service years of 600,538 (the sum of remaining service lifetimes of the active employees) by 160,073 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

D. Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

For the measurement period ending June 30, 2023 (the measurement date), the City incurred a pension expense of $693,421.

As of June 30, 2024, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	$ 101,741	-
Differences between expected and actual experience	86,088	13,354
Differences between projected and actual investments earnings	272,844	-
Differences between employer's contributions and proportionate share	13,610	44,758
Change in employer's proportion	346,401	-
Pension contributions made subsequent to measurement date	395,636	-
Total	$ 1,216,320	58,112

Note 9: Pension Plan (Continued)

Contributions subsequent to the measurement date of $400,441 reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Fiscal Year Ending June 30:	Deferred Outflows/(Inflows) of Resources
2025	$ 319,518
2026	204,435
2027	230,790
2028	7,829
Thereafter	-

Note 10: Other Post-Employment Benefits (OPEB)

Plan Description

The City has established a Retiree Healthcare Plan (HC Plan) and participates in a single-employer defined benefit retiree healthcare plan. Plan assets are not administered through a trust and there are no assets accumulated in a GASB-compliant trust. Medical coverage is currently provided through CalPERS as permitted under the Public Employees' Medical and Hospital Care Act (PEMHCA). This coverage requires the employee to satisfy the requirements for retirement under CalPERS: either (a) attainment of age 50 (age 52, if a miscellaneous employee new to PERS on or after January 1, 2013) with 5 years of State or public agency service or (b) an approved disability retirement.

The employee must begin his or her retirement benefit within 120 days of terminating employment with the City to be eligible to continue medical coverage through the agency and be entitled to the benefits described below. If an eligible employee is not already enrolled in the medical plan, he or she may enroll within 60 days of retirement, during any future open enrollment period or with a qualifying life event. In other words, it is the timing of initiating retirement benefits and not timing of enrollment in the medical program which determines whether or not a City retiree qualifies for lifetime medical coverage and any benefits defined in the PEMHCA resolution. Once eligible, coverage may be continued at the retiree's option for his or her lifetime. A surviving spouse and other eligible dependents may also continue coverage.

PEMHCA Benefits provided: As a PEMHCA employer, the City is obligated to contribute toward the cost of retiree medical coverage for the retiree's lifetime or until coverage is discontinued. The City maintains a resolution with CalPERS defining the level of the City's contribution toward the cost of medical plan premiums for employees and retirees to be the PEMHCA minimum employer contribution (MEC). The MEC is $151 per month in 2023 and $157 per month in 2024. A separate financial report is not prepared for the HC Plan.

Note 10: Other Post-Employment Benefits (OPEB) (Continued)

Employees Covered

As of the June 30, 2023, actuarial valuation, the following current and former employees were covered by the benefit terms under the HC Plan:

Active employees	29
Inactive employees or beneficiaries currently receiving benefits	4
Inactive employees entitled to but not yet receiving benefits	5
Total	38

Contributions

City contributions to the Plan occur as benefits are paid to or on behalf of retirees. Benefit payments may occur in the form of direct payments for premiums and taxes ("explicit subsidies") and/or indirect payments to retirees in the form of higher premiums for active employees ("implicit subsidies"). The City makes contributions to eligible retirees for their medical plan premiums when the retiree enrolls in a City sponsored health plan. For the fiscal year ended June 30, 2024, the City did not make any cash contributions. The City does not have any assets accumulated in a trust or other equivalent arrangement.

Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2023 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2023, based on the following actuarial methods and assumptions:

Actuarial Assumptions:	
Discount Rate	3.65%
Inflation	2.50%
Salary Increases	2.75%
Mortality Rate	2021 CalPERS Mortality for Miscellaneous and Schools Employees
Healthcare Trend Rate	4.00%

Discount Rate

The discount rate used to measure the total OPEB liability was 3.65% percent. The City is currently financing its OPEB liability on a pay-as-you-go basis. With the City's approval, the discount rate used in the valuation is based on the S&P Municipal Bond 20 Year High Grade Index. As of the beginning and end of the Measurement Period, use of this index results in discount rates of 4.09% on June 30, 2022 and 3.65% on June 30, 2023.

Changes of Assumptions

The discount rate decreased from 4.09% to 3.65%.

Note 10: Other Post-Employment Benefits (OPEB) (Continued)

Changes in the Total OPEB Liability

The changes in the total OPEB liability for the HC Plan are as follows:

	Total OPEB Liability
Balance at June 30, 2023 (Measurement Date June 30, 2022)	$ 479,275
Changes recognized for the measurement period:	
Service Cost	97,699
Interest	21,428
Changes of assumptions	696
Plan experience differences	(95,410)
Benefit payments	(8,419)
Net Changes	15,994
Balance at June 30, 2024 (Measurement Date June 30, 2023)	$ 495,269

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2023:

	1% Decrease 2.65%	Current Discount Rate 3.65%	1% Increase 4.65%
Total OPEB Liability	$ 578,290	495,269	427,910

Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the Authority if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2023:

	1% Decrease	Current Healthcare Cost Trend Rates	1% Increase
Total OPEB Liability	$ 406,178	495,269	612,110

Note 10: Other Post-Employment Benefits (OPEB) (Continued)

Recognition of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time.

Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

The recognition period differs depending on the source of the gain or loss:

Assumption changes and experience gains/losses	Expected average remaining service lifetime (EARSL) (12.25 Years)

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2024, the City recognized OPEB expense of $53,234. As of fiscal year ended June 30, 2024, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to measurement date	$ 7,392	-
Changes of assumptions	42,443	282,661
Differences between expected and actual experience	4,623	267,289
Total	$ 54,458	549,950

The amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Fiscal Year Ended June 30	Deferred Outflows/(Inflows) of Resources
2025	$ (65,893)
2026	(65,893)
2027	(58,305)
2028	(60,537)
2029	(7,236)
Thereafter	(245,020)

Note 11: Risk Management

A. Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

The City of Aliso Viejo is a member of the California Joint Powers Insurance Authority (Authority). The Authority is composed of 124 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The Authority began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

B. Primary Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. A retrospective adjustment is then conducted annually thereafter, for coverage years 2012-13 and prior. Coverage years 2013-14 and forward are not subject to routine annual retrospective adjustment. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from $100,000 to $500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $500,000 to $50 million are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is $50 million per occurrence. Subsidence losses have a sub-limit of $50 million per occurrence. The coverage structure is composed of a combination of pooled self-insurance, reinsurance, and excess insurance. Additional information concerning the coverage structure is available on the Authority's website: https://cjpia.org/coverage/risk-sharing-pools/.

Primary Workers' Compensation Program

Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $75,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the

Note 11: Risk Management (Continued)

first layer. (3) The second layer of losses includes incurred costs from $75,000 to $200,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $200,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For 2023-24 the Authority's pooled retention is $1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to $1 million. Coverage from $1 million to $5 million is purchased as part of a reinsurance policy, and Employer's Liability losses from $5 million to $10 million are pooled among members.

B. Purchased Insurance

Pollution Legal Liability Insurance

The City of Aliso Viejo participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City of Aliso Viejo. Coverage is on a claims-made basis. There is a $250,000 deductible. The Authority has an aggregate limit of $20 million.

Property Insurance

The City of Aliso Viejo participates in the all-risk property protection program of the Authority. This insurance protection is underwritten by several insurance companies. City of Aliso Viejo property is currently insured according to a schedule of covered property submitted by the City of Aliso Viejo to the Authority. There is a $10,000 deductible per occurrence except for non-emergency vehicle insurance which has a $2,500 deductible.

Crime Insurance

The City of Aliso Viejo purchases crime insurance coverage in the amount of $1,000,000 with a $2,500 deductible. The fidelity coverage is provided through the Authority.

Special Event Tenant User Liability Insurance

The City of Aliso Viejo further protects against liability damages by requiring tenant users of certain property to purchase low-cost tenant user liability insurance for certain activities on agency property. The insurance premium is paid by the tenant user and is paid to the City of Aliso Viejo according to a schedule. The City of Aliso Viejo then pays for the insurance. The insurance is facilitated by the Authority.

C. Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2023-24.

Note 12: Joint Venture

Orange County Fire Authority

In July 2001, the City entered into a joint powers agreement with the cities of Buena Park, Cypress, Dana Point, Irvine, Laguna Hills, Laguna Niguel, Lake Forest, La Palma, Los Alamitos, Mission Viejo, Placentia, San Clemente, San Juan Capistrano, Seal Beach, Stanton, Tustin, Villa Park, Westminster, and Yorba Linda and the County of Orange to create the Orange County Fire Authority (Fire Authority). Since the creation of the Fire Authority, the Cities of Laguna Woods, Rancho Santa Margarita, Garden Grove and Santa Ana joined the Fire Authority as members eligible for fire protection services. The purpose of the Fire Authority is to provide for mutual fire protection, prevention and suppression services, and related and incidental services including, but not limited to, emergency medical and transport services as well as providing facilities and personnel for such services. The effective date of formation was March 1, 1995. The Fire Authority's governing board consists of one representative from each City and two from the County. The operations of the Fire Authority are funded with fire fees collected by the County through the property tax roll for the unincorporated area and on behalf of all member cities except for the Cities of Stanton, Tustin, San Clemente, Buena Park, Placentia, Seal Beach, Garden Grove and Santa Ana. The County pays all structural fire fees it collects to the Authority. The Cities of Stanton, Tustin, San Clemente, Buena Park, Placentia, Seal Beach, Garden Grove and Santa Ana are considered "cash contract cities" and accordingly, make cash contributions based on the Fire Authority's annual budget. The City of Aliso Viejo does not have an equity interest in the assets of the Orange County Fire Authority. Complete financial statements may be obtained from the Orange County Fire Authority, 1 Fire Authority Rd., Irvine, California, 92602.

Note 13: Contingent Liabilities

Various claims and suits have been filed against the City in the normal course of business. Although the outcome of these matters is not presently determinable in the opinion of legal counsel, the resolutions of these matters will not have a material adverse effect on the financial condition of the City.

Note 14: Tax Abatements

On July 1, 2016, the City entered into a sales tax abatement agreement under the Economic Development Subsidy under Government Code Section 53083. On August 1, 2023, the City entered into another sales tax abatement agreement under the Economic Development Subsidy under Government Code Section 53083. Under both agreements the City abates Sales Tax Revenue, an amount equal to the sum of fifty percent (50%) of the Sales Tax Revenues attributable to annual taxable sales for the fiscal year which includes such Computation Quarter up to eight hundred thousand dollars ($800,000) as determined on a cumulative basis for such fiscal year, and seventy percent (70%) of the Sales Tax Revenues attributable to annual taxable sales for the fiscal year which includes such Computation Quarter over eight hundred thousand dollars ($800,000) as determined on a cumulative basis for such fiscal year ending June 30. For the fiscal year ended June 30, 2024, the City abated sales taxes totaling $874,718 and $1,395,973 for abatement agreements entered into on July 1, 2016, and August 1, 2023, respectively.

Note 15: Reconciliation of Net Position

The net investment in capital assets as presented in the Statement of Net Position is calculated as follows:

Capital assets, net	$ 111,853,655
Capital related payables	(61,772)
Less bonds payable	(11,295,000)
Less premium on bonds payable	(838,988)
Less lease liability	(38,375)
Less subscription liability	(298,428)
Net investment in capital assets	$ 99,321,092

Note 16: Stewardship, Compliance and Accountability

The following governmental funds reported a deficit fund balance at June 30, 2024:

Government Funds:	
Non-major Governmental Funds:	
Federal Grants	$ (14,062)

Note 17: Commitments and Contingencies

Renewable Farms

On July 1, 2023, the City entered into a new agreement with Renewable Farms, a non-profit corporation to operate agricultural and special event venue operations. The agreement is for 7 years with two renewal terms of two (2) years each. Each two-year renewal will automatically go into effect unless City or Licensee gives at least 180 days written notice of its intent not to extend. If intent not to extend is timely given, then this Agreement will terminate at the end of the then current term. The City should collect all revenues with the operations of the Farm and pay 90% of gross revenues collected from the preceding month. All costs incurred by the City in connection with the operation and maintenance of the Farm, including the actual cost of all utilities paid by the City for the Farm and all repair and maintenance work (including labor and materials) performed by the City or by any third party on behalf of the City pursuant to Section 10. 4 will be reimbursed by the Renewable Farms.

Note 18: Prior Period Adjustments

During fiscal year ended June 30, 2024, the City received a reimbursement, which represents a refund for overpayment of capital project expenditures incurred in the previous fiscal year. This amount should have been recorded as revenue in the previous fiscal year ended June 30, 2023. The following schedule summarizes the net effects on beginning fund balance and net position as follows:

Note 18: Prior Period Adjustments (Continued)

Description	Governmental Activities
Beginning net position, as previously reported	$ 138,346,742
To adjust revenue due to the refund of overpayment for capital project	396,618
Beginning net position, as restated	$ 138,743,360

Description	Capital Projects Fund Street Improvements
Beginning fund balance, as previously reported	$ -
To adjust revenue due to a refund for overpayment on capital projects	396,618
Beginning net position, as restated	$ 396,618

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 34,426,099	34,426,099	34,426,099	-	30,580,168
Resources (Inflows):					
Taxes	19,022,316	21,562,316	21,634,913	72,597	19,063,829
Licenses and permits	700,000	700,000	785,623	85,623	876,079
Intergovernmental	47,500	47,500	156,612	109,112	65,302
Charges for services	1,752,000	1,752,000	1,797,696	45,696	1,831,466
Use of money and property	400,000	650,000	918,409	268,409	547,727
Fines and forfeitures	133,800	300,000	296,430	(3,570)	227,896
Other	436,200	775,297	906,111	130,814	651,639
Proceeds of leases and SBITA	-	-	125,500	125,500	-
Transfers in	585,028	585,028	1,552,629	967,601	3,803,096
Total resources	23,076,844	26,372,141	28,173,923	1,801,782	27,067,034
Amounts available for appropriations	57,502,943	60,798,240	62,600,022	1,801,782	57,647,202
Charges to Appropriations (Outflows):					
General government:					
City council	205,360	205,360	180,467	24,893	183,014
City manager	784,897	1,054,897	1,008,951	45,946	742,138
Human resources	190,959	219,959	189,435	30,524	184,193
City clerk	508,050	508,050	514,263	(6,213)	532,489
City attorney	487,550	487,550	486,548	1,002	770,165
Finance	852,560	852,560	776,072	76,488	816,049
Information technology	1,106,122	1,096,487	978,142	118,345	917,192
General government	910,123	893,760	925,622	(31,862)	741,898
Community development:					
Community services	3,019,857	3,029,492	2,743,811	285,681	2,800,181
Planning	930,935	950,935	686,978	263,957	851,536
Building	782,520	782,520	827,552	(45,032)	769,901
Code enforcement	103,000	108,000	111,242	(3,242)	91,800
Economic development	742,000	2,242,000	2,292,370	(50,370)	717,707
Public works	1,879,531	1,874,531	1,724,588	149,943	1,664,541
Public safety	10,331,047	10,326,047	10,005,398	320,649	10,038,249
Debt service:					
Principal payment	-	9,200	177,043	(167,843)	76,404
Interest and fiscal charges	-	200	7,262	(7,062)	2,073
Transfers out	1,415,090	1,427,053	1,082,520	344,533	1,321,573
Total charges to Appropriations	24,249,601	26,068,601	24,718,264	1,350,337	23,221,103
Fund Balances - Ending	$ 33,253,342	34,729,639	37,881,758	3,152,119	34,426,099

See notes to required supplementary information

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
ALISO VIEJO CENTER
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 60,238	60,238	60,238	-	-
Resources (Inflows):					
Charges for services	2,461,926	2,461,926	2,934,031	472,105	2,953,081
Other	494,909	494,909	727,282	232,373	596,284
Amounts Available for Appropriations	3,017,073	3,017,073	3,721,551	704,478	3,549,365
Charges to Appropriations (Outflows):					
Community services	2,371,807	2,371,807	2,322,472	49,335	2,567,314
Transfers out	585,028	585,028	1,399,079	(814,051)	921,813
Total Charges to Appropriations	2,956,835	2,956,835	3,721,551	(764,716)	3,489,127
Fund Balances - Ending	$ 60,238	60,238	-	(60,238)	60,238

See notes to required supplementary information

CITY OF ALISO VIEJO

REQUIRED SUPPLEMENTARY INFORMATION
MISCELLANEOUS PLAN
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Measurement Date	Employer's Proportion of the Collective Net Pension Liability[1]	Employer's Proportionate Share of the Collective Net Pension Liability	Employer's Covered Payroll	Employer's Proportionate Share of the Collective Net Pension Liability as a Percentage of the Employer's Covered Payroll	Pension Plan's Fiduciary Net Position as a Percentage of the Total Pension Liability
6/30/2014	0.009530%	$ 593,141	$ 1,385,329	42.82%	83.03%
6/30/2015	0.008707%	597,632	1,512,663	39.51%	84.98%
6/30/2016	0.008898%	845,320	1,553,759	54.40%	81.19%
6/30/2017	0.010501%	1,041,374	1,863,005	55.90%	80.23%
6/30/2018	0.009633%	928,264	2,081,191	44.60%	84.47%
6/30/2019	0.008506%	871,568	2,339,338	37.26%	86.96%
6/30/2020	0.009520%	1,035,831	2,602,634	39.80%	86.14%
6/30/2021	0.000885%	47,870	2,732,043	1.75%	99.43%
6/30/2022	0.012357%	1,427,310	2,740,729	52.08%	84.81%
6/30/2023	0.013500%	1,685,168	3,083,629	54.65%	83.40%

[1]Proportion of the net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

CITY OF ALISO VIEJO

REQUIRED SUPPLEMENTARY INFORMATION
MISCELLANEOUS PLAN
SCHEDULE OF PLAN CONTRIBUTIONS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Fiscal Year	Contractually Determined Contributions	Contributions in Relation to the Contractually Determined Contributions	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
2014-15	$ 164,464	$ (164,464)	$ -	$ 1,512,663	10.87%
2015-16	146,386	(146,386)	-	1,553,759	9.42%
2016-17	179,320	(179,320)	-	1,863,005	9.63%
2017-18	270,996	(270,996)	-	2,081,191	13.02%
2018-19	239,511	(439,511)	(200,000)	2,339,338	10.24%
2019-20	274,755	(274,755)	-	2,602,634	10.56%
2020-21	319,112	(319,112)	-	2,732,043	11.68%
2021-22	318,599	(318,599)	-	2,740,729	11.62%
2022-23	370,493	(370,493)	-	3,083,629	12.01%
2023-24	395,636	(395,636)		3,347,616	11.82%

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool.

Changes in Assumptions: There were no assumption changes in 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

CITY OF ALISO VIEJO

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS*

Measurement Period	2017	2018	2019	2020	2021	2022	2023
Total OPEB Liability							
Service Cost	$ 100,385	90,249	97,449	57,648	61,087	94,853	97,699
Interest on the Total OPEB Liability	17,635	23,007	25,402	11,677	13,141	13,866	21,428
Actual and expected experience difference	-	-	(308,246)	-	-	-	-
Changes in assumptions	(73,112)	26,106	(217,431)	9,295	35,505	(166,915)	696
Difference between expected and actual experience	-	-	-	-	6,123	-	(95,410)
Benefit payments	(4,554)	(11,378)	(11,963)	(5,572)	(7,597)	(7,505)	(8,419)
Net change in Total OPEB Liability	40,354	127,984	(414,789)	73,048	108,259	(65,701)	15,994
Total OPEB Liability - Beginning	610,120	650,474	778,458	363,669	436,717	544,976	479,275
Total OPEB Liability - Ending	$ 650,474	778,458	363,669	436,717	544,976	479,275	495,269
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Covered-employee payroll	$ 2,227,782	2,451,516	3,166,359	3,357,784	2,740,729	3,640,478	3,747,616
Net OPEB liability as a percentage of covered-employee payroll	29.20%	31.75%	11.49%	13.01%	19.88%	13.17%	13.22%

Notes to schedule:
The City does not have assets accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.
Contributions are fixed and not based on a measure of pay, therefore covered-employee payroll is used in the schedule.

Valuation Date	6/30/2023
Actuarial cost method	Entry Age Normal Level % of Pay
Discount rate	3.65%
Inflation	2.50%
Healthcare cost trend rates	4.00%
Salary increases	2.75%
Retirement age	50 to 75
Mortality	2021 CalPERS Mortality for Miscellaneous and Schools Employees
Mortality improvement	MW Scale 2023

* Measurement date 6/30/2017 (fiscal year 2018) was the first year of implementation. Additional years will be presented as information becomes available.

Budgetary Comparison Information

Budget Policies

Annual budgets are legal adopted or amended for all governmental funds on a basis consistent with generally accepted accounting principles, except for the following funds for which annual budgets were not adopted or amended:

Special Revenue Fund:
AV Ranch Foundation Fund

The City Manager shall prepare and submit the proposed annual budget to the City Council for its approval for all governmental funds. The agenda for the budget workshops and budget meetings are noticed in accordance with the Brown Act. After reviewing the same and making such revisions as it may deem advisable and public input the budget is then adopted annually by the Council at a regularly held meeting. The budget is adopted prior to the beginning of the fiscal year and serves as the foundation for the City's financial plan.

The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level. Transfers of appropriations between funds can be made with the City Manager/Financial Services Director approval. The City Council's approval is required for all budget amendments that result in a change to the fund balances.

Appropriations lapse at the end of the fiscal year unless they are re-appropriated through the formal budget process. Encumbrances do not constitute expenditures or liabilities of the City.

Budgeted amounts are as originally adopted, or as amended in accordance with prescribed procedures throughout the fiscal year.

Excess of expenditures over appropriations are as follows:

No expenditures exceeded appropriations for the year ended June 30, 2024.

CAPITAL ASSETS – MODIFIED APPROACH FOR INFRASTRUCTURE

The City elected to use the modified approach in reporting their street pavement infrastructure network.

Under the modified approach, infrastructure assets that are part of a network or subsystem of a network are not required to be depreciated as long as two requirements are met. First, the government manages the eligible infrastructure assets using an asset management system that has the following characteristics:

- Has an up-to-date inventory of eligible infrastructure assets
- Performs condition assessments of the eligible infrastructure assets and summarize the results using a measurement scale
- Estimates each year the annual amount to maintain and preserve the eligible infrastructure assets at the condition level established and disclosed by the government.

Second, the government documents that the eligible infrastructure assets are being preserved approximately at (or above) a condition level established and disclosed by the government. If eligible infrastructure assets meet all requirements and are not depreciated, all expenditures made for those assets (except for additions and improvements) are expensed in the period incurred. Additions and improvements to eligible infrastructure assets are capitalized. Additions or improvements increase the capacity or efficiency of infrastructure assets rather than preserve the useful life of the assets.

The condition of road pavement is measured using the Abbott Pavement Management System. All city streets have asphalt surfaces. Six distress factors are assessed for all street segments. Pavement condition is rated on a scale of 0 to 100 points. This rating scale is called a deficiency rating. The scale is subdivided into ranges or categories. Pavement condition is commonly defined by the following five categories.

1. Very good (86 to 100 Rating) — A street rated as excellent has the characteristics of a new street. A street in this category has no surface defects that would affect ride quality or cause excess tire noise.

2. Good (75 to 85 Rating) — A street rated as good has some surface defects that can be seen when walking along the street. Some cracking and raveling will probably exist. In fact, there could be large cracks in the street or many hairline cracks. There may be some minor bumps that can be felt when driving the street at posted speeds.

3. Fair (60 to 74 Rating) — A street rated as fair has areas of surface defects that are apparent to drivers and passengers as they use the street. There will probably be significant cracking and raveling of the asphalt surface. If cracking does not exist, the street will probably have many patches and utility cuts or perhaps some rutting and deformation. There will be some ride roughness and some additional tire noise. These streets will not cause increases in vehicle driving costs due to extra wear and tear on vehicles.

CAPITAL ASSETS – MODIFIED APPROACH FOR INFRASTRUCTURE (CONTINUED)

4. Poor (41 to 59 Rating) — A street rated as poor has surface defects generally throughout its length that are readily apparent to anyone using the street. There will be areas showing structural failure with closely spaced cracking and there may be pieces of loose pavement. A street in this category will cause additional vehicle user costs and excessive tire noise.

5. Very poor (40 and below Rating) — A street rated critical will have major areas of structural failure which may alter the speeds at which typical drivers drive on the street. There will be missing pieces of pavement. Repair of a street in this category will require reconstruction.

Annual street maintenance costs for the previous five fiscal years were as follows:

Year Ended June 30,	Actual	Estimated
2020	$ 3,135,658	4,308,590
2021	3,425,241	3,779,360
2022	2,641,341	3,432,500
2023	3,480,668	4,824,716
2024	2,531,055	3,684,900
Total	$ 15,213,963	$ 20,030,066

The City of Aliso Viejo City Council (the Council) accepted the findings of the Pavement Management System performed in fiscal year 2002 (see results below) and adopted a condition rating of 75 as the minimum acceptable Pavement Condition Index (PCI). The PMS was updated using statistical methods in 2004. The approach incorporated a new field survey of approximately 10% of all streets. The survey was then statistically extended to the entire street system. A complete field survey was performed and accepted by the City Council starting fiscal year 2008 and every two years thereafter. See below for the three most recent condition assessments:

Conditions		2020	Mileage	2022	Mileage	2024	Mileage
86-100	Very good	40.8%	30.5	41.6%	31.2	50.5%	36.4
75-85	Good	36.3%	25.5	34.8%	23.7	23.4%	16.9
60-74	Fair	20.1%	14.1	17.6%	11.5	21.0%	15.2
41-59	Poor	2.1%	1.5	6.0%	4.0	5.1%	3.7
0-40	Very poor	0.7%	0.5	0.0%	-	0.0%	0
		100.0%	72.1	100.0%	70.4	100.0%	72.2

The results of the most recent complete condition assessment (performed in fiscal year 2024) reported an average condition rating of 82 which is consistent with the 2022 average. Funding in the amount of $1,500,000 was utilized for the maintenance/rehabilitation to achieve the minimum PCI standard as of June 30, 2024. The estimated funding required to maintain the PCI standard was calculated at $2,100,000. The condition survey will be updated during the fiscal year ended June 30, 2026, for a two-year cycle.

OTHER GOVERNMENTAL FUNDS

OTHER SPECIAL REVENUE FUNDS

Traffic Congestion Relief

The Traffic Congestion Relief Fund is used to account for revenue received from the SB1 Loan Repayment Program from the State of California.

Gas Tax

This fund is used to account for the City's share of the motor vehicle gas tax imposed under the provisions of the Street and Highway Code of the State of California under Sections 2105, 2106, 2107, and 2107.5 which are legally restricted for the acquisition, construction, improvements, and maintenance of public streets.

Measure M

The Measure M Fund is used to account for the City's share of the sales tax increase authorized by Orange County's Measure "M". These monies are legally restricted for the acquisition, construction, and improvement of public streets.

SB1 – RMRA

Senate Bill (SB) 1 created the Road Rehabilitation Maintenance Account to address deferred maintenance on the State Highway System and the local street and road system. These funds are legally restricted for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads.

Public Safety Grants

This fund is used to account for law enforcement grants received such as the California Law Enforcement Equipment Program (CLEEP) and the Supplemental Law Enforcement State Fund (SLESF).

Air Quality Improvement

This fund is used to account for the City's share of vehicle registration fees that the State of California has allocated to address air quality concerns in Southern California. These monies are to be used in air quality maintenance programs locally and/or regionally.

Integrated Waste Management

This fund is used to account for the receipt of the California Beverage and Recycling Grant.

Other Grants

This fund is used to account for state, local, and other grants received such as Prop 10, CalRecycle, and the urban Runoff Grant.

OTHER GOVERNMENTAL FUNDS (Continued)

Technology Grants

This fund is a result of negotiations between the City and a franchisee for a new franchise agreement. These funds will be used for new technology purchases, provide City information on the Cable T.V. Government Access Channel and provide programs and access to computers through technology upgrades to the Family Resource Center.

Development Impact

This fund is used to account for revenue received as a result of negotiated developer agreements for affordable housing, traffic mitigation, community enhancement, and open spaces. This fund had no legally adopted budget for fiscal year ending June 30, 2024.

Federal Grants

The Federal Grants Fund is used to account for Federal Grants received by the City for various projects. Grants included are FTA Grants, T.A.R.P Funds, Federal Community Development Block Grants, and Energy Efficiency and Conservation Block Grants.

Aquatic Center

This fund is used to account for the operations of the Aliso Viejo Aquatic Center. The Aliso Viejo Aquatic Center is a City owned facility that provides residents with a resort-style swimming complex that includes a lap pool, whirlpool, tots wading pool, snack bar, and patio.

AV Ranch Foundation

This fund is used to account for donations received for the AV Ranch and payments approved by its Board of Trustees. This fund had no legally adopted budget for fiscal year ending June 30, 2024.

CAPITAL PROJECTS FUNDS

Capital Improvements

This fund is used to account for the City's street improvement projects.

Storm Water

This fund is used to account for the City's storm water related improvement projects.

Street Improvements

This fund is used to account for the City's street improvement projects.

DEBT SERVICE FUNDS

Debt Service Fund

This fund is used to account for the City's debt payments as well as any additional debt amounts deemed to be advisable and necessary for any public or municipal purposes.

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CITY OF ALISO VIEJO

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2024
(With Comparative Data for Prior Year)

	Special Revenue Funds				
	Traffic Congestion Relief	Gas Tax	Measure M	SB1 - RMRA	Public Safety Grants
Assets:					
Cash and investments	$ 74,058	1,028,489	1,704,062	897,536	286,678
Receivables:					
Accounts	-	-	-	-	-
Accrued interest	2,010	27,855	46,295	24,564	7,773
Due from other governments	-	133,122	155,415	233,183	-
Total Assets	$ 76,068	1,189,466	1,905,772	1,155,283	294,451
Liabilities, Deferred Inflows of Resources, and Fund Balances:					
Liabilities:					
Accounts payable	$ -	229,786	2,744	-	5,933
Accrued liabilities	-	-	-	-	-
Due to other funds	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Total Liabilities	-	229,786	2,744	-	5,933
Deferred Inflows of Resources:					
Unavailable revenues - grants	-	-	-	-	-
Fund Balances:					
Restricted for:					
Debt service	-	-	-	-	-
Community development projects	-	-	-	-	-
Capital projects	76,068	959,680	1,903,028	1,155,283	-
Public safety	-	-	-	-	288,518
Unassigned	-	-	-	-	-
Total Fund Balances (Deficit)	76,068	959,680	1,903,028	1,155,283	288,518
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 76,068	1,189,466	1,905,772	1,155,283	294,451

	Special Revenue Funds				
	Air Quality Improvement	Integrated Waste Management	Other Grants	Technology Grants	Development Impact
Assets:					
Cash and investments	1,441,375	208,244	44,085	368,841	1,377,778
Receivables:					
Accounts	-	-	-	19,669	-
Accrued interest	39,123	5,709	-	10,008	-
Due from other governments	18,950	-	-	-	-
Total Assets	1,499,448	213,953	44,085	398,518	1,377,778
Liabilities, Deferred Inflows of Resources, and Fund Balances:					
Liabilities:					
Accounts payable	-	3,483	-	1,084	-
Accrued liabilities	-	-	-	-	-
Due to other funds	-	-	-	-	-
Unearned revenue	-	139,546	-	-	-
Total Liabilities	-	143,029	-	1,084	-
Deferred Inflows of Resources:					
Unavailable revenues - grants	18,950	-	-	-	-
Fund Balances:					
Restricted for:					
Debt service	-	-	-	-	-
Community development projects	-	70,924	44,085	397,434	1,377,778
Capital projects	1,480,498	-	-	-	-
Public safety	-	-	-	-	-
Unassigned	-	-	-	-	-
Total Fund Balances (Deficit)	1,480,498	70,924	44,085	397,434	1,377,778
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	1,499,448	213,953	44,085	398,518	1,377,778

CITY OF ALISO VIEJO

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS (Continued)
June 30, 2024
(With Comparative Data for Prior Year)

	Special Revenue Funds			Capital Projects Funds	
	Federal Grants	Aquatic Center	AV Ranch Foundation	Capital Improvements	Storm Water
Assets:					
Cash and investments	-	80,362	100	65,014	-
Receivables:					
Accounts	-	-	-	-	-
Accrued interest	-	-	-	-	-
Due from other governments	248,301	-	-	-	5,064
Total Assets	248,301	80,362	100	65,014	5,064
Liabilities, Deferred Inflows of Resources, and Fund Balances:					
Liabilities:					
Accounts payable	51,783	58,483	-	65,014	1,141
Accrued liabilities	-	21,879	-	-	-
Due to other funds	196,488	-	-	-	3,923
Unearned revenue	-	-	-	-	-
Total Liabilities	248,271	80,362	-	65,014	5,064
Deferred Inflows of Resources:					
Unavailable revenues - grants	14,092	-	-	-	-
Fund Balances:					
Restricted for:					
Debt service	-	-	-	-	-
Community development projects	-	-	100	-	-
Capital projects	-	-	-	-	-
Public safety	-	-	-	-	-
Unassigned	(14,062)	-	-	-	-
Total Fund Balances (Deficit)	(14,062)	-	100	-	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	248,301	80,362	100	65,014	5,064

	Capital Projects Funds	Debt Service Funds		
	Street Improvements	Debt Service Fund	Totals 2024	Totals 2023
Assets:				
Cash and investments	908	546	7,578,076	5,207,534
Receivables:				
Accounts	-	-	19,669	29,163
Accrued interest	-	-	163,337	-
Due from other governments	-	-	794,035	820,495
Total Assets	908	546	8,555,117	6,057,192
Liabilities, Deferred Inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	908	-	420,359	477,529
Accrued liabilities	-	-	21,879	17,654
Due to other funds	-	-	200,411	198,520
Unearned revenue	-	-	139,546	-
Total Liabilities	908	-	782,195	693,703
Deferred Inflows of Resources:				
Unavailable revenues - grants	-	-	33,042	255,962
Fund Balances:				
Restricted for:				
Debt service	-	546	546	178
Community development projects	-	-	1,890,321	1,756,357
Capital projects	-	-	5,574,557	3,391,391
Public safety	-	-	288,518	171,447
Unassigned	-	-	(14,062)	(211,846)
Total Fund Balances (Deficit)	-	546	7,739,880	5,107,527
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	908	546	8,555,117	6,057,192

CITY OF ALISO VIEJO

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Special Revenue Funds				
	Traffic Congestion Relief	Gas Tax	Measure M	SB1 - RMRA	Public Safety Grants
Revenues:					
Intergovernmental	$ -	1,424,565	975,467	1,337,992	186,159
Charges for services	-	-	-	-	-
Use of money and property	15,086	203,094	244,678	153,164	51,710
Other	-	-	-	-	-
Total Revenues	15,086	1,627,659	1,220,145	1,491,156	237,869
Expenditures:					
Current:					
General government	-	-	-	-	-
Community development	-	-	-	-	-
Public works	-	1,292,686	27,482	-	-
Public safety	-	-	-	-	120,798
Debt service:					
Principal payment	-	17,028	-	-	-
Interest expense	-	1,537	-	-	-
Total Expenditures	-	1,311,251	27,482	-	120,798
Excess (deficiency) of revenues over (under) expenditures	15,086	316,408	1,192,663	1,491,156	117,071
Other Financing Sources (Uses):					
Transfers in	-	-	-	-	-
Transfers out	-	-	(179,675)	(987,228)	-
Total Other Financing Sources (Uses)	-	-	(179,675)	(987,228)	-
Net change in fund balances	15,086	316,408	1,012,988	503,928	117,071
Fund balances (deficit), beginning of year, as restated	60,982	643,272	890,040	651,355	171,447
Fund balances (deficit), end of year	$ 76,068	959,680	1,903,028	1,155,283	288,518

	Special Revenue Funds				
	Air Quality Improvement	Integrated Waste Management	Other Grants	Technology Grants	Development Impact
Revenues:					
Intergovernmental	51,207	13,043	350,676	81,921	-
Charges for services	-	-	-	-	-
Use of money and property	283,549	20,392	-	70,196	-
Other	-	-	-	-	-
Total Revenues	334,756	33,435	350,676	152,117	-
Expenditures:					
Current:					
General government	-	17,216	23,793	44,762	-
Community development	-	-	-	-	-
Public works	-	6,925	-	-	-
Public safety	-	-	-	-	-
Debt service:					
Principal payment	-	-	-	-	-
Interest expense	-	-	-	-	-
Total Expenditures	-	24,141	23,793	44,762	-
Excess (deficiency) of revenues over (under) expenditures	334,756	9,294	326,883	107,355	-
Other Financing Sources (Uses):					
Transfers in	-	-	-	-	-
Transfers out	-	(26,770)	(104,552)	-	-
Total Other Financing Sources (Uses)	-	(26,770)	(104,552)	-	-
Net change in fund balances	334,756	(17,476)	222,331	107,355	-
Fund balances (deficit), beginning of year, as restated	1,145,742	88,400	(178,246)	290,079	1,377,778
Fund balances (deficit), end of year	1,480,498	70,924	44,085	397,434	1,377,778

CITY OF ALISO VIEJO

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - NONMAJOR GOVERNMENTAL FUNDS (Continued)
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Special Revenue Funds			Capital Projects Funds	
	Federal Grants	Aquatic Center	AV Ranch Foundation	Capital Improvements	Storm Water
Revenues:					
Intergovernmental	566,599	-	-	-	-
Charges for services	-	939,260	-	-	-
Use of money and property	-	-	-	-	-
Other	-	-	-	-	-
Total Revenues	566,599	939,260	-	-	-
Expenditures:					
Current:					
General government	26,889	-	-	-	-
Community development	390,920	1,098,512	-	-	-
Public works	-	-	-	362,273	9,883
Public safety	-	-	-	-	-
Debt service:					
Principal payment	-	-	-	-	-
Interest expense	-	-	-	-	-
Total Expenditures	417,809	1,098,512	-	362,273	9,883
Excess (deficiency) of revenues over (under) expenditures	148,790	(159,252)	-	(362,273)	(9,883)
Other Financing Sources (Uses):					
Transfers in	-	159,252	-	362,273	9,883
Transfers out	(129,252)	-	-	-	-
Total Other Financing Sources (Uses)	(129,252)	159,252	-	362,273	9,883
Net change in fund balances	19,538	-	-	-	-
Fund balances (deficit), beginning of year, as restated	(33,600)	-	100	-	-
Fund balances (deficit), end of year	(14,062)	-	100	-	-

	Capital Projects Funds	Debt Service Funds		
	Street Improvements	Debt Service Fund	Totals 2024	Totals 2023
Revenues:				
Intergovernmental	-	-	4,987,629	7,126,856
Charges for services	-	-	939,260	871,793
Use of money and property	-	547	1,042,416	141,915
Other	-	-	-	6,300
Total Revenues	-	547	6,969,305	8,146,864
Expenditures:				
Current:				
General government	-	-	112,660	142,157
Community development	-	-	1,489,432	1,375,724
Public works	1,565,862	-	3,265,111	4,601,896
Public safety	-	-	120,798	123,926
Debt service:				
Principal payment	-	250,000	267,028	256,080
Interest expense	-	405,974	407,511	417,608
Total Expenditures	1,565,862	655,974	5,662,540	6,917,391
Excess (deficiency) of revenues over (under) expenditures	(1,565,862)	(655,427)	1,306,765	1,229,473
Other Financing Sources (Uses):				
Transfers in	1,169,244	655,795	2,356,447	4,259,514
Transfers out	-	-	(1,427,477)	(5,819,224)
Total Other Financing Sources (Uses)	1,169,244	655,795	928,970	(1,559,710)
Net change in fund balances	(396,618)	368	2,235,735	(330,237)
Fund balances (deficit), beginning of year, as restated	396,618	178	5,504,145	5,437,764
Fund balances, end of year	-	546	7,739,880	5,107,527

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
TRAFFIC CONGESTION RELIEF
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 60,982	60,982	60,982	-	76,109
Resources (Inflows):					
Use of money and property	1,000	1,000	15,086	14,086	1,440
Amount Available for Appropriations	61,982	61,982	76,068	14,086	77,549
Charges to Appropriations (Outflows):					
Transfers out	-	-	-	-	16,567
Total Charges to Appropriations	-	-	-	-	16,567
Fund Balances - Ending	$ 61,982	61,982	76,068	14,086	60,982

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
GAS TAX
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 643,272	643,272	643,272	-	732,740
Resources (Inflows):					
Intergovernmental	1,483,500	1,483,500	1,424,565	(58,935)	1,317,425
Use of money and property	9,400	9,400	203,094	193,694	6,287
Amounts Available for Appropriations	2,136,172	2,136,172	2,270,931	134,759	2,056,452
Charges to Appropriations (Outflows):					
Public works	1,321,800	1,356,800	1,292,686	64,114	1,218,243
Debt Service:					
Principal payment	-	-	17,028	(17,028)	16,080
Interest payment	-	-	1,537	(1,537)	1,857
Transfers out	-	-	-	-	177,000
Total Charges to Appropriations	1,321,800	1,356,800	1,311,251	45,549	1,413,180
Fund Balances - Ending	$ 814,372	779,372	959,680	180,308	643,272

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
MEASURE M
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 890,040	890,040	890,040	-	1,314,964
Resources (Inflows):					
Intergovernmental	1,029,512	1,029,512	975,467	(54,045)	953,764
Use of money and property	16,000	16,000	244,678	228,678	36,560
Amount Available for Appropriations	1,935,552	1,935,552	2,110,185	174,633	2,305,288
Charges to Appropriations (Outflows):					
Public works	37,578	37,578	27,482	10,096	20,524
Transfers out	1,045,000	1,045,000	179,675	865,325	1,394,724
Total Charges to Appropriations	1,082,578	1,082,578	207,157	875,421	1,415,248
Fund Balances - Ending	$ 852,974	852,974	1,903,028	1,050,054	890,040

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
SB1 - RMRA
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 651,355	651,355	651,355	-	825,560
Resources (Inflows):					
Intergovernmental	1,281,695	1,281,695	1,337,992	56,297	1,157,118
Use of money and property	10,000	10,000	153,164	143,164	(8,224)
Amount Available for Appropriations	1,943,050	1,943,050	2,142,511	199,461	1,974,454
Charges to Appropriations (Outflows):					
Transfers out	1,495,000	1,587,400	987,228	600,172	1,323,099
Total Charges to Appropriations	1,495,000	1,587,400	987,228	600,172	1,323,099
Fund Balances - Ending	$ 448,050	355,650	1,155,283	799,633	651,355

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
PUBLIC SAFETY GRANTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - beginning	$ 171,447	171,447	171,447	-	129,019
Resources (Inflows):					
Intergovernmental	175,000	175,000	186,159	11,159	165,271
Use of money and property	1,700	1,700	51,710	50,010	1,083
Amount Available for Appropriations	348,147	348,147	409,316	61,169	295,373
Charges to Appropriations (Outflows):					
Public safety	175,043	175,043	120,798	54,245	123,926
Total Charges to Appropriations	175,043	175,043	120,798	54,245	123,926
Fund Balances - Ending	$ 173,104	173,104	288,518	115,414	171,447

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
AIR QUALITY IMPROVEMENT
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 1,145,742	1,145,742	1,145,742	-	1,041,367
Resources (Inflows):					
Intergovernmental	60,000	60,000	51,207	(8,793)	100,418
Use of money and property	13,000	13,000	283,549	270,549	3,957
Amount Available for Appropriations	1,218,742	1,218,742	1,480,498	261,756	1,145,742
Charges to Appropriations (Outflows):					
Public safety	50,000	50,000	-	50,000	-
Total Charges to Appropriations	50,000	50,000	-	50,000	-
Fund Balances - Ending	$ 1,168,742	1,168,742	1,480,498	311,756	1,145,742

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
INTEGRATED WASTE MANAGEMENT
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 88,400	88,400	88,400	-	83,592
Resources (Inflows):					
Intergovernmental	13,000	13,000	13,043	43	12,968
Use of money and property	1,000	1,000	20,392	19,392	120
Amount Available for Appropriations	102,400	102,400	121,835	19,435	96,680
Charges to Appropriations (Outflows):					
General government	-	-	17,216	(17,216)	-
Public works	16,000	226,777	6,925	219,852	8,280
Transfers out	-	-	26,770	(26,770)	8,280
Total Charges to Appropriations	16,000	226,777	50,911	175,866	8,280
Fund Balances - Ending	$ 86,400	(124,377)	70,924	195,301	88,400

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
OTHER GRANTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances (Deficit) - Beginning	$ (178,246)	(178,246)	(178,246)	-	(314,029)
Resources (Inflows):					
Intergovernmental	-	-	350,676	350,676	174,575
Amount Available for Appropriations	(178,246)	(178,246)	172,430	350,676	(139,454)
Charges to Appropriations (Outflows):					
General government	-	48,992	23,793	25,199	11,009
Transfers out	1	1	104,552	(104,551)	27,783
Total Charges to Appropriations	1	48,993	128,345	(79,352)	38,792
Fund Balances (Deficit) - Ending	$ (178,247)	(227,239)	44,085	271,324	(178,246)

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
TECHNOLOGY GRANTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 290,079	290,079	290,079	-	226,756
Resources (Inflows):					
Intergovernmental	96,000	96,000	81,921	(14,079)	95,137
Use of money and property	2,900	2,900	70,196	67,296	(1,597)
Amount Available for Appropriations	388,979	388,979	442,196	53,217	320,296
Charges to Appropriations (Outflows):					
General government	92,880	92,880	44,762	48,118	30,216
Public Safety	-	-	-	-	1
Total Charges to Appropriations	92,880	92,880	44,762	48,118	30,217
Fund Balances - Ending	$ 296,099	296,099	397,434	101,335	290,079

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
DEVELOPMENT IMPACT
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ 1,377,778	1,377,778	1,377,778	-	1,410,622
Resources (Inflows):					
Use of money and property	-	-	-	-	6,250.00
Transfers in	-	-	-	-	28,416.00
Amount Available for Appropriations	1,377,778	1,377,778	1,377,778	-	1,445,288
Charges to Appropriations (Outflows):					
General government	-	-	-	-	67,510
Total Charges to Appropriations	-	-	-	-	67,510
Fund Balances - Ending	$ 1,377,778	1,377,778	1,377,778	-	1,377,778

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
FEDERAL GRANTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances (Deficit) - Beginning	$ (33,600)	(33,600)	(33,600)	-	(85,717)
Resources (Inflows):					
Intergovernmental	877,535	877,535	566,599	(310,936)	3,150,180
Use of money and property	-	-	-	-	101,838
Transfer in	-	-	-	-	943.00
Amount Available for Appropriations	843,935	843,935	532,999	(310,936)	3,167,244
Charges to Appropriations (Outflows):					
General government	90,060	90,060	26,889	63,171	33,422
Community development	281,027	521,027	390,920	130,107	287,371
Transfer out	506,448	266,448	129,252	137,196	2,880,051
Total Charges to Appropriations	877,535	877,535	547,061	330,474	3,200,844
Fund Balances (Deficit) - Ending	$ (33,600)	(33,600)	(14,062)	19,538	(33,600)

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
AQUATIC CENTER
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ -	-	-	-	-
Resources (Inflows):					
Charges for services	998,000	998,000	939,260	(58,740)	871,793
Transfers in	183,840	183,840	159,252	(24,588)	216,560
Amounts Available for Appropriations	1,181,840	1,181,840	1,098,512	(83,328)	1,088,353
Charges to Appropriations (Outflows):					
Community services	1,181,840	1,181,840	1,098,512	83,328	1,088,353
Total Charges to Appropriations	1,181,840	1,181,840	1,098,512	83,328	1,088,353
Fund Balances - Ending	$ -	-	-	-	-

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
CAPITAL IMPROVEMENTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ -	-	-	-	-
Resources (Inflows):					
Transfers in	1,064,448	836,411	362,273	(474,138)	439,780
Amount Available for Appropriations	1,064,448	836,411	362,273	(474,138)	439,780
Charges to Appropriations (Outflows):					
Public works	1,064,448	836,411	362,273	474,138	439,780
Total Charges to Appropriations	1,064,448	836,411	362,273	474,138	439,780
Fund Balances - Ending	$ -	-	-	-	-

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
STORM WATER
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning	$ -	-	-	-	-
Resources (Inflows):					
Transfers in	15,000	15,000	9,883	(5,117)	17,130
Amount Available for Appropriations	15,000	15,000	9,883	(5,117)	17,130
Charges to Appropriations (Outflows):					
Public works	15,000	15,000	9,883	5,117	17,130
Total Charges to Appropriations	15,000	15,000	9,883	5,117	17,130
Fund Balances - Ending	$ -	-	-	-	-

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
STREET IMPROVEMENTS
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances - Beginning as restated	$ -	-	396,618	(396,618)	-
Resources (Inflows):					
Transfer in	2,540,000	2,632,400	1,169,244	(1,463,156)	2,897,938
Amount Available for Appropriations	2,540,000	2,632,400	1,565,862	(1,859,774)	2,897,938
Charges to Appropriations (Outflows):					
Public works	2,540,000	2,632,400	1,565,862	1,066,538	2,897,938
Total Charges to Appropriations	2,540,000	2,632,400	1,565,862	1,066,538	2,897,938
Fund Balances - Ending	$ -	-	-	-	-

CITY OF ALISO VIEJO

BUDGETARY COMPARISON SCHEDULE
DEBT SERVICE
FOR THE YEAR ENDED JUNE 30, 2024
(With Comparative Data for Prior Year)

	Budget Amounts		Actual	Variance with Final Budget Positive	Prior Year
	Original	Final	Amounts	(Negative)	Actual
Fund Balances (Deficit) - Beginning	$ 178	178	178	-	(3,269)
Resources (Inflows):					
Use of money and property	-	-	547	547	451
Transfer in	658,250	658,250	655,795	(2,455)	658,747
Amount Available for Appropriations	658,428	658,428	656,520	(1,908)	655,929
Charges to Appropriations (Outflows):					
Principal	250,000	250,000	250,000	-	240,000
Interest	408,250	408,250	405,974	2,276	415,751
Total Charges to Appropriations	658,250	658,250	655,974	2,276	655,751
Fund Balances - Ending	$ 178	178	546	368	178

STATISTICAL SECTION

This part of the City of Aliso Viejo's Annual Comprehensive Financial Report (ACFR) presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the government's overall financial health.

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Financial Trends		
These schedules contain trend information to help the reader understand how the government's financial performances and well-being have changed over time.		
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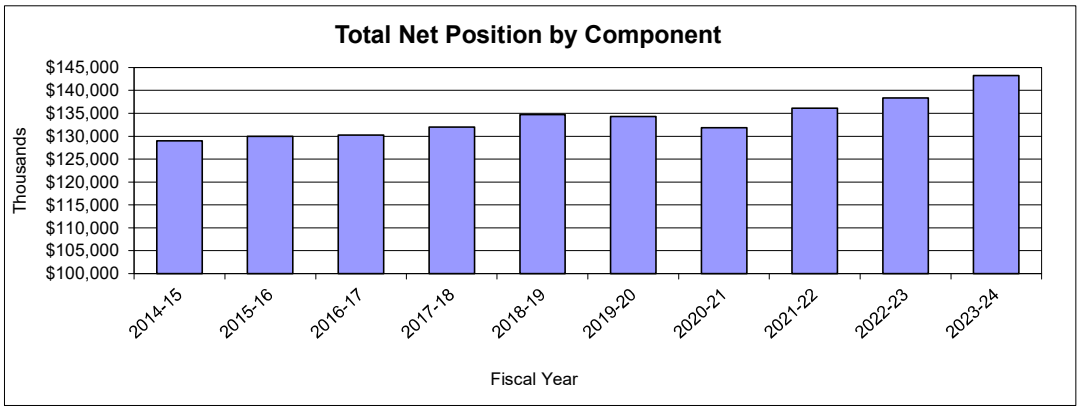
CITY OF ALISO VIEJO

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS

	Fiscal Years				
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**
Governmental Activities					
Net Investment in Capital Assets	$ 95,155,183	$ 94,579,142	$ 95,000,131	$ 94,791,785	$ 95,555,817
Restricted					
Community Development	482,242	279,027	(34,396)	203,708	334,190
Community Services			-	-	-
Public Works	12,018,986	11,840,453	8,299,848	7,637,647	8,536,428
Public Safety	-	12,953	39,957	83,097	105,213
Debt Service	-	-	-	-	-
Unrestricted	21,354,275	23,233,017	26,937,175	29,312,285	30,211,693
Total governmental activities net position	$ 129,010,686	$ 129,944,592	$ 130,242,715	$ 132,028,522	$ 134,743,341

	Fiscal Years				
	2019-20	**2020-21**	**2021-22**	**2022-23**	**2023-24**
Governmental Activities					
Net Investment in Capital Assets	$ 93,873,835	$ 101,009,829	$ 100,348,736	$ 99,883,422	$ 99,321,092
Restricted					
Community Development	2,891,135	1,579,149	1,721,020	1,756,357	1,890,321
Community Services	-	19,500	-		
Public Works	122,819	3,498,519	3,990,740	3,258,360	5,343,323
Public Safety	4,121,343	125,356	129,019	171,447	288,518
Debt Service	4,319,695	-	-	-	-
Unrestricted	29,006,434	25,601,465	29,924,478	33,277,156	36,419,134
Total governmental activities net position	$ 134,335,261	$ 131,833,818	$ 136,113,993	$ 138,346,742	$ 143,262,388



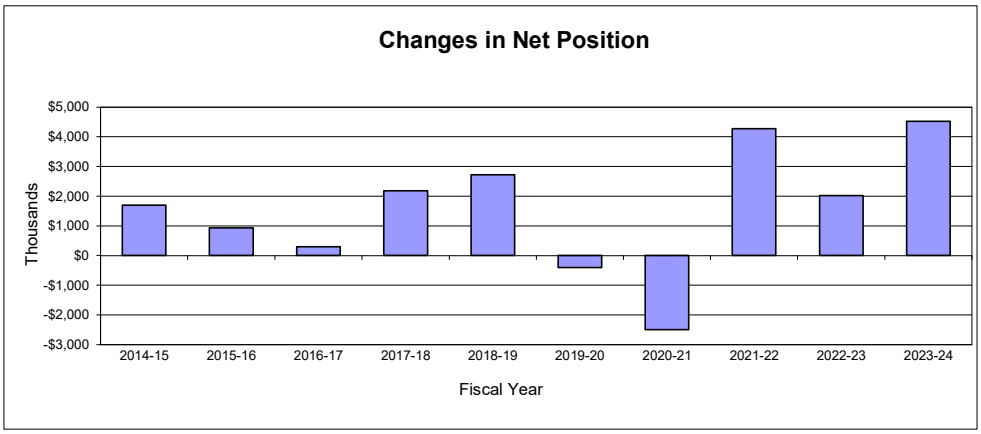
Source: City Finance Department

Table 2

CITY OF ALISO VIEJO

CHANGE IN NET POSITION
LAST TEN FISCAL YEARS

	Fiscal Years									
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**
Revenues										
Program Revenues										
Charges for Services	$ 2,287,957	$ 2,654,055	$ 3,474,104	$ 4,202,366	$ 3,836,994	$ 3,070,201	$ 4,001,459	$ 5,742,780	$ 7,694,422	$ 7,731,011
Operating Contributions & Grants	2,682,605	2,770,178	3,672,804	2,805,856	5,171,638	4,342,486	4,852,523	6,945,042	6,932,234	5,427,985
Capital Contributions & Grants	99,283	18,875	17,831	-	-	9,600	-	-	-	-
Taxes										
Sales Tax	4,795,433	4,601,042	6,236,832	6,545,732	6,128,143	4,765,921	3,524,908	6,117,932	6,244,171	8,359,623
Property Tax	6,741,164	7,317,139	7,503,432	7,936,613	8,211,394	8,647,685	8,981,521	9,211,738	9,459,526	9,911,103
Franchise Fees	1,584,358	1,573,339	1,507,041	1,577,213	1,829,070	1,729,418	1,672,280	1,744,239	1,884,639	1,875,533
Transient Occupancy Tax	916,286	1,108,102	1,606,165	1,696,598	1,640,628	1,220,997	723,599	1,413,074	1,570,525	1,570,575
Motor Vehicle License Fees	20,470	20,256	22,627	26,483	24,936	40,659	36,704	57,547	53,145	64,044
Investment Income	273,901	328,416	324,781	402,978	790,051	1,053,024	377,709	(153,060)	656,151	1,207,332
Other	132,872	195,831	186,455	191,376	174,274	292,184	292,095	118,665	332,325	747,990
Total Revenues	19,534,329	20,587,233	24,552,072	25,385,215	27,807,128	25,172,175	24,462,798	31,197,957	34,827,138	36,895,196
Expenses										
General Government	3,189,090	3,459,012	4,139,974	4,418,462	4,725,232	4,878,395	5,621,731	4,943,476	6,019,844	6,125,440
Community Services	2,221,206	2,982,463	3,433,106	3,771,964	3,878,633	3,433,830	1,754,782	5,264,667	2,817,896	2,730,921
Community Development	1,635,629	1,450,043	3,824,732	1,735,901	1,601,865	1,830,144	3,695,994	1,244,026	6,190,570	7,679,606
Public Works	3,360,251	4,038,360	4,484,898	4,444,500	5,924,079	5,631,039	6,016,332	5,473,152	7,161,695	5,310,206
Public Safety	7,427,581	7,723,449	8,371,239	8,831,639	8,962,500	9,312,287	9,480,235	9,601,888	10,224,474	10,147,491
Interest and Fiscal Charges	-	-	-	-	-	494,561	395,167	390,573	387,579	382,504
Total Expense	17,833,757	19,653,327	24,253,949	23,202,466	25,092,309	25,580,256	26,964,241	26,917,782	32,802,058	32,376,168
Change in Net Position	$ 1,700,572	$ 933,906	$ 298,123	$ 2,182,749	$ 2,714,819	$ (408,080)	$ (2,501,442)	$ 4,280,175	$ 2,025,080	$ 4,519,028



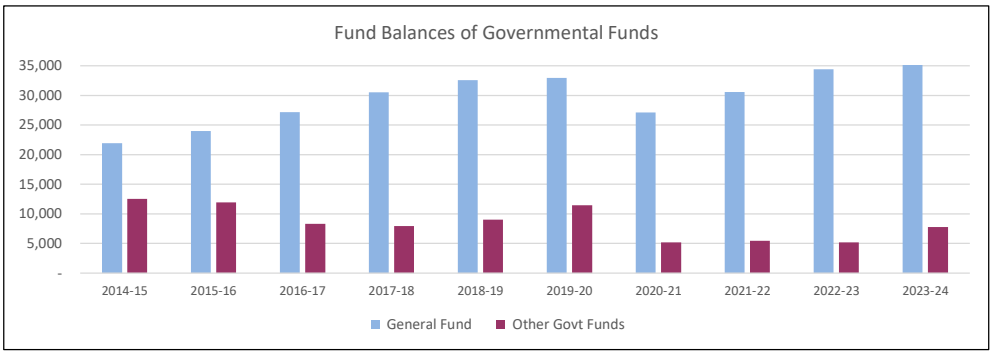
Source: City Finance Department

CITY OF ALISO VIEJO

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Years				
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**
General Fund Balances					
Nonspendable:					
Prepaid	$ 146,132	$ 187,681	$ 231,198	$ 206,488	$ 222,029
Assigned to:					
Contingencies	4,229,500	4,351,653	4,681,192	4,700,000	2,963,795
Self Insurance/benefit obligations	738,900	724,000	1,200,000	1,200,000	900,000
Asset Replacement	9,440,700	9,850,000	10,044,448	10,000,000	9,700,000
Emergencies & Unanticipated Traffic Projects	1,500,000	1,500,000	1,500,000	1,500,000	15,000,000
800 MHZ Upgrade & Replacement	262,000	-	-	-	
Long Term Debt	-	-	-	-	
Unassigned:	5,616,888	7,374,518	9,509,904	12,935,238	3,811,349
Total General Fund	$ 21,934,120	$ 23,987,852	$ 27,166,742	$ 30,541,726	$ 32,597,173
All other govenmental funds					
Nonspendable:					
Prepaid	$ 4,272	$ 14,127	$ 25,041	$ -	$ -
Assigned to:					
Emergencies & Unanticipated Traffic Projects	-	-	-	-	
Restricted for:					
Community Development Projects	482,242	278,992	19,736	203,708	334,190
Community Services	-	-	-	-	-
Public Safety	-	-	39,957	83,097	105,213
Capital Projects	12,018,986	11,853,406	8,299,848	7,637,647	8,536,428
Aliso Viejo Center					
Debt Service	-	-	-	-	
Unassigned:	(19,027)	(198,271)	(79,173)	-	-
Total All Other Governmental Funds	$ 12,486,473	$ 11,948,254	$ 8,305,409	$ 7,924,452	$ 8,975,831

	Fiscal Years				
	2019-20	**2020-21**	**2021-22**	**2022-23**	**2023-24**
General Fund Balances					
Nonspendable:					
Prepaid	$ 236,326	$ 76,150	$ 81,267	$ 55,046	$ 18,987
Assigned to:					
Contingencies	2,860,265	2,649,388	3,500,571	3,498,990	3,995,400
Self Insurance/benefit obligations	1,445,475	1,150,474	600,000	600,000	600,000
Asset Replacement	9,096,430	8,317,710	11,882,444	13,173,633	13,953,003
Emergencies & Unanticipated Traffic Projects	15,000,000	15,000,000	10,000,000	11,266,779	12,655,368
800 MHZ Upgrade & Replacement	-	-	-	-	
Unassigned:	4,332,263	(62,559)	4,515,886	5,831,651	6,659,000
Total General Fund	$ 32,970,759	$ 27,131,163	$ 30,580,168	$ 34,426,099	$ 37,881,758
All other govenmental funds					
Nonspendable:					
Prepaid	$ -	$ -	$ -	$ 8,479	$ 6,411
Assigned to:					
Emergencies & Unanticipated Traffic Projects					
Restricted for:					
Community Development Projects	2,891,135	1,579,149	1,721,020	1,756,357	1,890,321
Community Services	-	19,500	-		
Public Safety	122,819	125,356	129,019	171,447	288,518
Capital Projects	4,121,343	-	3,990,740	3,391,391	5,574,557
Aliso Viejo Center				51,759	-
Debt Service	4,319,695	3,498,519	-	178	546
Unassigned:	-	(38,333)	(403,015)	(211,846)	(20,473)
Total All Other Governmental Funds	$ 11,454,992	$ 5,184,191	$ 5,437,764	$ 5,167,765	$ 7,739,880



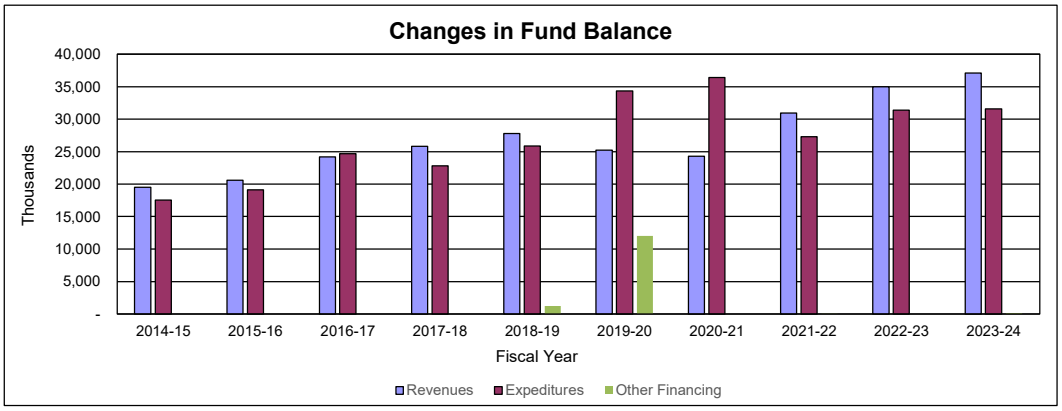
Source: City Finance Department

Table 4

CITY OF ALISO VIEJO

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Years									
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**
Revenues										
Taxes	$ 14,064,937	$ 14,629,530	$ 16,884,140	$ 17,777,707	$ 17,704,139	$ 16,270,976	$ 14,823,926	$ 18,420,699	$ 19,063,829	$ 21,634,913
Licenses and Permits	676,218	694,054	664,202	957,209	706,764	719,720	976,781	714,168	876,079	785,623
Intergovernmental	2,189,004	2,617,535	2,585,675	2,963,077	4,218,802	4,208,995	3,987,463	6,674,078	7,192,158	5,144,240
Charges for Services	1,190,138	1,639,479	2,519,225	2,864,619	2,639,775	2,047,978	2,198,864	3,636,265	5,656,340	5,670,987
Use of Money and Property	288,325	358,917	359,023	524,729	1,152,130	1,258,109	1,068,212	867,839	689,647	1,960,825
Fines and Forfeitures	415,671	312,400	282,322	300,988	307,513	275,229	310,419	173,133	227,896	296,431
Developer Fees	521,859	30,500	536,182	-	715,000	9,600	585,000	-	-	-
Contributions	42,894	-	-	-	-	-	100,000	50	6,300	-
Other	145,283	325,612	387,838	421,734	333,252	423,194	253,836	494,407	1,247,920	1,633,393
Total Revenues	19,534,329	20,608,027	24,218,607	25,810,063	27,777,375	25,213,801	24,304,501	30,980,639	34,960,169	37,126,412
Expeditures										
General Government	3,101,820	3,079,528	3,797,104	3,907,504	4,368,307	4,370,213	5,110,883	4,463,657	5,026,792	5,172,310
Community Development	3,821,432	4,485,482	7,267,554	5,479,501	5,504,012	5,177,202	5,381,558	7,654,266	9,176,591	10,473,707
Public Works	2,940,272	3,557,336	3,605,820	3,962,004	5,441,582	5,148,542	5,531,650	4,988,268	6,266,437	4,989,699
Public Safety	7,407,531	7,677,426	8,030,234	8,730,712	8,844,067	9,170,586	9,358,289	9,505,403	10,162,083	10,126,196
Capital Outlay	268,034	292,742	1,981,850	736,315	1,723,775	10,006,820	10,375,082	23,131	92	-
Debt Service										
Principal	-	-	-	-	-	-	230,000	243,625	332,486	444,071
Interest	-	-	-	-	-	494,561	427,436	422,842	419,756	414,773
Other Charges	-	-	-	-	-	-	-	-	-	-
Total Expenditures	17,539,088	19,092,514	24,682,562	22,816,036	25,881,743	34,367,924	36,414,898	27,301,192	31,384,237	31,620,756
Excess of Revenues over Expeditures	1,995,241	1,515,513	(463,955)	2,994,027	1,895,632	(9,154,123)	(12,110,397)	3,679,447	3,575,932	5,505,656
Other Financing Sources (Uses)										
Transfers In	1,209,782	2,040,859	3,517,923	2,548,103	3,708,774	13,309,198	14,573,345	6,235,970	8,062,610	3,911,666
Transfers Out	(1,209,782)	(2,040,859)	(3,517,923)	(2,548,103)	(3,708,774)	(13,309,198)	(14,573,345)	(6,235,970)	(8,062,610)	(3,911,666)
Bonds Issued**	-	-			1,211,194	12,006,870	-	23,131	-	-
Lease Acquisition	-	-	-	-	-	-	-	-	-	39,681
SBITA Acquisition										85,819
Total Other Financing Sources (Uses)	-	-	-	-	1,211,194	12,006,870	-	23,131	-	125,500
Net Change in Fund Bal.	$ 1,995,241	$ 1,515,513	$ (463,955)	$ 2,994,027	$ 3,106,826	$ 2,852,747	$ (12,110,397)	$ 3,702,578	$ 3,575,932	$ 5,631,156
Debt Service as a % of Noncapital Expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	2.03%	2.52%	2.44%	2.41%	2.73%



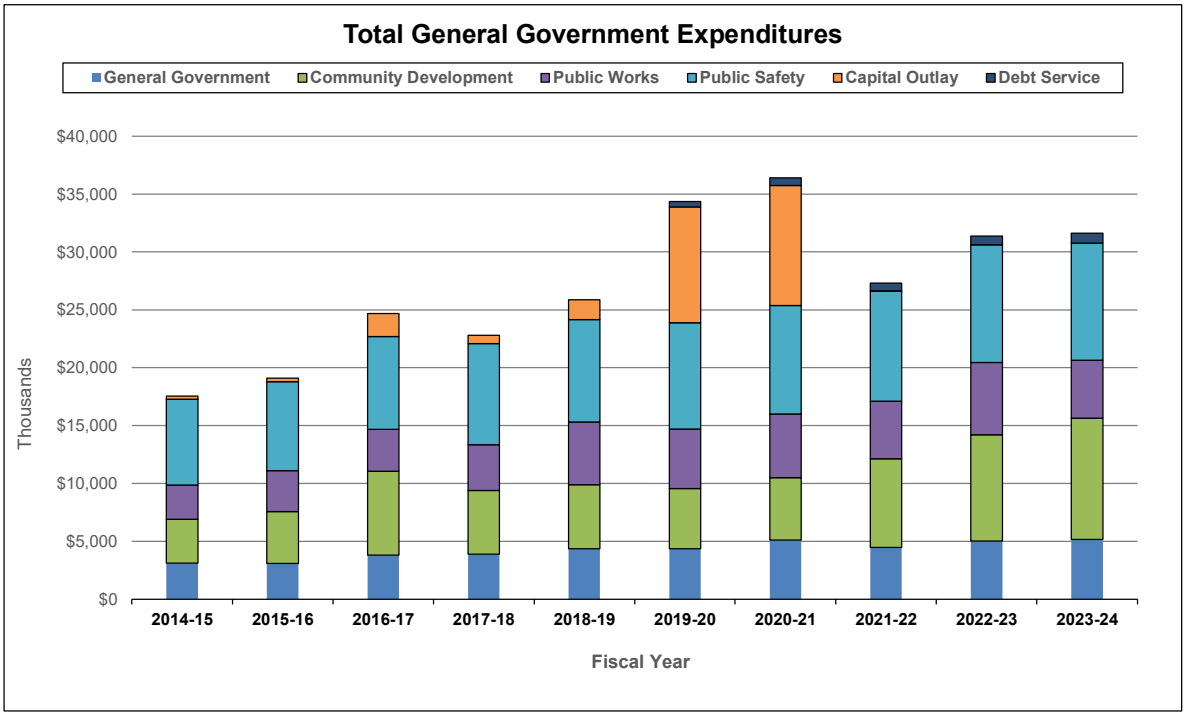
***In anticipation of the issuance of tax-exempt obligations for the Aliso Viejo Ranch project, the City Council passed a reimbursement resolution on February 20, 2019. The resolution would allow the City to reimburse itself for expenditures relating to the Aliso Viejo Ranch Project. On August 13, 2019, the City issued $12,250,000 of tax-exempt Certificates of Participation to provide financing for the construction of the Aliso*

Source: City Finance Department

CITY OF ALISO VIEJO

GENERAL GOVERNMENT - EXPENDITURES BY FUNCTION
LAST TEN FISCAL YEARS

Fiscal Year	General Government	Community Development	Public Works	Public Safety	Capital Outlay	Debt Service	Total
2014-15 *	3,101,820	3,821,432	2,940,272	7,407,531	268,034	-	17,539,088
2015-16	3,079,528	4,485,482	3,557,336	7,677,426	292,742	-	19,092,514
2016-17	3,797,104	7,267,554	3,605,820	8,030,234	1,981,850	-	24,682,562
2017-18	3,907,504	5,479,501	3,962,004	8,730,712	736,315	-	22,816,036
2018-19	4,368,307	5,504,012	5,441,582	8,844,067	1,723,775	-	25,881,743
2019-20	4,370,213	5,177,202	5,148,542	9,170,586	10,006,820	494,561	34,367,924
2020-21	5,110,883	5,381,558	5,531,650	9,358,289	10,375,082	657,436	36,414,898
2021-22	4,463,657	7,654,266	4,988,268	9,505,403	23,131	666,467	27,301,192
2022-23	5,026,792	9,176,591	6,266,437	10,162,083	92	752,242	31,384,237
2023-24	5,172,310	10,473,707	4,989,699	10,126,196	-	858,844	31,620,756



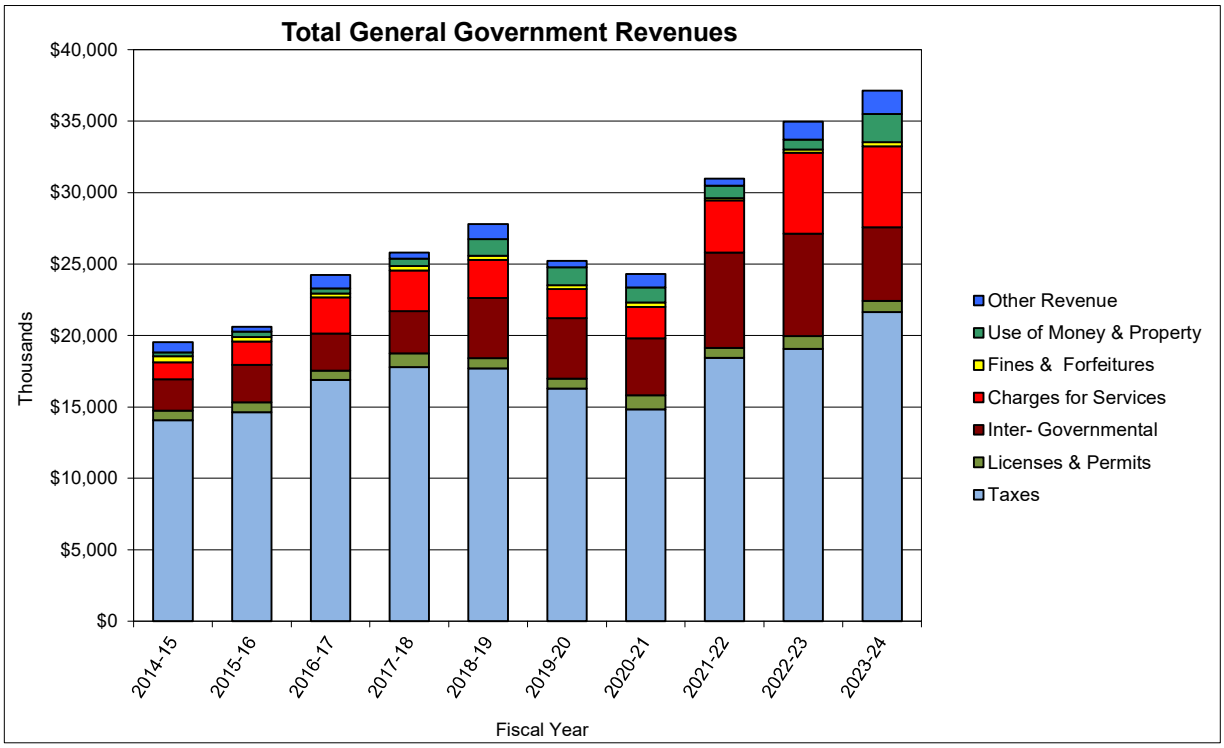
***Includes General and Special Revenue Funds.*

Source: City Finance Department

CITY OF ALISO VIEJO

GENERAL GOVERNMENT - REVENUES BY SOURCE
LAST TEN FISCAL YEARS

Fiscal Year	Taxes	Licenses & Permits	Inter-Governmental	Charges for Services	Fines & Forfeitures	Use of Money & Property	Other Revenue	Total
2014-15	14,064,937	676,218	2,189,004	1,190,138	415,671	288,325	710,036	19,534,329
2015-16	14,629,530	694,054	2,617,535	1,639,479	312,400	358,917	356,112	20,608,027
2016-17	16,884,140	664,202	2,585,675	2,519,225	282,322	359,023	924,020	24,218,607
2017-18	17,777,707	957,209	2,963,077	2,864,619	300,988	524,729	421,734	25,810,063
2018-19	17,704,139	706,763	4,218,802	2,639,775	307,513	1,152,130	1,048,252	27,777,374
2019-20	16,270,976	719,720	4,208,995	2,047,978	275,229	1,258,109	432,794	25,213,801
2020-21	14,823,926	976,781	3,987,463	2,198,864	310,419	1,068,212	938,836	24,304,501
2021-22	18,420,699	714,168	6,674,078	3,636,265	173,133	867,839	494,457	30,980,639
2022-23	19,063,829	876,079	7,192,158	5,656,341	227,896	689,647	1,254,220	34,960,170
2023-24	21,634,913	785,623	5,144,241	5,670,987	296,430	1,960,825	1,633,393	37,126,412



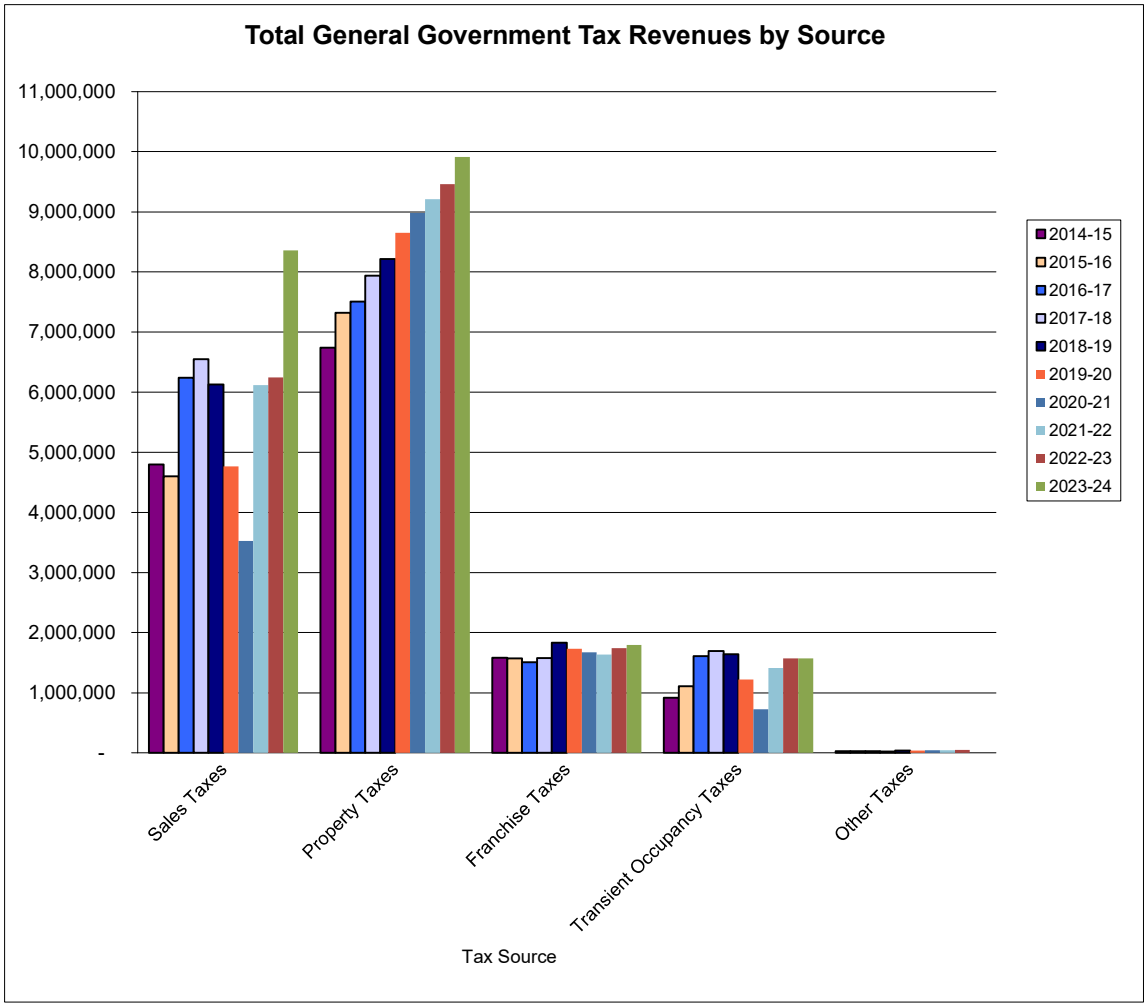
*** Includes General and Special Revenue Funds.*

Source: City Finance Department

CITY OF ALISO VIEJO

GENERAL GOVERNMENT - TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS

Fiscal Year	Sales Taxes	Property Taxes	Franchise Taxes	Transient Occupancy Taxes	Other Taxes	Total
2014-15	4,795,433	6,741,164	1,584,358	916,286	27,696	14,064,937
2015-16	4,601,042	7,317,139	1,573,339	1,108,102	29,908	14,629,530
2016-17	6,236,832	7,503,432	1,507,041	1,606,165	30,670	16,884,140
2017-18	6,545,732	7,936,613	1,577,213	1,696,598	21,551	17,777,707
2018-19	6,128,143	8,211,394	1,829,070	1,640,628	38,167	17,847,402
2019-20	4,765,921	8,647,685	1,729,418	1,220,997	38,127	16,402,148
2020-21	3,524,908	8,981,521	1,672,280	723,599	41,577	14,943,885
2021-22	6,117,932	9,211,738	1,636,741	1,413,074	41,215	18,420,699
2022-23	6,244,171	9,459,526	1,741,999	1,570,524	47,608	19,063,828
2023-24	8,359,623	9,911,103	1,793,611	1,570,575	-	21,634,914



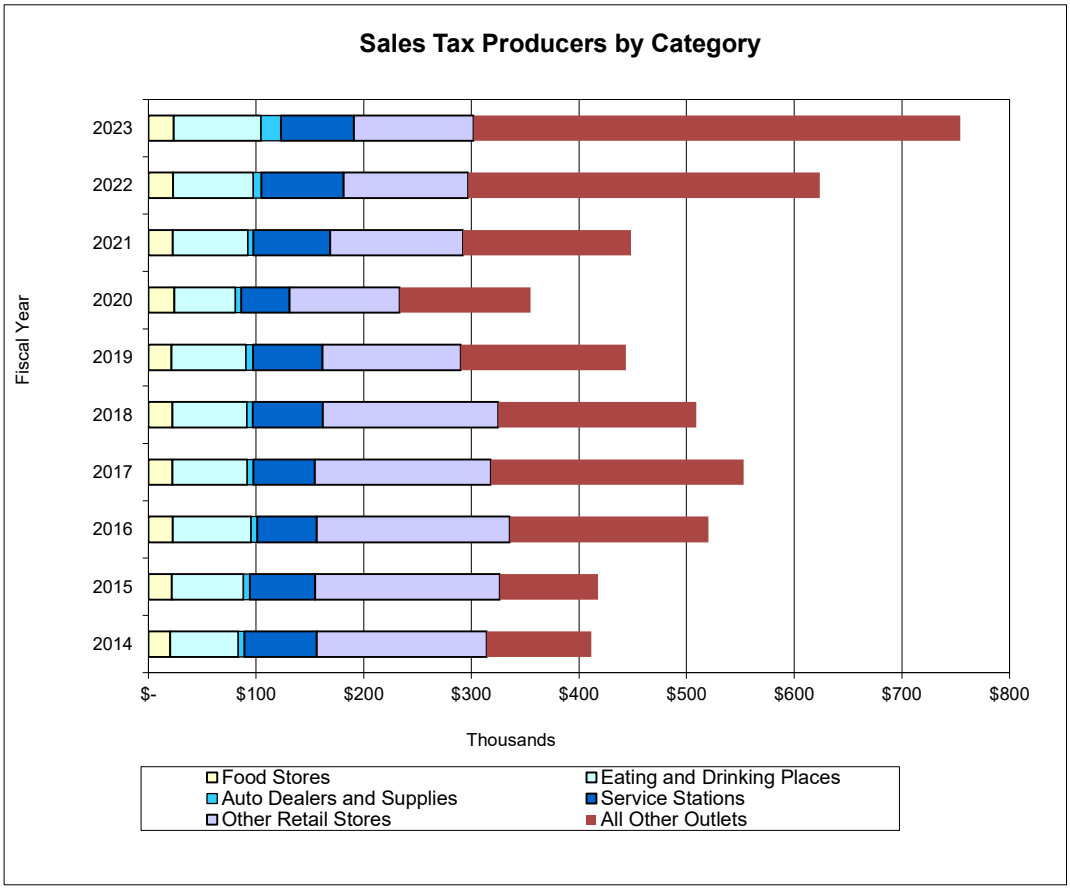
Source: City Finance Department

CITY OF ALISO VIEJO

TAXABLE SALES TAX PRODUCERS BY CATEGORY (IN THOUSANDS)
LAST TEN CALENDAR YEARS
ADJUSTED FOR ECONOMIC DATA

	2014	2015	2016	2017	2018
Food Stores	$ 20,207	$ 21,587	$ 22,672	$ 22,453	$ 22,417
Eating and Drinking Places	63,497	66,766	72,600	69,479	69,041
Auto Dealers and Supplies	5,514	6,054	6,033	5,444	5,372
Service Stations	67,240	60,348	55,131	57,190	65,193
Other Retail Stores	157,900	171,625	179,247	163,600	162,951
All Other Outlets	96,959	91,266	184,709	234,637	183,949
Total	$ 411,317	$ 417,646	$ 520,392	$ 552,803	$ 508,923

	2019	2020	2021	2022	2023
Food Stores	$ 21,288	$ 23,954	$ 22,567	$ 23,046	$ 23,494
Eating and Drinking Places	69,391	57,067	69,742	74,519	81,221
Auto Dealers and Supplies	6,470	5,260	5,245	7,487	18,386
Service Stations	64,494	44,813	71,167	76,402	67,758
Other Retail Stores	128,679	102,161	123,655	115,572	111,083
All Other Outlets	153,205	121,642	156,049	326,821	452,232
Total	$ 443,527	$ 354,897	$ 448,425	$ 623,847	$ 754,174

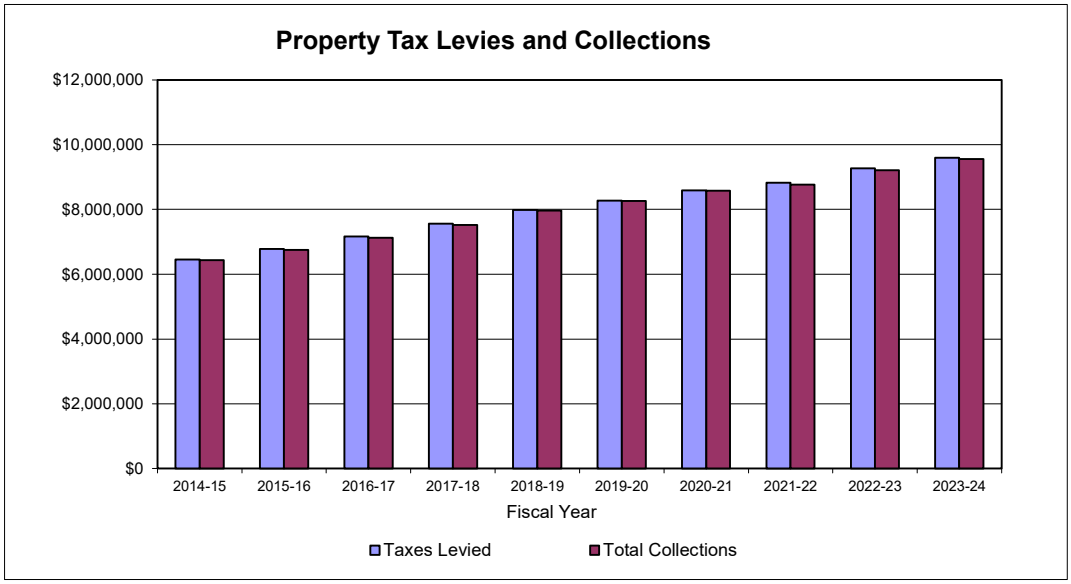


Source: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

CITY OF ALISO VIEJO

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year	Taxes Levied for the Fiscal Year[1]	Collected within the Fiscal Year of Levy		Collections in Subsequent Years [2]	Total Levy Collections to Date [3]	
		Amount	Percent of Levy		Amount	Percent of Levy
2014-15	6,453,445	6,412,710	99.37%	23,671	6,436,381	99.74%
2015-16	6,778,670	6,724,355	99.20%	22,577	6,746,932	99.53%
2016-17	7,167,823	7,103,256	99.10%	21,428	7,124,684	99.40%
2017-18	7,559,194	7,499,294	99.21%	25,595	7,524,890	99.55%
2018-19	7,985,095	7,948,958	99.55%	19,426	7,968,384	99.79%
2019-20	8,269,551	8,233,770	99.57%	20,806	8,254,576	99.82%
2020-21	8,585,800	8,549,014	99.57%	28,004	8,577,018	99.90%
2021-22	8,820,915	8,733,020	99.00%	28,433	8,761,453	99.33%
2022-23	9,265,181	9,187,626	99.16%	25,491	9,213,118	99.44%
2023-24	9,596,445	9,524,147	99.25%	28,563	9,552,709	99.54%



[1] *Includes amounts received for Property Tax-In Lieu of VLF*

[2] *The column includes the total amount of delinquent taxes collected in each fiscal year. The Orange County Auditor-Controller tax ledger does not provide detailed information regarding the levy year to which delinquent tax collections pertain.*

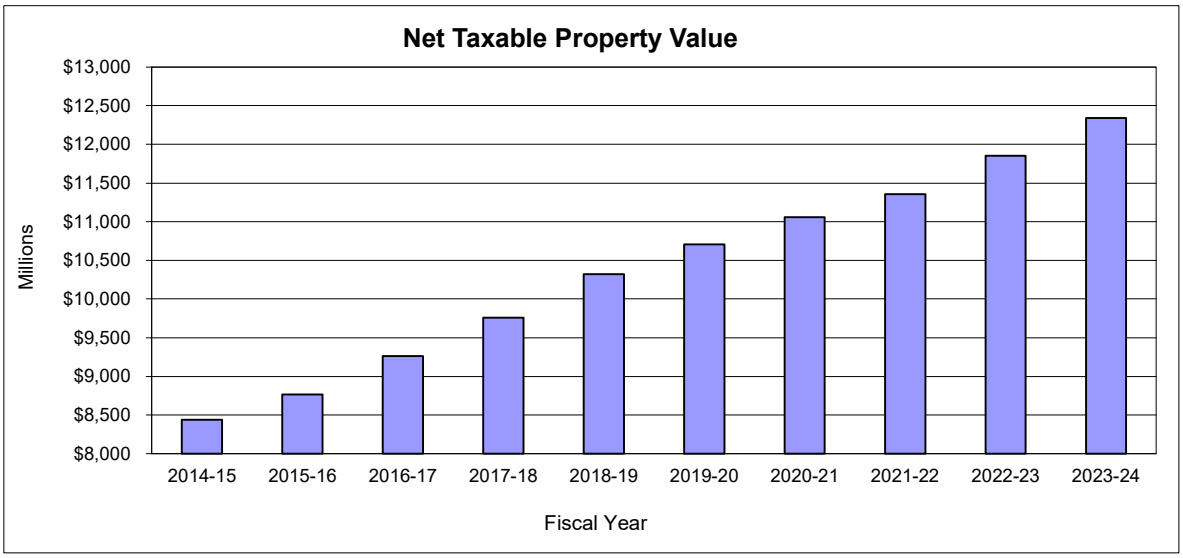
[3] *Total Levy Collections may exceed 100% due to prior years delinquent taxes and delinquent tax penalties collected.*

Source: Orange County Auditor/Controller.

CITY OF ALISO VIEJO

ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Secured Gross Value	Unsecured Gross Value	Nonunitary Utilities	Exemptions	Total	Percentage Increase	Total Direct Rate Applied
2014-15	8,449,701,616	320,520,081	-	329,481,251	8,440,740,446	7.15%	0.02165
2015-16	8,821,939,196	306,239,139	-	362,214,100	8,765,964,235	3.85%	0.02165
2016-17	9,298,401,724	305,313,282	-	341,610,276	9,262,104,730	5.66%	0.02165
2017-18	9,788,791,533	339,021,986	-	370,210,705	9,757,602,814	5.35%	0.02170
2018-19	10,497,372,155	280,375,081	-	457,069,555	10,320,677,681	5.77%	0.02163
2019-20	10,902,480,454	290,597,292	-	486,424,453	10,706,653,293	3.74%	0.02165
2020-21	11,227,375,357	335,321,001	-	504,713,951	11,057,982,407	3.28%	0.02168
2021-22	11,546,139,848	349,456,510	-	537,926,777	11,357,669,581	2.71%	0.02167
2022-23	12,018,958,043	382,216,615		548,219,355	11,852,955,303	4.36%	0.02168
2023-24	12,515,584,998	401,890,511		576,563,521	12,340,911,988	4.12%	0.02173



Source: The HDL Companies; County of Orange Auditor-Controller

Table 11

CITY OF ALISO VIEJO

DIRECT AND OVERLAPPING PROPERTY TAX RATES
(RATE PER $100 OF ASSESSED VALUE)
LAST TEN FISCAL YEARS

	Fiscal Years									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Basic Levy[(1)]	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Capistrano Union	0.00900	0.00845	0.00843	0.00800	0.00786	0.00745	0.00756	0.00727	0.00691	0.00633
Laguna Beach Unified	0.01461	0.01396	0.01371	0.01287	0.01285	0.01266	0.01012	0.01018	0.00971	0.00883
Saddleback Valley Unified	0.00350	0.03008	0.02688	0.02365	0.02392	0.02295	0.02336	0.02200	0.02227	0.02037
Moulton Niguel Water District	0.08600	0.09041	0.00815	-	-	-	-	-	-	-
Metropolitan Water District	0.02806	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
Total Direct & Overlapping Tax Rates[2]	1.14117	1.14640	1.06067	1.04802	1.04813	1.04656	1.04454	1.04295	1.04239	1.03903
City's Share of 1% Levy per Prop 13[(3)]	0.02134	0.02134	0.02134	0.02134	0.02134	0.02134	0.02134	0.02134	0.02134	0.02134
Total Direct Rate [(4)]	0.02165	0.02165	0.02165	0.02170	0.02163	0.02165	0.02165	0.02167	0.02168	0.02173

[1]In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

[2]Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all property owners.

[3]City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City. The ERAF portion of the City's Levy has been subtracted where known.

[4]Total Direct Rate is the weighted average of all individual direct rates applied by the City/Agency preparing the statistical section information and excludes revenues derived from aircraft. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City/Agency in the same proportions as general fund revenue.

Source: The HDL Companies, Orange County Assessor

Table 12

CITY OF ALISO VIEJO

PRINCIPAL PROPERTY TAXPAYERS
JUNE 30, 2024 AND 10 YEARS AGO

2023-24

Taxpayer	Primary Use	Assessed Valuation	Percentage of Total Assessed Valuation
Microvention	Commercial	$ 244,812,084	1.98%
St Moritz Property Owner LLC	Residential	223,103,814	1.81%
Barcelona LLC	Residential	196,331,354	1.59%
Vantis Multifamily LLC	Residential	164,346,271	1.33%
City Lights-Aliso Viejo LLC	Residential	131,245,382	1.06%
Summit IV LLC	Commercial	95,716,800	0.78%
TGA 26600-26700 Aliso Viejo Parkway LLC	Commerical	94,350,000	0.76%
Sequoia Equities Alize	Residential	93,466,865	0.76%
PLC 3 LP	Residential	91,426,304	0.74%
20 30 Enterprise JV LLC	Commercial	90,401,352	0.73%
Top Ten Totals		$ 1,425,200,226	11.54%

2014-15

Taxpayer	Primary Use	Assessed Valuation	Percentage of Total Assessed Valuation
Sequoia Equities	Residential	$ 156,766,973	1.86%
City Lights - Aliso Viejo LLC	Residential	110,826,276	1.31%
Moritz Associates LLC	Residential	110,002,626	1.30%
RREEF America Reit II Corporation	Commercial	106,888,943	1.27%
Barcelona, LLC	Residential	94,826,930	1.12%
Qlogic Corporation	Commerical	83,602,608	0.99%
Aliso Viejo RP-V1 LLC	Commercial	65,489,950	0.78%
Aliso - Holly Oaks Partners LP	Residential	63,176,472	0.75%
Summit Office Partners Holding Co LLC	Commercial	59,172,428	0.70%
Aventine Apartments LLC	Residential	59,098,490	0.70%
Top Ten Totals		$ 909,851,696	10.78%

Source: The HDL Companies
Orange County Assessor

CITY OF ALISO VIEJO

RATIOS OF NET DIRECT GENERAL OBLIGATION DEBT TO ASSESSED VALUE AND NET GENERAL OBLIGATION DEBT PER CAPITA
LAST TEN FISCAL YEARS

Fiscal Year	Net Direct General Obligation Debt: Bonds Payable	Unamortized Premium	Lease Liability	Subscription Liability	Total	Assessed Value	Percentage of General Obligation Debt to Assessed Value	Population	Percentage of Personal Income	Net General Obligation Debt per Capita
2014-15					-	8,440,740,446	0.000%	50,509	-	-
2015-16					-	8,765,964,235	0.000%	50,509	-	-
2016-17					-	9,262,104,730	0.000%	50,312	-	-
2017-18					-	9,757,602,814	0.000%	51,950	-	-
2018-19					-	10,320,677,681	0.000%	51,372	-	-
2019-20					12,250,000	10,706,653,293	0.114%	50,044	0.501%	244.78
2020-21					12,020,000	11,057,982,407	0.109%	49,813	0.470%	241.30
2021-22					11,785,000	11,357,669,581	0.104%	50,782	0.459%	232.07
2022-23	11,545,000	871,257	5,823	399,551	12,821,631	11,852,955,303	0.108%	50,766	0.460%	252.56
2023-24	11,295,000	838,988	38,375	298,428	12,470,792	12,340,911,988	0.101%	50,068	0.401%	249.08

Ratios to Assessed Valuation:	
Total Overlapping Tax and Assessment Debt	0.19%
Total Direct Debt	**0.10%**
Combined Total Debt	0.47%

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CITY OF ALISO VIEJO

COMPUTATION OF DIRECT AND OVERLAPPING BONDED DEBT
JUNE 30, 2024

2023-24 Assessed Valuation $ 12,340,911,988

OVERLAPPING TAX AND ASSESSMENT DEBT:	Total Debt 6/30/24	% Applicable (1)	City's Share of Debt 6/30/24
Metropolitan Water District	$ 18,210,000	0.319%	$ 58,090
Capistrano USD School Facilities Improvement District No 1	6,712,860	0.737%	49,474
Laguna Beach Unified School District,	9,940,000	1.616%	160,630
Saddleback Valley Unified School District	74,370,000	0.472%	351,026
City of Aliso Viejo Community Facilities Disctrict No. 2005-01	23,430,000	100.000%	23,430,000
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			$ 24,049,220
OVERLAPPING GENERAL FUND DEBT:			
Orange County General Fund Obligations	$ 440,385,000	1.603%	$ 7,059,372
Orange County Board of Education General Fund Obligations	10,030,000	1.603%	160,781
Capistrano Unified School District Certificates of Participation	19,365,000	10.155%	1,966,516
Moulton-Niguel Water District Certificates of Participation	48,605,000	26.231%	12,749,578
TOTAL NET DIRECT OVERLAPPING GENERAL FUND DEBT			$ 21,936,246
TOTAL NET OVERLAPPING DEBT			**$ 45,985,466**
DIRECT GENERAL FUND DEBT:			
City of Aliso Viejo[3]	$ 11,295,000	100.000%	$ 11,295,000
Unamortized premium	838,988	100.000%	838,988
Lease Liability	38,375	100.000%	38,375
Subscription Liability	298,429	100.000%	298,429
TOTAL DIRECT DEBT			**$ 12,470,792**
NET COMBINED TOTAL DEBT			**$ 58,456,258** (2)

(1) The percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortage revenue and non-bonded capital lease obligations.

(3) On August 13, 2019 the City issued $12,250,000 of tax-exempt Certificates of Participation to provide financing for the construction of the Aliso Viejo Ranch.

Ratios to 2023-24 Assessed Valuation:	
Total Overlapping Tax and Assessment Debt	0.19%
Total Direct Debt ($12,470,792)	**0.10%**
Combined Total Debt	0.47%

Source: HDL, California Municipal Statistics, Inc, City Finance Department

CITY OF ALISO VIEJO

LEGAL DEBT MARGIN
LAST TEN FISCAL YEARS

	Fiscal Year				
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**
Assessed Valuation	$ 8,440,740,446	$ 8,765,964,235	$ 9,262,104,730	$ 9,757,602,814	$ 10,320,677,681
Conversion Percentage	25%	25%	25%	25%	25%
Adjusted Assessed Valuation	2,110,185,112	2,191,491,059	2,315,526,183	2,439,400,704	2,580,169,420
Debt Limit Percentage	15%	15%	15%	15%	15%
Debt Limit	316,527,767	328,723,659	347,328,927	365,910,106	387,025,413
Total Debt Applicable to Limit	-	-	-	-	-
Legal Debt Margin	$ 316,527,767	$ 328,723,659	$ 347,328,927	$ 365,910,106	$ 387,025,413
Total Net Debt Applicable to Limit as Percentage of Debt Limit	-	-	-	-	-

	Fiscal Year				
	2019-20	**2020-21**	**2021-22**	**2022-23**	**2023-24**
Assessed Valuation	$ 10,706,653,293	$ 11,057,982,407	$ 11,357,669,581	$ 11,852,955,303	$ 12,340,911,988
Conversion Percentage	25%	25%	25%	25%	25%
Adjusted Assessed Valuation	2,676,663,323	2,764,495,602	2,839,417,395	2,963,238,826	3,085,227,997
Debt Limit Percentage	15%	15%	15%	15%	15%
Debt Limit	401,499,498	414,674,340	425,912,609	444,485,824	462,784,200
Total Debt Applicable to Limit	12,250,000	12,020,000	11,785,000	11,545,000	11,295,000
Legal Debt Margin	$ 389,249,498	$ 402,654,340	$ 414,127,609	$ 432,940,824	$ 451,489,200
Total Net Debt Applicable to Limit as Percentage of Debt Limit	3.1%	2.9%	2.8%	2.6%	2.4%

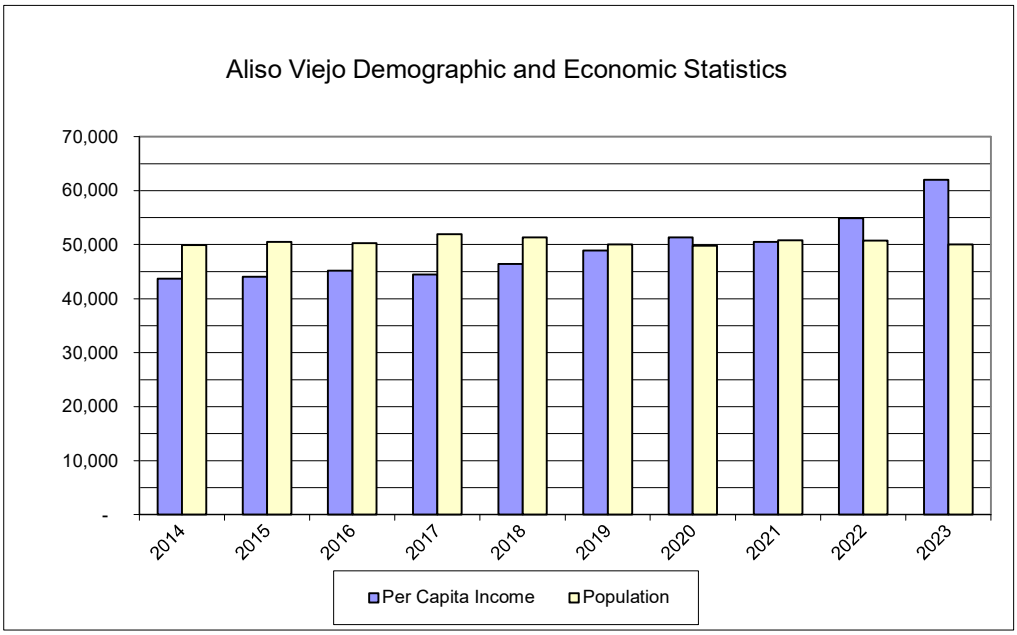
Note: The general laws of the State of California for muncipalities provide for a legal debt limit of 15% of gross assessed valuation. However, this provision was enacted when assessed valuation was established based on 25% of market value. Effective with fiscal year 1981-82, taxable property is assessed at 100% of market value. Although the debt limit provision has not been amended by the State since this change, the percentage has been proportionately modified to 3.75% for the purpose of this calculation for consistency with the original intent of the State's debt limit.

Source: City Finance Department
Orange County Auditor-Controller

CITY OF ALISO VIEJO

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Calendar Year	Population	Total Income	Per Capita Income	Unemployment Rate*	Median Age	% of Pop 25+ High School Degree	% of Pop 25+ Bachelor's Degree
2014	49,939	2,181,535,000	43,684	4.3%	35.8	95.2%	57.4%
2015	50,509	2,223,991,000	44,031	3.5%	36.1	95.4%	56.9%
2016	50,312	2,274,460,000	45,207	3.1%	36.6	96.4%	56.9%
2017	51,950	2,311,366,000	44,492	3.0%	36.5	96.8%	57.5%
2018	51,372	2,385,153,000	46,429	2.6%	36.6	96.1%	55.6%
2019	50,044	2,447,088,000	48,898	2.5%	36.8	95.9%	55.5%
2020	49,813	2,559,352,000	51,379	7.5%	37.8	96.4%	56.2%
2021	50,782	2,566,572,000	50,540	5.1%	37.4	96.2%	56.3%
2022	50,766	2,785,309,000	54,865	3.0%	37.4	96.2%	56.2%
2023	50,068	3,106,090,000	62,037	3.3%	37.9	96.4%	56.5%



Source: California Department of Finance, California Employment Development Department, The HDL Companies, US Census Bureau

CITY OF ALISO VIEJO

PRINCIPAL EMPLOYERS
LAST TEN FISCAL YEARS

2024

Employer	Number of Employees	Percent of Total Employment
MicroVention, Inc	1700	6.03%
United Parcel Service	1200	4.26%
Glaukos Corporation	907	3.22%
Ambry Genetics Corporation	706	2.50%
Orange County Sheriff's Department	450	1.60%
RxSight, Inc	374	1.33%
Flour Corporation	350	1.24%
UST Global, Inc	349	1.24%
Quest Software, Inc	305	1.08%
NeoGenomics	300	1.06%
Total Top Employers	**6,641**	**23.55%**
Total Employees in City	**28,200**	

2014

Employer	Number of Employees	Percent of Total Employment
Fluor Corporation	1,400	7.57%
Pacific Life Insurance	700	3.79%
UPS	600	3.25%
Dell Software	600	3.25%
Capistrano Unified School District	531	2.87%
Qlogic	500	2.70%
Clarient	450	2.43%
Renaissance-Aliso Viejo	300	1.62%
Microsemi	278	1.50%
Metagenics	250	1.35%
Total Top Employers	**5,609**	**30.34%**
Total Employees in City	**18,488**	

Source: Employment Development Department, Kosmont Companies, CoStar, Data Axle, ESRI, company websites and filings

CITY OF ALISO VIEJO

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Public Safety:										
Part I Crimes	308	395	440	438	488	460	415	424	479	563
Public Works:										
Streets Resurfaced	53	38	29	1	57	1	103	47	30	1
Community Development										
Building Permits Issued	2,093	2,455	2,129	2,225	1,711	1,754	1,755	2,105	2,525	1,747
Plan Checks Performed	219	275	205	184	197	234	309	686	783	829
Community Services***:										
Recreation										
Contract Classes	-	-	-	145	452	999	283	934	976	639
Contract Class Participants	-	-	-	443	1,559	2,239	1,599	4,352	5,137	4,613
Events										
City Events	8	7	7	16	26	8	9	17	9	12
City Sponsored Events	6	6	7	26	27	5	2	8	16	21
Senior Programs										
Senior Mobility Program Rides	-	1,796	2,141	2,419	2,102	2,340	-	345	1,626	1,803
Finance										
Accounts Payable										
AP Line Items Entered	3,745	4,041	4,368	4,454	4,791	4,964	4,855	5,947	5,581	5,113
Invoices Processed	2,560	2,852	3,012	3,069	3,271	3,216	3,166	3,698	3,787	3,309
Payments Processed	2,148	2,220	2,257	2,284	2,474	2,330	2,338	2,699	2,611	2,207
Payroll										
Payroll Checks Issued	547	622	627	635	748	834	912	1,069	1,134	1,208

***The Community Services department was restructured in FY 2017-18

Source: City Public Works Department, Community

Table 19

CITY OF ALISO VIEJO

FULL-TIME AND PART-TIME CITY EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
General Government [1]	9.0	10.0	10.0	10.0	10.0	11.3	13.5	14.0	13.5	13.5
Public Safety [2]	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.2	0.2
Public Works	0.0	1.0	1.0	1.0	2.0	3.0	3.0	3.0	4.0	4.0
Community Services [3]	0.0	0.0	0.0	2.6	5.5	7.3	8.0	9.8	12.0	12.0
Community Development	7.4	7.4	7.4	5.0	5.0	6.0	5.5	5.5	5.3	5.0
Total	16.4	18.4	18.4	18.6	22.5	27.7	30.2	32.3	35.0	34.7

[1] *Attorney Services are contracted through Best, Best, & Krieger LLP and are not included.*
[2] Public Safety is provided under contract with the Orange County Sheriff's Department
[3] Community Services Department was restructured in FY 17-18

Source: City Finance Department

Table 20

CITY OF ALISO VIEJO

CAPITAL ASSETS STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
	2014-15	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**
General Government										
City Hall	1	1	1	1	1	1	1	1	1	1
Public Works:										
Streets (Miles)	73	73	73	73	73	73	73	73	73	73
Street Lights **	1,410	1,410	1,410	1,410	1,411	1,407	1,407	1,407	1,407	1,407
Traffic Signals **	47	47	47	47	47	48	48	48	48	48
Parks & Recreation:										
Parks ***	2	2	2	2	2	2	2	2	2	2
Community Facilities	4	4	4	4	4	4	4	4	4	4
Community Development										
Housing	-	-	-	-	-	-	-	1	2	3

*** The City leases 1,230 of the streetlights and shares 3 of the traffic signals with neighboring cities.*
**** Aliso Viejo Community Association independently owns and manages 21 parks in Aliso Viejo.*

Source: City Public Works Department

CITY OF ALISO VIEJO

SCHEDULE OF INSURANCE
JUNE 30, 2024

Type of Coverage	Limits/Deductibles	Insurer	Policy period
General and Automobile Liability: General Liability, Automobile Liability, Bodily Injury, Property Damage, Personal Injury.	$50,000,000 combined single limit per occurrence	California Joint Powers Insurance Authority.	07/01/23 - 07/01/24
Pollution & Remediation Legal Liability: Scheduled property, streets, storm drains, approved underground tanks & non-owned disposal sites.	$5,000,000 per member $250,000 per occurrence deductible.	Self Insured Program/ California Joint Powers Insurance Authority.	07/01/23 - 07/01/24
Property: All-Risk, including buildings, contents, garaged vehicles, contractor's equipment, fine arts, rental income and other miscellaneous extensions of coverage.	$25,000,000 per occurrence $10,000 deductible per occurrence $5,000 deductible for mechanical breakdown; $2,500 deductible for vehicles	Self Insured Program/ California Joint Powers Insurance Authority	07/01/23 - 07/01/24
Crime: Crime Insurance Program (Blanket Fidelity Bond)			
Faithful Performance	$1,000,000 limit per member, deductible of $2,500 per occurrence	Alliant Insurance Services, Inc.	07/01/23 - 07/01/24
Depositor's Forgery	$1,000,000 limit per member, deductible of $2,500 per occurrence	Alliant Insurance Services, Inc.	07/01/23 - 07/01/24
Crime- Money & Securities	$1,000,000 limit per member, deductible of $2,500 per occurrence	Alliant Insurance Services, Inc.	07/01/23 - 07/01/24
Computer Fraud	$1,000,000 limit per member, deductible of $2,500 per occurrence	Alliant Insurance Services, Inc.	07/01/23 - 07/01/24
Worker's Compensation: Work related injury/illness claims for temporary and permanent disability, and Employer's Liability	California Statutory Benefits for workers' compensation $10,000,000 per occurrence for Employer's Liability	Self Insured Program/ California Joint Powers Insurance Authority	07/01/23 - 07/01/24
Special Events: Tenants/Users for Property damage/bodily injury	$1,000,000 per occurrence, $1,000,000 aggregate per event. $5,000 medical expense limit.	Alliant Insurance Services, Inc.	07/01/23 - 07/01/24

Source: City Finance Department

CITY OF ALISO VIEJO

MISCELLANEOUS STATISTICAL INFORMATION
JUNE 30, 2024

Date of Incorporation	July 01, 2001
Form of Government	Council-Manager
Area	7 Square miles
Miles of Streets	72.1 miles
Miles of Sidewalks	147 miles
Employees	
Full -Time	29
Part-Time (FTEs)	6.0
Elected Officials	5
Public Safety	
Police Department	Contracted with the Orange County Sheriff's Department
Fire Department	Contracted with the Orange County Fire Authority
Recreation & Culture:	
Parks - Community & Neighborhood	23
Park Acreage (developed)	260 Acres
Education:	
Elementary Schools (K-6)	4
Middle Schools (6-8)	2
High Schools (9-12)	1
Charter Schools	1
Private Schools	3
Universities	1

*Source: State of California, Department of Finance

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The Honorable Mayor and City Council
City of Aliso Viejo, California

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Aliso Viejo ("City") as of and for the year ended June 30, 2024, and have issued our report thereon dated November 21, 2024. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 20, 2024, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated in our letter to you dated July 17, 2024.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

We identified self-review threats to independence as a result of non-attest services provided. Those non-attest services included recording journal entries detected during the audit process and preparing the financial statements. To mitigate the risk, management has compared the draft financial statements and footnotes to the underlying accounting records to verify accuracy and has reviewed a disclosure checklist to ensure footnotes are complete and accurate.

Significant Risks Identified

We have identified the following significant risks:

- Accounting for commitments related to the Renewable Farms License Agreement: We obtained Farm operation revenue and expenditure support and reviewed the City's accounting for the transactions. We ensured the City has properly reflected the arrangements in the footnote disclosures.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements include:

- Management's estimate of transactions related to net pension and OPEB liabilities based on actuarial information.

We evaluated the key factors and assumptions used to develop the estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- The disclosure of investment fair value in note 2 to the financial statements
- The disclosure of pensions in note 9 to the financial statements
- The disclosure of OPEB in note 10 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no such misstatements noted as a result of the audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The City recorded a prior period adjustment for reimbursement received in the current fiscal year for expenditures incurred in the prior fiscal year. Revenue and a receivable should have been recorded in the prior year.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management in a letter dated November 21, 2024.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information Included in the Annual Comprehensive Financial Report

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's annual report, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the information and

considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Davis Farr LLP

Irvine, California
November 21, 2024

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

The Honorable Mayor and City Council
City of Aliso Viejo, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Aliso Viejo (the 'City'), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 21,2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered The City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying finding, we identified certain deficiency in internal control that we consider to be material weakness.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiency described below to be material weakness.

(2024-001) Prior Period Adjustment

The City received a material payment from another government agency to reimburse the City for capital project costs incurred in the prior year. At June 30, 2023, the City should have recorded a receivable and revenue for this transaction. As a result, a prior period restatement was recorded for the year ended June 30, 2024.

Recommendation

The City should work towards improving communication with the City departments regarding capital projects that are reimbursed by other agencies. The Public Works department should communicate funding and reimbursement agreements, whether formal or informal, to the Finance Department so they can properly record receivables from other governments in the correct fiscal year, which is also important information for budgeting purposes.

Management Response

Management agrees with the Auditors' recommendation to improve communication between City departments regarding capital projects that are reimbursed by other agencies to ensure that receivables are recorded in the appropriate year. Finance staff has implemented additional procedures to properly document reimbursements at the time the capital project is awarded.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether The City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Management's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the management's response to the finding identified in our engagement and described in the accompanying finding. Management's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Davis Farr LLP

Irvine, California
November 21, 2024

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INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and City Council
City of Aliso Viejo, California

We have performed the procedures enumerated below on the City of Aliso Viejo, California (City) appropriations limit worksheets for compliance with the requirements of Section 1.5 of Article XIIIB of the California Constitution for the year ended June 30, 2024. The City is responsible for compliance with Section 1.5 of Article XIIIB of the California Constitution.

The City has agreed to and acknowledged that these procedures are appropriate to meet the intended purpose of evaluating compliance with the requirements of Section 1.5 of Article XIIIB of the California Constitution and the League of California Cities publication entitled *Article XIIIB Appropriations Limitation Uniform Guidelines* for the year ended June 30, 2024. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained the worksheets referred to above and compared the limit and annual adjustment factors included in those worksheets to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the population and inflation options included in the aforementioned worksheets to those that were selected by a recorded vote.

   Results: No exceptions were noted as a result of our procedures.

2. We recalculated the mathematical computations reflected in the City's worksheets.

   Results: No exceptions were noted as a result of our procedures.

3. We compared the current year information used to determine the current year limit and agreed it to worksheets prepared by the City and to information provided by the State Department of Finance.

   Results: No exceptions were noted as a result of our procedures.

4. We compared the amount of the prior year appropriations limit presented in the worksheets to the amount adopted by the City Council for the prior year.

   Results: No exceptions were noted as a result of our procedures.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively on the worksheets referred to above. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. No procedures have been performed with respect to the determination of the appropriation limit for the base year, as defined by the League publication entitled *Article XIIIB Appropriations Limitation Uniform Guidelines*.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Management of the City of Aliso Viejo, California and is not intended to be, and should not be, used by anyone other than the specified party.

Davis Farr LLP

Irvine, California
November 21, 2024

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INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and City Council
City of Aliso Viejo, California

We have performed the procedures enumerated below on the City of Aliso Viejo, California (City) Treasurer's Monthly Cash Statement for the month ended June 30, 2024 for compliance with the provisions of the California Government Code and with the City's investment policy dated September 7, 2022. The City's management is responsible for the Treasurer's Monthly Cash Statement for the month ended June 30, 2024.

The City has agreed to and acknowledged that these procedures are appropriate to meet the intended purpose of evaluating compliance with the requirements of the California Government Code and with the City's investment policy dated September 7, 2022. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained a copy of the City's Treasurer's Report for the month ended June 30, 2024 and reconciled individual investments/deposits to supporting documentation obtained from City staff. We also traced total funds reported on the Treasurer's Report to the City's General Ledger at June 30, 2024.

   Results: No exceptions were noted as a result of our procedures.

2. We compared the investments listed on the City's Treasurer's Report for the month ended June 30, 2024 to the type of investments authorized by the City's Investment Policy and Government Code Section 53601.

   Results: No exceptions were noted as a result of our procedures.

3. We compared the market value of the investments listed on the Treasurer's Report for the month ended June 30, 2024 to the City's copies of investment statements.

   Results: No exceptions were noted as a result of our procedures.

4. We read the City Treasurer's Report for the month ended June 30, 2024 to ascertain that it contains all the information/data required by Government Code Section 53646 and meets the timing requirements of Government Code Section 53646 as follows:

   a. Was submitted within 45 days following the end of the quarter

b. Included the type of investment, issuer, date of maturity, par and dollar amount invested on all securities, investments, and monies held by the City

c. Included those funds under management of contracted parties (fiscal agents, trustee, deferred compensation, plan administrators, etc.)

d. Included market value (and source) as of the date of the report for all securities held by the City or under management of any outside party that is not also a local agency or the State of California Local Agency Investment Fund

e. Stated compliance of the portfolio to the investment policy of the City

f. Included a statement addressing the ability of the City to meet the pool's expenditure requirements for the next six months

g. Included the most recent statements from the Local Agency Investment Fund in lieu of the information required by (b) and (d) above, for City investments that have been placed in those pools

Results: No exceptions were noted as a result of our procedures, except for step 4a, the Treasurer's report was approved by the Council on August 21, 2024 as per minutes of the meeting.

5. We compared the investments listed in the City Treasurer's Report for the month ended June 30, 2024 to the prohibited investments listed in the City's Investment Policy and Government Code Section 53601.6.

   Results: No exceptions were noted as a result of our procedures.

6. We calculated the totals (cost basis) for the investments listed in the City Treasurer's Report for the month ended June 30, 2024 and compared those totals to the limitations imposed by the City's Investment Policy and Government Code Section 53601 for specified investment types

   Results: No exceptions were noted as a result of our procedures.

7. We agreed individual investment maturity dates listed on the City Treasurer's Report for the month ended June 30, 2024 to the City's copies of the investment statements, to determine if they conformed to the maturity requirements of the City's Investment Policy and Government Code Section 53601.

   Results: No exceptions were noted as a result of our procedures.

The Honorable Mayor and City Council
City of Aliso Viejo, California

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively on the Treasurer's Monthly Cash Statement dated June 30, 2024. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Management of the City of Aliso Viejo, California and is not intended to be, and should not be, used by anyone other than the specified party.

Davis Farr LLP

Irvine, California
November 21, 2024

City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 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 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).

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.

On October 24, 2024, a public notice announcing the public hearing was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site, according to the Aliso Viejo Municipal Code ("AVMC").

On November 6, 2024, the City Council held a duly noticed public hearing and considered public testimony. During the meeting, a tenant from the subject shopping center mentioned she did not receive notice of the hearing. Consequently, the City Council continued the public hearing and directed Staff to provide notice to all tenants of the subject business park.

Discussion:

On November 14th and 15th, Staff hand delivered public notices for this meeting to all tenants within the subject center. Additionally, the same notice was mailed to all owners

of real properties as shown on the last equalized roll within 300 feet of the subject business park and published in the Laguna Niguel News on November 21st.

The proposed project is a request by the Orange County Health Care Agency ("OCHCA") to relocate their outpatient mental health clinic at 5 Mareblu Street 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 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 housing various tenants, including pharmacies, a preschool, instructional centers, offices, a church, light manufacturing, a dentist's office, and a beauty salon. The proposed use will be located on the first floor of the building at the east end of the site. While some businesses focused on children are concentrated in the opposite building at the west end of the site, this building is screened by two other buildings in between. The site's layout and circulation do not encourage visitors to drive from one end to the other.

   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.

Attachments:

1. Draft 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;

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;

WHEREAS, on November 6, 2024, the City Council held a duly noticed public hearing and considered public testimony. During the meeting, a tenant from the subject shopping center mentioned she did not receive notice of the hearing. Consequently, the City Council continued the public hearing and directed Staff to provide notice to all tenants of the subject business park; and

WHEREAS, on December 4, 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 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 housing various tenants, including pharmacies, a preschool, instructional centers, offices, a church, light manufacturing, a dentist's office, and a beauty salon. The proposed use will be located on the first floor of the building at the east end of the site. While some businesses focused on children are concentrated in the opposite building at the west end of the site, this building is screened by two other buildings in between. The site's layout and circulation do not encourage visitors to drive from one end to the other. Additionally, 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); proposes 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; and the associated interior remodel requires 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 4th day of December 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 4th day of December, 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 10 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 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
⊏	CHANNEL
⌀	DIAMETER OR ROUND
'	FOOT (FEET)
"	INCH (INCHES)
⊥	PERPENDICULAR
#	POUND OR NUMBER
◆	SQUARE FOOT (FEET)
ABV	ABOVE
A/C	AIR CONDITIONING
ACCS	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
OFCI	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/OR 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

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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 CASEY 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.E.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.

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RECEIVED
Oct 15 2024
PLANNING DEPARTMENT

PROJECT:
OC-HCA

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

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STAMP AND SIGNATURE:

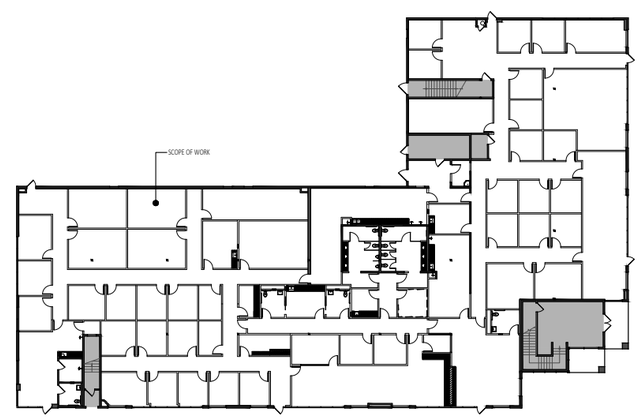
REGISTERED ARCHITECT
NELSON ALGAZE
No. 24-5890
EXPIRATION: 03/31/2025
STATE OF CALIFORNIA

CONSULTANTS:

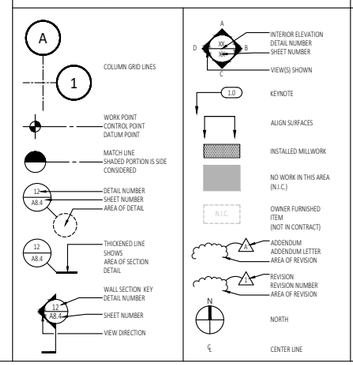
DRAFTING CONVENTION NOTES

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

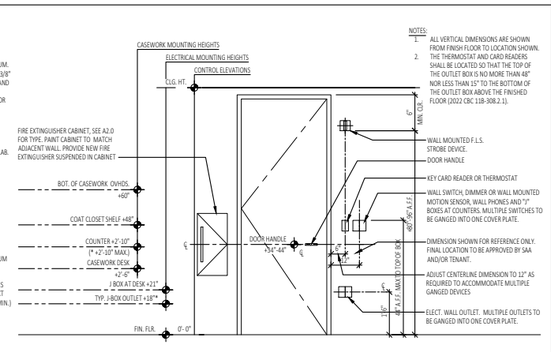


TYPICAL MOUNTING HEIGHT ELEVATION

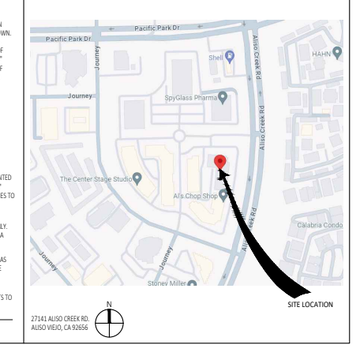
CONTROL ELEVATIONS ARE COMPRISED OF:
FINISH CEILING LEVEL (FCL)
FINISH FLOOR LEVEL (FFL)
TOP OF SLAB (TOS)
ALL DIMENSIONS GIVEN ARE FROM FFL DATUM.
FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" THICK GLUE DOWN CARPET. FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS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



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:	6350306
SCALE:	AS NOTED

SHEET TITLE:

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

SHEET NO:

A-0.1

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.& 803.1.3])

10 CONTRACTOR TO VERIFY AVAILABILITY OF ALL PRODUCTS SPECIFIED AND NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH PROJECT CONDITIONS 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 A0.0 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 PROPERLY 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 A0.0. 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 IN 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 MANUFACTURERS 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.& 803.1.3])

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 SOBE, 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.

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 1807.1.6 AND CAN WITHSTAND A HORIZONTAL LOAD OF 5 LBS. (SEE SHEET A-0.0)

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 CALKING 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 PER:

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 W243-89, 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 ON-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 CONDUIT, 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 GIRG 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" OF 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 908.1.1])

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. IF 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.

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 SAMP

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 STANDAROS 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 CUTOHEETS 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 (1" 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-301.
   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-1BGA. (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-1BGA. (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: RF170WDRX5 (RIGHT HINGE)
   NUMBER: RF170WDLX5 (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 - DBI66IFHS - TUBULAR HANDLE
   SIZE: 23-7/8"W X 22"D X 32-1/4" (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: FF6702WADA
   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 #164 & TREATMENT ROOM #167
6. UNDER COUNTER ADA REFRIGERATOR, REFER TO SPECIFICATION BELOW:
   MANF.: PERLICK
   MODEL: 24" ADA COMPLIANT SERIES HB24RI
   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 TR300BWN
   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 29-7/8" W
   NOTE #1: PROVIDE FLEXIBLE METAL VENT KIT.
   REFER TO ENGINEERING DRAWINGS FOR VENT REQUIREMENTS.

ALL DRAWINGS AND MATERIALS DESCRIPTIVE AND PROVIDED BY SAA INTERIORS - ARCHITECTURE AT THE TIME OF AND DELIVERY TO CLIENT OR OTHER RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SAA'S RECOMMENDATION IS THAT THE CLIENT SHOULD ADHERE TO THE GUIDELINES AND RULES ISSUED BY THE APPROPRIATE GOVERNMENTAL AUTHORITIES. THESE GUIDELINES AND RULES MAY THEN FOLLOW SUCH RULES, INCLUDING BUT NOT LIMITED TO, REQUIRED CONSTRUCTION PRIOR TO PRIOR DELIVERY AND INSTALL, THE RESULT LIABILITY FOR ANY DAMAGES AND DEFERRED DELIVERY OR ANY LOSS OF THINGS DRAWINGS AND MATERIALS DESCRIPTIVE AND PROVIDED BY SAA INTERIORS - ARCHITECTURE AT THE TIME OF DELIVERY TO CLIENT OR OTHER PARTIES. SAA INTERIORS - ARCHITECTURE DOES NOT WARRANTY OR GUARANTEE, OR ANY PERSON OR PARTIES, CLAIMS OR DEMANDS, ALL DAMAGES REPRESENTATIONS OR WARRANTIES REGARDING THE DELIVERY OR INSTALLATION OF THE DRAWINGS AND MATERIALS DESCRIPTIVE AND PROVIDED BY SAA INTERIORS - ARCHITECTURE AT THE TIME OF DELIVERY TO CLIENT OR OTHER PARTIES. AT THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO WERE FOLLOWING.

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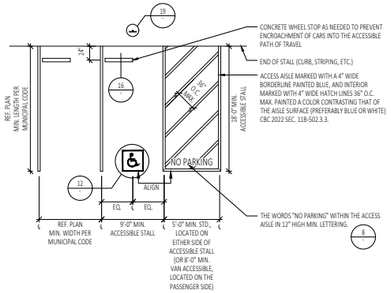
EXPIRATION: 03/31/2025
STATE OF CALIFORNIA

CONSULTANTS:

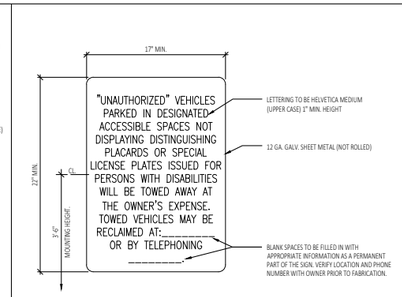
DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
08/16/



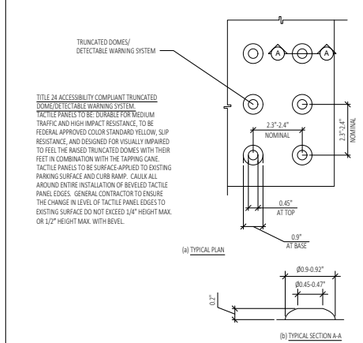
ADDITIONAL NOTES:
1. THE SURFACE OF ALL ACCESSIBLE PARKING STALLS & ACCESS AISLES MUST BE STABLE, FIRM, AND SLIP-RESISTANT WITH NO MORE THAN 2.0% MAX SLOPE IN ANY DIRECTION.
2. EACH ACCESS AISLE MUST CONNECT TO AN ACCESSIBLE ROUTE OF TRAVEL AND ACCESSIBLE PARKING MUST BE ARRANGED SO THAT PERSONS USING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

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

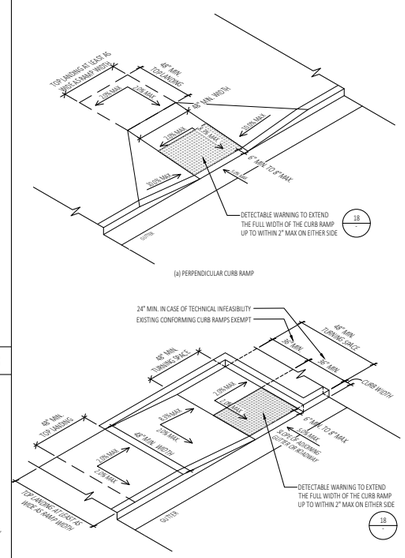


TOW-AWAY SIGN TO BE POSTED EITHER:
1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY.
2. IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH PARKING SPACE.

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



DETECTABLE WARNINGS	SCALE NTS	18

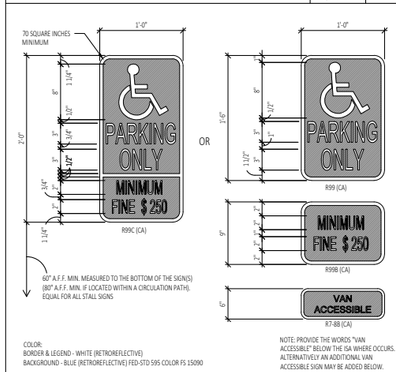


NOTES:
1. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.
2. CURB RAMPS (AND FLARED SIDES) MAY NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS MARKED AT CROSSINGS MUST BE WHOLLY CONTAINED WITHIN MARKINGS (EXCLUDING 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.

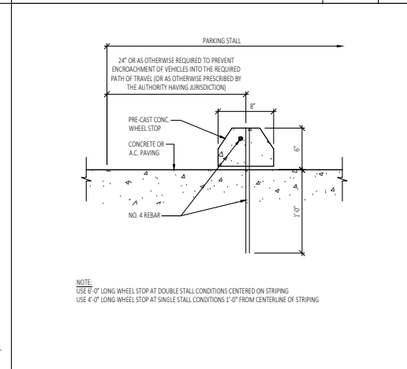
CURB RAMPS	SCALE NTS	15

FOR REFERENCE ONLY

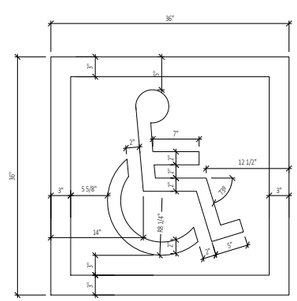
SITE PLAN AND PATH OF TRAVEL	SCALE: 1/32" = 1'-0"	1



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



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



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

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..

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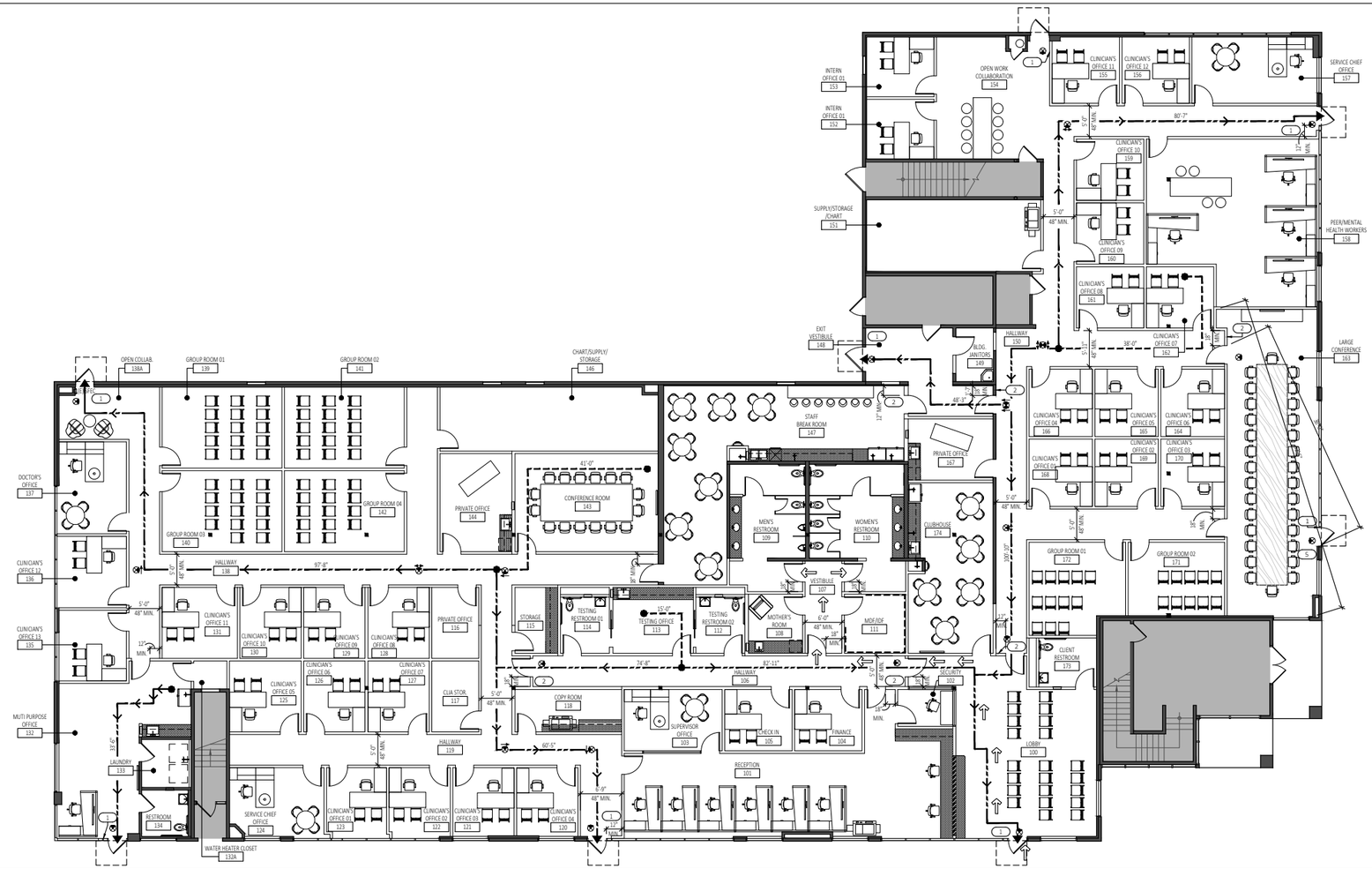


EXIT ANALYSIS / COMMON PATH OF EGRESS DISTANCE / MAXIMUM TRAVEL DISTANCE / TACTILE EXIT SIGN LOCATIONS

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

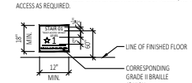
MAXIMUM TOTAL # OF OCCUPANTS	308
TOTAL OCCUPANT SQUARE FOOTAGE	18,096
# OF EXITS REQUIRED FOR TABLE 1006.3.3	2
# OF EXITS FOR SUITE	5

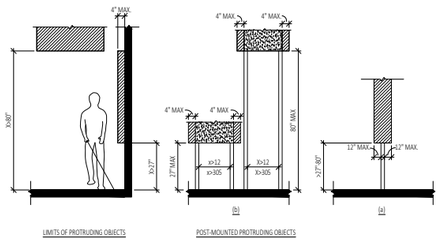
USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
WATER HEATER CLOSET #132A (JANITOR'S CLOSET)	25	300	1
LAUNDRY #133 (JANITOR'S CLOSET)	61	300	1
RESTROOM #134	58	-	-
GROUP ROOM 01 #139 (CLASSROOM)	259	15	18
GROUP ROOM 03 #140 (CLASSROOM)	259	15	18
GROUP ROOM 02 #141 (CLASSROOM)	259	15	18
GROUP ROOM 04 #142 (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	-	-
MDF/IDF #111	96	300	1
TESTING RESTROOM 02 #112	73	-	-
TESTING OFFICE #113	141	150	1
TESTING RESTROOM 01 #114	73	-	-
STORAGE #115	75	300	1
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

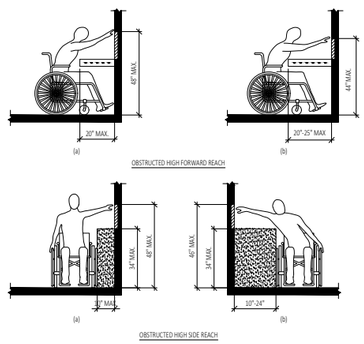
TACTILE EXIT SIGNS

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 STAIR SHALL BE SAME AS THE HEIGHT OF THE RAISED CHARACTERS. PROVIDE ROOF ACCESS/NO ROOF ACCESS AS REQUIRED.

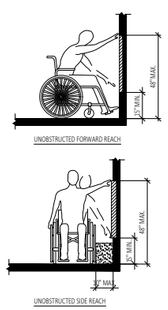

LEVEL 1
1
3/8"
1/8"
1/8"
1/8"
3/8"
1/8"
1/8"
1/8"
3/8"
1/8"
1/8"
1/8"



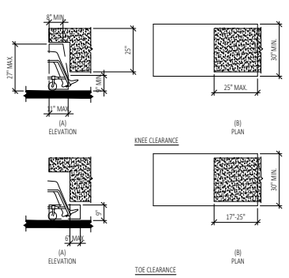
13 PROTRUDING OBJECTS
3/8" = 1'-0"



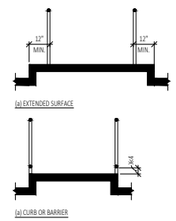
14 OBSTRUCTED REACH
3/8" = 1'-0"



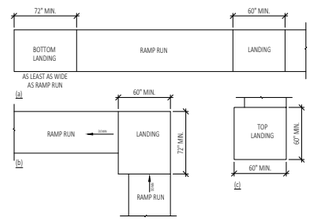
15 UNOBSTRUCTED REACH
3/8" = 1'-0"



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

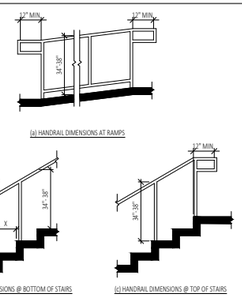


RAMP EDGE PROTECTION
3/8" = 1'-0"

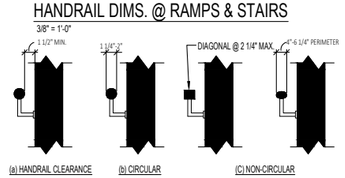


RAMP LANDINGS
3/16" = 1'-0"

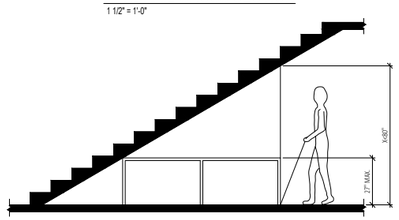
10 RAMP CLEARANCES



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

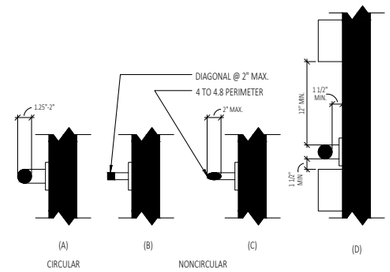


HANDRAIL CROSS SECTION
1 1/2" = 1'-0"

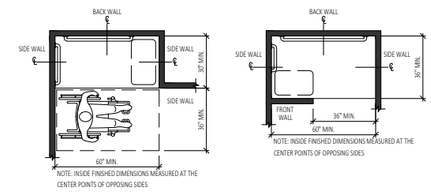


REDUCED VERTICAL CLEARANCE
3/8" = 1'-0"

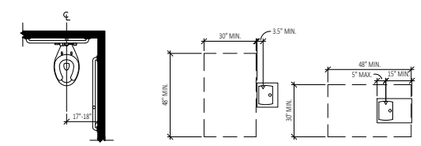
12 STAIRWELL CLEARANCES



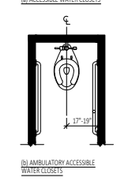
5 SIZE AND SPACING OF GRAB BARS
1 1/2" = 1'-0"



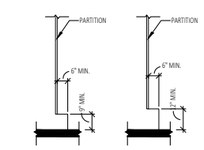
SHOWER COMPARTMENTS

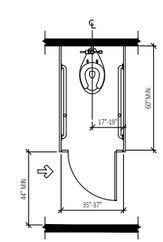


DRINKING FOUNTAIN

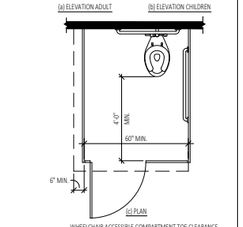


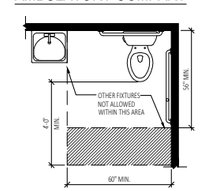
WATER CLOSET LOCATION



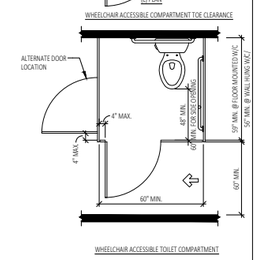


AMBULATORY COMPART



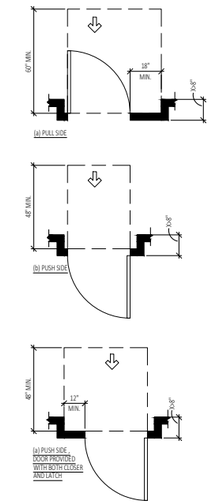


CLEARANCE FOR WATER CLOSET

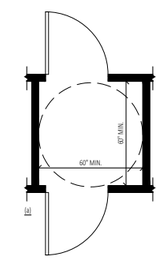


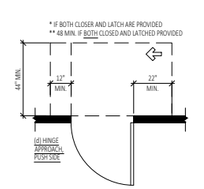
ACCESSIBLE TOILET

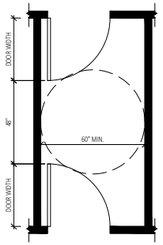
8 ACCESSIBLE RESTROOM CLEARANCES
3/8" = 1'-0"

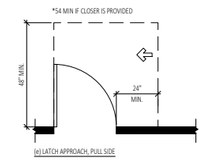


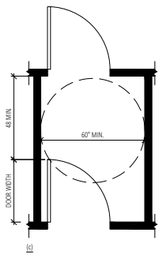
CLEARANCES @ REC. DOORS



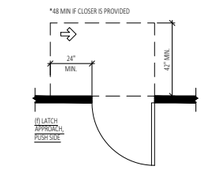








TWO DOORS IN SERIES



CLEARANCES @ SWING DOORS

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

PROJECT:
OC-HCA

1ST FLOOR
27141 ALISO CREEK RD.
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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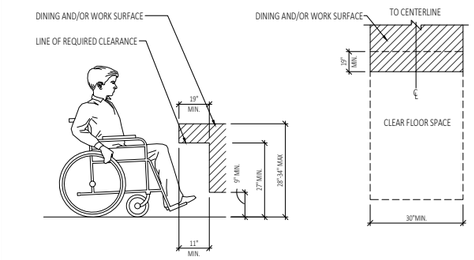
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

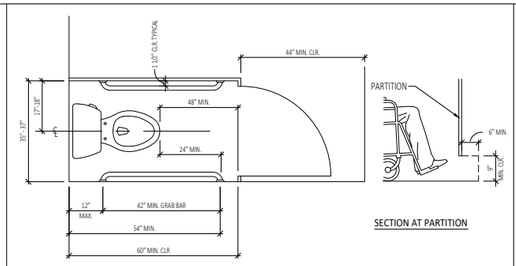
BASE BUILDING ACCESSIBILITY

SHEET NO:

A-0.6A

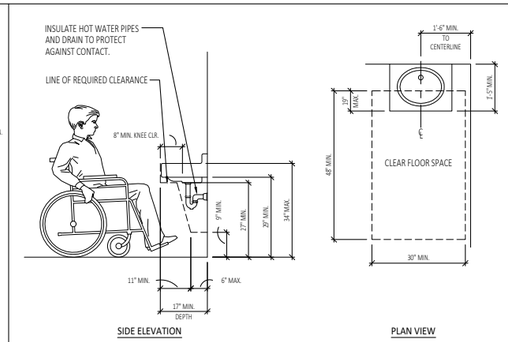


13 ACCESSIBLE CLEARANCES @ DINING/WORK SURFACES
N.T.S

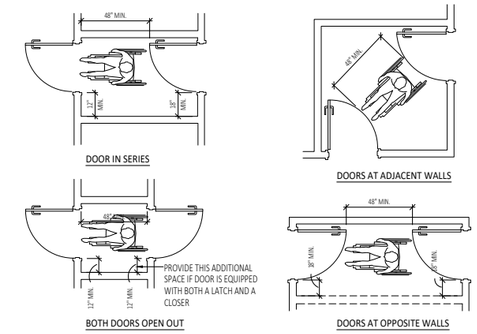


NOTE:
WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED OR WHERE A COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS.

9 ACCESSIBLE AMBULATORY COMPARTMENT
N.T.S

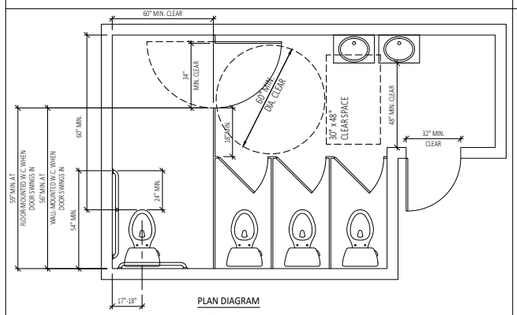


5 ACCESSIBLE LAVATORY
N.T.S



NOTES: FOR DOORS SERVING OTHER THAN A REQUIRED EXIT STAIRWAY

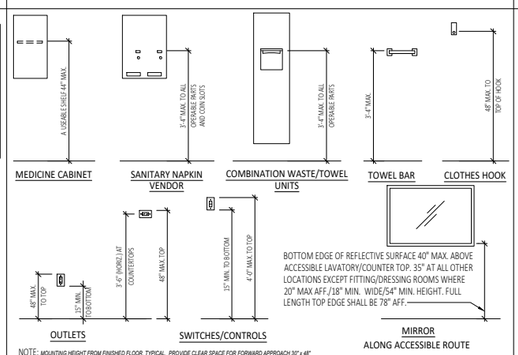
1 ACCESSIBLE VESTIBULES
N.T.S



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

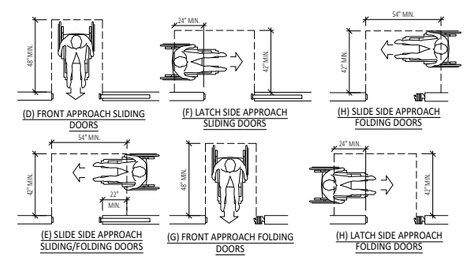
ACCESSIBLE STALL DOOR HARDWARE: THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

14 ACCESSIBLE MULTI-ACCOMMODATION TOILET
N.T.S

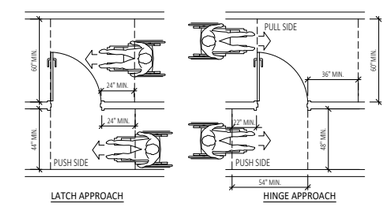


NOTE: *MOUNTING HEIGHT FROM FINISHED FLOOR; TYPICAL. PROVIDE CLEAR SPACE FOR FORWARD APPROACH 30" x 48"*

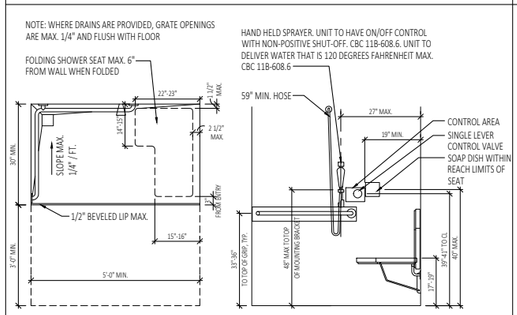
10 ACCESSIBLE ACCESSORIES
N.T.S



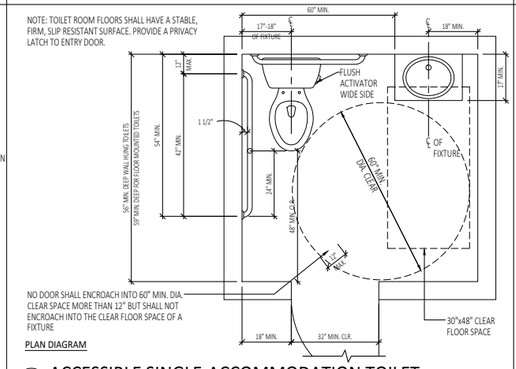
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES 48" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER 54" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER



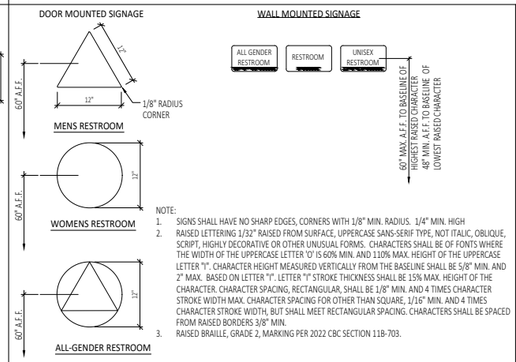
6 ACCESSIBLE DOOR CLEARANCES-SIDE APPROACH
N.T.S



15 ACCESSIBLE ROLL-IN SHOWER
N.T.S

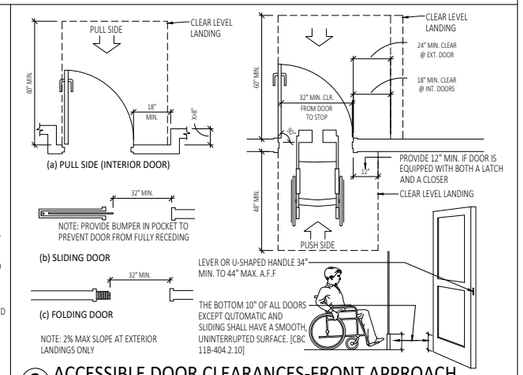


11 ACCESSIBLE SINGLE-ACCOMMODATION TOILET
N.T.S

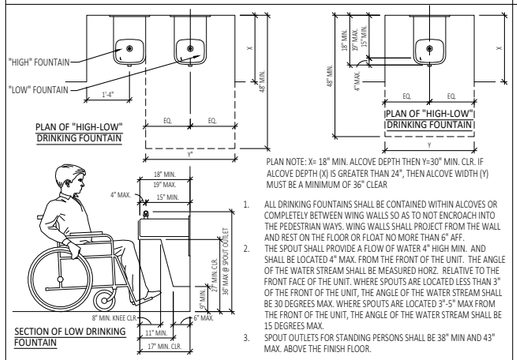


NOTE:
1. SIGNS SHALL HAVE NO SHARP EDGES, CORNERS WITH 1/8" MIN. RADIUS. 1/4" MIN. HIGH
2. RAISED LETTERING 1/32" RAISED FROM SURFACE, UPPERCASE SANS-SERIF TYPE, NOT ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FORMS. CHARACTERS SHALL BE OF FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER '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



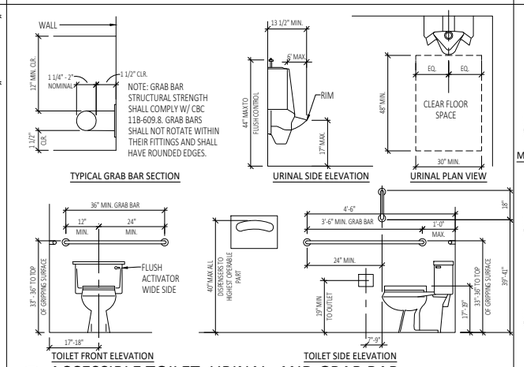
3 ACCESSIBLE DOOR CLEARANCES-FRONT APPROACH
N.T.S



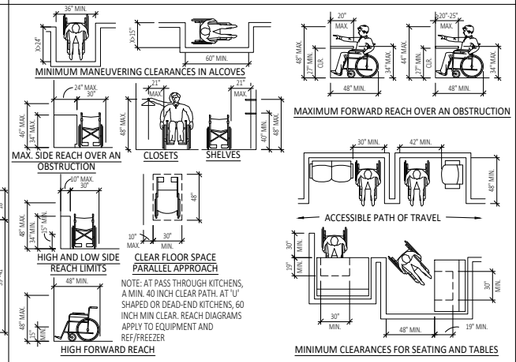
PLAN NOTE: X= 18" MIN. ALCOVE DEPTH THEN Y=30" MIN. CLR. IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE A MINIMUM OF 36" CLEAR

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.

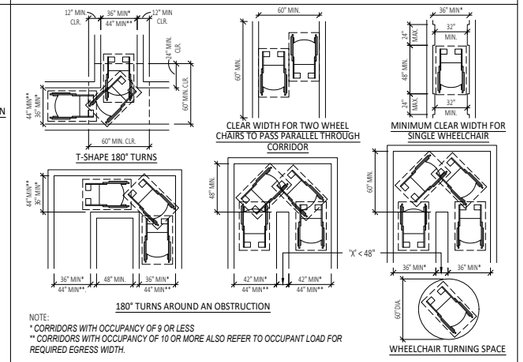
16 ACCESSIBLE DRINKING FOUNTAIN
N.T.S



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

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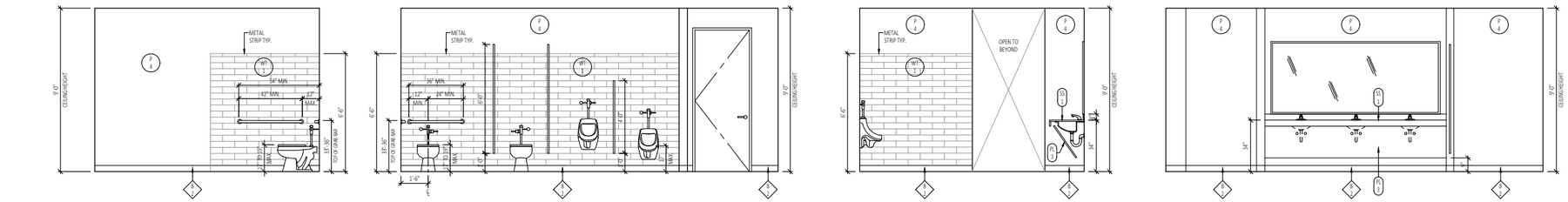
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

BASE BUILDING ACCESSIBILITY

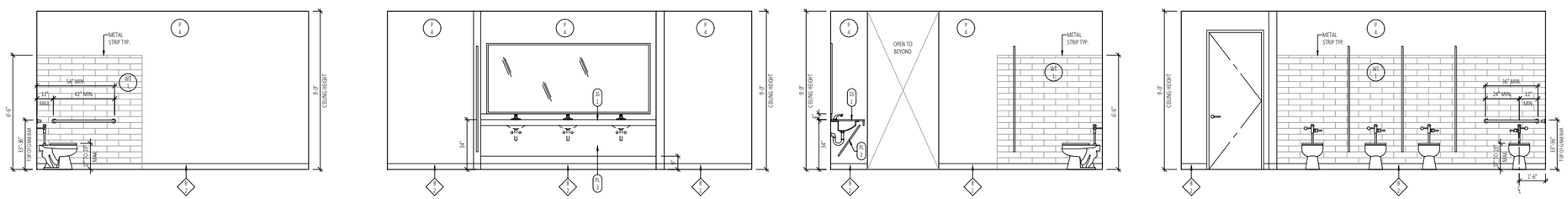
SHEET NO:

A-0.6B



ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

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



ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

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

RESTROOM EQUIPMENT SCHEDULE

01 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.

02 AUTOMATIC LAVATORY MOUNTED LIQUID SOAP DISPENSER:
MANUF.: BOBRICK
NUMBER: B-826.10 (BATTERY OPERATED
FINISH: STAINLESS STEEL

03 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 826.20

04 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

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

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

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

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

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

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

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

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

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

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

15 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-SV
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.

16 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.

17 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: 605B.105
FINISH: CHROME FINISH
NOTE: PROVIDE MULTI AC POWER KIT

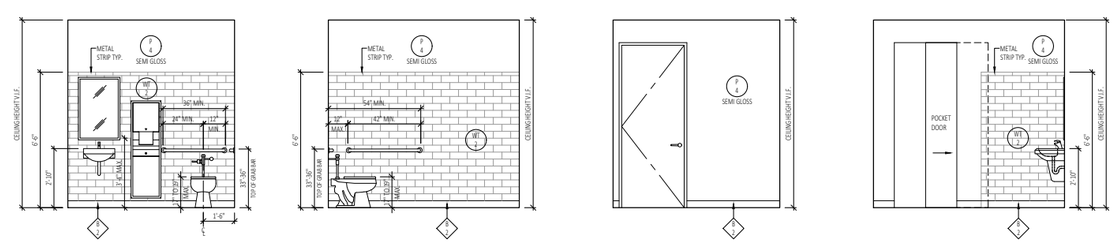
18 ADA COMPLIANT SINK:
MANUF.: KOHLER
NAME: UNDERCOUNTER MOUNTED
NUMBER: K-2211, WITH OVERFLOW, WITH CLAMPS F
INSH: WHITE
SIZE: BASIN AREA: 19" W x 15" L, OVERALL DIM: 21 1/4" W x 17 1/4" L
FAUCET: SLOAN OPTIMA SYSTEMS ETF-600 ELECTRONIC HAND WASHING FAUCET, POLISHED CHROME FINISH

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

20 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

21 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.

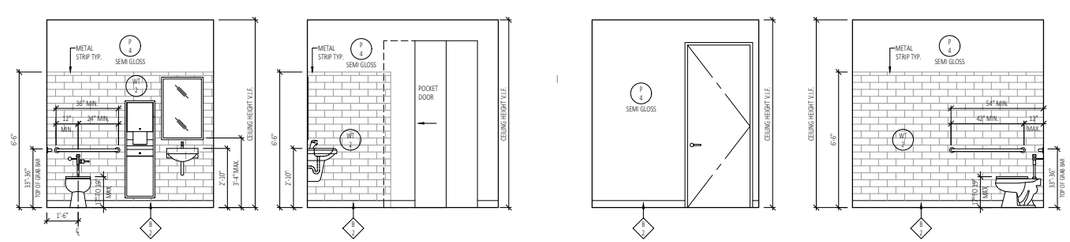
22 1-1/2" DIA. STAINLESS STEEL 42" LONG GRAB BAR WITH SNAP FLANGE:
MANUF.: BOBRICK
NUMBER: B-6806X42
FINISH: SATIN
NOTE: PROVIDE WALL BACKING AS REQUIRED TO RESIST 250 LB. LOAD.



ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

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

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



ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

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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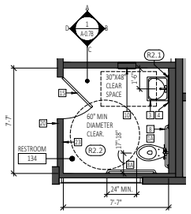
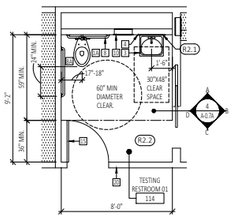


ENLARGED CONSTRUCTION PLAN - RESTROOM 134 | SCALE 1/4" = 1'-0" | 17



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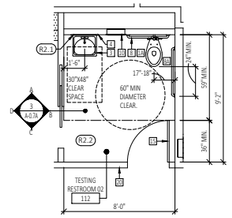
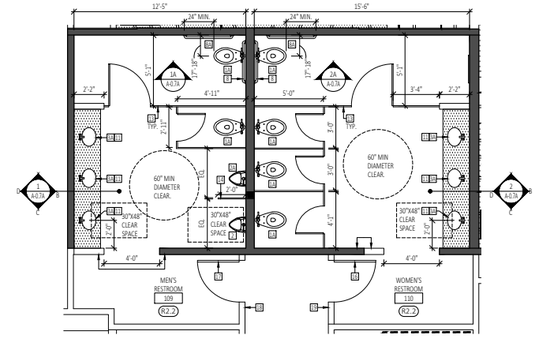
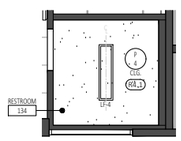


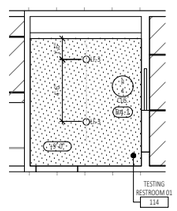
ENLARGED CONSTRUCTION PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 9



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



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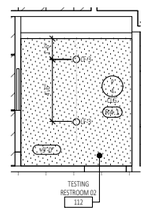
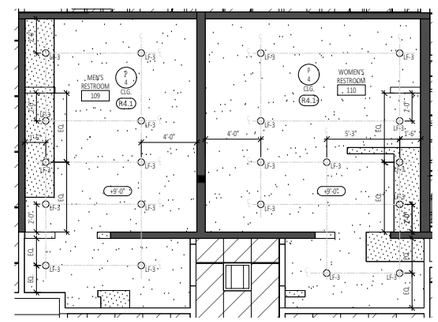
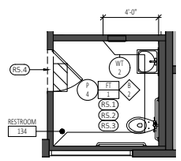


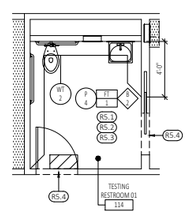
ENLARGED CEILING PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 10



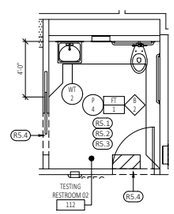
ENLARGED CEILING PLAN - MEN'S RESTROOM & WOMEN'S RESTROOM 109 & 110 | SCALE 1/4" = 1'-0" | 6



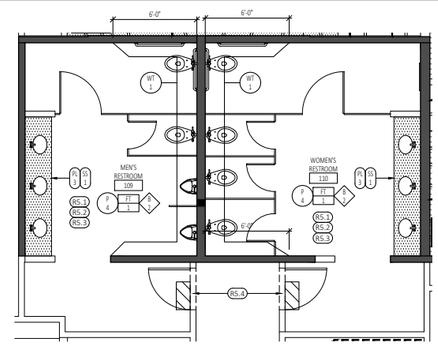
ENLARGED FINISH PLAN - RESTROOM 134 | SCALE 1/4" = 1'-0" | 19



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

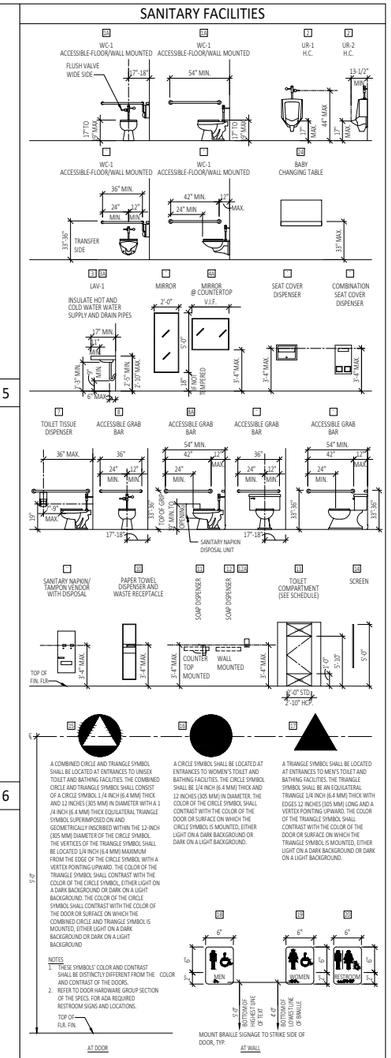


ENLARGED FINISH PLAN - TESTING RESTROOM 02 112 | SCALE 1/4" = 1'-0" | 11



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

SANITARY FACILITIES



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.

RB 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@vssurface.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.
- +8'-6" 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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DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

BASE BUILDING RESTROOM ACCESSIBILITY PLANS

SHEET NO:

A-0.7

PROJECT:

OC-HCA

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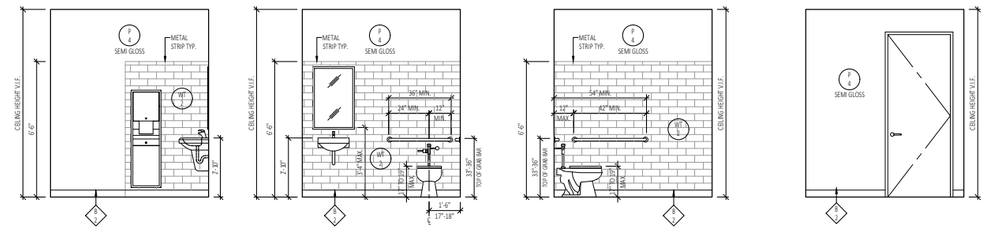
DRAWINGS ISSUE

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



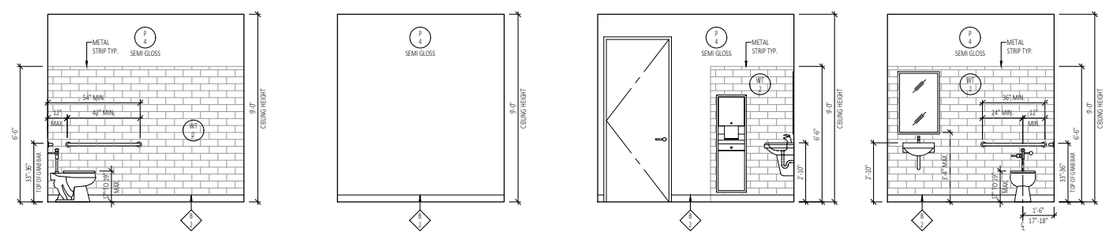
ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

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

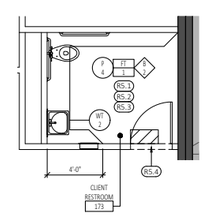


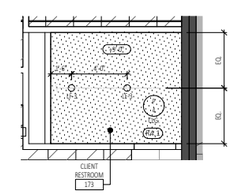
ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

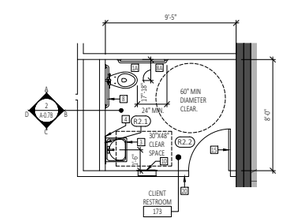
NOT USED | SCALE SPECIFY | 18

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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08/29/24	ISSUE FOR PLAN CHECK	

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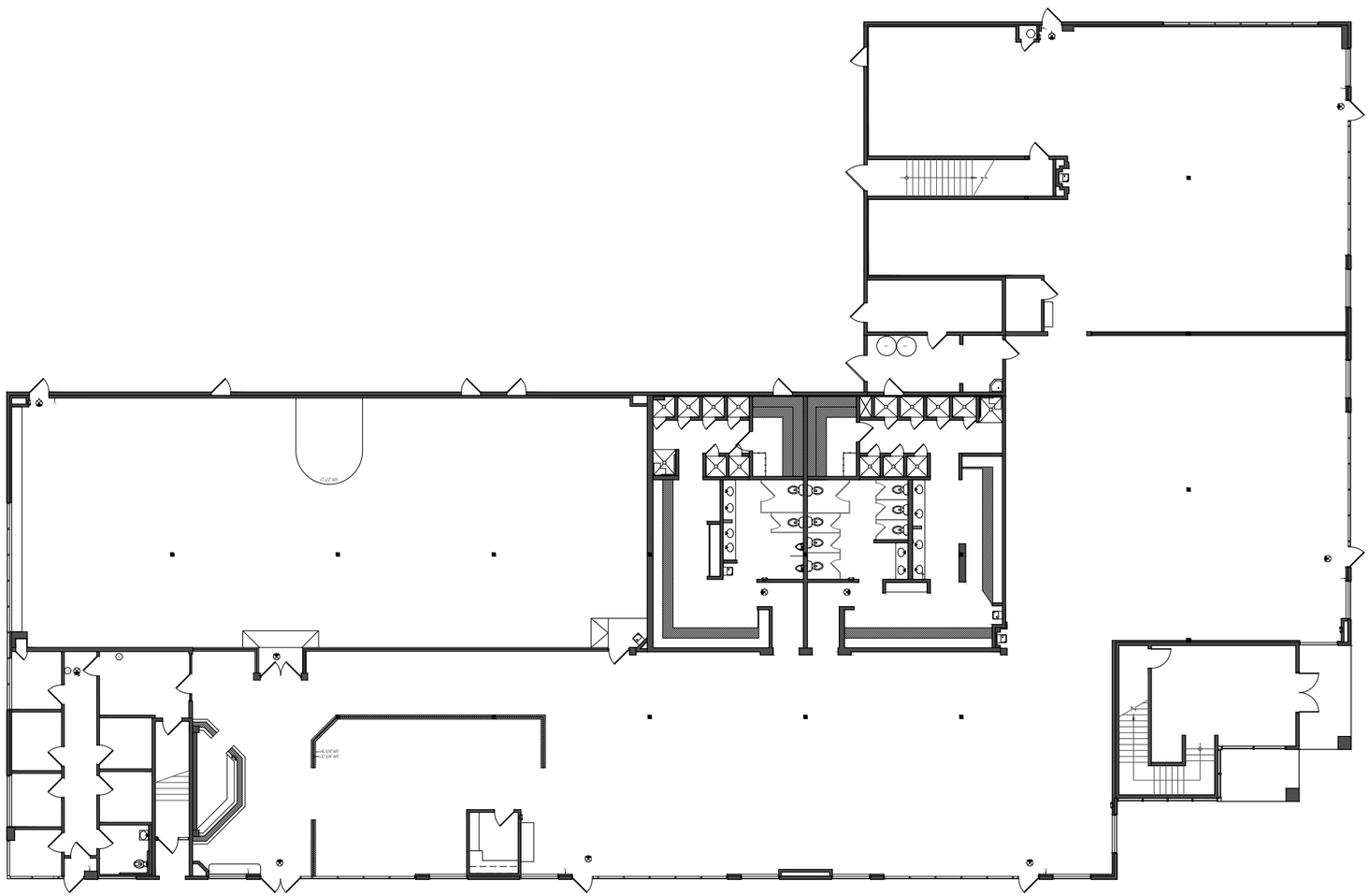
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

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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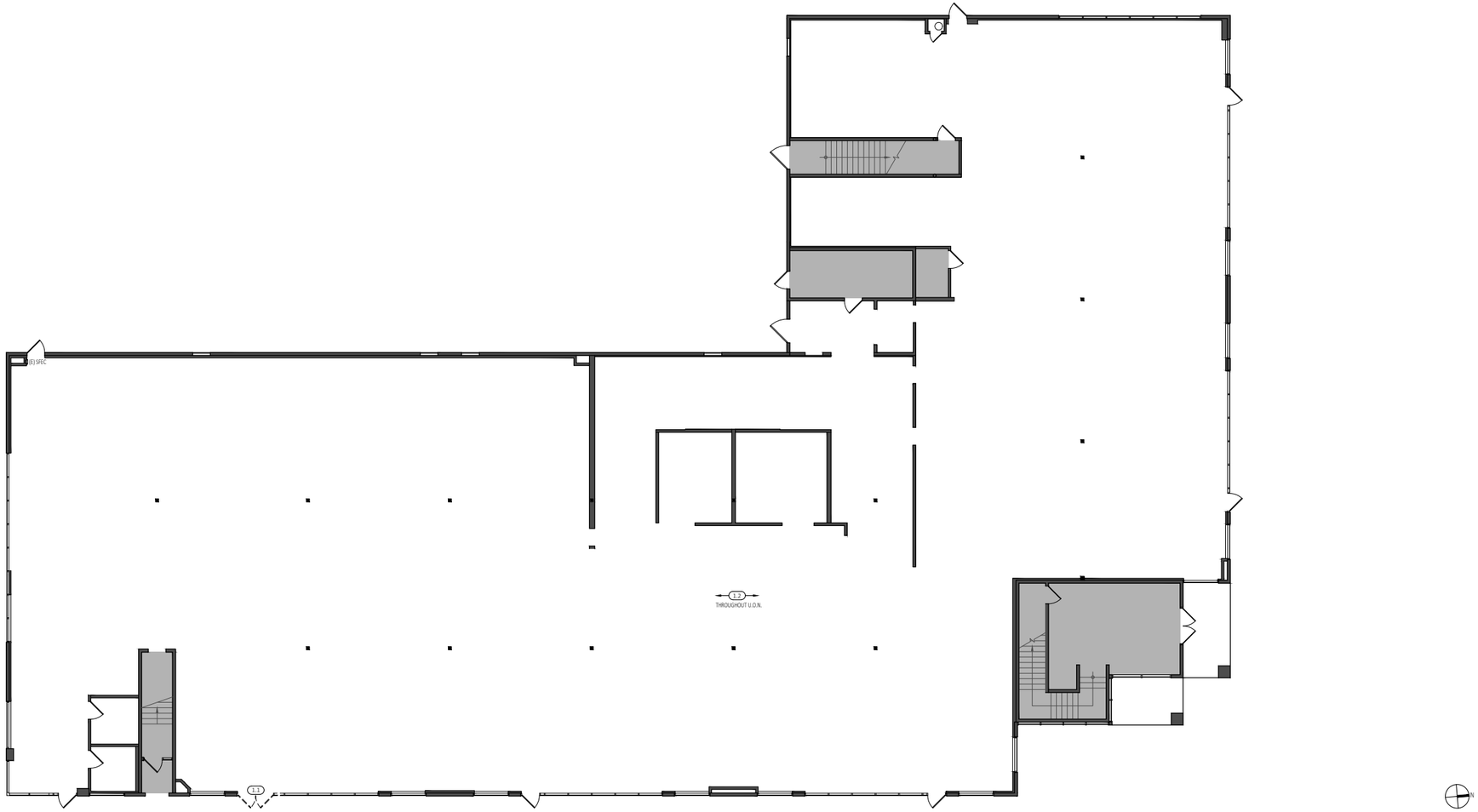
DATE:	10/22/24
DRAWN:	KL
REVIEWED:	MP
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

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) SFEC — EXISTING FIRE EXTINGUISHER TO REMAIN.

PROJECT:

OC-HCA

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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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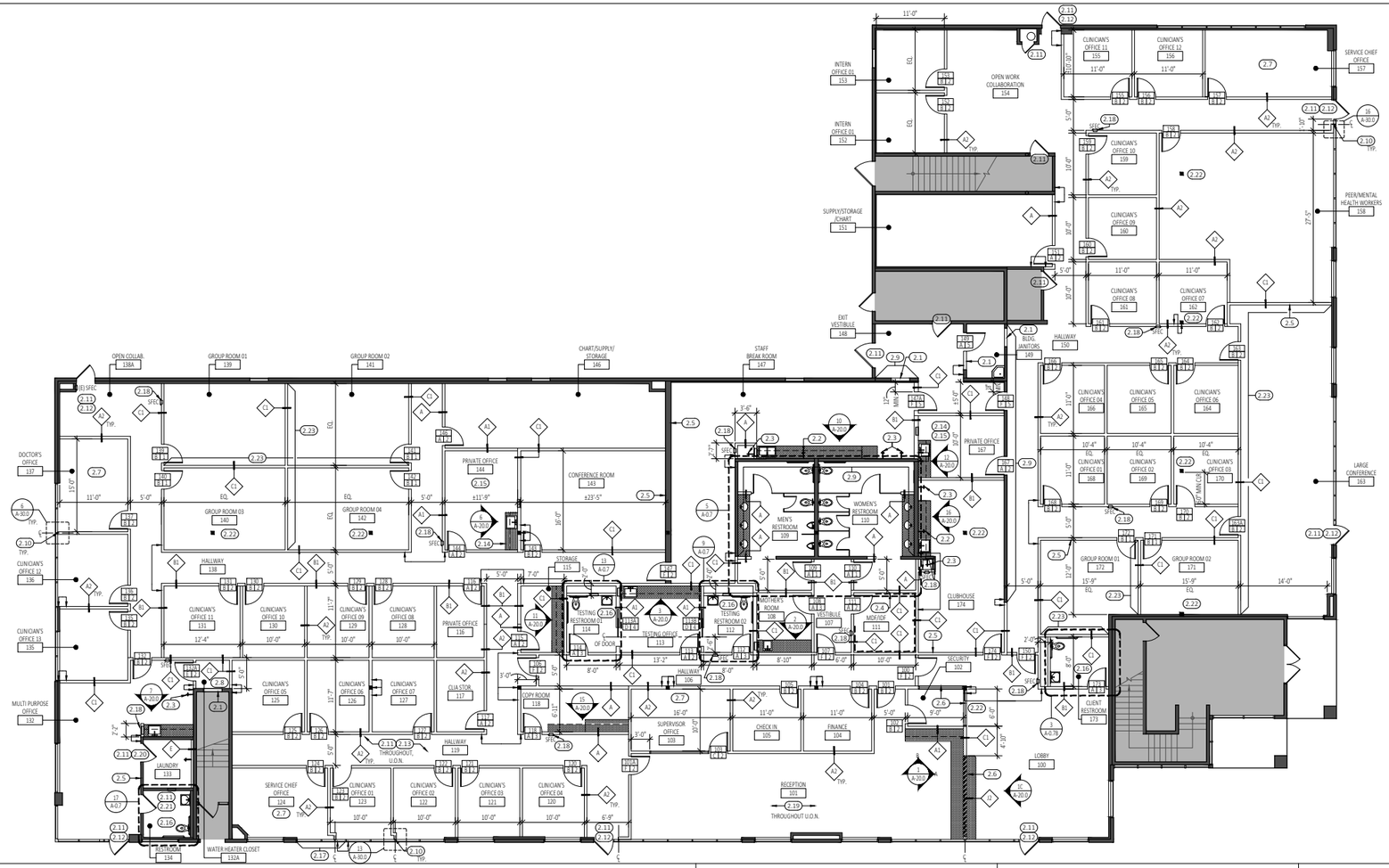
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

DEMOLITION PLAN

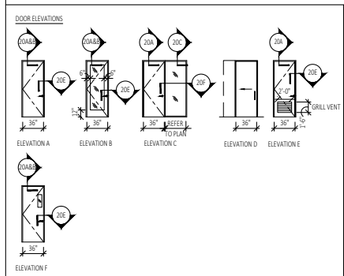
SHEET NO:

A-1.0



DOOR SCHEDULE

DOOR ELEVATIONS



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 PF28200A 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

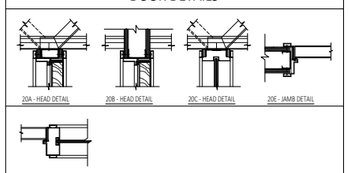
2. INTERIOR LOCKSET
LOCKSET: SCHLAGE L9050L 03A 626
MORTISE LOCKSET
HINGES: PBB81 4.5X4.5 US26D
DOOR STOP: HAGER 241F US26D
DUSTPROOF: BUILDING STANDARD
STRIKE: BUILDING STANDARD
NOTE: PROVIDE BUILDING STANDARD CLOSER AT DOORS WITH KEYCARD READER. PROVIDE CLOSER AT WATER HEATER CLOSET #132A

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 102-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:

DOOR DETAILS



TYPICAL NOTES:
1. REFER TO SHEET A-2.0 FOR PARTITION TYPES.
2. REFER TO DOOR SCHEDULE FOR DOOR, FRAME'S 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.

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.

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.
- NAME / 100 — ROOM KEY SYMBOL, ROOM NAME, ROOM NUMBER
- 100 / 111 — DOOR NUMBER
- DOOR HARDWARE
- DOOR TYPE

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.

- 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.

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.

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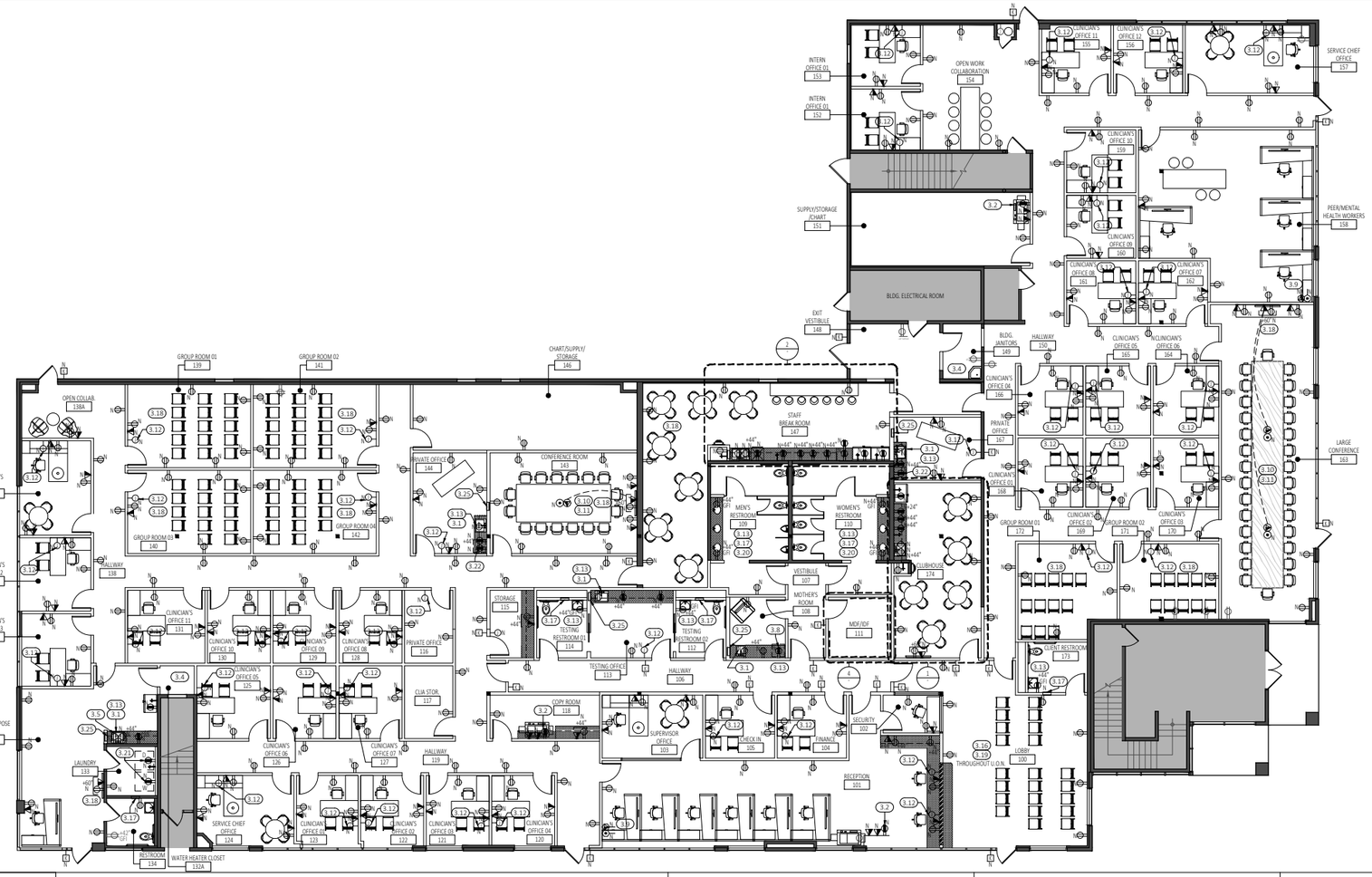


DESIGN CRITERIA NOTES

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

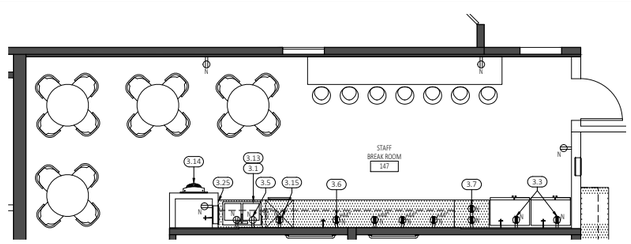
1F-1 REMOVE ALL EXISTING CABLES.

1F-2 PROVIDE DEDICATED 1 TON A/C UNIT ON A SEPARATE METER.

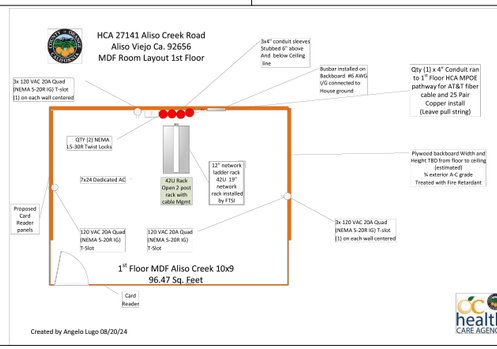
1F-3 VERIFY IN FIELD FOR EXACT LOCATION OF NEW OUTLETS WITH TENANT AND TENANT'S IT VENDOR.

1F-4 PROVIDE FIRE TREATED BACKBOARDS PER NEW LAYOUT.

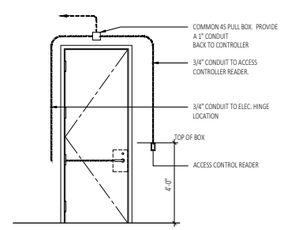
1F-5 ALL POWER OUTLETS NEED TO BE ON A DEDICATED SEPARATE CIRCUIT.



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

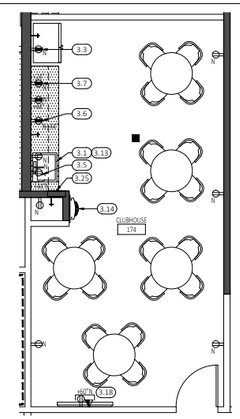
POWER/ VOICE/ DATA KEYNOTES CONT.

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.

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.

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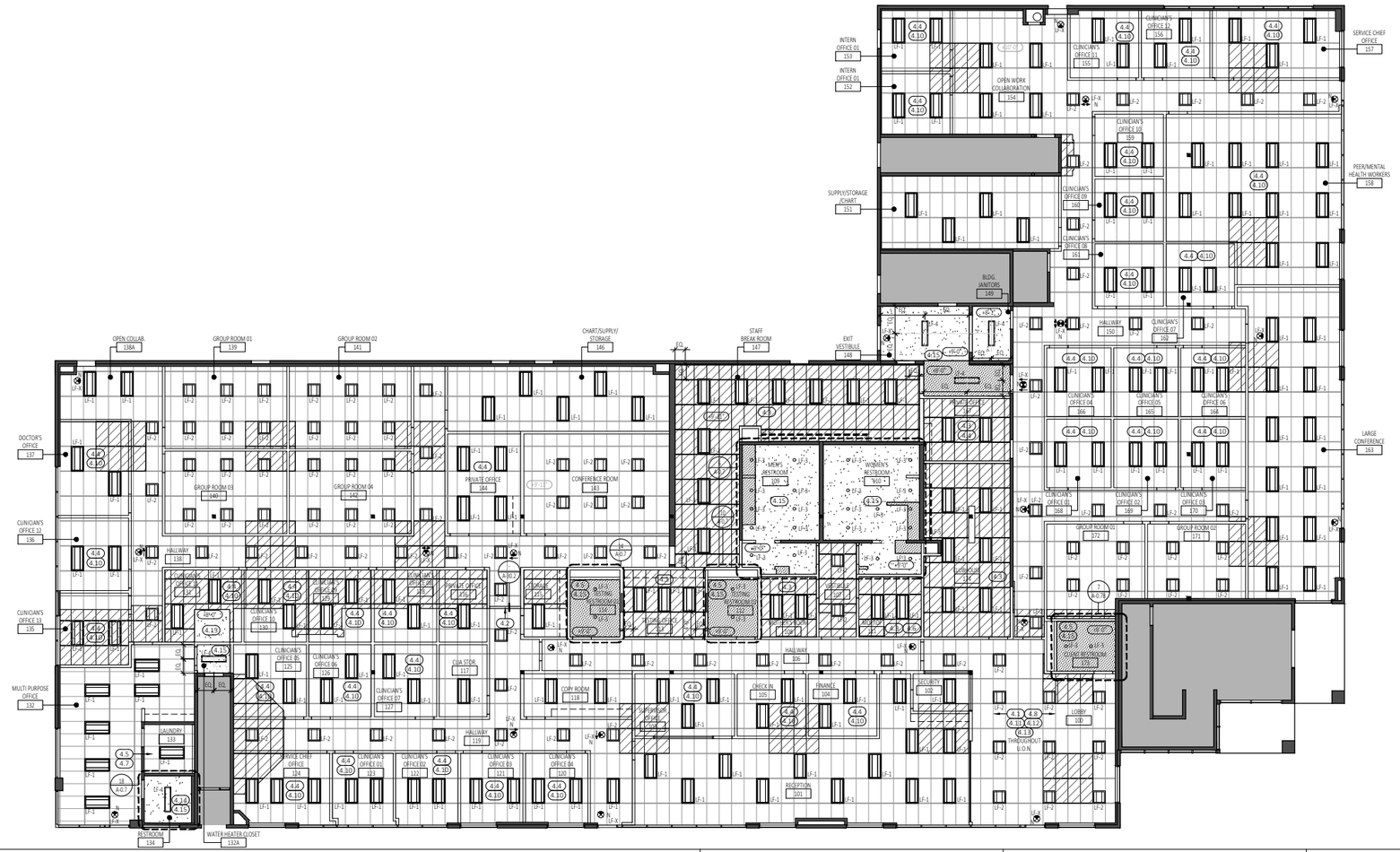
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

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.

+8'-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-GZ1-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	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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STATE OF CALIFORNIA

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08/16/24	ISSUE FOR ENGINEERING	
08/29/24	ISSUE FOR PLAN CHECK	

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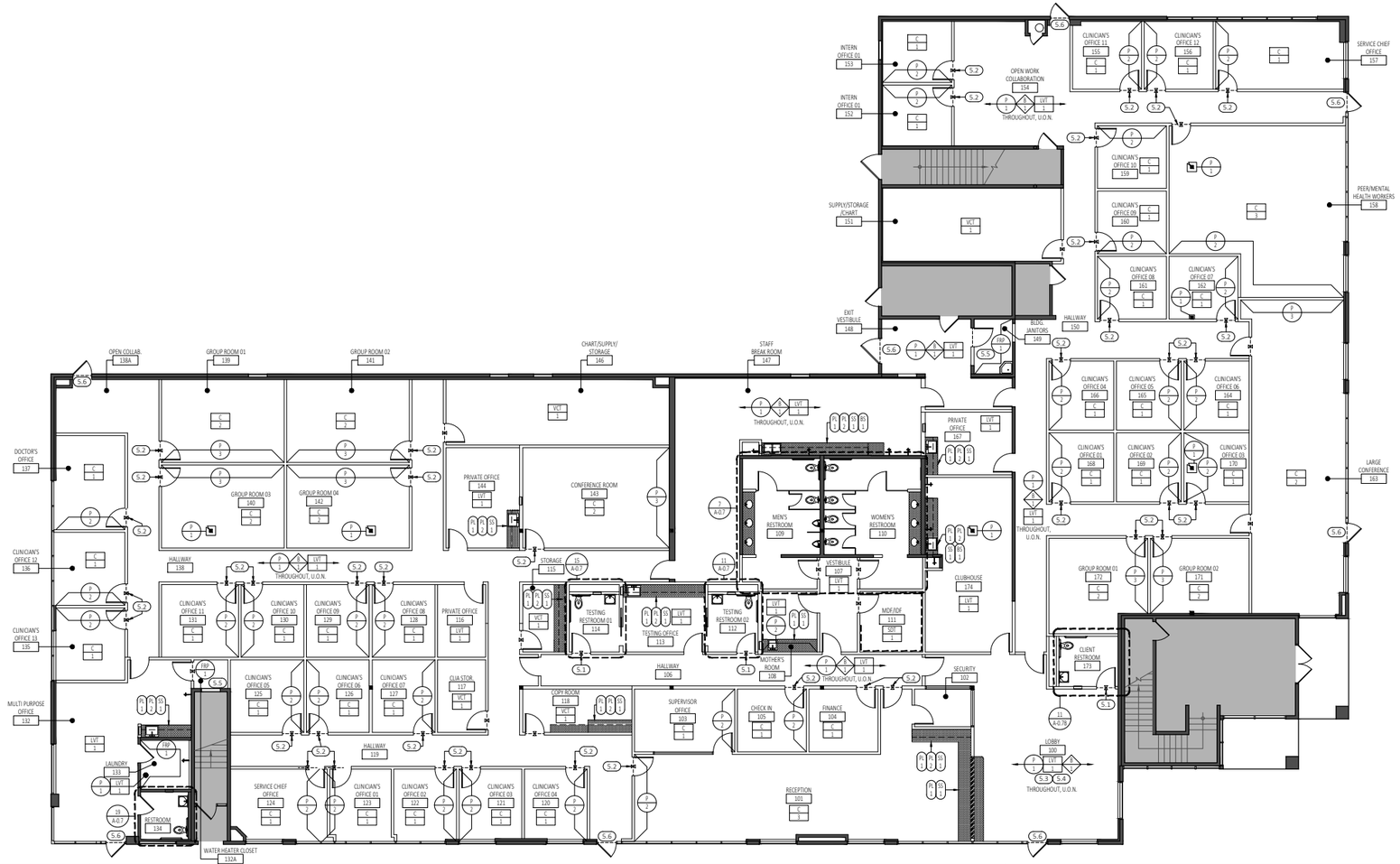
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"

SHEET TITLE:

REFLECTED CEILING PLAN

SHEET NO:

A-4.0



FINISH SCHEDULE

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 1/6
	NOTE	:PROVIDE 4" BASE CUT IN FIELD AT WATER HEATER CLOSET AND WASHER/DRYER 1/8" GROUT LINE THICKNESS MAX. PER MANUFACTURER SPEC.
2	ITEM	:WALL BASE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:BURKE
	COLOR	:ESPRESO 103
	SIZE	:4"; CONTINUOUS ROLLS
	INSTALLATION	:STRAIGHT AT CARPET, COVED AT HARD FLOORS
	CONTACT	:JULIE KAESER (julie.kaeser@mannington.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 #670 DOVE 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	:OMNIKUNDO
	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 STATIDEFEND
	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	:MINOFUL 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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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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CONSULTANTS:

DRAWINGS ISSUE

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

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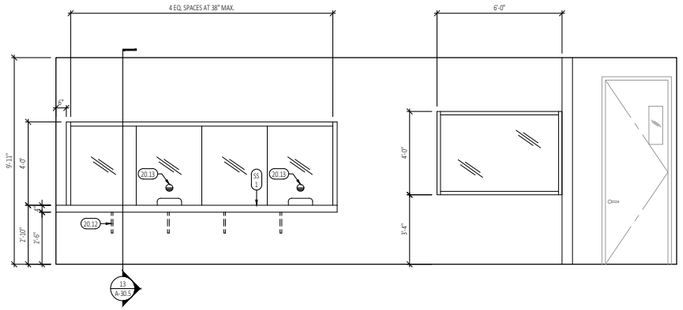
DATE:	08/06/24
DRAWN:	X.X.
REVIEWED:	X.X.
PROJECT NO:	635036
SCALE:	1/8" = 1'-0"
SHEET TITLE:	

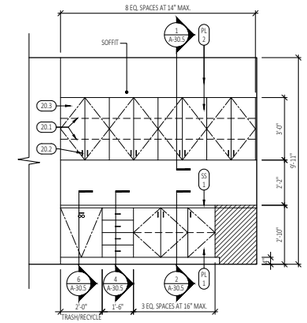
FINISH PLAN

SHEET NO:

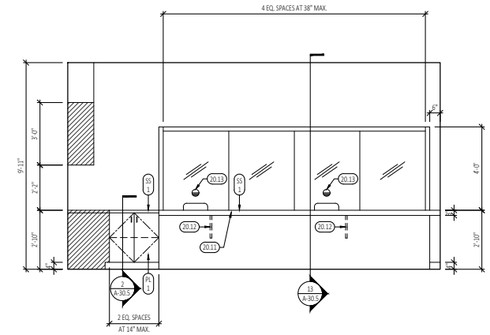
A-5.0



ELEVATION C

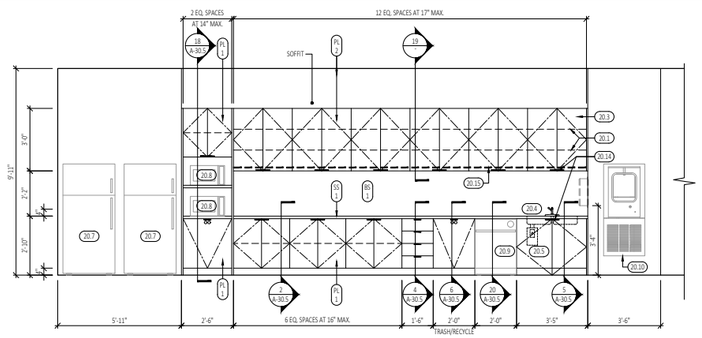


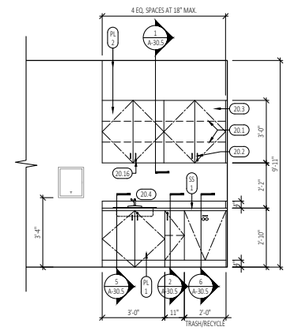
ELEVATION B

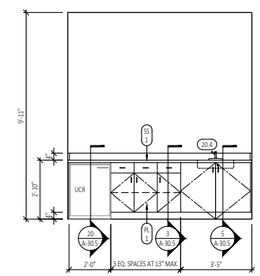


ELEVATION A

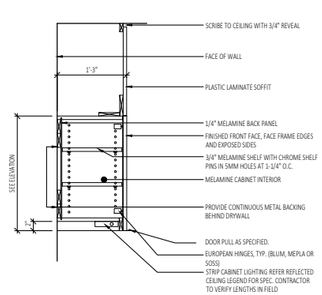
NOT USED	SCALE SPECIFY	17	ELEVATIONS AT RECEPTION #101	SCALE 3/8" = 1'-0"	1

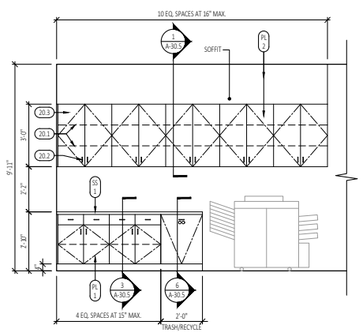


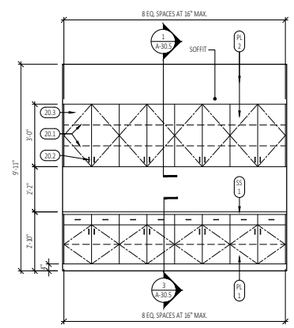


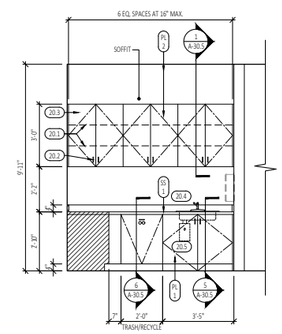


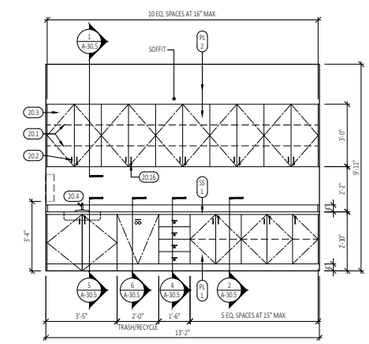
NOT USED	SCALE SPECIFY	18	ELEVATION AT STAFF BREAK ROOM #147	SCALE 3/8" = 1'-0"	10	ELEVATION AT PRIVATE OFFICE #144	SCALE 3/8" = 1'-0"	6
						ELEVATION AT MOTHER'S ROOM #108	SCALE 3/8" = 1'-0"	2



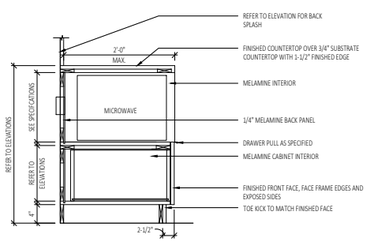


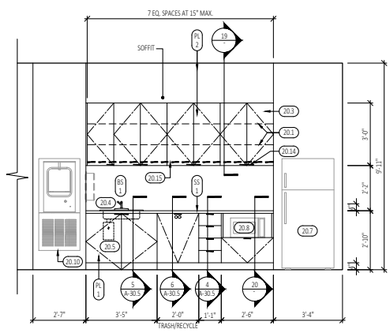


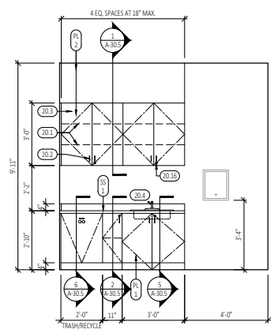




UPPER CABINET / DOOR	SCALE 1"=1'-0"	19	ELEVATION AT COPY ROOM #118	SCALE 3/8" = 1'-0"	15	ELEVATION AT STORAGE #115	SCALE 3/8" = 1'-0"	11
						ELEVATION AT MULTI PURPOSE OFFICE #132	SCALE 3/8" = 1'-0"	7
						ELEVATION AT TESTING OFFICE #113	SCALE 3/8" = 1'-0"	3







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

INTERIOR ELEVATIONS AND MILLWORK DETAILS

SHEET NO:

A-20.0

PROJECT:

OC-HCA

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

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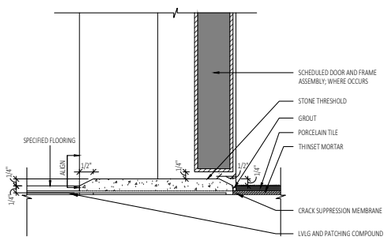
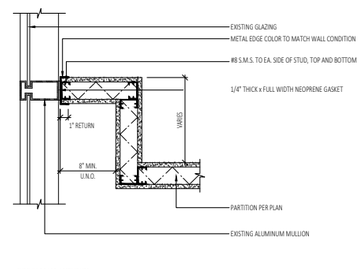
DRAWINGS ISSUE

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

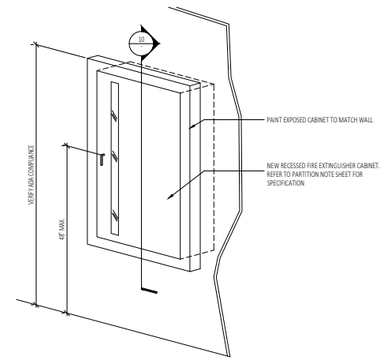


STONE THRESHOLD DETAIL | SCALE 6"=1'-0" | 17

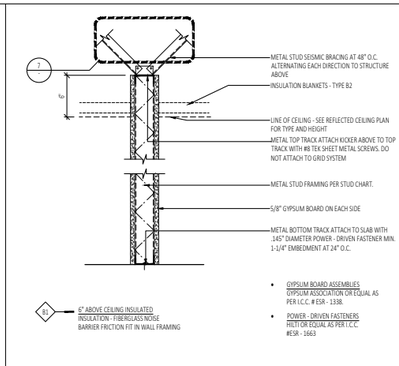


- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338

WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 13

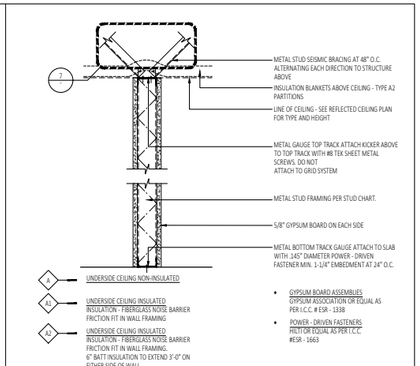


FIRE EXTINGUISHER CABINET | SCALE 1-1/2"=1'-0" | 9



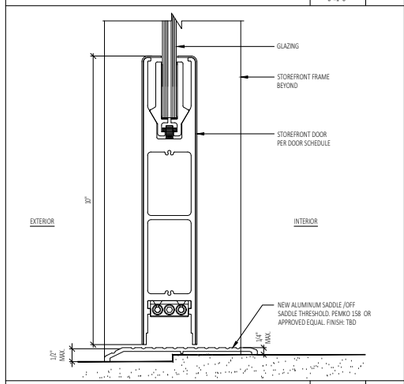
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338.
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

WALL TYPE B1 | SCALE 1-1/2"=1'-0" | 5

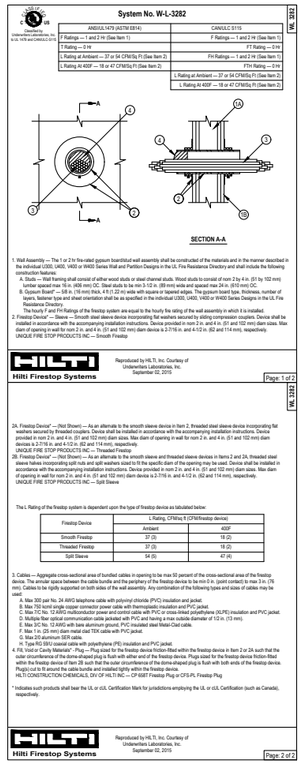


- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663

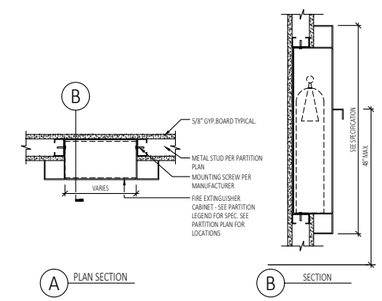
WALL TYPE A, A1 AND A2 | SCALE 1-1/2"=1'-0" | 1



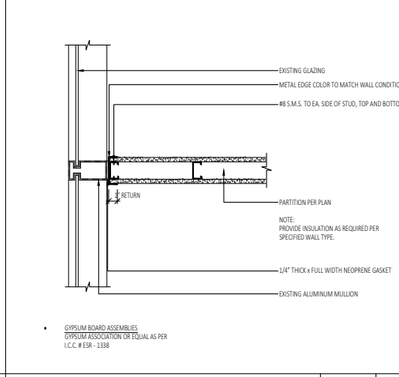
THRESHOLD DETAIL AT EXTERIOR DOOR | SCALE 6"=1'-0" | 18



FIRE RATED WALL PENETRATION DETAIL | SCALE N.T.S. | 15

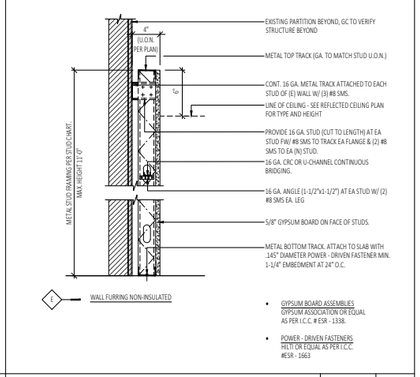


SEMI-RECESSED FIRE EXTINGUISHER | SCALE 1-1/2"=1'-0" | 10



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1338

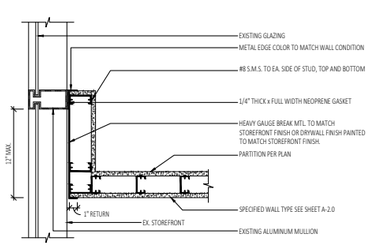
WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 6



- 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



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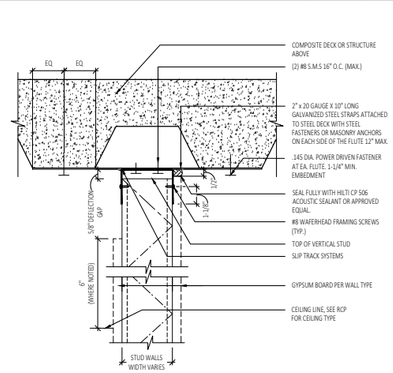
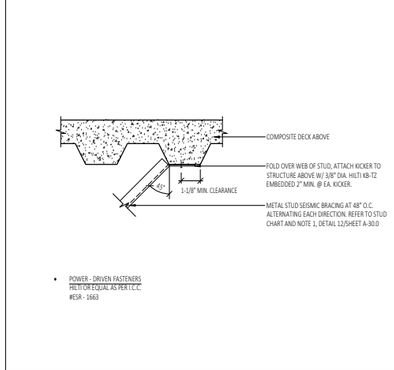
WALL TO MULLION CONNECTION | SCALE 1-1/2"=1'-0" | 16



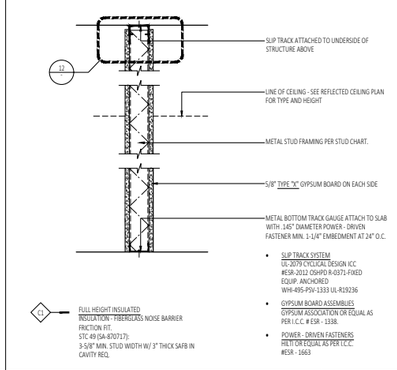
WALL PARALLEL TO FLUTES

- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C.
  #ESR - 1663

NON RATED FULL HT. SLIP TRACK | SCALE 3"=1'-0" | 12



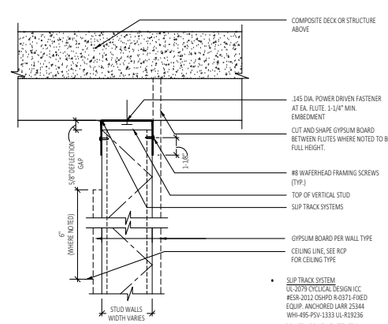
SEISMIC BRACING DETAIL | SCALE 1-1/2"=1'-0" | 7



- SLP 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



WALL PERPENDICULAR TO FLUTES

- 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

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 MEMBER 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 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'-5"	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"		

NON-STRUCTURAL METAL STUD WALL SIZING CHARTS | SCALE N.T.S | 4

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08/29/24	ISSUE FOR PLAN CHECK	

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PROJECT NO:	635036
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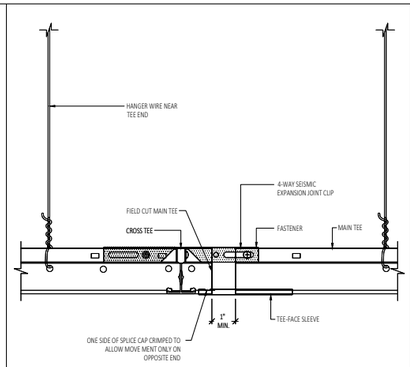
SHEET TITLE:	

WALL PARTITION DETAILS

SHEET NO:

A-30.0



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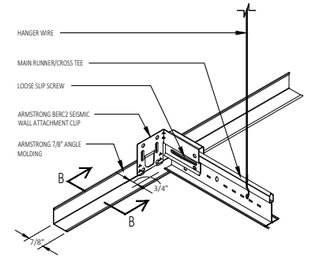
EXPANSION JOINT | SCALE 1-1/2"=1'-0" | 13



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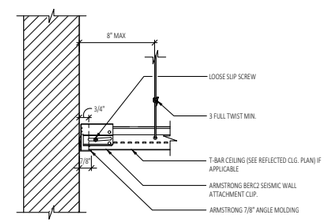
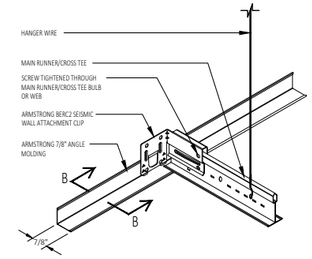


B SECTION VIEW

- SEISMIC WALL CLIP
  BERC2 OR EQUAL
  ICC - ESR 1308, LARR #25032
- CEILING TILE AND GRID
  ARMSTRONG ICC-ESR-1308
  L.A. RR. #25032

UNATTACHED - GRID TO WALL DETAIL | SCALE 3"=1'-0" | 10



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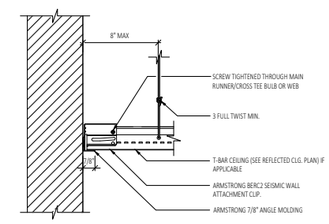
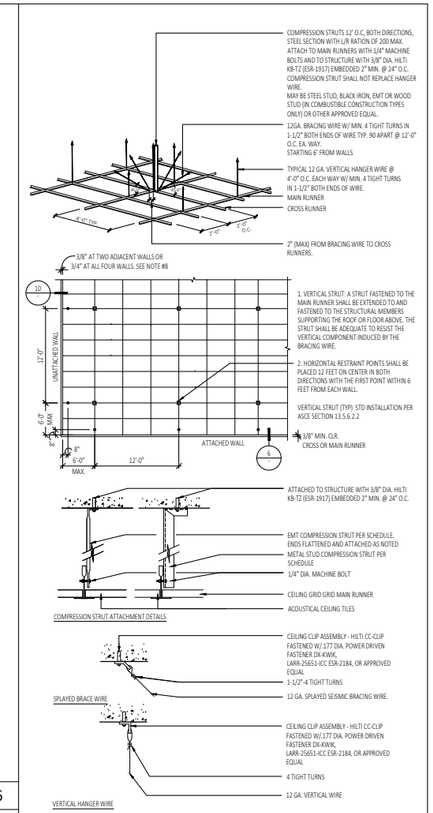


B SECTION VIEW

- 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



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 OCCURANCIES.

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

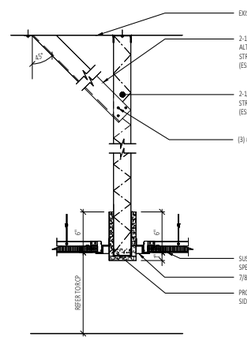
EXCEPTION:

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 O.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

SUSPENDED CEILING GRID DETAIL | SCALE 1-1/2"=1'-0" | 4

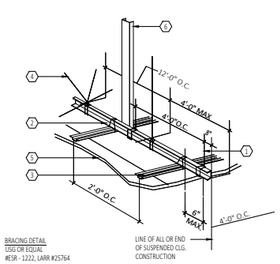
NOT USED | SCALE SPECIFY | 18

DRYWALL HEADER DETAIL | SCALE 1-1/2"=1'-0" | 14



NOT USED | SCALE SPECIFY | 19

NOT USED | SCALE SPECIFY | 15



- 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

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.

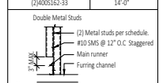
2 1-1/2" x 20 GAUGE STEEL CHANNEL AT 4'-0" O.C. PROVIDE 1" CLEARANCE BETWEEN ABUTTING WALLS AND PARTITIONS. AT CHANNEL SPLICES, INTERIOR LOCK FLANGES, OVERLAP ENDS 12" AND SECURE EACH END WITH DOUBLE STRAND 12 GAUGE TIE WIRE

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

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

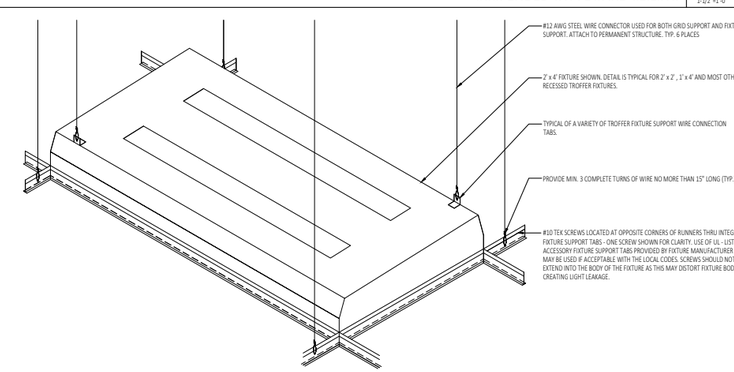


Note:
L > 14'-0": Provide structural design calculations

SUSPENDED GYP. BOARD CEILING | SCALE 1-1/2"=1'-0" | 7

NOT USED | SCALE SPECIFY | 20

NOT USED | SCALE SPECIFY | 16



LIGHT FIXTURE SEISMIC SUPPORT | SCALE 1-1/2"=1'-0" | 8

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08/29/24	ISSUE FOR PLAN CHECK	

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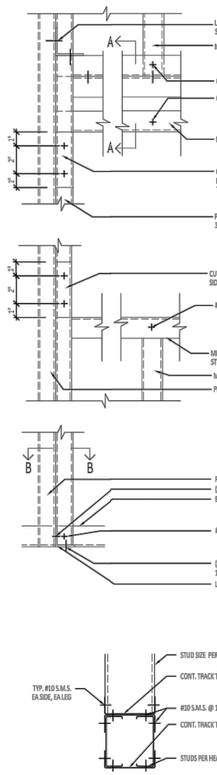
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

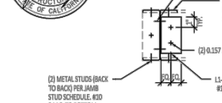
CEILING DETAILS
COMPOSITE DECK

SHEET NO:

A-30.2



SECTION A-A



SECTION B-B

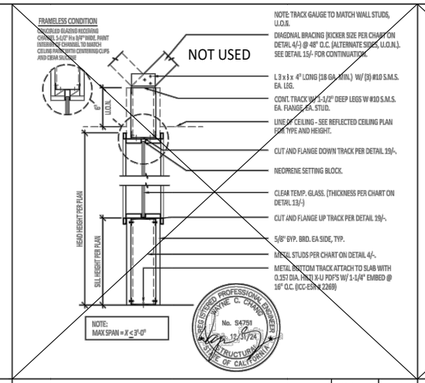
- NON LOAD-BEARING METAL STUD FRAMING SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P
- POWER - DRIVEN FASTENERS HILTI OR EQUAL AS PER I.C.C. #ESR - 2269, LARR #25675

TYPICAL FRAMED OPENING DETAILS | SCALE 3"=1'-0" | 19

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 5'-11"	3/8"	1/2"
6'-0" TO 6'-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"

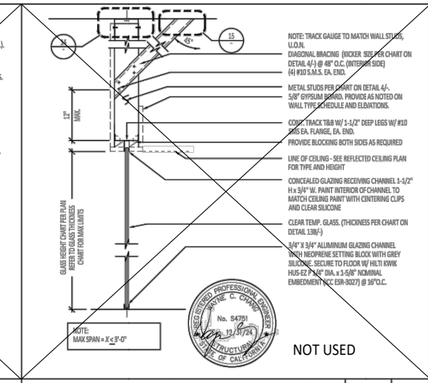
NOTES
1. GLASS SHALL BE FULLY TEMPERED.
2. GLAZING WIDTH LIMIT CAN BE PER MANUFACTURER.
3. COMPLIES WITH GENERAL REQUIREMENTS FOR GLASS AND GLAZING PER CBC 2403.4.
4. SAFETY (TEMPERED) GLAZING SHALL BE CATEGORY I SAFETY GLAZING TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201.

GLAZING THICKNESS CHART | SCALE N.T.S. | 13



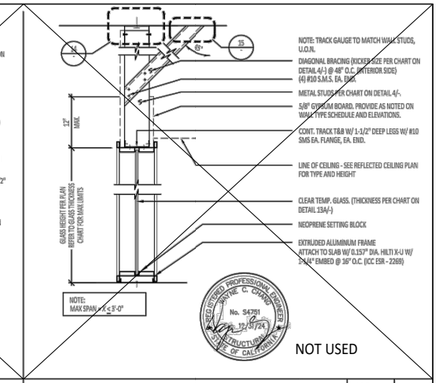
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (ALTERNATE SIDES, U.O.N.). SEE DETAIL 15/- FOR CONTINUATION.
L 3 x 1 x 4" LONG (18 GA. MIN.) W/ (3) #10 S.M.S. EA. LEG.
CONT. TRACK W/ 1-1/2" DEEP LEGS W #10 S.M.S. EA. FLANGE, EA. STUD.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT.
CUT AND FLANGE DOWN TRACK PER DETAIL 19/-.
NEOPRENE SETTING BLOCK.
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13/-)
CUT AND FLANGE UP TRACK PER DETAIL 19/-.
5/8" GYP. BRD. EA SIDE, TYP.
METAL STUDS PER CHART ON DETAIL 4/-.
METAL BOTTOM TRACK ATTACH TO SLAB WITH 0.157 DIA. HILTI X-U PDP'S W/ 1-1/4" EMBED @ 16" O.C. (ICC-ESR-2269)

FRAMED/FRAMELESS WINDOW - WALL TYPE J | SCALE 1-1/2" = 1'-0" | 9



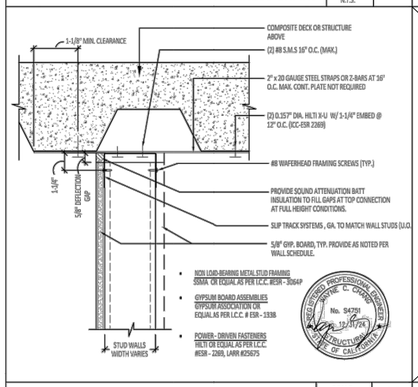
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
METAL STUDS PER CHART ON DETAIL 4/-.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
CONT. TRACK T&B W/ 1-1/2" DEEP LEGS W/ #10 SMS EA. FLANGE, EA. END.
PROVIDE BLOCKING BOTH SIDES AS REQUIRED
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
CONCEALED GLAZING RECEIVING CHANNEL 1-1/2" H x 3/4" W. PAINT INTERIOR OF CHANNEL TO MATCH CEILING PAINT WITH CENTERING CLIPS AND CLEAR SILICONE
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13B/-)
3/4" X 3/4" ALUMINUM GLAZING CHANNEL WITH NEOPRENE SETTING BLOCK WITH GREY SILICONE. SECURE TO FLOOR W/ HILTI KWIK HUS-EZ 5/16" DIA. x 1-5/8" NOMINAL EMBEDMENT (ICC-ESR-3027) @ 30"O.C.

FRAMELESS GLASS PARTITION - WALL TYPE G | SCALE 1-1/2" = 1'-0" | 5



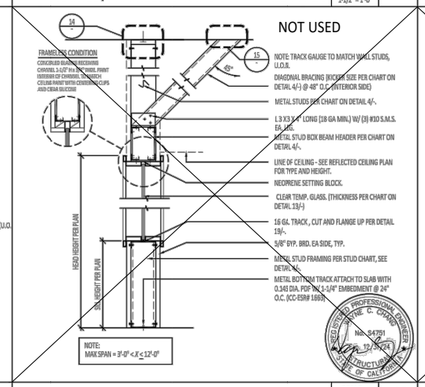
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
(6) #10 S.M.S. EA. END.
METAL STUDS PER CHART ON DETAIL 4/-.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
CONT. TRACK T&B W/ 1-1/2" DEEP LEGS W/ #10 SMS EA. FLANGE, EA. END.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13A/-)
NEOPRENE SETTING BLOCK
EXTRUDED ALUMINUM FRAME ATTACH TO SLAB W/ 0.157" DIA. HILTI X-U W/ 1-1/4" EMBED @ 16" O.C. (ICC ESR - 2269)

FRAMED GLASS PARTITION - WALL TYPE F | SCALE 1-1/2" = 1'-0" | 1



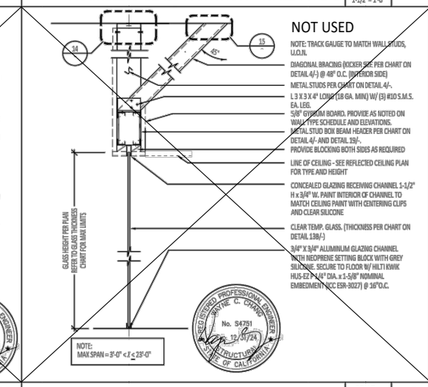
- NON LOAD-BEARING METAL STUD FRAMING SSMA OR EQUAL AS PER I.C.C. #ESR - 3064P
- GYPSUM BOARD ASSEMBLIES GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR - 1398
- POWER - DRIVEN FASTENERS HILTI OR EQUAL AS PER I.C.C. #ESR - 2269, LARR #25675

TYPICAL NON-RATED FULL HEIGHT SLIP TRACK | SCALE 3"=1'-0" | 14



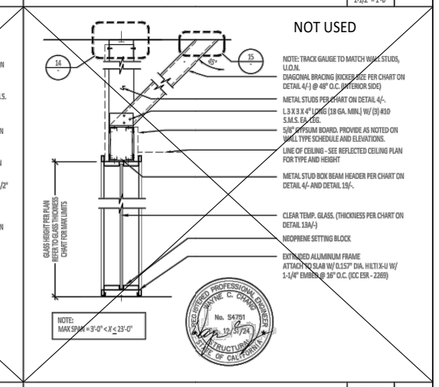
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
METAL STUDS PER CHART ON DETAIL 4/-.
L 3 X 3 X 4" LONG (18 GA MIN.) W/ (3) #10 S.M.S. EA. LEG.
METAL STUD BOX BEAM HEADER PER CHART ON DETAIL 4/-.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT.
NEOPRENE SETTING BLOCK.
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13/-)
16 GA. TRACK , CUT AND FLANGE UP PER DETAIL 19/-.
5/8" GYP. BRD. EA SIDE, TYP.
METAL STUD FRAMING PER STUD CHART, SEE DETAIL 4/-.
METAL BOTTOM TRACK ATTACH TO SLAB WITH 0.140 DIA. PDP PIN W/ 1-1/4" EMBEDMENT @ 24" O.C. (ICC-ESR# 1803)

FRAMED/FRAMELESS WINDOW - WALL TYPE J1 | SCALE 1-1/2" = 1'-0" | 10



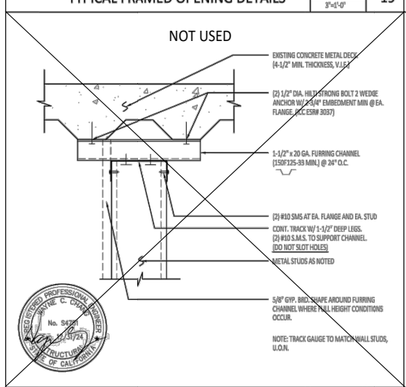
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
METAL STUDS PER CHART ON DETAIL 4/-.
L 3 X 3 X 4" LONG (18 GA. MIN) W/ (3) #10 S.M.S. EA. LEG.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
METAL STUD BOX BEAM HEADER PER CHART ON DETAIL 4/- AND DETAIL 19/-.
PROVIDE BLOCKING BOTH SIDES AS REQUIRED
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
CONCEALED GLAZING RECEIVING CHANNEL 1-1/2" H x 3/4" W. PAINT INTERIOR OF CHANNEL TO MATCH CEILING PAINT WITH CENTERING CLIPS AND CLEAR SILICONE
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13B/-)
3/4" X 3/4" ALUMINUM GLAZING CHANNEL WITH NEOPRENE SETTING BLOCK WITH GREY SILICONE. SECURE TO FLOOR W/ HILTI KWIK HUS-EZ 5/16" DIA. x 1-5/8" NOMINAL EMBEDMENT (ICC-ESR-3027) @ 30"O.C.

FRAMELESS GLASS PARTITION - WALL TYPE G1 | SCALE 1-1/2" = 1'-0" | 6



NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
METAL STUDS PER CHART ON DETAIL 4/-.
L 3 X 3 X 4" LONG (18 GA. MIN.] W/ (3) #10 S.M.S. EA. LEG.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
METAL STUD BOX BEAM HEADER PER CHART ON DETAIL 4/- AND DETAIL 19/-.
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13A/-)
NEOPRENE SETTING BLOCK
EXTRUDED ALUMINUM FRAME ATTACH TO SLAB W/ 0.157" DIA. HILTI X-U W/ 1-1/4" EMBED @ 16" O.C. (ICC ESR - 2269)

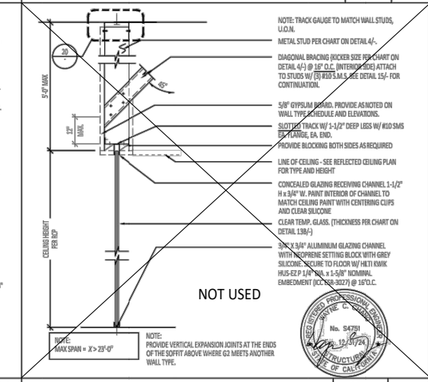
FRAMED GLASS PARTITION - WALL TYPE F1 | SCALE 1-1/2" = 1'-0" | 2



HANGING STUD DETAIL | SCALE 3"=1'-0" | 20

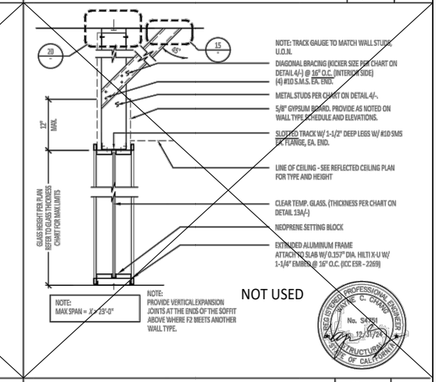
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 48" O.C. (INTERIOR SIDE)
L 3 x 1 x 4" LONG (18 GA. MIN.) W/ (3) #10 S.M.S. EA. LEG.
CONT. TRACK W/ 1-1/2" DEEP LEGS W #10 S.M.S. EA. FLANGE, EA. STUD.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT.
CUT AND FLANGE DOWN TRACK PER DETAIL 19/-.
NEOPRENE SETTING BLOCK.
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13/-)
CUT AND FLANGE UP TRACK PER DETAIL 19/-.
5/8" GYP. BRD. EA SIDE, TYP.
PROVIDE 2x POST @ 48" O.C. WHERE OPENING WIDTHS EXCEED 12'-0", SEE DETAIL 12/-.
METAL STUDS PER CHART ON DETAIL 4/-.
METAL BOTTOM TRACK ATTACH TO SLAB WITH W/ 0.157" DIA. HILTI X-U W/ 1-1/4" EMBED @ 16" O.C. (ICC ESR - 2269)

FRAMED/FRAMELESS WINDOW - WALL TYPE J2 | SCALE 1-1/2" = 1'-0" | 11



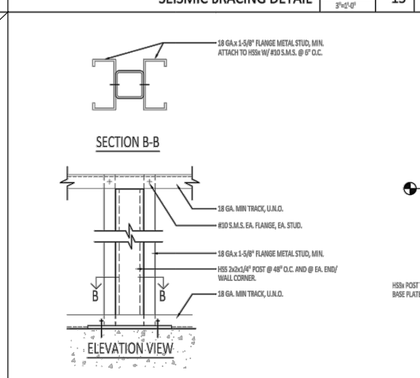
NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
METAL STUD PER CHART ON DETAIL 4/-.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 16" O.C. (INTERIOR SIDE) ATTACH TO STUDS W/ (3) #10 S.M.S. SEE DETAIL 15/- FOR CONTINUATION.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
SLOTTED TRACK W/ 1-1/2" DEEP LEGS W/ #10 SMS EA. FLANGE, EA. END.
PROVIDE BLOCKING BOTH SIDES AS REQUIRED
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
CONCEALED GLAZING RECEIVING CHANNEL 1-1/2" H x 3/4" W. PAINT INTERIOR OF CHANNEL TO MATCH CEILING PAINT WITH CENTERING CLIPS AND CLEAR SILICONE
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13B/-)
3/4" X 3/4" ALUMINUM GLAZING CHANNEL WITH NEOPRENE SETTING BLOCK WITH GREY SILICONE. SECURE TO FLOOR W/ HILTI KWIK HUS-EZ 5/16" DIA. x 1-5/8" NOMINAL EMBEDMENT (ICC-ESR-3027) @ 16"O.C.
NOTE: PROVIDE VERTICAL EXPANSION JOINTS AT THE ENDS OF THE SOFFIT ABOVE WHERE G2 MEETS ANOTHER WALL TYPE.

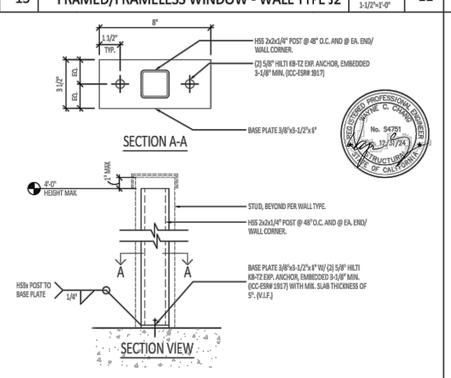
FRAMELESS GLASS PARTITION - WALL TYPE G2 | SCALE 1-1/2" = 1'-0" | 7



NOTE: TRACK GAUGE TO MATCH WALL STUDS, U.O.N.
DIAGONAL BRACING (KICKER SIZE PER CHART ON DETAIL 4/-) @ 16" O.C. (INTERIOR SIDE)
METAL STUDS PER CHART ON DETAIL 4/-.
5/8" GYPSUM BOARD. PROVIDE AS NOTED ON WALL TYPE SCHEDULE AND ELEVATIONS.
SLOTTED TRACK W/ 1-1/2" DEEP LEGS W/ #10 SMS EA. FLANGE, EA. END.
LINE OF CEILING - SEE REFLECTED CEILING PLAN FOR TYPE AND HEIGHT
CLEAR TEMP. GLASS. (THICKNESS PER CHART ON DETAIL 13A/-)
NEOPRENE SETTING BLOCK
EXTRUDED ALUMINUM FRAME ATTACH TO SLAB W/ 0.157" DIA. HILTI X-U W/ 1-1/4" EMBED @ 16" O.C. (ICC ESR - 2269)
NOTE: PROVIDE VERTICAL EXPANSION JOINTS AT THE ENDS OF THE SOFFIT ABOVE WHERE F2 MEETS ANOTHER WALL TYPE.

FRAMED GLASS PARTITION - WALL TYPE F2 | SCALE 1-1/2" = 1'-0" | 3



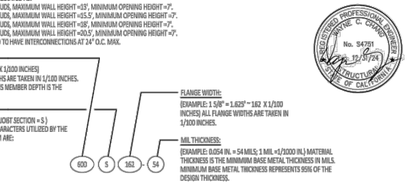


INTERIOR POST DETAIL - WHERE OPENINGS GREATER THAN 12'-0" | SCALE 3"=1'-0" | 12

NON-STRUCTURAL METAL BEAM BOX SIZING CHART

SPAN	STUD AND TRACK SIZES (SEE NOTE 3)				JAMB STUDS
	250	362	400	600	3S25
X < 4'-0"	(2) 2S0S125-33 (2) 2S0T200-33	(2) 3625125-33 (2) 3627200-33	(2) 4000S162-33 (2) 4007200-33	(2) 6005125-43 (2) 6007125-43	(2) S2500200-33, (2) 3625200-33 (2) 4000200-43, (2) 6003200-54
4'-0" to 10'-0"	(2) 2S0S125-54 (2) 2S0T200-54	(2) 3625125-43 (2) 3627150-43	(2) 400S0-43 (2) 4007200-43	(2) 6005125-43 (2) 6007125-43	(2) S2500200-43, (2) 3625250-54 (2) 4000250-54, (2) 6003350-54
10'-0" to 16'-0"	NOT PERMITTED	NOT PERMITTED	(2) 6005200-68 (2) 4007250-68	(2) 6005200-54 (2) 6007250-54	(2) 4003800-68, (2) 6003950-54
16'-0" to 22'-0"	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	(2) 8005250-68 (2) 6007250-68	(2) 6003950-54

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. SPANDREBS 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.



NON-STRUCTURAL METAL STUD WALL SIZING CHART

WALL TYPE	STUD SIZE		WALL HEIGHT LIMIT			DEFLECTION (SEE NOTE 2)	
			SPACING O.C.				
	SIZE	MIL/BIA	12"	16"	24"	SIZE	SPACING
	2S0S125	33/20	8'-0"	8'-0"	7'-9"	2S0S125-33	48" O.C.
	2S0S162	43/18	14'-0"	12'-6"	11'-0"		
	2S0S200	54/16	18'-0"	17'-0"	15'-0"		
	3625125	33/20	12'-0"	10'-0"	8'-0"	3625125-33	48" O.C.
	3625162	43/18	17'-0"	15'-0"	12'-6"		
	3625200	54/16	22'-0"	20'-0"	18'-0"		
	4003125	33/20	13'-0"	11'-0"	10'-0"	4005125-33	48" O.C.
	4003162	43/18	17'-0"	16'-0"	14'-0"		
	4003200	54/16	22'-0"	20'-0"	18'-0"		
	6005125	33/20	13'-0"	12'-0"	11'-0"	6005125-33	48" O.C.
	6003162	43/18	20'-0"	19'-0"	17'-0"		
	6003200	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 ksi.

- 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 N.T.S. | 4

PROJECT:
OC-HCA

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STAMP AND SIGNATURE:

CONSULTANTS:

DRAWINGS ISSUE

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

DISCLAIMER: THE AGREEMENT SHALL NOT DEVIATE FROM THESE DETAILS IN ANY WAY WITHOUT WRITTEN APPROVAL FROM SAA. ANY DEVIATION FROM THESE DETAILS SHALL BE THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.

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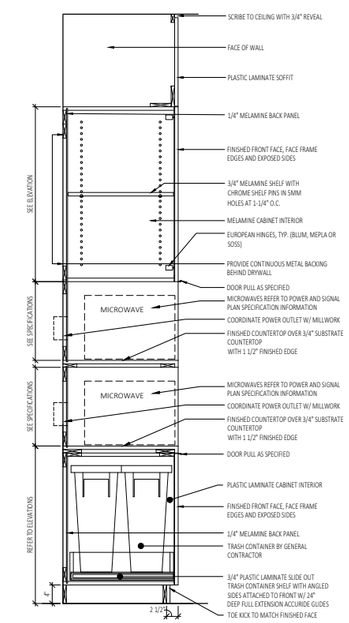
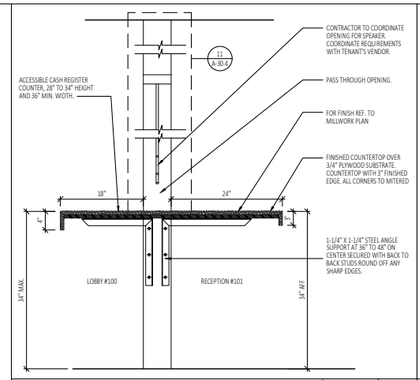
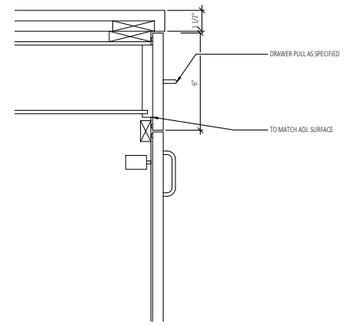


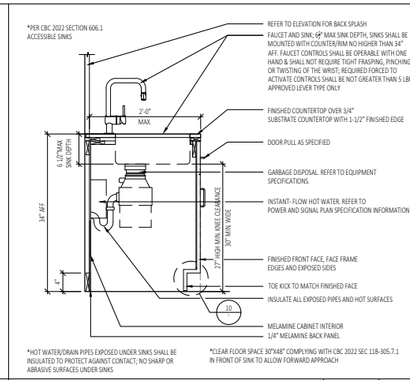
PULL OUT TRASH CABINET | SCALE 1"=1'-0" | 18



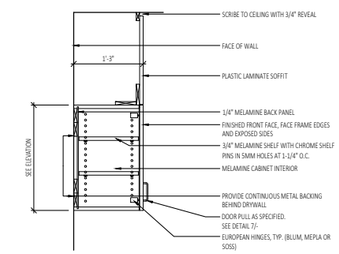
WORK SURFACE DETAIL | SCALE 1"=1'-0" | 13



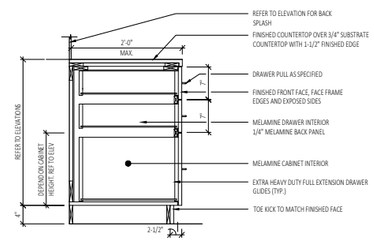
DETAIL AT LOWER CABINET | SCALE 1 1/2"=1'-0" | 9



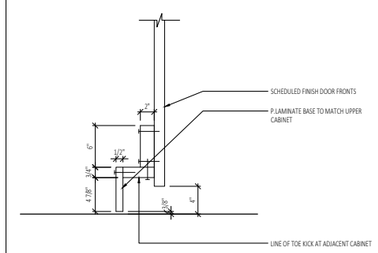
ACCESSIBLE SINK CABINET | SCALE 1"=1'-0" | 5



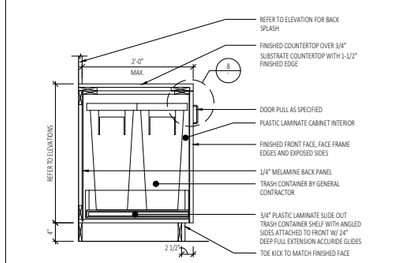
UPPER CABINET W/ DOOR | SCALE 1"=1'-0" | 1



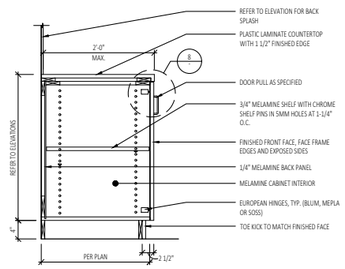
BASE CABINET DETAIL | SCALE 1"=1'-0" | 14



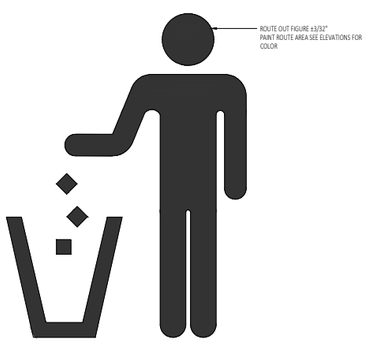
DETAIL AT FALSE TOE KICK | SCALE 1-1/2"=1'-0" | 10



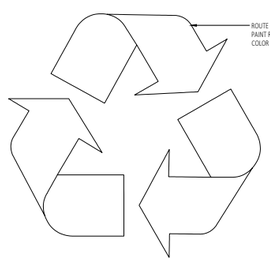
PULL OUT TRASH CABINET | SCALE 1"=1'-0" | 6



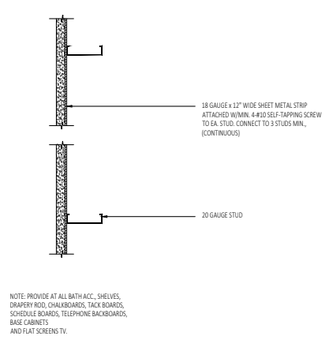
BASE CABINET W/ DOOR | SCALE 1"=1'-0" | 2



TRASH SYMBOL | SCALE 12"=1'-0" | 19

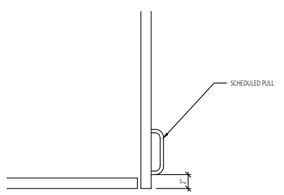


RECYCLE SYMBOL | SCALE 12"=1'-0" | 15

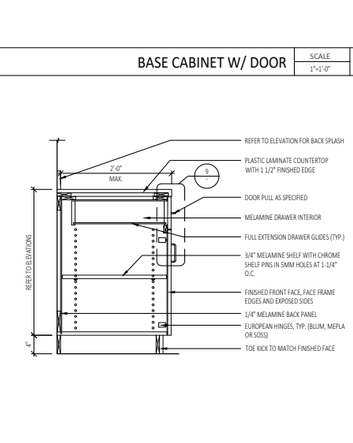


NOTE: PROVIDE AT ALL BATH ACC., SHELVES, DRAPERY ROD, CHALKBOARDS, TACK BOARDS, SCHEDULE BOARDS, TELEPHONE BACKBOARDS, BASE CABINETS AND FLAT SCREENS TV.

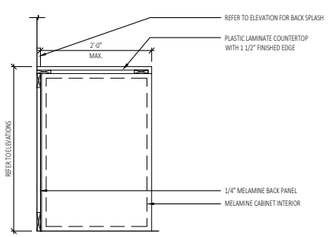
BACKING PLT. SCHEDULE - TYPE 1 | SCALE 1-1/2"=1'-0" | 11



DETAIL AT UPPER CABINET | SCALE 1 1/2"=1'-0" | 7



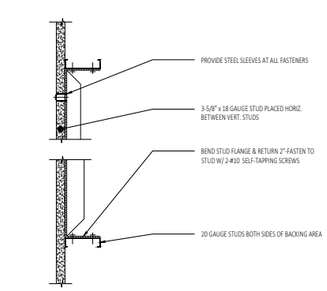
BASE CABINET W/ DOOR AND DRAWERS | SCALE 1"=1'-0" | 3



BASE CABINET W/ UNDER COUNTER APPLIANCE | SCALE 1"=1'-0" | 20

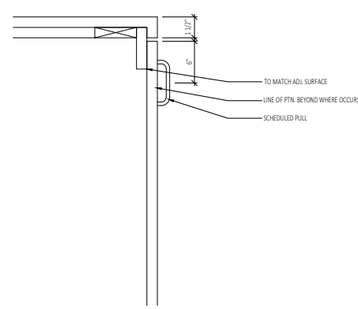
1. SUBMITTALS. SEE GENERAL REQUIREMENTS SHEETS FOR SCHEDULE OF SUBMITTAL.
2. W.I.C. STANDARDS. COMPLY WITH THE WOODWORK INSTITUTE OF CALIFORNIA "MANUAL OF MILLWORK", LATEST EDITION.
   a) PROJECT STANDARD SHALL BE:
      x CUSTOM GRADE
      PREMIUM GRADE
   b) FLUSH OVERLAY CONSTRUCTION IS STANDARD, 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



NOTE: PROVIDE AT ALL TYP. HANDRAILS, ELECT. PANEL BOARDS, OVERHANGING CABINETS,BATHROOM SINK W/ LEDGE

BACKING PLT. SCHEDULE - TYPE 2 | SCALE 1-1/2"=1'-0" | 12



DETAIL AT LOWER CABINET | SCALE 1 1/2"=1'-0" | 8

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LICENSED ARCHITECT
NELSON ALGAZE
No. C-34966
EXP. DATE: 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	

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 MORE DETERMINED TO BE ESSENTIAL IN SATISFYING THE OWNER'S, ARCHITECTS, ENGINEER'S AND LIGHTING CONSULTANT'S 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 INTERNAL 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. PROVIDED DATA MUST NOT BE EXTRAPOLATABLE. 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 PRODUCT 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/PRONDING SUBMITTALS, INCLUDING, BUT NOT LIMITED TO: VOLTAGE, MOUNTING CONDITION/HARDWARE, FINISH, DRAINAGE 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. [OPTIONAL] 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 "p3". 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 #ATD 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) (EOTA #LLS SERIES OF BODINE#LLU-S-; 1WATTT) 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 MANUFACTURERS: BODINE OR ITOI.
   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
- 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 GROUNDING 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
- ϕ 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
- 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 CONDUIT PLAN FOR ARCHITECT 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 DUCT DETECTORS FOR SHUTDOWN OF ALL HVAC UNITS OVER 2000 CFM
   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 TYPEWRITTE

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 VEJO 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 MEGGER 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. THREADED 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 NOT 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 CABLE 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

2.05 DEVICE PLATES

A. FLUSH DEVICE PLATES: PLATES SHALL BE SMOOTH PLASTIC, COLOR TO MATCH DEVICE, LEVITON #86600 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 CEM–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 EQUAL 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, 835 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 ENERG

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This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting 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.

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A. GENERAL INFORMATION

01	Project Location (city)	Aliso Viejo	04 Total Conditioned Floor Area (ft^2)	16,628
02	Climate Zone	6	05 Total Unconditioned Floor Area (ft^2)	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 (ft^2)	Calculation Method	Area (ft^2)
☐ 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 (ft^2)	16628			

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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 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 Allowed** (Watts)	≥	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)		
Conditioned		10,113.3			=	10,113.3	≥	8,561.5		= 8561.5	COMPLIES
Unconditioned					=		≥			=	
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.

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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.

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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	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Pass	Fail
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/Skylit 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)
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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/ft^2)	Area (ft^2)	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

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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.

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CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
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P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR 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
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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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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

www.saaia.com

STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
EDWARD D. BURTCH
E17083
Exp. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
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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

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/ 130.3, 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**

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		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)2P**iii**/ 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:	
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.
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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

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 5 (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 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 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 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 A VOLTAGE DROP CALCS.

VOLTAGE:	208V, 3Ø
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 CALCS.

VOLTAGE:	208V, 3Ø
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 CALCS.

VOLTAGE:	208V, 3Ø
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 CALCS.

VOLTAGE:	208V, 3Ø
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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08/29/24	ISSUE FOR PLAN CHECK	

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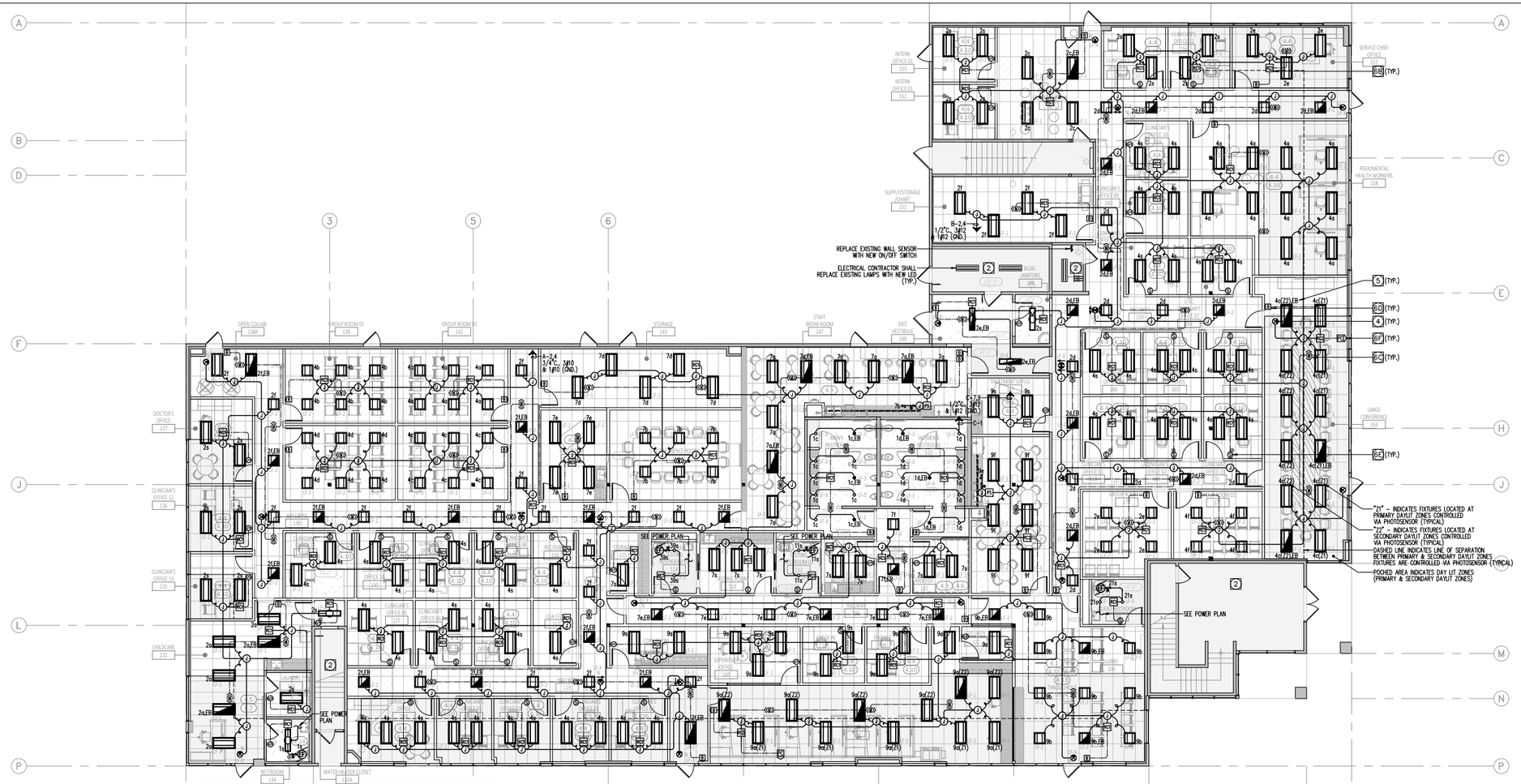

LIGHTING PLAN NOTES

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)
   - 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.
   - HS 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.
   - PD 6F. PROVIDE "WATTSTOPPER" LMLS–400 FOR SINGLE DAYLIT ZONE AND LMLS–500 OPEN LOOP PHOTOSENSOR. PRIMARY DAYLIT ZONE IS DENOTED WITH "Z1", WHERE AS SECONDARY DAYLIT ZONE IS DENOTED WITH "Z2"

   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-302.
- 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 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.

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-LO4-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	LED8200-UC-F-RW-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

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'-0" CEILING HEIGHT AS INDICATED.
- E INDICATES EXISTING TO REMAIN.

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08/29/24	ISSUE FOR PLAN CHECK	

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POWER PLAN NOTES

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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. (RACEWAY COMP. 880–1897CT 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] 898MP2 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 45 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 WIRE 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., 1/0 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 1/0 BARE CONDUCTOR ORIGINATING 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–Ohm 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 1–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 L.T. ROOM. COORDINATE FINAL LOCATION OF ALL RECEPTACLES WITH TENANT AND L.T. REP PRIOR TO ROUGH–IN.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE 3/4"C., 2#10, 1#10 GND. TO **L5–30R** RECEPTACLE AT L.T. 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, POT 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.

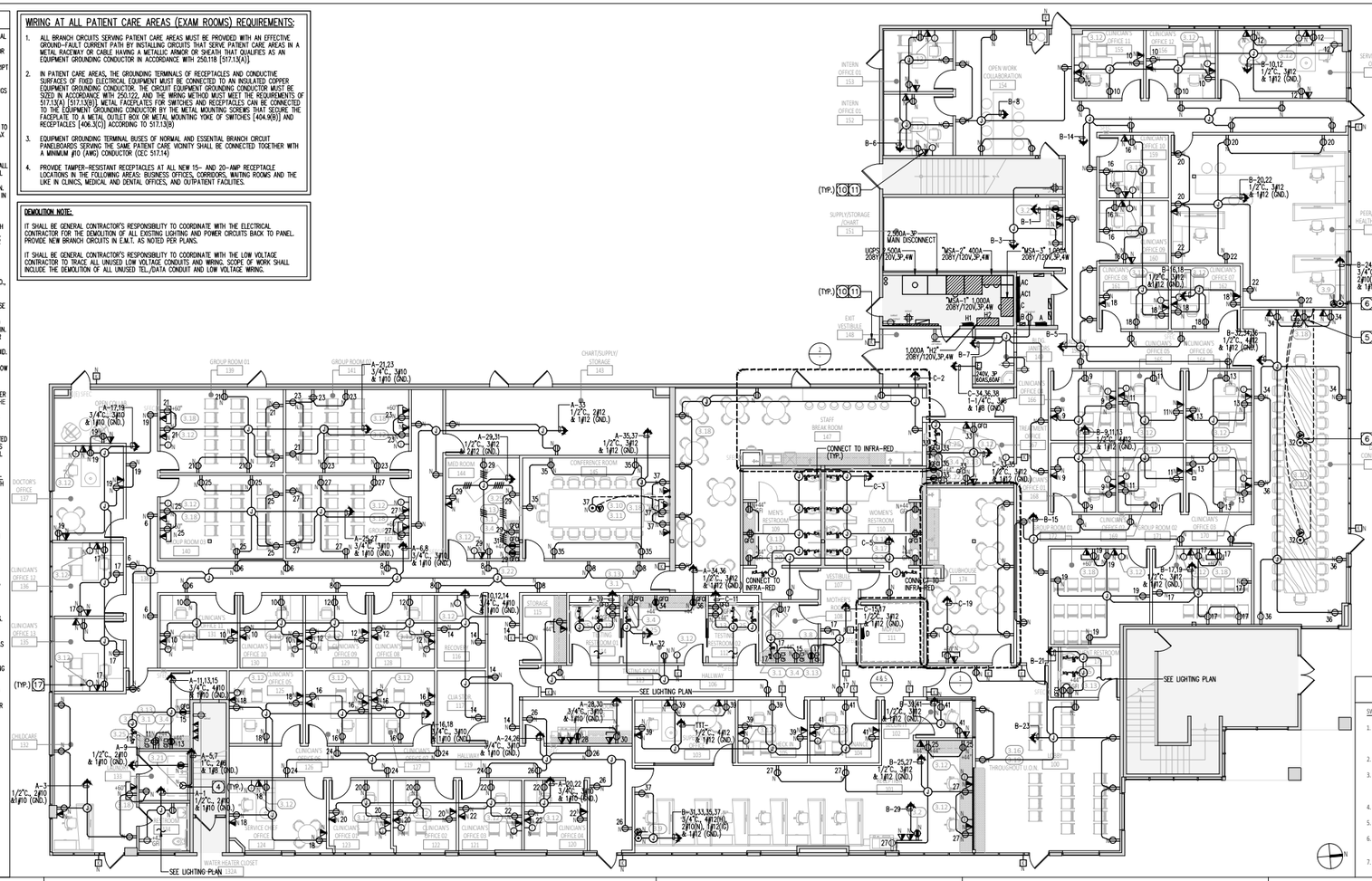
WIRING AT ALL PATIENT CARE AREAS (EXAM ROOMS) REQUIREMENTS:

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 (SEC 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.

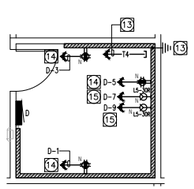
IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE LOW VOLTAGE CONTRACTOR TO TRACE ALL UNUSED LOW VOLTAGE CONDUITS AND WIRING. SCOPE OF WORK SHALL INCLUDE THE DEMOLITION OF ALL UNUSED TEL/DATA CONDUIT AND LOW VOLTAGE WIRING.



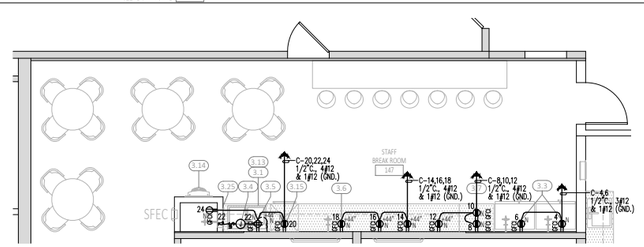
DESIGN CRITERIA NOTES

SWITCHES AND RECEPTACLES

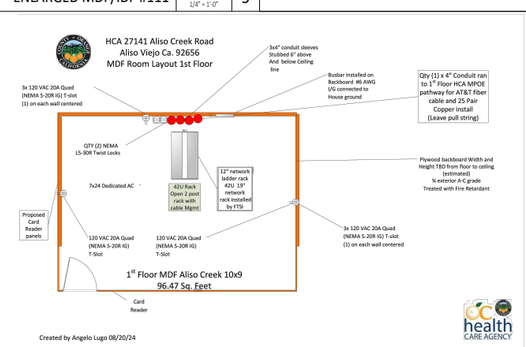
1. ALL SWITCHES AND RECEPTACLES AT P-1 AND/OR WHITE WALLS SHALL BE WHITE SCREWLESS, U.O.N. GC TO CONFIRM COLOR FINISH ON ALL SUCH COMPONENTS AT NON-WHITE WALLS WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.
2. ALL RECEPTACLES INSIDE WHITE MILLWORK SHALL BE WHITE SCREWLESS, U.O.N.
3. GC SHALL BE RESPONSIBLE 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.



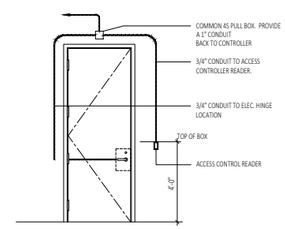
ENLARGED MDF/IDF #111 — SCALE: 1/4" = 1'-0" — 5



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

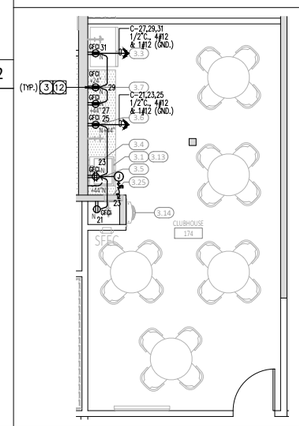
POWER/ VOICE/ DATA KEYNOTES CONT.

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-29794, 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, 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 TEL/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 PLENUM 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.

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DRAWINGS ISSUE

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

A COMPREHENSIVE AND MUTUALLY ENHANCING SET OF DRAWINGS AND SPECIFICATIONS DESCRIBING THE ENTIRE PROJECT. ANALYSIS FOR CLASH OF THE TWO OR MORE DISCIPLINES TO COORDINATE SYSTEMS RECOMMENDATIONS FOR CHANGE FOR ENHANCED OVERALL BUILDING EFFICIENCY, COST, THE INSTALLATION OF EQUIPMENT, PLANNING FOR FUTURE MAINTENANCE, REPLACEMENT AND REMOVAL, AND OTHER CONSIDERATIONS ARE INCLUDED IN THE DESIGN PROCESS. THE DESIGN ENGINEER OF RECORD HAS PROVIDED DESIGN DRAWINGS AND SPECIFICATIONS THAT REFLECT THE CLEARANCE REQUIREMENTS OF ANY TRADE THAT THEIR DISCIPLINE, AS DEEMED NECESSARY BASED ON THE INFORMATION PROVIDED FROM THOSE DISCIPLINES. ADDITIONAL CLASH DETECTION AND REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ADDITIONAL COORDINATION DRAWINGS AS REQUIRED TO ADEQUATELY DEMONSTRATE SUCH CLASH DETECTION AND CLASH REMOVAL. SUCH COORDINATION DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE BEFORE INSTALLATION. SUCH COORDINATION DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, ARCHITECTURAL, STRUCTURAL, AND OTHER SYSTEMS AS REQUIRED FOR THE COORDINATION OF THE WORK. THE CONTRACTOR SHALL PROVIDE ADDITIONAL COORDINATION DRAWINGS AS REQUIRED BY THE ENGINEER OF RECORD AND THE CITY OF ALISO VIEJO, AND THE CONTRACTOR IS RESPONSIBLE FOR THE ALL ACCOMMODATIONS, IMPROVEMENTS OR MODIFICATIONS NECESSARY TO ACCOMPLISH THE INTENT OF THE CONTRACT DOCUMENTS.

THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, PROVIDED BY ENGINEER OF RECORD, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER OF RECORD. THE DRAWINGS AND SPECIFICATIONS MAY BE USED BY THE OWNER AND THE OWNER'S AGENTS FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING THE PROJECT. ANY OTHER USE OR REUSE, BY ANY THIRD PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ENGINEER OF RECORD, IS PROHIBITED. ENGINEER OF RECORD SHALL BE GIVEN REASONABLE NOTICE OF ANY ALLEGED REUSE.

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

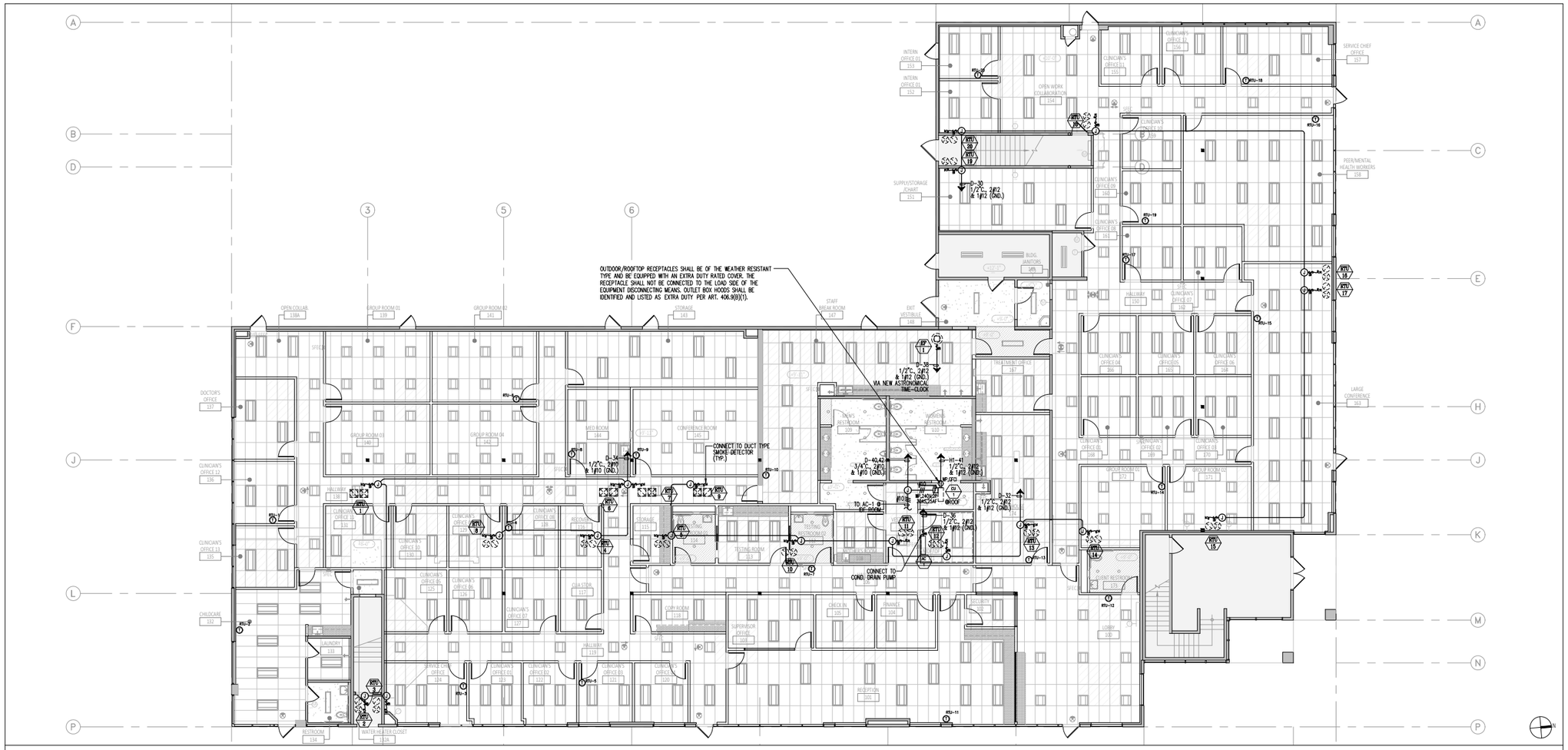
SHEET TITLE:

ELECTRICAL POWER PLAN

SHEET NO:

E-6.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



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Exp. 06/30/25
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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:

HVAC COORDINATION
POWER PLAN

SHEET NO:

E-6.2

"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)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) E-6.2 HVAC Coordination Power Plan.dwg, 8/28/2024 11:50:22 AM

EXISTING — AC

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	f	1	●	2	f	30/	1		2120			EXISTING	A/C UNIT.		
	A/C UNIT.				1980			1		30/	f	3	●	4	f		-			2120			- - -		
	- - -					1980		-		2	f	5	●	6	f	3	-				2120		- - -		
	A/C UNIT.			2120				1		30/	f	7	●	8	f	30/	1		2120				A/C UNIT.		
	- - -				2120			-		f	9	●	10	f		-				2120			- - -		
	- - -					2120		-		3	f	11	●	12	f	3	-				2120		- - -		
	A/C UNIT.			2120				1		30/	f	13	●	14	f	30/	1		2120				A/C UNIT.		
	- - -				2120			-		f	15	●	16	f		-				2120			- - -		
	- - -					2120		-		3	f	17	●	18	f	3	-				2120		- - -		
	A/C UNIT.			2120				1		30/	f	19	●	20	f	40/	1		3240				A/C UNIT.		
	- - -				2120			-		f	21	●	22	f		-				3240			- - -		
	- - -					2120		-		3	f	23	●	24	f	3	-				3240		- - -		
	A/C UNIT.			3240				1		40/	f	25	●	26	f	40/	1		3240				A/C UNIT.		
	- - -				3240			-		f	27	●	28	f		-				3240			- - -		
	- - -					3240		-		3	f	29	●	30	f	3	-				3240		- - -		
	A/C UNIT.			3240				1		40/	f	31	●	32	f	40/	1		3240				A/C UNIT.		
	- - -				3240			-		f	33	●	34	f		-				3240			- - -		
	- - -					3240		-		3	f	35	●	36	f	3	-				3240		- - -		
	A/C UNIT.			3240				1		40/	f	37	●	38	f	40/	1		3240				A/C UNIT.		
	- - -				3240			-		f	39	●	40	f		-				3240			- - -		
	- - -					3240		-		3	f	41	●	42	f	3	-				3240		- - -		

TOTAL — PHASE A = 35800 VA | PHASE B = 37380 VA | PHASE C = 37380 VA | PANEL TOTAL = 137 kVA | High Ph Amps = **389** Amps | PANEL AMPS = **381** Amps
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 — AC1

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/	f	1	●	2	f	30/	1		2120			EXISTING	A/C UNIT.		
	- - -				3240			-		f	3	●	4	f		-				2120					
	- - -					3240		-		3	f	5	●	6	f	3	-				2120				
	A/C UNIT.			2120				1		30/	f	7	●	8	f	30/	1		2120				SPACE		
	- - -				2120			-		f	9	●	10	f		-				2120			SPACE		
	- - -					2120		-		3	f	11	●	12	f	3	-				2120		SPACE		
	A/C UNIT.			2120				1		30/	f	13	●	14	f	30/	1		2120				SPACE		
	- - -				2120			-		f	15	●	16	f		-				2120			SPACE		
	- - -					2120		-		3	f	17	●	18	f	3	-				2120		SPACE		
	A/C UNIT.			2120				1		30/	f	19	●	20									SPACE		
	- - -				2120			-		f	21	●	22										SPACE		
	- - -					2120		-		3	f	23	●	24									SPACE		
	A/C UNIT.			2120				1		30/	f	25	●	26									SPACE		
	- - -				2120			-		f	27	●	28										SPACE		
	- - -					2120		-		3	f	29	●	30									SPACE		
													●												
													●												
													●												
													●												
													●												
													●												

TOTAL — PHASE A = 13840 VA | PHASE B = 13840 VA | PHASE C = 13840 VA | PANEL TOTAL = 52 kVA | High Ph Amps = **144** Amps | PANEL AMPS = **144** Amps
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 — A

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						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	f	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 | PHASE B = 13462 VA | PHASE C = 13870 VA | PANEL TOTAL = 43 kVA | High Ph Amps = **127** Amps | PANEL AMPS = **120** Amps
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 — B

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	f	20			0			SPARE			
	RECEPT.				1080			6		20/	2,3	39	●	40	f	20				0		SPARE			
	RECEPT.					900		5		2	2,3	41	●	42	f	20					0	SPARE			

TOTAL — PHASE A = 11673 VA | PHASE B = 11549 VA | PHASE C = 11990 VA | PANEL TOTAL = 36 kVA | High Ph Amps = **103** Amps | PANEL AMPS = **101** Amps
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 — C

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	1		1260			OC-HCA	RECEPT.		
	INFRA-RED DEVICES				320			4	10	20	2,3	3	●	4	2,3	20/				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	f	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	f	20			0			SPARE			
	MICROWAVE	1			1000			1		20/	2,3	27	●	28	f	20				0		SPARE			
	MICROWAVE	2				1000		1			2,3	29	●	30	f	20					0	SPARE			
	REFR.	1		1000				1		3	2,3	31	●	32	f	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	f	20				200		EXISTING	E.M.C.S		
	- - -					2616				3	3	41	●	42	f	20					0	SPARE			

TOTAL — PHASE A = 17404 VA | PHASE B = 17141 VA | PHASE C = 16971 VA | PANEL TOTAL = 57 kVA | High Ph Amps = **161** Amps | PANEL AMPS = **159** Amps
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 — D

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	2	20	6				360	OC-HCA	DUCT TYPE SMOKE DET.		
SPARE				0						20	3	31	●	32	2	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	2	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 | PHASE B = 3076 VA | PHASE C = 2616 VA | PANEL TOTAL = 10 kVA | High Ph Amps = **30** Amps | PANEL AMPS = **27** Amps
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 — H1

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**

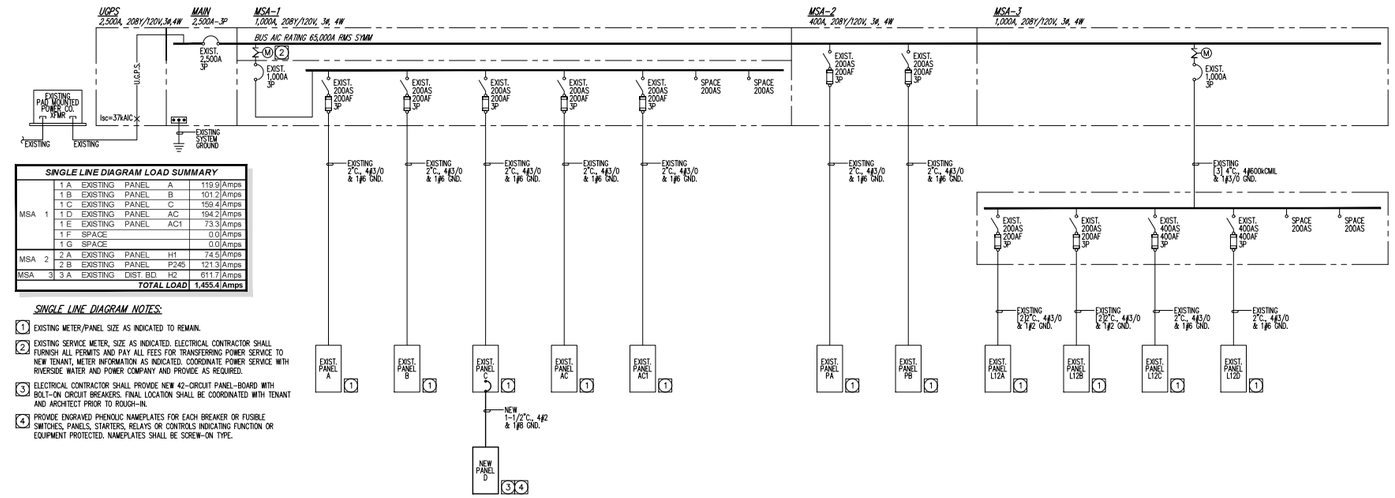
TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.	PHASE A	PHASE B	PHASE C	LTS	REC	MISC	BKR	NOTE	CKT #	CKT #	NOTE	BKR	MISC	REC	LTS	PHASE A	PHASE B	PHASE C	TENANT / SUITE NO.	LOAD TYPE	OFFICE	NO.
PARKING LOT	LIGHTS			1100			10			20/	f	1	●	2	f	20/		10	1100			PARKING LOT	LIGHTS		
	- - -				1100		-				f	3	●	4	f		-			1100			- - -		
	- - -					1100	-			3	f	5	●	6	f	3	-				1100		- - -		
	LIGHTS			1960			13			30/	f	7	●	8	f	20/		10	1100				LIGHTS		
	- - -				1960		-				f	9	●	10	f		-			1100			- - -		
	- - -					1960	-			3	f	11	●	12	f	3	-				1100		- - -		
	LIGHTS			620			10			20	f	13	●	14	f	20		1	1200			EXISTING	SIGN.		
EXISTING	RECEPT.				540			3		20	f	15	●	16	f	20		1		1200			SIGN.		
	SPRINKLER CONTROLS					200			1	20	f	17	●	18	f	20			8		496	LOBBY	LIGHTS		
	FLOW SW BELL			200					1	20	f	19	●	20	f	20			5	310		ELECT RM.	LIGHTS		
	LIGHTS				558		9			20	f	21	●	22	f	20		1			400	EXISTING	TEL. EQUIP.		
	TIME CLOCKS					100			1	20	f	23	●	24	f	20	1				400	ELECT RM.	FAN.		
SPARE				0						60/	f	25	●	26	f	40/			0			SPARE			
- - -					0						f	27	●	28	f					0		- - -			
- - -						0				3	f	29	●	30	f	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 | PHASE B = 7958 VA | PHASE C = 6636 VA | PANEL TOTAL = 27 kVA | High Ph Amps = **78** Amps | PANEL AMPS = **75** Amps
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 LIS



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. INDENTIFIED 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

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.

SINGLE LINE DIAGRAM GENERAL NOTES

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.

PANEL SCHEDULES GENERAL NOTES

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

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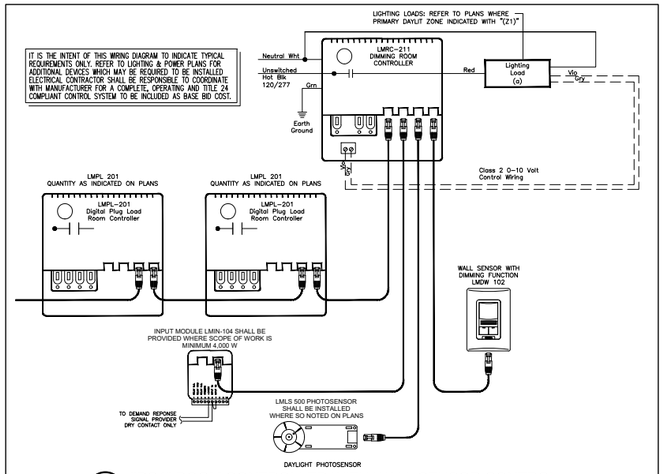
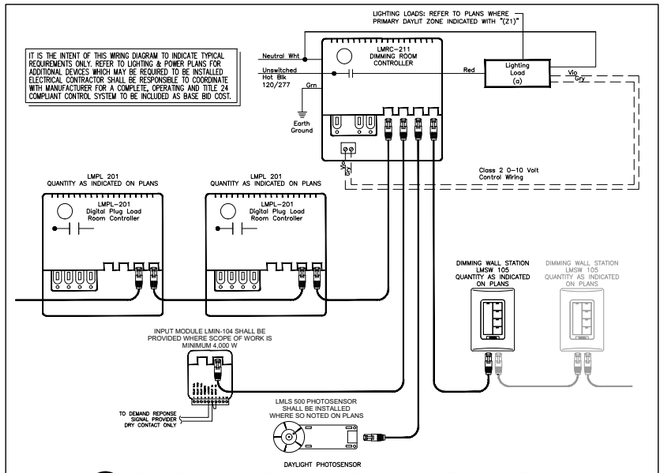
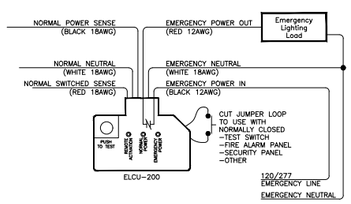


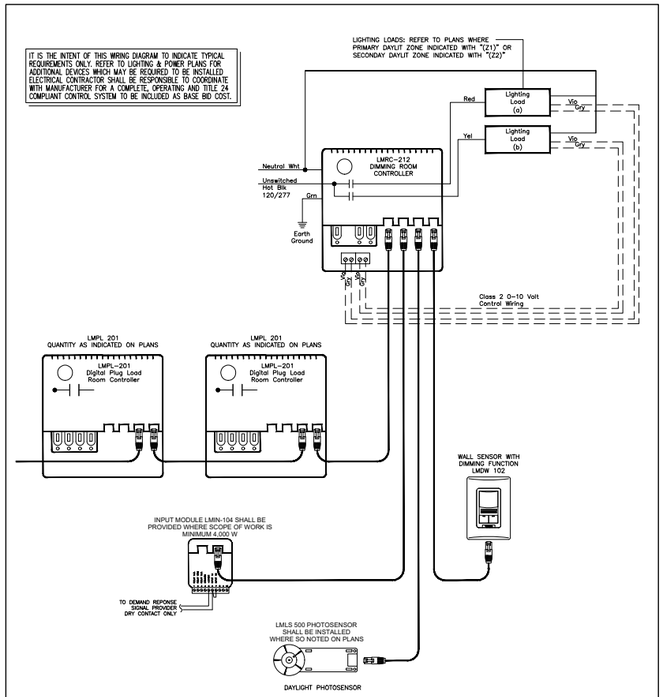
1A "RC1" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE



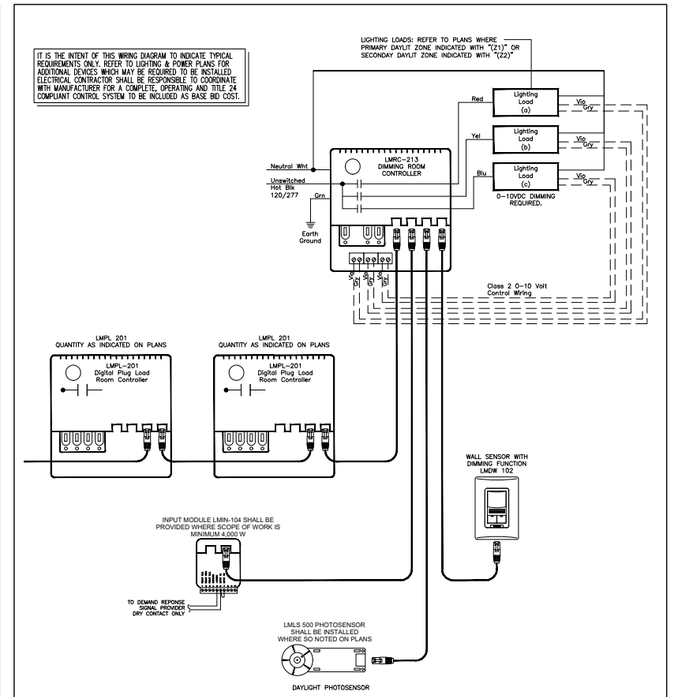
1B "RC1" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE



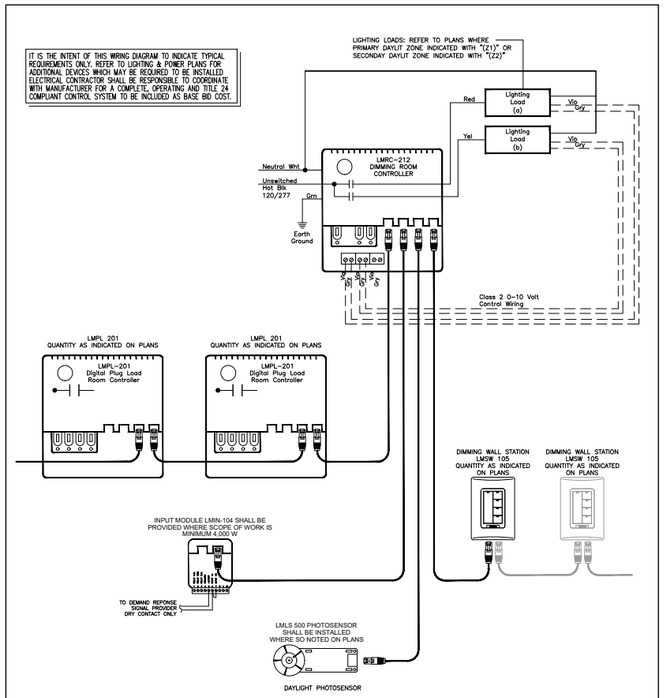
1C "EL" ELCU 200 TYPICAL WIRING DIAGRAM
SCALE: NONE



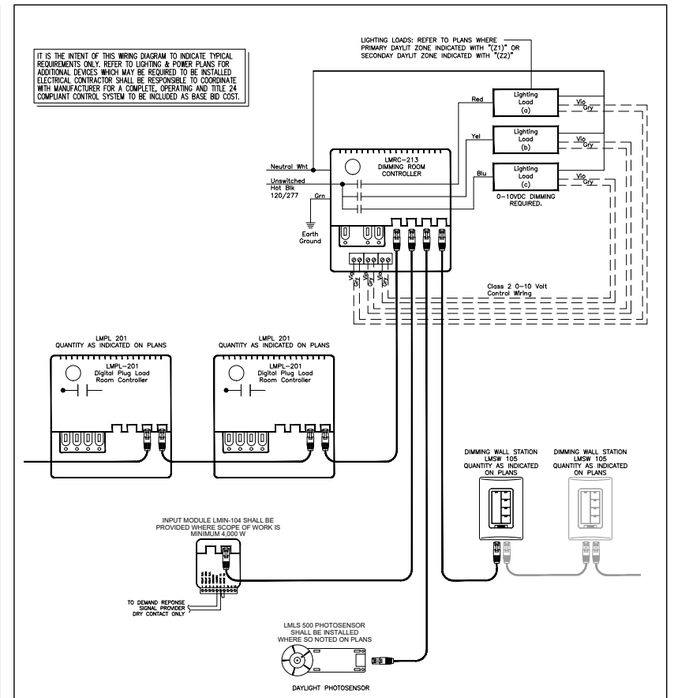
2A "RC2" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE



3A "RC3" ROOM CONTROLLER WITH WALL SENSOR CONTROL
SCALE: NONE



2B "RC2" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE



3B "RC3" ROOM CONTROLLER WITH WALL STATION CONTROL
SCALE: NONE

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08/16/24	ISSUE FOR ENGINEERING	
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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	

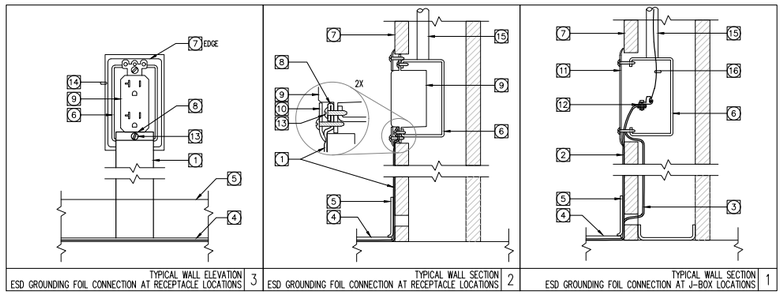
SHEET TITLE:

TYPICAL LIGHTING CONTROL DIAGRAMS (WATTSTOPPER)

SHEET NO:

E-8

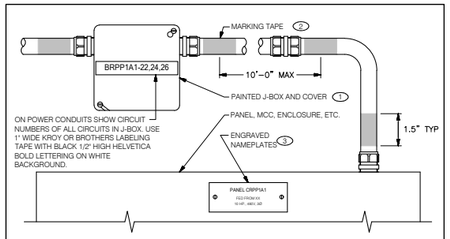
"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA



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



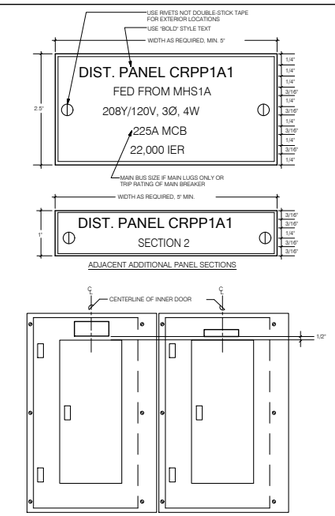
COLOR LEGEND				
SERVICE	J-BOX PAINT COLOR 1	CONDUIT TAPE COLOR 2	NAMEPLATE COLOR 3	
			TEXT	BACKGROUND
277V NORMAL (LTG.)	PURPLE	PURPLE	WHITE	DARK PURPLE
480V NORMAL	NOT PAINTED	BLUE	WHITE	BLUE
208/120V NORMAL	BLUE & WHITE	BLUE & WHITE	WHITE	BLUE
480/277V UPS	ORANGE	ORANGE	WHITE	ORANGE
208/120V UPS	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

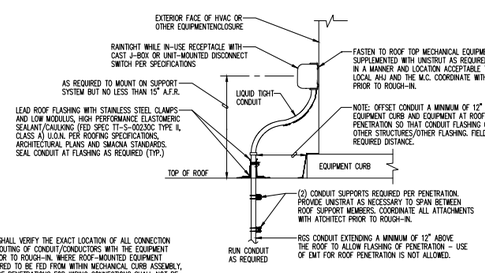


GENERAL NOTES:

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.

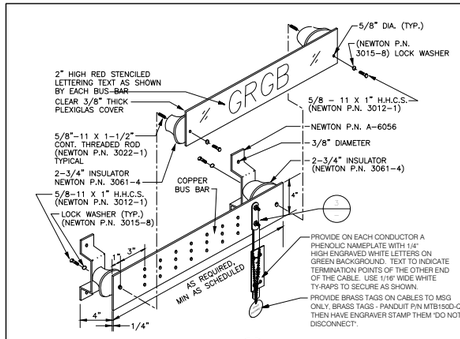
5 PANELS NAMEPLATE

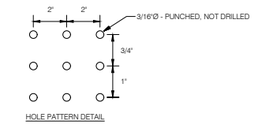
SCALE: FULL SIZE



2 EQUIPMENT MOUNTED RECEPTACLE DETAIL

SCALE: FULL SIZE



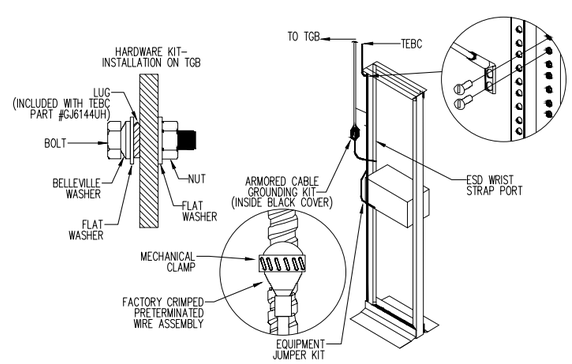


GENERAL NOTES:

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.

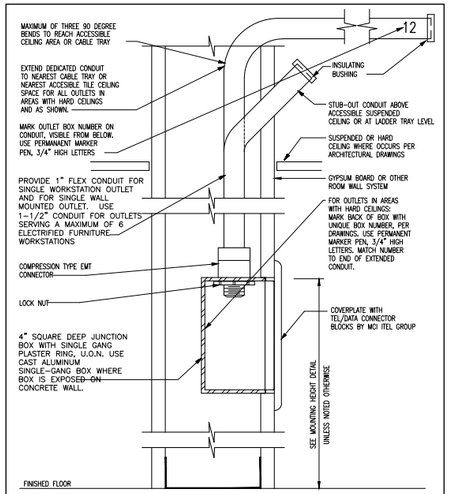
6 TYPICAL TEL. BOARD GROUNDING BAR INSTALLATION

SCALE: NONE



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 OR 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 16 IN. OC WIT NOM 2 BY 4 IN. LUMBER AND PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-1/8 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 RYPS, 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.

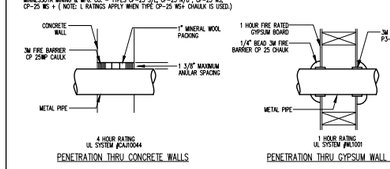
2. PIPE OR CONDUIT – NOM 12 IN.DIAM(OR SMALLER) SCHEDULE 10(OR HAVIER)STEEL PIPE NOM 6 IN.DIAM(OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICA METALIC TUBING OR TYPE L OR (OR HAVIER) COPPER TUBING NOMT IN.DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT . WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED , MAX F RATING OF FIRESTOP SYSTEM (OTHA 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 TABULATED 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)



8 TYPICAL FIRESTOP PENETRATION DETAILS

SCALE: FULL SIZE

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EDWARD D. BERRY
E17083
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

CONSULTANTS:

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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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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

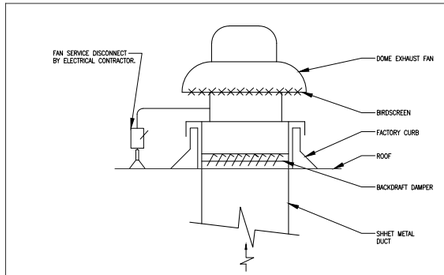
1. ALL CUTTING, PATCHING AND EQUIPMENT PLATFORM BY GENERAL CONTRACTOR
2. CONDENSATE DRAINS TO APPROVED RECEPTOR OR PLUMBING FIXTURE TAIL PIECE BY PLUMBING CONTRACTOR.
3. GAS PIPING, SHUT-OFF VALVES AND FINAL CONNECTIONS TO EQUIPMENT BY THE PLUMBING CONTRACTOR.
4. LOW VOLTAGE CONDUITS BY THE ELECTRICAL 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. "E" ITEMS ARE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
11. "M" 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 WITHIN 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

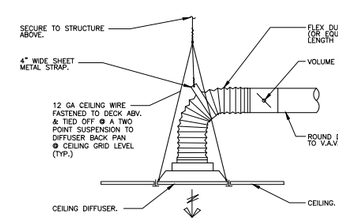
1. THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONTAIN ADDITIONS OR AREAS OF ALTERATION WITHIN REQUIRED TEMPERATURE RANGE OF THE MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING 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

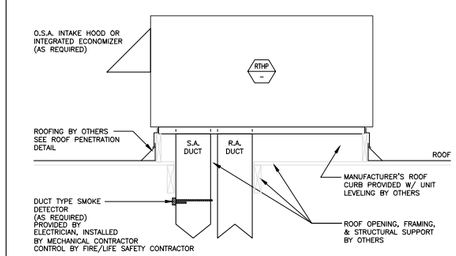
1. ALL APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HORIZONTAL AND VERTICAL LOADS WITHIN THE STRESS LIMITATIONS OF THE CBC.[CMC 303.4]
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

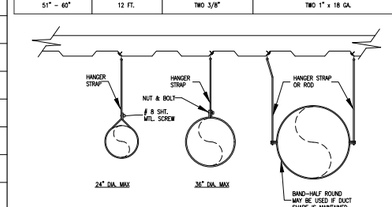


ROOFTOP AC UNIT INSTALLATION — SCALE: NONE

ROUND DUCT & FITTINGS CONSTRUCTION

TO 2" WG. POSITIVE PRESSURE	SMACNA (2006 HVAC ROUND CONSTRUCTION STANDARDS) (SUPPLY, RETURN, MAKE-UP AIR)						
DUCT DIAMETER	SPIRAL DUCT				LONGITUDINAL 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	MfgFlg (Slip-on)	22 ga	LAP & SPOT	MfgFlg (Slip-on)
TO 60"	ANY	22 ga	SPIRAL	MfgFlg (Slip-on)	20 ga	LAP & SPOT	MfgFlg (Slip-on)
TO 66"	ANY	22 ga	SPIRAL	MfgFlg (Slip-on)	18 ga	LAP & SPOT	MfgFlg (Slip-on)
T96"	ANY	22 ga	SPIRAL	MfgFlg (Slip-on)	18 ga	LAP & SPOT	MfgFlg (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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REGISTERED PROFESSIONAL ENGINEER — MEHRDAD MOZDIANI — M-33211 — MECHANICAL — STATE OF CALIFORNIA

CONSULTANTS:

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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:	

HVAC NOTES & DETAILS

SHEET NO:

M-1.0

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

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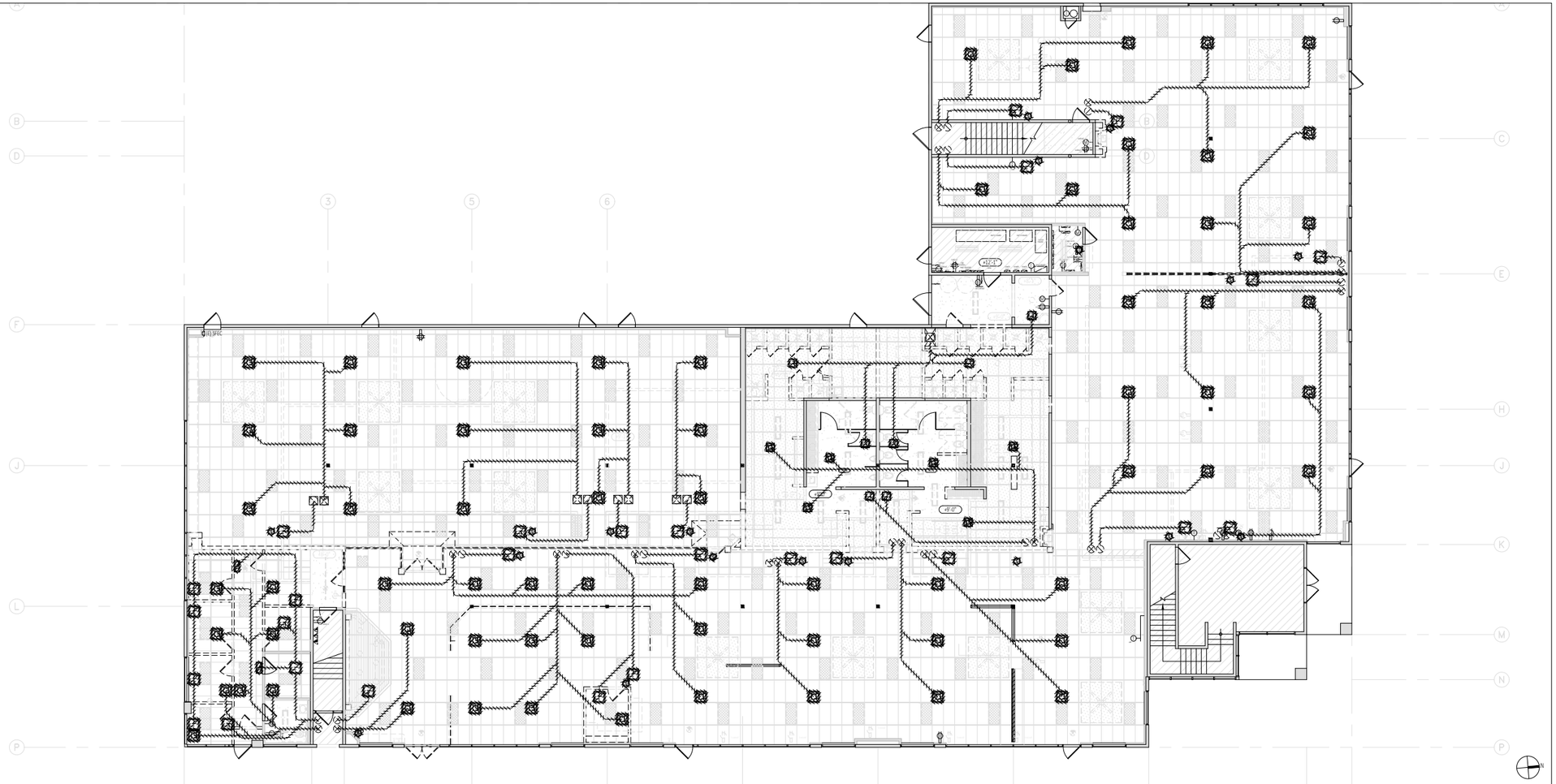

HVAC DEMOLITION NOTE:

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.

PROJECT:

OC-HCA

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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

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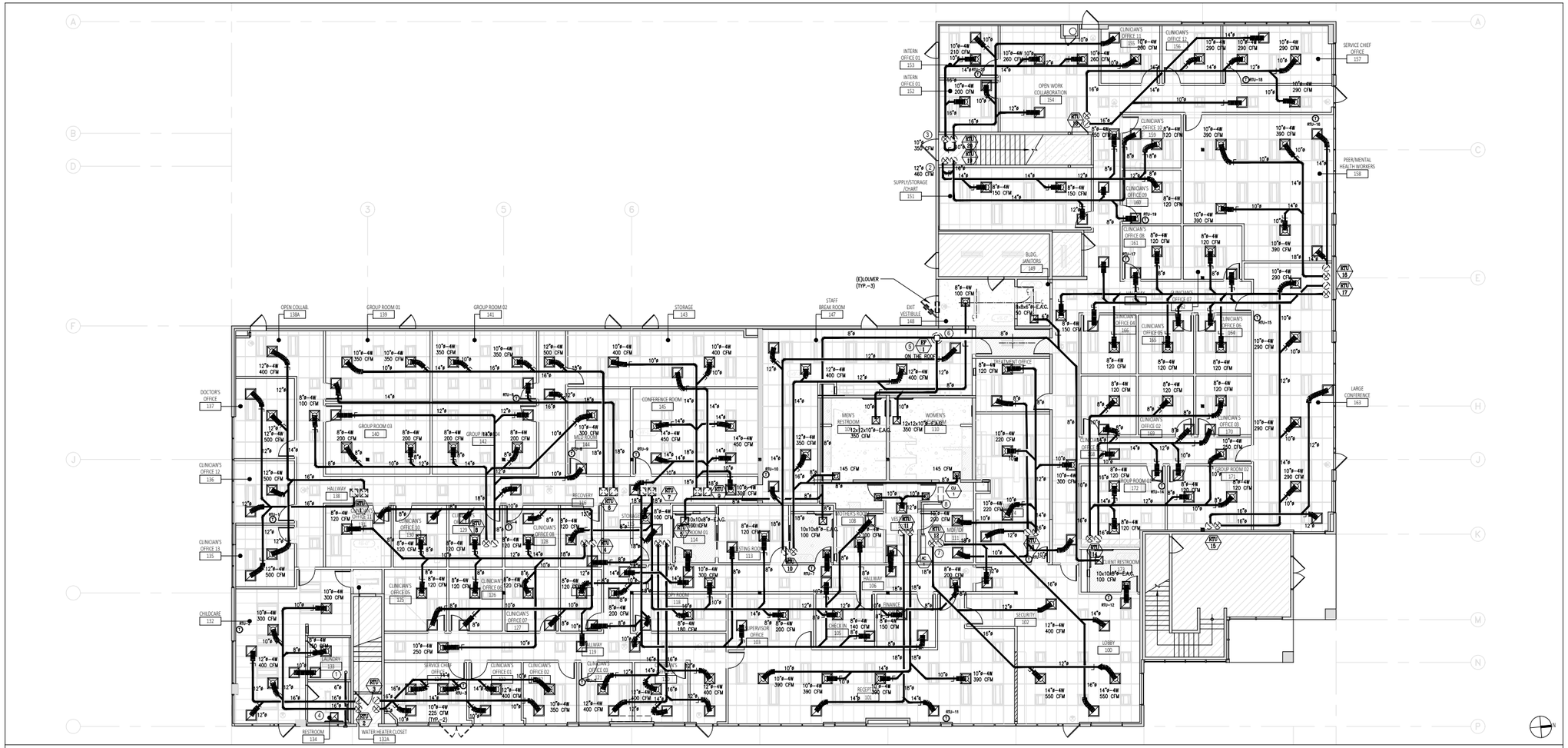

(EXISTING)ROOF TOP HEAT PUMP

SYMBOL	LOCATION	"MANUFACTURER" MODEL No.	CFM	OSA CFM	REF.	COOLING TOTAL MBH	COOLING SENSIBLE MBH	COOLING EDB	COOLING EWB	COOLING AMB	HEATING TOTAL MBH	VOLTAGE	MCA	MFA	MOCP	SEER	WEIGHT (lbs)	REMARKS
RTU 1	ON ROOF	"CARRIER" 50LJ0006	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" PHE486031A	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 L/D: "TITUS" MODEL 300RL
-RETURN/TRANSFER AIR GRILL, HARD L/D: "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 UTR., 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 UTR TO CU-1 ON THE ROOF. FIELD VERIFY FINAL LOCATION FOR CU-1 AND PIPE ROUTING.

PROJECT:
OC-HCA

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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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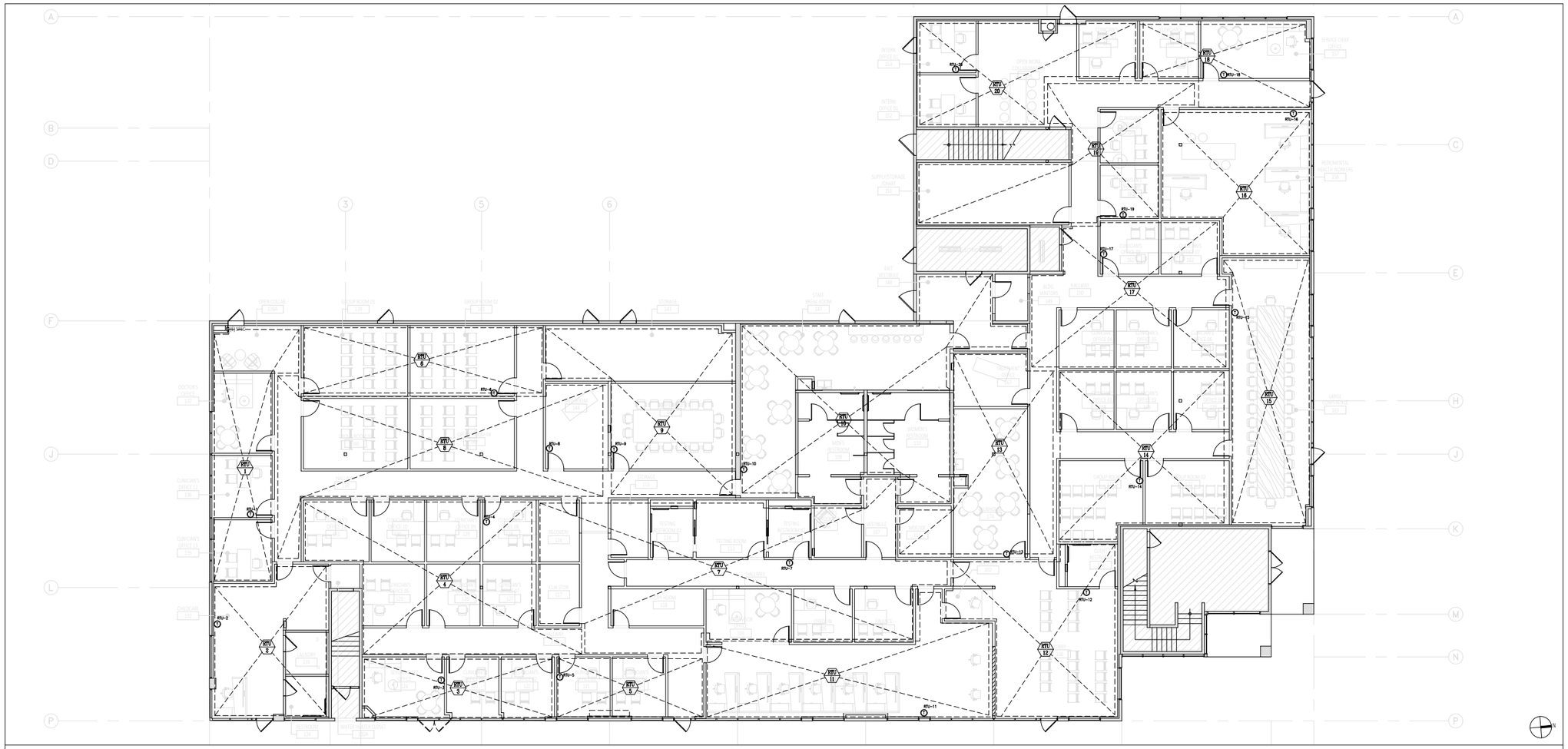

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SHEET TITLE:

HVAC ZONING PLAN

SHEET NO:

M-2.2

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

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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)38 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:\24refoulnk/1160.2, 160.3(a)3D, 170.2(a)4N, 170.2(e)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[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[8] 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

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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[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[8] 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[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[8] 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	

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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[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[8] 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[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[8] 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	

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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[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[8] 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		
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[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[8] 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		
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	

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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[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[8] 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		
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[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[8] 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		
CONFERENCE 145	Conference/ meeting	370		16	240			DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Alteration

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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[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[8] 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	

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J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[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[8] 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		
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[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[8] 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		
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:
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08/29/24	ISSUE FOR PLAN CHECK	

DATE:	08/06/24
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SHEET TITLE:

TITLE-24

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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

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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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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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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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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

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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Mechanical Systems
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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.

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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)
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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
		Plan sheet or construction document location
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	M-1.0

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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

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 responsibilty 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 enforcement agency.

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 08/30/26 MECHANICAL STATE OF CALIFORNIA

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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
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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

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY ESI ARE AND SHALL REMAIN ITS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FURTHER, LAW PROHIBITS THE REPRODUCTION, REPLACE, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGINEERED SPACES INC.

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. 8.108.4(6)CB.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 12" 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, FITTINGS AND PIPING. 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: COLD WATER	HOT WATER	WASTE	VENT	GAS	INDIRECT WASTE	STORM DRAIN	DESCRIPTION
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 SERIESDB166.3THS 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 ENTER FILTRATION SYSTEM AND THE DISHWASHER "WATTS" SD-3-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 6058.105 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 6590.125.0125GPF 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-"IMO 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 19956-SV HARDWIRED POWERED FLUSHOMETER.
FD 1	FLOOR DRAIN	1/2"	--	2"	2"	--	--	--	ZURN NO. Z-415-NH-B-P, CAST IRON, COATED 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.U. "D" FOG 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, 3# 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 PRESSURE 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

PLUMBING 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 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.

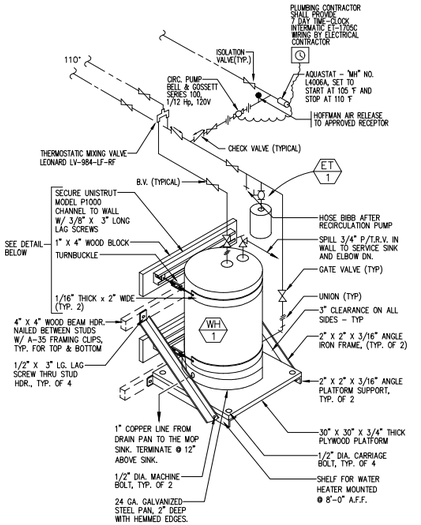
LEGEND

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

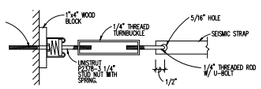
SERVICE	LOCATION	TYPE "L" COPPER	TYPE "M" COPPER	NO-HUB CAST IRON	SCH 40 BLACK STEEL	SCH 40 GALV STEEL	POLYTHYLENE	FITTINGS (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATIONS)
WATER	INSIDE	●						LEAD FREE SOLDER
	OUTSIDE	●						LEAD FREE SOLDER
WASTE	ABV. FLR.			●				PROVIDE TYLER 2-BAND NO-HUB COUPLINGS (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" ASTM 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 UNDERG



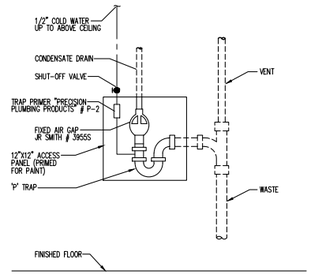
WATER HEATER NOTES:

- 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.



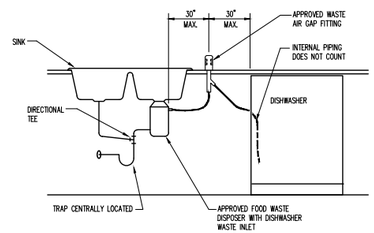
WATER HEATER DETAIL

SCALE	
NONE	11



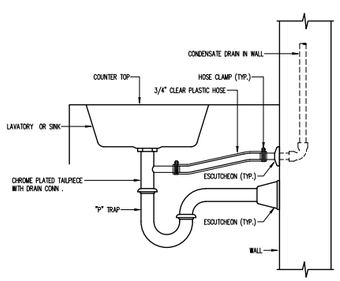
FIXED AIR GAP

SCALE	
NONE	7



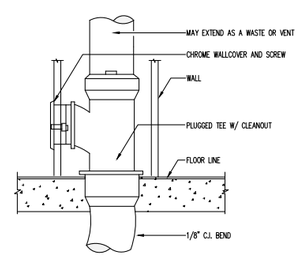
RESIDENTIAL DISHWASHER HOOK-UP

SCALE	
NONE	8



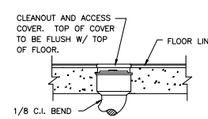
CONDENSATE DRAIN TO TAILPIECE

SCALE	
NONE	12



WALL CLEANOUT

SCALE	
NONE	9



NOTE:
CLEANOUT NOT TO BE LOCATED IN CARPETED AREA.

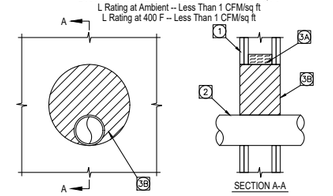
FLOOR CLEANOUT

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

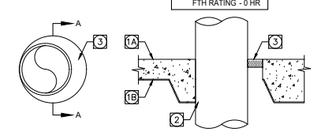
SCALE	
NONE	4

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

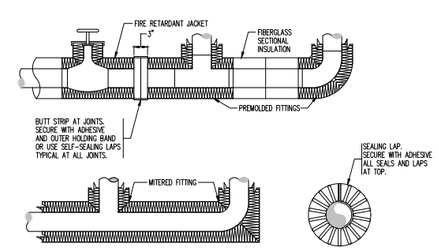
- WRAP WITH 1 INCH THICK, 1 POUND DENSITY TO REQUIRED PIPE INSULATION THICKNESS.
- SECURE WITH WIRE OR TAPE.
- VAPOR SEAL COLD WATER, CHILLED WATER AND STORM WATER PIPING.
- SECTION 609.11.2. THE INSULATION WALL THICKNESS FOR PIPE SIZES UP TO 2" IN DIAMETER SHALL BE NOT LESS THAN THE DIAMETER OF THE 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-12.5
1.5" to < 4"	1.5 in or R-11
1.5" to < 4" Multifamily & Hotel/Motel	2.0 in or R-16

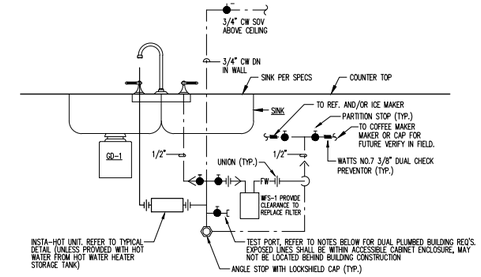
EXPOSED VALVES AND FITTINGS

- 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#

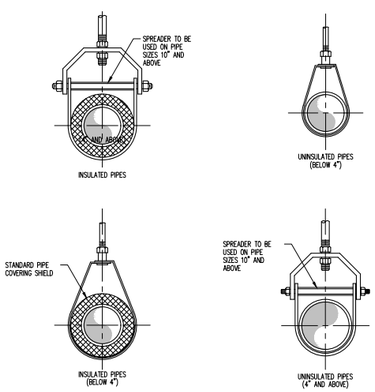
PIPE SUPPORT SPACING SCHEDULE

TYPE OF PIPE	SIZE	MAX. SPACING
	1 1/2" AND SMALLER	7 FT.
	2" AND LARGER	10 FT.
OR COPPER	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:

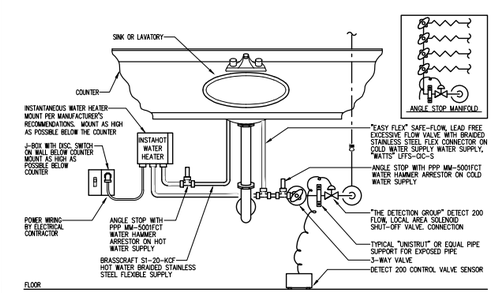
1. SUPPORT PIPE HANGERS FROM STRUCTURAL BEAMS ONLY.
2. STRUCTURAL STEEL PENETRATIONS SHALL BE FIRST REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. (IF APPLICABLE).
3. HANGER AND ROD SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION.
4. SCHEDULED DATA MAY ALSO BE USED FOR TRAPEZE HANGER 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



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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STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
JORGE MOZMANI
No. 33211
MECHANICAL
STATE OF CALIFORNIA

CONSULTANTS:

Engineered Spaces Inc. ESI
Electrical • Mechanical • Plumbing
Consulting Engineers
333 City Blvd. West, Suite 300
Orange CA 92826
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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:	NONE

SHEET TITLE:

PLUMBING DETAILS

SHEET NO:

P-1.2

"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)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) P-1 Plumbing Cover Sheet.dwg, 8/28/2024 11:38:23 AM

8/27/24, 4:30 PM MAEDBS

CALIFORNIA ENERGY COMMISSION

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Residential Water Heaters

*Model Number: DEN-40 1**

Manufacturer: A.O. Smith Water Products Company

Add Date: 03/30/2023

Brand: A. O. SMITH

*Regulatory Status: C - Federally-Regulated Consumer Pro

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 Trape? (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 Standard:

Uniform Energy Factor Consumption:

Pilot Light Energy Consumption:

Reference Number: 207679293

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https://caeerappliances.energy.ca.gov/Pages/Appliance/ApplianceDetail.aspx 1/1

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 32 inch.

We wind continuous lengths from 3" to 32".

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(a)1 180.1, or 141.0(b)2N / 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.

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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)**
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E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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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 3 of 8)**
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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[1]	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 > 100,000 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) or the Energy Commission website: https://caeerappliances.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)6
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
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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 4 of 8)**
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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 demonstrated with requirements 110.3(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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STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-PLB-E**

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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 below) 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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STATE OF CALIFORNIA
Domestic Water Heating System
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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(e) / 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 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 qbn/] 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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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 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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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 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 Brie		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 that is provided to 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

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

Service Water Heating Mandatory Measures:

110.3(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(c)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.

PROJECT:
OC-HCA

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ALISO VIEJO, CA 92656

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STAMP AND SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER
FARIBORZ MOZHGANI
M-33211
MECHANICAL
STATE OF CALIFORNIA

CONSULTANTS:

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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:	

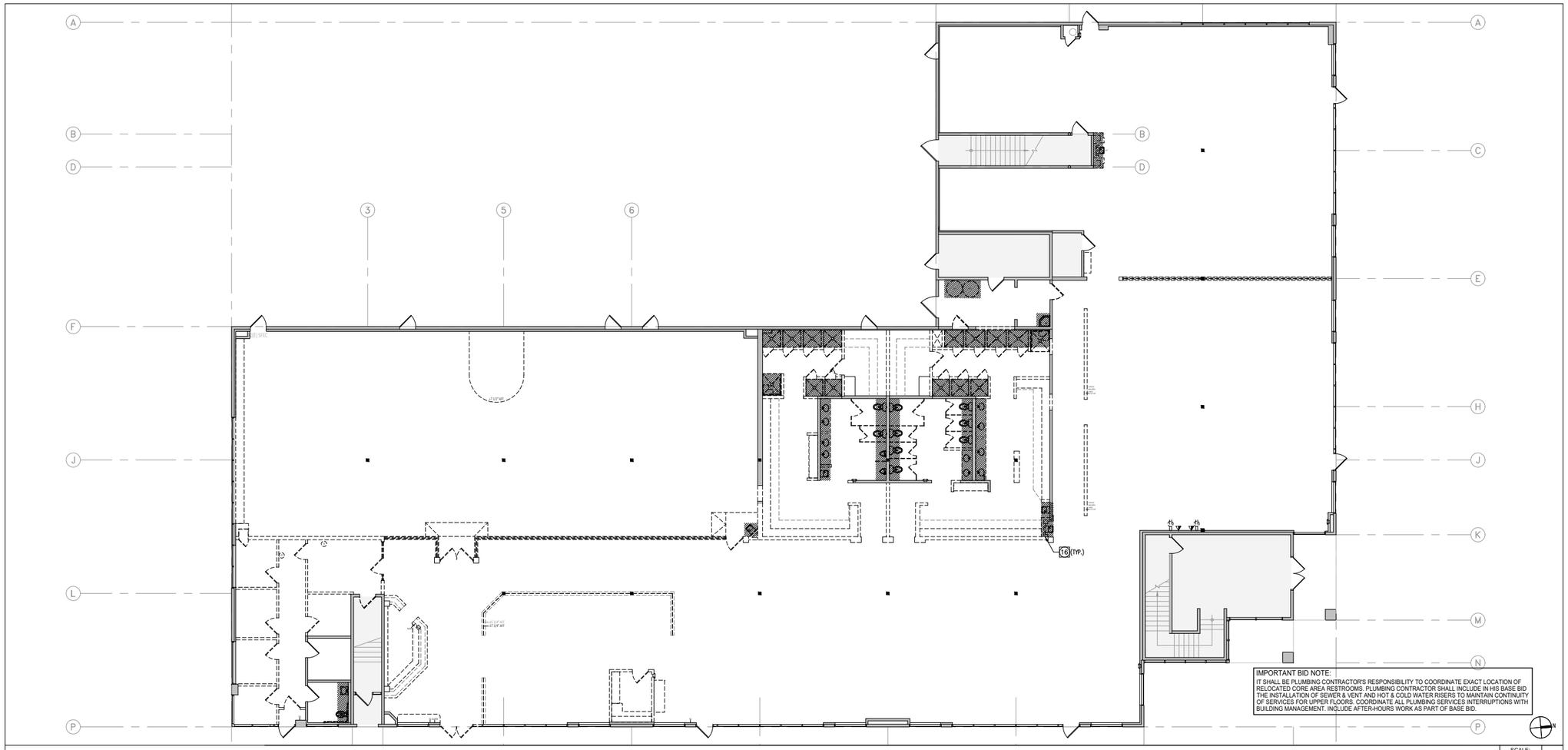
SHEET TITLE:

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 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"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-4R. 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 RESPONSIBLITY 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.

PROJECT:

OC-HCA

1ST FLOOR
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REGISTERED PROFESSIONAL ENGINEER
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No. 33211
Exp. 12/31/24
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DATE	DESCRIPTION	DELTA
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08/29/24	ISSUE FOR PLAN CHECK	

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DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sonin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

SHEET TITLE:

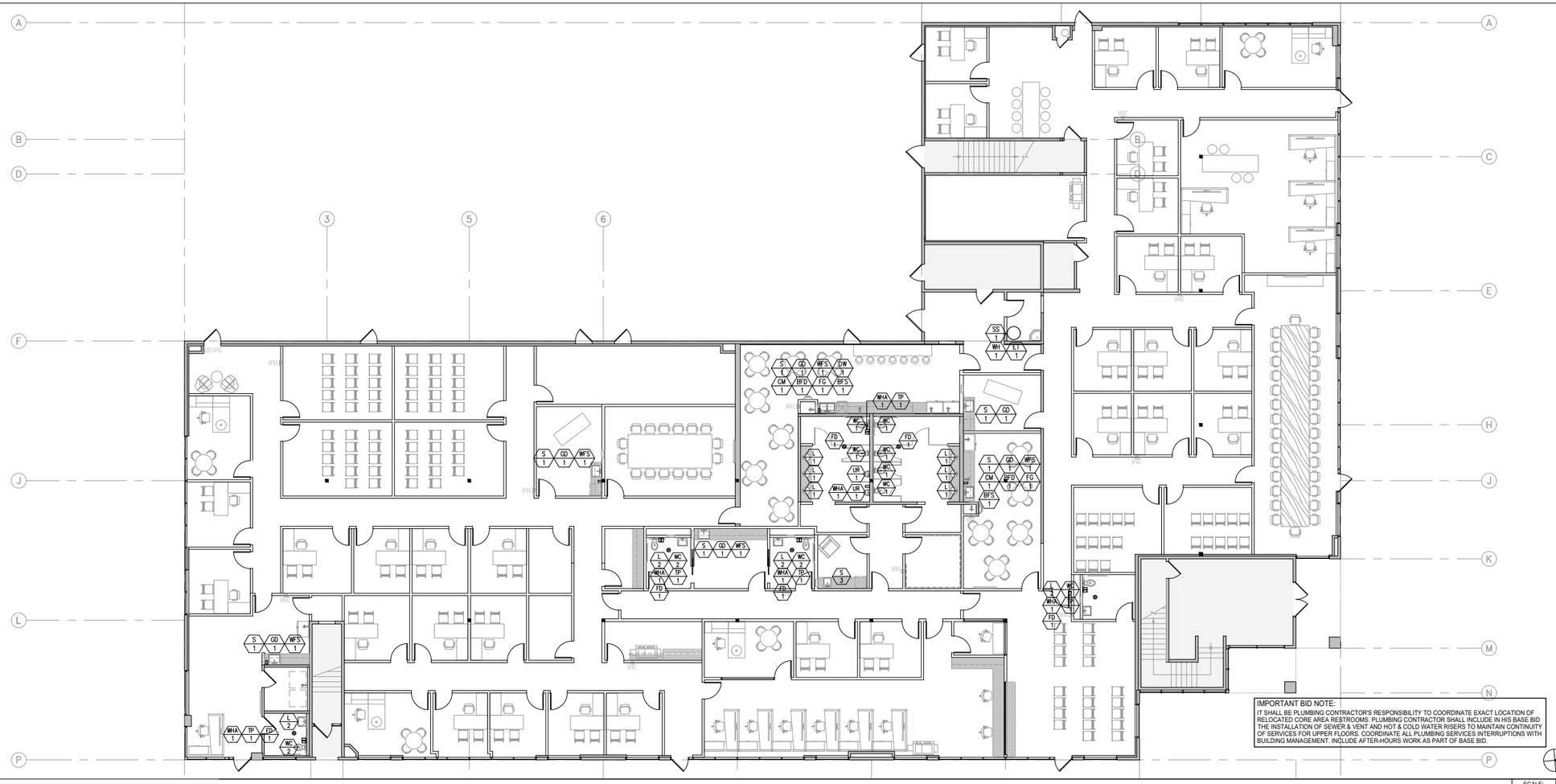
PLUMBING
DEMOLITION PLAN

SHEET NO:

P-2.1

"OC-HCA" Suite 100 27141 Aliso Creek Rd., Aliso Viejo CA

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-2.1 Plumbing Plan.dwg, 8/28/2024 11:38:43 AM



PLUMBING - FIXTURE TYPES

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

1

PLUMBING PLAN NOTES

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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" SD.3-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.
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

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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:	AS NOTED

SHEET TITLE:

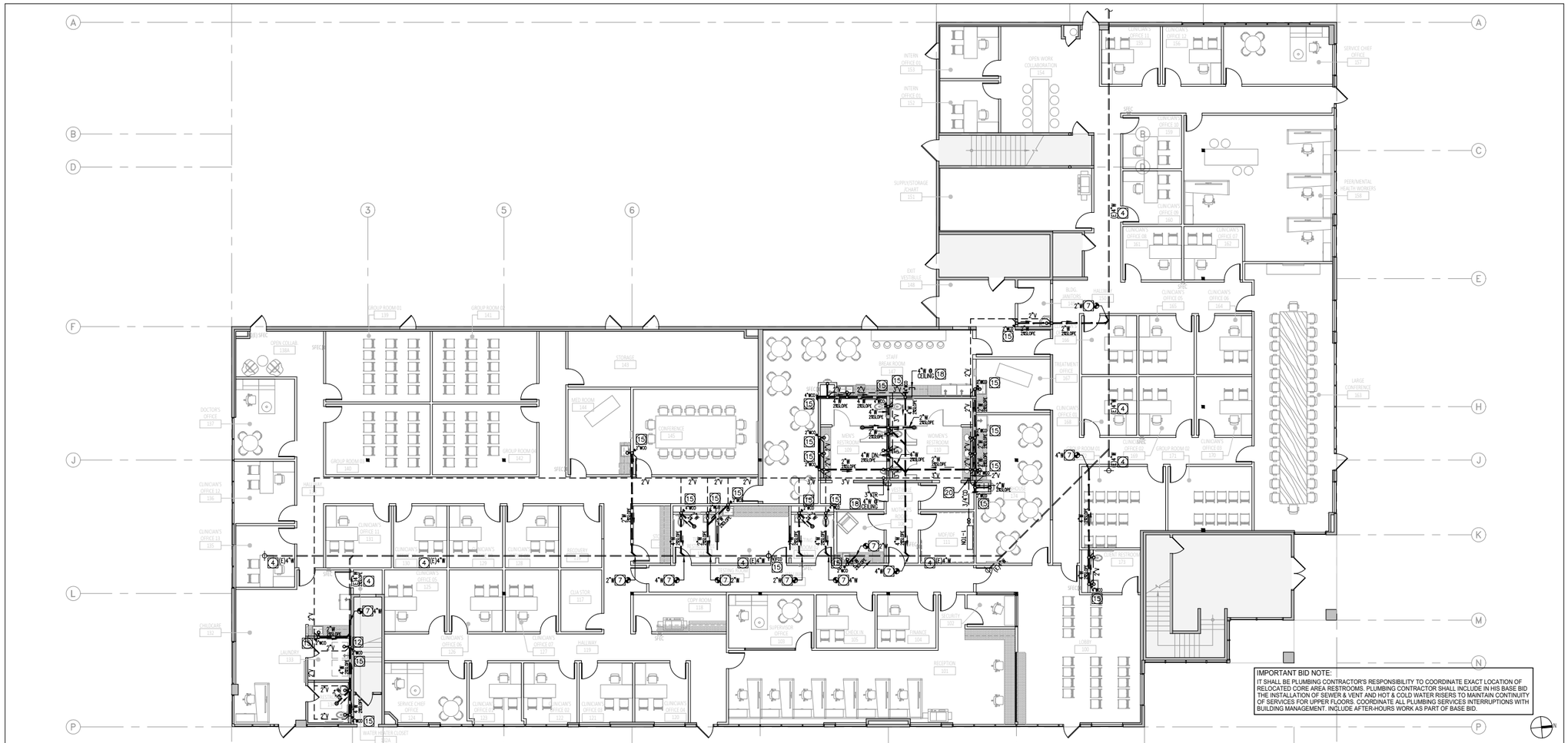
PLUMBING
FIXTURE TYPES

SHEET NO:

P-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)\27141 Aliso Creek Rd., 1st Floor (OC-HCA) P-2.2 Plumbing Plan.dwg, 8/28/2024 11:38:49 AM



IMPORTANT BID NOTE:
IT SHALL BE PLUMBING CONTRACTOR'S RESPONSIBILITY TO COORDINATE EXACT LOCATION OF RELOCATED CORE AREA RESTROOMS. PLUMBING CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE INSTALLATION OF SEWER & VENT AND HOT & COLD WATER RISERS TO MAINTAIN CONTINUITY OF SERVICES FOR UPPER FLOORS. COORDINATE ALL PLUMBING SERVICES INTERRUPTIONS WITH BUILDING MANAGEMENT. INCLUDE AFTER-HOURS WORK AS PART OF BASE BID.

SEWER & VENT - 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"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" 523-AF-48. 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.
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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.
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

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08/29/24	ISSUE FOR PLAN CHECK	

DATE:	08/06/24
DRAWN:	Cad
REVIEWED:	Sorin A. Brie
PROJECT NO:	635036
SCALE:	AS NOTED

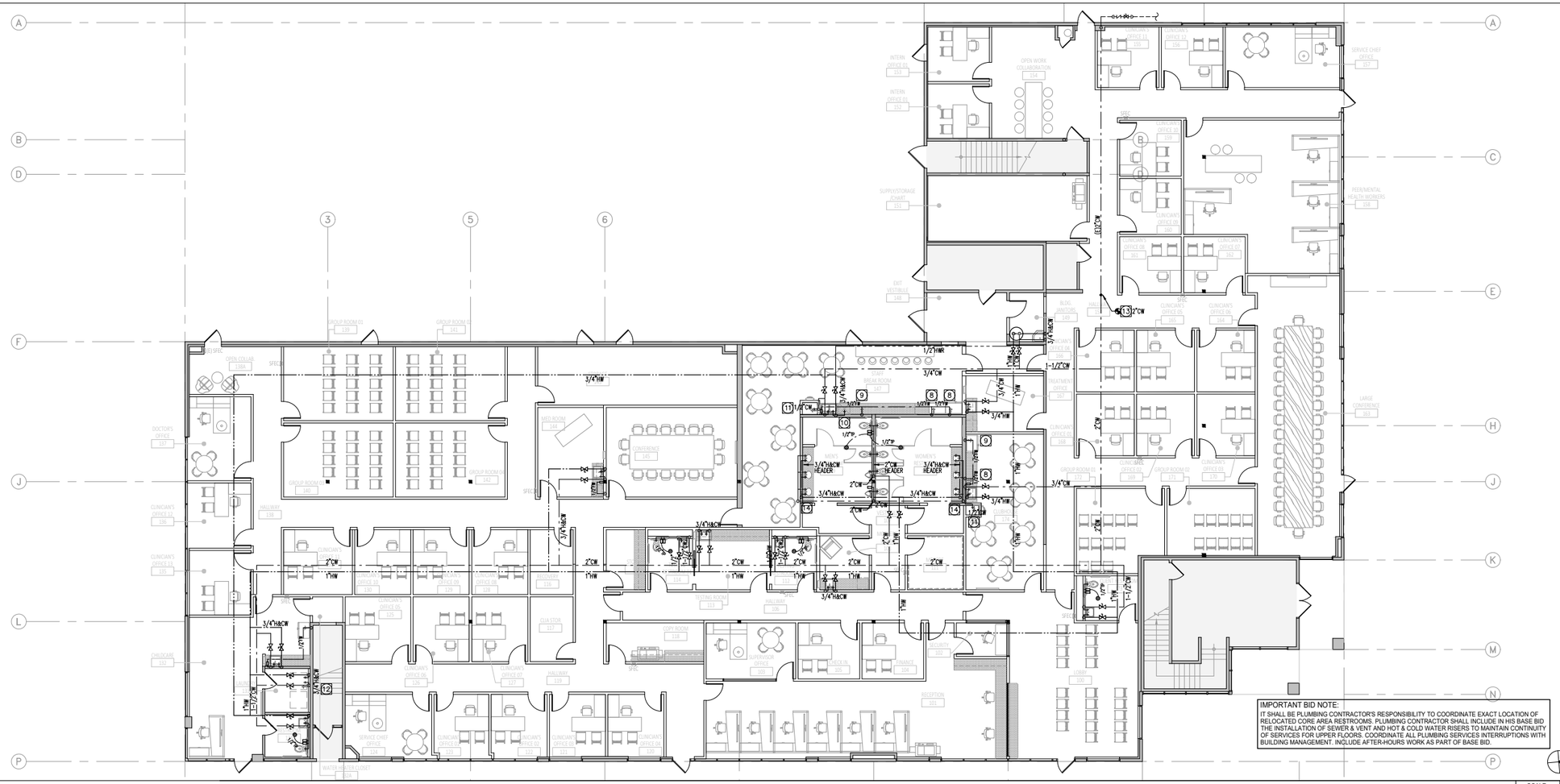
SHEET TITLE:

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.
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12. WATER-TITE 85701 DU-ALL DUAL-DRAIN WASHING MACHINE OUTLET BOX – SINGLE-LEVER. WIDEMOUTH WMOB REHAU EVERLOC 82774
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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.
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

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REGISTERED PROFESSIONAL ENGINEER
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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 PLAN
HOT & COLD WATER PIPING

SHEET NO:

P-2.4

"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-2.2 Plumbing Plan.dwg, 8/28/2024 11:38:54 AM

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.

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.

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

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

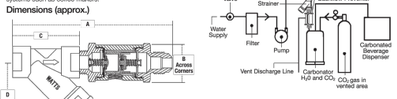
ASSE 1022

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.

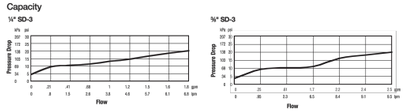
Dimensions (approx.)



SIZE	PART # ASSEMBLY	ORDER CODE	DIMENSIONS									
			A		B		C		D			
in.			in.	mm	in.	mm	in.	mm	in.	mm		
¼	SD3-MN	0061052	4⅛	114	1⅛	27	1⅞	48	1¾	44		
¼	SD3-MF	0061053	4⅜	111	1⅛	27	1⅞	48	1¾	44		
⅜	SD3-MN	0061056	4⅛	114	1⅛	27	1⅞	48	1¾	44		
⅜	SD3-MF	0061057	4⅛	114	1⅛	27	1⅞	48	1¾	44		
¼	SD3-FN	0061066	4⅛	114	1⅛	27	1⅞	48	1¾	44		
⅜	SD3-FN	0061067	4⅛	114	1⅛	27	1⅞	48	1¾	44		
⅜	SD3-MF-LS	0061071	3	76	1⅛	27	—	—	—	—		

*For use on post pumping installations only.

Capacity



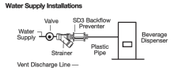
Pressure/Temperature

Max. Pressure: 150psi (10 bar)

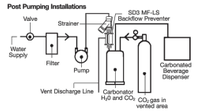
Max. Temperature: 130°F (54°C)

Typical Installations

Water Supply Installations



Post Pumping Installations



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ES-SD3 1905

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SECTION 15400

PLUMBING

DIVISION 1 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, "Trioolator", 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 1, "Energy Conservation Standards". ARTICLE 1, 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 No. 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 plus hangers 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 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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City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 2024

TO: Mayor and City Council

FROM: Mitzi Ortiz, City Manager

SUBJECT: CITY COUNCIL REORGANIZATION

Recommended Action:

Select a Mayor and Mayor Pro Tem in accordance with Ordinance No. 2001-022, for the 2025 calendar year.

Fiscal Impact:

There is no fiscal impact to this action.

Background:

Ordinance No. 2001-022 provides for the selection of the Mayor and Mayor Pro Tem on an annual basis at the first meeting of the City Council in December of each year with their terms commencing on January 1st the following year.

Discussion:

To conduct the selection of the next Mayor and Mayor Pro Tem, the following steps are recommended:

- The City Clerk calls for a motion to nominate a member of the City Council to serve as Mayor for 2025.
- The City Clerk requests any additional nominations.
- Nominations are closed.
- A roll call vote is taken by the City Clerk for each nominee until a successful nominee receives a majority vote and is declared Mayor.

The process is then repeated for the position of Mayor Pro Tem.

Additionally, Council Policy 400-2 states that the Council seating order shall be at the discretion of the Mayor.

City of Aliso Viejo
AGENDA ITEM

DATE: December 4, 2024

TO: Mayor and City Council

FROM: Mitzi Ortiz, City Manager

SUBJECT: CITY COUNCIL APPOINTMENTS TO SERVE ON REGIONAL BOARDS, COMMISSIONS AND COMMITTEES

Recommended Action:

1. Review and update Council appointment list to regional boards, commissions, and committees; and

2. Adopt a Resolution designating and appointing the City's representative to the Orange County Fire Authority Board of Directors.

Fiscal Impact:

None.

Background:

Councilmembers serve on various regional boards, commissions, and committees in order to represent the interests of the City of Aliso Viejo. The City Council traditionally reviews these appointments each year, following Council reorganization.

Discussion:

Staff recommends the City Council discuss and update the appointments for the 2025 calendar year. The current appointment list is included as Attachment No. 1 and indicates appointment vacancies due to the results of the 2024 General Municipal Election. Changes to the OCFA delegate appointment must be formalized by Resolution, which is included as Attachment No. 2.

The following agency requires the Mayor to serve as the delegate; therefore, the appointment is automatic:

REGIONAL APPOINTMENTS	
LOCC – OC Division City Selection Committee	Mayor

Additionally, the City Council previously took action to make the following appointments to local boards and committees as indicated below:

LOCAL APPOINTMENTS		
Board / Committee	**Appointment**	**Date**
City / CUSD Committee	Mayor and Mayor Pro Tem	2/15/17
City / AVCA Committee	Mayor and Mayor Pro Tem	2/15/17
Aliso Viejo Ranch Foundation	Chun and Hurt	12/6/20

Please note that some appointments require filing of a Form 700 Statement of Economic Interests at the time of assuming or leaving office and annually. The Form 700 filings must be submitted directly to the subject agency.

Attachment:

1. 2024 Appointment List

2. Resolution for OCFA Appointment

ALISO VIEJO CITY COUNCIL
REGIONAL APPOINTMENT LIST – 2024
(APPROVED BY CITY COUNCIL ON 12/6/2023)

ORGANIZATION	***MEMBER***	***ALTERNATE***	***DAY/TIME***	***LOCATION***	***CONTACT***	
City Council Appointments – Regional						
Library Advisory Board	Hurt	Vacant	Quarterly, fourth Thursday - 4:00 p.m.	1501 E. Saint Andrew Place, Santa Ana	Alejandra (Alex) Martinez (714) 566-3011 alejandra.martinez.occr.ocgov.com	None
SJHTCA San Joaquin Hills Transportation Corridor Agency	Hurt	Vacant	Second Thursday - 9:30 a.m.	TCA Offices 125 Pacifica, Suite 100, Irvine	Kaylee Doolittle (949) 754-3492 kdoolittle@thetollroads.com clerkoftheboard@thetollroads.com	$120 per mtg. (max 18 per quarter) & mileage Files 700 form
OCFA Orange County Fire Authority	Vacant	N/A	Fourth Thursday, every other month - 6:00 p.m.	OCFA Offices 1 Fire Authority Road, Irvine	Maria Huizar (714) 573-6040 mariadhuizar@ocfa.org	$100 per mtg. Files 700 form
Orange County Vector Control District	Hurt **(2 yr. term; expires 1/1/25)**	N/A	Third Thursday - 3:00 p.m.	OCVCD Offices 13001 Garden Grove Blvd	Tawnia Pett (949) 971-2421 tpett@ocvector.org	$100 per mtg. Files 700 form
California JPIA	Ackley	Vacant	Annually	CJPIA Offices 8081 Moody Street, La Palma	Veronica Ruiz (562) 467-8736 vruiz@cjpia.org	$100 stipend, travel & lodging
CGA Coastal Greenbelt Authority	Ackley	Vacant	Third Thursday, every other month - 3:00 p.m.	Council Chambers 24264 El Toro Rd, Laguna Woods	Tene Greene (949) 923-2200 tene.greene@ocparks.com	None
South Orange County Watershed Mgmt Area	Ackley	Public Works	Quarterly, first Thursday - 2:30 p.m.	Council Chambers 30111 Crown Valley, LN	Jenna Voss (714) 955-0652 jenna.voss@ocpw.ocgov.com	None
Mayor Appointments – Regional						
LOCC - Orange County Division City Selection Committee	Mayor	Appointed as needed*	As needed, precedes League Division meeting	Varies	(714) 972-0077	None

* If the Mayor is unable to attend, he or she will select an alternate; if the Mayor is unavailable to select an alternate or has not chosen an alternate, the Mayor Pro Tem would automatically become the alternate. If the Mayor Pro Tem is not available, the alternate would then be the preceding Mayor, and so on.

ALISO VIEJO CITY COUNCIL
LOCAL APPOINTMENT LIST – 2024

ORGANIZATION	*MEMBER*	*MEMBER*	*DAY/TIME*	*LOCATION*	
City Council Appointments – Local					
AV Ranch Foundation	Vacant	Hurt	As Needed	Aliso Viejo City Hall	
Mayor / Mayor Pro Tem Appointments – Local					
City / CUSD Committee	Mayor	Mayor Pro Tem	As Needed	Aliso Viejo City Hall	
City / AVCA Committee	Mayor	Mayor Pro Tem	As Needed	Aliso Viejo City Hall	

* If the Mayor is unable to attend, he or she will select an alternate; if the Mayor is unavailable to select an alternate or has not chosen an alternate, the Mayor Pro Tem would automatically become the alternate. If the Mayor Pro Tem is not available, the alternate would then be the preceding Mayor, and so on.

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, DESIGNATING AND APPOINTING ITS REPRESENTATIVE TO THE ORANGE COUNTY FIRE AUTHORITY'S BOARD OF DIRECTORS

WHEREAS, the City, as a "member" of the Orange County Fire Authority Joint Powers Authority (JPA) is entitled to appoint a representative director ("Director") to the Orange County Fire Authority's Board of Directors; and

WHEREAS, each member agency, by resolution of its governing body, shall designate and appoint one representative to act as its Director on the Authority Board of Directors, except the County whose Board of Supervisors shall appoint two representatives to act as its Directors; and

WHEREAS, each Director shall be a current elected member of the governing body; and

WHEREAS, each Director shall hold office until the selection of a successor by the appointing body; and

WHEREAS, each Director is to serve at the pleasure of his or her appointing body and may be removed at any time, with or without cause, at the sole discretion of that appointing body; and

WHEREAS, any vacancy shall be filled in the same manner as the original appointment of a Director.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Aliso Viejo, California, does hereby resolve as follows:

Section 1. The City Council hereby designates and appoints _____ as its Director to the Orange County Fire Authority Board of Directors.

Section 2. The City Council hereby directs the City Clerk to transmit a copy of the executed resolution to the Clerk of the Authority of the Orange County Fire Authority prior to their next regularly scheduled board meeting.

Section 3. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED AND ADOPTED this 4th day of December, 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 4th day of December, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)