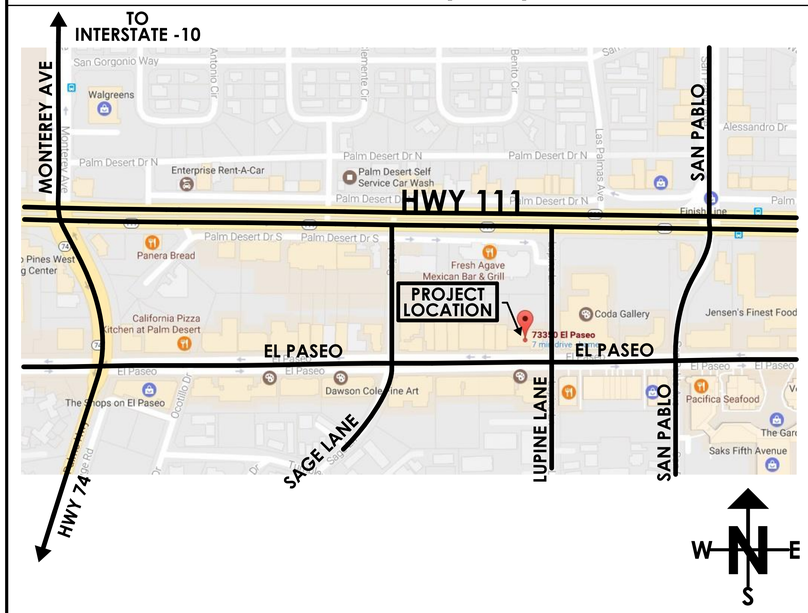
Vicinity Map



GOVERNING CODES:

Part 2, **2016 California Building Code** (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).

Part 3, **2016 California Electrical Code** (CEC), which is based on the 2014 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).

Part 4, **2016 California Mechanical Code** (CMC), which is based on the 2015 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

Part 5, **2016 California Plumbing Code** (CPC), which is based on the 2015 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

Part 6, **2016 California Energy Code** (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.

Part 9, **2016 California Fire Code** (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).

Part 11, **2016 California Green Building Standards Code** (CGBSC), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

Palm Desert Municipal Code Requirements:

A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5416)
B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 262 of the Palm Desert Municipal Code)
C. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. (Palm Desert Municipal Code, Chapter 8.02)
D. Address numerals shall comply with Palm Desert Ordinance No. 1310, Municipal code section 15.28. You may request a copy of the Ordinance at the Building Department.
E. CONSTRUCTION HOURS:

OCTOBER 1 THRU APRIL 30		MAY 1 THRU SEPTEMBER 30	
Monday - Friday	7:00 a.m. - 5:30 p.m.	Monday - Friday	6:00 a.m. - 7:00 p.m.
Saturday	8:00 a.m. - 5:00 p.m.	Saturday	8:00 a.m. - 5:00 p.m.
Sunday	NOT ALLOWED	Sunday	NOT ALLOWED
Government Code Holidays	NOT ALLOWED	Government Code Holidays	NOT ALLOWED

Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.

"Notify DIG ALERT, a free public service provided by Underground Service Alert of Southern California, @ 811 prior to any excavation"

General contractors and/or owner-builders shall submit a completed Sub-Contractor's list to the Building & Safety Department prior to requesting a final inspection per Palm Desert Ordinance No. 40. Absolutely no Sub-Contractor's lists will be accepted unless all required information is provided on the appropriate City of Palm Desert form.

Block walls, trash enclosures, temporary power poles, pools, spas, site lighting, signage, awnings, etc. require separate permits.

Business Support Center

1. All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm Desert Municipal Code Title 5
2. All contractors and/or owner-builders must submit a valid Certificate of Worker's Compensation insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700

"Prior to requesting final inspection, all as-built drawings and specifications shall be scanned in "PDF" format and submitted to the City of Palm Desert Department of Building and Safety for digital archiving purposes."

Project Design Team:

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET, UNIT D
PALM DESERT, CALIFORNIA 92211
Phone: (760) 568-3658 Email: jponeday@aol.com

STRUCTURAL ENGINEER	CIVIL ENGINEER
NA	NA

GENERAL CONTRACTOR

ENERGY & HVAC	PLUMBING	ELECTRICAL
Scott Design and Title 24, Inc. 74-818 Velie Way STE 8 Palm Desert CA 92260 (760) 702-5406 SD&T24INC.	EGLERT GUTIERREZ DESIGN P.O. BOX 11266 PALM DESERT, CA 92255 CELL: (760) 851-7314 FAX: (760) 360-9220 E-MAIL: eglertgdesign@msn.com LIC # 13-44802	M|R|C ENGINEERING, INC. Professional Engineers & Lighting Consultants 74300 Gateway Drive, Suite 210 Palm Desert, CA 92260 T: 760.340.6005 F: 760.340.6300

Project Information:

OWNER:

DESERT LUXURY ESTATES, LLC

LEGAL:

Zoning Occupancy group: Downtown District
Number of stories: 2
Type of construction: V-B, un-sprinklered
Building Occupancy Group B

Area Calculations

COND. FLR. AREA SUITE 101 (GROUND FLOOR) = 2,440 s.f.

Project Scope:

The work shall consist of installing non-bearing partitions, finishes & other amenities & improvements consistant with typical commercial retail office space to the currently unimproved commercial retail suite 101

Index of Drawings

INDEX OF DRAWINGS	
SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS
A2.0	(E) TJL TRUSS MANUF. INSTALLATION INFORMATION (RECOMMENDED ATTACHMENT FOR NON-LOAD BEARING PARTITIONS) & FURRING CHANNEL INFO.
A2.1	ADA 1
A2.2	ADA 2
A2.3	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 1
A2.4	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 2
A2.5	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 3
A3.0	COMBINATION SITE & FLOOR PLANS - SHOWING ACCESSIBLE PATHS OF TRAVEL
A4.0	AS-BUILT (EXISTING CONDITIONS) PLAN
A4.1	FLOOR PLAN (SECTION CUTS)
A4.2	FLOOR PLAN (DIMENSIONED)
A4.3	FLOOR PLAN (KEYED NOTES)
A4.4	PLAN SHOWING EXISTING FLOOR JOIST & BEAM LAYOUT
A5.0	ROOF PLAN
A6.0	DOOR AND WINDOW MARKERS, SCHEDULES & DETAIL BUBBLES
A7.0	EXTERIOR ELEVATIONS
A8.0	BUILDING SECTIONS A THRU D
A8.1	BUILDING SECTIONS E THRU H
A8.2	BUILDING SECTIONS J THRU M
A9.0	ARCHITECTURAL DETAILS
A9.1	ARCHITECTURAL DETAILS
A9.2	ARCHITECTURAL DETAILS
A9.3	ARCHITECTURAL DETAILS
M1.0	HVAC - DESIGN AND LAYOUT
M2.1	HVAC - DESIGN & LAYOUT
M2.2	HVAC - DESIGN & LAYOUT
E1.0	ELECTRICAL PLANS
E2.0	ELECTRICAL SINGLE LINE DIAGRAM
E3.0	ELECTRICAL GENERAL NOTES & LEGEND
P1	PLUMBING PLAN & NOTES

WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:

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HISTORICAL DOCUMENTATION – EDUCATIONAL REFERENCE ONLY

These drawings represent an actual commercial tenant improvement project prepared in 2017 under the building codes and regulations applicable of that time. They are published as an example of professional construction documentation and are intended for educational and informational purposes only.

Building codes, accessibility requirements, construction standards, and regulatory procedures have changed since these documents were prepared. These drawings are not intended for reuse, adaptation, or construction on any other project without appropriate professional review, authorization, and compliance with current applicable codes.

Project Title

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:

DESERT LUXURY ESTATES

73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

General Notes:

1. THESE PLANS AND OR DESIGNS PREPARED EXCLUSIVELY FOR: MARVIN INVESTMENTS, NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY,OR REUSED ON ANOTHER SITE WITHOUT THE WRITTEN APPROVAL OF : RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE
2. ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF : RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE
3. ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
4. DIMENSIONS ARE FOR CONSTRUCTION PURPOSES. DO NOT SCALE DRAWINGS.
5. ALL WORK TO COMPLY WITH CITY OF PALM DESERT REQUIREMENTS AND ORDINANCES.
6. AGENCY APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AND SHALL NOT BE USED BY WORKMEN.
7. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES.
8. UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS AND SPECIFICATIONS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT FROM DAMAGE ALL EXISTING AND NEW UTILITIES.
10. THE ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF ALL SUPPLEMENTARY WORK. UPON THE OCCURRENCE OF ANY DISCREPANCIES BETWEEN THE SUPPLEMENTAL DRAWINGS AND THE ARCHITECTURAL DRAWINGS THAT WOULD ENCUMBER OR CAUSE AN AWKWARD INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY RESIDENTIAL DESIGN AT ONCE, FOR REVIEW AND CLARIFICATION. WORK SHALL COMMENCE UPON WRITTEN APPROVAL BY JONATHAN PELEZZARE
11. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. REQUIRED CORRECTIVE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH OCCUPANCY OF THE PROJECT ON A TIMELY BASIS.
12. NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING, OR OTHERWISE. ALL BEAMS, GUIDES, JOISTS, STUDS AND SIMILAR CONSTRUCTION SHALL BE BORED WITH HOLES APPROXIMATELY THE SAME DIAMETER AS THE PIPES PASSING THROUGH THEM
13. UNLESS THE DESIGNER IS RETAINED TO PROVIDE ON SITE REPORTS DURING CONSTRUCTION THE OWNER AND/OR HIS CONTRACTOR ASSUME COMPLETE RESPONSIBILITY FOR THE PROPER USE AND EXECUTION OF THE PLANS. ANY CHANGES OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF JONATHAN PELEZZARE RELEASES JONATHAN PELEZZARE FROM ANY LIABILITY FOR THE ENTIRE PROJECT.
14. THIS SET OF PLANS, PER THE CONTRACT WITH JONATHAN PELEZZARE , IS A BUILDERS SET OF PLANS. THIS MEANS THAT NOT ALL DETAILS AND SPECIFICATIONS ARE PROVIDED AND THE GENERAL AND SUB-CONTRACTOR WILL BE REQUIRED TO HAVE GENERAL CONSTRUCTION KNOWLEDGE TO COMPLETE THE STRUCTURE.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY DETAIL, ASSEMBLY, SPECIFICATION, DESIGN INTENT, ETC., SUCH CLARIFICATION SHALL BE REQUESTED PRIOR TO THE SUBMITTAL OF ANY BIDS. FURTHER, THE CONTRACTOR SHALL HOLD ALL SUB-CONTRACTORS RESPONSIBLE FOR REQUESTING SUCH CLARIFICATION OF ANY PORTION OF THE WORK PERTAINING TO THEIR BIDS.

Abbreviations

A
ACOUS. ACOUSTICAL
ADJ. ADJUSTABLE/ADJACENT
A/C. AIR CONDITIONING
ALT. ALTERNATE
ALUM. ALUMINUM
A.B. ANCHOR BOLT
ANOD. ANODIZED
ARCH. ARCHITECTURAL OR ARCHITECT
A.C. ASPHALTIC-CONCRETE

B
BM. BEAM
BLK.,BLKG. BLOCK; (BLOCKING)
BD. BOARD
BOT. BOTTOM
B.O.B. BOTTOM OF BEAM
B.O.F BOTTOM OF FRAMING
B.O.J. BOTTOM OF JOIST
BLDG. BUILDING

C
CAB. CABINET
CPT. CARPET
C.J. CEILING JOIST
CLG.(S) CEILING(S)
C CENTER LINE
CER. CERAMIC
CH. CHAPTER
C.O. CLEAN OUT
CLR. CLEAR
CO. COMPANY
C.W. COLD WATER
COL. COLUMN OR COLORED
COMP. COMPOSITION OR COMPARTMENT
CONC. CONCRETE
CONST. CONSTRUCTION
CONN. CONNECTION
CONT. CONTINUOUS OR CONTRACTOR
C.F.M. CUBIC FEET PER MINUTE

D
DEMO. DEMOLITION
DT. DETAIL
ø DIAMETER
DR. DOOR
DBL. DOUBLE
D.F. DOUGLAS FIR
DIM. DIMENSION
DN. DOWN
D.S. DOWN SPOUT
DWG. DRAWING
D.F. DRINKING FOUNTAIN

E
EA. EACH
E.W. EACH WAY
ELECT. ELECTRICAL() OR ELECTRICIAN
ELEV. ELEVATION
ENCL. ENCLOSE (ENCLOSURE)
EQ. EQUAL
EQUIP. EQUIPMENT
EXTG. EXISTING
EXT. EXTERIOR

F
FAS. FASTNER
F.O.C. FACE OF CONCRETE
F.O.M. FACE OF MASONRY
F.O.S. FACE OF STUD
F.V. FIELD VERIFY
FIN. FINISH
F.F. FINISH FLOOR
F.A. FIRE ALARM
F.E. FIRE EXTINGUISHER
F.H.S. FIRE HOSE STATION
F.A.U. FORCED AIR UNIT
F.G. FINISH GRADE

F CONT.
F.D. FLOOR DRAIN
FLSHG. FLASHING
FLR. (G) FLOOR(ING)
FLUOR. FLOURESCENT
FT. FOOT(FEET)
FTG. FOOTING
FNDN. FOUNDATION
FUR. FURRED(ING)

G
GAR. GARAGE
G.D. GARBAGE DISPOSAL
GA. GAUGE
G.I. GALVANIZED IRON
GL. GLASS
GLU-LAM. GLUE LAMINATED
G.L.B. GLUE LAMINATED BEAM
G.B. GRAB BAR
GR. GRADE
G.F.I. GROUND FAULT INTERRUPTOR
GYP.BD. GYPSUM BOARD

H
HDW. HARDWARE
HDR. HEADER
H.V.A.C. HEATING, VENTILATING AND AIR CONDITIONING
H.C. HOLLOW CORE
H.M. HOLLOW METAL
HT. HEIGHT
HORIZ. HORIZONTAL
H.B. HOSE BIBB
HR. HOUR

I
INCL. INCLUDE
INFO. INFORMATION
I.D. INSIDE DIAMETER
INS. INSULATE
INT. INTERIOR
I.C.B.O. INTERNATIONAL CONGRESS OF BUILDING OFFICIALS

J
JST. JOIST

L
LAM. LAMINATED
LAV. LAVATORY
LT.(G) LIGHT(ING)
L.P.G. LIQUIFIED PETROLEUM GAS
L.L. LIVE LOAD
LVR. LOUVER

M
MANUF. MANUFACTURED, MANUFACTURER
MAX. MAXIMUM
MEASMT. MEASUREMENT
MED. MEDIUM
M.C. MEDICINE CABINET
M. MEN
MECH. MECHANICAL
MIN. MINIMUM
MIR. MIRROR
M.B. MACHINE BOLT
MH. MANHOLE
MTL. MATERIAL
MISC. MISCELLANEOUS

N
N.E.C. NATIONAL ELECTRICAL CODE
N.I.C. NOT IN CONTACT
N.T.S. NOT TO SCALE
#(NO.) NUMBER

O
O.C. ON CENTER
OPNR. OPENER
OPNG. OPENING
O.D. OUTSIDE DIAMETER
O.H. OVERHANG OR OVERHEAD

P
PLAS. PLASTIC OR PLASTER
PART. PARTITION
PVMT. PAVEMENT
PL. PLATE
PLYWD. PLYWOOD
PT. POINT
POL. POLISHED
PVC. POLYVINYL CHLORIDE
PRE-FAB. PREFABRICATED
P.T.D.F. PRESSURE TREATED DOUGLAS FIR
PL. PROPERTY LINE

R
R. RADIUS
REDWD. REDWOOD
REF. REFRIGERATOR
REG. REGISTER
R.A. RETURN AIR
R.D. ROOF DRAIN
R.R. ROOF RAFTER
RM. ROOM
RE.S. RESAWN
R.O. ROUGH OPENING

S
SCH. SCHEDULE
SEC. SECTION
SHTG. SHEATHING
SHT. SHEET
SHLV. SHELVES
SIM. SIMILAR
S.G.D. SLIDING GLASS DOOR
S.G.W. SLIDING GLASS WINDOW
SPEC.(S) SPECIFICATION(S)

SQ. SQUARE
STD. STANDARD
STOR. STORAGE
S.D. STORM DRAIN
STL. STEEL
SUS. SUSPENDED

T
TAND. TANDEM
TEMP. TEMPERED
TEX. TEXTURED
THICK. (THK.)THICKNESS
T.C. TOP OF CONCRETE OR CURB
T.D. TOP OF DRAIN
T.P. TOP OF PAVING
OR TOILET PAPER HOLDER
T.O.P. TOP OF PLATE
T.O.S. TOP OF SLAB
T.W. TOP OF WALL
T AND G TONGUE AND GROOVE
T.B. TOWEL BAR
TYP. TYPICAL

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REVISIONS
1 Gen check 04/10/2017
2 Gen check 06/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN
CHECKED
ISSUE DATE 11/4/2026
SCALE 1/4" = 1'-0" (UNO)
JOB # TI-1-2-24-17
SHEET NO. A1.0
OF 30 SHEETS

ClarkDietrich BUILDING SYSTEMS

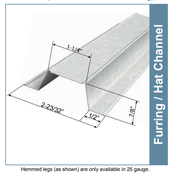
Product Submittal Sheet

Tech Support: 888-437-3244 | Sales: 800-543-7140
Engineering Services: 877-832-3206 | clarkdietrich.com

Furring / Hat Channel

Product Category: 7/8" Furring / Hat Channel - 18 gauge
Product Name: 087F125-43 (33 ksi, CP60)
43 mils (18 gauge) Coating: CP60 (G90 available)

05.40.00 (Cold-Formed Metal Framing)



Hemmed legs (as shown) are only available in 25 gauge.

Geometric Properties

Depth	0.875 in	Design thickness	0.0451 in
Width	1.250 in	Min. steel thickness	0.0428 in
Yield stress, Fy	33 ksi	Ultimate, Fu	45 ksi

Gross Section Properties of Full Section, Strong Axis

Cross sectional area (A)	0.168	in²
Member weight per foot of length	0.572	lb/ft
Moment of inertia (Ix)	0.020	in⁴
Radius of gyration (Rx)	0.345	in
Gross moment of inertia (Iy)	0.079	in⁴
Gross radius of gyration (Ry)	0.684	in

Effective Section Properties, Strong Axis

Moment of inertia for deflection (Ix)	0.020	in⁴
Section modulus (Sx)	0.043	in³
Allowable bending moment (Ma)	71.00	ft-lb
Allowable shear force (Va)	599	lb

Ordering Information:

Stock Length: 10'-0" & 12'-0" long pieces
Packaging: (10) pieces per bundle – (440) pieces per pallet
Packaging weight: 60 lbs./bundle

Used in framing applications:

- **Furring for walls & ceilings**
- **Furring out masonry walls**
- **Framing for drop ceilings assemblies**

ASTM & Code Standards:

- AISI North American Specification [NASPEC] S-100-2007 with 2010 Supplement
- Structural framing is produced to meet or exceed ASTM C955
- Galvanized sheet steel meets or exceeds requirements of ASTM A1003
- For installation & storage information refer to ASTM C1007
- MSDS & Product Certification Information available at www.clarkdietrich.com

Furring / Hat Channel Allowable Ceiling Spans (Deflection: L/360):

Spans	Applied Load: 4 psf Hat Spacing (in) o.c.			6 psf Hat Spacing (in) o.c.			13 psf Hat Spacing (in) o.c.		
	12	16	24	12	16	24	12	16	24
Single	6'-0"	5'-6"	4'-9"	5'-3"	4'-9"	4'-2"	4'-1"	3'-8"	3'-3"
Multiple	7'-5"	6'-9"	5'-11"	6'-6"	5'-11"	5'-2"	5'-0"	4'-7"	4'-0"

Sustainability Credits:
For more details and LEED letters contact Technical Services at 888-437-3244 or visit www.clarkdietrich.com/LEED
LEED v4 MR Credit – Building Product Disclosure and Optimization: EPD (up to 2 points) - Sourcing of Raw Materials (1 point) - Material Ingredients (1 point) - Construction and Demolition Waste Management (up to 2 points) - Innovation Credit (up to 2 points).
LEED 2009 Credit MR 2 & MR 4 – ClarkDietrich's steel products are 100% recyclable and have a minimum recycled content of 34.2% (19.8% post-consumer and 14.4% pre-consumer). If seeking a higher number to meet Credit MR 5, please contact us at (info@clarkdietrich.com / 888-437-3244)

CD-087F125-43 © 12/17/13 ClarkDietrich Building Systems

Project Information	Contractor Information	Architect Information
Name:	Name:	Name:
Address:	Contact:	Contact:
	Phone:	Phone:
	Fax:	Fax:

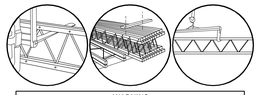
RedBUILT™ Engineered Wood Products

OPEN-WEB TRUSS INSTALLATION INFORMATION

ATTENTION BUILDER
Enclosed is IMPORTANT information on how to safely and properly install open-web trusses. Personal injury or death may result from failure to read and follow this information.

1 PRODUCT HANDLING

THIS



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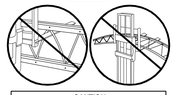


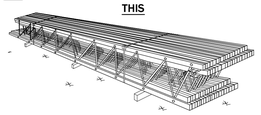
WARNING
Workers should stay clear when cutting the banding to avoid possible injury from flying banding or toppling trusses.

CAUTION
DO NOT hit webs with forklift forks. Bent or dented webs must be replaced.

- Trusses will be delivered to the jobsite in bundles of twenty or fewer, banded together for handling and shipment. To avoid damage they should be left in these bundles until they are ready to be installed in the structure.
- Miscellaneous hardware such as bearing angles, lag screws, bolts and nails as required for each specific job will be shipped in bags or boxes with the trusses.
- Bridging material and pre-cut blocking items, if supplied by RedBuilt™, will be bundled and banded.

2 PRODUCT STORAGE

THIS



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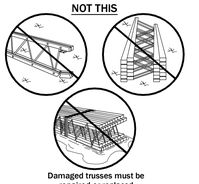


Damaged trusses must be repaired or replaced

- Always set truss bundles on stickers placed at the truss pin locations. Never store trusses flat or set trusses directly on the ground or in contact with standing water.
- Cover truss bundles with paper wrap or canvas tarps to protect them from the weather. Do not use plastic covers as they will cause moisture to accumulate on the trusses. Prolonged exposure to the elements harms the appearance and strength of the trusses.

For allowable holes and fasteners information please scan the QR code or use the link below to access page number 3 of sprinkler system installation guide
http://www.redbuilt.com/images/docs/RedBuilt%20Sprinkler%20Guide.pdf

If you have questions or concerns:
Call your RedBuilt™ Representative directly, or for general customer service call (866) 859-6757

Sheet __ of __

3 GENERAL INFORMATION

- All nails specified in framing package to be "common" nails unless noted otherwise. Use proper size nails to fill all nail holes in bearing clips, bridging clips, bracing, etc.
- Do not scale drawings; written dimensions take precedence.
- Manufacturer's responsibility is only for the design of the RedBuilt™ products and not for any supporting structure or loads other than indicated herein. All materials shall be supplied by others, unless specifically noted as "by RB" or "by RedBuilt™" herein.

Abbreviation	Term
AFP	Approved for Production
AOR	Architect of Record
CL	Center Line
DBL	Double
DL	Dead Load
EOR	Engineer of Record
FBO	Framing by Others
FOC	Face of Concrete
FOS	Face of Stud
GC	General Contractor
LL	Live Load
LSL	Laminated Strand Lumber
LVL	Laminated Veneer Lumber
OFA	Out for Approval
PLF	Plywood Webs Trusses by RedBuilt™
PLT	Plate
PSL	Parallel Stranded Lumber
RB	RedBuilt™

4 MATERIAL IDENTIFICATION

A. 

B. 

C. 

D. 

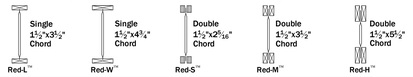
A. *Strut Bracing* is tubular steel with flattened ends supplied with all open-web trusses (Simpson HRS12 supplied for 12" OC systems). Strut bracing to be installed as each truss is set. See sections 5A - 5D.

B. *Plywood Edge Blocking* is provided by RedBuilt™ on some projects and used for nailing sheathing edges. Edge blocking does not take the place of strut bracing and will not prevent trusses from bowing. Install edge blocking after strut bracing (installation bracing) is in place and immediately prior to laying sheathing.

C. *2x4 Starter Struts* supplied by contractor with framing anchors each end (shipped loose) supplied by RedBuilt™. Flatten speed prong and fold portion of vertical tab around end of 2x4. Attach with 6-8dx1½" nails each end. See sections 5A and 5D.

D. *Cross Bracing* is provided for most bottom-bearing locations. Cross bracing to be installed as each truss is set. Contractor to bend ends prior to installation.

RedBuilt™ Open-Web Truss Product Sections - Refer to plan for series and depth



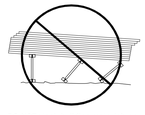
5 INSTALLATION BRACING



DO NOT walk on the trusses until all truss bearings and bracing have been permanently attached. Injury may result.

WARNING
Without correctly installed bracing, trusses can bow and roll over, causing death, serious personal injury, or property damage.

NOTICE
Installation bracing and procedures, as well as the safety of workers, are the responsibility of the installer. The installer should make sure that this installation information is understood by all persons involved in the truss installation.

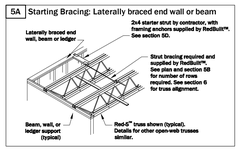


DO NOT stack building materials on trusses before all truss bearings and bracing have been permanently attached. See section 7

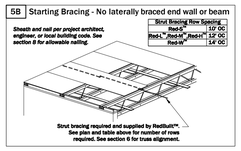
5 INSTALLATION BRACING - CONTINUED

Brace EACH truss as it is placed

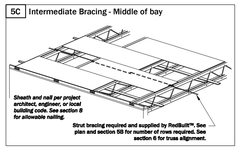
5A Starting Bracing: Laterally braced end wall or beam



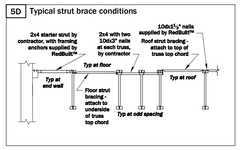
5B Starting Bracing - No laterally braced end wall or beam



5C Intermediate Bracing - Middle of bay

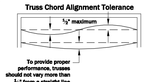


5D Typical strut brace conditions

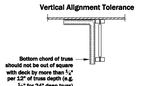


6 INSTALLATION TOLERANCES PERMITTED

Truss Chord Alignment Tolerance



Vertical Alignment Tolerance



Overhang Tolerance at Bearing (Red-S™ bearing shown)



* 1½" maximum overhang for Red-M™ series trusses with 2-Clip or Pedestal bearing hardware

7 STACKING MATERIAL

THIS



NOT THIS



CAUTION Maximum of 3 sheets of sheathing per 10 feet of truss length.

WARNING
DO NOT allow workers or materials on the trusses until all truss bearings and bracing have been permanently attached. See section 5.

8 NAILING OF SHEATHING TO TOP CHORD MEMBERS

Maximum Nail Spacing



Nailing pattern per plans and specifications. Nail spacing should never exceed 24" on-center in either chord member. Do not use nails smaller than 8d or larger than 16d.

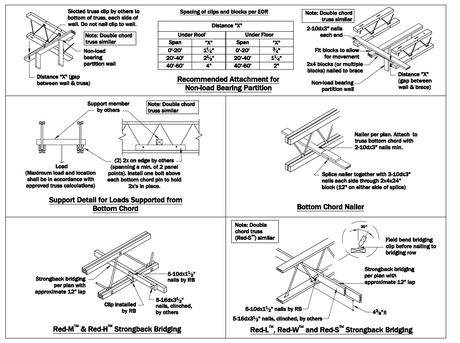
WARNING
Nailing closer than specified may cause the chord to split

Minimum Nail Spacing

Nail Type	Nail Size	Red-L™ Red-W™	Red-LT™	Red-S™	Red-M™ Red-H™	RedLam™ LVL Narrow Face
8d[1]	.113"x2½" / .131"x2½"	4" / 6"	5½" / 5½"	4" / 6"	2" / 2"	3" / 3"
10d	.128"x3" / .148"x3"	6" / 6"	5½" / 5½"	6" / 6"	2" / 2½"	3" / 4[3,4]
12d	.128"x3¼" / .148"x3¼"	6" / 6"	5½" / 5½"	6" / 6"	2" / 2½"	3" / 4[3,4]
16d	.135"x3½" / .148"x3½" / .162"x3½"	6" / 6" / 8"	5½" / 5½" / 5½"	6" / 6" / 8"	2½" / 2½" / 4"	4" / 4[3,4] / 8[3,4]

(1) 14 gauge staples may be a direct substitute for 8d (2½") nails if a minimum penetration of 1" into the the Range is maintained.
(2) Minimum spacing must be 5" for 4 rows of nails.
(3) Spacing may be reduced to 6" where nail penetration does not exceed 1⅝".
- If more than one row of nails is used, offset rows at least ½" and stagger.
- Maintain ½" minimum edge distance.

9 STANDARD INSTALLATION DETAILS



FIELD MODIFICATION OF TRUSSES NOT PERMITTED	• DO NOT cut, drill or damage the chords or webs. • DO NOT remove steel plns or webs (even temporarily). • DO NOT make field modifications to trusses without written approval of RedBuilt™.

Red-I™, Red-145™, Red-165™, Red-190™, Red-190H™, Red-190HS™, Red-L™, Red-LT™, Red-W™, Red-S™, Red-M™, Red-H™, RedLam™, RedSpec™, and RedBuilt™ are trademarks of RedBuilt LLC
IBC: 2017/ 4.1

REVISIONS
1 Plan check 04/10/2017
2 Plan check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42315 COOK STREET #2211
PALM DESERT, CA 92211
Email: jbonedaydream@aol.com
Phone: (760) 548-3458

(E) TJL TRUSS MANUF. INSTALLATION INFORMATION (RECOMMENDED ATTACHMENT FOR NON-LOAD BEARING PARTITIONS) & FURRING CHANNEL INFO.

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
CHECKED:
DATE / SCALE
11/4/2026
SCALE
1/4" = 1'-0" (UNO)
JOB #
TI-1-2-24-17
SHEET NO.
A2.0
OF 30 SHEETS

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11B-303 Changes in level

11B-303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with *Section 11B-303*.

Exceptions:

1. Animal containment areas shall not be required to comply with *Section 11B-303*.
2. Areas of sport activity shall not be required to comply with *Section 11B-303*.

11B-303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical *and without edge treatment.*

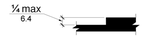


Figure *11B-303.2*
Vertical Change in Level

11B-303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (*12.7* mm) high maximum shall be beveled with a slope not steeper than 1:2.

USDOJ
Advisory 11B-303.3 Beveled. A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with Sections 11B-405 (Ramps) or 11B-406 (Curb Ramps). ■



Figure *11B-303.3*
Beveled Change in Level

11B-303.4 Ramps. Changes in level greater than ½ inch (*12.7* mm) high shall be ramped, and shall comply with *Section 11B-405* or *11B-406*.

11B-303.5 Warning curbs. *Abrupt changes in level exceeding 4 inches (102 mm) in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches (152 mm) in height above the walk or sidewalk surface.*

Exceptions:

1. *A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.*

LEVEL CHANGES 1

either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by Section 11B-308. ■

Children's Reach Ranges			
Forward or Side Reach	**Ages 3 and 4**	**Ages 5 through 8**	**Ages 9 through 12**
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

11B-308.1.1 Electrical switches. *Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.*

11B-308.1.2 Electrical receptacle outlets. *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.*

***11B-308.2* Forward reach.**

***11B-308.2.1* Unobstructed.** Where a forward reach is unobstructed, the high forward reach shall be 48 inches (*1219* mm) maximum and the low forward reach shall be 15 inches (*381* mm) minimum above the finish floor or ground.

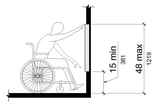


Figure *11B-308.2.1*
Unobstructed Forward Reach

***11B-308.2.2* Obstructed high reach.** Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (*1219* mm) maximum where the reach depth is 20 inches (*508* mm) maximum. Where the reach depth exceeds 20 inches (*508* mm), the high forward reach shall be 44 inches (*1118* mm) maximum and the reach depth shall be 25 inches (*635* mm) maximum.

REACH RANGES 2

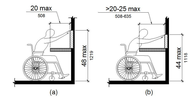


Figure *11B-308.2.2*
Obstructed High Forward Reach

***11B-308.3* Side reach.**

***11B-308.3.1* Unobstructed.** Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (*1219* mm) maximum and the low side reach shall be 15 inches (*381* mm) minimum above the finish floor or ground.

Exceptions:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (*254* mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (*1372* mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

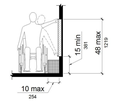


Figure *11B-308.3.1*
Unobstructed Side Reach

***11B-308.3.2* Obstructed high reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (*864* mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (*1219* mm) maximum for a reach depth of 10 inches (*254* mm) maximum. Where the reach depth exceeds 10 inches (*254 mm*), the high side reach shall be 46 inches (*1168* mm) maximum for a reach depth of 24 inches (610 mm) maximum.

REACH RANGES 3

Exceptions:

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (*914* mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (*1372* mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

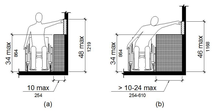


Figure *11B-308.3.2*
Obstructed High Side Reach

11B-308.4 Suggested reach ranges for children. *Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions of Table 11B-308.4 shall be permitted. These dimensions apply to either forward or side reaches.*

Table 11B-308.4 Suggested Dimensions for Children's Use

Suggested Reach Ranges for Children Ages 3 through 12			
Forward or Side Reach	***Ages 3 and 4***	***Ages 5 through 8***	***Ages 9 through 12***
High (maximum)	*36 inches (914 mm)*	*40 inches (1016 mm)*	*44 inches (1118 mm)*
Low (minimum)	*20 inches (508 mm)*	*18 inches (457 mm)*	*16 inches (406 mm)*

11B-309 Operable parts

11B-309.1 General. Operable parts shall comply with *Section 11B-309*.

11B-309.2 Clear floor space. A clear floor or ground space complying with *Section 11B-305* shall be provided.

11B-309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in *Section 11B-308*.

REACH RANGES 4

Exception: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

***11B-403.5.1* Clear width.** Except as provided in *Sections 11B-403.5.2* and *11B-403.5.3*, the clear width of walking surfaces shall be 36 inches (*914* mm) minimum.

Exceptions:

1. The clear width shall be permitted to be reduced to 32 inches (*813* mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (*1219* mm) long minimum and 36 inches (*914* mm) wide minimum.
2. *The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.*
3. *The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).*
4. *The clear width for aisles shall be 36 inches (914 mm) minimum if serving elements on only one side, and 44 inches (1118 mm) minimum if serving elements on both sides.*
5. *The clear width for accessible routes to accessible toilet compartments shall be 44 inches (1118 mm) except for door-opening widths and door swings.*

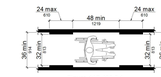


Figure *11B-403.5.1*
Clear Width of an Accessible Route

***11B-403.5.2* Clear width at turn.** Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (*1219* mm) wide, clear width shall be 42 inches (*1067* mm) minimum approaching the turn, 48 inches (*1219* mm) minimum at the turn and 42 inches (*1067* mm) minimum leaving the turn.

Exception: Where the clear width at the turn is 60 inches (*1524* mm) minimum compliance with *Section 11B-403.5.2* shall not be required.

CIRCULATION CLEAR WIDTHS 5

2. *At detention and correctional facilities, doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 11B-404.2.7, 11B-404.2.8, 11B-404.2.9, 11B-404.3.2 and 11B-404.3.4 through 11B-404.3.7.*

USDOJ
Advisory 11B-404.1 General Exceptions 1 and 2. Security personnel must have sole control of doors that are eligible for the Exceptions 1 and 2 at Section 11B-404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access. ■

***11B-404.2* Manual doors, doorways, and manual gates.** Manual doors and doorways and manual gates intended for user passage shall comply with *Section 11B-404.2*.

***11B-404.2.1* Revolving doors, gates, and turnstiles.** Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

***11B-404.2.2* Double-leaf doors and gates.** At least one of the active leaves of doorways with two leaves shall comply with *Sections 11B-404.2.3* and *11B-404.2.4*.

***11B-404.2.3* Clear width.** Door openings shall provide a clear width of 32 inches (*813* mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (*914* mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (*864* mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (*864* mm) and 80 inches (*2032* mm) above the finish floor or ground shall not exceed 4 inches (*102* mm).

Exceptions:

1. In alterations, a projection of 5/8 inch (*15.9* mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (*1981* mm) minimum above the finish floor or ground.

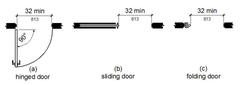


Figure *11B-404.2.3*
Clear Width of Doorways

***11B-404.2.4* Maneuvering clearances.** Minimum maneuvering clearances at doors and gates shall comply with *Section 11B-404.2.4*. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

DOORS 6

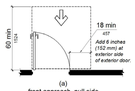


Figure *11B-404.2.4.1*
Maneuvering Clearances at Manual Swinging Doors and Gates

MANEUVERING SPACE 7

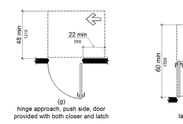


Figure *11B-404.2.4.1*
Maneuvering Clearances at Manual Swinging Doors and Gates

***11B-404.2.4.2* Doorways without doors or gates, sliding doors, and folding doors.** Doorways less than 36 inches (914 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table *11B-404.2.4.2*.

MANEUVERING SPACE 8

Table *11B-404.2.4.2* Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors

	Minimum Maneuvering Clearance	
Approach Direction	**Perpendicular to Doorway**	**Parallel to Doorway (beyond stop/latch side unless noted)**
From front	48 inches (*1219* mm)	0 inches (0 mm)
From side[1]	42 inches (*1067* mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (*1067* mm)	22 inches (*559* mm)[2]
From stop/latch side	42 inches (*1067* mm)	24 inches (610 mm)

1. Doorway with no door only.
2. Beyond pocket/hinge side.

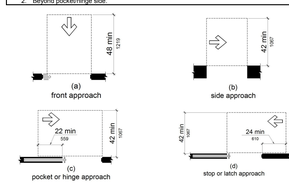


Figure *11B-404.2.4.2*
Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

***11B-404.2.4.3* Recessed doors and gates.** Maneuvering clearances for forward approach shall be provided when *any obstruction* within 18 inches (*457* mm) of the latch side at *an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway*, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

MANEUVERING SPACE 9

Toilet and Bathing Room Geometric Symbols

- ☐ Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with the requirements under this heading. Fig. 5 - Fig. 7
  (CA T24 11B-703.7.2.6)
- ☐ The symbol shall be mounted at **58"** min. and **60"** max. above the finish floor or ground surface measured from the centerline of the symbol. Fig. 5 - Fig. 7
  (CA T24 11B-703.7.2.6)
- ☐ Where a door is provided the symbol shall be mounted within **1"** of the vertical centerline of the door.
  (CA T24 11B-703.7.2.6)

EXCEPTIONS

Geometric symbols shall not be required at inmate toilet rooms and bathing rooms in detention and correctional facilities where only one gender is housed.
(CA T24 11B-703.7.2.6 (EXC.))

Men's Toilet and Bathing Facilities

- ☐ Men's toilet and bathing facilities shall be identified by an equilateral triangle, ¼" thick with edges **12"** long and a vertex pointing upward. Fig. 5
  (CA T24 11B-703.7.2.6.1)
- ☐ The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. Fig. 5
  (CA T24 11B-703.7.2.6.1)

EXCEPTIONS

Within secure perimeter of detention and correctional facilities, geometric symbols shall not be required to be ¼" thick.
(CA T24 11B-703.7.2.6.1 (EXC.))

Women's Toilet and Bathing Facilities

- ☐ Women's toilet and bathing facilities shall be identified by a circle, ¼" thick and **12"** in diameter. Fig. 6
  (CA T24 11B-703.7.2.6.2)
- ☐ The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Fig. 6
  (CA T24 11B-703.7.2.6.2)

EXCEPTIONS

Within secure perimeter of detention and correctional facilities, geometric symbols shall not be required to be ¼" thick.
(CA T24 11B-703.7.2.6.2 (EXC.))

Unisex Toilet and Bathing Facilities

- ☐ Unisex toilet and bathing facilities shall be identified by a circle, ¼" thick and **12"** in diameter with a ¼" thick triangle with a vertex pointing upward superimposed on the circle and within the **12"** diameter. Fig. 7
  (CA T24 11B-703.7.2.6.3)
- ☐ The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. Fig. 7
  (CA T24 11B-703.7.2.6.3)
- ☐ The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.
  (CA T24 11B-703.7.2.6.3)

MEN'S TOILET & BATHING FACILITIES SIGNAGE



FIGURE 5

WOMEN'S TOILET & BATHING FACILITIES SIGNAGE



FIGURE 6

UNISEX TOILET & BATHING FACILITIES SIGNAGE



FIGURE 7

RESTROOM DOOR SIGNS 10

Figure *11B-703.4.2*
Location of Tactile Signs at Doors

DSA
Advisory 11B-703.4.2 Location. Persons with visual impairments are trained to look in a consistent location for tactile signs. When a tactile sign is provided at a door, the sign must be located alongside the door, preferably at the latch side. When tactile signs are mounted inconsistently on surrounding wall surfaces, or mounted on the door itself, they are difficult to find and may create a safety hazard. In this section, the term "wall space" refers to any type of partition assembly or adjacent surface of sufficient dimension where a sign can lay flat, including glass partitions or sidelites. ■

***11B-703.5* Visual characters.** Visual characters shall comply with *Section 11B-703.5*.

Exception: Where visual characters comply with *Section 11B-703.2* and are accompanied by Braille complying with *Section 11B-703.3*, they shall not be required to comply with *Sections 11B-703.5.2* through *11B-703.5.6*, *11B-703.5.8* and *11B-703.5.9*.

***11B-703.5.1* Finish and contrast.** Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

SIGNAGE 11

Figure *11B-703.4.1*
Height of Tactile Characters Above Finish Floor or Ground

***11B-703.4.2* Location.** Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (*457* mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. *Where provided, signs identifying permanent rooms and spaces shall be located at the entrance to, and outside of the room or space. Where provided, signs identifying exits shall be located at the exit door when approached in the direction of egress travel.*

Exception: *In alterations where sign installation locations identified in Section 11B-703.4.2 are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.*

USDOJ
Advisory 11B-703.5.1 Finish and contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures. ■

***11B-703.5.2* Case.** Characters shall be uppercase or lowercase or a combination of both.

***11B-703.5.3* Style.** Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

***11B-703.5.4* Character proportions.** Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

***11B-703.5.5* Character height.** Minimum character height shall comply with Table *11B-703.5.5*. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

Exception: *Where provided, floor plans providing emergency procedures information in accordance with Title 19 shall not be required to comply with Section 11B-703.5.5.*

Table *11B-703.5.5* Visual Character Height

Height to Finish Floor or Ground From Baseline of Character	**Horizontal Viewing Distance**	**Minimum Character Height**
40 inches (*1016* mm) to less than or equal to 70 inches (*1778* mm)	less than 72 inches (*1829* mm)	5/8 inch (*15.9* mm)
	72 inches (*1829* mm) and greater	5/8 inch (*15.9* mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (*1829* mm)
Greater than 70 inches (*1778* mm) to less than or equal to 120 inches (*3048* mm)	less than 180 inches (*4572* mm)	2 inches (51 mm)
	180 inches (*4572* mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (*4572* mm)
greater than 120 inches (*3048* mm)	less than 21 feet (*6401* mm)	3 inches (*76* mm)
	21 feet (*6401* mm) and greater	3 inches (*76* mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (*6401* mm)

***11B-703.5.6* Height from finish floor or ground.** Visual characters shall be 40 inches (*1016* mm) minimum above the finish floor or ground.

Exceptions:

SIGNAGE 12

1. *Visual characters indicating elevator car controls shall not be required to comply with Section 11B-703.5.6.*
2. *Floor-level exit signs complying with Chapter 10, Section 1011.7 shall not be required to comply with Section 11B-703.5.6.*
3. *Where provided, floor plans providing emergency procedures information in accordance with Title 19 shall not be required to comply with Section 11B-703.5.6.*

***11B-703.5.7* Stroke thickness.** Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character.

***11B-703.5.8* Character spacing.** Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

***11B-703.5.9* Line spacing.** Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

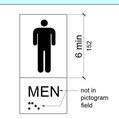
11B-703.5.10 Format. *Text shall be in a horizontal format.*

***11B-703.6* Pictograms.** Pictograms shall comply with *Section 11B-703.6*.

DSA
Advisory 11B-703.6 Pictograms. Pictograms and other symbols, such as the International Symbol of Accessibility (ISA), which are included on signs with raised characters and Braille are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile. ■

***11B-703.6.1* Pictogram field.** Pictograms shall have a field height of 6 inches (*152* mm) minimum. Characters and Braille shall not be located in the pictogram field.

DSA
Advisory 11B-703.6.1 Pictogram field. Pictograms include both a symbol and the field (or background) on which it is displayed. The 6-inch vertical dimension applies to the field, not the symbol. The symbol may be smaller than the field. The required equivalent verbal description must be placed below the pictogram, and may not intrude into the 6-inch field. ■



SIGNAGE 13

Figure *11B-703.6.1*
Pictogram Field

***11B-703.6.2* Finish and contrast.** Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

USDOJ
Advisory 11B-703.6.2 Finish and contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures. ■

***11B-703.6.3* Text descriptors.** Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with *Sections 11B-703.2*, *11B-703.3* and *11B-703.4*.

***11B-703.7* Symbols of accessibility.** Symbols of accessibility shall comply with *Section 11B-703.7*.

DSA
Advisory 11B-703.7 Symbols of accessibility. Symbols of accessibility, such as the International Symbol of Accessibility (ISA), which are included on signs with raised characters and Braille are not required to be raised. The ISA, when included on a tactile sign, does not require any accompanying text, either visual or tactile. ■

***11B-703.7.1* Finish and contrast.** Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

USDOJ
Advisory 11B-703.7.1 Finish and contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures. ■

***11B-703.7.2* Symbols.**

***11B-703.7.2.1* International Symbol of Accessibility.** The International Symbol of Accessibility shall comply with Figure *11B-703.7.2.1*. *The symbol shall consist of a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C.*

Exceptions:

1. *The appropriate enforcement agency may approve other colors provided the symbol contrast is light on dark or dark on light.*

SIGNAGE 14

Figure *11B-703.7.2.1*
International Symbol of Accessibility

DSA
Advisory 11B-703.7.2.1 International Symbol of Accessibility Exception. This exception provides latitude in the use of other colors, but artistic license in the graphic representation of the symbol itself is not permitted. ■

***11B-703.7.2.2* International Symbol of TTY.** The International Symbol of TTY shall comply with Figure *11B-703.7.2.2*.

Figure *11B-703.7.2.2*
International Symbol of TTY

***11B-703.7.2.3* Volume control telephones.** Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure *11B-703.7.2.3*.

Figure *11B-703.7.2.3*
Volume Control Telephone

SIGNAGE 15

2. *On the accessibility function button on hall call consoles in a destination-oriented elevator system the International Symbol of Accessibility shall be a white symbol on a black background.*



Figure *11B-703.7.2.1*
International Symbol of Accessibility

DSA
Advisory 11B-703.7.2.1 International Symbol of Accessibility Exception. This exception provides latitude in the use of other colors, but artistic license in the graphic representation of the symbol itself is not permitted. ■

***11B-703.7.2.2* International Symbol of TTY.** The International Symbol of TTY shall comply with Figure *11B-703.7.2.2*.



Figure *11B-703.7.2.2*
International Symbol of TTY

***11B-703.7.2.3* Volume control telephones.** Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure *11B-703.7.2.3*.



Figure *11B-703.7.2.3*
Volume Control Telephone

SIGNAGE 15

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 548-3458
Email: jbonedaydraw@aol.com

REVISIONS
1 plan check 04/10/2017
2 plan check 05/15/2017

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

ADA 1

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: TI-1-2-24-17
SHEET NO.: A2.1
OF 30 SHEETS

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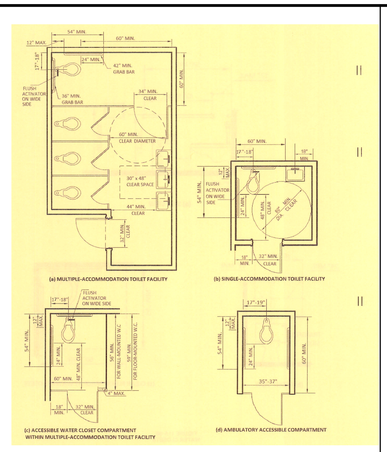
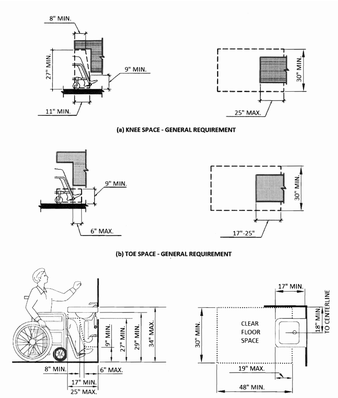
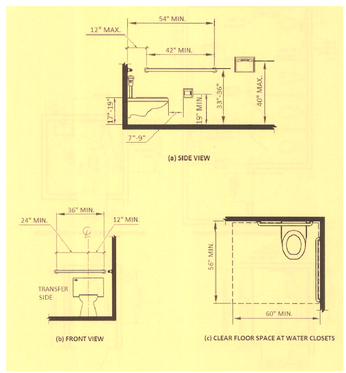


TOILET ACCOMODATIONS 16



LAVS 17



TOILET ACCESSORIES 18

11B-604.6 Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with *Section 11B-309 except they shall be located 44 inches (1116 mm) maximum above the floor.* Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with *Section 11B-604.8.2.*

USDOJ

Advisory 11B-604.6 Flush controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid. ■

11B-604.7 Dispensers. Toilet paper dispensers shall comply with *Section 11B-309.4* and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be *below the grab bar, 19 inches (483 mm) minimum* above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

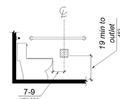


Figure *11B-604.7*
Dispenser Outlet Location

11B-604.8 Toilet compartments. Wheelchair accessible toilet compartments shall meet the requirements of *Sections 11B-604.8.1* and *11B-604.8.3.* Compartments containing more than one plumbing fixture shall comply with *Section 11B-603.* Ambulatory accessible compartments shall comply with *Sections 11B-604.8.2* and *11B-604.8.3.*

***11B-604.8.1* Wheelchair accessible compartments.** Wheelchair accessible compartments shall comply with *Section 11B-604.8.1.*

***11B-604.8.1.1* Size.** Wheelchair accessible compartments shall be 60 inches (*1524* mm) wide minimum measured perpendicular to the side wall, and 56 inches (*1422* mm) deep minimum for wall hung water closets and 59 inches (*1499* mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. *Wheelchair accessible compartments shall additionally provide maneuvering space complying with Section 11B-604.8.1.1.1, 11B-604.8.1.1.2, or 11B-604.8.1.1.3, as applicable.* Wheelchair accessible compartments for children's use shall be 60 inches (*1524* mm) wide minimum measured perpendicular to the side wall, and 59 inches (*1499* mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

TOILET COMPARTMENTS 19

- ☐ Grab bars with circular cross sections shall have an outside diameter of 1¼" min. and **2"** max. (*Fig. 13*)
  (CA T24 11B-609.2.1) (ADA 609.2.1)
- ☐ Grab bars with non-circular cross sections shall have a cross-section dimension of **2"** max. and a perimeter dimension of **4"** min. and **4.8"** max.
  (CA T24 11B-609.2.2) (ADA 609.2.2)

Spacing
- ☐ The space between the wall and the grab bar shall be 1½". (*Fig. 13*)
  (CA T24 11B-609.3) (ADA 609.3)
- ☐ The space between the grab bar and projecting objects below and at the ends shall be 1½" min. Fig. 13
  (CA T24 11B-609.3) (ADA 609.3)
- ☐ The space between the grab bar and projecting objects above shall be **12"** min. (*Fig. 13*)
  (CA T24 11B-609.3) (ADA 609.3)

EXCEPTIONS
1. *The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1½" min.*
   (CA T24 11B-609.3 (EXC.)) (ADA 609.3 (EXC.))
2. *For L-shaped or U-shaped grab bars complying with 11B-609.9, the space between the wall and the grab bar shall be 1½" min. for a distance of 6 inches on either side of the inside corner between two adjacent wall surfaces.*
   (CA T24 11B-609.3 (EXC.)) (ADA 609.3 (EXC.))

Position of Grab Bars
- ☐ Grab bars shall be installed in a horizontal position, **33"** min. and **36"** max. above the finish floor measured to the top of the gripping surface.
  (CA T24 11B-609.4) (ADA 609.4)
- ☐ Grab Bars shall be installed in a horizontal position, **33"** min. and **27"** max. above the finish floor measured to the top of the gripping surface at water closets for children's use complying with Section 54, Toilet Compartments for Children's Use.
  (CA T24 11B-609.4) (ADA 609.4)
- ☐ The height of the lower grab bar on the back wall of a bathtub shall comply with Section 607.4.1.
  (CA T24 11B-609.4) (ADA 609.4)

Surface Hazards
- ☐ Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
  (CA T24 11B-609.5) (ADA 609.5)

Fittings
- ☐ Grab bars shall not rotate within their fittings.
  (CA T24 11B-609.6) (ADA 609.6)

Installation
- ☐ Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.
  (CA T24 11B-609.7) (ADA 609.7)

Structural Strength
- ☐ Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of **250** lbs. is applied at any point on the grab bar, fastener, mounting device or supporting structure. Fig. 14
  (CA T24 11B-609.8) (ADA 609.8)

Alternate Configuration
- ☐ L-shaped or U-shaped grab bars shall be permitted.
  (CA T24 11B-609.9)

GRAB BARS 20

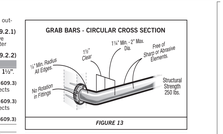


FIGURE 13

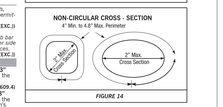


FIGURE 14

TABLE 47.1* GRAB BARS

General Dimension/Finish	Min.	Max.
Circular Cross Section Diameter	1-1/4"	2"
Non-Circular Cross Section Diameter		2"
Non-Circular Perimeter	4"	4.8"
Grab Bar and Wall Clearance	1-1/2"	
Grab Bar and Projecting Objects Clearance	1-1/2"	
Grab Bar Height Above Finished Floor	33"	36"
Structural Strength	250 lbs.	

* CA T24 11B-609, ADA 609

resulting from arms slipping through the openings. It also provides adequate gripping surface. ■

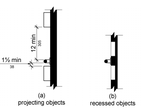


Figure *11B-609.3*
Spacing of Grab Bars

***11B-609.4* Position of grab bars.** Grab bars shall be installed in a horizontal position, 33 inches (*838* mm) minimum and 36 inches (*914* mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with *Section 11B-604.9*, grab bars shall be installed in a horizontal position 18 inches (*457* mm) minimum and 27 inches (*686* mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with *Section 11B-607.4.1.1* or *11B-607.4.2.1.*

***11B-609.5* Surface hazards.** Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

***11B-609.6* Fittings.** Grab bars shall not rotate within their fittings.

***11B-609.7* Installation.** Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

***11B-609.8* Structural strength.** Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

11B-609.9 Alternate configuration. *L-shaped or U-shaped grab bars shall be permitted.*

***11B-610* Seats**

***11B-610.1* General.** Seats in bathtubs and shower compartments shall comply with *Section 11B-610.*

***11B-610.2* Bathtub seats.** The top of bathtub seats shall be 17 inches (*432* mm) minimum and 19 inches (*483* mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (*381* mm) minimum and 16 inches (*406* mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (*381* mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

GRAB BARS 21

- ☐ Where 2 or more accessible showers are provided within the same functional area, at least 1 shower shall be opposite hand from the other or others (that is, one left-hand controls versus right-hand controls).
  (CA T24 11B-213.3.6)

Lavatories
- ☐ Where lavatories are provided, at least **5%** but no fewer than 1 shall comply with Section 45, Lavatories & Sinks and shall not be located in Toilet Compartments.
  (CA T24 11B-213.3.4) (ADA 213.3.4)

Mirrors
- ☐ Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface **40"** max. above the finish floor or ground.
  (CA T24 11B-603.3) (ADA 603.3)
- ☐ Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface **35"** max. above the finish floor or ground.
  (CA T24 11B-603.3) (ADA 603.3)

ADA Advisory: A single full-length mirror can accommodate a wide range of users. Mirrors should be usable in order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be **74"** min. from the floor or ground.
(ADA 603.3 (ADVISORY))

Coat Hooks, Shelves and Medicine Cabinets
- ☐ Coat hooks shall be located within one of the reach ranges specified in Section 39, Reach Ranges & Operable Parts.
  (CA T24 11B-603.4) (ADA 603.4)
- ☐ Shelves shall be located **40"** min. and **48"** max. above the finish floor.
  (CA T24 11B-603.4) (ADA 603.4)
- ☐ Medicine cabinets shall be located so the usable shelf no higher than **44"** max. above the finish floor.
  (CA T24 11B-603.4)

Accessories
- ☐ Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet rooms, at least one of each type shall be located on an accessible route.
  (CA T24 11B-603.5)
- ☐ All operable parts, including coin slots, shall be **40"** max. above the finish floor. Fig. 9
  (CA T24 11B-603.5)

Clearances at Fixtures and Accessories
- ☐ Turning space complying with Section 32, Clear Floor or Ground Space for Wheelchairs shall be provided within the room.
  (CA T24 11B-603.2.1) (ADA 603.2.1)
- ☐ Required clear floor spaces, clearance at fixtures and turning space shall be permitted to overlap.
  (CA T24 11B-603.2.2) (ADA 603.2.2)
- ☐ Doors shall not swing into the clear floor space or clearance required for any fixture.
  (CA T24 11B-603.2.3) (ADA 603.2.3)
- ☐ Doors shall be permitted to swing into the required turning space.
  (CA T24 11B-603.2.3) (ADA 603.2.3)
- ☐ Other than the door to the accessible water closet compartment, a door, or any position, may encroach into the turning space by **12"** max.
  (CA T24 11B-603.2.3)

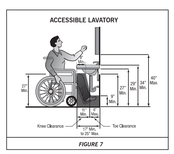


FIGURE 7

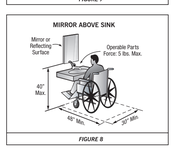


FIGURE 8

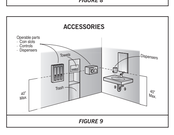


FIGURE 9

MOUNTING HEIGHTS 25

⚠

DOORS, DOORWAYS & GATES — SECTION 33

CHECKLIST

ADA Advisory: A change in level of ¼" is permitted to be ¼" vertical plus ¼" beveled. However, in no case may the combined change in level exceed ½". Changes in level exceeding ½" must comply with Section 21, Ramps or Section 29, Curb Ramps Blended Transitions and Islands.
(ADA 303.3 (ADVISORY))

- ☐ Changes in level greater than ½" high shall be ramped, and shall comply with Section 21, Ramps.
  (CA T24 11B-303.4) (ADA 303.4)

Thresholds – Carpet
- ☐ Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad.
  (CA T24 11B-302.2) (ADA 302.2)
- ☐ Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.
  (CA T24 11B-302.2) (ADA 302.2)
- ☐ Pile height shall be ½" max.
  (CA T24 11B-302.2) (ADA 302.2)
- ☐ Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.
  (CA T24 11B-302.2) (ADA 302.2)
- ☐ Carpet edge trim shall comply with the requirements under "Thresholds – Changes in Level" heading. Fig. 8 & 9
  (CA T24 11B-302.2) (ADA 302.2)

Doors in Series and Gates in Series
- ☐ The distance between 2 hinged or pivoted doors in series and gates in series shall be **48"** min. plus the width of doors or gates swinging into the space. Fig. 10
  (CA T24 11B-404.2.6) (ADA 404.2.6)

Doors and Gate Hardware
- ☐ Handles, pulls, latches, locks and other operable parts on doors and gates shall comply with "Door and Gate Hardware – Operation".
  (CA T24 11B-404.2.7) (ADA 404.2.7)
- ☐ Operable parts of such hardware shall be **34"** min. and **44"** max. above the finish floor or ground. Fig 11
  (CA T24 11B-404.2.7) (ADA 404.2.7)
- ☐ Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
  (CA T24 11B-404.2.7) (ADA 404.2.7)

ADA Advisory: Door hardware that can be operated with a closed fist can be difficult to operate by many people with a range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.
(ADA 404.2.7 (ADVISORY))

EXCEPTIONS
1. *Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.*
   (CA T24 11B-404.2.7 (EXC.1)) (ADA 404.2.7 (EXC.1))

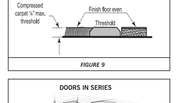


FIGURE 7

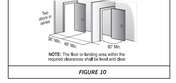


FIGURE 8

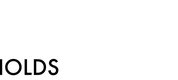


FIGURE 9



FIGURE 10

DOORS & THRESHOLDS 22

DOORS, DOORWAYS & GATES — SECTION 33

CHECKLIST

GENERAL REQUIREMENTS
- ☐ Doors, doorways and gates that are part of an accessible route shall comply with this section. Fig. 1, 2 & 3
  (CA T24 11B-404.1) (ADA 404.1)

EXCEPTIONS
1. *Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 11B-404.2.7, 11B-404.2.8, 11B-404.2.9, 11B-404.3.2 and 11B-404.3.4 through 11B-404.3.7. A sign visible from the approach side complying with 11B-703.5 shall be posted stating "Entry restricted and controlled by security personnel"*
   (CA T24 11B-404.1 (EXC.1)) (ADA 404.1 (EXC.))

   ADA Advisory: Security personnel must have sole control of doors that are eligible for the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.
   (ADA 404.1 (EXC.) (ADVISORY))
2. *At detention and correctional facilities, doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 11B-404.2.7, 11B-404.2.8, 11B-404.2.9, 11B-404.3.2 and 11B-404.3.4 through 11B-404.3.7.*
   (CA T24 11B-404.1 (EXC.2)) (ADA 404.1 (EXC.))

Doors, Doorways and Gates - User Passage
- ☐ Doors, doorways and gates providing user passage shall be provided in accordance with this section.
  (CA T24 11B-206.5) (ADA 206.5)

Entrances
- ☐ Each entrance to a building or facility required to comply with Section 6, Entrances shall comply with this section.
  (CA T24 11B-206.5.1) (ADA 206.5.1)

Rooms and Spaces
- ☐ Within a building or facility, every door, doorway or gate serving rooms and spaces complying with this chapter shall comply with this section.
  (CA T24 11B-206.5.2) (ADA 206.5.2)

Sleeping Accessible Accommodations
- ☐ In transient lodging facilities, entrances, doors and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with Section 18, Transient Lodging Guest Rooms shall comply with "Clear Width" heading in this section.
  (CA T24 11B-206.5.2) (ADA 206.5.2)

EXCEPTIONS
Shower and sauna doors in guest rooms that are not required to provide mobility features complying with 11B-806.2 shall not be required to comply with 11B-404.2.3.
(CA T24 11B-206.5.3 (EXC.)) (ADA 206.5.3 (EXC.))

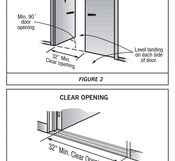


FIGURE 1

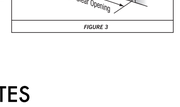


FIGURE 2

FIGURE 3

DOOR & GATES 23

DOORS, DOORWAYS & GATES — SECTION 33

CHECKLIST

2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" max. above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.
(CA T24 11B-404.2.7 (EXC.2)) (ADA 404.2.7 (EXC.2))

Doors and Gates Maneuvering Clearances
- ☐ Operable parts shall be operable with 1 hand and shall not require tight grasping, pinching or twisting of the wrist.
  (CA T24 11B-309.4) (ADA 309.4)
- ☐ The force required to activate operable parts shall be **5** lbs. Fig. 12, 13 & 14
  (CA T24 11B-309.4) (ADA 309.4)

Floor Closers
- ☐ Door and gate closing speed shall comply with the requirements under this heading.
  (CA T24 11B-404.2.8) (ADA 404.2.8)

Door Closers and Gate Closers
- ☐ Door closers and gate closers shall be adjusted so that from an open position of **90°** degrees, the time required to move the door to a position of **12°** from the latch is **5** seconds min.
  (CA T24 11B-404.2.8.1) (ADA 404.2.8.1)

Spring Hinges
- ☐ Door and gate spring hinges shall be adjusted so that from the open position of **70°**, the door or gate shall move to the closed position in **1.5** seconds min.
  (CA T24 11B-404.2.8.2) (ADA 404.2.8.2)

Door and Gate Opening Force
- ☐ The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
  1. Interior hinged doors and gates: **5** lbs. max. Fig. 12
  2. Sliding or folding doors: **5** lbs. max.
  3. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed **15** lbs. Fig. 14
  4. Exterior hinged doors: **5** lbs. max. Fig. 13
  (CA T24 11B-404.2.9 (1 through 4)) (ADA 404.2.9 (1 & 2))
- ☐ These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.
  (CA T24 11B-404.2.9) (ADA 404.2.9)

ADA Advisory: The maximum force necessary to fully open a sliding door is 50 lbs. This force is measured at the face of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.
(ADA 404.2.9 (ADVISORY))

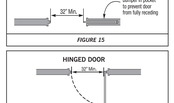


FIGURE 11

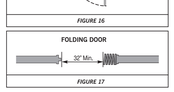


FIGURE 12 *FIGURE 13* *FIGURE 14*



FIGURE 15

FIGURE 16

FIGURE 17

224 *CLEAR SPACE / FORCE TO OPEN*

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DOOR & GATES OPENING FORCE 24

Queues and Waiting Lines
- ☐ Queues and waiting lines servicing counters or check-out aisles required to comply with this section shall comply with Section 31, Accessible Routes.
  (CA T24 11B-227.5) (ADA 227.5)
- ☐ The clear width of walking surfaces shall be **36"** min.
  (CA T24 11B-403.5.1) (ADA 403.5.1)
- ☐ Clear width at turns and passing spaces must comply with the requirements provided in "Clear Width at Turn" and "Passing Spaces" headings in Section 31, Accessible Routes.
  (CA T24 11B-403.5.1) (ADA 403.5.1)
- ☐ The running slope of walking surfaces shall not be steeper than **1:20.**
  (CA T24 11B-403.3) (ADA 403.3)
- ☐ The cross slope of walking surfaces shall not be steeper than **1:48.**
  (CA T24 11B-403.3) (ADA 403.3)

EXCEPTIONS
The running slope of sidewalks shall not exceed the general grade established for the adjacent street or highway.
(CA T24 11B-403.3 (EXC.))

Dining Surfaces and Work Surfaces
- ☐ Dining surfaces and work surfaces shall comply with this section.
  (CA T24 11B-902.1) (ADA 902.1)
- ☐ The tops of dining surfaces and work surfaces shall be **28"** min. and **34"** max. above the finish floor or ground. Fig. 3 & Fig. 4
  (CA T24 11B-902.3) (ADA 902.3)
- ☐ Where food or drink is served for consumption at a counter exceeding **34"** in height, a portion of the main counter **60"** min. in length shall be provided in compliance with this section. Fig. 5
  (CA T24 11B-226.3) (ADA 226.3)

EXCEPTIONS
Dining surfaces and work surfaces for children's use shall be permitted to comply with 11B-902.4
(CA T24 11B-902.1 (EXC.)) (ADA 902.1 (EXC.))

Dining Surfaces and Work Surfaces for Children's Use
- ☐ Accessible dining surfaces and work surfaces for children's use shall comply with this section.
  (CA T24 11B-902.4) (ADA 902.4)
- ☐ A clear floor space complying with Section 32, Clear Floor or Ground Space for Wheelchairs positioned for forward approach shall be provided.
  (CA T24 11B-902.4.1) (ADA 902.4.1)
- ☐ Knee and toe clearance complying with Section 32, Clear Floor or Ground Space for Wheelchairs shall be provided, except that knee clearance **24"** min. above the finish floor or ground shall be permitted.
  (CA T24 11B-902.4.1) (ADA 902.4.1)
- ☐ The tops of tables and counters shall be **29"** min. and **30"** max. above the finish floor or ground.
  (CA T24 11B-902.4.2) (ADA 902.4.2)

EXCEPTIONS
Dining surfaces and work surfaces that are primarily by children 5 years and younger shall not be required to comply with 11B-902.4 where a clear floor or ground space complying with 11B-305 positioned for a parallel approach is provided.
(CA T24 11B-902.4 (EXC.)) (ADA 902.4 (EXC.))

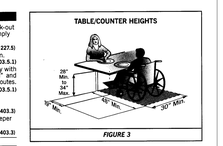

FIGURE 3



FIGURE 4

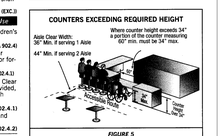

FIGURE 5

ACCESSIBLE COUNTER 25

- ☐ Where 2 or more accessible showers are provided within the same functional area, at least 1 shower shall be opposite hand from the other or others (that is, one left-hand controls versus right-hand controls).
  (CA T24 11B-213.3.6)

Lavatories
- ☐ Where lavatories are provided, at least **5%** but no fewer than 1 shall comply with Section 45, Lavatories & Sinks and shall not be located in Toilet Compartments.
  (CA T24 11B-213.3.4) (ADA 213.3.4)

Mirrors
- ☐ Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface **40"** max. above the finish floor or ground.
  (CA T24 11B-603.3) (ADA 603.3)
- ☐ Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface **35"** max. above the finish floor or ground.
  (CA T24 11B-603.3) (ADA 603.3)

ADA Advisory: A single full-length mirror can accommodate a wide range of users. Mirrors should be usable in order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be **74"** min. from the floor or ground.
(ADA 603.3 (ADVISORY))

Coat Hooks, Shelves and Medicine Cabinets
- ☐ Coat hooks shall be located within one of the reach ranges specified in Section 39, Reach Ranges & Operable Parts.
  (CA T24 11B-603.4) (ADA 603.4)
- ☐ Shelves shall be located **40"** min. and **48"** max. above the finish floor.
  (CA T24 11B-603.4) (ADA 603.4)
- ☐ Medicine cabinets shall be located so the usable shelf no higher than **44"** max. above the finish floor.
  (CA T24 11B-603.4)

Accessories
- ☐ Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet rooms, at least one of each type shall be located on an accessible route.
  (CA T24 11B-603.5)
- ☐ All operable parts, including coin slots, shall be **40"** max. above the finish floor. Fig. 9
  (CA T24 11B-603.5)

Clearances at Fixtures and Accessories
- ☐ Turning space complying with Section 32, Clear Floor or Ground Space for Wheelchairs shall be provided within the room.
  (CA T24 11B-603.2.1) (ADA 603.2.1)
- ☐ Required clear floor spaces, clearance at fixtures and turning space shall be permitted to overlap.
  (CA T24 11B-603.2.2) (ADA 603.2.2)
- ☐ Doors shall not swing into the clear floor space or clearance required for any fixture.
  (CA T24 11B-603.2.3) (ADA 603.2.3)
- ☐ Doors shall be permitted to swing into the required turning space.
  (CA T24 11B-603.2.3) (ADA 603.2.3)
- ☐ Other than the door to the accessible water closet compartment, a door, or any position, may encroach into the turning space by **12"** max.
  (CA T24 11B-603.2.3)

MOUNTING HEIGHTS 25

EXCEPTIONS
1. *Reserved.*
   (CA T24 11B-603.2.3 (EXC.1)) (ADA 603.2.3 (EXC.1))
2. *Where the toilet room or bathing room is for individual use and a clear floor space complying with 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.*
   (CA T24 11B-603.2.3 (EXC.2)) (ADA 603.2.3 (EXC.2))

Dispensers
- ☐ Toilet paper dispensers shall be **7"** min. and **9"** max. in front of the water closet measured to the centerline of the dispenser. Fig. 11
  (CA T24 11B-604.7) (ADA 604.7)
- ☐ The outlet of the dispenser shall be below the grab bar, **19"** min. above the finish floor and shall not be located behind grab bars. Fig. 10 & 11
  (CA T24 11B-604.7) (ADA 604.7)
- ☐ Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.
  (CA T24 11B-604.7) (ADA 604.7)

ADA Advisory: If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48" max. above the finish floor and the top of the gripping surface of the grab bar must be 33" min. and 36" max. above the finish floor.
(ADA 604.7 (ADVISORY))

- ☐ Toilet paper dispensers shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
  (CA T24 11B-309.4)
- ☐ The force required to activate operable parts shall be **5** lbs. max. Fig. 11
  (CA T24 11B-309.4)

Flush Controls
- ☐ Flush controls shall be hand operated or automatic.
  (CA T24 11B-604.6) (ADA 604.6)
- ☐ Hand operated flush controls shall comply with 11B-309 Section 39, Reach Ranges & Operable Parts except they shall be located **44"** max. above the floor. Fig. 11
  (CA T24 11B-604.6) (ADA 604.6)
- ☐ Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
  (CA T24 11B-604.6; 309.4) (ADA 604.6; 309.4)
- ☐ The force required to activate operable parts shall be **5** lbs max. Fig. 11
  (CA T24 11B-604.6; 309.4) (ADA 604.6; 309.4)
- ☐ Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 53, Ambulatory Accessible Compartments. Fig. 11
  (CA T24 11B-604.6) (ADA 604.6)

ADA Advisory: If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.
(ADA 604.6 (ADVISORY))

FIGURE 10

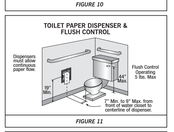

FIGURE 11

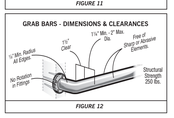

FIGURE 12

Grab Bars
- ☐ Grab bars in toilet facilities and bathing facilities shall comply with the requirements under this heading. Fig. 12
  (CA T24 11B-609.1) (ADA 609.1)

Cross Section
- ☐ Grab bars shall have a cross section complying with the requirements under this heading. Fig. 12
  (CA T24 11B-609.2) (ADA 609.2)

MOUNTING HEIGHTS 26

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42335 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jpdesday@aol.com

REVISIONS
1 User check 06/16/2017
2 User check 06/15/2017

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

ADA 2

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
SCALE: 1/4" = 1'-0" (UNO)
TI-1-2-24-17
SHEET NO.: A2.2
OF 30 SHEETS

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

AIA|CC CALIFORNIA COUNCIL

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 Scope
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

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

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

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

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

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

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

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

1. Soil loss BMP that should be considered for each project include, but are not limited to, the following:
   a. Scheduling construction activity.
   b. Preservation of natural features, vegetation and soil.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMP acceptable to the enforcing agency.
2. Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Material handling and waste management.
   b. Building materials stockpile management.
   c. Management of washout areas (concrete, paints, stucco, etc.).
   d. Control of vehicle/equipment fueling to contractor's staging area.
   e. Vehicle and equipment cleaning performed off site.
   f. Spill prevention and control.
   g. Other housekeeping BMP acceptable to the enforcing agency.

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

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

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

5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicle parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following:

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

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

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

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

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

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

TABLE 5.106.5.2 - PARKING

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

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

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

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

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

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

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

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

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

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

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

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TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
36-50	2
51-75	4
76-100	5
101-200	7
201 AND OVER	6% of total[1]

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

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

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

1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf.
2. See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/docs/ZEV_Guidebook.pdf.

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

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

Exceptions: [N]

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

Note: [N] See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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

ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING				
For area lighting [4]	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	U1	U2	U3	U4
MAXIMUM ALLOWABLE GLARE RATING [4]				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

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

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

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

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

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DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

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

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

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

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

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

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

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

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

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

SECTION 5.303 INDOOR WATER USE
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

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

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or deaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

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

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

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

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

5.303.3.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads.
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 548-3458 Email: jbonedaydream@aol.com

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 1

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2 User check 05/15/2017

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

AIA|CC CALIFORNIA COUNCIL

INSPECTOR SIGNOFF

SECTION 5.304 OUTDOOR WATER USE

5.304.1 SCOPE. The provisions of Section 5.304, Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.

5.304.2 OUTDOOR WATER USE IN LANDSCAPE AREAS EQUAL TO OR GREATER THAN 500 SQUARE FEET. When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply:

1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resouces (DWR) per Government Code Section 65595(c).
2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations.

5.304.3 OUTDOOR WATER USE IN REHABILITATED LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 2,500 SQUARE FEET. Rehabilitated landscape project with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.

5.304.4 OUTDOOR WATER USE IN LANDSCAPE AREAS OF 2,500 SQUARE FEET OR LESS. Any project with an aggregate area of 2,500 square feet of less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.

5.304.5 GRAYWATER OR RAINWATER USE IN LANDSCAPE AREAS. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimate Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).

Notes:
1. DWR's Model Water Efficient Landscape Ordinance, definitions and supporting documents are available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
2. A water budget calculator is available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
3. The MWELO prescriptive compliance measure Appendix D may be found at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/ In addition, a copy of MWELO Appendix D may be found in Chapter 8 of this code.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS [DSA-SS]. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of MWELO.

5.304.6.1 Newly constructed landscapes. [DSA-SS] New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. [DSA-SS] Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

5.304.3 IRRIGATION DESIGN. In new nonresidential construction with at least 1,000 but not more than 2,500 square feet of cumulative landscaped area (the level at which the MWELO applies), install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 (Weather Protection) and California Energy Code Section 150, (Mandatory Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

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SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of load recycleing facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. All occupancies other than I-occupancies and L-occupancies shall comply with the California Building Code as prescribed in California Energy Code Section 120.8. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventillation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

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5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Energy efficiency goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Heating, ventilation, air conditioning (HVAC) systems and controls.
2. Indoor lighting system and controls.
3. Water heating system.
4. Renewable energy systems.
5. Water reuse systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

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DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32º Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14,; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base RE Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and until final startup of the heating, cooling and ventilating 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 and debris which may collect in the system.

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- User check 04/10/2017
- User check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 548-3458 Email: jpcreadaydesign@aol.com

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 2

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
SCALE: 1/4" = 1'-0" (UNO)
TI-1-2-24-17
SHEET NO.
A2.4
OF 36 SHEETS

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (INCLUDING JANUARY 1, 2017 ERRATA)

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

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

1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT1,2

Less Water and Less Exempt Compounds in Grams per Liter

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

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

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TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PRETENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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

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

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

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.

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

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

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

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

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

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TABLE 5.504.4.5 - FORMALDEHYDE LIMITS1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

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

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7, and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product DataBase; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

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

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 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.

Exceptions:

1. An ASHRAE 10% to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.
2. Existing mechanical equipment.

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

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

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

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

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

   Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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- Plan check 01/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 548-3458
Email: jbonesday@aol.com

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES, SHEET 3

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
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11/4/2026
SCALE
1/4" = 1'-0" (UNO)
JOB #
TI-1-2-24-17
SHEET NO.
A2.5
OF 30 SHEETS

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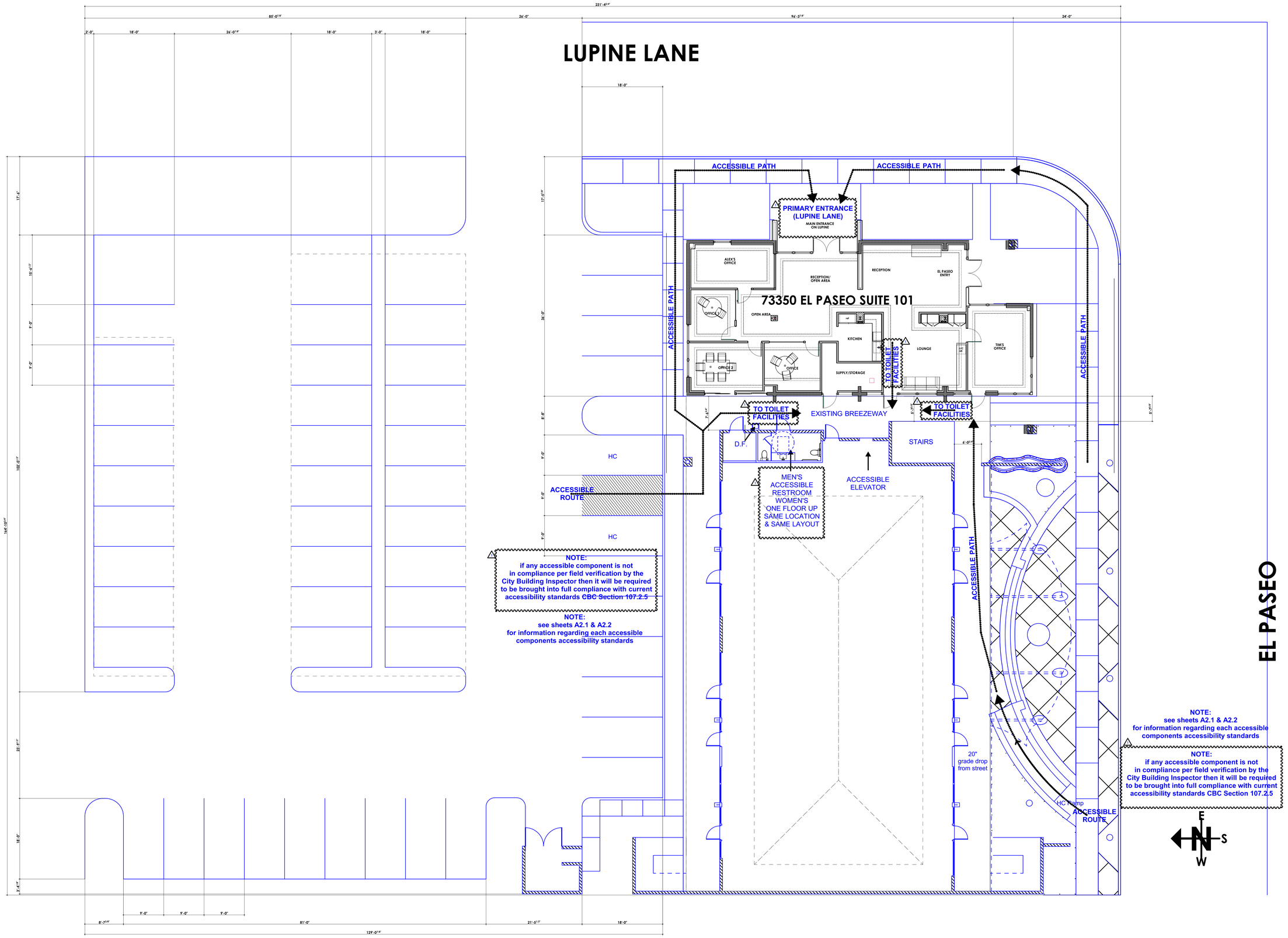

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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #211
PALM DESERT, CALIFORNIA
Phone: (760) 568-3458 Email: jbonesday@aol.com

COMBINATION SITE & FLOOR PLANS - SHOWING ACCESSIBLE PATHS OF TRAVEL

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DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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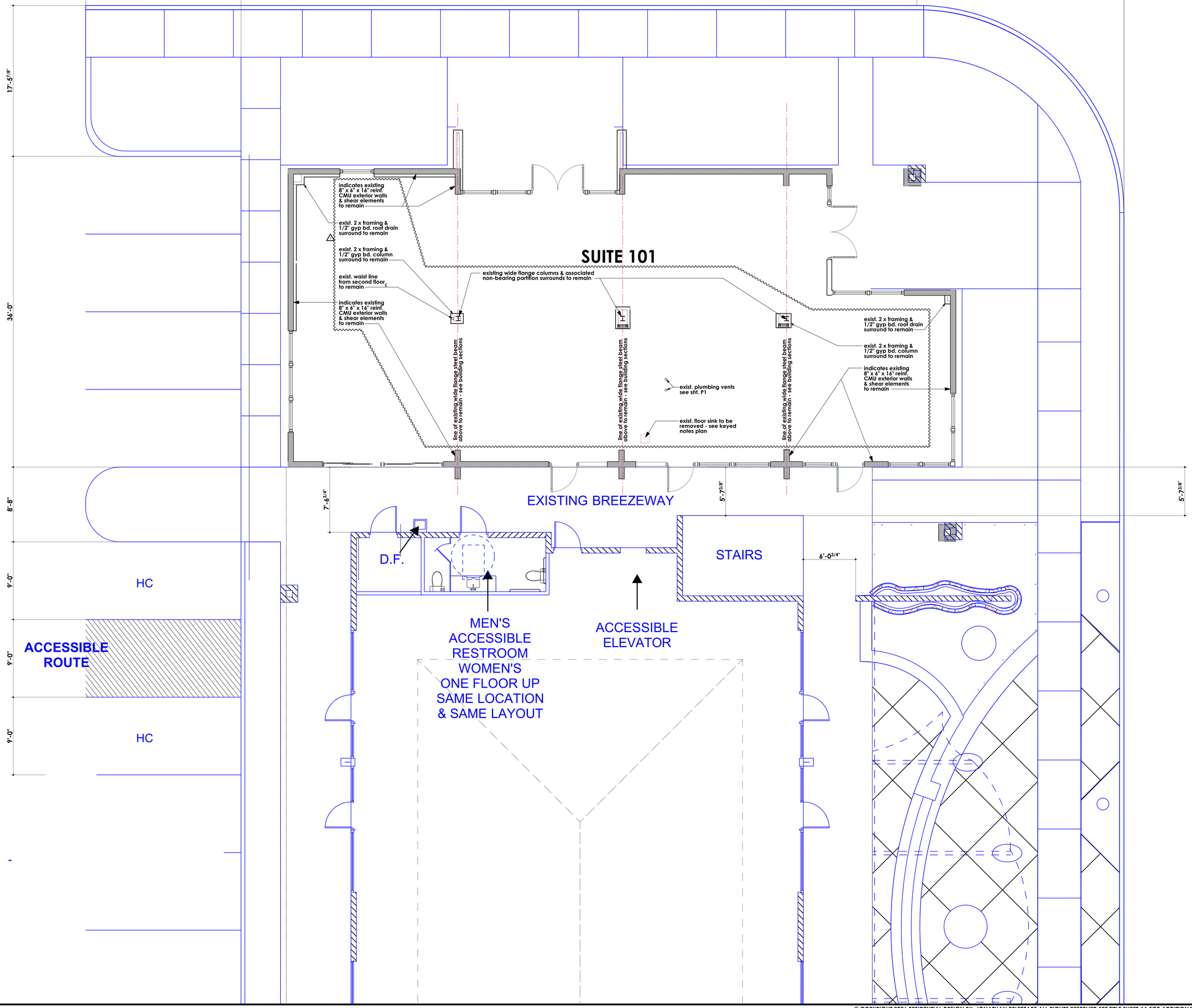

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JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CALIFORNIA
Phone: (760) 568-3458 Email: jbonesday@aol.com

AS-BUILT (EXISTING CONDITIONS) PLAN

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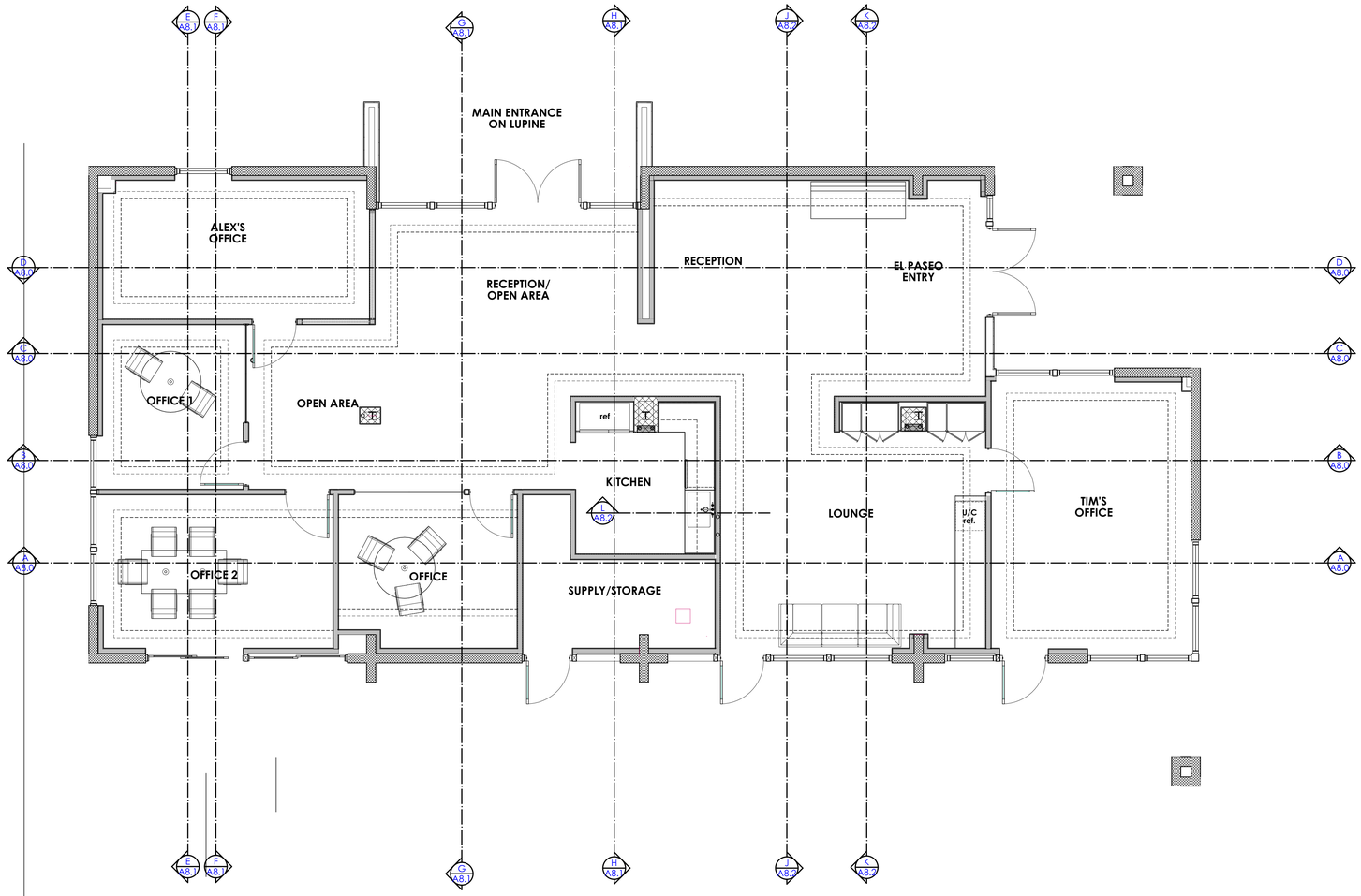

NOTE:
SEE KEYED NOTES FLOOR PLAN SHEET A4.3 & DOOR & WINDOW SCHEDULE PLAN SHEET A6.0 FOR MORE INFO. &
WALL SECTIONS & DETAILS REFERENCE BUBBLES (RESPECTIVELY)

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JONATHAN PELEZZARE
42725 COOK STREET #221
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesday@aol.com

FLOOR PLAN (SECTION CUTS)

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
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73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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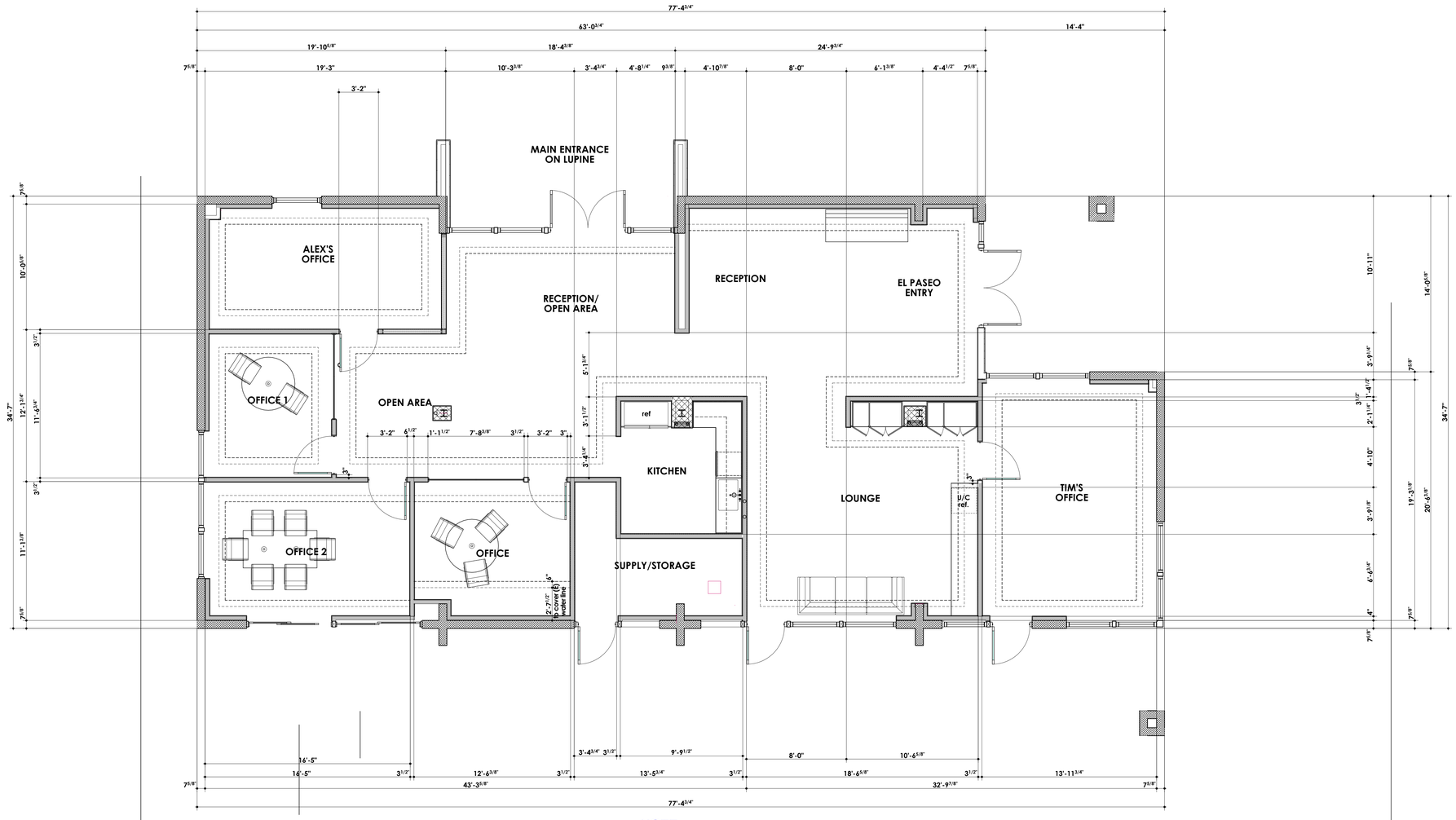

NOTE:
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WALL SECTIONS & DETAILS REFERENCE BUBBLES (RESPECTIVELY)

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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 568-3458 Email: jbonesday@aol.com

FLOOR PLAN (DIMENSIONED)

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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FLOOR PLAN (DIMENSIONED)

SCALE: 1/4" = 1'-0"

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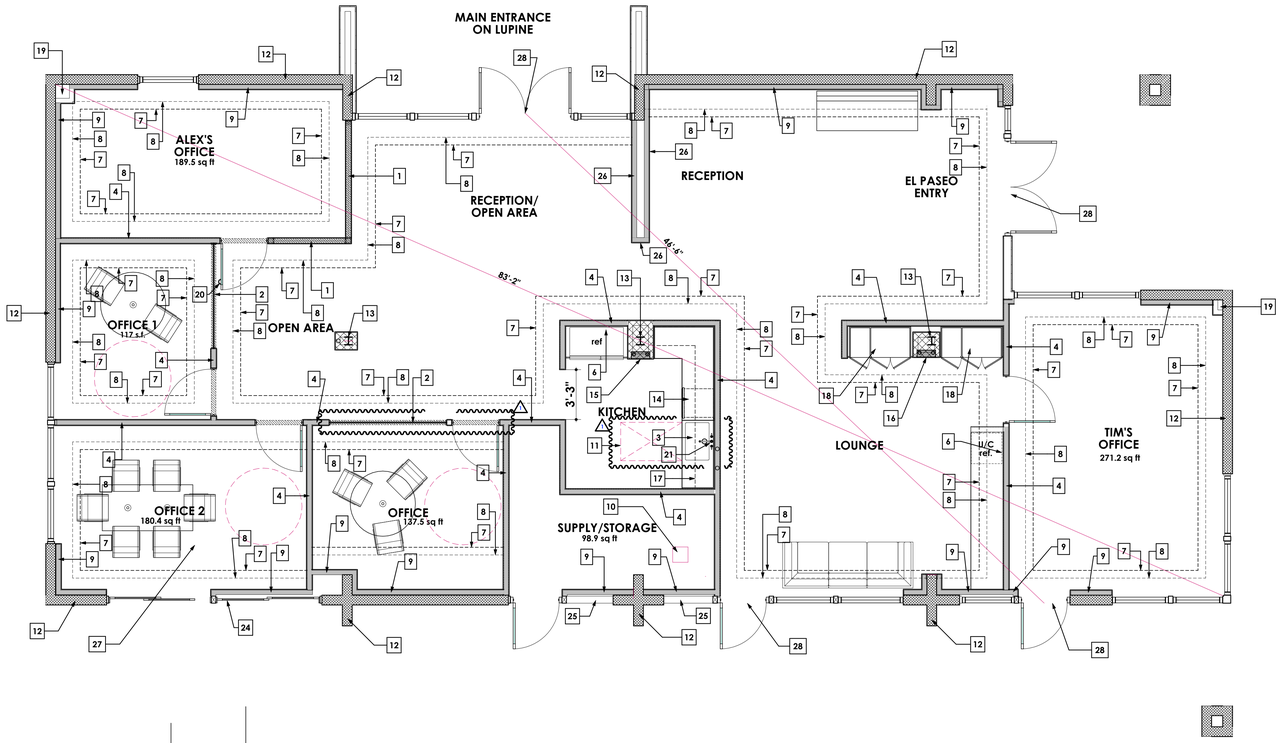

KEY NOTES:

1. indicates high fixed glass - see door & window schedules for more info.
2. indicates full height fixed glass - see door & window schedules for more info.
3. kitchen sink meeting ADA & CalDAG standards for accessible sinks - to be selected by owner
4. new light gauge 2 x 4 galv. stl. studs @ 24" o.c. (non-bearing partition wall) w/ 5/8" gyp bd. on each side w/ bottom track shot to slab w/ simpson shot pins (ICC-ES ESR-2138) at 32" o.c. & within 6" of ends splices & corners - stl. top & bottom tracks & studs ICC-ESR 3503
5. not used
6. provide copper water line for ice maker - see plumbing plan
7. outside face of 2 x 2 & outside face (edge) of 3/4" ply wd. light cove soffit deck see detail 1/A9.0 for more info.
8. outside face of framing @ back of light cove soffit above see detail 1/A9.0 for more info.
9. new light gauge 2 x 4 galv. stl. studs @ 24" o.c. (non-bearing partition wall) w/ 5/8" gyp bd. on interior side w/ bottom track shot to slab w/ simpson shot pins (ICC-ES ESR-2138) at 32" o.c. & within 6" of ends splices & corners - stl. top & bottom tracks & studs ICC-ESR 3503
10. existing 14" x 14" floor sink to be removed - cap & abandon exist. plumbing - patch conc. floor slab
11. indicates 30" x 48" clear accessible floor space @ sink
12. indicates existing 8" x 6" x 16" slump block CMU building walls & lateral-force resisting system to remain
13. indicates exist. wide flange column & associated 2 x 4 studs wall surround to remain
14. Dishwasher - Bosch SHX4AT55UC
15. electrical sub panel "A"
16. electrical sub panel "B"
17. line of upper cabinets
18. supply cabinets with adjustable shelves - to be selected by owner
19. existing roof drain surround to remain
20. floor mount door stop
21. ADA compliant faucet with lever handle control
22. not used
23. not used
24. exist. sliding glass door (#6) to remain - lock & abandon see door & window schedule plan for detail reference bubbles
25. existing mtl. louvered vents to remain - see door & window schedule plan for detail reference bubbles
26. new light gauge 2 x 4 galv. stl. studs @ 24" o.c. (non-bearing partition wall) w/ 5/8" gyp bd. on interior side w/ bottom track shot to slab w/ simpson shot pins (ICC-ES ESR-2138) at 32" o.c. & within 6" of ends splices & corners - stl. top & bottom tracks & studs ICC-ESR 3503
27. provide a readily visible sign meeting the requirements for signage indicated on sheet A2.1 in this office that states: "MAXIMUM OCCUPANCY = 9 PERSONS"
28. SEE "LEVEL CHANGE" DETAILS ON SHEET A2.1 FOR REQUIREMENTS AT THIS OPENING & ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHOWN ON SHEET A3.0

NOTE:
SEE FLOOR PLAN (SECTION CUTS) SHEET A4.1 & DOOR & WINDOW SCHEDULE PLAN SHEET A6.0 FOR MORE INFO. & WALL SECTIONS & DETAILS REFERENCE BUBBLES (RESPECTIVELY)

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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonedaydream@aol.com

FLOOR PLAN (KEYED NOTES)

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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SHEET NO.: A4.3
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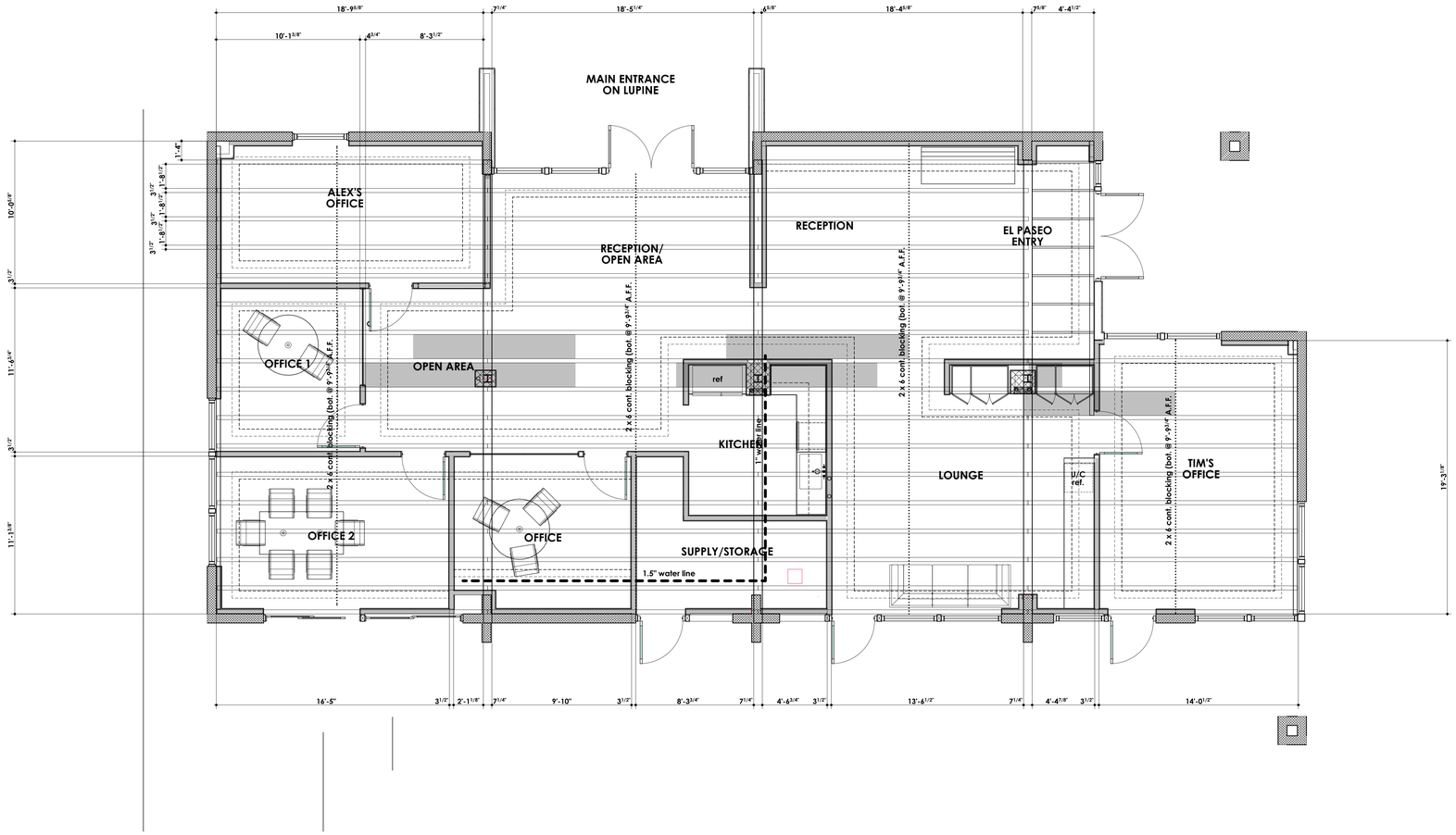

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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesday@aol.com

PLAN SHOWING EXISTING FLOOR JOIST & BEAM LAYOUT

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:

CHECKED:

PRINT DATE: 11/4/2026

SCALE: 1/4" = 1'-0" (UNO)

JOB NO.: TI-1-2-24-17

SHEET NO.: A4.4

OF 30 SHEETS

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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
67735 COOK STREET
PALM DESERT, CALIFORNIA 92211
Phone: (760) 568-3458 Email: jpondev@aol.com

ROOF PLAN

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

ISSUE/REVISIONS
1 PLAN CHECK 11/14/2025
SCALE: 1/4" = 1'-0" (UNO)
DRAWN BY: JP CHECKED BY: JONATHAN PELEZZARE
Tl-1-2-24-17
SHEET NO.
A5.0
OF 36 SHEETS

SCALE: 1/4" = 1'-0"

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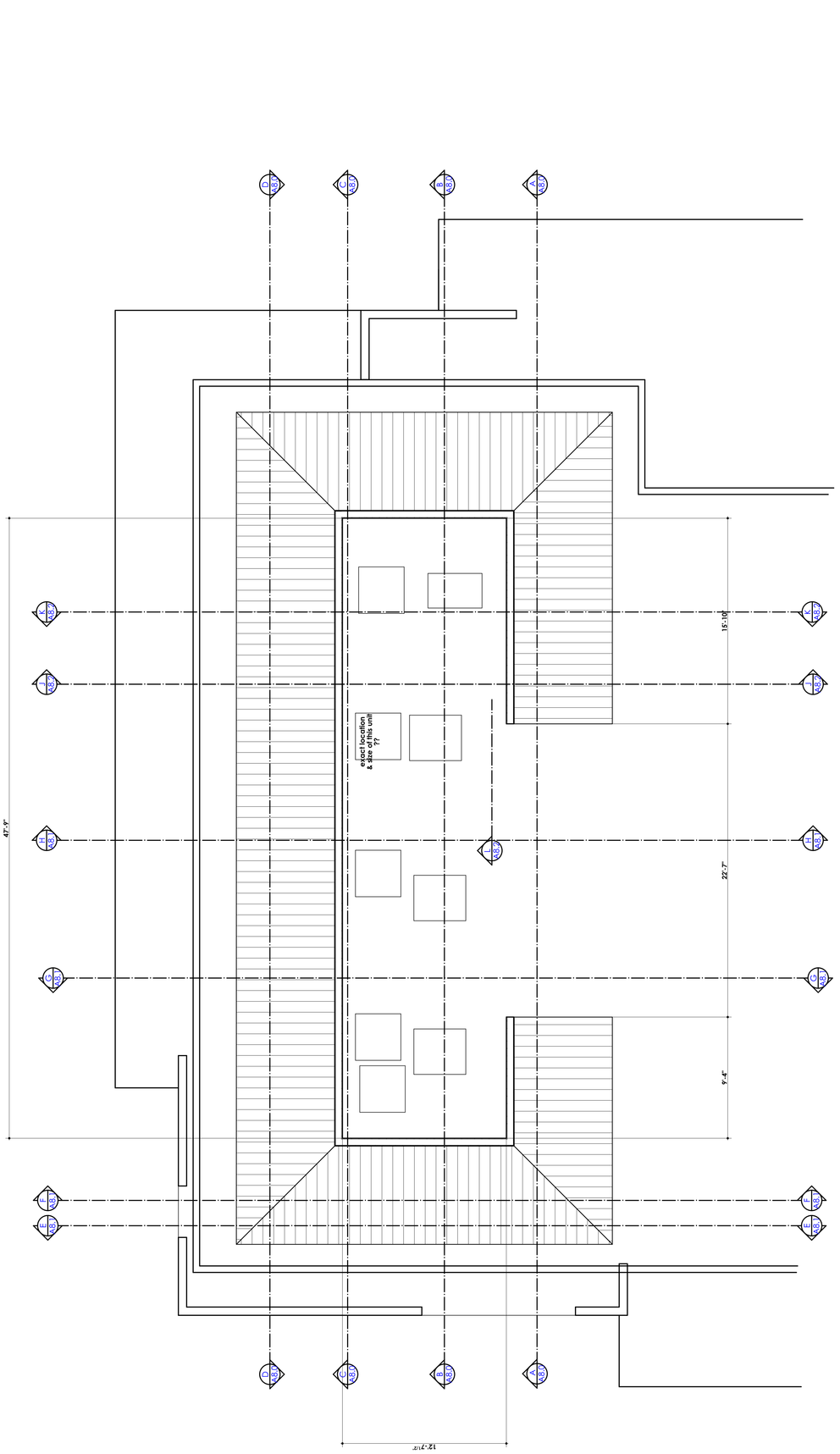

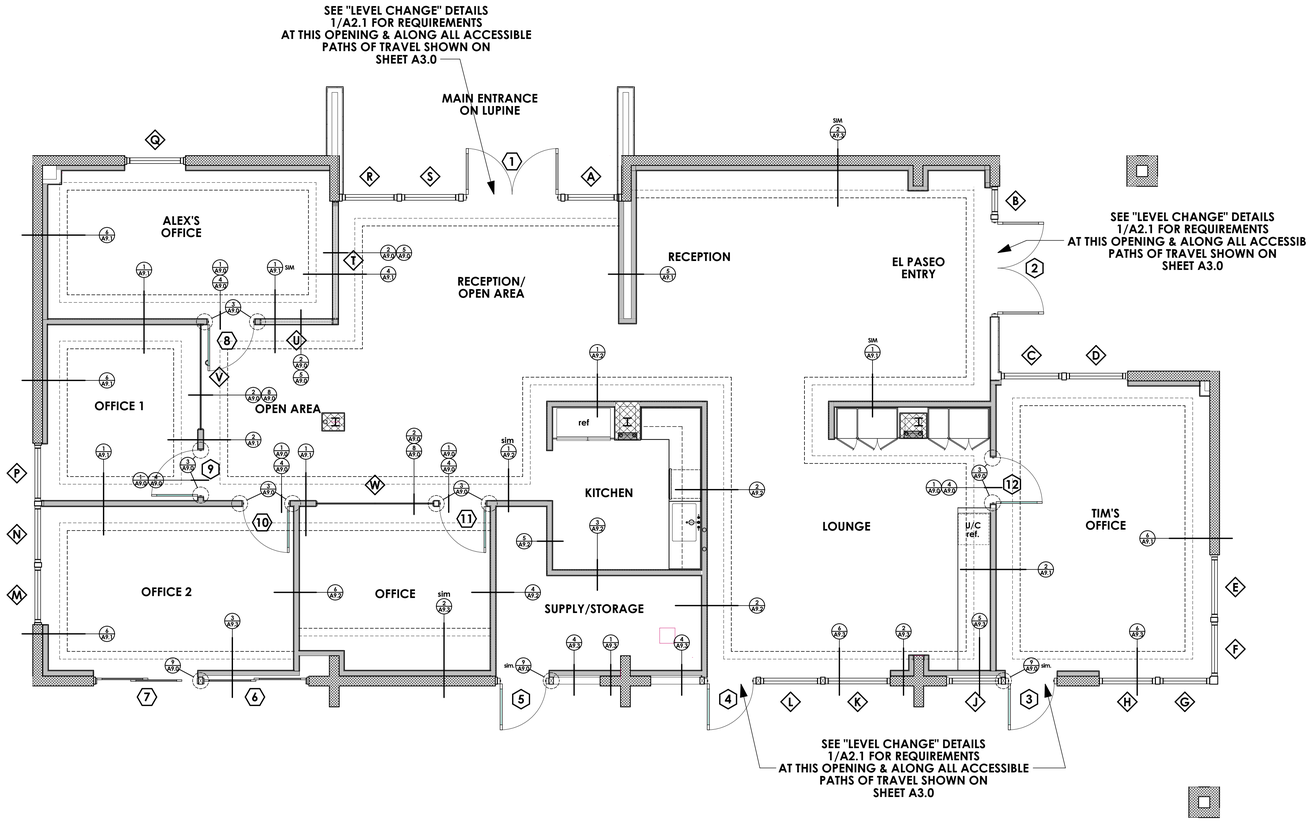

DOOR SCHEDULE NOTE: verify all rough opening sizes on job site prior to ordering units

DOOR # ON PLAN	DOOR W	DOOR HT	Glazing	Unit Surface Area	SHGC	U Value	fenestration #	Remarks
1	6'-0"	8'-9 1/2"	tempered	52.75				EXISTING PAIR STORE FRONT DOORS TO REMAIN
2	6'-0"	8'-9 1/2"	tempered	52.75				EXISTING PAIR STORE FRONT DOORS TO REMAIN
3	3'-0"	8'-7"	tempered	25.75				EXISTING STORE FRONT DOOR TO REMAIN
4	3'-0"	8'-7"	tempered	25.75				EXISTING STORE FRONT DOOR TO REMAIN
5	3'-0"	8'-7"	tempered	25.75				EXISTING STORE FRONT DOOR TO REMAIN
6	6'-9"	8'-9 1/2"	insulated, tempered	59.34				EXISTING SLIDING GLASS DOOR TO REMAIN - LOCK & ABANDON IN PLACE - SEE PLAN & DETAILS FOR MORE INFO
7	6'-8"	8'-9 1/2"	insulated, tempered	58.61				EXISTING SLIDING GLASS DOOR TO REMAIN
8	3'-0"	8'-0"	tempered	24.00				1 3/8" thick full lite narrow stile & rail French door w/ insulated glazing - provide latching "lever" knob set hrdwr. to be selected by owner
9	3'-0"	8'-0"	tempered	24.00				1 3/8" thick full lite narrow stile & rail French door w/ insulated glazing - provide latching "lever" knob set hrdwr. to be selected by owner
10	3'-0"	8'-0"	tempered	24.00				1 3/8" thick full lite narrow stile & rail French door w/ insulated glazing - provide latching "lever" knob set hrdwr. to be selected by owner
11	3'-0"	8'-0"	tempered	24.00				1 3/8" thick full lite narrow stile & rail French door w/ insulated glazing - provide latching "lever" knob set hrdwr. to be selected by owner
12	3'-0"	8'-0"	tempered	24.00				1 3/8" thick full lite narrow stile & rail French door w/ insulated glazing - provide latching "lever" knob set hrdwr. to be selected by owner

WINDOW SCHEDULE NOTE: verify all rough opening sizes on job site prior to ordering units

ID on plan	OUTSIDE FRAME W x H	ROUGH OPENING W x H	glazing	Unit Surface Area	SHGC	U value	fenestration #	Remarks
A	3'-4 1/2"×8'-8"	3'-5"×8'-8 1/2"	insulated, tempered	29.25				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
B	1'-9 1/2"×8'-8"	1'-10"×8'-8 1/2"	insulated, tempered	15.53				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
C	3'-11"×8'-8"	3'-11 1/2"×8'-8 1/2"	insulated, tempered	33.94				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
D	3'-10"×8'-8"	3'-10 1/2"×8'-8 1/2"	insulated, tempered	33.22				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
E	3'-11"×8'-8"	3'-11 1/2"×8'-8 1/2"	insulated, tempered	33.94				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
F	3'-6"×8'-8"	3'-6 1/2"×8'-8 1/2"	insulated, tempered	30.33				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
G	3'-2 1/2"×8'-8"	3'-3"×8'-8 1/2"	insulated, tempered	27.81				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
H	3'-7 1/2"×8'-8"	3'-8"×8'-8 1/2"	insulated, tempered	31.42				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
J	3'-4 1/2"×8'-7"	3'-5"×8'-7 1/2"	insulated, tempered	28.97				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
K	4'-2 1/2"×8'-7"	4'-3"×8'-7 1/2"	insulated, tempered	36.12				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
L	3'-10 1/2"×8'-7"	3'-11"×8'-7 1/2"	insulated, tempered	33.26				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
M	3'-7"×8'-8"	3'-7 1/2"×8'-8 1/2"	insulated, tempered	31.06				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
N	3'-8"×8'-8"	3'-8 1/2"×8'-8 1/2"	insulated, tempered	31.78				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
P	3'-7 1/2"×8'-8"	3'-8"×8'-8 1/2"	insulated, tempered	31.42				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
Q	3'-8"×8'-8"	3'-8 1/2"×8'-8 1/2"	insulated, tempered	31.78				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
R	3'-6 1/2"×8'-8"	3'-7"×8'-8 1/2"	insulated, tempered	30.69				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
S	3'-8 1/4"×8'-8"	3'-8 1/4"×8'-8 1/2"	insulated, tempered	31.96				EXISTING STORE FRONT 2" x 4.5" mtl. frames w/ 1" thk. insulated & tempered glazing to remain
T	7'-8 1/8"×1'-9 1/2"	7'-8 5/8"×1'-10"	insulated, tempered	13.75				custom fit 1" thk. insulated fixed glazing - set in wood stops - see details
U	4'-9"×1'-9 1/2"	4'-9 1/2"×1'-10"	insulated, tempered	8.51				custom fit 1" thk. insulated fixed glazing - set in wood stops - see details
V	6'-10 1/4"×8'-0 1/2"	6'-10 3/4"×8'-1"	insulated, tempered	55.12				custom fit 1" thk. insulated fixed glazing - set in wood stops - see details
W	7'-7 7/8"×8'-0 1/2"	7'-8 3/8"×8'-1"	insulated, tempered	61.58				custom fit 1" thk. insulated fixed glazing - set in wood stops - see details

NOTES: ALL DOORS - ACCESSIBILITY STANDARDS

1. door hardware shall be openable with a single effort without requiring the ability to grasp the hardware (lever or push type is acceptable) mounted 34" to 44"(864mm to 1118mm) above the floor. CBC Section 11B-404.2.7
2. the bottom 10 inches of all doors and gates shall have a smooth uninterrupted surface on the push side to allow the door to be opened by a wheel chair. CBC Section 11B-404.2.10
3. the maximum force for pushing or pulling to open a door or gate other than a fire door shall be 5 pounds (22.2 N). CBC Section 11B-404-2-9

REVISIONS
1 Dim check 09/10/2017
2 Dim check 09/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 568-3458 Email: jbonesday@aol.com

DOOR AND WINDOW MARKERS, SCHEDULES & DETAIL BUBBLES

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
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JOB #: TI-1-2-24-17
SHEET NO.: A6.0
OF 30 SHEETS

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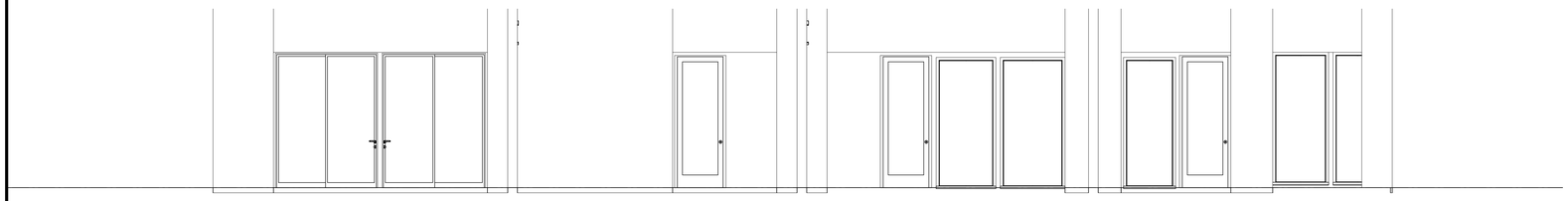
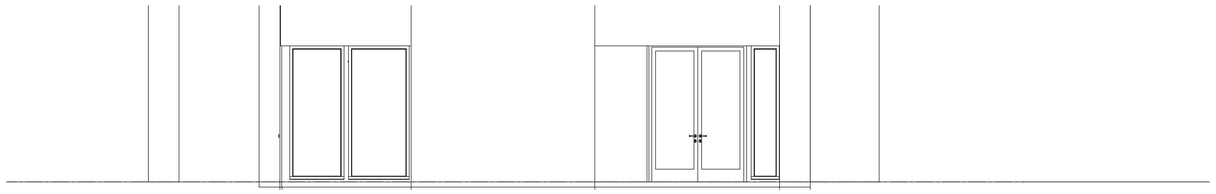
NOTE:
NO EXTERIOR CHANGES WILL BE MADE TO THE BUILDING
ALL EXISTING FENESTRATION IS "EXISTING TO REMAIN"

ONLY THE GROUND FLOOR IS SHOWN



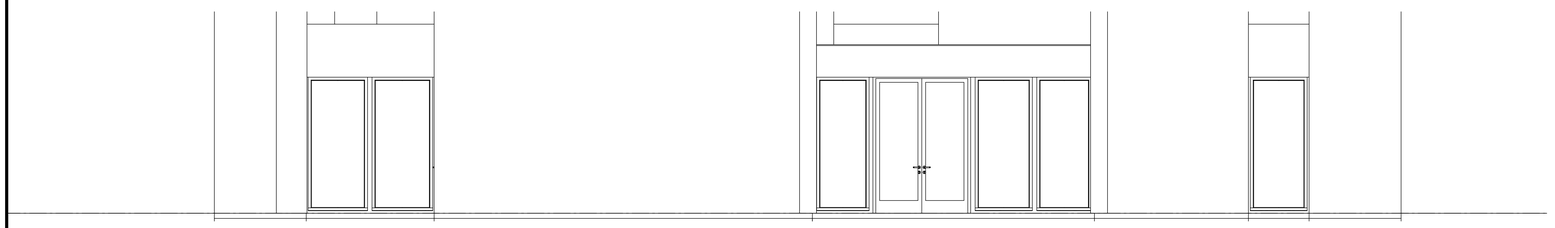
COVERED CORRIDOR / BREEZEWAY (WEST) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



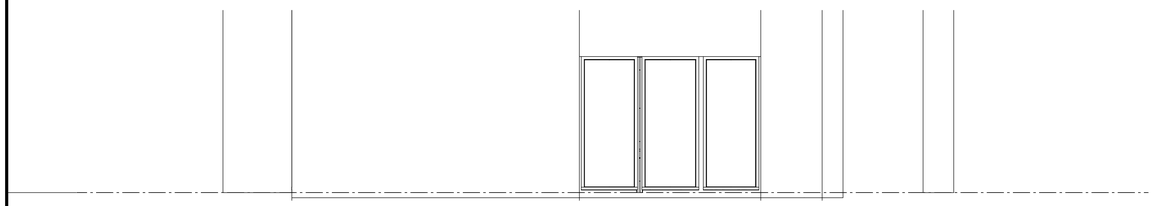
EL PASEO (SOUTH) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



LUPINE LANE (EAST) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



PARKING LOT (NORTH) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS
1 DAH Check 04/10/2017
2 RAH check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42725 COOK STREET #207
PALM DESERT, CA 92211
Phone: (760) 568-3458 Email: jbonesday@aol.com

EXTERIOR ELEVATIONS

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
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73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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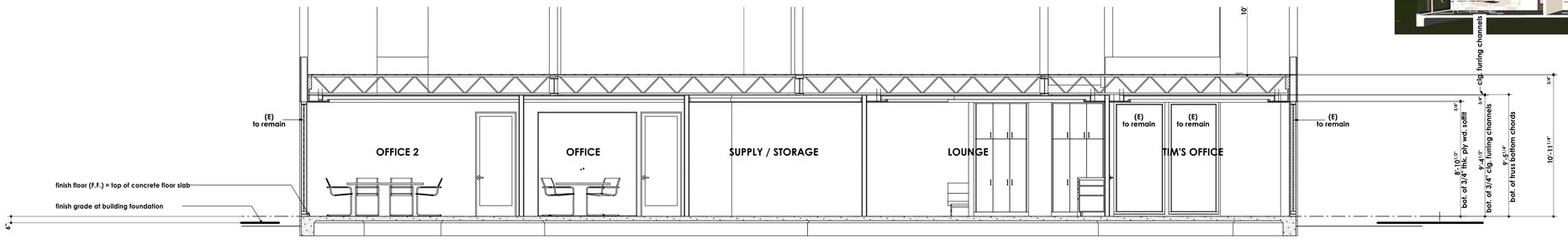
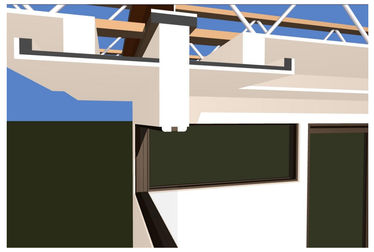
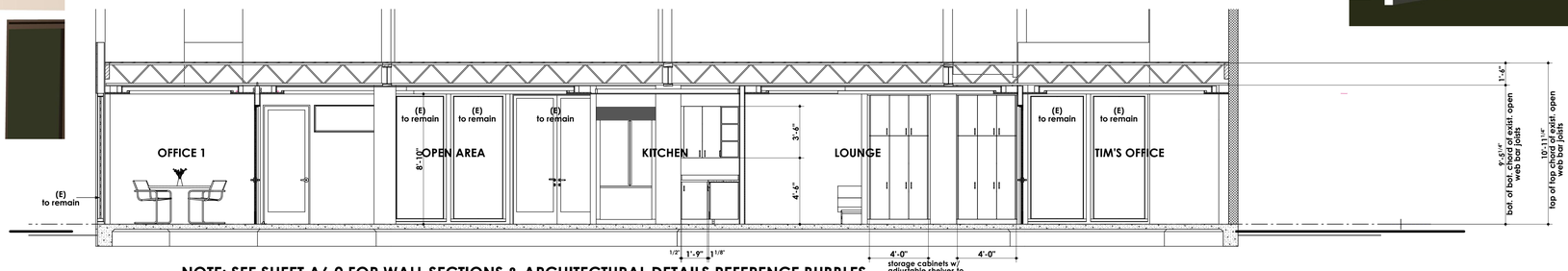


NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

BUILDING SECTION A/A8.0



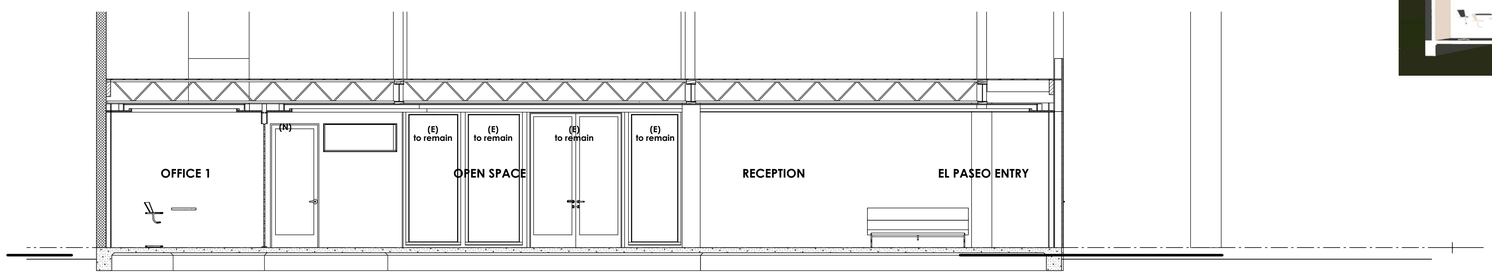




NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

BUILDING SECTION B/A8.0

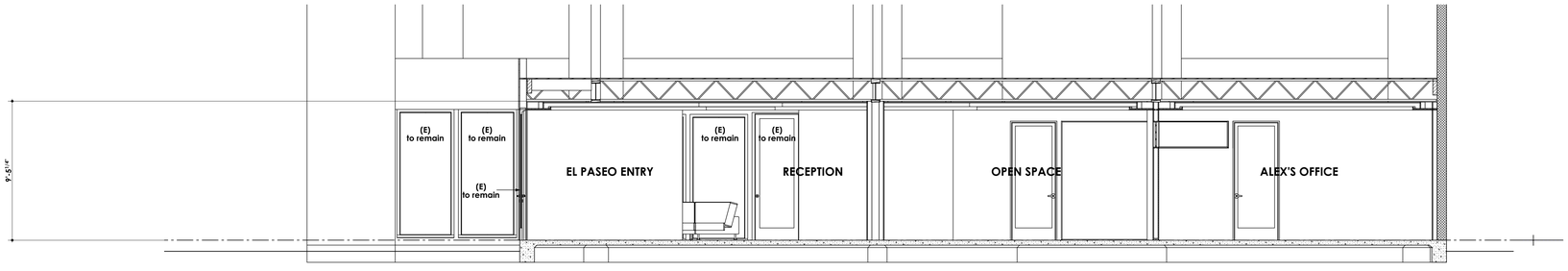




NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

BUILDING SECTION C/A8.0





NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

BUILDING SECTION D/A8.0

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonedaily@aol.com

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

BUILDING SECTIONS A THRU D

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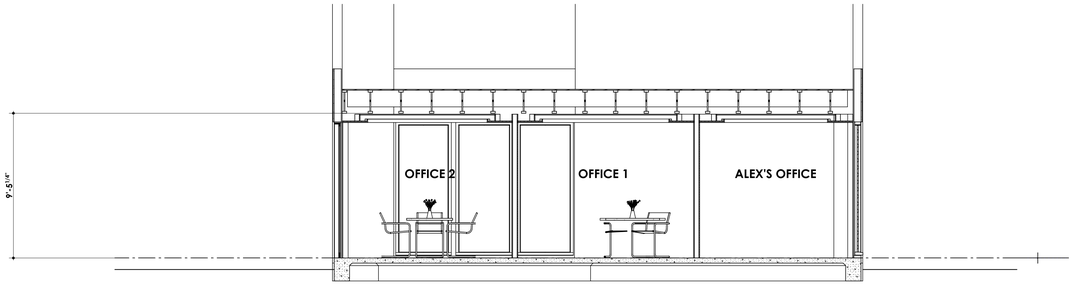
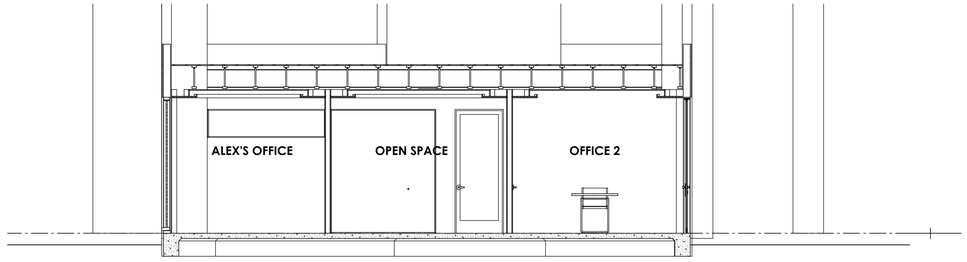


NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES



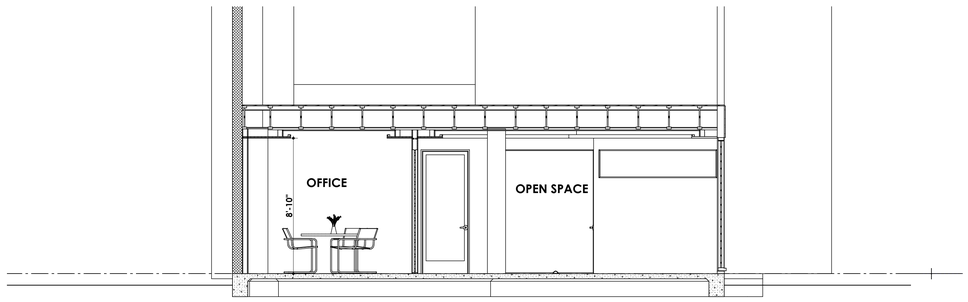
BUILDING SECTION E/A8.1



NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES



BUILDING SECTION F/A8.1

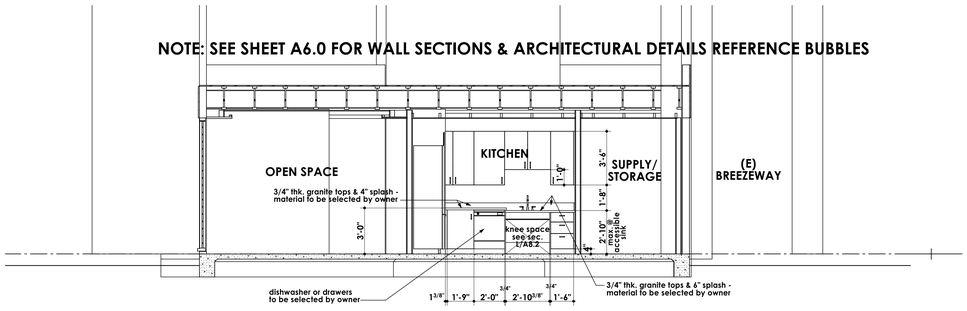


NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES



BUILDING SECTION G/A8.1

NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES





BUILDING SECTION H/A8.1

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REVISIONS
- DRH check 04/10/2017
- DRH check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42725 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesday@aol.com

BUILDING SECTIONS E THRU H

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
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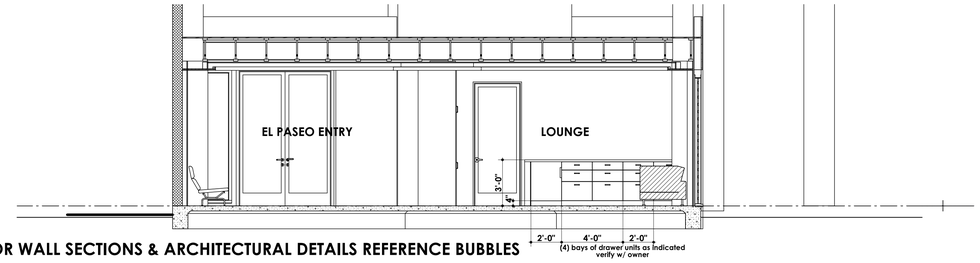
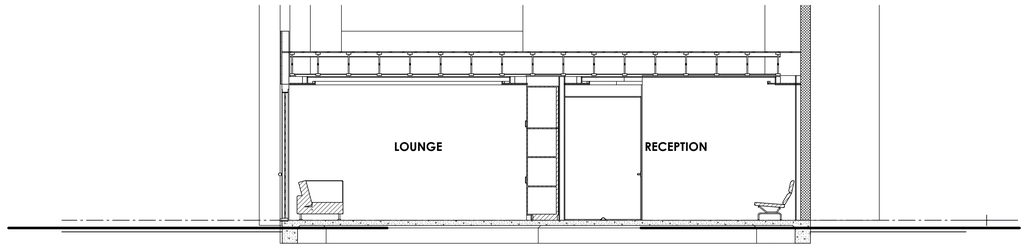




NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

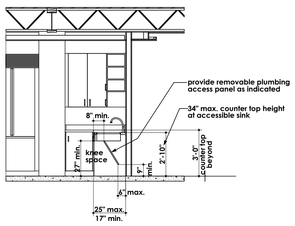
BUILDING SECTION J/A8.2





NOTE: SEE SHEET A6.0 FOR WALL SECTIONS & ARCHITECTURAL DETAILS REFERENCE BUBBLES

BUILDING SECTION K/A8.2



BUILDING SECTION L/A8.2 (accessible kitchen sink)

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #221
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesday@aol.com

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
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73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

BUILDING SECTIONS J THRU M

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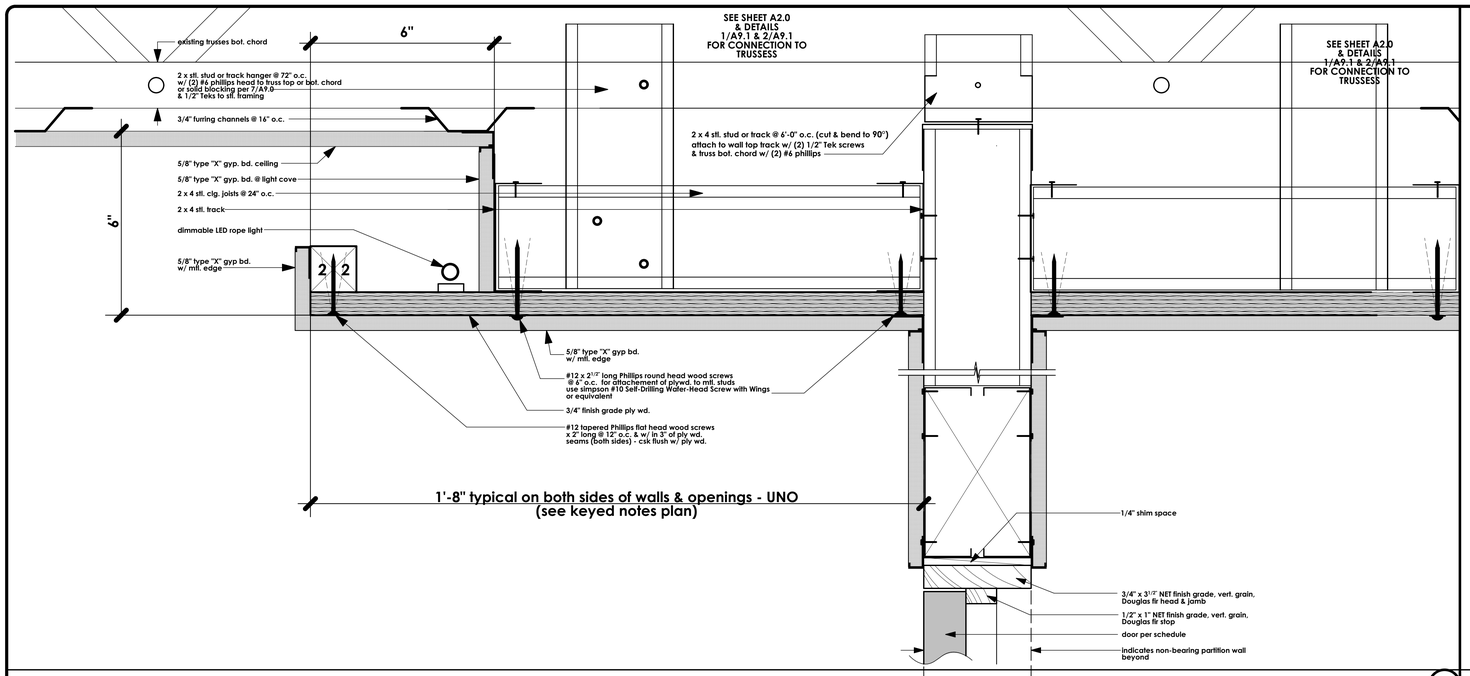
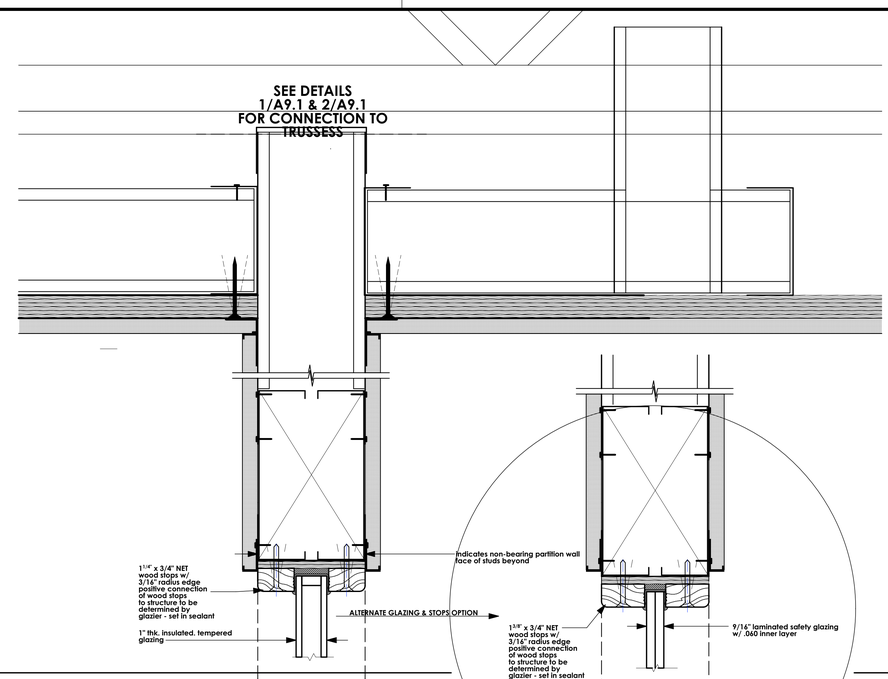


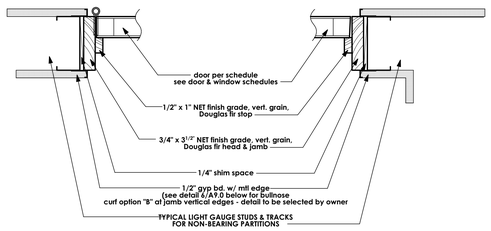
TYPICAL LIGHT COVE SOFFIT & INTERIOR DOOR DETAIL @ NON-BEARING PARTITION WALL

HALF SCALE (1)



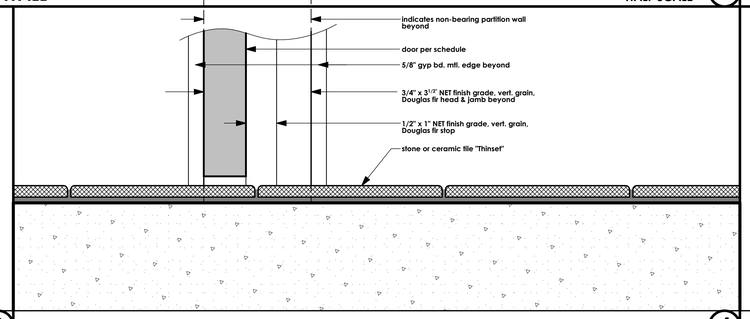
TYPICAL HEAD @ HIGH & FULL HEIGHT GL. @ NON-BEARING WALL

HALF SCALE (2)

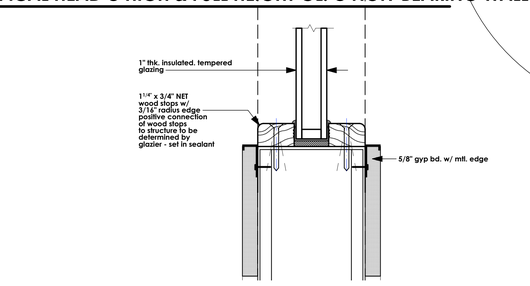


JAMB DETAILS (OPTION "A") @ INT. DOORS

SCALE: 3" = 1'-0" (3)

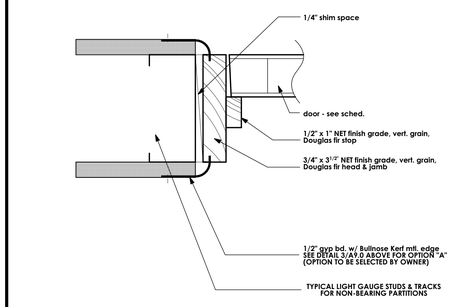


HALF SCALE (4)



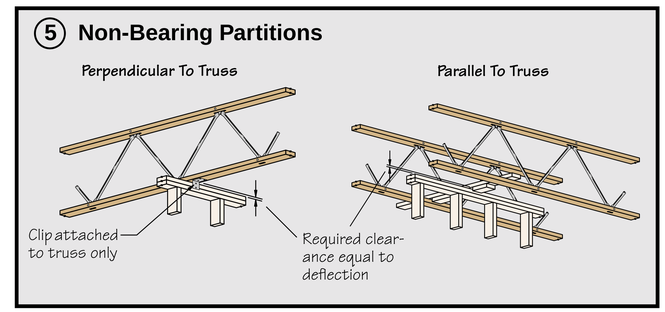
TYPICAL SILL @ HIGH GL. @ NON-BEARING WALL

HALF SCALE (5)



JAMB DETAILS (OPTION "B") @ INT. DOORS

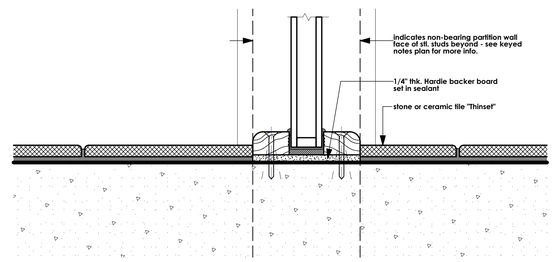
HALF SCALE (6)



SEE SHEET A2.0 FOR ADDITIONAL INFORMATION

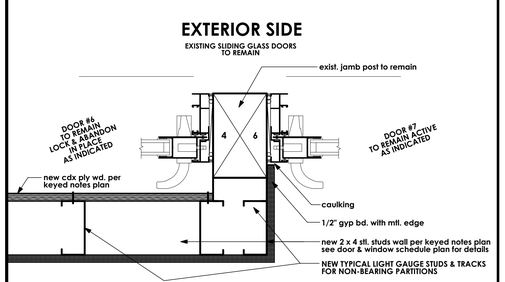
NON- BEARING PARTITIONS TO EXISTING TRUSSES

NO SCALE (7)



TYPICAL SILL @ FULL HEIGHT GL. @ NON-BEARING WALL

HALF SCALE (8)



SCALE: 3" = 1'-0" (9)

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesdaytime@aol.com

ARCHITECTURAL DETAILS

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN
CHECKED
DATE / SCALE
11/4/2026
1/4" = 1'-0" (UNO)
JOB #
11-1-2-24-17
SHEET NO.
A9.0
OF 30 SHEETS

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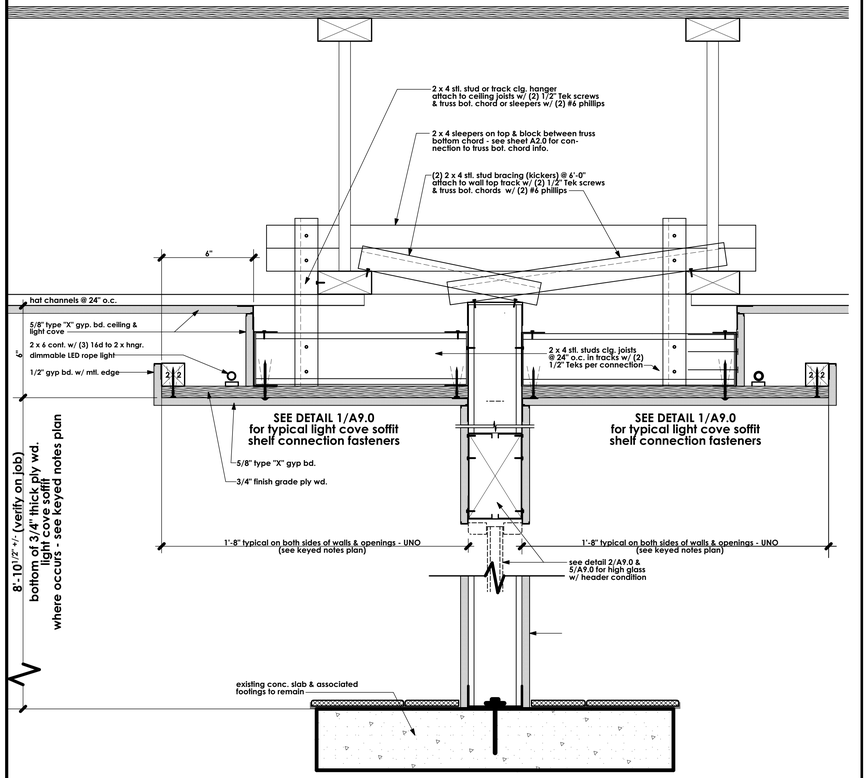
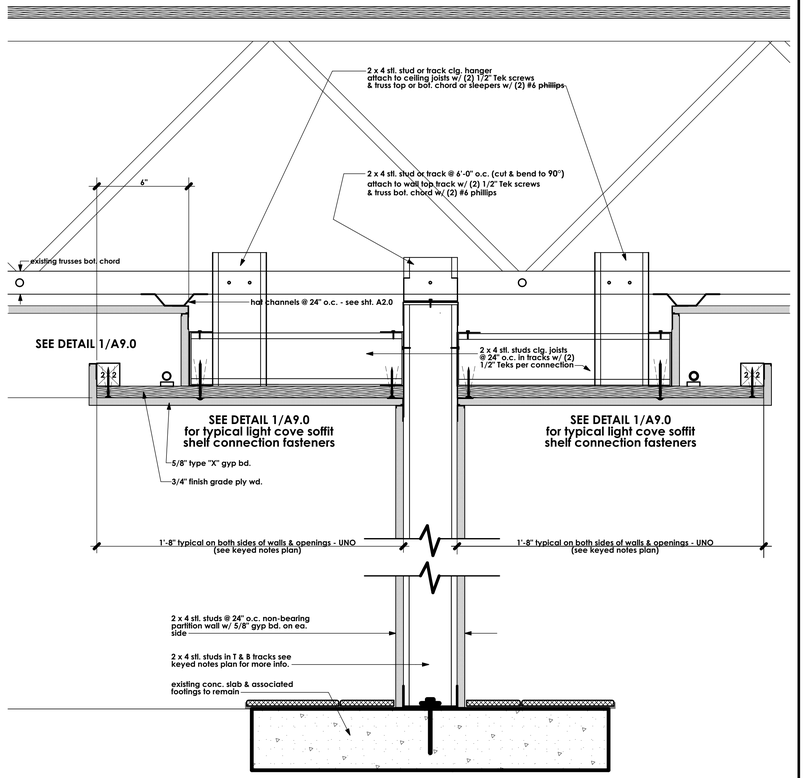


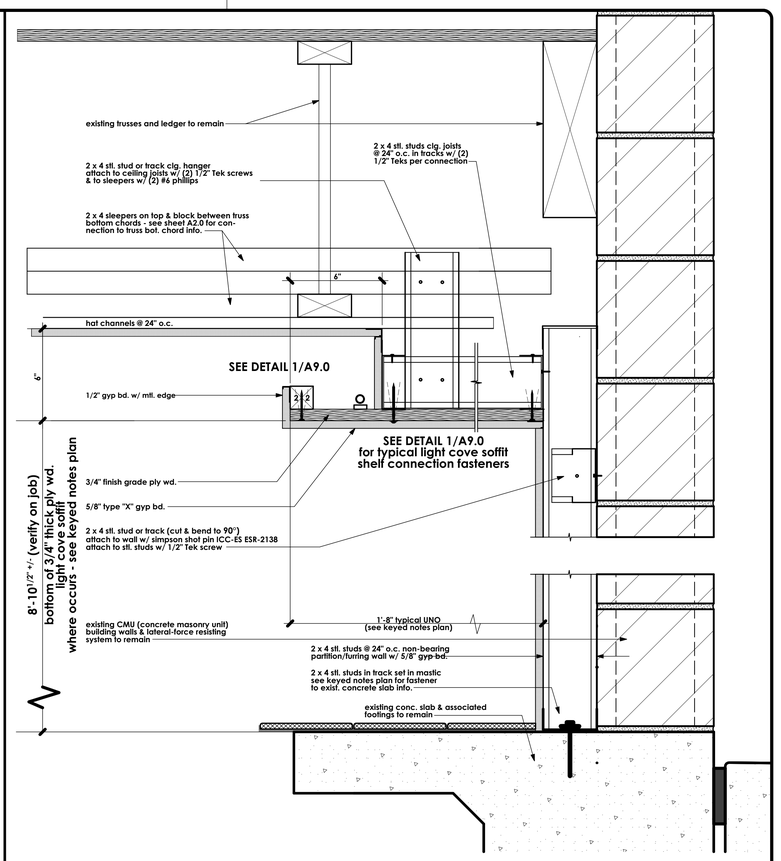
SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PARALLEL TO EXIST. TRUSSES WALL SECTION (1)



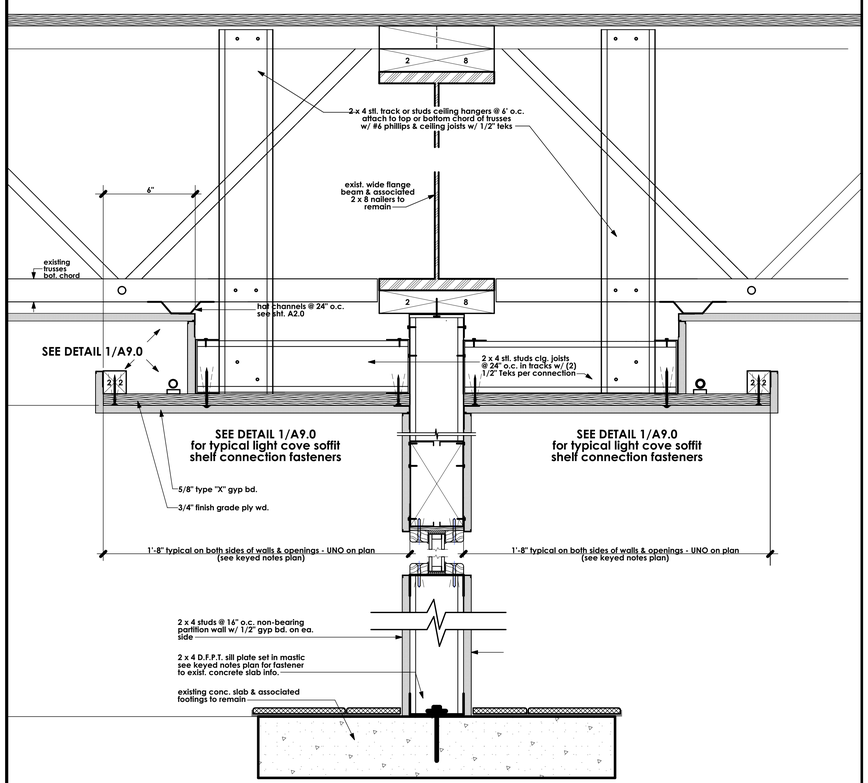
SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PERPENDICULAR TO EXIST. TRUSSES WALL SECTION (2)



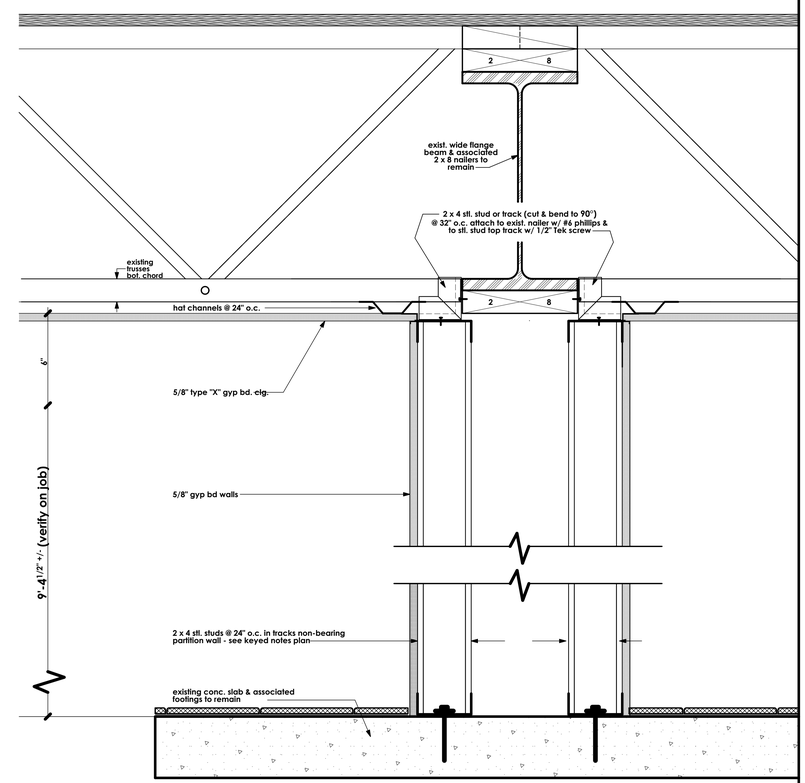
SCALE: 3" = 1'-0"

NEW LIGHT COVE SOFFIT TO EXIST. CMU WALL SECTION (3)



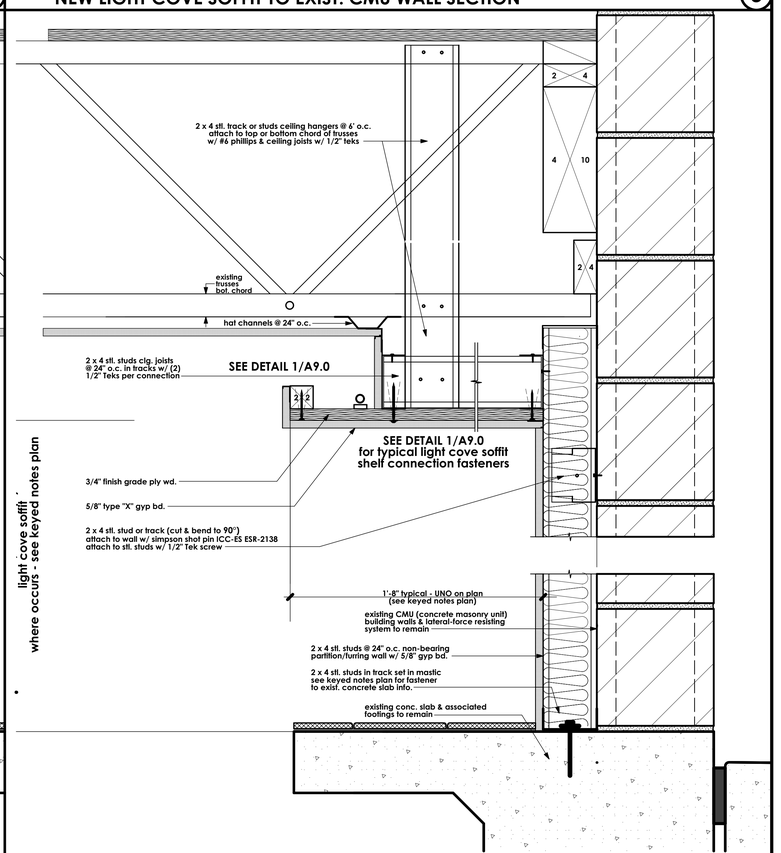
SCALE: 3" = 1'-0"

NEW NON-BEARING WALL PARALLEL TO EXIST. STEEL BEAM WALL SECTION (4)



SCALE: 3" = 1'-0"

NEW NON-BEARING DBL. WALL PARALLEL TO EXIST. STEEL BEAM WALL SECTION (5)



SCALE: 3" = 1'-0"

NEW LIGHT COVE SOFFIT TO EXIST. CMU WALL SECTION (6)

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REVISIONS
1 plan check 09/18/2017
2 plan check 01/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42235 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 568-3458
Email: jbonesdaytona@aol.com

ARCHITECTURAL DETAILS

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
SCALE: 1/4" = 1'-0" (UNO)
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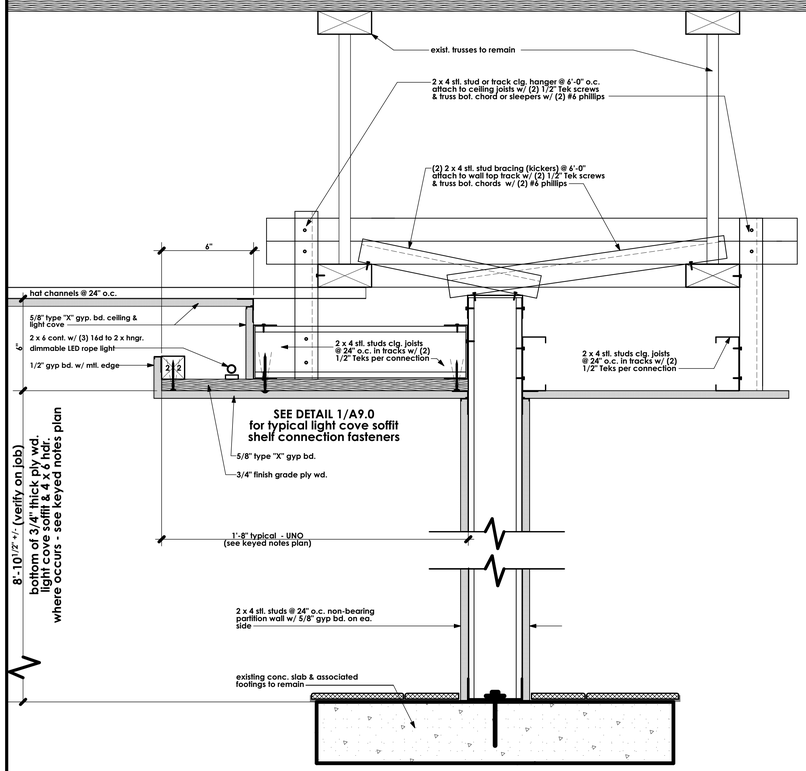
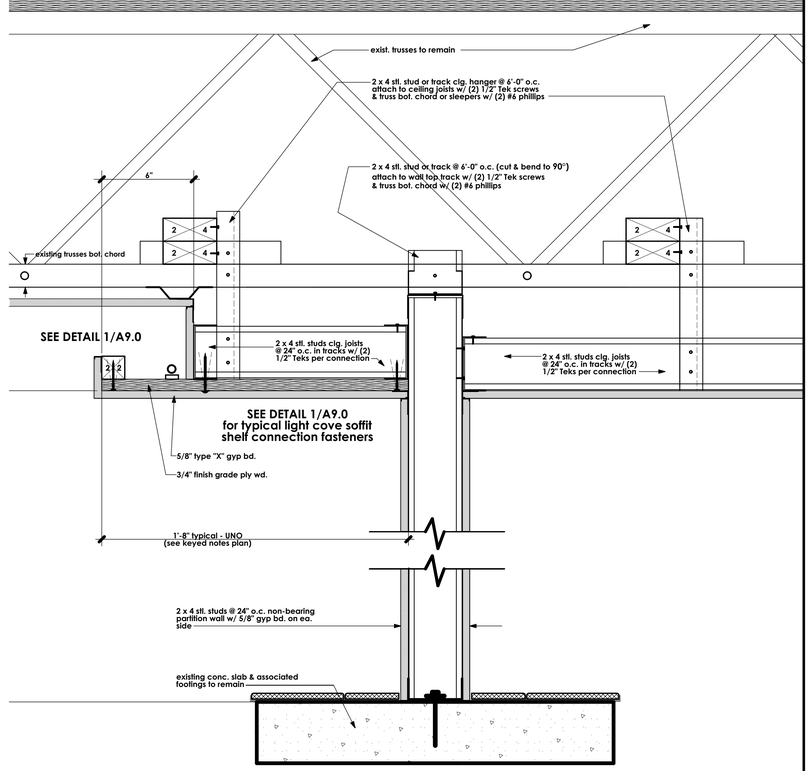
OF 30 SHEETS



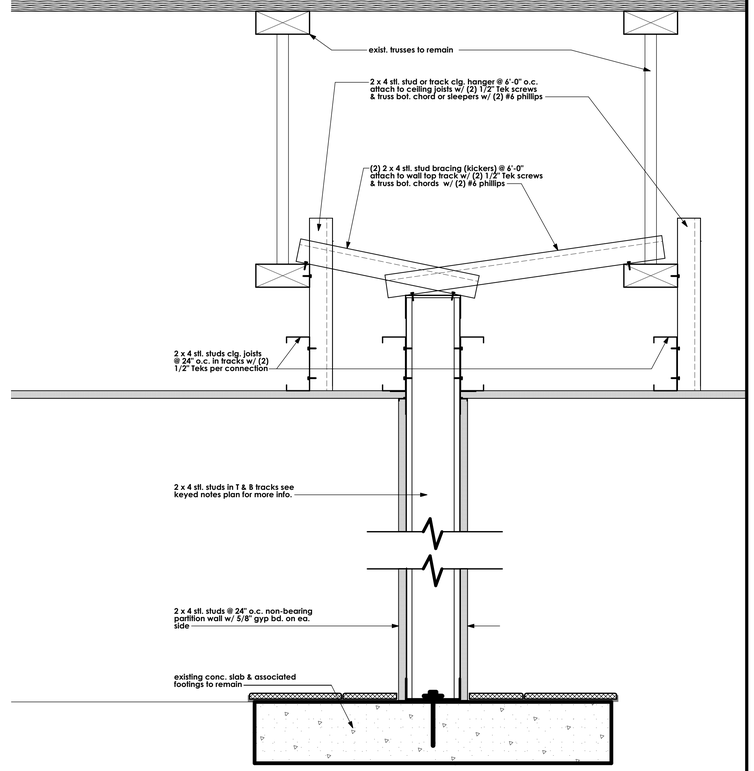
SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PARALLEL TO EXIST. TRUSSES WALL SECTION (1)



SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PERPINDICULAR TO EXIST. TRUSSES WALL SECTION (2)



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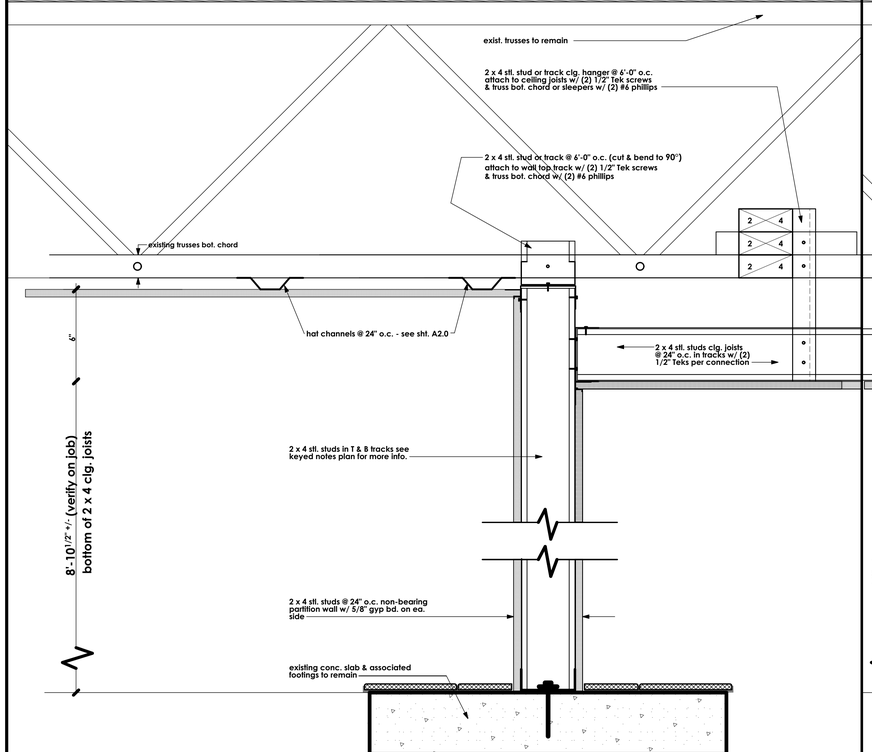
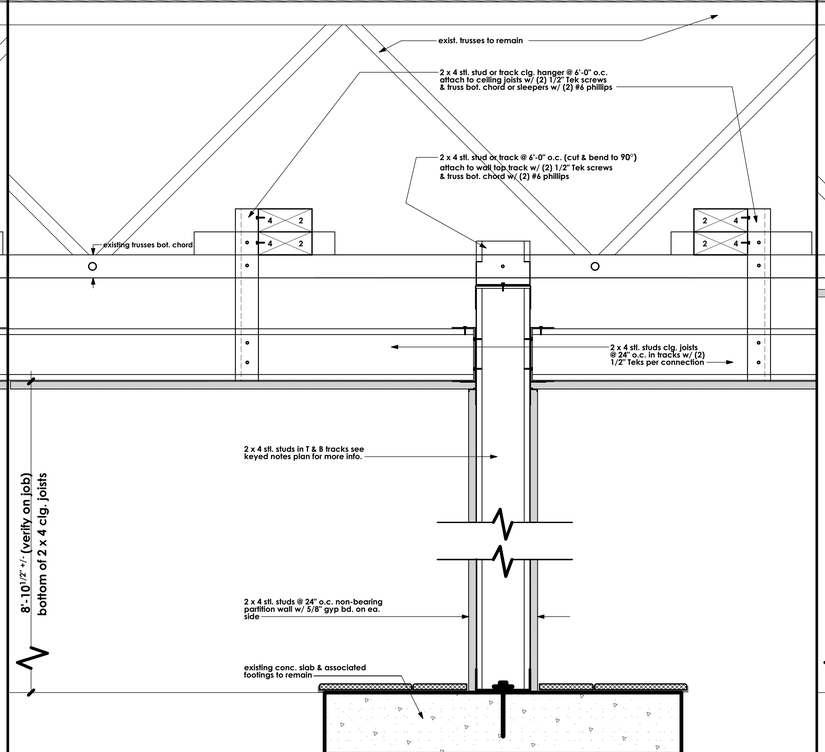


SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PERPINDICULAR TO EXIST. TRUSSES WALL SECTION (4)



SCALE: 3" = 1'-0"

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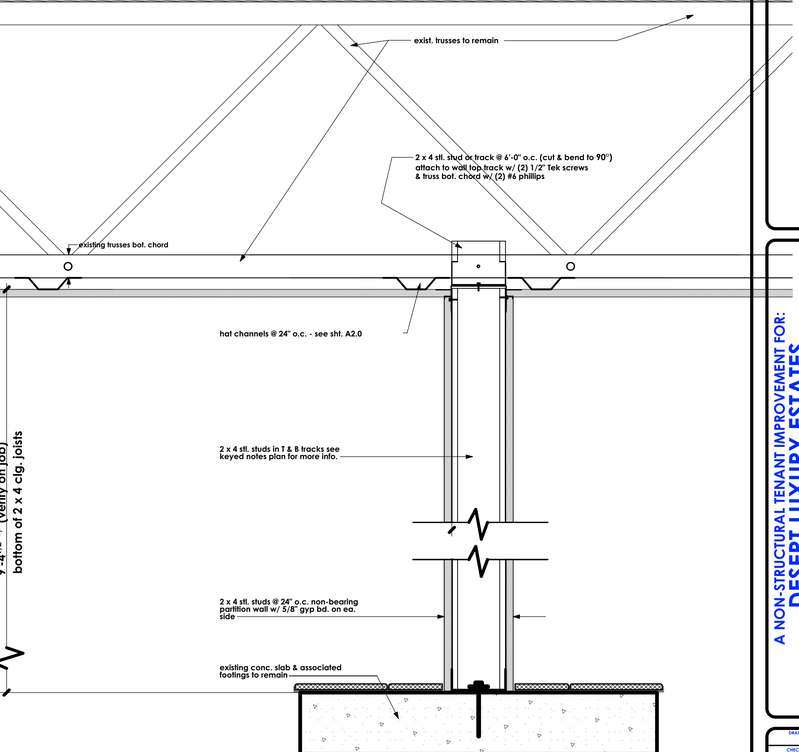

SCALE: 3" = 1'-0"

NEW TYPICAL NON-BEARING WALL PERPINDICULAR TO EXIST. TRUSSES WALL SECTION (6)

REVISIONS
1 plan check 04/10/2017
2 plan check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92260
Phone: (760) 568-3458
Email: jbonedaydraw@aol.com

ARCHITECTURAL DETAILS

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DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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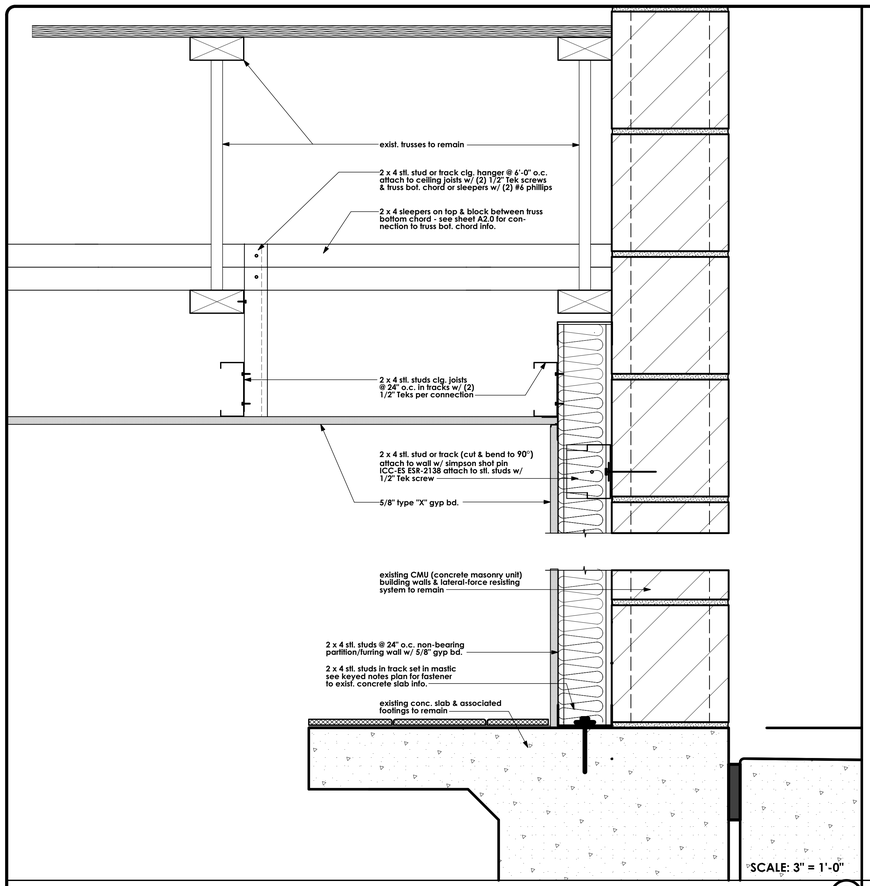
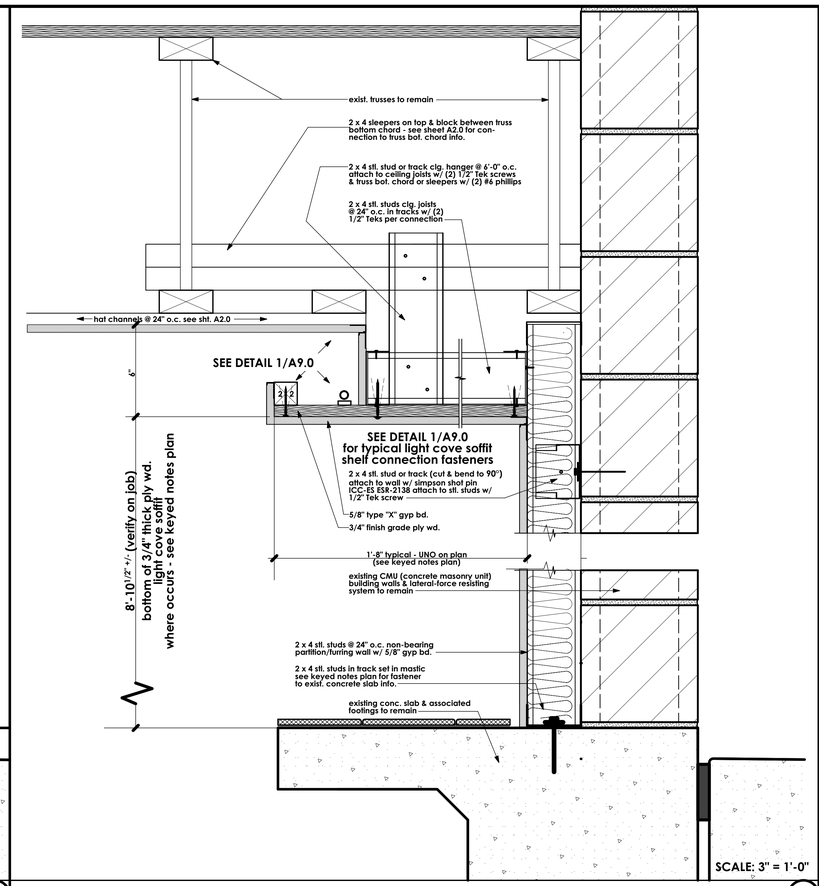
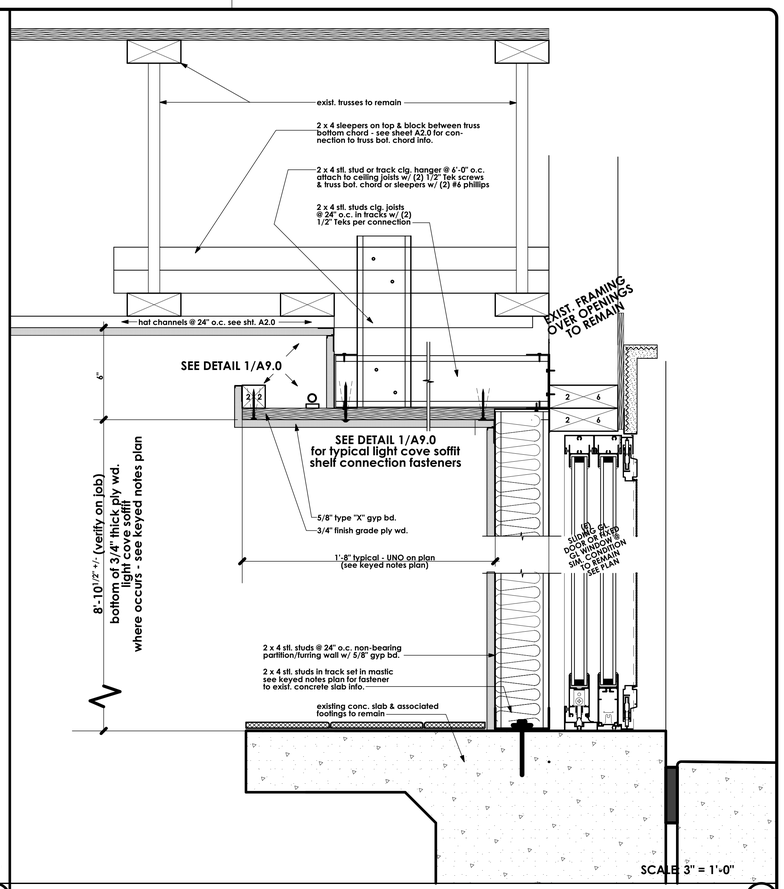


NON-BEARING WALL TO DROPPED CLG. PARALLEL TO EXIST. TRUSSES - WALL SECTION (1)



NON-BEARING WALL & LIGHT COVE PARALLEL TO (E) TRUSSES - WALL SECTION (2)



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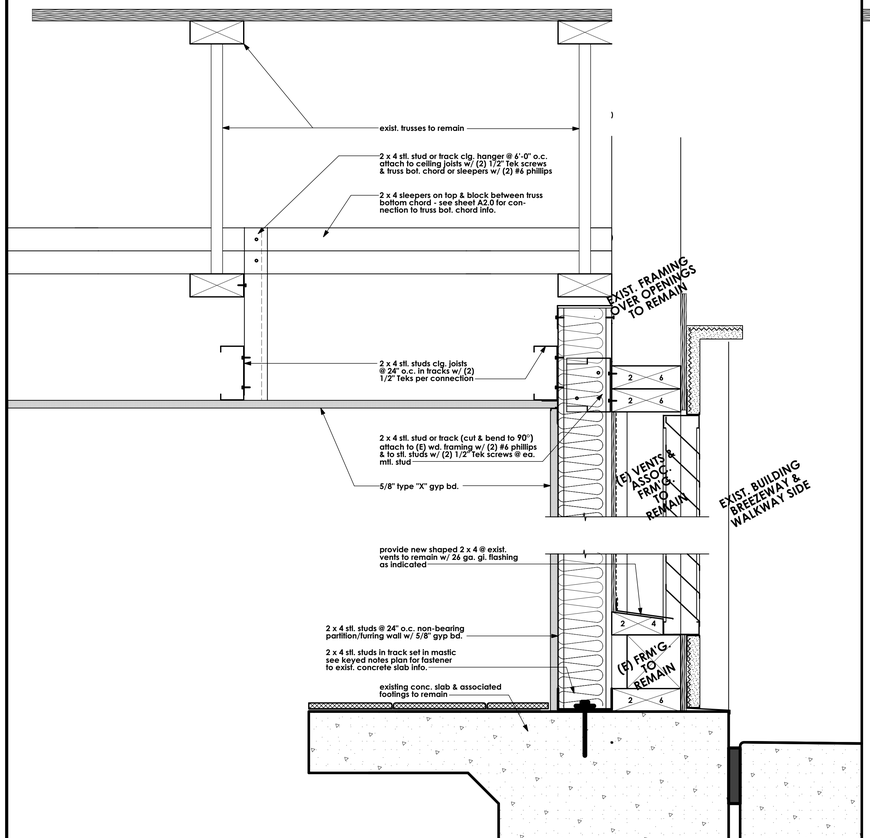
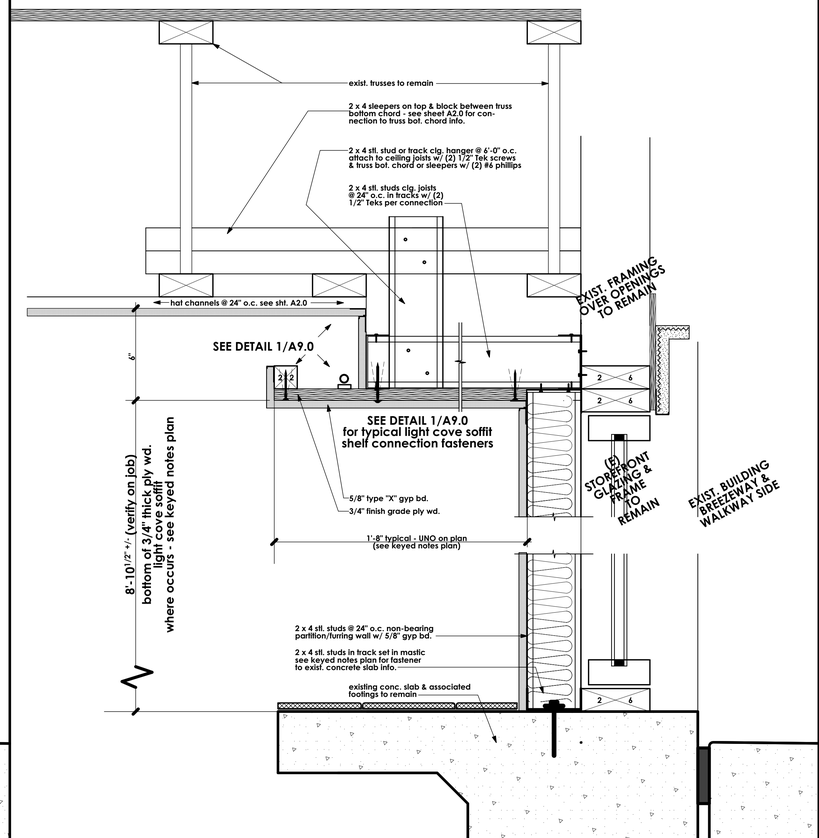
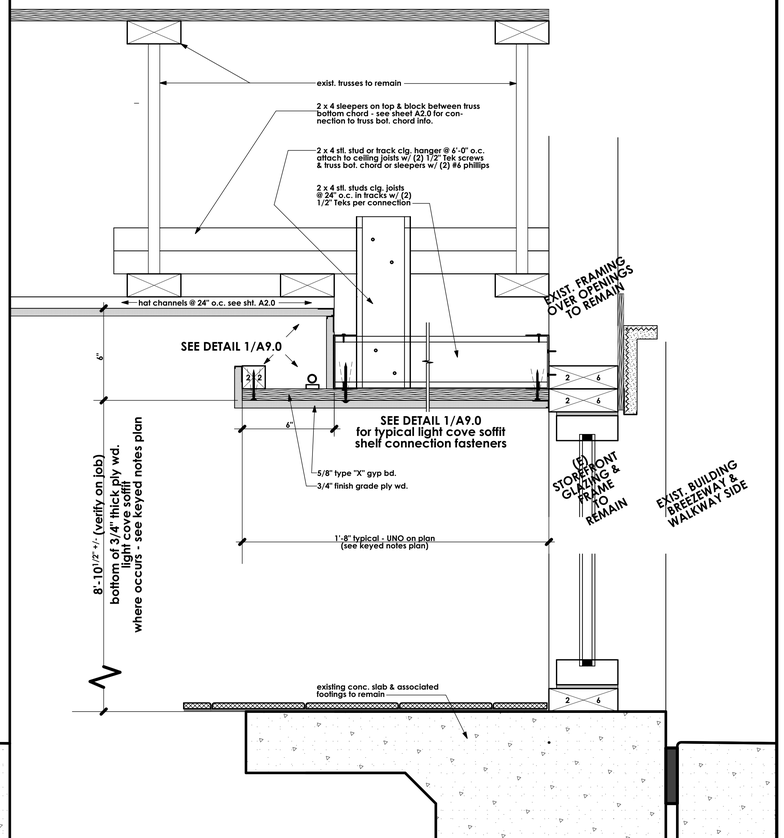


NON-BEARING WALL TO DROPPED CLG. PARALLEL TO EXIST. TRUSSES - WALL SECTION (4)



NON-BEARING WALL & LIGHT COVE PARALLEL TO (E) TRUSSES - WALL SECTION (5)



LIGHT COVE TO (E) GLAZING PARALLEL TO (E) TRUSSES - WALL SECTION (6)

REVISIONS
1 Plan check 09/18/2017
2 Plan check 01/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET #2211
PALM DESERT, CA 92211
Phone: (760) 568-3458 Email: jbonedaydream@aol.com

ARCHITECTURAL DETAILS

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73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

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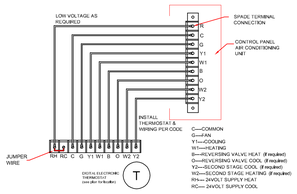
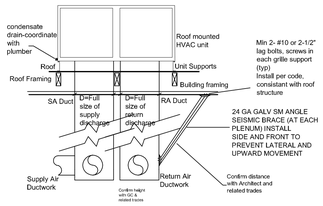
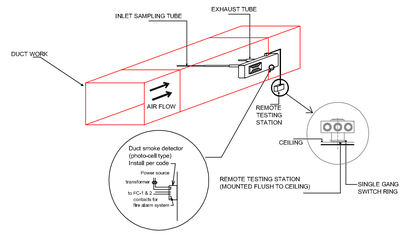


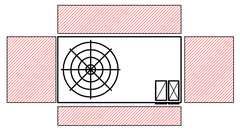
THERMOSTAT WIRING NTS



HVAC AIR DISTRIBUTION NTS

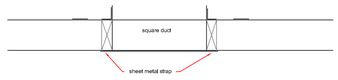


DUCT SMOKE DETECTOR NTS

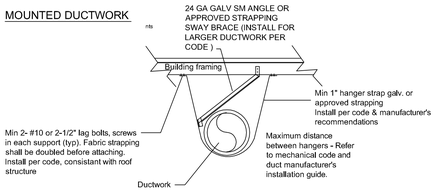


A/C UNIT CLEARANCE
Allow 30" clearance to service side of unit, 48"above unit, 36" on one side and 24" on the remaining sides,12" on side of duckwork
Allow 24" between units or to meet code (which ever is more)

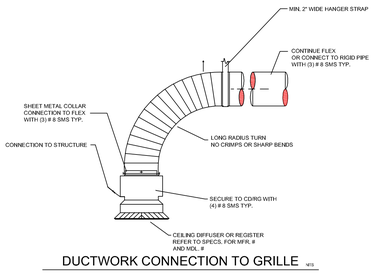
PACKAGE UNIT CLEARANCE NOTES NTS



MOUNTED DUCTWORK



DUCTWORK HANGING NTS

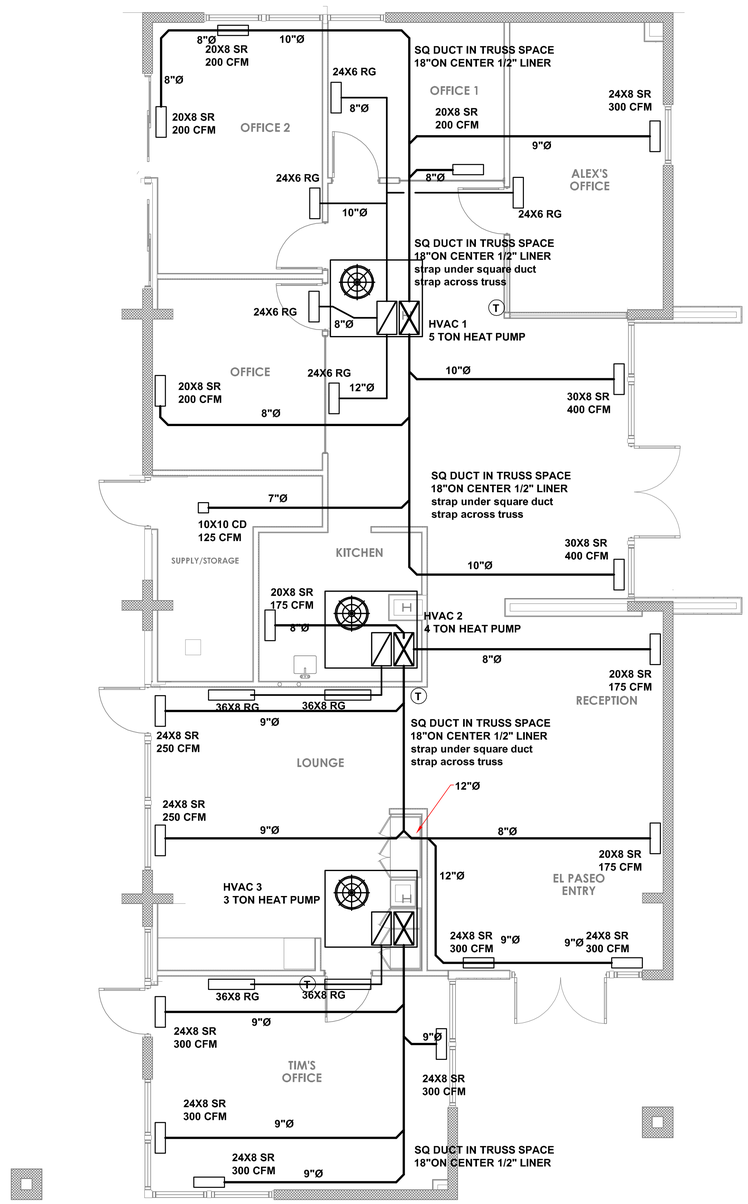


DUCTWORK CONNECTION TO GRILLE NTS

HVAC NOTES:

1. The drawings are diagrammatic and do not release the contractor from the responsibility of installing the HVAC systems per code requirements, free from defects and in excellent working condition. Installation shall be done by skilled workman, trained for the work performed.
2. Verify all dimensions and existing conditions at job site prior to fabrication and installation of material.
3. Establish with Architect's approval final location of all equipment, ductwork, etc. Units shall be installed in equipment area as indicated on the plans. Coordinate with general contractor.
4. Equipment shall be installed per code requirements and per manufacturer's recommendations.
5. Duct sizes are net inside dimensions. Increase duct size where internal duct insulation is required.
6. All work shall conform to the state and local code requirements.
7. Verify at the job site the exact location of the structural members such as beams, columns, etc., prior to location equipment, ductwork and grilles. Coordinate with related contractors prior to installation.
8. All HVAC equipment shall be approved prior to installation by nationally recognized standards and evidenced by the listing and labelling of an approved agency (CMC 302.1).
9. When more then one HVAC unit is installed in a building, each unit shall be permanently labeled to indicate the area or space served by each unit (CMC 303.6)
10. Furnish & install refrigerant piping per code requirements and manufacturers recommendations. Protect the piping from any damage.
11. Exhaust termination's shall take into consideration it's location to openings into buildings and to air intakes.
12. Equipment and it's prefabricated curb shall be installed so that the height complies with screening requirements.
13. All thermostats shall be electronic programmable type 7 day, Install low voltage wiring as required.
14. Locate thermostats per code and as directed by the architect for best system efficiency.
15. Seal all ductwork as required to comply with Title 24 requirements. The ductwork shall be installed per manufacturer's recommendations.
16. Flex ductwork and fasteners shall be U.L. 181 approved and be installed without shape bends or crimps. Use minimum 2" wide hanger strap.
17. Metal fittings plenums and boxes shall be sealed and insulated properly.
18. Sidewall registers and grills shall be Air Guide series LD (or equal). Supplies shall have OBD.
19. Ceiling diffusers for T-Bar shall be Air Guide #LCD series 4 way with OBD or equivalent T-Bar grille.
20. Ceiling diffusers for hard ceiling shall be Air Guide curved blade series 4 way with OBD
21. Return air grilles shall be Air Guide #RA series (to fit t-bar as required).
22. The HVAC contractor shall provide low voltage wiring as required for each package system per manufacturer's recommendations.
23. Upon completion of the project, the mechanical contractor shall balance the air flow at each register and grille, test operation of the equipment and install new filters.
24. All mechanical equipment shall operate free of any objectionable noise or vibration.
25. Coordinate location of the condensate drain with plumbing contractor. Pipe primary condensate to an approved receptacle.
26. Coordinate high voltage wiring with the electrical contractor. The electrical contractor shall provide line voltage wiring, high and low voltage conduit, disconnect switches, fuses, etc. for HVAC equipment.
27. As required by local codes, the mechanical contractor shall provide state approved fire dampers or smoke/fire dampers where required for penetrations through fire rated walls. floors and ceilings.
28. The general contractor shall provide framing required for the installation of the HVAC system. It is the responsibility of the mechanical contractor to lay out the openings, platforms, curbs, etc. for the framer.
29. Duct smoke detectors are required for air moving systems in excess of 2000 cfm and be mounted in the supply plenum as required by the code. An air moving system is a system designed to provide heating, cooling or ventilation in which one or more air handling units are used to supply air to a common space or to draw air from a common plenum or space. Total CFM of all systems.
30. Disconnect switches shall be provided for all HVAC units (CMC 308,0). Show required working clearance to disconnect per (CEC 110-26a) (see electrical drawings).
31. Provide receptacle for service and maintenance within 25' of mechanical equipment (CMC 308,0) (see electrical drawings).
32. Provide hoes bib on roof for maintenance to the equipment.
33. Appliances designed to be fixed in position shall be securely fastened in place (CMC 303,4)
34. Install outside air ductwork from each unit to a roof jack with insect screen, outside air shall be filtered.
35. Install a manual volume damper at each unit to balance the outside air intake.
36. Exhaust vents through the roof jacks or wall louvers shall be a minimum of 10' from any openable door, window or outside air intake vent.
37. At the time of rough installation or during storage on the construction site and until the final startup of the heating and air conditioning equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other material acceptable to the enforcement agency to reduce the amount of dust or debris which may collect in the system (2016 CALGreen ##.504.3)
38. HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a minimum efficiency reporting value (MERV) of 8, based on Ashrae 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. (2016 CGBSC 5.504.1.3).
39. Clean filters shall be installed upon building oppupancy of a minimum of MERV 8 (2016 CGBSC 5.504.5.3).
40. HVAC installers shall be trained and certified. Approval by enforcement agency (2016 CGBSC 702.1).
41. HVAC system shall be balanced in accordance to standards provided by the Testing, Adjusting and Ballancing Bureau National Standards, the NEEB Procedural Standards or the Air Balance Council National Standards or as approved by the building official (2016 CGBSC 5.410.4.3 & 5.410.4.3.1).
42. Provide HVAC operating and maintenance manuals. Instruct owner about the maintence and care required for the HVAC system (2016 CGBSC 5.410.2.5.1).
43. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and chapter 14 (exterior walls). For additional measures not applicable to low rise residential occupancies, see section 5.407.2 of this code (2016 CGBSC 5.505.1).
44. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of section 121 (requirements for ventilation) of the California Energy Code, CCR, Title 24, Part 2, or the applicable local code, whichever is more stringent, and division 1 chapter 4 of CCR, title 8 (2016 CGBSC 5.506.1).
45. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilator controls shall be specified and installed in accordance with the requirements of the 2016 California Energy Code, section 120(c)(4) (2013 CGBSC 5.506.2).
46. Installation of HVAC, refrigeration and fire suppression equipment shall comply with section 5.508.1.1 and 5.505.1.2
5.508,1.1 Chlorofluorocarbons (CFC's) Install HVAC, refrigeration and fire suppression equipment that does not contain CFC's
5.508.1.1 Halons Install HVAC, refrigeration and fire suppression equipment that does not contain Halons, (2016 CGBSC 5.508.1).

TRANE EQUIPMENT	HVAC 1	HVAC 2	HVAC 3
HEAT PUMP	4WCY4060A3000	4WCY4048A3000	4WCY4036C1000
BTUH HEAT	58000	47500	37000
HSPF	8.0	8.0	8.0
BLOWER HP	1/2 HP	1/2 HP	1/2 HP
C.F.M.	2000	1600	1200
BTUH OUT (cool)	58000	48500	37000
MCA @ 208/230V- 3PH	28.6	35.5	26.3
FLA @ 208/230V- 3PH	26.2	33.2	24.1
SEER	14.0	14.0	14.0
EER	11.5	12	12
LBS.	623	607	468
REFRIGERANT	PURON R-410A	PURON R-410A	PURON R-410A
THERMOSTAT	PROGRAMMABLE	PROGRAMMABLE	PROGRAMMABLE



HVAC LAYOUT
1/4"=1'0"

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET
PALM DESERT, CALIFORNIA 92211
Phone: (760)285-5885 jpelezzare@aol.com

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

HVAC DESIGN AND LAYOUT

REVISIONS
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STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
CEC-NRCC-ENV-01-E (Revised 03/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ENV-01-E
Envelope Component Approach	(Page 1 of 4)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A. GENERAL INFORMATION

01	Project Location:	73-350 El Paseo STE 101	06	Compliance Method:	☑ Component ☐ Unconditioned (Bio Affidavit)
02	CA City and Zip Code:	Palm Desert, 92260	07	Building Front Orientation (deg or cardinal):	90 deg
03	Climate Zone:	15	08	Phase of Construction:	☐ New Construction ☐ Addition ☑ Alteration
04	Total Conditioned Floor Area:	2,424	09	Building Occupancy:	☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel Guest Room
05	Building Type:	☐ Schools (Public School) ☐ Relocatable Public School Bldg. ☑ Conditioned Spaces ☐ Unconditioned Spaces ☐ Skylight Area for Large Enclosed Spaces > 5000 ft² (If checked include the NRCC-ENV-04-E with submittal)			☐ Low-Rise Residential ☐ Hotel/Motel Guest Room

B. ENVELOPE DETAILS – FRAMED

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Assembly Type	Framing Material	Framing Depth	Framing Spacing	Cavity R-value	Continuous Insulation R-value	Appendix JA 4 Reference Table	Cell	U-Factor	Proposed U-Factor from Tables 140.3-B, C or D	Field Inspection Comments
1	Roof	Wood	2x4 @ 16		22	0.0	4.2	1.46	0.043	0.055	R-38 Roof (R-38.2/4.1)

C. ENVELOPE DETAILS – NON-FRAMED

01	02	03	04	05	06	07	08	09	10
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Interior or Core Insulation R-value	Continuous Insulation R-value	Appendix JA4 Reference Table	Cell	U-Factor	Proposed U-Factor from Tables 140.3-B, C or D	Field Inspection Comments

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Envelope Component Approach	(Page 2 of 4)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

D. ENVELOPE DETAILS – MASS

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Mass Type	Density (lb/ft³)	Mass Thickness (inches)	Furring Strip Thickness (inches)	Interior Insulation R-value	Exterior Insulation R-value	Appendix JA Reference Table	Cell	Proposed U-Factor	Required U-Factor from Tables 140.3-B, C or D	Field Inspection Comments
1	Wall	28.8			13.0	0.0	4.3.6-25		0.059	0.059	12" Solid Masonry

E. ROOFING PRODUCTS (COOL ROOF)

01	02	03	04	05	06	07	08	09	10	11
					Proposed			Minimum Required		
Meet Roof 25 lb/ft² or Greater	Roof Pitch	CRRC Product ID Number	Product Type	Aged Solar Reflectance	Thermal Emittance	SRI² (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (optional)	Comments
☐				☐³						
☐				☐³						
☐				☐³						

☐ An aged solar reflectance less than 0.63 is allowed provided the maximum roof / ceiling U-factor in TABLE 140.3 is not exceeded

☐ High-rise residential buildings and Hotels and Motels with low-sloped roofs in Climate Zones 1 through 8, 12 and 16 are exempted from aged Solar Reflectance and thermal emittance requirements.

☐ Highrise residential buildings and Hotels/Motels with steep-sloped roofs in Climate Zones 1 and 16 are exempt from aged Solar Reflectance and thermal emittance requirements.

☑ The roof area covered by building integrated photovoltaic panels and building integrated solar thermal panels are exempt from aged Solar Reflectance and thermal emittance requirements.
To apply tripod Field Applied Coatings, the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §110.8(h)4. Select the applicable coating:
☐ Aluminum-Pigmented Asphalt Roof Coating ☐ Cement-Based Roof Coating ☐ Other

NOTES:
1. Check the box if the aged Solar reflectance was not available in the Cool Roof Rating Council's Rated Product Directory. Then see the equation in Section §10.8(i)2 where the Initial Reflectance value from the same directory and use the equation $(0.2+((\rho_{initial}-0.2)\times 0.7))$ to obtain a calculated aged solar reflectance value. Where ρ is the Initial Solar Reflectance and 0.7 is either set to 0.65 for Field Applied Coatings or it is set to 0.70 for all other roofing products other than Field Applied Coating.
2. Calculate the SRI Value by using the SRI Calculator Worksheet at (http://energy.ca.gov/title24/2016standards/documents/solar_reflectance/) and enter the resulting value in the SRI column above and attach a copy of the SRI Worksheet (NRCC-ENV-05-E) to the to this compliance document.

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Envelope Component Approach	(Page 3 of 4)
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F. AIR BARRIER

01	02	03	04	05
Name	Air Barrier Material Type	Air Barrier Assembly Type	Whole Building Air Leakage Testing	Comments

G. FENESTRATION PROPOSED AREAS AND EFFICIENCIES

01	02	03	04	05	06	07	08	09	10	11	12
					Proposed						
Tag/ID	Fenestration Type	Surface Area	Orientation N, S, W, E or Roof	# of Panes	Max U-Factor	Max [#] SHGC	Min VT	Label	Overhang	Condition Status	Comments
1	45.29	16	N	2	0.45	0.29	0.42	NFRC	No	New	
2	45.29	16	N	2	0.45	0.29	0.42	NFRC	No	New	
3	45.29	16	E	2	0.45	0.29	0.42	NFRC	No	New	
4	45.29	16	E	2	0.45	0.29	0.42	NFRC	No	New	
5	45.29	16	E	2	0.45	0.29	0.42	NFRC	No	New	
6	45.29	16	E	2	0.45	0.29	0.42	NFRC	No	New	

H. ENVELOPE MANDATORY MEASURES

Indicate Section on building plans of Mandatory Envelope Measures Note Block: ENV-MM

INSTRUCTIONS TO APPLICANT ENVELOPE COMPLIANCE & WORKSHEETS (check box if worksheet are included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, please refer to theEnergy Commission website.

☑ NRCC-ENV-01-E Certificate of Compliance. Required on plans for all submittals.
☐ NRCC-ENV-04-E Use when minimum skylight requirements for large enclosed spaces are required in climate zones 2 through 15. Optional on plans.

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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ENV-01-E
Envelope Component Approach	(Page 4 of 4)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Jon d. Scott	Documentation Author Signature:	
Company:	Scott Design and Title 24, Inc,	Signature Date:	6/20/2017
Address:	74-818 Velie Way STE 8	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Palm Desert, CA 92260	Phone:	760-200-4760

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:	Jonathan Pelezzare	Responsible Designer Signature:	
Company:	Jonathan Pelezzare	Date Signed:	
Address:	Cook Street	License:	
City/State/Zip:	Palm Desert, CA 92260	Phone:	(760) 391 2748

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL — ENV-MM

Project Name: *Desert Luxury Estates* — Date: *6/20/2017*

DESCRIPTION

Building Envelope Measures:

§110.8(a):	Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.
§110.8(c):	All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of Title 24, Part 2.
§110.8(g):	Heated slab floors shall be insulated according to the requirements in Table 110.8-A.
§110.7(a):	All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.
§110.6(a):	Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft ² of window area, 0.3 cfm/ft ² of door area for residential doors, 0.3 cfm/ft ² of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft ² for nonresidential double doors (swinging).
§110.6(a):	Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.
§110.6(a):	Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.
§110.6(b):	Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).
§120.7(a):	The opaque portions of the roof/ceiling that separates conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-Factor requirements as follows: **Metal Building**- The weighted average U-factor of the roof assembly shall not exceed 0.098. **Wood Framed and Others**- The weighted average U-factor of the roof assembly shall not exceed 0.075.
§120.7(b):	The opaque portions of walls that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-factor as follows: **Metal Building**- The weighted average U-factor of the wall assembly shall not exceed 0.113. **Metal Framed**- The weighted average U factor of the wall assembly shall not exceed 0.151 **Light Mass Walls**- A 6 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.440. **Heavy Mass Walls**- An 8 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.099. **Wood Framed and Others**- The weighted average U-factor of the wall assembly shall not exceed 0.110 **Spandrel Panels and Opaque Curtain Wall**- The weighted average U-factor of the spandrel panels and opaque curtain wall assembly shall not exceed 0.280. **Demising Walls**- The opaque portions of framed demising walls shall meet the requirements of Item A or B below: A. Wood framed walls shall be insulated to meet a U-factor not greater than 0.099. B. Metal Framed walls shall be insulated to meet a U-factor not greater than 0.151
§120.7(c):	The opaque portions of floors and soffits that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-Factor requirements as follows: **Raised Mass Floors**- Shall have a minimum of 3 inches of lightweight concrete over a metal deck or the weighted average U-factor of the floor assembly shall not exceed 0.269. **Other Floors**-The weighted average U-factor of the floor assembly shall not exceed 0.071

STATE OF CALIFORNIA
Electrical Power Distribution
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 1 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

General Information

Project Address: 73-350 El Paseo STE 101		Climate Zone: 15	Conditioned Floor Area: 2,424 Unconditioned Floor Area: 0
Building Type:	☑ Nonresidential ☐ Schools	☐ High-Rise Residential ☐ Relocatable Public Schools	☐ Hotel/Motel
Phase of Construction:	☐ New Construction	☐ Addition	☑ Alteration

In the table below identify all applicable construction documents that specify the requirements for the scope of responsibility reported by this certificate. Use additional pages as needed to list all construction documents related to compliance of Section 130.5.

Document Number	Document Title / Descriptions (include description information for Table or Schedule if it contains compliance information)	Document Sheet # or Page #	Indicate which subsection of Section 130.5 is related to the document (e.g. 130.5(a) for service electrical metering)
ELECTRICAL PLANS	LIGHTING POWER PANEL SCHEDULES		

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CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 2 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

Document Number	Document Title / Descriptions (include description information for Table or Schedule if it contains compliance information)	Document Sheet # or Page #	Applicable subsection of Section 130.5

STATE OF CALIFORNIA
Electrical Power Distribution
CEC-NRCC-ELC-01-E (Revised 03/16)
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CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 3 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A. Service Electrical Metering

Check one of the three boxes below if the electrical power distribution system is in compliance with Section 130.5(a).

☐ For newly installed electrical service in newly constructed buildings, Service Electrical Metering is required according to Section 130.5(a). *Fill out Column 1 thru 6 of table below.*

☑ For new or replacement electrical service equipment in existing buildings, Service Electrical Metering is required according to Section 141.0(b)2iii. *Fill out Column 1 thru 6 of table below.*

☐ EXCEPTION to Electrical Service Metering: Service or feeder for which the utility company provides a metering system that indicates instantaneous kW demand and kWh for a utility-defined period. *Fill out Column 1, 2 and 6 of table below with the compliance information.*

Fill out a separate line for each electrical service that is connected to the building. If additional table space is needed for electrical service information, submit additional page with the information.

Electrical Service Schedule	Electrical Service Rating	Metering Capabilities (check all that are present)				Exception to 130.5(a)	Field Inspector
01	02	03	04	05	06	07	08
Electrical Service Designation/Location/Description	kVA	Instantaneous (at the time) kW	Historical peak (kW)	Trending With adjustable definable intervals	kWh per time period	Utility metering system	Check that the metering complies
600AMP PANEL WHOLE BUILDING UTILITY ROOM	239.023	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 4 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

B. Separation of Electrical Circuits for Electrical Energy Monitoring

Check all boxes below if the electrical power distribution system is in compliance with Section 130.5(b).

☒ The electrical power distribution system meets the separation of electrical circuits for electrical energy monitoring requirement of Section 130.5(b). The electrical power distribution systems is designed so that measurement devices can monitor the electrical energy usage of load types according to TABLE 130.5-B.

☒ Describe the electrical power distribution system installed and the compliance method chosen in meeting the requirement of Section 130.5(b). Use the space below to include the information. Examples of compliance methods are detailed in Nonresidential Compliance Manual Chapter 8.

Fill out Column 1 thru 3 with the compliance information.

General information	Electrical Power Distribution System Information and Method of compliance	Electrical Service Rating	Enforcement Agency
01	02	03	04
Electrical Service Designation/Location/Description	Describe the electrical power distribution system installed and the compliance method used.	kVA	Check that the system complies
UTILITY ROOM	DESERT LUXURY TENANT IMPROVEMENT	239.023	☐

Field Inspector Notes:

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Electrical Power Distribution
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CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 5 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

C. Voltage Drop

Check all boxes below if the electrical power distribution system is in compliance with Section 130.5(c).

	Enforcement Agency Check that the system complies
☒ The electrical power distribution system meets the voltage drop requirement of Section 130.5(c). The maximum combined voltage drop on feeder conductors and branch circuit conductors to the farthest connected load or outlet, do not exceed 5%.	☐
☒ Voltage drop calculation documents showing compliance to Section 130.5(c) are submitted as part of the compliance document submittal.	☐

D. Circuit Controls for 120-Volt Receptacles and Controlled Receptacles

Check one or more boxes below for applicable requirements of Section 130.5(d) for the electrical power distribution system.

	Field Inspector Check that the system complies
☒ The control is capable of automatically shutting OFF the controlled receptacles when the space is typically unoccupied, either at the receptacle or circuit level. For the automatic time switch control, it incorporates an override control that allows the controlled receptacle to remain ON for no more than 2 hours when an override is initiated and an automatic holiday "shut-OFF" feature that turns OFF all loads for at least 24 hours and then resumes the normally scheduled operation. Countdown timer switches are not be used to comply with the automatic time switch control requirements. The controls meet the requirement of Section 130.5(d)1.	☐
☐ There is at least one controlled receptacle within 6 ft from each uncontrolled receptacle. Where receptacles are installed in modular furniture in open office area, at least one controlled receptacle is installed at each workstation. The receptacles meet the requirement of Section 130.5(d)2.	☐
☐ There are installed split wired receptacles with at least one controlled and one uncontrolled receptacle. Where receptacles are installed in modular furniture in open office area, at least one controlled receptacle is installed at each workstation. The receptacles meet the requirement of Section 130.5(d)2.	☐
☒ Permanent and durable marking for controlled receptacles or circuits to differentiate them from uncontrolled receptacles or circuits is provided. The markings meet the requirement of Section 130.5(d)3.	☐
☐ For hotel and motel guest rooms, there are controlled receptacles for at least one-half of the 120-volt receptacles in each guest room. Electric circuits serving controlled receptacles in guestrooms are installed to have captive controls, occupancy sensing controls, or automatic controls so the power is switched off no longer than 30 minutes after the guest room has been vacated. The receptacles meet the requirement of Section 130.5(d)4.	☐
☐ Receptacles that are only for the following purposes are excepted from Section 130.5(d): -Receptacles specifically for refrigerators and water dispensers in kitchen areas. -Receptacles located a minimum of six ft above the floor that are specifically for clocks. -Receptacles for network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms. -Receptacles on circuits rated more than 20 amperes. -Receptacles connected to an uninterruptible power supply (UPS) that are intended to be in continuous use, 24 hours per day/365 days per year, and are marked to differentiate them from other uncontrolled receptacles or circuits.	☐

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CERTIFICATE OF COMPLIANCE	NRCC-ELC-01-E
Electrical Power Distribution	(Page 6 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Jon d. Scott	Documentation Author Signature:	
Company:	Scott Design and Title 24, Inc,	Signature Date:	6/20/2017
Address:	74-818 Velie Way STE 8	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Palm Desert, CA 92260	Phone:	760-200-4760

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:	Jonathan Pelezzare	Responsible Designer Signature:	
Company:	Jonathan Pelezzare	Date Signed:	
Address:	Cook Street	License:	
City/State/Zip:	Palm Desert, CA 92260	Phone:	(760) 391 2748

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 10/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 1 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A. General Information

Climate Zone: 15	Conditioned Floor Area: 2,424 Unconditioned Floor Area: 0				
Building Type:	☑	Nonresidential	☐	High-Rise Residential	☐ Hotel/Motel
☐ Schools	☐	Relocatable Public Schools	☑	Conditioned Spaces	☐ Unconditioned Spaces
Phase of Construction:	☐	New Construction	☐	Addition	☑ Alteration
Method of Compliance:	☐	Complete Building	☑	Area Category	☐ Tailored
Project Address: 73-350 El Paseo STE 101					

B. Lighting Compliance Documents (select yes for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

YES	NO	COMP. DOC.	TITLE
☑	☐	NRCC-LTI-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
☑	☐	NRCC-LTI-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
☑	☐	NRCC-LTI-03-E	Indoor lighting Power Allowance
☐	☑	NRCC-LTI-04-E	Tailored Method Worksheets
☐	☐	NRCC-LTI-05-E	Line Voltage Track Lighting Worksheets
☐	☐	NRCC-LTI-06-E	Indoor Lighting Existing Conditions

REVISIONS
1 Plan check 04/10/2017
2 Plan check 05/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET
PALM DESERT, CALIFORNIA 92211
Phone: (760) 391 2748 Email: jpelezz@gmail.com

HVAC DESIGN AND LAYOUT

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
1/4" = 1'-0" (UNO)
DATE: 11-1-2-24-17
SHEET NO.
M2.1
OF 38 SHEETS

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STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 2 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

C. Summary of Allowed Lighting Power

Conditioned and Unconditioned space Lighting must not be combined for compliance

	Indoor Lighting Power for Conditioned Spaces		Watts		Indoor Lighting Power for Unconditioned Spaces		Watts
01	Installed Lighting NRCC-LTI-01-E, Table H, page 5	+	1,776		Installed Lighting NRCC-LTI-03-E, Table H, page 5	+	0
02	Portable Only for Offices NRCC-LTI-01-E, Table G, page 4	+					
03	Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	0		Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	0
04	Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3)	=	1,776		Adjusted Installed Lighting Power (row 1 minus row 3)	=	0
	Complies ONLY if Installed < Allowed (box 04 < box 05)				Complies ONLY if Installed < Allowed (box 04 < box 05)		
05	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1 Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2		1,818		Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1 Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2		0

D. Declaration of Required Certificates of Installation

Declare by selecting yes for all of the Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Compliance Document/Title	
☑	☐	NRCI-LTI-01-E - Must be submitted for all buildings	☐ Field Inspector
☒	☐	NRCH-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Field Inspector
☐	☑	NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	☐ Field Inspector
☐	☑	NRCH-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐ Field Inspector
☐	☑	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐ Field Inspector
☐	☑	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐ Field Inspector

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 3 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

E. Declaration of Required Certificates of Acceptance

Declare by selecting yes for all of the Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Compliance Document/Title	
☒	☐	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐ Field Inspector
☒	☐	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐ Field Inspector
☐	☑	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐ Field Inspector
☐	☑	NRCA-LTI-05-A – Must be submitted for institutional tuning power adjustment factor (PAF).	☐ Field Inspector

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☐ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

F. Indoor Lighting Schedule and Field Inspection Energy Checklist

- ☐ The actual indoor lighting power listed on the next 2 pages includes all installed permanent and planned portable lighting systems.
- ☐ When Complete Building Method is used for compliance, list each different type of luminaire on separate lines.
- ☐ When Area Category Method or Tailored Method is used for compliance, list each different type of luminaire by each different function area on separate lines
- ☐ Also include track lighting in schedule, and submit the track lighting compliance document (NRCC-LTI-05-E) when line-voltage track lighting is installed.

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 4 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

G. Installed Portable Luminaires in Offices – Exception to Section 140.6(a)

- ☐ This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance document.
- ☐ This section is used to determine if greater than 0.3 watts of portable lighting is planned for any office
- ☐ Fill out a separate line for each different office. Small offices that are typical (having the same general and portable lighting) may be grouped together. This allowance shall not be traded between offices having different lighting systems.

Office Portable Luminaire Schedule			Office Installed Portable Luminaire W/ft[2]				Office Location	Field Inspector	
1	2	3	4	5	6	7	8	9	10	
Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	Watts per luminaire	Number of luminaires	Installed portable luminaire watts in this office (6X2 x 9X3)	Square feet of this office	Watts per square foot (604 / 905)	If 605 ≤ 0.3, enter zero; If 605 > 0.3, (605-0.3)	(905 x 607)	Identify Office area in which these portable luminaires are installed	Pass	Fail
									☐	☐
									☐	☐
									☐	☐
									☐	☐
Total installed portable luminaire watts that are greater than 0.3 W/ft[2] per office:								Enter sum total of all pages into NRCC-LTI-01-E; Page 1		

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 5 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☑ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

H. Indoor Lighting Schedule and Field Inspection Energy Checklist

Luminaire Schedule			Installed Watts					Location	Field Inspector [4]	
01	02	03	04		05	06	07		08	
Name or Item Tag	Complete Luminaire Description (i.e, 3 lamp fluorescent troffer, F32t8, one dimmable electronic ballast)	Watts per Luminaire	How wattage was determined: CEC Default from NLD	Actual (e.g. §130.0(c)) Ballast/Bug	Number Luminaires	Total Installed Watts in this area (=03 x =05)	Primary Function area in which these luminaires are installed		Pass	Fail
A	19.1wLED/8"	19.1	☑	☐	51	974	Office > 250 sqft		☐	☐
A1	19.1wLED/8"	19.1	☑	☐	6	115	Office > 250 sqft		☐	☐
B	(1) 4 ft WRAP	54.8	☑	☐	2	110	Office > 250 sqft		☐	☐
C	1.52 WATT / FT	1.5	☑	☐	385	578	Office > 250 sqft		☐	☐
			☐	☐					☐	☐
			☐	☐					☐	☐
			☐	☐					☐	☐
			☐	☐					☐	☐
			☐	☐					☐	☐
			☐	☐					☐	☐
INSTALLED WATTS PAGE TOTAL:						1,776		Enter sum total of all pages into NRCC-LTI-01-E; Page 2		

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 6 of 6)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. ☑ I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jon d. Scott	Documentation Author Signature:
Company: Scott Design and Title 24, Inc.	Signature Date: 6/20/2017
Address: 74-818 Velie Way STE 8	CEA Certification Identification (if applicable):
City/State/Zip: Palm Desert, CA 92260	Phone: 760-200-4780

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 is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Jonathan Pelezzare	Responsible Designer Signature:
Company: Jonathan Pelezzare	Date Signed:
Address: Cook Street	License:
City/State/Zip: Palm Desert, CA 92260	Phone: (760) 391-2748

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 1 of 4)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:

☑ CONDITIONED spaces ☐ UNCONDITIONED spaces

A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES

- ☐ If using Complete Building Method for compliance, use only the total in column (a) as total allowed building watts.
- ☐ If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts

	(a)	(b)
01 Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below on this page)		
02 Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page)		1,818
03 Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E		0
TOTAL ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-01, Page 2, Row 1		1,818

☐ Check here if building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

01	02		03		04
TYPE OF BUILDING (From §140.6 Table 140.6-B)	WATTS PER ft[2]	x	COMPLETE BLDG. AREA	=	ALLOWED WATTS
Total Area:					
Total Watts. Enter Total Watts into section A, row 1 (Above on this page)					

C. 1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES

	Watts
Total from section C-2:	1,818
Total from section C-3:	0
Total Watts. Enter Total Watts into section A, row 2 (Above on this page)	1,818
For Alterations Only – Reduced lighting power option (Total Allowed Watts x 0.85). Enter this value into section A, row 2 if using this option.	

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 2 of 4)
Project Name: Desert Luxury Estates	Date Prepared: 6/20/2017

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:

☑ CONDITIONED spaces ☐ UNCONDITIONED spaces

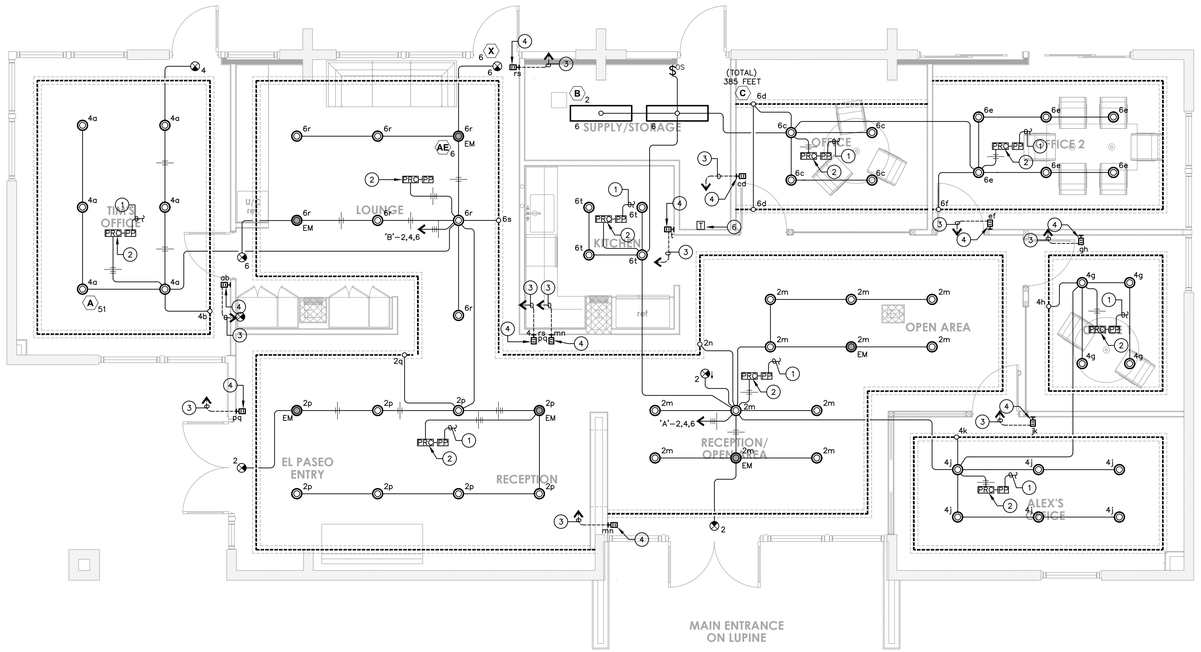
C - 2 AREA CATEGORY METHOD GENERAL LIGHTING POWER ALLOWANCE

- ☐ Do not include portable lighting for offices. Portable lighting for offices shall be documented only in Section G of NRCC-LTI-01-E.
- ☐ Separately list lighting for each primary function area as defined in §100.1 of the Standards.

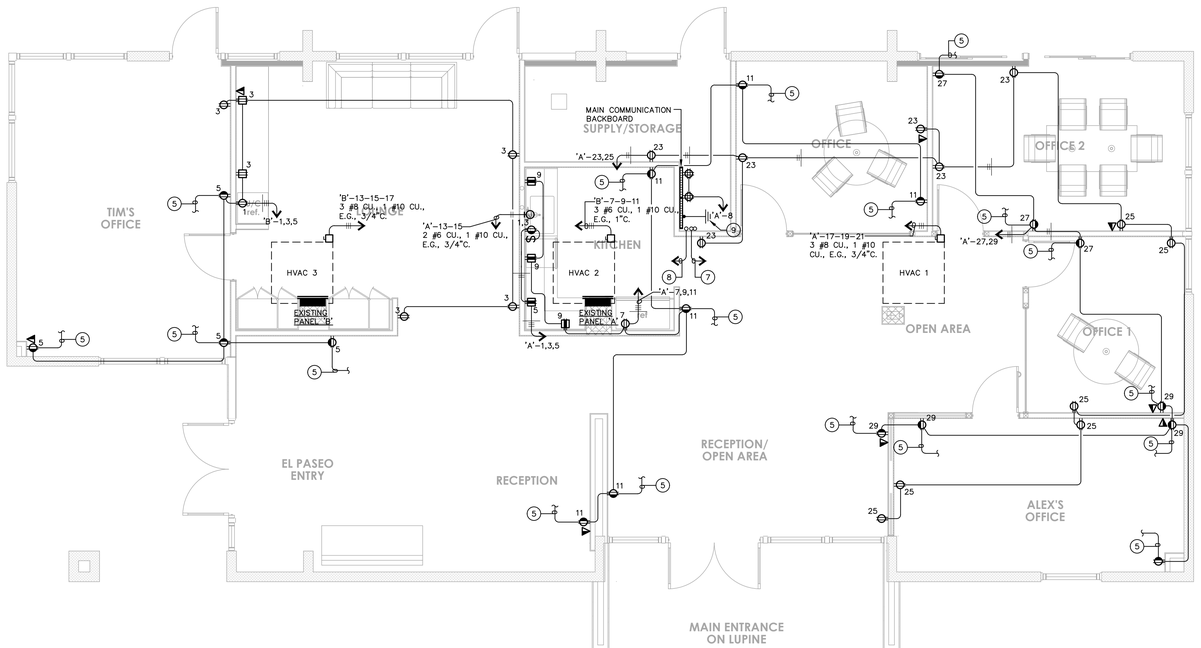
01		02		03		04
AREA CATEGORY (From §140.6 Table 140.6-C)		WATTS PER ft[2]	x	AREA (ft[2])	=	ALLOWED WATTS
Location in Building	Primary Function Area per Table 140.6-C					
Desert Luxury Estates	Office > 250 sqft	0.75		2,424		1,818

KEYED NOTES

1. CONNECT TO 120V, 20 AMP RECEPTACLE CIRCUIT, REFER TO DETAIL 1, THIS SHEET.
2. DIMMING ROOM CONTROLLER (PRC), REFER TO DETAIL 4/E-2.0.
3. LOW VOLTAGE CABLE TO DIMMING ROOM CONTROLLER (PRC). CABLE SHALL BE PER LIGHTING CONTROL PANEL MANUFACTURER REQUIREMENTS.
4. LOW VOLTAGE MANUAL ON/OFF AND DIMMING SWITCHES FOR DIMMING ROOM CONTROLLER (PRC) TO CONTROL LIGHTING ZONES / RELAYS OF AREA / ROOM SWITCH IS INSTALLED IN.
5. CIRCUIT TO DIMMING ROOM CONTROLLER (PRC), IN ROOM BEING SERVED, REFER TO DETAIL 4/E-2.0.
6. (3) – 12VOLT TRANSFORMERS, REFER TO DETAIL 1, SHEET E3.0.
7. STUB OUT (2) 3" CONDUITS TO TELCO POINT OF PRESENCE.
8. STUB OUT (1) 3" CONDUIT TO CABLE COMPANY POINT OF PRESENCE.
9. PROVIDE (1) #6 CU. BOND TO BUILDINGS GROUNDING ELECTRODE SYSTEM.



ELECTRICAL LIGHTING PLAN — SCALE: 1/4"=1'-0" — 2



ELECTRICAL POWER PLAN — SCALE: 1/4"=1'-0" — 1

M|R|C ENGINEERING, INC.
Professional Engineers & Lighting Consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
p. 760-340-9005 f. 760-340-9100

PROJECT:

DESERT LUXURY ESTATES
TENANT IMPROVEMENT
73350 EL PASEO, SUITE 101
PALM DESERT, CA. 92260

REGISTERED PROFESSIONAL ENGINEER — PAUL V. MARTIN — No. E13455 — Exp. 09/30/18 — ELECTRICAL — STATE OF CALIFORNIA

OWNER:

DESERT LUXURY ESTATES

REVISIONS:

NO.	REVISION	DATE
1	PLAN CHECK COMM.	6/2/17
2	PLAN CHECK COMM.	6/13/17

DATE:	MAY 22, 2017
DRAWN BY:	JL
CHECKED BY:	JL
PROJECT NO.:	17066

DRAWING TITLE:
ELECTRICAL PLANS

SHEET NO.:
E1.0

File Path & Name: V:\2017\17066 DLE - DESERT LUXURY ESTATES TI\ WD\E1.0 - ELECTRICAL PLANS.DWG
Plotted: June 19, 2017 - 10:39 am

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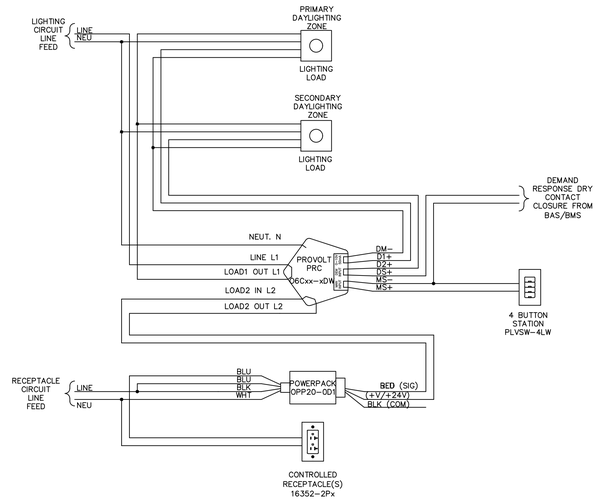


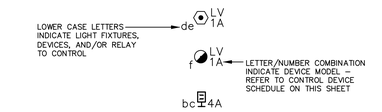
NOTES:

1. PROVIDE AND INSTALL A COMPLETE LIGHTING CONTROL SYSTEM IN FULL COMPLIANCE WITH THE 2016 CALIFORNIA ENERGY CODE – TITLE 24.
2. TYPICAL WIRING DIAGRAM INDICATED, ACTUAL DEVICE TYPES AND QUANTITIES SHALL BE AS NOTED AND/OR SPECIFIED IN DRAWINGS.
3. ALL CLASS 2 LOW VOLTAGE AND NETWORK WIRING SHALL BE RUN SEPARATE FROM LINE VOLTAGE WIRING AND IN ITS OWN CONDUIT.
4. INTERFACE OF THE LEVITON RELAY/DIMMING PANEL WITH EQUIPMENT, LIGHT FIXTURES, ETC. BY OTHERS IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. LAMP, BALLAST, DRIVER COMPATIBILITY MUST BE VERIFIED BY THEIR RESPECTIVE MANUFACTURERS.
5. CABLE RUNS ARE CONTINUOUS BETWEEN CONNECTED DEVICES, NO SPLICING ALLOWED.
6. LUMA–CAN 'LC' CABLE:
   - 6.a. TOTAL NETWORK CABLE RUNS NOT TO EXCEED 1600 FEET.
   - 6.b. SEQUENTIAL CONNECTION ONLY. NO BRANCHING ALLOWED UNLESS A NETWORK SWITCH IS USED.
   - 6.c. IF DEVICES ARE NOT CONNECTED AS SHOWN, TOTAL NETWORK CABLE LENGTH MAY BE REDUCED BY DEVICE POWER REQUIREMENTS AND A NEW POWER CALCULATION WILL BE NECESSARY.
   - 6.d. DEVICES MAY APPEAR ON THE NETWORK IN ANY ORDER. SAMPLE DEVICE ORDER SHOWN.
7. LUMA–NET CONNECTION TOPOLOGY IS MULTI–DROP BUS WITH A 0" MAXIMUM DROP LENGTH (NO DROPS PERMITTED). LUMA–NET DEVICE ADDRESS MAY NOT EXCEED 128 ON A SINGLE LUMA–NET UNIVERSE.
8. LUMA–NET CONNECTION TOPOLOGY IS DAISY CHAIN. LUMA–CAN DEVICE ADDRESSES MAY NOT EXCEED 110 ON A SINGLE LUMA–CAN UNIVERSE.
9. ANALOG CONTROL CABLE WIRE RUNS FROM END TO END NOT TO EXCEED 1000 FEET.
10. GREEN–MAX ANALOG INPUT NOTES:
    - 10.a. LOW VOLTAGE (ANALOG) STATION BUTTONS THAT TERMINATE AT THE SAME ANALOG INPUT MAY BE DAISY CHAINED TOGETHER.
    - 10.b. OCCUPANCY SENSORS THAT TERMINATE AT THE SAME ANALOG INPUT MAY BE DAISY CHAINED TOGETHER.
    - 10.c. OCCUPANCY SENSORS, PHOTOCELLS AND SWITCHES MAY NOT BE COMBINED ON A SINGLE INPUT.
    - 10.d. EACH PHOTOCELL MUST USE A DISCRETE ANALOG INPUT.
    - 10.e. REFER TO LUMA–CAN NOTE WHEN USING GREEN–MAX DIGITAL STATIONS.
11. FUNCTION AND PROGRAMMING OF SYSTEM SHALL BE SET TO OPERATE LIGHT FIXTURES:
    - 11.a. MANUAL ON.
    - 11.b. AUTOMATIC LOWER BY 50% BASED ON OCCUPANCY.
    - 11.c. MANUAL DIMMING.
    - 11.d. AUTOMATICALLY ADJUST TO ELECTRIC LIGHT LEVELS BASED ON THE AMOUNT OF DAYLIGHT IN THE SPACE.
    - 11.e. AUTOMATIC OFF PER ASTRONOMICAL TIME CONTROL.
    - 11.f. 2–BUTTON STATIONS SHALL PROVIDE AFTER HOUR OVERRIDE FUNCTION FOR A MAXIMUM OF 2–HOURS.
12. FUNCTION AND PROGRAMMING OF SYSTEM SHALL BE SET TO OPERATE RECEPTACLES (AS APPLICABLE IN OFFICES ONLY):
    - 12.a. MANUAL ON.
    - 12.b. AUTOMATIC OFF BASED ON OCCUPANCY.
13. SYSTEM DESIGN BASED ON THE LEVITON GREENMAX SYSTEM, AN 'OR EQUAL' SYSTEM IS ACCEPTABLE.

(PRC) DIMMING ROOM CONTROLLER - TYPICAL DIAGRAM — SCALE: NONE — 4

1. THE LIGHTING CONTROL SYSTEM(S) IS BASED ON A LEVITON INTEGRATED ROOM CONTROL (IRC) SYSTEM AND/OR GREEN–MAX SYSTEM.
2. PROVIDE AND INSTALL A COMPLETE LIGHTING CONTROL SYSTEM IN FULL COMPLIANCE WITH THE 2016 CALIFORNIA ENERGY CODE – TITLE 24.
3. THE SYSTEM SHALL BE COMPLETE AND OPERATIONAL WITH ALL REQUIRED WIRING, DEVICES, INSTALLATION AND TESTING.
4. CONTRACTOR SHALL COORDINATE WITH LEVITON PRIOR TO BID TO INCLUDE ALL COSTS IN BID FOR A COMPLETE AND OPERATING SYSTEM.
5. DEVICES SHALL BE LOCATED AS TO BE ACCESSIBLE AND OPERATIONALLY COMPATIBLE WITH THE LIGHTING SYSTEMS FIXTURES / BALLASTS / DRIVERS / DIMMING CONTROL TYPE, AND COMPLY WITH U.L. REQUIREMENTS FOR THE DEVICES AND FIXTURES CONTROLLED.
6. ALL NON CONDUIT INSTALLED WIRING SHALL BE PLENUM RATED AND APPROVED FOR INSTALLATION AT THE PROJECT SITE BY THE LOCAL AUTHORITY HAVING JURISDICTION.
7. PROVIDE CONDUIT IN WALLS, CEILINGS, FLOORS AS REQUIRED FOR CONTROL CABLE ACCESS IN INSULATED / RATED WALLS, CONCRETE, ETC.
8. PROVIDE ALL REQUIRED SOFTWARE AND SET UP OPERATIONAL CONTROL SEQUENCES FOR EACH CONTROLLED SPACE IN COORDINATION WITH AND APPROVAL OF THE OWNER / OPERATOR AND IN CONFORMANCE WITH TITLE 24 REQUIREMENTS.
9. PROVIDE EIGHT HOURS OF INSTRUCTIONAL TRAINING TO THE OWNER'S REPRESENTATIVE FOR OPERATION OF THE LIGHTING CONTROL SYSTEM.
10. SUPPORT THE LIGHTING CONTROL COMMISSIONING AND ACCEPTANCE TESTING AND ADJUST SETTINGS AS REQUIRED.
11. LOCATE OCCUPANCY SENSORS FOR APPROPRIATE COVERAGE. CONFIRM QUANTITY WITH LEVITON PRIOR TO BID AND INCLUDE ALL COSTS IN BID.
12. COORDINATE CONTROL WITH LEVITON FOR PROPER OPERATION OF FIXTURES WITH SELF CONTAINED EMERGENCY BATTERY LIGHTING UNITS AND U.L. COMPLIANCE.
13. PROGRAMMING OF THE LIGHTING CONTROL SYSTEM TO CONTROL ALL CONNECTED LIGHT FIXTURES AND RECEPTACLES SHALL BE COMPLETED IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THE 2016 CALIFORNIA ENERGY CODE BASED ON THE AREA SERVED AND IF DAYLIT ZONES ARE PRESENT.

LIGHTING CONTROL GENERAL NOTES — SCALE: NONE — 6



CONTROL DEVICE LEGEND — SCALE: NONE — 3

- RC — DIMMING ROOM CONTROLLER – PROVOLT PRC, 06Cxx–xDW
- IRC — INTEGRATED ROOM CONTROL KIT: #RCD20–102; INCLUDES (1) 2 ZONE CONTROLLER, (1) OCCUPANCY SENSOR, (1) 4 BUTTON SWITCH STATION AND (1) PHOTOCELL.
- PP — POWER PACK RELAY: #OPP20–RD4
- a,b,$LV — DIGITAL CONTROL STATION LOW VOLTAGE (DCS):
  - 1A RGDSW–1C
  - 2A RGDSW–2C
  - 4A RGDSW–4C
- LV — OCCUPANCY SENSOR – CEILING MOUNT LOW VOLTAGE (OS):
  - 1A OSCD5–U0W
  - 1B OSC10–U0W
  - 1C OSC20–U0W
  - 2A OSCD5–M0W
  - 2B OSC10–M0W
  - 2C OSC20–M0W
- LV — PHOTOCELL SENSOR – CEILING MOUNT LOW VOLTAGE (PS):
  - 1A ODCDF–000
  - 2A PCIND–000
  - 2B PCIND–0SV
  - 3A PCOUT–000
  - 3B PCOUT–0SV
  - 4A PCATR–000
  - 4B PCSKY–000
- $DS — VACANCY SENSOR / DIMMER – WALL MOUNT LINE VOLTAGE: #PVD6

NOTE: ALL DEVICES MANUFACTURED BY LEVITON, 'OR EQUAL'. VERIFY COLOR FINISH WITH ARCHITECT AND/OR INTERIOR DESIGNER OF PROJECT.

CONTROL DEVICE SCHEDULE — SCALE: NONE — 2

RELAY	TYPE	VOLTAGE	LOAD TYPE	CIRCUIT	CONTROL DEVICE(S)
a	1DS	120	0–10VDC DIMMING	'B'–4	PRC
b	1DS	120	0–10VDC DIMMING	'B'–4	PRC
c	1DS	120	0–10VDC DIMMING	'A'–6	PRC
d	1DS	120	0–10VDC DIMMING	'A'–6	PRC
e	1DS	120	0–10VDC DIMMING	'A'–6	PRC
f	1DS	120	0–10VDC DIMMING	'A'–6	PRC
g	1DS	120	0–10VDC DIMMING	'A'–4	PRC
h	1DS	120	0–10VDC DIMMING	'A'–4	PRC
j	1DS	120	0–10VDC DIMMING	'A'–4	PRC
k	1DS	120	0–10VDC DIMMING	'A'–4	PRC
m	1DS	120	0–10VDC DIMMING	'A'–2	PRC
n	1DS	120	0–10VDC DIMMING	'A'–2	PRC
p	1DS	120	0–10VDC DIMMING	'B'–2	PRC
q	1DS	120	0–10VDC DIMMING	'B'–2	PRC
r	1DS	120	0–10VDC DIMMING	'B'–6	PRC
s	1DS	120	0–10VDC DIMMING	'B'–6	PRC
t	1DS	120	0–10VDC DIMMING	'A'–6	PRC

LIGHTING CONTROL PANEL SCHEDULE — SCALE: NONE — 5

PANEL: **A - EXISTING** — VOLTAGE: **120/208V., 3ϕ, 4W** — LOCATION: **KITCHEN**
BUS: **100** — A/C RATING: **10,000 AIC FULLY RATED** — NEMA: **1**
M.C.B.: **L.O.** — MOUNTING: **RECESSED** — FED FROM: **EXIST. 'MSB'**

NOTE	LOAD DESCRIPTION USE/AREA SERVED	C.B. SIZE	# POLES	25% CONT	CKT. NO.	LOAD / VA ϕA	ϕB	ϕC	CKT. NO.	25% CONT	# POLES	C.B. SIZE	LOAD DESCRIPTION USE/AREA SERVED	NOTE
	RECEPTS. - GARBAGE DISPOSAL	20	1	N	1	900			2	Y	1	20	LIGHTING - RECEPTION/OPEN AREA	
					3	500	900		4	Y	1	20	LIGHTING - ALEX'S OFFICE/OFFICE 1	
	RECEPTS. - DISHWASHER	20	1	N	5		500	1200	6	Y	1	20	LIGHTING - KITCHEN/SUPPLY/STOR./ OFFICE/OFFICE 2	
	RECEPTS. - MICROWAVE	20	1	N	7	900		900	8	N	1	20	RECEPTS. - COMMUNICATION BACKBOARD	
	RECEPTS. - REFRIGERATOR	20	1	N	9	720	540		10				SPACE	
	RECEPTS. - KITCHEN COUNTER	20	1	N	11			1080	12				SPACE	
	RECEPT./KITCHEN/OFFICE - HALF SWITCHED	20	1	N	13	4150			14				SPACE	
	WATER HEATER	50	2	N	15		4150		16				SPACE	
				N	17			3775	18				SPACE	
	HV/AC 1	40	3	N	19	3775			20				SPACE	
				N	21		3775		22				SPACE	
	RECEPTS. - STOR./OPEN AREA/OFFICE/OFFICE 2	20	1	N	23			1080	24				SPACE	
	RECEPTS. - OFFICE 1 & 2/ALEX'S OFFICE/RECEPT.	20	1	N	25				26				SPACE	
	RECEPTS. - OFFICE 1 & 2 - HALF SWITCHED	20	1	N	27		540		28				SPACE	
	RECEPTS. - OFFICE 1/ALEX'S OFFICE/RECEPT. - HALF SWITCHED	20	1	N	29			720	30				SPACE	
	SUBTOTAL CONNECTED LOAD / VA					10945	10405	8755						
	25% CONTINUOUS LOAD / VA					125	125	225						
	TOTAL CONNECTED LOAD / VA					11070	10530	8980	HIGHEST LEG VA: 11070 ÷ 120V. = **92.3** AMPS					

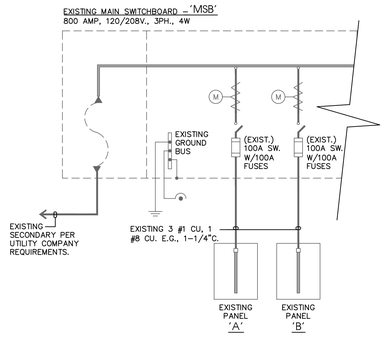
NOTE:
EXISTING PANEL TO REMAIN. REPLACE EXISTING CIRCUIT BREAKERS WITH NEW.

PANEL: **B - EXISTING** — VOLTAGE: **120/208V., 3ϕ, 4W** — LOCATION: **LOUNGE**
BUS: **100** — A/C RATING: **10,000 AIC FULLY RATED** — NEMA: **1**
M.C.B.: **L.O.** — MOUNTING: **RECESSED** — FED FROM: **EXIST. 'MSB'**

NOTE	LOAD DESCRIPTION USE/AREA SERVED	C.B. SIZE	# POLES	25% CONT	CKT. NO.	LOAD / VA ϕA	ϕB	ϕC	CKT. NO.	25% CONT	# POLES	C.B. SIZE	LOAD DESCRIPTION USE/AREA SERVED	NOTE
	RECEPTS. - UNDERCOUNTER REFRIGERATOR - LOUNGE	20	1	N	1	600			2	Y	1	20	LIGHTING - EL PASEO ENTRY/RECEPTION	
					3	500	1080		4	Y	1	20	LIGHTING - TIMS OFFICE	
	RECEPTS. - LOUNGE/TIMS OFFICE	20	1	N	5		500	720	6	Y	1	20	LIGHTING - LOUNGE	
	RECEPTS. - TIMS OFFICE/EL PASEO ENTRY - HALF SWITCHED	20	1	N	7	4688		500	8				SPACE	
					9		4688		10				SPACE	
	HV/AC 2	50	3	N	11			4686	12				SPACE	
				N	13	3471			14				SPACE	
				N	15		3471		16				SPACE	
	HV/AC 3	40	3	N	17			3471	18				SPACE	
				N	19				20				SPACE	
	SPACE				21				22				SPACE	
	SPACE				23				24				SPACE	
	SPACE													
	SUBTOTAL CONNECTED LOAD / VA					9257	9737	9377						
	25% CONTINUOUS LOAD / VA					125	125	125						
	TOTAL CONNECTED LOAD / VA					9382	9862	9502	HIGHEST LEG VA: 9862 ÷ 120V. = **82.2** AMPS					

NOTE:
EXISTING PANEL TO REMAIN. REPLACE EXISTING CIRCUIT BREAKERS WITH NEW.

EXISTING PANEL SCHEDULES — SCALE: NONE — 7



NOTE:
ALL INSTALLATIONS ARE EXISTING TO REMAIN

SINGLE LINE DIAGRAM - EXISTING — SCALE: NONE — 1

NOT USED — SCALE: NONE — 8

M|R|C ENGINEERING, INC.
Professional Engineers & Lighting Consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
p. 760-340-9005 f. 760-340-9100

PROJECT:

DESERT LUXURY ESTATES
TENANT IMPROVEMENT
73350 EL PASEO, SUITE 101
PALM DESERT, CA. 92260

REGISTERED PROFESSIONAL ENGINEER — JOHN V. MARTIN — No. E12900 — Exp. 06/30/18 — ELECTRICAL — STATE OF CALIFORNIA

OWNER:

DESERT LUXURY ESTATES

REVISIONS:

NO.	REVISION	DATE
1	PLAN CHECK COMM.	6/2/17
2	PLAN CHECK COMM.	6/13/17

DATE: MAY 22, 2017
DRAWN BY: JL
CHECKED BY: JL
PROJECT NO.: 17066

DRAWING TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NO.:
E2.0

File Path & Name: Y:\2017\17066 DLE - DESERT LUXURY ESTATES TI_WD\E2.0 - ELECTRICAL SINGLE LINE DIAGRAM.DWG
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ADA – AMERICAN WITH DISABILITIES ACT
AFF – ABOVE FINISH FLOOR OR GRADE
AWG – AMERICAN WIRE GAUGE
AMP, A – AMPERES
AIC – INTERRUPTING CAPACITY (SYMMETRICAL)
CIRC, CKT – CIRCUIT
CB – CIRCUIT BREAKER
CO – CONDUIT CONDUIT ONLY
CEC – CALIFORNIA ELECTRICAL CODE
CSFM – CALIFORNIA STATE FIRE MARSHALL
CU –COPPER
CT – CURRENT TRANSFORMER
DIA – DIAMETER
DWG – DRAWING
EC – ELECTRICAL CONTRACTOR
EM – EMERGENCY
EMT – ELECTRICAL METALLIC TUBING
EF – EXHAUST FAN
EG – EQUIPMENT GROUND (GREEN)
E – EXISTING
F – FUSED
FT – FEET
FA – FIRE ALARM
FLA – FULL LOAD AMPS
FF – FINISHED FLOOR
GFCI – GROUND FAULT CIRCUIT INTERRUPTER
GRN – GROUND
HOA – HAND/OFF/AUTO
HVAC – HEATING, VENTILATING AND AIR CONDITIONING
HP – HORSEPOWER
INC – INCANDESCENT
JB –JUNCTION BOX
K – KELVIN
KVA – KILOVOLT AMPERES
KW – KILOWATT
KV – KILOVOLTS
LCL – LONG CONTINUOUS LOAD
LTG – LIGHT, LIGHTS, LIGHTING
MCB – MAIN CIRCUIT BREAKER
MIN – MINIMUM
MLO – MAIN LUGS ONLY
MCM, KCMIL – THOUSAND CIRCULAR MILS
MFGR – MANUFACTURER
MTD, MTG – MOUNTED, MOUNTING
NEC – NATIONAL ELECTRICAL CODE
NTS – NOT TO SCALE
NIC – NOT IN CONTRACT
NL – NIGHT LIGHT
OFCI – OWNER FURNISHED, CONTRACTOR INSTALLED
P – POLE
PB – PULL BOX
PC – PHOTOCELL
PH – PHASE
PVC – POLYVINYL CHLORIDE CONDUIT
PWR – POWER
PNL – PANEL
PR – PATIENT ROOM
REC, RECEPT – RECEPTACLE
SHT – SHEET
SQ – SQUARE
SW – SWITCH
TYP – TYPICAL
UON – UNLESS OTHERWISE NOTED
UGPS – UNDERGROUND PULL SECTION
V – VOLTS
VA – VOLT AMPERES
WP – WEATHERPROOF
W – WIRE
XFMR – TRANSFORMER

ABBREVIATIONS

SCALE: NONE — 3

DUPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED

DUPLEX GFCI RECEPTACLE – WALL MOUNTED +18" OR AS NOTED

DUPLEX RECEPTACLE – WALL MOUNTED MOUNTED ABOVE COUNTER OR AS REQUIRED

DUPLEX GFCI RECEPTACLE – WALL MOUNTED MOUNTED ABOVE COUNTER OR AS REQUIRED

QUADPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED

QUADPLEX RECEPTACLE – WALL MOUNTED MOUNTED ABOVE COUNTER OR AS REQUIRED

DUPLEX GFCI RECEPTACLE – FLOOR MOUNTED IN APPROVED FLOOR BOX WITH FLUSH SERVICE FITTING OR AS NOTED

SPECIALLY RATED RECEPTACLE, NEMA 7–20R, 277v., 20 AMP. MAXIMUM LOAD ON DEVICE SHALL BE 4.2 AMPS, MOUNTED AT CEILING.

DUPLEX RECEPTACLE – WIRED FOR HALF HOT AND HALF SWITCHED +18" AFF OR AS NOTED

SINGLE POLE SWITCH – WALL MOUNTED +42" OR AS NOTED, SUBSCRIPT SYMBOLS INDICATE THE FOLLOWING:
3 – THREE WAY SWITCH
4 – FOUR WAY SWITCH
OS – OCCUPANCY SENSOR SWITCH, MANUALLY ON; MANUALLY/AUTOMATIC OFF.
D – DIMMER
a,b,c, etc. – INDICATES THE NUMBER OF SWITCHES AND LIGHT FIXTURES CONTROLLED

JUNCTION BOX – ACCESSIBLE FOR THE APPLICATION SHOWN ON THE DRAWINGS

JUNCTION BOX – WALL MOUNTED +18" AFF OR AS NOTED

FLUSH MOUNTED PANELBOARD – REFER TO PANEL SCHEDULE AND GENERAL NOTES

SURFACE MOUNTED PANELBOARD – REFER TO PANEL SCHEDULE AND GENERAL NOTES

SURFACE MOUNTED SWITCHBOARD/DISTRIBUTION PANELBOARD – REFER TO PANEL SCHEDULE AND GENERAL NOTES

SURFACE MOUNTED COMMUNICATIONS BACKBOARD – AC GRADE OR BETTER, VOID–FREE, 4'x8' SHEETS OF 3/4" PLYWOOD. PLYWOOD SHEETS SHALL BE MOUNTED VERTICALLY FROM CEILING HEIGHT TOWARDS FLOOR. PLYWOOD MUST BE PAINTED ON ALL SIDES WITH ONE COAT OF PRIMER AND TWO COATS OF WHITE FIRE RESISTANT PAINT. THE PLYWOOD SHOULD BE INSTALLED WITH THE GRADE 'C' SURFACE FACING THE WALL

DRY TYPE TRANSFORMER – REFER TO SINGLE LINE DIAGRAM, ELECTRICAL PLANS AND GENERAL NOTES

SYSTEM GROUND IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #250

'A'–2,4,6
CIRCUIT HOME RUN TO PANEL "A" CIRCUITS 2,4,6 – HASH MARKS INDICATE NUMBER OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE. HASH MARKS INDICATE QUANTITY OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

CONDUIT CONCEALED BELOW GRADE OR IN CONCRETE SLAB. HASH MARKS INDICATE QUANTITY OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

DISCONNECT SWITCH – 600V., 30 AMP, 3–POLE. PROVIDE 15 AMP FUSES UNLESS OTHERWISE NOTED ON PLANS.

1/2
LIGHT FIXTURE CALL OUT – NUMBER INDICATES THE QUANTITY OF LIGHTS, REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE SPECIFICATION.

PREWIRED FLEXIBLE STEEL CONDUIT FOR FINAL CONNECTION TO DEVICE, LIMITED TO 72" IN LENGTH.

EXHAUST FAN – PROVIDED BY THE MECHANICAL CONTRACTOR, WIRED BY THE ELECTRICAL CONTRACTOR, REFER TO THE MECHANICAL DRAWINGS FOR SPECIFICATION.

M
UTILITY COMPANY METER, PROVIDE METER SOCKET AND CURRENT TRANSFORMERS PER UTILITY COMPANY REQUIREMENTS.

DRY TYPE TRANSFORMER – REFER TO SINGLE LINE DIAGRAM AND GENERAL NOTES FOR SPECIFICATIONS.

SYSTEM GROUND IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #250

CIRCUIT BREAKER, SIZE AS NOTED

BUS BAR

LANDING LUGS

UNDERGROUND UTILITY COMPANY PULL SECTION

GFP
GROUND FAULT PROTECTION DEVICE

RECESSED FLOOR BOX–PER FLOOR TYPE WITH FOURPLEX AND COMBINATION TELEPHONE AND DATA OUTLET.

COMBINATION TELEPHONE AND DATA OUTLET–WALL MOUNTED +18"AFF OR AS NOTED.

CK
CAPTIVE CARD KEY CONTROL SWITCH WALL MOUNTED +42" OR AS NOTED.

TV
TELEVISION OUTLET BOX – WALL MOUNTED +18" OR AS NOTED. PROVIDE A 3/4" CONDUIT WITH COAXIAL CABLE TO THE COMMUNICATION BACKBOARD UNLESS OTHERWISE NOTED

ELECTRICAL LEGEND

SCALE: NONE — 3

REGULATIONS, CODES AND PERMITS

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:
   a. 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
   b. 2016 CALIFORNIA BUILDING CODE, PART 2, TITLE 24, CCR
   c. 2016 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24, CCR
   d. 2016 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24, CCR
   e. 2016 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24, CCR
   f. 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24, CCR
2. NOTHING ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS IS TO BE INTERPRETED AS PERMITTING WORK NOT CONFORMING WITH ANY CODE, REGULATION OR CITY ORDINANCES.

EXISTING CONDITIONS

1. WHEN APPLICABLE, THE CONTRACTOR SHALL VERIFY EXISTING SITE AND/OR BUILDING CONDITIONS AND NOTIFY THE PROJECT MANAGER AND ARCHITECT IF A CONFLICT EXISTS.
2. NOTIFY UNDERGROUND DIG ALERT (811) TO IDENTIFY EXISTING UNDERGROUND STRUCTURES PRIOR TO BEGINNING UNDERGROUND WORK.
3. CONTACT THE PROJECT MANAGER AND ARCHITECT WHEN IT BECOMES NECESSARY TO CORE, DRILL OR CUT THROUGH EXISTING CONDITIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE ARCHITECT.

MATERIALS

1. ELECTRICAL MATERIALS AND PARTS SHALL BE PROVIDED BY THE SAME MANUFACTURE FOR EACH CLASS OR GROUP OF MATERIALS.
2. ALL MATERIALS, PARTS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED.
3. EXISTING MATERIALS, PARTS AND EQUIPMENT TO BE RE–USED SHALL BE CLEANED AND REPAIRED.
4. ALL CONDUCTORS AND EQUIPMENT SHALL BE ACCEPTABLE ONLY IF APPROVED. EQUIPMENT SHALL BE APPROVABLE IF IT IS LISTED, LABELED OR CERTIFIED FOR ITS USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AS RECOGNIZED BY THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PER SECTION 110.2 OF THE CALIFORNIA ELECTRICAL CODE.

SERVICES

1. THE CONTRACTOR SHALL COORDINATE ALL SERVICE REQUIREMENTS WITH EACH UTILITY COMPANY PRIOR TO BIDDING THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITY COMPANY SERVICE REQUIREMENTS (POWER, TELEPHONE AND CABLE), POINT OF CONNECTIONS, QUANTITY OF CONDUITS AND SIZES, CONDUIT INSTALLATION, CONDUIT ENCASEMENT, PULL BOX, VAULTS, EQUIPMENT PADS, JOINT TRENCHES AND EQUIPMENT GROUNDING REQUIREMENTS.
3. VERIFY THE AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY PRIOR TO SUBMITTING ELECTRICAL DISTRIBUTION EQUIPMENT SHOP DRAWINGS.
4. COORDINATE ALL UTILITY COMPANY INSPECTIONS DURING THE INSTALLATION OF CONDUITS AND STRUCTURES.

GROUNDING

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 – GROUNDING, OF THE CALIFORNIA ELECTRICAL CODE (CEC).
2. VERIFY SYSTEM GROUNDING REQUIREMENTS AND PROVIDE GROUND RODS AS REQUIRED TO INSURE THAT THE RESISTANCE TO GROUND IS 25 OHMS OR LESS.

SERVICE AND DISTRIBUTION EQUIPMENT

1. PANEL BOARDS WITH MOLDED CASE CIRCUIT BREAKERS SHALL SHALL BE FURNISHED WITH HINGED LOCKABLE DOORS. PANELS SHALL BE AS MANUFACTURED BY SEIMANS, CUTLER–HAMMER OR EQUAL.
2. REFER TO PANEL SCHEDULES FOR PANEL MOUNTING REQUIREMENTS, VOLTAGE AND INDIVIDUAL DEVICE REQUIREMENTS.
3. NO PIPES, DUCTS OR EQUIPMENT FORIEGN TO THE ELECTRICAL SYSTEM SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE MAIN SWITCHBOARD, DISTRIBUTION OR ELECTRICAL PANELS.
4. THE CONTRACTOR SHALL CONFIRM THAT EQUIPMENT WORKING SPACE AND GUARDING MEETS THE INTENT OF THE APPLICABLE CODE. REFER TO CEC ARTICLE 110.26 FOR REQUIREMENTS.
5. APPLICABLE EQUIPMENT MANUFACTURER'S SHALL BE RSE SIERRA, SIEMENS, GENERAL ELECTRIC, SQUARE D OR WESTINGHOUSE.

   ARC–FLASH HAZARD WARNING. ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES AND MOTOR CONTROL CENTERS THAT ARE IN OTHER THAN DWELLING UNITS 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. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT.

LIGHTING

1. THE LIGHTING FIXTURES ARE SPECIFIED WITH A GENERIC MOUNTING FORMAT. THE CONTRACTOR IS RESPONSIBLE TO VERIFY AND PROVIDING ALL HANGARS, CLIPS AND NECESSARY HARDWARE TO INSTALL LIGHTING FIXTURE AT THE LOCATION INDICATED ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY THE LIGHTING FIXTURE VOLTAGE PRIOR TO SUBMITTING SHOP DRAWINGS.
3. LIGHT FIXTURES INDICATED AS EMERGENCY SHALL BE PROVIDED WITH A NINETY (90) MINUTE EMERGENCY BALLAST AND REMOTE TEST SWITCH. THE EMERGENCY BALLAST SHALL BE A BODINE #B50 SERIES OR EQUAL, FOR 2' THROUGH 8' LAMPS, AND BODINE #B84 SERIES OR EQUAL FOR COMPACT FLUORESCENT LAMPS. THE CHARGING CIRCUIT SHALL BE CONNECTED TO THE BATTERY UNIT AND SHALL REMAIN HOT AT ALL TIMES AND OVER–RIDE LOCAL SWITCHING CONTROLS IN CASE OF A POWER OUTAGE.

SIGNAL AND DATA SYSTEMS

1. PROVIDE CONDUIT HOME RUNS FROM SYSTEM DEVICES TO RESPECTIVE SYSTEM BACKBOARD, TERMINAL CABINET OR EQUIPMENT RACK.
2. EQUIPMENT BACKBOARDS SHALL BE PROVIDED WITH A SYSTEM GROUND SIZED IN ACCORDANCE WITH THE SYSTEM AND ELECTRICAL CODE REQUIREMENTS.

MECHANICAL SYSTEMS:

1. VERIFY EXACT LOCATIONS AND ORIENTATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS. FIELD VERIFY CONDITIONS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
2. ELECTRICAL CONTRACTOR SHALL CHECK THE ROTATION OF ALL THREE PHASE MOTORS AND CORRECT THE ROTATION IF NECESSARY.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE FUSES SIZED PER THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL EXTERIOR MOUNTED EQUIPMENT SHALL BE WEATHERPROOF (NEMA 3R).

DEVICES

1. SWITCHES SHALL HAVE A RATING OF 20 AMPERE AND BE TOTALLY ENCLOSED TOGGLE TYPE WITH 277V A.C. RATING FOR FULL CAPACITY. MANUFACTURED BY PASS & SEYMOUR, HUBBELL OR LEVITON.
2. DEVICE AND COVER PLATE COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER AND ARCHITECT PRIOR TO INSTALLATION.
3. RECEPTACLES SHALL BE GROUNDED TYPE 120 VOLT RATED AT 20 AMPERE TOTALLY ENCLOSED. MANUFACTURED BY PASS & SEYMOUR, HUBBELL OR LEVITON.
4. GFCI RECEPTACLES SHALL BE PROVIDED AT LOCATIONS INDICATED AND IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE ARTICLE 210.8.
5. MULTIPLE SWITCHES AT THE SAME LOCATION WHICH CONTROL DIFFERENT VOLTAGES SHALL BE INSTALLED IN A BARRIERED BOX WITH A COMMON COVER PLATE. PROVIDE A VISIBLE LABEL IN THE BOX THAT LISTED THE VOLTAGES.

OUTLET, JUNCTION AND PULL BOXES

1. BOXES OR SPLICE BOX ENCLOSURES SHALL SIZED AND INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE ARTICLE 314. BOXES LOCATED OUTDOORS, WET OR DAMP LOCATIONS SHALL BE WEATHERPROOF.
2. VERIFY THE MOUNTING HEIGHT OF ALL OUTLET BOXES PRIOR TO INSTALLATION. COORDINATE WITH OTHER TRADES AND CONSTRUCTION DOCUMENTS.

BRANCH CIRCUITING

1. BRANCH CONDUIT AND WIRE HASH MARKS MAY NOT BE DEPICTED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE BRANCH CONDUITS AND WIRING TO ALL CIRCUITS INDICATED AND AS REQUIRED FOR A COMPLETE AND OPERABLE BRANCH CIRCUIT DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE 2016 CALIFORNIA ELECTRICAL CODE.
2. MINIMUM CONDUCTOR SIZE SHALL BE #12 COPPER WITH A MINIMUM CONDUIT SIZE OF 1/2".
3. PROVIDE A GREEN GROUND CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CABLES OR CONDUITS.
4. ALL BRANCH CIRCUITING SHALL BE INSTALLED WITH–IN THE BUILDING STRUCTURE. WHERE EXPOSED, CONDUITS SHALL BE EMT.
5. ALL BRANCH CIRCUITING SHALL BE IN CONDUIT. CORDS OR CABLES SHALL NOT BE INSTALLED, EXCEPT FOR CORD AND PLUG EQUIPMENT.

FIRE PENETRATIONS

1. PENETRATIONS IN WALLS REQUIERING PROTECTED OPENINGS SHALL BE FIRE–STOPPED. FIRESTOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURES PRESCRIBED IN ASTM STANDARD E119 FOR THE SPECIFIC WALL OR PARTITION.

2. OPENINGS IN WALLS AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED AS SPECIFIED IN THE C.B.C. SECTION 714. WHEN FIRE–RATED WALLS AND PARTITIONS REQUIRE PROTECTED OPENINGS, THE FOLLOWING PENETRATIONS INTO OR THROUGH SUCH CONSTRUCTION ARE PERMITTED:
   A. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED FIRESTOPPING IS PROVIDED IN ACCORDANCE WITH NOTE #1 OF THIS SECTION AND AS DETAILED ON SHEET E0.2.
   B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA, PROVIDED THAT THE AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALL OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
   C. WHEN WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY SHALL BE QUALIFIED BY TEST CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 714.

3. WHERE FIRE WALLS OCCUR BETWEEN DWELLING UNITS:
   A. OUTLETS SHALL NOT BE BACK TO BACK AND SHALL BE A MINIMUM OF 24" APART.
   B. WHERE THE 24" SPACING IS NOT OBTAINABLE, CONTRACTOR SHALL INSTALL BOXES WITH FIRESTOP PUTTY PADS AS MANUFACTURED BY HILTI CP617 OR EQUAL. PUTTY PAD SHALL HAVE A MINIMUM STC RATING OF 50.

CONDUCTORS & WIRING

1. ALL CONDUCTORS SHALL BE COPPER WITH AMPACITY RATINGS IN ACCORDANCE WITH ARTICLE 310.15 AND TABLE 310.16.
2. ALUMINUM CONDUCTORS ARE NOT APPROVED FOR THIS PROJECT.
3. CONDUCTORS SHALL BE CODE GRADE THHN/THWN (DRY/WET) 600 VOLT 75 DEGREE C. COPPER WITH MARKINGS (24" O.C.) INDICATING MANUFACTURE, WIRE TYPE, AMPERAGE AND SIZE.
4. THE MINIMUM WIRE SIZE SHALL BE #12 AWG SOLID. WIRE SIZE #8 AND LARGER SHALL BE COPPER STRANDED.
5. SOLDERLESS CONNECTORS AND TERMINALS SHALL BE USED FOR TERMINATING STRANDED CONDUCTORS #8 AND LARGER. APPROVED MANUFACTURES ARE BURNDY OR T&B.
6. BRANCH CIRCUIT AND FIXTURE WIRING, SPLICES AND TAPS FOR CONDUCTORS #10 AND SMALLER SHALL BE MADE WITH UL LISTED 600 VOLT CONNECTORS AS MANUFACTURED BY IDEAL OR SCOTCHLOCK.
7. CONDUCTORS IN PANELS, TERMINAL CABINETS, PULL BOXES AND WIRING GUTTERS SHALL BE NEATLY GROUPED AND TAPES TOGETHER WITH 3M "SCOTCH #33 PLASTIC ELECTRICAL TAPE OR T&B #TY–RAP CABLE STRAPS.
8. REMOVE ALL DEBRIS AND MOISTURE FROM CONDUITS, BOXES AND CABINETS BEFORE THE INSTALLATION OF CONDUCTORS.
9. WHEN REQUIRED MINERALAC OR LINSEED SOAP ARE APPROVED WIRE PULLING COMPOUNDS. OIL, GREASE OR SIMILAR SUBSTANCES ARE NOT APPROVED AS PULLING COMPOUNDS.
10. ALL CONDUCTORS SHALL BE PERMANENTLY TAGGED TO INDICATE SYSTEM OR CIRCUIT NUMBER.
11. LOW VOLTAGE CONDUCTORS FOR HVAC AND OTHER SYSTEMS REQUIRING LOW VOLTAGE CONTROL SIGNALS SHALL SIZED IN ACCORDANCE TO SPECIFIC SYSTEM REQUIREMENTS.
12. CONDUCTOR FOR SPECIAL SYSTEMS (DATA, TELEPHONE, SIGNAL, FIRE ALARM ETC.) SHALL MEET THE SYSTEM SPECIFICATION AND CODE REQUIREMENTS GOVERNING SYSTEM INSTALLATION REQUIREMENTS.
13. CONNECTIONS OR SPLICES LOCATED IN PULL BOXES OR OTHER SPACE BELOW GRADE SHALL BE WEATHERPROOF. #8 CONDUCTORS AND SMALLER SHALL USE SCOTCHLOK CONNECTORS IMBEDDED WITHIN A "UNIPAK" 3M SCOTCHCAST EPOXY TYPE RESIN. #6 AND LARGER SHALL USE "HI–PRESS" HYDRAULICALLY COMPRESSED HEAVY WALL CONNECTOR AS MANUFACTURED BY THOMAS & BETTS #HS–LR OR RAYCHEM #WWTM OR #WCSM SERIES PRE–APPLIED SEALANT, POLYLEFIN HEAT SHRINKABLE TUBE INSULATOR FOR EACH CONDUCTOR OR OR COLD SHRINK TUBE INSULATORS RAYCHEN #RVS.
14. BOLT TYPE SODERLESS CONNECTORS SHALL BE TIGHTEN TWICE AT 24 AND 48 HOURS AFTER THE ORIGINAL INSTALLATION AND BEFORE TAPING.

CONDUIT

1. ELECTRICAL METALLIC TUBING UP TO 4" SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE.
2. PVC SCHEDULE 40 CONDUITS SHALL BE USED FOR UNDERGROUND INSTALLATIONS WHEN CONDUIT IS IN CONTACT WITH EARTH.
3. CONDUIT RISERS SHALL BE GALVANIZED WITH HALF LAPPED IMC TAPE COVERING.
4. RIDGED GALVANIZED CONDUIT SHALL BE USED IN WET OR DAMP AREAS, ON ROOFS, EMBEDDED IN CONCRETE OR MASONRY WALLS AND EXPOSED IN ALL AREAS WHERE CONDUIT IS EXPOSED TO PHYSICAL DAMAGE.
5. LIQUID TIGHT FLEXIBLE CONDUITS SHALL BE USED FOR ALL FINAL CONNECTIONS TO MOTORS AND CONTROL DEVICES MOUNTED ON VIBRATING OR ROTATING EQUIPMENT.
6. ALUMINUM FLEXIBLE CONDUITS MAY BE USED FOR CONNECTION TO LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILING AREAS.
7. THE MINIMUM CONDUIT SIZE PERMITTED SHALL BE 3/4".
8. PROVIDE GALVANIZED SEAMLESS COUPLINGS AND CONNECTORS (SET SCREW OR COMPRESSION TYPE) WITH FACTORY APPLIED INSULATED THROAT. DEVICES SHALL BE USED IN ACCORDANCE WITH THE ARTICLE 358 – ELECTRICAL METALLIC TUBING.
9. CONDUITS INSTALLED UNDER GROUND SHALL BE INSTALLED A MINIMUM OF 18" BELOW FINISHED GRADE. CONDUITS INSTALLED UNDER STREETS AND PARKING AREAS SHALL BE INSTALLED 24" BELOW FINISHED GRADE.
10. PROVIDE A CODE SIZED COPPER GROUND CONDUCTOR IN ALL UNDERGROUND PVC CONDUIT SYSTEMS. ELECTRICAL METALLIC RACEWAY SYSTEMS SHALL BE GROUNDED TO THE SAME GROUND SYSTEM.
11. EXPOSED CONDUIT SHALL BE INSTALLED PARALLEL TO AND AT RIGHT ANGLES WITH THE BUILDING FLOOR. EXPOSED CONDUITS SHALL BE GALVANIZED WHEN INSTALLED BELOW 9 FEET. EXPOSED CONDUITS ARE NOT APPROVED IN PUBLIC AREAS.
12. EXPOSED CONDUITS THAT PENETRATE WALLS OR CEILINGS SHALL BE MADE WITH 90 DEGREE "LB" CONDUIT BODIES FOR EMT OR RIGID CONDUITS AT PENETRATION POINTS. CONDUIT SWEEP PENETRATIONS ARE NOT ACCEPTABLE.
13. CONDUIT INSTALLED WITHOUT CONDUCTORS SHALL BE INSTALLED WITH PULL ROPES, CONDUIT CAPS AND PERMANENTLY LABELED TO ITS DESTINATION AND SYSTEM.
14. PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS AND FLOORS SHALL BE MADE MADE WITH APPROVED FIRE RATED MATERIALS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY. FIRE RATING MATERIALS SHALL BE AS MANUFACTURED BY HILTI OR 3M.
15. PROVIDE 3/4" CONDUIT FROM TELEPHONE AND TELEVISION OUTLETS TO THEIR RESPECTIVE BACKBOARDS OR TERMINAL CABINETS.
16. MC CABLE IS NOT ACCEPTABLE FOR THIS PROJECT.
17. CONDUITS SHALL BE SUPPORTED AND BRACED TO THE STRUCTURE PER OSHPD ANCHORAGE PRE–APPROVAL #OPA–0003, #OPA–0114 AND #OPA–0120 OR OTHER OSHPD PRE–APPROVAL SYSTEM.

ELECTRICAL GENERAL NOTES

SCALE: NONE — 2

TYPE	SYMBOL	MANUFACTURE / MODEL NUMBER	VA	VOLT.	LAMPS QTY.	LAMPS TYPE	DESCRIPTION AND NOTES
A	A	PRESCOLITE #LF6LEDG4–6LFLED6G4–30K–WT	19.1	120	N/A	19.1W LED	6" LED OPEN DOWNLIGHT – RECESSED
AE		PRESCOLITE #LF6LEDG4–EM–6LFLED6G4–30K–WT	19.1	120	N/A	19.1W LED	6" LED OPEN DOWNLIGHT – RECESSED, PROVIDE AN INTEGRAL EMERG. BATTERY BACK–UP "EM" OPTION FOR FIXTURES INDICATED AS EMERGENCY (EM) ON LIGHTING PLAN
B	A	THORELT LIGHTING LWM–30DL–DU	54.8	120	N/A	54.8W LED	1'x4' LOW PROFILE WRAPAROUND
C		GM LIGHTING (4) #LTR300–100–SO–30	1.52W A FT.	120	N/A	1.52W LED	LED STRIP LIGHT – (100) #LED–CHL–45 WITH (3) LTHM300–CL2–DIM
X		DUAL CIE #EVE–U–G–W	1.3	120	N/A	1.3W LED	LED EXIT SIGN

LIGHT FIXTURE SCHEDULE

SCALE: NONE — 1

M|R|C ENGINEERING, INC.
Professional Engineers & Lighting Consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
p. 760-340-9005 f. 760-340-9100

PROJECT:

DESERT LUXURY ESTATES
TENANT IMPROVEMENT
73350 EL PASEO, SUITE 101
PALM DESERT, CA. 92260

REGISTERED PROFESSIONAL ENGINEER — JOHN V. LEZZARE — No. E13450 — Exp. 09/30/18 — ELECTRICAL — STATE OF CALIFORNIA

OWNER:

DESERT LUXURY ESTATES

REVISIONS:

NO.	REVISION	DATE
1	PLAN CHECK COMM.	6/2/17
2	PLAN CHECK COMM.	6/13/17

DATE:	MAY 22, 2017
DRAWN BY:	JL
CHECKED BY:	JL
PROJECT NO.:	17066

DRAWING TITLE:
ELECTRICAL GENERAL NOTES & LEGEND

SHEET NO.:
E3.0

File Path & Name: Y:\2017\17066 DLE - DESERT LUXURY ESTATES TI_WD\E3.0 - ELECTRICAL GENERAL NOTES & LEGEND.DWG
Plotted: June 19, 2017 - 10:41 am

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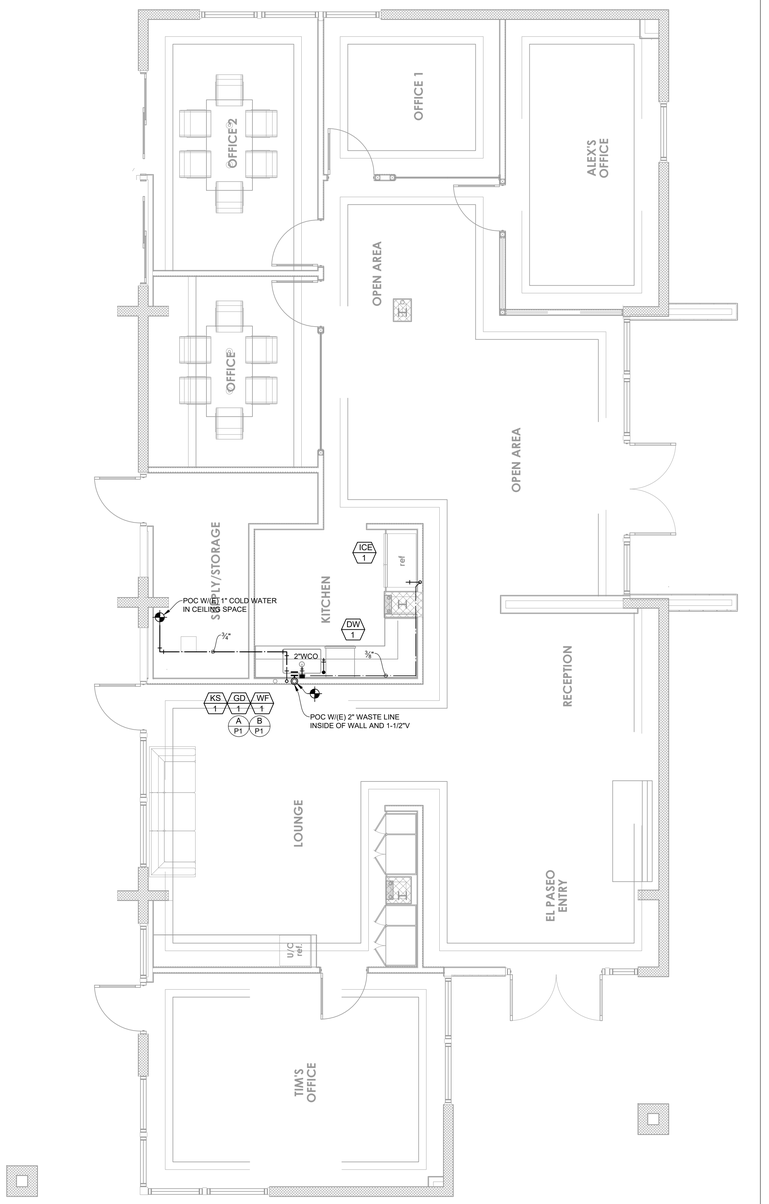
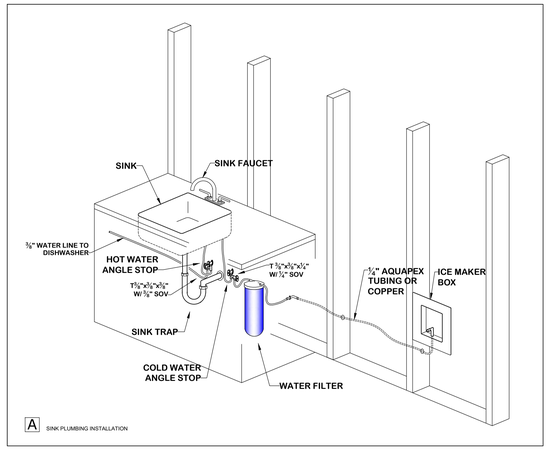
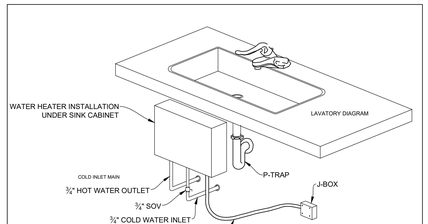
NOTE: ABANDONED PLUMBING CONNECTIONS
BELOW FLOOR AND INSIDE WALL MUST BE CAPPED



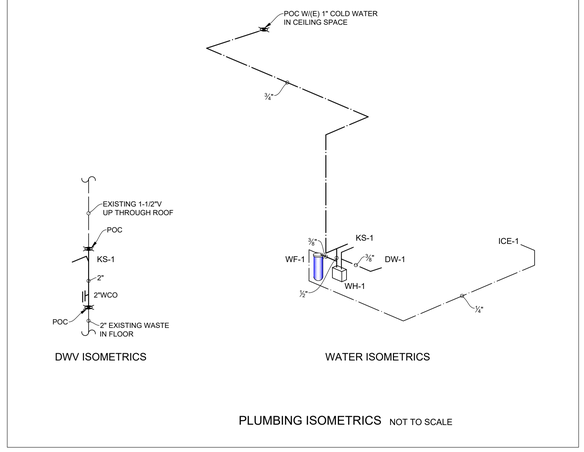
PLUMBING FLOOR PLAN SCALE: 1/4" = 1'-0"



A SINK PLUMBING INSTALLATION



B WATER HEATER DETAIL UNDER CABINET



PLUMBING ISOMETRICS NOT TO SCALE

GENERAL PLUMBING NOTES

1. **INSTALLATION OF PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:**

   2016 CALIFORNIA PLUMBING CODE AND ALL CODES AND ORDINANCES, ETC. OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.

2. **ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS' RECOMMENDATIONS. ALL MATERIALS USED OUTSIDE SHALL BE UV-RESISTANT (PVC PIPING, SEALANTS AND CAULKS, ETC.).**

3. **THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND AS SUCH DO NOT SHOW EVERY FITTING, OFFSET, TRANSITION, ETC. REQUIRED. THE DRAWINGS INDICATE REQUIRED SIZES AND TERMINATIONS OF PIPING AND SUGGEST ROUTES OF PIPING TO CONFORM TO THE STRUCTURE, TO AVOID OBSTRUCTIONS, AND TO PRESERVE CLEARANCE.**

4. **COORDINATE PLUMBING WORK WITH WORK OF ALL OTHER TRADES.**

5. **VERIFY REQUIRED OPENINGS THROUGH BUILDING STRUCTURE FOR PLUMBING WORK WITH GENERAL CONTRACTOR BEFORE ROUGH-IN.**

6. **LOCATE ALL PLUMBING DEVICES SUCH AS VALVES, ETC. REQUIRING ACCESS ABOVE AREAS WITH ACCESSIBLE CEILINGS, OR PROVIDE ACCESS DOORS OF REQUIRED SIZE AND FIRE RATING, ONLY WITH PRIOR APPROVAL OF ARCHITECT.**

7. **BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS, SIZES, AND MATERIALS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ALL DISCREPANCIES.**

8. **REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.**

9. **INSTALL PLUMBING WORK TO AVOID INTERFERENCE WITH THE STRUCTURE AND WITH MECHANICAL AND ELECTRICAL EQUIPMENT.**

10. **ALL CLEANOUTS SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. THE CONTRACTOR SHALL COORDINATE CLEANOUT LOCATIONS WITH CABINETS, EQUIPMENT, ETC., AND WITH THE ARCHITECT.**

11. **ALL PLUMBING VENTS THROUGH ROOF SHALL TERMINATE AT LEAST 12 INCHES FROM ANY VERTICAL SURFACE, 3 FEET ABOVE AND/OR 10 FEET FROM ANY OUTSIDE AIR INTAKES.**

12. **BEFORE FABRICATION OR INSTALLATION OF PLUMBING ROUGH-IN, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER OTHER SPECIFICATION SECTIONS. BEFORE INSTALLATION OF PLUMBING TRIM, THE CONTRACTOR SHALL VERIFY THE FINAL FINISHES AND/OR SURFACE TREATMENTS.**

13. **FIRESTOPPING: PENETRATIONS THROUGH RATED WALLS, FLOORS, AND ROOFS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF TEST STANDARD SPECIFIC OF FIRE STOPS ASTM E-814. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE-RATED ASSEMBLIES, WHICH INCLUDE COMMON WALLS BETWEEN TENANT SPACES.**

14. **SUBMITTALS: AT LEAST TWO WEEKS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY WORK, SUBMIT TO ARCHITECT FOUR SETS OF PRODUCT DATA FOR ALL EQUIPMENT, DEVICES, AND MATERIAL TO BE USED.**

15. **WARRANTEE: THE COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY THE OWNER. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THIS PERIOD SHALL BE CORRECTED IMMEDIATELY, UPON WRITTEN NOTIFICATION AT THE CONTRACTOR'S EXPENSE.**

16. **CONDENSATE SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR APPROVED DISPOSAL AREA.**

17. **ALL HOSE BIBBS ARE TO BE PROVIDED WITH A BACKFLOW / ANTI-SIPHON VALVE.**

18. **WHERE ANY 2" VENTS RUN HORIZONTALLY TROUGH WALL STUDS, THE MINIMUM STUD SIZE OF 2x6 SHALL BE USED FOR THAT PLUMBING WALL.**

NOTES:

1- EFFECTIVE JANUARY 1, 2011 NO PERSON SHALL USE ANY PIPE, OR PLUMBING FITTING OR FIXTURE, SOLDER, OR FLUX THAT IS NOT LEAD FREE IN THE INSTALLATION OR REPAIR OF ANY PUBLIC WATER SYSTEM OR ANY PLUMBING IN A FACILITY PROVIDING WATER FOR HUMAN CONSUMPTION, EXCEPT WHEN NECESSARY FOR THE REPAIR OF LEADED JOINTS OF CAST IRON PIPES. (HEALTH & SAFETY CODE 116875)

INFORMATIONAL: FOR THE PURPOSE OF THIS SECTION "LEAD FREE" MEANS NOT MORE THAN 0.2 PERCENT LEAD WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN 8 PERCENT WHEN USED WITH RESPECT TO PIPES AND PIPE FITTINGS. WITH RESPECT TO PLUMBING FITTINGS AND FIXTURES, "LEAD FREE" MEANS NO MORE THAN 4 PERCENT BY DRY WEIGH AFTER AUGUST 6, 2002

2- A WATER HEATER SUPPORTED FROM THE GROUND SHALL REST ON LEVEL CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN (3) INCHES ABOVE THE ADJOINING GROUND LEVEL. (CPC 508.3)

3- WATER HEATER APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN (18) INCHES ABOVE THE FLOOR. (CPC 508.1491))

4- PROVIDE ACCESSIBLE APPLIACE/EQUIPMENT SHUTOFF VALVE (S) WITHIN 6 FEET OF THE APPLIANCE/EQUIPMENT IT SERVES. (CPC 1212.3.5)

WATER CONSERVING PLUMBING FIXTURES AND FITTINGS

REVISED: 20% reduction of water use are now prescriptively designated within CALGREEN text.
REPEALED: Prescriptive and performance methodology. Tables 4.303.1 and 4.303.2.

NEW: Plumbing fixtures and fittings shall comply with the following:

4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

WATER CALCULATION

TOTAL DEVELOPED LENGTH	
FROM METER TO REGULATOR	>100'
FROM PRV TO MOST REMOTE OUTLET	250'
PRESSURE RANGE AT METER OUTLET	>60 PSI
AT REGULATOR OUTLET	46-60 PSI

SIZING	
WATER METER SIZE	1-1/2"(E)
REQUIRED GPM	3.5
AT REGULATOR OUTLET	>60 PSI
WATER SERVICE SIZE	2"(E)
PRESSURE REGULATOR SIZE	2"(E)
PRESSURE RANGE	46-60 PSI

WATER SIZING			
QTY	FIXTURE	FU	TOTAL
1	KS	1.5	1.5
1	DW	1.5	1.5
1	ICE	0.5	0.5
		TOTAL	3.5

MAXIMUM PER TABLE 610.4 CPC 2016			
SIZE	F.U	SIZE	F.U
½"	2	1 ¼"	39
¾"	9	1 ½"	80
1"	23	2"	85

PLUMBING FIXTURES SCHEDULE

MARK	#	NAME	MANUFACTURE	MNR. ID. NO.	DESCRICTION	CLR/FIN.
WH-1	4	WATER HEATER	BRADFORD WHITE	EFC-EFC-9500-4-S-10	9.5 KW, 240 V, 40.0 AMPS, 1.5 GPM AT 43ºF RISE. 8 AWG WIRE SIZE.	
KS-1	1	KITCHEN SINK	KOHLER	K-8206	CAIRN UNDER-MOUNT KITCHEN SINK, WITH FAUCET K-596 SIMPLICE PULL-DOWN, KITCHEN SINK FAUCET ADA, AND 1.8 GPM AT 60 PSI. MEETS CALGREEN REQUIREMENTS	WH
WF-1	1	WATER FILTER	APEC	CS-2500	APEC HIGH CAPACITY UNDER-SINK WATER FILTER SYSTEM	

PLUMBING SPECIFICATIONS

PART 1 - GENERAL:

1. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, EQUIPMENT, APPURTENANCES, AND OTHER CONTRACTUAL EXPENSES REQUIRED FOR THE COMPLETE INSTALLATION OF THE PLUMBING WORK TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

2. ALL ROOF MOUNTED EQUIPMENT WEIGHING OVER 500 LBS REQUIRES BUILDING AND STRUCTURAL PLAN CHECK APPROVAL. VERIFY EQUIPMENT SIZE, LOCATION, WEIGHT, AND ROOF OPENING WITH STRUCTURAL ENGINEER.

3. THE PLUMBING WORK SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH ALL LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION. ALL FIXTURES IN HANDICAP RESTROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA HANDICAP CODE AND LOCAL HANDICAP CODES HAVING JURISDICTION.

4. THE CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, APPARATUS, ACCESSORIES (I.E., THE ENTIRE INSTALLATION) AS FURNISHED BY HIM FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM WHICH MAY PROVE DEFECTIVE WITHIN ONE (1) YEAR FROM THE DATE THE APPARATUS IS ACCEPTED AND PLACED IN OPERATION WITHOUT ANY ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED TO COMPLETE THE PLUMBING WORK.

6. THE DRAWING INDICATES IN DIAGRAMMATIC FORM ARRANGEMENTS DESIRED FOR PRINCIPLE APPARATUS, PIPING, ETC., AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. SCALED AND FIGURED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH ANY WORK, CHECK, AND VERIFY EXISTING CONDITIONS, DIMENSIONS, SIZES AND ASSUME FULL RESPONSIBILITY FOR FITTING-IN OF EQUIPMENT AND MATERIALS, (INCLUDING PROVISION FOR OFFSETS, BENDS, ELBOWS, ETC.).

7. BEFORE SUBMITTING BIDS FOR THE WORK, THE CONTRACTOR SHALL MAKE A THOROUGH FIELD SURVEY OF THE WORK TO DETERMINE ANY EXISTING INTERFERENCES THAT MAY AFFECT THE INSTALLATION OF THE WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR IS DEEMED TO HAVE MADE FIELD SURVEY AND HAS ACCEPTED THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK. APPOINTMENTS FOR FIELD SURVEY SHALL BE MADE THROUGH THE OWNER.

8. SHOP DRAWINGS AND MATERIAL LISTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AT LEAST THIRTY (30) DAYS PRIOR TO THE START OF ANY WORK. NO WORK INDICATED ON ANY OF THE PLANS OR SHOP DRAWINGS SHALL BE PERFORMED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED BY THE OWNER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, TRENCHING, BACKFILLING AND PATCHING TO COMPLETE THE INSTALLATION OF THE PLUMBING WORK. ALL EXPOSED FINISHED AREAS THAT ARE DAMAGED AS A RESULT OF THIS WORK SHALL BE REPAIRED TO MATCH THE EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

10. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS OR HOLES, SAWCUT OR CORE DRILLED THROUGH EXISTING BUILDING STRUCTURE, WITH STRUCTURAL ENGINEER. THE CONTRACTOR SHALL CONSIDER ALL CONCRETE ROOF OR FLOOR SLABS TO BE PRESTRESSED CONCRETE CONSTRUCTION UNLESS OTHERWISE NOTED. SUCH ROOF OR FLOOR SLABS MAY BE REQUIRED TO BE X-RAYED OR OTHERWISE VERIFIED BY STRUCTURAL ENGINEER BEFORE ANY SAWCUTTING OR CORE DRILLING IS PERFORMED. THE PLUMBING DRAWINGS ONLY INDICATE IN DIAGRAMMATIC FORM THE APPROXIMATE SIZE AND LOCATION OF OPENINGS OR HOLES TO BE MADE IN BUILDING STRUCTURE TO PROVIDE FOR EQUIPMENT AND PIPING. THE ACTUAL SIZE AND LOCATION OF OPENINGS OR HOLES TO BE MADE IN BUILDING STRUCTURE SHALL CONFORM TO THE STRUCTURAL ENGINEER'S REQUIREMENTS WITHOUT EXCEPTION.

11. ALL CONSTRUCTION SITES SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING FLAGS, FENCING, AND LIGHTS AS REQUIRED BY CODE AND THE OWNER'S SECURITY DEPARTMENT. PROVIDE SHORING, BRACING, AND ACCESS LADDERS AS REQUIRED BY CODE. TAKE EXTRA CARE TO INSTRUCT ALL PERSONNEL ON SAFETY PROCEDURES. TAKE CARE TO AVOID DAMAGE TO ADJACENT PIPING AND ELECTRIC SERVICES.

12. ALL UTILITY SHUT-DOWNS SHALL BE SCHEDULED AT LEAST TWO (2) DAYS IN ADVANCE THROUGH THE OWNER. PROVIDE CONTINUOUS "FIRE WATCH GUARD" TO ALL AREAS AFFECTED BY SHUT-DOWN OF ANY FIRE PROTECTION WATER SERVICE. THE CONTRACTOR'S OPERATION SHALL CAUSE NO UNNECESSARY INCONVENIENCE TO THE OWNER'S PREMISES. THE ACCESS RIGHTS TO THE PUBLIC SHALL BE CONSIDERED AT ALL TIMES.

13. THE CONTRACTOR SHALL SUBMIT TWO (2) COMPLETE SETS OF AS-BUILT DRAWINGS, AND OPERATIONAL AND MAINTENANCE MANUALS TO THE OWNER AS PERMANENT RECORDS WITHIN THIRTY (30) DAYS OF THE SUCCESSFUL COMPLETION OF THE WORK.

PART 2 - MATERIALS

1. PLUMBING FIXTURES SHALL BE AS SCHEDULED ON PLANS.

2. PIPING SHALL BE PROVIDED AS FOLLOWS:

A. WASTE,
BELOW SLAB- ☑ ABS SCHEDULE 40 PLASTIC, PIPE AND FITTINGS
☐ HUBLESS CAST IRON PIPE AND FITTINGS
ABOVE SLAB- ☑ ABS SCHEDULE 40 PLASTIC, PIPE AND FITTINGS
☐ HUBLESS CAST IRON PIPE AND FITTINGS

"All soil lines, waste lines, vents, and building drains shall be installed with ABS pipe and fittings conforming to Schedule 40 ASTM F 628 or ASTM D 2661. All products shall bear the seal of a nationally-recognized listing or certifying agency."

B. GAS, BLACK STEEL SCH. 40
D. COND. DRAIN, COPPER TYPE "M"
E. HOT AND COLD ABOVE GROUND SHALL BE TYPE "L"
HOT AND COLD BELOW GROUND SHALL BE TYPE "K"
COPPER WITH WROUGHT COPPER FITTINGS FOR 95-5 SOLDER

3. VALVES AND PIPING SPECIALTIES SHALL BE PROVIDED AS FOLLOWS:

A. BALL VALVES SHALL BE 2-PIECE BRASS OR BRONZE BODY WITH STAINLESS STEEL BALL, TFE SEAT, AND LEVER OPERATOR FOR SCREWED OR SOLDERED CONNECTION BY NIBCO. PROVIDE LEVER ARM EXTENSION TO CLEAR INSULATION ON ALL HOT WATER SERVICE VALVES.
B. WATER HAMMER ARRESTORS SHALL BE 1.8. SMITH HYDROTROL.
C. CHECK VALVES 2-INCHES AND SMALLER FOR NON-PUMP SERVICE SHALL BE "Y" PATTERN BRONZE BODY, SWING LIFT, METAL TO METAL SEAT, FOR SCREWED CONNECTION BY WATTS.
D. DIELECTRIC UNIONS SHALL BE PROVIDED TO JOIN DISSIMILAR MATERIALS. DIELECTRIC UNIONS SHALL BE WATTS SERIES 3000 SCREWED OR SOLDERED CONNECTION.
E. ACCESS DOORS SHALL BE PROVIDED FOR ACCESS TO ITEMS REQUIRING OCCASIONAL OR REGULAR SERVICE IN FINISHED WALLS OR CEILINGS. ACCESS DOORS SHALL BE 12" X 12" INCHES MINIMUM BY ELMDOR.
F. ESCUTCHEONS SHALL BE CHROME PLATED BRASS OR STAINLESS STEEL.
G. WATER ANGLE STOPS SHALL BE CHROME PLATED BRASS BODY WITH NON-REMOVABLE KEY BY BRASS CRAFT.

4. HOT WATER PIPING SHALL BE INSULATED WITH OWENS-CORNING 25 ASJ/SSL SECTIONAL FIBERGLASS WITH KRAFT PAPER JACKET, 1-½ INCH THICK. ELBOWS AND OTHER FITTINGS SHALL BE INSULATED WITH SECTIONAL FIBERGLASS WITH FITTED PVC FITTING COVERS BY THE SAME MANUFACTURER. PROVIDE CELLULAR GLASS OR CORK INSERTS BETWEEN PIPING HANGERS AND PIPE.

5. PROVIDE PIPE HANGERS TO SUPPORT PIPING. PIPE HANGER CONSTRUCTION, MATERIALS, ATTACHMENT TO THE STRUCTURE, AND OVERALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, IAPMO, AND SMACNA "GUIDELINES FOR THE RESTRAINT OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS". PROVIDE DIELECTRIC SPACERS FOR USE WITH COPPER PIPING.

PART 3 - EXECUTION:

1. PROVIDE PIPE HANGERS TO SUPPORT PIPING. PIPE HANGER CONSTRUCTION, MATERIALS, ATTACHMENT TO THE STRUCTURE, AND OVERALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, IAPMO, AND SMACNA "GUIDELINES FOR THE RESTRAINT OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS".

2. FIXTURES AND PIPING SHALL BE INSTALLED TO RUN PARALLEL OR PERPENDICULAR TO THE BUILDING STRUCTURE AND SHALL BE ARRANGED TO FORM NEAT SYMMETRICAL PATTERNS TO ASSURE THE BEST POSSIBLE APPEARANCE. HANGERS ON PARALLEL ADJACENT SERVICE LINES SHALL BE IN LINE WITH EACH OTHER AND PARALLEL TO THE LINES OF THE BUILDING STRUCTURE. ALL PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE ONLY. NO PIPING SHALL BE SUPPORTED FROM OTHER PIPING OR AIR CONDITIONING DUCTWORK. C-CLAMPS ARE NOT ACCEPTABLE FOR ATTACHING HANGER RODS TO STRUCTURAL STEEL.

3. PROVIDE SNAP-OVER-PIPE PIPING IDENTIFICATION MARKERS TO IDENTIFY CW, HW 140F HW, GAS PIPING BY SETON. WASTE AND VENT, AND DRAIN PIPING IDENTIFICATION IS NOT REQUIRED. SELF ADHESIVE TAPE MARKERS ARE NOT ACCEPTABLE.

4. PROVIDE SIGNAGE FOR SAFETY HAZARDS OR EMERGENCY SHUT-OFF VALVES. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CAL-OSHA, FIRE DEPARTMENT, AND ALL OTHER CODE ENFORCEMENT AGENCIES. SELF ADHESIVE TAPE MARKERS ARE NOT ACCEPTABLE.

5. PIPING AND COMPONENTS SHALL BE SPACED SO THAT A THREADED PIPE FITTING MAY BE REMOVED BETWEEN ADJACENT PIPES. NOT LESS THAN ½ - INCH OF CLEAR SPACE SHALL EXIST BETWEEN THE FINISHED SURFACE AND OTHER WORK, AND BETWEEN FINISHED SURFACE OF PARALLEL ADJACENT PIPING.

6. PIPE ENDS SHALL BE REAMED BEFORE JOINT CONNECTIONS ARE MADE. SCREWED JOINTS SHALL BE MADE UP WITH TFE JOINT COMPOUND OR TEFLON TAPE. NOT MORE THAN THREE (3) THREADS SHALL SHOW AFTER THE JOINT IS MADE UP. JOINT COMPOUND OR TAPE SHALL BE APPLIED TO THE MALE THREADS ONLY. TAKE CARE TO PREVENT JOINT COMPOUND FROM REACHING THE INTERIOR OF THE PIPE.

7. ESCUTCHEONS SHALL BE PROVIDED AT ALL PENETRATIONS INTO FINISHED AREAS. WHERE FINISHED AREAS ARE SEPARATED BY PARTITIONS, ESCUTCHEONS SHALL BE PROVIDED ON BOTH SIDES OF THE PARTITION. FOR INSULATED PIPES, THE ESCUTCHEONS SHALL BE LARGE ENOUGH TO FIT AROUND THE INSULATION. ALL ESCUTCHEONS SHALL BE FIRMLY ANCHORED WITH SETSCREWS.

8. ALL HOT WATER PIPING SUBJECT TO EXPANSION AND CONTRACTION SHALL BE INSTALLED WITH EXPANSION LOOPS, SWING JOINTS, OR OTHER APPROVED METHODS OR DEVICES. BRANCH LINES FROM MAINS SUBJECT TO EXPANSION OR CONTRACTION SHALL HAVE A SWING JOINT AT THE CONNECTION TO THE MAIN. ALL LINES SUBJECT TO EXPANSION AND CONTRACTION SHALL BE PROVIDED WITH ANCHORS TO RESTRICT MOVEMENT, EXCEPT IN THE DESIRED DIRECTION.

9. TEST ALL HOT AND COLD WATER PIPING HYDROSTATICALLY AT 125 PSI FOR 8-HOURS WITH NO LOSS OF PRESSURE. TEST DRAINAGE AND VENT PIPING HYDROSTATICALLY BY TIGHTLY CLOSING ALL OPENINGS AND APPLYING A 10-FOOT HEAD OF WATER PRESSURE FOR 2-HOURS, MEASURED AT THE HIGHEST POINT OF THE VENT SYSTEM. RESEAL AND RETEST ALL PIPING SYSTEM UNTIL THEY PASS.

10. AT THE COMPLETION OF THE WORK. ALL PARTS OF THE INSTALLATSON SHALL BE THOROUGHLY CLEANED. ALL FIXTURES, VALVES, PIPES, AND FITTINGS SHALL BE CLEANED OF GREASE, METAL CUTTINGS, SLUDGE, AND OTHER DEBRIS THAT MAY HAVE ACCUMULATED DURING INSTALLATION. ALL WATER PIPING SHALL BE STERILIZED WITH A SOLUTION OF CHLORINE AND WATER. THE SOLUTION SHALL NOT CONTAIN LESS THAN 50 PARTS PER MILLION OF AVAILABLE CHLORINE. THE SOLUTION SHALL BE HELD FOR NOT LESS THAN 8-HOURS. AFTER SUCCESSFUL STERILIZATION, THE PIPING SHALL BE REPEATEDLY FLUSHED WITH WATER UNTIL ALL TRACES OF CHLORINE TASTE AND ODOR HAVE BEEN REMOVED.

11. AFTER TESTS HAVE BEEN COMPLETED AND SURFACES CLEANED, INSULATION SHALL BE APPLIED ON HOT WATER PIPING, EXCEPT FOR CHROME PLATED BRASS OR OTHER HOT WATER EXPOSED SUPPLIES TO FIXTURES.

12. EXPOSED HOT, COLD, AND DRAIN PIPING BELOW HANDICAPPED LAVATORIES AND SINKS SHALL BE WRAPPED WITH TRUEBRO HANDI LAV-GUARD #102W OR APPROVED EQUAL.

13. VENT THROUGH ROOF SHALL TERMINATE VERTICALLY NOT LESS THAN 1-FOOT FROM ANY VERTICAL SURFACE AND NOT LESS THAN 10-FEET OR AT LEAST 3-FEET ABOVE ANY WINDOW, DOOR, AIR INTAKE, OR VENT SHAFT.

14. TOILET SHALL BE MAX 1.28 GPF AND LAVATORY FAUCET TO HAVE MAX FLOW OF 2.2 GPM.

15. ALL SEWER LINES 55 (SANITARY SEWER) AND GW (GREASE WASTE) PLUMBING LINE MUST SLOP ¼" PER FOOT (2%)

DISCLAIMER

THESE PLANS WERE DEVELOPED BY EGLERT GUTIERREZ DESIGN, PLUMBING DESIGNER. CALCULATIONS DEVELOPED USING THE CALIFORNIA PLUMBING CODE AND THE UNIFORM PLUMBING CODE. THE ROUTING, SPECIFICATIONS AND SIZING OF SYSTEMS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME AND SHOULD BE VERIFIED BY THE PLUMBING INSTALLER PRIOR TO COMMENCEMENT OF THE PROJECT.

EGLERT GUTIERREZ DESIGN
P.O. BOX 11268
PALM DESERT, CA 92255
CELL: (760) 851-7314
FAX: (760) 360-0013
E-MAIL: eglert@eglertdesign.com
LIC # 16-00044802

REVISIONS
1 Plan check 06/16/2017
2 Plan check 01/15/2017

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42725 COOK STREET #211
PALM DESERT, CA 92211
Phone: (760) 548-3458
Email: jbonedaydream@aol.com

A NON-STRUCTURAL TENANT IMPROVEMENT FOR:
DESERT LUXURY ESTATES
73350 EL PASEO, SUITE 101, PALM DESERT, CA 92260

PLUMBING PLAN & NOTES

DRAWN:
CHECKED:
PRINT DATE: 11/4/2026
SCALE: 1/4" = 1'-0" (UNO)
TI-1-2-24-17
SHEET NO.
P1
OF 30 SHEETS

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