

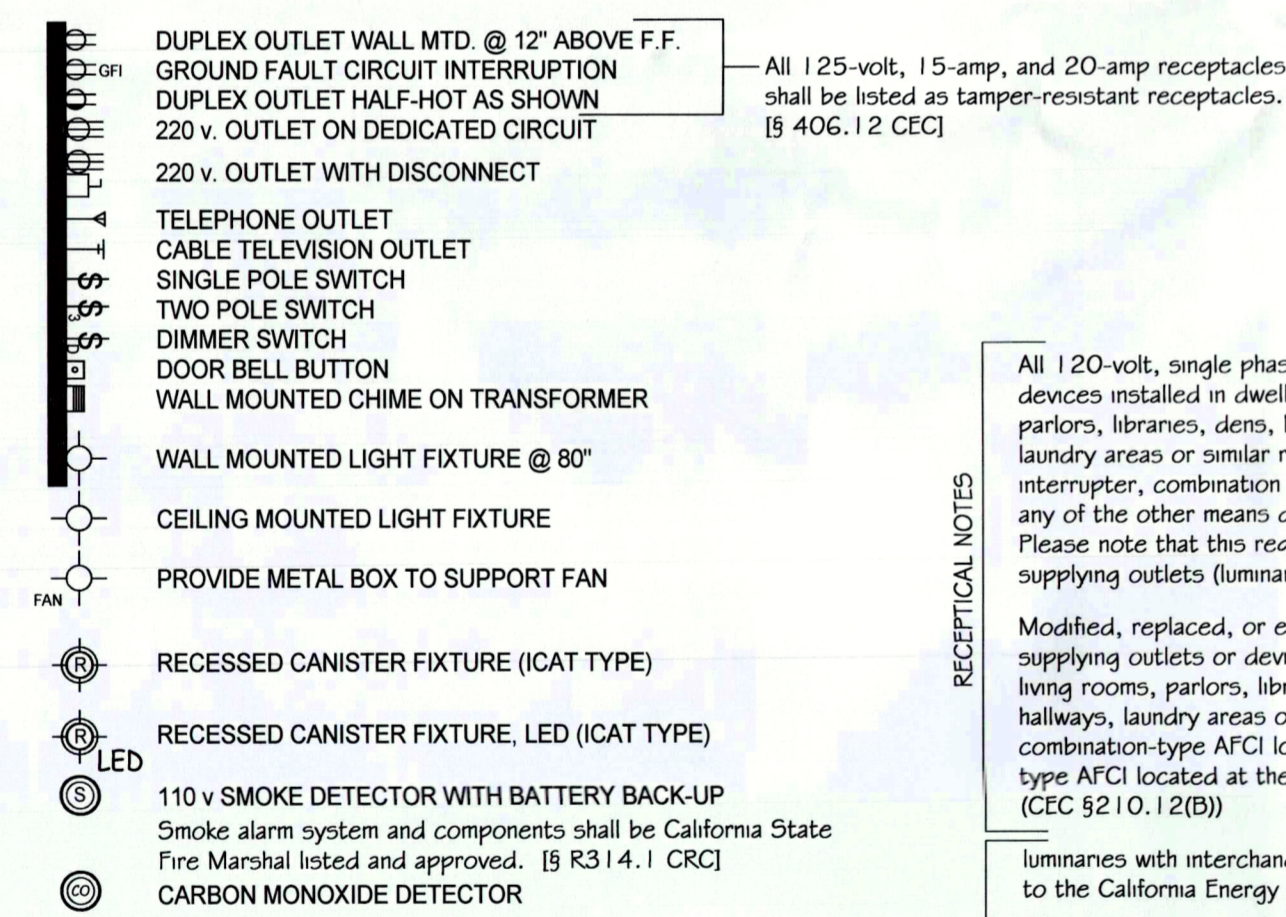
RESIDENTIAL ENERGY REQUIREMENTS:

- ALL NEW GLAZING WILL BE INSTALLED WITH CERTIFYING LABEL ATTACHED, SHOWING U-VALUE.
- PIPING FOR RECIRCULATING WATER HEATING SYSTEM IS REQUIRED TO INSULATE FOR THE ENTIRE LENGTH REGARDLESS OF LOCATION PER SECTION 150 (j)2.
- LIGHTING IN KITCHENS SHALL HAVE LAMPS PROVIDING A MIN. OF 40 WATT (NO COMPACT FLUORESCENT). A FIXTURE WHICH IS THE ONLY LIGHTING IN THE KITCHEN WILL BE CONSIDERED GENERAL LIGHTING. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSABLE SWITCH.
- FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKET AND SHALL BE ON SEPERATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
- ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND AIR TIGHT (TYPE IC-AT)
- ALL SHADING DEVICES MUST BE INSTALLED PRIOR TO FINAL INSPECTION.

GENERAL NOTES:

- UPON COMPLETION OF THE INSULATION, A CARD CERTIFYING THAT THE INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THIS REGULATIONS SHALL BE COMPLETED BY THE INSULATION APPLICATOR AND BY THE BUILDER. POST THIS CERTIFICATE IN A CONSPICUOUS PLACE INSIDE THE DWELLING.
- FIXTURES HAVING SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL PER UPC SECTION 904(b)
- WHERE ANY 2" VENT RUNS HORIZ. IN WALL, THE MINIMUM STUD SIZE FOR THAT WALL IS TO BE 2x6 FOR THAT PLUMBING WALL.
- PROVIDE A 1-3/4" THICK SOLID CORE DOOR WITH A SELF CLOSER AT SEPERATION WALL BETWEEN GARAGE AND RESIDENCE.
- DRYER DUCT SHALL BE SMOOTH METAL AND SHALL HAVE A BACK DRAFT DAMPER PER UMC.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE AND DRAIN LINE TO EXTEND TO THE OUTSIDE.
- PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE-BIBS
- Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§408.3 CPC]

ELECTRICAL SYMBOLS:



ELECTRICAL NOTES:

- ALUMINUM CONDUCTORS ARE PERMITTED ONLY IF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB-PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER.
 - PROVIDE AT LEAST TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS TO SERVE KITCHEN, BREAKFAST ROOM, AND DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - PROVIDE AT LEAST ONE 20-AMPERE TO SERVE LAUNDRY APPLIANCES SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - PROVIDE AT LEAST ONE 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.
- PROVIDE 50 CFM, 1 SONE EXHAUST FANS EXHAUST FANS IN BATHROOMS SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50% AND 80% HUMIDITY BATHROOM FANS USED INTERMITTENTLY MUST BE 3 SONES OR LESS
- RECESSED FLUORESCENT CAN LIGHT, ICAT RATED 120V NPF electronic ballast - Energy Star and California T24 requirements (1) quad or triple, 18-Watt compact fluorescent lamp
- ALL RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52(A)
- PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (ALL LOCATIONS)

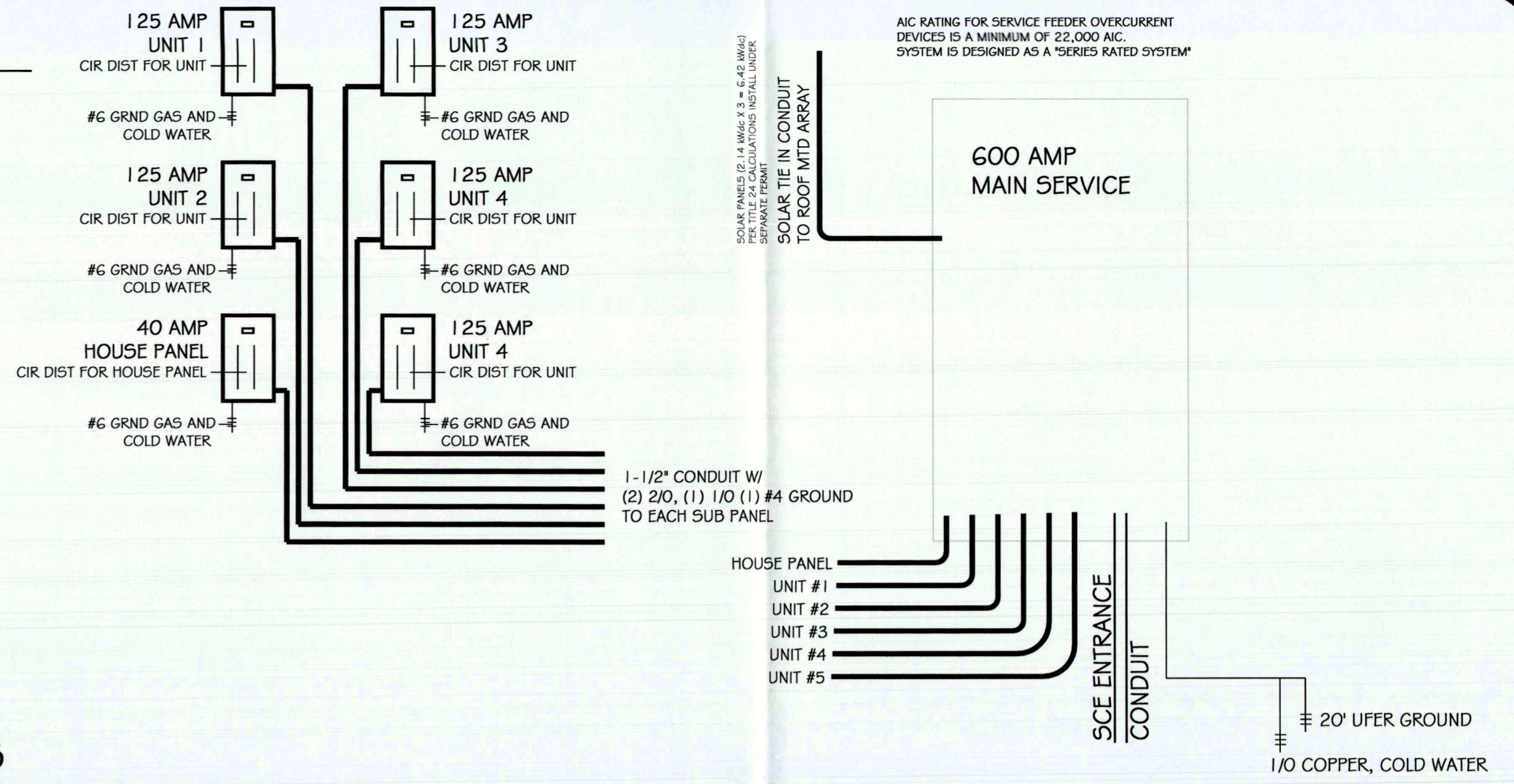
FOR WATER HEATERS IN NEW CONSTRUCTION:

- 120V receptacles provided within 3ft
- A category III or IV vent, or a straight (without bends) Type B vent
- Condensate drain that is no more than 2 inches higher than the base of the water heater
- Gas supply line with a minimum 200,000 Btu/hr. dedicated capacity for the water heater

All hot water piping sized 3/4" or larger is required to be insulated as follows:
 1" pipe size or less: 1" thick insulation; larger pipe sizes require 1-1/2" thick insulation.
 Note: In addition, the 1/2" size hot water pipe to the kitchen sink is required to be insulated. E5 150.0(j)
 Below grade hot water piping is required to be installed in a waterproof and noncrushable sleeve or casing that allows for replacement of both the piping and insulation. E5 150.0(j)

ELECTRICAL LOAD CALCULATION:

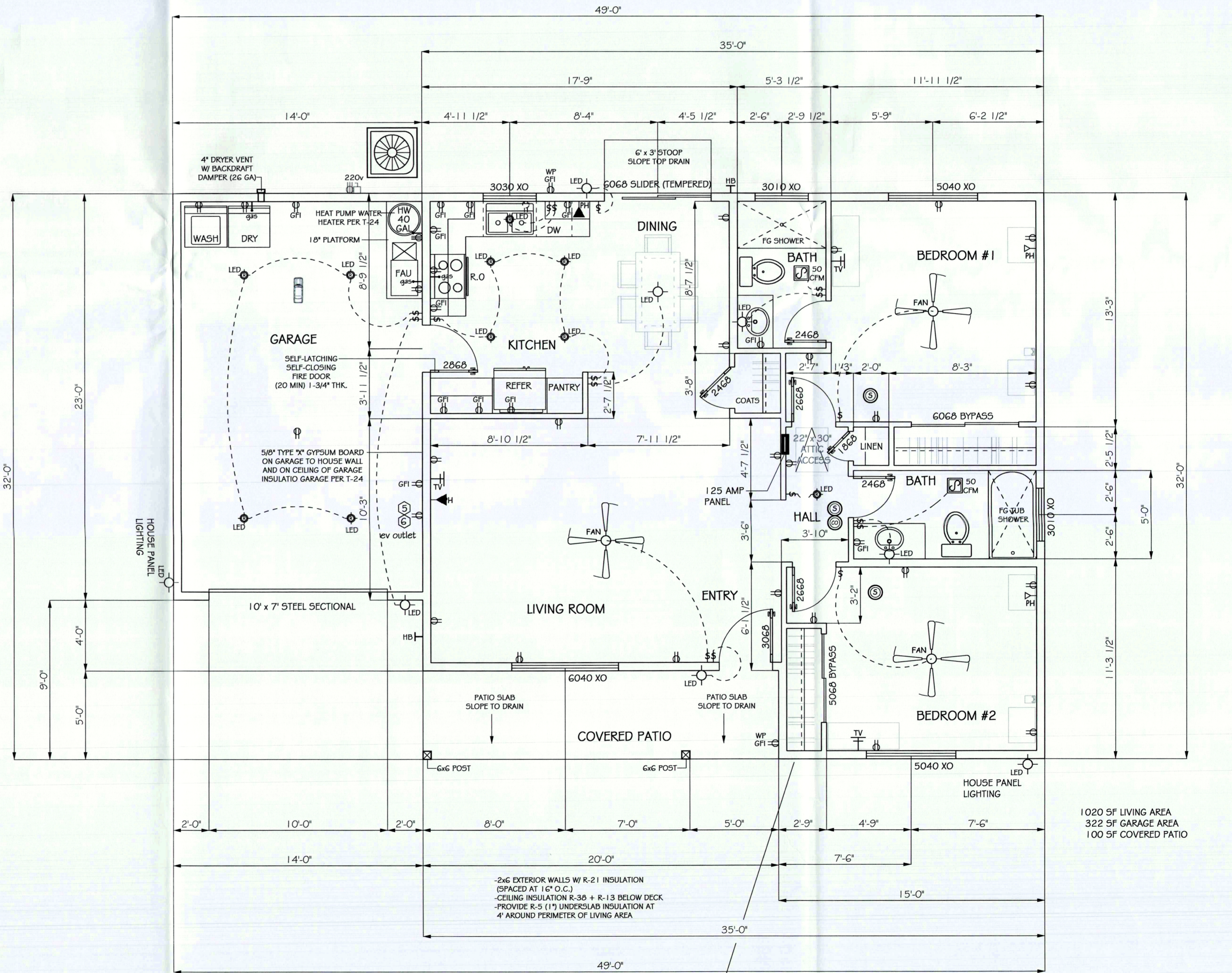
1020 sf @ 3 WATTS (GENERAL LIGHTING)	3,060 watts
(4) APPLIANCE CIRCUITS @ 1500 WATTS	6,000 watts
(1) FAULS	1,600 watts
(1) WASHERS	1,000 watts
	11,660 watts
1st 10,000 watts @ 100% REMAINDER @ 40%	10,000 watts
	664 watts
	10,664 watts
A/C LOADS @ 100%	3,750 watts
3 tons x 1250 WATTS = 3,750 WATTS	
	14,414 WATTS
	14,414 WATTS / 240 VOLTS = 60 AMPS, 125 AMPS PROPOSED



ELECTRICAL SINGLE LINE AND CALCULATIONS

SMOKE AND CO ALARM REQUIREMENTS

- Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. [§R314.4 CRC]
- The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. [§R314.4 CRC]
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. [§R315.5 CRC]
- Where more than one carbon monoxide alarm is required, the alarm shall be interconnected so that activation of one alarm activates all of the alarms in the individual unit. [§R315.7 CRC]



UNIT 1

Building shall have address numbers placed in position that is plainly legible and visible from the street or road fronting the property. The numbers shall be in contrast with the background color, be Arabic or alphabetical letters and be a minimum of 4" high with a minimum stroke of 1/2". (CRC Section R319)

Floor & Electrical Plan

Revisions	By
CORRECTED PER BMS	BTD

5 UNIT RENTAL COMPLEX FOR:
 Owner:
 VATSON HOLDINGS LLC
 7120 PALO ALTO AVE
 YUCCA VALLEY, CA 92284-3620
 APN: 0595-282-12-0000

DESIGN CONCEPTS
 DRAFTING AND DESIGN SERVICE
 57445 29 Palms Hwy., Suite 304
 Yucca Valley, CA 92284
 Phone (760) 365-8742 - Fax (760) 365-8742
 Email: design.online@verizon.net

DRAWN
 BRIAN T. DIEBOLT
 CHECKED

DATE
 5/18/2020

SCALE
 1/4"=1'

SUBNUMBER
 Valley Pipeline

SHEET #