

ELECTRICAL SYMBOLS:

- DUPLEX OUTLET WALL MTD. @ 12" ABOVE F.F.
- GROUND FAULT CIRCUIT INTERRUPTION
- DUPLEX OUTLET HALF-HOT AS SHOWN
- 220 v. OUTLET ON DEDICATED CIRCUIT
- 220 v. OUTLET WITH DISCONNECT
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- SINGLE POLE SWITCH
- TWO POLE SWITCH
- DIMMER SWITCH
- DOOR BELL BUTTON
- WALL MOUNTED CHIME ON TRANSFORMER
- WALL MOUNTED LIGHT FIXTURE @ 80"
- CEILING MOUNTED LIGHT FIXTURE
- PROVIDE METAL BOX TO SUPPORT FAN
- RECESSED CANISTER FIXTURE (ICAT TYPE)
- RECESSED CANISTER FIXTURE, LED (ICAT TYPE)
- 110 v SMOKE DETECTOR WITH BATTERY BACK-UP
- Carbon Monoxide Detector
- 4 FLUORESCENT FIXTURE

ELECTRICAL NOTES:

- 1.) 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.
- 2.) 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.
- 3.) PROVIDE AT LEAST ONE 20-AMPERE TO SERVE LAUNDRY APPLIANCES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- 4.) PROVIDE AT LEAST ONE 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- 5.) 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 NPL electronic ballast - Energy Star and California T24 requirements
(1) quad or triple, 10-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)

RECEPTACLE NOTES
All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit or by any of the other means described in 210.12(A)(2) through (G). (CEC §210.12(A))
Please note that this requirement requires protection of the entire branch circuit supplying outlets (luminaires, fans, smoke alarms, etc.) and the devices within dwelling unit.

Modified, replaced, or extended 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. (CEC §210.12(B))

Luminaires with interchangeable or screw based sockets may qualify as "high efficacy" if registered to the California Energy Commission and equipped with a properly labeled "IAB" compliant bulb.
Recessed luminaires shall not be of a type with screw based sockets. Additionally, all luminaires that are recessed into insulated ceilings are required to be IC-AT rated (insulation contact and airtight with air leakage less than 2.0 CF, at 75 pascals when tested in accordance with ASTM 1263) and be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk.

In addition to qualifying as high efficacy, outdoor lighting must be equipped with a manual ON and OFF switch that does not override to automatic ON; controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override which bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours; and controlled by either a photo cell, an astronomical time clock or an Energy management system. (California Energy Code §150.0(k) 9)

All installed recessed lighting and screw-based lighting complying with Joint Appendix B must be controlled by either a dimmer or vacancy sensor. Indicate on plan the method of switching in compliance with these requirements. (CEC §150.0(k)2K)

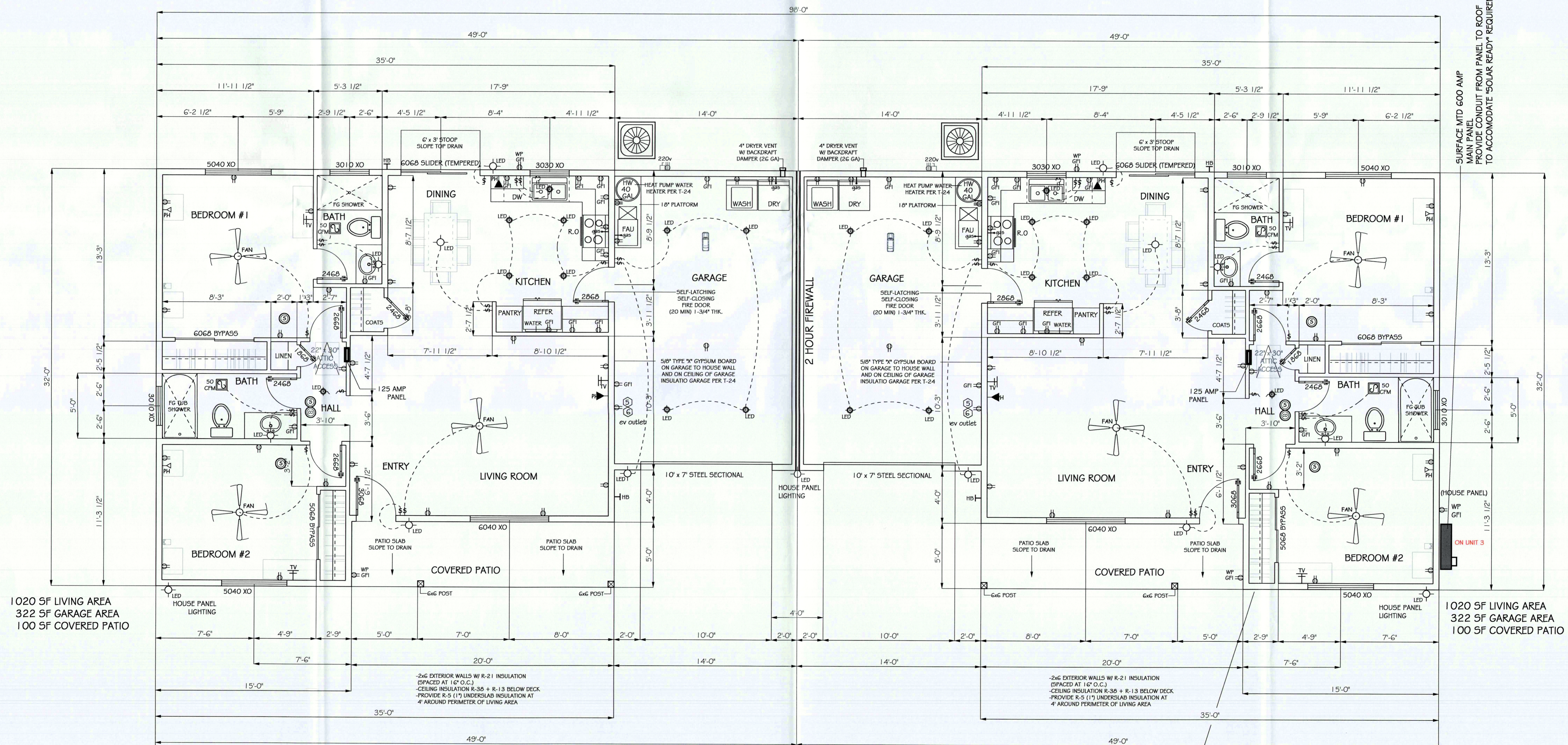
FOR WATER HEATERS IN NEW CONSTRUCTION:

- A. A 120V receptacles provided within 3ft
- B. A category III or IV vent, or a straight (without bends) Type B vent
- C. Condensate drain that is no more than 2 inches higher than the base of the water heater
- D. 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. ES 150.0(j)2
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. ES 150.0(j)

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. [§R314.6 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]



1020 SF LIVING AREA
322 SF GARAGE AREA
100 SF COVERED PATIO

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100 SF COVERED PATIO

UNIT 2#4

UNIT 3#5

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 92284-3820
APN: 0595-282-12-0000

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
5744 S 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
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Email: design.online@venzon.net



DRAWN
BRIAN T. DEBOLT
CHECKED
DATE
5/18/2020
SCALE
1/4"=1'
JOB NUMBER
Valley Pipeline
SHEET #

5

OF 5 SHEETS