

FALAHI AND BETANCOURT RESIDENCE

GARAGE CONVERSION FOR

RESIDENTIAL GENERAL NOTES

CONSTRUCTION NOTES

1. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF MDESIGN GROUP, INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF MDESIGN GROUP, INC.

2. THESE DOCUMENTS HAVE BEEN PREPARED TO SECURE A BUILDING PERMIT, ENABLE PRICING BY SUBCONTRACTORS, AND TO FACILITATE CONSTRUCTION; THEY ARE NOT TO BE CONSIDERED COMPLETE. THE QUALITY OF WORKMANSHIP THROUGHOUT SHALL BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED NORMAL INDUSTRY STANDARDS.

3. ALL WORK DESCRIBED BY THESE PLANS OR REQUIRED TO ADEQUATELY PERFORM THE WORK SHALL CONFORM TO ALL CURRENT CODES AND ORDINANCES WHICH HAVE JURISDICTION OVER THIS PROJECT.

4. IF A SEPARATE GEOTECHNICAL ENGINEERING INVESTIGATION HAS BEEN PERFORMED FOR THIS SITE, IT SHALL BE PART OF THE CONSTRUCTION DOCUMENTS.

5. A REGISTERED SOILS ENGINEER SHALL BE PRESENT DURING ALL BACKFILL AND COMPACTION AS REQUIRED PER LOCAL CODES.

6. REFER TO THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER AND INCORPORATED INTO THESE DOCUMENTS FOR INFORMATION REGARDING ROOF AND SITE DRAINAGE.

7. WHERE DISCREPANCIES EXIST BETWEEN THE DESIGNERURAL DRAWINGS AND THE STRUCTURAL DRAWINGS, THE DESIGNER DRAWINGS WILL GOVERN IN MATTERS OF AESTHETIC DETAILS. THE STRUCTURAL DRAWINGS WILL GOVERN IN MATTERS OF STRUCTURAL INTEGRITY. FOR EXAMPLE, FOR A STAIR NOSING DETAIL OR SOFFIT FRAMING, THE DESIGNER DRAWINGS WOULD GOVERN. FOR REBAR INFORMATION OR A BEAM SIZE, THE STRUCTURAL DRAWINGS WOULD GOVERN.

8. THE MECHANICAL, ELECTRICAL, PLUMBING, FLOOR FINISH, AND REFLECTED CEILING SHEETS ARE TO BE USED BY THOSE CONTRACTORS ONLY. THE FLOOR PLAN LAYOUT SHOWN ON THE DESIGNER FLOOR PLAN HAS PRECEDENCE OVER THESE SHEETS.

9. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. IF DISCREPANCIES ARISE, CONTACT THE DESIGNER IMMEDIATELY FOR RESOLUTION.

10. TEMPORARY SANITARY TOILET FACILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

11. PROVIDE ULTRA-LOW FLOW PLUMBING FIXTURES AS REQUIRED BY THE CALIFORNIA PLUMBING CODE.

12. FLASH ALL EXTERIOR OPENINGS.

13. THE CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE-IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS, METAL OR WOOD FRAMES AND CARPETS.

14. ALL FLOORS ARE TO BE LEVELED, FILLED, AND SWEEPED BROOM CLEAN BY THE CONTRACTOR.

15. TRASH AND DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED AND THE SITE SHALL BE MAINTAINED REASONABLY NEAT, CLEAN, AND HAZARD FREE DURING THIS PHASE OF THE WORK. BURNING OF TRASH OR DEBRIS SHALL NOT BE PERMITTED AT THE SITE.

16. ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE CITY BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

17. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOFS, OR CEILINGS WHETHER OR NOT SPECIFICALLY SHOWN.

18. FIXED APPLIANCES ARE TO BE SECURELY FASTENED IN PLACE PER CMC

19. THE ENGINEER OF RECORD OR SOIS ENGINEER SHALL CERTIFY THE PAD, FORMS, AND COMPACTION PRIOR TO FOUNDATION INSPECTION.

DESIGN

1. AN AUTOMATIC RESIDENTIAL NFPA 13D FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO FAMILY DWELLINGS. THIS INCLUDES CARPORTS WITH HABITABLE SPACE ABOVE AND ATTACHED GARAGES. (CRC) PROVIDE WRITTEN EVIDENCE OF RIVERSIDE COUNTY FIRE DEPARTMENT APPROVAL. CONTACT THE FIRE DEPARTMENT DIRECTLY @ (760) 346-1670 FOR REQUIRED APPLICATION, PLANS AND SPECIFICATIONS. (CRC)

2. EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDING THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM. FIRE SPRINKLERS ARE NOT REQUIRED FOR THIS PROJECT.

3. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC)

GLAZING NOTES

1. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS HAVE A MINIMUM CATEGORY CLASSIFICATION OF II PER CRC STD.

2. ALL GLAZING SHALL HAVE A TEMPORARY LABEL ON THE PRODUCT CERTIFIED BY THE NFRC, SHOWING COMPLIANCE UNTIL THE FIELD INSPECTOR HAS INSPECTED IT.

3. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN CRC STD. SHALL BE TEMPERED GLASS INCLUDING:
- SWINGING OR SLIDING DOORS
- GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE
- GLAZING GREATER THEN 9 SQ. FT. WITHIN 18" VERTICALLY OR 36" HORIZONTALLY OF WALKING SURFACE WHOSE TOP EDGE IS HIGHER THEN 36" ABOVE FLOOR.

DOOR AND WINDOW NOTES

1. MANUFACTURED FENESTRATION PRODUCTS SHALL HAVE A LABEL WITH A CERTIFIED U-VALUE.

2. WINDOW AND DOOR LITES WITHIN 40" OF THE LOCKING DEVICE AND ANY GLAZING WITHIN 18 INCHES OF THE ADJACENT FLOOR SHALL BE 1/4 INCH TEMPERED GLASS, MINIMUM.

3. ALL WINDOW AND SLIDING GLASS DOOR OPENINGS ARE TO BE FIELD MEASURED PRIOR TO FABRICATION. THE DIMENSIONS SHOWN ARE TO BE USED AS A GUIDELINE.

FINISH NOTES

1. STONE TILE TO CARPET CONNECTIONS ARE TO BE UNDER DOOR WHEREVER A DOOR IS PRESENT.

2. CABINETS ARE NOT PART OF THESE DRAWINGS. REFER TO THE INTERIOR DESIGNER'S DRAWINGS FOR ADDITIONAL CABINET INFORMATION.

3. ANY FLOOR FINISH PATTERNS MAY BE REVISED BY THE INTERIOR DESIGNER. CONSULT WITH THE INTERIOR DESIGNER PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISHES.

SECURITY NOTES

1. EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE CALIFORNIA CODE OF REGULATIONS - TITLE 24, PART 2.5

2. EXTERIOR SINGLE SWINGING DOOR, AND THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEADBOLT KEY-OPERATED FROM THE OUTSIDE. DEADBOLT SHALL HAVE A HARDENED INSERT, 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB. IF LATCH HAS A KEY LOCKING FEATURE IT SHALL BE A DEAD-LATCH TYPE.

3. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.

4. WINDOW AND DOOR LITES WITHIN 40" OF THE LOCKING DEVICE AND ANY GLAZING WITHIN 18 INCHES OF THE ADJACENT FLOOR SHALL BE 1/4 INCH TEMPERED GLASS, MINIMUM.

5. ALL EXTERIOR DOORS, SLIDING GLASS DOORS AND OPERABLE WINDOWS SHALL BE WIRED FOR SECURITY. ALARM SHALL SOUND IF SEAL IS BROKEN. THE CONTRACTOR IS TO CONSULT WITH THE OWNER TO DETERMINE THE EXTENT OF THE SYSTEM BEYOND THIS MINIMUM REQUIREMENT.

ENERGY EFFICIENCY NOTES

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF CALIFORNIA CODE OF REGULATIONS - TITLE 24, PART 6

2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS TO THE REQUIREMENTS OF THE 2013 CALIFORNIA CODE OF REGULATIONS - TITLE 24, PART 2.5

3. ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. (CRC)

4. THE FOLLOWING APPLIANCES, IF PROVIDED BY THE DEVELOPER, SHALL BE ENERGY STAR RATED:
- DISHWASHERS - REFRIGERATORS
- CLOTHES WASHERS - CLOTHES DRYERS (NATURAL GAS ONLY)
- CEILING FANS - EXHAUST FANS

5. CONTRACTOR TO SUBMIT A COMPLETED CF-2R-LTG-01-E INSTALLATION CERTIFICATE DEMONSTRATING AT LEAST 50 PERCENT OF THE TOTAL KITCHEN WATTAGE IS FROM HIGH EFFICIENCY LUMINARIES AT FINAL BUILDING INSPECTION.

6. ALL HERS RATERS ARE CONSIDERED "SPECIAL INSPECTORS" AND MUST FIRST REPORT TO THE CITY, DEPARTMENT OF BUILDING AND SAFETY PRIOR TO WORKING ON THE PROJECT SITE. IN ADDITION, THE CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF-2R FORM) SHALL BE COMPLETED BY THE HERS RATER WHEN FIELD VERIFICATION AND/OR DIAGNOSTIC TESTING IS REQUIRED.

6. THE MAXIMUM FLOW RATE FOR LAVATORY FAUCETS AND KITCHEN FAUCETS REFER TO CALGREEN.

7. AFTER JULY 1 2014, ALL NEWLY CONSTRUCTED BUILDINGS THAT INCLUDE HERS VERIFICATION THE CF-1R, CF-2R AND CF-3R MUST BE REGISTERED WITH A HERS PROVIDER.

8. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

9. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

10. ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

11. ALL INSULATION SHALL HAVE THE REQUIRED "R" VALUES INDICATED ON THE DRAWINGS AND SHALL CONFORM TO FEDERAL SPECIFICATIONS HH-1-521 & HH-1-1030A. UNLESS OTHERWISE NOTED, ROOF INSULATION SHALL BE R38, FRAME WALL INSULATION SHALL BE R21, AND RAISED FLOOR INSULATION SHALL BE R38.

12. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OR UNCONDITIONED SPACES (SUCH AS GARAGES OR COMPARTMENTS OBTAINING COMBUSTION AIR FROM OUTSIDE FOR CENTRAL AIR GAS FURNACES) SHALL BE FULLY WEATHER-STRIPPED.

13. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN 2013 CALIFORNIA CODE OF REGULATIONS - TITLE 24, PART 6 SECTION 110.6

14. FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK-DRAFT DAMPERS.

15. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED (R4.2 MIN.) ACCORDING TO THE UNIFORM MECHANICAL CODE. SEE TITLE 24 CALCULATIONS FOR REQUIRED INSULATION.

16. THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.

17. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT ELECTRIC HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE OWNER CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.

18. PROVIDE GASKETS AT ALL DUPLEX J-BOX OUTLETS AT EXTERIOR WALLS.

19. ALL APPLIANCES MUST BE ENERGY STAR LABELED.

ELECTRICAL NOTES

1. BOND GROUNDING ELECTRODE TO METAL GAS AND WATER PIPING, POINT OF ATTACHMENT OF THE BONDING JUMPER(S) SHALL BE ACCESSIBLE. (CEC)

2. INTERSYSTEM BONDING TERMINATION IS REQUIRED TO BE PROVIDED EXTERNALLY TO ENCLOSURES. (CEC)

3. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN THE CALIFORNIA ELECTRICAL CODE SECTION 210.52. (CEC)

4. PROVIDE AT LEAST TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL WALL, FLOOR, AND COUNTERTOP RECEPTACLES IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC)

5. PROVIDE AT LEAST ONE 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC)

6. BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. (CEC)

7. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP (CRC)

8. SMOKE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC)

9. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING POWER SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. (CRC)

10. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC)

11. PROVIDE PRE WIRING FOR A SECURITY SYSTEM FOR ALL EXTERIOR DOORS AND OPERABLE WINDOWS IN THE BUILDING WITH CONTROL PANEL LOCATIONS AS INSTRUCTED BY THE OWNER.

12. THE CONTRACTOR IS TO CONSULT WITH THE OWNER ON THE EXACT MODEL AND LOCATION OF ALL COMPONENTS OF A SECURITY SYSTEM OTHER THAN THE PREPARATION WORK NOTED ABOVE IF DESIRED BY THE OWNER.

13. THE ELECTRICAL CONTRACTOR IS TO INSTALL SWITCHES IN THE ORDER SHOWN ON THE DRAWINGS.

14. REFER TO THE REFLECTED CEILING PLAN FOR EXACT LIGHTING LOCATIONS.

15. FOR THE PURPOSES OF BIDDING, LIGHT FIXTURES ARE OWNER FURNISHED AND CONTRACTOR INSTALLED. BID TO INCLUDE COST OF INSTALLING OWNER'S LIGHT FIXTURE.

16. ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER.

17. 110V SMOKE DETECTORS ARE TO HAVE A BATTERY BACK-UP PER CODE

18. OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTIVE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE-STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTIVE RATING.

PLUMBING NOTES

1. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW HAVING THE SAME SIZE AS THE ROOF DRAIN SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW OF THE ROOF. OVERFLOW DRAINS SHALL BE INDEPENDENT OF ROOF DRAINS. ALL ROOF DRAINS SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4" ABOVE THE IMMEDIATE SURFACE.

2. EFFECTIVE JANUARY 1, 2010, NO PERSON SHALL USE ANY PIPE, 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)

3. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CPC)

RESIDENTIAL GREEN BUILDING - MANDATORY MEASURES

1. SEE CAL GREEN TITLE SHEET FOR ALL APPLICABLE NOTES

MISCELLANEOUS ITEM

1. PROVIDE ONE COPY EACH OF THE SITE PLAN AND FLOOR PLAN FOR THE COUNTY ASSESSOR'S OFFICE. WHILE NOT REQUIRED FOR RESUBMITTAL, THIS ADMINISTRATIVE ITEM MUST BE ADDRESSED PRIOR TO ISSUANCE OF BUILDING PERMIT.

2. CONTRACTOR AND/OR OWNER TO PROVIDE PROOF OF PAYMENT OF SCHOOL FEES. WHILE NOT REQUIRED FOR RESUBMITTAL, THIS ADMINISTRATIVE ITEM MUST BE ADDRESSED PRIOR TO ISSUANCE OF BUILDING PERMIT.

3. VERIFICATION OF SQUARE FOOTAGE DOCUMENT ATTACHED.

4. PROVIDE LETTER OF APPROVAL FROM HOMEOWNERS ASSOCIATION, IF THE PROJECT FALLS WITHIN A HOMEOWNERS ASSOCIATION JURISDICTION.

5. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)

6. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. NOTE ON PLANS. (R105.5 CRC)

7. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

8. THIS APPROVAL APPLIES ONLY TO THE ACTUAL WORK WITHIN THE PROPOSED SCOPE. IT DOES NOT INCLUDE THE LEGALIZATION OF ANY AREAS OF THE DWELLING THAT MAY HAVE BEEN PREVIOUSLY ADDED AND / OR ALTERED WITHOUT PERMIT.

9. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF-1R, CF-2R, AND CF-3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

10. EXISTING "NONCOMPLIANT" FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT EMIT MORE THAN 2.2 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL. CALIFORNIA SB407.

REQUIRED SPECIAL FEATURES

NONE REQUIRED FOR THIS PROJECT

HERS FEATURE SUMMARY

NONE REQUIRED FOR THIS PROJECT

SYMBOLS AND ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ADJACENT
	WINDOW SYMBOL	A.P.L.	ASSUMED PROPERTY LINE
	REVISION	B.C.E.	BEGAN CURB RETURN
	MATCH LINE	B.F.	BOTTOM OF FOOTING
	WORK POINT	B.O.F.	BOTTOM OF FASCIA
	SECTION IDENTIFICATION	BTWN	BETWEEN
	DETAIL NUMBER	C.B.	CATCH BASIN
	SHEET NUMBER	C.C.	CENTERLINE
	KEYNOTES	C.O.	CLEANOUT
	CONCRETE	CLR.	CLEAR
	MASONRY VENEER	C.M.U.	CONCRETE MASONRY UNIT
	CONCRETE BLOCK	CONC.	CONCRETE
	ACOUSTIC TILE OR BOARD	CONT.	CONTINUOUS
	GYPSUM BOARD	C.Y.	CUBIC YARD
	NO COLUMNS AT SMALL SCALE	DET.	DETAIL
	BATT INSULATION	DN.	DOWN
	PLYWOOD	DRWG.	DRAWING
	PROPERTY LINE	E.	EAST
	NEW FINISH GRADE	EA.	EACH
	SHOWN HORIZONTALLY	E.G.	EXISTING GRADE
	EXISTING GRADE	E.L.	ELEVATION
	NEW OR FINISHED CONTOURS	ELEC.	ELECTRICAL
	EXISTING CONTOURS	ELEV.	ELEVATION
	TOP OF WALL	EQST.	EQUAL
	TOP OF CURB	EXIST.	EXISTING
	TOP OF PAVEMENT	EXP.	EXPANSION
	SEWER STANDARD	ETC.	ETCETERA
	STRUCTURAL	FIN.	FINISH
	T.O.P.	F.G.	FINISH GRADE
	T.F.	F.P.	FINISH PAVING
	T.F.C.	FLR.	FLOOR
	T.W.	F.H.	FIRE HYDRANT
	T.W.	F.L.	FLOW LINE
	T.W.	(F.T.C.)	FUTURE TOP OF PAVING
	T.W.	OR CONCRETE	OR CONCRETE
	T.W.	(F.T.P.)	FUTURE TOP OF CURB
	T.W.	FTG.	FOOTING
	T.W.	G.	GUTTER
	T.W.	GA.	GAUGE
	T.W.	GYP. BRD.	GYPSUM BOARD
	T.W.	HALV.	GALVANIZED
	T.W.	H.C.	HANDICAP
	T.W.	HT.	HEIGHT
	T.W.	HP.	HIGH POINT
	T.W.	JT.	JOINT
	T.W.	MAX.	MAXIMUM
	T.W.	MIN.	MINIMUM
	T.W.	MTL.	METAL
	T.W.	N.	NORTH
	T.W.	N.G.	NATURAL GRADE
	T.W.	N.I.C.	NOT IN CONTRACT
	T.W.	O.C.	ON CENTER
	T.W.	P.L.	PROPERTY LINE
	T.W.	SCHDL.	SCHEDULE

SHEET INDEX

NO.	SHEET NAME
A1.10	TITLE SHEET
A1.11	SITE PLAN
CS1.10	CALGREEN
CS1.11	CALGREEN
A2.10	EXISTING / DEMOLITION FLOOR PLAN
A2.11	NEW FLOOR PLAN
A3.10	ELEVATIONS
ME1.10	MECHANICAL PLAN
ME1.11	ELECTRICAL PLAN
S0.1	STRUCTURAL NOTES
S1.0	FRAMING PLAN
S2.0	FOUNDATION PLAN
	STRUCTURAL DETAILS



PROJECT DATA

PROPERTY OWNER:
FALAH AND BETANCOURT
44243 SILVER CANYON LANE
PALM DESERT CA 92260

PROJECT ADDRESS
44243 SILVER CANYON LANE
PALM DESERT CA 92260
APN: 625-562-025-7

LOT DESCRIPTION
LOT/PARCEL: 13
SUBDIVISION: TR 24984

PROJECT AREAS
LOT SIZE: 0.17 AC 7,405 S.F.
LIVING AREA: 2,078.00 S.F.
CONVERSION TO GUEST BEDROOM: 196.00 S.F.

BUILDING DATA:
ZONING: R-1
OCCUPANCY TYPE: R3/U
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO
NO. OF STORIES: 1
YEAR BUILT: 2000

SCOPE OF WORK

CONVERT 1 CAR GARAGE INTO 196 SF GUEST BEDROOM

DEFERRED SUBMITTAL

NONE
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PROJECT TYPE GARAGE CONVERSION

OWNER
FALAH AND BETANCOURT

ADDRESS
44243 SILVER CANYON LANE
PALM DESERT CA 92260

DESIGNER - MARIANO RAMIREZ

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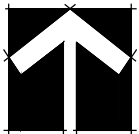
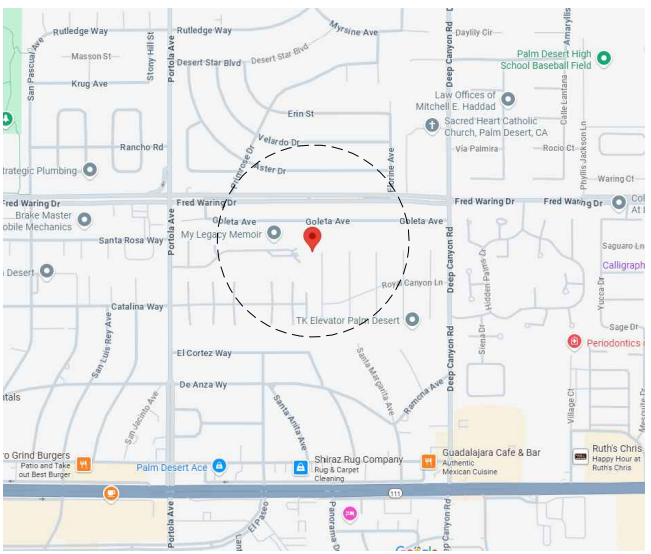
REVISIONS
NO. DESCRIPTION DATE

PROJECT # 225056
DATE 06/20/2025
STATUS 1ST SUBMITTAL

SHEET NAME TITLE SHEET / SITE PLAN

A1.10

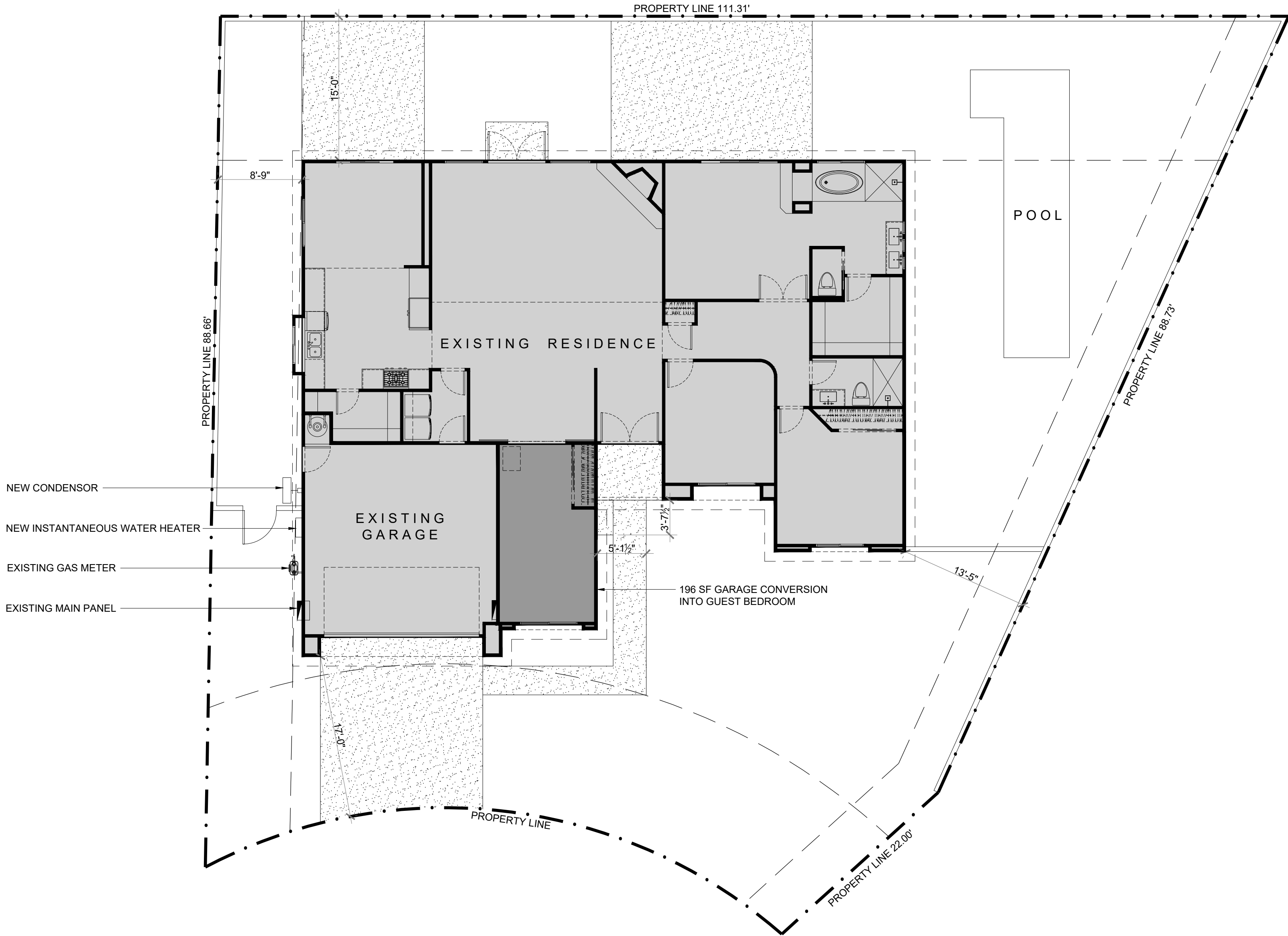
VICINITY MAP



CONSTRUCTION HOURS

WEEKDAYS: 7AM TO 7PM
SATURDAY: 8AM TO 5PM
SUNDAYS AND HOLIDAYS*: NOT PERMITTED

*THANKSGIVING



SILVER CANYON LANE

IMPORTANT NOTES

- 1."COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER."
- 2.EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%) SLOPE) R311.3 CRC
3. LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE LANDING AT IN-SWINGING DOORS SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD. (R311.3 CRC)

m d e s i g n
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PALM DESERT, CA 92211 C: 760-219-3068

POOL ENCLOSURE NOTES

1. ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL AND ARE SELF-CLOSING WITH A SELF LATCHING DEVICE PLACED NO LOWER THAN 60" ABOVE THE GROUND.
2. A MINIMUM HEIGHT OF 60".
3. MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF 2".
4. GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN 4" IN DIAMETER.
5. AN OUTSIDE SURFACE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS THAT COULD ENABLE A CHILD BELOW THE AGE OF FIVE YEARS TO CLIMB OVER.
6. IN ALL CASES, OWNERS/OCCUPANTS ARE RESPONSIBLE FOR MAINTAINING ALL REQUIRED ENCLOSURES/BARRIERS AND SAFETY ELEMENTS.
7. THE TOP OF THE BARRIER SHALL BE AT LEAST 60 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. ANY GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE EQUIPPED WITH LOCKABLE HARDWARE OR PADLOCKS AND SHALL REMAIN LOCKED AT ALL TIMES WHEN NOT IN USE.

IN ADDITION TO PART A ABOVE, AT LEAST ONE ADDITIONAL DROWNING PREVENTION FEATURE OF THE SIX LISTED BELOW SHALL BE INCORPORATED. NOTE, HOWEVER, THAT WHERE A WALL OF A GROUP R DIVISION 3 OCCUPANCY (INCLUDING ATTACHED GARAGE) SERVES AS PART OF THE BARRIER, ITEMS 3 OR 4 SHALL BE REQUIRED AS PART OF THE BARRIER.

1. THE POOL SHALL INCORPORATE REMOVABLE MESH POOL FENCING ENCLOSURE THAT MEETS ASTM F2286 IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.
2. THE POOL SHALL BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER MEETING ASTM F1346-91.
3. THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL OR SPA. THE EXIT ALARMS MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."
4. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54" ABOVE THE FLOOR.
5. AN ALARM THAT, WHEN PLACED IN A POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208.
6. OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF TESTING MECHANICAL ENGINEERS (ASME).

APPROVED
CITY OF PALM DESERT
BUILDING AND SAFETY DIVISION
BY: D. Olson
10/16/2025
RRAD25-0203
STORED DIGITALLY

PROJECT TYPE GARAGE CONVERSION

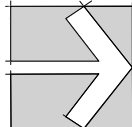
OWNER
FALAH AND BETANCOURT
ADDRESS
**44243 SILVER CANYON LANE
PALM DESERT CA 92260**

DESIGNER - MARIANO RAMIREZ

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REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT #	225056
DATE	06/20/2025
STATUS	1ST SUBMITTAL
SHEET NAME	SITE PLAN



SITE PLAN

SCALE	
1/8" = 1'-0"	1

A1.11

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y N/A RESPON. PARTY	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. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings or high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. 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. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 4.19 of the <i>California Building Code</i>, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety CSHFD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or 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. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i>. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 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 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i>. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	Y N/A RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1 Reserved. 4.106.4.2.2 Multifamily dwellings, hotels and motels 1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R 2. EV ready parking spaces with EV chargers. a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations served by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i>, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location. EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 16 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1. 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i>, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i>, Chapter 11A, Section 1109A, success(s). 4.106.4.2.3 Reserved. 4.106.4.2.4 Reserved. 4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."	Y N/A RESPON. PARTY	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 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. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 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 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 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. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shut-off. FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). <table><tr><td colspan="2">TABLE H-2</td></tr><tr><td colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</td></tr><tr><td>PRODUCT CLASS (spray force in ounce force (ozf))</td><td>MAXIMUM FLOW RATE (gpm)</td></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)(113 grams-force)(gf)	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28				
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Y N/A RESPON. PARTY	4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>. NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. <table><tr><td colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</td></tr><tr><td>FIXTURE TYPE</td><td>FLOW RATE</td></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	Y N/A RESPON. PARTY	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i>, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 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 or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq ft, of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site 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 Section 42648.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
TABLE - MAXIMUM FIXTURE WATER USE																					
FIXTURE TYPE	FLOW RATE																				
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI																				
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI																				
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI																				
KITCHEN FAUCETS	1.8 GPM @ 60 PSI																				
METERING FAUCETS	0.2 GAL/CYCLE																				
WATER CLOSET	1.28 GAL/FLUSH																				
URINALS	0.125 GAL/FLUSH																				

APPROVED
CITY OF PALM DESERT
BUILDING AND SAFETY DIVISION
BY: D. Olson
10/16/2025
RRAD25-0203
STORED DIGITALLY

PROJECT TYPE GARAGE CONVERSION

OWNER
FALAH AND BETANCOURT

ADDRESS
44243 SILVER CANYON LANE
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DESIGNER - MARIANO RAMIREZ



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REVISIONS
NO. DESCRIPTION DATE

PROJECT # 225056
DATE 06/20/2025
STATUS 1ST SUBMITTAL
SHEET NAME CALGREEN

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 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.

CG1.10



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

[illegible]

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 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 CODEBOOK.

CG1.11

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
4. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITION.
5. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP OFF ALL UNUSED UTILITIES.
6. THE CONTRACTOR SHALL REMOVE, DISCONNECT, AND SALVAGE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
7. THE CONSTRUCTOR SHALL ALLOW NO DEBRIS TO ACCUMULATE ON THE SITE. IMMEDIATELY REMOVE ALL DEBRIS AND SALVAGE FROM THE SITE.

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BY: D. Olson
10/16/2025
RRAD25-0203
STORED DIGITALLY

PROJECT TYPEGARAGE CONVERSION

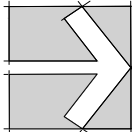
OWNER
FALAH AND BETANCOURT
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44243 SILVER CANYON LANE
PALM DESERT CA 92260

DESIGNER - MARIANO RAMIREZ


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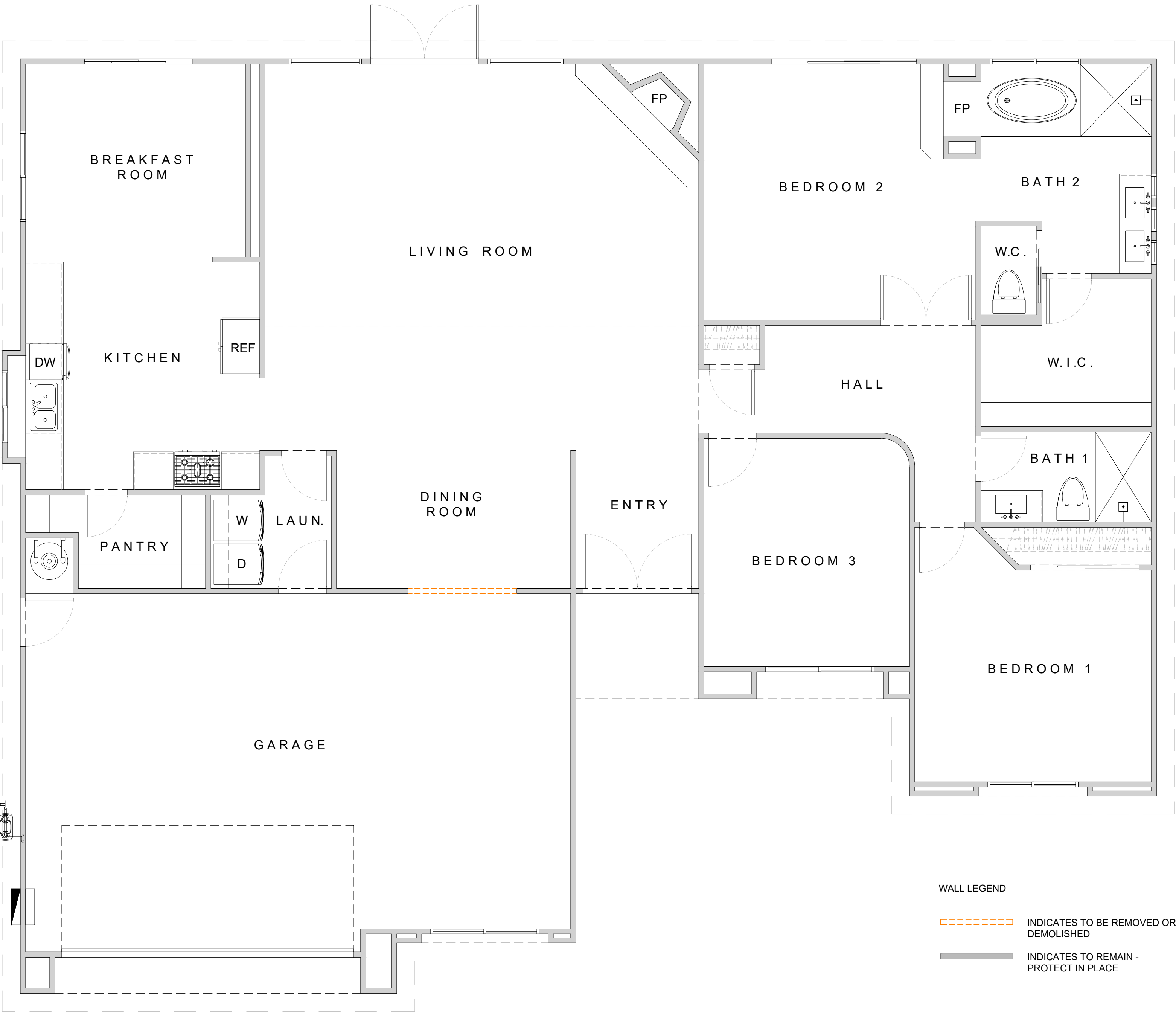
REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT #225056
DATE06/20/2025
STATUS1ST SUBMITTAL
SHEET NAMEEXISTING / DEMOLITION FLOOR PLAN

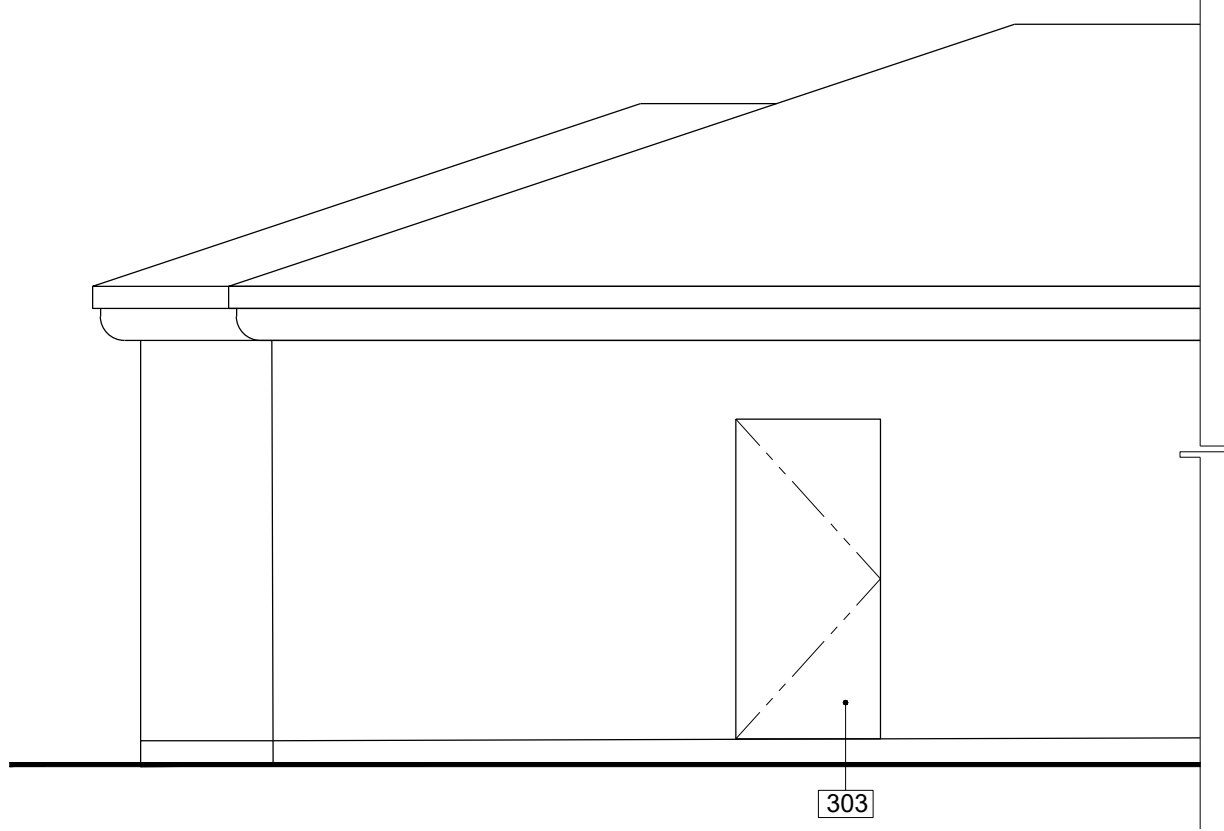


SCALE
1/4" = 1'-0"

1



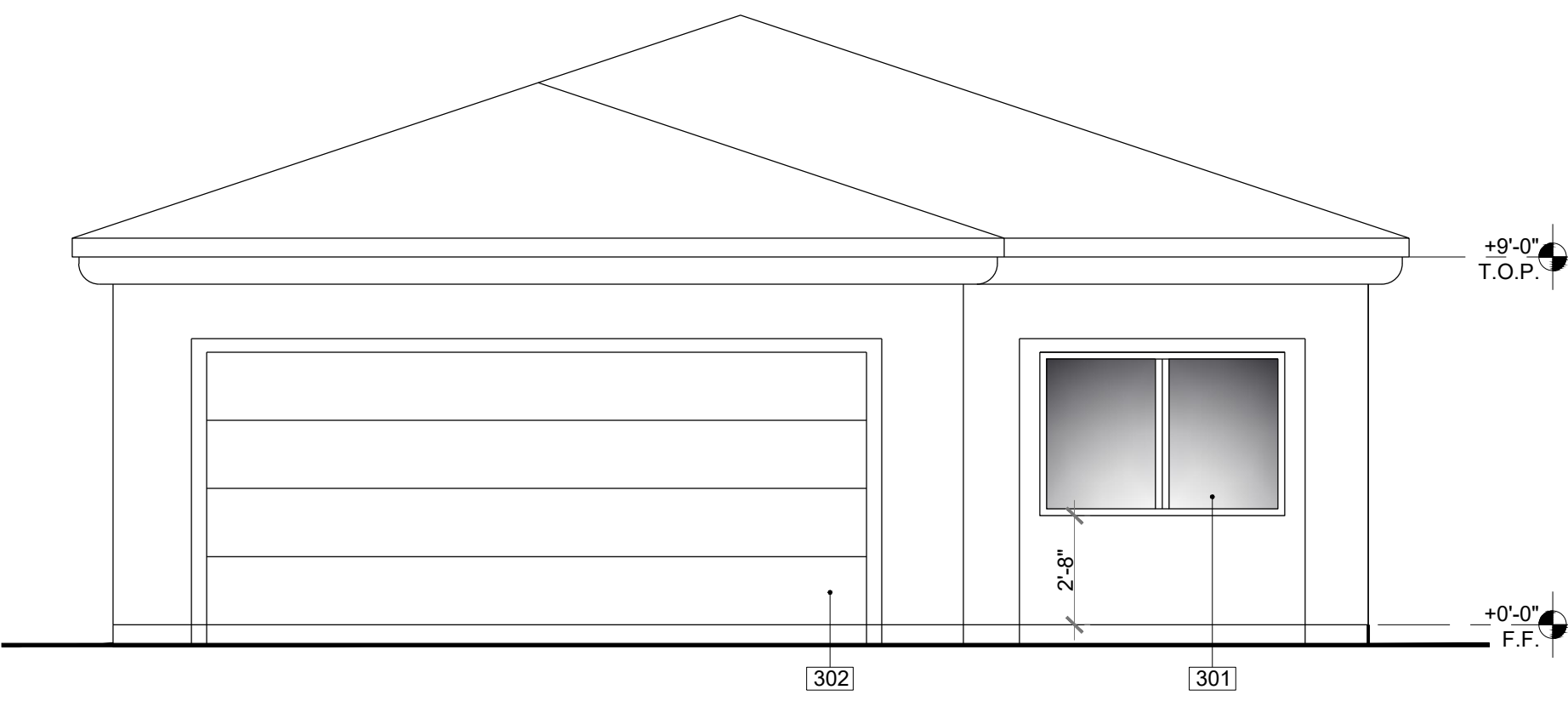
EXISTING / DEMOLITION FLOOR PLAN



(RIGHT) NORTH ELEVATION

SCALE
1/4" = 1'-0"

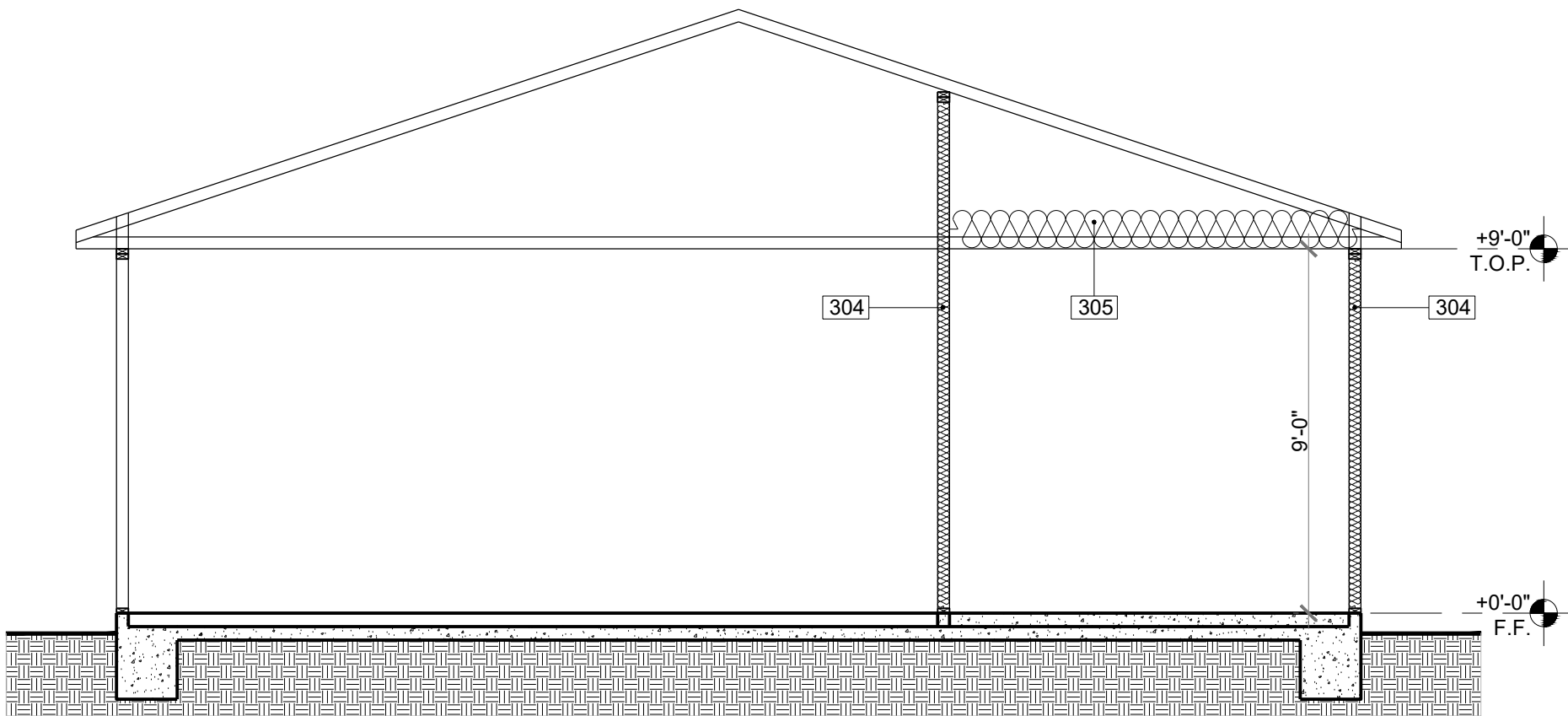
2



(FRONT) EAST ELEVATION

SCALE
1/4" = 1'-0"

1



SECTION

SCALE
1/4" = 1'-0"

3

KEYNOTES

- [300] NEW DOOR - SEE DOOR SCHEDULE
- [301] EXISTING WINDOW
- [302] EXISTING DOOR
- [303] NEW DOOR
- [304] NEW 2X WALL W/ R-13 INSULATION
- [305] EXISTING TRUSSES W/ NEW R-38 INSULATION

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PROJECT TYPE GARAGE CONVERSION

OWNER
FALAHI AND BETANCOURT

ADDRESS
44243 SILVER CANYON LANE
PALM DESERT CA 92260

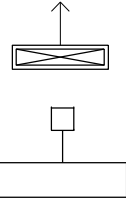
DESIGNER - MARIANO RAMIREZ

[Signature]

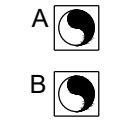
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REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT #	225056
DATE	06/20/2025
STATUS	1ST SUBMITTAL
SHEET NAME	ELEVATIONS SECTIONS



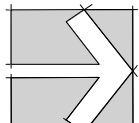
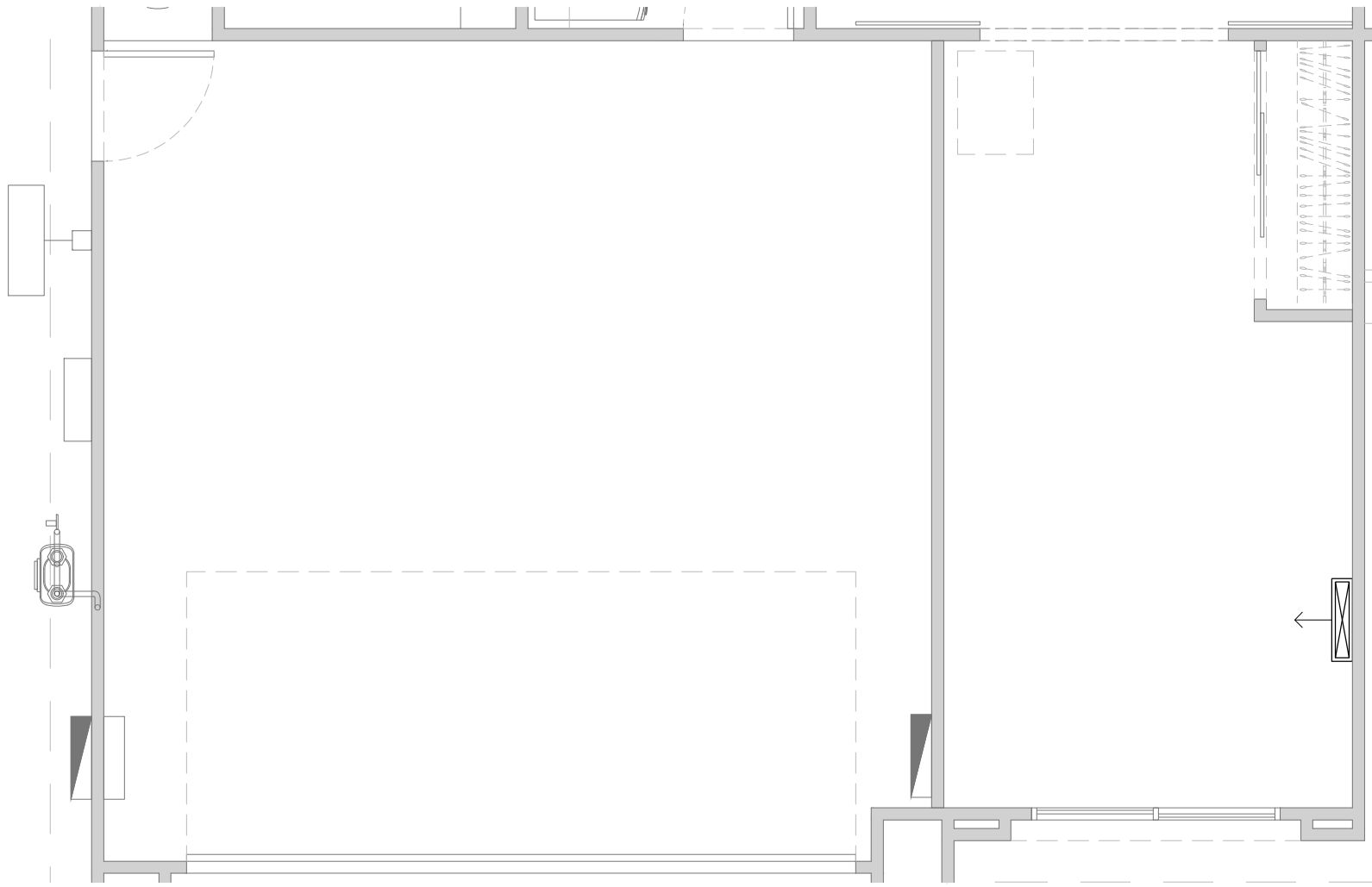
NEW 1 TON WALL MOUNTED MINISPLIT



A - 50 CFM FOR BATHROOMS
B - 100 CFM FOR KITCHEN /
LAUNDRYINTERMITTENT EXHAUST FAN -
SHALL BE ENERGY STAR RATED AND SHALL
BE CONTROLLED BY A HUMIDISTAT
CAPABLE OF AN ADJUSTMENT BETWEEN 50
AND 80% HUMIDITY. CALGREEN 4.506.1.
EXCEPTION: CONTROL BY A HUMIDISTAT IS
NOT REQUIRED IF THE BATHROOM
EXHAUST FAN IS ALSO THE DWELLING
WHOLE HOUSE VENTILATION. SONE VALUE
WILL NOT BE GREATER THAN 1.0

IMPORTANT NOTES:

1. IF ANY DISCREPANCIES APPEAR IN THE
FIELD, PLEASE NOTIFY THE DESIGNER
IMMEDIATELY.



MECHANICAL PLAN

SCALE
1/4" = 1'-0"

1

4" RECESSED LED DOWN LIGHT FIXTURE
LED (INSEPARABLE SSL)
HIGH EFFICACY FIXTURE 16 WATTS.
DIMMING CONTROLS



SURFACE MOUNTED LIGHT FIXTURE
LED (INSEPARABLE SSL)
HIGH EFFICACY FIXTURE 16 WATTS.



50 CFM FOR BATHROOMS
100 CFM FOR KITCHEN / LAUNDRY
RECESSED RESIDENTIAL EXHAUST FAN -
INTERMITTENT EXHAUST FAN - SHALL BE
ENERGY STAR RATED AND SHALL BE
CONTROLLED BY A HUMIDISTAT CAPABLE OF
AN ADJUSTMENT BETWEEN 50 AND 80%
HUMIDITY. CALGREEN 4.506.1. EXCEPTION:
CONTROL BY A HUMIDISTAT IS NOT
REQUIRED IF THE BATHROOM EXHAUST FAN
IS ALSO THE DWELLING WHOLE HOUSE
VENTILATION. SONE VALUE WILL NOT BE
GREATER THAN 1.0

\$3 \$4
\$vs \$D

SINGLE POLE SWITCH - WALL MOUNTED @
42"
3-THREE WAY
D-DIMMER
VS-VACANCY SENSOR



DUPLEX WALL OUTLET WITH GROUND FAULT
CIRCUIT INTERRUPTER



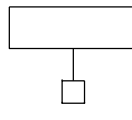
DUPLEX WALL OUTLET WITH ARC FAULT
CIRCUIT INTERRUPTER



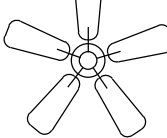
COMBINATION CARBON MONOXIDE
DETECTOR / SMOKE DETECTOR (120V) WALL
MOUNTED 12" BELOW CEILING HARDWIRED
WITH BATTERY BACK UP AND AUDIBLE
ALARM. "FIREX" 12000 SERIES "FADCM".



ELECTRICAL PANEL



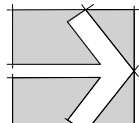
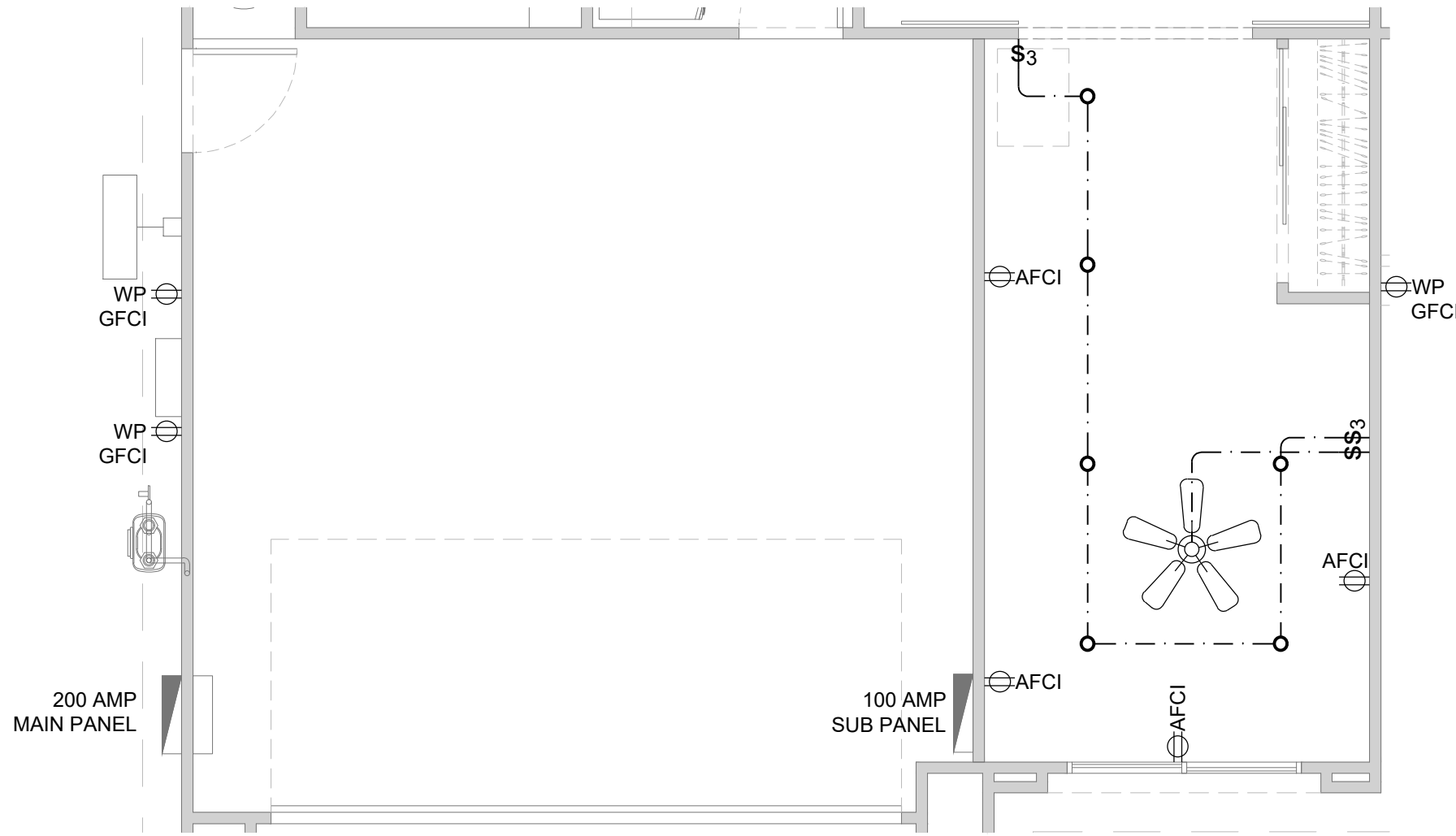
NEW CONDENSOR - DISCONNECT SWITCHES
SHALL BE PROVIDED FOR ALL HVAC UNITS
(CMC 308). SHOW REQUIRED WORKING
CLEARANCE TO DISCONNECT PER
(CEC 110-26A).



NEW FAN

IMPORTANT NOTES:

1. IF ANY DISCREPANCIES APPEAR IN THE FIELD, PLEASE
NOTIFY THE DESIGNER IMMEDIATELY.



ELECTRICAL PLAN

SCALE
1/4" = 1'-0"

2

APPROVED
CITY OF PALM DESERT
BUILDING AND SAFETY DIVISION
BY: D. Olson
10/16/2025
RRAD25-0203
STORED DIGITALLY

PROJECT TYPE GARAGE CONVERSION

OWNER
FALAHI AND BETANCOURT

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DESIGNER - MARIANO RAMIREZ

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LOCATIONS, AND CONDITIONS MUST BE FIELD VERIFIED.

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT #	225056
DATE	06/20/2025
STATUS	1ST SUBMITTAL
SHEET NAME	MECHANICAL PLAN ELECTRICAL PLAN

ME1.10

1. DESIGN AND CONSTRUCT COMPLETE PLUMBING SYSTEM CONSISTING OF DRAIN, VENT WASTE AND WATER LINES IN COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL LAWS, CODES AND REGULATIONS. COMPLY WITH ARCHITECTURAL WORKING DRAWINGS FOR LOCATIONS OF ALL PLUMBING FIXTURES, TRIM AND RELATED ITEMS.	2. PERMITS AND INSPECTIONS: SHALL BE OBTAINED BY THIS CONTRACTOR AS REQUIRED BY LIMITS OF THE WORK DEFINED HEREIN AND BY APPLICABLE CODES AND REGULATIONS.	3. DESIGN DRAWINGS SHALL BE PREPARED BY THIS CONTRACTOR IN COMPLIANCE WITH THE PROJECT DESIGN AND IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS. SUBMIT PLUMBING DESIGN ISOMETRIC DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL AS PER THEIR REQUIREMENTS.	4. PROVIDE ALL PLUMBING WORK AS INDICATED ON THE DRAWINGS. SPECIFIED, HEREINAFTER CALLED FOR AND/OR REQUIRED TO COMPLETE THE PROJECT. PRINCIPAL ITEMS OF WORK INCLUDE THE FOLLOWING:	5. PLUMBING FIXTURES AND TRIM.	6. COLD WATER SYSTEMS CONSISTING OF ALL PIPING VALVES, CONTROLS AND ALL ACCESSORIES WITH FINAL CONNECTIONS TO ALL PLUMBING FIXTURES.	7. HOT WATER SYSTEMS, CONSISTING OF WATER HEATERS, CIRCULATING PUMPS, CONTROLS, PIPING, VALVES AND ALL ACCESSORIES INCLUDING FINAL CONNECTIONS.	8. ALL GAS PIPING AS REQUIRED.	9. ALL SOIL, WASTE AND VENT LINES SHALL COMPLY WITH UNIFORM PLUMBING CODE. SOIL AND WASTE BEYOND THE FIVE FOOT BUILDING LINE SHALL BE VITRIFIED CLAY PIPE WITH SPEED SEAL JOINTS OR TRANSIT SEWER PIPE WITH RING GROOVE COUPLINGS.	10. COLD AND HOT WATER LINES ABOVE GRADE SHALL BE TYPE M HARD DRAWN COPPER WITH 50-50 JOINTS. COLD WATER LINES BELOW GRADE SHALL BE TYPE L COPPER WITH 95-5 JOINTS FROM WATER METER. SOLDERING PROHIBITED UNDER CONCRETE FLOOR- 1 PIECE RUN.	11. PROVIDE ALL VALVES AS REQUIRED. SWEAT COPPER ENDS ON COPPER PIPING SYSTEMS, SCREWED ENDS ON STEEL SYSTEMS. USE SQUARE HEAD COCKS ON FUEL GAS SYSTEMS. PROVIDE SPEEDWAY STOPS ON ALL FIXTURES.	12. SUPPORT ALL LINES BY MEANS OF RESILIENT FITTING OR ACCESSORIES; DO NOT ALLOW PIPING TO BE IN DIRECT CONTACT WITH FRAMING. NO COPPER PIPING SHALL BE IN CONTACT WITH ANY METAL OTHER THAN COPPER. PIPING SYSTEMS SHALL BE SECURELY SUPPORTED TO PREVENT UNDUE MOVEMENT AND SWAYING BUT FLEXIBLE ENOUGH TO PERMIT EXPANSION.	13. SUPPORT ALL LINES BY MEANS OF RESILIENT FITTING OR ACCESSORIES; DO NOT ALLOW PIPING TO BE IN DIRECT CONTACT WITH FRAMING. NO COPPER	14. HOT MOPPED SHOWER PLAN SHALL BE INSPECTED UPON COMPLETION OF HOT-MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION. (CPC 2016)	15. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI.	16. PROVIDE A COMBINATION PRESSURE AND TEMPERATURE RELIF VALVLE AT ALL WATER HEATERS, SET TO OPEN AT NOT MORE THAN 150 PSI. DRAIN PIPE SHALL EXTEND TO OUTSIDE	17. ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION). CPC 609.11 & ES 150.0(J) 1.1.1. ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. ES 150.0(J)	18. CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.	19. WATER HEATERS	20. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. ES 110.3	21. NON-COMPLIANT PLUMBING FIXTURES REPLACEMENT REQUIREMENTS EFFECTIVE JANUARY 1ST 2014. ALL BUILDINGS UNDERGOING PERMIT ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.	22. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.	23. BACKING BEHIND SHOWERS AND TUBS - SHOWERS AND TUB / SHOWER SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER MOISTURE RESISTANT UNDERLAYMENT. (E.G., W.R. GYP) TO A HEIGHT OF 6 FEET ABOVE THE DRAIN INLET CRC 307.2	PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING	WATER CLOSETS: ≤1.28 GAL/FLUSH WALL MOUNTED URINALS: ≤ 0.125 GAL/FLUSH; ALL OTHER URINALS ≤ 0.5 GAL/FLUSH SINGLE SHOWERHEADS: ≤ 1.8 GPM @80 PSI MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @80 PSI, OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME RESIDENTIAL LAVATORY FAUCETS: MAXIMUM FLOW RATE ≤ 1.2 GPM @60 PSI; MINIMUM FLOW RATE ≥ 0.8 GPM @20 PSI LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS ≤ BUILDINGS ≤ 0.5 GPM @60 PSI METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE KITCHEN FAUCETS: ≤ 1.8 GPM @60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM				
																							4.303.1.1		4.303.1.2	4.303.1.3.1	4.303.1.3.2	4.303.1.4.1
PLUMBING NOTES												SCALE NTS	1	PLUMBING MATERIAL		SCALE NTS	3											
LOCAL VENTILATION EXHAUST REQUIREMENTS (FROM ASHRAE 62.2) LOCAL MECHANICAL EXHAUST FANS SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM ACCORDING TO THE REQUIREMENTS OF ASHRAE 62.2 THE MINIMUM AIRFLOW RATES SHALL BE GREATER THAN OR EQUAL TO THE AMOUNT INDICATED IN TABLE 5.1 BELOW AND FAN SONE RATINGS MUST NOT EXCEED 3.0 <table><tr><th colspan="3">TABLE 5.1 - MINIMUM INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES</th></tr><tr><th>LOCATION</th><th>AIRFLOW</th><th>NOTES</th></tr><tr><td>KITCHEN</td><td>100 CFM</td><td>VENTED RANGE HOOD REQUIRED IF EXHAUST FAN FLOW(S) LESS THAN 5 ACH * IF THE RANGE HOOD IS USED FOR LOCAL EXHAUST IT MUST BE VENTED TO THE OUTDOORS</td></tr><tr><td>BATHROOMS</td><td>50 CFM</td><td>INCLUDE THE REQUIRED HUMIDITY CONTROLS FOR THE BATHROOM EXHAUST FANS (CRC 303.3.1.)</td></tr></table> AIR CHANGES PER HOUR 9ACH), WHICH IS DETERMINED BY MULTIPLYING THE VOLUME OF THE SPACE BY (5) ACH = CUBIC FEET PER HOUR, AND THEN DIVING BY 60 MINUTES PER HOUR TO DETERMINE THE CUBIC FEET PER MINUTE (CFM) RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION: CONTROL BY HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELING WHOLE HOUSE VENTILATION.																	TABLE 5.1 - MINIMUM INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES			LOCATION	AIRFLOW	NOTES	KITCHEN	100 CFM	VENTED RANGE HOOD REQUIRED IF EXHAUST FAN FLOW(S) LESS THAN 5 ACH * IF THE RANGE HOOD IS USED FOR LOCAL EXHAUST IT MUST BE VENTED TO THE OUTDOORS	BATHROOMS	50 CFM	INCLUDE THE REQUIRED HUMIDITY CONTROLS FOR THE BATHROOM EXHAUST FANS (CRC 303.3.1.)
TABLE 5.1 - MINIMUM INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES																												
LOCATION	AIRFLOW	NOTES																										
KITCHEN	100 CFM	VENTED RANGE HOOD REQUIRED IF EXHAUST FAN FLOW(S) LESS THAN 5 ACH * IF THE RANGE HOOD IS USED FOR LOCAL EXHAUST IT MUST BE VENTED TO THE OUTDOORS																										
BATHROOMS	50 CFM	INCLUDE THE REQUIRED HUMIDITY CONTROLS FOR THE BATHROOM EXHAUST FANS (CRC 303.3.1.)																										
MECHANICAL VENTILATION												SCALE NTS	4															

1. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS (NEW, MODIFIED, REPLACED, OR EXTENDED) 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 (6). (CEC 210.12(A))

2. ALL INTERIOR AND EXTERIOR LIGHT FIXTURES SHALL BE A HIGH EFFICACY TYPE FIXTURE AND HAVE A CONTROL DEVICE / SYSTEM IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS / TITLE 24, SECTION 150.0(K))

3. KITCHEN RECEPTACLES AT KITCHEN COUNTER SHALL BE INSTALLED ABOVE THE SPLASH OR DIRECTLY IN THE SPLASH IF THE SPLASH EXTENDS ABOVE 6". GFCI RECEPTACLES SHALL BE INSTALLED EVERY 48" ON CENTER. COORDINATE ALL LOCATIONS PRIOR TO INSTALLING ROUGH-IN-BOXES.

4. PROVIDE RECEPTACLE FOR THE MICROWAVE APPLIANCE. PROVIDE DEDICATED 20AMP CIRCUIT.

5. RECEPTACLES FOR REFRIGERATOR SHALL BE INSTALLED +48" ABOVE FINISHED FLOOR. PROVIDE A 20AMP DEDICATED CIRCUIT FOR EACH APPLIANCE.

6. MOUNT SWITCHES AND CONVENIENCE. OUTLETS AT KITCHEN, BATHROOMS, AND LAUNDRY ROOM COUNTERS HORIZONTALLY AT 40" ABOVE SLAB TO CENTER OF PLATE.

7. ALL FIXED APPLIANCES SHALL BE SECURELY FASTEN IN PLACE.

8. 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.

9. FOR GARBAGE DISPOSAL AND DISHWASHER, INSTALL A HALF SWITCHED DUPLEX RECEPTACLE AND INSTALL BELOW SINK. CONNECT THE SWITCHED SIDE OF THE RECEPTACLE TO A MOTOR RATED WALL SWITCH OR TO THE SINK MOUNTED AIR SWITCH AND PROVIDE A DEDICATED CIRCUIT FOR EACH APPLIANCE WITH A COMMON TRIP DEVICE.

10. PROVIDE A JUNCTION BOX WITH PROPER SUPPORTS FOR PENDANT LIGHT FIXTURES.

12. MOUNT CONVENIENCE RECEPTACLES HORIZONTALLY WITH BOTTOM OF BOX 3" ABOVE SLAB.

13. ALL CONVENIENCE OUTLETS TO BE ON GFI SEPARATE FROM INTERIOR G.F.I. PROTECTED CIRCUITS.

14. TYPICAL LIGHT SWITCH MOUNTING HEIGHT TO BE 37" ABOVE SLAB TO CENTER OF PLATE. MOUNT SWITCHES AND CONVENIENCE OUTLETS AT KITCHEN, BATHROOMS, AND LAUNDRY ROOM COUNTERS HORIZONTALLY AT 40" ABOVE SLAB TO CENTER OF PLATE.

15. ALL SMOKE DETECTORS & CARBON MONOXIDE ALARMS ARE TO REMAIN, IF ANY ARE TO BE REPLACED, PROVIDE A INVENSYS "FIREX" 12000 SERIES "FADCM" SMOKE & CARBON MONOXIDE ALARM. DETECTORS SHALL BE CONNECTED TOGETHER WITH YELLOW WIRE AND ALL CONNECTED TO A COMMON DEDICATED CIRCUIT. DETECTORS SHALL BE PROVIDED WITH A BATTER BACKUP AND AUDIBLE ALARM. PROVIDE PROVISIONS TO LOCK-ON THE SMOKE DETECTOR CIRCUIT BREAKER. INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OTHER ALARMS IN THE DWELLING UNIT.

16. SINGLE OR MULTIPLE STATION SMOKE ALARM/CARBON MONOXIDE ALARMS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES IN ENCLOSED COMMON STAIRWELLS OF APARTMENT COMPLEXES AND OTHER MULTIPLE-DWELLING COMPLEXES.

17. EXHAUST FANS LOCATED IN BATH AND SHOWER AREAS SHALL BE CONTROLLED BY A HUMIDISTAT. THE HUMIDISTAT SHALL BE ACCESSIBLE.

18. EXHAUST FANS FOR KITCHENS SHALL HAVE A MINIMUM OF 100 CFM.

19. LUMINARIES (LIGHT FIXTURES), LIGHTING OUTLETS, AND/OR CEILING FANS LOCATED OVER SPA OR HOT TUB OR WITHIN 5 FEET OF THE INSIDE WALLS OF THE SPA OR HOT TUB SHALL BE A MINIMUM OF 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER. LUMINARIES SHALL BE SUITABLE FOR DAMP. LOCATIONS PER CEC 2022.

20. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52

A. TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (I.E., ALL RECEPTACLES IN A DWELLING.)

B. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

C. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.

D. PROVIDE AT LEAST ONE 20A BRANCH CIRCUIT TO SERVE LAUNDRY OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC210.11(C) (3)

21. ALL LIGHTING SHALL BE HIGH EFFICACY (FLUORESCENT, LED). LED LIGHTING SYSTEMS AND GU-24 LAMP HOLDER SHALL BE LISTED BY ENERGY COMMISSION AND SHALL MEET THE REQUIREMENTS OF TABLE 150-C.

WATTS	LUMENS/WATTS
5 OR LESS	30
>5 TO 15	45
>15 TO 40	60
OVER 40	90

1. ALL PERMANENT LIGHTING IN BATHROOMS THAT ARE TO BE REMODELED SHALL BE HIGH EFFICACY (E.G. FLUORESCENT) OR SHALL BE CONTROLLED BY A MOTION SENSOR.

2. ALL LIGHT FIXTURES THAT ARE TO BE RECESSED INTO INSULATED CEILINGS (CAN LIGHTS) SHALL BE INSULATED CONTACTED (I.C.) RATED SO THAT INSULATION CAN BE PLACED OVER THEM. THE LIGHT FIXTURE HOUSING SHALL BE AIRTIGHT TO PREVENT CONDITIONED AREAS ESCAPING INTO THE ATTIC OR CEILING CAVITY AND UNCONDITIONED AREAS INFILTRATING FROM THE ATTIC OR CEILING CAVITY INTO THE CONDITIONED SPACE.

3. OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED FROM THE 20-AMP BRANCH CIRCUIT WHEN THE CIRCUIT SUPPLIES A SINGLE BATHROOM.

5. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 3 FEET OF THE EDGE AND ADJACENT TO EACH BASIN LOCATION AND SHALL BE GFCI PROTECTED. THE OUTLET SHALL NOT BE INSTALLED IN A FACE UP POSITION.

9. ALL FANS EXHAUST 3' FEET AWAY FROM AN EXTERIOR OPENING.

10. ALL LIGHTS OVER SHOWER OR BATHTUB ENCLOSED BY WALLS AND ENCLOSURES SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LIGHTS OVER A BATHTUB WITH NO ENCLOSURE SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". NO RECEPTACLES ARE PERMITTED IN A BATHTUB OR SHOWER SPACE.

11. NOT USED

12. CARBON MONOXIDE AND SMOKE ALARMS ARE REQUIRED IN AREAS LEADING TO BEDROOMS AND ON EACH FLOOR LEVEL.

13. ALL KNOB TUBE WIRING THAT IS EXPOSED WHEN WALLS ARE OPENED IS TO BE REMOVED BACK TO THE ATTIC OR UNDER FLOOR ACCESSIBLE SPACES AND SPLICED IN A JUNCTION BOX WITH ROMEX, OR OTHER APPROVED WIRING METHOD. TO BE RUN BACK TO THE ORIGINAL LOCATION. KNOB TUBE BOXES MUST BE REPLACED TO ACCOMMODATE NEW WIRING TYPE. IF REMOVAL OR WIRING WOULD NECESSITATE OPENING OF ADDITIONAL WALLS NOT IN SCOPE, AND THE WIRING IS IN SOUND CONDITION, THEN IT MAY REMAIN.

1. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH ES TABLE 150.0-A. LIGHT SOURCES THAT ARE NOT MARKED "JAB-2016-E SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES. ES 150.0(K)

2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.

3. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES. TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70 SF.) RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER. ES 150.0(K)

4. SFD OUTDOOR LIGHT FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY. BE MANUALLY ON/OFF SWITCH CONTROLLED, AND HAVE BOTH MOTION SENSOR AND PHOTOCELL CONTROL. SEE ES 150.0(K) 3 FOR ADDITIONAL CONTROL OPTIONS.

5. PROVIDE AT LEAST ONE 120V-20A BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC210.11(C) (3)

6. PROVIDE AT LEAST ONE 20A BRANCH CIRCUIT TO SERVE LAUNDRY OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC210.11(C) (3)

14. IF APPLICABLE: FOR A SINGLE-FAMILY DWELLING, THE SERVICE DISCONNECTING MEANS SHALL HAVE A RATING OF NOT LESS THAN 200 AMPERES WITH A SERVICE PANEL BUSS RATING OF A MINIMUM OF 225 AMPERES. THIS APPLIES TO BOTH NEW SFD'S AND ALL EXISTING SFD'S THAT ARE REPLACING THEIR ELECTRICAL SERVICES.

16. BATHROOM CIRCUITING SHALL BE EITHER:
a) A 20-AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.

MECHANICAL

1. DRYER DUCT SHALL HAVE A BACK DRAFT DAMPER PER CMC

2. DRYER DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT. INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.

3. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST PER CMC.

4. THE CONTRACTOR SHALL DETERMINE ALL SIZES OF DUCT WORK, SUPPLY AND RETURN AIR REGISTERS SHOWN ON THE DRAWINGS. THIS CONTRACTOR SHALL ALSO VERIFY SIZES AND CAPACITIES OF THE SPECIFIED H.V.A.C. UNITS IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ARCHITECTURAL DESIGN DRAWINGS.

5. HEATING DESIGN LOADS SHALL BE DETERMINED IN ACCORDANCE WITH ONE OF THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF THE ASHRAH HANDBOOK OF FUNDAMENTALS, CHAPTERS 21 AND 22, OR AN EQUIVALENT COMPUTING PROCEDURE. NO CREDIT SHOULD BE GIVEN FOR THE FIREPLACE.

6. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE LAWS OR REGULATIONS. NOTHING IN THE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS.

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J (RESIDENTIAL LOAD CALCULATION). ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.

B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOPING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTIONS ARE ACCEPTABLE.

IMPORTANT NOTE:
EXISTING HVAC EQUIPMENT IS BEING RELOCATED. ALL EXISTING DUCTS THAT ARE NOT TO BE IN USE ARE TO BE ABANDONED.

8. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

9. AIR DUCT WILL BE PROVIDED WITH A MINIMUM INSULATION OF R-8 AS REQUIRED PER ENERGY COMPLIANCE DOCUMENTS.

10. EXHAUST DUCTS SHALL TERMINATE 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1

ELECTRICAL CALCULATIONS

SCALE
NTS

7

METER / MAIN
MAIN
PANEL
M

CONDUIT PER
IID /SC/E

3 #1 + 1 #4 GRD
1-1/2" CONDUIT

125/2

PANEL
A

100 AMP
SUBPANEL

3/0 CU
TO
GAS &
WATER

#4 CU
GROUND
TO
UFER

#8 CU
GROUND
TO
UFER

ELECTRICAL CALCULATIONS

SCALE
NTS

7

APPROVED

CITY OF PALM DESERT

BUILDING AND SAFETY DIVISION

BY: D. Olson

10/16/2025

RRAD25-0203

STORED DIGITALLY

PROJECT TYPE

OWNER

ADDRESS

DESIGNER - MARIANO RAMIREZ

REVISIONS

NO.

DESCRIPTION

DATE

PROJECT #

DATE

STATUS

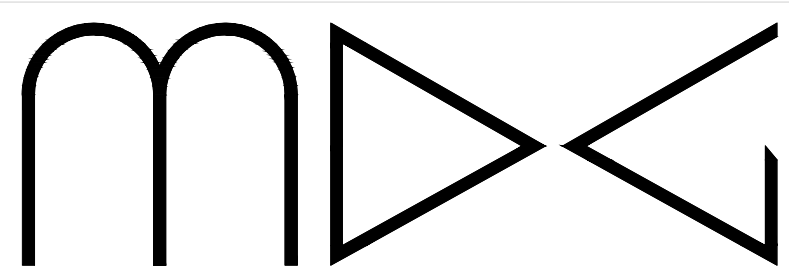
SHEET NAME

NOTES

MECHANICAL AND ELECTRICAL NOTES

SCALE
1/4" = 1'-0"

5



MDESIGN GROUP, INC.

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DRAFTING, DESIGN, AND PERMIT SERVICES

77530 ENFIELD LANE, BLDG 1, STE 203 T: 760-219-3068
PALM DESERT, CA 92211 C: 760-219-3068

GENERAL LIGHTING AT 3W/ S.F.	3W / 2,274 S.F.	=	6,822
BATHROOM CIRCUIT AT 2,400W EA.	1/2,400	=	2,400
FUTURE ELECTRIC OVEN AT 12,000 EA	1/12,000	=	12,000
FUTURE ELECTRIC WATER HEATER AT 4,500 EA	1/4,500	=	4,500
SMALL APPLIANCE CIRCUITS AT 1,500W EA.	2/ 1,500	=	3,000
VENT HOOD AT 750W EA.	1/ 750	=	750
LAUNDRY CIRCUIT AT 1,500W EA.	1/ 1,500	=	1,500
DISHWASHER AT 1,500W EA.	1/ 1,500	=	1,500
DRYER AT 5,400W EA.	1/ 5,400	=	5,400

	SUBTOTAL	=	37,872
1ST 10,000W AT 100%		=	10,000
REMAINING AT 40%		=	11,149
6.0 TONS REQUIRED AT 2.016W / TON	2.016W/ 6 TONS	=	12,096

	TOTAL	=	33,245
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MAIN SERVICE: 33,245W / 240V = 139 AMPS
USE 200AMP MAIN PANEL - CONTRACTOR TO VERY MINIMUM REQUIREMENTS

SECTION 1 - GENERAL NOTES

- I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
- II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
- IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS
- V. STRUCTURAL DESIGN PER 2022 CALIFORNIA BUILDING CODE (CBC).
- VI. ALL CONSTRUCTION TO CONFORM TO 2022 CBC.
- VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
- VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- IX. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:

1. SATURATED SOIL AT FOOTING SUBGRADE
2. GROUNDWATER
3. UNDOCUMENTED FILL
4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
5. FILL BEING PLACED BELOW FOOTINGS

PLATTINUM ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE DESIGN OF THE FOUNDATION SYSTEM SHALL BE BASED ON THE ALLOWABLE SOIL BEARING PRESSURES ALLOWED IN TABLE 1804.2 OF THE 2022 CBC

THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

SECTION 2 - CONCRETE

- I. GENERAL REQUIREMENTS
- STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACK/CU. YD. MAXIMUM AGGREGATE SHALL BE 3/4", INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4".
- II. CAST IN PLACE CONCRETE

- A. FORM WORK:
CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL REINFORCEMENT.
- B. FOOTINGS:
NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OR MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
- C. FOUNDATION WALLS:
REINFORCE PER DRAWINGS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE WALLS.
- D. CONCRETE PADS AND THICKENED SLABS:
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
- E. CONCRETE SLABS:
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
- F. REINFORCEMENT BARS:
REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS. ALL REBAR LAPPED 30 TIMES DIAMETER, REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O. ON DRAWINGS). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
- G. COLD-WEATHER CONCRETING:
CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN. IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
- H. ANCHOR BOLTS AND HOLDDOWN:
ANCHOR BOLTS TO BE F1554 5/8"x10"X1" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATES (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE
1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
2. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWN
- I. CONSTRUCTION AND CRACK CONTROL JOINTS:
ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
- J. VAPOR BARRIER:
VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

SECTION 3 - FRAMING LUMBER

- I. SAWN STRUCTURAL LUMBER
- A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
- B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
- C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 CBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.3.1 OF THE CBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY CBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
- D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE USED, PROVIDED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED, BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
- F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
- G. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.
- II. MANUFACTURED JOIST
- A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURERS STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- III. LAMINATED VENEER LUMBER (LVL)
- A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- B. LVL OR PSL SHALL NOT BE EXPOSED
- IV. WOOD SHEATHING
- A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
1. ROOF SHEATHING
7/16" WITH MINIMUM (40/20) SPAN RATING.
2. FLOOR SHEATHING
3/4" OSB GLUED AND NAILED
3. EXTERIOR WALL AND SHEAR WALL SHEATHING
7/16" WITH MINIMUM (24") SPAN RATING.
- B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 8d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD. U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.
- V. WOOD SHEAR WALLS
- A. NO.14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
- B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

SECTION 4 - SUBSTITUTIONS

SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BR REQUIRED FOR THE REQUESTED SUBSTITUTION.

SECTION 5- JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

SECTION 6 - PROPRIETARY PRODUCTS

ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

Governing Code	2022 CBC/CRC
Risk Category	II
Importance Factor:	1
Soil Properties:	
Site Class	D
Soil Bearing Pressure	1500 psf
Seismic Design:	
Ss	1.595g
S1	657 g
Seismic Design Category	D
R	6.5
Wind Design:	
Basic Wind Speed	115 mph
Exposure	B
Loading:	
Roof Live Load	20 psf
Roof Dead Load	20 psf
Sds=1.276	
Sd1=590	
Lateral Force resisting system -	Wood shear walls
Site Class D	
Cs=.1532	

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.2.

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof			Floor		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each end, toenail	21. Joint to sill, top plate, or girder	4-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each end, toenail	22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	4" o.c., toenail
Flat blocking to truss and web filter	16d common (21/2" x 0.162") @ 8" o.c. 2" x 0.131" nails @ 8" o.c. 2" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	23. 1" x 6" subfloor or less to each joist	3-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail
2. Ceiling joists to top plate	4-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each joist, toenail	24. 2 subfloor to joist or girder	3-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Blind and face nail
3. Ceiling joist not attached to parallel rafter, truss over partitions (see Section 2303.7.3.1, Table 2308.7.3.1)	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	25. 2" planks (glued & beam - floor & roof)	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each bearing, face nail
4. Ceiling joist attached to parallel rafter (see Section 2303.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail	26. Built-up girders and beams, 2" lumber layers	4-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	20" o.c., face nail at top and bottom staggered on opposite sides
5. Collar tie to rafter	3-16d common (2" x 0.148") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	27. Ledger strip supporting joists or rafters	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each joist or rafter, face nail
6. Rafter or roof truss to top plate (see Section 2303.7.5, Table 2308.7.5)	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	2 bolts on one side and 1 toenail on opposite side of rafter or truss	28. Joist to band joist or rim joist	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	End nail
7. Rafter to ridge rafter or top plate, rafter or roof rafter to 2-inch ridge beam	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Toenail	29. Bridging or blocking to joist, rafter or truss	3-8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Each end, toenail
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			Wood structural panels, combination subfloor underlayment to framing		
WSP			Edges (inches)		
8. Stud to stud (at braced wall panels)	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	24" o.c. face nail	Intermediate supports (inches)		
9. Stud to stud and sheathing studs at intersecting wall corners (at braced wall panels)	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	16" o.c. face nail	6		
10. Built-up header (2" to 2" header)	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	12" o.c. face nail	30. 3/4" - 1/2"		
11. Continuous header to stud	4-8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Toenail	12" o.c. face nail		
12. Top plate to top plate	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	16" o.c. face nail	12" o.c. face nail		
13. Top plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	16" o.c. face nail	Each side of end joint, face nail minimum 24" min. edge length each side of end joint		
14. Subfloor plate to joist, rim joist, band joist or blocking at braced wall panels	16d box (2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	16" o.c. face nail	12" o.c. face nail		
15. Stud to top or bottom plate	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Toenail	12" o.c. face nail		
16. Stud to top or bottom plate	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Toenail	12" o.c. face nail		
17. Top plates, tops all corners and intersections	3-16d common (21/2" x 0.162") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	12" o.c. face nail		
18. 1" x 6" brace to each stud and plate	3-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	12" o.c. face nail		
19. 1" x 6" sheathing to each bearing	3-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	12" o.c. face nail		
20. 1" x 6" and wider sheathing to each bearing	3-8d box (21/2" x 0.117") w/8d common (21/2" x 0.117") w/8-10d box (2" x 0.128") w/3" x 0.131" nails. w/3-7" 14 gage staples, 71/8" crown	Face nail	12" o.c. face nail		

*Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. *For nailing of wood structural panel and particle board diaphragms and shear walls, refer to section 2305. Nails for walls sheathing are permitted to be spaced at 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches is strength axis in the long direction of the panel, unless otherwise noted).

*Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

*CRS0101 is a Roof Sheathing Ring Shown nail meeting the specifications in ASTM F1687.

*Tabulated bearing requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridge, nails shall be spaced at 6 inches on center at intermediate design wind speed is greater than 140 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 8 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.

*Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.

*Nails and staples are carbon steel meeting the specifications of ASTM F1687. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under section 104.11.

FALAH AND BETANCOURT RESIDENCE
44243 SILVER CANYON LANE
PALM DESERT CA 92260

06/20/2025

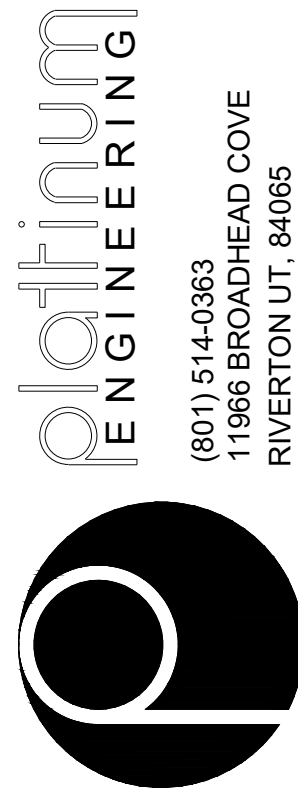
REV. Date

SHEET TITLE

NOTES

SHEET NUMBER

S0.1



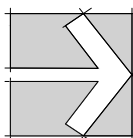
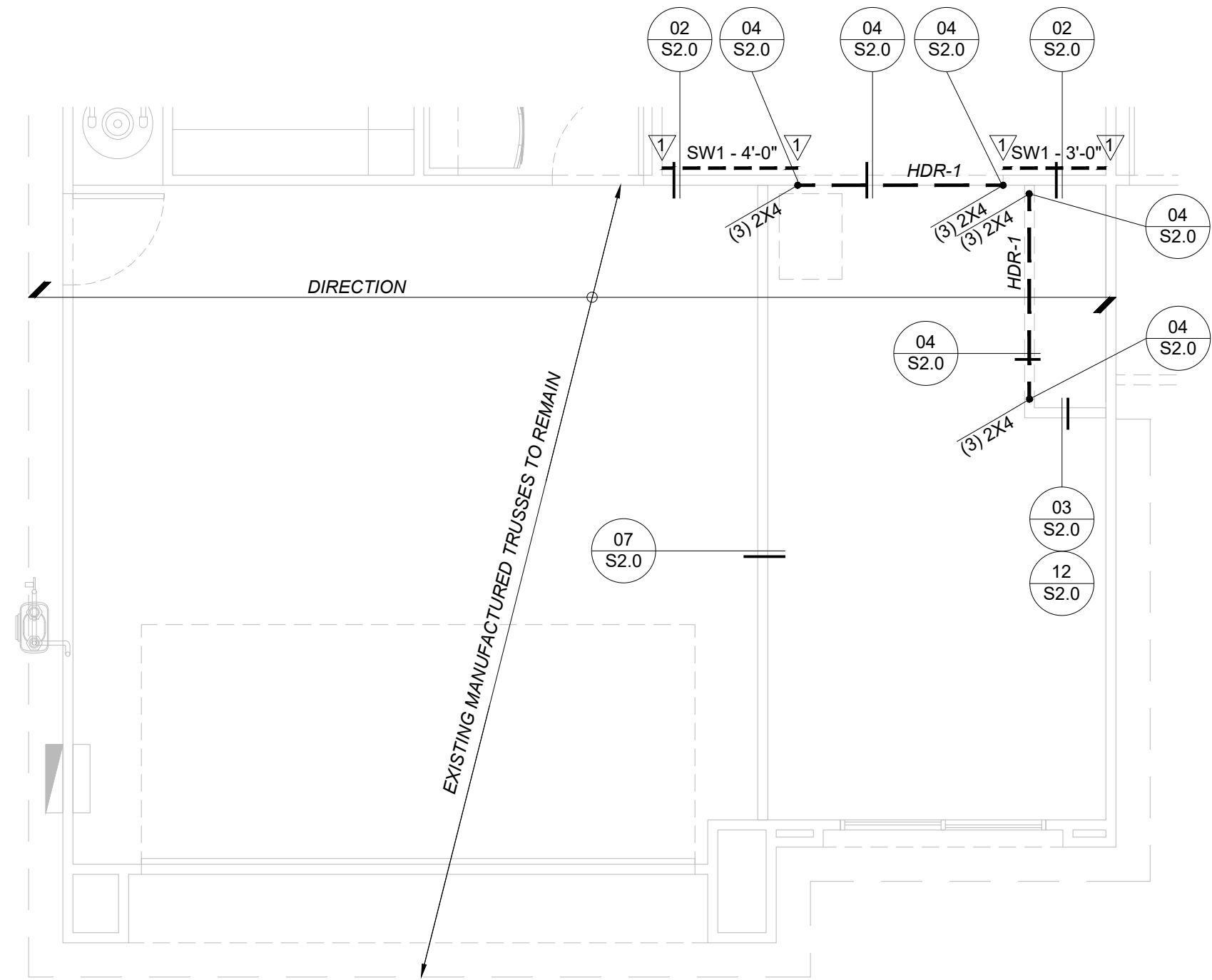
(801) 514-0363
11966 BROADHEAD COVE
RIVERTON UT, 84065

ROOF BEAM SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
HDR-1	4X6	DIM	DF#2	

SHEAR WALL SCHEDULE							
MARK	NAILING REQ.		NOTES	V _{ALLOW}		ANCHOR BOLT SPACING	COMMENTS
	EDGE	FIELD		SEISMIC	WIND		
SW-1	6"	12"	1,2,3,4	260	365	32" O.C.	

NOTES	
(1) 16" O.C. STUD SPACING (AWC SDPWS-2018 NOTE 2)	
2. 7/16" APA RATED OSB PANEL.	
3. 8d COMMON OR GALVANIZED BOX NAILING. PROVIDE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER NAILS AT PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD LOCATIONS.	
4. BLOCK ALL EDGES	
5. 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES (IBC NOTES D & G)	
6. ANCHOR BOLTS TO BE ASTM F1554 GR. 36, 5/8" x 10" EMBED W/ STD. 3" HOOK	
7. (2) SW- INDICATES SHEATHING AT BOTH SIDES OF WALL	
8. AT DOUBLE SHEATHED WALLS, USE 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES.	
9. ALL EXTERIOR WALLS SHALL BE FRAMED AS SHEAR WALLS TYPE SW1, TYP. U.N.O.	
10. USE 3"x3"x0.229" WASHER AT SHEAR WALL ANCHOR BOLTS	
11. WIND CAPACITIES INCREASED BY 40% PER IBC 2021 SECTION 2306.3	
*IBC NOTES ABOVE REFER TO "NOTES TO TABLE 2306.3(1)" IN 2021 IBC	

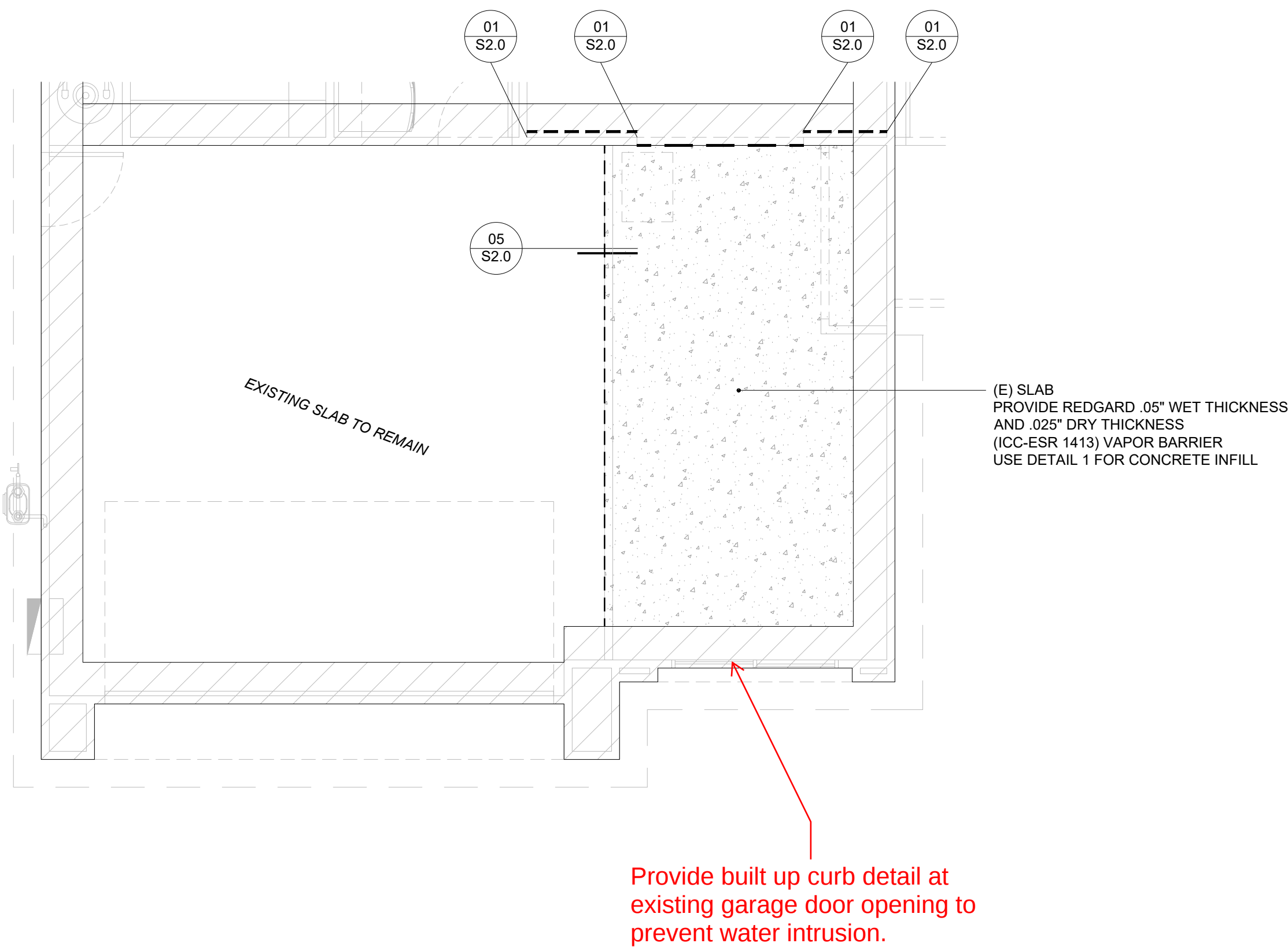
HDU1



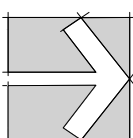
FRAMING PLAN

SCALE
1/4" = 1'-0"

1



Provide built up curb detail at existing garage door opening to prevent water intrusion.

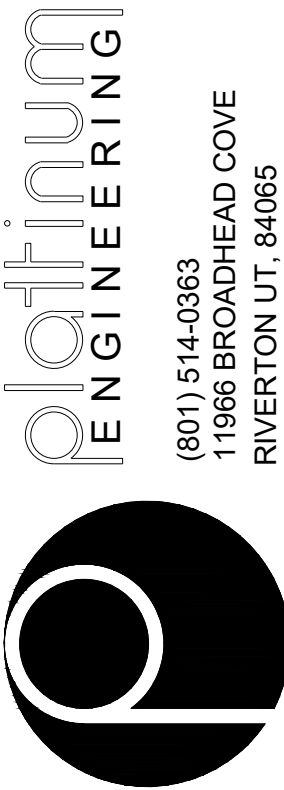


FOUNDATION PLAN

SCALE
1/4" = 1'-0"

1

APPROVED
CITY OF PALM DESERT
BUILDING AND SAFETY DIVISION
BY: D. Olson
10/18/2025
RRAD35-0203
STORED DIGITALLY



FALAH AND BETANCOURT RESIDENCE
44243 SILVER CANYON LANE
PALM DESERT CA 92260

06/20/2025

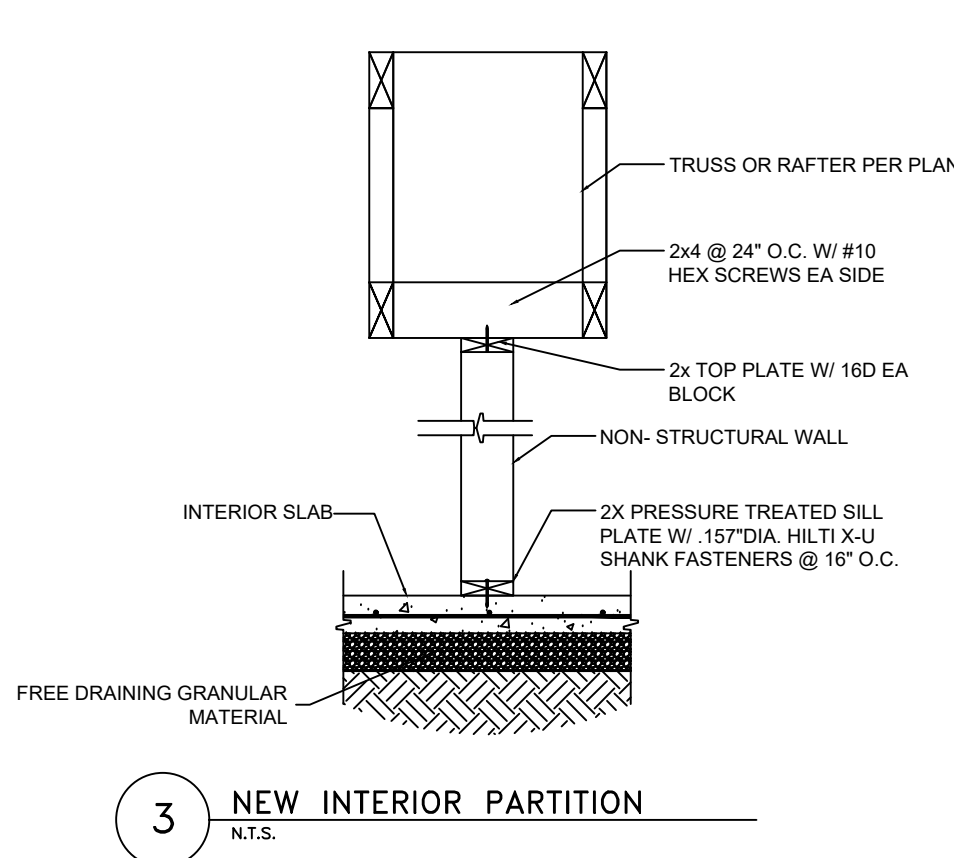
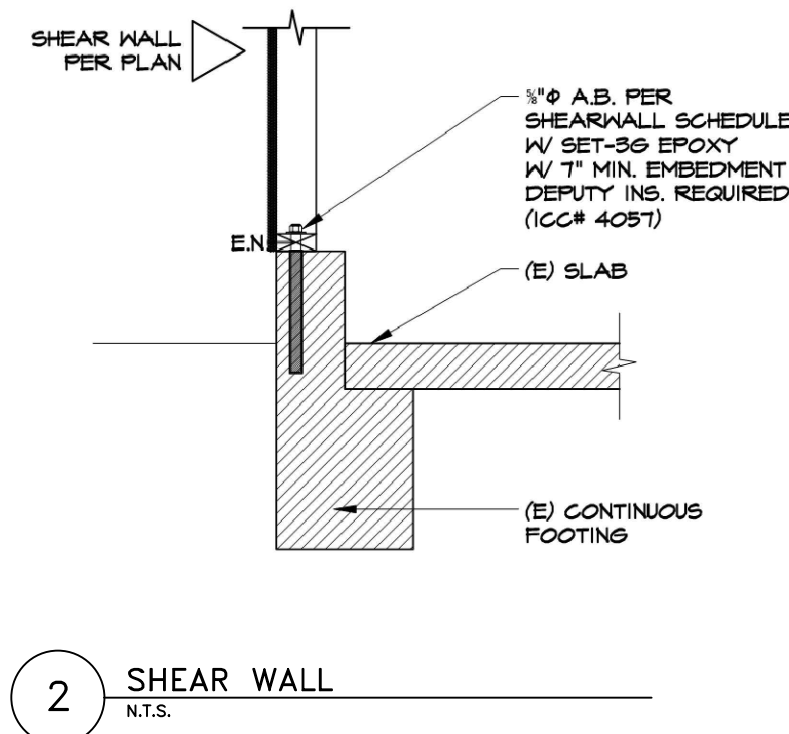
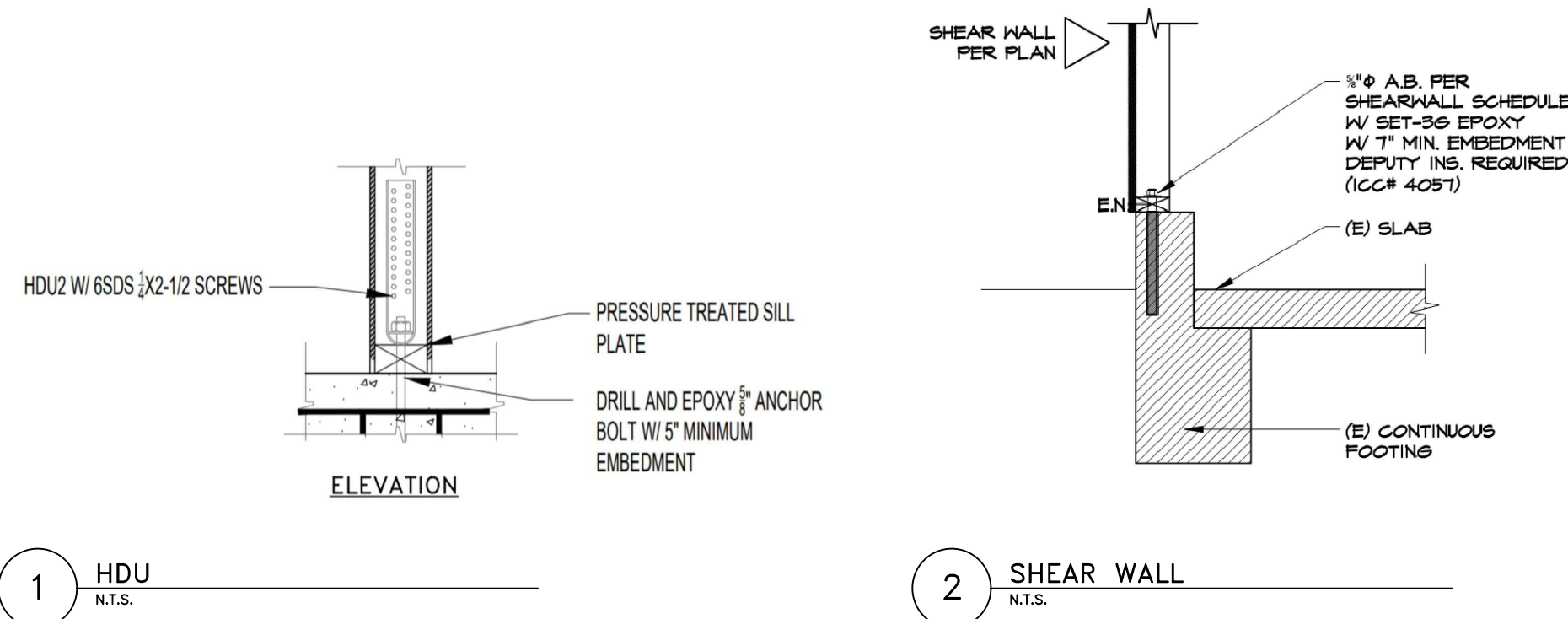
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SHEET TITLE

FOUNDATION PLAN
FRAMING PLAN

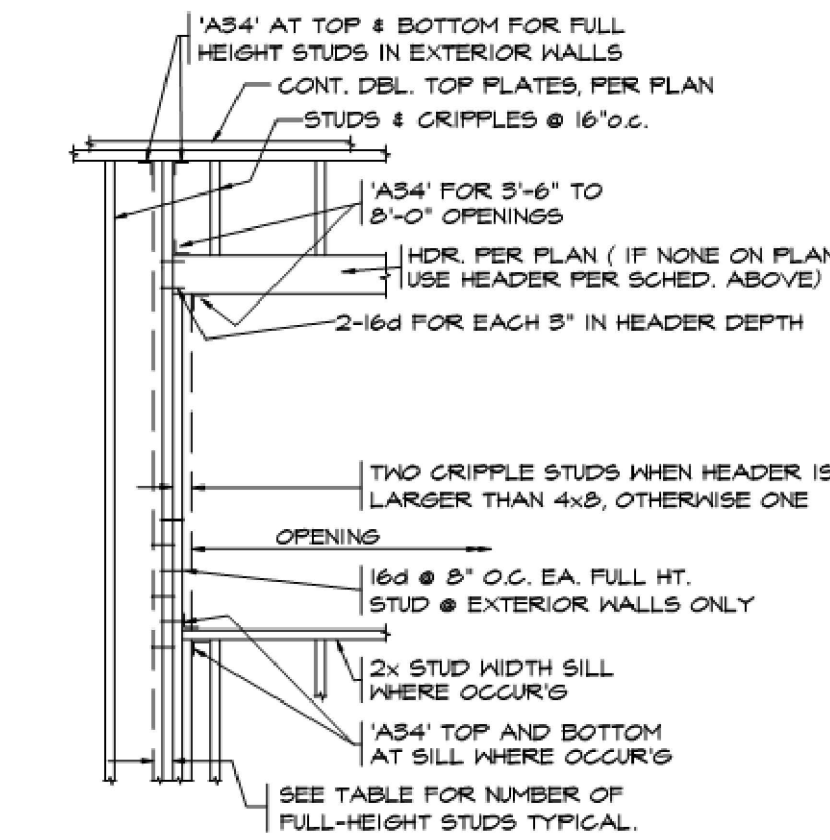
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S1.0



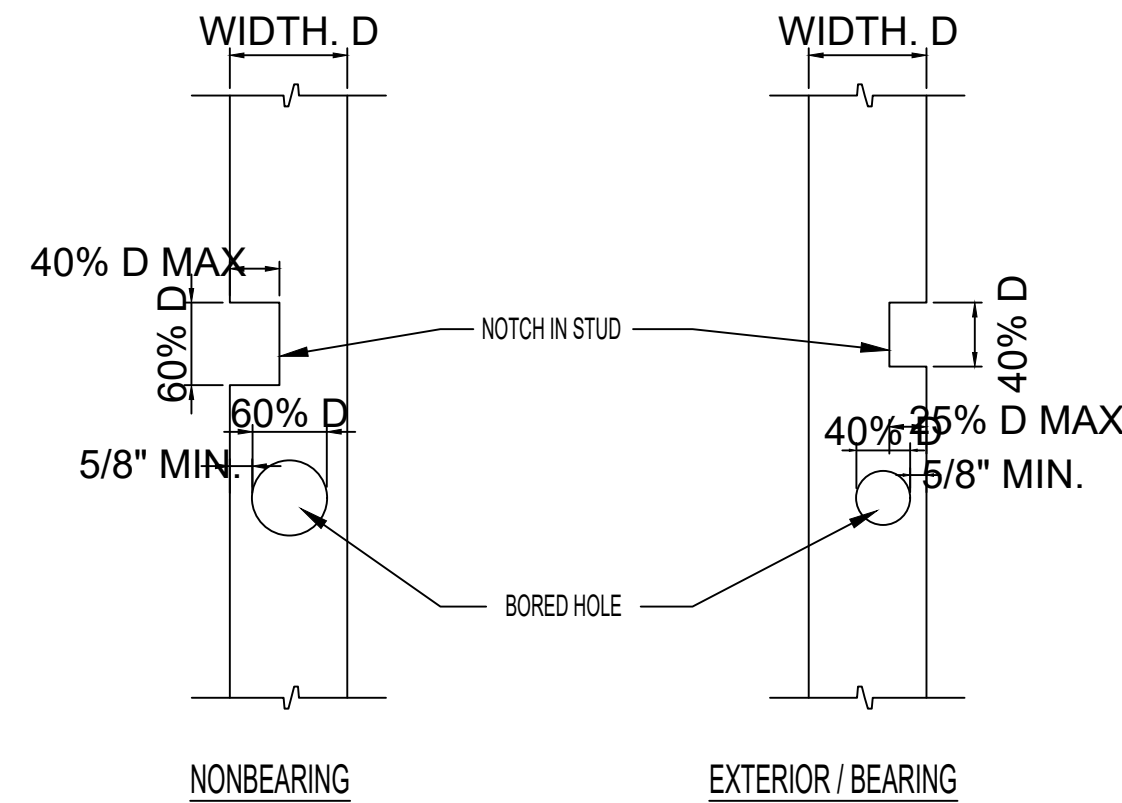
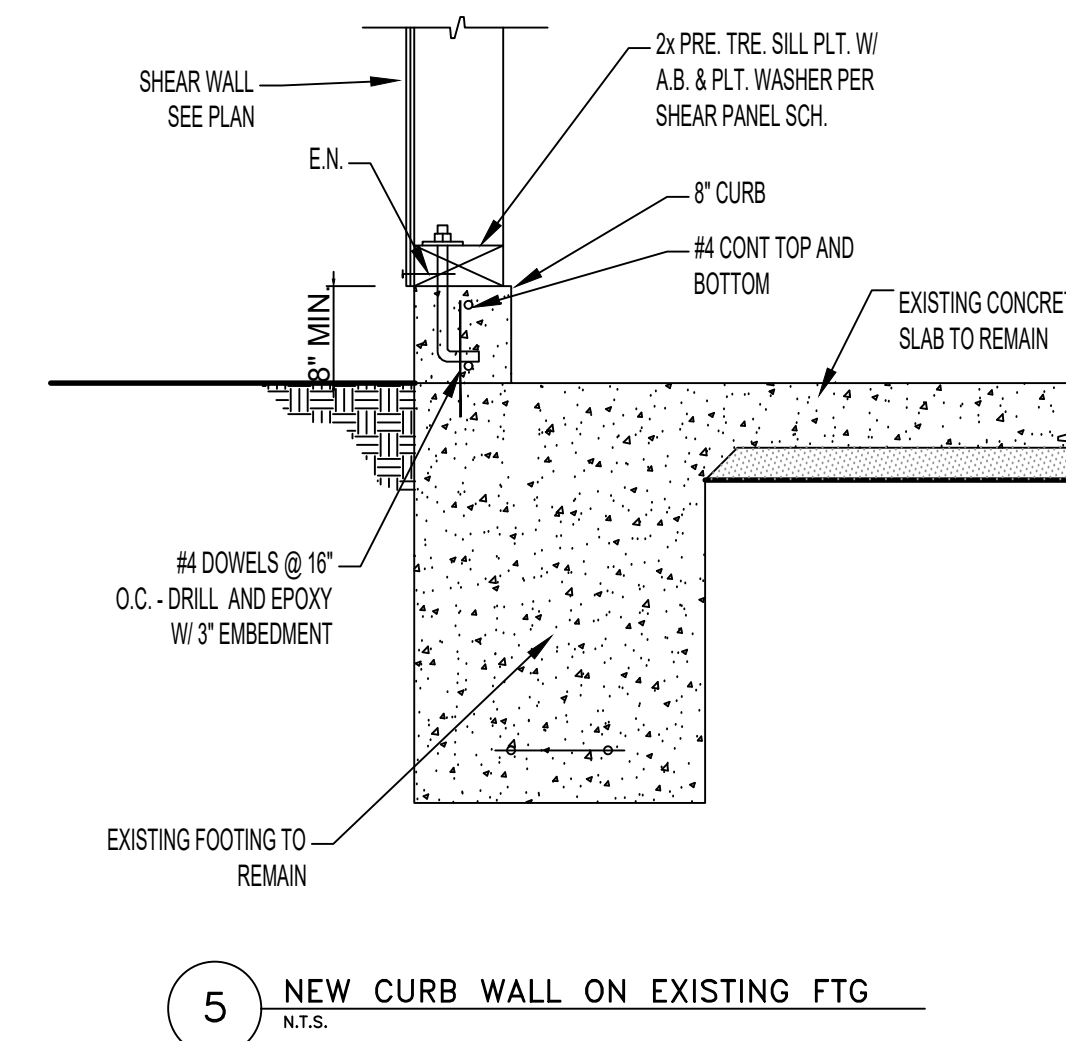
HEADER SCHEDULE			
BEARING AND EXTERIOR WALLS		NON-BEARING WALLS	
OPENING WIDTH	HEADER SIZE	OPENING WIDTH	HEADER SIZE
6'-0" OR LESS	4x6	8'-0" OR LESS	4x6
6'-1" TO 8'-0"	4x8	8'-1" TO 12'-0"	4x8
8'-1" TO 10'-0"	4x10		

NOTE: USE 6x LINTEL MEMBERS IN 2x6 STUD WALLS.



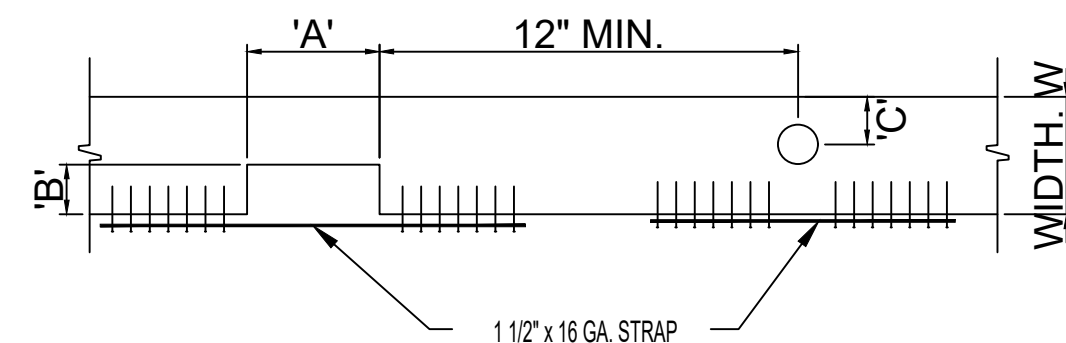
OPENING WIDTH	NUMBER OF FULL-HEIGHT STUDS		
	ALL EXTERIOR WALLS	INTERIOR BRG. WALLS	INTERIOR NON-BEARING WALLS
7'-0" OR LESS	2	2	1
7'-1" TO 10'-0"	3	2	1
OVER 10'-0"	4	2	1

NOTE: OMIT FULL-HT. STUDS WHERE POST FOR HOLDDOWN ANCHOR OCCURS. SEE PLAN AND TYPICAL HOLDDOWN DETAIL.



NOTCH / BORE % OF STUD	2x4 STUD	2x6 STUD
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

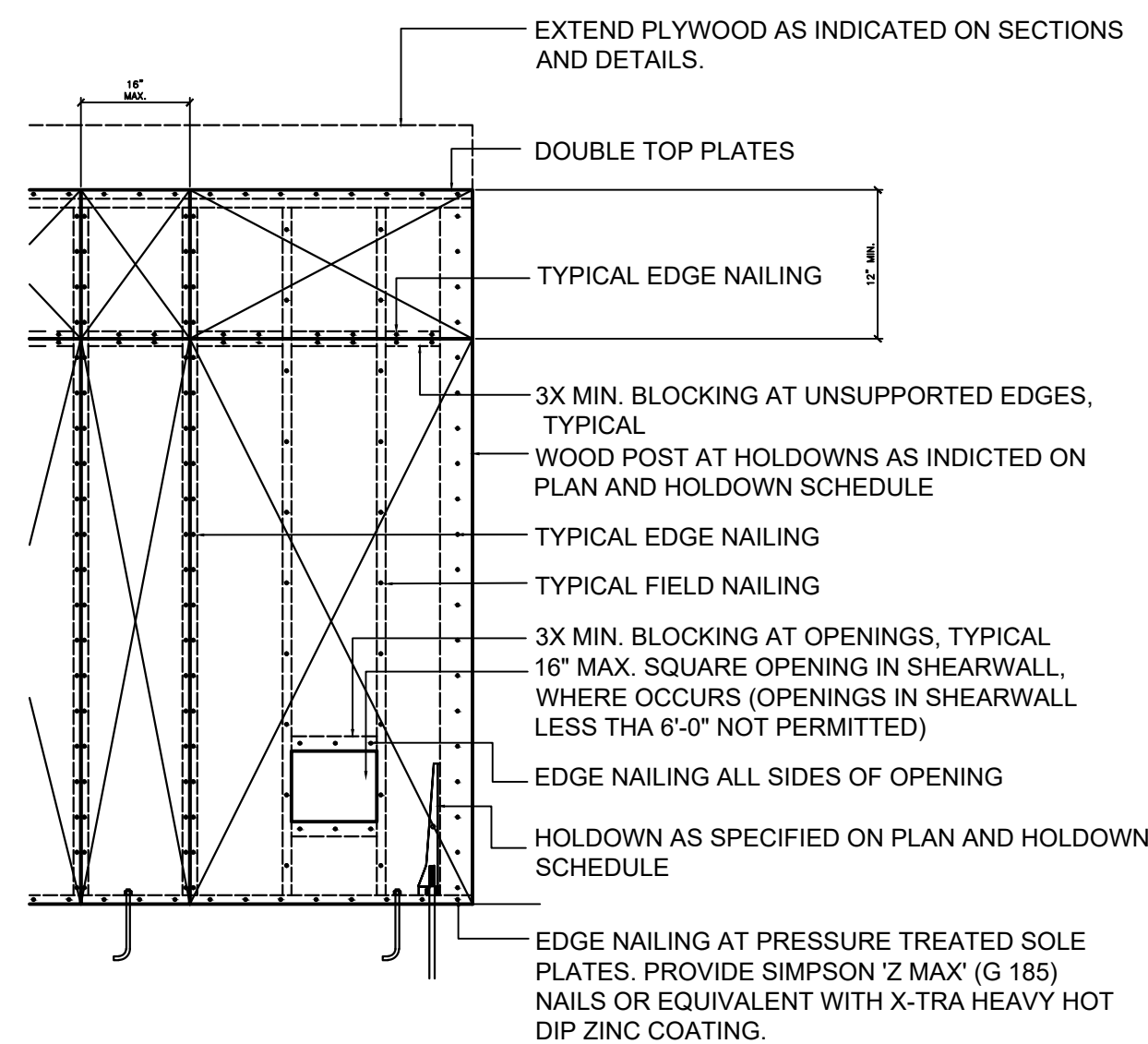
NOTE: BORING AND NOTCHING SHALL NOT OCCUR IN SAME STUDS



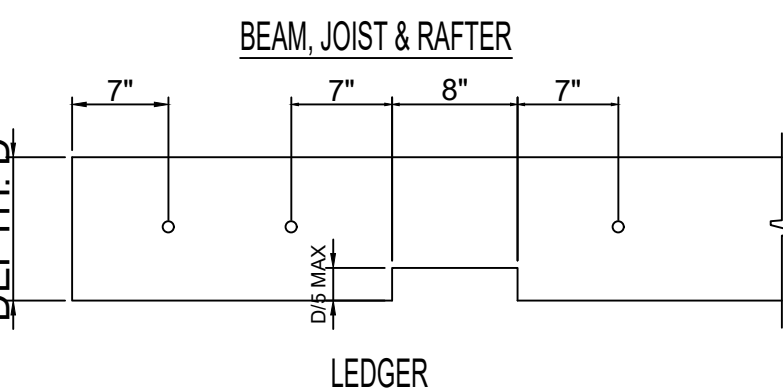
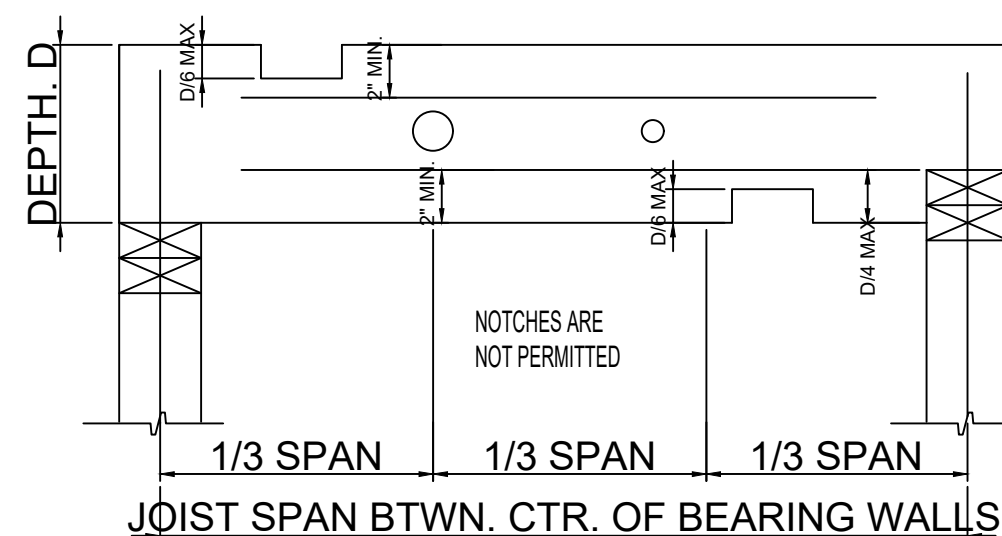
- NOTE:
- STRAP NOT REQUIRED FOR SILL PLATE
 - PREDRILL CORNERS OF NOTCHES
 - HOLES SHALL BE DRILLED
 - WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH
 - THE GALVANIZED METAL TIE MUST EXTEND A MINIMUM 6" PASTING THE OPENING.

SIZE OF PLATE	WIDTH OF NOTCHING 'A'	WIDTH OF NOTCHING 'B'	WIDTH OF NOTCHING 'C'	MAX. SIZE OF HOLE	NO. OF 16d COMMON NAILS FOR STRAP
2x4	3 1/2"	1 1/2"	1 1/2"	1 1/4"	8
2x6	5 1/2"	2"	2"	2"	8
2x8	5 1/2"	2"	2"	2"	11

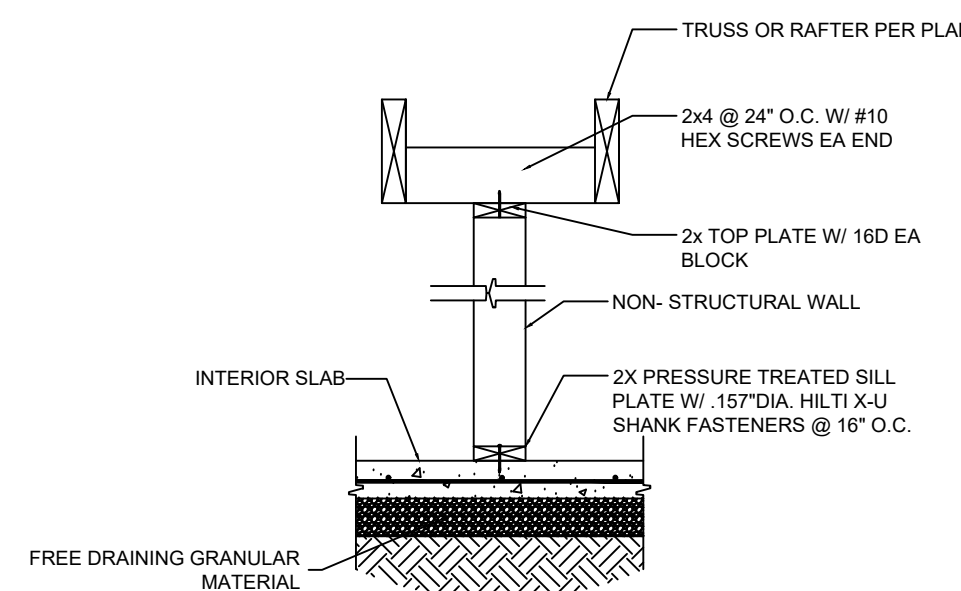
NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE



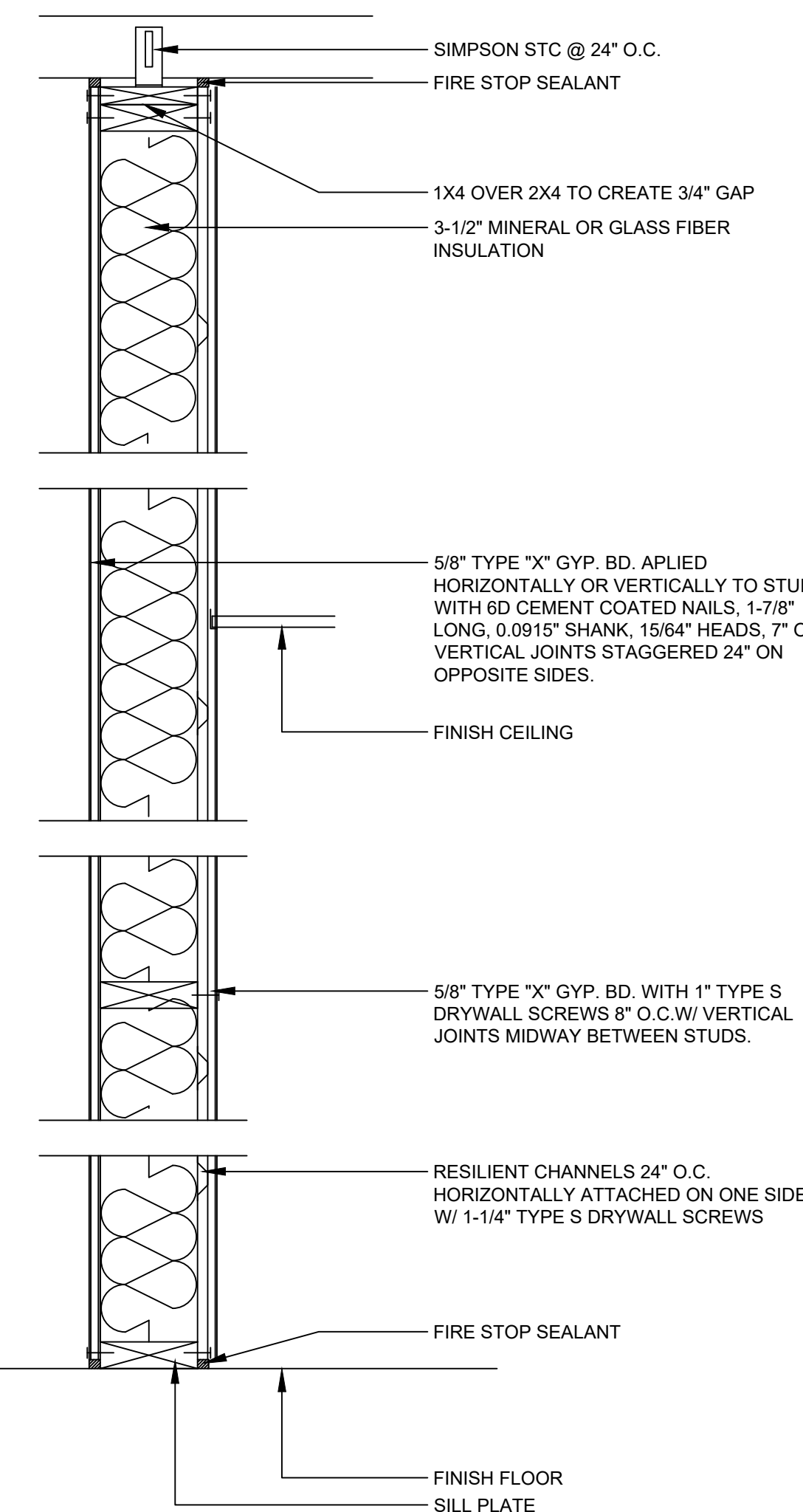
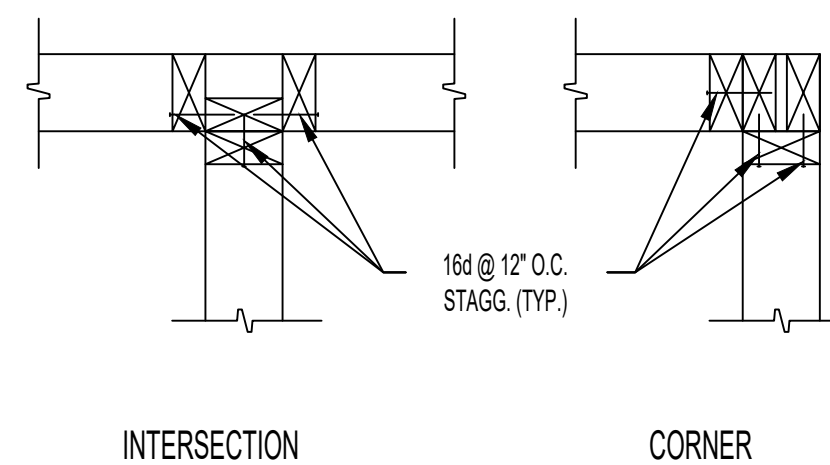
- NOTES:
- PROVIDE 2 X 6 STUDS @ 16 O.C. UNLESS NOTED OTHERWISE.
 - ALL NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE.
 - EDGE NAIL PLYWOOD TO ALL 3X OR LARGER POST OR COLUMNS.
 - LONG DIRECTION OF PLYWOOD SHEETS TO RUN PARALLEL TO STUD UNLESS AN ALTERNATE PROPOSAL IS SUBMITTED TO THE ENGINEER.
 - PROVIDE 5/8" ANCHOR BOLTS @ 48" O.C. TYPICAL U.N.O. FOR SHEAR WALLS.
 - SEE SHEARWALL SCHEDULE FOR SIZE AND SPACING OF ANCHOR BOLTS.
 - PERIODIC SPECIAL INSPECTION REQUIRED OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENERS WHERE NAILING IS 4" O.C. OR LESS.



- NOTES:
- CUT & NOTCHES IN BEAM - NOT PERMITTED.
 - HOLES SHALL BE DRILLED (MAX. HOLE SIZE - D3).
 - CUTS, NOTCHES & HOLES IN ENGINEERED WOOD PRODUCTS ARE PERMITTED ONLY BY THE MANUFACTURER'S SPEC.



12 NON-BEARING WALL DETAIL
N.T.S.



UL #U309

APPROVED
CITY OF PALM DESERT
BUILDING AND SAFETY DIVISION
BY: D. Olson
10/16/2025
RRAD25-0203
STORED DIGITALLY

06/20/2025

#	REV.	Date

SHEET TITLE

DETAILS

SHEET NUMBER

S2.0