INDIAN WELLS

TENANT IMPROVEMENT PLAN REQUIREMENTS

II. Plans shall consist of:

1. Plot Plan

- **Fully dimensioned.**
- **Legal description.**
- **Lot lines indicated.**
- **All existing improvements.**
- **Use of adjacent structures/tenant spaces**
- **Location of existing and/or proposed utilities.**

2. Floor Plan

- **Fully dimensioned.**
- **Identify all rooms in occupied space (office, storage, etc.).**
- **Exits (number, width, distance to, direction of, hardware requirements, etc.).**
- **Corridors (type of construction, width, access to exits, etc.).**
- **Show all fixed elements of construction (walls, partitions, cabinets, fixtures, etc.).**
- **Identify all occupancy separations and indicate fire resistive rating of each.**

3. Wall Section

- **Typical wall section indicating stud size, height, spacing, insulation, wall finish, and structural connections.**

4. Plumbing Plan

- **Plumbing isometric/schematic (water, gas, waste). 1) Size all lines. 2) Show vents, soil, and cleanouts.**
- **Show type of material to be used.**

5. Mechanical Plan

- Mechanical isometric/schematic, size all ducts.
- Location of return air.
- Location of all fire dampers.
- Method and amount of combustion air.
- Location of all HVAC units.
- Kitchen hoods (provide complete details as applicable).

6. Electrical Plan

- One line diagram (show service, feeder, panel, conductor, disconnect, overcurrent protection, grounding, etc.).
- Panel schedules with circuit identification.
- Indicate all outlet, fixture, and equipment locations.
- Indicate all hazardous electrical locations as applicable.
- Provide complete electrical load calculations.

7. Energy compliance

- Energy calculations as required by Title 24.
- Mechanical calculations, including the MECH-1 certificate of compliance form and related applicable forms and information.
- Envelope calculations, including ENV-1 certificate of compliance form and related applicable forms and information.
- Lighting calculations, including the LTG-1 certificate of compliance form and related applicable forms and information.

Note: Show all of the requirements of the energy calculations on the plans.

8. Additional plans and/or information

- T-bar ceiling details.
- Sprinkler plan (when required by code or fire ordinance).
- All conditions of approval issued by the Planning Department.
- Tenant improvement doing no construction with no previous tenant, needs Transportation, Environmental Health, Fire clearances, and Land Use approval