Wheeler Crest Design Review Committee

PO Box 347 Mammoth Lakes, CA 93546 760- 924-1800 phone, 924-1801 fax commdev@mono.ca.gov PO Box 8 Bridgeport, CA 93517 760-932-5420 phone, 932-5431 fax www.monocounty.ca.gov

AGENDA

Wednesday, May 31, 2023 - 10:30am

Location:

Mono County Civic Center Lundy Lake Room 1290 Tavern Road, First Floor Mammoth Lakes, CA 93546

> 9 Gibbs Court. Irvine, CA 92617-4032

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Joining via Zoom

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Visit: https://monocounty.zoom.us/j/84255452214?pwd=SXdIcG5sa2hlRkdWdGxGdmJJOWJRUT09

Or visit https://www.zoom.us/ and click on "Join A Meeting." *Use Zoom Meeting ID*: 842 5545 2214. To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

2. To join the meeting by telephone

Dial (669) 900-6833, then enter Meeting ID: 842 5545 2214.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

1.	Call to Order	10:00 am
2.	Public Comment for items not listed on the agenda	10:00 am
3.	Review of Brown Act basics (Emily Fox, County Counsel)	10:05 am
4.	Election of Vice Chair and Secretary (Chair Weiland)	10:05 am
5.	Review of public hearing procedures (staff)	
6.	PUBLIC HEARINGS: Review current building plans for compliance with the Architectural Guidelines in Appendix B of the Wheeler Crest Area Plan adopted as the Design Review Standards for the District by Ordinance 91-07. (Page 1)	10:10 am

A. B22-260: Proposal for Single Family Residence and separate garage with ADU. The property is located at 370 Rimrock Drive (APN: 064-200-018-000) and is designated Estate Residential (ER) 2. (Page 10)

B. B23-030: Proposal for the installation of a garage. The property is located at 75 Ridgeview (APN: 064-220-013-000) and is designated Estate Residential (ER) and Specific Plan (SP). (Page 30)

7. Informational planning staff updates 10:30 am

8. Set regular meeting time and date 10:35 am

9. Adjourn

Staff: Laura Stark, Community Development Analyst, (760) 924-1810; lstark@mono.ca.gov

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Mono County staff coordinator at (760) 924-1810 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).



ORDINANCE NO. 91-07 BOARD OF SUPERVISORS, COUNTY OF MONO

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AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF MONO, STATE OF CALIFORNIA, ESTABLISHING A DESIGN REVIEW DISTRICT FOR THE WHEELER CREST PLANNING AREA AND REPEALING THE SCENIC COMBINING ZONING IN THE PLANNING AREA.

WHEREAS, Chapter 19.36 of the Mono County Zoning and Development Code provides for the establishment of Design Review Districts; and

WHEREAS, the Wheeler Crest Area Plan calls for retention of "the rural residential character of the entire study area" and allows only single family residential and related accessory structures; and

WHEREAS, the Wheeler Crest Area Plan calls for the appointment of a Design Review Committee to implement design review in the Wheeler Crest planning area, in accordance with Chapter 19.36 of the Zoning Code; and

WHEREAS, the Board of Supervisors adopted Ordinance No. 91-O4, amending Chapter 19.36, Chapter 19.21, and Sections 19.03.260, 19.42.010 and 19.42.020 of the Mono County Zoning and Development Code to allow for the review of single family residential development; and

WHEREAS, a portion of the Wheeler Crest Planning Area is currently zoned with a Scenic Combining (SC) Overlay District; and

WHEREAS, the formation of a Design Review District makes the Scenic Combining District redundant; and

WHEREAS, in accordance with Chapter 19.36 (as amended) of the Zoning and Development Code, the Planning Commission adopted Resolution No. 91-08 recommending the formation of the Wheeler Crest Design Review District and a District Zoning Amendment to repeal the Scenic Combining zoning in the Wheeler Crest area: and

WHEREAS, this action was found to be exempt from the California Environmental Quality Act (CEQA) under a Class 8 Exemption--Actions by Regulatory Agencies for Protection of the Environment; and

WHEREAS, the formation of a Design Review District and the repeal of the Scenic Combining zoning in the Wheeler Crest Planning Area is consistent with the County General Plan and the Wheeler Crest Area Plan; and

WHEREAS, the formation of a Design Review District and the repeal of the Scenic Combining zoning is reasonable and beneficial at this time; and

WHEREAS, the formation of a Design Review District and the repeal of the Scenic Combining zoning will not have a substantial adverse effect on surrounding properties.

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SECTION 1: ESTABLISHMENT OF DISTRICT

- A. The boundaries of the Wheeler Crest Design Review District are shown on Exhibit A and by reference incorporated herein.
- **B.** The Wheeler Crest Design Review District shall allow for the review of single family residential development.
- C. The Architectural Guidelines in Appendix B of the Wheeler Crest Area Plan (attached as Exhibit B and by reference incorporated herein) are adopted as the Design Review Standards for the District.
- **D.** The Design Review Committee for the District shall consist of five (5) members who reside in the District. Two (2) members shall be appointed for a term of three (3) years; three (3) members shall be appointed for a term of two (2) years.

SECTION 2: REPEAL OF SCENIC COMBINING ZONING

The Scenic Combining Overlay District for the Wheeler Crest Planning Area (as shown on Exhibit C and by reference incorporated herein) is hereby repealed.

SECTION 3: CONSTITUTIONALITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 4: PUBLICATION

This ordinance shall become effective and in full force and effect thirty (30) days after adoption, and prior to fifteen (15) days after said adoption, shall be published once in a newspaneoDoc General Page Haion, published and printed in the County of Mono. State of California, together with the names of the members of the

Ordinance #91-Page 3 PASSED AND ADOPTED this 20thday of August 1991, by the Board of Supervisors. County of Mono, State of California, by the following vote: 2 3 Supervisors Jarvis, Lawrence, Paranick, Rake, Ried AYES: NOES: None ABSTAIN: None ABSENT: 6 BOARD OF SUPERVISORS 7 COUNTY OF MONO 8 ATTEST: APPROVED AS TO FORM: 9 10 [|] Nancy Wells James S. Reed County Counsel Clerk of the Board 11 | Dated August 20, 1991 12 13 14 | 15 ∮ 16 17 18 19 20 | 21 | 22 | 23 _{jj} 24 25 26

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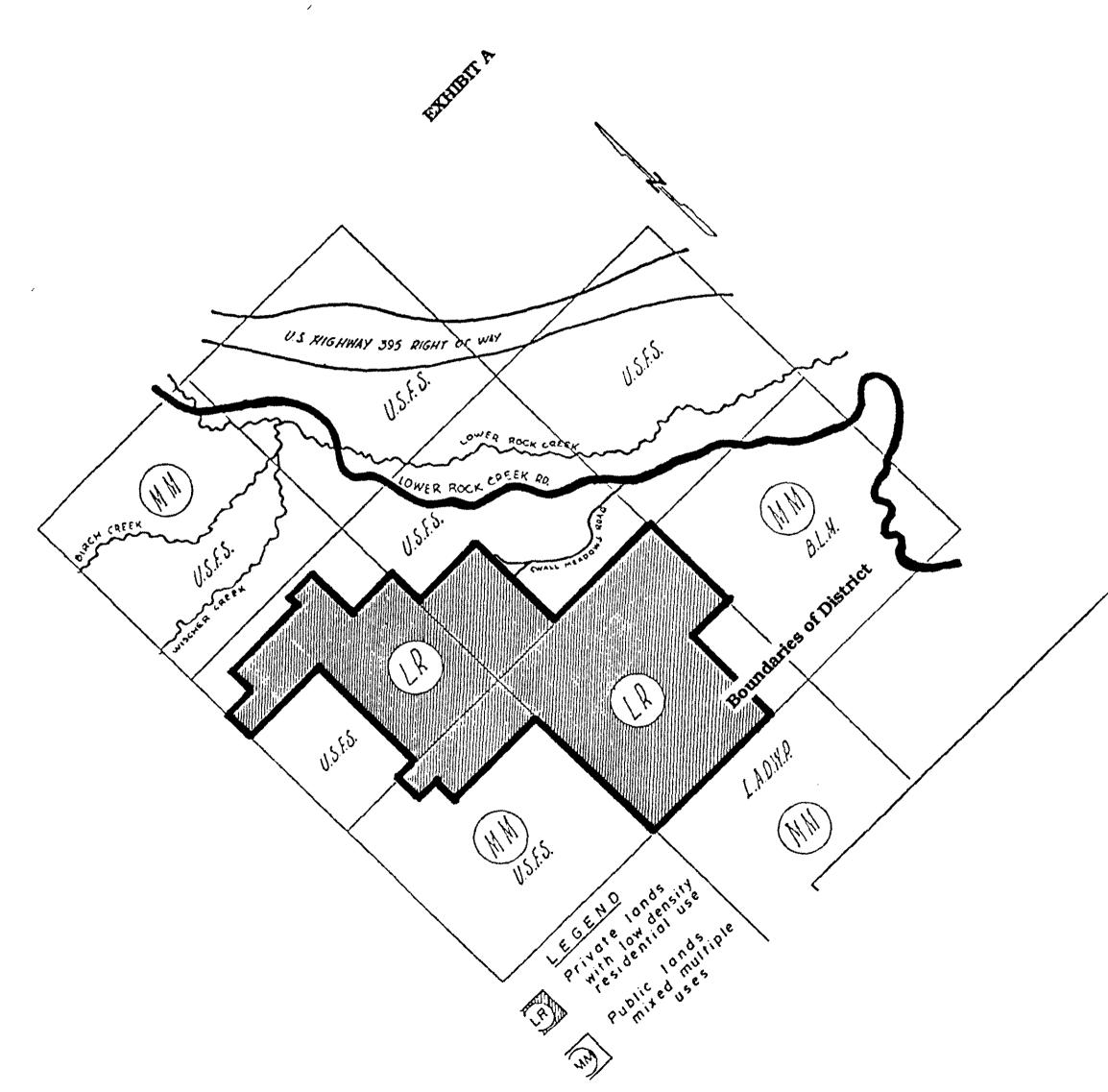


EXHIBIT B

APPENDIX B

ARCHITECTURAL GUIDELINES

1. BUILDING DESIGN:

- A. The project shall be designed to be attractive from all viewing directions. The site layout architecture, and landscaping should be developed to work in harmony with the architectural theme throughout the project.
- All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.
- C Foundations: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with a flat masonry paint on the portions extending above the finished grade: said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure.
- D. Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure of under portions shall be concealed from view.
- Exterior Walls: Generally, only one kind of siding should be used per structure and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.
- F. Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.
- G. All exposed metals, flashing, roofjacks, crickets, etc., are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

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H. Inappropriate materials which will not be allowed are as follows:

- I. Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar and gravel roofing will be reviewed on an individual basis.
- J. Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.
- K. Exterior lighting should be minimized, and indirect lighting should be encouraged.

2. SITE DEVELOPMENT:

- A Site Preparation: No cutting, filling and/or foundation excavation shall be initiated before obtaining the approval of the Planning Department, Building Department and Public Works Department.
- B Grading: All reasonable attempts shall be made to minimize grading for the building, garage, and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, retain the natural contours outside the footprint of the buildings. In areas of unstable or boggy soils, post or pile foundations may be appropriate
- C. Natural or existing topographic features and patterns contributing to the beauty and utility of a site are encouraged to be preserved.
- D. Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.
- E. Pollution of streams by run-off and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, french drains, and drain channels.
- Fencing: No fence or wall higher than six feet shall be erected. Fences of simple appearance and construction are the most desirable. Designs which call attention to the fence by creating a visual intrusion to the landscape are to be avoided age floperty line fences or walls are not generally required or desirable.

containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control.. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth moving equipment or the stockpiling of materials, etc. Use of native ground cover which requires less water to maintain is recommended.

Native vegetation (trees) in the Wheeler Crest area have evolved in a wet-dry cycle and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees enabling bard beetles to invade and kill the tree(s). Irrigation systems should be installed well outside the dripline of any retained trees if their survival is desired.

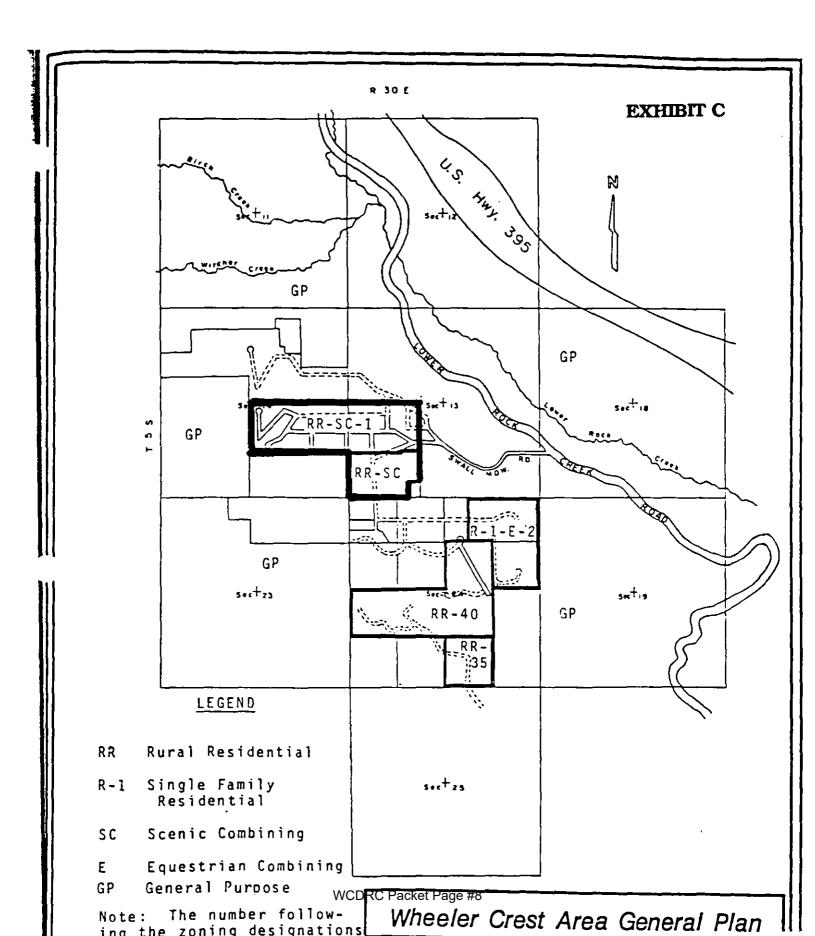
- H. Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize the damage to roots.
- I. An adequate irrigation system to maintain planted areas shall be provided, as necessary.

3. IMPLEMENTATION:

To effectuate the above set of guidelines it is proposed that:

These guidelines, including a map setting forth the boundaries of the Design Review District, be adopted by a resolution of the Board of Supervisors.

The Board of Supervisors appoint a Design Review Committee, in accordance with Chapter 19.36 of the Zoning and Development Code, which shall be responsible for reviewing all building and development proposals within the Design Review District. The design review process will be conducted in accordance with Chapter 19.36 of the Zoning and Development Code, and will be coordinated with the requirements of the Scenic Overlay District.



MONO COUNTY PLANNING COMMISSION

PO Box 347 Mammoth Lakes, CA 93546 760.924.1800, fax 924.1801 commdev@mono.ca.gov PO Box 8 Bridgeport, CA 93517 760.932.5420, fax 932.5431

May 15, 2023

To: The Sheet From: Laura Stark

Re: Legal Notice for the March 4 edition

Invoice: Heidi Willson, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Wheeler Crest Design Review Committee will conduct a public hearing **Wednesday**, **May 31**, **2023**. The meeting will be accessible remotely by livecast at: https://zoom.us/join (Meeting ID: **842 5545 2214**, **passcode 5678**) or in-person in the Lundy Lake Room of the Mono County Civic Center, First Floor, 1290 Tavern Road, First Floor, Mammoth Lakes, CA, 93546 where members of the public shall have the right to observe and offer public comment, to consider the following:

<u>10:05 am</u> - Proposal for a single family residence and a separate garage with ADU. The property is located at 370 Rimrock Drive (APN: 064-200-018-000) and is designated Estate Residential (ER) 2. Pursuant to the California Environmental Quality Assessment (CEQA), the project qualifies as a Categorical Exemption under Guidelines §15303 – New Construction or Conversion of Small Structures, which consists of the construction and location of limited numbers of new small facilities or structures.

<u>10:15 am</u> – Proposal for the installation of a garage. The property is located at 75 Ridgeview (APN: 064-220-013-000) and is designated Estate Residential (ER) and Specific Plan (SP) The property is located within the Rimrock Specific Plan area. Pursuant to the California Environmental Quality Assessment (CEQA), the project qualifies as a Categorical Exemption under Guidelines §15303 – New Construction or Conversion of Small Structures, which consists of the construction and location of limited numbers of new small facilities or structures.

Project materials are available for public review online at

https://www.monocounty.ca.gov/wcdrc and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting online (technology permitting) or to attend in-person; and to submit comments by 5 pm on Tuesday, May 30, 2023, to the Mono County Community Development, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov.
If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary of the Planning

Commission at, or prior to, the public hearing.

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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

ΑP	PLIC	CANT
AS	SES	SOR PARCEL #
PR	OJE	CCT DESCRIPTION (e.g., single-family residence, garage, etc.)
to bu tha ple	Neavoio Idin Id tho ase	ING DESIGN OTE: Please provide all required information as accurately and completely as possible d potential delays in processing. The required information should be shown on the g plans and plot plan. Place a check in the appropriate place on this form to indicate e information has been provided; if certain information does not apply to your project, place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY RE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.
		EXAMPLE
A.		Location of all utility boxes, transformers, propane tanks and metering devices. Please explain how your project complies with the following design criteria: The propane tank is located in
		the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of
		the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on
		the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with
		juniper bushes on the street side. Irrigation system will be installed.
A.		Location of all utility boxes, transformers, propane tanks and metering devices. Please explain how your project complies with the following design criteria: **Design Criteria:** All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company. **To be completed by Staff and/or Wheeler Crest Design Review Committee:**
		☐ Complies ☐ Does Not Comply ☐ Not Applicable Design Review Committee Notes:
		Design Review Committee Notes.

В.	Paint color for any portabove the finished grad		foundation work that extend
	Please explain how your projec	ct complies with the following design	criteria (lines on next page):
	as a backing material for design concept. Construct flat masonry paint on the should be minimized. The the structure. Inappropring unpainted metal, standard	or veneer work or when used action grade foundation work the portions extending above the color shall be harmonious	·
	☐ Complies	☐ Does Not Comply	☐ Not Applicable
	Design Review Committee Note		
C.	Please explain how your project Design Criteria: Decks structure. The under port to blend with the main s	et complies with the following design	atible with the design of the main orches shall be painted or stained nall be concealed from view.
	☐ Complies Design Review Committee Note	☐ Does Not Comply es:	□ Not Applicable
D.		ct complies with the following design	criteria: kind of siding should be used per
	structure, and it should materials shall be approp in the vicinity. The use of	l be applied in a uniform pa	attern or manner. Exterior siding narmoniously to existing buildings couraged.
	☐ Complies	☐ Does Not Comply	☐ Not Applicable

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	olor for any aluminu ease explain how your proj	a m sash. ect complies with the following des	sign criteria:
To	ordinate with the col	uinum sash shall be color-and or theme of the project. / or Wheeler Crest Design Review Comply Does Not Comply otes:	Committee:
Pa	aint colors for all ex	nosed metal	
D e fla	ease explain how your proj esign Criteria: All ex at to blend with the s	ect complies with the following des posed metals, flashing, roofj tructure. Muted, nonreflecti	jacks, crickets, etc. are to be ve colors are encouraged.
D fla	ease explain how your proj esign Criteria: All ex at to blend with the s	posed metals, flashing, roofstructure. Muted, nonreflectifor Wheeler Crest Design Review Comply	jacks, crickets, etc. are to be ve colors are encouraged.
De To	esign Criteria: All exat to blend with the sube completed by Staff and Complies esign Review Committee No	posed metals, flashing, roofstructure. Muted, nonreflectifor Wheeler Crest Design Review Comply	jacks, crickets, etc. are to be ve colors are encouraged. Committee: ☐ Not Applicable
De D	esign Criteria: All exat to blend with the state to blend with the state completed by Staff and Complies esign Review Committee Notes to be explain how your project esign Criteria: Roofs that are not exposed to fill be reviewed on an interpretation.	posed metals, flashing, roofstructure. Muted, nonreflective or Wheeler Crest Design Review Cores. Does Not Comply otes: Determine the following design and gravel roof surfactive. All types of metal, contindividual basis.	jacks, crickets, etc. are to be ve colors are encouraged. Committee: Not Applicable sign criteria: cings will be permitted only nposition and tar-and-grave
De D	esign Criteria: All exat to blend with the state to blend with the state completed by Staff and Complies esign Review Committee Notes to be explain how your project esign Criteria: Roofs that are not exposed to fill be reviewed on an interpretation.	posed metals, flashing, roofstructure. Muted, nonreflectiver or Wheeler Crest Design Review Comply Does Not Comply otes: Tar and gravel roof surfactiview. All types of metal, contractivity.	jacks, crickets, etc. are to be ve colors are encouraged. Committee: Not Applicable sign criteria: cings will be permitted only prosition and tar-and-grave

I. 🗆		terior stains and finishes. bject complies with the following designments	gn criteria:
	exterior stains and fir over paints. Stains ter	nishes giving a natural weath nd to weather better and are e	nuse of extreme weather conditions, nering appearance are encouraged easier to maintain. The use of color colors found in the immediate
	To be completed by Staff an	d/or Wheeler Crest Design Review Co	mmittee:
	☐ Complies Design Review Committee N	☐ Does Not Comply Notes:	□ Not Applicable
. 🗆	Location of any external Please explain how your pro	rior lighting. Diject complies with the following designment	gn criteria:
	be encouraged. To be completed by Staff an	d/or Wheeler Crest Design Review Co	
	☐ Complies Design Review Committee N	☐ Does Not Comply Notes:	☐ Not Applicable
SITE D	_	_	ections showing property lines, landscaping, and architectural
	Please explain how your pro	oject complies with the following desig	gn criteria:
	directions. The layout harmony with the arch To be completed by Staff an	t architecture and landscapin hitectural theme throughout t nd/or Wheeler Crest Design Review Co	ommittee:
	☐ Complies	☐ Does Not Comply	☐ Not Applicable

Contour lines and any required cut and fill (show original <u>and</u> proposed cut a fill lines from all elevations). Please explain how your project complies with the following design criteria:			
for the building, gar least disturbance p coverage is minimize natural contours ou	ading: All reasonable attempts rage and driveways. Foundationssible. Natural, unmodified and for effective erosion controlated the footprint of the buildings, post or pile foundations ma	ns shall be designed to createres should be maximized, To the greatest extent possibngs should be retained. In a	
Natural or existing tutility of a site ought	opographic features and patter	rns contributing to the beau	
	nd/or Wheeler Crest Design Review Co	mmittee:	
☐ Complies	☐ Does Not Comply	☐ Not Applicable	
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Design Review Committee		rom impervious surfaces (s	
Design Review Committee Location and types drip trenches, Fren	of devices to control runoff f	-	
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Location and types drip trenches, Fren Please explain how your publication and types drip trenches, Fren Please explain how your publication for the surface waters natural drainage flow Pollution of streams provided. Runoff fro	of devices to control runoff in the drains, etc.). project complies with the following designation of the device of the drains, etc.). The drains of the d	to proper site surface drain boring properties or interfer e avoided. Erosion control sl driveways) should be accomp	
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Location and types drip trenches, Fren Please explain how your provided. Runoff fro by such devices as d	of devices to control runoff in the drains, etc.). broject complies with the following designation of the control of the cont	to proper site surface drain boring properties or interfer e avoided. Erosion control sl driveways) should be accomp d drain channels	

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

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land prop	scaping or revege osed irrigation s		d shrubs to be retained, ge of plant material), and lo	
enha visua of tro grad- conti cons dama grou Insol	nce the new structure ally objectionable eles and large boulding shall be replared. Trees and shruttruction by temporaged by earth-mover that requirer as possible, trees.	ctures and improvements elements such as utility are ders should be kept to a rated at the earliest season abs that are to be retained orary fencing or barricading equipment or the stocking or paving shall be leading shall shall be leading shall be leading shall shall be leading shall shall shall shall shall shall shall shall shall sh	ocated in such a way that no	to screen e removal turbed by or erosion ed during tushed or e of native tree roots
shall Nativ estal irriga rema	exercise great care we vegetation (trees olishing irrigation ated year round, and tining trees, entitli ld be installed we	te to minimize damage to rest in the Wheeler Crest are for landscaping beneath in ideal environment for roing bark beetles to invade	nent cannot be adhered to, the cots. The a has evolved in a wet-dry of these trees is harmful. If the cot rot results, thus creating and kill the trees. Irrigation any retained trees if their seconds.	cycle, and he soil is stress on n systems
An a	adequate irrigation ssary.	_	lanted areas shall be pro	vided, as
To be		d/or Wheeler Crest Design Revieu		.1: 1-1 -
Danim	☐ Complies	☐ Does Not Con	nply 🔲 Not App	nicable
	n Review Committee No	ous.		
	itoma abaakad ab		with the building plans and	d plot
	i for Plan Check #	*		

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT	
ASSESSOR PARCEL #	
PROJECT DESCRIPTION	
(e.g., single-family residence, garage, etc.)	
WHEELER CREST DESIGN REVIEW COMMITTEE RECORD Recommended for approval: □ without conditions □ v	
Chair, Wheeler Crest Design Review Committee	Date
The Wheeler Crest Design Review Committee recommends ☐ Complies with guidelines	the following findings and conditions:
☐ Does not comply with guidelines (please summarize items incons	sistent with guidelines)
Proposed conditions (please recommend conditions to add	dress inconsistencies with guidelines)
COMMUNITY DEVELOPMENT DETERMINATION:	
☐ Hold for further review/information (see attached lett	er for detail)
☐ Approved with no conditions	
☐ Approved with the following conditions	
Community Development Department	Date

Notes

MECHANICAL NOTES:

- 1. PER CMC DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4"Ø. THE DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FROM THE ALLOWABLE LENGTH FOR EACH 90° ELBOW IN EXCESS OF THE TWO BASE
- PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS ARE REQUIRED ON ALL SHOWERS AND TUB/SHOWERS AS PER C.P.C. 408.3. ALL SHOWER AND TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET PER CRC R307.2.
- PROVIDE NON-REMOVABLE BACK FLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS PER C.P.C. 603.
- ALL WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE & DRAIN TO THE OUTSIDE PER C.P.C. 608-3. WATER CLOSETS ARE TO BE MAXIMUM 1.28 GALLONS PER FLUSH.
- SMOKE DETECTORS SHALL BE PERMANENT WIRED W/O DISCONNECT. TO BE 110 VOLT WITH BATTERY BACKUP
- AS PER CRC R314. SMOKE DETECTORS SHALL NOT BE INTERCONNECTED WITH ALARM SYSTEM. PROVIDE INSTALLATION INSTRUCTIONS FOR ALL LISTED APPLIANCES FOR INSPECTOR PER CMC 303.1 ALL FIXED
- APPLIANCES TO BE SECURELY FASTENED IN PLACE. ANCHOR STRAPS FOR WATER HEATERS 8. TO BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION, LOWER ANCHOR STRAP TO
- MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. PLUMBERS TAPE NOT ALLOWED. PER CPC 507.2. 9. DRYERS AND COOKING UNITS ARE REQUIRED TO HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR PRONG OUTLET. PER CEC 210-52 & CEC 250-60. KITCHEN SMALL APPLIANCE BRANCH CIRCUITS WILL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS IN THE KITCHEN, INCLUDING THE REFRIGERATOR.
- 10. BATHROOM OUTLETS WILL BE SERVED BY A DEDICATED 20 AMP CIRCUIT. THIS CIRCUIT WILL NOT SERVE ANY OTHER RECEPTACLES. PER, CEC 210-52. 16. DIMMERS TO BE USED ON ALL TRACK LIGHTING SWITCHING THROUGHOUT THE HOUSE. VERIFY WITH OWNER PRIOR TO INSTALLATION.
- 11. CLOTHES DRYER VENT TO BE OF SMOOTH METAL AND PER CMC 504.3
- 12. COMBUSTION AIR OPENINGS SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE, AND THE LOWER 12" OF THE ENCLOSURE PER CMC 702.1. THESE OPENINGS SHALL BE PROVIDED WITH A GALVANIZED SLEEVE OF NOT LESS THAN 26 GAUGE STEEL OR OTHER APPROVED MATERIAL. SHALL HAVE A MINIMUM CROSS-SECTIONAL DIMENSION OF 3"AND TERMINATE IN A SPACE AT LEAST 3" IN DEPTH OPEN TO THE FRONT OF THE APPLIANCE
- PER CMC 704.1. INSTALLATION OF FACTORY MADE AIR DUCTS TO COMPLY WITH CMC STANDARD 6-3. 13. APPLIANCES INSTALLED IN GARAGE WHICH GENERATE A GLOW, SPARK, OR FLAME SHALL BE INSTALLED WITH PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE FLOOR LEVEL AND SHOULD BE
- PROTECTED FROM AUTO IMPACT PER CPC 308.1. 14. INSTALL R-12 BATT H20 HEATER BLANKET AND VENT THROUGH ROOF PER CPC 510.0 . PROVIDE COMBUSTION
- AIR PER CMC AND PROVIDE EXPANSION TANK PER CPC 608 AND OVERFLOW.
- 15. INSTALL A MINIMUM R-4 INSULATION ON ALL DOMESTIC HOT WATER PIPES. 16. SETBACK THERMOSTATS ARE REQUIRED.
- 17. RECEPTACLES THAT PROVIDE POWER FOR A SPA, HOT TUB OR HYDROMASSAGE BATHTUB SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED. ELECTRICAL LIGHTING FIXTURES AND OUTLETS IN AREA
- OF SPAS AND HOT TUBS SHALL COMPLY WITH ARTICLE 680 OF THE CEC.
- 18. PLUMBING LINES SHALL NOT BE USED AS ELECTRICAL GROUNDS.
- 19. SMOKE DETECTORS. 19.1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED
- IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. 19.2. IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE
- BUILDING WIRING AND THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP. 19.3. THE DETECTORS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED
- SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN
- BUILDINGS WHICH UNDERGO REPAIRS, ALTERATIONS OR ADDITIONS.
- DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT.
- PENETRATIONS OF FIRE RATED WALLS TO BE AS PER CRC. INSTALL REQUIRED FIRE BLOCKING AROUND PENETRATIONS, ELECTRIC OUTLET BOXES STAGGERED 24" ON OPPOSING WALL SIDES, AND METHODS FOR
- 19.8. MECHANICAL VENTILATION SHALL BE PROVIDED PER THE PROJECT SPECIFIC REQUIRMENTS ON SHEET E1.#

ENERGY/LIGHTING/ELECTRICAL/ENVELOPE

20. SEE SHEETS (E#.#) FOR GENERAL AND PROJECT SPECIFIC REQUIREMENTS RELATING TO ENERGY COMPLIANCE

PLUMBING NOTES

- 1. ALL PLUMBING TO COMPLY WITH C.P.C.
- 22. ALL DRAIN, WASTE AND VENT LINES SHALL BE ABS.
- 23. ALL PIPE SHALL BE PAINTED TO MATCH SURROUNDING FINISHES IF EXPOSED TO WEATHER. 24. ALL DOMESTIC PIPING SHALL BE TYPE L COPPER WITH SWEATED CONNECTIONS
- 25. PLUMBING FIXTURES SHALL BE WATER-CONSERVING:
- 25.1. SINGLE FLUSH WATER CLOSETS (TOILETS) SHALL BE 1.28 GALLONS OR LESS PER FLUSH 25.2. URINALS SHALL NOT EXCEED 0.125 GALLON LESS PER FLUSH, EFFECTIVE FLUSH VOLUME OF ALL URINALS
- SHALL NOT EXCEED 0.5 GALLONS PER FLUSH. 25.3. SINGLE SHOWERHEAD SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS OR LESS PER MINUTE@ 80 PSI. MULTIPLE SHOWER HEADS SERVING ONE SHOWER THE COMBINED FLOW RATE OF ALL SHOWER HEADS
- AND/OR SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER FLUSH@ 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO OPERATE
- 25.4. RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 OR LESS GALLON PER MINUTE @ 60 PSI. MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT
- 25.5. 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.
- 25.6. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAS RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAX FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE NOT AVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REQUIRED REDUCTION IN FLOW RATE

Abbreviations

ADDITIONAL ADD'L ALT APPROX ALTERNATE **APPROXIMAT** BLW BELOW BETWEEN BTWN BLK BLOCK BOTH SIDES BUILDING BLDG CALIFORNIA BUILDING CODE CENTERLINE CHANNEL CHN COLUMN COL CONCRETE CONC CONCRETE MASONRY UNIT CMU CONT CONTINUOUS DET DIAMETER Ø, DIA. DIMENSION DOUBLE DOUGLAS FIR DRAWING FACH FND **EACH FACE EACH SIDE EACH WAY** ENGINEER OF RECORD E.O.R. **EQUAL EXISTING** FXP **EXPANSION** EXTERIOR EXT FACE OF STUD F.O.S. FLOOR FTG **FOOTING FOUNDATION** FDN GAGE GALVANIZED GLUED-LAMINATED BEAM GLB GYPSUM BOARD GYP HGR HANGER HEADER HDR HEIGHT HFM-FIR HORIZ HORIZONTAL

INFO

INFORMATION INSIDE DIAMETER INTERIOR KILN DRIED LAMINATED VENEER LUMBER

MACHINE BOLT MANUFACTURER MFR MAX MAXIMUM MECHANICAL MINIMUM MIN MISCELLANEOUS MISC NOT TO SCALE NTS NUMBER/POUNDS ON CENTER

ONE SIDE OPPOSITE ORIENTED STRAND BOARD

PARALLEL PLYWOOD POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED or PRESERVATIVE TREATED PROPERTY LINE RADIUS REDWOOD REFERENCE REQUIRED REQ'D SCHED SCHEDULE SIMILAR SIM SLAB ON GRADE S.O.G. SPECIFICATION SPEC SQUARE STANDARD STD STEEL

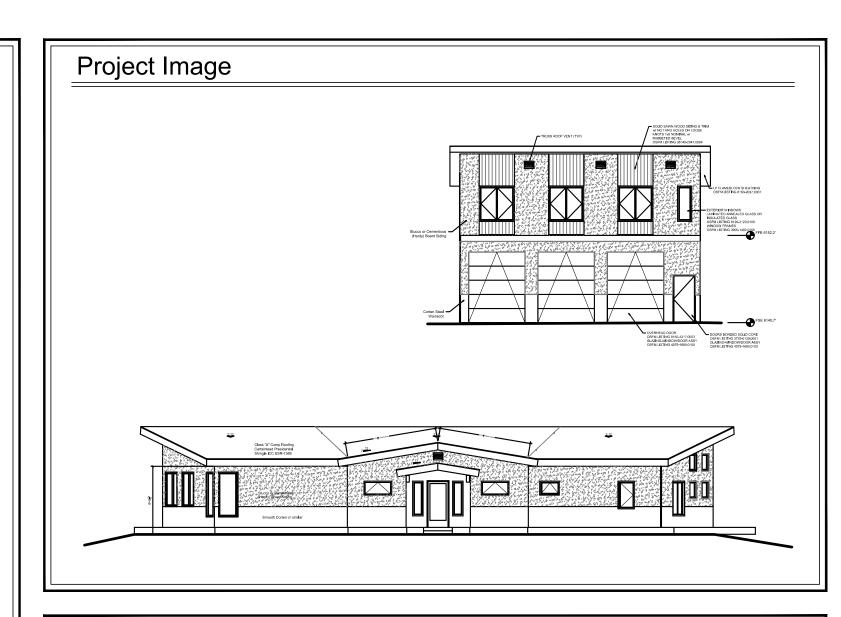
THREADED T&G T&B **TONGUE & GROOVE** TOP & BOTTOM UNLESS NOTED OTHERWISE

SYMMETRICAL

VERIFY IN FIELD VERTICAL VERT WEIGHT

WITHOUT WONKY WHAT'S THAT FOR

Vicinity Map 370 Rimrock Dr, Bishop, CA 93514



Project Description

New Single Family Dwelling and Detached Garage with guest suite Above

Code Analysis

Reference Standards 2019 CRC / CBC and all local ordinance Classification R3 / U Construction Type V B

Sprinklered

Total conditioned Class R3 floor area 1874 sf (Main) $/_1ackslash$ Total unconditioned Class U floor area 47 sf (Main) Total conditioned Class R3 floor area 828 sf (ADU) Total unconditioned Class U floor area 712 (ADU)

Reference Engineering for applicable loading and seismic analysis

Project Location

370 Rimrock Drive Bishop, CA APN 064-200-018-000

Lot 18 Pinion Ranch

Homeowner's Association

Pinion Ranch HOA

Project Owner

Occupancy Separation: 1 hr between R3 and U Occupancies

Interior Non-bearing Walls "zero hour" Fire Resistance Rating

Exterior Bearing Walls "zero hour" Fire Resistance Rating

Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

Fire Ratings per CBC Table 601

Local Contact

Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

Deferred Submittals

1) Sprinkler System Documents for deferred submittal items shall be reviewed by the registered design professional in responsible charge prior to forwarding them to the building official. The registered design professional in responsible charge should note on the document indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items should not be installed until the deferred submittal documents have been approved by the building

Fire sprinkler and solar systems installations to be under seperate permits.

Sheet Schedule

Sheet Number	Description
A0.1	Cover Sheet - Gen Notes
C1.0	Site Plan
A1.0	Floor Plans
A2.0 A3.0	Elevations
A3.0 A4.0	Residence Section Garage Floor Plans
A5.0	Garage Floor Flans Garage Elevations
A6.0	Garage Section
E1.0 E1.1 E1.2 E1.3 E1.4	Electric Plans - Residence Electric Plans - Garage Electrical & T24 Notes GBC & Mandatory Meas. CF1R 2
\$0.1 \$1.0 \$2.0 \$3.0 \$4.0 \$5.0 WSWH1 WSWH2	General Engineering Notes Res Founation Plan / Floor Framing Res Roof Framing Garage Foundation / Floor Framing Garage Roof Framing Details Simpson Details Simpson Details

Project Consultants

Land Surveying: Eastern Sierra Land Surveys, Inc Guy Bien - Principal Lic 7724 Design & General Contractor Joe Pace Construction Joe Pace - Principal (530) 277-2737 joe@joepaceconstruction.com CA Lic # C 6640772 Class B Ken Anderson - Principal (530) 546-7715 info@ltvista.com Structural Engineering: Jason Atwood, P.E. (530) 906-0242 atwoodjason@yahoo.com CA Lic # C 68865 BMP Design: Title 24 Energy Analysis:

Applicable Codes

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE NTFPD AMENDED FIRE CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE MONO CTY MUNI CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 GREEN BUILDING CODE 2019 WILDLAND URBAN INTERFACE ALL APPLICABLE LOCAL CODES SHALL BE OBSERVED. WHEN CONFLICTING OR OVERLAPPING STANDARDS EXIST THE MORE STRINGENT OR RESTRICTIVE CODE SHALL APPLY

Pace Residence

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REVISIONS KEY# DATE BY FOR /1 | 2-18-23 | kba |

<u>APN:</u> 064-200-018-000

JOB SITE: 370 Rimrock Drive Bishop, CA

Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

CONTACT: Ken Anderson PO Box 55 Tahoe Vista, CA 96148 (530) 546-7715

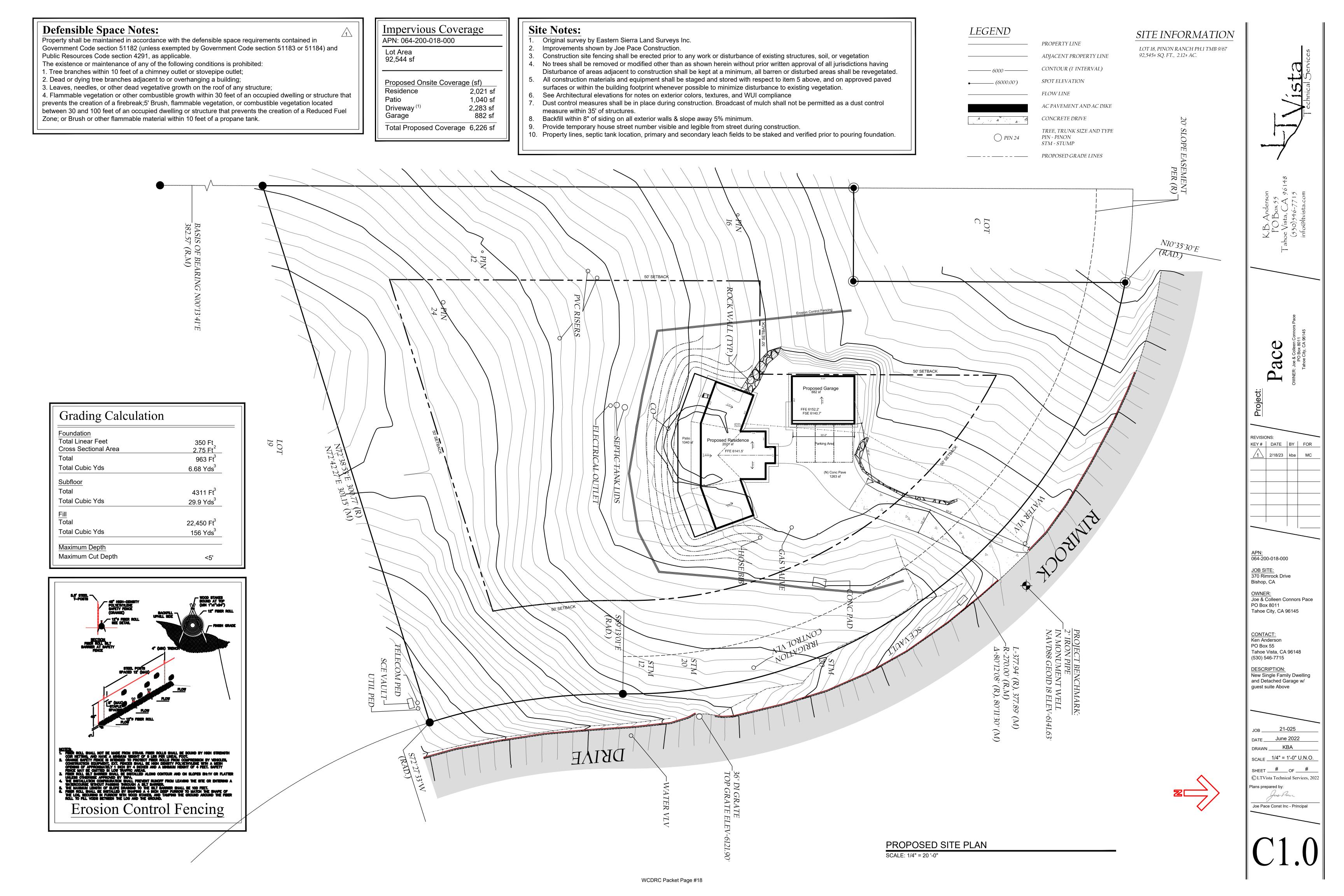
DESCRIPTION: New Single Family Dwelling and Detached Garage w/ guest suite Above

JOB 21-025 DATE June 2022

DRAWN ____KBA SCALE <u>1/4" = 1'-0" U.N</u>.O. SHEET # OF #

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WCDRC Packet Page #17



Area Tabulation

PROPOSED CONDITIONED AREA
SINGLE STORY SFD 1874 SF

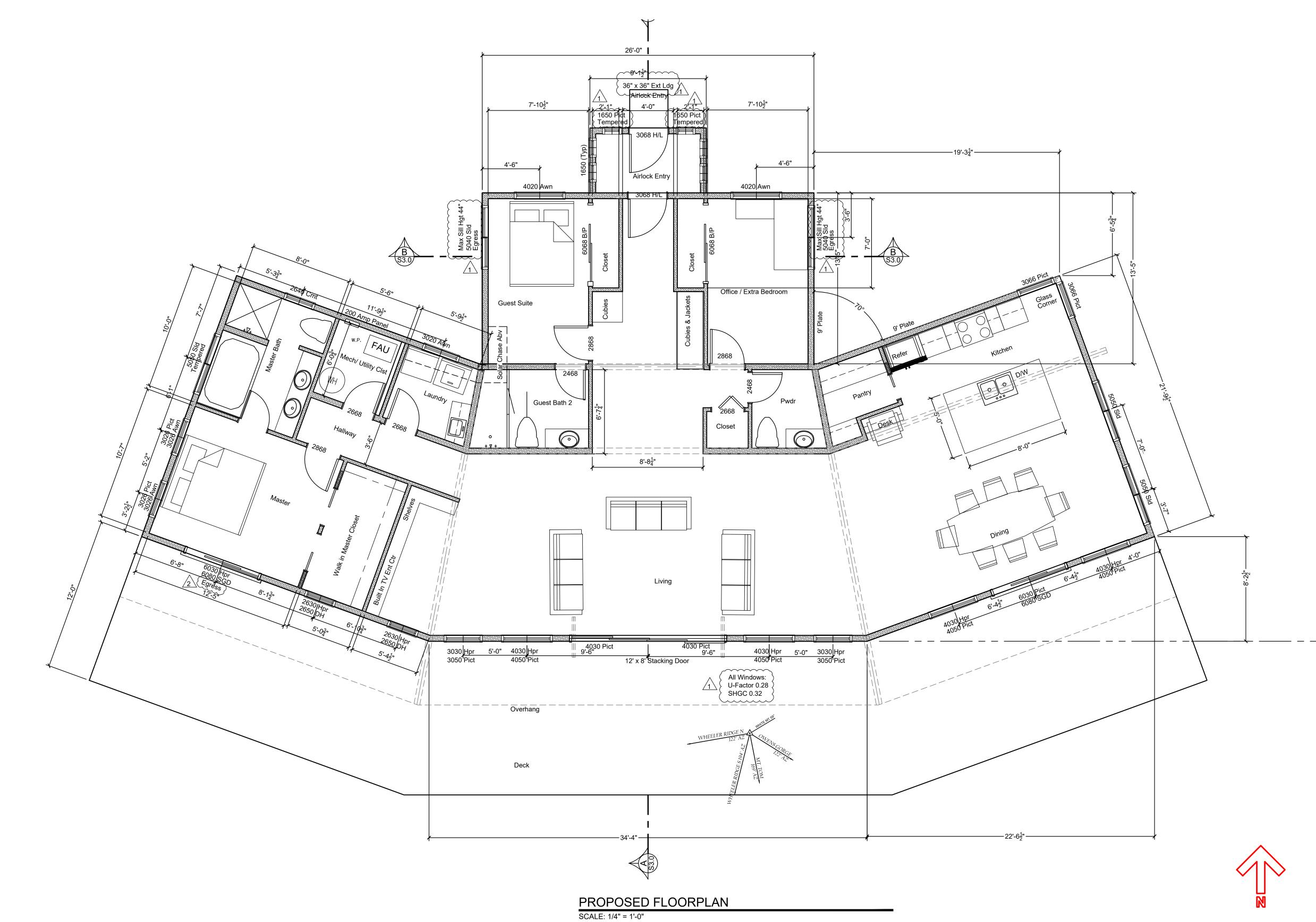
PROPOSED UNCONDITIONED AREA
AIRLOCK ENTRY 42 SF

PROPOSED EXTERIOR PATIO AREA
STONE PATIO 1064 SF

Floor Plan Legend

EXISTING WALL
EXISTING WALL REMOVED
NEW WALL

SECTION LETTER ID
SHEET #



ista Technical Services

K.D. Anderson
POBox 55
Tahoe Vista, CA 96148
(530)546-7715
info@ltvista.com

Pace

APN: 064-200-018-000 <u>JOB SITE:</u> 370 Rimrock Drive Bishop, CA

OWNER: Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

CONTACT:
Ken Anderson
PO Box 55
Tahoe Vista, CA 96148
(530) 546-7715

DESCRIPTION:
New Single Family Dwelling
and Detached Garage w/
guest suite Above

JOB _______ 21-025

DATE ______ June 2022

DRAWN _____ KBA

SCALE _____ 1/4" = 1'-0" U.N.O.

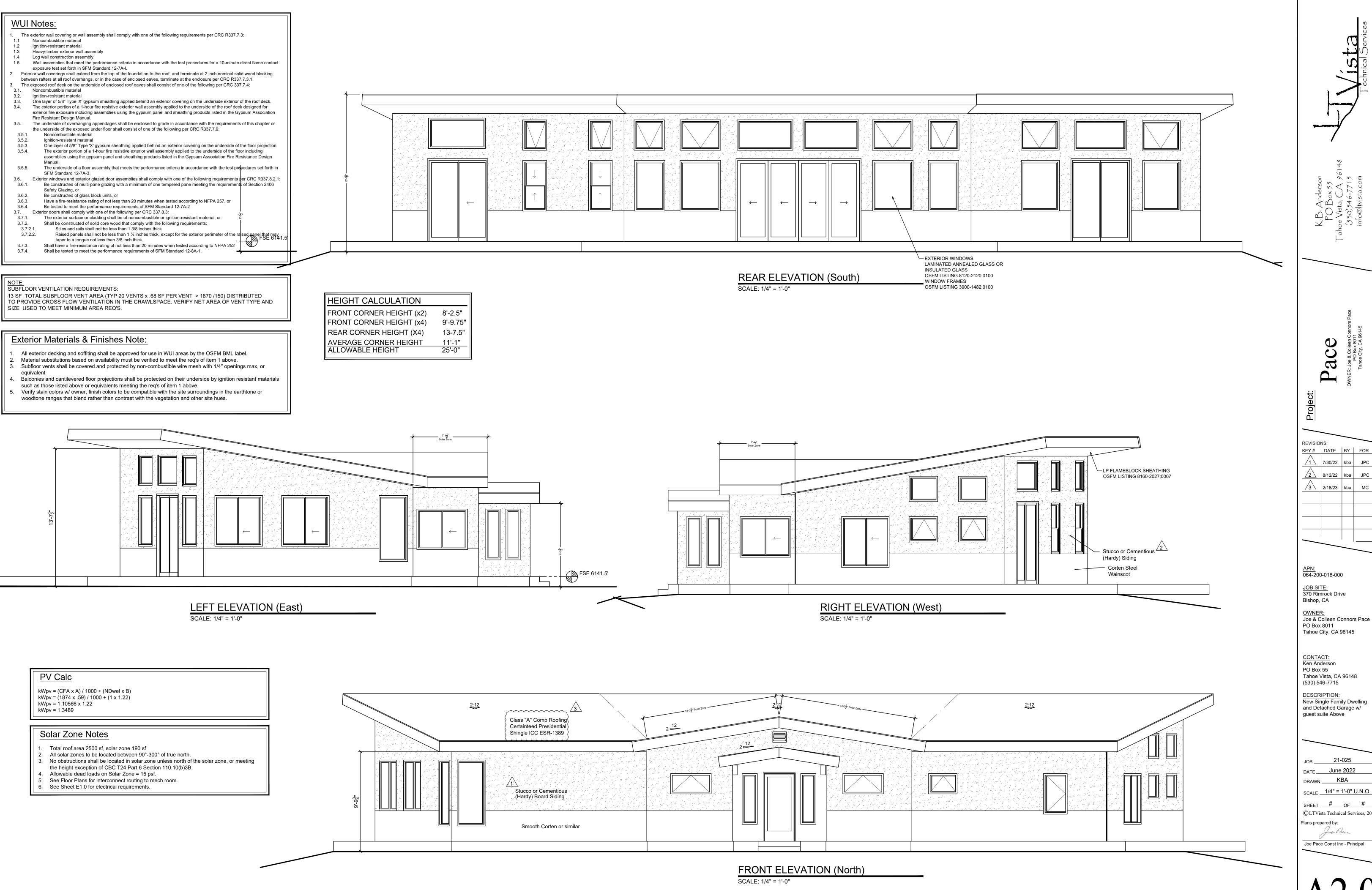
SHEET ___#__OF __#

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Plans prepared by:

Joe Pace Const Inc - Principal

A1.0



<u>APN:</u> 064-200-018-000

JOB SITE: 370 Rimrock Drive Bishop, CA

OWNER:
Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

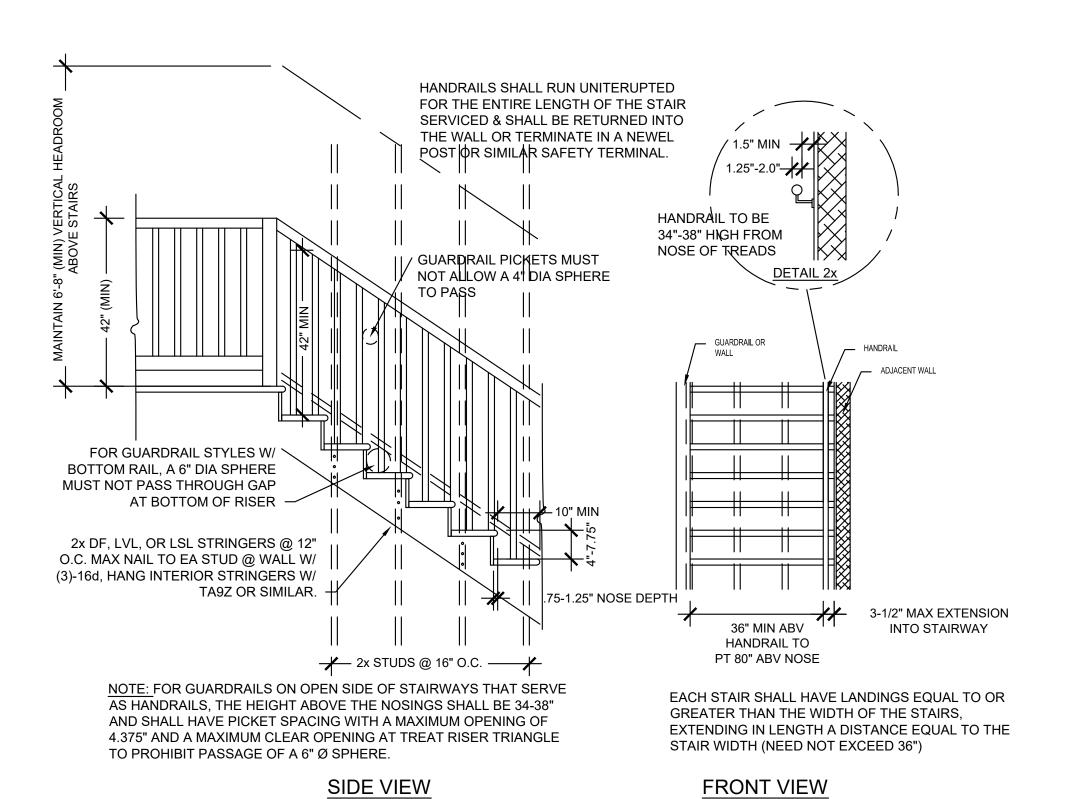
CONTACT: Ken Anderson PO Box 55 Tahoe Vista, CA 96148 (530) 546-7715

DESCRIPTION: New Single Family Dwelling and Detached Garage w/ guest suite Above

JOB ______21-025 DATE June 2022 DRAWN KBA SCALE ___1/4" = 1'-0" U.N.O.

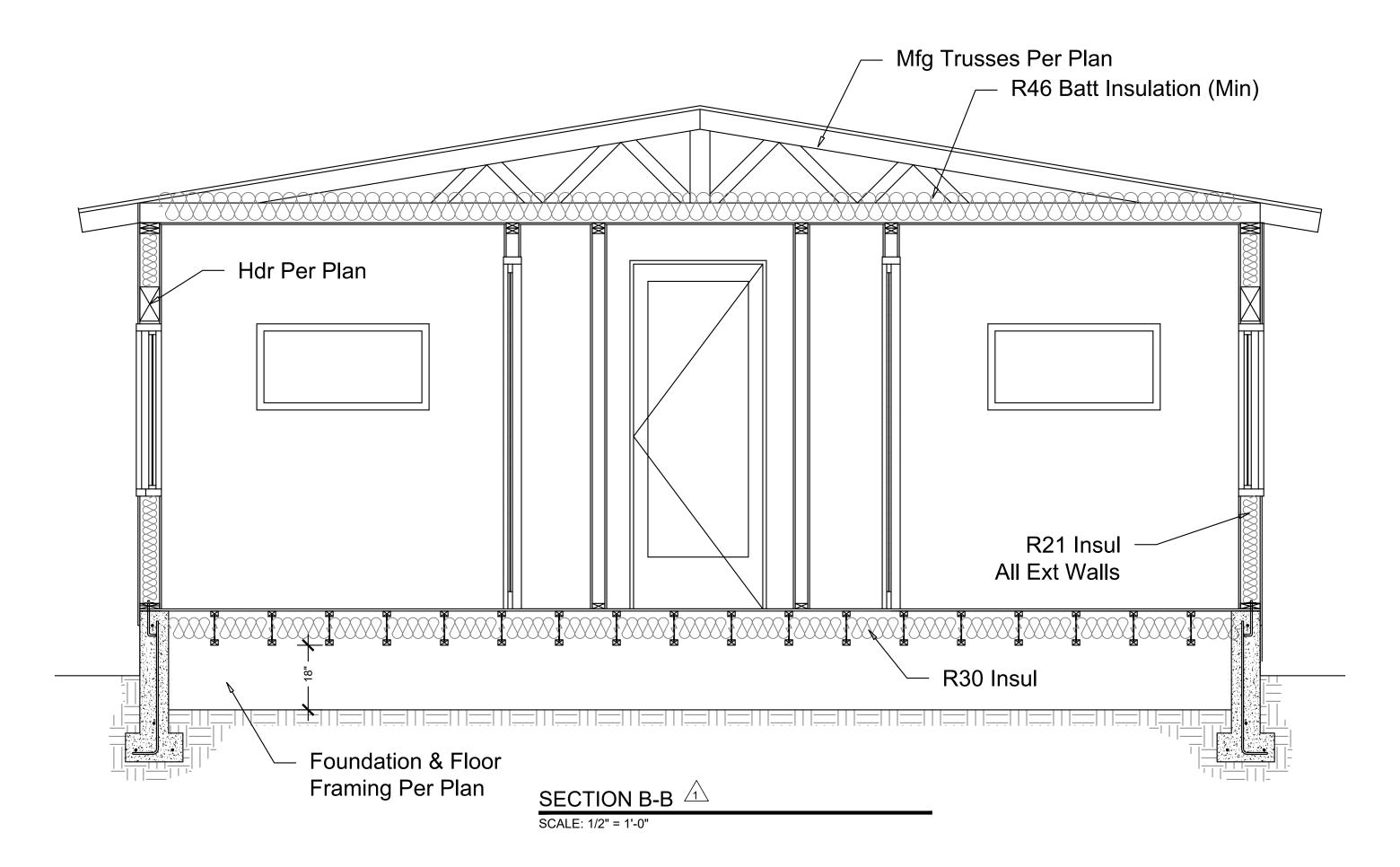
SHEET ____#__OF ___# ©LTVista Technical Services, 2022

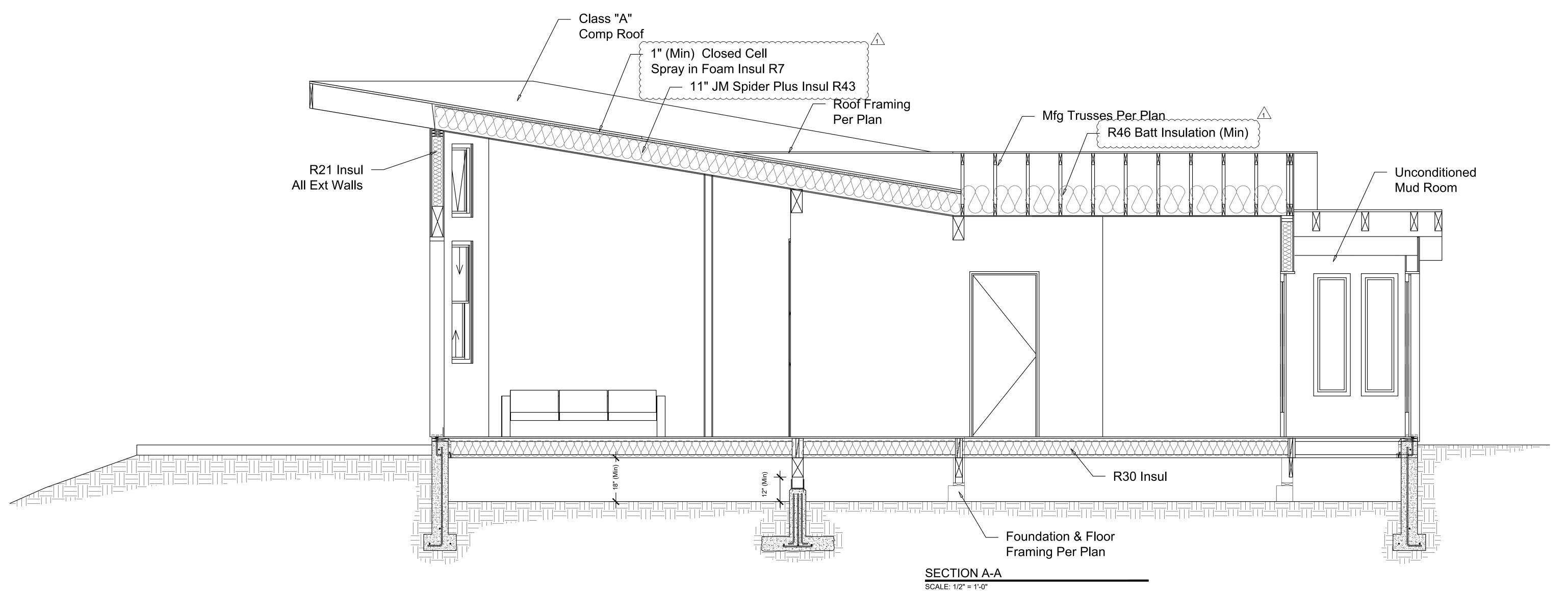
Plans prepared by: You Pun Joe Pace Const Inc - Principal



TYPICAL STAIR DETAIL

SCALE: 1/2" = 1'-0"





ace KEY# DATE BY FOR 2/18/23 kba MC <u>APN:</u> 064-200-018-000 <u>JOB SITE:</u> 370 Rimrock Drive Bishop, CA OWNER:
Joe & Colleen Connors Pace
PO Box 8011
Tahoe City, CA 96145 CONTACT:
Ken Anderson
PO Box 55
Tahoe Vista, CA 96148 (530) 546-7715 DESCRIPTION:
New Single Family Dwelling and Detached Garage w/ guest suite Above JOB ______21-025 DATE June 2022 DRAWN KBA SCALE ___1/4" = 1'-0" U.N.O. SHEET # OF # ©LTVista Technical Services, 2022 Plans prepared by: Jus Pun Joe Pace Const Inc - Principal

WCDRC Packet Page #21

Area Tabulation

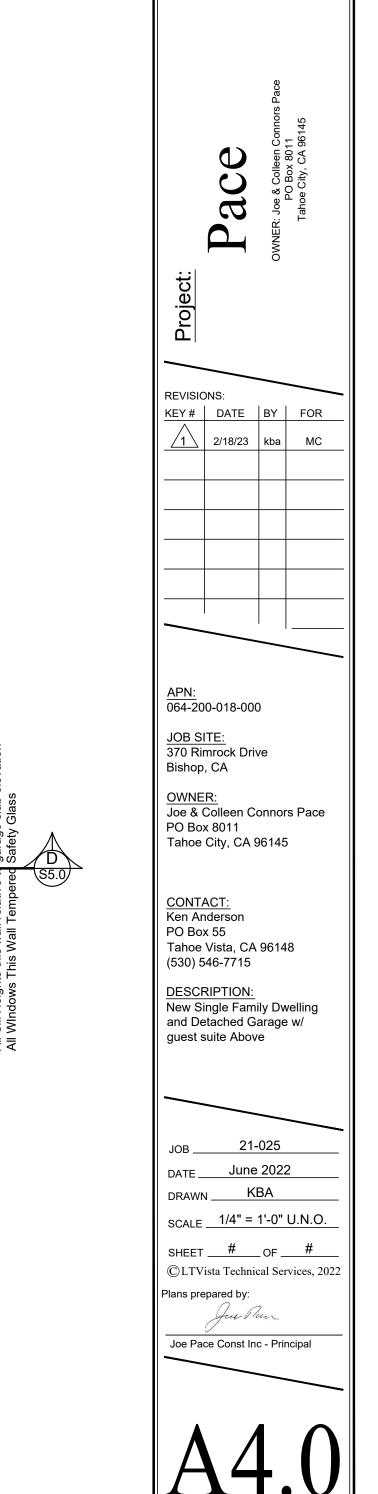
PROPOSED CONDITIONED AREA
SINGLE STORY SFD 828 SF

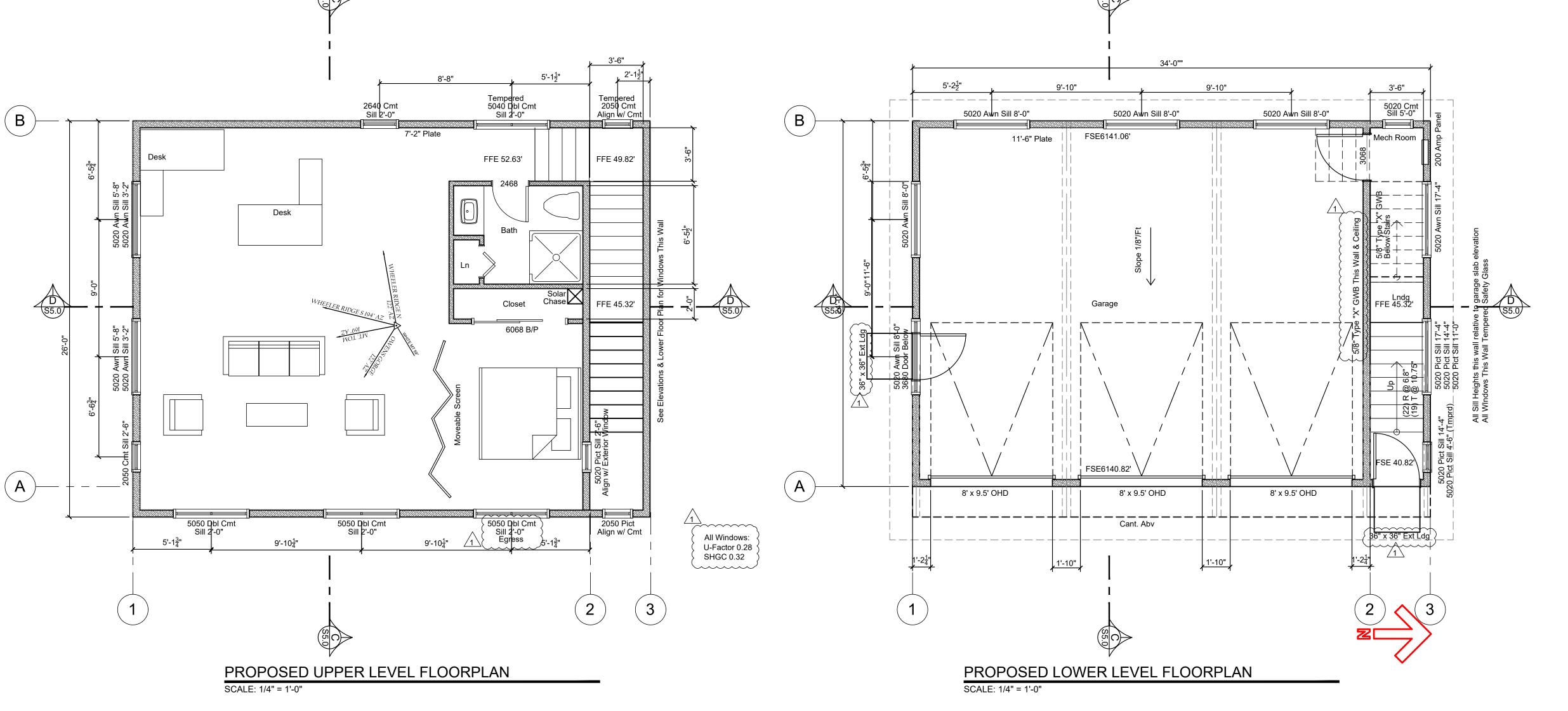
PROPOSED UNCONDITIONED AREA
GARAGE & MECH ROOM 712 SF

Floor Plan Legend

EXISTING WALL
EXISTING WALL REMOVED
NEW WALL

SECTION LETTER ID
SHEET #





WUI Notes: The exterior wall covering or wall assembly shall comply with one of the following requirements per CRC R337.7.3: Noncombustible material 1.2. Ignition-resistant material 1.3. Heavy-timber exterior wall assembly Log wall construction assembly 1.5. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-I. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure per CRC R337.7.3.1. The exposed roof deck on the underside of enclosed roof eaves shall consist of one of the following per CRC 337.7.4: 3.1. Noncombustible material 3.2. Ignition-resistant material 3.3. One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck. 3.4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistant Design Manual. 3.5. The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed under floor shall consist of one of the following per CRC R337.7.9: Noncombustible material 3.5.2. One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside of the floor projection. 3.5.4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3. 3.6. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements per CRC R337.8.2.1: 3.6.1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or Be constructed of glass block units, or Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or Be tested to meet the performance requirements of SFM Standard 12-7A-2 3.7. Exterior doors shall comply with one of the following per CRC 337.8.3: The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or Shall be constructed of solid core wood that comply with the following requirements:

Exterior Materials & Finishes Note:

Stiles and rails shall not be less than 1 3/8 inches thick

Shall be tested to meet the performance requirements of SFM Standard 12-8A-1.

taper to a tongue not less than 3/8 inch thick.

3.7.2.1.

3.7.2.2.

All exterior decking and soffiting shall be approved for use in WUI areas by the OSFM BML label. Material substitutions based on availability must be verified to meet the req's of item 1 above. Subfloor vents shall be covered and protected by non-combustible wire mesh with 1/4" openings max, or equivalent Balconies and cantilevered floor projections shall be protected on their underside by ignition resistant materials

Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252

Raised panels shall not be less than 1 ¼ inches thick, except for the exterior perimeter of the raised panel that may

such as those listed above or equivalents meeting the req's of item 1 above.

Verify stain colors w/ owner, finish colors to be compatible with the site surroundings in the earthtone or woodtone ranges that blend rather than contrast with the vegetation and other site hues.

> **HEIGHT CALCULATION** FRONT CORNER HEIGHT (x2) 25'-3"

> > 20'-11" REAR CORNER HEIGHT (x2) 92'-4" SUM HEIGHT AVERAGE CORNER HEIGHT ALLOWABLE HEIGHT

 $kWpv = (CFA \times A) / 1000 + (NDwel \times B)$ $kWpv = (828 \times .59) / 1000 + (1 \times 1.22)$ $kWpv = 1.48852 \times 1.22$

Solar Zone Notes

kWpv = .5959944

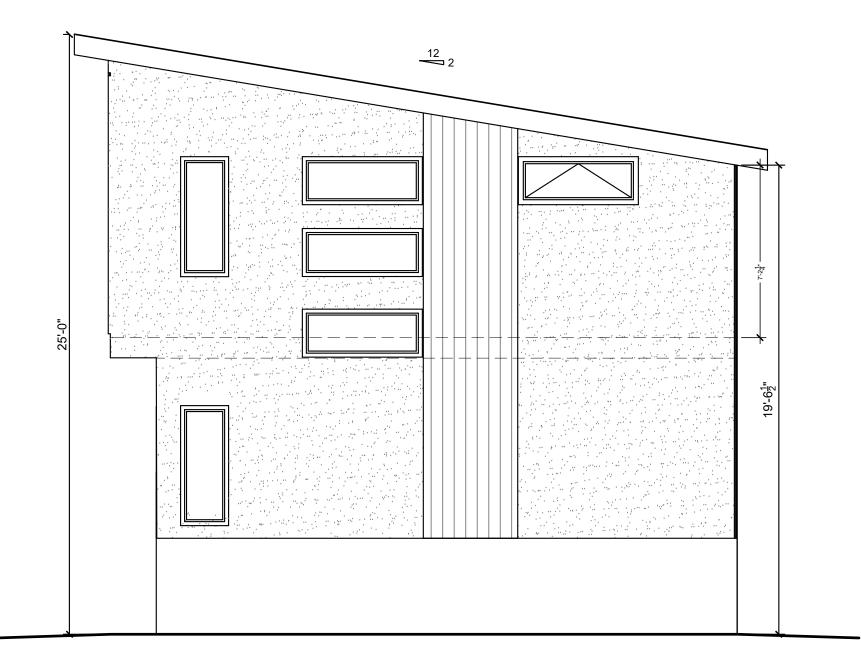
Total roof area 1075 sf, solar zone 80 sf

2. All solar zones to be located between 90°-300° of true north.

3. No obstructions shall be located in solar zone unless north of the solar zone, or meeting the height exception of CBC T24 Part 6 Section 110.10(b)3B.

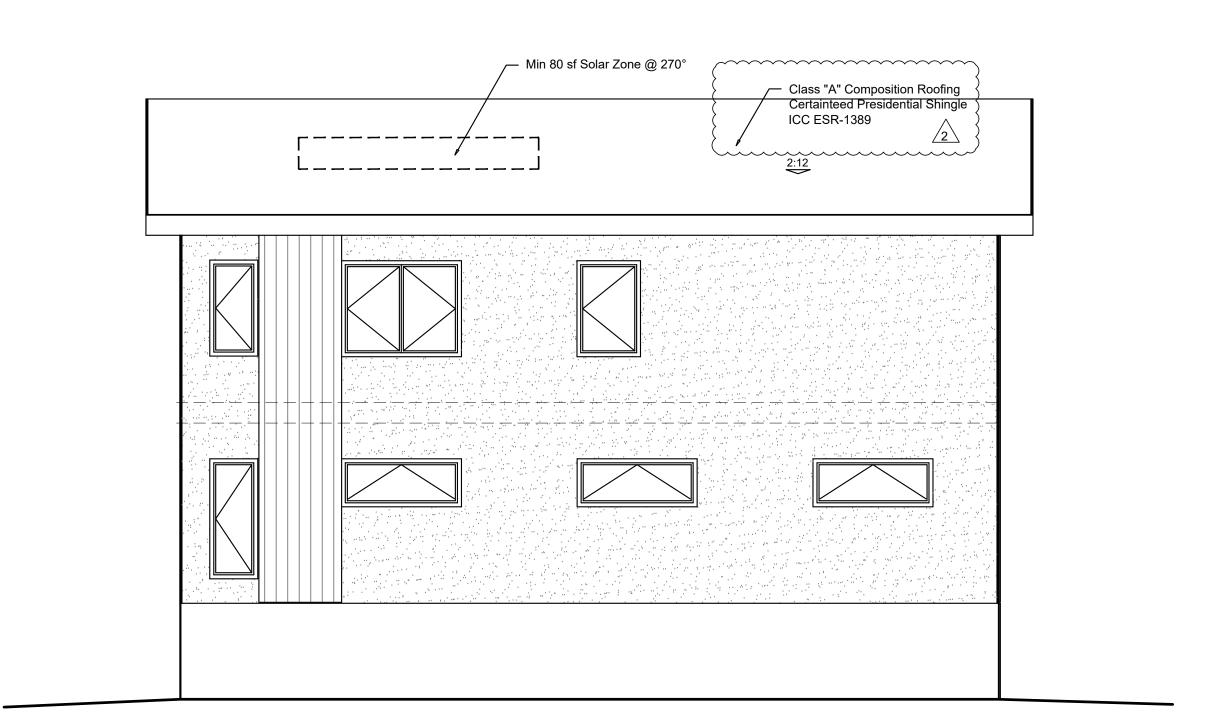
4. Allowable dead loads on Solar Zone = 15 psf.

5. See Floor Plans for interconnect routing to mech room. 6. See Sheet E1.0 for electrical requirements.

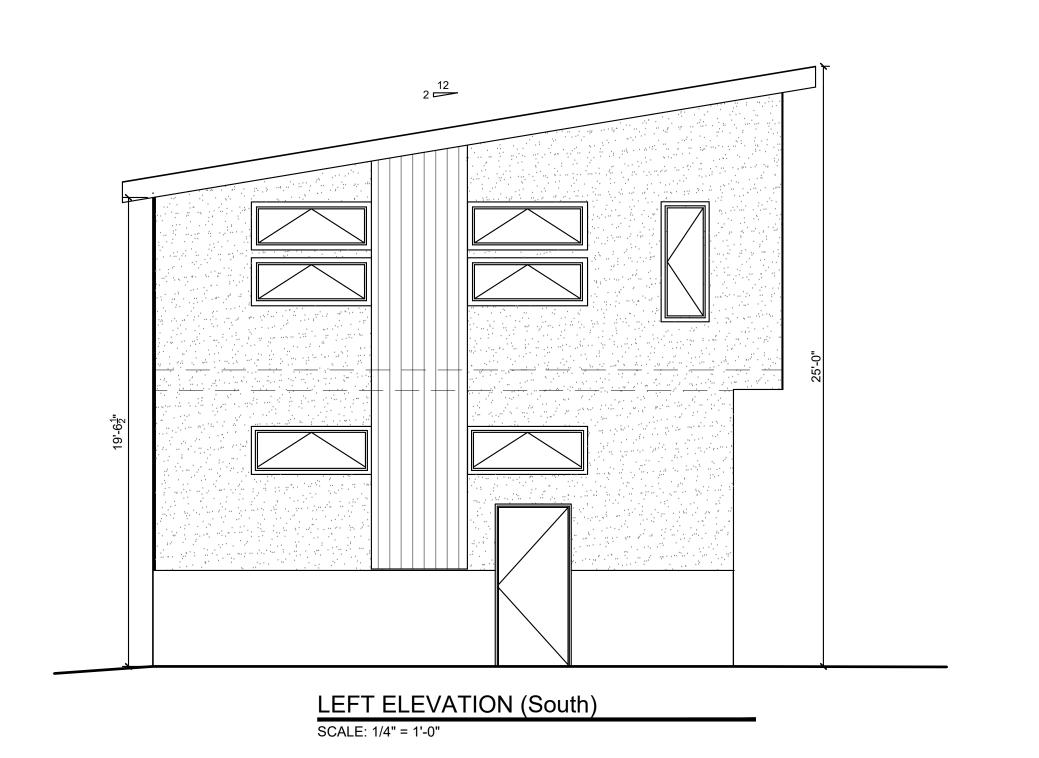


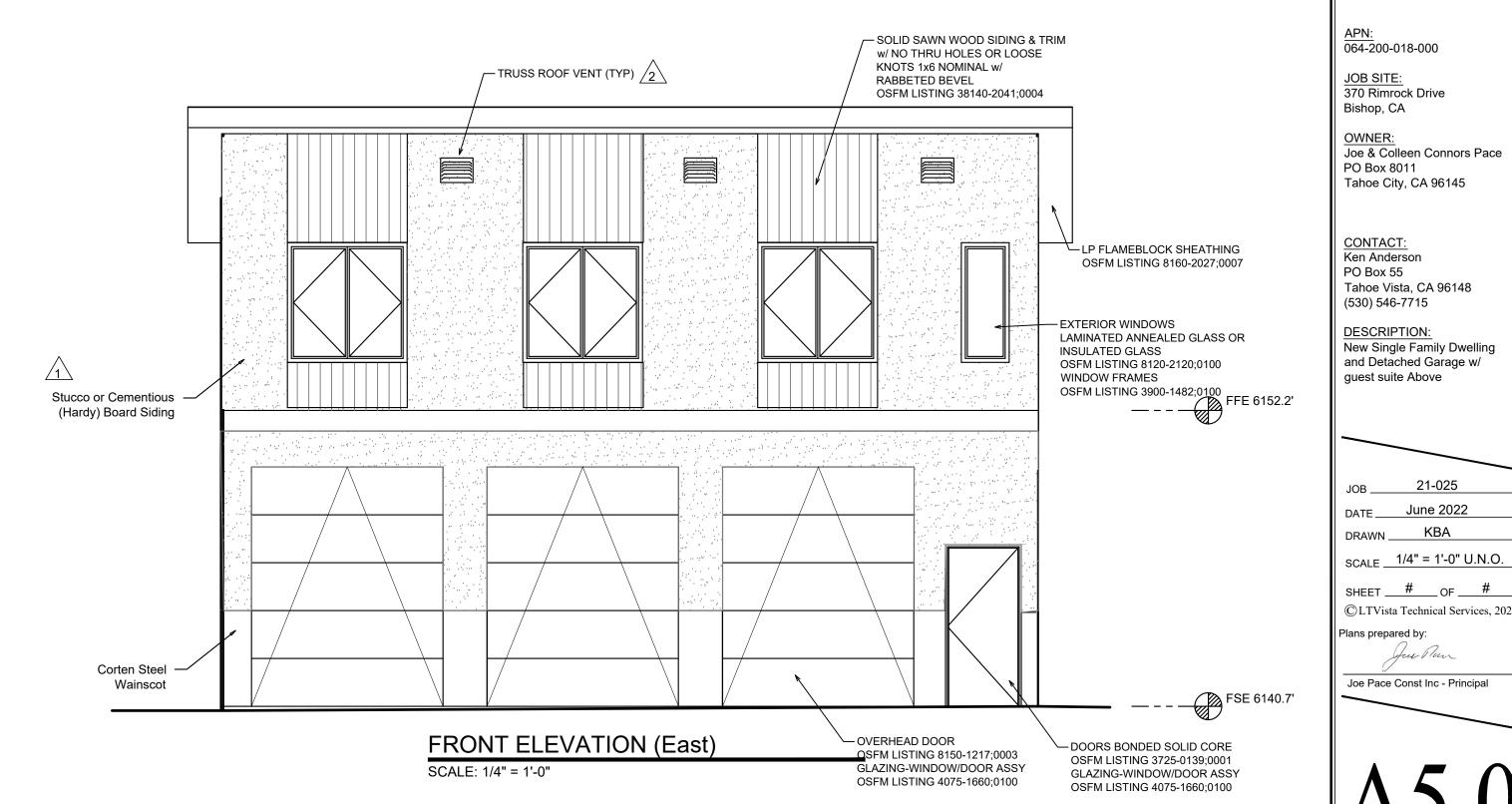
RIGHT ELEVATION (North)

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



REAR ELEVATION (West)
SCALE: 1/4" = 1'-0"





KEY# DATE BY FOR

CONTACT: Ken Anderson PO Box 55

(530) 546-7715

guest suite Above

JOB ______21-025

SCALE ___1/4" = 1'-0" U.N.O.

SHEET # OF # ©LTVista Technical Services, 2022

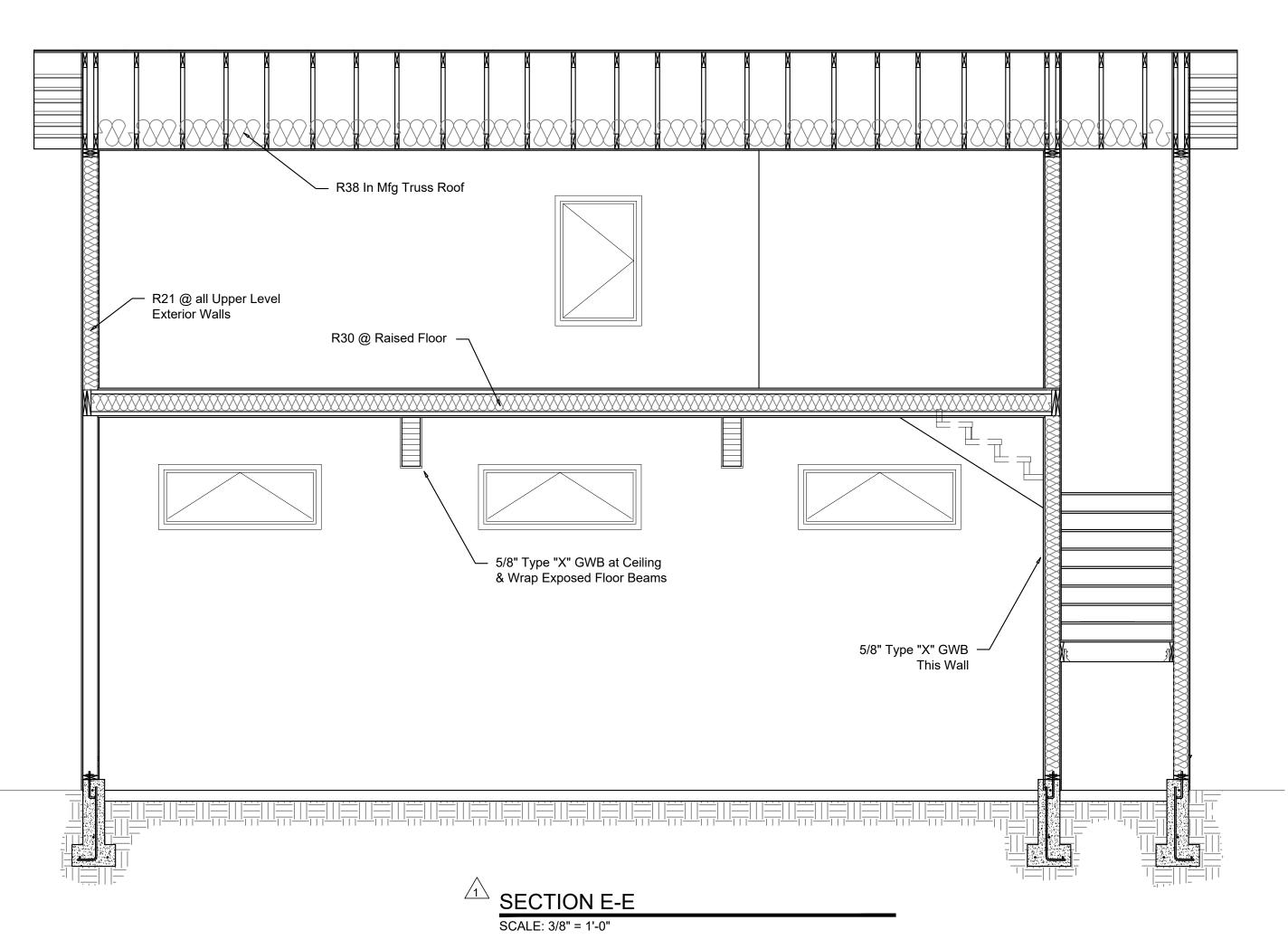
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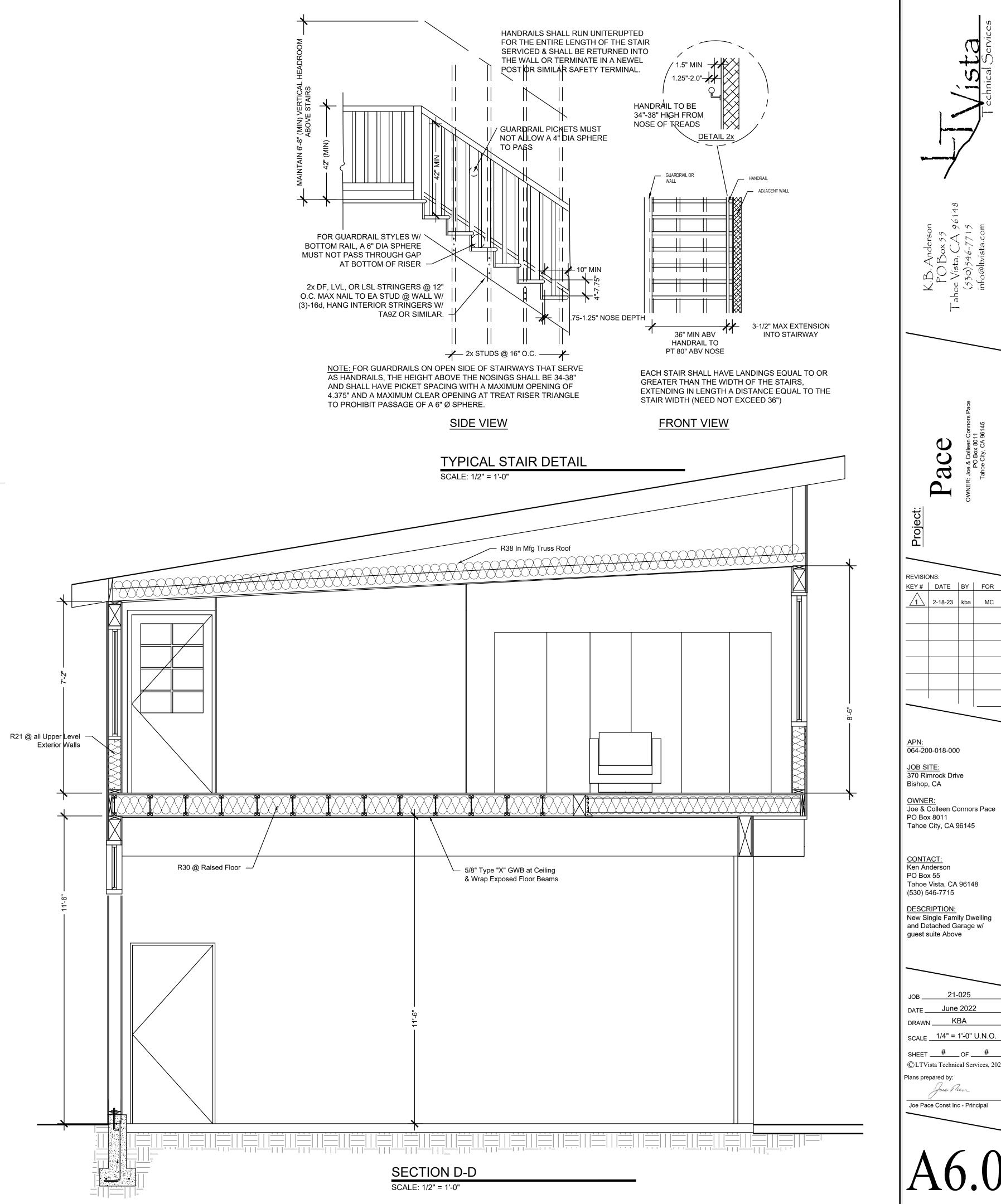
Joe Pace Const Inc - Principal

Plans prepared by:

Tahoe Vista, CA 96148

/1 7/30/22 kba JPC





WCDRC Packet Page #24

ace

KEY# DATE BY FOR 1 2-18-23 kba MC

<u>APN:</u> 064-200-018-000

CONTACT: Ken Anderson PO Box 55

Tahoe Vista, CA 96148 (530) 546-7715

guest suite Above

JOB ______21-025 DATE June 2022 DRAWN KBA

SCALE ___1/4" = 1'-0" U.N.O.

SHEET ____#__OF ____# ©LTVista Technical Services, 2022

Ju Pun

Joe Pace Const Inc - Principal

Plans prepared by:

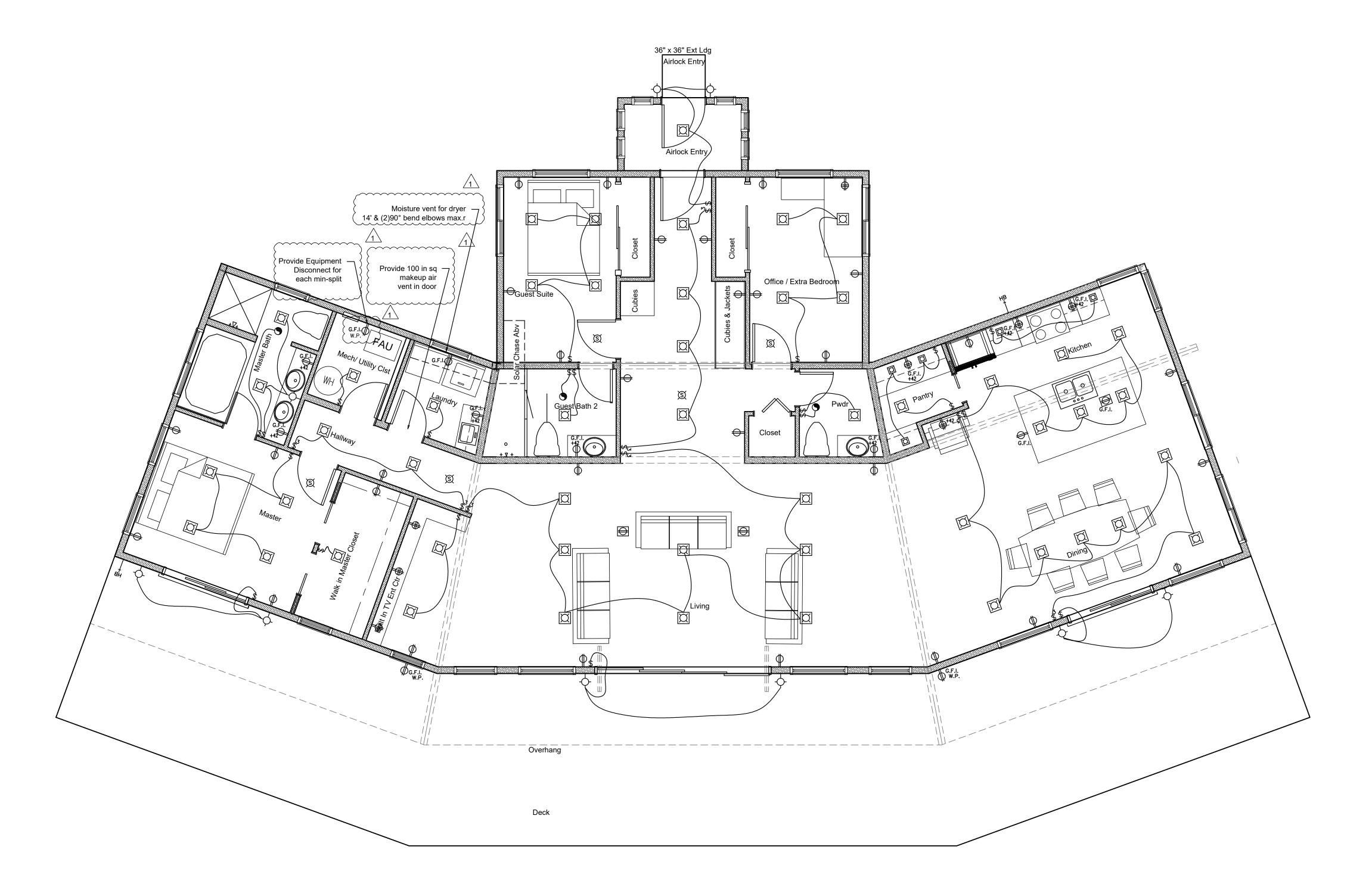
Electrical Symbol Legend				
\Rightarrow	110v DUPLEX RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE	
-	110v 4PLEX RECEPTACLE	\square	RECESSED LIGHT FIXTURE	
\Rightarrow	220v RECEPTACLE	$\overline{+}$	WALL MOUNTED LIGHT FIXTURE	
-	1/2 SWITCHED RECEPTACLE	$\overline{\boxtimes}$	TRACK LIGHT FIXTURE	
\rightarrow	110v CEILING RECEPTACLE	HI-EFFICACY	*HIGH EFFICACY-VACANCY SENSOR	
	110v FLOOR RECEPTACLE		FLOOD LIGHTS	
G.F.I.	GROUND FAULT INTERUPTOR	g	COMB SMOKE/CO DETECTOR	
W.P.	WATER PROOF	0	EXHAUST FAN	
₩	SINGLE POLE SWITCH	-₩	GAS	
₩ _{DIM}	*DIMMER SWITCH	+ £	FROST PROOF HOSE BIB	
₩,	*3 WAY SWITCH	\oplus	PHONE JACK	
4€	4 WAY SWITCH	②	TELEVISION CABLE	
	* SEE T24 PART 6 NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHS			

Smoke/CO Detector Note:

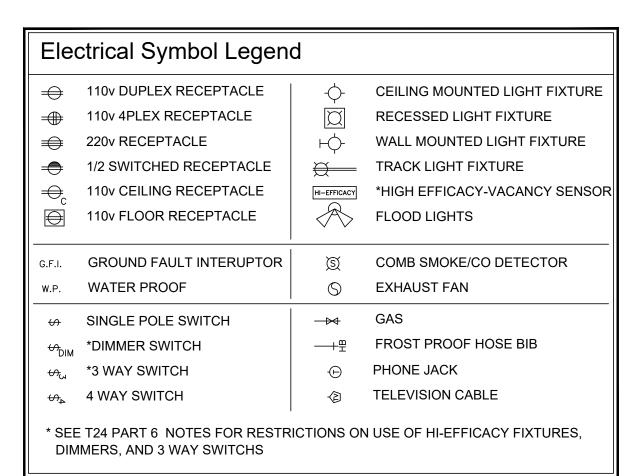
- Carbon monoxide alarms combined with smoke detectors shall comply with CRC 315, all applicable standards and requirements, and be listed as approved by the Office of the State Fire Marshall.
- Combination detectors shall be verified or installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, including habitable attics or crawl spaces.
- immediate vicinity of the bedrooms, on each additional story of the dwelling, including habitable attics but not including uninhabitable attics or crawl spaces.

 3. CO detectors shall be listed as complying with UL 2034 and/or UL 2075 depending on type,
- CO detectors shall be listed as complying with UL 2034 and/or UL 2075 depending on type, and installed in accordance with CRC R315, NFPA 720, and manufactures specifications.
 Detectors shall be permanently connected to 110v power supply with battery backup, and shall not be interconnected with alarm system.
- 5. Where more than one CO alarm is required within a dwelling the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit
- interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.Smoke detector within 20' of cooking appliances must be listed for close proximity to
- permanently installed cooking equipment or if between 10' and 20' must be ionizing type.

 7. Per NFPA 72, section 29.8.3.4 smoke/co detectors must be more than 36" horizontal inches from supply vents and not in their direct flow path.
- SEE SHEET E1.2 FOR GENERAL ELECTRICAL & ENERGY EFFICIENCY NOTES



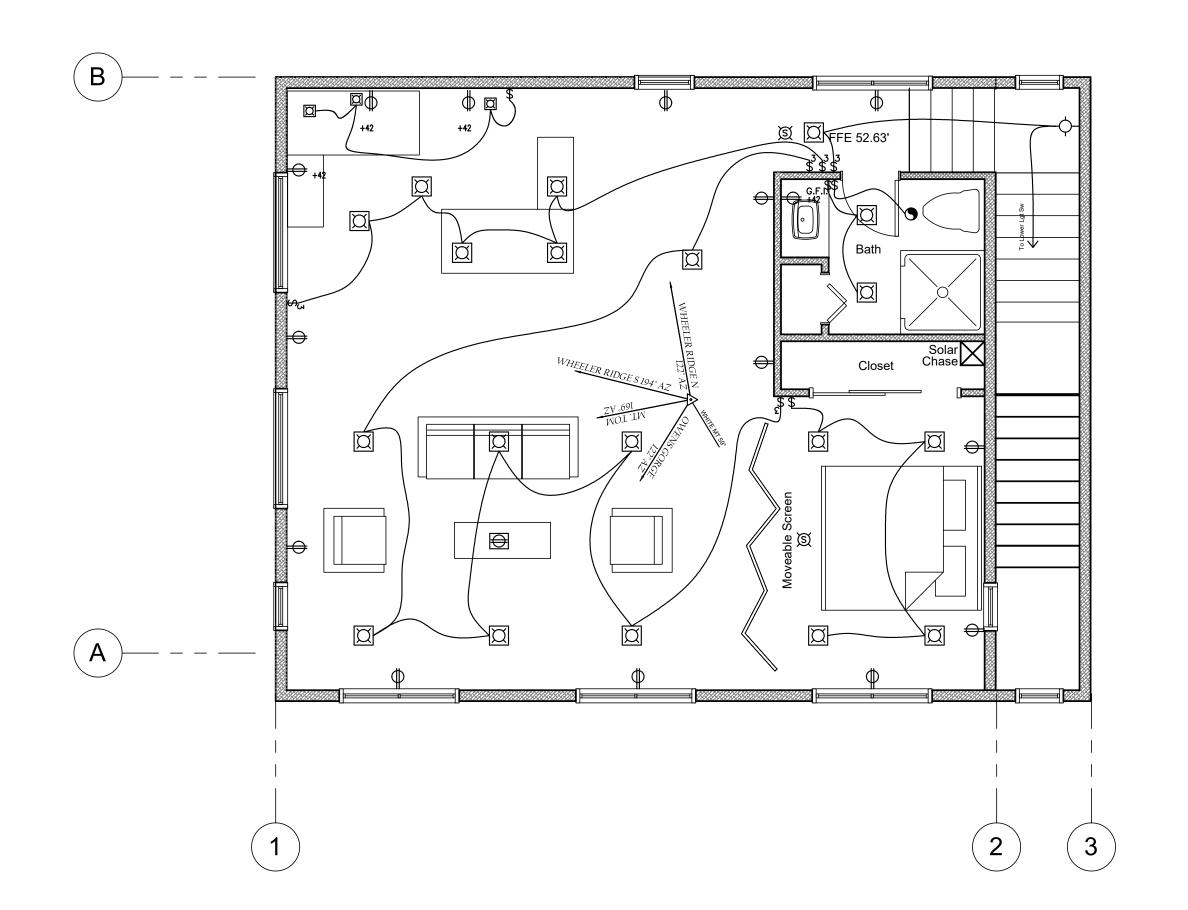
KEY# DATE BY FOR 2-18-23 kba MC <u>APN:</u> 064-200-018-000 JOB SITE: 370 Rimrock Drive Bishop, CA OWNER:
Joe & Colleen Connors Pace
PO Box 8011
Tahoe City, CA 96145 CONTACT:
Ken Anderson
PO Box 55
Tahoe Vista, CA 96148 (530) 546-7715 DESCRIPTION:
New Single Family Dwelling
and Detached Garage w/ guest suite Above JOB ______21-025 DATE June 2022 DRAWN KBA SCALE ___1/4" = 1'-0" U.N.O. SHEET #___OF ___#__ ©LTVista Technical Services, 2022 Plans prepared by: Joe Pace Const Inc - Principal



Smoke/CO Detector Note:

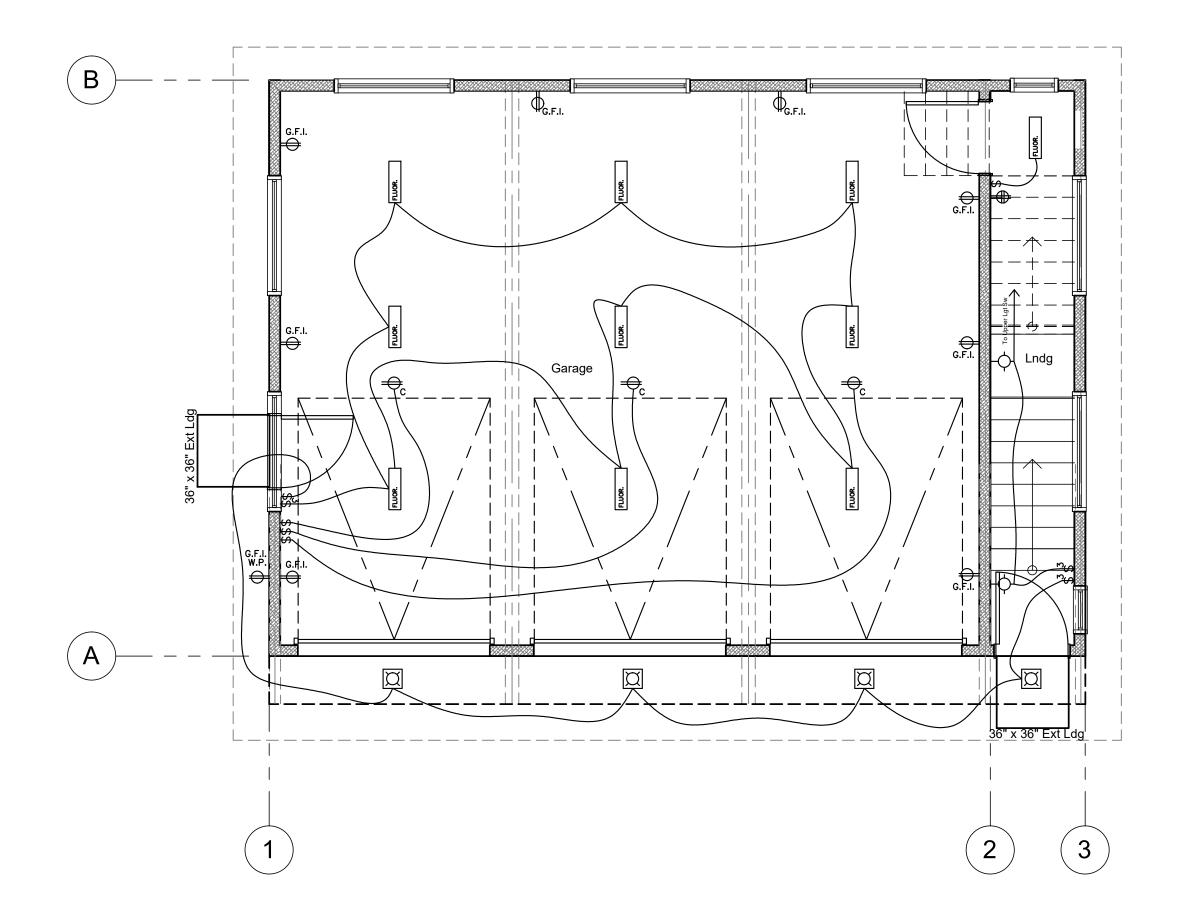
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- habitable attics but not including uninhabitable attics or crawl spaces.
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- not be interconnected with alarm system.5. Where more than one CO alarm is required within a dwelling the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the
- interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.
- 6. Smoke detector within 20' of cooking appliances must be listed for close proximity to permanently installed cooking equipment or if between 10' and 20' must be ionizing type.
 7. Per NFPA 72, section 29.8.3.4 smoke/co detectors must be more than 36" horizontal inches
- from supply vents and not in their direct flow path.

SEE SHEET E1.2 FOR GENERAL ELECTRICAL & ENERGY EFFICIENCY NOTES



PROPOSED UPPER ELECTRICAL PLAN

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



PROPOSED LOWER ELECTRICAL PLAN

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

KEY# DATE BY FOR

<u>APN:</u> 064-200-018-000

JOB SITE: 370 Rimrock Drive Bishop, CA

OWNER:
Joe & Colleen Connors Pace
PO Box 8011

Tahoe City, CA 96145

CONTACT:
Ken Anderson
PO Box 55
Tahoe Vista, CA 96148

DESCRIPTION:
New Single Family Dwelling
and Detached Garage w/
guest suite Above

JOB _____21-025

DATE June 2022
DRAWN KBA

SCALE ____1/4" = 1'-0" U.N.O.

SHEET ___# OF __#

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Jue Pun

Joe Pace Const Inc - Principal

Plans prepared by:

(530) 546-7715

Mechanical Ventilation Notes:

back drafting.

- 1. Broan SSQTXE080 SmartSense System installed in bathrooms. Install per mfg directions to provide whole house mechanical ventilation system with minimum capacity of 60 CFM. The delivery ventilation rate shall be calculated as the larger of the total supply or total exhaust and shall be lo less than 60 CFM (SF <3000, 3 bedrooms) (ASHRAE Standard 62.2 Sections 4.1/4.2/4.3/4.4). ADU shall have 30 CFM of ventilation.
- Whole house ventilation system ducting should meet or exceed the standards of Table 7.1 on CF-6R-MECH-05 (also see note 13).
- Ventilation system controls shall be clearly labeled with instructions to inform occupants that the fan should be operating whenever the home is occupied.
- 4. Combustion appliances shall be properly vented and the air systems shall be designed to prevent
- Walls and openings between habitable areas and garage areas shall be sealed.
- 6. Habitable rooms shall have windows and a ventilation area of at least 4% of their floor area.
- Air inlets (not exhaust) shall be located away from any known contaminants.
- 8. Mechanical systems including heating and air conditioning systems that supply air to habitable spaces shall have MERV 6 filters or better.
- 9. Bathrooms shall have a dedicated local exhaust system vented to the out doors which provides a minimum airflow of 50 CFM in intermittent operation with a dedicated wall switch. Ducting to the outside must meet the requirements of Table 7.1 on CF-6R-MECH-05 (also see note 13). If used to satisfy the requirements of item 1, a bath fan must operate continuously and cannot exceed 1.0 sone.
- 10. Each bathroom shall be mechanically ventilated and shall comply with the following:
- 10.1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 10.2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- 10.2.1. Humidity controls shall be capable of adjustment between a relative humidity range of </= 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
- A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
- 11. Contractor is to assure that all ventilation systems installed and their associated ducting are compliant with the requirements of ASHRAE 62.2 and correctly reported on forms CF-6R-MECH-05.
- 12. Contractor is to document and provide design concept, maintenance requirements, operating
- instructions, and expected performance/life span information to the homeowner. 13. Provide min 100 CFM exhaust hood at kitchen range with metal exhaust to exterior, providing
- continuous 5 air changes per hour.
- 14. Contractor is to assure that all ventilation systems installed and their associated ducting are compliant with the requirements of ASHRAE 62.2 and correctly reported on forms CF-6R-MECH-05.

2019 CA Title 24 Part 6

Mandatory Lighting Measures

Luminaire Requirements

- All installed luminaires shall meet the requirements in TABLE 150.0-A. The number of electrical boxes that are more than 5 feet above the finished
- floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
- 5. In addition to complying with 150.0(k)1A, luminaires
- recessed into ceilings shall meet all of the following requirements:
- 6.1. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
- Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascal when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
- Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
- For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
- Shall not contain screw base sockets. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
- Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
- 9. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k), except lighting installed by the manufacturer in kitchen exhaust hoods 10. Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8, except luminaires with hard-wired ballasts
- for high intensity discharge lamps. 11. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking
- requirements, shall not be installed in enclosed or recessed luminaires
- 12. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

Interior Light Switching Devices & Controls

- All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
- Exhaust fans shall be controlled separately from lighting systems, except lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
- Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF, except ceiling fans may provide control of integrated lighting via a remote control.
- Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to
- comply with Section 150.0(k). Lighting controls shall comply with the applicable requirements of Section 110.9.
- An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum
- it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides
- the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
- 10. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to
- manual-on operation using the manual control required under Section 150.0(k)2C. 11. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not
- controlled by occupancy or vacancy sensors, shall have dimming controls, except: 11.1. Luminaires in closets less than 70 square feet.
- 11.2. Luminaires in hallways. 12. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the

Exterior Light Switching Devices & Controls

- 1. In addition to meeting the requirements of Section 150.0(k)1A, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:
- 1.1. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, shall meet the requirement in item i and the requirements in either item1.1.1 or item1.1.2i:
- Controlled by a manual ON and OFF switch that permits the automatic actions of items1.1.2i or 1.1.3 below; and Controlled by a photocell and either a motion sensor or an automatic time switch control; or Controlled by an astronomical time clock control.
- 1.2. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and
- complies with all requirements applicable to the specified controls may be used to meet these requirements. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios,entrances, balconies, porches; and residential parking lots and carports with less than eight vehicles per site shall comply with either:
- Section 150.0(k)3A: or 2.2. The applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
- For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or 150.0(k)3D shall comply with the applicable requirements Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

Electrical Notes:

- . All work shall conform to the 2019 CEC
- 2. Verify final location of all electrical fixtures w/ owner and general contractor prior to
- 3. In every habitable room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width and the wall space is occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls. The wall space allowed by fixed room dividers i.e. bar-type counters or railings, shall be included in the 6 foot measurement.
- 4. Branch circuit minimums:
- 4.1. Laundry 1 dedicated 20 amp branch circuit to supply laundry receptacle outlet Bathroom - 1 dedicated 20 amp branch circuit to supply bathroom receptacle
- outlets. circuit must be g.f.i. protected. 4.3. Bedrooms - 15 amp and 20 amp branch circuits installed in bedrooms must be
- protected by an arc-fault circuit interrupter. 4.4. Kitchen - 2 dedicated 20 amp branch circuits to serve countertop surfaces (may
- include refrigerator). circuits must be g.f.i. protected. 4.5. Other rooms - number of branch circuits to be determined by anticipated loads.
- 5. Receptacle outlets required outside at grade (within 6'6" of grade, at least one receptacle outlet at grade level shall be installed at the front and back of the dwelling), at laundry area, in attached garage and basement, in hallways of ten feet
- or more in length, at least one receptacle outlet shall be required. 6. GFCI protection required for receptacles installed in bathrooms, garages, outdoors, kitchens, within 6' of wet bar sinks, on construction power pole, in crawl spaces at or
- below grade, and in unfinished basements. New light fixtures installed in wet or damp locations shall be labeled for use in those locations. 7. Verify existing electrical system is adequate for new electrical tying into system. Any
- new wiring to be to current codes. 8. Air ducts installed under a floor in a crawl space shall be installed so at to maintain a vertical clearance of 18" (min) for all portions of duct that would obstruct access to any part of crawl space.
- 9. All new electrical equipment, devises, and lighting fixtures shall be listed and labeled by a nationally recognized testing lab, and shall be installed as per listing, data
- sheet, or labeling.
- 10. Main electrical service panel of 200 amps 11. All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets
- installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, 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.
- 12. All 120 volt, 15-20 ampere outlets shall be listed tamper-proof receptacles

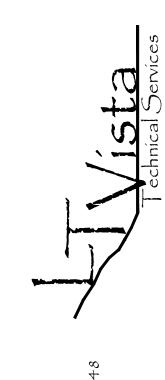
Electric vehicle (EV) charging

- 1. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
- 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 minimumdedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
- 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".
- The EVCS shall be designed to comply with the following
- The minimum length of each EVCS shall be 18 feet. 4.2. The minimum width of each EVCS shall be 9 feet.
- 5. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Electrical Symbol Legend → 110v DUPLEX RECEPTACLE CEILING MOUNTED LIGHT FIXTURE 110v 4PLEX RECEPTACLE RECESSED LIGHT FIXTURE **■** 220v RECEPTACLE WALL MOUNTED LIGHT FIXTURE \leftarrow TRACK LIGHT FIXTURE → 1/2 SWITCHED RECEPTACLE 110v CEILING RECEPTACLE *HIGH EFFICACY LIGHT FIXTURE 110v FLOOR RECEPTACLE FLOOD LIGHTS G.F.I. GROUND FAULT INTERUPTOR COMB SMOKE/CO DETECTOR W.P. WATER PROOF (S) **EXHAUST FAN** SINGLE POLE SWITCH FROST PROOF HOSE BIB *DIMMER SWITCH ——— PHONE JACK *3 WAY SWITCH ↔ 4 WAY SWITCH TELEVISION CABLE * SEE T24 PART 6 NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHS

Smoke/CO Detector Note:

- Carbon monoxide alarms combined with smoke detectors shall comply with CRC 315, all applicable standards and requirements, and be listed as approved by the Office of the State
- Fire Marshal.
- Combination detectors shall be verified or installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, including habitable attics but not including uninhabitable attics or crawl spaces.
- CO detectors shall be listed as complying with UL 2034 and/or UL 2075 depending on type. and installed in accordance with CRC R315, NFPA 720, and manufactures specifications. Detectors shall be permanently connected to 110v power supply with battery backup, and shall
- not be interconnected with alarm system. 5. Where more than one CO alarm is required within a dwelling the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the
- individual unit.
- Smoke detector within 20' of cooking appliances must be listed for close proximity to
- permanently installed cooking equipment or if between 10' and 20' must be ionizing type.
- Per NFPA 72, section 29.8.3.4 smoke/co detectors must be more than 36" horizontal inches from supply vents and not in their direct flow path.



KEY# DATE BY FOR 1 2-11-18 kba See Note

064-200-018-000

Bishop, CA

Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

370 Rimrock Drive

CONTACT: Ken Anderson PO Box 55 Tahoe Vista, CA 96148 (530) 546-7715

New Single Family Dwelling

and Detached Garage w/

DESCRIPTION:

guest suite Above

JOB ______21-025 DATE June 2022 DRAWN KBA SCALE __1/4" = 1'-0" U.N.O. SHEET ____#__OF ____#_

Plans prepared by: Your Pun Joe Pace Const Inc - Principal

©LTVista Technical Services, 2022

(Original 08/2019)

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.

Building Envel	ope Measures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/l.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
8 110 7·	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked,

gasketed, or weather stripped. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of Section 110.8(g) Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R. Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affai Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."

Loose-fill Insulation, Loose fill insulation must meet the manufacturer's required density for the labeled R-value Wall Insulation, Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without § 150.0(f): facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV ight deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58. Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area § 150.0(e)2: and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."

Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. Space Conditioning, Water Heating, and Plumbing System Measures: Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated § 110.0-§ 110.3:

appliances must be certified by the manufacturer to the Energy Commission.* HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K. Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating." Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must

bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed. Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of §

solation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with ho

TANA COMMENT	2019 Low-Rise Residential Mandatory Measures Summary
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans	Measures:
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than

	agency mat is approved by the Executive Director.	
Ducts and Fans	Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.	
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 1814, or UL 1818 or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*	
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.	

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, § 150.0(m)3: mastics, sealants, and other requirements specified for duct construction Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exp to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular § 150.0(m)9: foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation. § 150.0(m)10: Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier. Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an § 150.0(m)11: occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in

accordance with § 150.0(m)11 and Reference Residential Appendix RA3. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or § 150.0(m)12: equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.* Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a ho for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling

unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

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§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa S	ystems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, florate, piping, filters, and valves."
Lighting Measu	res:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirement of § 110.9.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes . The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, c fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8."
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
20 1/5/201 00000000000000000000000000000000000	Lists O. Webs and O. state Edwards and the state of the s
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2B: § 150.0(k)2C:	Interior Switches and Controls. Exhaust rans must be controlled separately from lighting systems. Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*

§ 110.10(b)4:

2019 Low-Rise Residential Mandatory Measures Summary

ENERGY COMMISSION	
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to othe buildings on the same lot, must meet the requirement in item § 150.0(k)3Aii (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D mus comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts o power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bu	ildings:
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building axeluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof

nterconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circu

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family

dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(c) must be provided to the occupant.

Table 4.504.3 **VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (2,3)**

Grams of VOC per Liter of Coating,

Pretreatment wash primers

Reactive penetrating sealers

Rust preventative coatings

Recycled coatings

Stone consolidants

Wood coatings

Zinc-rich primers

Wood preservatives

Swimming pool coatings

raffic marking coatings

Waterproofing membranes

Tub and tile refinish coatings

Roof coatings

Shellacs

Opaque

Clear

rimers, sealers, and undercoaters

Specialty primers, sealers and undercoaters

Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.

Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(k)2E:

Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed

Less Water and Less Excempt Compounds **COATING CATEGORY EFFECTIVE** EFFECTIVE 1/1/2010 1/1/2012

Grams of VOC per liter of coating, including water and including exempt compounds . The specified limits remain in effect unless revised limits are listed in subsequent Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

2000. Word information is available from the	All Nesources Dourd.	
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings(1)	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
D	100	

350

250

400

350

250

450

340

100

420

250

275

350

250

100

Less Water and Less Exempt Compounds	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
1. If an adhesive is used to bond dissimilar substra	tes together, the adhesive with the
highest VOC content shall be allowed.	
2. For additional information regarding methods to	
specified in this table, see South Coast Air Quality	Management District Rule
1168.	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS DVC welding	F10
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic Contact adhesive	550 80
Special purpose contact adhesive	250 140
Structural wood member adhesive Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	250
Metal to metal	30
Plastic foams	50
	50
Porous material (except wood)	
Wood Fiberglass	30 80

1 isolgidos			
Table 4.504.5 Maximum Formaldehyde Emis	sions in Parts	per Million	
PRODUCT	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
1. Values in this table are derived fro	m those specified	by the California Air R	esources
Board, Air Toxics Control Measure fo	or Composite Woo	d as tested in accorda	nce
with ASTM E 1333-96(2002). For ad-	ditional informatio	n, see California	
Code of Regulations, Title 17, Section	ns 93120 through	93120.12.	
2. Thin medium density fiberboard ha	as a maximum thic	ckness of 8 millimeters	
Hardwood plywood veneer core	0.05		
Hardwood plywood composite core	0.08		0.05
Particleboard	0.09		
Medium density fiberboard	0.11		
Thin medium density fiberboard (2)	0.21	0.13	

TABLE 4.504.2 SEALANT VOC LIMIT				
Less Water and Less Exempt Compounds in Grams per Liter				
SEALANTS	CURRENT VOC LIMIT			
Architectural	250			
Marine deck	760			
Nonmembrane roof	300			
Roadway	250			
Single-ply roof membrane	450			
Other	420			
SEALANT PRIMERS				
Architectural				
Nonporous	250			
Porous	775			
Modified bituminous	500			
Marine deck	760			
Other	750			

2019 CA Green Building Standards Code
Residential Manatory Measures
Any installed gas firences shall be a direct year sealed combustion type. Any installed woodstove or nellet stove shall comply with

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.

Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 3.1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene

dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection3.2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including

prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49 Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to,

the following: Manufacturer's product specification; field verification of on-site product containers. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 7.1. Carpet and Rug Institute's Green Label Plus Program.

California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). NSF/ANSI 140 at the Gold level. 7.4. Scientific Certifications Systems Indoor Advantage TM Gold.

8. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. 9. All carpet adhesive shall meet the requirements of Table 4.504.1. 10. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

10.1. VOC emission limits defined in the Collaborative for High Performance Schools High Performance Products Database 10.2. Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program. 10.3. Certification under the Resilient Floor Covering Institute (RFCI FloorScore program.

10.4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1 February 2010 (Specification 01350) Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

11.3. Other methods acceptable to the enforcing agency 12. Buildings shall meet or exceed the provisions of the California Building Standards Code.

11.1. Product certifications and specifications

11.2. Chain of custody certifications

13. Concrete slab foundations required to have a vapor retarder by California Building Code, CCR, Title 24, Part 2, Chapter 19, shall also comply with this

14. A capillary break shall be installed in compliance with at least one of the following: 14.1. A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 14.2. Other equivalent methods approved by the enforcing agency.

14.3. A slab design specified by a licensed design professional. 15. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 15.1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. 15.2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.

15.3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. 15.4. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

16.1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 16.2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. 17. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

17.1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods. 17.2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods. 17.3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.

18. Plumbing fixtures shall be water-conserving: 18.1. Single flush water closets (toilets) shall be 1.28 gallons or less per flush

16. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:

concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

18.2. Urinals shall not exceed 0.125 gallon less per flush, effective flush volume of all urinals shall not exceed 0.5 gallons per flush. 18.3. Single showerhead shall have a maximum flow rate of 2.0 gallons or less per minute@ 80 psi. Multiple shower heads serving one shower the combined flow rate of all shower heads and/or shower outlets controlled by a single valve shall not exceed 2.0 gallons per flush@ 80 psi, or

the shower shall be designed to allow only one shower outlet to operate at a time. 18.4. Residential lavatory faucets shall not exceed 1.2 or less gallon per minute @ 60 psi. Minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 18.5. 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. 18.6. Kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the mas rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a max flow rate of 1.8 gallons per minute at 60 psi. Where complying faucets are not available, aerators or other means may be used to achieve required reduction in flow rate. Annular spaces around pipes, electric cables, conduits, or other opening sin sole/bottom plates at exterior walls shall be closed with cement mortar,

WCDRC Packet Page #28

REVISIONS: KEY# DATE BY FOR

064-200-018-000 JOB SITE:

370 Rimrock Drive Bishop, CA Joe & Colleen Connors Pace PO Box 8011 Tahoe City, CA 96145

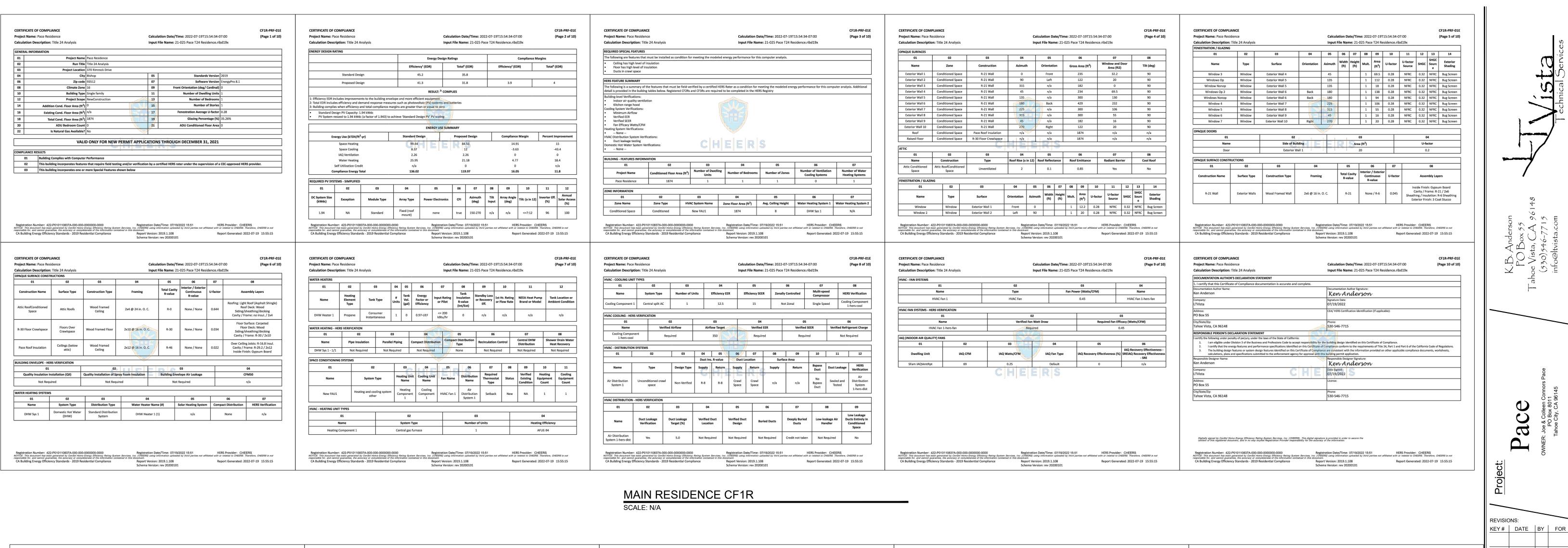
CONTACT: Ken Anderson PO Box 55 Tahoe Vista, CA 96148 (530) 546-7715

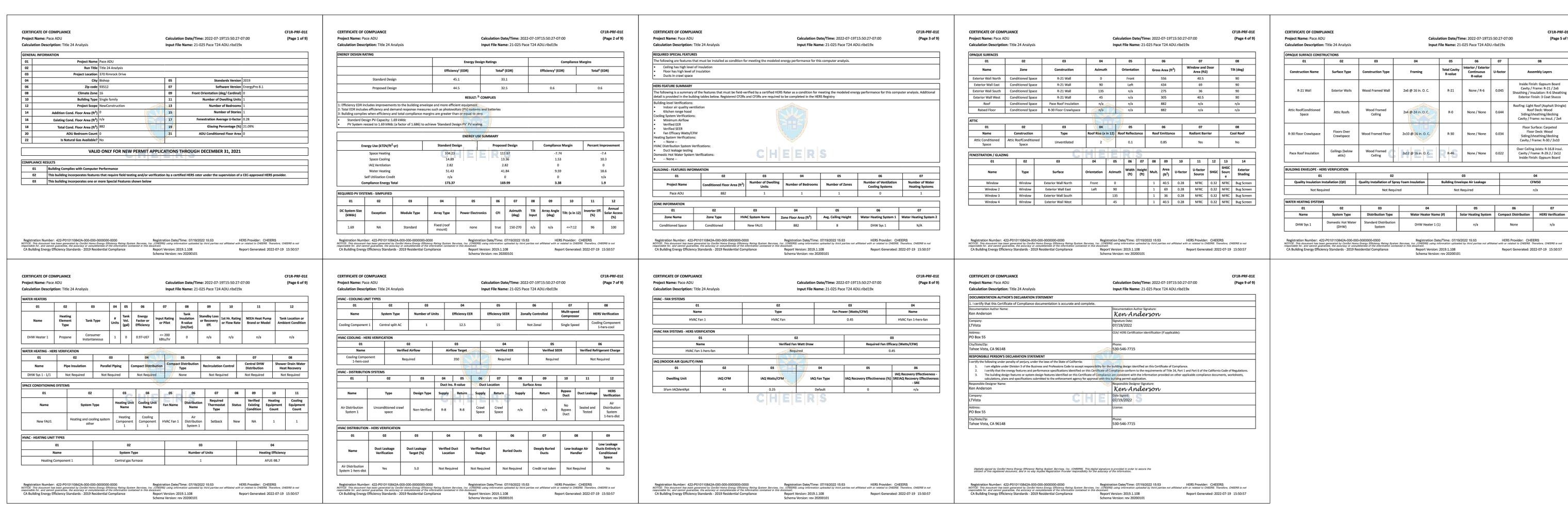
DESCRIPTION: New Single Family Dwelling and Detached Garage w/ guest suite Above

JOB ______21-025 DATE ____ June 2022

DRAWN KBA SCALE ___1/4" = 1'-0" U.N.O. SHEET # OF #

©LTVista Technical Services, 2022 Plans prepared by: you olun Joe Pace Const Inc - Principal





ADU RESIDENCE CF1R

G

4

064-200-018-000

370 Rimrock Drive

Joe & Colleen Connors Pace

Tahoe City, CA 96145

Tahoe Vista, CA 96148

New Single Family Dwelling

21-025

SCALE <u>1/4" = 1'-0" U.N</u>.O.

SHEET ____#__OF ____#

Spee Pun

Joe Pace Const Inc - Principal

©LTVista Technical Services, 2022

DATE June 2022

DRAWN KBA

Plans prepared by:

and Detached Garage w/

JOB SITE:

Bishop, CA

PO Box 8011

CONTACT: Ken Anderson PO Box 55

(530) 546-7715

DESCRIPTION:

guest suite Above

JOB _____

CF1R-PRF-01E

Exterior Finish: 3 Coat Stucco

Roofing: Light Roof (Asphalt Shingle

Roof Deck: Wood

Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

Siding/sheathing/decking Cavity / Frame: R-30 / 2x10

Over Ceiling Joists: R-16.8 insu

Cavity / Frame: R-29.2 / 2x1 Inside Finish: Gypsum Board

(Page 5 of 9)

Mono County Community Development Department

P.O. Box 347 Mammoth Lakes, CA 93546 (760) 924-1800, fax 924-1801 commdev@mono.ca.gov

ASSESSOR PARCEL #

Planning Division

P.O. Box 8 Bridgeport, CA 93517 (760) 932-5420, fax 932-5431 www.monocounty.ca.gov

WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

	CT DESCRIPTION (e.g., single-family residence, garage, etc.)
4	EW DETACHED GARAGE
Noid ling the	NG DESIGN DTE: Please provide all required information as accurately and completely as possible potential delays in processing. The required information should be shown on the plans and plot plan. Place a check in the appropriate place on this form to indicate information has been provided; if certain information does not apply to your project, place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY EPLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.
	EXAMPLE
	Location of all utility boxes, transformers, propane tanks and metering devices. Please explain how your project complies with the following design criteria: The propane tank is located in
	the rear of the vard (see site map). Native five-gallon conifers will be planted on the north and south side of
	the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on
	the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with
	juniper bushes on the street side. Irrigation system will be installed.
	SEE SITE PLAM PROVIDED
	Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall shielded from public view, where reasonably possible, in accordance with the rules and regulation of the controlling public utility company. To be completed by Staff and/or Wheeler Crest Design Review Committee:
	Design Review Committee Notes:

STOME VEHEER

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D. 🗆

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt sidine, raw or unpainted metal. standard concrete block as a total facade.

To be completed by Staff	and/or Wheeler Crest Design Review	Committee:	
□ Complies	☐ Does Not Comply	☐ Not Applicable	
Design Review Committee	•		
Paint or stain colo	r for exposed under portio	ns of elevated decks and porches.	
	project complies with the following		
TAN			
			-
Desian Criteria: De	ecks shall be designed to be co	ompatible with the design of the main stru	cture. Th
under portion of e	levated decks and porches s	hall be painted or stained to blend with	
structure or under	portions shall be concealed fr		
	•		
/-	f and/or Wheeler Crest Design Review		
To be completed by Staj	•		
/-	Fand/or Wheeler Crest Design Review Does Not Comply	v Committee:	
Complies	Fand/or Wheeler Crest Design Review Does Not Comply	v Committee:	
Complies	Fand/or Wheeler Crest Design Review Does Not Comply	v Committee:	
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Complies Design Review Commit	and/or Wheeler Crest Design Review Does Not Comply ee Notes: nd pattern of application.	v Committee: ☐ Not Applicable	
Complies Design Review Commit Siding materials a	and/or Wheeler Crest Design Review Does Not Comply ee Notes:	Committee: Not Applicable design criteria:	
Complies Design Review Commit Siding materials a	and/or Wheeler Crest Design Review Does Not Comply ee Notes: nd pattern of application. project complies with the following	v Committee: ☐ Not Applicable	
Design Review Commit Siding materials a Please explain how you	and/or Wheeler Crest Design Review Does Not Comply ee Notes: nd pattern of application. project complies with the following	o Committee: Not Applicable design criteria:	
Design Review Commit Siding materials a Please explain how you OR 1 700	and/or Wheeler Crest Design Review Does Not Comply ee Notes: Indicate the following Complex with the	One kind of siding should be used per stru	cture, and
Design Review Commit Siding materials a Please explain how you OP A ZCO Design Criteria: E: it should be applie	and/or Wheeler Crest Design Review Does Not Comply ee Notes: nd pattern of application. project complies with the following DATA L. COMO	or Committee: Not Applicable design criteria: Committee: design criteria: Committee: design criteria: design criteria: design criteria:	cture, and
Design Review Commit Siding materials a Please explain how you OP A ZCO Design Criteria: E: it should be applie	and/or Wheeler Crest Design Review Does Not Comply The Notes: Indigentary of application. The project complies with the following The Complex with the following with	One kind of siding should be used per stru	cture, and
Complies Design Review Commit Siding materials a Please explain how you Design Criteria: E: it should be applie for the area and rel wood is encourage	and/or Wheeler Crest Design Review Does Not Comply The Notes: Indigentary of application. The project complies with the following The Complex with the following with	design criteria: One kind of siding should be used per strunner. Exterior siding materials shall be apbuildings in the vicinity. The use of natura	cture, and
Complies Design Review Commit Siding materials a Please explain how you Design Criteria: E: it should be applie for the area and rel wood is encourage	and/or Wheeler Crest Design Review Does Not Comply ee Notes: Indipattern of application. The project complies with the following DOES CONTROLLED TO THE CONTROLLED TO THE CONTROLLED TO THE THE CONTROLLED TO THE	design criteria: One kind of siding should be used per strunner. Exterior siding materials shall be apbuildings in the vicinity. The use of natura	cture, and

E. 🗅	Color for any aluminum sash. Please explain how your project complies with the following design criteria:				
	Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.				
	To be completed by Staff and/or Wheeler Crest Design Review Committee:				
	□ Complies □ Does Not Comply □ Not Applicable				
	Design Review Committee Notes:				
	Wall Mayarre				
F. 🗆	Paint colors for all exposed metal. Please explain how your project complies with the following design criteria:				
	areas areas areas				
	Design Criteria : All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.				
	To be completed by Staff and/or Wheeler Crest Design Review Committee:				
	☐ Complies ☐ Does Not Comply ☐ Not Applicable				
	Design Review Committee Notes:				
G. 🗆	Roof materials Please explain how your project complies with the following design criteria: BROWN METAL				
	mentance of the first transport and the property of the form of the property of the second state of the se				
	Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis. To be completed by Stoff and/or Wheeler Crest Design Review Committee:				
	- Not Applicable				
	☐ Complies ☐ Does Not Comply ☐ Not Applicable Design Review Committee Notes:				
	Design Review Communications.				
	Charles St. Commission of the				
н. 🗆	Color and type of exterior stains and finishes. Please explain how your project compiles with the following design criteria:				
	WCDRC Packet Page #32				

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings. To be completed by Staff and/or Wheeler Crest Design Review Committee: ☐ Not Applicable ☐ Does Not Comply □ Complies Design Review Committee Notes: Location of any exterior lighting. Please explain how your project complies with the following design criteria: MOUNTED Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged. To be completed by Staff and/or Wheeler Crest Design Review Committee: ■ Not Applicable ☐ Does Not Comply ☐ Complies Design Review Committee Notes: SITE DEVELOPMENT Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project. To be completed by Staff and/or Wheeler Crest Design Review Committee: ☐ Not Applicable ☐ Does Not Comply ☐ Complies Design Review Committee Notes: Contour lines and any required cut and fill (show original and proposed cut and fill lines K. 🗆 from all elevations). Please explain how your project complies with the following design criteria:

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Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

L. C

Design Review Committee Notes:
Design Review Committee Notes.
the state of the s
Location and types of devices to control runoff from impervious surfaces (e.g., drip trenc
French drains, etc.).
et
GROVEL OVER GRACE
The state of the s
Design Criteria: Special attention should be given to proper site surface drainage so that su waters will not adversely affect neighboring properties or interfere with natural drainage flow.
waters will not adversely affect neignboring properties of interfere with installar artistics.
Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be prov Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as trenches, French drains and drain channels
To be completed by Staff and/or Wheeler Crest Design Review Committee:
☐ Complies ☐ Does Not Comply ☐ Not Applicable
Design Review Committee Notes:
Design review committee roces.
Fencing location, design and materials.
Please explain how your project complies with the following design criteria:
VOUE
- I I I I I I I I I I I I I I I I I I I
Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of sappearance and construction are the most desirable. Designs that call attention to the fencerating a visual intrusion to the landscape are to be avoided. Property line fences or walls a generally required or desirable.
To be completed by Staff and/or Wheeler Crest Design Review Committee:
- Net Applicable
a complica
Design Review Committee Notes:

Landscaping plan showing existing trees and shrubs to be retained, proposed irrigation system revegetation (location and type of plant material), and location of proposed irrigation system
(if necessary).
(If necessary). Please explain how your project compiles with the following design criteria: NOTREES OR SHRUDS. NOTIFE GROUND COVER
NO TREES COVER
NATIVE GROOMS
Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall opportunity to provide grading or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended. Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be larged. In situations where this requirement cannot be adhered to, the builder shall exercise great
damaged. In Situations where this require
care to minimize damage to roots. Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal irrigation for landscaping beneath these trees on remaining trees, entitling bark beetles to environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to environment for root rot results. It is a support of the results of the root results are a shall be provided, as a dequate irrigation system to maintain planted areas shall be provided, as
An auequate miganes y
necessary. To be completed by Staff and/or Wheeler Crest Design Review Committee:
☐ Complies ☐ Does Not Comply ☐ Not Applicable
Design Review Committee Notes:
Deally
The items checked above have been included with the building plans and plot plan for Plan Check #
5-12-2023 Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

PPLICANT DALE SCHAUB	
SESSOR PARCEL # 064-220-013-000	
ROJECT DESCRIPTION NEW DETACHED GARAGE F	OR EXISTING SFD
g., single-family residence, garage, etc.)	
HEELER CREST DESIGN REVIEW COMMITTEE RECOMM Recommended for approval: □ without conditions □ wit	IENDATION: h attached conditions
nair, Wheeler Crest Design Review Committee	Date
he Wheeler Crest Design Review Committee recommends the Complies with guidelines	following findings and conditions:
\square Does not comply with guidelines (please summarize items	inconsistent with guidelines)
Proposed conditions (please recommend conditions to add	ress inconsistencies with guidelines)
COMMUNITY DEVELOPMENT DETERMINATION:	
☐ Hold for further review/information (see attached lett	ter for detail)
□ Approved with no conditions	
□ Approved with the following conditions	
- Approved with the test that	

WCDRC Packet Page #36ate





	DOOR SCHEDULE	
SIZE/TYPE	COMMENTS	U-VALUE
3068 PASS	INTERIOR	
3068 PASS	INSULATED, TEMPERED GLAZING	
16080 OH	OVERHEAD ROLL-UP SECTIONAL DOOR	

WINDOW SCHEDULE				
SIZE/TYPE	COMMENTS	U-VALUE		
4040 SLD	TEMPERED GLAZING	.28		
6040 SL		.28		
6040 SL		.28		
6040 SL		.28		

SCOPE OF WORK:

New Garage

Project Address: Rimrock Tract, Lot 1 75 Ridge View Drive Swall Meadows, Mono County, CA

Parcel No: 064-220-013-000

Square Footages (gross)Main Floor:1,180 SFUpper Floor:747 SFTotal1,927 SF

Garage: 1,024 SF Proposed Garage: 832 SF Covered areas: 833 SF Uncovered Patio: 269 SF

Owners: Gary & Julia Schenck 43511 Whispering Pines Dr. Oakhurst, CA 93644

Plan Designer: Drafting by Julie Spencer 387 Clarke Street Bishop, CA 93514 360-280-2329

General Contractor:
DDS Development
General Contractor Lic # 547965
Dale D. Schaub
20 Sierra Wave Dr
Swall Meadows, CA 93514
760-964-1238

Civil Engineer:
Thomas Platz
Triad/Holmes Associates
P.O. Box 1570
549 Old Mammoth Road, Suite 202
Mammoth Lakes, CA 93546
760-934-7588

Structural Engineer:
Jordan P. Denio PE
Ashley & Vance Engineering
7530 Longley Ln., Suite 105
Reno, NV 89511
775-825-4945 x 113

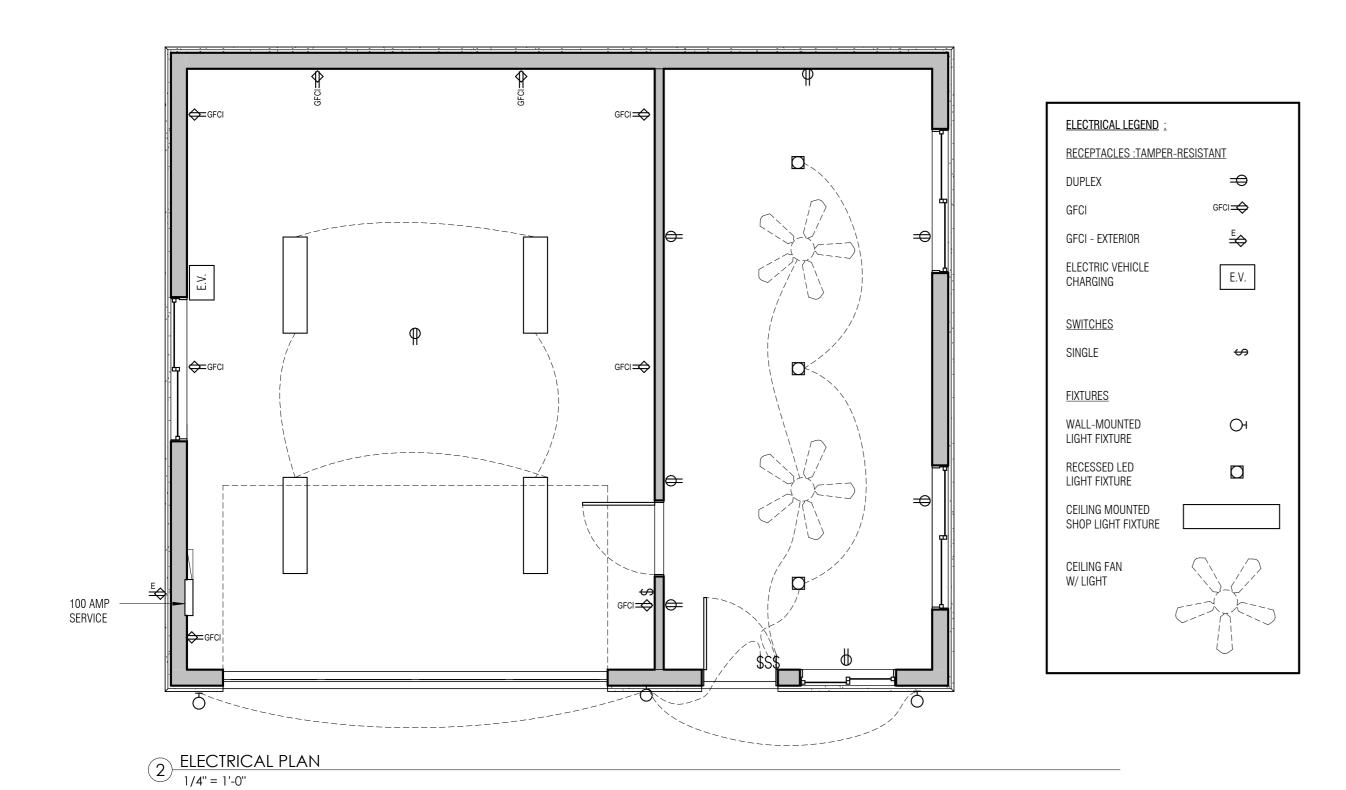
SHEET INDEX

- COVER PROJECT INFORMATION, SITE PLAN AND SHEET INDEX
 A1.1 FLOOR PLAN & ELECTRICAL PLAN
- A1.1 FLOOR PLAN & ELECTRICAL PLAN
 A1.2 FOUNDATION PLAN AND ROOF PLAN
- 4 A2.1 EXTERIOR ELEVATIONS & TYPICAL SECTION
- 4 S-1.1 STRUCTURAL TITLE SHEET
- 6 S-1.2 STRUCTURAL SPECIFICATIONS 7 S-2.1 FOUNDATION PLAN
- S-2.2 ROOF FRAMING PLAN
- 9 S-3.1 STRUCTURAL DETAILS
- 10 S-3.2 STRUCTURAL DETAILS

(2) FRONT PERSPECTIVE

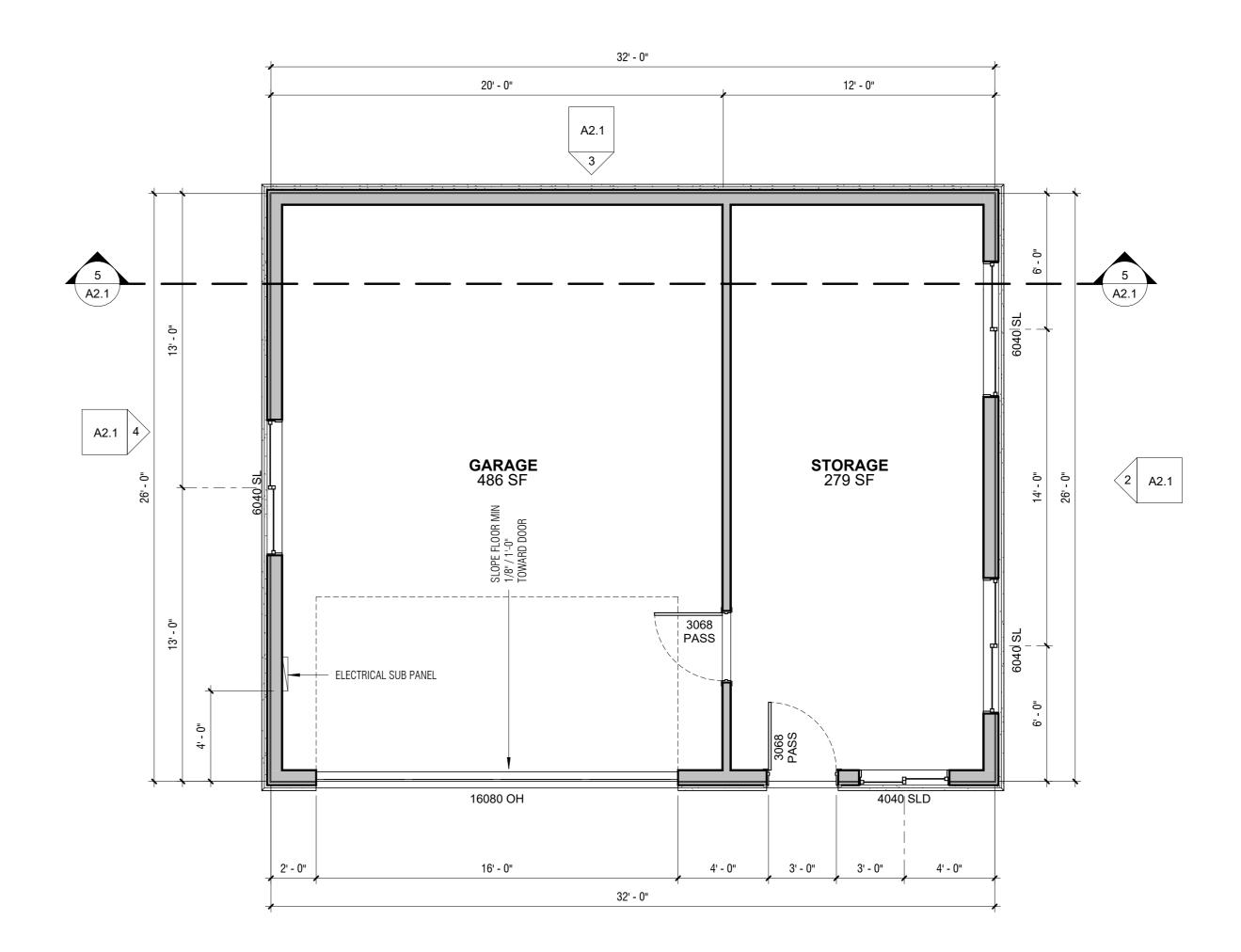
- EXISTING RESIDENCE

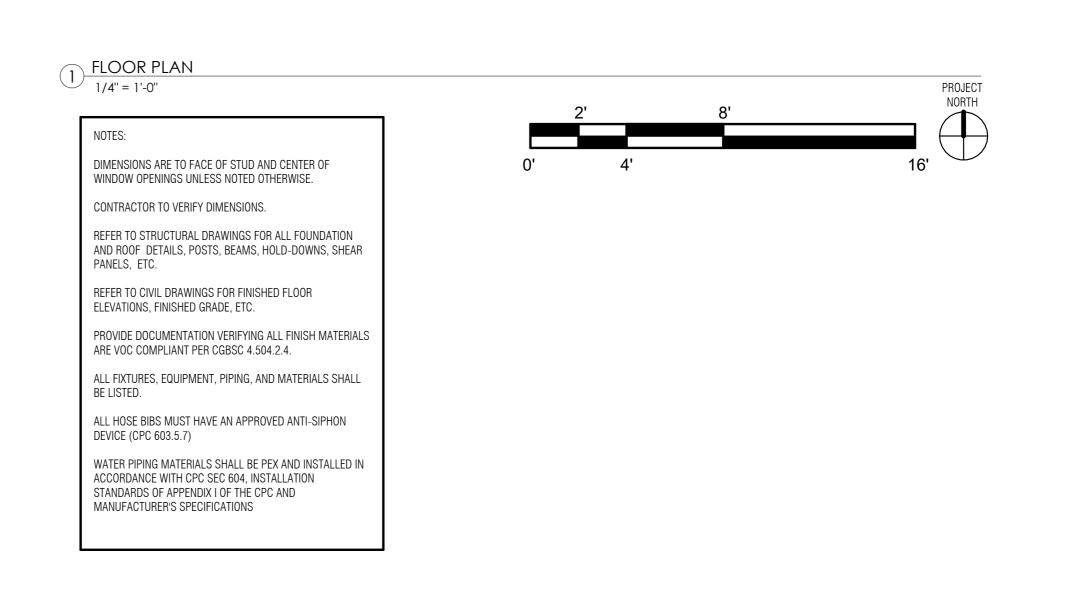
- EXISTING GARAGE



<u>ELECTRICAL PLAN NOTES</u>:METHOD OF GROUNDING (UFER)

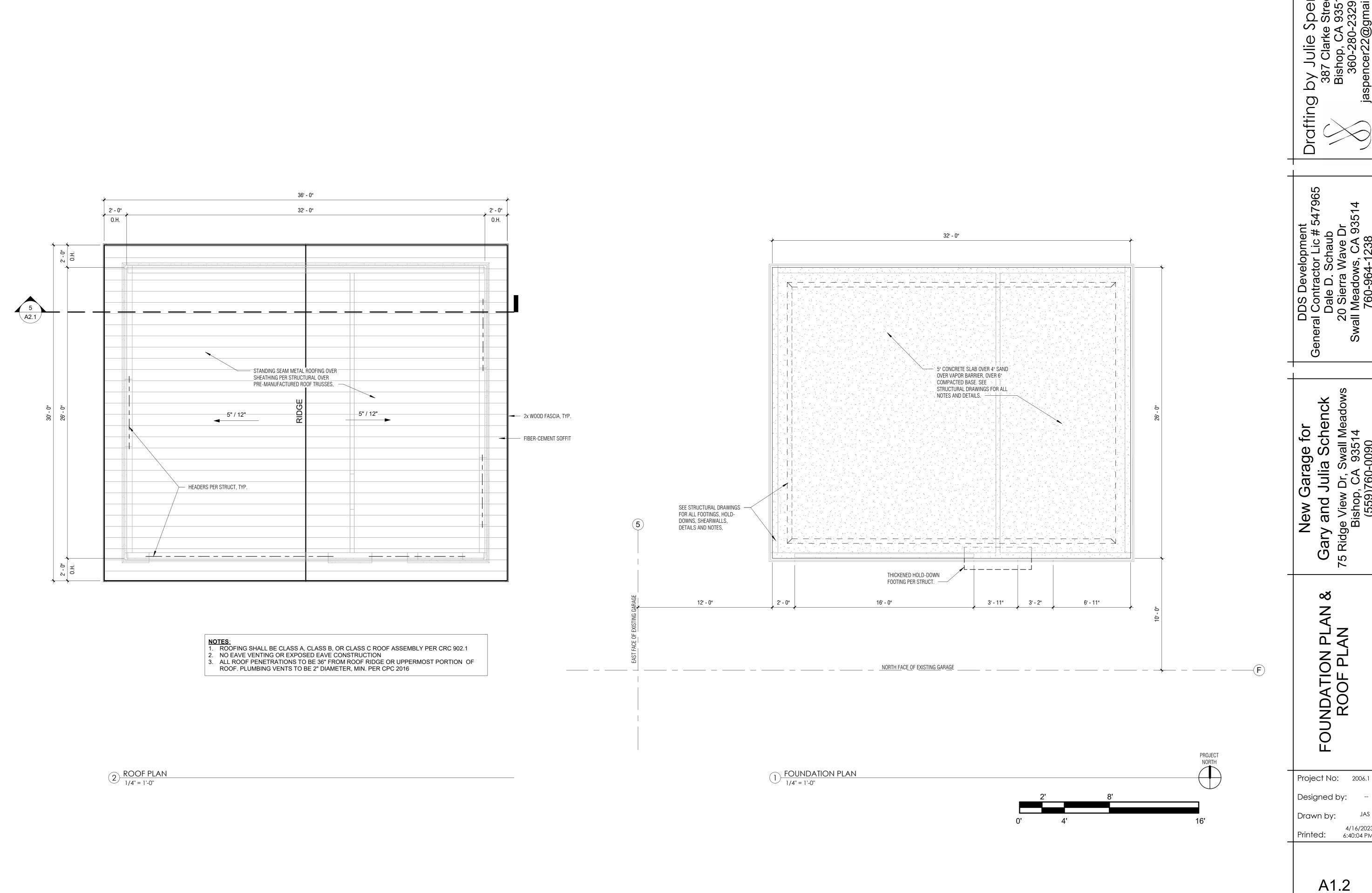
- PANEL LOCATION TO BE APPROVED BY SOUTHERN CALIFORNIA EDISON.
- PROVIDE TAMPER RESISTANT RECEPTACLES, PER CEC 406.12(A)
 MAX 6' TO ANY RECEPTACLE ALONG WALL PER CEC 210.52(A)
- MAX 6' TO ANY RECEPTACLE ALONG WALL PER CEC 210.52(A)
 SEPARATE BRANCH CIRCUITS FOR EXTERIOR GARAGE RECEPTACLES
- ALL GARAGE RECEPTACLES TO BE GFCI
 ALL LIGHTING SHALL BE HIGH EFFICACY PER CEC TABLE 150.0(k)1A
- ALL LIGHTING SHALL BE HIGH EFFICACY PER CEC TABLE 150.0(K) TA
 OUTDOOR LIGHTING TO HAVE PHOTOCELL, MOTION SENSOR, OR OTHER AUTOMATIC SHUT-OFF





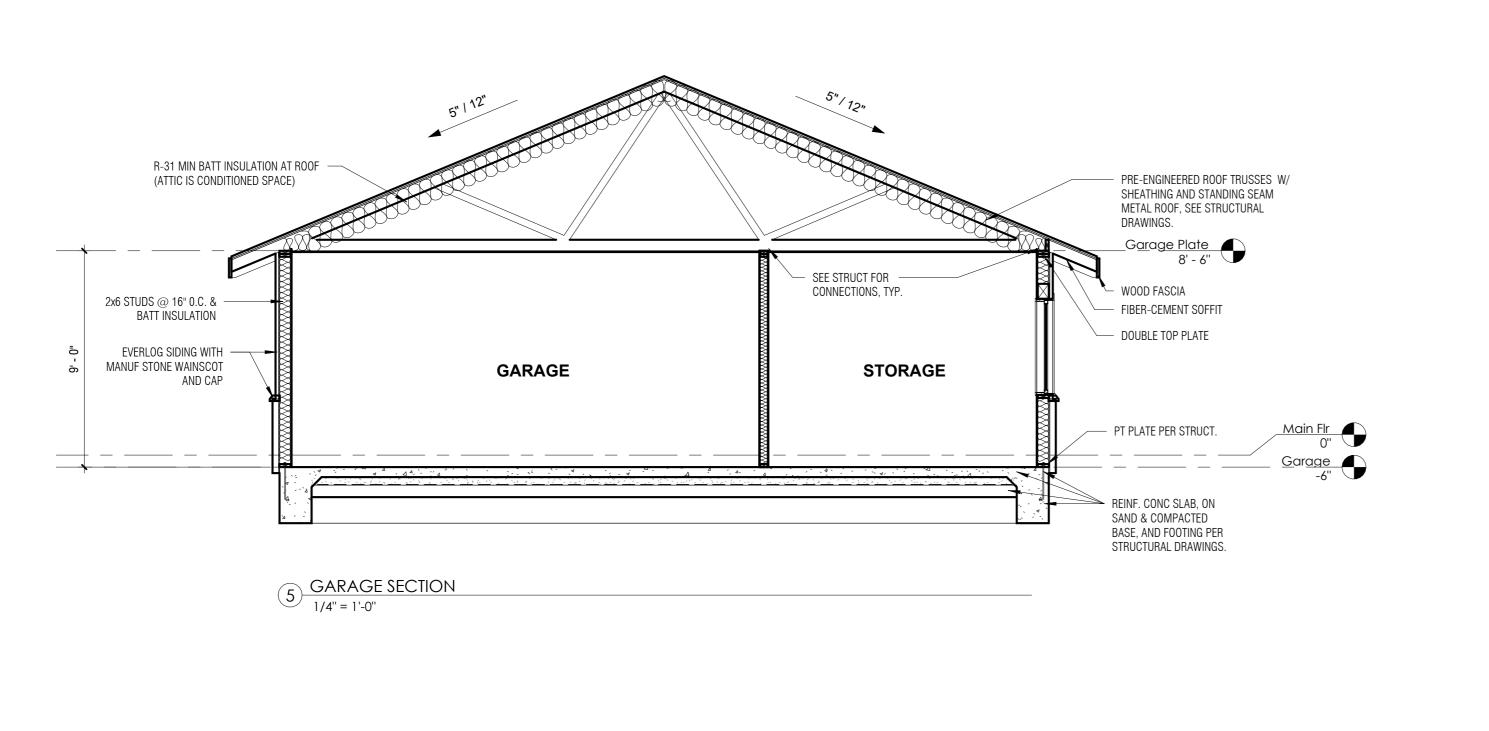
Drafting New Garage for Gary and Julia Schenck 75 Ridge View Dr, Swall Meadows Bishop, CA 93514 (559)760-0090 Project No: 2006.1 Designed by: Drawn by: 4/16/2023 Printed: 6:40:04 PM

A1.1



Julie Spencer 387 Clarke Street Bishop, CA 93514 360-280-2329 jaspencer22@gmail.com New Garage for
Gary and Julia Schenck
75 Ridge View Dr, Swall Meadows
Bishop, CA 93514
(559)760-0090 4/16/2023 6:40:04 PM

WCDRC Packet Page #39



Garage Plate 8' - 6"

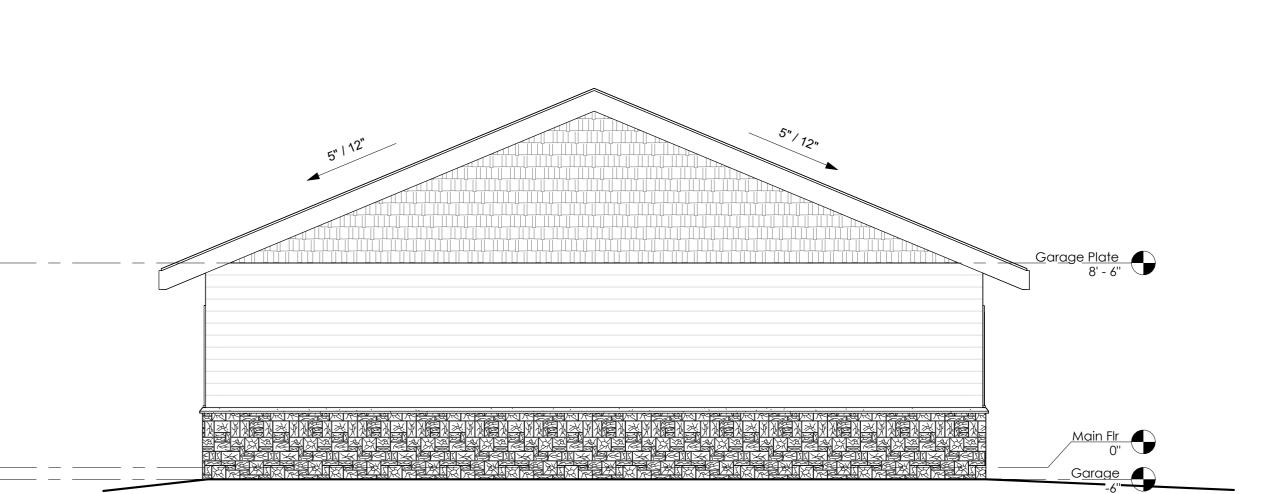
> Garage -6"

5 A2.1

WEST ELEVATION

1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"



(CRC R337.7.3)

DISTANCE FROM A PROPERTY LINE. (CBC 707A)

NOTES:
 LAP HORIZONTAL SIDING MIN 1", CAULK ENDS OR COVER WITH A BATTEN, OR SEALED AND INSTALLED OVER A STRIP OF FLASHING PER R703.5.3 CRC
 EUROPEAN LEDGESTONE 4.5"x24"x1.5" THICK APPLIED OVER 1/2" STUCCO SCRATCH COAT, ANCHORED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CRC SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8 (R703.8 CRC)

NO EAVE VENTING OR EXPOSED EAVE CONSTRUCTION
 ALL BUILDING MATERIALS AND/OR ASSEMBLIES USED IN THE EXTERIOR DESIGN AND CONSTRUCTION

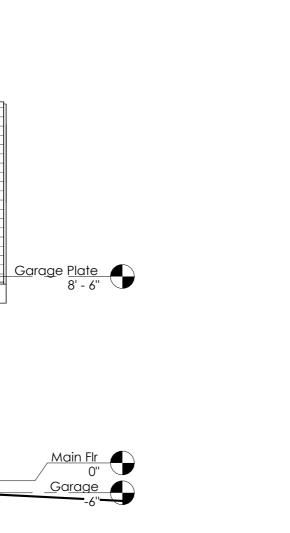
SHALL COMPLY WITH THE FHSZ REQUIREMENTS AS AMEMDED BY MONO COUNTY (CRC R337.1.1)

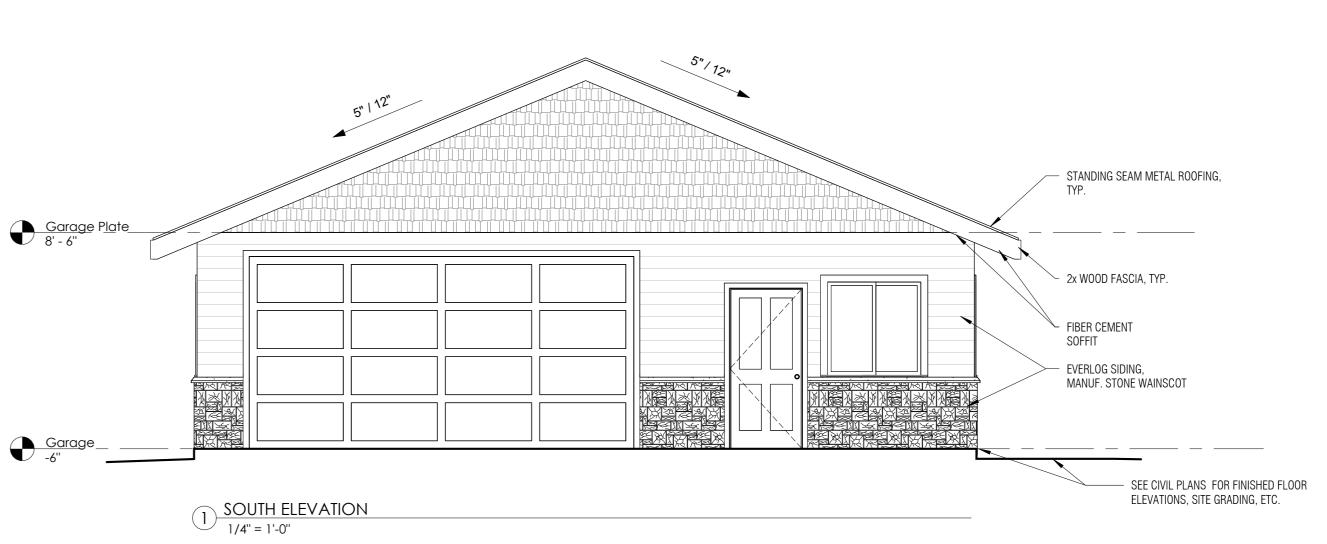
6. a. NONCOMBUSTIBLE MATERIAL
7. b. IGNITION-RESISTANT MATERIAL
8. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF PER

9. ALL EXTERIOR OVERHANGS, SOFFITS, PORCH CEILINGS, DECK OR FLOOR PROJECTIONS, AND SIMILAR ELEMENTS, SHALL BE AN APPROVED FHSZ EXTERIOR MATERIAL, REGARDLESS OF THE SEPARATION

10. PROVIDE DOCUMENTATON VERIFYING ALL FINISH MATERIALS ARE VOC COMPLIANT CGBSC 4.504.2.4

5. PROVIDE 1-HOUR FIRE RATED EXTERIOR WALL ASSEMBLY COMPLYING WITH ONE OF THE FOLLOWING





2' 8' 4'_{WCDRC Packet Page #40} 16'

NORTH ELEVATION

1/4" = 1'-0"

Drafting by Julie Spence 387 Clarke Street Bishop, CA 93514 360-280-2329 jaspencer22@gmail.com

DDS Development

eral Contractor Lic # 547965

Dale D. Schaub
20 Sierra Wave Dr

wall Meadows, CA 93514

760-964-1238

New Garage for
Gary and Julia Schenck
75 Ridge View Dr, Swall Meadows
Bishop, CA 93514
(559)760-0090

ELEVATIONS &
-YPICAL SECTION

Project No: 2006.1

Designed by:

Drawn by: JAS 4/16/2023 Printed: 6:40:05 PM

A2.1