

# Wheeler Crest Design Review Committee

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PO Box 347  
Mammoth Lakes, CA 93546  
760-924-1800 phone, 924-1801 fax  
[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

PO Box 8  
Bridgeport, CA 93517  
760-932-5420 phone, 932-5431 fax  
[www.monocounty.ca.gov](http://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

Visit: <https://monocounty.zoom.us/j/84255452214?pwd=SXdlcG5sa2hlRkdWdGxGdmJJOWJRUT09>

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) *10:20 am*

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](mailto: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).



1           **SECTION 1: ESTABLISHMENT OF DISTRICT**

2           **A.**     The boundaries of the Wheeler Crest Design Review District are  
3 shown on Exhibit A and by reference incorporated herein.

4           **B.**     The Wheeler Crest Design Review District shall allow for the review  
5 of single family residential development.

6           **C.**     The Architectural Guidelines in Appendix B of the Wheeler Crest Area  
7 Plan (attached as Exhibit B and by reference incorporated herein) are adopted as the  
8 Design Review Standards for the District.

9           **D.**     The Design Review Committee for the District shall consist of five (5)  
10 members who reside in the District. Two (2) members shall be appointed for a term  
11 of three (3) years; three (3) members shall be appointed for a term of two (2) years.

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13           **SECTION 2: REPEAL OF SCENIC COMBINING ZONING**

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15 (as shown on Exhibit C and by reference incorporated herein) is hereby repealed.

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17           **SECTION 3: CONSTITUTIONALITY**

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

24


25           **SECTION 4: PUBLICATION**

26           This ordinance shall become effective and in full force and effect thirty (30)  
27 days after adoption, and prior to fifteen (15) days after said adoption, shall be  
28 published once in a newspaper of general circulation, published and printed in the  
29 County of Mono, State of California, together with the names of the members of the



1 PASSED AND ADOPTED this 20th day of August 1991, by the Board of Supervisors.  
2 County of Mono, State of California, by the following vote:

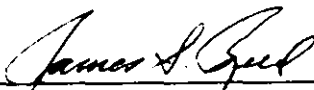
3 AYES: Supervisors Jarvis, Lawrence, Paranick, Rake, Ried  
4 NOES: None  
5 ABSTAIN: None  
6 ABSENT: None

  
DANIEL A. PARANICK, CHAIRMAN  
BOARD OF SUPERVISORS  
COUNTY OF MONO

8 ATTEST:

APPROVED AS TO FORM:

9  
10   
11 Nancy Wells  
Clerk of the Board

  
James S. Reed  
County Counsel

12 Dated August 20, 1991

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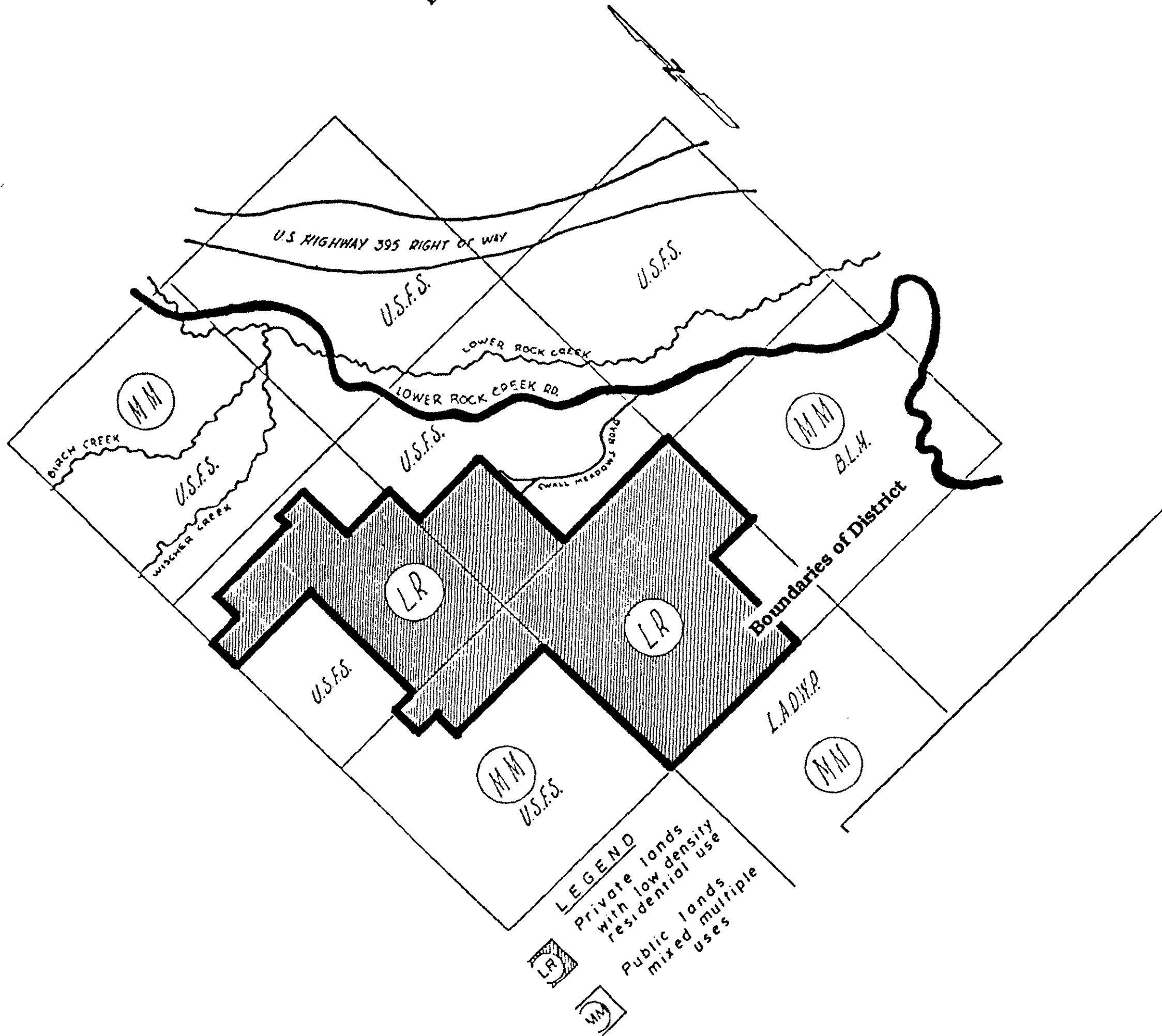
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EXHIBIT A



## 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.
- B. 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.
- E. 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.
- H. Inappropriate materials which will not be allowed are as follows:  
asphalt siding, raw or unpainted metal, standard concrete block as a

- 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.
- F. 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. Property 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 bark 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:**

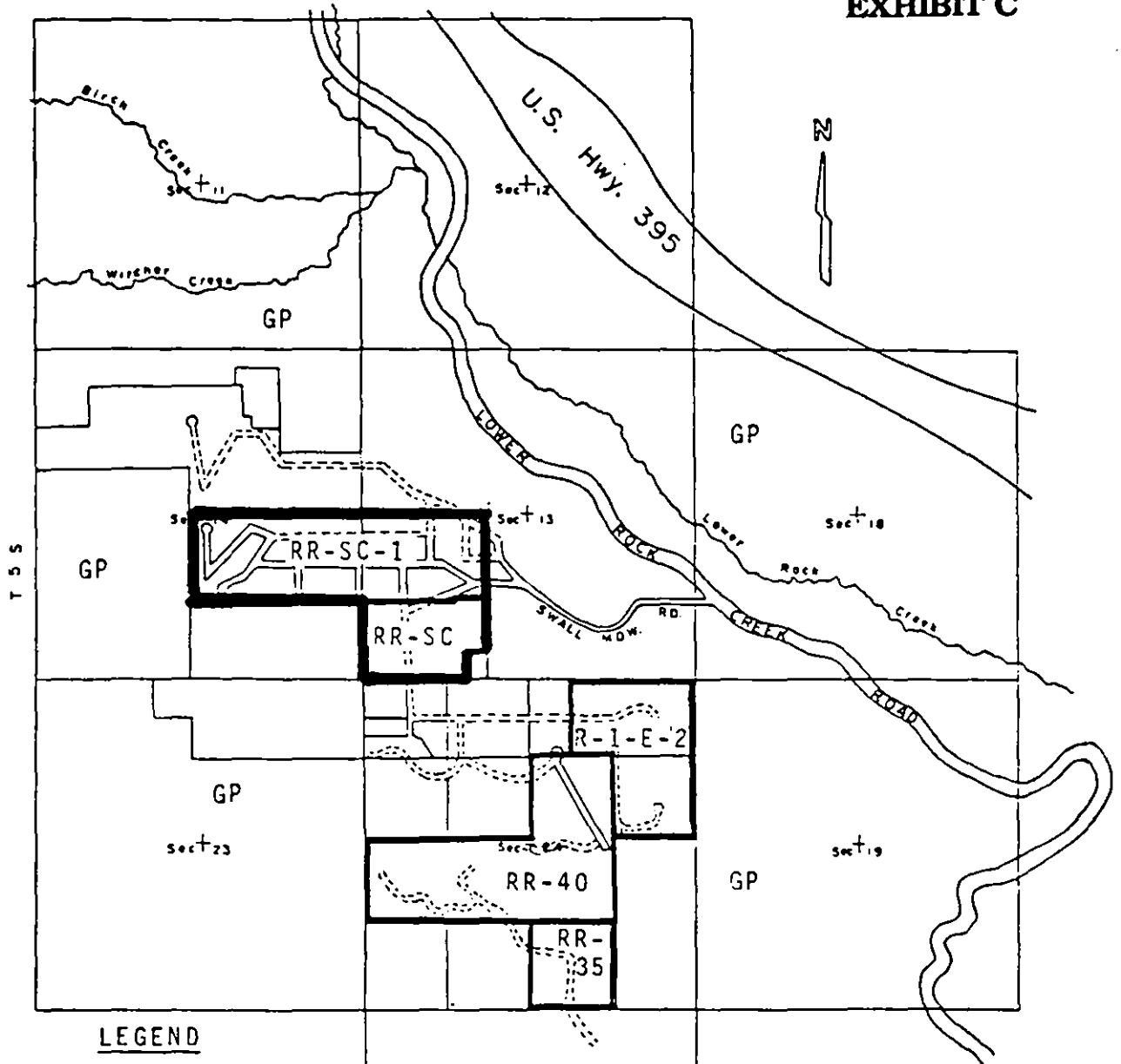
To effectuate the above set of guidelines it is proposed that:

\*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.

R 30 E

EXHIBIT C



LEGEND

- RR Rural Residential
- R-1 Single Family Residential
- SC Scenic Combining
- E Equestrian Combining
- GP General Purpose

Note: The number following the zoning designations

# MONO COUNTY PLANNING COMMISSION

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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

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## 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:

**10:05 am - 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.

**10:15 am – 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](mailto: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.

###

# WHEELER CREST DESIGN REVIEW DISTRICT

## PROJECT INFORMATION SHEET

**APPLICANT** \_\_\_\_\_

**ASSESSOR PARCEL #** \_\_\_\_\_

**PROJECT DESCRIPTION** (e.g., single-family residence, garage, etc.)  
\_\_\_\_\_

### BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

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**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.

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**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**B.  Paint color for any portions of construction grade foundation work that extend above the finished grade.**

Please explain how your project complies with the following design criteria (*lines on next page*):

**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 siding, raw or unpainted metal, standard concrete block as a total façade.

*To be completed by Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**C.  Paint or stain color for exposed under portions of elevated decks and porches.**

Please explain how your project complies with the following design criteria:

**Design Criteria:** 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 or under portions shall be concealed from view.

*To be completed by Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**D.  Siding materials and pattern of application.**

Please explain how your project complies with the following design criteria:

**Design Criteria:** 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.

*To be completed by Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**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:

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**F.  Paint colors for all exposed metal.**

Please explain how your project complies with the following design criteria:

**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:

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**G.  Roof materials**

Please explain how your project complies with the following design criteria:

**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 Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**H.  Color and type of exterior stains and finishes.**

Please explain how your project complies with the following design criteria:

**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:

- Complies                       Does Not Comply                       Not Applicable

Design Review Committee Notes:

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**I.  Location of any exterior lighting.**

Please explain how your project complies with the following design criteria:

**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:

- Complies                       Does Not Comply                       Not Applicable

Design Review Committee Notes:

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**SITE DEVELOPMENT**

**J.  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:

- Complies                       Does Not Comply                       Not Applicable

Design Review Committee Notes:

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**K.  Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).**

Please explain how your project complies with the following design criteria:

**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.

*To be completed by Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**L.  Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).**

Please explain how your project complies with the following design criteria:

**Design Criteria:** 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.

Pollution of streams by runoff 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

*To be completed by Staff and/or Wheeler Crest Design Review Committee:*

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**M.  Fencing location, design and materials.**

Please explain how your project complies with the following design criteria:

**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

attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies

Does Not Comply

Not Applicable

Design Review Committee Notes:

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**N.  Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).**

Please explain how your project complies with the following design criteria:

**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 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 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 damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great 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 environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies

Does Not Comply

Not Applicable

Design Review Committee Notes:

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**O.  The items checked above have been included with the building plans and plot plan for Plan Check # \_\_\_\_\_**

Signature Joe Pace

Date \_\_\_\_\_

# 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 RECOMMENDATION:**

Recommended for approval:  without conditions  with attached conditions

\_\_\_\_\_  
Chair, Wheeler Crest Design Review Committee

\_\_\_\_\_  
Date

*The Wheeler Crest Design Review Committee recommends the following findings and conditions:*

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

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Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

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**COMMUNITY DEVELOPMENT DETERMINATION:**

Hold for further review/information (see attached letter for detail)

Approved with no conditions

Approved with the following conditions

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\_\_\_\_\_  
Community Development Department

\_\_\_\_\_  
Date



## Notes

### MECHANICAL NOTES:

- 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 ALLOWABLE.
- 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
- 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.
- 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. PER CEC 210-52(b).
- 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.
- CLOTHES DRYER VENT TO BE OF SMOOTH METAL AND PER CMC 504.3
- 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.
- 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.
- INSTALL R-12 BATT H2O HEATER BLANKET AND VENT THROUGH ROOF PER CPC 510.0. PROVIDE COMBUSTION AIR PER CMC AND PROVIDE EXPANSION TANK PER CPC 608 AND OVERFLOW.
- INSTALL A MINIMUM R-4 INSULATION ON ALL DOMESTIC HOT WATER PIPES.
- SETBACK THERMOSTATS ARE REQUIRED.
- RECEPTACLES THAT PROVIDE POWER FOR A SPA, HOT TUB OR HYDROMASSAGE BATHTUB SHALL BE GROUND-FULT CIRCUIT INTERFERED. ELECTRICAL LIGHTING FIXTURES AND OUTLETS IN AREA OF SPAS AND HOT TUBS SHALL COMPLY WITH ARTICLE 680 OF THE CEC.
- PLUMBING LINES SHALL NOT BE USED AS ELECTRICAL GROUNDS.
- SMOKE DETECTORS.
  - 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.
  - IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP.
  - THE DETECTORS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
  - WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
  - 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 SEALING PIPES OR CONDUIT.
  - MECHANICAL VENTILATION SHALL BE PROVIDED PER THE PROJECT SPECIFIC REQUIREMENTS ON SHEET E1.#

### ENERGY/LIGHTING/ELECTRICAL/ENVELOPE

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

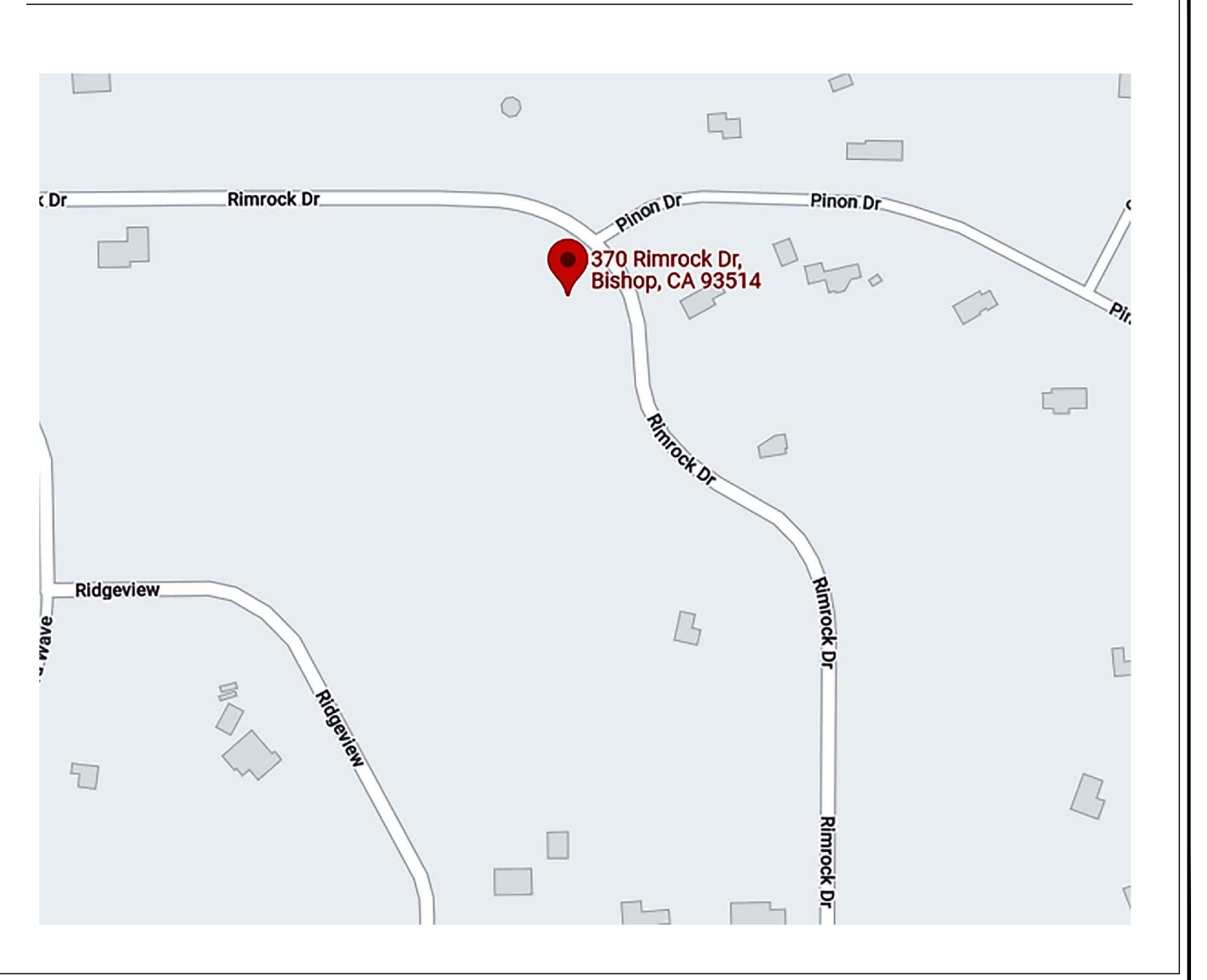
### PLUMBING NOTES

- ALL PLUMBING TO COMPLY WITH C.P.C.
- ALL DRAIN, WASTE AND VENT LINES SHALL BE ABS.
- PIPE SHALL BE PAINTED TO MATCH SURROUNDING FINISHES IF EXPOSED TO WEATHER.
- ALL DOMESTIC PIPING SHALL BE TYPE L COPPER WITH SWEATED CONNECTIONS.
- PLUMBING FIXTURES SHALL BE WATER-CONSERVING:
  - SINGLE FLUSH WATER CLOSETS (TOILETS) SHALL BE 1.28 GALLONS OR LESS PER FLUSH
  - URINALS SHALL NOT EXCEED 0.125 GALLON LESS PER FLUSH, EFFECTIVE FLUSH VOLUME OF ALL URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
- 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.
- 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.
- 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.
- KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX 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
ALTERNATE	ALT
APPROXIMATE	APPROX
BELOW	BLW
BETWEEN	BTWN
BLOCK	BLK
BOTH SIDES	b/s
BOTTOM	BOT
BUILDING	BLDG
CALIFORNIA BUILDING CODE	CBC
CANTILEVER	CANT
CEILING	CLG
CENTERLINE	CL
CHANNEL	CHNL
CLEAR	CLR
COLUMN	COL
CONCRETE	CONC.
CONCRETE MASONRY UNIT	CMU
CONTINUOUS	CONT
DETAIL	DET
DIAMETER	Ø, DIA.
DIMENSION	DIM
DOUBLE	DBL
DOUGLAS FIR	DF
DRAWING	DWG
EACH	EA
EACH END	EE
EACH FACE	EF
EACH SIDE	ES
EACH WAY	EW
ENGINEER OF RECORD	E.O.R.
EQUAL	EQ
EXISTING	(E)
EXPANSION	EXT
EXTERIOR	EXT
FACE OF STUD	F.O.S.
FINISH	FIN
FLOOR	FLR
FOOTING	FTG
FOUNDATION	FDN
GAGE	GA
GALVANIZED	GALV
GLUED-LAMINATED BEAM	GLB
GYPSUM BOARD	GYP
HANGER	HGR
HEADER	HDR
HEIGHT	HT
HEM-FIR	HF
HORIZONTAL	HORIZ
INFORMATION	INFO
INSIDE DIAMETER	ID
INTERIOR	INT
JOIST	JST
KILN DRIED	KD
LAMINATED VENEER LUMBER	LVL
LIGHT	LT
MACHINE BOLT	MB
MANUFACTURER	MFR
MAXIMUM	MAX
MECHANICAL	MECH
MINIMUM	MIN
MISCELLANEOUS	MISC
NEW	(N)
NOT TO SCALE	NTS
NUMBER/POUNDS	#
ON CENTER	O.C.
ONE SIDE	o/s
OPPOSITE	OPP
OUTSIDE DIAMETER	OD
OVER	o/
ORIENTED STRAND BOARD	OSB
PARALLEL	PARL or //
PLYWOOD	PLY
POUNDS PER SQUARE FOOT	PSF
POUNDS PER SQUARE INCH	PSI
PRESSURE TREATED or PRESERVATIVE TREATED	PT
PROPERTY LINE	PL or PL
RADIUS	R
REDWOOD	RWD
REFERENCE	REF
REQUIRED	REQ'D
SCHEDULE	SCHED
SIMILAR	SIM
SLAB ON GRADE	S.O.G.
SPECIFICATION	SPEC
SQUARE	SQ
STANDARD	STD
STEEL	STL
SYMMETRICAL	SYM
THREADED	THRD
TONGUE & GROOVE	T&G
TOP & BOTTOM	T&B
TYPICAL	TYP
UNLESS NOTED OTHERWISE	UNO
VERIFY IN FIELD	VIF
VERTICAL	VERT
WEIGHT	WT
WITH	w/
WITHOUT	w/o
WONKY	WONKY
WTF	WHAT'S THAT FOR

## Vicinity Map



## Project Image



## 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

Occupancy Separation: 1 hr between R3 and U Occupancies  
Fire Ratings per CBC Table 601  
Exterior Bearing Walls "zero hour" Fire Resistance Rating  
Interior Non-bearing Walls "zero hour" Fire Resistance Rating

Sprinklered

Total conditioned Class R3 floor area 1874 sf (Main) <sup>1</sup>  
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 Pinon Ranch

## Project Owner

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

## Homeowner's Association

Pinion Ranch HOA

## Local Contact

Joe & Colleen Connors Pace  
PO Box 8011  
Tahoe City, CA 96145  
(530) 277-2737

## Sheet Schedule

Sheet Number	Description
A0.1	Cover Sheet - Gen Notes
C1.0	Site Plan
A1.0	Floor Plans
A2.0	Elevations
A3.0	Residence Section
A4.0	Garage Floor Plans
A5.0	Garage Elevations
A6.0	Garage Section
E1.0	Electric Plans - Residence
E1.1	Electric Plans - Garage
E1.2	Electrical & T24 Notes
E1.3	GBC & Mandatory Meas.
E1.4	CF1R <sup>1</sup>
S0.1	General Engineering Notes
S1.0	Res Foundation Plan / Floor Framing
S2.0	Res Roof Framing
S3.0	Garage Foundation / Floor Framing
S4.0	Garage Roof Framing
S5.0	Details
WSWH1	Simpson Details
WSWH2	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

**Drafting:**  
LTVista  
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:**  
N/A

**Title 24 Energy Analysis:**  
LTVista

## Applicable Codes

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 GREEN BUILDING CODE

2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 WILDLAND URBAN INTERFACE

NTFPD AMENDED FIRE CODE  
MONO CTY MUNI CODE

ALL APPLICABLE LOCAL CODES SHALL BE OBSERVED. WHEN CONFLICTING OR OVERLAPPING STANDARDS EXIST THE MORE STRINGENT OR RESTRICTIVE CODE SHALL APPLY

## Deferred Submittals

- 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 official
- <sup>1</sup> Fire sprinkler and solar systems installations to be under separate permits.

# Pace Residence

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Ken Anderson  
PO Box 55  
Tahoe Vista, CA 96148  
(530) 546-7715  
info@ltvista.com

**Project:** Pace  
OWNER: Joe & Colleen Connors Pace  
Tahoe City, CA 96145

REVISIONS:

KEY #	DATE	BY	FOR
1	2-16-23	kba	MC
2	3/31/23	kba	MC

APN: 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 \_\_\_\_\_ # \_\_\_\_\_  
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Plans prepared by: *Joe Pace*  
Joe Pace Const Inc - Principal

# A0.1

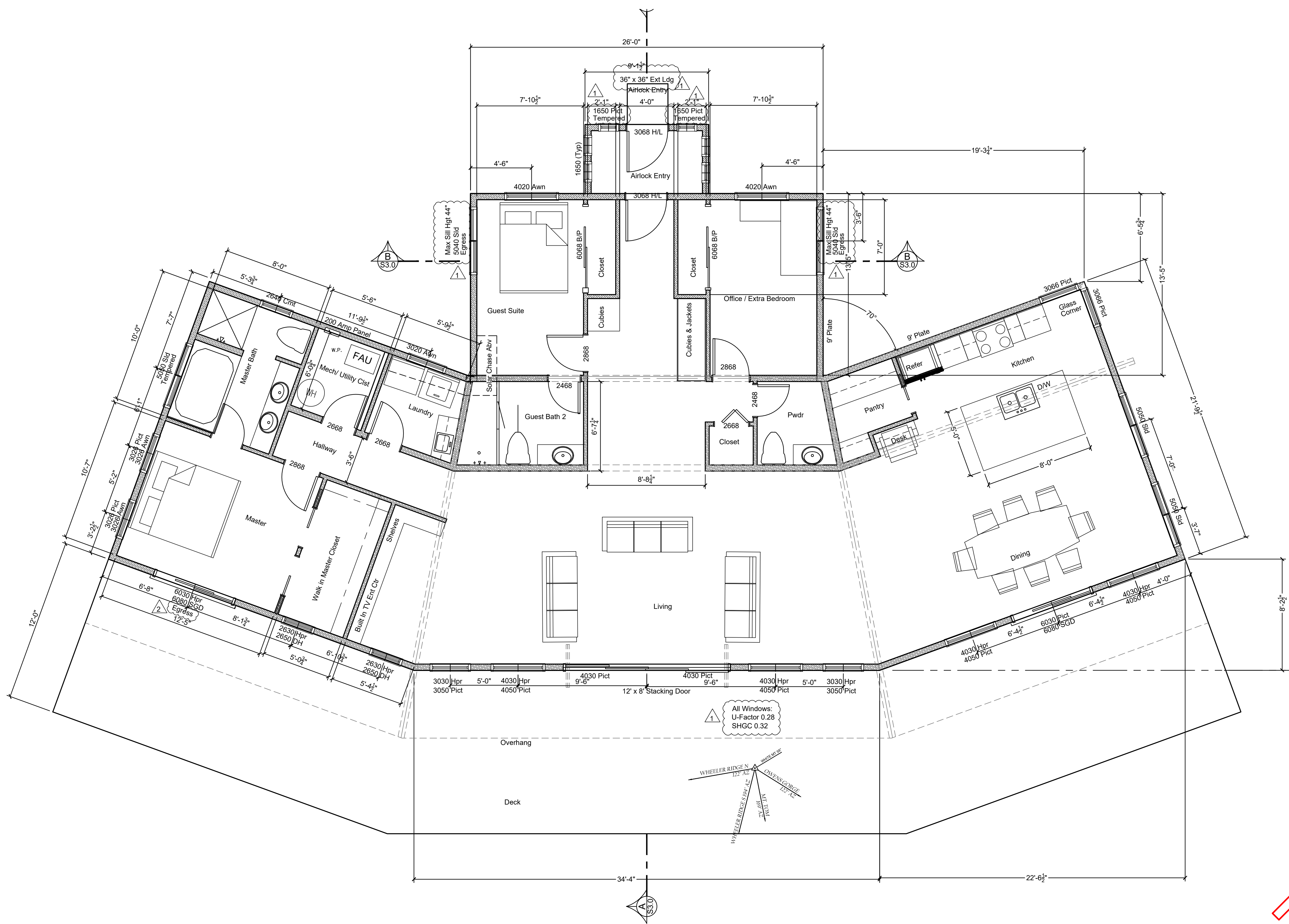




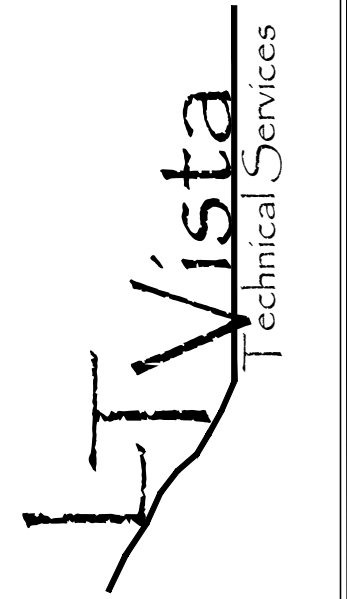


Area Tabulation	
PROPOSED CONDITIONED AREA	
SINGLE STORY SFD	1874 SF
PROPOSED UNCONDITIONED AREA	
AIRLOCK ENTRY	42 SF
PROPOSED EXTERIOR PATIO AREA	
STONE PATIO	1064 SF

Floor Plan Legend	
	EXISTING WALL
	EXISTING WALL REMOVED
	NEW WALL
	SECTION LETTER ID SHEET #



**PROPOSED FLOORPLAN**  
SCALE: 1/4" = 1'-0"



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

Project:

REVISIONS:	KEY #	DATE	BY	FOR
	1	2/18/23	kba	MC
	2	3/31/23	kba	MC

APN: 064-200-018-000

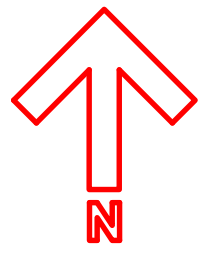
JOB SITE: 370 Rimrock Drive Bishop, CA

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

CONTACT: Ken Anderson  
PO Box 55  
Tahoe Vista, CA 96148  
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SHEET # OF #  
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Plans prepared by:  
*Joe Pace*  
Joe Pace Const Inc - Principal



**A1.0**

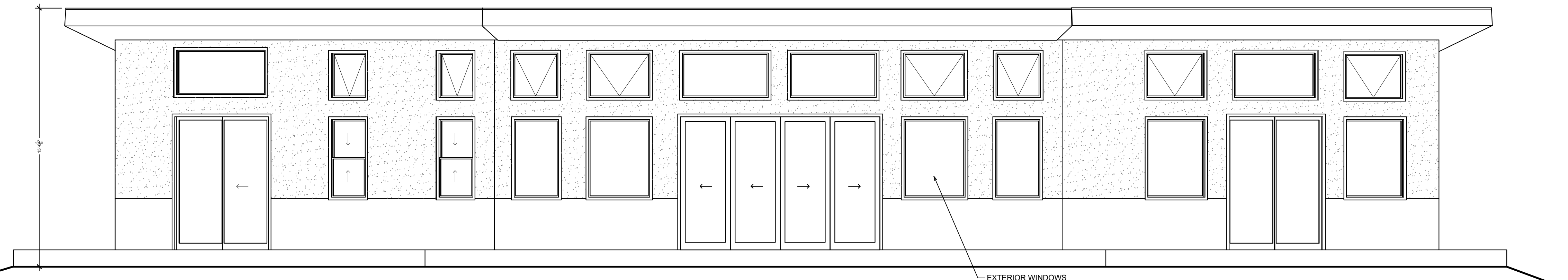
**WUI Notes:**

- The exterior wall covering or wall assembly shall comply with one of the following requirements per CRC R337.7.3:
  - Noncombustible material
  - Ignition-resistant material
  - Heavy-timber exterior wall assembly
  - Log wall construction assembly
  - 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-1.
- 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:
  - Noncombustible material
  - Ignition-resistant material
  - One layer of 5/8" Type "X" gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
  - 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.
- 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
  - Ignition-resistant material
  - One layer of 5/8" Type "X" gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
  - 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 Resistant Design Manual.
  - 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.
- Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements per CRC R337.8.2.1:
  - 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
- 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:
    - Stiles and rails shall not be less than 1 3/8 inches thick
    - Raised panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
  - Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252
  - Shall be tested to meet the performance requirements of SFM Standard 12-8A-1.

**NOTE:**  
 SUBFLOOR VENTILATION REQUIREMENTS:  
 13 SF TOTAL SUBFLOOR VENT AREA (TYP 20 VENTS x .68 SF PER VENT > 1870/150) DISTRIBUTED TO PROVIDE CROSS FLOW VENTILATION IN THE CRAWLSPACE. VERIFY NET AREA OF VENT TYPE AND SIZE USED TO MEET MINIMUM AREA REQ'S.

**Exterior Materials & Finishes Note:**

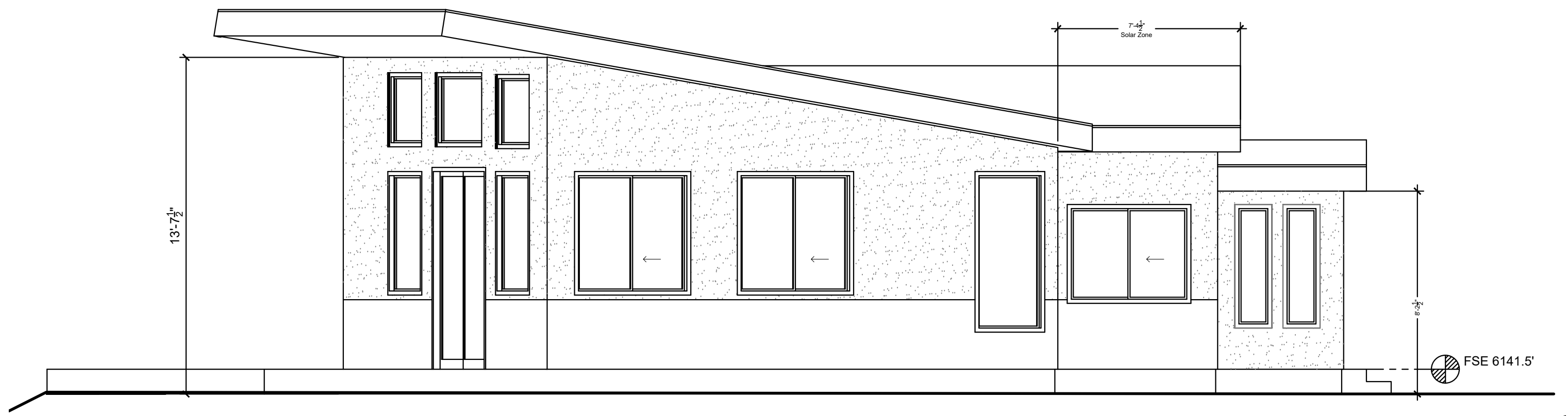
- All exterior decking and soffiting shall be approved for use in WUI areas by the OSFM BML label.
- Material substitutions based on availability must be verified to meet the req's of item 1 above.
- Subfloor vents shall be covered and protected by non-combustible wire mesh with 1/4" openings max, or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



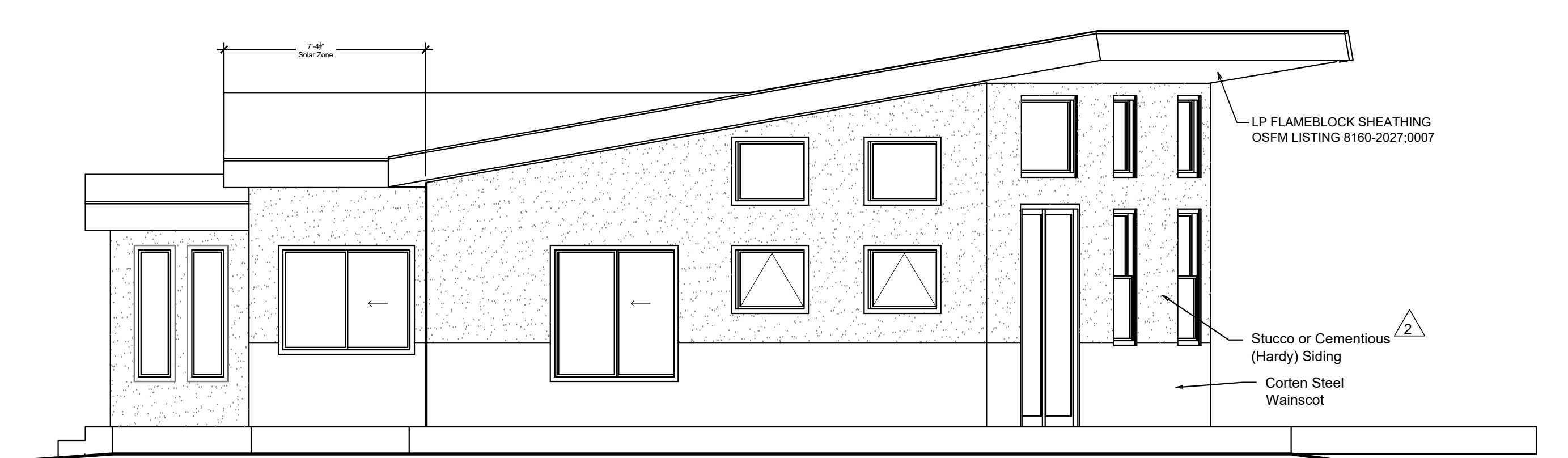
**REAR ELEVATION (South)**  
 SCALE: 1/4" = 1'-0"

**HEIGHT CALCULATION**

FRONT CORNER HEIGHT (x2)	8'-2.5"
FRONT CORNER HEIGHT (x4)	9'-9.75"
REAR CORNER HEIGHT (x4)	13'-7.5"
AVERAGE CORNER HEIGHT	11'-1"
ALLOWABLE HEIGHT	25'-0"



**LEFT ELEVATION (East)**  
 SCALE: 1/4" = 1'-0"



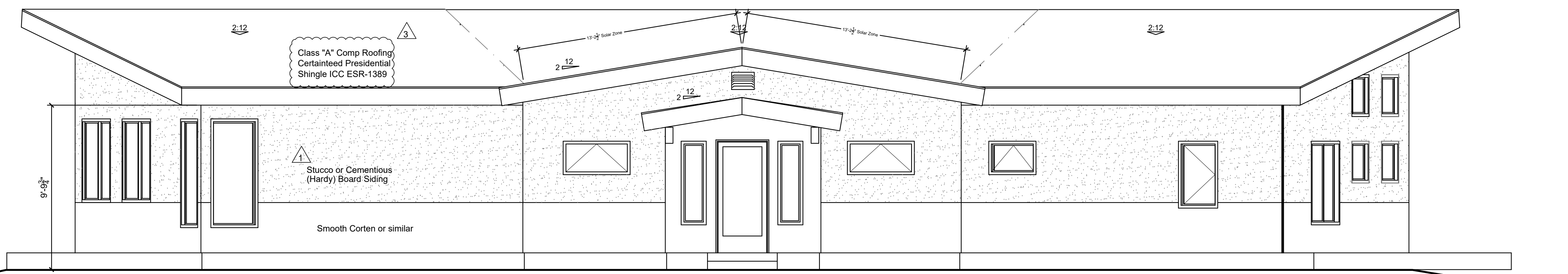
**RIGHT ELEVATION (West)**  
 SCALE: 1/4" = 1'-0"

**PV Calc**

$kW_{pv} = (CFA \times A) / 1000 + (NDwel \times B)$   
 $kW_{pv} = (1874 \times .59) / 1000 + (1 \times 1.22)$   
 $kW_{pv} = 1.10566 \times 1.22$   
 $kW_{pv} = 1.3489$

**Solar Zone Notes**

- Total roof area 2500 sf, solar zone 190 sf
- All solar zones to be located between 90°-300° of true north.
- 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.
- Allowable dead loads on Solar Zone = 15 psf.
- See Floor Plans for interconnect routing to mech room.
- See Sheet E1.0 for electrical requirements.



**FRONT ELEVATION (North)**  
 SCALE: 1/4" = 1'-0"

**Project:**

**REVISIONS:**

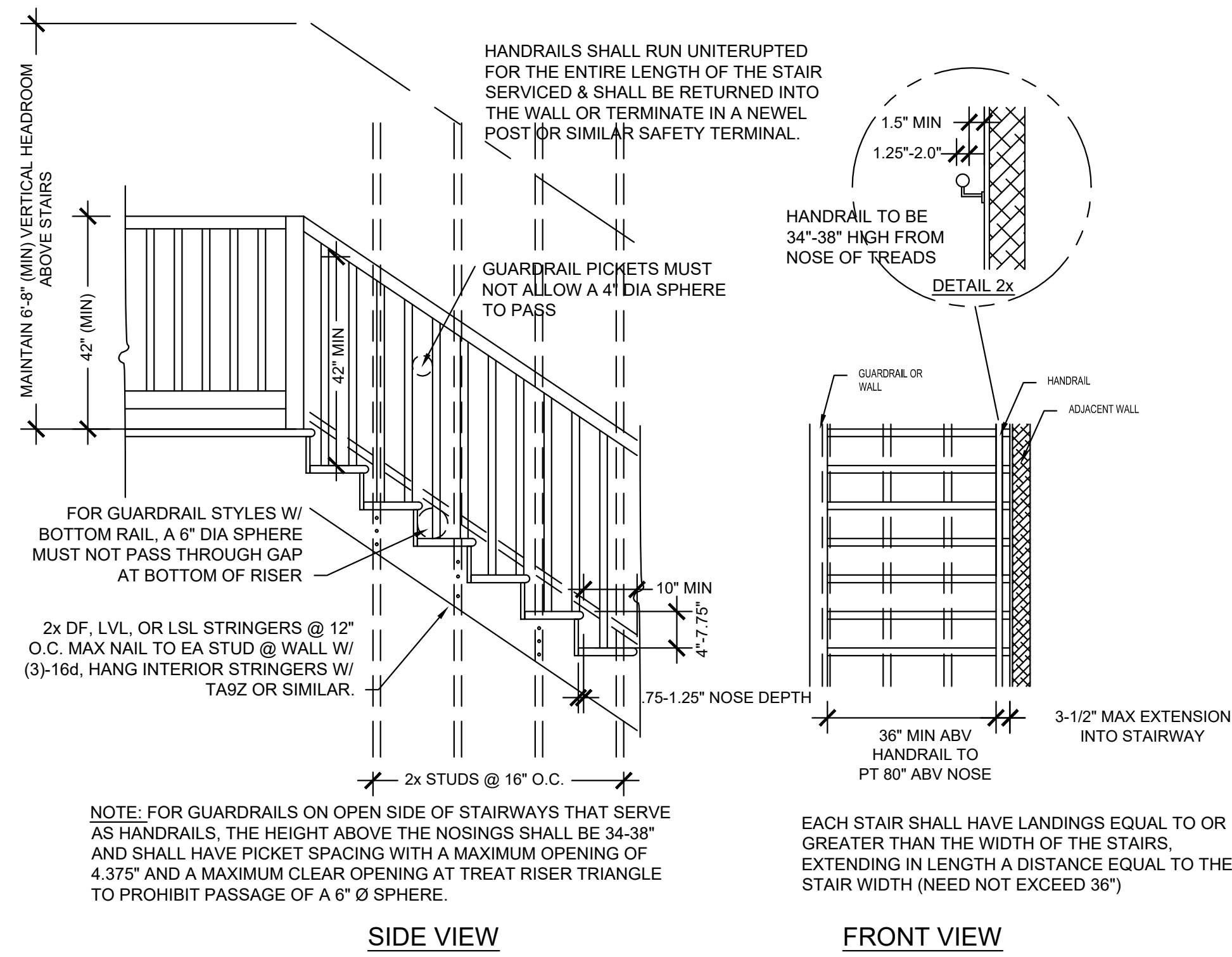
KEY #	DATE	BY	FOR
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2	8/12/22	kba	JPC
3	2/18/23	kba	MC

APN: 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 #  
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 Plans prepared by:  
 Joe Pace  
 Joe Pace Const Inc - Principal

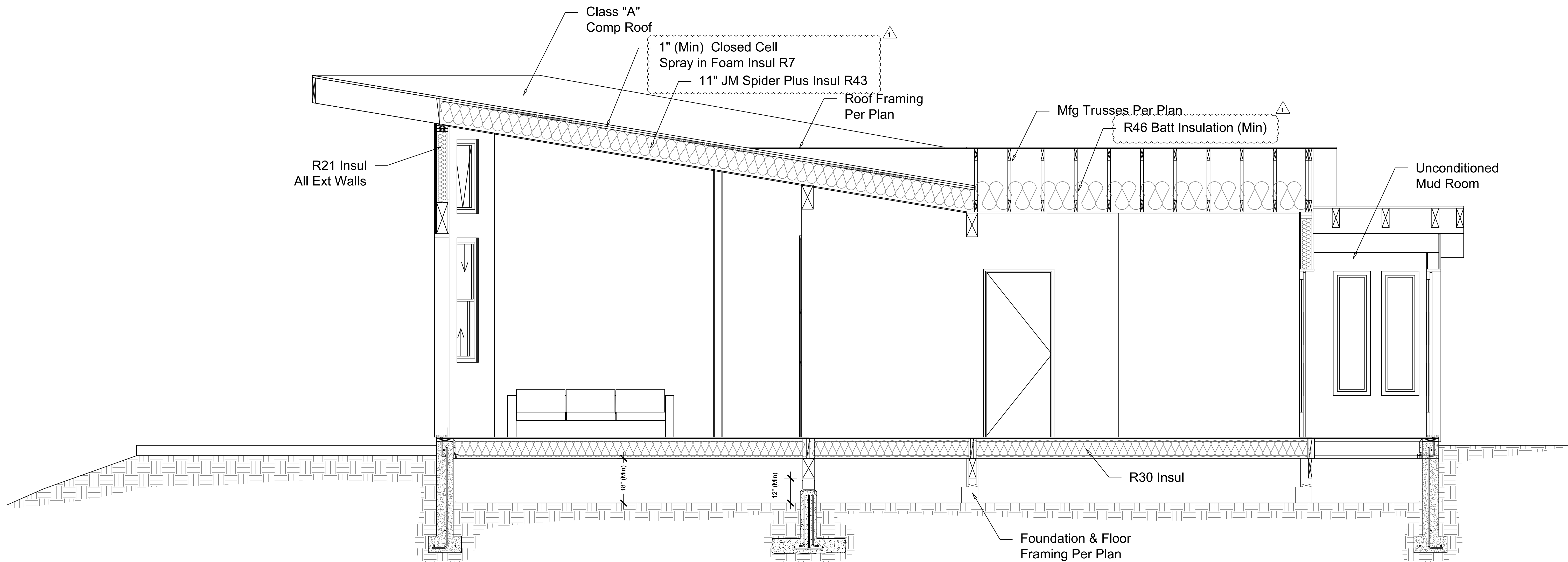
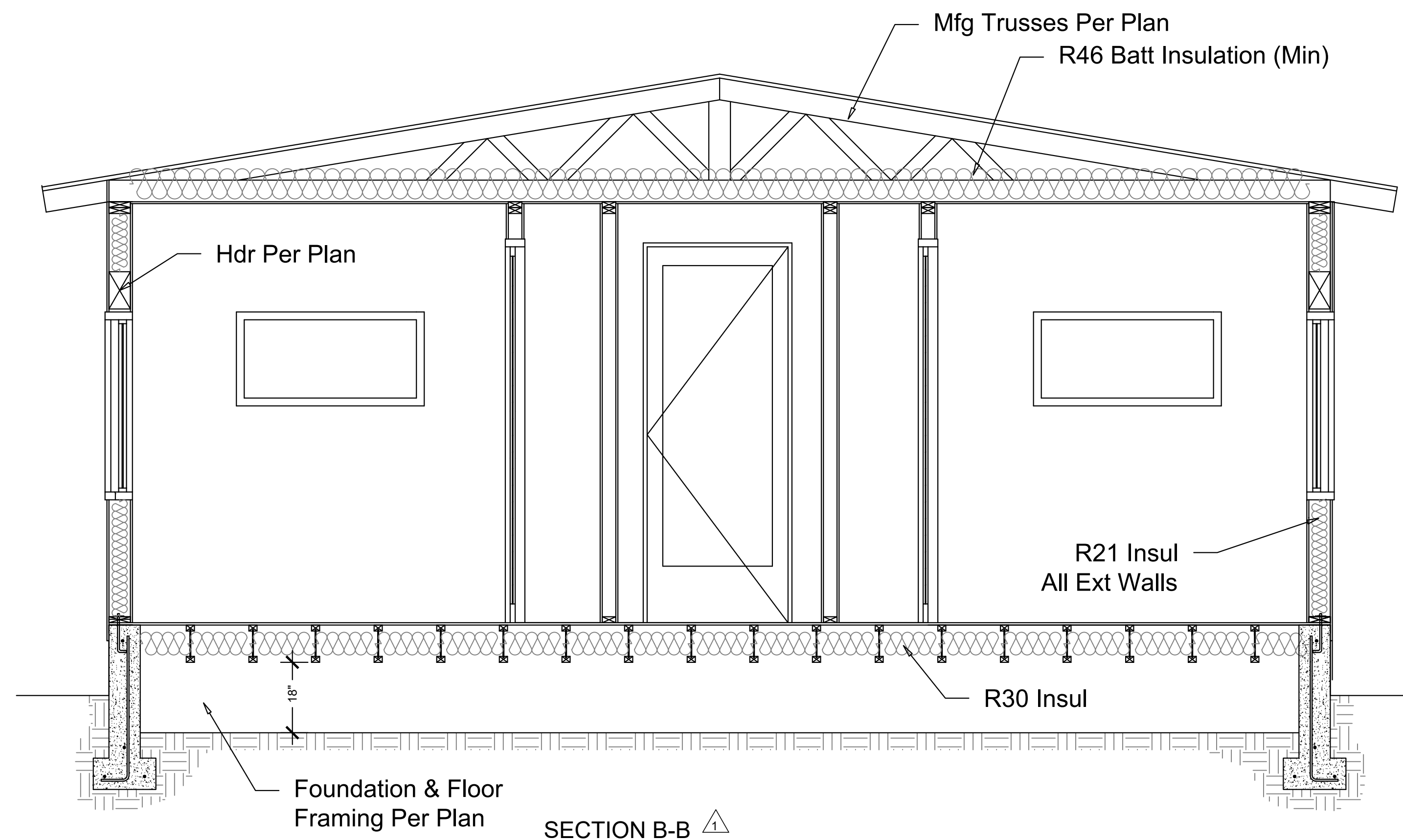




SIDE VIEW

FRONT VIEW

TYPICAL STAIR DETAIL  
SCALE: 1/2" = 1'-0"



REVISIONS:

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

APN: 064-200-018-000

JOB SITE: 370 Rimrock Drive Bishop, CA

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

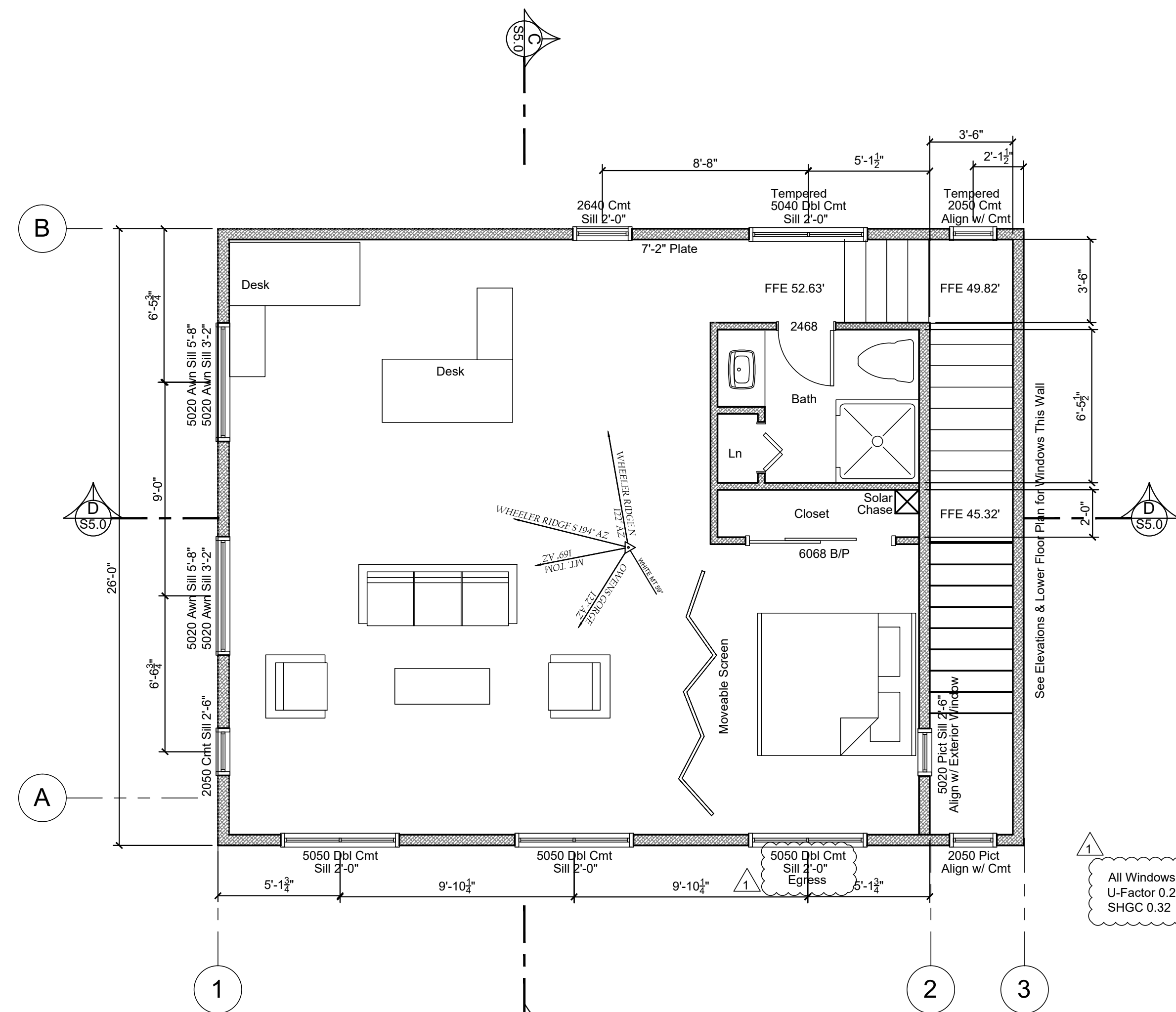
CONTACT: Ken Anderson PO Box 55 Tahoe Vista, CA 96148 (530) 546-7715

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

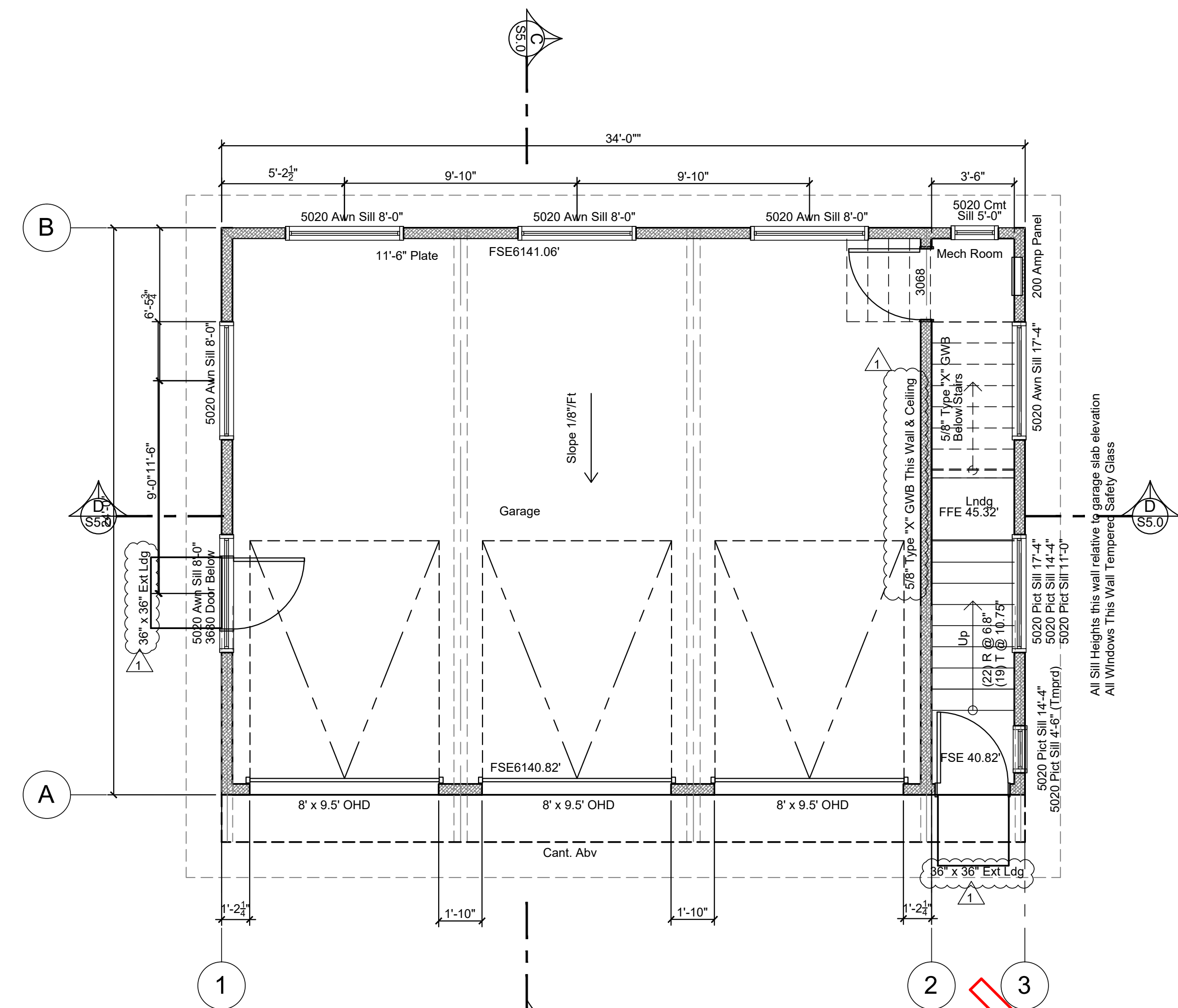
JOB: 21-025  
DATE: June 2022  
DRAWN: KBA  
SCALE: 1/4" = 1'-0" U.N.O.  
SHEET # OF #  
© LT Vista Technical Services, 2022  
Plans prepared by: Joe Pace  
Joe Pace Const Inc - Principal

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 #



**PROPOSED UPPER LEVEL FLOORPLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED LOWER LEVEL FLOORPLAN**  
SCALE: 1/4" = 1'-0"

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

APN: 064-200-018-000  
**JOB SITE:**  
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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

**A4.0**

- WUI Notes:**
- The exterior wall covering or wall assembly shall comply with one of the following requirements per CRC R337.7.3:
    - Noncombustible material
    - Ignition-resistant material
    - Heavy-timber exterior wall assembly
    - Log wall construction assembly
    - 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-1.
  - 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:
    - Noncombustible material
    - Ignition-resistant material
    - One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
    - 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.
  - 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
    - Ignition-resistant material
    - One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
    - 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 Manual.
    - 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.
  - Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements per CRC R337.8.2.1:
    - 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
  - 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:
      - Stiles and rails shall not be less than 1 3/8 inches thick
      - Raised panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the raised panel that may lap to a tongue not less than 3/8 inch thick.
  - Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252
  - Shall be tested to meet the performance requirements of SFM Standard 12-8A-1.

- Exterior Materials & Finishes Note:**
- All exterior decking and soffit 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 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"
REAR CORNER HEIGHT (x2)	20'-11"
SUM HEIGHT	92'-4"
AVERAGE CORNER HEIGHT	23'-1"
ALLOWABLE HEIGHT	25'-0"

**PV Calc**

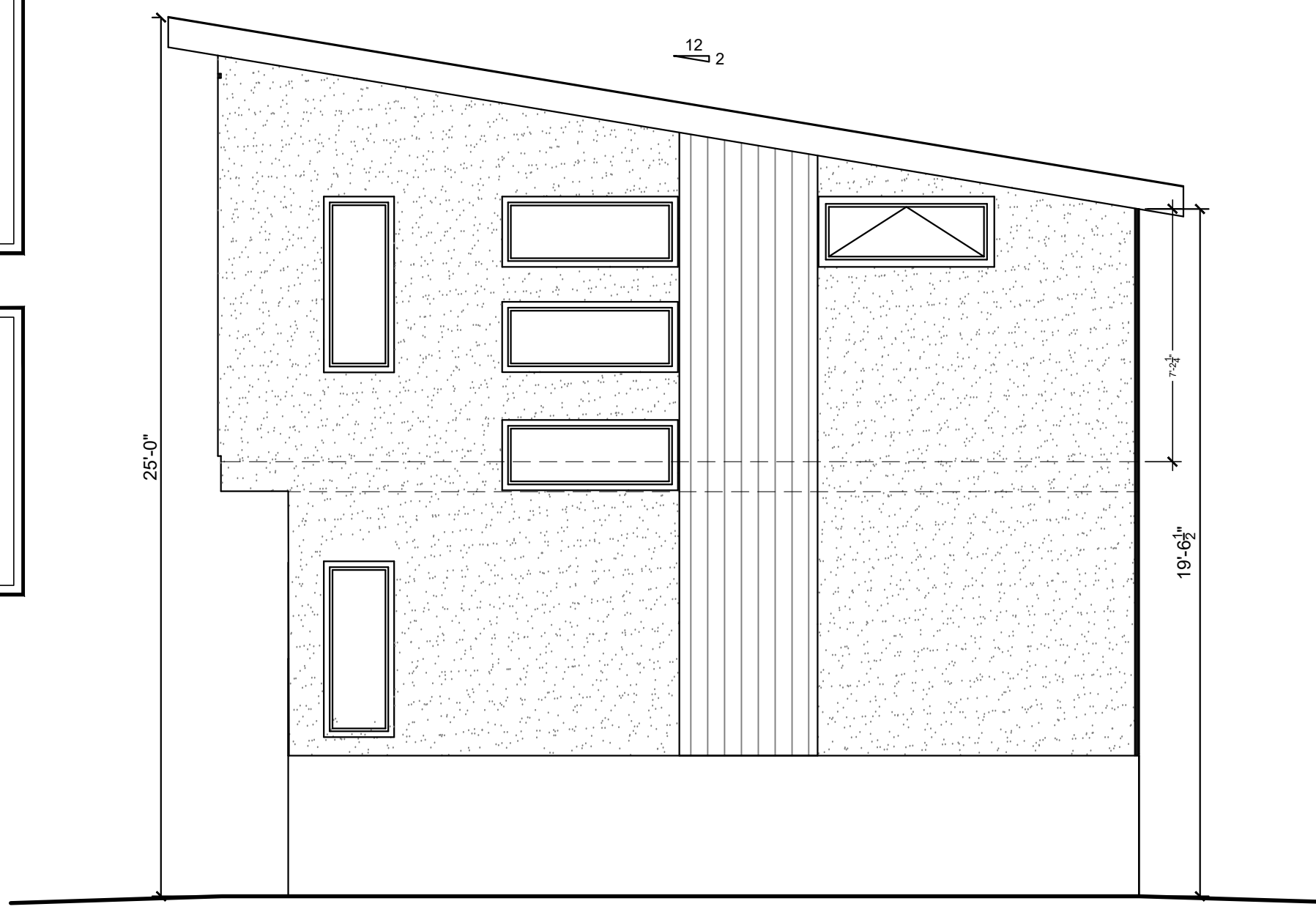
$$kWpv = (CFA \times A) / 1000 + (NDwel \times B)$$

$$kWpv = (828 \times .59) / 1000 + (1 \times 1.22)$$

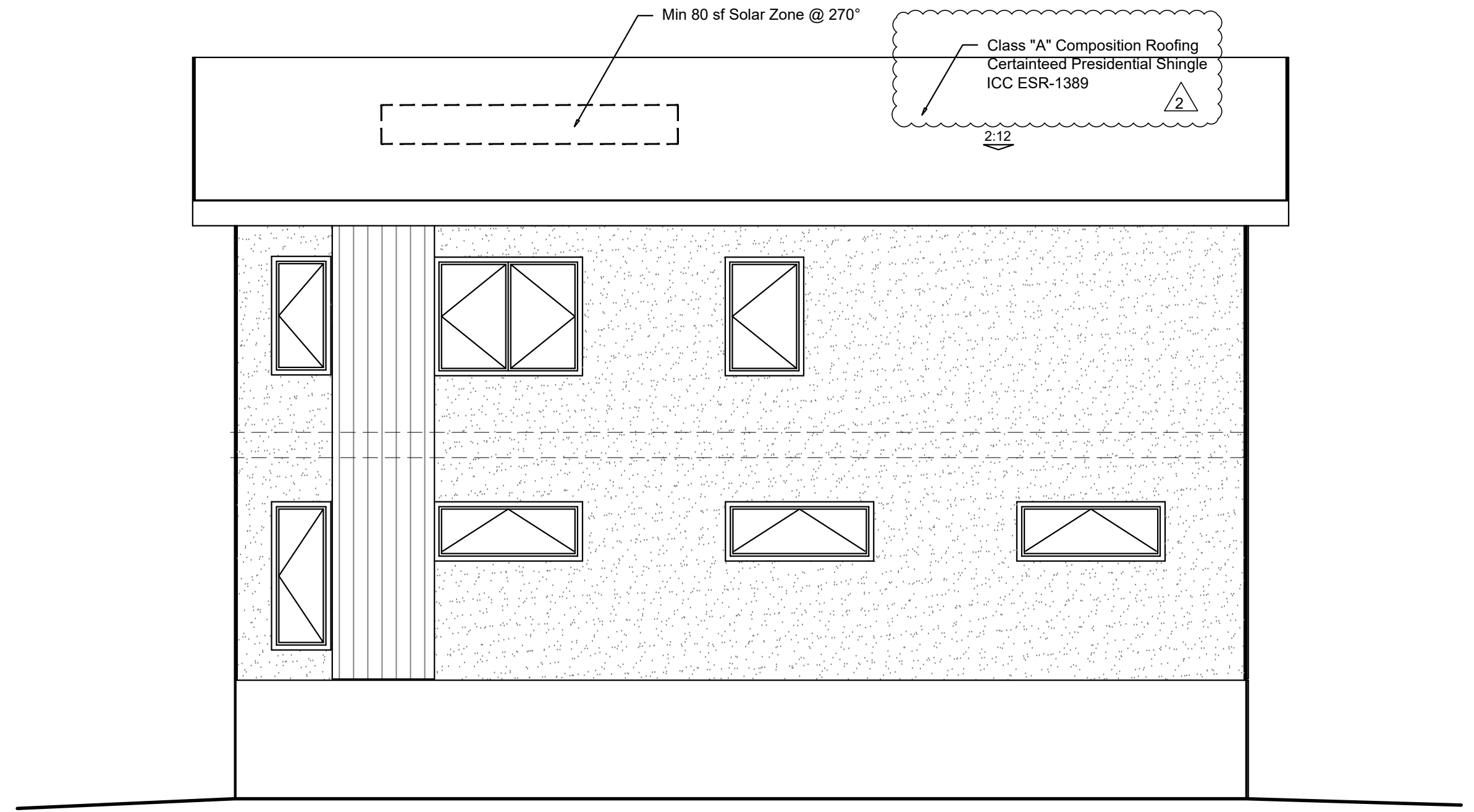
$$kWpv = 1.48852 \times 1.22$$

$$kWpv = .5959944$$

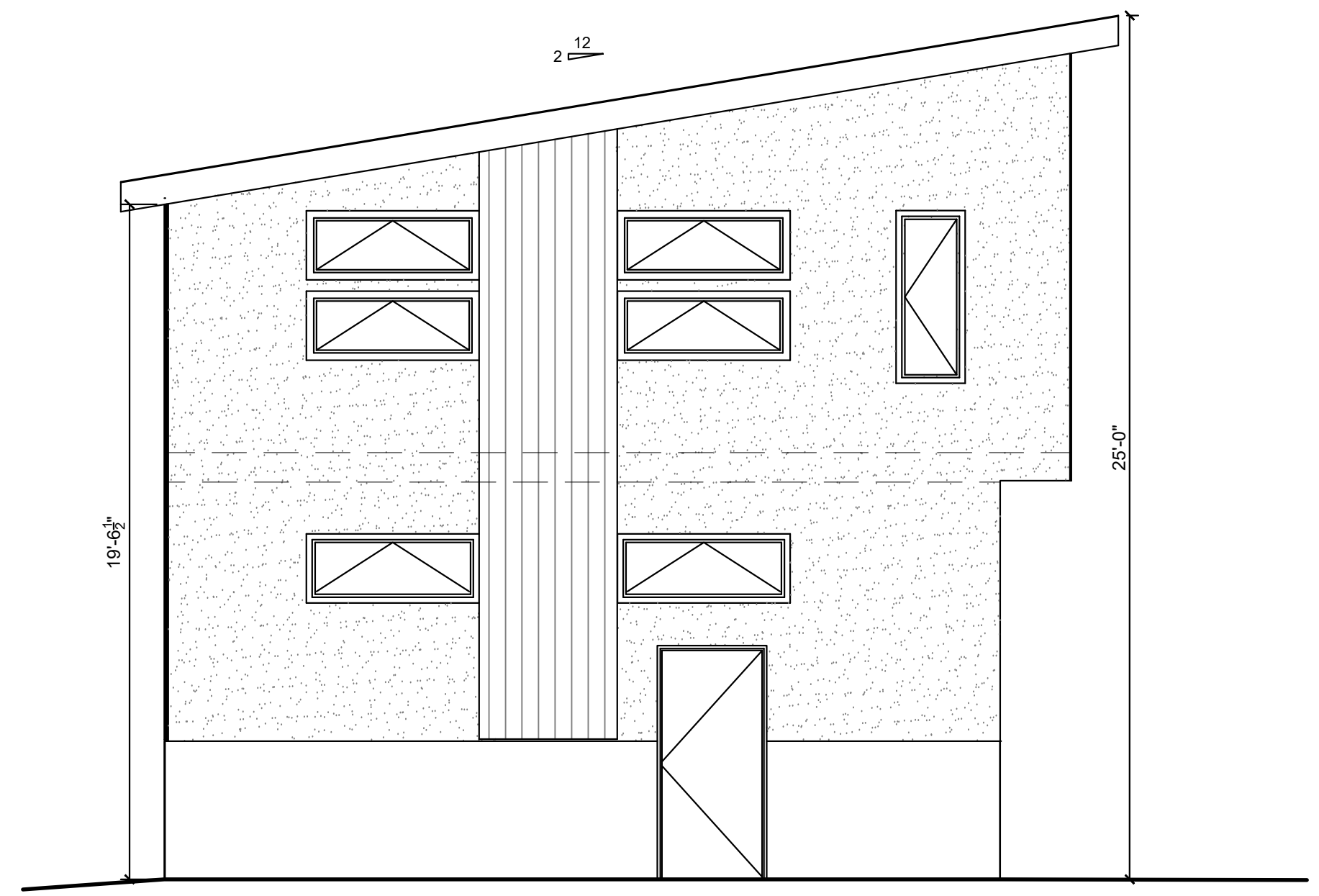
- Solar Zone Notes**
- Total roof area 1075 sf, solar zone 80 sf
  - All solar zones to be located between 90°-300° of true north.
  - No obstructions shall be located in solar zone unless north of the solar zone, or meeting the height exception of CBC T24 Part 6 Section 110.10(b)3B.
  - Allowable dead loads on Solar Zone = 15 psf.
  - See Floor Plans for interconnect routing to mech room.
  - See Sheet E1.0 for electrical requirements.



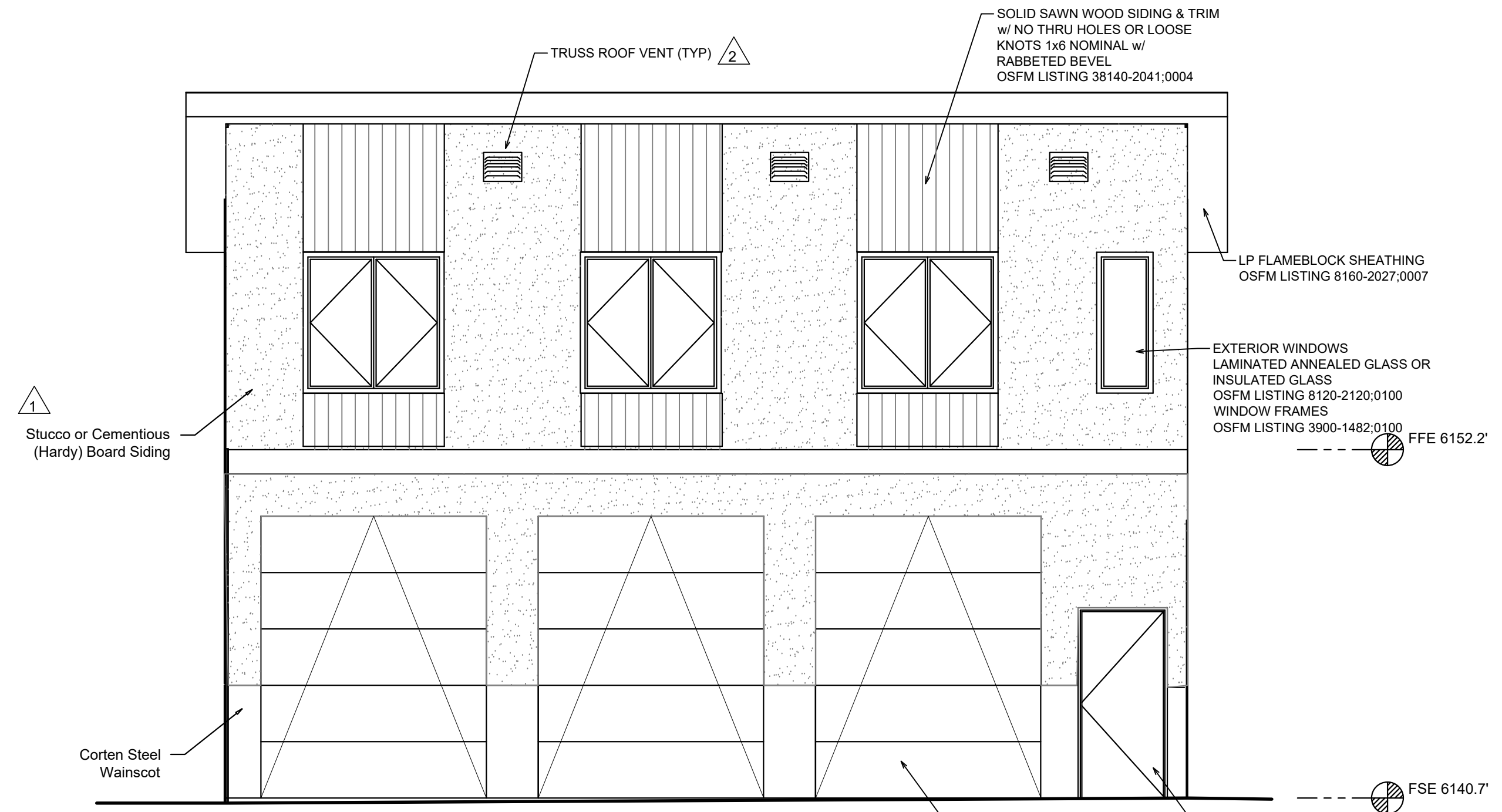
**RIGHT ELEVATION (North)**  
SCALE: 1/4" = 1'-0"



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



**LEFT ELEVATION (South)**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION (East)**  
SCALE: 1/4" = 1'-0"

REVISIONS:

KEY #	DATE	BY	FOR
1	7/30/22	kba	JPC
2	2/18/23	kba	MC

APN: 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

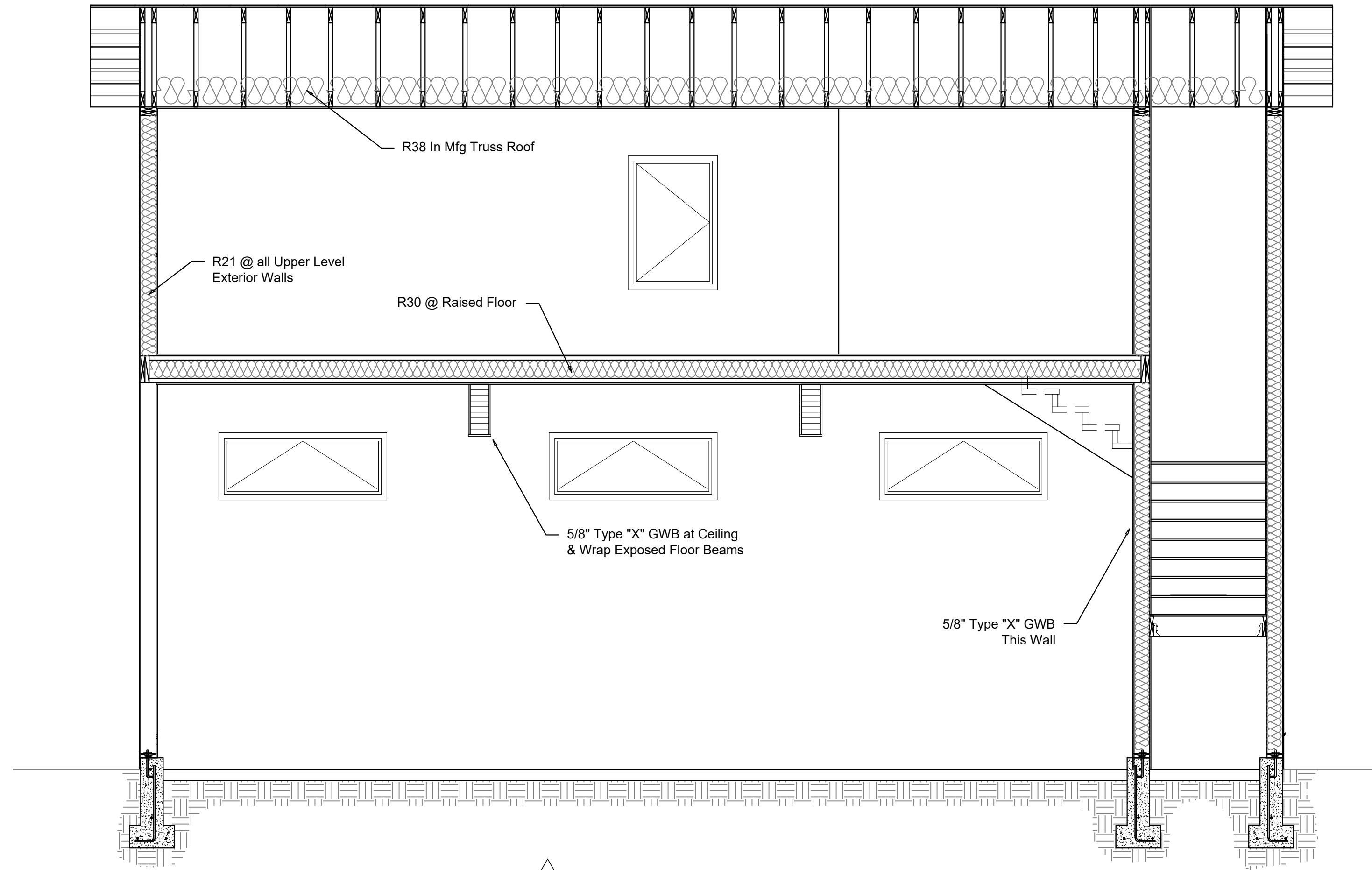
**DESCRIPTION:**  
New Single Family Dwelling  
and Detached Garage w/  
guest suite Above

JOB: 21-025  
DATE: June 2022  
DRAWN: KBA

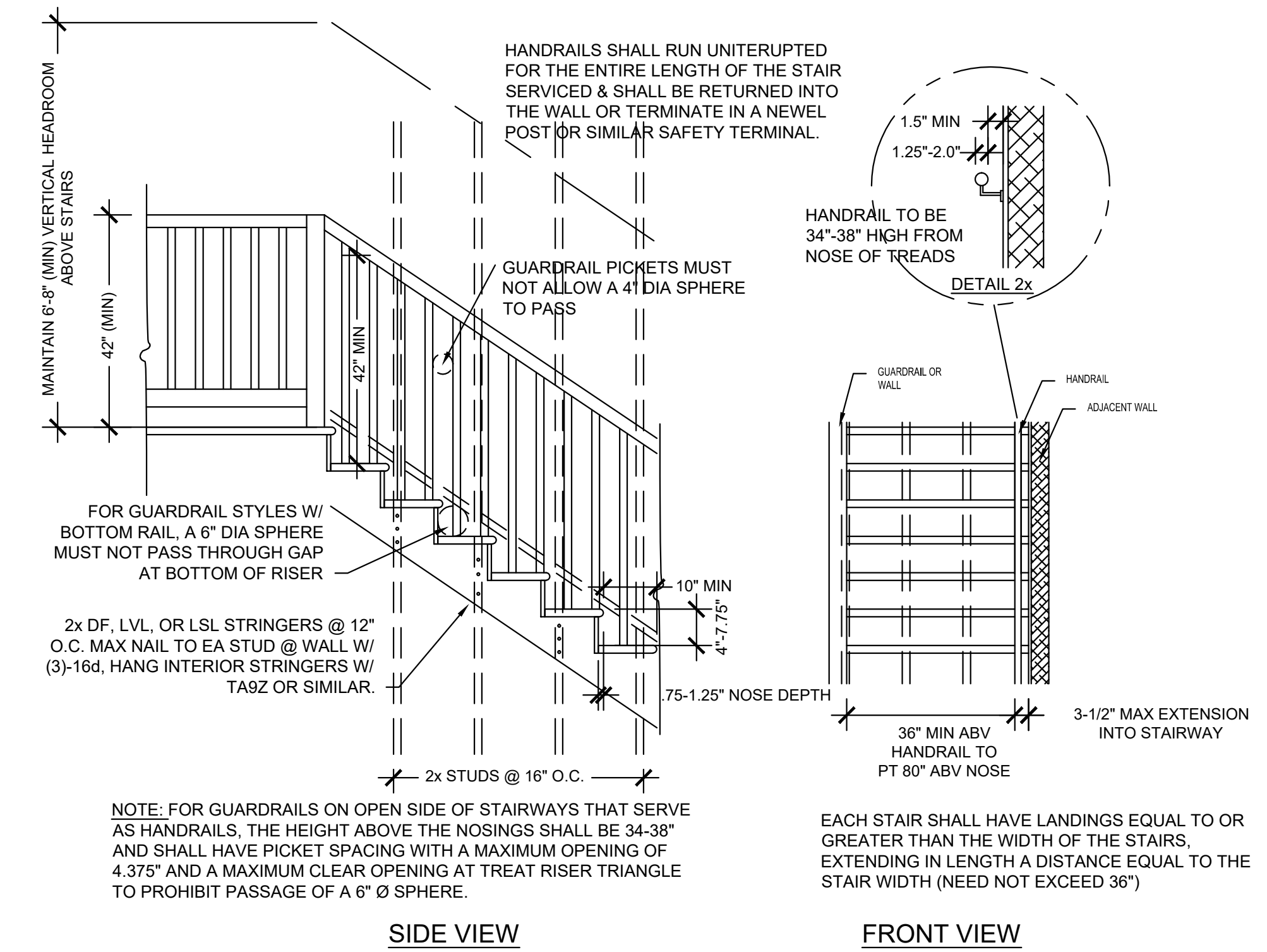
SCALE: 1/4" = 1'-0" U.N.O.

SHEET # OF #  
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Plans prepared by:  
Joe Pace Const Inc - Principal

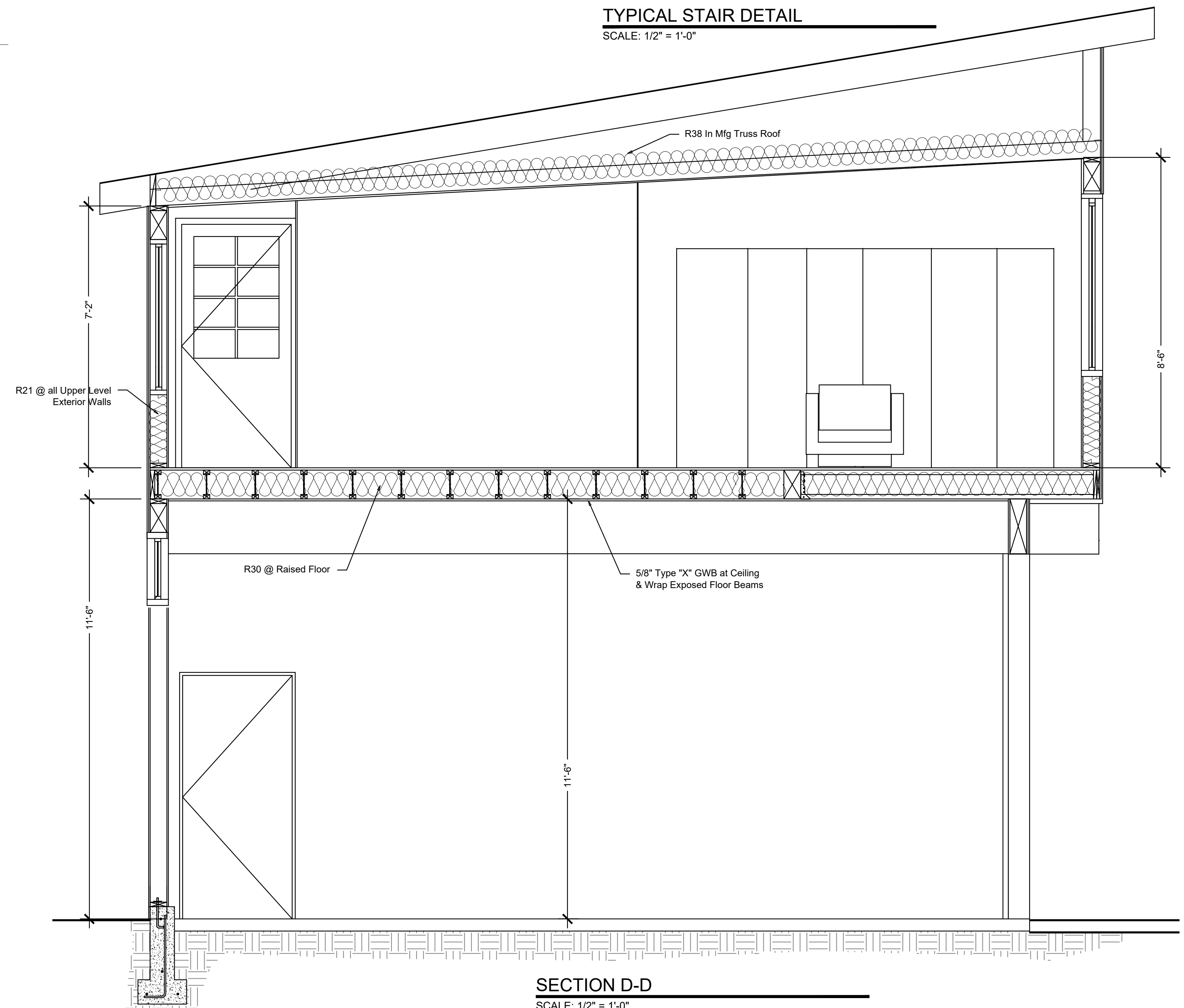




**SECTION E-E**  
SCALE: 3/8" = 1'-0"



**TYPICAL STAIR DETAIL**  
SCALE: 1/2" = 1'-0"



**SECTION D-D**  
SCALE: 1/2" = 1'-0"

Project:

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

APN: 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 #

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Plans prepared by: Joe Pace

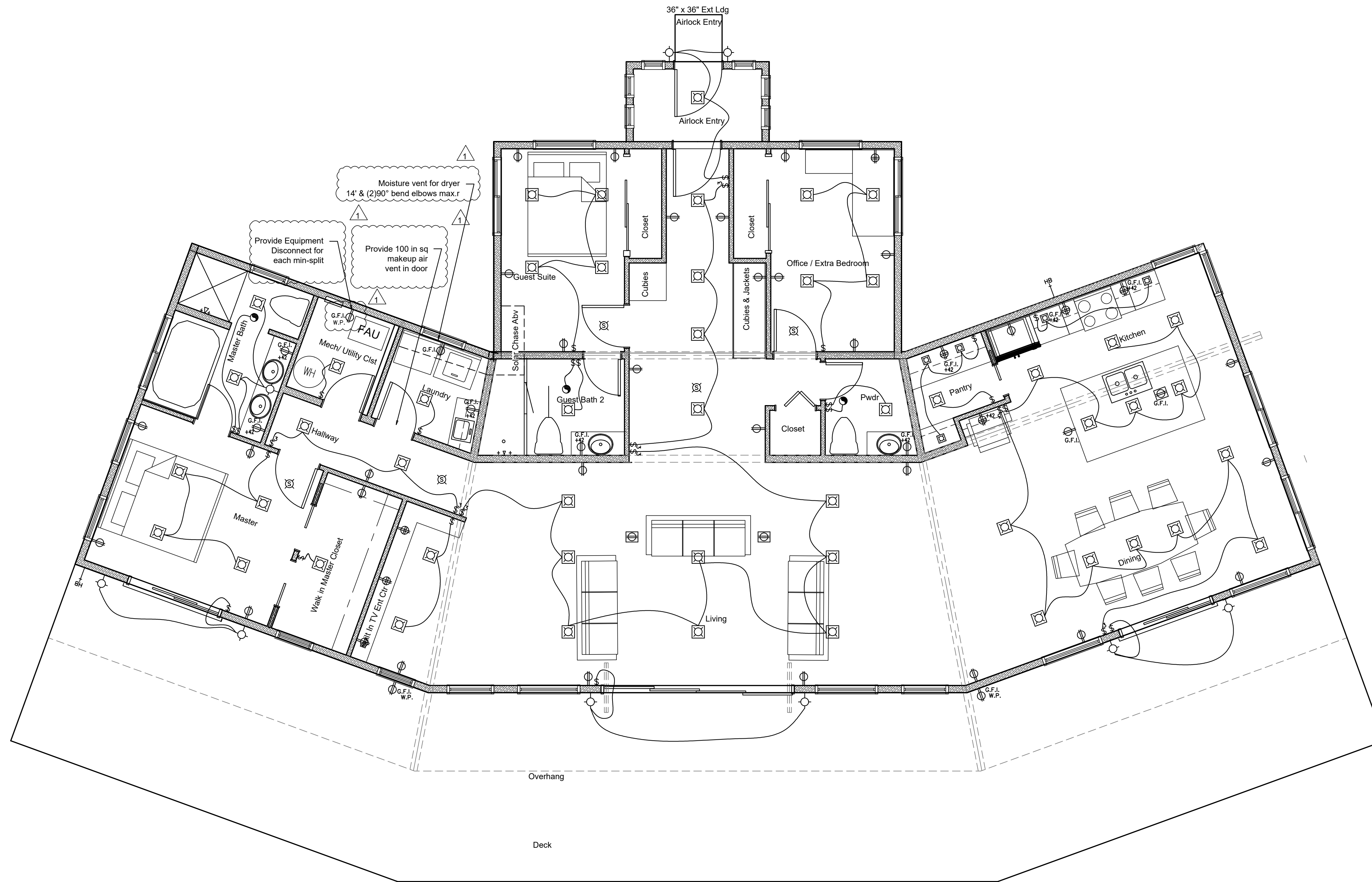
Joe Pace Const Inc - Principal

Electrical Symbol Legend			
	110v DUPLEX RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
	110v 4PLEX RECEPTACLE		RECESSED LIGHT FIXTURE
	220v RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
	1/2 SWITCHED RECEPTACLE		TRACK LIGHT FIXTURE
	110v CEILING RECEPTACLE		*HIGH EFFICACY-VACANCY SENSOR
	110v FLOOR RECEPTACLE		FLOOD LIGHTS
	G.F.I. GROUND FAULT INTERRUPTOR		COMB SMOKE/CO DETECTOR
	W.P. WATER PROOF		EXHAUST FAN
	SINGLE POLE SWITCH		GAS
	*DIMMER SWITCH		FROST PROOF HOSE BIB
	*3 WAY SWITCH		PHONE JACK
	4 WAY SWITCH		TELEVISION CABLE

\* SEE T24 PART 6. NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHES

- 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 manufacturers specifications.
  - Detectors shall be permanently connected to 110v power supply with battery backup, and shall not be interconnected with alarm system.
  - 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.

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



PROPOSED ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

Project:

REVISIONS:

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

APN: 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 #

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Plans prepared by:

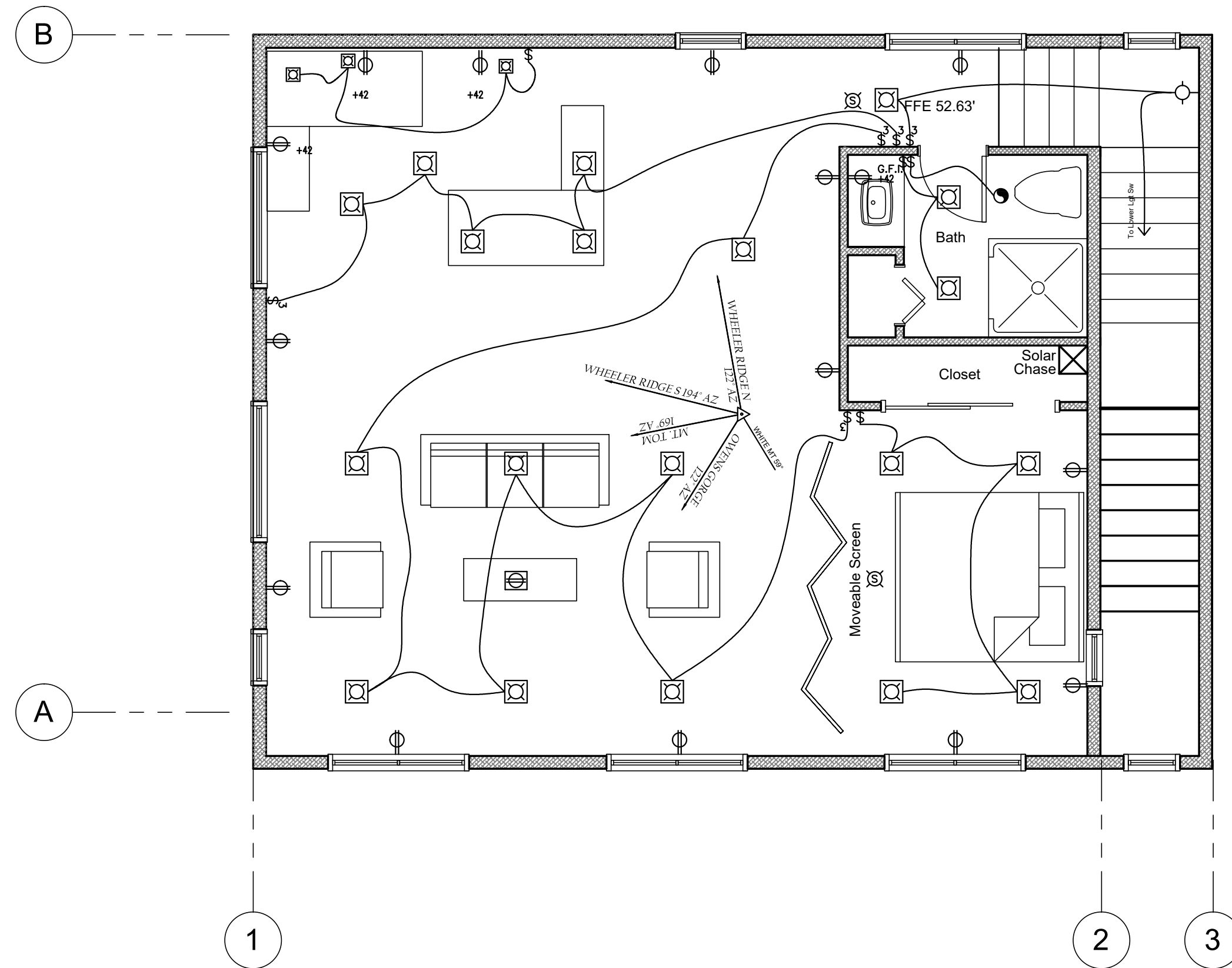
Joe Pace Const Inc - Principal

Electrical Symbol Legend			
	110v DUPLEX RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
	110v 4PLEX RECEPTACLE		RECESSED LIGHT FIXTURE
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	W.P. WATER PROOF		EXHAUST FAN
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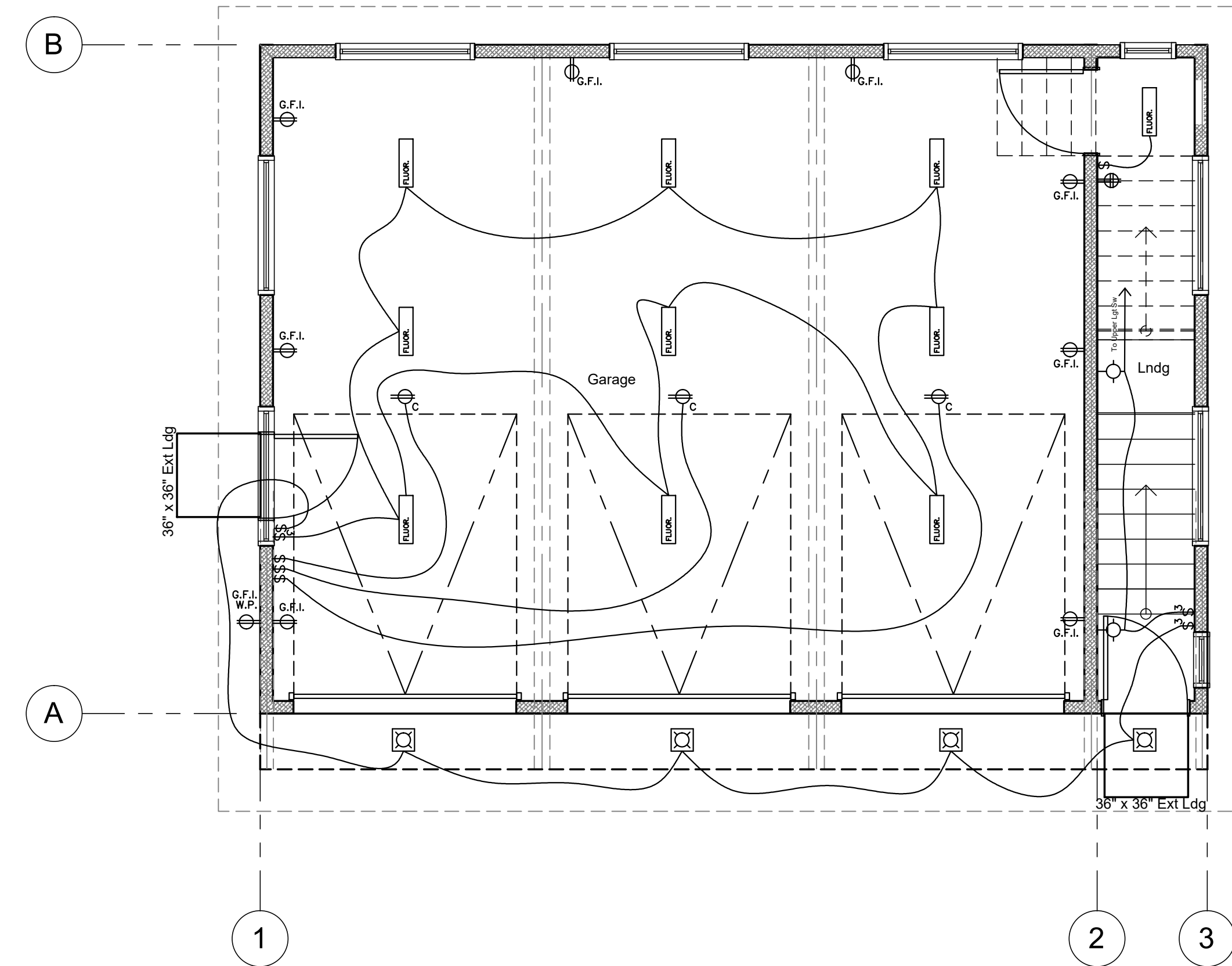
\* SEE T24 PART 6. NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHES

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  - 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.
  - 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.

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"

Project:

REVISIONS:	KEY #	DATE	BY	FOR
	#	xxxxx	xxxxx	xxxxxx

APN: 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  
Joe Pace Const Inc - Principal



**Mechanical Ventilation Notes:**

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 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.
2. Whole house ventilation system ducting should meet or exceed the standards of Table 7.1 on CF-6R-MECH-05 (also see note 13).
3. 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 back drafting.
5. 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.
7. 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.
    - 10.2.2. 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.

**Electrical Notes:**

1. All work shall conform to the 2019 CEC
2. Verify final location of all electrical fixtures w/ owner and general contractor prior to final rough in.
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
  - 4.2. 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" 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 as 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, devices, 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.

**Electrical Symbol Legend**

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	110v 4PLEX RECEPTACLE		RECESSED LIGHT FIXTURE
	220v RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
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	110v FLOOR RECEPTACLE		FLOOD LIGHTS
	G.F.I. GROUND FAULT INTERRUPTOR		COMB SMOKE/CO DETECTOR
	W.P. WATER PROOF		EXHAUST FAN
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	*DIMMER SWITCH		FROST PROOF HOSE BIB
	*3 WAY SWITCH		PHONE JACK
	4 WAY SWITCH		TELEVISION CABLE

\* SEE T24 PART 6 NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHES

**Smoke/CO Detector Note:**

1. 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.
2. 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.
3. 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.
4. 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.
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. 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.
- 7.

**2019 CA Title 24 Part 6**

**Mandatory Lighting Measures**

**Luminaire Requirements**

1. All installed luminaires shall meet the requirements in TABLE 150.0-A.
2. 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.
3. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
4. In addition to complying with 150.0(k)1A, luminaires
  5. recessed into ceilings shall meet all of the following requirements:
    6. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing laboratory; and
    - 6.2. 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
    - 6.3. 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
    - 6.4. 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
    - 6.5. Shall not contain screw base sockets.
  7. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
  8. Night lights, sleep 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 JAB, except luminaires with hard-wired ballasts for high intensity discharge lamps.
  11. Lamps and other separable light sources that are not compliant with the JAB 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**

1. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
2. 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.
3. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually
  4. turned ON and OFF, except ceiling fans may provide control of integrated lighting via a remote control.
  5. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
  6. 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).
  7. Lighting controls shall comply with the applicable requirements of Section 110.9.
  8. 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 150.0(k)2.
  9. 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 JAB 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 other.

**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 1 and the requirements in either item 1.1.1 or item 1.1.2:
    - 1.1.1. Controlled by a manual ON and OFF switch that permits the automatic actions of items 1.1.2 or 1.1.3 below; and
    - 1.1.2. Controlled by a photocell and either a motion sensor or an automatic time switch control; or
    - 1.1.3. 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.
2. 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:
  - 2.1. 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.
3. 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.

**Electric vehicle (EV) charging**

1. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
2. 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 minimum-dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
3. 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".
4. The EVCS shall be designed to comply with the following:
  - 4.1. 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.



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**Pace**  
 OWNER: Joe & Colleen Connors Pace  
 Tahoe City, CA 96145

Project:

REVISIONS:

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

APN:  
 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  
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 (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*  
 Joe Pace Const Inc - Principal

**E1.2**



**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. \*Exception may apply.

§ 110.0(a)(1)	<b>Building Envelope Measures:</b>
§ 110.0(a)(1)	<b>Air Leakage.</b> Manufactured fenestration, exterior doors, and exterior wall doors must limit air leakage to 0.3 per square foot or less when tested per 910C-401, ASTM E2908 or ASHRAE/IESNA 301A (101.5.2.2.4.4.0.2011).
§ 110.0(a)(2)	<b>Labeling.</b> Fenestration products and exterior doors must have a label meeting the requirements of Section 110.11(14).
§ 110.0(a)(3)	<b>Field-Fabricated exterior doors and fenestration products.</b> Must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0(A), 110.0(B), or 110.0(C) for exterior doors. They must be installed and/or weather stripped.
§ 110.7	<b>Air Leakage.</b> All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.0(a)(4)	<b>Insulation Certification by Manufacturers.</b> Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.0(a)(5)	<b>Insulation Requirements for Heated Bath Floors.</b> Heated bath floors must be insulated per the requirements of Section 110.8(a).
§ 110.0(a)(6)	<b>Roofing Products Solar Reflectance and Thermal Emittance.</b> The thermal emittance and aged solar reflectance values of the roofing materials must meet the requirements of § 110.8(b) and be labeled per § 110.11(3) when the installation of a cool roof is specified on the CDR.
§ 110.0(a)(7)	<b>Radiant Barrier.</b> When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.0(a)(8)	<b>Ceiling and Rafter Roof Insulation.</b> Minimum R-22 insulation in wood frame ceiling or the weighted average U-factor must not exceed 0.024. Minimum R-10 or weighted average U-factor of 0.054 or less in a rafter roof alteration. All 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 by § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b)(1)	<b>Loose-Fill Insulation.</b> Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(b)(2)	<b>Wall Insulation.</b> 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 2x4 or U-factor of 0.074 or less). Open-cell non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1(A) or B.
§ 150.0(b)(3)	<b>Raised-Floor Insulation.</b> Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(b)(4)	<b>Slab Edge Insulation.</b> Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facing, no greater than 12%, have a water vapor permeance no greater than 0.2 perms per inch, be protected from physical damage and UV light deterioration, and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(b)(5)	<b>Vapor Retarder.</b> In climate zones 1 through 16, the earth floor or 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 § 110.10(2).
§ 150.0(b)(6)	<b>Vapor Retarder.</b> 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, ventilated, and unvented attics with air-permeable insulation.
§ 150.0(b)(7)	<b>Fenestration Products.</b> Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.30 or the weighted average U-factor of fenestration must not exceed 0.08.
§ 150.0(b)(8)	<b>Freestanding Decorative Gas Appliances, and Gas Log Measures:</b>
§ 110.5(e)	<b>Pilot Light.</b> Continuously burning pilot lights are not allowed for indoor or outdoor freestanding.
§ 150.0(e)(1)	<b>Closet Doors.</b> Masonry or factory-built freestanding must have a closable metal or glass door covering the entire opening of the closet.
§ 150.0(e)(2)	<b>Combustion Intake.</b> Masonry or factory-built freestanding must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device.
§ 150.0(e)(3)	<b>Flue Damper.</b> Masonry or factory-built freestanding must have a flue damper with a readily accessible control.
§ 150.0(f)(1)	<b>Space Conditioning, Water Heating, and Plumbing System Measures:</b>
§ 110.0-g § 110.13	<b>Certification.</b> Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showertubs, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.
§ 110.2(a)	<b>HVAC Efficiency.</b> Equipment must meet the applicable efficiency requirements in Table 110.2(A) through Table 110.2(K).
§ 110.2(b)	<b>Control for Heat Pumps with Supplemental Electric Resistance Heaters.</b> 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.
§ 110.2(c)	<b>Thermostats.</b> All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)(4)	<b>Water Heating Recirculation Loops Serving Multiple Dwelling Units.</b> Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)(4).
§ 110.3(c)(5)	<b>Isolation Valves.</b> Instantaneous water heaters with an input rating greater than 6.8 kW per hour (2 kW) must have isolation valves with those valves or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5	<b>Pilot Lights.</b> Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (gas) and are equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device.
§ 150.0(h)(1)	<b>Building Cooling and Heating Loads.</b> Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Outdoor Loads, or the SMACNA Residential Control System Installation Standards Manual or the ACCA Manual J using design conditions specified in § 110.10(2).

**2019 CA Green Building Standards Code Residential Mandatory Measures**

- 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 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:
  - 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 SCAMQD Rule 1:168 VOC limits, as shown in Table 4.504.1, or 4.504.2, as applicable. Such products also shall comply with Rule 1:168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 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 defined as follows:
  - Flat, Nonflat or Nonflat-High Gloss coating, based on the VOC content, 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 VOC in Section 94522(a)(3) and other requirements, including the following:
  - 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.
  - Scientific Certifications Systems Indoor Advantage TM Gold.
- All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
- All carpet adhesives shall meet the requirements of Table 4.504.1.
- Where resilient flooring is installed, at least 80 percent of floor area requiring resilient flooring shall comply with one or more of the following:
  - VOC emission limits defined in the Collaborative for High Performance Schools High Performance Products Database
  - Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.
  - Certification by the Resilient Floor Covering Institute (RFCI) FloorScore program.
  - 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 in 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 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:
  - Product certifications and specifications.
  - Chain of custody certifications.
  - Other methods acceptable to the enforcing agency.
- Buildings shall meet or exceed the provisions of the California Building Standards Code, CCR, Title 24, Part 2, Chapter 19, shall also comply with this section.
- 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 section.
  - A capillary break shall be installed in compliance with at least one of the following:
    - A 4-milch (101.6 mm) thick base of 3/4 inch (19.2 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 curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
    - Other equivalent methods approved by the enforcing agency.
- 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:
  - Moisture content shall be determined with either a probe-type or contact-type moisture meter.
  - 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.
  - 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.
- 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 manufacturer's drying recommendations prior to enclosure.
- Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
  - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- 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.
- Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
  - The heat loads and peak gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods.
  - Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods.
  - Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.
- Plumbing fixtures shall be water-conserving:
  - Single flush water closets (toilets) shall be 1.28 gallons or less per flush.
  - Urinals shall not exceed 0.125 gallon less per flush, effective flush volume of all urinals shall not exceed 0.5 gallons per flush.
  - 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.
  - 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.
  - 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.
  - Kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the max rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Where competing 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 slobletole plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

**2019 Low-Rise Residential Mandatory Measures Summary**

§ 150.0(b)(9)	<b>Clearance.</b> Air conditioner and heat pump outdoor condensing units shall have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(b)(10)	<b>Liquid Line Drain.</b> 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(b)(11)	<b>Storage Tank Installation.</b> Unlined hot water tanks, such as storage tanks and backup storage tanks to solar water-heating systems, must have a minimum R-13 internal insulation or R-15 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(b)(12)	<b>Water Heating System Piping and Space Conditioning System Insulation.</b> All domestic hot water piping must be installed as specified in Section 605.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation R-value of 1. Each of a minimum installed value of 7.7. The 1/2 inch and 3/4 inch 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 water fixtures.
§ 150.0(b)(13)	<b>Insulation Protection.</b> Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and ventilation airflow for each dwelling unit served. It is not equal to or greater than the size specified in Equation 150.0(B). All unit airflow 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(b)(14)	<b>Kitchen Range Hoods.</b> Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(b)(15)	<b>Field Verification and Diagnostic Testing.</b> Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.8. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.4 to confirm it is rated by 50 to comply with the airflow rates and sound requirements as specified in Section 7.2 of ASHRAE 62.2.
§ 150.0(b)(16)	<b>Pool and Spa Systems and Equipment:</b>
§ 110.4(a)	<b>Certification by Manufacturers.</b> 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, or off of each installed outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof plate or card with operating instructions; and must not use electric radiant heaters.
§ 110.4(a)(1)	<b>Piping.</b> 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 collectors to allow for future solar heating.
§ 110.4(a)(2)	<b>Covers.</b> Outdoor pools or spas that have a heat pump or heater must have a cover.
§ 110.4(a)(3)	<b>Directional Intake and Time Schedules for Pools.</b> Pools must have directional intake that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to not run during off-peak electric demand periods.
§ 110.5	<b>Pilot Light.</b> Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p)	<b>Pool Systems and Equipment Installation.</b> Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
§ 110.5	<b>Lighting Controls and Components.</b> All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.5.
§ 150.0(A)(1)	<b>Luminaire Efficiency.</b> All installed luminaires must meet the requirements in Table 150.0(A).
§ 150.0(A)(2)	<b>Blank Electrical Boxes.</b> The number of electrical boxes that are more than 1 foot above the finished floor and do not contain a luminaire or other device must not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or light control device.
§ 150.0(A)(3)	<b>Recessed Downlight Luminaires in Ceilings.</b> Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling or leakage, sealing, maintenance, and soaker and light source as described in § 150.0(A)(3).
§ 150.0(A)(4)	<b>Electrical Ballasts for Fluorescent Lamps.</b> Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an output frequency no less than 35 kHz.
§ 150.0(A)(5)	<b>Night Lights, Step Lights, and Path Lights.</b> Night lights, step lights and path lights are not required to comply with Table 150.0(A) or be controlled by a dimmer or occupancy sensor unless the consumer to more than 5 watts of power and end no more than 150 lumens.
§ 150.0(A)(6)	<b>Lighting Integral to Exhaust Fans.</b> Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(A)(6).
§ 150.0(A)(7)	<b>Screen Based Luminaires.</b> Screen based luminaires must contain lamps that comply with Reference Joint Appendix A.8.
§ 150.0(A)(8)	<b>Light Sources in Enclosed or Recessed Luminaires.</b> Lamps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(A)(9)	<b>Light Sources in Drawers, Cabinets, and Linen Closets.</b> Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0(A) or be controlled by a vacancy sensor provided that they are rated to consume no more than 5 watts of power and 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.
§ 150.0(A)(10)	<b>Interior Switches and Controls.</b> All lowered branch circuit devices used with LED lighting systems must comply with NEMA SS3, 7k.
§ 150.0(A)(11)	<b>Interior Switches and Controls.</b> Exhaust fans must be controlled separately from lighting systems.
§ 150.0(A)(12)	<b>Interior Switches and Controls.</b> Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(A)(13)	<b>Interior Switches and Controls.</b> Controls must not be installed in accordance with manufacturer's instructions.
§ 150.0(A)(14)	<b>Interior Switches and Controls.</b> Controls must not be a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(A).
§ 150.0(A)(15)	<b>Interior Switches and Controls.</b> Lighting controls must comply with the applicable requirements of § 110.5.

**2019 Low-Rise Residential Mandatory Measures Summary**

§ 150.0(B)(1)	<b>Requirements for Ventilation and Indoor Air Quality:</b>
§ 150.0(B)(1)	<b>Requirements for Ventilation and Indoor Air Quality.</b> 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(B).
§ 150.0(B)(2)	<b>Single Family Detached Dwelling Units.</b> Single family detached dwelling units, with attached dwelling units not sharing ceilings or floors with other dwelling units, acceptable spaces, patios, porches, or commercial spaces must have mechanical ventilation airflow provided as stated in Table 150.0(B)(2).
§ 150.0(B)(3)	<b>Multifamily Attached Dwelling Units.</b> Multifamily attached dwelling units must have mechanical ventilation airflow provided as stated 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 envelope leakage must be 0.3 CFM at 80 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(B)(4)	<b>Multifamily Building Central Ventilation System.</b> Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served. It is not equal to or greater than the size specified in Equation 150.0(B). All unit airflow 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(B)(5)	<b>Kitchen Range Hoods.</b> Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(B)(6)	<b>Field Verification and Diagnostic Testing.</b> Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.8. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.4 to confirm it is rated by 50 to comply with the airflow rates and sound requirements as specified in Section 7.2 of ASHRAE 62.2.
§ 150.0(C)	<b>Pool and Spa Systems and Equipment:</b>
§ 110.4(a)	<b>Certification by Manufacturers.</b> 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, or off of each installed outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof plate or card with operating instructions; and must not use electric radiant heaters.
§ 110.4(a)(1)	<b>Piping.</b> 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 collectors to allow for future solar heating.
§ 110.4(a)(2)	<b>Covers.</b> Outdoor pools or spas that have a heat pump or heater must have a cover.
§ 110.4(a)(3)	<b>Directional Intake and Time Schedules for Pools.</b> Pools must have directional intake that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to not run during off-peak electric demand periods.
§ 110.5	<b>Pilot Light.</b> Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p)	<b>Pool Systems and Equipment Installation.</b> Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
§ 110.5	<b>Lighting Controls and Components.</b> All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.5.
§ 150.0(A)(1)	<b>Luminaire Efficiency.</b> All installed luminaires must meet the requirements in Table 150.0(A).
§ 150.0(A)(2)	<b>Blank Electrical Boxes.</b> The number of electrical boxes that are more than 1 foot above the finished floor and do not contain a luminaire or other device must not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or light control device.
§ 150.0(A)(3)	<b>Recessed Downlight Luminaires in Ceilings.</b> Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling or leakage, sealing, maintenance, and soaker and light source as described in § 150.0(A)(3).
§ 150.0(A)(4)	<b>Electrical Ballasts for Fluorescent Lamps.</b> Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an output frequency no less than 35 kHz.
§ 150.0(A)(5)	<b>Night Lights, Step Lights, and Path Lights.</b> Night lights, step lights and path lights are not required to comply with Table 150.0(A) or be controlled by a dimmer or occupancy sensor unless the consumer to more than 5 watts of power and end no more than 150 lumens.
§ 150.0(A)(6)	<b>Lighting Integral to Exhaust Fans.</b> Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(A)(6).
§ 150.0(A)(7)	<b>Screen Based Luminaires.</b> Screen based luminaires must contain lamps that comply with Reference Joint Appendix A.8.
§ 150.0(A)(8)	<b>Light Sources in Enclosed or Recessed Luminaires.</b> Lamps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(A)(9)	<b>Light Sources in Drawers, Cabinets, and Linen Closets.</b> Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0(A) or be controlled by a vacancy sensor provided that they are rated to consume no more than 5 watts of power and 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.
§ 150.0(A)(10)	<b>Interior Switches and Controls.</b> All lowered branch circuit devices used with LED lighting systems must comply with NEMA SS3, 7k.
§ 150.0(A)(11)	<b>Interior Switches and Controls.</b> Exhaust fans must be controlled separately from lighting systems.
§ 150.0(A)(12)	<b>Interior Switches and Controls.</b> Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(A)(13)	<b>Interior Switches and Controls.</b> Controls must not be installed in accordance with manufacturer's instructions.
§ 150.0(A)(14)	<b>Interior Switches and Controls.</b> Controls must not be a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(A).
§ 150.0(A)(15)	<b>Interior Switches and Controls.</b> Lighting controls must comply with the applicable requirements of § 110.5.

**2019 Low-Rise Residential Mandatory Measures Summary**

§ 150.0(B)(1)	<b>Requirements for Ventilation and Indoor Air Quality:</b>
§ 150.0(B)(1)	<b>Requirements for Ventilation and Indoor Air Quality.</b> 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(B).
§ 150.0(B)(2)	<b>Single Family Detached Dwelling Units.</b> Single family detached dwelling units, with attached dwelling units not sharing ceilings or floors with other dwelling units, acceptable spaces, patios, porches, or commercial spaces must have mechanical ventilation airflow provided as stated in Table 150.0(B)(2).
§ 150.0(B)(3)	<b>Multifamily Attached Dwelling Units.</b> Multifamily attached dwelling units must have mechanical ventilation airflow provided as stated 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 envelope leakage must be 0.3 CFM at 80 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(B)(4)	<b>Multifamily Building Central Ventilation System.</b> Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served. It is not equal to or greater than the size specified in Equation 150.0(B). All unit airflow 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(B)(5)	<b>Kitchen Range Hoods.</b> Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(B)(6)	<b>Field Verification and Diagnostic Testing.</b> Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.8. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.4 to confirm it is rated by 50 to comply with the airflow rates and sound requirements as specified in Section 7.2 of ASHRAE 62.2.
§ 150.0(C)	<b>Pool and Spa Systems and Equipment:</b>
§ 110.4(a)	<b>Certification by Manufacturers.</b> 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, or off of each installed outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof plate or card with operating instructions; and must not use electric radiant heaters.
§ 110.4(a)(1)	<b>Piping.</b> 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 collectors to allow for future solar heating.
§ 110.4(a)(2)	<b>Covers.</b> Outdoor pools or spas that have a heat pump or heater must have a cover.
§ 110.4(a)(3)	<b>Directional Intake and Time Schedules for Pools.</b> Pools must have directional intake that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to not run during off-peak electric demand periods.
§ 110.5	<b>Pilot Light.</b> Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p)	<b>Pool Systems and Equipment Installation.</b> Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
§ 110.5	<b>Lighting Controls and Components.</b> All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.5.
§ 150.0(A)(1)	<b>Luminaire Efficiency.</b> All installed luminaires must meet the requirements in Table 150.0(A).
§ 150.0(A)(2)	<b>Blank Electrical Boxes.</b> The number of electrical boxes that are more than 1 foot above the finished floor and do not contain a luminaire or other device must not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or light control device.
§ 150.0(A)(3)	<b>Recessed Downlight Luminaires in Ceilings.</b> Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling or leakage, sealing, maintenance, and soaker and light source as described in § 150.0(A)(3).
§ 150.0(A)(4)	<b>Electrical Ballasts for Fluorescent Lamps.</b> Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an output frequency no less than 35 kHz.
§ 150.0(A)(5)	<b>Night Lights, Step Lights, and Path Lights.</b> Night lights, step lights and path lights are not required to comply with Table 150.0(A) or be controlled by a dimmer or occupancy sensor unless the consumer to more than 5 watts of power and end no more than 150 lumens.
§ 150.0(A)(6)	<b>Lighting Integral to Exhaust Fans.</b> Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(A)(6).
§ 150.0(A)(7)	<b>Screen Based Luminaires.</b> Screen based luminaires must contain lamps that comply with Reference Joint Appendix A.8.
§ 150.0(A)(8)	<b>Light Sources in Enclosed or Recessed Luminaires.</b> Lamps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(A)(9)	<b>Light Sources in Drawers, Cabinets, and Linen Closets.</b> Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0(A) or be controlled by a vacancy sensor provided that they are rated to consume no more than 5 watts of power and 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.
§ 150.0(A)(10)	<b>Interior Switches and Controls.</b> All lowered branch circuit devices used with LED lighting systems must comply with NEMA SS3, 7k.
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§ 150.0(A)(13)	<b>Interior Switches and Controls.</b> Controls must not be installed in accordance with manufacturer's instructions.
§ 150.0(A)(14)	<b>Interior Switches and Controls.</b> Controls must not be a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(A).
§ 150.0(A)(15)	<b>Interior Switches and Controls.</b> Lighting controls must comply with the applicable requirements of § 110.5.

§ 150.0(B)(7)	<b>Interior Switches and Controls.</b> An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.5, meets the Installation Certificate requirements of § 150.0(A), meets the ASHRAE requirements of § 150.0(B), and meets all other requirements of § 150.0(B).
§ 150.0(B)(8)	<b>Interior Switches and Controls.</b> A multiple programmable controller may







**Mono County  
Community Development Department**

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

**Planning Division**

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

**WHEELER CREST DESIGN REVIEW DISTRICT  
PROJECT INFORMATION SHEET**

**APPLICANT** DALE D. SCHAUB

**ASSESSOR PARCEL #** 064-220-013-000

**PROJECT DESCRIPTION** (e.g., single-family residence, garage, etc.)  
NEW DETACHED GARAGE

**BUILDING DESIGN**

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE 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 place 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 be 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:

SEE SITE PLAN PROVIDED

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B.  **Paint color for any portions of construction grade foundation work that extend above the finished grade.** WCDRC Packet Page #30

Please explain how your project complies with the following design criteria (lines on next page):

# STONE VENEER

**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 siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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C.  **Paint or stain color for exposed under portions of elevated decks and porches.**

Please explain how your project complies with the following design criteria:

TAN

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**Design Criteria:** 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 or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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D.  **Siding materials and pattern of application.**

Please explain how your project complies with the following design criteria:

HORIZONTAL CONCRETE SIDING

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**Design Criteria:** 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.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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E.

**Color for any aluminum sash.**

Please explain how your project complies with the following design criteria:

TAN VINYL WINDOW'S

**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:

F.

**Paint colors for all exposed metal.**

Please explain how your project complies with the following design criteria:

BROWN

**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

**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 Staff and/or Wheeler Crest Design Review Committee:

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

H.

**Color and type of exterior stains and finishes.**

Please explain how your project complies with the following design criteria:

DARK BROWN

**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:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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I.  **Location of any exterior lighting.**

Please explain how your project complies with the following design criteria:

✓ ALL MOUNTED

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**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:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**SITE DEVELOPMENT**

J.  **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:

SEE SITE PLANS & ELEVATIONS

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**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:

- Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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K.  **Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).**

Please explain how your project complies with the following design criteria:

SEE SITE PLANS

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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.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**L.  Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).**

Please explain how your project complies with the following design criteria:

GRAVEL OVER GRADE

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**Design Criteria:** 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.

Pollution of streams by runoff 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

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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**M.  Fencing location, design and materials.**

Please explain how your project complies with the following design criteria:

NONE

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**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 attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies       Does Not Comply       Not Applicable

Design Review Committee Notes:

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N.

Landscaping plan showing existing trees and shrubs to be retained, proposed landscape revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

NO TREES OR SHRUBS - ONLY  
NATIVE GROUND COVER

**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 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 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 damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great 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 environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

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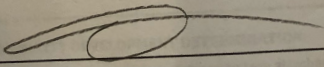


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The items checked above have been included with the building plans and plot plan for Plan Check # \_\_\_\_\_

  
\_\_\_\_\_  
Signature

5-12-2023  
Date

# PROJECT REVIEW SHEET

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

APPLICANT DALE SCHAUB

ASSESSOR PARCEL # 064-220-013-000

PROJECT DESCRIPTION NEW DETACHED GARAGE FOR EXISTING SFD  
(e.g., single-family residence, garage, etc.)

### WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval:  without conditions  with attached conditions

\_\_\_\_\_  
Chair, Wheeler Crest Design Review Committee

\_\_\_\_\_  
Date

*The Wheeler Crest Design Review Committee recommends the following findings and conditions:*

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### COMMUNITY DEVELOPMENT DETERMINATION:

- Hold for further review/information (see attached letter for detail)
- Approved with no conditions
- Approved with the following conditions

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





1 SITE PLAN  
1" = 30'-0"

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 SF  
Upper Floor: 747 SF  
Total 1,927 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

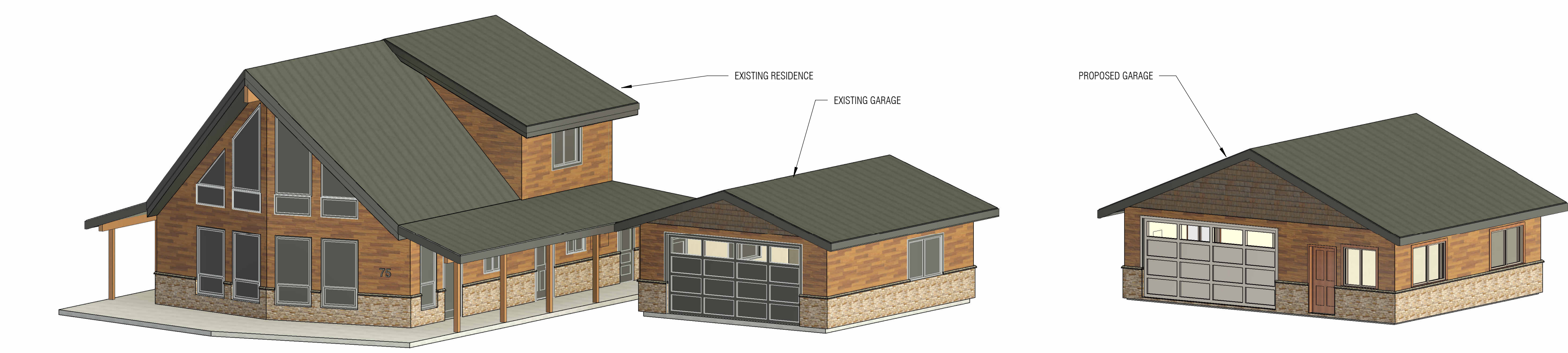
**General Contractor:**  
DDS Development  
General Contractor Lic # 547965  
Dale D. Schaub  
20 Sierra Wave Dr  
Swall Meadows, CA 93514  
760-964-1238

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

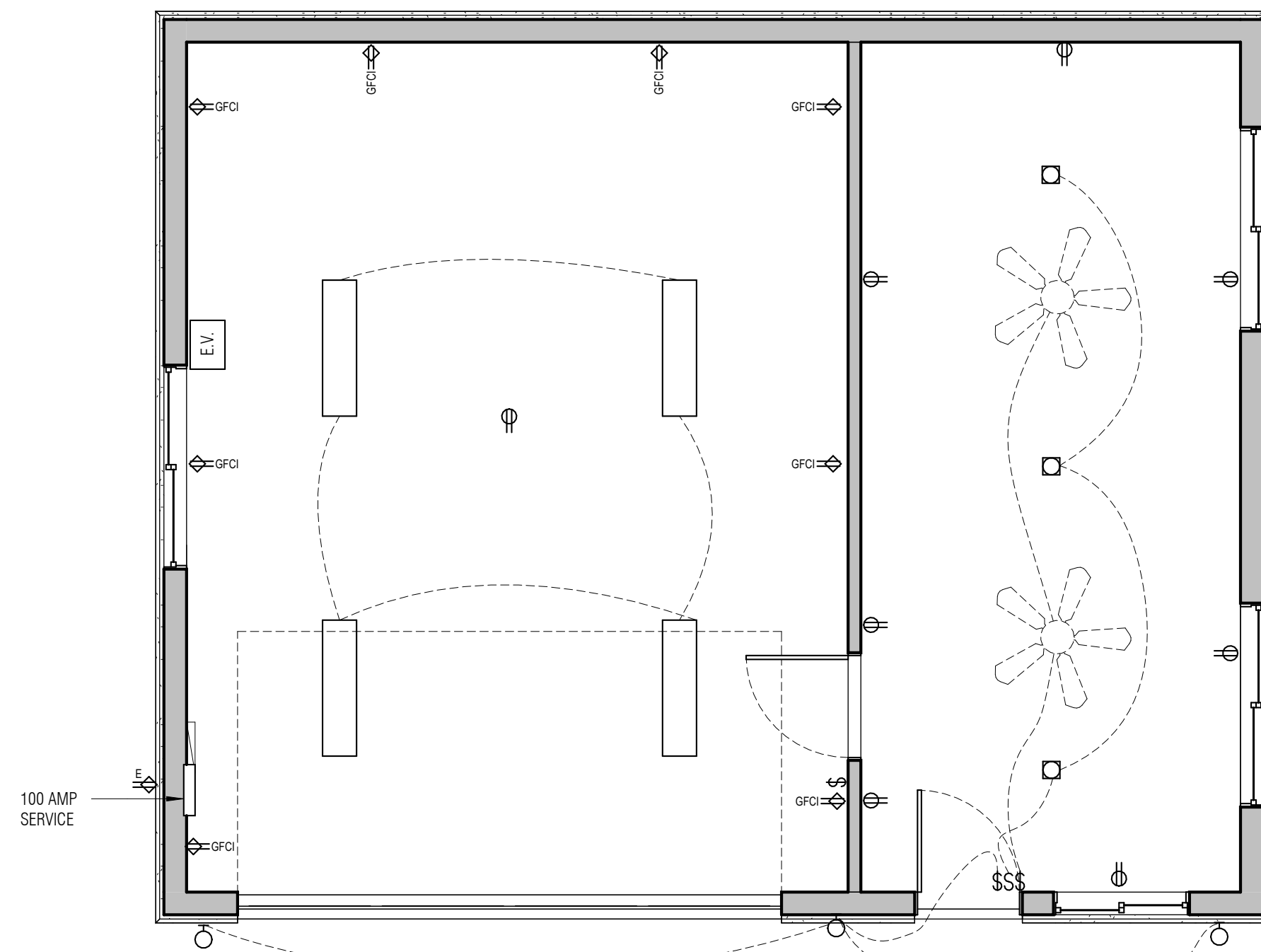
**Structural Engineer:**  
Jordan P. Denio PE  
Ashley & Vance Engineering  
7530 Longley Ln., Suite 105  
Reno, NV 89511  
775-825-4945 x 113

SHEET INDEX

1	COVER	PROJECT INFORMATION, SITE PLAN AND SHEET INDEX
2	A1.1	FLOOR PLAN & ELECTRICAL PLAN
3	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
8	S-2.2	ROOF FRAMING PLAN
9	S-3.1	STRUCTURAL DETAILS
10	S-3.2	STRUCTURAL DETAILS

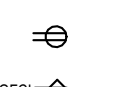


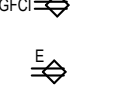
2 FRONT PERSPECTIVE





**ELECTRICAL LEGEND :**

**RECEPTACLES - TAMPER-RESISTANT**


DUPLEX 

GFCI 


GFCI - EXTERIOR 

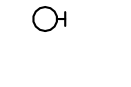
ELECTRIC VEHICLE CHARGING 


**SWITCHES**

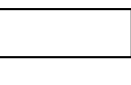
SINGLE 

**FIXTURES**

WALL-MOUNTED LIGHT FIXTURE 

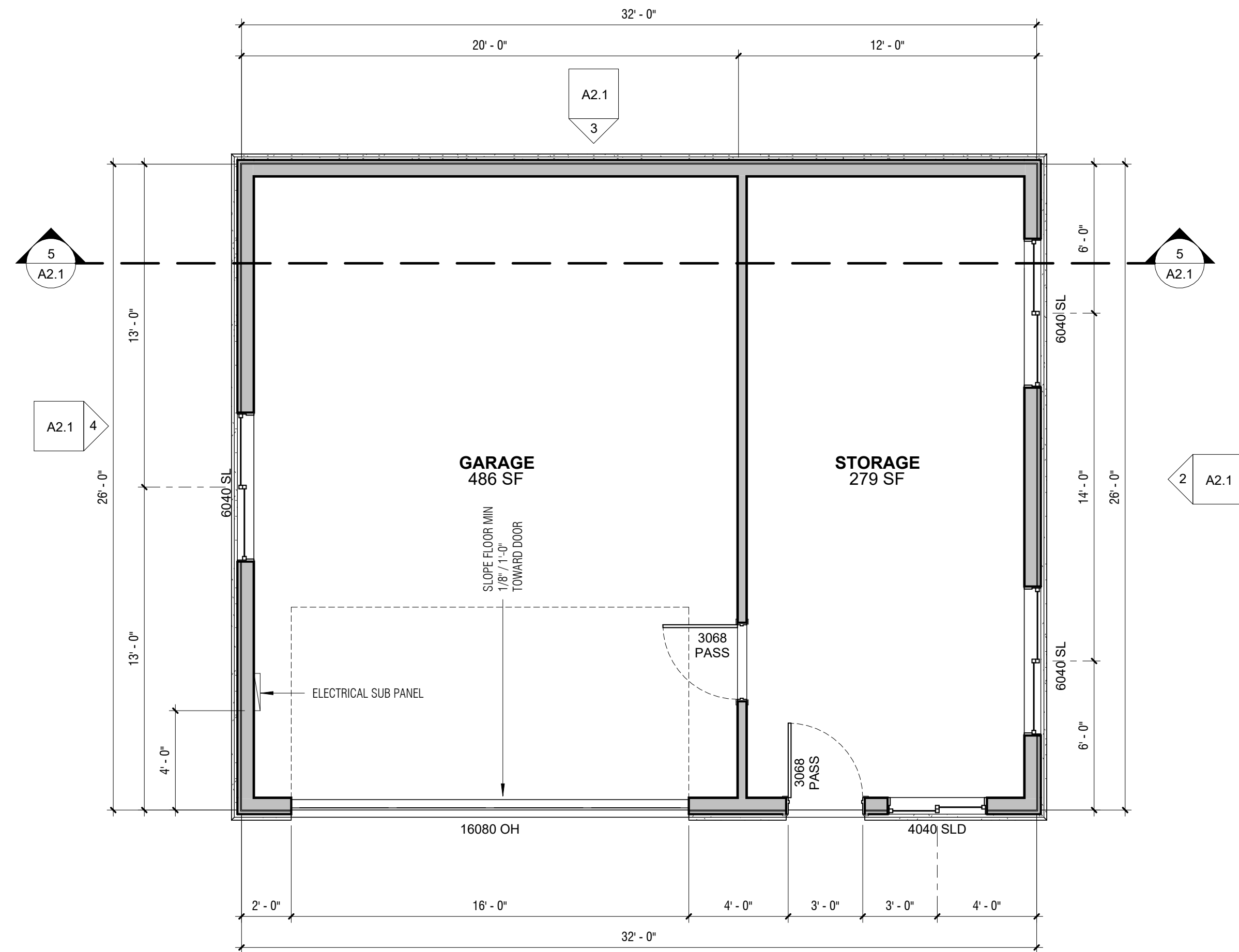
RECESSED LED LIGHT FIXTURE 

CEILING MOUNTED SHOP LIGHT FIXTURE 

CEILING FAN W/ LIGHT 

② ELECTRICAL PLAN  
1/4" = 1'-0"

- ELECTRICAL PLAN NOTES :**
- 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)
  - SEPARATE BRANCH CIRCUITS FOR EXTERIOR GARAGE RECEPTACLES
  - ALL GARAGE RECEPTACLES TO BE GFCI
  - ALL LIGHTING SHALL BE HIGH EFFICACY PER CEC TABLE 150.0(w)1A
  - OUTDOOR LIGHTING TO HAVE PHOTOCELL, MOTION SENSOR, OR OTHER AUTOMATIC SHUT-OFF



① FLOOR PLAN  
1/4" = 1'-0"

**NOTES:**

DIMENSIONS ARE TO FACE OF STUD AND CENTER OF WINDOW OPENINGS UNLESS NOTED OTHERWISE.

CONTRACTOR TO VERIFY DIMENSIONS.

REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND ROOF DETAILS, POSTS, BEAMS, HOLD-DOWNS, SHEAR PANELS, ETC.

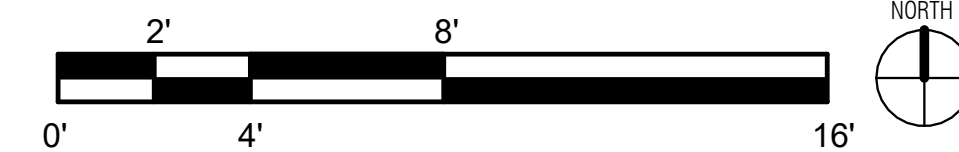
REFER TO CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, FINISHED GRADE, ETC.

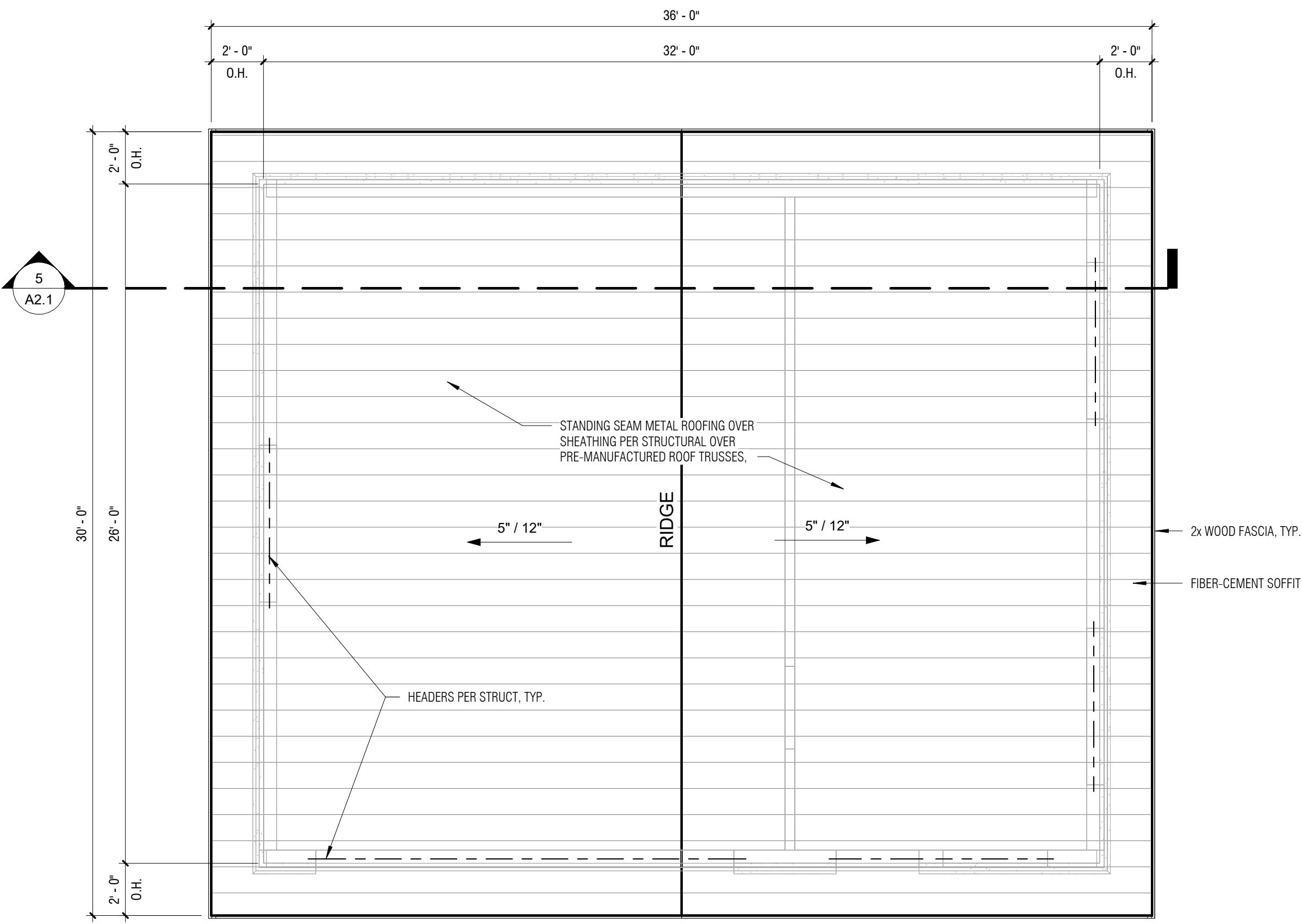
PROVIDE DOCUMENTATION VERIFYING ALL FINISH MATERIALS ARE VOC COMPLIANT PER CGSBC 4.504.2.4.

ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.

ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE (CPC 603.5.7)

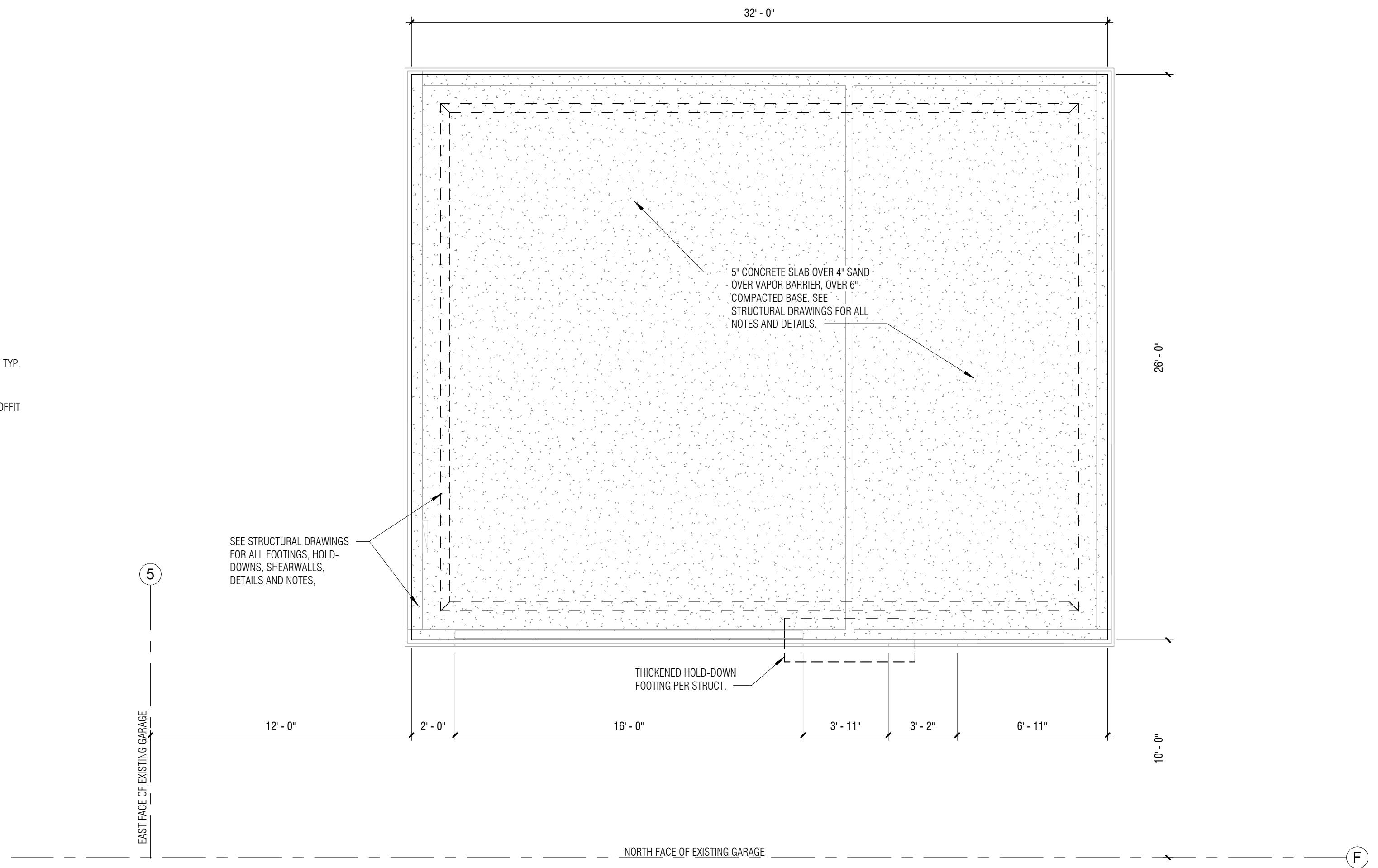
WATER PIPING MATERIALS SHALL BE PEX AND INSTALLED IN ACCORDANCE WITH CPC SEC 604, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURER'S SPECIFICATIONS



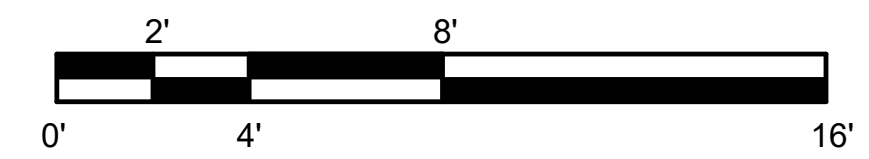


- NOTES:**
1. ROOFING SHALL BE CLASS A, CLASS B, OR CLASS C ROOF ASSEMBLY PER CRC 902.1
  2. NO EAVE VENTING OR EXPOSED EAVE CONSTRUCTION
  3. ALL ROOF PENETRATIONS TO BE 36" FROM ROOF RIDGE OR UPPERMOST PORTION OF ROOF. PLUMBING VENTS TO BE 2" DIAMETER, MIN. PER CPC 2016

② ROOF PLAN  
1/4" = 1'-0"



① FOUNDATION PLAN  
1/4" = 1'-0"



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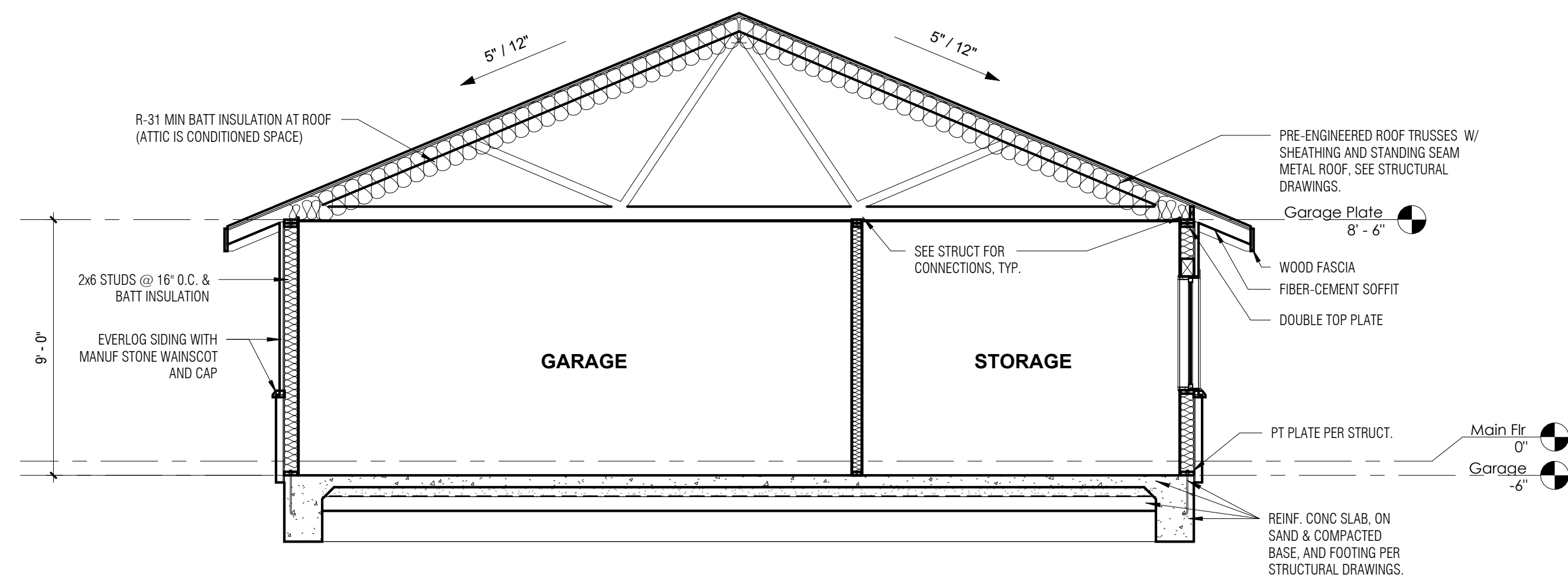
New Garage for  
Gary and Julia Schenck  
75 Ridge View Dr, Swall Meadows  
Bishop, CA 93514  
(559)760-0090

FOUNDATION PLAN &  
ROOF PLAN

Project No: 2006.1  
Designed by: --  
Drawn by: JAS  
Printed: 4/16/2023 6:40:04 PM

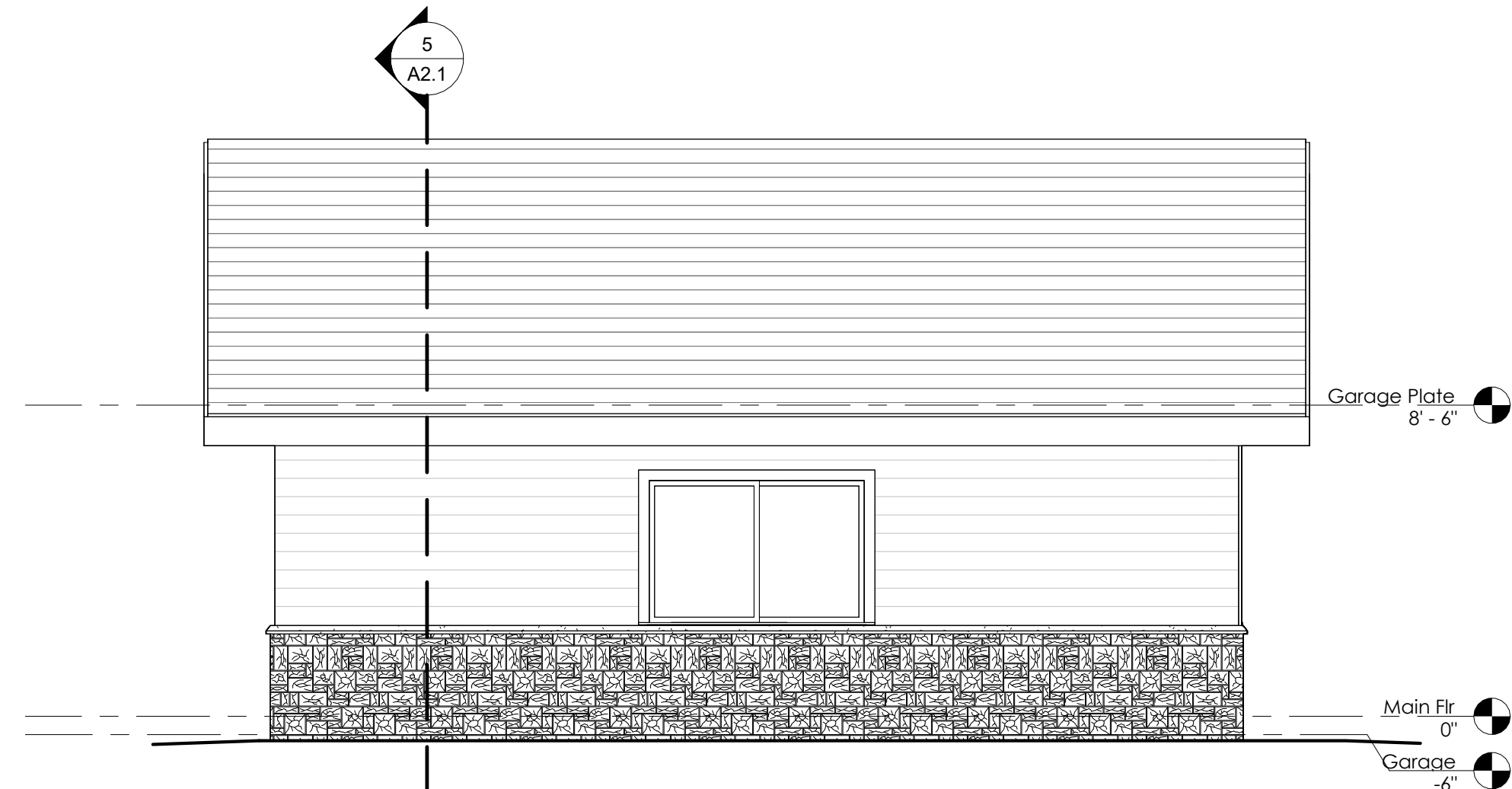
A1.2



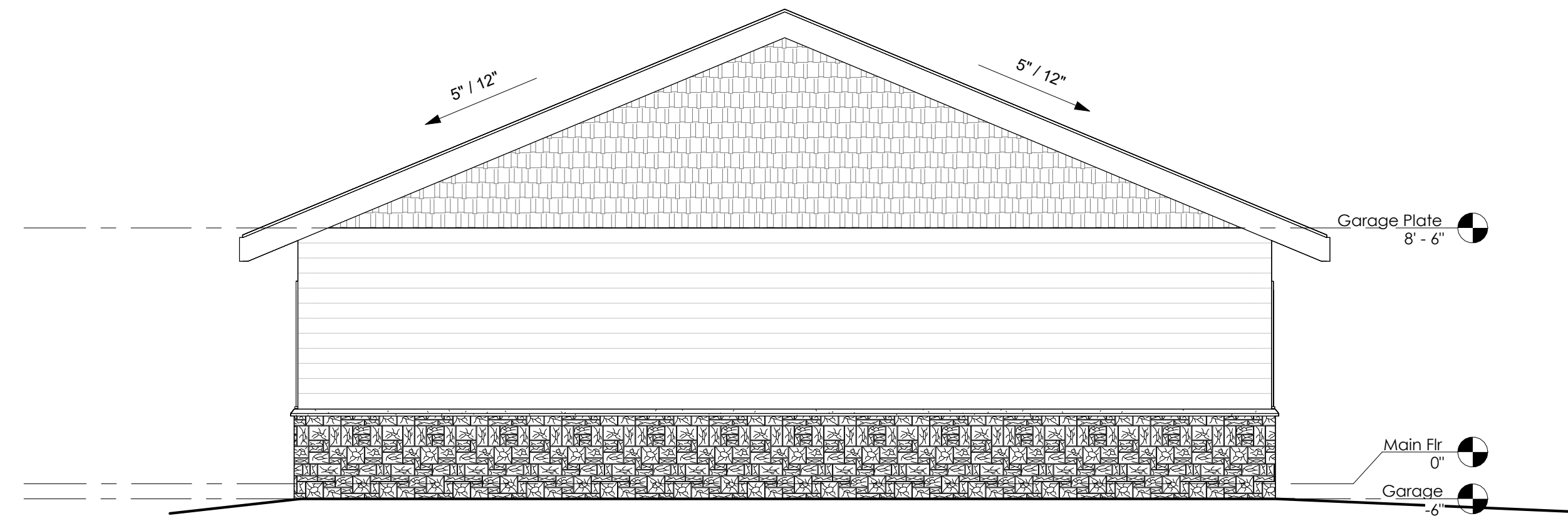


5 GARAGE SECTION  
1/4" = 1'-0"

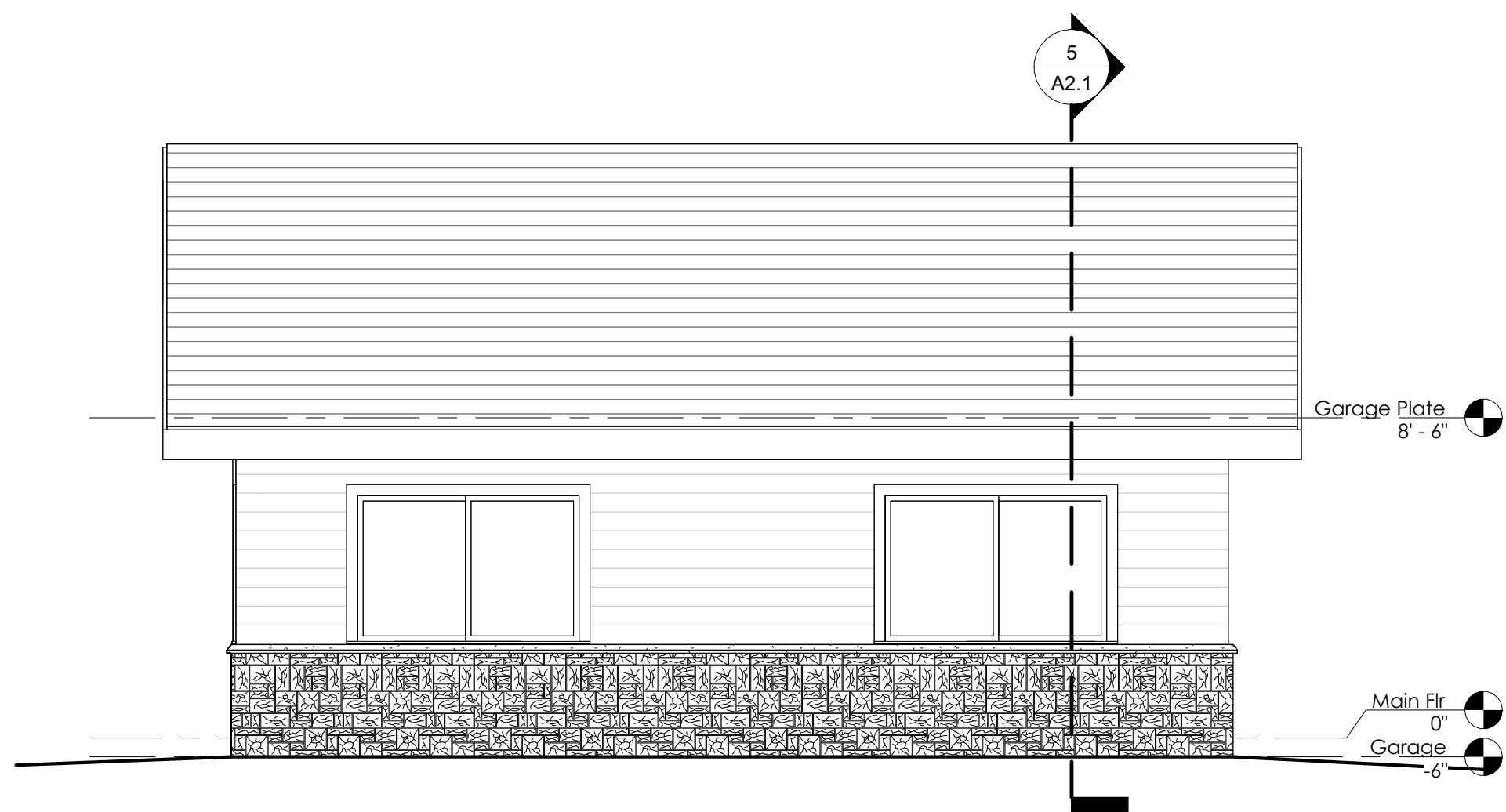
- NOTES:**
- LAP HORIZONTAL SIDING MIN 1", CAULK ENDS OR COVER WITH A BATTEN, OR SEALED AND INSTALLED OVER A STRIP OF FLASHING PER R703.5.3 CRC
  - EUROPEAN LEDGESTONE 4.5"x24"x1.5" THICK APPLIED OVER 1/2" STUCCO SCRATCH COAT, ANCHORED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CRC SECTION 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 AMENDED BY MONO COUNTY (CRC R337.1.1)
  - PROVIDE 1-HOUR FIRE RATED EXTERIOR WALL ASSEMBLY COMPLYING WITH ONE OF THE FOLLOWING (CRC R337.7.3)
    - NONCOMBUSTIBLE MATERIAL
    - IGNITION-RESISTANT MATERIAL
  - EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF PER CRC R337.7.3.1
  - ALL EXTERIOR OVERHANGS, SOFFITS, PORCH CEILINGS, DECK OR FLOOR PROJECTIONS, AND SIMILAR ELEMENTS, SHALL BE AN APPROVED FHSZ EXTERIOR MATERIAL, REGARDLESS OF THE SEPARATION DISTANCE FROM A PROPERTY LINE. (CBC 707A)
  - PROVIDE DOCUMENTATION VERIFYING ALL FINISH MATERIALS ARE VOC COMPLIANT CGBSC 4.504.2.4



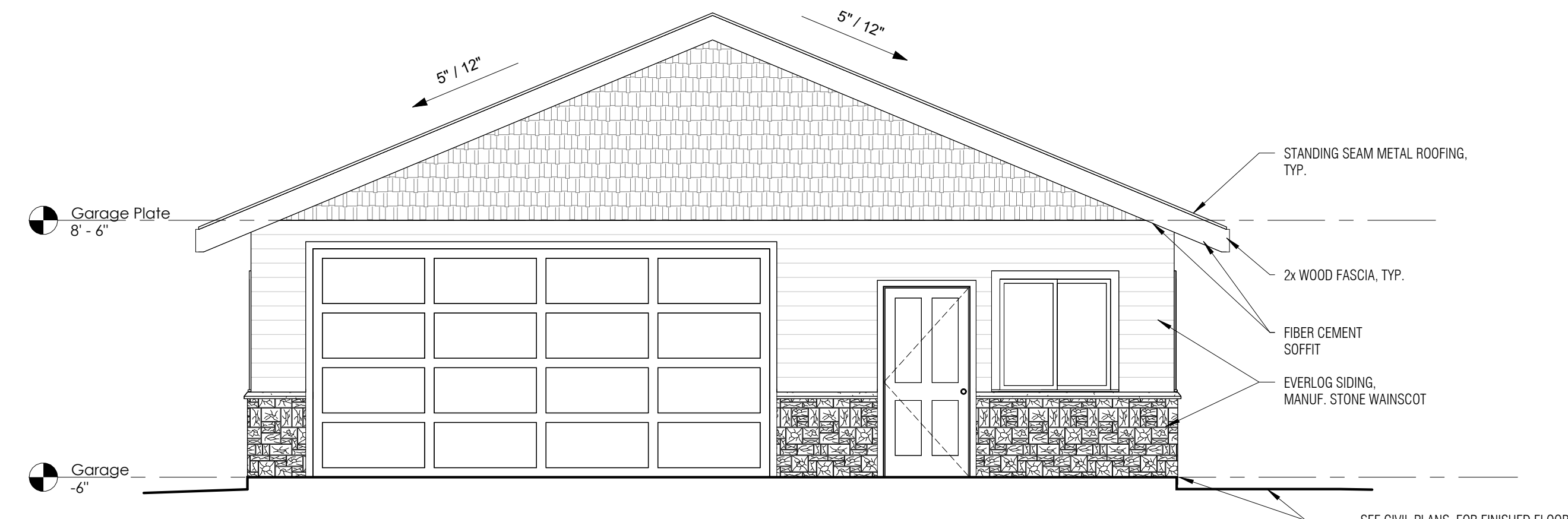
4 WEST ELEVATION  
1/4" = 1'-0"



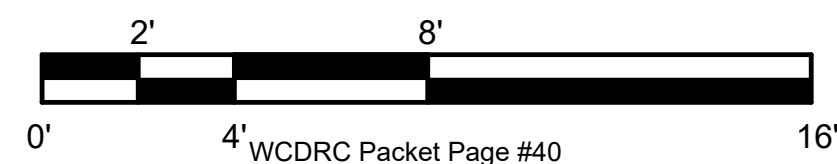
3 NORTH ELEVATION  
1/4" = 1'-0"



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



1 SOUTH ELEVATION  
1/4" = 1'-0"



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EXTERIOR & ELEVATIONS & TYPICAL SECTION

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Drawn by: JAS  
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