Wheeler Crest Design Review Committee

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

AGENDA Wednesday, May 31, 2023 - 10:30am

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

> 9 Gibbs Court. Irvine, CA 92617-4032

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

TELECONFERENCE INFORMATION

1. Joining via Zoom

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

Or visit <u>https://www.zoom.us/</u> 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

Ordinance 91-07. (Page 1)

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	10:10 am

	А.	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.	Inform	ational planning staff updates	10:30 am
8.	Set reg	ular meeting time and date	10:35 am

9. Adjourn

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

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

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	To contract
1	ORDINANCE NO. 91-07
2	BOARD OF SUPERVISORS, COUNTY OF MONO
3	
4	AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF MONO, STATE OF CALIFORNIA,
5	ESTABLISHING A DESIGN REVIEW DISTRICT FOR THE WHEELER CREST PLANNING AREA AND REPEALING THE SCENIC
6	COMBINING ZONING IN THE PLANNING AREA.
7	WHEREAS, Chapter 19.36 of the Mono County Zoning and Development Code provides for the establishment of Design Review Districts; and
8	WHEREAS, the Wheeler Crest Area Plan calls for retention of "the
9	rural residential character of the entire study area" and allows only single family residential and related accessory structures; and
10	WHEREAS, the Wheeler Crest Area Plan calls for the appointment of
11	a Design Review Committee to implement design review in the Wheeler Crest planning area, in accordance with Chapter 19.36 of the Zoning Code; and
12	WHEREAS, the Board of Supervisors adopted Ordinance No. 91-04, amending Chapter 19.36, Chapter 19.21, and Sections 19.03.260, 19.42.010 and
13	19.42.020 of the Mono County Zoning and Development Code to allow for the review of single family residential development; and
14 15	WHEREAS, a portion of the Wheeler Crest Planning Area is currently zoned with a Scenic Combining (SC) Overlay District; and
16	WHEREAS, the formation of a Design Review District makes the
17	Scenic Combining District redundant; and
18	WHEREAS, in accordance with Chapter 19.36 (as amended) of the Zoning and Development Code, the Planning Commission adopted Resolution No.
19	91-08 recommending the formation of the Wheeler Crest Design Review District and a District Zoning Amendment to repeal the Scenic Combining zoning in the Wheeler
20	Crest area; and
21	WHEREAS, this action was found to be exempt from the California Environmental Quality Act (CEQA) under a Class 8 ExemptionActions by Redulatory Adapties for Protection of the Environment: and
22	Regulatory Agencies for Protection of the Environment; and
23	WHEREAS, the formation of a Design Review District and the repeal of the Scenic Combining zoning in the Wheeler Crest Planning Area is consistent
24	with the County General Plan and the Wheeler Crest Area Plan; and
25	WHEREAS, the formation of a Design Review District and the repeal of the Scenic Combining zoning is reasonable and beneficial at this time; and
26	WHEREAS, the formation of a Design Review District and the repeal
27	of the Scenic Combining zoning will not have a substantial adverse effect on surrounding properties.
10	

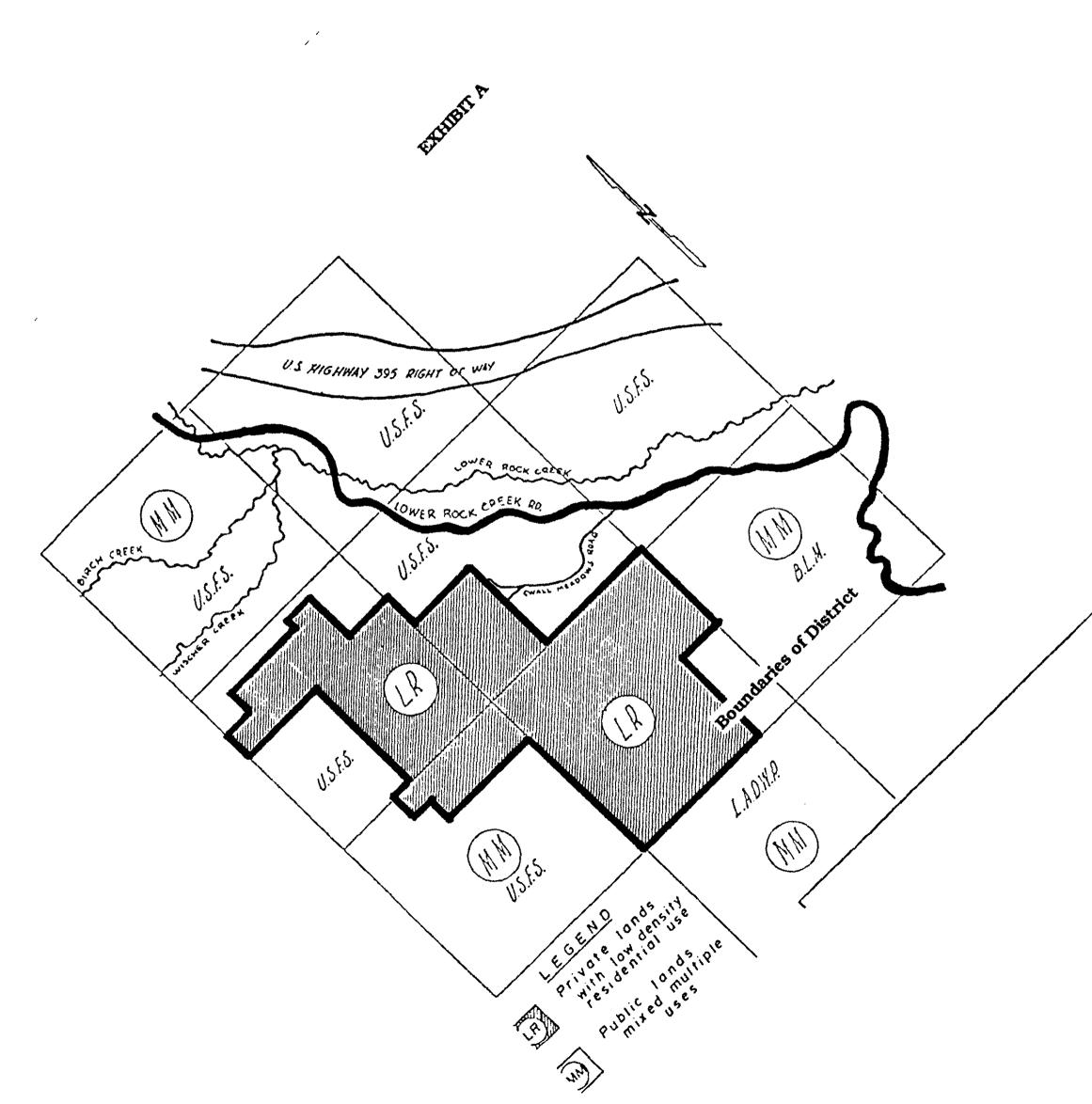
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l	SECTION 1: ESTABLISHMENT OF DISTRICT		
2	A. The boundaries of the Wheeler Crest Design Review District are		
3	shown on Exhibit A and by reference incorporated herein.		
4	B. The Wheeler Crest Design Review District shall allow for the review		
5	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.		
12			
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.		
16			
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 newsparted of general Page #21 ion, published and printed in the		
29 [County of Mono. State of California, together with the names of the members of the		

II li. ij. Ordinance # 91-Page 3 PASSED AND ADOPTED this 20thday of August 991, by the Board of Supervisors. 1 County of Mono, State of California, by the following vote: 2 3 Supervisors Jarvis, Lawrence, Paranick, Rake, Ried AYES: NOES: None 'i. 4 None ABSTAIN: None ABSENT: 5 | 6 **ÅIRMAN** DĂ LA. P CF BOARD OF SUPERVISORS 7 || COUNTY OF MONO 8 ATTEST: APPROVED AS TO FORM: 9 lelle 10 ^{||} <u>By</u> u-Nancy Wells James S. Reed **County Counsel** Clerk of the Board 11 || Dated August 20, 1991 12 13 14 🖔 15 Ij 16 17 18 19 20 21 || 22 || 23 _{ji} 24 25 26 27 28 ^{li} WCDRC Packet Page #3 **2**9 [

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WCDRC Packet Page #4

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.

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

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

2. SITE DEVELOPMENT:

- A. Site Preparation: No cutting, filling and/or foundation excavation shall be initiated before obtaining the approval of the Planning Department, Building Department and Public Works Department.
- B Grading: All reasonable attempts shall be made to minimize grading for the building, garage, and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, retain the natural contours outside the footprint of the buildings. In areas of unstable or boggy soils, post or pile foundations may be appropriate
- C. Natural or existing topographic features and patterns contributing to the beauty and utility of a site are encouraged to be preserved.
- D. Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.
- E. Pollution of streams by run-off and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, french drains, and drain channels.
- 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.⁹ 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 bard beetles to invade and kill the tree(s). Irrigation systems should be installed well outside the dripline of any retained trees if their survival is desired.

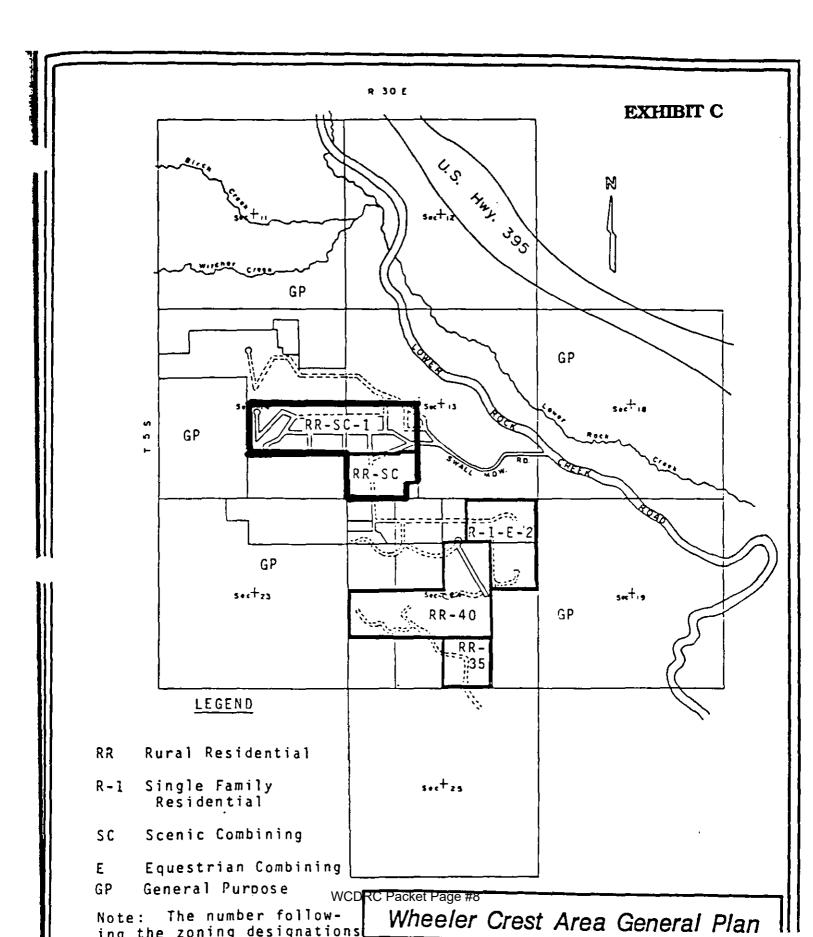
- H. Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize the damage to roots.
- I. An adequate irrigation system to maintain planted areas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

3. IMPLEMENTATION:

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

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

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



MONO COUNTY PLANNING COMMISSION

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

May 15, 2023

To:	The Sheet
From:	Laura Stark
Re:	Legal Notice for the March 4 edition
Invoice:	Heidi Willson, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

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

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

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

<u>https://www.monocounty.ca.gov/wcdrc</u> and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting online (technology permitting) or to attend in-person; and to **submit comments by 5 pm on Tuesday, May 30, 2023, to the Mono County Community Development, PO Box 347, Mammoth Lakes, CA 93546** or by email at

cddcomments@mono.ca.gov. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary of the Planning Commission at, or prior to, the public hearing.

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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

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.

EXAMPLE

A. Location of all utility boxes, transformers, propane tanks and metering devices. Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. D 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. D 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	:	

C. D 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:

D. **Q** 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

Color for any aluminum sash. Please explain how your project complies with the following design criteria:		
coordinate with the	luminum sash shall be color-at e color theme of the project. f and/or Wheeler Crest Design Review C Does Not Comply ee Notes:	
Paint colors for al	1 exposed metal. • project complies with the following des	ion criteria.
Design Criteria: A	ll exposed metals, flashing, roof ne structure. Muted, nonreflecti	jacks, crickets, etc. are to be
Design Criteria: A flat to blend with the	ll exposed metals, flashing, roof ne structure. Muted, nonreflecti f and/or Wheeler Crest Design Review C Does Not Comply	jacks, crickets, etc. are to be ve colors are encouraged.
Design Criteria: A flat to blend with th To be completed by Stafj Complies Design Review Committ	ll exposed metals, flashing, roof ne structure. Muted, nonreflecti f and/or Wheeler Crest Design Review C Does Not Comply	jacks, crickets, etc. are to be ve colors are encouraged. <i>Committee:</i>
Design Criteria: A flat to blend with th To be completed by Staff Complies Design Review Committ Roof materials	ll exposed metals, flashing, roof ne structure. Muted, nonreflecti f and/or Wheeler Crest Design Review C Does Not Comply	jacks, crickets, etc. are to be ve colors are encouraged. <i>Committee:</i> Not Applicable
Design Criteria: A flat to blend with th To be completed by Staf Complies Design Review Committ Roof materials Please explain how your Design Criteria: R that are not expose will be reviewed on	ll exposed metals, flashing, roof ne structure. Muted, nonreflecti f and/or Wheeler Crest Design Review C Does Not Comply ee Notes:	jacks, crickets, etc. are to be ve colors are encouraged. <i>Committee:</i> INOT Applicable ign criteria:

H. \Box 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:

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:

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

К. 🛛	Contour lines and any required cut and fill (show original <u>and</u> 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:

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:

M. **D** 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	\Box Does Not Comply	Not Applicable			
Design Review Committee N	Design Review Committee Notes:				

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:		

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

Joe Pace

Signature

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
<i>The Wheeler Crest Design Review Committee recommends the following findings and conditions:</i> □ 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

Community Development Department

Notes

MECHANICAL NOTES:

- 1. PER CMC DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4"Ø. THE DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS, TWO FEET SHALL BE DEDUCTED FROM THE ALLOWABLE LENGTH FOR EACH 90° ELBOW IN EXCESS OF THE TWO BASE 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 8. TO BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION, LOWER ANCHOR STRAP TO
- MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. PLUMBERS TAPE NOT ALLOWED. PER CPC 507.2. 9. DRYERS AND COOKING UNITS ARE REQUIRED TO HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR PRONG OUTLET. PER CEC 210-52 & CEC 250-60. KITCHEN SMALL APPLIANCE BRANCH CIRCUITS WILL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS IN THE KITCHEN, INCLUDING THE REFRIGERATOR. PER CEC 210-52(b)
- 10. BATHROOM OUTLETS WILL BE SERVED BY A DEDICATED 20 AMP CIRCUIT. THIS CIRCUIT WILL NOT SERVE ANY OTHER RECEPTACLES. PER, CEC 210-52. 16. DIMMERS TO BE USED ON ALL TRACK LIGHTING SWITCHING THROUGHOUT THE HOUSE. VERIFY WITH OWNER PRIOR TO INSTALLATION. 11. CLOTHES DRYER VENT TO BE OF SMOOTH METAL AND PER CMC 504.3
- 12. COMBUSTION AIR OPENINGS SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE, AND THE LOWER 12" OF THE ENCLOSURE PER CMC 702.1. THESE OPENINGS SHALL BE PROVIDED WITH A GALVANIZED SLEEVE OF NOT LESS THAN 26 GAUGE STEEL OR OTHER APPROVED MATERIAL. SHALL HAVE A MINIMUM CROSS-SECTIONAL DIMENSION OF 3"AND TERMINATE IN A SPACE AT LEAST 3" IN DEPTH OPEN TO THE FRONT OF THE APPLIANCE PER CMC 704.1. INSTALLATION OF FACTORY MADE AIR DUCTS TO COMPLY WITH CMC STANDARD 6-3.
- 13. APPLIANCES INSTALLED IN GARAGE WHICH GENERATE A GLOW, SPARK, OR FLAME SHALL BE INSTALLED WITH PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE FLOOR LEVEL AND SHOULD BE PROTECTED FROM AUTO IMPACT PER CPC 308.1.
- 14. INSTALL R-12 BATT H20 HEATER BLANKET AND VENT THROUGH ROOF PER CPC 510.0 . PROVIDE COMBUSTION AIR PER CMC AND PROVIDE EXPANSION TANK PER CPC 608 AND OVERFLOW. 15. INSTALL A MINIMUM R-4 INSULATION ON ALL DOMESTIC HOT WATER PIPES.
- 16. SETBACK THERMOSTATS ARE REQUIRED.
- 17. RECEPTACLES THAT PROVIDE POWER FOR A SPA. HOT TUB OR HYDROMASSAGE BATHTUB SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED. ELECTRICAL LIGHTING FIXTURES AND OUTLETS IN AREA OF SPAS AND HOT TUBS SHALL COMPLY WITH ARTICLE 680 OF THE CEC.
- 18. PLUMBING LINES SHALL NOT BE USED AS ELECTRICAL GROUNDS. 19. SMOKE DETECTORS.
- 19.1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. 19.2. IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE
- BUILDING WIRING AND THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP. 19.3. THE DETECTORS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED 19.4.
- FOR OVERCURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN 19.5. BUILDINGS WHICH UNDERGO REPAIRS, ALTERATIONS OR ADDITIONS. 19.6. DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE
- DWELLING UNIT. 19.7. 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. 19.8. MECHANICAL VENTILATION SHALL BE PROVIDED PER THE PROJECT SPECIFIC REQUIRMENTS ON SHEET E1.#

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

PLUMBING NOTES

- 1. ALL PLUMBING TO COMPLY WITH C.P.C.
- 22. ALL DRAIN, WASTE AND VENT LINES SHALL BE ABS.
- 23. ALL PIPE SHALL BE PAINTED TO MATCH SURROUNDING FINISHES IF EXPOSED TO WEATHER.
- 24. ALL DOMESTIC PIPING SHALL BE TYPE L COPPER WITH SWEATED CONNECTIONS 25. PLUMBING FIXTURES SHALL BE WATER-CONSERVING:
- 25.1. SINGLE FLUSH WATER CLOSETS (TOILETS) SHALL BE 1.28 GALLONS OR LESS PER FLUSH 25.2. URINALS SHALL NOT EXCEED 0.125 GALLON LESS PER FLUSH, EFFECTIVE FLUSH VOLUME OF ALL URINALS
- SHALL NOT EXCEED 0.5 GALLONS PER FLUSH. 25.3. SINGLE SHOWERHEAD SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS OR LESS PER MINUTE@ 80 PSI. MULTIPLE SHOWER HEADS SERVING ONE SHOWER THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER FLUSH@ 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO OPERATE AT A TIME.
- 25.4. RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 OR LESS GALLON PER MINUTE @ 60 PSI. MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- 25.5. LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR
- SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI. 25.6. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAS RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAX FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE NOT AVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REQUIRED REDUCTION IN FLOW RATE

Abbreviations

ADDITIONAL ALTERNATE APPROXIMAT BELOW BETWEEN BLOCK BOTH SIDES BOTTOM BUILDING CALIFORNIA BUILDING CODE CANTILEVER CEILING CENTERLINE

CHANNEL CLEAR COLUMN CONCRETE CONCRETE MASONRY UNIT

DETAIL DIAMETER DIMENSION DOUBLE DOUGLAS FIR

CONTINUOUS

DRAWING EACH FACH FND EACH FACE EACH SIDE EACH WAY ENGINEER OF RECORD EQUAL EXISTING FXPANSION EXTERIOR

FACE OF STUD FINISH FLOOR FOOTING

FOUNDATION GAGE GALVANIZED GLUED-LAMINATED BEAM GYPSUM BOARD

HANGER HEADER HEIGHT HEM-FIR

HORIZONTAL INFORMATION

INSIDE DIAMETER INTERIOR JOIST

KILN DRIED LAMINATED VENEER LUMBER

LIGHT MACHINE BOLT MANUFACTURER

MAXIMUM MECHANICAL MINIMUM MISCELLANEOUS

NEW NOT TO SCALE NUMBER/POUNDS

ON CENTER ONE SIDE OPPOSITE OUTSIDE DIAMETER OVER ORIENTED STRAND BOARD

PARALLEL PLYWOOD POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED or PRESERVATIVE TREATED PROPERTY LINE

RADIUS REDWOOD REFERENCE REQUIRED

SCHEDULE SIMILAR SLAB ON GRADE SPECIFICATION SQUARE STANDARD STEEL

SYMMETRICAL THREADED

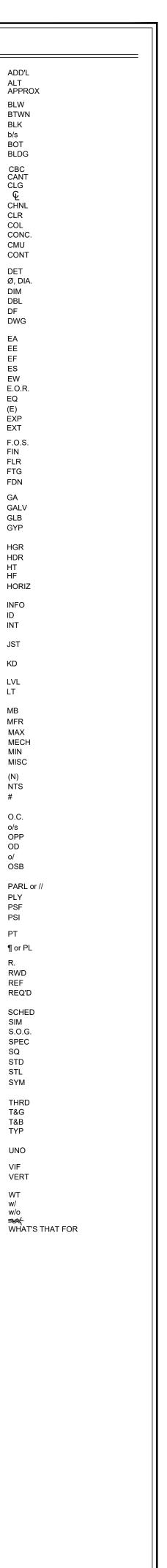
TONGUE & GROOVE TOP & BOTTOM TYPICAL

UNO UNLESS NOTED OTHERWISE VIF

WEIGHT WITH WITHOUT WONKY WTF

VERIFY IN FIELD

VERTICAL



#



Deferred Submittals

Documents for deferred submittal items shall be reviewed by the registered design

registered design professional in responsible charge should note on the document

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

professional in responsible charge prior to forwarding them to the building official. The

indicating that the deferred submittal documents have been reviewed and found to be in

be installed until the deferred submittal documents have been approved by the building

general conformance to the design of the building. The deferred submittal items should not

1) Sprinkler System

official

Sprinklered

Construction Type V B

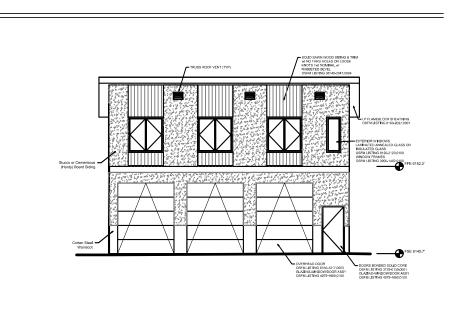
370 Rimrock Drive Bishop, CA APN 064-200-018-000

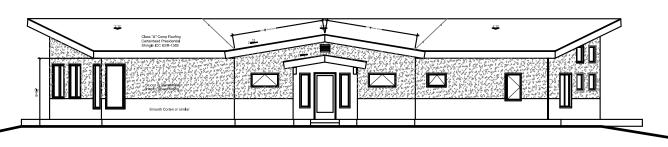
Sheet Number A0.1 C1.0 A1.0 A2.0 A3.0 A4.0 A5.0 A6.0 E1.0 E1.1 E1.2 E1.3 E1.4 WSWH1 WSWH2

Pace Residence

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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

Total conditioned Class R3 floor area 1874 sf (Main) $/1^{\setminus}$ 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

Lot 18 Pinion Ranch

Homeowner's Association

Pinion Ranch HOA

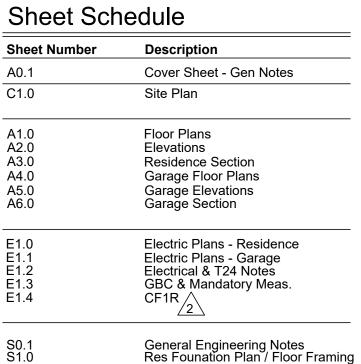
Occupancy Separation: 1 hr between R3 and U Occupancies Fire Ratings per CBC Table 601 Exterior Bearing Walls "zero hour" Fire Resistance Rating Interior Non-bearing Walls "zero hour" Fire Resistance Rating

Project Owner

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

Local Contact

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



Res Roof Framing Garage Foundation / Floor Framing Garage Roof Framing Details Simpson Details Simpson Details

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:

Project Consultants

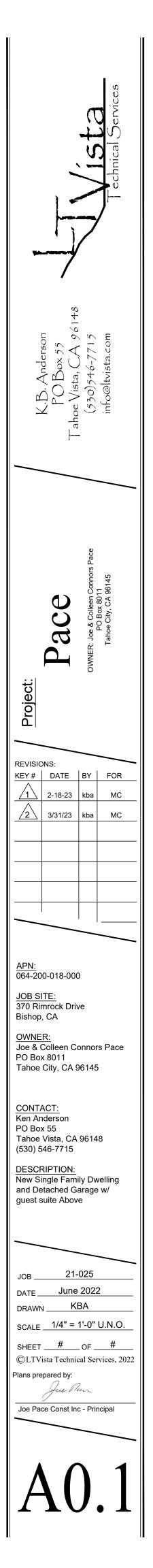
Title 24 Energy Analysis: LTVista

Applicable Codes

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 GREEN BUILDING CODE 2019 WILDLAND URBAN INTERFACE

2019 CALIFORNIA RESIDENTIAL CODE NTFPD AMENDED FIRE CODE 2019 CALIFORNIA MECHANICAL CODE MONO CTY MUNI CODE 1

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



Defensible Space Notes:

Property shall be maintained in accordance with the defensible space requirements contained in Government Code section 51182 (unless exempted by Government Code section 51183 or 51184) and

- Public Resources Code section 4291, as applicable.
- The existence or maintenance of any of the following conditions is prohibited:
- 1. Tree branches within 10 feet of a chimney outlet or stovepipe outlet; 2. Dead or dying tree branches adjacent to or overhanging a building;

 Leaves, needles, or other dead vegetative growth on the roof of any structure;
 Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;5' Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel

BASIS OF BEARII 382.57' (R,M)

Zone; or Brush or other flammable material within 10 feet of a propane tank.

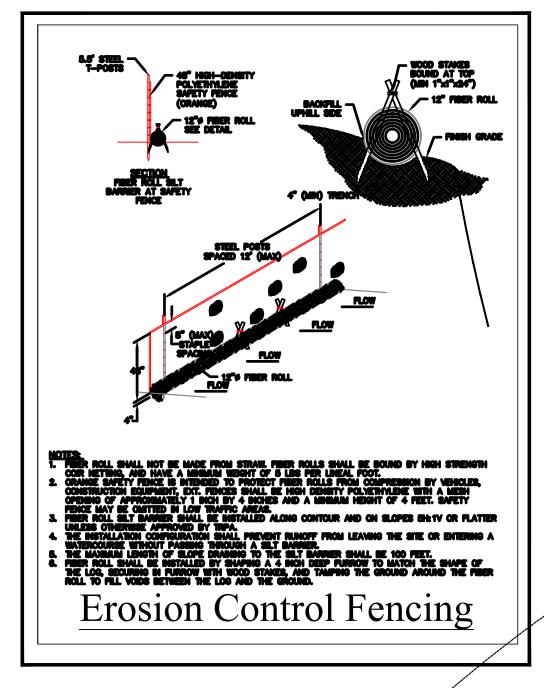
Impervious Coverage APN: 064-200-018-000 Lot Area 92,544 sf

1

Proposed Onsite Coverage (sf) Residence Patio Driveway⁽¹⁾ Garage

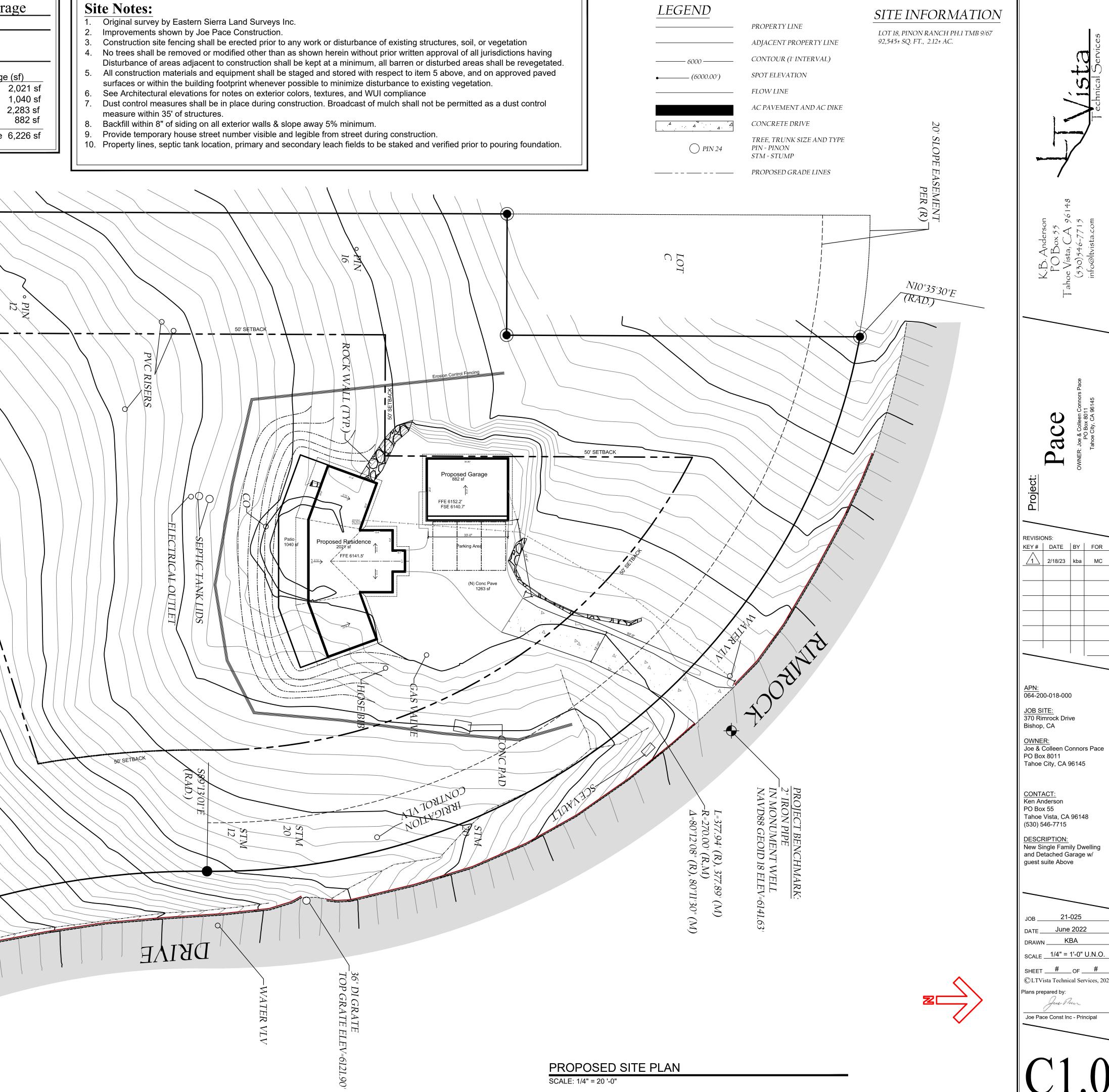
Total Proposed Coverage 6,226 sf

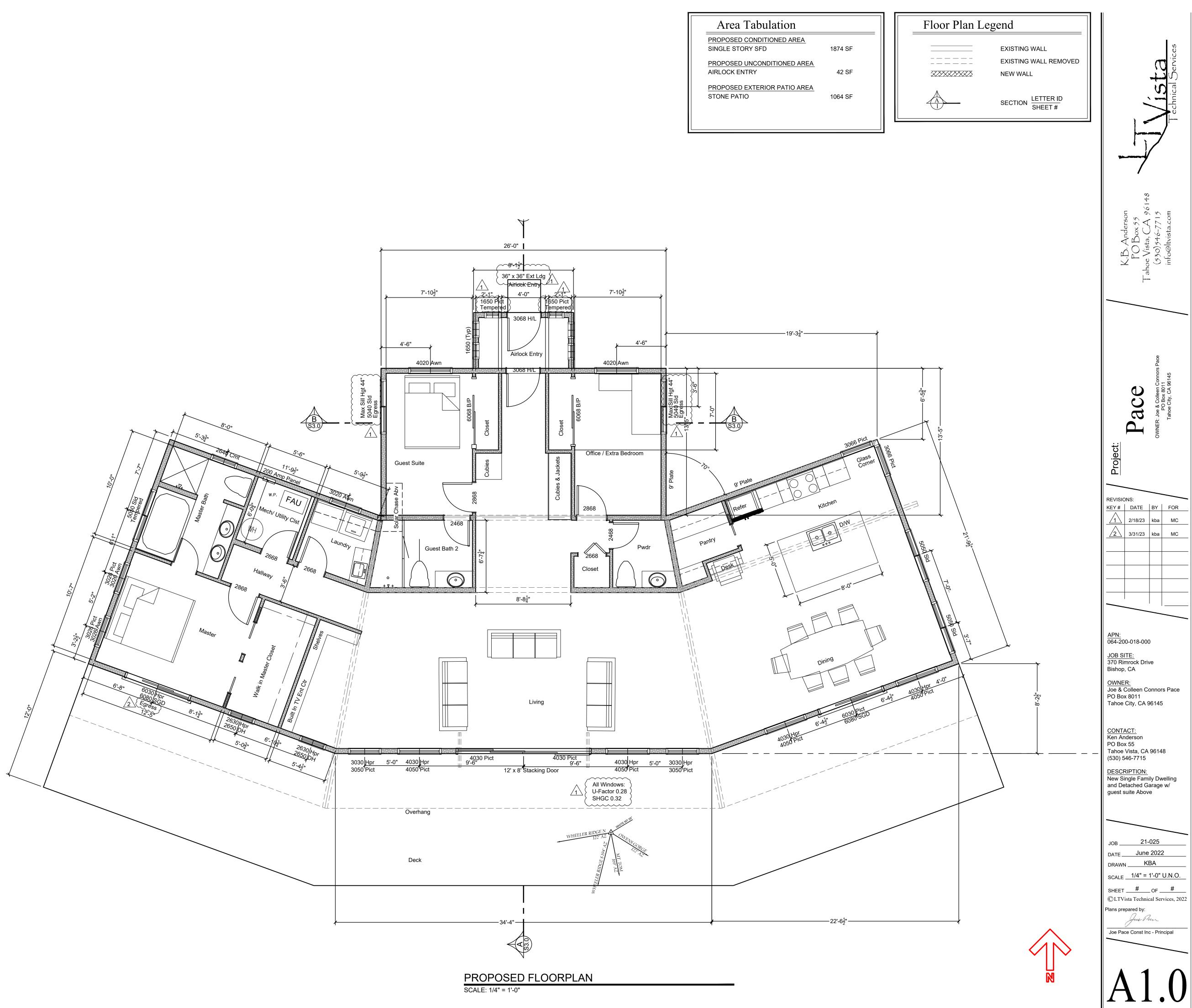
Grading Calculation	on
Foundation	
Total Linear Feet	350 Ft
Cross Sectional Area	2.75 Ft ²
Total	963 Ft ³
Total Cubic Yds	6.68 Yds ³
Subfloor	
Total	4311 Ft ³
Total Cubic Yds	29.9 Yds ³
Fill	
Total	22,450 Ft ³
Total Cubic Yds	156 Yds ³
Maximum Depth	
Maximum Cut Depth	<5'

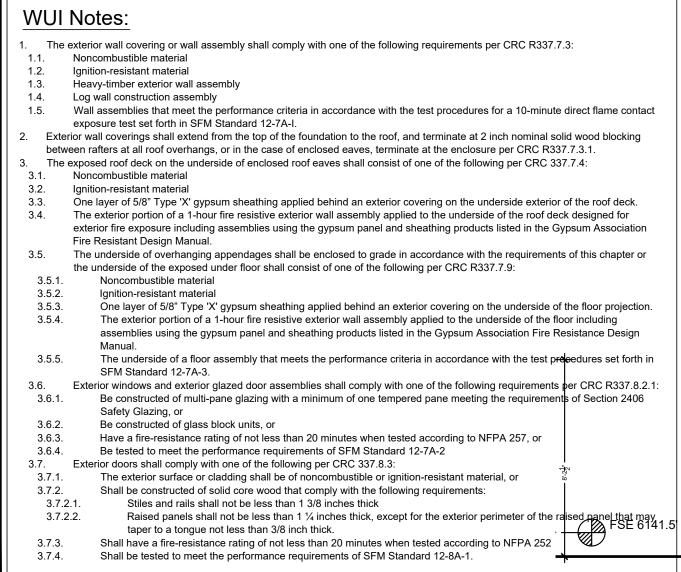


19 LOT 27 E 30Q. 1.15' (R) 1.15' (M) SC ECOM PED VAULT-UTIL PE ;72°27'33" (RAD.)

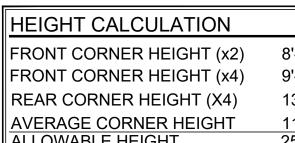
- 5. All construction materials and equipment shall be staged and stored with respect to item 5 above, and on approved paved
- measure within 35' of structures.

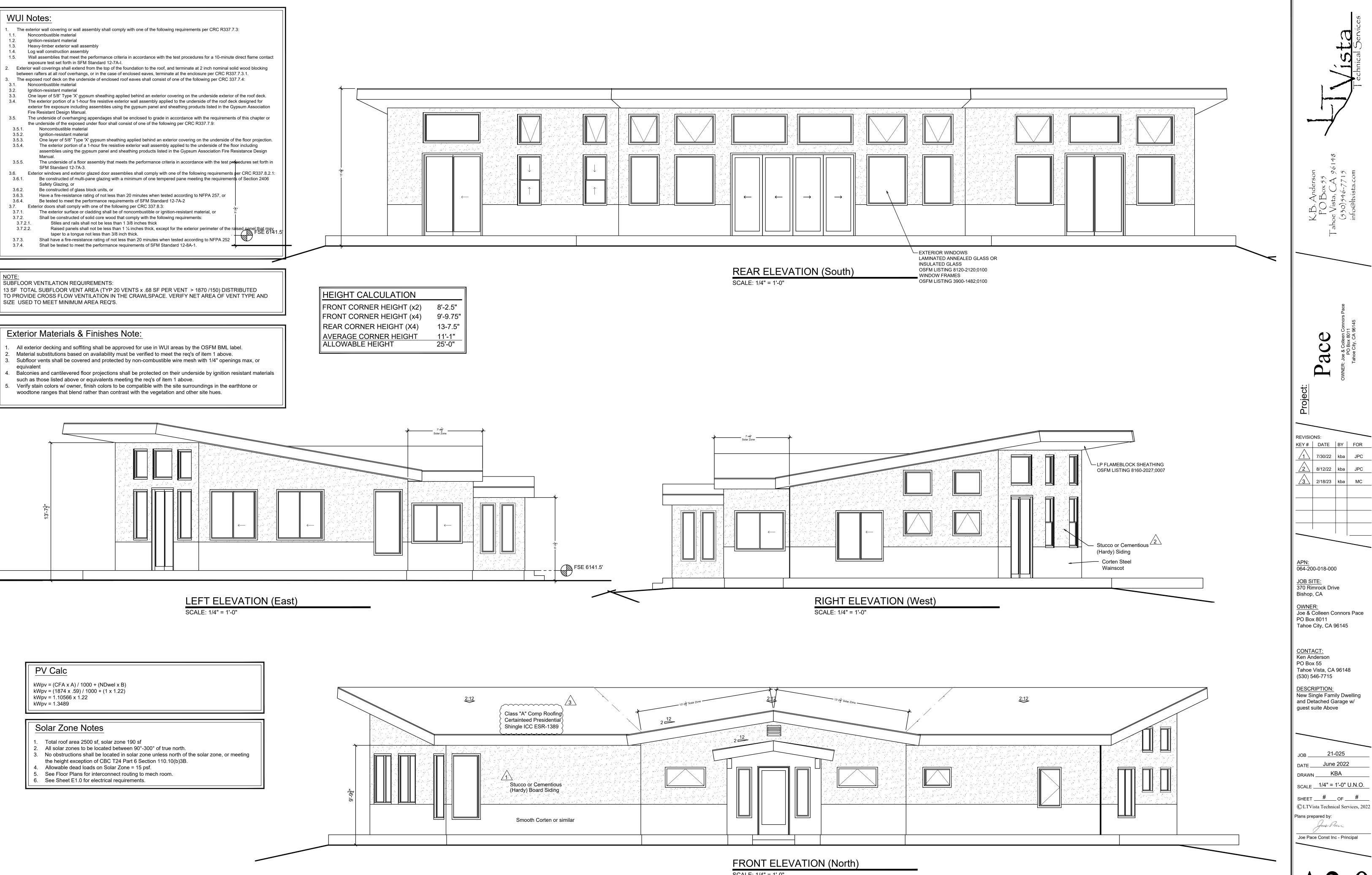


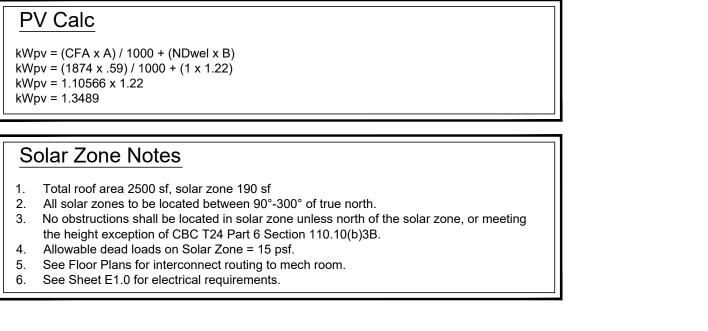




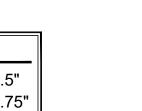


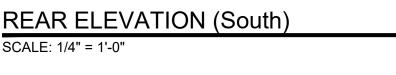






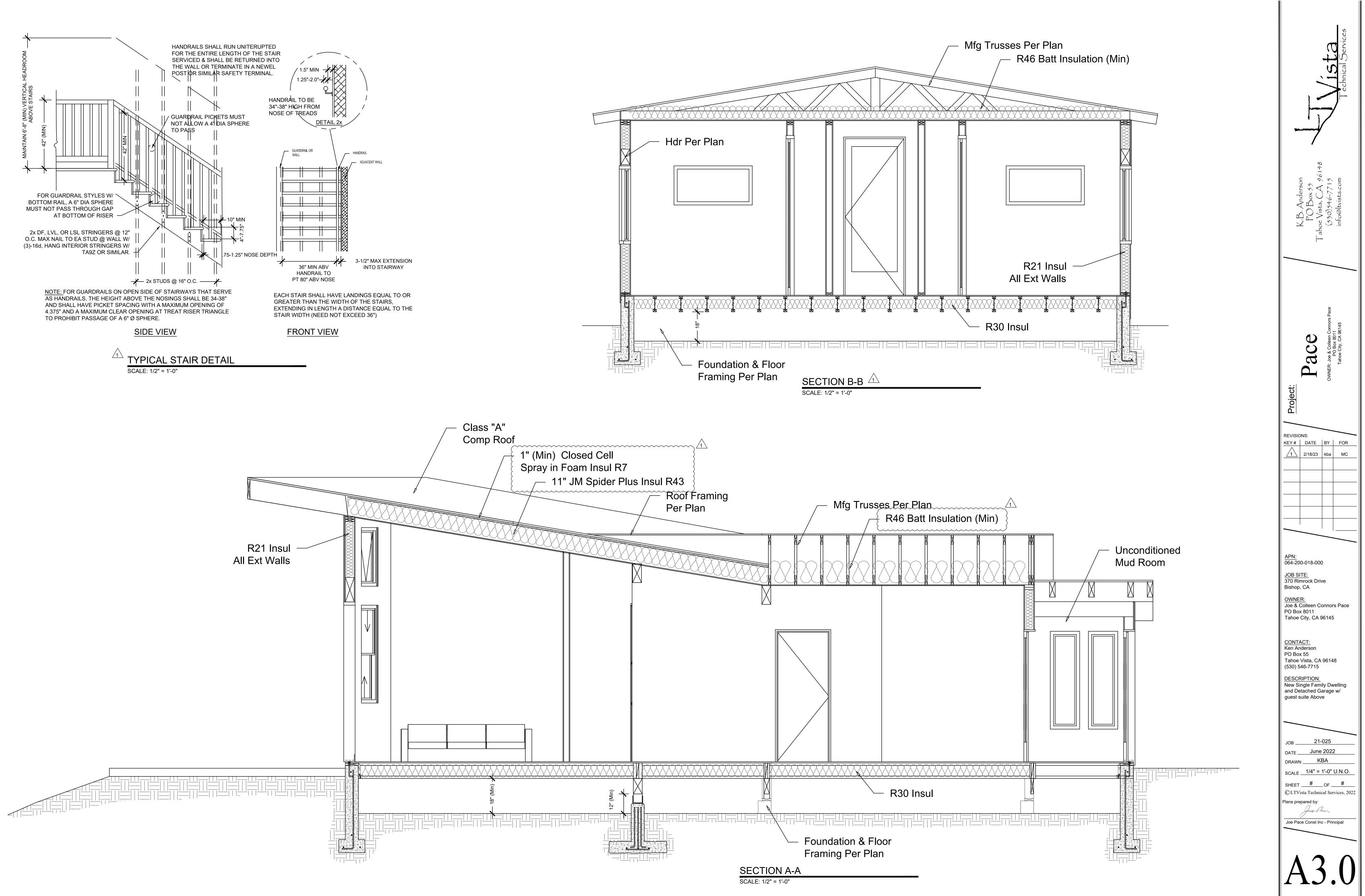


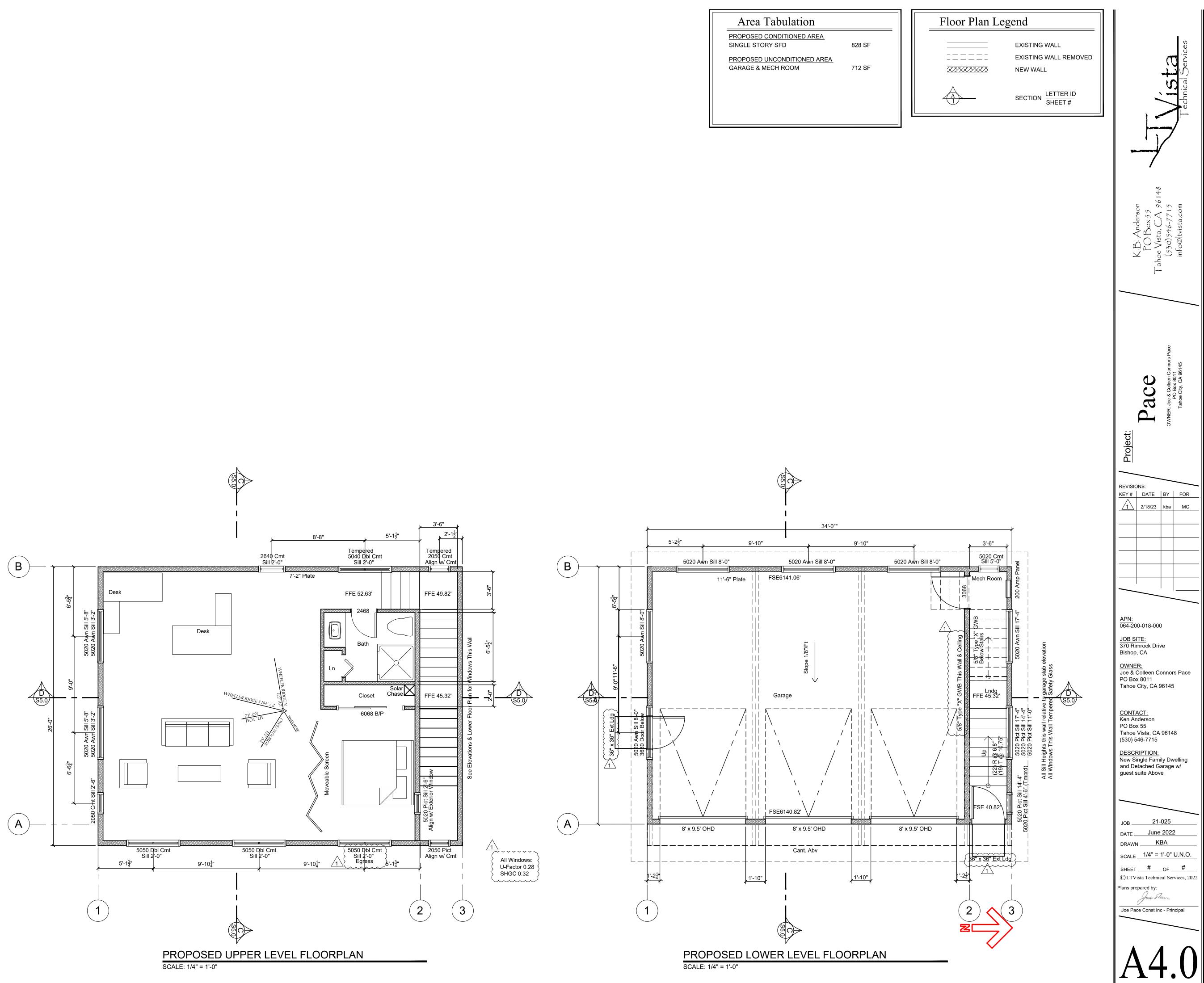




SCALE: 1/4" = 1'-0"







WUI Notes:	
1. The exterior wall covering or wall assembly shall comply with one of the following requirements per CRC R337.7.3:	
1.1. Noncombustible material	
1.2. Ignition-resistant material	
1.3. Heavy-timber exterior wall assembly	
1.4. Log wall construction assembly	
1.5. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute dire exposure test set forth in SFM Standard 12-7A-I.	ect flame contact
2. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid v	wood blocking
between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure per CRC R337.7.	•
3. The exposed roof deck on the underside of enclosed roof eaves shall consist of one of the following per CRC 337.7.	
3.1. Noncombustible material	
3.2. Ignition-resistant material	
3.3. One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside exterior of t	
3.4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck d	
exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsu	um Association
Fire Resistant Design Manual.	
3.5. The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of	this chapter or
the underside of the exposed under floor shall consist of one of the following per CRC R337.7.9:	
3.5.1. Noncombustible material	
3.5.2. Ignition-resistant material	0
3.5.3. One layer of 5/8" Type 'X' gypsum sheathing applied behind an exterior covering on the underside of the	
3.5.4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor i assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resis	U U
Assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resis	stance Design
3.5.5. The underside of a floor assembly that meets the performance criteria in accordance with the test proceed	dures set forth in
SFM Standard 12-7A-3.	
3.6. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements per	CRC R337.8.2.1:
3.6.1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of	
Safety Glazing, or	
3.6.2. Be constructed of glass block units, or	
3.6.3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or	
3.6.4. Be tested to meet the performance requirements of SFM Standard 12-7A-2	
3.7. Exterior doors shall comply with one of the following per CRC 337.8.3:	
3.7.1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or	
3.7.2. Shall be constructed of solid core wood that comply with the following requirements:	
3.7.2.1. Stiles and rails shall not be less than 1 3/8 inches thick	
3.7.2.2. Raised panels shall not be less than 1 ¼ inches thick, except for the exterior perimeter of the raise taper to a tongue not less than 3/8 inch thick.	d panel that may
3.7.3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252	
3.7.4. Shall be tested to meet the performance requirements of SFM Standard 12-8A-1.	

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.

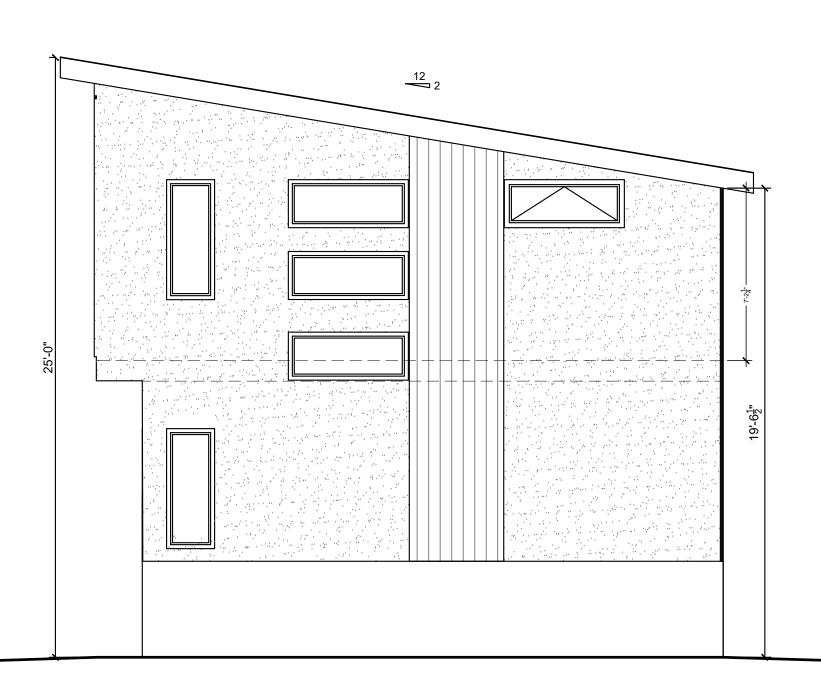
3"
11"
4"
1"
)"
1 4 1

PV Calc

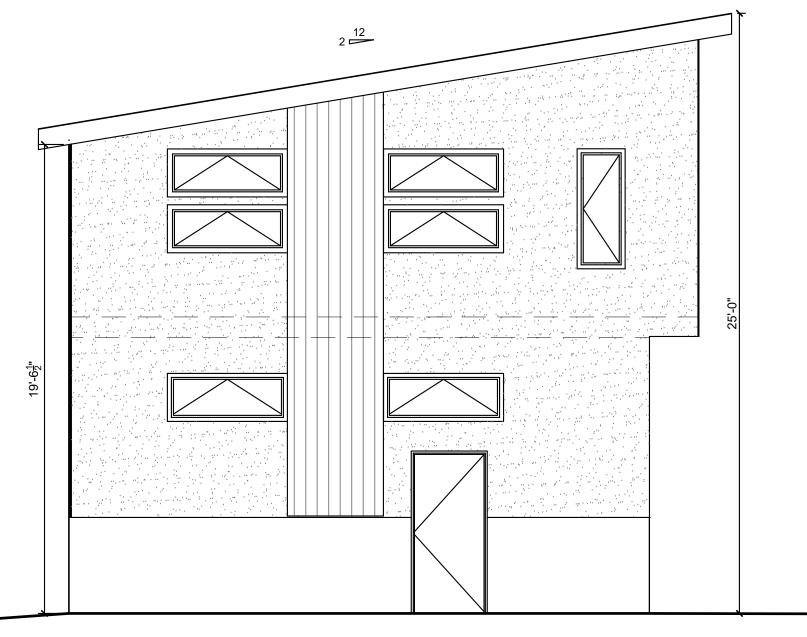
kWpv = (CFA x A) / 1000 + (NDwel x B) kWpv = (828 x .59) / 1000 + (1 x 1.22) kWpv = 1.48852 x 1.22 kWpv = .5959944

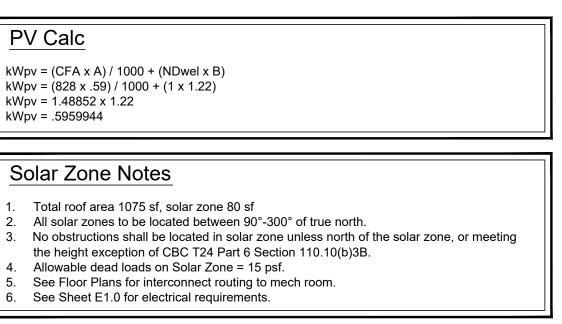
Solar Zone Notes

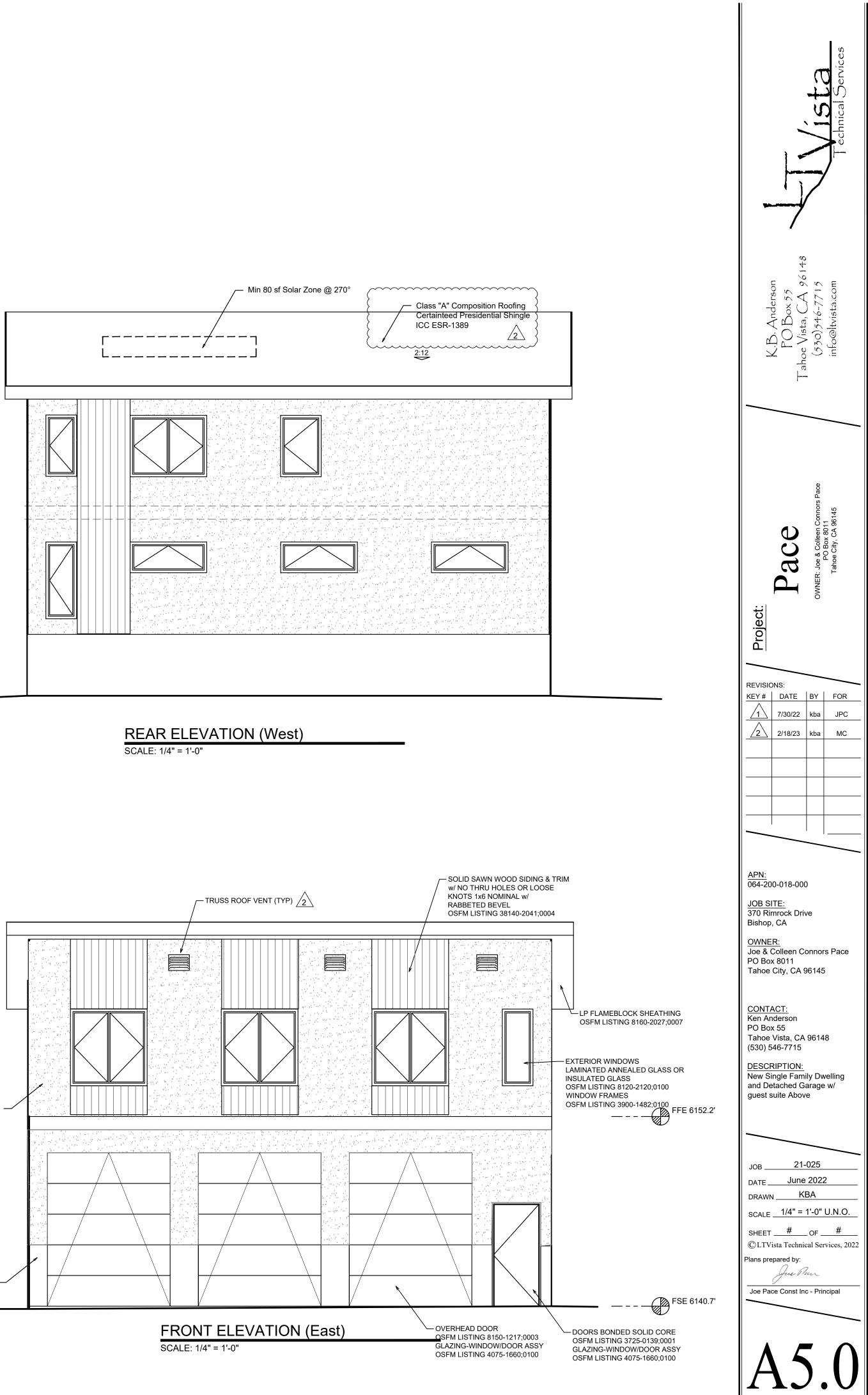
- 1. Total roof area 1075 sf, solar zone 80 sf
- 2. All solar zones to be located between 90°-300° of true north.
- the height exception of CBC T24 Part 6 Section 110.10(b)3B.Allowable dead loads on Solar Zone = 15 psf.
- 5. See Floor Plans for interconnect routing to mech room.
- 6. See Sheet E1.0 for electrical requirements.



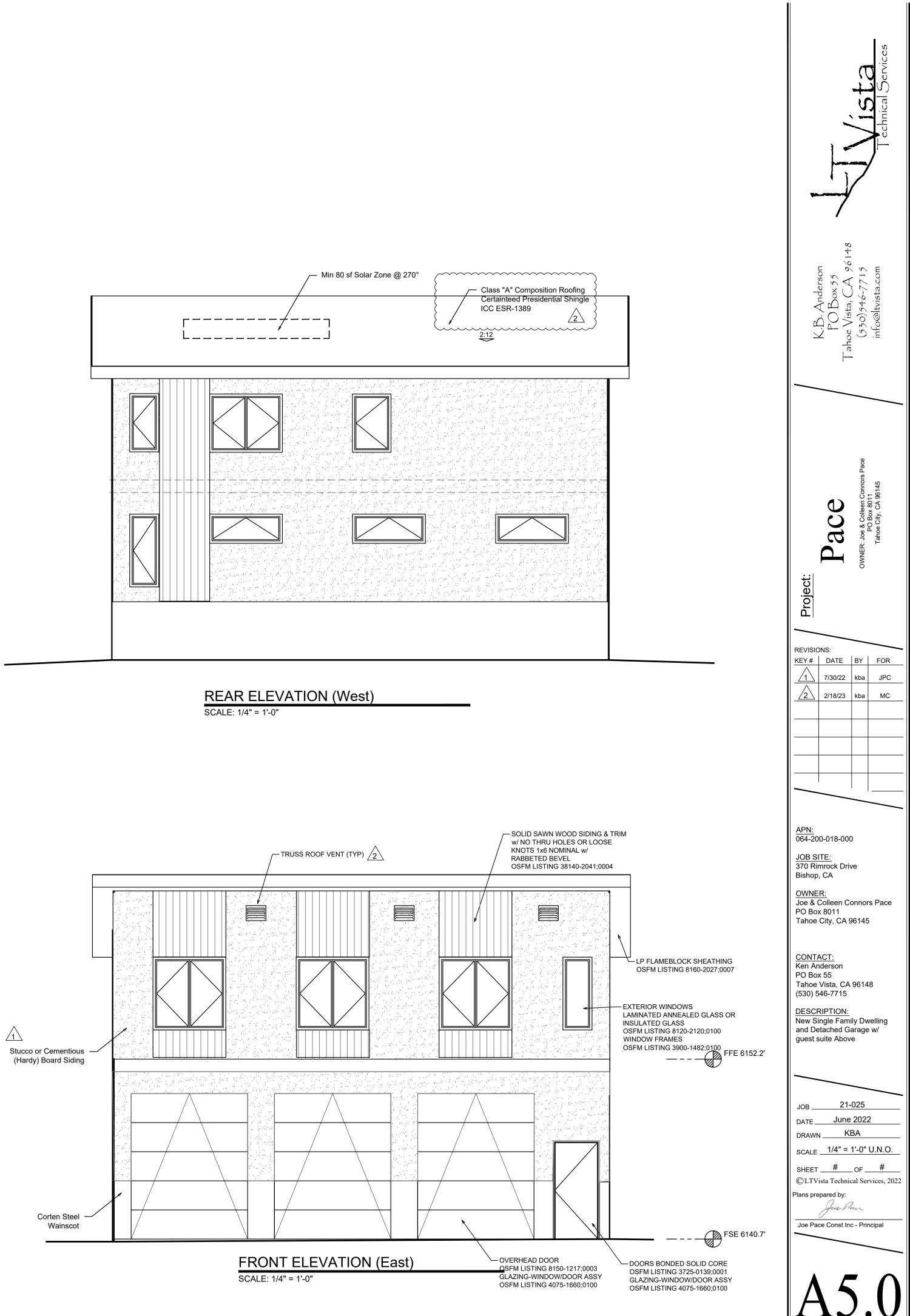
RIGHT ELEVATION (North) SCALE: 1/4" = 1'-0"

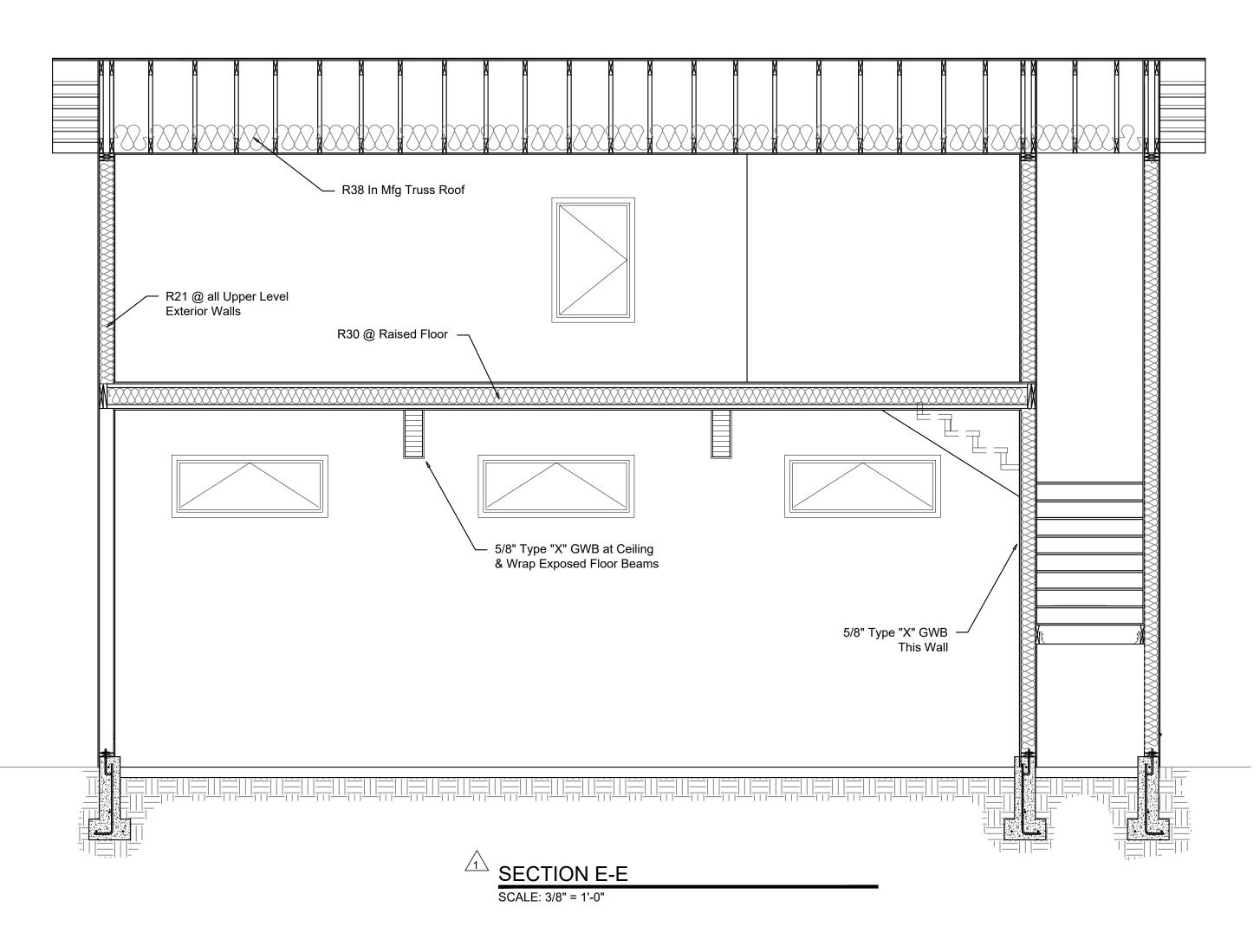


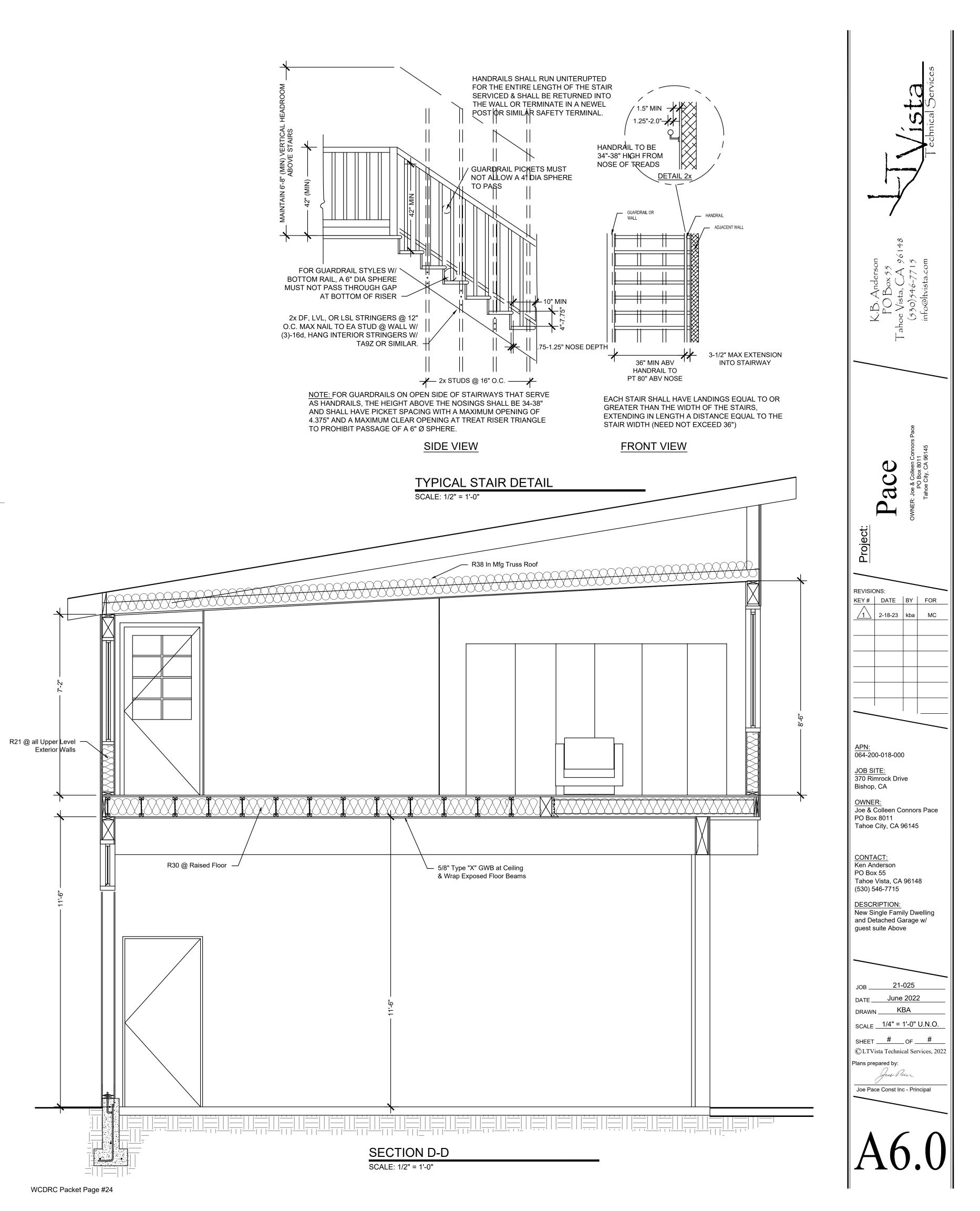










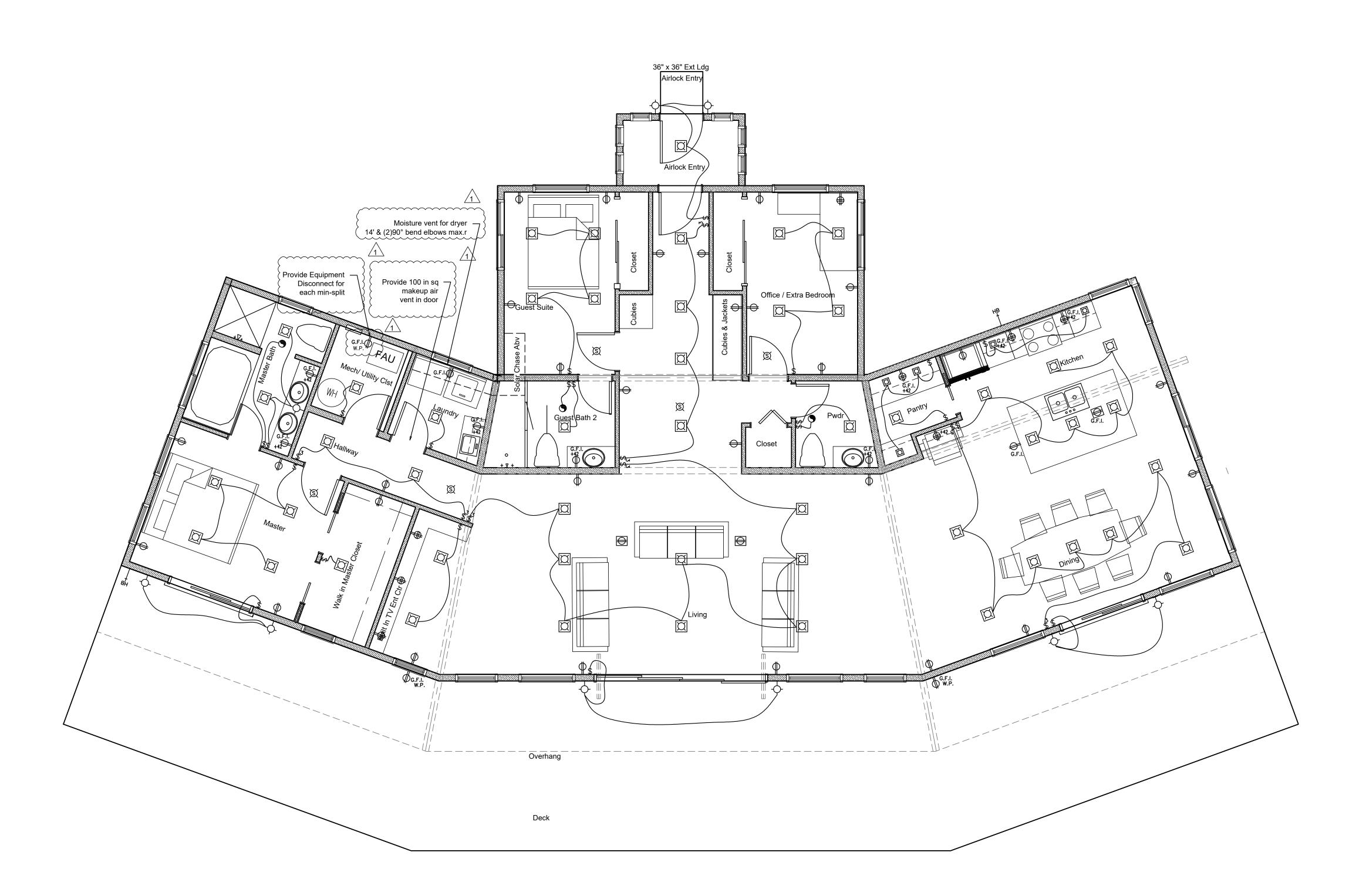


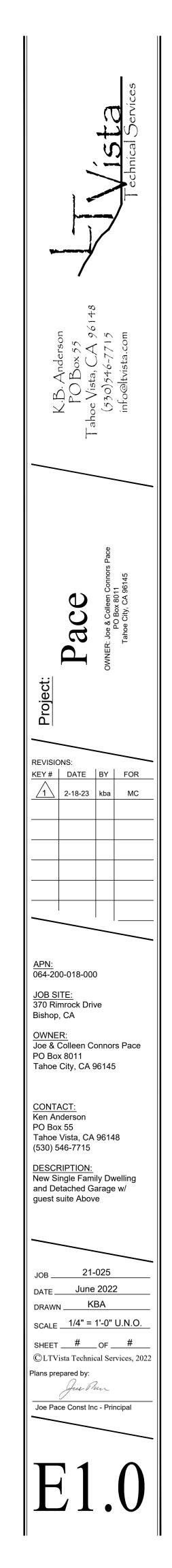
Electrical Symbol Legend			
\Rightarrow	110v DUPLEX RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
-	110v 4PLEX RECEPTACLE	Ø	RECESSED LIGHT FIXTURE
€	220v RECEPTACLE	μψ	WALL MOUNTED LIGHT FIXTURE
-	1/2 SWITCHED RECEPTACLE	₩ ₩	TRACK LIGHT FIXTURE
⊕ _c	110v CEILING RECEPTACLE	HI-EFFICACY	*HIGH EFFICACY-VACANCY SENSOR
Ð	110v FLOOR RECEPTACLE	\land	FLOOD LIGHTS
G.F.I.	GROUND FAULT INTERUPTOR	Q	COMB SMOKE/CO DETECTOR
W.P.	WATER PROOF	\$	EXHAUST FAN
\$	SINGLE POLE SWITCH		GAS
б _{DIM}	*DIMMER SWITCH	+	FROST PROOF HOSE BIB
᠕	*3 WAY SWITCH	÷Ð	PHONE JACK
\$\$	4 WAY SWITCH	仓	TELEVISION CABLE
	T24 PART 6 NOTES FOR RESTR MERS, AND 3 WAY SWITCHS	ICTIONS ON	USE OF HI-EFFICACY FIXTURES,

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.
- 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.
- CO detectors shall be listed as complying with UL 2034 and/or UL 2075 depending on type, and installed in accordance with CRC R315, NFPA 720, and manufactures specifications.
 Detectors shall be permanently connected to 110v power supply with battery backup, and shall
- not be interconnected with alarm system. 5. Where more than one CO alarm is required within a dwelling the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the
- individual unit. 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.

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





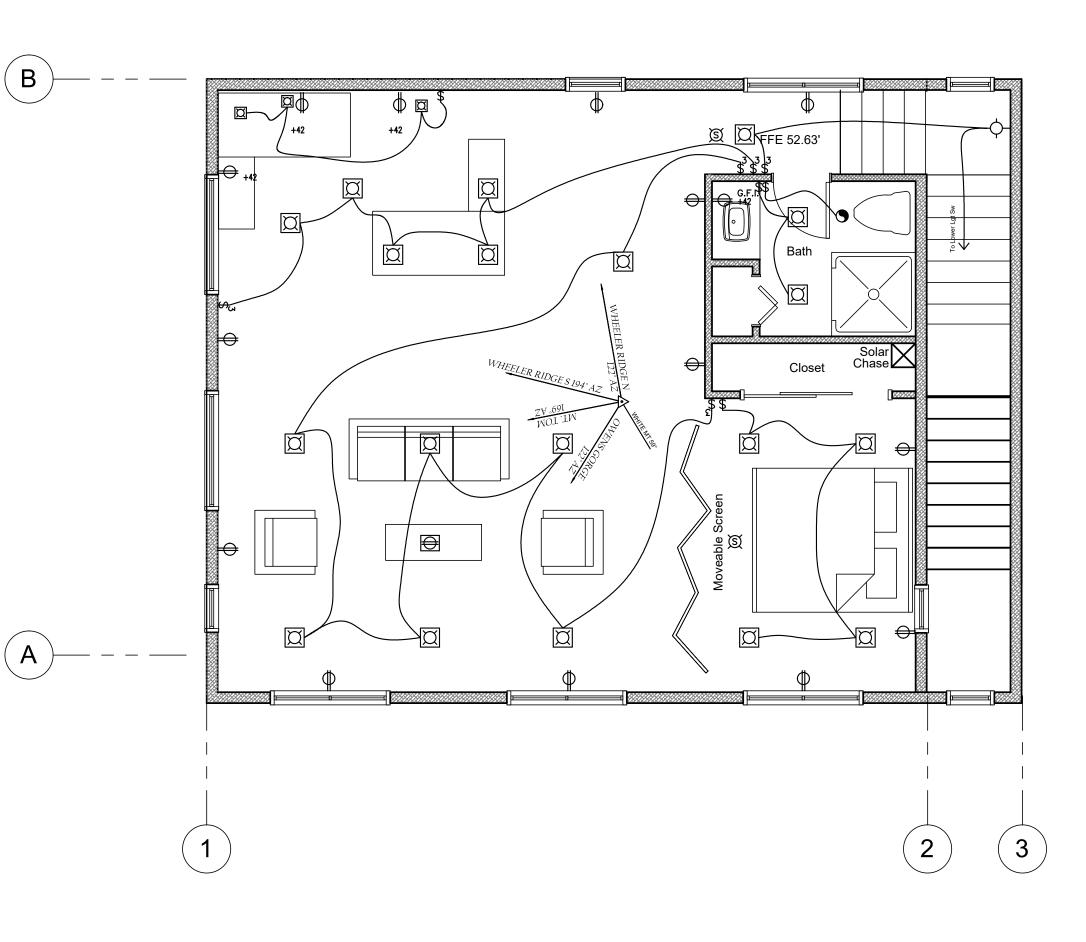
Elec	ctrical Symbol Legen	d	
\Rightarrow	110v DUPLEX RECEPTACLE	-\$-	CEILING MOUNTED LIGHT FIXTURE
-	110v 4PLEX RECEPTACLE	Image: Displayed in the second	RECESSED LIGHT FIXTURE
€	220v RECEPTACLE	Ь	WALL MOUNTED LIGHT FIXTURE
-	1/2 SWITCHED RECEPTACLE	₩ ₩	TRACK LIGHT FIXTURE
⊕ _c	110v CEILING RECEPTACLE	HI-EFFICACY	*HIGH EFFICACY-VACANCY SENSOR
Ð	110v FLOOR RECEPTACLE	$\langle \mathcal{A} \rangle$	FLOOD LIGHTS
G.F.I. W.P.	GROUND FAULT INTERUPTOR WATER PROOF	I I S	COMB SMOKE/CO DETECTOR EXHAUST FAN
 ج	SINGLE POLE SWITCH		GAS
Ю _{DIM}	*DIMMER SWITCH	+	FROST PROOF HOSE BIB
بي م	*3 WAY SWITCH	Ð	PHONE JACK
4 ⁰	4 WAY SWITCH	Ø	TELEVISION CABLE
* SEE T24 PART 6 NOTES FOR RESTRICTIONS ON USE OF HI-EFFICACY FIXTURES, DIMMERS, AND 3 WAY SWITCHS			

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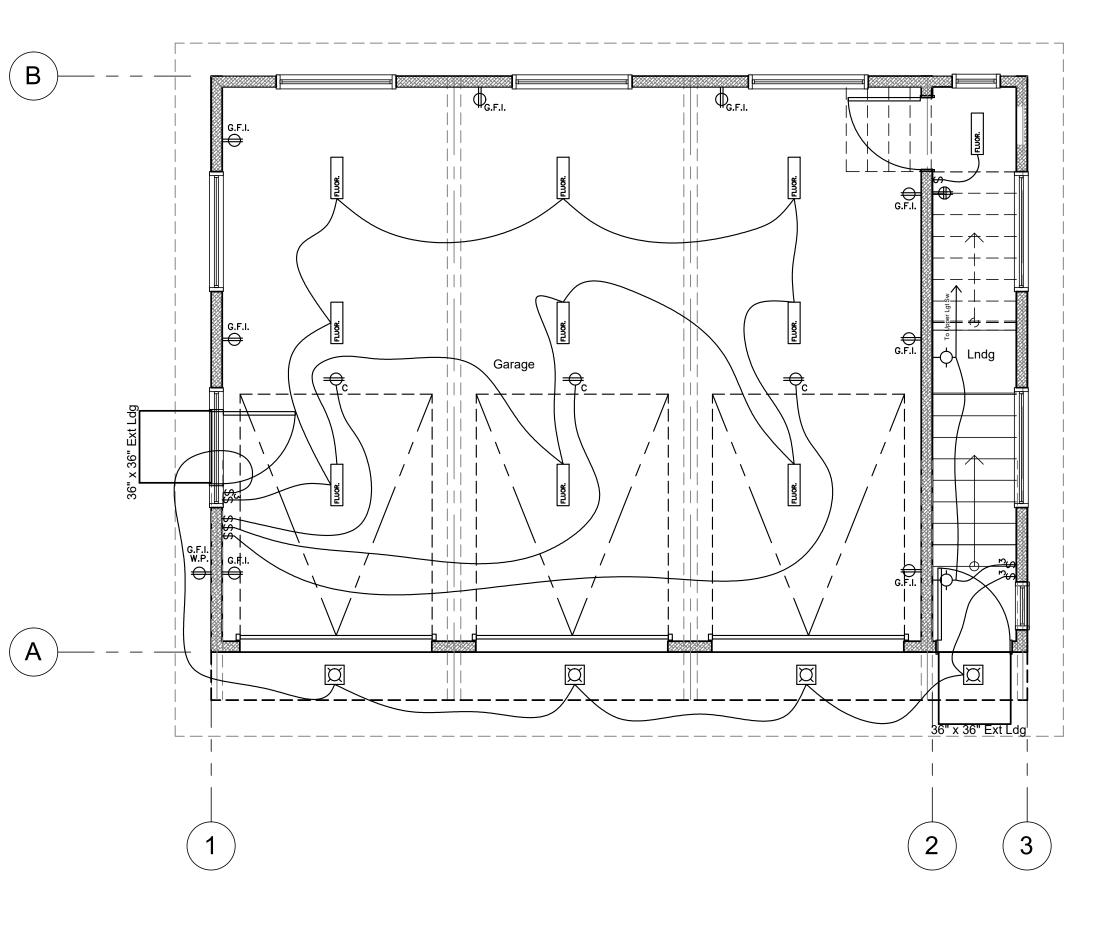
(**B**

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



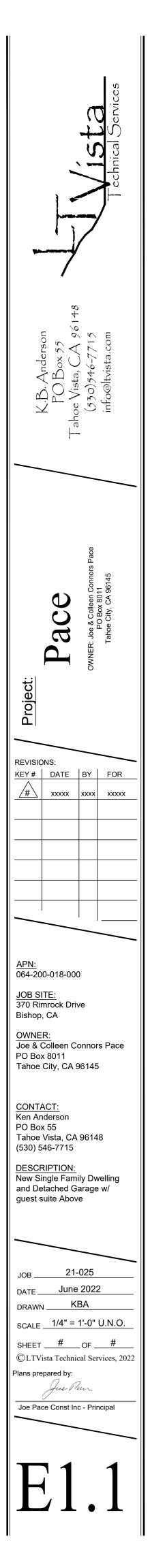
SCALE: 1/4" = 1'-0"

PROPOSED UPPER ELECTRICAL PLAN



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

PROPOSED LOWER ELECTRICAL PLAN



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 lo less than 60 CFM (SF <3000, 3 bedrooms) (ASHRAE Standard 62.2 Sections 4.1/4.2/4.3/4.4). ADU shall have 30 CFM of ventilation.
- Whole house ventilation system ducting should meet or exceed the standards of Table 7.1 on CF-6R-MECH-05 (also see note 13).
- 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.
- 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.

2019 CA Title 24 Part 6

Mandatory Lighting Measures

- Luminaire Requirements
- All installed luminaires shall meet the requirements in TABLE 150.0-A. The number of electrical boxes that are more than 5 feet above the finished
- floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms.
- These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control. 5. In addition to complying with 150.0(k)1A, luminaires
- 6. recessed into ceilings shall meet all of the following requirements:
- 6.1. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
- 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
- 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
- Shall not contain screw base sockets. 6.5.
- Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
- 9. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k), except lighting installed by the manufacturer in kitchen exhaust hoods
- 10. Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8, except luminaires with hard-wired ballasts for high intensity discharge lamps. 11. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking
- requirements, shall not be installed in enclosed or recessed luminaires 12. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

Interior Light Switching Devices & Controls

- All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
- Exhaust fans shall be controlled separately from lighting systems, except lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
- Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF, except ceiling fans may provide control of integrated lighting via a remote control.
- Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
- No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
- Lighting controls shall comply with the applicable requirements of Section 110.9. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
- A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
- 10. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
- 11. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls, except:
- 11.1. Luminaires in closets less than 70 square feet. 11.2. Luminaires in hallways.
- 12. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the
- Exterior Light Switching Devices & Controls
- 1. In addition to meeting the requirements of Section 150.0(k)1A, luminaires providing residential outdoor lighting shall meet the following
- requirements, as applicable: 1.1. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, shall meet the requirement in item i and the requirements in either item1.1.1 or item1.1.2i:
- Controlled by a manual ON and OFF switch that permits the automatic actions of items1.1.2i or 1.1.3 below; and 1.1.1. Controlled by a photocell and either a motion sensor or an automatic time switch control; or 1.1.2.
- 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.
- For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, porches; and residential parking lots and carports with less than eight vehicles per site shall comply with either: Section 150.0(k)3A: or 2.1.
- 2.2. The applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
- For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or 150.0(k)3D shall comply with the applicable requirements Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

Electrical Notes:

- 1. All work shall conform to the 2019 CEC 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 Bathroom - 1 dedicated 20 amp branch circuit to supply bathroom receptacle 4.2.
- outlets. circuit must be g.f.i. protected. 4.3. Bedrooms - 15 amp and 20 amp branch circuits installed in bedrooms must be protected by an arc-fault circuit interrupter.
- 4.4. Kitchen 2 dedicated 20 amp branch circuits to serve countertop surfaces (may include refrigerator). circuits must be g.f.i. protected.
- 4.5. Other rooms number of branch circuits to be determined by anticipated loads. 5. Receptacle outlets required outside at grade (within 6'6" of grade, at least one
- dwelling), at laundry area, in attached garage and basement, in hallways of ten feet or more in length, at least one receptacle outlet shall be required.
- 6. GFCI protection required for receptacles installed in bathrooms, garages, outdoors, kitchens, within 6' of wet bar sinks, on construction power pole, in crawl spaces at or below grade, and in unfinished basements. New light fixtures installed in wet or damp locations shall be labeled for use in those locations. 7. Verify existing electrical system is adequate for new electrical tying into system. Any
- new wiring to be to current codes. 8. Air ducts installed under a floor in a crawl space shall be installed so at to maintain a vertical clearance of 18" (min) for all portions of duct that would obstruct access to
- any part of crawl space. 9. All new electrical equipment, devises, and lighting fixtures shall be listed and labeled by a nationally recognized testing lab, and shall be installed as per listing, data sheet, or labeling.
- 10. Main electrical service panel of 200 amps 11. All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or
- areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. 12. All 120 volt, 15-20 ampere outlets shall be listed tamper-proof receptacles

Electric vehicle (EV) charging

- 1. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed,
- inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimumdedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent
- protective device space(s) reserved for future EV charging as "EV CAPABLE". The CAPABLE".
- 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.

2. Verify final location of all electrical fixtures w/ owner and general contractor prior to

receptacle outlet at grade level shall be installed at the front and back of the

raceway termination location shall be permanently and visibly marked as "EV

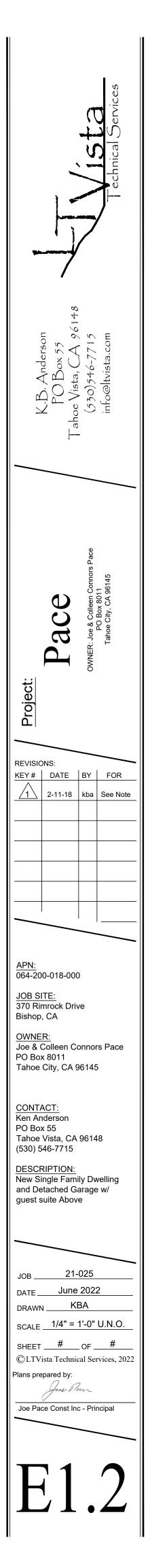
Flectrical Symbol Legend

Elec	cincal Symbol Legen	u	
\Rightarrow	110v DUPLEX RECEPTACLE	- - - -	CEILING MOUNTED LIGHT FIXTURE
\blacksquare	110v 4PLEX RECEPTACLE	Ø	RECESSED LIGHT FIXTURE
€	220v RECEPTACLE	нф-	WALL MOUNTED LIGHT FIXTURE
-	1/2 SWITCHED RECEPTACLE	₩ ₩	TRACK LIGHT FIXTURE
€	110v CEILING RECEPTACLE	HI-EFFICACY	*HIGH EFFICACY LIGHT FIXTURE
\ominus	110v FLOOR RECEPTACLE	$\langle A \rangle$	FLOOD LIGHTS
G.F.I.	GROUND FAULT INTERUPTOR	I	COMB SMOKE/CO DETECTOR
W.P.	WATER PROOF	0	EXHAUST FAN
Ф	SINGLE POLE SWITCH		GAS
Ю _{рім}	*DIMMER SWITCH	<u></u> +₽	FROST PROOF HOSE BIB
ᡩᡆ	*3 WAY SWITCH	÷Ð	PHONE JACK
₩ ₽	4 WAY SWITCH	0	TELEVISION CABLE
* SEE	T24 PART 6 NOTES FOR RESTR	ICTIONS ON	USE OF HI-EFFICACY FIXTURES,

Smoke/CO Detector Note:

DIMMERS, AND 3 WAY SWITCHS

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



	residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approact e respective section for more information. *Exceptions may apply.
(Original 08/2019	
Building Envelo	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affai
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043 Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling;
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone witho facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Dec	orative Gas Appliances, and Gas Log Measures:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces 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:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditio	ning, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission."
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. 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)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heater
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual: or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

	ENERGY CONNESSION			
ardless of the compliance approach	§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.		
	§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.		
im per square foot or less	§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.		
0.444/->		Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum		
D-111(a). ht (SHGC) values from Tables	§ 150.0(j)2A:	insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water		
f air leakage must be caulked,		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 are the domestic hot water to kitches different the heating source to storage tank or between tanks.		
,	§ 150.0(j)3:	grade, and from the heating source to kitchen fixtures.* Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and		
airs, Bureau of Household Goods	3 150.0(j)5.	wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a		
nts of Section 110.8(g).		Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.		
ctance values of the roofing roof is specified on the CF1R.	§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10		
he Department of Consumer Affairs. le U-factor must not exceed 0.043. st have permanently attached . Insulation must be installed in n § 110.7, including but not limited	ş 150.0(1)1.	AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.		
n § 110.7, including but not imited	§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.		
alue. or R-20 in 2x6 inch wood framing or	§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing		
ust have an overall assembly U- Is must meet Table 150.1-A or B.'		agency that is approved by the Executive Director.		
	Ducts and Fans			
e insulation material alone without from physical damage and UV	§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.		
n a Class I or Class II vapor xception to § 150.0(d). ditioned space side of all space or outdoors must have a	§ 150.0(m)1:	605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area. ¹		
ntire opening of the firebox.		Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction,		
at least six square inches in area	§ 150.0(m)2:	connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.		
	§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.		
ets, and all other regulated	§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.		
e 110.2-K.*	§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.		
tary electric resistance heaters at pump alone; and in which the	§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation expose to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.		
, and the cut-off temperature for	§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.		
EMCS) must have a	§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in		
rving multiple dwelling units must nnection requirements of §		accordance with § 150.0(m)11 and Reference Residential Appendix RA3.		
st have isolation valves with hose	§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*		
re closed. hold cooking appliances (appli- exempt); and pool and spa heaters.		Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM		
SHRAE Handbook, tem Installation Standards	§ 150.0(m)13:	per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*		

	2019 Low-Rise Residential Mandatory Measures Summary		2019 Low-Rise Residential Mandatory Measures Summary
Requirements for	Ventilation and Indoor Air Quality:		Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.	§ 150.0(k)2G:	provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
•	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with	§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(o)1C:	other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.	§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be
	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in		initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(o)1E:	accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.	§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
	(0.2 individed) per square root of dwelling unit envelope surface and venied in accordance with reference residential Appendix (1900). Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide	§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(o)1F:	ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.	§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.	§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is	§ 150.0(k)5B.	150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
	rated by HIV to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.	0.450.0(1)00	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots
Pool and Sna Sva	stems and Equipment Measures:	§ 150.0(k)3C:	or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must
1 oor and opa oys	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency		comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 110.4(a):	that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric	§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
	resistance heating.	§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.	§ 150.0(k)6A:	applicable requirements for homesudeniar garages in sections 110.9, 1500, 1501, 1503, 1400, and 1410. Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.	5	building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that		Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior
§ 110.4(b)0.	will allow all pumps to be set or programmed to run only during off-peak electric demand periods.	0.450.041.00	common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.	§ 150.0(k)6B:	that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."		ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of furning the light fully on and off from all designed paths of ingress and earess.
Lighting Measure	s:	Solar Ready Bui	idinas
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.	§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.		do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.	§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
			Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access,
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an		pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10.000 square feet or no less than 160 square feet each for buildings with
§ 150.0(k)1D:	electronic Ballasts for Fluorescent Lamps. Ballasts for hubrescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.	§ 110.10(b)1:	roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.		and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).		building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.	§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.	§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no	§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 150.0(k)2A:	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 Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.	§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
			Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems."	§ 110.10(c):	pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*	§ 110.10(d):	residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions. Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to	§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 150.0(k)2E: § 150.0(k)2F:	comply with § 150.0(k).	§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".
VIJU.UINZE.	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.		, , , , , , , , , , , , , , , , , , , ,

2019 CA Green Building Standards Code

Residential Manatory Measures	
1. 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.	
2. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and	
other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agence	у
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 regional air and the project shall meet the requirements of the following standards unless more stringent local or regional air 	
pollution or air quality management district rules apply: 3.1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution	•
3.1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as	1
applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene	
dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection3.2 below.	
3.2. 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.	
4. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table	
4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings	
categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss,	
as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat,	
Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.	
 Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations 	
Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with	
the percent VOC by weight of product limits of Regulation 8, Rule 49	••
 Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to 	,
the following: Manufacturer's product specification; field verification of on-site product containers.	
7. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:	
7.1. Carpet and Rug Institute's Green Label Plus Program.	
7.2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).	
7.3. NSF/ANSI 140 at the Gold level.	
7.4. 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 adhesive shall meet the requirements of Table 4.504.1. 	
 All carpet adhesive shall meet the requirements of rable 4.304.1. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 	
10.1. VOC emission limits defined in the Collaborative for High Performance Schools High Performance Products Database	
10.2. Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.	
10.3. Certification under the Resilient Floor Covering Institute (RFCI FloorScore program.	
10.4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from	n
Indoor Sources Using Environmental Chambers," Version 1.1 February 2010 (Specification 01350)	
11. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet	
the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the	
dates specified in those sections, as shown in Table 4.504.5. Verification of compliance with this section shall be provided as requested by the	
enforcing agency. Documentation shall include at least one of the following: 11.1. Product certifications and specifications	
11.1. Product certifications and specifications11.2. Chain of custody certifications	
11.3. Other methods acceptable to the enforcing agency	
12. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
13. Concrete slab foundations required to have a vapor retarder by California Building Code, CCR, Title 24, Part 2, Chapter 19, shall also comply with th	is
section.	
14. A capillary break shall be installed in compliance with at least one of the following:	
14.1. A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with	
concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see	
American Concrete Institute, ACI 302.2R-06.	
14.2. Other equivalent methods approved by the enforcing agency.14.3. A slab design specified by a licensed design professional.	
14.3. A slab design specified by a licensed design professional.15. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members	
exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	
15.1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.	
15.2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.	
15.3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency	
provided at the time of approval to enclose the wall and floor framing.	
15.4. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor	
cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.	
16. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:	
16.1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.	
16.2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily	
accessible. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be canable of adjustment between a relative humidity range of 50 to 80 percent.	
readily accessible.Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. 17. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:	
 The leading and an conducting systems shall be sized, designed and have their equipment selected using the following methods. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods. 	
 17.1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks of other equivalent design software or methods. 17.2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods. 	
17.3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.	
18. Plumbing fixtures shall be water-conserving:	
18.1. Single flush water closets (toilets) shall be 1.28 gallons or less per flush	
18.2 Uringle shall not exceed 0.125 callon less ner flush effective flush volume of all uringle shall not exceed 0.5 gallone per flush	

18.2. Urinals shall not exceed 0.125 gallon less per flush, effective flush volume of all urinals shall not exceed 0.5 gallons per flush. 18.3. Single showerhead shall have a maximum flow rate of 2.0 gallons or less per minute@ 80 psi. Multiple shower heads serving one shower the combined flow rate of all shower heads and/or shower outlets controlled by a single valve shall not exceed 2.0 gallons per flush@ 80 psi, or the shower shall be designed to allow only one shower outlet to operate at a time. 18.4. Residential lavatory faucets shall not exceed 1.2 or less gallon per minute @ 60 psi. Minimum flow rate of residential lavatory faucets shall

not be less than 0.8 gallons per minute at 20 psi. 18.5. Lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 18.6. Kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the mas rate, but

not to exceed 2.2 gallons per minute at 60 psi, and must default to a max flow rate of 1.8 gallons per minute at 60 psi. Where complying faucets are not available, aerators or other means may be used to achieve required reduction in flow rate. 19. Annular spaces around pipes, electric cables, conduits, or other opening sin sole/bottom 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.

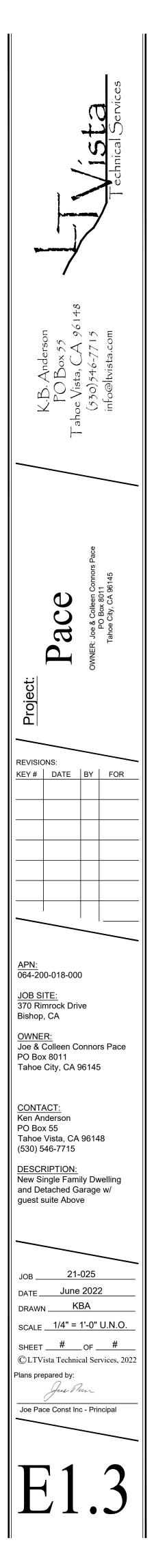
Zinc-rich primers

Table 4.504.3		
VOC CONTENT LIMITS FOR ARCHITEC		S (2 3)
Grams of VOC per Liter of Coating,		0 (2,3)
	undo	
Less Water and Less Excempt Compound COATING CATEGORY	EFFECTIVE	EFFECTIVE
COATING CATEGORY	1/1/2010	1/1/2012
1. Grams of VOC per liter of coating, including		
2. The specified limits remain in effect unless recolumns in the table.		in subsequent
3. Values in this table are derived from those sp	pacified by the Californ	
Board, Architectural Coatings Suggested Contr	•	
2008. More information is available from the Air		Ι,
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings	100	
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings(1)	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	400	250
Shellacs		
Clear	730	
Opaque	550	
Specialty primers, sealers and undercoaters	350	100
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	250	
Wood coatings	275	

TABLE 4.504.1 ADHESIVE VOC LIMIT (1,2)	
Less Water and Less Exempt Compounds in	n Grams per Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
1. If an adhesive is used to bond dissimilar substrates	together, the adhesive with the
highest VOC content shall be allowed.	
2. For additional information regarding methods to me	easure the VOC content
specified in this table, see South Coast Air Quality Ma	anagement District Rule
1168.	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80
	1

	1 abic 4.304.3											
	Maximum Formaldehyde Emis	sions in Parts p	er Million									
	PRODUCT CURRENT LIMIT JANUARY 1, 2012 JULY 1,											
1. Values in this table are derived from those specified by the California Air Resources												
	Board, Air Toxics Control Measure for Composite Wood as tested in accordance											
	with ASTM E 1333-96(2002). For additional information, see California											
	Code of Regulations, Title 17, Sections 93120 through 93120.12.											
	2. Thin medium density fiberboard ha	as a maximum thick	ness of 8 millimeters.									
	Hardwood plywood veneer core	0.05										
	Hardwood plywood composite core	0.08		0.05								
	Particleboard	0.09										
	Medium density fiberboard	0.11										
	Thin medium density fiberboard (2)	0.21	0.13									

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



•	ATE OF COMPLIANCE ame: Pace Residence on Description: Title 24 Analysis			tion Date/Time: 2022-07-19T15:54:34-0 ile Name: 21-025 Pace T24 Residence.ril	
ENERAL	INFORMATION				
01	Project Name	Pace Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	370 Rimrock Drive			
04	City	Bishop	05	Standards Version	2019
06	Zip code	93512	07	Software Version	EnergyPro 8.1
08	Climate Zone	16	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	NewConstruction	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft ²)	1874	19	Glazing Percentage (%)	35.26%
20	ADU Bedroom Count	0	21	ADU Conditioned Floor Area	0
22	Is Natural Gas Available?	No			
		1 1 1	1	9	
	VALI	O ONLY FOR NEW PERMIT APPLIC	_		
	NCE RESULTS				
01	Building Complies with Computer	Performance			
02		s that require field testing and/or verification	n hv a ce	rtified HERS rater under the supervision of a	CEC-approved HERS provider
03	÷ ,	nore Special Features shown below	i by a ce		
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roject Name: Pace Res	idence			Calculation Date/	Fime: 2022-07-19T1	5:54:34-07	:00	(Page 6 of		
alculation Description	: Title 24 Analysis			Input File Name: 2	1-025 Pace T24 Resi	dence.ribd	19x			
PAQUE SURFACE CONST	RUCTIONS									
01	02	03	04	05	06	07		08		
Construction Name	Surface Type	Construction Type	Framing	U-factor	r Assembly Layers					
Attic RoofConditioned Space	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. (C. R-0	None / None	0.644	Roo Siding/s	Roof (Asphalt Shingle f Deck: Wood heathing/decking ame: no insul. / 2x4		
R-30 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	red Floor 2x10 @ 16 in. 0. C R-30 None / None 0.03					Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10		
Pace Roof Insulation	Ceilings (below attic)	Wood Framed Ceiling	2x12 @ 16 in. O.	c. R-46	None / None	0.022	Cavity / Fr	g Joists: R-16.8 insul. ame: R-29.2 / 2x12 ish: Gypsum Board		
				7	•					
UILDING ENVELOPE - HE	RS VERIFICATION									
01		02	×		03			04		
Quality Insulation I	nstallation (QII)	Quality Installation of S	pray Foam Insulation	Building En	velope Air Leakage		C	M50		
Not Requ	uired	Not Req	uired	No	t Required		n/a			
ATER HEATING SYSTEM	5									
01	02	03	0	4	05		06	07		
Name	System Type	Distribution Type	Water Heat	er Name (#)	Solar Heating System	o Compa	ct Distribution	HERS Verificatio		
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	n DHW He	ater 1 (1)	n/a		None	n/a		

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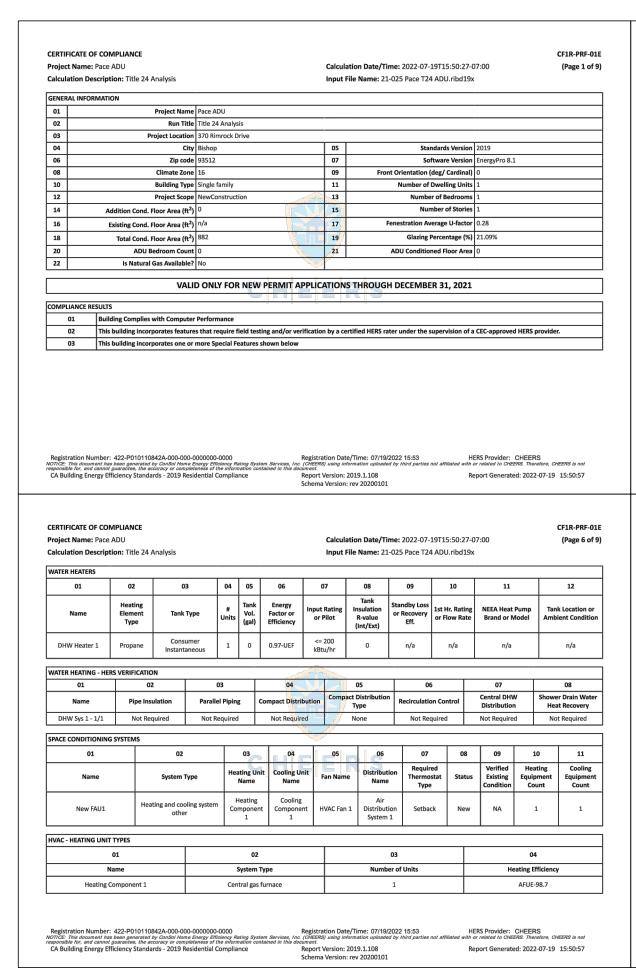
Project Name: Pa	ace Residence				Calcu	lation Da	te/Time: 202	22-07-19	F15:54:34-07	:00		
Calculation Desc	ription: Title 24 A	nalysis	Input	File Nam	ne: 21-025 Pa	ce T24 R	esidence.ribd	19x				
ENERGY DESIGN R	ATING											
				Energy D	esign Rat	ings				Com		
			Efficien	cy¹ (EDR)		Total ²	(EDR)		Efficiency ¹ (EDR)			
	Standard Desi	gn	4	5.2		35	.8					
	Proposed Desi	ign	4	1.3		31	.8		3.9			
			I	RESULT:	3: COMP	LIES						
2: Total EDR includ 3: Building complie • Standard De	es efficiency and de s when efficiency a sign PV Capacity: 1	nts to the building enve emand response measu and total compliance m .94 kWdc c (a factor of 1.943) to a	res such as photovo argins are greater th	ltaic (PV) system an or equal to z	ns and ba ero	atteries						
				ENERGY U	SE SUM	ARY						
		. T		100	JE JOIN		1		a "			
En	ergy Use (kTDV/ft ²	-yr)	Standard De	esign			d Design		Compliance			
	Space Heating Space Cooling		99.44		E	84		14.91 -3.63				
	IAQ Ventilation		2.26	U U			26		-5.65			
	Water Heating		25.95			21	.18		4.77			
	Self Utilization Cred	lit	n/a				0		0			
Co	mpliance Energy To	otal	136.02			119	16.0	16.05				
REQUIRED PV SYST	TEMS - SIMPLIFIED											
01	02	03	04	05		06	07	08	09			
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Elect	ronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt:		
1.94	NA	Standard	Fixed (roof mount)	none		true	150-270	n/a	n/a	<		
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WATER HEATERS															
01	02		C	03		05		06		07	08	09	10		
Name	Heatiı Eleme Type	nt	Tank	Туре	# Units	Tank Vol. (gal)	I. Factor or Input		t Rating Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rai or Flow R		NEEA Brand	
DHW Heater 1	Propa	ne		umer aneous	1	0		0.97-UEF	I .	: 200 tu/hr	0	n/a	n/a		
VATER HEATING - HEF		CATIO	N					1	- Anto	a company a company a company a company a company a company a company a company a company a company a company a					
01		02			03			04	M	1	05	0	6		0
Name Pipe Insulation				Paralle	el Pipin	g	Compact Distribution			Comp	Compact Distribution Type		on Control		Centra Distrik
DHW Sys 1 - 1/1 Not Required				Not Required				Not Requir	ed	1	None	Not Re	quired		Not Re
PACE CONDITIONING	SYSTEM	s							100	<u>d)</u>					
01			02	03		04		_	05	06	07		08		
Name			System	Type Heating t Name				it Cooling Unit F Name F		Fan Nam	e Distribu Nam		stat Sta	atus	Verif Exist Condi
New FAU1		Heat	ing and coo othe	oling system r		Heating mpone 1				HVAC Fan	Air 1 Distribu Systen		ck N	ew	N#
IVAC - HEATING UNIT	TYPES														
	01					02	2					03		Γ	
N	ame				System	1 Тур	e		-	Num	er of Units		\vdash		
Heating C	Heating Component 1					tral ga	s fur	nace				1		\square	

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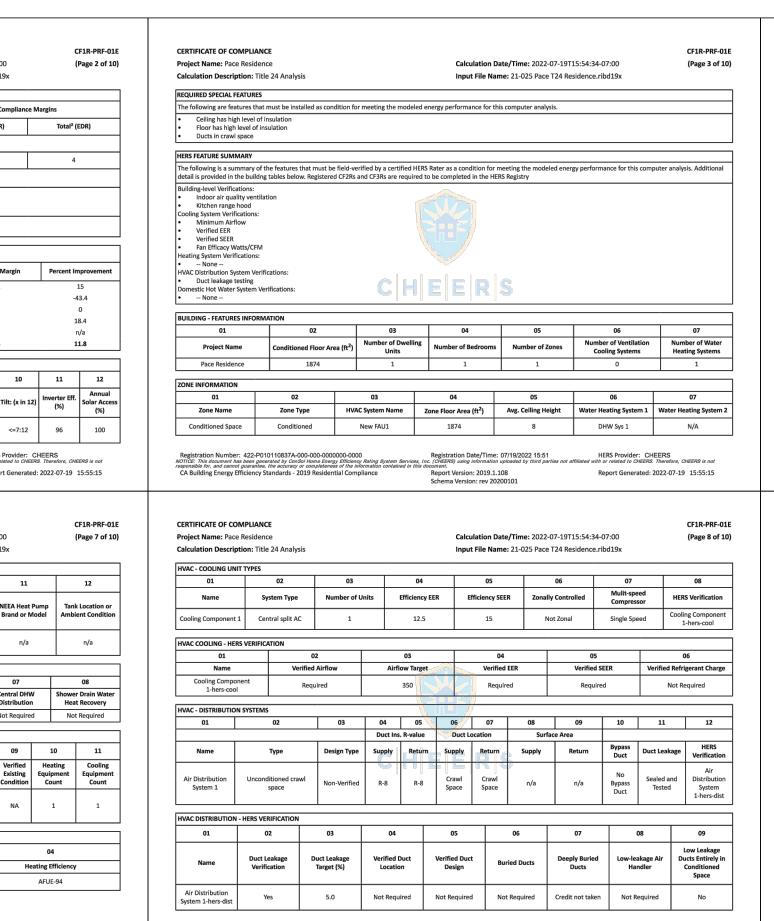
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CERTIFICATE OF (Project Name: Pa Calculation Desc	ace ADU	4 Analysis									9T15:50:27 ADU.ribd19			CF1R-PRF-((Page 2 o	
ENERGY DESIGN R		, maryon													
						Energy Desi	ign Rati	ngs				Complianc	e Margins		
				E	Efficiency ¹ (E	DR)	Total ² (EDR)				Efficiency ¹	(EDR)	Total ² (EDR)		
	Standard E	lesign			45.1		33.1								
	Proposed [Design			44.5		32.5				0.6		0	6	
				1		RESULT: 3: (COMPL	IES							
	es efficiency and s when efficient sign PV Capacity	l demand response cy and total compli /: 1.69 kWdc	measures ince margi	such as pl ins are gre	hotovoltaic (ater than or	PV) systems equal to zer	0	tteries							
 PV System r 	esized to 1.69 k\	Vdc (a factor of 1.6	86) to achi	ieve 'Stand	ard Design F	PV' PV scalin	g ji								
					I	ENERGY USE	SUMM	IARY							
En	ergy Use (kTDV,	/ft²-yr)		Stand	dard Design			Propose	d Design		Complia	nce Margin	Percent	mprovemen	
	Space Heatin	g	- 1	0	104.23	E	Ε	2 111	.97		-	7.74		-7.4	
	Space Coolin	-			14.89				.36			53		10.3	
	IAQ Ventilatio				2.82		2.82					0	0		
	Water Heatin	+			51.43	41.84 0				1	18.6				
	Self Utilization C			n/a	169.99					0		n/a 1.9			
C	mpliance Energ	y lotal			173.37			105	.99			.38		1.9	
REQUIRED PV SYST	rems - simplifi	ED													
01	02	03		04		05		06	07	08	09	10	11	12	
DC System Size (kWdc)	Exception	Module Ty	pe	Array Ty	ype Po	e Power Electronics		CFI	Azimuth (deg)	Tilt Inpu	Array An (deg)	le Tilt: (x in :	L2) Inverter Eff (%)	Annua Solar Acc (%)	
1.69	NA	Standar		Fixed (ro mount				true	150-270	n/a	n/a	96	96 100		
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CERTIFICATE OF (Project Name: Pa Calculation Desc	ace ADU ription: Title 2	4 Analysis							-		9T15:50:27 ADU.ribd19			CF1R-PRF-C (Page 7 of	
HVAC - COOLING L		02	03	T	04	1		05		06		07		08	
Name			umber of	Units	Efficien	-	Effi	iciency SE	ER 2	onally Co	ntrolled	Mulit-spee		Verification	
Cooling Compone	-	al split AC	1		12			15		Not Zo		Compress	r Cooling Compor		
HVAC COOLING - H	IERS VERIFICATI	ON													
01		02			03			04	4		05		0	6	
Name		Verified Airfl	ow	Airflow Target			04 Verified EER			Verified SEER			Verified Refrigerant Charg		
			Airflow Target			Required				vermeu.		Not Required			

			I			And And And					1	
Cooling Compo 1-hers-cool		Req	uired		350	MZ.	Requir	ed	Require	d	Not	Required
HVAC - DISTRIBUTIO	N SYSTEMS						/					
01		02	03	04	05	06	07	08	09	10	11	12
			1	Duct Ins	R-value	Duct Location		Sur	face Area			
Name		Туре	Design Type	Supply Retur		Supply	Return	Supply	Return	Bypass Duct	Duct Leakag	e HERS Verificatio
Air Distribution System 1		itioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distributio System 1-hers-dis
HVAC DISTRIBUTION	- HERS VER	RIFICATION	r									
01	0	2	03	04		05		06	07	-	08	09
Name	Duct Le Verific		Duct Leakage Target (%)	Verified I Locatio		Verified Duc Design	t Bu	ried Ducts	Deeply Buried Ducts		akage Air ndler	Low Leakage Ducts Entirely i Conditioned Space
Air Distribution System 1-hers-dist	Ye	25	5.0	Not Requ	iired	Not Required	i No	t Required	Credit not taken	Not R	equired	No
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Project Name: Pace R									ate/Tim						
Calculation Description	on: Title	24 Analysi	5			In	put F	ile Nan	ne: 21-0)25 Pac	e T24 R	esiden	ce.ribo		
OPAQUE SURFACES															
01		02		03	04			05			06				
Name		Zone	Cor	nstruction	Azimuth			rientati	on	Gros	t²)	Wi			
Exterior Wall 1	Con	ditioned Spa	ce R	-21 Wall	0 Fr			Front			235				
Exterior Wall 2	Con	ditioned Spa	ce R	-21 Wall	90 Le			Left			122				
Exterior Wall 3	Con	ditioned Spa	ce R	-21 Wall	315			n/a			182				
Exterior Wall 4	Con	ditioned Spa	ce R	-21 Wall	45			n/a			234				
Exterior Wall 5	Con	ditioned Spa	e R	-21 Wall	135	<u>~</u>		n/a			300				
Exterior Wall 6				-21 Wall	180	17	1000	Back			429		[
Exterior Wall 7				-21 Wall	225	r de	Z (n/a			300				
Exterior Wall 8	Con	ditioned Spa	ce R	-21 Wall	315	1 10 5		n/a			300				
Exterior Wall 9	Con	ditioned Spa	ce R	-21 Wall	45		31	n/a			182				
Exterior Wall 10	· · ·			-21 Wall	270	and the second	1	Right			122				
				oof Insulation	n/a	n		n/a			1874				
Raised Floor	Raised Floor Conditioned Space R-30				n/a	[. (.	n/a				1874			
ттіс									5						
								05							
01 02			_	03	04 Roof Rise (x in 12)		_				06		<u> </u>		
Name Construction			Туре		in 12) Roof		oof Reflectance		Root	f Emittance		R			
Attic Conditioned Space	Attic I	RoofConditio Space	ned Un	Unventilated				0.1			0.85		Í		
opute		00000											·		
ENESTRATION / GLAZI	NG														
01		02	03	5	04	0	5	06	07	08	09	10	,		
Name		Туре	Surfa	ace	Orientation	Orientation Azim		ientation Azimuth		Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-fac	tor
Window		Window	Exterior	Well 1	Front	0		1	7	1	12.2	0.2			
Window 2		Window	Exterior		Left	90			<u> </u>	1	20	0.2			
thindoir E			Enterior	india 2	2010		<i>.</i>		L		20	0.2	<u> </u>		
Registration Number: IOTICE: This document has i esponsible for, and cannot g CA Building Energy Effi	been gene uarantee,	rated by ConSo the accuracy or	Home Energy Efficient completeness of the	ency Rating System . information contain	Services, Inc. (CHi ed in this docume Rep	eers) v: nt. ort Ver	sing inf	e/Time: ^{formation} 2019.1.1 : rev 202	.08	022 15:5 by third p	1 arties not	affiliated	HEI with or Rep		
CERTIFICATE OF COM Project Name: Pace R Calculation Descripti HVAC - FAN SYSTEMS	esiden	ce	5						ate/Tim ne: 21-0						
TRAC - PAIN STSTEINIS	01		r		02						03				
	Nam	e			Type					Fan Pov	ver (Wat	ts/CFM	1)		
	HVAC F				HVAC Fan			+		i an Fov	0.45	asy crivi	<u>,</u>		
											0.45				
IVAC FAN SYSTEMS - H															
		01				02									

Verified Fan Watt Draw Name HVAC Fan 1-hers-fan Required AQ (INDOOR AIR QUALITY) FANS 01 03 IAQ CFM IAQ Watts/CFM IAQ Fan Type Dwelling Unit IAQ Recovery Effect SFam IAQVentRpt Defau CHEEKS

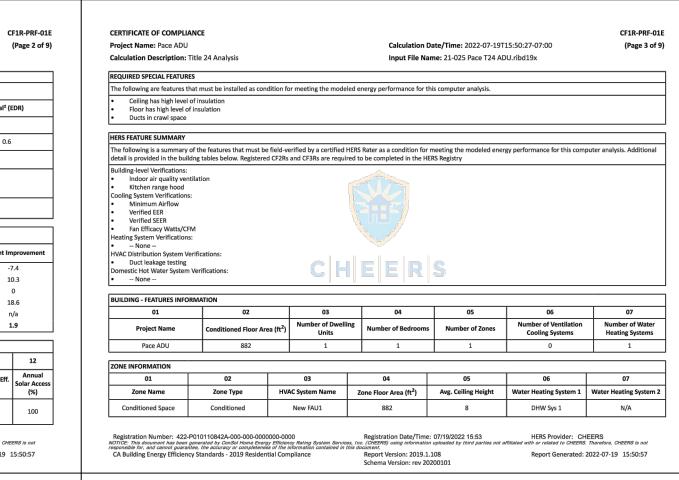
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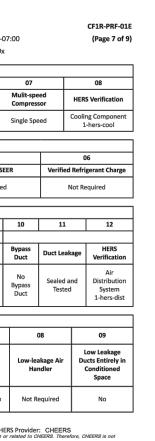


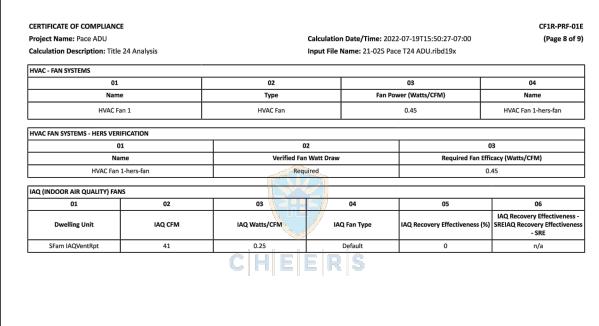
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Project Name: Pace A	DU						C	alcula	ation Da	ate/Tim	e: 2022	-07-19		
Calculation Description	on: Title	24 Analysi	s				Ir	nput l	File Nan	ne: 21-0	25 Pace	e T24 /		
OPAQUE SURFACES														
01		02		03		04		05				06		
Name		Zone		Construction		Azimu	th	Orientation			Gross Area (
Exterior Wall North	Con	ditioned Spa	се	R-21 Wall	+	0			Front			556		
Exterior Wall East	Con	ditioned Spa	се	R-21 Wall	\top	90			Left			434		
Exterior Wall South	Con	ditioned Spa	ce	R-21 Wall		135			n/a			275		
Exterior Wall West	Con	ditioned Spa	ce	R-21 Wall		45			n/a		305			
Roof	Con	ditioned Spa	се	Pace Roof Insulation		n/a			n/a			882		
Raised Floor	Con	ditioned Spa	ce	R-30 Floor Crawlspace		n/a n/a				882				
							жą _с	21						
ATTIC							108							
01	02			03		04		11	05			06		
Name	c	onstruction		Туре	R	Roof Rise (x in 12)		12) Roof Reflectance		ance	Roof	Emitt		
Attic Conditioned Space	Attic RoofConditioned Space			Unventilated		2			0.1			0.85		
				<u></u>					B	<u>e</u>				
FENESTRATION / GLAZI	NG					04								
01		02		03	<u> </u>	04	0	5	06	07	08	09		
Name		Туре		Surface	Ori	Orientation Azin		nuth	Width (ft)	Height (ft)	Mult.	Are (ft ²		
Window Window		Exterior Wall North		Front C)			1	40.5				
Window 2		Window		Exterior Wall East	Left		Left 94		90				1	69
Window 3		Window		Exterior Wall South			13	35			1	36		
Window 4		Window		Exterior Wall West			4	6			1	40.5		

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CERTIFICATE OF COMPLIANCE	
Project Name: Pace ADU	Calculation Date/Time: 2022-07-19T15:
Calculation Description: Title 24 Analysis	Input File Name: 21-025 Pace T24 ADU.
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Ken Anderson	Documentation Author Signature: Ken Anderson
Company: LTVista	Signature Date: 07/19/2022
Address: PO Box 55	CEA/ HERS Certification Identification (If applicable
City/State/Zip:	Phone:
Tahoe Vista, CA 96148	530-546-7715
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
Icertify the following under penalty of perjury, under the laws of the State of California: I am eligible under Division 3 of the Business and Professions Code to accept responsibil Icertify that the energy features and performance specifications identified on this Certif The building design features or system design features identified on this Certificate of Ce calculations, plans and specifications submitted to the enforcement agency for approval	ficate of Compliance conform to the requirements of Title 24, ompliance are consistent with the information provided on ot
Responsible Designer Name:	Responsible Designer Signature:
Ken Anderson	Ken Anderson
Company: LTVista C H	Date Signed; 07/19/2022

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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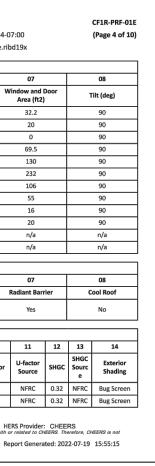
Address:

PO Box 55 City/State/Zip:

Tahoe Vista, CA 96148

ADU RESIDENCE CF1R

SCALE: N/A



		CF1R-PRF-01E
07:00		(Page 9 of 10)
ibd19x		
		04
		Name
		HVAC Fan 1-hers-fan
	<u> </u>	
	0	3
uired Fan	Effi	cacy (Watts/CFM)
	0.	45
		06
ctiveness	(%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
		n/a

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roject Name: Pace Residence						•			15:54:34-0				(Page 5 of 1
alculation Description: ENESTRATION / GLAZING	,			Input	lle Nar	ne: 21-0	J25 Paci	e 124 Res	sidence.rik	d19x			
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Sourc e	Exterior Shading
Window 3	Window	Exterior Wall 4		45			1	69.5	0.28	NFRC	0.32	NFRC	Bug Scree
Windows Op	Window	Exterior Wall 5		135			1	112	0.28	NFRC	0.32	NFRC	Bug Scree
Window Nonop	Window	Exterior Wall 5		135	1		1	18	0.28	NFRC	0.32	NFRC	Bug Scree
Windows Op 2	Window	Exterior Wall 6	Back	180			1	138	0.28	NFRC	0.32	NFRC	Bug Scree
Windows Nonop	Window	Exterior Wall 6	Back	180			1	94	0.28	NFRC	0.32	NFRC	Bug Scree
Window 4	Window	Exterior Wall 7	and a start of the	225			1	106	0.28	NFRC	0.32	NFRC	Bug Scree
Window 5	Window	Exterior Wall 8		315			1	55	0.28	NFRC	0.32	NFRC	Bug Scree
Window 6	Window	Exterior Wall 9		45			1	16	0.28	NFRC	0.32	NFRC	Bug Scree
Window 7	Window	Exterior Wall 10	Right	270			1	20	0.28	NFRC	0.32	NFRC	Bug Scree
PAQUE DOORS				and the second s									
01		02		1 1	n	C	13				0	4	
Name		Side of B		Area (ft ²)				U-factor					
Door		Exterior Wall 1			20					0.2			
PAQUE SURFACE CONSTR	UCTIONS												
01	02	03	04		0	5		06	07			08	
Construction Name	Surface Type	Construction Type	Framin	g	Total (R-va	Cavity	Cont	/ Exterior inuous alue	U-factor	Assembly Layers		ers	
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in.	0. C.	R-3	21	Non	e / R-6	0.045	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: R-6 Sheat Exterior Finish: 3 Coat Stucco		21 / 2x6 R-6 Sheathing	

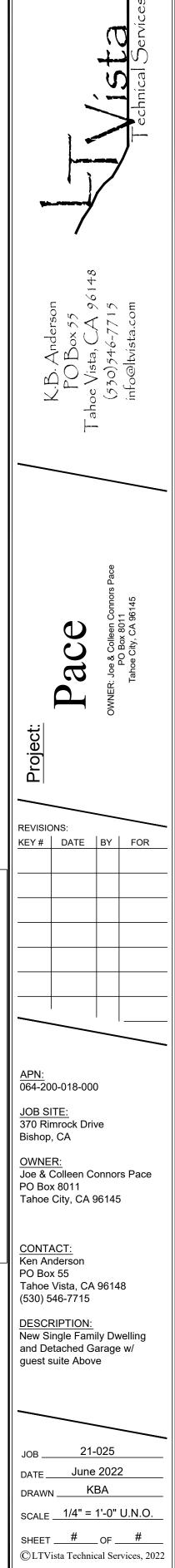
Registration Number: 422-P01011(0877A-000-000-0000000-0000 Process This download by Constraints by Constraints by Constraints System Services, new Context Discourse and a esponsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2019 Residential Compliance Residential Compliance Residential Standards - 2019 Residential Compliance Re HERS Provider: CHEERS with or related to CHEERS. Therefore, CHEERS is not Report Generated: 2022-07-19 15:55:15



Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

 Registration Number:
 422-P010110837A-000-00000000-0000
 Registration Date/Time:
 07/19/2022
 15:51
 HERS Provider:
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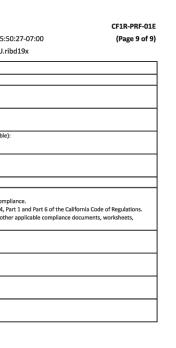
Plans prepared by: Jus Pun

Joe Pace Const Inc - Principal



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0	:27-0	7:00		(Page 4 of 9)			
b	d19x						
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_		07			08		
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	Ŵ	indow and I Area (ft2)		I	filt (deg)		
		40.5			90		
_		69			90		
		36		90			
		40.5		90			
		n/a		n/a			
		n/a		n/a			
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_		07			08		
_		Radiant Barı	ior	Cool Roof			
_	-			COUNDO			
		Yes		No			
10)	11	12	13	14		
a	tor	U-factor Source	SHGC	SHGC Sourc e	Exterior Shading		
.2	8	NFRC 0.3		NFRC	Bug Screen		
.2	8	NFRC	0.32	NFRC	Bug Screen		
.2	8	NFRC	0.32	NFRC	Bug Screen		
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Registration Number: 422-P010110842A-000-000-0000000-0000 Registration Date/Time: 07/19/2022 15:53 HERS Provider: CHEERS NOTICE: This document has been generated by ConSol Home Energy Efficiency Raing System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot current and in the information contained in the information. Report Generated: 2022-07-19 15:50:57



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ERTIFICATE OF COMPI				Colorian Data (7			-00	CF1R-PRF-0
							(Page 5 of	
alculation Description	: Title 24 Analysis			Input File Name: 2	1-025 Pace T24 ADU	ribd19x.		
PAQUE SURFACE CONST	RUCTIONS							
01	02	03	04	05	06	07		08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Asse	embly Layers
R-21 Wall	R-21 Wall Exterior Walls Wood Framed Wall 2x6 @ 16 in. O. C. R-21 None / R-6		0.045	Inside Finish: Gypsum Boar Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: R-6 Shea Exterior Finish: 3 Coat Stuce				
Attic RoofConditioned Space	Attic Roofs	Wood Framed Ceiling 2x4 @ 24 in. O. C. R-O None / None 0.64		0.644	Roofing: Light Roof (Asphalt Shingi Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4			
R-30 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10@16 in. 0. 0	R-30	None / None	0.034	Floo Siding/sl	urface: Carpeted r Deck: Wood heathing/decking irame: R-30 / 2x10
Pace Roof Insulation	Pace Roof Insulation Cellings (below attic) Wood Framed Celling 2x12 @ 16 in. 0. 0			None / None	0.022	Cavity / Fr	g Joists: R-16.8 insul. ame: R-29.2 / 2x12 ish: Gypsum Board	
UILDING ENVELOPE - HE	RS VERIFICATION							
01		02			03			04
Quality Insulation I	nstallation (QII)	Quality Installation of Spray Foam Insulation		Building Env	elope Air Leakage	CFM50		
Not Required		Not Req	uired	Not Required			n/a	
ATER HEATING SYSTEM	S							
01	02	03	03 04		05		06	07
Name	System Type	Distribution Type	Water Heat	er Name (#)	Solar Heating System	Compa	ct Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distributio System	n DHW Hea	ater 1 (1)	(1) n/a		None	n/a

 Registration Number:
 422-P010110842A-000-000-000000-0000
 Registration Date/Time:
 07/19/2022
 15:53
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 Report Version: 2019.1.108
 Report Generated: 2022-07-19
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 Report Generated: 2022-07-19 15:50:57 Schema Version: rev 20200101

Mono County Community Development Department

Planning Division

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

WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLIC	ANT DALE D Schoub
ASSESS	FOR PARCEL # 064-220-013-000
PROJE	CT DESCRIPTION (e.g., single-family residence, garage, etc.)
N	EK/ DETACHED GARAGE
NO to avoid building that the	NG DESIGN OTE: Please provide all required information as accurately and completely as possible i potential delays in processing. The required information should be shown on the g plans and plot plan. Place a check in the appropriate place on this form to indicate information has been provided; if certain information does not apply to your project, place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY E 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: <u>The propane tank is located in</u>
	the rear of the vard (see site map). Native five-gallon conifers will be planted on the north and south side of
	the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on
	the other two sides. The transformer in the front corner of the vard 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 STE PLAM PROVIDED
	Trengto browned a second water they, and have been inter to a they should be much per step they, and
	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):

1

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 facade. To be completed by Staff and/or Wheeler Crest Design Review Committee: Complies Does Not Comply Not Applicable **Design Review Committee Notes:** 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: LAL 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:** D. 🗆 Siding materials and pattern of application. Please explain how your project complies with the following design criteria: SIDILLE ORIZONTAL CONCRETE 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:**

WCDRC Packet Page #31

E. 🔾	Color for any aluminum sash. Please explain how your project compiles with the following design criteria: TAH UNILE WILLOW'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:						
	May 11 B B						
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:						
	Design Review Committee Notes.						
	AND DESCRIPTION OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER OF THE OWNER						
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:						
	and the second s						
	Tenders Berner - Alternative a recent design and the second secon						
н. 🗆	Color and type of exterior stains and finishes. Please explain how your project complies with the following design criteria: DARK BROWN						
	WCDRC Packet Page #32						

To	weather better and in the immediate surroundings. be completed by Staff and/or Wheeler Crest Design Review Committee:
10	Complies Does Not Comply Not Applicable
D	esign Review Committee Notes:
-	
-	ocation of any exterior lighting.
P.	lease explain how your project complies with the following design criteria:
1 1	
I	Design Criteria: Exterior lighting should be minimized, and indirect lighting should be en to be completed by Staff and/or Wheeler Crest Design Review Committee:
7	
	Design Review Committee Notes:
V	ELOPMENT
V	ELOPMENT Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complex with the following design criteria: SEE SITE PLAMS & FIEVATION
V	Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: DEE DITE PLANS & FLEVATION Design Criteria: The project shall be designed to be attractive from all viewing directions.' architecture and landscaping should be developed to work in harmony with the architecture throughout the project.
V	Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: DEE SITE PLANS & FIEVATION Design Criteria: The project shall be designed to be attractive from all viewing directions. architecture and landscaping should be developed to work in harmony with the architectur throughout the project. To be completed by Staff and/or Wheeler Crest Design Review Committee:
V	Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: DEE SITE Design Criteria: The project shall be designed to be attractive from all viewing directions. architecture and landscaping should be developed to work in harmony with the architectur throughout the project. To be completed by Staff and/or Wheeler Crest Design Review Committee: Complete Does Not Comply Not Applicable
V	Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: DEE SITE PLANS & FIEVATION Design Criteria: The project shall be designed to be attractive from all viewing directions. architecture and landscaping should be developed to work in harmony with the architectur throughout the project. To be completed by Staff and/or Wheeler Crest Design Review Committee:
V	Site map and building elevations from all directions showing property lines, setbac and after cut-fill-lines/grade, landscaping, and architectural theme. Please explain how your project complies with the following design criteria: DEE SITE Design Criteria: The project shall be designed to be attractive from all viewing directions. architecture and landscaping should be developed to work in harmony with the architectur throughout the project. To be completed by Staff and/or Wheeler Crest Design Review Committee: Complete Does Not Comply Not Applicable

4

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 solls, 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:

L D 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: OVER GRADE SRAVEL

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:

M. 🗆

Fencing location, design and materials.

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

NOVE

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:

WCDRC Packet Page #34

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

OR COVER GROUNC

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

Design Review Committee Notes:

0. 0

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

5-12-2023

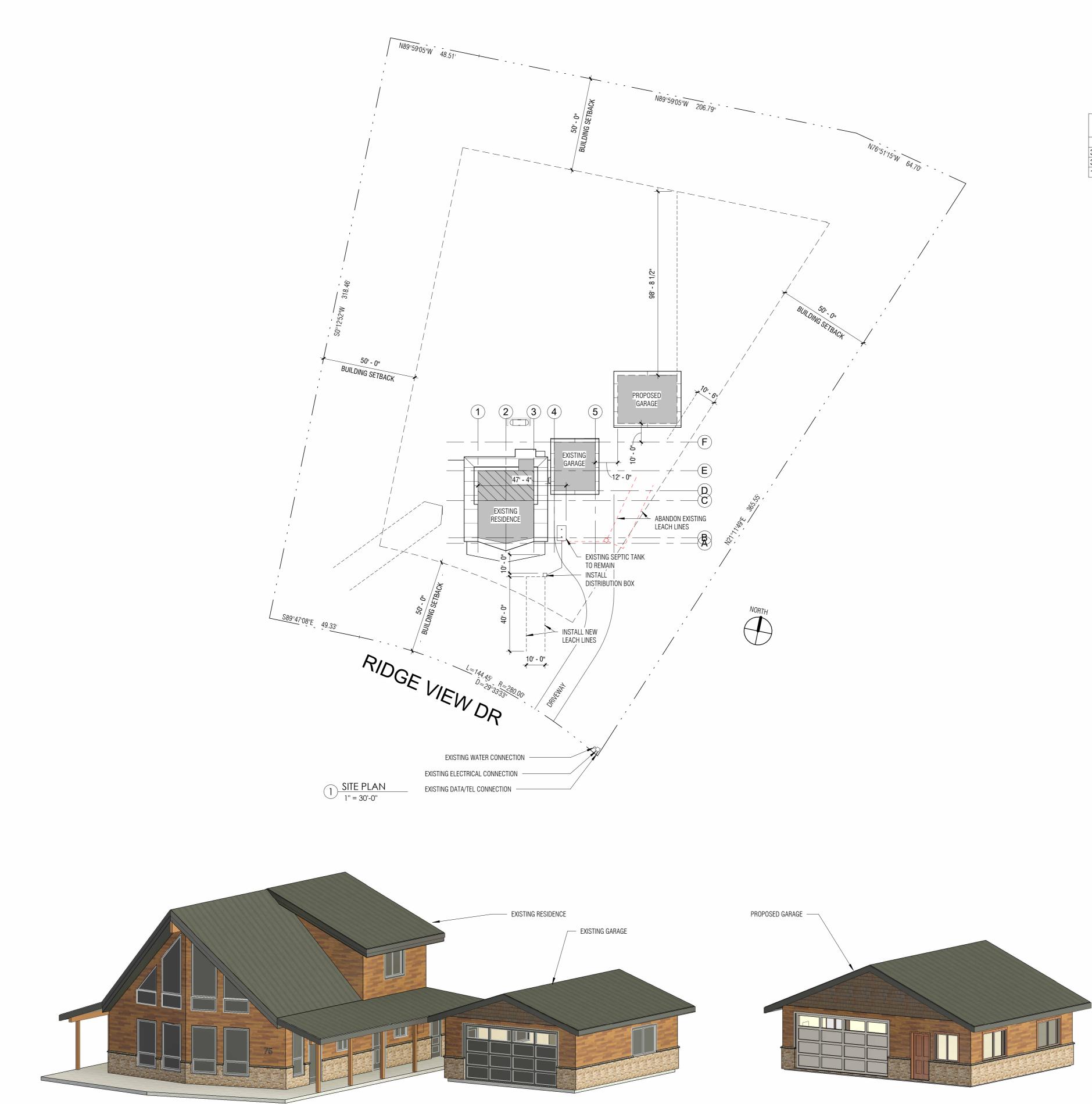
□ Not Applicable

Signature

PROJECT REVIEW SHEET (To b . 117

(10 be completed by wheeler crest Design Review	Committee and Wono County Suit,
APPLICANT DALE SCHAUB	
ASSESSOR PARCEL # 064-220-013-000	
PROJECT DESCRIPTION NEW DETACHED GARAGE FO	OR EXISTING SFD
(e.g., single-family residence, garage, etc.)	
WHEELER CREST DESIGN REVIEW COMMITTEE RECOMM Recommended for approval: without conditions with	ENDATION: n attached conditions
Chair, Wheeler Crest Design Review Committee	Date
The Wheeler Crest Design Review Committee recommends the Complies with guidelines	following findings and conditions:
Does not comply with guidelines (please summarize items	inconsistent with guidelines)
Proposed conditions (please recommend conditions to addr	ress inconsistencies with guidelines)
COMMUNITY DEVELOPMENT DETERMINATION:	er for detail)
Hold for further review/information (see attached letter)	
Approved with no conditions	
Approved with the following conditions	
Approved with the following conditions	

WCDRC Packet Page #36



2 FRONT PERSPECTIVE

	DOOR SCHEDULE
SIZE/TYPE	COMMENTS
3068 PASS	INTERIOR
3068 PASS	INSULATED, TEMPERED GLAZ
16080 OH	OVERHEAD ROLL-UP SECTION

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

	U-VALUE
ING	
IAL DOOR	

SCOPE OF WORK:

New Garage

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

Parcel No: 064-220-013-000

<u>Square Footages</u>	<u>(gross)</u>
Main Floor:	1,180 SF
<u>Upper Floor:</u>	<u>747 SF</u>
Total	1,927 SF
Garage:	1,024 SF
Proposed Garage	2: 832 SF
Covered areas:	833 SF
Uncovered Patio:	269 SF

<u>Owners:</u> Gary & Julia Schenck 43511 Whispering Pines Dr. Oakhurst, CA 93644

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

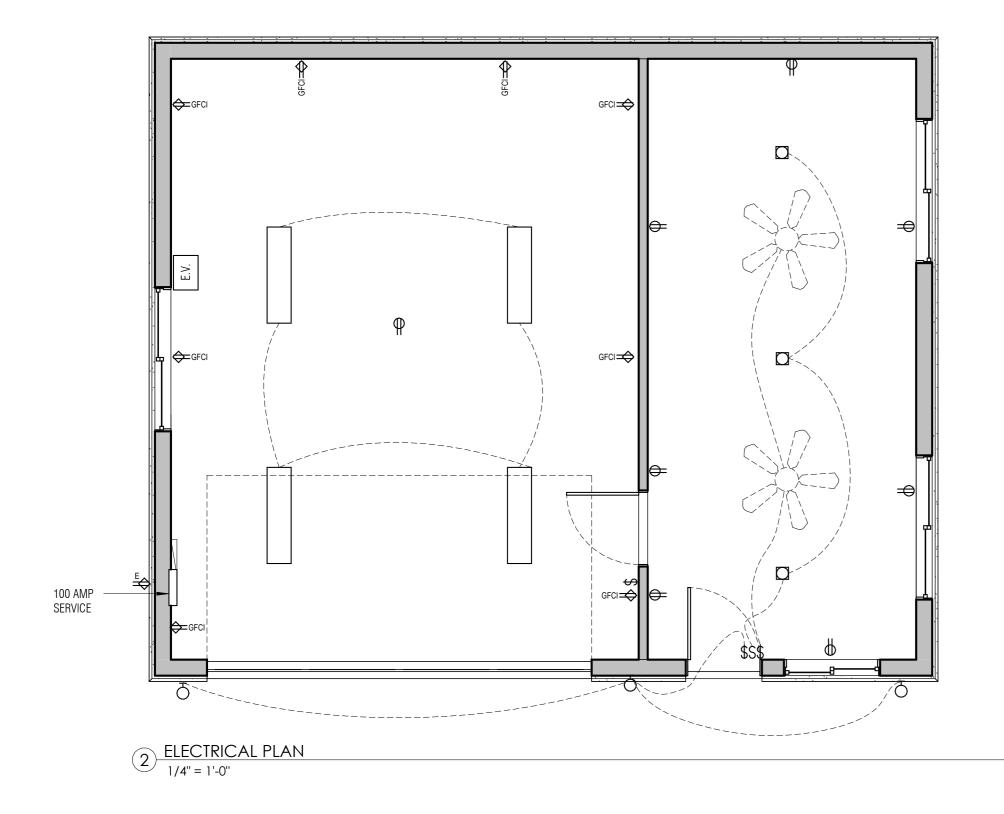
<u>General Contractor:</u> DDS Development General Contractor Lic # 547965 Dale D. Schaub 20 Sierra Wave Dr Swall Meadows, CA 93514 760-964-1238

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

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

SHEET INDEX

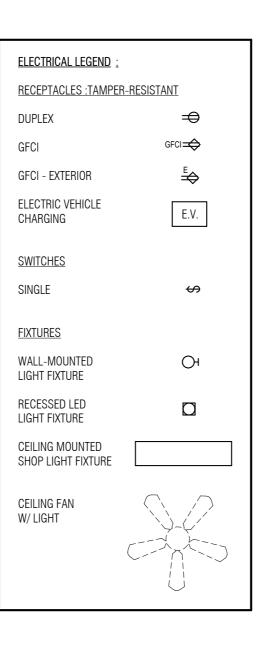
1	COVER	PROJECT INFORMATION, SITE PLAN AND SHEET INDEX
2	A1.1	FLOOR PLAN & ELECTRICAL PLAN
3	A1.2	FOUNDATION PLAN AND ROOF PLAN
4	A2.1	EXTERIOR ELEVATIONS & TYPICAL SECTION
4	S-1.1	STRUCTURAL TITLE SHEET
6	S-1.2	STRUCTURAL SPECIFICATIONS
7	S-2.1	FOUNDATION PLAN
8	S-2.2	ROOF FRAMING PLAN
9	S-3.1	STRUCTURAL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



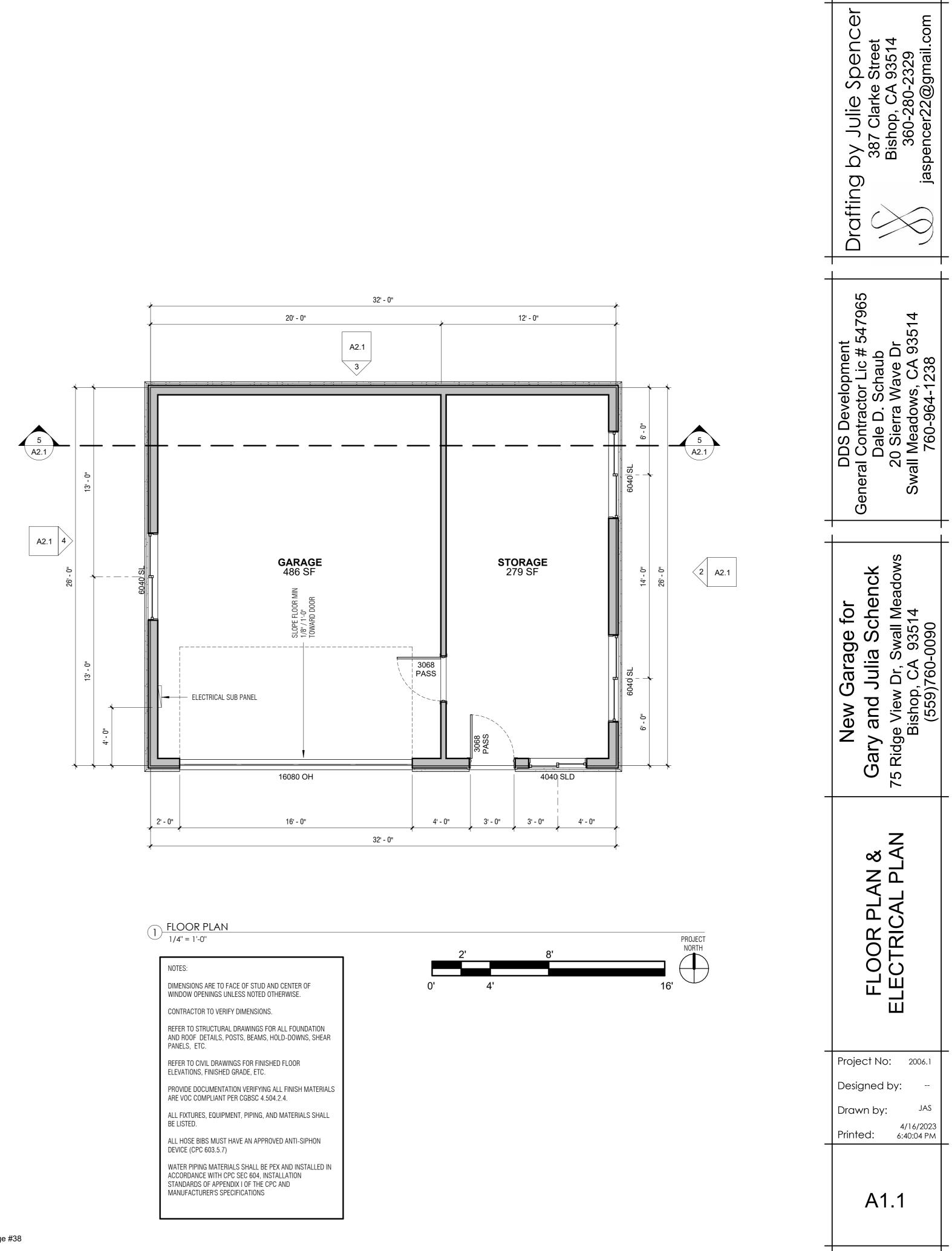
ELECTRICAL PLAN NOTES :
 METHOD OF GROUNDING (UFER)

AUTOMATIC SHUT-OFF

- 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(k)1A
 OUTDOOR LIGHTING TO HAVE PHOTOCELL, MOTION SENSOR, OR OTHER

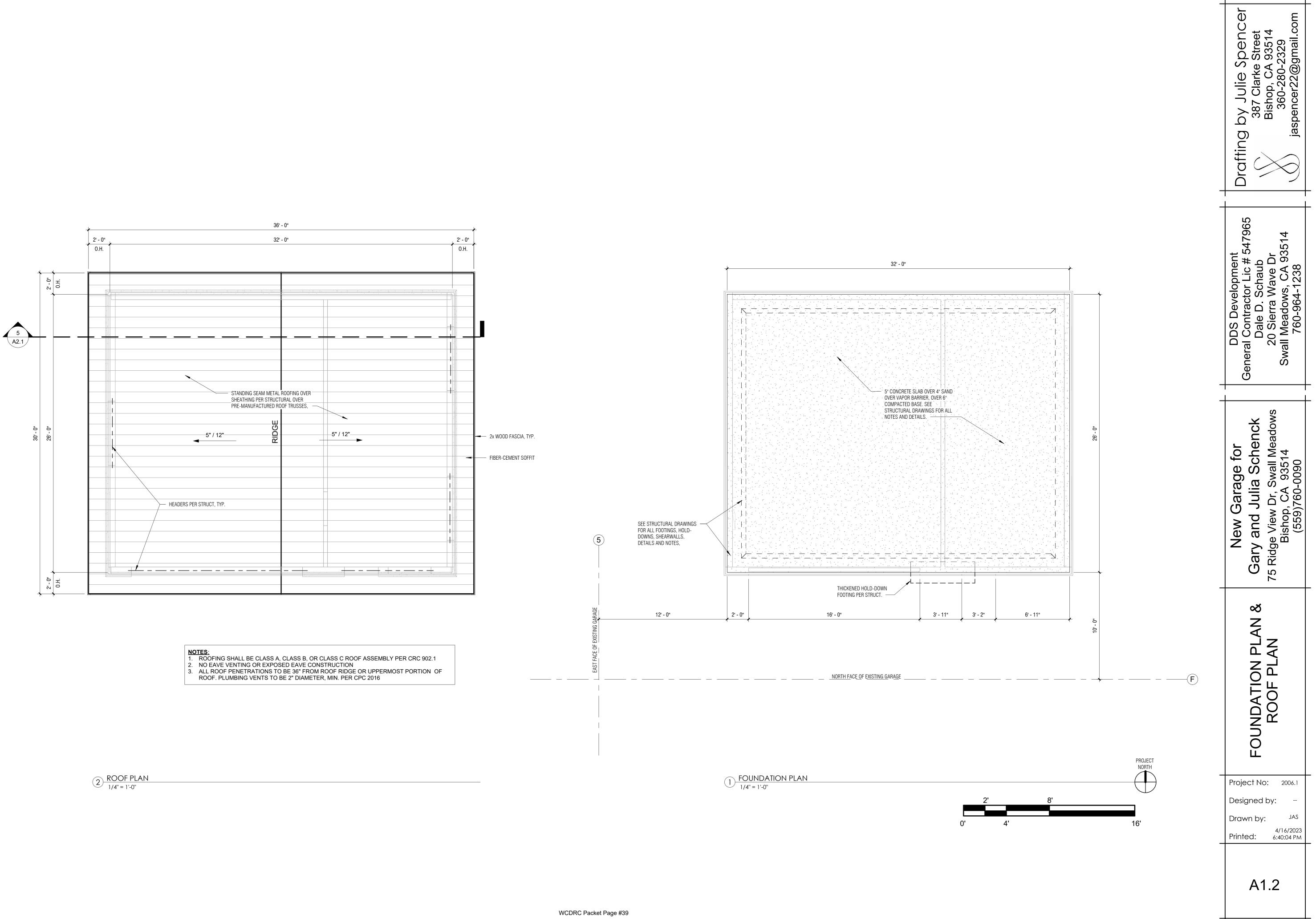


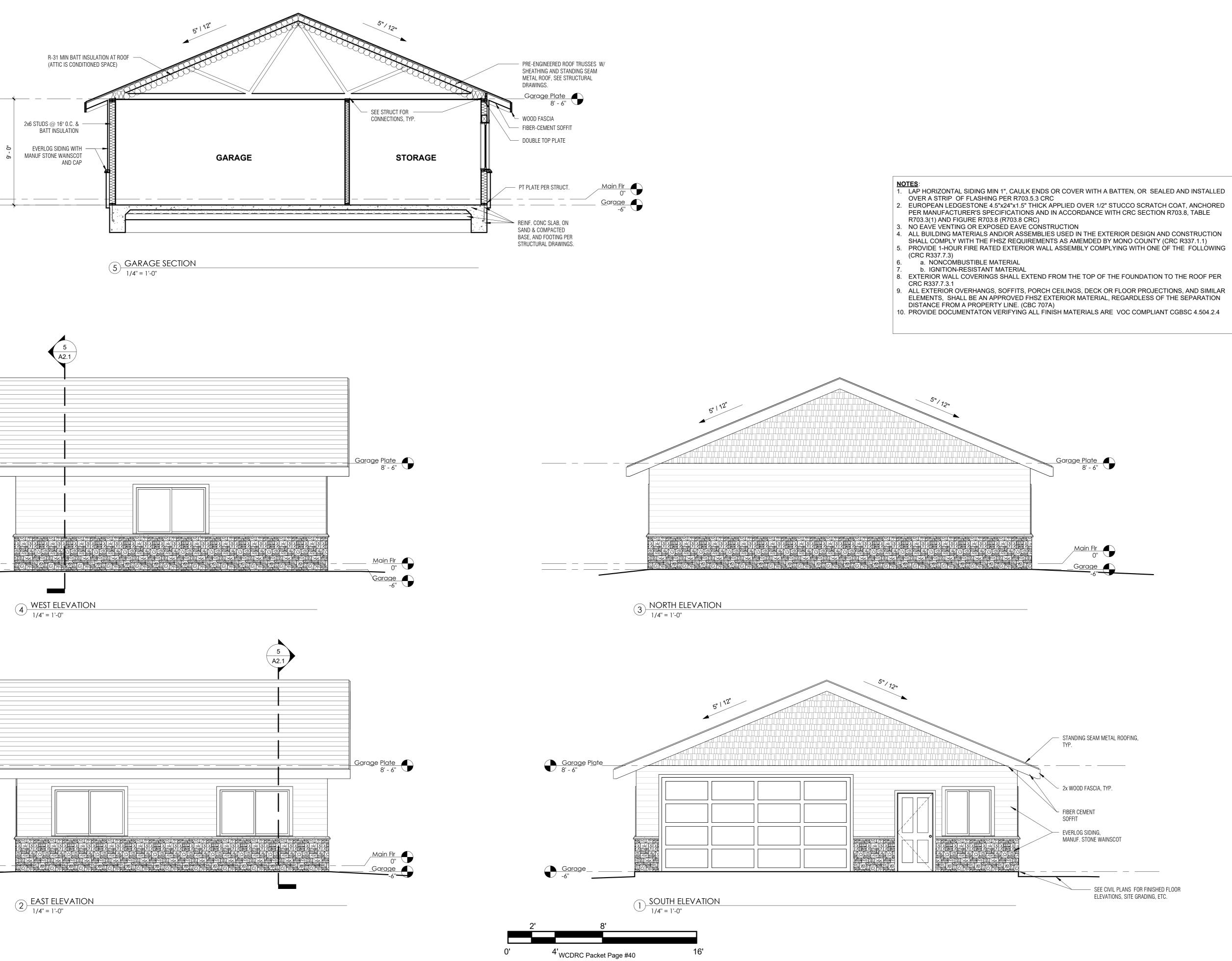


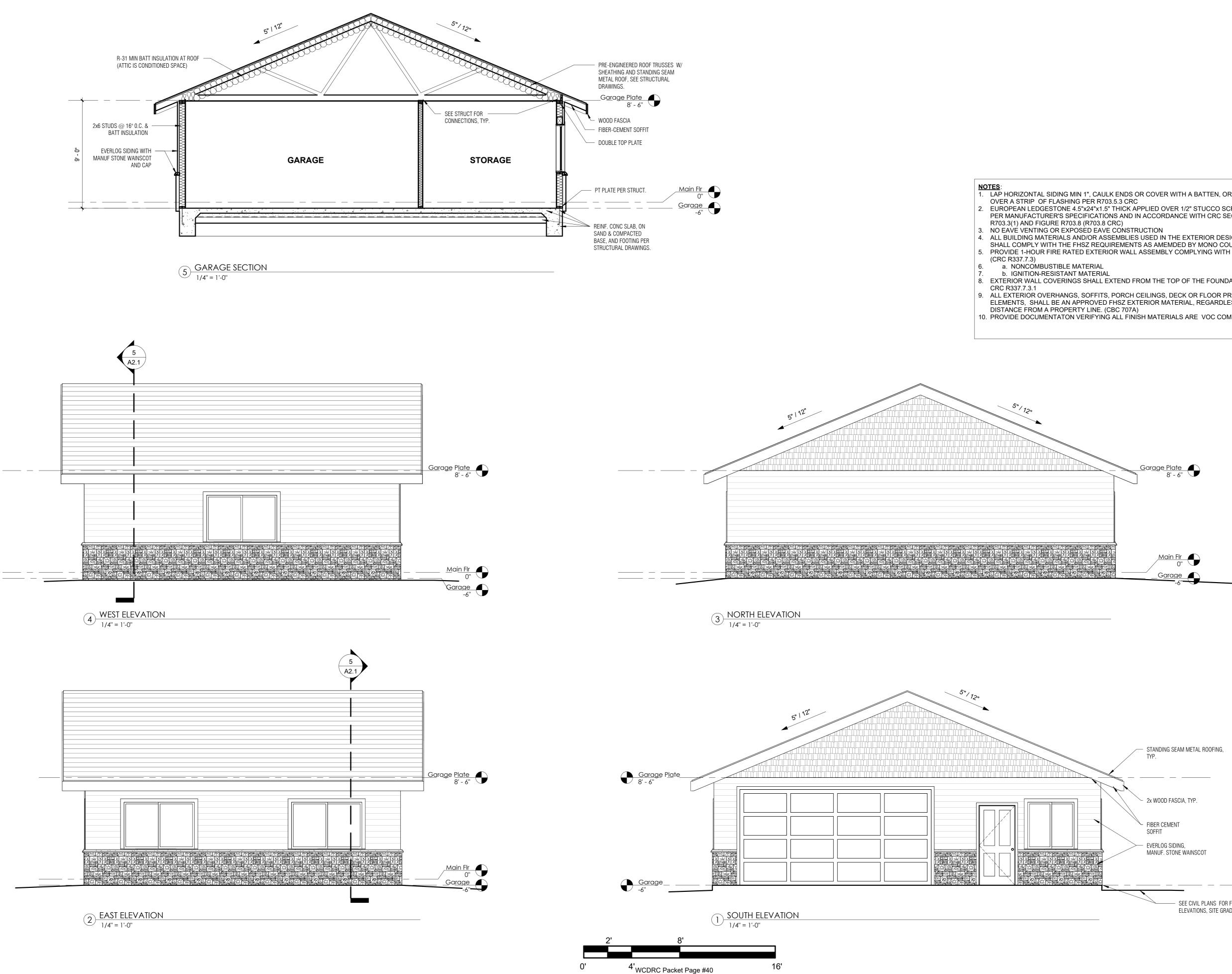


DTES:
MENSIONS ARE TO FACE OF STUD AND INDOW OPENINGS UNLESS NOTED OTH
ONTRACTOR TO VERIFY DIMENSIONS.

WCDRC Packet Page #38







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

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

- SEE CIVIL PLANS FOR FINISHED FLOOR ELEVATIONS, SITE GRADING, ETC.

