

Wheeler Crest Design Review Committee

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Regular Meeting Agenda

June 27, 2024 – 3:00 pm

Location: Crowley Lake Community Center
58 Pearson Road, Crowley Lake, CA 93546

1. Call To Order
2. Public Comment for items not listed on the agenda
(Speakers may be limited to 3 minutes each.)
3. Review and adopt minutes from the April 25, 2024 meeting and May 23, 2024, meeting.
4. PUBLIC HEARING (3:05 PM): Review current building plans for compliance with the Architectural Guidelines in Appendix B of the Wheeler Crest Area Plan adopted as the Design Review Standards for the District by Ordinance 91-07. Copies of plans are available in the Community Development Department office (1290 Tavern Rd. STE 138, Mammoth Lakes, CA) or at the meeting.
 - A. (Continued from 5/23/24) CARDOZA, A single family home and detached garage at 569 Rimrock Dr. (APN 062-200-024)
 - B. (Conditionally Approved 10/26/23) HATFIELD, A single family home, attached garage and detached guesthouse at 926 Sky Meadows Rd, (APN 064-090-014)
 - C. SANCHEZ, A single family home with attached junior accessory dwelling unit and detached garage with attached accessory dwelling unit at 105 Sierra Wave, (APN 064-100-046)
5. Workshops:
6. Committee Administration:
 - A. Consider adopting the resolution appointing an ad hoc committee to make revisions to the application for design review.
 - B. Discussion of Brown Act and due process implications for site visits
 - C. Consider adopting changes to the ByLaws.
7. Future Agenda Items:
8. Adjourn

In compliance with the American 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, 28 CFR 35.130).

Wheeler Crest Design Review Committee

Meeting Minutes

Crowley Lake Community Center
58 Pearson Rd, Crowley Lake, CA 93546
4/25/2026 at 10:00 am

Committee Members Present: Bob Weiland, Meredith Frolio, Rico Miledi, Greta Mettauer, Reuben Rosen

Committee Members Absent: Alisa Adriani

Staff: Emily Fox, Deputy County Counsel; Rob Makoske, Community Planner

1. Call to Order – Crowley Lake Community Center

By whom: Bob Weiland

10:13 am

2. Elections:

Chair: Alisa Adriani (member advised at last meeting she would not be able to attend this month, but stated that she was open to the nomination).

Vice Chair: Reuben Rosen

Secretary: Greta Mettauer

3. Public Comments – opened at 10:20 am; closed at 10:34 am

Public comment submitted and reviewed from 489 Rimrock homeowner and included in meeting minutes.

4. Minutes from 3/28 Meeting

Motion: Approve minutes from the 3/28 meeting 10:34 am

Ayes 4 – Nays – Abstains 1 (Miledi)

5. Public Hearing:

A. **B24-032 CARDOZA**, A single family home and detached garage at 569 Rimrock Dr. (APN 062-200-024-000).

- Public Hearing opened at 10:35 am
- Public Hearing closed at 10:47 am

Committee consensus is to not approve the application due to the following concerns: proximity of structure (garage) and septic leach field to a stream and lack of physical samples for roof colors, siding and garage doors.

6. Workshops (none)

7. Committee Administration

- a. 10:48 am Consider adopting changes to the Bylaws, including membership number and terms, and regular meeting time. Reviewed changes and requested that subsequent member terms be changed to 2 years from 4 and change meeting time to 3pm from 4pm. Will review at next meeting.
- b. 10:55 am Appoint Ad Hoc Committee to revise the design review application – Subcommittee created with the following members (Frolio, Miledi, Weiland)
- c. 11:01 am Fee update – Fee collection would be contingent upon a list of completed items. Reviewed existing county fee structure and will add consideration to the updated application being worked on by sub-committee.
- d. 11:04 am Availability and distribution of stamped plans with applications – still in work.
- e. Judy Beard has resigned from the WCDRC effective immediately.

8. Future Agenda Items

11 :40 am

- A. Potential for indexing recorded WCDRC documents again APN's.

9. Next meeting

Crowley Lake Community Center, 58 Pearson Rd, Crowley Lake, CA 93546
May 23, 2024 3:00 PM

10. Adjourn

11:50 am

From: [JIM EVANS](#)
To: [CDD Comments](#)
Subject: Building Proposal for 569 Rimrock Dr
Date: Thursday, April 25, 2024 6:40:07 AM

[You don't often get email from drjime@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Wheeler Crest Architecture Review Committee

We are the property owners of Pinion Ranch lots 22 and 23 adjacent to the proposed building on parcel 24.

We are not able to attend the meeting on 4/25/2024 and have not been able to access the proposed building plans for lot 24.

We wish to preserve our rights to legally challenge the building proposal in the future.

Our concerns are any easements that may affect our property as well as any variances to either Mono County building regulations or Pinion Ranch HOA CC&Rs regarding property setbacks, building height or use of building or roofing materials or colors that are highly reflective in nature.

James Evans and Christiane Garcia

489 Rimrock Dr

Swall Meadows, CA

Wheeler Crest Design Review Committee Meeting Minutes
Crowley Lake Community Center
58 Pearson Rd. Crowley Lake CA 93456
5/23/24 at 3:00 PM

Committee Members Present: Meredith Frolio, Greta Mettauer, Bob Weiland (arrived after public hearing opened)

Staff Present: Emily Fox, Brent Calloway

Public Present: Craig Tapley, Richard Kelty

1. Call to Order 3:00 pm

Emily Fox advised committee that with no quorum present the Public Hearing could be opened, public comments received and continued to a future meeting, but no action could be taken by the Committee. All other items on the agenda were not taken by the committee due to a lack of quorum.

2. Public Hearing Opened 3:01 pm

Summary of discussion regarding public hearing at the 5/23 meeting of the WCDRC.

Committee: brought up other concern besides color clarification was location to the stream.

Applicant: Explained plans show drainage easement, 20' foot. CCRs call for 50' setbacks. 2 acre parcel with 30' stream setbacks, there is no where to put the house.

The county is currently reviewing civil plans and site plans.

Met with HOA to reduce setbacks, HOA denied ability to reduce setbacks.

Question about the leach field and how it would cross the creek.

Applicant: same as utilities, excavate, and then restore. The reason leech is on that side is that is where percolation tests were done there, also topographical limitations for leach field.

Applicant: submitted a Director review application for variance from stream setbacks.

Committee: discussion on colors and electronic vs. hard copy colors, and discussion if action can be taken today.

Discussion about if WCDRC will hold up issuance of permit.

Discussion about calling a special meeting, and discussion of process improvements.

Discussion of the director review application timeline. And next regular meeting.

Council explained an approval could be inferred by the 3 members present, but not formal.

Discussion of multiple HOAs in Swall

Discussion of other items potentially holding up the permit.

Suggestion to continue to next regular meeting. if no quorum at that meeting, will have special meeting.

Discussion of committee policy, bylaws, quorum policy

Committee advised that applicant could tell client this will be approved at next meeting.

Additional discussion of difference between HOAs and WCDRC.

Discussion about drainage easements and previous floods from last year.

Public Hearing Closed 3:45 pm

Meeting Adjourned to June 27, 2024 at 3:45 pm

ROOF NOTES:

- All work shall conform to the latest edition of 2022 California Building Code (CBC) and/or 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC), 2022 California Green Building Standards Code (CGBC) & 2022 California Fire Code (CFC).
- Where valley flashing is installed, the flashing shall not be less than .019-inch, 26 gage galvanized sheet or match color of drip edge metal corrosion-resistant metal installed over not less than one layer of minimum 72 pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36" wide running the full length of the valley.
- All vent terminals that penetrate roof need to be located no more than 36 inches from roof ridge or upper most portion of roof area. Plumbing vents to be a minimum of 2 inches in diameter.
- See elevations for roofing materials, install per manufacturer's recommendations.
- The roof and eaves of all structures shall be designed so that snow shed impact areas will not occur in or on entries/exits, vehicle parking areas, driveways, LPG storage tanks, walkways or public areas. The minimum snow shed impact area shall have a setback of ten feet measured horizontally from the vertical line projecting from the roof eave to the aforementioned improvement. The snow shed area may be mitigated provided an engineered snow restraint system designed in accordance with County's code is incorporated into the roof design.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

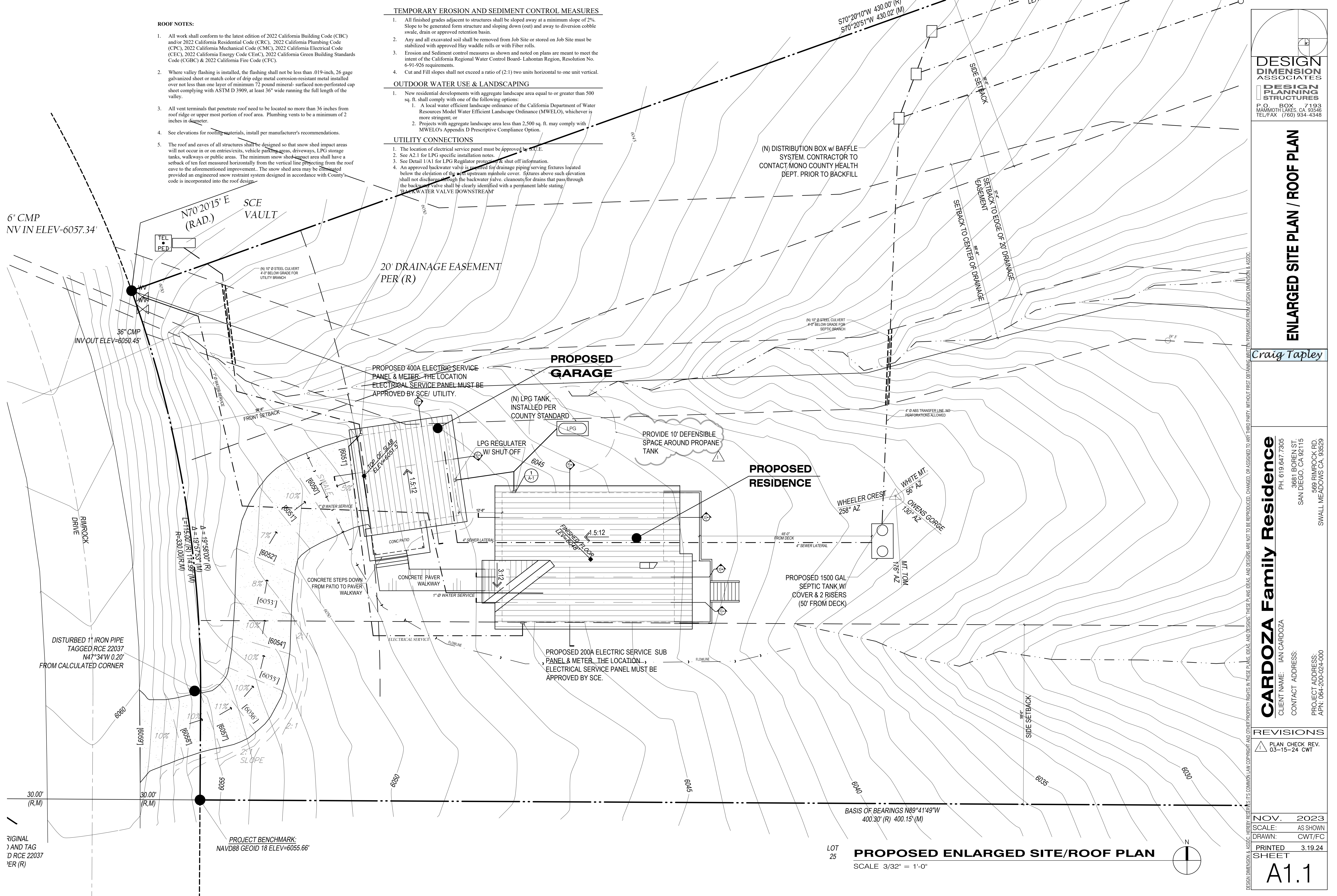
- All finished grades adjacent to structures shall be sloped away at a minimum slope of 2%. Slope to be generated from structure and sloping down (out) and away to diversion cobble swale, drain or approved retention basin.
- Any and all excavated soil shall be removed from Job Site or stored on Job Site must be stabilized with approved Hay waddle rolls or with Fiber rolls.
- Erosion and Sediment control measures as shown and noted on plans are meant to meet the intent of the California Regional Water Control Board- Lahontan Region, Resolution No. 6-91-926 requirements.
- Cut and Fill slopes shall not exceed a ratio of (2:1) two units horizontal to one unit vertical.

OUTDOOR WATER USE & LANDSCAPING

- New residential developments with aggregate landscape area equal to or greater than 500 sq. ft. shall comply with one of the following options:
 - A local water efficient landscape ordinance of the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
 - Projects with aggregate landscape area less than 2,500 sq. ft. may comply with MWELO's Appendix D Prescriptive Compliance Option.

UTILITY CONNECTIONS

- The location of electrical service panel must be approved by SCE.
- See A2.1 for LPG specific installation notes.
- See Detail 1/A1 for LPG Regulator protection & shut off information.
- An approved backwater valve is required for drainage piping serving fixtures located below the elevation of the next upstream manhole cover. Fixtures above such elevation shall not discharge through the backwater valve. Cleanouts for drains that pass through the backwater valve shall be clearly identified with a permanent label stating "BACKWATER VALVE DOWNSTREAM".



DESIGN DIMENSION ASSOCIATES
 DESIGN PLANNING STRUCTURES
 P.O. BOX 7193
 MAMMOTH LAKES, CA 93546
 TEL/FAX (760) 934-4348

ENLARGED SITE PLAN / ROOF PLAN

Craig Tapley

CARDOZA Family Residence
 CLIENT NAME: IAN CARDOZA
 CONTACT ADDRESS:
 3681 BOREN ST.
 SAN DIEGO, CA 92115
 PH: 619.647.7305
 569 RIMROCK RD.
 SWALL MEADOWS CA, 93529

REVISIONS

PLAN CHECK REV.	03-15-24 CWT
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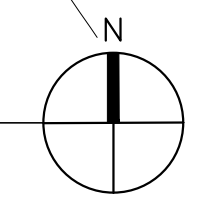
NOV. 2023
 SCALE: AS SHOWN
 DRAWN: CWT/FC
 PRINTED: 3.19.24
 SHEET

A1.1

ORIGINAL AND TAG
 D RCE 22037
 ER (R)

LOT 25

PROPOSED ENLARGED SITE/ROOF PLAN
 SCALE 3/32" = 1'-0"



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WILDLAND URBAN INTERFACE REQUIREMENTS

- This project shall comply with the Wildland Urban Interface standards in the high hazard zone and must meet the required fire protection measures of California Residential Code Chapter R337.
- Construction to be completed following Fire & Life Safety review to guidelines in accordance with 2022 California Fire Code.
- An approved Spark arrestor will be required for all Fireplaces, Barbeques, or other heaters in which solid or liquid fuels are used.
- Building address must be on a contrasting background, 4 inches in size, located in the vicinity of the Garage, and be readily visible and legible from the road serving the structure. Numbers shall contrast with background, be Arabic or Alphabetical letters a minimum of 4 inches tall with a minimum stroke of 1/2".
- Ignition-resistant material.** Ignition-resistant material shall be determined in accordance with the test procedures set forth in SFM Standard 12-7A-5 "Ignition-Resistant Material".
- Defensible Space: The existence or maintenance of any of the following conditions is prohibited:
 - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
 - 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;
 - 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 Zone;
 - Brush or other flammable material within 10 feet of a propane tank.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

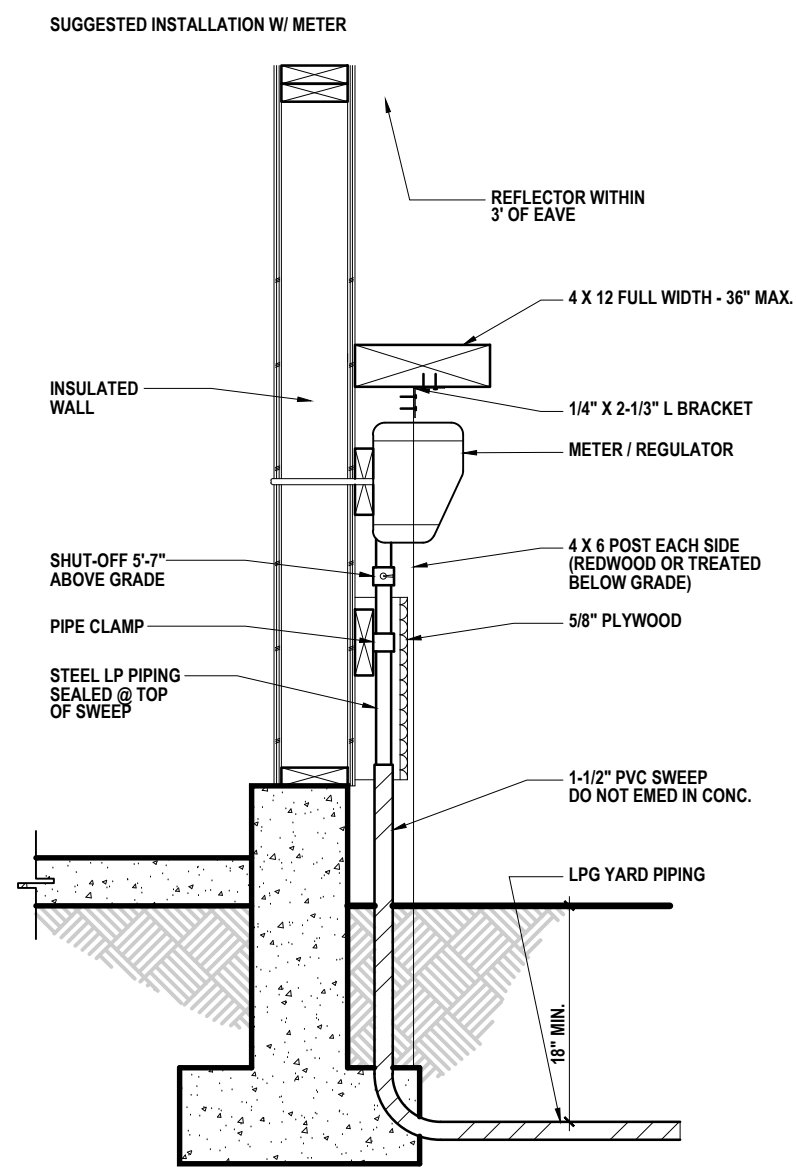
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- Erosion and Sediment control measures as shown and noted on plans are meant to meet the intent of the California Regional Water Control Board - Lahontan Region, Resolution No. 6-91-926 requirements.
- Cut and Fill slopes shall not exceed a ratio of (2:1) two units horizontal to one unit vertical.

OUTDOOR WATER USE & LANDSCAPING

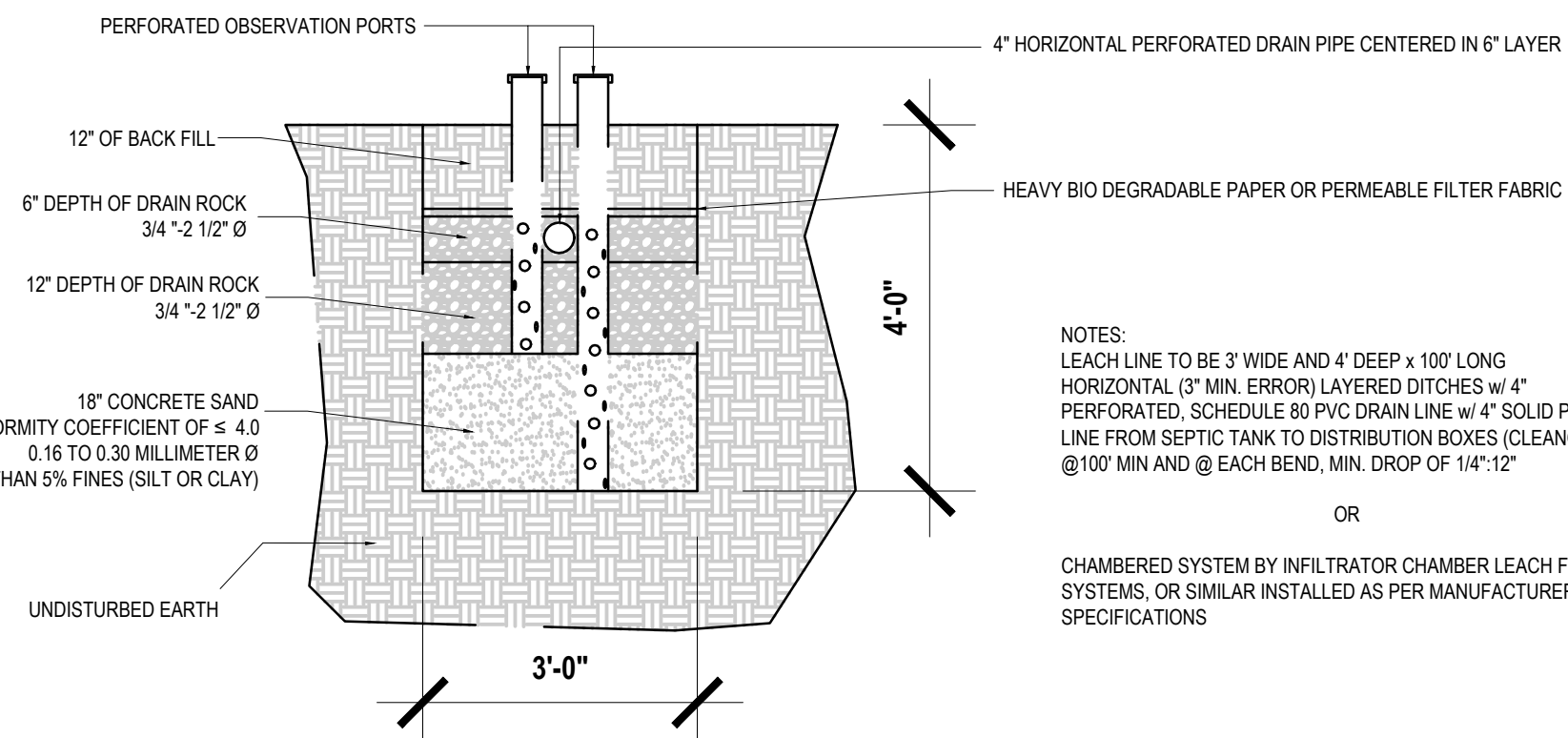
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UTILITY CONNECTIONS

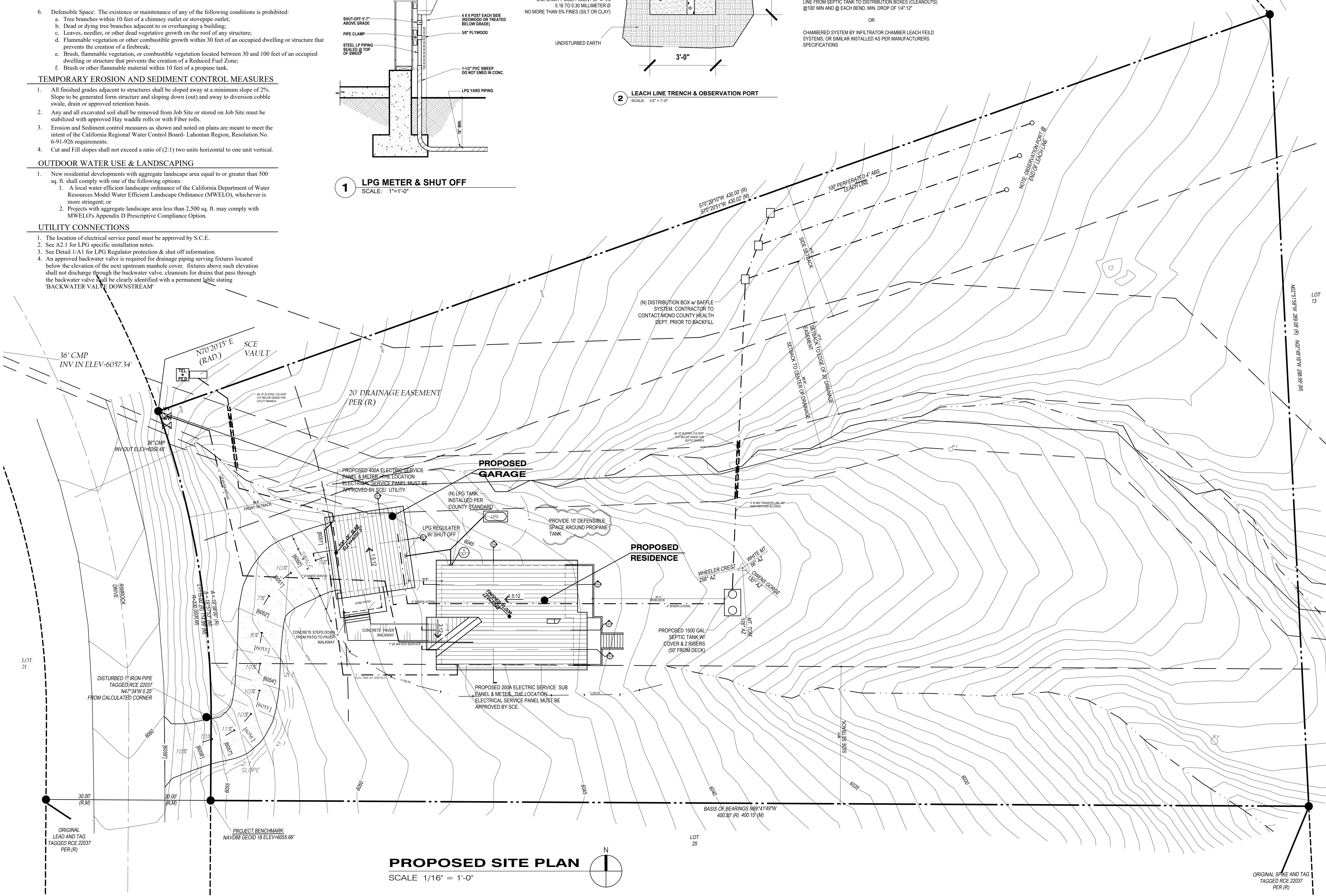
- The location of electrical service panel must be approved by S.C.E.
- See A2.1 for LPG specific installation notes.
- See Detail 1/A1 for LPG Regulator protection & shut off information.
- An approved backwater valve is required for drainage piping serving fixtures located below the elevation of the next upstream manhole cover. Fixtures above such elevation shall not discharge through the backwater valve. Cleanouts for drains that pass through the backwater valve shall be clearly identified with a permanent label stating 'BACKWATER VALVE DOWNSTREAM'



1 LPG METER & SHUT OFF
SCALE: 1"=1'-0"

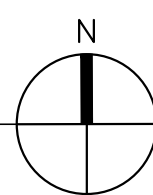


2 LEACH LINE TRENCH & OBSERVATION PORT
SCALE: 1/2"=1'-0"



PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"



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PROPOSED SITE PLAN/ROOF PLAN

Craig Tapley

CARDOZA Family Residence
CLIENT NAME: IAN CARDOZA
CONTACT ADDRESS:
3681 BOREN ST.
SAN DIEGO, CA 92115
569 PIMROCK RD.
SWALL MEADOWS CA, 93529

REVISIONS

PLAN CHECK REV.	03-15-24 CWT
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NOV. 2023
SCALE: AS SHOWN
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**PROPOSED GARAGE
 GROUND FLOOR PLAN**

Craig Tapley

CARDOZA Family Residence
 CLIENT NAME: IAN CARDOZA
 CONTACT NAME: IAN CARDOZA
 PH: 619.647.7305
 3681 BOREN ST.
 SAN DIEGO, CA 92115
 660 PIMROCK RD.
 SWALL MEADOWS CA, 93529
 PROJECT ADDRESS:
 A/P/N: 064-200-024-000

REVISIONS

NOV. 2023
 SCALE: AS SHOWN
 DRAWN: CWT/FC
 PRINTED: 3.19.24

SHEET
A3.1

CALIFORNIA BUILDING CODE SPECIFICS REQUIRED per PLAN

Submittal documents for deferred submittal items such as **ROOF TRUSSES or STRUCTURAL STEEL and SPECIAL INSPECTIONS** shall be submitted to, or by the architect or engineer of record. Who shall review them and forward them, to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with design of the building. The deferred submittal items shall not be installed until their design, and submittal documents have been approved by the building official.

Glazing in the following locations should be of safety glazing material in accordance with section R308 (See exceptions):

- A.) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- B.) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc, of either vertical edge of the door in a closed position. And where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

All egress windows may exceed the following dimensions: Clear operable area of 5.7 sq. ft. Clear width of 20" min. and Clear Height of 24" min. Not to exceed 44" above finished floor CRC, R-310.

Guardrails

- A.) Shall have a MINIMUM height of 42"
- B.) Openings between railings shall be less than 4". The triangular openings formed by the riser, tread, and bottom element of a guardrail at a stair shall be less than 4".

Handrails

- A.) Handrails are required on each side of stairways. Stairways less than 44" wide at stairways serving one dwelling unit may have one handrail (if not open on both sides).
- C.) Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- D.) The handgrip portion of all handrails shall be not less than 1-1/4" nor more than 2" in cross-sectional dimension. Handrails projecting from walls shall have at least 1-1/2" between the wall and the handrail. Ends of the handrails shall be returned or shall have rounded terminations or bends.

Attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension. Section 1505.3. Provide not less than 1 square foot vented area for every 150 square feet of attic area.

Note: Provide 15# felt underlayment for the compo roof.

Anchor Bolt Requirements

The nominal anchor bolt diameter shall be 5/8" (for Seismic Zone 4 only). Note: This will require a minimum distance from the ends of sill plates to be 4- 3/8" (and a maximum of 12"). Plate washers (minimum size of 3" x 3" x .0299") shall be used on each anchor bolt. Where hold-downs require anchors for embedment, the hold down anchors must be secured in place prior to foundation inspection.

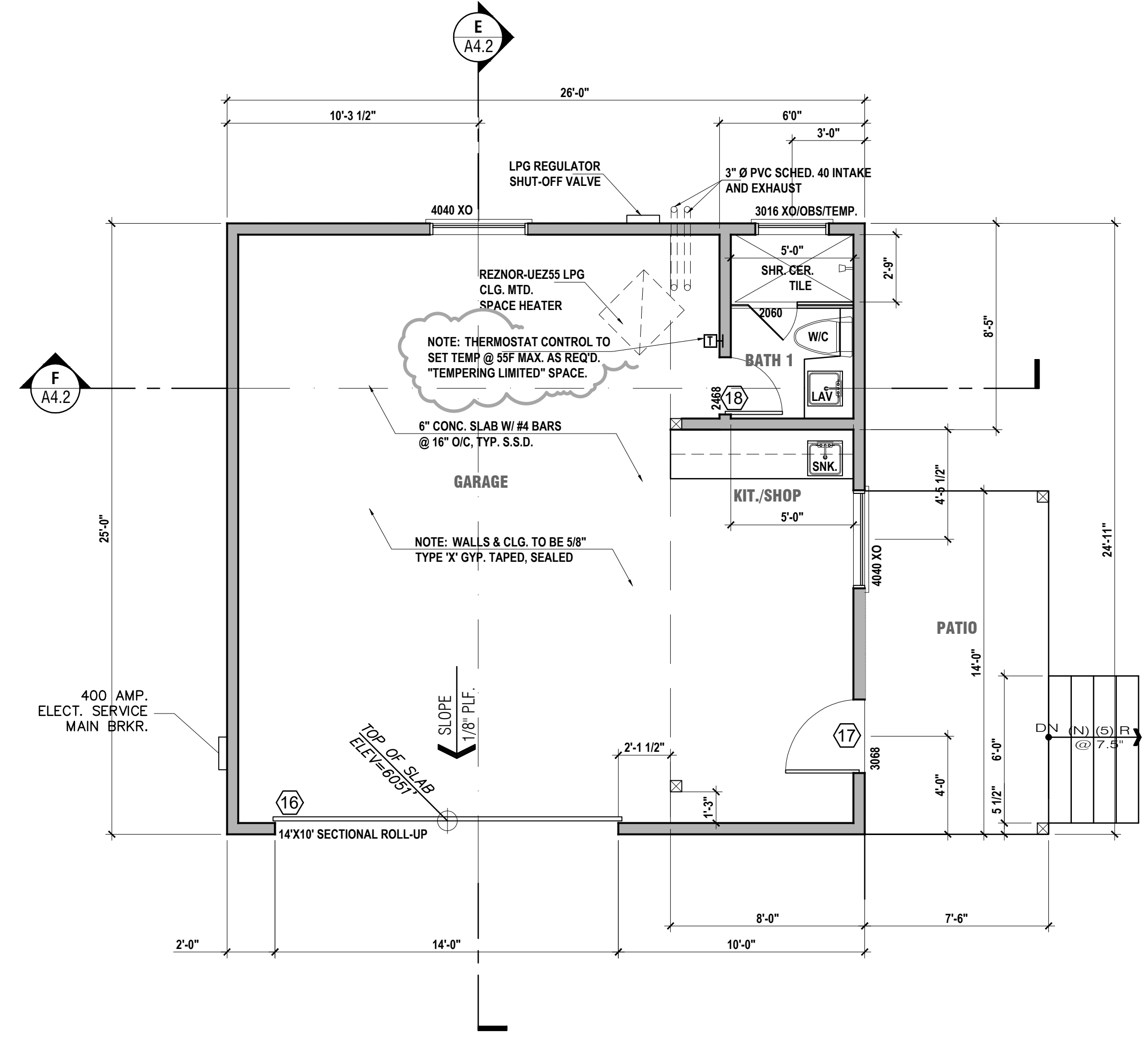
A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the building inspector prior to installation. Section 2304.

In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsular countertops 12" by 24" long (or greater) shall have at least one receptacle. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces.

Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. NEC Art. 210.52(d).

NOTES:

1. All work shall conform to the latest edition of 2022 California Building Code (CBC) and/or 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code CEnC), 2022 California Green Building Standards Code (CGBC) & 2022 California Fire Code (CFC).
2. Combination Smoke / Carbon Monoxide Detectors to be supplied/placed @ all bedrooms, corridors leading to bedrooms, above top of stairs and at least one at every level. They should be hardwired to a primary power source and be supported by battery back up,wire to audible alarm system (CRC R315.1).
 - a. Smoke detectors to be hard wired to primary power source and must be equipped with battery back-up. Detectors to be wired together so as to sound alarm system that is audible in all areas of the dwelling.
 - b. Lpg detectors to be hard wired to primary power source and must be equipped with battery back up; as well as commonly wired to other detectors so as to sound alarm system that is audible in all areas of the dwelling.
3. Use 1-layer 5/8" type "X" Gyp. Bd. @ Garage walls & Ceiling. All joints to be taped and sealed, paint finish. Provides for occupancy separation as installed per 2019 CBC requirements.
4. All interior walls to be 2x4, U.N.O.
5. All exterior walls to be 2x6, U.N.O.
6. All dimensions on plans override actual scale, contractor to contact Designer prior to any changes or deviations from plan.
7. Any new wood construction or framing required per plan shall meet or exceed any requirements of 2019 CBC.
8. Any doors that have glazing are required to be tempered glass.
9. Any windows or glazing with in 2'-0" from end of door swing to be tempered.
10. All egress windows may exceed the following dimensions: Clear openable area of 5.7 sq.ft. Clear width of 20" min. and a Clear Height of 24" min. Not to exceed 44" above finished floor per CRC R310.2
11. All LPG appliances to be directly vented to roof or exterior termination addressing all requirements per Mfr. specifications.
12. Provide LPG Sensor/Alarm @ all appliances and lowest point of floor area, and provide @ subfloor, wire to audible alarm system.
13. Proposed Water Heater, NAVIEN Flash Boiler NPE-150 S2, 15K- 150K BTU/Hr.,.96% eff. LPG Fired conform to 2022 CBC requirements. Contractor to provide drain from appliance to exterior of building via PVC piping. New appliance supply to be connected to House plumbing system. Refer to Title 24 calculations on sheet T-1.
14. Proposed House heating to be provided by YORK TG9S LATITUDE, LPG fired 80,000 btu/hr, 95.5% AFUE. Refer to CEC Title -24 report and Calculations provided on Sht. T-1.
15. House to be provided with Code required Panasonic FV-10 Heat Recovery Unit. Located in Laundry room Ceiling with Mfr. ducting from exterior make up air to unit, then from unit to exterior.
16. All windows at exterior to be Aluminum tempered, dual pane, thermally broken .30 U-factor max.
17. All new glazing shall be installed with labels which shall remain in place for inspection.
18. Provided all required LPG drains, venting per Mfr. @ Mechanical appliances, to allow protection for equipment at their specific locations and brought to exterior via Class b vent for exhaust or PVC for liquid.
19. Cement, fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas (CRC R702.4.2)
20. The residence shall have address numbers placed in a position that is plainly legible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and a minimum of 4" high with a minimum stroke of 1/2" (CRC R319.1).
21. Per practice through Design Dimension suggests Gas and Carbon Monoxide detectors need to be verified/installed throughout the residence per CRC R314.3, etc. Liquid Propane Gas sensors need to be located in the lowest point of the residence and lowest point of any under floor crawl space and connected to an audible alarm within the living area(s).Carbon monoxide detectors (or combo smoke/monoxide detectors) are needed within 20' of combustion appliances including, Natural Gas, Propane, woodstoves, etc., in close proximity to the bedrooms. Carbon monoxide alarms to be "listed" as complying with UL 2034 and UL 2075. CRC R315.3
22. All exterior Glue Laminated Beams to be protected from elements with roof cover and treated with a minimum of Semi-Transparent oil based stain.
23. All exterior mounted vents for Bathroom fans, Kitchen hoods, clothes dryer, to be protected with a metal back draft damper that is fit into the wall mounted GI, ICBO approved protected appropriate device. The vent termination should be water tight and painted to match exterior.
24. Where valley flashing is installed, the flashing shall not be less than .019-inch, 26 gage galvanized sheet or match color of drip edge metal corrosion-resistant metal installed over not less than one layer of minimum 72 pound mineral- surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36" wide running the full length of the valley.
25. Site information provided by owner
26. All wood exposed to weather shall be of preservative-treated per CRC R317.1. Further, connectors for pressure treated or fire retardant treated wood are hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. Coating types shall be per manufacturer recommendations or as a minimum can be mechanically deposited zinc-coated galvanized steel. CRC R317.3
27. All adhesives, sealants, caulking, paints and coatings shall not exceed the limits specified in CGBSC Section 4.504.2.1.
28. At the time of final inspection, an Operation and Maintenance manual shall be provided to the building occupant or owner describing (CGBSC Section 4.410)
29. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all ducts and other air related distribution component methods shall be covered with tape, plastic, sheet metal or other methods acceptable to reduce the amount of dust or debris which may collect in the system.
30. All exterior windows and exterior doors to be dual glazed with "owner approved" color. Windows are to be of a Alum. thermally broken manufactured frame. All exterior doors to be dual pane tempered glass. Refer to plans to verify windows that are to be tempered.
30. Instantaneous water heaters or "Flash Boilers" with an input rating greater than 6.8 kBtu/hr shall have isolation valves on both the cold-water supply and the hot water pipe leaving the water heater, and hose bibbs or other fittings on each valve for flushing the water heater when the valves are closed (110.36.473) California Energy Code



PROPOSED GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

Area Calcs

GARAGE/SHOP AREA	=	650 SQ.FT.
PATIO AREA	=	105 SQ.FT.

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CALIFORNIA BUILDING CODE SPECIFICS REQUIRED per PLAN

Submittal documents for deferred submittal items such as **ROOF TRUSSES** or **STRUCTURAL STEEL** and **SPECIAL INSPECTIONS** shall be submitted to, or by the architect or engineer of record. Who shall review them and forward them, to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with design of the building. The deferred submittal items shall not be installed until their design, and submittal documents have been approved by the building official.

Glazing in the following locations should be of safety glazing material in accordance with section R308 (See exceptions):

- A.) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- B.) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc, of either vertical edge of the door in a closed position. And where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

All egress windows may exceed the following dimensions: Clear operable area of 5.7 sq. ft. Clear width of 20" min. and Clear Height of 24" min. Not to exceed 44" above finished floor CRC, R-310.

Guardrails

- A.) Shall have a MINIMUM height of 42"
- B.) Openings between railings shall be less than 4". The triangular openings formed by the riser, tread, and bottom element of a guardrail at a stair shall be less than 4".

Handrails

- A.) Handrails are required on each side of stairways. Stairways less than 44" wide at stairways serving one dwelling unit may have one handrail (if not open on both sides).
- C.) Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- D.) The handgrip portion of all handrails shall be not less than 1-1/4" nor more than 2" in cross-sectional dimension. Handrails projecting from walls shall have at least 1-1/2" between the wall and the handrail. Ends of the handrails shall be returned or shall have rounded terminations or bends.

Attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension. Section 1505.3. Provide not less than 1 square foot vented area for every 150 square feet of attic area.

Note: Provide 15# felt underlayment for the compo roof.

Anchor Bolt Requirements

The nominal anchor bolt diameter shall be 5/8" (for Seismic Zone 4 only). Note: This will require a minimum distance from the ends of sill plates to be 4-3/8" (and a maximum of 12").

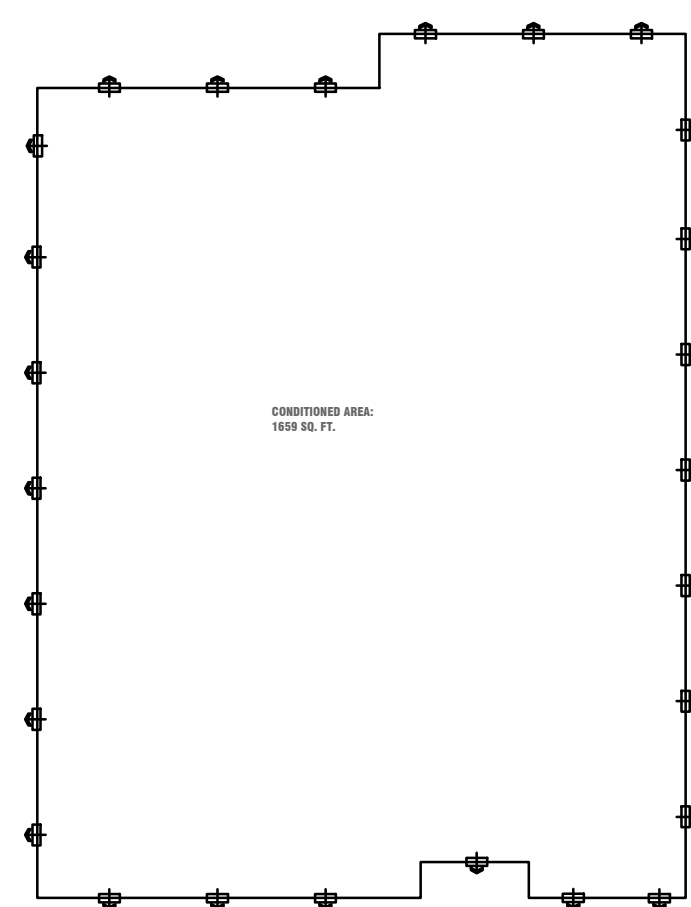
Plate washers (minimum size of 3" x 3" x .0299") shall be used on each anchor bolt.

Where hold-downs require anchors for embedment, the hold down anchors must be secured in place prior to foundation inspection.

A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the building inspector prior to installation. Section 2304.

In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsula countertops 12" by 24" long (or greater) shall have at least one receptacle. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces.

Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. NEC Art. 210-52(d).



OPTION 1 FOUNDATION VENT CALCULATION
 -CRAWLSPACE EQUALS 1,659 SQ. FT. x 144 = 238,856 / 150 = 1,592.64 SQ. IN. REQUIRED
 -VULCAN VENT VFS814FF = 62 SQ. IN. OF VENTILATION PER VENT.
 26 VENTS x 62 N.F.V.A. = 1,612 SQ. IN. OF VENTILATION PROVIDED
 VULCAN 16"x8" VFS814-FF
 FOUNDATION VENT OPENINGS SHALL COVERED WITH OPENINGS NOT EXCEEDING 1/4"

Foundation Vent Calcs

HEAT PUMP INSTALLATION: For future heat pump water heater installation per CBES 150.0(n). When Gas or Propane water heater is used, a space at least 2 1/2 x 2 1/2 x 7' tall for a future heat pump water heater (HPWH) is required meeting either of the requirements below (meeting all applicable California Electrical Code requirements):

- A. If the HPWH is within 3 ft. of the installed water heater, the following are required:
 - i. A dedicated, 125-volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10-AWG copper branch circuit within 3 ft. of the water heater.
 - ii. Labeling both ends of the unused conductor "Spare" and isolating them electrically.
 - iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in (i) above and label it "Future 240V Use".
- B. A condensate drain that is no more than 2" higher than the base allowing for natural draining.
- C. If the HPWH space is >3 ft. from the installed water heater, the following are required:
 - i. A dedicated, 240-volt branch circuit rated at 30 amps minimum installed within 3 ft. of the space labeled as "240V ready".
 - ii. Reserved space in the main electrical service panel to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V use".
 - iii. Dedicated cold water supply to (or cold water supply running through) the HPWH space before it serves the installed water heater.
 - iv. Hot water supply from the installed water heater that is routed to the HPWH space before serving any fixtures.
 - v. Hot and Cold water supply that are exposed and readily accessible for future HPWH.
 - vi. A condensate drain that is no more than 2 inches higher than the base allowing for natural draining.

ENERGY STORAGE SYSTEMS: For all single family residences, that include one or two dwelling units shall meet the following. All electrical components shall be installed in accordance with the CALIFORNIA ELECTRICAL CODE:

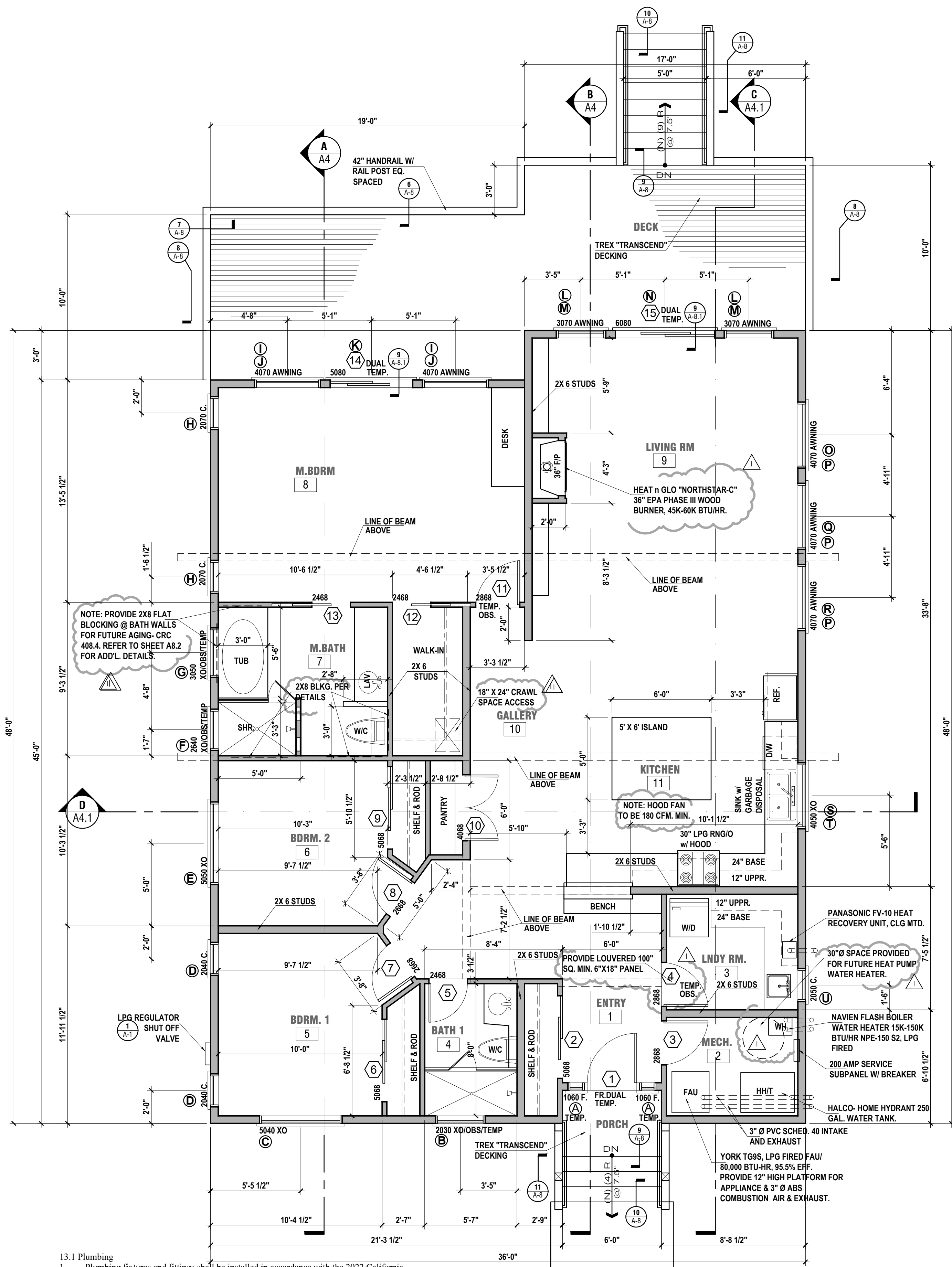
1. At least one of the following shall be provided:
 - A. ESS Ready interconnection equipment with a minimum backup capacity of 60 amps and a minimum of four ESS supplied branch circuits, or
 - B. A dedicated recovery from the main service to a panelboard (subpanel) that supplies the branch circuits in 150.0(a)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall not be less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel shall include all backup load circuits".
2. A minimum of four branch circuits shall be identified and have their source of supply outlined at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.
3. The main panelboard shall have a minimum busbar rating of 225 amps.
4. Sufficient space shall be reserved to allow future installation of system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.

SYSTEMS USING GAS OR PROPANE APPLIANCE ARE PROPOSED, PROVIDE THE FOLLOWING TO COMPLY WITH SECTION 150.0(b)(1)(v):

- A. Dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
- The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric appliance installation. The reserved space shall be permanently marked as "For Future 240V use".

NOTES:

1. All work shall conform to the latest edition of 2022 California Building Code (CBC) and/or 2022 California Residential Code (CRC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Electrical Code (CEC), 2022 California Energy Code CEnC, 2022 California Green Building Standards Code (CGBC) & 2022 California Fire Code (CFC).
2. Combination Smoke / Carbon Monoxide Detectors to be supplied/placed @ all bedrooms, corridors leading to bedrooms, above top of stairs and at least one at every level. They should be hardwired to a primary power source and be supported by battery back up, wire to audible alarm system (CRC R315.1).
 - a. Smoke detectors to be hard wired to primary power source and must be equipped with battery back-up. Detectors to be wired together so as to sound alarm system that is audible in all areas of the dwelling.
 - b. Lpg detectors to be hard wired to primary power source and must be equipped with battery back up; as well as commonly wired to other detectors so as to sound alarm system that is audible in all areas of the dwelling.
3. Use 1-layer 5/8" type "X" Gyp. Bd. @ Garage walls & Ceiling. All joints to be taped and sealed, paint finish. Provides for occupancy separation as installed per 2019 CBC requirements.
4. All interior walls to be 2x4, U.N.O.
5. All exterior walls to be 2x6, U.N.O.
6. All dimensions on plans override actual scale, contractor to contact Designer prior to any changes or deviations from plan.
7. Any new wood construction or framing required per plan shall meet or exceed any requirements of 2019 CBC.
8. Any doors that have glazing are required to be tempered glass.
9. Any windows or glazing with in 2'-0" from end of door swing to be tempered.
10. All egress windows may exceed the following dimensions: Clear operable area of 5.7 sq. ft. Clear width of 20" min. and a Clear Height of 24" min. Not to exceed 44" above finished floor per CRC R310.2.
11. All LPG appliances to be directly vented to roof or exterior termination addressing all requirements per Mfr. specifications.
12. Provide LPG Sensor/Alarm @ all appliances and lowest point of floor area, and provide @ subfloor, wire to audible alarm system.
13. Proposed Water Heater, NAVIEN Flash Boiler NPE-150 S2, 15K- 150K BTU/Hr., 96% eff. LPG Fired, conform to 2022 CBC requirements. Contractor to provide drain from appliance to exterior of building via PVC piping. New appliance supply to be connected to House plumbing system. Refer to Title 24 calculations on sheet T-1.
14. Proposed House heating to be provided by YORK TG9S LATITUDE, LPG fired 80,000 btu/hr, 95.5% AFUE. Refer to CEC Title -24 report and Calculations provided on Sht. T-1.
15. House to be provided with Code required Panasonic FV-10 Heat Recovery Unit. Located in Laundry room Ceiling with Mfr. ducting from exterior make up air to unit, then from unit to exterior.
16. All windows at exterior to be Aluminum tempered, dual pane, thermally broken .30 U-factor max.
17. All new glazing shall be installed with labels which shall remain in place for inspection.
18. Provided all required LPG drains, venting per Mfr. @ Mechanical appliances, to allow protection for equipment at their specific locations and brought to exterior via Class B vent for exhaust or PVC for liquid.
19. Cement, fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas (CRC R702.4.2)
20. The residence shall have address numbers placed in a position that is plainly legible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and a minimum of 4" high with a minimum stroke of 1/2" (CRC R319.1).
21. Per practice through Design Dimension suggests Gas and Carbon Monoxide detectors need to be verified/installed throughout the residence per CRC R314.3, etc. Liquid Propane Gas sensors need to be located in the lowest point of the residence and lowest point of any under floor crawl space and connected to an audible alarm within the living area(s). Carbon monoxide detectors (or combo smoke/monoxide detectors) are needed within 20' of combustion appliances including, Natural gas, Propane, woodstoves, etc., in close proximity to the bedrooms. Carbon monoxide alarms to be "listed" as complying with UL 2034 and UL 2075. CRC R315.3
22. All exterior Glue Laminated Beams to be protected from elements with roof cover and treated with a minimum of Semi-Transparent oil based stain.
23. All exterior mounted vents for Bathroom fans, Kitchen hoods, clothes dryer, to be protected with a metal back draft damper that is fit into the wall mounted GI, ICBO approved protected appropriate device. The vent termination should be water tight and painted to match exterior.
24. Where valley flashing is installed, the flashing shall not be less than .019-inch, 26 gage galvanized sheet or match color of drip edge metal corrosion-resistant metal installed over not less than one layer of minimum 72 pound mineral- surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36" wide running the full length of the valley.
25. Site information provided by owner
26. All wood exposed to weather shall be of preservative-treated per CRC R317.1. Further, connectors for pressure treated or fire retardant treated wood are hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. Coating types shall be per manufacturer recommendations or as a minimum can be mechanically deposited zinc-coated galvanized steel. CRC R317.3
27. All adhesives, sealants, caulking, paints and coatings shall not exceed the limits specified in CGBC Section 4.504.2.1.
28. At the time of final inspection, an Operation and Maintenance manual shall be provided to the building occupant or owner describing (CGBC Section 4.410)
29. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all ducts and other air related distribution component methods shall be covered with tape, plastic, sheet metal or other methods acceptable to reduce the amount of dust or debris which may collect in the system.
30. All exterior windows and exterior doors to be dual glazed with "owner approved" color. Windows are to be of a Alum. thermally broken manufactured frame. All exterior doors to be dual pane tempered glass. Refer to plans to verify windows that are to be tempered.
30. Instantaneous water heaters or "Flash Boilers" with an input rating greater than 6.8 kBtu/hr shall have isolation valves on both the cold-water supply and the hot water pipe leaving the water heater, and hose bibbs or other fittings on each valve for flushing the water heater when the valves are closed. (110.3(c)(7)) California Energy Code.



PROPOSED GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

Area Calcs

CONDITIONED AREA = 1,659 SQ.FT.
 UNCOVERED DECK/PORCH = 441 SQ.FT.

- 13.1 Plumbing
 1. Plumbing fixtures and fittings shall be installed in accordance with the 2022 California Plumbing Code, and shall meet the applicable referenced standards.
 2. Shower and Tub-Shower Combination Control Valves. Showers and tub-shower combinations in buildings shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide seal and thermal shock protection. These valves shall conform to ASSE 1016, "Standard for Automatic Compensating Valves for Individual Showers and Tub-Shower Combinations", or ASME A112.18.1 CSA B125.1, "Standard for Plumbing Supply Fittings". Handle position stops shall be provided on such valves and shall be adjusted per the manufacturer's instructions to deliver a maximum mixed water setting of 120 degrees. The water heater thermostat shall not be considered a suitable control for meeting this provision.
 3. An approved backwater valve is required for drainage piping serving fixtures located below the elevation of the next upstream manhole cover. Fixtures above such elevation shall not discharge through the backwater valve. Clean outs for drains that pass through the backwater valve shall be clearly identify with a permanent label stating "BACKWATER VALVE DOWNSTREAM".
 4. Under floor clean-out shall be located not exceeding 5' from an access door, door trap, or crawl hole. (CPC 707.9.)
 5. All domestic hot water piping systems shall be insulated per 2022 Energy Code.

DESIGN DIMENSION ASSOCIATES
 DESIGN PLANNING STRUCTURES
 P O BOX 7153
 MAMMOTH LAKES, CA 93246
 TEL/FAX (760) 934-4348

PROPOSED HOUSE GROUND FLOOR PLAN

Craig Tapley

CARDOZA Family Residence
 CLIENT NAME: IAN CARDOZA
 CONTACT ADDRESS:
 3661 BOREN ST.
 SAN DIEGO, CA 92115
 560 PIMROCK RD.
 SWALL MEADOWS CA, 93529

NOV. 2023
 SCALE: AS SHOWN
 DRAWN: CWT/JC
 PRINTED: 3.19.24
 SHEET A3

REVISIONS
 PLAN CHECK REV. 03-15-24 CWT

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PROPOSED HOUSE ELEVATIONS 'SOUTH', 'WEST'

Craig Tapley

CARDOZA Family Residence
 CLIENT NAME: IAN CARDOZA
 CONTACT NAME: IAN CARDOZA
 PH: 619.647.7305
 3681 BOREN ST. SAN DIEGO, CA 92115
 560 PIMROCK RD. SWALL, MEADOWS CA, 93259
 PROJECT ADDRESS: SWALL, MEADOWS CA, 93259
 A/P: 064-200-024-000

REVISIONS

NOV. 2023
 SCALE: AS SHOWN
 DRAWN: CWT/FC
 PRINTED: 3.19.24
 SHEET

A5

CBC SPECIFICS REQUIRED per PLAN

Submittal documents for deferred submittal items such as **ROOF TRUSSES or STRUCTURAL STEEL and SPECIAL INSPECTIONS** shall be submitted to, or by the architect or engineer of record. Who shall review them and forward them, to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with design of the building. The deferred submittal items shall not be installed until their design, and submittal documents have been approved by the building official.

Glazing in the following locations should be of safety glazing material in accordance with section 2406.4 (See exceptions):

- A.) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- B.) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc, of either vertical edge of the door in a closed position. And where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

All egress windows may exceed the following dimensions: Clear operable area of 5.7 sq. ft. Clear width of 20" min. and Clear Height of 24" min. Not to exceed 44" above finished floor per CBC.

Guardrails

- A.) Shall have a height of 42"
- B.) Openings between railings shall be less than 4". The triangular openings formed by the riser, tread, and bottom element of a guardrail at a stair shall be less than 6".

Handrails

- A.) Handrails are required on each side of stairways. Stairways less than 44" wide of stairways serving one dwelling unit may have one handrail (if not open on both sides).
- B.) Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- C.) The handgrip portion of all handrails shall be not less than 1-1/4" nor more than 2" in cross-sectional dimension. Handrails projecting from walls shall have at least 1-1/2" between the wall and the handrail. Ends of the handrails shall be returned or shall have rounded terminations or bends.

Attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension. Section 1505.3. Provide not less than 1 square foot vented area for every 150 square feet of attic area.

Note: Provide 15# felt underlayment for the compo roof.

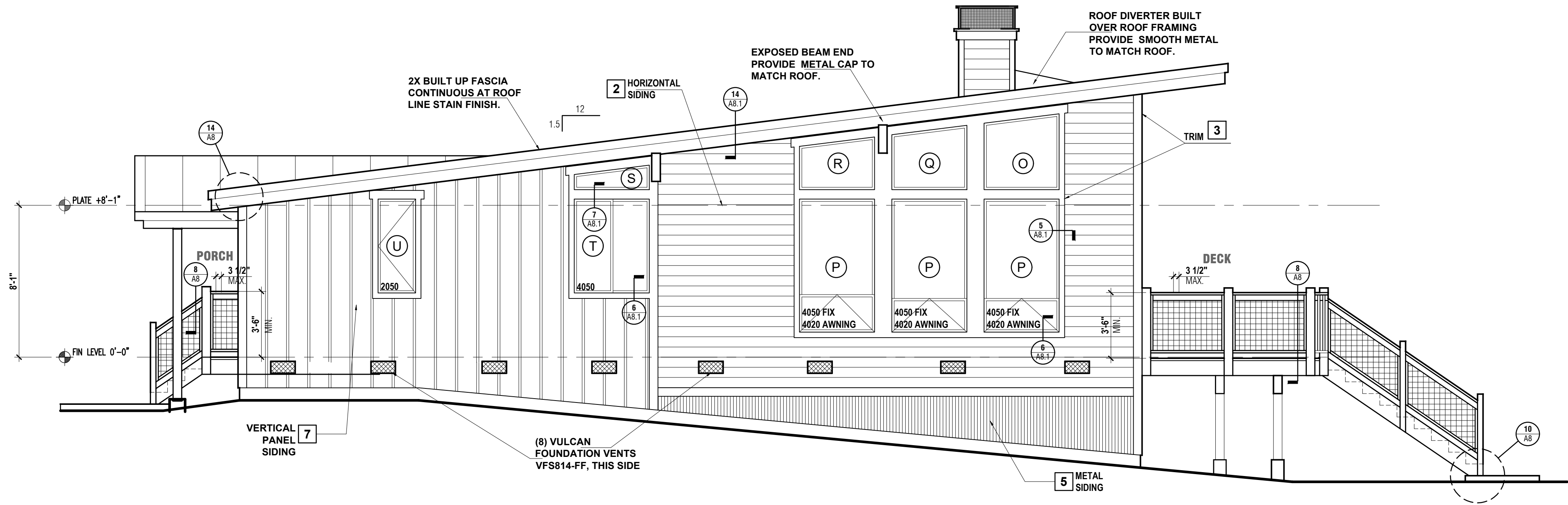
Anchor Bolt Requirements

The nominal anchor bolt diameter shall be 5/8" (for Seismic Zone 4 only). Note: This will require a minimum distance from the ends of sill plates to be 4-3/8" (and a maximum of 12"). Plate washers (minimum size of 2" x 2" x 3/16") shall be used on each anchor bolt. Where hold-downs require anchors for embedment, the hold down anchors must be secured in place prior to foundation inspection.

A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the building inspector prior to installation. Section 2304.

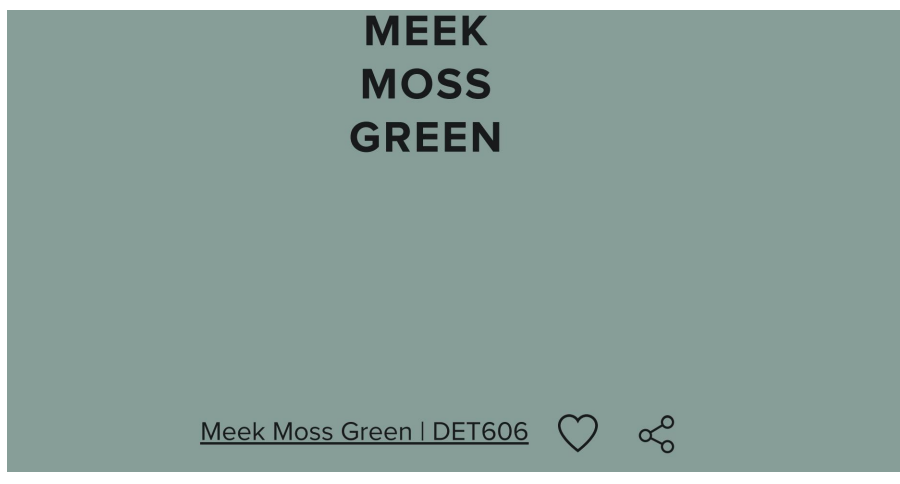
In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsular countertops 12" by 24" long (or greater) shall have at least one receptacle. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces.

Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. NEC Art. 210-52(d).

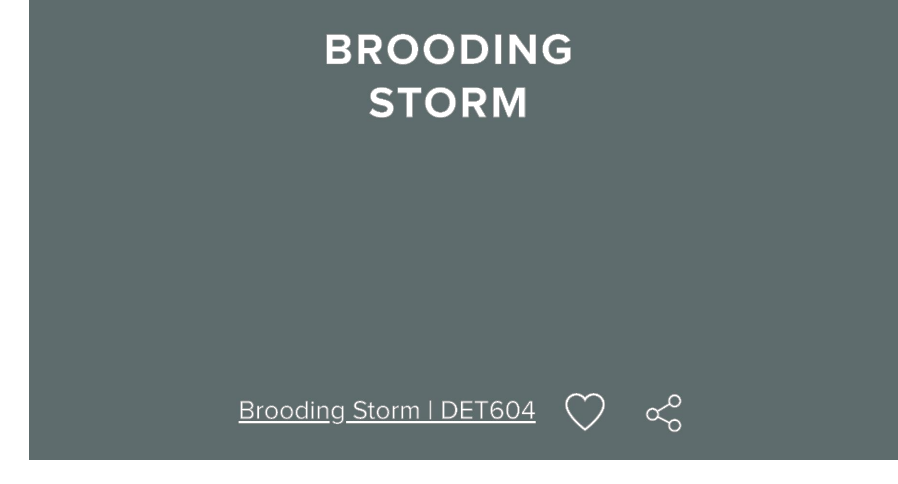


PROPOSED HOUSE / SOUTH ELEVATION

SCALE 1/4"=1'-0"



**MAIN BUILDING COLOR- MEEK MOSS GREEN
 DUNN-EDWARDS #DET606**



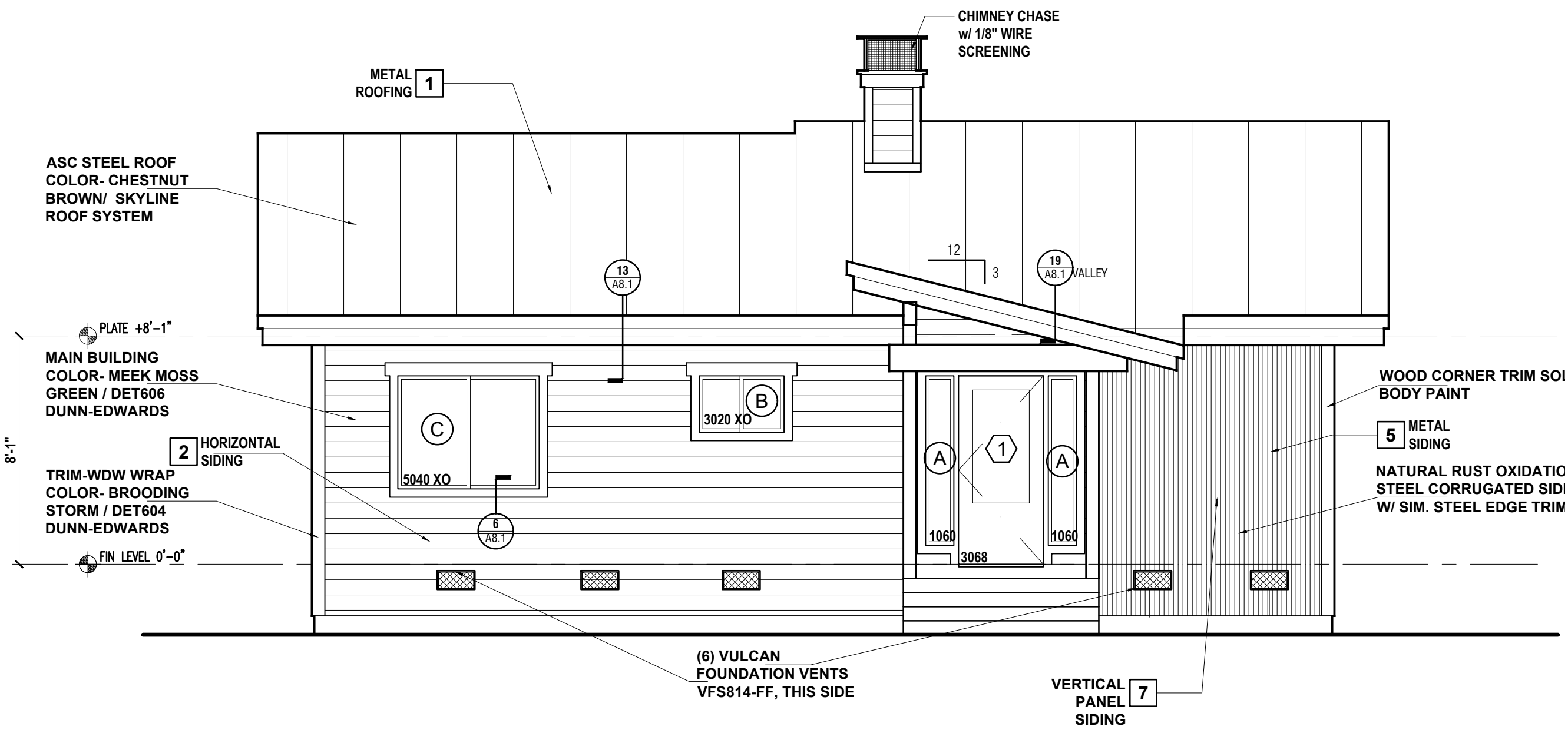
**TRIM-FASCIA WDW WRAP COLOR- BROODING STORM
 DUNN-EDWARDS #DET604**

- For fireplace/chimney specify the following:
1. Chimney shall extend at least 2 ft higher than any portion of the building within 10 ft, but shall not be less than 3 ft above the highest point where the chimney passes through the roof. [CRC R1003.9]
 2. Masonry chimney shall have a chimney cap (concrete, metal, or stone) sloped to shed water, a drip edge and a caulked bond break around any flue liners. [CRC R1003.9.1]
 3. Rain cap when installed must have a minimum clearance above the flue termination to provide a net clear area of four times the free area of the flue [CRC R1003.9.3]
 4. Reinforce masonry or concrete chimney per [RC R1003.3] and anchor chimney to floor and roof/ceiling line per [CRC R1003.4.]

- For factory-built metal fireplace specify [CRC R1004]:
1. Manufacturer, model and ICBO/UL number, see Proposed Floor Plan.
 2. Installation and use shall be in accordance with Manufacturer's listing.
 3. Non-vented fireplaces or gas fired appliances are not permitted.
 4. Factory-built chimney maximum offset is 30 degrees vertically and shall not have more than 4 elbows. [CRC R1005.7]
 5. Fireplace gas valves must be located not more than 6 ft unless listed for installation in the fireplace. [CPC 1212.5]

Exterior Facade Specifications:

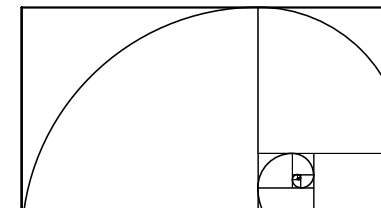
- 1 STANDING SEAM METAL ROOFING:**
 Standing seam metal roofing by 'ASC' Manufacturing, style to be "SKYLINE", color "CHESTNUT BROWN", Class A Fire Rated, verify with owner. Provide Butthene Ice and Watershield Underlayment at all roof valleys, overhangs and at walls. All adjacent surfaces shall be flashed at walls, pitch changes, etc. Contractor to install all roofing products, per mfr. specifications. Drip edge, G.I. flashing, gutters, caps etc., any parts in common with roofing material shall be painted to match roof' accent color.
- 2 HORIZONTAL SIDING:**
 Exterior siding shall be 5/8" x 10" JAMES-HARDY ARTISAN LAP, beveled siding to match existing siding. Install o' Tyvek housewrap paper o' plywood shear wall with 2-8d nails @ 48" o.c. or per board per bearing. Use 3-10d nails @ board ends and splices. Verify Paint & sealer w/ designer. Paint color per DUNN-EDWARDS to be solid body exterior quality, color MEEK MOSS GREEN/ DET 606 per owners desire.
- 3 WINDOW TRIM AND CORNERS:**
 All window trim to be 2x6, 2x4 RS cedar material. sill trim to be 2x4 RS cedar paint to accent main siding field. All window trim to be placed prior to siding, which will terminate at window aluminum extruded mould. Caulk joint of trim to siding to prevent any water infiltration. Corner trim to be 2x6 RS cedar material one side and 2x4 RS cedar at 90 degrees. Accent to match window trim in texture and color. In essence all corner profiles to have a 6" reveal. Corner to be placed prior to siding to allow for water tight, and a superior corner structure. All corner trim to be attached with 2-10d nails @ 48" o/c with 2 nails at all ends. Stain color per DUNN-EDWARDS to be solid body exterior quality, Color - BROODING STORM/ DET 604 per owner's desire.
- 4 STONE VENEER:**
 CHIEF JOSEPH or KOOTENAI LedgeStone, Large Flag field pattern to be applied per 2016 CRC, Section R703.3.1. Provide 2 layers of waterproof paper backing applied directly to plywood (edx). A minimum of a No. 17 Gage wire ties to be attached to plywood @ 16" o.c., each way w/ 8d wire nails. A minimum of 1" mortar bed, wire to extend through grout spaces a minimum of 1".
- 5 METAL SIDING:**
 Exterior Metal siding shall be HORIZONTAL pattern, HC 50 metal CORETEN, panel size by owner. Install o' tyvek housewrap paper o' plywood shear wall with attachments per mfr. Use all required trim and flash metal at all ends and terminations. Verify pattern and color w/ designer prior to installation.
- 6 DECKING MATERIAL:**
 Trex "TRANSCEND" series composite deck material, installed per mfr. specifications. Or "Tufflex" Polycoat decking system, application of the Class A polymer to follow strict requirements by the manufacturer. Both systems are approved by the ICC as Class A ignition resistant materials.
- 7 VERTICAL BATTEN SIDING:**
 Use HARDIETRIM 3/4"x3.5" Vertical Battens installed over HARDIETRIM Smooth. All required GI flashing to be applied at top and bottom of all exterior siding. Use 2-8d nails @ 24" vert. for batten, 2 nails 3" from ends. Panels to be placed over Tyvek Housewrap, which will be placed over exist, siding all required counter flashing to be installed. Prior to placement of new material. Verify Paint & Sealer w/ designer. Color per DUNN-EDWARDS to be solid body exterior quality. Paint and Stain color MEEK MOSS GREEN/ DET 606 per owners desire.



PROPOSED HOUSE / WEST ELEVATION

SCALE 1/4"=1'-0"

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**DESIGN
DIMENSION
ASSOCIATES**

**DESIGN
PLANNING
STRUCTURES**

P O BOX 7193
MAMMOTH LAKES, CA 93246
TEL/FAX (760) 934-4348

**PROPOSED HOUSE
ELEVATIONS 'NORTH', 'WEST'**

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Craig Tapley

CARDOZA Family Residence
CLIENT NAME: IAN CARDOZA

CONTACT ADDRESS:
PROJECT ADDRESS:
APN: 064-200-024-000

3681 BOREN ST.
SAN DIEGO, CA 92115
569 PIMROCK RD.
SWALL, MEADOWS CA, 93529

REVISIONS

NOV. 2023
SCALE: AS SHOWN
DRAWN: CWT/FC
PRINTED 3.19.24

SHEET

A5.1

WILDLAND-URBAN INTERFACE CODE (W.U.I.)

- ALL EXTERIOR MATERIALS TO COMPLY WITH THE WILDLAND-URBAN INTERFACE BUILDING STANDARDS 2022 CRC R337, REQUIREMENTS FOR THE DEFENSIBLE SPACE OF THE PROJECT TO BE PER CFC 4906 & 4907 AND IN ACCORDANCE WITH CPRC 4290.

ROOFING (CRC 2022 SECT. R337.5)

- ROOF SHALL COMPLY WITH R337.5 AND CRC 2022 R902.
- WHERE ROOFING PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF SHEATHING, THE ROOFING SHALL BE INSTALLED PER CRC 2022 R337.5.2.
- ROOF VALLEYS SHALL COMPLY WITH CRC 2022 R337.5.3. VALLEY FLASHING SHALL BE 26 GA. GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY- IN ADDITION TO THE UNDERLAYMENT ALREADY REQUIRED.
- NOTE: USE NO.22 GALVANIZED SHEET CORROSION-RESISTANT/ ANODIZED, IN HIGH SNOW LOAD APPLICATIONS.
- ROOF GUTTERS SHALL COMPLY WITH CRC 2022 R337.5.4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

VENTS (CRC 2022 SECT. R337.6)

- ALL ROOF VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH 2019 CRC R337.6. ROOF VENTILATION SHALL COMPLY W/ CRC R806
- ROOF AND ATTIC VENTS MUST BE CORROSION RESISTANT AND MADE OF NON-COMBUSTIBLE MATERIAL WITH 1/8 INCH MESH (MAX).
- EAVE AND CORNICE VENTS CAN ONLY BE USED IF THEY ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. PER CRC 2022 CRC R337.6.2.

EAVES (CRC 2022 SECT. R337.7.4)

- EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY IGNITION RESISTANT MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR RATED CONSTRUCTION 2X NOMINAL DIMENSIONED LUMBER, 1X NOMINAL FIRE RETARDANT LUMBER, OR 3/4" FIRE RETARDANT PLYWOOD PRODUCT.
- FASCIAS ARE REQUIRED AND SHALL BE IGNITION RESISTANT, 1-HOUR RATED, OR OF 2x NOMINAL DIMENSIONAL LUMBER.

EXTERIOR PORCH CEILINGS (CRC 2022 SECT. R337.7.6)

- THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL.
 - IGNITION-RESISTANT MATERIAL.
 - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
 - SFM STANDARD 12-7A-3; OR
 - ASTM E2957
- EXCEPTION: ARCHITECTURAL TRIM BOARDS.

EXTERIOR WINDOWS AND DOORS (CRC 2022 SECT. R337.8)

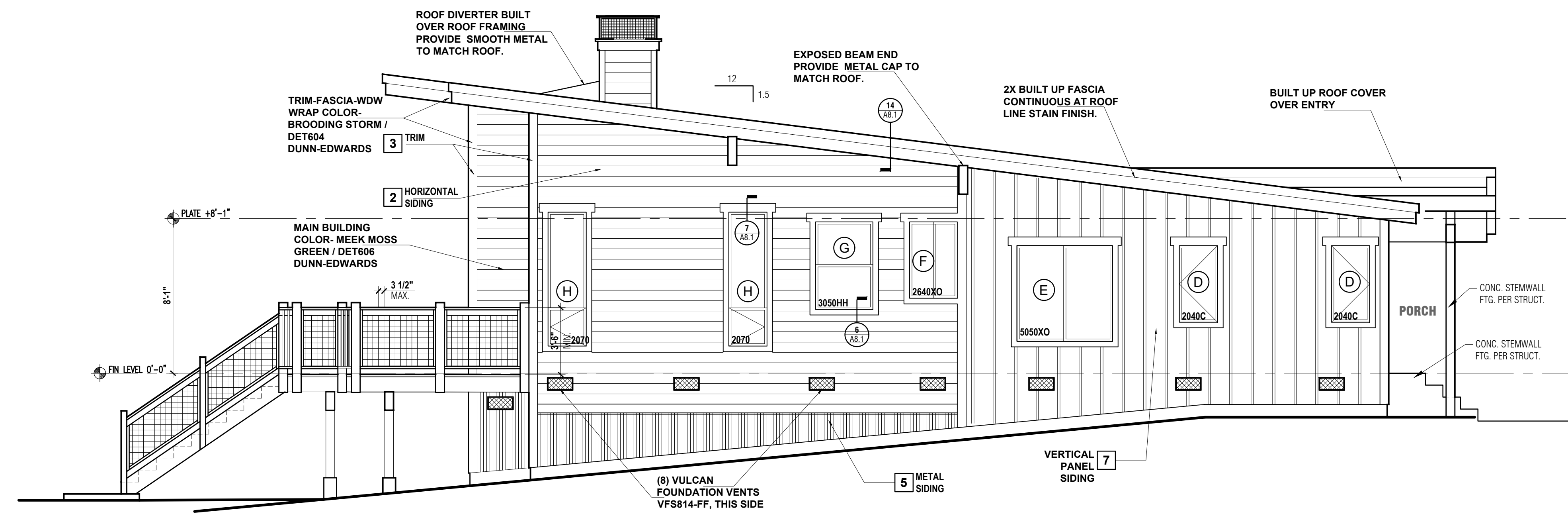
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- EXTERIOR DOORS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
- ALL EXTERIOR DOORS SHALL HAVE AN EXTERIOR CLADDING OF IGNITION RESISTANT MATERIAL OR BE OF SOLID CORE CONSTRUCTION COMPLIANT WITH SECTION 337.8.3.

DECKING (CRC 2022 SECTION R337.9)

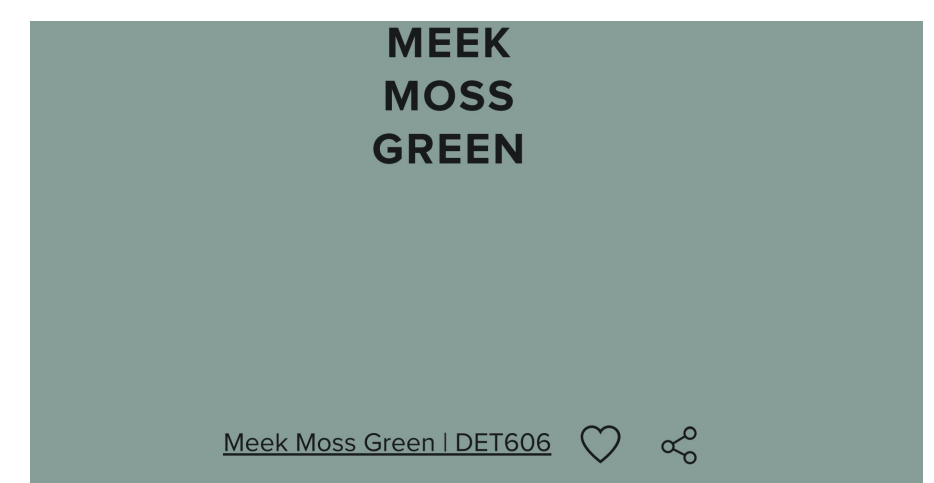
- THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
- WHERE REQUIRED, THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.
- DECKING SURFACES, THE WALKING SURFACE MATERIAL OF DECKS, PORCHES AND BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
 - IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5.
 - EXTERIOR FIRE RETARDANT TREATED WOOD.
 - NONCOMBUSTIBLE MATERIAL.
 - ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
- EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM

EXTERIOR WALLS (CRC 2022 SECT. R337.7.3)

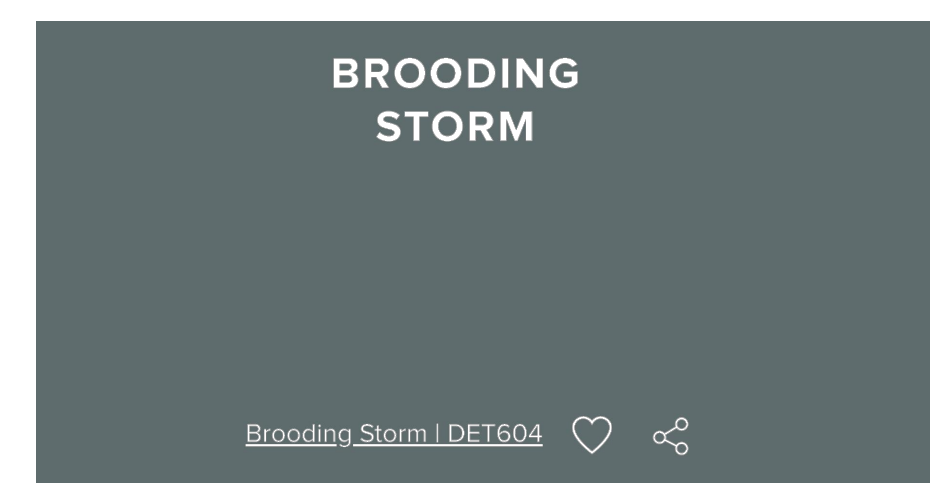
- EXTERIOR WALL COVERING OR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMAL NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TOUNGE AND GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
 - LOG WALL CONSTRUCTION ASSEMBLY.
 - WALL ASSEMBLIES THAT HAVE BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN ASTM E2707 WITH CONDITIONS OF ACCEPTANCE SHOWN IN SECTION R337.7.3.1.
 - WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



MAIN BUILDING COLOR- MEEK MOSS GREEN DUNN-EDWARDS #DET606

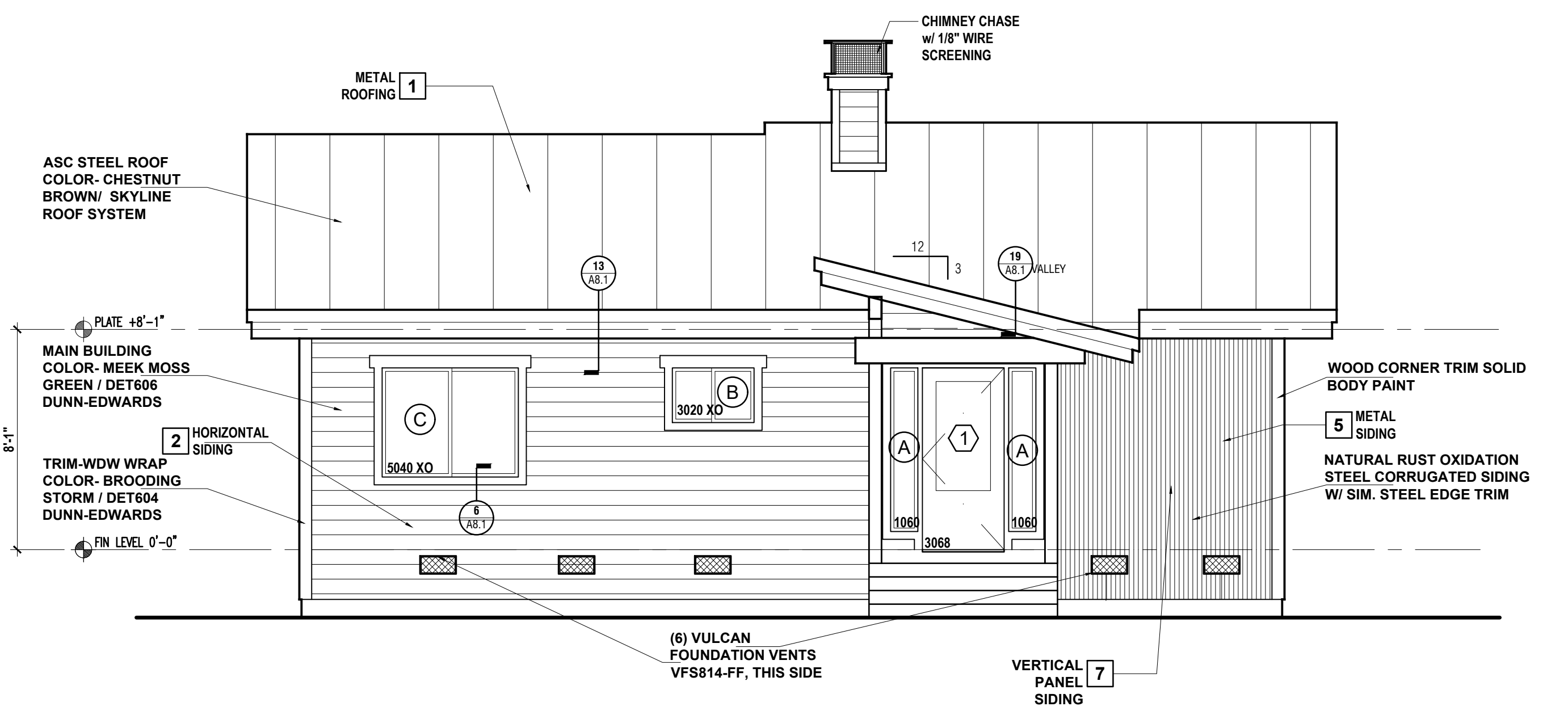


TRIM-FASCIA WDW WRAP COLOR- BROODING STORM DUNN-EDWARDS #DET604

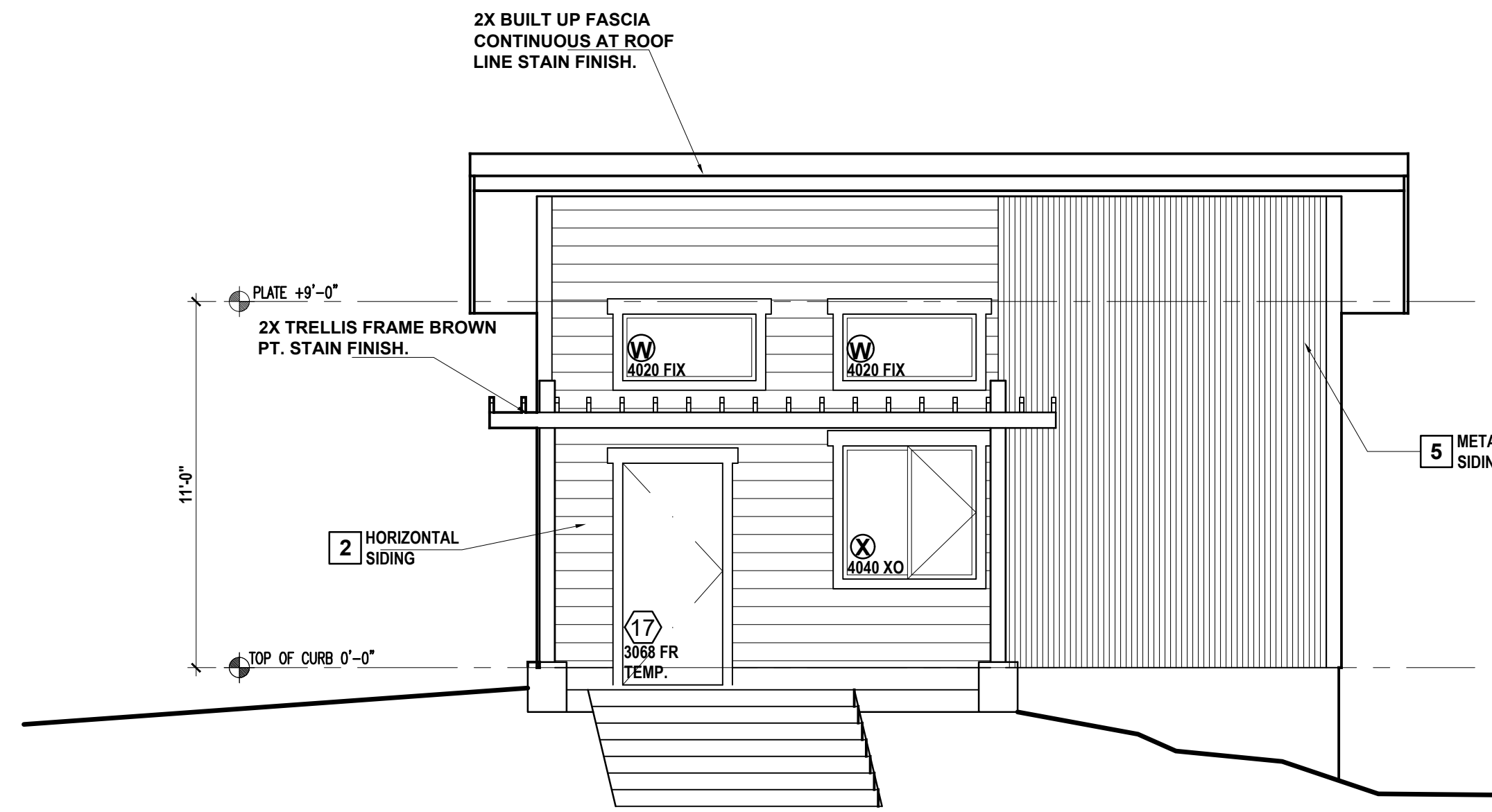
- For fireplace/chimney specify the following:
- Chimney shall extend at least 2 ft higher than any portion of the building within 10 ft, but shall not be less than 3 ft above the highest point where the chimney passes through the roof. [CRC R1003.9]
 - Masonry chimney shall have a chimney cap (concrete, metal, or stone) sloped to shed water, a drip edge and a caulked bond break around any flue liners. [CRC R1003.9.1]
 - Rain cap when installed must have a minimum clearance above the flue termination to provide a net clear area of four times the free area of the flue [CRC R1003.9.3]
 - Reinforce masonry or concrete chimney per [RC R1003.3] and anchor chimney to floor and roof/ceiling line per [CRC R1003.4.]
- For factory-built metal fireplace specify [CRC R1004.]:
- Manufacturer, model and ICBO/UL number, see Proposed Floor Plan.
 - Installation and use shall be in accordance with Manufacturer's listing.
 - Non-vented fireplaces or gas fired appliances are not permitted.
 - Factory-built chimney maximum offset is 30 degrees vertically and shall not have more than 4 elbows. [CRC R1005.7]
 - Fireplace gas valves must be located not more than 6 ft unless listed for installation in the fireplace. [CPC 1212.5]

Exterior Facade Specifications:

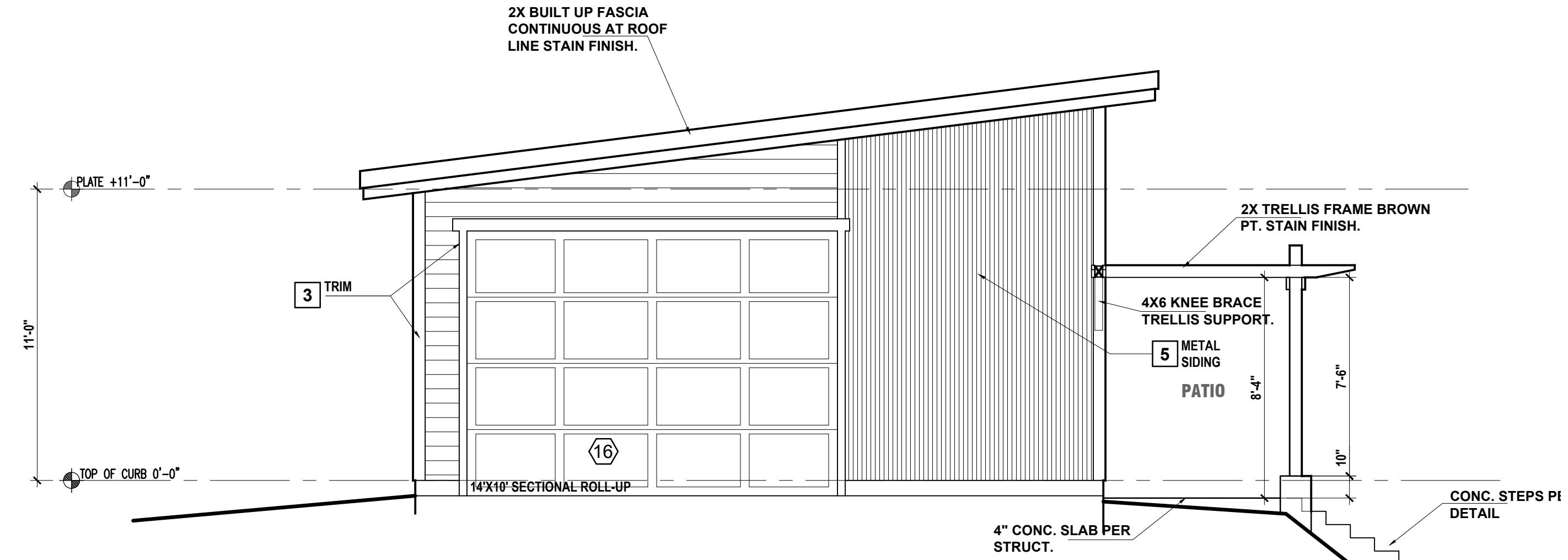
- STANDING SEAM METAL ROOFING:**
Standing seam metal roofing by "ASC" Manufacturing, style to be "SKYLINE", color "CHESTNUT BROWN", Class A Fire Rated, verify with owner. Provide Bituthene Ice and Watershield Underlayment at all roof valleys, overhangs and at walls. All adjacent surfaces shall be flashed at walls, pitch changes, etc. Contractor to install all roofing products, per mfr. specifications. Drip edge, G.I. flashing, gutters, caps etc., any parts in common with roofing material shall be painted to match roof accent color.
- HORIZONTAL SIDING:**
Exterior siding shall be 5/8" x 10" JAMES-HARDY ARTISAN LAP, beveled siding to match existing siding. Install o' Tyvek housewrap paper o/ plywood shear wall with 2-8d nails @ 48" o.c. or per board per bearing. Use 3-10d nails @ board ends and splices. Verify Paint & sealer w/ designer. Paint color per DUNN-EDWARDS to be solid body exterior quality, color MEEK MOSS GREEN/ DET 606 per owners desire.
- WINDOW TRIM AND CORNERS:**
All trim to be 2x4 RS cedar paint to accent main siding field. All window trim to be placed prior to siding, which will terminate at window aluminum extruded mould. Caulk joint of trim to siding to prevent any water infiltration. Corner trim to be 2x6 RS cedar material one side and 2x4 RS cedar at 90 degrees. Accent to match window trim in texture and color. In essence all corner profiles to have a 6" reveal. Corner to be placed prior to siding to allow for water tight, and a superior corner structure. All corner trim to be attached with 2-10d nails @ 48" o/c with 2 nails at all ends. Stain color per DUNN-EDWARDS to be solid body exterior quality. Color - BROODING STORM/ DET 604 per owner's desire.
- STONE VENEER:**
CHIEF JOSEPH or KOOTENAI LedgeStone, Large Flag field pattern to be applied per 2016 CRC, Section R703.3.1. Provide 2 layers of waterproof paper backing applied directly to plywood (edx). A minimum of a No. 17 Gauge wire ties to be attached to plywood @ 16" o.c., each way w/ 8d wire nails. A minimum of 1" mortar bed, wire to extend through grout spaces a minimum of 1".
- METAL SIDING:**
Exterior Metal siding shall be HORIZONTAL pattern, HC 50 metal CORETEN, panel size by owner. Install o' tyvek housewrap paper o/ plywood shear wall with attachments per mfr. Use all required trim and flash metal at all ends and terminations. Verify pattern and color w/ designer prior to installation.
- DECKING MATERIAL:**
Trex "TRANSCEND" series composite deck material, installed per mfr. specifications. Or "Tufflex" Polycout decking system, application of the Class A polymer to follow strict requirements by the manufacturer. Both systems are approved by the ICC as Class A ignition resistant materials.
- VERTICAL BATTEN SIDING:**
Use HARDIETRIM 3/4"x3.5" Vertical Battens installed over HARDIPANEL Smooth. All required GI flashing to be applied at top and bottom of all exterior siding. Use 2-8d nails @ 24" vert. for batten, 2 nails 3" from ends. Panels to be placed over Tyvek Housewrap, which will be placed over exist, siding all required counter flashing to be installed. Prior to placement of new material. Verify Paint & Sealer w/ designer. Color per DUNN-EDWARDS to be solid body exterior quality. Paint and Stain color MEEK MOSS GREEN/ DET 606 per owners desire.



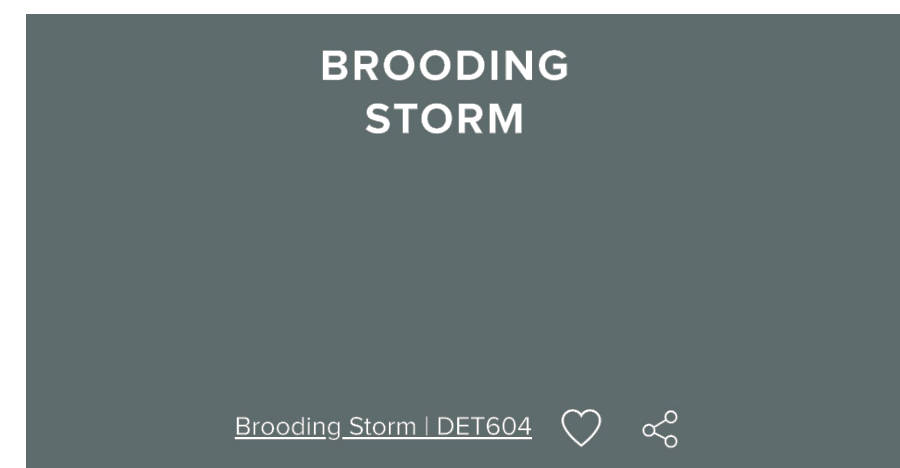
PROPOSED HOUSE WEST ELEVATION
SCALE 1/4" = 1'-0"



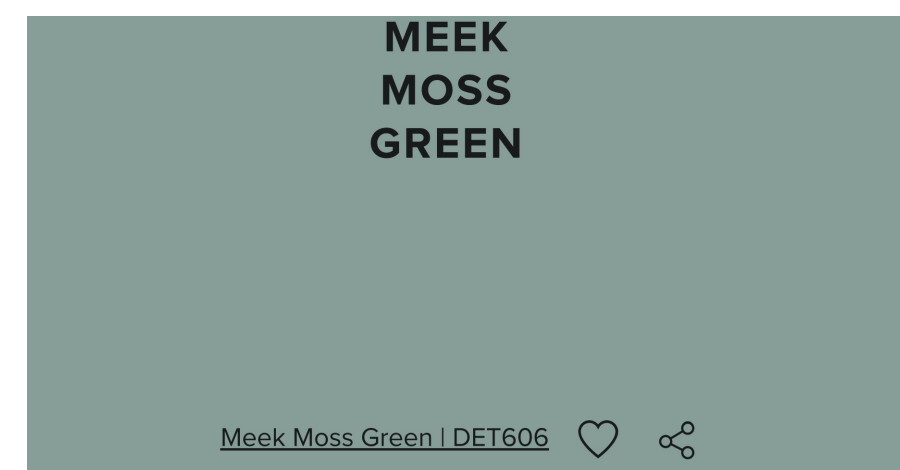
PROPOSED GARAGE SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED GARAGE WEST ELEVATION
SCALE 1/4" = 1'-0"



**TRIM-FASCIA WDW WRAP COLOR- BROODING STORM
DUNN-EDWARDS #DET604**



**MAIN BUILDING COLOR- MEEK MOSS GREEN
DUNN-EDWARDS #DET606**

CBC SPECIFICS REQUIRED per PLAN

Submittal documents for deferred submittal items such as **ROOF TRUSSES or STRUCTURAL STEEL and SPECIAL INSPECTIONS** shall be submitted to, or by the architect or engineer of record. Who shall review them and forward them, to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with design of the building. The deferred submittal items shall not be installed until their design, and submittal documents have been approved by the building official.

Glazing in the following locations should be of safety glazing material in accordance with section 2406.4 (See exceptions):

- A.) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- B.) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc, of either vertical edge of the door in a closed position. And where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

All egress windows may exceed the following dimensions: Clear operable area of 5.7 sq. ft. Clear width of 20" min. and Clear Height of 24" min. Not to exceed 44" above finished floor per CBC.

Guardrails

- A.) Shall have a height of 42"
- B.) Openings between railings shall be less than 4". The triangular openings formed by the riser, tread, and bottom element of a guardrail at a stair shall be less than 6".

Handrails

- A.) Handrails are required on each side of stairways. Stairways less than 44" wide of stairways serving one dwelling unit may have one handrail (if not open on both sides).
- C.) Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- D.) The handgrip portion of all handrails shall be not less than 1-1/4" nor more than 2" in cross-sectional dimension. Handrails projecting from walls shall have at least 1-1/2" between the wall and the handrail. Ends of the handrails shall be returned or shall have rounded terminations or bends.

Attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension. Section 1505.3. Provide not less than 1 square foot vented area for every 150 square feet of attic area.

Note: Provide 15# felt underlayment for the compo roof.

Anchor Bolt Requirements

The nominal anchor bolt diameter shall be 5/8" (for Seismic Zone 4 only). Note: This will require a minimum distance from the ends of sill plates to be 4- 3/8" (and a maximum of 12").

Plate washers (minimum size of 2" x 2" x 3/16") shall be used on each anchor bolt. Where hold-downs require anchors for embedment, the hold down anchors must be secured in place prior to foundation inspection.

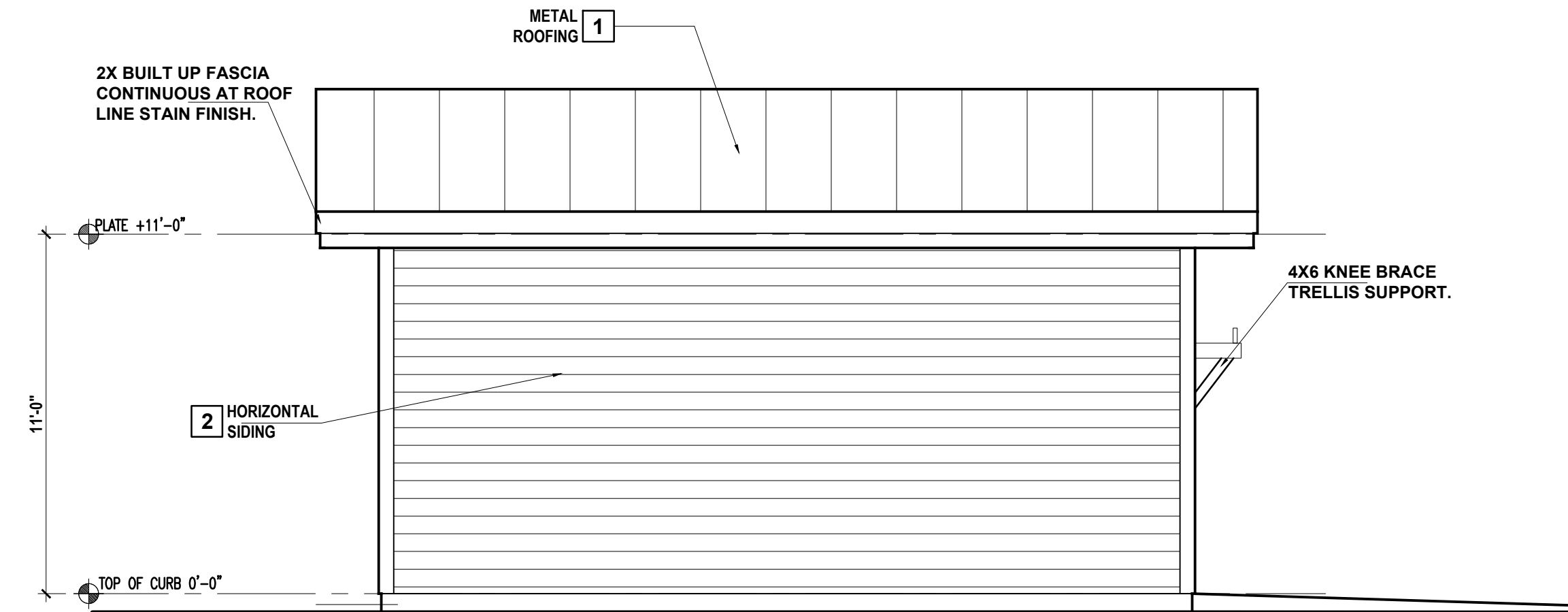
A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the building inspector prior to installation. Section 2304.

In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsular countertops 12" by 24" long (or greater) shall have at least one receptacle. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces.

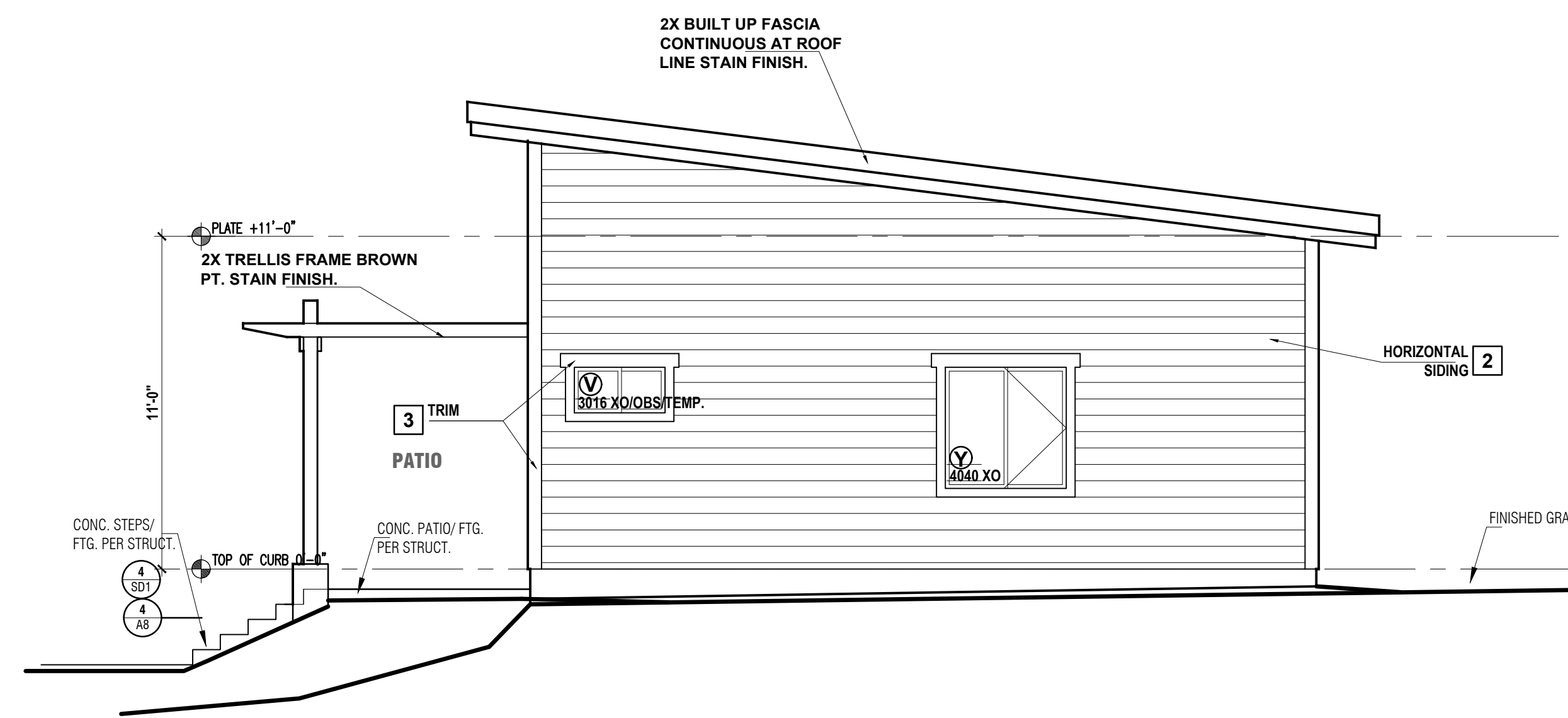
Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. NEC Art. 210-52(d).

Exterior Facade Specifications:

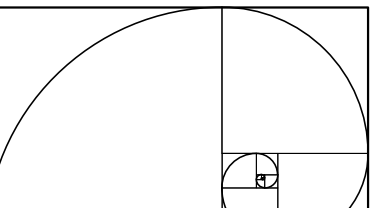
- 1 STANDING SEAM METAL ROOFING:**
Standing seam metal roofing by "ASC" Manufacturing, style to be "SKYLINE", color "CHESTNUT BROWN", Class A Fire Rated, verify with owner. Provide Bituthene Ice and Watershield Underlayment at all roof valleys, overhangs and at walls. All adjacent surfaces shall be flashed at walls, pitch changes, etc. Contractor to install all roofing products, per mfr. specifications. Drip edge, G.I. flashing, gutters, caps etc., any parts in common with roofing material shall be painted to match roof' accent color.
- 2 HORIZONTAL SIDING:**
Exterior siding shall be 5/8" x 10" JAMES-HARDY ARTISAN LAP, beveled siding to match existing siding. Install of Tyvek housewrap paper or plywood shear wall with 2-8d nails @ 48" o.c. or per board per bearing. Use 3-10d nails @ board ends and splices. Verify Paint & sealer w/ designer. Paint color per DUNN-EDWARDS to be solid body exterior quality, color MEEK MOSS GREEN/ DET 606 per owners desire.
- 3 WINDOW TRIM AND CORNERS:**
All window trim to be 2x6, 2x4 RS cedar material, sill trim to be 2x4 RS cedar paint to accent main siding field. All window trim to be placed prior to siding, which will terminate at window aluminum extruded mould. Caulk joint of trim to siding to prevent any water infiltration. Corner trim to be 2x4 RS cedar material one side and 2x4 RS cedar at 90 degrees. Accent to match window trim in texture and color. In essence all corner profiles to have a 6" reveal. Corner to be placed prior to siding to allow for water tight, and a superior corner structure. All corner trim to be attached with 2-10d nails @ 48" o.c with 2 nails at all ends. Stain color per DUNN-EDWARDS to be solid body exterior quality. Color- BROODING STORM/ DET 604 per owner's desire.
- 4 STONE VENEER:**
CHIEF JOSEPH or KOOTENAI LedgeStone, Large Flag field pattern to be applied per 2016 CRC, Section R703.3.1. Provide 2 layers of waterproof paper backing applied directly to plywood (cdx). A minimum of a No. 17 Gauge wire ties to be attached to plywood @ 16" o.c., each way w/ 8d wire nails. A minimum of 1" mortar bed, wire to extend through grout spaces a minimum of 1".
- 5 METAL SIDING:**
Exterior Metal siding shall be HORIZONTAL pattern, HC 50 metal CORETEN, panel size by owner. Install of tyvek housewrap paper or plywood shear wall with attachments per mfr. Use all required trim and flash metal at all ends and terminations. Verify pattern and color w/ designer prior to installation.
- 6 DECKING MATERIAL:**
Trex "TRANSCEND" series composite deck material, installed per mfr. specifications. Or "Tufflex" Polycoat decking system, application of the Class A polymer to follow strict requirements by the manufacturer. Both systems are approved by the ICC as Class A ignition resistant materials.
- 7 VERTICAL BATTEN SIDING:**
Use HARDIETRIM 3/4"x3.5" Vertical Battens installed over HARDIPANEL Smooth. All required GI flashing to be applied at top and bottom of all exterior siding. Use 2-8d nails @ 24" vert. for batten, 2 nails 3" from ends. Panels to be placed over Tyvek Housewrap, which will be placed over exist, siding all required counter flashing to be installed. Prior to placement of new material. Verify Paint & Sealer w/ designer. Color per DUNN-EDWARDS to be solid body exterior quality. Paint and Stain color MEEK MOSS GREEN/ DET 606 per owners desire.



PROPOSED GARAGE NORTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED GARAGE EAST ELEVATION
SCALE 1/4" = 1'-0"



**DESIGN
DIMENSION
ASSOCIATES**
DESIGN
PLANNING
STRUCTURES
P.O. BOX 7193
MAMMOTH LAKES, CA 93246
TEL/FAX (760) 934-4348

**PROPOSED
GARAGE ELEVATIONS**

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Craig Tapley

CARDOZA Family Residence
CLIENT NAME: IAN CARDOZA
CONTACT ADDRESS:
PROJECT ADDRESS:
APN: 064-200-024-000

3661 BOREN ST.
SAN DIEGO, CA 92115
568 PIMROCK RD.
SWALL MEADOWS CA, 93529
PH. 619.647.7305

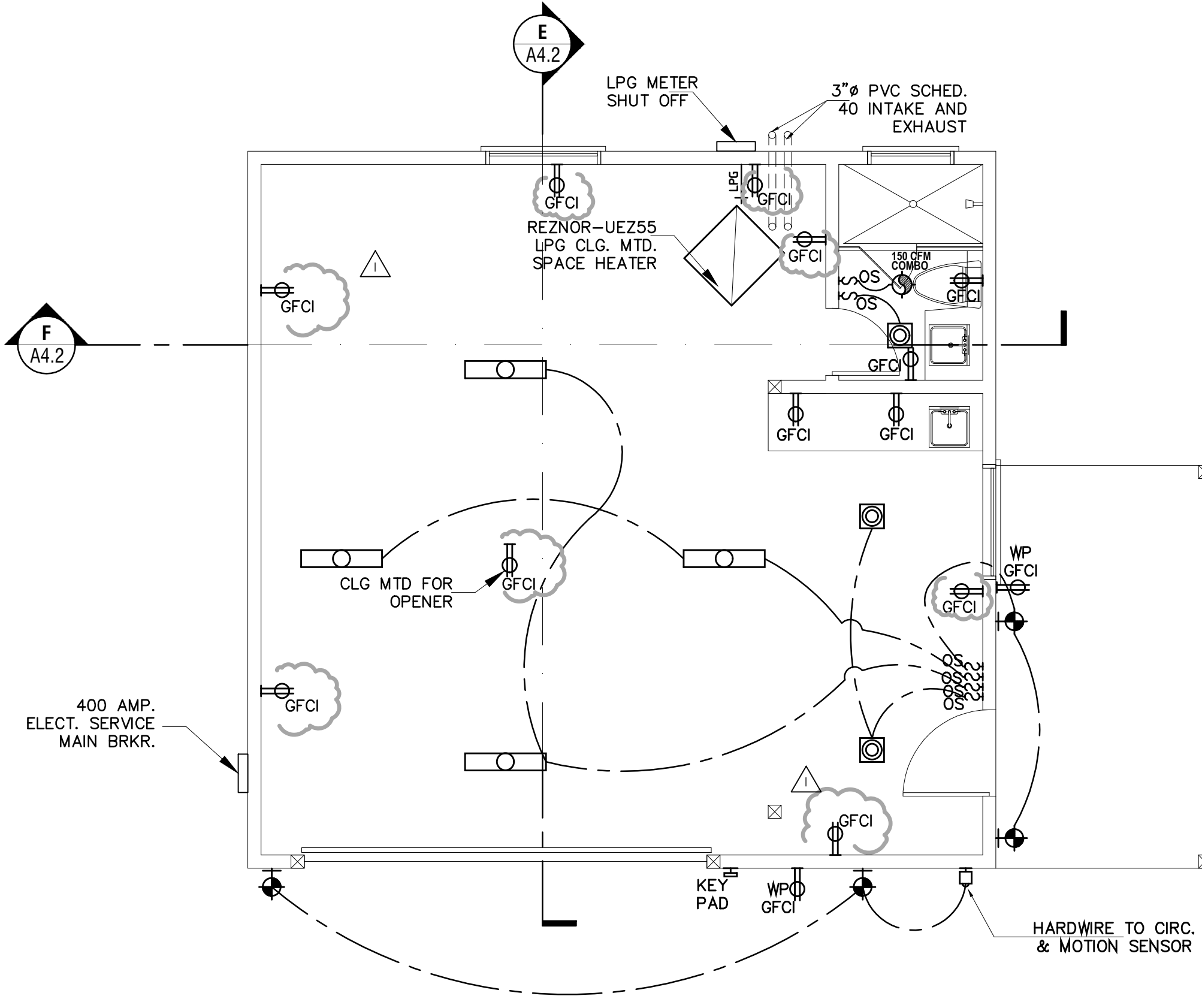
REVISIONS

NOV. 2023
SCALE: AS SHOWN
DRAWN: CWT/FC
PRINTED 3.19.24
SHEET

A5.2

Electrical Notes:

- Smoke detectors shall be 110v, hard wired to primary power source and must be equipped with battery back up. Detectors to be wired together so as to sound alarm system that is audible in all areas of the dwelling.
- LPG detectors to be hard wired to primary power source and must be equipped with battery back up. As well as commonly wired to other detectors so as to sound alarm system that is audible in all areas of the dwelling.
- LPG sensor/detectors to be located at lowest point at given floor, or lowest point of subfloor.
- All lighting in closets to be recessed incandescent fixtures per 410-8 NEC. No surface mounted fixtures allowed. Refer to note #29 below.
- Front lighting fixtures at exterior above Entry to be hard wired to motion sensors or timing system as requested by owner.
- Lighting fixtures (Flood Lights) at Front of Garage structure to be hard wired to circuit, as well as wired to be switch operated per owners request.
- Proposed Water Heater, NAVIEN/ NPE-150 S2 Flash Boiler, LPG fired 96% eff. All combustion exhaust to be vented to exterior by mechanical fan system, Conform to 2022 CRC requirements. Contractor to provide LPG drain from appliance to exterior of building via PVC piping. New appliance supply to be connected to House plumbing system. Refer to Title 24 sheets T-1, T-1.1.
- Proposed heating to be provided by YORK TG9s LATITUDE, 80,000 btu/hr, 95.5% AFUE. Refer to CEC Title -24 report and Calculations provided on Sht. T-1, T-1.1.
- House to be provided with Code required Panasonic FV-10 Heat Recovery Unit, provide make up air venting from exterior to unit, and from unit to exterior, per Mfr. requirements.
- All wall outlets in Kitchen & Bathrooms to have GFCI capabilities and be appropriately wired to their common circuit per room.
- Provide exterior weatherproof 110 volt outlet at front and back of house as required per CRC min., see plan. Located outlets no more the 6.5' above floor.
- Provide exterior weather proof 110 volt outlets at caves for seasonal or auxiliary lighting applications. Front at entry and above porch at back of house.
- Arc-fault circuit protection shall be provided on all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets install in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Protection shall be provided by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit. Also all 125 volt, 15 and 20 amp receptacles shall be listed tamper-resistant receptacles.
- All new luminaries that are permanently installed must be high efficacy.
 - A. Less than 15 watts - 40 lumens/watt High Efficacy means.
 - B. Between 15-40 watts - 50 lumens/watt.
 - C. Greater than 40 watts - 60 lumens/watt.
- Lighting fixtures that contain a conventional (medium) screw - based socket are not permitted.
- Kitchens. At least half the installed wattage of luminaries in kitchens shall be high efficacy and the ones that are not must be switched separately.
- Lighting in Bathrooms, Garages, Laundry Rooms, and Utility Rooms. All luminaries shall either be high efficacy or shall be controlled by an occupant sensor. If the manual- or motion sensor is provided, it shall be installed to turn off automatically when no one is present and be capable of being turned on with a switch.
- Other Rooms. All luminaries shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closets that are less than 70 square foot are exempt from this requirements.
- Outdoor Lighting. All luminaries mounted to the building or to other buildings on the same lot shall by high efficacy luminaries or shall be controlled by a photo- control/motion sensor combination.
- All switch controls to be +42" above floor U.N.O.
- All electrical outlets to be +10" above floor U.N.O.
- All Bedrooms to have arc-fault receptacles per 2019 CEC. Provide arc vault interrupt @ all bedrooms, typical from CBC and NEC.
- All recessed luminaires to be ICC rated, electronic ballast and air tight.
- Kitchen- provide two dedicated branch circuits that are limited to supplying wall and counter outlets for the Kitchen, pantry, breakfast room, dining room, or similar areas. Note these circuits must be dedicated for outlets only "not other uses", per CEC 210-11(c)(1), 210-52(b).
- Bathroom outlets to have a dedicated 20-ampere circuit, which does not supply power other than receptacles.
- Laundry area to have a dedicated 20-ampere circuit for those receptacles only, not any other room services.
- Condensate lines from mechanical equipment shall discharge to a plumbing fixture or storm drain by means of indirect waste pipe. Condensate lines shall not terminate in landscapes or yard areas.
- Effective Jan. 1, 2020 new installation of gas water heater shall have all the following as per 2019 Energy Standards.
 - A dedicated 125V, 20-amp electrical receptacle connected to the electrical panel with a 120/240 -volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible with no obstructions.
 - Both ends of the unused conductor shall be labeled "SPARE" and be electrically isolated.
 - A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit above and labeled "FUTURE 240V USE".
 - A category III or IV vent, or a Type B vent with straight pipe through outside and water heater.
 - A condensate drain no more than 2 inches higher than the base of the water heater for natural drying.
 - A gas supply line with capacity of at least 200,000Btu/hr.
- Provide a Sediment trap at the location of the water heater and the FAU. A sediment trap must be installed as close as possible to the gas inlet of the appliance if it is not part of the appliance. Sediment traps are NOT required at ranges, clothes dryers, decorative appliances or fireplaces.
- Clothes closets & storage closets:
 - 12" for surface-mounted incandescent or LED luminaries with a completely enclosed light source installed on the wall above the door or on the ceiling.
 - 6" for surface-mounted fluorescent luminaries installed on the wall above the door or on the ceiling.
 - 6" for recessed incandescent or LED luminaries with a completely enclosed light source installed in the wall or ceiling.
 - 6" for recessed fluorescent luminaries installed in the wall or ceiling.
 - Surface-mounted fluorescent or LED luminaries shall be permitted to be installed within the closet storage space where identified for such use.
- Concrete-Encased Electrode must be encased by at least 2" of concrete and located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth. It must consist of at least 20' of one or more bare or zinc galvanized or other electrically conductive coated steel reinforced bars or rods of not less than 1/2" in diameter, or consisting of at least 20' of bare copper conductor not smaller than 4 AWG. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means.
- New boxes used at luminaire or lamp-holder outlets in a ceiling shall be required to support a luminaire weighing a minimum of 50-lbs. boxes used at luminaire outlets in walls shall be designed for the purpose and shall be marked on the interior indicating the maximum weight of the luminaire permitted, if other than 50-lbs. outlet boxes or systems used as the sole support of ceiling fans shall be listed and marked by the manufacturer as suitable for this purpose.
- EV CHARGING INFRASTRUCTURE NOTES:
 - New one- and two-family dwellings and townhouses with attached private garages. for each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an ev charger raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device. CIBC 4.106.4.1.
 - Identification. the service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future ev charging as "EV CAPABLE". the raceway termination locations shall be permanently and visibly marked as "EV CAPABLE". CIBC 4.106.4.1.1



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

MISCELLANEOUS SYSTEMS

[Symbol]	TELEPHONE OUTLET
[Symbol]	DATA COMPUTER OUTLET
[Symbol]	SMOKE DETECTOR (maybe a combination carbon monoxide/smoke detector.)
[Symbol]	CARBON MONOXIDE DETECTOR
[Symbol]	PROPANE GAS SENSOR/ALARM
[Symbol]	SECURITY ALARM
[Symbol]	TELEVISION CABLE, 4G DEEP BOX W/ 4G RING & BLANK PLATE
[Symbol]	EXHAUST FAN
[Symbol]	THERMOSTAT CONTROL
[Symbol]	GAS OUTLET
[Symbol]	HOSE BIBB
[Symbol]	DOMESTIC WATER
[Symbol]	TIMER / PHOTO-CELL
[Symbol]	DOOR BELL ACTUATOR
[Symbol]	BELL
[Symbol]	PUSH BUTTON
[Symbol]	KEY PAD
[Symbol]	HEAT LAMP

LIGHT FIXTURES

[Symbol]	UNDER CABINET LOW VOLTAGE 20 WATT HALOGEN 'HOCKEY PUCK' RECESSED FIXTURE
[Symbol]	RECESSED FIXTURE/ HE - LED/ 1200 LUMENS 4" RECESSED FIXTURE
[Symbol]	LED RECESSED FIXTURE 4" DIAMETER- SLOPED CEILING
[Symbol]	PENDANT FIXTURE
[Symbol]	CEILING MOUNTED - LIGHT FIXTURE
[Symbol]	WALL FIXTURE
[Symbol]	WALL FIXTURE- EXTERIOR
[Symbol]	FLUORESCENT STRIP
[Symbol]	FLUORESCENT LIGHT BOX
[Symbol]	WALL SCONCE
[Symbol]	LIGHT/FAN COMBINATION - EXHAUST FAN
[Symbol]	TRACK LIGHTING (3 LIGHTS SHOWN TYP.)
[Symbol]	EXTERIOR FIXTURE - MOTION SENSOR
[Symbol]	FAN W/ LIGHTS

ELECTRICAL SYMBOL LEGEND

[Symbol]	POWER
[Symbol]	RECESSED WALL PANEL WITH DOOR
[Symbol]	METER
[Symbol]	CONTROL
[Symbol]	SINGLE POLE SWITCH, AFCI PER ELEC. NOTES.
[Symbol]	DIMMER SWITCH
[Symbol]	SINGLE POLE SWITCH, OCCUPANCY SENSOR SWITCH
[Symbol]	THREE-WAY SWITCH
[Symbol]	THREE-WAY DIMMER SWITCH
[Symbol]	3-WAY OCCUPANCY SENSOR SWITCH
[Symbol]	3-WAY DIMMER & OCCUPANCY SENSOR SWITCH
[Symbol]	FOUR-WAY SWITCH
[Symbol]	FOUR-WAY DIMMER SWITCH
[Symbol]	RECEPTACLE
[Symbol]	DUPLEX CONVENIENCE OUTLET (AFCI)
[Symbol]	220V OUTLET
[Symbol]	DUPLEX CONVENIENCE OUTLET - 1/2 HOT, 1/2 SWITCHED
[Symbol]	QUADRUPLEX CONVENIENCE OUTLET
[Symbol]	UNDER COUNTER
[Symbol]	DUPLEX FLOOR OUTLET
[Symbol]	JUNCTION BOX, CONNECTED TO EQUIPMENT - NOTED ON PLAN
[Symbol]	UNDER EAVE SEASONEL OUTLET
[Symbol]	DUPLEX CONVENIENCE OUTLET- WATERPROOF/ GFCI
[Symbol]	DUPLEX CONVENIENCE OUTLET- GFCI

HEAT PUMP INSTALLATION: For future heat pump water heater installation per CBEES 150.0(i). When Gas or Propane water heater is used, a space at least 2.2' x 2.5' x 7' tall for a future heat pump water heater (HPWH) is required meeting either of the requirements below (meeting all applicable California Electrical Code requirements):

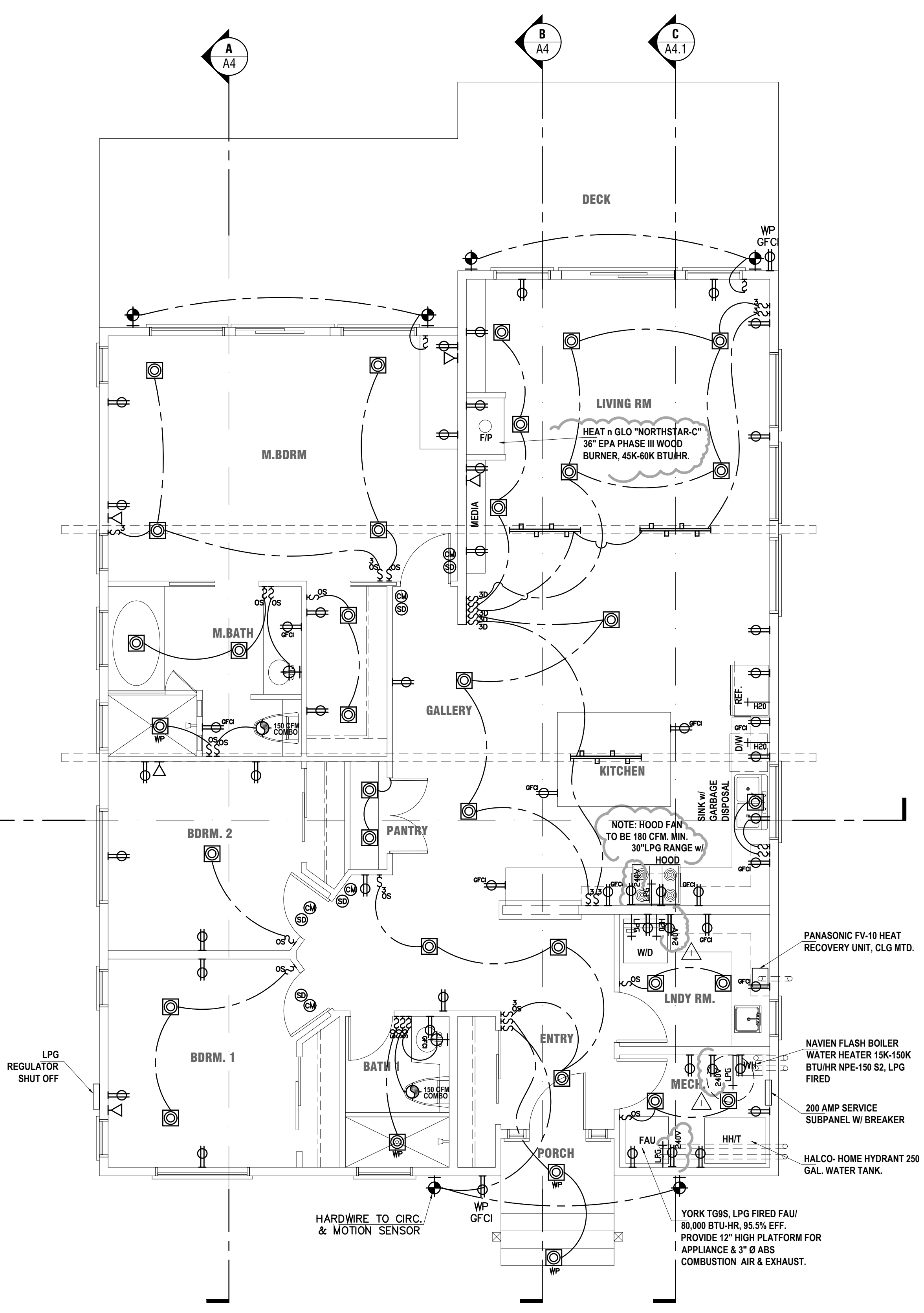
- If the HPWH is within 3 ft. of the installed water heater, the following are required:
 - A dedicated, 125-volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10-AWG copper branch circuit within 3 ft. of the water heater.
 - Labeling both ends of the unused conductor "SPARE" and isolating them electrically.
 - A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in (i) above and label it "Future 240V Use".
- A condensate drain that is no more than 2" higher than the base allowing for natural draining.
- If the HPWH space is >3 ft. from the installed water heater, the following are required:
 - A dedicated, 240-volt branch circuit rated at 30 amps minimum installed within 3 ft. of the space labeled as "240V ready".
 - Reserved space in the main electrical service panel to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V Use".
 - Dedicated cold water supply to (or cold water supply running through) the HPWH space before it serves the installed water heater.
 - Hot water supply from the installed water heater that is routed to the HPWH space before serving any fixtures.
 - Hot and Cold water supply that are exposed and readily accessible for future HPWH.
 - A condensate drain that is no more than 2 inches higher than the base allowing for natural draining.

ENERGY STORAGE SYSTEMS: For all single family residences, that include one or two dwelling units shall meet the following. All electrical components shall be installed in accordance with the CALIFORNIA ELECTRICAL CODE:

- At least one of the following shall be provided:
 - ESS Ready interconnection equipment with a minimum backed up capacity of 60 amps and a minimum of four ESS supplied branch circuits, or
 - A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in 150.0(i)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall not be less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel that include all backed-up load circuits".
- A minimum of four branch circuits shall be identified and have their source of supply isolated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.
- The main panelboard shall have a minimum busbar rating of 225 amperes.
- Sufficient space shall be reserved to allow future installation of system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.

SYSTEMS USING GAS OR PROPANE APPLIANCE ARE PROPOSED. PROVIDE THE FOLLOWING TO COMPLY WITH SECTION 150.0(i)(4)(v):

- A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the Furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
- The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric appliance installation. The reserved space shall be permanently marked as "For Future 240V use".



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

Craig Tapley

CARDOZA Family Residence
CLIENT NAME: IAN CARDOZA
CONTACT ADDRESS:
3681 BOREN ST.
SAN DIEGO, CA 92115
560 PIMROCK RD.
SWALL MEADOWS CA, 93259
PH. 619.647.7305

REVISIONS

PLAN CHECK REV.	03-15-24 CWT
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NOV. 2023
SCALE: AS SHOWN
DRAWN: CWT/FC
PRINTED: 3.19.24

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B24-032

Finish Details

Roof -ASC 'Chestnut Brown'

Building's (House & Garage) main body- Dunn Edwards 'Meek Moss' .

Building's (House & Garage) Window trim and boarders- Dunn Edwards 'Brooding Storm'

Windows will all be Dark bronze anodized Aluminum or Fiberglass.

COLOR CHART



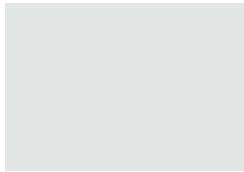
Not all colors and profiles are available at all locations. Please see back of color card for details.

STANDARD COLORS

We recommend you request a physical sample to review before ordering. We are not responsible for color variations.



ZINCALUME® Plus*
SRI: 64 • LRV: 67



WINTER WHITE
SRI: 88 • LRV: 74



SURF WHITE
SRI: 74 • LRV: 59



LIGHT STONE
SRI: 70 • LRV: 53



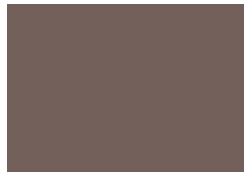
DESERT BEIGE
SRI: 58 • LRV: 39



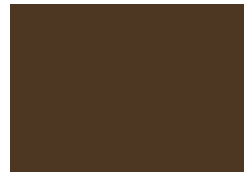
CASCADE GRAY
SRI: 58 • LRV: 41



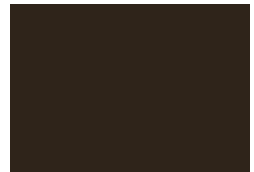
TAUPE
SRI: 53 • LRV: 28



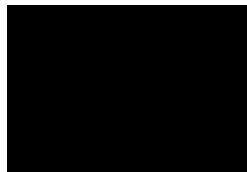
PATINA STEEL
SRI: 38 • LRV: 17



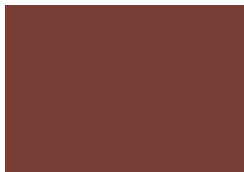
CHESTNUT BROWN
SRI: 36 • LRV: 12



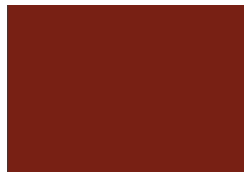
CLASSIC BROWN
SRI: 29 • LRV: 7



MATTE BLACK
SRI: N/A • LRV: 5



CANYON RED
SRI: 45 • LRV: 16



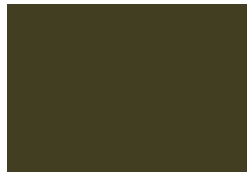
RUSTIC RED
SRI: 43 • LRV: 13



OLD TOWN GRAY
SRI: 43 • LRV: 27



OLD ZINC GRAY
SRI: 43 • LRV: 22



WEATHERED COPPER
SRI: 32 • LRV: 11



SLATE GRAY
SRI: 32 • LRV: 13



TAHOE BLUE
SRI: 33 • LRV: 14



EVERGLADE
SRI: 35 • LRV: 19



DENALI GREEN
SRI: 29 • LRV: 11



FOREST GREEN
SRI: 36 • LRV: 8



COPPER PENNY¹
SRI: 53 • LRV: 28



NATURAL RUST²
SRI: 32 • LRV: 10
(Subject to upcharge)



IRONOX²
SRI: N/A • LRV: N/A

MEASURED ON A SCALE OF 0 - 100

Light Reflective Value (LRV)
Measures how much visible light a color reflects and how much it absorbs. The **higher** the LRV, the **more reflective** it will be.

Solar Reflective Index (SRI)
Measures the amount of **heat reflected** from painted metal roof. The higher the SRI value, the cooler the metal will be, helping cut down on **energy costs** to keep your **home cool**.

SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRC) performance values (for CA Title 24) are based on color families and will differ from above.

SRI=Solar Reflective Index. LRV=Light Reflectance Value. GA= Gauge of Steel. *Clear acrylic coated.

¹Please note, these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects.

²IronOx is black steel (uncoated and unpainted), that rusts naturally. No warranty is offered or implied. Only available in 22 GA Nu-Wave® Corrugated.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your ASC Building Products representative for more information.

Customer Service Centers

Salem, OR: 503-390-7174 or 800-272-7023 | Spokane, WA: 509-536-4097 or 800-776-8771

www.ascbp.com

PRODUCT DETAILS AND SPECS



Color Key		12" Skyline Roofing®		16" Skyline Roofing®		2½" Corrugated		24" Delta Rib™		36" Nor-Clad®		36" Strata Rib®		36" Delta Rib™ III		36" PBR Panel		36" Nu-Wave® Corrugated		
Dura Tech™ xl (SMP)																				
ColorGuard 25 with Spectrascape® (Polyester)																				
Dura Tech™ nt (SMP)																				
ZINCALUME® Plus (Unpainted product)																				
Premium Color (Subject to upcharge)																				

Colors & Gauges		26	26	29	26	29	26	29	26	29	26	29	26	26	26
ZINCALUME® Plus				AK/CA OR/WA	1	WA				AK/CA OR/WA				AK/CA OR/WA	
Winter White				CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Surf White										OR WA				OR WA	
Light Stone				CA OR/WA						AK OR/WA	CA OR/WA			AK OR/WA	CA OR/WA
Desert Beige										AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Cascade Gray										OR				OR	
Taupe										CA OR/WA				CA OR/WA	
Patina Steel				CA OR/WA						CA OR/WA				CA OR/WA	
Chestnut Brown				AK/CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Classic Brown				AK/CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Matte Black				AK/CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Canyon Red										AK/CA OR/WA				AK/CA OR/WA	
Rustic Red				AK/CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Old Town Gray				CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Old Zinc Gray				AK/CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Weathered Copper				AK/CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Slate Gray				AK/CA OR/WA		CA				AK/CA OR/WA				AK/CA OR/WA	
Tahoe Blue				AK/CA OR/WA		WA				AK/CA OR/WA	OR			AK/CA OR/WA	OR
Everglade				CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Denali Green				AK/CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Forest Green				AK/CA OR/WA						AK/CA OR/WA	OR WA			AK/CA OR/WA	WA
Copper Penny*				AK/CA OR/WA						AK/CA OR/WA				AK/CA OR/WA	
Natural Rust*				AK/CA OR/WA	1					AK WA				AK WA	
IronOx ²															

Production Locations		26	26	29	26	29	26	29	26	29	26	29	26	26	26
Anchorage, Alaska (AK)															
Sacramento, California (CA)															
Salem, Oregon (OR)															
Spokane, Washington (WA)															
	Salem, OR.														
	Multiple Locations (See Key)														
	Sacramento, CA.														
	Sacramento, CA.														
	Sacramento, CA., Spokane, WA.														
	Sacramento, CA.														
	Multiple Locations (See Key)														
	Sacramento, CA., Salem, OR.														
	Multiple Locations (See Key)														
	Sacramento, CA., Salem, OR.														
	Salem, OR.														
	Sacramento, CA.														
	Sacramento, CA.														

FOOTNOTES:
 1) Also available in 32" Net Coverage.
 2) IronOx is black steel (uncoated and unpainted), that rusts naturally.
 No warranty is offered or implied. Only available in 22 GA Nu-Wave® Corrugated.

Dura Tech™ 5000/mx (PVDF) 24ga & 22ga colors available for:
 Skyline Roofing hp, Nu-Wave Corrugated, PBR Panel, and Design Span hp.
 See ascbp.com for Dura Tech™ 5000/mx color chart.

* Please note these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend you request a sample of current stocked material to review actual color before ordering to ensure color accuracy.

WE ARE NOT RESPONSIBLE FOR COLOR VARIATIONS.



DURA TECH™ xl (SMP) Silicone Modified Polyester Coatings

Technical Data Sheet



Dura Tech™ xl is an SMP paint system that is made of a durable resin combined with cool pigment technology. This system provides excellent color retention, and resistance to chalk and fade, while reducing energy demands.

SPECIFICATIONS	TEST STANDARD	COATED STEEL SUBSTRATE ¹
Dry Film Thickness (Nominal)	ASTM D1005	0.15-.030 mil primer 0.70-0.90 mil topcoat
Gloss	ASTM D523 @ 60°	10-80+
Solar Reflectance	ASTM E903, ASTM E1918 (using portable reflectometer)	.25 (25%) min.
Emissivity	ASTM C1371, ASTM E408	.80 (80%) min.
Pencil Hardness	ASTM D3363	F Min.
Flexibility ²	T-bend, ASTM D4145	2 T-bend, no pick-off
Adhesion	ASTM D3359	1.5x metal thickness, no adhesion loss
Reverse Impact	ASTM D2794	2x gauge or 80" lbs.
Abrasion, Falling Sand	ASTM D968	25-40 l/mil
Mortar Resistance	ASTM C267	No effect
Detergent Resistance	ASTM D2248 (3% detergent @ 100° F-72 hrs.)	No effect
Acid Resistance	ASTM D1308 10% muratic acid - 15 min. 20% sulfuric acid - 24 hrs.	No effect No effect
Acid Rain Test	Kesternich SO ₂ DIN 50018	10 cycles No objectionable changes
Alkali Resistance	ASTM D1308 (10%, 20% NaOH, 1 hr.)	No effect
Salt Spray Resistance	ASTM B117 (5% salt fog @ 95° F)	Passes 1,000 hrs.
Humidity Resistance	ASTM D714, ASTM D2247 (100% relative humidity @ 95° F)	Passes 1,000 hrs. (No blisters, cracks or peeling)
Exterior Exposure	ASTM D2244, ASTM D4214 (10 yrs. @ 45° F, South Florida)	Max. 5 fade Max. 8 chalk

FINISH WARRANTIES

Dura Tech™ xl finishes are offered with a Limited Lifetime Residential Warranty and a 25 year Non-Residential Limited Warranty.

COMPOSITION & APPLICATION

Dura Tech™ xl coatings are factory applied, oven cured formulas applied by approved coil coaters. They utilize Silicon Modified Polyester (SMP) resins and inorganic, IR reflective pigments for superior long-term performance.

PRETREATMENT

All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

BATCH SENSITIVE PRODUCTS - PEARLESCENT METALLIC & PRINTS

For select finishes, minor differences in color and appearance are normal and to be expected, due to the use of variable color pigments or finish patterns. To minimize the possible visual effects from the minor variations in these products, an entire job should be sourced at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation. Contact your ASC Building Products representative for more information.

¹ Coated steel includes the following types of steel G90 hot dip galvanized, Galvalume®, and ZINCALUME®.

² Fracturing or rupturing of substrate will rupture coatings. Heavy gauge and clad steel substrates impose limitations on formability.



WE ARE NOT RESPONSIBLE FOR COLOR VARIATIONS.

Sample color chips are available upon request. Consult your ASC Building Products representative for more information.



BROODING STORM

Brooding_Storm | DET604

TRIM

[White Picket Fence | DET648](#)

ACCENT

[Sonoma Chardonnay | DET471](#)



[ORDER PAINT](#)



[ORDER PAINT SAMPLE](#)



[ORDER FREE COLOR CHIP](#)



[INSTACOLOR ROOM VISUALIZER](#)

BROODING STORM PAINT COLOR

Paint colors represented are approximations and are not exact matches. No guarantee is intended and approval or final color selections and color placement are the responsibility of the property owner or the owner's agent. Purchasing 8 oz. Perfect Palette Sampler color is highly recommended and is easily done [online](#) or [in-stores](#).

DUNN-EDWARDS ID:

DET604 RL#901

HEX COLOR CODE:

5E6D6E

RGB COLOR CODE:

94, 109, 110

CMYK COLOR CODE:

15, 1, 0, 57

MUNSELL:


HUE=9.4BG | VALUE=4.4 | CHROMA=1.2

LIGHT REFLECTANCE VALUE:

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Bark



COLOR INFORMATION

FAMILY

[Brown](#)

Always test stain on a hidden area of the wood to verify desired color.

Wood species will impact final color.

Color may vary slightly by product technology/type.

Colors Available In





Mantiel 9 3/4" High Black Outdoor Wall Light

1 Review

Compare at 4 Stores

\$114.95

Pay in 4 interest-free payments of \$28.74 with [PayPal](#). [Learn more](#)

FREE SHIPPING & **FREE RETURNS*** | [Price Matching Policy](#)

In Stock - [Ships in 1 to 2 Days](#)

1

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Product Details

Bold and handsome, this black aluminum outdoor wall light introduces personality that upgrades exterior decor.

Additional Info:

Indulge in a bit of industrial and Early American design aesthetics with this dynamic fixture from Minka Lavery. Incorporating old-time design elements with curves and a circular mount, its stylish shade adds a perfect finishing touch. This black aluminum outdoor wall light sets the tone for a fashionable and sophisticated exterior entertaining space.

MINKA LAVERY

[Shop all Minka Lavery](#)

- 9 3/4" high x 8" wide. Extends 10 1/2" from the wall. Backplate is 5 1/2" wide x 1 1/4" high.
- Uses one maximum 60 watt or equivalent medium base bulb (not included).
- Mantiel outdoor wall light from Minka Lavery for porch, patio, or garage areas.
- Based on gooseneck arm farmhouse barn lights and industrial lighting.
- Black finish. Aluminum construction.
- Wet location rated for outdoor use. Can also be used indoors.

Specifications

Product Attributes

Finish	Black
Style	Farmhouse

Technical Specifications

Height	9.75 inches
Width	8.00 inches





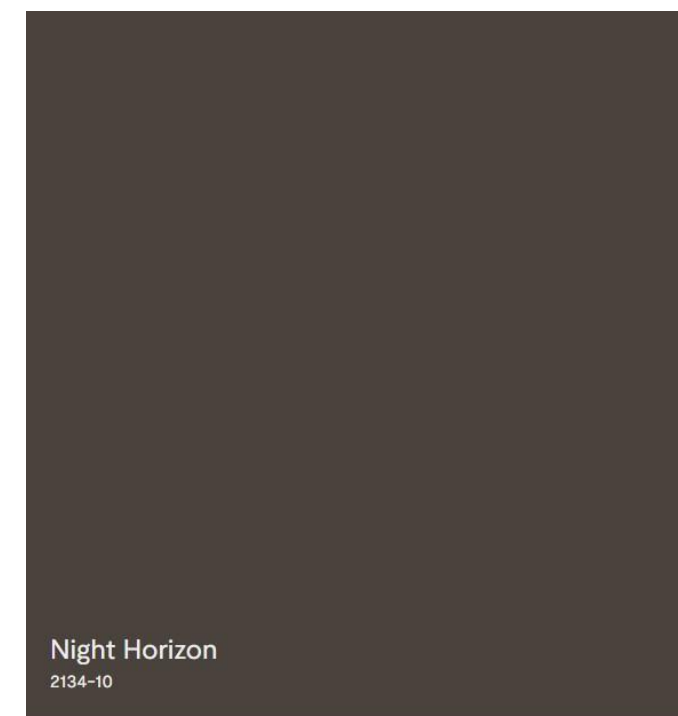
WS Matte Medium Bronze

MAIN HOUSE ROOF AND WALL
COLOR, GUEST/MASTER WALL
COLOR



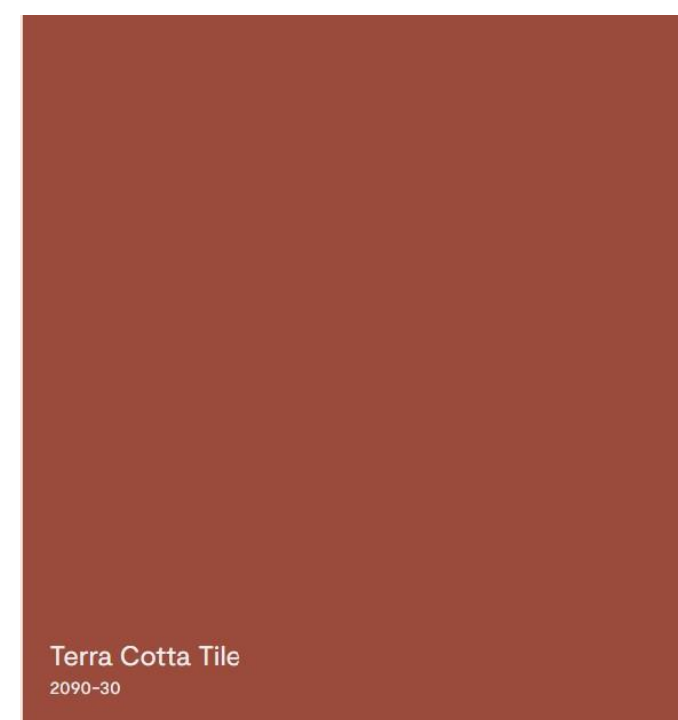
MS Terra Cotta

GUEST HOUSE / MASTER SUITE
ROOF COLOR



EXPOSED STEEL COLORS

BEAMS AND POSTS; BLACK TONES
PURLINS RED TONES



Terra Cotta Tile

WESTERN LOCK® STANDING SEAM
Snap Lock Standing Seam Metal Roof Panel

Available Materials: Aluminum, Copper, Corten/A006-4, Steel
Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvalume®/PVDF, SMP Painted

SPECIFICATIONS:
Profile Type: Standing Seam Metal Roofing Snap Lock Panel With Clips And Concealed Fasteners
Rib Height: 1.31"
Overall Width: 18"
Standard: 12" x 30"
Coil Feed: 24"
Minimum: 30 year limited*
Coverage Area: 18" (Standard), 14", 14", 12" alternate widths available
Available Gauges: AZ 50 Minimum (Galvalume®/Zincalume®), 24, 22
Substrate: AZ 50 Minimum (Galvalume®/Zincalume®)
Fasteners: Cool Tech® 500 - PVDF
Panel Length: 1 to 52
Recommended Minimum Roof Slope: 3/12**

TESTING AND APPROVALS:
UL 2218 Impact Resistance - Class 4
UL 790 Wind Resistance Rating - Class A, per building code
UL 580 Wind Uplift Resistance - Class 90 Construction

APPLIES TO THE FOLLOWING COLORS/FINISHES:
- Medium Bronze
- Light Blue
- Charcoal Gray
- Copper Penny
- Desert Tan
- Dark Gray
- Mineral Brown
- Matte Black*
- Medium Bronze
- Light Blue
- Charcoal Gray
- Copper Penny
- Desert Tan
- Dark Gray
- Zinc Metals*

PROFILE:
18" WIDE

*Limited warranty. Please review prior to purchase.
**Low Slope Pitched Panel require.

Roof & Wall Metal

WESTERN RIB® (7.2 PANEL)
Corrugated Metal Roofing and Metal Siding Panel

Available Materials: Aluminum, Copper, Corten/A006-4, Steel
Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvalume®/PVDF, SMP Painted

SPECIFICATIONS:
Profile Type: Western Rib® (7.2 Panel)
Rib Height: 1.5"
Rib Distance (Pitch): 7.2"
Overall Width: 36"
Coil Feed: 48"
Minimum: 30 year limited*
Coverage Area: 36"
Substrate: AZ 50 Minimum (Galvalume®/Zincalume®)
Fasteners: Cool Tech® 500 - PVDF
Panel Length: 1 to 52
Recommended Minimum Roof Slope: 1 to 52

TESTING AND APPROVALS:
UL 2218 Impact Resistance - Class 4
UL 790 Wind Resistance Rating - Class A, per building code
UL 580 Wind Uplift Resistance - Class 90 Construction

APPLIES TO THE FOLLOWING COLORS/FINISHES:
- Matte Black*
- Medium Bronze
- Light Blue
- Charcoal Gray
- Copper Penny
- Desert Tan
- Dark Gray
- Zinc Metals*
- Mineral Brown

PROFILE:
36" Coverage
7.2" Pitch
1.5" Rib Height

*Limited warranty. Please review prior to purchase.

Wall Metal

7/8" Corrugated Metal Roofing Panel

Dimensions



DOWNLOAD DIMENSIONS

Rib Height: 7/8"
Rib Distance (Pitch): 2.67"

Overall Width:
39" Typical For PVDF Paint Finishes
37" Typical For SMP Paint Finishes

Coverage Area (Roof)
34.67" Typical For PVDF Paint Finishes
32" Typical For SMP Paint Finishes

Coverage Area (Wall)
37" Typical For PVDF Paint Finishes
34.67" Typical For SMP Paint Finishes

Panel Length: 1' to 52'

Product Data

Material Type:
7/8" Corrugated Metal Roofing and Siding

Available Gauges:
20, 22, 24, 26

Installation
Corrugated metal can be installed over an open purlin system or a solid substrate. Use bead mastic on the overlap if used for a roofing application.

Minimum Roof Slope:
3/12

Fasteners:
Exposed Fasteners

Applications:
Residential
Commercial
Agricultural
Interior



Rusted Corrugated

ROOF CANOPY COLOR

Material	Label	Description	
CABINETS	CB1	Cabinet 1	
	CB2	Cabinet 2	
	CB3	Cabinet 3	
	CB4	Cabinet 4	
CONCRETE	C1	Topping slab w radiant - color: TBD	
	C2	Topping slab NO radiant - color: TBD	
	C3	Horizontal board form - cast in place	
	C4	Standard cast in place	
COUNTERTOP	CT1	Counter top 1	
	CT2	Counter top 2	
	CT3	Counter top 3	
METAL	M1	Western States MS 2 Standing Seam - Medium Bronze	
	M2	Western States Western Rib 7.2 panel - Medium Bronze	
	M3	7/8" 24Ga. Structural corrugated metal; rusted finish	
	M4	Western States MS 2 Standing Seam - Terra Cotta	
	M5	1/4" cold rolled plate steel - wax or clear coat finish	
	M6	Western States 7/8" Corrugated - Streaked Galvanized Rust	
PAINT	P1	Paint 1	
	P2	Paint 2	
	P3	Paint 3	
	P4	Paint 4	
	P5	Paint 5	
STUCCO	ST1	1" stucco; fine sand finish, color TBD	
	ST2	1" stucco; fine sand finish, color TBD	
	T1	Tile 1	
	T2	Tile 2	
	T3	Tile 3	
	T4	Tile 4	
TILE	T5	Tile 5	
	T6	Tile 6	
	WALL COVERING	WC1	Drywall - Smooth; level 5
		WC2	Drywall - Smooth; level 4
	WOOD	W1	1X4 SQ EDGE; PAINT
		W2	1X2 SQ EDGE; PAINT
W3		WALL FINISH1	
W4		WALL/CEILING FINISH 1	
W5		2X11 NOMINAL; LIVE EDGE - CLEAR COAT SATIN	
W6		INSET ENGINEERED HARDWOOD - TBD	
MISC			

The Hideout Finish Schedule - 80%

EXTERIOR STUCCO
Finish is stucco, including base coat (Sand & Brown, is Portland cement plaster) or our Superior Stucco Multi-Coat. Can be hand and machine applied. You can have the color personal touches with hand-applied textures or our finish.

BASE A
Our ultra-cream, low-banded exterior stucco is to be used with our Superior Stucco Color Chips. Superior Stucco Color Chips is the most convenient stucco finish with the maximum depth in both, each wall face.

BASE B
Our grey concrete, low-banded exterior stucco is to be used with our Superior Stucco Color Chips.

Specialty Products
FOAMETTE
A premium modified Portland cement product specifically designed for use as an EPS foam. These adhesive and coating. An excellent material for embedding mesh in a thick insulation system (STS).

LIMESTONE
A premium finish of Portland cement and washed limestone. Can be applied in a variety of finishes which allow the application to be finished only in imagination. Available in a wide palette of colors. Color matching also offered.

UNIWALL
Blue-colored finish used for our EPS foam. Superior and other One-Coat 3/8" x 1/2" Blue Chip. Seal both in a concrete and with and (SBS).

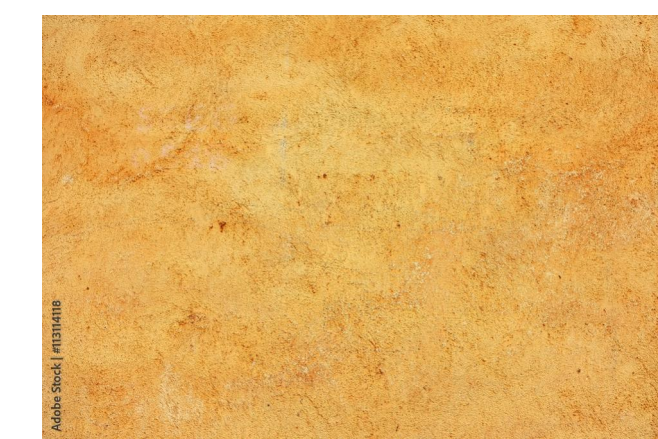
Tile Underlayment
DECK MUD
Premium blend of Portland cement and washed river sand. Our tile mortar used in a setting/bedding bed on floor and masonry prior to setting tiles.

FAT MUD
Premium blend of Portland cement, Redwood Lign and washed river sand. Our tile mortar used in a setting bed on vertical walls over appropriate waterproof membranes and wood lath, prior to setting tiles.

STUCCO FINISH SURFACES

Color chips shown are intended to show the approximate color of the finish. Color will vary depending on the method of application & texture style. Texturing will generally increase the depth of the color. Weather, job conditions, and how coat are extreme factors in the final color & should be expected. Applying a sample on a substrate before proceeding with the application is recommended. For color confirmation, an actual sample in the texture and color should be requested prior to ordering material. Color should be approved by owner prior to application. Stucco Supply is not responsible for color correctness of applied finish.

HEALTHY WHITE	PI FLAJO	PI BERRY	PIE ELEGANT BROWN	PIE EL GATO
GRAY BLOC	PIE MONTECA ART	PIE AMBER PRIDE	PIE SAND DOLLAR	PIE WHITE
PIE PAVANE	PIE PLATINUM	PIE SCEPTRE	PIE BAROQUE CREAM	PIE GLACIER BLUE
PIE GINGERBREAD	PIE PEBBLESTONE	PIE COCKLE SHELL	PIE MISTY CLAY	
PIE SHIP PISTON	PIE JAZZES	PIE ALMOND MERLE	PIE STONE CLOUD	PIE ANTIKES
PIE AMARILLO	PIE DARK MINT	PIE COCONUT	PIE BROWN	PIE MINT BIRD



Sacked Mustard

STUCCO FINISH COLOR

STUCCO SACKING AMAGAMATION COLORS
CREATE SACKED MUSTARD FINISH COLOR
ADJACENT

**Mono County
Community Development Department**

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

Planning Division

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

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

APPLICANT Bryant Sanchez

ASSESSOR PARCEL # 64-100-46

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

Single story single family residence with a JADU and a detached garage and a guesthouse

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. 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 pad is already there from the house that was there before. It is completely hidden by boulders. All the utilities are already on site from the prior house as well. There will be no irrigation.

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

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

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

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

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

There will only be a stem wall on the garage and that will be sided with the same plaster as the siding so no foundation will be exposed throughout the property.

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

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

There will be no deck. All outside areas will be natural color stone or brick patios.

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:

The sliding will be lime plaster which has a natural look and will be dyed to avoid painting. It will blend in beautifully to natural scene. It will also provide supreme fire protection. The Facia will be stained wood.

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:

E. Color for any aluminum sash.

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

The aluminum sash will match the wood fascia.

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

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

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F. Paint colors for all exposed metal.

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

All exposed metal or flashing will be painted to match the corresponding area.

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

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

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G. Roof materials

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

The roof will be metal.

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

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

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. Color and type of exterior stains and finishes.

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

The lime plaster siding will be stained a natural reddish yellowish color it will immediately look weathered.

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:

Exterior lighting will be minimal and constrained to the garage door and patio door's or exterior doors.

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:

Its a single story structure that is designed to blend in with the land scape. Its being built on the pad of the house that was there before (it burned down). There is already a drive way. The landscaping will be minimal if nothing at all with no fences. The architectural theme is Adobe/ Mediterranean. The exterior décor is stained lime plaster and dark wood trim with a flat roof that matches the plot. The property is being designed with the environment being priority #1.

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

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

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

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

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

There will be minimum grading and fill if not any due to the fact the house is being built on the house pad of the house that burned down prior.

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:

Once again the drainage is already in place there due to the fact I'm building on the existing house pad with the driveway already in place. Also the natural drain creek is unaltered and will remain that way.

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:

There will be no fencing.

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:

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:

The landscape will be to let the natural vegetation run its course and the patio zones will bend right into the edges of said vegetation. The only vegetation that will be altered will be directly where the house is being built which is minimal with no trees.

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



 Signature

3/22/2024

 Date

PROJECT REVIEW SHEET

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

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

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

Complies with guidelines

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

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

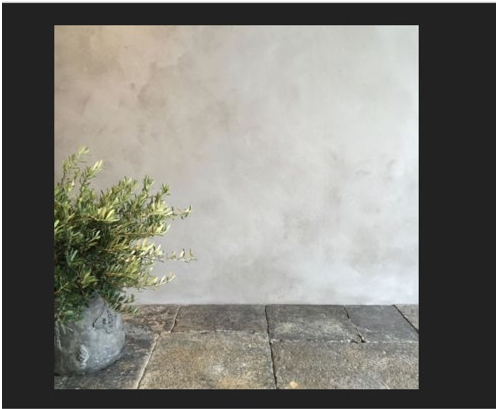
Date

4C. SANCHEZ design details

I'm going with this light brown color below and a metal roof as in the pictures below. But my roof will be heavily covered by solar panels. As it is going to be flat.



As far as the paint, there will be no paint but the plaster that will be the siding will be dyed a super light peachish, grayish tone which will basically look white. I took the committees advice on that actually. I took the most environmentally friendly approach to that.





PRODUCT DESCRIPTION

8. ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT
ADD'L	ADDITIONAL
ARCH	ARCHITECT OR ARCHITECTURAL
BLK'G	BLOCKING
BOT	BOTTOM
CAB	CABINET
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
(E)	EXISTING
ELEV	ELEVATION
EA	EACH
EQ	EQUAL
EXT	EXTERIOR
FFL	FINISH FLOOR LINE
FLR	FLOOR
FGL	FINISHED GRADE LINE
GYP BD	GYPSUM BOARD
INCL	INCLUDING
MIN	MINIMUM
(N)	NEW
NGL	NATURAL GRADE LINE
NRTH	NORTH
NTS	NOT TO SCALE
OC	ON CENTER
REQ'D	REQUIRED
RWD	REDWOOD
SHT	SHEET
STH	SOUTH
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W	WASHER
W/	WITH
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF

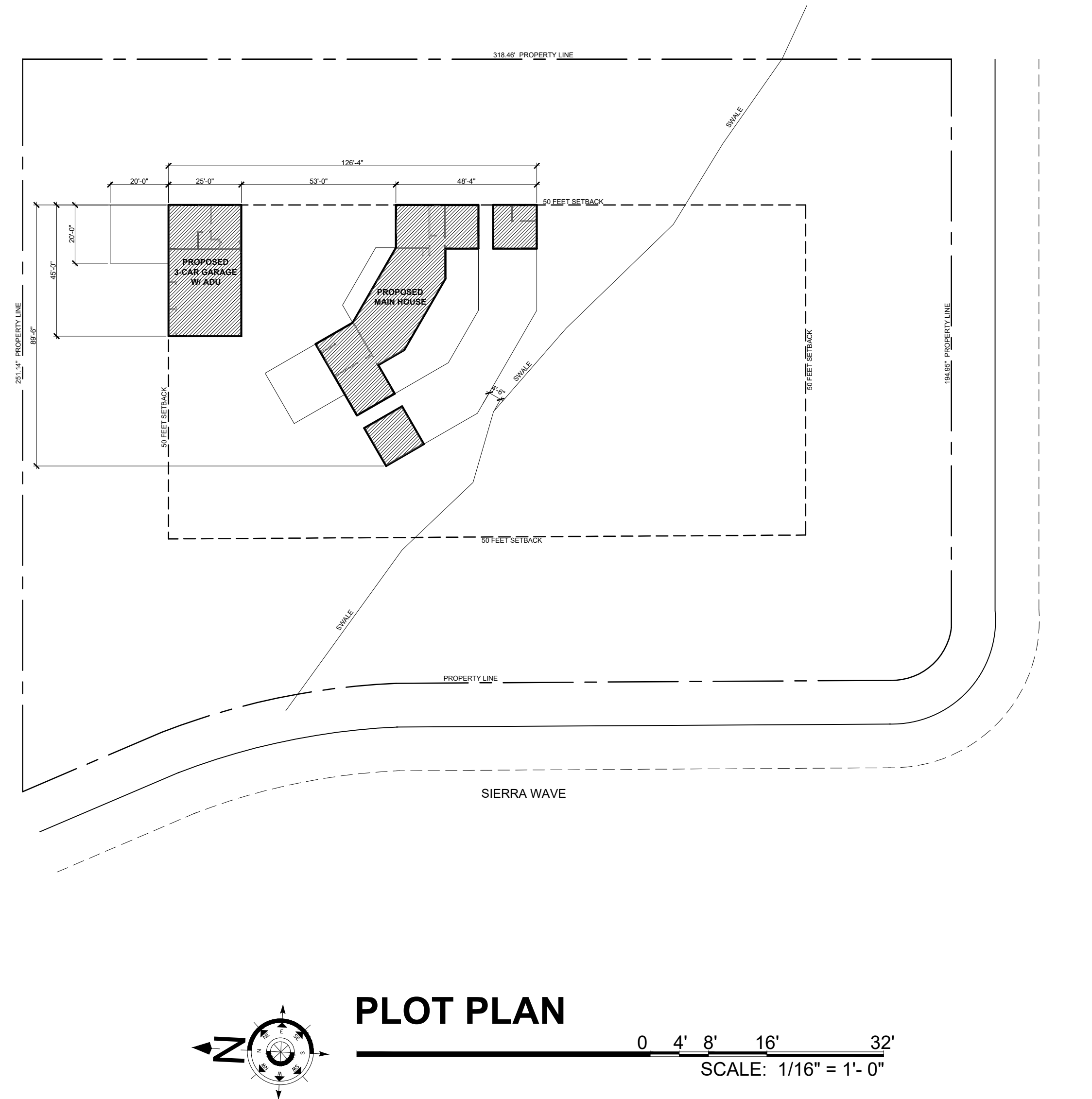
SIERRA WAVE DRIVE PROJECT

105 SIERRA WAVE DRIVE, BISHOP, CA 93514



VirayConcept@gmail.Com
510.776.8738

5. PLOT PLAN



1. GENERAL NOTES

- SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES.
- HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE COORDINATED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THEIR SUB-CONTRACTORS.
- NO PIPES OR DUCTS SHALL BE EMBEDDED IN WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.
- DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE CALLED FOR OR SHOWN.

2. PROJECT DESCRIPTION

- TO BE CONSTRUCTED AS NEW STRUCTURE
- PROPOSED 3-CAR GARAGE WITH ATTACHED ADU

3. COMPLIANCE CODES

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO THE FOLLOWING BUILDING CODES AND STANDARDS AS APPLICABLE:

- ~ CALIFORNIA BUILDING CODE, 2022 EDITION
- ~ CALIFORNIA ELECTRICAL CODE, 2022 EDITION
- ~ CALIFORNIA CALIFORNIA MECHANICAL CODE, 2022 EDITION
- ~ CALIFORNIA CALIFORNIA PLUMBING CODE, 2022 EDITION
- ~ CALIFORNIA TITLE 24 DISABLED AND ENERGY REGULATIONS, 2022 EDITION
- ~ CITY OF BISHOP MUNICIPAL CODE
- ~ CFC (CALIFORNIA FIRE CODE)
- ~ CA GREEN BUILDING STANDARD CODES, 2022 EDITION

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AT JOBSITE AND BRING ALL CONFLICTING INFORMATION TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK

4. PROJECT SUMMARY AND INFORMATION

PROPERTY LOCATION : 105 SIERRA WAVE DRIVE, BISHOP, CA 93514
 APN :
 COUNTY :
 EXISTING OCCUPANCY : RESIDENTIAL
 STYLE / HEIGHT : SINGLE STOREY

LOT AREA : 74,487.6 SQ.FT.
 AREA OF MAIN HOUSE : 1,600 SQ.FT.
 GARAGE AREA : 770 SQ.FT.
 AREA OF ADU : 400 SQ.FT.
 AREA OF JADU : 225 SQ.FT.
 AREA OF PLAYROOM : 225 SQ.FT.
 TOTAL PROPOSED AREA : 3,220 SQ.FT.

MAIN BUILDING FOOTPRINT : 2,050 SQ.FT.
 GARAGE & ADU FOOTPRINT : 1,170 SQ.FT.
 TOTAL PERCENTAGE OF FOOTPRINT : 2.75%

9. DRAWING INDEX

A0	1. PROJECT SUMMARY & INFORMATION 2. COMPLIANCE CODES 3. PROJECT DESCRIPTION 4. SITE MAP 5. VICINITY MAP 6. GENERAL NOTES 7. PLOT PLAN 8. SYMBOLS 9. DRAWING INDEX 10. ABBREVIATIONS
A1	1. PROPOSED PLOT PLAN
A2	1. PROPOSED FLOOR PLAN
A3	1. ELEVATIONS (N)
A4	1. ELEVATIONS (N)
A5	1. ROOF PLAN (N)
A6	1. GARAGE & ADU PROPOSED PLAN
A7	1. SECTIONS
A8	1. SCHED OF DOORS & WINDOWS GARAGE & ADU ROOF PLAN
A9	1. DETAILS
EP1	1. ELECTRICAL & PLUMBING NOTES
EP2	1. MAIN HOUSE ELECTRICAL PLAN
EP3	1. MAIN HOUSE PLUMBING PLAN
EP4	1. GARAGE & ADU ELECTRICAL/PLUMBING PLAN
T24-1	
T24-2	
CG	

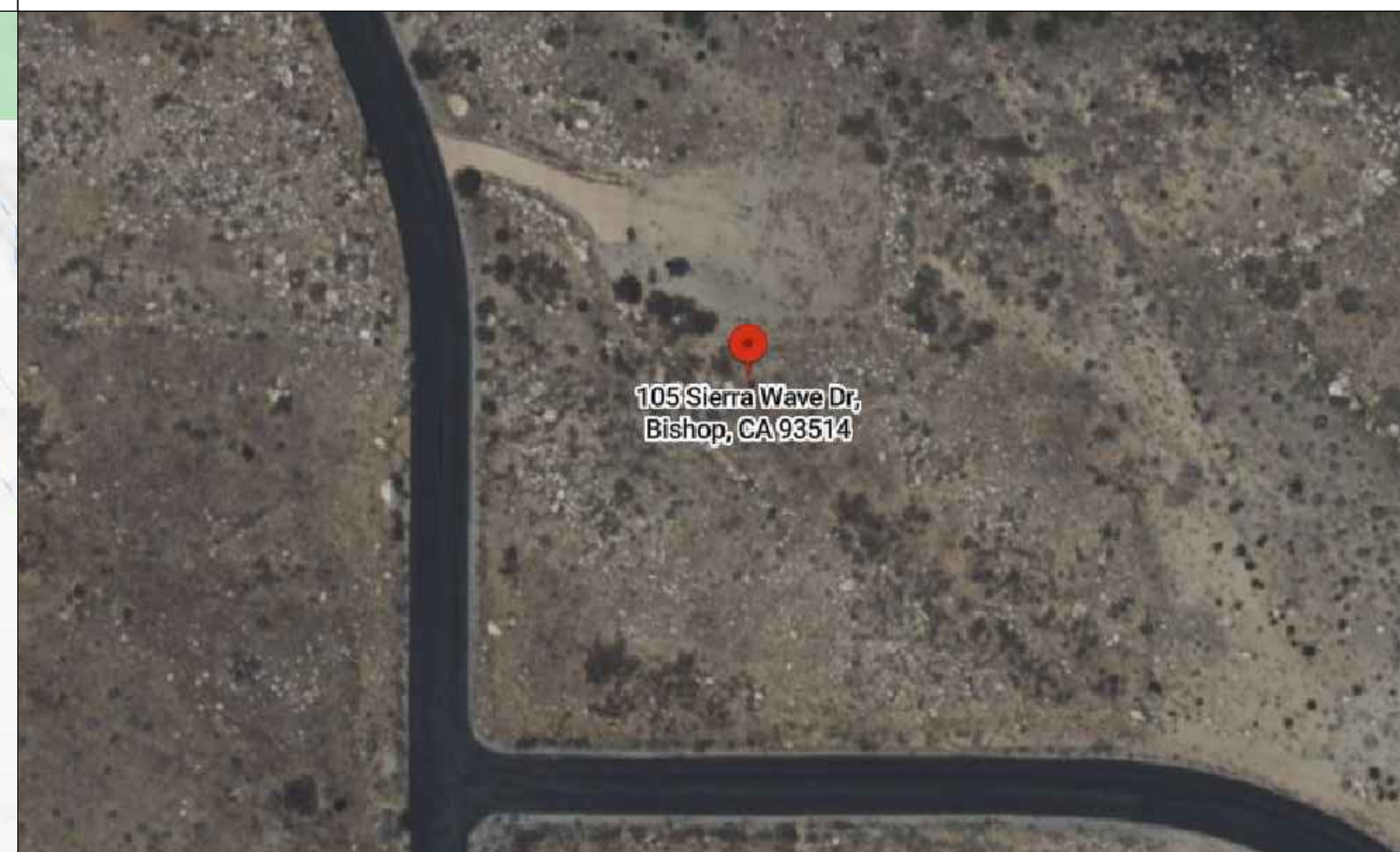
10. SYMBOLS

&	AND
∠	ANGLE
@	AT
C	CENTERLINE
⊥	PERPENDICULAR
#	POUND OR NUMBER
⊕	WORK POINT
○	COLUMN GRID
D	DOOR SYMBOL
W	WINDOW SYMBOL
□	SHEARWALL SYMBOL
A	SELECTION NUMBER
T	SHEET NUMBER
INTERIOR ELEVATION SYMBOL	
4	ELEVATION NUMBER
3	SHEET NUMBER

7. VICINITY MAP



6. SITE MAP



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JHUN VIRAY 2023

Jhun Viray

CONTRACTOR

PROJECT INFORMATION

SIERRA WAVE PROJECT
105 Sierra Wave Drive, Bishop, CA 93514

ARCHITECTURAL SET

DESCRIPTION

REVISION HISTORY	DESCRIPTION
△	
△	
△	
△	
△	

JOB NUMBER 0082523

DATE 08-25-2023

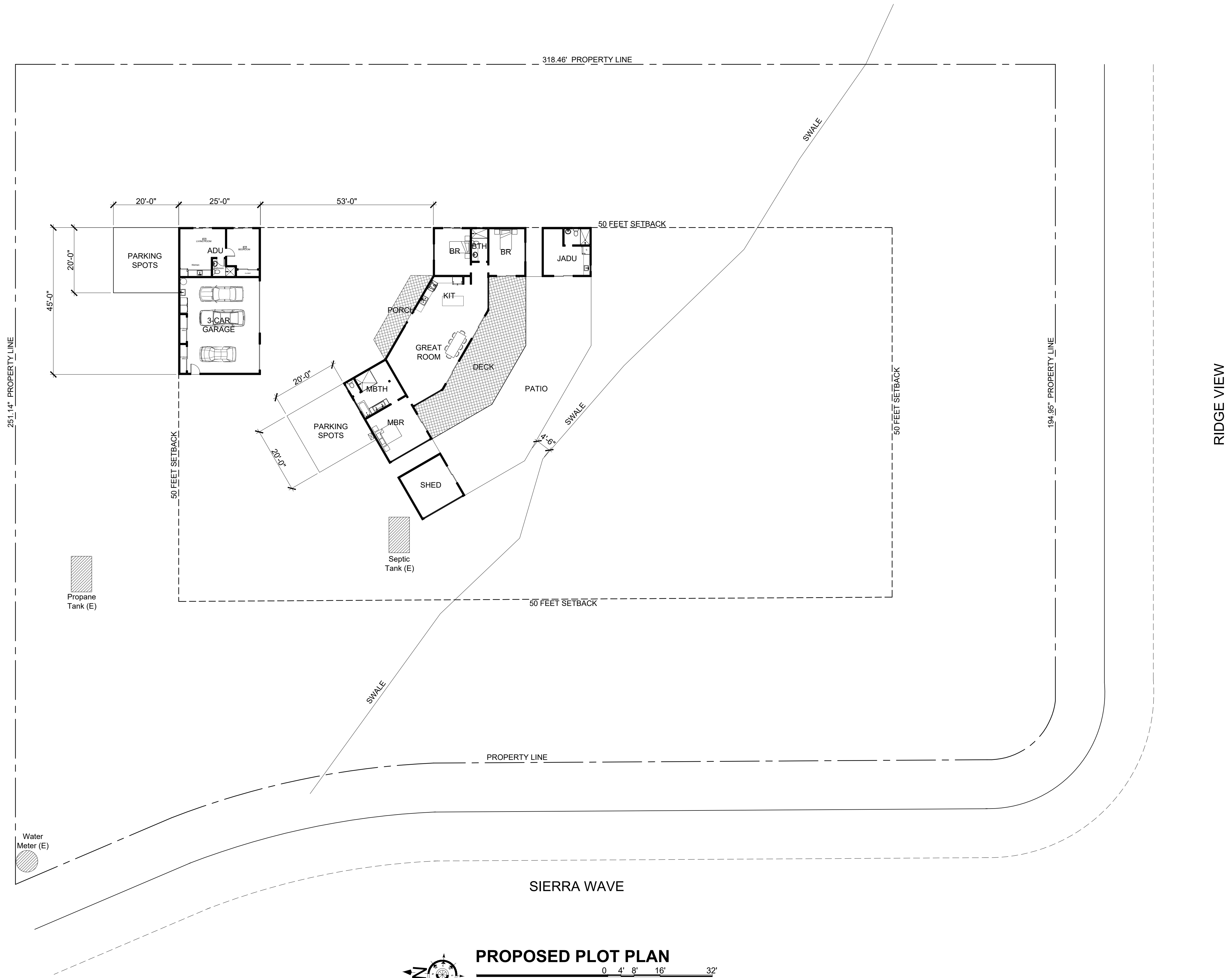
SCALE As Noted

DRAWN BY JHUN VIRAY

SHEET CONTENT
Project Data
Compliance Codes
Project Description
Vicinity Map
General Notes
Plot Plan
Drawing Index
Abbreviations & Symbols

SHEET NUMBER A0

1. PLOT PLAN



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PROJECT INFORMATION
SIERRA WAVE PROJECT
105 Sierra Wave Drive, Bishop, CA 93514
ARCHITECTURAL SET

REVISION HISTORY	DESCRIPTION
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JOB NUMBER 0082523

DATE 08-25-2023

SCALE As Noted

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SHEET CONTENT PLOT PLAN

SHEET NUMBER **A1**

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1. PROPOSED FLOOR PLAN



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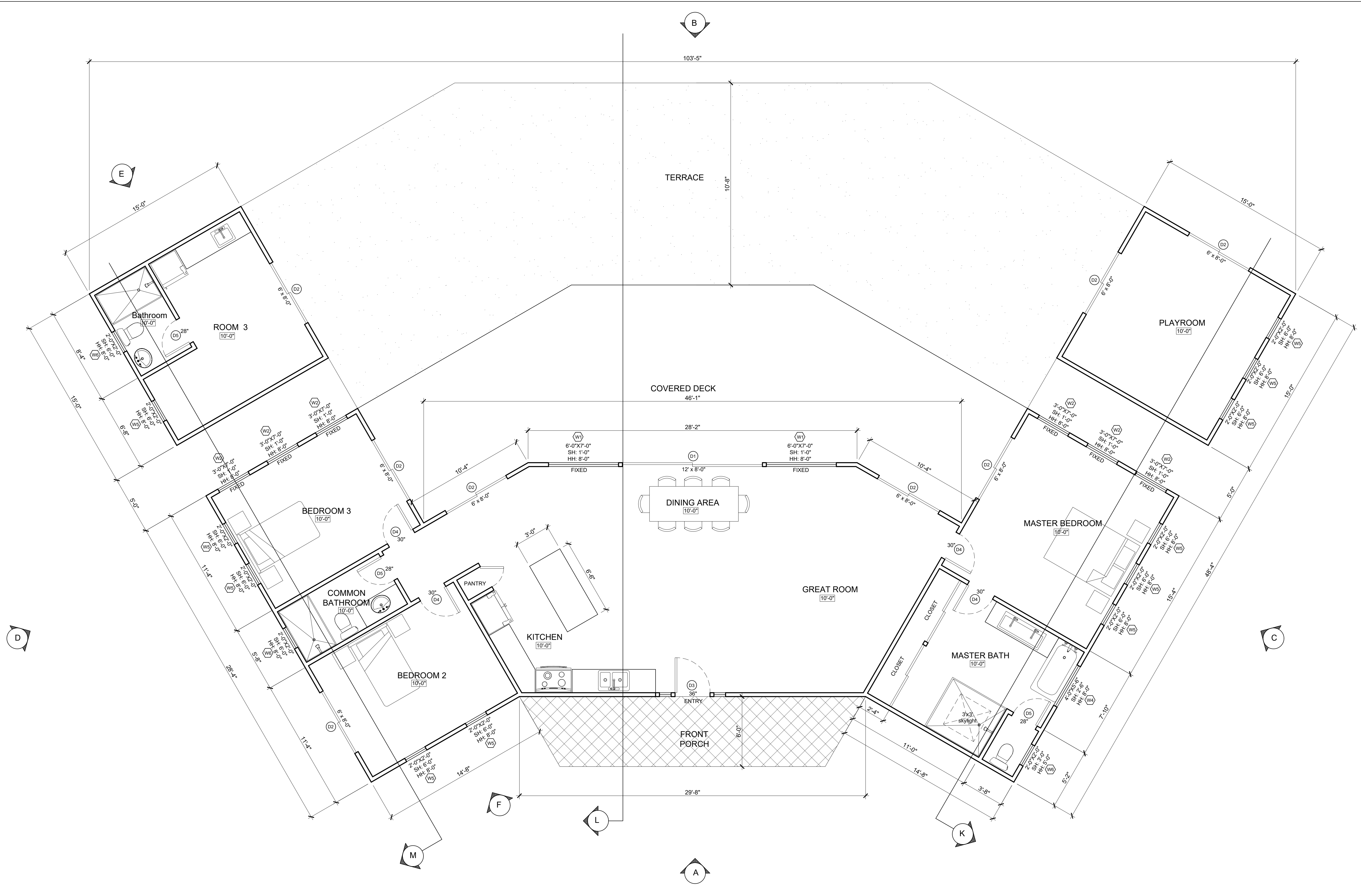
DATE 08-25-2023

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SHEET CONTENT PROPOSED FLOOR PLAN

SHEET NUMBER **A2**



PROPOSED FLOOR PLAN
NORTH
0 1' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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1. PROPOSED ELEVATIONS



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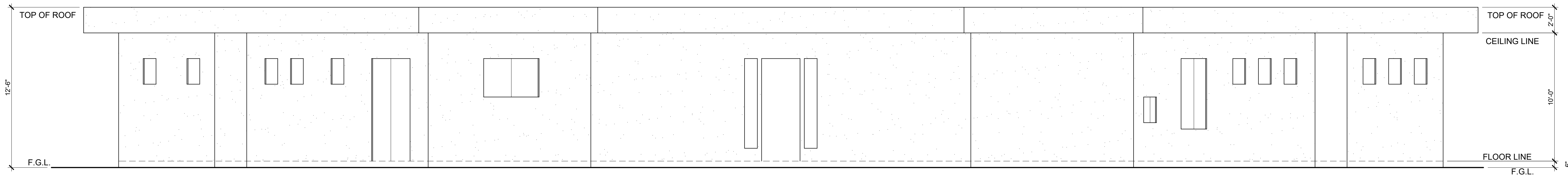
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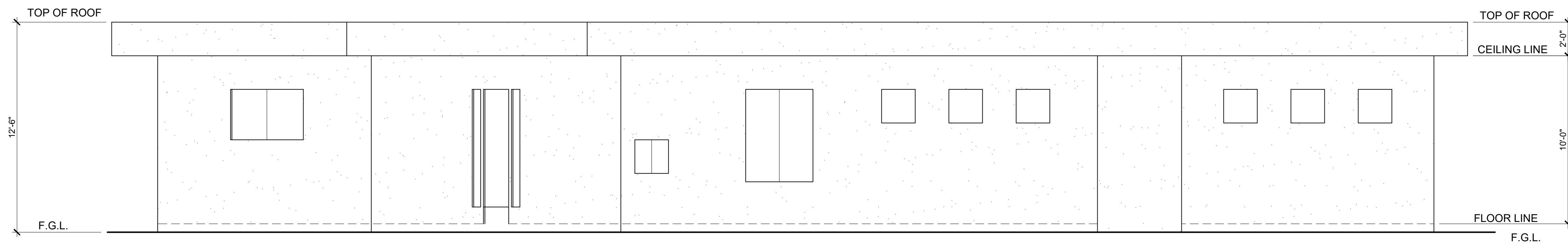
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SHEET CONTENT
PROPOSED ELEVATIONS

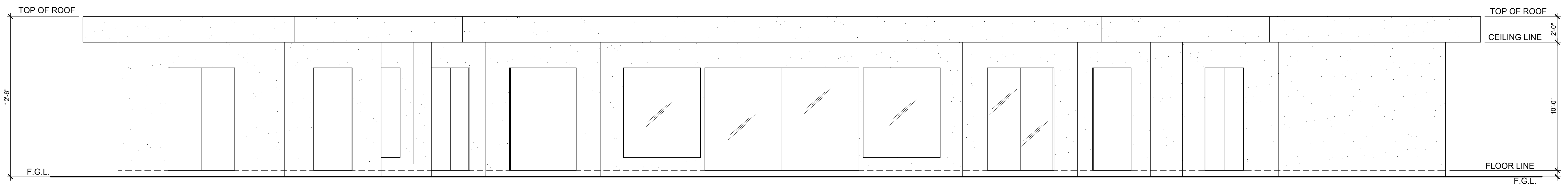
SHEET NUMBER
A3



ELEVATION @ "A-A"
0 1' 2' 4' 8' 16'
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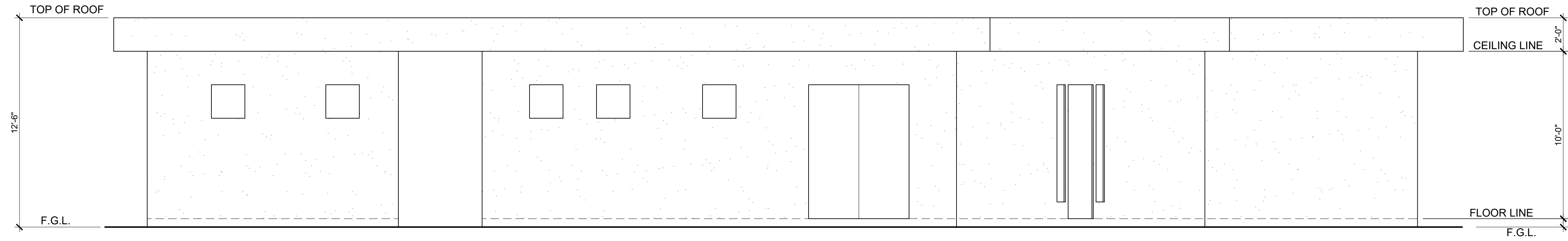


ELEVATION @ "C-C"
0 1' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

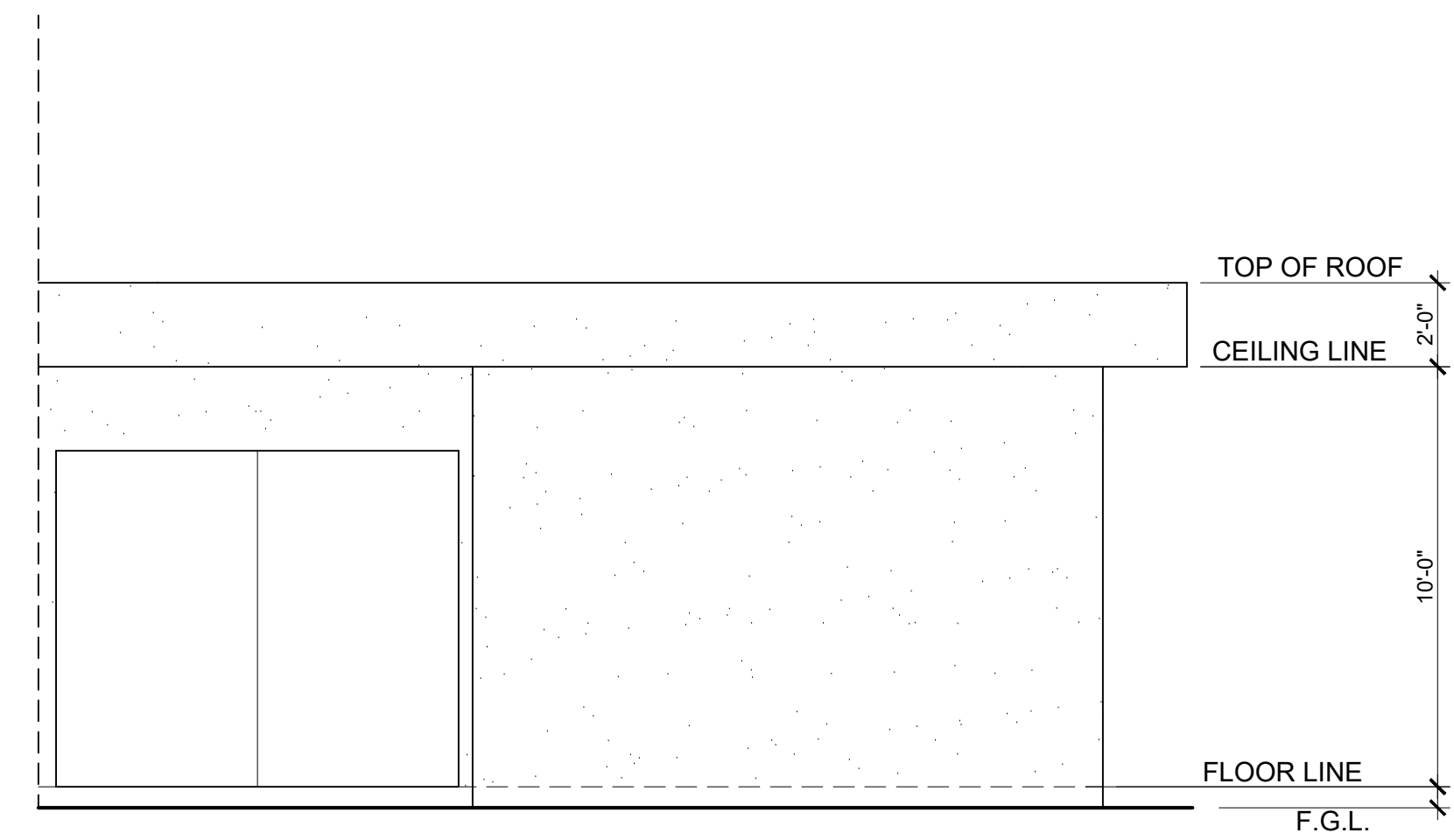
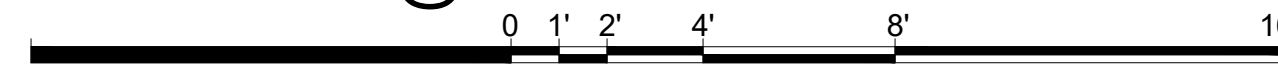


ELEVATION @ "B-B"
0 1' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

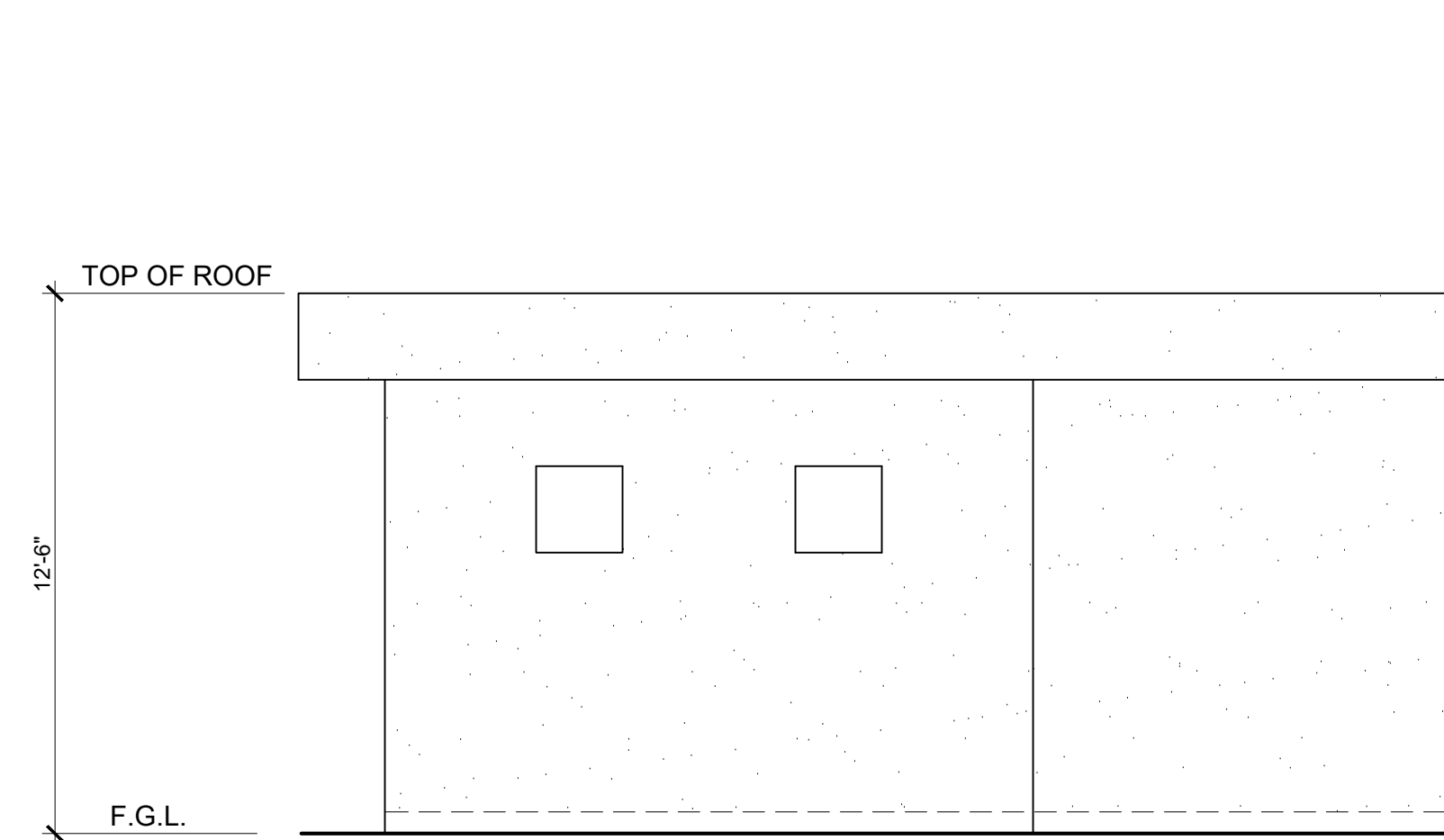
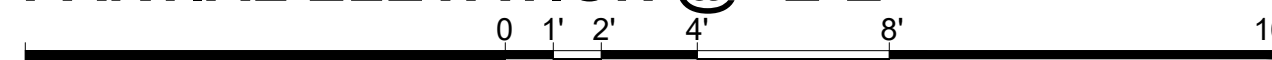
1. PROPOSED ELEVATIONS



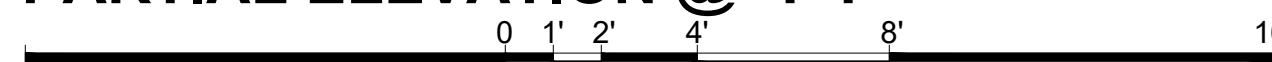
ELEVATION @ "D-D"



PARTIAL ELEVATION @ "E-E"



PARTIAL ELEVATION @ "F-F"



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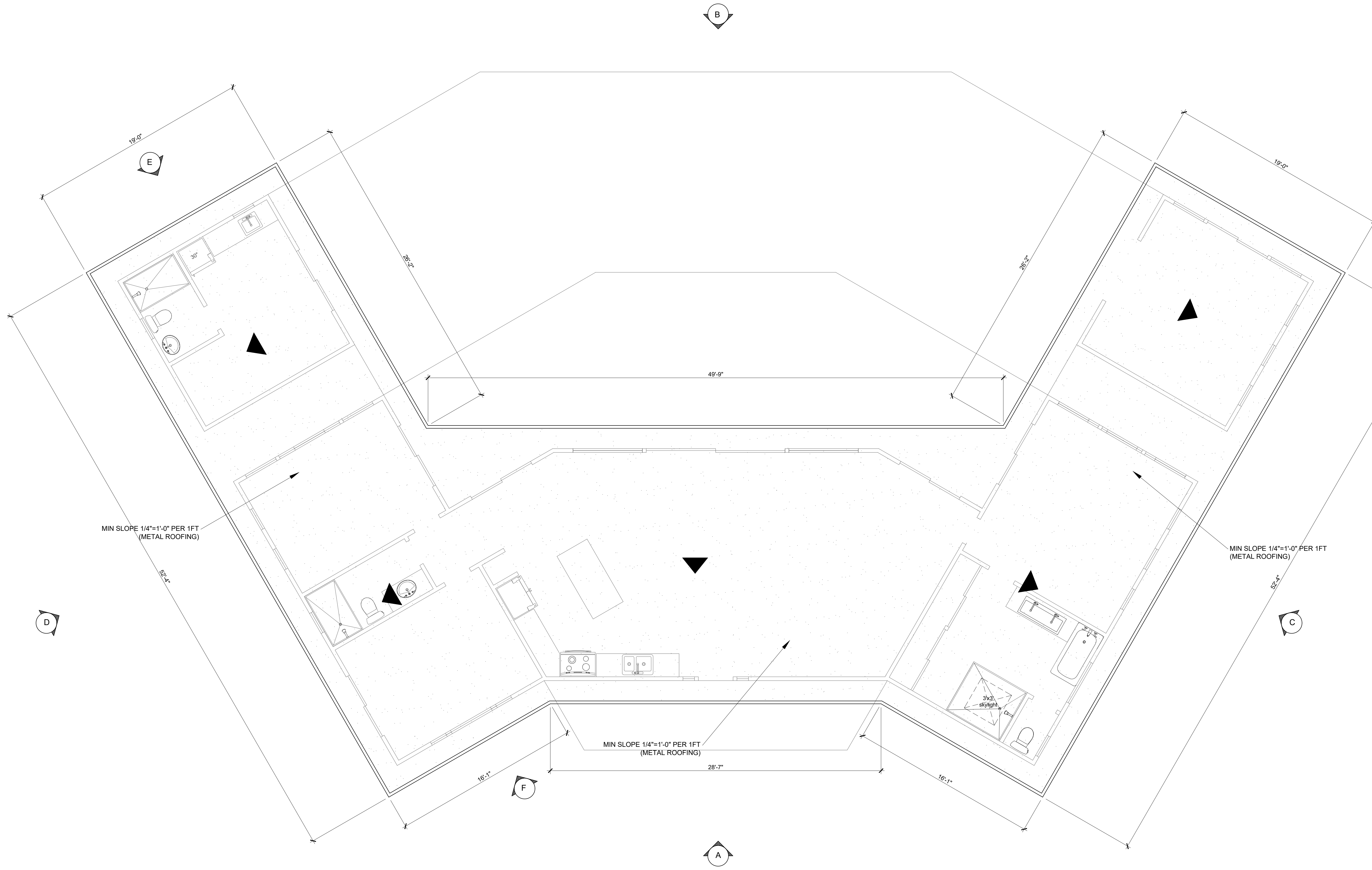
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SHEET CONTENT PROPOSED ELEVATIONS

SHEET NUMBER A4

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1. PROPOSED ROOF PLAN



PROPOSED ROOF PLAN



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



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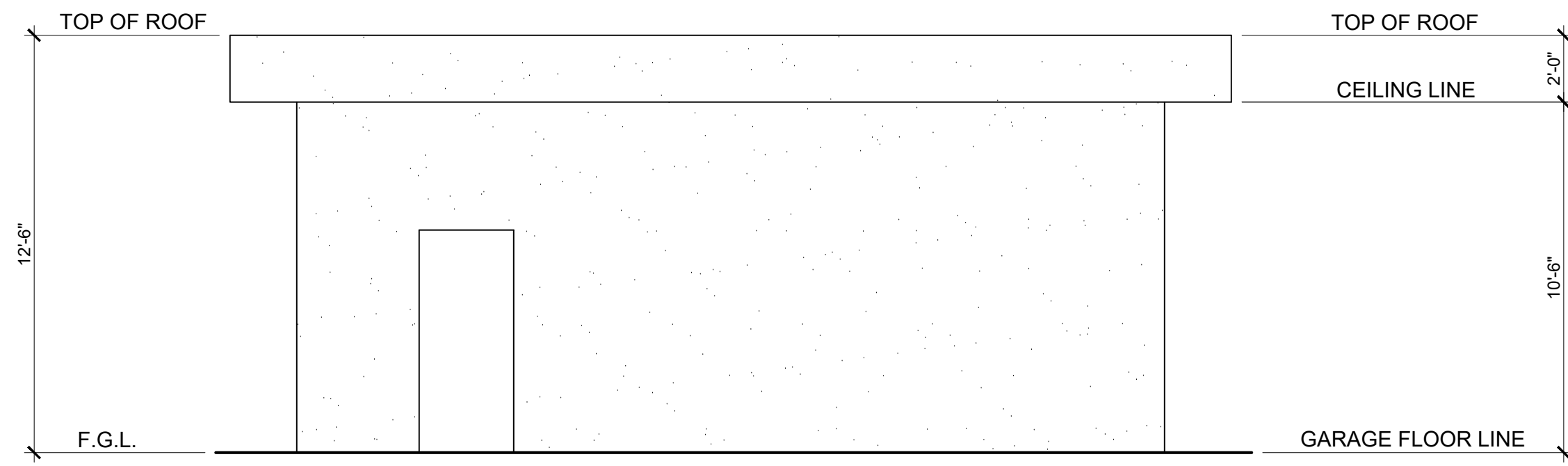
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SHEET CONTENT PROPOSED ROOF PLAN

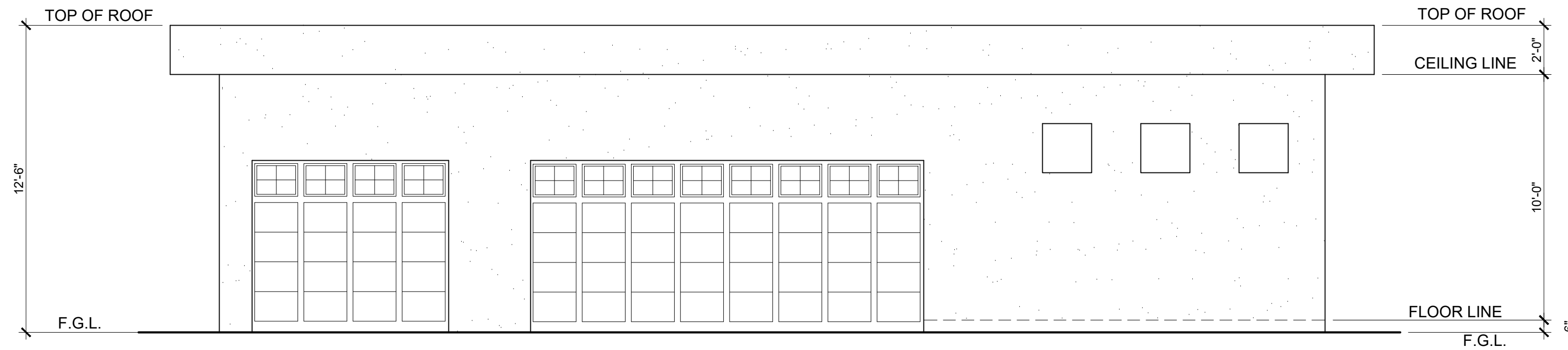
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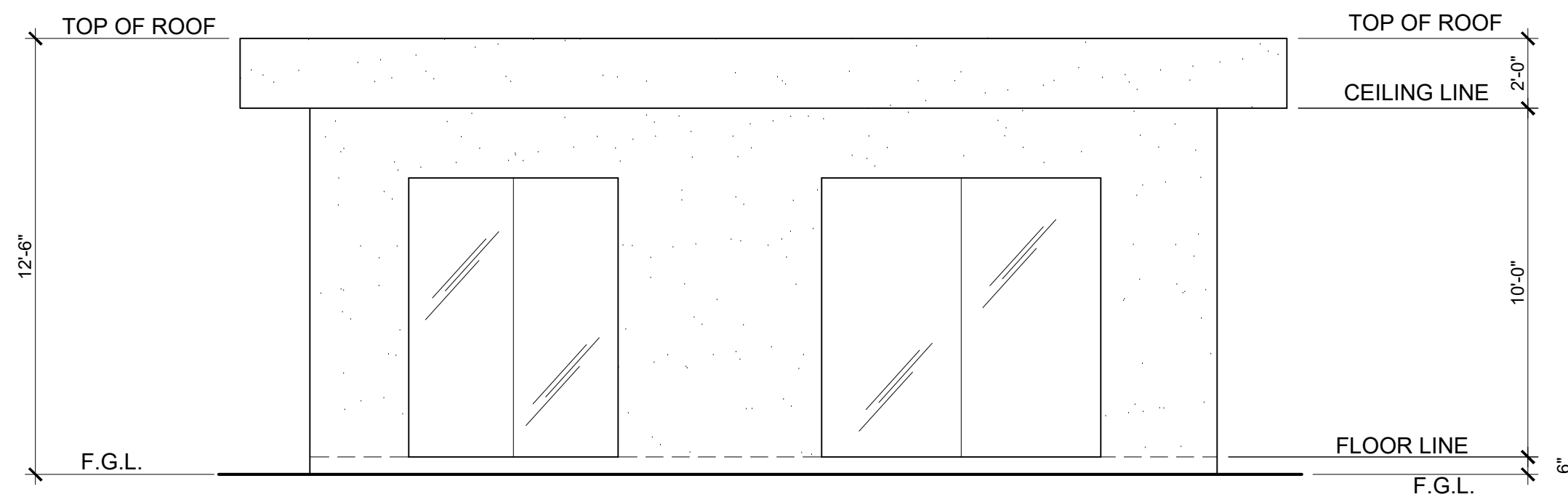
1. PROPOSED 3-CAR GARAGE W/ ADU / ELEVATIONS



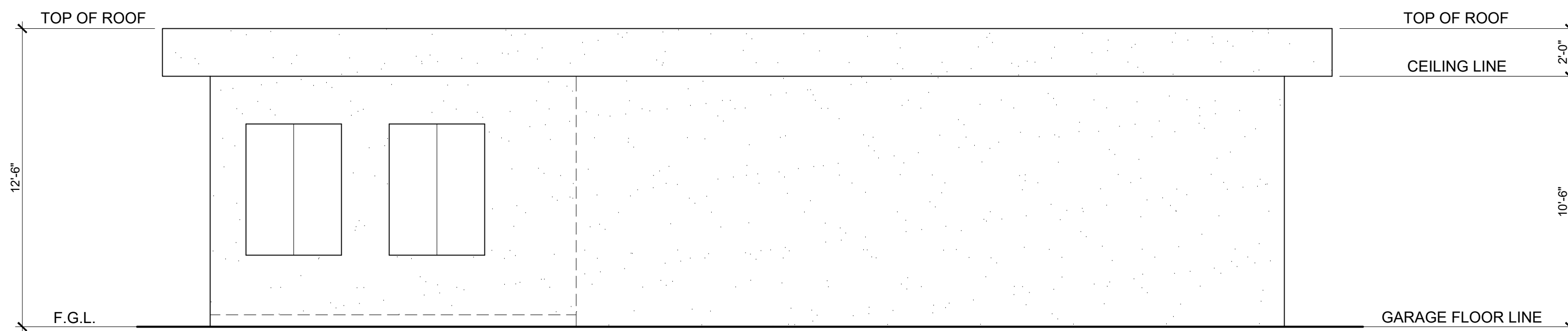
PARTIAL ELEVATION @ "G-G"
0 1' 2' 4' 8' 16'



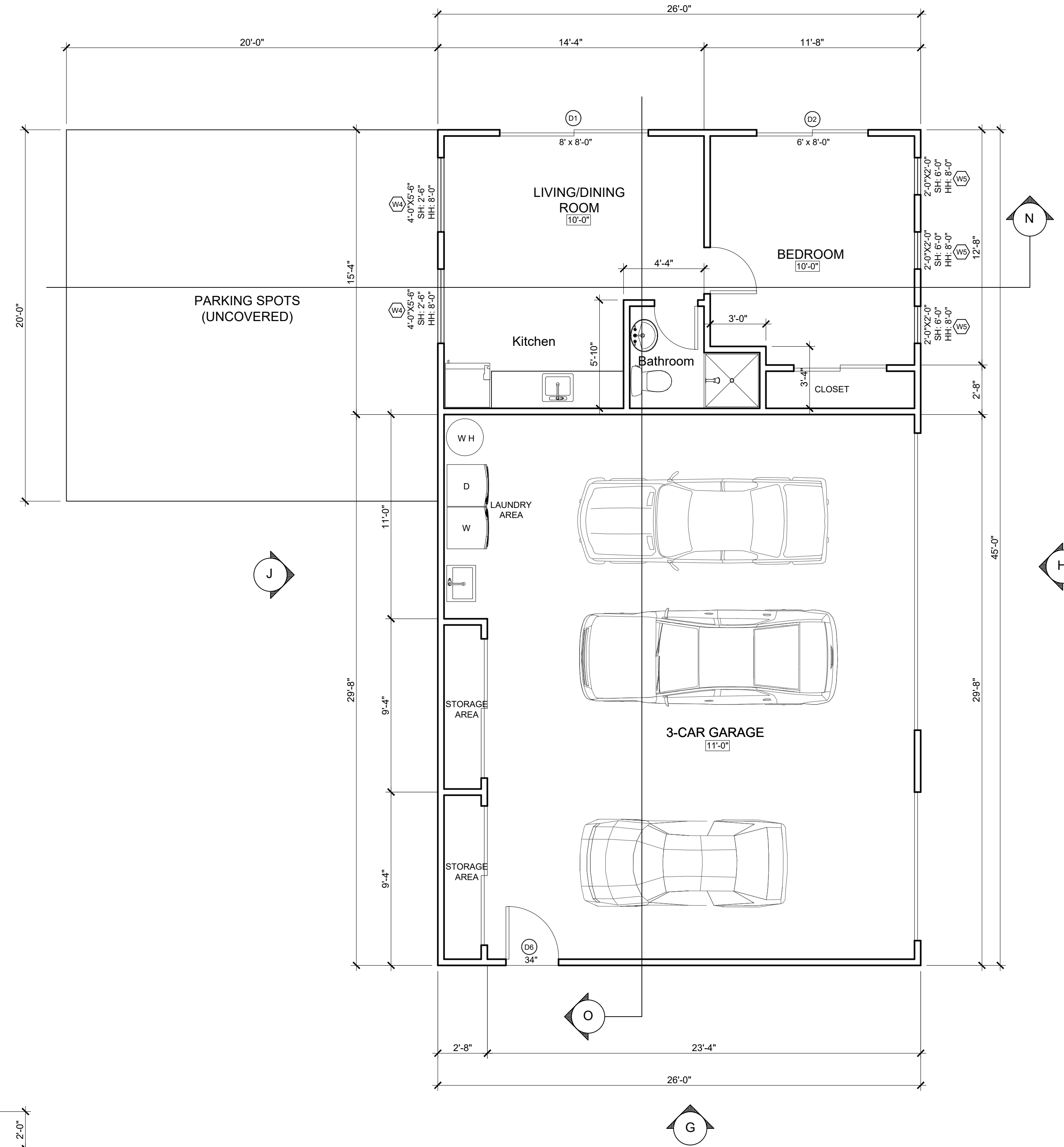
PARTIAL ELEVATION @ "H-H"
0 1' 2' 4' 8' 16'



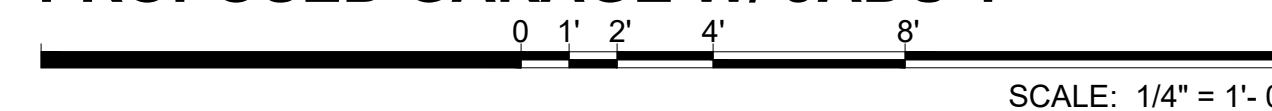
PARTIAL ELEVATION @ "I-I"
0 1' 2' 4' 8' 16'



PARTIAL ELEVATION @ "J-J"
0 1' 2' 4' 8' 16'



PROPOSED GARAGE W/ JADU 1



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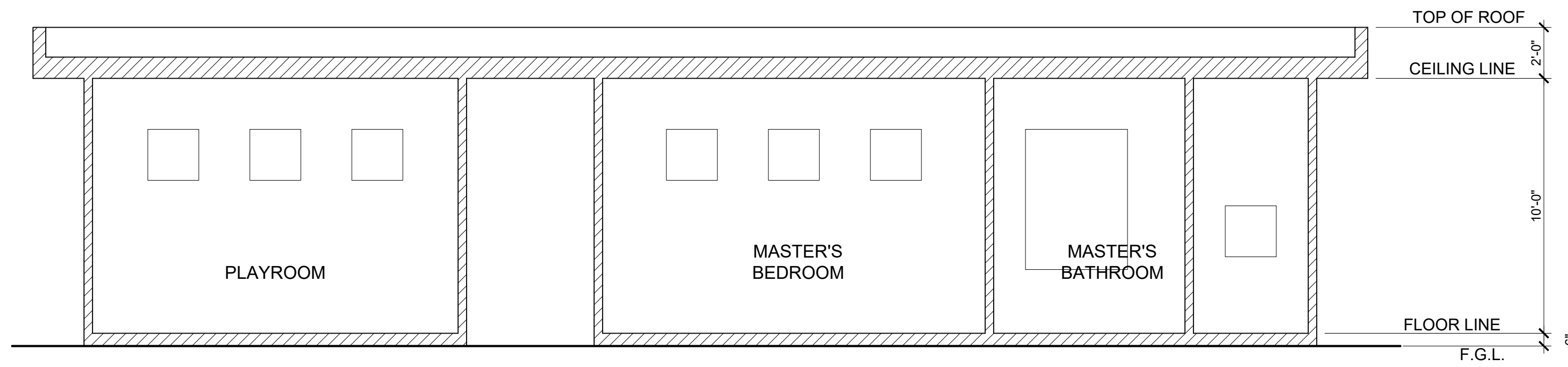
SCALE: As Noted

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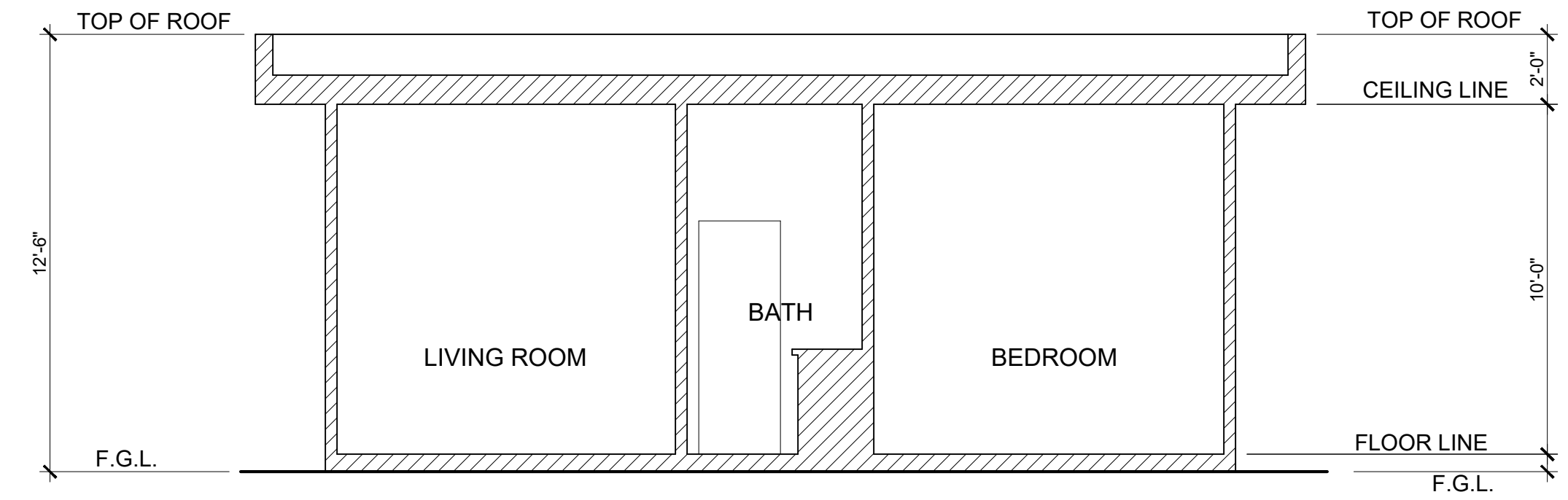
SHEET CONTENT: PROPOSED 3-CAR GARAGE W/ ADU ELEVATIONS

SHEET NUMBER: **A6**

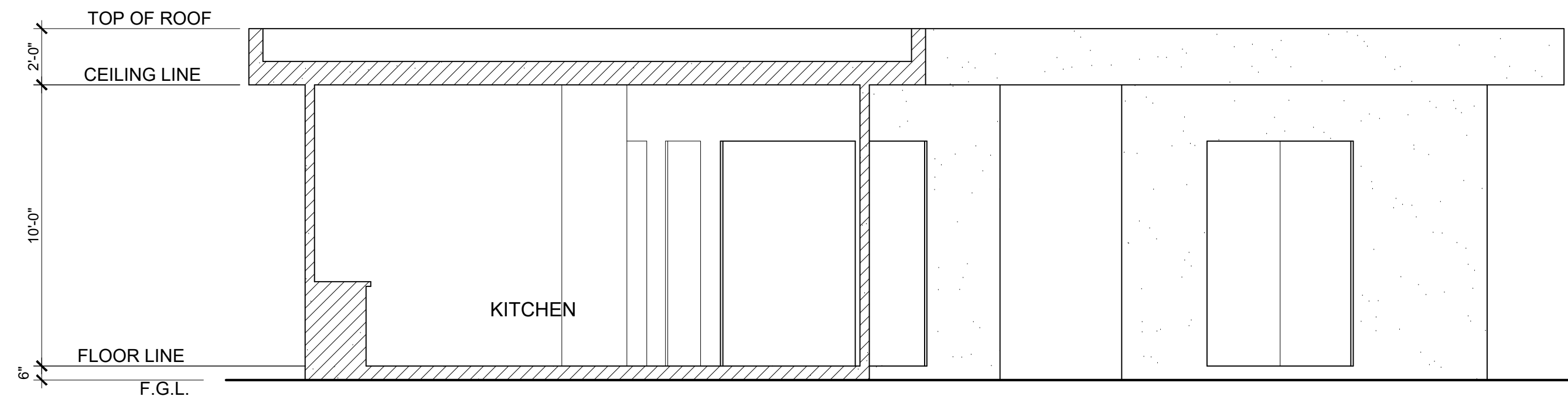
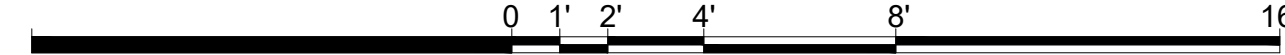
1. SECTIONS



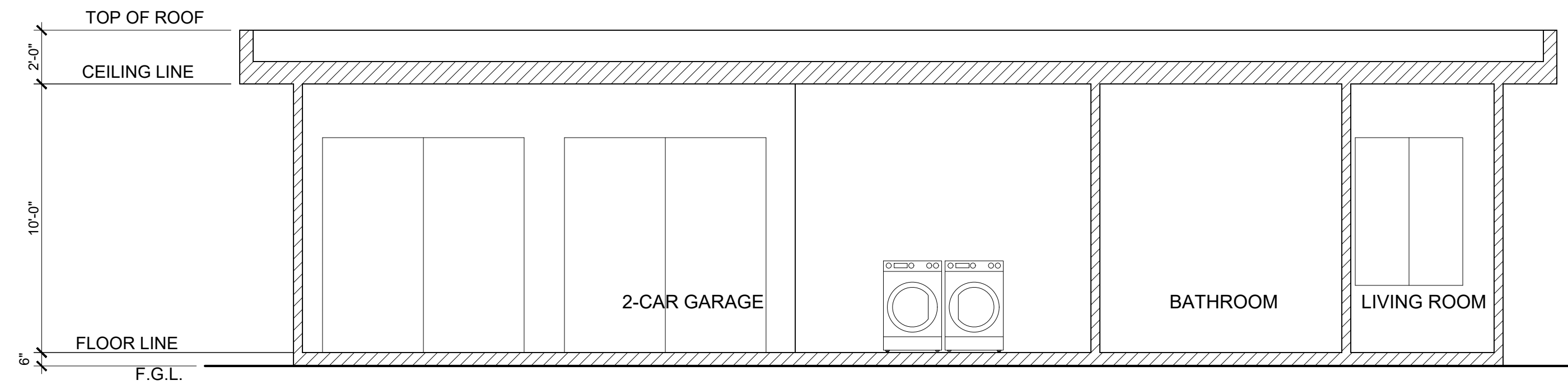
SECTION @ "K-K"



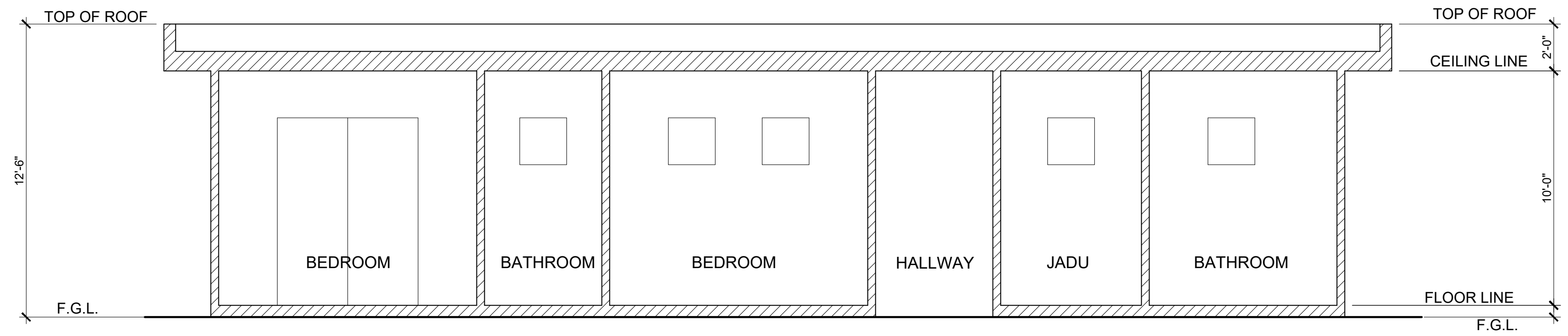
SECTION @ "N-N"



SECTION @ "L-L"



SECTION @ "O-O"



SECTION @ "M-M"



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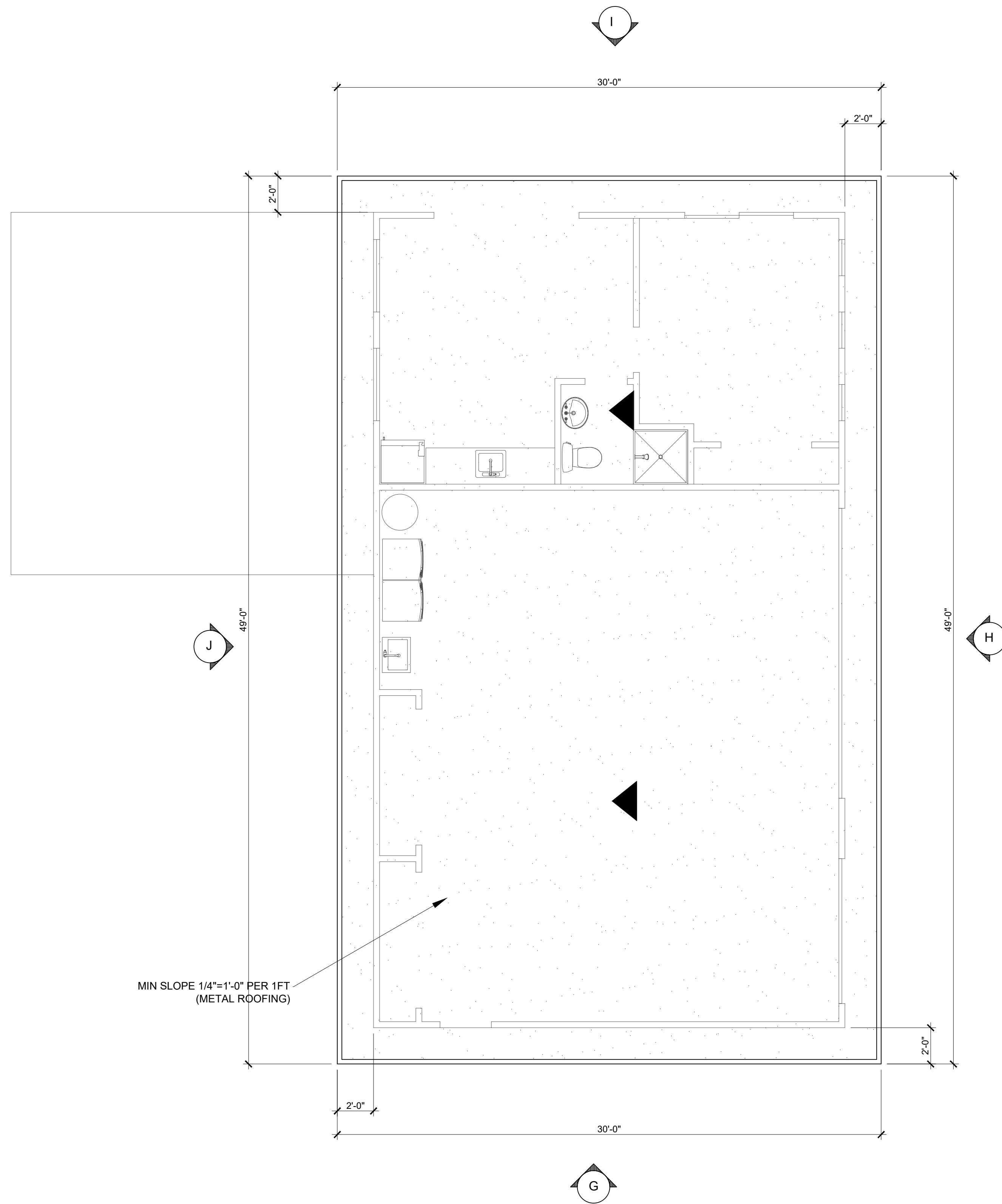
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SHEET CONTENT SECTIONS

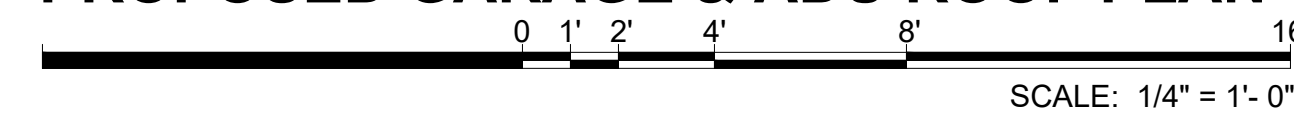
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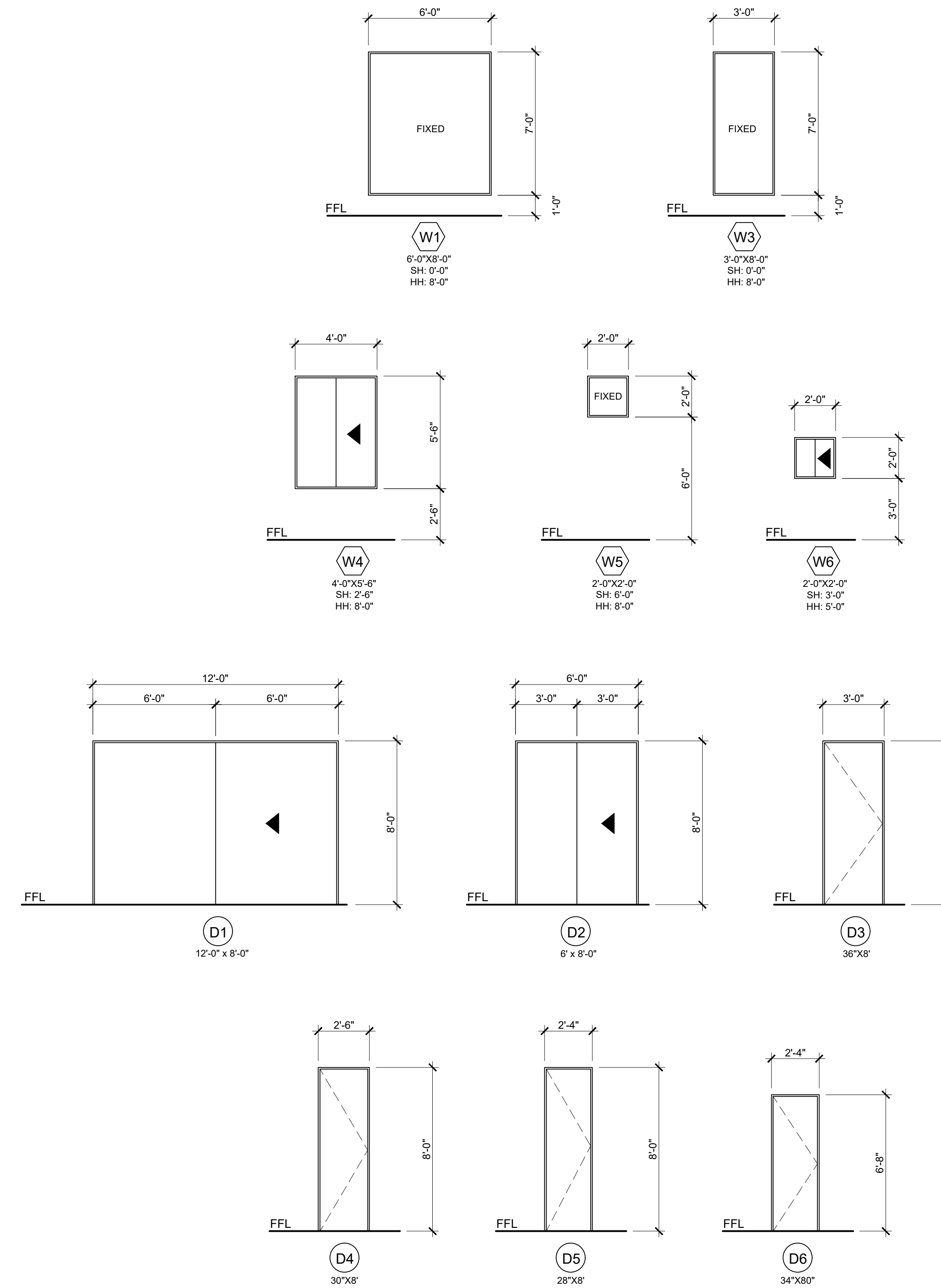
2. GARAGE & ADU ROOF PLAN



PROPOSED GARAGE & ADU ROOF PLAN



1. SCHEDULE OF DOORS & WINDOWS



SCHEDULE OF NEW DOORS & WINDOWS

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



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SHEET CONTENT
SCHEDULE OF DOORS & WINDOWS
GARAGE & ADU ROOF PLAN

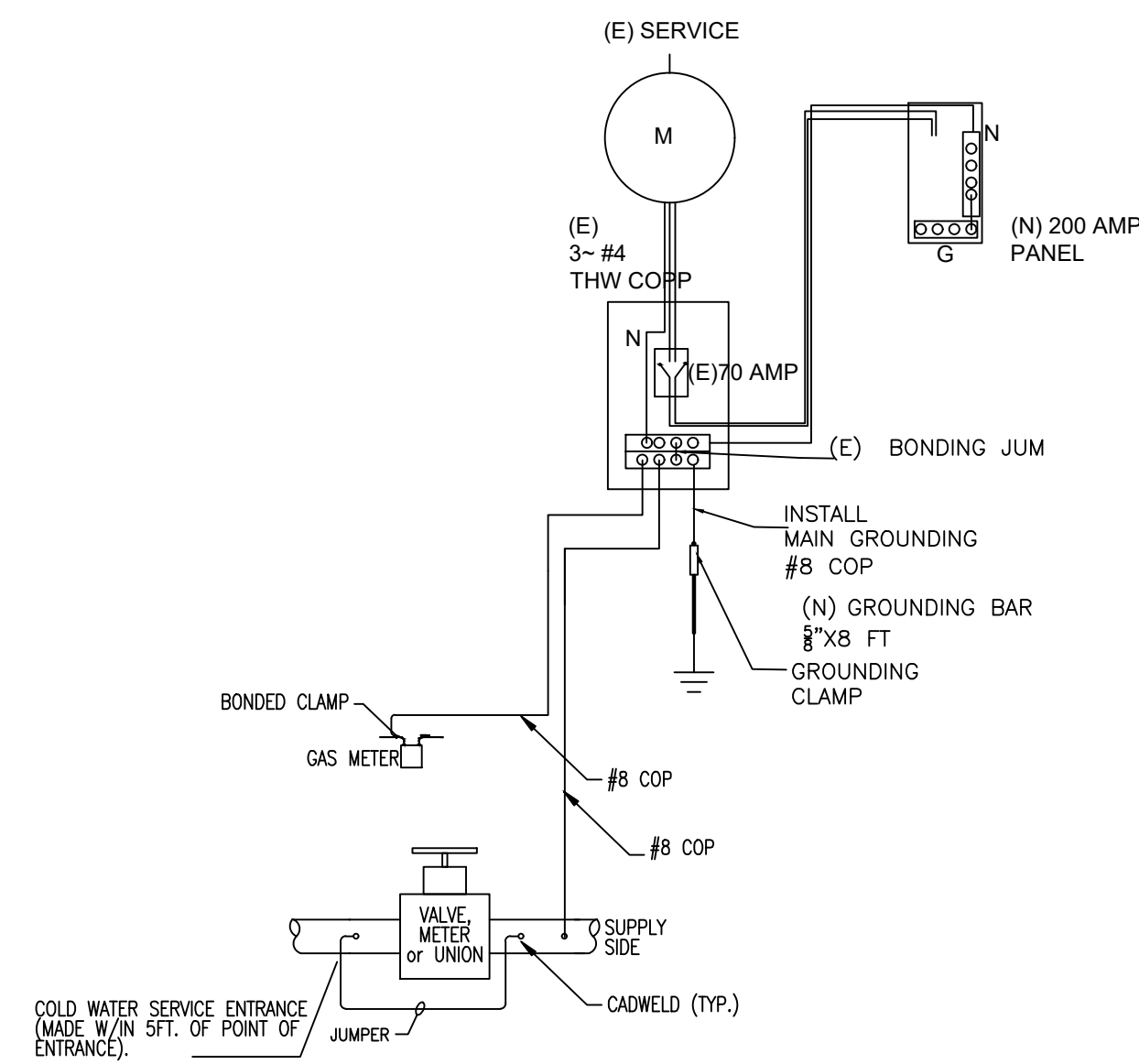
SHEET NUMBER **A8**

ELECTRICAL NOTES

- Manual-on/automatic-off occupant sensors, motion sensors, photo control astronomical time clock controls, and dimmers installed to comply with Sec150.0(k) and shall be certified to the Energy Commission by their manufacturer, pursuant to the provisions of the Title 20 Appliance Efficiency Regulations, as required by Sec110.9.
- All permanently installed luminaries shall have readily accessible controls that permit the luminaries to be manually switched on and off.
- All lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
- All lighting shall be switched separately from exhaust fans.
- No controls shall bypass the dimmer or vacancy sensor function. The dimmer or vacancy sensor shall be certified to the Energy Commission that it complies with the applicable requirements of Sec.110.9
- All added/replaced receptacles shall be listed tamper-resistant receptacles and shall be arc fault protected.
- All installed luminaries shall be high efficiency.
- Under cabinet lighting shall be switched separately from the other lighting system.
- Luminaries recessed into insulated ceilings: (a) shall be listed for zero clearance insulation cover (IC rated); (b) shall include a label certifying air tight (AT) with air leakage less than 2.0 CFM at 75 pascals; (c) shall be sealed with a gasket or caulk between the luminary housing and ceiling; (d) if recessed lights are equipped with ballasts, shall allow ballast maintenance and replacement without requiring cutting of holes in the ceiling; and (e) shall not contain screw base sockets.
- Dwellings are to be equipped with smoke alarms installed in the following locations:
 - In each existing sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each story including basements and habitable attics, not including crawl spaces and uninhabitable attics.
 - Installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent replacement of a smoke alarm required by CRC.
- Lighting controls may be either individual devices or systems consisting of two or more components. Lighting control systems and EMCS must meet the requirements of Sec.110.9.
- All lighting attached to the residence or to other buildings on the same lot must be high efficacy, and must be controlled by a manual ON and OFF switch and on the following automatic control types:
 - Photocontrol and motion sensor.
 - Photocontrol and automatic time switch control
 - Astronomical time clock control that automatically turns the outdoor lighting off during daylight hours.
 - EMCS that provides the functionality of an astronomical time clock, does not have an override of bypass switch that allows the luminaire to be always ON, and is programmed to be automatically turn the outdoor lighting off during daylight hours.

Manual ON and OFF switches must not override the automatic control functions listed above, and any control that overrides the automatic controls to ON must automatically reactivate those controls within six hours.
- Balconies, decks, and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than 6.5ft above the balcony, deck, or porch surface.

ONE LINE DIAGRAM



ONE LINE DIAGRAM
N.T.S.

ELECTRICAL LEGEND

PLUMBING NOTES

- All work and materials shall meet the requirements of the 2016 California Plumbing and Mechanical Code.
- Gas piping shall be leak tested per code.
- Maximum flow rate for water closets is 1.28 gallons per flush.
- Maximum flow rate for showerheads is 1.8 gallons per minute. For multiple showerheads serving one shower, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 pounds per square inch, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A handled shower is considered a showerhead.
- Flow rate for lavatory faucets is 1.2 gallons per minute maximum and 0.8 gallons per minute minimum.
- Stub out all services per equipment manufacturer's recommendations.
- Prior to final inspection all non-compliant plumbing fixtures shall be upgraded with water conserving fixtures as required.
- Fans shall be Energy Star compliant and ducted to terminate outside the building.
- Bathroom exhaust fan(s) must be controlled by a humidistat which shall be readily accessible.
- A humidity control maybe a separate component to the exhaust fan and is not required to be integral.
- Exhaust fans shall be switched separately from the lighting system.
- Toilet rooms, which are not equipped with a window that provides a ventilation opening of at least 1.5 sq.ft., shall be provided with mechanical ventilation with an exhaust capacity of at least 50 cubic feet per minute.
- Termination of all environmental air ducts (e.g., bath fan dryer vent, etc.) shall be at least 3 feet from a property line and from openings into the building, and 10 feet from the forced air inlet.
- Dryer moisture exhaust duct shall terminate to the outside and shall be equipped with a back-draft damper. Exhaust duct length is limited to a combined horizontal and vertical length of 14 feet with 2 elbows. Two feet shall be deducted for each 90 degree elbow in excess of two.
- Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection for the rated flow rate of the installed showerhead.

PLUMBING LEGEND

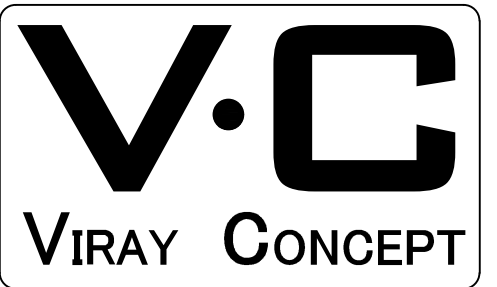
PLUMBING PIPING		PIPING SYMBOLS	
SYMBOL	ABBV. DESCRIPTION	SYMBOL	DESCRIPTION
---	CW DOMESTIC COLD WATER		WALL HYDRANT
---	HW DOMESTIC HOT WATER (110 deg)		HOSE BIBB
---	HWC DOMESTIC HOT WATER CIRCULATION		BALL VALVE
T	T TEMPERED WATER		CALIBRATED BALANCING VALVE
TR	TR TEMPERED WATER CIRCULATION		GATE VALVE
W	W SOIL OR WASTE		CHECK VALVE
GW	GW GREASE WASTE		SOLENOID VALVE
SOD	SOD SEDIMENT & OIL DRAIN		PRESSURE REDUCING VALVE
FM	FM FORCE MAIN DRAINAGE		PLUG VALVE
D	D DRAIN		PUMP
V	V SANITARY VENT		ATMOSPHERIC VACUUM BREAKER
GV	GV GREASE VENT		STRAINER
SD	SD STORM DRAIN		RELIEF VALVE
OD	OD OVERFLOW STORM DRAIN		DOWNSPOUT NOZZLE
F	F FIRE SPRINKLER		WATER HAMMER ARRESTER
FDC	FDC FIRE DEPT. CONNECTION		UNION
G	G NATURAL GAS LOW PRESSURE		REDUCER
MPG	MPG NATURAL GAS MEDIUM PRESSURE		WATER METER
LPG	LPG PROPANE GAS		GAS METER
CA	CA COMPRESSED AIR		PRESSURE GAUGE
CO	CO CLEAN OUT		THERMOMETER
PLUMBING PIPING SYMBOLS			FLOOR SINK
SYMBOL	DESCRIPTION		AREA/FLOOR DRAIN
	ARROW IN LINE INDICATES DIRECTION OF FLOW		ROOF DRAIN OR OVERFLOW DRAIN
	INDICATES PIPE SLOPE DOWN		WALL CLEANOUT AND LINE CLEANOUT
	REMOVE EXISTING		FLOOR CLEANOUT
	BOTTOM PIPE CONNECTION		CONNECT NEW TO EXISTING
	PIPING UP		RISER BUBBLE AND REFERENCE BUBBLE
	PIPING DOWN		EQUIPMENT DESIGNATION
	FIXTURE TRAP OR DRAIN TRAP		
	PIPING CAP OR PLUG		
	BALL VALVE IN VERTICAL PIPE DROP		
	GATE VALVE IN VERTICAL PIPE DROP		

ADDITIONAL NOTES

GAS PIPING SIZE

REQUIRED GAS PIPING SIZE

NOMINAL:	GAS		NATURAL								
	INLET PRESSURE	LESS THAN 2 psi	0.5 in. w.c.								
ACTUAL ID:	PRESSURE DROP		SPECIFIC GRAVITY								
LENGTH (feet)	CAPACITY IN CUBIC FEET OF GAS PER HOUR										
	PIPE SIZE (inch)										
	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	
	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	
10	172	360	678	1390	2090	4020	6400	11300	23100	41800	
20	118	247	466	957	1430	2760	4400	7780	15900	28700	
30	95	199	374	768	1150	2220	3530	6250	12700	23000	
40	81	170	320	657	985	1900	3020	5350	10900	19700	
50	72	151	284	583	873	1680	2680	4740	9660	17500	
60	65	137	257	528	791	1520	2430	4290	8760	15800	
70	60	126	237	486	728	1400	2230	3950	8050	14600	
80	56	117	220	452	677	1300	2080	3670	7490	13600	
90	52	110	207	424	635	1220	1950	3450	7030	12700	
100	50	104	195	400	600	1160	1840	3260	6640	12000	



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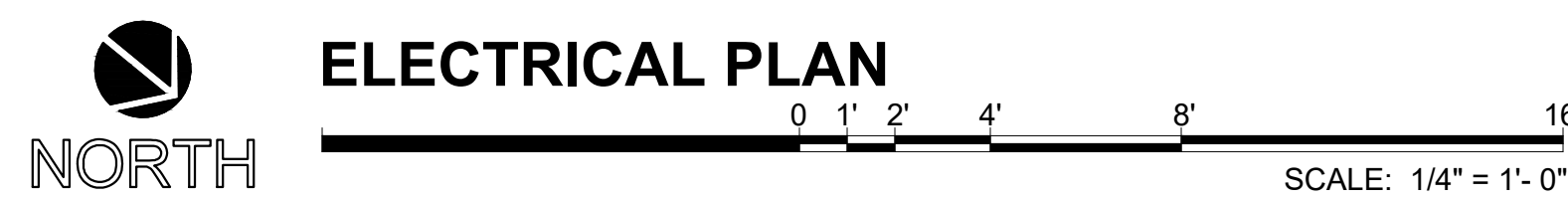
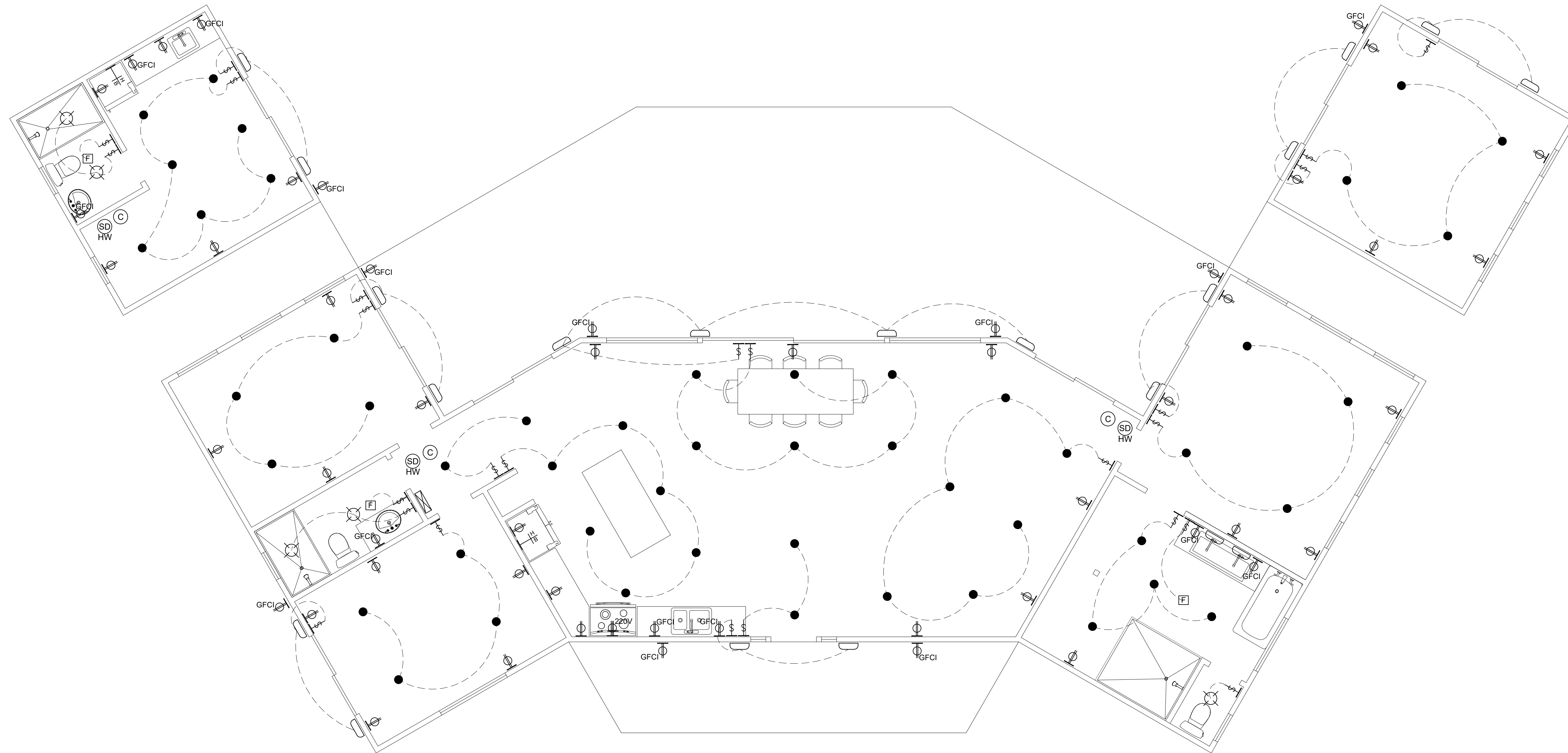
SCALE As Noted

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SHEET CONTENT
ELECTRICAL & PLUMBING NOTES LEGENDS

SHEET NUMBER
EP1

1. MAIN HOUSE ELECTRICAL PLAN



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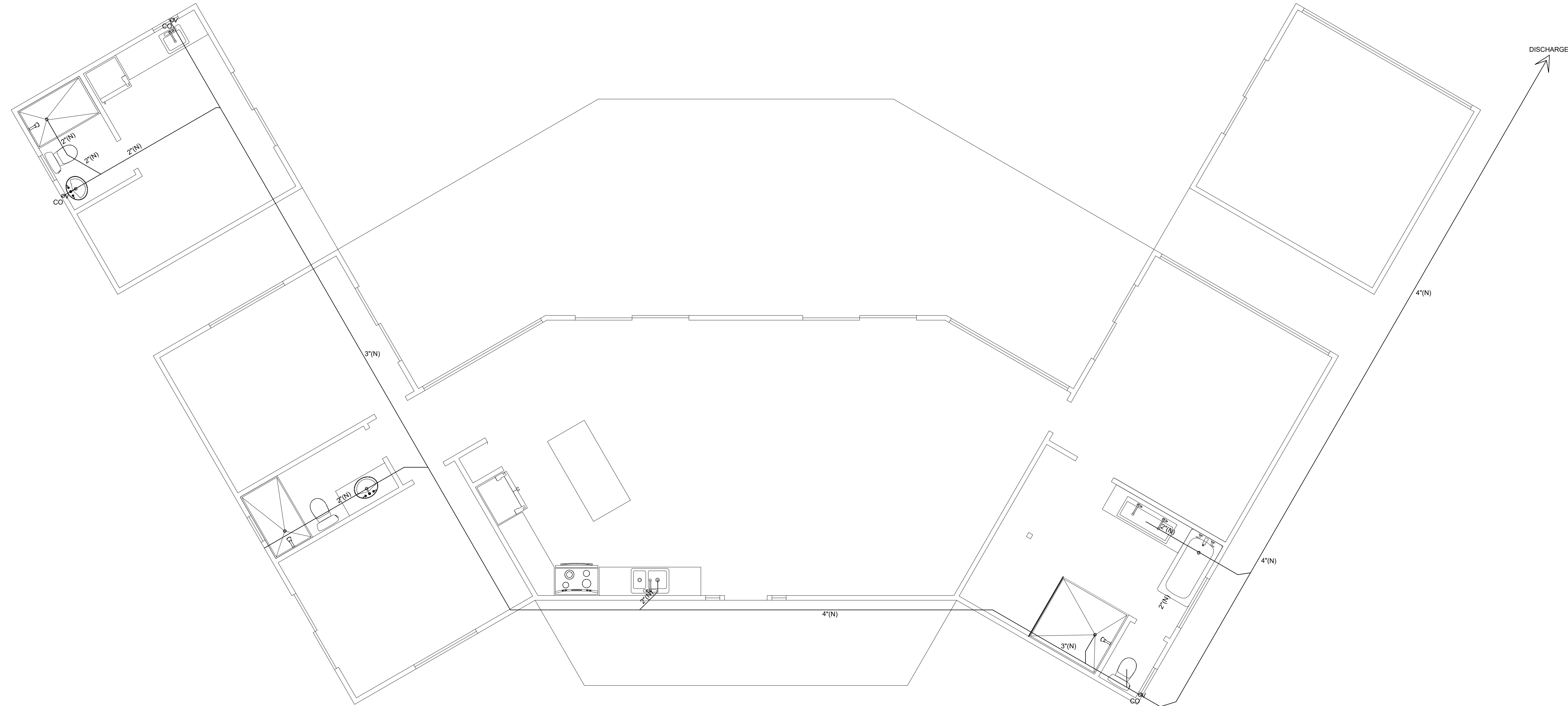
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SHEET CONTENT: ELECTRICAL PLAN

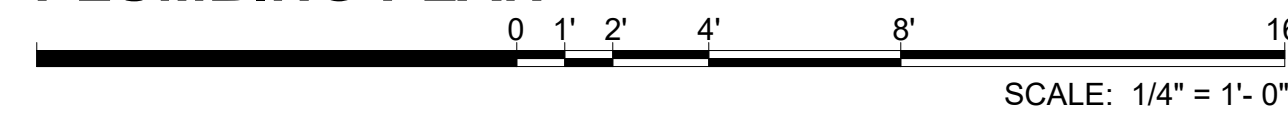
SHEET NUMBER: EP2

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1. MAIN HOUSE PLUMBING PLAN



PLUMBING PLAN



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



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JHUN VIRAY 2023

Jhun Viray

CONTRACTOR

PROJECT INFORMATION

SIERRA WAVE PROJECT
105 Sierra Wave Drive, Bishop, CA 93514

ARCHITECTURAL SET

DESCRIPTION

REVISION HISTORY	DESCRIPTION
1	
2	
3	
4	
5	

JOB NUMBER 0082523

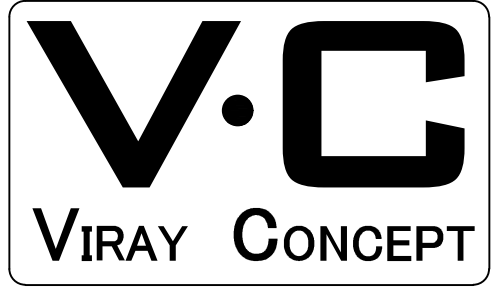
DATE 08-25-2023

SCALE As Noted

DRAWN BY JHUN VIRAY

SHEET CONTENT PLUMBING PLAN

SHEET NUMBER **EP3**



VirayConcept@gmail.Com
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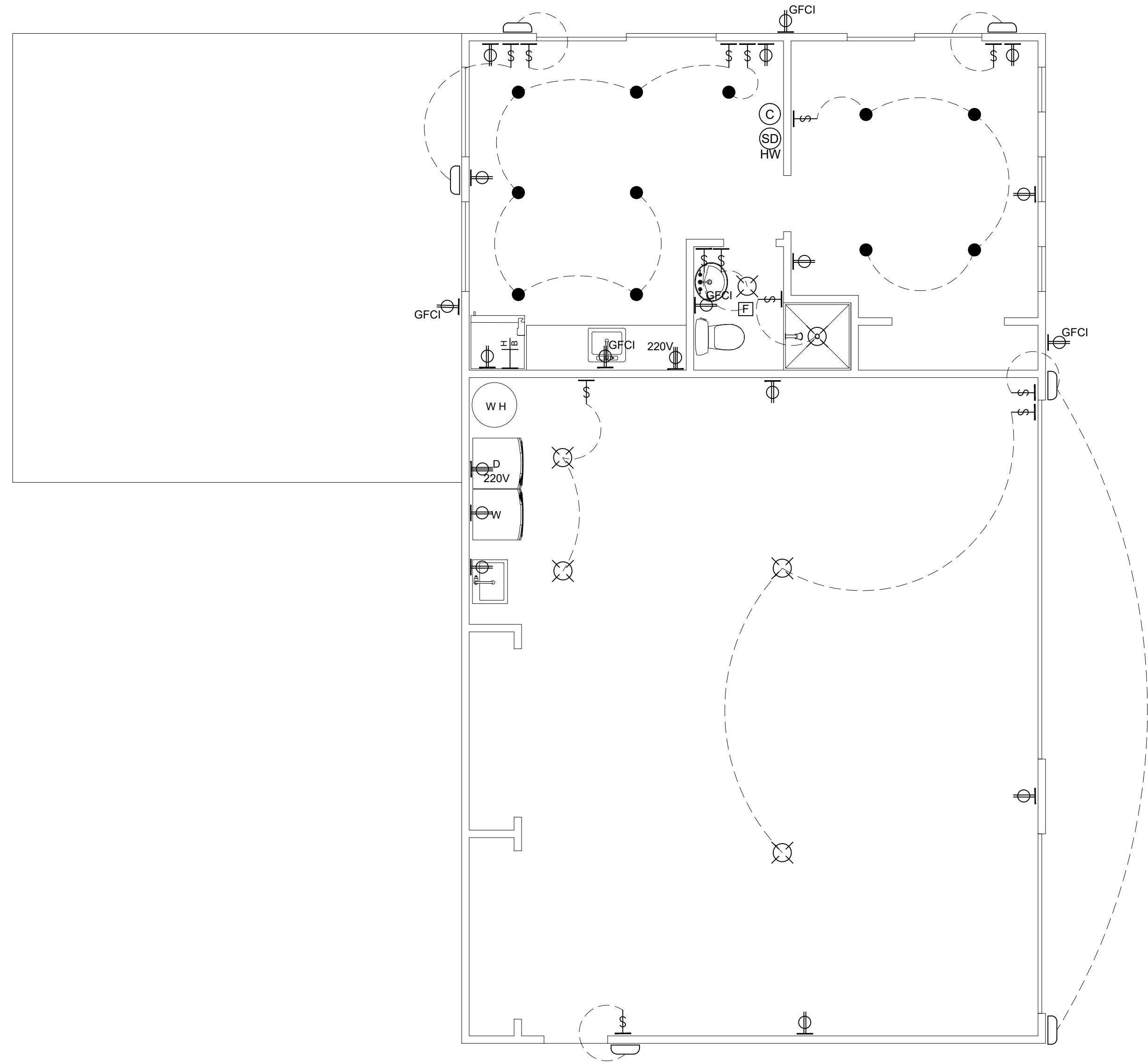
DATE 08-25-2023

SCALE As Noted

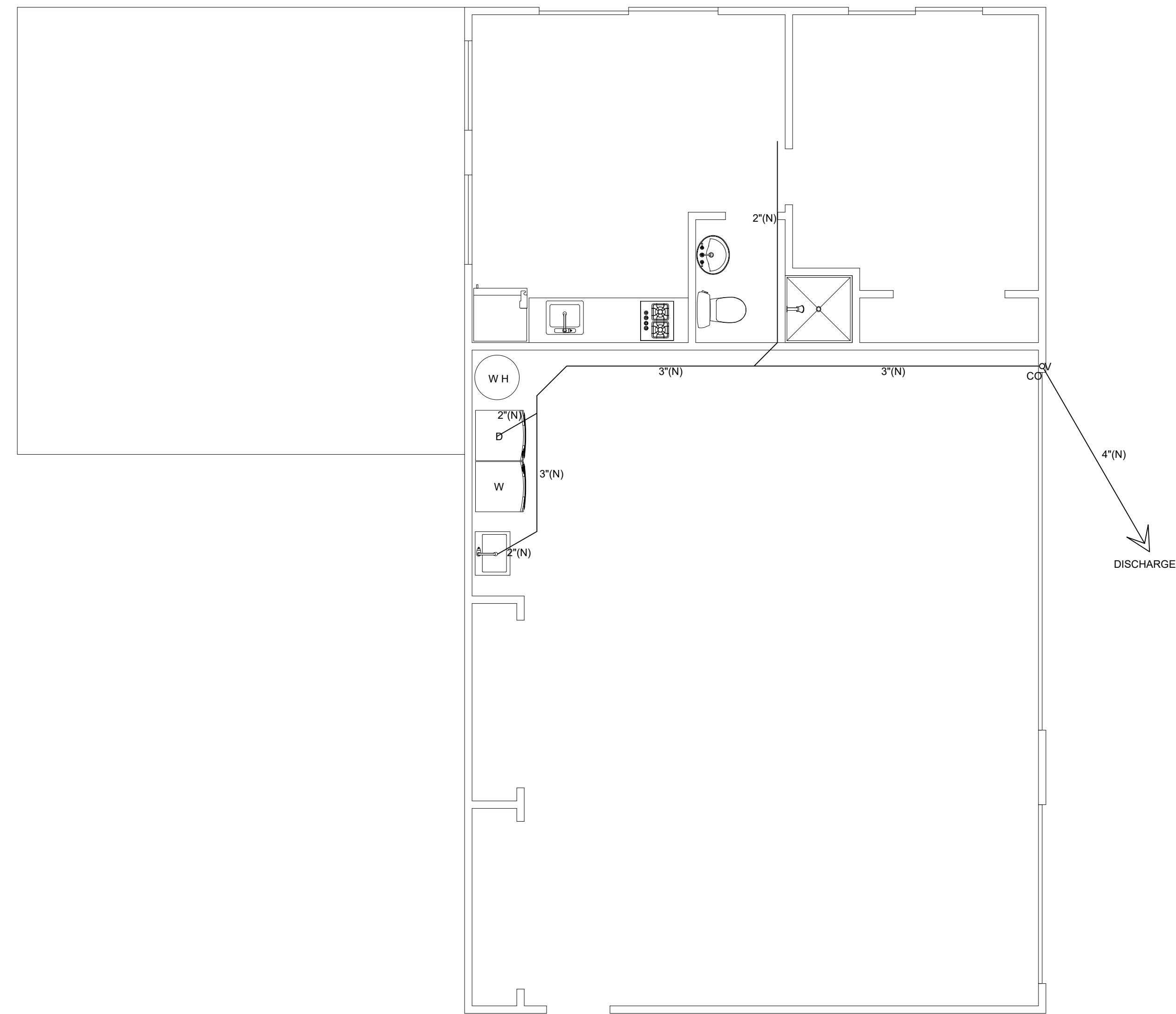
DRAWN BY JHUN VIRAY

SHEET CONTENT
GARAGE & ADU
ELECTRICAL -
PLUMBING PLAN

SHEET NUMBER
EP4



GARAGE/ADU ELECTRICAL PLAN
NORTH
SCALE: 1/4" = 1'-0"



GARAGE/ADU PLUMBING PLAN
NORTH
SCALE: 1/4" = 1'-0"



R24-__

A RESOLUTION OF THE BOARD OF THE WHEELER CREST DESIGN REVIEW COMMITTEE APPOINTING AN AD HOC COMMITTEE TO MAKE REVISIONS TO THE APPLICATION FOR DESIGN REVIEW

WHEREAS, the Wheeler Crest Design Review Committee finds that there is a need to revise the application for design review to require certain pieces of information and samples of material to facilitate effective and efficient review by the Committee;

NOW, THEREFORE, THE BOARD OF THE WHEELER CREST DESIGN REVIEW COMMITTEE RESOLVES that:

SECTION ONE: Meredith Frolio, Bob Weiland and Rico Miledi are hereby appointed to an Ad Hoc Application Committee.

SECTION TWO: the Ad Hoc Application Committee may meet as often as needed and may meet with County staff, residents, design professionals, and any other interested parties in determining appropriate revisions to propose to the Committee as a whole.

SECTION THREE: the Ad Hoc Application Committee shall disband once revisions to the design application have been approved by both the Wheeler Crest Design Review Committee and the Mono County Board of Supervisors.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Alisa Adriani, Chair
Wheeler Crest Design Review Committee

ATTEST:

Secretary of the Wheeler Crest Design Review Committee

County Counsel
Christopher Beck

Deputy County Counsels
Emily R. Fox
Jeff Hughes

Temporary Staff Attorney
Anne L. Frievault

**OFFICE OF THE
COUNTY COUNSEL**
Mono County

South County Offices
P.O. BOX 2415
MAMMOTH LAKES, CALIFORNIA 93546

Telephone
760-924-1700

Risk Manager
Jay Sloane

Paralegal
Kevin Moss

To: Wheeler Crest Design Review Committee

From: E. Fox

Date: June 27, 2024

Re: Best Practices for Site Visits for Proposed Projects

Recommendations

1. Any site visit by 4 or more Committee members should be noticed under the Brown Act as a special meeting.
2. If less than a quorum visits a project site, the Committee members who went must disclose that they visited the project site and what they observed or learned at that site visit during the hearing for the project.
3. Notify staff of your intention to visit the site so staff can track whether a quorum is proposing to visit and a special meeting may be warranted, or if the project is controversial enough that a special meeting might be a more appropriate way to proceed.

Discussion and Reasoning

Brown Act Concerns

If a quorum (4 or more) of the members of the Committee will visit a site at the same time, that site visit is a “meeting” for the purposes of the Brown Act. Similarly, if a quorum of members make site visits individually, but then communicate with each other outside of the regular meeting about their site visits, it can also constitute an illegal meeting under the Brown Act. If four or more members of the Committee desire to see the site, the Chair or Vice Chair should notify staff and staff can notice a special meeting of the Committee with the location noticed for the project site 24 hours in advance. The agenda will consist only of an opportunity for public comment and an item to tour the project site.

During the site visit, the group of Committee members should be careful to move around the site together and only discuss any observations as a group. Splitting off into pairs and

engaging in side conversations or discussions apart from the whole group violate the Brown Act, as members of the public would not be able to hear and take note of disparate discussions of the agenda item occurring at overlapping times or at different ends of the project site.

Due Process/Fair Hearing Concerns

Site visits by individual Committee members or by less than a quorum (3 or fewer members) do not constitute “meetings” under the Brown Act. However, site visits do implicate the rights of a project applicant and other interested persons or property owners to due process and a fair hearing.

Due process fundamentally requires “reasonable notice and opportunity to be heard” by the decision maker before a decision is made.¹ The entitlement to a hearing includes the entitlement to a decision based solely on information produced at that hearing, i.e. only on information in the record.² If a decision-maker visits a site and obtains information about it, but does not disclose their observations during the public hearing, then the decision-making body has violated an applicant’s right to due process.³

However, though site visits implicate due process concerns and may violate the right to a fair hearing, a site visit does not violate due process where the decision-maker discloses the fact of their site visit and any information they gained or observed during that site visit on the record during the hearing.⁴ By disclosing the observations and impressions, the record then contains all facts either potentially or in fact relied upon in making the decision. Relatedly, information obtained from staff regarding a project prior to a public hearing should also be disclosed during the public hearing so that the applicant has an opportunity to respond. Typically, staff will include all the information related to a project in the staff report. However, if

In controversial matters, disputes can arise as to whether a decision-maker fully and completely disclosed all their observations that were then relied on in the ultimate decision. Committee members should consult with staff or counsel prior to undertaking site visits to determine whether sensitivity around a project indicates that it may be preferable to conduct the site visit as a noticed meeting instead, where minutes can be entered into the subsequent hearing record.

Please reach out to me with any questions at efox@mono.ca.gov or (760)-924-1712

¹ (*Horn v. County of Ventura* (1979) 24 Cal.3d 605, 612.)

² (*English v. City of Long Beach* (1950) 35 Cal.2d 155, 159 [“A hearing requires that the party be apprised of the evidence against him so that he may have an opportunity to refute, test, and explain it, and the requirement of a hearing necessarily contemplates a decision in light of the evidence there introduced.”])

³ (*Safeway Stores, Inc. v. City of Burlingame* (1959) 170 Cal.App.2d 637, 647 [“[t]he members of the council, either individually or collectively, viewed the locale and conferred with the petitioners or their representatives, thereby receiving so-called facts upon which they apparently relied in coming to their judgments. These so-called facts, gleaned by them through observation and hearsay were not recited at all in the record, and consequently were unknown to the protestants and hence could not be met or overcome by them. Under those circumstances, can it be said that a fair hearing was had? We think not!”])

⁴ (*Flagstad v. City of San Mateo* (1957) 156 Cal.App.2d 138, 141.)

Mono County Community Development

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Mammoth Lakes, CA 93546
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BYLAWS

ARTICLE I – Name, Purpose

- Section 1:** The name of the organization shall be the Wheeler Crest Design Review Committee (WCDRC).
- Section 2:** The Wheeler Crest Design Review Committee (WCDRC) was established by the Board of Supervisors by Ordinance 91-07 on August 20, 1991, and is charged with reviewing single-family residential development within the District, including additions over 200 sf, new garages and accessory structures, for conformity with the Architectural Guidelines of the Wheeler Crest Area Plan. The Committee shall not review plans for interior remodels.

ARTICLE II – Membership

- Section 1:** Membership is open to individuals who either reside or own property within the District.
- Section 2:** The WCDRC shall be composed of up to seven members per Ordinance 15-04.
- Section 3:** Members of the WCDRC shall be appointed by the Mono County Board of Supervisors.
- Section 4:** Application for appointment to the WCDRC shall be made on a form provided by the Community Development Department and may be submitted to the Planning Department at any time.
- Section 5:** Upon appointment to the WCDRC, each new member shall receive and shall review or complete WCDRC Orientation Materials, which shall include information relating to WCDRC design criteria, the Brown Act, ethics training and required Fair Political Practices Commission filings, and any such other information as the WCDRC deems appropriate.
- Section 6:** Up to four members shall serve a term of three (3) years; and up to three members shall be appointed for a term of two (2) years, and subsequent terms shall be for two (2) years
- Section 7:** Resignation, Termination, and Death. Resignation from the WCDRC must be in writing and received by the WCDRC Secretary, Board Supervisor or Mono County Community Development Department. Upon resignation or termination of membership, the Supervisor will select a new member based on previously received or newly submitted applications.
- Section 8:** Members of the Committee may be removed by a majority of the Board of Supervisors for the following reasons:
1. Failure to meet the following attendance requirements: A Committee Member shall not have three consecutive unexcused absences from regular meetings, nor may a Member miss five or more regular meetings in any 12-month period;
 2. Acting inappropriately, in the sole discretion of the Board, in matters regarding conflict of interest or personal bias;
 3. Failure to carry out Member duties over a period of time due to a frequent inability to vote caused by repeated conflict-of-interest issues;
 4. Failure to carry out the duties by repeatedly abstaining on matters when there are no apparent conflict-of-interest or bias issues; and
 5. Any other cause not enumerated herein which, in the opinion of a majority of the Board, reflects the Member's failure to carry out the duties of the Committee, or which brings discredit to the County of Mono.

ARTICLE III - Officers

- Section 1:** The Officers of the Committee shall include a Chair, Vice-Chair and Secretary. Officers shall be elected annually at the March meeting.
- Section 2:** The Chair shall convene and conduct all meetings in an orderly manner.
- Section 3:** The Vice-Chair, in the absence of the Chair, shall be responsible for conducting meetings. The Secretary shall run the meeting in the absence of the Chair and the Vice Chair.
- Section 4:** The Secretary shall be responsible for taking minutes which shall include actions of the Committee and record of public comment. Minutes shall be provided to the Community Development Department staff for recording.
- Section 5:** Vacancies. When an Officer vacancy exists, nominations for new officers may be received from present members by the Secretary up to two weeks in advance of a meeting and voted upon at the next meeting. All vacancies will be filled only to the end of the particular Officer's term.

ARTICLE IV - Meetings Of Members

- Section 1:** Regular Meetings. Regular meetings shall be set to be held on the fourth Thursday of each month at 3:00 PM. Meetings shall be held at the Crowley Lake Community Center or another ADA accessible location designated by the members. The Committee may, with the approval of the Chair upon consultation with the Community Development Department or as consensus direction to staff, cancel any regular meeting.
- Section 2:** Special Meetings. Special meetings may be called by the Chair or by a simple majority of the membership.
- Section 3:** Notice. Notice of each meeting shall be given to each member, by email or any other commonly utilized communication method, not less than 72-hours before regular meetings and 24-hours before special meetings. A notification of the meeting shall be publicly posted in compliance with the Brown Act.
- Section 4:** All meetings shall be conducted in an open fashion and in compliance with the Brown Act. All in attendance should be given an opportunity to be heard, no single member may dominate a discussion, and all participants shall treat each other following principles of fairness and respect.
- Section 5:** Quorum. A quorum consists of at least fifty plus one percent of the WCDRC members. A Quorum must be present before business can be transacted or motions made or passed. If a quorum is not met, the committee shall defer action on any items until a future meeting.
- Section 6:** Agendas. Each agenda shall meet the requirements of the Brown Act. Members and interested parties who seek to place an item on the agenda shall make such a request to the Community Development Department for approval by the Chair at least three weeks prior to the meeting.
- Section 7:** Participation. Each appointed member shall possess one vote on the WCDRC for purposes of passing resolutions, authorizing actions, and conducting other business. However, local citizens and other interested parties shall be encouraged to participate in discussions and debates with a standing equal to that of members. Meetings shall be conducted according to parliamentary procedures and shall incorporate the principles of justice and courtesy to all, rights of the minority protected, rule of the majority reflected, partiality to none, and consideration of one subject at a time.
- Section 8:** Actions. The WCDRC shall approve such recommendations, resolutions, and correspondence as authorized by a quorum of the members, and actions shall be proposed and voted upon following Robert's Rules of Order.
- Section 9:** Resolutions and motions. Any actions or decisions of the Committee at any meeting shall be expressed by motion, duly seconded, and voted upon by members of the Committee and in compliance with the Brown Act and Roberts Rules of Order..

Every Member must vote except when disqualified by reason of a conflict of interest or as otherwise required by law.

Section 10: Conduct Of Public Hearings. The purpose of a Public Hearing is to provide the public with an opportunity to address the Committee on matters pending before the Committee. The Committee shall consider public comments along with the applicant's and staff's comments prior to taking action. The Chair shall facilitate Public Hearings to elicit all relevant information for decision-making purposes in an orderly and expeditious way.

A. The order of procedure for Public Hearings shall be as follows:

1. The Chair calls for a staff report followed by questions from the Committee, and then opens the Public Hearing. The order of testimony is as follows:
 - a. Applicant's statement;
 - b. Public's statements; and
 - c. Rebuttal statements from applicant and staff if necessary.
2. When all relevant testimony is deemed to have been heard, the Chair shall close the Public Hearing. When a hearing is closed, it shall remain closed except when the matter is continued to another date for further hearing, or when the Chair, or Committee consensus, determines that additional testimony is necessary or desirable, in which case the Chair shall reopen the hearing.
3. Following the close of the public hearing, the Committee shall discuss and deliberate the matter and then either determine the matter or continue it to a date and time certain. The Committee may ask questions of the public, applicant, or appellant as part of its deliberations.
4. If the Design Review Committee raises a new issue through deliberation and seeks to take additional public testimony from the public, applicant, or appellant on the new issue, the public hearing must be reopened and persons given a chance to speak on the new issue. At the conclusion of the public testimony, the public hearing is again closed.
5. The Design Review Committee deliberates and takes action.

B. Rules of Testimony:

1. Persons addressing the Committee shall first secure permission from the Chair. Comments made must be relevant to the matter before the Committee.
2. The Chair may set rules regarding time and relevance of public testimony. The Chair may end testimony when a presentation exceeds the time limit; and may rule "out of order" or otherwise limit repetitive testimony and testimony deemed non-germane. Additionally, irrelevancies (including comments on race, religion, creed, political matters, etc.) shall be ruled out of order by the Chair.
3. All comments shall be addressed to the Committee.
4. If a Member is in possession of extra-record evidence that is relevant to his or her decision making but which does not require recusal, then, the Member shall state such evidence for the record.
5. The Chair shall discourage complaints regarding the staff or individual members of the Committee during a Public Hearing. Complaints should be presented as a separate item on the agenda, or submitted to the Committee in writing for later consideration.

Section 11: Evaluation of Projects.

1. The WCDRC shall review the plans for compatibility with the Architectural Guidelines adopted for the District.

2. In its review, the WCDRC shall identify unacceptable visual qualities of the proposal and request appropriate changes.
3. Proposals may be recommended for approval by the Committee with or without conditions.
4. WCDRC recommendations shall be considered by the Planning Department in the case of building permits or by the reviewing body prior to approval.

Section 12: Decision-Making

1. Voting - Approval of any motion brought before the Committee shall require the affirmative vote of a quorum of the members, unless otherwise specified by law.
2. Tie Votes - Any tie vote shall constitute a denial of the motion and may be reconsidered by a motion offered by any member who voted on the matter. If there is no action by an affirmative vote, the result is no action.
3. Abstentions - Abstentions shall not count as votes for the purpose of determining whether there has been an affirmative vote of a quorum of the members, but shall be counted for the purpose of determining whether a quorum is present, unless the member is abstaining because of a potential conflict of interest in the matter at hand.
4. Roll Call - Voting upon a motion may, at the discretion of the Chairperson, and shall, upon the request of any member, be by roll call. When voting is not by roll call, the Chairperson may, in the absence of objection by any member of the Design Review Committee declare an item to be unanimously approved.

Section 13: Adjournment. The Committee may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. Less than a quorum may so adjourn from time to time. If all members of the Committee are absent from any meeting, staff shall declare the meeting adjourned to a stated time and place. When a regular or adjourned regular meeting is adjourned as provided in this section, the resulting adjourned regular meeting is a regular meeting for all purposes. When an order of adjournment fails to state the hour at which the adjourned meeting is to be held, it shall be held at the hour specified in these rules for regular meetings.

ARTICLE V – Ethics

Section 1: Conflict Of Interest. No Member shall participate in the making of a decision or vote on any item in which he or she has a financial interest as defined in Government Code Sections 87100 et seq. (the Political Reform Act) and its implementing regulations, or a financial interest pursuant to Government Code Section 1090. Further, no Member shall participate in the making of a decision or vote on any item with respect to which he or she is biased or otherwise conflicted due to personal interests, consistent with applicable law. Possible biases, financial interests, and other conflicts of interest shall be discussed with County Counsel.

Section 2: Special Requests To Members. Members shall place in the record of Committee meetings a report of requests for special consideration received from any source either verbally or in writing. The purpose of this section is to keep the public and the Committee informed regarding any showing of unusual or special interest by any person or group in any matter before the Committee.

ARTICLE VI - Amendment To Rules For The Transaction Of Business

Section 1: Amendment To Rules For The Transaction Of Business. These rules may be amended by a vote of the Committee at any regular meeting or special meeting.

ARTICLE VIII – Adoption

The foregoing rules for the transaction of the business of the Wheeler Crest Design Review Committee of the County of Mono were adopted at the regular meeting held on the 23rd day of the month of May and signed by Committee Chair Alisa Adriani.

Alisa Adriani, Chair, Wheeler Crest Design Review Committee

DATED: _____

ATTEST:

Secretary, Wheeler Crest Design Review Committee

DATED: _____