MAMMOTH LAKES RECREATION

Mammoth Lakes Recreation Board Agenda

Tuesday, March 18, 2025, 3:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Board

President Craig Albright, Treasurer Heather Schaubmayer, Board Member Danielle Torrance, Board Member Eric Wasserman, Board Member Brent Truax

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town of Mammoth Lakes at (760) 965-3600. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

Public comments may be made in person or submitted to the clerk at clerk@townofmammothlakes.ca.gov before or during the meeting.

You may attend this meeting in person, or watch it live through the online eSCRIBE system here: https://pub-townofmammothlakes.escribemeetings.com, on the local government cable channel 18, or by utilizing the Zoom link below.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. https://monocounty.zoom.us/s/95249139779
Or join by phone: Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 - **Callers: To Raise your hand Press *9, to Unmute/Mute Press *6**
Webinar ID: 952 4913 9779 International numbers available:
https://monocounty.zoom.us/u/abpQMqQPY

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1. CALL TO ORDER

2. PUBLIC COMMENTS

Public comments may be submitted before or during the meeting via email to the Town's Assistant Clerk, Angela Plaisted at clerk@townofmammothlakes.ca.gov, or they may be made in person in Suite Z or by "Raising" your hand if logged into the meeting via Zoom. All comments will be limited by the Chair to a speaking time of five minutes.

3. WORKSHOP

3.1 Joint meeting with the Town of Mammoth Lakes Parks and Recreation Commission to discuss the 2025 Parks and Recreation Department Strategic Priorities and Key Objectives.

4. PUBLIC HEARING

Public Hearing will start no earlier than 4:00 p.m.

Public Hearing Procedure: The President will open the Public Hearing and then: Statement and presentation by staff on recommend funding allocations to the Town Council as follows (Per municipal Codes 3.48.150 and 3.44.210 respectively). Questions from the Board. Call for testimony. Rebuttal to previous testimony. Close the public hearing. The Board will deliberate the matter and arrive at a decision.

4.1 The public hearing provides the public opportunity to comment on the allocation $181,325 of Fiscal Year 2024/25 Measure U funds for programming support.

4.2 The public hearing provides the public opportunity to comment on the allocation up to $25,000 of Fiscal Year 2024/25 Measure U funds for Special Project programming support.

5. POLICY MATTERS

5.1 Consider Recommendation of $350,000 in Fiscal Year 2024/25 Measure R Fund Balance to the Mammoth Creek Park Rehabilitation Project.

5.2 Consider Recommendation to Reallocate $8,000 in Fiscal Year 2024/25 Measure R Special Project Funding to Community Recreation Center Programming Amenities.

6. CONSENT AGENDA

6.1 Approve the minutes of the Regular Meeting of January 14, 2025.

7. REPORTS

7.1 Program and Administrative Update.

7.2 Fiscal Year 2024/25 Financial Report Through January 2025.

8. BOARD MEMBER REPORTS

9. REQUEST FOR FUTURE AGENDA ITEMS

10. ADJOURNMENT

The Board will adjourn to the next regular meeting scheduled to be held on May 13, 2025.

MAMMOTH LAKES RECREATION
STAFF REPORT

Title: Joint meeting with the Parks and Recreation Commission to discuss the 2025 Parks and Recreation Department Strategic Priorities and Key Objectives

Meeting Date: March 18, 2025

Prepared by: Stuart Brown, Parks and Recreation Director
Kim Anaclerio, Mammoth Lakes Recreation Executive Director

BACKGROUND:

The Mammoth Lakes Recreation Board (MLR) and the Parks and Recreation Commission (PRC) have a common interest in the enhancement of recreation opportunities in Mammoth Lakes. This workshop will offer both the chance to review the DRAFT 2025 Parks and Recreation Department Strategic Priorities and Key Objectives and discuss how MLR can play a supportive role.

The stated mission of the Parks and Recreation Department is to *"provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."* The stated mission of Mammoth Lakes Recreation is to "*deliver cutting edge sustainable recreation, mobility and arts & culture opportunities and infrastructure for the benefit of the Eastern Sierra community and natural environment."* The mission of both organizations require participation and collaboration with our recreation partners and those organizations that work to advance and advocate for the enhancement of community/regional recreation facilities and amenities.

Parks and Recreation Department staff will make a presentation for Measure R funding for amenities as part of the Mammoth Creek Park Rehabilitation Project to MLR, as MLR is the recommending body to Town Council for the strategic use of Special Tax Measure R funds.

In July 2025, Town Council approved the $25,000 in Measure R Special Project funding MLR recommended to purchase SportCourt Volleyball flooring for the Community Recreation Center. The flooring purchase came in $8,000 under budget. Parks and Recreation Department staff will present a request to reallocate the $8,000 of previously approved Special Project funding to additional sport amenities for the Center.

ATTACHMENTS:

A. Workshop Discussion Items
B. DRAFT 2025 Parks and Recreation Department Strategic Priorities and Key Objectives Statement.

C. Mammoth Creek Park Rehabilitation Project Funding Request Presentation
D. Community Recreation Center Programming Amenities Request Presentation

WORKSHOP

Parks and Recreation Commission & Mammoth Lakes Recreation

March 18, 2025

3:00pm, Suite Z

Discussion items:

1. Introductions and review of agenda

2. Present and discuss the DRAFT 2025 Parks and Recreation Department Strategic Priorities and Key Objectives Statement.

    A. Invest in the Town's Recreation Amenities
    B. Deliver High-Quality, Affordable and Sustainable Recreation Programming
    C. Build Capacity to Enhance and Expand Programming

3. Discussion on Mammoth Lakes Recreation Strategic Planning Process and how MLR and the Parks and Recreation Commission can work together to advance community recreation.
    A. Formation of Recreation Advisory Committee for Parks and Recreation Master Plan Process

4. Measure R Funding Request – Mammoth Creek Park Rehabilitation Project.
    A. Prefabricated Boulder purchase and installation - $350,000

5. Measure R Special Project Funding Reallocation Request
    A. Community Recreation Center Sports Amenities

6. Wrap-up

An Essential Component of Our Community!

The fundamental purpose of the Parks and Recreation Department is to deliver residents and visitors with high-quality recreation facilities and diverse programming that promotes excitement, individual expression, exploration, pleasure, challenge and accomplishment for an improved quality of life.

Vision: *"To be the best alpine recreation community in the country."*

Mission: *"To provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."*

Tag Line: *All Recreation – All the Time!*

Strategic Initiatives (pillars):

1. **Excellence**: We are committed to continually improve the delivery of our community programs and facilities by holding each other accountable to the high standards of excellence our departmental culture expects and demands.
2. **Teamwork**: We value our employees and the power of a team culture aligned with a single vision and unifying purpose by communicating, connecting, collaborating, committing and celebrating with each other to achieve extraordinary results.
3. **Sustainability**: We help to protect and preserve our natural, developed and finite resources by implementing sustainable best practices in our programs, parks, pools, fields and facilities.
4. **Health, Safety and Social Equity**: We build stronger, healthier and happier communities by promoting health, wellness and physical activity and work to ensure our parks, programs, and facilities are safe and inclusive for all people.

Parks and Recreation Department
2025 Strategic Priorities and Key Objectives

Invest in the Town's Recreation Amenities

- **Capital Projects**: Provide multi-purpose, year-round, indoor and outdoor recreation amenities in Mammoth Lakes accessible to all residents and visitors. Capital Improvement Projects (CIP) include:
  - Mammoth Creek Park West Rehabilitation
  - Community Bike Park/Pump Track Development
  - Mammoth Arts and Cultural Center (MACC) Programming Development
- **Planned Maintenance**: Conduct planned maintenance activities to enhance prioritized parks, fields, facilities and trails.

Deliver High-Quality, Affordable and Sustainable Recreation Programming

- **Smart Growth**: Expand access, availability and affordability of parks and recreation programs & services.
  - Affordability - Increase Tony Colasardo Scholarship opportunities for all youth and provide payment plan options for adults.
  - Access - Expand discounted in-person, limited sale Membership and Play Pass products and maximize access to summer camps and programs.
  - Availability - Further expand availability of products and services for families.
  - Communication Plan - Effectively disseminate bilingual Department-wide information to encourage participation in the Core Program Areas: (1) Department website/DaySmart, (2) Recreation This Week, (3) social media, (4) Brochures, flyers, and print ads.
  - Data collection - Use surveys, etc. to inform park experience and program evaluation.
- **Core Program Areas**: Expand and deliver sustainable Core Program Areas aligned with the demand and resource capacity of the Department:
  - Youth/Teen Camps and Programs
  - Community Recreation Center (CRC) Programs/Events
  - Adult Activities
  - Community Events/Activities
  - Facility Operations/Maintenance
- **Master Plan**: Develop a new Parks and Recreation Master Plan that includes updated goals and policies, an analysis of the supply, demand and needs for park and recreation facilities and services within and surrounding the Town of Mammoth Lakes and an action plan with conceptual site plans that articulate a clear vision and "roadmap" for the Town over the next 10 years or longer.

Build Capacity to Enhance and Expand Programming

- **Partnerships:** (1) expand partnerships with local organizations, (2) collaborate with local non-profit youth sporting groups (YSF), (3) hire/contract specialized skilled instructors, and/or (4) contract with recreation entities to provide enhanced services.
- **Employee Development:** Build programming capacity by (1) Developing our workforce, and (2) Professional Development.
- **Recruitment and Retention:** Strategically recruit, retain and recognize our employees.

Mammoth Lakes Recreation Board Meeting
March 18, 2025

Mammoth Creek Park Rehabilitation Project Funding Request

Mammoth Lakes
CALIFORNIA

Trails Parks Recreation measure R AT WORK!

MAMMOTH LAKES RECREATION

Scope of Work

- Prefabricated Boulder purchase and installation
- Shade structures^
- Synthetic turf^*
- Grass lawn area^*
- CRC railing^
- Park identification sign^
- Bike racks^
- Landscaping^
- Hardscape^
- Safety surfacing^
- Park Amenities^

- **Estimated Budget: $850,000**

* Completed

^ Town funded/Donated

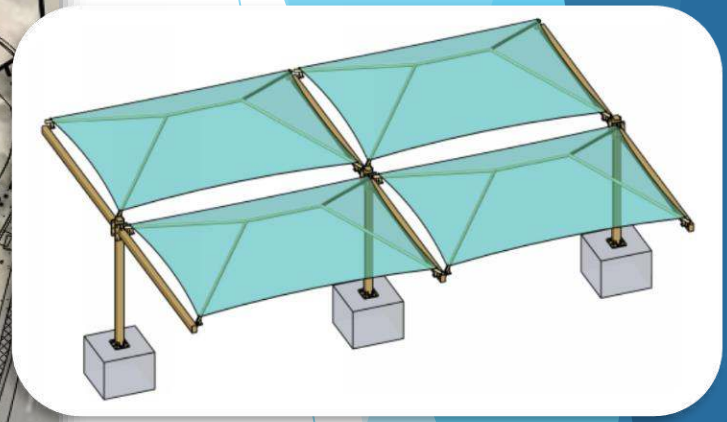
Measure R



Park Site Plan

Mammoth Lakes CALIFORNIA
Parks & Recreation









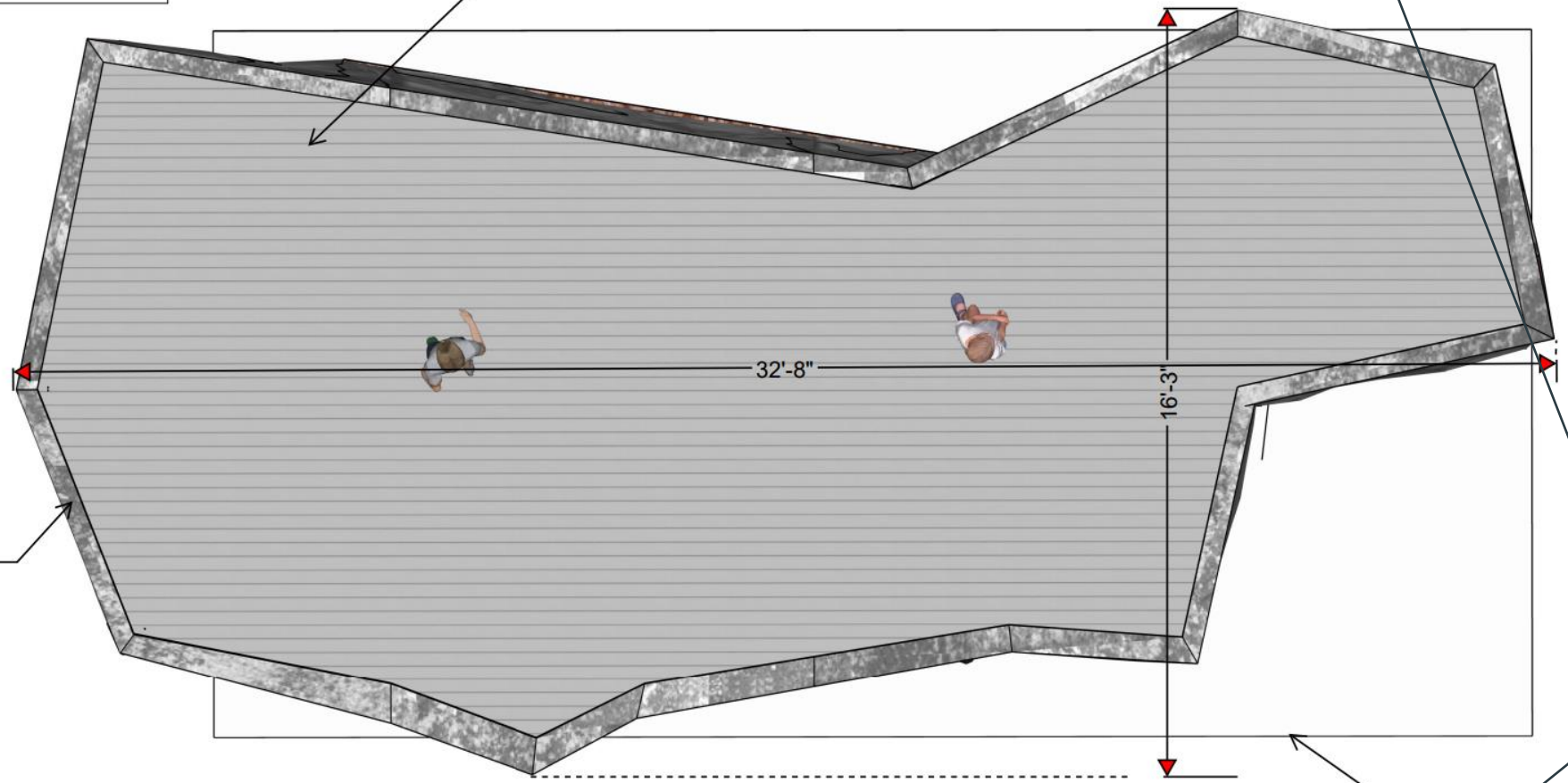
Prefabricated Boulder

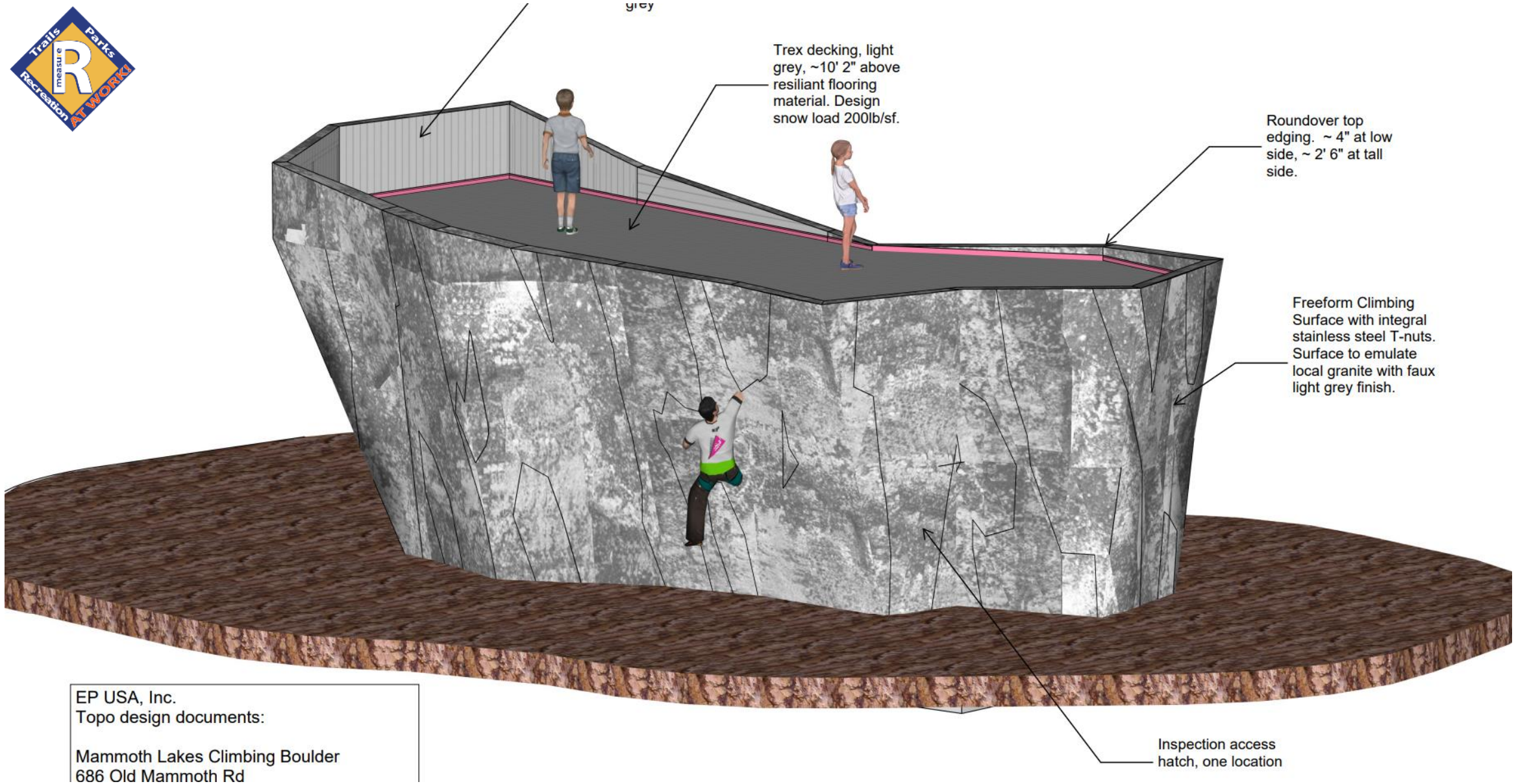
- The Mammoth Lakes Outdoor Freeform Climbing Boulder is designed and built by EP Climbing.
- Encompasses 1,117 square feet of climbing surface to maximize t-nut placement and hand-hold route setting.
- The top profile varies from 11 feet to 13 feet 6 inches.
- Length is 32 feet, 8 inches with a width of 16 feet 3 inches.
- Top deck is Trex (light gray) and approx. 425 square feet, and surface emulates local granite color.
- Boulder will have a natural built in down-climb route, four (4) natural built in climbing routes and natural looking climbable crack seams.
- Integral steel support frame with weather resistant finish.
- Cost with installation: **$350,000**

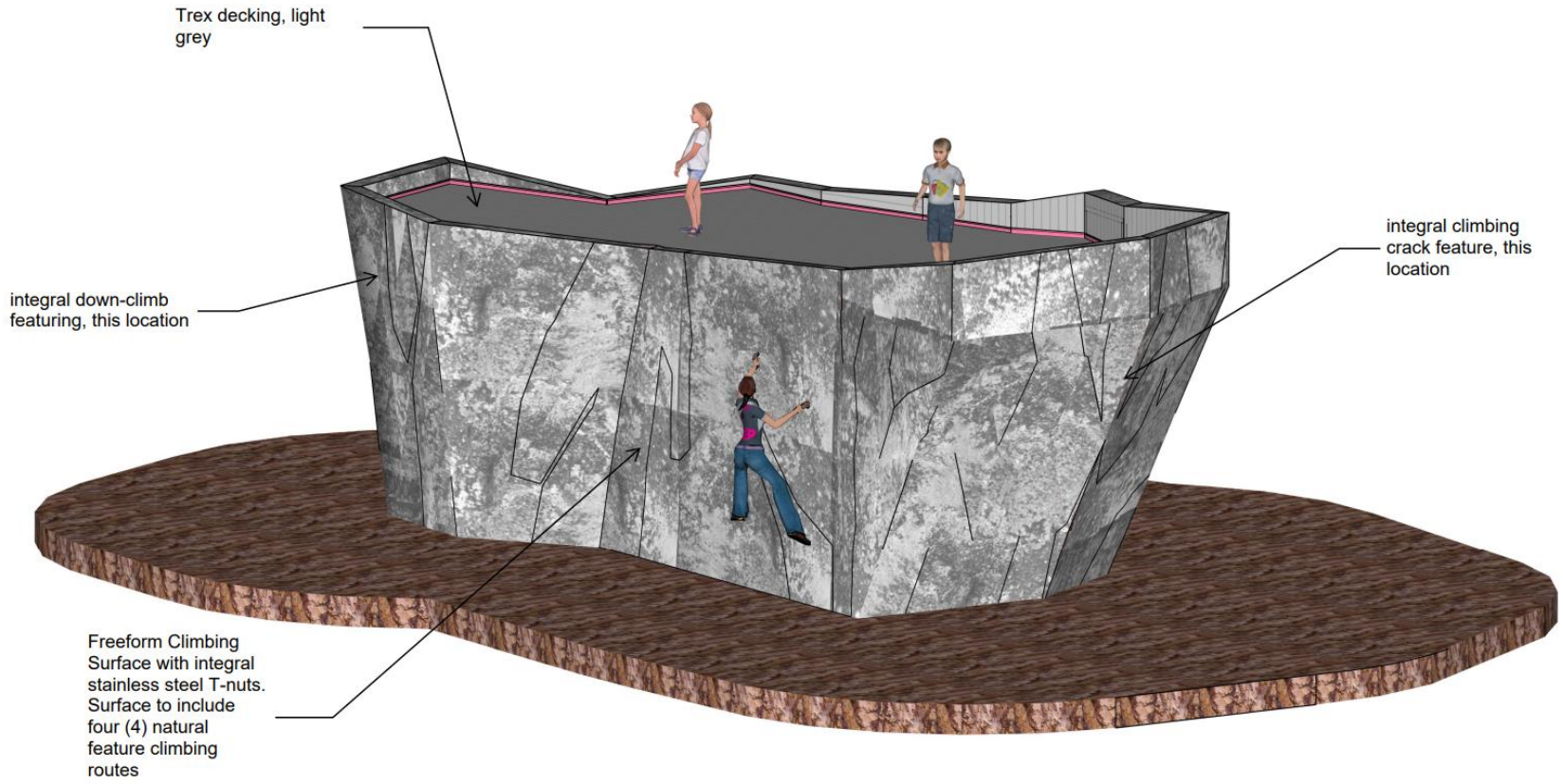
EP USA, Inc.
Topo design documents:

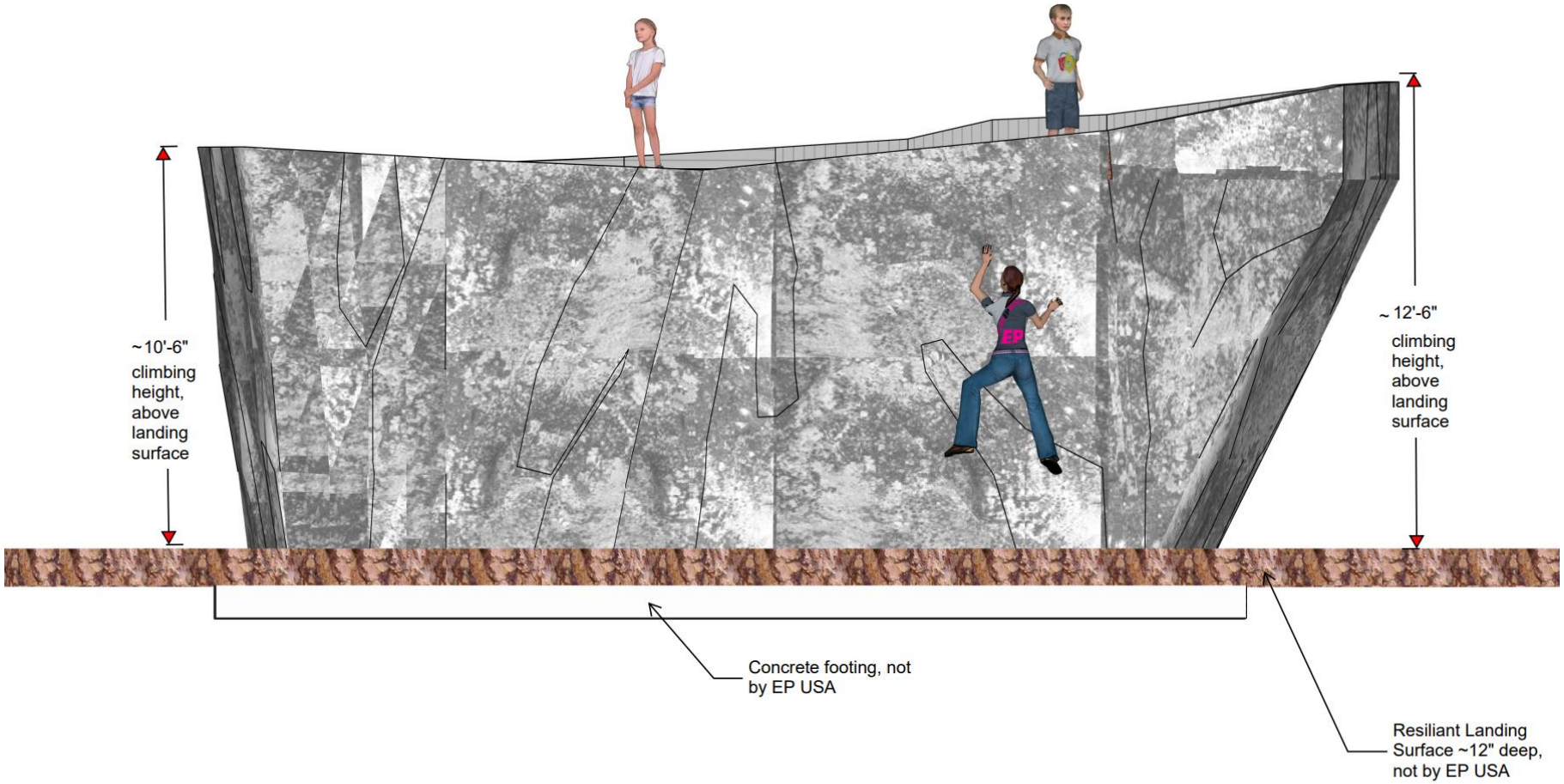
Mammoth Lakes Climbing Boulder
686 Old Mammoth Rd
Mammoth Lakes, CA 93546

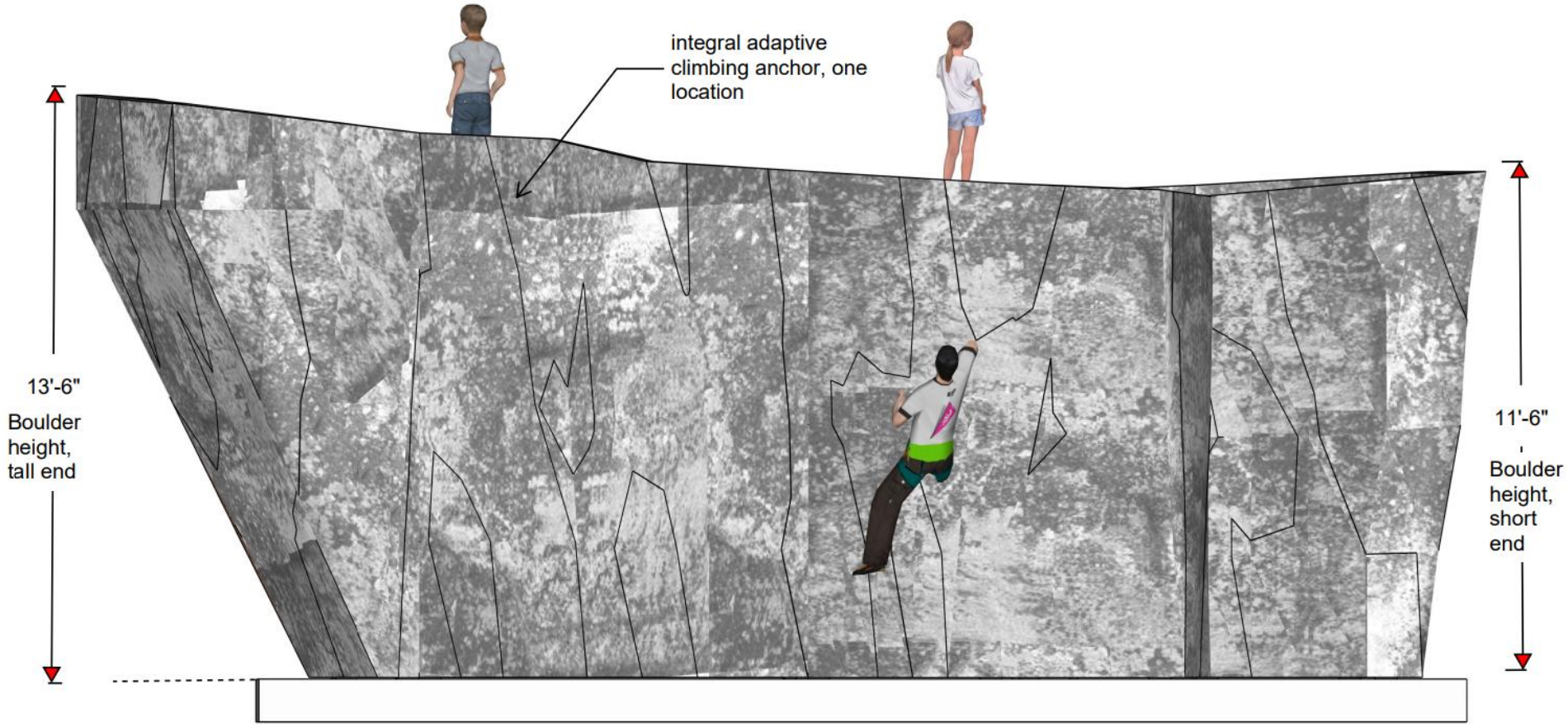
January 15, 2025
Plan




grey
Trex decking, light grey, ~10' 2" above resiliant flooring material. Design snow load 200lb/sf.
Roundover top edging. ~ 4" at low side, ~ 2' 6" at tall side.
Freeform Climbing Surface with integral stainless steel T-nuts. Surface to emulate local granite with faux light grey finish.
Inspection access hatch, one location
EP USA, Inc.
Topo design documents:
Mammoth Lakes Climbing Boulder
686 Old Mammoth Rd


Trex decking, light grey
integral down-climb featuring, this location
integral climbing crack feature, this location
Freeform Climbing Surface with integral stainless steel T-nuts. Surface to include four (4) natural feature climbing routes


~10'-6"
climbing
height,
above
landing
surface
~ 12'-6"
climbing
height,
above
landing
surface
Concrete footing, not
by EP USA
Resiliant Landing
Surface ~12" deep,
not by EP USA


integral adaptive climbing anchor, one location
13'-6"
Boulder height, tall end
11'-6"
Boulder height, short end

Mammoth Lakes Recreation Board Meeting
March 18, 2025

Community Recreation Center

Additional Programming Amenities

Volleyball Courts



Approx. $17,000



Additional Programming Amenities

Inflatable Batting Cage/Shooting Gallery





Approx. $3,000

Additional Programming Amenities

Portable Mini Pump Track



Approx. $3,000 (5 units)

Additional Programming Amenities

Skateboard Ramp Set



Approx. $2,000 (5 units)

Measure R - Fund 216

Estimated as of June 30, 2025

Item		Amount
FY23-24 Measure R Fund Balance	$	3,172,993
Revenue		
Sales Tax	$	2,320,000
Interest on Investments	$	170,500
Reimbursement - Sherwin Trail Planning	$	150,000
Total FY24-25 Revenue for Measure R	**$**	**2,640,500**
Expenditures:		
CRC - Debt Service	$	610,993
Measure R - Trails	$	300,000
Stantec Consulting Services	$	52,500
SHARPS - Trailhead Construction	$	100,000
CRC - Operations Support	$	112,000
Special Projects	$	25,000
Mammoth Lakes Recreation	$	94,500
Measure R - Office of Outdoor Recreation - Trails Manager	$	100,000
Measure R - Office of Outdoor Recreation Manager	$	25,000
Measure R - Office of Outdoor Recreation - Rec Coordinator	$	50,000
Town Clerk Fees	$	10,000
Supplies - Recreation Programs	$	4,000
Audit Services	$	4,500
	$	1,488,493
Estimated Total FY24-25 Expenditure for Measure R	**$**	**1,488,493**
Projected Measure R Fund Balance	**$**	**4,325,000**

MAMMOTH LAKES RECREATION
STAFF REPORT

Title: The public hearing provides the public opportunity to comment on the allocation $181,325 of Fiscal Year 2024/25 Measure U funds for programming support.

Meeting Date: March 18, 2025

Prepared by: Kim Anaclerio, Executive Director

BACKGROUND:

Mammoth Lakes Recreation (MLR) is a non-profit organization that is committed to preserving and enriching the quality of life for residents and visitors by ensuring the strategic use of Measures R, U, and additional funding sources to develop and support recreation, arts and culture, mobility, capital projects and special projects. MLR is the recommending body for Measure R and Measure U and conducts the allocation process annually, culminating in funding recommendations presented to Town Council for review, and approval as recommended or with modification.

The annual allocation process conducted by MLR begins with an open application period during the month of January. MLR staff is available to applicants for guidance during the open application period. The three-member MLR Allocations Committee then reviews and scores each application prior to and through public meetings. The Committee comes to a consensus and votes to approve a recommended funding amount for each applicant, to be presented to the MLR Board during the ordinance-required Public Hearing. Public meetings were held on February 13 and 18, 2025 to review the Measure U Grant applications. Specific recommended allocations for Measure U Programming Grants include funding for nine (9) specific programming activities totaling $181,325. Specific recommendations are provided in the attached.

The Measure U Ordinance (Ordinance No. 10-04) reads:
"3.44.190 Use of Special Tax Proceeds On and After July 1, 2011
On and after July 1, 2011 all proceeds of the tax levied and imposed hereunder shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for mobility, recreation, and arts & culture. Such tax proceeds shall not supplant existing funds used for the purposes set forth above."

and

'Section 3 .44.210 Recommendation for Expenditure of Funds.
The Tourism and Recreation Commission, or such other commission or committee as is

hereafter designated by the Town Council, shall annually conduct at least one public hearing where it takes public testimony as to how tax revenues collected under the Mammoth Lakes Mobility, Recreation, and Arts & Culture Utility Users Tax Ordinance should be expended. After accepting such public input, such commission or committee shall make written recommendations to the Town Council as to how such tax revenues should be expended. Prior to expending such tax revenues as have not been earlier committed, the Town Council shall consider the recommendations of such commission or committee report."

The MLR Board will consider public testimony and the Allocations Committee recommendations for Measure U Programming Grant funding prior to making a Board recommendation that will be presented to Town Council for final approval.

Attachments:
A. Recommended Allocations of Measure U Programming Funds
B. Measure U Programming Grants Applications
C. Measure U Programming Grants Evaluation Matrix

MAMMOTH LAKES RECREATION

FY24-25 Measure U Programming Recommendations

Applicant	Recommended Amount
Chamber Music Unbound	$ 32,000.00
Eastern Sierra Arts Alliance	$ 40,000.00
Eastern Sierra Avalanche Center	$ 11,500.00
Eastern Sierra Community Chorus	$ 8,500.00
Mono Arts Council	$ 35,825.00
Sierra Classic Theater	$ 10,500.00
Valentine Eastern Sierra Reserve	$ 10,000.00
Friends of the Inyo	$ 14,000.00
Mammoth Mountain Ski Patrol Alumni	$ 19,000.00
Total	$ 181,325.00

MAMMOTH LAKES
RECREATION

Fiscal Year 2025-26
Measure U Grant Cycle

MAMMOTH LAKES
RECREATION

APPROVED MULTI-YEAR

Applications

Measure R & U - Approved Multi-Year Programs

Point of Contact	Brian Schuldt
Title	Executive Director
Email	felici@chambermusicunbound.org
Phone	760 934 7015
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	No
Business Address	289 Wagon Wheel Rd
City	Mammoth Lakes
State	California
Zip Code	93546
Mailing Address	PO Box 1219
City	Mammoth Lakes
State	California
Zip Code	9346
Website and/or Social Media	https://chambermusicunbound.org
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	felici@chambermusicunbound.org
Organization	Chamber Music Unbound
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 3 of 3
Name of Program	CMU's Year-Round Education and Performance Programs

Program Description and Purpose

Since moving to the Eastern Sierra in the fall of 1998, the Felici Piano Trio has developed an array of programs to serve this remote corner of California. Chamber Music Unbound's current programs have grown organically out of the ensemble's original residency activities between 1998-2003 which were funded by the NEA and the California Arts Council.

The Felici & Friends Winter Concert Series and in-school "Kids Concerts" were developed based on community need, as identified by the then Mono County Arts Council. As these programs flourished, they generated a new need for a Community Music School, to provide music education in string instruments and piano and thus supplement MUSD's existing band and choir programs. The Winter Concert Series' success spawned the Unbound Chamber Music Festival, continuing to serve local audiences through the summer months and putting Mammoth on the map (alongside other mountain festivals, such as Aspen) adding to our town's attractiveness as a cultural tourism destination.

The Felici & Friends Winter Concert Series is currently a ticketed five-event series of professional chamber music with the resident Felici Piano Trio and internationally-renowned guest artists at Cerro Coso Community College (CCCC). Since the fall of 1998, this annual series has been exploring the repertoire ranging from the Baroque period to contemporary music, eclectically mixing the old and the new. The winter series is widely advertised and open to the public. Ticket prices are well under the average of comparable series around the state of California, as full-time residents' median income

in Mammoth is well below the California average. Free tickets are provided to students enrolled in music classes at Cerro ...

...Coso, CMU's Community Music School and MUSD, as well as volunteers who help with the set-up and tear-down necessary for each concert. This is possible through the support of CMU's donors and Measure U funding. CMU owns a stage and a nine-foot Steinway Grand and a rehearsal piano and is responsible for the ongoing maintenance of these instruments, which includes professional tuning for each concert.

In summer, the CCCC lobby is the location for the Unbound Chamber Music Festival (UCMF), a two to three week festival of international reputation. Since 2001, the UCMF has attracted performers and audiences from around the world. For two to three weeks music lovers can truly immerse themselves in the vibrant festival atmosphere created by about 25 individual performers that team up in ensembles ranging from 2-12 players enjoying music from the past four centuries. The artistic directors are the members of the Felici Piano Trio who curate meaningful programs that enhance visitors' experience and engage local audiences. The location for the UCMF is the college as the lobby permanently houses CMU's Steinway grand piano and stage, and features the best natural acoustics for chamber music in the area.

"Kids Concerts" for MUSD students and staff have been ongoing under different names since the first season of the Felici Trio in Mammoth. Frequently featuring visiting guest artists as well, the Felicis perform a series of 20-30 concerts

each year that are organized and presented in collaboration with the Mammoth Lakes Friends of the Library, MES PTO, MMS PTO, MHS Band and Choir Programs, and the County of Mono. “KCs” engage all students at age-appropriate levels and help students forge intellectual, spiritual, and emotional...

... connections to music as an art form. From “Meet the String Family!” to “What is Classical Music?”, the live-concert experience opens doors to far-away places and long-gone times, but also addresses students’ needs in the here and now, helping young listeners to derive personal value as well as communal meaning from the artistic experience. Music-making is experienced as a non-verbal way of communication, and students share in “reading” the sounds and body language of the performers. Team effort, empathy, conflict, problem solving, sorrow, joy, can be observed in the musicians’ enactment of the musical score and become part of the students’ learning. For many students, such a concert is their first encounter with art music, and the spark that motivates them to learn to play an instrument themselves!

CMU’s Community Music School offers affordable high quality music education to residents of all ages and skill levels, year-round. Instruction takes place after-school. Sign-ups for group lessons are announced through the bilingual MES newsletter to parents and direct communication with students and families that are already enrolled. Ongoing communication with parents is facilitated in English and Spanish. Historically, up to half the participants receive some form of financial aid, either in the form of tuition scholarships, low cost rentals or free

	loaner instruments. The music school focuses on the instruction of string instruments and piano, chamber music and orchestra. In the group lessons, students progress through a specifically designed course of study. This includes folk songs from around the world, simplified classical works, as well as Broadway and movie tunes. The elementary curriculum is based on the... ... “a-song-a-week” approach: a very successful student can learn and perform about 30 new pieces of increasing difficulty every school year! In Honors Strings, for middle and high school students, the foundation is laid for ensemble playing. Students acquire basic to advanced skills in chamber music and orchestral playing, developing purposeful listening and theoretical analysis of the musical text. The most successful students will gain a skill level that allows them to join the community orchestra, which performs standard Classical and Pops repertoire, while they are still in middle or high school. This is a class offered in collaboration with CCCC which qualifies for transferable college credit and fulfills the arts requirements at many colleges.
Deliverable 1:	CMU will implement the two-week 2025 Unbound Chamber Music Festival between July 14th to 28th. The festival will present about 25 internationally renowned artists in six distinct concerts, in a variety of ensemble settings, at CCCC. Carefully curated programs exploring the intersection of art and nature will be attractive to local audiences and visitors alike, and we anticipate pre-pandemic attendance levels.
Deliverable 2:	The Felici & Friends Winter Concerts series will present five world-class chamber music concerts with professional performers between September

	2025 and May 2026, to audiences who learn about the events not only through the established media channels, but also through the Felici Trio's continuous outreach to professional and social clubs in town. The winter concerts are a community gathering place where people of all ages and walks of life can enjoy universally-beloved, timeless music - and a cup of hot apple cider at intermission!
Deliverable 3:	CMU's Community Music School will continue to provide access to affordable music instruction of the highest quality in after-school programs throughout the academic year 2025-'26. Weekly classes and lessons culminate with free public performances at rotating venues such as St. Joseph's Church, CCCC lobby or school sites.
Do you have additional Goals/Deliverables?	Yes
Deliverable 4:	Nourishing children's inherent love for music, CMU will present 20-30 "Kids Concerts" and "Young People's Concerts", organized in collaboration with local partners, including the Friends of the Library and MUSD, throughout the 2025-'26 academic year. In live performances that take place during school hours, we playfully introduce young people to chamber music as an art form that embodies the shared values of our society.
Do you have additional Goals/Deliverables?	No
Attendees - Locals	2250
Attendees - Visitors	475
Volunteers	25
Paid Staff	3
Organizers	10
Are all special permits, permissions, insurance	Yes

and requirements of this program still in-place and current?	
Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	Yes
Measure U Funding Committed to This Performance Period:	32000
Program Budget	2025_01_Measure_U_2024_25_Project_Budget.xlsx (12 KB)
Description of Expense	Ensemble-in-Residence - music instruction, Kids Concerts planning and performance, Winter/Summer Series planning and performance
Total Amount Expense 1	90000
Amount: Measure U	20000.00
Amount: Cash Match	70000.00
Amount: In-Kind	0.00
Total:	90000.00
Description of Expense	Guest Performing/Teaching Artists - fees and housing
Total Amount Expense 2	60000
Amount: Measure U	9000.00
Amount: Cash Match	43000.00
Amount: In-Kind	8000.00
Total:	60000.00
Description of Expense	Event Marketing - ads, social media, brochures, posters, website
Total Amount Expense 3	10000
Amount: Measure U	3000.00

Amount: Cash Match	6000.00
Amount: In-Kind	1000.00
Total:	10000.00
Description of Expense	No Measure U request for: Employee benefits, Rent, Insurance, Office Costs, Misc,
Total Amount Expense 4	140000
Amount: Measure U	0.00
Amount: Cash Match	140000.00
Amount: In-Kind	0.00
Total:	140000.00
Total:	0.00
Total Expense:	300000.00
Total Measure U:	32000.00
Total Cash Match:	259000.00
Total In-Kind:	9000.00
Total Cash Match + In-Kind:	268000.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	27-0054977
Organization Current Year Budget	2025_01_Measure_U_2024_25_Org_Full_Budget.xlsx (156 KB)
Organization Prior Year Budget Actuals (P&L)	2025_01_Measure_U_2023_24_Org_Full_Budget_Actual.xlsx (156 KB)
Organization Most Current Tax Return/990 Form	2023_24_IRS_Form_990_Package.pdf (384 KB)

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Point of Contact	Shira Dubrovner
Title	Executive Director
Email	Mammothlakesrep@yahoo.com
Phone	323-655-5153
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	P.O. Box 1316
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	www.mammothlakesrep.org
Would you like a copy of your application emailed to you?	Yes
Organization	Eastern Sierra Arts Alliance
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 3 of 3
Name of Program	Mammoth Lakes Repertory Theatre Season
Program Description and Purpose	Our goal is to support a thriving, local arts and culture community that provides numerous opportunities each year for local residents and visitors to experience high caliber performing arts opportunities in our rural setting. We provide a full season of performing arts beginning in July of 2025 to June of 2026. We have been opening our season with a Shakespeare Camp for Kids. We produce10 events/productions throughout

	the season. Our mission includes offering support and advice to other arts non-profits to help them become successful and grow into strong viable arts organizations of their own. The past two years we have been working with other arts organizations and collaborated with them to expand and improve on their existing productions. We have been co-producing with SCT to elevate the Shakespeare in the Woods production by co- producing two Shakespeare shows in repertory. MLRT is responsible for one and SCT is responsible for the other. We will be work closely with SCT to create a plan to expand the reach of the annual event. We are also in communication with other local arts organizations, working with them on some collaborations to assist them with our expertise.
Deliverable 1:	2025-2026 Season of 10 Productions/Events - A full season is planned for and produced on an ongoing basis. Some events can take up to 12 months of planning while others can take 3 months of planning. We keep track of our audience numbers and create a detailed budget for each of the 10 events we produce. Each production/event has its own marketing plan as some events need more or less marketing than others. We have been a responsible grantee in the past by always submitting the progress and performance reports to MLR before the due date.
Deliverable 2:	Sustaining our youth programming. We have modified 3 of our productions/events that are included in the Season 10 Productions / Events that are targeted for our youth.
Deliverable 3:	Growing our audiences is always a goal..
Do you have additional Goals/Deliverables?	No
Attendees - Locals	2500

Attendees - Visitors	1500
Volunteers	100
Paid Staff	1 staff 20+ Contract Service
Organizers	1
Are all special permits, permissions, insurance and requirements of this program still in-place and current?	Yes
Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	All town venues that we are using meet the ADA requirements.
Measure U Funding Committed to This Performance Period:	40,000.00
Program Budget	MLRT_Budget_2025-2026_Measure_U.xlsx (12 KB)
Description of Expense	Salary /Contract Services / Artist, Cast, and Crew
Total Amount Expense 1	65750
Amount: Measure U	30000.00
Amount: Cash Match	35750.00
Amount: In-Kind	0.00
Total:	65750.00
Description of Expense	Theatre expenses Set / Costumes / Props
Total Amount Expense 2	14300
Amount: Measure U	7000.00
Amount: Cash Match	7300.00
Amount: In-Kind	0.00
Total:	14300.00
Description of Expense	Royalies

Total Amount Expense 3	2875
Amount: Measure U	1000.00
Amount: Cash Match	1875.00
Amount: In-Kind	0.00
Total:	2875.00
Description of Expense	venue rental
Total Amount Expense 4	7800
Amount: Measure U	2000.00
Amount: Cash Match	5800.00
Amount: In-Kind	0.00
Total:	7800.00
Total:	0.00
Total Expense:	90725.00
Total Measure U:	40000.00
Total Cash Match:	50725.00
Total In-Kind:	0.00
Total Cash Match + In-Kind:	50725.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	85-1346238
Organization Current Year Budget	2425Budget.pdf (51 KB)
Organization Prior Year Budget Actuals (P&L)	PL_123124.xlsx (20 KB)
Organization Most Current Tax Return/990 Form	EASTERN_SIERRA_ARTS_ALLIANCE_Form990_NoB.pdf (1.03 MB)

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Point of Contact	Barb Bemis
Title	Administrative Manager
Email	barb@esavalanche.org
Phone	413-563-3602
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	PO Box 1675
City	Mammoth Lakes
State	California
Zip Code	93546
Mailing Address	PO Box 1675
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	www.esavalanche.org; @esavalanche
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	barb@esavalanche.org
Organization	Friends of Eastern Sierra Avalanche Center
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 2 of 3
Name of Program	Mammoth Basin Avalanche Forecasting
Program Description and Purpose	The purpose of this program is to deliver

	avalanche information to backcountry users in the Mammoth Basin and Eastern Sierra in the form of regularly issued avalanche advisories; information about Mammoth Basin conditions, snowpack, and avalanches; and educational opportunities and events during the winter season.
Deliverable 1:	Provide daily avalanche forecasts for the Eastern Sierra, including the Mammoth Basin, throughout the winter season, typically from mid-December through mid-April.
Deliverable 2:	Conduct four free avalanche education events each season, one event each month December through March. When resources allow, ESAC may record some of these events and make them available for free on our website.
Deliverable 3:	Maintain a platform on the ESAC website with avalanche information dedicated to the Mammoth Basin throughout our forecast season.
Do you have additional Goals/Deliverables?	Yes
Deliverable 4:	Host annual Interagency roundtable held in early winter as an informative space for Mammoth-based and regional agencies and organizations that are affected in some way by avalanches.
Do you have additional Goals/Deliverables?	No
Attendees - Locals	2878
Attendees - Visitors	40000
Volunteers	85
Paid Staff	5
Organizers	8
Are all special permits, permissions, insurance and requirements of this program still in-place and current?	Yes

Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	ESAC will work to make resources and events as accessible as possible when requested by the public. We are open to working with any individuals that request certain accommodations. Our events are held in a variety of locations with various levels of accessibility. If anyone were to request specific accommodations, we are open to working to find a solution. This might include finding a different location and/or live streaming or recording the event.
Measure U Funding Committed to This Performance Period:	11,500
Program Budget	25-26_ESAC_Budget_Estimate.pdf (76 KB)
Description of Expense	Wages - Forecaster 1
Total Amount Expense 1	55,040
Amount: Measure U	3500.00
Amount: Cash Match	51540.00
Amount: In-Kind	0.00
Total:	55040.00
Description of Expense	Wages - Forecaster 2
Total Amount Expense 2	35880
Amount: Measure U	3000.00
Amount: Cash Match	32880.00
Amount: In-Kind	0.00
Total:	35880.00
Description of Expense	Wages - Forecaster 3
Total Amount Expense 3	31280
Amount: Measure U	2500.00
Amount: Cash Match	28780.00
Amount: In-Kind	0.00

Total:	31280.00
Description of Expense	Wages - Forecaster 4
Total Amount Expense 4	31740
Amount: Measure U	2500.00
Amount: Cash Match	29240.00
Amount: In-Kind	0.00
Total:	31740.00
Total:	0.00
Total Expense:	153940.00
Total Measure U:	11500.00
Total Cash Match:	142440.00
Total In-Kind:	0.00
Total Cash Match + In-Kind:	142440.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	20-2525302
Organization Current Year Budget	2024-2025_ESAC_Budget.pdf (78 KB)
Organization Prior Year Budget Actuals (P&L)	2023-2024_ESAC_Budget_Actuals.pdf (78 KB)
Organization Most Current Tax Return/990 Form	2023_Tax_Returns_FYE_2024_07_31.pdf (321 KB)

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Measure R & U - Approved Multi-Year Programs

Point of Contact	Roger Rea
Title	Treasurer
Email	treasurer@escchorus.org
Phone	919-345-7386
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	PO Box 367
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	https://escchorus.org/ and https://www.facebook.com/singESCC/
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	treasurer@escchorus.org
Organization	Eastern Sierra Community Chorus
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 2 of 3
Name of Program	ESCC Events
Program Description and Purpose	The Eastern Sierra Community Chorus is dedicated to helping its members grow musically, by learning and performing a variety of superior quality choral music, both sacred and secular, and of diverse cultural and musical styles.

	The Chorus strives to provide musical experiences that will entertain, uplift, enrich and educate the audience and members for the Eastern Sierra Community.
Deliverable 1:	Holiday performances including 4th of July Concert and Holiday caroling
Deliverable 2:	Winter Concert
Deliverable 3:	Spring Concert
Do you have additional Goals/Deliverables?	Yes
Deliverable 4:	The Chorus is dedicated to helping its members grow musically, by learning and performing a variety of superior quality choral music, both sacred and secular, and of diverse cultural and musical styles. We will include a multiweek curriculum in vocal and music education for choir members. The Chorus strives to provide musical experiences that will entertain, uplift, enrich and educate the audience and members.
Do you have additional Goals/Deliverables?	Yes
Deliverable 5:	The Chorus develops a sense of community by providing an opportunity for residents and visitors to hear their friends and neighbors perform music.
Attendees - Locals	250
Attendees - Visitors	100
Volunteers	50
Paid Staff	0
Organizers	7
Are all special permits, permissions, insurance and requirements of this program still in-place and current?	Yes
Do the programs and locations continue to meet	Yes

ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	
Measure U Funding Committed to This Performance Period:	$8,500
Program Budget	ESCC2025Budget.docx (38 KB)
Description of Expense	Purchase of Music
Total Amount Expense 1	$2465.00
Amount: Measure U	1232.50
Amount: Cash Match	1232.50
Amount: In-Kind	0.00
Total:	2465.00
Description of Expense	Copying/printing programs, brochures, music, etc
Total Amount Expense 2	$2600.00
Amount: Measure U	1300.00
Amount: Cash Match	1300.00
Amount: In-Kind	0.00
Total:	2600.00
Description of Expense	Piano and Instrumentalist Accompanists
Total Amount Expense 3	$8200.00
Amount: Measure U	4100.00
Amount: Cash Match	4100.00
Amount: In-Kind	0.00
Total:	8200.00
Description of Expense	Performance Rights
Total Amount Expense 4	$1010
Amount: Measure U	505.00

Amount: Cash Match	505.00
Amount: In-Kind	0.00
Total:	1010.00
Description of Expense	Insurance - Alliance Member
Total Amount Expense 5	$900.00
Amount: Measure U	450.00
Amount: Cash Match	450.00
Amount: In-Kind	0.00
Total:	900.00
Total Expense:	15175.00
Total Measure U:	7587.50
Total Cash Match:	7587.50
Total In-Kind:	0.00
Total Cash Match + In-Kind:	7587.50
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
If you have additional expenses, please list the amount and description on a separate document and upload here.	ESCCMeasU24-25Budget.docx (39 KB)
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	88-1822902
Organization Current Year Budget	ESCC2025Budget.docx (38 KB)
Organization Prior Year Budget Actuals (P&L)	ESCC24budgetvsActuals.docx (40 KB)
Organization Most Current Tax Return/990 Form	2023_IRS_990-N_BLNr.pdf (131 KB)

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Measure R & U - Approved Multi-Year Programs

Point of Contact	Kristin Reese
Title	Executive Director
Email	kristin@monoarts.org
Phone	760-923-8984
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	No
Business Address	437 Old Mammoth Road, Suite 180
City	Mammoth Lakes
State	California
Zip Code	93546
Mailing Address	PO Box 56
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	monoarts.org
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	kristin@monoarts.org
Organization	Mono Arts Council
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 3 of 3
Name of Program	Youth and Community Arts Programs
Program Description and Purpose	With support from the Town of Mammoth Lakes

and Measure U Grant Funds, Mono Arts Council would like to continue our in-school and after-school arts programs for the youth of Mammoth Lakes, our summer kids art camps and expand our Community Arts Programs.
We will start the year off with our Summer Art Camps. The 2025 camps offered will be: Art +Adventure, Art Camp for Littles (ages 4-6) and Theater. Each camp will not only provide a deeper exploration of the artistic expression learned but also an opportunity to connect art with the culture, nature and adventure of the community. Camps will be held at Mono Arts Council and at various outdoor sites, such as Horseshoe Lake.

Our next programs are both our in-school and after-school arts programs. We will continue with our Create With the Greats program (previously Meet the Masters). We continue to modify this program to create our own program materials featuring Renowned Artists that are more relevant to our students. As before, all students at Mammoth Elementary School and Mammoth Middle School, Kindergarten-8th Grade, are visited by Mono Arts Council Teaching Artists 5-6 Times throughout the school year to learn about a Renowned Artist. Each lesson contains about 15-20 minutes of art history with images of art created by the Featured Artist then the rest of the hour students are guided through an art lesson based on the work of the artist. These lessons are now being offered in both English and Spanish, thanks to our bilingual staff. Students are encouraged to create rather than duplicate during the lesson.
Our after-school programs will continue at our Gallery & Community Arts...

... Center. We will continue providing high-quality arts instruction for youth ages 4-11. The sessions will start at the beginning of the school year and run through the end of the school year, each lasting anywhere from 4-8 weeks. Each session will have scholarships available to keep the program accessible to all youth.

We hope to expand our Community Arts programs. We would like to continue with the programs currently offered at the Gallery & Community Arts Center, including Open Studio, Community Art Nights, Nümü Social Dance (funded by Mono County Behavioral Health), and Family Art Nights. We have been surveying community members and hope to offer more free and low cost events starting in July 2025, such as writing workshops and Art & Wellness nights. Additionally, we hope to start a program in the fall of 2025 called "Paint Mono County." This would be a Plein Aire Painting program where artists would paint En Plein Aire (outside) at designated locations throughout Mammoth Lakes and Mono County. At the end of the timeframe (2-5 days), the paintings would be reviewed by an expert panel of judges and prizes awarded to the winners. The contest would culminate in a gallery showing, reception and award ceremony. The program would be focused on our local artists but we would also be promoting to Plein Aire groups outside of the area. We will be offering scholarships to local artists who can't afford the program cost. The bulk of activities would take place in Mammoth Lakes, however, some would take place outside of town limits and we would pursue additional funding for those activities, as well as any promotion outside of Mammoth Lakes.

Deliverable 1:	It is important to Mono Arts Council that all of our programs remain accessible to all youth and adults in Mammoth Lakes and Mono County. For this reason, we offer scholarships for our Afterschool programs, Summer Camps, and soon for our Paint Mono County program. We would like to have at least 6 students utilize our afterschool scholarships, 6 students utilize our summer camp scholarships, and two people utilize our Paint Mono County Scholarships.
Deliverable 2:	Our in-school, Create With the Greats Program will be continuing after many years. This year, we would like to bring the program back to Mammoth Middle School to support the art program there. Additionally, we would like to offer 7 artist lessons during the school year, with an eventual goal of 8-9 lessons per year. The program will provide the students exposure to prominent artists, throughout time, with a focus on artists that represent the student culture. The lessons will include art history as well as hands-on art lessons that align with the California Arts Standards as well as provide preparation for continuing arts education. The program will include an opportunity for presentation, a student art show, as well as pre and post program surveys of the students.
Deliverable 3:	Our after-school programs will continue to evolve to meet the needs of the students. We will provide a safe space for students to explore their creativity at our Gallery & Community Arts Center, where the programs will cater to student interest, thus cultivating student voice. The after-school programs will be offered in 4 to 8 week sessions and covering a wide range of skills and mediums. We hope to have a minimum of five (5) students per week at our MAC after-school

	program, with at least one (1) student per session utilizing our scholarship program.
Do you have additional Goals/Deliverables?	Yes
Deliverable 4:	The goal of expanding our Community Arts Center Programs is to offer artists and community members a welcoming space to create and feel a sense of community. Our aim for the 2025/2026 Fiscal Year is to offer one free community program per month and one low-cost community program per month. We would like to have a minimum of five (5) participants in each of these programs.
Do you have additional Goals/Deliverables?	Yes
Deliverable 5:	For this first year of the Paint Mono County program, we would like to have a minimum of twenty-five (25) participants registered.
Attendees - Locals	1400
Attendees - Visitors	100
Volunteers	15
Paid Staff	12
Organizers	3
Are all special permits, permissions, insurance and requirements of this program still in-place and current?	Yes
Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	Yes. All facilities, including those for summer programs, After-School Art Clubs and our In-School programs, are held at facilities that meet ADA requirements. If additional support is needed for any participant, we will work with our community partners to provide whatever supports are needed for that person.
Measure U Funding Committed to This	$35,825

Performance Period:	
Program Budget	2025-2026_MAC_Measure_U_Budget.pdf (75 KB)
Description of Expense	Program Staff - Teaching Artists, MAC Staff, Admin
Total Amount Expense 1	52800.00
Amount: Measure U	26400.00
Amount: Cash Match	26400.00
Amount: In-Kind	0.00
Total:	52800.00
Description of Expense	Program Marketing
Total Amount Expense 2	9150.00
Amount: Measure U	4575.00
Amount: Cash Match	4575.00
Amount: In-Kind	0.00
Total:	9150.00
Description of Expense	Art Supplies & Hanging System
Total Amount Expense 3	9300.00
Amount: Measure U	4650.00
Amount: Cash Match	4650.00
Total:	9300.00
Description of Expense	Snacks for Summer Camp Students
Total Amount Expense 4	400.00
Amount: Measure U	200.00
Amount: Cash Match	200.00
Total:	400.00
Total:	0.00

Total Expense:	71650.00
Total Measure U:	35825.00
Total Cash Match:	35825.00
Total In-Kind:	0.00
Total Cash Match + In-Kind:	35825.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
If you have additional expenses, please list the amount and description on a separate document and upload here.	Paint_Mono_County.pdf (78 KB)
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	77-0131651
Organization Current Year Budget	MAC_2024_2025_BUDGET.pdf (48 KB)
Organization Prior Year Budget Actuals (P&L)	MAC_2023_2024_PL.pdf (43 KB)
Organization Most Current Tax Return/990 Form	MAC_990_2023_amended.pdf (1.73 MB)

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Point of Contact	Allison McDonell Page
Title	Artistic Director
Email	allisonmcpage@gmail.com
Phone	3236465055
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	Po Box 543
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	sierraclassictheatre.org
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	allisonmcpage@gmail.com
Organization	Sierra Classic Theatre
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 2 of 3
Name of Program	Allison McDonell Page
Program Description and Purpose	Mission Statement: Sierra Classic Theatre enhances the quality of life in the Eastern Sierra through the art of quality theatre. Description and Purpose: To provide quality theatre to the locals and visitors of Mammoth

	Lakes. We perform a Shakespeare Festival every summer that is free to those who cannot afford to donate. We believe doing theatre and watching theater fosters empathy, community engagement, and personal growth, and is enjoyable and fun for audience members and participants.
Deliverable 1:	5th Annual Shakespeare Festival: We will perform two shows in Rep in August over three weeks. We chose Romeo and Juliet as we are in a divided nation. We hope to get 1000 visitors and 1000 locals attending.
Deliverable 2:	Fall, 2025: We will perform the classic "A Doll's House" by Ibsen at The Edison. The play challenges the traditional gender roles of men and women in the 19th century, and the expectations and limitations placed on women in this period.
Deliverable 3:	Spring, 2026: We will perform "A Doll's House: Part 2" which is a modern exploration of what might have happened after the end of the original play
Do you have additional Goals/Deliverables?	Yes
Deliverable 4:	We will perform our 26th Murder Mystery dinner theater: Our biggest yearly fundraiser
Do you have additional Goals/Deliverables?	No
Attendees - Locals	1000
Attendees - Visitors	1000
Volunteers	200
Paid Staff	8
Organizers	2
Are all special permits, permissions, insurance and requirements of this program still in-place	Yes

and current?	
Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	Yes, Eagle Lodge it outdoors. The Mountain will work with us to make accessibility better this summer - to smooth the dirt, etc. By April, The Edison theater will meet full ADA requirements.
Measure U Funding Committed to This Performance Period:	12,000
Program Budget	Measure_U_Grant_25.26.xlsx (10 KB)
Description of Expense	Contract Services
Total Amount Expense 1	16000
Amount: Measure U	8000.00
Amount: Cash Match	4000.00
Amount: In-Kind	4000.00
Total:	16000.00
Description of Expense	Stage and Sound Tech
Total Amount Expense 2	12000
Amount: Measure U	4000.00
Amount: Cash Match	4000.00
Amount: In-Kind	4000.00
Total:	12000.00
Total:	0.00
Total:	0.00
Total:	0.00
Total Expense:	28000.00
Total Measure U:	12000.00
Total Cash Match:	8000.00
Total In-Kind:	8000.00

Total Cash Match + In-Kind:	16000.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	77-0526504
Organization Current Year Budget	Measure_U_Grant_25.26.xlsx (10 KB)
Organization Prior Year Budget Actuals (P&L)	Profit_and_Loss_Report.pdf (39 KB)
Organization Most Current Tax Return/990 Form	2023_BTC_Renewal_.pdf (36 KB)

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Point of Contact	Carol Blanchette
Title	Director, Valentine Eastern Sierra Reserves
Email	carol.blanchette@ucsb.edu
Phone	8054039561
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	1016 Mount Morrison Rd
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	http://vesr.nrs.ucsb.edu
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	carol.blanchette@ucsb.edu
Organization	Valentine Eastern Sierra Reserves
Performance Period	July 1, 2025 - June 30, 2026
Program Is In	Year 3 of 3
Name of Program	Carol Blanchette
Program Description and Purpose	The Valentine Eastern Sierra Reserve's Outdoor Science Education Program provides nature-based outdoor education for thousands of children each year. Our programs focus on getting kids outside, where they learn about nature, art, Indigenous culture and how to responsibly recreate and become stewards of the

land and waters around them. TheValentine Eastern Sierra Reserves are part of the University of California's Natural ReserveSystem and operated by the University of California, Santa Barbara. The programs are place-based at the two University of California Reserves in Mammoth Lakes (SNARL andValentine Camp), encompassing montane forests and Great Basin ecosystems. All learning takes place outdoors and activities for different grade levels focus on nature-based knowledge and awareness through the lenses of art, traditional ecological knowledge and exploration. Our program aims to deepen the public understanding and appreciation of theEastern Sierra and foster continued environmental stewardship of this ecologically and economically important region.

Children of all backgrounds and ages benefit from time spent outside exploring and learning. Nature-based education provides an engaging context for learning, and gives children the tools they need to feel comfortable in the outdoors and to be able to recreate responsibly. Direct observation of organisms and the environment is a profoundly moving, even transformative experience, and one that is not often accessible in classrooms. When students look closely at a part of the natural world–like a leaf or a salamander–then ask questions or form explanations from their observations, they fall a little in love with it. They cultivate a relationship with and deeper understanding of the natural...

... world. These experiences are common to nearly every naturalist and are essential building blocks of both environmental literacy and stewardship.

The main purpose of the Outdoor Science Education Program is to promote environmental

literacy and stewardship by providing opportunities for students to engage directly with nature and explore the world around them. This is particularly important in this remote region of California, where the population generally has limited access to cultural and academic enrichment activities. Mono County is a large, but sparsely populated region of the state. Many students from this area come from culturally diverse backgrounds (namelyHispanic) that are underrepresented in the environmental sciences. Our field trip programs engage students from across these diverse backgrounds in the outdoors, and the classroom activities that support or follow the field experiences link this program to the formal educational setting. We have aligned all of our teaching activities with the NextGeneration Science Standards and continue to work with the local school districts to support the in-school curriculum.

Importantly our programs focus on appreciation and understanding of nature. Art, including painting, photography, music and other forms of creative expression are central to many of our programs. Others focus on outdoor skills including hiking, navigation, and map reading providing readiness for children to engage in a lifetime of outdoor recreation.

Recently our program has been chosen to participate in a 2-year study funded by theNational Science Foundation, which is focuses building capacity to foster equitable, inclusive, and culturally relevant work environments for outdoor science organizations. TheWorking Towards...

... Racial Equity Project (http://beetlesproject.org/wtre-spring-cohort/)focuses on ways for environmental and outdoor organizations to be

	more inclusive and enhance the participation of traditionally underrepresented communities in the outdoors and environmental sciences. We recognize that there are many barriers to fully engaging diverse participation, and one of our primary goals in the coming years is to try to eliminate some of these barriers, and provide a more welcoming and inclusive environment. We recognize that many children in the Mammoth Lakes community are English language learners, and many families in the area are socio-economically disadvantaged. Funding from this program will help to support salaries for teachers, including bilingual teachers (Spanish-English) for our programs who can develop additional dual language classes, provide appropriate translations for teaching materials, and increase engagement with our local Mammoth Lakes LatinX community. We aim to remove financial barriers for any families in need, and we would like to expand the number of scholarships that we offer to local Mammoth families for our summer programs so that we can increase the participation of children from disadvantaged families.
Deliverable 1:	Recruitment of part time teachers to teach in school-year and summer programs.
Deliverable 2:	Fund summer camp scholarships to be offered to Mammoth Lakes families in needWe will make these scholarships immediately available to any Mammoth families in need immediately upon receipt of funds.
Deliverable 3:	Promote OSEP programs including Measure U branding. We will include measure U branding on all program materials.
Do you have additional Goals/Deliverables?	No

Attendees - Locals	1800
Attendees - Visitors	250
Volunteers	40
Paid Staff	20
Organizers	1
Are all special permits, permissions, insurance and requirements of this program still in-place and current?	Yes
Do the programs and locations continue to meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	Yes
Measure U Funding Committed to This Performance Period:	10,000
Program Budget	MeasureUBudget_25-26.xlsx (12 KB)
Description of Expense	Teacher Salaries
Total Amount Expense 1	15000
Amount: Measure U	7500.00
Amount: Cash Match	2500.00
Amount: In-Kind	5000.00
Total:	15000.00
Description of Expense	Scholarships
Total Amount Expense 2	2000
Amount: Measure U	1000.00
Amount: Cash Match	1000.00
Total:	2000.00
Description of Expense	Education Supplies
Total Amount Expense 3	3000

Amount: Measure U	1500.00
Amount: Cash Match	1500.00
Total:	3000.00
Total:	0.00
Total:	0.00
Total Expense:	20000.00
Total Measure U:	10000.00
Total Cash Match:	5000.00
Total In-Kind:	5000.00
Total Cash Match + In-Kind:	10000.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	95-6006145
Organization Current Year Budget	2024-25-budget-detail.pdf (4.05 MB)
Organization Prior Year Budget Actuals (P&L)	2023-24-budget-detail.pdf (8.54 MB)
Organization Most Current Tax Return/990 Form	990.docx (12 KB)

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MAMMOTH LAKES
RECREATION

MULTI-YEAR

Applications

Measure R & U - Grant Application

Point of Contact	Izzy Taylor
Title	Stewardship Director
Email	stewardship@friendsoftheinyo.org
Phone	760-873-6500
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	621 W line St #201
City	Bishop
State	California
Website and/or Social Media	www.friendsoftheinyo.org
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	stewardship@friendsoftheinyo.org
Performance Period:	July 1, 2025 - June 30, 2026
Organization	Friends of the Inyo
Organization Mission Statement	Our mission is to protect and care for the land and water of the Eastern Sierra.
Name of Program	Mammoth Lakes Trail Ambassador and Interpretive Programs
Program Description and Purpose	As one of the Eastern Sierra's premier recreation destinations, Mammoth Lakes continues to experience a surge in visitation, necessitating increased education, management, and professional presence. Friends of the Inyo (FOI) aims to address this need with a Trail

Ambassador (TA) position dedicated to the Mammoth Lakes Area.

The Mammoth Lakes Trail Ambassador is uniquely positioned to address this need by providing a professional presence to steward trails and engage visitors where they are—at the trailheads, along the trails, and in the backcountry. By expanding interpretive programming in 2025, this ambassador will help enrich visitor experiences while reinforcing a culture of stewardship, ensuring that Mammoth Lakes' trails and natural resources remain protected for future generations.

The scope of the Mammoth Lakes Trail Ambassador and Interpretive programs is fourfold:
1. Expanded Interpretive Programming: FOI has considered the request to increase local interpretive programs, and we agree that the Mammoth Lakes Area would benefit from more front country educational opportunities. This year, we plan to offer more educational interpretive programs that focus on the many "ologies" of the Eastern Sierra, including geology, ecology, climatology, and cultural history. This new focus will burgeon a hybrid position of Trail Ambassador and Naturalist Interpreter.
2. Professional Trail Presence: the TA will provide an additional professional presence on the trails in...

... collaboration with the US Forest Service (USFS) and Mammoth Lakes Trail & Public Access (MLTPA) to educate visitors about Leave No Trace principles and wilderness ethics. This allows for the TA to meet visitors on the trail and provide impromptu interpretive concepts.

	3. Trail Restoration and Maintenance: Considering the USFS's significantly depleted seasonal staff, budget deficit, and hiring freezes, this position will occasionally support trail restoration and maintenance efforts as a capable and trained steward of the Mammoth Lakes Trail System. 4. Volunteer Engagement: FOI will organize volunteer opportunities to involve visitors and locals in meaningful stewardship activities, fostering a shared ethic of care for public lands. Impact and Achievements: Since 2017, Friends of the Inyo has made a lasting impact on the Eastern Sierra through its stewardship and educational programs. As of 2024, FOI has: - Engaged 1045 volunteers in 5,702 hours of service. - Led 972 guests on interpretive hikes. - Maintained over 3,000 miles of trail. - Removed 1,469 logs blocking trails. - Cleaned 1,062 campsites and restored 100 illegal campsites. - Obliterated 623 illegal fire rings. - Removed 12,152 pounds of trash. - Made 14,613 visitor contacts on Eastern Sierra Forest Service lands, from Lone Pine to Bridgeport.
Program Details (timeline, dates, schedule, venue, etc.)	Spring 2025- Friends of the Inyo Stewardship Director: - Hires seasonal staff. Coordinates training sessions with USFS staff for the summer work season. - Finalizes project dates and locations in consultation with INF staff, youth group coordinators, Tribal liaisons, and other partners

	and funders. - Publicizes volunteer events through a variety of media, including press releases, radio ads, e-mails, social media posts, and flyers. Summer (5/20-10/20)- FOI seasonal staff - Complete training and finalize project logistics. - Execute Interpretive programs, trail work projects, and volunteer events. - Interpretive programs: The TA develops an educational hike relevant to the Mammoth Lakes Area. These hikes cover some of the many "Ologies" of the area: geology, history, ecology, biology... and will be provided almost every weekend of the busy summer season at no cost to attendees. The hikes aim to inspire, educate, and engage attendees with a unique form of land interaction. - Routinely broadcast our work, events, partners, and funders through various social and traditional media outlets. In the "off" season, our Stewardship Director compiles and reports project achievements to participants, partners, funders, and community members.
Public Benefit	The Mammoth Lakes Trail Ambassador program enhances recreation opportunities and fosters public engagement through stewardship and education on public lands within Mammoth Lakes' Sphere of Influence. The Mammoth Lakes Trail Ambassador enriches both local and visitor experiences while promoting a deeper connection to the area's unique natural and cultural heritage by maintaining popular trails and organizing interpretive programs. Programs are inclusive, and activities are designed to accommodate participants of varying ages and

	abilities. These events, offered on weekdays and weekends, maximize accessibility and encourage community-wide participation.
Sustainability	Sustainability is a cornerstone of FOI's TA program, particularly for the Mammoth Lakes Trail Ambassador. By educating visitors through interpretive programming on topics such as Leave No Trace principles, local ecosystems, and climate resilience, the program reduces human impact on natural resources and encourages responsible recreation. Maintenance efforts, including trail clearing and restoration, ensure safe and sustainable trail access while mitigating environmental degradation.
Quality of Life	The Mammoth Lakes Trail Ambassador will aim to enhance the quality of life for both residents and visitors by creating meaningful opportunities to explore and give back to the surrounding natural environment. Interpretive naturalist programs foster an appreciation for the area's rich ecological and cultural history, offering a sense of connection and purpose. Trail maintenance ensures safe, accessible outdoor recreation opportunities, contributing to physical well-being and mental health.
Stewardship	Friends of the Inyo partners with land management agencies, sister organizations, and community members specifically to cultivate a strong sense of local stewardship. The Mammoth Lakes Trail Ambassador will foster a stewardship ethic in the community by involving participants in trail maintenance, cleanups, and educational programs. Interpretive naturalist offerings highlight the area's unique character, inspiring participants to care for and protect the land. These efforts cultivate a lasting respect for the public lands that define Mammoth Lakes and

	contribute to its unique identity.
Deliverable 1:	One full-time/seasonal (40 hrs/week, for 20 weeks) Mammoth Lakes Area Specific Trail Ambassador to provide Interpretive naturalist programs, trail maintenance, and volunteer opportunities.
Deliverable 2:	15 interpretive naturalist programs offered by the Mammoth Lakes TA (about 1 program per week through peak visitation season, accounting for training and coordination with the USFS at the beginning of the season)..
Deliverable 3:	At least one community volunteer event hosted during the peak summer season.
Do you have additional Deliverables?	Yes
Deliverable 4:	Supplemental trail work in support of USFS priorities for the Mammoth Lakes trail systems.
Do you have additional Deliverables?	No
Attendees - Locals	40
Attendees - Visitors	40
Volunteers	25
Paid Staff	2
Organizers	1
Does this program require any special permits or permissions from TOML, USFS, Mono County, private citizens, or any other entity?	Yes
What permits and/or permissions are required and have you secured them? If not secured, please explain.	Yes, this program requires an active Volunteer Service Agreement (VSA) with the U.S. Forest Service (USFS). Friends of the Inyo has long maintained a collaborative and productive partnership with the USFS, built on decades of mutual respect and shared goals for public land stewardship.

	The VSA is a critical component of this relationship, as it formalizes the scope of activities our Trail Ambassadors undertake, including trail maintenance, visitor education, and interpretive programming. FOI works closely with USFS staff to ensure all program elements align with federal guidelines and land management priorities. We update our VSA annually, engaging in a thorough review and planning process with USFS representatives to reflect evolving needs and objectives. This collaborative approach ensures that our stewardship efforts remain adaptive and impactful while fostering an ongoing partnership with the USFS. No additional permits or permissions are required from other entities, as the program's activities fall within the parameters established by the VSA and the shared understanding between Friends of the Inyo and the USFS. This streamlined arrangement allows us to focus on delivering high-quality stewardship and educational experiences to benefit the Mammoth Lakes community and its cherished public lands.
Is there a cost to participate in the program?	No
Is a cost to participate in this program anticipated for the future? Please explain.	No, FOI offers all educational programs and volunteer events entirely free of charge. This commitment ensures that there are no socioeconomic barriers preventing community members and visitors from participating, regardless of their financial circumstance
Do the programs and locations meet ADA requirements? If no, please explain how to the best of your ability, you will meet these	Due to the rugged nature of many Forest Service trails within the Town of Mammoth Lakes Sphere of Influence, most interpretive walks and service

requirements? (Resource: https://www.ada.gov/effective-comm.htm)	projects will not be ADA-accessible. However, with sufficient advance notice, we may be able to arrange alternative ADA-accessible programs for interested individuals or modify existing programs to some degree for participants of varying abilities.
Funding Request is for	Three-Year Funding
Funding Request per Year	
Year 1	
Amount	17,600
Year 2	
Amount	17,600
Year 3	
Amount	17,600
Total	
Amount	52,800
Program Budget	2025_Measure_U_Application_Budget.xlsx (54 KB)
Description of Expense	Personnel
Total Amount Expense 1	22,064
Amount: Measure U	16000.00
Amount: Cash Match	6064.00
Amount: In-Kind	0.00
Total:	22064.00
Description of Expense	Equipment
Total Amount Expense 2	650
Amount: Measure U	0.00
Amount: Cash Match	0.00
Amount: In-Kind	650.00

Total:	650.00
Description of Expense	Miscellneous
Amount: Measure U	1600.00
Amount: Cash Match	8631.00
Amount: In-Kind	2679
Total:	12910.00
Total:	0.00
Total:	0.00
Total Expense:	35624.00
Total Measure U:	17600.00
Total Cash Match:	14695.00
Total In-Kind:	3329.00
Total Cash Match + In-Kind:	18024.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	*77-0389436
Organization Current Year Budget	Friends_of_the_Inyo_Budget_FY2025_-_2025.pdf (73 KB)
Organization Prior Year Budget Actuals (P&L)	Friends_of_the_Inyo_2024_Budget_-_EoY_Actual.pdf (84 KB)
Organization Most Current Tax Return/990 Form	990_Friends_of_the_Inyo_990_Public_Disclosure_Copy_2022.pdf (335 KB)

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MAMMOTH LAKES
RECREATION

ONE-YEAR

Applications

Measure R & U - Grant Application

Point of Contact	Ian Scott
Title	Board President
Email	mmspalumni@gmail.com
Phone	(760) 892-4448
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	No
Business Address	254 Sierra Manor Rd.
City	Mammoth Lakes
State	California
Zip Code	93546
Mailing Address	PO BOX 8559
City	Mammoth Lakes
State	California
Zip Code	93546
Website and/or Social Media	mmspaa.org, https://www.facebook.com/groups/795191755256360, https://www.instagram.com/mmsp_alumni/?hl=en
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	mmspalumni@gmail.com
Performance Period:	July 1, 2025 - June 30, 2026
Organization	Mammoth Mountain Ski Patrol Alumni Association
Organization Mission Statement	The mission of Mammoth Mountain Ski Patrol

	Alumni Association (MMSPAA) is to support the ongoing education and job-related training for active members of the Mammoth Mountain Ski Patrol and to raise emergency funds for members of the Mammoth Mountain Ski Patrol injured on the job. In addition, MMSPAA educates local school children regarding healthy outdoor activity and career opportunities in ski patrolling, as well as celebrating the history and unique ski culture of Mammoth Mountain and the contributions of Ski Patrol members, who put their lives on the line to make skiing the mountain a safe and exciting experience.
Name of Program	Ski Patrol Archive
Program Description and Purpose	Proposal and Purpose: The Mammoth Mountain Ski Patrol Alumni Association (MMSPAA) seeks $19,000 to launch the Ski Patrol Archive as a celebration of the unique ski culture and economy of Mammoth Lakes, to honor the proven history of 60+ years of service provided by the Mammoth Mountain Ski Patrol who make this culture possible, and to encourage residents of and visitors to Mammoth Lakes to engage in healthy exercise in the stunning natural beauty of Mammoth Mountain. Need: The general public is familiar with skiing as a challenging and exciting sport that unites the health benefits of being in nature with those of physical activity, and many see Mammoth Lakes as a branded high-performance destination for skiers of all levels. What they may not know is the “behind the slope” Ski Patrol culture that makes skiing a safe and pleasurable activity. Not only do Ski Patrol members monitor slopes and provide in-house training, they also put their lives on the line to prevent avalanches

and to respond to accidents in difficult terrain and circumstances. Ski Patrol members provide medical assistance outdoors in freezing temperatures, ski down steep and rugged slopes safely towing injured skiers in toboggans, assist in search and rescue in the backcountry on the ground and coordinating with helicopters, and use high-explosives in stormy conditions to bring snow down so the public can ski for pleasure.

Archive History: The MMSPAA Ski Patrol Archive developed as a tangent of the MMSPAA's service to Ski Patrol members and their families. As Ski Patrol alumni gathered for fundraisers and reunions, they would share stories, objects, and media associated with Ski Patrol and Mammoth Mountain and contributed them to the...

... MMSPAA's growing collection. The MMSPAA has shared these artifacts via social media and as displays in educational and fundraising settings. Recently, the Mammoth Mountain Ski Area invited the MMSPAA to contribute items from the Ski Patrol Archive to a museum he sought to establish at the Ski Area beginning with materials from Robin Morning's Tracks of Passion. Unfortunately, a windstorm blew out the windows of the space identified for the museum, putting that project on hold. However, through these conversations, the MMSPAA has come to recognize that the Ski Patrol Archive represents a powerful tool for storytelling about the unique recreational history and culture of the Ski Patrol and Mammoth Mountain.

Program Description: The MMSPAA seeks funding to grow the Ski Patrol Archive as a repository of Mammoth Lakes recreational history. In addition to stories, objects, and media

already in hand, the MMSPAA has the resource of a new website. With funding, the MMSPAA will actively seek new donations of media, and the page called The Archives will be further developed to include historical photographs, photographs of objects in the MMSPAA's and private collections, and short videos documenting the Ski Patrol, the Ski Patrol Archive, the MMSPAA, and the MMSPAA's Recreation Education Program, including On-Hill Ski Tours. The materials will be available online anywhere in the world, but they could also be organized for display/projection as part of a museum exhibit or other educational or tourism opportunity, meeting the MMSPAA's educational and archival mission while also growing opportunities for partnerships with the Ski Area, other local nonprofits, the Town Council, the Chamber of Commerce, Mammoth Lakes...

... Tourism, and Southern Mono Historical Society.

Rationale: Providing financial support for MMSPAA's Ski Patrol Archive represents an investment in preserving and enriching the quality of life for residents and visitors, deepening the experience of Mammoth Lakes as a branded high-performance destination that includes a thriving ski culture and enhanced recreation opportunities, and supports and increases opportunities for participation in skiing by diverse populations. Those living and working in and those visiting Mammoth Lakes will be excited to become familiar with our unique ski culture, they will be energized to get outdoors for healthy exercise in this special landscape, and they will better appreciate the proven history of 60+ years of Mammoth Mountain Ski Patrol in

	making skiing the mountain safe and exciting.
Program Details (timeline, dates, schedule, venue, etc.)	Timeline: January 31, 2025: Submission of MLR grant request July 1, 2025: MLR funding in hand July 15, 2025: Identify online professional development August 1, 2025: Complete professional development September 1, 2025: Research and implement procedures for media donation October 1, 2025: Identify web designer and video producer October 15, 2025: Web designer begins updates to Archives, creates ADA access protocols, creates donation and evaluation forms, and establishes mechanisms for staff to catalogue digital media and track site use November 1, 2025: Advertise media donation program and begin uploading materials December 31, 2025: Complete interviews for videos April 16, 2026: Complete B roll ski filming, depending on weather and snow conditions June 1, 2026: Videos completed June 2-23, 2026: Release four videos, one per week, with social media and marketing June 15, 2026: Web designer trains staff on Archives maintenance July 30, 2026: Complete program assessment and submit MLR performance report Venues: Interviews for videos will take place at venues convenient to video producer and interviewees. B roll ski filming will take place at the Mammoth Mountain Ski area. Digital media will be uploaded to the MMSPAA website.

Public Benefit	The MMSPAA Ski Patrol Archive is accessible and available to the public world-wide. Individuals can access materials to educate themselves about Mammoth Mountain and the Ski Patrol. The Ski Area, other local nonprofits, the Town Council, the Chamber of Commerce, Mammoth Lakes Tourism, and Southern Mono Historical Society can access materials to support their programs. Thanks to a better understanding of the unique history and culture of Mammoth Mountain and the Ski Patrol, community stakeholders will be energized to get outdoors for healthy exercise, experience and support the unique ski culture and economy of Mammoth Lakes, and appreciate the proven history of 60+ years of Mammoth Mountain Ski Patrol in making skiing the mountain safe and exciting.
Sustainability	The MMSPAA Ski Patrol Archive helps to sustain quality recreational benefits and amenities for present and future generations by deepening public understanding of and appreciation for Mammoth Lakes' unique ski culture that draws visitors to the slopes and new households and businesses to the city. Development of online media makes information about skiing and the Ski Patrol available at no cost year-round and world-wide. MMSPAA work itself is sustainable thanks to committed volunteers who demonstrated an affinity for outreach and storytelling while on the Ski Patrol and continue that tradition as public ambassadors through Ski Patrol Alumni activity. Use of expert volunteers helps MMSPAA maintain the low overhead that allows the organization flexibility to respond to current needs and opportunities.
Quality of Life	The MMSPAA Ski Patrol Archive celebrates the

	unique ski culture of Mammoth Lakes from the perspective of Ski Patrol Alumni. Ski Patrol Alumni are expert skiers, trainers, and emergency responders with decades of stories from the mountain. Their contributions of stories, objects, and media to the Ski Patrol Archive already indicates the resources of this community and their generosity in sharing. These contributions enhance the quality of life and recreation opportunities for those living and working in Mammoth Lakes and those traveling to visit by weaving those stories into public experience of bodies physically active in nature. Shared stories become the history and folktales that build community, establish the Mammoth Lakes high-performance brand, and ground the community's legacy for the future.
Stewardship	By celebrating the unique ski culture of Mammoth Lakes from the perspective of Ski Patrol Alumni, the MMSPAA reminds community members and visitors that the mountain rising above town and providing a slope for skis and boards is a stunning and awesome force of nature. The privilege of engaging in recreation on the mountain demands respect: respect for oneself, for others, and for the mountain that, if not properly maintained, can drop layers of snowpack on unsuspecting visitors. The Ski Patrol Archive provides an opportunity for Ski Patrol Alumni to share the information about Ski Patrol work that deepens understanding of beloved outdoor activities, feeding the stewardship of this precious landscape for current stakeholders and future generations.
Deliverable 1:	Goal: The Ski Patrol Archive will at least double media in its digital collection that is accessible to the public. Measurements: The MMSPAA will

	catalogue media in its digital collection that is accessible to the public, existing and new.
Deliverable 2:	Goal: The Ski Patrol Archive will make items in its digital collection accessible and available to the public, both residents and potential visitors. Measurements: The MMSPAA will collect website traffic data.
Deliverable 3:	Goal: The Ski Patrol Archive will inspire website visitors to get outdoors for healthy exercise and deepen their understanding of Mammoth Lakes ski culture and of the contributions of Ski Patrol. Measurements: The Archive evaluation will track.
Do you have additional Deliverables?	No
Attendees - Locals	1000
Attendees - Visitors	1000
Volunteers	75
Paid Staff	1
Organizers	0
Does this program require any special permits or permissions from TOML, USFS, Mono County, private citizens, or any other entity?	Yes
What permits and/or permissions are required and have you secured them? If not secured, please explain.	The MMSPAA needs to secure permission from Mammoth Mountain Ski Area to film B-roll skiing for use in the videos. Interviewees will sign a release permitting use of their likeness and words. Donors will sign a release indicating they are the owners of donated media and they transfer ownership to the MMSPAA for use in perpetuity.
Is there a cost to participate in the program?	No
Is a cost to participate in this program anticipated for the future? Please explain.	No. The Ski Patrol Archive will be available on the MMSPAA website.

Do the programs and locations meet ADA requirements? If no, please explain how to the best of your ability, you will meet these requirements? (Resource: https://www.ada.gov/effective-comm.htm)	The MMSPAA will ask the web designer to update the MMSPAA website to current ADA digital standards and provide a protocol for staff to maintain compliance following the grant period.
Funding Request is for	One-Year Funding
Funding Request	
One Year	
Amount	19000
Program Budget	MMSPAA_Ski_Patrol_Archive_Budget_FY_2025-26_-_Sheet1.pdf (65 KB)
Description of Expense	Four Two-Minute Videos
Total Amount Expense 1	20000
Amount: Measure U	10000.00
Amount: Cash Match	10000.00
Amount: In-Kind	0.00
Total:	20000.00
Description of Expense	Web Design
Total Amount Expense 2	9000
Amount: Measure U	9000.00
Amount: Cash Match	0.00
Amount: In-Kind	0.00
Total:	9000.00
Description of Expense	Staff time for networking, donation recruitment, maintaining digital catalogue, and program supervision, assessment, and marketing
Total Amount Expense 3	7200
Amount: Measure U	0.00
Amount: Cash Match	7200.00

Amount: In-Kind	0
Total:	7200.00
Description of Expense	Staff OPE
Total Amount Expense 4	1800
Amount: Measure U	0
Amount: Cash Match	1800.00
Amount: In-Kind	0.00
Total:	1800.00
Description of Expense	Professional development: digital archive
Total Amount Expense 5	200
Amount: Measure U	0.00
Amount: Cash Match	200.00
Amount: In-Kind	0.00
Total:	200.00
Total Expense:	38200.00
Total Measure U:	19000.00
Total Cash Match:	19200.00
Total In-Kind:	0.00
Total Cash Match + In-Kind:	19200.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
Organizations tax status.	Non-Profit 501(c)3
Federal EIN number or ID number:	83-2253575
Organization Current Year Budget	MMSPAA_Operating_Budget_FY_2024-25.pdf (46 KB)
Organization Prior Year Budget Actuals (P&L)	MMSPAA_FY_2023-24_Actual_Budget_from_990.pdf (1.01 MB)

Organization Most Current Tax Return/990 Form MMSPAA_990_FY_2023-24.pdf (8.11 MB)

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Instructions: Score 0 - 5 (0 = Not at all, 3 = Neutral, 5 = Exceptional), or answer YES or NO.

Available Funding: Programming = $225,000; Special Projects = $25,000

		Funding Requested
Applicant / Project:		
	CRITERIA	**SCORE**
1	**Alignment with the MLR's Guiding Principles? (Must be YES to continiue)**	**YES or NO**
2	**Project Readiness/Schedule**	
	Does the schedule appear feasible?	
	Is the project ready to be implemented?	
	Does the program/project budget appear feasible?	
	Is it likely to be finished in the allotted time?	
	Has the planning been initiated or completed?	
	Is the property under control of the applicant or are all contracts, permits, and/or agreements in place?	
	Project Readiness/Schedule TOTAL (Max Score: 30)	**0**
3	**Community Need**	
	Does the applicant make a good case that this project will fulfill a need within the community ?	
	Were public meetings held to involve local citizens in the planning?	
	Will the project provide a public benefit for the community?	
	Does it address the needs of populations of concern?	
	Does it encourage the local population to take part?	
	Community Need TOTAL (Max Score: 25)	**0**
4	**Economic Impact**	
	Does the applicant make a good case for this project serving economic development needs?	
	Does it lend indirect support to area businesses?	
	Will it create long term partnerships or shared resources?	
	Would it increase length of a tourist visit or add to the visitation for the area and/or would it draw or help retain long-term residents?	
	Is there sufficient evidence to support these claims?	
	Is this a long term funding requirement? (Low score = long-term funding needed; high score = short-term funding needed)	
	Does this enhance a public facility?	
	Economic Impact TOTAL (Max Score:35)	**0**
5	**Recreation and/or Arts & Culture Value**	
	Will it be a draw to the area?	
	Will the project have a significant impact on the community's existing infrastructure?	
	Is it part of an approved or accepted TOML plan or MLR strategic plan?	
	Would the project support more than one type of use?	
	Were public meetings held to involve local citizens in the planning?	
	Is there a long-term capital investment?	
	Is there a high demand for this type of infrastructure in the area?	
	Recreation Value TOTAL (Max Score:35)	**0**
6	**Improved Physical & Recreation Access**	
	Will it connect recreational areas?	
	Given the project's location/situation, does the applicant make the case that the infrastructure will get real use?	
	Will the project grant real public access? (Affordability & Accessibility)	
	Will ADA accessibility be incorporated and/or will it be designed to encourage use by all populations?	
	Does this project duplicate other activities or facilities?	
	Will it enhance public transit?	
	Improved Physical & Recreational Access TOTAL (Max Score: 30)	**0**
7	**BONUS Section**	
	Is the program / project accessible to the community via public transportation and multi-use paths?	
	Economic considerations: Are there opportunities for sponsorships?	
	Bonus Section TOTAL (Max Score: 10)	**0**
	TOTAL SCORE (Max Score: 165)	**0**

UPDATED 01/2025

MAMMOTH LAKES RECREATION
STAFF REPORT

Title: The public hearing provides the public opportunity to comment on the allocation of up to $25,000 of Fiscal Year 2024/25 Measure U funds for Wind Drift Studios Special Project programming support.

Meeting Date: March 18, 2025

Prepared by: Kim Anaclerio, Executive Director

BACKGROUND:

Mammoth Lakes Recreation (MLR) is a non-profit organization that is committed to preserving and enriching the quality of life for residents and visitors by ensuring the strategic use of Measures R, U, and additional funding sources to develop and support recreation, arts and culture, mobility, capital projects and special projects. MLR is the recommending body for Measure R and Measure U and conducts the allocation process annually, culminating in funding recommendations presented to Town Council for review, and approval as recommended or with modification.

Annually, $25,000 in Measure U funds are allocated to Special Projects. A Special Project is a brand-new program in need of "seed" money to get the project off the ground. If an organization is awarded Special Project funding and is successful in delivering the programming and completing all reporting requirements, they may then apply for a one-year Measure U Programming Grant. Special Project applications are accepted at any time.

Wind Drift Studios has submitted a Measure U Special Project Application for review and consideration.

The Measure U Ordinance (Ordinance No. 10-04) reads:
"3.44.190 Use of Special Tax Proceeds On and After July 1, 2011
On and after July 1, 2011 all proceeds of the tax levied and imposed hereunder shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for mobility, recreation, and arts & culture. Such tax proceeds shall not supplant existing funds used for the purposes set forth above."

and

'Section 3 .44.210 Recommendation for Expenditure of Funds.
The Tourism and Recreation Commission, or such other commission or committee as is hereafter designated by the Town Council, shall annually conduct at least one public hearing where it takes public testimony as to how tax revenues collected under the Mammoth Lakes

Mobility, Recreation, and Arts & Culture Utility Users Tax Ordinance should be expended. After accepting such public input, such commission or committee shall make written recommendations to the Town Council as to how such tax revenues should be expended. Prior to expending such tax revenues as have not been earlier committed, the Town Council shall consider the recommendations of such commission or committee report."

The MLR Board will consider public testimony for Measure U Special Project funding prior to making a Board recommendation that will be presented to Town Council for final approval.

RECOMMENDED ACTION:

The Board will conduct a public hearing allowing the applicant to present the project, and the public the opportunity to comment on the project. Discussion and deliberation will take place, then the Board may take action.

Attachments:

1. Wind Drift Studios Special Project Application

Measure R & U - Grant Application

Reference #	16815574
Status	Complete
Login Username	kfasani@gmail.com
Login Email	kfasani@gmail.com
Point of Contact	Chris & Kimmy Benchetler - Wind Drift Studios
Title	Wind Drift Studios - Electrical (Audio/Visual)
Email	chris@chrisbenchetler.com - kfasani@gmail.com
Phone	Chris: 760-920-8635 --- Kimmy: 530-277-2229
Are the Business address and Mailing address the same? *Grant agreements will be sent to the mailing address listed here. Please verify it is correct to avoid any delay in payment.	Yes
Business Address	101 Snowridge Lane, PO BOX 8706
City	Mammoth Lakes
State	California
Website and/or Social Media	Instagram: @chrisbenchetler & @kimmyfasani --- Website: chrisbenchetler.com & kimmyfasani.com
Would you like a copy of your application emailed to you?	Yes
Please enter your email address. A copy of this application will be emailed after submission.	kfasani@gmail.com
Performance Period:	July 1, 2025 - June 30, 2026
Organization	Wind Drift Studios
Organization Mission Statement	Wind Drift Studios seeks to enhance arts and culture in Mammoth Lakes through the development of a space for creatives to imagine,

	compose, sell, & display artistic mediums, including, but not limited to photography, visual arts, painting, pottery and more.
Name of Program	Wind Drift Studios - Electrical (Audio/Visual Enhancements)
Program Description and Purpose	Part and parcel to seeking the enhancement of arts and culture in Mammoth Lakes is having a high quality audio/visual (electrical) system to display art, music, videos, documentaries, public address system, and to generally support the various programming that will occur in Wind Drift Studios. Wind Drift is seeking Measure U funding specifically for a projector, Screen, and associated Electrical (Audio/Visual) Equipment Material (Amps, Audio Matrix Switches, Speakers, and cables). This request would serve a diversity of programming that would include, but is not limited to: -Photography displays from renown photographers such as Jay Blakesberg (Grateful Dead photographer since 1978, photographer for Led Zeppelin & Bob Dylan), Dean Blott0 (renown photographer) & Chris Burkard (renown outdoor photographer). -A communal art gallery to host local, national, and international artists. -Displays & retail space for local potters. -Hosting of art shows both indoors and outdoors (indoor & outdoor combined can hold up to 40 booths for vendors and artisans). -Serving as an ancillary facility to support other existing town events, such as the Arts of the 4th or film festivals. -Infrastructure to serve as a production photography studi0 for entities such as Mammoth Mountain, Burton, Red Bull, Arc'teryx or others.

	-Serve as a well designed space to host art events for local school kids, Cerro Coso Students, or other educational entities. -Small retail space -Hosting community events, such as the annual Eastern Sierra Avalanche Center fundraiser, and support of other community events such as the upcoming...
	... Arc'teryx Academy. -Hosting space for ethically minded organization such as the Benchetler Fasani Foundation (BFF), which has the goal of providing a meaningful connection to the outdoors for those who have suffered loss or hardship, by experiencing the healing properties found only in nature.
Program Details (timeline, dates, schedule, venue, etc.)	The goal, if possible, is to have a grand opening of the facility in December 2025, to coincide with night of lights. Programming would begin at that time and for the purposes of this request, all electrical (Audio/Visual) equipment would be installed and fully functional. Ideally, the requested electrical (audio/visual) equipment would be purchased in Summer 2025, installed in fall 2025, to be completed in December 2025.
Public Benefit	Supporting this proposal will directly influence the quantity and quality of arts and culture events in Mammoth Lakes by supporting additional space for this type of activity to occur for the broadest number of people possible. As a result of this facility, there will be both more quantity and diversity of artistic modes of expression in the community of Mammoth Lakes.
Sustainability	The owners of Wind Drift Studios have been steeped in the outdoors and both possess an

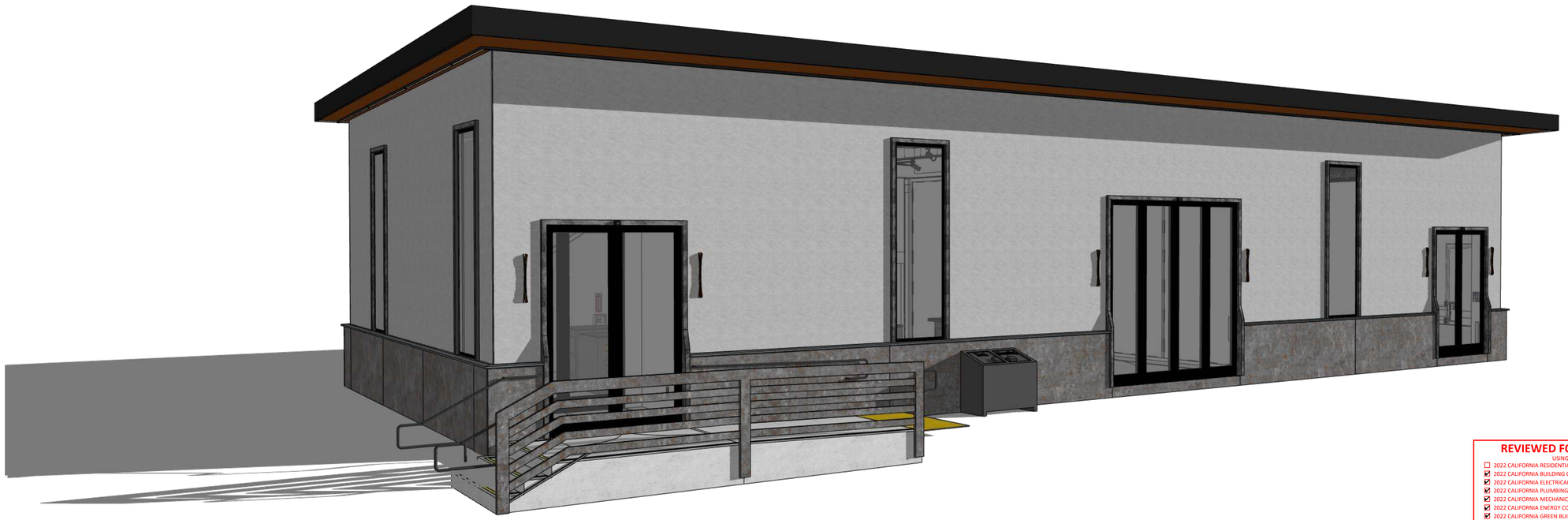
	overwhelming love and respect for the natural world. This will be reflected in both the work and programming undertaken at Wind Drift Studios. Wind Drift's owners grew up in the Eastern Sierra (Lake Tahoe & Mammoth respectively) and as professional athletes who's livelihoods relay on nature, strive to treat the natural world around them with dignity and respect. Similarly, the construction and opening of Wind Drift Studios itself will create a sustainable entity within mammoth Lakes to promote arts and culture and serve as a hub for those types of activities.
Quality of Life	This facility will directly result in more opportunity for both residents and visitors to engage with the arts, in its various forms. By providing both more and better access to various art forms, Wind Drift studios seeks to enhance the quality of life in our community by creating more opportunity for emotional, intellectual, and visceral connections to various artistic mediums.
Stewardship	Wind Drift Studios is entrenched in the outdoor world and the scope and scale of programming reflects that grounding in nature. Many of the planned exhibits & programming are by entities or individuals who highlight the natural world, its fragility, and the need to protect and smartly use our dwindling resources. Many featured artists are rooted in the outdoors and both the majesty and fragility of the natural world around us will be a featured theme throughout Wind Drift Studios.
Deliverable 1:	Purchase Electrical (Audio/Visual) Equipment to support the arts in Mammoth Lakes
Deliverable 2:	Install Electrical (Audio/Visual) Equipment
Deliverable 3:	By December 2025 (at earliest), officially open the facility and begin programming.

Do you have additional Deliverables?	No
Attendees - Locals	1000
Attendees - Visitors	1000
Volunteers	12
Paid Staff	2-3
Organizers	3
Does this program require any special permits or permissions from TOML, USFS, Mono County, private citizens, or any other entity?	Yes
What permits and/or permissions are required and have you secured them? If not secured, please explain.	Building permits with the town would be required along with any permitting for outside events on Town or Inyo National Forest Lands.
Is there a cost to participate in the program?	Yes
Are scholarships available?	No
Please provide a brief description of scholarship opportunities, if available.	Costs are dependent. The space is multi-purpose and depending on the programming, exhibit or retail opportunities there would be costs associated with these programs. Nevertheless, free programming would occur as well, including planned "Art Sessions" with local school kids. As the facility is being constructed programming will continue to be planned and developed. Since the facility is being constructed, scholarships are not available at this time but Wind Drift Studios seeks to engage with, and be a part of, this community and pricing people out from participation in the arts is not something Wind Drift Studios desires to see.
Do the programs and locations meet ADA requirements? If no, please explain how to the best of your ability, you will meet these	Yes, the entire structure will be ADA compliant from the parking area to accessing the structure to the interior.

requirements? (Resource: https://www.ada.gov/effective-comm.htm)	
Funding Request is for	One-Year Funding
Funding Request	
Year One	
Amount	$25,000
Program Budget	WindDrift_ElectricalBudget_9KIf.pdf (81 KB)
Description of Expense	ELECTRICAL: High Definition Projector
Total Amount Expense 1	$7828.18
Amount: Measure U	6000.00
Amount: Cash Match	1828.18
Amount: In-Kind	0.00
Total:	7828.18
Description of Expense	ELECTRICAL: Projector Screen
Total Amount Expense 2	$3601.45
Amount: Measure U	0.00
Amount: Cash Match	3601.45
Amount: In-Kind	0.00
Total:	3601.45
Description of Expense	ELECTRICAL: Audio Equipment Material (Amps, Switches, Speakers, Cables)
Total Amount Expense 3	$19,000.00
Amount: Measure U	19000.00
Amount: Cash Match	0.00
Amount: In-Kind	0
Total:	19000.00
Description of Expense	ELECTRICAL: All Other (see itemized list)

Total Amount Expense 4	$345,040.37
Amount: Measure U	0
Amount: Cash Match	345040.37
Amount: In-Kind	0.00
Total:	345040.37
Total:	0.00
Total Expense:	375470.00
Total Measure U:	25000.00
Total Cash Match:	350470.00
Total In-Kind:	0.00
Total Cash Match + In-Kind:	350470.00
Is the Cash Match + In-Kind ≥ Measure U?	Yes
Is the Cash Match ≥ 50% of the total match?	Yes
If you have additional expenses, please list the amount and description on a separate document and upload here.	Projector_estimate.pdf (19 KB) LFE_Estimate.pdf (40 KB) MPE3_Audio__Visual_plans.pdf (1.98 MB) WindDriftStudios_MeasureU_01212025.pdf (628 KB)
Organizations tax status.	For Profit
Federal EIN number or ID number:	KFB SIERRA LLC 82-0887574
Organization Current Year Budget	Wind_Drift_Budget_Overview.pdf (74 KB)
Last Update	2025-01-29 11:53:56
Start Time	2025-01-29 11:43:14
Finish Time	2025-01-29 11:53:56
IP	162.252.90.161
Browser	Chrome
Device	Desktop
Referrer	https://fs27.formsite.com/

Powered by Formsite



Permit #BP24-00599

Wind Drift Studios
Construction Documents
June 6, 2024

TOWN OF MAMMOTH LAKES
Planning Approval
Conditions of Approval: [X] YES [ ] NO
Date 12/6/2024 Approved By M. Peterka
Entitlement Document # DR 24-005

All Conditions included in CEDDD 2024-17 apply to the project.

REVIEWED FOR CODE COMPLIANCE
USING THE FOLLOWING CODES:
- ☐ 2022 CALIFORNIA RESIDENTIAL CODE
- ☑ 2022 CALIFORNIA BUILDING CODE
- ☑ 2022 CALIFORNIA ELECTRICAL CODE
- ☑ 2022 CALIFORNIA PLUMBING CODE
- ☑ 2022 CALIFORNIA MECHANICAL CODE
- ☑ 2022 CALIFORNIA ENERGY CODE
- ☑ 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ☐ 2022 CALIFORNIA BUILDING CODE - STRUCTURAL DESIGN PROVISIONS ONLY
- ☐ 2022 CALIFORNIA FIRE CODE
- ☐ OTHER: _____

COMPLETION OF THIS REVIEW DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.

BY: *Charles Nganga* DATE: *Nov 20, 2024*

BPR CONSULTING GROUP

TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPARTMENT
ENGINEERING APPROVAL
Conditions of Approval: [X] YES [ ] NO
Date 11/25/2024 Approved By P. Smitheman
Grading Permit # N/A

Engineering Conditions:
1. Prior to certificate of occupancy, owner shall execute a snow removal covenant requiring owner to remove and haul snow off-site as necessary.

Wind Drift Studios

Construction Documents

June 6, 2024

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAMMOND
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

CUSTOM SmithMade CREATIONS

ABBREVIATIONS

@	AT
&	AND
ABV.	ABOVE
A.C.	ASPHALTIC CONCRETE
AC.	AIR CONDITIONING
ACT.	ABOVE COUNTERTOP
ACOUST.	ACOUSTICAL
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
AFF.	ABOVE FINISH FLOOR
AGG.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
BD.	BOARD
BF.	BOTH FACES
BF.	BOTH FACES
BIC.	BUILT-IN CABINET
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BLW	BELOW
BRZ.	BRONZE
BTM.	BOTTOM
BTR.	BETTER
BTWN.	BETWEEN
BVL.	BEVELED
BW.	BOTH WAYS
CAB.	CABINET
CBC	CALIFORNIA BUILDING CODE
CCR	CALIFORNIA CODE OF REGULATIONS
CEC	CALIFORNIA ELECTRIC CODE
CF	CUBIC FEET
CFC	CALIFORNIA FIRE CODE
CLG.	CEILING
CJ.	CONTROL JOINT
CLR.	CLEAR
CMC	CALIFORNIA MECHANICAL CODE
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPC	CALIFORNIA PLUMBING CODE
CT.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DN	DOWN
DW	DISHWASHER
DWG.	DRAWING
(E)	EXISITNG
EA.	EACH
EJ.	EXPANSION JOINT
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
EN.	EDGE NAIL
EOP.	EDGE OF PAVEMENT
EOS.	EDGE OF SLAB
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
FA.	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FFE.	FINISHED FLOOR ELEVATION
FG.	FIXED GLASS
FH.	FIRE HYDRANT
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GC.	GENERAL CONTRACTOR
GFI.	GROUND FAULT INTERRUPTER
GI.	GALVANIZED IRON
GLB.	GLUED LAMINATED BEAM
GND.	GROUND
GSM.	GALVANIZED SHEET METAL
GYP.	BD. GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HOLLOW CORE / HANDICAP
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HP.	HIGH POINT
HT.	HEIGHT
HTG.	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HW.	HOT WATER
ID.	INSIDE DIAMETER
ID.	INSIDE DIAMETER
INCL.	INCLUDED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INF.	INFRARED
LAM.	LAMINATE
LB.	POUND
LF.	LINEAL FOOT
LVL.	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MH.	MAN HOLE
MIN.	MINIMUM
MIR.	MIRROR
MIR.	MIRROR
MISC.	MISCELLANEOUS
MW.	MICROWAVE
MOD.	MODULE
MTL.	METAL
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NIC.	NOT IN CONTRACT
N/A	NOT APPLICABLE
NTS.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFD.	OVERFLOW DRAIN
OH.	OVERHEAD
OPP.	OPPOSITE
PERF.	PERFORATED
PLAM.	PLASTIC LAMINATED
PLYWD	PLYWOOD
PNT.	PAINT
PP.	POWER POLE
PSF	POUNDS PER SQUARE FOOT
PT.	PRESSURE TREATED
PVC.	POLY VINYL CHLORIDE
PVMT.	PAVEMENT
PUE.	PUBLIC UTILITY EASEMENT
QT.	QUARRY TILE
QT.	QUARRY TILE
R.	RISER
RAD.	RADIUS
RD.	ROOF DRAIN
RDWD.	REDWOOD
REINF.	REINFORCING
REF.	REFRIGIERATOR
REQ'D	REQUIRED
RET.	RETAINING
REV.	REVISION
RM.	ROOM
RO.	ROUGH OPENING
SC.	SOLID CORE
SC.	SOLID CORE
SCHED.	SCHEDULE
SD	SOAP DISPENSER
SDR.	STORM DRAIN
SECT.	SECTION
SEZ	STREAM EASEMENT ZONE
SF	SQUARE FOOT/FEET
SHT.	SHEET
SHLVS.	SHELVES
SHWR.	SHOWER
SIM.	SIMILAR
SLR.	SEALER
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S&P	SHELF & POLE
SS	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.W.	SHEARWALL
T.	TREAD
TC.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVED
TV	TELEVISION
TYP.	TYPICAL
UBC	UNIFORM BUILDING CODE
UFC	UNIFORM FIRE CODE
UMC	UNIFORM MECHANICAL CODE
UON	UNLESS OTHERWISE NOTED
UPN	UNIFORM PLUMBING CODE
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VIF.	VERIFY IN FIELD
VNR.	VENEER
W/	WITH
WC.	WATER CLOSET
WD.	WOOD
W.	WASHER
WH.	WATER HEATER
W/O	WATER HEATER
WP.	WATER PROOF
YD.	YARD

VICINITY MAP



WILDLAND URBAN INTERFACE

ALL MATERIALS LISTED SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 7A AND ARE LISTED AND APPROVED ASSEMBLIES OR MATERIALS BY THE OFFICE OF THE STATE FIRE MARSHAL. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS, COMMONLY CALLED "DEFENSIBLE SPACE", PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291

METAL ROOFING:	NONE
COMPOSITION SHINGLE ROOFING:	NONE
MODIFIED BITUMEN ROOFING:	CLASS A, APP TORCH DOWN MULTI-PLY MODIFIED BITUMEN ROOFING
HORIZONTAL SIDING	12 GAUGE GALVANIZED STEEL WAINSCOT IN COMPLIANCE W/ CBC CH. 7A
SHINGLE SIDING	NONE
WINDOWS	MTL. CLAD WOOD WINDOWS MINIMUM ONE PANE TEMPERED IN COMPLIANCE W/ CBC CH. 7A
DOORS	SOLID WOOD OR MTL. CLAD WOOD ONE PANE TEMPERED IN COMPLIANCE W/ CBC CH. 7A
FLOOR PROJECTIONS AND SOFFITS	20 GAUGE STEEL INSTALLED O/ 5/8" EXT. RATED GYP SHEATHING OR SIM. MATERIAL IN COMPLIANCE W/ CBC CH. 7A.
EXPOSED TIMBER FRAMED SOFFITS	NONE

2022 CALGREEN MANDATORY MEASURES

2022 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CHECKLIST DOCUMENT SHEET 1,2 & 3 LISTED IN THE INDEX FOR REFERENCE.

SCOPE OF WORK

GENERAL

IMPROVEMENTS TO THE EXISTING STRUCTURE WILL INCLUDE THE FOLLOWING;
- -ALL NEW WINDOWS IN NEW LOCATONS
- -ALL NEW DOORS IN NEW LOCATIONS
- -NEW INTERIOR WALL AND SECOND FLOOR LOCATIONS
- -NEW DRYWALL
- -NEW SHEAR PANEL
- -NEW SIDING/ EXTERIOR CLADDING
- -REMOVING EXISTING PARAPIT WALLS ON EXISTING TRUSS SYSTEM AND EXTENDING EVES TO FOLLOW EXISTING PITCH
- -NEW ROOFING
- -REBUILDING ENTRANCE RAMP FOR NEW FRONT DOOR LOCATION
- -RE PAVING PARKING LOT AND PAINTING PARKING STRIPING

HVAC

TWO NEW FURNACES ARE TO BE INSTALLED SERVICING 3 ZONES, ALL NEW DUCTING WILL BE INSTALLED.

PLUMBING

REMOVAL OF ALL EXISTING PLUMBING, NEW MAIN WATER LINE TO BE RUN FROM CITY CONNECTION. TWO NEW BATHROOM LOCATIONS, NEW DRAINS WILL BE CUT IN THROUGH THE EXISTING SLAB AND TIED INTO THE CITY SEPTIC SYSTEM

ELECTRICAL

ALL EXISTING ELECTRICAL WILL BE REMOVED BUT THE MAIN PANEL. THREE NEW SUBPANELS WILL BE USED TO POWER NEW LIGHTS, APPLIANCES, MECHANICAL COMPONENTS, AND SOUND SYSTEM.

PROJECT DATA

BUILDING AREA:

LIVING AREA:	0 SF
GARAGE:	0 SF
COVERED PATIO:	0 SF
COMMERCIAL NON-RESIDENTIAL	2899 SF
OPEN PATIO:	0 SF

SITE COVERAGE:

PARCEL AREA:	7887 SF
BUILDING FOOT PRINT:	2899 SF

CONSTRUCTION SUMMARY:

CONSTRUCTION TYPE V-B: WOOD FRAMED

OCCUPANCY CLASSIFICATION:

RETAIL: GROUP "M"
STUDIO: GROUP "F"
RETAIL STORAGE: GROUP "S"

SPRINKLER STATUS:

NOT SPRINKLERED

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 GREEN BUILDING STANDARDS CODE
2022 ELECTRIC CODE
2022 MECHANICAL CODE
2022 PLUMBING CODE
2022 ENERGY CODE

JURISDICTION: MAMMOTH LAKES BUILDING DEPARTMENT
STREET: 437 Old Mammoth Rd
Mammoth lakes, California 93546
760-965-3630

STRUCTURAL DATA

SNOW LOAD INFORMATION:

PROJECT ELEVATION:	(7829')
GROUND SNOW LOAD:	230 PSF
REDUCED ROOF SNOW LOAD (FLAT & 1:12):	153 PSF
OVERHANG SNOW LOADS (FLAT & 1:12):	230 PSF
REDUCED ROOF SNOW LOAD (12:12):	118 PSF
OVERHANG SNOW LOADS (12:12):	177 PSF
DRIFT SNOW LOAD:	195-161 PSF (9')

VERTICAL DESIGN LOADS (ROOF):

ROOF DEAD LOAD:	15 PSF
ROOF LIVE LOAD:	20 PSF

VERTICAL DESIGN LOADS (FLOORS):

FLOOR DEAD LOAD:	12 PSF
FLOOR LIVE LOAD:	40 PSF

VERTICAL DESIGN LOADS (WALLS):

EXTERIOR WALL DEAD LOAD:	10 PSF
EXTERIOR WALL DEAD LOAD (STONE):	55 PSF
INTERIOR WALL DEAD LOAD:	10 PSF

LATERAL DESIGN LOADS (WIND):

WIND SPEED (3) SEC GUST:	130 MPH
BASIC WIND SPEED:	101 MPH
EXPOSURE:	C
RISK CATAGORY:	II
IMPORTANCE FACTOR (I):	1.0
TOPOGRAPHIC FACTOR (Kzt):	1.0

LATERAL DESIGN LOADS (SEISMIC):

SEISMIC DESIGN CATEGORY (IBC 1613.5.6):	D
RISK CATEGORY:	II
IMPORTANCE FACTOR (I):	1.0
Ss:	1.306g
S1:	0.4370g
Fa:	1.0
Fv:	1.56
SDS:	0.871g
Cs (N-S):	0.1339
Cs (E-W)	0.2488

SOILS DESIGN CRITERIA:

SOIL BEARING PRESSURE:	2000 PSF
SOIL BEARING PRESSURE (SHORT TERM):	3200 PSF
FROST DEPTH:	24 INCHES
PASSIVE EARTH PRESSURE:	350 PCF
SOIL FRICTION FACTOR:	0.30
CONCRETE COMPRESSIVE STRENGTH (F'c):	2500 PSI AT 28 DAYS

DESIGN TEAM

OWNER: Kimmy & Chris Benchetler

DESIGNER:
Scotty Smith
404 Commerce circle
Mammoth lakes, California 93546

LAND SURVEYOR:
Element Engineering & Land Surveying
3359 Peace Ct.
Sacramento, California 95826
775.762.5461

STRUCTURAL ENGINEER:
Element Engineering & Land Surveying
3359 Peace Ct.
Sacramento, California 95826
775.762.5461

T-24 ENGINEER:
Title 24 Data Corp
633 Monterey Trail
Frazier Park, California 93225-2199
800.237.8824

GEOTECHNICAL ENGINEER:
Element Engineering & Land Surveying
3359 Peace Ct.
Sacramento, California 95826
775.762.5461

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GBC4	SHEET 4
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A0.3	SCOPE OF WORK / INTENDED USE
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A1.2	GRADING SITE PLAN
A1.3	PERMANENT BMP PLAN
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Wind Drift Studios

Permit #BP24-00599

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Construction Documents

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Project Data

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

Y | N/A | RESPON. PARTY

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

Y | N/A | RESPON. PARTY

TABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[A,2]**
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**MINIMUM TOTAL kVA @ 6.6 kVA**	**TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC**
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

Y | N/A | RESPON. PARTY

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]			
BUILDING TYPE	**BUILDING SIZE (SQ. FT.)**	**NUMBER OF OFF-STREET LOADING SPACES**	**ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL**
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Permit #BP24-00599

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CODI
N
BPR CONSULTING GRC

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAMMOND
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade trees plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1) A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.

2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Permit #BP24-00599

REVI
CODE CC
Nov 20, 2024
BPR CONSULTING GROUP

REGISTERED PROFESSIONAL ENGINEER
ROGER M. HANLEY
No. C/8543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	MT CO_2e/MT [4]
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2], [3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500−3499 psi	489	kg CO_2e/m^3
3500−4499 psi	566	kg CO_2e/m^3
4500−5499 psi	661	kg CO_2e/m^3
5500−6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500−3499 psi	956	kg CO_2e/m^3
3500−4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.
4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American Material Baselines (2023).

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_n < GWP_{allowed}$
where
$GWP_n = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Permit #BP24-00599

REVI
CODE CC
Nov 20, 2024
BPR CONSULTING GROUP

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAMMER
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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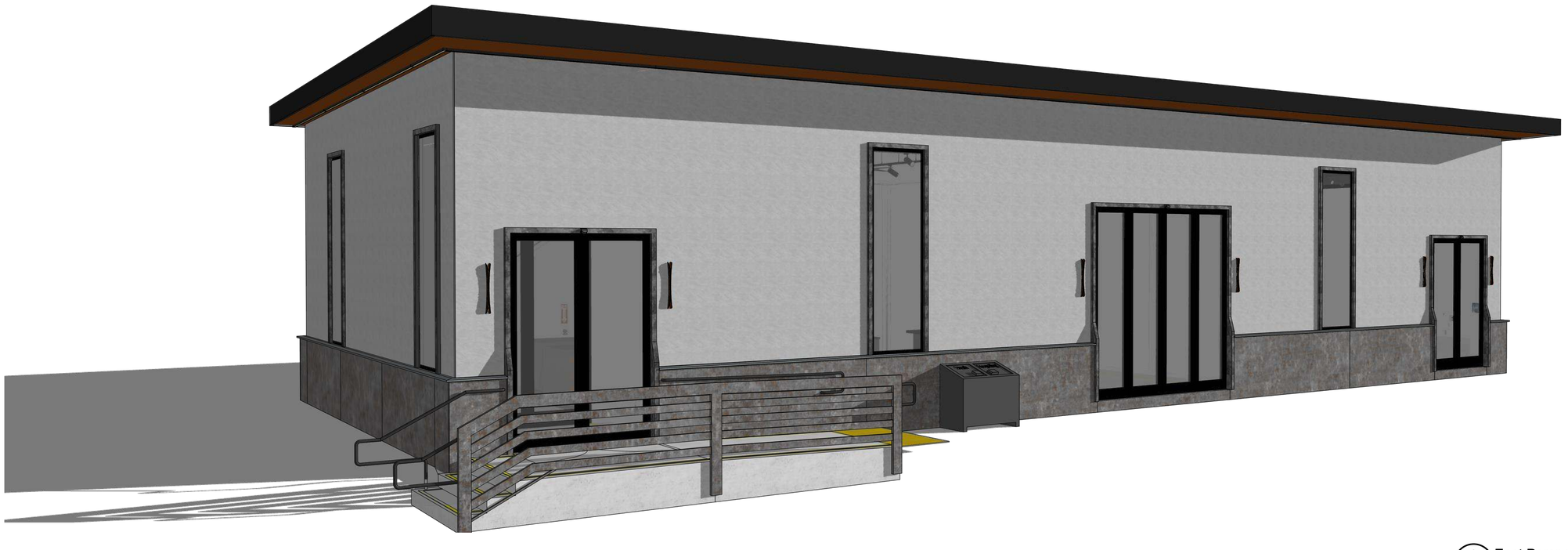
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1 A0.1 North Perspective
NTS



2 A0.1 East Perspective
NTS

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Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

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1	10/7/24	x
2	10/26/24	x

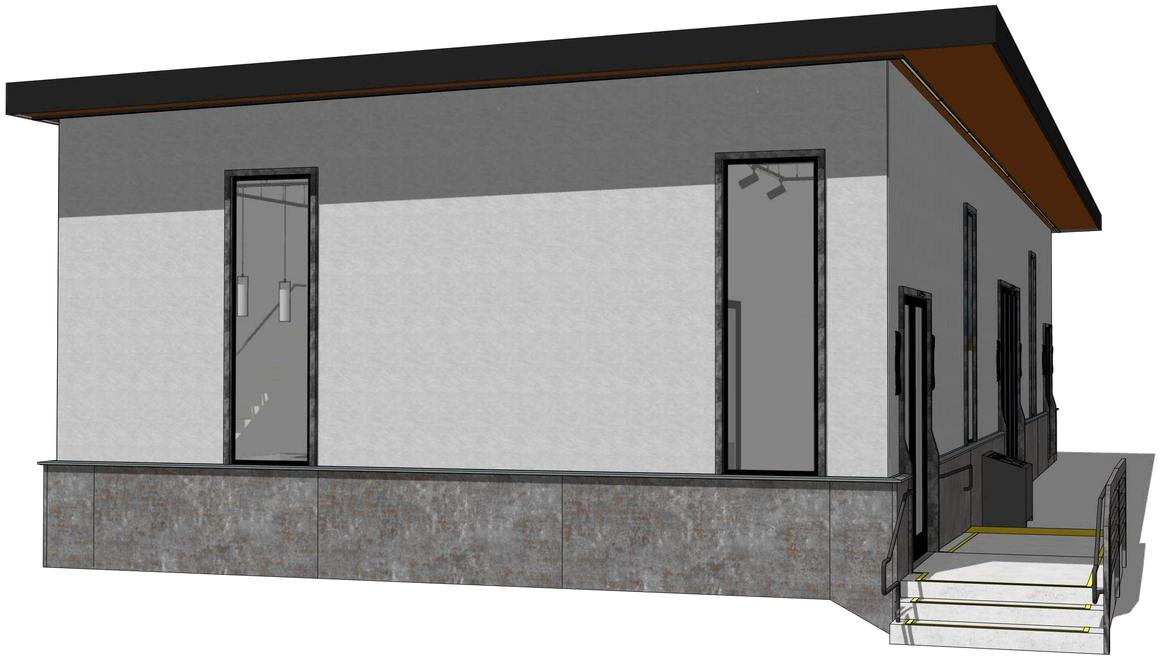
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Nov 20, 2024
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Exterior Perspectives

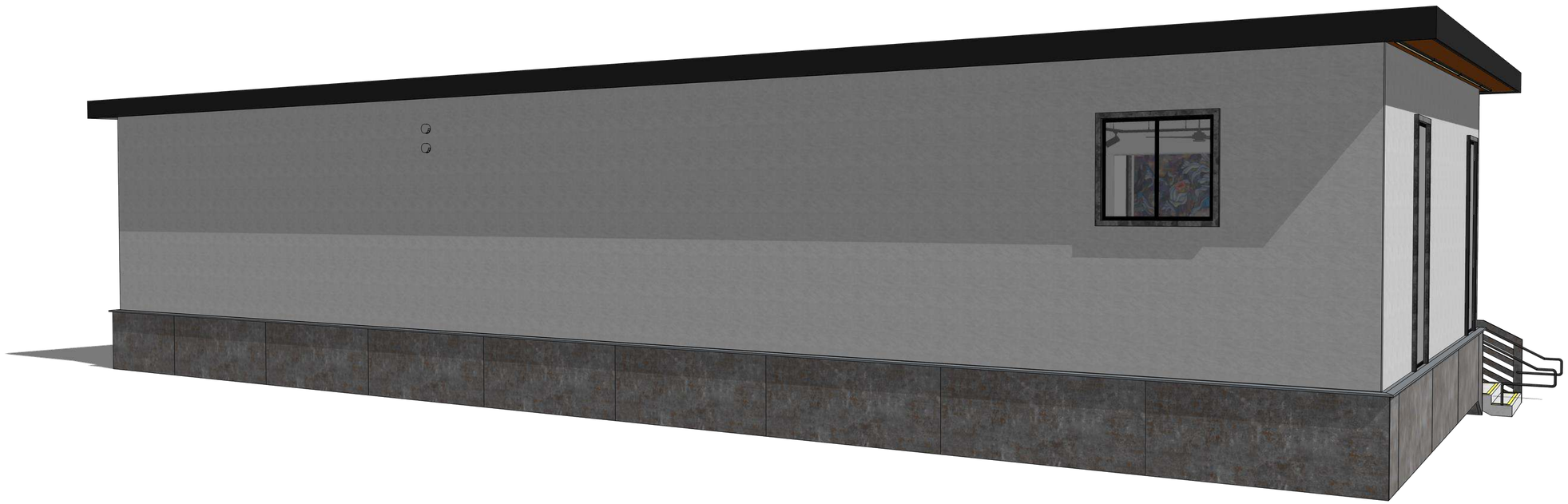
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1 A0.2 South Perspective
NTS



2 A0.2 West Perspective
NTS

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Document Phase:
Construction Documents

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Exterior Perspectives

A0.2

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INTENDED USES

RETAIL (102)

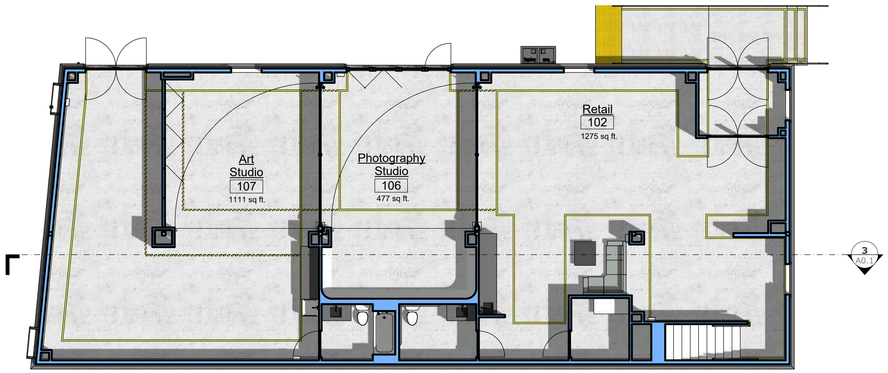
THE SPACE WILL BE USED TO PROMOTE LOCAL ART SOLD ON CONSIGNMENT AS WELL AS OTHER VARIOUS GOODS DEPENDING ON THE TENNANT.

PHOTOGRAPHY STUDIO (106)

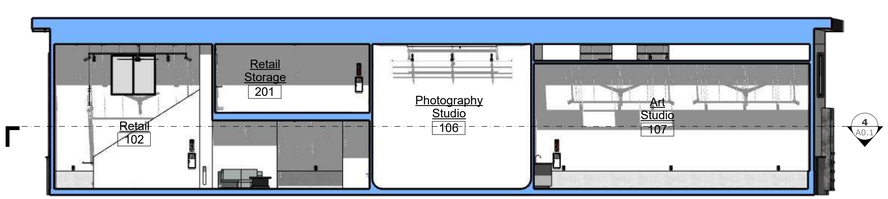
THE SPACE WILL BE USED TO PHOTOGRAPH THE ARTWORK CREATED IN THE PRIVATE ART STUDIO TO CREATE PRINTS.
IT WILL ALSO BE AVAILABLE TO RENT IF THE LOCAL OR TRANSIENT PHOTOGRAPHY COMMUNITY NEEDS A CYCLICAL WALL OR LIGHTING PROVIDED IN THE SPACE.

ART STUDIO (107)

THE SPACE WILL BE PRIVATE AND USED TO CREATE ART WORK, TYPICALLY PAINT ON CANVAS.
SEE WWW.CHRISBENCHETLER.COM FOR REFERENCE



4 A0.3 First Floor Plan
NTS



3 A0.3 H Section
NTS

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DETAILED SCOPE OF WORK

DEMOLITION

REMOVAL OF EXISTING COMPONENTS WILL INCLUDE THE FOLLOWING;
- -REMOVAL OF EXISTING INTERIOR SECOND FLOOR
- -REMOVAL OF EXISTING SIDING AND ENTRY ROCK FACADE
- -REMOVAL OF EXISTING ROOFING MEMBRAIN AND SHEATHING
- -REMOVAL OF EXISTING DOORS AND WINDOWS
- -REMOVAL OF THE MAJORITY OF EXISTING INTERIOR DRYWALL
- -REMOVAL EXISTING PARAPIT WALLS ON EXISTING TRUSS SYSTEM
- -REMOVAL EXISTING PARKING LOT
- -REMOVAL OF EXISTING ACCESS RAMP AND SHED ROOF

GENERAL

IMPROVEMENTS TO THE EXISTING STRUCTURE WILL INCLUDE THE FOLLOWING;
- -ALL NEW WINDOWS IN NEW LOCATONS
- -ALL NEW DOORS IN NEW LOCATIONS
- -NEW INTERIOR WALL AND SECOND FLOOR LOCATIONS
- -NEW DRYWALL
- -NEW SHEAR PANEL
- -NEW SIDING/ EXTERIOR CLADDING CONSISTING OF GALVANIZED STEEL AND STUCCO
- -EXTENDING EVES FROM EXISTING TRUSS SYSTEM TO FOLLOW EXISTING PITCH
- -NEW ROOFING
- -REBUILDING ENTRANCE RAMP FOR NEW FRONT DOOR LOCATION
- -RE PAVING AND POURING CONCRETE FOR NEW PARKING LOT AND PAINTING PARKING STRIPING

HVAC

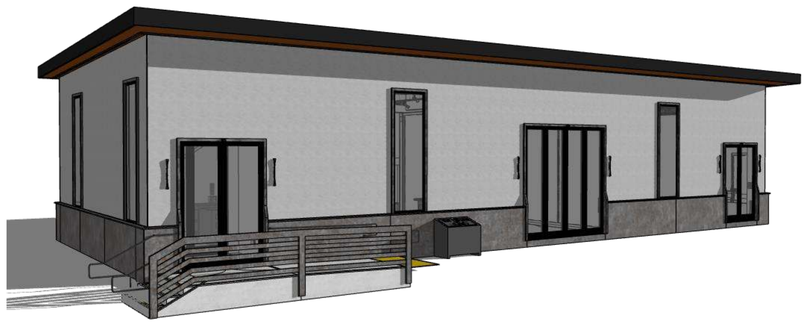
TWO NEW FURNACES ARE TO BE INSTALLED SERVICING 3 ZONES, ALL NEW DUCTING WILL BE INSTALLED.

PLUMBING

REMOVAL OF ALL EXISTING PLUMBING, NEW MAIN WATER LINE TO BE RUN FROM CITY CONNECTION. TWO NEW BATHROOM LOCATIONS, NEW DRAINS WILL BE CUT IN THROUGH THE EXISTING SLAB AND TIED INTO THE CITY SEPTIC SYSTEM

ELECTRICAL

ALL EXISTING ELECTRICAL WILL BE REMOVED BUT THE MAIN PANEL. THREE NEW SUBPANELS WILL BE USED TO POWER NEW LIGHTS, APPLIANCES, MECHANICAL COMPONENTS, AND SOUND SYSTEM.



2 A0.3 Proposed Perspective
NTS



1 A0.3 Existing Perspective
NTS

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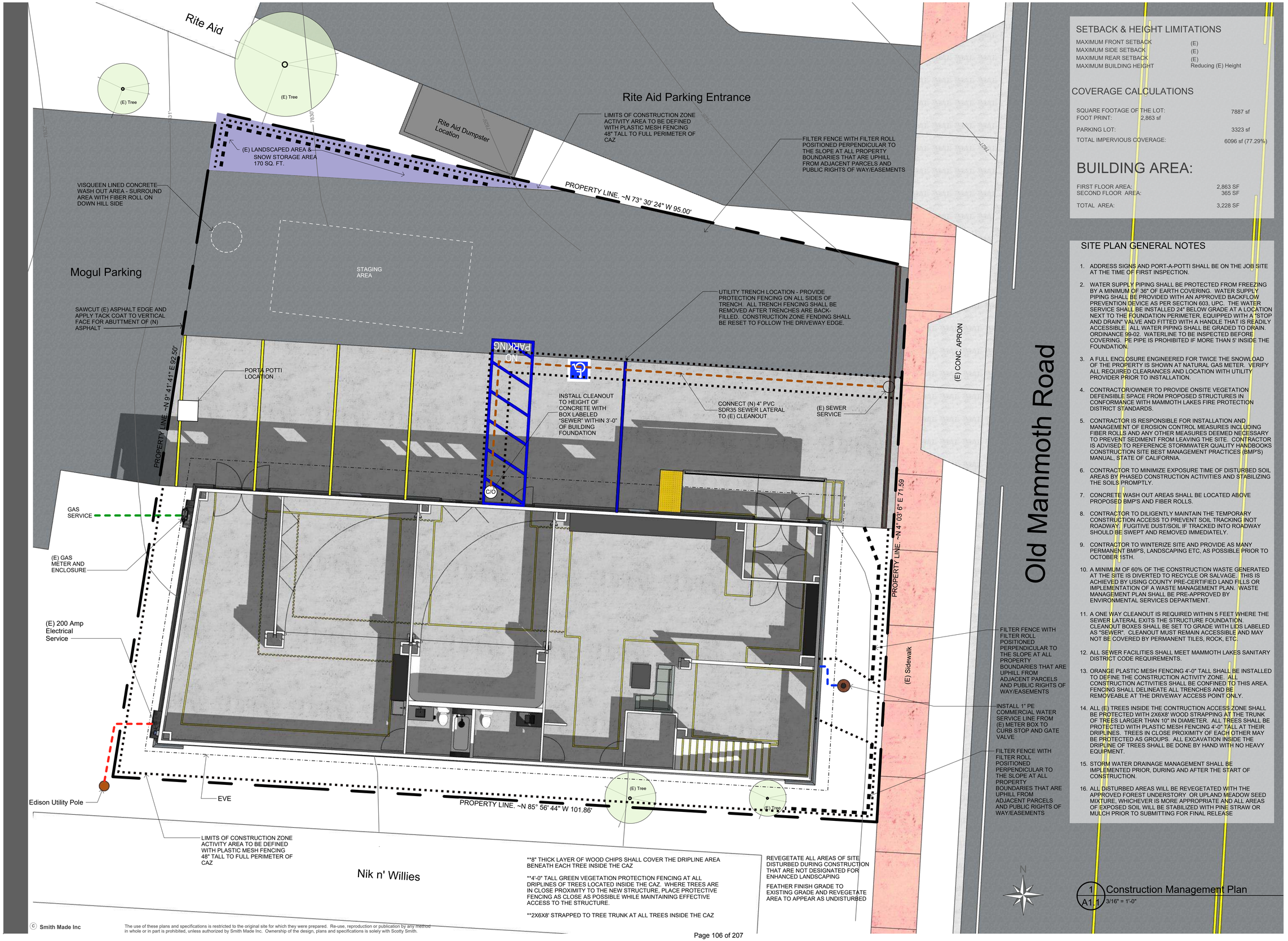
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Detailed Scope of Work

A0.3



1 A1.1 Construction Management Plan
3/16" = 1'-0"

SETBACK & HEIGHT LIMITATIONS

MAXIMUM FRONT SETBACK	(E)
MAXIMUM SIDE SETBACK	(E)
MAXIMUM REAR SETBACK	(E)
MAXIMUM BUILDING HEIGHT	Reducing (E) Height

COVERAGE CALCULATIONS

SQUARE FOOTAGE OF THE LOT:	7887 sf
FOOT PRINT: 2,863 sf	
PARKING LOT:	3323 sf
TOTAL IMPERVIOUS COVERAGE:	6096 sf (77.29%)

BUILDING AREA:

FIRST FLOOR AREA:	2,863 SF
SECOND FLOOR AREA:	365 SF
TOTAL AREA:	3,228 SF

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2. WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 36" OF EARTH COVERING. WATER SUPPLY PIPING SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE AS PER SECTION 603, UPC. THE WATER SERVICE SHALL BE INSTALLED 24" BELOW GRADE AT A LOCATION NEXT TO THE FOUNDATION PERIMETER, EQUIPPED WITH A "STOP AND DRAIN" VALVE AND FITTED WITH A HANDLE THAT IS READILY ACCESSIBLE. ALL WATER PIPING SHALL BE GRADED TO DRAIN. ORDINANCE 99-02. WATERLINE TO BE INSPECTED BEFORE COVERING. PE PIPE IS PROHIBITED IF MORE THAN 5' INSIDE THE FOUNDATION.
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Construction Management Plan

A1.1

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Rite Aid

Rite Aid Parking Entrance

Rite Aid Dumpster Location

(E) Tree

(E) Tree

PROPERTY LINE, ~N 73° 30' 24" W 95.00'

Mogul Parking

(N) PAVED DRIVEWAY. 1901 SQ FT

(N) CONCRETE PARKING. 1910 SQ FT

NO PARKING

95'-6"

DRAINAGE SWALE REPRESENTS FLOW LINE WITH MINIMAL EXCAVATION TO MAINTAIN A 1/8" FT. FLOW AROUND STRUCTURE

PROPERTY LINE ~N 9° 41' 41" E 92.50'

GAS SERVICE

(E) GAS METER AND ENCLOSURE

(E) 200 Amp Electrical Service

Edison Utility Pole

PROPERTY LINE, ~N 85° 56' 44" W 101.86'

PROPERTY LINE, ~N 4° 03' 6" E 71.59

Old Mammoth Road

Nik n' Willies

1% 2% 3% 5%

15'

20'

1 A1.2 Grading Site Plan
3/16" = 1'-0"

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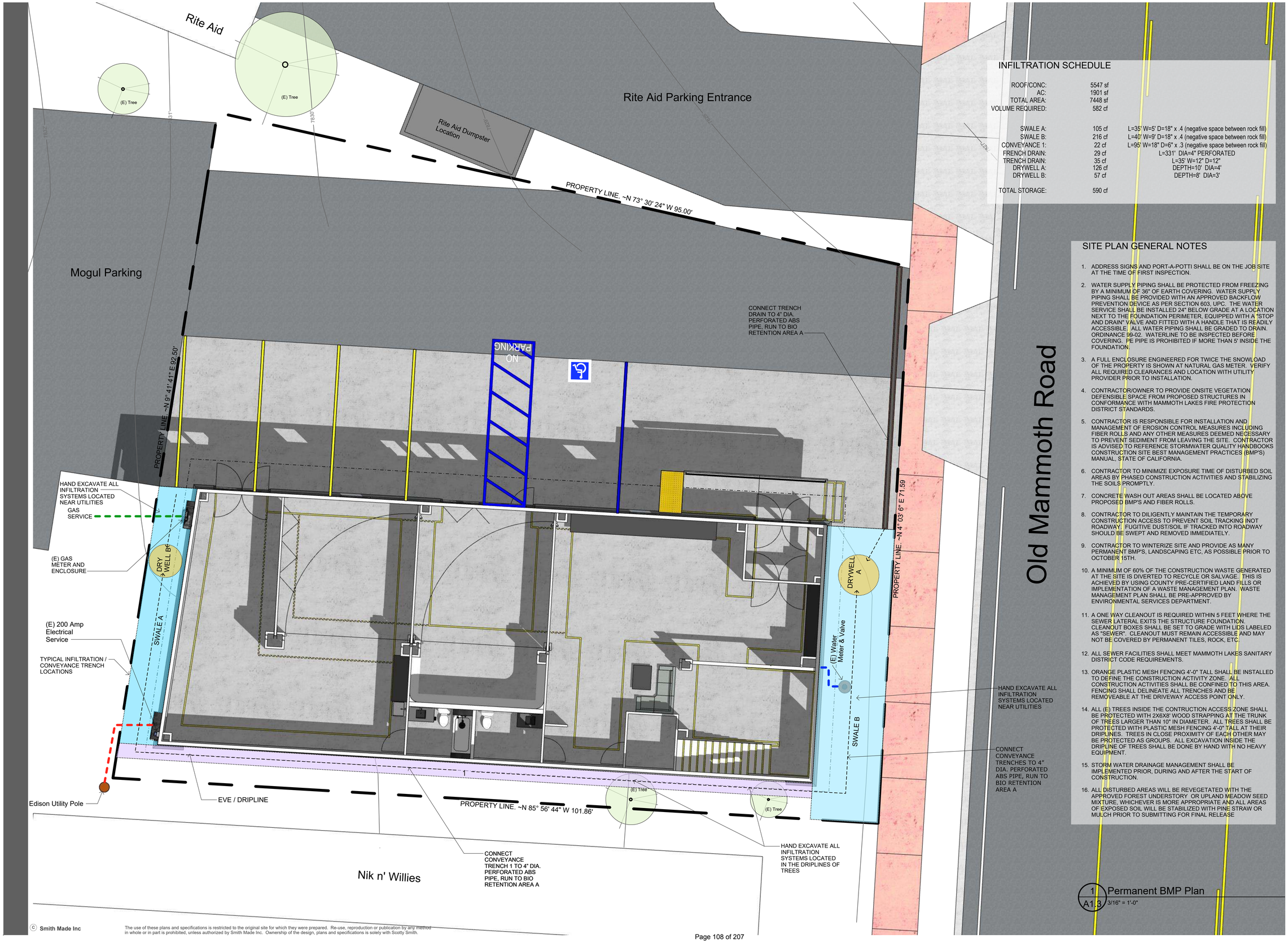
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Grading Site Plan

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INFILTRATION SCHEDULE

ROOF/CONC:	5547 sf	
AC:	1901 sf	
TOTAL AREA:	7448 sf	
VOLUME REQUIRED:	582 cf	
SWALE A:	105 cf	L=35' W=5' D=18" x .4 (negative space between rock fill)
SWALE B:	216 cf	L=40' W=9' D=18" x .4 (negative space between rock fill)
CONVEYANCE 1:	22 cf	L=95' W=18" D=6" x .3 (negative space between rock fill)
FRENCH DRAIN:	29 cf	L=331' DIA=4" PERFORATED
TRENCH DRAIN:	35 cf	L=35' W=12" D=12"
DRYWELL A:	126 cf	DEPTH=10' DIA=4'
DRYWELL B:	57 cf	DEPTH=8' DIA=3'
TOTAL STORAGE:	590 cf	

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1 A1.3 Permanent BMP Plan
3/16" = 1'-0"

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Permanent BMP Plan

A1.3

EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES

1. ALL AREAS OF SITE DISTURBANCE SHALL BE IDENTIFIED BY THE INSTALLATION OF PERFORATED PLASTIC FENCING WITH A BRIGHT CONTRASTING COLOR SO THE AREAS OF DISTURBANCE ARE CLEARLY IDENTIFIED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD

2. FIBER ROLL BARRIERS SHALL CONSIST OF MILLED WOOD OR OTHER NATURAL FIBERS SEWN INTO A CIRCULAR WEAVE FABRIC. FIBER ROLLS SHALL BE INSTALLED ON THE CONTOUR LINE PERPENDICULAR TO THE SLOPE DIRECTION AND KEYED INTO A CONCAVE TRENCH OF AT LEAST THREE INCHES OF DEPTH. ROLLS SHALL BE STAKED ON BOTH SIDES EVERY 12" STAGGERED. WHEN TWO ROLLS ABUT THE ENDS SHALL CREATE A TIGHT JOINT TO PREVENT SEDIMENT FROM ESCAPING.

3. ENTIRE AREAS BELOW DECKS SHALL BE COVERED WITH 6" DEEP 3/4" CLEAN DRAINROCK

4. PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PRACTICED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

5. UNUSED CONSTRUCTION MATERIALS, DEBRIS AND EXCAVATION/GRADING MATERIALS SHALL BE CLEANED AND REMOVED FROM SITE.

6. STORAGE OF ALL CONSTRUCTION MATERIALS AND PARKING SHALL BE RESTRICTED TO AREAS THAT ARE CAPABLE OF ELIMINATING DEBRIS FROM BE CARRIED OF SITE BY BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

7. DRIVEWAYS AND CONSTRUCTION ACCESS SHALL HAVE TRACK OFF CONTROL. PRIOR TO WINTER CONSTRUCTION (1ST OF MAY - 15TH OF OCTOBER, ALL CONSTRUCTION ACCESS POINTS SHALL BE COVERED WITH GRAVEL OR CRUSHED ROCK. FIBER ROLLS SHALL BE PLACED ALONG FULL ACCESS WIDTH AND RETURNED 3 FEET UPSLOPE DURING ALL CONSTRUCTION ACTIVITIES. FIBER ROLLS MAY BE MOVED DURING ACCESS ONLY AND REPOSITIONED IMMEDIATELY. FIBER ROLLS SHALL BE REPLACED IF THE ROLL DETERIORATES DUE TO CONTINUED REPOSITIONING OR DAMAGE DUE TO ANY CONSTRUCTION ACTIVITIES

8. IF CONSTRUCTION ACTIVITY WILL OCCUR BETWEEN 15TH OF OCTOBER AND THE 1ST OF MAY, DRIVEWAYS SHALL BE PAVED IF THE SLOPE OF THE DRIVEWAY EXCEEDS 10% OR IF THE DRIVEWAY WILL BE USED FOR THE STOARAGE OF MATERIALS OR VEHICULAR ACCESS.

9. ALL AREAS OF SITE DISTURBANCE SHALL BE COVERED WITH 2" SHREDDED REDWOOD MULCH OR HYRDOSEEDED FOR WINTERIZATION AS WELL AS AREAS THAT ARE NOT LANDSCAPED AT FINAL GRADING.

10. ALL DIRT STOCKPILES AND AREAS SHALL BE COVERED WITH VISQUEEN AND STAKED/WEIGHTED TO PREVENT MOVEMENT OF BARRIER DUE TO WIND.

11. ALL DISTURBED AREAS THAT ARE SLOPED UP TO A 3:1 SLOPE SHALL BE COVERED WITH HYRODSEED AND OR WOODCHIP MULCH. SLOPES EXCEEDING 3:1 SHALL BE FIRST COVERED WITH A BIODEGRADABLE GEOTEXTILE FABRIC INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND HYDROSEEDED.

12. FILTER FENCE REQUIREMENTS

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

C. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

D. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

E. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

F. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

G. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.

H. THE SILT FENCE SHALL BE PLACED WITH THE METAL STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LIE ON THE BOTTOM OF THE 6-IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

I. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

J. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

13. CRITERIA FOR SILT FENCE MATERIALS

A. FENCE STAKES - THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. STAKES SHALL BE HEAVY GUAGE GLAVANIZED METAL. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.

B. SILT FENCE FABRIC SHALL HAVE A WIRE BACKING AND MEET THE FOLLOWING CRITERIA (SEE CHART BELOW)

FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH	90 LB. MIN.	ASTM D1682
MULLEN BURST STRENGTH	180 PSI MIN.	ASTM D 3786
SLURRY FLOW RATE	03 GAL/MIN/FT MAX.	US STD. SIEVE CW-02215
EQUIVELANT OPENING SIZE	40-80	ASTM - G - 26
ULTRAVIOLET RADIATION STAB.	90% MIN.	

14. INFILTRATION TRENCH INSTALLATION

A. INFILTRATION TRENCHES SHALL BE INSTALLED LEVEL WHERE POSSIBLE. ON SLOPES, THE TRENCH SIZE MAY BE REDUCED TO 18" WIDE BY 8" DEEP AND FUNCTION SOLELY AS CONVEYANCE STRUCTURES. AT THE LOW POINT OF THE CONVEYANCE TRENCH A DRYWELL MUST BE INSTALLED SIZED TO THE SAME VOLUME AS NOTED FOR THE TRENCH. AN ALTERNATE METHOD IS TO PROVIDE STEPPED TRENCHES WITH STONE BAFFLES THAT ALLOW FOR LEVEL DISTRIBUTION OF THE RUNOFF INTO THE TRENCH.

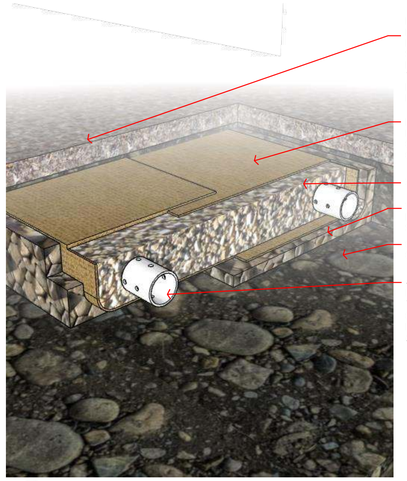
B. INFILTRATION TRENCHES LOCATED INSIDE THE DRIPLINES OF TREES SHALL BE EXCAVATED BY HAND TO HELP ELIMINATE THE POTENTIAL DAMAGE TO THE TREES ROOT BALL. SHOULD TAP ROOTS BE ENCOUNTERED, SPAN THE TRENCH AROUND THE TAP ROUTE WITHOUT DAMAGING THE TAP ROOT.

C. INFILTRATION TRENCHES AND DRYWELLS SHALL BE LINED WITH LARGER STONES AT THE PERIMETER. PLACE GEOTEXTILE FILTER FABRIC OVER LARGER STONES AND THEN FILL 3/4" DRY CLEAN GRAVEL OVER THE FILTER FABRIC FLUSH TO GRADE

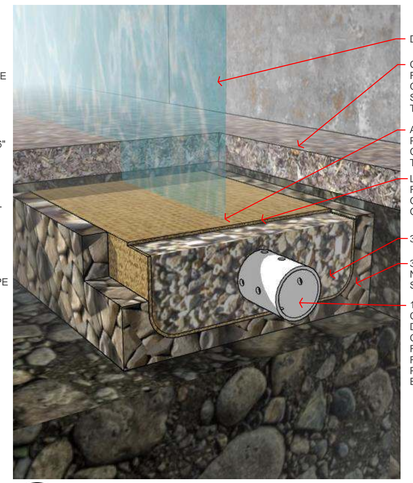
D. INFILTRATION TRENCHES ALONG DRIVEWAYS SHALL BE INSTALLED IN A SIMILAR FASHION TO DRIP LINE TRENCHES. THEY MUST BE INSTALLED AS CLOSE TO LEVEL AS POSSIBLE. WHERE THE DRIVEWAY IS SLOPED, THE TRENCH WILL ACT AS A CONVEYANCE SYSTEM TO A LARGER DRYWELL AT THE BASE. SLOTTED STEEL DRAINS MAY BE INSTALLED IN STEEP DRIVEWAYS IN LIEU OF THE CONVEYANCE TRENCH. IN THIS CASE THE DRIVEWAY MUST NOT HAVE CROSS SLOPE IN ORDER TO ALLOW ALL THE RUNOFF TO ENTER THE DRAIN. THE DRAIN WOULD THEN DISCHARGE INTO A DRYWELL SIZED FOR THE VOLUME OF THE INFILTRATION TRENCH.

15. THE GOAL DURING CONSTRUCTION IS TO MINIMIZE OR COMPLETELY ELIMINATE THE POTENTIAL FOR EROSION AND SEDIMENTATION UNTIL THE FINAL BMP'S ARE INSTALLED AND FULLY FUNCTIONING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL, MAINTAIN AND MAKE EFFECTIVE ALL BMP MEASURES TO MAINTAIN THIS GOAL WITH ALL TEMPORARY AND PERMANENT BMP'S. PERMANENT BMP'S ARE SIZED FOR A 20 YEAR/1 HOUR STORM AND IF INSTALLED PROPERLY CAN HELP PREVENT THE DISCHARGE OF DEGRADED RUN-OFF WATER FROM CONSTRUCTION SITES AND COMPLETED PROJECTS. WHILE EXTENSIVE MEASURES ARE IDENTIFIED ON THESE PLANS, THE CONTRACTOR MUST VERIFY THAT THE INSTALLATION MEETS THE VARIOUS UNANTICIPATED VARIABLES THAT ARE COMMONLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS.

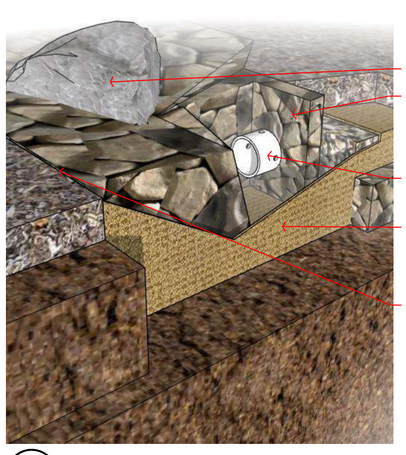
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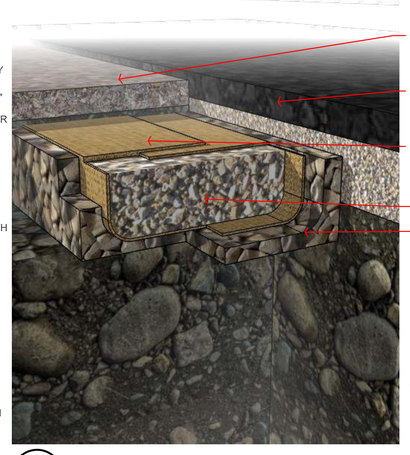
6 / A1.4 Bio Retention Area
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3 / A1.4 Conveyance Trench
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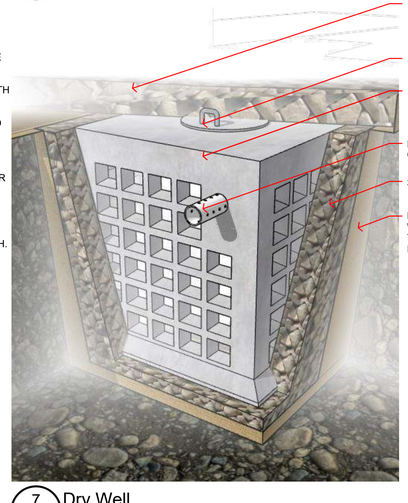


5 / A1.4 Swale
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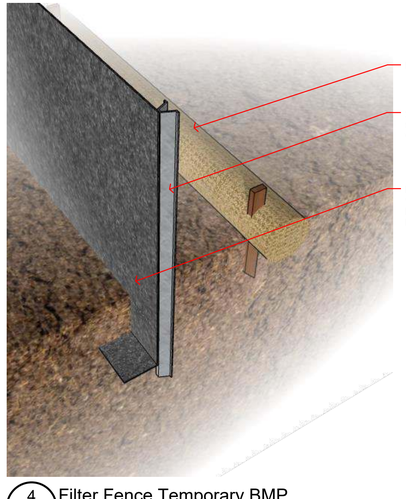


2 / A1.4 Driveway Infiltration Trench
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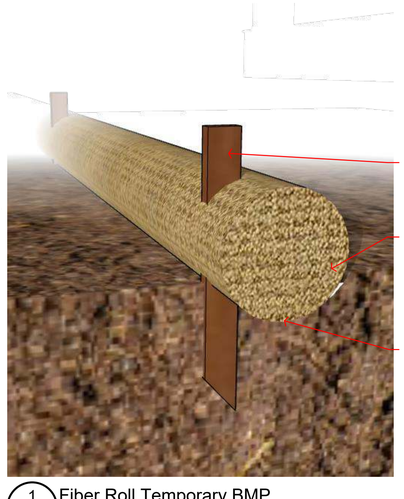
8 / A1.4 Not Used
NTS



7 / A1.4 Dry Well
NTS



4 / A1.4 Filter Fence Temporary BMP
NTS



1 / A1.4 Fiber Roll Temporary BMP
NTS

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APN: 35-140-17

Wind Drift Studios Permit #BP24-00599

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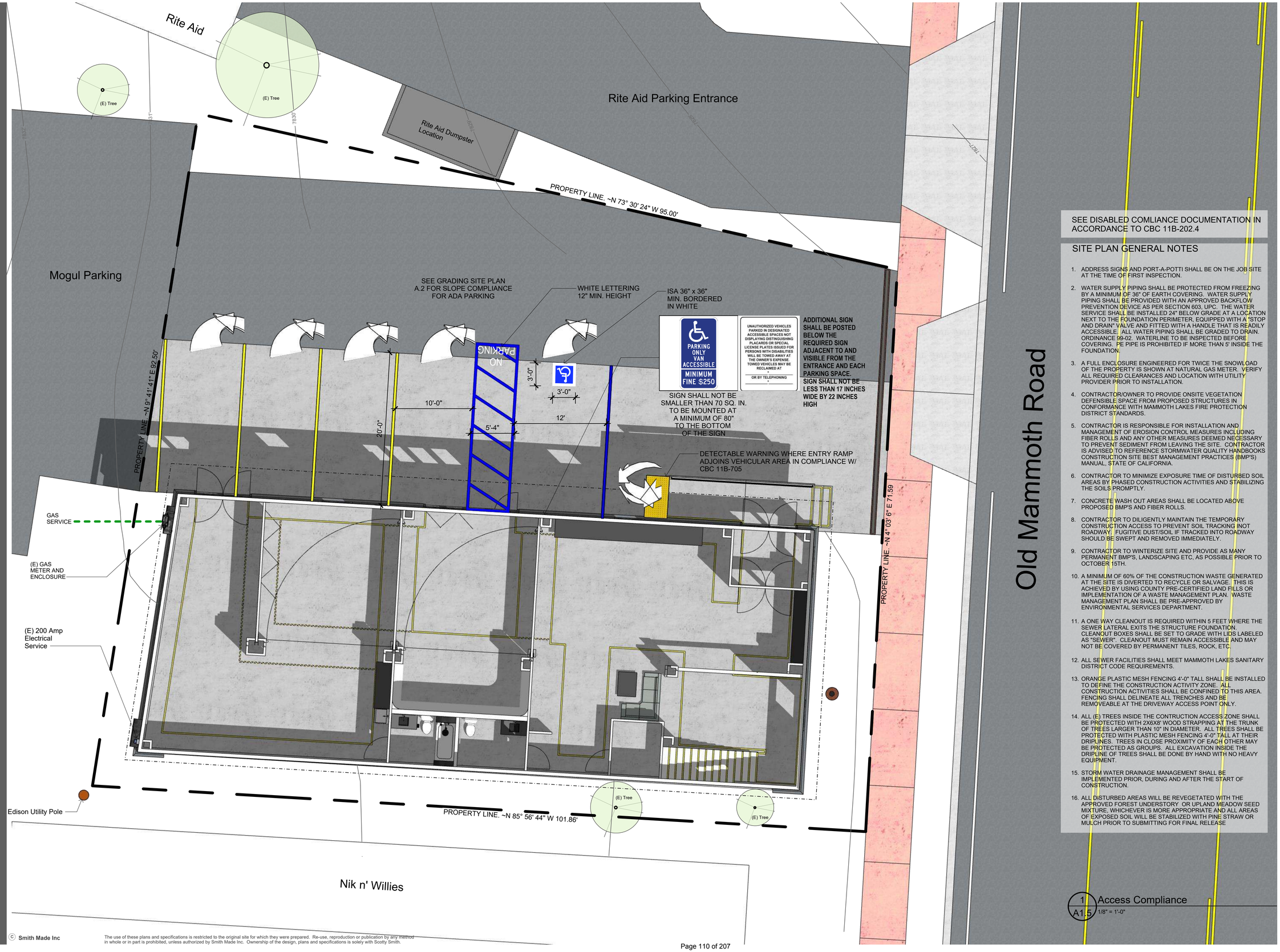
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BMP Details

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SEE DISABLED COMLIANCE DOCUMENTATION IN ACCORDANCE TO CBC 11B-202.4

SITE PLAN GENERAL NOTES

1. ADDRESS SIGNS AND PORT-A-POTTI SHALL BE ON THE JOB SITE AT THE TIME OF FIRST INSPECTION.
2. WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY A MINIMUM OF 36" OF EARTH COVERING. WATER SUPPLY PIPING SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE AS PER SECTION 603, UPC. THE WATER SERVICE SHALL BE INSTALLED 24" BELOW GRADE AT A LOCATION NEXT TO THE FOUNDATION PERIMETER, EQUIPPED WITH A "STOP AND DRAIN" VALVE AND FITTED WITH A HANDLE THAT IS READILY ACCESSIBLE. ALL WATER PIPING SHALL BE GRADED TO DRAIN. ORDINANCE 99-02. WATERLINE TO BE INSPECTED BEFORE COVERING. PE PIPE IS PROHIBITED IF MORE THAN 5' INSIDE THE FOUNDATION.
3. A FULL ENCLOSURE ENGINEERED FOR TWICE THE SNOWLOAD OF THE PROPERTY IS SHOWN AT NATURAL GAS METER. VERIFY ALL REQUIRED CLEARANCES AND LOCATION WITH UTILITY PROVIDER PRIOR TO INSTALLATION.
4. CONTRACTOR/OWNER TO PROVIDE ONSITE VEGETATION DEFENSIBLE SPACE FROM PROPOSED STRUCTURES IN CONFORMANCE WITH MAMMOTH LAKES FIRE PROTECTION DISTRICT STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MANAGEMENT OF EROSION CONTROL MEASURES INCLUDING FIBER ROLLS AND ANY OTHER MEASURES DEEMED NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE. CONTRACTOR IS ADVISED TO REFERENCE STORMWATER QUALITY HANDBOOKS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S) MANUAL, STATE OF CALIFORNIA.
6. CONTRACTOR TO MINIMIZE EXPOSURE TIME OF DISTURBED SOIL AREAS BY PHASED CONSTRUCTION ACTIVITIES AND STABILIZING THE SOILS PROMPTLY.
7. CONCRETE WASH OUT AREAS SHALL BE LOCATED ABOVE PROPOSED BMP'S AND FIBER ROLLS.
8. CONTRACTOR TO DILIGENTLY MAINTAIN THE TEMPORARY CONSTRUCTION ACCESS TO PREVENT SOIL TRACKING INOT ROADWAY. FUGITIVE DUST/SOIL IF TRACKED INTO ROADWAY SHOULD BE SWEPT AND REMOVED IMMEDIATELY.
9. CONTRACTOR TO WINTERIZE SITE AND PROVIDE AS MANY PERMANENT BMP'S, LANDSCAPING ETC, AS POSSIBLE PRIOR TO OCTOBER 15TH.
10. A MINIMUM OF 60% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED BY USING COUNTY PRE-CERTIFIED LAND FILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT.
11. A ONE WAY CLEANOUT IS REQUIRED WITHIN 5 FEET WHERE THE SEWER LATERAL EXITS THE STRUCTURE FOUNDATION. CLEANOUT BOXES SHALL BE SET TO GRADE WITH LIDS LABELED AS "SEWER". CLEANOUT MUST REMAIN ACCESSIBLE AND MAY NOT BE COVERED BY PERMANENT TILES, ROCK, ETC.
12. ALL SEWER FACILITIES SHALL MEET MAMMOTH LAKES SANITARY DISTRICT CODE REQUIREMENTS.
13. ORANGE PLASTIC MESH FENCING 4'-0" TALL SHALL BE INSTALLED TO DEFINE THE CONSTRUCTION ACTIVITY ZONE. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THIS AREA. FENCING SHALL DELINEATE ALL TRENCHES AND BE REMOVEABLE AT THE DRIVEWAY ACCESS POINT ONLY.
14. ALL (E) TREES INSIDE THE CONTRUCTION ACCESS ZONE SHALL BE PROTECTED WITH 2X6X8' WOOD STRAPPING AT THE TRUNK OF TREES LARGER THAN 10" IN DIAMETER. ALL TREES SHALL BE PROTECTED WITH PLASTIC MESH FENCING 4'-0" TALL AT THEIR DRIPLINES. TREES IN CLOSE PROXIMITY OF EACH OTHER MAY BE PROTECTED AS GROUPS. ALL EXCAVATION INSIDE THE DRIPLINE OF TREES SHALL BE DONE BY HAND WITH NO HEAVY EQUIPMENT.
15. STORM WATER DRAINAGE MANAGEMENT SHALL BE IMPLEMENTED PRIOR, DURING AND AFTER THE START OF CONSTRUCTION.
16. ALL DISTURBED AREAS WILL BE REVEGETATED WITH THE APPROVED FOREST UNDERSTORY OR UPLAND MEADOW SEED MIXTURE, WHICHEVER IS MORE APPROPRIATE AND ALL AREAS OF EXPOSED SOIL WILL BE STABILIZED WITH PINE STRAW OR MULCH PRIOR TO SUBMITTING FOR FINAL RELEASE

1 A1.5 Access Compliance
1/8" = 1'-0"

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Wind Drift Studios
Permit #BP24-00599

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Construction Documents

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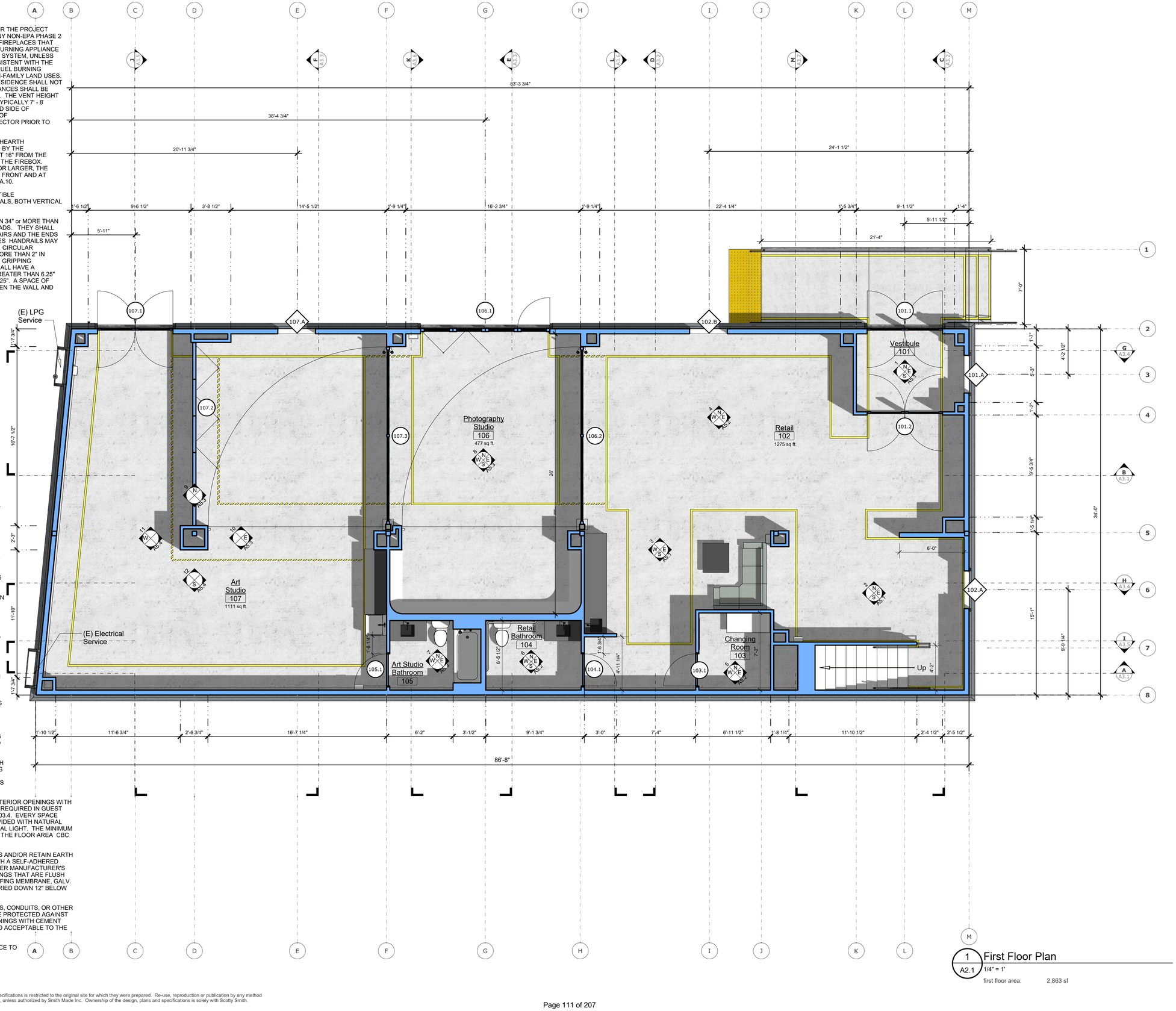
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FLOOR PLAN GENERAL NOTES:

1. THE CONDITIONS OF APPROVAL AND THE CC&RS FOR THE PROJECT SHALL EXPLICITLY FORBID THE INSTALLATION OF ANY NON-EPA PHASE 2 CERTIFIED WOOD BURNING DEVICES OR MASONRY FIREPLACES THAT DO NOT HAVE A UL APPROVED DECORATIVE GAS - BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FLUE SYSTEM, UNLESS OTHERWISE AGREED TO BY THE PCAPCD AND CONSISTENT WITH THE MAMMOTH LAKES AIR QUALITY ORDINANCE. SOLID FUEL BURNING APPLIANCES/FIREPLACES ARE PROHIBITED IN MULTI-FAMILY LAND USES. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS *PER HOUR*. DIRECT VENT APPLIANCES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE VENT HEIGHT SHALL BE ABOVE THE ANTICIPATED SNOW DEPTH, TYPICALLY 7' - 8' DEPENDING ON THE LOCATION (GABLE END OR SHED SIDE OF BUILDING). SUGGEST VERIFICATION OR APPROVAL OF HEIGHT/LOCATION OF VENT BE MADE WITH AN INSPECTOR PRIOR TO INSTALLATION OF APPLIANCE.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR HEARTH REQUIREMENTS. (IF NO SPECIFICATIONS PROVIDED BY THE MANUFACTURER, HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREBOX. WHERE THE FIREBOX OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT AND AT LEAST 12" BEYOND EACH SIDE.) CBC SECTION 2111A.10.
3. FIRE BLOCKING BETWEEN CHIMNEYS AND COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED AT 10' INTERVALS, BOTH VERTICAL AND HORIZONTAL. CBC 7171.2.5;CBC 2113.20.
4. STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" or MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND THE ENDS SHALL BE RETURNED. IN RESIDENTIAL OCCUPANCIES HANDRAILS MAY HAVE STARTING NEWELS WITHIN THE FIRST TREAD. CIRCULAR HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIAMETER AND HAVE A SMOOTH GRIPPING SURFACE. HANDRAILS THAT ARE NOT CIRCULAR SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2.25". A SPACE OF NOT LESS THAN 1-1/2 " SHALL BE PROVIDED BETWEEN THE WALL AND THE RAIL. CBC 1012.6.
5. STAIR GUARDRAILS WHOSE TOP RAIL ALSO SERVING AS HANDRAILS TO BE NOT LESS THAN 34" NOR MORE THAN 38" HIGH MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. IF THE GRIPPABLE RAIL IS NOT THE TOP RAIL OF THE GUARD, THE GUARD SHALL BE INSTALLED AT 42" MINIMUM HEIGHT AND THE GRIPPABLE RAIL SHALL BE INSTALLED AT 34"-38". NO OPENINGS AT GUARD RAILS SHALL ALLOW A 4" SPHERE TO PASS THROUGH. TRIANGULAR OPENINGS FORMED BY THE RISE, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH. CBC SECTION 1013.3.
6. EVERY ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOW FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR WITH A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET; MINIMUM NET CLEAR OPENABLE HEIGHT OF 24"; AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20". CBC SECTION 1026. MUST EXIT OUTSIDE TO A YARD OR COURT.
7. MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1 3/8 " IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. CBC SECTION 406.1.4.1, CBC SECTION 715.4.3.
8. MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE. WHERE THE SEPARATION IS HORIZONTAL, STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION. CBC SECTION 406.1.4.1, THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED BY THE SAME FIRE RESISTANCE CBC 706.5; CBC 711.4.
9. THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. CBC SECTION 1009.5.3.
10. GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET; GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR (IN A CLOSED POSITION); GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR W/I 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS < 60" ABOVE A WALKING SURFACE. CBC SECTION 2406.3. (SLIDING GLASS DOORS WHICH ARE REVERSIBLE ARE TO HAVE TEMPERED GLAZING W/I 24" ARC OF EITHER EDGE OF ENTIRE GLASS ENCLOSURE.) SHOW SPECIFIC WINDOWS ON PLANS WHICH REQUIRE SAFETY GLAZING.
11. NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 4% OF FLOOR AREA IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS. CBC SECTION 1203.4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF GLAZED OPENINGS OR ARTIFICIAL LIGHT. THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA CBC SECTION 1205.
12. ALL FOUNDATION WALLS ADJACENT TO PATIO AREAS AND/OR RETAIN EARTH AT CRAWLS SPACES SHALL BE WATERPROOFED WITH A SELF-ADHERED WATERPROOFING MEMBRANE SYSTEM INSTALLED PER MANUFACTURER'S REQUIREMENTS. AT ALL DOOR AND WINDOW OPENINGS THAT ARE FLUSH TO FLOOR FINISH, IN ADDITION TO THE WATERPROOFING MEMBRANE, GALV. MTL FLASHING SHALL ALSO BE INSTALLED AND CARRIED DOWN 12" BELOW RETAINED EDGE.
13. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
14. TENNANT IS RESPONSIBLE FOR FURNISHIG THE SPACE TO COMPLY WITH CBC 11B-904.4 & CBC 11B-227.1



1 First Floor Plan
A2.1 1/4" = 1'
first floor area: 2,863 sf

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First Floor Plan

A2.1

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FLOOR PLAN GENERAL NOTES:

1. THE CONDITIONS OF APPROVAL AND THE CC&RS FOR THE PROJECT SHALL EXPLICITLY FORBID THE INSTALLATION OF ANY NON-EPA PHASE 2 CERTIFIED WOOD BURNING DEVICES OR MASONRY FIREPLACES THAT DO NOT HAVE A UL APPROVED DECORATIVE GAS - BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FLUE SYSTEM, UNLESS OTHERWISE AGREED TO BY THE PCAPCD AND CONSISTENT WITH THE MAMMOTH LAKES AIR QUALITY ORDINANCE. SOLID FUEL BURNING APPLIANCES/FIREPLACES ARE PROHIBITED IN MULTI-FAMILY LAND USES. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS *PER HOUR*. DIRECT VENT APPLIANCES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE VENT HEIGHT SHALL BE ABOVE THE ANTICIPATED SNOW DEPTH, TYPICALLY 7' - 8' DEPENDING ON THE LOCATION (GABLE END OR SHED SIDE OF BUILDING). SUGGEST VERIFICATION OR APPROVAL OF HEIGHT/LOCATION OF VENT BE MADE WITH AN INSPECTOR PRIOR TO INSTALLATION OF APPLIANCE.

2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR HEARTH REQUIREMENTS. (IF NO SPECIFICATIONS PROVIDED BY THE MANUFACTURER, HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREBOX. WHERE THE FIREBOX OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT AND AT LEAST 12" BEYOND EACH SIDE.) CBC SECTION 2111A.10.

3. FIRE BLOCKING BETWEEN CHIMNEYS AND COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED AT 10' INTERVALS, BOTH VERTICAL AND HORIZONTAL. CBC 7171.2.5;CBC 2113.20.

4. STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" or MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND THE ENDS SHALL BE RETURNED. IN RESIDENTIAL OCCUPANCIES HANDRAILS MAY HAVE STARTING NEWELS WITHIN THE FIRST TREAD. CIRCULAR HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIAMETER AND HAVE A SMOOTH GRIPPING SURFACE. HANDRAILS THAT ARE NOT CIRCULAR SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2.25". A SPACE OF NOT LESS THAN 1-1/2 " SHALL BE PROVIDED BETWEEN THE WALL AND THE RAIL. CBC 1012.6

5. STAIR GUARDRAILS WHOSE TOP RAIL ALSO SERVING AS HANDRAILS TO BE NOT LESS THAN 34" NOR MORE THAN 38" HIGH MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. IF THE GRIPPABLE RAIL IS NOT THE TOP RAIL OF THE GUARD, THE GUARD SHALL BE INSTALLED AT 42" MINIMUM HEIGHT AND THE GRIPPABLE RAIL SHALL BE INSTALLED AT 34"-38". NO OPENINGS AT GUARD RAILS SHALL ALLOW A 4" SPHERE TO PASS THROUGH. TRIANGULAR OPENINGS FORMED BY THE RISE, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH. CBC SECTION 1013.3.

6. EVERY ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOW FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR WITH A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET; MINIMUM NET CLEAR OPENABLE HEIGHT OF 24"; AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20". CBC SECTION 1026. MUST EXIT OUTSIDE TO A YARD OR COURT.

7. MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1 3/8 " IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. CBC SECTION 406.1.4.1, CBC SECTION 715.4.3.

8. MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE. WHERE THE SEPARATION IS HORIZONTAL, STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION. CBC SECTION 406.1.4.1, THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED BY THE SAME FIRE RESISTANCE CBC 706.5; CBC 711.4.

9. THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. CBC SECTION 1009.5.3.

10. GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET; GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR (IN A CLOSED POSITION); GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR W/I 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS < 60" ABOVE A WALKING SURFACE. CBC SECTION 2406.3. (SLIDING GLASS DOORS WHICH ARE REVERSIBLE ARE TO HAVE TEMPERED GLAZING W/I 24" ARC OF EITHER EDGE OF ENTIRE GLASS ENCLOSURE.) SHOW SPECIFIC WINDOWS ON PLANS WHICH REQUIRE SAFETY GLAZING.

11. NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 4% OF FLOOR AREA IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS. CBC SECTION 1203.4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF GLAZED OPENINGS OR ARTIFICIAL LIGHT THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA CBC SECTION 1205.

12. ALL FOUNDATION WALLS ADJACENT TO PATIO AREAS AND/OR RETAIN EARTH AT CRAWLS SPACES SHALL BE WATERPROOFED WITH A SELF-ADHERED WATERPROOFING MEMBRANE SYSTEM INSTALLED PER MANUFACTURER'S REQUIREMENTS. AT ALL DOOR AND WINDOW OPENINGS THAT ARE FLUSH TO FLOOR FINISH, IN ADDITION TO THE WATERPROOFING MEMBRANE, GALV. MTL FLASHING SHALL ALSO BE INSTALLED AND CARRIED DOWN 12" BELOW RETAINED EDGE.

13. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

14. TENNANT IS RESPONSIBLE FOR FURNISHIG THE SPACE TO COMPLY WITH CBC 11B-904.4 & CBC 11B-227.1



1 A2.2 Second Floor Plan
1/4" = 1'
second floor area: 365 sq ft.

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Permit #BP24-00599

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Second Floor Plan

A2.2

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ROOF PLAN GENERAL NOTES

1. ROOF COVERING MATERIAL SHALL BE METAL, NON-COMBUSTIBLE OR SHALL BE LISTED AS CLASS "A" FIRE RETARDANT MATERIAL. CERTIFICATE OF COMPLIANCE SHALL BE FILED WITH THE BUILDING DEPARTMENT.

2. ALL ROOFS, REGARDLESS OF COVERING, WITH A PITCH OF LESS THAN 8 TO 12 SHALL BE PROTECTED AGAINST LEAKAGE FROM ICE BUILD UP. ICE GUARD SHALL BE INSTALLED WITH AN APPROVED CEMENTING MATERIAL SO THAT THE MEMBRANE AND ROOF SHEATHING ARE SOLID MOPPED TOGETHER EXTENDING FROM THE EAVE, INCLUDING THE OVERHANG, UP THE ROOF TO THE RIDGE OR HIGH POINT COVERING THE ENTIRE ROOF SURFACE. PROTECTION ALSO REQUIRED @ SIDEWALLS AND ALL VALLEYS, 30" ALONG EACH SIDE. THIS SHALL BE DONE IN ADDITION TO UNDERLAYMENT (FELT) OTHERWISE REQUIRED. USE HIGH TEMP RATED MATERIAL BENEATH ALL METAL ROOFING SYSTEMS. USE SINGLE MANUFACTURER FOR ALL RELATED MATERIALS TO ENSURE COMPATABILITY. PROTECT EXPOSED MATERIALS AFTER INSTALLATION SHOULD THEY BE EXPOSED LONGER THAN ALLOWED BY THE MANUFACTURER.

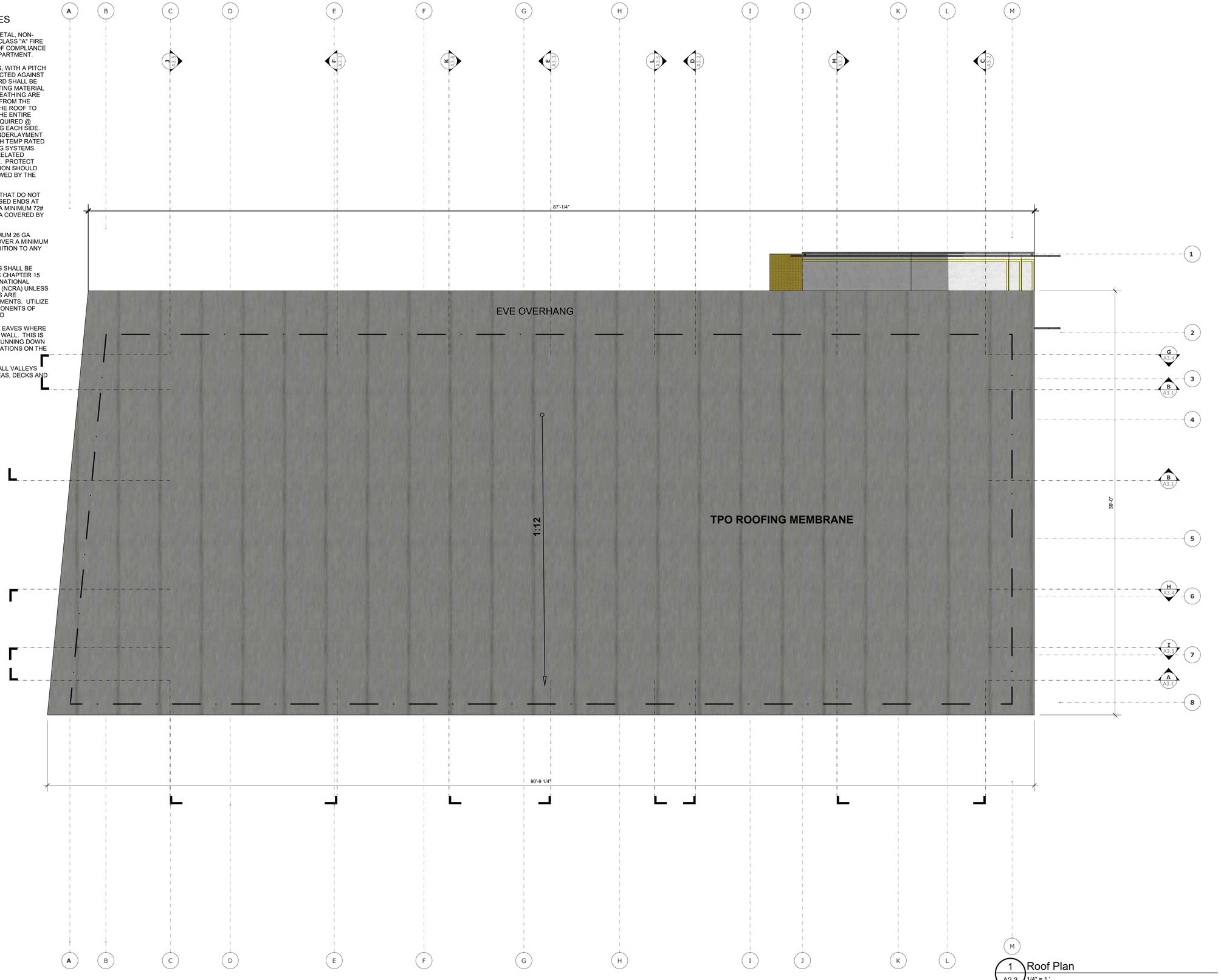
3. ALL CORRUGATED METAL ROOF AREAS THAT DO NOT HAVE A CLOSURE PIECE FOR THE EXPOSED ENDS AT THE EAVES SHALL BE INSTALLED OVER A MINIMUM 72# CAP SHEET FOR THE ENTIRE ROOF AREA COVERED BY THE METAL ROOFING.

4. ALL VALLEY FLASHING SHALL BE A MINIMUM 26 GA CORROSION RESITANT MATERIAL LAID OVER A MINIMUM 36" WIDE 72# CAP SHEET. THIS IS IN ADDITION TO ANY OTHER SPECIFIED UNDERLAYMENT

5. ALL ROOFING AND FLASHING MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH CBC CHAPTER 15 AND STANDARDS ESTABLISHED BY THE NATIONAL ROOFING CONTRACTOR'S ASSOCIATION (NCRA) UNLESS PROVISIONS WITHIN THESE DOCUMENTS ARE SPECIFIED EXCEEDING THOSE REQUIREMENTS. UTILIZE SINGLE MANUFACTURER FOR ALL COMPONENTS OF EACH ROOFING SYSTEM TYPE INSTALLED

6. PROVIDE DEFLECTION CRICKETS AT ALL EAVES WHERE THE EAVE TERMINATES AGAINST A SIDE WALL. THIS IS REQUIRED TO PREVENT WATER FROM RUNNING DOWN THE FACE OF SIDING AND ANY FENESTRATIONS ON THE SIDEWALL.

7. PROVIDE SNOW/ICE MELT SYSTEMS AT ALL VALLEYS AND EAVES ADJACENT TO WALKING AREAS, DECKS AND PATIOS.



1 A2.3 Roof Plan
1/4" = 1 '

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Roof Plan

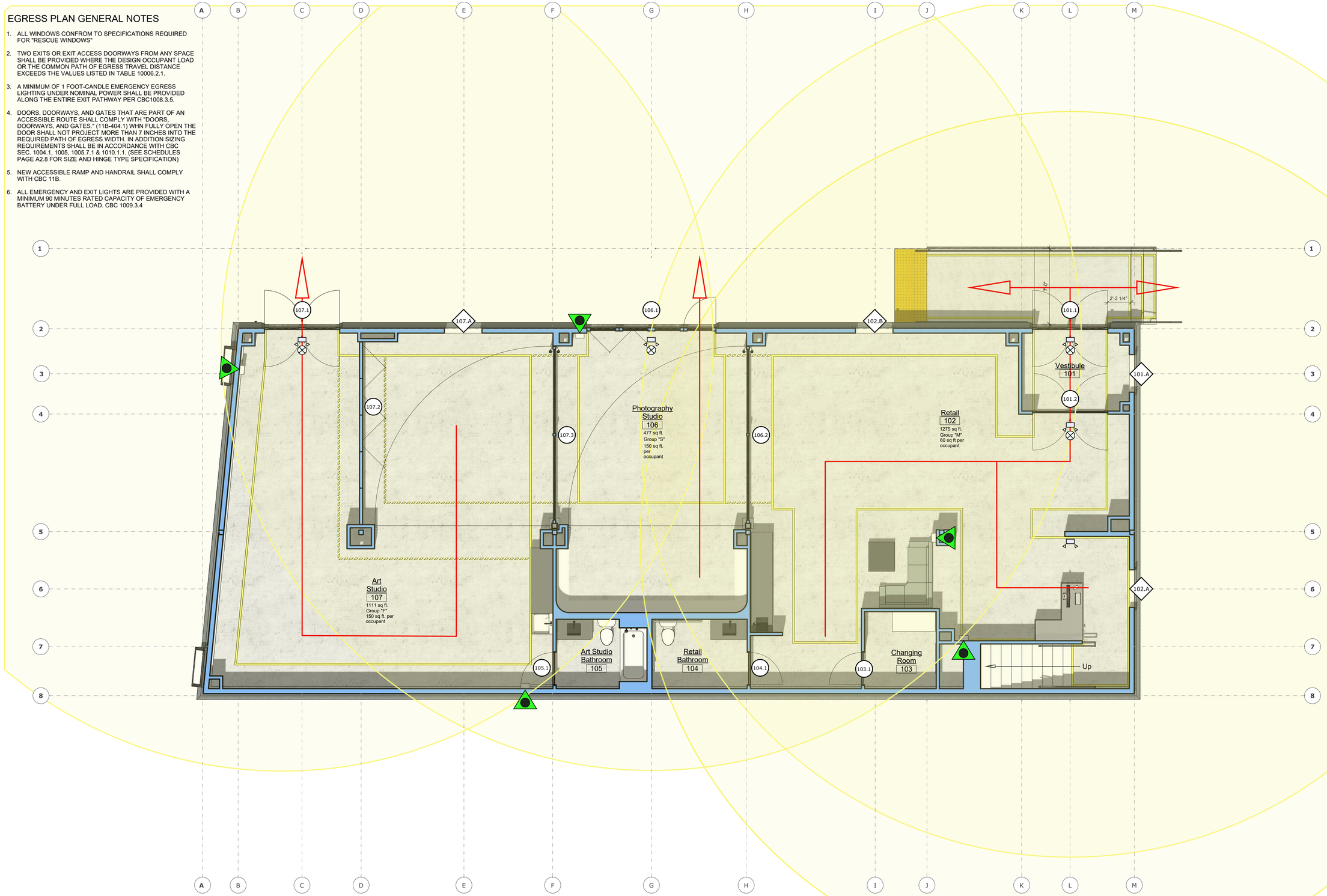
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EGRESS PLAN GENERAL NOTES

1. ALL WINDOWS CONFROM TO SPECIFICATIONS REQUIRED FOR "RESCUE WINDOWS"
2. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 10006.2.1.
3. A MINIMUM OF 1 FOOT-CANDLE EMERGENCY EGRESS LIGHTING UNDER NOMINAL POWER SHALL BE PROVIDED ALONG THE ENTIRE EXIT PATHWAY PER CBC1008.3.5.
4. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH "DOORS, DOORWAYS, AND GATES." (11B-404.1) WHN FULLY OPEN THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED PATH OF EGRESS WIDTH. IN ADDITION SIZING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CBC SEC. 1004.1, 1005, 1005.7.1 & 1010.1.1. (SEE SCHEDULES PAGE A2.8 FOR SIZE AND HINGE TYPE SPECIFICATION)
5. NEW ACCESSIBLE RAMP AND HANDRAIL SHALL COMPLY WITH CBC 11B.
6. ALL EMERGENCY AND EXIT LIGHTS ARE PROVIDED WITH A MINIMUM 90 MINUTES RATED CAPACITY OF EMERGENCY BATTERY UNDER FULL LOAD. CBC 1009.3.4



PATH OF EGRESS

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2. 1.

Path of egress striping minimum of 44" wide leading to each exit

EXIT LIGHT FIXTURE

SURFACE MOUNTED EMERGENCY LIGHT W/ BATTERY
EACH LIGHT IS
-4000 LUMENS
-400 FOOT-CANDLE
CONTINUOUS OPERATION UNDER CONSTANT POWER, CAPABLE OF OPERATION FOR 90 MINUTES UPON POWER FAILURE.

ILLUMINATION RADIUS PROJECTION OF EACH EMERGENCY LIGHT 1 FOOT-CANDLE MINIMUM

Fire Extinguisher Symbol

Path Traveled to Extinguisher Symbol

THIS BUILDING IS CLASS "A" UNDER "LIGHT FIRE HAZARD" LEVEL CATEGORY.
EXTINGUISHER SIZE IS 2A
MAXIMUM DISTANCE BETWEEN EACH FIRE EXTINGUISHER MAY BE NO MORE THAN 75'

1 / A2.4 First Floor Egress
1/4" = 1'
first floor area: 2,863 sf

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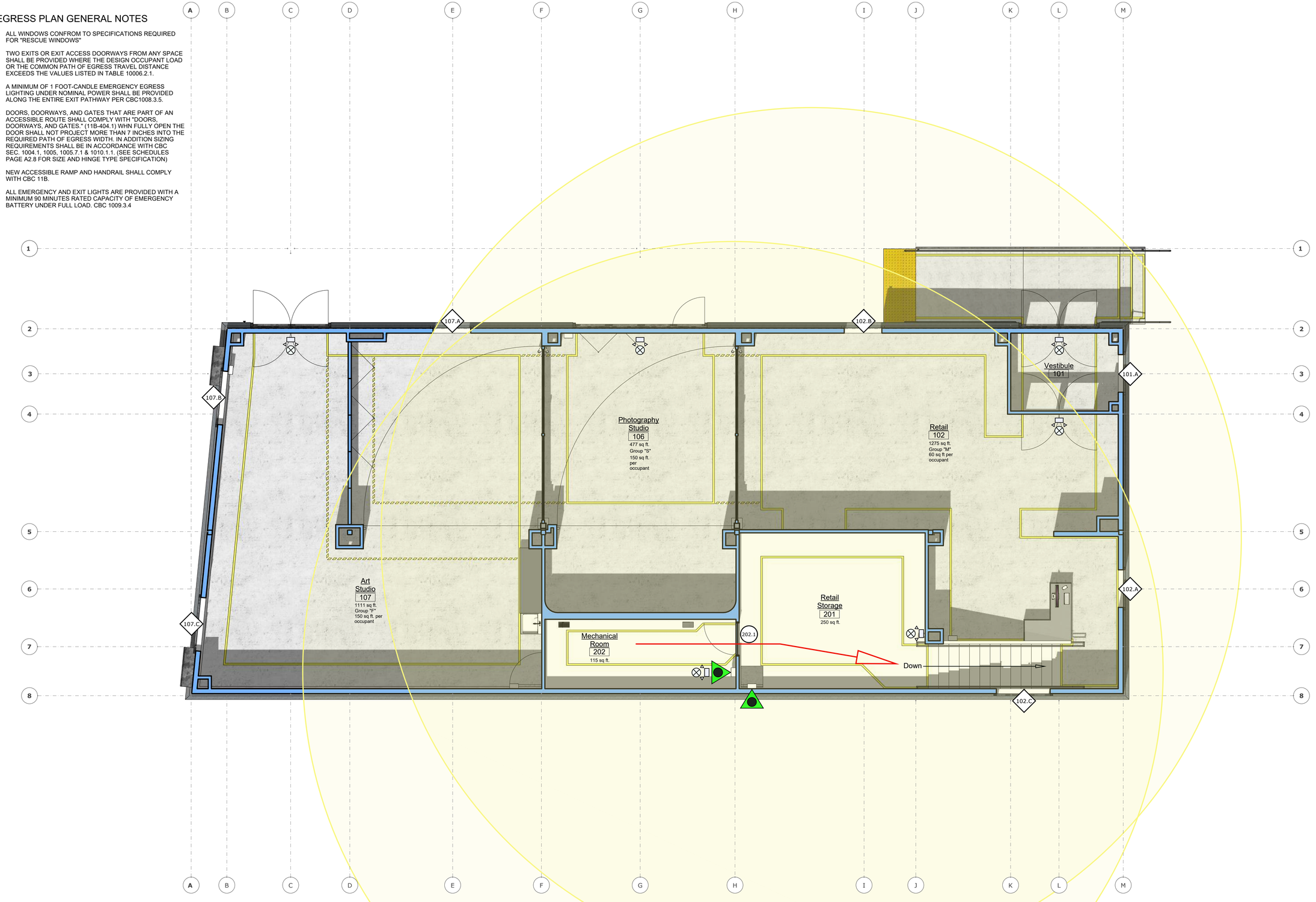
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First Floor Egress

A2.4

EGRESS PLAN GENERAL NOTES

1. ALL WINDOWS CONFROM TO SPECIFICATIONS REQUIRED FOR "RESCUE WINDOWS"
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6. ALL EMERGENCY AND EXIT LIGHTS ARE PROVIDED WITH A MINIMUM 90 MINUTES RATED CAPACITY OF EMERGENCY BATTERY UNDER FULL LOAD. CBC 1009.3.4



PATH OF EGRESS

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2. 1.

Path of egress striping minimum of 44" wide leading to each exit

EXIT LIGHT FIXTURE

SURFACE MOUNTED EMERGENCY LIGHT W/ BATTERY
EACH LIGHT IS
-4000 LUMENS
-400 FOOT-CANDLE
CONTINUOUS OPERATION UNDER CONSTANT POWER, CAPABLE OF OPERATION FOR 90 MINUTES UPON POWER FAILURE.

ILLUMINATION RADIUS PROJECTION OF EACH EMERGENCY LIGHT 1 FOOT-CANDLE MINIMUM

Fire Extinguisher Symbol

Path Traveled to Extinguisher Symbol

THIS BUILDING IS CLASS "A" UNDER "LIGHT FIRE HAZARD" LEVEL CATEGORY.
EXTINGUISHER SIZE IS 2A
MAXIMUM DISTANCE BETWEEN EACH FIRE EXTINGUISHER MAY BE NO MORE THAN 75'

1 / A2.5 Second Floor Egress
1/4" = 1'
second floor area: 365 sq ft.

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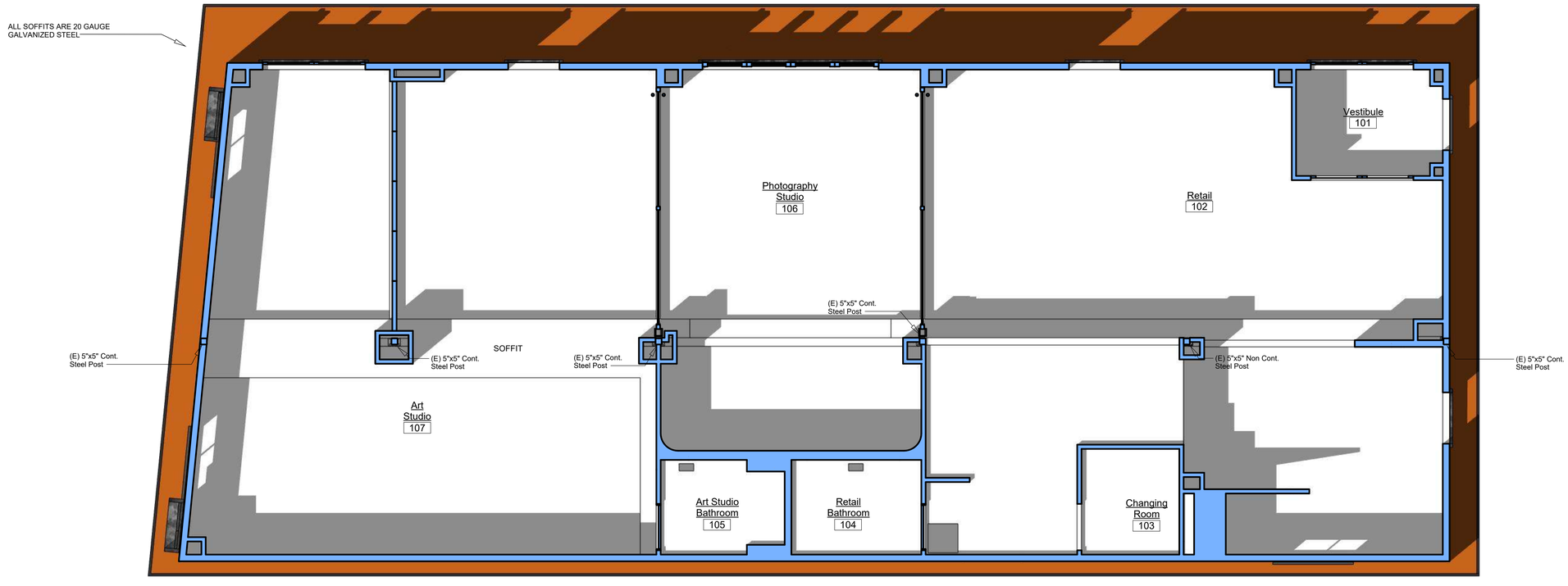
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Second Floor Egress

A2.5

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL GYP. BD. CEILINGS SHALL BE MINIUM 5/8" THICKNESS.
2. ALL CEILINGS IN USABLE SPACE BENEATH STAIRS SHALL BE 5/8" TYPE "X" GYP. BD.
3. CEILINGS SHALL ALL BE PAINTED A DIFFERENT COLOR THAN ADJOINING WALLS - GENERAL LIGHTER IN TONE.
4. ALL EXPOSED EXTERIOR SOFFITS AND EAVES SHALL BE WUI COMPLIANT AND SHALL HAVE ASSEMBLIES EITHER LISTED BY THE STATE FIRE MARSHALL, LISTED BY CHAPTER 7 OF THE CBC OR ACCEPTED BY THE LOCAL GOVERNING AUTHORITY AS COMPLIANT.
5. ALL OUTSIDE CORNER DRYWALL BEADS SHALL BE SQUARE.
6. ALL EXPOSED DRYWALL SHALL BE FINISHED SEMI-PERFECT.



1 / A2.6 First Floor Reflected Ceiling Plan
1/4" = 1'-0"

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First Floor Reflected Ceiling Plan

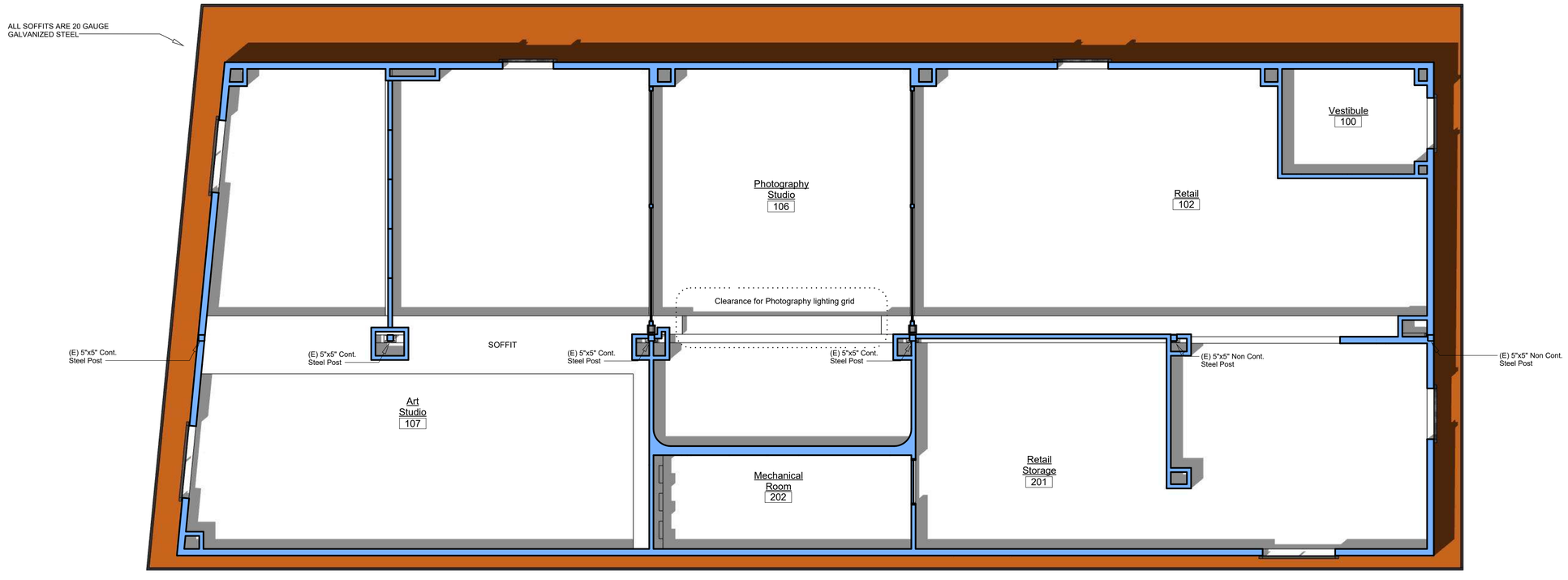
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3. CEILINGS SHALL ALL BE PAINTED A DIFFERENT COLOR THAN ADJOINING WALLS - GENERAL LIGHTER IN TONE.
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5. ALL OUTSIDE CORNER DRYWALL BEADS SHALL BE SQUARE.
6. ALL EXPOSED DRYWALL SHALL BE FINISHED SEMI-PERFECT.



1 / A2.7 Second Floor Reflected Ceiling Plan
1/4" = 1'-0"

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Second Floor Reflected Ceiling Plan

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First Floor Room Finish Schedule

Room No.	Room Name	FLOOR: HARDWOOD	FLOOR: CARPET	FLOOR: STONE TILE	FLOOR: CERAMIC TILE	FLOOR: CONCRETE/STAIN	BASE: 1X8 WOOD	BASE: 4" STONE TILE	BASE: CONCRETE CURB	BASE: NONE	NORTH: GYP. BD. PAINTED	NORTH: WOOD PANELING	NORTH: WOOD WAISCOTING	NORTH: EXPOSED CONC.	EAST: GYP. BD. PAINTED	EAST: WOOD PANELING	EAST: WOOD WAISCOTING	EAST: EXPOSED CONC.	SOUTH: GYP. BD. PAINTED	SOUTH: WOOD PANELING	SOUTH: WOOD WAISCOTING	SOUTH: EXPOSED CONC.	WEST: GYP. BD. PAINTED	WEST: WOOD PANELING	WEST: WOOD WAISCOTING	WEST: EXPOSED CONC.	CEILING: GYP. BD. PAINTED	CEILING: 1X8 T&G WOOD	CEILING: FALSE BEAMS	CEILING: LOWERED CEILING	CEILING HEIGHT "+" INDICATES VAULTED	GENERAL NOTES
																																1. Ceiling heights are approximate 2. Wall texture: Semi-Imperfect
101	Vestibule					■				■				■				■				■				■					16'-2"	
102	Retail					■				■				■				■				■				■					16'-2"	
103	Changing room					■				■				■				■				■				■					7'-7.75"	
104	Retail Bathroom					■				■				■				■				■				■					7'-7.75"	
105	Art Studio Bathroom					■				■				■				■				■				■					7'-7.75"	
106	Photography Studio					■				■				■				■				■				■					16'-2"	
107	Art Studio					■				■				■				■				■				■					16'-2"	

Second Floor Room Finish Schedule

Room No.	Room Name	FLOOR: Hardwood	FLOOR: CARPET	FLOOR: STONE TILE	FLOOR: CERAMIC TILE	FLOOR: UNFINISHED PLYWOOD	BASE: NONE	BASE: 4" STONE TILE	BASE: CONCRETE CURB	BASE: 1X4 WOOD	NORTH: GYP. BD. PAINTED	NORTH: WOOD PANELING	NORTH: WOOD WAISCOTING	NORTH: EXPOSED CONC.	EAST: GYP. BD. PAINTED	EAST: WOOD PANELING	EAST: WOOD WAISCOTING	EAST: EXPOSED CONC.	SOUTH: GYP. BD. PAINTED	SOUTH: WOOD PANELING	SOUTH: WOOD WAISCOTING	SOUTH: EXPOSED CONC.	WEST: GYP. BD. PAINTED	WEST: WOOD PANELING	WEST: WOOD WAISCOTING	WEST: EXPOSED CONC.	CEILING: GYP. BD. PAINTED	CEILING: 1X8 T&G WOOD	CEILING: FALSE BEAMS	CEILING: LOWERED CEILING	CEILING HEIGHT "+" INDICATES VAULTED	GENERAL NOTES
																																1. Ceiling heights are approximate 2. Wall texture: Semi-Imperfect
201	Retail Storage					■				■				■				■				■				■					7'-8"	
202	Mechanical Room					■				■				■				■				■				■					7'-8"	

Plumbing Finish Schedule

Room No.	Room Name	Size	Type	Faucet	Finish	Note
102	Retail	15x13x8 +-	bar sink, undermount	kitchen, pull-down	matte black	Delta or equivalent, single lever
104	Retail Bth	15x13x8 +-	vanity sink, undermount	bathroom	matte black	Delta or equivalent, single lever
104	Retail Bth		toilet		white	High efficiency
105	A.Studio Bth	15x13x8 +-	vanity sink, undermount	bathroom	matte black	Delta or equivalent, single lever
105	A.Studio Bth	30x60	bath tub	rain, spout	white	Delta or equivalent, single lever
104	A.Studio Bth		toilet		white	High efficiency
107	A.Studio	24x24x12 +-	shop basin	comm. pull-down	stainless	Delta or equivalent, single lever
107	A.Studio	n/a	hose bib	anti freeze	bronze	

Lighting Fixture Schedule

Room No.	Room Name	Quantity	Fixture Type	Light Type	Finish	Note
0	Ext Accent	18 @ 6'6"	track/strip	LED, 3000K	matte black	SIMES product (https://www.simes.it/en/)
0	Ext Accent	1 @ 3'4"	track/strip	LED, 3000K	matte black	SIMES product (https://www.simes.it/en/)
101	Vestibule	2	exterior sconce	LED, 3100K-4500K	matte black	
101	Vestibule	1	motion	LED, 3100K-4500K	matte black	
101	Vestibule	4	4" can light	LED, 2700K-3500K	white	
101	Vestibule	1	exit light	Egress	white	
101	Vestibule	1	emergency light	Egress	white	
102	Retail	12 @ 6'6"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
102	Retail	10 @ 3'4"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
102	Retail	12	adjustable spot	LED, 2700K-4500K	white	SIMES product (https://www.simes.it/en/)
102	Retail	10	4" can light	LED, 2700K-3500K	white	
102	Retail	4	pendent	LED, 2700K-3500K	white	SIMES product (https://www.simes.it/en/)
102	Retail	2	exit light	Egress	white	
102	Retail	2	emergency light	Egress	white	
102	Retail	4	fan/light	LED, 2700K-3500K	matte black	
103	Changing rm	3 grids - 30"	accent strip light	LED, 2700K-3500K	white	
104	Retail Bath	1	sconce	LED, 2700K-3500K	matte black	
104	Retail Bath	2	4" can light	LED, 2700K-3500K	white	
105	A.studio bath	1	sconce	LED, 2700K-3500K	matte black	
105	A.studio bath	2	4" can light	LED, 2700K-3500K	white	
106	P. Studio	2	exterior sconce	LED, 3100K-4500K	matte black	
106	P. Studio	1	motion	LED, 3100K-4500K	matte black	
106	P. Studio	4 @ 6'6"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
106	P. Studio	4 @ 3'4"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
107	P. Studio	3	4" can light	LED, 2700K-3500K	white	
106	P. Studio	2	fan/light	LED, 2700K-3500K	matte black	
106	P. Studio	1	exit light	Egress	white	
106	P. Studio	1	emergency light	Egress	white	
107	A. Studio	2	exterior sconce	LED, 3100K-4500K	matte black	
107	A. Studio	1	motion	LED, 3100K-4500K	matte black	
107	A. Studio	14 @ 6'6"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
107	A. Studio	10 @ 3'4"	track/strip light	LED, 3000K	white	SIMES product (https://www.simes.it/en/)
107	A. Studio	13	adjustable spot	LED, 2700K-4500K	white	SIMES product (https://www.simes.it/en/)
107	A. Studio	12	4" can light	LED, 2700K-3500K	white	
107	A. Studio	1	exit light	Egress	white	
107	A.Studio	2	emergency light	Egress	white	
201	Retail strg	4	4" can light	LED, 2700K-3500K	white	
201	Retail strg	1	exit light	Egress	white	
201	Retail strg	1	emergency light	Egress	white	
202	Mechanical	3	4" can light	LED, 2700K-3500K	white	
202	Mechanical	1	exit light	Egress	white	
202	Mechanical	1	emergency light	Egress	white	

Current Limiting Schedule

Room No.	Room Name	Quantity	Model	Light Type	Breakers	UL Listing
202	Mechanical	1	Silver Bullet T24M-110584	Track Lights	12 max	1077UL

NOTES: ALL TRACK LIGHT SECTIONS WILL BE LIMITED TO 1900 WATTS EXEPTION 220.46 B IF THE TRACK LIGHTING IS SUPPLIED THROUGH A DEVICE THAT LIMITS THE CURRENT TO THE TRACK, THE LOAD SHALL BE PERMITTED TO BE CALCULATED BASED ON THE RATING OF THE DEVICE USED TO LIMIT THE CURRNET.

First Floor Window Schedule

Window No.	Room	Size	Sashes	Sill Height	Quantity	Type	Tempered	SDL's	Thermal Break	Low E	u/SHGC Values	Operation	Egress	Screen	Note
101.A	Vestib.	42x136		3'-7.5"	1	aluminum	yes	n/a	yes	yes	.32/.31	Fixed	no	no	
102.A	Retail	42x136		3'-7.5"	1	aluminum	yes	n/a	yes	yes	.32/.31	Fixed	no	no	
102.B	Retail	42x136		3'-7.5"	1	aluminum	yes	n/a	yes	yes	.32/.31	Fixed	no	no	
102.C	Retail	60x54		10'-5.5"	1	vinyl	n/a	n/a	yes	yes	.32/.31	Slider	no	yes	
107.A	A.studio	42x136		3'-7.5"	1	aluminum	yes	n/a	yes	yes	.32/.31	Fixed	no	no	
107.B	A.studio	60x54		10'-5.5"	1	vinyl	n/a	n/a	yes	yes	.32/.31	Slider	no	yes	
107.C	A.studio	60x54		10'-5.5"	1	vinyl	yes	n/a	yes	yes	.32/.31	Slider	no	yes	

General notes:

1. Window sizes are listed width x height. Where three numbers are shown, a sloped top window is indicated.
2. All exterior windows shall comply with WUI (Wildland Urban Interface) requirements.
3. Window sizes are approximate unit sizes and NOT rough openings. Manufacturer shall dictate required rough opening requirements after field measurement is verified.
4. Where windows are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for gyp crete and floor finish thickness.
5. Where specific sill heights are listed for egress, or adjacent to stairs, adjust sill or mull height to be in compliance of 44" max for egress (to operable control) and 42" min. adjacent to stairs.
6. All exterior glazing shall be tempered, insulated and transparent providing views 10' in depth into the building. (§17.24.040.C)

First Floor Door Schedule

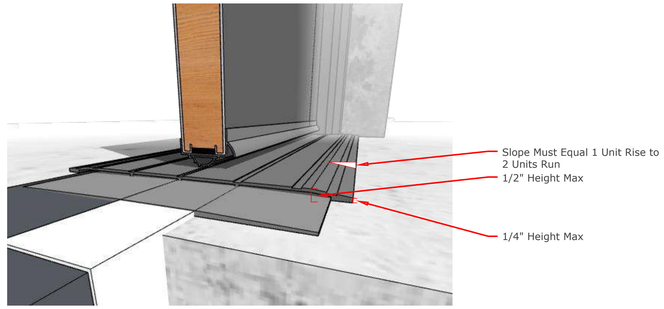
							Hardware									
Dr No.	Room	Size	Type	Rating	Door Mat.	Frame Mat.	Hinge	T-hold	Handset	Lockset	Closer	Stop	Seal	Kickplate	u/SHGC Values	Note
101.1	Vestibule	(pr)42x120x1.75	single lite pair	n/a	alum. glass	aluminum	d/a	aluminum	push bar	entry	yes	wall	weather	hot rolled st.	.49/.31	
101.2	Vestibule	(pr)42x120x1.75	single lite pair	n/a	alum. glass	aluminum	d/a	aluminum	push bar	passage	yes	wall	weather	hot rolled st.	.49/.31	
103.1	Changing	36x80x1.75	slab	n/a	wood	wood	4" ORB HD	none	knob	privacy	no	hinge	no	no		
104.1	R.Bath.	36x80x1.75	slab	n/a	wood	wood	4" ORB HD	none	knob	privacy	no	hinge	no	no		
105.1	A.Bath.	36x80x1.75	slab	n/a	wood	wood	4" ORB HD	none	knob	privacy	no	hinge	no	no		
106.1	P.Studio	(bi)36x144x1.75	single lite trio, 1 swing	n/a	alum. glass	aluminum	bi fold	aluminum	knob	entry	no	no	weather	hot rolled st.	.49/.31	
106.2	P.Studio	17'x14"	custom style and rail	n/a	alum. fiberglass	framless	pivot	none	mag. handle	passage	no	wall	no	no		
107.1	A.Studio	(pr)42x120x1.75	single lite pair	n/a	alum. glass	aluminum	d/a	aluminum	push bar	entry	yes	wall	weather	hot rolled st.	.49/.31	
107.2	A.Studio	(bi)36x165x1.75	slab 6x	n/a	alum. fiberglass	aluminum	bi fold	none	knob	entry	no	no	no	no		
107.3	A.Studio	17'x14"	custom style and rail	n/a	alum. fiberglass	framless	pivot	none	mag. handle	passage	no	wall	no	no		

Second Floor Door Schedule

							Hardware									
Dr No.	Room	Size	Type	Rating	Door Mat.	Frame Mat.	Hinge	T-hold	Handset	Lockset	Closer	Stop	Seal	Kickplate	Other	Note
202.1	Mech.	36x80x1.75	Slab	1hr	wood	wood	4" ORB HD	aluminum	knob	passage	n/a	n/a	n/a	n/a	n/a	

General notes:

1. Door sizes are listed width x height x thickness in inches.
2. All exterior doors shall comply with WUI (Wildland Urban Interface) requirements.
3. Door sizes are unit sizes and NOT rough openings. Contractor shall determine exact RO required for door and frame.
4. Where exterior doors are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for gyp crete and floor finish thickness.
5. Landings or floor level at doors shall not be less than ½ inch below the threshold. Raised thresholds and floor level changes greater than 1/4 inch at a doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal. [CBC 1010.1.7] (See detail below for reference)
6. All exterior glazing shall be tempered, insulted and transparent providing views 10' in depth into the building. (§17.24.040.C)



1 / A2.8 Threshold Detail
NTS

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11/8/24

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Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios

Permit #BP24-00599

Document Date:
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Document Phase:
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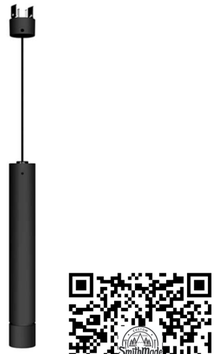
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Door, Window, Pumbing & Lighting Schedules

A2.8

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12 A2.9 NTS Simes Pendant



9 A2.9 NTS HVAC Furnace



6 A2.9 NTS Water Filter



3 A2.9 NTS Toilets



11 A2.9 NTS Simes Spot



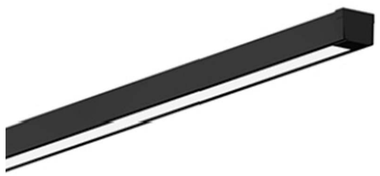
8 A2.9 NTS ERV



5 A2.9 NTS Shower Faucet



2 A2.9 NTS Vanity Faucets



10 A2.9 NTS Simes Track



7 A2.9 NTS Water Heater



4 A2.9 NTS Studio Sink Basin



1 A2.9 NTS Retail Faucet

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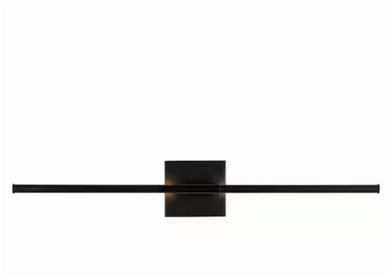
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Fixture Specification

A2.9



9 A2.10 NTS Current Limiting Panel



6 A2.10 NTS Bathroom Sconce



3 A2.10 NTS Exit Light



8 A2.10 NTS ERV



5 A2.10 NTS 4in Led Light



2 A2.10 NTS Exterior Motion Light



7 A2.10 NTS Ceiling Fan



4 A2.10 NTS Emergency Light



1 A2.10 NTS Exterior Wall Sconce

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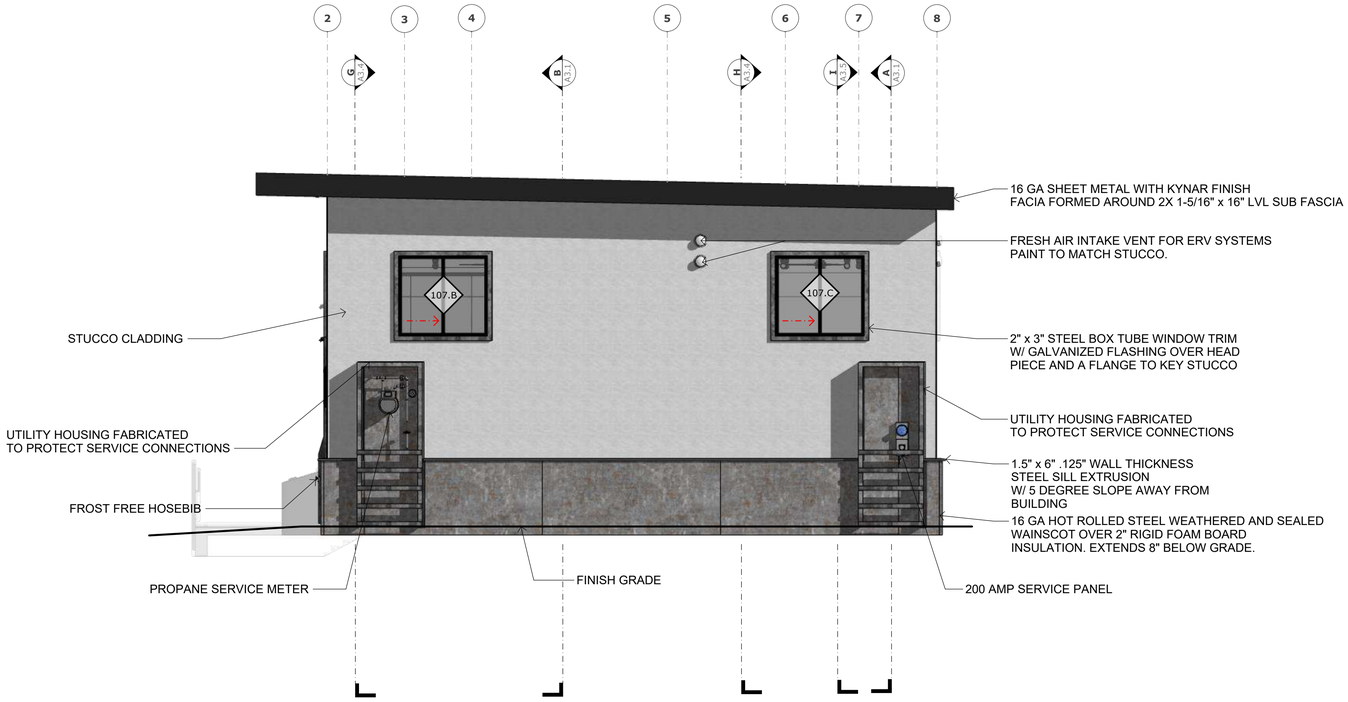
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Fixture Specification

A2.10

EXTERIOR ELEVATION GENERAL NOTES

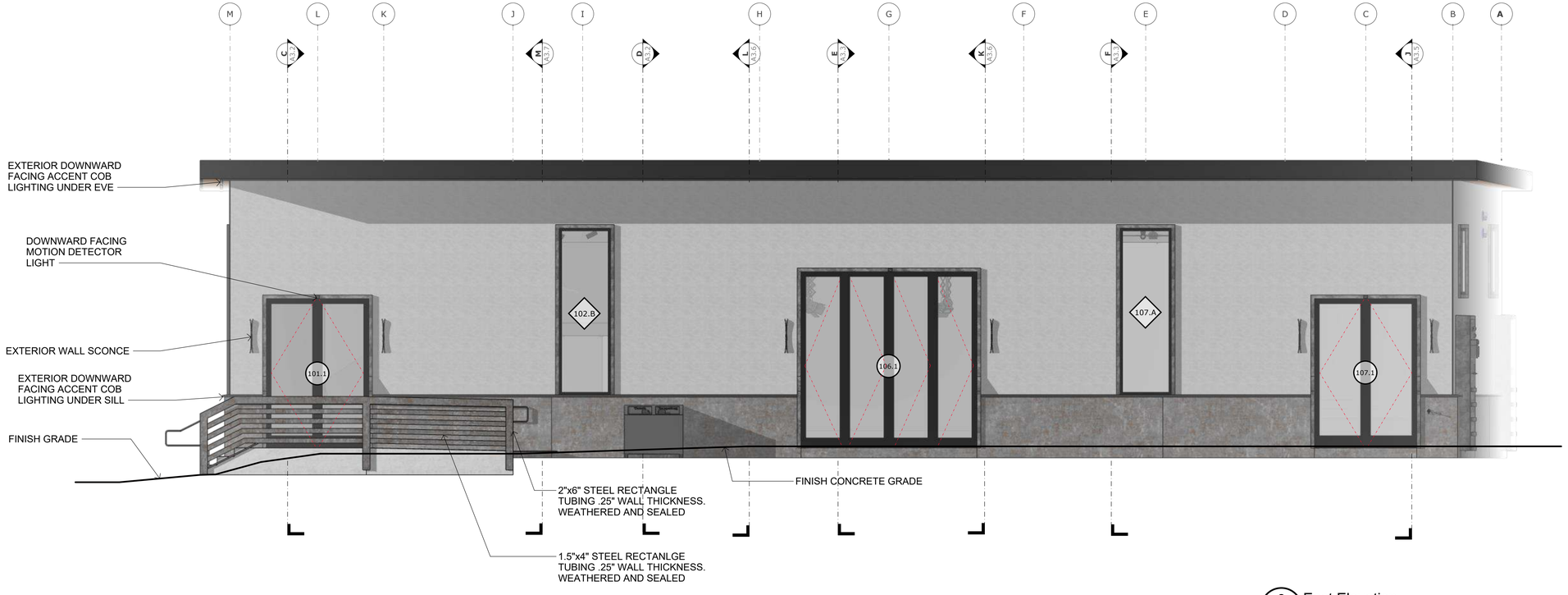
1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0"
2. PROTECTIVE GAS METER COVER IS SHOWN AS REQUIRED BY GAS UTILITY SUPPLIER, DESIGNED FOR THE 2 X THE SNOW LOAD INDICATED ON THE STRUCTURAL CALCULATIONS. VERIFY EXACT CLEARANCE REQUIREMENTS AND SPECIFIC LOCATION WITH UTILITY PROVIDER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
3. PAINT ALL EXPOSED VENTS ON ROOF TO MATCH ROOF COLOR.
4. PAINT ALL EXPOSED VENTS ON SIDING TO MATCH SIDING COLOR.
5. MAINTAIN 8" CLEARANCE BETWEEN NATURAL GRADE AND EXPOSED WOOD
6. ALL DECK RAILINGS SHALL BE 42" TALL MINIMUM. ALL OPENINGS SHALL BE CONSTRUCTED TO PREVENT A 4" SPHERE FROM PROJECTING THROUGH THE OPENING.
7. NO CORNER TRIM WILL BE USED, STUCCO CORNERS OR BENT STEEL ON LOWER WAINSCOT DETAIL.
8. REFER TO MPE SHEETS FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
9. ALL EXTERIOR SIDING MATERIALS SHOWN SHALL COMPLY WITH CBC CHAPTER 7A & CRC CHAPTER R327 FOR IGNITIION RESISTANCE.
10. ALL EXTERIOR GLASS GLAZING SHALL BE INSULATED , TEMPERED AND TRANSPARENT PROVIDING VIEWS 10' IN DEPTH INTO THE BUILDING.(§17.24.040.C)
11. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD WITH STYLES AND RAILS NOT LESS THAN 1-3/4" THICK AND INTERIOR FIELD PANELS NO LESS THAN 1-1/2" THICK.
12. ALL WALL VENTS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/8" MAXIMUM OPENINGS.
13. ALL EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECTURE REVIEW PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING MATERIAL (ROOF/SIDING).
14. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.



1 A3.1 North Elevation
1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL SPECIFICATIONS

STUCCO CLADDING:	ACRYLIC / SYNTHETIC WITH NO PIGMENT ADDED COLOR WILL BE GREY / WHITE
EXPOSED STEEL SHEET:	16 GA HOT ROLLED STEEL SHEET, WEATHERED AND CLEAR SEALED
METAL SOFFIT:	20 GAUGE GALVANIZED & POWDER COATED STEEL
TPO SUBSTRATE:	GAF EVERGUARD ROOF MEMBRANE
FLASHING:	METAL SALES SPECIFIC TO ROOFING SYSTEM WITH MATCHING KYNAR FINISH, CHARCOAL IN COLOR
TRIM:	1/8" WALL BOX TUBE STEEL WEATHERED & FINISHED ALL SIDES
METAL DOORS:	STEELCRAFT B SERIES W/ CUSTOM 16 GA HOT ROLLED STEEL OVERLAY/DETAILING
WINDOWS:	SIERRA PACIFIC OR EQUAL ALUMINUM CLAD CHARCOAL COLOR FRAME



2 A3.1 East Elevation
1/4" = 1'-0"

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Elevations

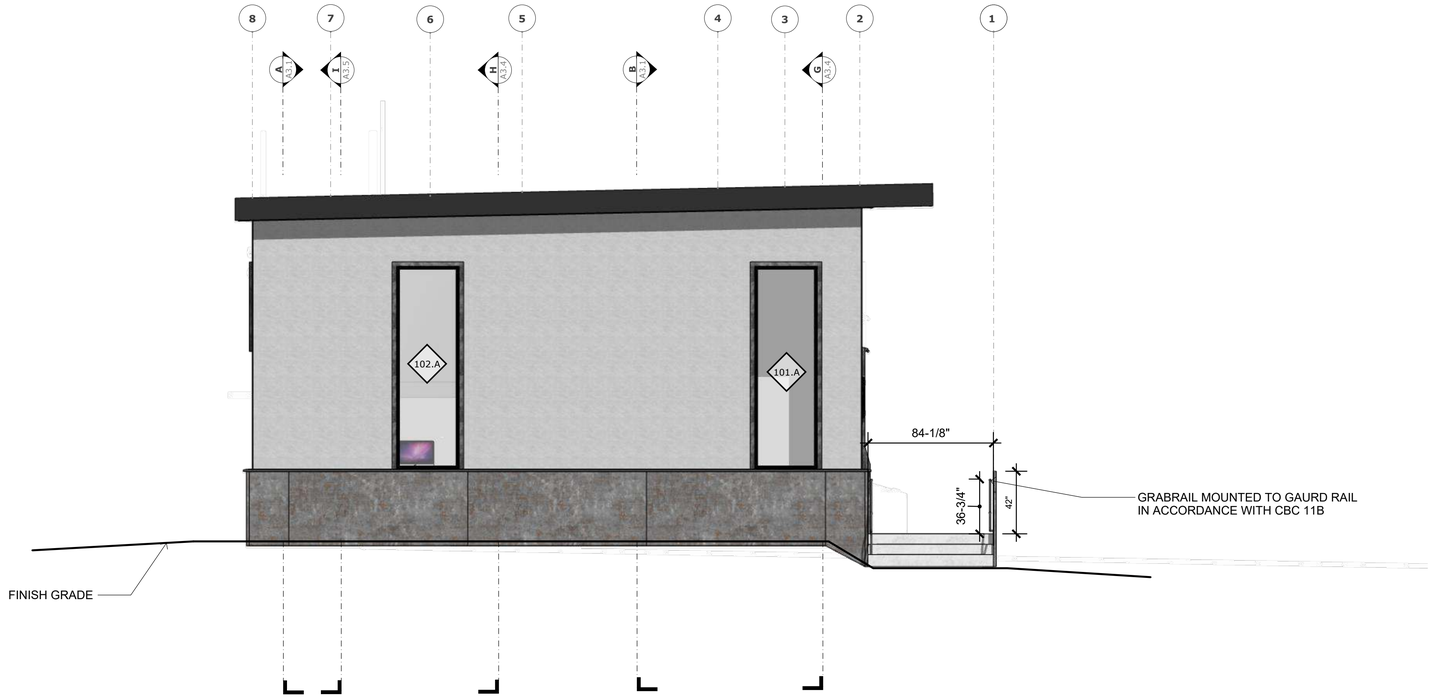
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EXTERIOR ELEVATION GENERAL NOTES

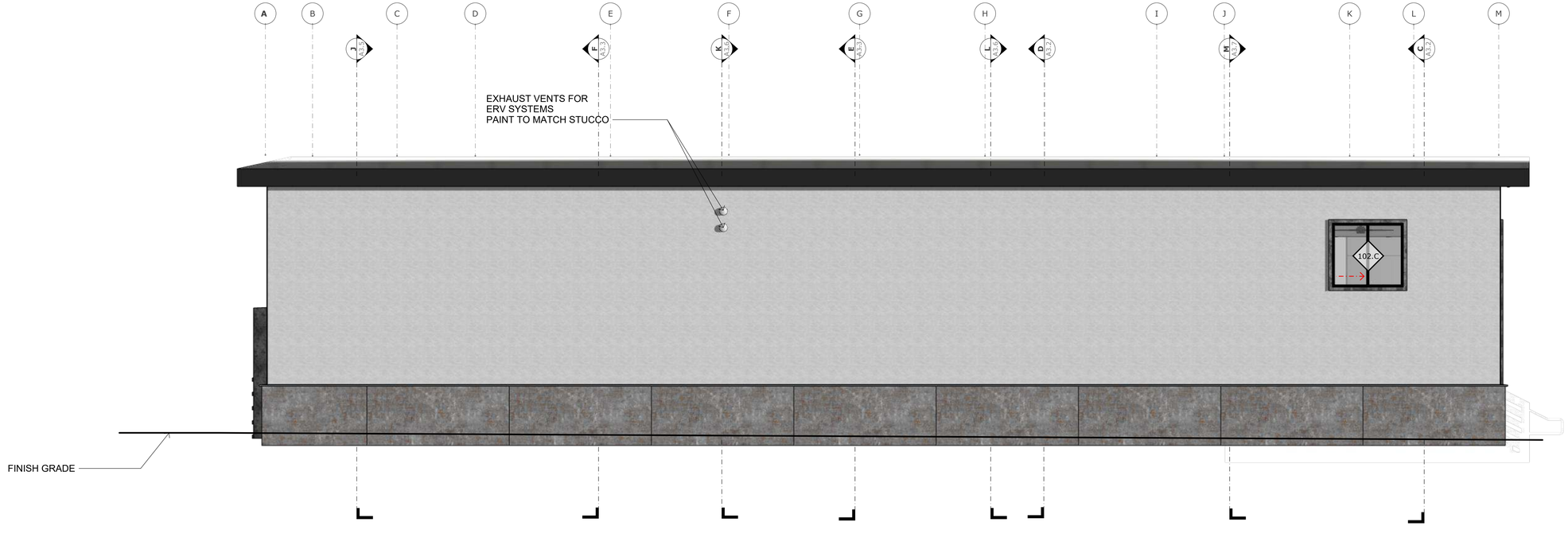
1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0"
2. PROTECTIVE GAS METER COVER IS SHOWN AS REQUIRED BY GAS UTILITY SUPPLIER, DESIGNED FOR THE 2 X THE SNOW LOAD INDICATED ON THE STRUCTURAL CALCULATIONS. VERIFY EXACT CLEARANCE REQUIREMENTS AND SPECIFIC LOCATION WITH UTILITY PROVIDER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
3. PAINT ALL EXPOSED VENTS ON ROOF TO MATCH ROOF COLOR.
4. PAINT ALL EXPOSED VENTS ON SIDING TO MATCH SIDING COLOR.
5. MAINTAIN 8" CLEARANCE BETWEEN NATURAL GRADE AND EXPOSED WOOD
6. ALL DECK RAILINGS SHALL BE 42" TALL MINIMUM. ALL OPENINGS SHALL BE CONSTRUCTED TO PREVENT A 4" SPHERE FROM PROJECTING THROUGH THE OPENING.
7. NO CORNER TRIM WILL BE USED, STUCCO CORNERS OR BENT STEEL ON LOWER WAINSCOT DETAIL.
8. REFER TO MPE SHEETS FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
9. ALL EXTERIOR SIDING MATERIALS SHOWN SHALL COMPLY WITH CBC CHAPTER 7A & CRC CHAPTER R327 FOR IGNITIION RESISTANCE.
10. ALL EXTERIOR GLASS GLAZING SHALL BE INSULATED , TEMPERED AND TRANSPARENT PROVIDING VIEWS 10' IN DEPTH INTO THE BUILDING.(§17.24.040.C)
11. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD WITH STYLES AND RAILS NOT LESS THAN 1-3/4" THICK AND INTERIOR FIELD PANELS NO LESS THAN 1-1/2" THICK.
12. ALL WALL VENTS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/8" MAXIMUM OPENINGS.
13. ALL EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECTURE REVIEW PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING MATERIAL (ROOF/SIDING).
14. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.



1 A3.2 South Elevation
1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL SPECIFICATIONS

STUCCO CLADDING:	ACRYLIC / SYNTHETIC WITH NO PIGMENT ADDED COLOR WILL BE GREY / WHITE
EXPOSED STEEL SHEET:	16 GA HOT ROLLED STEEL SHEET, WEATHERED AND CLEAR SEALED
METAL SOFFIT:	20 GAUGE GALVANIZED & POWDER COATED STEEL
TPO SUBSTRATE:	GAF EVERGUARD ROOF MEMBRANE
FLASHING:	METAL SALES SPECIFIC TO ROOFING SYSTEM WITH MATCHING KYNAR FINISH, CHARCOAL IN COLOR
TRIM:	1/8" WALL BOX TUBE STEEL WEATHERED & FINISHED ALL SIDES
METAL DOORS:	STEELCRAFT B SERIES W/ CUSTOM 16 GA HOT ROLLED STEEL OVERLAY/DETAILING
WINDOWS:	SIERRA PACIFIC OR EQUAL ALUMINUM CLAD CHARCOAL COLOR FRAME



2 A3.2 West Elevation
1/4" = 1'-0"

SmithMade CUSTOM CREATIONS

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Mammoth lakes, California 93546
tel: (218)-235-1751
www.smithmadeinc.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAMILTON
No. C78543
Exp. 9/30/25
CIVIL
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Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
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2	10/26/24	x

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Elevations

A3.2

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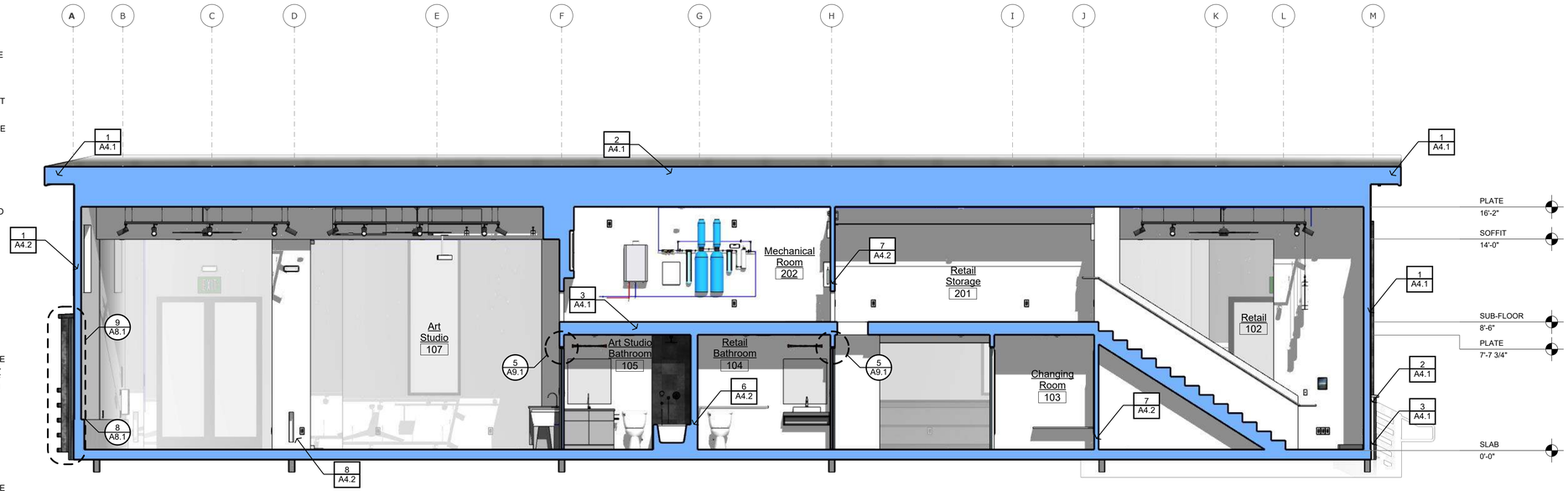
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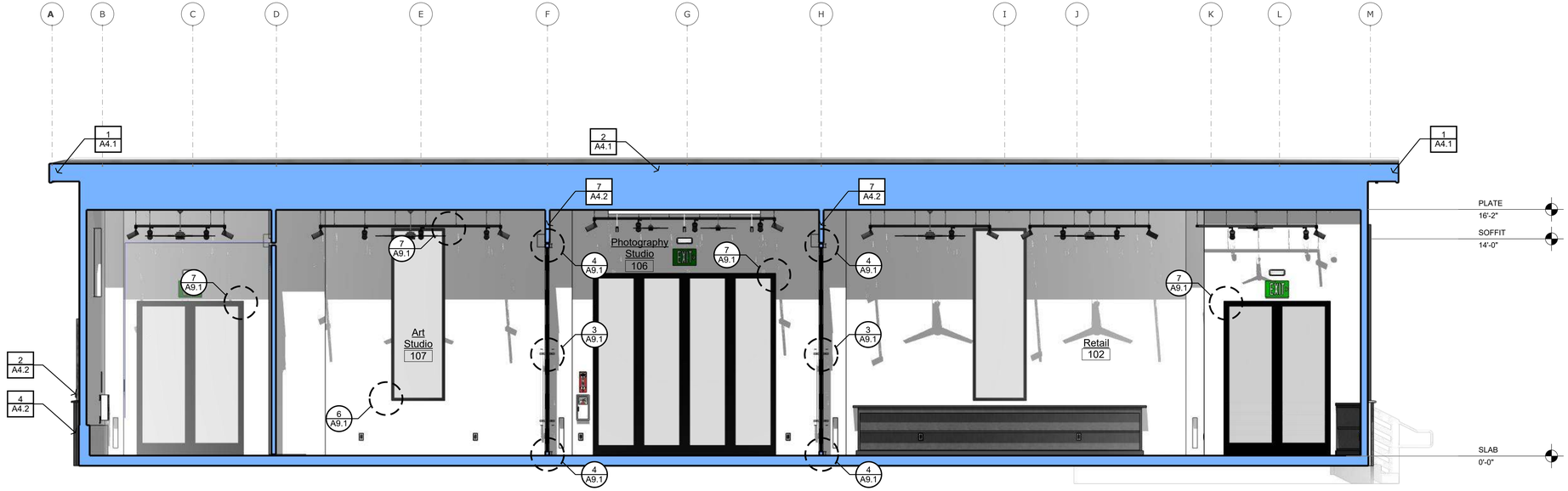
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Building Sections A,B

A3.4

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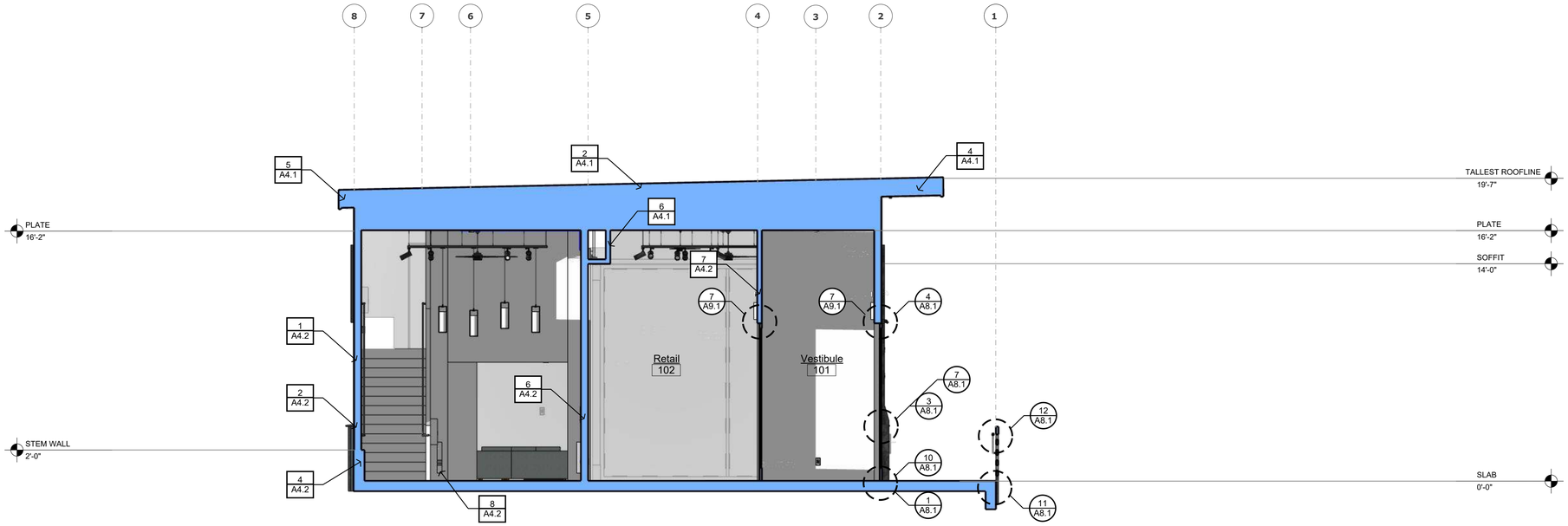
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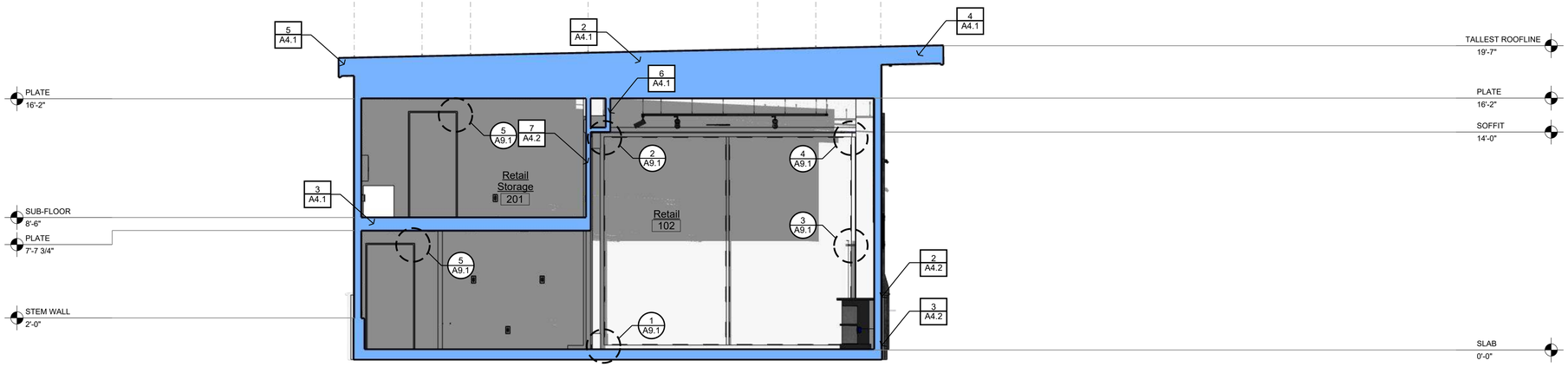
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C A3.5 C Sections 1/4" = 1'-0"



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Building Sections C,D

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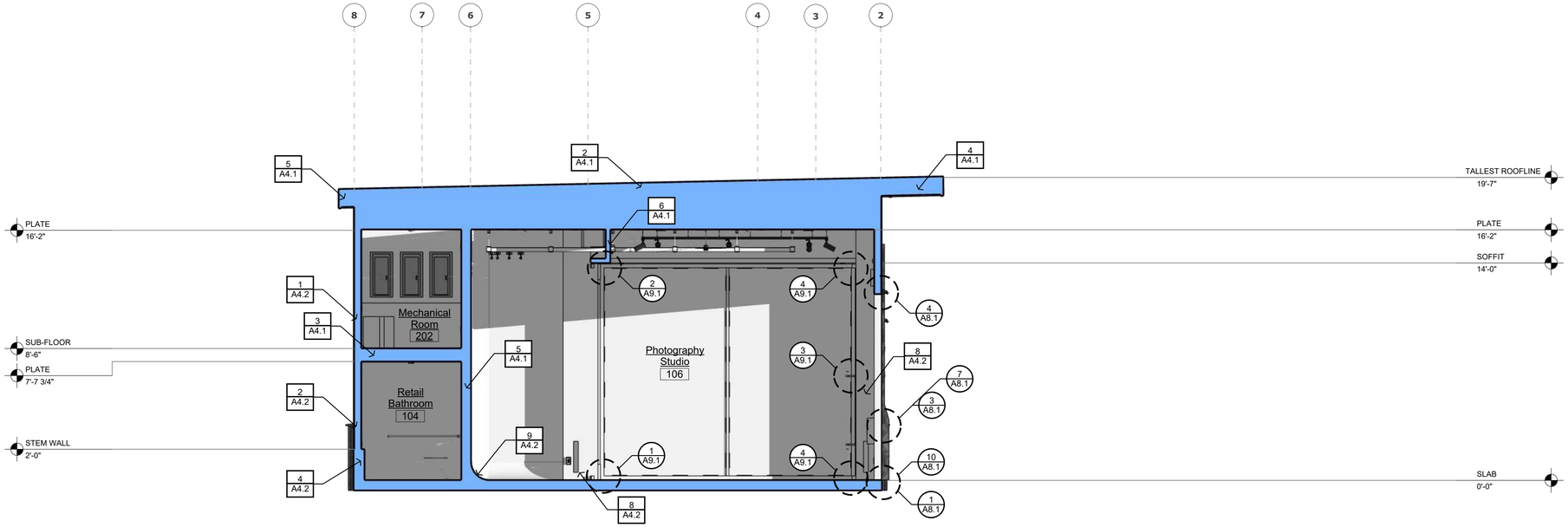
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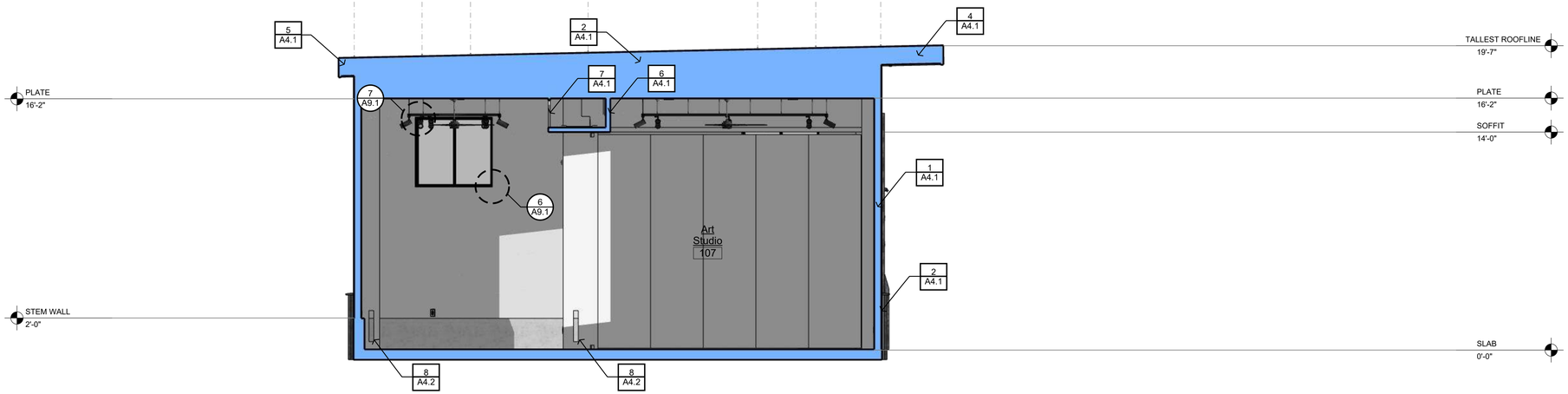
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Building Sections E,F

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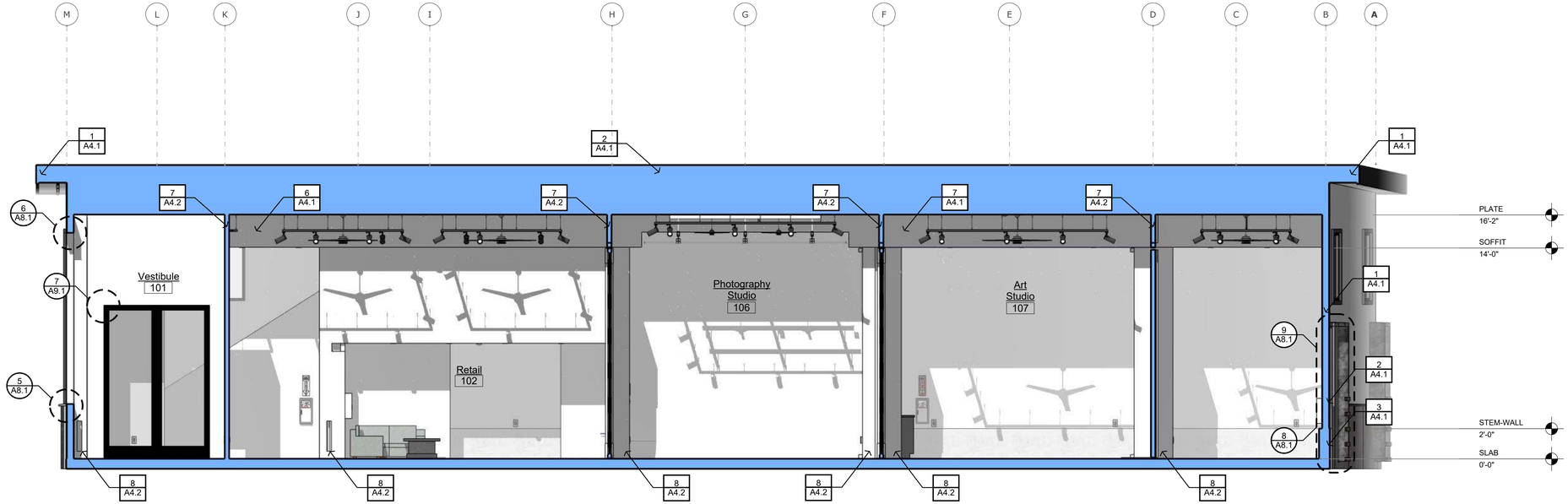
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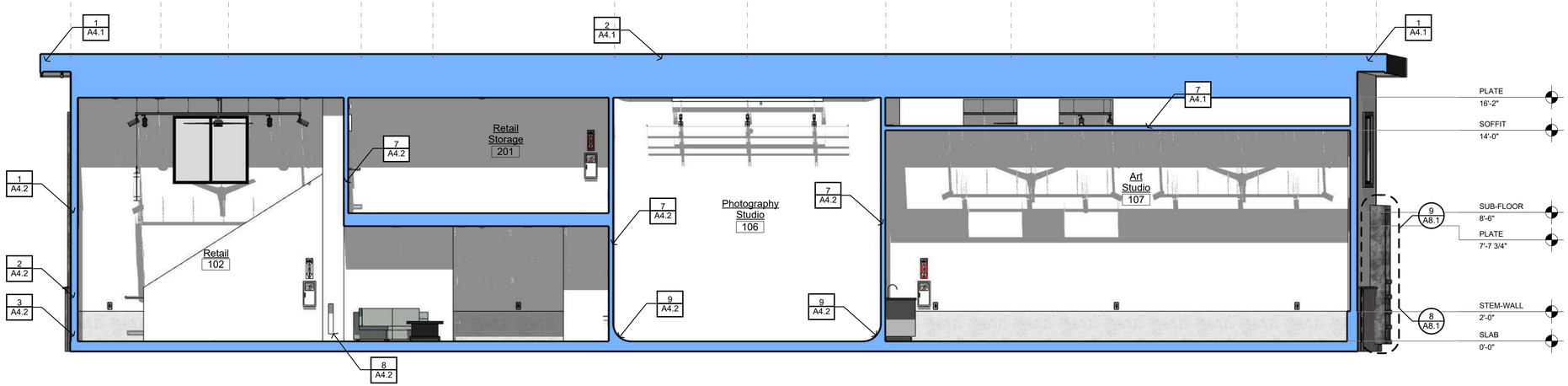
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Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
-FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Building
Sections G,H

A3.7

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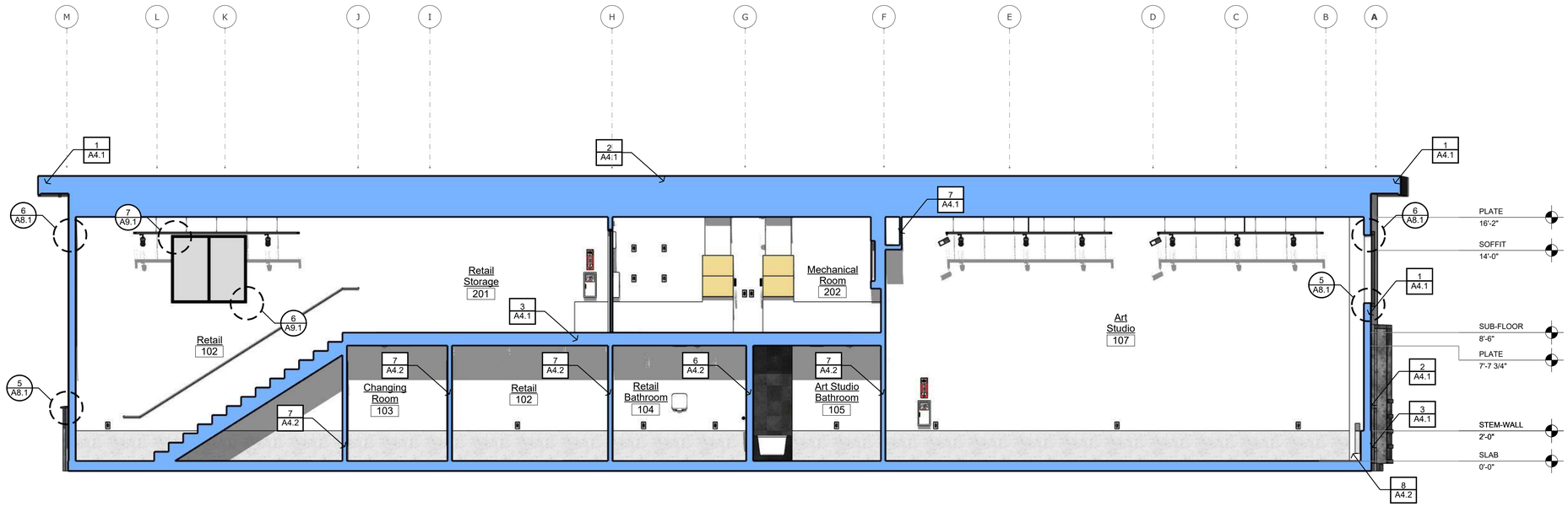
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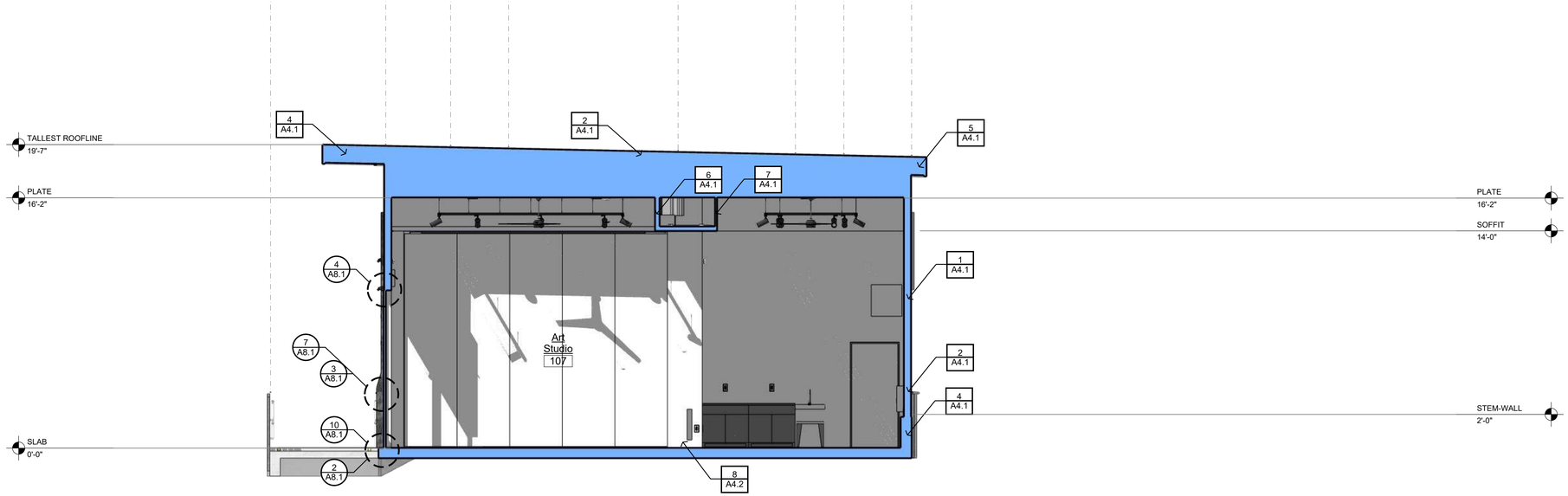
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Document Date:
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Document Phase:
Construction Documents

rev.	date	remark
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2	10/26/24	x

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Building
Sections I,J

A3.8

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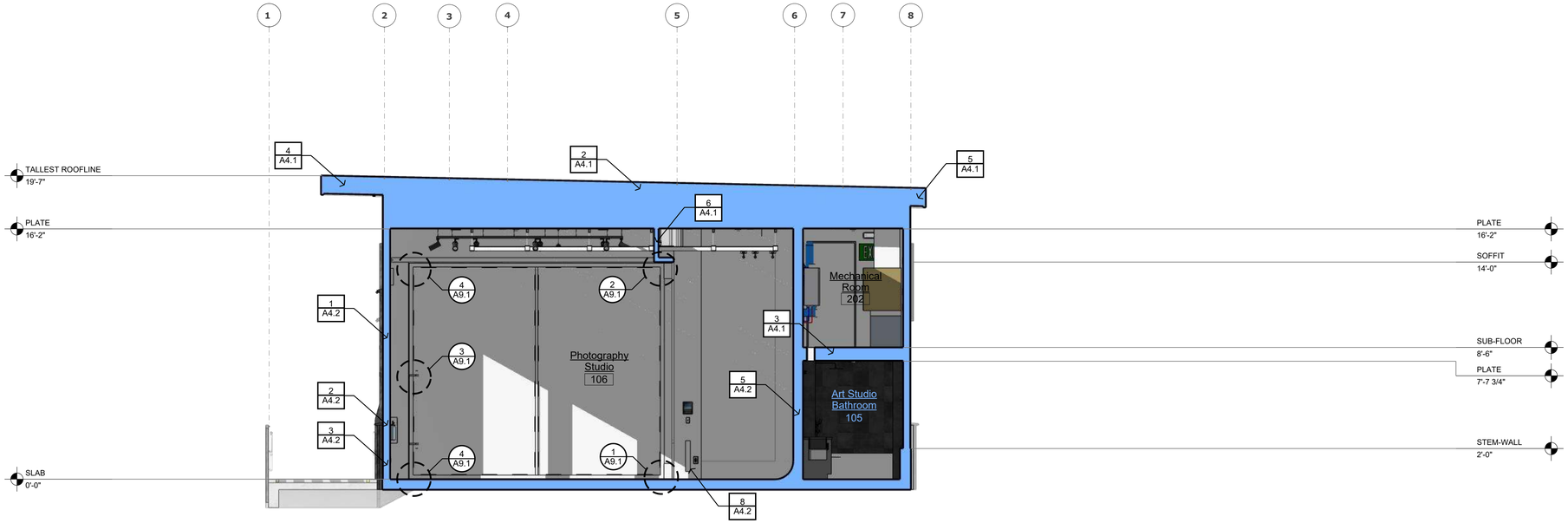
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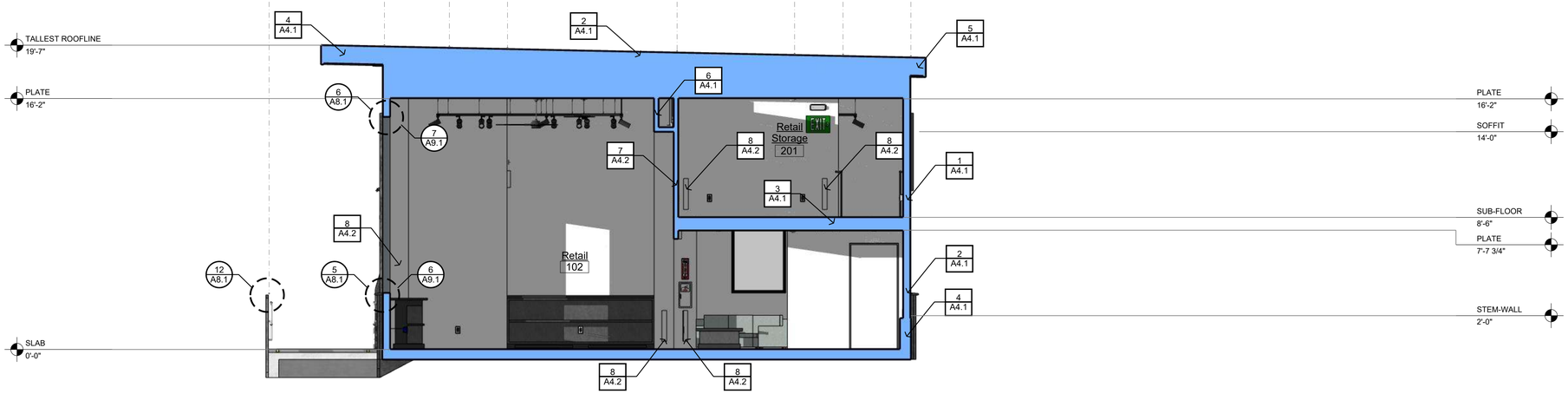
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Building Sections K,L

A3.9

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9. ALL EXTERIOR WALL COVERINGS SHALL BE APPROVED NON-COMBUSTIBLE OR IGINITION RESISTANT MATERIALS - CBC SECTION 704A.3

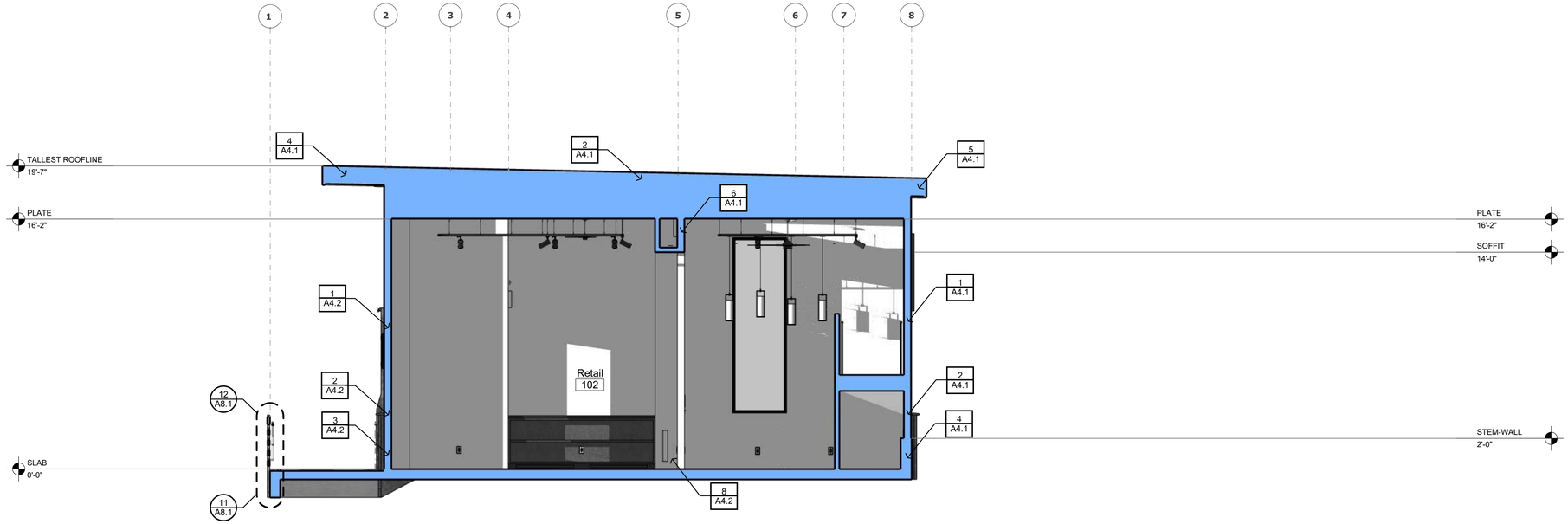
10. ALL EXTERIOR GLAZING SHALL BE INSULATED WITH AT LEAST ONE PANE TEMPERED. FOR SIMPLICITY, ALL EXTERIOR GLAZING, BOTH PANES ON THIS PROJECT ARE TO BE TEMPERED. CBC SECTION 704A3.2.2.

11. EXTERIOR DOOR ASSEMBLIES SHALL HAVE STILES AND RAILS THAT ARE 1- 3/4" THICK AND A FIELD PANEL THICKNESS OF 1-1/2 " MINIMUM. CBC SECTION 704A3.2.3

12. EXTERIOR DECKING SURFACES, STAIR TREADS, RISERS AND LANDINGS OF DECKS WHERE ANY PORTION OF THE DECK IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF IGNITIION RESISTANT MATERIAL OR HEAVY TIMBER. CBC SECTION 704A.4.1.1.

13. ALL FOUNDATION WALLS ADJACENT TO PATIO AREAS AND/OR RETAIN EARTH AT CRAWLS SPACES SHALL BE WATERPROOFED WITH A SELF-ADHERED WATERPROOFING MEMBRANE SYSTEM INSTALLED PER MANUFACTURER'S REQUIREMENTS. AT ALL DOOR AND WINDOW OPENINGS THAT ARE FLUSH TO FLOOR FINISH, IN ADDITION TO THE WATERPROOFING MEMBRANE, GALV. MTL FLASHING SHALL ALSO BE INSTALLED AND CARRIED DOWN 12" BELOW RETAINED EDGE.

14. PROVIDE SILL PLATE SEAL AT ALL EXTERIOR WALLS BETWEEN THE FOUNDATION AND P.T. SILL - PROTECTO WRAP PW 100 / 40 BUTYL OR EQUAL



M Section
A3.10 1/4" = 1'-0"

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CIVIL
STATE OF CALIFORNIA
11/8/24

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Mammoth lakes,
California 93546
APN: 35-140-17

Wind Driven Snow Drift Studios
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Building
Section M

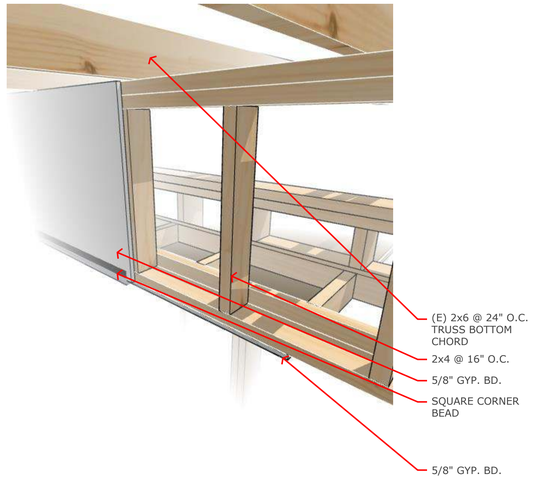
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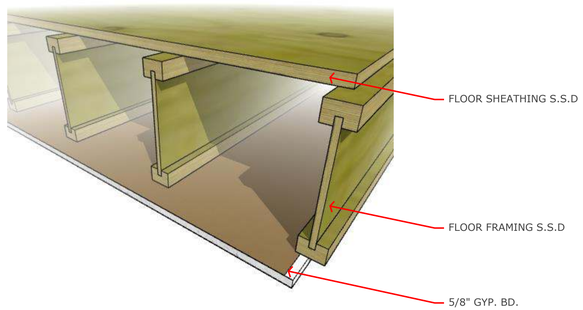
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12 Not Used
A4.1 NTS

9 Not Used
A4.1 NTS



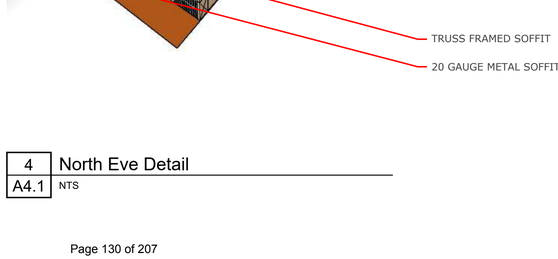
6 Soffit Detail 1
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3 Second Floor Detail
A4.1 NTS

11 Not Used
A4.1 NTS

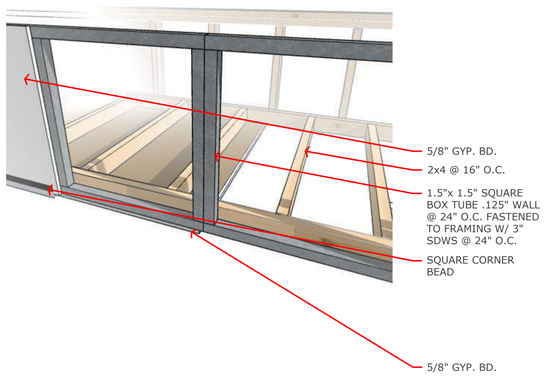
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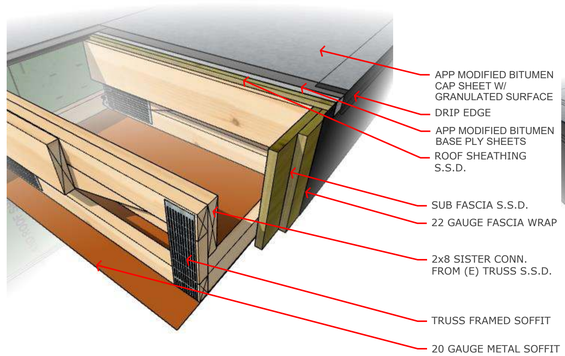
5 South Eve Detail
A4.1 NTS

2 Truss Detail
A4.1 NTS

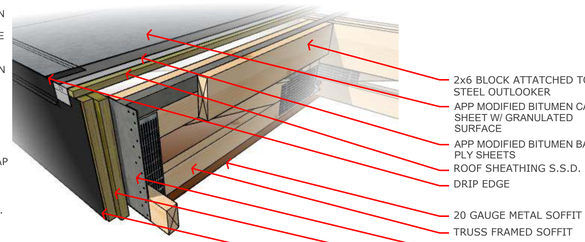
10 Not Used
A4.1 NTS



7 Soffit Detail 2
A4.1 NTS



4 North Eve Detail
A4.1 NTS



1 Outlooker Detail
A4.1 NTS

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Floor, Roof, Wall & Soffit Types

A4.1

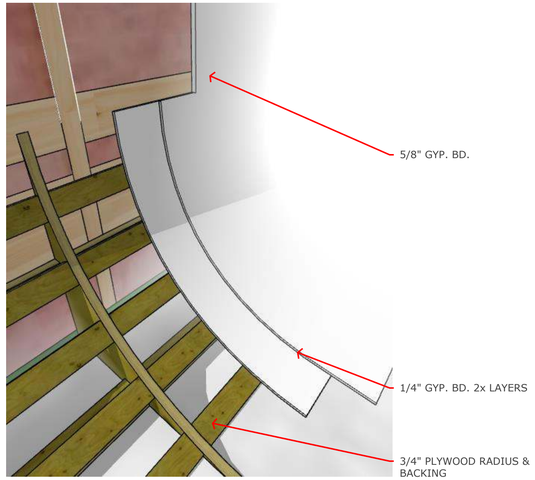
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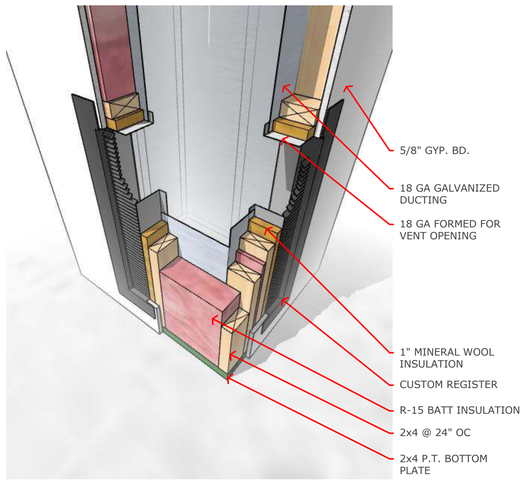
12 A4.2 Not Used
NTS

11 A4.2 Not Used
NTS

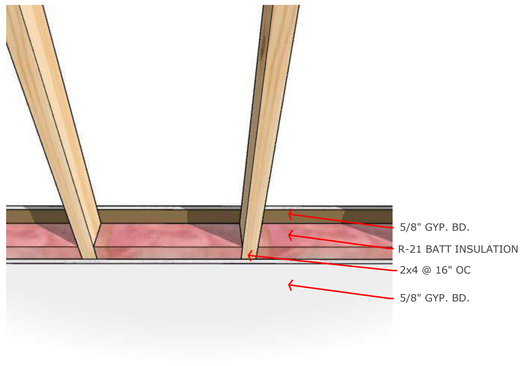
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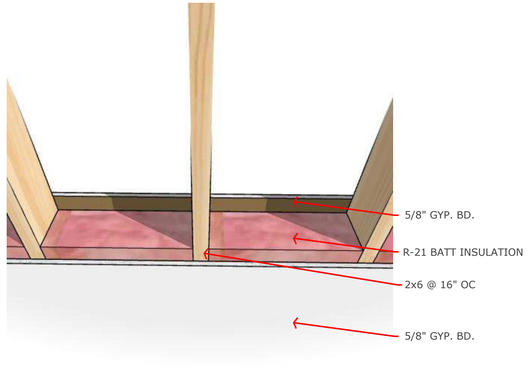
9 A4.2 Cyc Wall Detail
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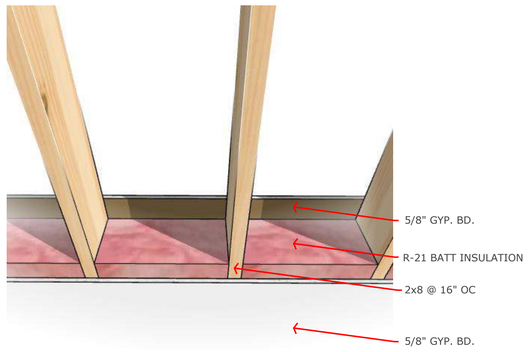
8 A4.2 HVAC Ducting Chase
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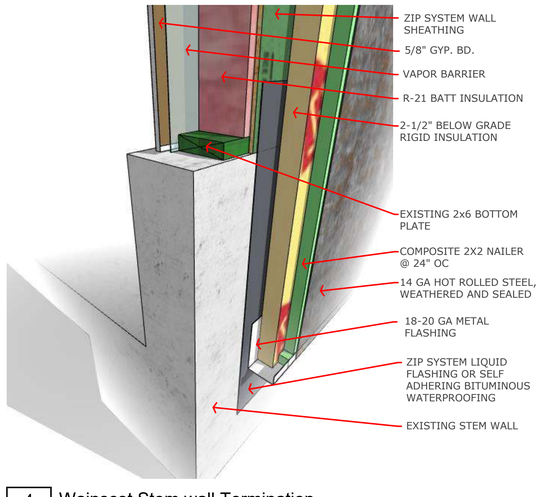
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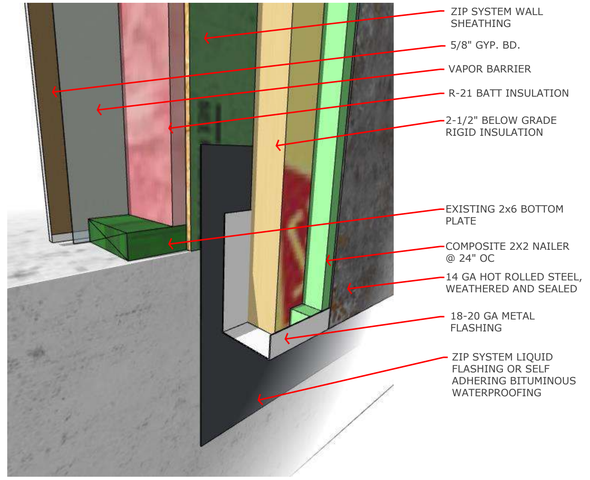
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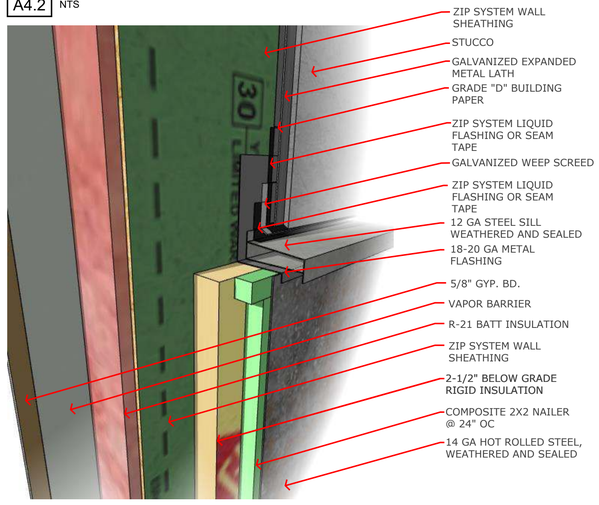
5 A4.2 2x8 Interior Wall
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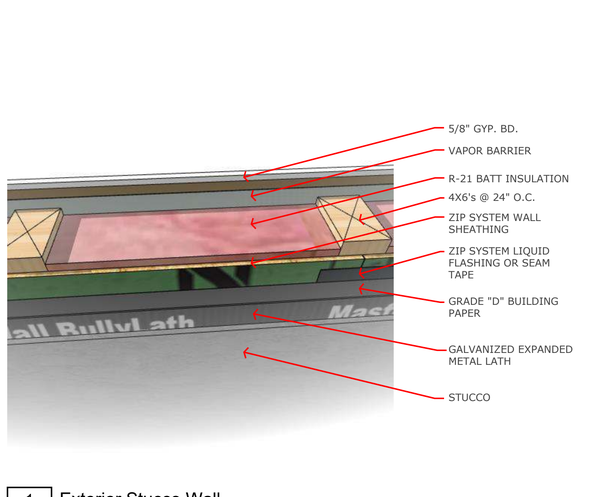
4 A4.2 Wainscot Stem wall Termination
NTS



3 A4.2 Wainscot Slab Termination
NTS



2 A4.2 Wainscot Assembly
NTS



1 A4.2 Exterior Stucco Wall
NTS

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Permit #BP24-00599

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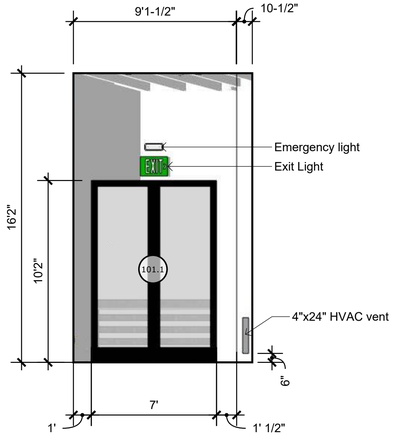
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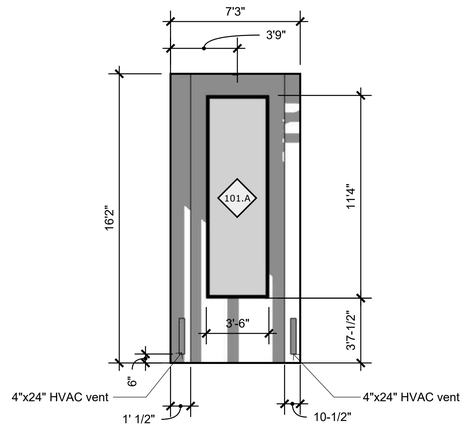
Floor, Roof, Wall & Soffit Types

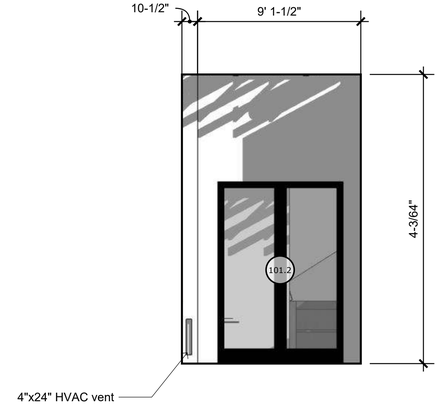
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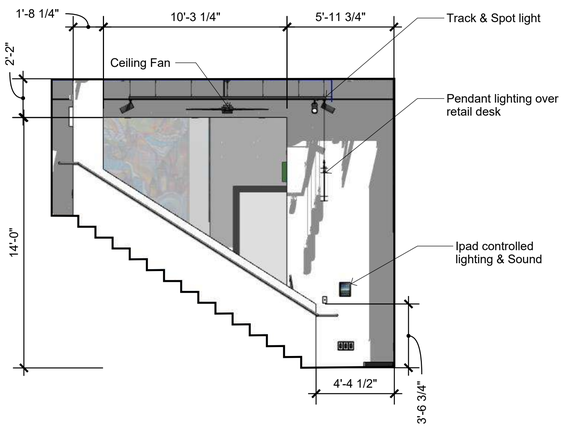


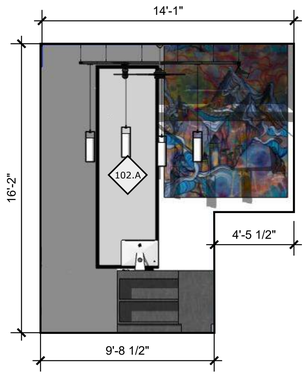


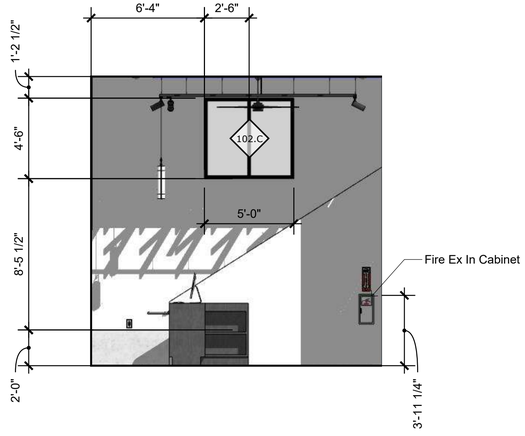


1 A5.1 101 Vestibule — North — East — South

1/4" = 1'-0"

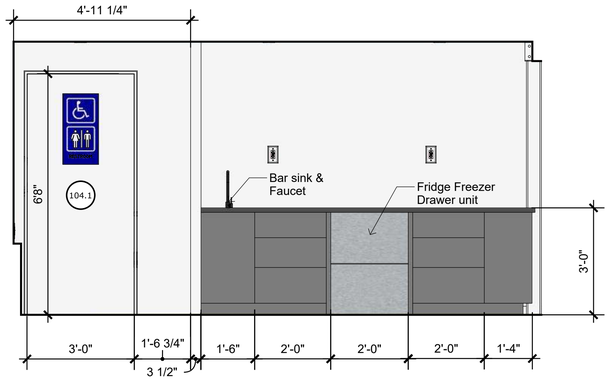


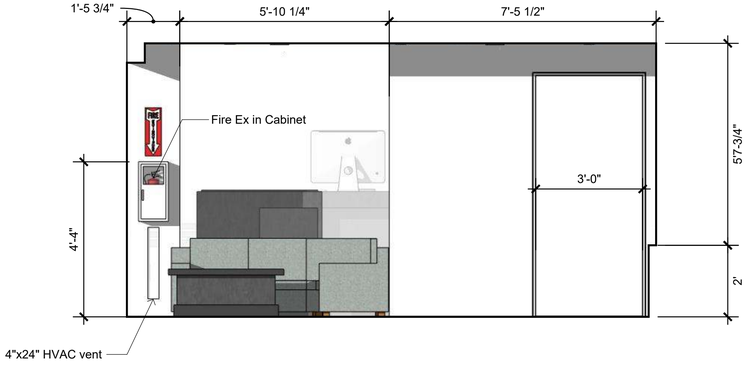


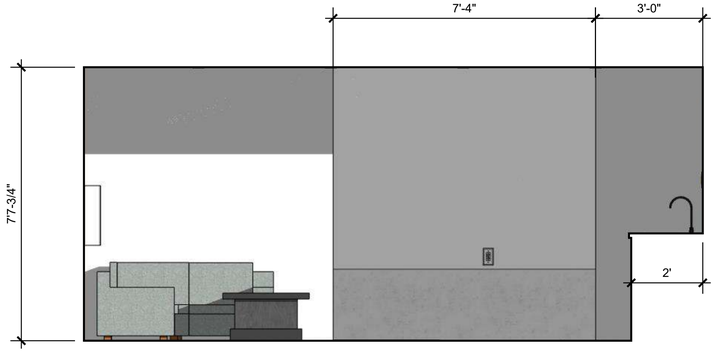


2 A5.1 102 Retail Checkout — North — East — South

1/4" = 1'-0"







3 A5.1 102 Retail Lounge — West — East — South

1/2" = 1'-0"

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Permit #BP24-00599

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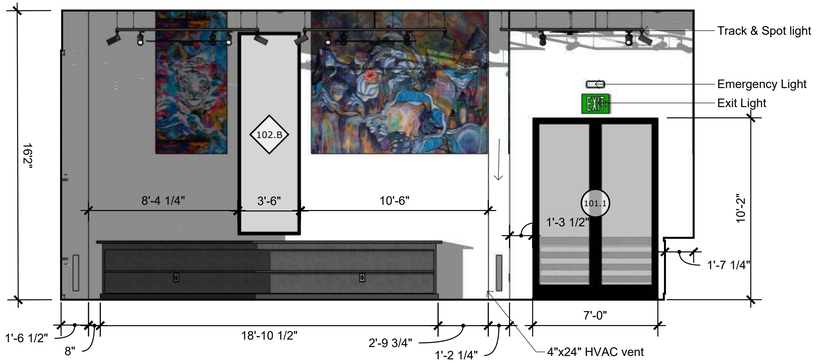
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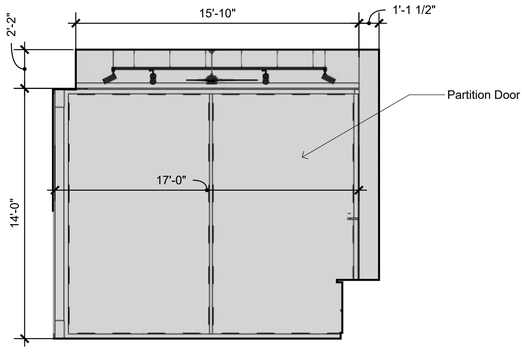
Interior Elevations

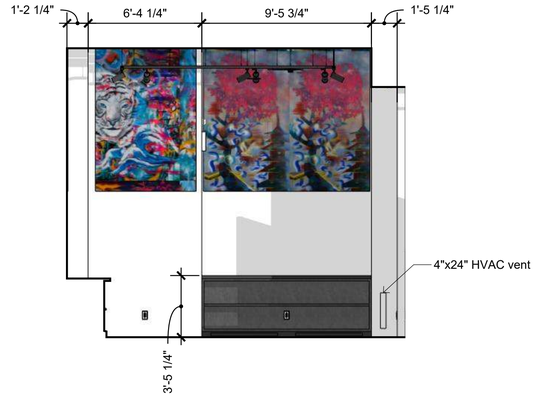
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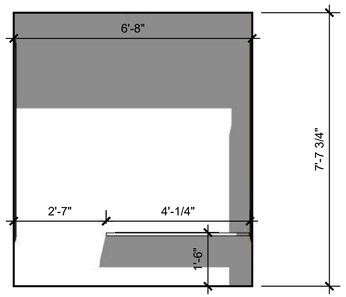


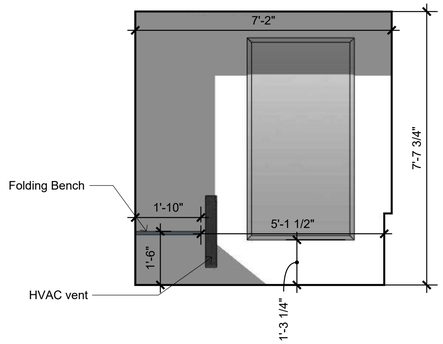


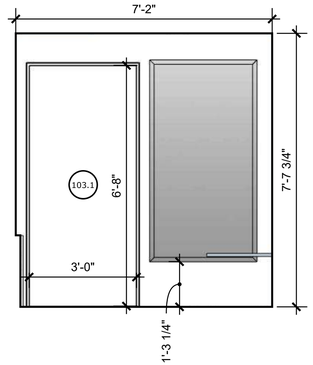


4 A5.2 102 Retail — North — West — East

1/4" = 1'-0"

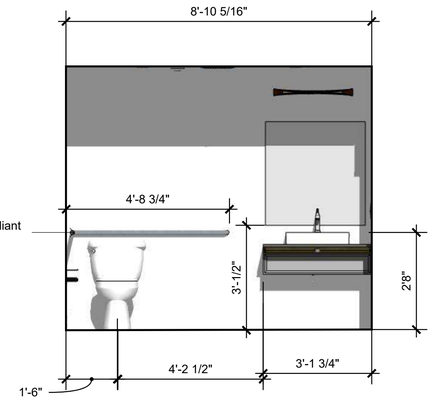


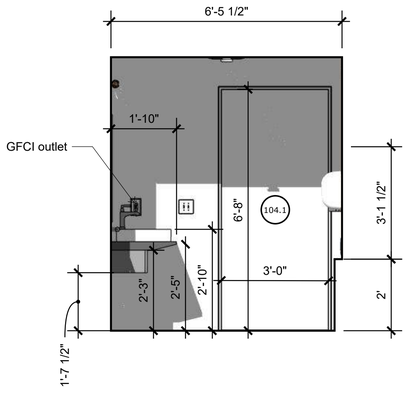


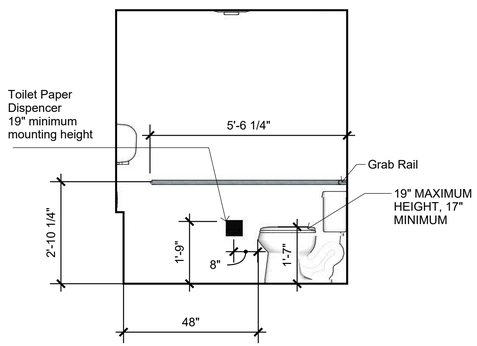


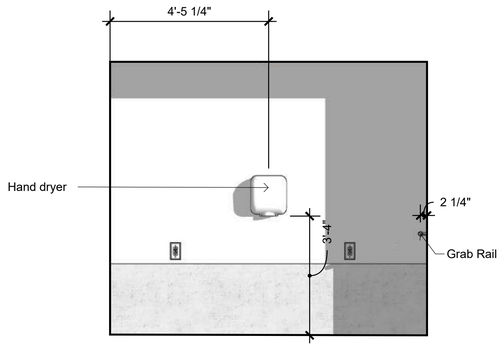
5 A5.2 103 Changing Room — North — East — West

1/2" = 1'-0"









6 A5.2 104 Retail Bathroom — North — East — West — South

1/2" = 1'-0"

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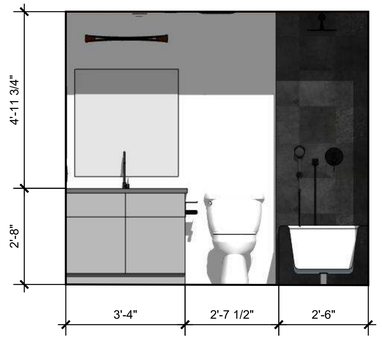
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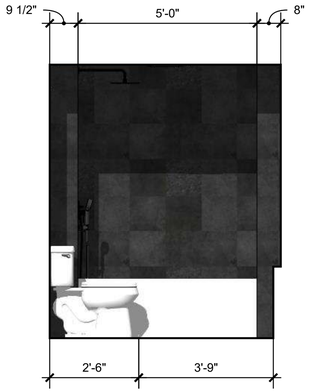
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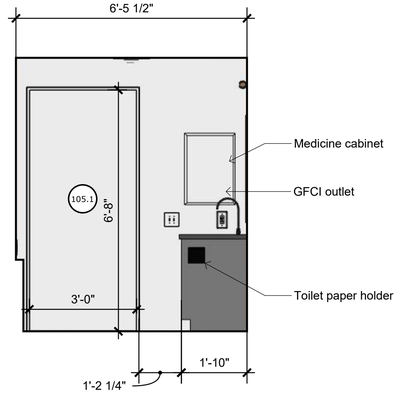
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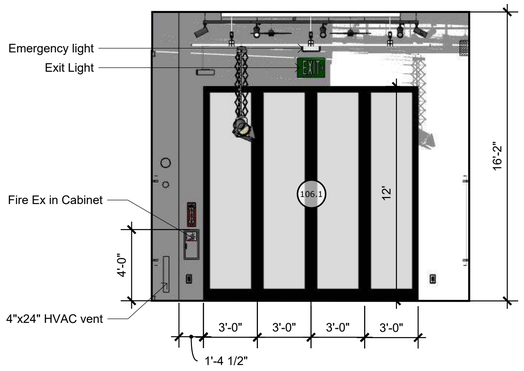
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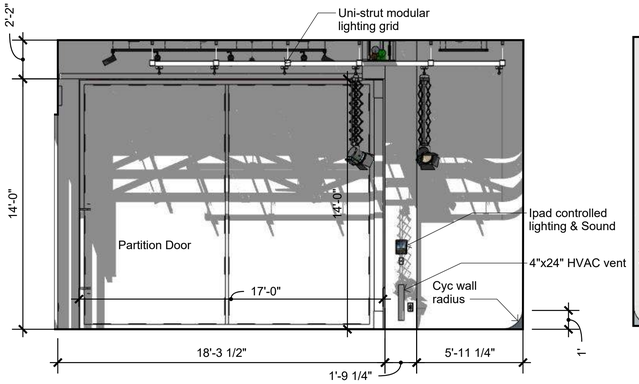


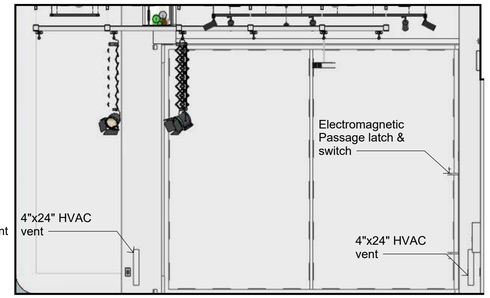


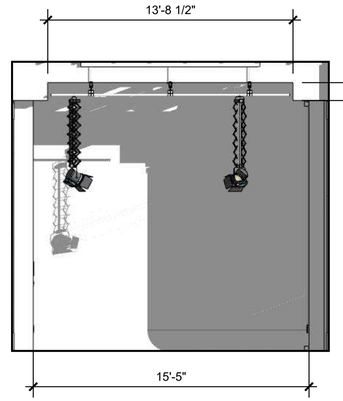


7 A5.3 105 Art Studio Bathroom North East West
1/2" = 1'-0"

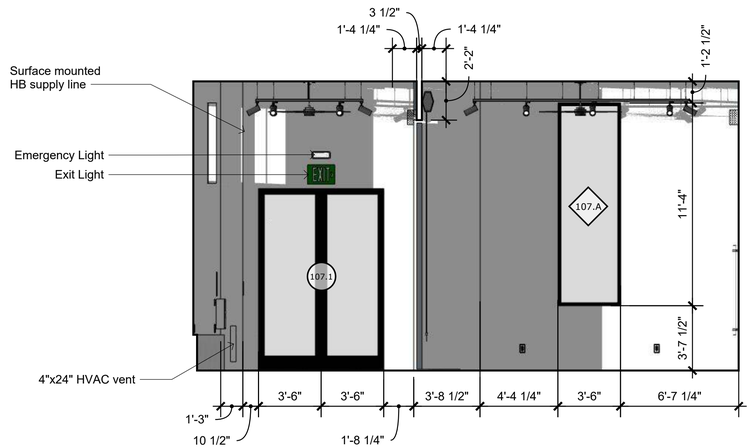


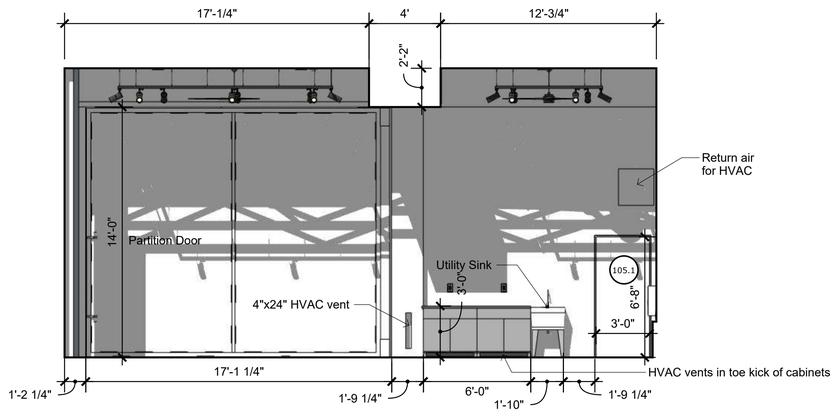






8 A5.3 106 Photography studio North East West South
1/4" = 1'-0"





9 A5.3 107 Art Studio North
1/4" = 1'-0"

10 A5.3 107 Art Studio East
1/4" = 1'-0"

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APN: 35-140-17

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Permit #BP24-00599

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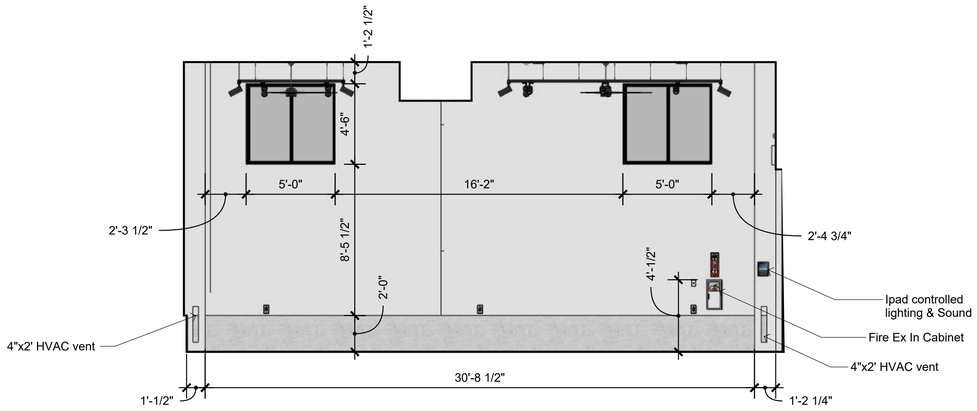
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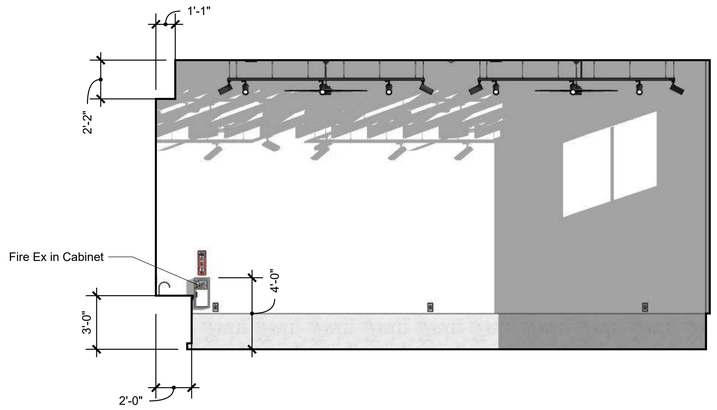
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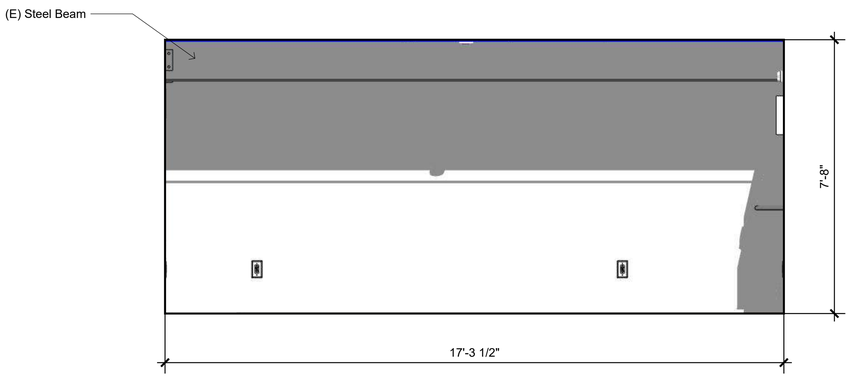
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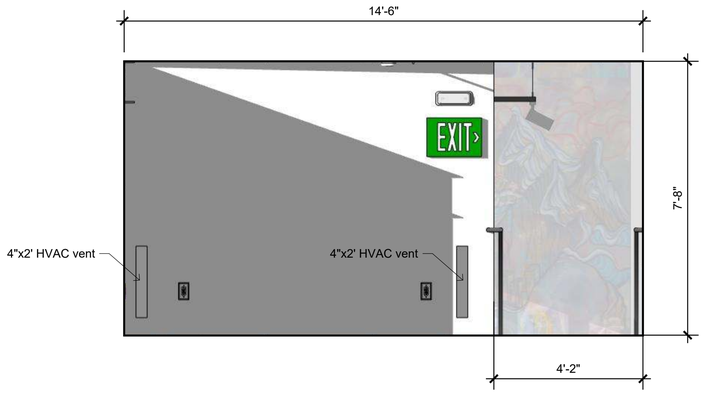
11 A5.4 107 Art Studio West 1/4" = 1'-0"



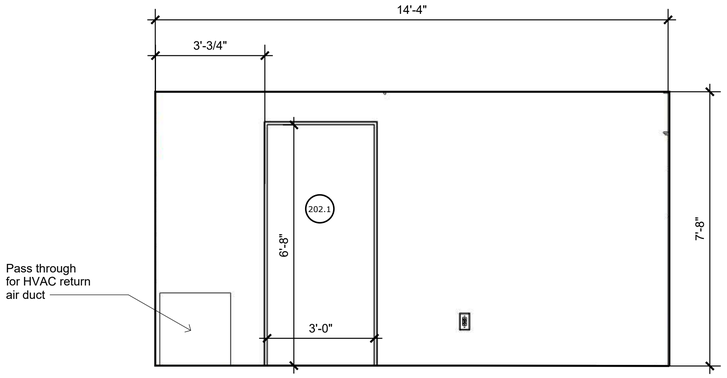
12 A5.4 107 Art Studio South 1/4" = 1'-0"



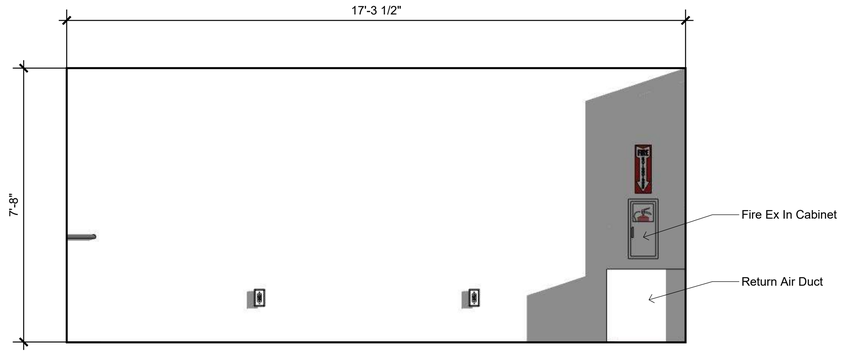
13 A5.4 201 Retail Storage North 1/2" = 1'-0"



13 A5.4 201 Retail Storage East 1/2" = 1'-0"



13 A5.4 201 Retail Storage West 1/2" = 1'-0"



South

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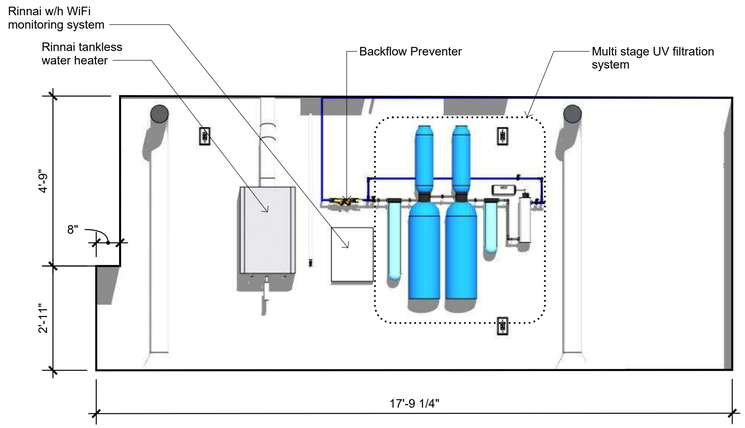
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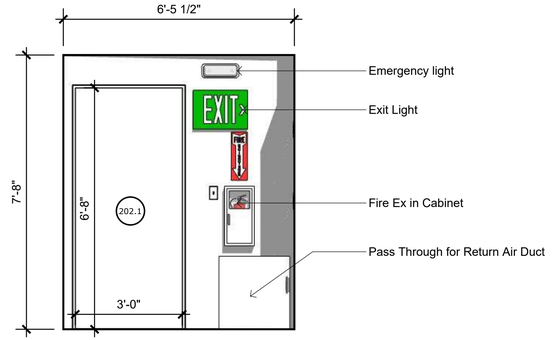
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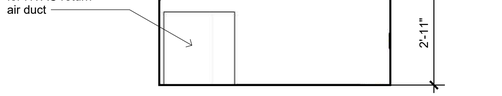


14 A5.5 202 Mechanical Room
1/2" = 1'-0"

North

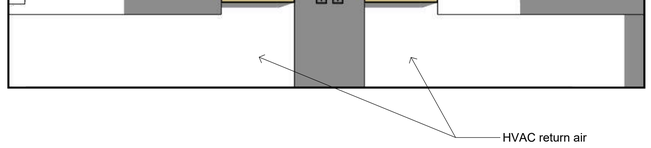


East



14 A5.5 202 Mechanical Room
1/2" = 1'-0"

West



South

INTERIOR FINISH GENERAL NOTES:

1. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUNT LIMITS.
2. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPIANT WITH VOC LIMITS.
3. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIX COMPOUNDS.
4. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
5. DOCUMENTATION SHALL BE PROVIDED TO TEH COUNTY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
6. 50% OF FLOOR AREA RECEIVING RESILIENT FLOOR, SHALL COMPLY WITH THE VOC EMISSION LIMIT DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.
7. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE STANDARDS.

INTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE TO ROUGH FRAME, NOT FINISH. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF CABINETS, STONE SLABS ETC.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR HEARTH REQUIREMENTS. (IF NO SPECIFICATIONS PROVIDED BY THE MANUFACTURER, HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREBOX. WHERE THE FIREBOX OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT AND AT LEAST 12" BEYOND EACH SIDE.) CBC SECTION 2111A.10.
3. GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET; GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR (IN A CLOSED POSITION); GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR W/I 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS < 36" ABOVE A WALKING SURFACE. CRC SECTION R308.4.6. (SLIDING GLASS DOORS WHICH ARE REVERSIBLE ARE TO HAVE TEMPERED GLAZING W/I 24" ARC OF EITHER EDGE OF ENTIRE GLASS ENCLOSURE.)
4. FIXTURES, APPLIANCES, MATERIALS AND FINISHES PORTRAYED IN THESE ELEVATIONS ARE FOR SCOPING PURPOSES ONLY. FINAL SELECTIONS SHALL BE AS SELECTED BY OWNER.
5. REFER TO THE INTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION REGARDING MATERIAL ASSIGNMENTS.
6. COORDINATE ALL TOWEL BAR AND/OR HOOK LOCATIONS PRIOR TO COVERING FRAME FOR INSTALLATION OF SUPPORT BLOCKING FOR THESE ITEMS.
7. COORDINATE ALL BATHROOM ACCESSORY LOCATIONS WITH OWNER PRIOR TO COVERING FRAME FOR INSTALLATION OF SUPPORT BLOCKING FOR THESE ITEMS.

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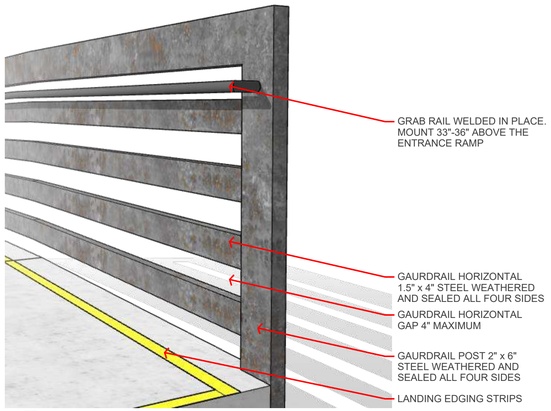
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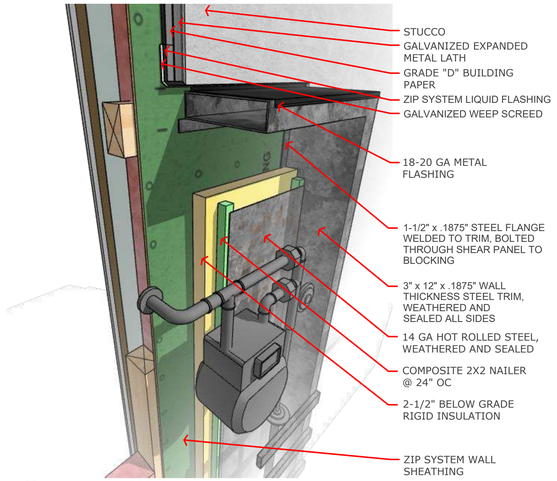
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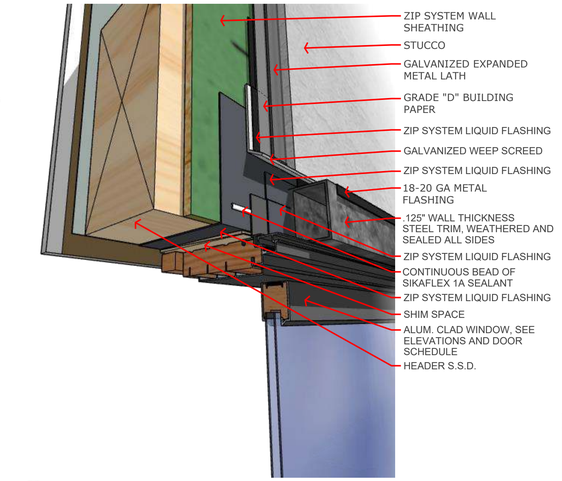
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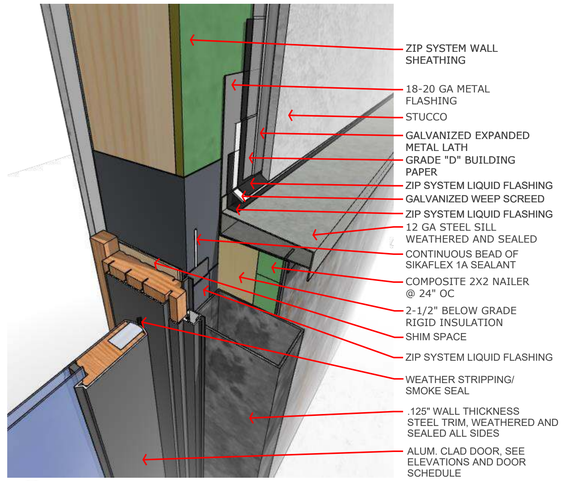
12 A6.1 Handrail
NTS



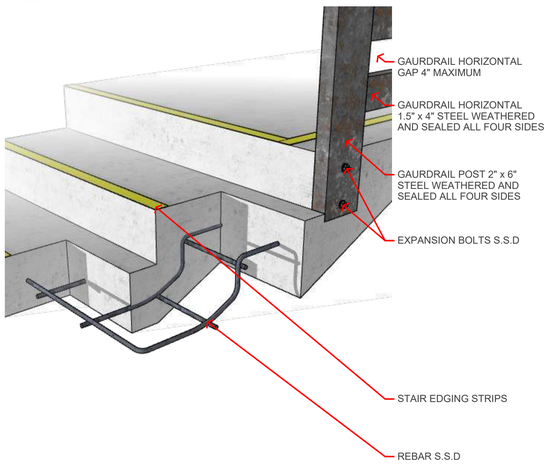
9 A6.1 Utility Connection Housing Top
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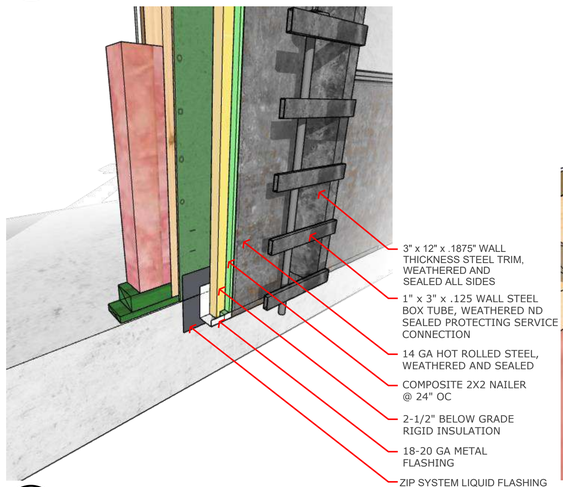
6 A6.1 Window Head
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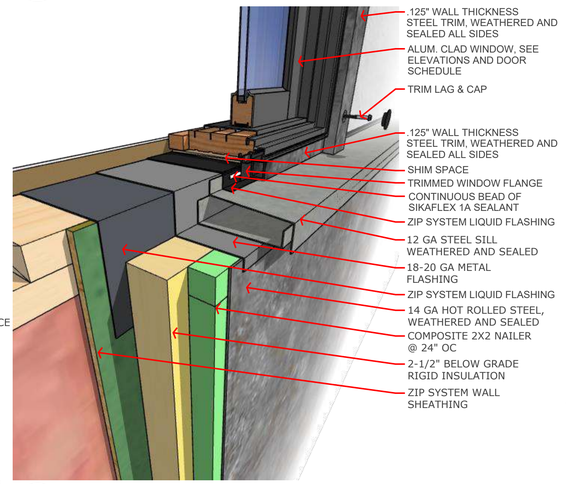
3 A6.1 Exterior Door Jamb
NTS



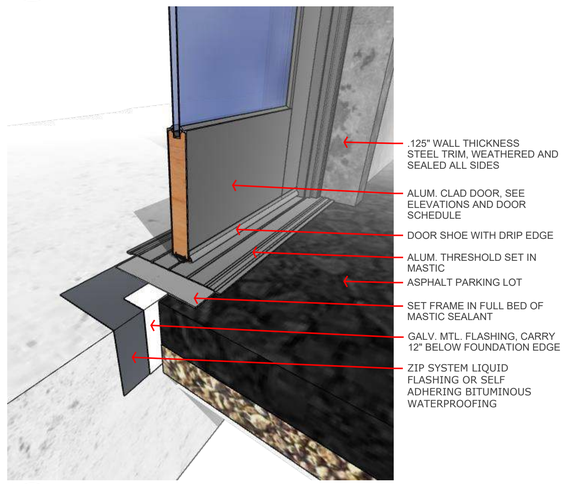
11 A6.1 ADA Stair & Handrail
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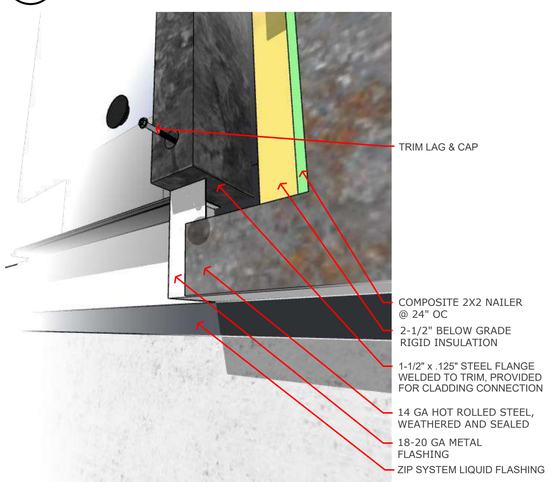
8 A6.1 Utility Connection Housing Bottom
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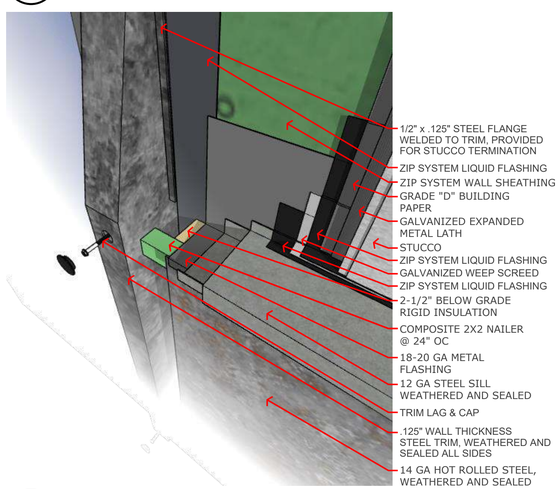
5 A6.1 Window Sill
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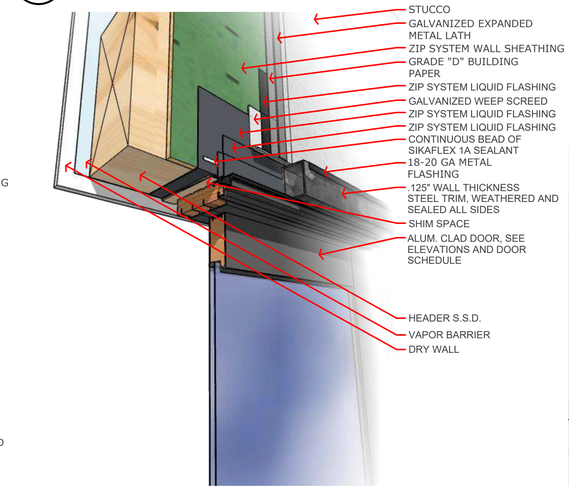
2 A6.1 Threshold to Studio Entrances
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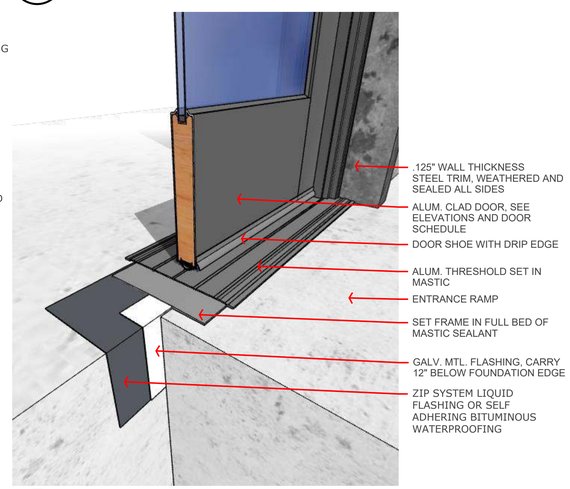
10 A6.1 Exterior Door Trim Bottom
NTS



7 A6.1 Exterior Door Trim
NTS



4 A6.1 Exterior Door Head
NTS



1 A6.1 Threshold to Entrance ramp
NTS

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Exterior Details

A6.1

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12 A7.1 Not Used
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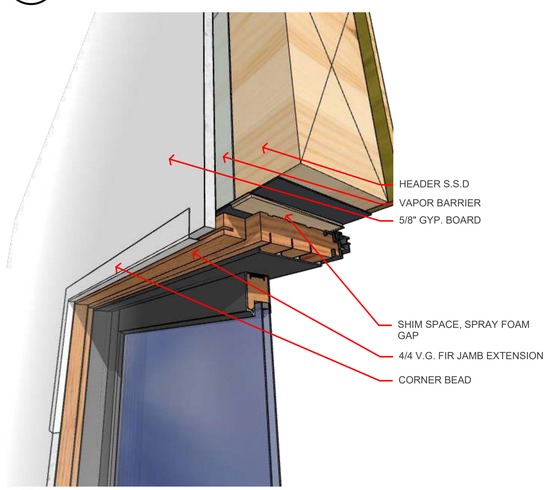
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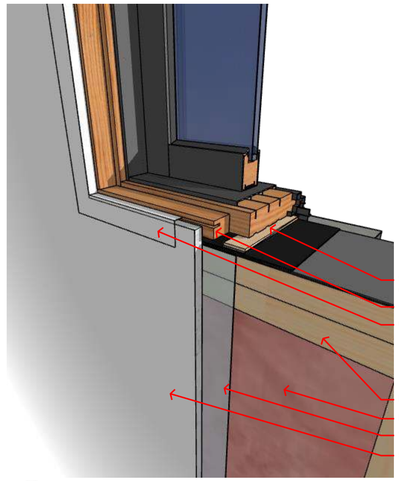
9 A7.1 Not Used
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8 A7.1 Not Used
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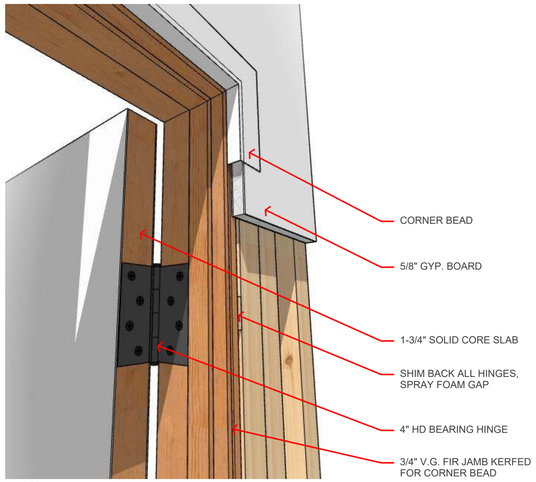
7 A7.1 Window Head
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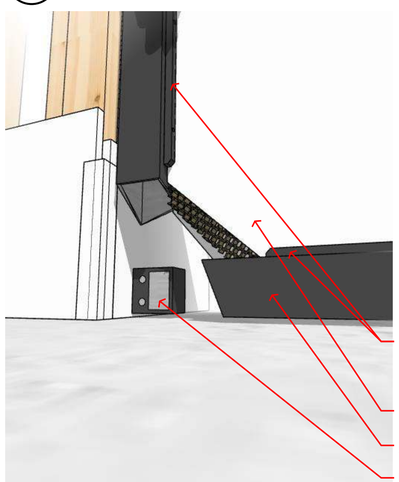
6 A7.1 Window Sill
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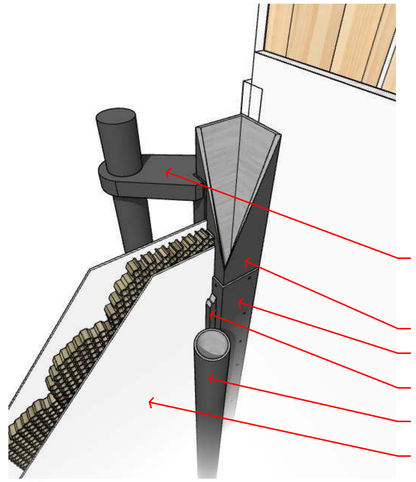
5 A7.1 Interior Door
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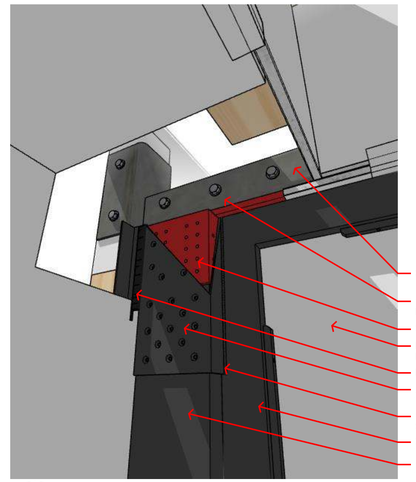
4 A7.1 Catch Assembly
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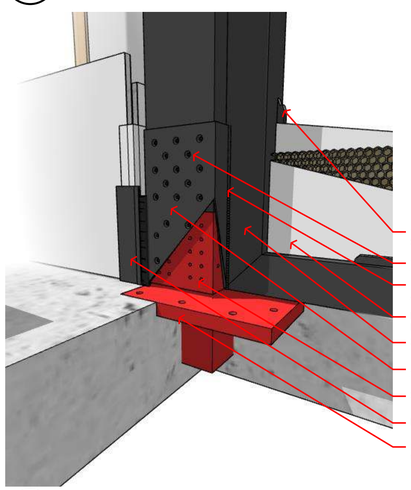
3 A7.1 Handle Assembly
NTS



2 A7.1 Top Pivot
NTS



1 A7.1 Base Pivot
NTS



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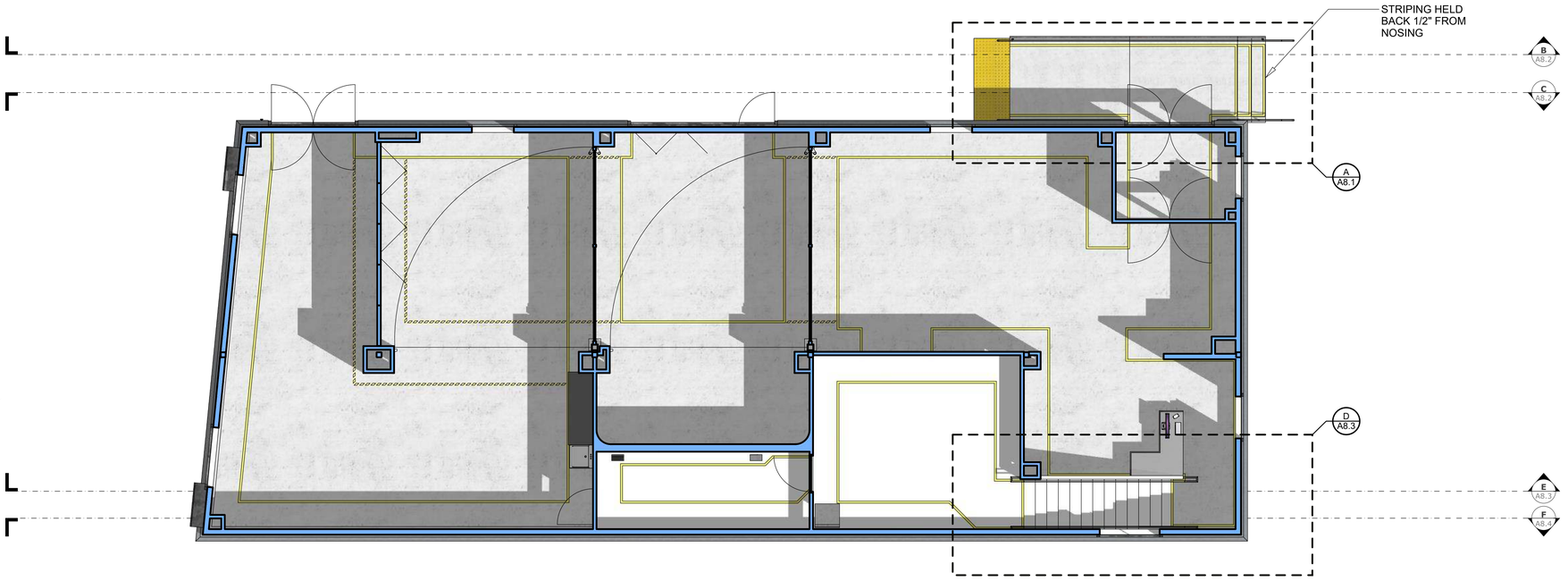
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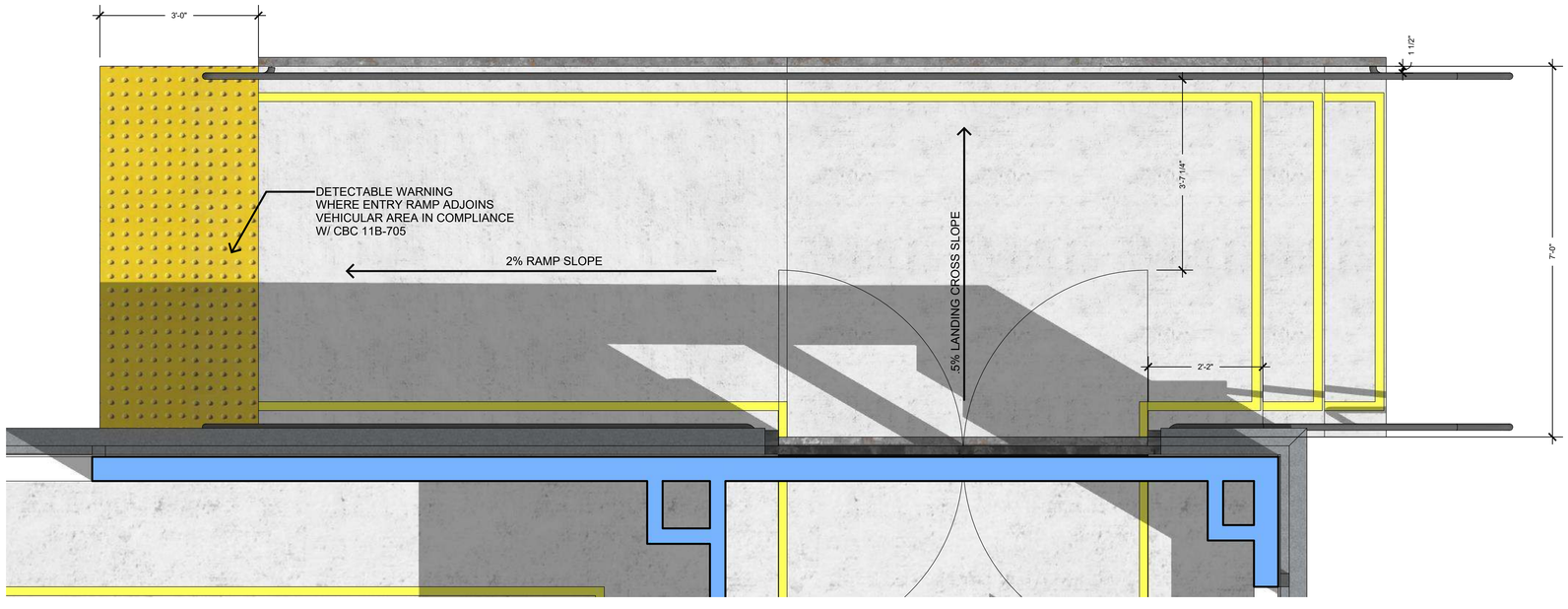
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ADA ENTRANCE RAMP & HANDRAIL GENERAL NOTES

1. STAIRWAYS WHICH PROVIDE MEANS OF EGRESS TO, OR FROM, BUILDINGS OR FACILITIES WHERE ACCESSIBILITY IS REQUIRED FOR APPLICSTIONS LISTED IN SECTION 1.9.1 REGULATED BY THE DIVISION OF THE STATE ARCHITECT-ACCESS COMPLIANCE, SHALL ALSO COMPLY WITH CHAPTER 11A OR CHAPTER 11B, SECTIONS 11B-210 AND 11B-504, AS APPLICABLE.
2. THE REQUIRED CAPACITY OF STAIRWAY SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44 INCHES. CBC 1011.2
3. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYONF THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY LANDING. CBC 1011.3
4. STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RECTANGULAR TREAD DEPTH SHALL BE 11 INCHES MINIMUM. CBC 1011.5.2
5. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT OF STAIRS. CBC 1011.5.4
6. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48 INCHES, WHICHEVER IS LESS. DOORS OPENNING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, TEH DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED QIDTH OF A LANDING. CBC 1011.6
7. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING. WOOD HANDRAILS SHALL BE PERMITTED IN ALL TYPES OF CONTSTRUCTION. INTERIOR EXIT STAIRWAYS IN ACCORDANCE WITH SECTION 510.2. CBC 1011.7
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A / A8.1 Floor Plan
3/16" = 1'-0"



A / A8.1 A Section
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Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Ramp & Handrail

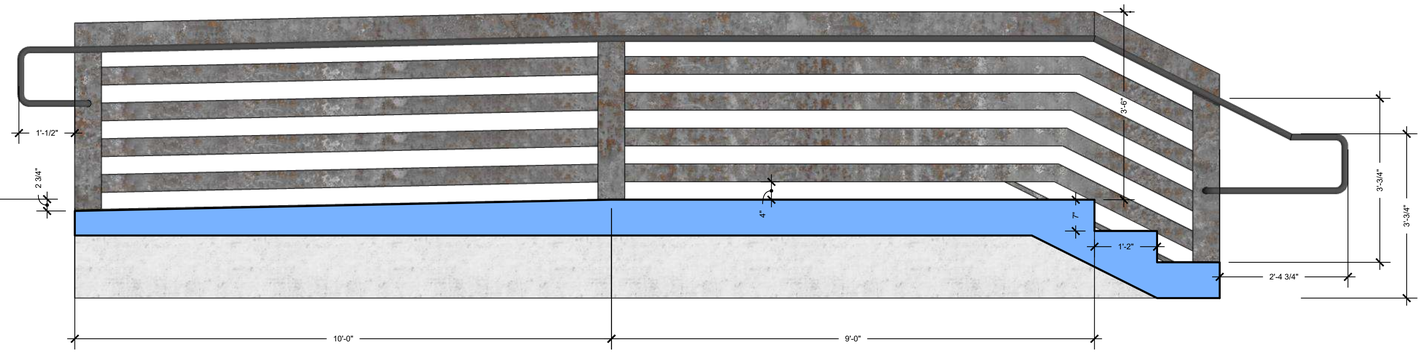
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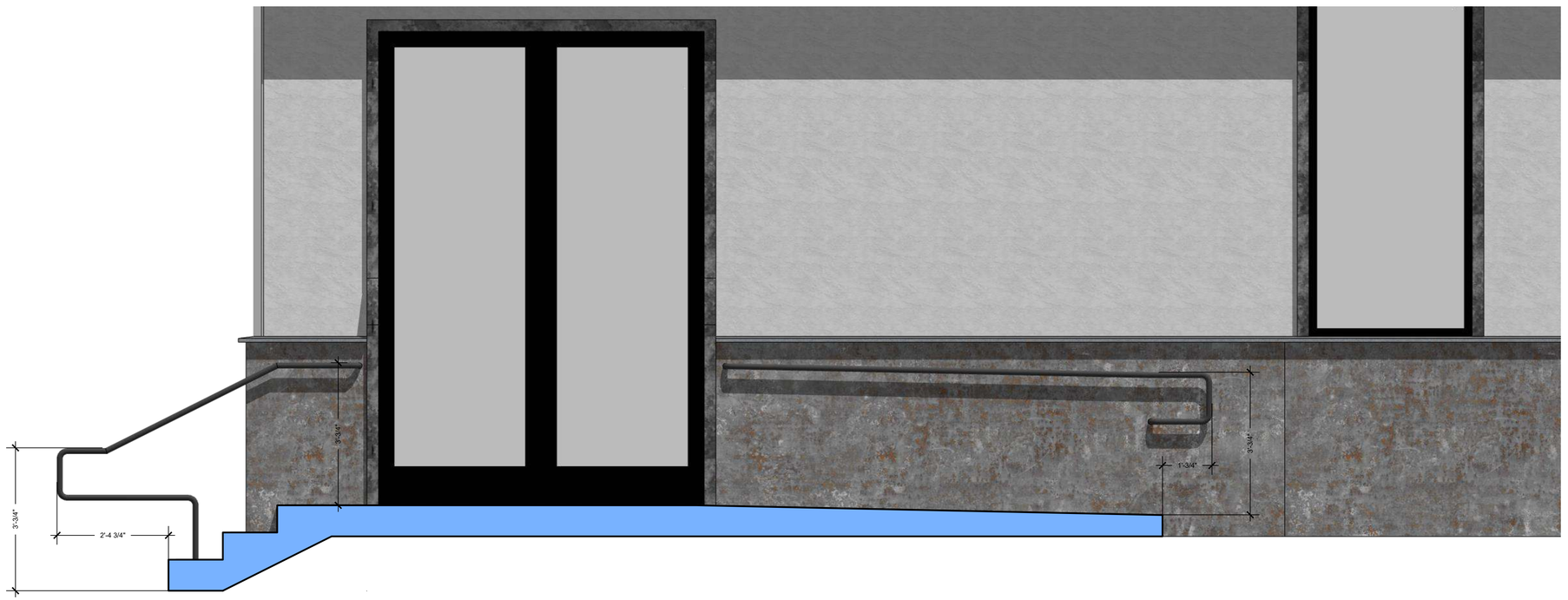
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B A8.2 B Section
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C A8.2 C Section
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Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

R & H Sections
B,C

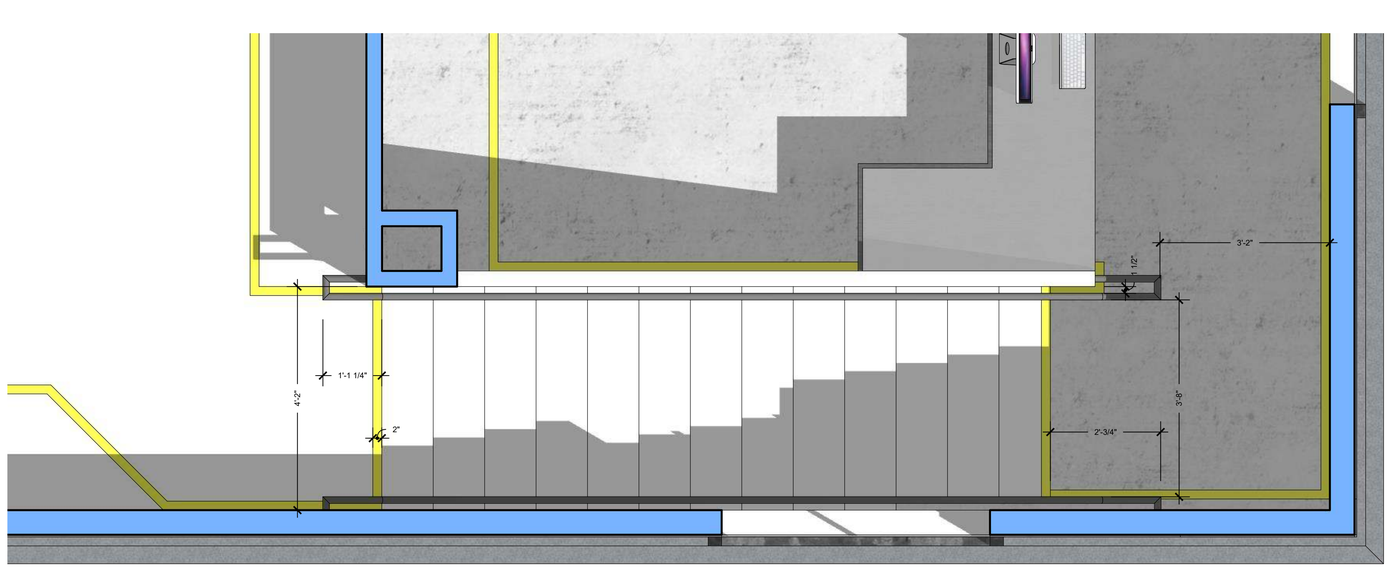
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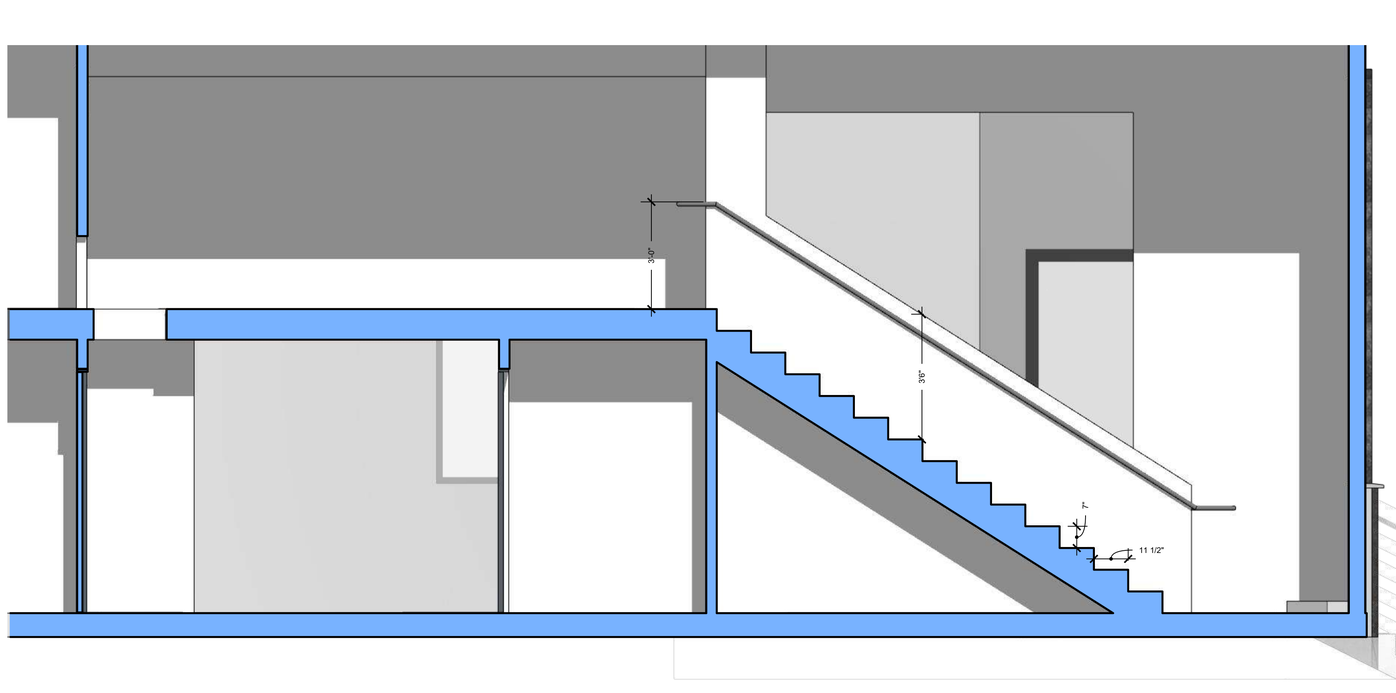
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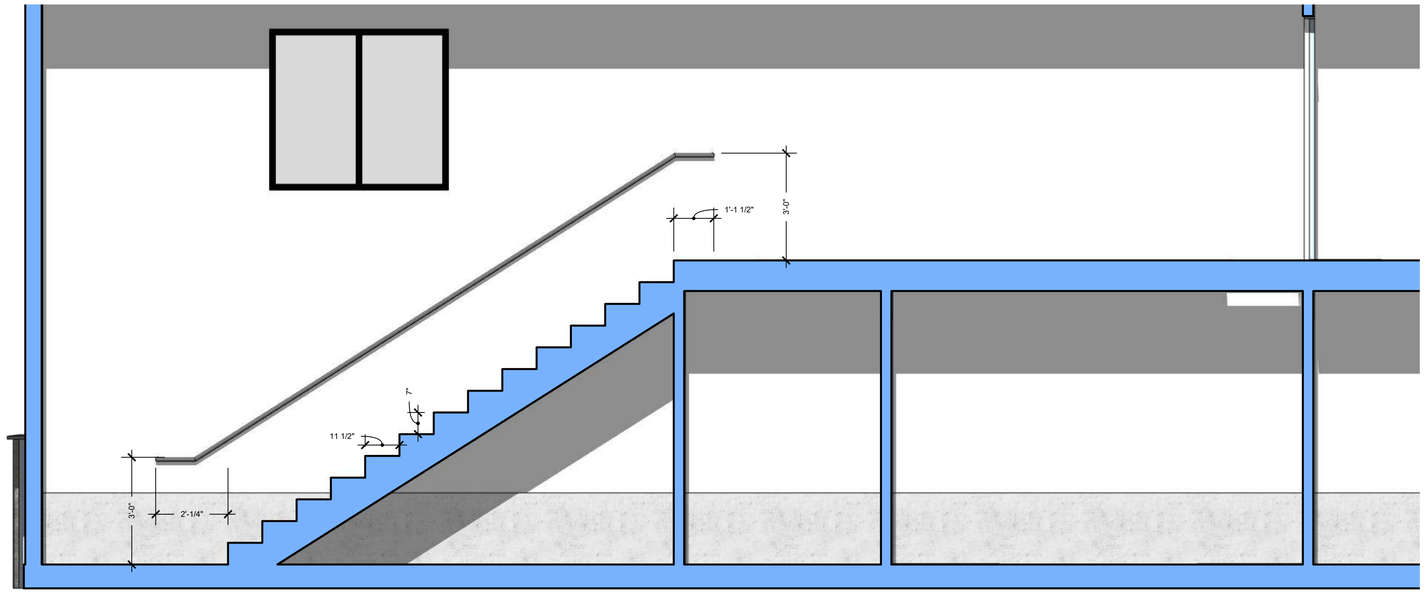
R & H Sections
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A8.3

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ADA ENTRANCE RAMP & HANDRAIL GENERAL NOTES

1. STAIRWAYS WHICH PROVIDE MEANS OF EGRESS TO, OR FROM, BUILDINGS OR FACILITIES WHERE ACCESSIBILITY IS REQUIRED FOR APPLICSTIONS LISTED IN SECTION 1.9.1 REGULATED BY THE DIVISION OF THE STATE ARCHITECT-ACCESS COMPLIANCE, SHALL ALSO COMPLY WITH CHAPTER 11A OR CHAPTER 11B, SECTIONS 11B-210 AND 11B-504, AS APPLICABLE.
2. THE REQUIRED CAPACITY OF STAIRWAY SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44 INCHES. CBC 1011.2
3. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYONF THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY LANDING. CBC 1011.3
4. STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RECTANGULAR TREAD DEPTH SHALL BE 11 INCHES MINIMUM. CBC 1011.5.2
5. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT OF STAIRS. CBC 1011.5.4
6. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48 INCHES, WHICHEVER IS LESS. DOORS OPENNING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, TEH DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED QIDTH OF A LANDING. CBC 1011.6
7. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING. WOOD HANDRAILS SHALL BE PERMITTED IN ALL TYPES OF CONTSTRUCTION. INTERIOR EXIT STAIRWAYS IN ACCORDANCE WITH SECTION 510.2. CBC 1011.7
8. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2%) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED. CBC 1011.7.1
9. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAY SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. CBC 1011.7.2 & CBC 1012.7.2
10. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESITANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATRE. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIRWAY ENCLOSURE. CBC 1011.7.3 ENCLOSURES UNDER INTERIOR STAIRWAYS.
11. FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. CBC 1011.11
12. RAMPS USED AS A PART OF A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE). CBC 1012.2
13. THE SLOPE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL OF A RAMP SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE). CBC 1012.3
14. MEANS OF EGRESS RAMP SHALL NOT REDUCE IN WIDTH IN THE DIRECTION OF EGRESS TRAVEL. PROJECTIONS INTO THE REQUIRED RAMP AND LANDING WIDTH ARE PROHIBITED. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 42 INCHES. CBC 1012.5.3.
15. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED TO ACCESSIBILITY ARE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA AS SPECIFIED IN CHAPTER 11A OR 11B AS APPLICABLE. 1012.6.5
16. RAMPS SHALL BE BUILT OF MATERIALS CONSISTENT WITHT HE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION. CBC 1012.7
17. THE SURFACE OF RAMPS SHALL BE OF SLIP-RESISTANT MATERIALS THAT ARE SECURELY ATTACHED. CBC 1012.7.1
18. RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH SECTION 1014. CBC 1012.8
19. GUARDS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 1015 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1015. CBC 1012.9
20. EDGE PROTECTION COMPLYING WITH SECTION 1012.10.1 OR 1012.10.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.
21. A CURB, RAIL, WALL, OR BARRIER SHALL BE PROVIDED TO SERVE AS EDGE PROTECTION. A CURB SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT. BARRIERS SHALL BBE CONSTRUCTED SO THAT THE BARRIER PREVENTS THE PASSAGE OF A 4-INCH-DIAMETER SPHERE, WHERE ANY PORTIONS OF THE SPHERE IS WITHIN 4 INCHES OF THE FLOOR OR GROUND SURFACE. CBC 1012.10.1
22. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH SECTION 1014. CBC 1012.10.2
23. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CBC 1014.2
24. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. CBC 1014.3.1
25. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
26. HANDRAILS SHALL RETURN TO A WALL, GURAD OR THE WALKING SURFACE OR SHALL BE CONTINUOS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.
27. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL NOT BE LESS THAN 1-1/2 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. CBC 1014.7
28. ON RAMPS AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4-1/2 INCHES AT OR BELOW THE HANDRAIL HEIGHT.



F F Section
A8.4 3/4" = 1'-0"

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No. C78543
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CIVIL
STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
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California 93546
APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

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R & H Sections
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LIGHTING PLAN GENERAL NOTES

1. ALL TRACK LIGHTING SHALL RUN THROUGH THE CURRENT LIMITING PANEL LISTED ON PAGE A2.8

2. ALL INSTALLED OUTDOOR LIGHTING, WHERE THE BOTTOM OF THE LUMINAIRE IS MOUNTED 24 FEET OR LESS ABOVE THE GROUND, SHALL BE CONTROLLED WITH MOTION SENSORS AND AUTOMATIC LIGHTING CONTROLS THAT ARE CAPABLE OF AUTOMATICALLY REDUCING THE LIGHTING POWER OF EACH LUMINAIRE BY AT LEAST 40% BUT NOT EXCEEDING 90%. CEC 130.2(C)3A-D

3. ENTIRE ELECTRICAL SYSTEM IS A "DESIGN-BUILD" SYSTEM. THESE DOCUMENTS ARE FOR BASIC SCOPE AND COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SYSTEMS PRIOR TO CONSTRUCTION WITH SPECIFIC CONSIDERATIONOF OTHER SYSTEMS, INCLUDING BUT NOT LIMITED TO; STRUCTURAL, MECHANICAL, PLUMBING, AND ARCHITECTURAL FINISHES.

4. ALL DISCONNECT SWITCHES WILL MATCH THE BREAKER/ SWITCH SIZE OF THE SAME BRANCH CIRCUIT/ FEEDER IN THE PANEL RESPECTIVELY. CEC 240.4 & CEC 220.18 (A).

5. ALL BRANCH CIRCUIT PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR CEILINGS SHALL BE SEALED WITH UL LISTED AND APPROVED FIRE RATED SEALENTS/ ASSEMBLIES. PERFORM PENETRATIONS SUCH THAT A FIRE RATING OF THE ROOF, WALL AND FLOOR IS MAINTAINED.

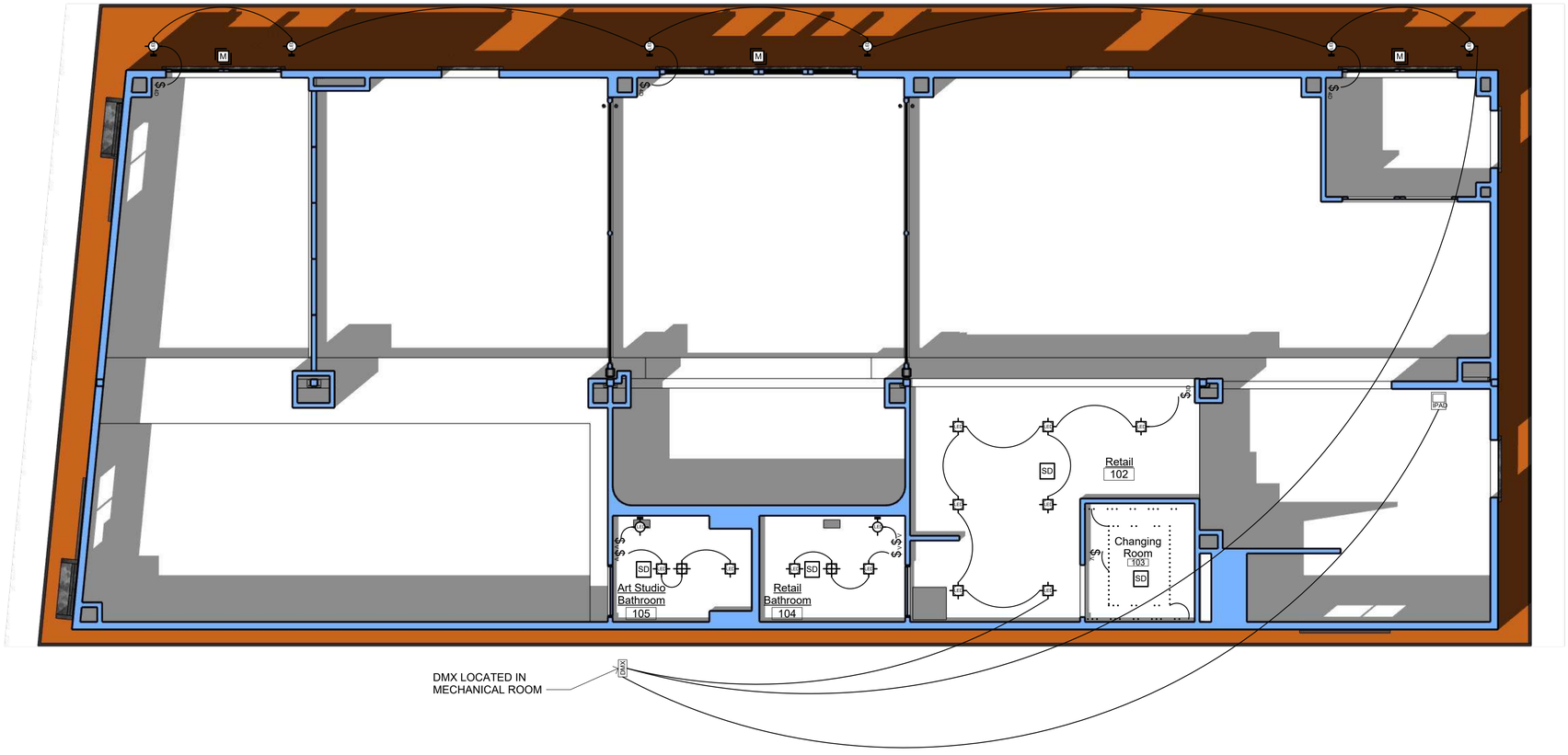
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7. THE GENERAL LIGHTING OF ANY ENCLOSED AREA 100 SQUARE FEET OR LARGER, WITH A CONNECTED LIGHTING LOAD THAT EXCEEDS 0.5 WATTS PER SQUARE FOOT SHALL PROVIDE MULTILEVEL LIGHTING CONTROL IN ACCORDANCE WITH CEC 130.1(B)

Lighting legend

- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- LED CAN LIGHT
- LOW VOLTAGE CAN LIGHT
- FLUORESCENT CAN LIGHT
- UNDER CABINET LED PUCK LIGHT
- UNDER CABINET FLUORESCENT PUCK LIGHT
- TRACK MOUNTED LOW VOLTAGE LIGHT
- SPOT ADJUSTABLE LED LIGHT
- LOW VOLTAGE PENDANT LIGHT
- LED PENDANT LIGHT
- FLUORESCENT STRIP LIGHT
- CEILING FAN - LT INDICATES LIGHT WHERE SHOWN
- LED STRIP LIGHT
- TRACK MOUNTED LED STRIP LIGHT

- SINGLE POLE SWITCH
- SINGLE POLE DIMMABLE SWITCH
- DOOR ACTIVATED SWITCH
- 3 WAY ELECTRICAL SWITCH
- 3 WAY ELECTRICAL DIMMABLE SWITCH
- 4 WAY ELECTRICAL SWITCH
- 4 WAY ELECTRICAL DIMMABLE SWITCH
- TIMER ELECTRICAL SWITCH
- VACANCY ELECTRICAL SWITCH
- IPAD DOCKING STATION FOR SAVANT/LUTRON CONTORLS
- DMX LIGHTING CONTROL FOR IPAD
- LUTRON LIGHTING CONTROL STATION
- LOW VOLTAGE TRANSFORMER
- MOTION DETECTOR
- CEILING MOUNTED ELECTRICAL OUTLET
- GARAGE DOOR OPENER
- RECESSED EXHAUST FAN
- RECESSED EXHAUST FAN / FLUORESCENT LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HAND DRYER



Lighting Fixture Connection

FIXTURE	TYPE	MANUFACTURER	MODEL	FIXTURE UNITS	VOLTAGE	WATTAGE	MOUNTING TYPE			
IP System	Track/ Strip	Simes	S.9081W	73	24 Vdc	15 W	Suspended			
Flower Zoom 60	Spot	Simes	S.9026N	45	24 Vdc	10.4 W	Track Mounted			
Finger Plug-in	Pendent	Simes	S.9035N	4	24 Vdc	7 W	Track Mounted			
Mini-cool	Sconce	Simes	S.9231W	6	24 Vdc	7 W	Wall Mounted			
Motion Light	Sconce	Home Depot	WP125B	6	100-277V	125 W	Wall Mounted			
Can Light	Int. Ceiling	Halo	HLBPH4069FS1EMWR	44	120V	10 W	Ceiling Cutout			
Exit Light	Egress	Commercial Electric	EXLEDRG120277	8	120-277V	3.5 W	Wall/ Ceiling Cutout	90 min. Emergency Run Time		
Emergency Light	Egress	Commercial Electric	EMLEDRECT120277	8	120-277V	3 W	Wall Mounted	90 min. Emergency Run Time		
Bathroom Light	Sconce	Makena	JYL7022C	2	120V	10 W	Wall Mounted			
Fan	Ceiling Fan	Maverick	55V37	10	120V	21 W Average	Ceiling Mounted			

1 MPE 2.1 — First Floor Lighting Plan
1/4" = 1'-0"

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11/8/24

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APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

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First Floor
Lighting Plan

MPE 2.1

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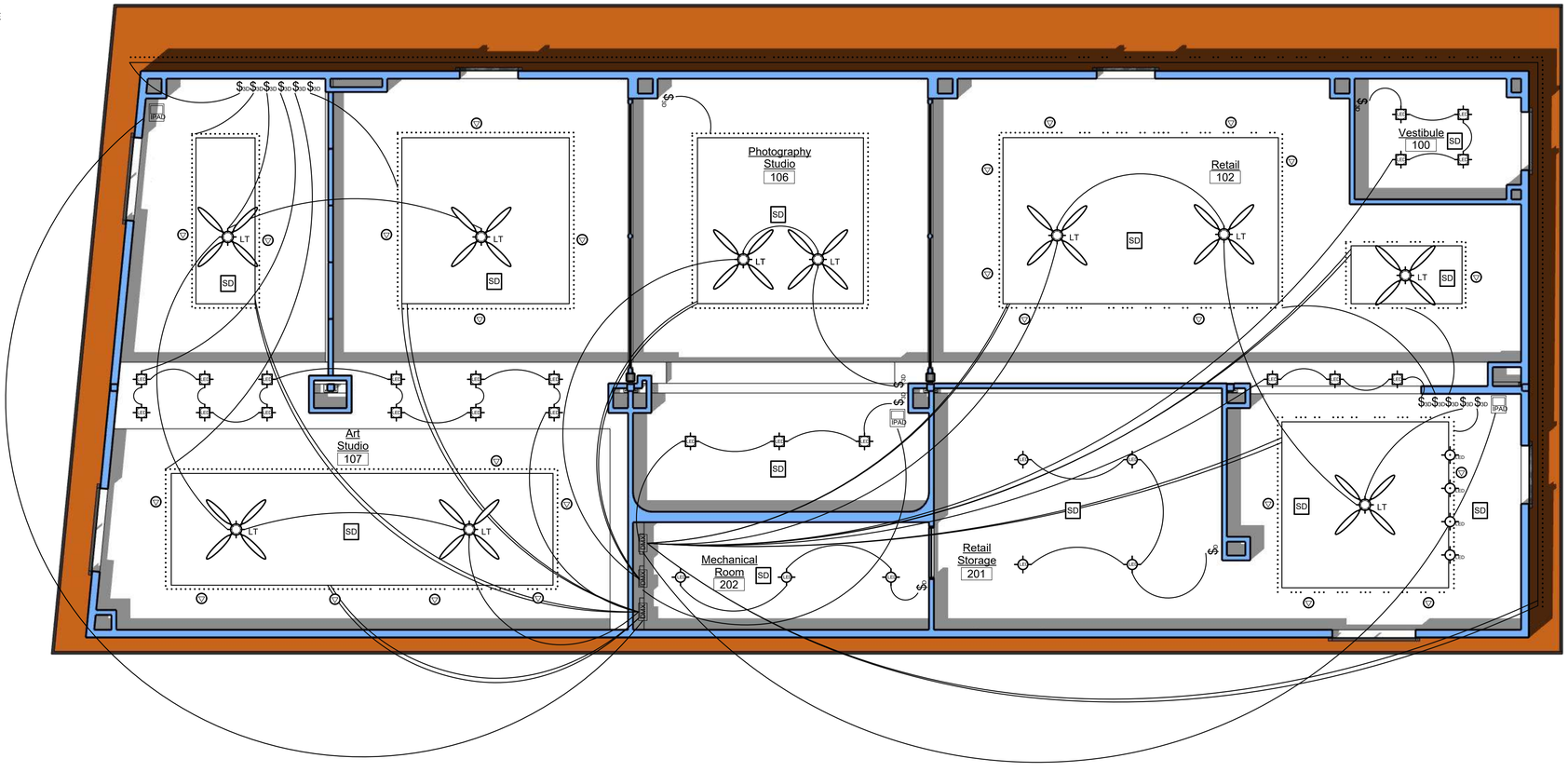
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1 MPE 2.2 Second Floor Lighting Plan
1/4" = 1'-0"

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Second Floor Lighting Plan

MPE 2.2

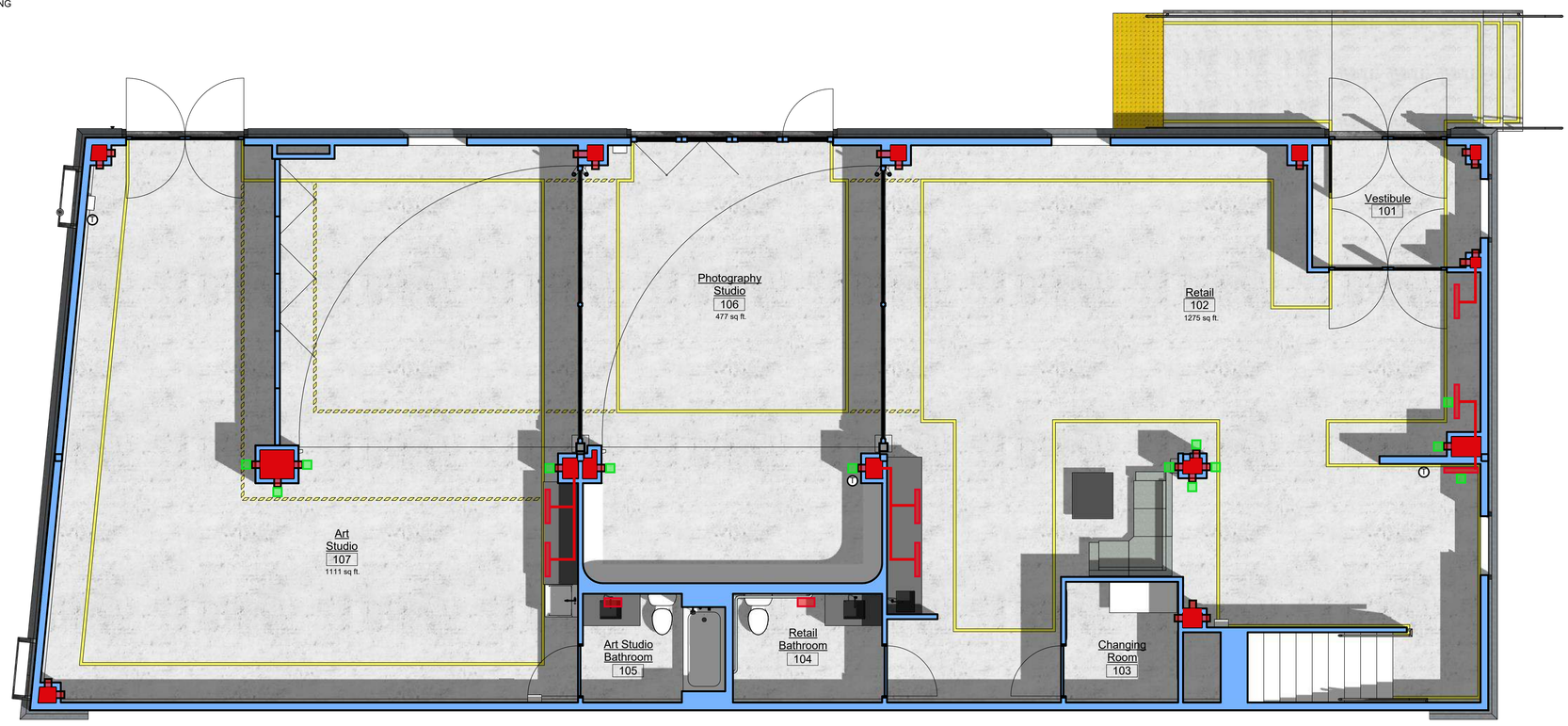
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MECHANICAL PLAN GENERAL NOTES

1. ALL RESTROOMS SHALL HAVE DOOR UNDERCUTTO ALLOW AIRFLOW FROM THE ROOM TO THE EXHAUST FAN.
2. PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13
3. ENTIRE MECHANICAL SYSTEM IS A "DESIGN-BUILD" SYSTEM. THESE DOCUMENTS ARE FOR BASIC SCOPE AND COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SYSTEMS PRIOR TO CONSTRUCTION WITH SPECIFIC CONSIDERATIONOF OTHER SYSTEMS, INCLUDING BUT NOT LIMITED TO; STRUCTURAL, MECHANICAL, PLUMBING, AND ARCHITECTURAL FINISHES.
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6. ARC FLASH HAZARD WARNING LABEL ON THE SWITCHBOARD SHALL BE PROVIDED IN ACCORDANCE WITH CEC 110.16
7. 15-20 AMPERE-RATED SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT.

Mechanical Legend

- RETURN AIR DUCTING - SIZED BY MECHANICAL SUB-CONTRACTOR
- SUPPLY AIR MAIN BRANCH DUCTING, SIZED BY MECHANICAL CONTRACTOR
- SUPPLY AIR SECONDARY DUCTING, SIZED BY MECHANICAL SUB-CONTRACTOR
- 6X12 IRON SUPPLY CEILING REGISTER
- 3X24 IRON REGISTER CABINET TOE KICKS
- 4X24 VERTICAL IRON REGISTER
- WALL RETURN AIR GRILLE, SIZED BY MECHANICAL SUB-CONTRACTOR
- CEILING RETURN AIR GRILLE, SIZED BY MECHANICAL SUB-CONTRACTOR
- THERMOSTAT
- E.R.V. FRESH AIR OUTPUT USING H.V.A.C REGISTER
- CEILING MOUNTED E.R.V. STALE AIR INTAKE REGISTER, SIZED BY MECHANICAL SUB-CONTRACTOR
- EXTERIOR WALL MOUNTED E.R.V. FRESH AIR INTAKE REGISTER, SIZED BY MECHANICAL SUB-CONTRACTOR
- EXTERIOR WALL MOUNTED E.R.V. EXHAUST REGISTER, SIZED BY MECHANICAL SUB-CONTRACTOR



1 MPE 2.3 First Floor Mechanical Plan
1/4" = 1'-0"

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First Floor Mechanical Plan

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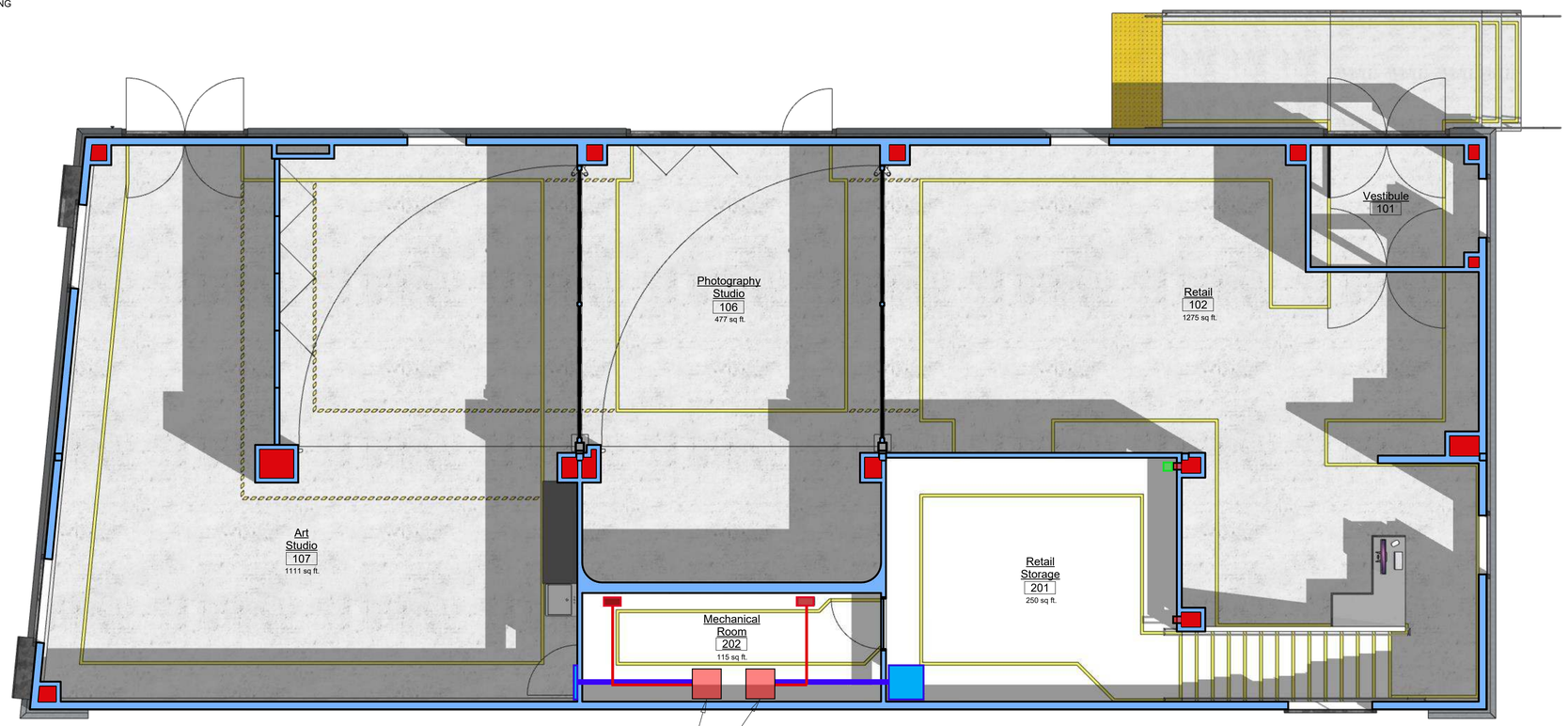
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7. 15-20 AMPERE-RATED SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT.

Mechanical Legend

- RETURN AIR DUCTING - SIZED BY MECHANICAL SUB-CONTRACTOR
- SUPPLY AIR MAIN BRANCH DUCTING, SIZED BY MECHANICAL CONTRACTOR
- SUPPLY AIR SECONDARY DUCTING, SIZED BY MECHANICAL SUB-CONTRACTOR
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YORK - YP9C120D20MP13C
FORCED AIR HEATING SYSTEM
.DESIGN BY INSTALLATION CONTRACTOR. INSTALL PER C.M.C., C.P.C., & MANUFACTURERS REQ.
PROVIDE COMBUSTION AIR PER C.M.C.

UNIT SHALL BE A SEALED DIRECT VENT COMBUSTION UNIT OR IF COMBUSTION AIR IS PULLED INTO CLOSET FOR UNIT, PROVIDE ENVELOPE MEASURES IN COMPLIANCE WITH CMC 904.1, 904.1.1, 904.1.2.

1 MPE 2.4 Second Floor Mechanical Plan
1/4" = 1'-0"

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No. C78543
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11/8/24

94 Old Mammoth road
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APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

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Construction Documents

rev.	date	remark
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2	10/26/24	x

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Second Floor Mechanical Plan

MPE 2.4

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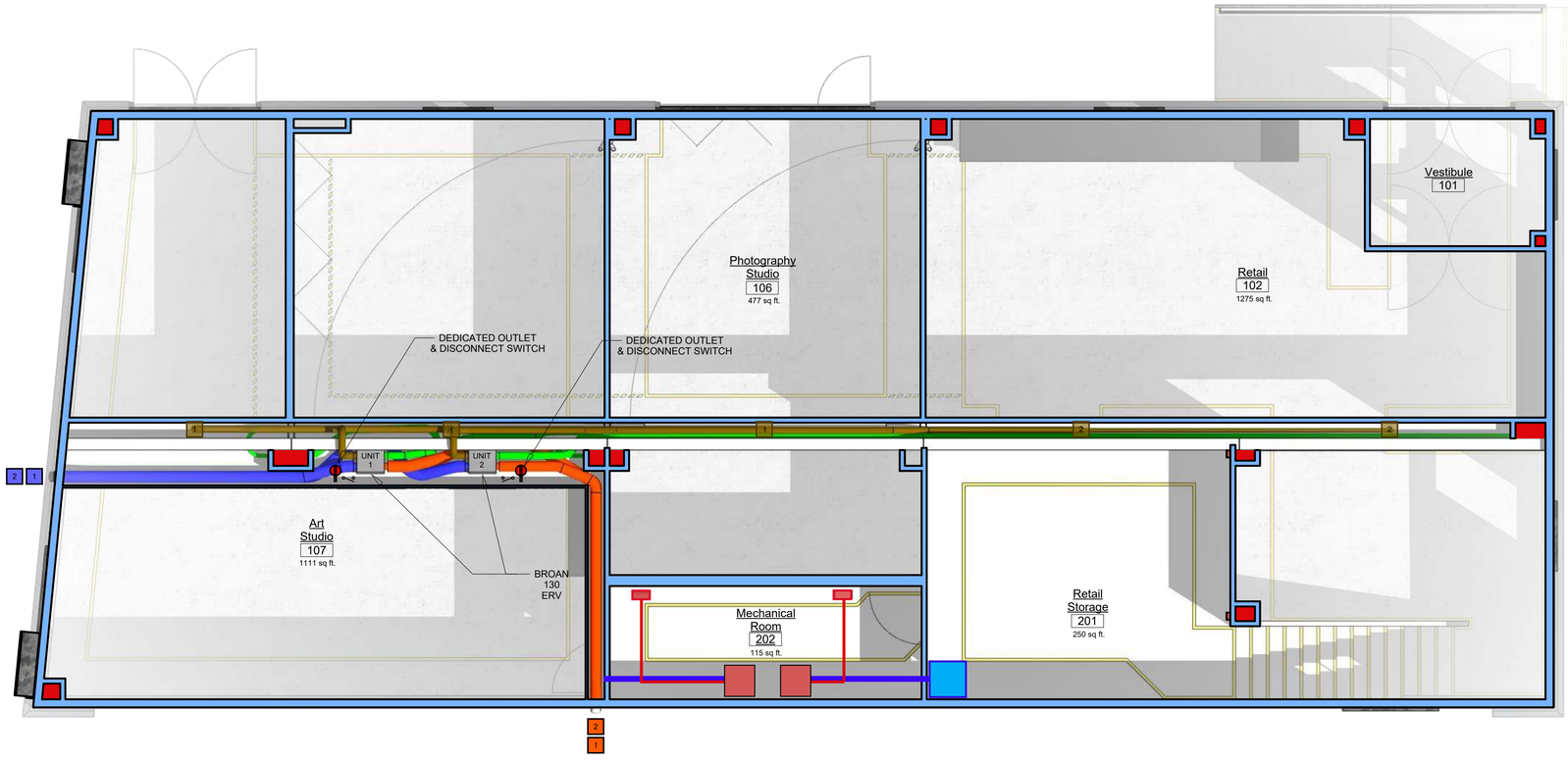
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1 MPE 2.5 Soffit ERV Mechanical Plan
1/4" = 1'-0"

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Soffit ERV Mechanical Plan

MPE 2.5

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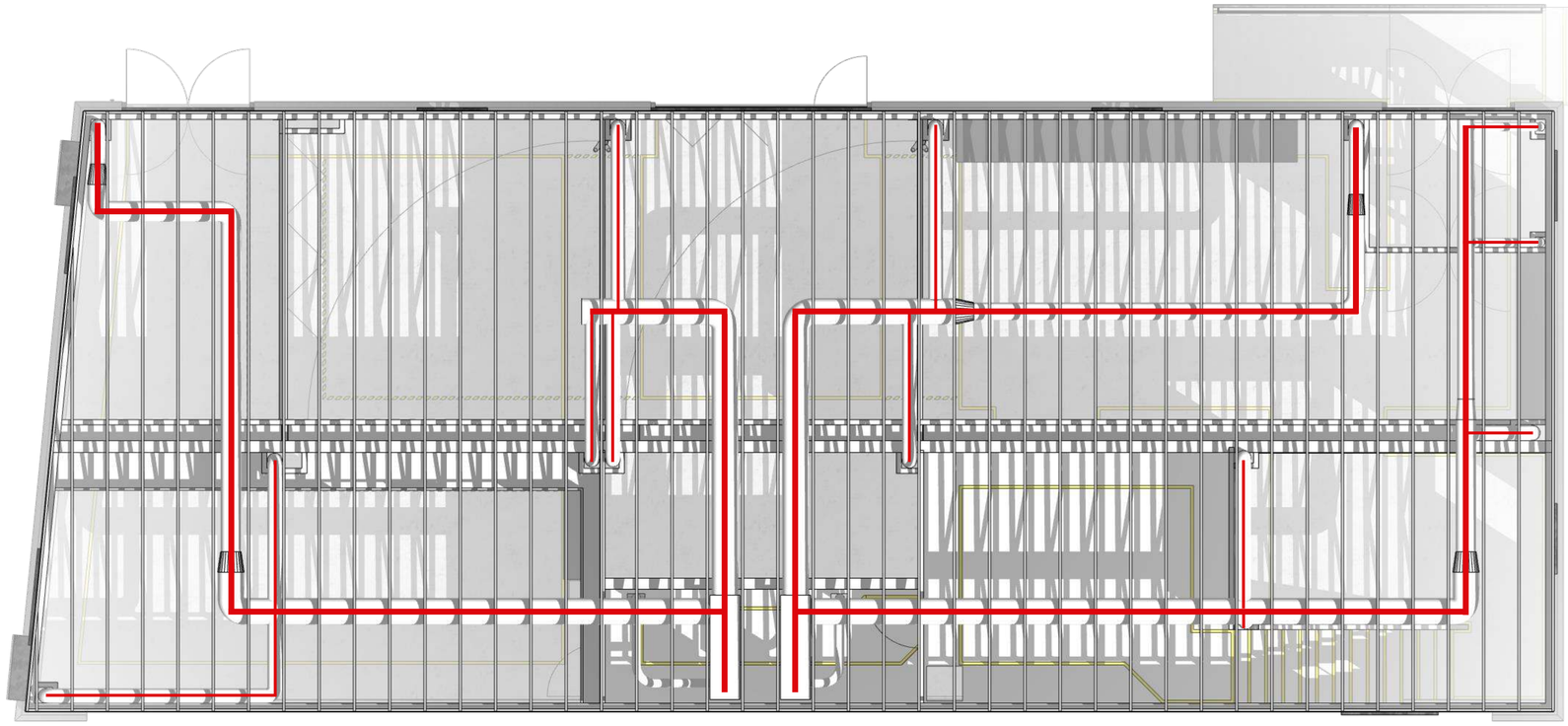
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1 MPE 2.6 — Truss Cavity Mechanical Plan
1/4" = 1'-0"

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Truss Cavity Mechanical Plan

MPE 2.6

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1. LPG SYSTEMS FOR SINGLE OR MULTIPLE USERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED VERSION OF NFPA 58, RELEVANT PORTIONS OF THE CALIFORNIA PLUMBONG AND MECHANICAL CODES, AND APPLICABLE PORTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE. THESE REQUIREMENTS SHALL APPLY TO ALL NEW LPG INSTALLATIONS, EXISTING INSTALLATIONS THAT EXPERIENCE INTERRUPTION OF SERVICE, AND ANY INSTALLATION THAT IN THE OPINION OF THE BUILDING OFFICIAL OR FIRE MARSHAL IS HAZARDOUS.

2. TWO STAGE REGULATORS REQUIRED. TWO STAGE REGULATORS SHALL BE INSTALLED ON ALL LPG INSTALLATIONS. COMBINATION REGULATORS (TWO STAGE COMBINATION REGULATORS) OR OTHER METHODS OF INSTALLATION MEETING THE INTENT OF THESE REGULATIONS ARE SUBJECT TO APPROVAL OF THE MAMMOTH LAKES BUILDING DIVISION AND/ OR MAMMOTH LAKES FIRE PROTECTION DISTRICT.

3. FIRST STAGE. THE FIRST STAGE REGULATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. THE FIRST STAGE REGULATOR SHALL BE PLUMBED FROM THE TANK WITH AN APPROVED LOOPED SOFT-COPPER PIGTAIL OR OTHER APPROVED MEANS TO ALLOW FLEXABILITY SHOULD TANK SHIFTING OCCUR. THE RISER FROM THE YARD PIPING SHALL BE LOCATED NOT MORE THAN THERE FEET, HORIZONTALLY FROM THE WALLS OF THE TANK. THE TRANSITION FROM UNDERGROUND PIPING TO ABOVE GROUND PIPING SHALL BE ACCOMPLISHED VIA AN APPROVED SWEEP/ RISER OR OTHER APPROVED METHOD.

4. SECOND STAGE. THE SECOND STAGE REGULATOR AND RISER PIPE SHALL BE INSTALLED ON THE NON-SHED SIDE OF THE BUILDING AND DIRECTLY ATTACHED TO THE BUILDING WALL. THE RISER AND EXPOSED PIPING SHALL BE INSTALLED IN A MANNER TO ALLOW FLEXABILITY AND MOVEMENT. THE TRANSITION FROM UNDERGROUND PIPING TO ABOVE-GROUND PIPING SHALL BE ACCOMPLISHED VIA AN APPROVED SWEEP/ RISER OR OTHER APPROVED METHODS AND SHALL BE INSTALLED AS CLOSE TO THE SIDE OF THE BUILDING AS POSSIBLE IN ORDER TO MINIMALIZE SNOW AND ICE ACCUMULATION BETWEEN THE RISER PIPE AND THE BUILDING. THE RISER, INCLUDING THE REGULATOR AND GAS SHUT-OFF , SHALL BE SECURELY ATTACHED TO THE BUILDING AND SHALL EXTEND TO A POINT SO THAT THE GAS SHUT-OFF IS LOCATED AT LEAST FIVE FEET, BUT NOT MORE THAN SEVEN FEET ABOVE THE FINISH GRADE AND WITHIN SIX INCHES OF THE REGULATOR. BUILDINGS OR STRUCTURES SERVED BY LPG FACILITIES CONTAINING MULTIPLE METERS OF THREE OR MORE SHALL BE EQUIPPED WITH AN EMERGENCY SHUT-OFF VALVE LOCATED AT THE BUILDING OR STRUCTURE AND CAPABLE OF DISCONNECTING THE ENTIRE SERVICE TO THE STRUCTURE. A TWO -INCH DIAMETER OR EQUIVALENT REFLECTOR SHALL BE SECURED TO THE STRUCTURE DIRECTLY ABOVE THE SHUT-OFF WITHIN THREE FEET OF THE ROOF OVERHANG AND A MINIMUM OF TEN FEET ABOVE THE METER/ REGULATOR ASSEMBLY OR OTHER APPROVED LOCATION. THE GAS SHUT OFF SHALL BE READILY ACCESSIBLE.

4a. EXCEPTION 1: EXISTING FACILITIES INSTALLED BEFORE NOVEMBER 15, 1994 LOCATED ON THE SNOWSHED SIDE OF THE STRUCTURE NEED NOT BE RELOCATED IF PROTECTED BY AN APPROVED ENCLOSURE AND INSTALLATION COMPLIES WITH ALL OTHER PROVISIONS OF THIS CODE.

4b. EXCEPTION 2: THE MAMMOTH LAKES BUILDING DIVISION AND/ OR THE MAMMOTH LAKES FIRE PROTECTION DISTRICT MAY APPROVE OTHER LOCATIONS, INSTALLATIONS AND RISER HEIGHTS PROVIDED ACCESSIBILITY TO THE SHUT-OFF VALVE IS PROVIDED UNDER ALL CONDITIONS AND ALL OTHER PROVISIONS OF THIS CHAPTER ARE IN COMPLIANCE.

5. PROTECTION OF LPG FACILITIES. THE LPG REGULATOR, METER AND GAS PIPING INSTALLED AT OR ATTACHED TO ANY STRUCTURE SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY AN ENCLOSURE OR OTHER STRUCTURE APPROVED BY THE MAMMOTH LAKES BUILDING DIVISION.

5a. EXCEPTION: LPG METERS AND REGULATORS LOCATED ABOVE THE ANTICIPATED GROUND SNOW LEVEL AND NOT SUBJECT TO IMPACT LOADS NEED NOT BE PROTECTED BY AN ENCLOSURE.

6. NO GAS PIPING EMBEDDED IN CONCRETE. GAS PIPING SHALL NOT BE EMBEDDED IN CONCRETE, ASPHALT, OR SIMILAR MATERIALS. GAS PIPING PASSING THROUGH THESE MATERIALS SHALL MAINTAIN A ONE-INCH CLEARANCE OR BE SLEEVED WITH APPROVED MATERIAL.

7. UNDERGROUND GAS PIPING. GAS PIPE INSTALLED BELOW GRADE SHALL BE APPROVED FOR SUCH USE. ALL GAS PIPING SHALL BE INSTALLED A MINIMUM OF EIGHTEEN INCHESBELOW GRADE. NONMETALLIC GAS PIPING SHALL BE INSTALLED WITH A LISTED ELECTRICALLY CONTINUOS CORROSION RESISTANT TRACER TAPE OR TRACER WIRE (MINIMUM 14 GAUGE) OR OTHER APPROVED MATERIAL TO FACILITAT LOCATING THE PIPE. ONE END OF THE TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AT A BUILDING OR WALL RISER. THE TRACER WIRE SHALL NOT BE IN DIRECT CONTACT WITH THE GAS PIPE.

8. EXPOSED EXTERIOR GAS PIPING. GAS PIPING AND FITTINGS INSTALLED IN EXPOSED EXTERIOR LOCATIONS AND TRANSITION GAS PIPING AND FITTINGS INSTALLED IN THE EXTERIOR WALL OF A BUILDING OR STRUCTURE SHALL HAVE A MINIMUM WALL THICKNESS OF SCHEDULE 40. PIPING SHALL BE SUPPORTED BY METAL CLAMPS OR OTHER APPROVED METHODS AT INTERVALS NOT TO EXCEED TWO FEET AND WITHIN SIX INCHES OF EITHER SIDE OF A FITTING. PIPING SHALL BE INSTALLED IN A MANNER TO ALLOW FOR ADEQUATE MOVEMENT.

9. EXPOSED GAS PIPING ON ROOFS. EXPOSED GAS PIPING AND FITTINGS INSTALLED ON ROOFS OR OTHER ORIZONTAL SURFACES SHALL HAVE A MINIMUM WALL THICKNESS OF SCHEDULE 80. THE GAS PIPING SHALL BE SUPPORTED ITS ENTIRE LENGTH. THE INSTALLATION SHALL EMPLOY METHODS TO PROVIDE ADEQUATE FLEXABILITY AND MOVEMENT.

10. INSPECTION AND TESTING. ALL NEW OR MODIFIED INSTALLATIONS SHALL REQUIRE AN INSPECTION AND APPROVAL BY THE MAMMOTH LAKES BUILDING DIVISION. ALL GAS PIPING SHALL BE AIR TESTED BY THE INSTALLER AND THE TEST OF ALL GAS PIPING SHALL BE VISUALLY INSPECTED BY THE MAMMOTH LAKES BUILDING DIVISION. ROUGH GAS PIPING TEST SHALL BE A MINIMUM FIFTEEN PSI OF AIR FOR FIFTEEN MINUTES. OTHER TESTING METHODS ARE SUBJECT TOT HE APPROVAL OF THE MAMMOTH LAKES BUILDING DIVISION.

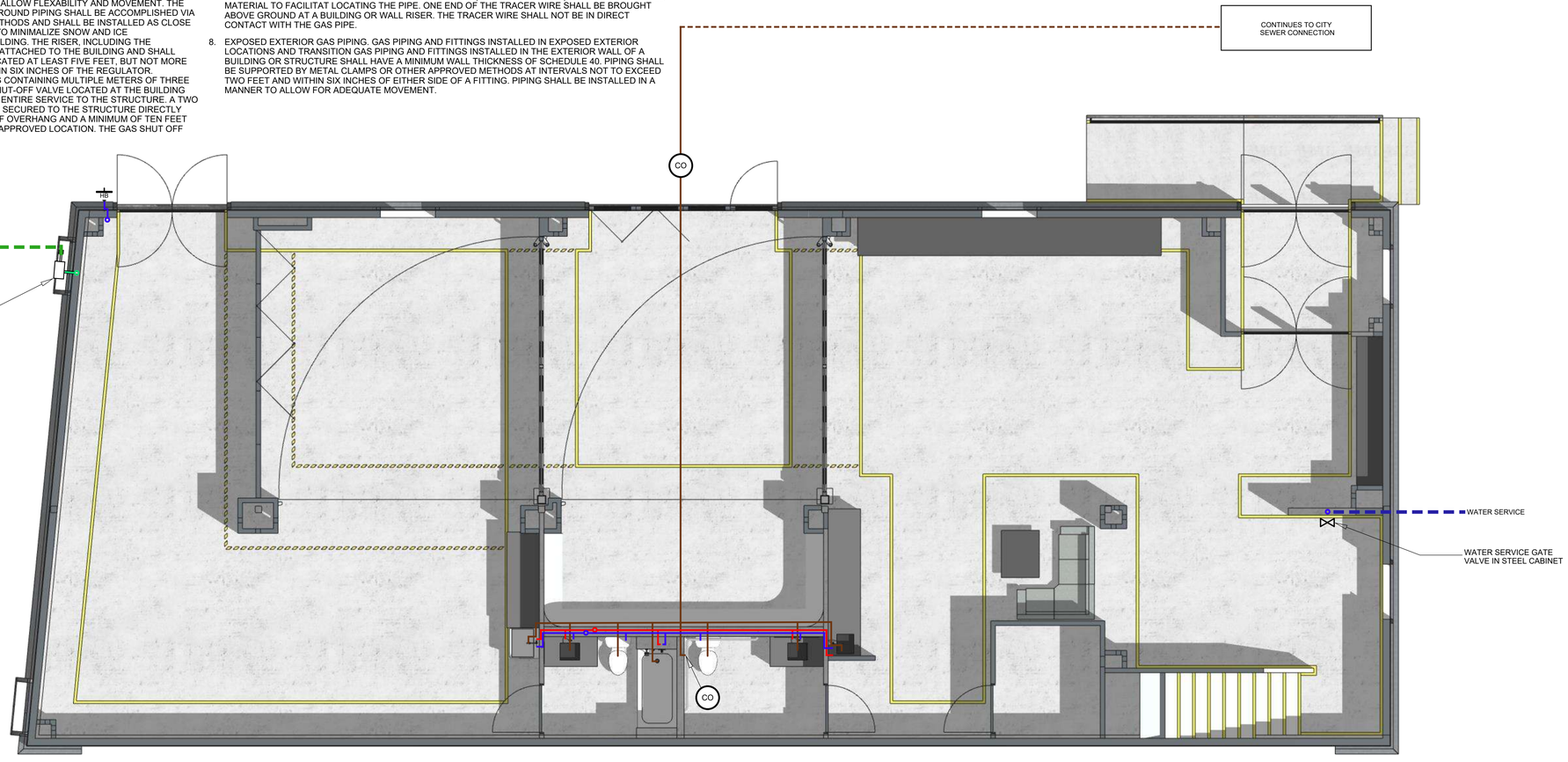
10a. THE APPROVAL FOR CONNECTION OF LPG TO THE STRUCTURE WILL BE INDICATED BY THE ATTACHMENT OF A TAG ON THE BUILDING LPG PIPING AT THE POINT IT EXITS THE STRUCTURE.

10b. ANY CONNECTION OF LPG TO ANY STRUCTURE WITHOUT APPROVAL OF THE MAMMOTH LAKES BUILDING DIVISION IS IN VIOLATION OF THIS CHAPTER AND APPLICABLE SECTIONS OF THE CALIFORNIA MECHANICAL CODE AND CALIFORNIA PLUMBING CODE.

10c. LOCKS SHALL BE PROVIDED BY THE SERVING LPG VENDOR AT THE SHUT OFF VALVE FOR METERS AND ASSEMBLIES THAT ARE INCOMPLETE AND/ OR NOT INSPECTED AND APPROVED BY THE MAMMOTH LAKES BUILDING DIVISION.

11. PLOT PLAN. PRIOR TO CONNECTION OF SERVICE THE VENDOR SHALL SUBMIT TO THE MAMOTH LAKES FIRE PROTECTION DISTRICT A PLOT PLAN IDENTIFYING THE LPG SYSTEM . THE PLOT PLAN SHALL BE DRAWN ON AN APPROVED FORM. A VERIFICATION OF APPROVAL MUST BE PROVIDED TO THE MAMMOTH LAKES BUILDING DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPOANCY OR FINAL LETTER.

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Plumbing Legend

- WATER
- FREEZE PROOF HOSE BIBB W/ BACKFLOW PREVENTION
- LIQUID PROPANE GAS
- GATE VALVE
- BACKFLOW PREVENTION VALVE
- COPPER OR PEX HOT WATER SUPPLY (1" PRIMARY / 1/2" SECONDARY)
- COPPER OR PEX COLD WATER SUPPLY (1" PRIMARY / 1/2" SECONDARY)
- 3/4" PROPANE GAS SUPPLY
- PVC SEWER LINE
- SEWER CLEANOUT
- NATURAL GAS METER

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Plumbing Fixture, Connection, & Pipe Schedule

FIXTURE	TYPE	MANUFACTURER	MODEL	WASTE FIXTURE UNITS	WATER FIXTURE UNITS	NUMBER OF EACH FIXTURE	WATER CONNECTION SIZING	LPG CONNECTION SIZING	WASTE SIZING	VENT SIZING	BTU	LONGEST RUN/ FURTHEST FIXTURE
Hose Bib	Faucet	Woodford	#19CP-6		2.5	1	1/2" PEX					
Studio Sink	Utility Sink	Eagle	#2424-1-6/4-IF	1	1.4	1	1/2" PEX		2" S-40, DWV	2" S-40, DWV		
Vanity Sink	Sink Basin	Deer Valley	#DV-1U0086	1		2			2" S-40, DWV	2" S-40, DWV		
Vanity Faucet	Faucet	Kohler	#K-R30579-4D-BL		.7	2	1/2" PEX					
Bath Tub	Insert	Bootz Industries	#011-3365-00	2		1			2" S-40, DWV	2" S-40, DWV		
Shower Faucet	Faucet	Delta	#144840-BL-I		3.6	1	1/2" PEX					
Toilet	One Piece	Woodford	#HB0940MB	4	2.2	2	1/2" PEX		4" S-40, DWV	2" S-40, DWV		
Retail Sink	Sink Basin	Glacier Bay	#ACS2718A1B	1		1			2" S-40, DWV	2" S-40, DWV		
Retail Faucet	Faucet	Delta	#9159-BL-DST		1.4	1	1/2" PEX					
Pressure Regulator		Wilkins	600 XL			1	1" (E) Cast Iron, S-40					
Back-Flow		Wilkins	975 XL RP			1	1" PEX					
Water Filter	Coarse	Rhino	WH-1000			1	1" PEX					
Water Heater	Instant	Navien	NPE-240A2			1	3/4" PEX	3/4" Cast Iron, S-40		2" S-40, DWV	199k	
Furnace	FAU	York	YP9C120D20MP13C			2		3/4" Cast Iron, S-40		2" S-40, DWV	120k	
Water Main							1" (E) Cast Iron, S-40					
Gas Pipe Main								3/4" Cast Iron, S-40				90'
												146'

1 MPE 2.7 First Floor Plumbing Plan
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First Floor Plumbing Plan

MPE 2.7

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3. FIRST STAGE. THE FIRST STAGE REGULATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. THE FIRST STAGE REGULATOR SHALL BE PLUMBED FROM THE TANK WITH AN APPROVED LOOPED SOFT-COPPER PIGTAIL OR OTHER APPROVED MEANS TO ALLOW FLEXABILITY SHOULD TANK SHIFTING OCCUR. THE RISER FROM THE YARD PIPING SHALL BE LOCATED NOT MORE THAN THERE FEET, HORIZONTALLY FROM THE WALLS OF THE TANK. THE TRANSITION FROM UNDERGROUND PIPING TO ABOVE GROUND PIPING SHALL BE ACCOMPLISHED VIA AN APPROVED SWEEP/ RISER OR OTHER APPROVED METHOD.

4. SECOND STAGE. THE SECOND STAGE REGULATOR AND RISER PIPE SHALL BE INSTALLED ON THE NON-SHED SIDE OF THE BUILDING AND DIRECTLY ATTACHED TO THE BUILDING WALL. THE RISER AND EXPOSED PIPING SHALL BE INSTALLED IN A MANNER TO ALLOW FLEXABILITY AND MOVEMENT. THE TRANSITION FROM UNDERGROUND PIPING TO ABOVE-GROUND PIPING SHALL BE ACCOMPLISHED VIA AN APPROVED SWEEP/ RISER OR OTHER APPROVED METHODS AND SHALL BE INSTALLED AS CLOSE TO THE SIDE OF THE BUILDING AS POSSIBLE IN ORDER TO MINIMALIZE SNOW BUILD ICE ACCUMULATION BETWEEN THE RISER PIPE AND THE BUILDING. THE RISER, INCLUDING THE REGULATOR AND GAS SHUT-OFF , SHALL BE SECURELY ATTACHED TO THE BUILDING AND SHALL EXTEND TO A POINT SO THAT THE GAS SHUT-OFF IS LOCATED AT LEAST FIVE FEET, BUT NOT MORE THAN SEVEN FEET ABOVE THE FINISH GRADE AND WITHIN SIX INCHES OF THE REGULATOR. BUILDINGS OR STRUCTURES SERVED BY LPG FACILITIES CONTAINING MULTIPLE METERS OF THREE OR MORE SHALL BE EQUIPPED WITH AN EMERGENCY SHUT-OFF VALVE LOCATED AT THE BUILDING OR STRUCTURE AND CAPABLE OF DISCONNECTING THE ENTIRE SERVICE TO THE STRUCTURE. A TWO -INCH DIAMETER OR EQUIVALENT REFLECTOR SHALL BE SECURED TO THE STRUCTURE DIRECTLY ABOVE THE SHUT-OFF WITHIN THREE FEET OF THE ROOF OVERHANG AND A MINIMUM OF TEN FEET ABOVE THE METER/ REGULATOR ASSEMBLY OR OTHER APPROVED LOCATION. THE GAS SHUT OFF SHALL BE READILY ACCESSIBLE.

4a. EXCEPTION 1: EXISTING FACILITIES INSTALLED BEFORE NOVEMBER 15, 1994 LOCATED ON THE SNOWSHED SIDE OF THE STRUCTURE NEED NOT BE RELOCATED IF PROTECTED BY AN APPROVED ENCLOSURE AND INSTALLATION COMPLIES WITH ALL OTHER PROVISIONS OF THIS CODE.

4b. EXCEPTION 2: THE MAMMOTH LAKES BUILDING DIVISION AND/ OR THE MAMMOTH LAKES FIRE PROTECTION DISTRICT MAY APPROVE OTHER LOCATIONS, INSTALLATIONS AND RISER HEIGHTS PROVIDED ACCESSIBILITY TO THE SHUT-OFF VALVE IS PROVIDED UNDER ALL CONDITIONS AND ALL OTHER PROVISIONS OF THIS CHAPTER ARE IN COMPLIANCE.

5. PROTECTION OF LPG FACILITIES. THE LPG REGULATOR, METER AND GAS PIPING INSTALLED AT OR ATTACHED TO ANY STRUCTURE SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY AN ENCLOSURE OR OTHER STRUCTURE APPROVED BY THE MAMMOTH LAKES BUILDING DIVISION.

5a. EXCEPTION: LPG METERS AND REGULATORS LOCATED ABOVE THE ANTICIPATED GROUND SNOW LEVEL AND NOT SUBJECT TO IMPACT LOADS NEED NOT BE PROTECTED BY AN ENCLOSURE.

6. NO GAS PIPING EMBEDDED IN CONCRETE. GAS PIPING SHALL NOT BE EMBEDDED IN CONCRETE, ASPHALT, OR SIMILAR MATERIALS. GAS PIPING PASSING THROUGH THESE MATERIALS SHALL MAINTAIN A ONE-INCH CLEARANCE OR BE SLEEVED WITH APPROVED MATERIAL.

7. UNDERGROUND GAS PIPING. GAS PIPE INSTALLED BELOW GRADE SHALL BE APPROVED FOR SUCH USE. ALL GAS PIPING SHALL BE INSTALLED A MINIMUM OF EIGHTEEN INCHESBELOW GRADE. NONMETALLIC GAS PIPING SHALL BE INSTALLED WITH A LISTED ELECTRICALLY CONTINUOS CORROSION RESISTANT TRACER TAPE OR TRACER WIRE (MINIMUM 14 GAUGE) OR OTHER APPROVED MATERIAL TO FACILITAT LOCATING THE PIPE. ONE END OF THE TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AT A BUILDING OR WALL RISER. THE TRACER WIRE SHALL NOT BE IN DIRECT CONTACT WITH THE GAS PIPE.

8. EXPOSED EXTERIOR GAS PIPING. GAS PIPING AND FITTINGS INSTALLED IN EXPOSED EXTERIOR LOCATIONS AND TRANSITION GAS PIPING AND FITTINGS INSTALLED IN THE EXTERIOR WALL OF A BUILDING OR STRUCTURE SHALL HAVE A MINIMUM WALL THICKNESS OF SCHEDULE 40. PIPING SHALL BE SUPPORTED BY METAL CLAMPS OR OTHER APPROVED METHODS AT INTERVALS NOT TO EXCEED TWO FEET AND WITHIN SIX INCHES OF EITHER SIDE OF A FITTING. PIPING SHALL BE INSTALLED IN A MANNER TO ALLOW FOR ADEQUATE MOVEMENT.

9. EXPOSED GAS PIPING ON ROOFS. EXPOSED GAS PIPING AND FITTINGS INSTALLED ON ROOFS OR OTHER ORIZONTAL SURFACES SHALL HAVE A MINIMUM WALL THICKNESS OF SCHEDULE 80. THE GAS PIPING SHALL BE SUPPORTED ITS ENTIRE LENGTH. THE INSTALLATION SHALL EMPLOY METHODS TO PROVIDE ADEQUATE FLEXABILITY AND MOVEMENT.

10. INSPECTION AND TESTING. ALL NEW OR MODIFIED INSTALLATIONS SHALL REQUIRE AN INSPECTION AND APPROVAL BY THE MAMMOTH LAKES BUILDING DIVISION. ALL GAS PIPING SHALL BE AIR TESTED BY THE INSTALLER AND THE TEST OF ALL GAS PIPING SHALL BE VISUALLY INSPECTED BY THE MAMMOTH LAKES BUILDING DIVISION. ROUGH GAS PIPING TEST SHALL BE A MINIMUM FIFTEEN PSI OF AIR FOR FIFTEEN MINUTES. OTHER TESTING METHODS ARE SUBJECT TOT HE APPROVAL OF THE MAMMOTH LAKES BUILDING DIVISION.

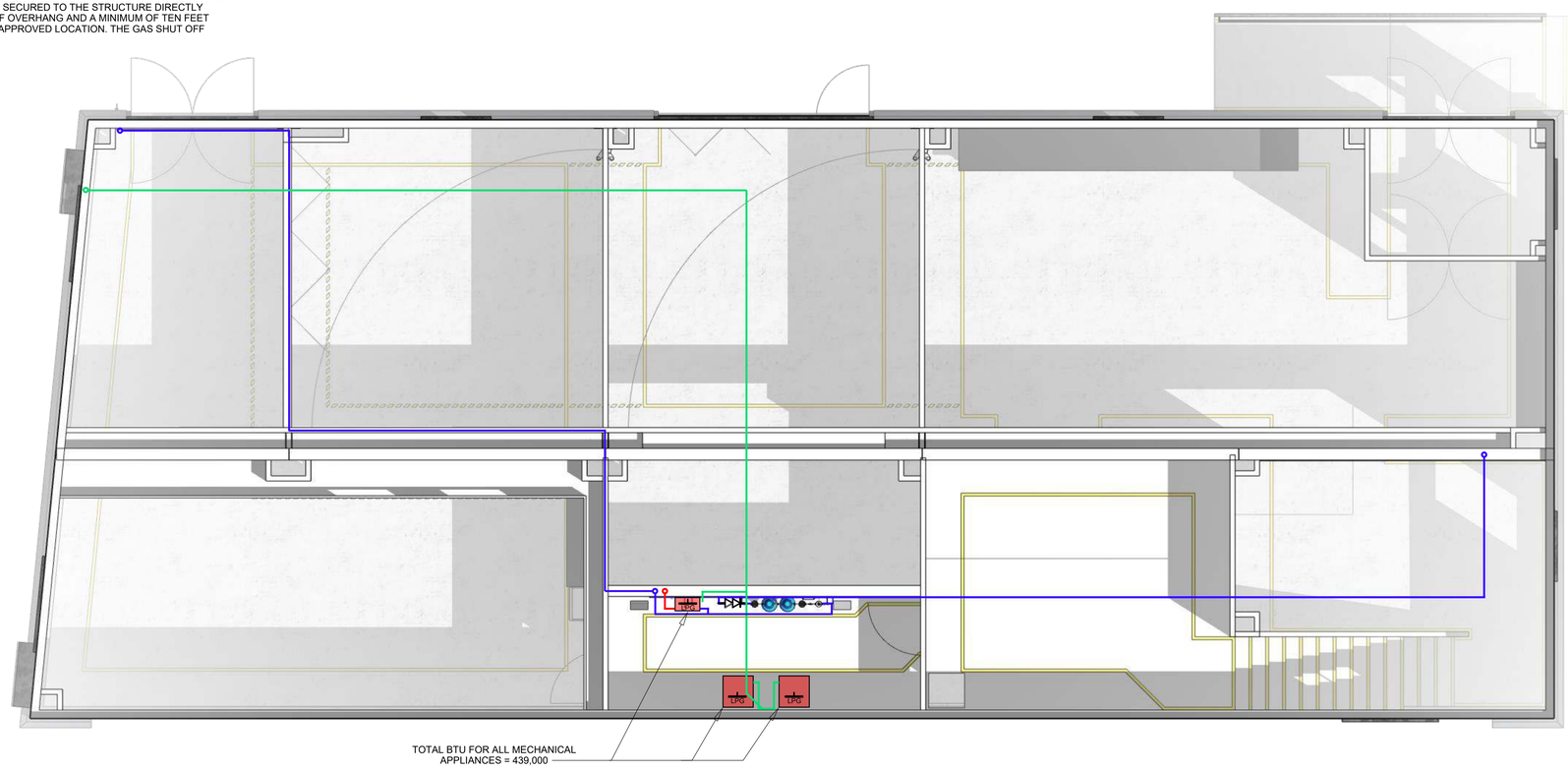
10a. THE APPROVAL FOR CONNECTION OF LPG TO THE STRUCTURE WILL BE INDICATED BY THE ATTACHMENT OF A TAG ON THE BUILDING LPG PIPING AT THE POINT IT EXITS THE STRUCTURE.

10b. ANY CONNECTION OF LPG TO ANY STRUCTURE WITHOUT APPROVAL OF THE MAMMOTH LAKES BUILDING DIVISION IS IN VIOLATION OF THIS CHAPTER AND APPLICABLE SECTIONS OF THE CALIFORNIA MECHANICAL CODE AND CALIFORNIA PLUMBING CODE.

10c. LOCKS SHALL BE PROVIDED BY THE SERVING LPG VENDOR AT THE SHUT OFF VALVE FOR METERS AND ASSEMBLIES THAT ARE INCOMPLETE AND/ OR NOT INSPECTED AND APPROVED BY THE MAMMOTH LAKES BUILDING DIVISION.

11. PLOT PLAN. PRIOR TO CONNECTION OF SERVICE THE VENDOR SHALL SUBMIT TO THE MAMOTH LAKES FIRE PROTECTION DISTRICT A PLOT PLAN IDENTIFYING THE LPG SYSTEM . THE PLOT PLAN SHALL BE DRAWN ON AN APPROVED FORM. A VERIFICATION OF APPROVAL MUST BE PROVIDED TO THE MAMMOTH LAKES BUILDING DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPOANCY OR FINAL LETTER.

12. 15-20 AMPERE-RATED SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT.



TOTAL BTU FOR ALL MECHANICAL APPLIANCES = 439,000

Plumbing Legend

- WATER
- FREEZE PROOF HOSE BIBB W/ BACKFLOW PREVENTION
- LIQUID PROPANE GAS
- GATE VALVE
- BACKFLOW PREVENTION VALVE
- COPPER OR PEX HOT WATER SUPPLY (1" PRIMARY / 1/2" SECONDARY)
- COPPER OR PEX COLD WATER SUPPLY (1" PRIMARY / 1/2" SECONDARY)
- 3/4" PROPANE GAS SUPPLY
- PVC SEWER LINE
- SEWER CLEANOUT
- NATURAL GAS METER

ENTIRE PLUMBING SYSTEM IS A "DESIGN-BUILD" SYSTEM. THESE DOCUMENTS ARE FOR BASIC SCOPE AND COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SYSTEM PRIOR TO CONSTRUCTION WITH SPECIFIC CONSIDERATION OF OTHER SYSTEMS, INCLUDING BUT NOT LIMITIED TO; STRUCTURAL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL FINISHES.

Plumbing Fixture, Connection, & Pipe Schedule

FIXTURE	TYPE	MANUFACTURER	MODEL	WASTE FIXTURE UNITS	WATER FIXTURE UNITS	NUMBER OF EACH FIXTURE	WATER CONNECTION SIZING	LPG CONNECTION SIZING	WASTE SIZING	VENT SIZING	BTU	LONGEST RUN/ FURTHEST FIXTURE
Hose Bib	Faucet	Woodford	#19CP-6		2.5	1	1/2" PEX					
Studio Sink	Utility Sink	Eagle	#2424-1-6/4-IF	1	1.4	1	1/2" PEX		2" S-40, DWV	2" S-40, DWV		
Vanity Sink	Sink Basin	Deer Valley	#DV-1U0086	1		2			2" S-40, DWV	2" S-40, DWV		
Vanity Faucet	Faucet	Kohler	#K-R30579-4D-BL		.7	2	1/2" PEX					
Bath Tub	Insert	Bootz Industries	#011-3365-00	2		1			2" S-40, DWV	2" S-40, DWV		
Shower Faucet	Faucet	Delta	#144840-BL-I		3.6	1	1/2" PEX					
Toilet	One Piece	Woodford	#HB0940MB	4	2.2	2	1/2" PEX		4" S-40, DWV	2" S-40, DWV		
Retail Sink	Sink Basin	Glacier Bay	#ACS2718A1B	1		1			2" S-40, DWV	2" S-40, DWV		
Retail Faucet	Faucet	Delta	#9159-BL-DST		1.4	1	1/2" PEX					
Pressure Regulator		Wilkins	600 XL			1	1" (E) Cast Iron, S-40					
Back-Flow		Wilkins	975 XL RP			1	1" PEX					
Water Filter	Coarse	Rhino	WH-1000			1	1" PEX					
Water Heater	Instant	Navien	NPE-240A2			1	3/4" PEX	3/4" Cast Iron, S-40		2" S-40, DWV	199k	
Furnace	FAU	York	YP9C120D20MP13C			2		3/4" Cast Iron, S-40		2" S-40, DWV	120k	
Water Main							1" (E) Cast Iron, S-40					
Gas Pipe Main								3/4" Cast Iron, S-40				90'
												146'

1 MPE 2.8 Second Floor Plumbing Plan
1/4" = 1'-0"

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Second Floor Plumbing Plan

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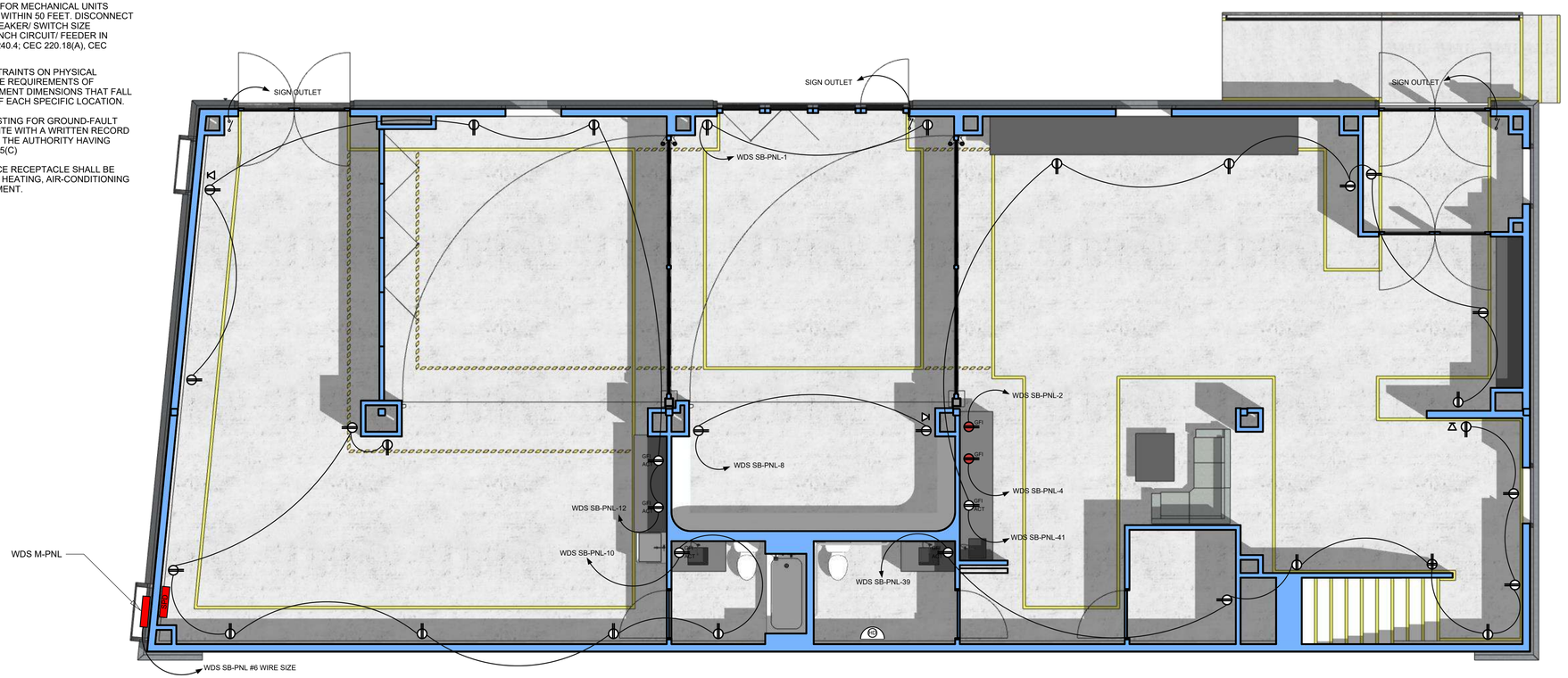
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- 220V ELECTRICAL OUTLET
- GFCI WEATHERPROOF ELECTRICAL OUTLET
- GFCI ELECTRICAL OUTLET
- GFCI ABOVE COUNTER (no less than 36") ELECTRICAL OUTLET
- FLOOR DUPLEX ELECTRICAL OULET
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- SPEAKER
- INTERCOM
- JUNCTION BOX
- THERMOSTAT
- DOOR BELL
- DOOR BELL BUTTON
- CARBON MONOXIDE / PROPANE DETECTOR
- HAND DRYER
- HOME RUN TO PANEL (2 CONDUCTORS 1 GROUND)
- MAIN PANEL
- SUB PANEL
- SURGE PROTECTION PANEL



1 MPE 2.9 First Floor Power & Signal Plan
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER — ANDREW M. HAMILTON — No. C78543 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

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First Floor Power & Signal Plan

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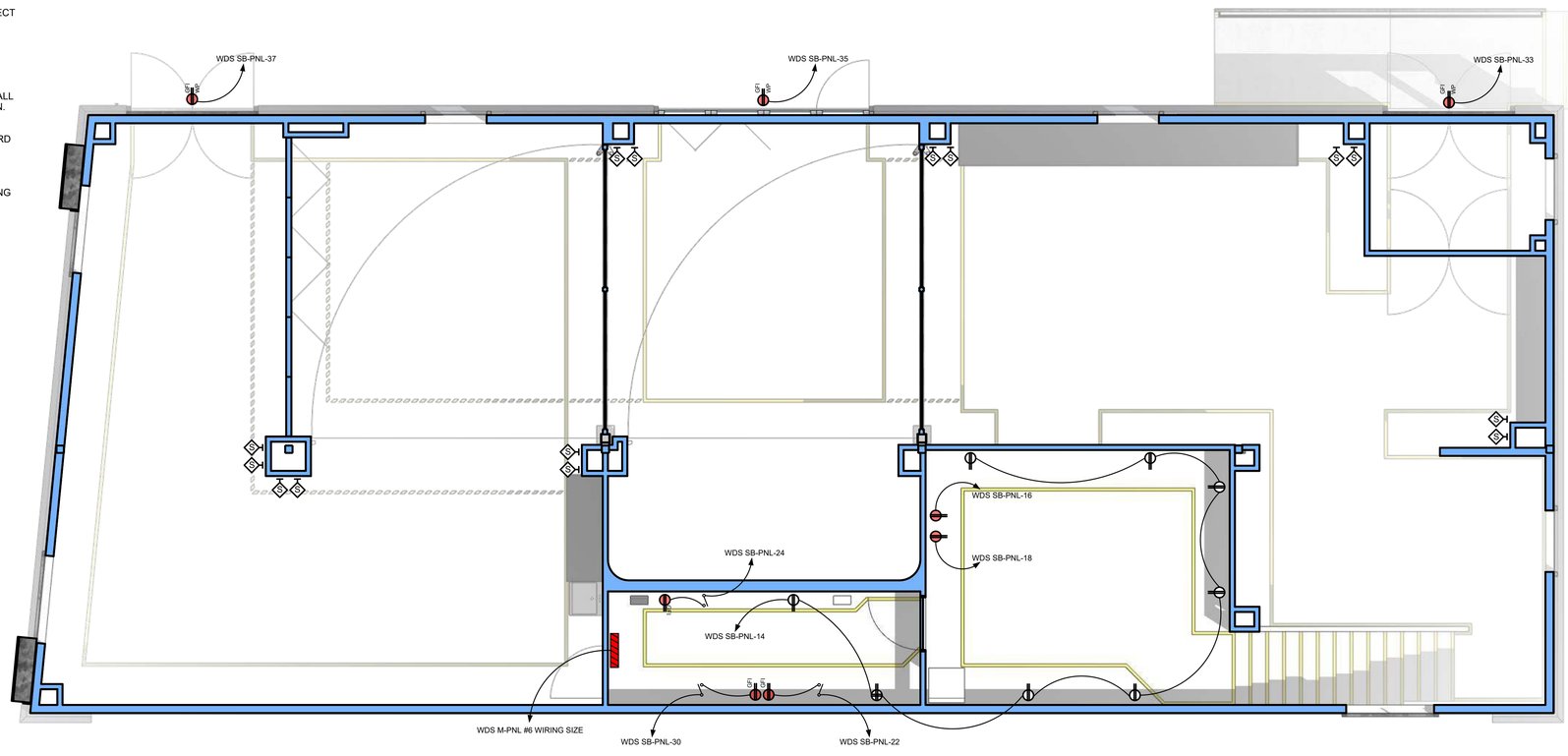
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Second Floor Power & Signal Plan

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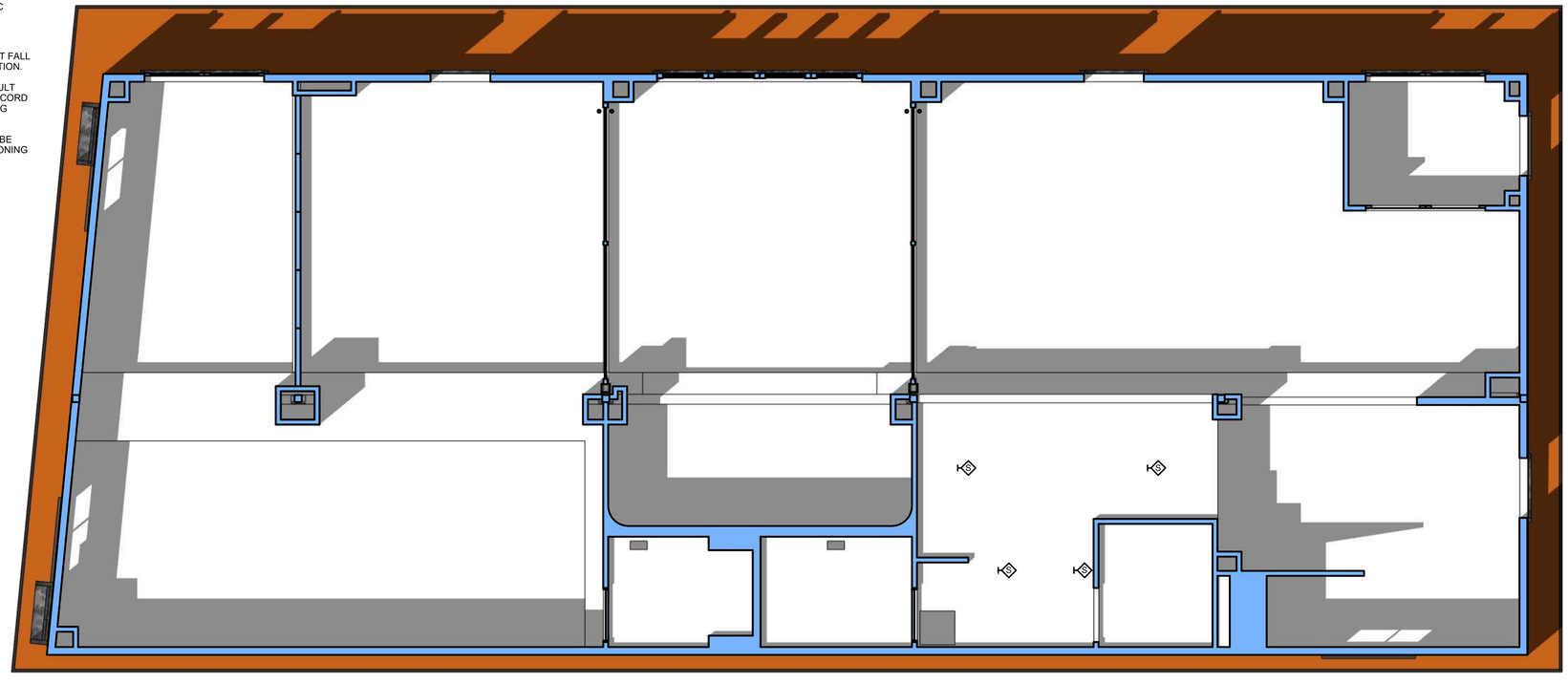
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	QUADRUPLEX ELECTRICAL OUTLET	I	INTERCOM
	DEDICATED APPLIANCE ELECTRICAL OUTLET	J	JUNCTION BOX
220	220V ELECTRICAL OUTLET	T	THERMOSTAT
GFI WP	GFCI WEATHERPROOF ELECTRICAL OUTLET	BELL	DOOR BELL
GFI	GFCI ELECTRICAL OUTLET		DOOR BELL BUTTON
GFI CNTR	GFCI ABOVE COUNTER (no less than 36") ELECTRICAL OUTLET	CO LP	CARBON MONOXIDE / PROPANE DETECTOR
FLR	FLOOR DUPLEX ELECTRICAL OULET		HAND DRYER
CLG	CEILING MOUNTED ELECTRICAL OUTLET		HOME RUN TO PANEL (2 CONDUCTORS 1 GROUND)
	DISCONNECT SWITCH		MAIN PANEL
TV	CABLE/SATELITE TV OUTLET		SUB PANEL
V	CENTRAL VACUUM OUTLET	SURGE	SURGE PROTECTION PANEL
	DATA OUTLET		



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2. ALL INSTALLED OUTDOOR LIGHTING, WHERE THE BOTTOM OF THE LUMINAIRE IS MOUNTED 24 FEET OR LESS ABOVE THE GROUND, SHALL BE CONTROLLED WITH MOTION SENSORS AND AUTOMATIC LIGHTING CONTROLS THAT ARE CAPABLE OF AUTOMATICALLY REDUCING THE LIGHTING POWER OF EACH LUMINAIRE BY AT LEAST 40% BUT NOT EXCEEDING 90%. CEC 130.2(C)3A-D

3. ENTIRE ELECTRICAL SYSTEM IS A "DESIGN-BUILD" SYSTEM. THESE DOCUMENTS ARE FOR BASIC SCOPE AND COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SYSTEMS PRIOR TO CONSTRUCTION WITH SPECIFIC CONSIDERATIONOF OTHER SYSTEMS, INCLUDING BUT NOT LIMITED TO; STRUCTURAL, MECHANICAL, PLUMBING, AND ARCHITECTURAL FINISHES.

4. ALL DISCONNECT SWITCHES WILL MATCH THE BREAKER/ SWITCH SIZE OF THE SAME BRANCH CIRCUIT/ FEEDER IN THE PANEL RESPECTIVELY. CEC 240.4 & CEC 220.18 (A).

5. ALL BRANCH CIRCUIT PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR CEILINGS SHALL BE SEALED WITH UL LISTED AND APPROVED FIRE RATED SEALENTS/ ASSEMBLIES. PERFORM PENETRATIONS SUCH THAT A FIRE RATING OF THE ROOF, WALL AND FLOOR IS MAINTAINED.

6. ARC FLASH HAZARD WARNING LABEL ON TH ESWITCHBOARD SHALL BE PROVIDED IN ACCORDANCE WITH CEC 110.16

7. ALL DISCONNECT SWITCHES FOR MECHANICAL UNITS SHALL BE WITHIN SIGHT AND WITHIN 50 FEET. DISCONNECT SWITCH WILL MATCH THE BREAKER/ SWITCH SIZE PROTECTING THE SAME BRANCH CIRCUIT/ FEEDER IN PANEL RESPECTIVELY. CEC 240.4; CEC 220.18(A), CEC 430.102(A) & (B)

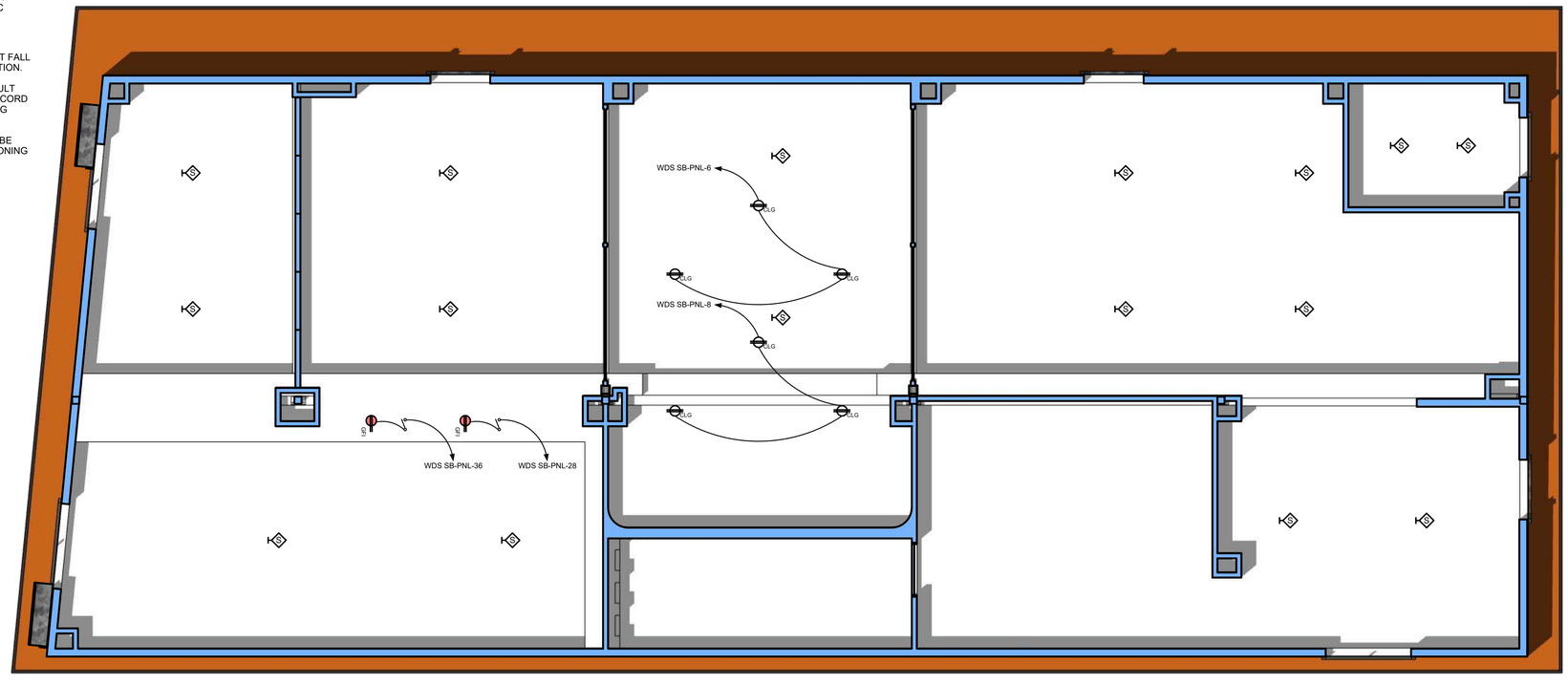
8. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

9. PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 230.95(C)

10. 15-20 AMPERE-RATED SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT.

Power & Signal Legend

	DUPLEX ELECTRICAL OUTLET		TELEPHONE OUTLET
	DUPLEX ELECTRICAL OUTLET SPLIT WIRED	S	SPEAKER
	QUADRUPLEX ELECTRICAL OUTLET	I	INTERCOM
	DEDICATED APPLIANCE ELECTRICAL OUTLET	J	JUNCTION BOX
220	220V ELECTRICAL OUTLET	T	THERMOSTAT
GFI WP	GFCI WEATHERPROOF ELECTRICAL OUTLET	B	DOOR BELL
GFI	GFCI ELECTRICAL OUTLET		DOOR BELL BUTTON
GFI CNTR	GFCI ABOVE COUNTER (no less than 36") ELECTRICAL OUTLET	CO LP	CARBON MONOXIDE / PROPANE DETECTOR
FLR	FLOOR DUPLEX ELECTRICAL OULET		HAND DRYER
CLG	CEILING MOUNTED ELECTRICAL OUTLET		HOME RUN TO PANEL (2 CONDUCTORS 1 GROUND)
	DISCONNECT SWITCH		MAIN PANEL
TV	CABLE/SATELITE TV OUTLET		SUB PANEL
V	CENTRAL VACUUM OUTLET	SURGE	SURGE PROTECTION PANEL
	DATA OUTLET		



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APN: 35-140-17

Wind Drift Studios Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

RCP Second Floor Power & Signal Plan

1 MPE 2.12 RCP Second Floor Power & Signal Plan
1/4" = 1'-0"

MPE 2.12

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POWER & SIGNAL PLAN GENERAL NOTES

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PANEL: "WDS SB-PNL"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE & TYPE:	FED FROM:	CABINET:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	22"W x 6" D, BOLT-ON	200 AMPERE MAIN LUG	(E) "WDS M-PNL"	SURFACE	MECHANICAL ROOM 202	

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — **AIC RATING:** 42,000

CKT,	OCP			LOAD (kVA)				PHASE LOAD						LOAD (kVA)			OCP		CKT,
NO	AMP	POLE	BKR	LTG	PWR	CO	DESCRIPTION	A		B		C		DESCRIPTION	CO	PWR	LTG	BKR	POLE	AMP	NO
1	20	1			.9		PHOTO STUDIO RECEPTACLES #1	.9	.18					RETAIL DEDICATED RECEPTACLE#1 (MICRO)		.18			1	20	2
3	20	1		.02			EMERGENCY LIGHTING			.02	.18			RETAIL DEDICATED RECEPTACLE #2 (REFER)		.18			1	20	4
5	20	1			.04		FANS #1					.04	.01	SMOKE / CO / PROPANE		.01			1	20	6
7	20	1			.04		FANS #2	.04	.9					PHOTO STUDIO RECEPTACLES #2		.9			1	20	8
9	20	1			.04		FANS #3			.04	1.3			ART STUDIO RECEPTACLES #1		1.3			1	20	10
11	20	1			.04		FANS #4					.04	1.3	ART STUDIO RECEPTACLES #2		1.3			1	20	12
13	20	1			.04		FANS #5	.04	1.4					STORAGE & MECHANICAL NON-DEDICATED RECEPTACLES		1.4			1	20	14
15	20	1		1			INTERIOR LIGHTING #1			1	.18			STORAGE AV RECPETACLE #1		.18			1	20	16
17	20	1		1			INTERIOR LIGHTING #2					1	.18	STORAGE AV RECEPTACLE #2		.18			1	20	18
19	20	1		1			RETAIL LIGHTING #1	1						SPARE					1	20	20
21	20	1		1			RETAIL LIGHTING #2			1	.18			FAU DEDICATED RECEPTACLE #2		.18			1	20	22
23	20	1		1			CHANGING ROOMS & BATHROOMS LIGHTING					1	.18	WATER HEATER DEDICATED RECEPTACLE		.18			1	20	24
25	20	1		1			PHOTO STUDIO LIGHTING	1						SPARE					1	20	26
27	20	1		1			ART STUDIO LIGHTING #1			1	.18			ERV DEDICATED RECEPTACLE #2		.18			1	20	28
29	20	1		1			ART STUDIO LIGHTING #2					1	.18	FAU DEDICATED RECEPTACLE #1		.18			1	20	30
31	20	1		1			STORE & MECHANICAL ROOM LIGHTING	1						SPARE					1	20	32
33	20	1		1.2			DEDICATED RETAIL SIGN OUTLET			1.2				SPARE					1	20	34
35	20	1		1.2			DEDICATED PHOTOGRAPHY STUDIO SIGN OUTLET					1.2	.18	ERV DEDICATED RECEPTACLE #1		.18			1	20	36
37	20	1		1.2			DEDICATED ART STUDIO SIGN OUTLET	1.2						SPARE					1	20	38
39	20	1			1.4		RETAIL RECEPTACLE #1			1.4				SPARE					1	20	40
41	20	1			1.4		RETAIL RECEPTACLE #2					1.4		SPARE					1	20	42
TOTALS:							CONNECTED kVA PER PHASE=	7.66		7.68		7.71		CONNECTED TOTAL kVA =23.05							
							CONNECTED AMPS PER PHASE=	63.83		64		64.25		AVERAGE CONNECTED AMPS PER PHASE =64							

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **12.82 @ 125% =16.03kVA** - 100% CONNECTED LOAD PLUS 25%
RECEPTACLES: **10.22 @ 100% =10.22 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50%
ALL OTHER LOADS @ 100%: **NONE** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA =26.04
AVERAGE AMPS PER PHASE =72

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI

BRANCH CIRCUIT CONDUCTOR AND CONDUIT SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	CONDUCTOR SIZE (PHASE, NEUTRAL AND GR)	CONDUIT SIZE
20A/120V	0'-60'	#12 AWG	0.75" Ø
20A/120V	60'-95'	#10 AWG	0.75" Ø
20A/120V	95'-150'	#8 AWG	1" Ø
20A/120V	150'-240'	#6 AWG	1.25" Ø
20A/277V	0'-140'	#12 AWG	0.75" Ø
20A/277V	140'-220'	#10 AWG	0.75" Ø
20A/277V	220'-350'	#8 AWG	1" Ø
20A/277V	350'-550'	#6 AWG	1.25" Ø

NOTES:
1. WIRE SIZE IS BASED ON COPPER CONDUCTORS SUPPLYING A 20A, 120V CIRCUIT AT THE INDICATED VOLTAGE, ASSUMED TO BE 80% LOADED (16A) WITH MAXIMUM VOLTAGE DROP OF 3% AT THE LOAD.
2. DOWN-SIZED WIRE AT DEVICE/LOAD AS REQUIRED AND TERMINATE CONDUCTORS IN A SAFE AND CODE COMPLIANT MANNER.
3. CONDUIT SIZE IS BASED ON A MAXIMUM OF 3 CIRCUITS PER CONDUIT, EACH WITH A SEPERATE NEUTRAL CONDUCTOR.

COPPER CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER — (E.G.) 5 IG — SUBSCRIPT (NOTE 5)

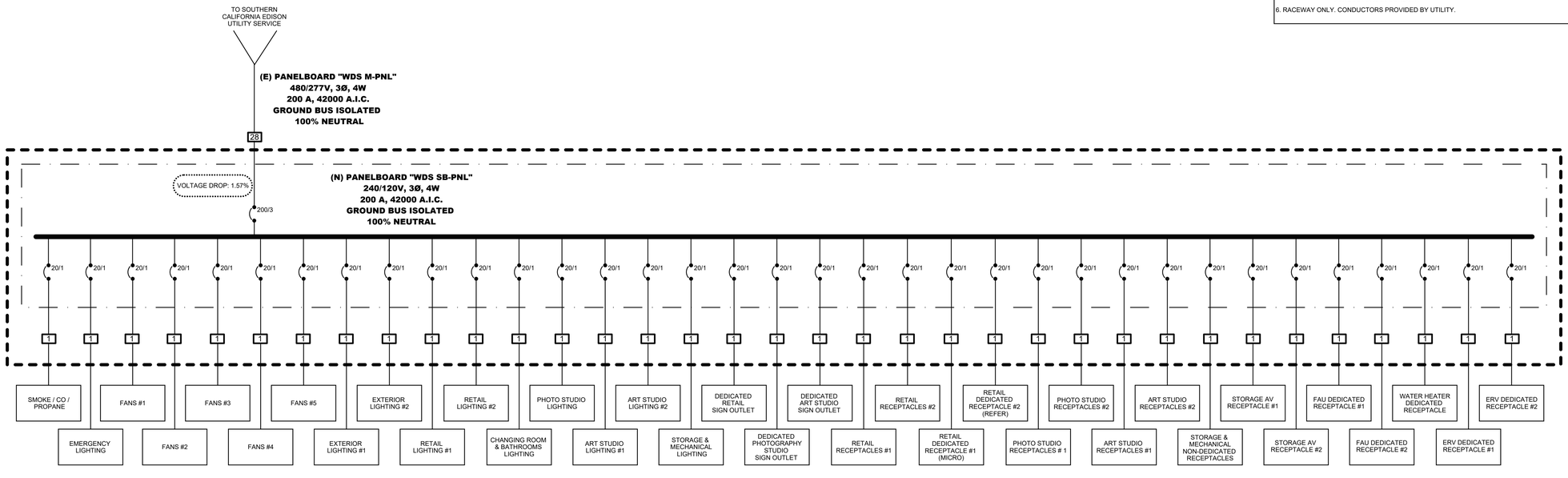
SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1) QTY	SIZE	G	IG/HH	SE	NOTES
1	20	-	.75	2	12	12	12	8	2
2	20	-	.75	3	12	12	12	8	2,3
3	20	24	.75	4	12	12	12	8	2,3
4	30	-	.75	2	10	10	10	8	2
5	30	-	.75	3	10	10	10	8	2
6	30	32	.75	4	10	10	10	8	2
7	40	-	1	2	8	10	8	6	2
8	40	-	1	3	8	10	8	6	2
9	40	44	1	4	8	10	8	6	2
10	55	-	1	2	6	10	8	4	2
11	55	-	1	3	6	10	8	4	2
12	55	60	1.25	4	6	10	8	4	2
13	70	-	1	2	4	8	4	2	2
14	70	-	1.25	3	4	8	4	2	2
15	70	76	1.25	4	4	8	4	2	2
16	85	-	1.25	2	3	8	3	2	2
17	85	-	1.25	3	3	8	3	2	2
18	85	92	1.25	4	3	8	3	2	2
19	95	-	1.25	3	2	8	2	2	2
20	95	104	1.50	4	2	8	2	2	2
21	130	-	1.50	3	1	6	2	2	2
22	130	116	1.50	4	1	6	2	2	2
23	150	-	2	3	1/0	6	2	1/0	2
24	150	136	2	4	1/0	6	2	1/0	2
25	175	-	2	3	2/0	6	2	2/0	2
26	175	156	2	4	2/0	6	2	2/0	2
27	200	-	2	3	3/0	6	2	2/0	2
28	200	180	2.50	4	3/0	6	2	2/0	2

CONDUCTOR AND CONDUIT SCHEDULE NOTES

2. PROVIDE EQUIPMENT GROUND CONNECTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPRE RATING SHOWN IN TABLE.
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.
4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
5. SYMBOL SUBSCRIPTS:
   - "2N": INCLUDE TWO NUETRAL CONDUCTORS SIZED AS SCHEDULE FOR PHASE AND NUETRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.
   - "CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER INCASED IN CONCRETE.
   - "FG": FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.
   - "HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.
   - "IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE GROUND OF EQUIPMENT GROUND CONDUCTOR.
   - "MC": PROVIDE FEEDER IN METAL-CLAD CABLE; TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.
   - "SE": SUBSITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SIZED FOR THE GROUNDING OF THE SECONDARY OF THE SEPERATELY DERIVED SYSTEM.
   - "SER": PROVIDE SERVICE-ENTRANCE CABLE; TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.
6. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.

EQUIPMENT SCHEDULE

MARK	QTY	ITEM DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	VOLT	PH	Hz	WIRE & CONDUIT SIZE	OVERCURRENT PROTECTION FURN BY	DEVICE	LOCATION	DISCONNECT FURN BY	DEVICE	LOCATION	STARTER DATA FURN BY	DEVICE	LOCATION	SIZE	SPEED	CTRL VOLT	SELECTOR SWITCH	PUSH BUTTON	PILOT LAMP	NORMALLY OPEN CONTACTS	NORMALLY CLOSED CONTACTS	PHASE FAILURE RELAY	SCHEMATIC REFERENCE	REMOTE CTRL	NOTES	MARK
	2	ERV		.11	2.4		120	1	60	1	LFE	20A C/B	"WDS SB-PNL"	LFE	5-15R & 5-15P	ADJ. TO UNIT																
	2	FAU	.1		12	14.5	120	1	60	1	LFE	20A C/B	"WDS SB-PNL"	LFE	5-15R & 5-15P	ADJ. TO UNIT																
	1	WATER HEATER		.35		4	120	1	60	1	LFE	20A C/B	"WDS SB-PNL"	LFE	5-15R & 5-15P	ADJ. TO UNIT																



1 MPE 2.13 Power & Signal One-Line Diagram
NTS

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Power & Signal One-Line Diagram

MPE 2.13

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 9 of 19)

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
Slab On Grade11	Underground Floor	2,978	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	E
Existing Wall13	Exterior Wall	3,989.2	Wood	0	N/A	N/A	U-factor	0.537	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-1 Gypsum Board - 1/2 in.	E
Demising Wall15	Interior Wall	1,147.8	Wood	0	N/A	N/A	U-factor	0.4112	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-2 Gypsum Board - 1/2 in.	E
Existing Roof36	Roof	2,978	Wood	11	N/A	N/A	U-factor	0.0778	AsphaltShingles0_25in Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-3 Gypsum Board - 1/2 in.	E
R-0 Floor No Crawlspace46	Interior Floor	365	Wood	0	N/A	N/A	U-factor	0.2046	Composite-4 Plywood - 1/2 in. Carpet - 3/4 in.	E

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 6 of 19)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	0	---	280.5	257.6	22.9
Space Cooling	3.2	6.5	-3.3	---	---	---
Indoor Fans	11.5	4.4	7.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	0.7	---	---	---	1.7	---
Indoor Lighting	8	14.2	-6.2	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**23.4**	**25.1**	**-1.7**	**280.5**	**259.3**	**21.2**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**23.4**	**25.1**	**-1.7**	**280.5**	**259.3**	**21.2**
Receptacle	15.6	15.6	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**39**	**40.7**	**-1.7**	**280.5**	**259.3**	**21.2**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 3 of 19)

C1. COMPLIANCE SUMMARY

	COMPLIES[3]		
	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)
Standard Design	424.07	n/a	n/a
Proposed Design	420.83	n/a	n/a
Compliance Margins	**3.24**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] *Efficiency measures include improvements like a better building envelope and more efficient equipment*
[2] *Compliance Totals include efficiency, photovoltaics and batteries*
[3] *New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded*
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 8 of 19)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
South-Facing[1]	1543.5	0	0
West-Facing[4]	549.8	45	8.18
Total	**3989.2**	**487.7**	**12.23**
Roof	2978	0	0

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),*

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	Air Barrier
Com-Floor 1	No air barrier

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 5 of 19)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	133.25	133.25	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**557.32**	**554.08**	**3.24 (0.6%)**

[1] *Notes: This table is not used for Energy Code Compliance.*

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 2 of 19)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Performance	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 7 of 19)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	123.71	119.11	4.6	3.72
NET EUI[1]	123.71	119.11	4.6	3.72

[1] *Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.*

D1. EXCEPTIONAL CONDITIONS

• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.
• The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

E4. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	1346.1	363.4	27
East-Facing[2]	549.8	79.3	14.42

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 4 of 19)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

	COMPLIES[2]		
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	233.08	214.45	18.63
Space Cooling	21.15	46.11	-24.96
Indoor Fans	94.89	37.21	57.68
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	6.82	1.3	5.52
Indoor Lighting	68.13	121.76	-53.63
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**424.07**	**420.83**	**3.24 (0.8%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**424.07**	**420.83**	**3.24 (0.8%)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 1 of 19)

Project Name: WIND DRIFT STUDIOS **Date Prepared:** 2024-09-25

A. General Information

1	Project Name	WIND DRIFT STUDIOS			
2	Run Title	Title 24 Analysis			
3	Project Location	94 OLD MAMMOTH ROAD			
4	City	MAMMOTH LAKES	5	Standards Version	Compliance 2022
6	Zip code	93546	7	Compliance Software (version)	EnergyPro 9.3
8	Climate Zone	16	9	Building Orientation (deg)	0
10	Building Type(s)	• Nonresidential	11	Weather File	MAMMOTH-YOSEMITE_STYP20.epw
12	Project Scope	• Existing alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	3343	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	3343	19	Total # of Stories (Habitable Above Grade)	2
20	Residential Conditioned Floor Area	0			

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REGISTERED PROFESSIONAL ENGINEER ANDREW M. HAAS No. C/8543 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios

Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Certificates of Compliance

T0.1

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K2. INDOOR CONDITIONED LIGHTING SCHEDULE

Luminaire Schedule (Includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Installed Watts (Conditioned)			
		Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts
Wall Mnt.	15W Wall Mount	15	According to	2	30
10W LED	10W LED Can	10	According to	43	430
7W Plug-In	7W Finger Plug-In	7	According to	4	28
Fan/Light	21W Fan/Light	21	According to	10	210
Track 1	112' Track Light 12 w per Foot w/ Limiter	1344	According to	1	1344
LED Strip	12W LED Strip	12	According to	17	204
Track 2	168' Track Light 12 w per Foot w/ Limiter	2016	According to	1	2016

[1] *If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
NA	Required

Area Level Controls (Includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
BATHROOMS	Restroom	Required	Exempt	Required	NA	NA

H5. GENERAL EXHAUST FAN SUMMARY

01	02	03	04	05	06	07	08
System ID	Zone Name	Qty	CFM	Power	Power Units	Continuous Operation?	Status[1]
1st Bathrooms3-EF	1-1st Bathrooms	1	150	0.1	BHP	No	N

[1] *Status: N - New, A - Altered, E - Existing*

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
Res DHW1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] *Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.*

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
1-1st Bathrooms	Exhaust - Toilets, public Retail - Sales Misc - All others General - Unoccupied	11.37	356.25	150	1755	N/A
2-1st Studios	Assembly - Museums/galleries	52.94	397	0	1588	N/A

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Electrical Mechanical Telephone Room	115	30	0	0	0
Exhibit, Museum	1588	2292	0	0	0
Retail Merchandise Sales	1275	1830	0	0	0
Restroom	115	70	0	0	0
GeneralStorage	250	40	0	0	0
Building Totals:	**3343**	**4262**	**0**	**0**	**0**

[1] *See Table 140.6-C*
[2] *See NRCC-LTI--E for unconditioned spaces*
[3] *Lighting information for existing spaces modeled is not included in this table*

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
HVAC 1	Heating Ventilation Air System	1	60	0	AFUE	98	0	N/A	NA	No Economizer	N
HVAC 2	Heating Ventilation Air System	1	60	0	AFUE	98	0	N/A	NA	No Economizer	N

[1] *Status: N - New, A - Altered, E - Existing*

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
HVAC 1	1	356.25	1,000	0.3	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
HVAC 2	1	397	1,000	0.3	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

RETAIL	Retail Merchandise Sales	Required	Required	Required	Required	Required
STORAGE	GeneralStorage	Required	Required	Required	NA	NA
MECHANICAL	Electrical Mechanical Telephone Room	Required	Required	Required	NA	NA
1ST STUDIOS	Exhibit, Museum	Required	Required	Required	Required	Required

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	HVAC 1 and HVAC 2.

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
1-1st Bathrooms-Trm	Uncontrolled	1	N/A	N/A	1,000	N/A	0	N/A	N/A	N/A	☐
2-1st Studios-Trm	Uncontrolled	1	N/A	N/A	1,000	N/A	0	N/A	N/A	N/A	☐
PropNoClg-NonResZnSys	Single Zone Air Conditioner	1	0	107.67	3,511.85	N/A	N/A	0	W/cfm	Cycling	☐
PropNoClg-NonResZnSys-2	Single Zone Air Conditioner	1	0	105.7	3,447.88	N/A	N/A	0	W/cfm	Cycling	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Navien NPE-24-A22	Natural Gas	Instantaneous	1	1	199	kBtu/Hr	0.94	UEF	N/A	N/A	0	N/A	N/A

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Altered Doors	Vertical fenestration Fixed window N/A	NFRC	Manufactured	140	0.49	0.31	0.5	A
Altered Windows	Vertical fenestration Fixed window N/A	NFRC	Manufactured	30	0.32	0.31	0.5	A
New Windows	Vertical fenestration Fixed window N/A	NFRC	Manufactured	94.4	0.32	0.31	0.5	N
Double Metal Clear	Vertical fenestration Fixed window Metal	Default 110.6	Site built	79.3	0.71	0.73	0.77	E
New Doors	Vertical fenestration Fixed window N/A	NFRC	Manufactured	144	0.49	0.31	0.5	N

[1] *Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A - Altered, E - Existing*

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REGISTERED PROFESSIONAL ENGINEER ANDREW M. HAMILTON No. C78543 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
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APN: 35-140-17

Wind Drift Studios Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Certificates of Compliance

T0.2

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S2.3	STRUCTURAL DETAILS

General Notes

1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be shown for similar work.

2. All drawings are considered to be part of the contract documents. The contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that the clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.

3. All information on existing conditions shown on the structural plans are based on the best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimensions and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.

4. Refer to the Architectural drawings for the following:
   (a) Dimensions
   (b) Size and location of all interior and exterior wall locations
   (c) Size and location of all floor, roof, and wall openings
   (d) Size and location of all drains, slopes, depressions, steps, etc.
   (e) Specifications of all finishes & waterproofing
   (f) All other non-structural elements

5. Refer to the mechanical, electrical, and plumbing plans for the following:
   (a) Size and location of all equipment
   (b) Pipe runs, sleeves, hangers and trenches
   (c) All other mechanical, electrical or plumbing related elements

6. DO NOT scale structural plans. Contractor shall use all written dimensions on Architectural plans.

7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square floor. It is the Contractors responsibility to provide adequate shoring and/ or bracing as required .

8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information only, are entirely the design and responsibility of others.

9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agents shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include to include verification of dimensions or review the adequacy of the Contractors safety measures on or near the construction site.

10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from Engineer.

11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.

12. It is the Contractors responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractors own risk. Corrections of all work based on such documents shall be performed at the contractors expense.

13. These plans and specifications, represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.) This includes but is not limited to , waterproofing, drainage, ventilation, accessibility, or dimensions.

Rough Carpentry

1. Refer to the latest edition of the Governing Building Code, Table 2304.10.1 for all minimum nailing requirements.

2. Refer to individual sections for applicable material specification.

3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well nailed, screwed, or bolted as required, all members subject to bending with crown up. Install framing plumb, square, true, and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.

4. Metal framing angles, anchors, clips, straps, ties, hold downs, etc, shall be manufactured by Simpson Strong-tie Co. NO substitutions shall be permitted without prior approval of the Engineer.

5. All walls are to have continuous double 2x top plates spliced as following unless specifically noted otherwise on the plans and details.

6. Wall Studs:
   (a) Unless specifically noted on the plans or details, use the following guidelines for wall framing:
      i. Use 2x4 studs at 16" on center for all walls less than 9'0" tall.
      ii. Walls 9'0" to 17'0" tall shall be constructed of 2x6 studs at 16" on center,4x6 studs at 24" on center, or engineered lumber.

7. Blocking:
   (a) Provide minimum one row of nominal 2" thick blocking of same width as stud, fitted snuggly and spiked into studs at mid-height of partitions or walls over 8' high.

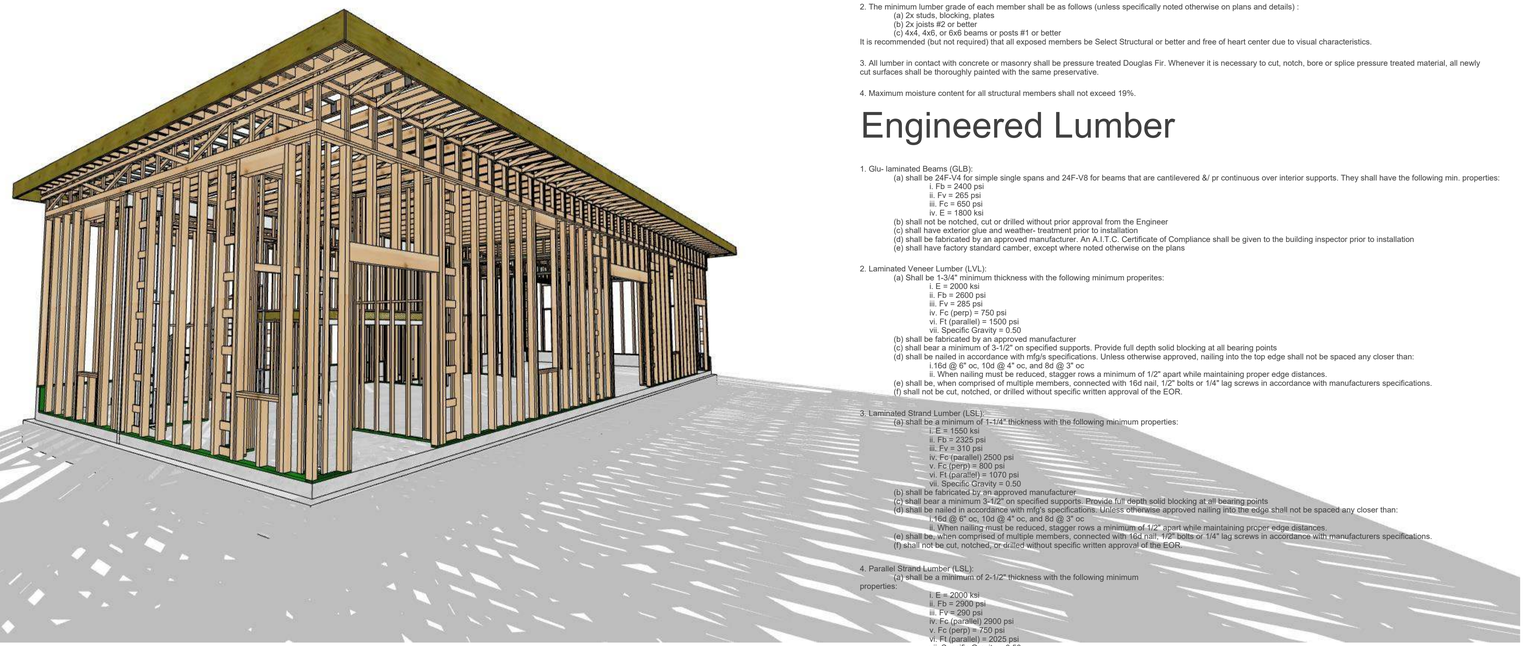
8. Notching:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth
   (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth
   (d) Successive notches in the same member shall be spaced a minimum of 18" apart

9. Boring:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 40% of the stud depth
   (c) Non-bearing partition walls, notches shall not exceed 60% of the stud depth
   (d) Successive notches in the same member shall be spaced a minimum of 18" apart

10. Bearing:
   (a) Provide a minimum of 1-1/2" bearing for all 2x joists and headers 4x10 / 6x8 & smaller
   (b) Provide a minimum of 3" of bearing for all beams and headers 4x12 / 6x10 & larger
   (c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturers specifications

11. Posts:
   (a) Post inside walls shall bear on sill plates and shall be continuous between top and bottom plates
   (b) Provide posts under all beams, girders, or double joists equal to the width of the supported member
   (c) Posts on upper levels are to be stacked on posts of equal size at levels below.
   (d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to the foundation. Vertical blocking shall be equal to the floor thickness + 1/16"
   (e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the pans
   (f) Posts when isolated, shall be seated in Simpson post or column bases.

11. Floor Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown
   (c) Provide full depth 2x blocking or cross bridging between the joists at 8' on center maximum
   (d) Provide full depth 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing
   (e) Install plywood sheathing with the face grain across supports, end supports staggered, and the ends of sheets centered over supports, if T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans
   (e) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24" unless all edges of undersized panels are supported by and fastened to framing members or blocking



1 S0.1 East Perspective
NTS



2 S0.1 North Perspective
NTS

Timber / Lumber

1. All structural lumber shall be Douglas Fir-Larch,S4S and shall conform to the Governing Building Code, section 2303.1.1.

2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details) :
   (a) 2x studs, blocking, plates
   (b) 2x joists #2 or better
   (c) 4x4, 4x6, or 6x6 beams or posts #1 or better
It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.

3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.

4. Maximum moisture content for all structural members shall not exceed 19%.

Engineered Lumber

1. Glu- laminated Beams (GLB):
   (a) shall be 24F-V4 for simple single spans and 24F-V8 for beams that are cantilevered &/ pr continuous over interior supports. They shall have the following min. properties:
      i. Fb = 2400 psi
      ii. Fv = 265 psi
      iii. Fc = 650 psi
      iv. E = 1800 ksi
   (b) shall not be notched, cut or drilled without prior approval from the Engineer
   (c) shall have exterior glue and weather- treatment prior to installation
   (d) shall be fabricated by an approved manufacturer. An A.I.T.C. Certificate of Compliance shall be given to the building inspector prior to installation
   (e) shall have factory standard camber, except where noted otherwise on the plans

2. Laminated Veneer Lumber (LVL):
   (a) Shall be 1-3/4" minimum thickness with the following minimum properites:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (perp) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i.16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturers specifications.
   (f) shall not be cut, notched, or drilled without specific written approval of the EOR.

3. Laminated Strand Lumber (LSL):
   (a) shall be a minimum of 1-1/4" thickness with the following minimum properties:
      i. E = 1550 ksi
      ii. Fb = 2325 psi
      iii. Fv = 310 psi
      iv. Fc (parallel) 2500 psi
      v. Fc (perp) = 800 psi
      vi. Ft (parallel) = 1070 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved nailing into the edge shall not be spaced any closer than:
      i.16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturers specifications.
   (f) shall not be cut, notched, or drilled without specific written approval of the EOR.

4. Parallel Strand Lumber (LSL):
   (a) shall be a minimum of 2-1/2" thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2900 psi
      iii. Fv = 290 psi
      iv. Fc (parallel) 2900 psi
      v. Fc (perp) = 750 psi
      vi. Ft (parallel) = 2025 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved nailing into the edge shall not be spaced any closer than:
      i.16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturers specifications.
   (f) shall not be cut, notched, or drilled without specific written approval of the EOR.

5. Plywood I Joists:
   (a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
   (b) shall be installed in accordance with the applicable code approvals and manufactures spec's
   (c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
   (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.

Fasteners

1. Nails:
   (a) shall be with "common" nails unless noted otherwise.
   (b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
   (c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.
   (d) shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative treated wood.
      i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or the bolt manufactures requirements, a minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equivalent) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
   (e) All nailing shall conform to the Governing Building Code, Table 2304.10.1.

2. Lag screws:
   (a) shall be installed into pre-drilled lead holes. Lubricant shall be used to facilitate installation and prevent damage to the screws.
   (b) shall be hot-dipped zinc-coated galvanized or stainless steel when in contact with preservative treated wood.
      i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or the bolt manufactures requirements, a minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equivalent) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.

3. Bolts
   (a) shall conform to ASTM A307, unless noted otherwise specifically on plans and details.
   (b) shall be installed in pre-drilled holes, a max of 1/16" larger than the specified bolt diameter.
   (c) when installed against wood surfaces, shall have standard washers under the heads and nuts.
   (d) shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative treated wood.
      i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or the bolt manufactures requirements, a minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equivalent) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.

Typical Shear Wall Framing Notes

1. Single sided shear walls may be placed on either side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW schedule.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and blkg. at panel edges per SW schedule.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges or panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases
5. Plywood panels shall butt along centerlines of framing members. Minimum plywood dimensions for shear wall shall be 12".
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory joists performance and subject to the review and approval by the Engineer of Record and/ or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail guns for shear wall nailing will not be permitted.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plate @ 32" oc at floors and 48" oc at roofs, unless noted otherwise per plan.
9. Refer to material specifications for additional framing requirements.

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APN: 35-140-17

Wind Driven Rain Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
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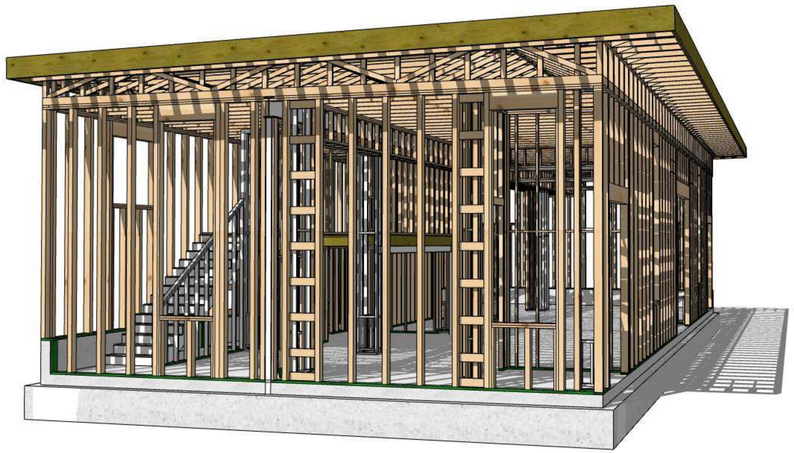
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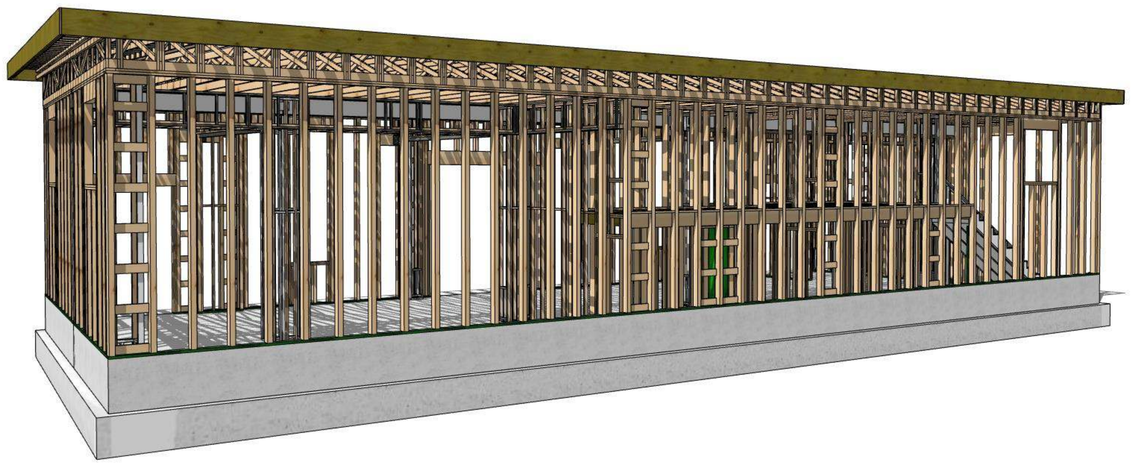
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ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent, Adjustable	Mfr.	Manufacture (r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modif(y), (cation)
Arch.	Architect(ural)	Mtl.	Metal
AT	All Thread		
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block(ing)	NTS	Not to scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilever(ed)	Pen.	Penetrate,(tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		PI	Panel Index
CL	Center Line	PJP	Partial Joint Penetration
Clg.	Ceiling	PL	Plate
CMU	Conc. Masonry Unit	PLF	Lbs per Linear Ft.
Col.	Column	Ply.	Plywood
Com.	Common	Prep.	Prepare, (tion)
Comp.	Component	Press.	Pressure
Conc.	Concrete	Proj.	Project
Conn.	Connection	Prop.	Property
Const.	Construction	PSF	Lbs per Square Ft.
Ctr.	Center	PSI	Lbs per Square In.
d	Penny	PT	Pressure Treated
Dbl.	Double	R	Radius
Defl.	Deflection	Rec(s).	Recommendation(s)
Deg.	Degree	Rect.	Rectangular
Demo.	Demolish (tion)	Ref.	Reference
Dep.	Depress(ed)	Reinf.	Reinforced(d), (ment), (ing)
DF	Douglas Fir	Req(d).	Require(d)
Dia.	Diameter	Reqs.	Requirements
Diaph.	Diaphragm	Ret.	Retain(ing)
Dif.	Different	RJ	Roof Joist
Dim.	Dimension	RR	Roof Rafter
Dist.	Distance	RW	Redwood
DJ	Deck Joist	SAD	See Arch Dwg's
DL	Dead Load	Sched.	Schedule
Dwg.	Drawing	Sgl.	Single
(E)	Existing	Shtg.	Sheathing
Ea.	Each	Sim.	Similar
EF	Each Face	SIP	Str. Insulated Panel
EFP	Equivalent Fluid Pressure	SM	Sheet Metal
		SMS	Sheet Metal Screw
Elev.	Elevation, Elevator	SOG	Slab on Grade
Engr.	Engineer	Spec.	Specifi(ed), (cations)
EOR	Engineer of Record	SS	Structural Steel
Eq.	Equal, Equivalent	Std.	Standard
ES	Each Side	Stl.	Steel
EW	Each Way	Struc.	Structure, (al)
Exp.	Expand. Expansion	SW	Shear Wall
Ext.	Exterior	Sym.	Symmet(try), (rical)
Fdn.	Foundation	T&B	Top & Bottom
FF	Finished Floor	T&G	Tongue and Groove
FJ	Floor Joist	Temp.	Temporary
Flr(g).	Floor(ing)	Thk.	Thick(ness)
FOC	Face of Concrete	Thru	Through
FOM	Face of Masonry	TN	Toe-nail
FOS	Face of Studs	TP	Top Plate
FOW	Face of Wall	T-O	Top of
Frmg.	Framing	TOB	Top of Beam
Ft.	Foot, Feet	TOC	Top of Concrete
Ftg.	Footing	TOG	Top of Grade
Ga.	Gauge	TOM	Top of Masonry
Galv.	Galvanized	TOS	Top of Steel
GB	Grade Beam	TOW	Top of Wall
GC	General Contractor	TRU	To Remain Unchanged
Gyp.	Gypsum	Trmr.	Trimmer Stud
HD	Hold Down	Typ.	Typical Unless Noted Otherwise
Hdr.	Header		UNO
Hdw.	Hardware	Vert.	Vertical
Hgr.	Hanger	VIF	Verify in Field
Hor(iz)	Horizontal	VWA	Verify with Arch
Ht.	Height	w/	With
ID	Inside Diameter	w/n	Within
In.	Inch(es)	w/o	Without
Insp.	Inspect(ion)	WS	Wood Screw
Int.	Interior	Wndw.	Window
Inv.	Invert, (ed)	Wt.	Weight
Jst.	Joist	WWF	Welded Wire Fabric
K	Kips (1000 pounds)	Yd.	Yard
KLF	Kips Per Linear Ft.	@	At
King	King Stud	°	Degrees
KP	King Post	Ø	Diameter
KSF	Kips per Square Ft.	>	Greater Than
KSI	Kips Per Square In.	<	Less Than
Lb(s).	Pounds(s)	#	Number, Pound(s),
LL	Live Load	/	Per
Loc.	Location	%	Percentage
LW	Light weight	±	Plus or Minus



1 S0.2 South Perspective
NTS



2 S0.2 West Perspective
NTS

SPECIAL INSPECTIONS

Inspect all structural steel construction per CBC 1705.2

Inspect all mechanical anchors and adhesives post-installed in hardened concrete per CBC 1705.3

1. Prior to epoxy placement, it must be verified that the hole is clean, dry and free of loose debris.
2. Periodic inspection shall take place such that the installation of a minimum of two (2) anchors per each wall are observed.

DESIGN PARAMETERS

GENERAL PARAMTERS:

Building Code	2022 CBC
Roof Loads	
Dead Loads (DL)	14.5 psf
Live Loads (LL)	20 psf
Snow Loads (SL)	177.1 psf
Floor Loads - Typ.	
Dead Loads (DL)	15 psf
Live Loads (LL)	40 psf
Floor Loads - Retail Storage.	
Dead Load (DL)	15 psf
Live Load (LL)	40 psf

SOILS VALUES (per Town of Mammoth Lakes)

Bearing Pressure	2000 psf

WIND DESIGN BASIS

Ultimate Wins Speed, V_{ULT}	115 mph
Nominal Wind Speed, V_{ASD}	89 mph
Risk Category	II
Exposure	C
Importance Factor, I_w	1.00
Int. Press. Coefficient, GC_{pi}	±0.18

SEISMIC DESIGN BASIS

Seismic Design Category	D
Site Class	D
Seismic Factors	
S_s/ S_1	1.545 / 0.599
S_{DS}/ S_{D1}	1.236 / 0.599
Risk Category	II
Importance Factor, I_e	1.00
Resistance System:	Wood Shear Walls
Coefficient, R	6.5
Design Base Shear	V = 0.190W
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

*The 2022 California Building Code (CBC), based on 2021 International Building Code (IBC), is the governing code in the state of California.

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Wind Drift Studios

Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

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2	10/26/24	x

REVIEWED
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BPR CONSULTING GROUP

Exterior Perspectives / Structural Specifications

S0.2

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The resultant moment produced from Fs shall be applied to the midheight of the projection.

$$Fs = \frac{Fv(X)}{\sqrt{X^2 + Y^2}}$$

Fv (for roof projections) = L (0.5L + B) Pf
Fv (for snow retention devices) = L (B) Pf
Fs = Horizontal load against roof projection, pounds.
Fv = Snow weight against projection, pounds.
X = Vertical component of roof slope (rise), feet.
Y = Horizontal component of roof slope (run), feet.
L = Horizontal distance between projection and ridge, feet.
B = Width of projection, feet. Not to exceed six feet.
Pf = Minimum roof snow load, pounds per square foot (PSF).

I. Projections shall be protected with an ice splitter or cricket. All ice splitters shall be constructed the full width of the projection base and shall terminate not lower than the midpoint height of the projection.

J. Snow rails, roof cleats, and similar snow slide restricting devices shall be designed using the formula set forth in H. above, except calculations for Fv need only consider the tributary load area of the device. Snow slide restraint devices shall be installed within the first three feet (3') of the roof eave and spaced per the design of the system.

K. Warm roofs that drain water over the eaves shall be capable of supporting 2.0 x Pf on the overhangs when they are unventilated with insulation R-value less than (30) or ventilated roofs with R-Values less than (20).

All roof systems shall consider the effects of ice dams and shall be designed to prevent water infiltration at the eaves. As a minimum, the underlayment at the eaves shall consist of two layers of Type 15 felt solid cemented together with an approved cementing material or other approved equivalent material. The ice dam protection shall extend from the eave to a line six feet (6') inside the exterior wall line of the building.

SOIL BEARING

No soil bearing pressure over 2,000 psf will be permitted without a soil report by a licensed engineer or geologist. Site examination may require a soil analysis.

RETAINING WALLS

A building permit shall be required for retaining walls exceeding four feet (4') in height or retaining walls supporting any surcharge or special loads. A professional engineer licensed in the state shall design such walls.

FROST LINE

Footings and foundations shall extend below the frost line. The frost line shall be considered a minimum of twenty-four inches (24") below grade.

dynamic loading due to snow avalanching onto lower structural elements, against projections such as vents, and onto targets on the ground.

D. Setbacks to Property Lines

1. All eaves of sloped roofs (>2:12) shall maintain setbacks so that snow shed impact areas will occur on the property of the subject structure. The minimum impact area setback shall be ten feet (10') measured horizontally from a vertical line projecting from the roof eave to the property line.

2. The eave of a structure may encroach into the impact area setback a maximum three feet (3') provided an engineered snow slide restraint device, designed in accordance with the provisions of this Code, is incorporated into the roof design.

3. Property owners shall maintain snow shed impact areas to prevent snow from encroaching onto adjacent properties.

E. The roof and eaves of all structures shall be designed so that snow shed impact areas will not occur in or on entries/exits (required exits only for R-3 occupancies), vehicle parking areas, driveways, LPG storage tanks, walkways, and public areas.

1. The minimum snow shed impact area shall have a setback of ten feet (10') measured horizontally from a vertical line projecting from the roof eave to the aforementioned improvement.

2. The snow shed impact area may be eliminated provided an engineered snow restraint system, designed in accordance with this Code, is incorporated into the roof design and, in other than R-3 occupancies, an approved roof drainage system (e.g., heated gutter and downspout) is installed to prevent ice formation/accumulation at the grade or access level.

3. Property owners shall maintain snow shed impact areas to prevent snow from encroaching beyond the impact area boundaries.

4. Existing structures may use engineered snow slide restraint devices to reduce hazards associated with the existing roof design.

F. Projections such as plumbing vents, equipment vents, and similar elements, which penetrate the roof, shall terminate within thirty-six inches (36") of the ridge or uppermost portion of the roof area. Mechanical vents and air intakes installed horizontally on vertical surfaces shall terminate at least twelve (12) feet above grade. Horizontal terminations subjected to shedding roof snow shall terminate a minimum of seventeen (17) feet above grade.

G. Overhead electrical service weatherheads and similar utility connections shall not be located in any area subject to damage from sliding snow or ice. Weatherheads may project through the roof with a riser constructed of two-inch (2") minimum diameter rigid galvanized steel conduit, provided no alternative locations are available and the location has been approved by the Building Official and servicing utility.

H. A roof projection such as a fireplace chase, parapet or similar structure, which could be subjected to sliding snow or ice, shall be designed for these horizontal forces (Fs).

SNOW LOADS, SNOW SLIDING AND SHEDDING

A. The Town shall be considered a snow area. All structures within the Town shall be designed to withstand snow loads and any additional effects created by snow.

B. 1. Basic ground snow load (P_g) is established as follows:

a) One hundred (100) pounds per square foot for Mammoth Lakes Airport;

b) Two hundred thirty (230) pounds for elevations eight thousand five hundred feet (8500') or less;

c) Three hundred (300) pounds for elevations greater than eight thousand five hundred feet (8500').

2. Roof snow load (P_f) shall be established as follows per ASCE 7-16:

P_f = .7 (C_e)(C_t)(I_s)(P_g)
C_e = Exposure factor
I_s = Snow importance factor
P_g = Ground snow load
C_t = Thermal factor

3. The snow exposure factor (C_e) shall be determined as follows per ASCE 7-16:

C_e = 1.0 partially exposed roofs
C_e = 0.90 fully exposed roof on all sides with no shelter from terrain, trees or higher structures
C_e = 1.20 tightly forested (sheltered)

4. The snow design importance factor (I_s) shall be determined as follows per ASCE 7-16:

I_s = 1.2 essential facilities
I_s = 1.1 assembly areas with occupancy greater than three-hundred (300), jails, hospitals with an occupant load of 50 or more, and certain educational facilities
I_s = .80 agricultural buildings and similar utility type structures
I_s = 1.00 all other structures

5. The thermal factor (C_t) shall be determined as follows or as per ASCE 7-16:

C_t = 1.1 for structures kept just above freezing and others with cold, ventilated roofs
C_t = 1.2 unheated and open air structures, such as exterior decks
C_t = 1.0 all other structures

C. Snow load reductions for roof pitch (but not for slippery surfaces) will be permitted per ASCE 7-16, provided the roof design does not allow snow to accumulate from ground level to the roof eave. This shall be assumed to be a minimum ten feet (10') from eave to grade level. Design consideration shall be given to drifting snow and other accumulations on the roof, exposure, impact, effects on adjacent property, and other

LEGAL DESCRIPTION

The legal description of your lot or parcel is part of the application and can be found on your deed, property tax statement, title policy, escrow instructions, or contract of sale. You will need:

1. lot number
2. subdivision name
3. assessor's parcel number
4. street name and address

WIND DESIGN

The minimum ultimate design wind speeds, V_{ult} are established for the following regions.

A. Town of Mammoth Lakes:
- One and two family dwellings (R-3 occupancies): 110 miles per hour (mph), ultimate design wind speed (V_{ult}), three second gust.
- Residential structures other than one and two family dwellings (R-3 occupancies) and non-residential structures, basic wind speed, V, three second gust:
  - 90 miles per hour for risk category I buildings and other structures.
  - 95 miles per hour for risk category II buildings and other structures.
  - 100 miles per hour for risk category III buildings and other structures.
  - 105 miles per hour for risk category IV buildings and other structures.

The wind design shall comply with exposure C requirements unless the architect or structural engineer in general charge can justify that the building site and surrounding terrain conform to other criteria.

SEISMIC

All structures within the boundaries of the Town shall be designed to seismic ground accelerations per the most recent data on the USGS seismic design maps and as defined in the California Building Code. A minimum of twenty percent (20%) of the design snow load (P_f) shall be added to the dead load for seismic design.

ENERGY DESIGN STANDARDS

The following shall be considered minimum design standards for calculations within the guidelines established by the California Energy Commission, Title 24, and State of California:

1. The Town shall be considered within Climatic Zone 16 as defined by the California Energy Commission;

2. Winter design temperature shall be minus two (-2) degrees Fahrenheit;

3. Summer design temperatures shall be seventy-four (74) degrees Fahrenheit;

4. Heating degree-days shall be eight thousand (8,000).

Mammoth Lakes CALIFORNIA
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MINIMUM DESIGN STANDARDS

CODES

The purpose of the California Codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. The Town of Mammoth Lakes enforces the following Codes:

California Building Code, 2019 Edition, based on the 2018 International Building Code
California Residential Code, 2019 Edition, based on the 2018 International Residential Code.
California Fire Code, 2019 Edition, based on the 2018 International Fire Code, as amended by the Mammoth Lakes Fire Protection District
California Mechanical Code, 2019 Edition, based on the 2018 Uniform Mechanical Code
California Plumbing Code, 2019 Edition, based on the 2018 Uniform Plumbing Code
California Electrical Code, 2019 Edition, based on 2017 National Electrical Code
California Energy Code, 2019 Edition, based on the 2019 Building Energy Efficiency Standards.
California Green Building Standards Code, 2019 Edition.
California Existing Building Code, 2019 Edition, based on the 2018 International Existing Building Code.
California Historical Building Code, 2019 Edition.
California Administrative Code, 2019 Edition.
California Referenced Standards Code, 2019 Edition.

PLANS

With each application for a building permit, and when required by the Building Official for enforcement of any provisions of this Code, three (3) sets of plans, engineering calculations (if required), specifications, diagrams, and other necessary data shall be submitted. Each set of plans shall include a site plan, elevations, construction sections, and details. Site plan shall include location of all utilities. Elevations shall include a lot profile. Plans and specifications shall be drawn to scale on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations (1/4" = 1' scale, paper size of minimum 18" x 24" is desirable). "Red lined" or sketched plans are unacceptable. Plans shall detail all fire resistive assemblies and indicate treatment of penetrations in such assemblies. All plans, specifications, and/or calculations prepared by a licensed architect or engineer shall bear the stamp and signature of the author. For more complete information regarding plans and specifications, refer to the "Plan Submittal and Plan Check" handout available from the Mammoth Lakes Building Division.

LATERAL DESIGN

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STRUCTURAL CALCULATION

PROJECT ADDRESS:
94 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

PREPARED ON :
OCTOBER 03, 2024

CUSTOM SmithMade CREATIONS
404 Commerce circle
Mammoth lakes, California 93546
tel: (218)-235-1751
www.smithmadeinc.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAAG
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Calculations

S0.3

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LATERAL LOAD DISTRIBUTION - CBC 2022

PROJECT: 94 OLD MAMMOTH ROAD
JOB NO.:
ENGINEER:
SHEET NO.:
DATE: 9-23-24

DESCRIPTION: LIGHT FRAME(WOOD) SHEAR WALLS

Ie	R	TL		Ta	hn	Ct	x
1.0	6.5	8		0.196	21.00	0.02	0.750
Site Class	**Ss**	**S1**	**Sds**	**Sd1**	**k**		**TOTAL WT**
D	1.641	0.523	1.313	0.820	1.00		236.6

Allowable Story Drift Coef. 0.020 — **Deflection Amplif. Factor Cd** 4
Reliability/Redun.Factor 1.30 — **ASD Reduction Factor RASD** 0.70
Reliability/Redun.Factor r = 1.3
ASD Reduction Factor RASD 0.70
T = 0.196 sec

		STRENGTH	ASD
Basic	Eq 12.8-2 V = Sds / (R/Ie) * W * r =	0.263 * W	0.184 * W
Upper Limit	Eq 12.8-3 V = Sd1 / Ta / (R/Ie) * W * r =	0.632 * W	0.442 * W
Lower Limit	Eq 12.8-5 V = 0.044 * Sds * Ie * W * r =	0.075 * W	0.053 * W
Lower Limit	Eq 12.8-6 V = 0.5 * S1 / (R/Ie) * W * r =	0.052 * W	0.037 * W

Static Force Coefficient 0.263 * W 0.184 * W
Static Force Base Shear 62.1 kip 43.5 kip

	LEVEL	STORY HEIGHT	hx ft	Wx kip	Wx(hx)^k	Wx(hx)^k / Σ(Wih^k)	Fx kip	Fx/Wx (ASD)	Vi kip	Diaph. Fpx	Diaph. Fpx/Wx	Max Story Drift
1	ROOF	21.00	21.00	236.6	4969	1.000	43.5	0.184		43.5	0.184	1.26
2					0				43.5			
3					0							
4					0							
5					0							
6					0							
7					0							
8					0							
9					0							
10					0							
11					0							
12					0							
13					0							
14					0							
15					0							
16					0							
17					0							
18					0							
19					0							
20					0							
21					0							
22					0							
				236.6	4969		43.5					

This is a beta release of the new ATC Hazards by Location website. Please contact us with feedback.

The ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

ATC Hazards by Location

Search Information

Address:	94 Old Mammoth road Mammoth lakes, California 93546
Coordinates:	37.6452117, -118.9664285
Elevation:	7838 ft
Timestamp:	2024-09-18T09:19:23.827Z
Hazard Type:	Seismic
Reference Document:	ASCE7-16
Risk Category:	II
Site Class:	D - default



Basic Parameters

Name	Value	Description
S_S	1.641	MCE_R ground motion (period=0.2s)
S_1	0.523	MCE_R ground motion (period=1.0s)
S_{MS}	1.969	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.313	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.913	Coefficient of risk (0.2s)
CR_1	0.897	Coefficient of risk (1.0s)
PGA	0.732	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.842	Site-modified peak ground acceleration
T_L	6	Long-period transition period (s)
SsRT	1.641	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.797	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.971	Factored deterministic acceleration value (0.2s)
S1RT	0.523	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.583	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.661	Factored deterministic acceleration value (1.0s)
PGAd	0.797	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any deliineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

SECOND FLOOR

SEISMIC WEIGHT OF EXTERIOR WALL

WALL LOAD(EXTERIOR)= (HEIGHT OF WALL x SUM OF LENGTH OF WALL (E-W DIRECTION) x WALL DEAD LOAD)/ (2 x ROOF AREA)

HEIGHT OF WALL	= 16.167'
SUM OF LENGTH OF WALL	= 145.93'
WALL DEAD LOAD	= 16 PSF
ROOF AREA	= 3619 SF
SEISMIC WEIGHT OF WALL	= (16.167 x 110 x 16 + 7.64 x 35.94 x 16)/(2 x 3619)
	= 5.21 PSF ~ 6 PSF

SEISMIC WEIGHT OF WALL IS 6 PSF.

SEISMIC WEIGHT OF INTERIOR WALL

WALL LOAD(INTERIOR)= (HEIGHT OF WALL x SUM OF LENGTH OF WALL (N-S DIRECTION) x WALL DEAD LOAD)/ (2 x ROOF AREA)

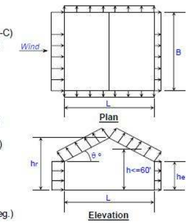
HEIGHT OF WALL	= 16.167'
SUM OF LENGTH OF WALL	= 54.59'
WALL DEAD LOAD	= 10 PSF
ROOF AREA	= 3619 SF
SEISMIC WEIGHT OF WALL	= (16.167 x 54.59 x 10)/(2 x 3619)
	= 1.219 PSF ~ 2 PSF

SEISMIC WEIGHT OF WALL IS 2 PSF.

WIND LOADING ANALYSIS - Main Wind-Force Resisting System
Per ASCE 7-16 Code for Enclosed or Partially Enclosed Buildings
Using Method 2: Analytical Procedure (Section 27 & 28) for Low-Rise Buildings

Input Data:

Wind Speed, V =	110 mph	(Wind Map, Figure 26.5-1A-C)
Bldg. Classification =	II	(Table 1.5-1 Risk Category)
Exposure Category =	C	(Sect. 26.7)
Ridge Height, hr =	21.5 ft	(hr >= he)
Eave Height, he =	21.50 ft	(he <= hr)
Building Width =	86.7 ft	(Normal to Building Ridge)
Building Length =	34 ft	(Parallel to Building Ridge)
Roof Type =	Monoslope	(Gable or Monoslope)
Topo. Factor, Kzt =	1.30	(Sect. 26.8 & Figure 26.8-1)
Direct. Factor, Kd =	0.85	(Table 26.6)
Enclosed? (Y/N)	Y	(Sect. 26.2 & Table 26.11-1)
Hurricane Region?	N	



Resulting Parameters and Coefficients:

Roof Angle, θ = 4.76 deg.
Mean Roof Ht., h = 21.50 ft. (h = he, for angle <=10 deg.)

Check Criteria for a Low-Rise Building:
1. Is h <= 60' ? Yes, O.K. 2. Is h <= Lesser of L or B? Yes, O.K.

External Pressure Coeff's., GCpf (Fig. 28.4-1):
(For values, see following wind load tabulations.)
Positive & Negative Internal Pressure Coefficients, GCpi (Table 26.11-1):
+GCpi Coef. = 0.18 (positive internal pressure)
-GCpi Coef. = -0.18 (negative internal pressure)

If h < 15 then: Kh = 2.01*(15/zg)^(2/α) (Table 28.3-1)
If h >= 15 then: Kh = 2.01*(z/zg)^(2/α) (Table 28.3-1)
α = 9.50 (Table 26.9-1)
zg = 900 (Table 26.9-1)
Kh = 0.92 (Kh = Kz evaluated at z = h)

Velocity Pressure: qz = 0.00256*Kz*Kzt*Kd*V^2 (Sect. 28.3.2, Eq. 28.3-1)
qh = 31.34 psf qh = 0.00256*Kh*Kzt*Kd*V^2 (qz evaluated at z = h)
Design Net External Wind Pressures (Sect. 28.4.1):
p = qh*[(GCpf) - (+/-GCpi)] (psf, Eq. 28.4-1)

Wall and Roof End Zone Widths 'a' and '2*a' (Fig. 28.4-1):
a = 3.40 ft.
2*a = 6.81 ft.

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 23 SEP 2024, 6:25PM

ASCE 7-16 Seismic Base Shear

Project File: 94 Old Mammoth road Mammoth lakes, California 93546.ec6

(c) ENERCALC INC 1983-2023

DESCRIPTION: Seismic Base Shear Analysis

Specific Description:

Risk Category — Calculations per ASCE 7-16

Risk Category of Building or Other Structure: "II" : All Buildings and other structures except those listed as Category I, III, and IV — *ASCE 7-16, Page 4, Table 1.5-1*

Seismic Importance Factor = 1 — *ASCE 7-16, Page 5, Table 1.5-2*

USER DEFINED Ground Motion — *ASCE 7-16 11.4.2*

Max. Ground Motions, 5% Damping
S_S = 1.641 g, 0.2 sec response
S_1 = 0.5230 g, 1.0 sec response

For the closest datapoint grid location . . .
Latitude = 0.000 deg North
Longitude = 0.000 deg West

Site Class, Site Coeff, and Design Category

Classification: "D" : Shear Wave Velocity 600 to 1,200 ft/sec = D (By Default per 11.4.3) — *ASCE 7-16 Table 20.3-1*

Site Coefficients Fa & Fv — Fa = 1.20, Fv = 1.78 — *ASCE 7-16 Table 11.4-1 & 11.4-2*
(using straight-line interpolation from table val

Maximum Considered Earthquake Accelerat — $S_{MS} = Fa * Ss$ = 1.969; $S_{M1} = Fv * S1$ = 0.929 — *ASCE 7-16 Eq. 11.4-1, ASCE 7-16 Eq. 11.4-2*

Design Spectral Acceleration — $S_{DS} = S_{MS} * 2/3$ = 1.313; $S_{D1} = S_{M1} * 2/3$ = 0.620 — *ASCE 7-16 Eq. 11.4-3, ASCE 7-16 Eq. 11.4-4*

Seismic Design Category = D — *ISCE 7-16 Table 11.6-1 & -2*

Project: 94 OLD MAMMOTH ROAD — Date: 09-23-24 — Part:
Location: CA 93546 — For: — Eng.:
Description: UNIT LOADS

ROOF

	GRAVITY		SEISMIC	
PLYWOOD SHEATHING	3.0	PSF	3.0	PSF
2x FRAMING	3.0	PSF	3.0	PSF
CEIL. & MISC.	3.0	PSF	3.0	PSF
TRUSS FRAMING	10.0	PSF	10.0	PSF
PARTITIONS			6.0	PSF
EXTERIOR WALL			2.0	PSF
OTHER	0.0		0.0	PSF
DL =	19.0	PSF	62.4	PSF
SL =	177.0	PSF		
LL =	20.0	PSF		

FLOOR

	GRAVITY		SEISMIC	
PLYWOOD SHEATHING	3.0	PSF	3.0	PSF
2x FRAMING	4.0	PSF	4.0	PSF
CEIL. & MISC.	3.0	PSF	3.0	PSF
FLOORING	5.0	PSF	5.0	PSF
PARTITIONS			6.0	PSF
EXTERIOR WALL			6.0	PSF
OTHER	0.0		0.0	PSF
DL =	15.0	PSF	27.0	PSF
LL =	40.0	PSF		

BUILDING SEISMIC MASS

ROOF:	ROOF:	3619.14	S.F. x	62.4	= 225.8 KIPS
2ND:	FLOOR:	398.25	S.F. x	27.0	= 10.8 KIPS

BUILDING WIND LOADS DESIGN

Zone 1(psf)	Zone 2(psf)	Zone 3(psf)	Zone 4(psf)	Zone 1 + Zone 4(psf)
18.70	-16.93	-6.35	-3.79	22.49

BUILDING WIND LOADS - PERPENDICULAR TO RIDGE DIRECTION

ROOF:

Ridge Elevation	Eaves Elevation	Ceiling Height	Parapet Height	Lbs/ft.
21.5	21.5	21		234.16

2ND:

Floor Ht. Abv.	Floor Ht. Blw.	Lbs/ft.
7.67	7.67	172.51

BUILDING WIND LOADS - PARALLEL TO RIDGE DIRECTION

BUILDING WIND LOADS DESIGN

Zone 1(psf)	Zone 2(psf)	Zone 3(psf)	Zone 4(psf)	Zone 1 + Zone 4(psf)
19.50	-16.37	-6.96	-4.33	23.82

ROOF:

Zone 1 + Zone 4(psf)	Length of Bldg.	Parapet Height	Floor Proj Area	Roof Proj Area	Lbs/ft.
23.82	34.04		357.42	0.00	260.16

2ND:

Floor Ht. Abv.	Floor Ht. Blw.	Lbs/ft.
7.67	7.67	182.74

MWFRS Wind Load for Load Case A

Surface	GCpf	p = Net Pressures (psf) (w/ +GCpi)	(w/ -GCpi)
Zone 1	0.40	6.90	18.18
Zone 2	-0.69	-27.27	-15.99
Zone 3	-0.37	-17.24	-5.96
Zone 4	-0.29	-14.73	-3.45
Zone 5	---	---	---
Zone 6	---	---	---
Zone 1E	0.61	13.48	24.76
Zone 2E	-1.07	-39.18	-27.90
Zone 3E	-0.53	-22.25	-10.97
Zone 4E	-0.43	-19.12	-7.84
Zone 5E	---	---	---
Zone 6E	---	---	---

MWFRS Wind Load for Load Case B

Surface	*GCpf	p = Net Pressures (psf) (w/ +GCpi)	(w/ -GCpi)
Zone 1	-0.45	-19.75	-8.46
Zone 2	-0.69	-27.27	-15.99
Zone 3	-0.37	-17.24	-5.96
Zone 4	-0.45	-19.75	-8.46
Zone 5	0.40	6.90	18.18
Zone 6	-0.29	-14.73	-3.45
Zone 1E	-0.48	-20.69	-9.40
Zone 2E	-1.07	-39.18	-27.90
Zone 3E	-0.53	-22.25	-10.97
Zone 4E	-0.48	-20.69	-9.40
Zone 5E	0.61	13.48	24.76
Zone 6E	-0.43	-19.12	-7.84

*Note: Use roof angle θ = 0 degrees for Longitudinal Direction.
For Case A when GCpf is neg. in Zones 2/2E: Zones 2/2E dist. = 43.35 ft.
For Case B when GCpf is neg. in Zones 2/2E: Zones 2/2E dist. = 17.02 ft.
Remainder of roof Zones 2/2E extending to ridge line shall use roof Zones 3/3E pressure coefficients.

MWFRS Wind Load for Load Case A, Torsional Case

Surface	GCpf	p = Net Pressure (psf) (w/ +GCpi)	(w/ -GCpi)
Zone 1T	---	1.72	4.54
Zone 2T	---	-6.82	-4.00
Zone 3T	---	-4.31	-1.49
Zone 4T	---	-3.68	-0.86
Zone 5T	---	---	---
Zone 6T	---	---	---

MWFRS Wind Load for Case B, Torsional Case

Surface	GCpf	p = Net Pressure (psf) (w/ +GCpi)	(w/ -GCpi)
Zone 1T	---	-4.94	-2.12
Zone 2T	---	-6.82	-4.00
Zone 3T	---	-4.31	-1.49
Zone 4T	---	-4.94	-2.12
Zone 5T	---	1.72	4.54
Zone 6T	---	-3.68	-0.86

Notes:
1. For Load Case A (Transverse), Load Case B (Longitudinal), and Torsional Cases:
   Zone 1 is windward wall for interior zone.
   Zone 2 is windward roof for interior zone.
   Zone 3 is leeward roof for interior zone.
   Zone 4 is leeward wall for interior zone.
   Zones 5 and 6 are sidewalls.
   Zone 1T is windward wall for torsional case
   Zone 3T is leeward roof for torsional case
   Zones 5T and 6T are sidewalls for torsional case.
   Zone 1E is windward wall for end zone.
   Zone 2E is windward roof for end zone.
   Zone 3E is leeward roof for end zone.
   Zone 4E is leeward wall for end zone.
   Zone 5E & 6E is sidewalls for end zone.
   Zone 2T is windward roof for torsional case.
   Zone 4T is leeward wall for torsional c <7.25 KIPS
2. (+) and (-) signs signify wind pressures acting toward & away from respective surfaces.
3. Building must be designed for all wind directions using the 8 load cases shown below. The load cases are applied to each building corner in turn as the reference corner.
4. Wind loads for torsional cases are 25% of respective transverse or longitudinal zone load values. Torsional loading shall apply to all 8 basic load cases applied at each reference corner.
   Exception: One-story buildings with "h" <= 30', buildings <= 2 stories framed with light frame construction, and buildings <=2 stories designed with flexible diaphragms need not be designed for torsional load cases.
5. Per Code Section 28.4.4, the minimum wind load for MWFRS shall not be less than 16 psf.

FLOOD HAZARD AREAS

Design for structures within flood hazard areas shall be per the requirements established in the most recent adopted flood plain management ordinance.

LOADS ON DRIVEWAY BRIDGES

The condition of concentrated or uniform live load producing the greatest stresses shall govern.

1. Concentrated Load: Each load shall be 40% of the gross weight of the maximum-size vehicle to be accommodated. Minimum vehicle size shall be 28,000 pounds.
2. A concentrated wheel loads is assumed to be placed upon a 3.5 square foot area.
3. Concentrated wheel load are assumed to be spaced 8 (eight) feet on center.
4. Maximum driveway vehicle loads shall be posted on the building. (e.g. DRIVEWAY: Max. Vehicle Load 28,000 pounds").

OTHER APPROVALS MAY BE REQUIRED

You may need to contact the following agencies for specific approval.

MAMMOTH LAKES FIRE PROTECTION DISTRICT; Post Office Box 5; Mammoth Lakes, CA 93546; (760) 934-2300. (Fees are paid directly to this agency.)

MAMMOTH COMMUNITY WATER DISTRICT; Post Office Box 597; Mammoth Lakes, CA 93546; (760) 934-2596. (Fees are paid directly to this agency.)

MAMMOTH UNIFIED SCHOOL DISTRICT; Post Office Box 3509; Mammoth Lakes, CA 93546; (760) 934-6802. (Fees are paid directly to the District.)

MAMMOTH LAKES COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION; Post Office Box 1609; Mammoth Lakes, CA 93546; (760) 965-3630 (Planning, Zoning, Design Review Criteria.)

MAMMOTH LAKES PUBLIC WORKS DEVELOPMENT ENGINEERING DIVISION; Post Office Box 1609; Mammoth Lakes, CA 93546; (760) 965-3650.

SOUTH MONO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT; Post Office Box 3329; Mammoth Lakes, CA 93546; (760) 924-1845.

SOUTHERN CALIFORNIA EDISON; Post Office Box 7329; Bishop, CA 93514; (760) 873-2991.

503 11/12

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CUSTOM SmithMade CREATIONS

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Mammoth lakes, California 93546
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REGISTERED PROFESSIONAL ENGINEER — ANDREW M. HAAG — No. C/8543 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA — 11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Load Drift Studios

Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Calculations

S0.4

11. Results

11. Interaction of Tensile and Shear Forces (Sec. D.7)?

Tension	Factored Load, N_{ua} (lb)	Design Strength, ϕN_n (lb)	Ratio	Status
Steel	2500	9833	0.25	Pass
Concrete breakout	**2500**	**2791**	**0.90**	**Pass (Governs)**
Adhesive	2500	5403	0.46	Pass

SET-3G w/ 5/8"Ø F1554 Gr. 36 with hef = 12.000 inch meets the selected design criteria.

12. Warnings

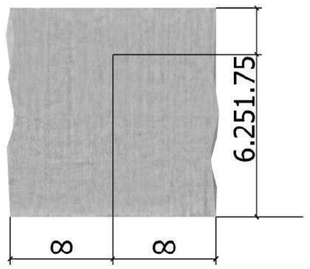
- Per designer input, the tensile component of the strength-level earthquake force applied to anchors does not exceed 20 percent of the total factored anchor tensile force associated with the same load combination. Therefore the ductility requirements of ACI 318 17.2.3.4.2 for tension need not be satisfied – designer to verify.

- Per designer input, the shear component of the strength-level earthquake force applied to anchors does not exceed 20 percent of the total factored anchor shear force associated with the same load combination. Therefore the ductility requirements of ACI 318 17.2.3.5.2 for shear need not be satisfied – designer to verify.

- Designer must exercise own judgement to determine if this design is suitable.

- Refer to manufacturer's product literature for hole cleaning and installation instructions.

<Figure 2>



1.Project information

Customer company:
Customer contact name:
Customer e-mail:
Comment:

Project description:
Location:
Fastening description:

2. Input Data & Anchor Parameters

General
Design method:ACI 318-14
Units: Imperial units

Anchor Information:
Anchor type: Bonded anchor
Material: F1554 Grade 36
Diameter (inch): 0.625
Effective Embedment depth, h_{ef} (inch): 12.000
Code report: ICC-ES ESR-4057
Anchor category: -
Anchor ductility: Yes
h_{min} (inch): 13.38
c_{ac} (inch): 25.95
C_{min} (inch): 1.75
S_{min} (inch): 3.00

Base Material
Concrete: Normal-weight
Concrete thickness, h (inch): 24.00
State: Cracked
Compressive strength, f'_c (psi): 2500
$\Psi_{c,V}$: 1.0
Reinforcement condition: B tension, B shear
Supplemental reinforcement: Not applicable
Reinforcement provided at corners: Yes
Ignore concrete breakout in tension: No
Ignore concrete breakout in shear: No
Hole condition: Dry concrete
Inspection: Continuous
Temperature range, Short/Long: 150/110°F
Ignore 6do requirement: Not applicable
Build-up grout pad: No

Recommended Anchor
Anchor Name: SET-3G - SET-3G w/ 5/8"Ø F1554 Gr. 36
Code Report: ICC-ES ESR-4057



SECOND FLOOR SHEAR WALLS

	ASD	ASD								V per Level =	43500		
Stack	F_x (plf)	F_{px} (plf)	Trib W(ft)	Trib W(ft) (WSND)	Trib L(ft)	h_{wall} (ft)	L_{wall} (ft)	V_{allow} (lb)	V_{demand} (lb)	V_{max} (lb)	Inter factor	v_{max} (lb/ft)	USE SW Sch	Rx Check
A–1	11.482	150.6	47.35	47.35	39.5	16.00	16.00	5093.71	21474.3	21474.3	1.0	1342.1	#3	40%
	11.482	150.6	0	0	0									
M–1	11.482	150.6	47.35	47.35	39.5	16	16	5093.71	21474.3	21474.3	1.0	1342.1	#3	40%
	11.482	150.6	0	0	0									
2–1	11.482	150.6	21.02	21.02	96	9.25	43.58	2361.15	23169.0	23169.0	1.0	531.6	#C	11%
	11.482	150.6	0	0	0									
2–2	11.482	150.6	21.02	21.02	96	9.25	43.58	2361.15	23169.0	23169.0	1.0	531.6	#C	11%
	11.482	150.6	0	0	0									
2–3	11.482	150.6	21.02	21.02	96	12.54	43.58	2361.15	23169.0	23169.0	1.0	531.6	#C	17%
	11.482	150.6	0	0	0									
2–4	11.482	150.6	21.02	21.02	96	12.54	43.58	2361.15	23169.0	23169.0	1.0	531.6	#C	17%
	11.482	150.6	0	0	0									
B–1	11.482	150.6	21.02	21.02	96	74.5	74.5	2361.15	23169.0	23169.0	1.0	311.0	#A	70%
	11.482	150.6	0	0	0									

3. Resulting Anchor Forces

Anchor	Tension load, N_{ua} (lb)	Shear load x, V_{uax} (lb)	Shear load y, V_{uay} (lb)	Shear load combined, $\sqrt{(V_{uax})^2+(V_{uay})^2}$ (lb)
1	2500.0	0.0	0.0	0.0
Sum	2500.0	0.0	0.0	0.0

Maximum concrete compression strain (‰): 0.00
Maximum concrete compression stress (psi): 0
Resultant tension force (lb): 2500
Resultant compression force (lb): 0
Eccentricity of resultant tension forces in x-axis, e'_{Nx} (inch): 0.00
Eccentricity of resultant tension forces in y-axis, e'_{Ny} (inch): 0.00

4. Steel Strength of Anchor in Tension (Sec. 17.4.1)

N_{sa} (lb) | ϕ | ϕN_{sa} (lb)
13110 | 0.75 | 9833

5. Concrete Breakout Strength of Anchor in Tension (Sec. 17.4.2)

$N_b = k_c \lambda_a \sqrt{f'_c} h_{ef}^{1.5}$ (Eq. 17.4.2.2a)

k_c	λ_a	f'_c (psi)	h_{ef} (in)	N_b (lb)
17.0	1.00	2500	12.000	35334

$0.75\phi N_{cbg} = 0.75\phi \left(A_{Nc} / A_{Nco}\right) \psi_{ec,N} \psi_{c,N} \psi_{cp,N} N_b$ (Sec. 17.3.1 & Eq. 17.4.2.1a)

A_{Nc} (in²)	A_{Nco} (in²)	$c_{a,min}$ (in)	$\psi_{ec,N}$	$\psi_{c,N}$	$\psi_{cp,N}$	N_b (lb)	ϕ	$0.75\phi N_{cbg}$ (lb)
288.00	1296.00	1.75	0.729	1.00	1.000	35334	0.65	2791

6. Adhesive Strength of Anchor in Tension (Sec. 17.4.5)

$\tau_{cr} = \tau_{c,cr} d_{ao,eq} K_{ud} \left[f'_c / 2,500\right]^n \psi_{ed,seis}$

$\tau_{c,cr}$ (psi)	$d_{ao,eq}$	K_{ud}	$\psi_{ed,seis}$	f'_c (psi)	n	τ_{cr} (psi)
1356	1.00	1.00	1.00	2500	0.24	1356

$N_{ba} = \lambda_a \tau_{cr} \pi d_a h_{ef}$ (Eq. 17.4.5.2)

λ_a	τ_{cr} (psi)	d_a (in)	h_{ef} (in)	N_{ba} (lb)
1.00	1356	0.63	12.000	31950

$0.75\phi N_a = 0.75\phi \left(A_{Na} / A_{Nao}\right) \psi_{ec,Na} \psi_{cp,Na} N_{ba}$ (Sec. 17.3.1 & Eq. 17.4.5.1a)

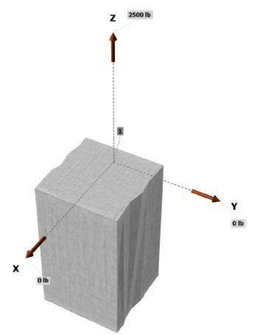
A_{Na} (in²)	A_{Nao} (in²)	c_{Na} (in)	$c_{a,min}$ (in)	$\psi_{ed,Na}$	$\psi_{cp,Na}$	N_{ab} (lb)	ϕ	$0.75\phi N_a$ (lb)
140.19	307.10	8.76	1.75	0.760	1.000	31950	0.65	5403

Load and Geometry
Load factor source: ACI 318 Section 5.3
Load combination: U = 0.9D + 1.0E
Seismic design: Yes
Anchors subjected to sustained tension: No
Ductility section for tension: 17.2.3.4.2 not applicable
Ductility section for shear: 17.2.3.5.2 not applicable
Ω_0 factor: 2.5
Apply entire shear load at front row: Yes
Anchors only resisting wind and/or seismic loads: No

Service level loads:

	D	E	Strength level loads
N_{ua} [lb]:	0	1000	2500
V_{uax} [lb]:	0	0	0
V_{uay} [lb]:	0	0	0

<Figure 1>



SECOND FLOOR HOLDOWNS

Sds = 1.313

										ASD
Stack	V_{wall} (lb)	H (ft)	W_{wall} (plf)	W_{wall} (psf)	Roof Trib (ft)	Uplift (lbs)	0.6 ft - 140(0.6)	HD (lbs)	USE	Capacity (lbs)
A–1	21474.3	14.167	16	19	5	19014.2	1071.0	17943.2	2×HDU14-SDS	21000
									N/A	0
M–1	21474.3	14.167	16	19	5	19014.2	1071.0	17943.2	2×HDU14-SDS	21000
									N/A	0
2–1	4917.7	14.167	16	19	21	7531.8	1204.3	6327.5	HDU11-SDS	8381
									CMBT12	6911
2–2	4917.7	14.167	16	19	21	7531.8	1204.3	6327.5	HDU11-SDS	8381
									CMBT12	6911
2–3	6666.8	14.167	16	19	21	7531.8	1632.7	5899.1	HDU11-SDS	8381
									CMBT12	6911
2–4	6666.8	14.167	16	19	21	7531.8	1632.7	5899.1	HDU11-SDS	8381
									CMBT12	6911
B–1	23169.0	14.167	16	19	21	4405.8	9699.4	0.0	HDU2-SDS	2306
									CS20	773

SHEAR WALL DESIGN

SmithMade CREATIONS
404 Commerce circle
Mammoth lakes, California 93546
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REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAAG
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Design
Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Calculations

S0.5

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Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 3 OCT 2024, 11:34AM

Steel Beam

Project File: 94 Old Mammoth road Mammoth lakes, California 93546.ec6

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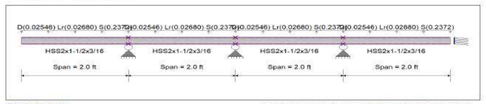
DESCRIPTION: HSS2x1-1/2x3/16 OUTLOOK TO TRIPLER MEMBER SPAN

CODE REFERENCES

Calculations per AISC 360-16, IBC 2021, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method: Allowable Strength Design — Fy : Steel Yield : 50.0 ksi
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling — E: Modulus : 29,000.0 ksi
Bending Axis : Major Axis Bending



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loading
Load for Span Number 1
Uniform Load : D = 0.0190, Lr = 0.020, S = 0.1770 ksf, Tributary Width = 1.340 ft, (TRUSS)

Load for Span Number 2
Uniform Load : D = 0.0190, Lr = 0.020, S = 0.1770 ksf, Tributary Width = 1.340 ft, (TRUSS)

Load for Span Number 3
Uniform Load : D = 0.0190, Lr = 0.020, S = 0.1770 ksf, Tributary Width = 1.340 ft, (TRUSS)

Load for Span Number 4
Uniform Load : D = 0.0190, Lr = 0.020, S = 0.1770 ksf, Tributary Width = 1.340 ft, (TRUSS)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.334 : 1	Maximum Shear Stress Ratio =	0.059 : 1
Section used for this span	HSS2x1-1/2x3/16	Section used for this span	HSS2x1-1/2x3/16
Ma : Applied	0.533 k-ft	Va : Applied	0.5480 k
Mn / Omega : Allowable	1.594 k-ft	Vn/Omega : Allowable	9.240 k
Load Combination	+D+S	Load Combination	+D+S
		Location of maximum on span	2.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.112 in	Ratio =	427	>=360	Span: 4 : S Only
Max Upward Transient Deflection	-0.008 in	Ratio =	2,828	>=360	Span: 4 : S Only
Max Downward Total Deflection	0.126 in	Ratio =	381	>=240	Span: 4 : +D+S
Max Upward Total Deflection	-0.010 in	Ratio =	2519	>=240	Span: 4 : +D+S

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma Max	Mnx Mny Omega Cb	Rm	Summary of Shear Values Va Max	Vnx Vny Omega
D Only										
Dsgn. L = 2.00 ft	1	0.037	0.006		-0.06	0.06	2.66 1.59 1.00 1.00		0.06	15.43 9.24
Dsgn. L = 2.00 ft	2	0.037	0.006	0.00	-0.06	0.06	2.66 1.59 1.00 1.00		0.06	15.43 9.24
Dsgn. L = 2.00 ft	3	0.008	0.004	0.01	-0.01	0.01	2.66 1.59 1.00 1.00		0.04	15.43 9.24
Dsgn. L = 2.00 ft	4	0.008	0.003	0.00	-0.01	0.01	2.66 1.59 1.00 1.00		0.03	15.43 9.24
+D+Lr										
Dsgn. L = 2.00 ft	1	0.070	0.012		-0.11	0.11	2.66 1.59 1.00 1.00		0.12	15.43 9.24
Dsgn. L = 2.00 ft	2	0.070	0.012	0.01	-0.11	0.11	2.66 1.59 1.00 1.00		0.12	15.43 9.24
Dsgn. L = 2.00 ft	3	0.016	0.008	0.02	-0.03	0.03	2.66 1.59 1.00 1.00		0.07	15.43 9.24
Dsgn. L = 2.00 ft	4	0.016	0.007	0.01	-0.03	0.03	2.66 1.59 1.00 1.00		0.06	15.43 9.24

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 23 SEP 2024, 6:44PM

Beam on Elastic Foundation

Project File: For Query.ec6

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DESCRIPTION: GBM1

Detailed Shear Information

Load Combination	Span Number	Distance 'd' (ft)	(in)	Vu (k) Actual	Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Spacing (in) Req'd	Suggest
+1.463D+0.20S+3.0E	1	3.21	21.00	35.08	35.08	55.22	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	3.29	21.00	35.98	35.98	58.10	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	3.38	21.00	36.88	36.88	61.05	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	3.46	21.00	37.77	37.77	64.06	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.54	21.00	36.88	36.88	64.06	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.62	21.00	35.98	35.98	61.05	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.71	21.00	35.08	35.08	58.10	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.79	21.00	34.19	34.19	55.22	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.87	21.00	33.29	33.29	52.41	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	3.95	21.00	32.40	32.40	49.67	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.04	21.00	31.50	31.50	47.01	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.12	21.00	30.61	30.61	44.43	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.20	21.00	29.71	29.71	41.91	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.28	21.00	28.82	28.82	39.47	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.36	21.00	27.93	27.93	37.11	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.45	21.00	27.03	27.03	34.82	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.53	21.00	26.14	26.14	32.60	1.00	50.70	Phi*Vc2 < Vu <= Phi*Vc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S-3.0E	1	4.61	21.00	25.25	25.25	30.45	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	4.69	21.00	24.36	24.36	28.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	4.78	21.00	23.46	23.46	26.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	4.86	21.00	22.57	22.57	24.46	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	4.94	21.00	21.68	21.68	22.61	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.02	21.00	20.79	20.79	20.83	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.11	21.00	19.91	19.91	19.12	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.19	21.00	19.02	19.02	17.49	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.27	21.00	18.13	18.13	15.93	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.35	21.00	17.24	17.24	14.45	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.44	21.00	16.36	16.36	13.04	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.52	21.00	15.47	15.47	11.70	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.60	21.00	14.59	14.59	10.43	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.68	21.00	13.70	13.70	9.24	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.76	21.00	12.82	12.82	8.12	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.85	21.00	11.94	11.94	7.07	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	5.93	21.00	11.05	11.05	6.09	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.01	21.00	10.17	10.17	5.19	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.09	21.00	9.29	9.29	4.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.18	21.00	8.41	8.41	3.60	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.26	21.00	7.53	7.53	2.92	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.34	21.00	6.66	6.66	2.30	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.42	21.00	5.78	5.78	1.76	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.51	21.00	4.90	4.90	1.30	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.59	21.00	4.03	4.03	0.90	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.67	21.00	3.15	3.15	0.58	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.75	21.00	2.28	2.28	0.32	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.84	21.00	1.40	1.40	0.14	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S-3.0E	1	6.92	21.00	0.53	0.53	0.04	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 23 SEP 2024, 6:44PM

Beam on Elastic Foundation

Project File: For Query.ec6

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DESCRIPTION: GBM1

Bending Stress Results (k-ft

Load Combination / Segment Length	Span #	Location (ft) in Span	Mu : Max	Phi*Mnx	Stress Ratio
MAXimum Bending Envelope					
Span # 1	1	6.918	-0.04	144.76	0.00
+1.40D					
Span # 1	1	6.918	-0.00	144.76	0.00
+1.20D+0.50Lr					
Span # 1	1	6.918	-0.00	144.76	0.00
+1.20D+0.50S					
Span # 1	1	6.918	-0.00	144.76	0.00
+1.20D+1.60Lr					
Span # 1	1	6.918	-0.00	144.76	0.00
+1.20D+1.60S					
Span # 1	1	6.918	-0.00	144.76	0.00
+0.90D					
Span # 1	1	6.918	-0.00	144.76	0.00
+1.463D+0.20S+3.0E					
Span # 1	1	3.541	64.08	144.76	0.44
+1.463D+0.20S-3.0E					
Span # 1	1	6.918	-0.04	144.76	0.00
+0.6374D+3.0E					
Span # 1	1	3.541	64.08	144.76	0.44
+0.6374D-3.0E					
Span # 1	1	6.918	-0.04	144.76	0.00

Overall Maximum Deflections - Unfactored Lo

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
Span 1	1	0.0484	3.500		0.0000	0.000

Detailed Shear Information

Load Combination	Span Number	Distance 'd' (ft)	(in)	Vu (k) Actual	Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Spacing (in) Req'd	Suggest
+1.463D+0.20S+3.0E	1	0.00	21.00	0.53	0.53	0.00	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.08	21.00	1.40	1.40	0.04	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.16	21.00	2.28	2.28	0.14	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.25	21.00	3.15	3.15	0.32	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.33	21.00	4.03	4.03	0.58	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.41	21.00	4.90	4.90	0.90	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.49	21.00	5.78	5.78	1.30	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.58	21.00	6.66	6.66	1.76	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.66	21.00	7.53	7.53	2.30	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.74	21.00	8.41	8.41	2.92	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.82	21.00	9.29	9.29	3.60	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.91	21.00	10.17	10.17	4.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.99	21.00	11.05	11.05	5.19	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.07	21.00	11.94	11.94	6.09	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.15	21.00	12.82	12.82	7.07	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.24	21.00	13.70	13.70	8.12	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.32	21.00	14.59	14.59	9.24	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.40	21.00	15.47	15.47	10.43	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.49	21.00	16.36	16.36	11.70	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.56	21.00	17.24	17.24	13.04	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.65	21.00	18.13	18.13	14.45	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.73	21.00	19.02	19.02	15.93	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.81	21.00	19.91	19.91	17.49	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.89	21.00	20.79	20.79	19.12	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	1.98	21.00	21.68	21.68	20.83	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	2.06	21.00	22.57	22.57	22.61	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	2.14	21.00	23.46	23.46	24.46	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	2.22	21.00	24.36	24.36	26.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	2.31	21.00	25.25	25.25	28.38	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	2.39	21.00	26.14	26.14	30.45	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.47	21.00	27.03	27.03	32.60	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.55	21.00	27.93	27.93	34.82	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.64	21.00	28.82	28.82	37.11	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.72	21.00	29.71	29.71	39.47	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.80	21.00	30.61	30.61	41.91	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.88	21.00	31.50	31.50	44.43	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	2.96	21.00	32.40	32.40	47.01	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	3.05	21.00	33.29	33.29	49.67	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50
+1.463D+0.20S+3.0E	1	3.13	21.00	34.19	34.19	52.41	1.00	50.70	PhiVc/2 < Vu <= PhiVc	Min 9.6.3.1	0.00	10.50

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 23 SEP 2024, 6:44PM

Beam on Elastic Foundation

Project File: For Query.ec6

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DESCRIPTION: GBM1

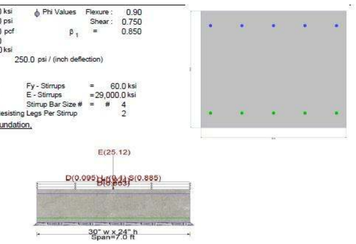
CODE REFERENCES

Calculations per ACI 318-19, IBC 2021, ASCE 7-16
Load Combinations Used : ASCE 7-16

Material Properties

f'c = 2.50 ksi — φ Phi Values Flexure : 0.90
fr = fc^1/2 * 7.50 = 375.0 psi — Shear : 0.750
w Density = 145.0 pcf — β1 = 0.850
Lt Wt Factor = 1.0
Elastic Modulus = 3,122.0 ksi
Soil Subgrade Modulus = 250.0 psi / (inch deflection)
Load Combination ASCE 7-16

fy - Main Rebar = 60.0 ksi — Fy - Stirrups = 60.0 ksi
E - Main Rebar = 29,000.0 ksi — E - Stirrups = 29,000.0 ksi
Stirrup Bar Size # = # 4
Number of Resisting Legs Per Stirrup = 2



Beam is supported on an elastic foundation.

Cross Section & Reinforcing Details

Rectangular Section, Width = 30.0 in, Height = 24.0 in
Span #1 Reinforcing....
5-#5 at 3.0 in from Top, from 0.0 to 7.0 ft in this span
5-#5 at 3.0 in from Bottom, from 0.0 to 7.0 ft in this spa

Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load for Span Number 1
Uniform Load : D = 0.6030 k/ft, Tributary Width = 1.0 ft, (STEM WALL)
Uniform Load : D = 0.0160 ksf, Tributary Width = 14.0 ft, (WALL)
Uniform Load : D = 0.0190, Lr = 0.020, S = 0.1770 ksf, Tributary Width = 5.0 ft, (ROOF)
Point Load : E = 25.120 k @ 3.50 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.443 : 1	Maximum Deflection	
Section used for this span	Typical Section	Max Downward L+Lr+S Deflection	0.000 in
Mu : Applied	-64.083 k-ft	Max Upward L+Lr+S Deflection	0.000 in
Mn * Phi : Allowable	144.757 k-ft	Max Downward Total Deflection	0.048 in
Load Combination	+1.463D+0.20S-3.0E	Max Upward Total Deflection	-0.032 in
Location of maximum on span	3.459 ft		
Span # where maximum occurs	Span # 1		

Maximum Soil Pressure = 1.741 ksf at 3.50 ft LdComb: E Only
Allowable Soil Pressure = 2.0 ksf OK

Shear Stirrup Requirements

Between 0.00 to 2.31 ft, Vu < PhiVc/2, Req'd Vs = Not Reqd, use stirrups spaced at 0.000 in
Between 2.39 to 4.53 ft, PhiVc/2 < Vu <= PhiVc, Req'd Vs = Min 9.6.3.1, use stirrups spaced at 10.500 in
Between 4.61 to 6.84 ft, Vu < PhiVc/2, Req'd Vs = Not Reqd, use stirrups spaced at 0.000 in

Maximum Forces & Stresses for Load Combinations

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 3 OCT 2024, 2:34PM

General Footing

Project File: 94 Old Mammoth road Mammoth lakes, California 93546.ec6

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DESCRIPTION: FTG1

Code References

Calculations per ACI 318-19, IBC 2021, ASCE 7-16
Load Combinations Used : ASCE 7-16

General Information

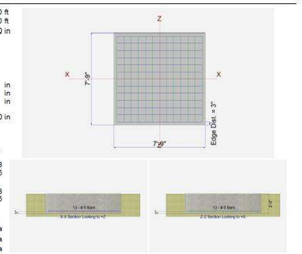
Material Properties
f'c : Concrete 28 day strength = 2.50 ksi
fy : Rebar Yield = 60.0 ksi
Ec : Concrete Elastic Modulus = 3,122.0 ksi
Concrete Density = 145.0 pcf
φ Values Flexure = 0.90
Shear = 0.750

Analysis Settings
Min Steel % Bending Reinf. =
Min Allow % Temp Reinf. = 0.00180
Min. Overturning Safety Factor = 1.50 : 1
Min. Sliding Safety Factor = 1.50 : 1
Add Pp Wt for Soil Pressure : Yes
Use ftg wt for stability, moments & shears : Yes
Add Pedestal Wt for Soil Pressure : No
Use Pedestal wt for stability, mom & shear : No

Soil Design Values
Allowable Soil Bearing = 2.0 ksf
Allow press. increase per foot of depth = ksf
when footing base is below = ft
Increases based on footing plan dimension
Allowable pressure increase per foot of depth
when max. length or width is greater than = ksf
= ft
Increases based on Footing Depth
Footing base depth below soil surface = 2.0 ft
Allow press. increase per foot of depth = ksf
when footing base is below = ft

Dimensions

Width parallel to X-X Axis = 7.750 ft
Length parallel to Z-Z Axis = 7.750 ft
Footing Thickness = 24.0 in



Pedestal dimensions...
px : parallel to X-X Axis = in
pz : parallel to Z-Z Axis = in
Height = in
Rebar Centerline to Edge of Concrete...
at Bottom of footing = 3.0 in

Reinforcing

Bars parallel to X-X Axis
Number of Bars = 13
Reinforcing Bar Size = # 5
Bars parallel to Z-Z Axis
Number of Bars = 13
Reinforcing Bar Size = # 5
Bandwidth Distribution Check (ACI 15.4.4.2)
Direction Requiring Closer Separation n/a
Bars required within zone n/a
Bars required on each side of zone n/a

Applied Loads

	D	Lr	L	S	W	E	H	
P : Column Load =	12.816					-25.120		k
OB : Overburden =								ksf
M-xx =								k-ft
M-zz =								k-ft
V-x =								k
V-z =								k

S1.5
ROOF FRAMING OUTLOOK DESIGN

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 23 SEP 2024, 6:44PM

Beam on Elastic Foundation

Project File: For Query.ec6

(c) ENERCALC INC 1983-2023

DESCRIPTION: GBM1

Detailed Shear Information

Load Combination	Span Number	Distance 'd' (ft)	(in)	Vu (k) Actual	Design	Mu (k-ft)	d*Vu/Mu	Phi*Vc (k)	Comment	Phi*Vs (k)	Spacing (in) Req'd	Suggest
+1.463D+0.20S+3.0E	1	0.00	21.00	0.53	0.53	0.00	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.08	21.00	1.40	1.40	0.04	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.16	21.00	2.28	2.28	0.14	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.25	21.00	3.15	3.15	0.32	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.33	21.00	4.03	4.03	0.58	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.41	21.00	4.90	4.90	0.90	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.49	21.00	5.78	5.78	1.30	1.00	50.70	Vu < PhiVc/2	Not Reqd	0.00	0.00
+1.463D+0.20S+3.0E	1	0.58	21.00	6.66	6.66	1.76	1.00

OUTLOOK CONNECTION CALCULATION

OUTLOOK CONNECTION CALCULATION

WELD CHECK FOR STEEL OUTLOOK TO STEEL PLATE CONNECTION

Force generated b/w outlook and plate = 0.810 Kips

Size of weld (D) = 4 (4 /16)

Length of weld (L) = 4"

Strength of weld = 0.928 x D x L

= 0.928 x 4 x4 = 14.84 kips > 0.810 kips, so it is Safe.

NAILS FOR STEEL OUTLOOK TO WOOD TRUSS CONNECTION

Force generated b/w outlook and plate = 0.810 Kips

Single shear capacity of 16d common nails = 149lbs

Nails required for force = force/ 16d nail capacity

= 810/149 = 5.43 ≈ 6 nail

We have provided 12-16d common nails, so it is safe.

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 3 OCT 2024, 11:34AM

Steel Beam Project File: 94 Old Mammoth road Mammoth lakes, California 93546.ec6

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DESCRIPTION: HSS2x1-1/2x3/16 OUTLOOK TO DOUBLER MEMBER SPAN

Maximum Forces & Stresses for Load Combinations

Load Combination	Max Stress Ratios			Summary of Moment Values						Summary of Shear Values	
Segment Length	Span #	M	V	Mmax +	Mmax -	Ma Max	Mnx Mnx/Omega Cb	Rm	Va Max	Vnx/Vnx/Omega	
D Only											
Dsgn. L = 2.00 ft	1	0.060	0.011	0.01	-0.10	0.10	2.66	1.59 1.00 1.00	0.10	15.43	9.24
Dsgn. L = 2.00 ft	3	0.017	0.007	0.02	-0.03	0.03	2.66	1.59 1.00 1.00	0.07	15.43	9.24
+D+0.750S											
Dsgn. L = 2.00 ft	1	0.252	0.046		-0.40	0.40	2.66	1.59 1.00 1.00	0.42	15.43	9.24
Dsgn. L = 2.00 ft	2	0.252	0.046	0.03	-0.40	0.40	2.66	1.59 1.00 1.00	0.42	15.43	9.24
Dsgn. L = 2.00 ft	3	0.073	0.030	0.07	-0.12	0.12	2.66	1.59 1.00 1.00	0.28	15.43	9.24
+0.60D											
Dsgn. L = 2.00 ft	1	0.021	0.004		-0.03	0.03	2.66	1.59 1.00 1.00	0.04	15.43	9.24
Dsgn. L = 2.00 ft	2	0.021	0.004	0.00	-0.03	0.03	2.66	1.59 1.00 1.00	0.04	15.43	9.24
Dsgn. L = 2.00 ft	3	0.006	0.003	0.01	-0.01	0.01	2.66	1.59 1.00 1.00	0.02	15.43	9.24

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+S	1	0.1214	0.000		0.0000	0.000
	2	0.0000	0.000	+D+S	-0.0095	0.720
+D+S	3	0.0034	0.827		0.0000	0.707

Vertical Reactions

Support notation : Far left is # Values in KIPS

Load Combination	Support 1	Support 2	Support 3	Support 4
Max Upward from all Load Conditions		1.059	0.166	0.358	0.214
Max Upward from Load Combinations		1.059	0.166	0.358	0.214
Max Upward from Load Cases		0.942	0.148	0.319	0.214
Max Downward from all Load Conditions (Resi					0.214
Max Downward from Load Combinations (Resi					0.214
Max Downward from Load Cases (Resisting Up					0.214
D Only		0.116	0.018	0.039	0.214
+D+Lr		0.223	0.035	0.075	0.214
+D+S		1.059	0.166	0.358	0.214
+D+0.750Lr		0.196	0.030	0.066	0.214
+D+0.750S		0.823	0.129	0.278	0.214
+0.60D		0.070	0.011	0.024	0.214
Lr Only		0.106	0.017	0.036	0.214
S Only		0.942	0.148	0.319	0.214

Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 3 OCT 2024, 11:34AM

Steel Beam Project File: 94 Old Mammoth road Mammoth lakes, California 93546.ec6

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DESCRIPTION: HSS2x1-1/2x3/16 OUTLOOK TO TRIPLER MEMBER SPAN

Maximum Forces & Stresses for Load Combinations

Load Combination	Max Stress Ratios			Summary of Moment Values						Summary of Shear Values	
Segment Length	Span #	M	V	Mmax +	Mmax -	Ma Max	Mnx Mnx/Omega Cb	Rm	Va Max	Vnx/Vnx/Omega	
+D+S											
Dsgn. L = 2.00 ft	1	0.334	0.059		-0.53	0.53	2.66	1.59 1.00 1.00	0.55	15.43	9.24
Dsgn. L = 2.00 ft	2	0.334	0.059	0.03	-0.53	0.53	2.66	1.59 1.00 1.00	0.55	15.43	9.24
Dsgn. L = 2.00 ft	3	0.077	0.037	0.10	-0.12	0.12	2.66	1.59 1.00 1.00	0.34	15.43	9.24
Dsgn. L = 2.00 ft	4	0.077	0.032	0.04	-0.12	0.12	2.66	1.59 1.00 1.00	0.29	15.43	9.24
+D+0.750Lr											
Dsgn. L = 2.00 ft	1	0.062	0.011		-0.10	0.10	2.66	1.59 1.00 1.00	0.10	15.43	9.24
Dsgn. L = 2.00 ft	2	0.062	0.011	0.01	-0.10	0.10	2.66	1.59 1.00 1.00	0.10	15.43	9.24
Dsgn. L = 2.00 ft	3	0.014	0.007	0.02	-0.02	0.02	2.66	1.59 1.00 1.00	0.06	15.43	9.24
Dsgn. L = 2.00 ft	4	0.014	0.006	0.01	-0.02	0.02	2.66	1.59 1.00 1.00	0.05	15.43	9.24
+D+0.750S											
Dsgn. L = 2.00 ft	1	0.260	0.046		-0.41	0.41	2.66	1.59 1.00 1.00	0.43	15.43	9.24
Dsgn. L = 2.00 ft	2	0.260	0.046	0.02	-0.41	0.41	2.66	1.59 1.00 1.00	0.43	15.43	9.24
Dsgn. L = 2.00 ft	3	0.060	0.029	0.08	-0.10	0.10	2.66	1.59 1.00 1.00	0.27	15.43	9.24
Dsgn. L = 2.00 ft	4	0.060	0.025	0.03	-0.10	0.10	2.66	1.59 1.00 1.00	0.23	15.43	9.24
+0.60D											
Dsgn. L = 2.00 ft	1	0.022	0.004		-0.03	0.03	2.66	1.59 1.00 1.00	0.04	15.43	9.24
Dsgn. L = 2.00 ft	2	0.022	0.004	0.00	-0.03	0.03	2.66	1.59 1.00 1.00	0.04	15.43	9.24
Dsgn. L = 2.00 ft	3	0.005	0.002	0.01	-0.01	0.01	2.66	1.59 1.00 1.00	0.02	15.43	9.24
Dsgn. L = 2.00 ft	4	0.005	0.002	0.00	-0.01	0.01	2.66	1.59 1.00 1.00	0.02	15.43	9.24

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+S	1	0.1261	0.000		0.0000	0.000
	2	0.0000	0.000	+D+S	-0.0095	0.720
+D+S	3	0.0041	0.867		0.0000	0.720
+D+S	4	0.0008	1.120	+D+S	-0.0002	0.173

Vertical Reactions

Support notation : Far left is # Values in KIPS

Load Combination	Support 1	Support 2	Support 3	Support 4	Support 5
Max Upward from all Load Conditions		1.081	0.174	0.635	0.241
Max Upward from Load Combinations		1.081	0.174	0.635	0.241
Max Upward from Load Cases		0.962	0.155	0.566	0.214
D Only		0.118	0.019	0.069	0.026
+D+Lr		0.227	0.037	0.133	0.051
+D+S		1.081	0.174	0.635	0.241
+D+0.750Lr		0.200	0.032	0.117	0.045
+D+0.750S		0.840	0.135	0.494	0.187
+0.60D		0.071	0.011	0.042	0.016
Lr Only		0.109	0.018	0.064	0.024
S Only		0.962	0.155	0.566	0.214

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REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAMILTON
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Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios

Permit #BP24-00599

Document Date:
June 6, 2024

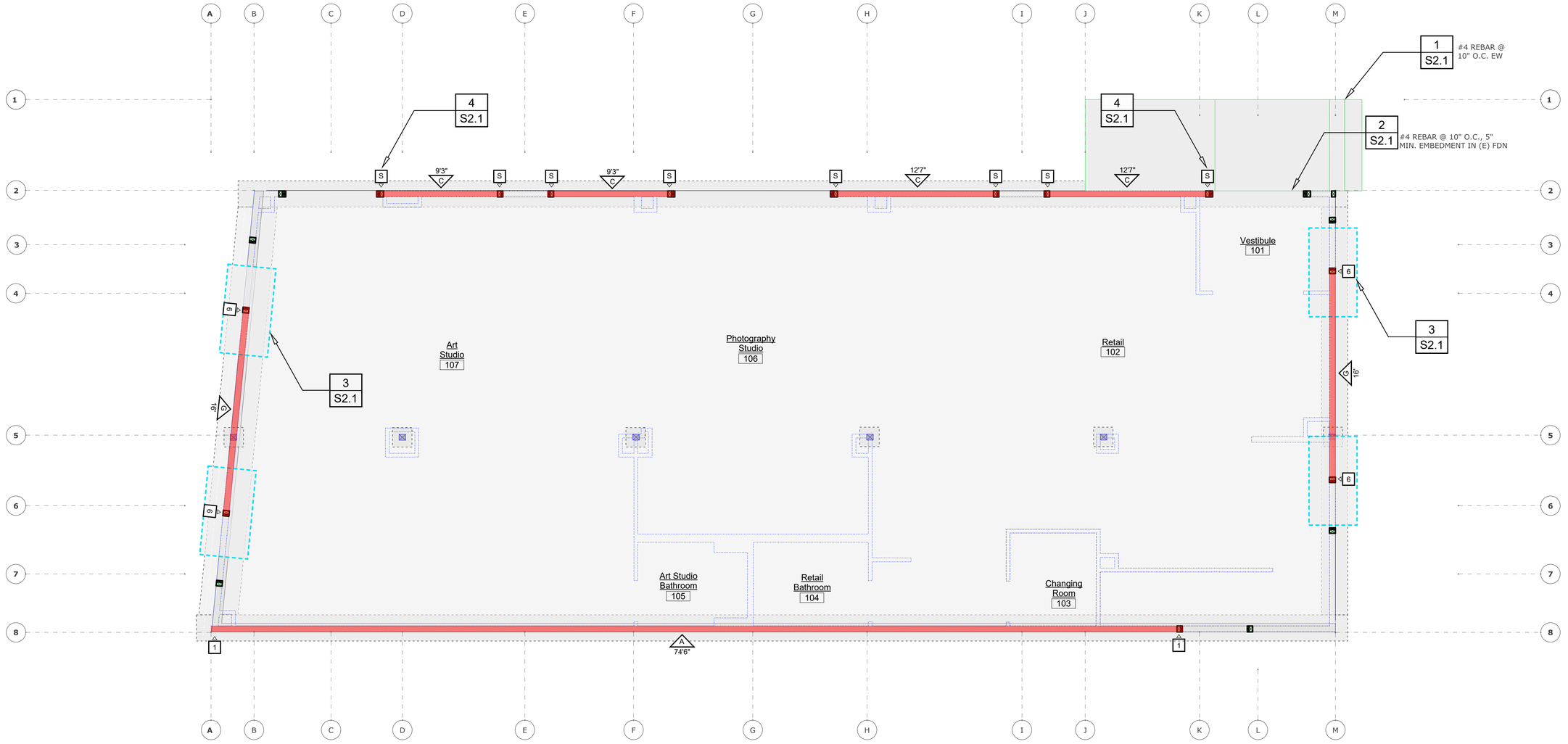
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2	10/26/24	x

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Nov 20, 2024
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Calculations

S0.7



Shearwall Schedule Based on SDPWS 2021

Description						Fastener (8)(10)(16)(18)(11)				Shear Transfer - Spec & Spacing				VALUE PLF (6) (7)
										Bottom Sill	Clip	Mud Sill		
NO.	Materials	Dbl. Sided	Blocked	3x FRMS	Sill Plate	Size (15)	Boundary	Edge	Field (1)	Nail / Lag / SDS(2)	A35 / LTP4 (3)	5/8" dia. A.B. or threaded rod in epoxy retrofit plate	URFP (12)	
A	15/32" APA STRUCT 1	N	Y	N	3x	10d	6"	6"	12"	16d @ 4"	15"	32"	32"	312
B	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	4"	4"	12"	SDS @ 6" (14)	10"	21"	30"	469
C	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	**SDS @ 4" (14)**	8"	16"	24"	611
D	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 7" (9)	6"	12"	18"	800
E	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	4"	4"	12"	Lags @ 6" (9)	10" (17)	10"	12"	938
F	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	Lags @ 4" (9)	8" (17)	8"	12"	1233
G	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 4" (9)	6" (17)	8"	12"	1600

Footnotes:

1. All nails to be COMMONS. DO NOT use box type nails. All "field nailing to be 12" oc, UNO.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall
3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundation, with 3" x 3" x 0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. (Governing Building Code, Section 2308.3.2)(AF&PA SDPWS 4.3.6.4.3)
4. Simpson SDS 1/4" x 5" Screws through 2x sill, or SDS 1/4" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
5. Simpson SDWS 0.22" x 5" Screws through 2x sill, or SDWS 0.22" x 8" Screws through 3x sill or double plates. Install into a minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
6. See details for permitted transfer clips, types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, staggered 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Gluiams or solid sawn lumber, LSL, LVL, or PSL members are NOT acceptable, UNO.
13. All shear walls are new

Footing Schedule

(N) FTG 1: 7'-9" x 7'-9" x 24" DEEP FTG W/
(13) #5 @ TOP & BOTTOM.
OR
30" WIDE x 24" DEEP x 7' LONG GBM W/ (4) #4 @ TOP & BOTTOM

SEE DETAIL:

Holdown (Cast in Place)

SYM.	MATERIAL	ANCHOR BOLT (in)	POST FASTENERS	MIN. POST REQUIRED	A.B. EMBEDMENT (le)	A.B. TYPE
10	2-MSTCM60	14-1/4"x1-3/4" Titen Turbo	26 - 0.148x3-1/4"	4x8	n/a	STRAP
11	HDU2-SDS2.5	5/8"	6-1/4"x2.5" SDS	4x4	12-5/8"	SSTB16
12	HDU4-SDS2.5	5/8"	10-1/4"x2.5" SDS	4x4	16-5/8"	SSTB20
13	HDU5-SDS2.5	5/8"	14-1/4"x2.5" SDS	4x4	20-5/8"	SSTB24
14	HDU8-SDS2.5	7/8"	20-1/4"x2.5" SDS	4x6	24-7/8"	SSTB28
15	HDU11-SDS2.5	1"	30-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
16	HDU14-SDS2.5	1"	36-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
17	HDU12	1-1/8"	(4)1" STUD BOLTS	4x8	13-1/2"	PAB9
18	HDU19	1-1/4"	(5)1" STUD BOLTS	4x8	15"	PAB10

General Foundation Notes

Foundation is Existing Slab on Grade With Raised Stem Walls on West & South Sides of Building

See General Notes & Specifications for Additional Requirements and Material Specifications

(E) Foundation & Stem Wall to Remain

(E) Footing Foundation to Remain

(E) Slab-on-Grade

(N) ADA Access Ramp

All Walls to Have Continuous Double Top Plates, All Splices to Lap Min of 4'

Wood Framed Wall Above

Shear Wall

General Framing Notes

(N) Beams (per Call-out)

(E) Beams (per Call-out)

All Lumber 4x6 and Smaller to be DF #2 UNO
All Lumber 4x6, 6x8 and Larger to be DF #1 UNO
All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO
All Hangers Shall be Installed w/ Max Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO
Floor Sheathing to be 3/4" Plywood or OSB, T&G, PI 40/20, Glued and nailed w/ 10d commons at 6",6",12"
Provide Wall Length Continuous Full Depth Solid Blocking (where floor joists perpendicular) or Double Floor Joist (where joists parallel) for All Walls Above.

(N) Floor Joists - 9-1/2" TJI @ 12" oc

In Simpson LUS Hangers, Typ. (UNO)

Waterproofing, Flashing, & Finish Details per Architecturals

See General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans

Contractor to Verify All Dimensions w/ Architectural Plans Prior to Commencement of Construction

Contractor Shall Verify All Existing Conditions Prior to Construction & Contact Engineer & Architect Regarding Any Discrepancies.

1 S1.1 Foundation Plan
1/4" = 1' first floor area: 2,899 sf

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REGISTERED PROFESSIONAL ENGINEER
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Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

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Construction Documents

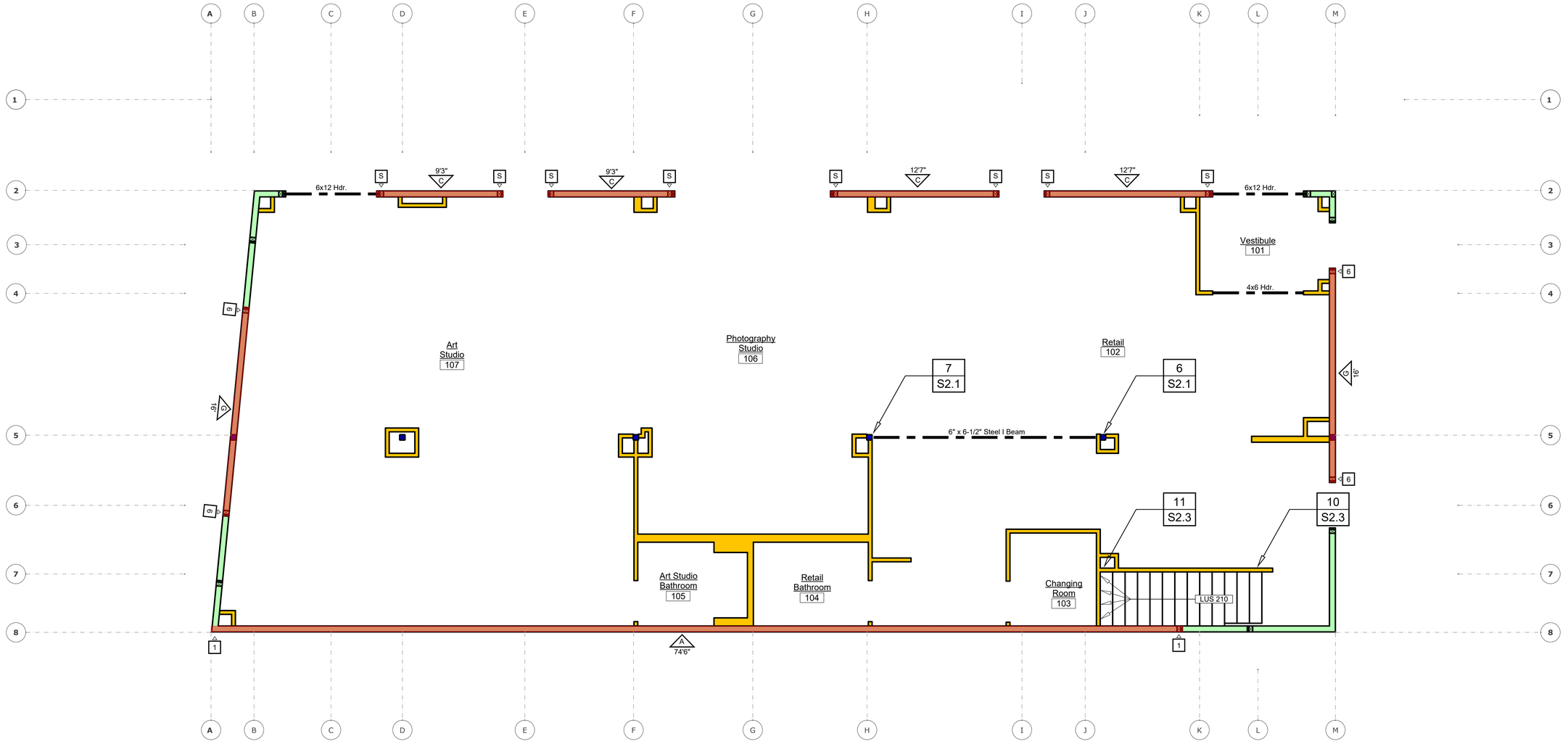
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Foundation Plan

S1.1

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Shearwall Schedule Based on SDPWS 2021

Description						Fastener (8)(10)(16)(18)(11)				Shear Transfer - Spec & Spacing				VALUE PLF (6) (7)
										Bottom Sill	Clip	Mud Sill		
NO.	Materials	Dbl. Sided	Blocked	3x FRMS	Sill Plate	Size (15)	Boundary	Edge	Field (1)	Nail / Lag / SDS(2)	A35 / LTP4 (3)	5/8" dia. A.B. or threaded rod in epoxy retrofit plate	URFP (12)	
A	15/32" APA STRUCT 1	N	Y	N	3x	10d	6"	6"	12"	16d @ 4"	15"	32"	32"	312
B	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	4"	4"	12"	SDS @ 6" (14)	10"	21"	30"	469
C	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	**SDS @ 4" (14)**	8"	16"	24"	611
D	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 7" (9)	6"	12"	18"	800
E	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	4"	4"	12"	Lags @ 6" (9)	10" (17)	10"	12"	938
F	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	Lags @ 4" (9)	8" (17)	8"	12"	1233
G	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 4" (9)	6" (17)	8"	12"	1600

Footnotes:

1. All nails to be COMMONS. DO NOT use box type nails. All "field nailing to be 12" oc, UNO.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall
3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundation, with 3" x 3" x 0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. (Governing Building Code, Section 2308.3.2)(AF&PA SDPWS 4.3.6.4.3)
4. Simpson SDS 1/4" x 5" Screws through 2x sill, or SDS 1/4" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
5. Simpson SDWS 0.22" x 5" Screws through 2x sill, or SDWS 0.22" x 8" Screws through 3x sill or double plates. Install into a minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
6. See details for permitted transfer clips, types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, staggered 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Gluiams or solid sawn lumber, LSL, LVL, or PSL members are NOT acceptable, UNO.
13. All shear walls are new

Holdown (Cast in Place)

SYM.	MATERIAL	ANCHOR BOLT (in)	POST FASTENERS	MIN. POST REQUIRED	A.B. EMBEDMENT (le)	A.B. TYPE
G	2-MSTCM60	14-1/4"x1-3/4" Titen Turbo	26 - 0.148x3-1/4"	4x8	n/a	STRAP
1	HDU2-SDS2.5	5/8"	6-1/4"x2.5" SDS	4x4	12-5/8"	SSTB16
2	HDU4-SDS2.5	5/8"	10-1/4"x2.5" SDS	4x4	16-5/8"	SSTB20
3	HDU5-SDS2.5	5/8"	14-1/4"x2.5" SDS	4x4	20-5/8"	SSTB24
4	HDU8-SDS2.5	7/8"	20-1/4"x2.5" SDS	4x6	24-7/8"	SSTB28
5	HDU11-SDS2.5	1"	30-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
6	HDU14-SDS2.5	1"	36-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
7	HDU12	1-1/8"	(4)1" STUD BOLTS	4x8	13-1/2"	PAB9
8	HDU19	1-1/4"	(5)1" STUD BOLTS	4x8	15"	PAB10

Wall Schedule

Stud wall locations per Architecturals

(E) 5" x 5" Steel post

(N) HD Post per schedule

(E) Struc. Wood-Framed Wall, Thk. per Arch.

4x D.F. Stud @ 24" oc, Min.

(N) Int. Wood-Framed Wall, Thk. per Arch.

2x D.F. Stud @ 16" oc, Min.

Shear Wall

All Walls to Have Continuous Double Top Plates, All Splices to Lap Min of 4'

General Framing Notes

(N) Beams (per Call-out)

(E) Beams (per Call-out)

All Lumber 4x6 and Smaller to be DF #2 UNO

All Lumber 4x6, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Floor Sheathing to be 3/4" Plywood or OSB, T&G, PI 40/20, Glued and nailed w/ 10d commons at 6",6",12"

Provide Wall Length Continuous Full Depth Solid Blocking (where floor joists perpendicular) or Double Floor Joist (where joists parallel) for All Walls Above.

(N) Floor Joists - 9-1/2" TJI @ 12" oc

In Simpson LUS Hangers, Typ. (UNO)

Waterproofing, Flashing, & Finish Details per Architecturals

See General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans

Contractor to Verify All Dimensions w/ Architectural Plans Prior to Commencement of Construction

Contractor Shall Verify All Existing Conditions Prior to Construction & Contact Engineer & Architect Regarding Any Discrepancies.

1 / S1.2 First Floor Framing Plan

1/4" = 1'

first floor area: 2,899 sf

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Wind Drift Studios

Permit #BP24-00599

Document Date:
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Document Phase:
Construction Documents

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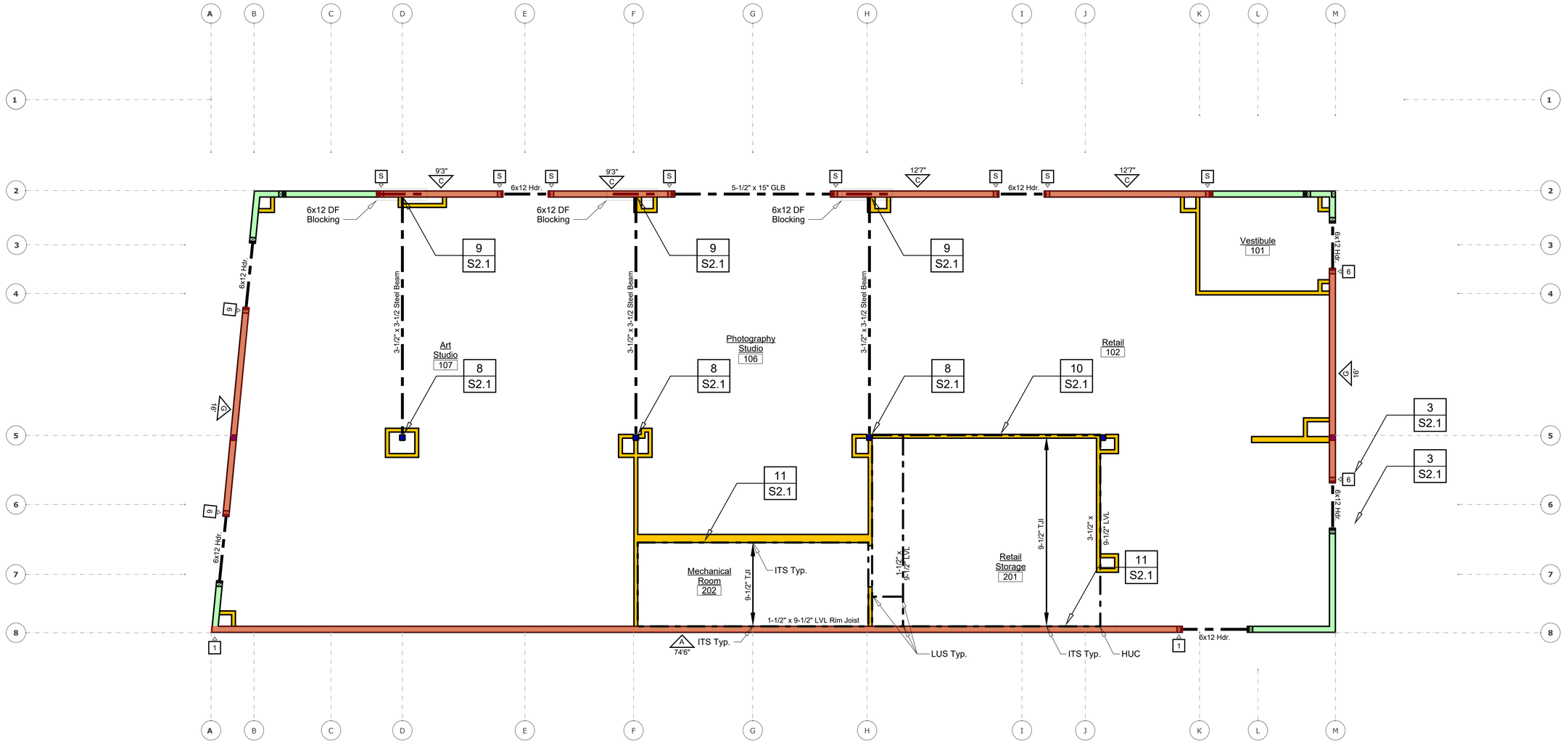
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First Floor Framing Plan

S1.2

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Shearwall Schedule Based on SDPWS 2021

Description						Fastener (8)(10)(16)(18)(11)				Shear Transfer - Spec & Spacing				VALUE PLF (6) (7)
										Bottom Sill	Clip	Mud Sill		
NO.	Materials	Dbl. Sided	Blocked	3x FRMS	Sill Plate	Size (15)	Boundary	Edge	Field (1)	Nail / Lag / SDS(2)	A35 / LTP4 (3)	5/8" dia. A.B. or threaded rod in epoxy retrofit plate	URFP (12)	
A	15/32" APA STRUCT 1	N	Y	N	3x	10d	6"	6"	12"	16d @ 4"	15"	32"	32"	312
B	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	4"	4"	12"	SDS @ 6" (14)	10"	21"	30"	469
C	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	SDS @ 4" (14)	8"	16"	24"	611
D	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 7" (9)	6"	12"	18"	800
E	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	4"	4"	12"	Lags @ 6" (9)	10" (17)	10"	12"	938
F	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	Lags @ 4" (9)	8" (17)	8"	12"	1233
G	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 4" (9)	6" (17)	8"	12"	1600

Footnotes:

1. All nails to be COMMONS. DO NOT use box type nails. All "field nailing to be 12" oc, UNO.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall
3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundation, with 3" x 3" x 0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. (Governing Building Code, Section 2308.3.2)(AF&PA SDPWS 4.3.6.4.3)
4. Simpson SDS 1/4" x 5" Screws through 2x sill, or SDS 1/4" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
5. Simpson SDWS 0.22" x 5" Screws through 2x sill, or SDWS 0.22" x 8" Screws through 3x sill or double plates. Install into a minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
6. See details for permitted transfer clips, types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, staggered 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn lumber, LSL, LVL, or PSL members are NOT acceptable, UNO.
13. All shear walls are new

Holdown (Cast in Place)

SYM.	MATERIAL	ANCHOR BOLT (in)	POST FASTENERS	MIN. POST REQUIRED	A.B. EMBEDMENT (le)	A.B. TYPE
0	2-MSTCM60	14-1/4"x1-3/4" Titen Turbo	26 - 0.148x3-1/4"	4x8	n/a	STRAP
1	HDU2-SDS2.5	5/8"	6-1/4"x2.5" SDS	4x4	12-5/8"	SSTB16
2	HDU4-SDS2.5	5/8"	10-1/4"x2.5" SDS	4x4	16-5/8"	SSTB20
3	HDU5-SDS2.5	5/8"	14-1/4"x2.5" SDS	4x4	20-5/8"	SSTB24
4	HDU8-SDS2.5	7/8"	20-1/4"x2.5" SDS	4x6	24-7/8"	SSTB28
5	HDU11-SDS2.5	1"	30-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
6	HDU14-SDS2.5	1"	36-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
7	HDU12	1-1/8"	(4)1" STUD BOLTS	4x8	13-1/2"	PAB9
8	HDU19	1-1/4"	(5)1" STUD BOLTS	4x8	15"	PAB10

Wall Schedule

Stud wall locations per Architecturals

(E) 5" x 5" Steel post

(N) HD Post per schedule

(E) Struc. Wood-Framed Wall, Thk. per Arch.

4x D.F. Stud @ 24" oc, Min.

(N) Int. Wood-Framed Wall, Thk. per Arch.

2x D.F. Stud @ 16" oc, Min.

Shear Wall

All Walls to Have Continuous Double Top Plates, All Splices to Lap Min of 4'

General Framing Notes

(N) Beams (per Call-out)

(E) Beams (per Call-out)

All Lumber 4x6 and Smaller to be DF #2 UNO

All Lumber 4x6, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Floor Sheathing to be 3/4" Plywood or OSB, T&G, PI 40/20, Glued and nailed w/ 10d commons at 6",6", 12"

Provide Wall Length Continuous Full Depth Solid Blocking (where floor joists perpendicular) or Double Floor Joist (where joists parallel) for All Walls Above.

(N) Floor Joists - 9-1/2" TJI @ 12" oc

In Simpson LUS Hangers, Typ. (UNO)

Waterproofing, Flashing, & Finish Details per Architecturals

See General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans

Contractor to Verify All Dimensions w/ Architectural Plans Prior to Commencement of Construction

Contractor Shall Verify All Existing Conditions Prior to Construction & Contact Engineer & Architect Regarding Any Discrepancies.

1 S1.3 Second Floor Framing Plan

1/4" = 1'

second floor area: 997 sf

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REGISTERED PROFESSIONAL ENGINEER ANDREW M. HAMILTON No. C/8543 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA

11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios

Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

rev.	date	remark
1	10/7/24	x
2	10/26/24	x

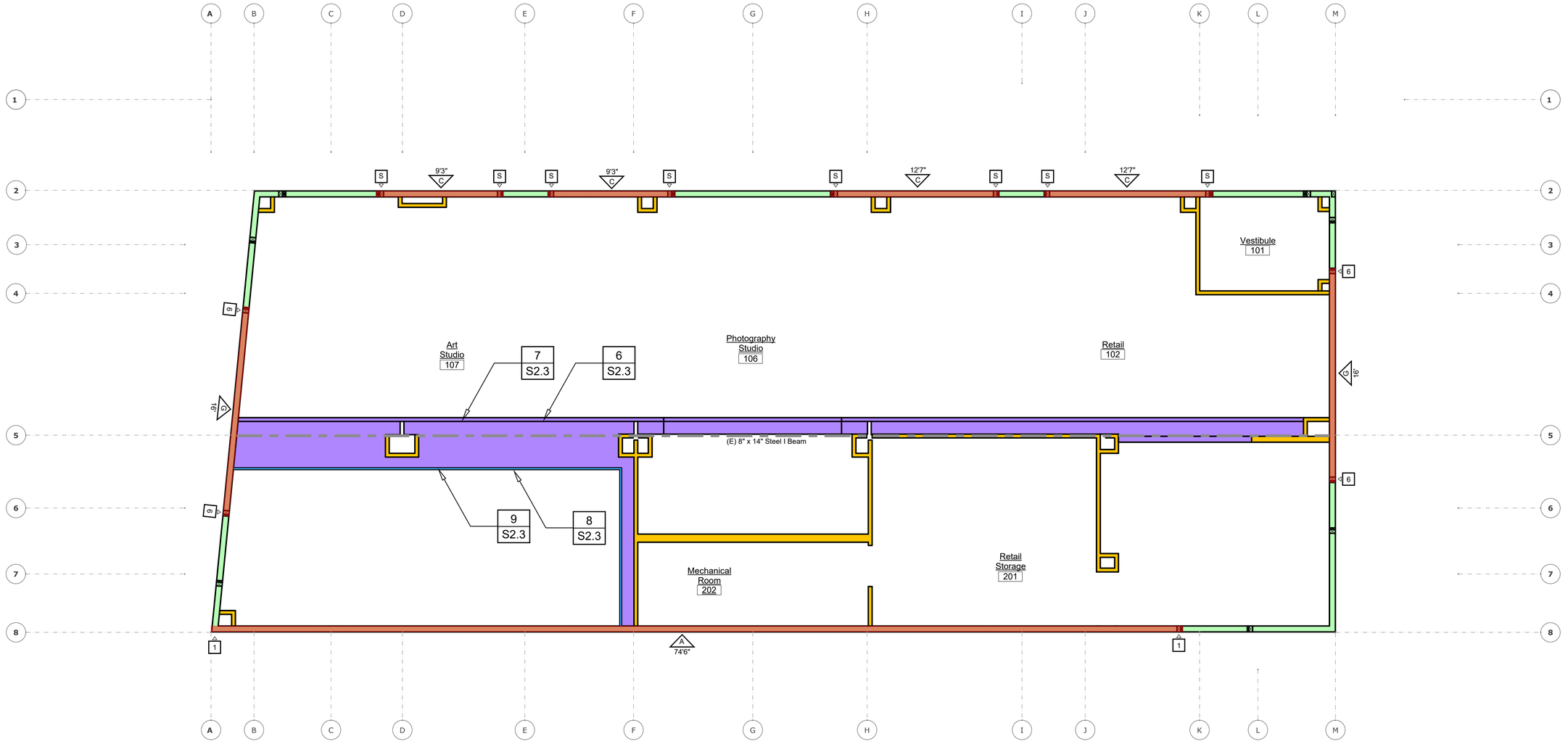
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Second Floor Framing Plan

S1.3

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Shearwall Schedule Based on SDPWS 2021

Description						Fastener (8)(10)(16)(18)(11)				Shear Transfer - Spec & Spacing				VALUE PLF (6) (7)
										Bottom Sill	Clip	Mud Sill		
NO.	Materials	Dbl. Sided	Blocked	3x FRMS	Sill Plate	Size (15)	Boundary	Edge	Field (1)	Nail / Lag / SDS(2)	A35 / LTP4 (3)	5/8" dia. A.B. or threaded rod in epoxy retrofit plate	URFP (12)	
A	15/32" APA STRUCT 1	N	Y	N	3x	10d	6"	6"	12"	16d @ 4"	15"	32"	32"	312
B	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	4"	4"	12"	SDS @ 6" (14)	10"	21"	30"	469
C	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	**SDS @ 4" (14)**	8"	16"	24"	611
D	15/32" APA STRUCT 1	N	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 7" (9)	6"	12"	18"	800
E	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	4"	4"	12"	Lags @ 6" (9)	10" (17)	10"	12"	938
F	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	3" (8)	3" (8)	12"	Lags @ 4" (9)	8" (17)	8"	12"	1233
G	15/32" APA STRUCT 1	Y (13)	Y	Y (4)	3x	10d	2" (8)	2" (8)	12"	Lags @ 4" (9)	6" (17)	8"	12"	1600

Footnotes:

1. All nails to be COMMONS. DO NOT use box type nails. All "field nailing to be 12" oc, UNO.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall
3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundation, with 3" x 3" x 0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. (Governing Building Code, Section 2308.3.2)(AF&PA SDPWS 4.3.6.4.3)
4. Simpson SDS 1/4" x 5" Screws through 2x sill, or SDS 1/4" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
5. Simpson SDWS 0.22" x 5" Screws through 2x sill, or SDWS 0.22" x 8" Screws through 3x sill or double plates. Install into a minimum 1-3/4" thick members (rim and/or blocking).(ICC ESR 2236)
6. See details for permitted transfer clips, types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, staggered 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Gluiams or solid sawn lumber, LSL, LVL, or PSL members are NOT acceptable, UNO.
13. All shear walls are new

Holdown (Cast in Place)

SYM.	MATERIAL	ANCHOR BOLT (in)	POST FASTENERS	MIN. POST REQUIRED	A.B. EMBEDMENT (le)	A.B. TYPE
S	2-MSTCM60	14-1/4"x1-3/4" Titen Turbo	26 - 0.148x3-1/4"	4x8	n/a	STRAP
1	HDU2-SDS2.5	5/8"	6-1/4"x2.5" SDS	4x4	12-5/8"	SSTB16
2	HDU4-SDS2.5	5/8"	10-1/4"x2.5" SDS	4x4	16-5/8"	SSTB20
3	HDU5-SDS2.5	5/8"	14-1/4"x2.5" SDS	4x4	20-5/8"	SSTB24
4	HDU8-SDS2.5	7/8"	20-1/4"x2.5" SDS	4x6	24-7/8"	SSTB28
5	HDU11-SDS2.5	1"	30-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
6	HDU14-SDS2.5	1"	36-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
7	HDU12	1-1/8"	(4)1" STUD BOLTS	4x8	13-1/2"	PAB9
8	HDU19	1-1/4"	(5)1" STUD BOLTS	4x8	15"	PAB10

Wall Schedule

Stud wall locations per Architecturals

(E) 5" x 5" Steel post

(N) HD Post per schedule

(E) Struc. Wood-Framed Wall, Thk. per Arch.

4x D.F. Stud @ 24" oc, Min.

(N) Int. Wood-Framed Wall, Thk. per Arch.

2x D.F. Stud @ 16" oc, Min.

(N) Int. Wood-Framed Soffit, Thk. per Arch.

2x D.F. Stud @ 16" oc, Min.

(N) Int. Steel-Framed Soffit Support

1-1/2" x 1-1/2" Square Box Tube Steel @ 24" oc, Min.

Shear Wall

All Walls to Have Continuous Double Top Plates, All Splices to Lap Min of 4'

General Framing Notes

(N) Beams (per Call-out)

(E) Beams (per Call-out)

All Lumber 4x6 and Smaller to be DF #2 UNO

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Provide Wall Length Continuous Full Depth Solid Blocking (where floor joists perpendicular) or Double Floor Joist (where joists parallel) for All Walls Above.

(N) Floor Joists - 9-1/2" TJI @ 12" oc

In Simpson LUS Hangers, Typ. (UNO)

Waterproofing, Flashing, & Finish Details per Architecturals

See General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans

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1 / S1.4 Soffit Framing Plan

1/4" = 1'

second floor area: 997 sf

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Wind Driven Rain Studios

Permit #BP24-00599

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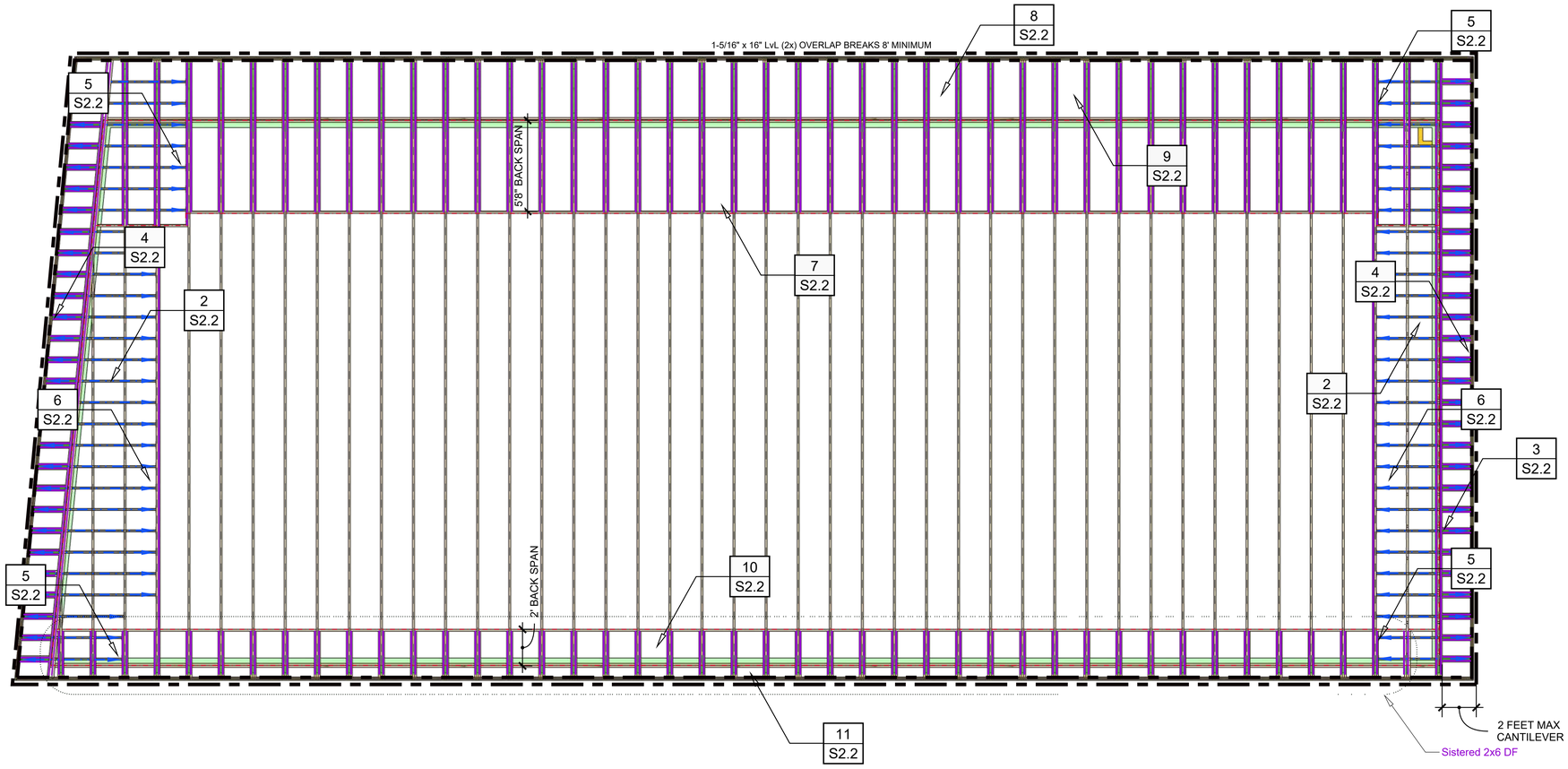
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Soffit Framing Plan

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3	HDU5-SDS2.5	5/8"	14-1/4"x2.5" SDS	4x4	20-5/8"	SSTB24
4	HDU8-SDS2.5	7/8"	20-1/4"x2.5" SDS	4x6	24-7/8"	SSTB28
5	HDU11-SDS2.5	1"	30-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
6	HDU14-SDS2.5	1"	36-1/4"x2.5" SDS	4x8	24" / 11"	SB1X30 / PAB8
7	HDU12	1-1/8"	(4)1" STUD BOLTS	4x8	13-1/2"	PAB9
8	HDU19	1-1/4"	(5)1" STUD BOLTS	4x8	15"	PAB10

Roof Schedule

Roof Dimensions & Overhangs per Architecturals

Boundary Nailing Block Line

HSS Outlooker 1-1/2" x 2" x 3/16 wall Box Tube. 16" oc
Steel Connection Brackets Welded to Each End

Sistered 2x8 D.F. Member U.N.O.

(N) Manufactured Truss for Eve Framing

General Framing Notes

(N) Beams (per Call-out)

(E) Beams (per Call-out)

All Lumber 4x6 and Smaller to be DF #2 UNO
All Lumber 4x6, 6x8 and Larger to be DF #1 UNO
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1 S1.5 Roof Framing Plan
1/4" = 1'

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Wind Studios
Permit #BP24-00599

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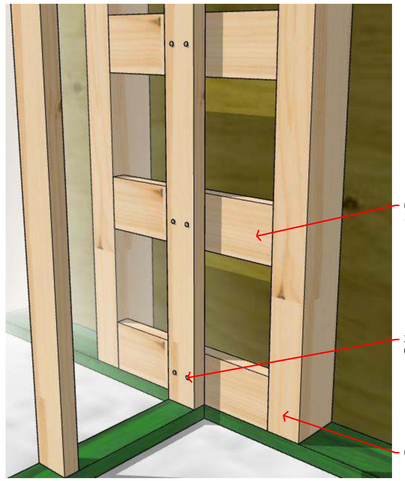
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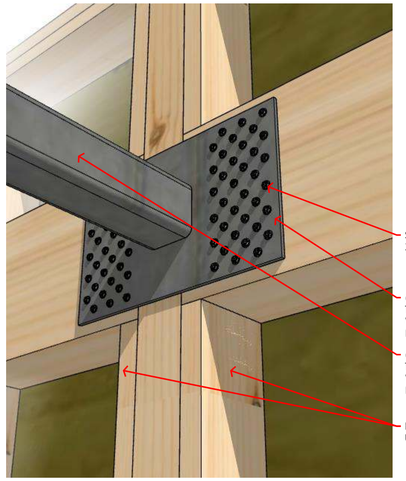
Roof Framing Plan

S1.5

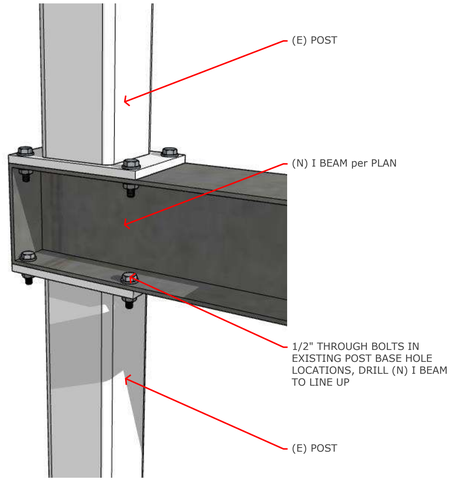
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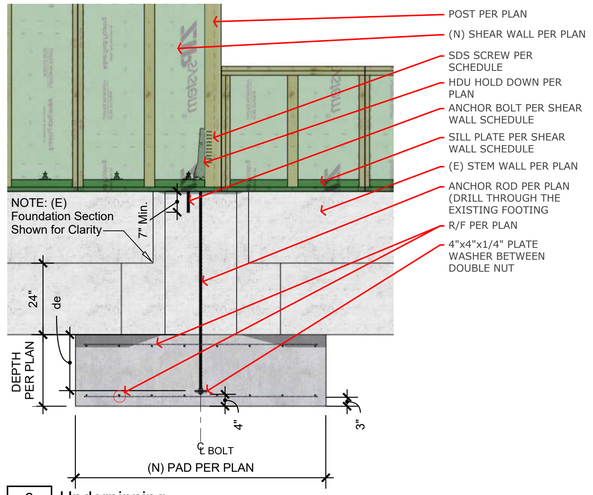
12 Ladder Backing Typ.
S2.1 NTS



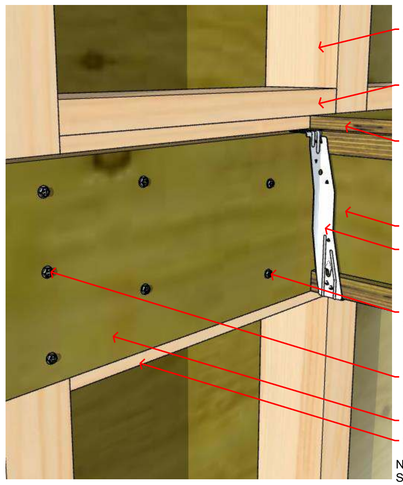
9 Lateral Steel to Wood Framed Wall
S2.1 NTS



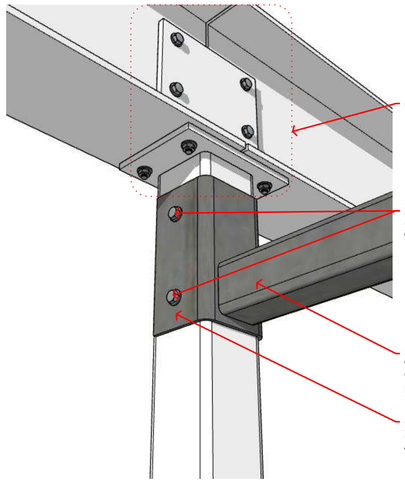
6 (E) Steel Posts to (N) I Beam
S2.1 NTS



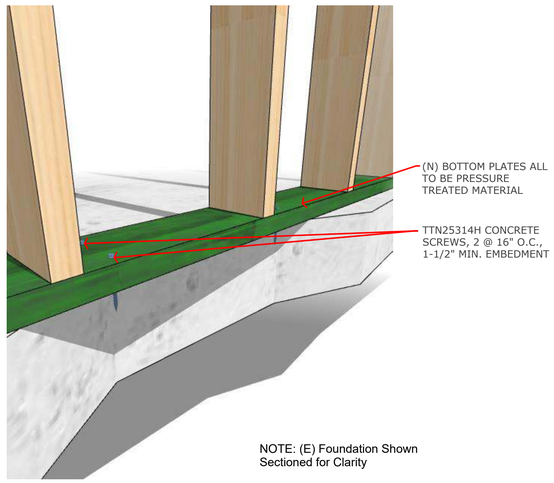
3 Underpinning
S2.1 1/2" = 1'



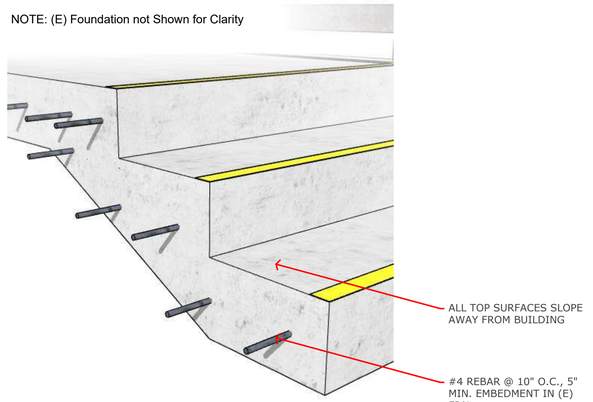
11 Floor Ledger
S2.1 NTS



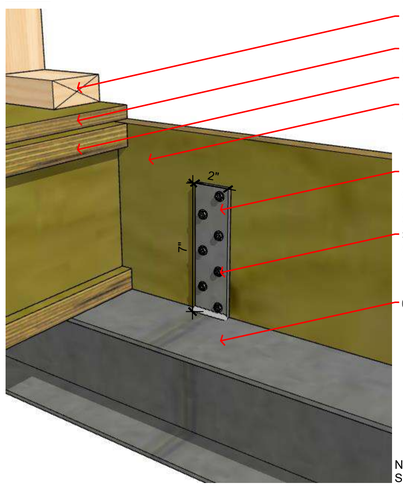
8 (N) Lateral Steel to (E) Post
S2.1 NTS



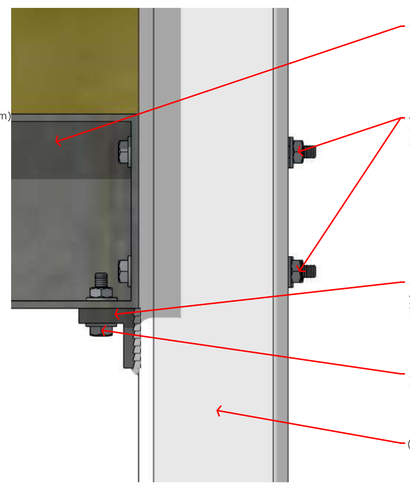
5 Interior Bottom Plate to SlabTyp.
S2.1 NTS



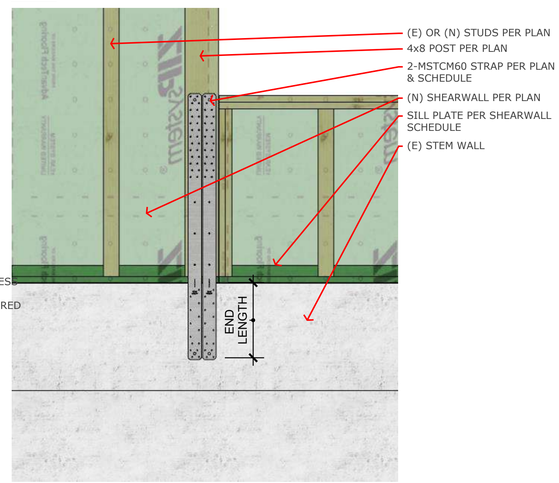
2 ADA Entrance Ramp to FDN.
S2.1 NTS



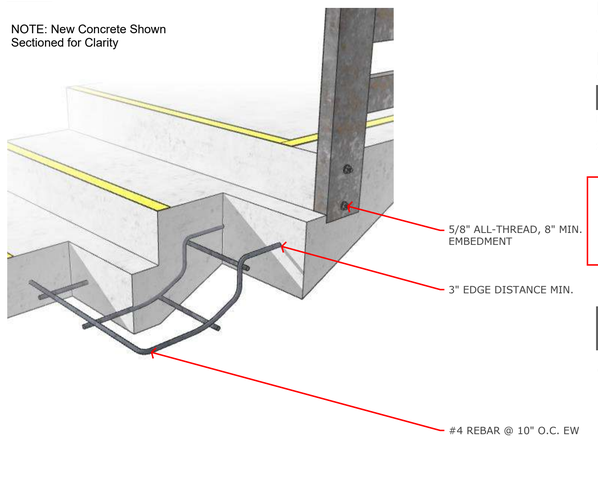
10 Floor to I Beam
S2.1 NTS



7 (E) Post to (N) I Beam
S2.1 NTS



4 Hold Down Strap
S2.1 3/4" = 1'



1 ADA Entrance Ramp
S2.1 NTS

CUSTOM SmithMade CREATIONS

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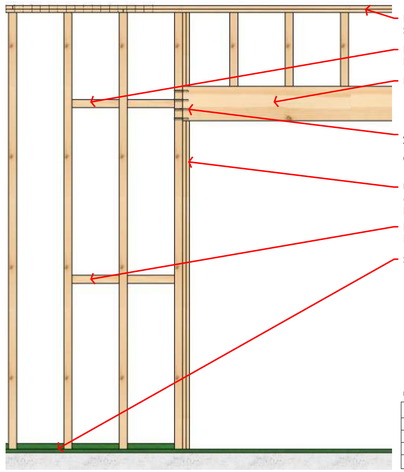
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Structural Details

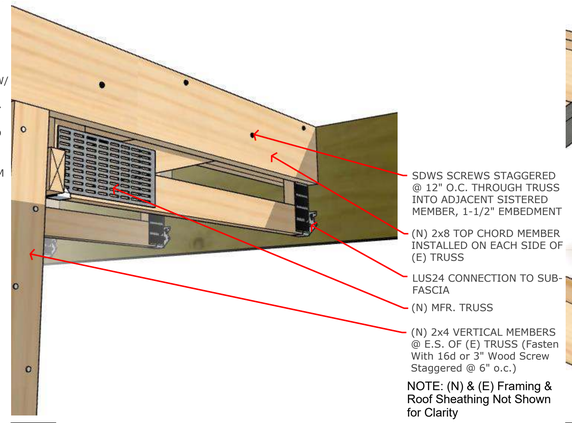
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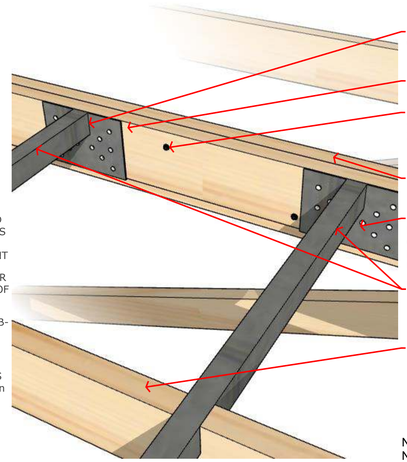


12 S2.2 **Door Opening Typ.**
NTS



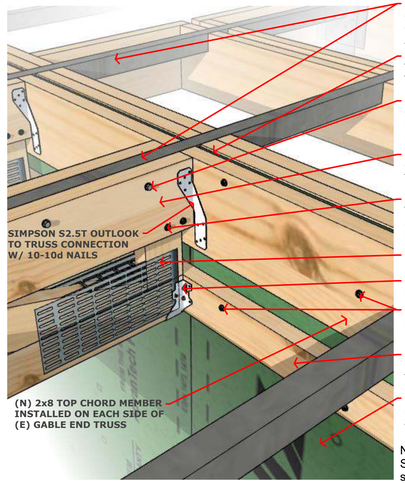
NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

9 S2.2 **North Eve to Fascia**
NTS



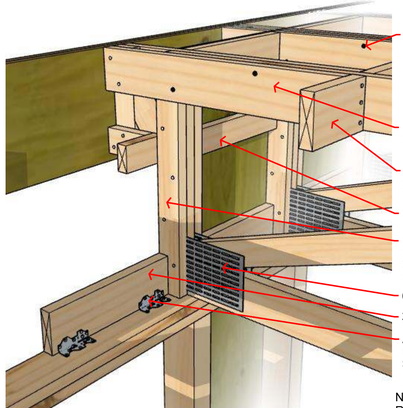
NOTE: (N) Roof Sheathing Not Shown for Clarity

6 S2.2 **Cantilevered Outlooker to Doubler**
NTS



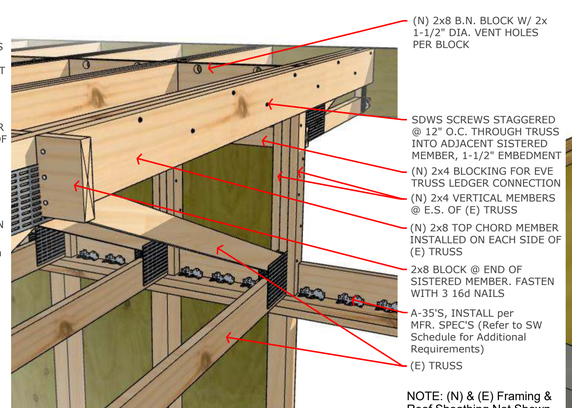
NOTE: (N) Framing & Roof Sheathing Not Shown (or sectioned) for Clarity

3 S2.2 **Outlooker to Wall**
NTS



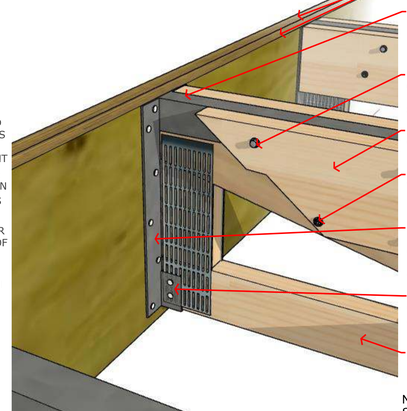
NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

11 S2.2 **South Eve Exterior**
NTS



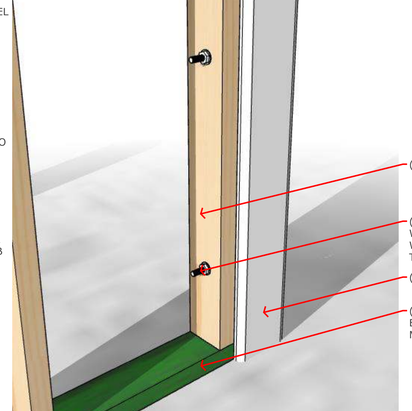
NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

8 S2.2 **North Eve to Wall**
NTS



NOTE: (N) Roof Sheathing Not Shown for Clarity

5 S2.2 **Cantilevered Outlooker to Tripler**
NTS



NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

2 S2.2 **Gable End Truss**
NTS

NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

10 S2.2 **South Eve Interior**
NTS

NOTE: (N) & (E) Framing & Roof Sheathing Not Shown for Clarity

7 S2.2 **North Eve Interior**
NTS

NOTE: (N) Framing & Roof Sheathing Not Shown (or sectioned) for Clarity

4 S2.2 **Outlooker to Fascia**
NTS

1 S2.2 **(N) Wall to (E) Post Typ.**
NTS

CUSTOM SmithMade CREATIONS
404 Commerce circle
Mammoth lakes, California 93546
tel: (218)-235-1751
www.smithmadeinc.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HAAG
No. C78543
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA
11/8/24

94 Old Mammoth road
Mammoth lakes,
California 93546
APN: 35-140-17

Wind Drift Studios
Permit #BP24-00599

Document Date:
June 6, 2024

Document Phase:
Construction Documents

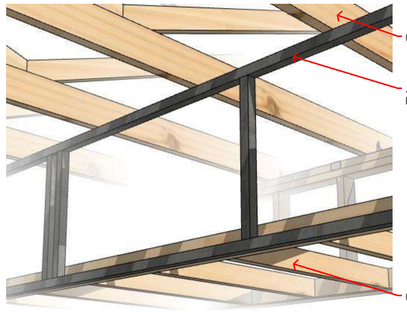
rev.	date	remark
1	10/7/24	x
2	10/26/24	x

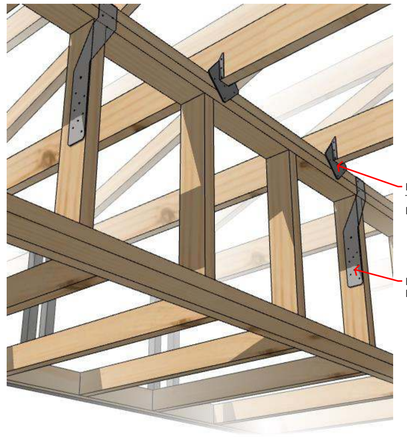
REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

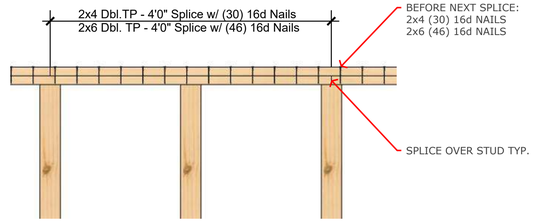
Structural Details

S2.2

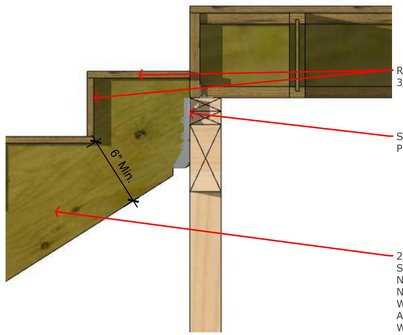
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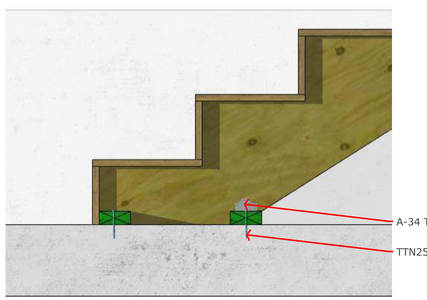




12 | S2.3 — Not Used
NTS

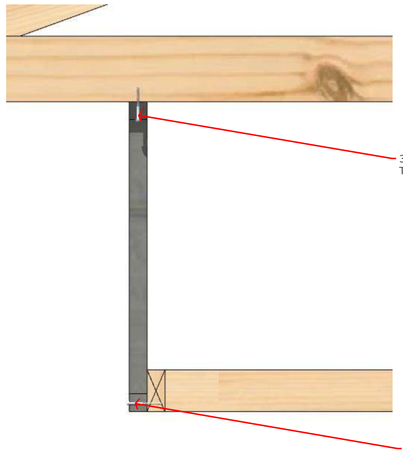


11 | S2.3 — Top of Stair Connection
1-1/2" = 1'

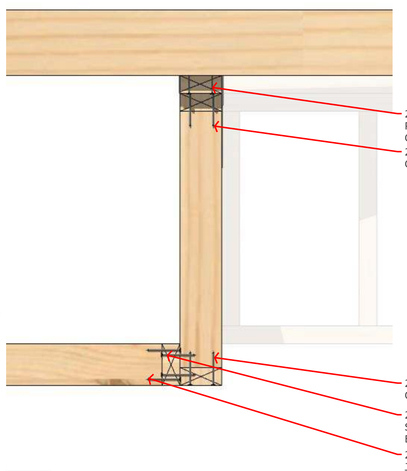


10 | S2.3 — Stair Cleat Connection
1-1/2" = 1'

9 | S2.3 — Soffit Assembly B
NTS

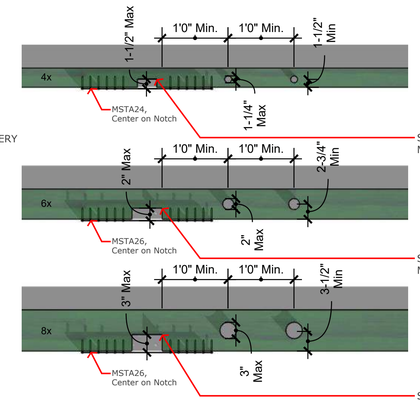


8 | S2.3 — Soffit Cross Section B
2" = 1'

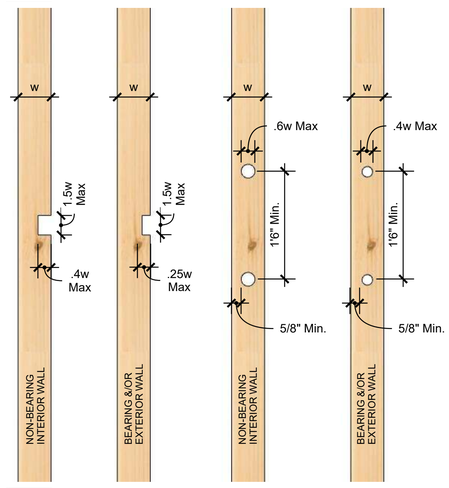


7 | S2.3 — Soffit Cross Section A
2" = 1'

6 | S2.3 — Soffit Assembly A
NTS

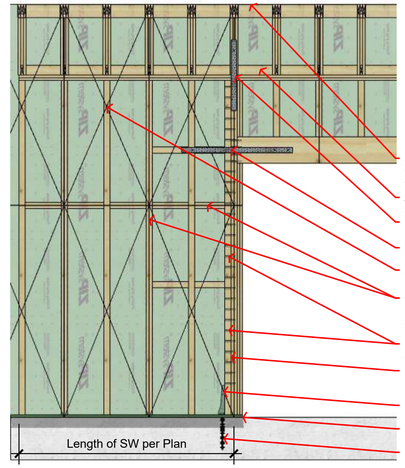


5 | S2.3 — Plate Notching & Boring
NTS

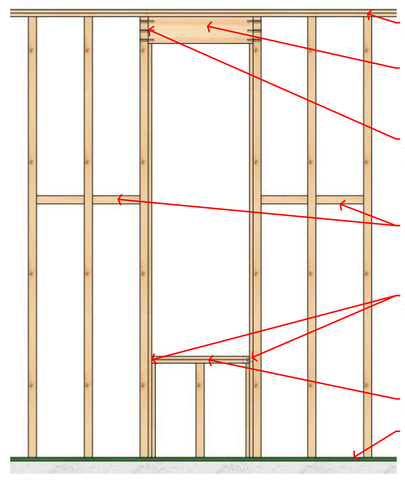


4 | S2.3 — Stud Notching & Boring
NTS

3 | S2.3 — Top Plate Splice Typ.
NTS



2 | S2.3 — Shearwall Elevation Typ.
NTS



1 | S2.3 — Window Opening Typ.
NTS

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rev.	date	remark
1	10/7/24	x
2	10/26/24	x

REVIEWED
FOR
CODE COMPLIANCE
Nov 20, 2024
BPR CONSULTING GROUP

Structural Details

S2.3

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MAMMOTH LAKES RECREATION

Subject: Consider Recommendation of $350,000 in Fiscal Year 2024/25 Measure R Fund Balance to the Mammoth Creek Park Rehabilitation Project.

Meeting Date: March 18, 2025

Written by: Kim Anaclerio, MLR Executive Director
Stuart Brown, TOML Parks and Recreation Director

BACKGROUND:

Mammoth Lakes Recreation (MLR) serves as the recommending body to Town Council for the allocation and expenditure of Measure R funds.

The rehabilitation of Mammoth Creek Park West began in 2024 with significant progress being made on several scope of work items based on the Town Council allocation of $500,000. The Parks and Recreation Commission have been actively engaged and informed of this project with the Public Works/Engineering and Parks and Recreation Department's providing oversight and day-to-day management of this project.

The total scope of work includes the purchase and installation of a prefabricated climbing boulder, two (2) shade structures, synthetic turf (completed), expansive grass lawn area (completed), CRC railing, park identification sign, bike racks, landscaping, hardscape, safety surfacing, and park amenities. The total cost of the Project is $850,000.

Town staff are requesting $350,000 from current Measure R fund balance to purchase and install the prefabricated climbing boulder. The Mammoth Lakes Outdoor Freeform Climbing Boulder is designed and built by EP Climbing and encompasses 1,117 square feet of climbing surface. The top profile varies from 11 feet to 13 feet 6 inches, with a length of 32 feet, 8 inches and a width of 16 feet 3 inches. The top deck is made of Trex in a light gray color and is approximately 425 square feet, with a surface that emulates our local granite color. The boulder will have a natural built in down-climb route, four (4) natural built in climbing routes and natural-looking climbable crack seams. The boulder is scheduled to be installed Spring/Summer 2025.

The MLR Board received a presentation for this funding request during a joint workshop with the Parks and Recreation Commission held on March 18, 2025. Please see PowerPoint presentation in workshop attachments for additional information including several boulder renderings.

MAMMOTH LAKES RECREATION

Subject: Consider Recommendation to Reallocate $8,000 in Fiscal Year 2024/25 Measure R Special Project Funding to Community Recreation Center Programming Amenities.

Meeting Date: March 18, 2025

Written by: Kim Anaclerio, MLR Executive Director
Kat Kelly, TOML Recreation Manager

BACKGROUND:

Mammoth Lakes Recreation (MLR) serves as the recommending body to Town Council for the allocation and expenditure of Measure R funds.

The Parks and Recreation Department is requesting the utilization of the remaining FY24-25 Measure R Special Project fund balance in the amount of $8,000. The purchase of the SnapSports Indoor Volleyball Court totaled only $17,000, originally budgeted at $25,000. Staff are looking to purchase one-time items that would greatly elevate and enhance the quality and diversity of year-round, multi-use recreation experiences at the Community Recreation Center. Requested items include the following:

1. Indoor Volleyballs
2. Inflatable Batting Cage
3. Table Tennis Table
4. Introductory Mountain Bike Ramps
5. Introductory Skateboard Features
6. Gymnastics/Obstacle Course Equipment (Trifold Mats, Trapezoid Foam Vaulting Box, Tumbling Octagon)

The MLR Board received a presentation for this funding request during a joint workshop with the Parks and Recreation Commission held on March 18, 2025. Please see PowerPoint presentation in workshop attachments for additional information on these requested items.

Mammoth Lakes Recreation Board

Minutes of Regular Meeting

January 14, 2025, 3:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: President Craig Albright, Treasurer Heather Schaubmayer, Board Member Danielle Torrance, Board Member Eric Wasserman, Board Member Brent Truax

Members Absent: Secretary Tamara Bankson

---

1. CALL TO ORDER

President Craig Albright called the meeting to order at 3:04 p.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes.

President Albright spoke about the ongoing struggles of those in Southern California who had been affected by the recent fires and said that he wanted to acknowledge what they were going through. He said that many of them think of Mammoth as their home away from home and that they may want to come up here for a break.

2. PUBLIC COMMENTS

Town of Mammoth Lakes (TOML) Town Manager Rob Patterson provided an update on the strategic plan that staff and Town Council were working on which included an update on the results of the Town's Public Sentiment Survey. Mr. Patterson spoke about the need for the community to work together.

TOML Parks and Recreation Director Stu Brown outlined the information in the Community Recreation Center (CRC) Winter Update. Mr. Brown discussed the strategic plan that his department was working on and announced that the Dog Park had reopened today.

Board Member Brent Truax reported that former TOML Chief of Police Al Davis had passed away recently and spoke about the positive things he had accomplished for our community. Mr. Truax requested that members of the community be positive and respectful with their social media posts.

There was discussion between TOML staff and members of the Board.

3. CONSENT AGENDA

Moved by Board Member Brent Truax
Seconded by Treasurer Heather Schaubmayer

Approve the Consent Agenda.

For (4): President Craig Albright, Treasurer Heather Schaubmayer, Board Member Danielle Torrance, and Board Member Brent Truax

Abstain (1): Board Member Eric Wasserman

Absent (1): Secretary Tamara Bankson

Carried (4 to 0)

3.1 Approve the minutes of the Regular Meeting of September 24, 2024

3.2 Approve the minutes of the Regular Meeting of November 12, 2024

4. REPORTS

4.1 Office of Outdoor Recreation Winter Grooming Program

TOML Trails Manager Andrew Mulford outlined the information in the staff report and Winter Recreation Map.

There was discussion between Mr. Mulford and members of the Board.

4.2 Sierra Nevada Conservancy Grants Update

Executive Director Kim Anaclerio outlined the information in the staff report and the Sierra Nevada Conservancy (SNC) Planning and Implementation Grants in support of the Sherwins Area Recreation Plan (SHARP).

TOML Trails Manager Andrew Mulford and Assistant Engineer Pam Smitheman provided additional information about each of the projects.

There was discussion between Ms. Anaclerio, TOML staff, and members of the Board.

4.3 Website Analytics 2024 Review

Executive Director Kim Anaclerio and Pinon Ranch Consulting Owner Matt Ulery outlined the information in the staff report and Website Analytics presentation.

There was discussion between Ms. Anaclerio, Mr. Ulery and members of the Board.

4.4 Program and Administrative Update

Executive Director Kim Anaclerio outlined the information in the staff report.

There was discussion between Ms. Anaclerio and members of the Board.

5. POLICY MATTERS

5.1 Re-appoint Board Members and Officers with Expiring Terms

Executive Director Kim Anaclerio outlined the information in the staff report.

There was discussion between Ms. Anaclerio and members of the Board.

Moved by Board Member Brent Truax
Seconded by Board Member Eric Wasserman

Reappoint Treasurer Heather Schaubmayer, and Board Members Eric Wasserman, and Danielle Torrance to the MLR Board for two-year terms to expire in 2027.

For (5): President Craig Albright, Treasurer Heather Schaubmayer, Board Member Danielle Torrance, Board Member Eric Wasserman, and Board Member Brent Truax

Absent (1): Secretary Tamara Bankson

Carried (5 to 0)

5.2 Fiscal Year 2024/25 Year to Date Financials

Executive Director Kim Anaclerio outlined the information in the 2024/25 Financial Update.

There was discussion between Ms. Anaclerio and members of the Board.

6. BOARD MEMBER REPORTS

Board Member Brent Truax reported that he had been in Tahoe recently for his daughter's Ski Race and Robotics events. Mr. Truax said that the Town Council would be working on strategic planning over the next few weeks.

Board Member Eric Wasserman said that he had been playing a lot of hockey, spoke about the professional quality of the ice at the CRC rink, and said that he was happy about the amount of use it was getting. Mr. Wasserman said that the skiing in Mammoth was great and said that we needed a pedestrian management plan in Town, especially in the Vons parking lot and up by the 1849 Condos.

Treasurer Heather Schaubmayer said that we should count our blessings, and that she felt fortunate to live in Mammoth and have clean air and healthy kids.

Board Member Danielle Torrance asked what MLR could do in conjunction with the Forest Service with regard to dispersed camping to keep it from happening in Town, especially near residential areas.

President Craig Albright said that skiing was good on the Mountain, and that the snow making window would usually end in about 3-4 weeks, because you can't effectively build base after February 15th, and said that they were still working with the snow from November. He said that backcountry skiing in the Lakes Basin had become more popular and that every time it snows, that area gets overwhelmed with parking issues and conflicts between the different user groups and said that he would like MLR to work with other local agencies about enforcement and etiquette education in that area. He said that he was heading to Tahoe tonight.

There was discussion among members of the Board.

7. ADJOURNMENT

The meeting was adjourned at 5:28 p.m.

_____
Angela Plaisted, Assistant Clerk

Subject: Program and Administrative Update

Meeting Date: March 18, 2025

Written by: Kim Anaclerio, Executive Director

BACKGROUND:

Staff will provide a program and administrative update to the Mammoth Lakes Recreation Board.

UPDATES:

1. Resignation of Secretary Tamara Bankson, effective March 1, 2025.
2. New logo designs for MLR.
3. June 7th – National Trails Day - Summer of Stewardship Kick Off – Ribbon cutting for the NEW Sherwin Meadows Trailhead
4. Dispersed Camping Wildfire Monitoring and Education
5. 2023-24 Annual Report


MAMMOTH LAKES
RECREATION


MAMMOTH LAKES
Recreation


Mammoth Lakes
RECREATION


MAMMOTH LAKES
RECREATION

MAMMOTH LAKES RECREATION

ANNUAL REPORT

2023 / 2024

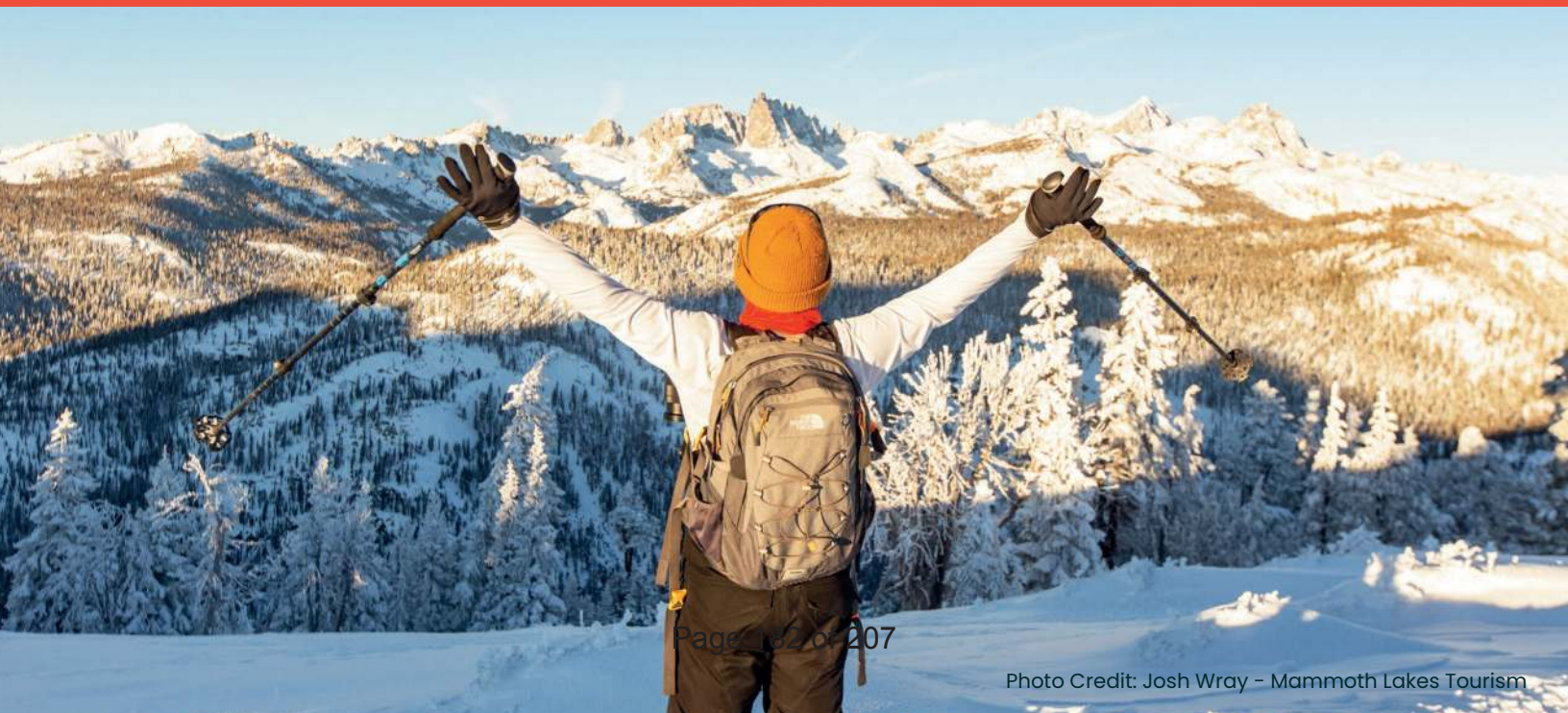


Photo Credit: Josh Wray - Mammoth Lakes Tourism

SUSTAINABILITY
NOT JUST A BUZZ WORD

Sustainability is not just a buzz word but a fundamental foundation of how we believe an organization should be managed and operated. Mammoth Lakes Recreation collaborates with land management agencies and policymakers to enhance access to recreation, improve infrastructure, and promote environmental stewardship. The organization advocates for minimizing user conflicts, protecting natural resources, and promoting recreation education and community health benefits. We focus on leveraging funds from Special Tax Measures R and U, developing sustainable partnerships, securing funding, and advocating for improved opportunities and infrastructure in Mammoth Lakes.

As director, I have continued MLR's strategic focus and leadership aim to position Mammoth Lakes as a model sustainable-recreation community, guiding us towards a future where outdoor recreation, arts, and culture thrive, enhancing the quality of life for residents and visitors alike.

Thank you for all of your support!



Kim Anaclerio
Executive Director

MAMMOTH LAKES RECREATION

MISSION

To deliver cutting edge sustainable recreation, mobility and arts & culture opportunities and infrastructure for the benefit of the community and natural environment of Mammoth Lakes.

VISION

To transform Mammoth Lakes into a world class high-altitude training center, a premier mountain arts and culture destination, and the best alpine recreation community in the country.









MAMMOTH LAKES RECREATION

GUIDING PRINCIPLES

QUALITY OF LIFE

Creating and enhancing a broad range of quality, sustainable recreation opportunities to improve quality of life, experience, and general health and wellness of residents and visitors alike, making our community a more viable place to live, work, invest and do business.

PUBLIC BENEFIT

Support, develop, and recommend funding for projects and programming that are accessible and available to the broadest number of community stakeholders.

SUSTAINABILITY

Sustain quality recreational benefits and amenities for present and future generations through projects and programming that compliment the natural landscape and environment.

STEWARDSHIP

Recreation as the gateway for understanding and caring for public lands, community values, quality of life, and meaningful experiences for residents, visitors and other stakeholders.

MAMMOTH LAKES RECREATION

BOARD OF DIRECTORS

CRAIG ALBRIGHT
President

TAMARA BANKSON
Secretary

HEATHER SCHAUBMAYER
Treasurer

DANIELLE TORRANCE
Board Member

ERIC WASSERMAN
Board Member

COLIN FERNIE
Board Member

SARAH REA
Town Council Appointee

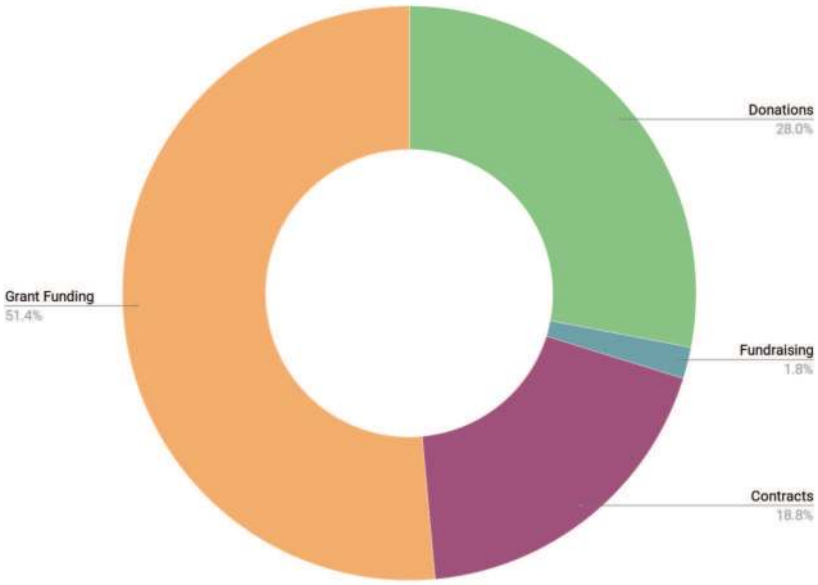
MLR STAFF

KIM ANACLERIO
Executive Director

It has been such a rewarding year for Mammoth Lakes Recreation. To see the success of projects that have been many years in the making, has made the patient hard work of MLR staff and the Board worth the long journey. Whether it is the MLR funded Community Recreation Center full of local residents and visitors enjoying this amazing year round recreation facility, or attending and participating in one of the many MLR funded arts and culture activities, or multi-use trails being planned and built connecting our outdoor community to the amazing public lands that surround us, or the volunteer stewardship events that bring people together to care for this amazing part of the world. Each aspect of MLR's work provides "re-creation" opportunities for all those who love Mammoth and the Eastern Sierra. It has been a fabulous year of enjoying the success brought by the vision and hard work of so many people...and the best is yet to come!

Craig Albright
MLR Board President

FINANCIALS



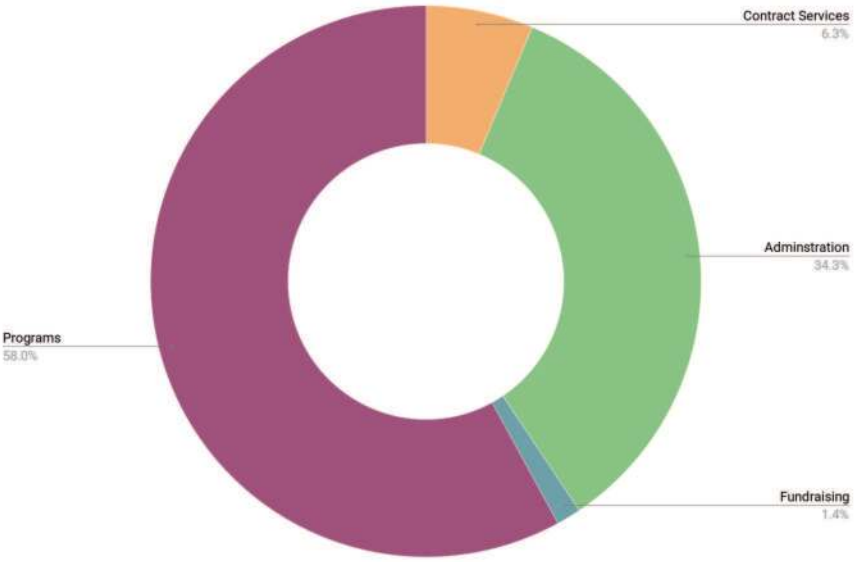
TOTAL INCOME
2023/2024

Donations (Direct Public Support)
$150,200 (+165% vs 22/23)

Fundraising
$9,500 (+533% vs 22/23)

Contracts
$100,500 (+11% vs 22/23)

Grant Funding
$275,700 (+426% vs 22/23)



TOTAL EXPENSES
2023/2024

Contract Services
$23,000

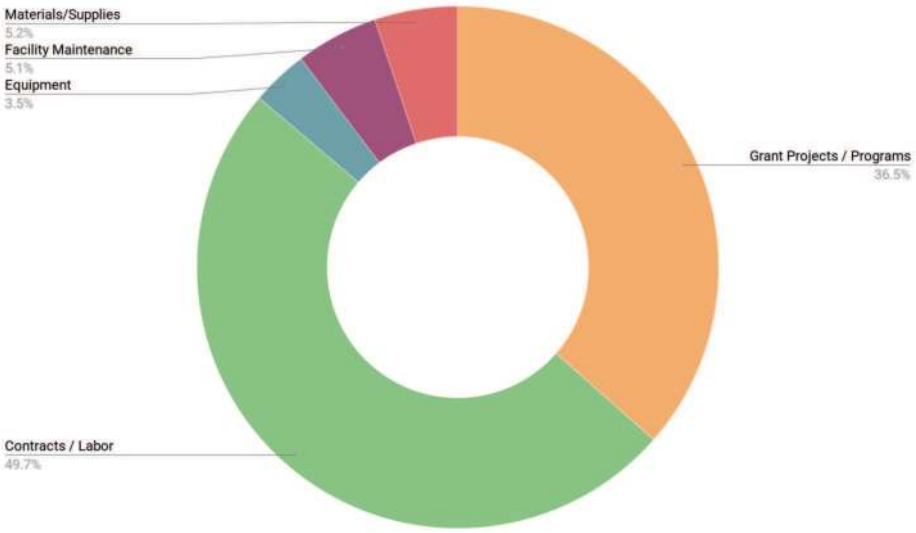
Administration
$125,000

Fundraising
$5,200

Programs
$211,300

MAMMOTH LAKES RECREATION

FINANCIALS



FUNDS DISBURSED (PROGRAMS)

2023/2024

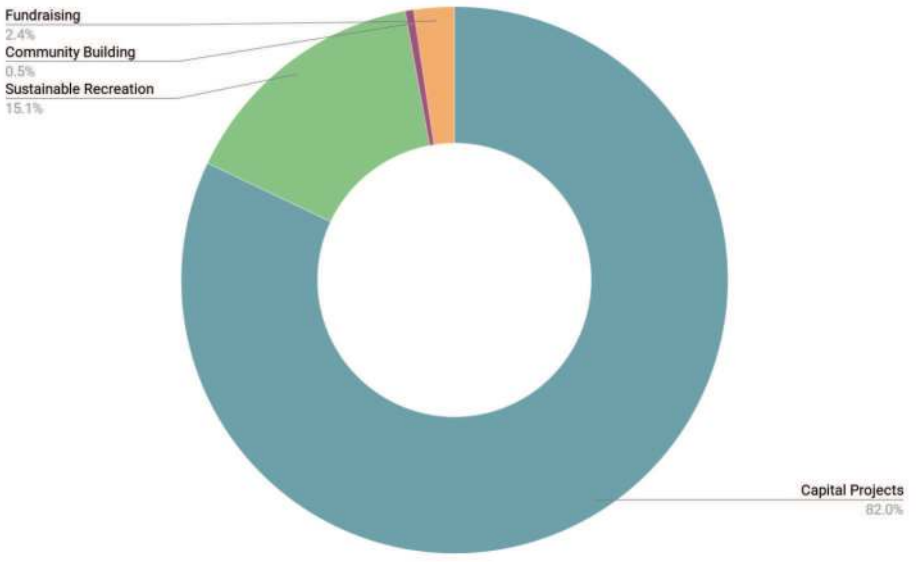
Grant Projects / Programs
$77,100

Contracts / Labor
$105,100

Equipment
$7,400

Facility Maintenance
$10,800

Materials/Supplies
$10,900



FUNDS GENERATED

2023/2024

Capital Projects
$383,300

Sustainable Recreation
$70,400

Community Building
$2,400

Fundraising
$11,200

SUSTAINING PARTNERS & SPONSORS

Los Angeles Kings ICE Mammoth Lakes

Southern California Edison® Energy for What's Ahead®

Mammoth

Samueli Foundation

LA DWP Los Angeles Department of Water & Power

Mammoth Hospital Elevate Your Health

PROGRAMS
EASTERN SIERRA ADOPT-A-TRAIL

$43,600 Raised via Sponsorship for System Maintenace

58 Locations
36 Sponsors
39 Volunteers

209 Total Volunteer Hours
652 Pounds of Trash Collected
71 Pounds of Recycling Collected
25 Pounds of Dog Waste Collected








MAMMOTH LAKES RECREATION

PROGRAMS
TANGLE FREE WATERS

$7,800 Raised via Sponsorship for System Maintenance

31 Stations
16 Sponsors
26 Volunteers

SORTING PARTY

MLR hosted the first TFW line sorting party where a determined group of volunteers removed debris and tackle from the collected fishing line and packaged up 40 pounds to be shipped off for recycling!








MAMMOTH LAKES RECREATION

PROGRAMS

THANK YOU

Visit the MLR website for a complete list of the incredible sponsors and volunteers that made the Eastern Sierra Adopt-A-Trail and Tangle Free Waters programs possible.

MAMMOTH LAKES RECREATION

MAMMOTH LAKES Recreation

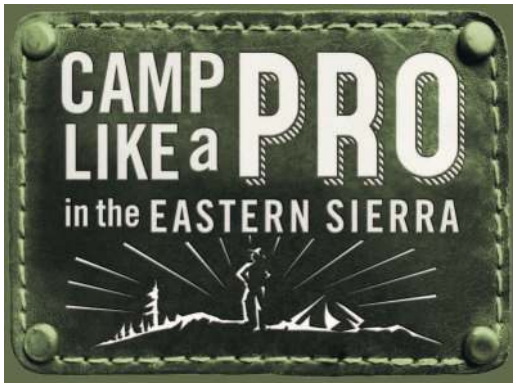
MAMMOTH LAKES RECREATION

#RECREATERESPONSIBLY

CAMP LIKE A PRO
DISPERSED CAMPING COLLABORATIVE

Supporting responsible and sustainable dispersed camping by placing temporary infrastructure in key locations throughout Mono County.

7 Locations
11 Toilets
4 Dumpsters



IT'S A MAMMOTH THING
VIDEO SERIES

In partnership with the Town of Mammoth Lakes and Mammoth Lakes Tourism, the "It's A Mammoth Thing" stewardship campaign aims to create a culture of protecting and preserving Mammoth Lakes through a series of six engaging videos, each focusing on a stewardship topic that invites everyone to take action.

CHECK OUT THE
WHOLE VIDEO SERIES!

MAMMOTH LAKES RECREATION

SUMMER OF STEWARDSHIP

NATIONAL TRAILS DAY
JUNE 2023

70 Volunteers
280 Volunteer Hours

Mammoth Rock Trail rehab work
Sanding and staining of trail signs
Litter pick-up
Cleared snow from trails









ANNUAL LAKES BASIN CLEAN-UP
SEPTEMBER 2023

55 Volunteers
220 Volunteer Hours

115 pounds of trash collected
10 miles of trail cleaned
2 cubic feet of fishing line recycled



MAMMOTH LAKES RECREATION

EDUCATION

MLR coordinated printing and distribution of new Summer and Winter Recreation Maps, also available online

SUMMER RECREATION MAP

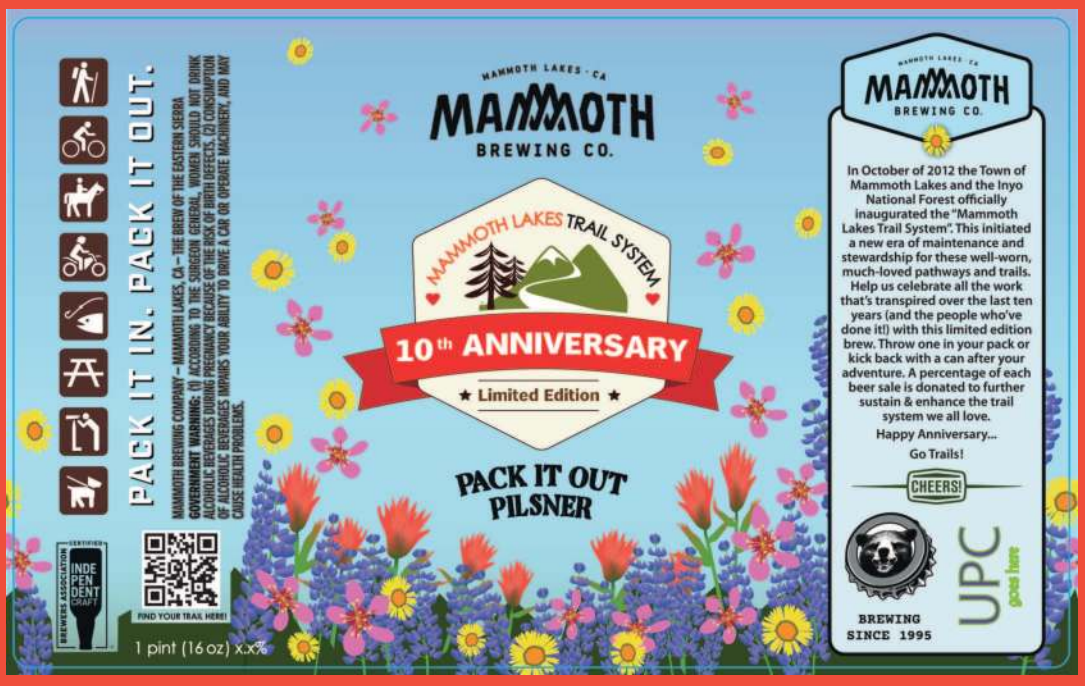
WINTER RECREATION MAP

TRASHY THURSDAYS

16 Events
183 Volunteers
209 Volunteer Hours
652 Pounds of Trash
71 Pounds of Recycling
25 Pounds of Dog Waste

MAMMOTH BREWING TRAILS BEER

Collaborating with Mammoth Brewing Company to celebrate 10 years of the Mammoth Lakes Trail System, we enjoyed the "Pack it Out" Pilsner all summer long. MBC donated $1,200 of the sales to further sustainable recreation opportunities for all!



MAMMOTH LAKES RECREATION

SIERRA NEVADA CONSERVANCY GRANT UPDATES

Awarded in December 2022, MLR is currently managing two Sierra Nevada Conservancy grants focused on implementing projects from the TOML Sherwins Area Recreation Plan (SHARP). The first is a Planning grant to complete the environmental analysis for proposed trail alignments and an expanded trailhead, and second, an Implementation grant for the Sherwin Meadows Trailhead, also part of SHARP.





MAMMOTH LAKES RECREATION

SIERRA NEVADA CONSERVANCY
GRANT UPDATES

IMPLEMENTATION GRANT
Sherwin Meadows Trailhead

Used as a defacto trailhead for years, the new Sherwin Meadows Trailhead is under construction! Through the generous grant funding from Sierra Nevada Conservancy, the once neglected, unmanaged area will be a fully functioning, serviced trailhead offering countless recreational opportunities and year-round access to your public lands!

The new amenities include:

- Paved parking area with pull-through trailer spots
- Double vault toilets
- Trash service
- Pet Waste Bags
- Wildlife Resistant Food Storage
- Map Kiosk Sign
- Interpretive Panels
- Bike Racks
- Bike Tool Station
- Picnic Tables





PLANNING GRANT
Sherwin Area Trails and Trailhead Expansion

A huge section of the Sherwins Area, from Mammoth Rock to east of Sherwin Creek Campground, has been analyzed for the environmental sustainability of proposed trail alignments in the area. The Town of Mammoth Lakes and Inyo National Forest are developing a proposed action that will be available for public comment in 2025.



MAMMOTH LAKES RECREATION

MEASURE R + U GRANTS

The Town of Mammoth Lakes has Special Taxes that are dedicated to the enhancement of recreation, arts & culture, and mobility. Mammoth Lakes Recreation is the recommending body for the strategic use of these funds to projects and programs that support and enhance recreation, arts & culture, and mobility in the Mammoth Lakes area.

MEASURE U
CAPITAL PROJECTS

$300,000 - capital commitment to Mammoth Arts and Cultural Center construction
$300,000 - commitment for outdoor amphitheater design and development
$15,000 - support to Edison Hall operations

MEASURE R
CAPITAL PROJECTS

$112,000 - Community Recreation Center support
$250,000 - commiteted to future trail contruction



MEASURE U
PROGRAMMING GRANTS

12 Mammoth Lakes organizations funded
$195,300 in funding disbursed



MEASURE U
FUNDED ORGANIZATIONS

CHAMBER MUSIC UNBOUND

EASTERN SIERRA ART ALLIANCE

EASTERN SIERRA AVALANCHE CENTER

EASTERN SIERRA COMMUNITY CHORUS

EASTERN SIERRA SYMPHONY

FRIENDS OF THE INYO

MAMMOTH CHANNEL

MAMMOTH MURAL PROJECT

MONO ARTS COUNCIL

SIERRA CLASSIC THEATER

SOUTHERN MONO HISTORICAL SOCIETY

VALENTINE EASTERN SIERRA RESERVE

MEASURE U SPOTLIGHT ARTICLES

VALENTINE EASTERN SIERRA RESERVE

MAMMOTH CHANNEL

FRIENDS OF THE INYO

EASTERN SIERRA ARTS ALLIANCE

MAMMOTH LAKES RECREATION

MAMMOTH TRAILS COMMITTEE

As the lead organization for strategy, funding, coordination and implementation of existing and future projects for the Mammoth Lakes Trail System, MLR, through the Mammoth Trails Committee, provides work program oversight and recommendations for the Mammoth Lakes Trail System.

The role & focus of the Mammoth Trails Committee is:

Development of policy direction

Implementation of larger capital projects and trails programs

Leverage Measure R funding

Strategic direction and recommendations

MAMMOTH TRAILS
RECREATION FOR ALL

Mammoth Lakes
CALIFORNIA

Trails Parks Recreation measure R AT WORK!

MAMMOTH LAKES TRAIL SYSTEM

MAMMOTH LAKES RECREATION

MAMMOTH TRAILS
COMMUNITY MEETINGS

Mammoth Trails started in 2006 as a confederation of user groups convened to address issues among outdoor recreation user groups and provide a cohesive environment for smaller organizations to grow. Today, Mammoth Trails continues to be a collaborative effort to create and enhance outdoor recreation for our community, effectively and inclusively. As partners, allies and friends, Mammoth Trails offers the entire outdoor recreation community a space to share and discover local and regional happenings.

Mammoth Lakes Recreation and Town of Mammoth Lakes convenes Mammoth Trails meetings to engage individuals, groups, agencies, and recreation-based organizations. Participants share resources and engage collaboratively on issues in our outdoor recreation community. Mammoth Trails embraces people and activities that range from moderate to extreme, local to international, and novice to elite. Participants represent the best interests of their individual organizations but ultimately understand the need for collaboration and cooperation within the outdoor recreation community. Task forces or subcommittees may be appointed to provide technical expertise, determine mitigation measures, or garner public comment on specific issues or projects.

RECREATE
Have Fun!
Go Outside!

COLLABORATE
Share information and resources.
Work together with an open mind.

DEMONSTRATE
Equality and inclusiveness.
Commitement to sustainable recreation.

MAMMOTH LAKES RECREATION

2024 - MLR inherited event from Mono Arts Council

Implemented new "Locals Booth" to allow for local artists to have easier access to the show

Built and launched Arts on the 4th website to promote event and feature artists

Targeted social media ad campaigns to Mammoth Lakes community in Southern California

This fundraising and community event aligns perfectly with our mission

VISIT THE ARTS ON THE 4th WEBSITE!





NEWS FROM THE TRAILHEAD
MLR MONTHLY NEWSLETTER

GET THE MLR NEWSLETTER TO YOUR INBOX!

EMAIL LIST GROWTH
24%

UNIQUIE OPEN RATE
24%

UNIQUE CLICK RATE
16%



MAMMOTH LAKES RECREATION

NEW MLR WEBSITE
FIRST YEAR STATISTICS

VISIT THE MLR WEBSITE!

TOTAL VISIT
9,926

TOTAL PAGE VIEWS
19,095

AVERAGE TIME ON PAGE
74 seconds

The primary goal with the MLR website redesign was to build a website that makes it very easy for community members to learn about what MLR does and then get involved.

Staff consistently publish "news stories" to share information about MLR and our community - these "news stories" make it much easier to share our story via social media and drive community memebrs back to our website to get involved with our programming.

MAMMOTH LAKES RECREATION

MLR SOCIAL MEDIA
FACEBOOK + INSTAGRAM

WEBSITE VISITATION FROM SOCIAL MEDIA
1,094 = 11%

EASTERN SIERRA ADOPT-A-TRAIL + TANGLE FREE WATERS
We regularly use our social media channels to recognize our program sponsors and volunteers

CONSITENCY WITH POSTING
The MLR staff is committed to a regular posting schedule, this consistency has paid off with community engagement

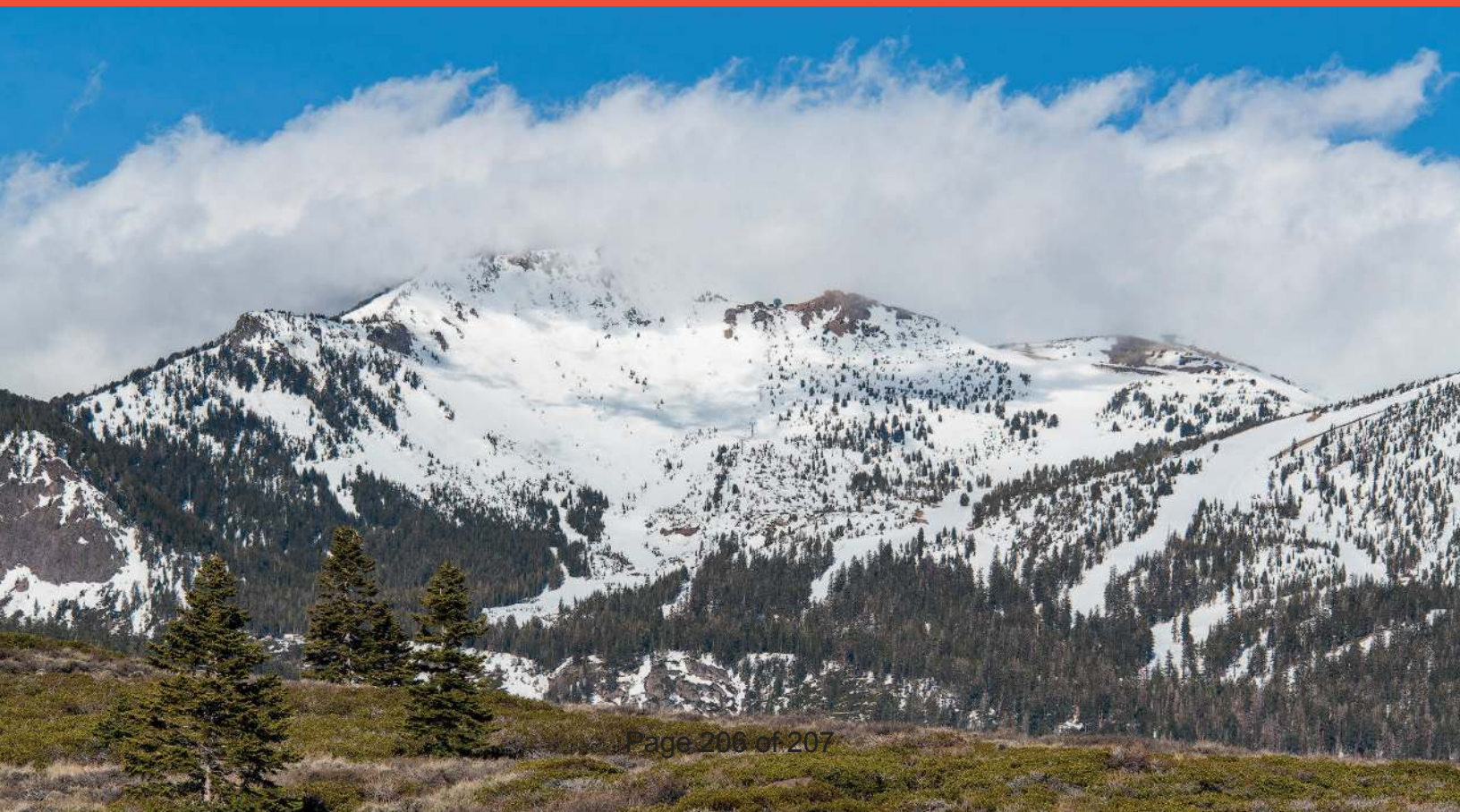
SOCIAL MEDIA ADS
We have begun experiementing with utilizing social media ads to promote our programming and the feedback has been positive

MAMMOTH LAKES RECREATION

MAMMOTH LAKES
RECREATION

THANK YOU

Your support makes everything that MLR does possible!



INCOME	Jun24-Jan25	Fund Balance
Pass Through		
Sustainable Recreation		
Mammoth Lakes Trail System (MLTS)	$ 5,700	$ 17,300
Adopt A Trail - MLTS	$ 28,400	$ 105,300
Adopt A Trail - Mono County	$ 5,400	$ 18,000
Tangle Free Waters	$ 1,900	$ 10,500
Dispersed Camping (Camp Like a PRO)	$ 14,400	$ 22,800
Sierra Trash Eliminators	$ -	$ 300
Winter Recreation	$ -	$ 200
Capital Projects		
LA Kings Ice at Mammoth lakes	$ -	$ -
SNC Grants - Planning	$ 42,100	$ 6,800
SNC Grants - Implementation	$ 95,000	$ 7,200
Community Building		
Education & Outreach	$ 4,500	$ 1,800
Total	$ 197,400	$ 190,200
Mammoth Lakes Recreation		
Progam Adminstration	$ 6,500	
Contract Agreements	$ 78,400	
Fundrasing - General	$ 11,000	
Fundraising - Events	$ 64,800	
Other	$ 8,700	
Total	$ 169,400	
TOTAL INCOME	**$ 366,800**	
EXPENSES		
Pass Through		
Donations	$ -	
Contract Labor	$ 131,100	
Facility Maintenance	$ 9,200	
Materials/Supplies	$ 6,900	
Total	$ 147,200	
Mammoth Lakes Recreation		
Business Expenses	$ 3,000	
Contract Services	$ 23,800	
Office	$ 8,800	
Insurance	$ 2,800	
Payroll	$ 72,800	
Fundraising Expenses	$ 13,900	
TOTAL	**$ 125,100**	
TOTAL EXPENSES	**$ 272,300**	
Net Income	**$ 94,500**	
MLR ACCOUNT BALANCES		
Checking	$ 38,000	
Savings	$ 266,900	
TOTAL	**$ 304,900**	