

Attachment 2

Project Plans

PROJECT DESCRIPTION	
PROPOSED GARAGE WITH 2 BEDROOM STUDIO ABOVE LOCATED ON THE PROPERTY WITH AN EXISTING ONE STORY HOUSE	
LOT COVERAGE	0.32 ACRES, 9,684 SQ FT
ALLOWABLE LOT COVERAGE -	9,684 SQ FT x 60% = 5,810.4 SQ FT
PROPOSED LOT COVERAGE -	4,145 SQ FT = 9,684 SQ FT = 43%
EXISTING LOT COVERAGE	933 SQ FT
EXISTING HOUSE FOOTPRINT -	1,164 SQ FT
EXISTING DRIVEWAY -	0 SQ FT
TOTAL EXISTING LOT COVERAGE -	1,091 SQ FT
PROPOSED LOT COVERAGE	933 SQ FT
EXISTING GARAGE & WALKWAY -	158 SQ FT
PROPOSED GARAGE/STUDIO FOOTPRINT -	1,164 SQ FT
PROPOSED DRIVEWAY/PARKING AREA -	1,682 SQ FT
TOTAL PROPOSED LOT COVERAGE -	4,145 SQ FT
EXISTING CONDITIONED AREA	
GROUND FLOOR -	933 SQ FT
TOTAL EXISTING CONDITIONED AREA -	933 SQ FT
EXISTING NON-CONDITIONED AREA	
GROUND FLOOR - DECK AND WALKWAY	158 SQ FT
SECOND FLOOR -	0 SQ FT
TOTAL NON-CONDITIONED AREA -	158 SQ FT
PROPOSED CONDITIONED AREA	
GROUND FLOOR -	0 SQ FT
SECOND FLOOR -	1,178 SQ FT
TOTAL CONDITIONED	1,178 SQ FT
PROPOSED NON-CONDITIONED AREA	
GROUND FLOOR - GARAGE/STUDIO	1,164 SQ FT
SECOND FLOOR - DECK	208 SQ FT
TOTAL NON-CONDITIONED AREA -	1,372 SQ FT
SNOW STORAGE REQUIRED	
DRIVEWAY PARKING AREA -	1,682 SQ FT x 75% = 1,261 SQ FT
SNOW STORAGE AREA PROVIDED	1,286 SQ FT
466 SQ FT x 820 SQ FT =	1,286 SQ FT
ZONING	
RMF2, RESIDENTIAL MULTIFAMILY 2	
OCCUPANCY - R-3 SINGLE FAMILY (U) PRIVATE GARAGE	
CONSTRUCTION TYPE - V-8 NONRATED - FIRE SPRINKLER	

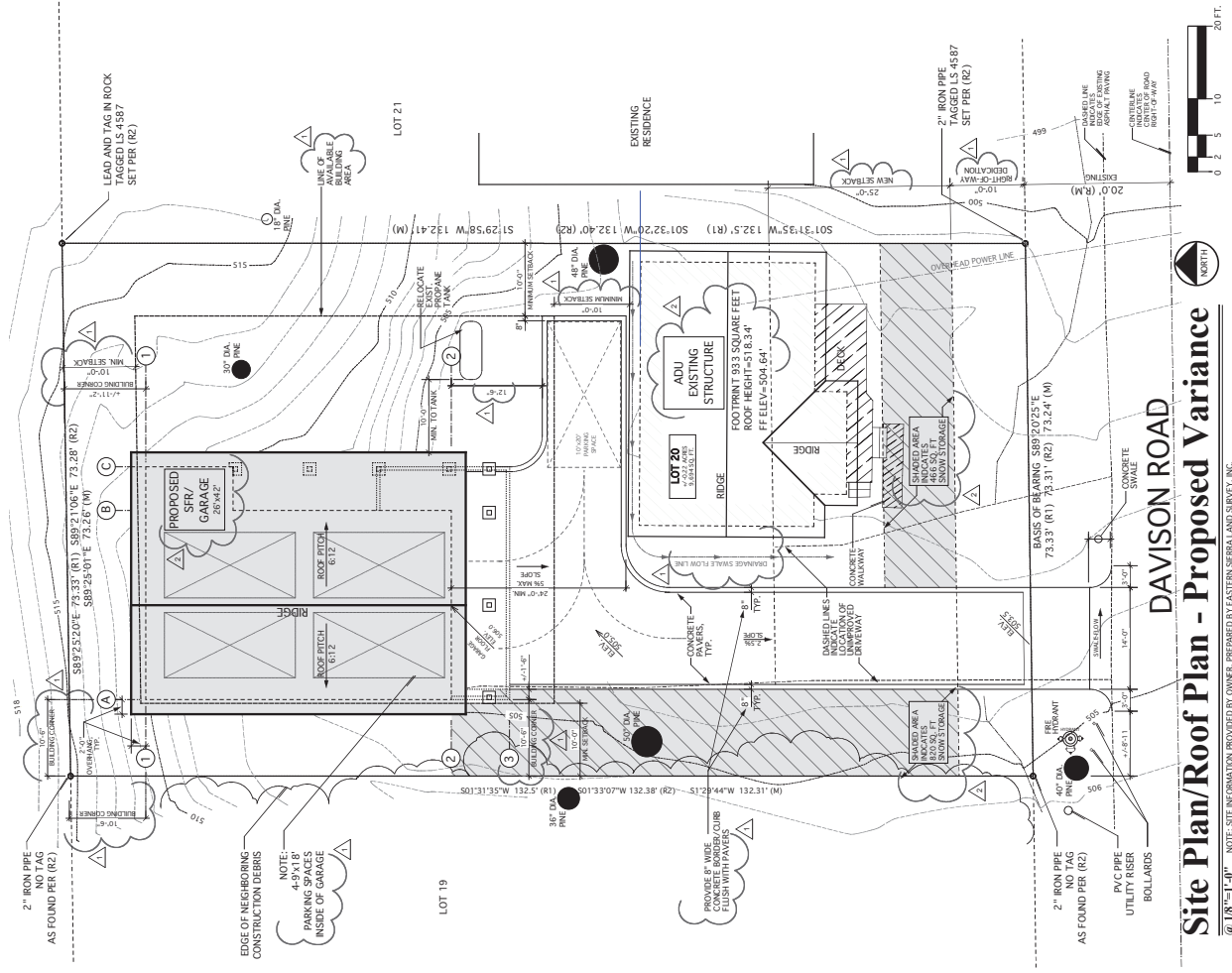
Statistics

Dauernheim Garage/Studio

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Revision	By
1	JP
2	JP



VA1

Drawn	JP
Checked	EB

Date: June 17, 2021
 Book: As Noted
 Job No.: 20091 - 30

Sheet

Mechanical Notes

1. Effective January 1st 2017, new installation gas water heater shall have all the following as per 2016 IF Energy Standards 150.000:
- A. All 200+ electrical receptacle is within 3 feet from the water heater and accessible with no obstructions.
 - B. A Category III or IV vent, or a Type B vent with straight pipe between outside and water heater.
 - C. A condensate drain no more than 2 inches higher than the base on water heater for water heater.
 - D. A gas supply line with capacity of at least 200,000 Btu/hr
2. Provide Type 1 clothes dryer exhaust duct (min. 4 inch diameter And 0.016" thick rigid metal) to the outside of the building and equipped with a back-draft damper. Exhaust duct length is limited to 14 feet with 2 elbows. CMC 304.2, 304.4.1, 304.4
3. Provide 100 square inches of makeup air for clothes dryer closet. CMC 304.4.1 item (1)
4. Condensate lines from mechanical equipment shall discharge to a plumbing fixture or storm drain by means of an indirect waste pipe. Condensate lines shall not terminate in landscape or yard areas. CMC 309.1
5. Per City's municipal code, all vent terminals that penetrate roof need to be located no less than 10 feet from the roof edge. The minimum height of this roof rise. Plumbing vents to be minimum 2 inch diameter per CPC 2016
6. An approved backwater valve is required for drainage piping serving fixtures located below the finished floor level. Backwater valves shall be installed on all drainage lines that shall not discharge through the backwater valve. Clean outs for drains that pass through the back water valve shall be clearly identified with a permanent label stating "backwater valve downstream" CPC 710.1
7. Water Heater & Mechanical Units (E.A.U.)= See Title 24 Sheets
- Connector to Verify if Units are direct ventilation appliances. If B-Vents are to be installed show ventilation chase at upper level. Provide exterior combustion air per listing and manufacturer's instruction unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive. CRC R106; CPC 211.13.3
8. All Furnace enclosure. Provide combustion air openings 12" above floor and 12" below ceiling thru exterior wall as required for the total BTU of all appliances. Each opening shall be at least 1 square foot for every 1000 BTU. The combustion air openings for the combustion air to be equally divided in the upper and lower 12 inches of compartment. CMC 702, 707, CPC 507.3 and CPC Table 5-2
9. Laundry rooms require permanent natural ventilation to the outside (i.e. lowered door) or equivalent mechanical ventilation capable of 50 cu ft. per minute for intermittent ventilation or 20 cu ft. per minute for continuous ventilation. Exhaust directly to the outdoors at point of discharge. (R303.3 CRC, 402.2 CMC). Provide exhaust fan in laundry room.
10. Each Bathroom containing a bathtub, shower or tub-shower combination shall be mechanically exhausted for the purpose of humidity control in accordance with CPC. Exhaust shall be exhausted to the outdoors. Dryer ducts shall be installed with an adjustment between a relative humidity range of less than or equal to 50% to a maximum of 80% (R303.3.1 CRC)

Plumbing Notes

1. All supply piping shall be copper. All waste piping shall be No-Hub cast iron. All vent piping shall be ADS.
2. Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. PEX, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC. Installation methods shall be in accordance with the requirements of the California Plumbing Code standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1(d) of the CPC prior to permit issuance.
3. All hose bibs must have an approved anti-siphon device. (CPC 603.5.7)
4. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provides scald and thermal shock protection. These valves shall be tested and certified to meet the requirements of ASSE 1016 and shall be installed as provided on such valves and shall be adjusted per the manufacturer's instruction to deliver a maximum mixed water setting of 120 degrees F. Water heating thermostats shall not be considered a suitable control for meeting this provision. (CPC 408.3)
5. Water closets shall have an average water consumption of not more than 1.28 gallons per flush. (411.2 CPC)
6. Showerheads shall have a water flow not to exceed 1.8 gallons per minute at 80 psi. (408.2 CPC)
7. The maximum flow rate of lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. (403.7 CPC)

Electrical Notes

1. Smoke alarms shall be 10-inch with battery backup (CRC R314.0), with interconnection so that the activation of any smoke alarm will activate all smoke alarms in the dwelling (1) All bedrooms; (2) Hallways leading to bedrooms; (3) Above tops of stairs; and (4) at least one at every level. (CRC R314.3.1) (CRC R314.5) Need to be installed not less than 4 ft. horizontal from the ceiling or opening of a bathroom that contains a bathtub or shower (CRC R314.3.3)
2. Carbon Monoxide alarms shall be "listed" in this dwelling unit per (CRC R31.5). Carbon Monoxide alarms shall be "tested" as complying with UL 2034 and UL 2038. Carbon Monoxide alarms shall be installed in accordance with the manufacturer's backup (CRC R314.1.1), with interconnection so that the activation of any smoke alarm will activate all smoke alarms in the dwelling. (CRC R314.3.2) (CRC R314.3)
3. Interior stairways shall be provided with artificial light source to illuminate the landings and treads, capable of illuminating treads and landings at least 1 foot candle measured at the center of treads and landings. Provide a wall switch at each floor level to control lighting for stairway with six or more risers. CRC R303.7
4. Any replacement / new electrical load centers / sub panels cannot be located in bathrooms.
5. For the new bathrooms, etc. per the California residential code R303.3.1 each bathroom containing a bathtub, shower or tub-shower combination needs a bathroom exhaust fan. And, Per California Green Code 4-500 bathroom exhaust fans shall be required to be energy star compliant and controlled by humidity. And, Per CEC 402.2, the bathroom exhaust fan shall be installed not less than 10 feet from a property line, 10 feet from a forced air inlet and 3 feet from openings into the building. And provide a minimum exhaust rate of 50 cubic feet per minute for intermittent or 20 cfm for continuous.
6. The minimum clearance between luminaires installed in clothes closets and the nearest point of a closet storage space shall be per CEC 410.16 & Figure 4-10.2
- A. 12" for surface-mounted incandescent or LED luminaires with a completely enclosed light source installed on the wall above the door or on the ceiling.
 - B. 6" for surface-mounted fluorescent luminaires installed on the wall above the door or on the ceiling.
 - C. 6" for recessed incandescent or LED luminaires with a completely enclosed light source installed in the wall or the ceiling.
 - D. 6" for recessed fluorescent or LED luminaires installed in the wall or ceiling.
 - E. Surface-mounted fluorescent or LED luminaires shall be permitted to be installed within the closet storage space where identified for such use.
7. All branch circuits that supply 120 volt, single phase, 15 and 20 ampere outlets installed in dwelling unit family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter ventilation type. CEC 210.12.6)
8. All nonlocking type 125-volt, 15 and 20 amp receptacles in a dwelling unit shall be listed tamper-resistant receptacle except for receptacles located more than 5 1/2 feet above the floor. CEC 406.12
9. Automatic Garage Door Openers, if provided, shall be listed and labeled in accordance with UL325. (CRC R309.4)
10. Newly constructed one- and two-family dwellings and townhouses with attached private garages shall comply with Electric Vehicle (EV) infrastructure requirements in accordance with the California Green Building Standards Code Chapter 4, Division 4.1. (R109.8 CRC)

Revisions	By

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Drawn	SH
Checked	EB
Date	Sept. 21, 2020
Scale	
Job No.	2020 -
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1 of 1	

Revisions	By



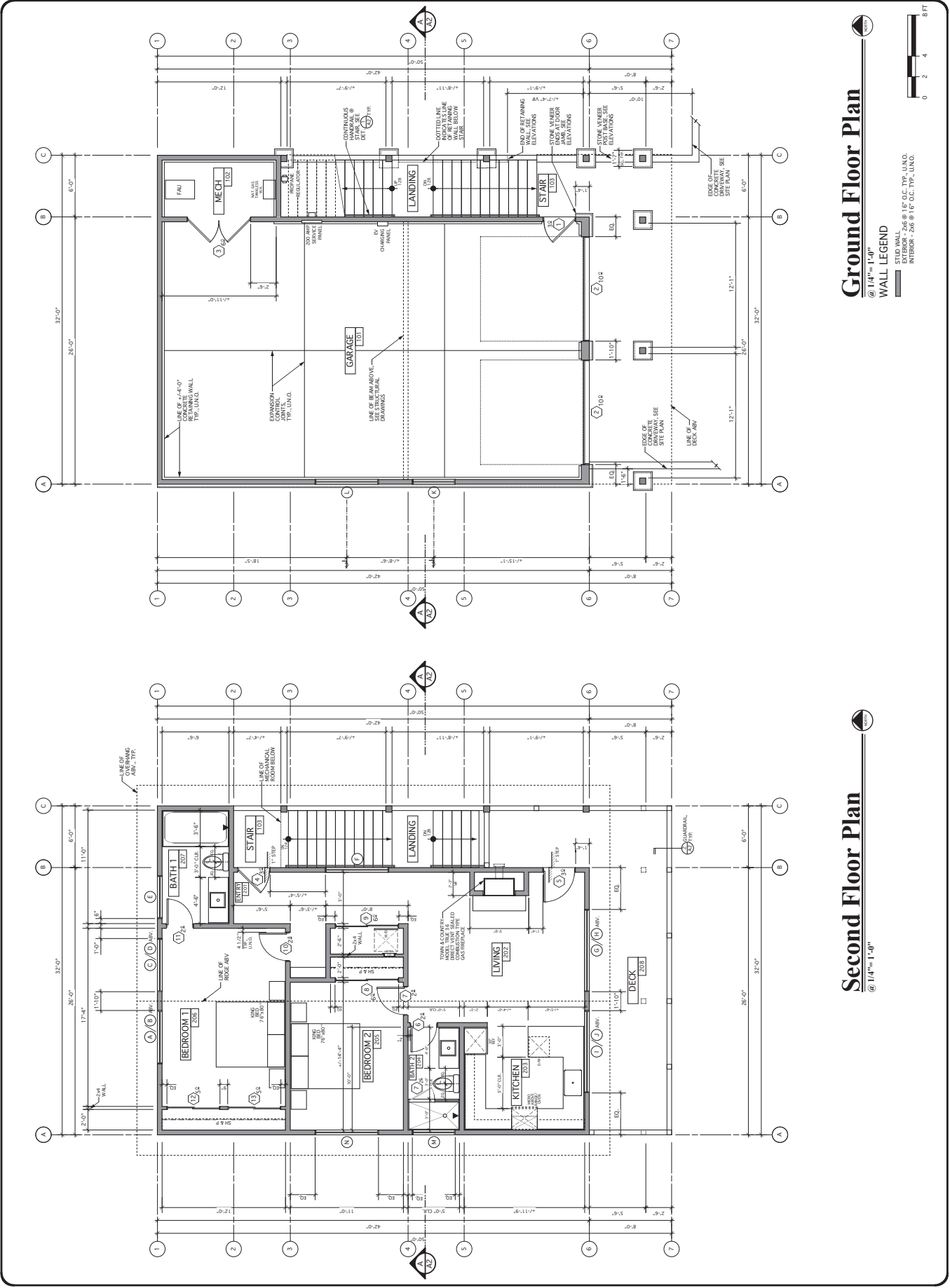
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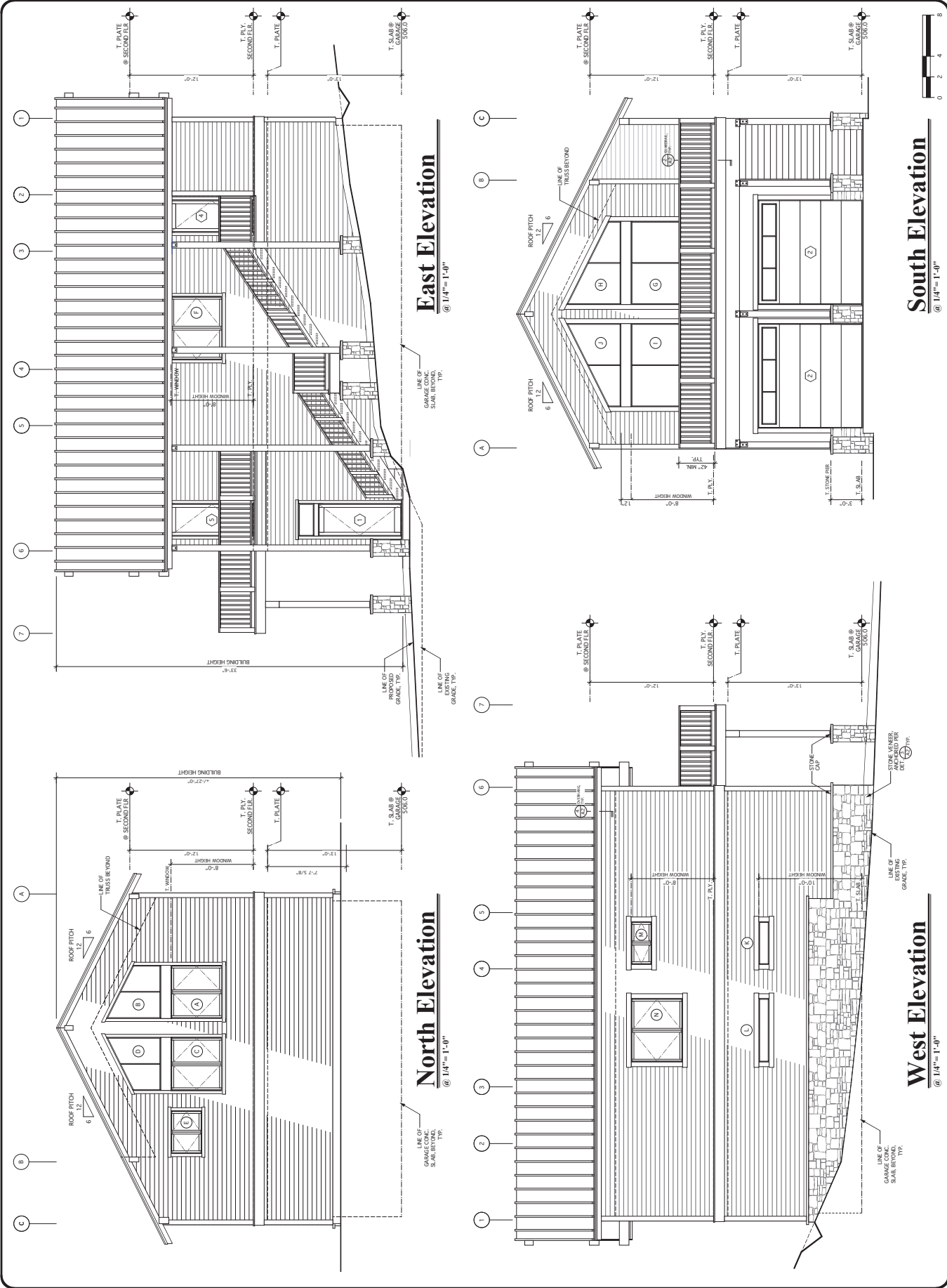
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A1

Sheet
 4 of 4

Revision	By	Date
1	MD	05/17/2023
2	MD	05/17/2023
3	MD	05/17/2023
4	MD	05/17/2023





 TYPE

GENERAL DOOR NOTES:
1. ALL EXTERIOR GLASS

GENERAL DOOR NOTES:
1. ALL EXTERIOR GLASS DOORS MUST BE TEMPERED GLASS.

GENERAL DOOR NOTES:
1. ALL EXTERIOR GLASS

General Window

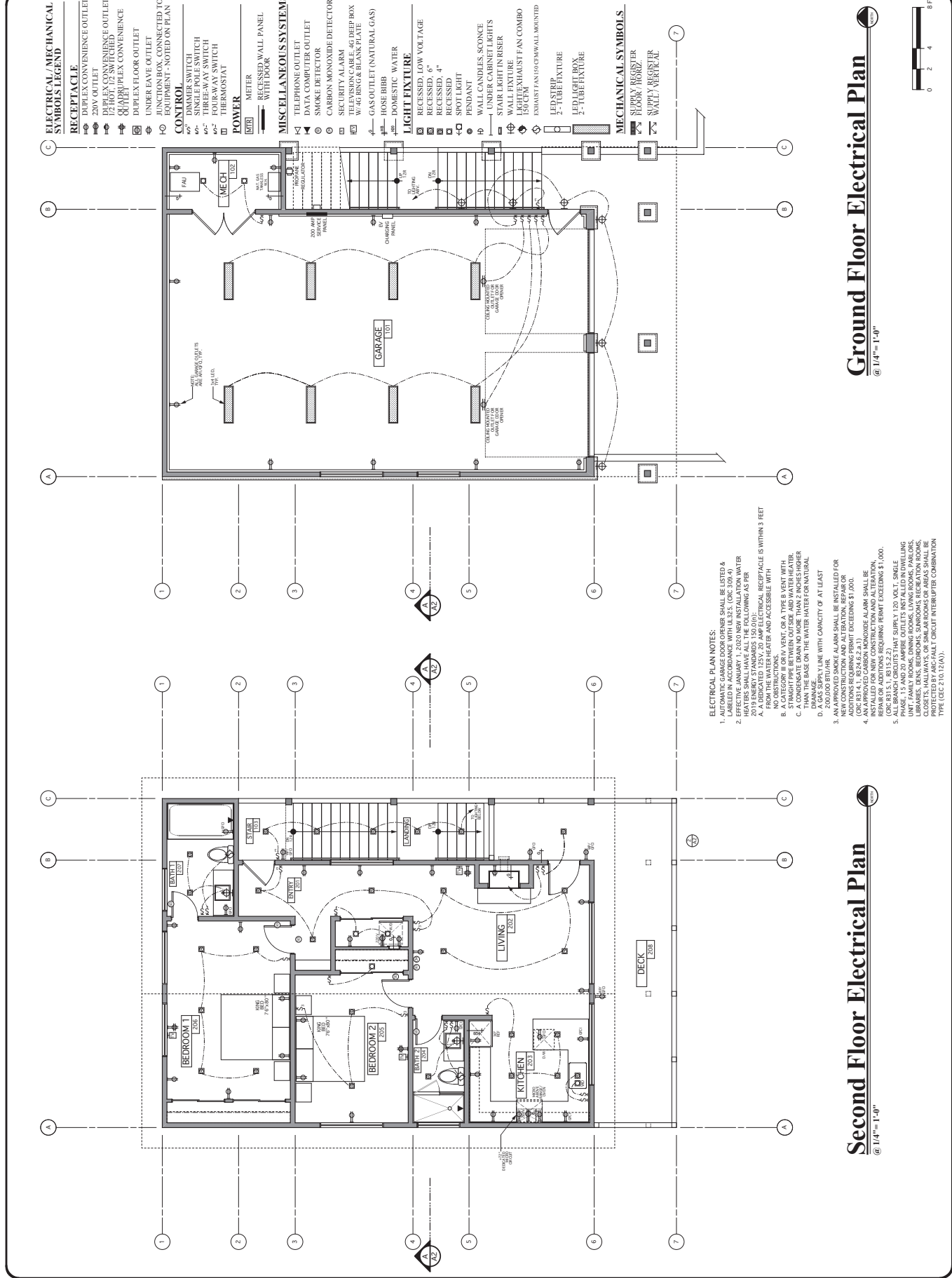
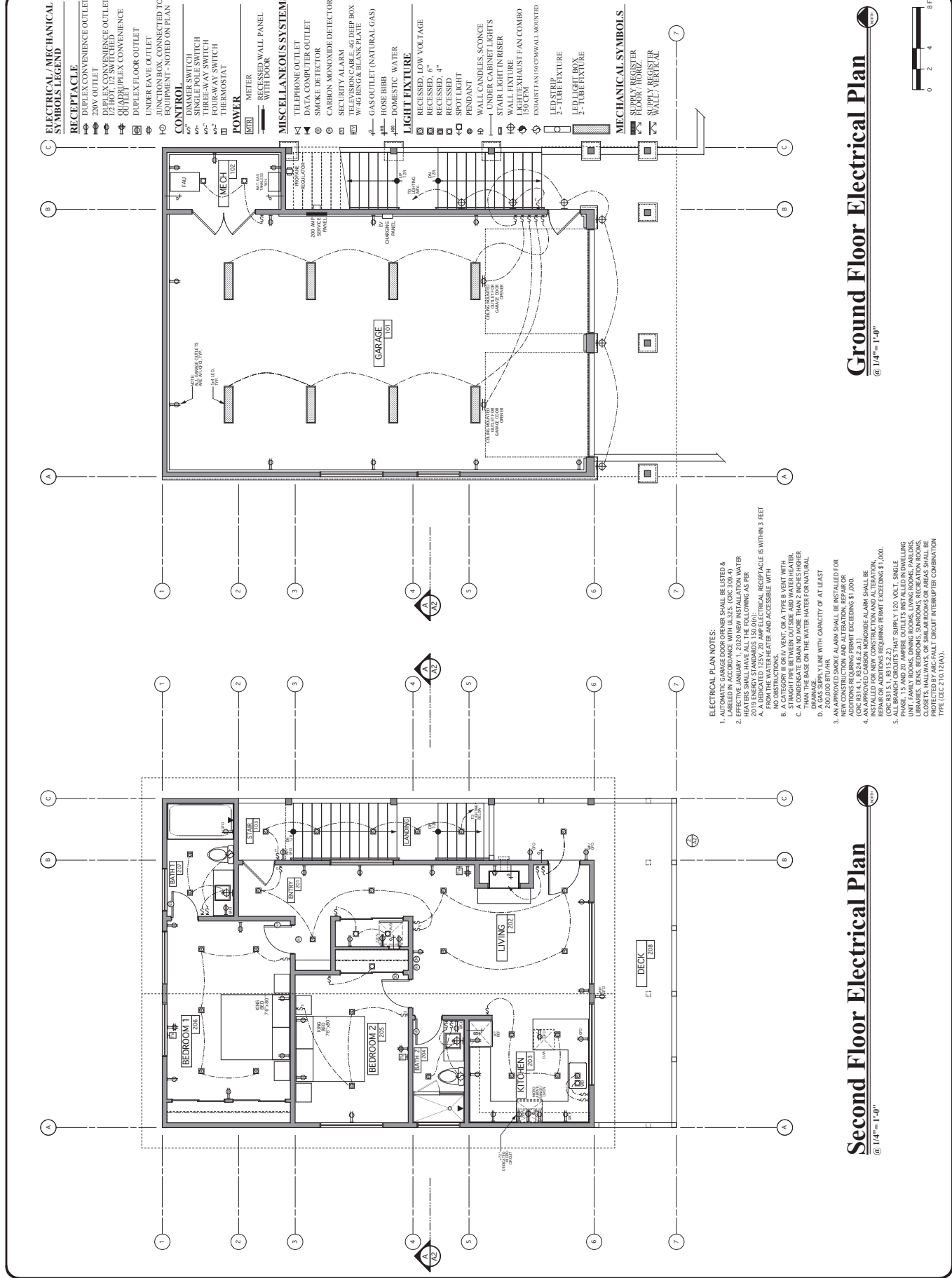
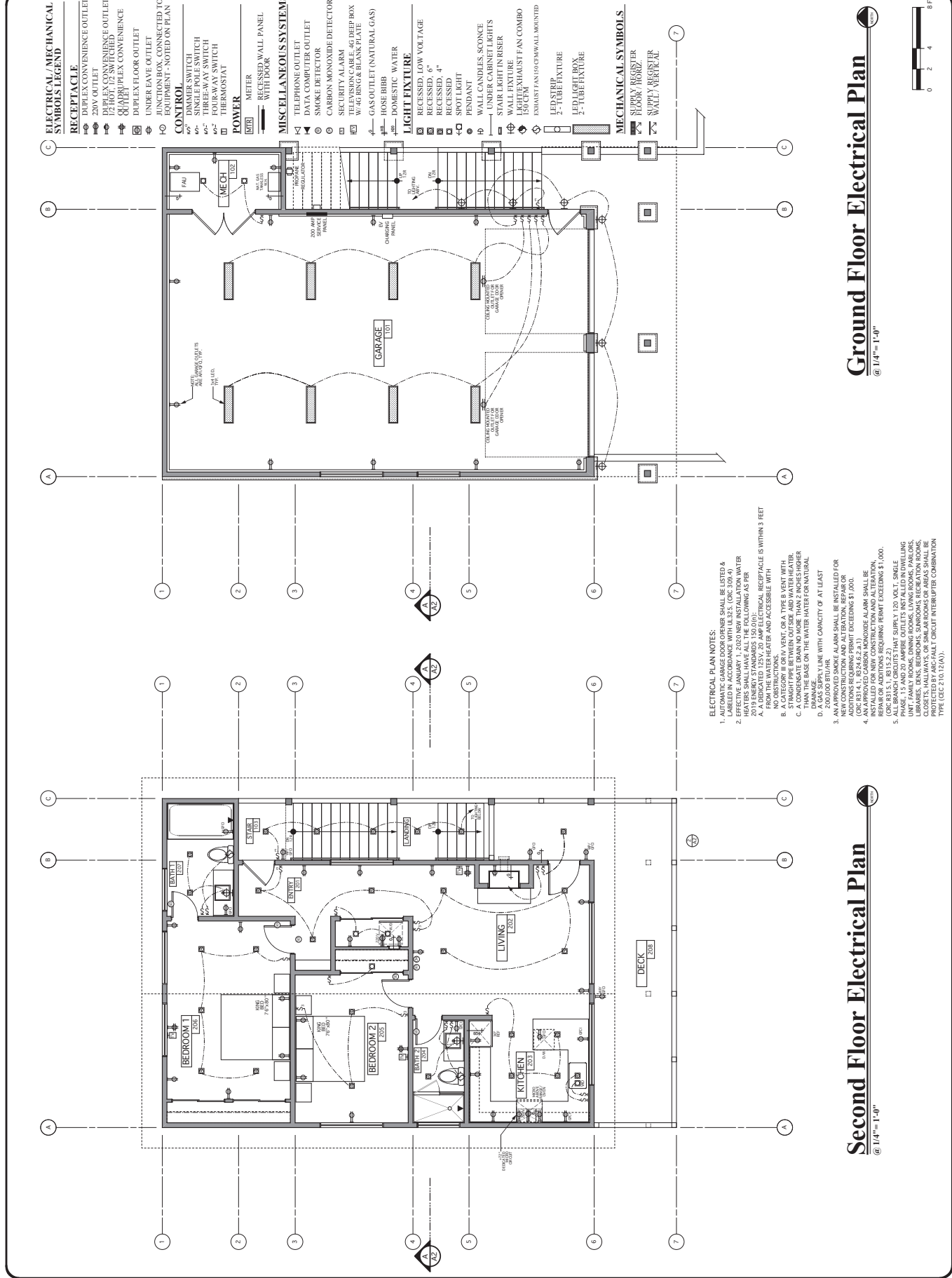
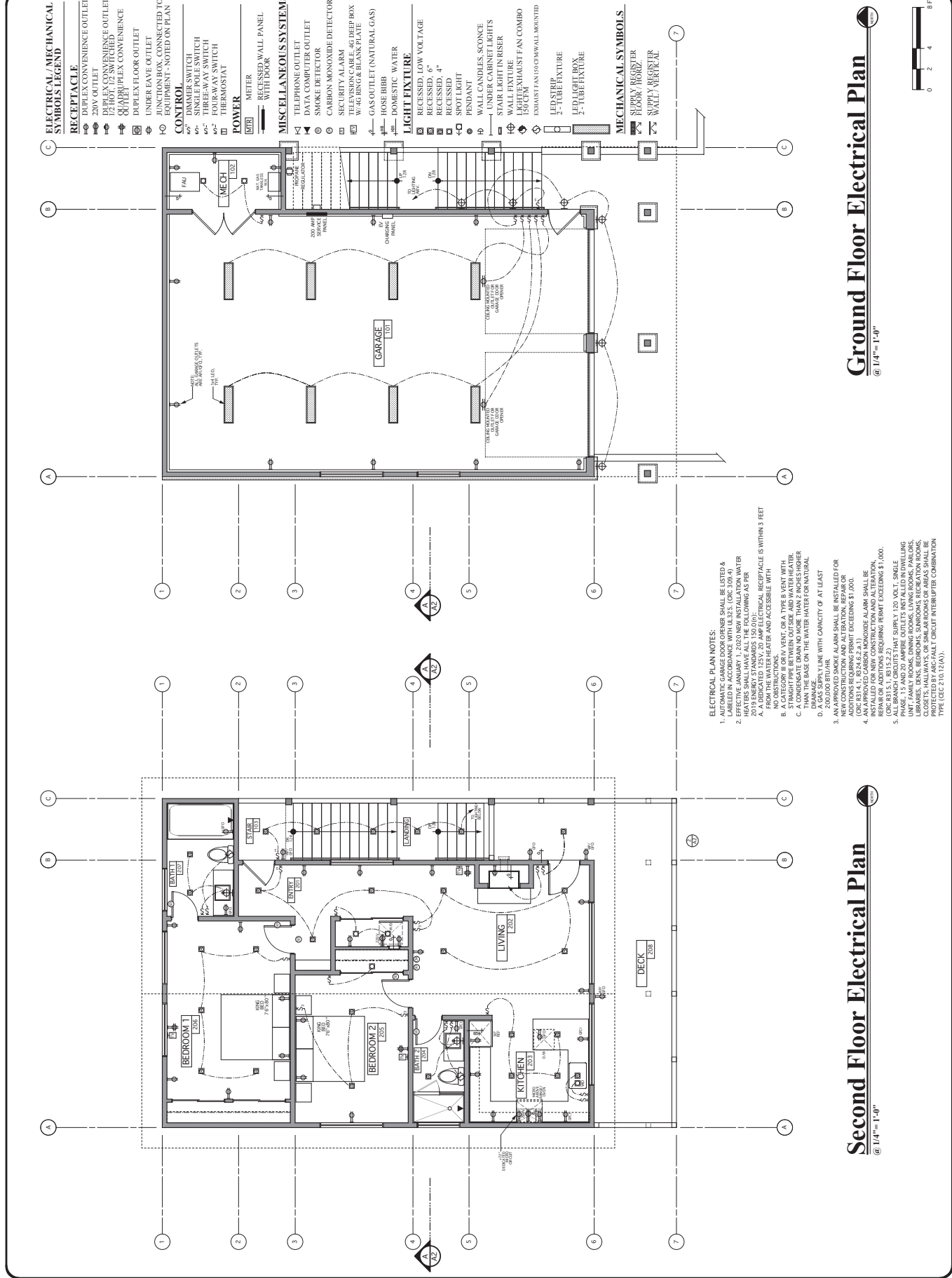
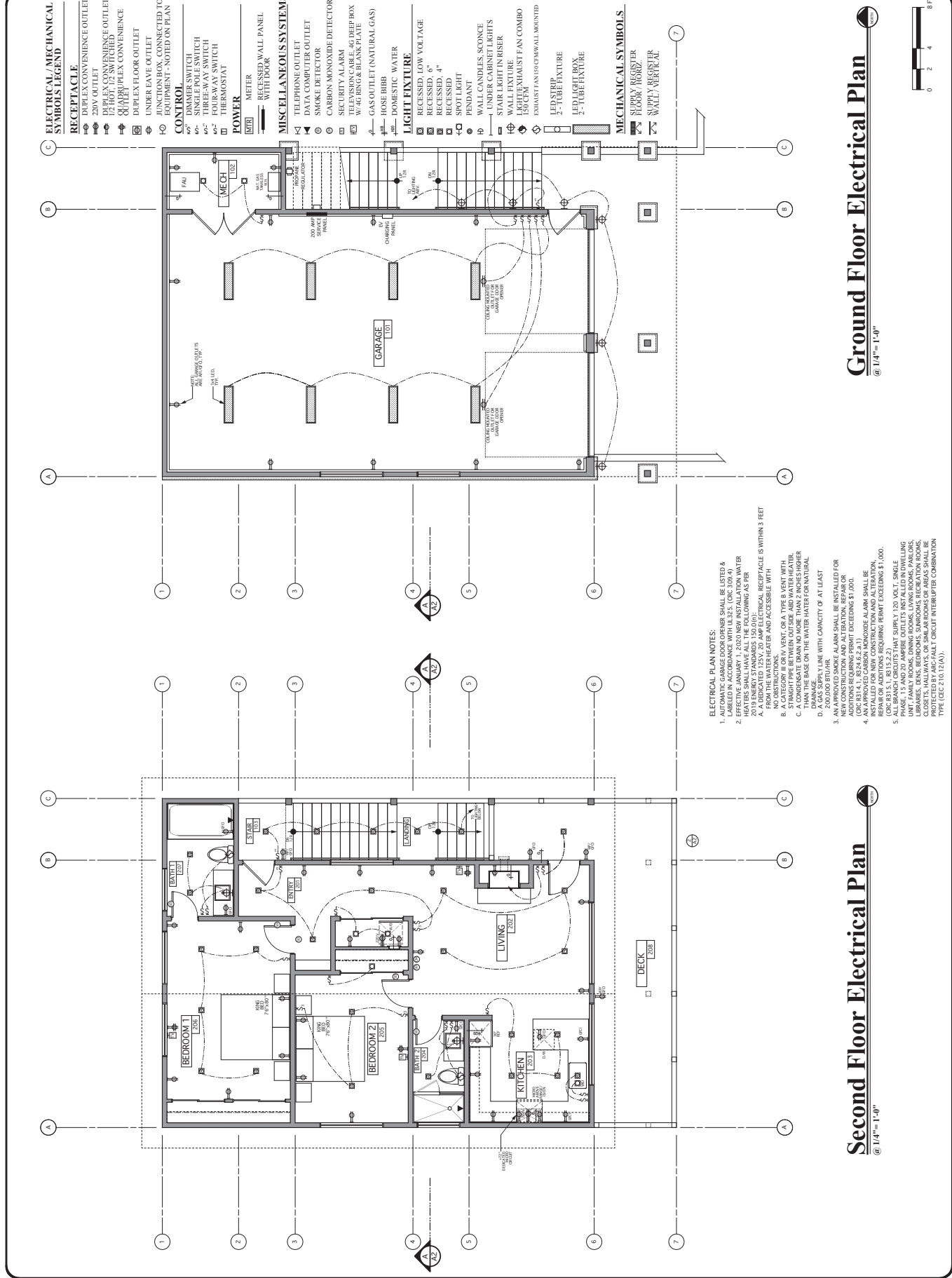
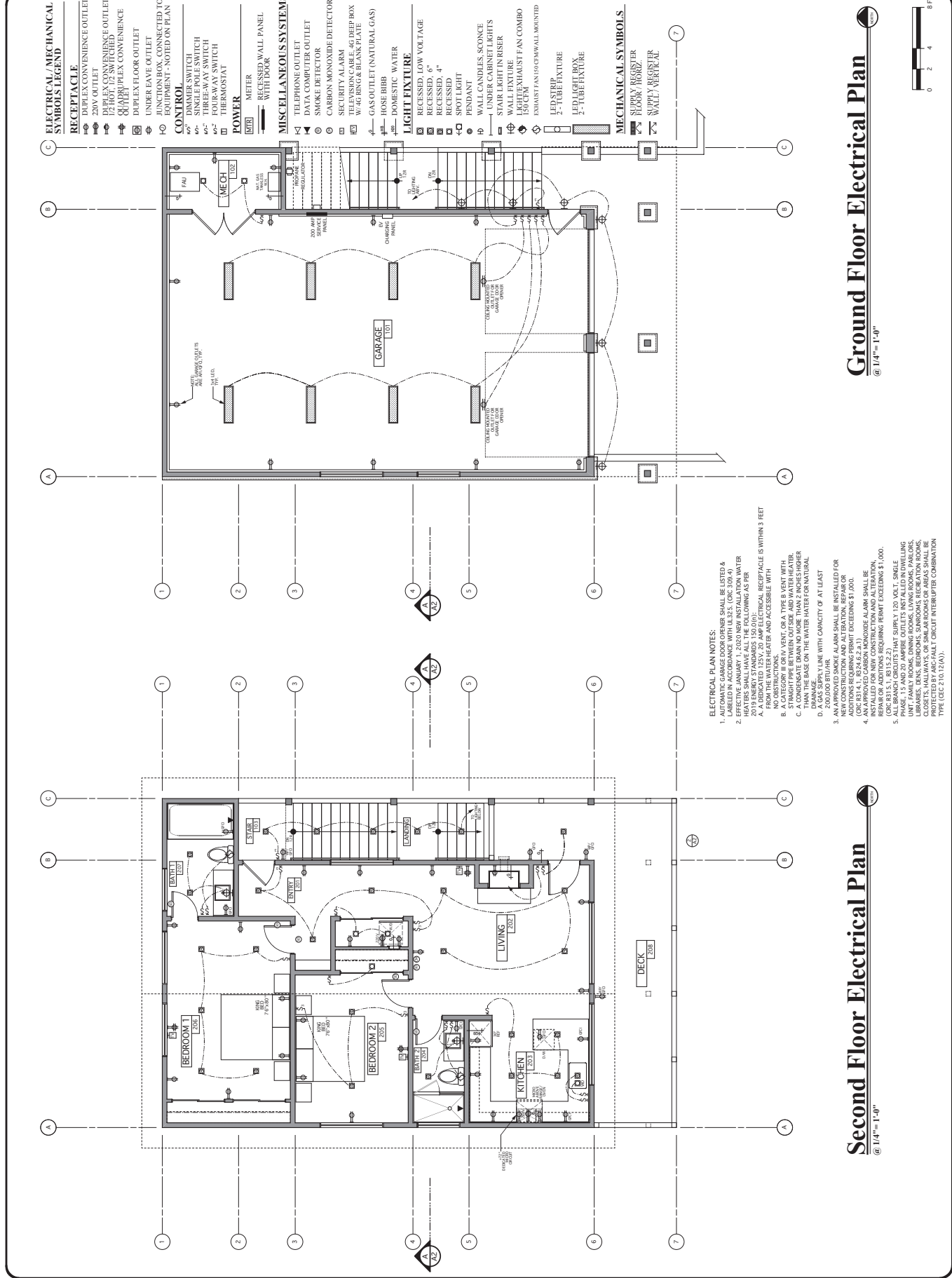
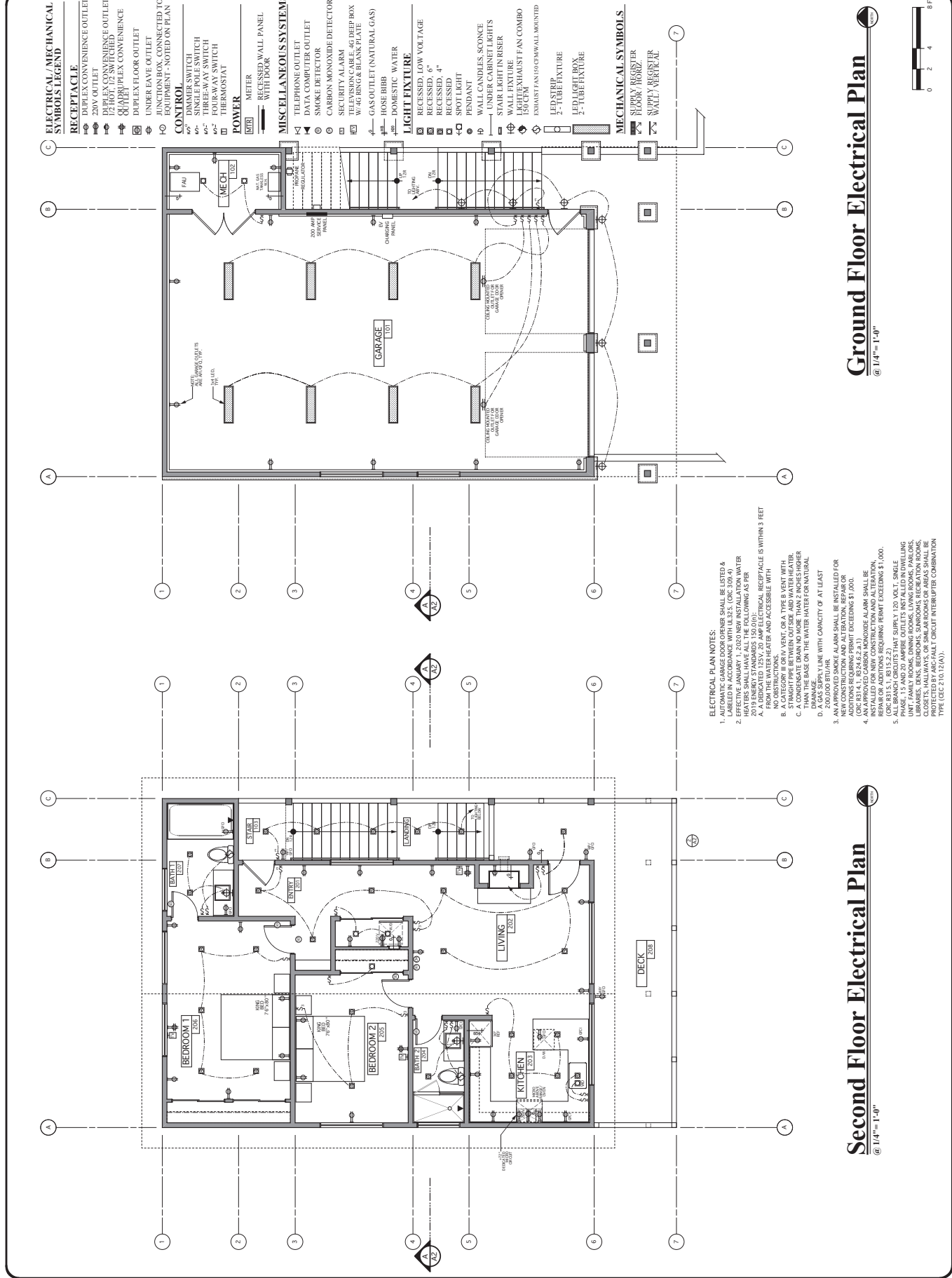
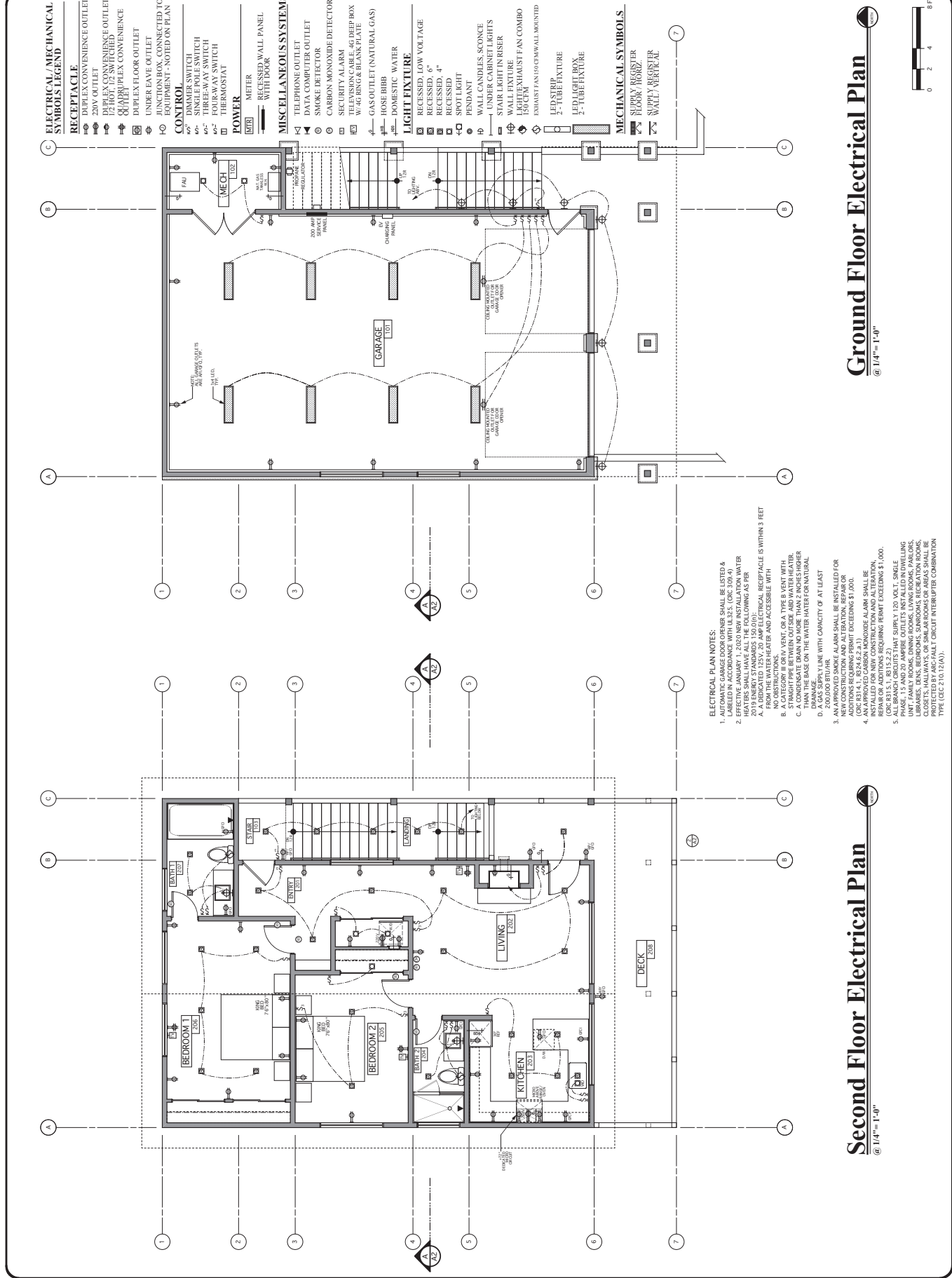
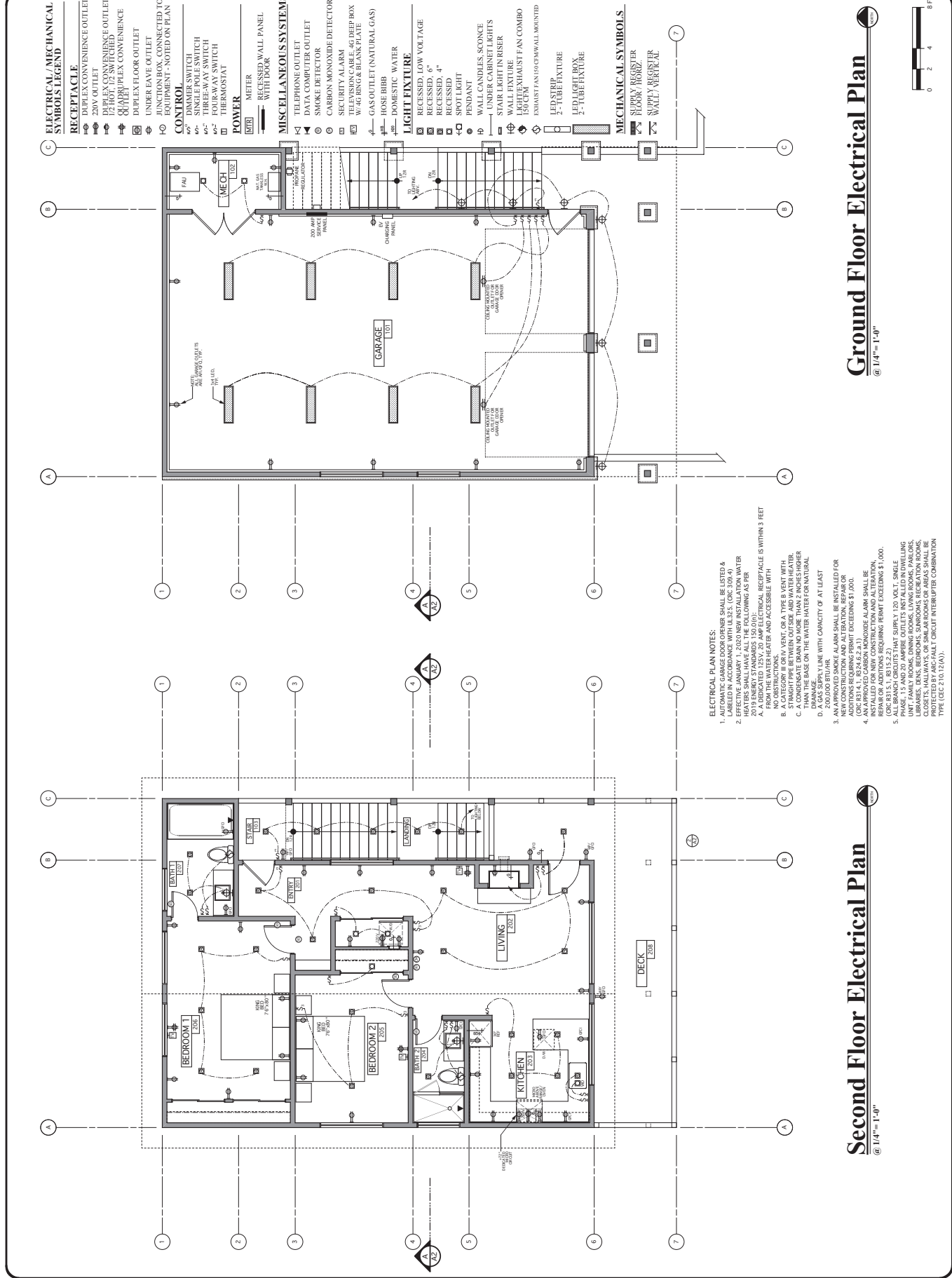
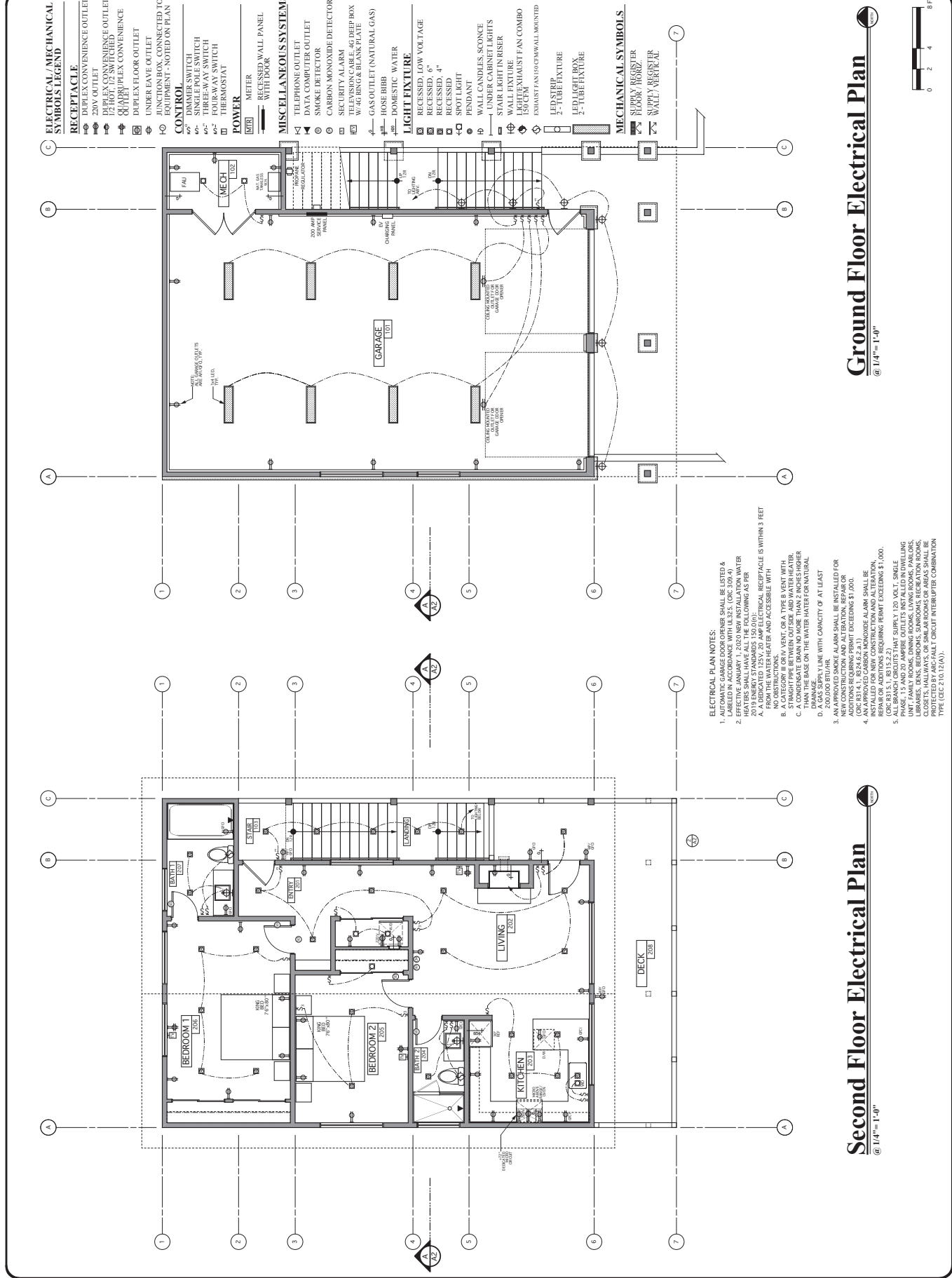
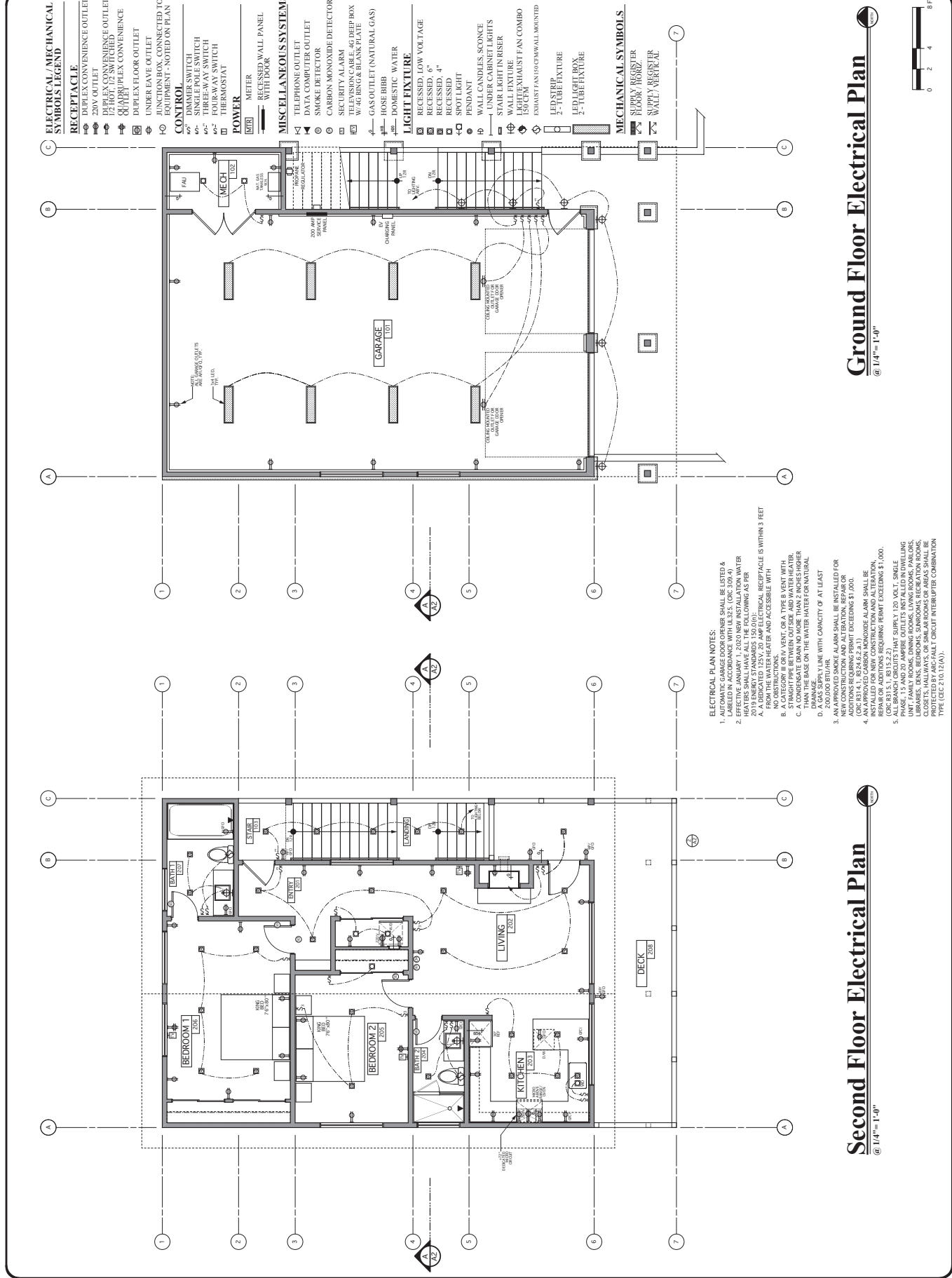
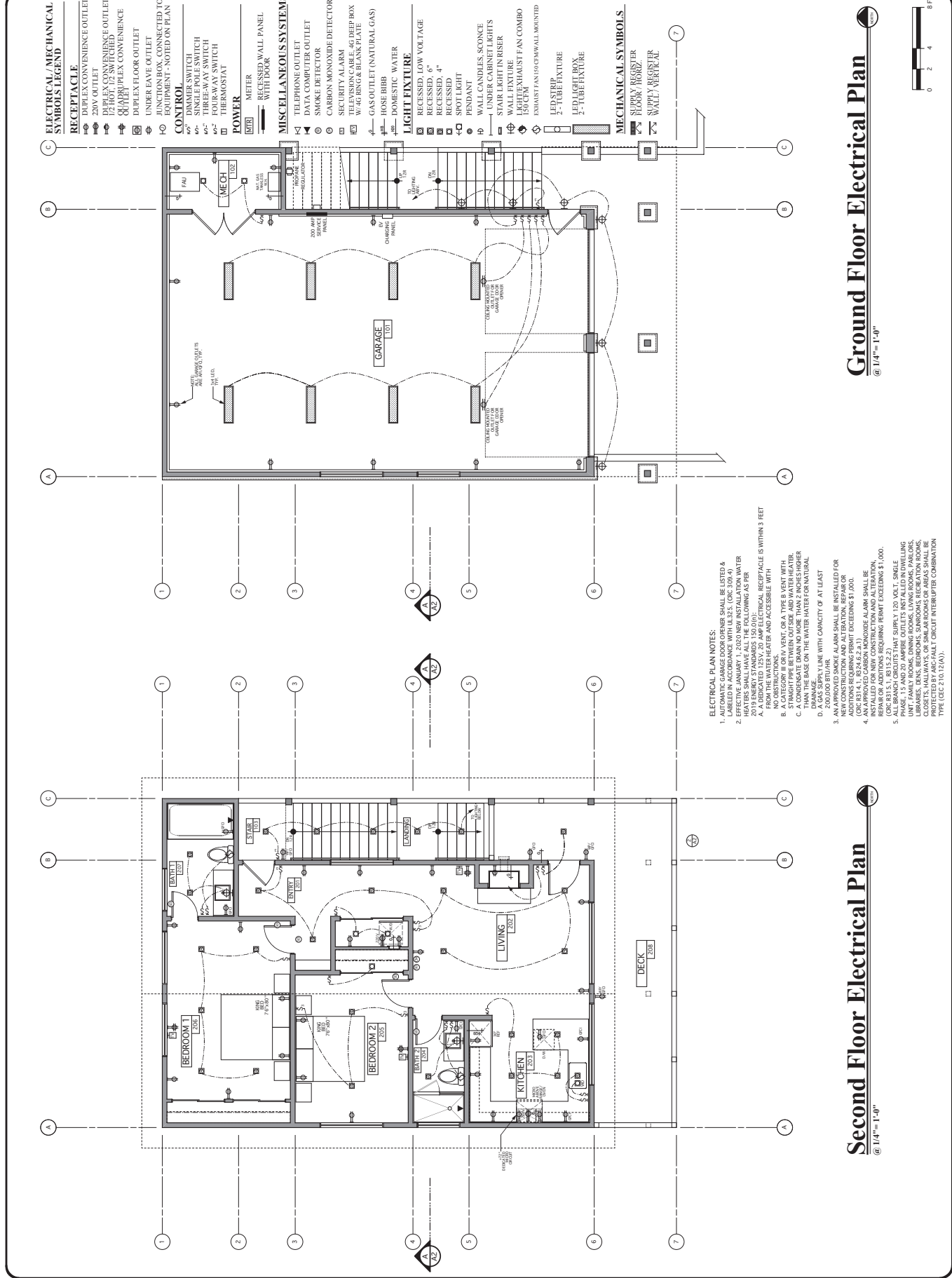
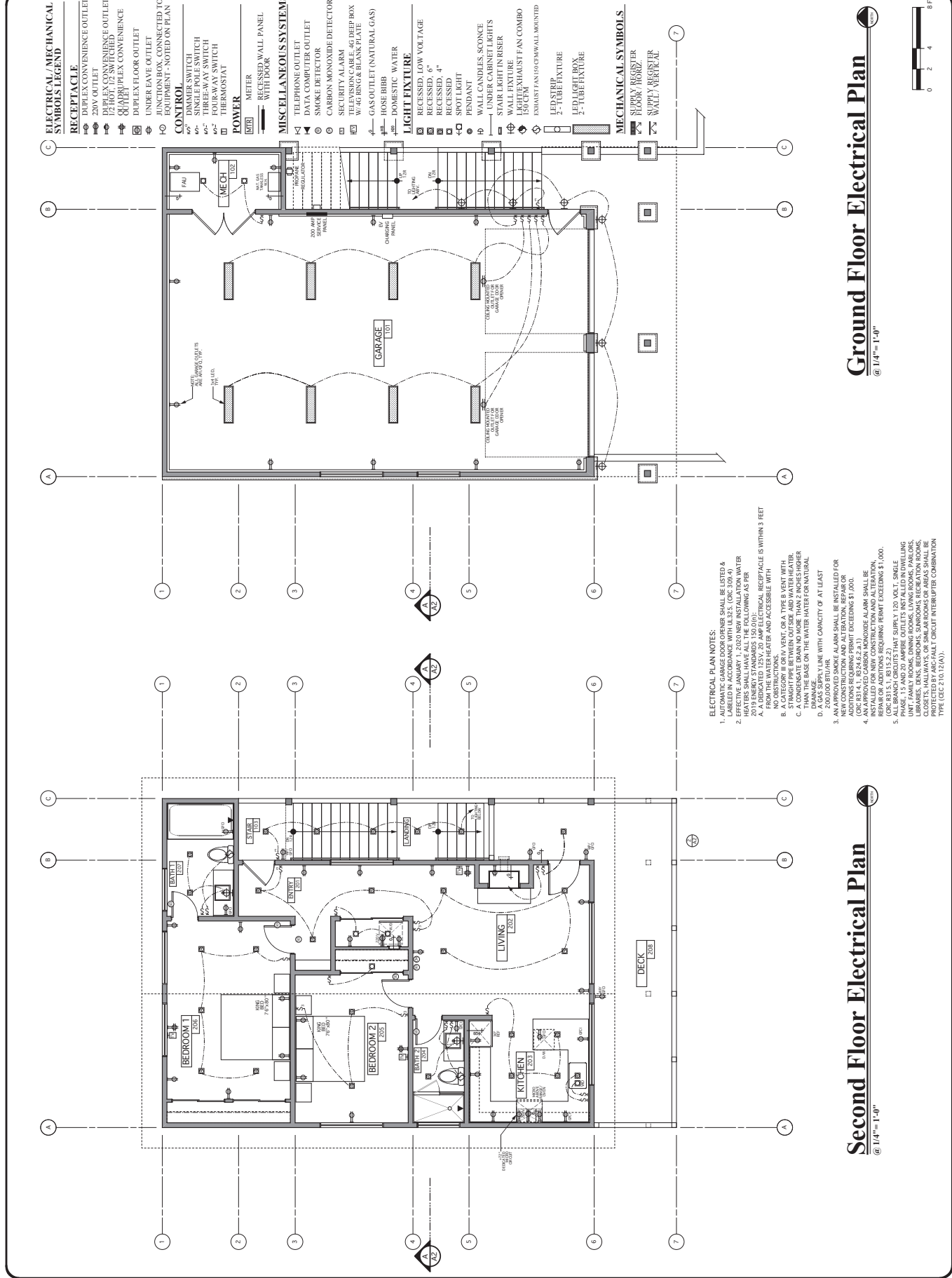
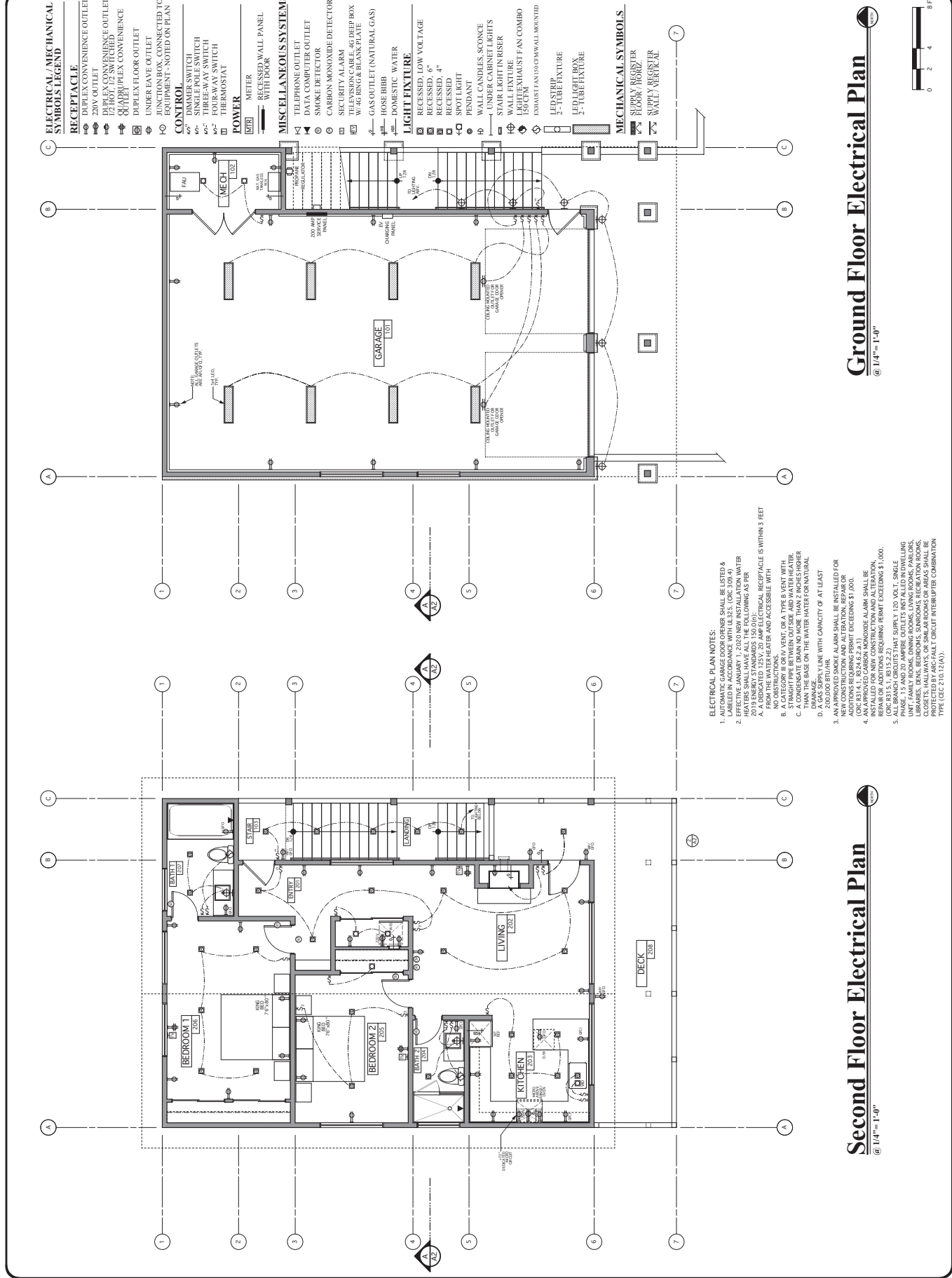
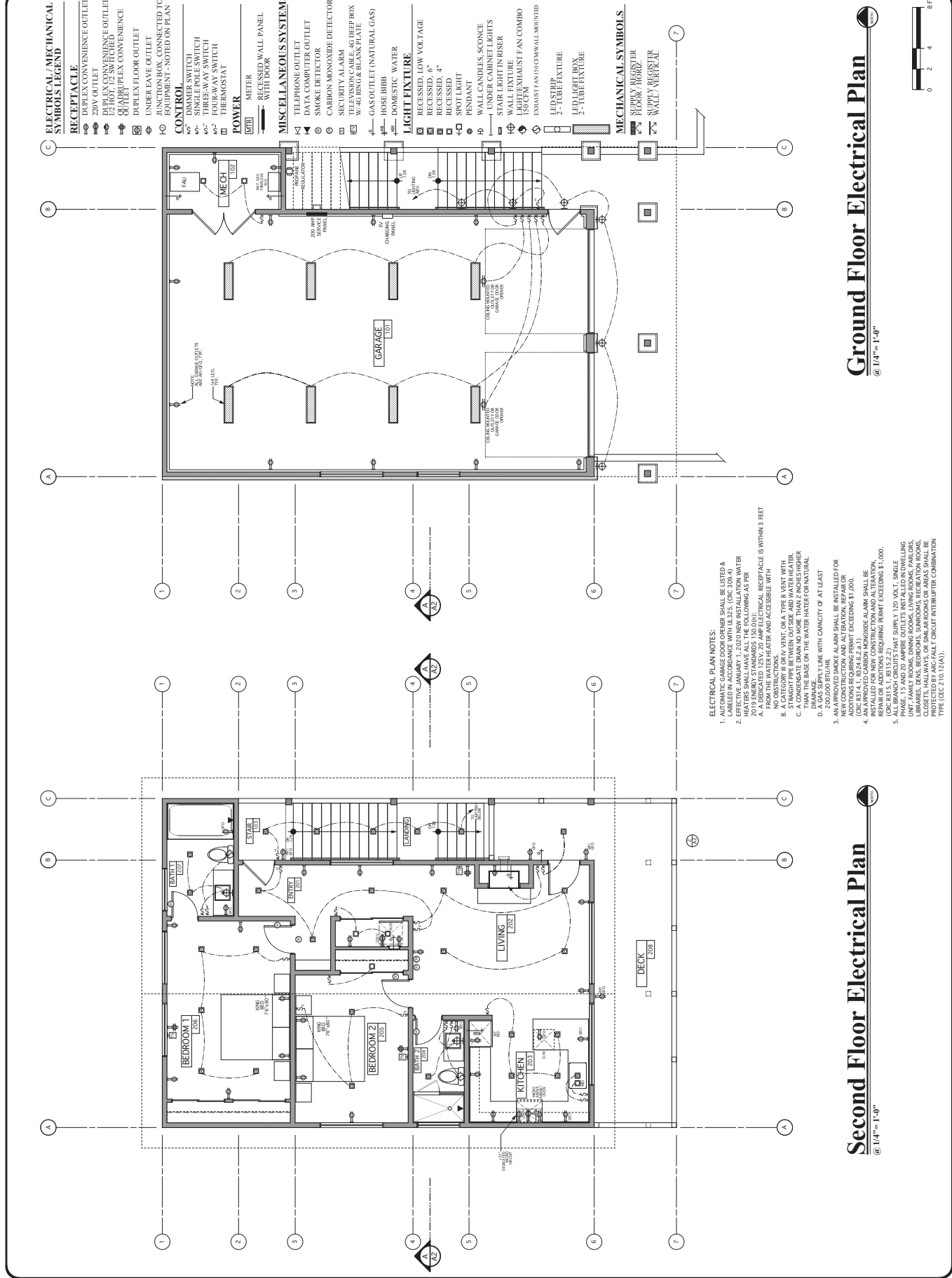
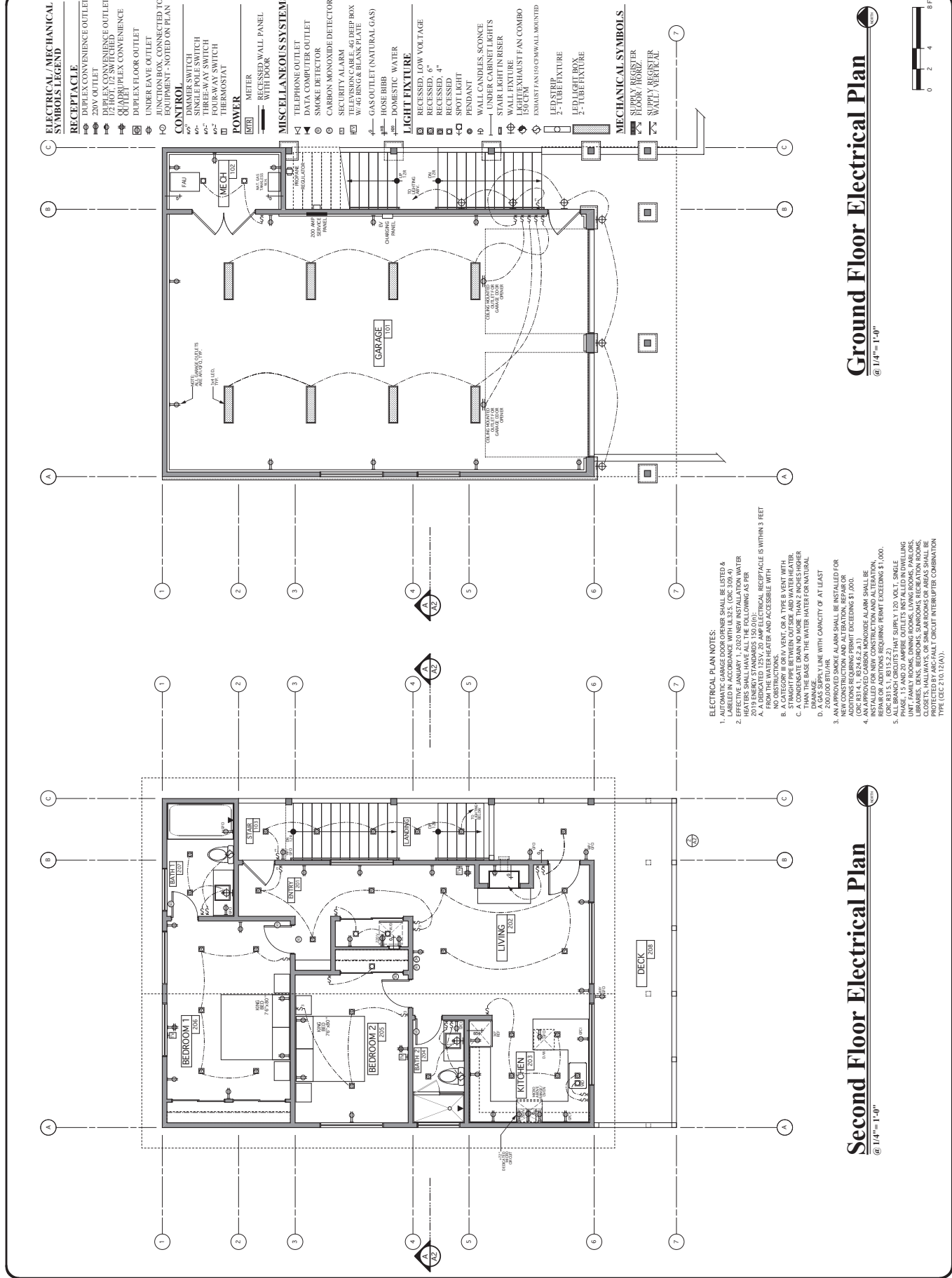
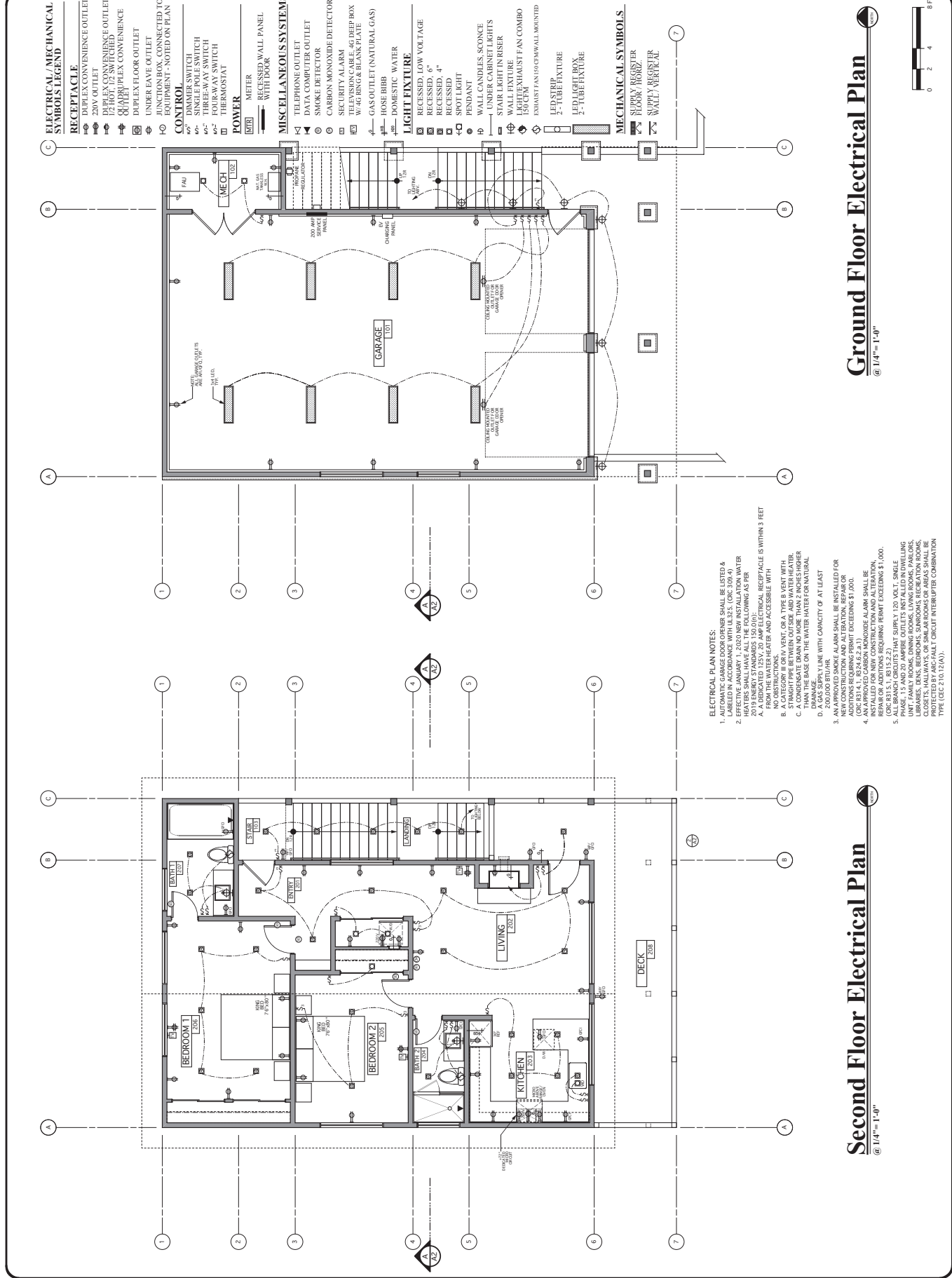
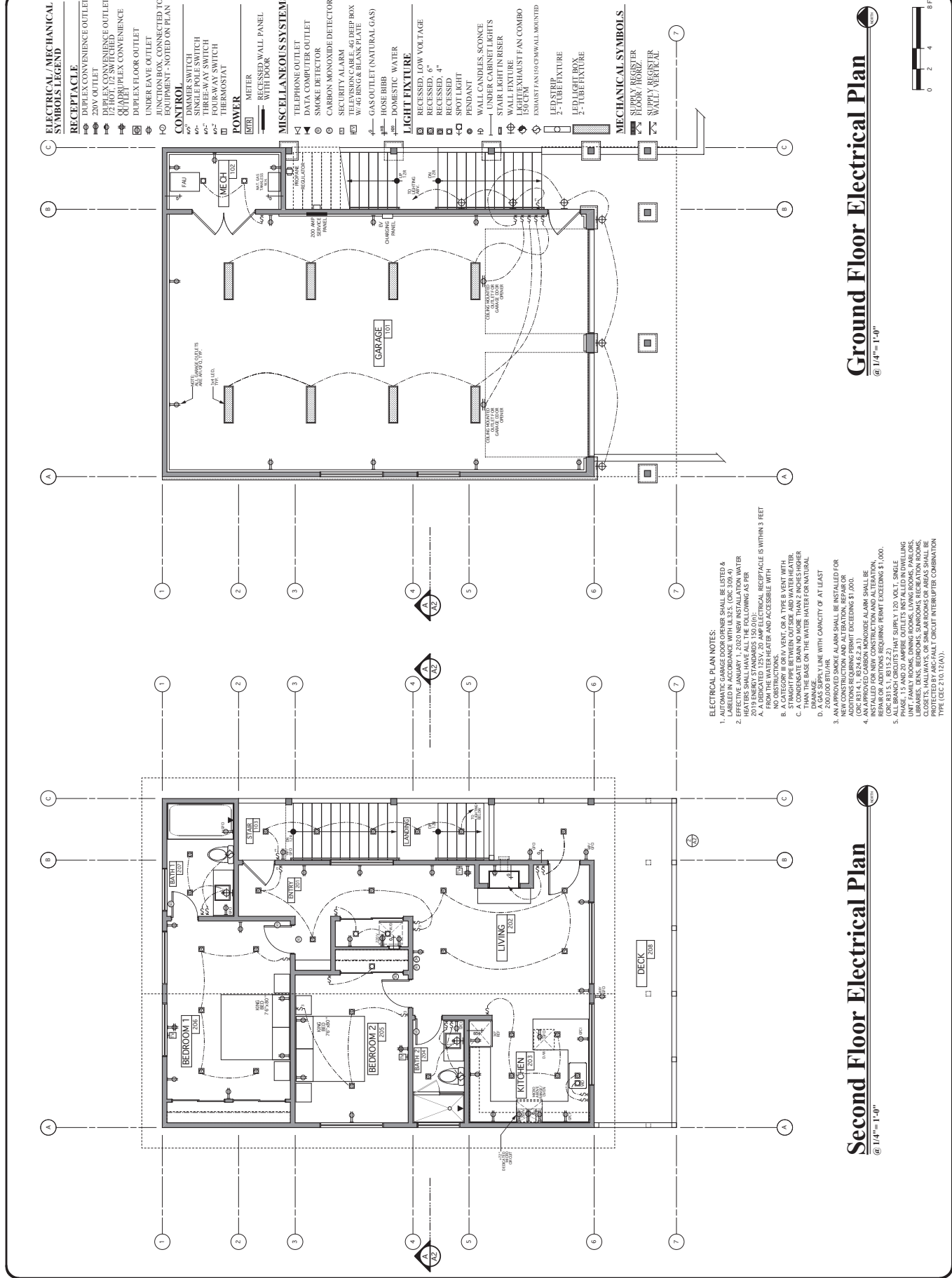
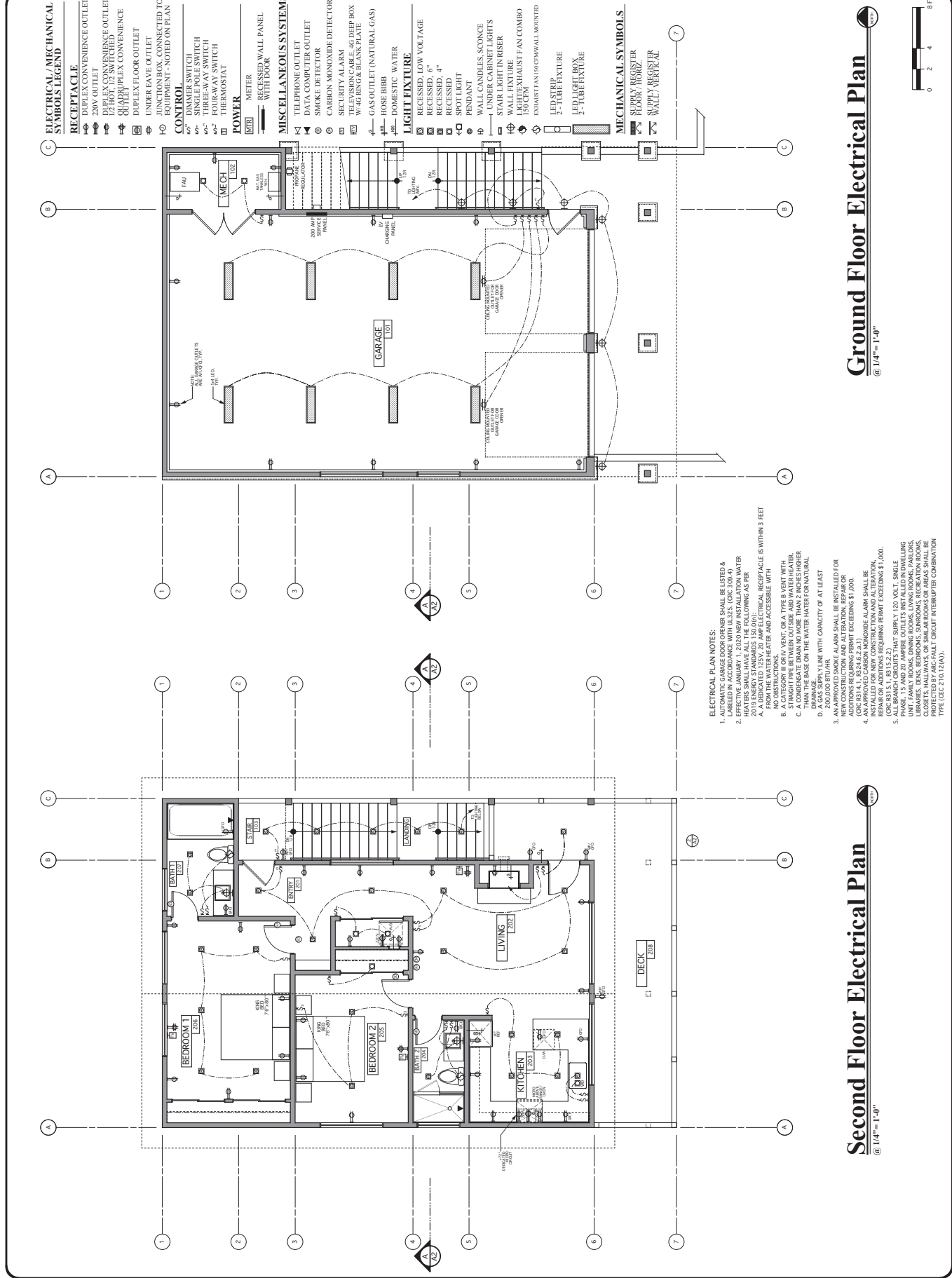
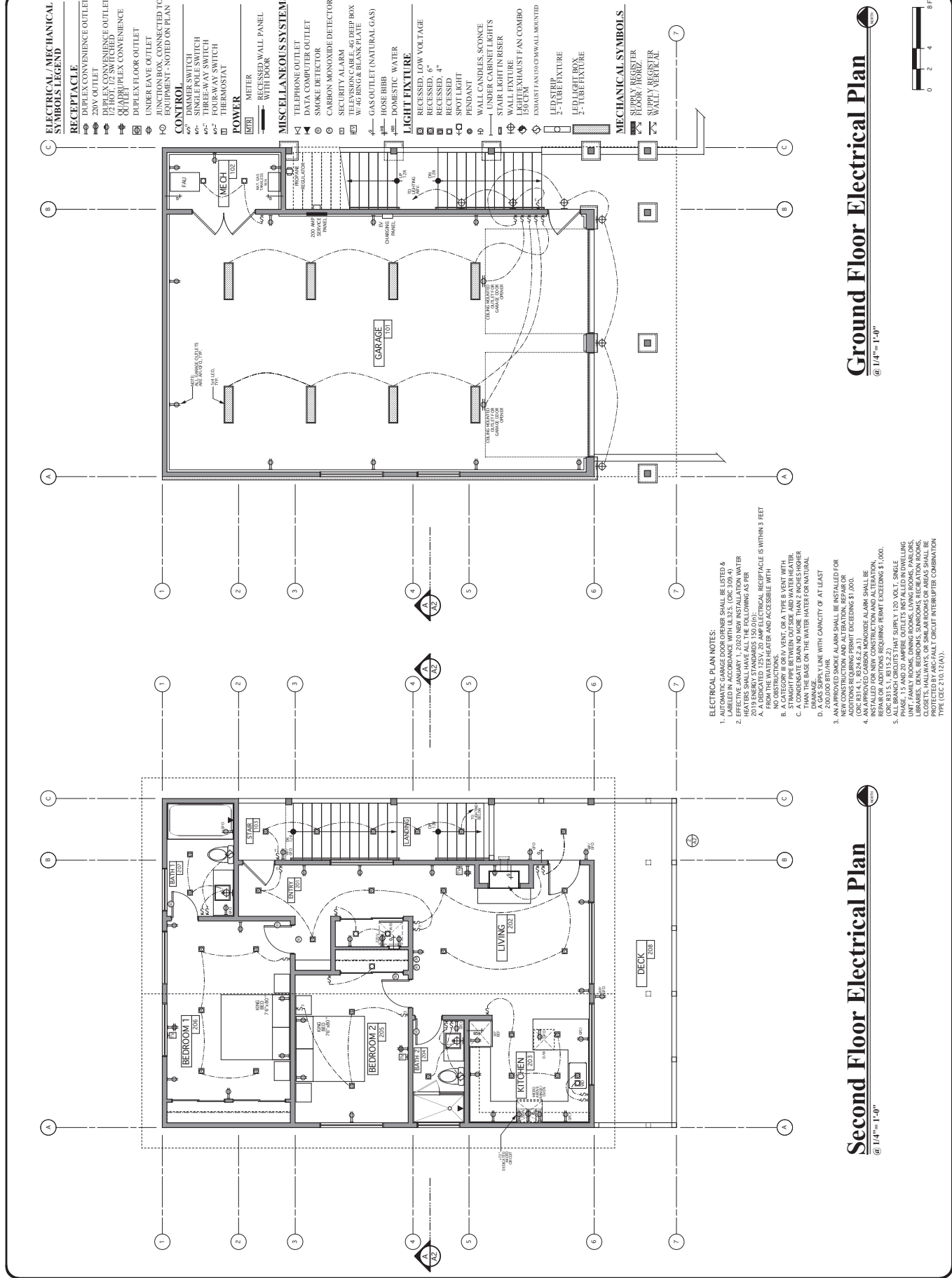
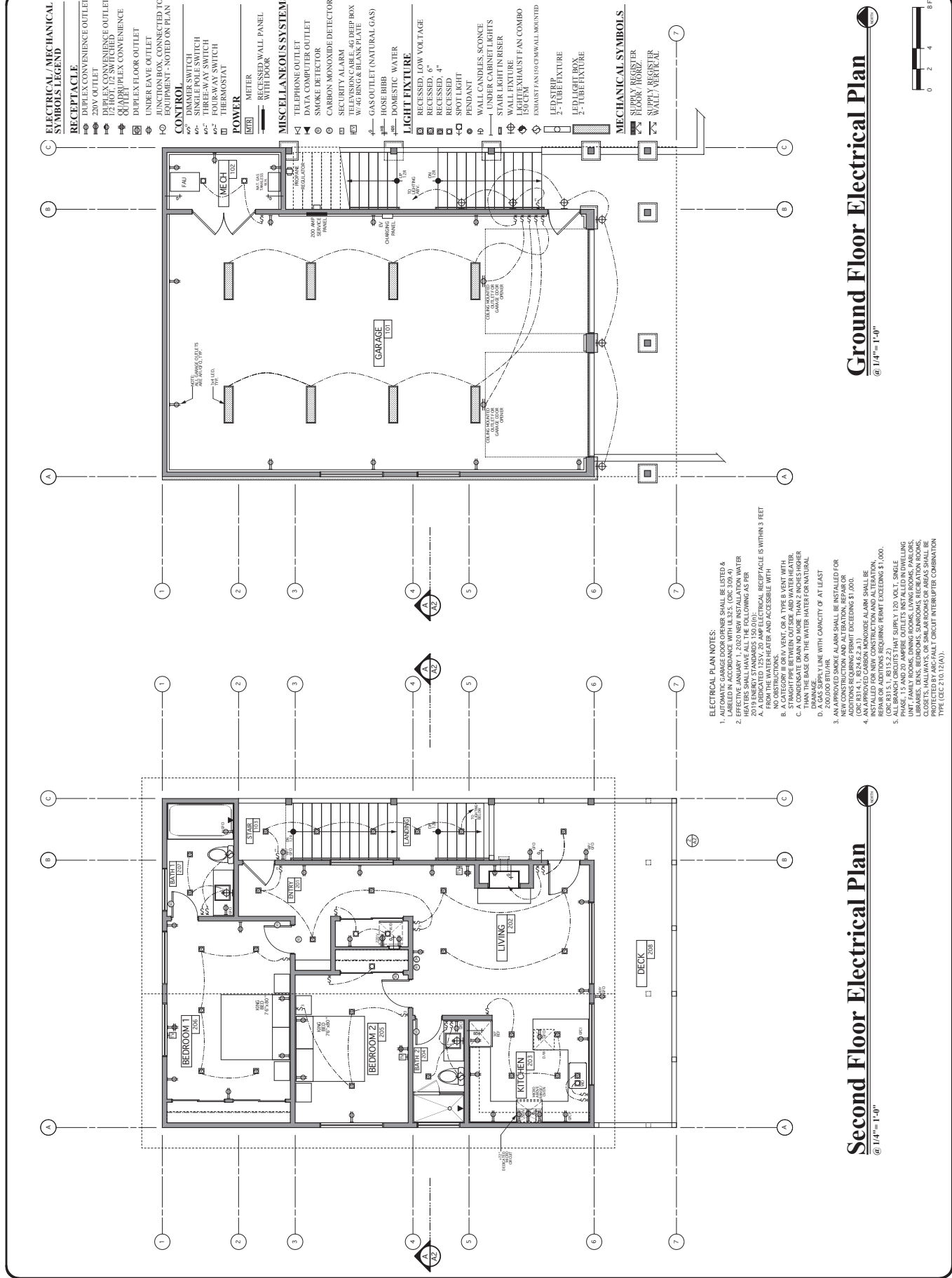
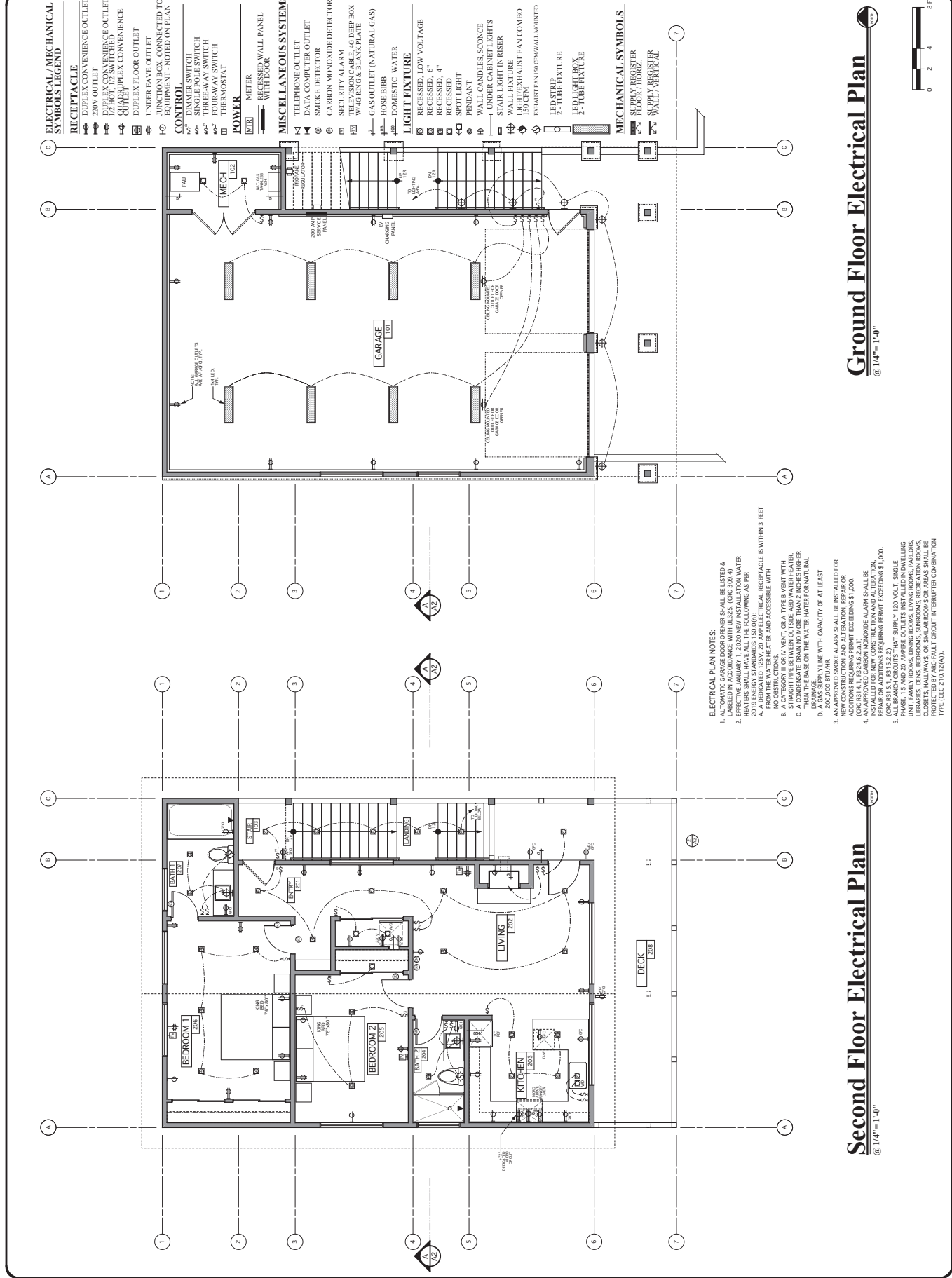
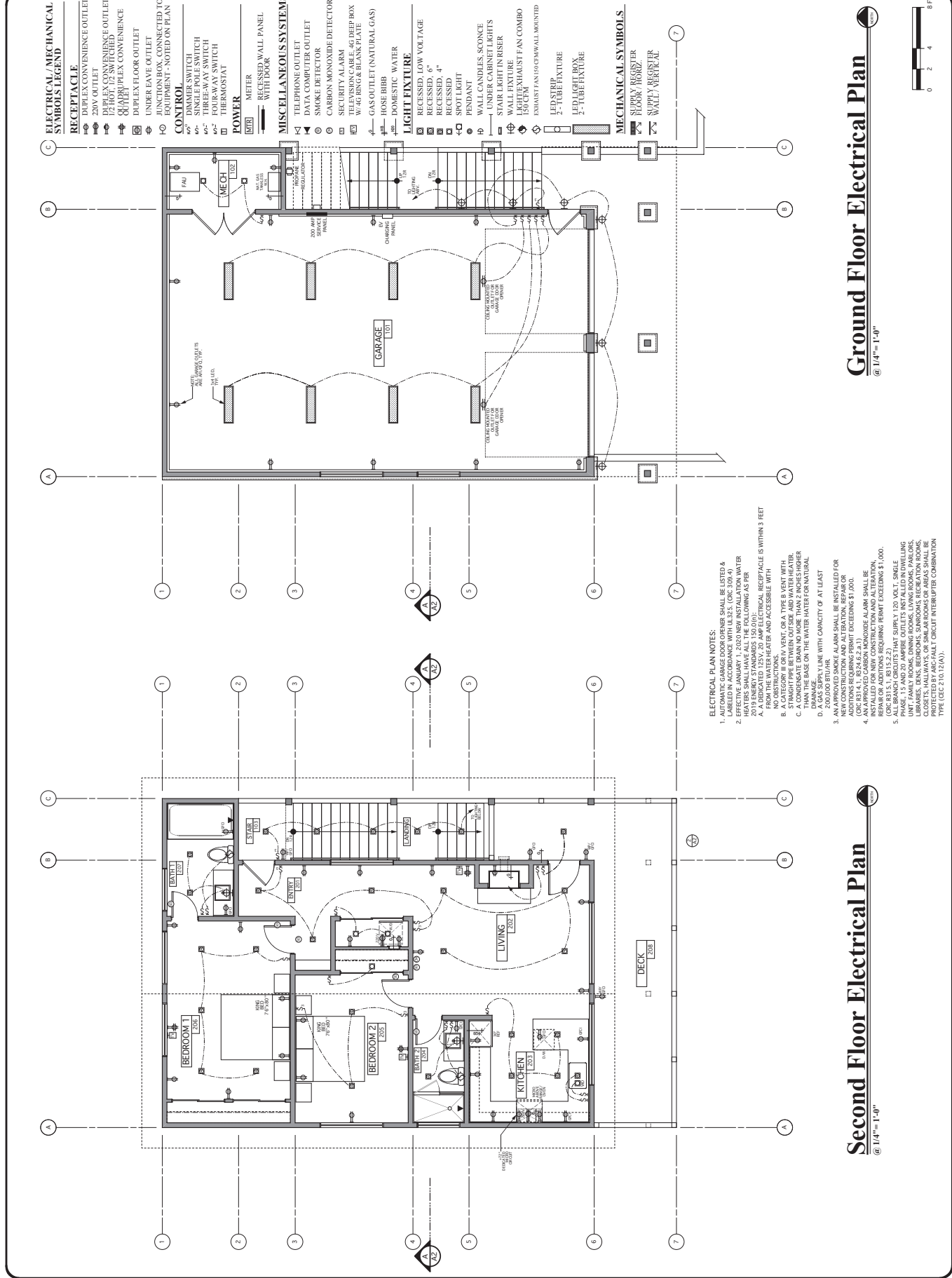
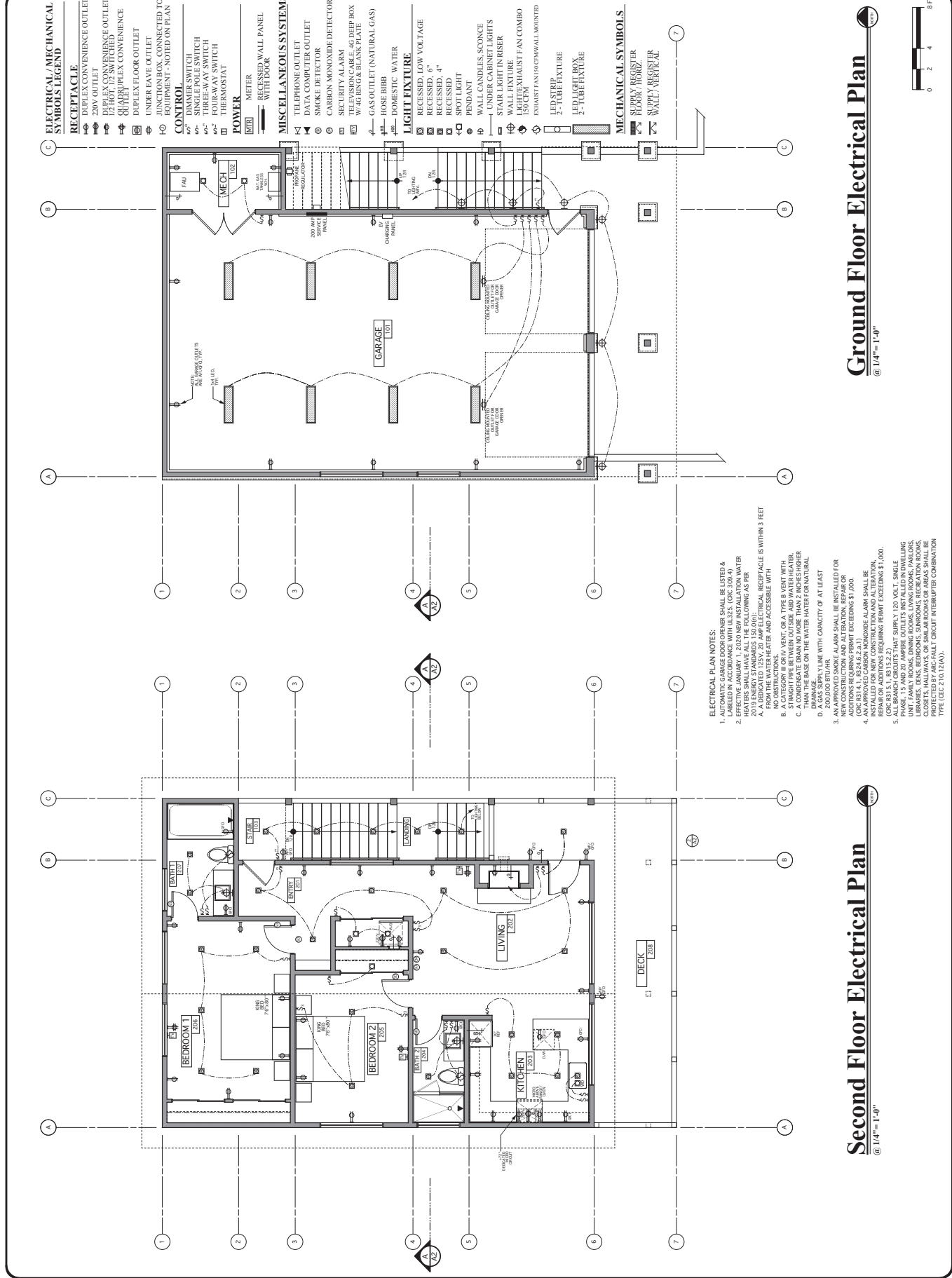
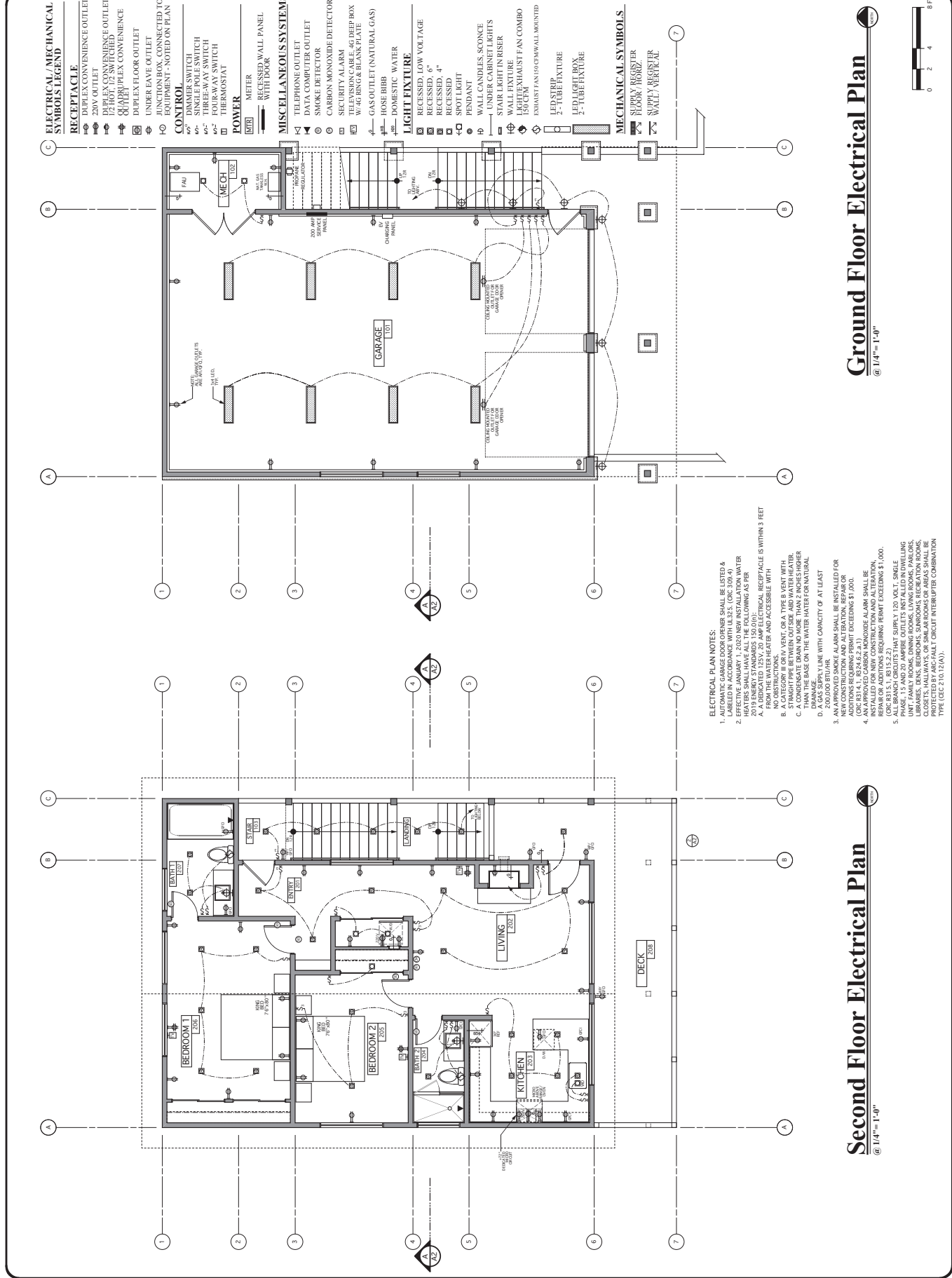
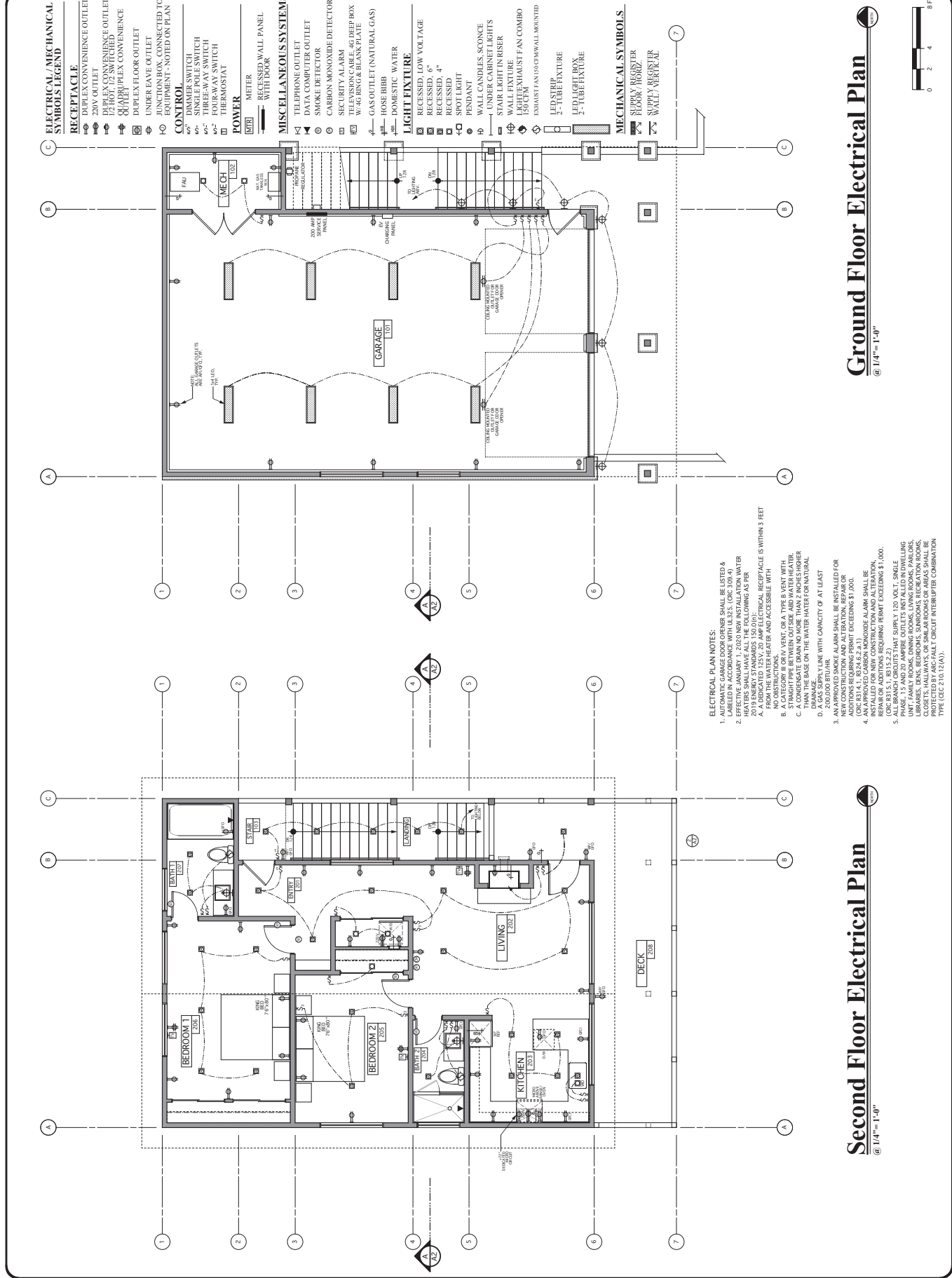
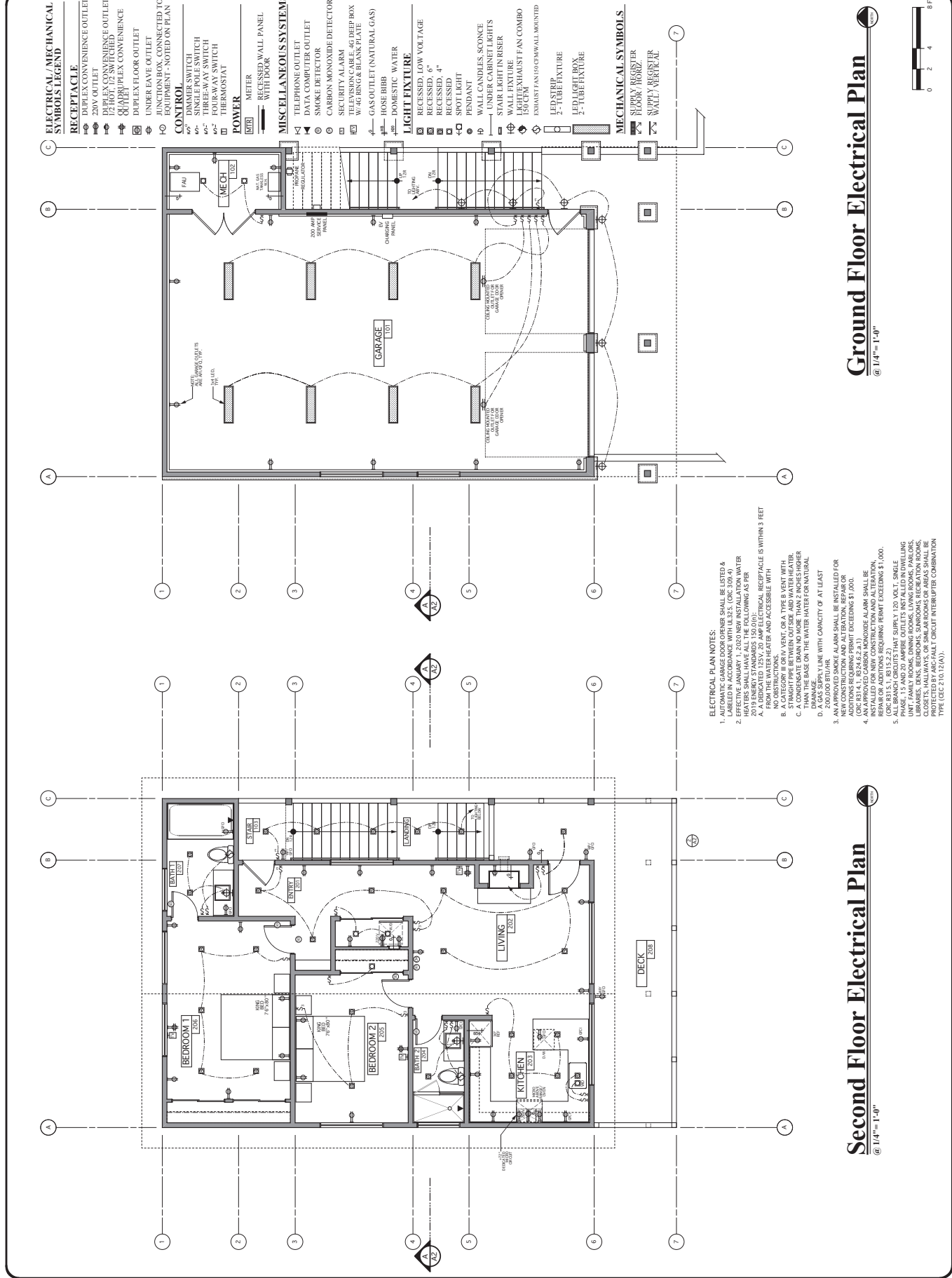
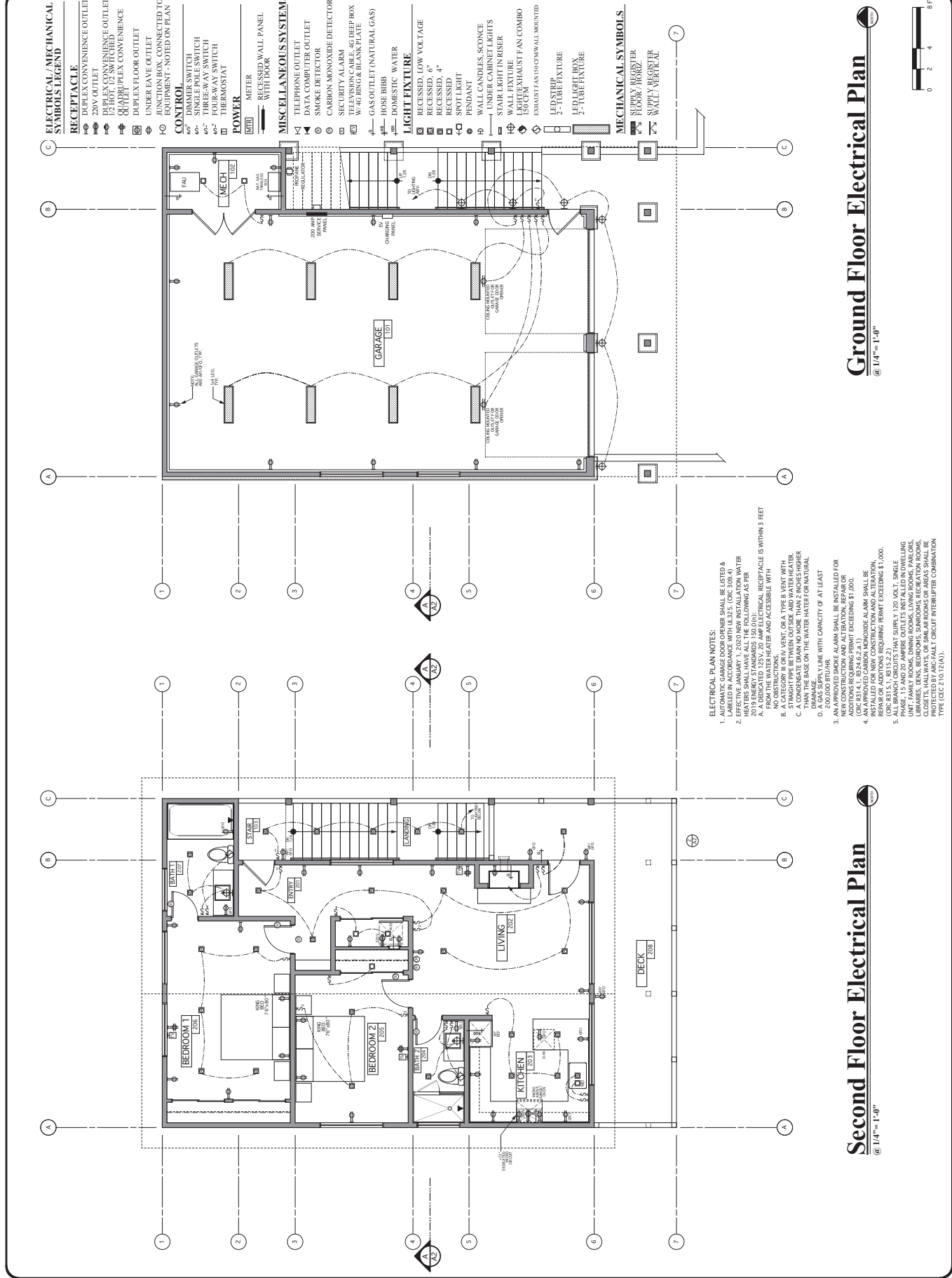
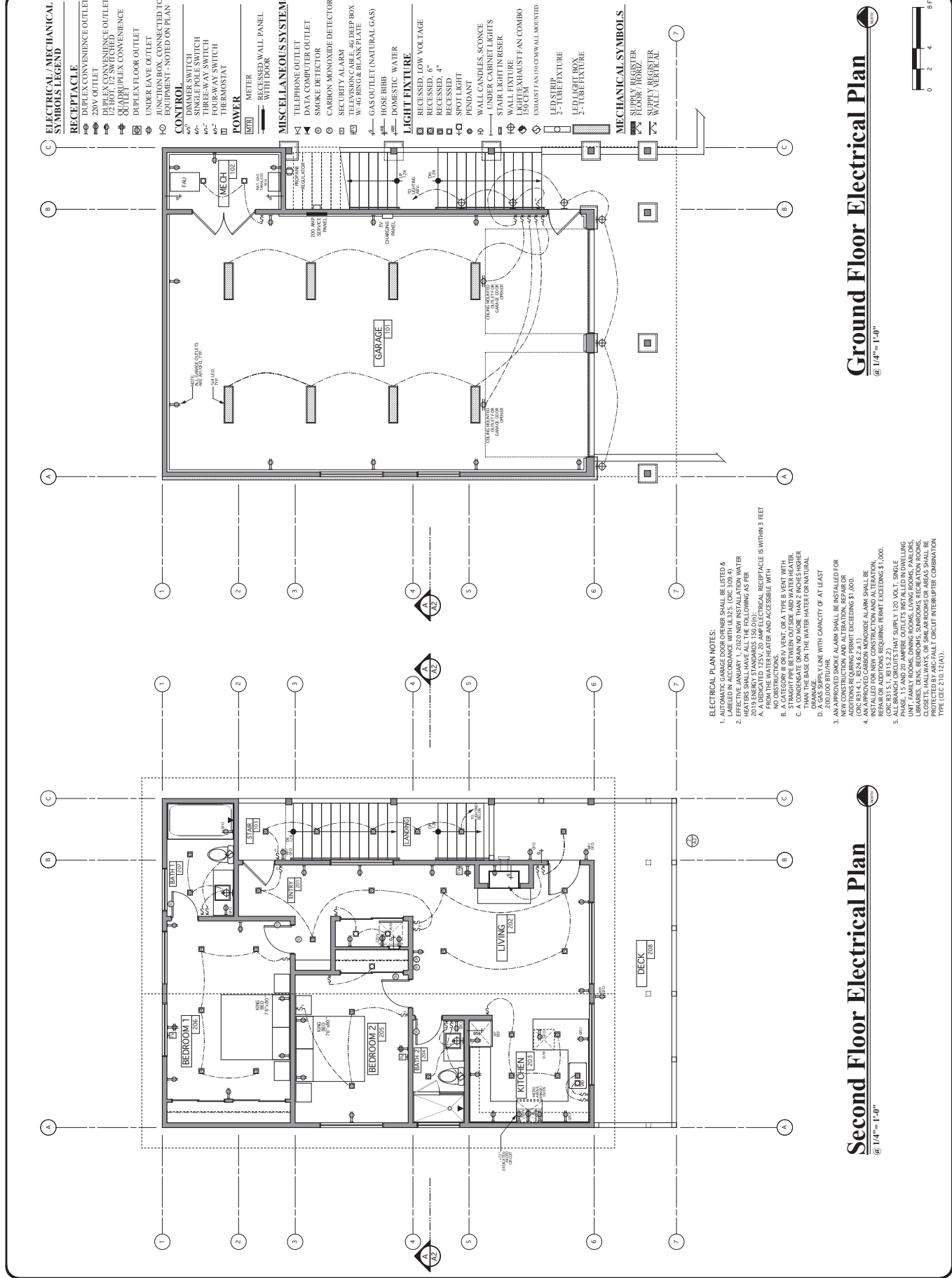
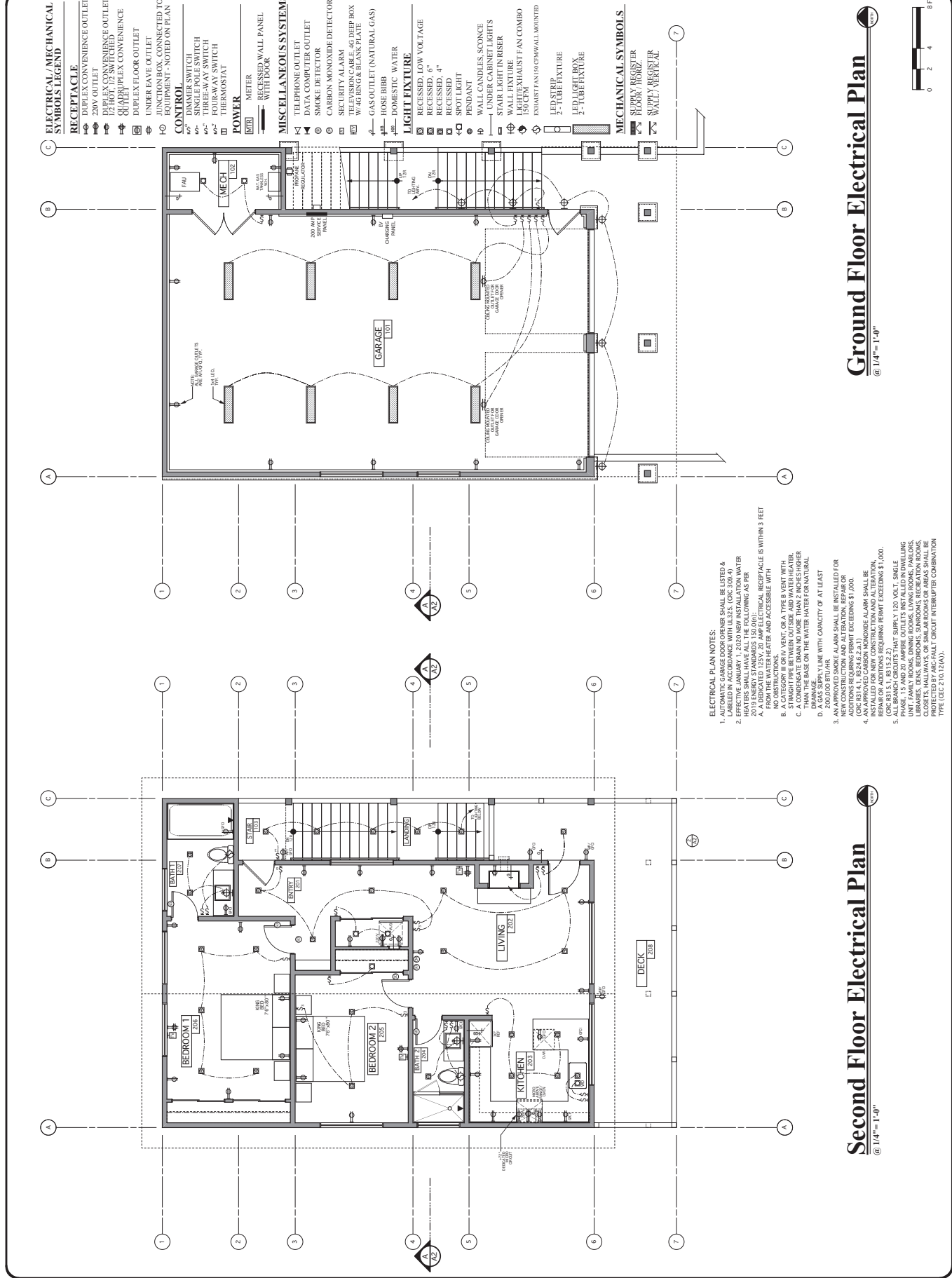
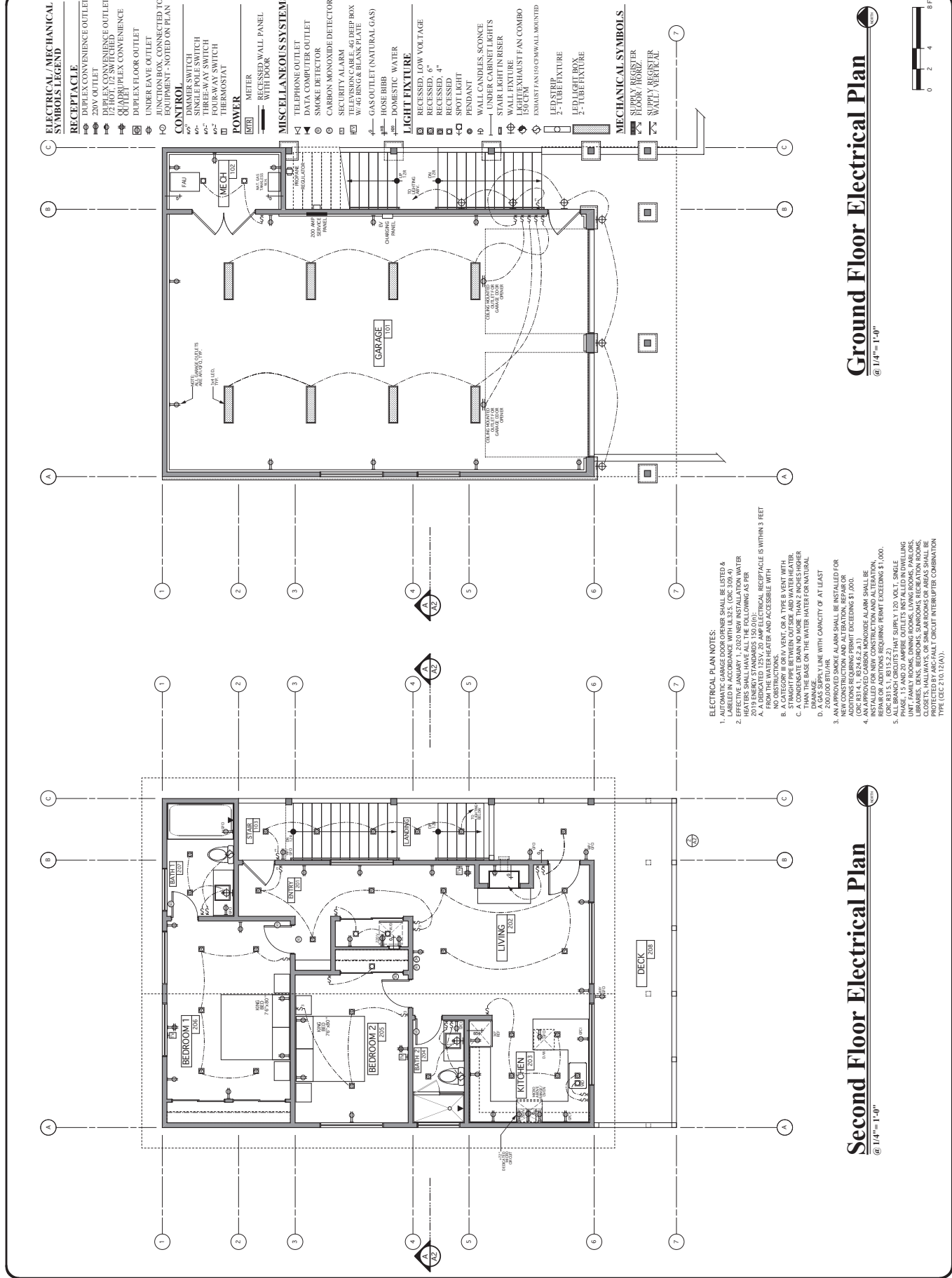
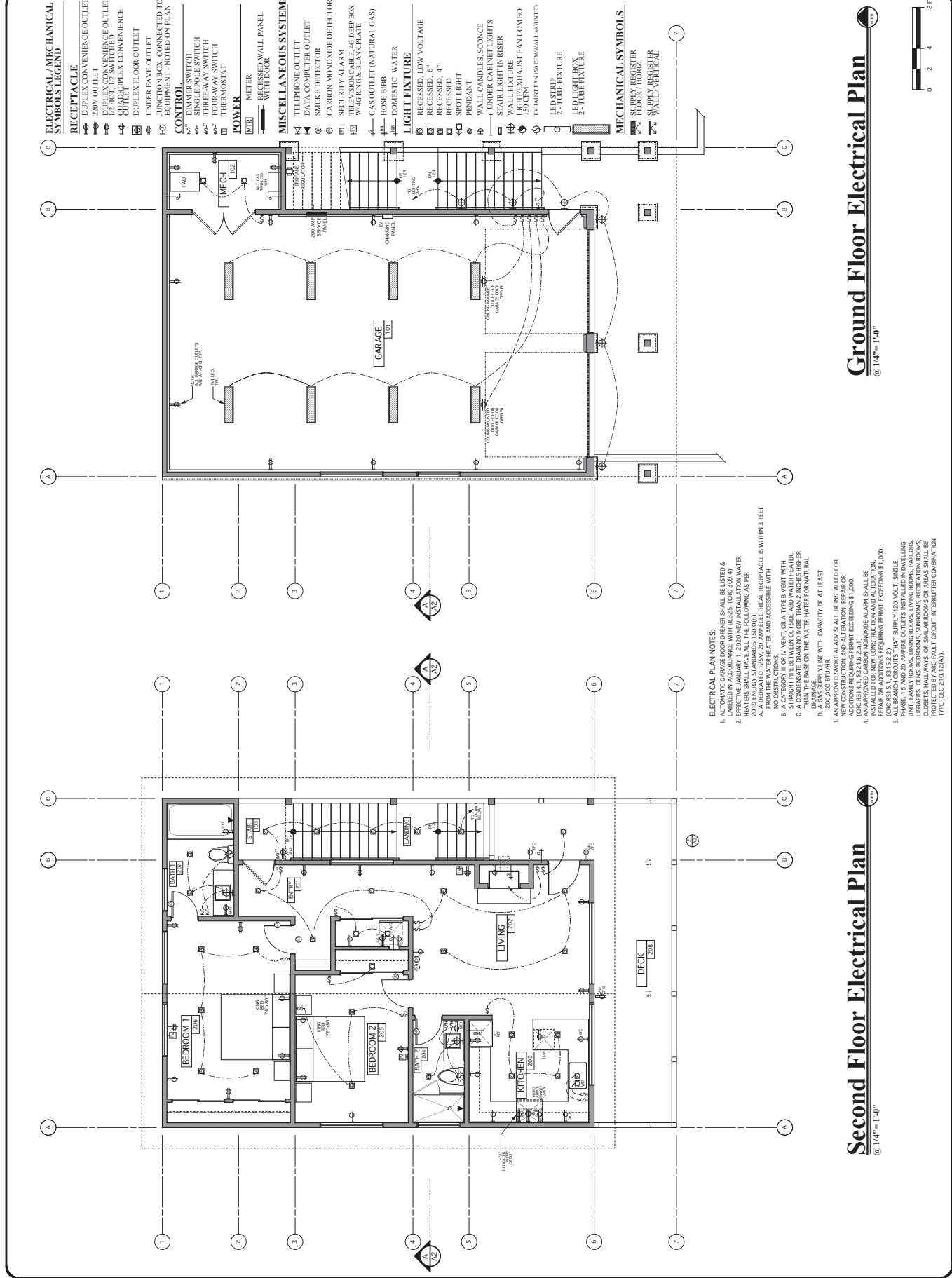
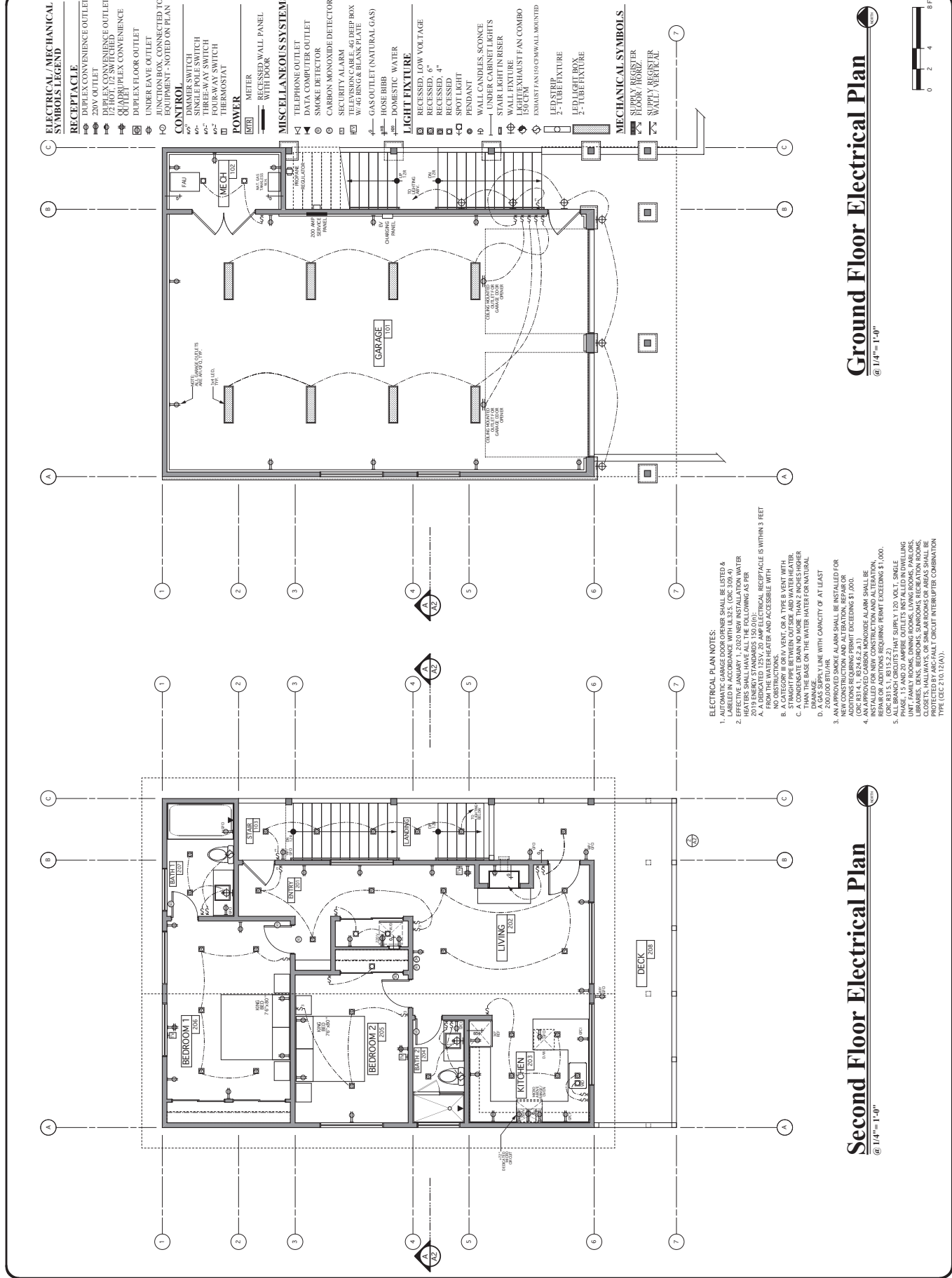
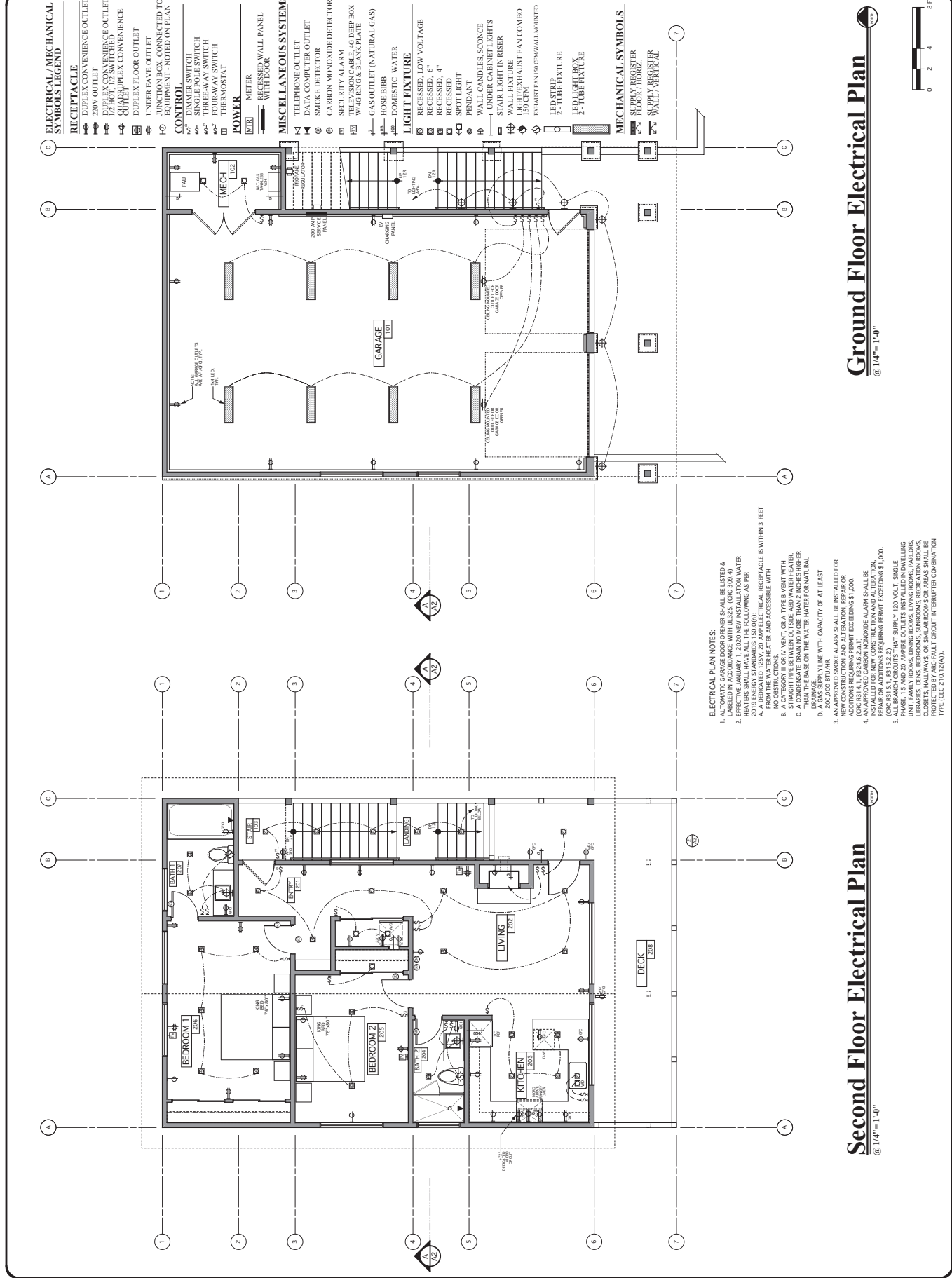
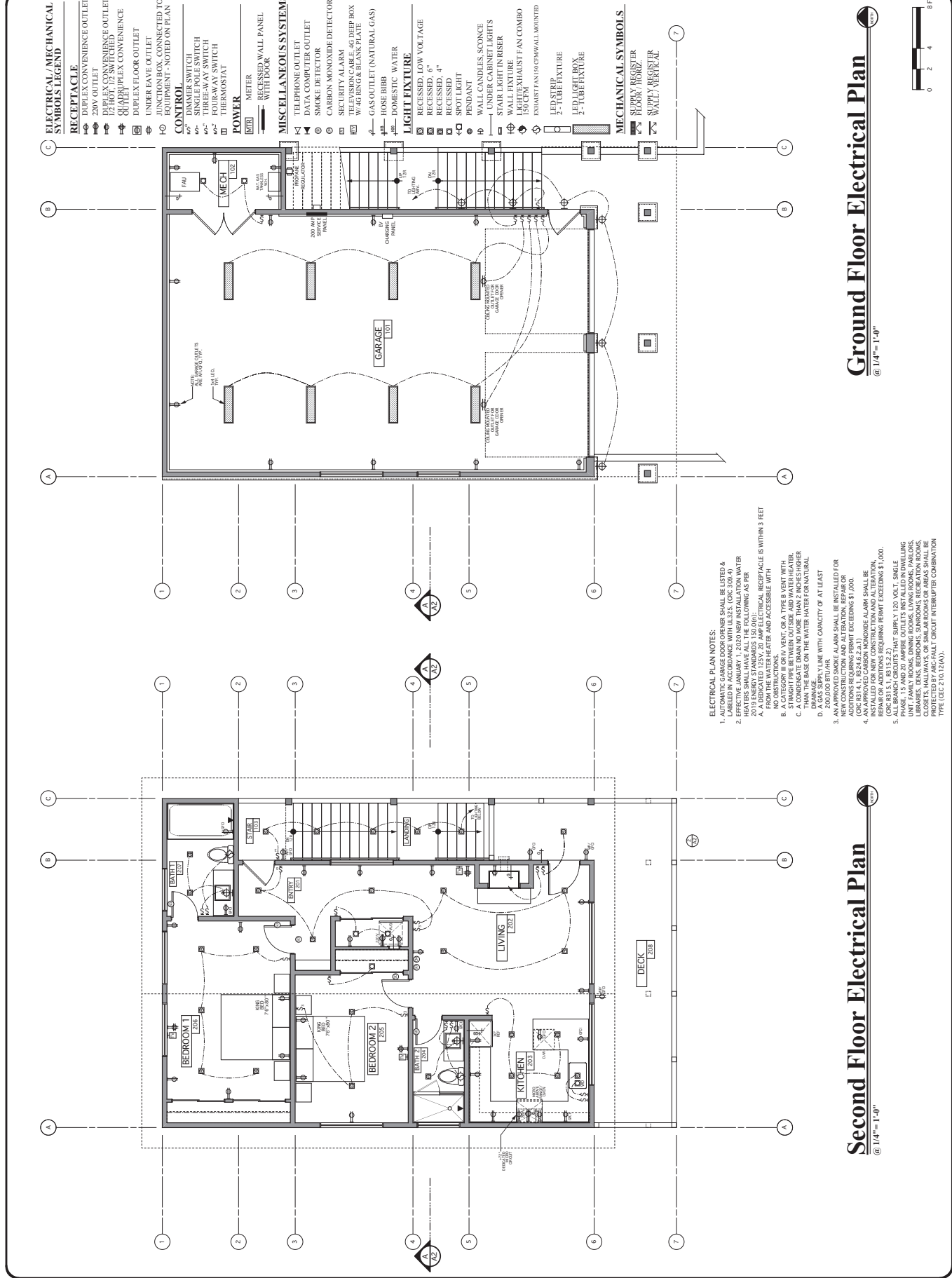
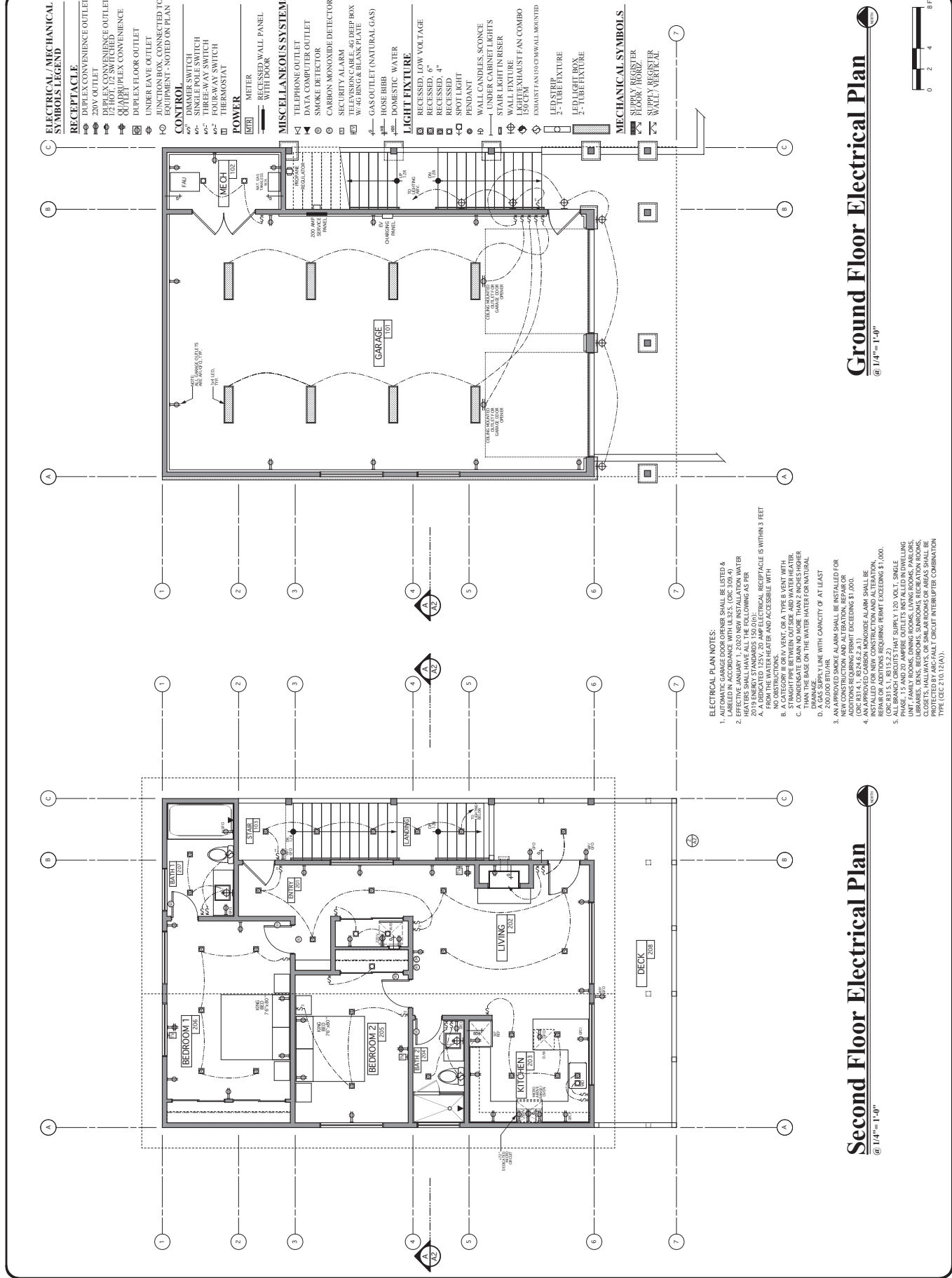
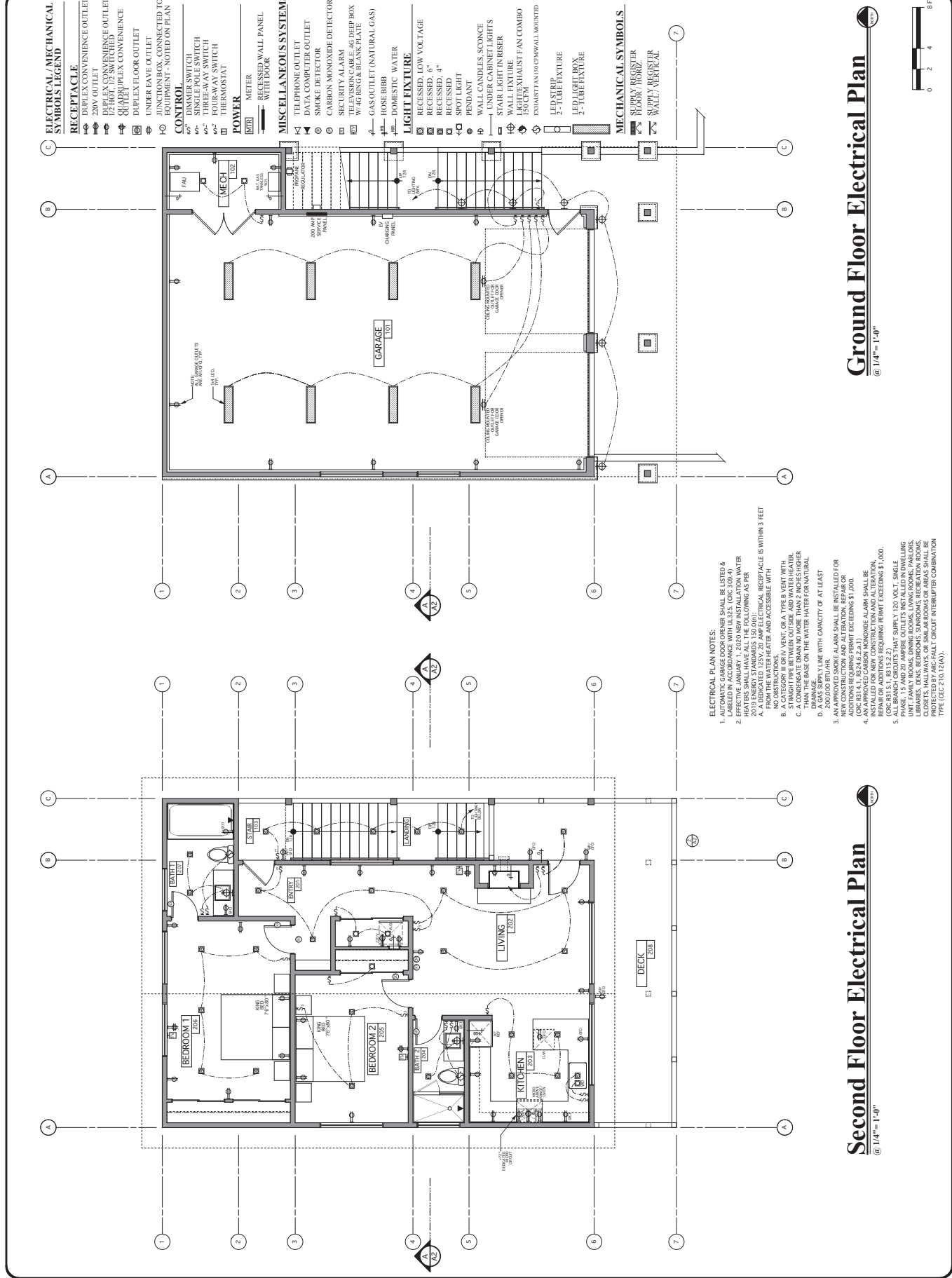
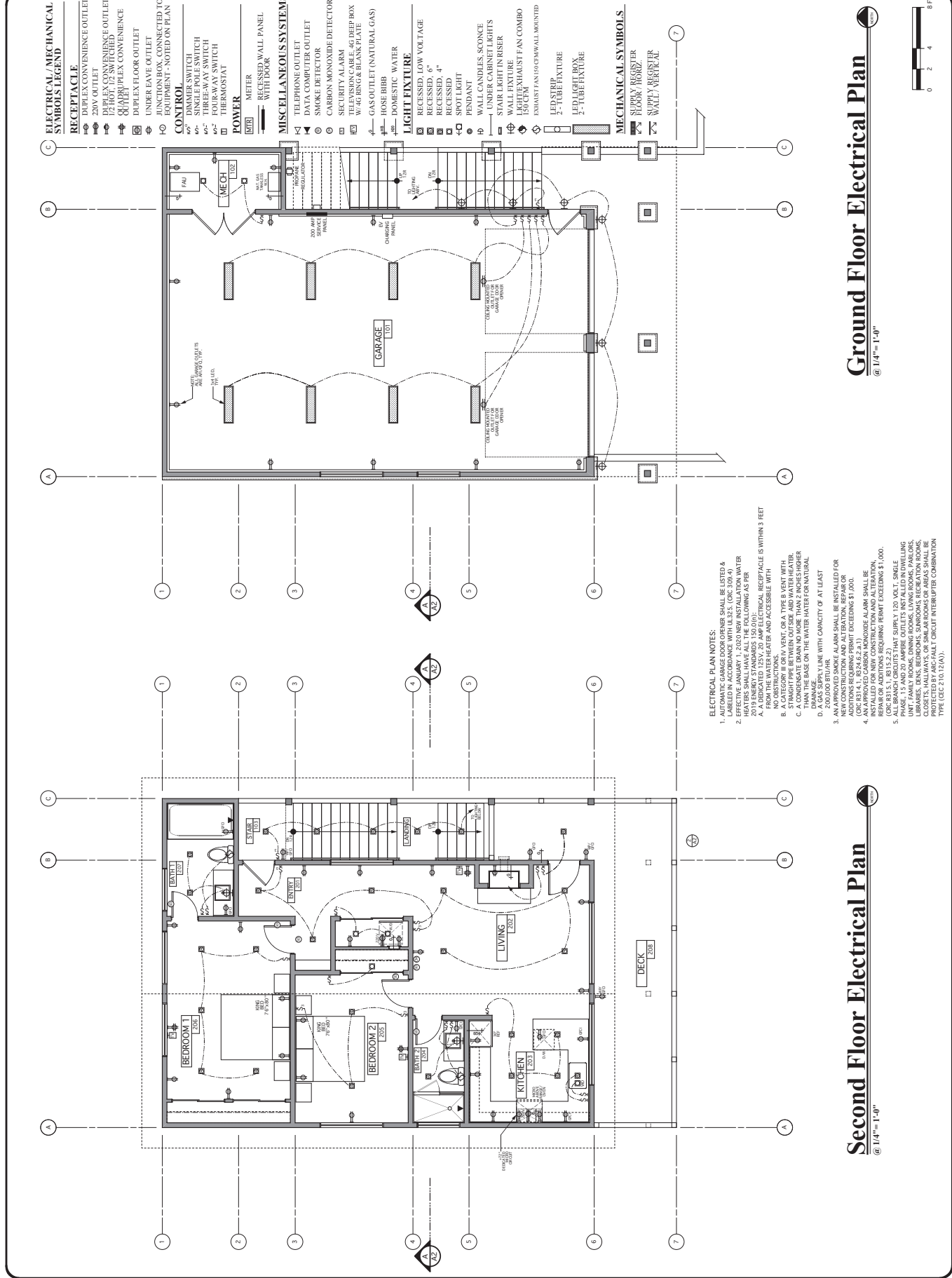
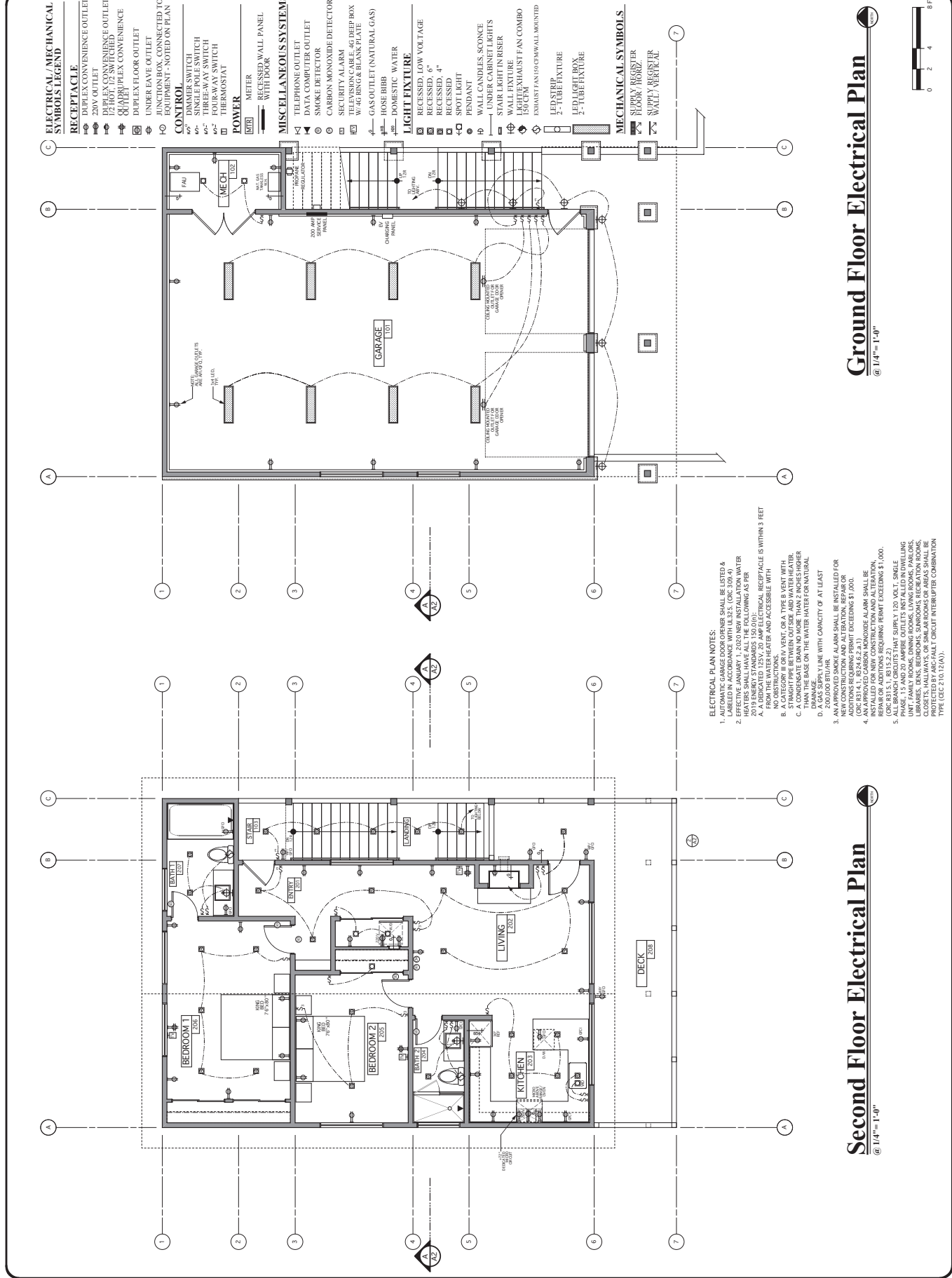
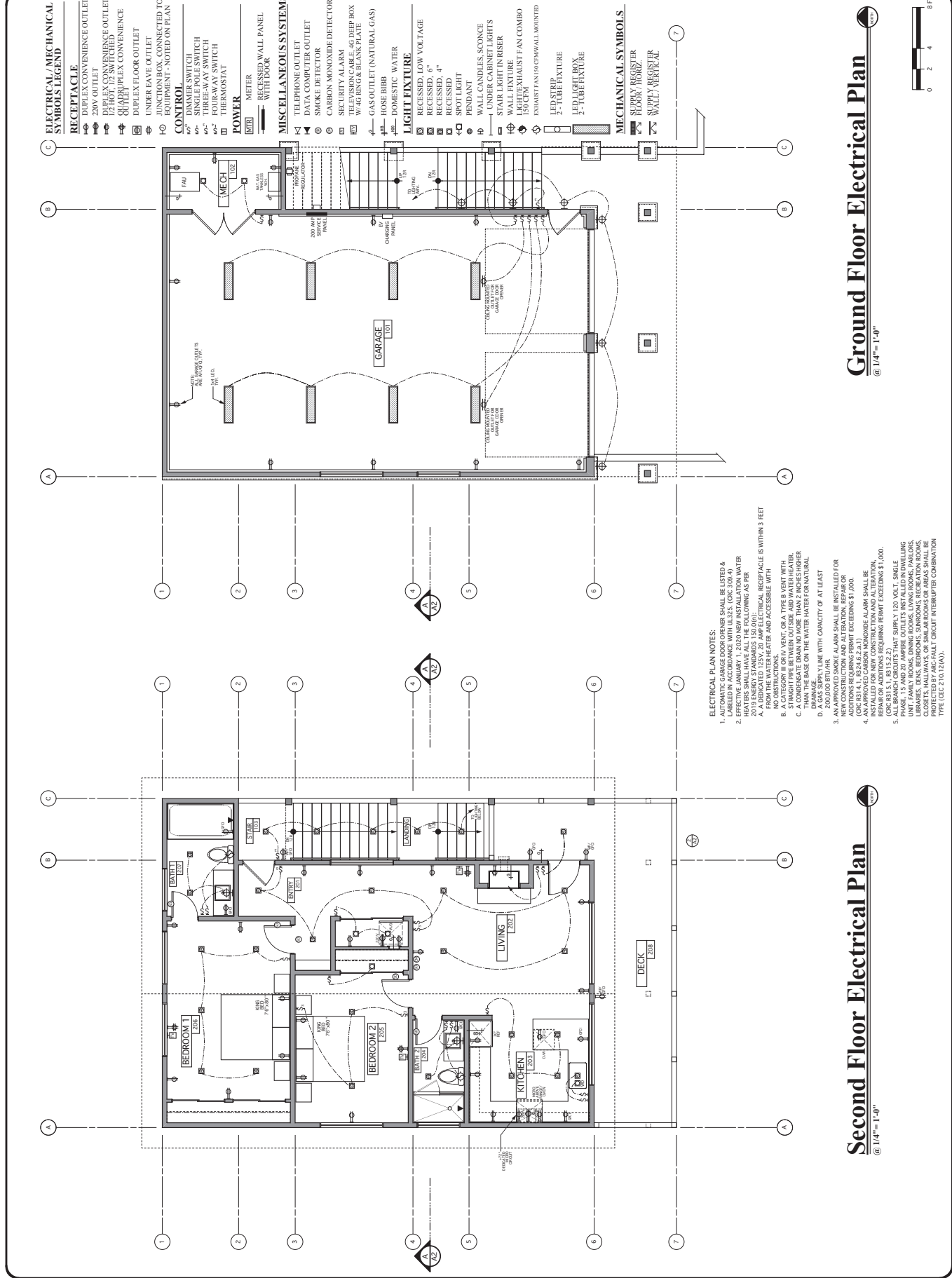
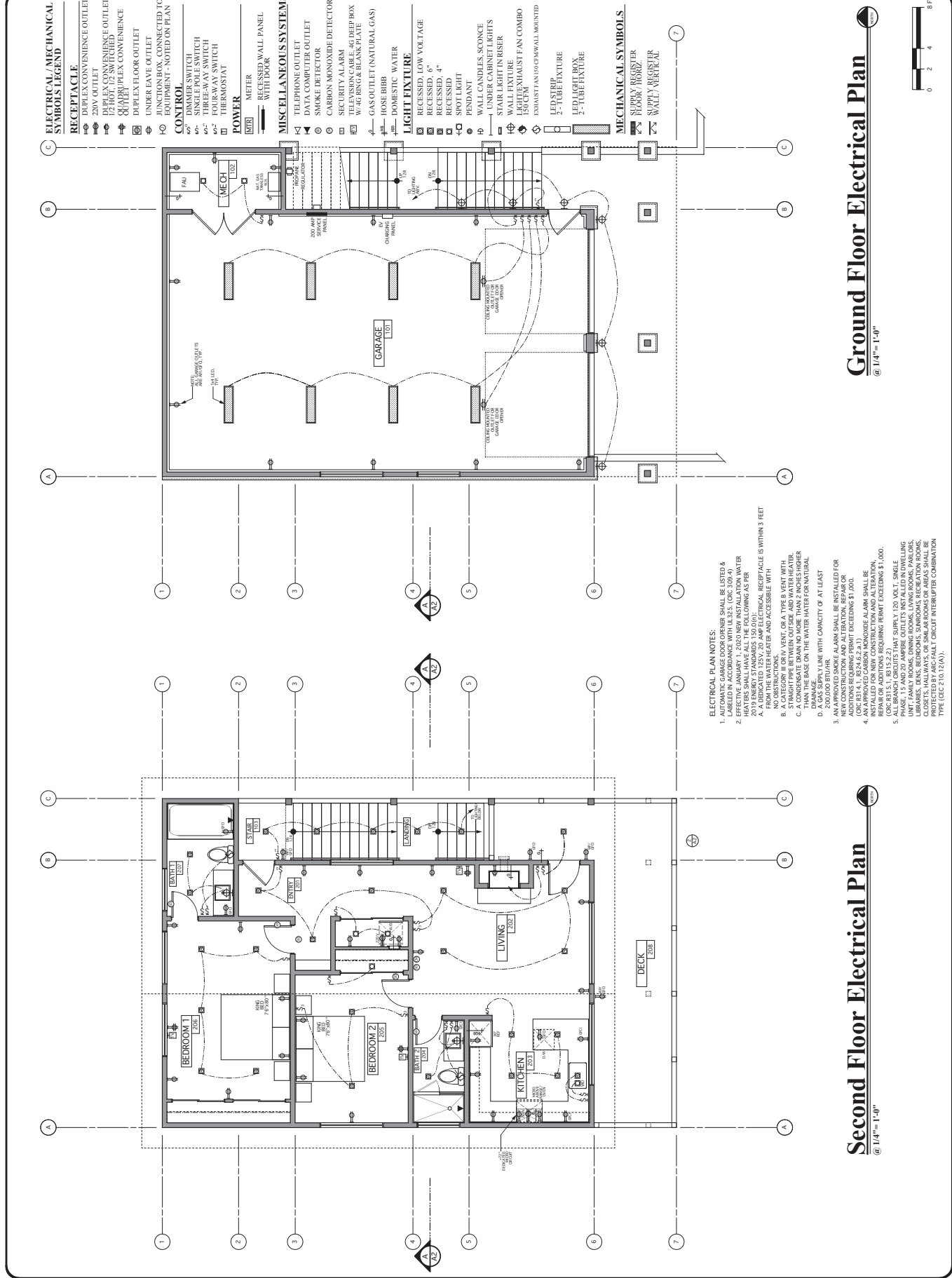
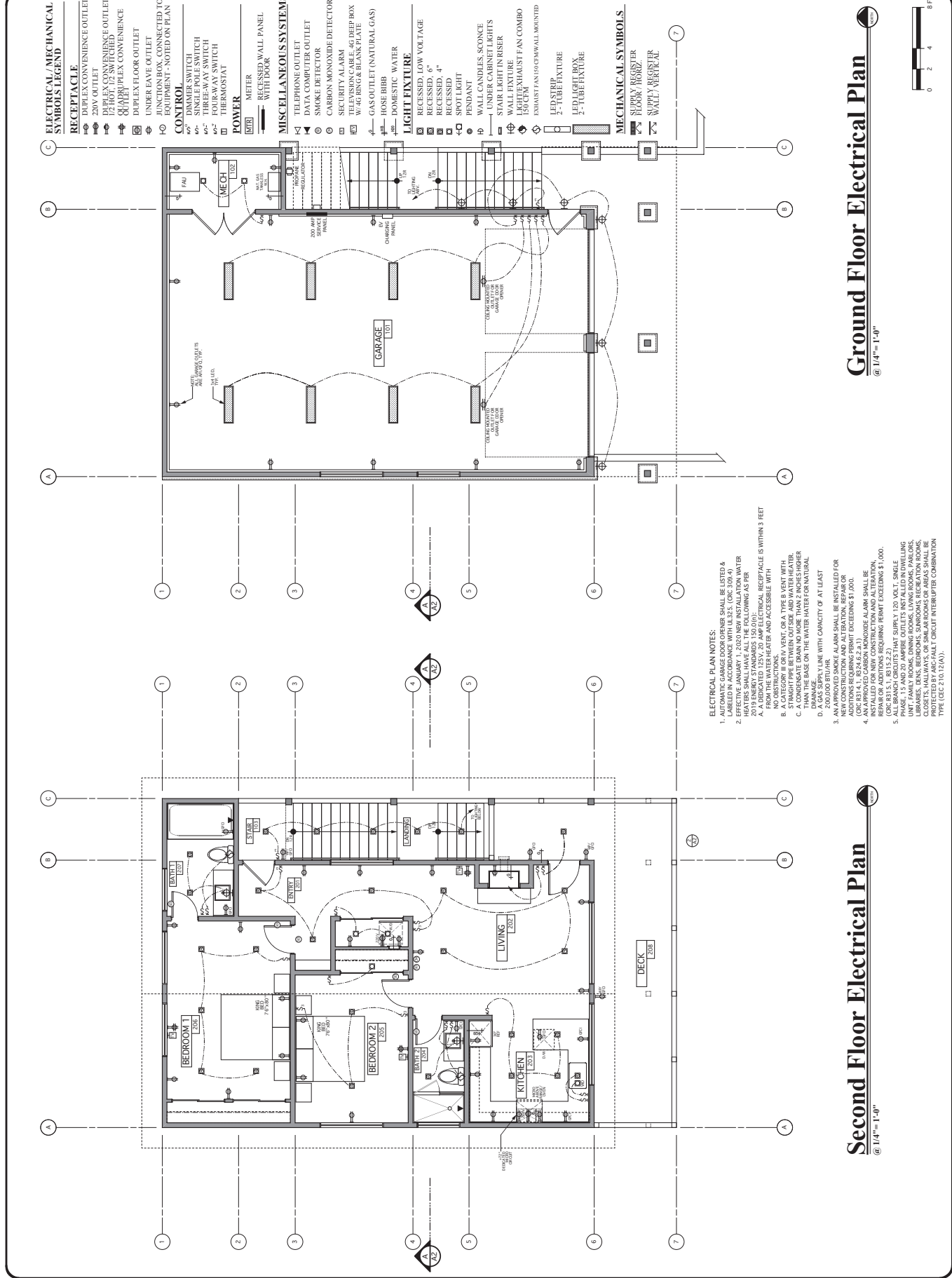
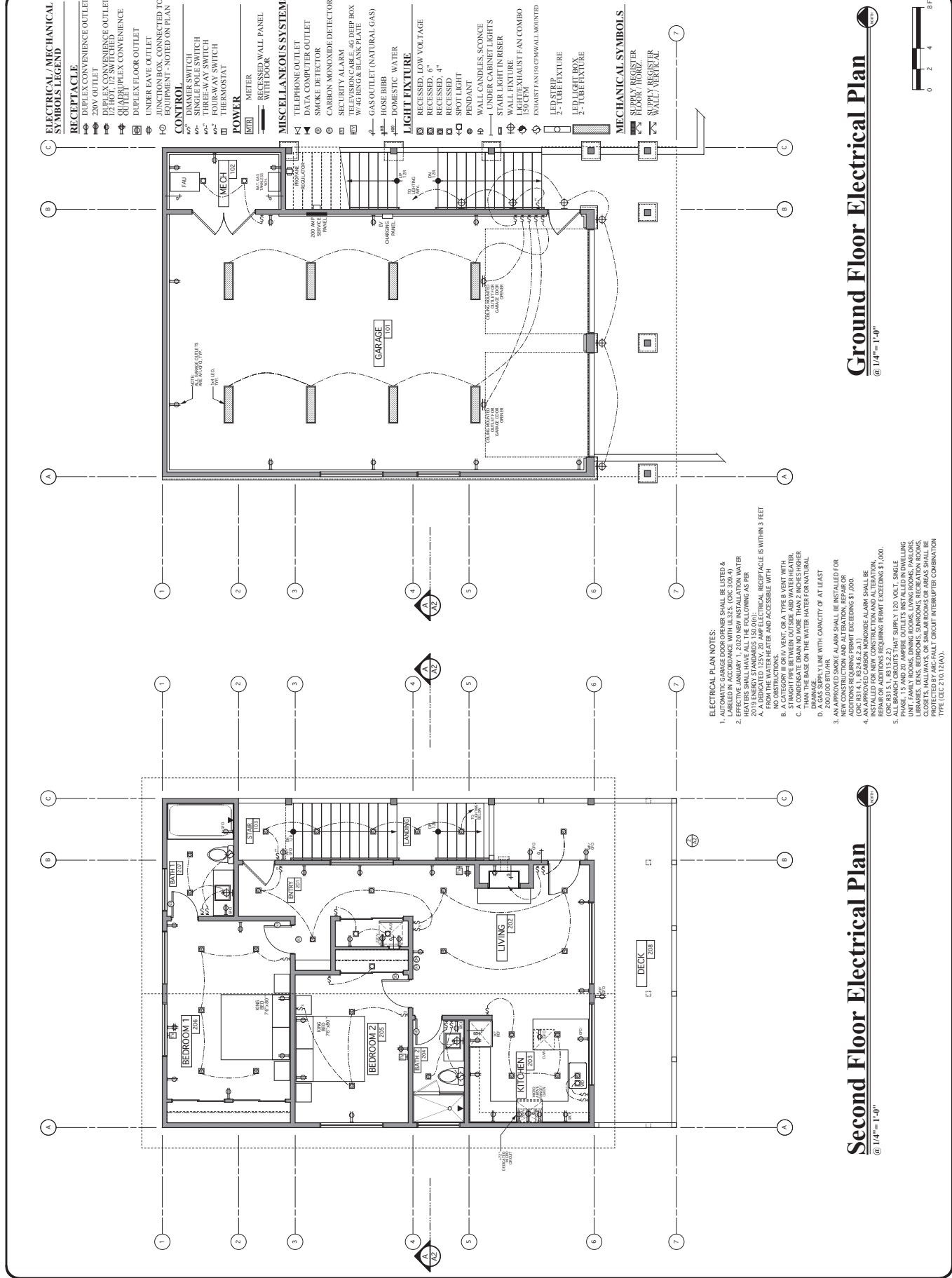
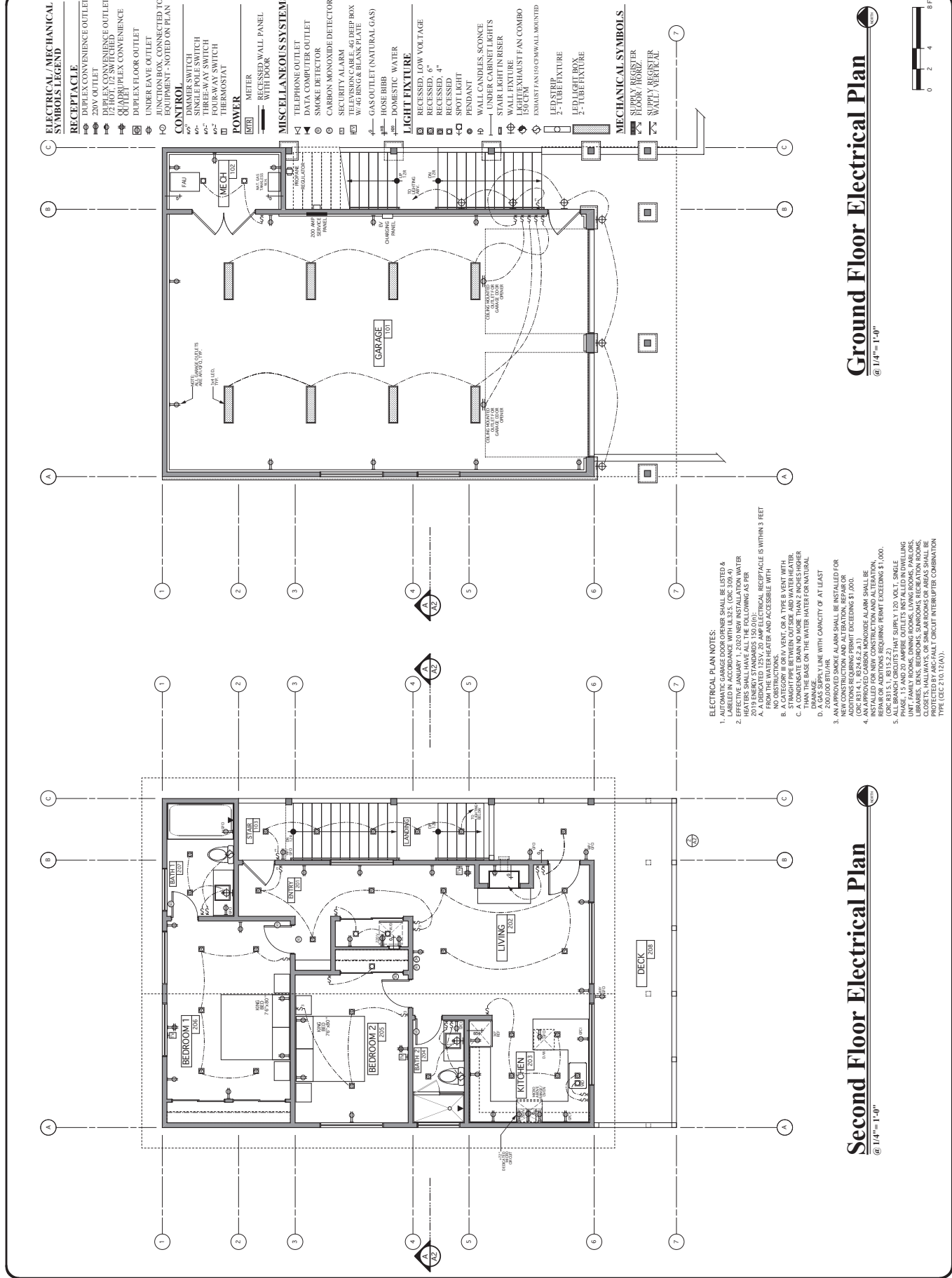
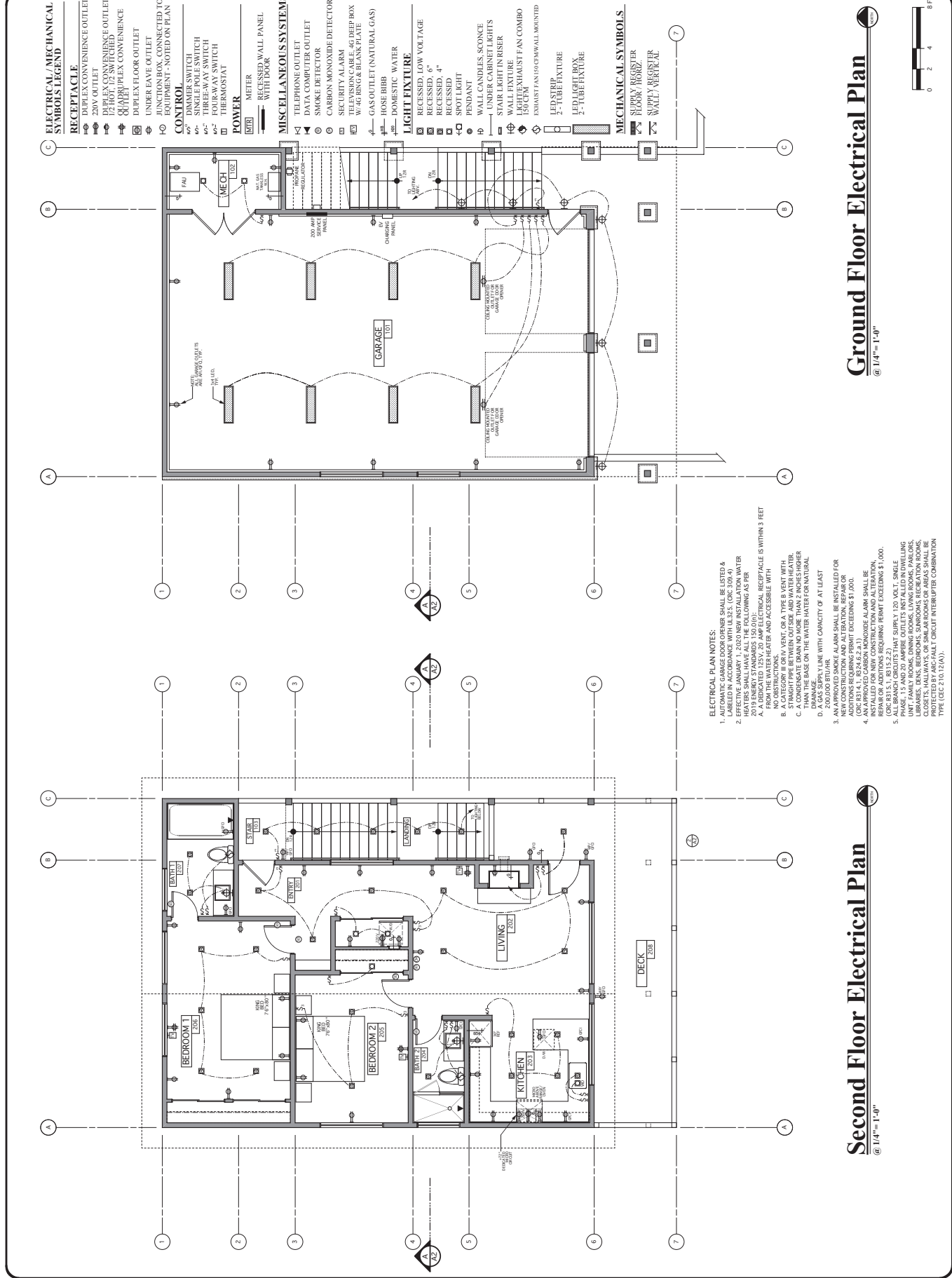
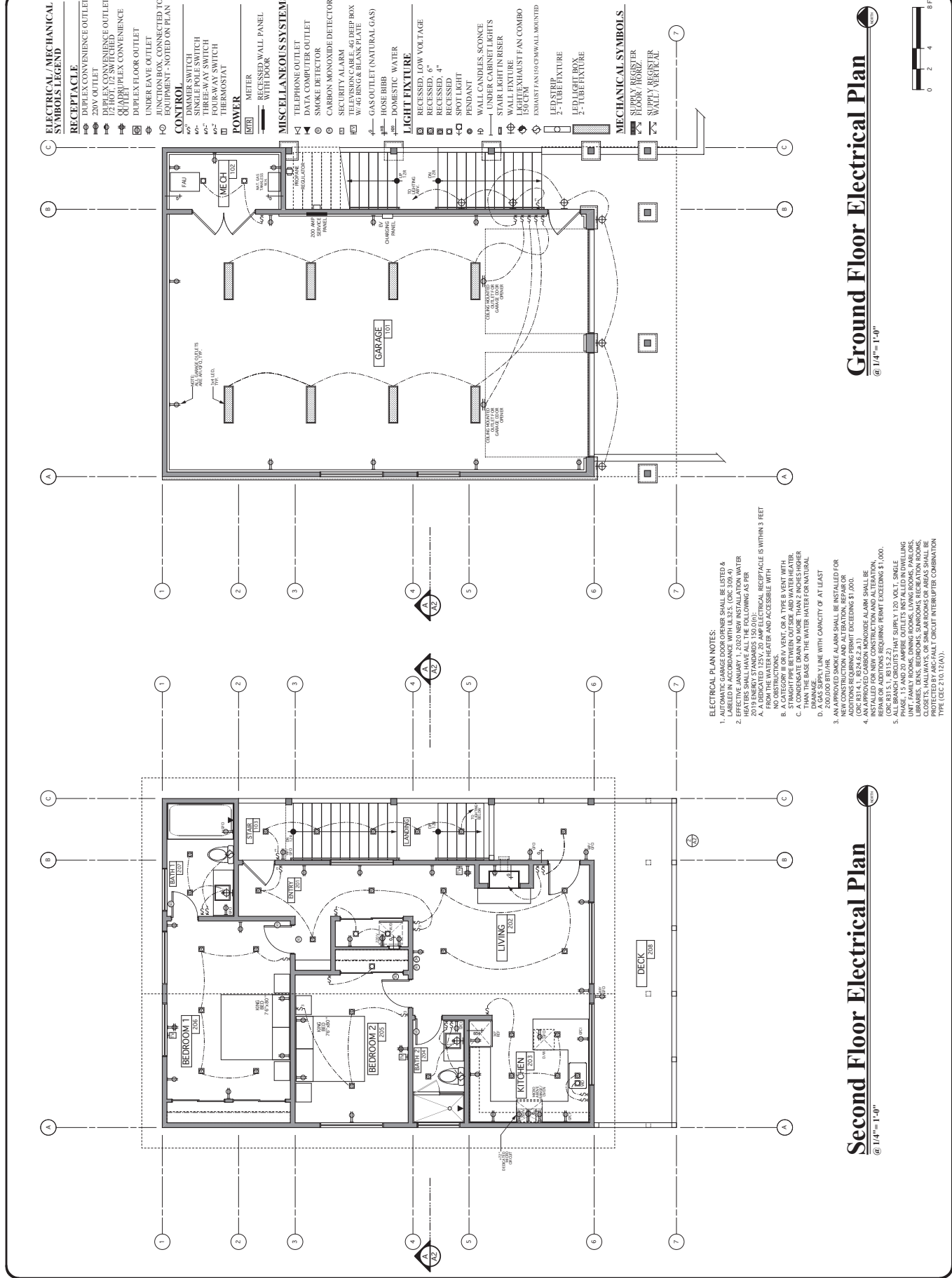
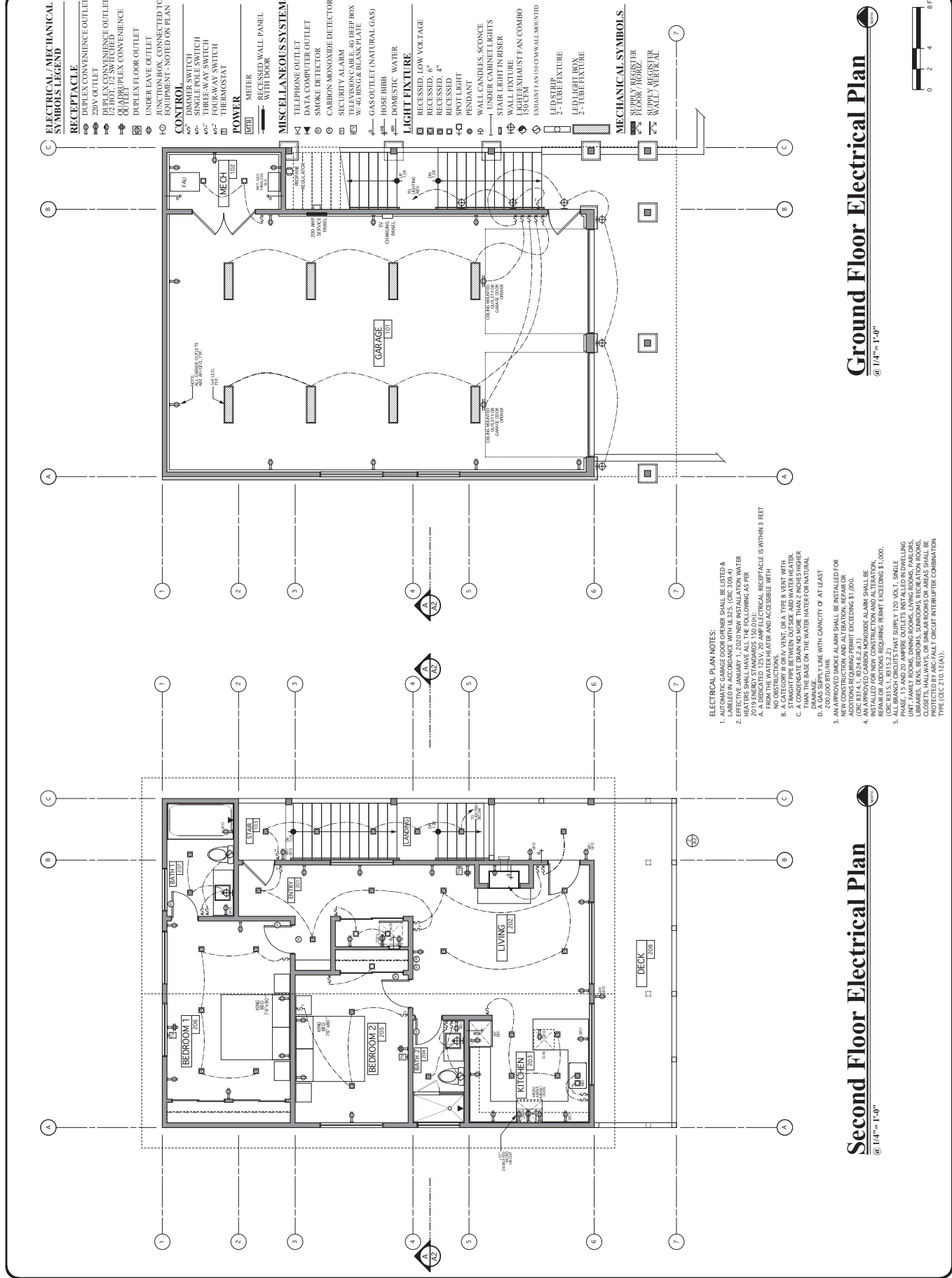
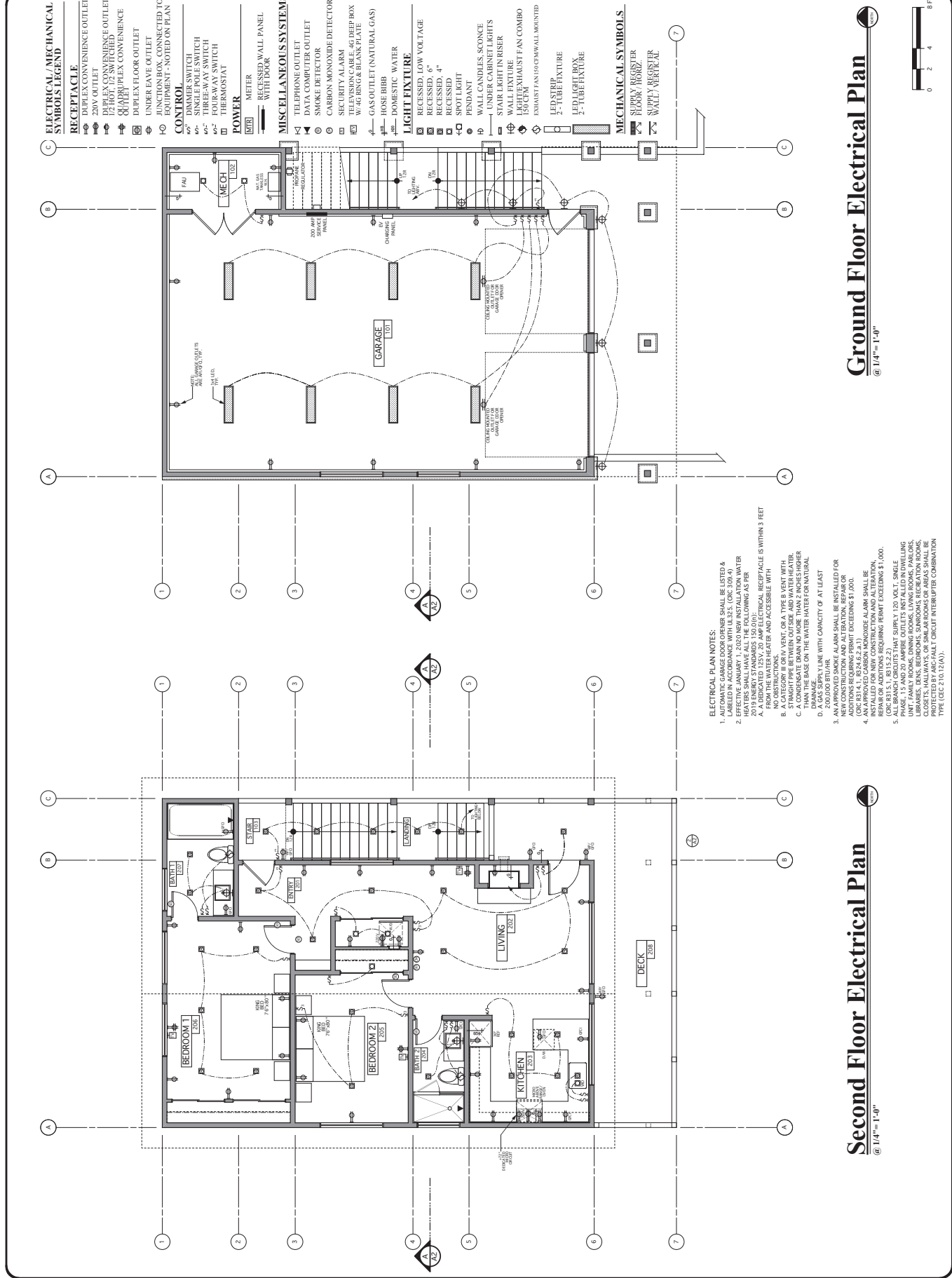
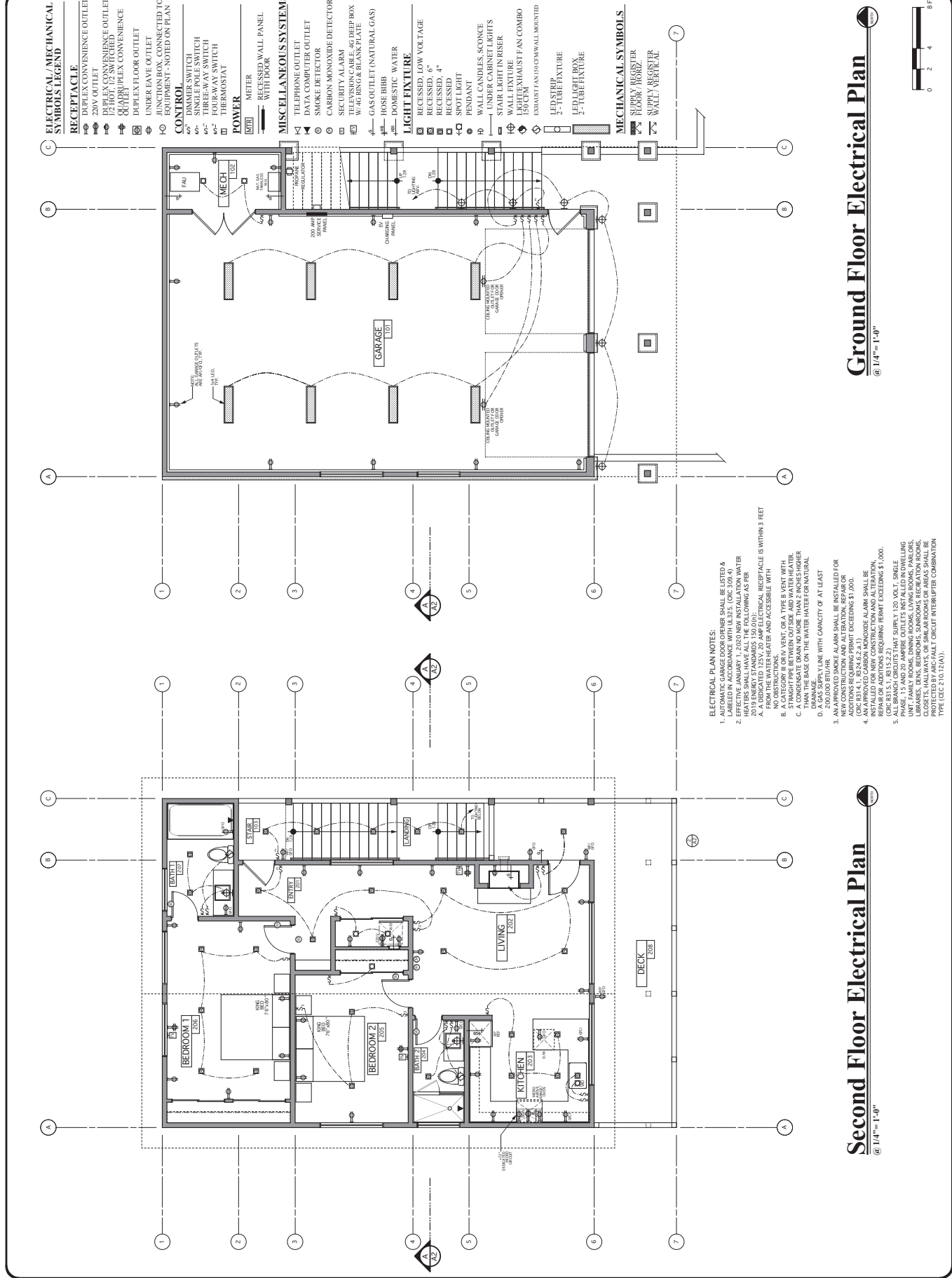
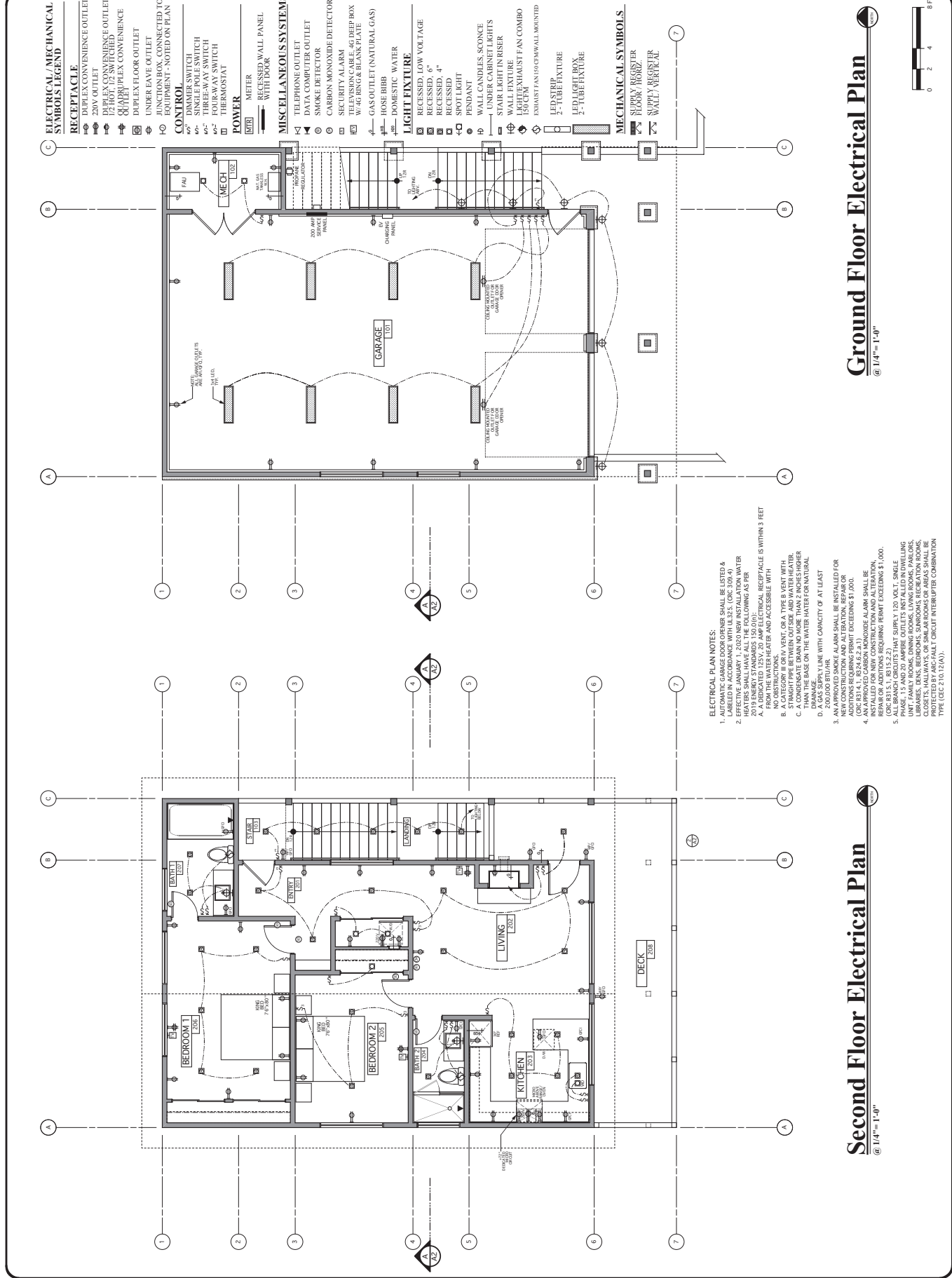
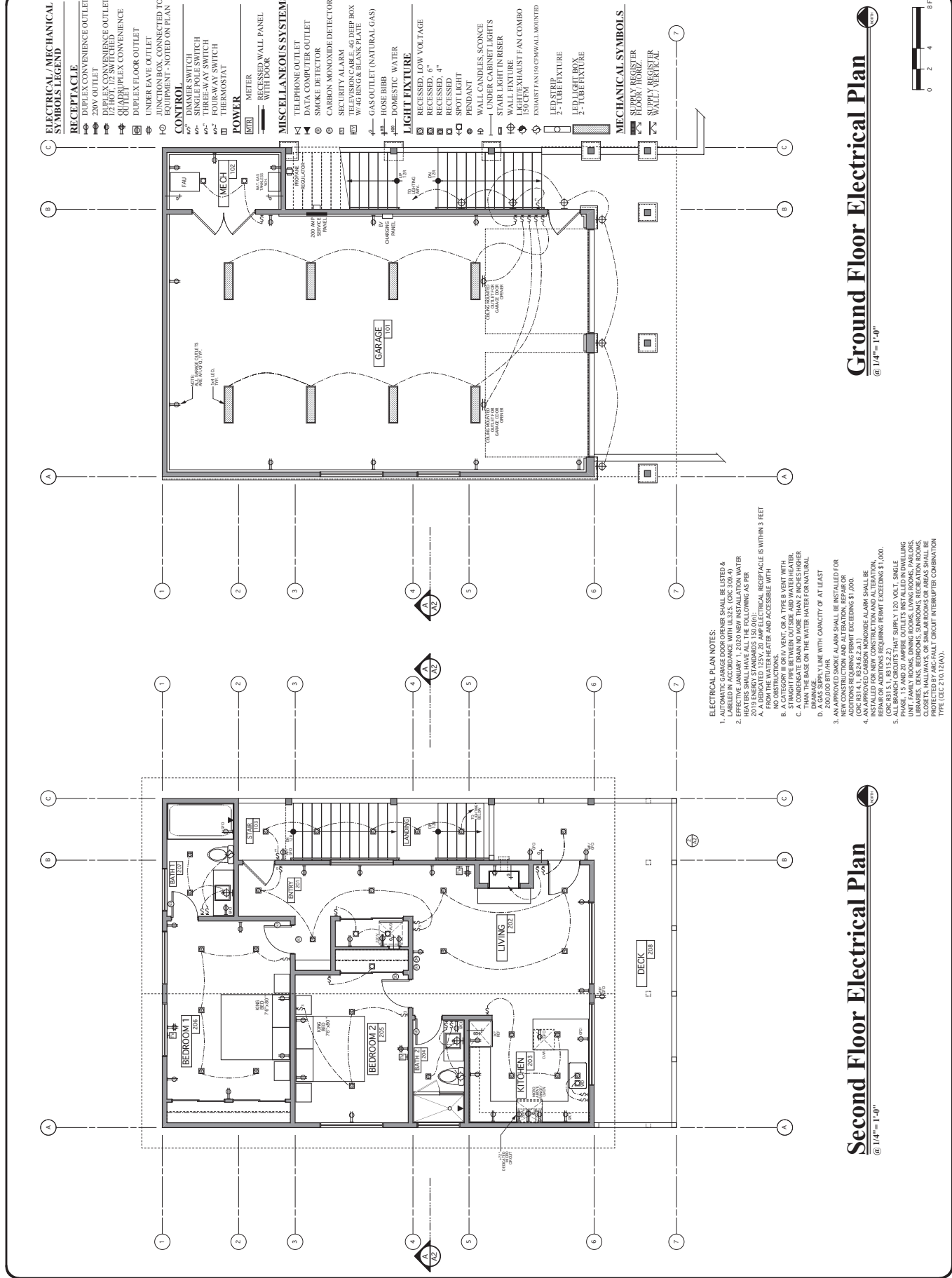
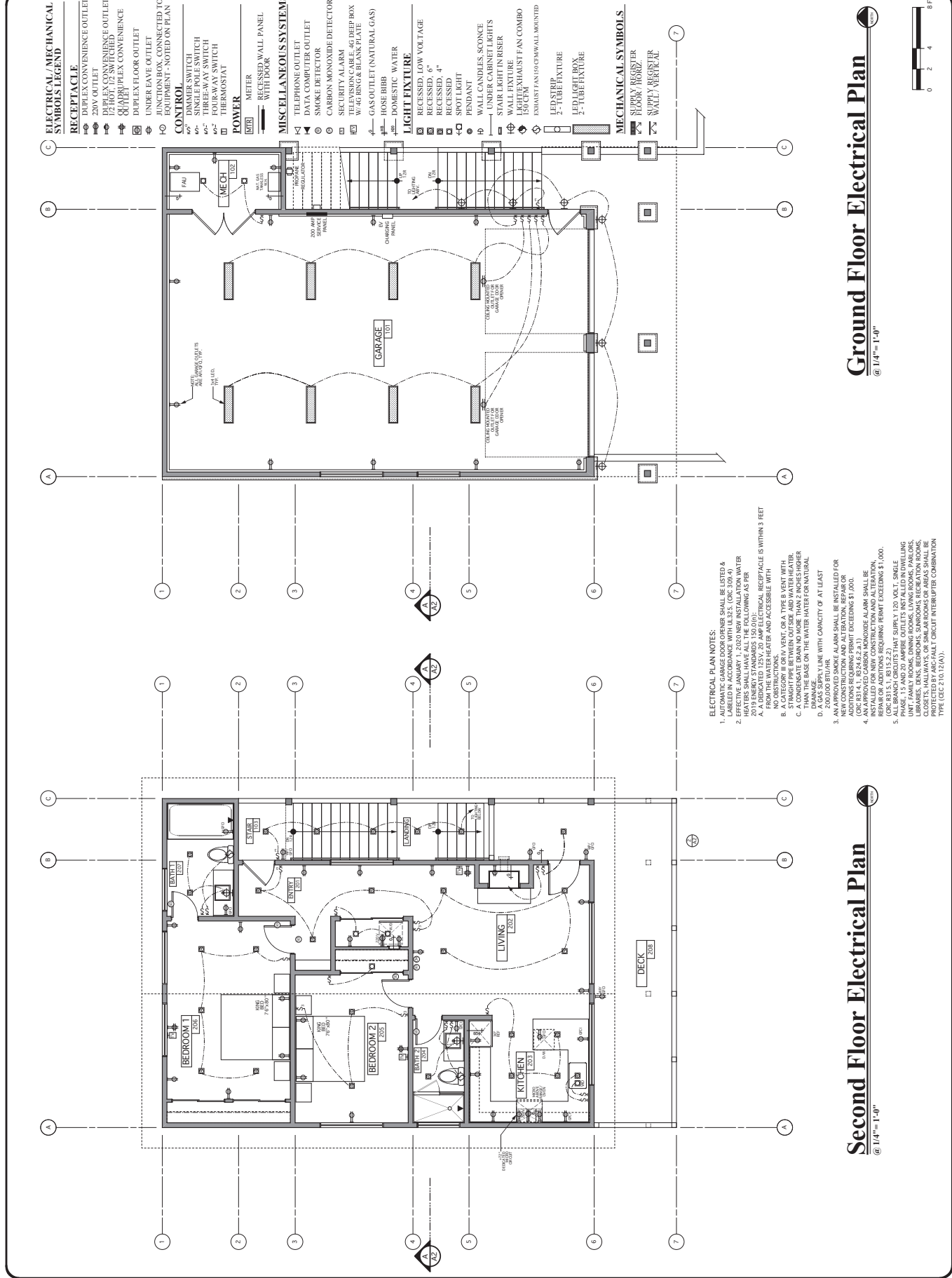
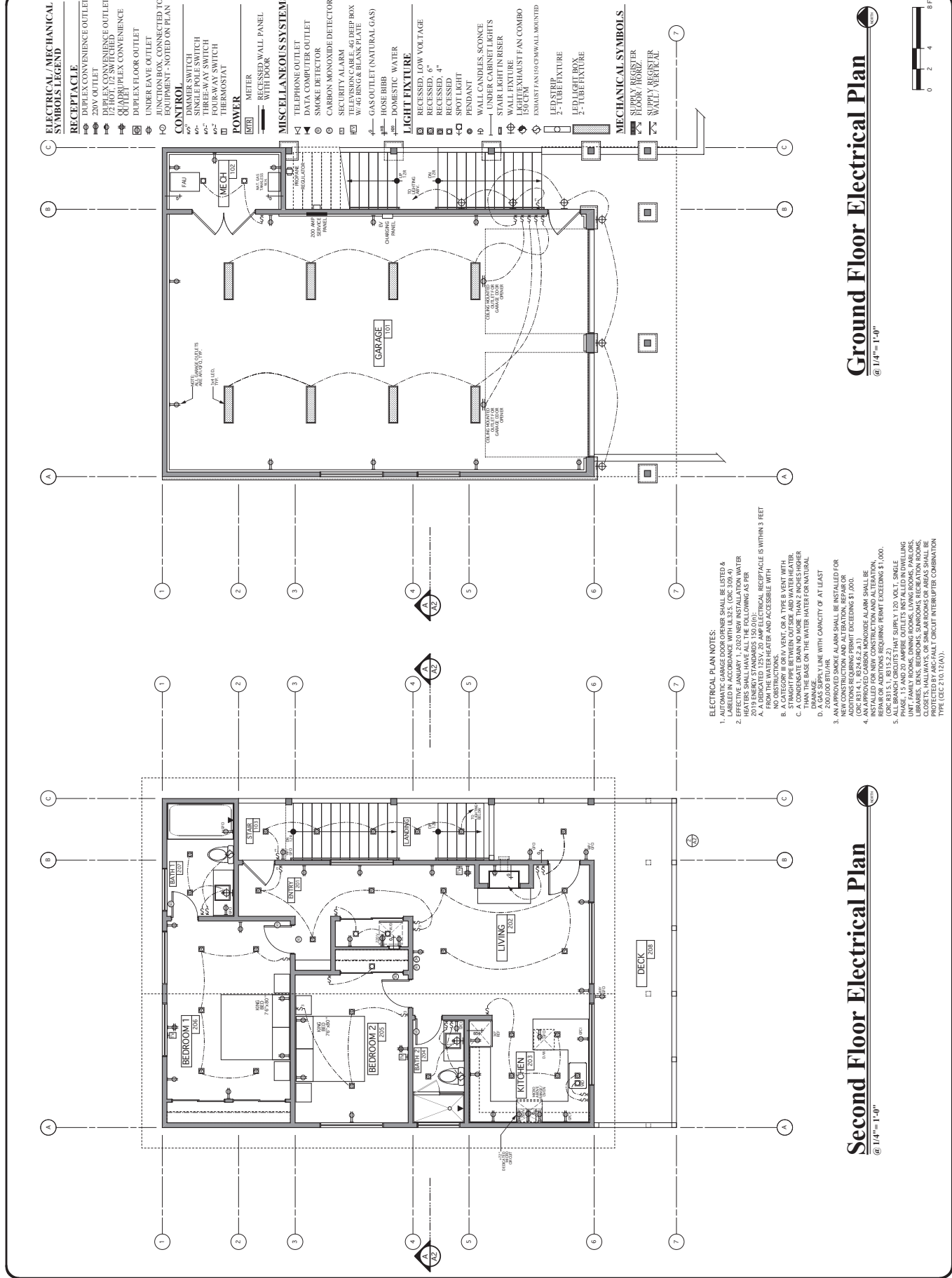
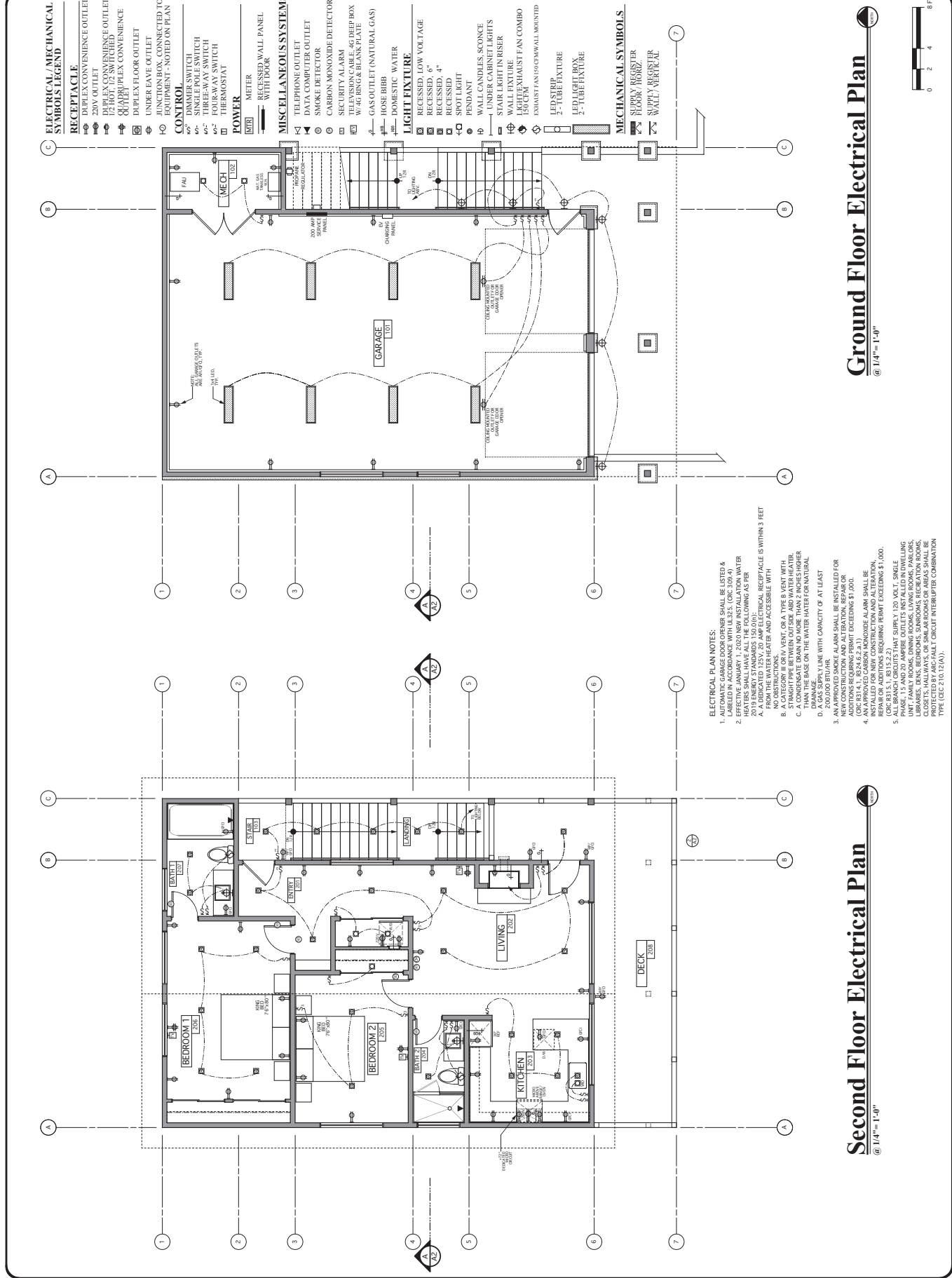
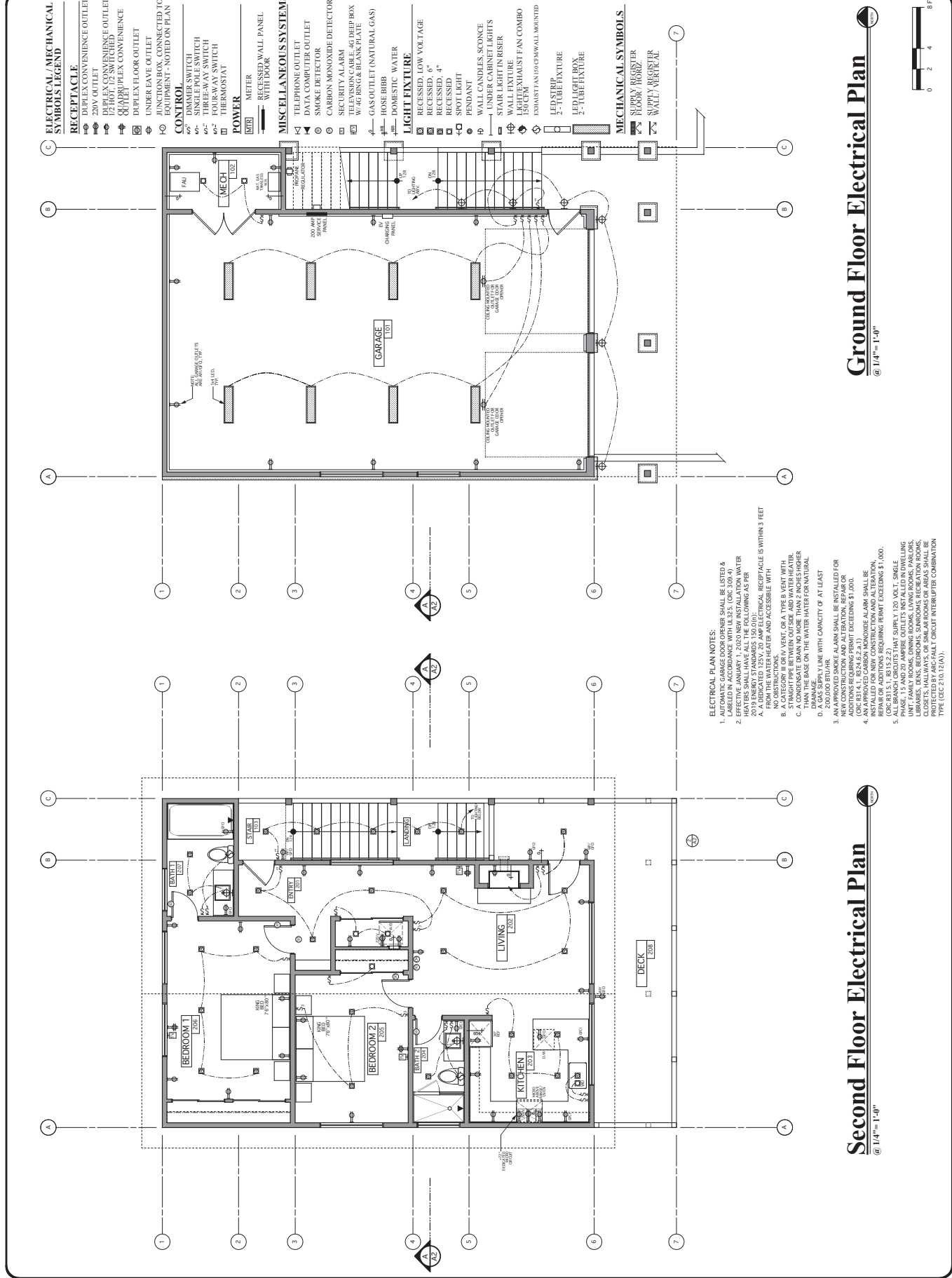
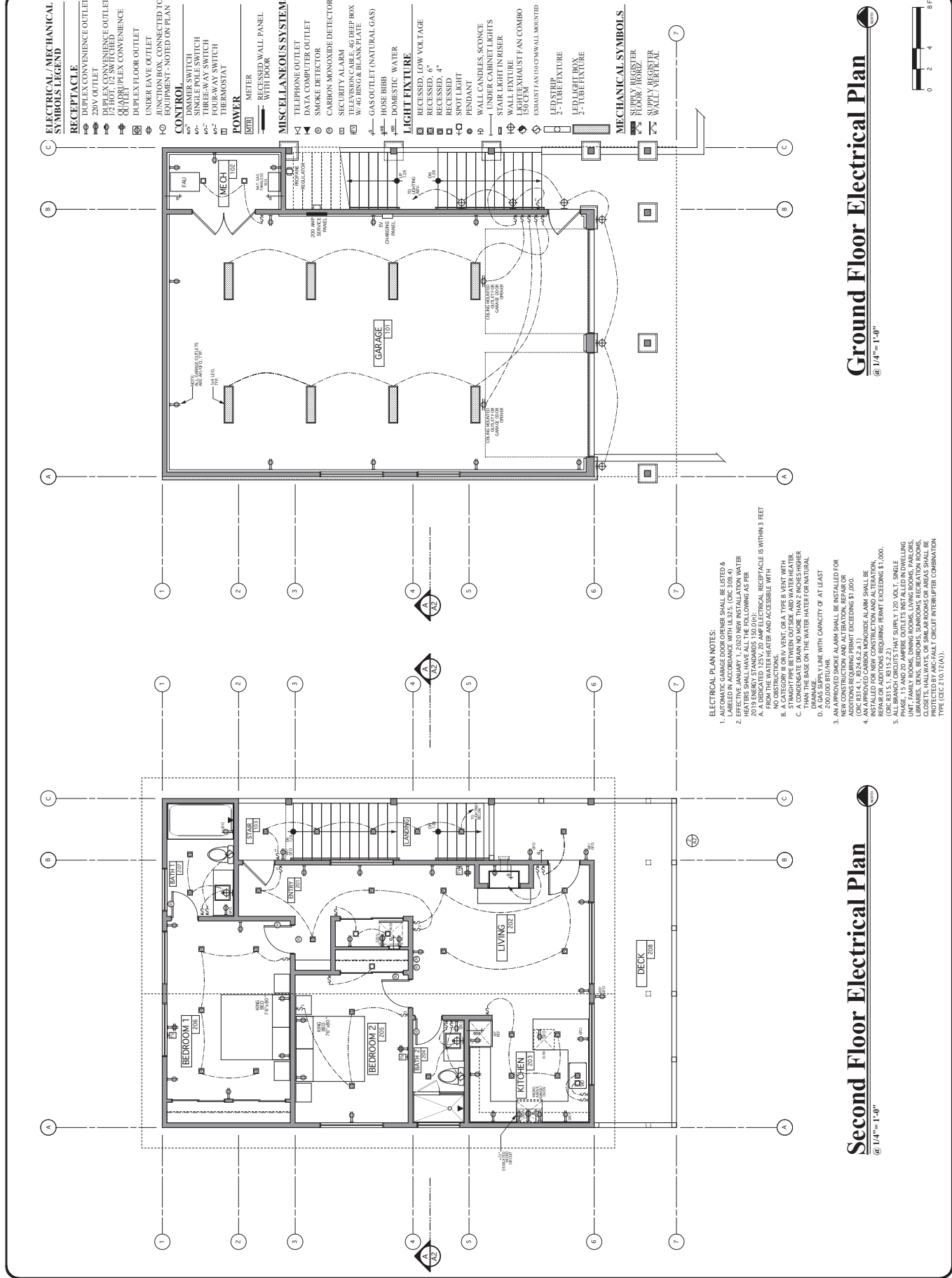
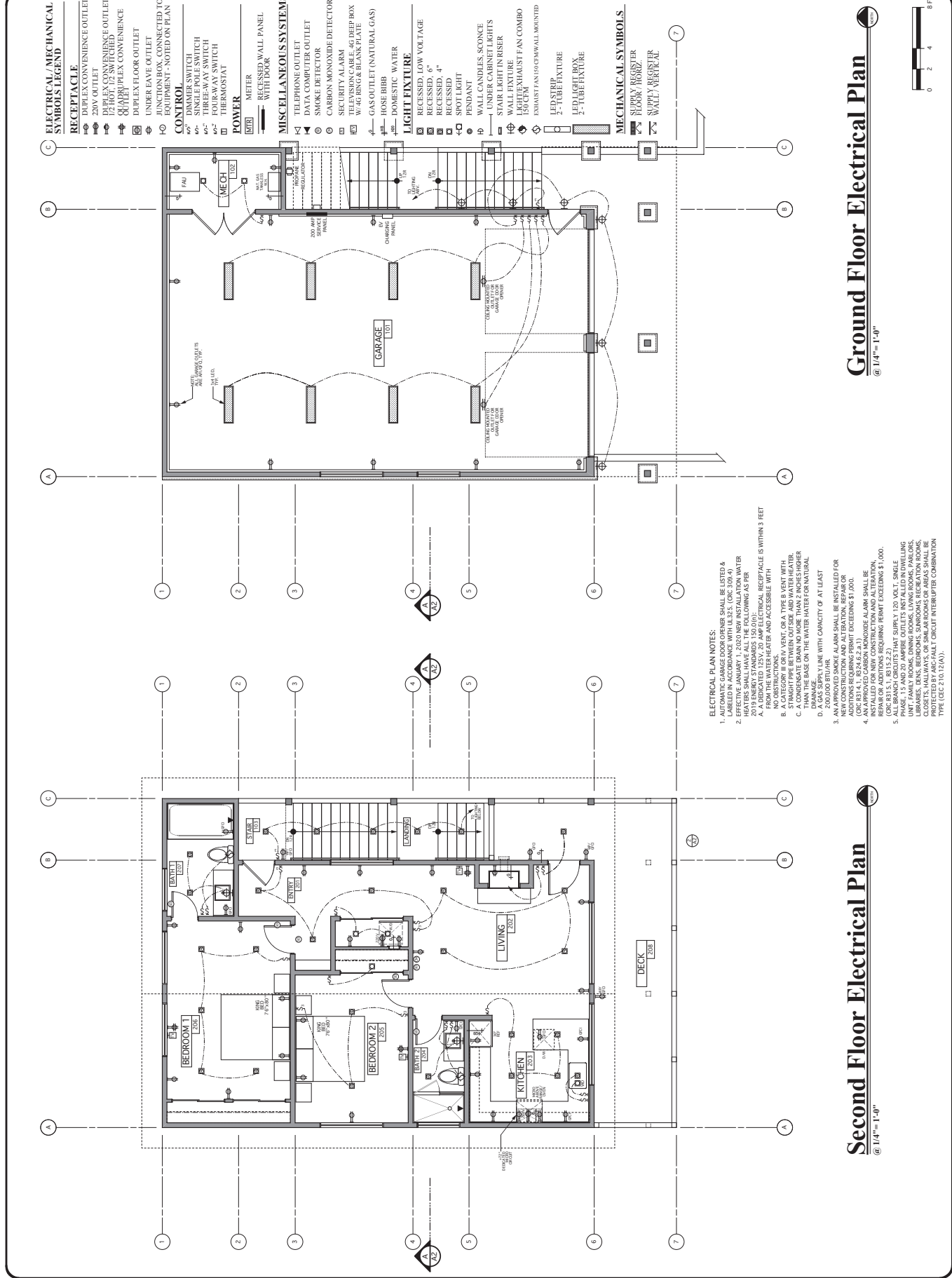
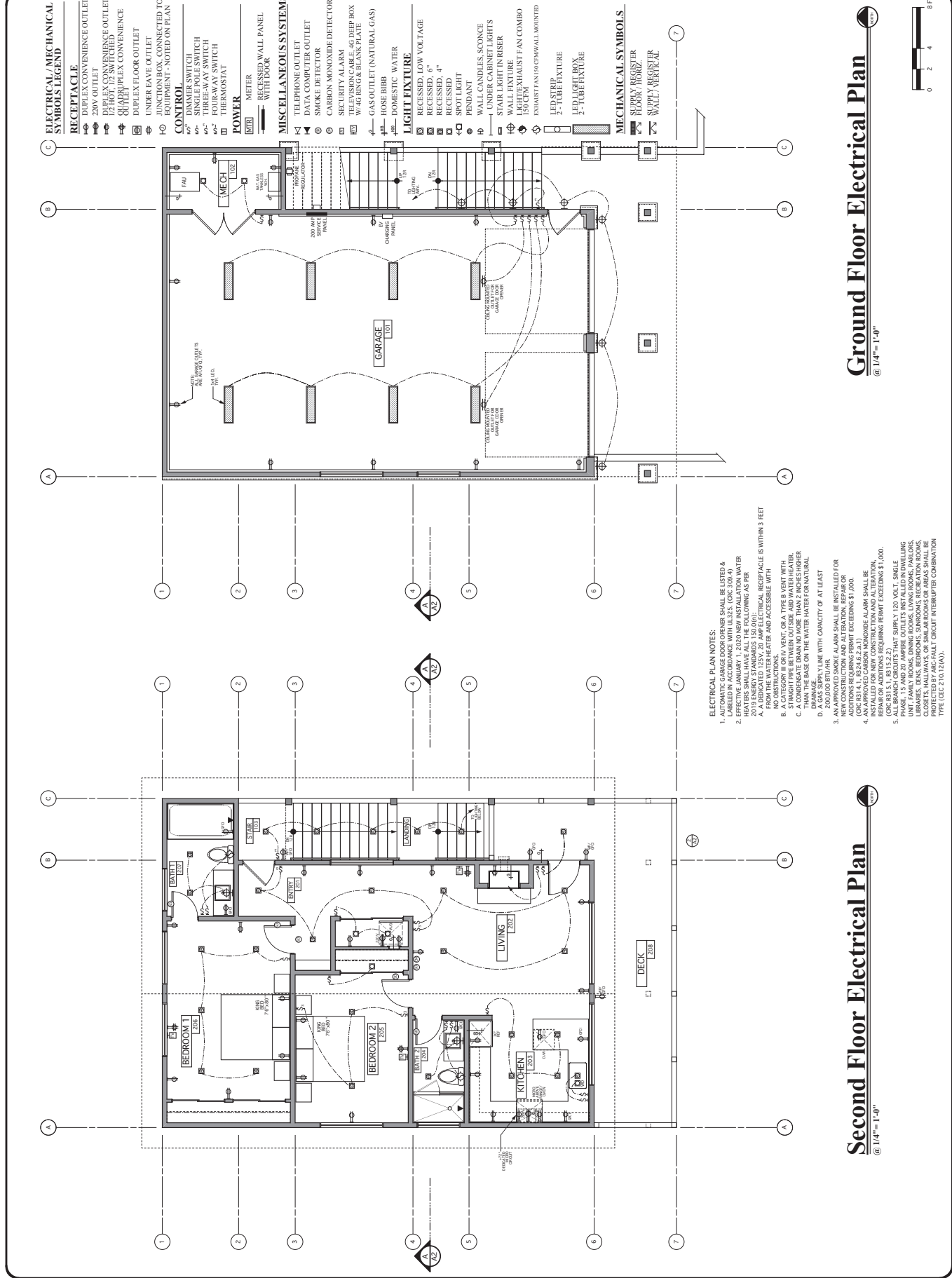
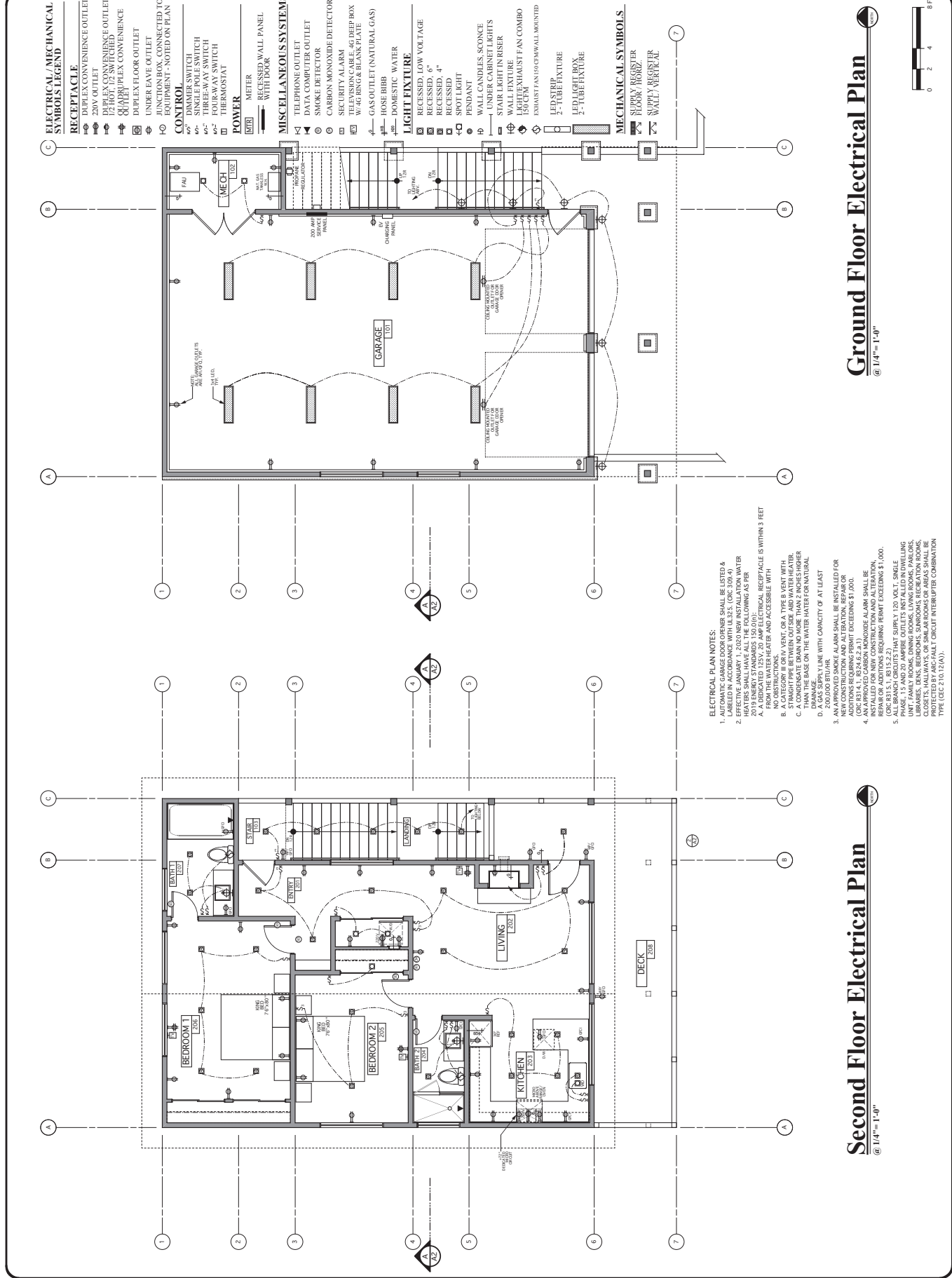
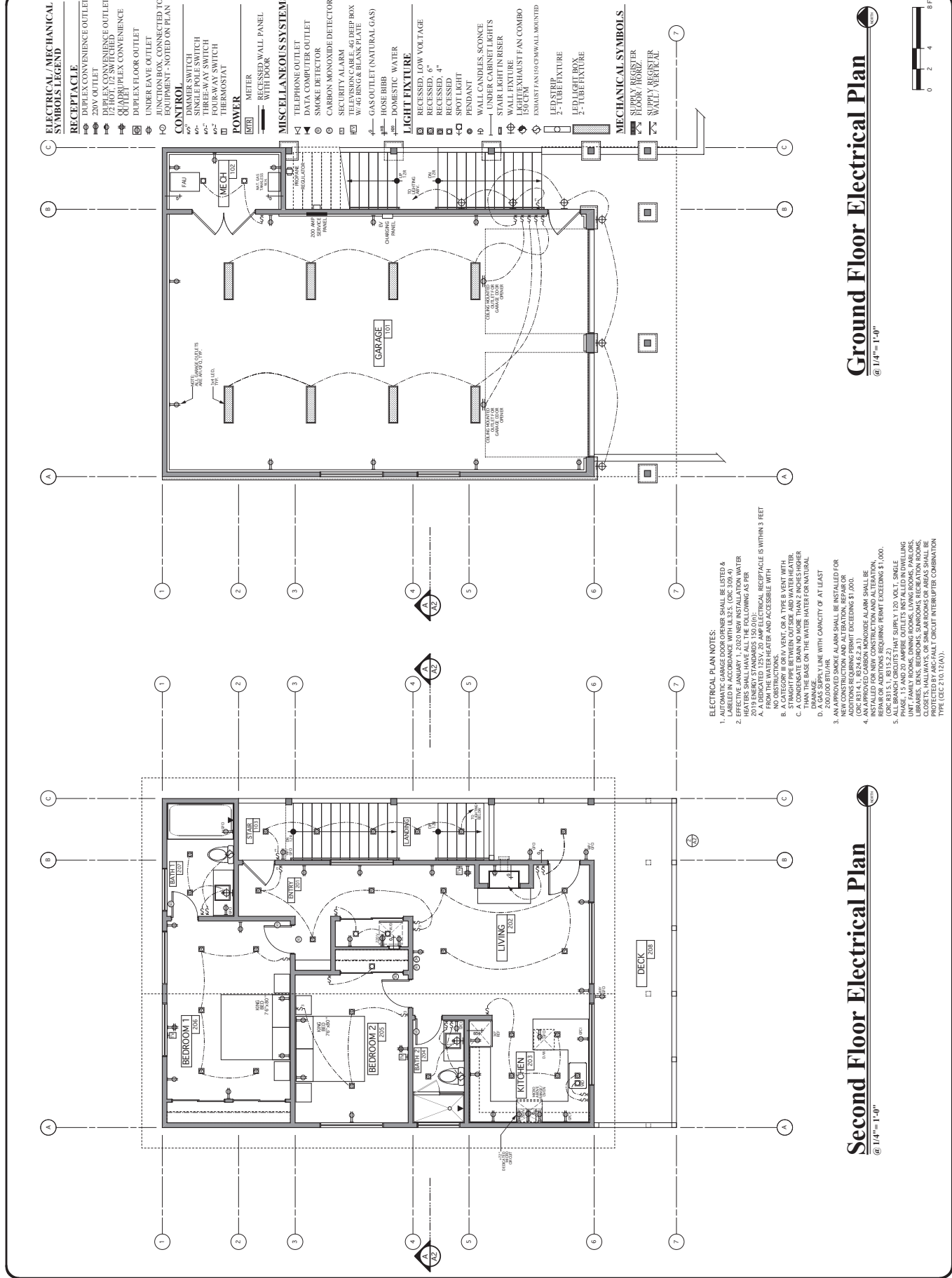
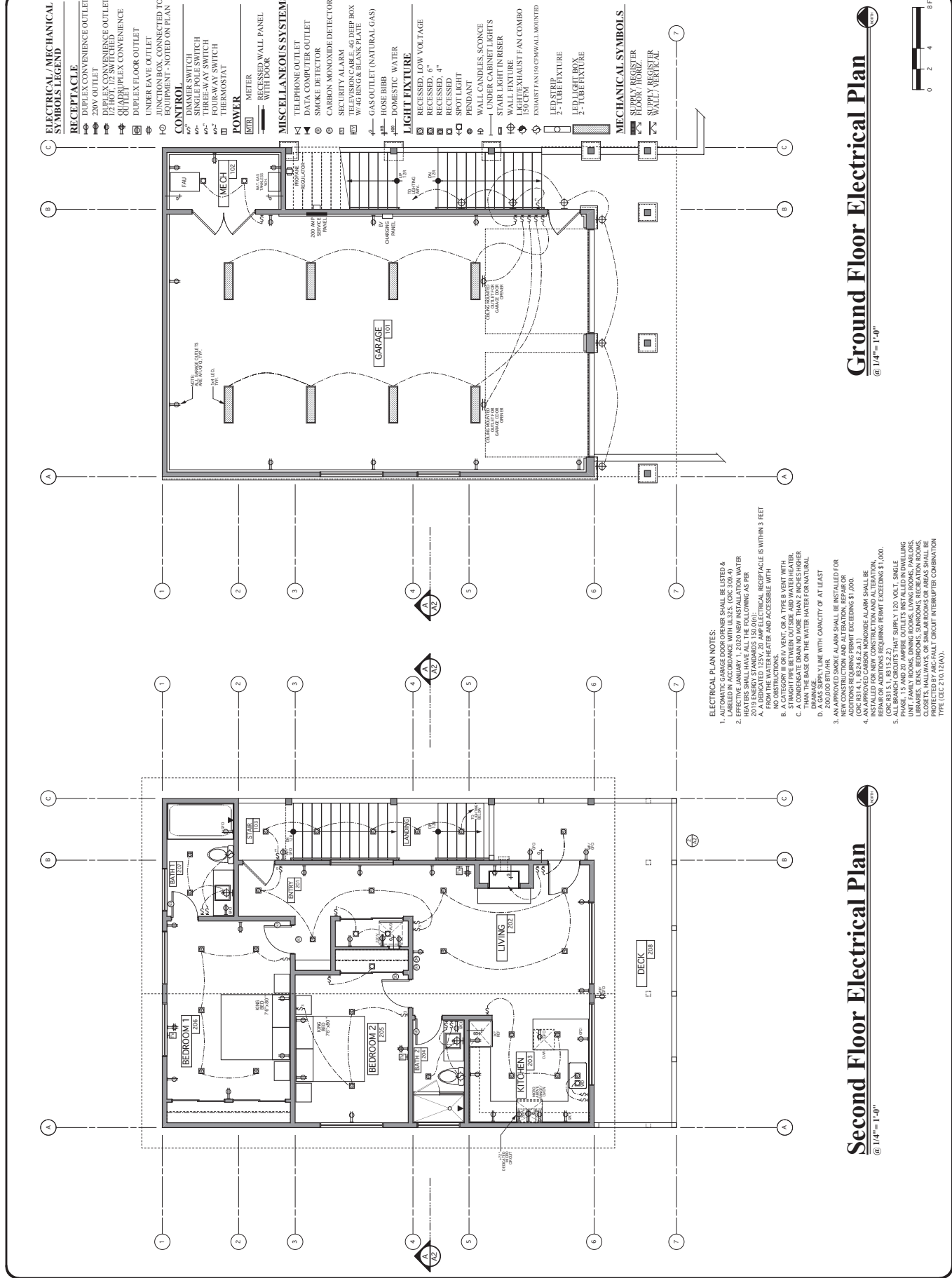
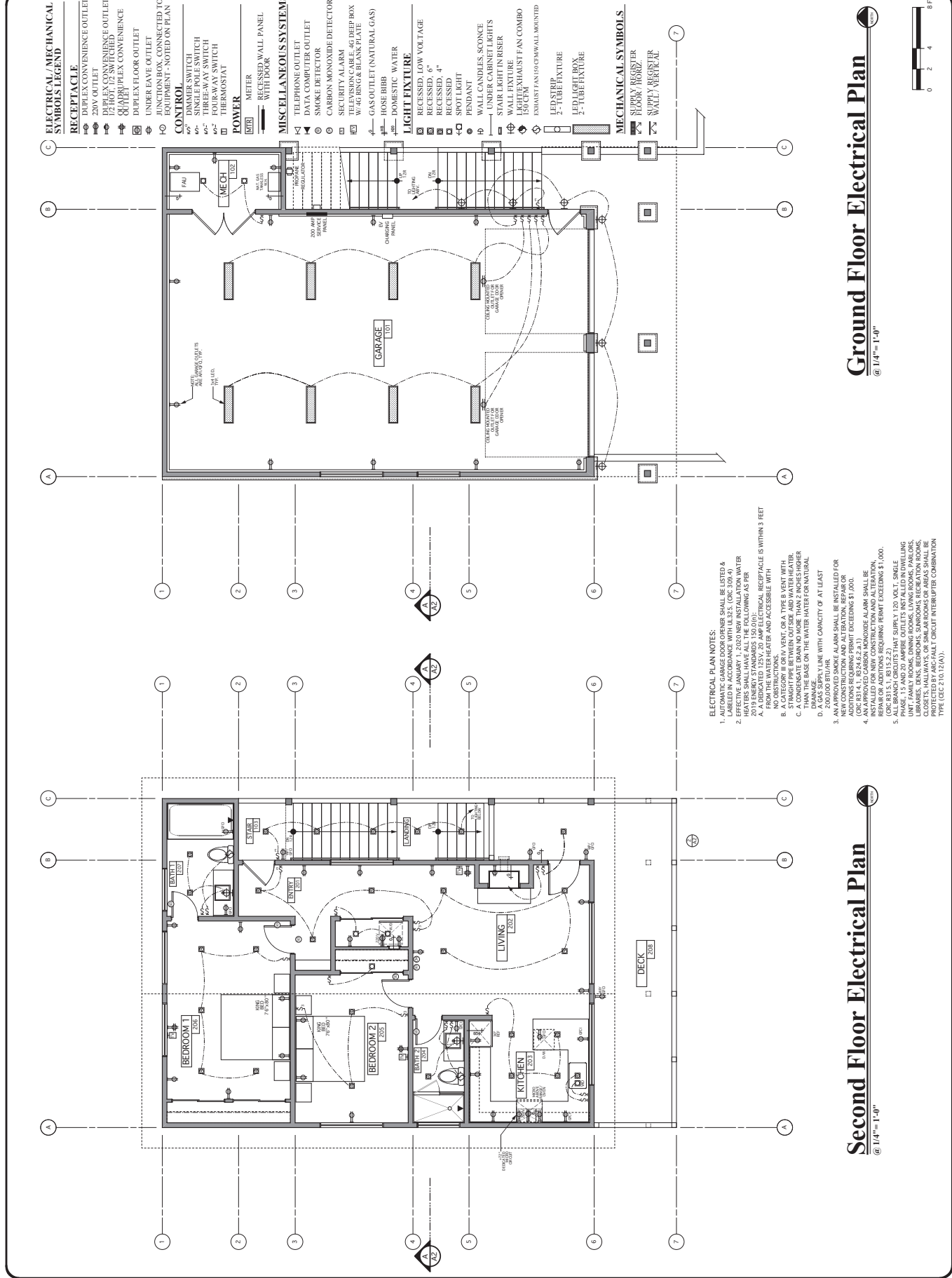
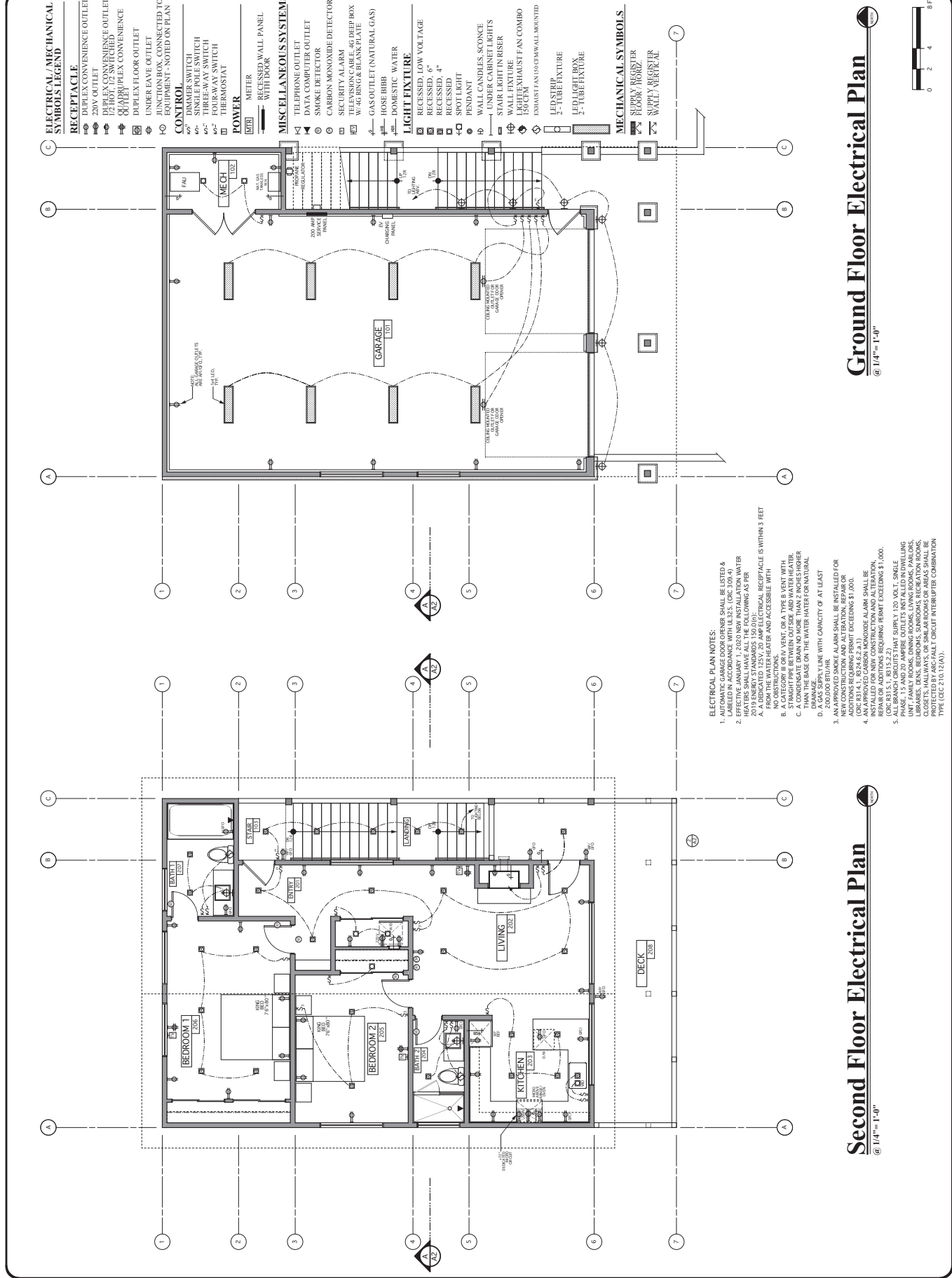
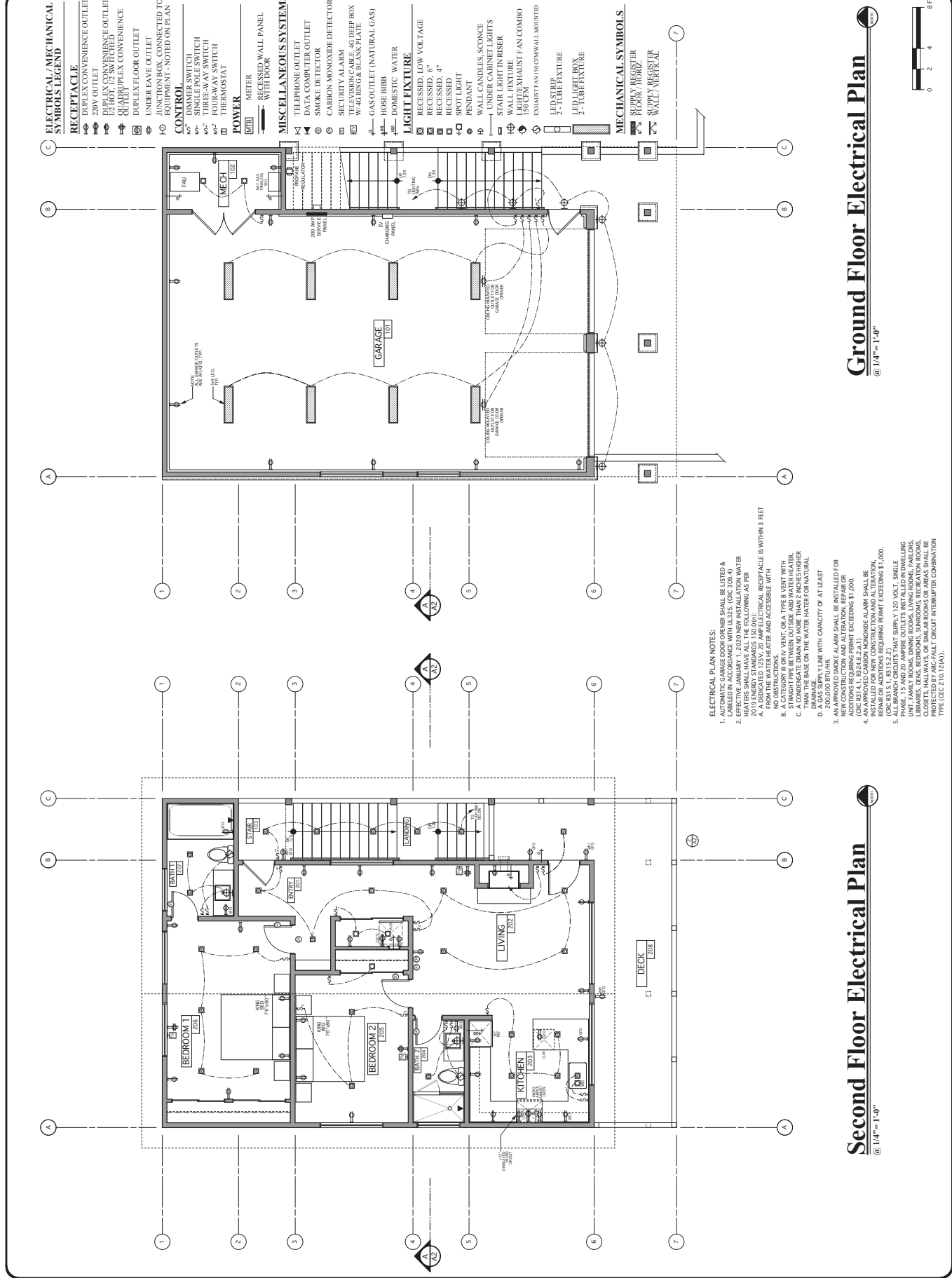
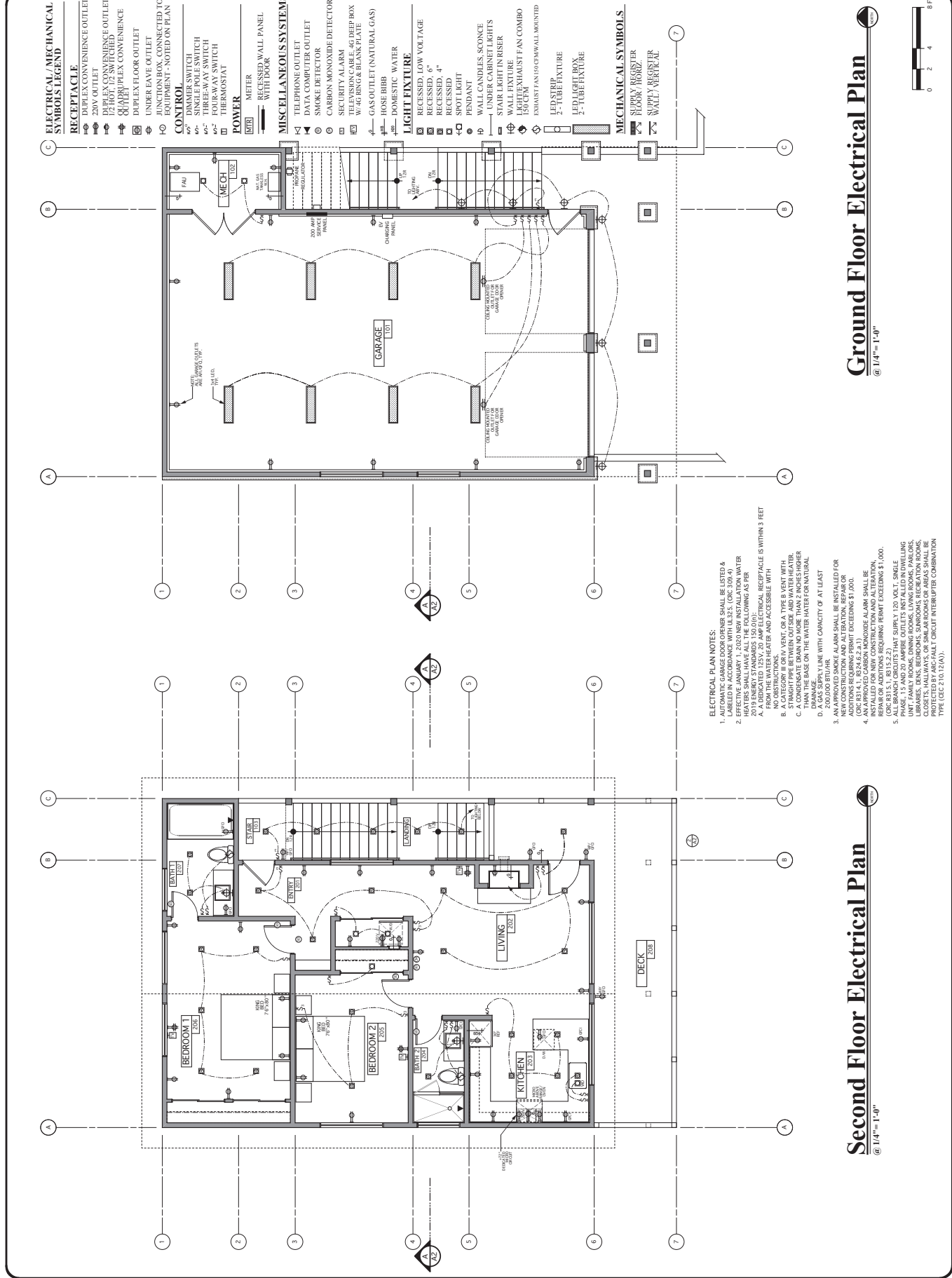
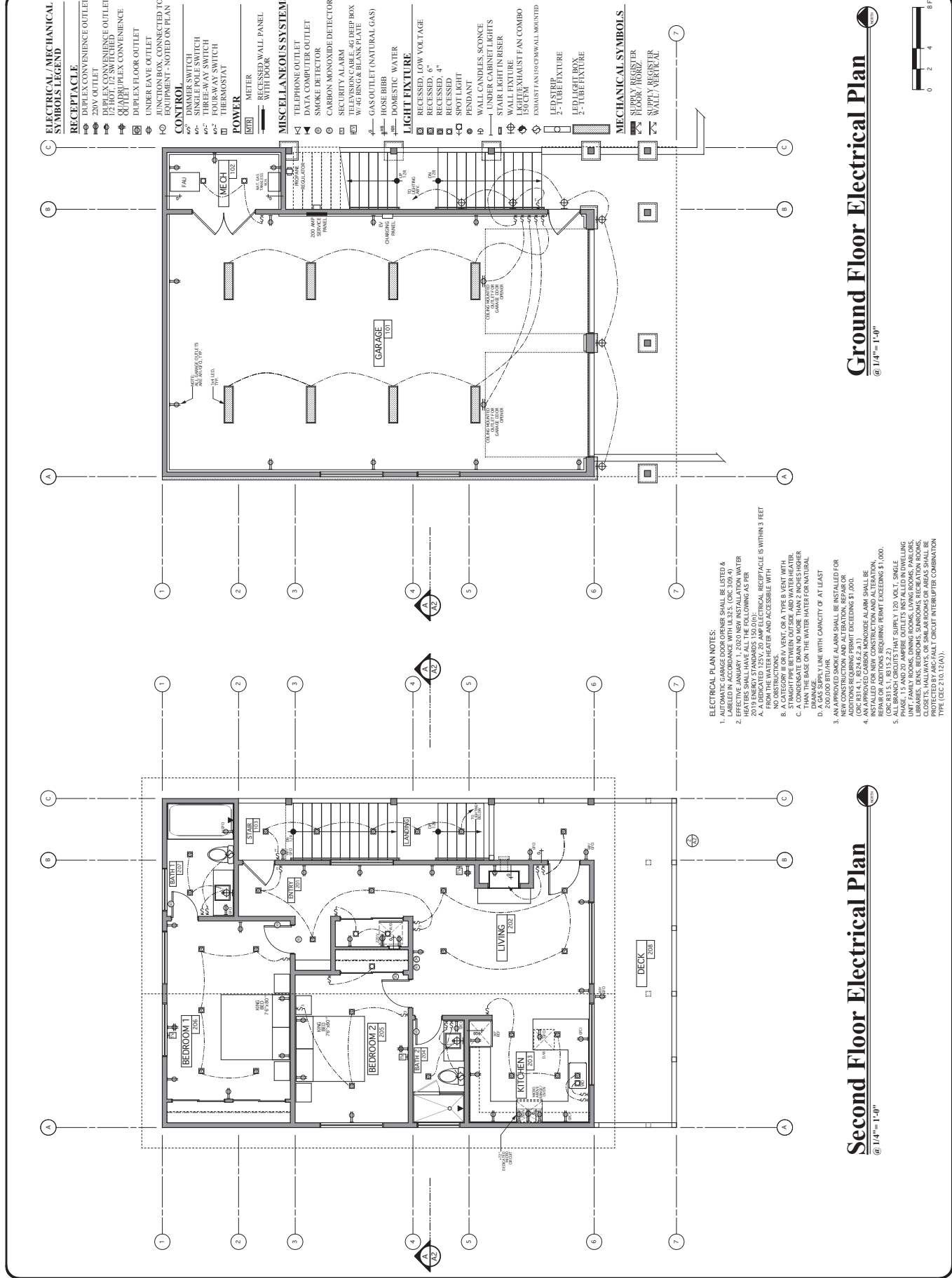
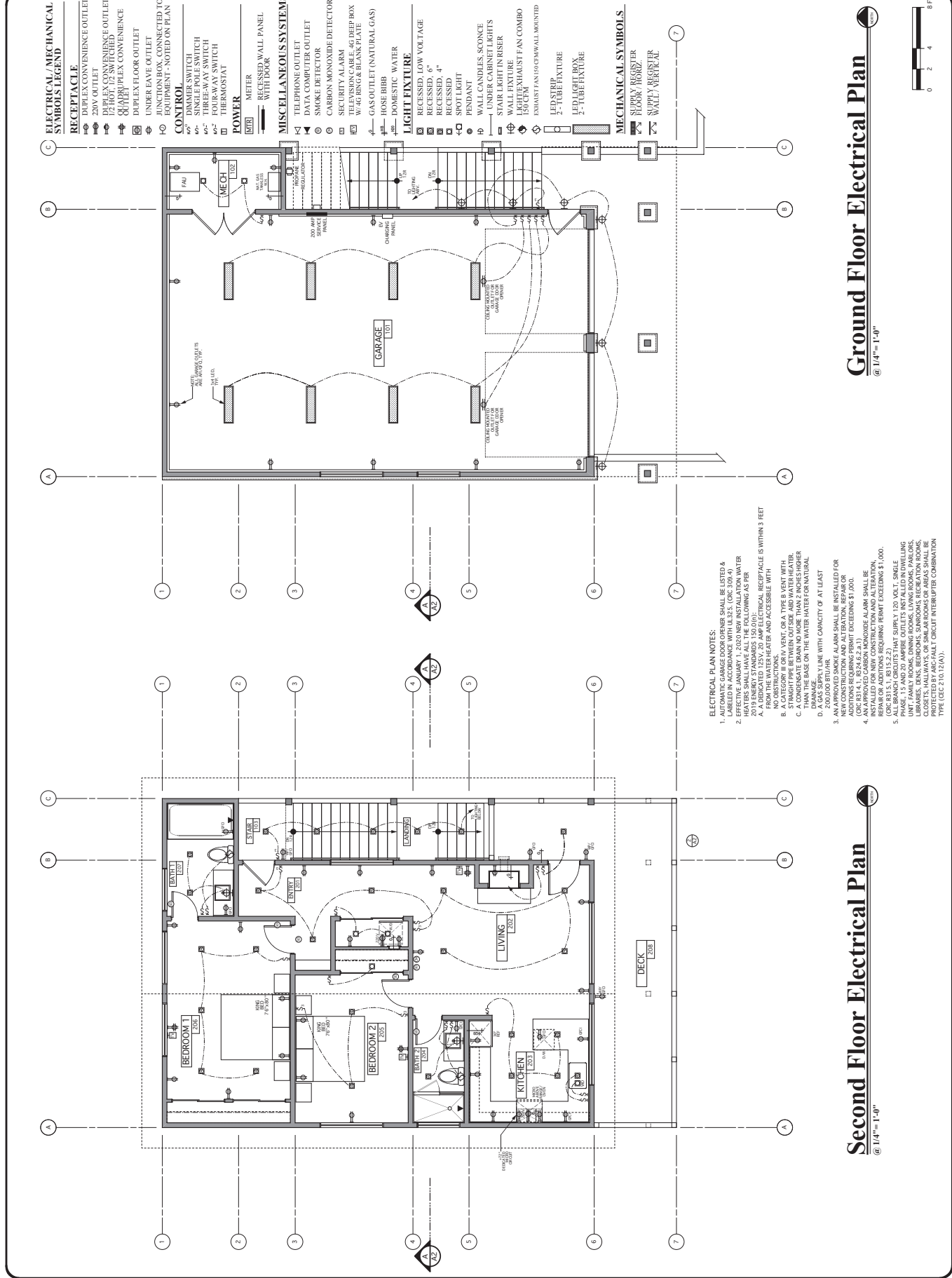
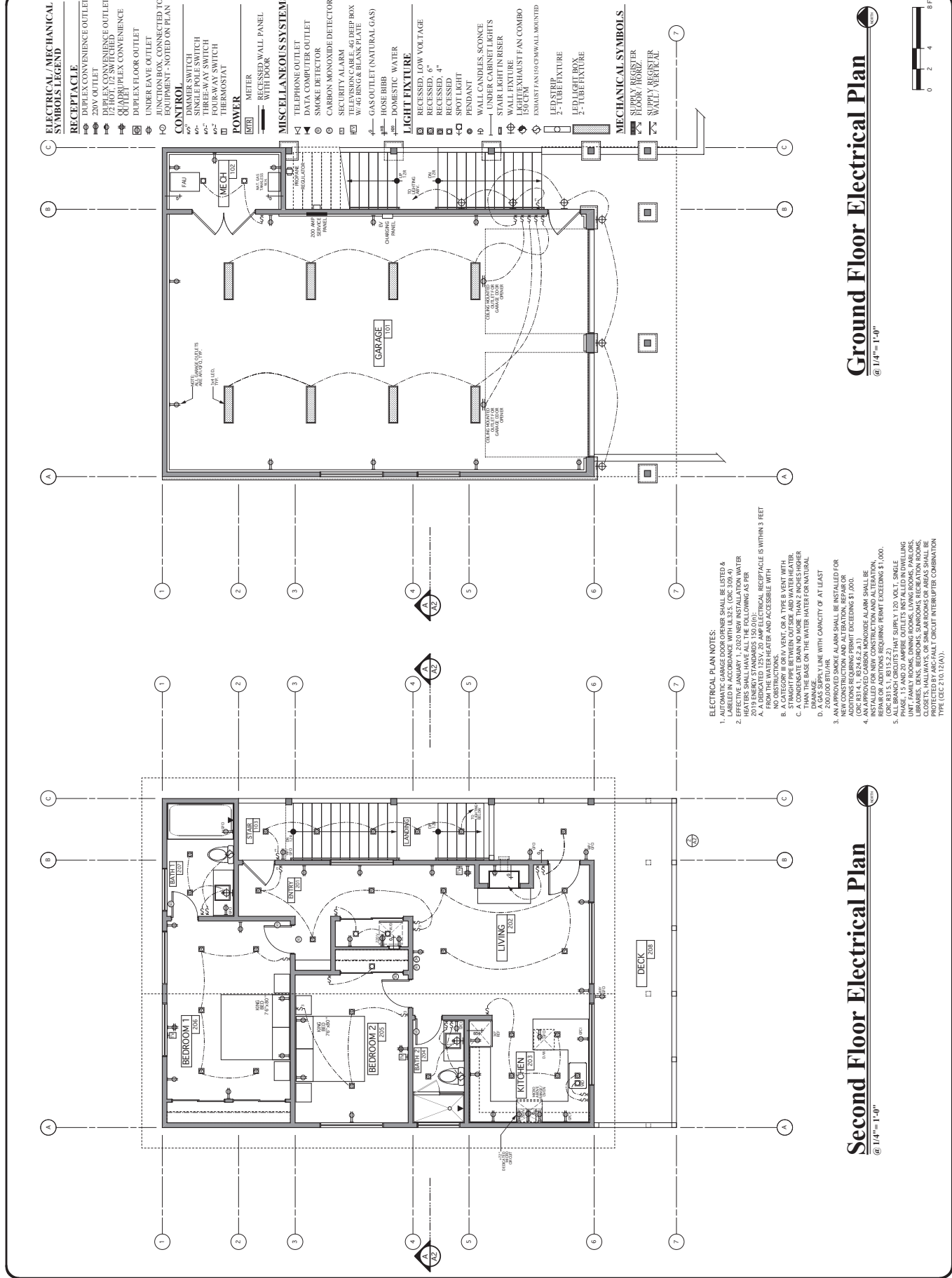
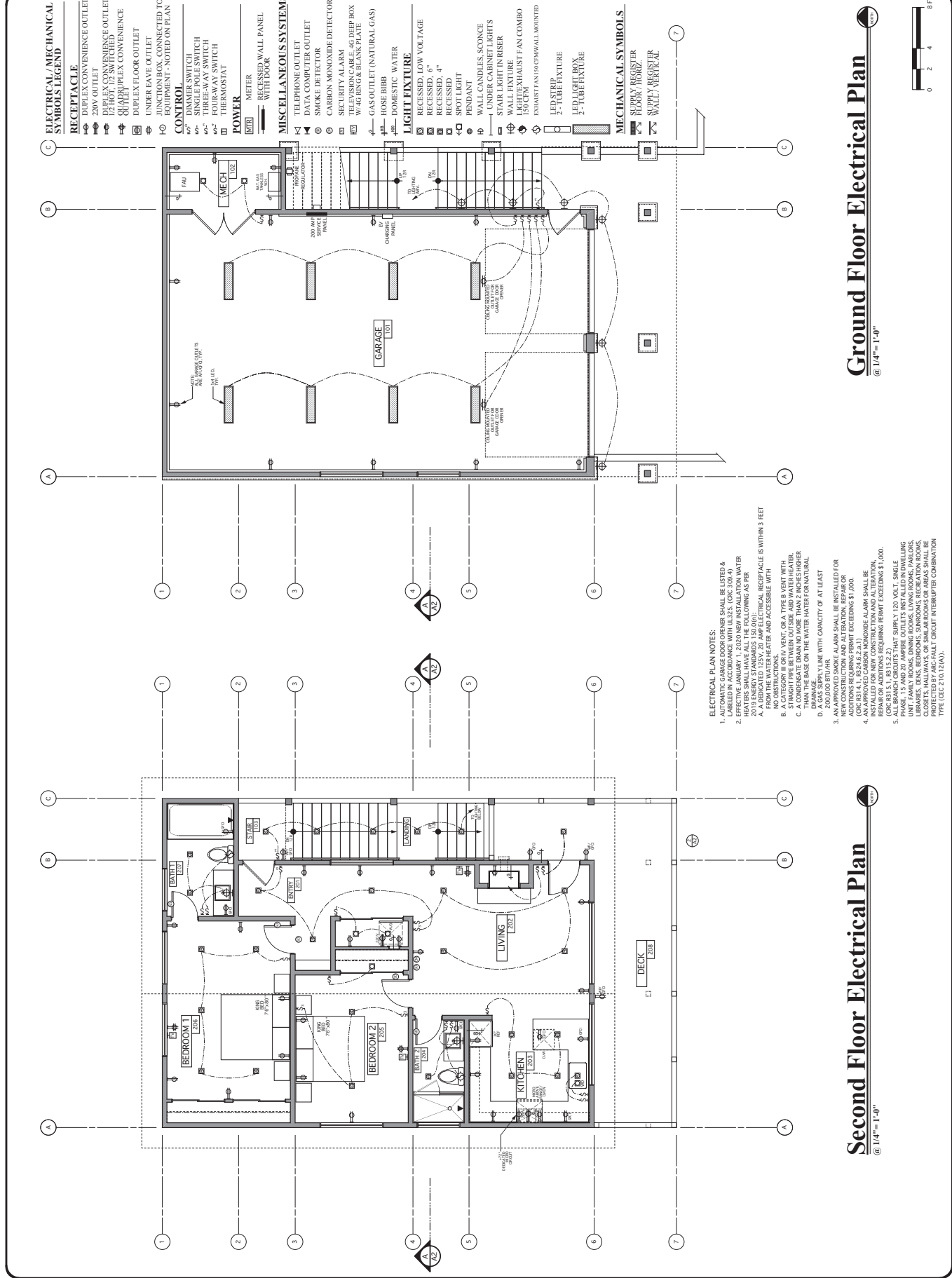
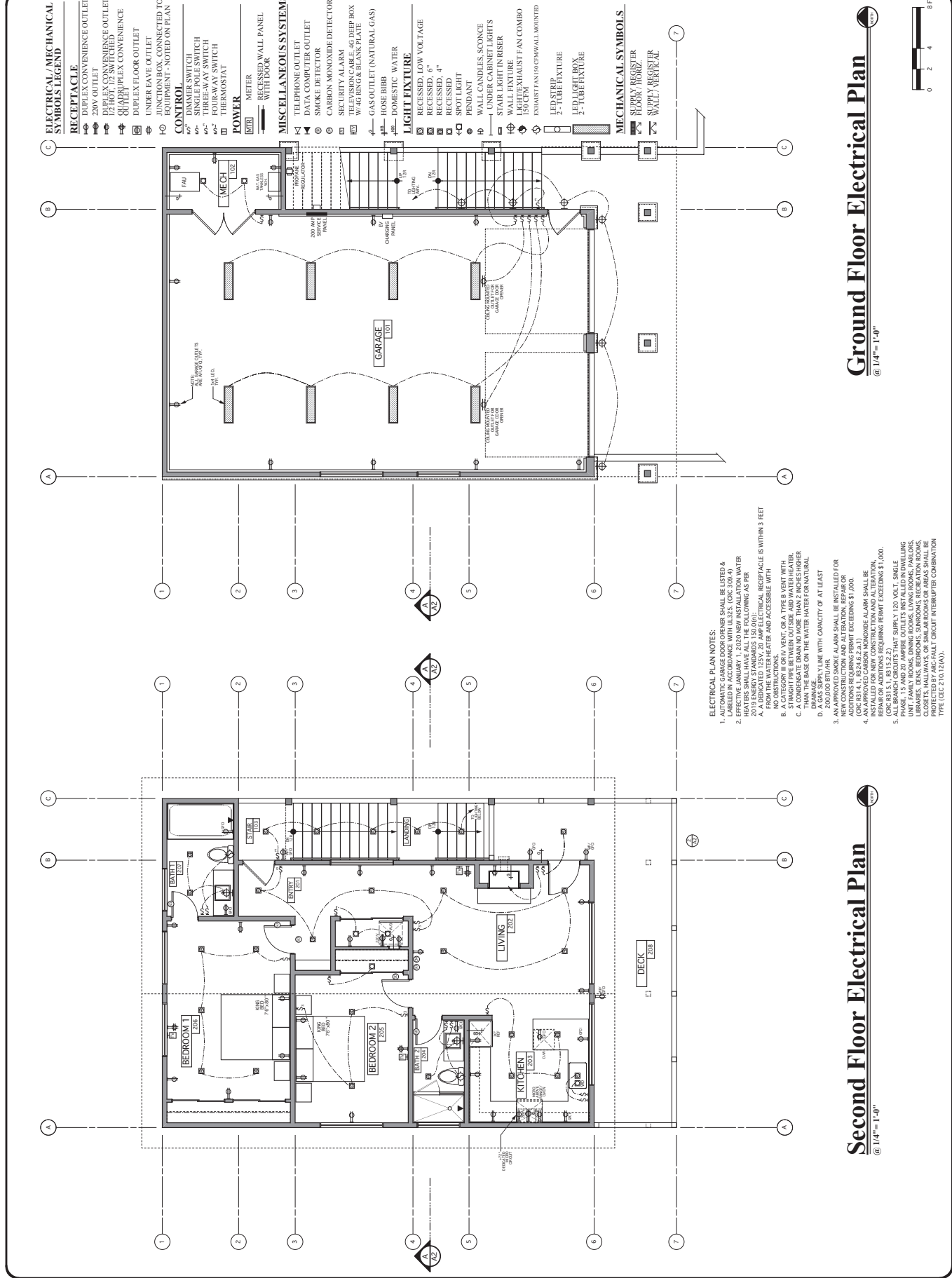
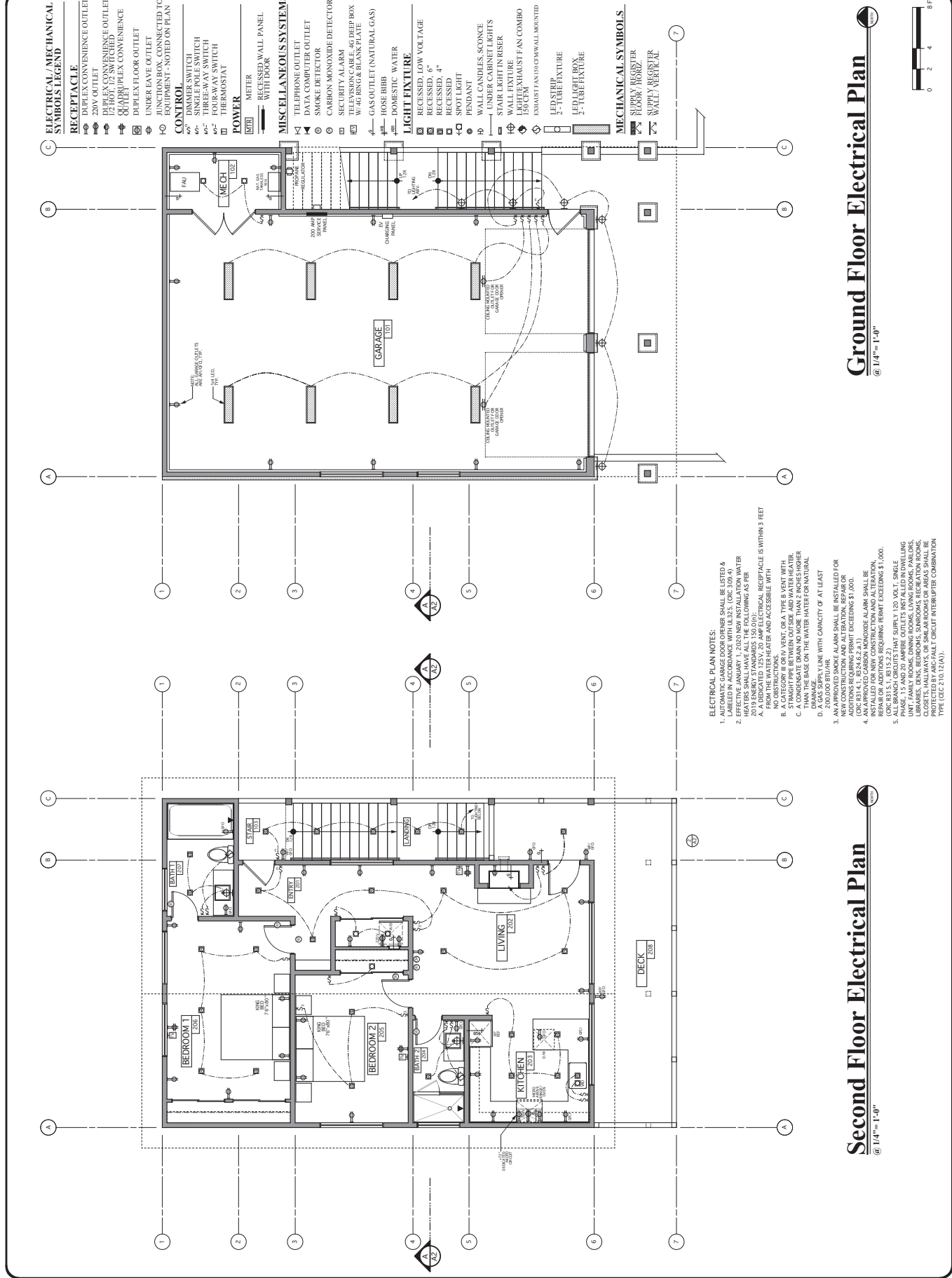
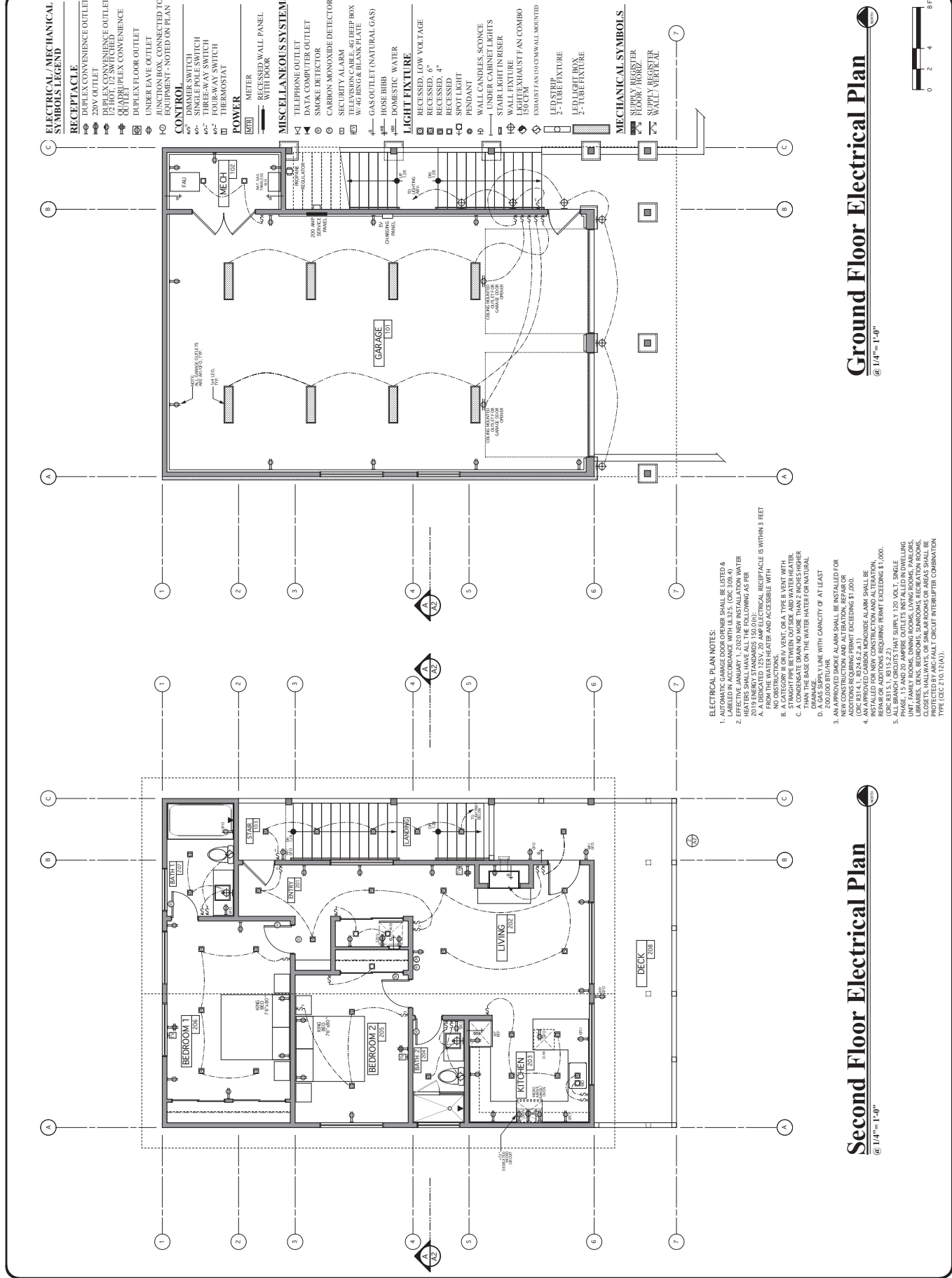
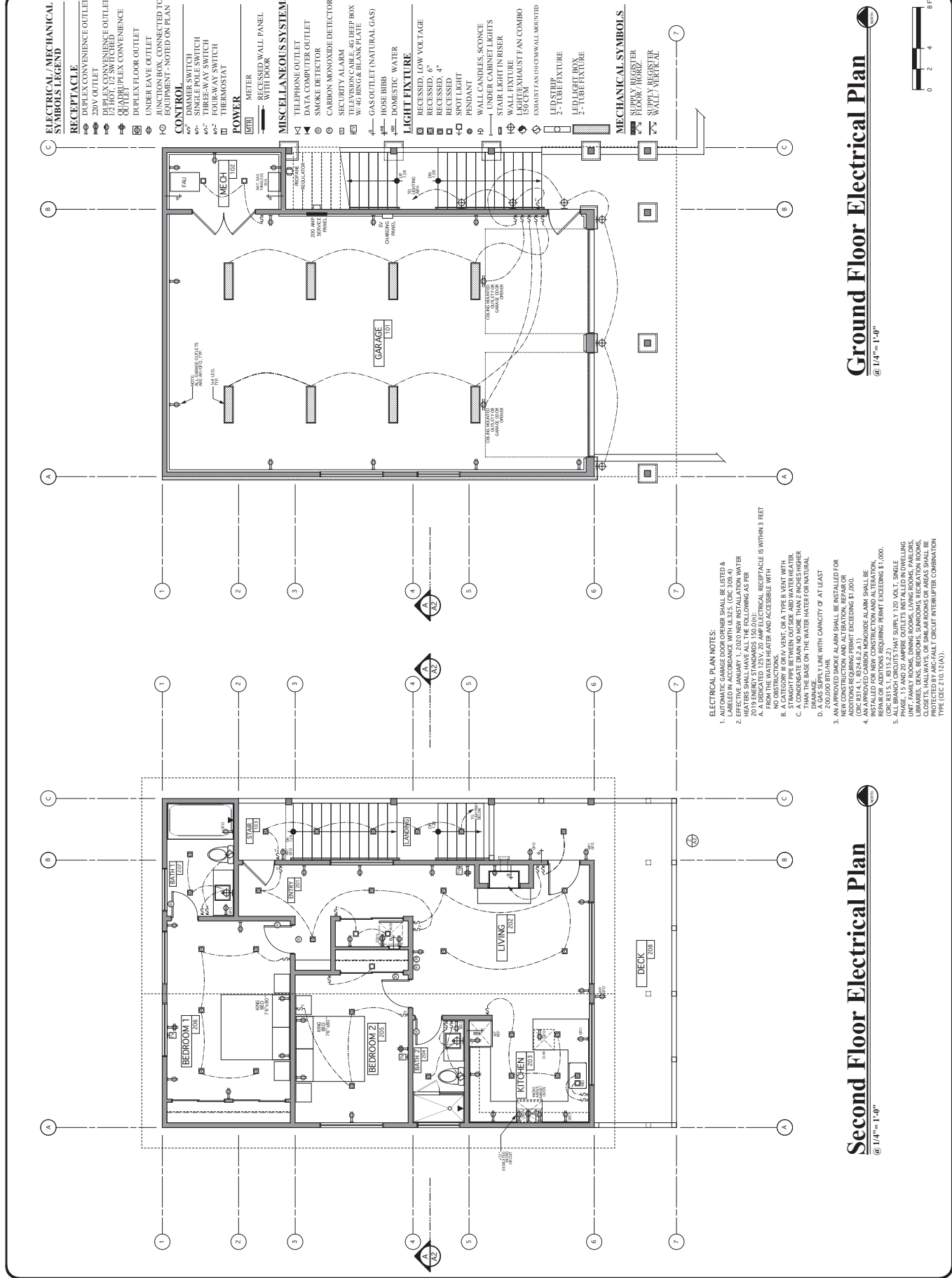
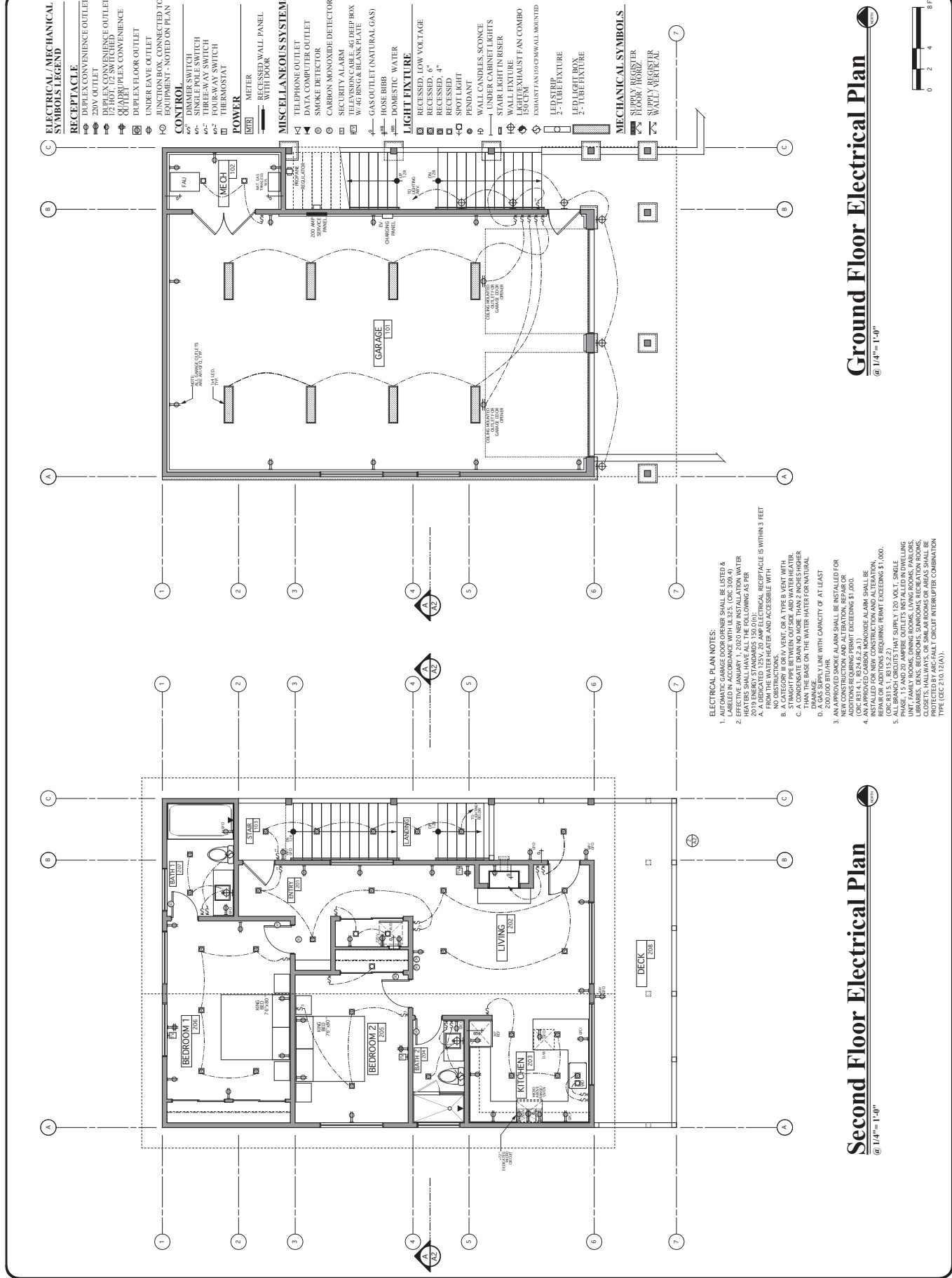
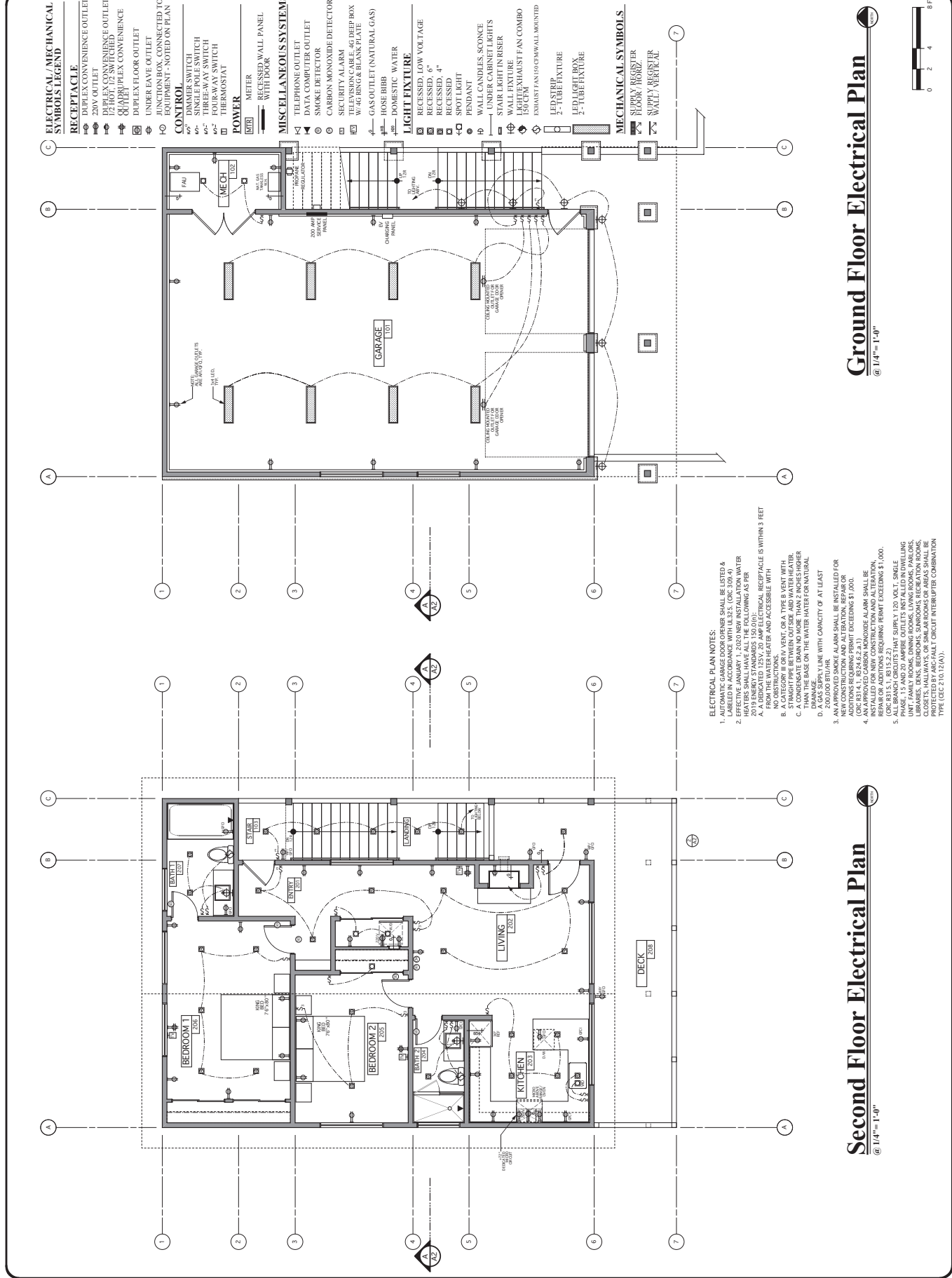
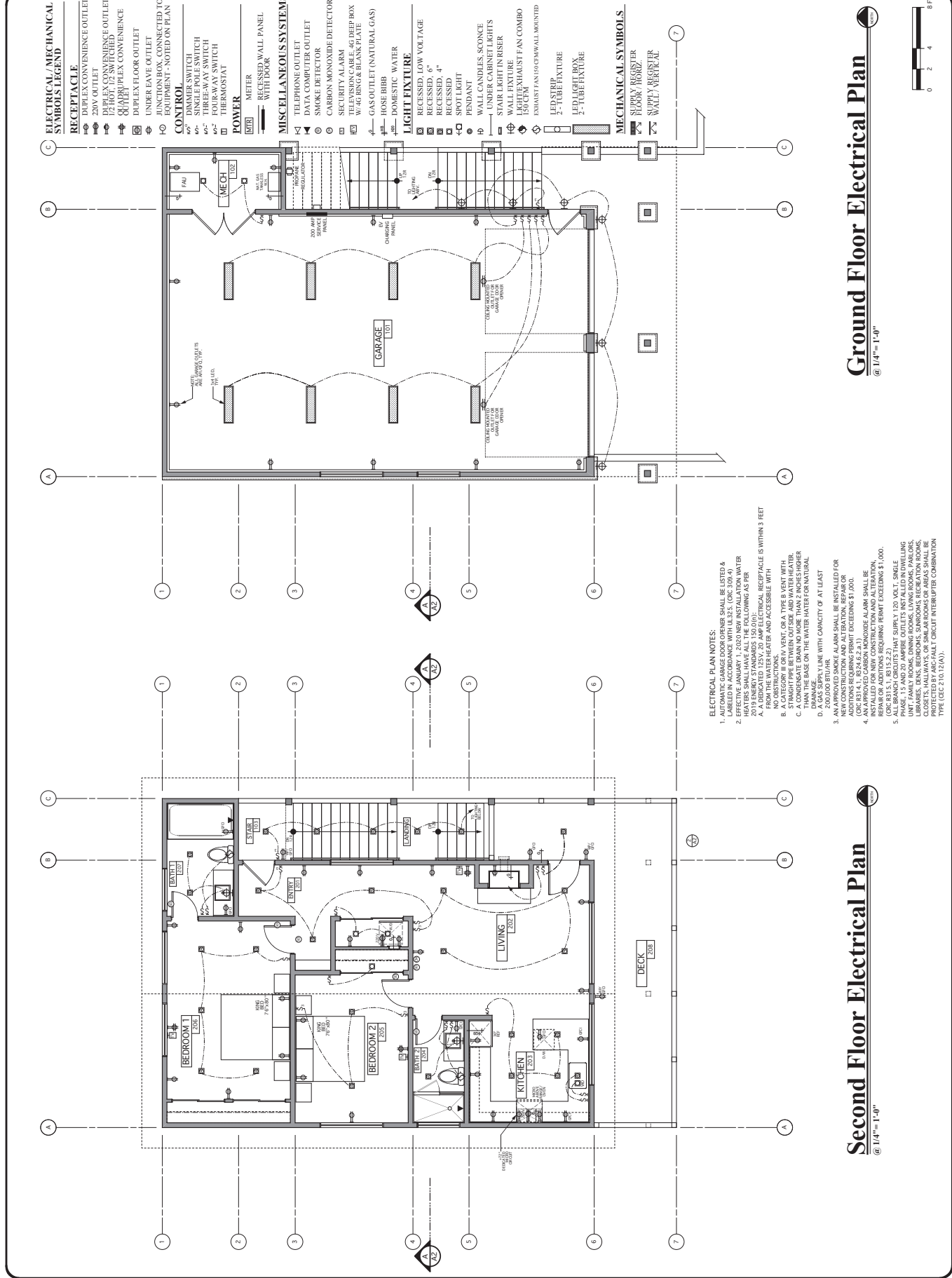
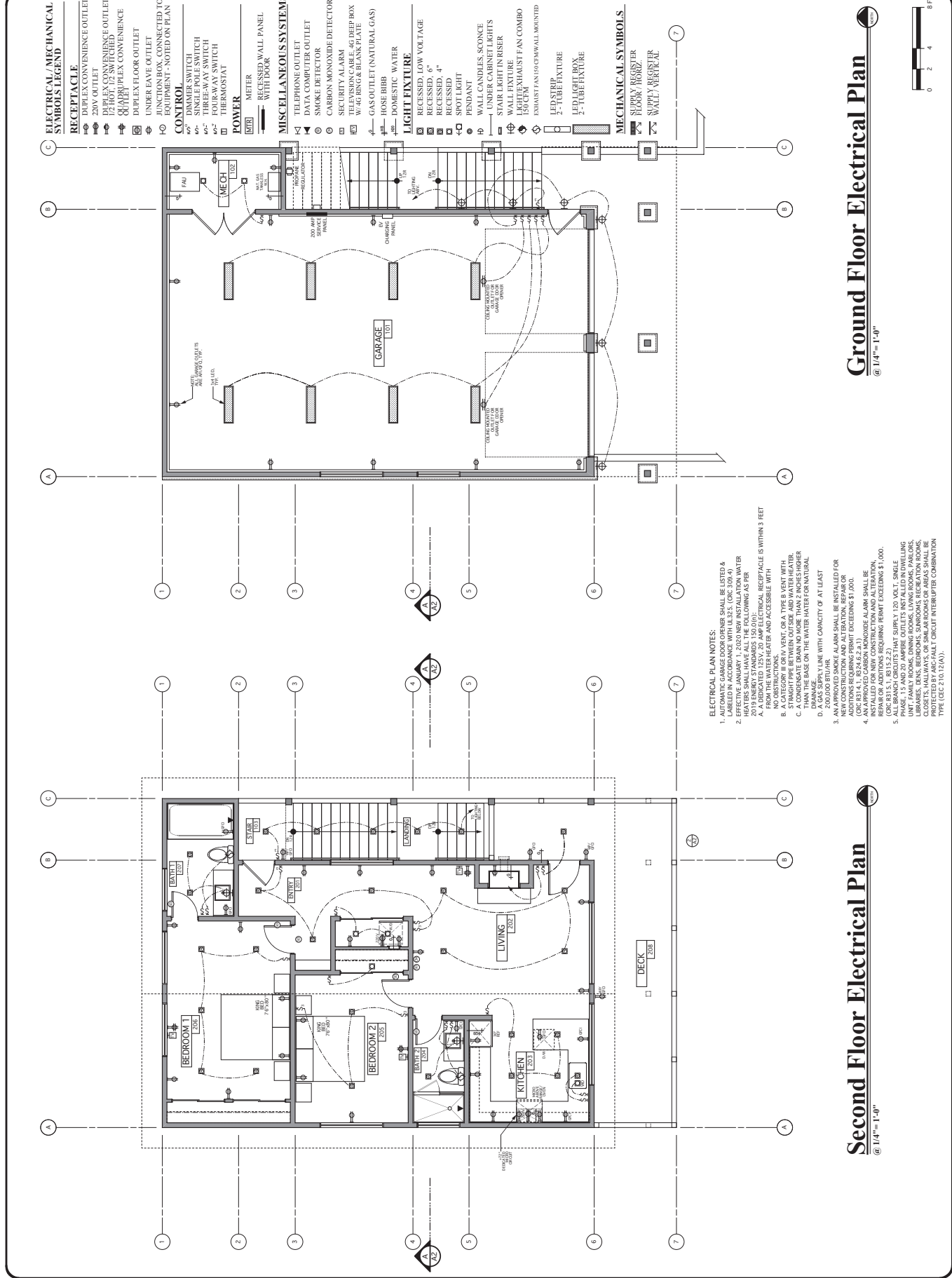
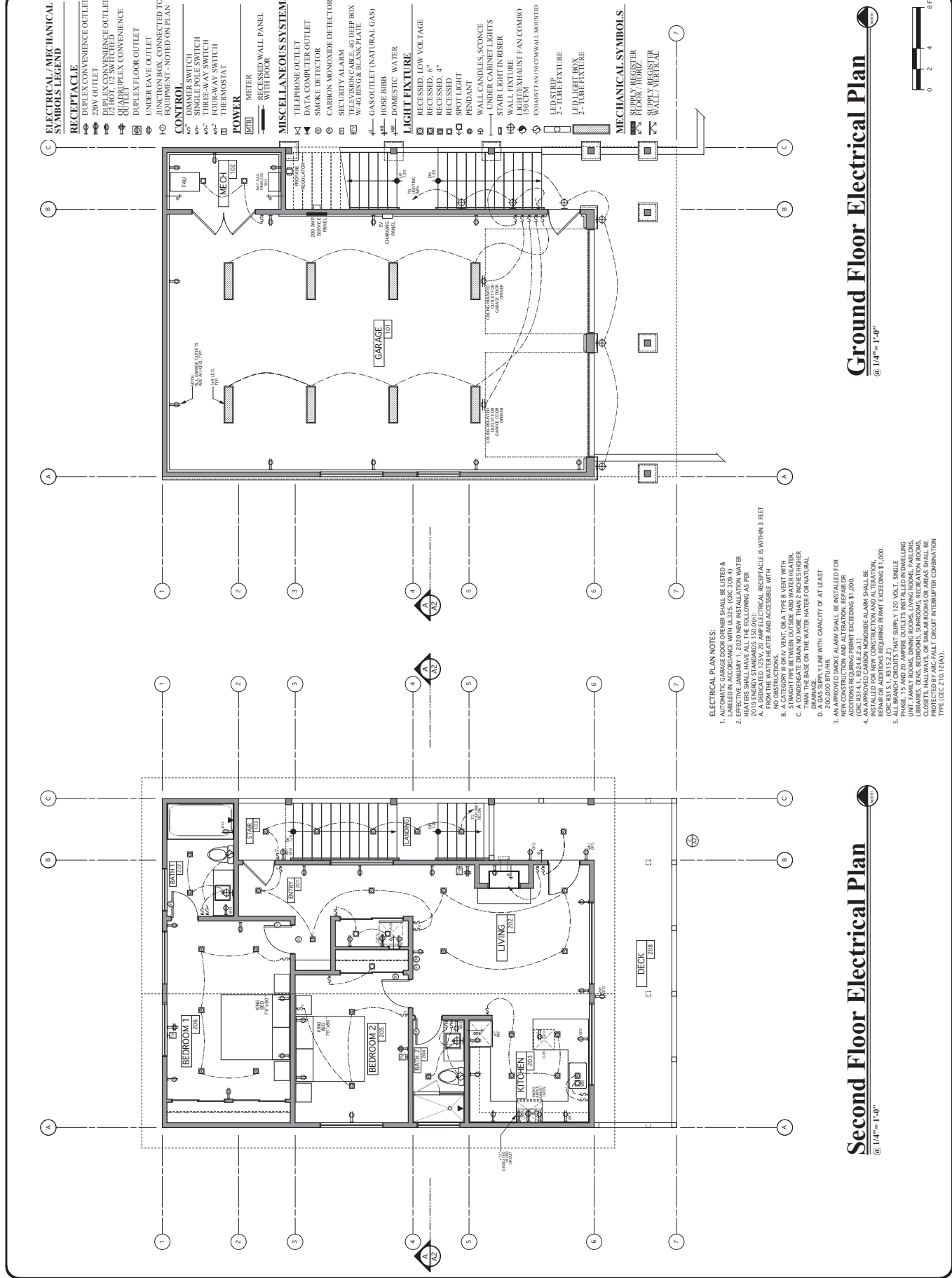
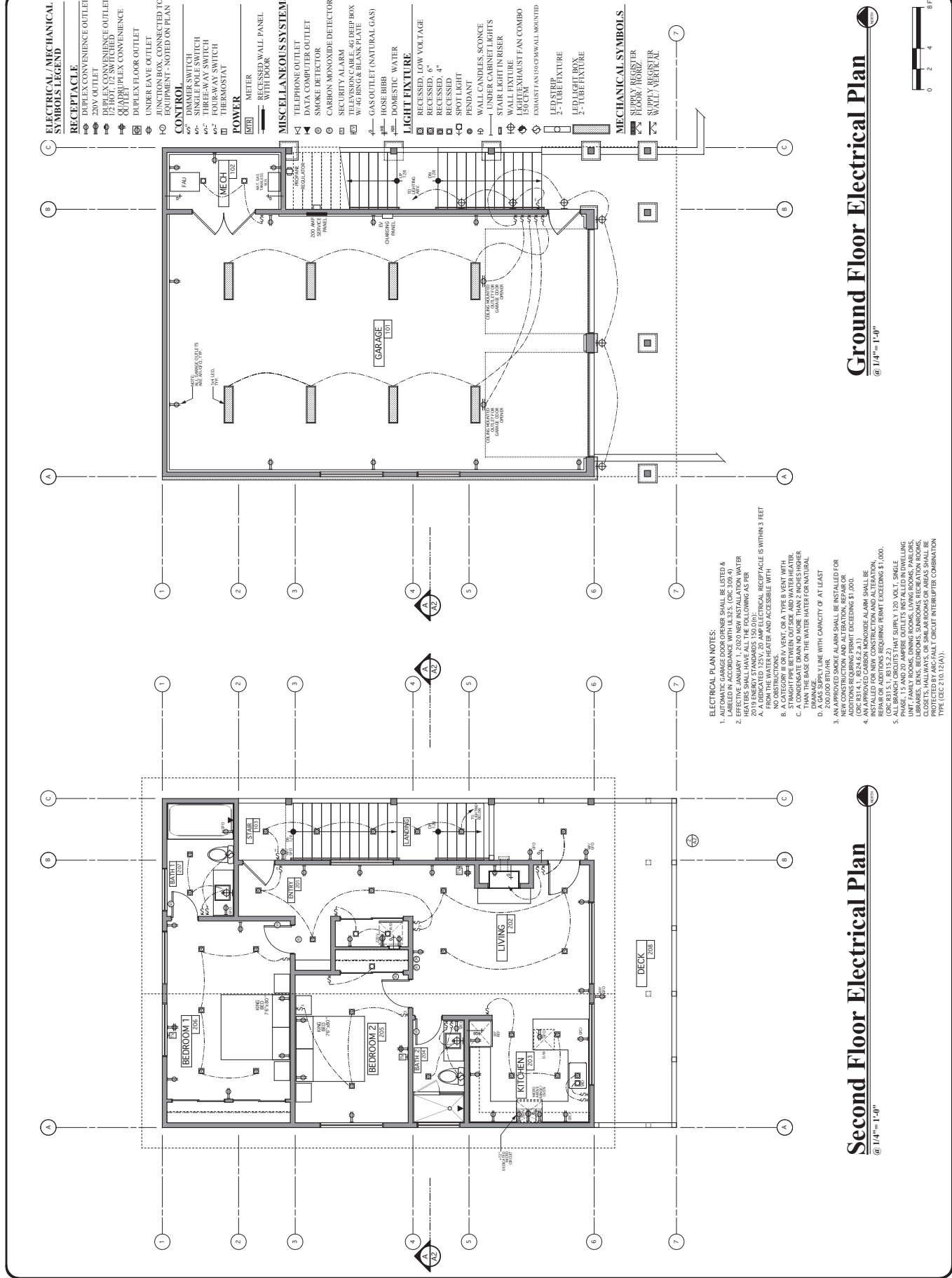
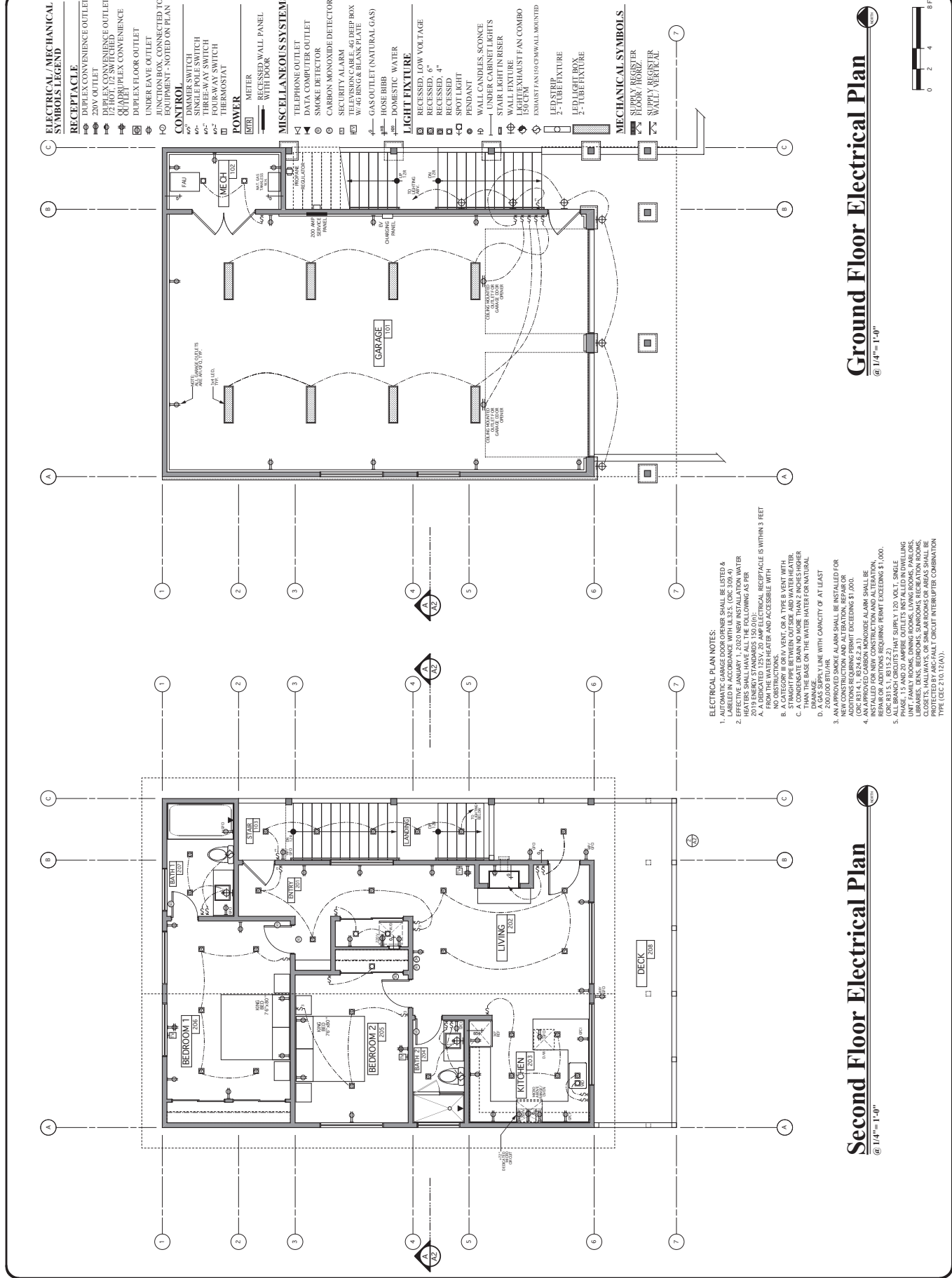
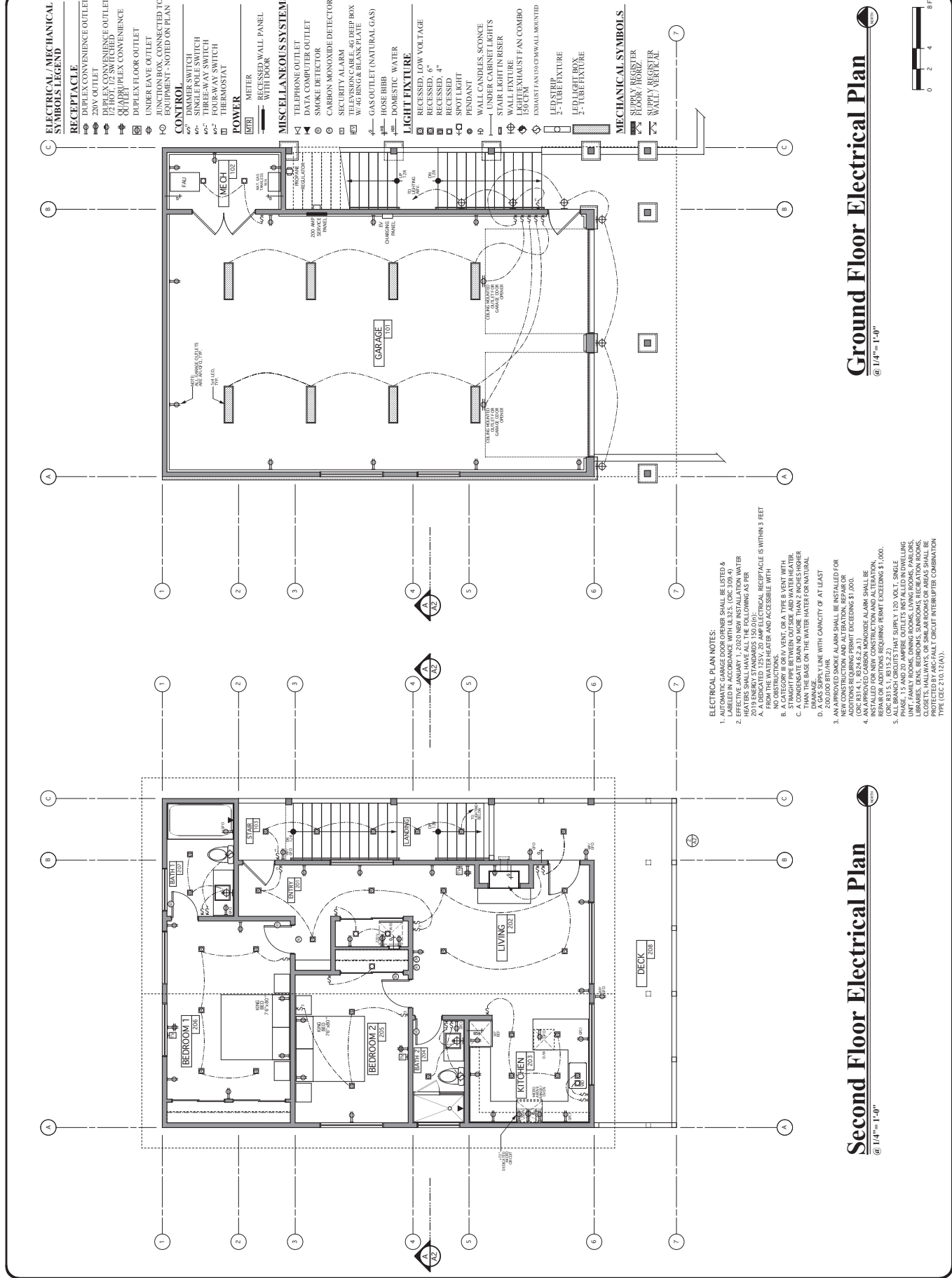
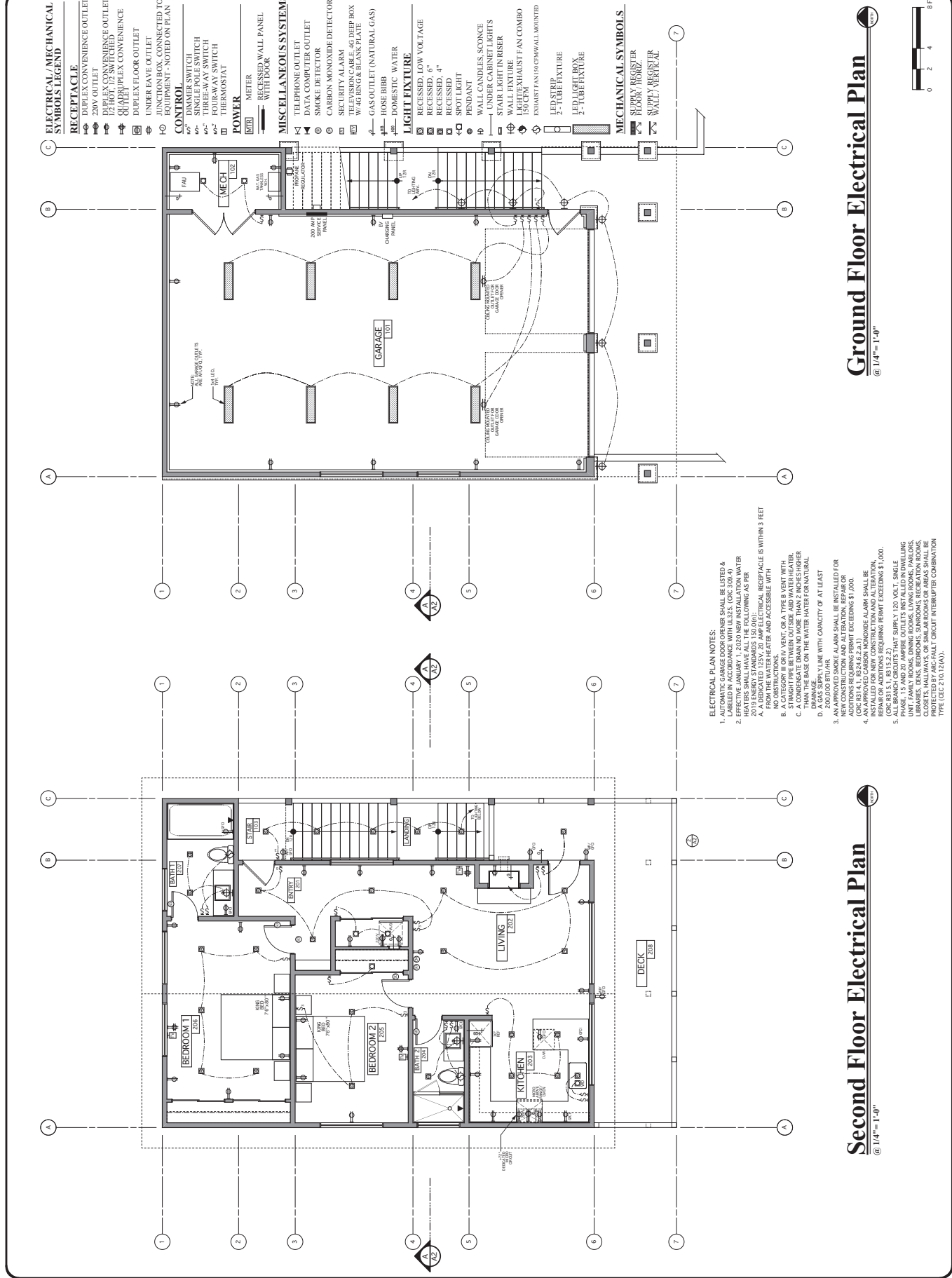
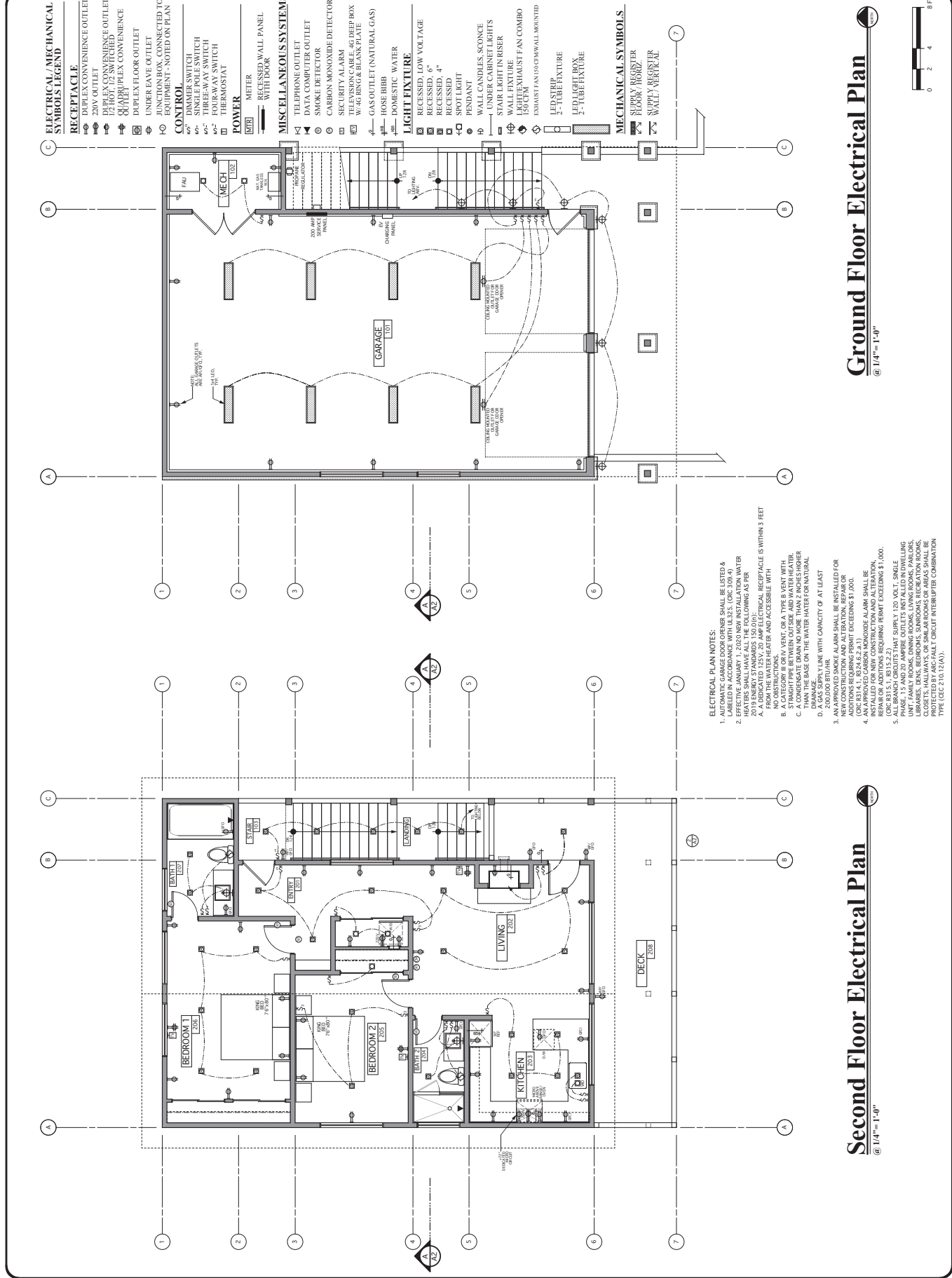
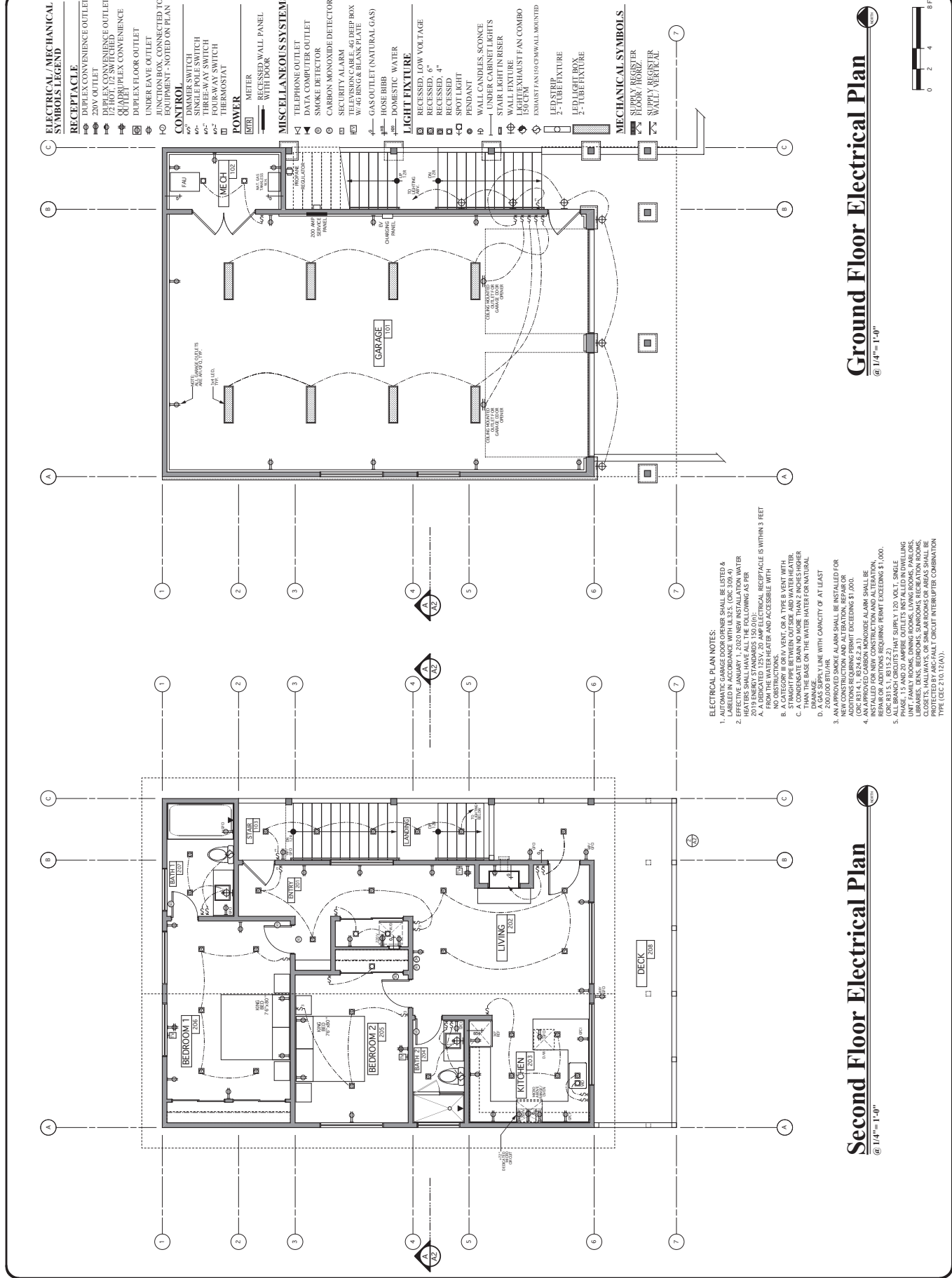
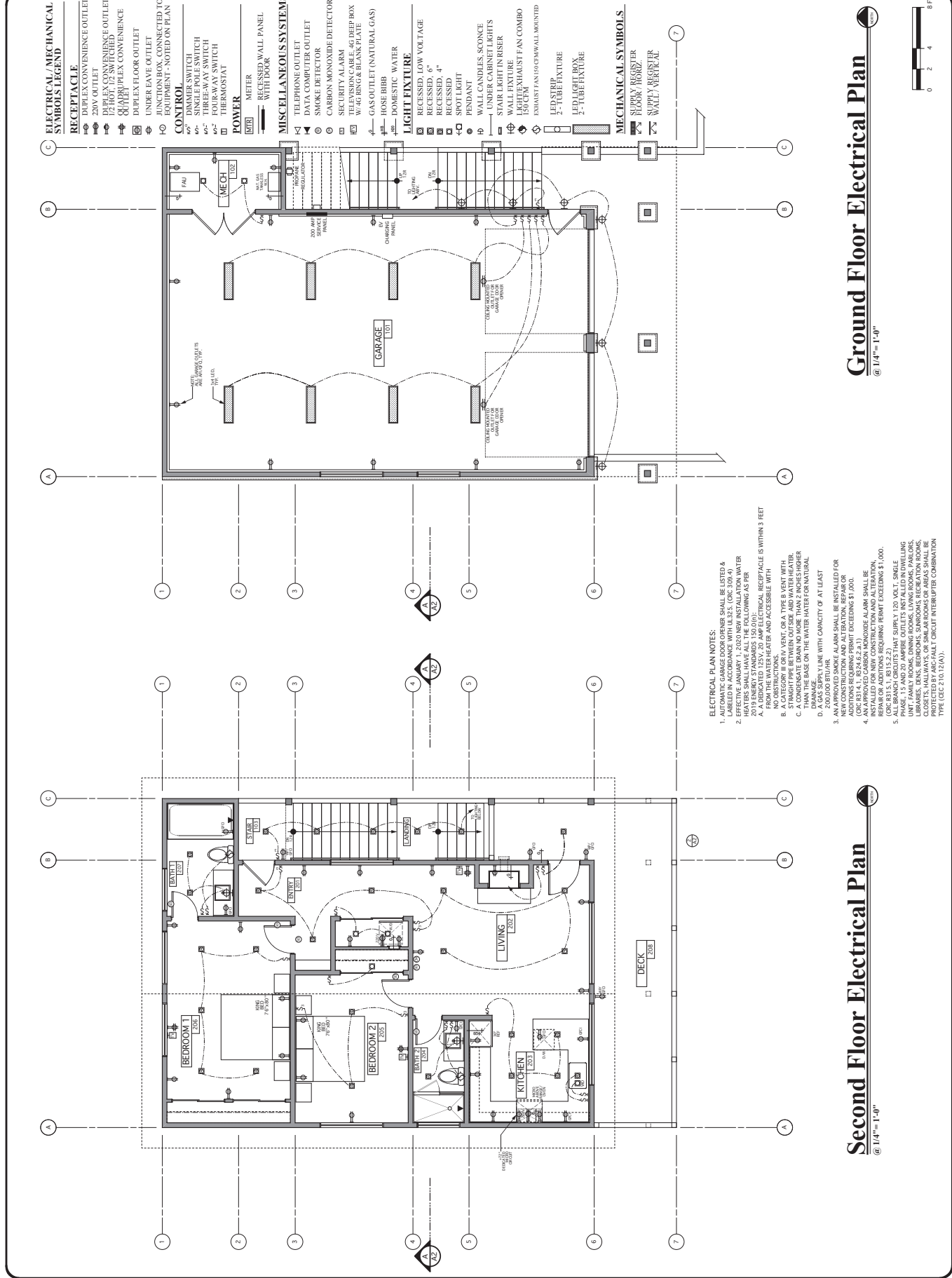
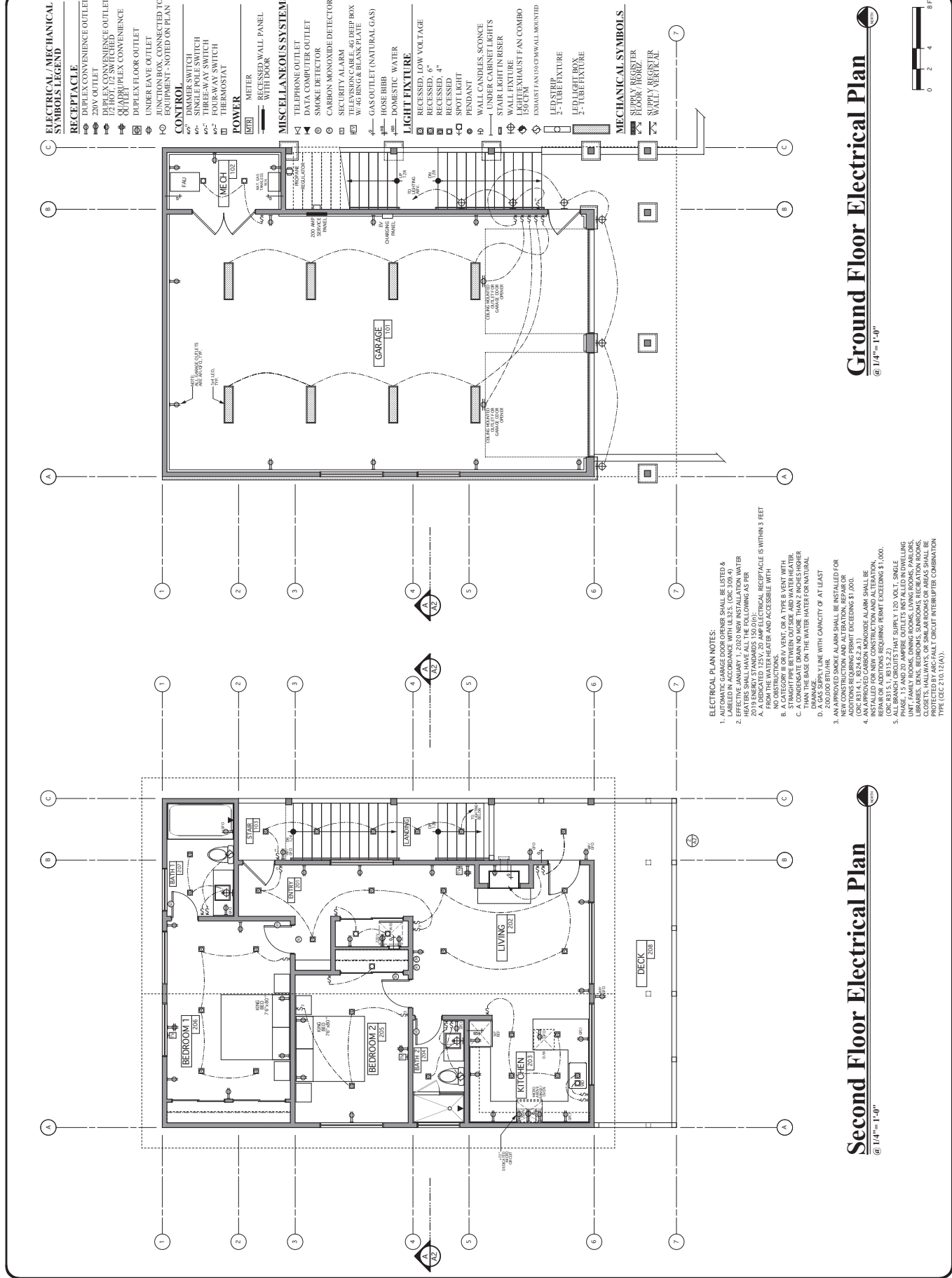
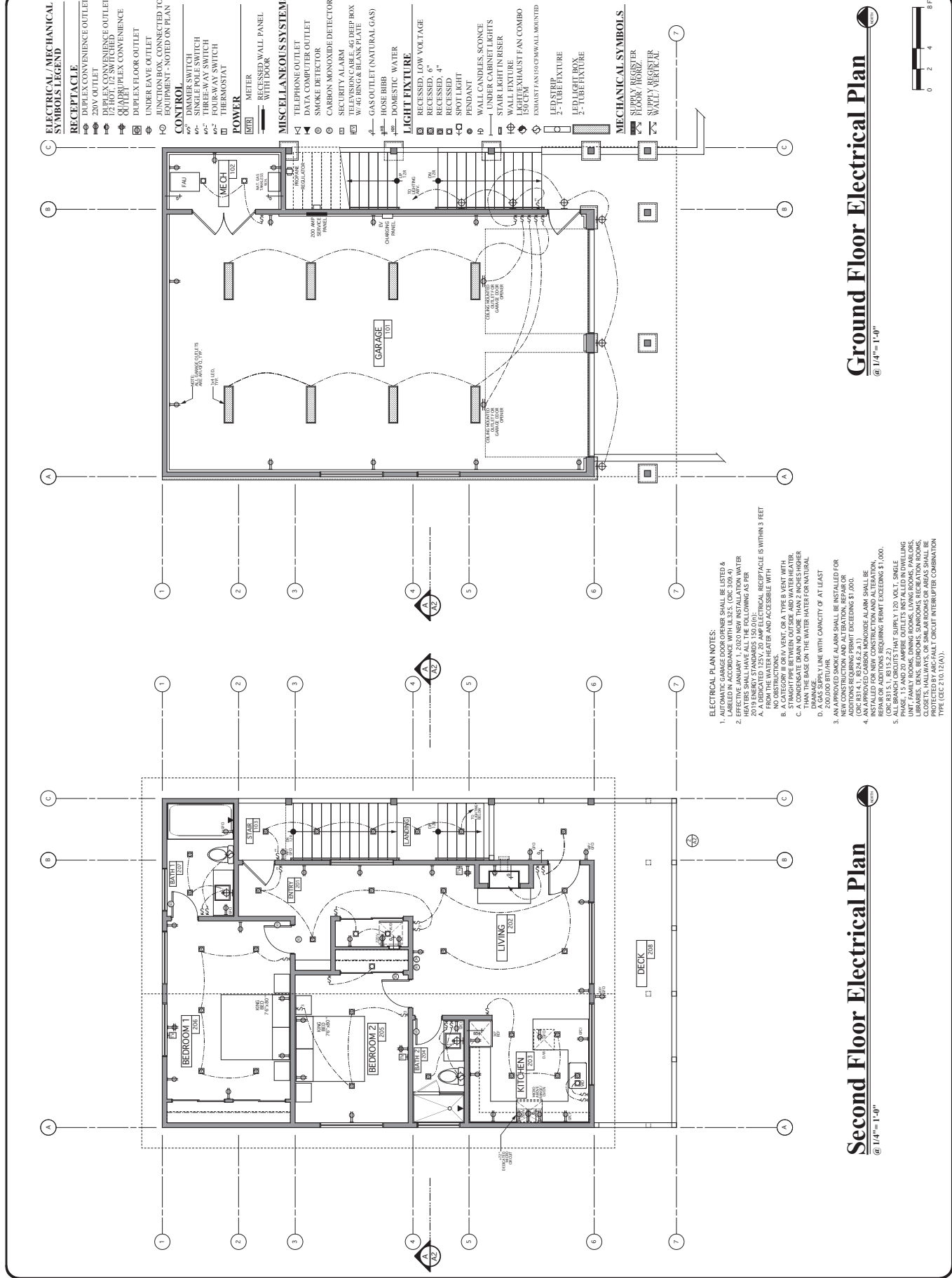
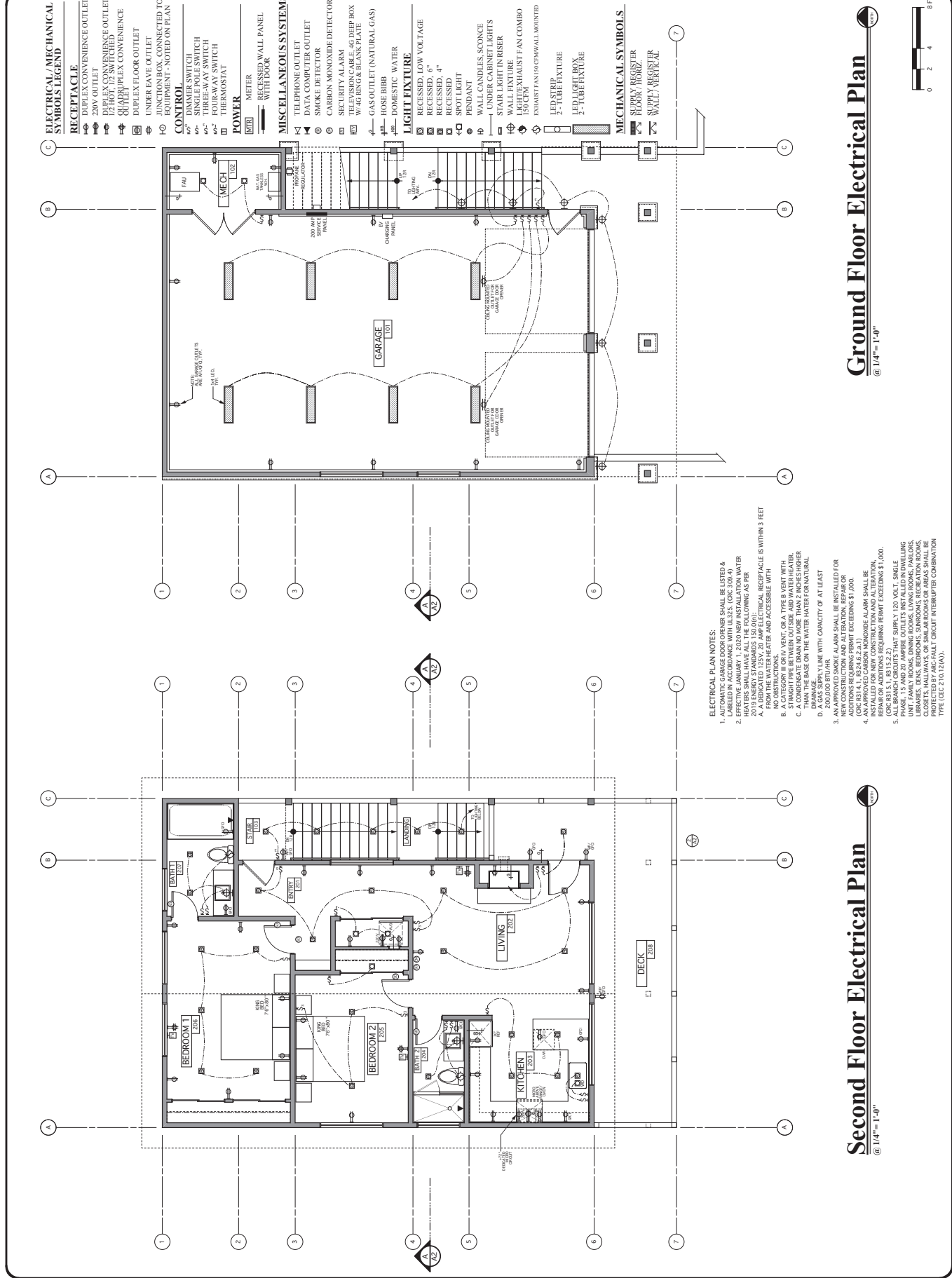
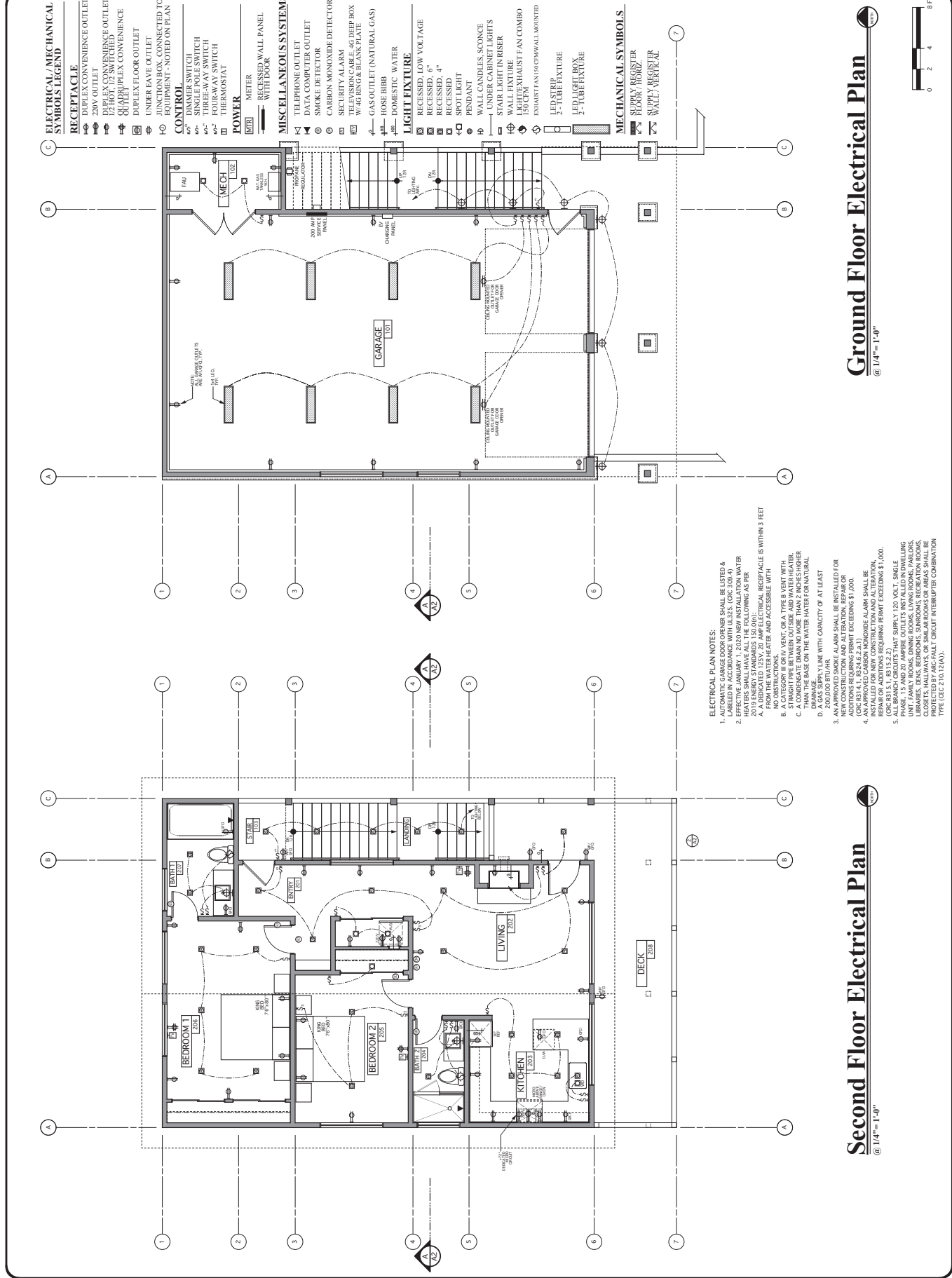
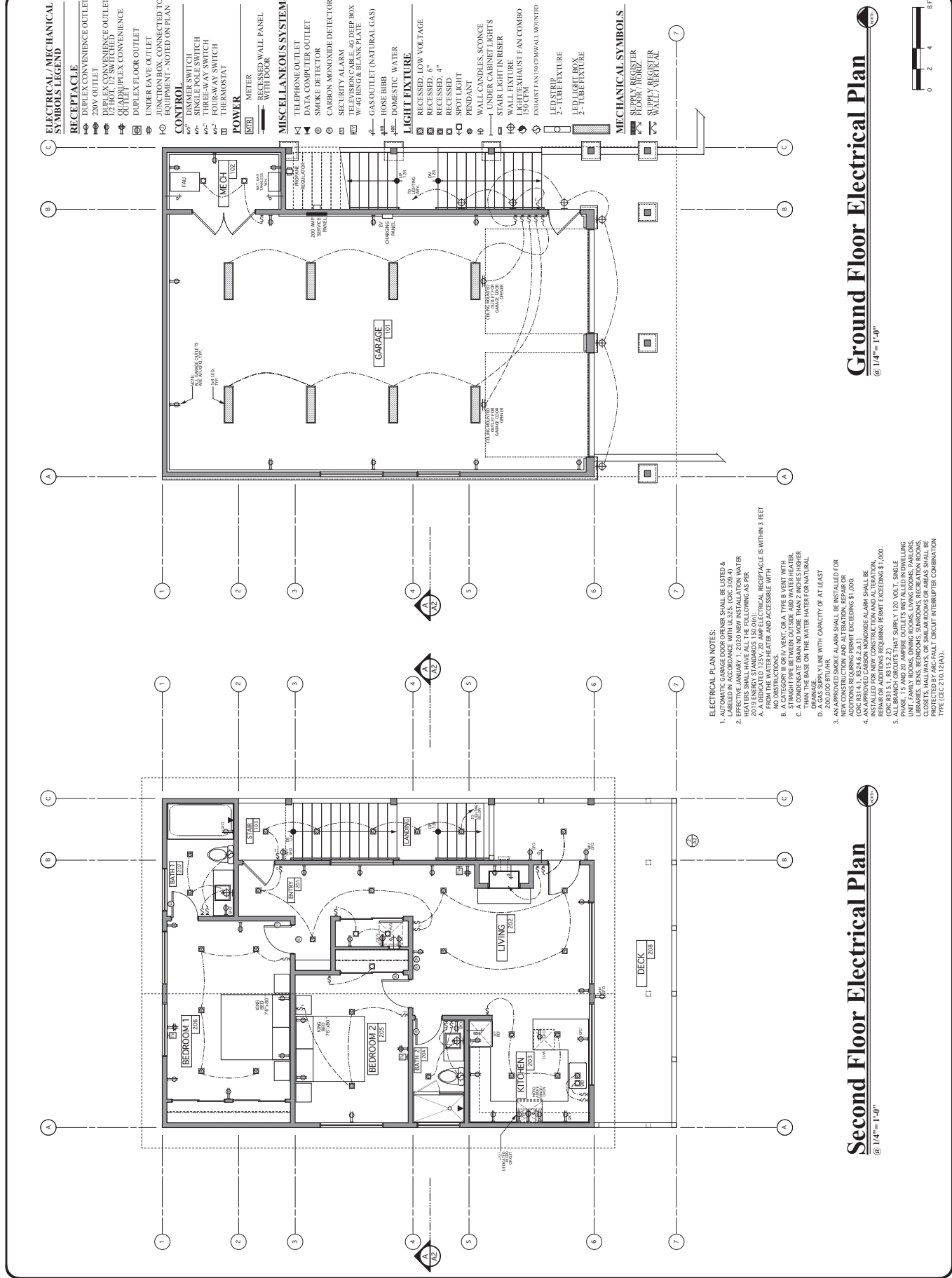
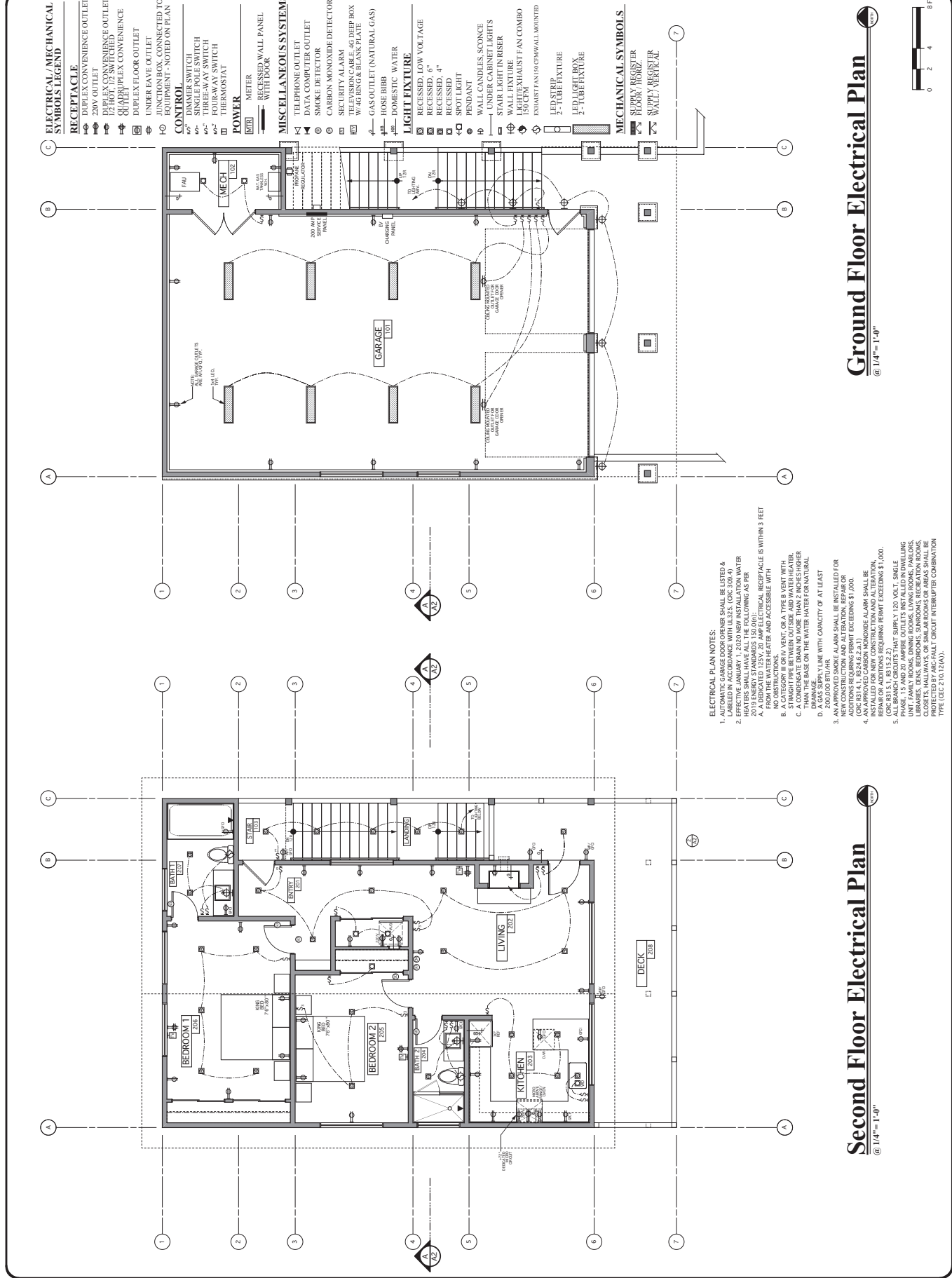
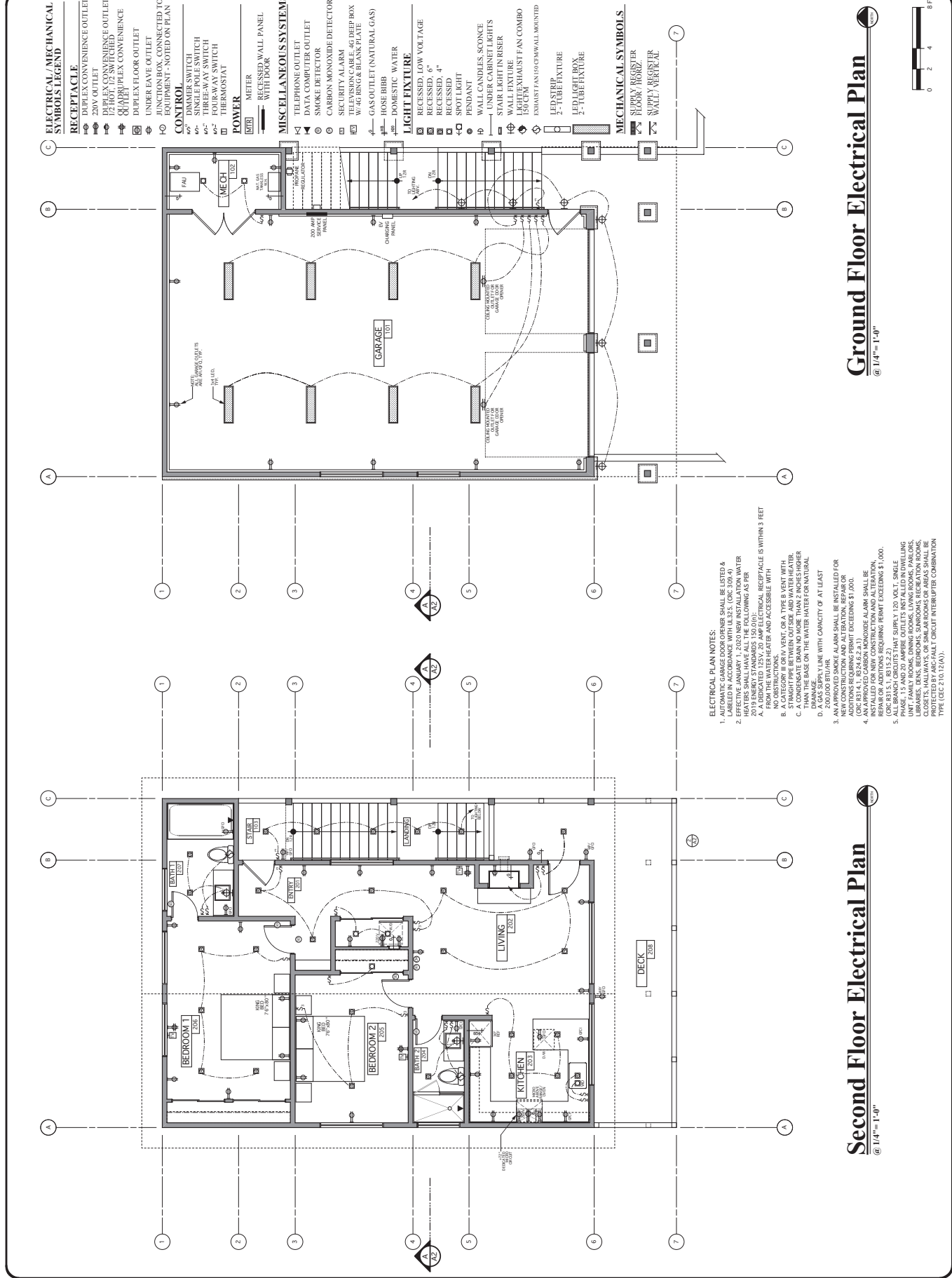
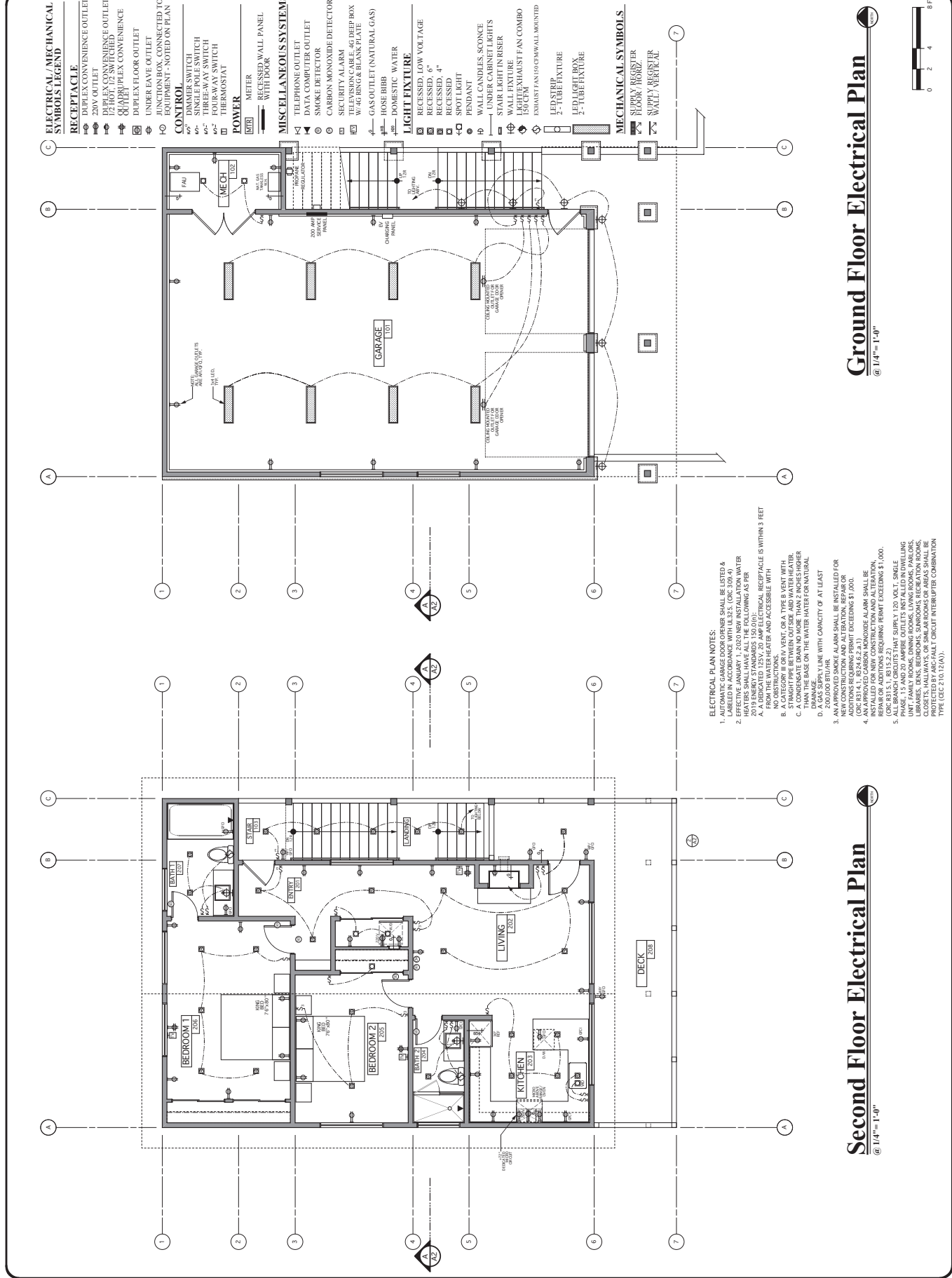
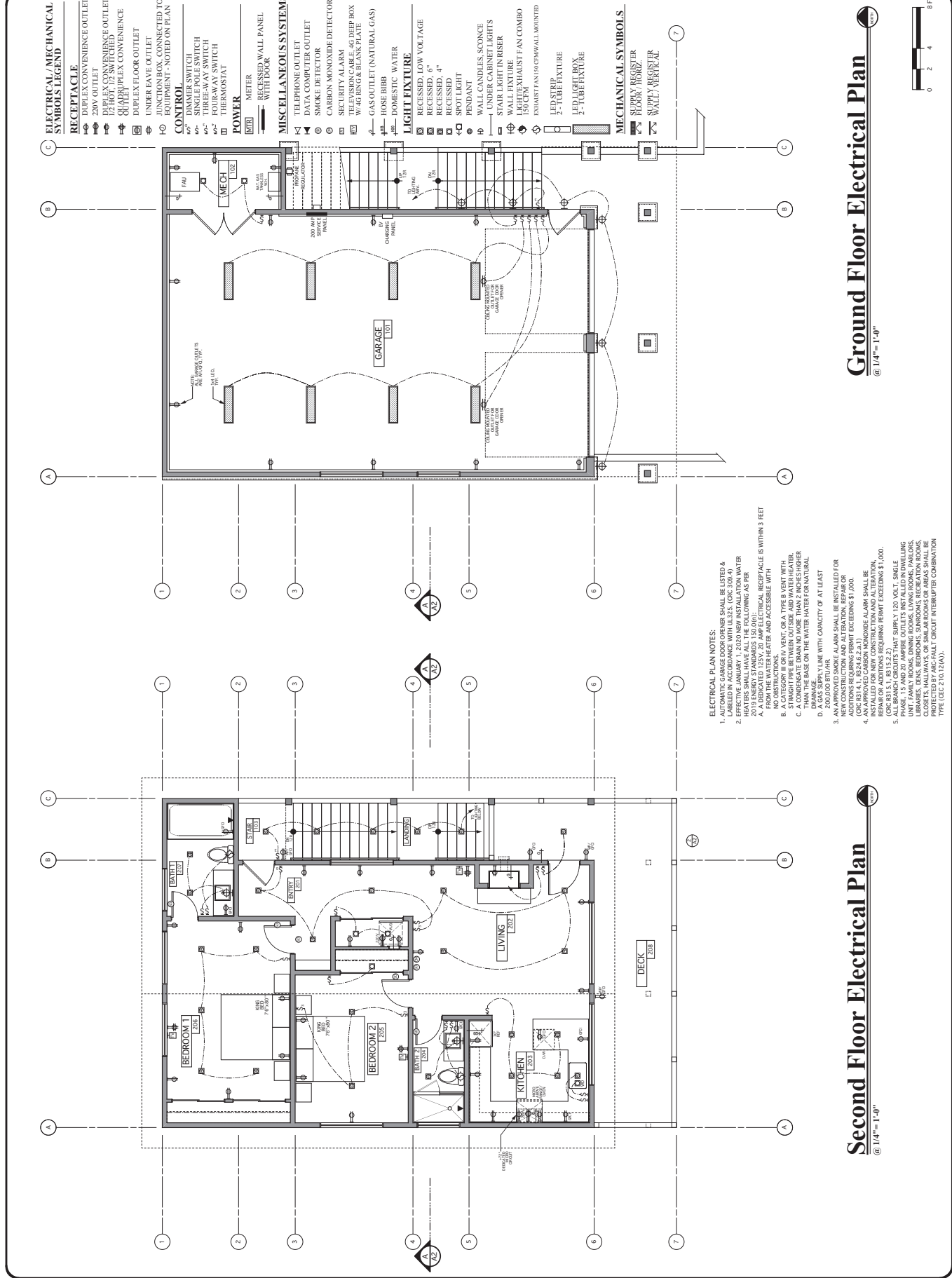
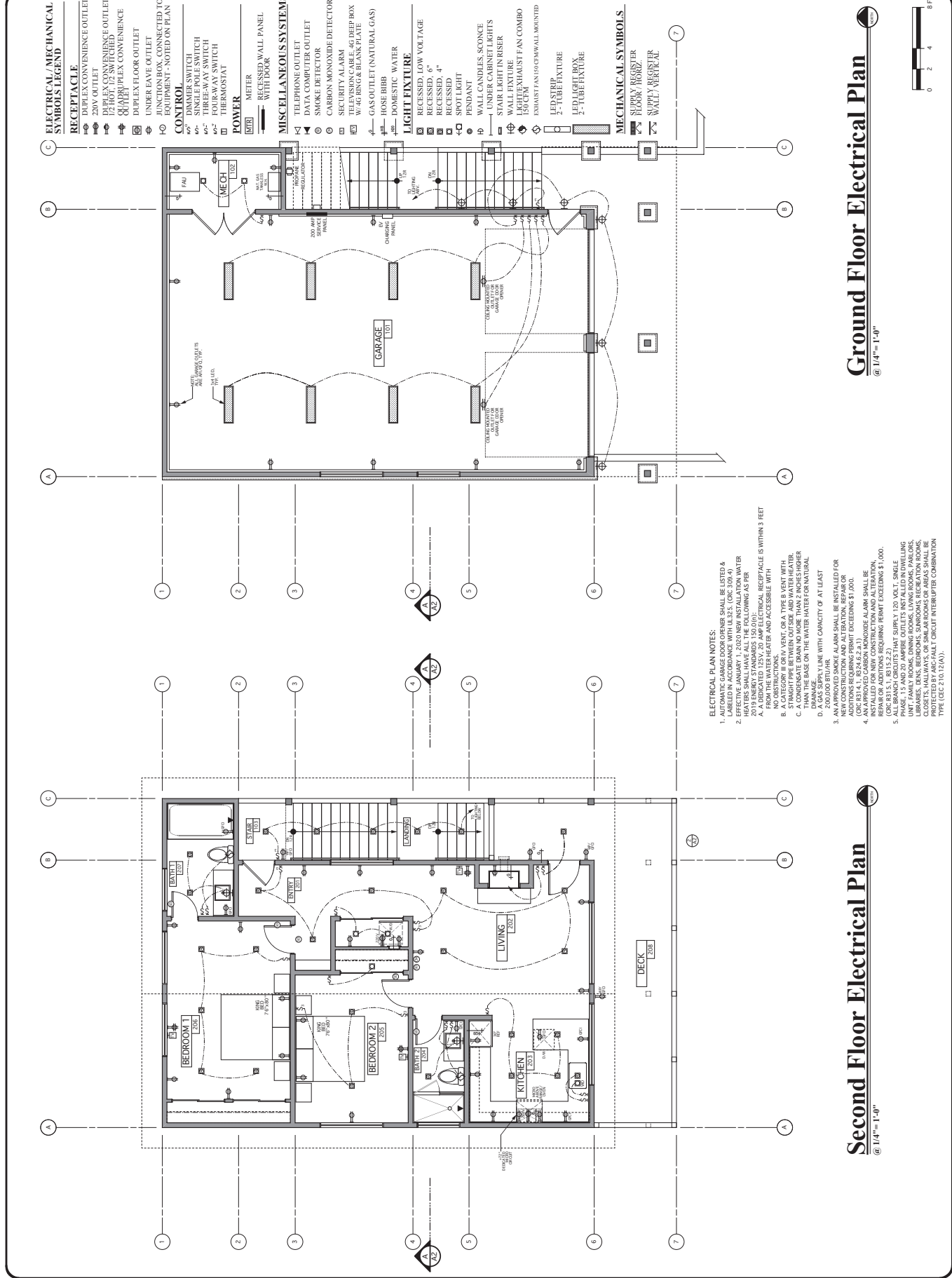
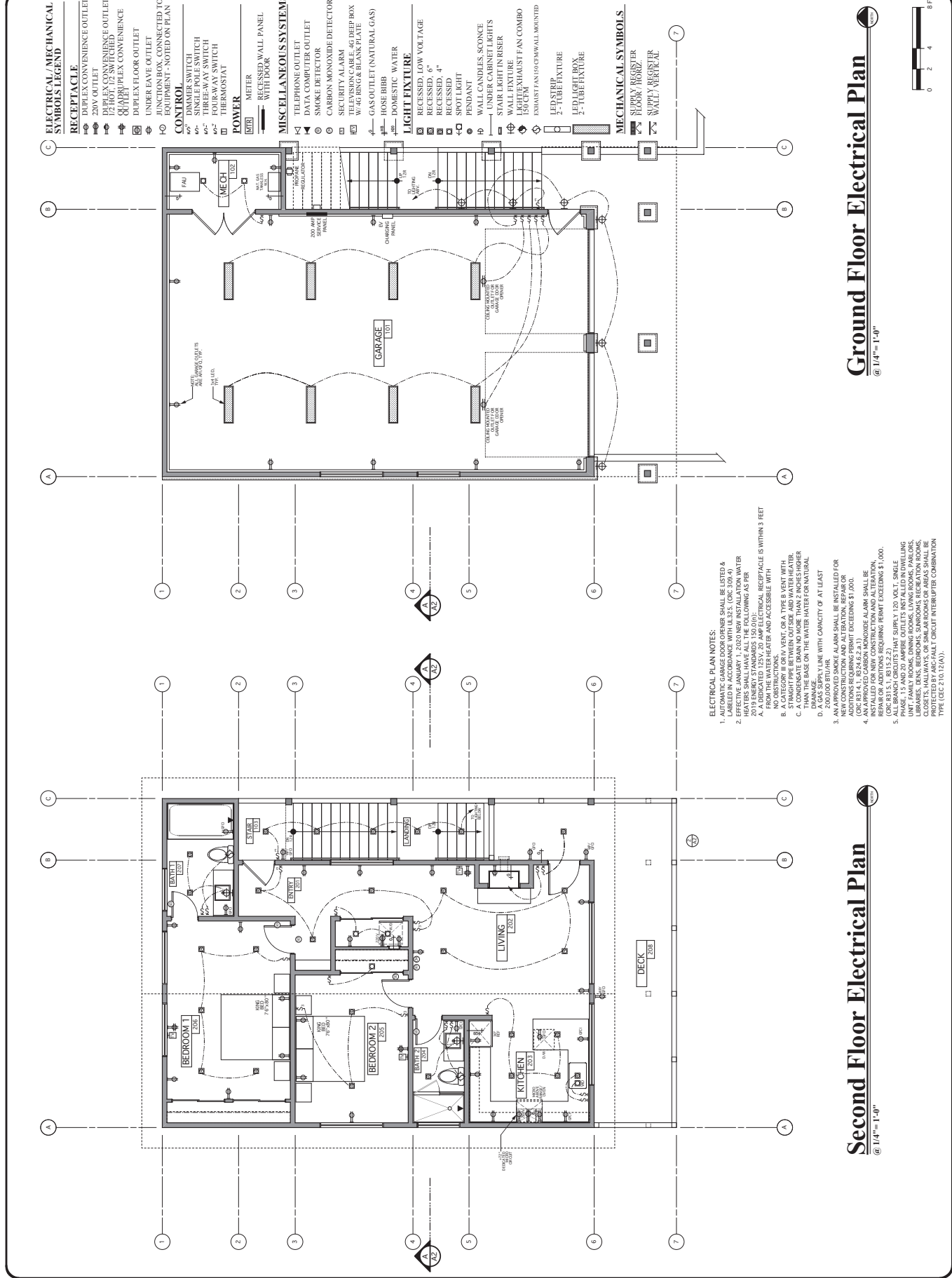
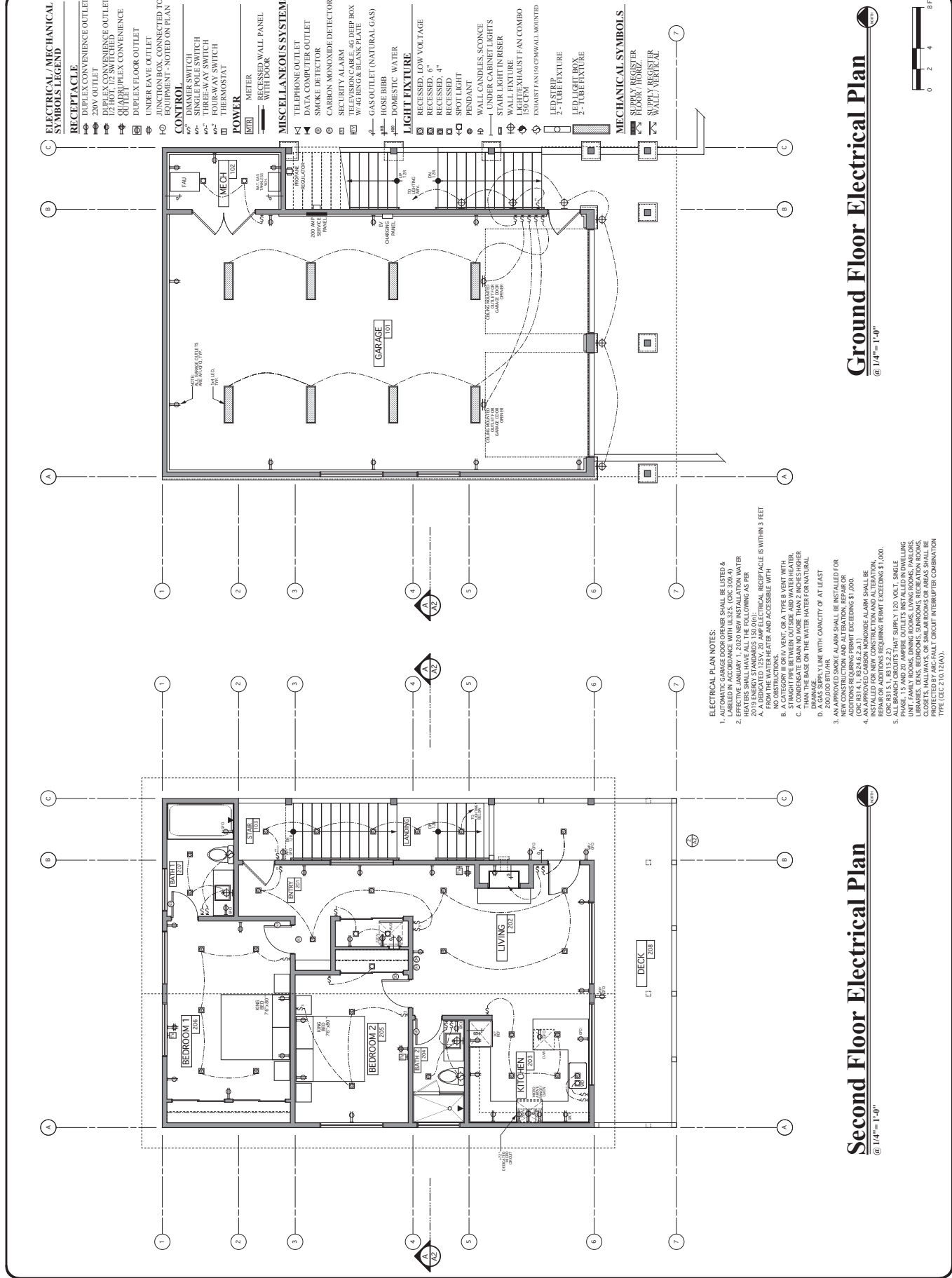
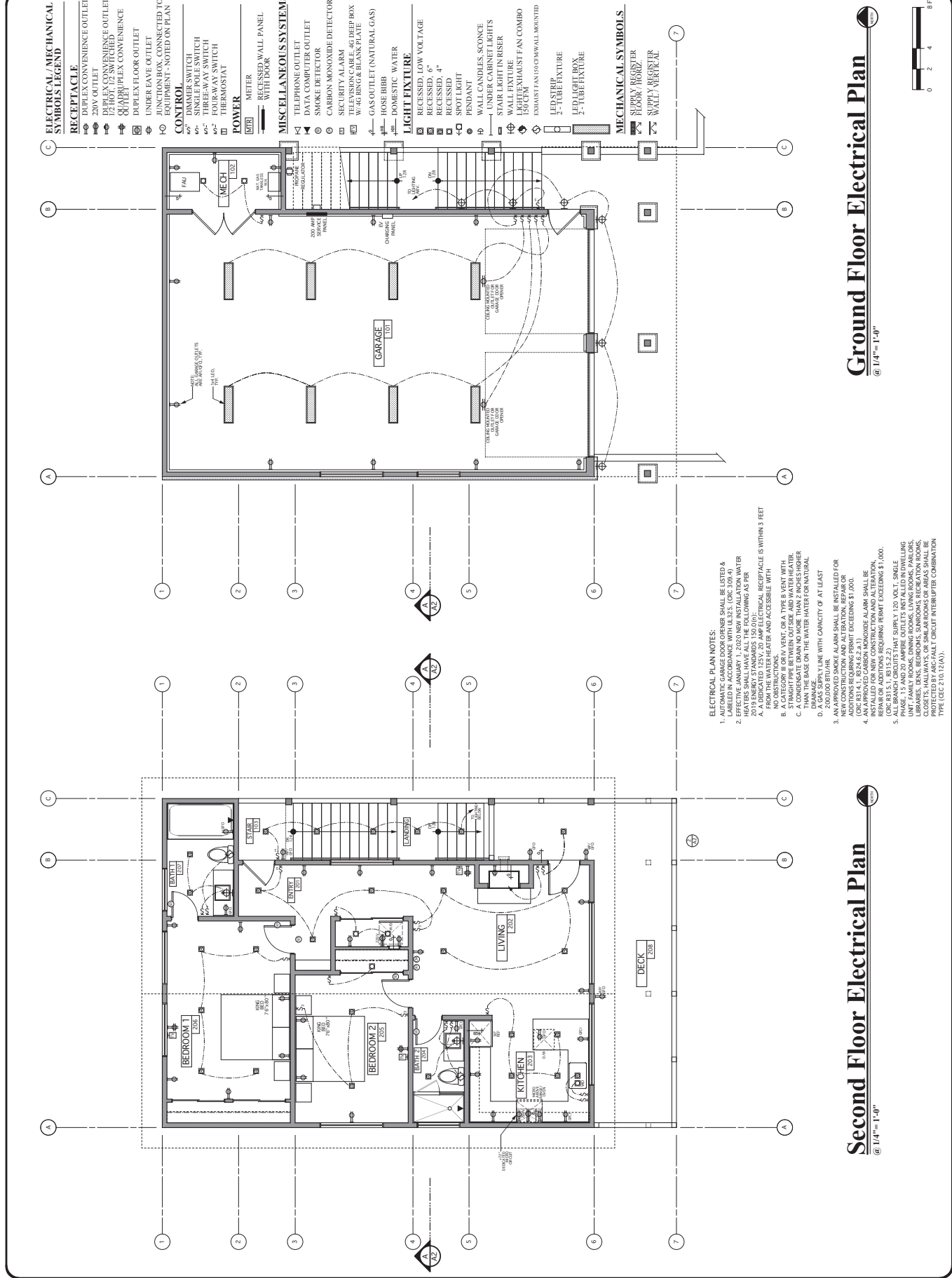
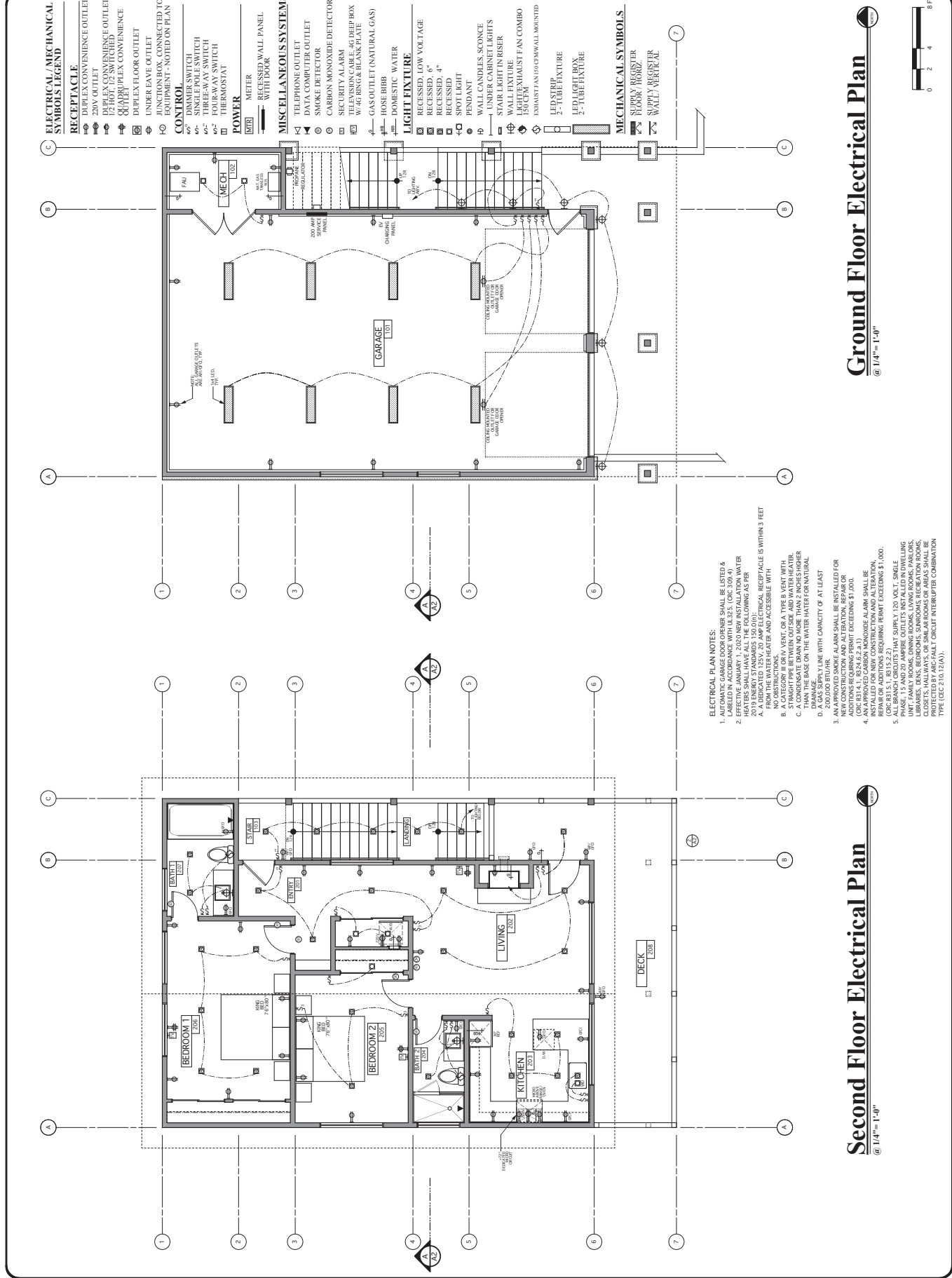
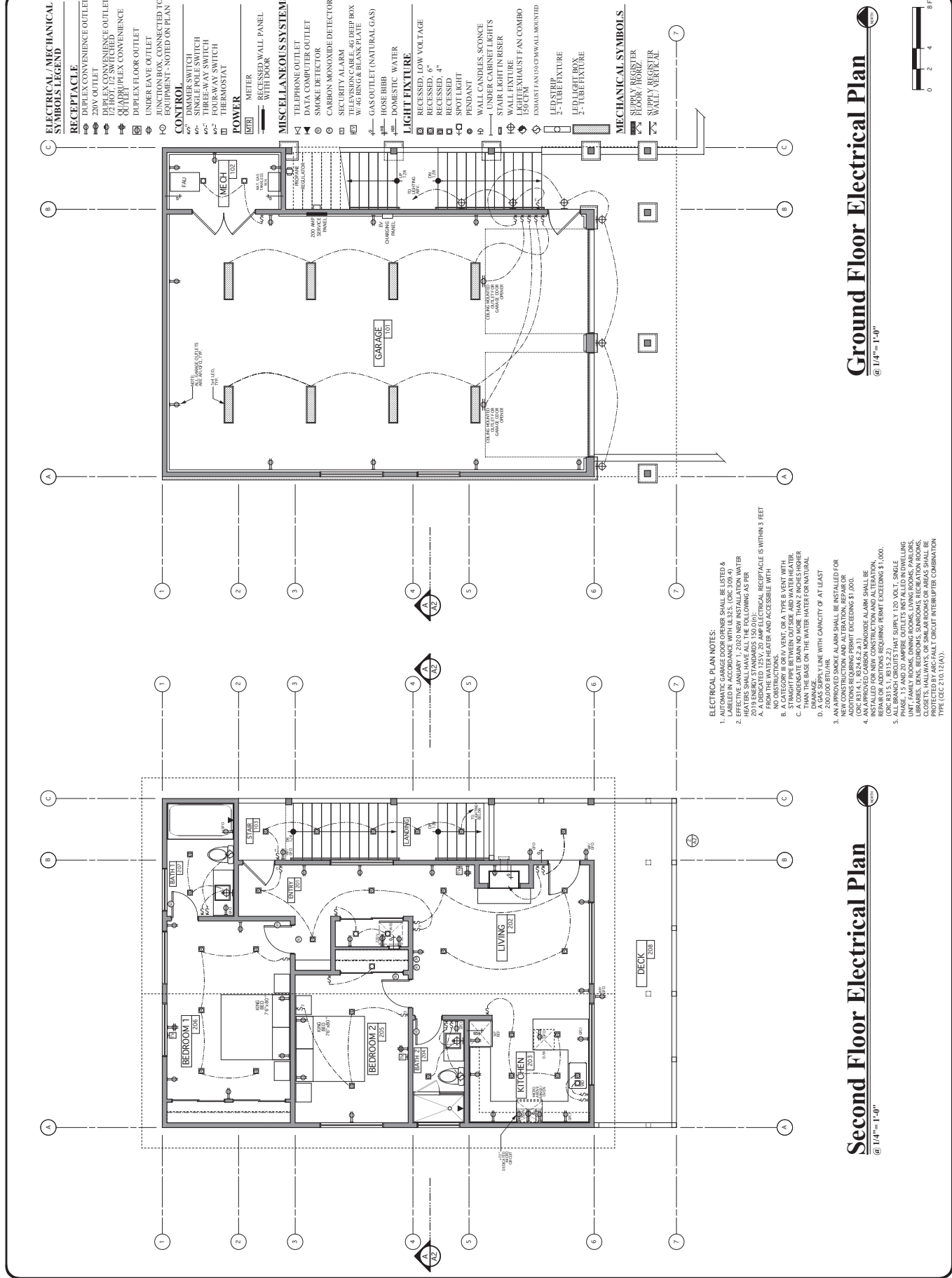
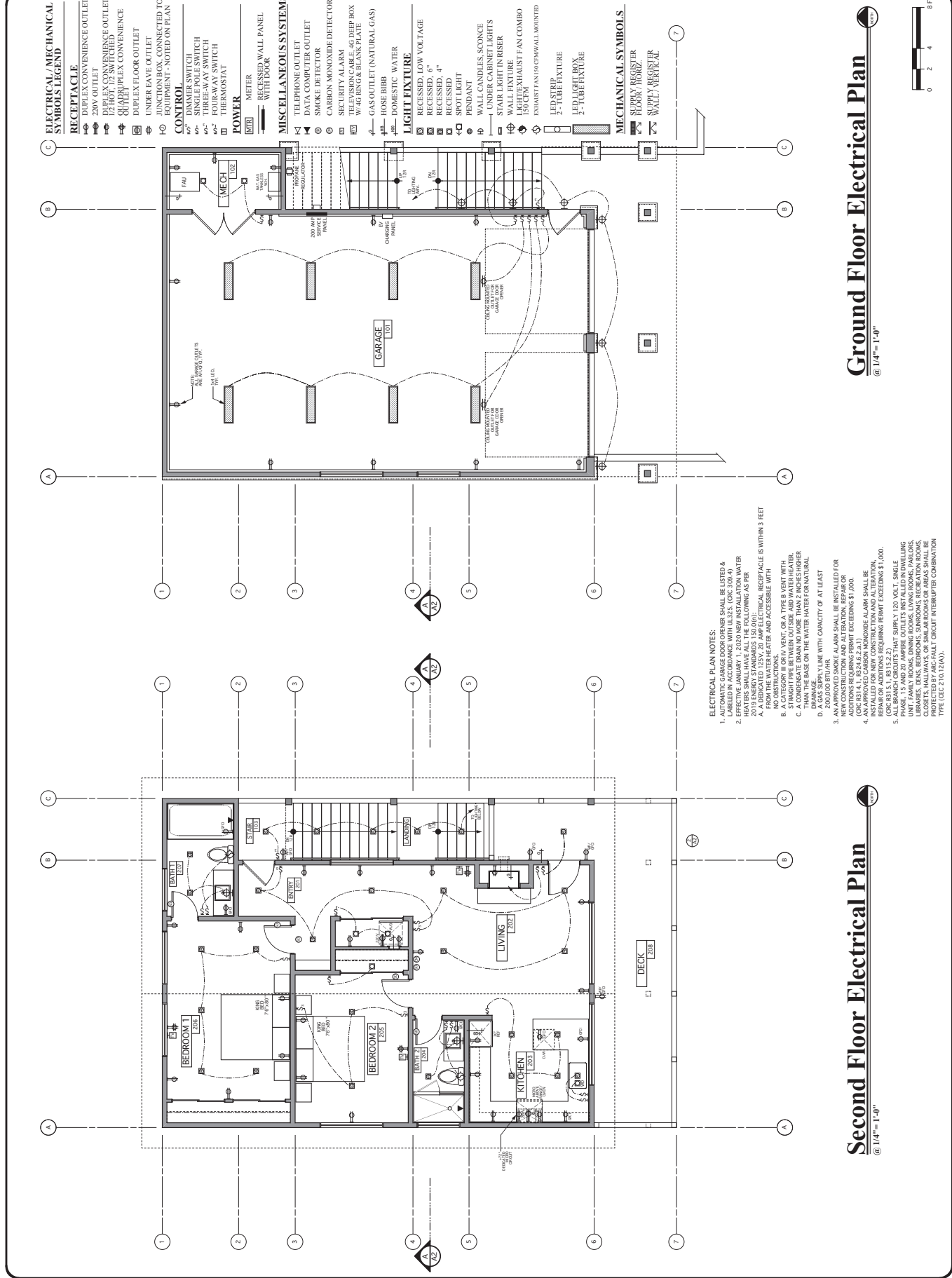
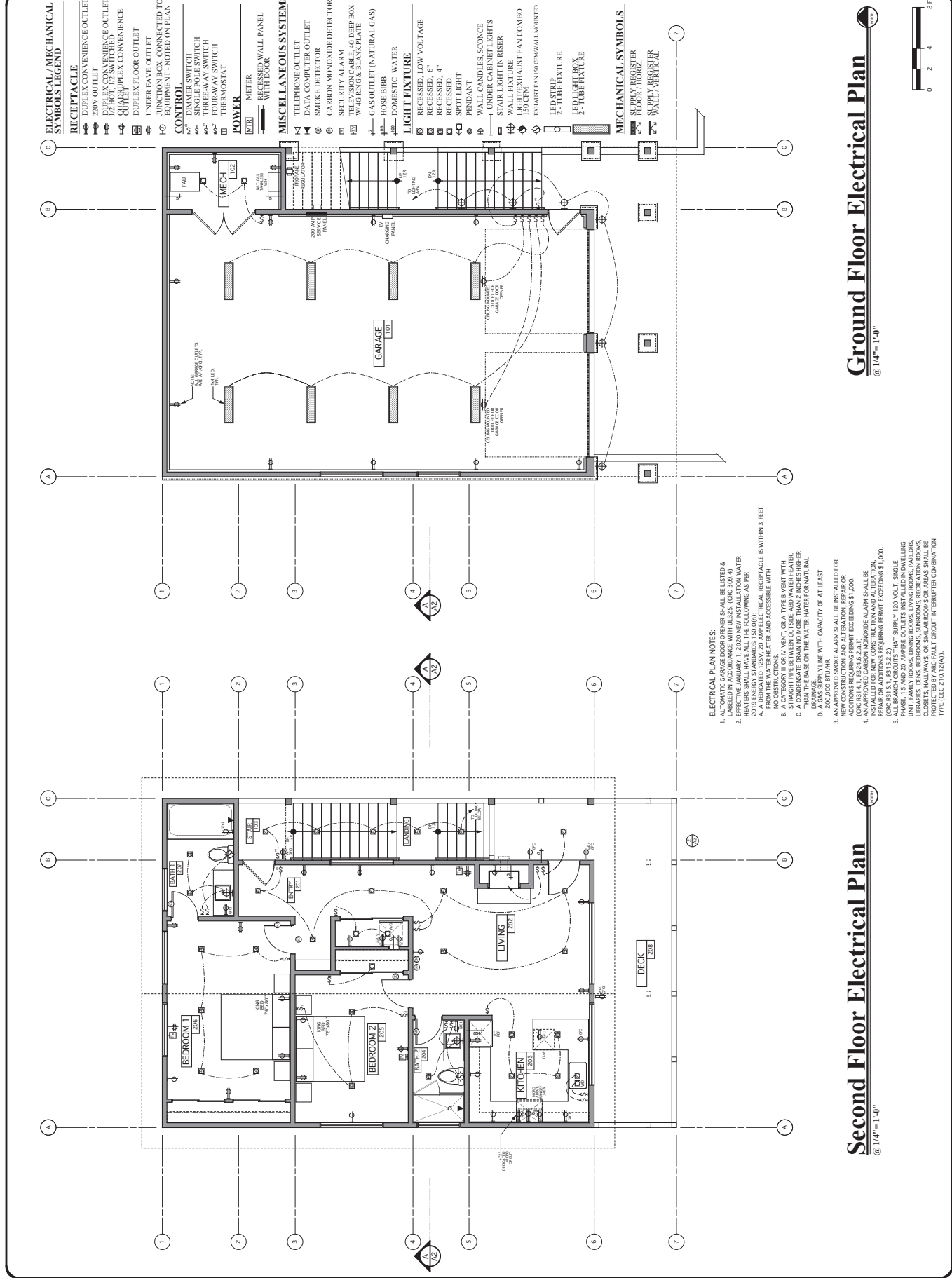
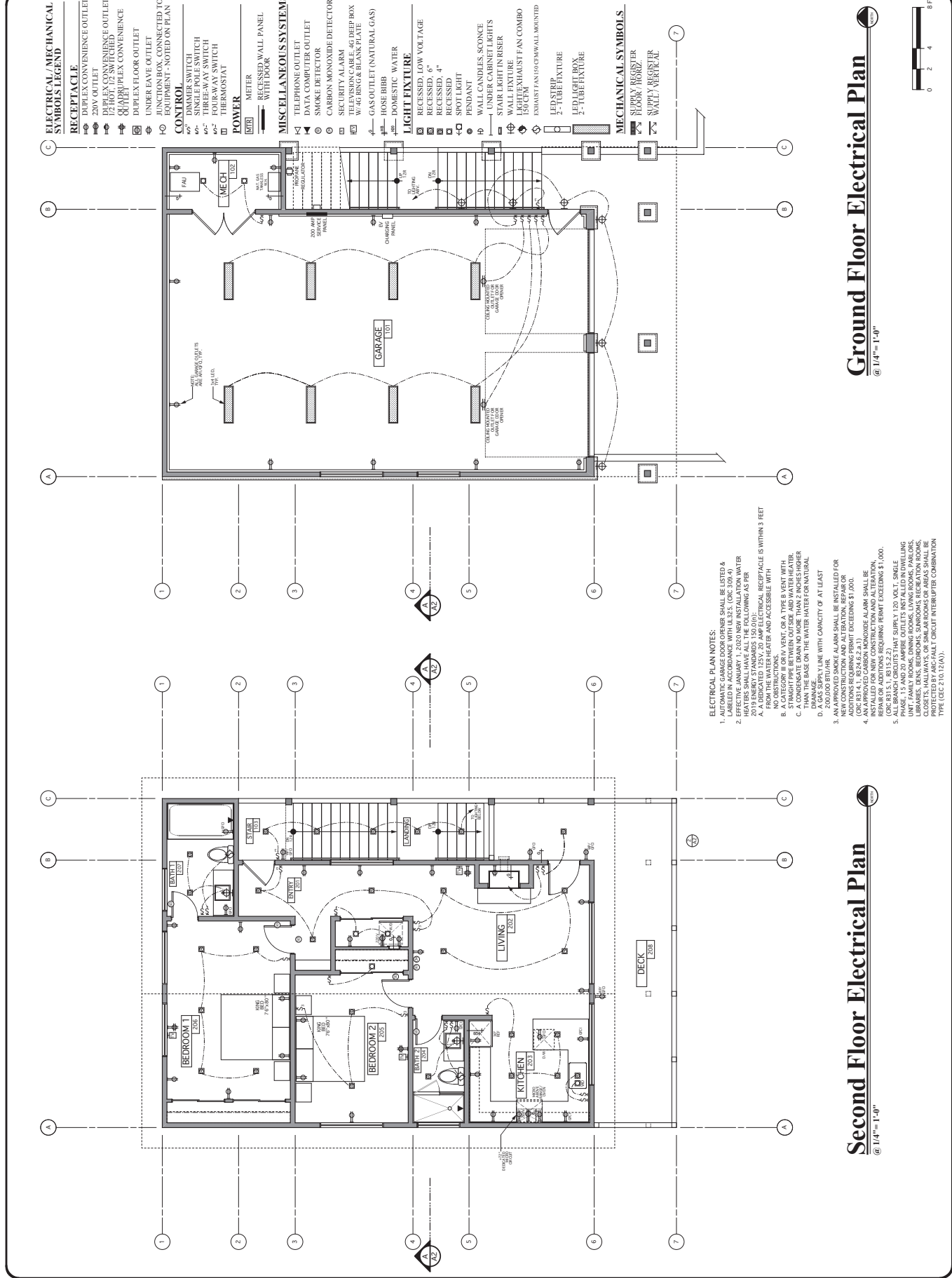
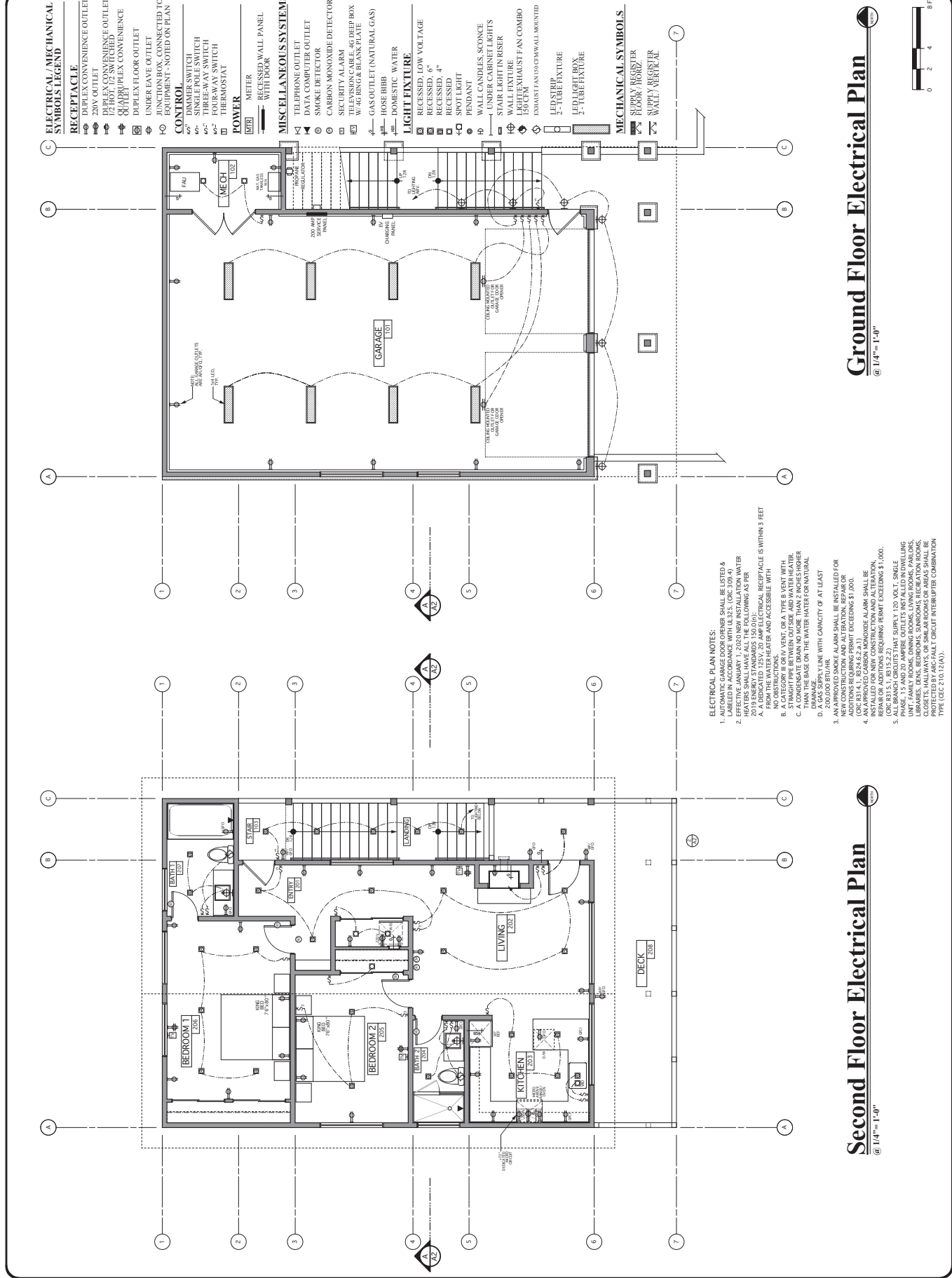
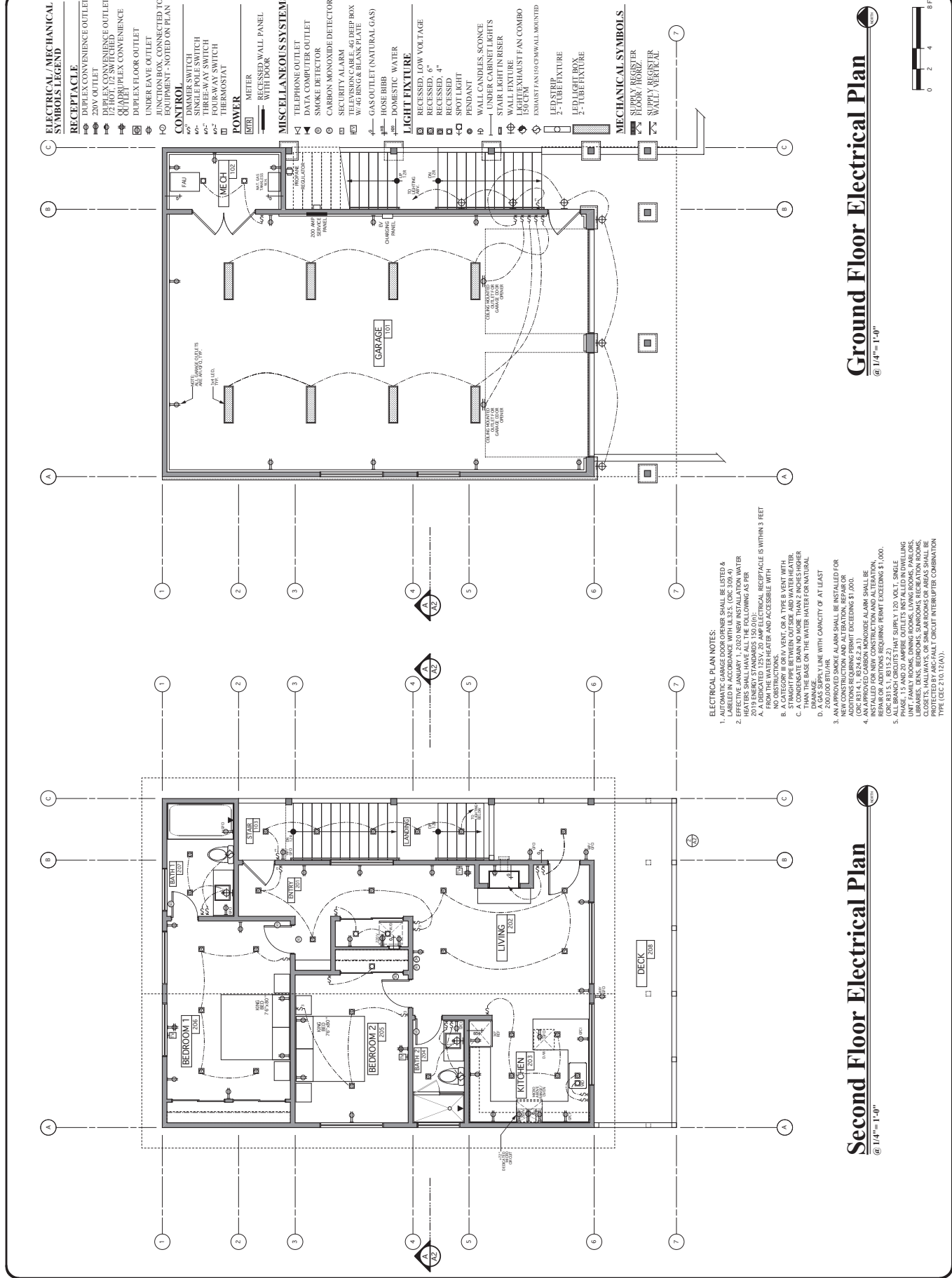
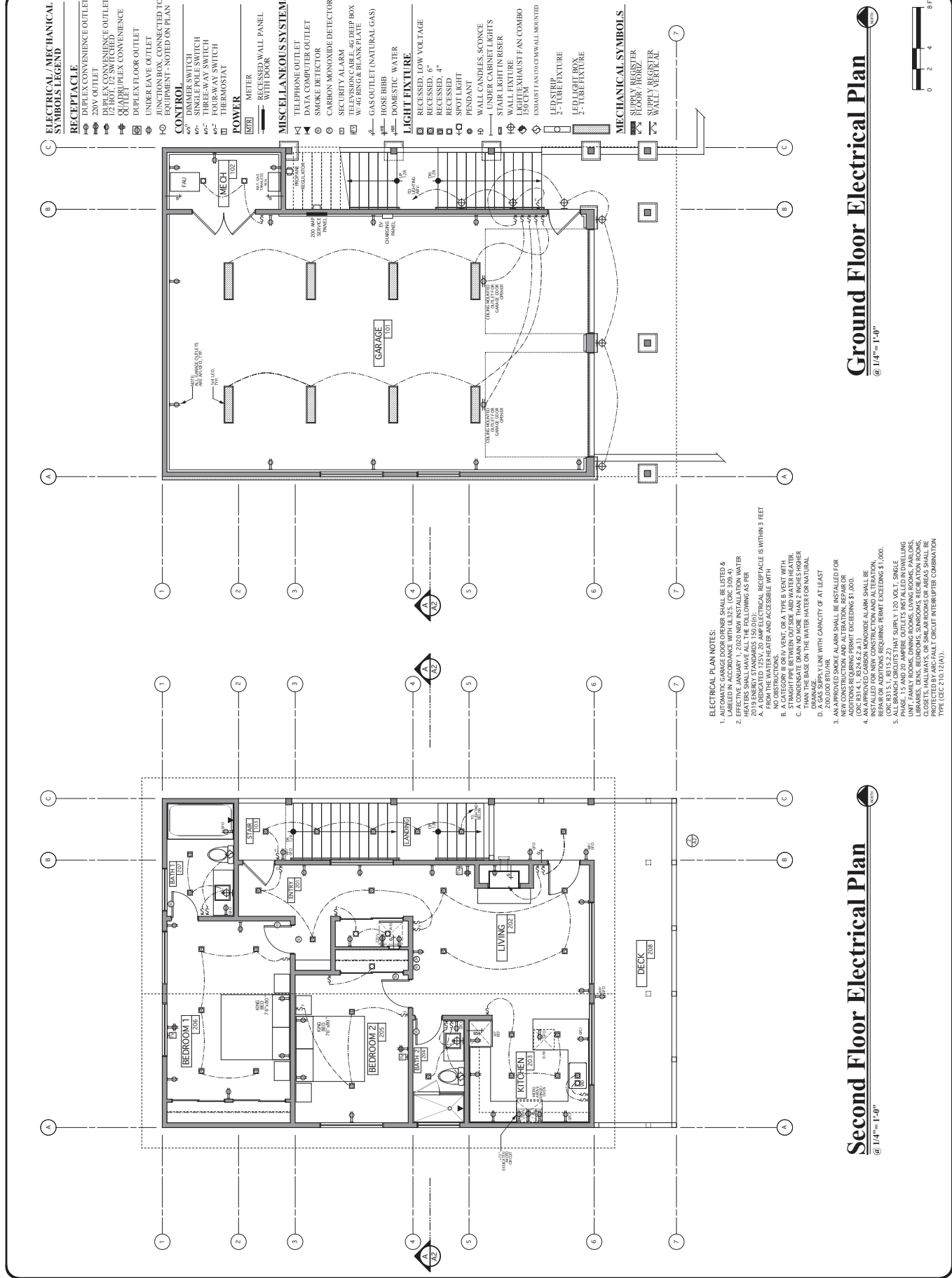
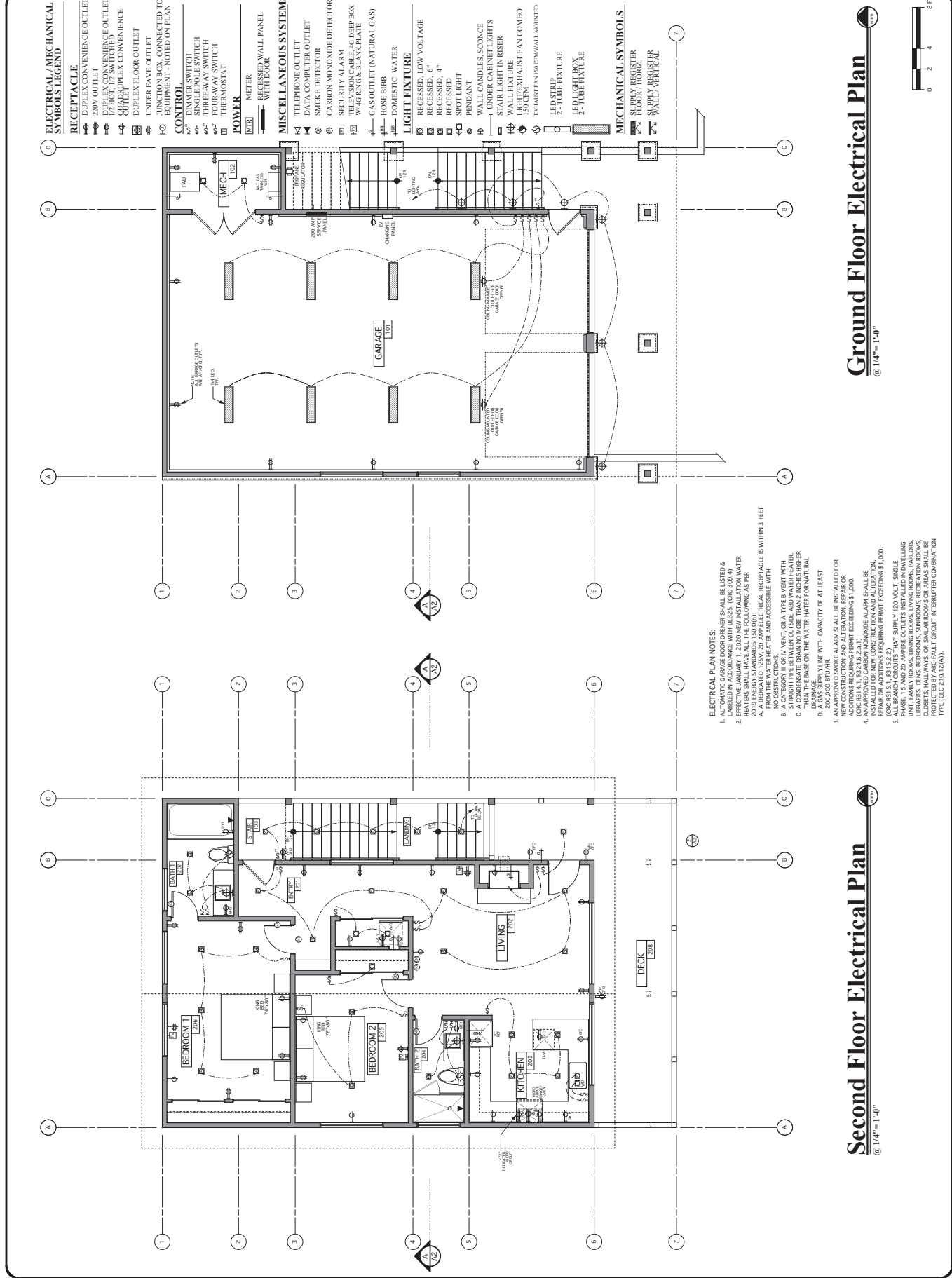
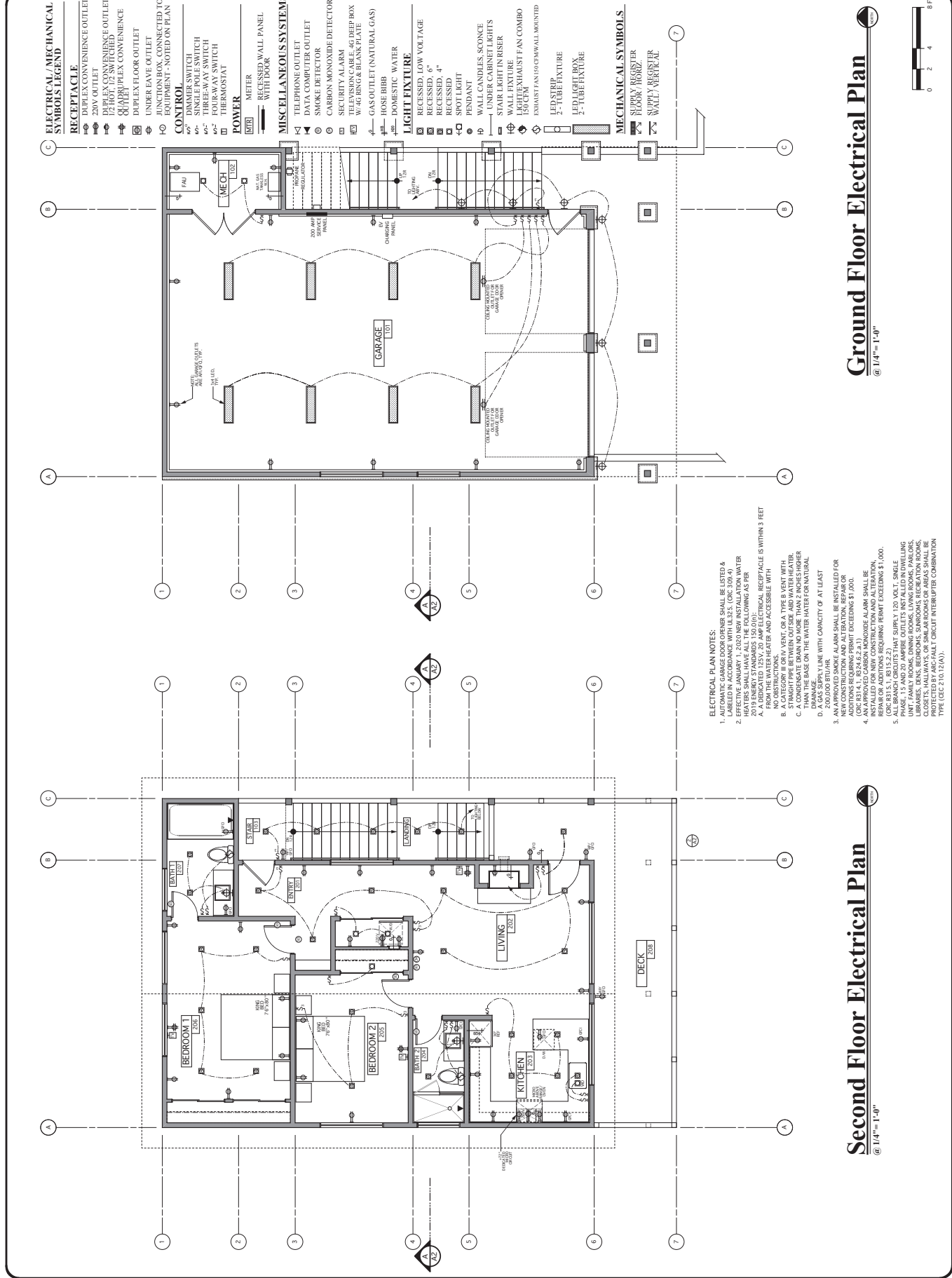
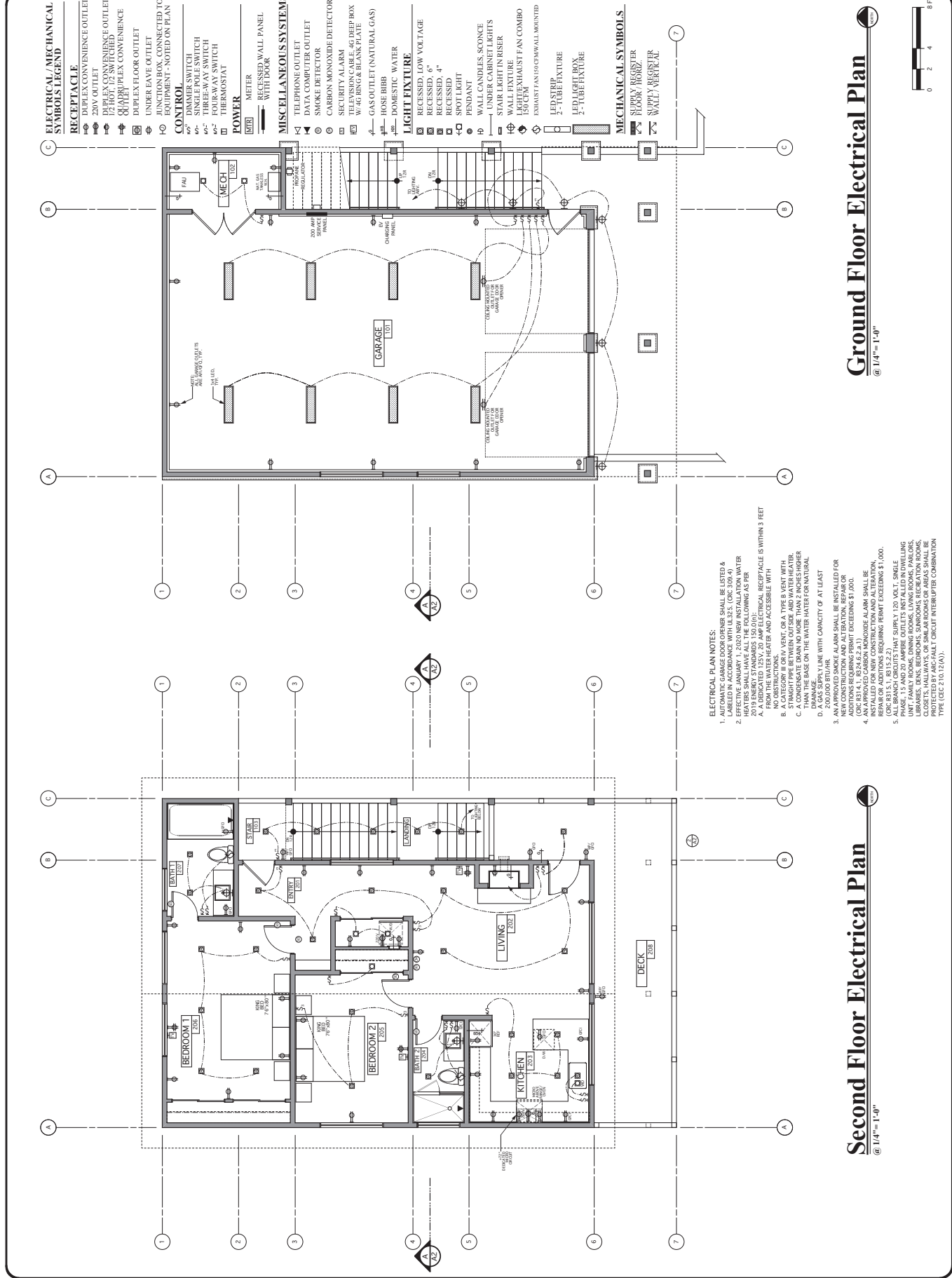
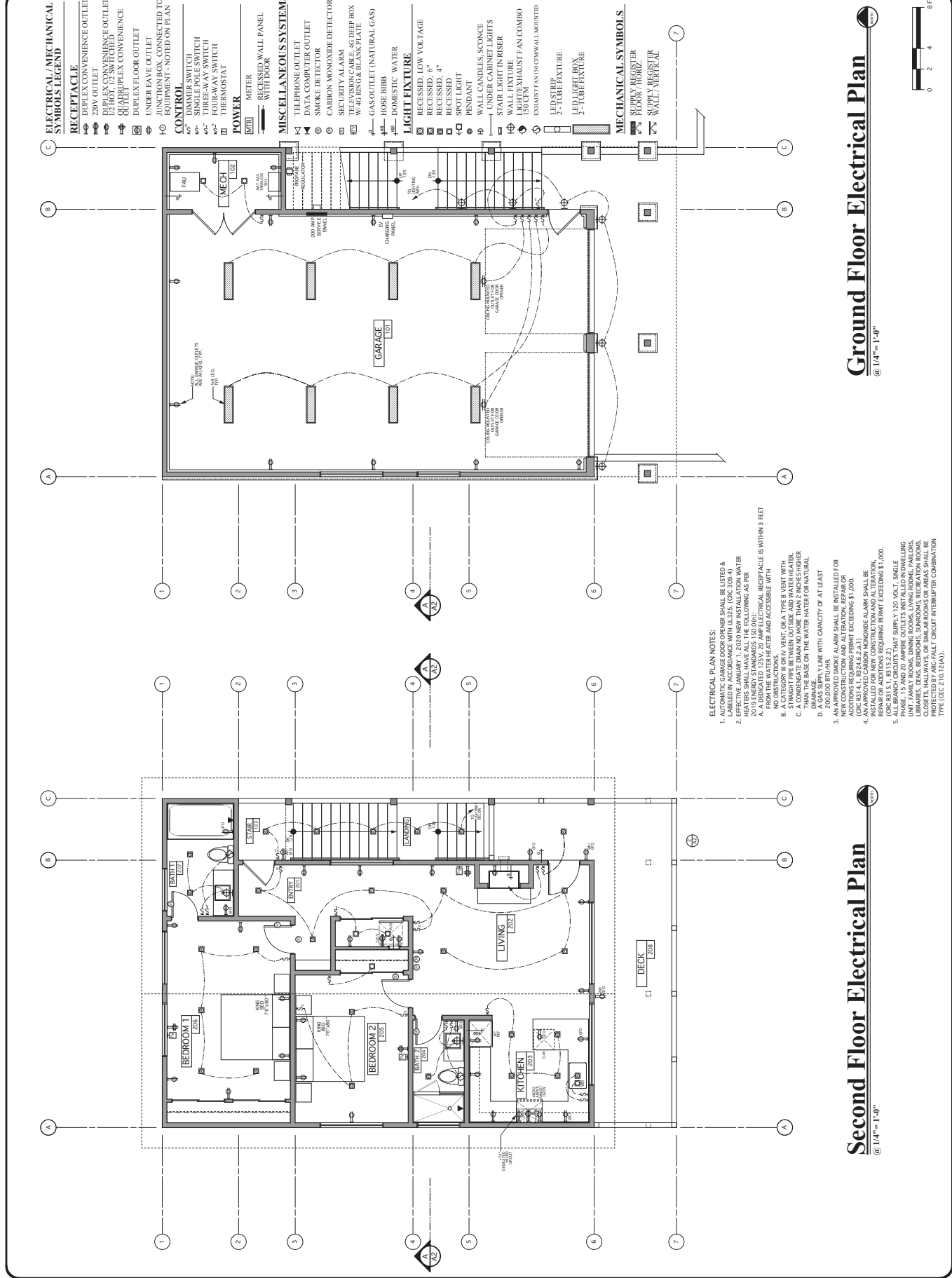
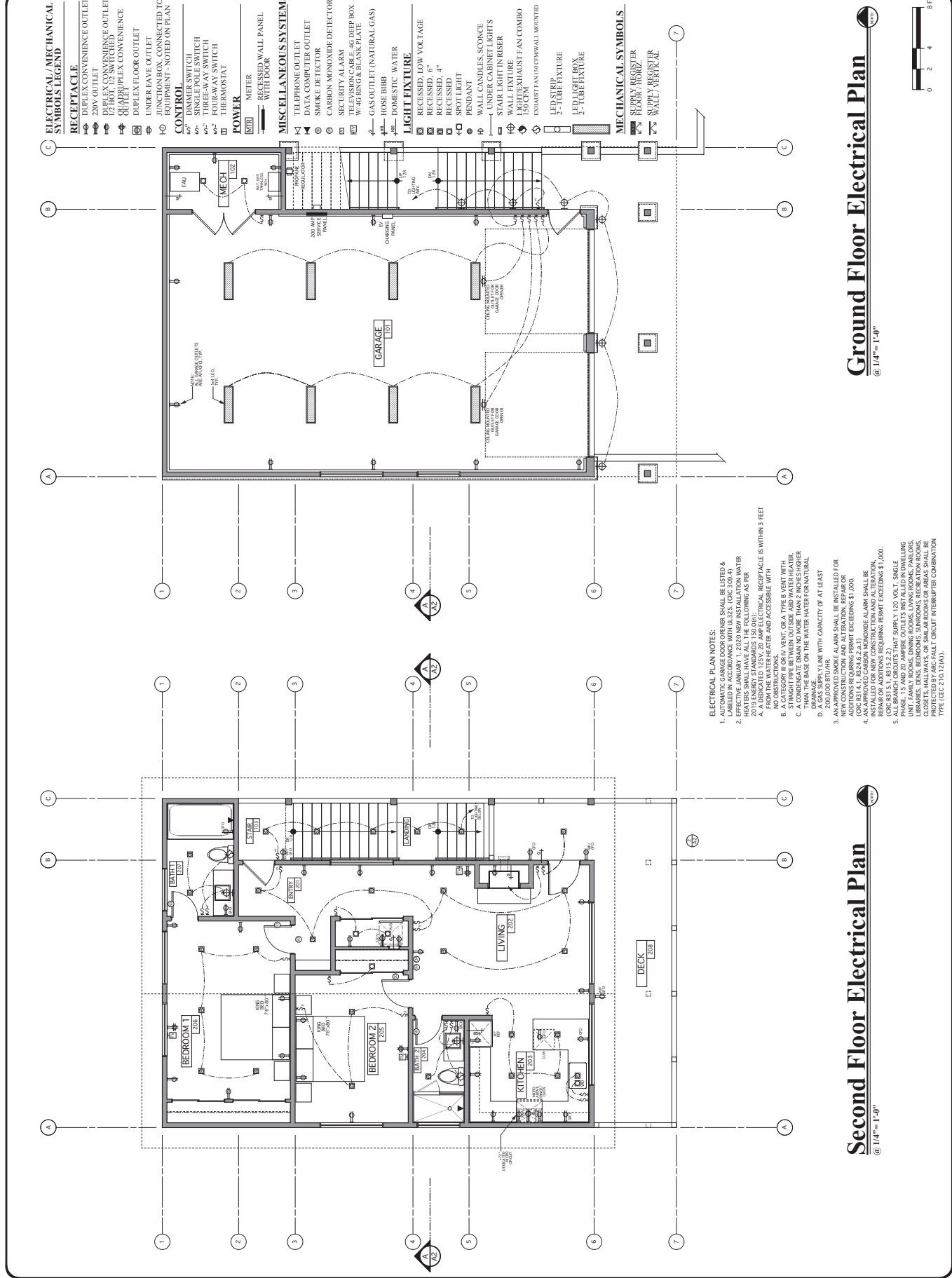
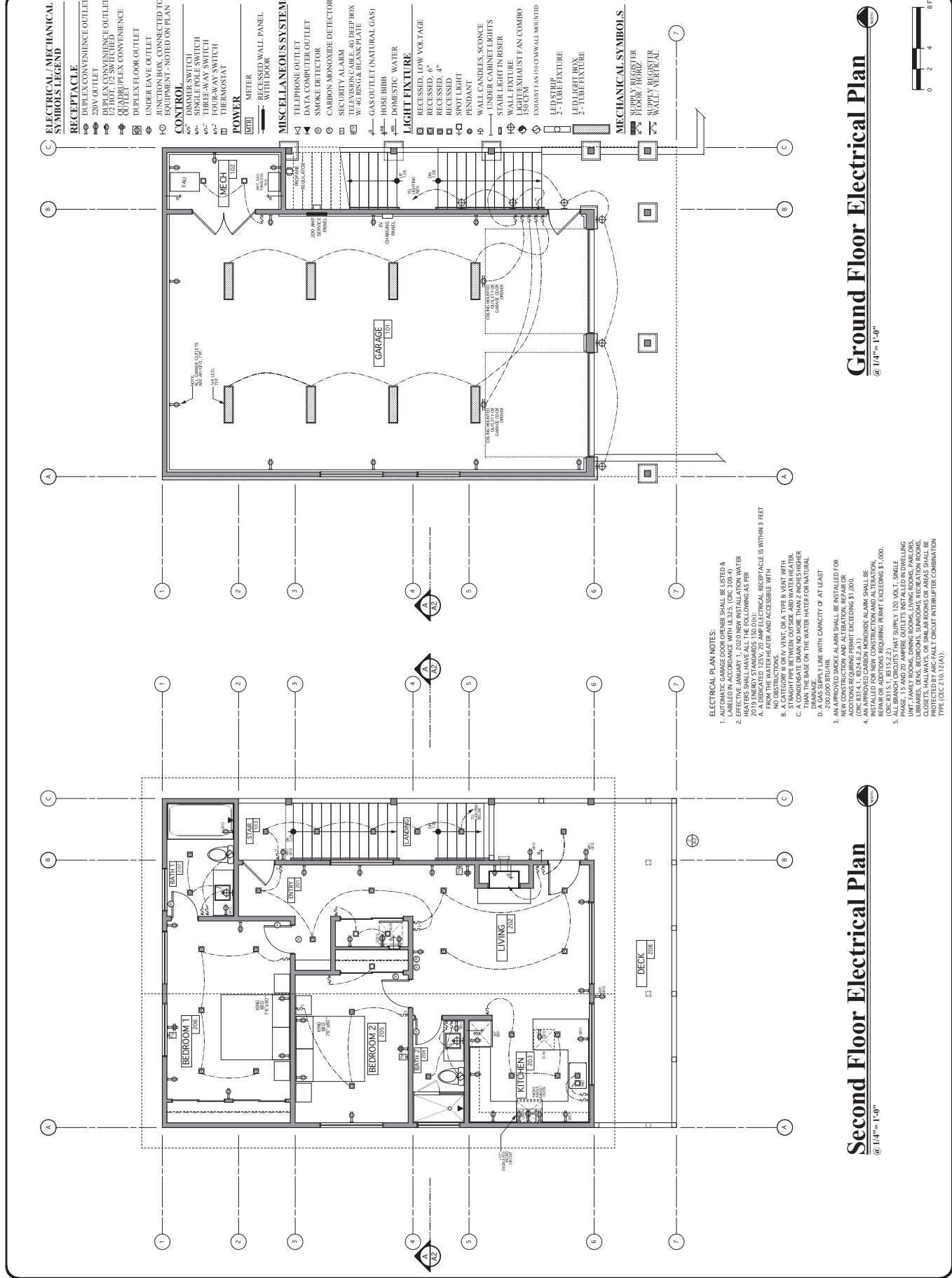
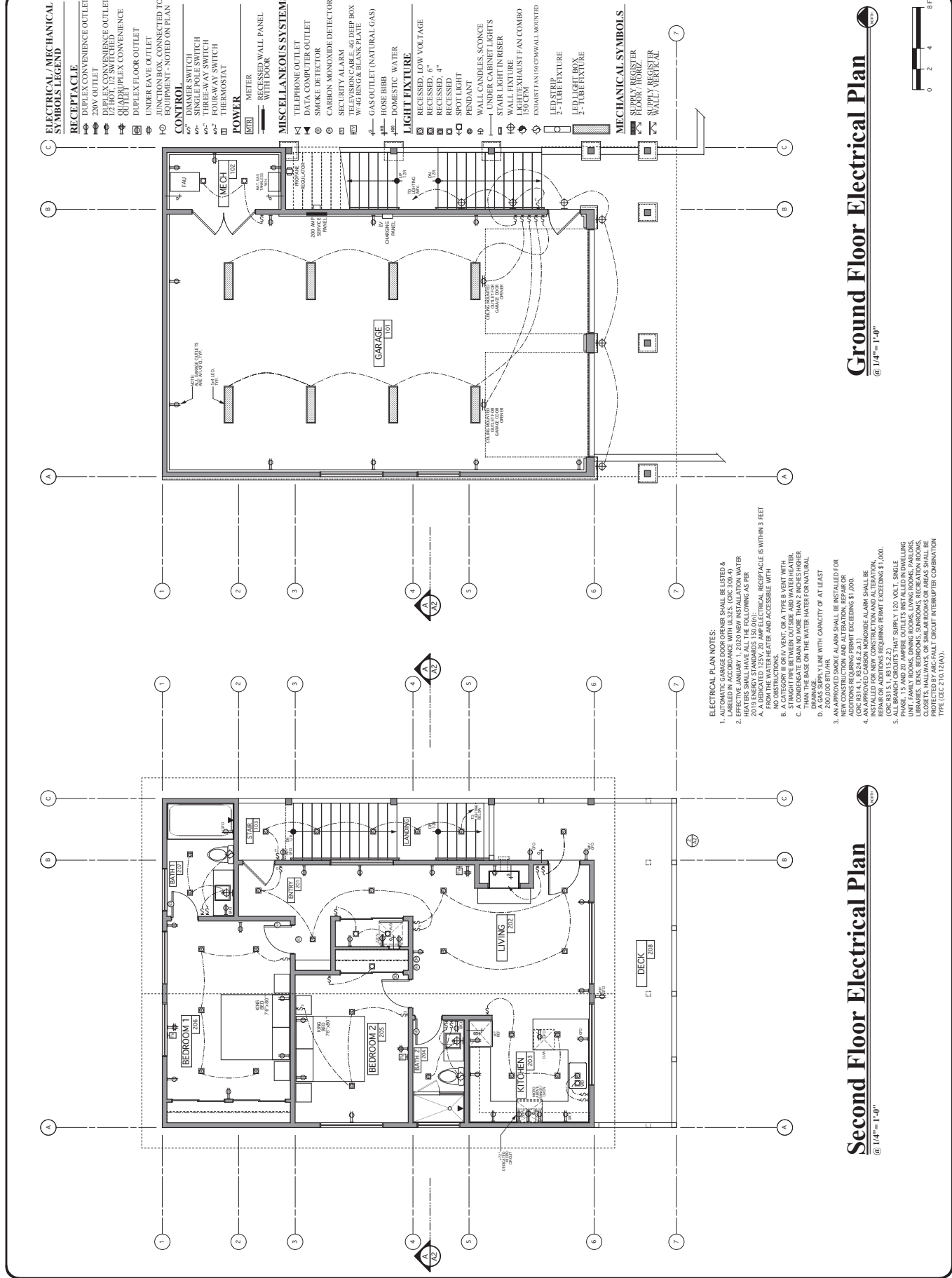
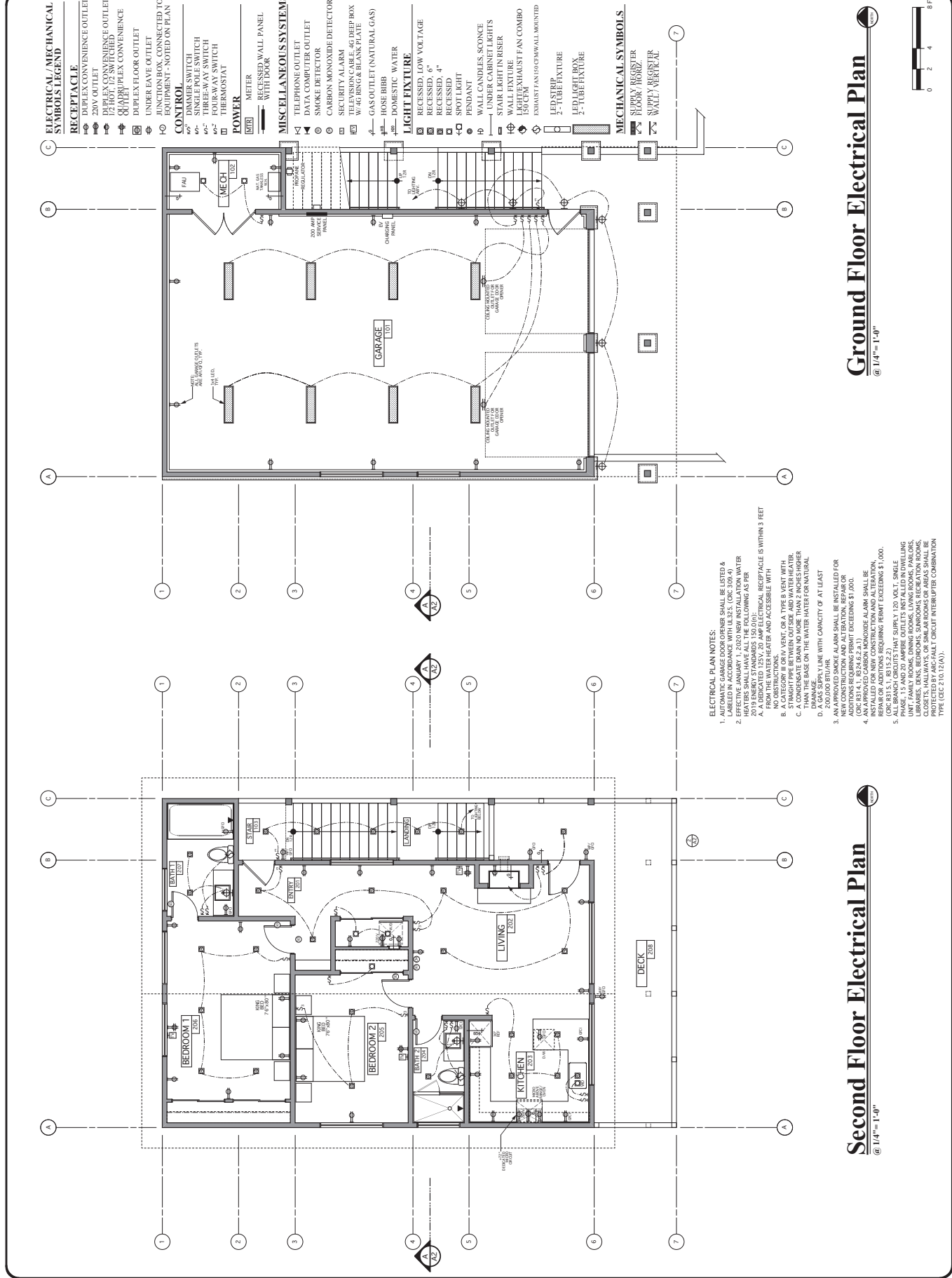
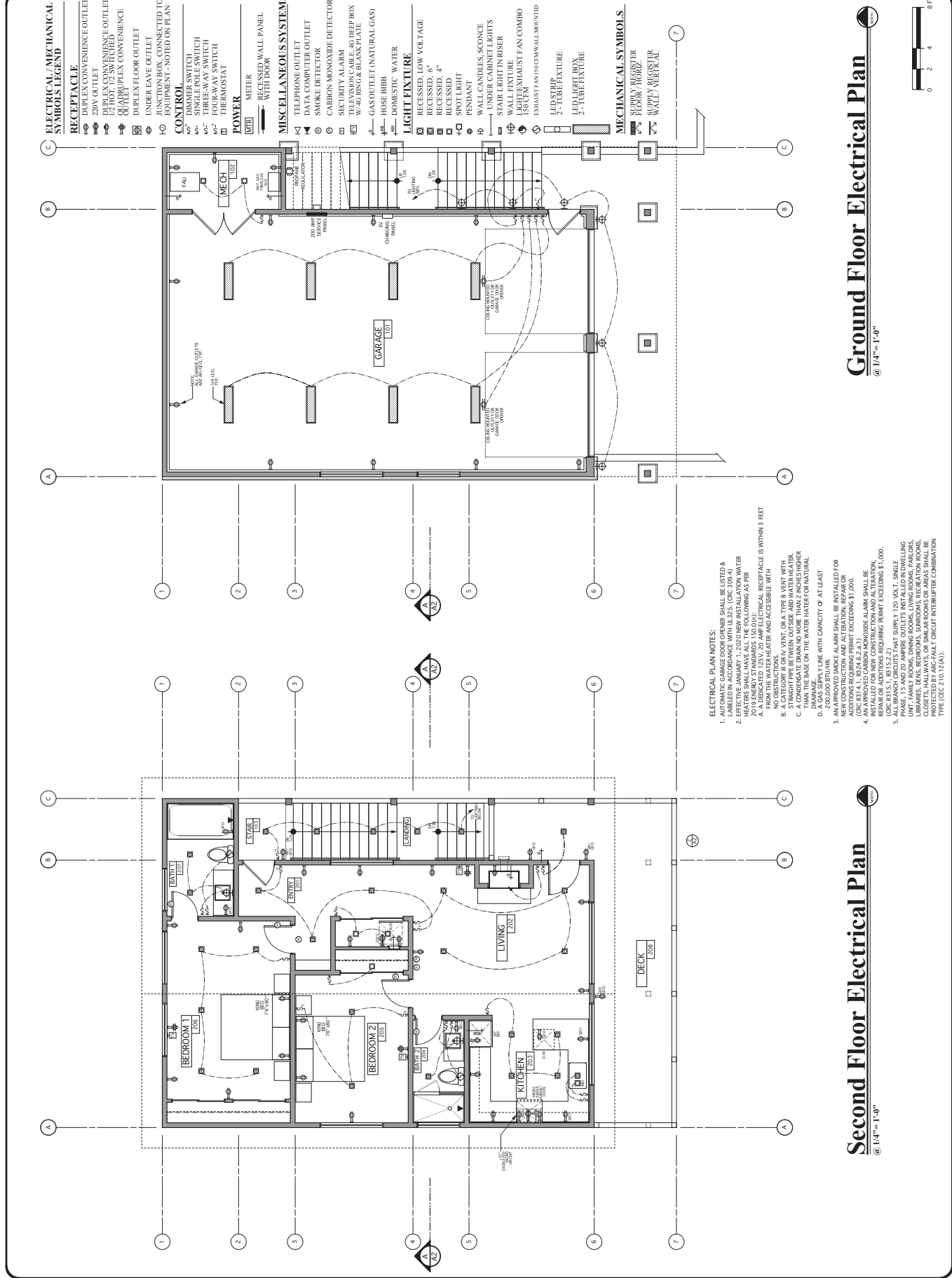
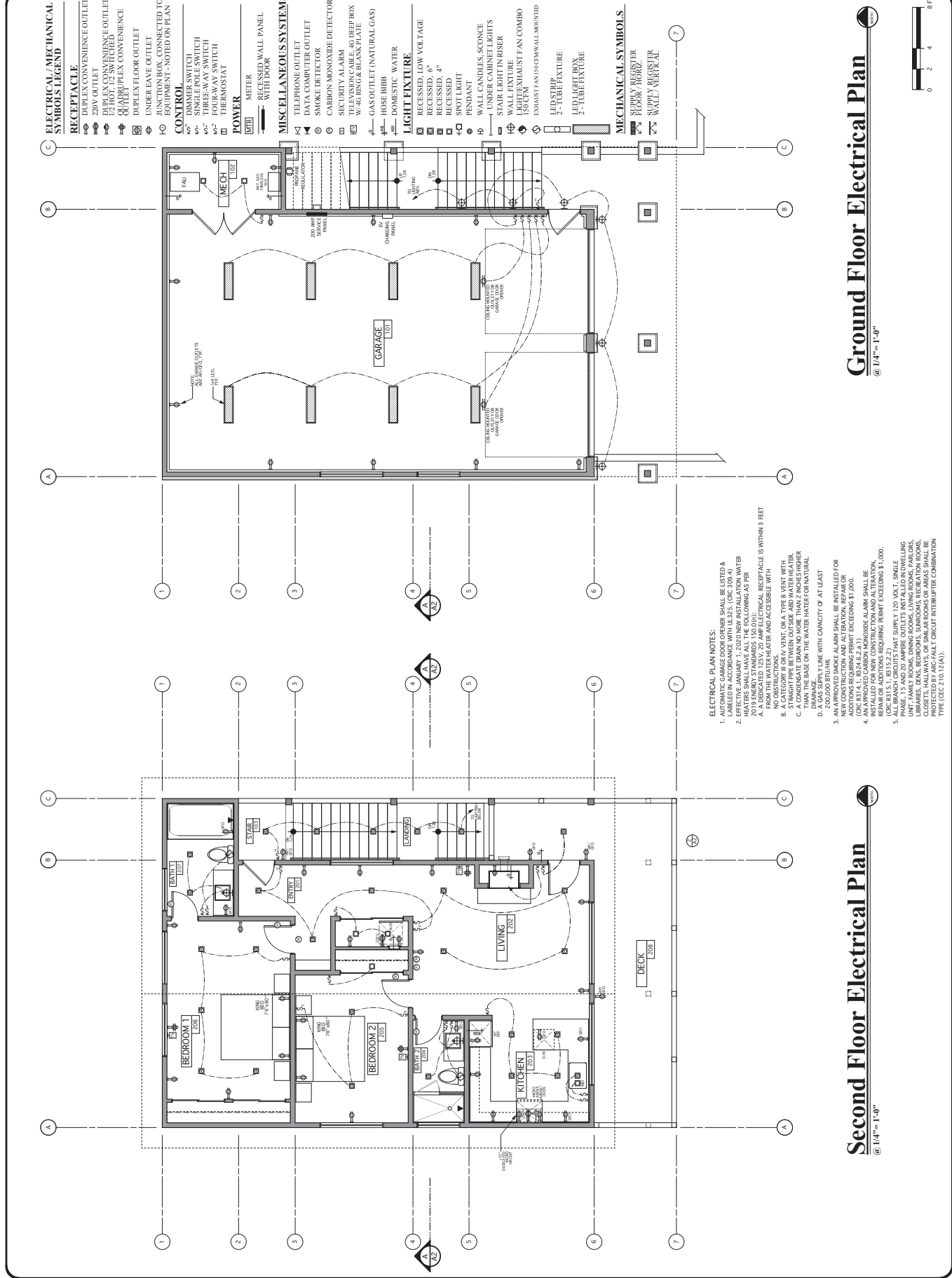
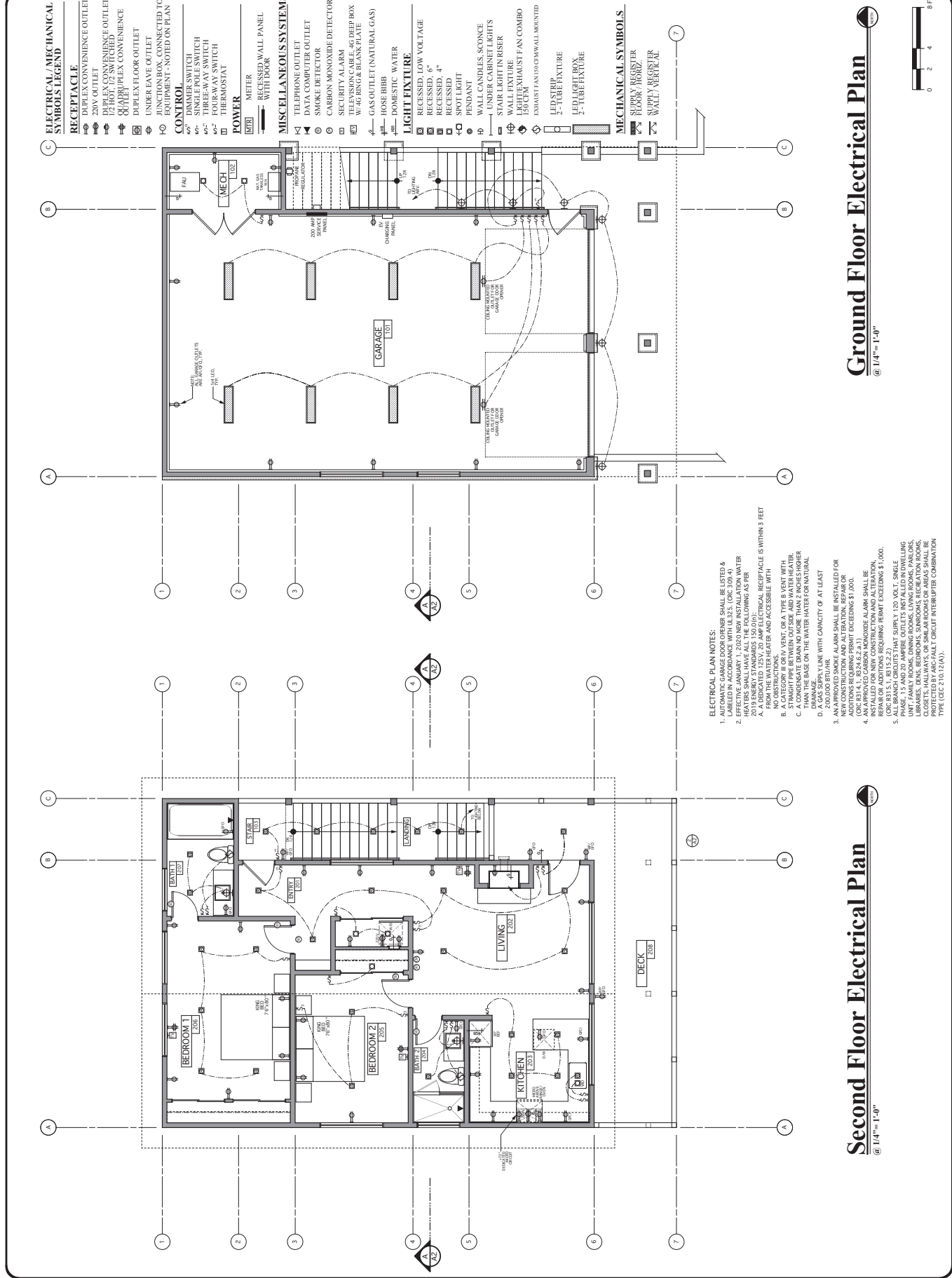
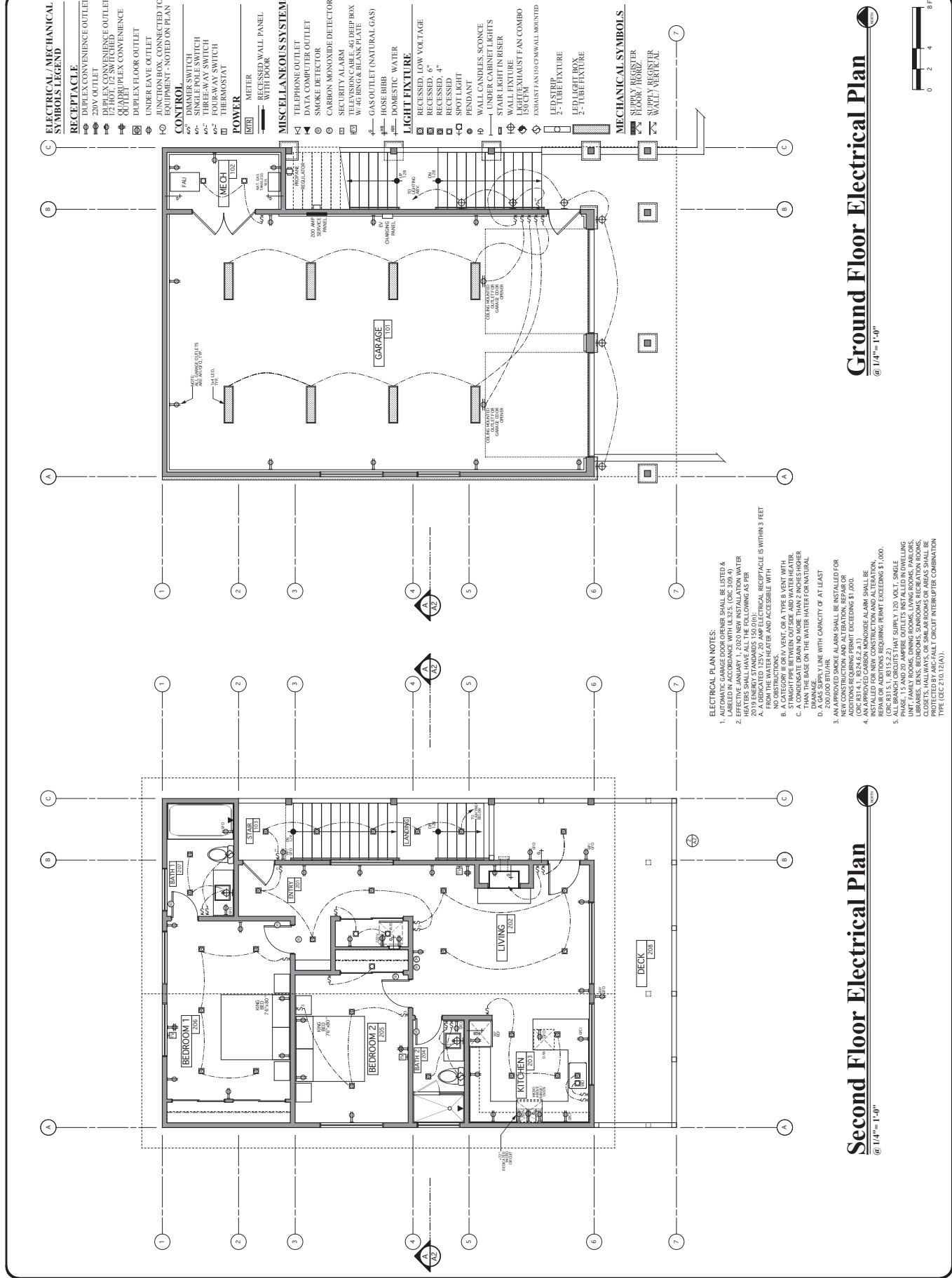
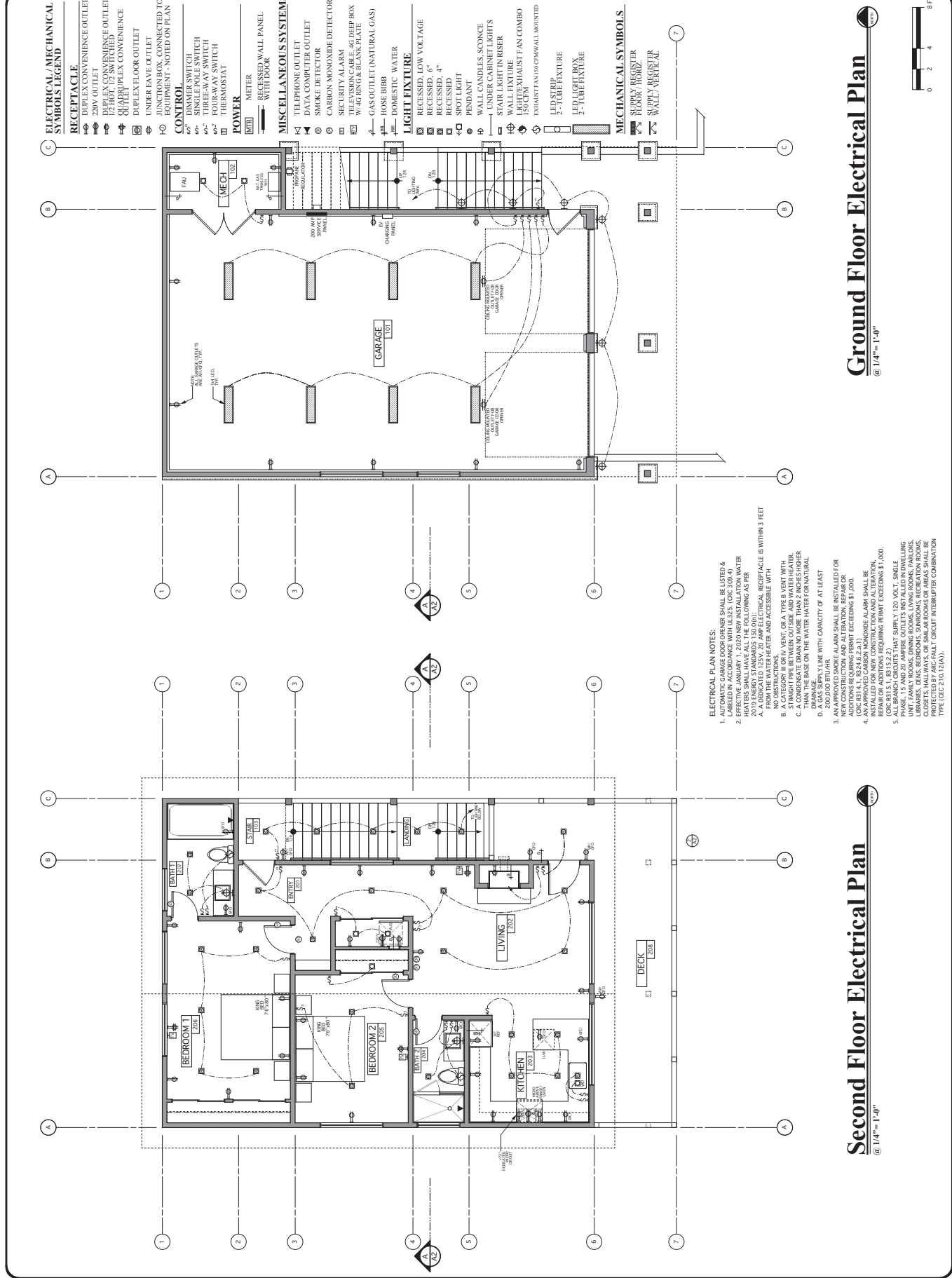
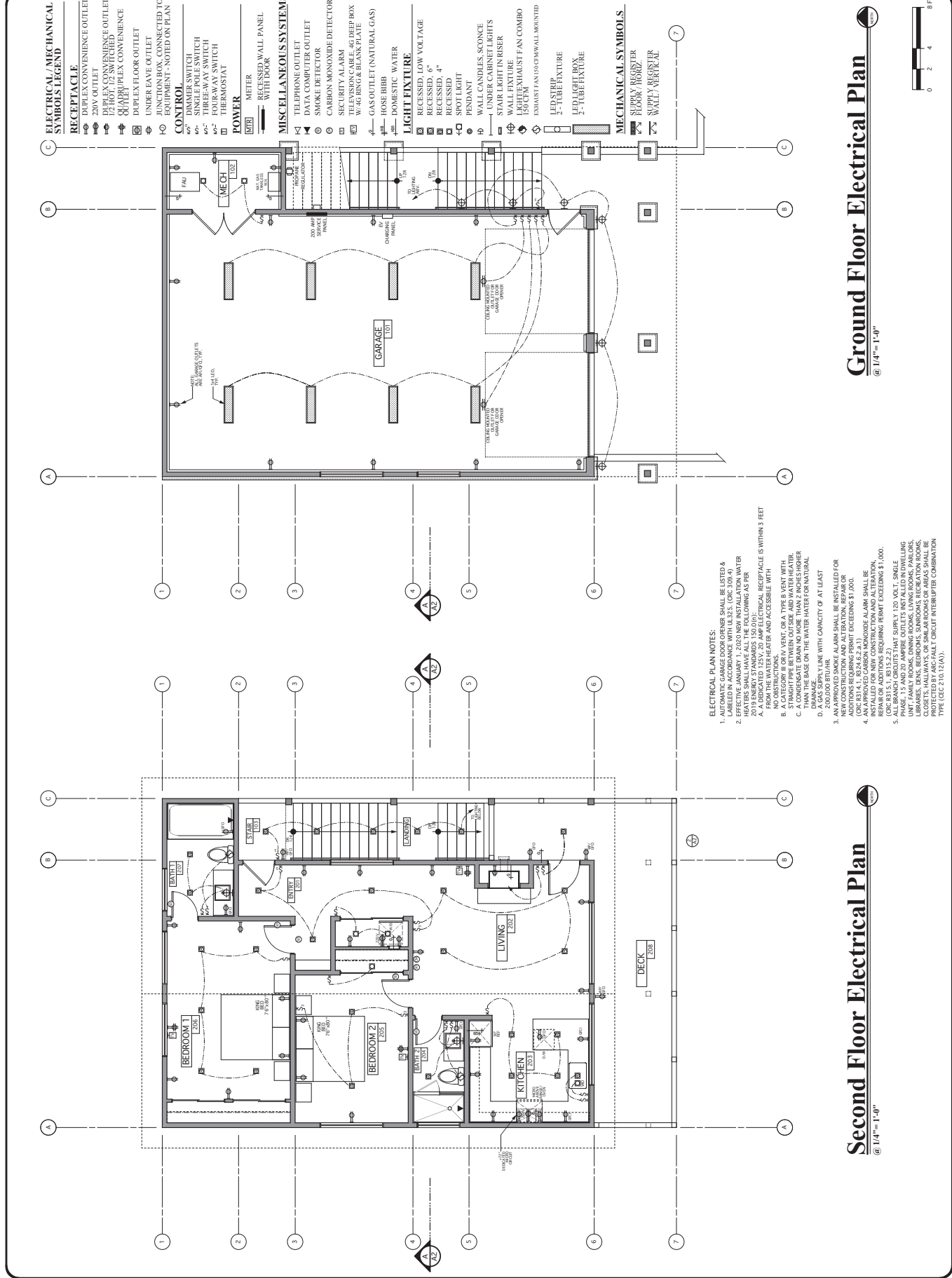
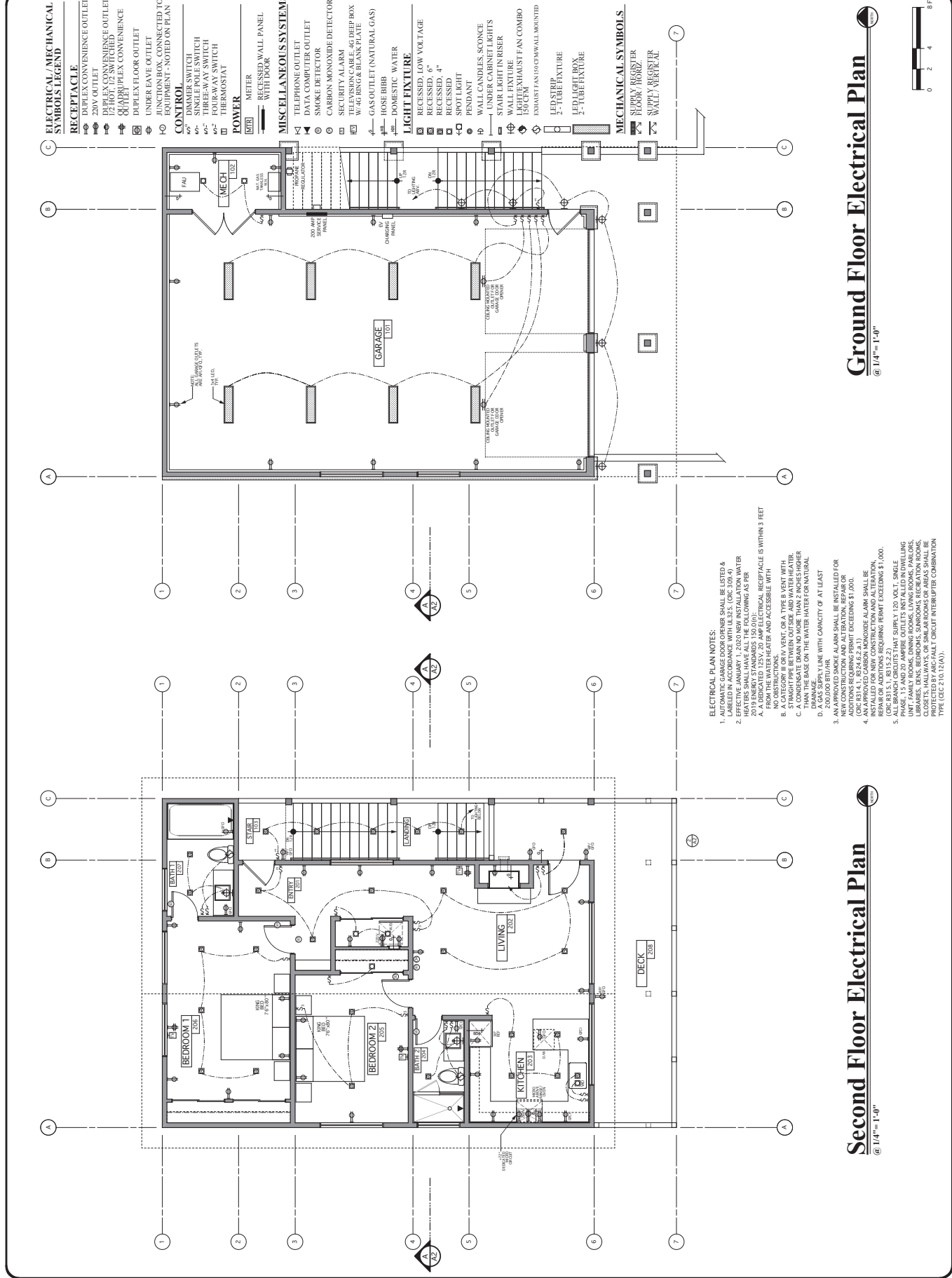
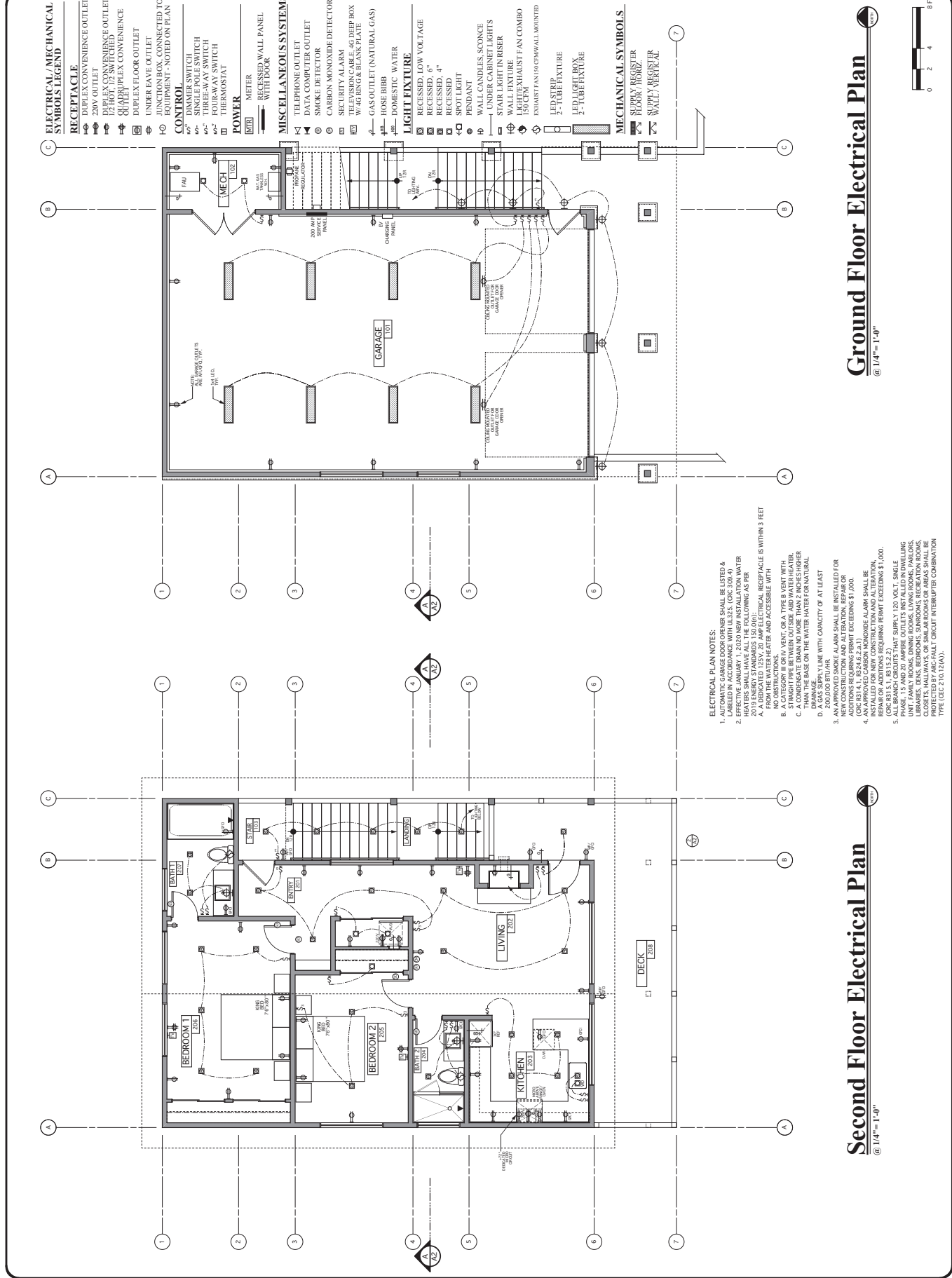
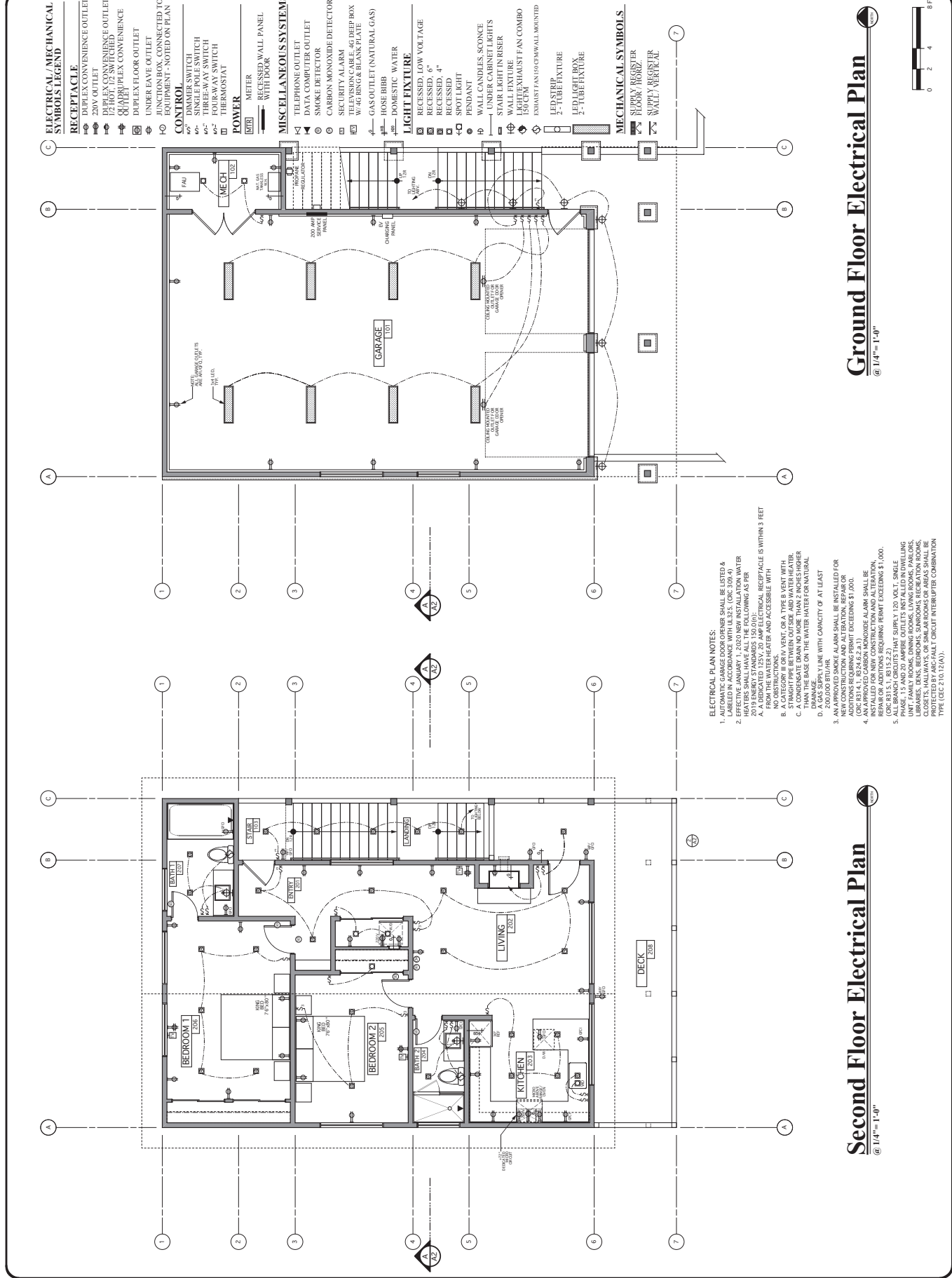
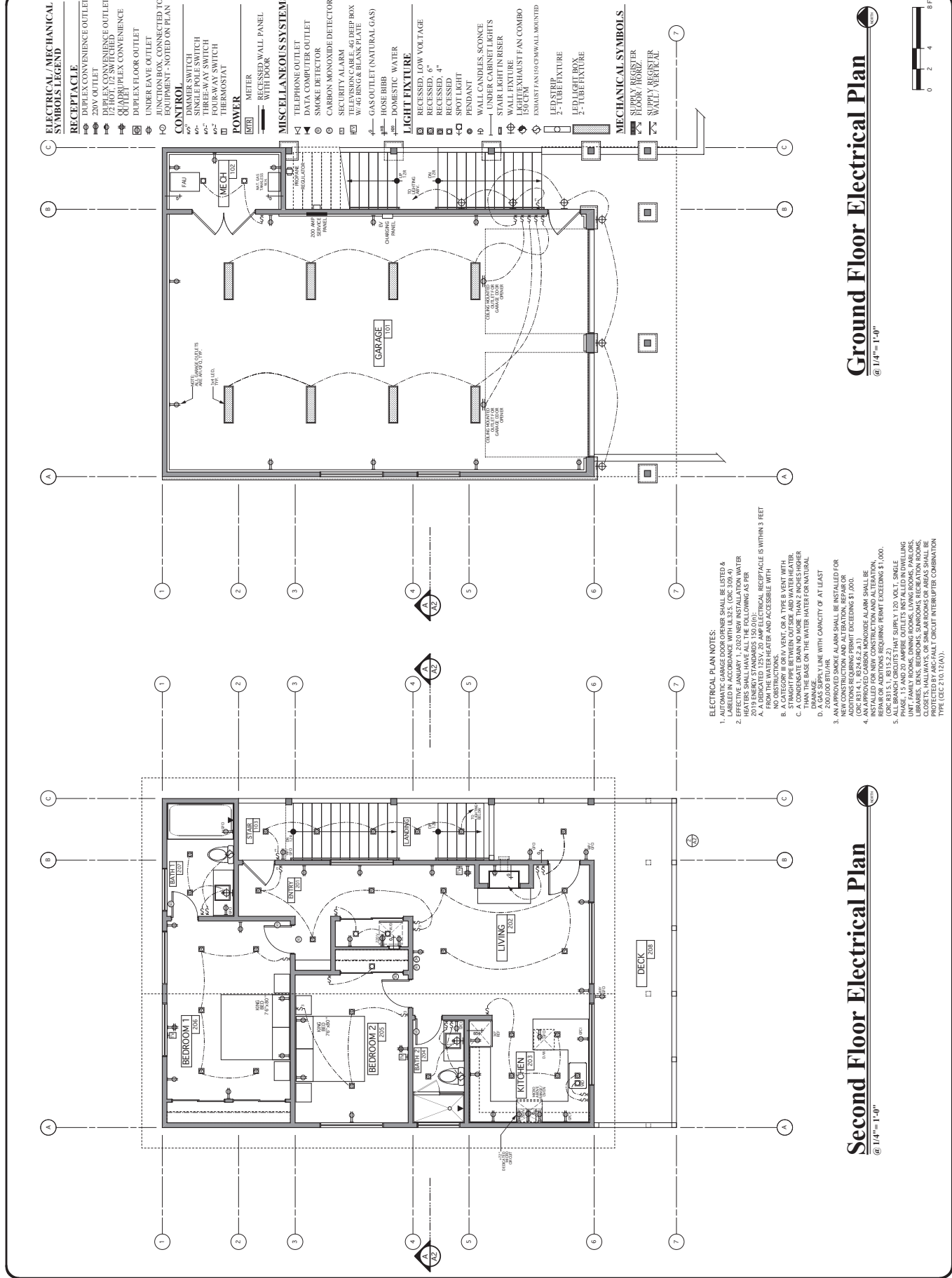
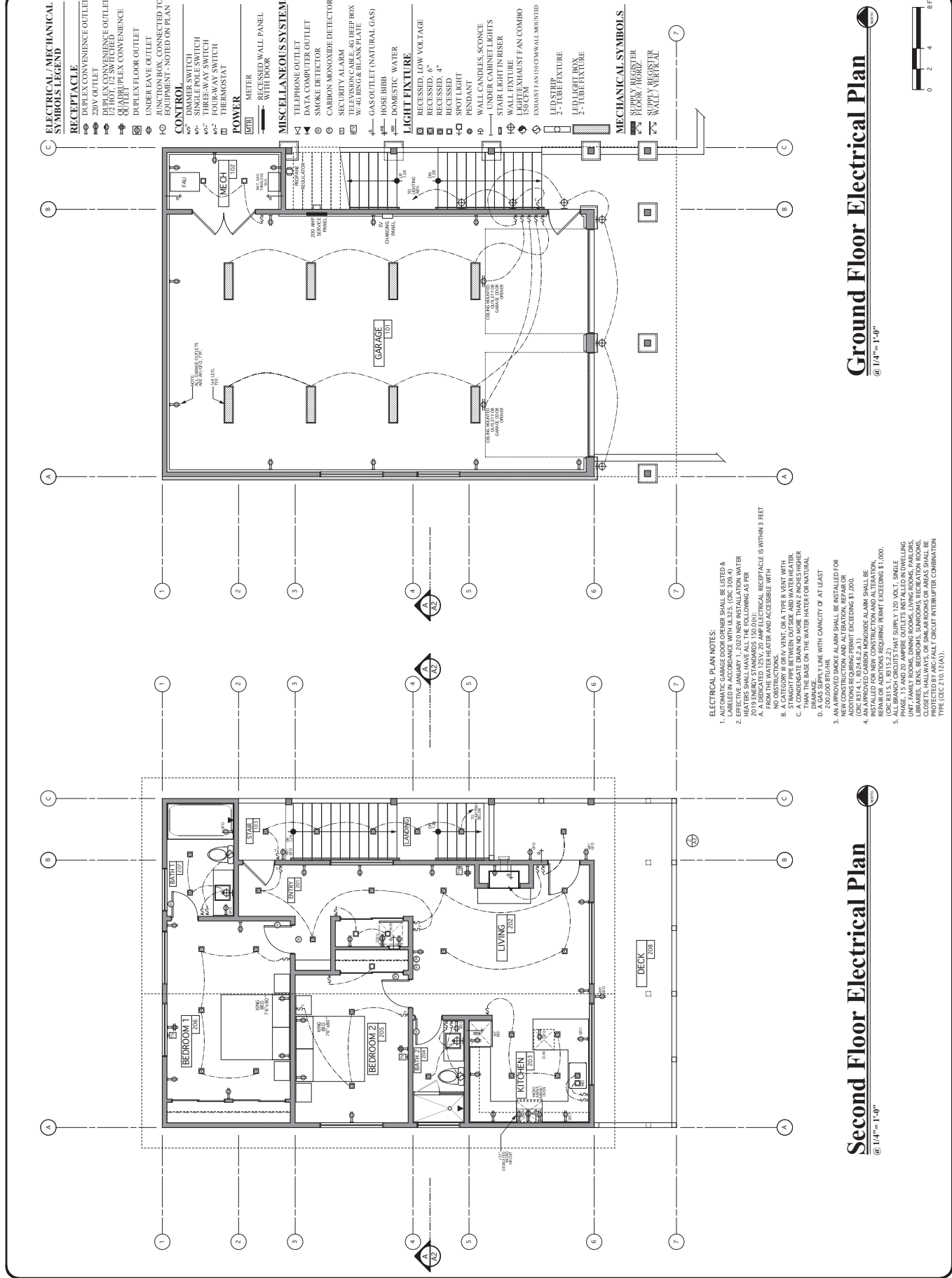
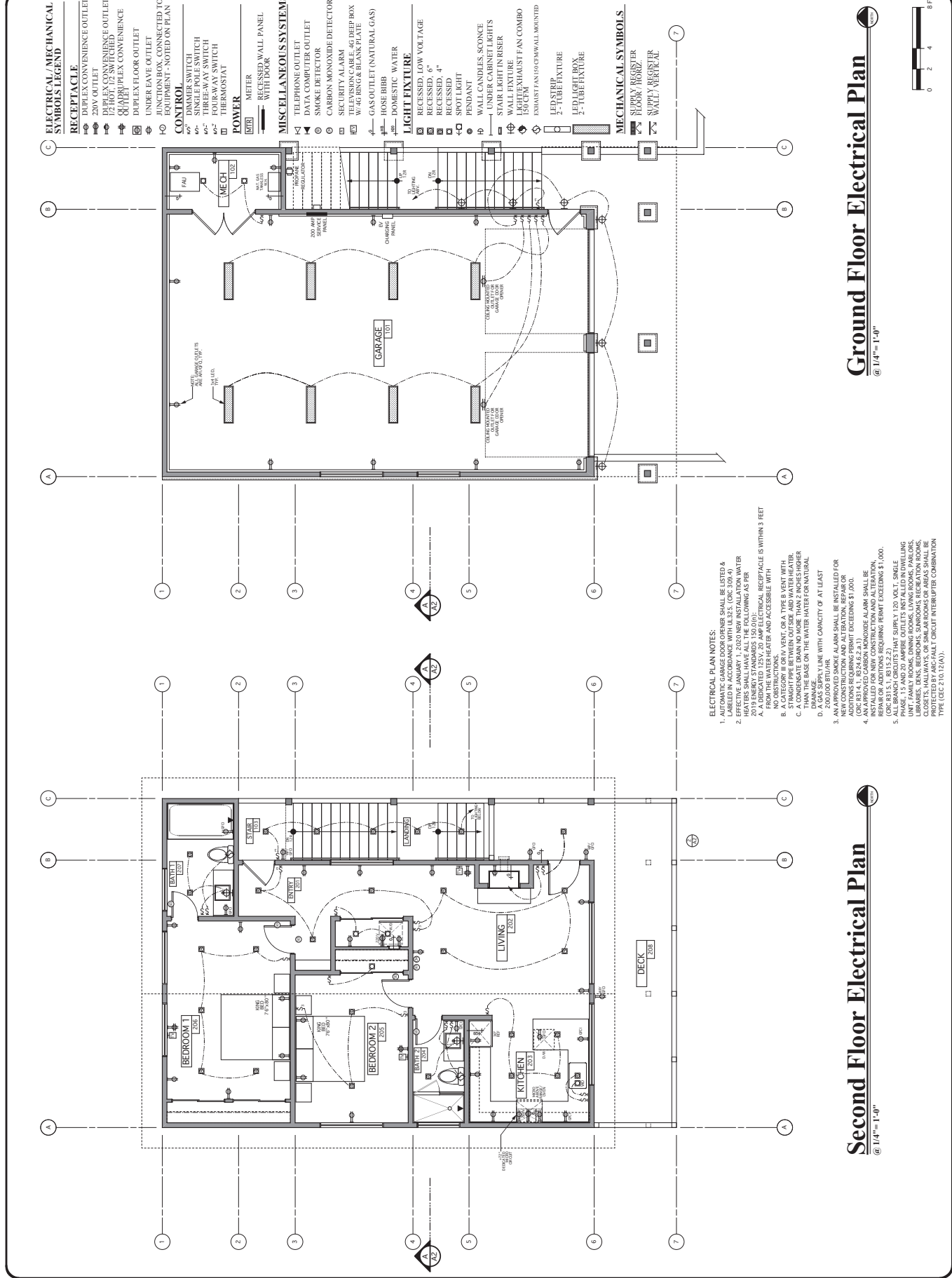
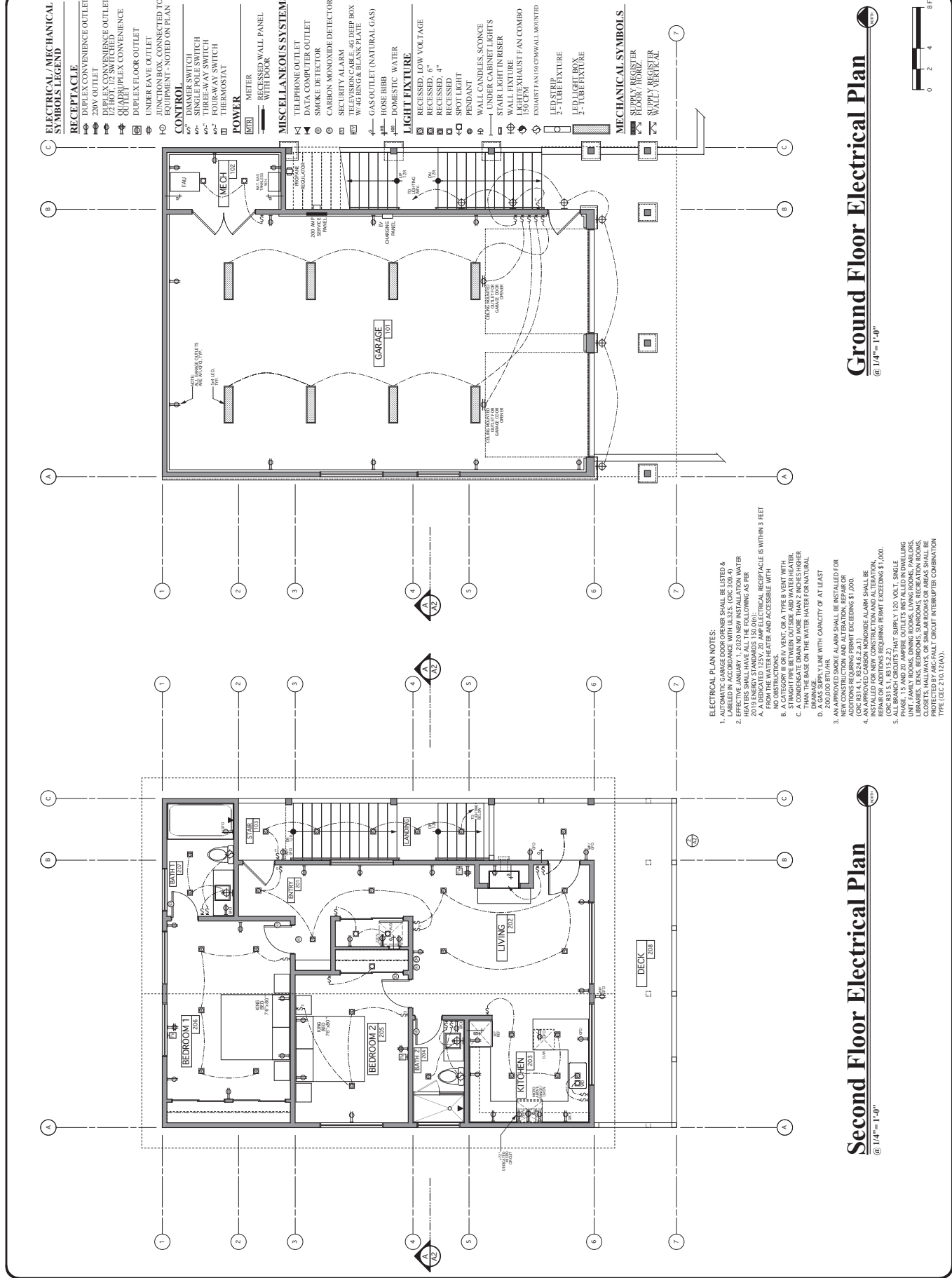
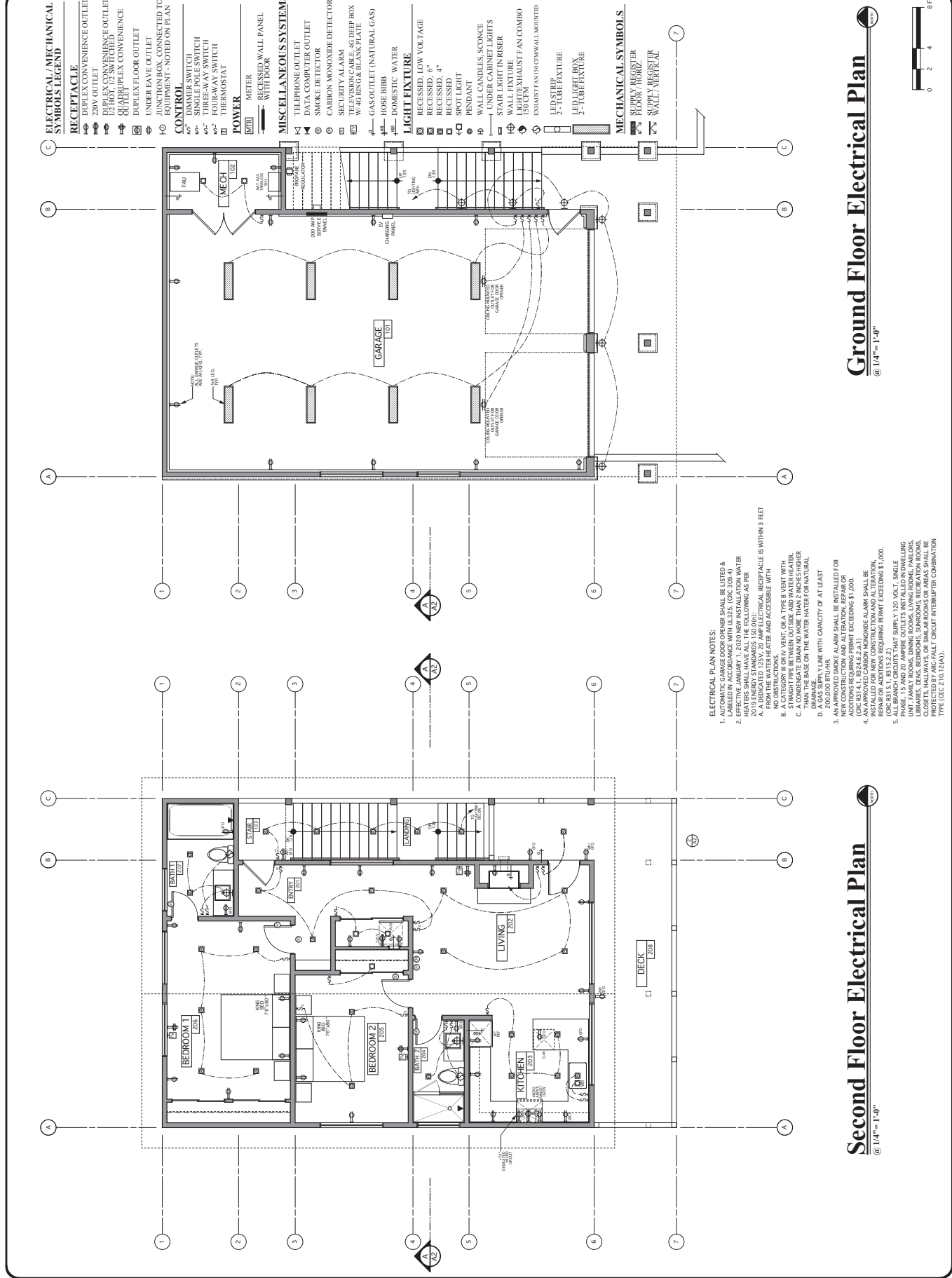
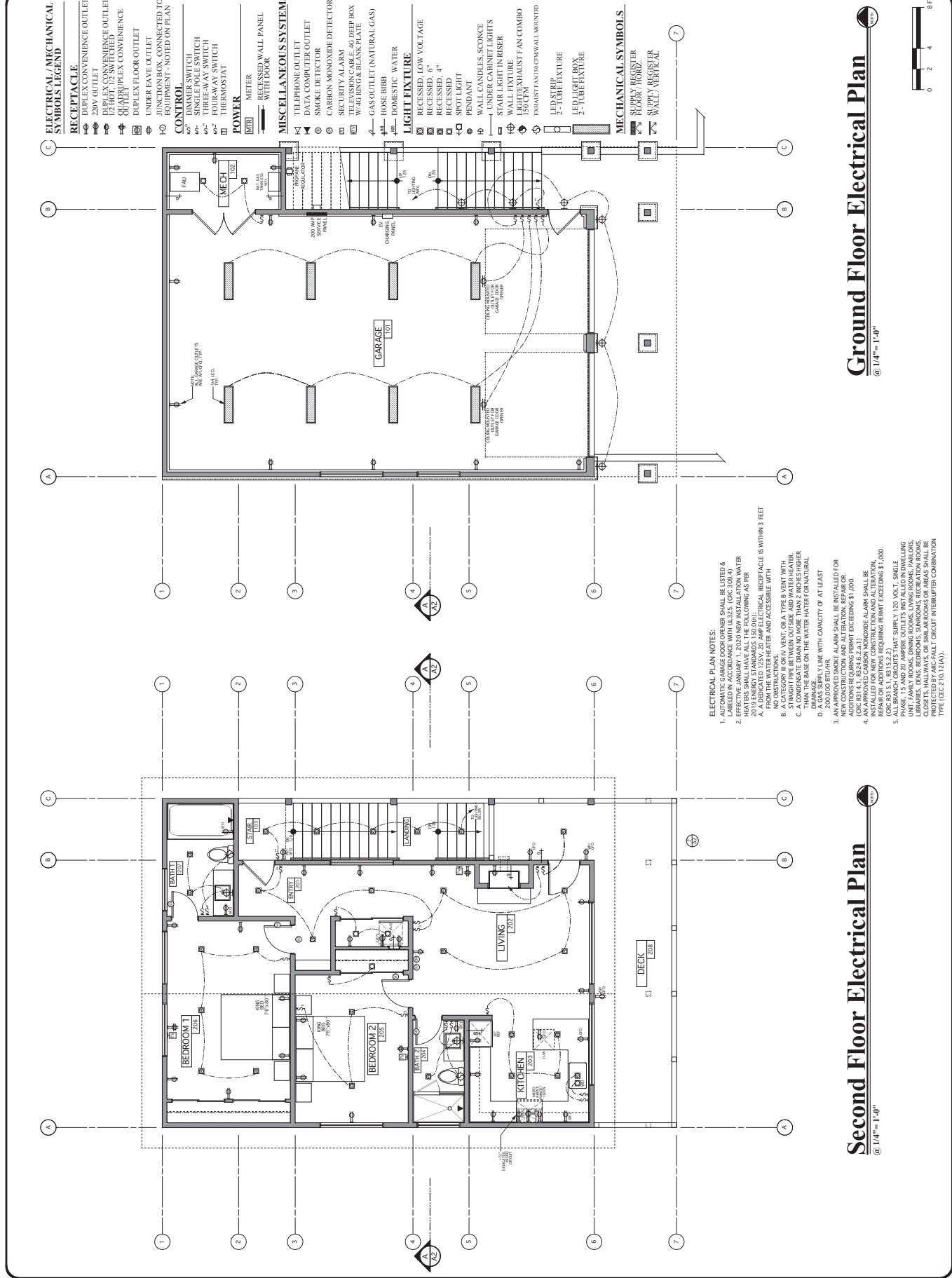
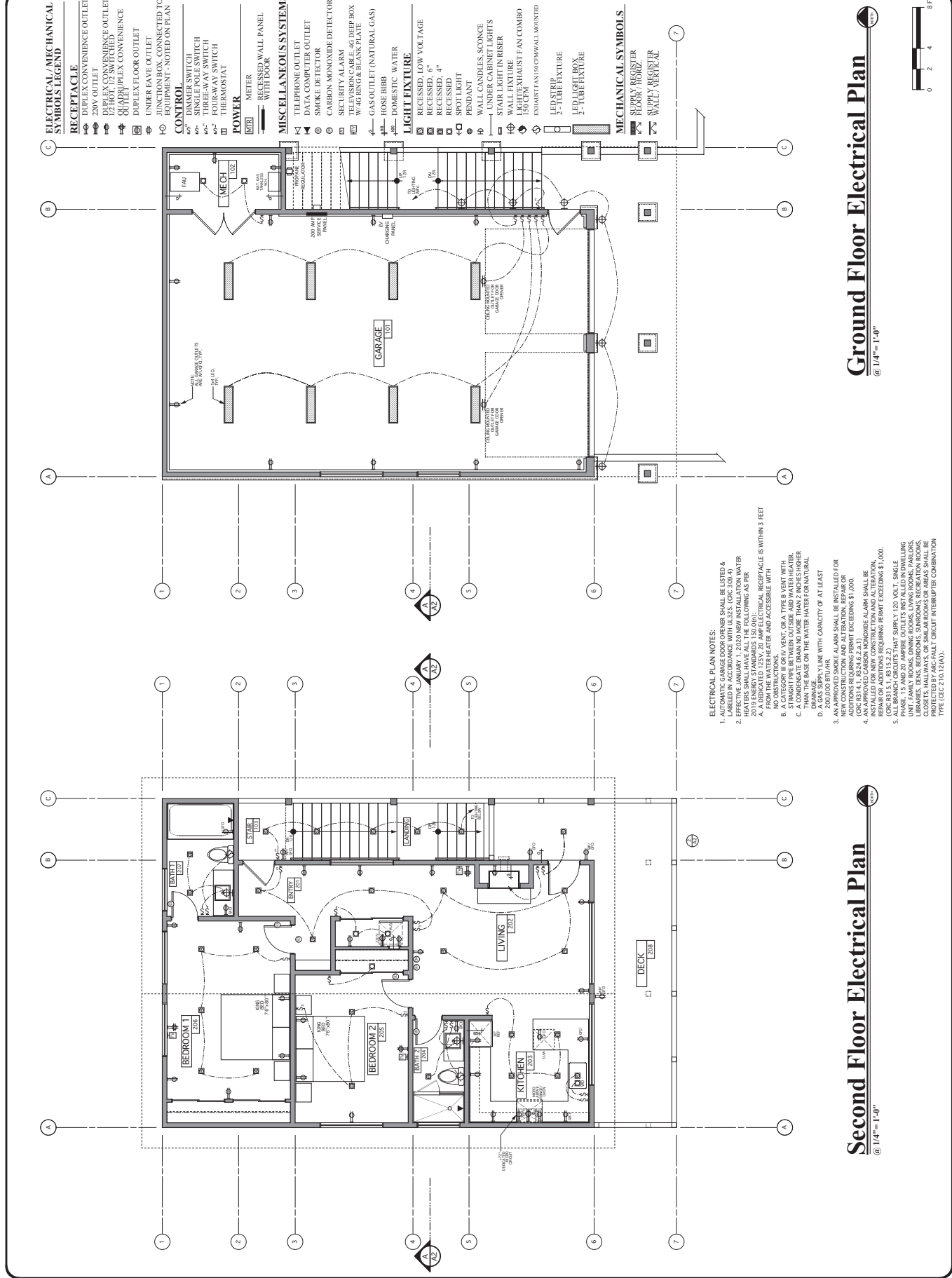
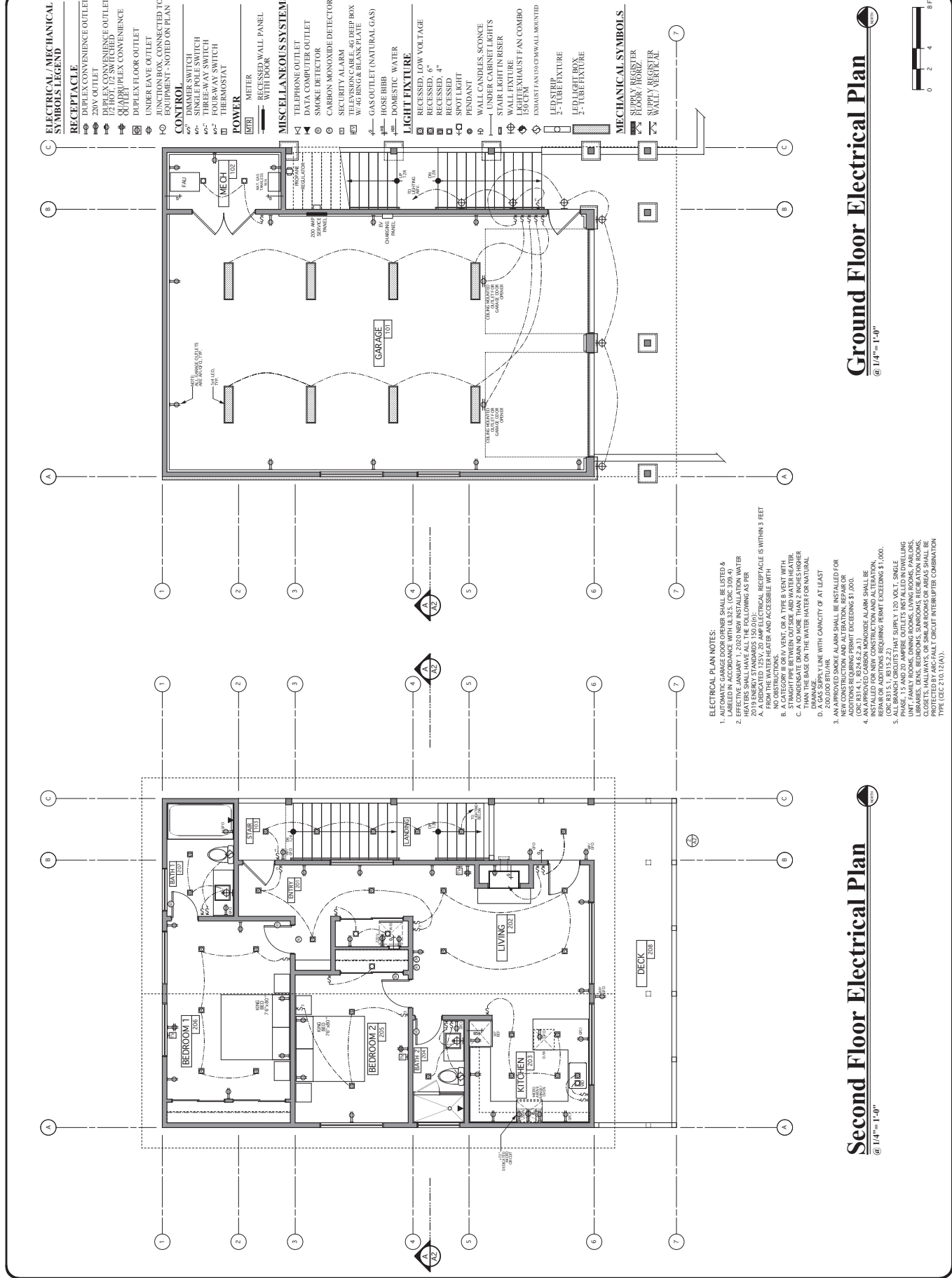
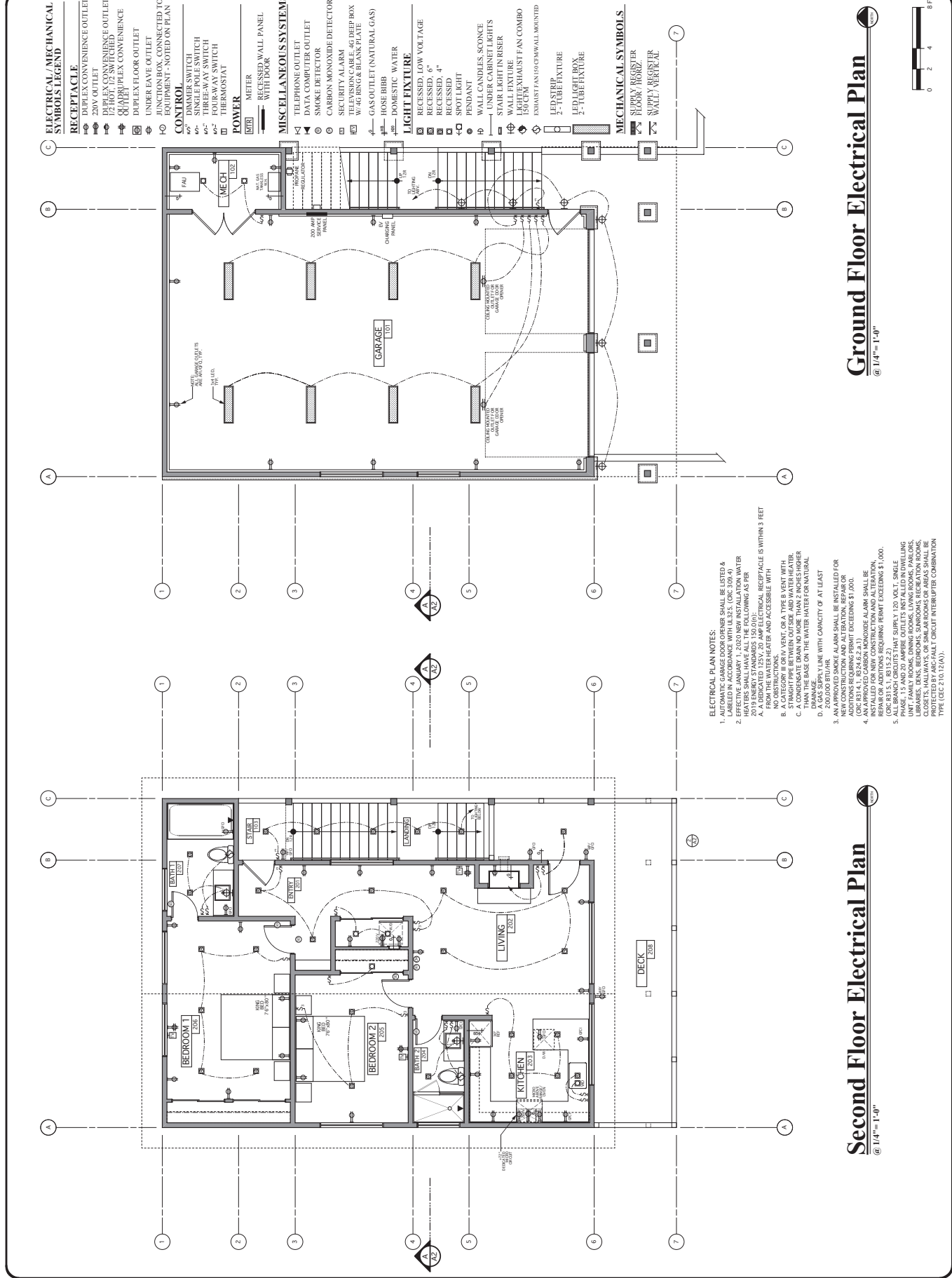
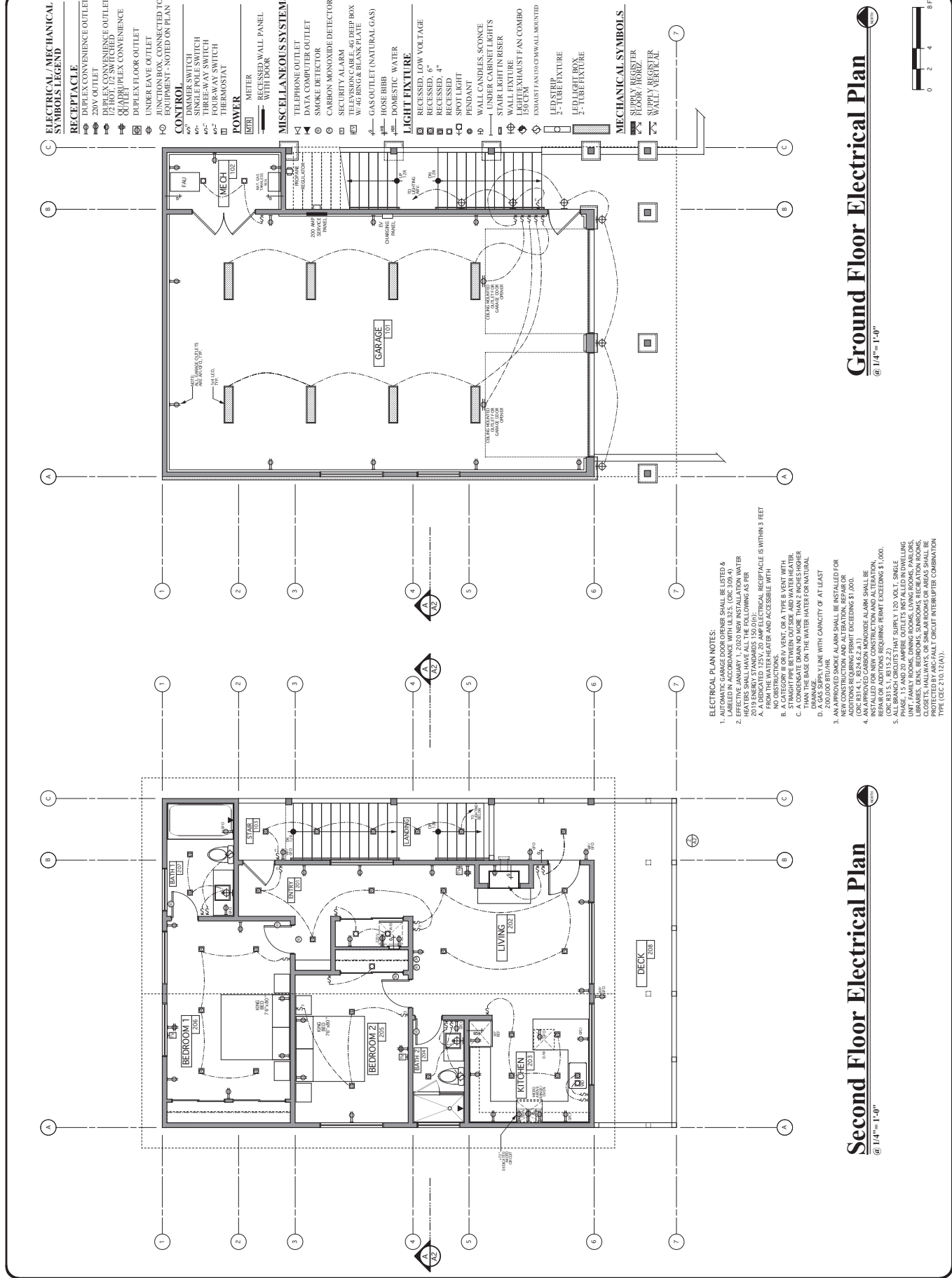
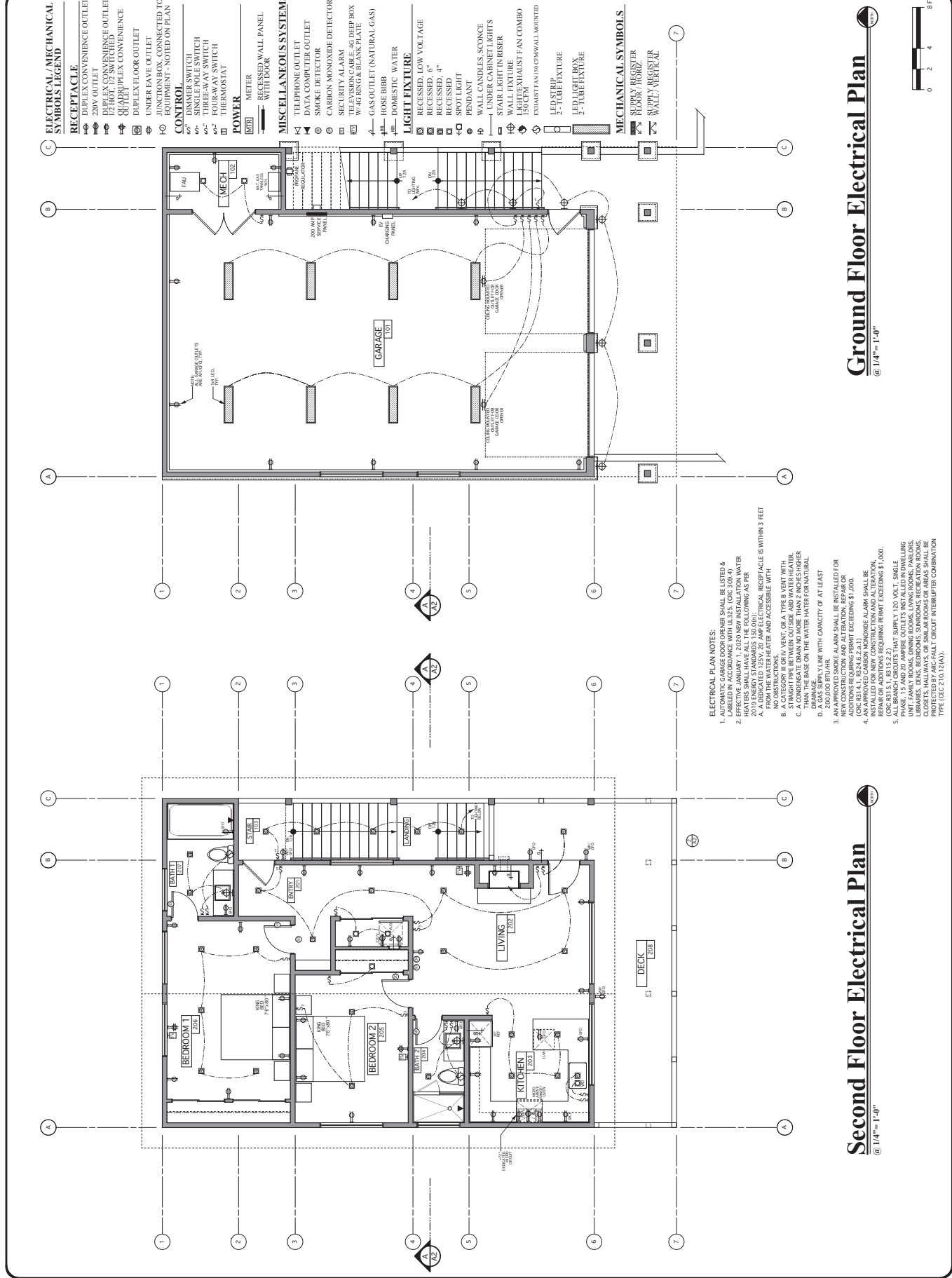
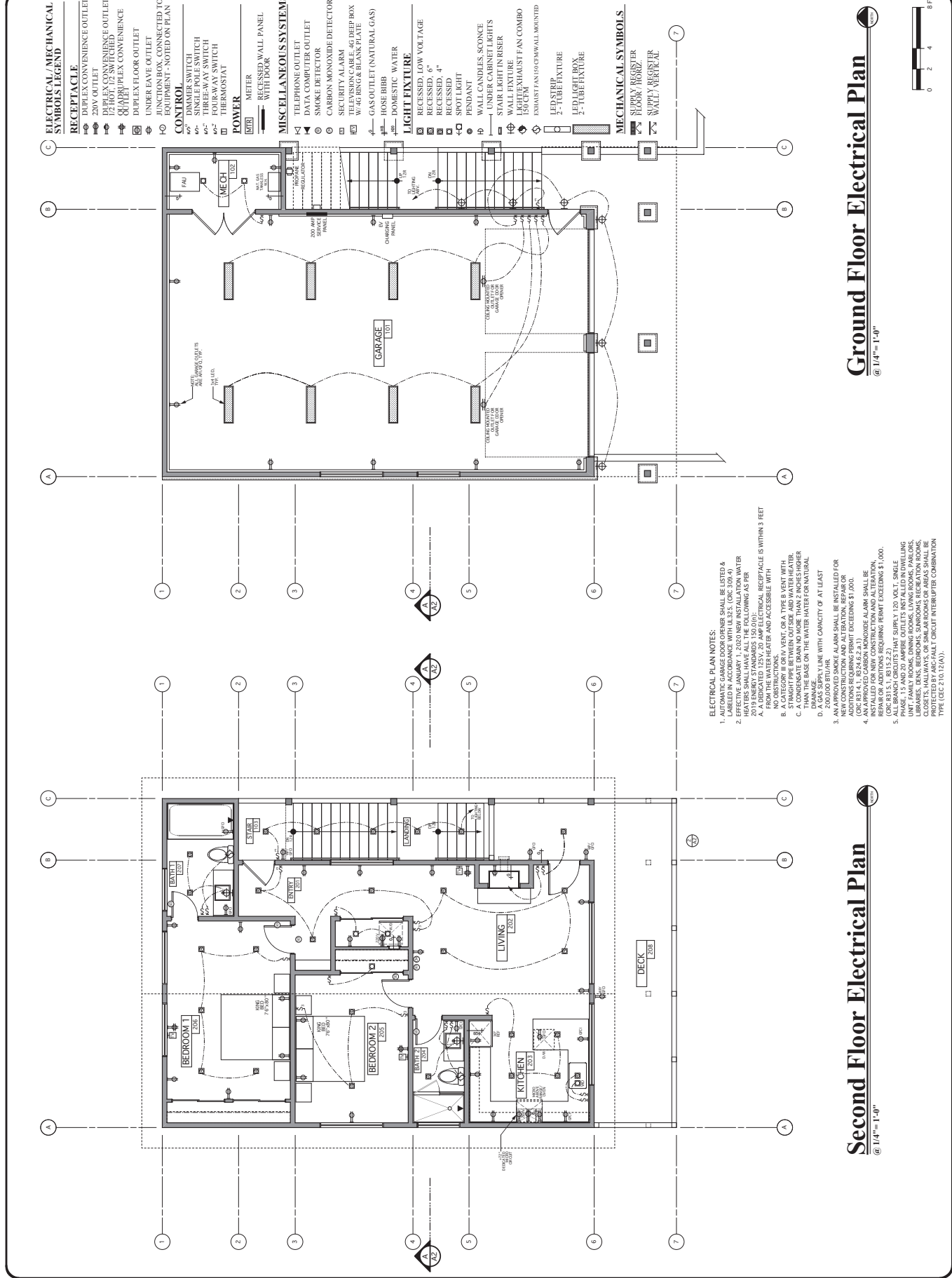
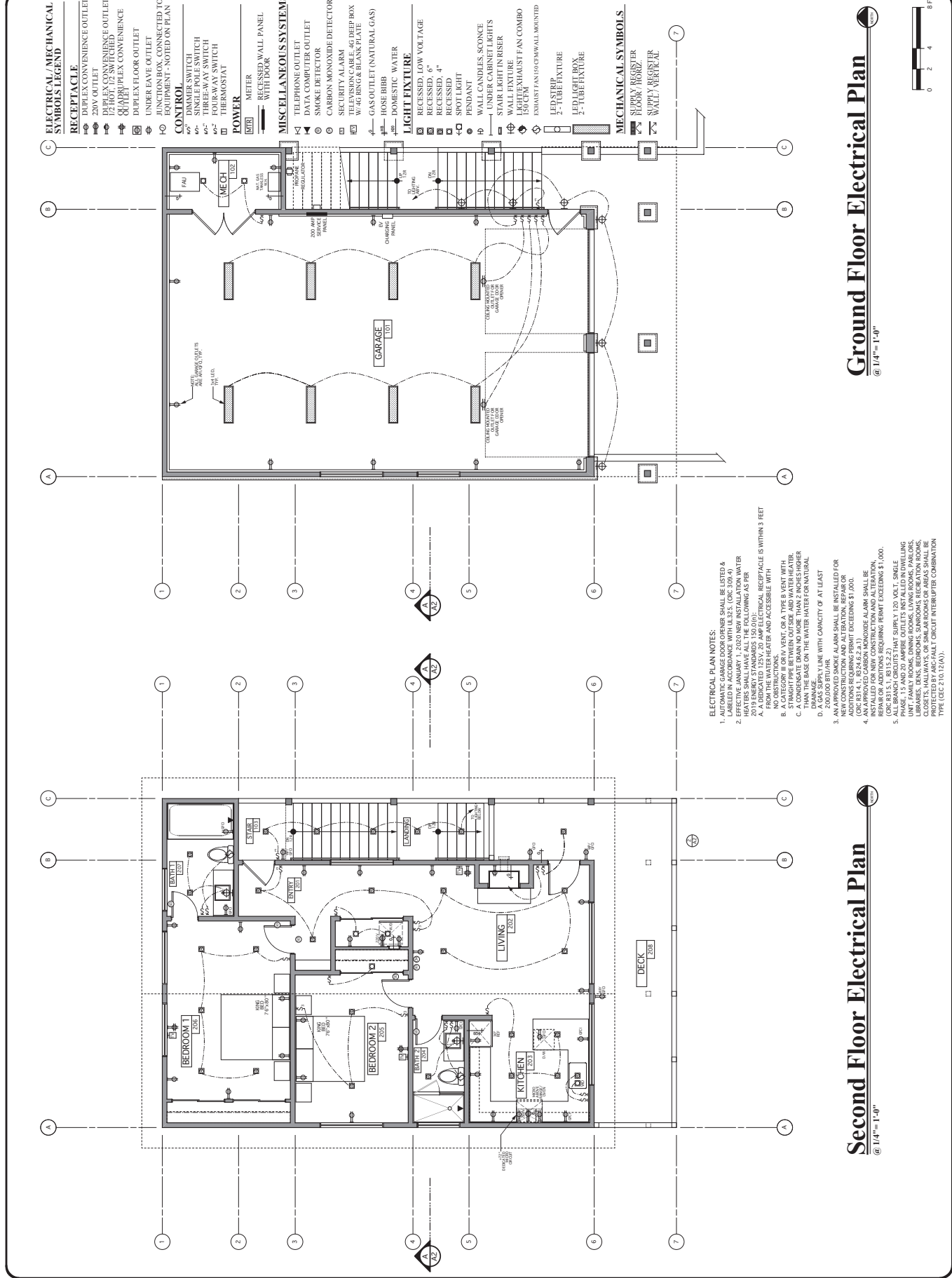
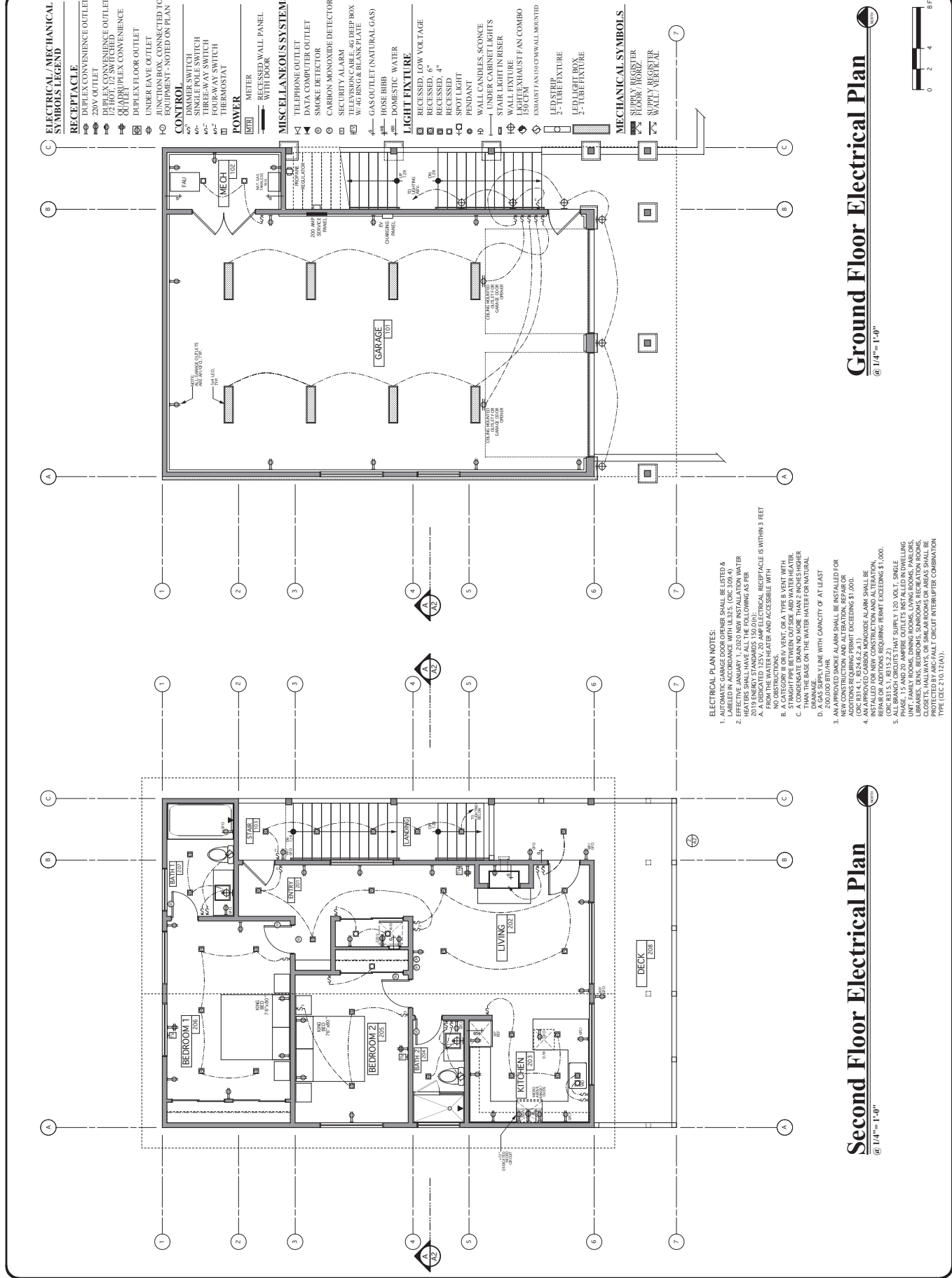
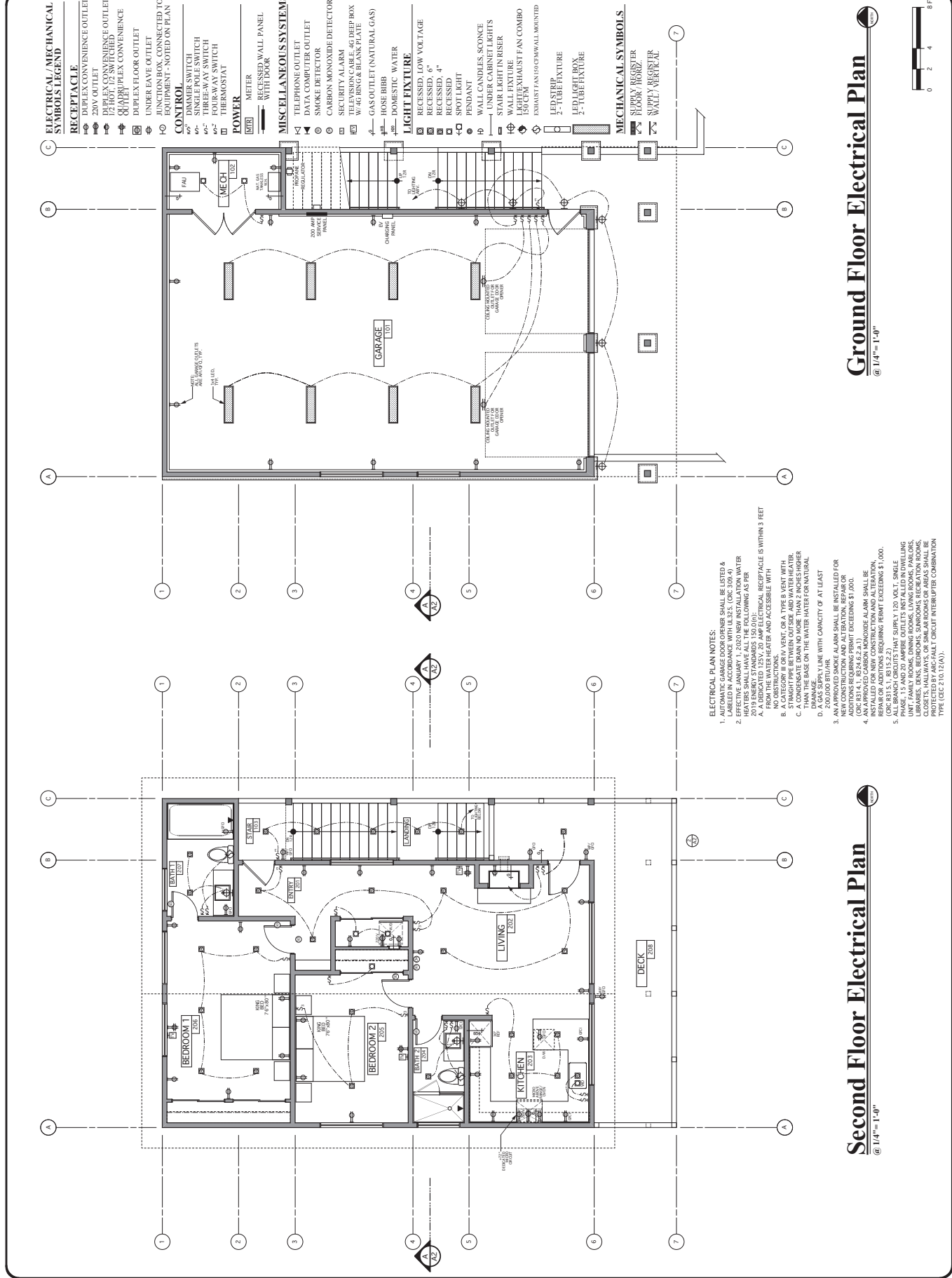
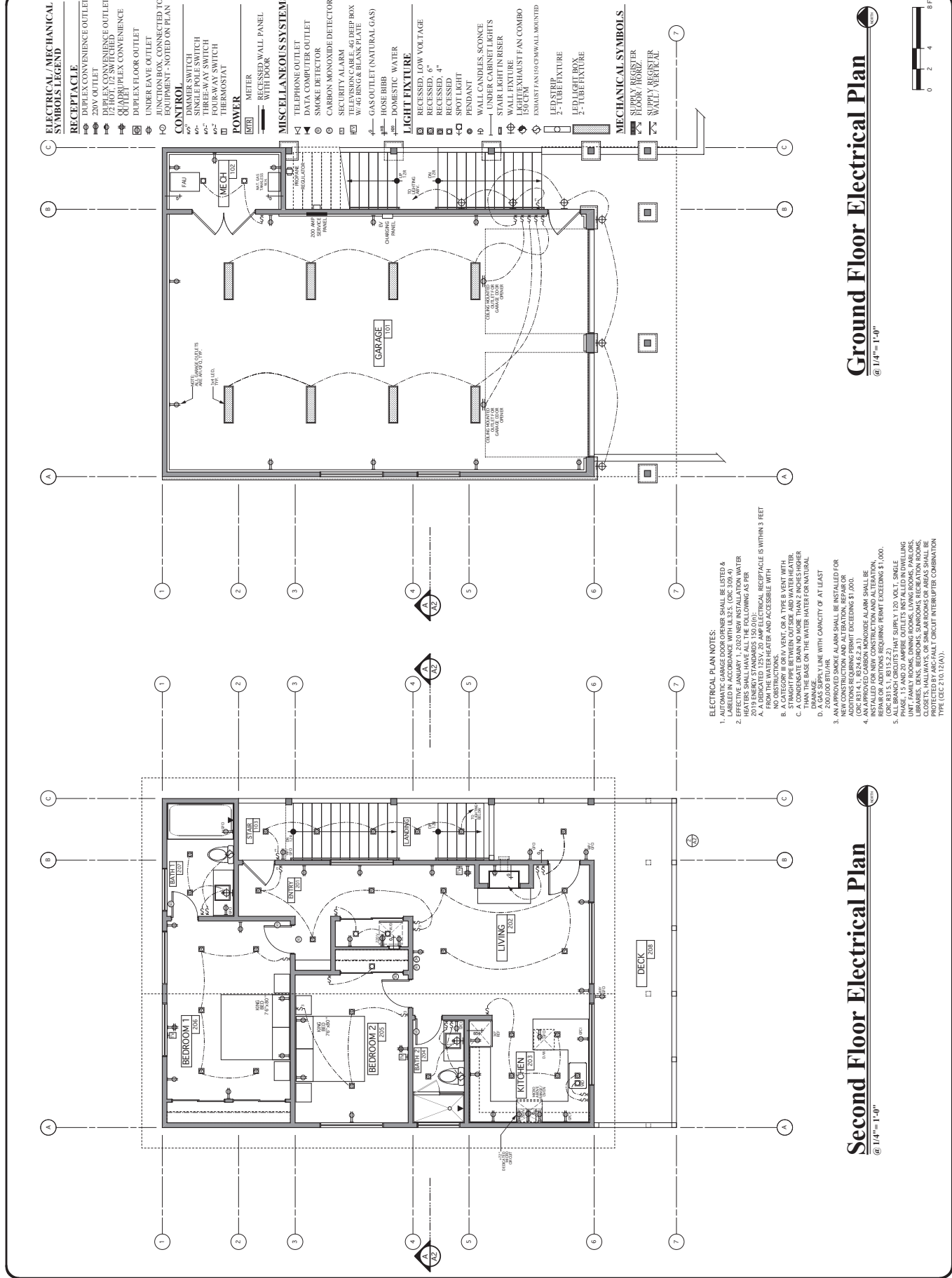
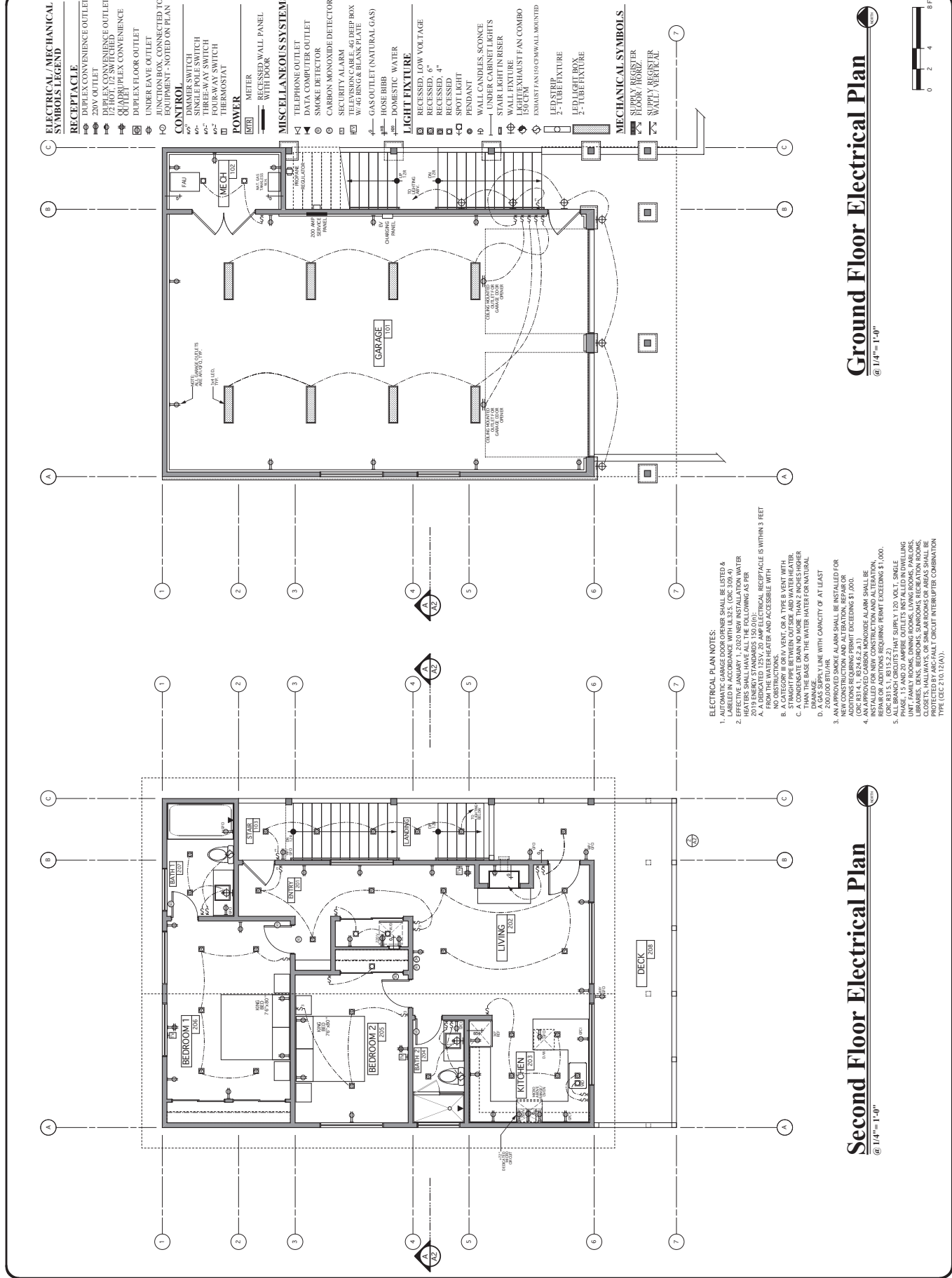
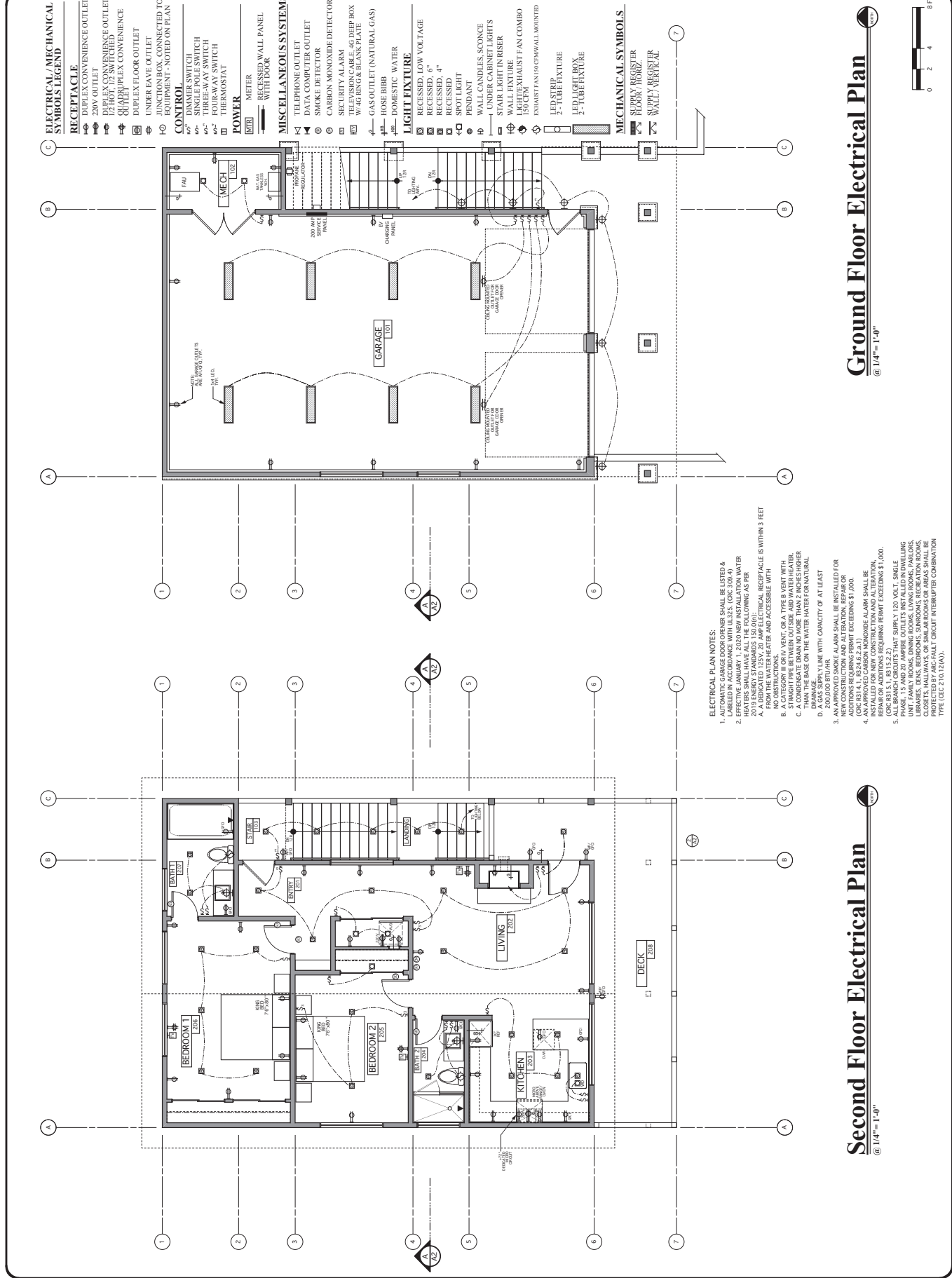
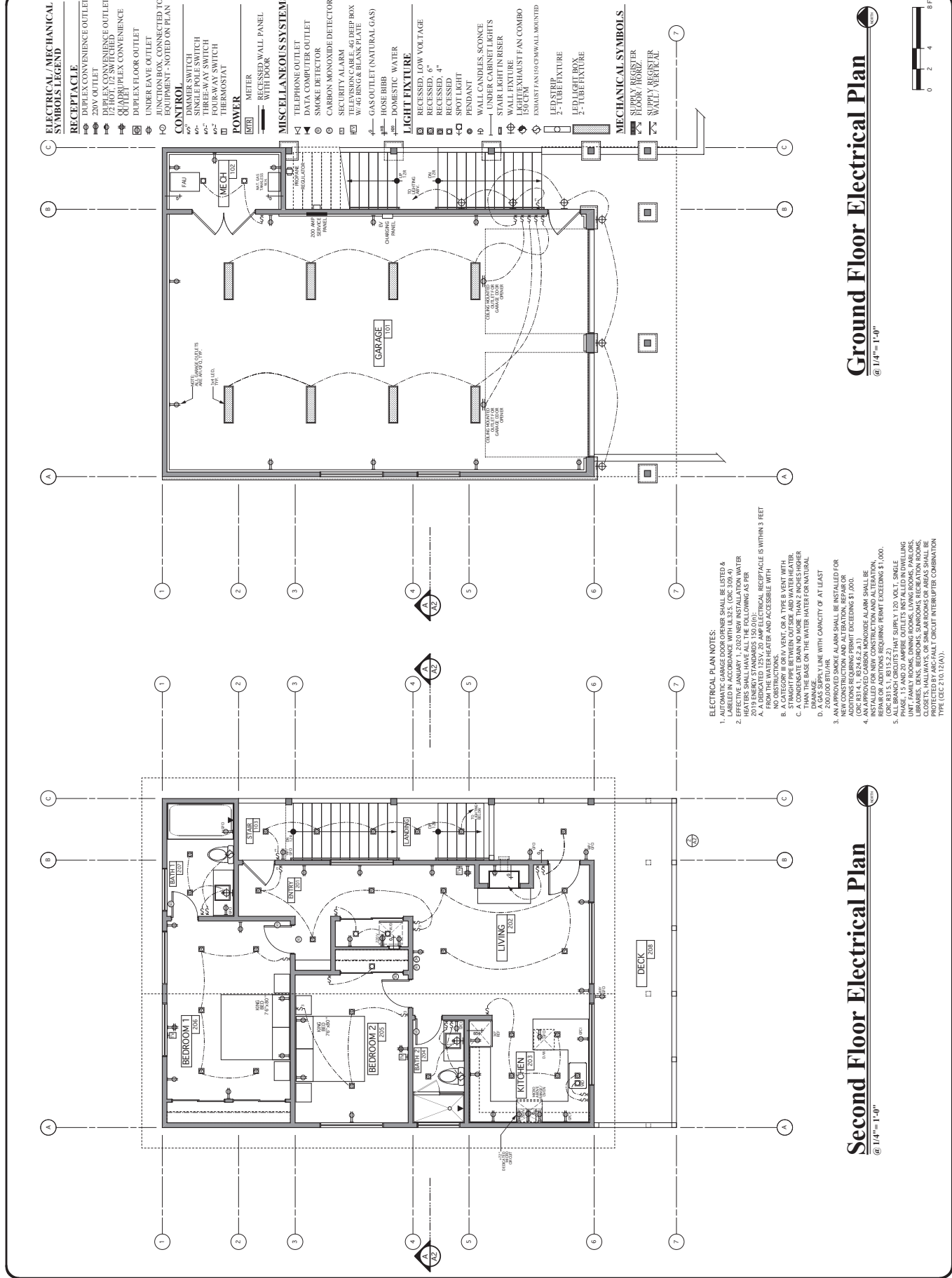
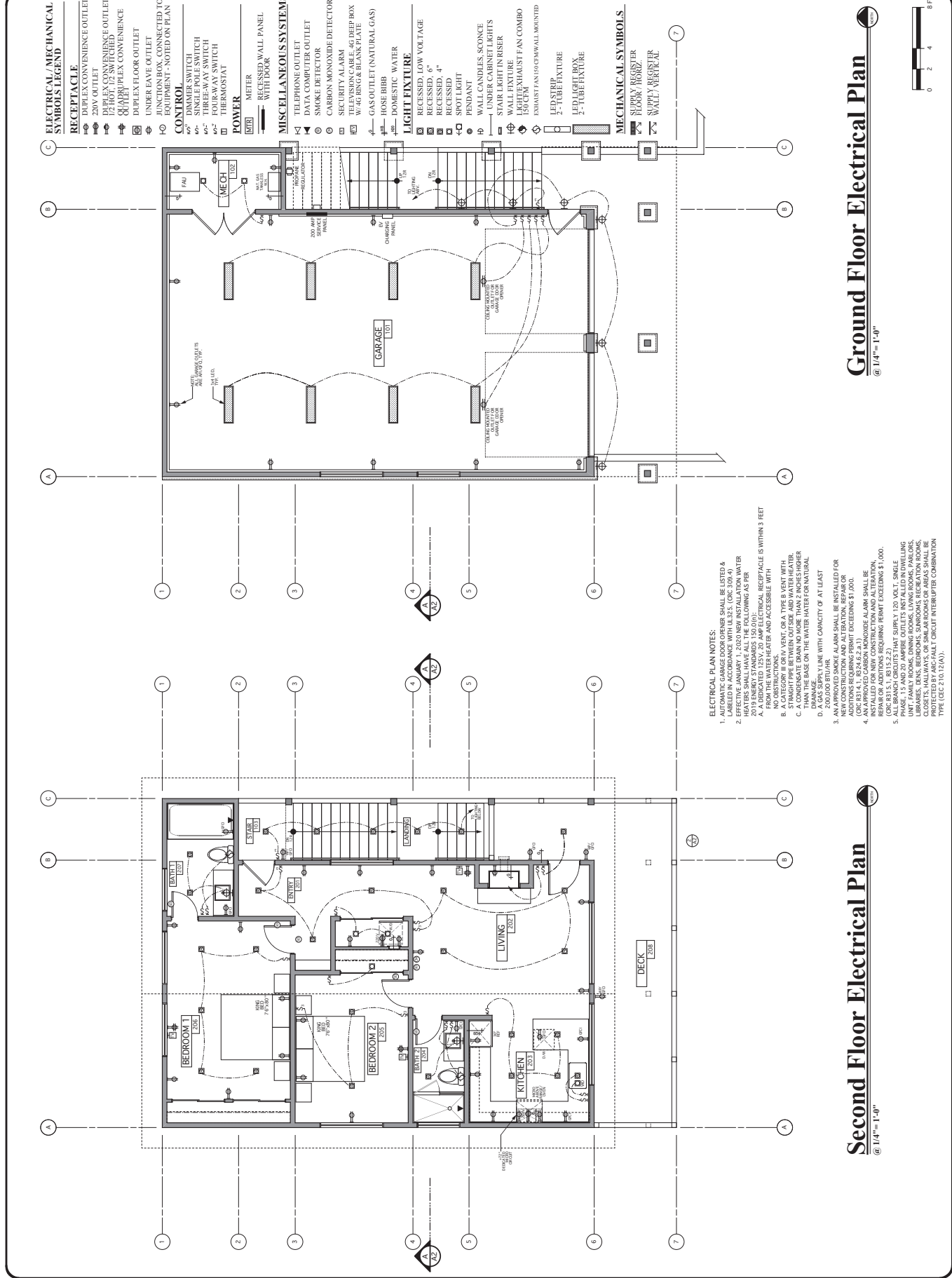
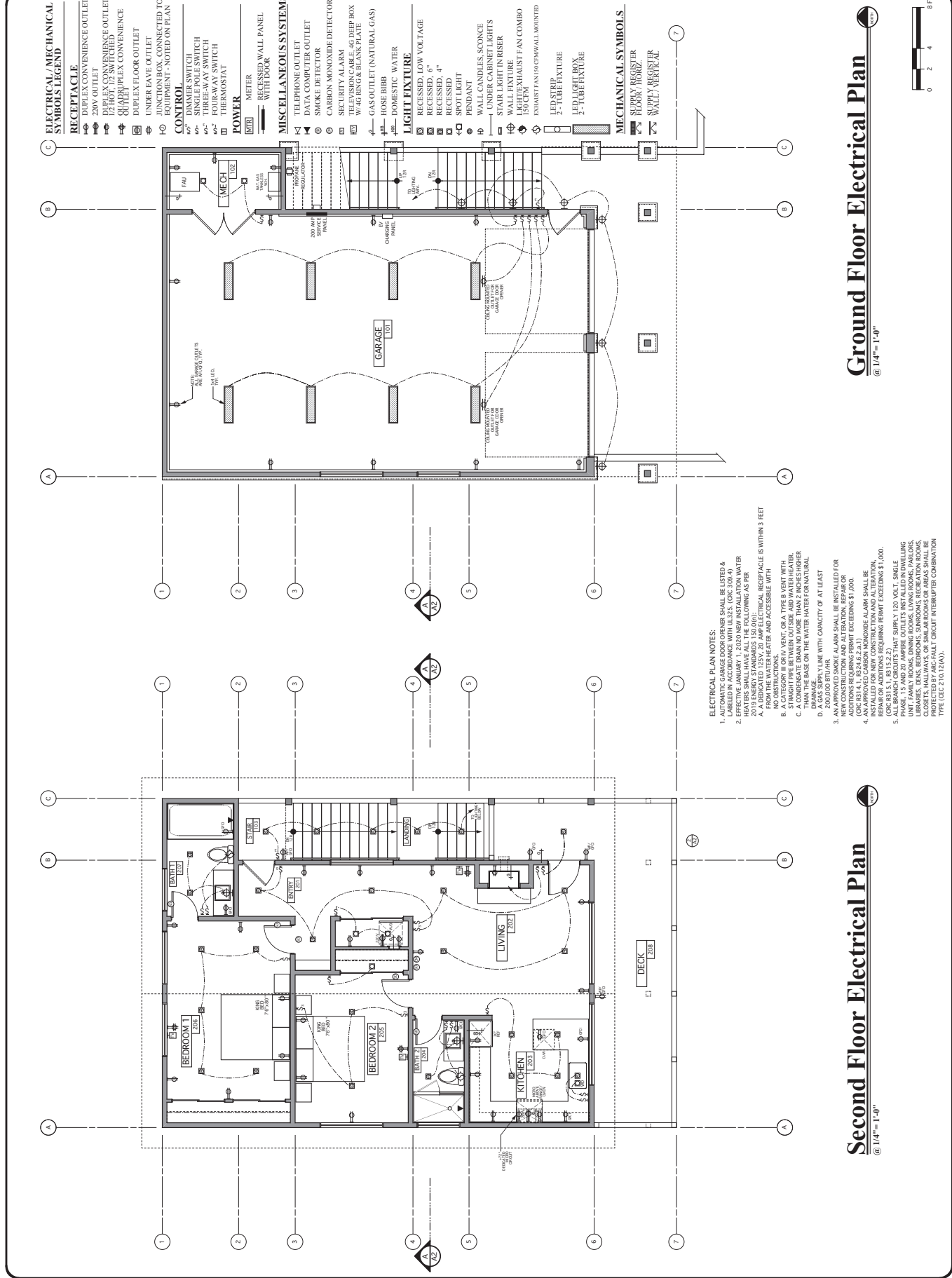
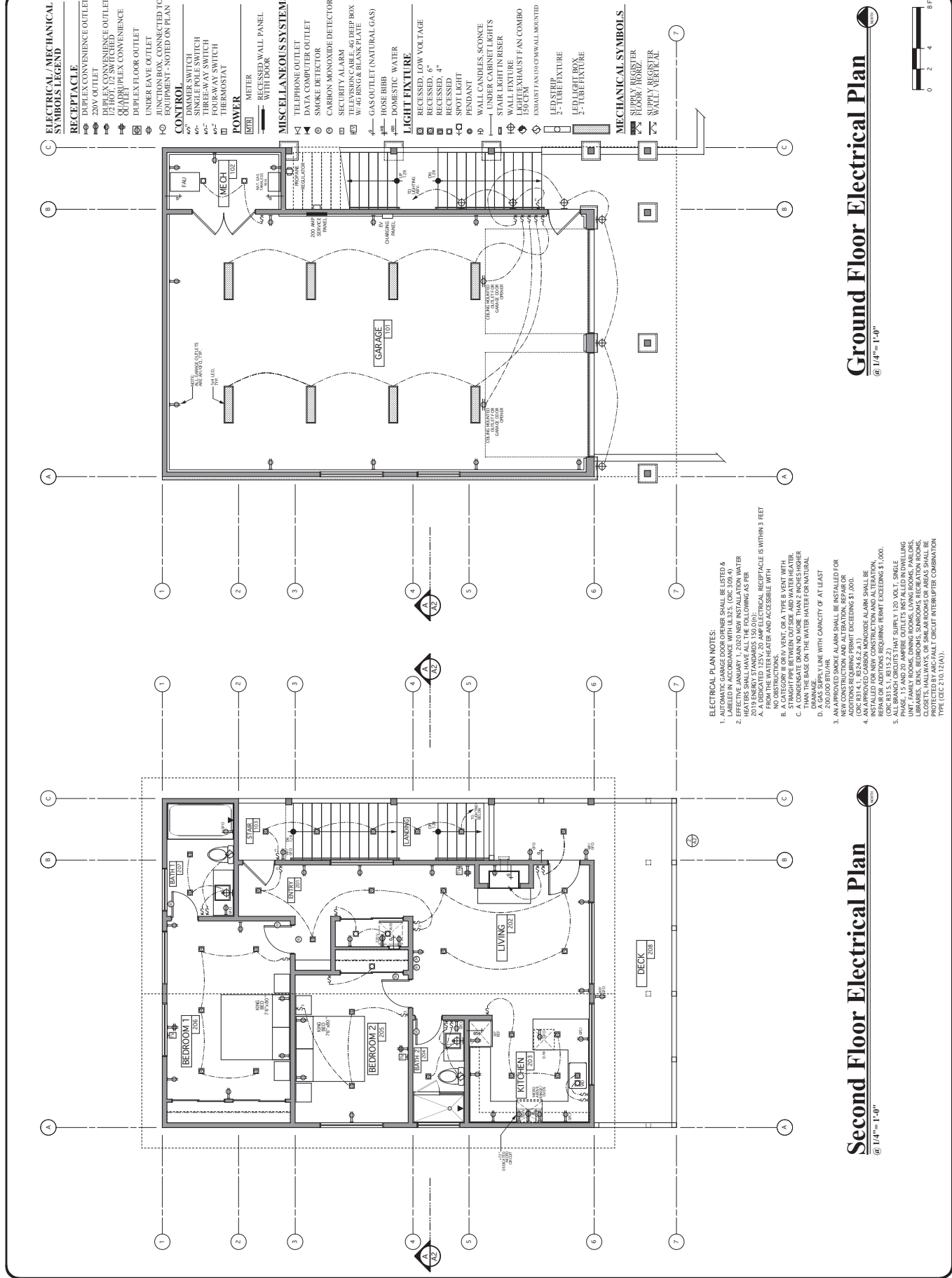
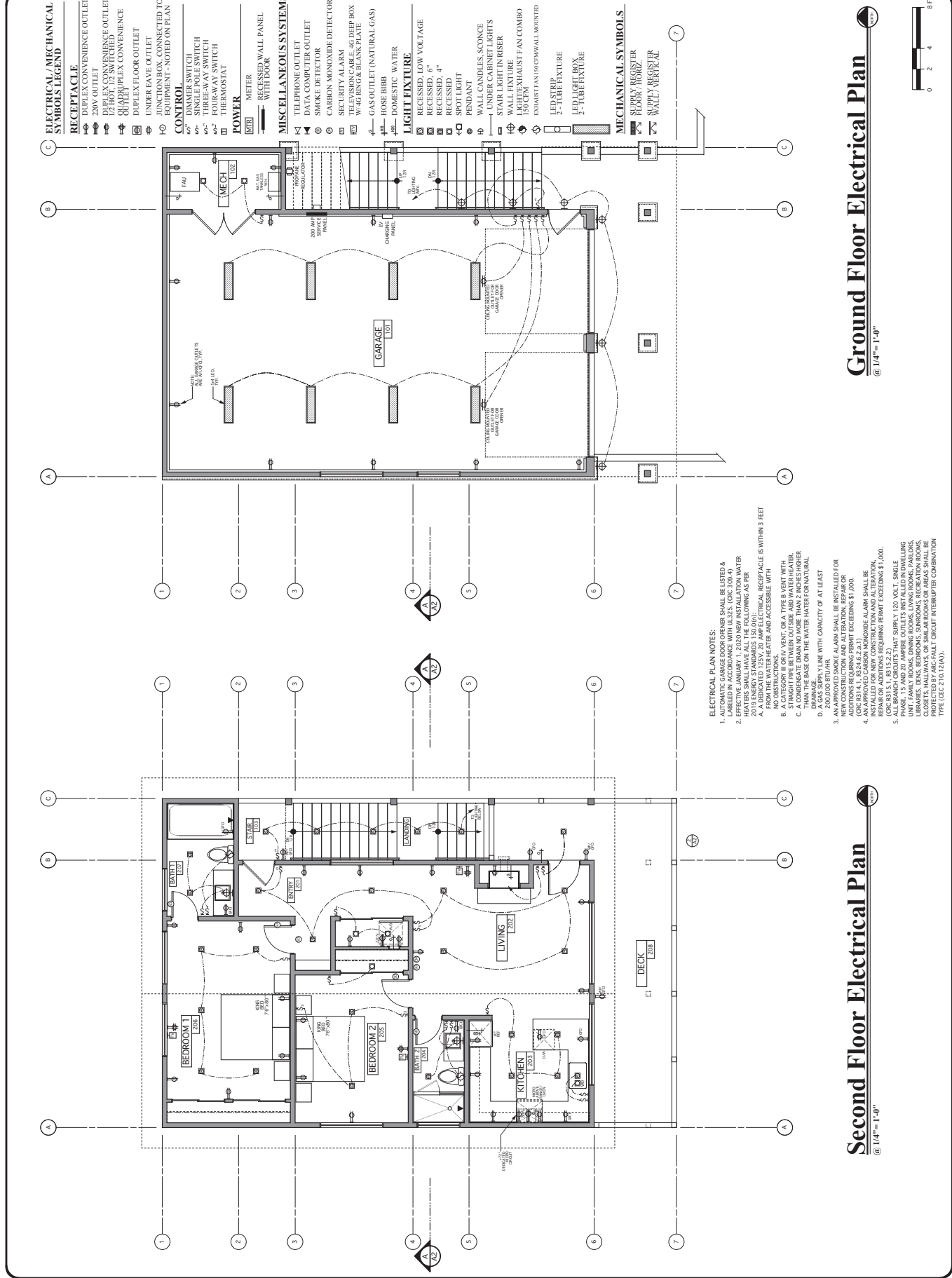
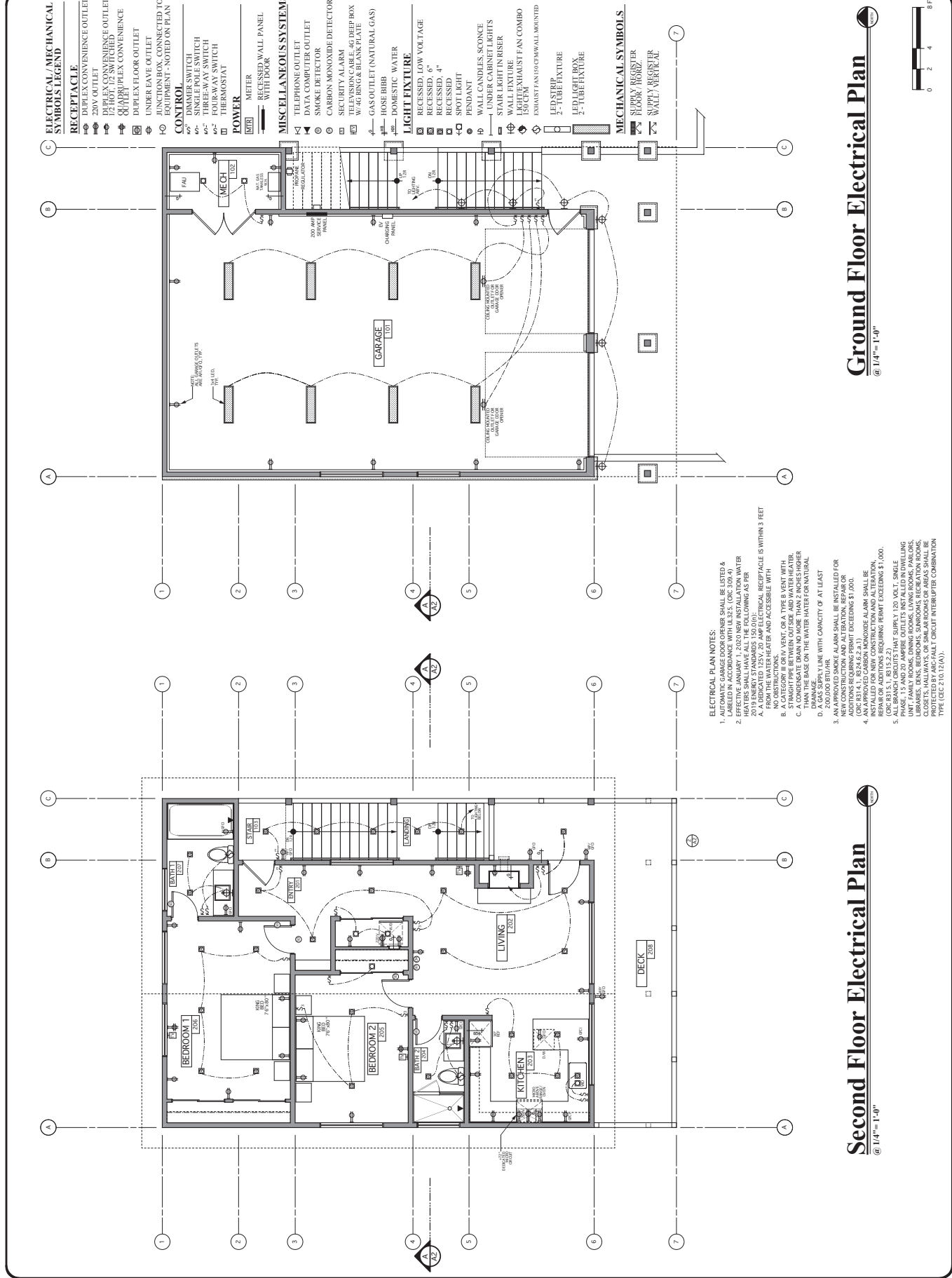
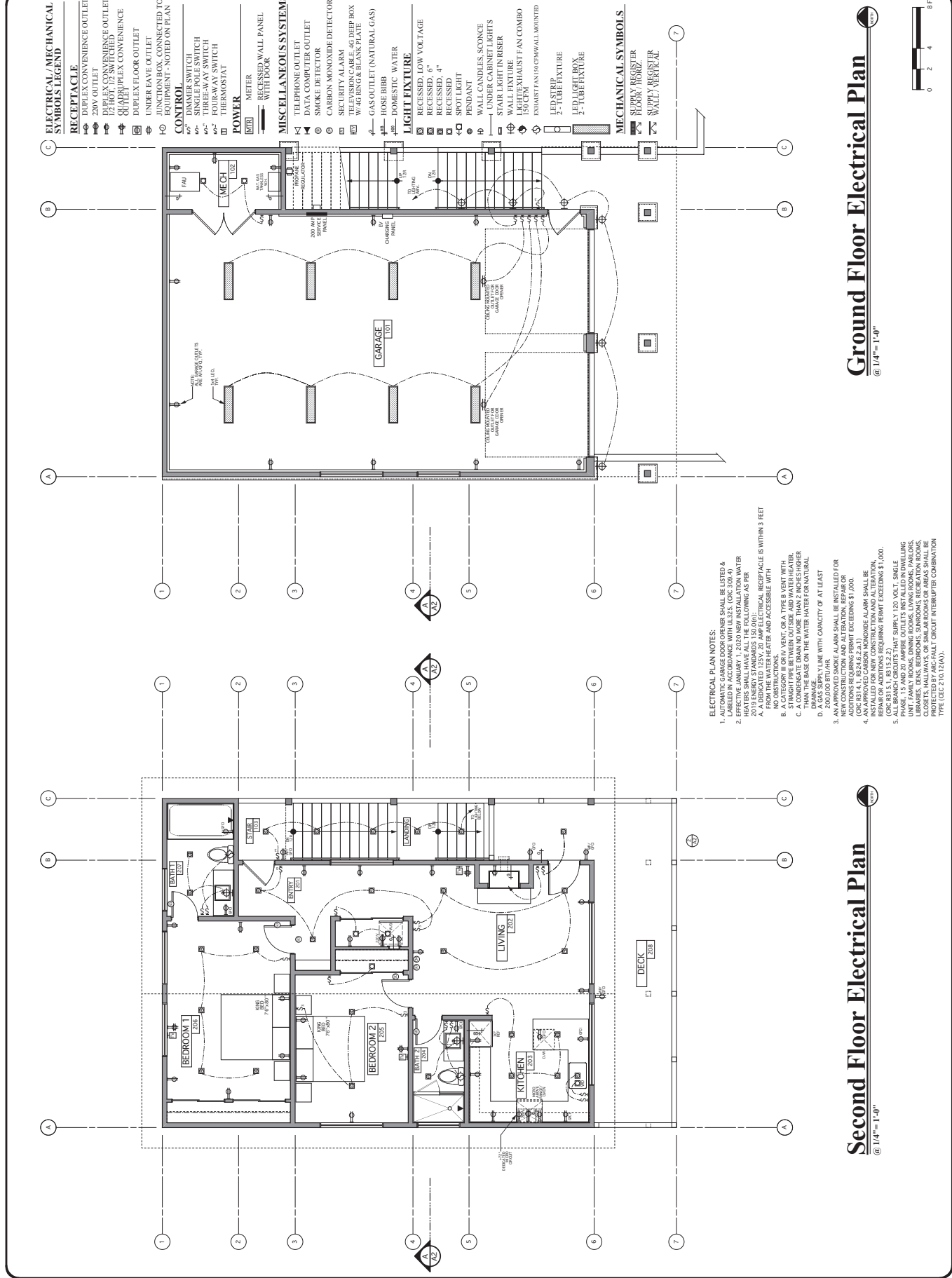
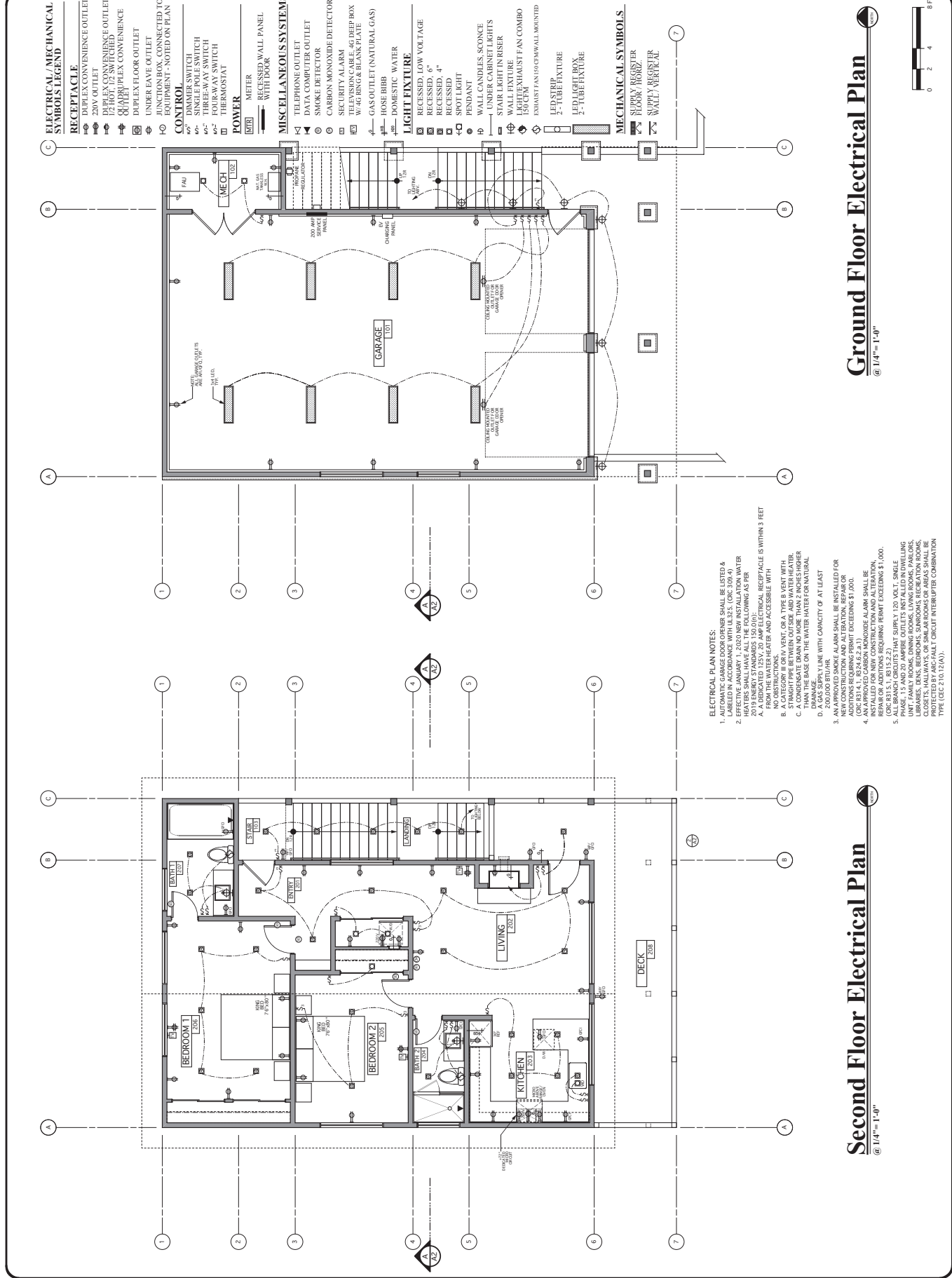
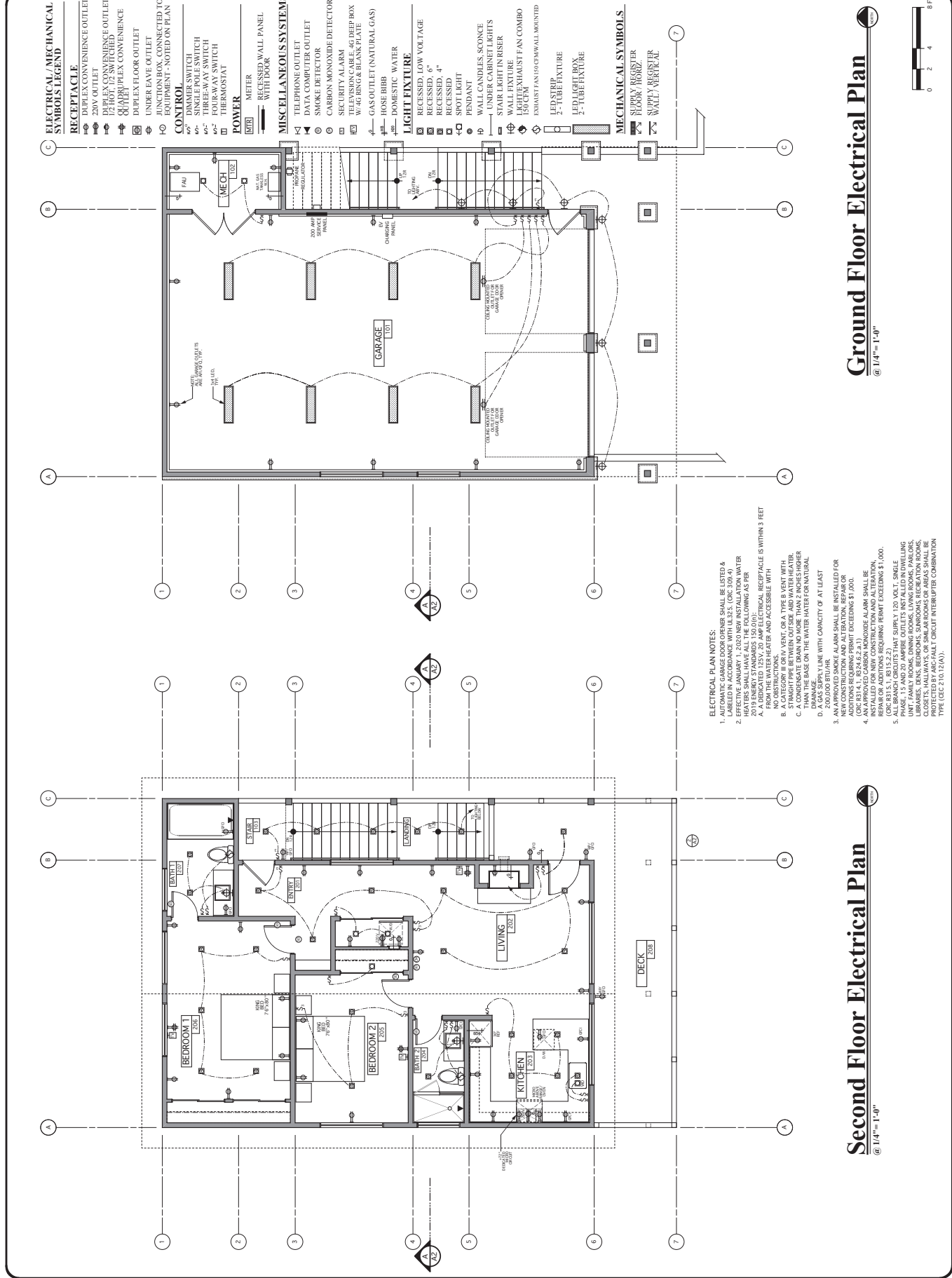
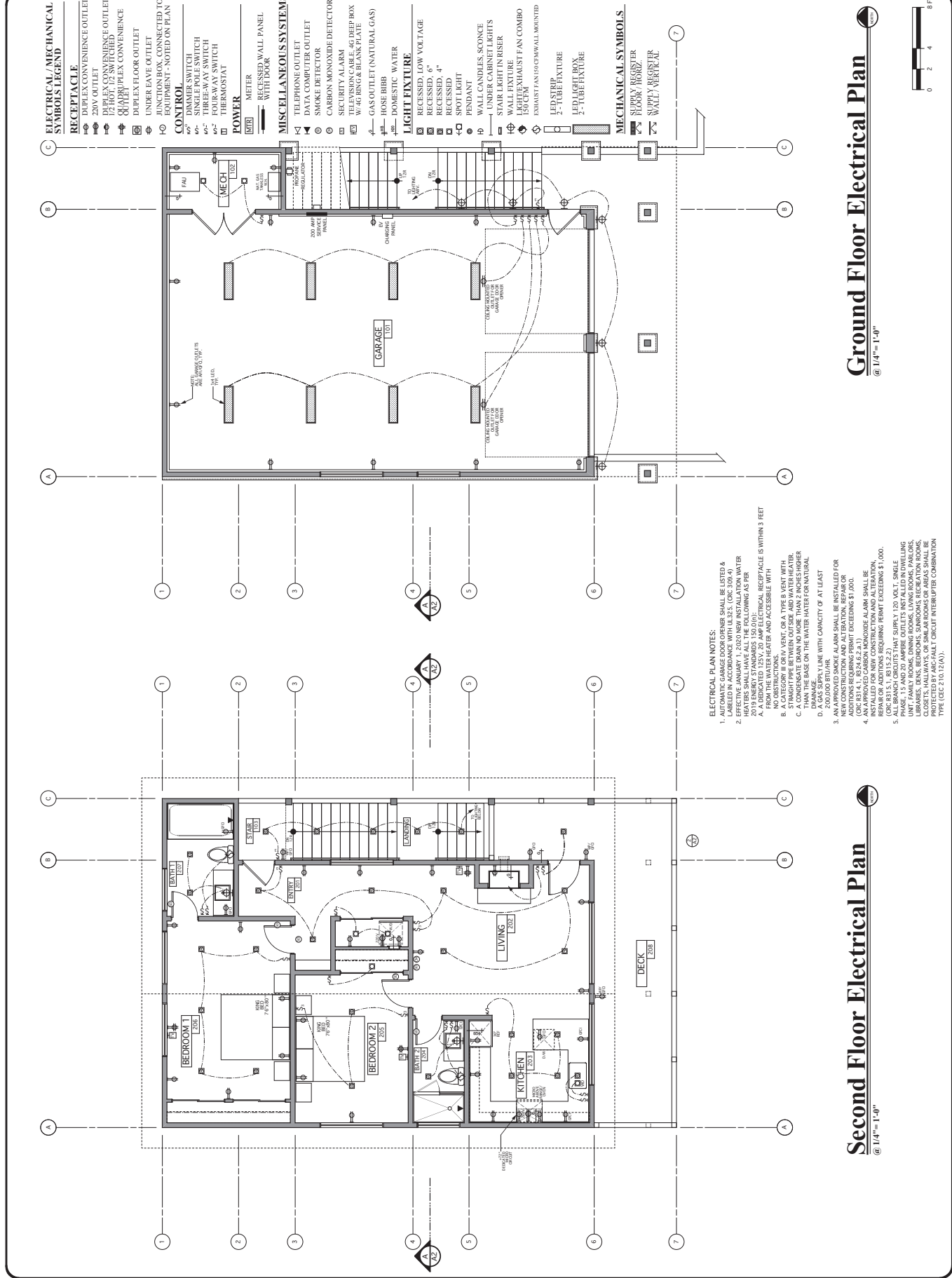
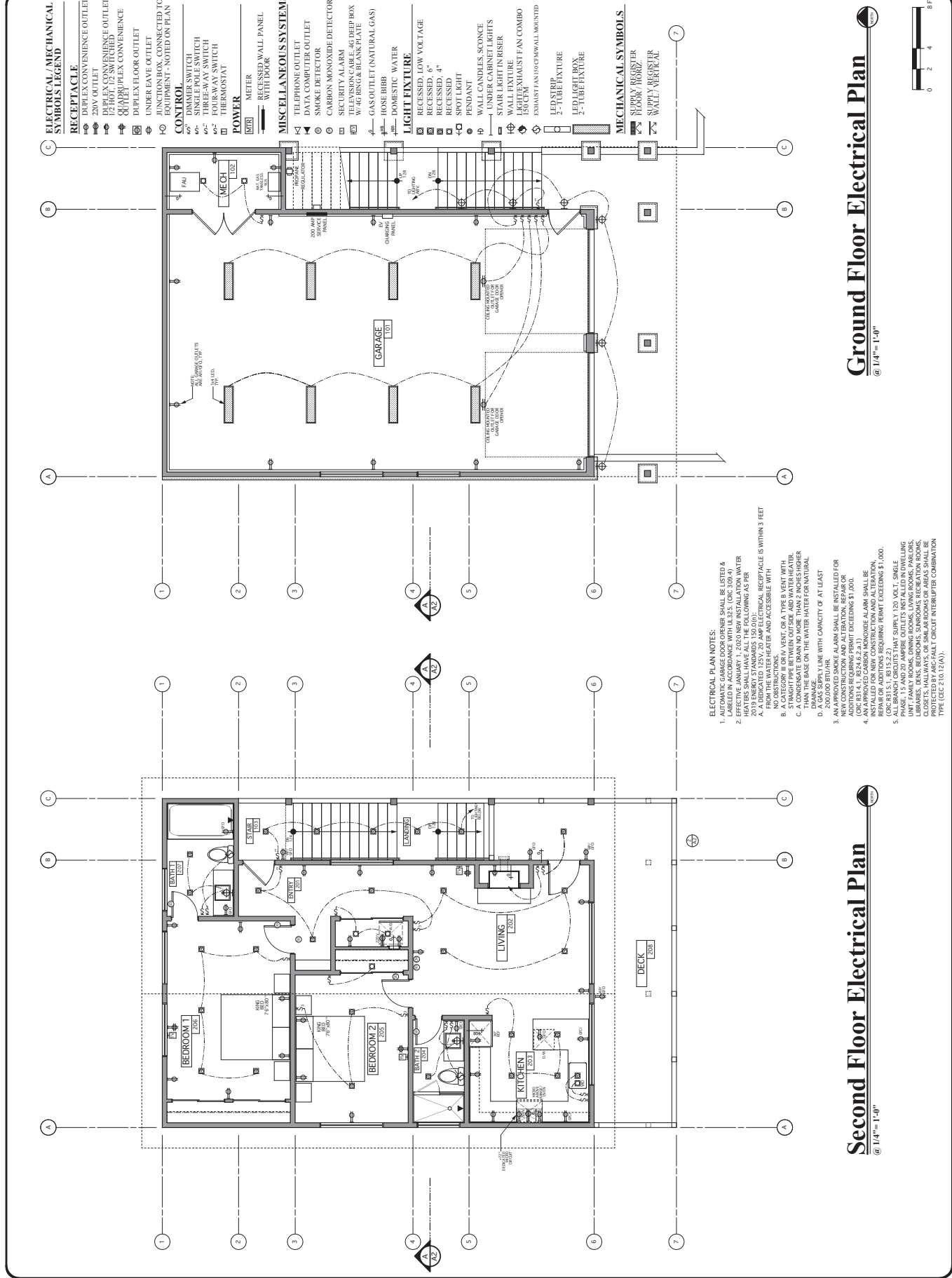
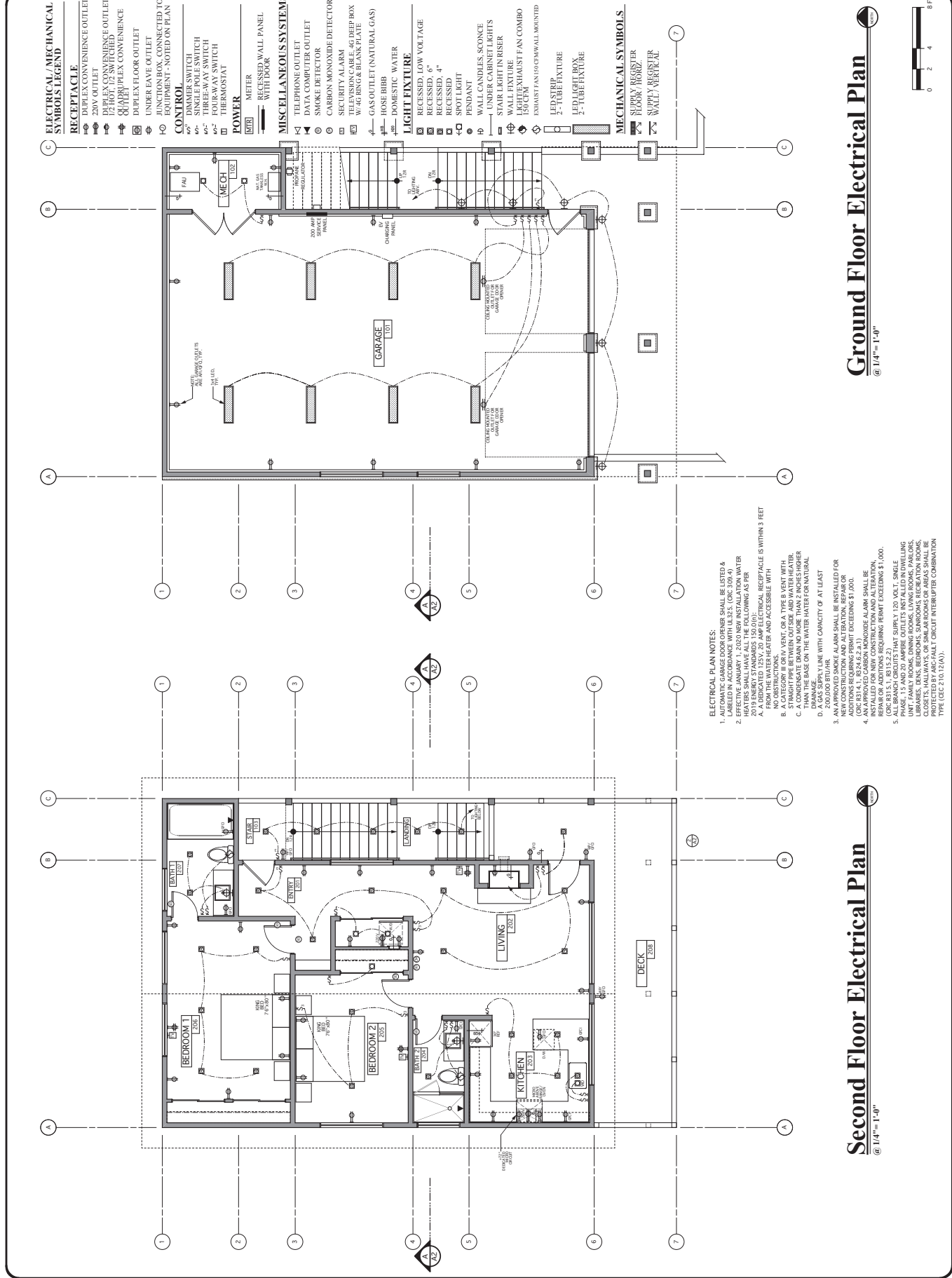
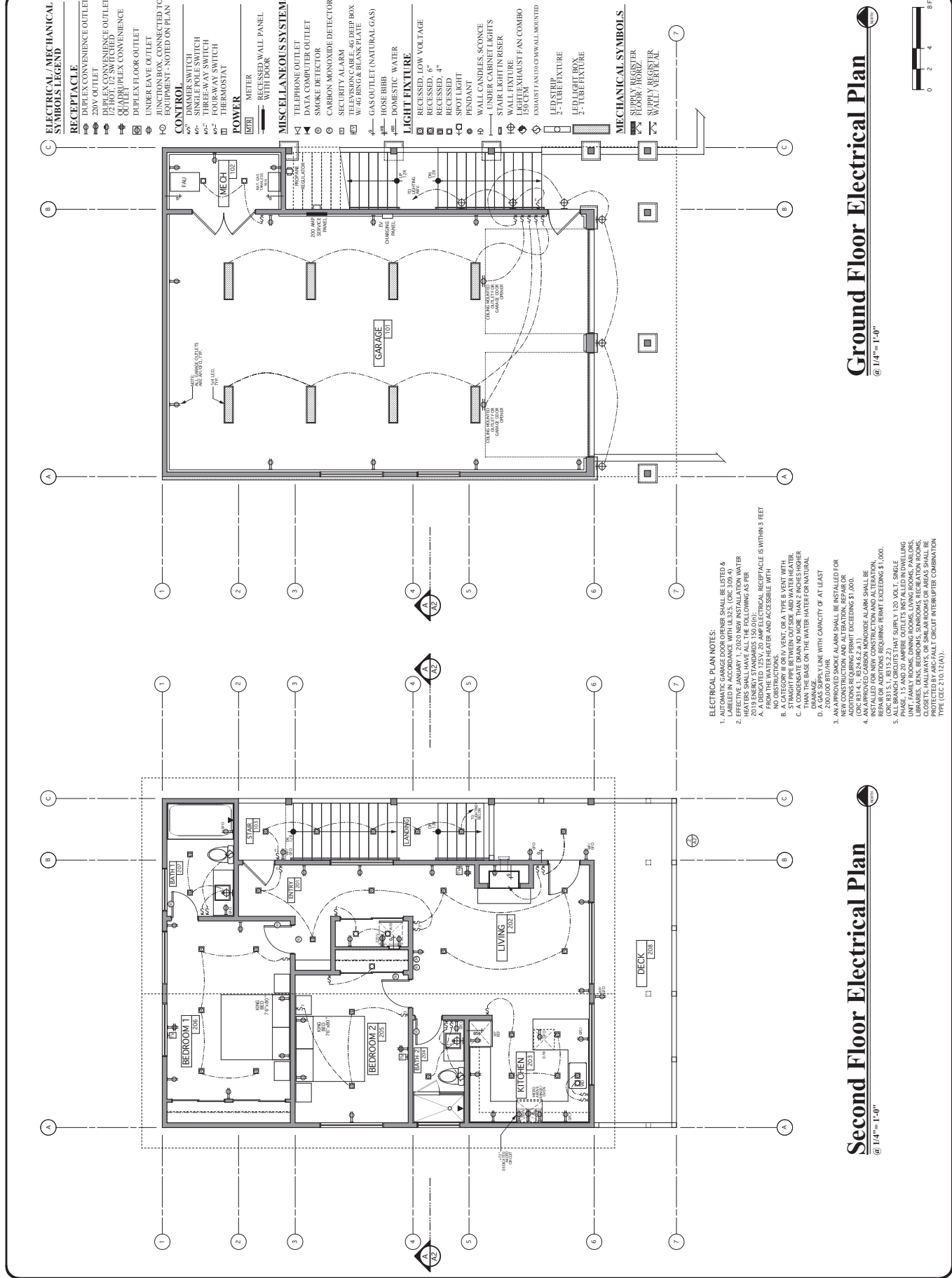
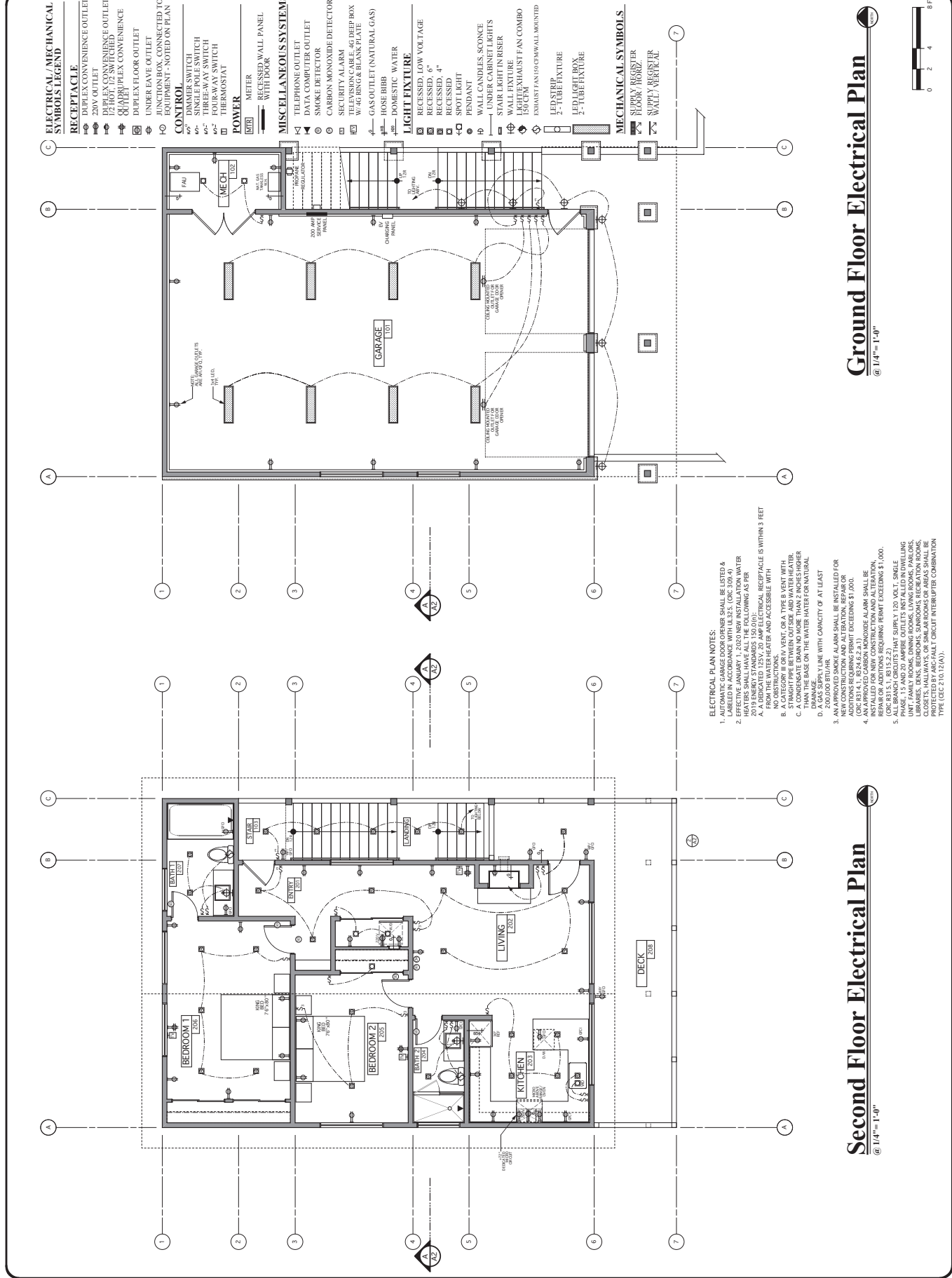
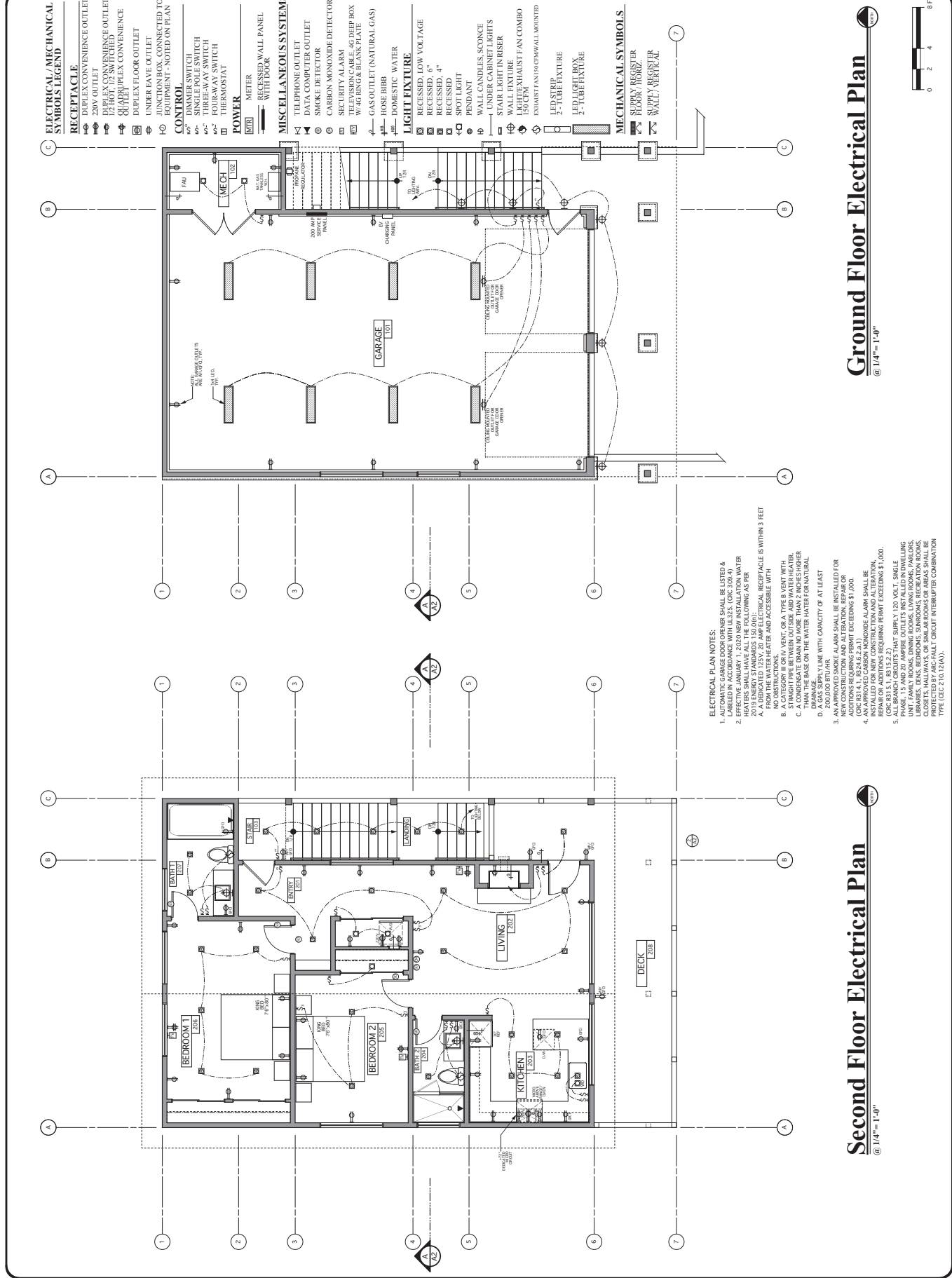
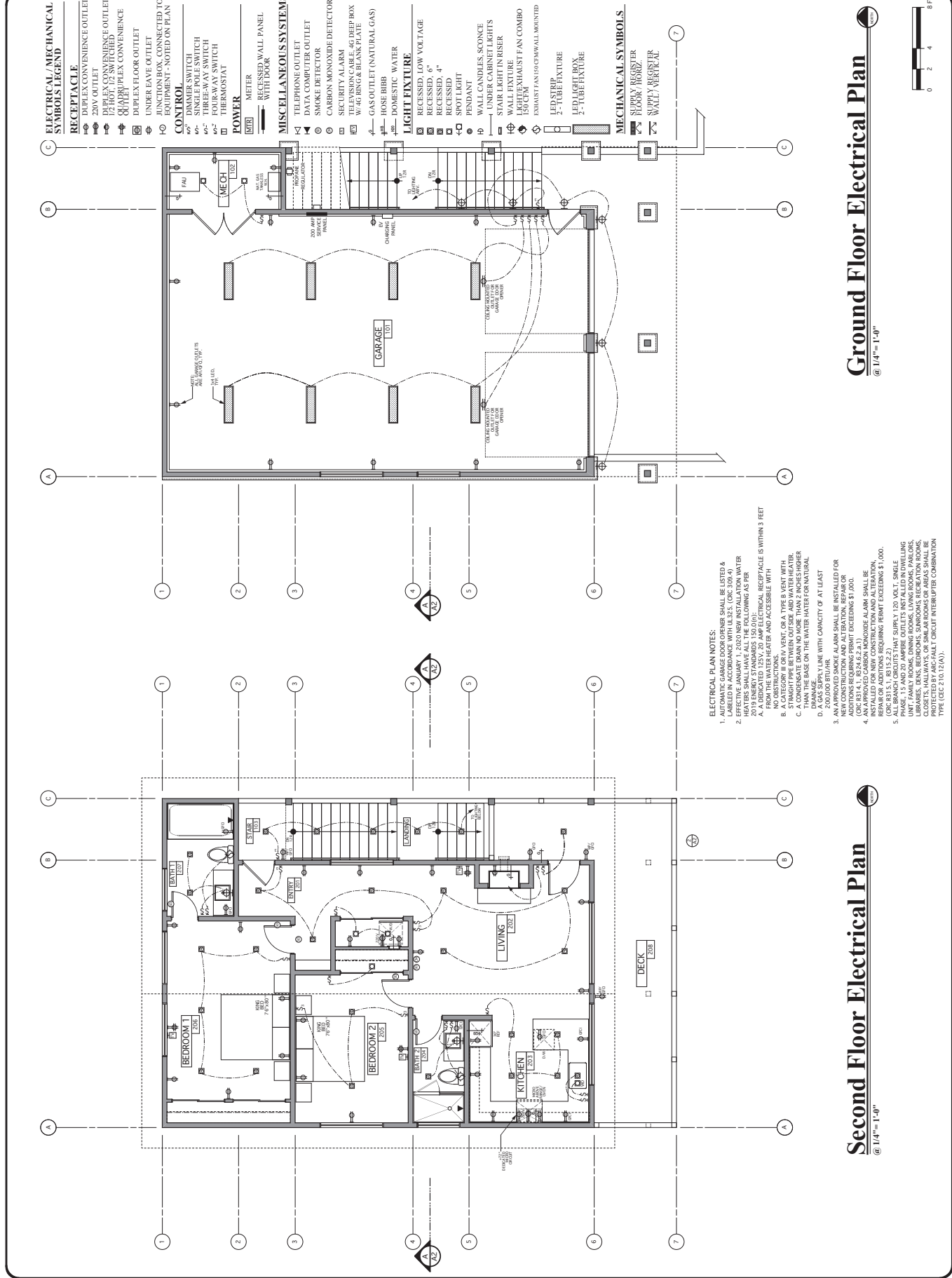
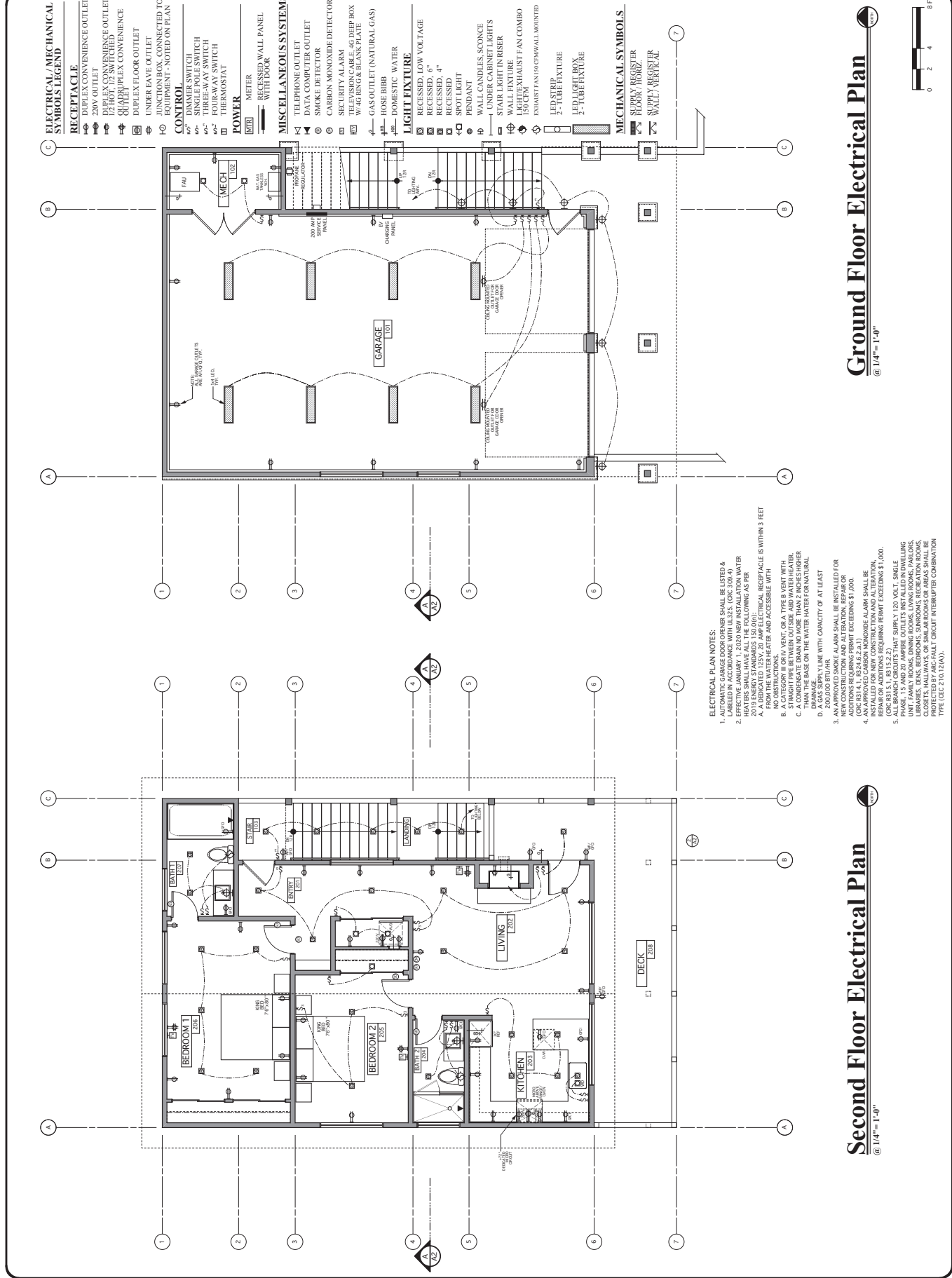
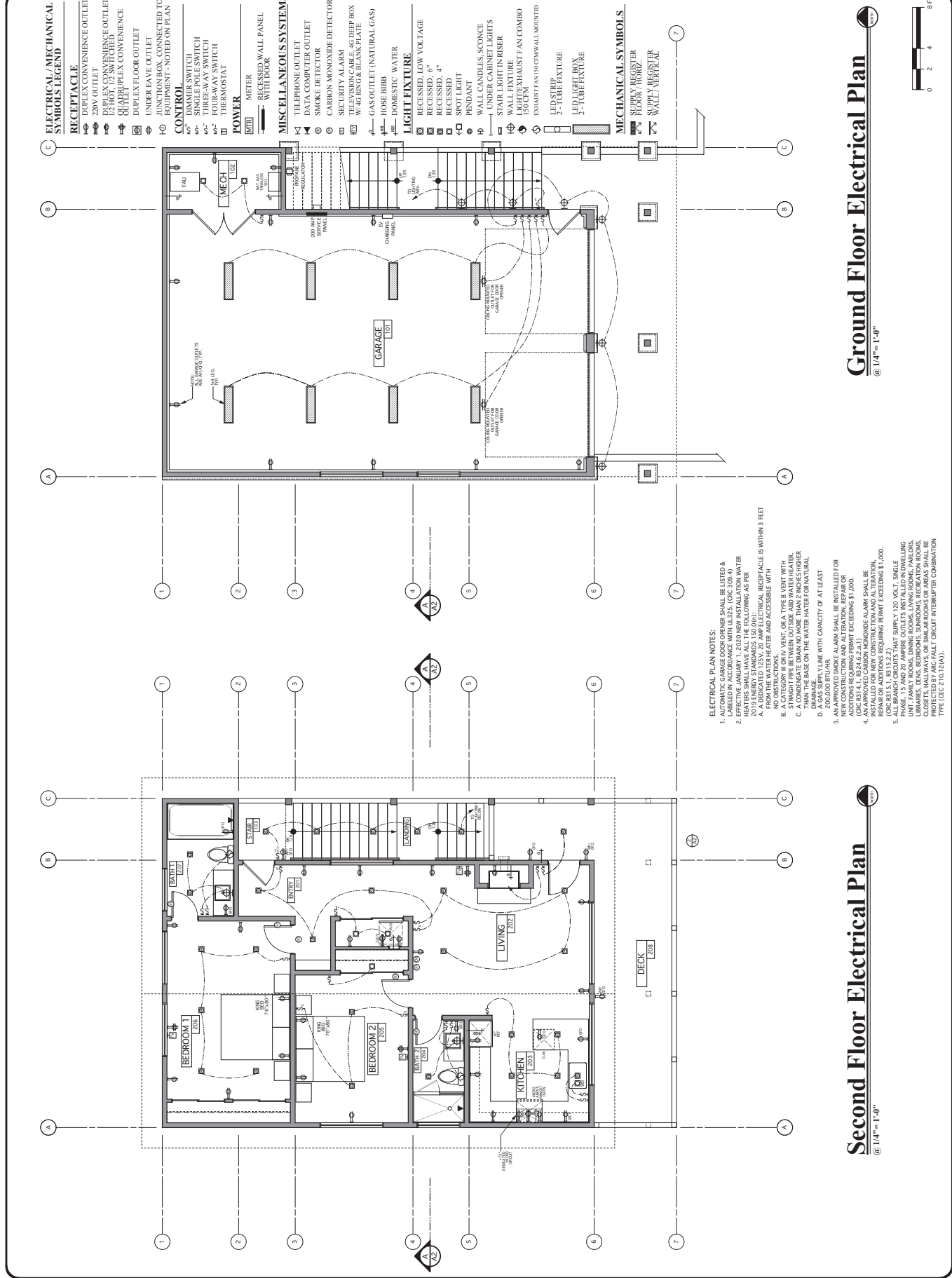
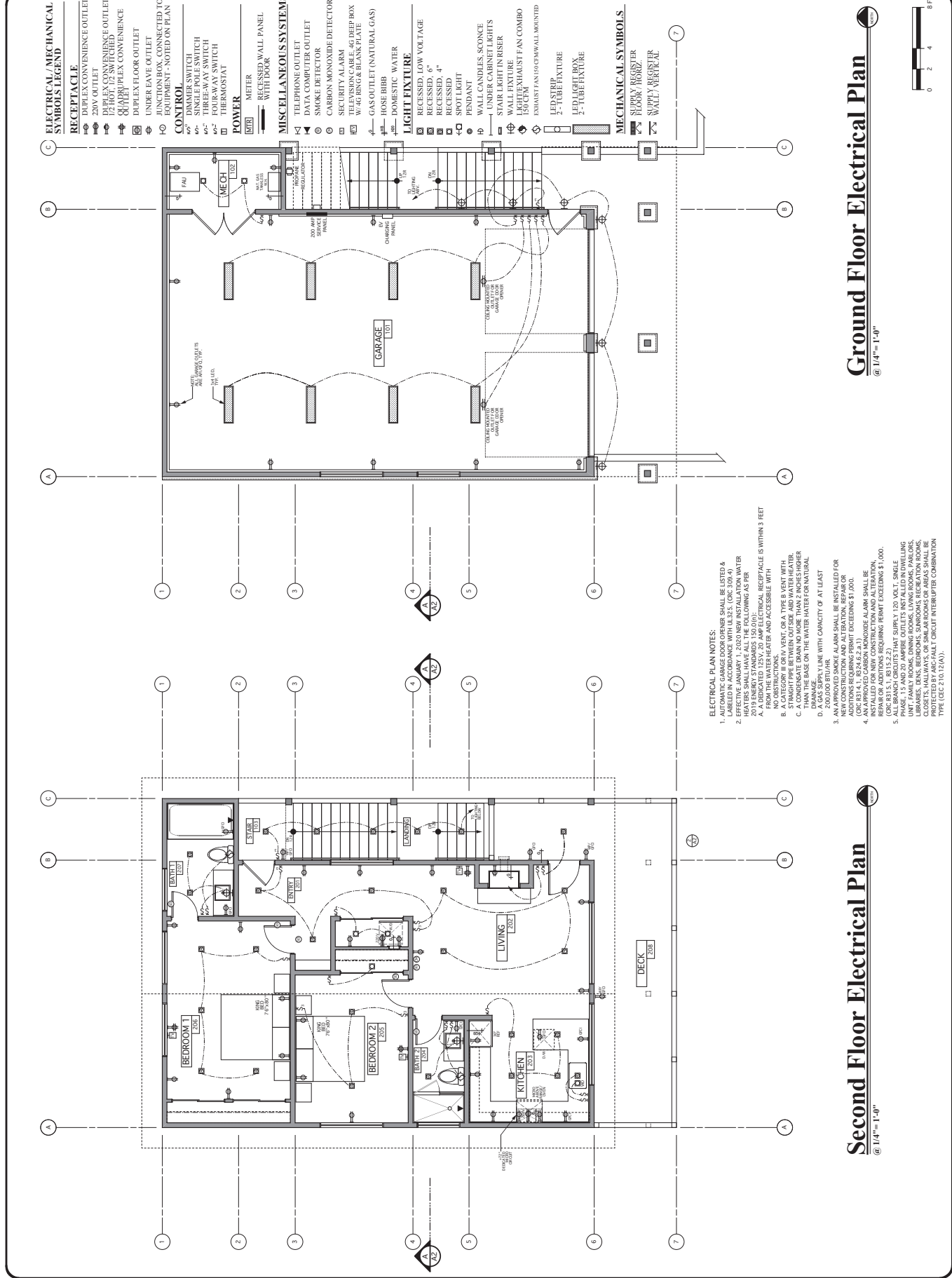
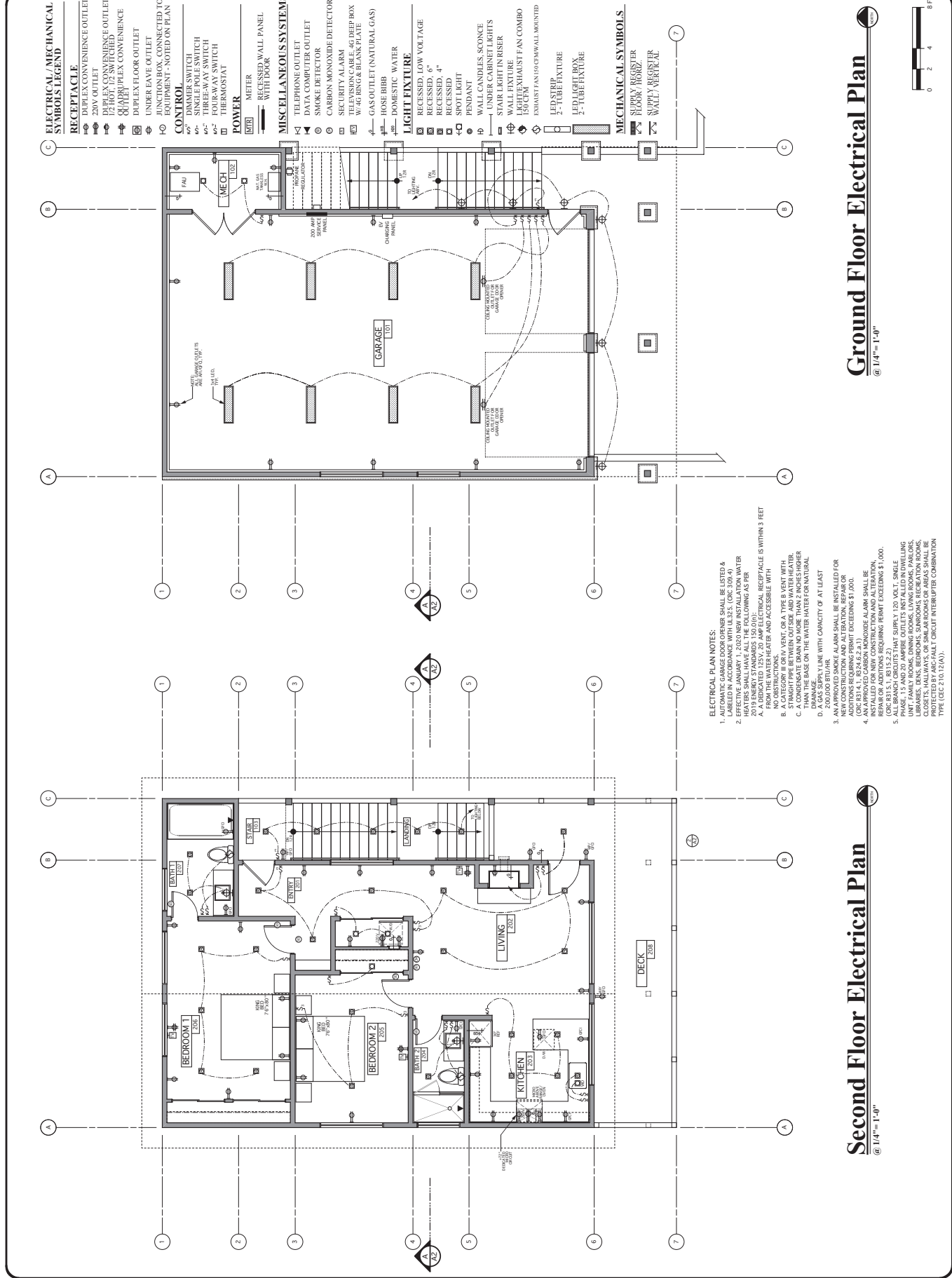
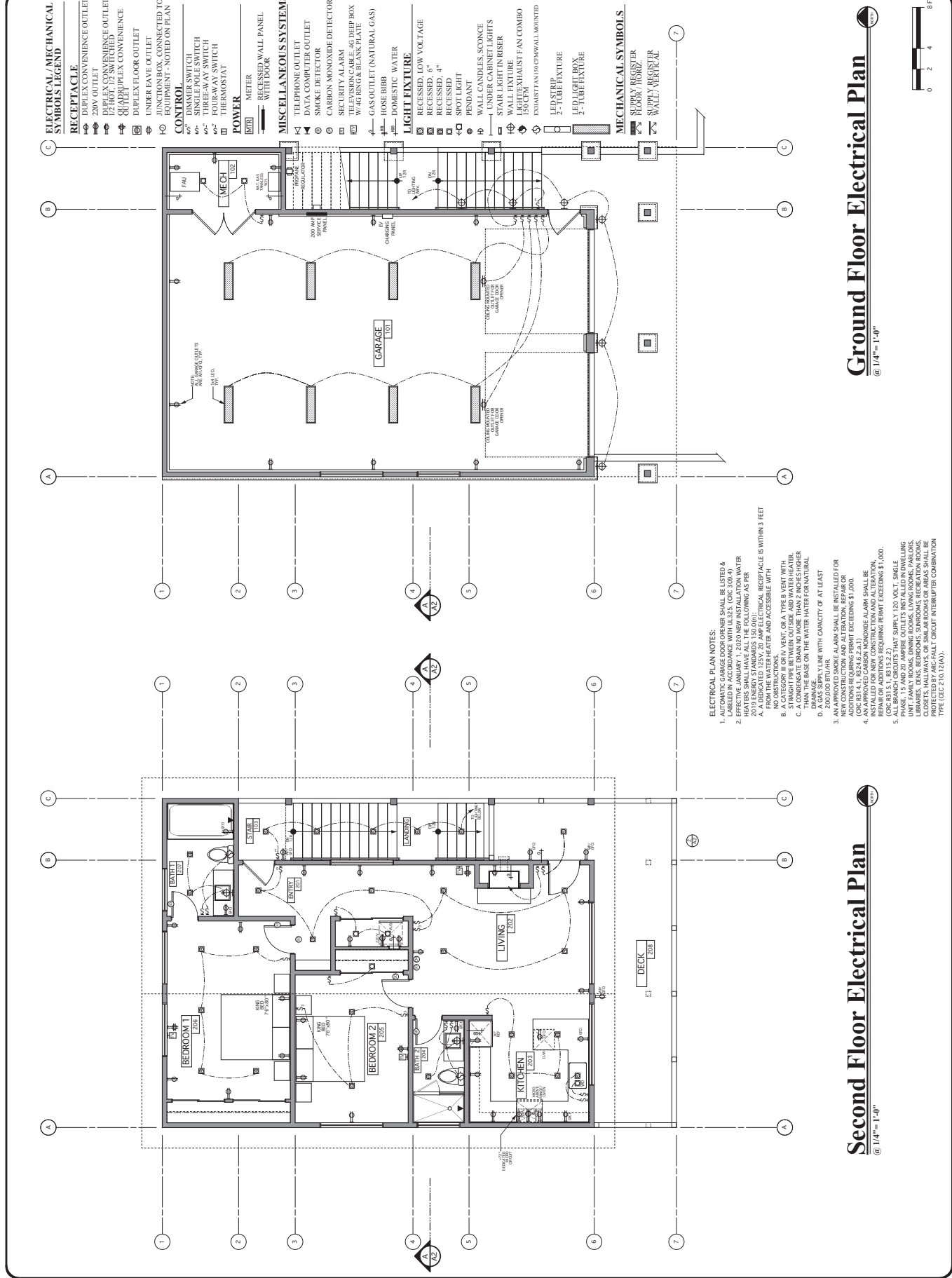
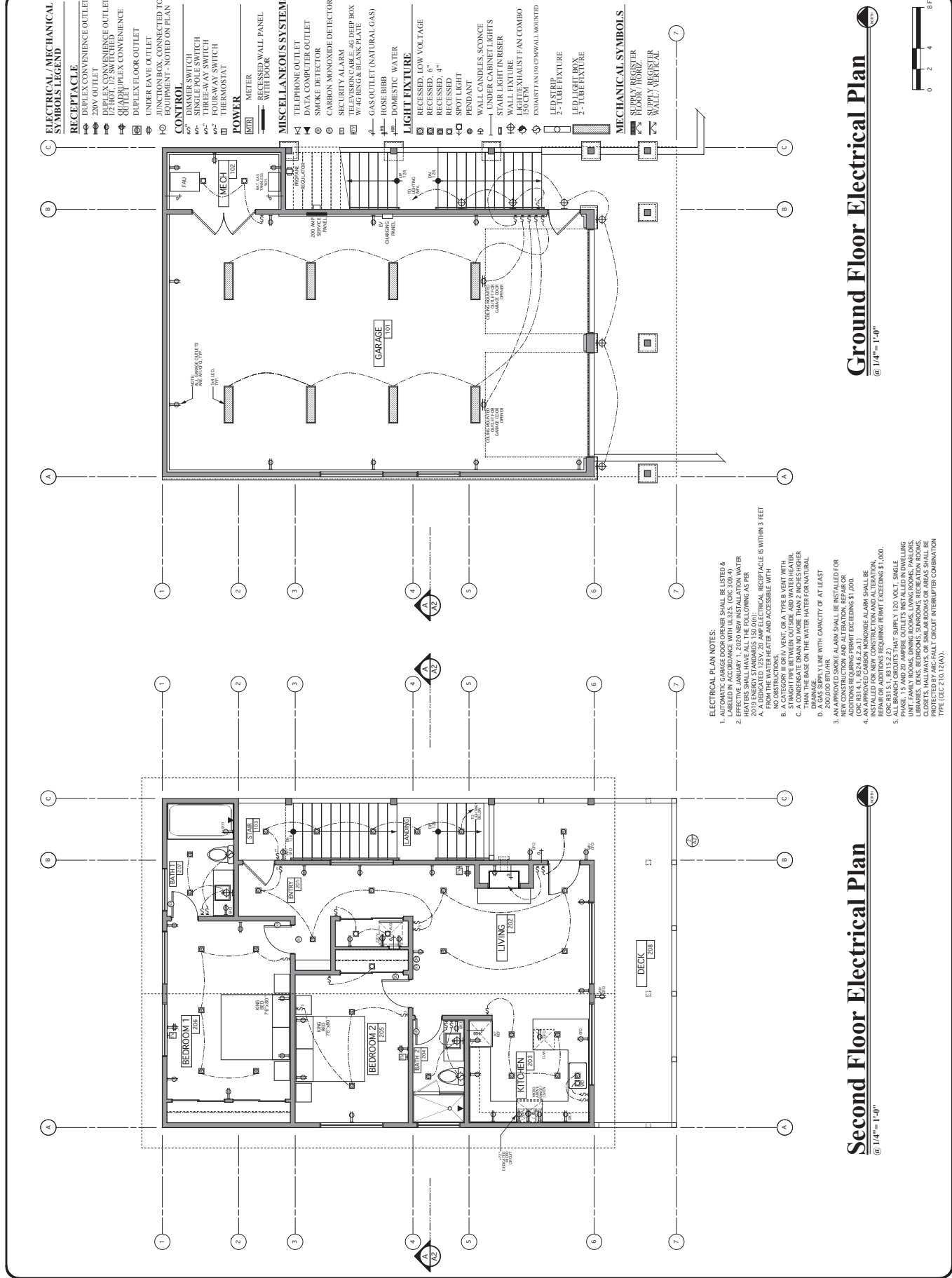
General Window

FINISH

BASE	WALL
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Window Elevations





Title 24 Energy Report

PROJECT:

DAUERHEIM RESIDENCE

182 DAVIDSON ROAD

MAMMOTH LAKES, CA 93546

Project Designer:

ELLIOTT F. BRANNARD ARCHITECT

POST OFFICE BOX 461

MAMMOTH LAKES, CA 93546

(760) 854-9708

Report Prepared by:

DAVID A. McCLAIN

116 24 Drive & POB 2109

FRAZIER PARK, CALIFORNIA 93525-2189

800-237-8824

Job Number:

134526

Date:

8/4/2020

By

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Mammoth Lakes, CA
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Dauerheim Garage / Studio
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(808) 203-3198

Checked

EB

Drawn

SH

Date

Sept 21, 2020

Scale

Sheet

Job No.

2020 -

Sheet

T24-1
Sheet

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Form CF-IR-PQP-01-E Certificate of Compliance	3
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Room Heating Peak Loads	16
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CERTIFICATE OF COMPLIANCE

Calculation Date/Time: 2020-08-04 10:11:03 (UTC-07:00)

Input File Name: 134526-BRANNARD-McCLAIN

Page 1 of 40

PROJECT INFORMATION

Project Name: DAUERHEIM RESIDENCE

Calculation Description: Title 24 Analysis

Project File Name: 134526-BRANNARD-McCLAIN

DESIGNER INFORMATION

Designer Name: ELLIOTT F. BRANNARD ARCHITECT

Designer Address: POST OFFICE BOX 461, MAMMOTH LAKES, CA 93546

Designer Phone: (760) 854-9708

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Report Author: DAVID A. McCLAIN

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HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

BUILDING/REQUIREMENT

Building Name

Address

City/State/Zip

Date

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213

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217

218

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224

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227

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ENGINEERING CHECKS

Number of Systems

Heating Systems

Cooling Systems

Total Cooling Loads

Total Heating Loads

Total Cooling Loads

Total Heating Loads

Total Cooling Loads

Total Heating Loads

Total Cooling Loads

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HVAC EQUIPMENT SELECTION

Number of Systems

Heating Systems

Cooling Systems

Total Cooling Loads

Total Heating Loads

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COOLING SYSTEM REQUIREMENTS

Number of Systems

Heating Systems

Cooling Systems

Total Cooling Loads

Total Heating Loads

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Drawn	SH
Checked	EB
Date	Sept. 21, 2020
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Job No.	2020 -
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