FIBER CEMENT LAP SIDING





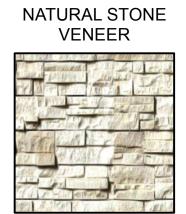








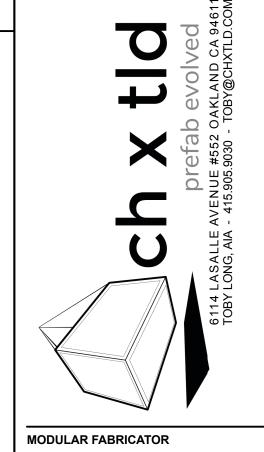




ARCHITECT

ISSUE

60% DESIGN DEVELOPMENT TO PLANNING COMMISSION



APPROVAL STAMP

VILLAS 3 AT OBSIDIAN MERIDIAN ROAD MAMMOTH LAKES, CA 93546 APN: 033-330-087

COVER

A 0.0 © TOBYLONG DESIGN 2022







CAL GREEN COMPLIANCE

A) 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 US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 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.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 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. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN

SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING: I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: (1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS,

- HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND
- (2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- (3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. (4) LANDSCAPE IRRIGATION SYSTEMS.
- (5) WATER REUSE SYSTEMS.

THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES. INCLUDING. BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

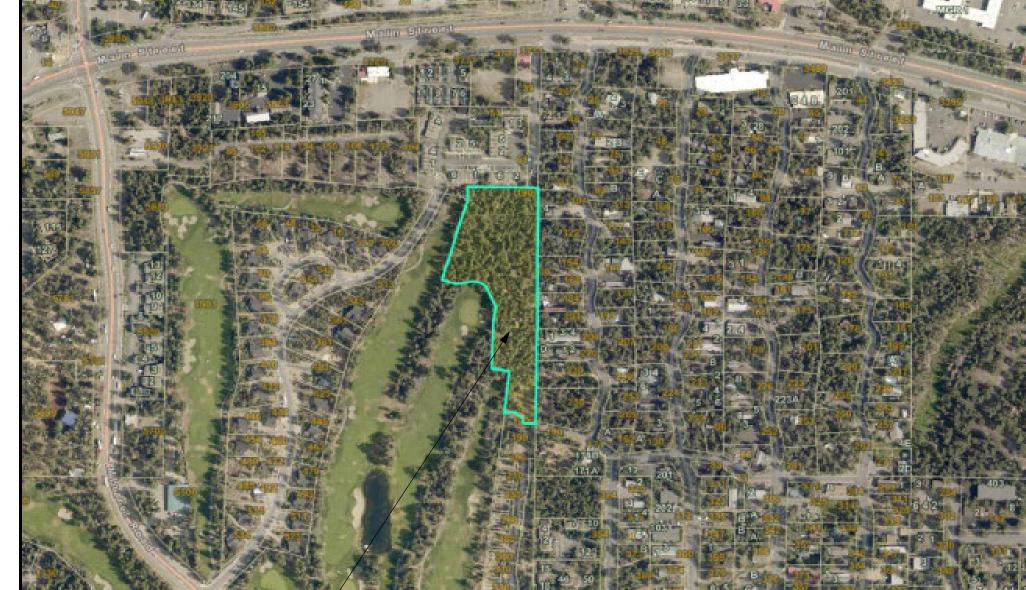
IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

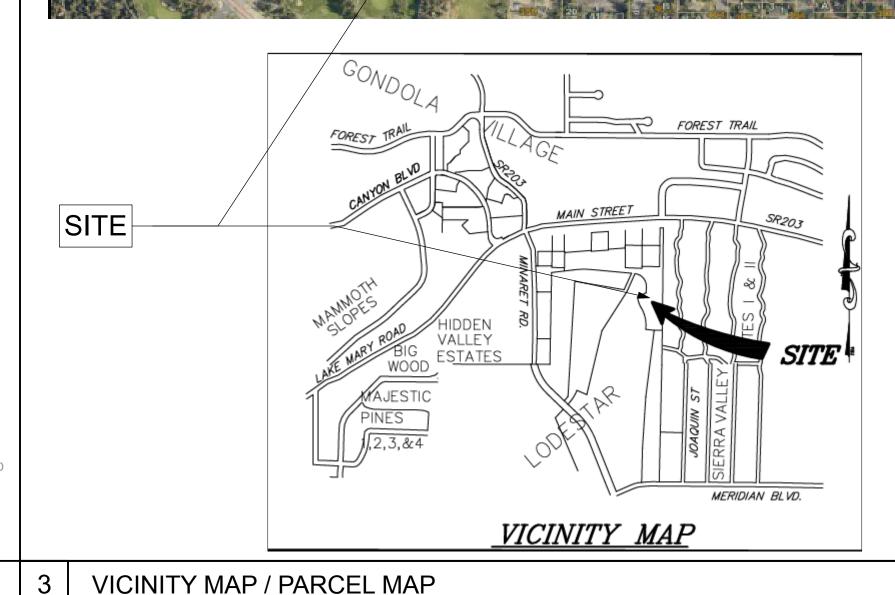
X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR

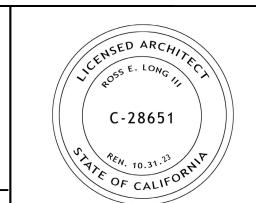
I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER

I) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR THER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

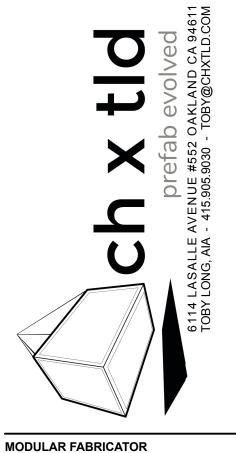






60% DESIGN DEVELOPMENT TO PLANNING COMMISSION

ARCHITECT



APPROVAL STAMP

VILLAS 3 AT OBSIDIAN MERIDIAN ROAD **MAMMOTH LAKES, CA 93546**

INFO

APN: 033-330-087

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TID EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOTTO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF tobylongdesign

CAL-GREEN BUILDING CODE COMPLIANCE

THIS PROJECT CONSISTS CONSTRUCTION OF: *FIRE SPRINKLERED 3 STORY DUPLEX W/ ATTACHED GARAGE *SPRINKLER PLANS TO BE SUBMITTED SEPARATELY

PROJECT DESCRIPTION

These plans comply with the following current adopted editions of the California Residential and Building Code Series: 2019 CA BUILDING CODE 2019 CA MECHANCAL CODE 2019 RESIDENTIAL CODE 2019 CA ENERGY CODE 2019 CA PLUMBING CODE 2019 CA GREEN CODE 2019 CA ELECTRICAL CODE

"PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY"

CODE REFERENCE

W-## SCHEDULE REFERENCE

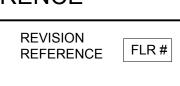
DOOR

D-##) SCHEDULE

ASSEMBLY

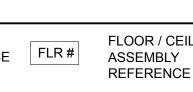
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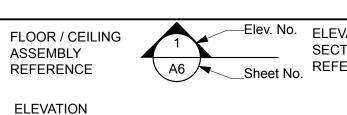
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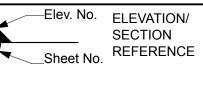


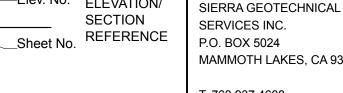
ALIGN FINISH

▼ SURFACES













OWNER

SUITE 412

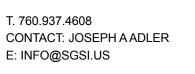
T: 806.29.3270

GEOTECH

PROMARK INVESTMENTS

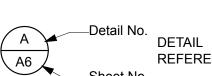
223 E. THOUSAND OAKS BLVD.,

THOUSAND OAKS, CA 91360



T. 760.934.7588 CONTACT: THOMAS PLATZ E: TRIAD@THAINC.COM

REFERENCE



REFERENCE

ARCHITECTURAL STRUCTURAL A-0.0 COVER & MATERIALS PROJECT INFO A-0.1 A-0.2 GENERAL NOTES

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HOUSE SUBTOTAL 2,753.42 SQFT GARAGE/MECH 538.94 SQFT 3,292.36 SQFT (STAIRS INCLUDED FOR AREA AT ALL FLOORS 033-330-087 A-6.2 DETAILS A-6.3 DETAILS R-1-5 OCCUPANCY R-3 / U ZONING A-7.0 DOOR SCHEDULE A-7.1 WINDOW SCHEDULE CONSTRUCTION TYPE CIVIL **PLUMBING** SITE DIMENSIONS VARIES, SEE CIVIL TTM1 TENTATIVE TRACT MAP SITE AREA VARIES, SEE CIVIL TTM2 | GRADING PLAN TTM3 GRADING PLAN PARKING 2X (TANDEM) TTM4 | GRADING PLAN TTM5 UTILITY PLAN HEIGHT RESTRICTION 35'-0" TTM6 EASEMENTS

FRONT SETBACK 20'-0" SIDE SETBACKS 10'-0"

REAR SETBACK

PROJECT DATA (PER UNIT)

578.42 SQFT

1,070.78 SQFT

1,104.22 SQFT

SITE & BUILDING INFORMATION

SYMBOLS

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