

Mono County Community Development Department

PO Box 347
Mammoth Lakes CA, 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

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

PREAPPLICATION REVIEW REQUEST

DATE 11/7/24

PROJECT NAME Portable Classroom Project for Church on the Mountain

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other Use Permit Modification 24-001

REPRESENTATIVE Scott R. Agee

ADDRESS 1724 Alicante St. CITY/STATE/ZIP Davis, Ca 95618

TELEPHONE (916) 607-0830 FAX () NA

E-MAIL sagee@agee-engr.com ASSESSOR PARCEL # 037-240-001-000

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Our subject Use Permit Modification 24-001 was approved with power to the new portable classroom planned and shown as running underground from the existing power pole to the electrical meter / main disconnect location along the south wall. We respectfully request that we be allowed to run an overhead service line from said power pole to a standard "mast" at said meter/disconnect location as shown on the attached Mechanical/Plumbing/Electrical Construction Document, Dwg. MEP1.0, revised 11/7/24.

The motivation for the change is economical cost savings. Insofar as there are already two sets of overhead power lines crossing the property, it is felt that this service drop will "fit right in" and not substantially detract aesthetically to the view from the street nor increase substantially increase the fire hazard, though it is not zero.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.



Date Signed:

KEYED NOTES

PLUMBING NOTES

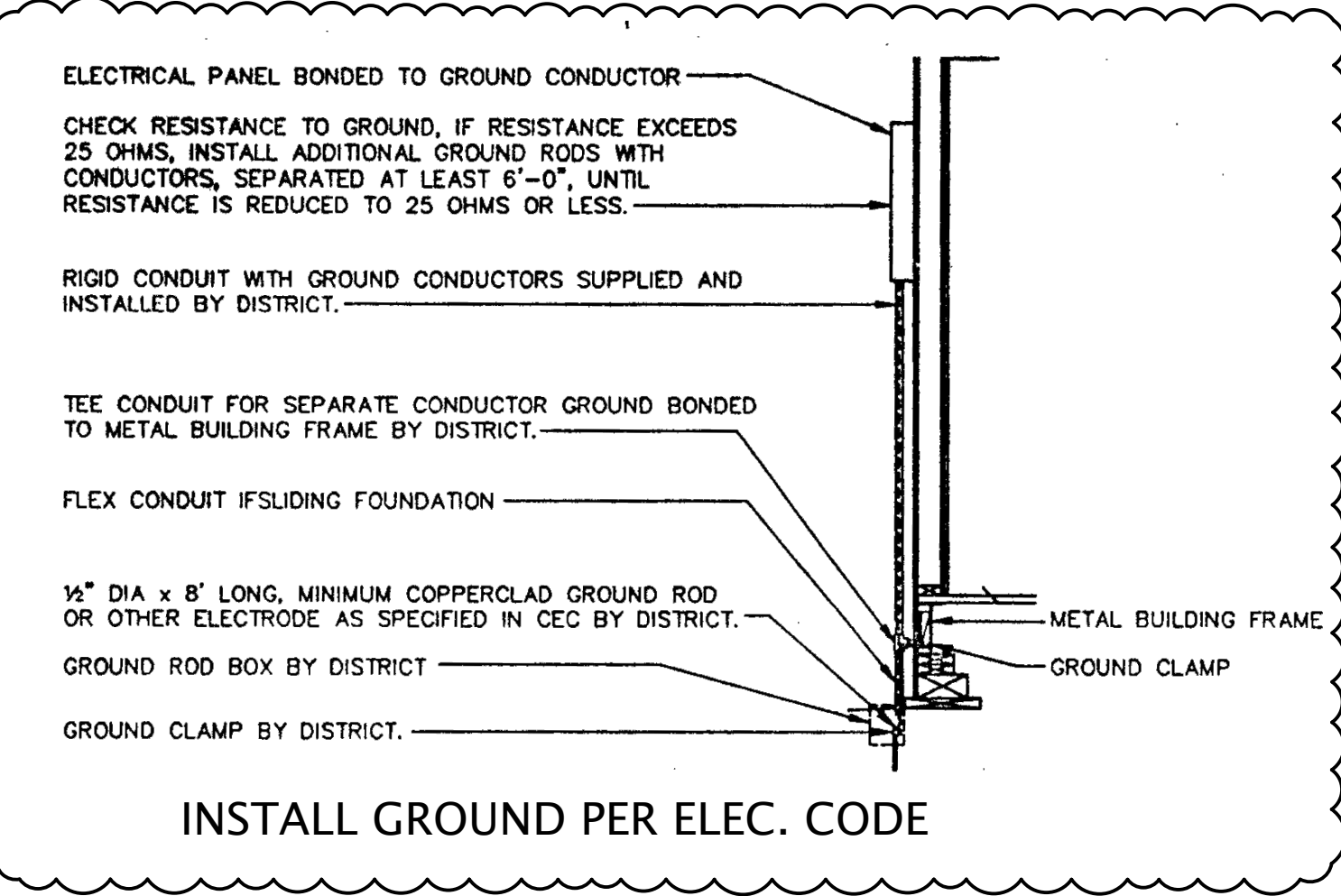
- P1. Water service POC at (E) WM. Run direct to Toilet Rm. location.
- P2. San. Sewer POC at (E) 4" SS lateral to street. Run direct from TR loc.
- P3. Insulate W where exposed within crawl space. Provide heat tape circuit as req'd.
- P4. 2" VTR
- P5. Run W & SS in joint trench per CPC 609.2 with min. 12" from bottom of water to top of san. sewer.
- P6. Two-way cleanout within 5'-0" from ramp.
- P7. Install a backflow prevention device immediately downstream of the water meter (house side) per County req's & standards. The POC for the water lateral to the classroom shall be downstream of the BFP and Tee'd off of the main service to the church bldg.

MECHANICAL NOTES

- M1. Demo (E) heat pump, ductwork and diffusers.
- M2. Install new heat pump: Della Versa split-system heat pump with one outdoor unit & two (2) indoor units spaced along the east wall as shown. Model 048-1L-24K2V-19S w R410A refrigerant, 24400 Btu/h heating, 24000 Btu/h cooling, 2230W (10.5A) heating, 2360W (11A) cooling, 208/230V, 1Ø, MCA=19, MFS=30, EER2 @ 95F = 10.3, SEER2=19.0. Install per manufacturer's instructions. Install outdoor unit on metal stand on conc. swale with cover for outdoor unit for snow protection.

ELECTRICAL NOTES

- E1. Mast, Elec. Meter & Main disconnect location. NEMA 3R enclosure, 200A switch, feed direct into back of (E) sub-panel. Provide permanent markers for:
 - a. Max. available Fault Current per CEC 110.24(A)
 - b. Arc flash warning label per CEC 110.16
 - c. Main Service Disconnect per CEC 230.70(B)
 - d. Ratings and Location of the grounding electrode per CEC 250.50
- E2. (E) sub-panel location within modular unit, see sub-panel sch. this sheet.
- E3. LED outdoor walpak Westgate WML-80W-40K w WML-SH2 hood for Dark Sky Ord. compli. 120-277V, 11600 Lumens, 40K color, dark bronze alum., typ of 2.
- E4. New power service from this PP, overhead to south wall of portable classroom. Mast to meet SCE standard details & req'ts.



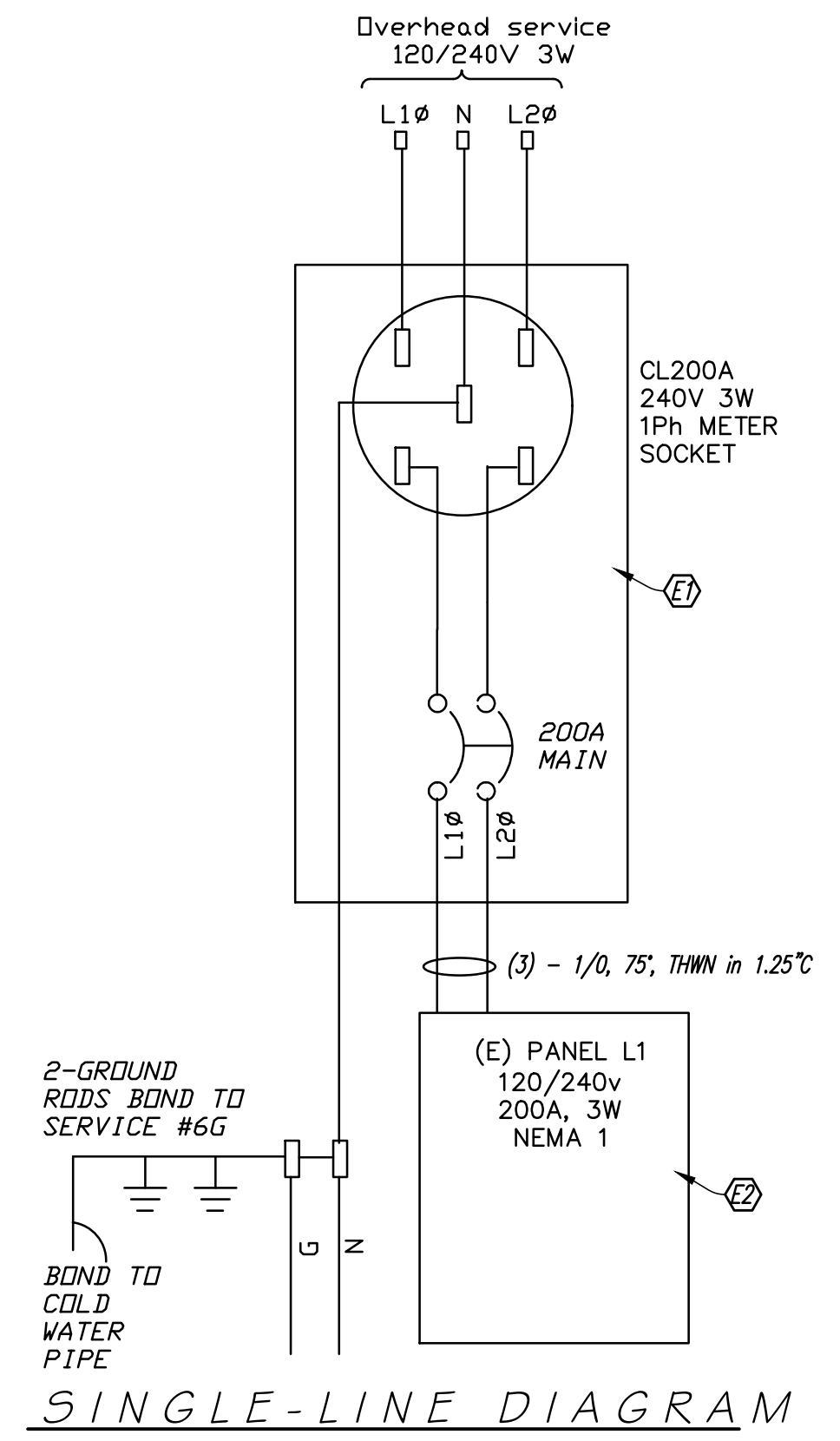
INSTALL GROUND PER ELEC. CODE

(E) LIGHTING FIXTURE SCHEDULE

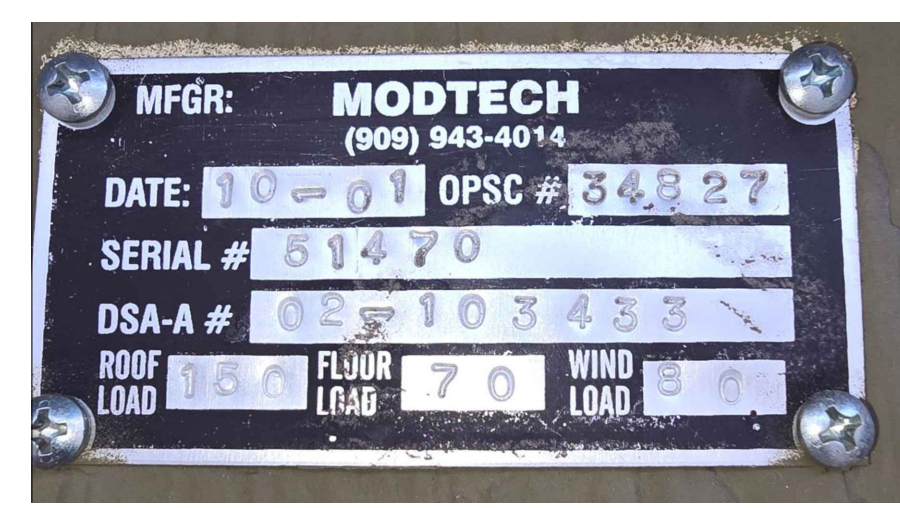
TYPE	MANUFACTURER	LAMPS	INPUT VA	MOUNTING	REMARKS
A	2'x4' RECESSED ENERGY SAVING BALLAST DAYBRITE OR EQUAL 2DG440-FS01	4-40RS 34 WATT	180 VA	SUSPENDED CEILING	T-8 LAMPS OPTIONAL WEIGHT 27# MAX
B	KENALL 3714 OR EQUAL	2-7W TT	22 VA	WALL - SURFACE MIN. 1 8d NAIL OR #8 WS PER STRAP TO STUD	FLUORESCENT TAMPER-PROOF
C	2'x4' RECESSED ENERGY SAVING BALLAST DAYBRITE OR EQUAL 2DG440-FS01	2-40RS 34 WATT	90 VA	SUSPENDED CEILING	T-8 LAMPS OPTIONAL WEIGHT 25# MAX

(E) PANEL SCHEDULE "L1"

DESCRIPTION	LOAD	BKR	BKR	LOAD	DESCRIPTION
LIGHTING	952	20	1	2	2,995 EWH-1
LIGHTING	952	20	1	3	
RECEPTACLES	900	20	1	4	
RECEPTACLES	900	20	1	5	
RECEPTACLES	1080	20	1	6	
				7	
				8	
				9	
				10	
				11	
				12	
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				16	
				17	
				18	
				19	
				20	
				21	
				22	
				23	
				24	
				31,137	
4,784 + 31,137 = 35,921W				5,355	■ FLUSH
35,921W + 240V = 150.0 AMPS					□ SURFACE



SINGLE-LINE DIAGRAM



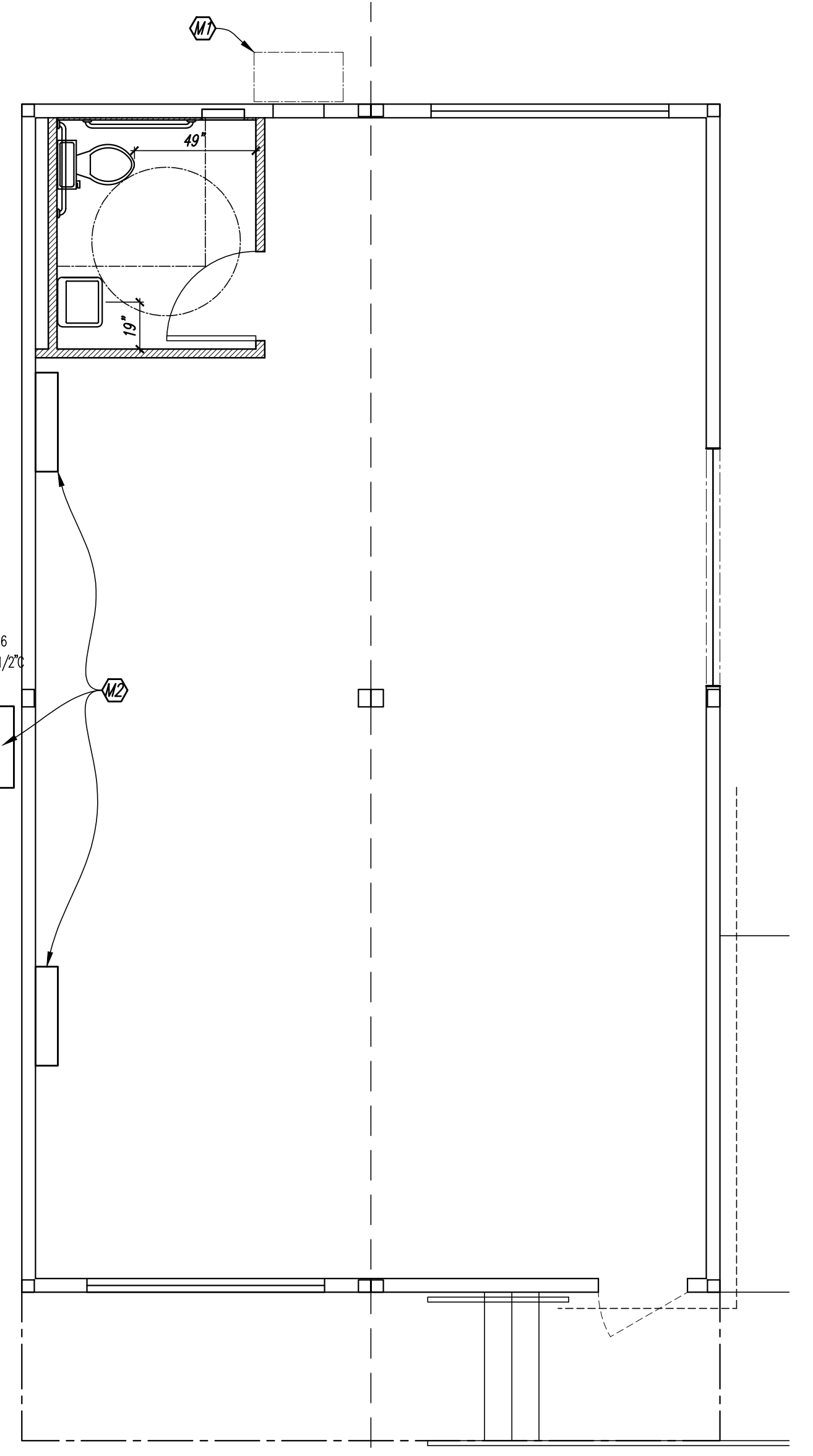
HCD APPROVAL TAG

PLUMBING GENERAL NOTES

1. PIPE MATERIALS ON-SITE & WITHIN BUILDING
Water, Above ground: Copper, Type M
SS/Waste: PVC or other City approved material
Propane piping: Black Iron
2. Provide, vents, traps, cleanouts, etc. as req'd by County and IPC Chapters 7, 9 & 10, Tables 7-5, 7-6 & 10-1
3. Insulate all HW pipes w/ 1", R-4 insulation per R403.4.2.
4. No cold or hot water lines shall be run in unheated attic or crawl spaces without heat tape wrapped around same.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	ELECTRICAL	WASTE	VENT	OV	HW
WC	WATER CLOSET - Fir mtd., tank-type, 17" hi, 1.28 gal/flush, elongated, white vit. china, white open front seat, ADA compliant. Mount flush handle on same side as wheel chair space @ handicap accessible stalls	Amer. Std. Modera 2835.128		3"	2"	1"	-
L	LAVATORY - wall hung, vitreous china, front overflow, 4" centers, 3-hole, w chrome plated, single lever handle faucet, .05 gpm aerator, ADA compl.	Amer. Std. 0355.012 "Lucerne" Moen 8413F05 faucet		2"	1 1/2"	3/4"	3/4"
IWH	INSTANT WATER HEATER -	Chronomite - M-40 SR-15L/120	15A, 1Ø			3/4"	3/4"



MECHANICAL FLOOR PLAN 1/4" = 1'-0"

