

# 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](http://www.monocounty.ca.gov)

## PREAPPLICATION REVIEW REQUEST

DATE \_\_\_\_\_

**PROJECT NAME** \_\_\_\_\_

**ANTICIPATED PERMIT OR APPLICATION:**

- General Plan Amendment    Specific Plan    Conditional Use Permit    Director Review  
 Other \_\_\_\_\_

**REPRESENTATIVE** \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE (\_\_\_\_) \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_

E-MAIL \_\_\_\_\_ ASSESSOR PARCEL # \_\_\_\_\_

**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.

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





Measure Tool



# 6463 Crowley Lake Drive

062-090-004-000

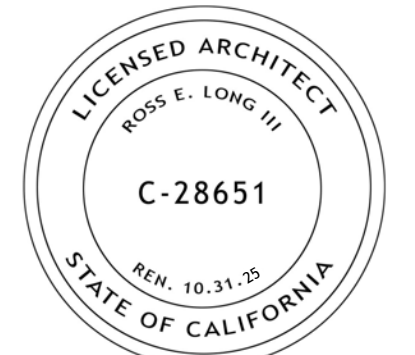
[Print or View Value Notice](#)

Address	6463 Crowley Lake Drive
Community	Crowley Lake
Complex	
Land Use Designation	Estate Residential (ER) 3
Zoning	NA
Transient Rental	To Be Determined <small>Confirm</small>
Voting Precinct	07 - Long Valley
Supervisor District	Dist #2: Rhonda Duggan
Lot Size	5.2 acres
Previous Assessment #	006209004000000
Latitude/Longitude	37.557068, -118.711633



# THE CRALL COGAN RESIDENCE

## 6463 CROWLEY LAKE DRIVE MAMMOTH LAKES, CA 93546



**ISSUE** 80% DESIGN 12/27/23  
 100% DESIGN 02/15/24

**ARCHITECT**  
**ch x tld** prefab evolved  
 6114 LA SALLE AVENUE #552 OAKLAND, CA 94611  
 TOBY LONG, AIA - 415.965.3659 - tld@chxtld.com

**MODULAR FABRICATOR**

**APPROVAL STAMP**

**CRALL COGAN RESIDENCE**  
 6463 CROWLEY LAKE DRIVE  
 MAMMOTH LAKES, CA 93546  
 APN: 62-090-04

**INFO**

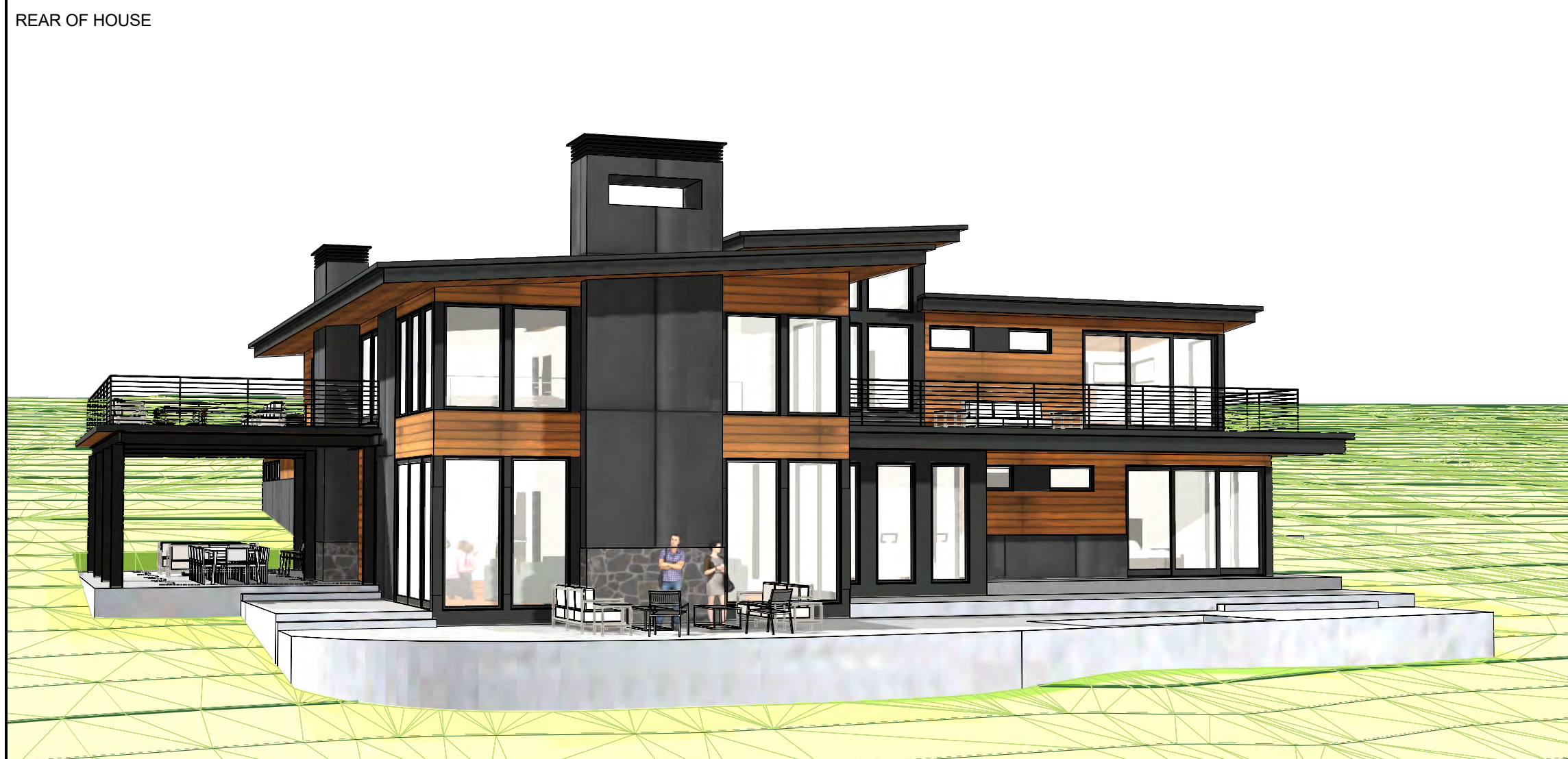
THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TO EXPRESSLY RESERVE CONTRACTOR, ENGINEER AND OTHER PROFESSIONAL RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF [toby@chxtld.com](mailto:toby@chxtld.com)

scale

sheet

**A 0.1**

© TOBY LONG DESIGN 2024



**WILDLAND URBAN INTERFACE**  
 2018 INTERNATIONAL WILDFIRE URBAN INTERFACE FIRE CODE (WUI)

**SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION**

**504.1 GENERAL**  
 CLASS 1 IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 504.2 THROUGH 504.11.

**504.2 ROOF COVERING**  
 ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS, OR HAVE ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

**504.2.1 ROOF VALLEYS**  
 WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (0.48 MM) NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH-WIDE (9.14 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.

**504.3 PROTECTION OF EAVES**  
 EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY IGNITION-RESISTANT MATERIALS OR BY MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, 2-INCH (51 MM) NOMINAL DIMENSION LUMBER, OR 1-INCH (25 MM) NOMINAL FIRE-RETARDANT-TREATED LUMBER OR 3/4-INCH (19.1 MM) NOMINAL FIRE-RETARDANT-TREATED PLYWOOD, IDENTIFIED FOR EXTERIOR USE AND MEETING THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE. FASCIAE ARE REQUIRED AND SHALL BE PROTECTED ON THE BACKSIDE BY IGNITION-RESISTANT MATERIALS OR BY MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR 2-INCH (51 MM) NOMINAL DIMENSION LUMBER.

**504.4 GUTTERS AND DOWNSPOUTS**  
 GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

**504.5 EXTERIOR WALLS**  
 EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING METHODS:  
 1. APPROVED NONCOMBUSTIBLE MATERIALS.  
 2. HEAVY TIMBER OR LOG WALL CONSTRUCTION.  
 3. FIRE-RETARDANT-TREATED WOOD ON THE EXTERIOR SIDE. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.  
 4. IGNITION-RESISTANT MATERIALS ON THE EXTERIOR SIDE.  
 5. SUCH MATERIAL SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

**504.6 UNDERFLOOR ENCLOSURE**  
 BUILDINGS OR STRUCTURES SHALL HAVE UNDERFLOOR AREAS ENCLOSED TO THE GROUND WITH EXTERIOR WALLS IN ACCORDANCE WITH SECTION 504.5.  
 EXCEPTION: COMPLETE ENCLOSURE SHALL NOT BE REQUIRED WHERE THE UNDERSIDE OF EXPOSED FLOORS AND EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED FOR EXTERIOR 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR HEAVY TIMBER CONSTRUCTION OR FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.

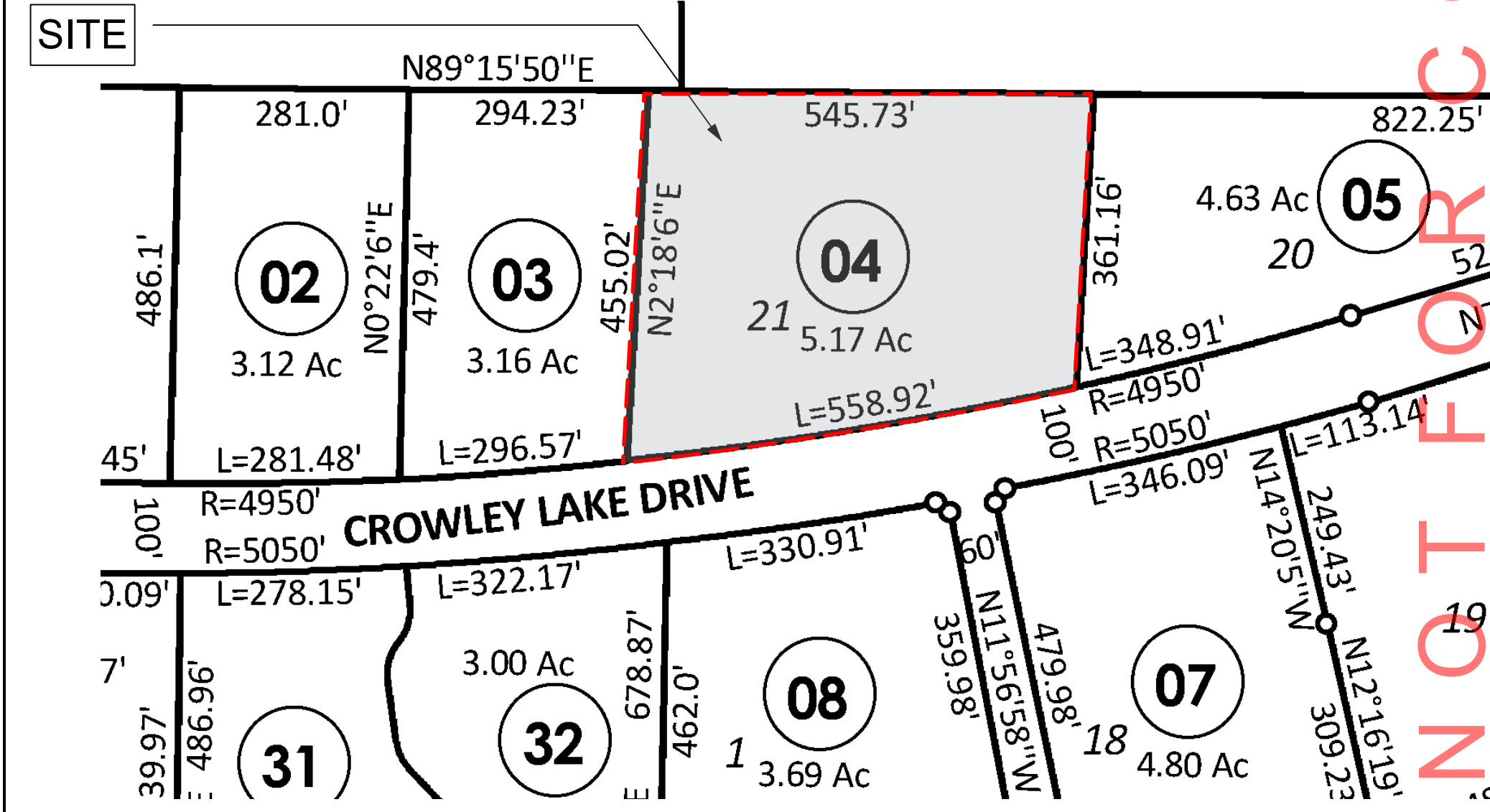
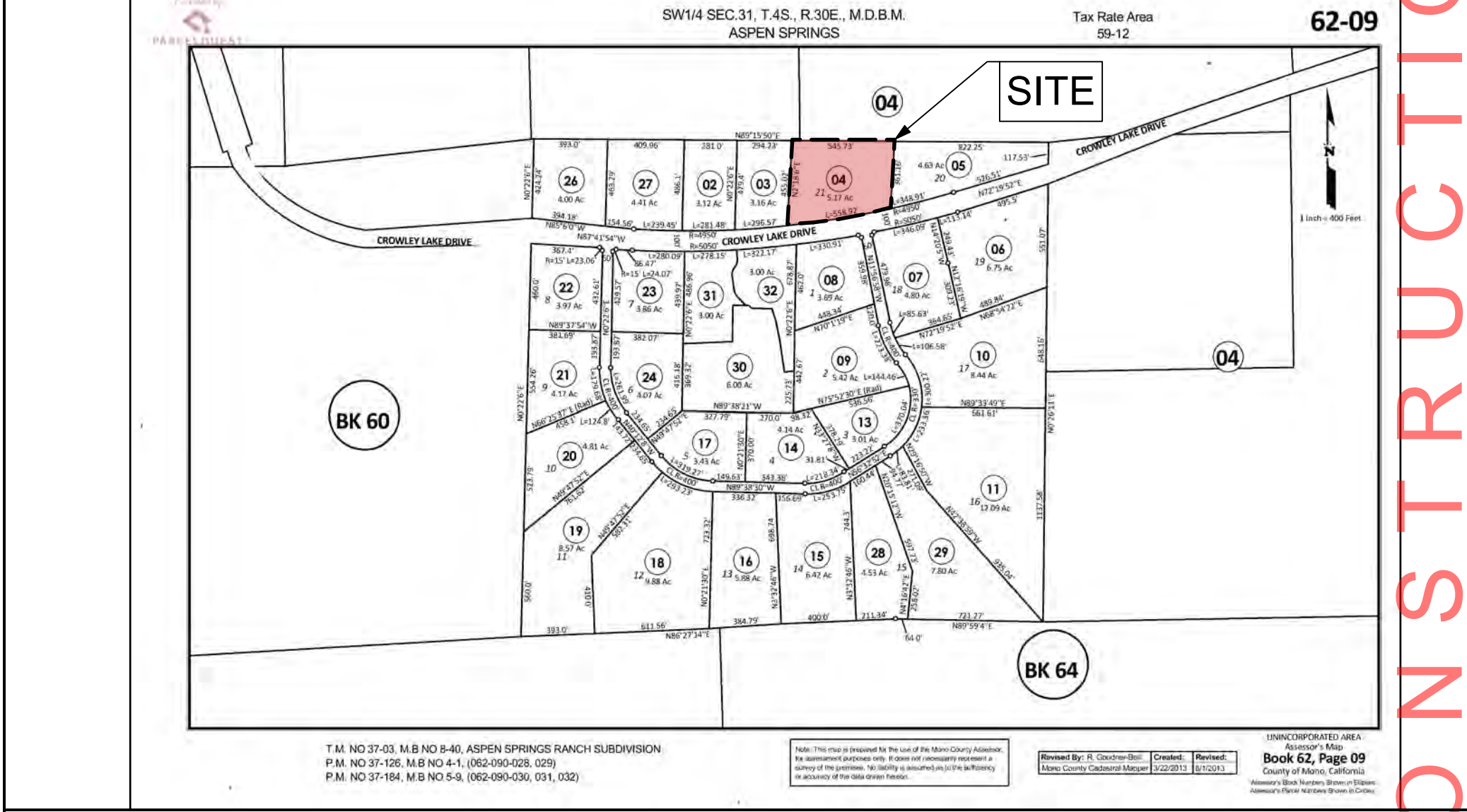
**504.7 APPENDAGES AND PROJECTIONS**  
 UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION OR CONSTRUCTION OF ONE OF THE FOLLOWING:  
 1. APPROVED NONCOMBUSTIBLE MATERIALS.  
 2. FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE AND MEETING THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.  
 3. IGNITION-RESISTANT BUILDING MATERIALS IN ACCORDANCE WITH SECTION 503.2.

**504.7.1 UNDERFLOOR AREAS**  
 WHERE THE ATTACHED STRUCTURE IS LOCATED AND CONSTRUCTED SO THAT THE STRUCTURE OR ANY PORTION THEREOF PROJECTS OVER A DESCENDING SLOPE SURFACE GREATER THAN 10 PERCENT, THE AREA BELOW THE STRUCTURE SHALL HAVE UNDERFLOOR AREAS ENCLOSED TO WITHIN 6 INCHES (152 MM) OF THE GROUND, WITH EXTERIOR WALL CONSTRUCTION IN ACCORDANCE WITH SECTION 504.5.

**504.8 EXTERIOR GLAZING**  
 EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS. MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

**504.9 EXTERIOR DOORS**  
 EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1 3/4 INCHES THICK (44 MM), OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 504.8. EXCEPTION: VEHICLE ACCESS DOORS.

**504.10 VENTS**  
 ATTIC VENTILATION OPENINGS, FOUNDATION OR UNDERFLOOR VENTS, OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS AND VENTS THROUGH ROOFS SHALL NOT EXCEED 144 SQUARE INCHES (0.0929 M2) EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION-RESISTANT MESH WITH OPENINGS NOT TO EXCEED 1/4 INCH (6.4 MM), OR SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION INTO THE STRUCTURE.



**1 CONCEPTUAL RENDERINGS**

**2 INTERNATIONAL WILDLAND URBAN INTERFACE**

**3 VICINITY MAP / PARCEL MAP**

ARCHITECTURAL	STRUCTURAL	APN# :	62-090-04
X A-0.0 COVER AND MATERIALS		LAND USE DESIGNATION	ESTATE RESIDENTIAL (ER)
X A-0.1 PROJECT INFO		CONSTRUCTION TYPE	TYPE V - B
X A-0.2 NOTES		SITE DIMENSIONS	N 545.73' E 361.16' W 455.02' S 558.92'
X A-0.3 FENESTRATION DIAGRAMS		SITE AREA	5.17 ACRES
X A-0.4 WUI INTERFACE REVIEW		PARKING	ATTACHED GARAGE 3 SPACES REQUIRED
X A-0.5 MASSING DIAGRAMS		HEIGHT RESTRICTION	35'-0"
X A-0.6 MODULAR DIAGRAMS		FRONT SETBACK	50'-0"
X A-0.7 AREA CALCULATIONS		SIDE SETBACKS	30'-0"
X A-0.8 RENDERINGS		REAR SETBACK	30'-0"
X A-0.9 RENDERINGS		LOT COVERAGE	40% MAXIMUM
X A-1.1 SURVEY		CLIMATE ZONE	16
X A-1.2 SITE PLAN		SEISMIC DESIGN	CATEGORY D
X A-1.3 LANDSCAPE PLAN		FROST DEPTH	18"
X A-2.0 FOUNDATION PLAN		WIND LOAD	PER THE 2022 CBC AND CRC
X A-2.1 LEVEL 1 PLAN		GROUND SNOW LOAD	125 PSF
X A-2.2 LEVEL 2 PLAN		FLAT ROOF SNOW LOAD	96 PSF
X A-2.3 ROOF PLAN			
X A-2.4 LEVEL 1 ROPI/ELECTRICAL PLAN			
X A-2.5 LEVEL 2 ROPI/ELECTRICAL PLAN			
X A-3.0.1 BUILDING SECTIONS			
X A-3.1 BUILDING SECTIONS			
X A-4.0 EXTERIOR ELEVATIONS			
X A-4.1 EXTERIOR ELEVATIONS			
X A-6.0 DETAILS - SECTION KEY			
X A-6.1 DETAILS - WALL SECTIONS			
X A-6.2 DETAILS			
X A-6.3 DETAILS			
X A-6.4 DETAILS			
X A-7.0 DOOR & WINDOW SCHEDULES			
X A-7.1 DOOR & WINDOW SCHEDULES			

<b>6 PROJECT DESCRIPTION</b>	
2023 CA BUILDING CODE	2023 CA MECHANICAL CODE
2023 CA ENERGY CODE	2023 CA PLUMBING CODE
2023 CA GREEN CODE	2023 CA ELECTRICAL CODE
<b>7 CODE REFERENCE</b>	
WINDOW SCHEDULE REFERENCE DOOR SCHEDULE REFERENCE WALL ASSEMBLY REFERENCE	REVISION REFERENCE ALIGN FINISH SURFACES FLOOR / CEILING ASSEMBLY REFERENCE ELEVATION REFERENCE PLAN No. SHEET No.

OWNER	ARCHITECT	STRUCTURAL	TITLE 24 / MECHANICAL	CIVIL
TIM CRALL & BRITT COGAN 59 SHERWIN STREET MAMMOTH LAKES, CA 93546	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611	ISE STRUCTURAL ENGINEERS 27369 VIA INDUSTRIA TEMECULA, CA 92590	T. 951.600.0075 C. 951.440.9178 CONTACT: SHANE LOTHROP.COO E: SHANE@ISEENGINEERS.COM	TRIAD / HOLMES ASSOC. CIVIL ENGINEERING & LAND SURVEY P.O. BOX 1570, MAMMOTH LAKES, CA 93546 CONTACT: TOM PLATZ, PE T: (760) 934-7588 E: TRIAD@THAINC.COM
GEOTECH	SURVEY	LANDSCAPE	MODULAR FABRICATOR	GENERAL CONTRACTOR
SIERRA GEOTECHNICAL SERVICES, INC. P.O. BOX 5024 MAMMOTH LAKES, CA 93546 CONTACT: JOSEPH ADLER, RG, CEG T: (760) 937-5608 E: INFO@SGSILUS	TRIAD / HOLMES ASSOC. CIVIL ENGINEERING & LAND SURVEY P.O. BOX 1570, MAMMOTH LAKES, CA 93546 CONTACT: TOM PLATZ, PE T: (760) 934-7588 E: TRIAD@THAINC.COM			WL HARDER INC. P.O. BOX 9174 MAMMOTH LAKES, CA 93546 CONTACT: WILLIAM HARDER T: (760) 934-1869 E: WILLIAM@WLHARDERINC.COM

**4 TABLE OF CONTENTS**

**5 SITE AND BUILDING INFORMATION**

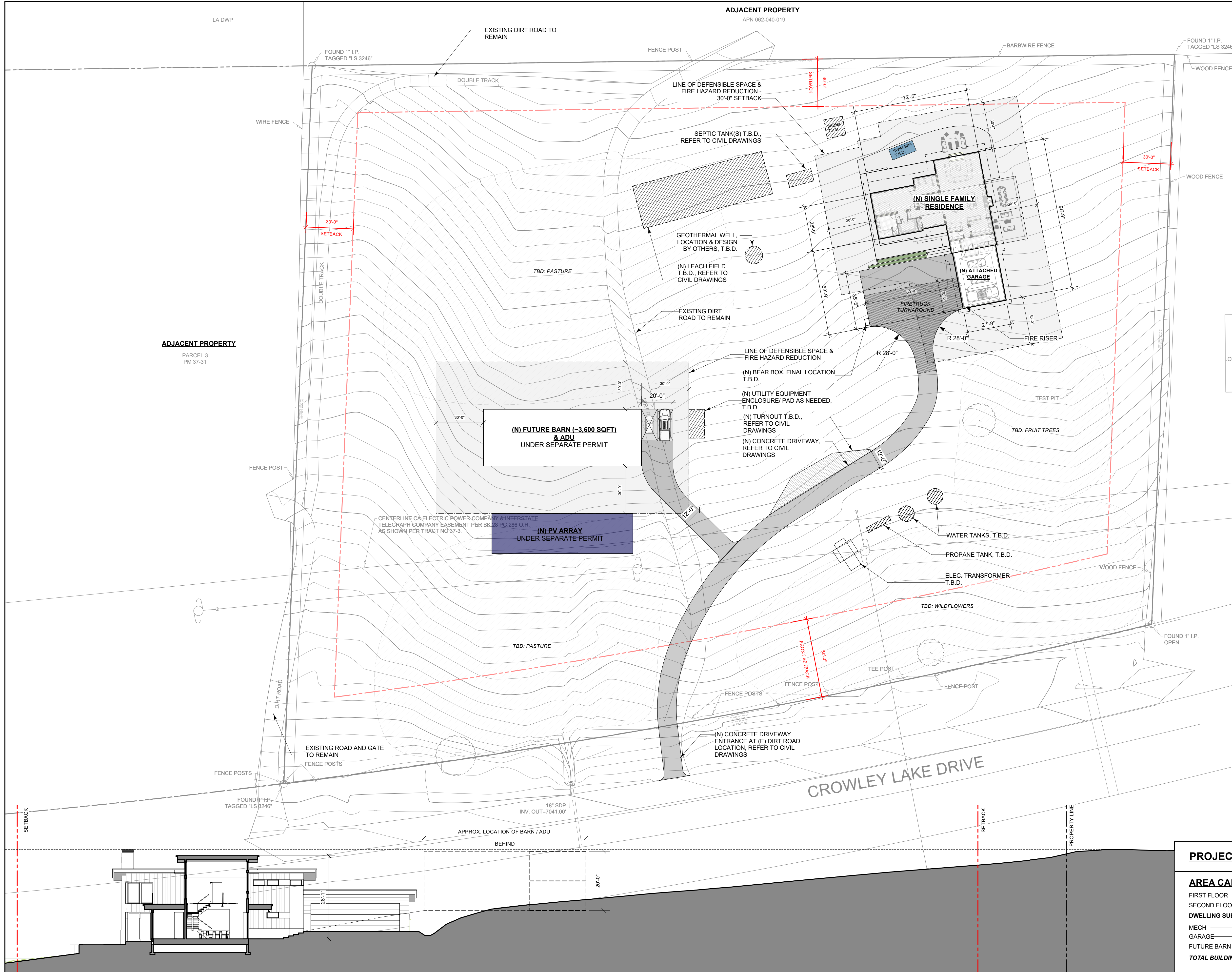
**8 SYMBOLS**

**9 CONTACT INFO**









**LAND USE & DEVELOPMENT**

**MONO COUNTY GENERAL PLAN**

SITE AREA: 5.17 ACRES

ZONING/ LAND USE: ESTATE RESIDENTIAL (ER)

MINIMUM SETBACKS: FRONT: 50' SIDE & REAR: 30'

MAXIMUM LOT COVERAGE: 40%

HEIGHT RESTRICTIONS: 35'

ACCESSORY BUILDINGS: PERMITTED PER GENERAL PLAN



**ISSUE DATE**

50% DESIGN 12/27/23

100% DESIGN 02/15/24

**ARCHITECT**

**ch x tld**  
prefab evolved

6114 LASALLE AVENUE #652, OAKLAND, CA 94611  
TORY LONG, AIA - 415.965.9590 - TOR@CHXTLD.COM

**MODULAR FABRICATOR**

**APPROVAL STAMP**

**CRALL COGAN RESIDENCE**  
6463 CROWLEY LAKE DRIVE  
MAMMOTH LAKES, CA 93546  
APN: 62-090-04

**SITE PLAN**

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES ALL RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TLD.

**PROJECT DATA**

**AREA CALCULATIONS**

FIRST FLOOR	3,000 SQFT
SECOND FLOOR	1,696 SQFT
<b>DWELLING SUBTOTAL</b>	<b>4,696 SQFT</b>
MECH	57 SQFT
GARAGE	990 SQFT
FUTURE BARN & ADU	TBD
<b>TOTAL BUILDING AREA</b>	<b>5,743 SQFT</b>

**NORTH ARROW**

scale  
1" = 30'-0"

sheet  
**A 1.2**