

Wheeler Crest Design Review Committee

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

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

AGENDA

June 22, 2023 - 10:00 am

Location: Lundy Lake Room

Mono County Civic Center
Lundy Lake Room
1290 Tavern Road
Mammoth Lakes, CA 93546

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

Joining via Zoom:

<https://monocounty.zoom.us/j/83649476971?pwd=anpmbU9xcnJUOVAXdWRKcDRwcW9uQT09>

Visit <https://www.zoom.us/> and click on “Join A Meeting.” Use *Zoom Meeting ID*: 836 4947 6971 passcode 5678. To provide public comment (at appropriate times) during the meeting, press the “Raise Hand” hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter *Meeting ID*: 836 4947 6971, Passcode 5678.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

1. Call To Order 10:00 am
2. Public Comment for items not listed on the agenda 10:00 am
3. Review and adopt minutes from the May 31, 2023 meeting (pg. 1) 10:05 am
4. PUBLIC HEARINGS: Review current building plans for compliance with the Architectural Guidelines in Appendix B of the Wheeler Crest Area Plan adopted as the Design Review Standards for the District by Ordinance 91-07. (pg. 3)

- A. New construction of a single-family home with a detached garage at APN 064-120-009. (pg. 4) *10:05 am*
- B. New detached garage at APN 064-200-021 (pg. 29) *10:15 am*
- 5. Committee Administration (*Emily Fox, County Counsel*) (pg. 55) *10:25 am*
- 6. Review of Design Review Standards (*staff*) (pg. 76) *10:30 am*
- 7. Informational planning staff updates *10:40 am*
- 8. Future Agenda Items *10:45 am*
 - A. RPAC Workshop
 - B. Public Works grading standards workshop
 - C. Vested Rights workshop
 - D. Review of WCDR standards; discussion to potentially recommend changes to the Board of Supervisors
- 9. Adjourn

Staff: Laura Stark, Community Development Analyst, (760) 924-1810; lstark@mono.ca.gov

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Mono County staff coordinator at (760) 924-1810 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

Wheeler Crest
Design Review Committee

Meeting Minutes

5/31/2023 at 10:00 am

Committee Members Present: *Bob Weiland, Alisa Adriani, Gretta Mettaufer, Judy Beard, Rico Miledi*

Committee Members Absent: *None*

Staff: *Wendy Sugimura, Director; Emily Fox, Deputy County Counsel; Laura Stark, CDD Analyst*

1. Call to order – 10:05 am

2. Public Comment – opened at 10:54; closed at 11:05

- A. *Alisa Adriani*
- B. *Lindsey Sherer*
- C. *Reuben Rosen*

3. Review of Brown Act Basics (Staff: Emily Fox)

County Counsel Fox provided an overview and PowerPoint presentation. The Commission asked questions and discussed the Brown Act with staff.

4. Election of Vice Chair and Secretary

Motion: Nominate Alisa Adriani as Vice Chair.

Beard motion; Mettaufer second.

Roll-call vote – Ayes: *Weiland, Adriani, Mettaufer, Beard, Miledi. Nays: None.*

Motion: Nominate Gretta Mettaufer as Secretary.

Beard motion; Adriani second.

Roll Call Vote - Ayes: *Weiland, Adriani, Mettaufer, Beard, Miledi. Nays: None.*

5. Review of public hearing procedures

Sugimura reviewed public hearing procedures and provided a handout with the steps.

6. Public Hearing

- A. **B22-260:** Proposal for Single Family Residence and separate garage with ADU. The property is located at 370 Rimrock Drive (APN: 064-200-018-000) and is designated Estate Residential (ER) 2.
 - Staff Laura Stark gave a presentation. The Commission asked questions.
 - Public hearing opened at 11:16 am.
 - The applicant provided an opening statement and the Commission asked questions.

- There was no public comment.
- Applicant provided a closing statement.
- Public hearing closed at 11:50 am and was followed by Commission deliberation.

Motion: Approve building permit 22-260 with the condition that color swatches for all exterior materials be submitted to the WCDRC and approved prior to the final inspection.

Beard motion; Adriani second.

Roll Call Vote - Ayes: Weiland, Adriani, Mettauer, Beard, Miledi. Nays: None.

- B. **B23-030:** Proposal for the installation of a garage. The property is located at 75 Ridgeview (APN: 064-220-013-000) and is designated Estate Residential (ER) and Specific Plan (SP).
- Staff Rob Makoske gave a presentation. The Commission asked questions.
 - Public hearing opened at 12:08 pm.
 - The applicant provided an opening statement and the Commission asked questions.
 - There was no public comment.
 - Applicant provided a closing statement.
 - Public hearing closed at 12:18 pm and was followed by Commission deliberation.

Motion: Approve building permit 23-030.

Beard motion; Mettauer second.

Roll Call Vote - Ayes: Weiland, Adriani, Mettauer, Beard, Miledi. Nays: None.

7. Informational planning staff updates

8. Set regular meeting time and date – Fourth Thursday of the month at 10am

9. Adjourn – 12:38 pm

MONO COUNTY PLANNING COMMISSION

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

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431

June 7, 2023

To: The Sheet

From: Rob Makoske

Re: Legal Notice for the June 10 edition

Invoice: Heidi Willson, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Wheeler Crest Design Review Committee will conduct a public hearing **Wednesday, June 22, 2023** to determine consistency of proposed projects with adopted design criteria. The meeting will be accessible remotely by livecast at: <https://zoom.us/join> (Meeting ID: 836 4947 6971, **passcode 5678**) or in-person in the Lundy Lake Room of the Mono County Civic Center, 1290 Tavern Road, First Floor, Mammoth Lakes, CA, 93546 where members of the public shall have the right to observe and offer public comment, to consider the following: **10:05 am - Proposal for a single family residence, covered deck & detached garage.** The property is located at APN: 064-120-009-000 and is designated Estate Residential (ER). Pursuant to the California Environmental Quality Assessment (CEQA), the project qualifies as a Categorical Exemption under Guidelines §15303 – New Construction or Conversion of Small Structures, which consists of the construction and location of limited numbers of new small facilities or structures. **10:10 am – Proposal for the installation of a detached garage.** The property is located at 550 Rim Rock Drive (APN: 064-200-021-000) and is designated Estate Residential (ER) 2. Pursuant to the California Environmental Quality Assessment (CEQA), the project qualifies as a Categorical Exemption under Guidelines §15303 – New Construction or Conversion of Small Structures, which consists of the construction and location of limited numbers of new small facilities or structures. Project materials are available for public review online at <https://www.monocounty.ca.gov/wcdrc> and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting online (technology permitting) or to attend in-person; and to **submit comments by 5 pm on Wednesday, June 21, 2023, to the Mono County Community Development, PO Box 347, Mammoth Lakes, CA 93546** or by email at cddcomments@mono.ca.gov. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary of the Planning Commission at, or prior to, the public hearing.

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Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
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www.monocounty.ca.gov

WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT William Wenzlau and Rebecca Scanlon

ASSESSOR PARCEL #064-120-009-000

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

New construction of a single family residence with a detached garage.

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria:
The well will be located behind the garage and not visible from the street (see site map). The electrical meter will be located on the west side of the garage and not visible from the street (see site map). No propane will be installed on the property

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. Paint color for any portions of construction grade foundation work that extend above the finished grade.

Please explain how your project complies with the following design criteria (*lines on next page*):

All exposed concrete foundation above finish grade will be covered with siding materials or painted to match color of siding materials. See siding materials and color.

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

No elevated decks will be built.

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Natural rust colored corten steel siding complemented with muted matte mid-value tan colored hardy board siding. All siding will be vertical and flush seamed.

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E.

Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

No aluminum sash will be used.

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F.

Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

All exposed metal will be natural rust corten steel or painted to match the siding/roof's muted matte mid-value tan color.

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G.

Roof materials

Please explain how your project complies with the following design criteria:

A muted matte mid-value tan colored (matching/similar color to the hardy board siding color) metal roofing will be used.

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. ☑ Color and type of exterior stains and finishes.

Please explain how your project complies with the following design criteria:

Natural rust color of corten steel complemented with a muted matte mid-value tan color will be used for all other non-wood materials. Any exposed wood will be finished with dark brown tinted penofin oil.

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

I. ☑ Location of any exterior lighting.

Please explain how your project complies with the following design criteria:

All exterior lighting will be recessed into porch overhangs/eaves and pointed directly down. Exterior lighting will only be used where there are outdoor walkways, porches and exterior doors.

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. ☑ Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.

Please explain how your project complies with the following design criteria:

All cut-fill lines/grading will be smoothed out and revegetated with native plants or protected with natural rock sourced from grading activities on the lot. Landscaping will consist of native vegetation and comply with the wildland-urban interface guidelines. The single story design minimizes visual impacts to the natural surroundings.

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

The split level design of the house aims to match the natural slope and minimizes cut/fill slopes. The garage is placed as to minimize grading on a flat area of the lot. The driveway is also located to minimize grading while matching the contour

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

The drainage features for the roofs will consist gutters and drip trenches. The driveway will be compacted native material out-sloped with coarse rock catchments on the downhill side to dissipate and encourage infiltration of water.

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

No fencing will erected.

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

N. Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

There are no existing trees on the lot. Existing native vegetation will be kept undisturbed as much as possible and all areas of bare dirt created will be revegetated with native plants. All existing boulders will remain on site. A irrigation system will not be installed.

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize damage to roots.

Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

O. The items checked above have been included with the building plans and plot plan for Plan Check # _____



Signature

May 25th, 2023

Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

COMMUNITY DEVELOPMENT DETERMINATION:

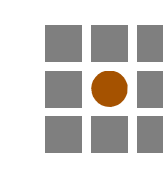
Hold for further review/information (see attached letter for detail)

Approved with no conditions

Approved with the following conditions

Community Development Department

Date



SCANLON-WENZLAU RESIDENCE

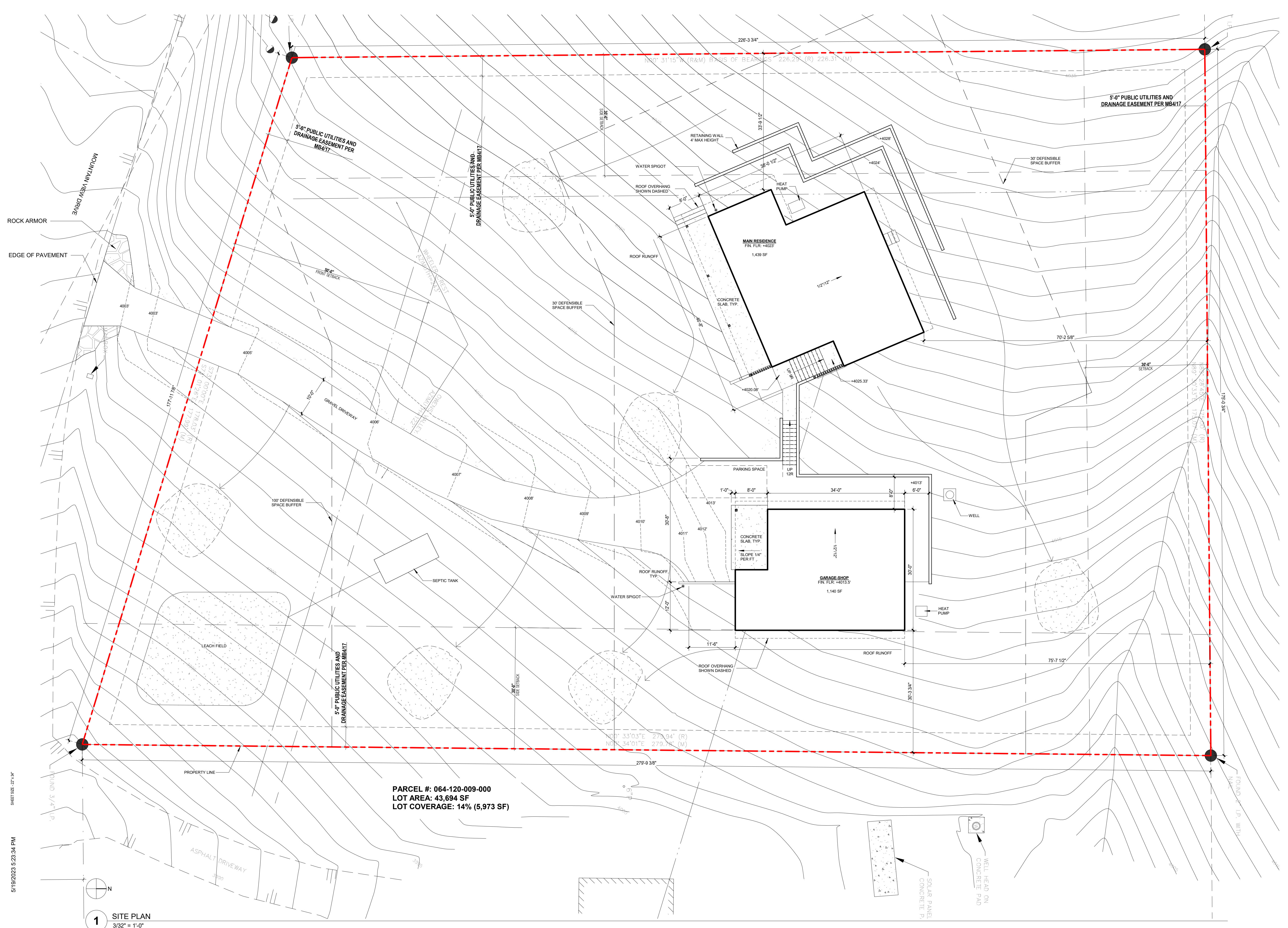
BUILDING PERMIT

PROJECT	064-120-009-000
DATE	05/19/2023
NO.	DESCRIPTION
	DATE

TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT, REGARDLESS OF FORM, SHALL REMAIN THE EXCLUSIVE PROPERTY OF WENZLAU ARCHITECTS. WENZLAU ARCHITECTS DOES NOT REPRESENT THAT THIS DOCUMENT IS COMPLETE, OR THAT IT IS CONSISTENT WITH CURRENT CONDITIONS THAT MAY AFFECT THE PROJECT, AND MAKES NO REPRESENTATIONS OR WARRANTIES ABOUT THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION. THIS DOCUMENT SHALL NOT BE USED WITHOUT THE FULL AND UNHINDERED PARTICIPATION OF WENZLAU ARCHITECTS.

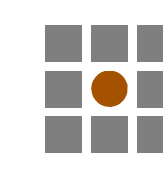
SITE PLAN

A 0.11



5/19/2023 5:23:34 PM
 SHEET SIZE: 27.5" x 34"

1 SITE PLAN
 3/32" = 1'-0"



**SCANLON-WENZLAU
 RESIDENCE**

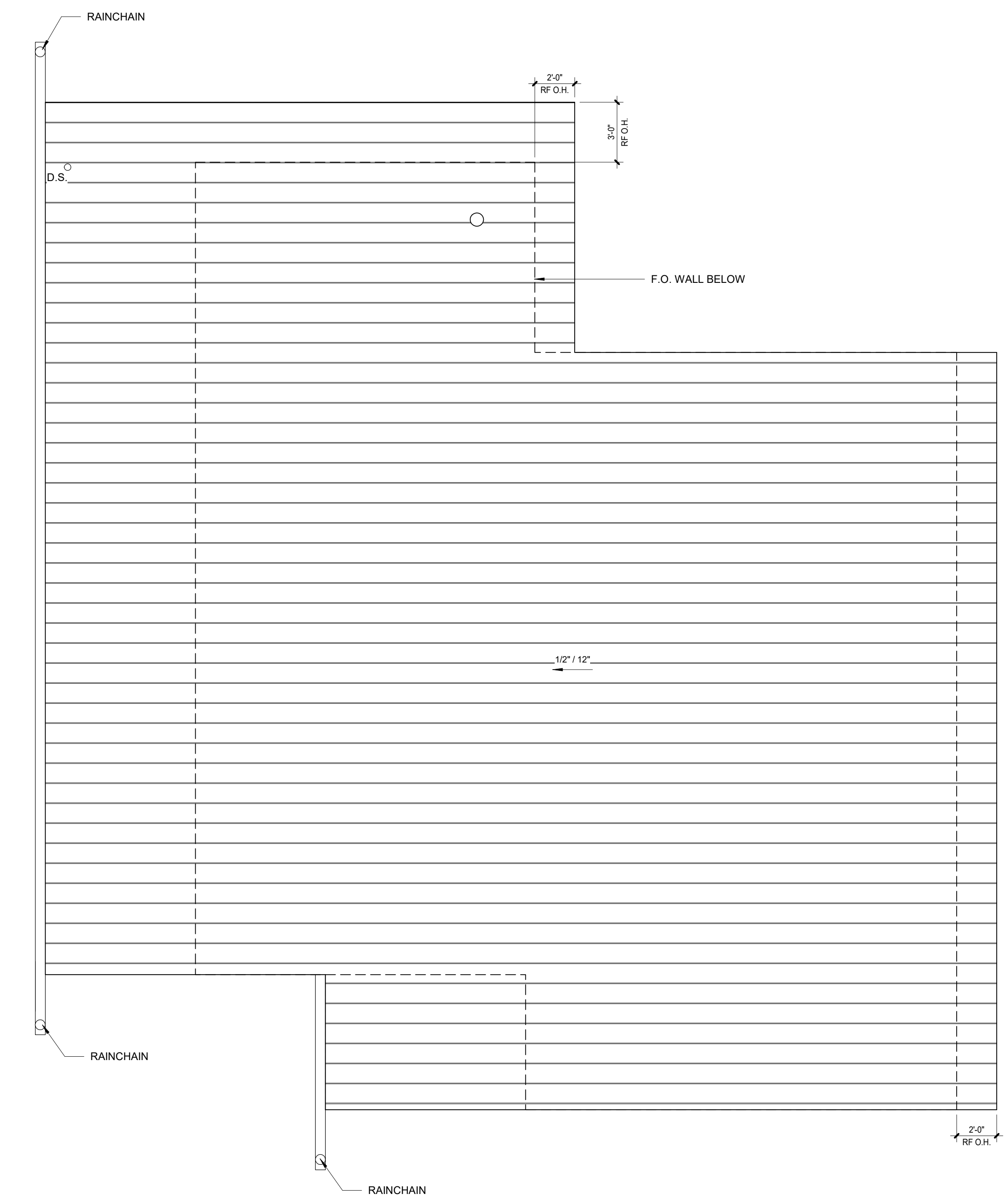
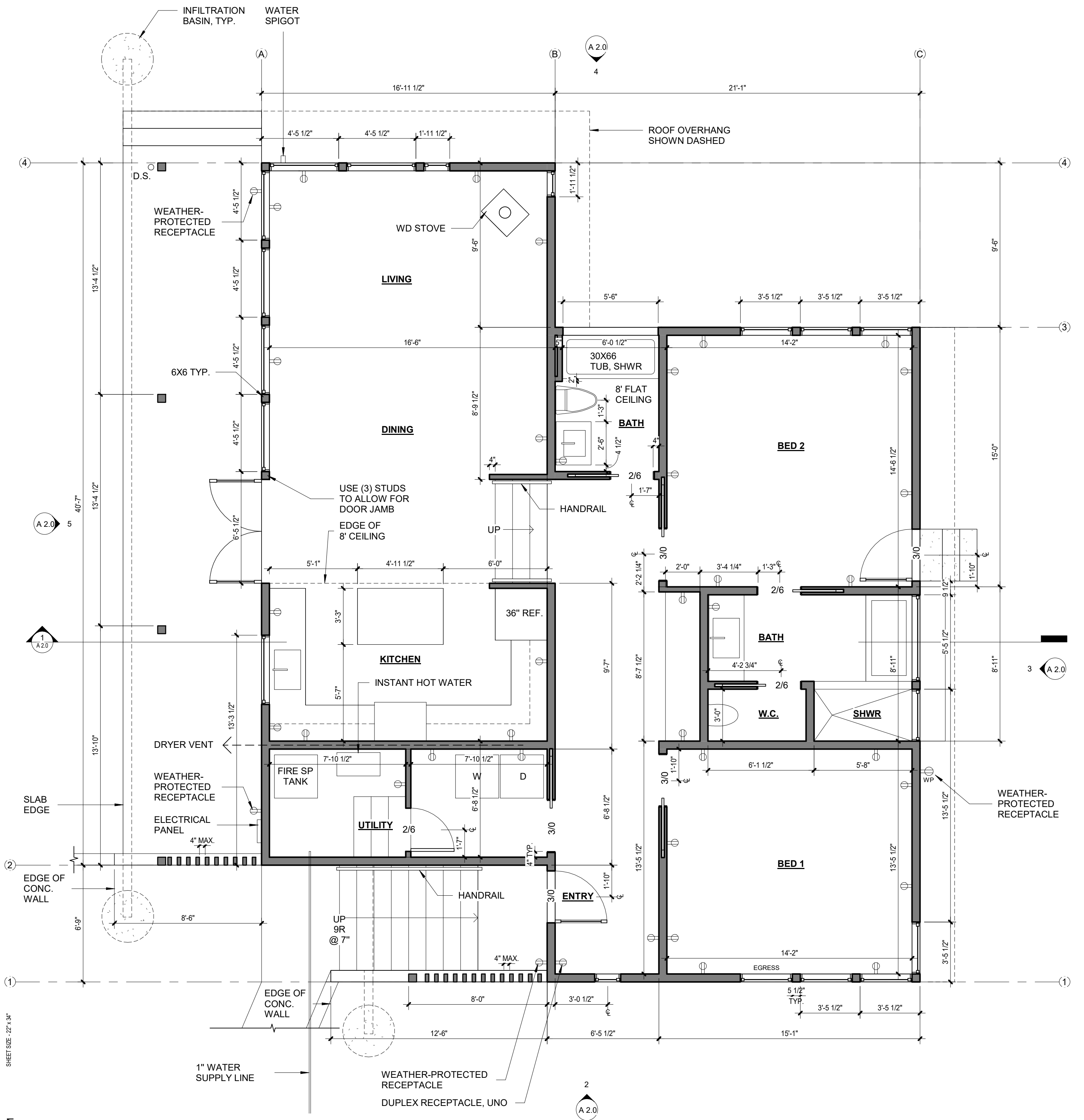
BUILDING PERMIT

PROJECT 064-120-009-000
 DATE 05/19/2023
 NO. DESCRIPTION DATE

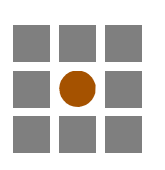
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MAIN HOUSE FLOOR + ROOF PLAN

A 1.0



5/19/2023 5:28:16 PM
 SHEET SIZE: 27x34"



**SCANLON-WENZLAU
 RESIDENCE**

BUILDING PERMIT

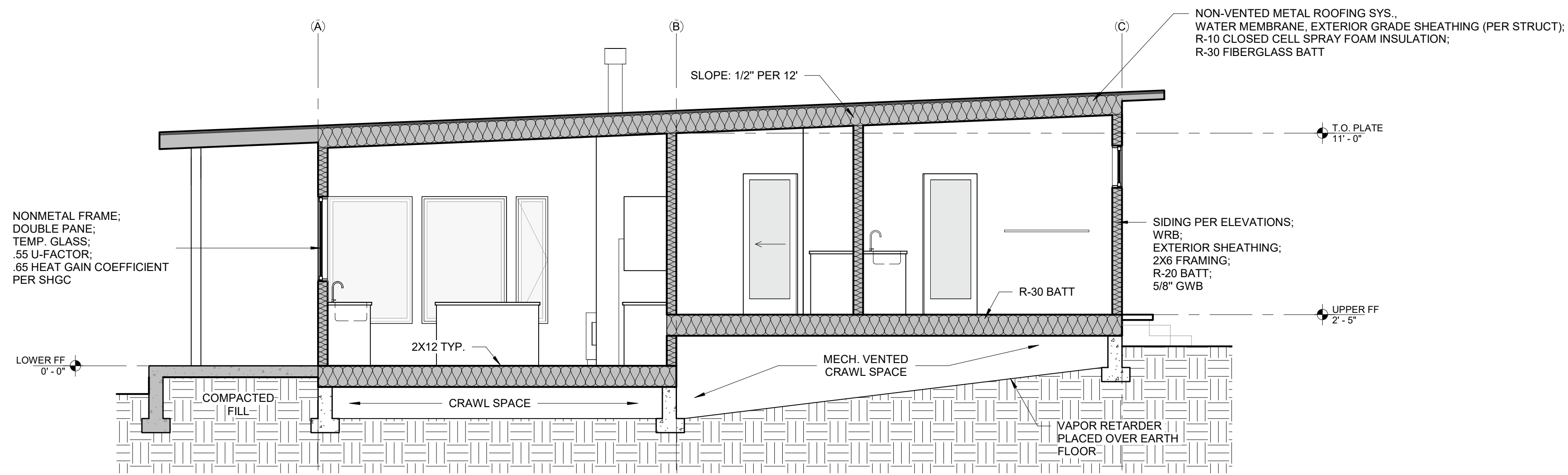
PROJECT 064-120-009-000
 DATE 05/19/2023
 NO. DESCRIPTION DATE

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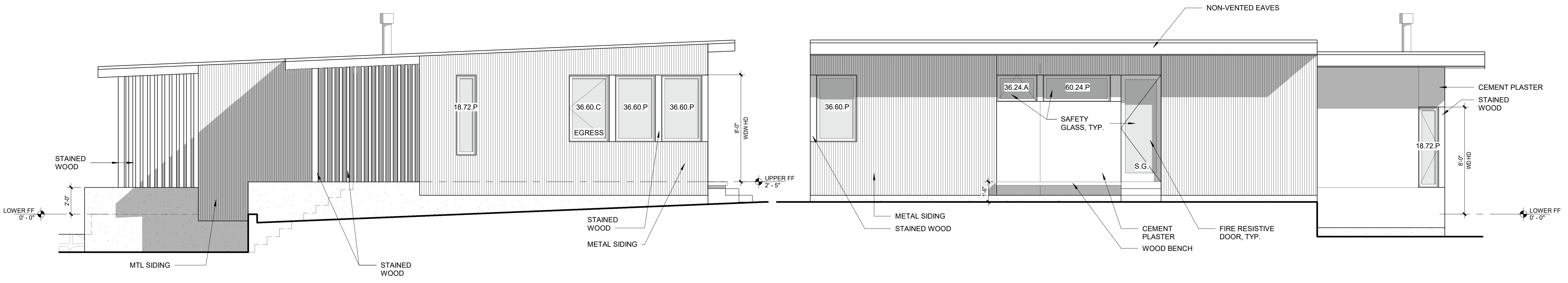
**MAIN HOUSE BUILDING
 SECTION & ELEVATIONS**

A 2.0

WINDOW NOTES:
 1. ALL OPERABLE WINDOWS SHALL HAVE A U-FACTOR OF .58 PER TABLE 110.6-A, TITLE 24
 2. ALL FIXED WINDOWS SHALL HAVE A U-FACTOR OF .55 PER TABLE 110.6-A, TITLE 24
 3. ALL OPERABLE WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .55 PER TABLE 110.6-B, TITLE 24
 4. ALL FIXED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .67 PER TABLE 110.6-B, TITLE 24

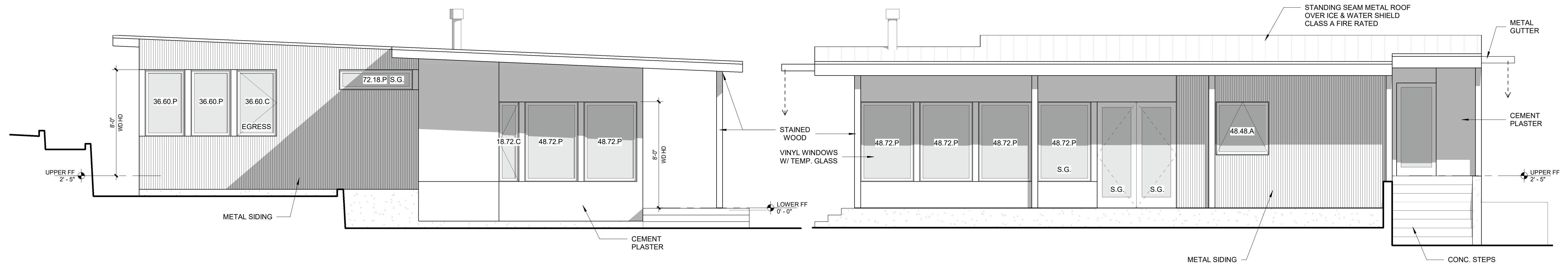


1 SECTION NORTH-SOUTH
 1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"

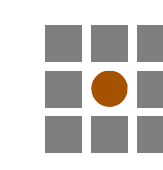
3 NORTH
 1/4" = 1'-0"



4 WEST ELEVATION
 1/4" = 1'-0"

5 SOUTH ELEVATION
 1/4" = 1'-0"

5/19/2023 5:23:38 PM
 SHEET SIZE: 27x34"



**SCANLON-WENZLAU
 RESIDENCE**

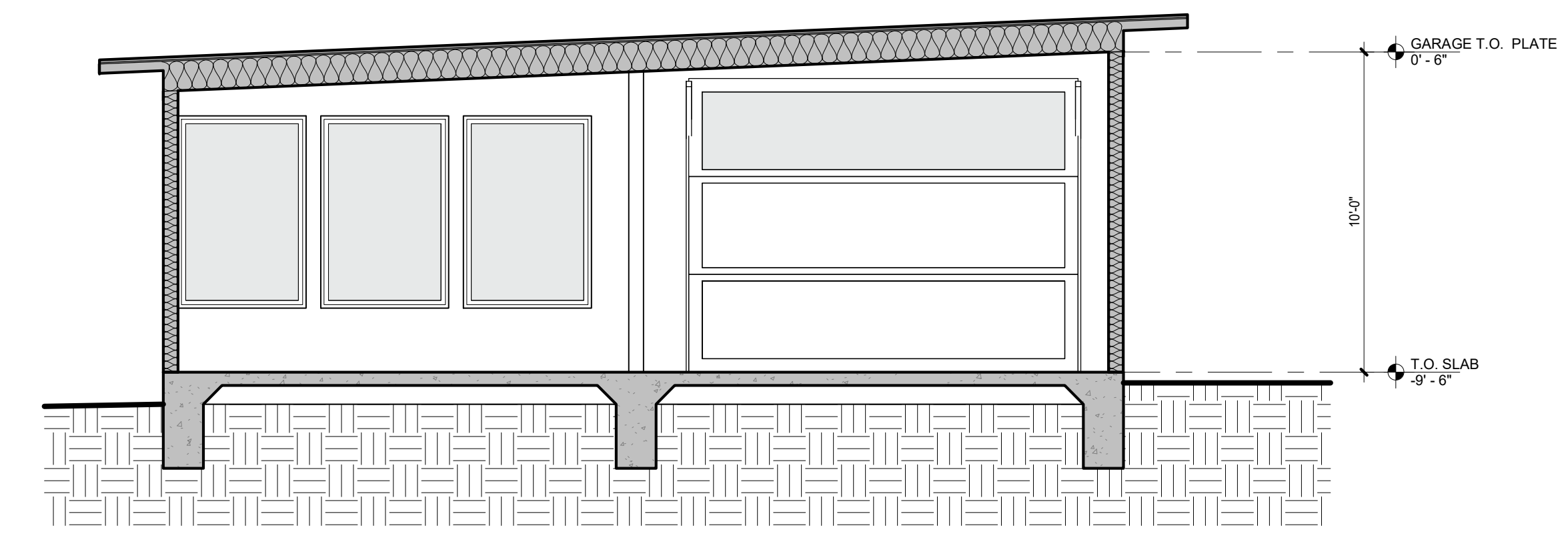
BUILDING PERMIT

PROJECT	064-120-009-000	
DATE	05/19/2023	
NO.	DESCRIPTION	DATE

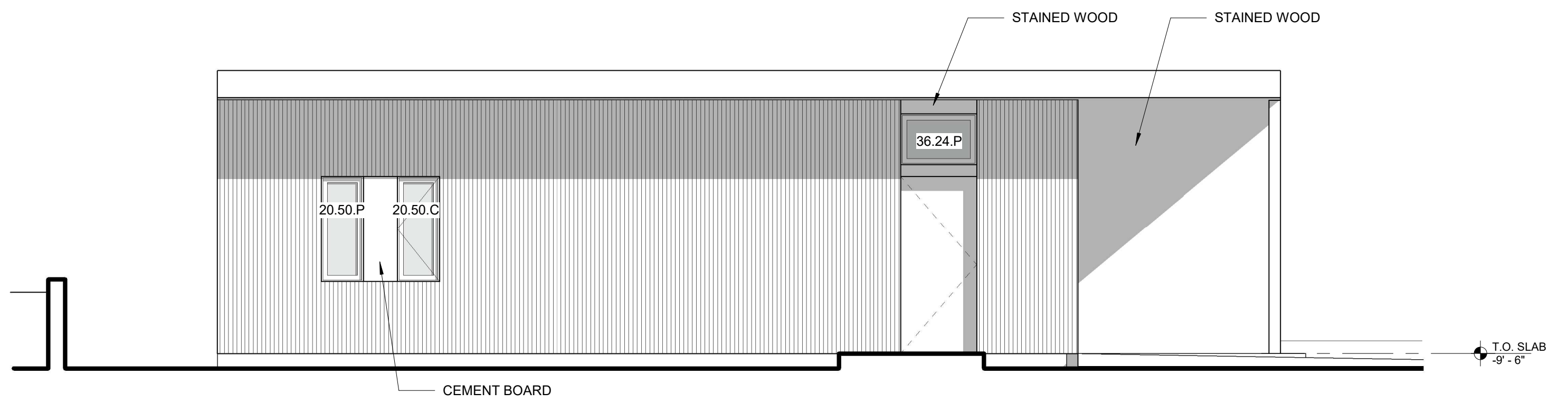
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GARAGE BUILDING SECTION + ELEVATIONS

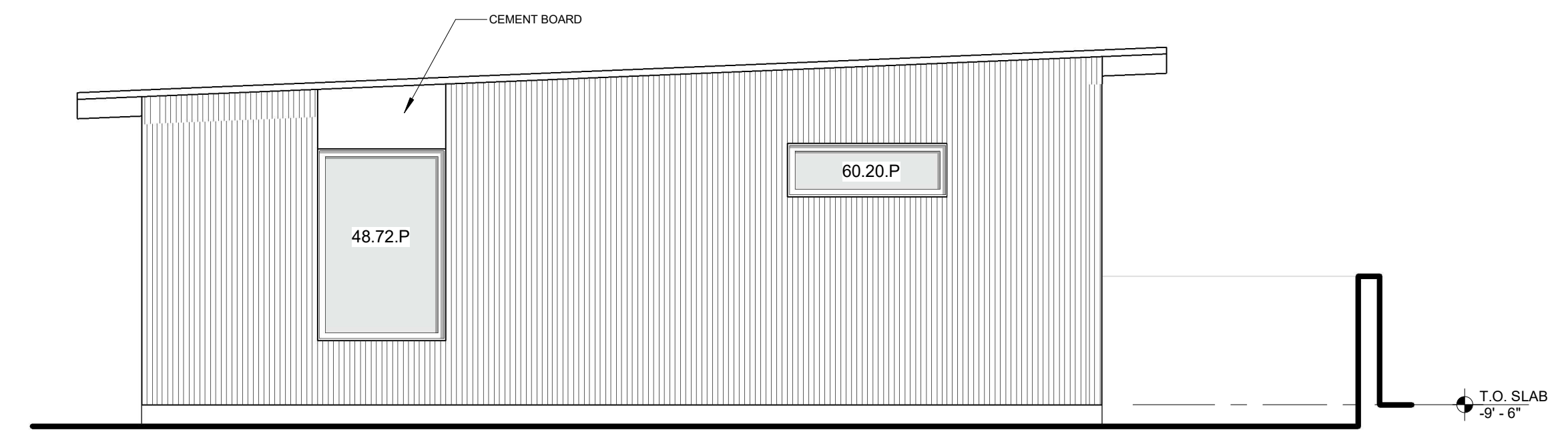
A 4.0



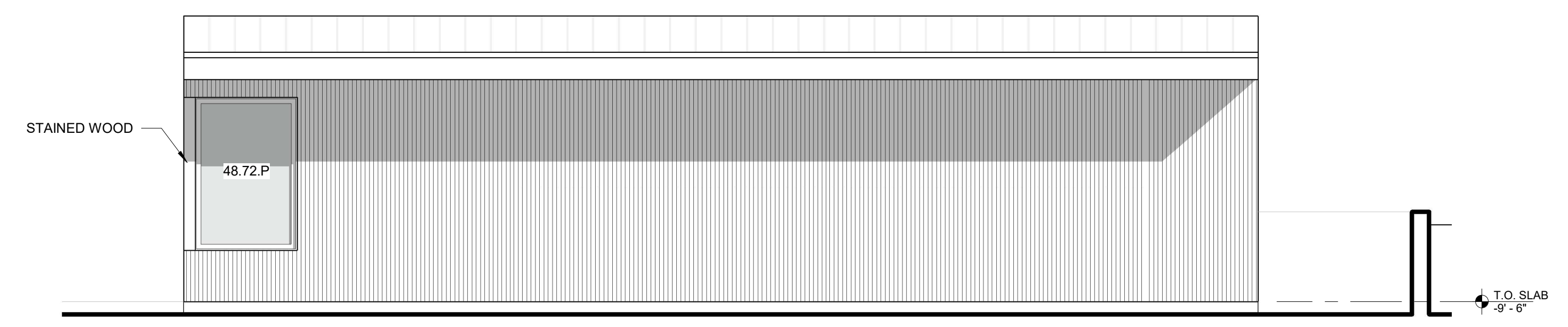
5 GARAGE SECTION
 1/4" = 1'-0"



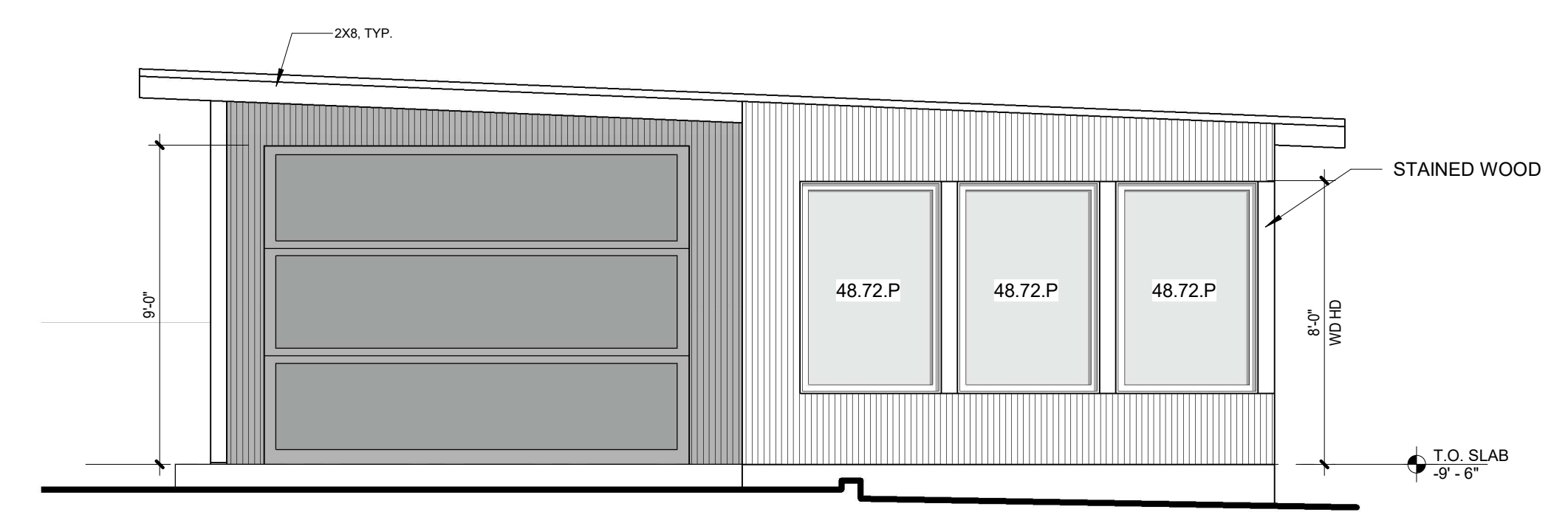
1 ELEVATION - WEST
 1/4" = 1'-0"



2 ELEVATION - NORTH
 1/4" = 1'-0"



3 ELEVATION - EAST
 1/4" = 1'-0"



4 ELEVATION - SOUTH
 1/4" = 1'-0"

5/19/2023 5:23:40 PM SHEET SIZE: 27x34"



**SCANLON-WENZLAU
 RESIDENCE**

BUILDING PERMIT

PROJECT 064-120-009-000
 DATE 05/19/2023
 NO. DESCRIPTION DATE

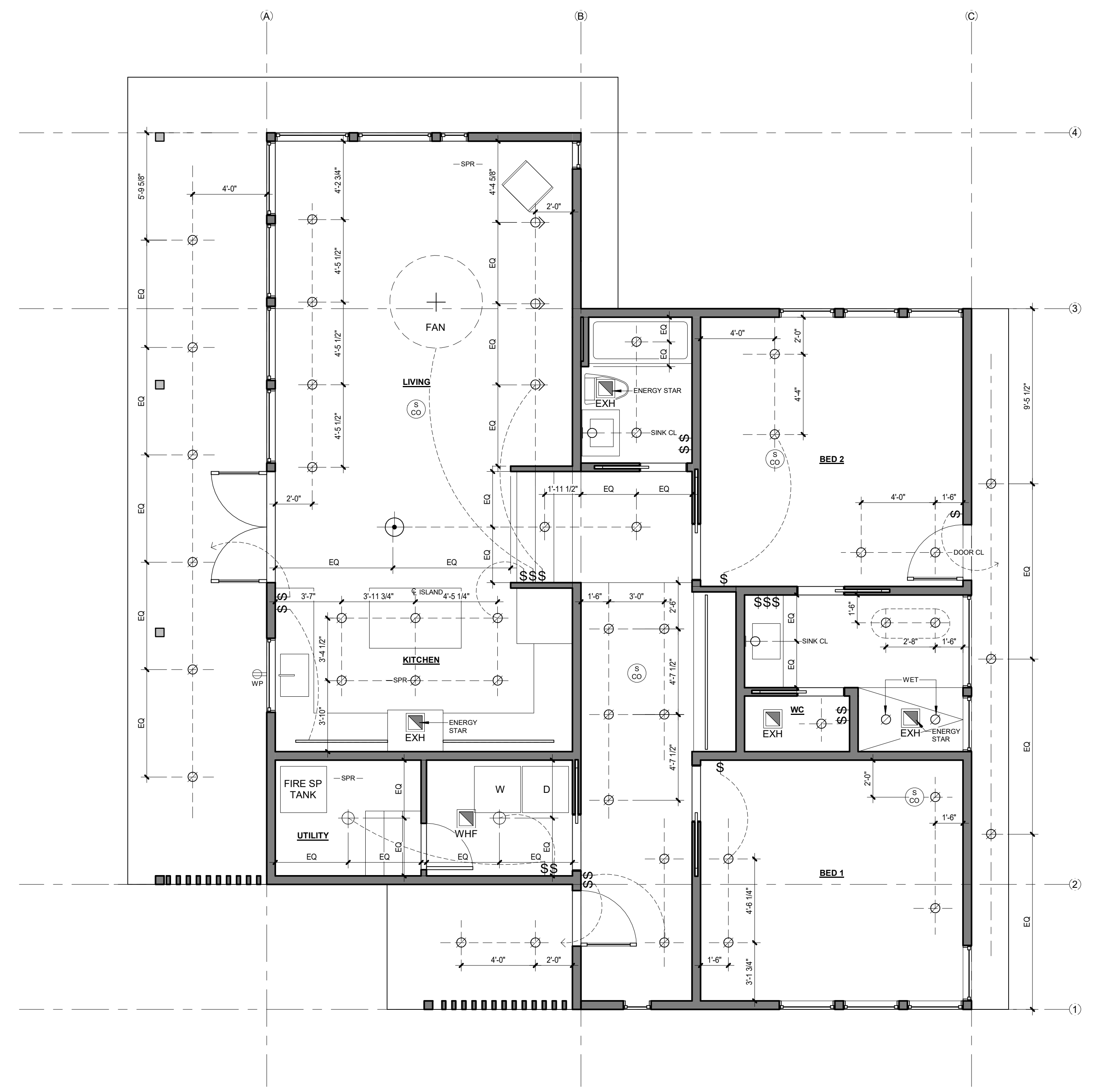
TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT, REGARDLESS OF FORM, SHALL REMAIN THE EXCLUSIVE PROPERTY OF WENZLAU ARCHITECTS. WENZLAU ARCHITECTS DOES NOT REPRESENT THAT THIS DOCUMENT IS COMPLETE, OR THAT IT IS CONSISTENT WITH CURRENT CONDITIONS THAT MAY AFFECT THE PROJECT, AND MAKES NO REPRESENTATIONS OR WARRANTIES ABOUT THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION. THIS DOCUMENT SHALL NOT BE USED WITHOUT THE FULL AND UNHINDERED PARTICIPATION OF WENZLAU ARCHITECTS.

REFLECTED CEILING PLANS

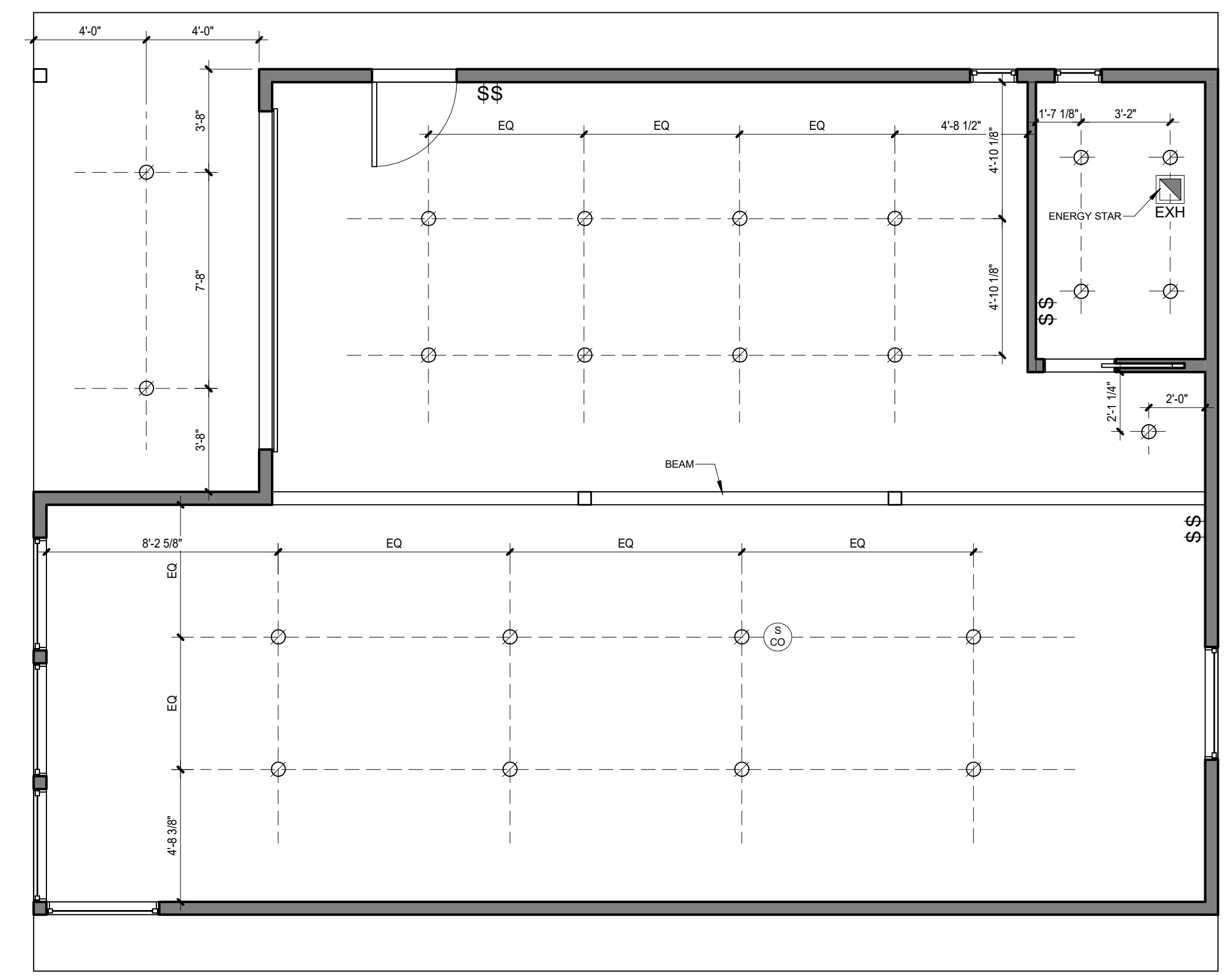
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LEGEND

- RECESSED DOWNLIGHT
- RECESSED WALL WASH
- WALL SCONCE
- SWITCH
- COMBINATION SMOKE/CO DETECTOR
- SPRINKLER
- WEATHER-PROTECTED RECEPTACLE
- EXHAUST FAN
- WHOLE HOUSE FAN
- UNDERMOUNT LED
- CEILING FAN



1 MAIN HOUSE REFLECTED CEILING PLAN
 1/4" = 1'-0"



2 GARAGE REFLECTED CEILING PLAN
 1/4" = 1'-0"

5/19/2023 5:23:41 PM SHEET SIZE: 27x34"

GENERAL NOTES

- 1 ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
2 DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION.
4 ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
5 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.
6 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.

STATEMENT OF SPECIAL INSPECTION

SPECIAL INSPECTION IS REQUIRED PER THE 2018 IBC/2019 CBC, SECTION 1704, FOR THE FOLLOWING:

- 1 CONTINUOUS INSPECTION IS REQUIRED FOR THE FOLLOWING:
A. HIGH STRENGTH BOLTS WITH A SLIP-CRITICAL CONNECTION
B. STRUCTURAL STEEL WELDING: FULL AND PARTIAL PENETRATION GROOVE WELDS, MULTIPASS FILLET WELDS, AND SINGLE-PASS FILLET WELDS GREATER THAN 5/16".
2 PERIODIC INSPECTION IS REQUIRED FOR THE FOLLOWING:
A. HIGH STRENGTH BOLTS WITH A BEARING-TYPE CONNECTION
B. STRUCTURAL STEEL WELDING: SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16", FLOOR AND ROOF DECK WELDS
3 STRUCTURAL TESTING IS REQUIRED FOR THE FOLLOWING:
A. REINFORCING STEEL: CERTIFIED MILL TESTS SHALL BE PROVIDED FOR EACH SHIPMENT.
4 EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED ABOVE SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT.

FOUNDATIONS

- 1 SINCE NO FOUNDATION REPORT EXISTS, THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING CRITERIA:
BEARING PRESSURE 1500 PSF 18" INTO NAT. SOIL
PASSIVE PRESSURE 100 PCF MAX. 1000 PSF
FRICION COEFF 0.25
ACTIVE PRESSURE 30 PCF LEVEL
43 PCF (2:1)
55 PCF (1 1/2:1)
IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT WILL BE REQUIRED.
2 VERTICAL EXCAVATIONS IN SOIL SHALL BE LIMITED TO 5 FEET.
3 MINIMUM SLAB ON GRADE CONSTRUCTION UNLESS NOTED OTHERWISE ON THE PLANS SHALL BE 4 INCH CONCRETE REINFORCED WITH #4 AT 16" o.c. OVER 15 ml VISQUEEN, CONFORMING TO ASTM E 1745
4 IF TRENCHES OR EXCAVATIONS OF 5' OR MORE IN WHICH A PERSON MUST DESCEND, ARE REQUIRED, A PERMIT MUST BE OBTAINED FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

FRAMING LUMBER

- 1 ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER, NO. 16, WITH A MAXIMUM MOISTURE CONTENT OF 19% UNLESS NOTED OTHERWISE.
RAFTERS, JOISTS, PLATES NO. 2
2x AND 4x BEAMS, STRINGERS, AND HEADERS NO. 2
6x AND 8x BEAMS, STRINGERS, AND HEADERS NO. 1
POSTS AND TIMBERS NO. 1
STUDS CONST. GRADE
BLOCKING, AND STRIPPING STUD GRADE.
2 PLYWOOD FOR ROOF SHEATHING SHALL BE CDX, UNLESS NOTED OTHERWISE.
3 ALL WOOD BEARING ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
4 STUDS OVER 10 FEET IN HEIGHT OR SUPPORTING 2 FLOORS AND A ROOF MUST BE 2x6's AT 16" o.c. UNLESS NOTED OTHERWISE.
5 PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS.
6 PROVIDE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE JOISTS, PROVIDE SOLID, FULL BLOCKING UNDER PARTITIONS WHICH ARE PERPENDICULAR TO THE JOISTS.
7 TOP PLATE OF ALL STUD WALLS SHALL BE TWO PIECES THE SAME SIZE AS THE STUDS.
8 ALL NAILS SHALL BE COMMON, BOX OR SINKER.
9 BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
10 ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.
11 STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED.
12 WOOD STUDS MAY BE NOTCHED TO A DEPTH OF 25% OF THE WIDTH MAXIMUM, EXCEPT INTERIOR NONBEARING STUDS WHICH MAY BE NOTCHED TO 40% OF THE WIDTH MAXIMUM.
13 PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING, AND ROOF.
14 NAILS OR OTHER FASTENERS CONNECTING TO P.T. LUMBER MUST BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

MANUFACTURER LUMBER

- 1 TJI ALL PLYWOOD WEB JOISTS SPECIFIED ARE MANUFACTURED BY WEYERHAEUSER. LARR #25538, ICC-ESR #1153.
2 TJI ALL OPEN WEB JOISTS SPECIFIED ARE MANUFACTURED BY WEYERHAEUSER. LARR #22614, ICC-ESR #1774.
3 MICROLLAM LVL ALL MICROLLAMS SPECIFIED ARE MANUFACTURED BY WEYERHAEUSER. LARR #25202, ICC-ESR #1387.
4 PARALLAM PSL ALL PARALLAMS SPECIFIED ARE MANUFACTURED BY WEYERHAEUSER. LARR #25202, ICC-ESR #1387.
5 TIMBERSTRAND LSL ALL TIMBERSTRAND MEMBERS SPECIFIED ARE MANUFACTURED BY WEYERHAEUSER. LARR #25202, ICC-ESR #1387.
6 ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE ENGINEER.

LOAD CRITERIA

Table with 3 columns: Location, DL (dead load), LL (live load). Rows for ROOF and FLOOR.

CONCRETE

- 1 ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL BE REGULAR WEIGHT, HARD ROCK TYPE (150 PCF).
2 ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS SHALL BE:
SLAB ON GRADE 2500 PSI CONTINUOUS FTGS 2500 PSI
PAD FOOTINGS 2500 PSI RETAINING WALLS 2500 PSI
GRADE BEAMS 3000 PSI CAISSONS/PILES 3000 PSI
3 CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
4 PLACEMENT OF CONCRETE SHALL CONFORM WITH THE REQUIREMENTS OF ACI 301.
5 CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF (5) FIVE DAYS AFTER PLACEMENT.
6 KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES.
7 ALL CONCRETE WITH A DESIGNATED STRENGTH GREATER THAN 2500 PSI SHALL REQUIRE CONTINUOUS INSPECTION BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT AND THE ARCHITECT.
8 MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOIL ... 3"
CONCRETE EXPOSED TO SOIL OR WEATHER:
#5 BARS, W31 OR D31 WIRES, AND SMALLER 1 1/2"
#6 BARS AND LARGER 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH SOIL:
SLABS, WALLS AND JOISTS:
#11 BARS AND SMALLER 3/4"
#14 BARS AND LARGER 1 1/2"
BEAMS AND COLUMNS 1 1/2"
9 PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.
10 BEFORE NEW CONCRETE IS DEPOSITED ON OR AGAINST CONCRETE WHICH IS SET, THE SURFACE OF THE SET CONCRETE SHALL BE ROUGHENED SUFFICIENTLY TO EXPOSE THE AGGREGATE APPROXIMATELY 1/4" AND CLEANED.
11 EXPANSION BOLTS SHALL BE HILTI "KWIK TZ" BOLTS; LARR #25701, ICC-ESR #1917.
12 NON-SHRINK GROUT/DRYPACK MUST BE 6,000 PSI MIN. WITH CURRENT ICBO RESEARCH REPORT.

REINFORCING STEEL

- 1 ALL REINFORCING STEEL, DOWELS, AND TIES SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2 ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED ON THE DRAWINGS.
3 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
4 ALL REINFORCING STEEL IN MASONRY SHALL BE LAPPED 48 BAR DIAMETERS OR TWO (2) FEET MINIMUM, UNLESS NOTED OTHERWISE.

EPOXY ANCHORS

- 1 ALL EPOXY ANCHORS SPECIFIED ON THE PLANS SHALL BE BY ONE OF THE FOLLOWING MANUFACTURER'S AND SHOULD BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS:
A SIMPSON STRONG-TIE "SET-XP" STRUCTURAL EPOXY-TIE ANCHORING ADHESIVE LARR# 25744, ICC-ESR# 2508
B HILTI "HIT-HY 150 MAX-SD" EPOXY ADHESIVE LARR# 25881, ICC-ESR# 3013
2 CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR ALL EPOXY ANCHOR INSTALLATIONS.

EARTHQUAKE DESIGN DATA

Table with 2 columns: Parameter and Value. Includes Importance Factor, Occupancy Category, Site Class, Spectral Response Coefficients, Seismic Design Category (SDC), Seismic Force Resisting System, Seismic Response Coefficient (Cs), Response Modification Factor (R), and Redundancy Factor.

WIND DESIGN

Table with 2 columns: Parameter and Value. Includes Basic Wind Speed, Wind Importance Factor, Wind Exposure, Internal Pressure Coeff., Building Design Pressure, and Component & Cladding Design Pressure.



GENERAL NOTES
MOUNTAIN VIEW
APN 064-120-009-000
SMALL MEADOWS, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
Jesse Landers
Exp. 09-30-22
CIVIL
STATE OF CALIFORNIA

Table with 2 columns: DATE and DESCRIPTION. Includes revision table with REV, DATE, and DESCRIPTION columns.

Table with 2 columns: Field and Value. Includes SIGN DATE, DATE, SCALE, DRAWN BY, CKD BY, and PROJECT #.

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GENERAL FOUNDATION NOTES

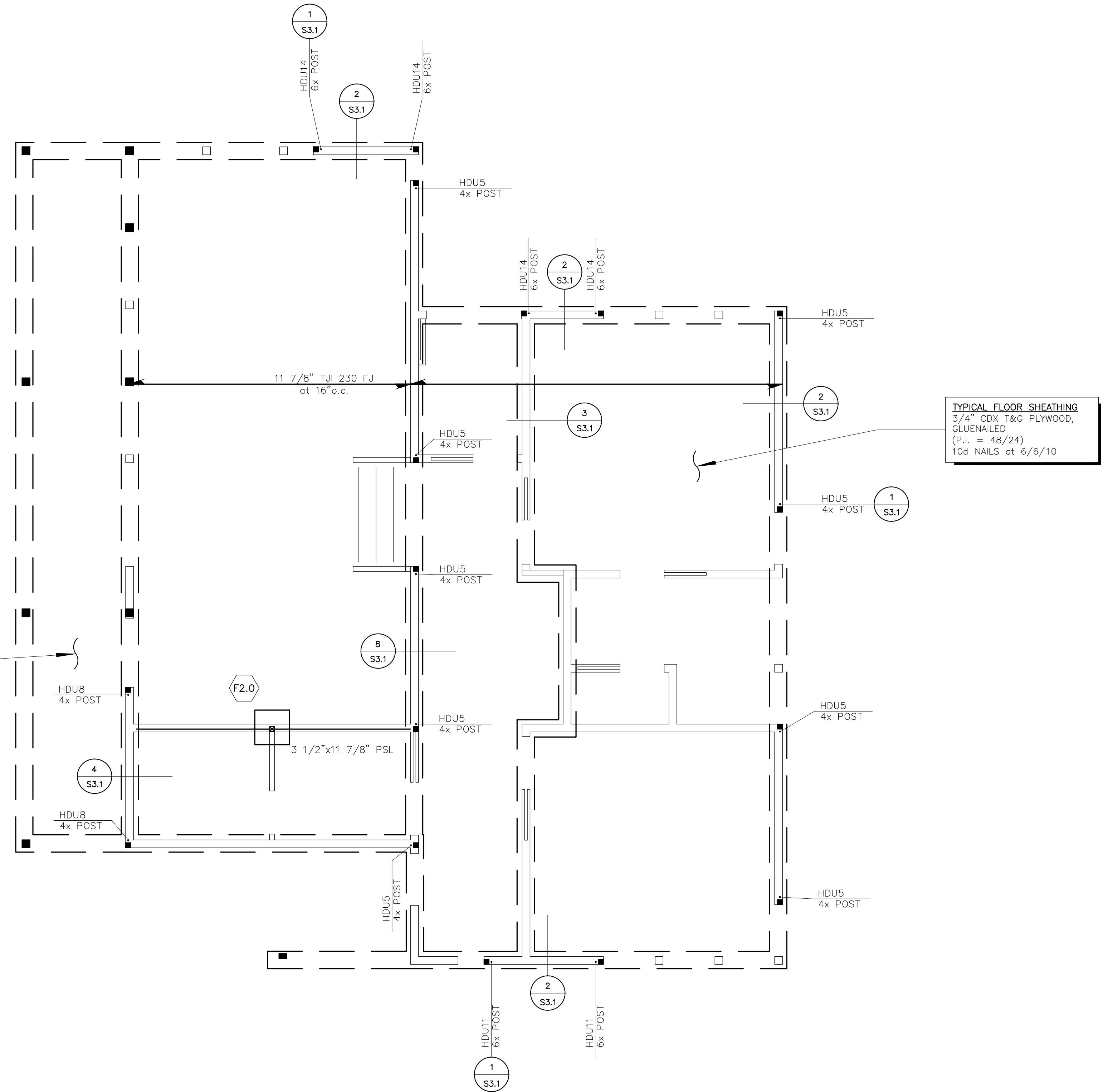
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
- BOLT HOLES FOR HOLDOWN CONNECTIONS TO WOOD POSTS SHALL BE DRILLED ONLY 1/16" LARGER THAN THE REQUIRED BOLT SIZE. INSPECTOR TO VERIFY. NUTS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURER OR 1/2" TURN PAST FINGER TIGHTNESS WHERE NOT OTHERWISE SPECIFIED.
- PROVIDE APPROVED PLATE WASHERS PER THE PLATE WASHER SCHEDULE.
- HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

PLATE WASHER SCHEDULE ¹		
SILL PLATE ANCHOR BOLTS AND HOLDOWN CONNECTOR BOLTS		
BOLT SIZE	PLATE SIZE T x W x L	REMARKS
1/2" Ø	1/4" x 3" x 3"	
5/8" Ø	1/4" x 3" x 3"	
3/4" Ø	5/16" x 3" x 3"	
7/8" Ø	5/16" x 3" x 3"	
1" Ø	3/8" x 3-1/2" x 3-1/2"	

NOTES:
1. APPROVED PLATE WASHERS, INSTEAD OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEAR WALL SILL PLATE ANCHOR BOLTS AND FOR ALL HOLDOWN CONNECTOR BOLTS AT SHEAR WALL WOOD FLANGES.

FOOTING SCHEDULE			
MARK	SIZE	DEPTH	REINFORCING
(F2.0)	2'-0" x 2'-0"	24"	3 #5 EACH WAY AT TOP & BOTTOM

5" CONC. SLAB ON GRADE
f_c = 2500 psi
w/ #4 at 16" O.C., EACH WAY CENTERED IN SLAB
ON 15 mil VISQUEEN,
CONFORMING TO ASTM E 1745
ON 4" BASE OF 1/2" MIN.
CLEAN AGGREGATE.



TYPICAL FLOOR SHEATHING
3/4" CDX T&G PLYWOOD,
GLUENAILED
(P.I. = 48/24)
10d NAILS at 6/6/10

ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH TYPE PLYWOOD, MINIMUM, UNLESS NOTED OTHERWISE

COMMON NAILS ARE REQUIRED FOR ALL FLOOR SHEATHING, ROOF SHEATHING, AND SHEAR WALL NAILING

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION
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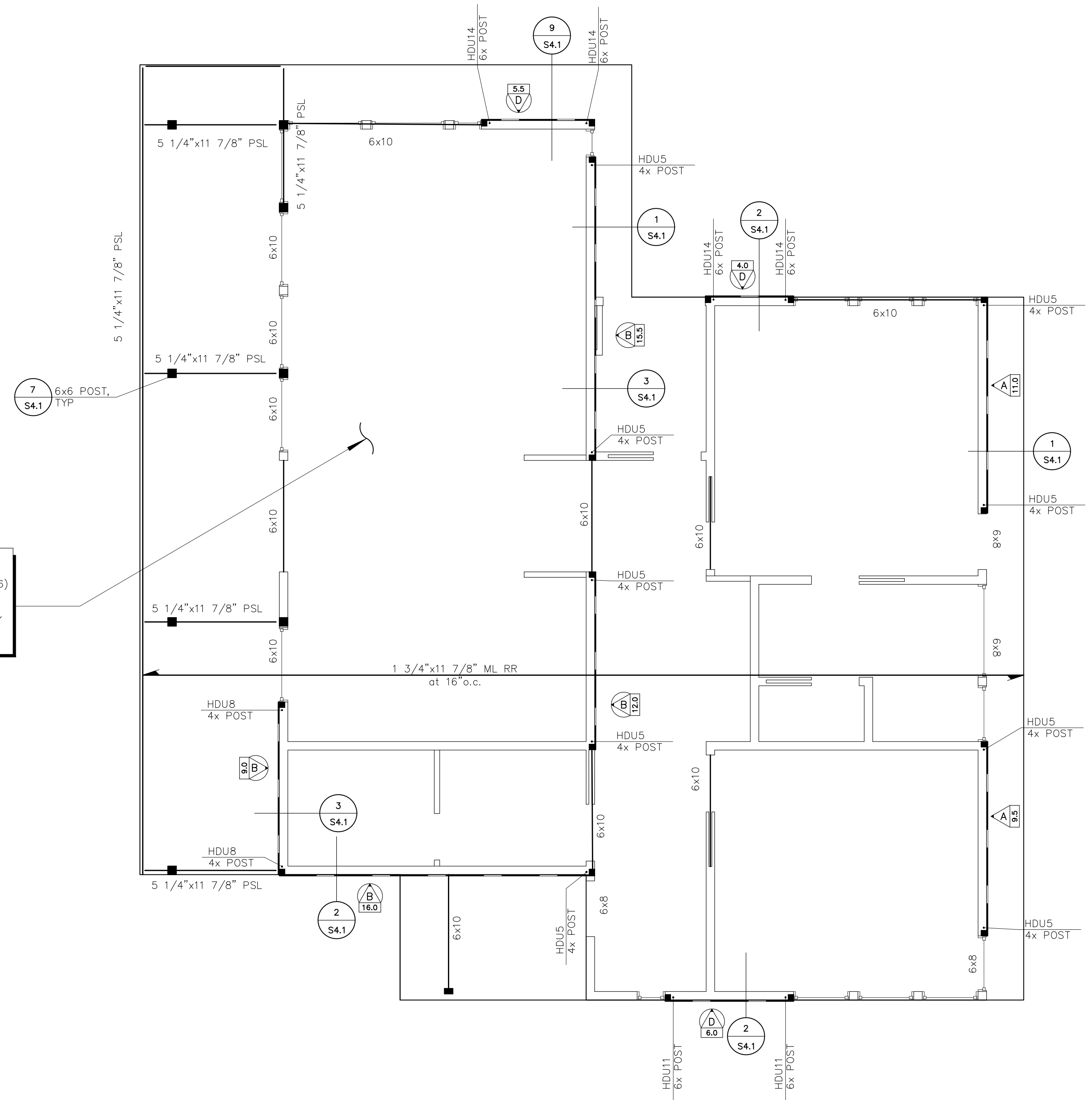


SIGN DATE: 02-23-2023
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JL
CKD BY: JL
PROJECT #: 202207006

GENERAL FRAMING NOTES

- 1 : INDICATES SHEAR WALL w/ MIN. WALL LENGTH. SEE SCHEDULE ON SHEET S-4.0
- 2 : INDICATES SHEAR WALL w/ 3x FRAMING REQUIRED w/ MIN. WALL LENGTH. SEE SCHEDULE ON SHEET S-4.0
- 3 FT : INDICATES FLOOR TIE, VERTICAL, ACROSS FLOOR BELOW. CONNECT TO 4x POST MIN.ABOVE & BELOW FLOOR, U.N.O.
- 4 ■ : INDICATES POST, 4x MIN., U.N.O.
- 5 □ : INDICATES (E) POST TO REMAIN, 4x MIN., U.N.O.
- 6 ALL FLUSH FRAMED MEMBERS SHALL BE SUPPORTED IN SIMPSON SERIES HANGERS: UNLESS NOTED OTHERWISE
 - "LUS" or "U" FOR 2x TO WOOD BEAM
 - "LUS-2" FOR DBL 2x TO WOOD/PSL BEAM
 - "HUSTF" FOR 4x, 6x TO WOOD/PSL BEAM
 - "JB" FOR 2x TO STEEL BEAM/NAILER
 - "WNP-2" FOR DBL 2x TO STEEL BEAM/NAILER
 - "B" FOR 4x, 6x TO STEEL BEAM/NAILER
 - "LUS" FOR TJI TO WOOD/PSL BEAM
 - "HHUS" FOR PSL BEAM TO WOOD/PSL BEAM
 - "ITS" FOR TJI TO STEEL BEAM/NAILER
 - "HWU" U.N.O. ON PLAN FOR PSL BEAM TO STEEL BEAM/NAILER
- 7 BOLT HOLES FOR HOLDOWN CONNECTIONS TO WOOD POSTS SHALL BE DRILLED ONLY 1/16" LARGER THAN THE REQUIRED BOLT SIZE. INSPECTOR TO VERIFY. BOLTS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURER.
- 8 SINGLE TRIMMERS REQ'D UNDER HEADERS 4x8, 6x8 AND SMALLER. DOUBLE TRIMMERS REQ'D UNDER HEADERS 4x10, 6x10 AND GREATER UNLESS NOTED OTHERWISE ON PLANS.
- 9 ALL BEAMS DESIGNATED AS "DRAG STRUTS" SHALL HAVE PLYWOOD BOUNDARY NAILING.
- 10 PROVIDE WEB STIFFENERS AT ALL BEARING SUPPORTS AND HANGERS FOR ALL TJI MEMBERS.
- 11 ROOF NAILING MUST BE INSPECTED BY BUILDING DEPARTMENT INSPECTORS PRIOR TO COVERING.

TYPICAL ROOF SHEATHING
 5/8" CDX PLYWOOD,
 UNBLOCKED (P1) = 32/16)
 10d NAILS at 6/6/12
 ROOF DIAPHRAGM NAILING
 TO BE INSPECTED BY CITY
 INSPECTOR PRIOR TO
 COVERING.



ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH TYPE PLYWOOD, MINIMUM, UNLESS NOTED OTHERWISE

COMMON NAILS ARE REQUIRED FOR ALL FLOOR SHEATHING, ROOF SHEATHING, AND SHEAR WALL NAILING

ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

MAIN HOUSE ROOF FRAMING PLAN

MOUNTAIN VIEW
 APN 064-120-009-000
 SMALL MEADOWS, CALIFORNIA

REV	DATE	DESCRIPTION
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 DRAWN BY: JL
 CKD BY: JL
 PROJECT #: 202207006

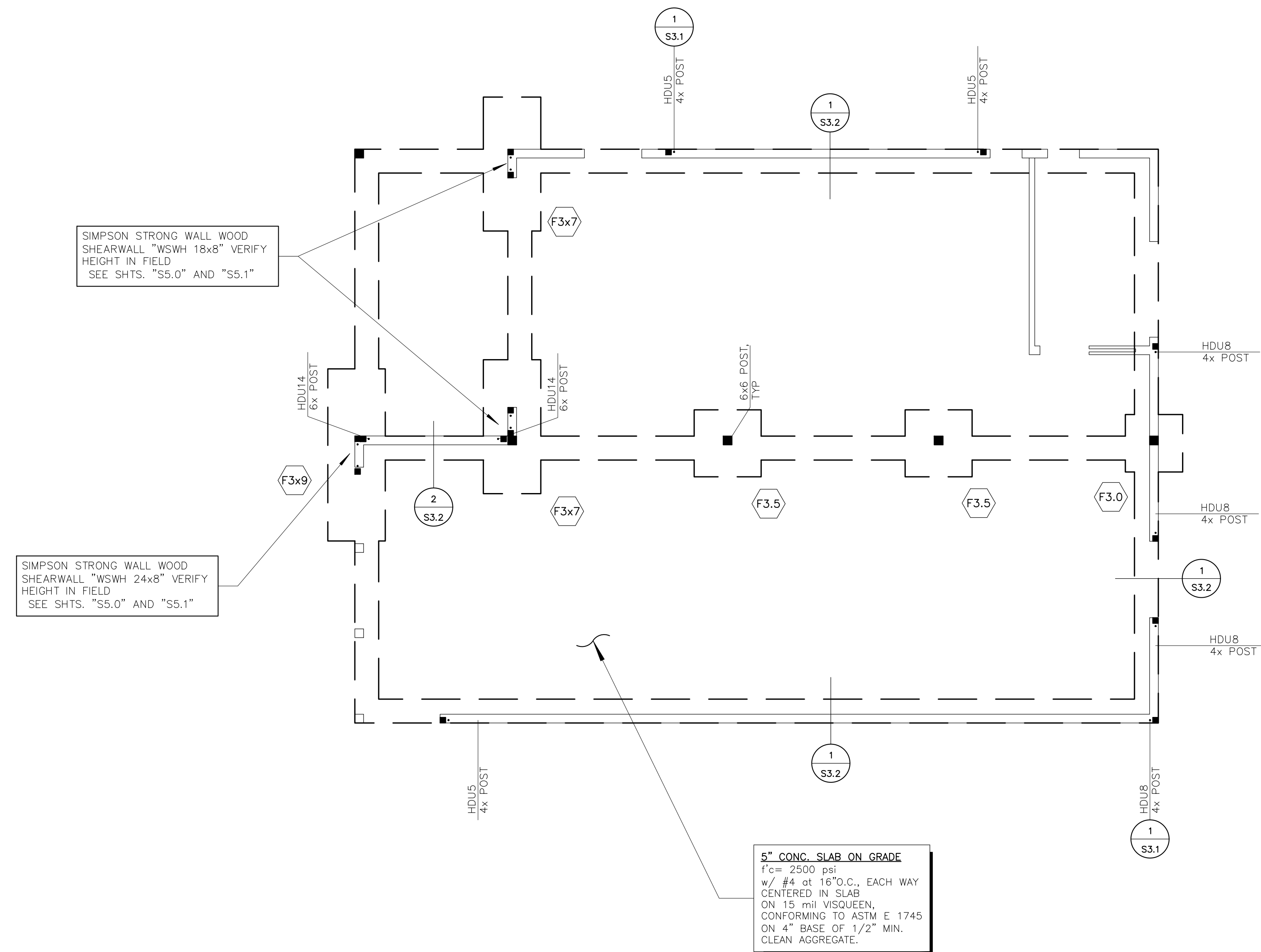
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- PROVIDE APPROVED PLATE WASHERS PER THE PLATE WASHER SCHEDULE.
- HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

PLATE WASHER SCHEDULE ¹		
SILL PLATE ANCHOR BOLTS AND HOLDOWN CONNECTOR BOLTS		
BOLT SIZE	PLATE SIZE T x W x L	REMARKS
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5/8" ø	1/4" x 3" x 3"	
3/4" ø	5/16" x 3" x 3"	
7/8" ø	5/16" x 3" x 3"	
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NOTES:
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FOOTING SCHEDULE			
MARK	SIZE	DEPTH	REINFORCING
F3.0	3'-0" x 3'-0"	24"	4 #5 EACH WAY AT TOP & BOTTOM
F3.5	3'-6" x 3'-6"	24"	4 #5 EACH WAY AT TOP & BOTTOM
F3x7	3'-0" x 7'-0"	24"	#5 at 12" o.c. EACH WAY AT TOP & BOTTOM
F3x9	3'-0" x 9'-0"	24"	#5 at 12" o.c. EACH WAY AT TOP & BOTTOM

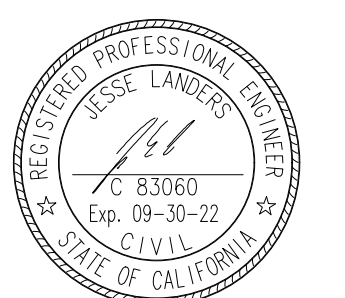


ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH TYPE PLYWOOD, MINIMUM, UNLESS NOTED OTHERWISE

COMMON NAILS ARE REQUIRED FOR ALL FLOOR SHEATHING, ROOF SHEATHING, AND SHEAR WALL NAILING

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
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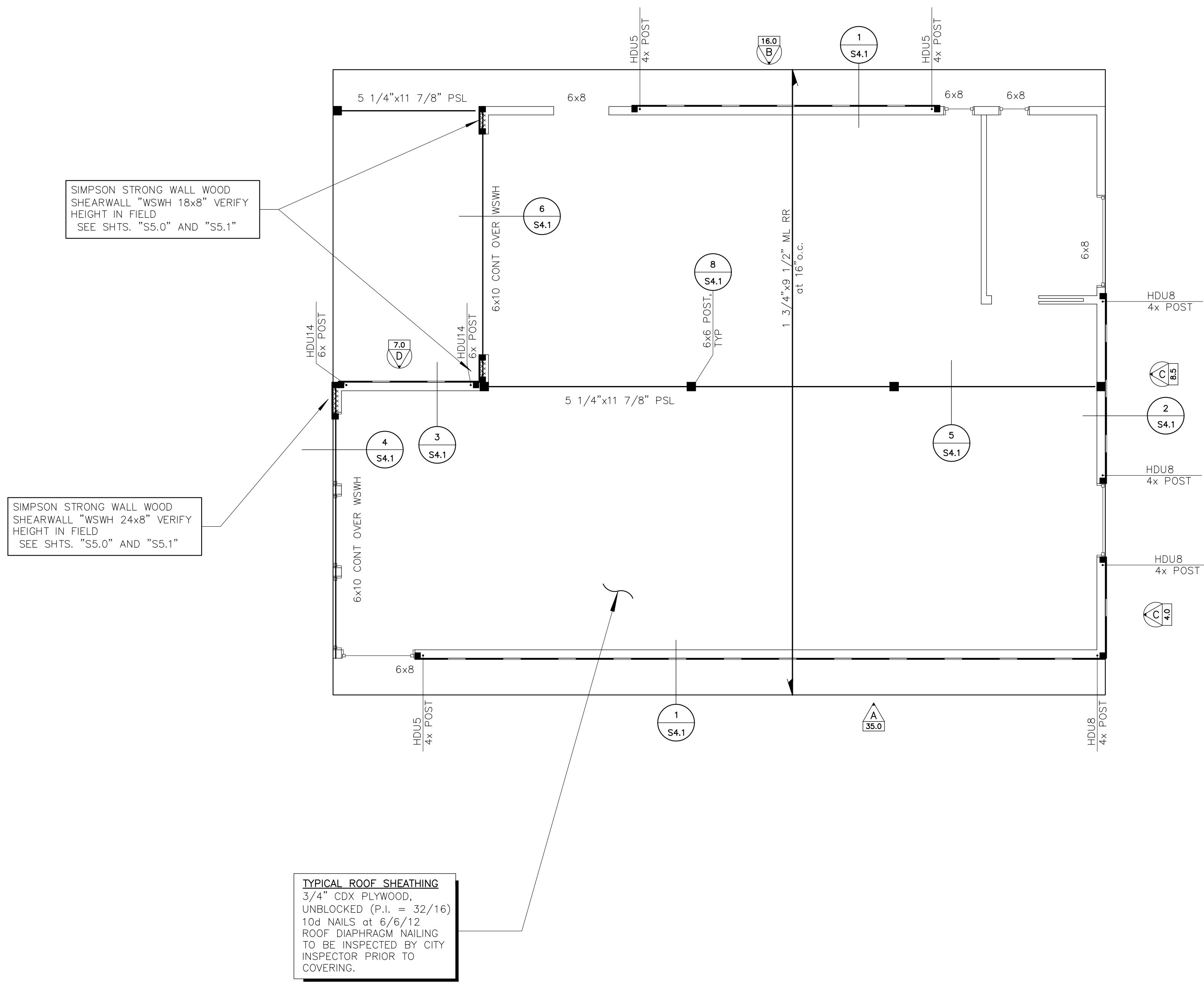
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- 3 FT : INDICATES FLOOR TIE, VERTICAL, ACROSS FLOOR BELOW. CONNECT TO 4x POST MIN.ABOVE & BELOW FLOOR, U.N.O.
- 4 ■ : INDICATES POST, 4x MIN., U.N.O.
- 5 □ : INDICATES (E) POST TO REMAIN, 4x MIN., U.N.O.
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 - "HHUS" FOR PSL BEAM TO WOOD/PSL BEAM
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- 10 PROVIDE WEB STIFFENERS AT ALL BEARING SUPPORTS AND HANGERS FOR ALL TJI MEMBERS.
- 11 ROOF NAILING MUST BE INSPECTED BY BUILDING DEPARTMENT INSPECTORS PRIOR TO COVERING.

ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH TYPE A PLYWOOD, MINIMUM, UNLESS NOTED OTHERWISE

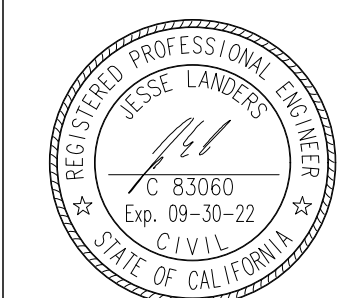
COMMON NAILS ARE REQUIRED FOR ALL FLOOR SHEATHING, ROOF SHEATHING, AND SHEAR WALL NAILING



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
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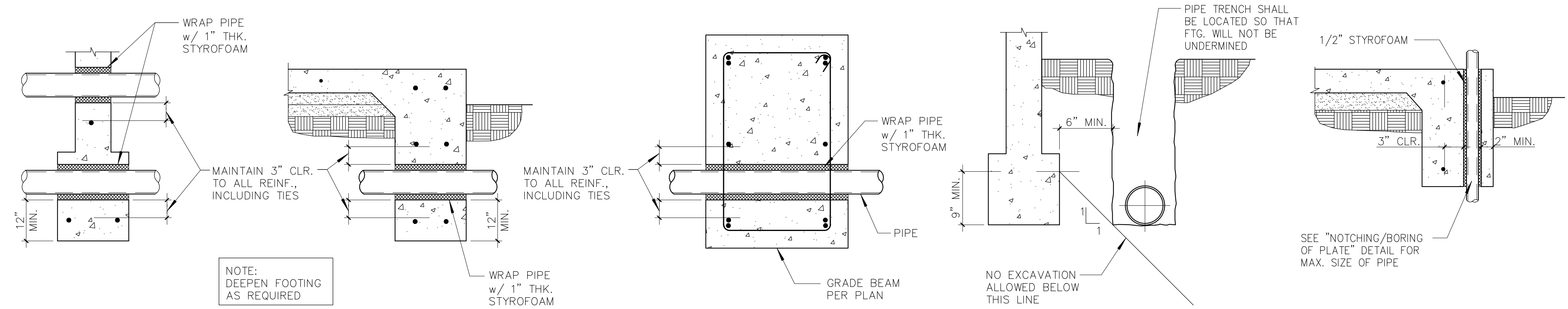


SIGN DATE: 02-23-2023
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JL
CKD BY: JL
PROJECT #: 202207006

LAP LENGTH SCHEDULE							
BAR SIZE	UNCOATED				EPOXY COATED		
	3,000 psi (IN.)		4,000 psi (IN.)		3,000 psi (IN.)		4,000 psi (IN.)
	TOP	OTHER	TOP	OTHER	TOP	OTHER	OTHER
#4	37	30	32	25	48	45	38
#5	47	36	40	31	62	54	47
#6	56	43	48	37	74	64	56
#7	81	63	70	54	107	94	81
#8	93	72	80	62	122	107	93
#9	105	81	91	70	138	121	105
#10	118	91	102	79	155	136	118
#11	131	101	113	87	172	151	131

CLASS "B" (FORMERLY CLASS "C")

AT STRUCTURAL SLABS:
 TOP BARS: LAP AT MIDSPAN, U.N.O.
 BOTTOM BARS: LAP AT SUPPORTS, U.N.O.

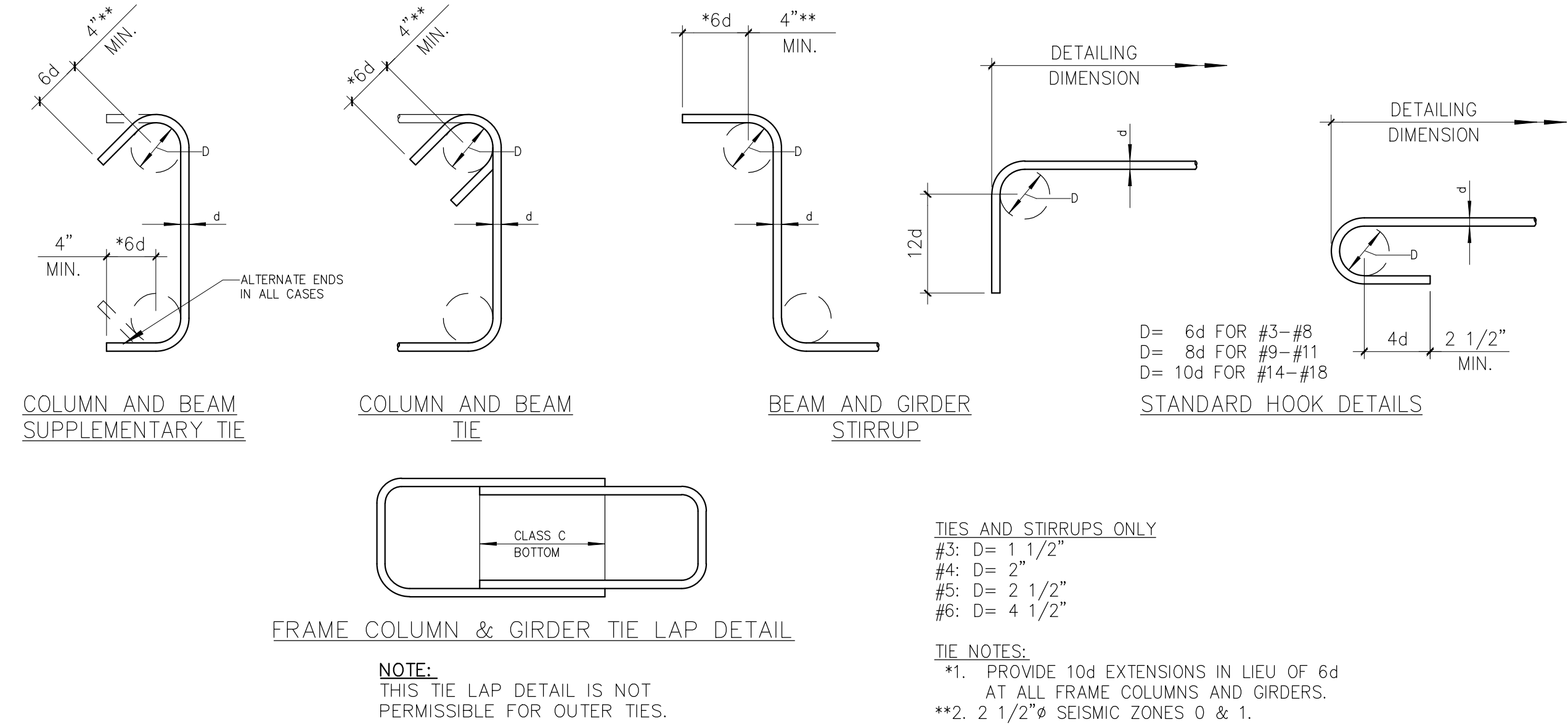
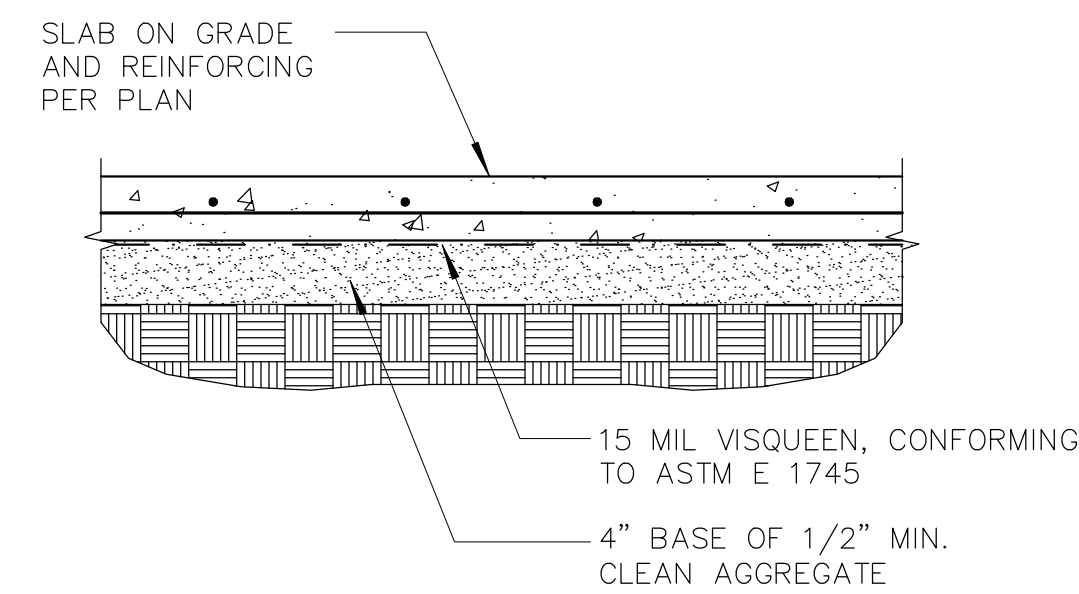
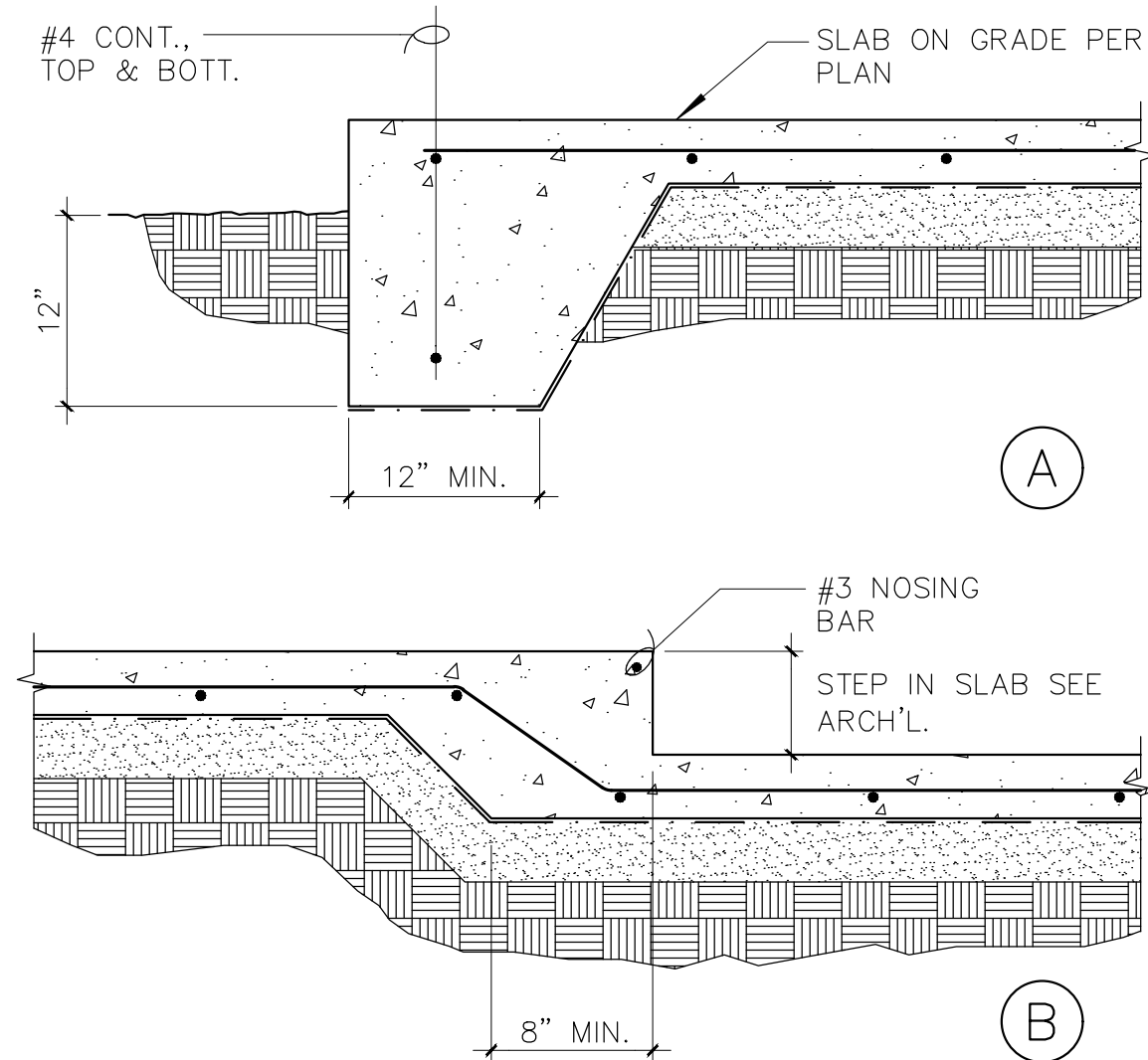


LAP LENGTH SCHEDULE

2

PIPE THROUGH & ADJACENT TO FOOTING

1



SLAB EDGE DETAILS

5

GREEN BLDG CODE SLAB DETAIL

4

TYP. STD. HOOK & TIE DETAIL

3

8

7

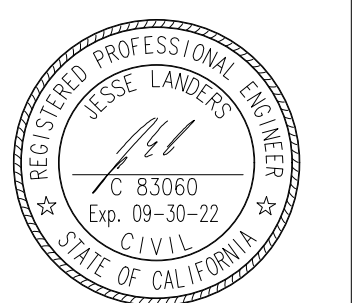
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DESCRIPTION

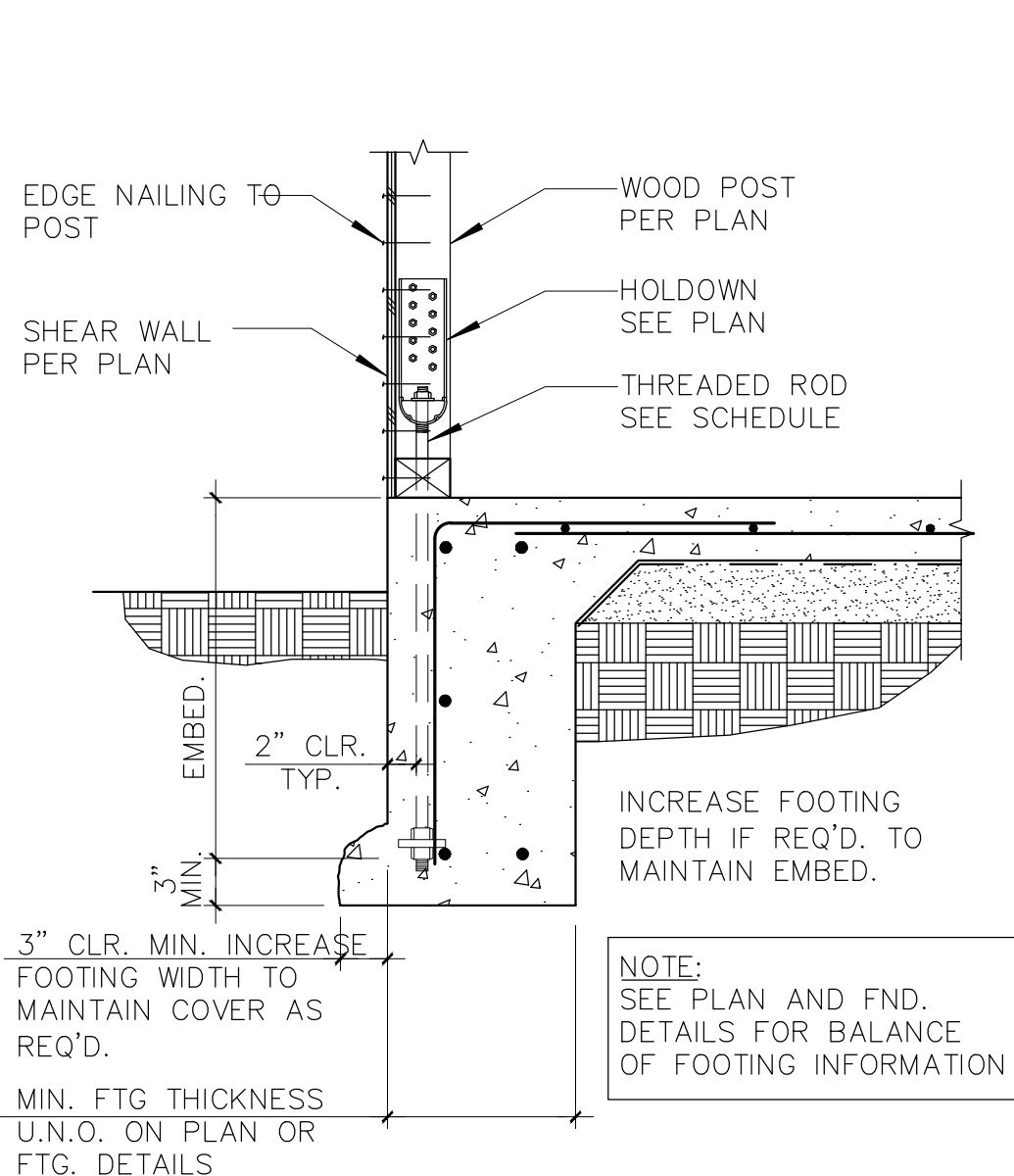
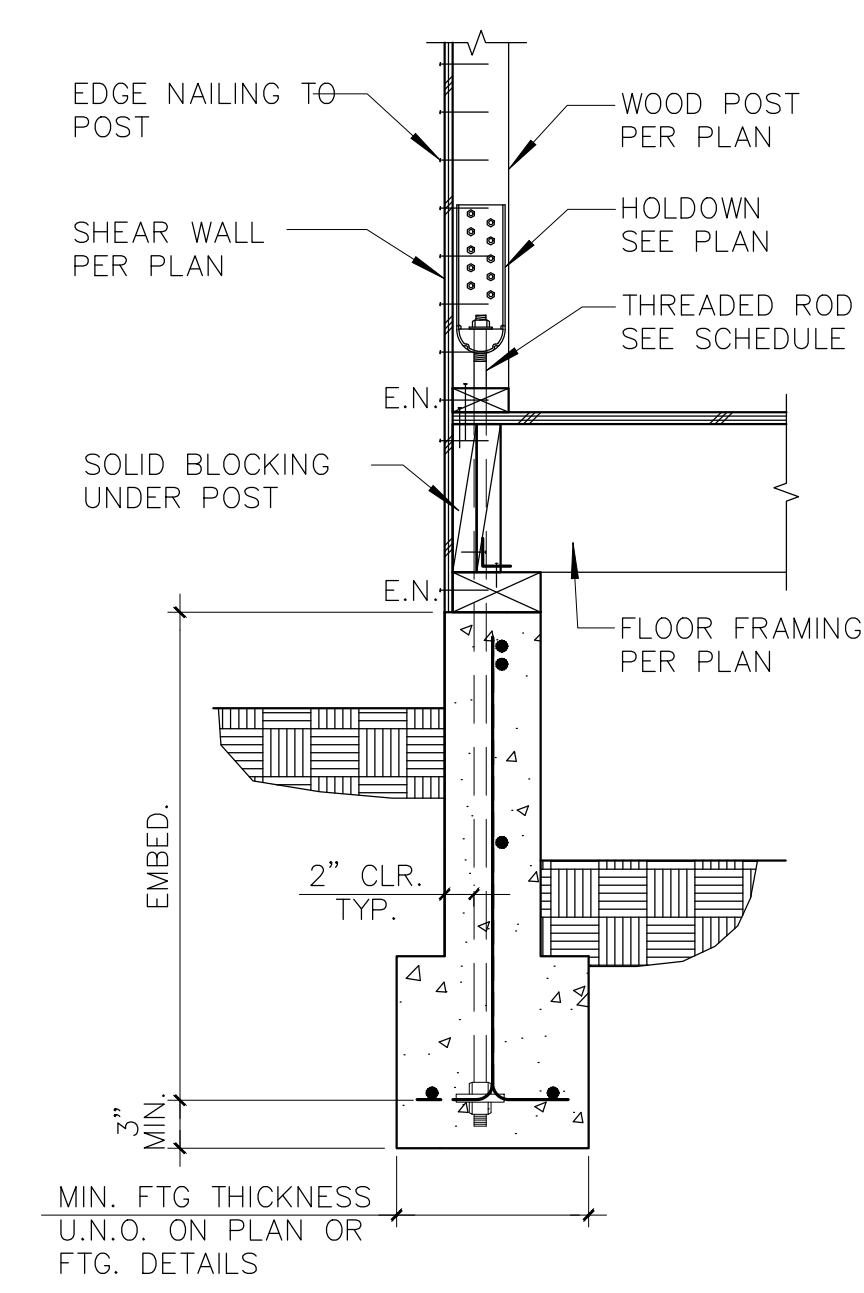
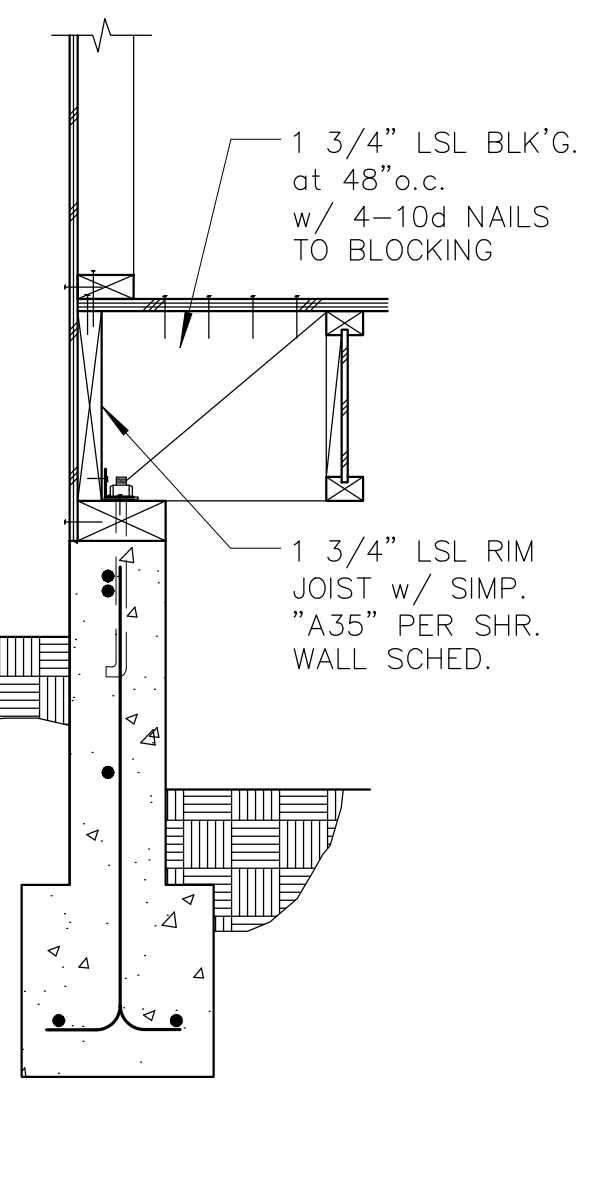
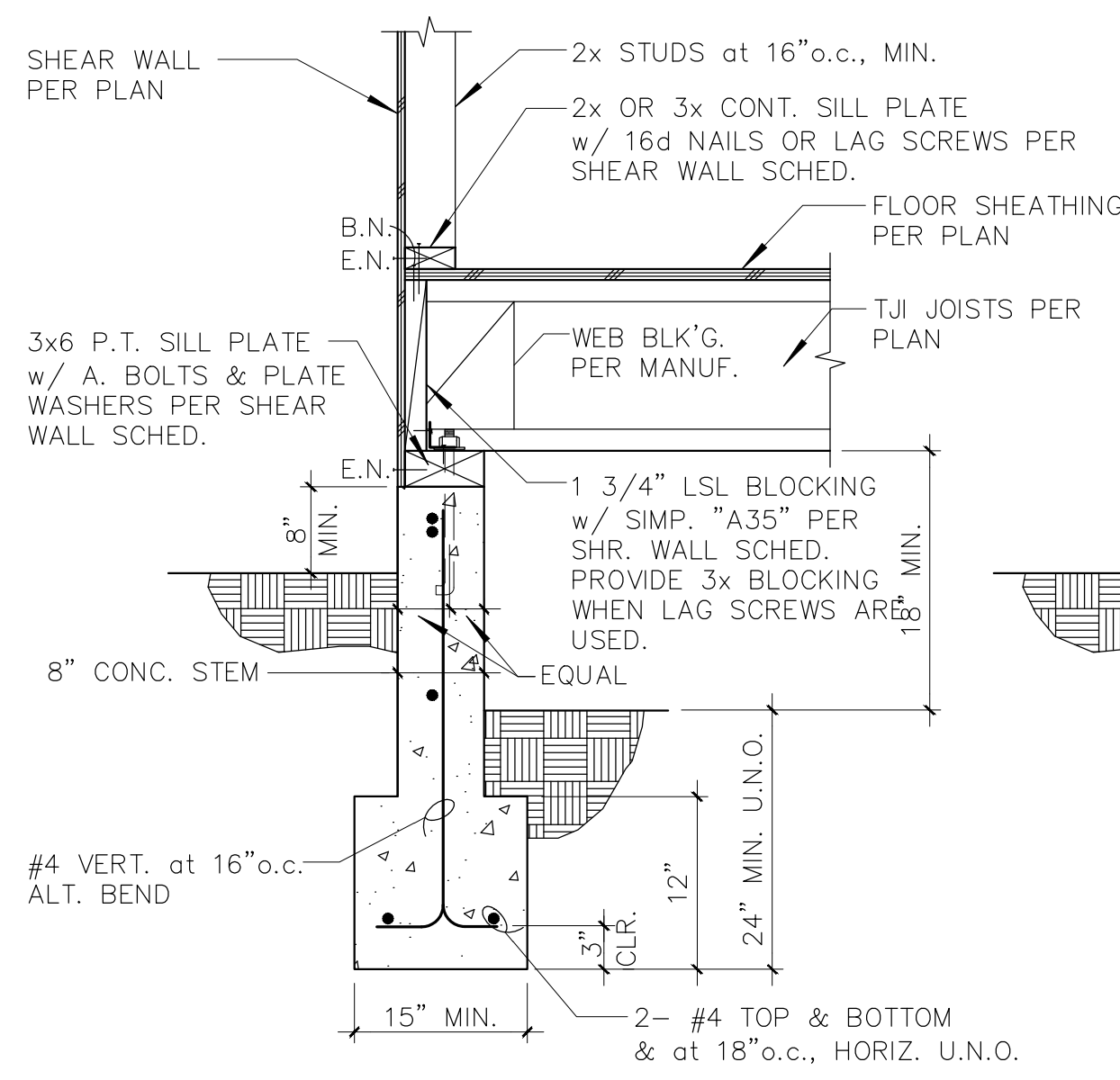
DATE

REV



SIGN DATE: 02-23-2023
 DATE: AS NOTED
 SCALE: AS NOTED
 DRAWN BY: JL
 CKD BY: JL
 PROJECT #: 202207006

S-3.0



HOLDOWN SCHEDULE				
MODEL NO.	BOLT DIA.	WASHER	EMBED	MIN. FTG. THICKNESS
HDU2	5/8" ϕ	2 1/2" SQ.	14"	12"
HDU4	5/8" ϕ	2 1/2" SQ.	14"	12"
HDU5	5/8" ϕ	2 1/2" SQ.	14"	12"
HDU8	7/8" ϕ	3" SQ.	20"	15"
HDU11	1" ϕ	3 1/2" SQ.	24"	18"
HDU14	1" ϕ	3 1/2" SQ.	24"	18"

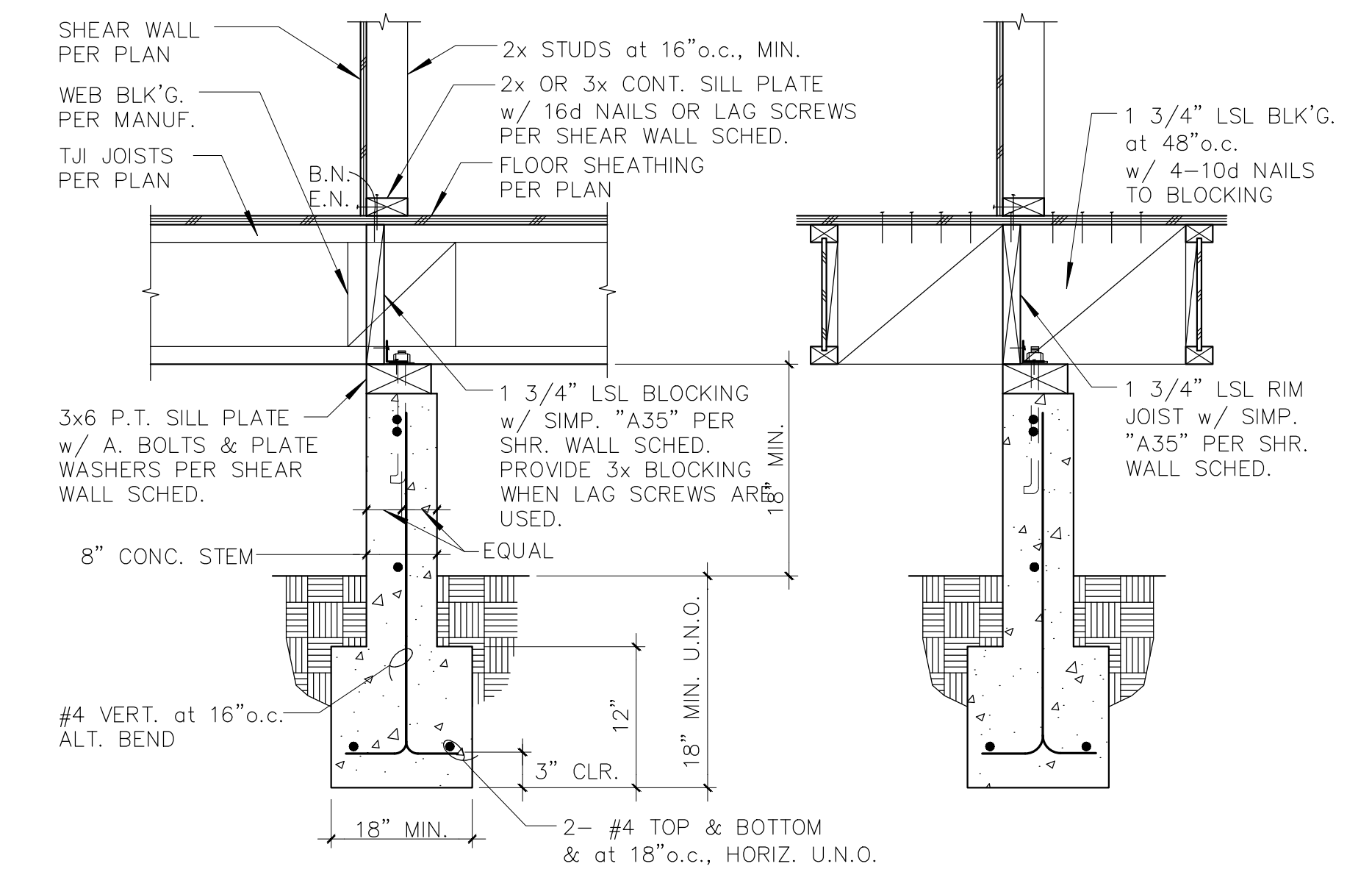
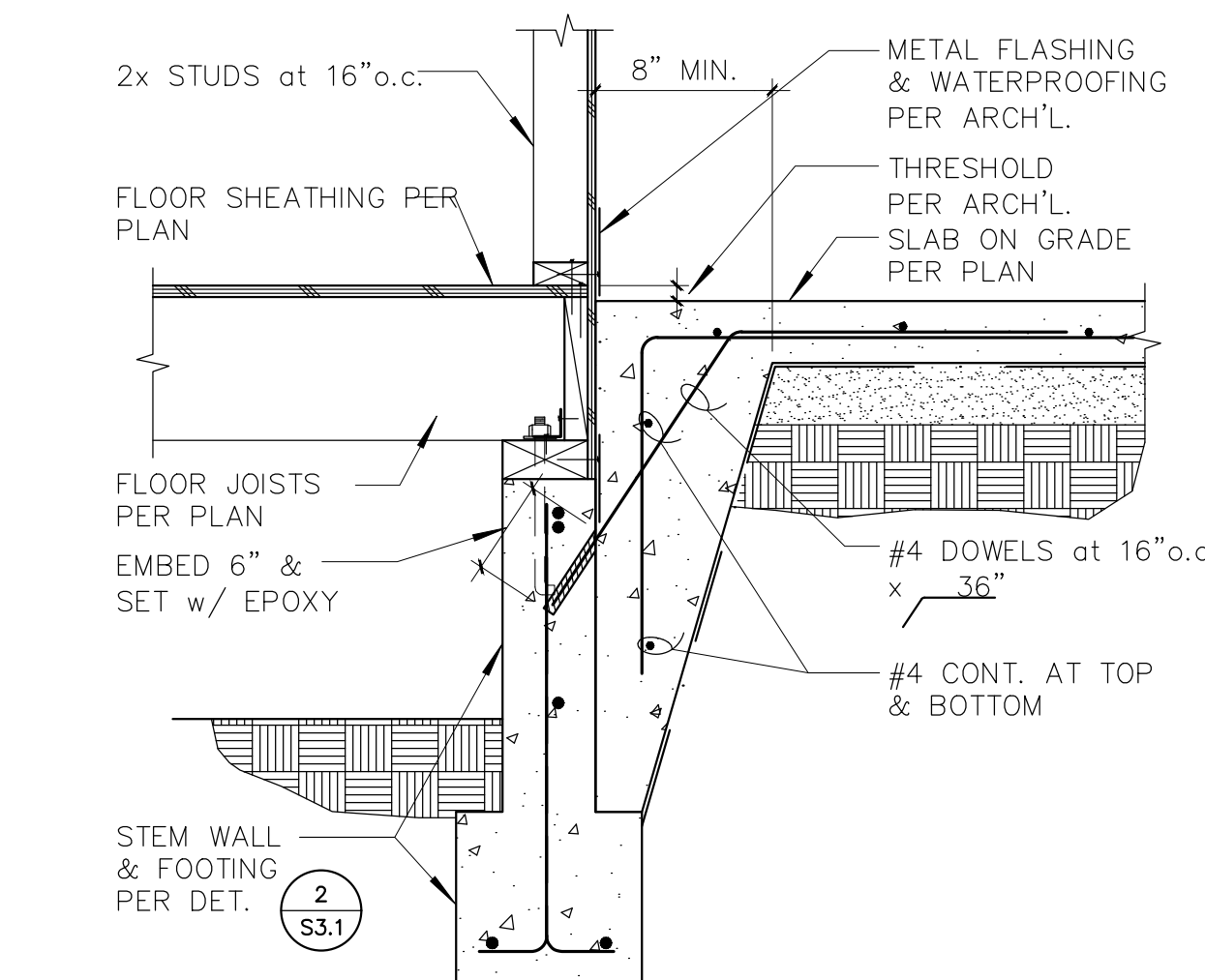
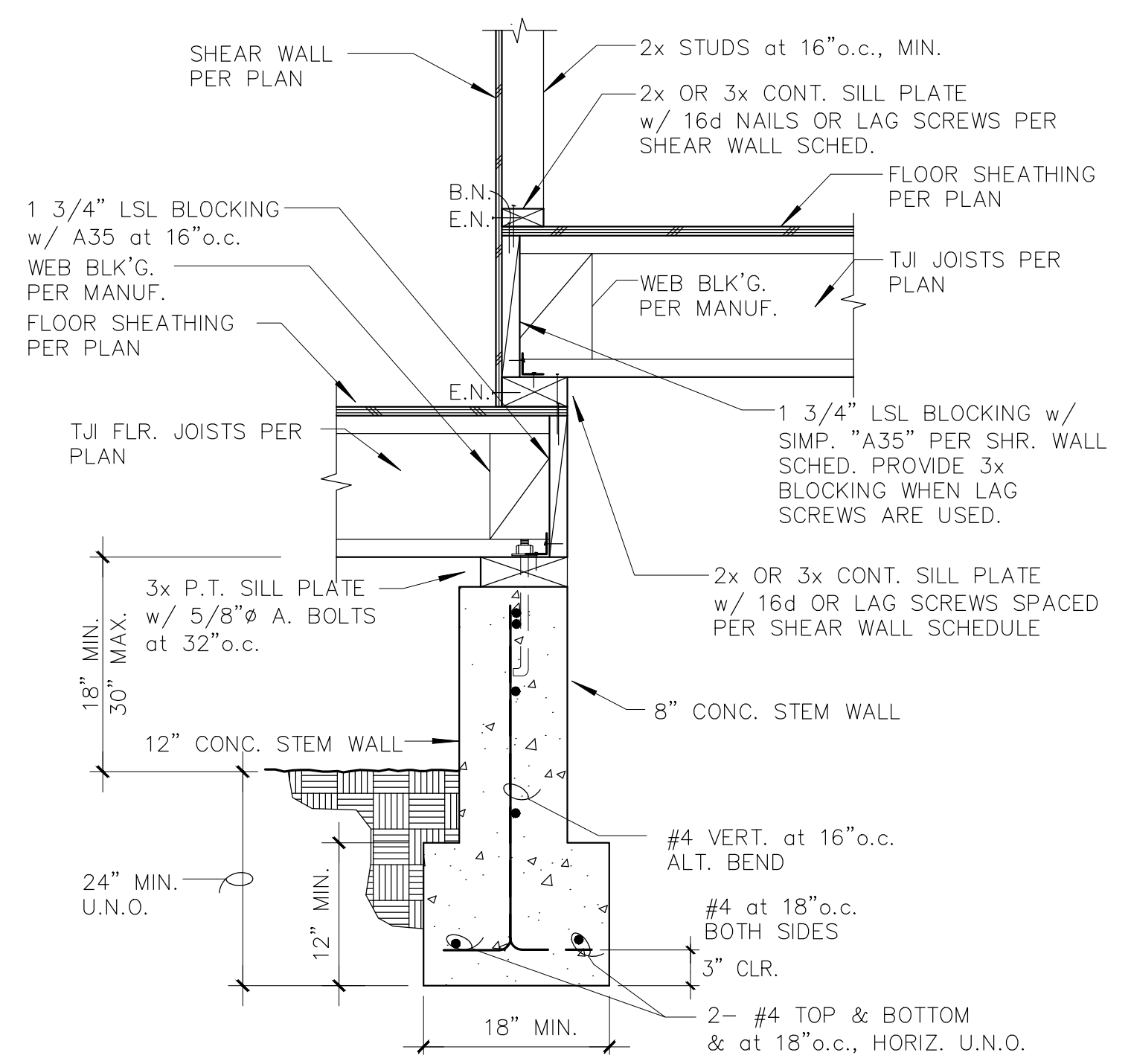
- NOTES:
- SQUARE WASHERS SHALL BE 1/4" MIN.
 - SIMPSON STRONG TIE ICC-ER #2330, L.A.R.R. #25720
 - ROD SHOULD BE ASTM A307 OR A36.
 - TIGHTEN ALL BOLTS PRIOR TO COVERING.
 - ALL HOLDOWN HARDWARE IS TO BE SECURE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - ALL SCREWS SHALL BE SIMPSON SDS 1/4" ϕ x 2 1/2" LONG MIN.
 - SIMPSON "SSTB" OR "SB" ANCHOR BOLTS MAY **NOT** BE USED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

FOUNDATION DETAIL

2

HOLDOWN ANCHOR DETAIL

1

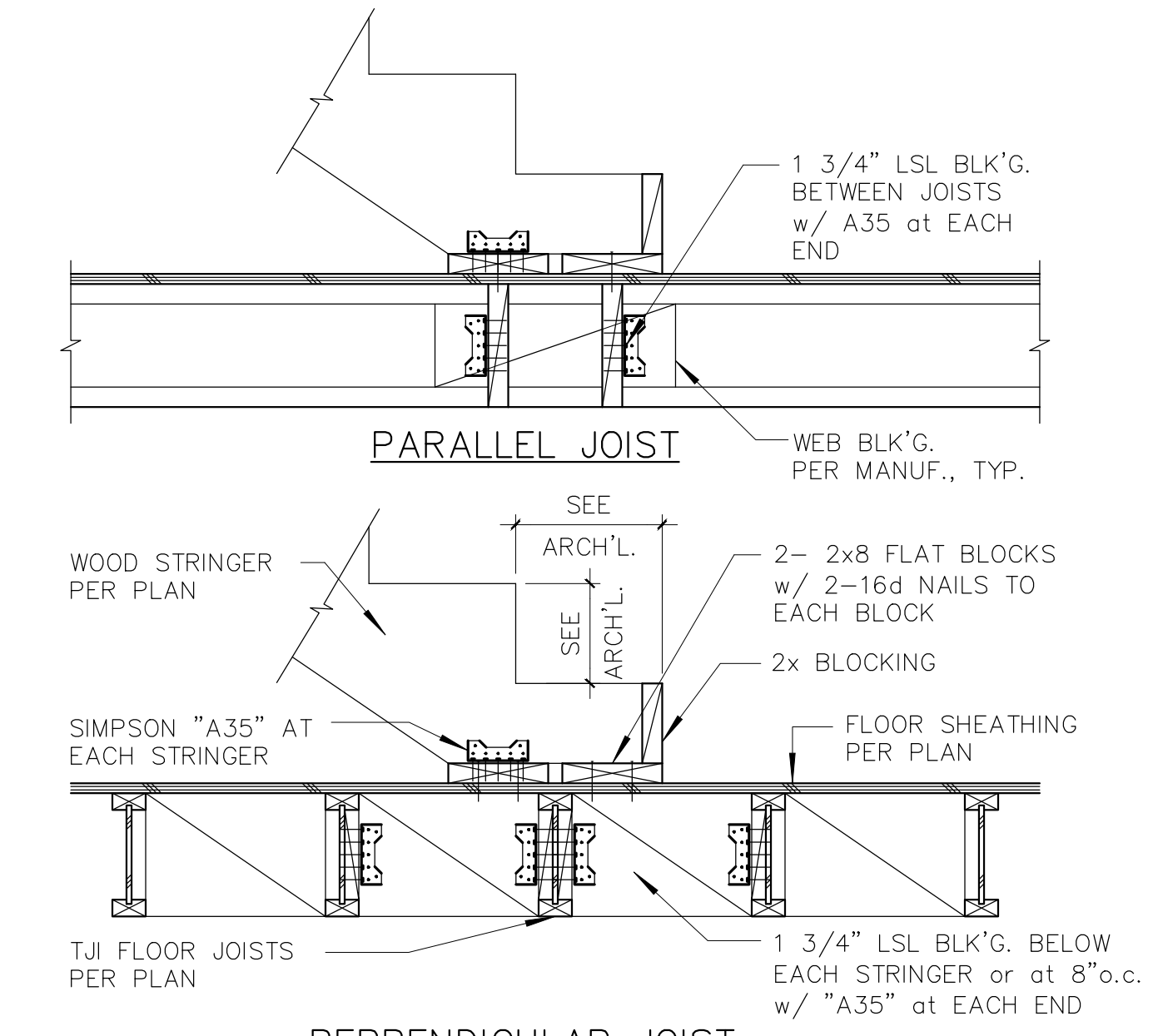
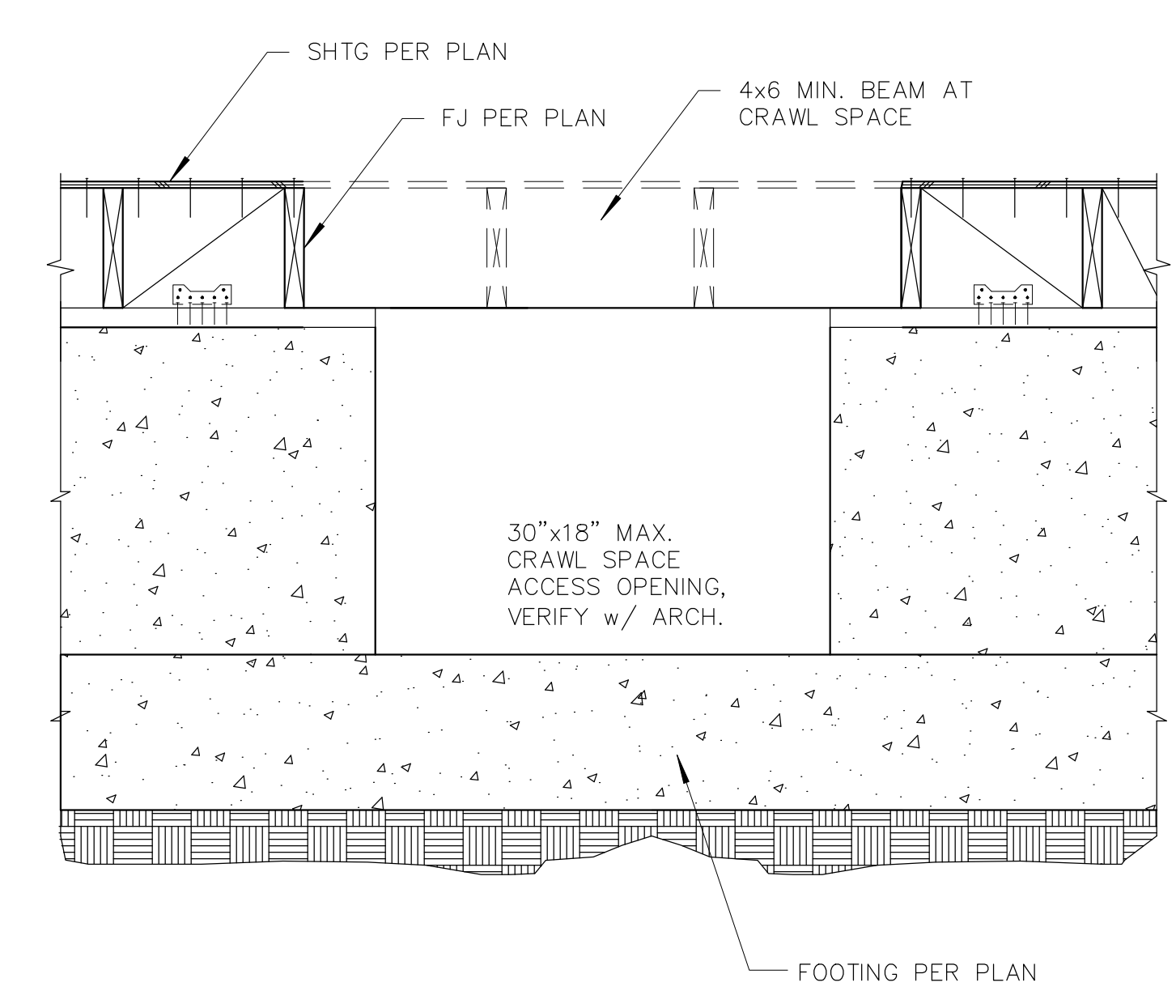
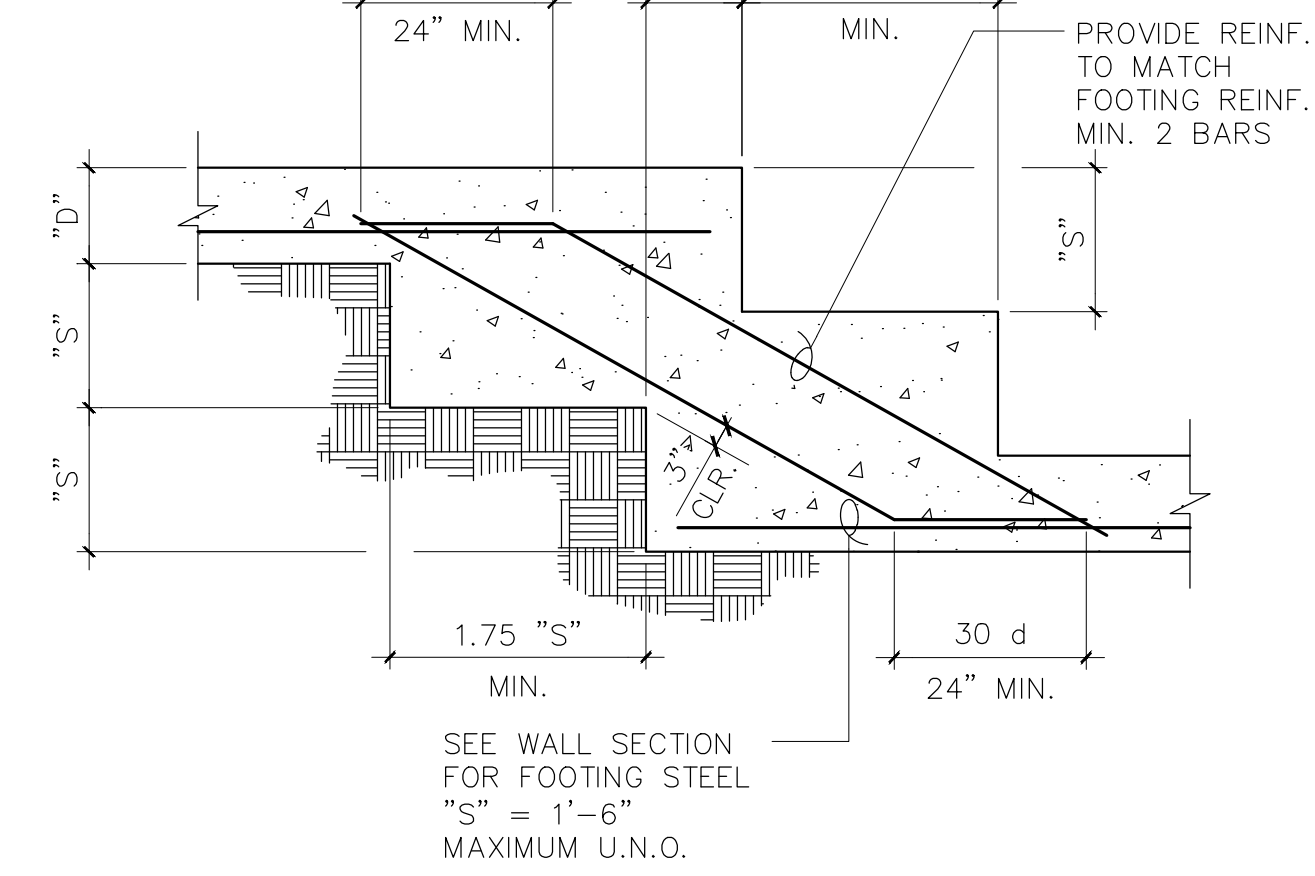


FOUNDATION DETAIL

4

FOUNDATION DETAIL

3



FOUNDATION DETAIL

8

STEPPED FOOTING DETAIL

7

CRAWL SPACE DETAIL

6

STAIR STRINGER TO FLR. FRAMING

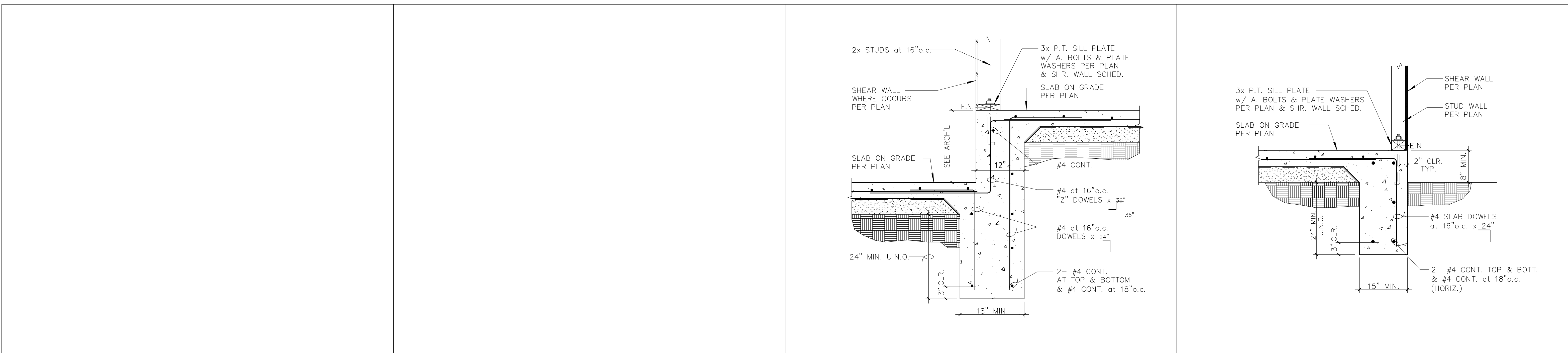
5

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



SIGN DATE: 02-23-2023
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JL
CKD BY: JL
PROJECT #: 202207006

S-3.1



	4		3	FOUNDATION DETAIL	2		1
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	8		7	FOUNDATION DETAIL	6		5
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	12		11	FOUNDATION DETAIL	10		9
--	-----------	--	-----------	-------------------	-----------	--	----------

DESIGN EVEREST
CONSULTING ENGINEERS

365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

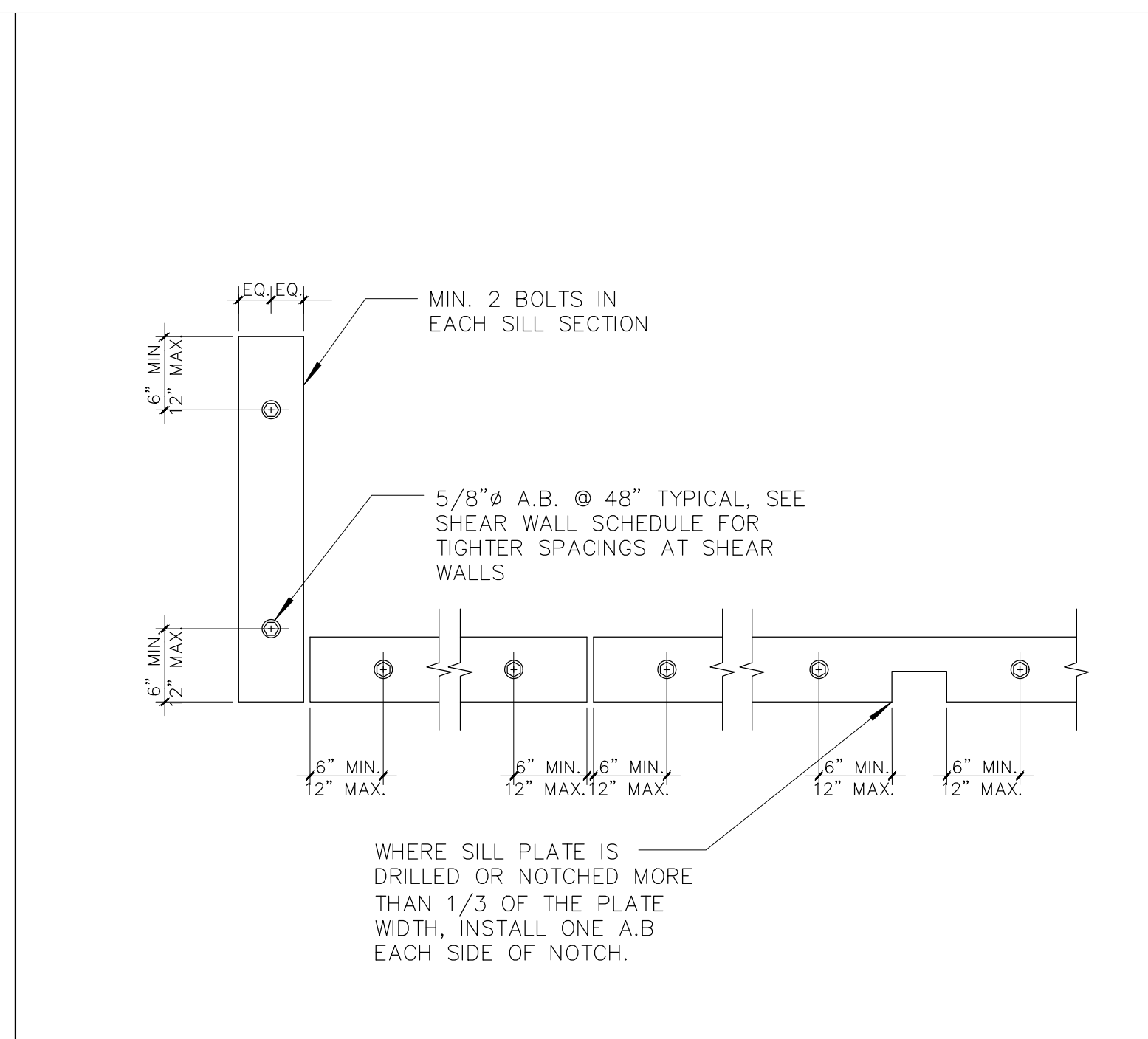
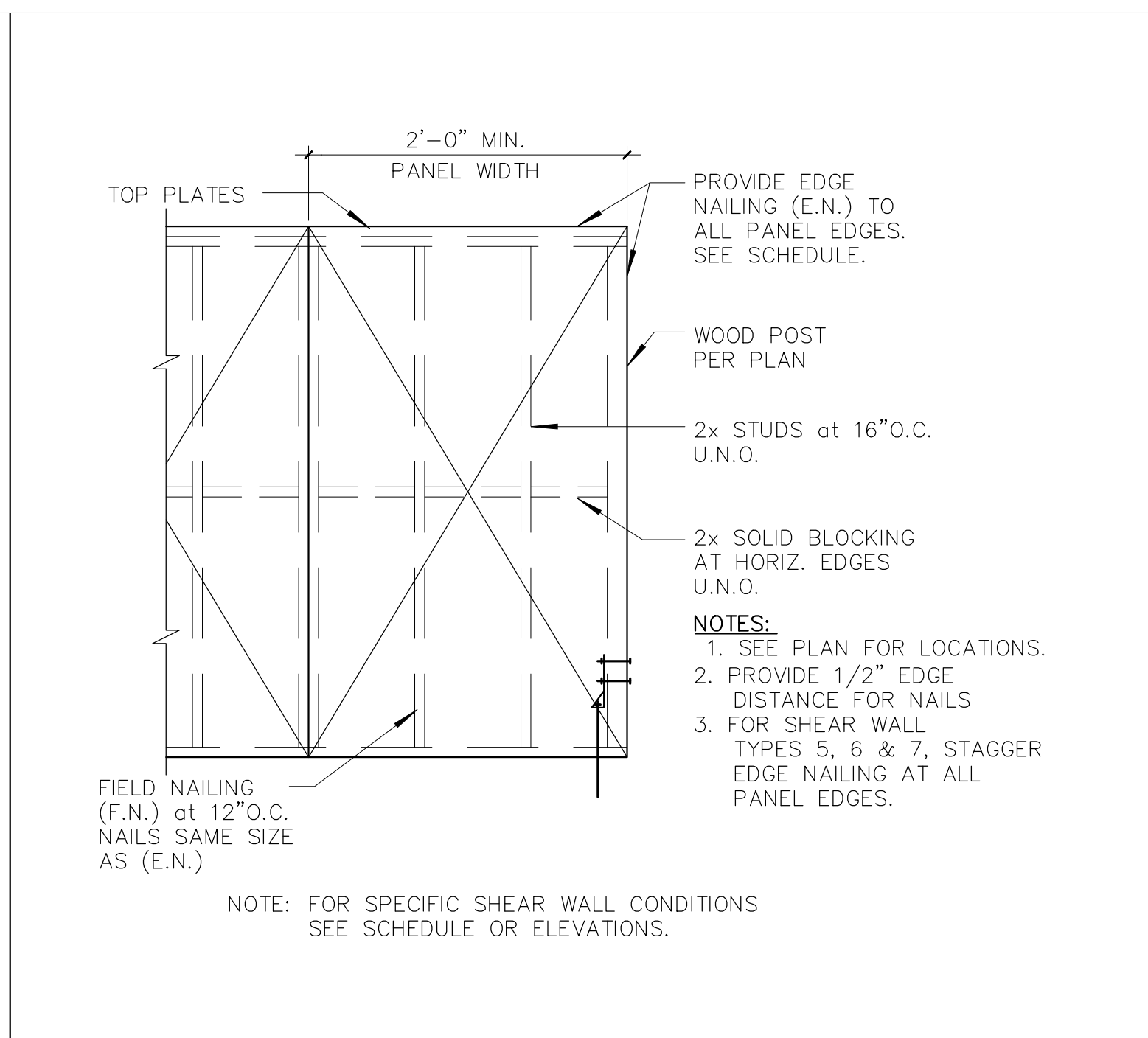
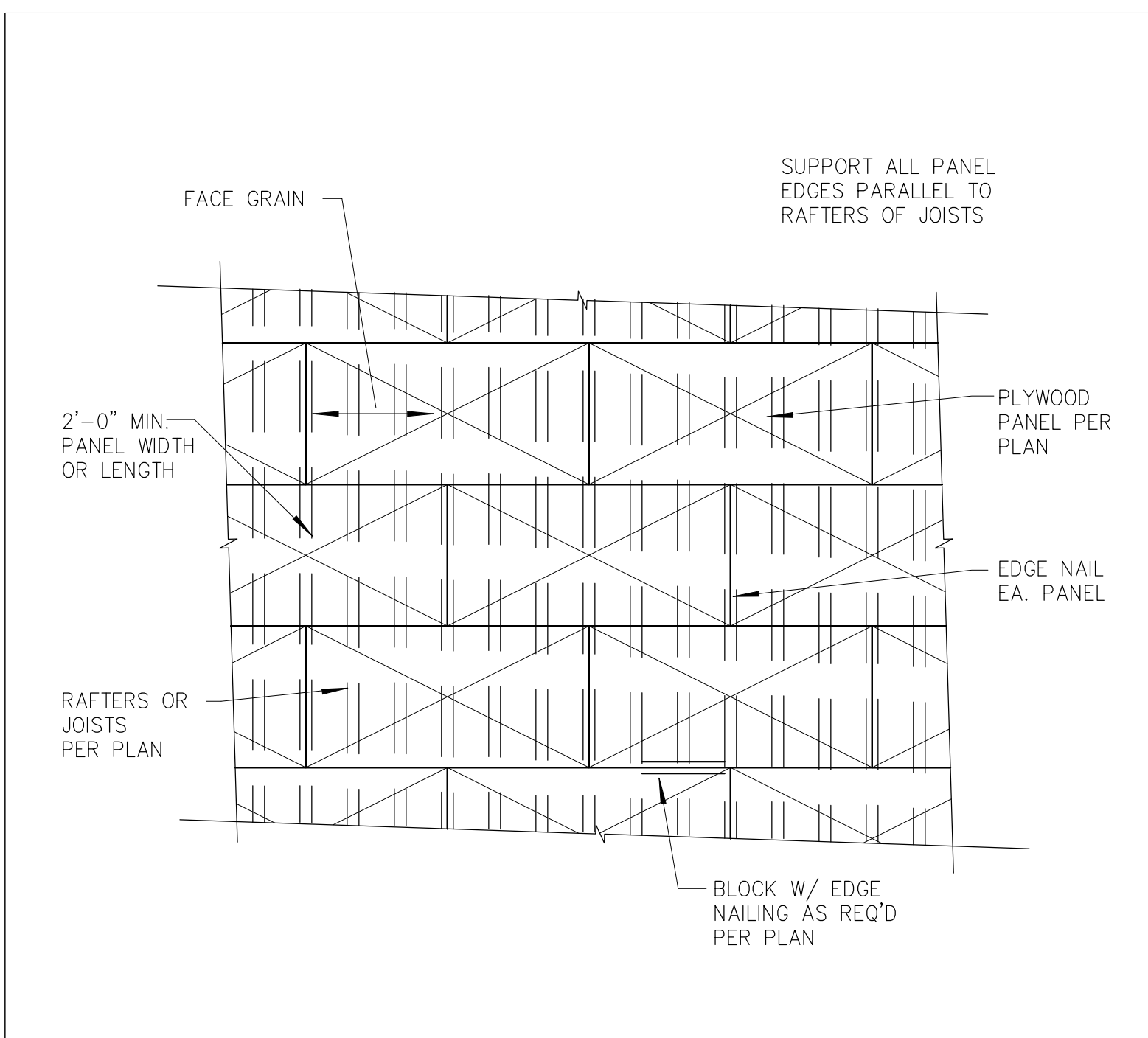
DETAILS

MOUNTAIN VIEW
APN 064-120-009-000
SMALL MEADOWS, CALIFORNIA

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SIGN DATE: 02-23-2023
 DATE: AS NOTED
 SCALE: AS NOTED
 DRAWN BY: JL
 CKD BY: JL
 PROJECT #: 202207006

S-3.2



SHEAR WALL SCHEDULE										
SYMB.	DESCRIPTION	MATERIAL	3x4 FRMG	EDGE NAILING	BOLTS	SILL TRANSFER	LAG	SDS	A35 SPCG. FROM RM BLKG TO DBL TOP PLATE	VALUE
A	15/32" STRUCT. 1 PLYWOOD (ONE SIDE)		---	10d @ 6"	32"	4"	12"	12"	16"	340 pf
B	15/32" STRUCT. 1 PLYWOOD (ONE SIDE)		YES	10d @ 4"	32"	---	10"	8"	16"	510 pf
C	15/32" STRUCT. 1 PLYWOOD (ONE SIDE)		YES	10d @ 3"	24"	---	8"	6"	12"	655 pf
D	15/32" STRUCT. 1 PLYWOOD (ONE SIDE)		YES	10d @ 2"	16"	---	6"	4"	8"	870 pf
BB	15/32" STRUCT. 1 PLYWOOD (TWO SIDES)		YES	10d @ 4"	16"	---	5"	4"	8"	1020 pf
CC	15/32" STRUCT. 1 PLYWOOD (TWO SIDES)		YES	10d @ 3"	12"	---	4"	3"	8" EACH SIDE	1310 pf
DD	15/32" STRUCT. 1 PLYWOOD (TWO SIDES)		YES	10d @ 2"	8"	---	3"	2"	8" EACH SIDE	1740 pf

FOOTNOTES:

- ALL NAILS SHALL BE COMMON NAILS. ALL PLYWOOD SHEAR WALL PANEL EDGES SHALL BE BLOCKED. ALL FIELD NAILING SHALL BE @ 12" O.C.
- SIMPSON "LTP4" FRAMING ANCHOR MAY BE SUBSTITUTED FOR A35.
- 3/8" DIAMETER x 8" LONG FULL BODY DIAMETER LAG SCREWS SHALL BE USED.
- SIMPSON 1/4" DIAMETER x 6" LONG "SDS" SCREWS.
- 16d COMMON NAILS SHALL BE USED THROUGH THE SILL PLATE.
- 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATES AND AT ALL BLOCKING AND STUDS AT ADJACENT PANEL EDGES.
- USE 4-PLY PLYWOOD (MINIMUM).
- PLATE WASHER REQUIREMENTS: PROVIDE APPROVED PLATE WASHERS PER THE PLATE WASHER SCHEDULE ON THE FOUNDATION PLAN.
- ANCHOR BOLTS REQUIREMENTS: ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT-DIPPED GALVANIZED. ANCHOR BOLTS SHALL BE EMBEDDED 9" MIN.

DIAPHRAGM DETAIL 4

SHR. WALL CONSTRUCTION 3

TYP. SILL PLATE BOLTING 2

SHEAR WALL SCHEDULE 1

NAILING SCHEDULE

JOIST TO SILL OR GIRDER, TOENAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
JOISTS TO BLOCKING, END NAIL	16d top & bott.
RIM JOIST TO JOISTS, END NAIL	16d top & bott.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" oc
STUD TO TOP PLATE, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, toenail or 2-16d, end nail
DOUBLE STUDS, FACE NAIL	16d @ 24" oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" oc
DOUBLE TOP PLATES, LAP SPLICE, FACE NAIL	8-16d
DOUBLE TOP PLATES, INTERSECTIONS, FACE NAIL	2-16d
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
RAFTER TO RIDGE	2-16d
BUILT-UP CORNER STUDS	16d @ 24" oc
POST TO PIER PAD, TOENAIL	3-16d
GIRDER TO POST, TOENAIL	3-16d
2x PLANKS, FACE NAIL @ BEARING	2-16d
1 x 6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
1 x 8 & WIDER SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2 x SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
1 x BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1 x 8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
1 x 10 & WIDER SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" o.c.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" o.c. along each edge
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
BUILT-UP GIRDER AND BEAMS	20d @ 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice

NOTES:

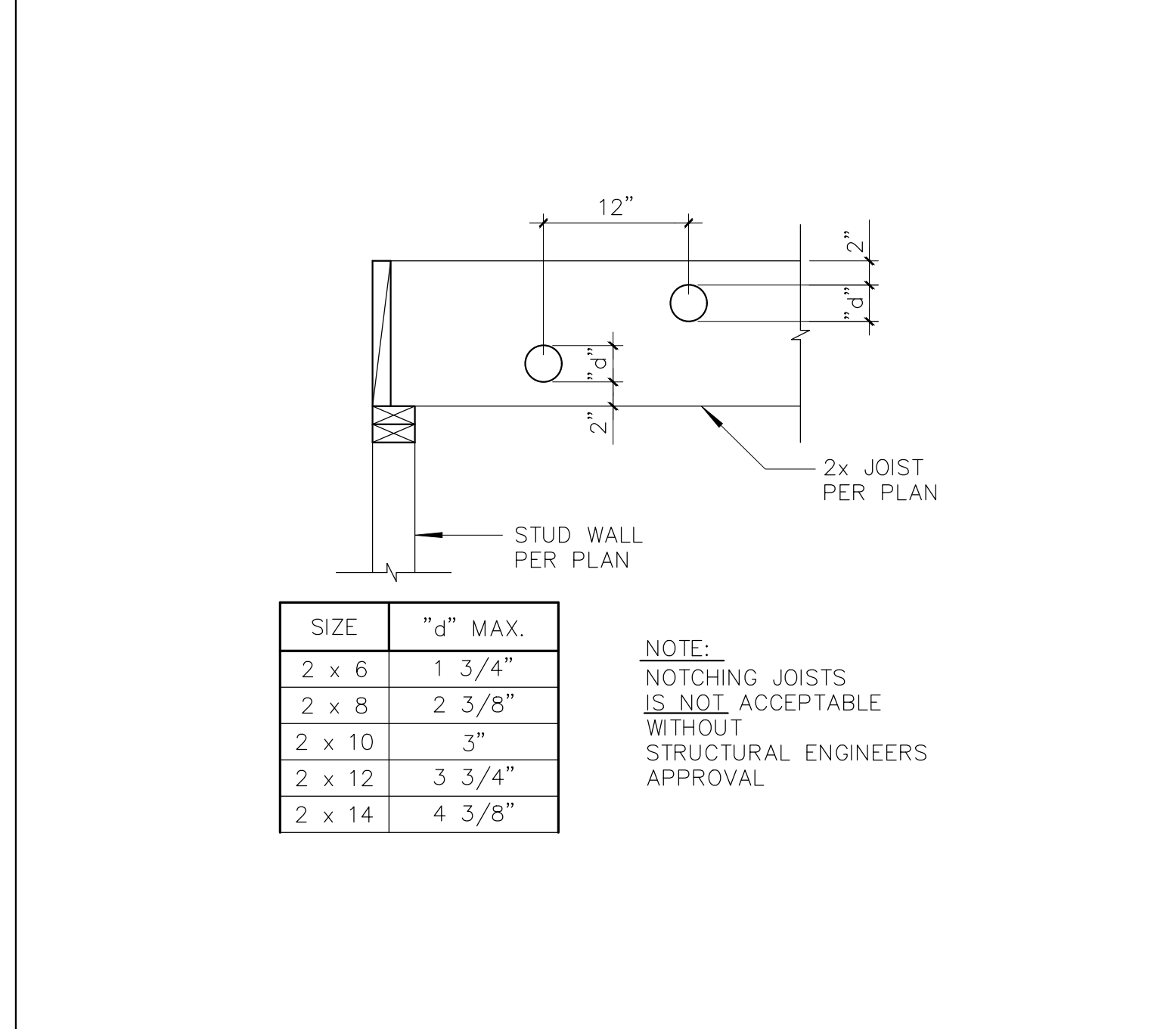
- COMMON OR BOX NAILS MAY BE USED.
- SCHEDULE BASED ON DOUGLAS FIR-LARCH FRAMING.
- TABLE BASED ON 2019 CBC TABLE 2304.10.1
- THESE CONNECTIONS ARE MINIMUM CONDITIONS AND MAY BE SUPERSEDED BY MORE SPECIFIC DETAILS AS INDICATED ON THESE PLANS.

LAG SCREW ASSEMBLY^{12,23,4}

SCREW DIAMETER (IN.)	LEAD HOLE ⁵ DIAMETER (IN.)	
	DOUG. FIR & SO. PINE	REDWOOD
1/4, 5/16, 3/8	NOT REQ.	NOT REQ.
7/16	5/16	1/4
1/2	3/8	5/16
5/8	7/16	3/8
3/4	1/2	7/16
7/8	5/8	1/2
1	3/4	5/8

NOTES:

- TABLE APPLIES FOR DOUGLAS FIR LARCH, SOUTHERN PINE WOODS, AND REDWOOD (PER NDS 2018 SEC. 11.1.4).
- LAG SCREWS SHALL BE WRENCH TIGHTENED; HAMMERING OF LAG SCREWS IS NOT PERMITTED.
- SOAP OR OTHER APPROVED LUBRICANTS SHALL BE USED ON THE THREADED PORTION OF THE LAG SCREW TO PREVENT DAMAGING THE SCREW AND FACILITATE INSERTION.
- THE SHANK HOLE SHALL HAVE THE SAME DIAMETER AND DEPTH OF PENETRATION AS THE SHANK LENGTH AND DIAMETER.
- THE LEAD HOLE SHALL HAVE THE SAME DEPTH AS THE THREADED PORTION OF THE LAG SCREW.



STUD BORING/NOTCHING

NOTCH/BORE % OF STUD	STUD WIDTH	
	2x4	2x6
25%	7/8"	1-3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

NOTES:

- NOTCH & BORING NOT TO OCCUR IN SAME STUD SECTION.
- NO MORE THAN 2 SUCCESSIVE DOUBLE STUDS MAY HAVE 60% MAX. BORED HOLES.

NAILING SCHEDULE 8

LAG SCREW REQUIREMENTS 7

BORING OF JOISTS 6

STUD BORING/NOTCHING 5

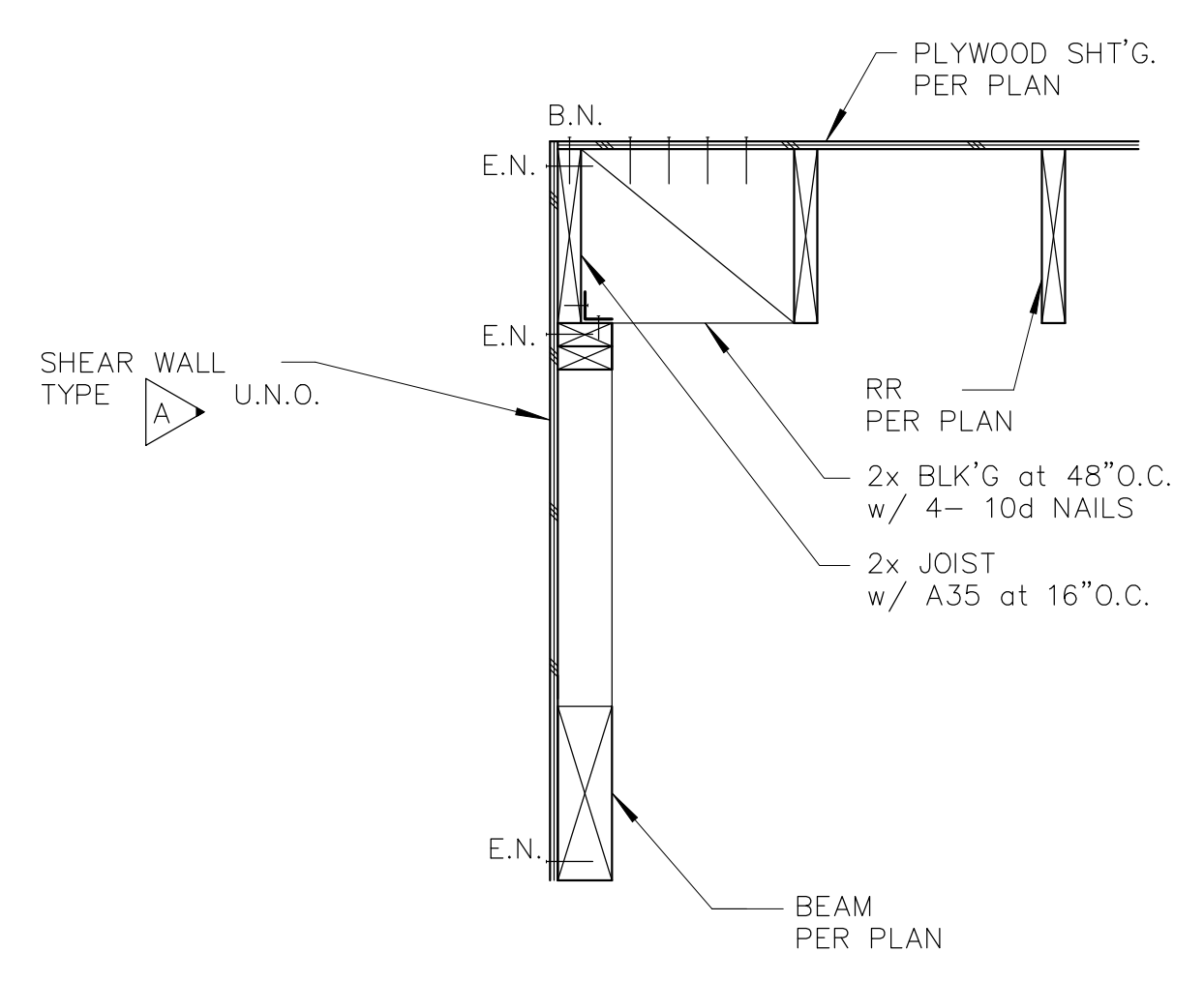


12

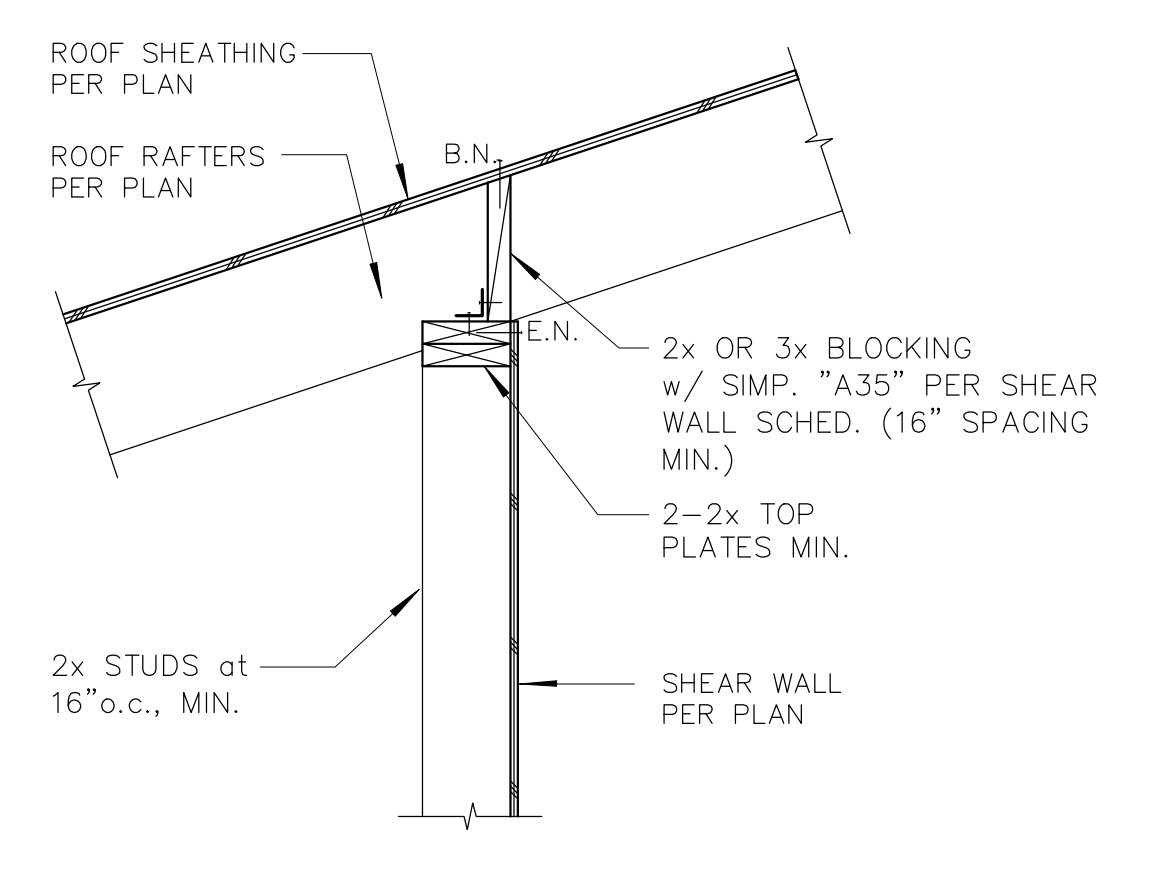
11

DBL TOP PLATE SPLICE 10

SHEAR WALL PLATE PENETRATIONS 9

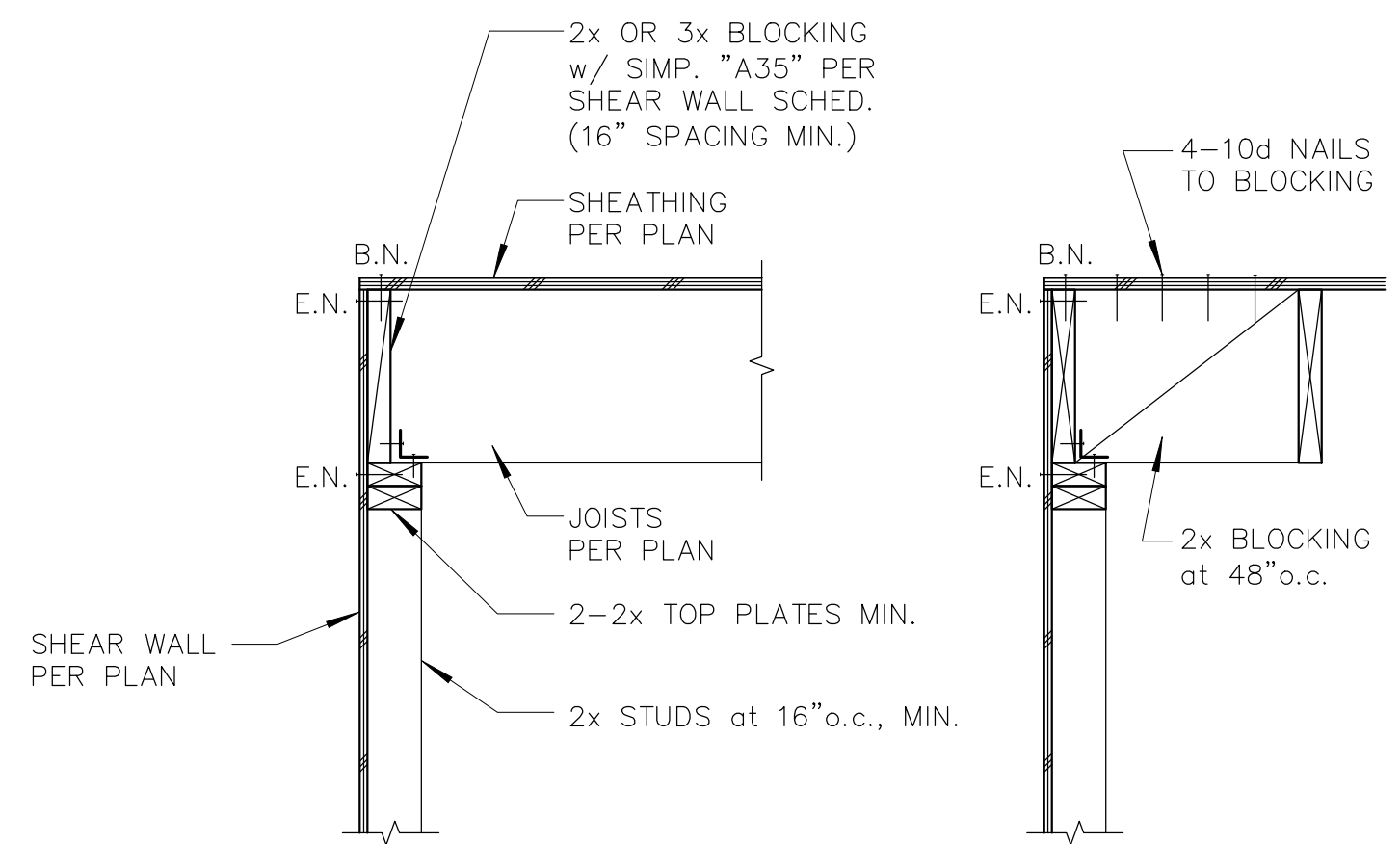


SHEAR TRANSFER DETAIL **4**



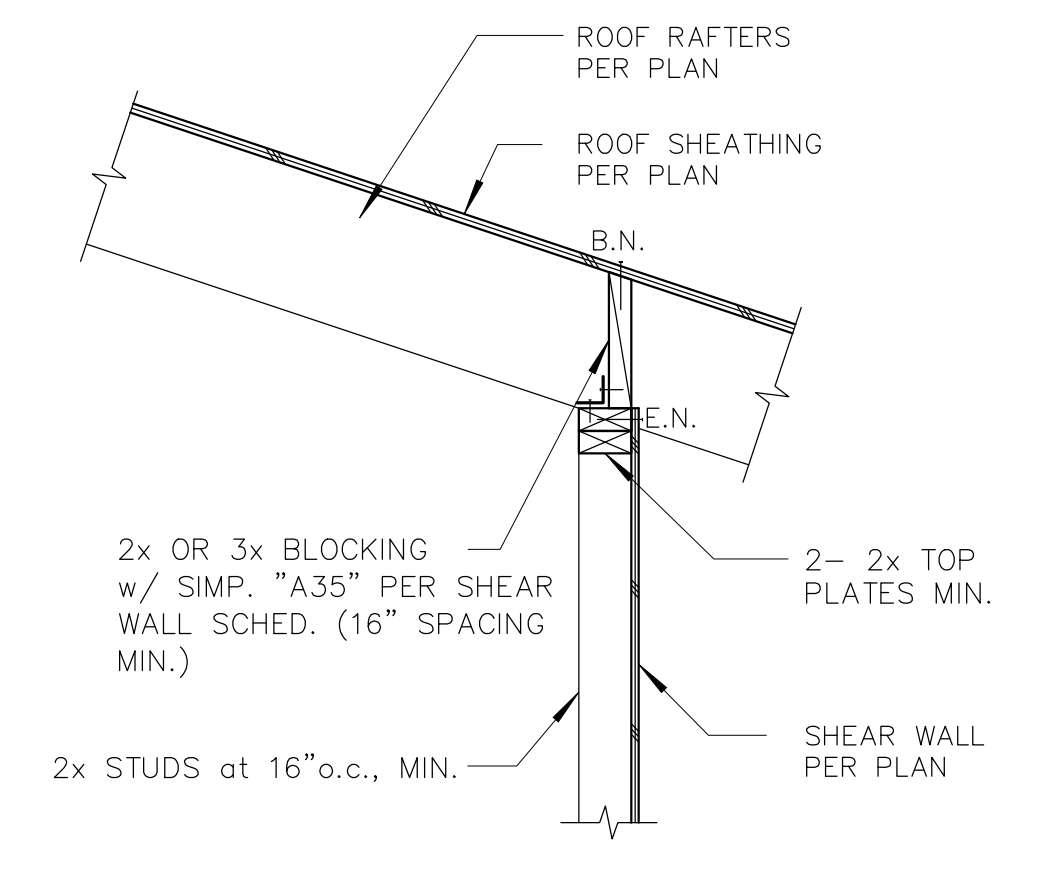
NOTE:
USE 3x FRAMING MEMBERS WHERE SHOWN, WHEN INDICATED ON PLANS & SHEAR WALL SCHEDULE

RAFTER CONNECTION AT WALL **3**



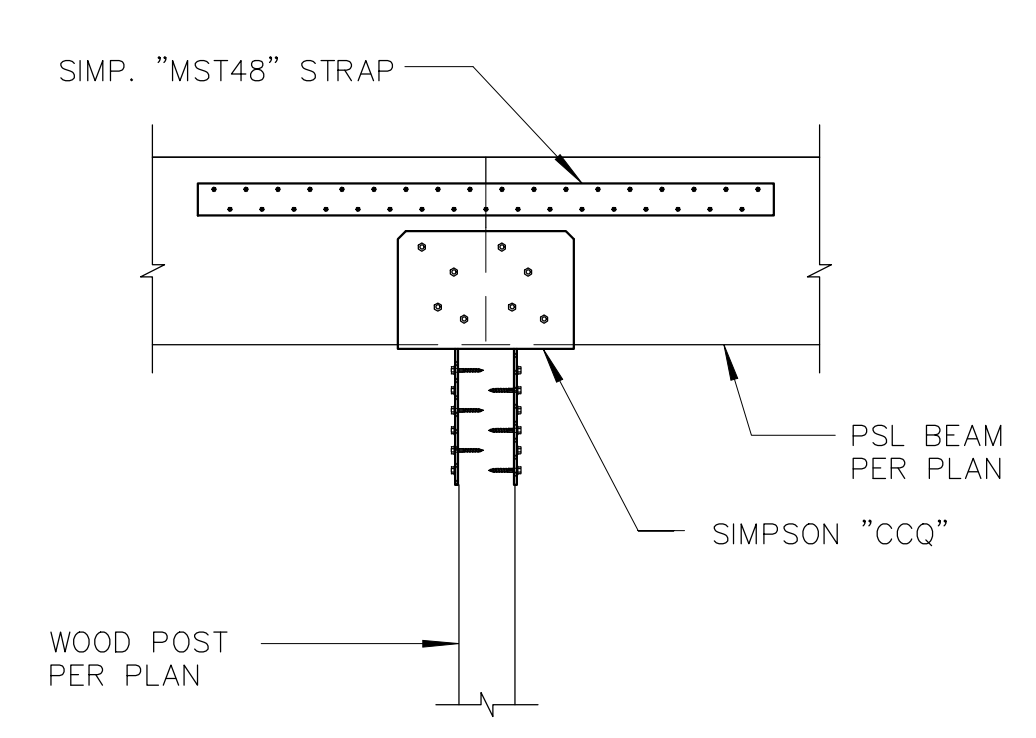
NOTE:
USE 3x FRAMING MEMBERS WHERE SHOWN, WHEN INDICATED ON PLANS & SHEAR WALL SCHEDULE

SHEAR WALL CONNECTION **2**

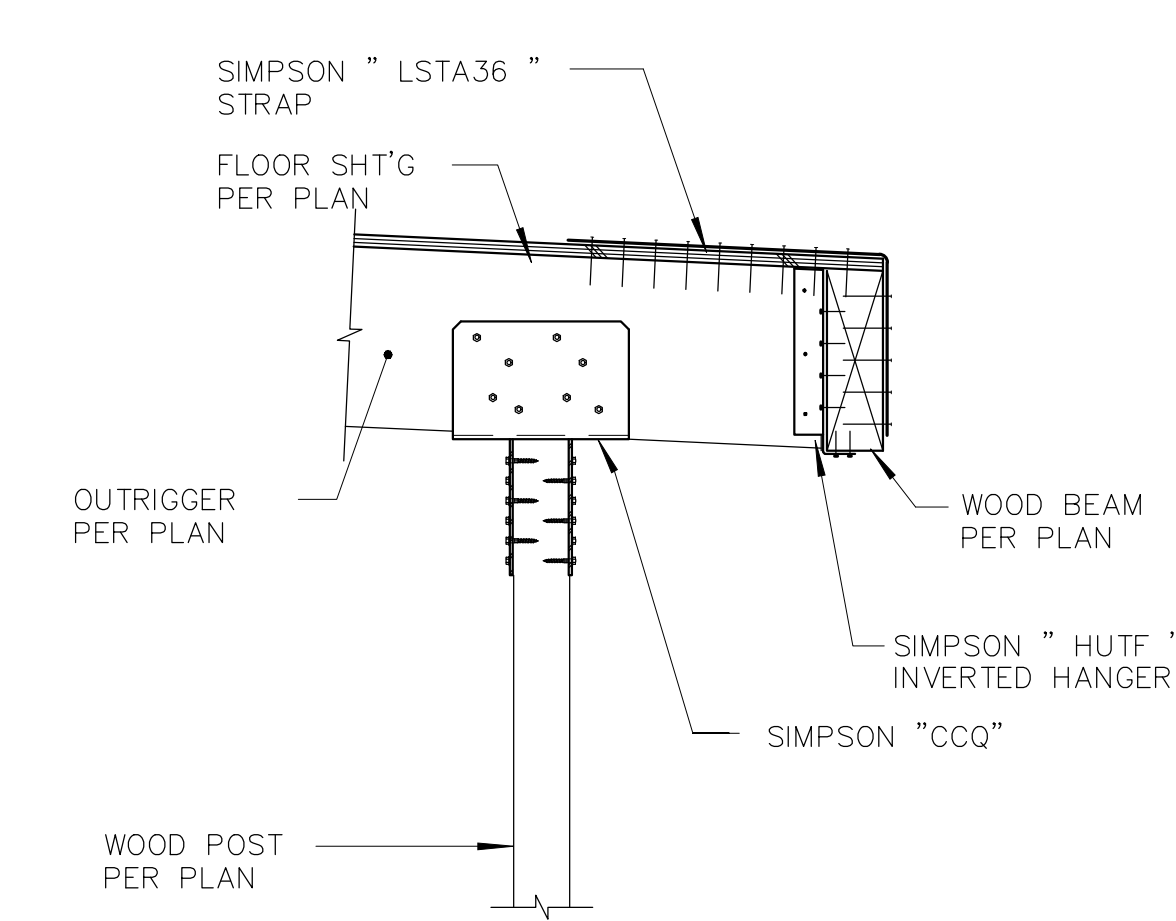


NOTE:
USE 3x FRAMING MEMBERS WHERE SHOWN, WHEN INDICATED ON PLANS & SHEAR WALL SCHEDULE

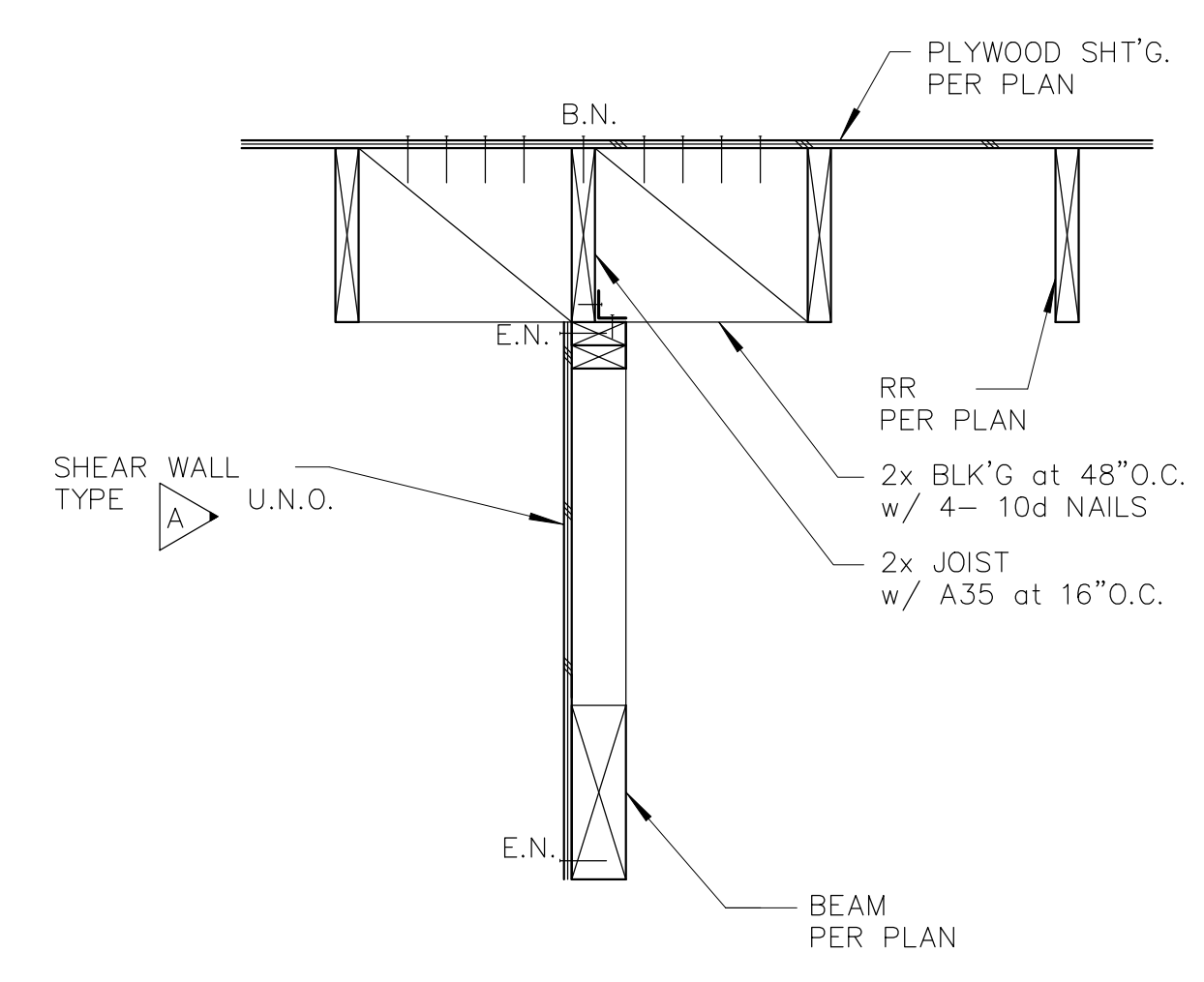
RAFTER CONNECTION AT WALL **1**



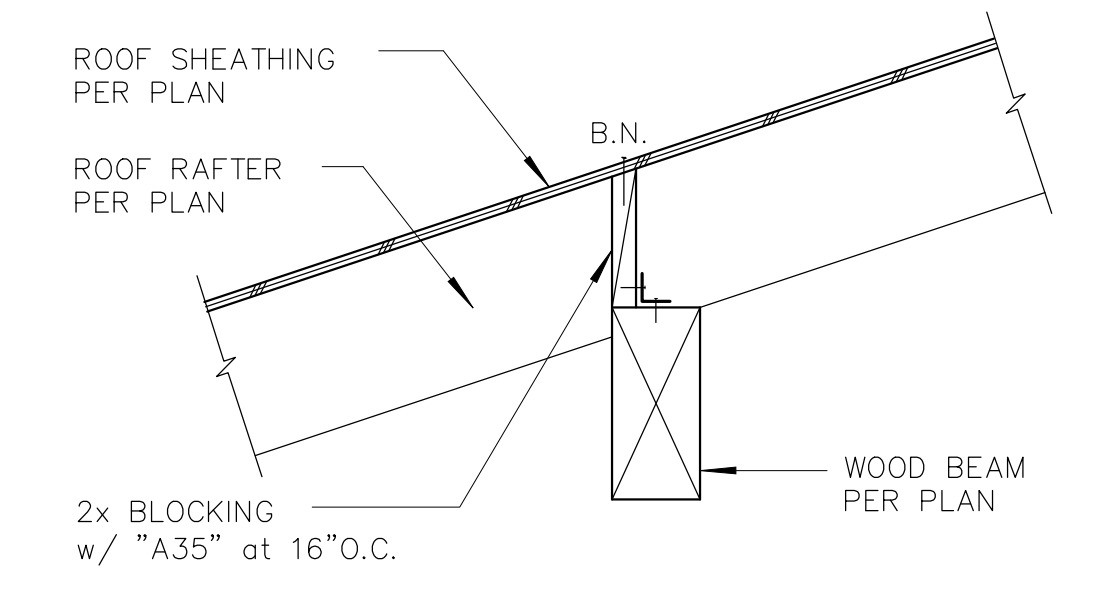
POST CONNECTION **8**



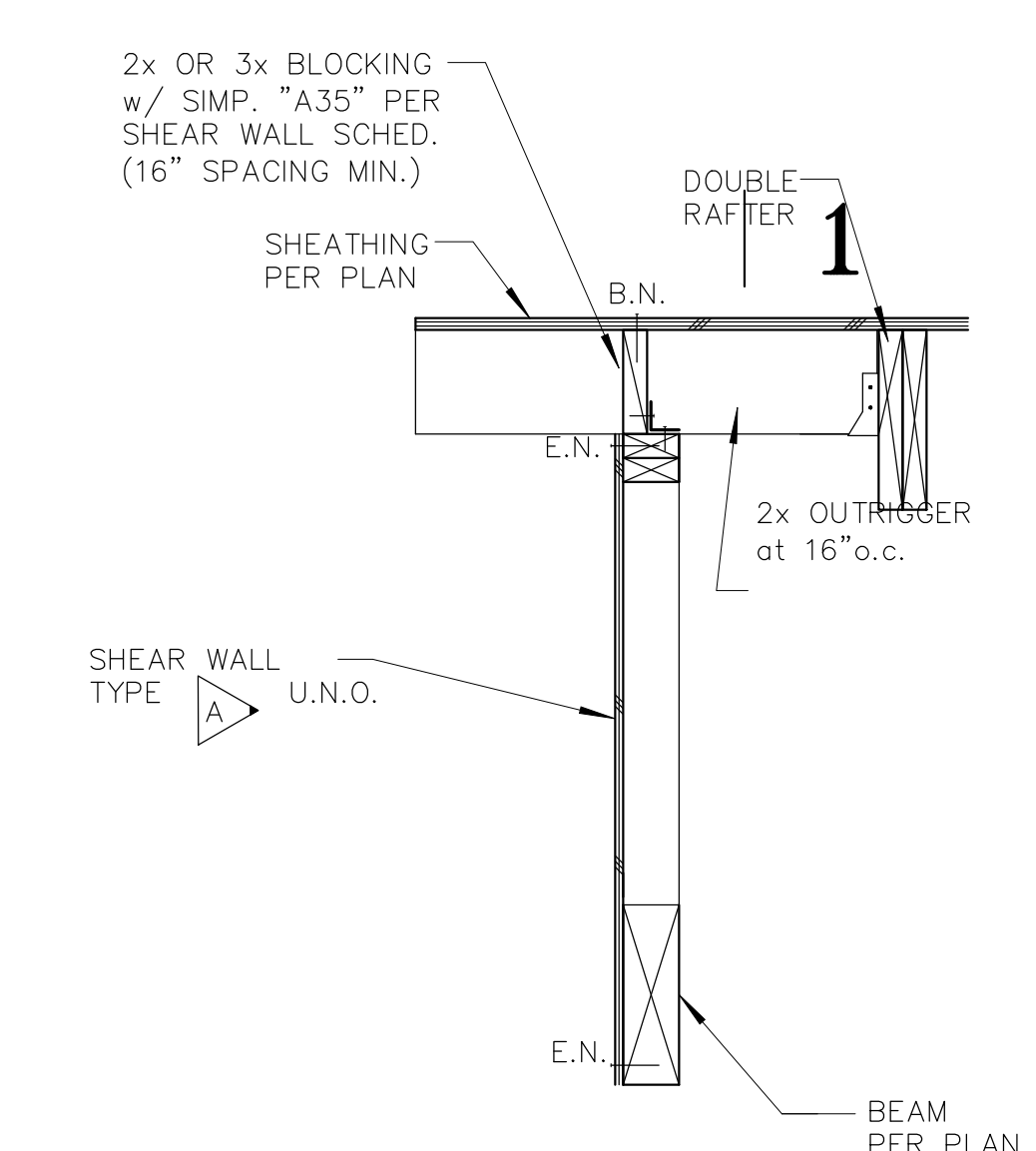
INVERTED HANGER DETAIL **7**



SHEAR TRANSFER DETAIL **6**



RAFTER TO BEAM CONNECTION **5**



SHEAR TRANSFER DETAIL **9**

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

DETAILS
MOUNTAIN VIEW
APN 064-120-009-000
SMALL MEADOWS, CALIFORNIA

DESCRIPTION

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



SIGN DATE: 02-23-2023
DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: JL
CKD BY: JL
PROJECT #: 202207006

S-4.1

12

11

10

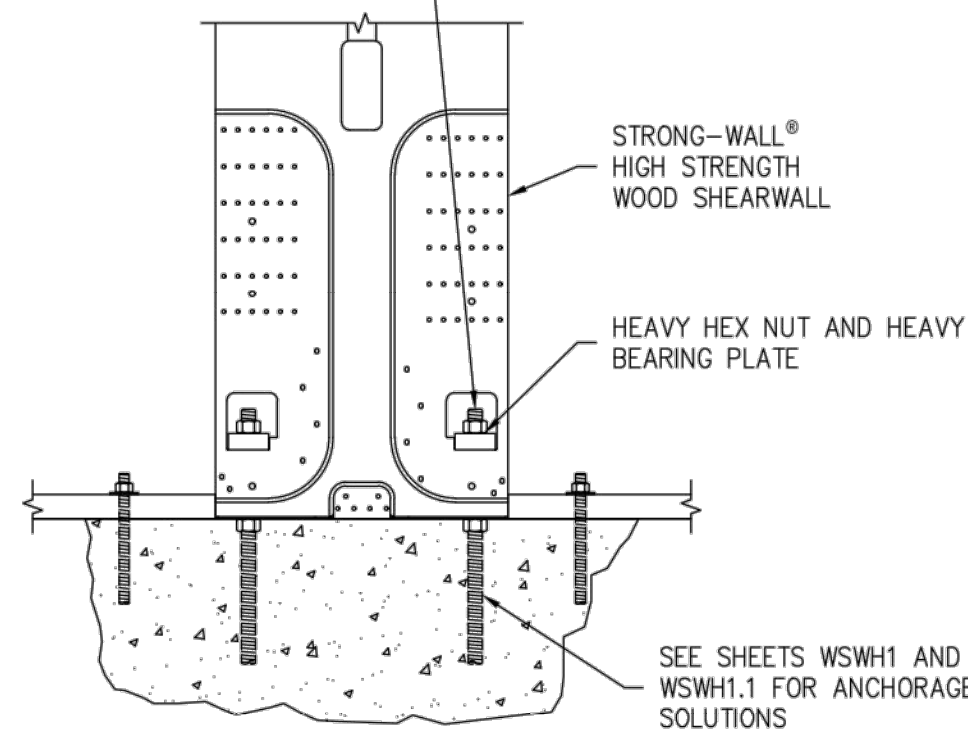
9

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

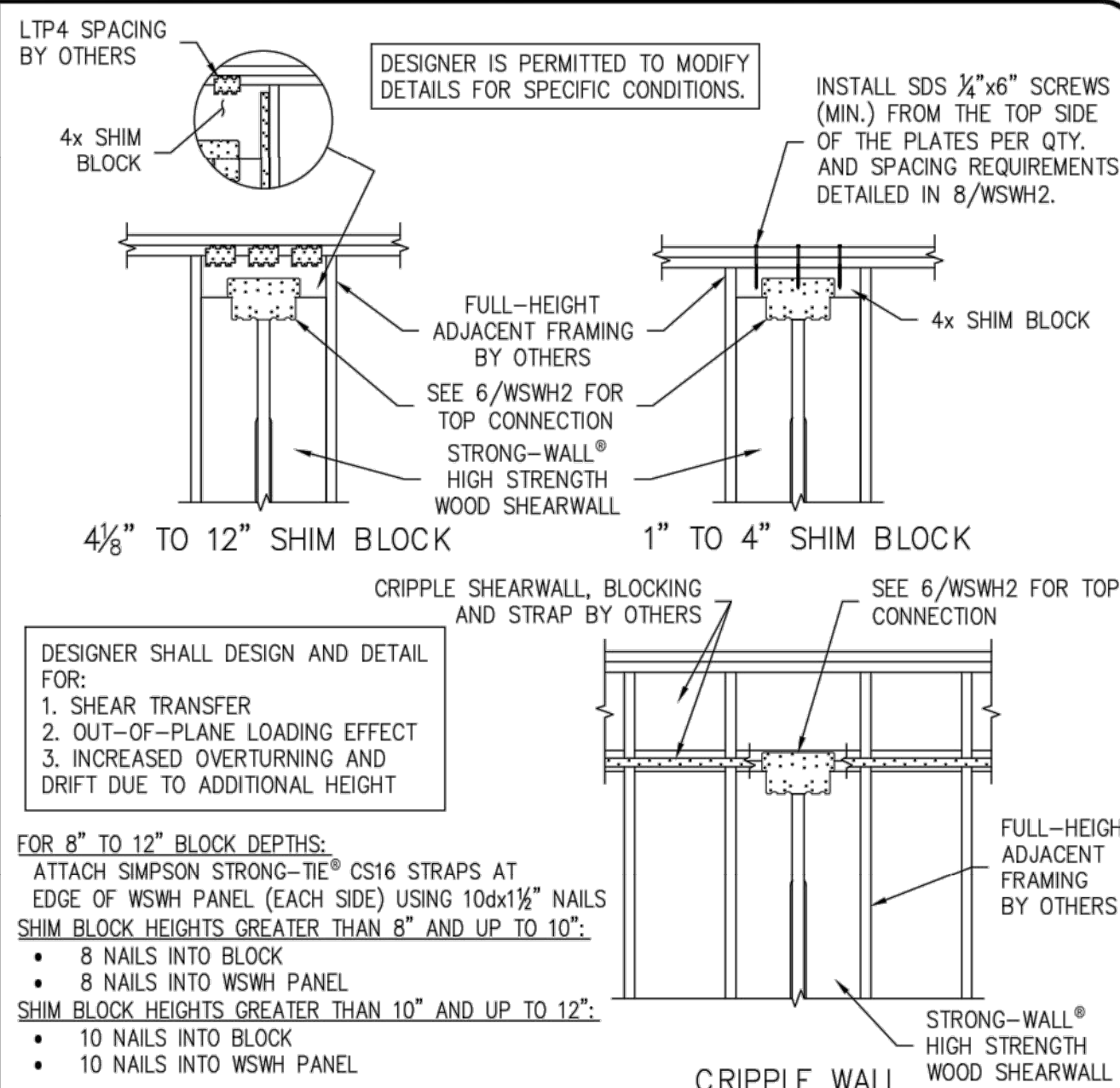
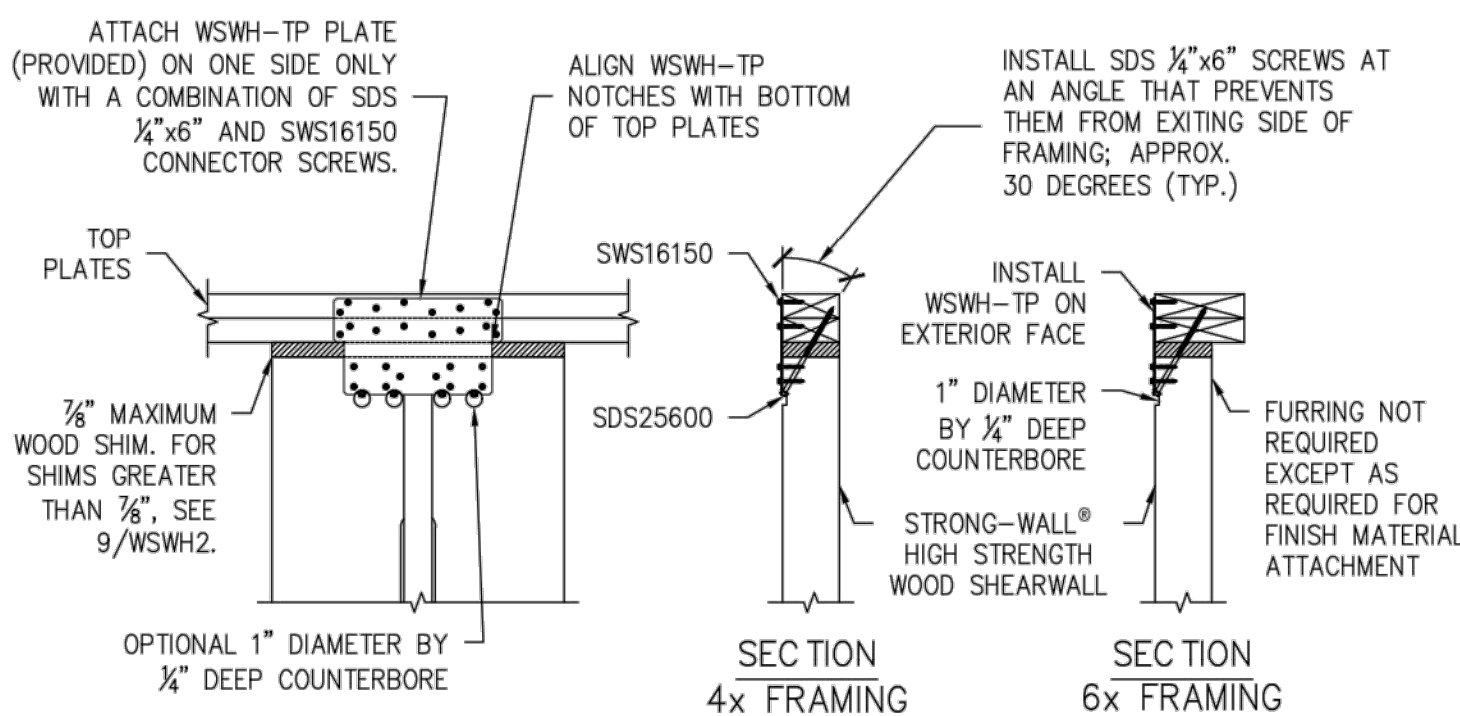
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES:**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/2" THICK.

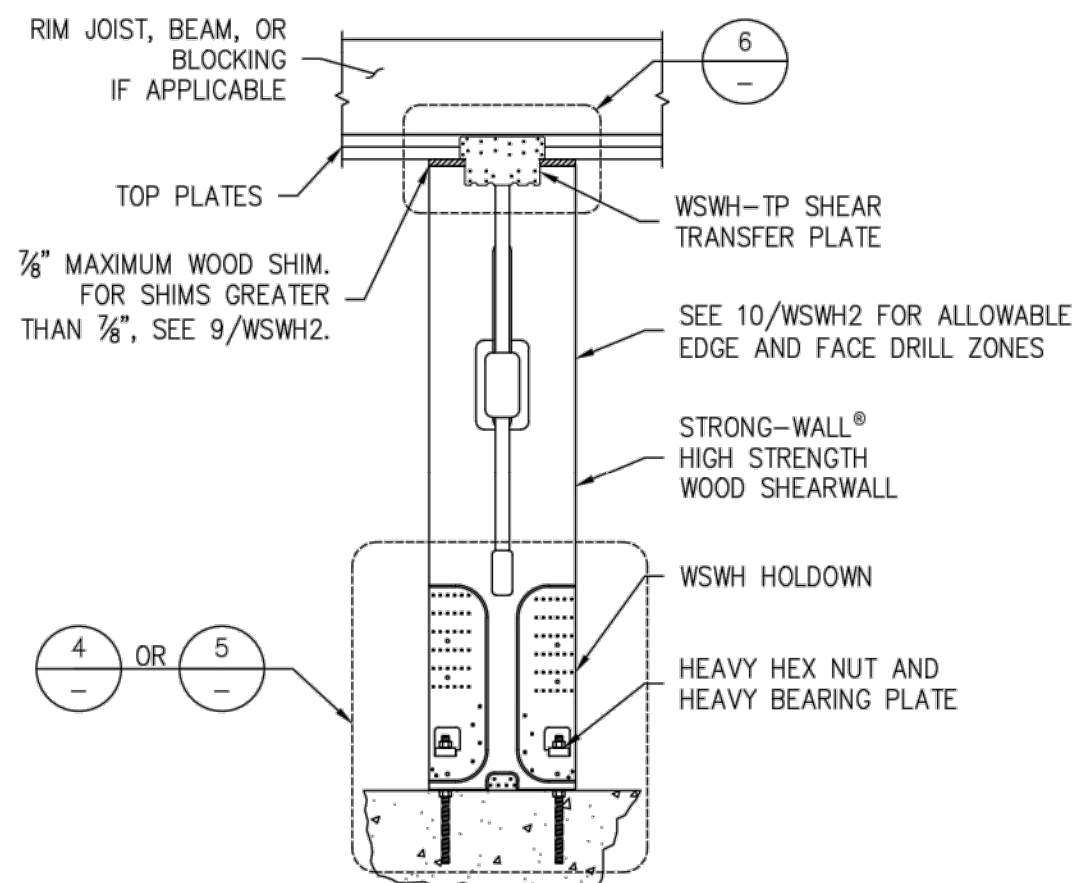
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/8" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



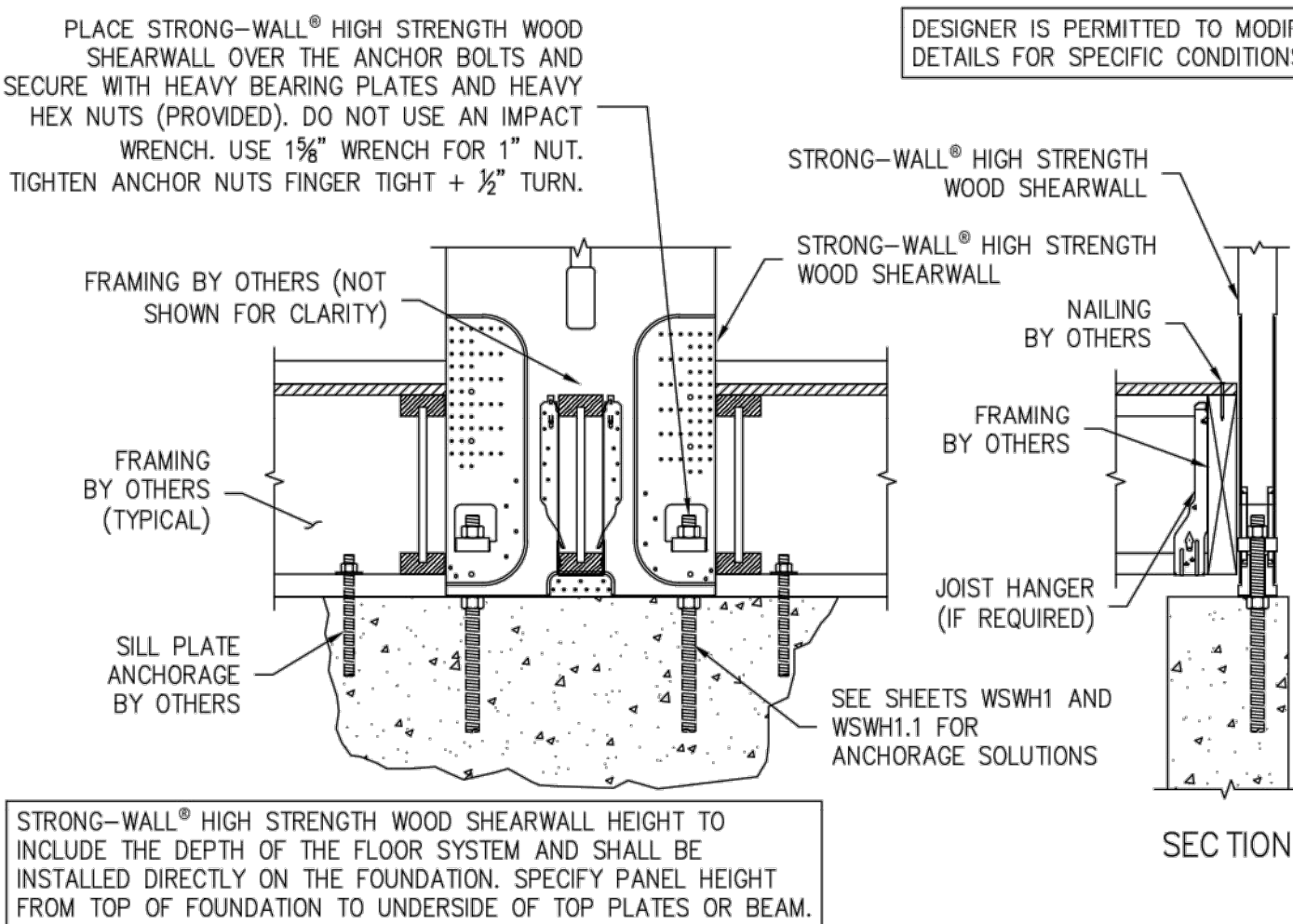
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



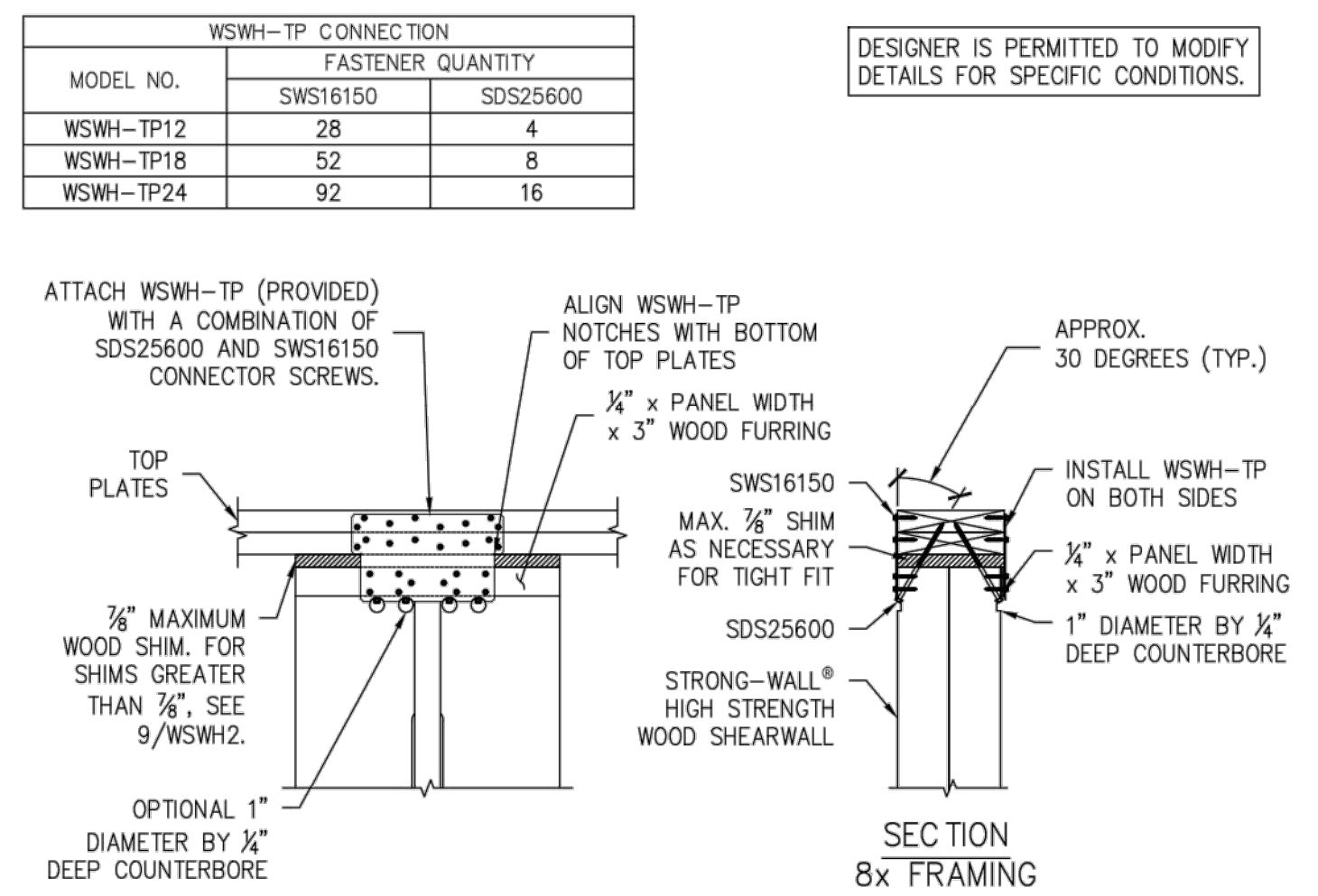
STRONG-WALL® WSWH MODELS



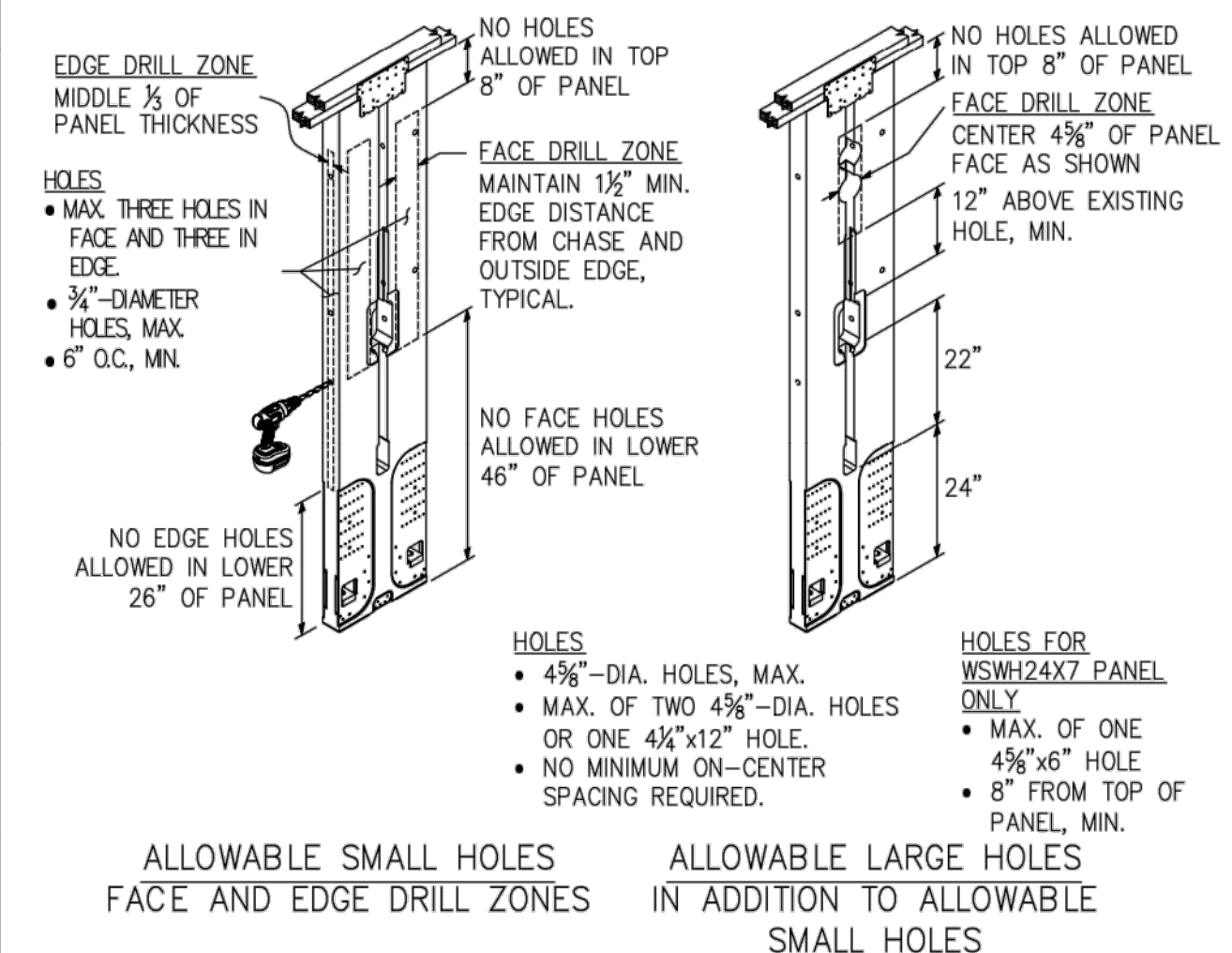
STANDARD INSTALLATION BASE CONNECTION



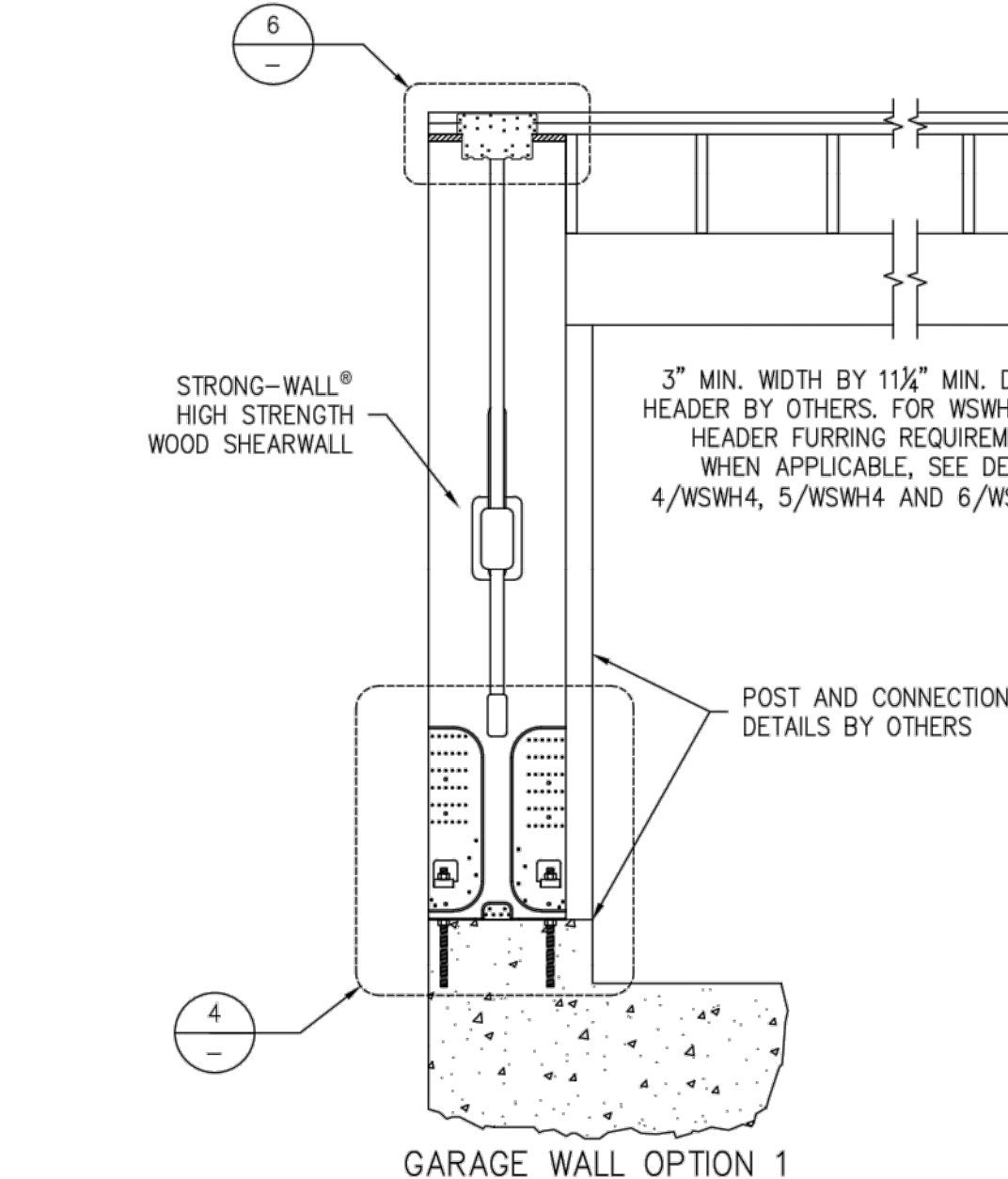
TOP CONNECTION



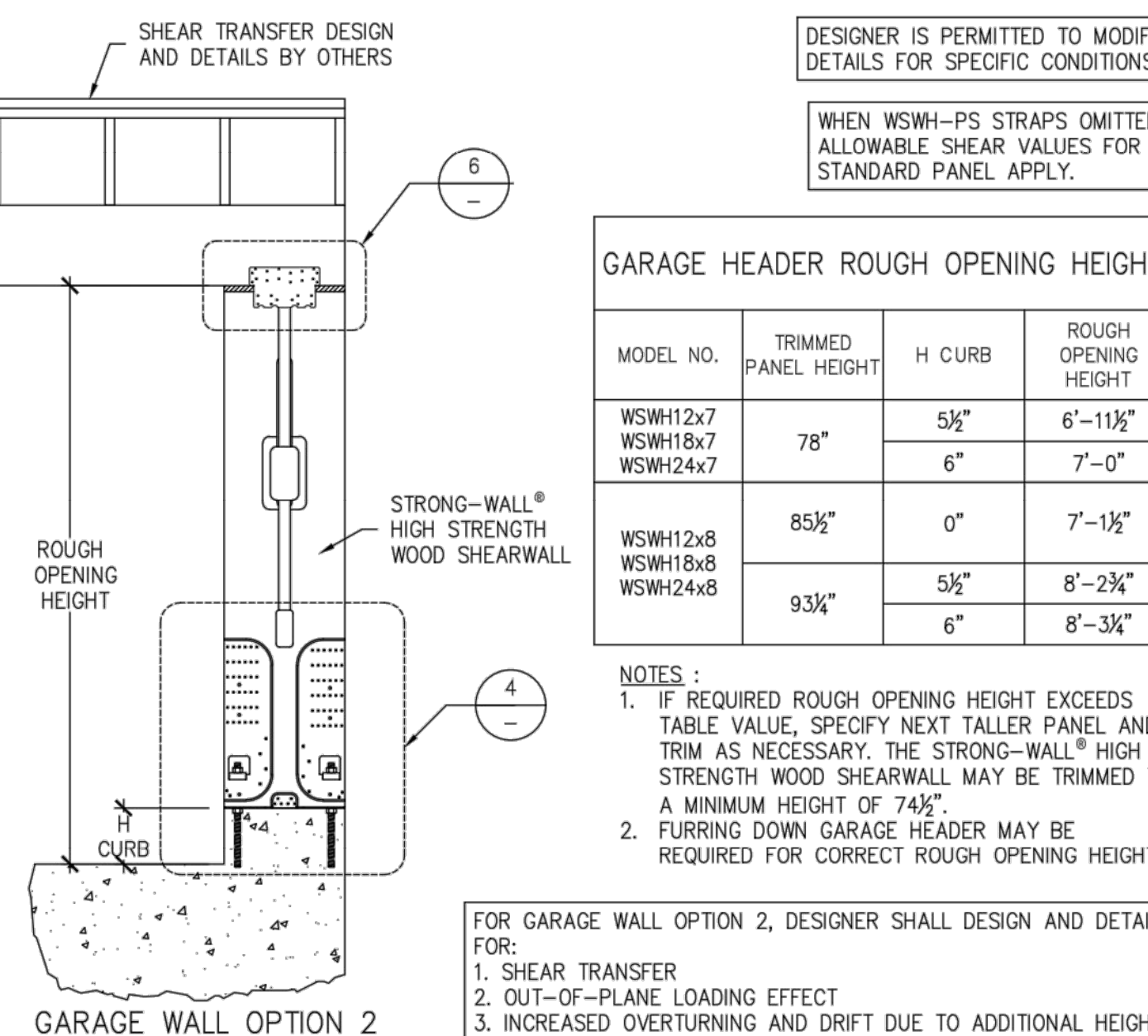
TOP OF WALL HEIGHT ADJUSTMENTS



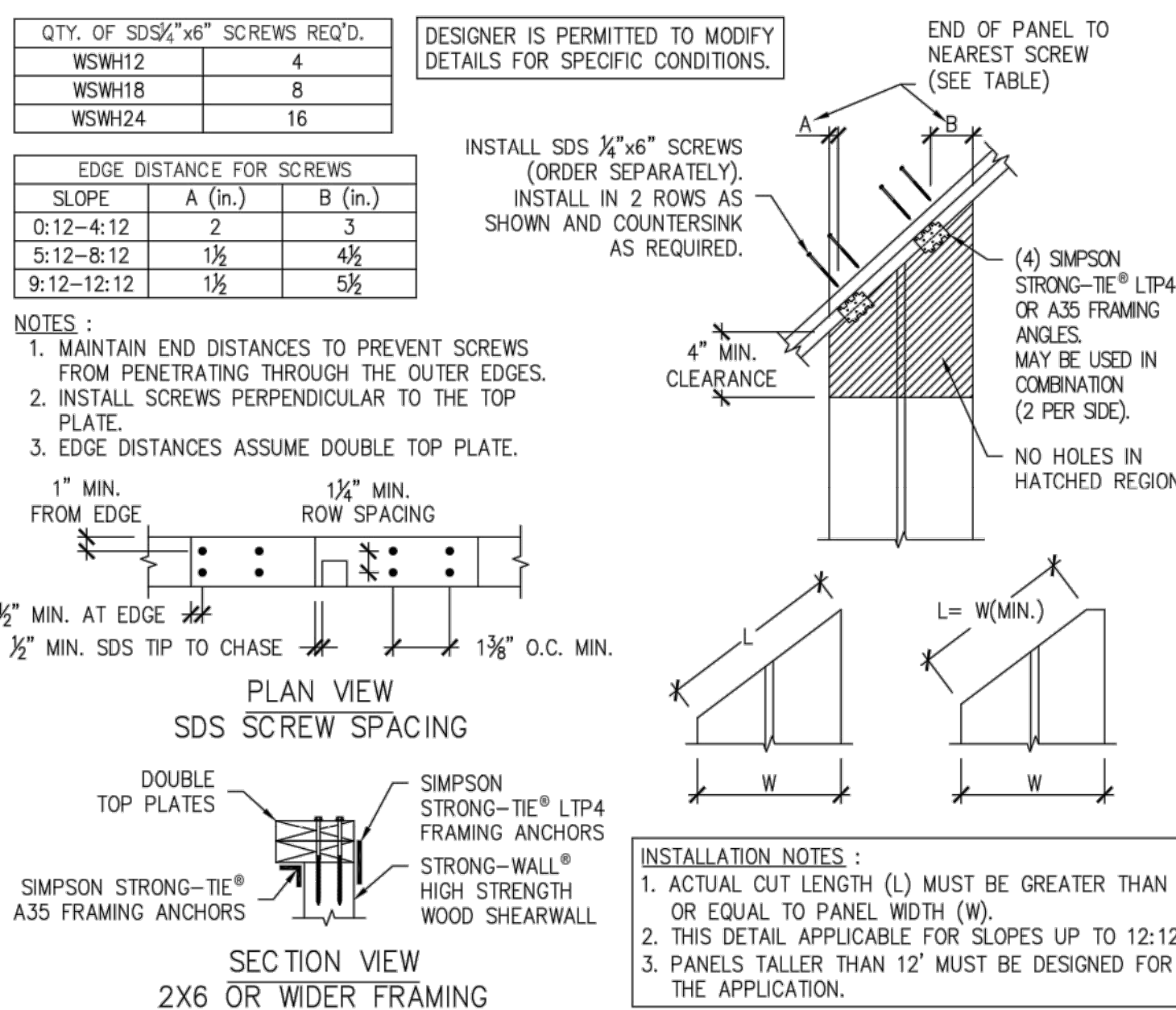
SINGLE STORY WSWH ON CONCRETE



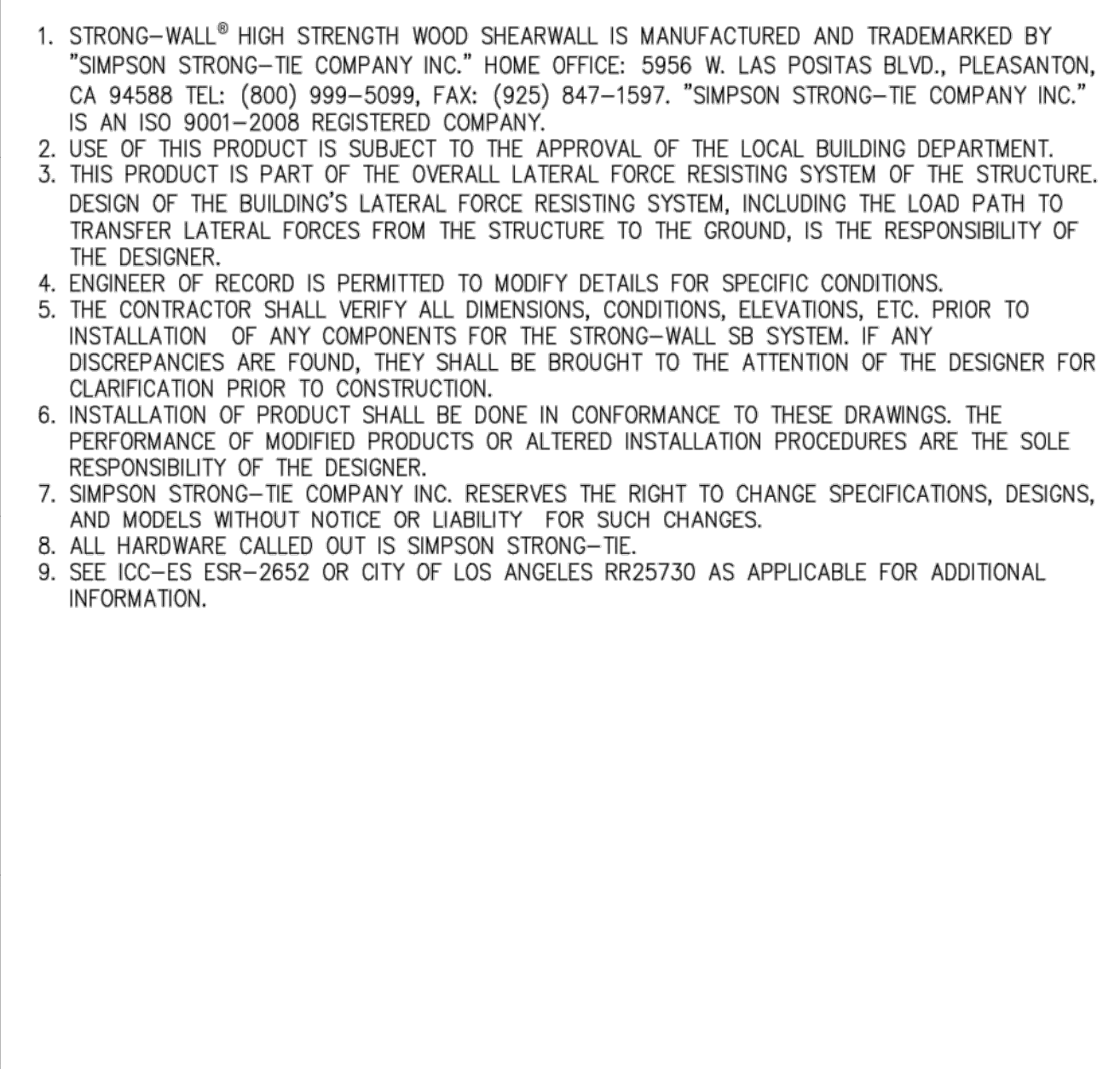
WOOD FLOOR SYSTEM BASE CONNECTION



BACK-TO-BACK TOP CONNECTION



TRIM ZONE AND ALLOWABLE HOLES



ALTERNATE WSWH GARAGE FRONT OPTIONS

RAKE WALL

NOTES

NOTES

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
 5956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

STRONG-WALL® WSWH
 FRAMING DETAILS
 ENGINEERED DESIGNS

NAME: _____
 DATE: 03-16-2021
 SCALE: N.T.S.
 CHECKED: _____
 SHEET: WSWH2
 OF SHEETS: _____
 JOB NO. _____

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

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

WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria:

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. **Paint color for any portions of construction grade foundation work that extend above the finished grade.**

Please explain how your project complies with the following design criteria (*lines on next page*):

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E. Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F. Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G. Roof materials

Please explain how your project complies with the following design criteria:

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. Color and type of exterior stains and finishes.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

I. Location of any exterior lighting.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.

Please explain how your project complies with the following design criteria:

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

N. Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize damage to roots.

Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

O. The items checked above have been included with the building plans and plot plan for Plan Check # _____

Signature

Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

- Complies with guidelines

- Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

COMMUNITY DEVELOPMENT DETERMINATION:

- Hold for further review/information (see attached letter for detail)
- Approved with no conditions
- Approved with the following conditions

Community Development Department

Date

- N. **Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).**

Please explain how your project complies with the following design criteria:

~~NA (Landscape & irrigation were done 20 years ago & the project does not affect the landscape/ irrigation).~~

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

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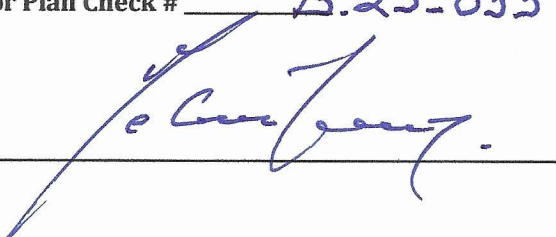
An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

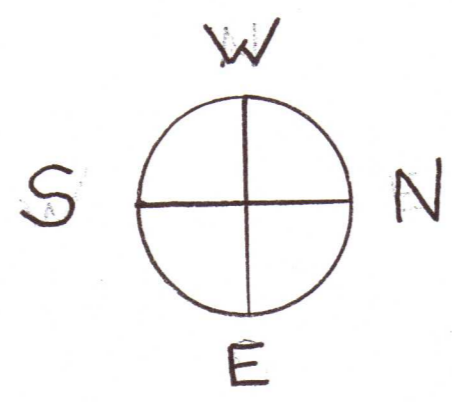
Design Review Committee Notes:

- O. **The items checked above have been included with the building plans and plot plan for Plan Check # B.23-055**

Signature 

Date June 4, 2023

REVISIONS	BY



SCOPE OF WORK:

PROPOSED DETACHED GARAGE
400 SQUARE FEET

PROJECT ADDRESS
550 RIMROCK DR
SWALL MEADOWS CA 93514

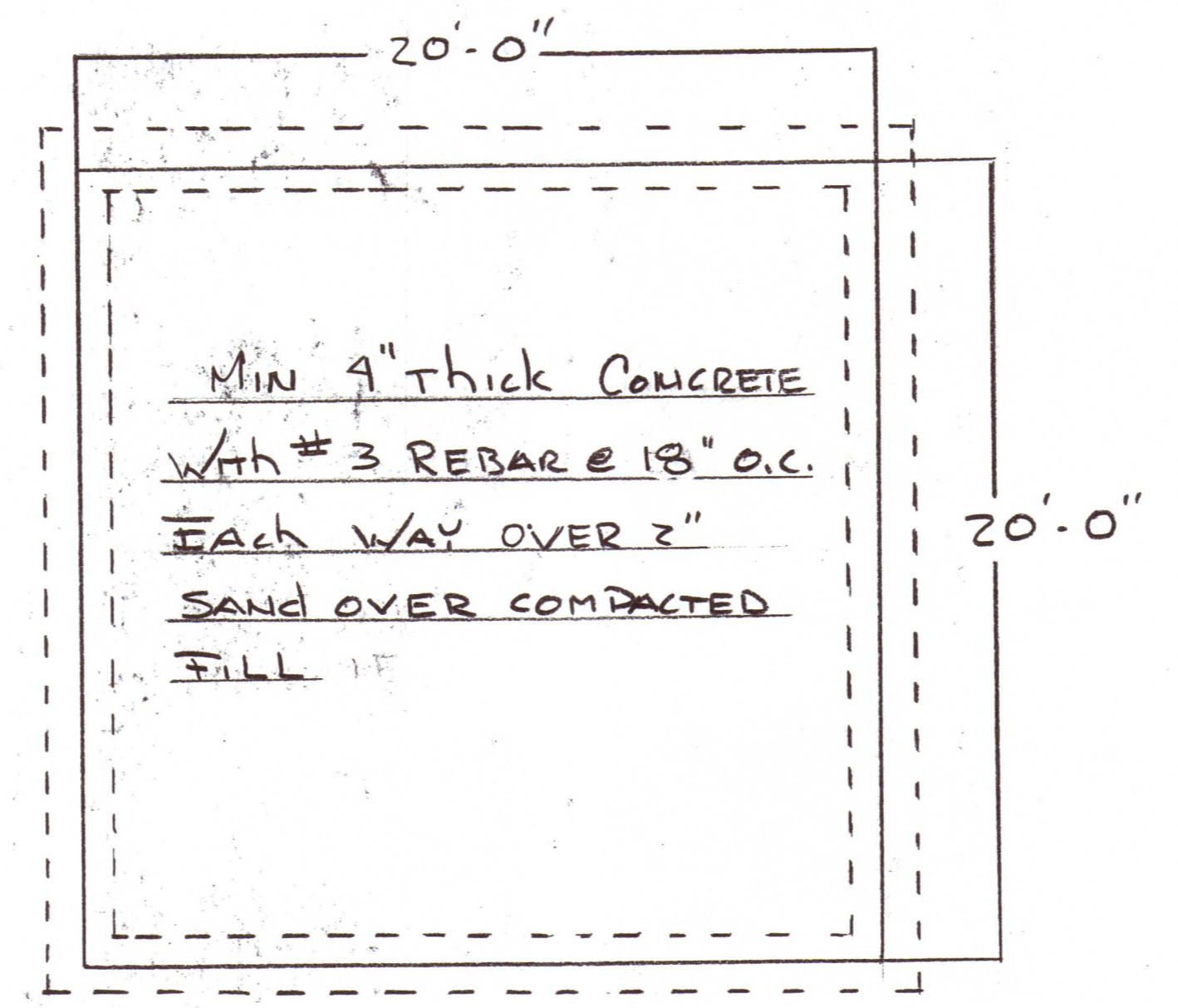
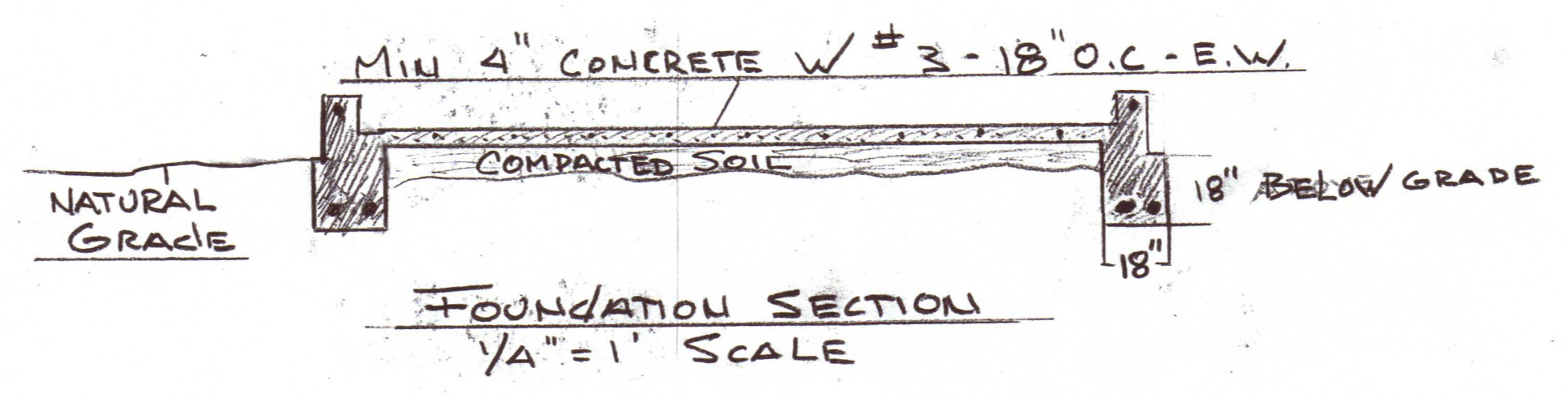
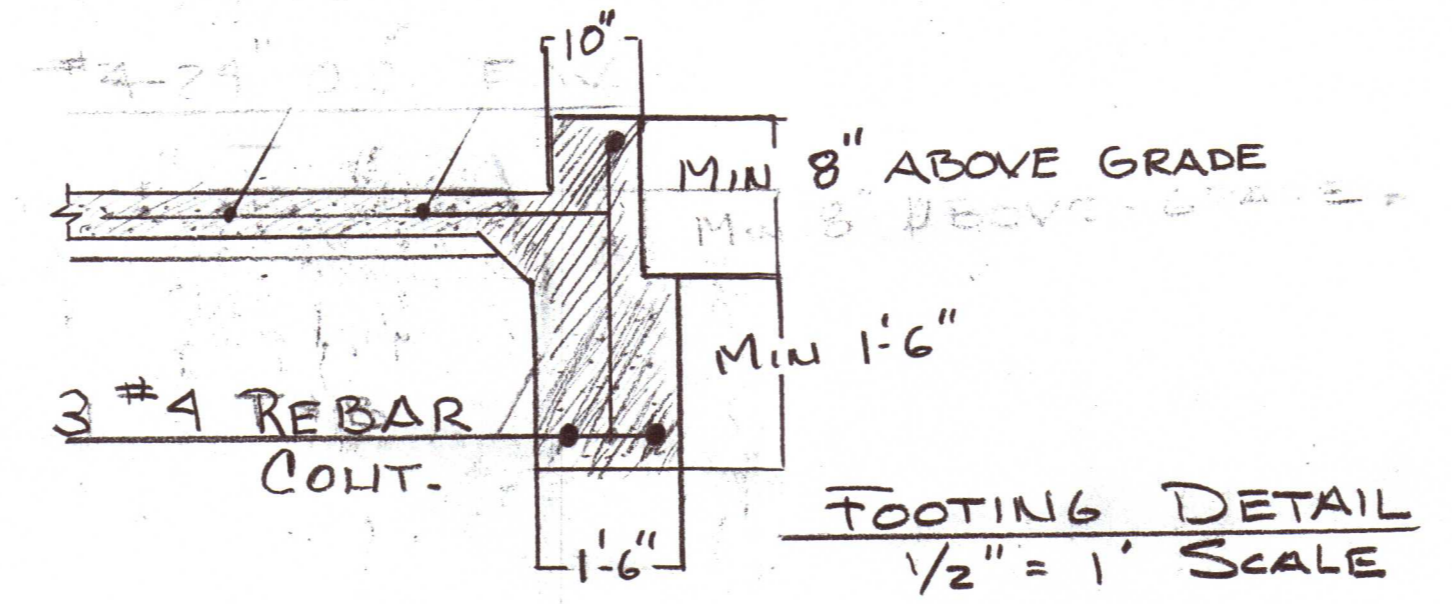
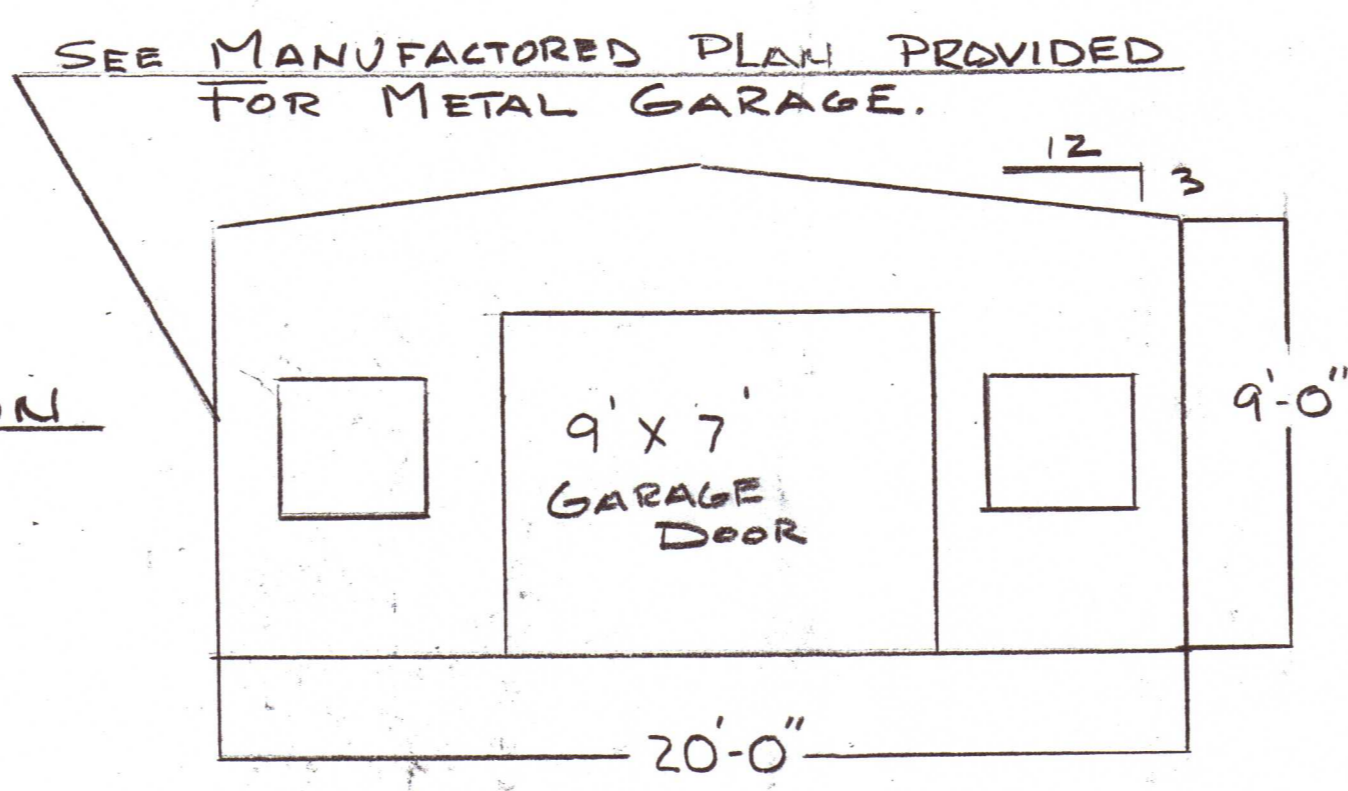
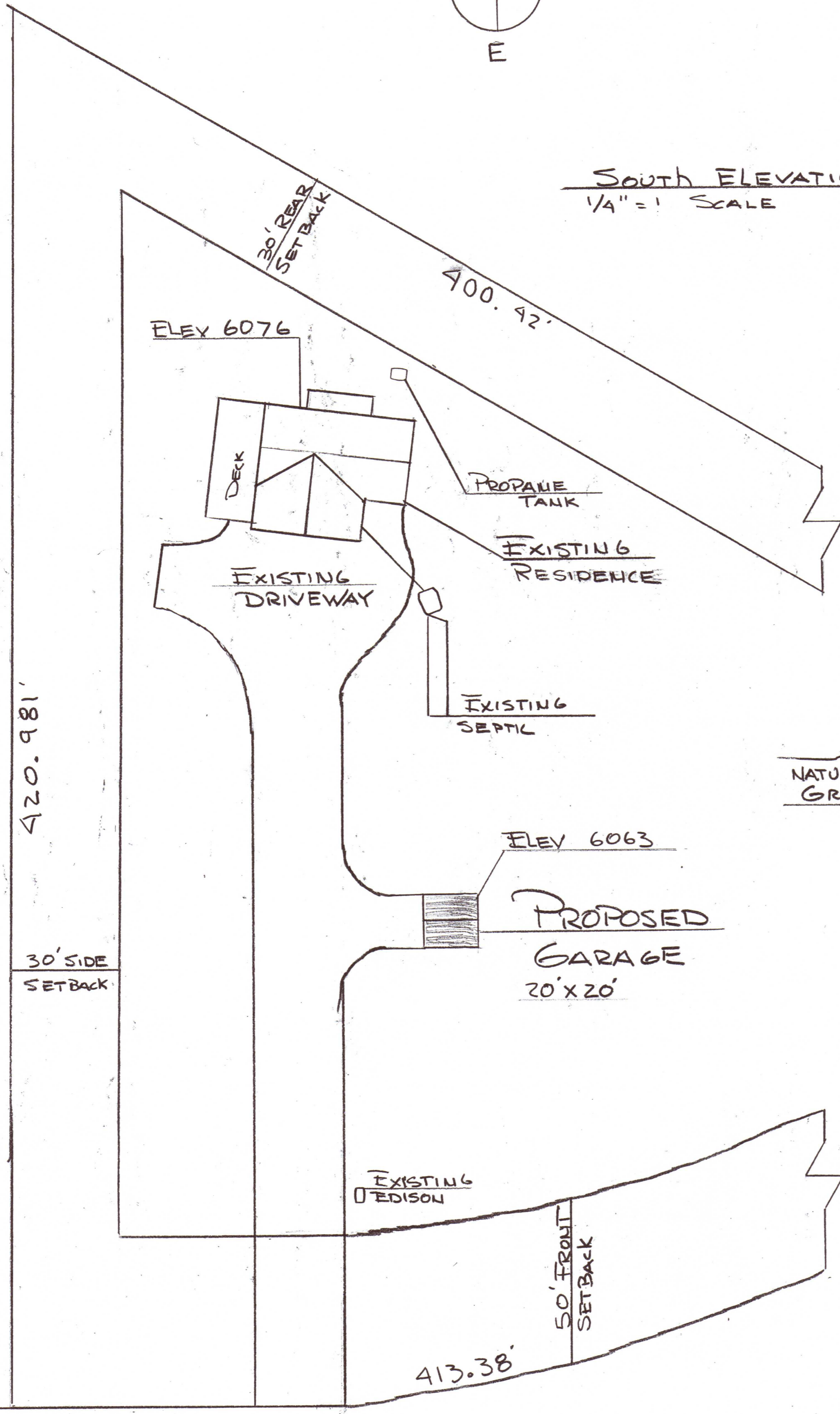
LEGAL DESCRIPTION
APN# 64-200-21
LOT# 21 2.04 ACRES

OWNER'S
REID MALINBAUM/INBAUM
550 RIMROCK DR
SWALL MEADOWS CA 93514

SITE PLAN
FOUNDATION PLAN & SECTION
ELEVATION PLAN
MANUFACTURED METAL BUILDING PLANS

FOUNDATION DESIGN BY DALE. 760-969-1238

SEE ATTACHED ENGINEERING.



RimRock Drive

Date	3-28-2023
Scale	
Drawn	DALE
Job	
Sheet	1
Of	1 Sheets

REID MALINBAUM

550 RIMROCK DR, BISHOP, CA 93514
 (MONO COUNTY, CA)
 20' X 20' X 9'

STRUCTURAL DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2022, IBC 2021, ASCE 7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL OTHER APPLICABLE LOCAL CITY OR COUNTY REQUIREMENTS.
- ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED. WELDING ELECTRODES PER AWS CODE. EPOXY UNLESS NOTED OTHERWISE ON PLANS.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12:14 X 3/4" SDS (E8R-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
- STEEL SHEATHING SHALL BE 29GA, CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=60 KSI) OR EQ.
- SHEATHING CONNECTIONS SHALL BE #12:14 X 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
- STRUCTURAL TUBE IS 2 1/2" X 2 1/2" X 14GA (10.083") IS EQUIVALENT TO TS 2 1/2" X 2 1/2" X 12GA (10.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIALS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE. U.N.O.

STRUCTURAL DESIGN CRITERIA

- PRELIMING CODE: CBC 2022 (IBC 2021)
 USE GROUP: U (PRIVATE GARAGE / SHED)
 CONSTRUCTION TYPE: V - B
 RISK CATEGORY: I
 BUILDING FOOTAGE: 400 SQ. FT.
1. DEAD LOAD (D): 2.0 PSF
 COLLATERAL LOAD
 2. ROOF LIVE LOAD (L): U = 68 PSF
3. SNOW LOAD (S): Pg = 100 PSF
 IMPORTANCE FACTOR I = 0.80
 THERMAL FACTOR Ct = 1.2
 EXPOSURE FACTOR Ce = 1.0
 ROOF SLOPE FACTOR Cs = 1.0
 FLAT ROOF SNOW LOAD Pt = 68 PSF
 SLOPED ROOF SNOW LOAD Ps = 68 PSF
4. WIND LOAD (W): Vuft = 110 MPH
 DESIGN WIND SPEED EXPOSURE C
5. SEISMIC LOAD (E): 1.575/0.506
 Ss / S1 1.26/NULL
 DESIGN CATEGORY D (DEFAULT)
 SITE CLASS D (DEFAULT)
 IMPORTANCE FACTOR Ie = 1.00
- ASD LOAD COMBINATIONS:
 1. D + (U OR S)
 2. D + (0.6W OR 0.7E)
 3. D + 0.75 (0.6W OR 0.7E) + 0.75 (U OR S)
 4. 0.6D + (0.6W OR 0.7E)

SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PREFAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES, ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC. MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

- COVER SHEET
- ELEVATIONS
- FOUNDATION PLAN
- FOUNDATION DETAILS
- COLUMN LAYOUT PLAN & DETAILS
- FRAME SECTION & DETAILS
- SIDE WALL FRAMING
- SIDE WALL DETAILS
- END WALL FRAMING
- END WALL DETAILS

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER CBC 2022 (IBC 2021), UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

REVISIONS LIST	
MARK	COMMENTS
*	ISSUED FOR PERMIT & CONST.
	DATE
	MAY 17 2023

7/23/2024

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FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

1 OF 7

239-23-1217

DATE 5/17/2023

A. ABU

COVER SHEET

LOCATION: 550 RIMROCK DR
 BISHOP, CA 93514

PROJECT TITLE: REID MALINBAUM

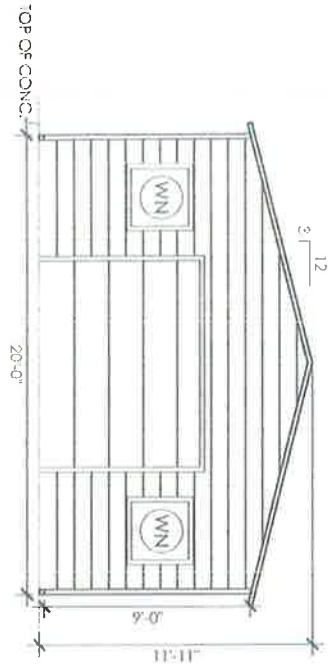
SHEET TITLE: METAL BUILDING MANUFACTURER



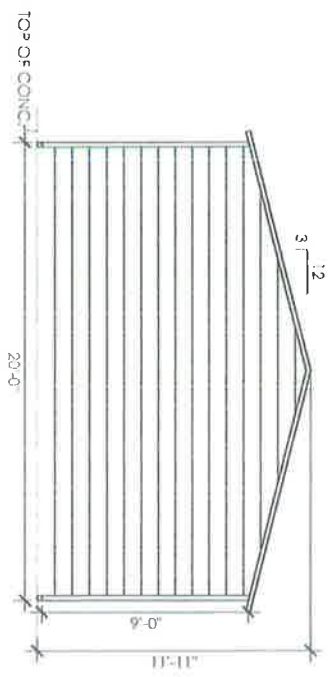
457 N. Broadway,
 Joshua, TX 76058
 1-866-730-9865



EXPIRES: 12/31/2024
 SIGNED: MAY 17 2023



FRONT END WALL ELEVATION
SCALE: 3/16" = 1'



BACK END WALL ELEVATION
SCALE: 3/16" = 1'

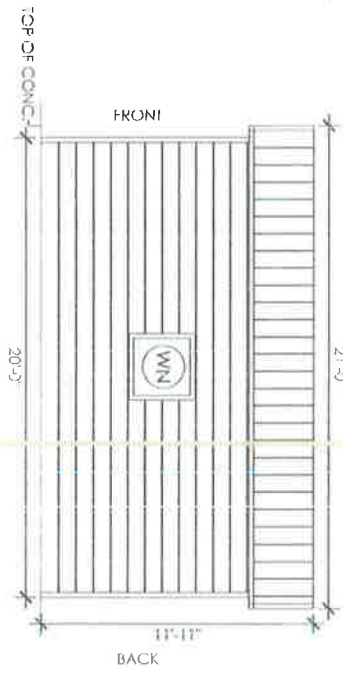
- DESIGN NOTES**
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
 2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE AS NEEDED.
 3. ALL EXTERIOR ROOF SHEATHING SHALL BE CLASS A RATED 29 GA. 1/4" RIB HT. - GALV OR PAINTED STEEL (PS-50 KSI) OR EQ.
 4. ALL EXTERIOR WALL SHEATHING SHALL BE CLASS A RATED 29 GA. 1/4" RIB HT. - GALV OR PAINTED STEEL (PS-50 KSI) OR EQ.
 5. LOGS OR WALK-IN DOORS OR WINDOWS CAN BE DERIVED ON STEEL LOGS AS THEY FALL BETWEEN STUDS BETWEEN FULL TRAVEL.

LEGEND

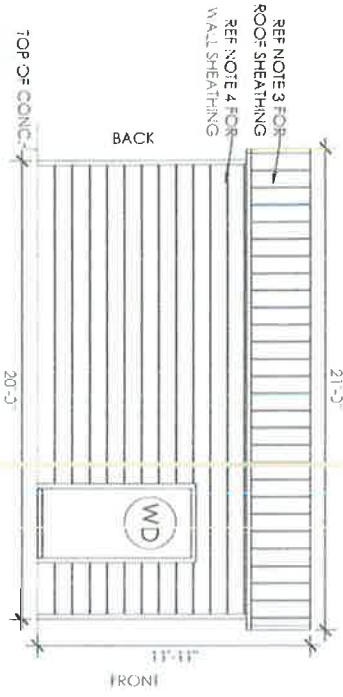
(WIN) WINDOWS (REF WINDOW MARK)

(WD) WALK-IN DOORS (REF DOOR MARK)

NOTE: ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



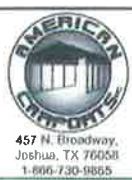
RIGHT SIDE WALL ELEVATION
SCALE: 3/16" = 1'



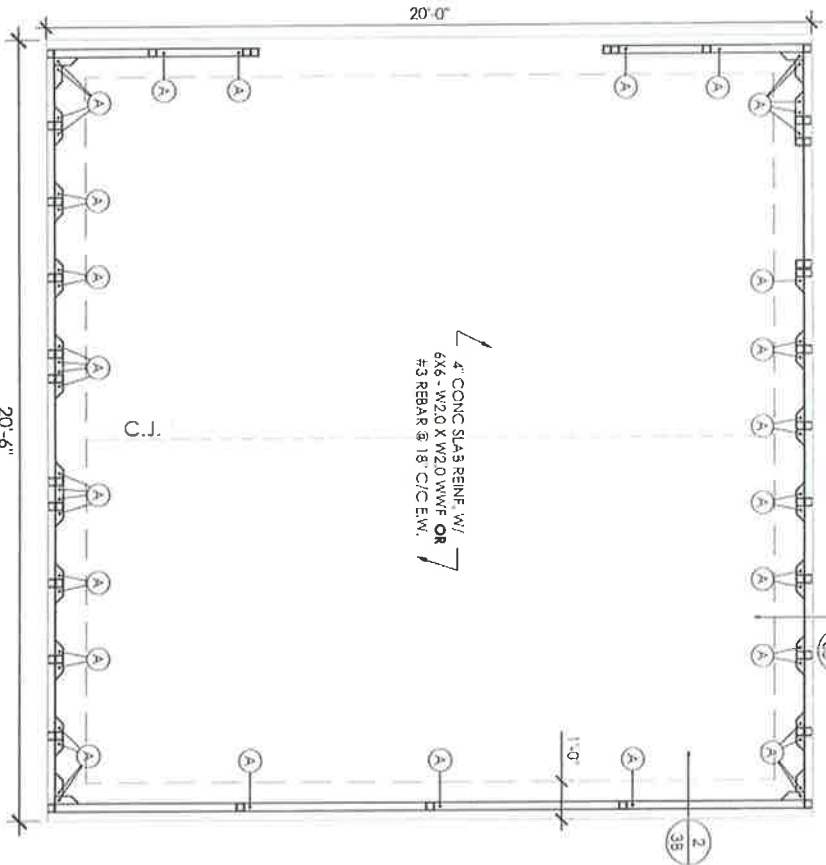
LEFT SIDE WALL ELEVATION
SCALE: 3/16" = 1'

ELEVATIONS

PROJECT TITLE: RCID MALINBAUM		LOCATION: 550 RIMROCK DR BISHOP, CA 93514	
SHEET TITLE: WALL ELEVATIONS		PROJECT No: 233-23-1217	SHEET No: 2 OF 7
DRAWN BY: AMERICAN CIVIL ENGINEERS		DESIGNED BY: A. ABU	CHECKED BY: 5/17/2023




EXPIRES: 12/31/2024
SIGNED: MAY 17, 2023



FOUNDATION PLAN
SCALE: 5/16" = 1'-0"

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA. TUBE
COLUMN POST	121 2 1/2" SQ. X 14GA. TUBE - STITCH WELDED
ANCHOR 'A'	1/20" X 7' LG. POWER BULL WEDGE ANCHOR (PER ESR 2254)

- FOUNDATION NOTES:**
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
 - CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER SINGLE POST & (2) PER DOUBLE WELDED POST.
 - DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
 - DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
 - ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
 - CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
 - CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE. IF INTENDED USE IS A GARAGE.
 - IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING. MIN 8" WIDE CURB REQ.

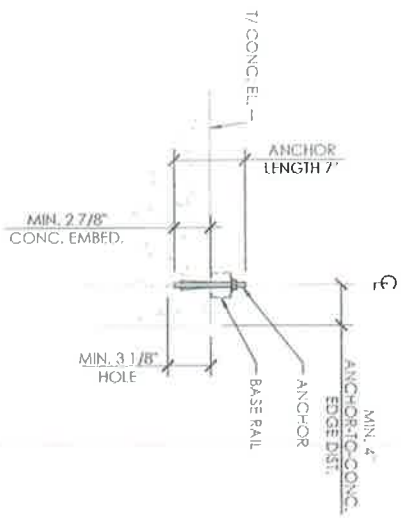
 457 N. Broadway, Joshua, TX 76058 1 800 730 9865		SHEET TITLE: FOUNDATION PLAN: CONCRETE SLAB	PROJECT TITLE: REID MALINBAUM	LOCATION: 550 RIMROCK DR BISHOP, CA 93514
REGISTERED PROFESSIONAL ENGINEER CIVIL OMAR A. ABU-YASEIN 073389 ENGINEER OF CALIFORNIA		PROJECT NO: 233-23-1217	DATE: 5/17/2023	SHEET NO: 3A OF 7

EXPIRES: 12/31/2024
 SIGNED: MAY 17 2023

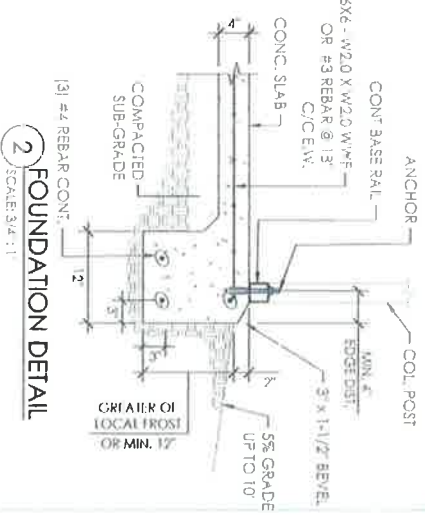
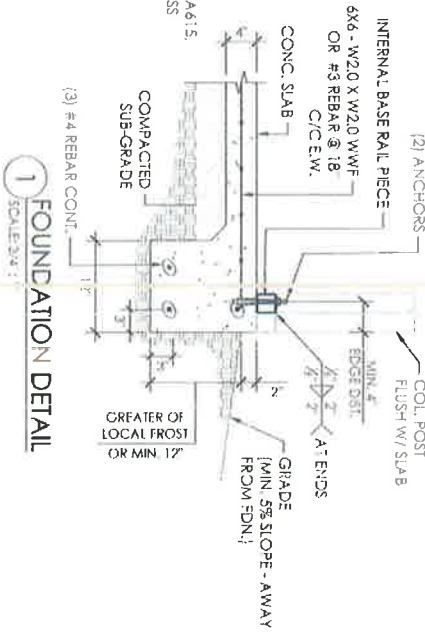
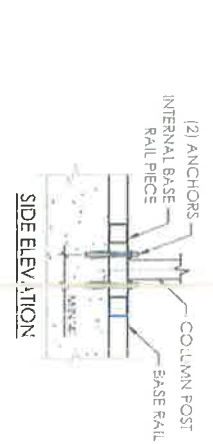
MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 1/4" GA TUBE
COLUMN POST	(2) 2 1/2" SQ. X 1/4" GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2" X 7" LG. POWER BULL WEDGE ANCHOR (PER ESR 2254)

ANCHORAGE NOTES:
ANCHOR INSTALLATION REQUIREMENTS:
 - MIN. ANCHOR EDGE DISTANCE: 4.00" OR U.N.C.
 - MIN. ANCHOR HOLE DEPTH: 3.125"
 - MIN. CONCRETE EMBEDMENT DEPTH: 2.875"
 - MIN. SPACING BETWEEN (2) ANCHORS: 3.75" OR U.N.C.

ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.C.
ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.
REINFORCEMENT NOTES:
 1. REINFORCING STEEL: NEW STYLE STEEL, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS #4 AND LARGER UNLESS OTHERWISE INDICATED ON DRAWINGS.
 2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82, GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.



ANCHORAGE DETAIL
 SCALE: 1/2" = 1'-0"



1 FOUNDATION DETAIL
 SCALE: 3/4" = 1'-0"

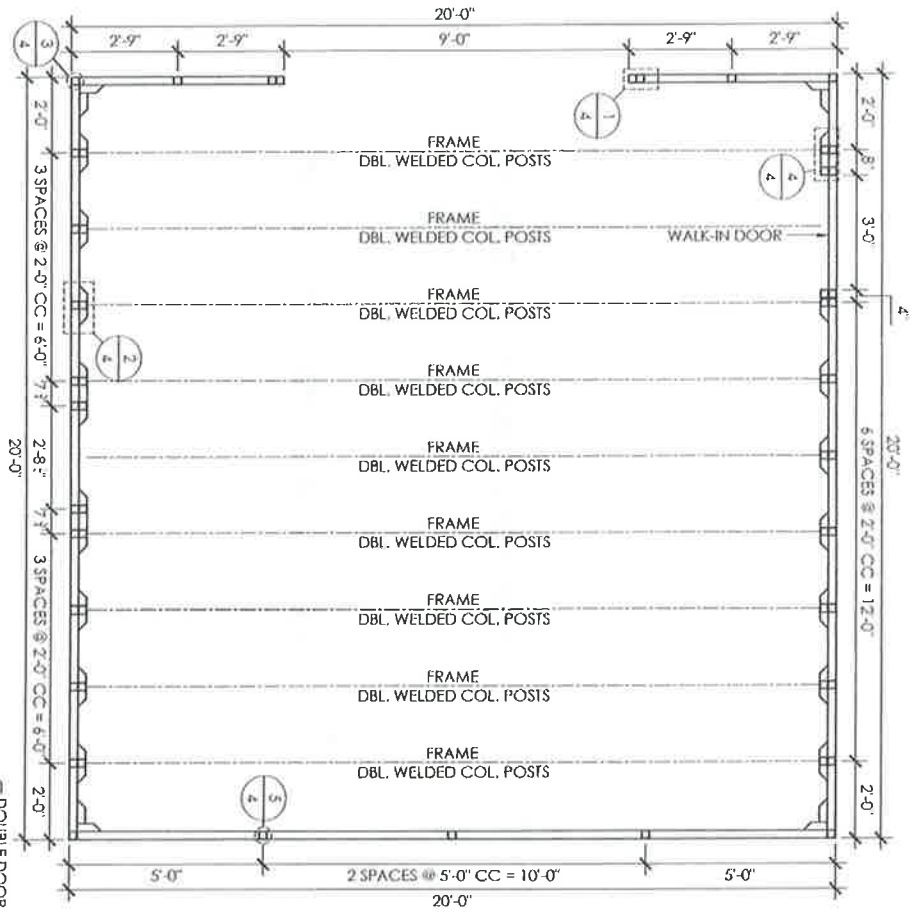
2 FOUNDATION DETAIL
 SCALE: 3/4" = 1'-0"

FOUNDATION DETAILS: CONCRETE SLAB

SHEET TITLE:	FOUNDATION DETAILS: CONCRETE SLAB	PROJECT TITLE:	REID MALINBAUM	LOCATION:	550 RIMROCK DR BISHOP, CA 93514
DATE:	235-25-1217	DATE:	5/17/2023	PERMIT No. 30 OF 7 235-25-1217 A. ABU 5/17/2023	

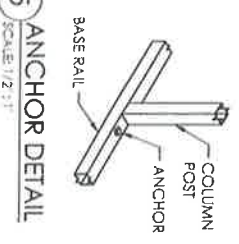
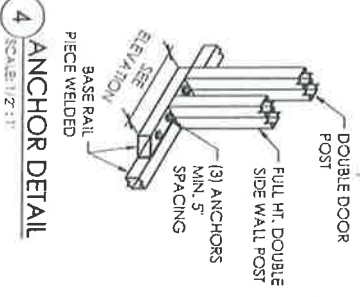
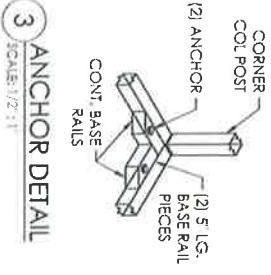
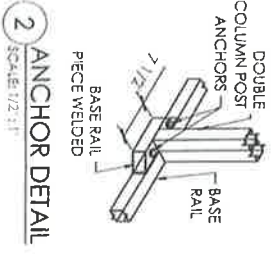
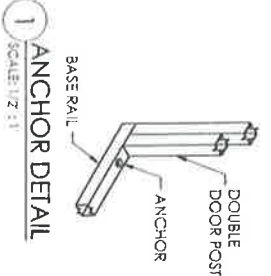


EXPIRES: 12/31/2024
 SIGNED: MAY 17 2023



NOTE:
SEE SHEET 3A, 7B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS

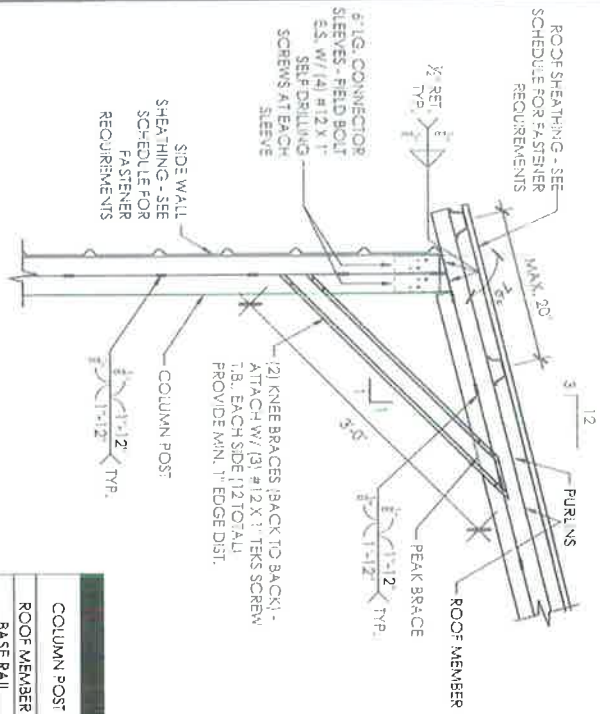
COLUMN LAYOUT PLAN
SCALE: 1/2" = 1'-0"



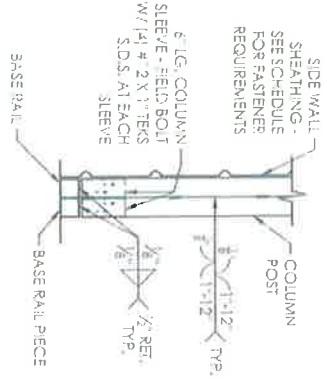
EXPIRES: 12/31/2024
SIGNED: MAY 17 2023



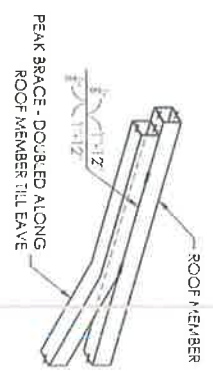
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PROJECT TITLE REID MALINBAUM	LOCATION 550 RIMROCK DR BISHOP, CA 93514	DRAWN BY A. ABU	



1 FRAME DETAIL
SCALE: 3/4" = 1'



2 BASE DETAIL
SCALE: 3/4" = 1'

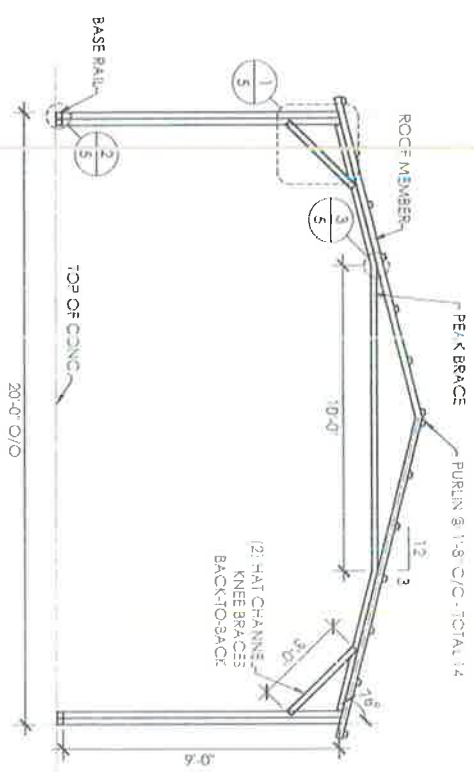


3 PEAK BRACE DETAIL
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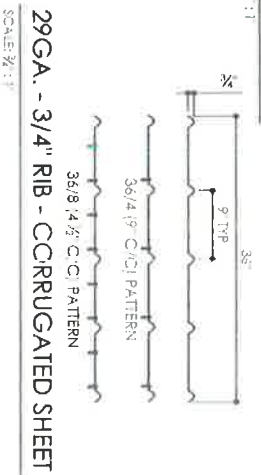
MEMBER PROPERTIES	MEMBER PROPERTIES
COLUMN POST	(2) 2 1/2" SQ. X 14GA. TUBE - STITCH WELD'D
ROOF MEMBER	2 1/2" SQ. X 14GA. TUBE
BASE RAIL	2 1/2" SQ. X 14GA. TUBE
PEAK BRACE	2 1/2" SQ. X 14GA. TUBE
KNEE BRACE	(2) 4" X 1" X 14GA. HAT CHANNEL
CONNECTOR SLIWE	2 1/4" SQ. X 12GA. TUBE
PURLINS	4" X 1" X 14GA. HAT CHANNEL

LOCATION	CORNER PANEL	SIDE LAP	EDGE LAP	ELSEWHERE
SPACING	9" CC	MIN. 1'	4 1/2" CC	9" CC

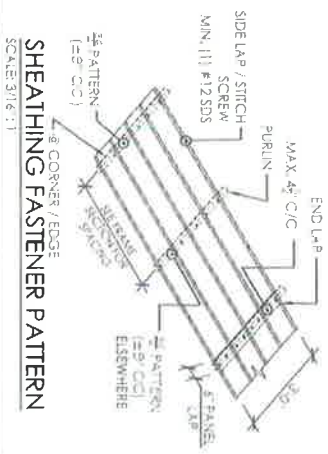
FASTENER TYPE: #12X1 SELF-DRILL SCREWS
 (ESR-2194) W/ NICOPLATE/STEEL WASHER



TYPICAL FRAME
SCALE: 1/4" = 1'



29GA. - 3/4" RIB - CORRUGATED SHEET
SCALE: 3/4" = 1'

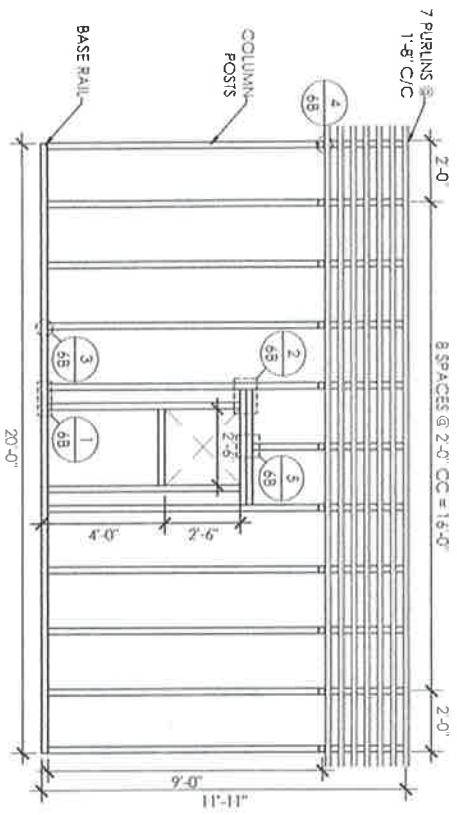


SHEATHING FASTENER PATTERN
SCALE: 3/4" = 1'

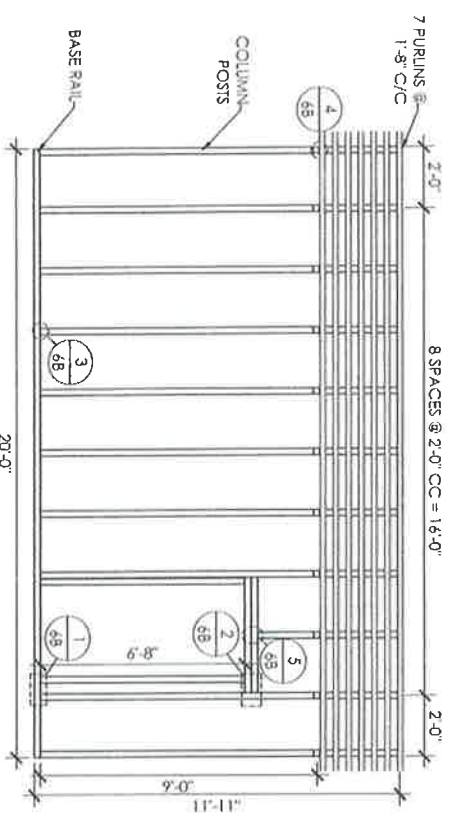
<p>457 N. Broadway, Joshua, TX 76058 1-800-730-0865</p>	<p>PROJECT TITLE: REID MALINBAUM</p>	<p>LOCATION: 550 RIMROCK DR BISHOP, CA 93514</p>
	<p>SHEET TITLE: FRAME SECTION & DETAILS</p>	<p>DATE: 5/17/2023</p>



EXPIRES: 12/31/2024
 SIGNED: MAY 17, 2023



RIGHT SIDE WALL FRAMING
SCALE: 1/4" = 1'



LEFT SIDE WALL FRAMING
SCALE: 1/4" = 1'

MEMBER PROFILES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	2 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
DOUBLE DOOR POST	2 2 1/2" SQ. X 14GA TUBE
DOUBLE HEADER	2 2 1/2" SQ. X 14GA TUBE - STITCH WELDED

SHEET NO. **6A OF 7**
PROJECT NO. 233-23-1217
DATE: 5/17/2023
DRAWN BY: A. ABU

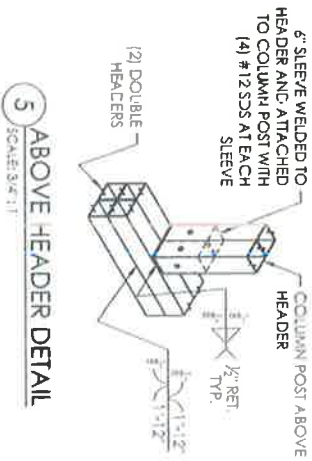
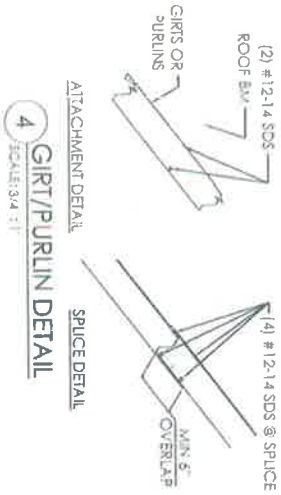
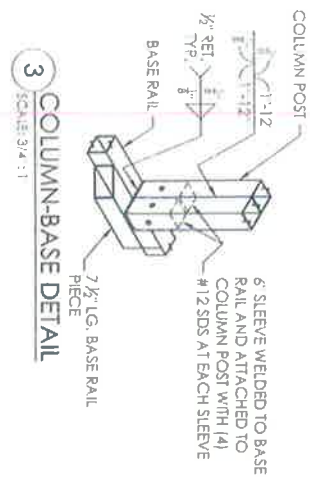
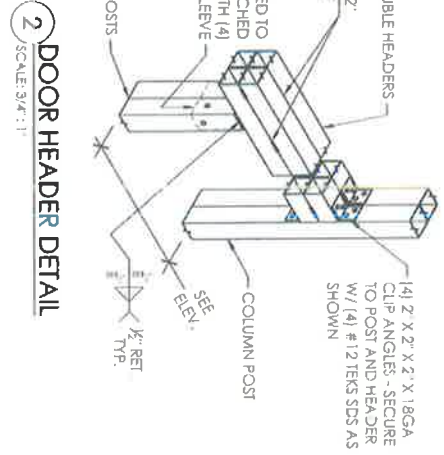
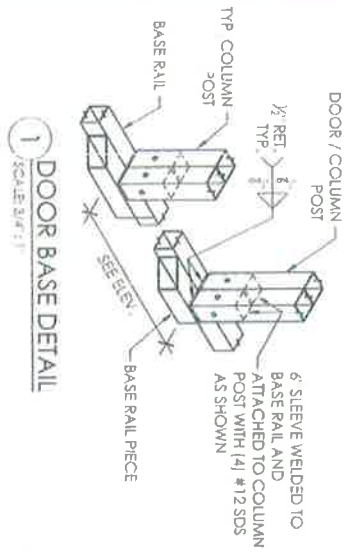
SHEET TITLE: SIDE WALL FRAMING	
PROJECT TITLE: REID MALINBAUM	LOCATION: 550 RIMROCK DR BISHOP, CA 93514



457 N. Broadway,
Joshua, TX 76059
1-866-730-9805



EXPIRES: 12/31/2024
SIGNED: MAY 17 2023



SHEET TITLE

SIDE WALL FRAMING DETAILS

PROJECT TITLE

REID MALINBAUM

LOCATION:

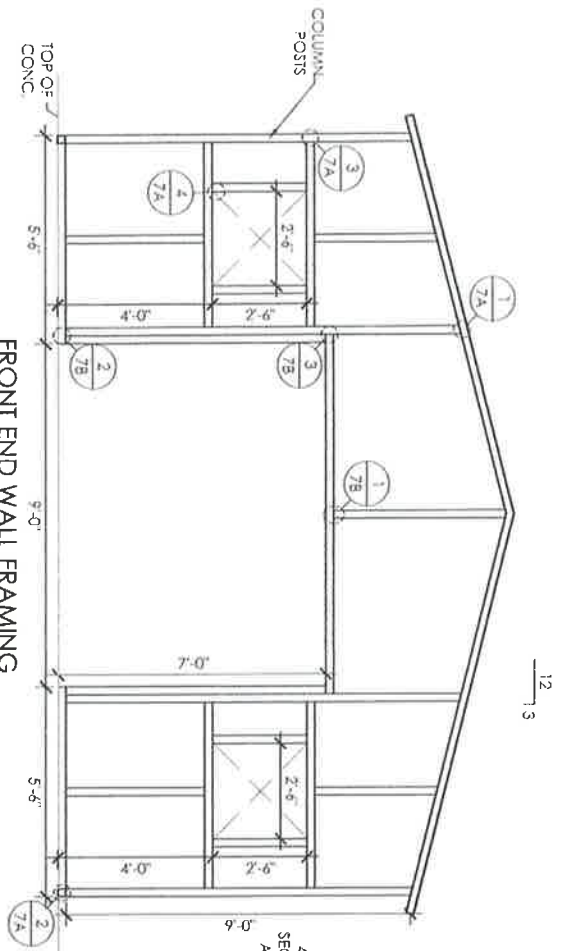
550 RIMROCK DR
BISHOP, CA 93514

PROJECT NO. 233-23-1217
DATE 5/17/2023
DRAWN BY A. ASU

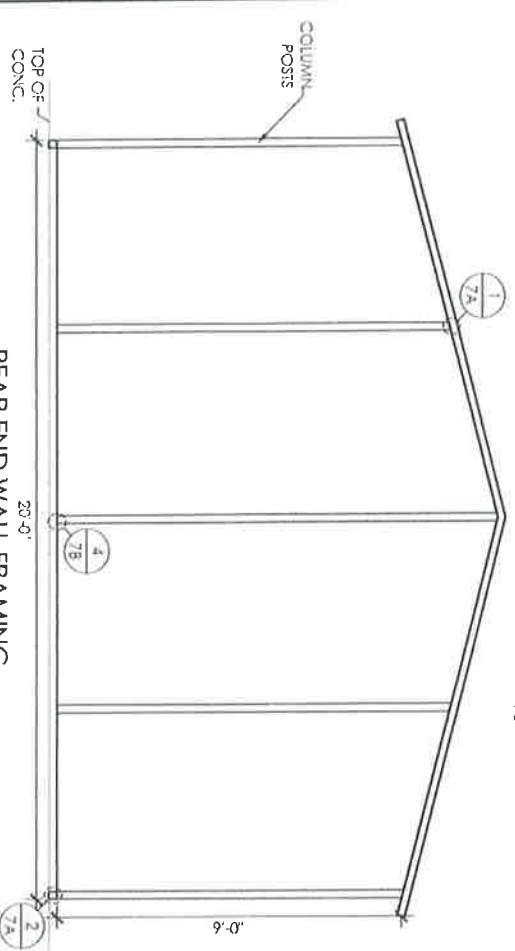
68 OF 7



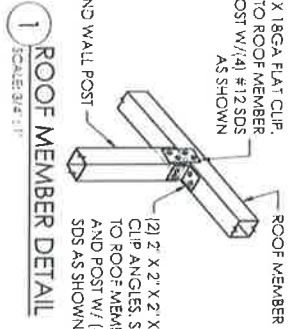
EXPIRES: 12/31/2024
SIGNED: MAY 17, 2023



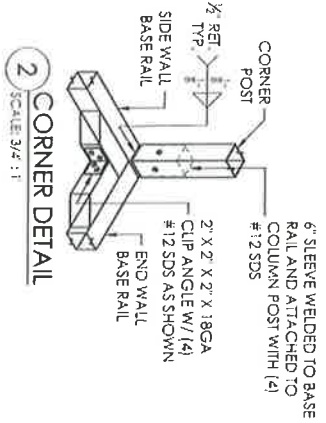
FRONT END WALL FRAMING
SCALE: 5/8" = 1'



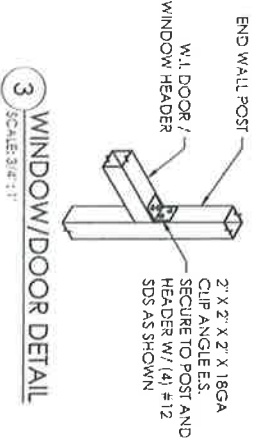
REAR END WALL FRAMING
SCALE: 5/8" = 1'



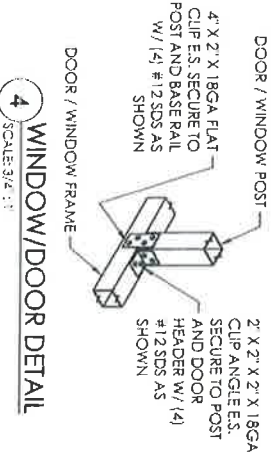
1 ROOF MEMBER DETAIL
SCALE: 3/4" = 1'



2 CORNER DETAIL
SCALE: 3/4" = 1'



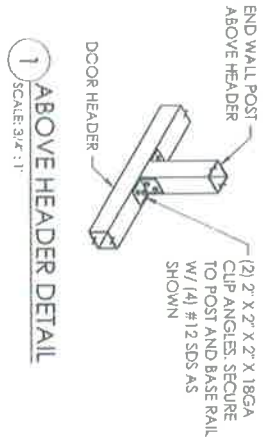
3 WINDOW/DOOR DETAIL
SCALE: 3/4" = 1'



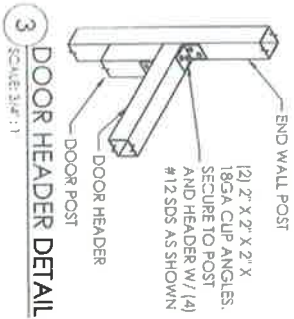
4 WINDOW/DOOR DETAIL
SCALE: 3/4" = 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
HEADER	2 1/2" SQ. X 14GA TUBE
DOOR POST	2 1/2" SQ. X 14GA TUBE
WINDOW POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	2 1/2" SQ. X 14GA TUBE

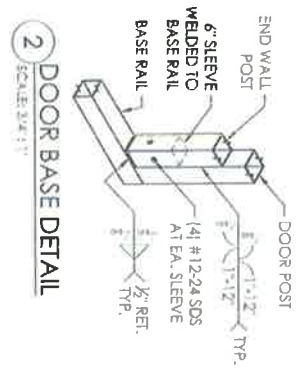
SHEET TITLE: END WALL FRAMING & DETAILS		PROJECT TITLE: REID MALINBAUM	LOCATION: 550 RIMROCK DR BISHOP, CA 93514
REGISTERED PROFESSIONAL ENGINEER OMAR A. ABU-YASEIN CIVIL ST. JOSE OF CALIFORNIA CP3389		DATE: 5/17/2023	7A OF 7
457 N. Broadway, Joshua, TX 76058 1-800-730-9865		PROJECT NO: 233-23-1217	DATE: 5/17/2023
AMERICAN CORPORATE		SIGNED: MAY 17 2023	EXPIRES: 12/31/2024



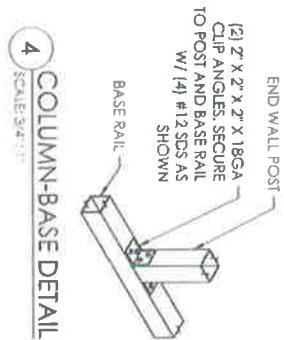
1 ABOVE HEADER DETAIL
SCALE: 3/4\"/>




3 DOOR HEADER DETAIL
SCALE: 3/4\"/>



2 DOOR BASE DETAIL
SCALE: 3/4\"/>



4 COLUMN-BASE DETAIL
SCALE: 3/4\"/>

 457 N. Broadway, Joshua, TX 76058 1.866.730.9865	SHEET TITLE <h2 style="margin: 0;">END WALL FRAMING DETAILS</h2>	PROJECT TITLE: REID MALINBAUM	LOCATION: 550 RIMROCK DR BISHOP, CA 93514
	REGISTERED PROFESSIONAL ENGINEER CIVIL OMAR A. ABU-YASEIN 073989	PROJECT NO. 238-29-1217	SHEET NO. A-480

EXPIRES: 12/31/2024
SIGNED: MAY 17 2023



GEOTECHNICAL • GEOLOGY • HYDROGEOLOGY • MATERIALS TESTING • INSPECTION

Reid Malinbaum
500 Rimrock Drive
Swall Meadows, CA 93514

May 26, 2023

Subject: **GEOTECHNICAL SITE AND PLAN REVIEW**
400-sf Detached Garage
550 Rimrock Drive (APN 64-200-021)
Swall Meadows, Mono County, California

Sierra Geotechnical Services has visited the site and reviewed the project site plan and foundation plans, with calculations, for the proposed 20' x 20' detached garage, prepared by Dale Schaub (PDF dated 3/28/2023), and Omar Abu-Yasein PE for American Carports (PDF dated 3/17/2023). The proposed building will be located approximately 110-feet northeast of the existing residence. The reinforced foundation will be monolithic and will include 18" deep, continuous concrete perimeter footings, and a 4-inch-thick slab-on-grade.

Site coordinates are 37.5032, -118.6274. Topography at the building area is slightly east sloping. No adverse conditions such as high groundwater, ground cracks, faulting, etc. are present in the site area. Further, the site is not located in a fault, liquefaction, or special flood zone.

Based upon our knowledge of the area, the assumed 1,500 psf soil bearing pressure, as noted on Sheet 3A of the project plans, is considered applicable for site soils, which are characteristically silty sands (Unified Soil Classification Symbol – SM) with gravels, cobbles, and some boulders.

Recommendations: Based upon our review, we recommend that the following be implemented during construction:

- Expect that the site will be underlain by approximately 1-foot of surficial and/or moderately rooted soils considered unsuitable for foundation support.
- All footings and the slab should be supported by competent native soils or compacted fill. Excavations and earthwork should be properly prepared in accordance with the attached General Earthwork and Grading Recommendations.
- Cut/fill transitions across the building pad, which could lead to differential settlement, should be avoided.

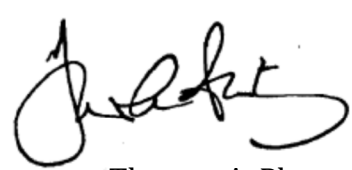
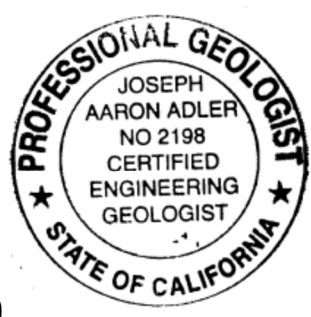
We appreciate the opportunity to be of service to you. Should you have any questions regarding this report, please do not hesitate to contact us.

Respectfully,

SIERRA GEOTECHNICAL SERVICES, INC.

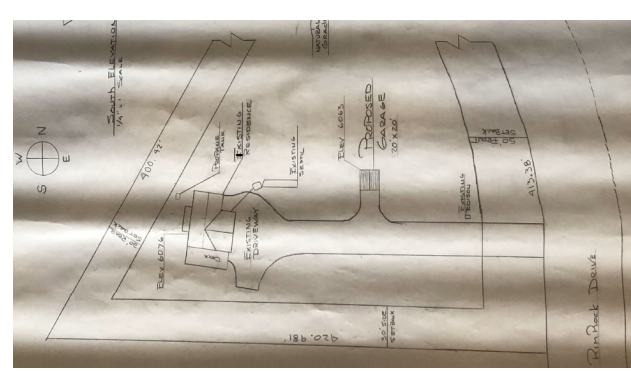
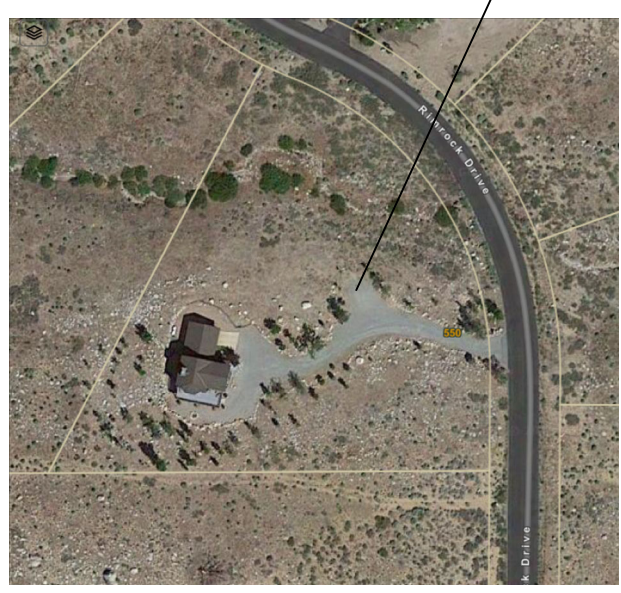


Joseph A. Adler
Principal Geologist
CEG 2198 (exp 3/31/2025)



Thomas A. Platz
Principal Engineer
PE C41039 (exp 3/31/2025)





PROJECT:		<i>VICINITY MAP</i>	
		<i>550 RIMROCK DRIVE DETACHED GARAGE</i>	
SCALE:	<i>NTS</i>	DATE:	<i>5/2023</i>
COORD:	<i>37.5032, -118.6274</i>	DRAWN BY:	<i>JAA</i>
JOB NO.:	<i>3.31972</i>	FIGURE:	<i>FIGURE</i>



GENERAL EARTHWORK AND GRADING

These general earthwork and grading specifications are for the grading and earthwork shown on the approved grading or construction plan(s) and/or indicated in the geotechnical report(s). Earthwork and grading should be conducted in accordance with applicable grading ordinances, the current California Building Code, and the recommendations of this report. The following recommendations are provided regarding specific aspects of the proposed earthwork construction. These recommendations should be considered subject to revision based on field conditions observed by the geotechnical consultant during grading.

Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ the Geotechnical Consultant of Record. The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of grading or construction.

During grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground, after it has been cleared for receiving fill but before it has been placed, bottoms of all "remedial removal areas, all key bottoms, and benches made on sloping ground to receive fill.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the contractor on a routine and frequent basis.

The Earthwork Contractor

The Earthwork Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications. The Earthwork Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to the commencement of grading. The Earthwork Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant unsatisfactory conditions, such as unstable soil, improper moisture condition, inadequate compaction, adverse weather, etc.... are resulting in a quality of work less than required in these Specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified.



Site Preparation

General: Site preparation includes removal of deleterious materials, unsuitable materials, and existing improvements from areas where new improvements or new fills are planned. Deleterious materials, which include vegetation, trash, and debris, should be removed from the site, and legally disposed of off-site. Unsuitable materials include loose or disturbed soils, undocumented fills, contaminated soils, or other unsuitable materials. The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1-percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant etc. have chemical constituents that are hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fine and/or imprisonment and shall not be allowed.

Any existing subsurface utilities that are to be abandoned should be removed and the trenches backfilled and compacted. If necessary, abandoned pipelines may be filled with grout or slurry cement as recommended by, and under the observation of, the Geotechnical Consultant.

Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured, or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by the Geotechnical Consultant during grading.

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

Compaction

The onsite soils are suitable for placement as compacted fill provided the organics, oversized rock (greater than 6-inches in diameter) and deleterious materials are removed. Rocks greater than 6-inches and less than 2-feet in diameter can be placed in the bottom of deeper fills or approved areas provided they are selectively placed in such a manner that no large voids are created. All rocks shall be placed a minimum of 4-feet below finish grade elevation unless used for landscaping



purposes. Any import soils shall be tested for suitability in advance by the project Geotechnical Engineer.

After making the recommended removals prior to fill placement, the exposed ground surface should be scarified to a depth of approximately 8-inches, moisture conditioned as necessary, and compacted to at least 90-percent of the maximum dry density obtained using ASTM D1557 as a guideline. Surfaces on which fill is to be placed which are steeper than 5:1 (Horizontal to vertical) should be benched so that the fill placement occurs on relatively level ground.

For the parking areas and other improvements, a one-foot removal is recommended depending on site conditions (i.e., depth of root zone, and depth of disturbance which may have locally deeper removal depths). The removal bottom should be observed (tested as needed) by the geotechnical consultant prior to placing fill soils. The upper 12-inches of subgrade material along with the Class II Aggregate Base and the Asphaltic concrete shall be compacted to a minimum of 95-percent of the materials maximum dry density as determined by ASTM D1557. The subgrade and aggregate base shall be moisture-conditioned and compacted to 95-percent of the material's maximum dry density as determined by ASTM D1557 to a depth of 12-inches.

All fill and backfill to be placed in association with the proposed construction should be accomplished slightly over optimum moisture content using equipment that is capable of producing a uniformly compacted product throughout the entire fill lift. Fill materials at less than optimum moisture should have water added and the fill mixed to result in material that is uniformly above optimum moisture content. Fill materials that are too wet can be aerated by blading or other satisfactory methods until the moisture content is as required. The wet soils may be mixed with drier materials in order to achieve acceptable moisture content.

The fill and backfill should be placed in horizontal lifts at a thickness appropriate for equipment spreading, mixing, and compacting the material, but generally should not exceed 8-inches in loose thickness. Retaining wall backfill shall be composed of a granular material (maximum \leq 3-inch rock) with an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 30.

No fill soils shall be placed during unfavorable weather conditions. When work is interrupted by rains or snow, fill operations shall not be resumed until the field tests by the geotechnical engineer indicate that the moisture content and density of the fill are as previously specified.

Slopes

All slopes shall be compacted in a single continuous operation upon completion of grading by means of sheepsfoot or other suitable equipment, or all loose soils remaining on the slopes shall be trimmed back until a firm compacted surface is exposed. Slope compaction tests shall be made within one foot of slope surface.

Cut and fill slopes shall be a maximum of 2:1 (horizontal to vertical) unless approved by the Geotechnical Consultant.

Planting and irrigation of cut and fill slopes and/or installation of erosion control and drainage devices should be completed due to the erosion potential of the soil.

Temporary Excavations

Temporary excavation shall be made no steeper than 1:1 (horizontal to vertical). The recommended slope for temporary excavations does not preclude local raveling and sloughing.



Where wet soils are exposed, flatter excavation of slopes and dewatering may be necessary. In areas of insufficient space for slope cuts, or where soils with little or no binder are encountered, shoring shall be used.

All large rocks exposed above temporary cuts shall be removed prior to foundation excavation. In addition, any rocks exposed during development from raveling and sloughing should be removed immediately.

All excavations should comply with the requirements of the California Construction and General Industry Safety Orders and the Occupational Safety and Health Act and other public agencies having jurisdiction.

Trench Backfill

Exterior trenches, paralleling a footing and extending below a 1:1 plane projected from the outside bottom edge of the footing, shall be compacted to a minimum of 95-percent per ASTM D1557. All trenches in structural areas and under concrete flatwork shall be compacted to a minimum of 95-percent per ASTM D1557. All trenches in non-structural areas shall be compacted to a minimum of 85-percent per ASTM D1557.

All material used for trench backfill shall be approved by the Geotechnical Engineer prior to placement. All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 ($SE > 30$). The bedding shall be placed to 1-foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 95-percent of maximum from 1-foot above the top of the conduit to the surface.

Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

Regulations of the governing agency may supersede the above, and all trench excavations should conform to all applicable safety codes. The Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations.



An Overview of Conflicts of Interest Under the Political Reform Act

May 2022

Contents

I.	The Basic Prohibition.....	2
II.	Making, Participating in Making, or Attempting to Influence a Decision.....	2
	A. General Definitions.....	2
	B. Exceptions.....	3
III.	Financial Interests.....	4
IV.	Foreseeability of Financial Effect.....	5
	A. Explicitly Involved.....	5
	B. Not Explicitly Involved.....	5
V.	Materiality Standards.....	6
	A. Business Entity Interests.....	6
	B. Real Property Interests.....	7
	C. Source of Income Interests.....	9
	D. Source of Gift Interests.....	11
	E. Interest in Personal Finances.....	12
VI.	The Public Generally Exception.....	13
VII.	Legally Required Participation.....	16
VIII.	Segmentation.....	17
IX.	Disqualification Requirements.....	18

I. The Basic Prohibition

Government Code Section 87100 of the Political Reform Act (the “Act”)¹ prohibits a public official at any level of state or local government from making, participating in making, or attempting to use the official’s position to influence a governmental decision in which the official knows or has reason to know the official has a financial interest. Government Code Section 87103 provides that an official has a “financial interest” within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material financial effect on one or more of the official’s interests as identified and distinguishable from the decision’s effect on the public generally.

Taken together, these provisions of the Act prohibit an official from taking part in a decision if it is reasonably foreseeable that the decision would have a material financial effect on one or more of the official’s financial interests identified in Section 87103 distinguishable from the decision’s effect on the public generally.

II. Making, Participating in Making, or Attempting to Influence a Decision

Regulation 18704 defines “making a decision,” “participating in a decision,” and “using official position to attempt to influence a decision” for purposes of the Act’s conflict of interest provisions. If an official has a disqualifying conflict of interest under Section 87100, the official is prohibited from making, participating in making, or attempting in any way to use the official’s official position to influence the decision.

A. General Definitions

Making a Decision: An official makes a decision if the official authorizes or directs any action, votes, appoints a person, obligates or commits the official’s agency to any course of action, or enters into any contractual agreement on behalf of the agency. (Regulation 18704(a).)

Participating in a Decision: An official participates in a decision if the official provides information, an opinion, or a recommendation for the purpose of affecting the decision without significant intervening substantive review. (Regulation 18704(b).)

Using Official Position to Attempt to Influence a Decision: An official uses an official position to influence a decision if the official contacts or appears before: (1) any official in the official’s agency, or in an agency subject to the authority or budgetary control of the official’s agency, for the purpose of affecting a decision; or (2) any official in any other government agency for the purpose of affecting a decision, and the official purports to act within the official’s authority or on behalf of the official’s agency in making the contact. (Regulation 18704(c).)

B. Exceptions

Regulation 18704(d) provides that “making, participating in, or using official position to influence a decision” do not include any of the following:

Ministerial: Actions that are solely ministerial, secretarial, or clerical. (Regulation 18704(d)(1).)

Appearances as a Member of the General Public: An appearance by an official as a member of the general public before an agency in the course of its prescribed governmental function if the official is appearing on matters related solely to the official’s personal interests, including interests in:

- Real property owned entirely by the official, members of the official’s immediate family, or the official and members of the official’s immediate family;
- A business owned entirely by the official, members of the official’s immediate family, or the official and members of the official’s immediate family; or
- A business over which the official, members of the official’s immediate family, or the official and members of the official’s immediate family solely or jointly exercise full direction and control. (Regulation 18704(d)(2).)

Terms of Employment: Actions by an official relating to the official’s compensation or the terms or conditions of the official’s employment or consulting contract. However, an official may not make a decision to appoint, hire, fire, promote, demote, or suspend without pay or take disciplinary action with financial sanction against the official or the official’s immediate family, or set a salary for the official or the official’s immediate family different from salaries paid to other employees of the agency in the same job classification or position. (Regulation 18704(d)(3).)

Public Speaking: Communications by an official to the general public or media. (Regulation 18704(d)(4).)

Academic Decisions: Teaching decisions, including an instructor’s selection of books or other educational materials at the official’s own school or institution, or other similar decisions incidental to teaching; or decisions by an official who has teaching or research responsibilities at an institution of higher education relating to the official’s professional responsibilities, including applying for funds, allocating resources, and all decisions relating to the manner or methodology with which the official’s academic study or research will be conducted. (Regulation 18704(d)(5).) However, this exception does not apply to an official who has institution-wide administrative responsibilities as to the approval or review of academic study or research at the institution unrelated to the official’s own work. (*Ibid.*)

Architectural and Engineering Documents: Drawings or submissions of an architectural, engineering, or similar nature prepared by an official for a client to submit in a proceeding before the official’s agency if: (i) the work is performed pursuant to the official’s profession; and (ii) the official does not make any contact with the agency other

than contact with agency staff concerning the process or evaluation of the documents prepared by the official. (Regulation 18704(d)(6)(A).)

Also, an official's appearance before a design or architectural review committee or similar body of which the official is a member to present drawings or submissions of an architectural, engineering, or similar nature prepared for a client if: (i) the committee's sole function is to review architectural designs or engineering plans and to make recommendations to a planning commission or other agency; (ii) the committee is required by law to include architects, engineers, or persons in related professions, and the official was appointed to the body to fulfill this requirement; and (iii) the official is a sole practitioner. (Regulation 18704(d)(6)(B).)

Additional Consulting Services: Recommendations by a consultant regarding additional services for which the consultant or consultant's employer would receive additional income if the agency has already contracted with the consultant, for an agreed upon price, to make recommendations concerning services of the type offered by the consultant or the consultant's employer, and the consultant does not have any other economic interest, other than in the firm, that would be foreseeably and materially affected by the decision. (Regulation 18704(d)(7).)

III. Financial Interests

The first step in determining whether an official has a disqualifying conflict of interest under the Act is identifying the official's financial interests with respect to the decision at issue. Section 87103 identifies the following financial interests which may give rise to an official's disqualifying conflict of interest under the Act:

- A business entity in which the official has a direct or indirect investment worth \$2,000 or more (Section 87103(a)); or in which the official is a director, officer, partner, trustee, employee, or holds any position of management (Section 87103(d)).
- Real property in which the official has an interest worth \$2,000 or more. (Section 87103(b).)
- A source of income totaling \$500 or more in value provided or promised to, or received by, the official within the 12 months prior to the time when the decision is made. (Section 87103(c).)
- A giver of a gift or gifts totaling \$500² or more in value provided or promised to, or received by, the official within the 12 months prior to the time when the decision is made. (Section 87103(e).)
- The official's personal finances and those of "immediate family," defined in Section 82029 as the spouse and dependent children. (Section 87103.)

IV. Foreseeability of Financial Effect

A. Explicitly Involved

A financial effect on a financial interest is presumed to be reasonably foreseeable if the financial interest is explicitly involved in the decision. (Regulation (18701(a).) An official's financial interest is "explicitly involved" in a decision if the interest is a "named party in, or the subject of," the decision, and an interest is the "subject of a proceeding" if the decision involves the issuance, renewal, denial, or revocation of any license, permit, other entitlement to, or contract with, the interest.³ Additionally, an official's real property interest is explicitly involved in any decision affecting the real property as described in Regulation 18702.2(a)(1) through (6), discussed further below. (*Ibid.*)

B. Not Explicitly Involved

When an official's financial interest is not explicitly involved in a decision, the financial effect of the decision is reasonably foreseeable if the effect can be recognized as a realistic possibility and more than hypothetical or theoretical. The effect need not be likely to be reasonably foreseeable. (Regulation 18701(b).)

Factors to be considered when determining if a decision's effect on an official's not explicitly involved interest is reasonably foreseeable include, but are not limited to, the following:

- The extent to which the occurrence of the effect is contingent upon intervening events (other than future governmental decisions by the official's agency or an agency subject to the budgetary control of the official's agency). (Regulation 18701(b)(1).)
- Whether the official should anticipate a financial effect on the financial interests at issue as a potential outcome under normal circumstances when using appropriate due diligence and care. (Regulation 18701(b)(2).)
- Whether the official has an interest of the type that would typically be affected by the terms of the decision. (Regulation 18701(b)(3).)
- Whether the decision is of the type that would be expected to have a financial effect on businesses and individuals similarly situated to those businesses and individuals in which the official has a financial interest. (*Ibid.*)
- Whether a reasonable inference can be made that the financial effects of the decision on the official's financial interest might compromise an official's ability to fulfill their duty to act in the best interests of the public. (Regulation 18701(b)(4).)
- Whether the decision will provide or deny an opportunity, or create an advantage for one of the official's financial interests. (Regulation 18701(b)(5).)

- Whether the official has the type of financial interest that would cause a similarly situated person to weigh the advantages and disadvantages of the decision on the official's financial interest in formulating a position. (Regulation 18701(b)(6).)

V. Materiality Standards

Regulation 18702(a) provides that the next step in the analysis is to determine if the decision's reasonably foreseeable financial effect on the official's financial interest is material. If the official's interest is in:

- A business entity, then apply the materiality standards of Regulation 18702.1. (Regulation 18702(a)(1).)
- A real property, then apply the materiality standards of Regulation 18702.2. (Regulation 18702(a)(2).)
- A source of income, then apply the materiality standards of Regulation 18702.3. (Regulation 18702(a)(3).)
- A source of a gift or gifts, then apply the materiality standards of 18702.4. (Regulation 18702(a)(4).)
- Their personal finances or those of immediate family, then apply materiality standard of 18702.5. (Regulation 18702(a)(5).)

A. Business Entity Interests

Regulation 18702.1 sets forth the materiality standards applicable to a decision's reasonably foreseeable financial effect on a business in which an official has an interest, and provides that the effect is material if any of the following standards is met:

- The business is explicitly involved in the decision, meaning that the business is "a named party in, or the subject of, the decision, including any decision in which the business:
 - Initiates the proceeding by filing an application, claim, appeal, or other request for action concerning the business with the official's agency. (Regulation 18702.1(a)(1)(A).)
 - Offers to sell a product or service to the official's agency. (Regulation 18702.1(a)(1)(B).)
 - Bids on, or enters into, a contract with the official's agency, or is identified as a subcontractor on a bid or contract with the agency. (Regulation 18702.1(a)(1)(C).)
 - Is the named or intended manufacturer or vendor of any products to be purchased by the official's agency with an aggregate cost of \$1,000 in any 12-month period. (Regulation 18702.1(a)(1)(D).)

- Applies for a permit, license, grant, tax credit, exception, variance, or other entitlement from the official's agency. (Regulation 18702.1(a)(1)(E).)
- Is the subject of any inspection, action, or proceeding under the regulatory authority of the official's agency. (Regulation 18702.1(a)(1)(F).)
- Is subject to an action taken by the official's agency that is directed at the entity. (Regulation 18702.1(a)(1)(G).)
- The decision may result in an increase or decrease of the business's annual gross revenues, or the value of its assets and liabilities, in an amount equal to or more than:
 - \$1,000,000; or
 - Five percent of the business's annual gross revenues, and the increase or decrease is \$10,000 or more. (Regulation 18702.1(a)(2).)
- The decision may cause the business to incur or avoid additional expenses or to reduce or eliminate expenses in amount equal to or more than:
 - \$250,000; or
 - One percent of the business's annual gross revenues, and the increase or decrease is at least \$2,500. (Regulation 18702.1(a)(3).)
- The official knows or has reason to know that business has an interest in real property and:
 - The property is a named party in, or the subject of, the decision under Regulations 18701(a) and 18702.2(a)(1) through (6); or
 - There is clear and convincing evidence the decision would have a substantial effect on the property. (Regulation 18702.1(a)(4).)

Thus, if the decision's reasonably foreseeable financial effect on an official's business interest meets any of the four standards above, that effect is material, and the official is disqualified from taking part in the decision.

Small Shareholder Exception: Regulation 18702.1(b) sets forth the "Small Shareholder Exception," which provides that a decision's reasonably foreseeable financial effect on an official's financial interest in a business is not material under Regulation 18702.1(a)(1) or (a)(4)(A) if both:

- The official's only financial interest in the business is an "investment interest" under Section 87103(a) valued at \$25,000 or less; and
- The official's interest in the business is less than one percent of the business's shares.

If the Small Shareholder Exception applies, the official is not disqualified.

B. Real Property Interests

Regulation 18702.2 provides the materiality standards applicable to a decision's reasonably foreseeable financial effect on real property in which an official has an interest as either an owner or lessee.

Explicitly Involved Real Property Interest: It is reasonably foreseeable a decision will have a material financial effect on an official's interest in real property any time the interest is explicitly involved in the decision. Therefore, the decision's reasonably foreseeable effect is material in any of the types of decisions described in Regulation 18702.2(a)(1) to (6), including a decision that:

- Involves the adoption of or amendment to a development plan or criteria applying to the property. (Regulation 18702.2(a)(1).)
- Determines the property's zoning or rezoning, other than a zoning decision applicable to all properties designated in that category; annexation or de-annexation; inclusion in or exclusion from any city, county, district, or local government subdivision or other boundaries, other than elective district boundaries. (Regulation 18702.2(a)(2).)
- Would impose, repeal, or modify any taxes, fees, or assessments that apply to the property. (Regulation 18702.2(a)(3).)
- Authorizes the sale, purchase, or lease of the property. (Regulation 18702.2(a)(4).)
- Involves the issuance, denial or revocation of a license, permit or other land use entitlement authorizing a specific use of or improvement to the property or any variance that changes the permitted use of, or restrictions placed on, the property. (Regulation 18702.2(a)(5).)
- Involves construction of, or improvements to, streets, water, sewer, storm drainage or similar facilities, and the property will receive new or improved services that provide a benefit or detriment disproportionate to other properties receiving the services. (Regulation 18702.2(a)(6).)

Not Explicitly Involved Real Property Interest: A decision's reasonably foreseeable financial effect on an official's interest in real property is material if it is of a type described in Regulation 18702.2(a)(7) through (8), (b) or (c), including a decision that:

- Involves property located 500 feet or less from the official's property unless there is clear and convincing evidence that the decision will not have any measurable impact on the official's property. (Regulation 18702.2(a)(7).)
- Involves property located more than 500 feet but less than 1,000 feet from the official's property, and the decision would change the official's property's: development potential; income producing potential; highest and best use; character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; or market value (Regulation 18702.2(a)(8)(A) through (E).)

- Involves property located 1,000 feet or more from the property line of the official's property if there is clear and convincing evidence the decision would have a substantial effect on the official's property. (Regulation 18702.2(b).)
- Involves property leased by the official and the decision will:
 - Change the termination date of the lease;
 - Increase or decrease the potential rental value of the property;
 - Change the official's actual or legally allowable use of the property; or
 - Change the official's use and enjoyment of the property. (Regulation 18702.2(c)(1) through (4).)

Real Property Interest 1,000 Feet or More from Property Involved in Decision: As mentioned above, Regulation 18702.2(b) sets forth a presumption that the financial effect of a decision involving property located 1,000 feet or more from the property line of the official's property is not material. That presumption, however, may be rebutted with clear and convincing evidence the decision would have a substantial effect on the official's real property interest.

Exceptions for Planning Objectives or Policy: A decision's reasonably foreseeable financial effect on an official's real property interest is not material, and therefore the official is not disqualified from the decision, if the decision solely concerns:

- Repairs, replacement or maintenance of existing streets, water, sewer, storm drainage or similar facilities. (Regulation 18702.2(d)(1).)
- Adoption or amendment of a general plan, as defined in Regulation 18702.2(e)(2), if certain specified conditions are met. (See Regulation 18702.2(d)(2).)

Common Area Exception to the Definition of Interest in Real Property: Regulation 18702.2(e)(4) provides that an "interest in real property," as defined in Section 82033, does not include "any common area as part of the official's ownership interest in a common interest development as defined in the Davis-Stirling Common Interest Development Act (Civil Code Sections 4000 et seq.)"

C. Source of Income Interests

Regulation 18702.3 sets forth the materiality standards applicable to a decision's reasonably foreseeable financial effect on a source of income to an official, and provides that the effect is material if any of the following criteria is met:

- The source is explicitly involved in the decision because it is "a named party in, or the subject of, the decision," including a claimant, applicant, respondent, or contracting party. (Regulation 18702.3(a)(1).)
- The source is an individual and any of the following applies:

- The decision may affect the individual's income, investments, or other assets or liabilities by \$1,000 or more (excluding an interest in a business entity or real property). (Regulation 18702.3(a)(2)(A).)
- The official knows or has reason to know that the individual has an interest in a business entity that will be financially affected under the materiality standards applicable to a business set forth in Regulation 18702.1. (Regulation 18702.3(a)(2)(B).)
- The official knows or has reason to know that the individual: (i) has a real property interest and the property is explicitly involved in the decision; or (ii) there is clear and convincing evidence the decision would have a substantial effect on the property. (Regulation 18702.3(a)(2)(C).)
- The source is a nonprofit organization and any of the following applies:
 - The decision may result in an increase or decrease of the organization's annual gross receipts, or the value of the organization's assets or liabilities, in an amount equal to or more than: (i) \$1,000,000; or (ii) five percent of the organization's annual gross receipts and the increase or decrease is equal to or greater than \$10,000. (Regulation 18702.3(a)(3)(A).)
 - The decision may cause the organization to incur or avoid additional expenses or to reduce or eliminate expenses in an amount equal to or more than: (i) \$250,000; or (ii) one percent of the organization's annual gross receipts and the change in expenses is equal to or greater than \$2,500. (Regulation 18702.3(a)(3)(B).)
 - The official knows or has reason to know that the organization has a real property interest and: (i) the property is explicitly involved in the decision; (ii) there is clear and convincing evidence the decision would have a substantial effect on the property. (Regulation 18702.3(a)(3)(C).)
- The source is a business that will be financially affected under the materiality standards applicable to a business set forth in Regulation 18702.1 (Regulation 18702.3(a)(4).)
- If there is a nexus between the decision and income received by the official or official's spouse. Otherwise referred to as the nexus test, any reasonably foreseeable financial effect on an official's source of income interest is material if the decision "will achieve, defeat, aid, or hinder a purpose or goal of the source and the official or the official's spouse receive or is promised the income for achieving the purpose or goal. (Regulation 18702.3(b).)

Exception for Retail Sales: Section 87103.5(a) provides that a retail customer of a business engaged in retail sales of good or services to the public generally is not a source of income to an official who owns a 10-percent or greater interest in the business if: the retail customers of the business constitute a significant segment of the public generally, and the amount of income received from an individual customer is not distinguishable from the amount of income received from its other customers.

Section 87103.5(b) sets forth a similar retail sales exception for a jurisdiction with a population of 10,000 or less that is located within a county with 350 or fewer retail businesses.

For purposes of applying Section 87103.5, Regulation 18702.3(c) provides that the retail customers of a business entity constitute a significant segment of the public generally if the business is open to the public and provides goods or services to customers that comprise a broad base of persons representative of the jurisdiction. (Regulation 18702.3(c)(1).)

Income from an individual customer is not distinguishable from the amount of income received from other customers when the official is unable to recognize a significant monetary difference between the business provided by the individual customer and the other customers of the business. (Regulation 18702.3(c)(2).) An official is unable to recognize a significant monetary difference when the business:

- Is of the type that sales to any one customer will not have a significant impact on the business's annual net sales; or
- Has no records that distinguish customers by amount of sales, and the official has no other information that the customer provides significantly more income to the business than an average customer. (*Ibid.*)

Income from a Government Entity: The materiality standards of Regulation 18702.3 do not apply where a government entity qualifies as a source of income as defined in Section 82030, including where an official is paid by the entity as a consultant or contractor. (Regulation 18702.3(d).) Under Regulation 18703(e)(7), an official with an interest in such an entity is disqualified from taking part in a decision only if there is a unique effect on the official. (*Ibid.*)

D. Source of Gift Interests

Regulation 18702.4 provides the materiality standards applicable to a decision's reasonably foreseeable financial effect on the source of a gift to an official, and provides that the decision's effect is material if:

- The source is explicitly involved in the decision because the source "is named or otherwise identified as the subject of the proceeding," including a claimant, applicant, respondent, or contracting party. (Regulation 18702.4(a).)
- The source is an individual that will be financially affected under the materiality standard applicable to a decision's reasonably foreseeable financial effect on an official's personal finances set forth in Regulation 18702.5 or the official knows or has reason to know that the individual has an interest in a business or real property that will be financially affected under the materiality standards provided in Regulation 18702.1 or 18702.2, respectively. (Regulation 18702.4(b))

- The source is a nonprofit organization that will receive a measurable financial benefit or loss as a result of the decision or the official knows or has reason to know that the nonprofit has an interest in real property that will be financially affected under the materiality standards in Regulation 18702.2. (Regulation 18702.4(c).)
- The source is a business that will be financially affected under the materiality standards in Regulation 18702.1. (Regulation 18702.4(d).)

E. Interest in Personal Finances

Regulation 18702.5(a) provides the materiality standard applicable to a decision's reasonably foreseeable financial effect on an official's personal finances, including those of immediate family. Also known as the personal financial effect rule, a reasonably foreseeable effect on the official's personal finances is material if the decision may result in the official or the official's immediate family receiving a financial benefit or loss of \$500 or more in any 12-month period due to the decision.

Exceptions: Under Regulation 18702.5(b), however, a decision's effect on an official's personal finances and those of immediate family is not material if the decision would:

- Affect only the salary, per diem, or reimbursement for expenses the official or their immediate family member receives from a federal, state, or local government agency, unless the decision is:
 - To appoint (except as specified), hire, fire, promote, demote, suspend without pay or otherwise take disciplinary action with financial sanction against the official or their immediate family; or
 - To set a salary for the official or a member of their immediate family which is different from salaries paid to other employees of the government agency in the same job classification or position, or when the mem of the official's immediate family is the only person in the job classification or position. (Regulation 18702.5(b)(1).)
- Appoint the official to be a member of any group or body created by law or formed by the official's agency for a special purpose. However, if the official will receive a stipend for attending meeting of the group or body aggregating \$500 or more in any 12-month period, the effect is material unless the appointing body posts all of the following on its website:
 - A list of each appointed position and its term. (Regulation 18702.5(b)(2)(A).)
 - The amount of the stipend for each appointed position. (Regulation 18702.5(b)(2)(B).)
 - The name of the official who has been appointed to the position. (Regulation 18702.5(b)(2)(C).)

- The name of any official who has been appointed to be an alternate for the position. (Regulation 18702.5(b)(2)(D).)
- Appoint the official to be an officer of the governing body of which the official is already a member (such as a decision to appoint a city councilmember to be the city’s mayor.) (Regulation 18702.5(b)(3).)
- Establish or change the benefits or retirement plan of the official or the official’s immediate family member, and the decision applies equally to all employees or retirees in the same bargaining unit or other representative group. (Regulation 18702.5(b)(4).)
- Result in the payment of any travel expenses incurred by the official or their immediate family while attending a meeting as an authorized representative of an agency. (Regulation 18702.5(b)(5).)
- Permit the official’s use of any government property, including automobiles or other modes of transportation, mobile communication devices, or other agency-provided equipment for carrying out the official’s duties, including any nominal, incidental, negligible, or inconsequential personal use while on duty. (Regulation 18702.5(b)(6).)
- Result in the official’s receipt of any personal reward from their use of a personal charge card or participation in any other membership rewards program, so long as the reward is associated with the official’s approved travel expenses and is no different from the reward offered to the public. (Regulation 18702.5(b)(7).)

Effect on Personal Finances and a Business or Real Property Interest: If a decision would have a reasonably foreseeable financial effect on a business or real property interest of an official, any related effect on the official’s personal finances is not considered separately, and the effect is only analyzed under the respective materiality standards for business and real property interests, i.e. Regulations 18702.1 and 18702.2. (Regulation 18702.5(c).)

VI. The Public Generally Exception

Under Section 87103, if a decision’s financial effect on an official’s financial interest is indistinguishable from the decision’s effect on the public generally, the official is not disqualified from taking part in the decision. Regulation 18703 sets forth the “Public Generally Exception.”

The General Rule: A decision’s financial effect on an official’s financial interest is indistinguishable from its effect on the public generally if the official establishes that a “significant segment” of the public is affected and the “effect on the official’s interest is not unique” compared to the effect on the significant segment. (Regulation 18703(a).)

A “significant segment” of the public is defined as:

- At least 25 percent of:
 - All businesses or nonprofit entities within the official's jurisdiction;
 - All real property, commercial real property, or residential real property within the official's jurisdiction; or
 - All individuals within the official's jurisdiction. (Regulation 18703(b)(1).)
- At least 15 percent of residential real property within the official's jurisdiction if the only interest the official has in the decision is the official's primary residence. (Regulation 18703(b)(2).)

A unique effect on an official's financial interest includes a disproportionate effect on:

- The development potential or use of the official's real property, or the income producing potential of the official's real property or business;
- An official's business or real property resulting from the proximity of a project that is the subject of a decision;
- An official's interests in business entities or real properties resulting from the cumulative effect of the official's multiple interests in similar entities or properties that is substantially greater than the effect on a single interest;
- An official's interest in a business or real property resulting from the official's substantially greater business volume or larger real property size when a decision affects all interests by the same or similar rate or percentage;
- A person's income, investments, assets or liabilities, or real property if the person is a source of income or gifts to the official; and
- An official's personal finances or those of immediate family. (Regulation 18703(c)(1)-(6).)

"Jurisdiction" means:

- The jurisdiction of the state or local government agency as defined in Section 82035;
- The designated geographical area the official was elected to represent; or
- The area to which the official's authority and duties are limited if not elected. (Regulation 18703(d).)

Specific Rules for Special Circumstances: Regulation 18703(e) also provides seven Specific Rules for Special Circumstances which govern the Public Generally Exception's applicability in those special circumstances. Under these rules, a decision's financial effect is deemed indistinguishable from its effect on the public generally if there is no unique effect on the official's interest and the official establishes:

- **Public Services and Utilities:** The decision sets or adjusts the amount of an assessment, tax, fee, or rate for water, utility, or other similar public services that is applied equally, proportionally, or by the same percentage to the official's interest and other businesses, properties, or individuals subject to the assessment, tax, fee, or rate. However, an official is not permitted to take part in a decision that would impose the assessment, tax, or fee, or determine the boundaries of a property or who is subject to the assessment, tax, or fee. An official is only permitted to take part in setting or adjusting the assessment, tax, or fee amount, once other related decisions have already been made. (Regulation 18703(e)(1).)
- **General Use or Licensing Fees:** The decision affects the official's personal finances as a result of an increase or decrease to a general fee or charge, such as parking rates, permits, license fees, application fees, or any general fee that applies to the entire jurisdiction. (Regulation 18703(e)(2).)
- **Limited Neighborhood Effects:** The decision affects residential real property limited to a specific location, encompassing more than 50, or five percent, of the residential real properties in the official's jurisdiction, and the decision establishes, amends, or eliminates ordinances that restrict on-street parking, impose traffic controls, deter vagrancy, reduce nuisance or improve public safety, provided the body making the decision gathers sufficient evidence to support the need for the action at a specific location. (Regulation 18703(e)(3).)
- **Rental Properties:** The decision is limited to establishing, eliminating, amending, or otherwise affecting the respective rights or liabilities of tenants and owners of residential rental property, including a decision regarding a rent control ordinance or tenant protection measures, provided all of the following criteria are met:
 - The decision applies to all residential rental properties within the official's jurisdiction other than those excepted by the Costa-Hawkins Rental Housing Act (Civil Code Sections 1954.50, et seq.). (Regulation 18703(e)(4)(A).)
 - The official owns three or fewer residential rental units. (Regulation 18703(e)(4)(B).)
 - Only interests resulting from the official's leasehold interest as a lessor of residential real property and the lessee or owner of the official's primary residence are affected by the decision. (Regulation 18703(e)(4)(C).)
- **Required Representative Interest:** The decision is made by a board or commission and the law that establishes the board or commission requires certain appointees have a representative interest in a particular industry, trade, or profession or other identified interest, and the public official is an appointed member representing that interest. This provision applies only if the effect is on the industry, trade, or profession or other identified interest represented. (Regulation 18703(e)(5).)

- **State of Emergency:** The decision is made pursuant to an official proclamation of a state of emergency when required to mitigate against the effects directly arising out of the emergency. (Regulation 18703(e)(6).)
- **Governmental Entities:** The decision affects a federal, state, or local government entity in which the official has an interest. (Regulation 18703(e)(7).)

VII. Legally Required Participation

Section 87101 provides that the prohibition of Section 87100 does not prevent an official from making or participating in the making of a decision to the extent the official's participation is legally required for the action or decision to be made. However, the existence of a tied vote does not make the disqualified official's participation legally required.

No Alternative Source of Decision: Regulation 18705(a) provides that an official who is financially interested in a decision may establish that the official is legally required to make or to participate in the making of a decision within the meaning of Section 87101 only if there exists no alternative source of decision consistent with the purposes and terms of the statute authorizing the decision.

“Quorum” Defined: Regulation 18705(d) provides that a “quorum” is the minimum number of members required to conduct business. When the vote of a supermajority is required to adopt an item, a “quorum” is the minimum number of members needed to adopt the item.

Narrowly Construed: Regulation 18705(c) requires the regulation be narrowly construed, and specifically provides that the regulation shall not to be construed:

- To permit an official who is otherwise disqualified under Section 87100 to vote to break a tie. (Regulation 18705(c)(1).)
- To allow a member of any agency who is otherwise disqualified under Section 87100 to vote if a quorum can be convened of other members of the agency who are not disqualified, whether or not those other members are actually present at the time of the disqualification. (Regulation 18705(c)(2).)

Random Means of Selection: Regulation 18705(c)(3) requires participation by the smallest number of officials with a conflict that are “legally required” for the decision to be made under Section 87101 and permits a “random means of selection” (e.g. drawing straws) to be used to select only the number of officials necessary to make the decision. When an official is selected, that official is selected for the duration of the proceedings in all related matters until their participation is no longer legally required, or the need for invoking the exception no longer exists. (Regulation 18705(c)(3).)

Public Identification of an Otherwise Disqualified Official’s Financial Interests in a Decision: Regulation 18705(b) provides that when an official who has a financial interest in a decision is legally required to make or participate in making that decision, the official must state the existence of the potential conflict as follows:

- The official must disclose the existence of the conflict of interest and describe with particularity the nature of the official’s disqualifying financial interest or interests. This requirement is satisfied if the official discloses:
 - The type of financial interest or interests involved in the decision, and;
 - Other specified information identifying the interest depending on the type of interest at issue.
- The official or another officer or employee of the agency must summarize the circumstances under which the conflict may arise.
- The official or another officer or employee of the agency must disclose the legal basis for the determination that there is no alternative source of decision.

Manner of Disclosure: The disclosures required by Regulation 18705(b) must be disclosed as follows:

- If the decision is made during an open session of a public meeting, the disclosures must be made orally before the decision is made;
- If the decision is made during a closed session of a public meeting, the disclosures must be made orally during open session either before the body goes into closed session or immediately thereafter;
- If the decision takes place outside of a public meeting, the disclosures must be made in writing; and
- In all three circumstances immediately above, the disclosures must be made part of the public record, as specified. (Regulation 18705(b)(4).)

VIII. Segmentation

Under the Act’s conflict of interest provisions, each governmental decision must be analyzed independently to determine if the decision will have a disqualifying effect on an official’s financial interest. (*In re Owen* (1976) 2 FPPC Ops. 77.) Accordingly, an agency may segment a decision in which an official has a disqualifying conflict of interest to allow the official to participate in associated decisions which would not have a disqualifying effect on the official’s interests under Regulation 18706.

Required Conditions for Segmentation: Regulation 18706(a) provides that an agency may segment a decision in which an official is financially interested, to allow the official

to participate in associated decisions in which the official is not financially interested, provided all the following conditions are met:

- The decision in which the official is financially interested can be broken down into separate decisions that are not inextricably interrelated to the decision in which the official has a disqualifying financial interest;
- The decision in which the official is financially interested is segmented from the other decisions;
- The decision in which the official is financially interested is considered first and a final decision is reached by the agency without the disqualified official's participation in any way; and
- Once the decision in which the official is financially interested has been made, the official's participation in associated decisions does not result in a reopening of, or otherwise financially affect, the decision from which the official was disqualified.

“Inextricably Interrelated”: Regulation 18706(b) provides that decisions are “inextricably interrelated” when the result of one decision will effectively determine, affirm, nullify, or alter the result of another decision.

Budget and General Plan Decisions Affecting Entire Jurisdiction: Regulation 18706(c) provides that once all separate decisions related to a budget or general plan affecting the entire jurisdiction have been finalized, the official may participate in the final vote to adopt or reject the agency's budget or general plan.

IX. Disqualification Requirements

Section 87105 governs the recusal of a public official specified in Section 87200 from a decision from which the official has been disqualified. Subdivisions (a)(1)-(3) of that section require the disqualified official to: identify the potential conflict of interest to publicly identify the official's financial interest or interests at issue; recuse from voting, discussing or attempting to influence the matter; and leave the room until after the matter is concluded. Subdivision (a)(4) excludes members of the Legislature from these recusal requirements.

Regulation 18707 provides further direction and guidance on the recusal requirements applicable to a public official specified in Section 87200 who is disqualified from a decision relating to an agenda item noticed for consideration at a public meeting subject to open meeting laws (i.e. the Bagley-Keene Act (Section 11120 et seq.) or the Brown Act (Section 54950 et seq.)).

Form and Content of Public Identification: The disqualified official must publicly identify each type of financial interest, identified in Section 87103, held by the official

that gives rise to the disqualifying conflict of interest. (Regulation 18707(a)(1).) The identification must be oral and part of the public record (Regulation 18707(a)(1)(B)), and provide the following information, as applicable:

- For a business interest: the name of the business, a general description of its activities, and any position held by the official. (Regulation 18707(a)(1)(A)(i).)
- For a real property interest: the property's address, assessor's number, or identification that the property is the official's personal residence. (Regulation 18707(a)(1)(A)(ii).)
- For a source of income interest: the name of the source of income. (Regulation 18707(a)(1)(A)(iii).)
- For a source of gift interest: the name of the source of gift. (Regulation 18707(a)(1)(A)(iv).)
- For all interests: the nature of the expense, liability, asset, or income affected. (Regulation 18707(a)(1)(A)(v).)

Timing: The public identification required by Regulation 18707(a)(1) must be made immediately prior to consideration of the agenda item. (Regulation 18707(a)(2).)

- Partial absence from a meeting does not excuse the disqualified official's public identification requirement. (*Ibid.*)
- If the official leaves a meeting in advance of an agenda item from which the official is disqualified, the official must provide the public identification required by Regulation 18707(a)(1) prior to leaving the meeting. (Regulation 18707(a)(2).)
- If the official first joins a meeting after consideration of the agenda item, the official must provide the public identification immediately upon joining the meeting. (*Ibid.*)

Recusal and Leaving the Room: The disqualified official must recuse, leave the room after the public identification required by Regulation 18707(a)(1), and refrain from participation in the decision. (Regulation 18707(a)(3).) The disqualified official does not count toward achieving a quorum while the item is discussed. (*Ibid.*)

- For an agenda item on a consent calendar (uncontested items), the official may remain in the room during the consent calendar. (Regulation 18707(a)(3)(A).)
- If the official has a "personal interest" in the agenda item, as defined in Regulation 18704(d)(2) and wishes to speak or appear as a member of the general public, the official may leave the dais and speak or observe from the area reserved for members of the public after making the public identification required by Regulation 18707(a)(1) and recusing. (Regulation 18707(a)(3)(B).)

Special Rules for Closed Session: The public identification required by Regulation 18707(a)(1) must be made orally during the open session before the body goes into

closed session and may be limited to a declaration that the official's recusal is because of a conflict of interest under Section 87100. (Regulation 18707(a)(4).) The declaration must be made part of the official public record. (*Ibid.*) The official must not be present when the decision is considered in closed session or knowingly obtain or review a recording or any other non-public information regarding the decision. (*Ibid.*)

Other Decisions: For a decision other than an agenda item involving a public official specified in Section 87200 (governed by Regulation 18707(a)), Regulation 18707(b) provides the following:

- If the official determines not to act because of a financial interest, the official's determination may be accompanied by an oral or written disclosure of the interest.
- The official's presence will not be counted toward achieving a quorum.
- During a closed meeting of the agency, a disqualified official must not be present when the decision is considered, or knowingly obtain or review a recording or any other nonpublic information regarding the decision.
- An agency may adopt a local rule requiring the official to step down from the dais or leave the chambers.

Confidential Information: Regulation 18707(c) expressly provides that nothing in Regulation 18707 is intended to cause any disclosure that would reveal the confidences of a closed session or any other privileged information contemplated by law, including privileged information under Regulation 18740.

¹ The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission (the "Commission") are contained in Sections 18110 through 18997 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

² We note that the annual gift limit is adjusted biennially. The current gift limit is prescribed in Regulation 18940.2. The adjusted annual gift limit amount in effect for the period January 1, 2021, to December 31, 2022, is \$520.

³ For an official's interest in a business entity or real property, Regulation 18702.1(a) and Regulation 18702.2(a)(1)-(6), provide additional guidance for determining if the interest is explicitly involved.

Remedies and Liabilities under the Brown Act

Of the Board as an Entity

- A private individual or the District Attorney may file a lawsuit asking the superior court to find that there was a violation of the Brown Act and any action taken should be declared null and void.
 - If unlawful secrecy (action taken outside of open meeting), a complainant must submit a “cure and correct” notice to the board in writing no later than 90 days from the date of the action.
 - If unlawful surprise (action taken at a public meeting but insufficient notice on the agenda), a complainant must submit a “cure and correct” notice to the board in writing no later than 30 days after the action is taken.
 - The board has 30 days to cure or to notify the complainant that it will not cure.
 - Complainant then has 15 days to file a nullification action in superior court.
- Court may nullify an action or grant injunctive relief.
 - A violation of the Brown Act will not automatically invalidate an action taken by a local agency or legislative body. The facts must show, in addition, that there was prejudice caused by the alleged violation. (*Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, 555-556; *North Pacific LLC v. California Coastal Com.* (2008) 166 Cal.App.4th 1416, 1433.)
- The District Attorney may issue a cease and desist order.
 - Board must respond with an unconditional resolution.
- Prevailing party in a lawsuit may be entitled to attorney’s fees and court costs.

Of Individual Board Members

- It is a misdemeanor to attend a meeting where action is taken that violates the Brown Act and the member intends to deprive the public of information to which the Board member knows or has reason to know the public is entitled.
 - Requires both (1) attendance, (2) intention and (3) knowledge
 - Punishable by up to 6 months in jail or \$1,000 fine
- The Brown Act does **not** generally provide for recovery of monetary damages against individual board members for their role or vote in actions taken in violation of the Brown Act.
- If a board member discloses information from closed session without the authorization of the board, they may be referred to a grand jury or the board may seek injunctive relief against the member.

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. Location of all utility boxes, transformers, propane tanks and metering devices.
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. Location of all utility boxes, transformers, propane tanks and metering devices.
Please explain how your project complies with the following design criteria:

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. Paint color for any portions of construction grade foundation work that extend above the finished grade.

Please explain how your project complies with the following design criteria *(lines on next page)*:

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E. Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F. Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G. Roof materials

Please explain how your project complies with the following design criteria:

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. Color and type of exterior stains and finishes.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

I. Location of any exterior lighting.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.

Please explain how your project complies with the following design criteria:

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

N. Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize damage to roots.

Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

O. The items checked above have been included with the building plans and plot plan for Plan Check # _____

Signature

Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

COMMUNITY DEVELOPMENT DETERMINATION:

Hold for further review/information (see attached letter for detail)

Approved with no conditions

Approved with the following conditions

Community Development Department

Date

Mono County Community Development Department

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

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Date: June 22, 2023

To: Wheeler Crest Design Review Committee

RE: REVIEW OF DESIGN STANDARDS – MEMORANDUM ON STILLINGER BUILDING PERMIT

The Wheeler Crest Design Review Committee (WCDRC) application raised the following issues:

Section (G) Roofing materials. WCDRC does not have guidelines for Class A- PVC roofing materials and will defer to Mono County Planning and Building Departments for county and state code compliances. This would need to include fire code compliances. Wheeler Crest Fire Protection will need to be informed by the county regarding the required fire code compliances for a PVC roof.

Resolution: The County Building Official researched the PVC roofing materials and determined it meets Class A fire safety requirements. Therefore, the roofing was approved. The gray color was not mentioned as a concern in the WCDRC review.

Section (M) Fencing location, design and materials. Owner states a hog wire fence will be located around the house structure about 10 ft. to 12 ft. out from the house. Please see the Pinon Ranch HOA and CC&R's section 5.1. General item G – Fence. The CC&R's only allow for Horse Corral 7000 sf max., Garden fence 2500 sf max. and Dog Run 400 sf. max. It states nothing regarding Yard Fencing. WCDRC considers this Yard Fencing. The house is 40 ft. by 40 ft., 1600 sf. If the fence is installed at 10 to 12 ft out from the house, then the fence square footage would be 2500 to 3744 sf. WCDRC would suggest Mono county contact Charles Tucker, 603-770-6998 at Pinon Ranch HOA to clarify the fencing issue. Fencing in Swall Meadows is kept at a minimum because of the deer migration. **WCDRC will consider this fencing non-compliant at this time until clarification is determined.**

Resolution: Neither the County nor the WCDRC, as a County-appointed body, enforce local CC&Rs. Any issues with CC&Rs are a civil matter between the Homeowner's Association (HOA) and property owner(s).

Community Aesthetics is the basis for the creation of the WCDRC in Swall Meadows. The community wanted a voice with Mono County regarding our beautiful location and development of Swall Meadows. Mono County established and has appointed the members of WCDRC throughout the years. The Stillinger project is an unusual type of SFR structure that contrasts with the type of neighboring homes. Please see attached pictures of the homes adjacent to the Stillinger project. WCDRC has become aware many property owners in Pinon Ranch subdivision are unaware of the type of home to be built. WCDRC would suggest Mono County Community Planning Department contact Charles Tucker 603-770-6998 at Pinon Ranch HOA after reviewing the pictures of neighboring homes, Stillinger building plans, WCDRC section G and M.

Resolution: Pinon Ranch HOA approved the project aesthetics, which had no bearing on the County's determination. In reviewing the WCDRC concerns, non-compliance with General Plan Land Use Element §04.280 requiring a 3:12 pitched roof and 10" eaves for factory-built housing was identified and sent to the applicant as a correction. The applicant appealed that determination, providing the following state law section:

*California Health and Safety Code Division 13. Part 6. Chapter 4. Section 19993 (b):
"Local requirements imposed on factory-built housing pursuant to the authority granted by this section shall not vary substantially from the requirements imposed on other residential buildings of similar size." (Amended by Stats. 1993, Ch. 413, Sec. 7. Effective September 21, 1993.)*

Upon review by County Counsel, it was determined that General Plan §04.280 was pre-empted by this state law and the County could not impose these design requirements unless they applied to other residential buildings also, such as conventionally framed (stick-built) housing.

If the WCDRC would like to change their design guidelines to impose 3:12 pitched roofs and 10" eaves on all structures, then these requirements would apply to a project such as this one in the future.

Mono County Community Development Department

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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT Timothy Stillinger

ASSESSOR PARCEL # 064-200-013-000

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

New SFR and detached garage

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria:
The propane tank will be located in the rear of the lot, behind the garage, approximately 240 ft from the front property line. The mechanical condenser and utility meters will be located between the house and garage, away from public view.

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. Paint color for any portions of construction grade foundation work that extend above the finished grade.

Please explain how your project complies with the following design criteria (lines on next page):

The house will sit on conventional raised foundations, which will have a minimal impact and are part of the overall design. The stem walls will only extend 10" to 18" from grade, and portions of them will be covered by decks.

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

EXPOSED CONCRETE FOUNDATION MUST BE PAINTED OR TONED COLOR OF STRUCTURE IN ORDER TO COMPLY WITH WCDRC GUIDELINES

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

N/A

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Both house and garage will have dark brown, horizontal metal siding throughout.

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E. Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

All aluminum will be dark bronze anodized, and is part of the overall design of the project.

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F. Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

All exposed metal (gutters, downspouts, etc) will be painted to match aluminum sash color (dark bronze anodized)

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G. Roof materials

Please explain how your project complies with the following design criteria:

Roof will have a Class A roofing membrane: PVC, gray color

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

WCDRC DOES NOT HAVE GUIDELINES REGARDING PVC MEMBRANE ROOF MATERIALS. WCDRC WILL DEFER TO MONROE COUNTY PLANNING & BUILDING FOR GUIDANCE
WCDRC CAN NOT DETERMINE COMPLIANCE FOR (G)³ SECTION

H. **Color and type of exterior stains and finishes.**

Please explain how your project complies with the following design criteria:

Please see #D above for wall siding treatment. Wood decks will have a clear or semi-transparent stain to allow for the wood grain to show through and to allow for natural weathering.

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

I. **Location of any exterior lighting.**

Please explain how your project complies with the following design criteria:

All exterior fixtures will be downlights (indirect), black satin color, two on each side of the house and two on the garage door side of the garage.

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. **Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.**

Please explain how your project complies with the following design criteria:

The house and garage are located towards the rear of the property, minimizing the visual impact from the street. The structures are one story in height and use earthy tone colors, to blend harmoniously with the surroundings. There will be decks and patios at the front and rear, integrated to the house design.

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

This is a fire rebuild so the new house will be located where the previous house was, which is the flatter area of the site. Grading and cut/fill will be kept to a minimum and most of the site will be undisturbed.

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

Finish grade will slope up to the house to allow water to drain away and on to the natural flow. There will be a french drain around the perimeter of the structure, and splash blocks under downspouts.

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

A simple 5 ft wood w/ hog wire fence will run around approximately 10 to 12 ft away from the perimeter of the house

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

PINON RANCH CCR'S DOES NOT ALLOW FOR YARD FENCING
ONLY HORSE CORRAL, GARDEN + DOG RUN.
7000 SQ FT 2500 S.F. 400 SF

N. Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

As a fire rebuild, the proposed house will be located where the previous one was, so no trees or vegetation will be removed. The existing driveway will be reused and site disturbance will be kept to a minimum. Any grading will be revegetated with native plants.

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize damage to roots.

Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

O. The items checked above have been included with the building plans and plot plan for Plan Check # _____

Timothy Stillinger
Signature

3/18/2021
Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

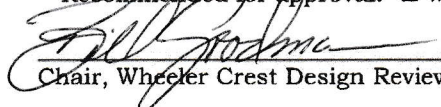
APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____
(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions



Chair, Wheeler Crest Design Review Committee

6.15.2021
Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

- Complies with guidelines
- Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

WCDCRC HAVE CONCERNS WITH SECTIONS (G) ROOFING MATERIALS,
SECTION (M) FENCING.

SEE ATTACHED EXPLANATIONS + CONCERNS
SEE ATTACHED PHOTO'S OF ADJACENT NEIGHBORS HOME
DESIGNER

COMMUNITY DEVELOPMENT DETERMINATION:

- Hold for further review/information (see attached letter for detail)
- Approved with no conditions
- Approved with the following conditions

Community Development Department

Date

Wheeler Crest Design Review Committee

Stillinger - SFR and Detached Garage Project

***WCDRC have three concerns:**

1. **Section (G) Roofing materials.** WCDRC does not have guidelines for Class A- PVC roofing materials and will defer to Mono County Planning and Building Departments for county and state code compliances. This would need to include fire code compliances. Wheeler Crest Fire Protection will need to be informed by the county regarding the required fire code compliances for a PVC roof.
2. **Section (M) Fencing location, design and materials.** Owner states a hog wire fence will be located around the house structure about 10 ft. to 12 ft. out from the house. Please see the Pinon Ranch HOA and CC&R's section 5.1. General item G – Fence. The CC&R's only allow for Horse Corral 7000 sf max., Garden fence 2500 sf max. and Dog Run 400 sf. max. It states nothing regarding Yard Fencing. WCDRC considers this Yard Fencing. The house is 40 ft. by 40 ft., 1600 sf. If the fence is installed at 10 to 12 ft out from the house, then the fence square footage would be 2500 to 3744 sf. WCDRC would suggest Mono county contact Charles Tucker, 603-770-6998 at Pinon Ranch HOA to clarify the fencing issue. Fencing in Swall Meadows is kept at a minimum because of the deer migration. **WCDRC will consider this fencing non-compliant at this time until clarification is determined.**
3. **Community Aesthetics** is the basis for the creation of the WCDRC in Swall Meadows. The community wanted a voice with Mono County regarding our beautiful location and development of Swall Meadows. Mono County established and has appointed the members of WCDRC throughout the years. The Stillinger project is an unusual type of SFR structure that contrasts with the type of neighboring homes. Please see attached pictures of the homes adjacent to the Stillinger project. WCDRC has become aware many property owners in Pinon Ranch subdivision are unaware of the type of home to be built. WCDRC would suggest Mono County Community Planning Department contact Charles Tucker 603-770-6998 at Pinon Ranch HOA after reviewing the pictures of neighboring homes, Stillinger building plans, WCDRC section G and M.

Note: The Pinon Ranch HOA and Architecture Committee approved the Stillinger project in the subdivision. WCDRC has contacted Charles Tucker and Harvey Van Dyke from the Pinon Ranch HOA and Architecture Committee regarding the Stillinger project.

Bill Goodman

WCDRC Chairman

760-937-2224

From: bgoodmanb@aol.com,

To: bgoodmanb@aol.com,

Subject: Homes

Date: Thu, Jun 24, 2021 10:23 pm

Attachments:

