

Wheeler Crest Design Review Committee

P.O. Box 347
Mammoth Lakes, CA 93546
O: 760-924-1800; F: 760-924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
O: 760-932-5420, F: 760-932-5431
www.monocounty.ca.gov

REGULAR MEETING AGENDA

April 23, 2026 – 10:00 AM

DANA ROOM (2ND FLOOR) – MONO COUNTY CIVIC CENTER

1290 Tavern Road, Mammoth Lakes, CA 93546

ALTERNATE LOCATIONS: 1724 Navajo Court, Olympic Valley CA 96146

This meeting will be held in-person at the locations listed above. Members of the public may participate in-person and via Zoom, including listening to the meeting and providing comments using the link below:

<https://monocounty.zoom.us/j/86164128346?pwd=R4SyoaatpNx7RollqQsxhkWz2pFaEh.1>

(Meeting ID # 861 6412 8346; Passcode: 987654)

1. Call To Order
2. Appointment of officer roles, following recent membership renewals
3. Public Comment for items not listed on the agenda
(Speakers may be limited to three minutes each)
4. Action Items
 - A. Review and adopt minutes from the March 26, 2026, meeting (pg. 1)
 - B. Vote on authorizing all-remote attendance
5. **PUBLIC HEARING:** 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. Copies of plans are available in the Community Development Department office or at the meeting.
 - A. **(APPROVED WITH CONDITIONS ON AUGUST 28, 2025) LUSTADO.** Construction of a single-family residence on an undeveloped property located in Swall Meadows (APN # 064-170-012-000). The Land Use Designation is Estate Residential (ER). (pg. 2)
 - B. **LAURENT.** Construction of a single-family residence with an attached garage on an undeveloped property located in Swall Meadows (APN # 064-110-015-000). The Land Use Designation is Estate Residential (ER). (pg. 9)
6. Workshops
 - A. Discussion on the Wheeler Crest Design Review Committee (WCDRC) application
7. Staff Administration
 - A. Membership recruitment update (pg. 25)
 - B. Special meeting required in May: (1) Dana Room on May 22, 2026, at 11:00 AM (2) Crowley Lake Community Center on May 28, 2026, at 10:00 AM (3) Dana Room on May 29, 2026, at 11:00 AM
8. Committee Administration
 - A. Ad Hoc Committee update
9. Future Agenda Items
10. Adjourn to Regular Meeting on June 25, 2026, at 10:00 AM.

Staff: Olya Egorov (oeqorov@mono.ca.gov or 760-924-1802)

In compliance with the American 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, 28 CFR 35.130).

WCDRC MEMBERS

Alisa Adriana, Rico Miledi, Bob Weiland, Richard Kelty

Wheeler Crest Design Review Committee

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DRAFT MINUTES REGULAR MEETING AGENDA

March 26, 2026 – 10:00 AM

DANA ROOM (2ND FLOOR) – MONO COUNTY CIVIC CENTER

1290 Tavern Road, Mammoth Lakes, CA 93546

ALTERNATE LOCATIONS: 1724 Navajo Court, Olympic Valley CA 96146

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<https://monocounty.zoom.us/j/81937192119?pwd=WFBNn4Jk4epgGoTCctkkZ7ZB5RQOGP.1>

(Meeting ID # 819 3719 2119; Passcode: 98765)

1. Call To Order 10:02
2. Public Comment for items not listed on the agenda **One public comment, chair stopped comment as discussion of topic was a later agenda item 7.A.**
(Speakers may be limited to three minutes each)
3. Review and adopt minutes from the January 29, 2026, meeting 10:05 **minutes approved 4-0**
4. **PUBLIC HEARING:** 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. Copies of plans are available in the Community Development Department office or at the meeting.
 - A. **BREEN.** Construction of a single-family residence and garage on an undeveloped property located in Swall Meadows (APN # 064-220-008-000). The Land Use Designation is Estate Residential (ER) and Specific Plan (SP). **Hearing opened at 10:05. Discussion included fencing, state fire codes, exterior lighting, driveway specification and colors of finish materials. Directed staff to request clarifications and more detail from applicant. Public hearing continued to regular April meeting.**
5. Workshops – None
6. Staff Administration – None
7. Committee Administration
 - A. Ad Hoc Committee updates **Discussion of application revisions and plan to bring application as workshop to next meeting.**
8. Future Agenda Items
 - A. B25-178 Lustado
 - B. CalFire Defensible Space Landscaping Requirements
9. Adjourn to Regular Meeting on April 23, 2026, at 10:00 AM. **Adjourned ~ 11:00**

Staff: Olya Egorov (oeqorov@mono.ca.gov or 760-924-1802)

In compliance with the American 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, 28 CFR 35.130).

WCDRC MEMBERS

Alisa Adriana, Rico Miledi, Bob Weiland, Richard Kelty

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September 25, 2025

TO: Vina Lustado

RE: Building Permit 25-178

Dear Vina:

On August 28, 2025, Building Permit 25-178 (B25-178) was approved with the following conditions by the Wheeler Crest Design Review Committee:

1. Applicant must provide a spec sheet of the outdoor lighting within two months of building permit issuance and prior to certificate of occupancy (whichever happens first).
2. Applicant must provide a compliant, non-reflective roof color within two months of building permit issuance and prior to certificate of occupancy (whichever happens first).

Sincerely,

Olya Egorov

Olya Egorov, Staff Planner

APPROVED ON AUGUST 28, 2026 (EXCEPT METAL ROOF)

B25-178 Project Materials



Image 1: Metal Roof Material (left) & Windows/Doors Color (right)



Image 2: Exterior Siding Color



Image 3: Additional Exterior Siding Colors



Image 4: Deck Material

B25-178 ATTACHMENTS

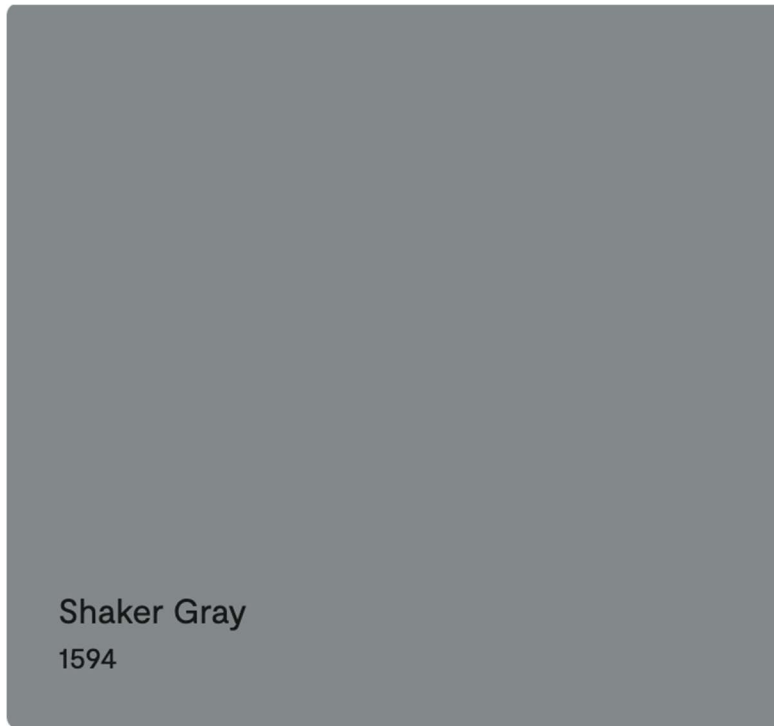
OUTDOOR LIGHTING FIXTURES



Leslee Steel Wall Light
by Loon Peak®

Details

Product Type	Outdoor Wall Lantern
Power Source	Hardwired
Dry, Damp or Wet Location Rated	Wet
What is Dry, Damp or Wet Location Rated?	This indicates whether the fixture is safe to use dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Weatherproof	Yes
Powder Coated Finish	Yes
Voltage	120 Volt
Light Fixture Shape	Square / Rectangle
Integrated LED	No
Bulb Not Included But Required	Yes
Bulb Base	E26/Medium (Standard)
Number of Bulbs	1
Fixture Material	Metal
Metal Type	Steel
Motion Sensor	Yes
Dusk to Dawn	Yes
Light Direction	Down
Bottom Opening	Yes
Maximum Wattage (Per Bulb)	60 Watt

ROOF COLOR

- 5 STANDING SEAM METAL ROOF
ZINCALUME NATURAL FINISH, NON-REFLECTIVE, MATTE

Mono County Community Development Department

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Planning Division

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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT AUSTIN LAURENT

ASSESSOR PARCEL #064-110-015-000

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

NEW HOME BUILD (1382 SQFT)

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:

LOCATIONS ARE DETAILED ON THE SITE PLAN.

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*):

BOARDFORM CONCRETE WILL BE UTILIZED ON THIS PROJECT.

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:

PAINTED TO MATCH GENERAL STRUCTURE AESTHETIC.

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:

CLASS A FIRE RATED CORRUGATED METAL AND METAL CLAD SIDING.

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:

NA

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:

PROJECT COLOR MATCHED AND NONREFLECTIVE.

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:

CLASS A FIRE RATED METAL ROOFING.

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:

PROJECT COLOR MATCHED.

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:

LIMITED EXTERIOR LIGHTING WILL BE USED.

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:

ARCHITECTURALLY DESIGNED TO MAXIMIZE AESTHETIC IN HARMONY WITHIN THE NATURAL ENVIRONMENT .

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:

SEE ENGINEERING DOCUMENTS FOR DETAIL.

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:

NO FENCING

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:

NATURAL LANDSCAPE AND VEGITATION AESTHETIC WILL BE USED.

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 AUSTIN LAURENT

ASSESSOR PARCEL # 064-110-015-000

PROJECT DESCRIPTION SINGLE-FAMILY RESIDENCE, GARAGE, ZONE: ESTATE RESIDENTIAL (R-3/U TYPE VB)
(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



STEVE MORANDO
1016 MOUNT MORRISON ROAD
MAMMOTH LAKES, CA 93546
PHONE 805.698.5791
MORANDODESIGN@GMAIL.COM

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Laurent Residence
APN. 064-110-015

Laurent Residence

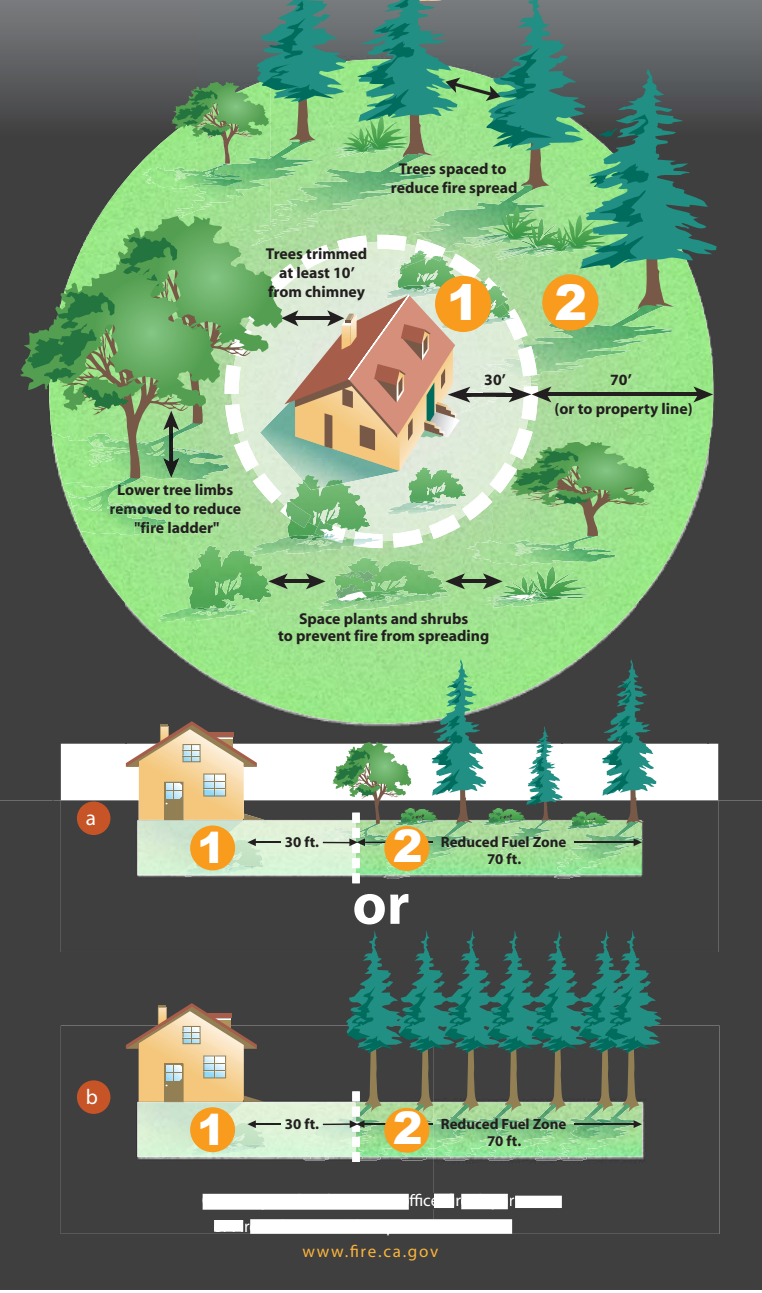
APN. 064-110-015

PROJECT STATISTICS

GENERAL NOTES

The Engineer and Designer do not warrant or guarantee the accuracy and completeness of the work contained in these drawings and the engineering calculations beyond a reasonable diligence.
If any omissions, mistakes, or discrepancies are found to exist within the work product, the Engineer and Designer shall be promptly notified so that they may have the opportunity to take whatever steps necessary to resolve them.
The Contractor shall be required to perform and install any and all work, labor, and materials which are necessary, implied, or required to produce the intended results.

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!
A defensible space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

BEST MANAGEMENT PRACTICES

- Eroded sediments and other pollutants must be retained on site and may not be transported from the sheet flow, swales, area drains, natural drainage courses or wind.
Stockpiles of earth and other construction related materials must be protected from being transported from the site by forces of wind or water.
Fuels, oils, solvents other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters.

ELECTRICAL READINESS REQUIREMENTS

- EN11. For Water Heating Systems, Heat Pump Space Heaters, Cooktop, or Clothes Dryers, indicate on plans electric or propane for each.
EN12. Revise to show Energy Storage System (ESS) Ready requirements per CBES 150.0(s). All single-family residences, that include one or two dwelling units shall meet the following.
EN13. Revise to show Electric Cooktop ready requirements. Systems using gas or propane cooktop to serve individual dwelling units shall include the following (CBES 150.0(u)).

VICINITY MAP



SHEET INDEX

Table with 2 columns: Item (CS, T-24, CGBS-1, etc.) and Description (Statistics, Energy Calculations, California Green Building Standards, etc.)

PROJECT DATA

Table with 2 columns: Field (ASSESSOR'S PARCEL NUMBER, PROPERTY OWNER, etc.) and Value (064-110-015, Austin Laurent, etc.)

CODE COMPLIANCE

APPLICABLE CODES: Intent to comply with 2025 California Building Code (CBC), 2025 California Residential Code (CRC), 2025 California Plumbing Code (CPC), 2025 California Mechanical Code (CMC), 2025 California Electrical Code (CEC), TITLE 24 2025 ENERGY CODE, 2025 CGBSC, 2025 California Fire Code, 2025 California WUI Code, and Town of Mammoth Lakes Municipal Code in the list of adopted codes.

SCOPE OF WORK:

New Two story Residence with attached Garage and new decks.

Fire Sprinklers:

Required - See attached Sprinkler designs

Solar PV:

Required INSTALLATION OF THE PV SYSTEM SHALL BE COMPLETED PRIOR TO FINAL INSPECTION

PROVIDE A PHOTOVOLTAIC (PV) SYSTEM, MEETING MINIMUM QUALIFICATIONS REQUIREMENTS AS SPECIFIED IN JOINT APPENDIX JA11.CEC. THE PHOTOVOLTAIC (PV) SYSTEM PLANS CAN BE SUBMITTED AS A SEPARATE DEFERRED PERMIT

MATERIAL RECYCLING:

A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE, PER CGBSC 4.408.1.

EV CHARGING:

THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, LISTED RACEWAY TO ACCOMMODATE A DEDICATED A 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB PANEL AND WILL TERMINATE INTO A LISTED BOX AT THE PURPOSED SITE OF THE EV CHARGER. THIS AND ALL ADDITIONAL SPECIFICATIONS OF CALIFORNIA GREEN BUILDING STANDARDS SECTION 4.106.4 SHALL BE MET.

Permit Limitations:

APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. (R105.5 CRC)

CONSULTANTS

Table listing consultants: Designer (Steve Morando), Structural Engineer (Studio Prime Engineering), Title 24 Energy Consultant (Douglas G. Williams C.E.A. HERS Rater).

REVISION

Table with columns: Date (03/10/26), Sheet (CS), and Of 20 Sheets.

NOTICE TO CONTRACTORS

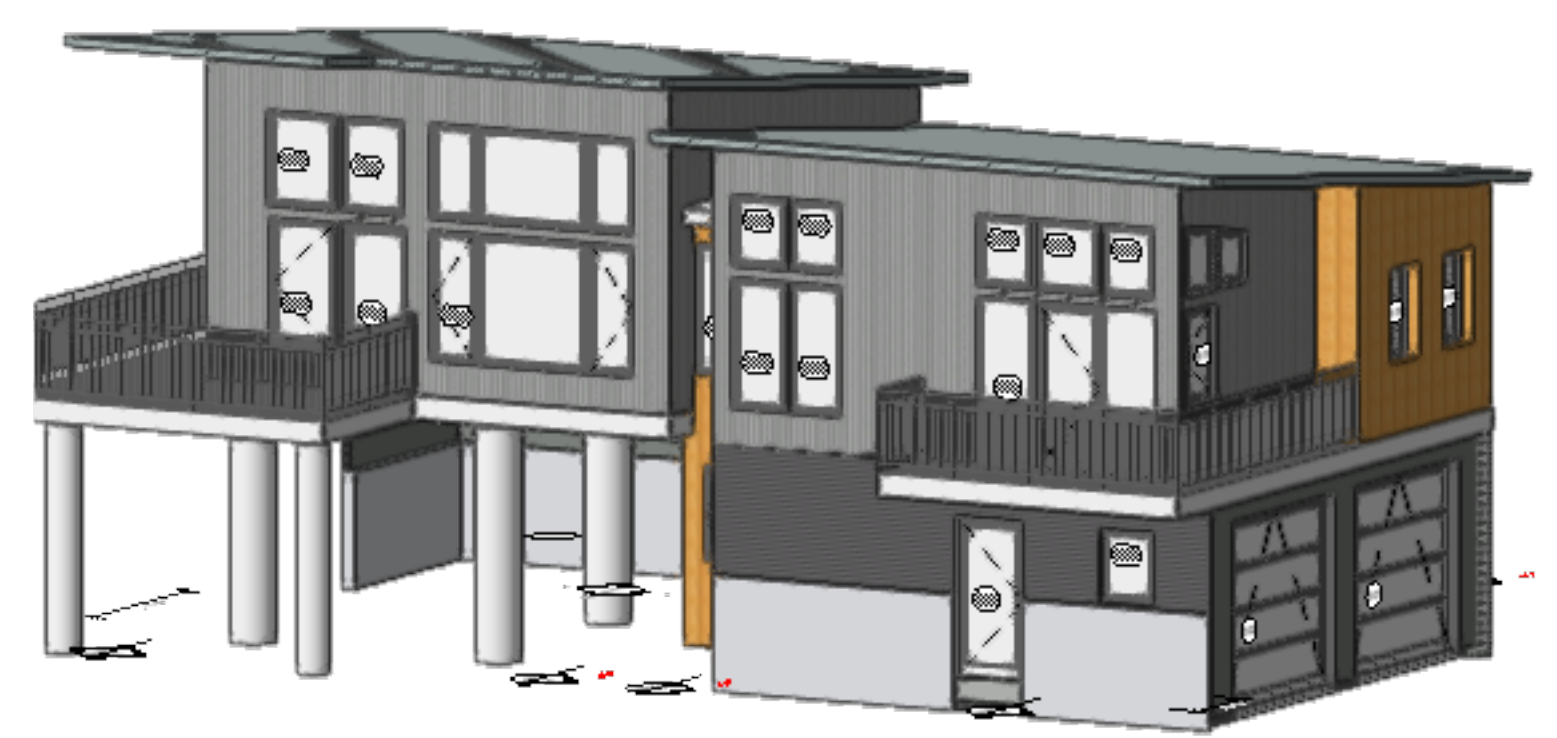
All work shall comply with the California Residential Code, 2025 Edition; California Plumbing Code, 2025 Edition; California Electrical Code, 2025 Edition; California Mechanical Code, 2025 Edition; California Energy Code 2025 Edition; California Green Building Standards Code, 2025 Edition California Building Code (CBC), 2025 California Fire Code, 2025 California WUI Code; and Mono County Code in the list of adopted codes.
All notes, recommendations, and requirements contained within structural engineering calculations, foundation exploration and soils analysis reports, energy compliance forms, and similar documents submitted to the Building Department are hereby included as a part of these plans.

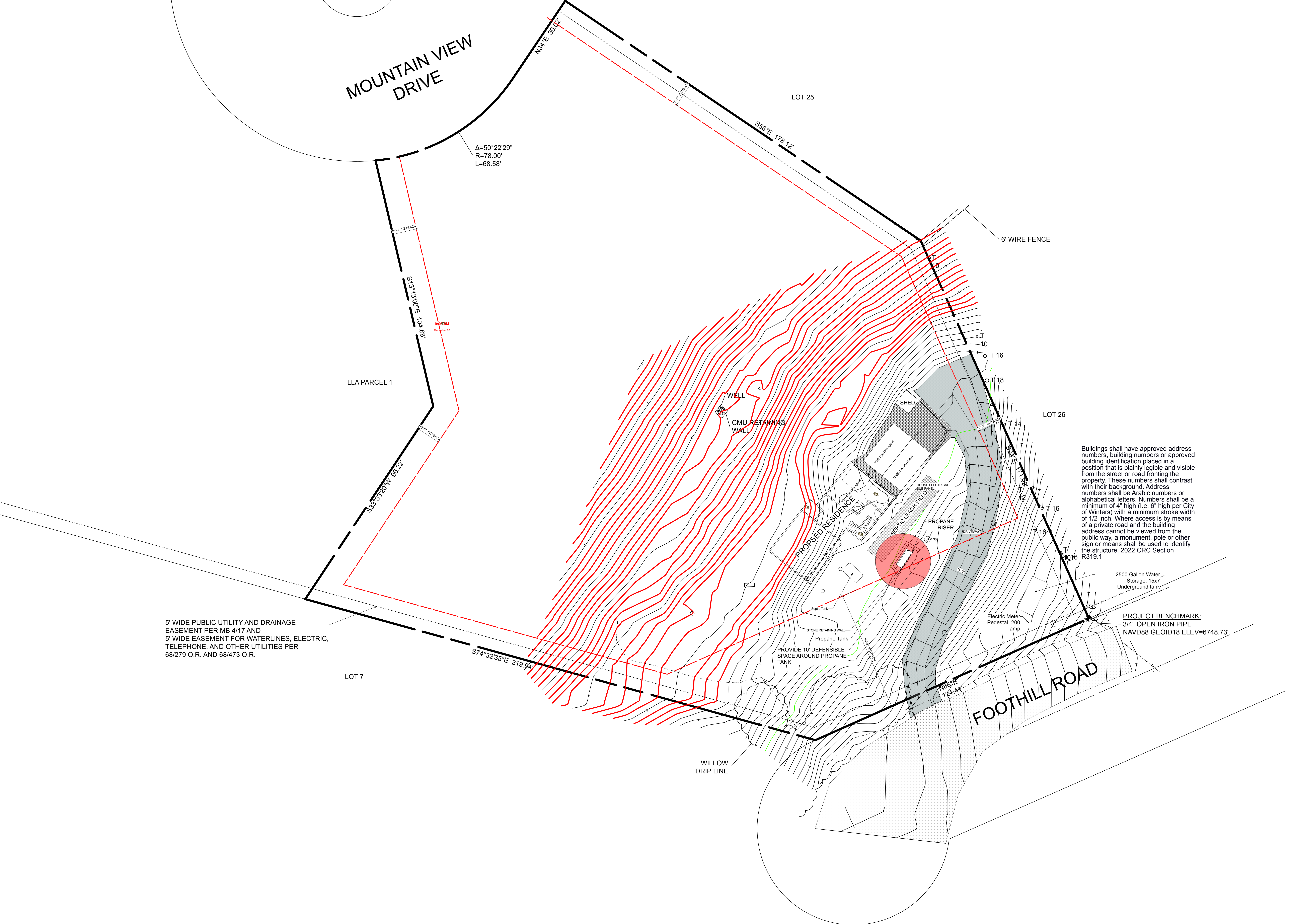
- Note: Wildland Urban Interface Requirements
1A. Defensible Space - 30' and 100' structure clearance
B. Class A Roofing Material
C. No eave venting or exposed eave construction
D. Fire-resistive siding
E. One pane of tempered glass at all exterior windows
F. Fire-resistive doors
G. Fire-resistive deck construction

- 2. provide 2 1/2" inlet and outlet with National hose thread w/ valve
3. water tank may be located above ground - valves need to be accessible to Fire crew.

WUI REQUIREMENTS:

Vents are required to be Wildfire flame and ember resistant approved and listed on CA state fire marshal or WUI approved to E2886





5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PER MB 4/17 AND 5' WIDE EASEMENT FOR WATERLINES, ELECTRIC, TELEPHONE, AND OTHER UTILITIES PER 68/279 O.R. AND 68/473 O.R.

$\Delta=50^{\circ}22'29''$
 $R=78.00'$
 $L=68.58'$

LOT 25

6' WIRE FENCE

LLA PARCEL 1

LOT 26

WELL
CMU RETAINING WALL

SHED

PROPOSED RESIDENCE

PROPANE RISER

ELECTRIC METER

2500 Gallon Water Storage, 15x7 Underground tank

PROJECT BENCHMARK:
3/4" OPEN IRON PIPE
NAVD88 GEOID18 ELEV=6748.73'

STONE RETAINING WALL
Propane Tank

PROVIDE 10' DEFENSIBLE SPACE AROUND PROPANE TANK

WILLOW DRIP LINE

FOOTHILL ROAD

Laurent Residence

APN: 064-110-015

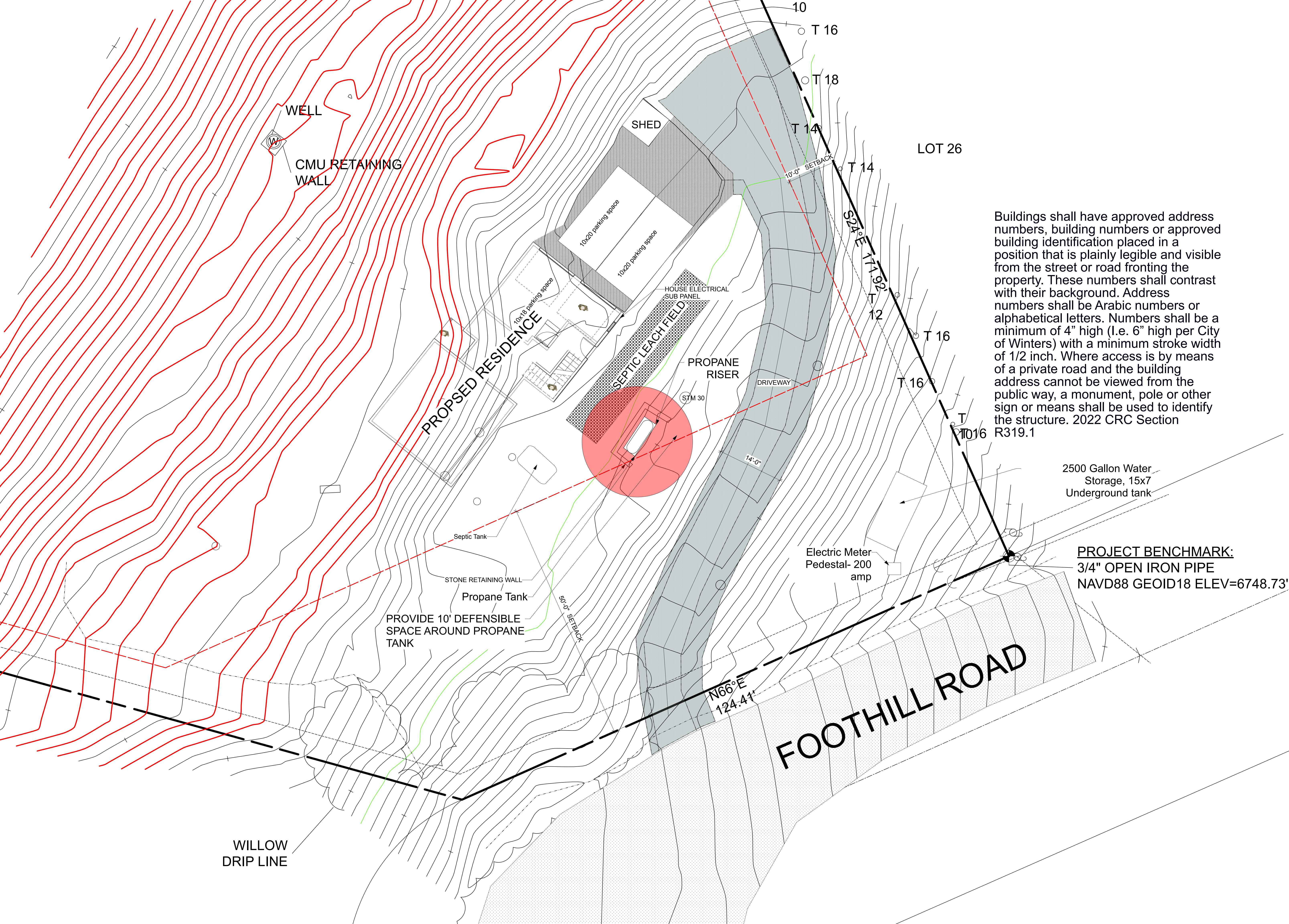
Site Plan

REVISION

DATE 03 / 10 / 26

SHEET

A 1
OF 20 SHEETS



Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4" high (I.e. 6" high per City of Winters) with a minimum stroke width of 1/2 inch. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. 2022 CRC Section R319.1

2500 Gallon Water Storage, 15x7 Underground tank

PROJECT BENCHMARK:
3/4" OPEN IRON PIPE
NAVD88 GEOID18 ELEV=6748.73'

Laurent Residence

APN: 064-110-015

Partial Site Plan

REVISION

DATE 03 / 10 / 26

SHEET

A 1.1
OF 20 SHEETS



STEVE MORANDO
1016 MOUNT MORRISON ROAD
MAMMOTH LAKES, CA 93456
PHONE 805.698.5793
MORANDODESIGN@GMAIL.COM

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Laurent Residence

APN. 064-110-015

ELEVATIONS

REVISION

DATE 03 / 10 / 26

SHEET

A 3.0
OF 20 SHEETS



5 [Drawing Title]
Scale: 1/4" = 1'-0"



6 [Drawing Title]
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- Roof material
METAL SALES Vertical Standing Seam 24 Ga. Concealed Fasteners, 16" wide Panels
MINIMUM CLASS A FIRE RATING
color - Matte Black
- A. Exterior siding finish & color
Hardie Panel™ Select Cedar Mill™ with 1"x3" Battens
Corrugated steel
Aluminum siding
- Exterior door and window
Milgard V300 Trinsic Series dual pane clad windows and doors
- Black
- Gutter, downspout & exposed metal flashings
3" round & 3" downspout, aluminum color to match trim
- Roof penetrations
combine and offset all flues-vents, for minimum roof penetrations, to the rear roof slope, at inconspicuous locations, and paint to match roofing or adj wall colors.
- Decking
All decking to be Trex™ Transcend™ 2" x 5 1/2" WUI certified



8 [Drawing Title]
Scale: 1/4" = 1'-0"



Metal Roofing and Siding COLOR CHART



Not all colors and profiles are available at all locations. Please see back of color card for details. We recommend you request a physical sample to review before ordering. We are not responsible for color variations.

ZINCALUME® Plus* SRI: 64 • LRV: 67	WINTER WHITE SRI: 88 • LRV: 74	SURF WHITE SRI: 74 • LRV: 59	LIGHT STONE SRI: 70 • LRV: 53	DESERT BEIGE SRI: 58 • LRV: 39
CASCADE GRAY SRI: 58 • LRV: 41	TAUPE SRI: 53 • LRV: 28	PATINA STEEL SRI: 38 • LRV: 17	CHESTNUT BROWN SRI: 36 • LRV: 12	CLASSIC BROWN SRI: 29 • LRV: 7
MATTE BLACK** SRI: N/A • LRV: 5	CANYON RED SRI: 45 • LRV: 16	RUSTIC RED SRI: 43 • LRV: 13	OLD TOWN GRAY SRI: 43 • LRV: 27	OLD ZINC GRAY SRI: 43 • LRV: 22
WEATHERED COPPER SRI: 32 • LRV: 11	SLATE GRAY SRI: 32 • LRV: 13	TAHOE BLUE SRI: 33 • LRV: 14	EVERGLADE SRI: 35 • LRV: 19	DENALI GREEN SRI: 29 • LRV: 11
		<div data-bbox="711 1255 1479 1703" data-label="Diagram"> <p>MEASURED ON A SCALE OF 0 - 100</p> <p>Light Reflective Value (LRV) Measures how much visible light a color reflects and how much it absorbs. The higher the LRV, the lighter it will be.</p> <p>Solar Reflective Index (SRI) Measures the amount of heat reflected from painted metal roof. The higher the SRI value, the cooler the metal will be, helping cut down on energy costs to keep your home cool.</p> </div>		
FOREST GREEN SRI: 36 • LRV: 8	COPPER PENNY¹ SRI: 53 • LRV: 28			
		<p>SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRC) performance values (for CA Title 24) are based on color families and will differ from above.</p>		
NATURAL RUST¹ SRI: 32 • LRV: 10 (Subject to upcharge)	IRONOX² SRI: N/A • LRV: N/A			

*Unpainted with a clear acrylic coating. **Not a rated product by the CRRC.

¹Please note, these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects.

²IronOx is black steel (uncoated and unpainted), that rusts naturally. No warranty is offered or implied. Only available in 22 gauge Nu-Wave® Corrugated.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your ASC Building Products representative for more information.

Customer Service Centers

Salem, OR: 503-390-7174 or 800-272-7023 | Spokane, WA: 509-536-4097 or 800-776-8771

www.ascbp.com

PRODUCT DETAILS AND SPECS

Paint System Color Key															
Dura Tech™ xl (SMP)															
ColorGuard 25 with Spectrascape® (Polyester)															
Dura Tech™ nt (SMP)															
ZINCALUME® Plus (Unpainted; Clear acrylic coated)															
Premium Color (Subject to upcharge)															
Colors & Gauges		26	26	29	26	29	26	29	26	29	26	29	26	29	26
		12" - Skyline Roofing®	16" - Skyline Roofing®	24" - 2½" Corrugated	24" - Delta Rib™	36" - Nor-Clad®	36" - Strata Rib®	36" - Delta Rib™ III	36" - PBR Panel	36" - Nu-Wave® Corrugated					
ZINCALUME® Plus		CA OR/WA		1	WA		CA OR/WA		CA OR/WA						
Winter White		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Surf White							OR WA		OR WA						
Light Stone		CA OR/WA					CA OR/WA		CA OR/WA						
Desert Beige							CA OR/WA OR WA		CA OR/WA WA						
Cascade Gray							OR		OR						
Taupe							CA OR/WA		CA OR/WA						
Patina Steel		CA OR/WA					CA OR/WA		CA OR/WA						
Chestnut Brown		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Classic Brown		CA OR/WA					CA OR/WA		CA OR/WA						
Matte Black*		CA OR/WA					CA OR/WA		CA OR/WA						
Canyon Red							CA OR/WA		CA OR/WA						
Rustic Red		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Old Town Gray		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Old Zinc Gray		CA OR/WA					CA OR/WA		CA OR/WA						
Weathered Copper		CA OR/WA					CA OR/WA		CA OR/WA						
Slate Gray		CA OR/WA			CA		CA OR/WA		CA OR/WA						
Tahoe Blue		CA OR/WA			WA		CA OR/WA		CA OR/WA OR		OR				
Everglade		CA OR/WA					CA OR/WA		CA OR/WA						
Denali Green		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Forest Green		CA OR/WA					CA OR/WA OR WA		CA OR/WA WA						
Copper Penny**		CA OR/WA					OR/WA		OR/WA						
Natural Rust**		CA OR/WA	1				WA		WA						
IronOx ²															2
Production Location Key															
CA - Sacramento, California OR - Salem, Oregon WA - Spokane, Washington		Salem, OR.	Multiple Locations (See Key)	Sacramento, CA.	Sacramento, CA, Spokane, WA.	Sacramento, CA.	Multiple Locations (See key)	Sacramento, CA., Salem, OR.	Multiple Locations (See key)	Sacramento, CA., Salem, OR.	Salem, OR.	Sacramento, CA.	Sacramento, CA.		

1) Also available in 32" net coverage.

2) IronOx is black steel (uncoated and unpainted), that rusts naturally. No warranty is offered or implied. Only available in 22 gauge Nu-Wave® Corrugated.

* Matte Black is not a rated product by the Cool Roof Rating Council.

** Please note these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects.

We recommend you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. WE ARE NOT RESPONSIBLE FOR COLOR VARIATIONS.



B26-056 NOTES

Provided is the color wheel for the corrugated siding and skyline roofing material that will likely be "Slate Grey." An example of the metal cladding is not provided, however the elevations page (A 3.0) within the plan-sets is a fair depiction of the color variant of the completed project. Likely the metal clad siding will also have a woodgrain inlay. The following are links to the products.

- Corrugated Siding - <https://www.ascbp.com/product/metal-roofing-corrugated/>
- Skyline Roof - <https://www.ascbp.com/product/skyline-metal-roofing/>

Olya,

April 1, 2026

I've taken a pass at the Project Information Sheet. I obviously haven't been on the committee very long but here are a few edits that might make it our job easier. Comments in **RED** are additions to the current form.

BUILDING DESIGN

Please provide all required information **including color samples, materials, cut sheets** as accurately...

Separate the EXAMPLE section from the next section with a heading **BUILDING EXTERIOR** like the SITE DEVELOPMENT heading used later

(the two 'A' sections are confusing next to each other.)

Section B - At the end of the Design Criteria add **Include color sample.**

Section C - At the end of the Design Criteria add **include color sample.**

Section D - At the end of the Design Criteria add **include material and color samples.**

Section E - At the end of the Design Criteria add **include color sample.**

Section F- At the end of the Design Criteria add **include color sample.**

Section G - At the end of the Design Criteria add **include material and color samples.**

Section H - At the end of the Design Criteria add **include color samples.**

Section I - At the end of the Design Criteria add **include cut sheets.**

Add a section in the BUILDING EXTERIOR area for all exterior doors and garage doors or include mention in another section. In the Design Criteria request color sample.

Richard Kelty

WHEELER CREST DESIGN REVIEW COMMITTEE

SEATS OPEN!



Join the committee and participate in the design review process for single-family residential developments in Swall Meadows!

The Wheeler Crest Design Review Committee is seeking new members to help review single-family residences for conformity with the adopted Architectural Guidelines. The Committee meets once a month (as needed) on the fourth Thursday of the month at 10:00 AM in Mammoth Lakes with an option to participate remotely.

Applications may be accessed online at
<https://monocounty.ca.gov/wcdrc>.

Please contact Olya Egorov (oegorov@mono.ca.gov or 760-924-1802) with any questions.