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**Mono County Community  
Development**

**Mono County  
Community Development Department**

P.O. Box 347  
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**Planning Division**

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

**WHEELER CREST DESIGN REVIEW DISTRICT  
PROJECT INFORMATION SHEET**

**APPLICANT** Robert and Erica in't Hout/ Erica Shoemaker Revocable Trust

**ASSESSOR PARCEL #** 064-210-002-000

**PROJECT DESCRIPTION** (e.g., single-family residence, garage, etc.)  
new construction of a single family home with attached 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 utility box shall be shielded from view off the street and driveway sides by an elevated rock garden with natural vegetation dispersed throughout.

**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:

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**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*):

Any above grade foundation work shall be covered with a natural stone veneer.

**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:

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**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:

The steel posts and beams that support the poured concrete deck shall be painted to match the trim color (brown) of the house.

**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:

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**D.  Siding materials and pattern of application.**

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

The exterior walls shall be clad in horizontal Hardi Plank siding. The exposed foundations, garage and select walls shall be covered in natural stone veneer.

**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:

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**E.  Color for any aluminum sash.**

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

The color of the aluminum window sash shall be factory brown.

**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:

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**F.  Paint colors for all exposed metal.**

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

All other exposed metal flashings and roof vents shall be painted brown to match the house trim. The solar panels proposed for the south roof shall be black with black trim and the attachments and wiring will be hidden under the panels.

The cable rail system around the decks shall be non-reflective stainless steel.

**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:

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**G.  Roof materials**

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

The roof material shall be raised seam metal, color: factory brown.

**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:

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

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

The color of the Hardi Plank siding shall be a factory green.  
The color of the window and door trim and the fascia shall be weathered brown to match the factory brown of the roof and the aluminum window sash.

**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:

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Design Review Committee Notes:

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

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

All exterior lighting shall be surface mounted LED fixtures at bottom of eaves, directed down.

**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:

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Design Review Committee Notes:

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**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.**

The architectural theme of this structure is "Energy Efficient Passive Mountain Home in a High Fire Area". We shall be following the Mono County Design Guidelines in all areas of our build. Any landscaping shall conform to the fire-approved suggestions on the Mono County site. No irrigation shall be installed at this time. Building is all of non-combustible materials: ie steel framing and concrete walls and decks. Exterior colors are to blend with the surrounding environment. Minimal exterior lighting located under eaves and pointing downwards. Site map, building elevations from all sides are included.

**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:

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**K.  Contour lines and any required cut and fill (show original and proposed cut and**

Grading of building pad and driveway is a balanced site design.

**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:

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**L.  Location and types of devices to control runoff from impervious surfaces**

All driveways, parking areas and walkways shall be of pervious materials (i.e. decomposed granite and/or gravel as deemed appropriate) The sloping of these to maximize runoff to the plantings and natural vegetation alongside and then finally directed to the existing drainage easement that runs the length of the property, which shall be lined in a local rock rip-rap to slow flow. Roof drainage shall be directed towards the drainage easement.

**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:

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**M.  Fencing location, design and materials.**

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

We do not intend to install property line 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:

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

Site will be revegetated with native plants. No irrigation is proposed. There are only 2 Pinon Pines of note left on the property after the last fire. Those will be maintained and protected from damage during construction.

**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

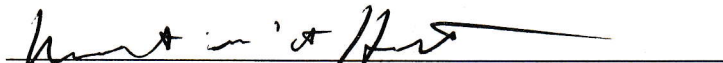
Design Review Committee Notes:

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

  
Signature

12-6-23  
Date

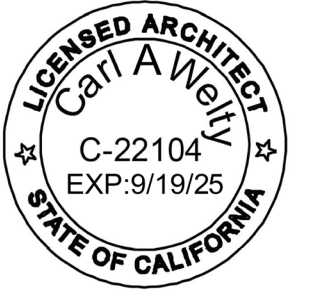
Erica Hatfield executor of  
Erica Shoemaker revocable trust



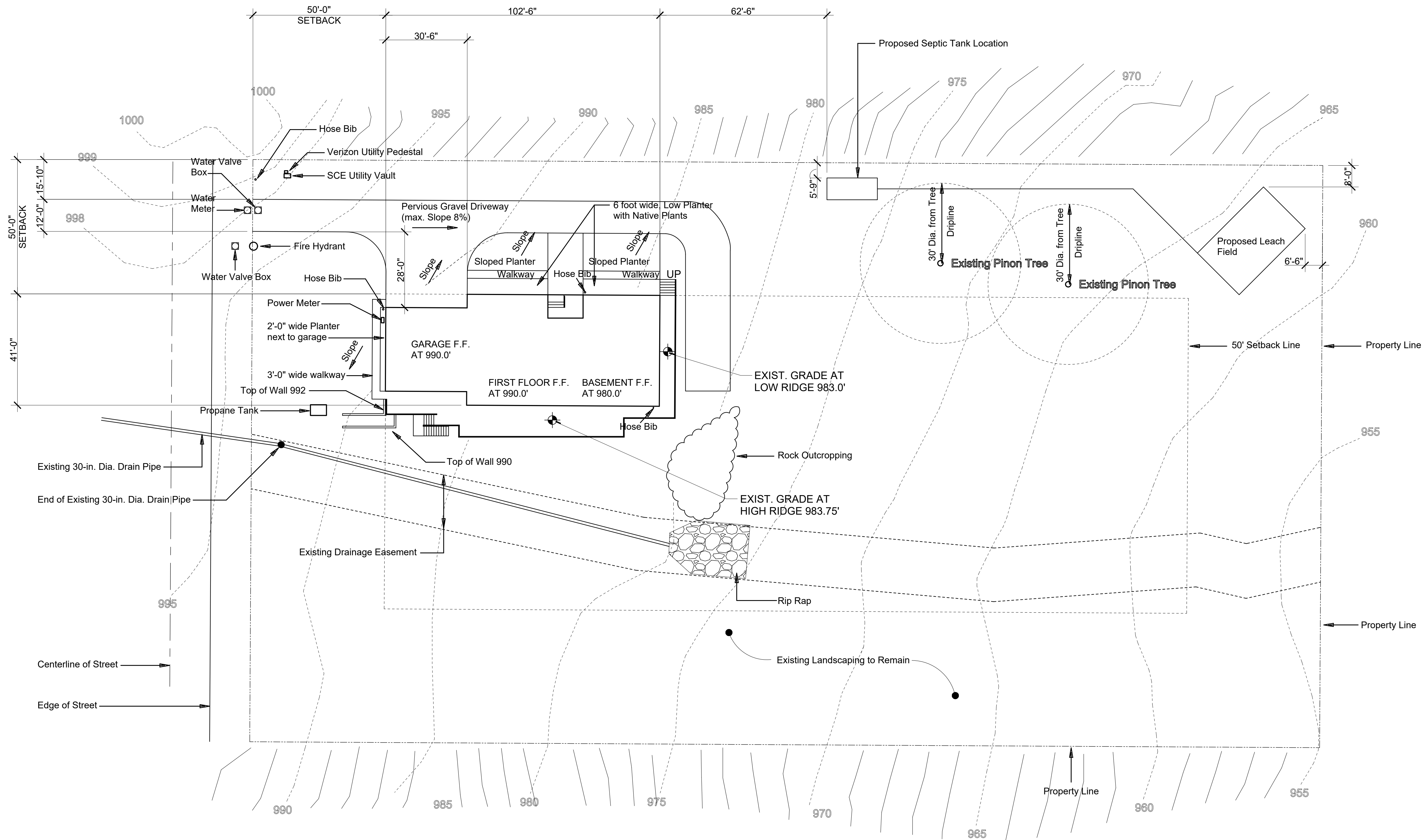


PROJECT:  
601 Rimrock Dr.  
Swall Meadows, CA 93514

ARCHITECT:  
CARL WELTY, ARCHITECTS  
1293 Hillcrest Drive  
Pomona, CA 91768



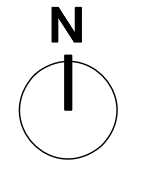
OWNER:  
Erica and Robert int Hout



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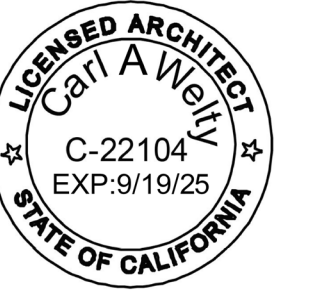
SITE PLAN

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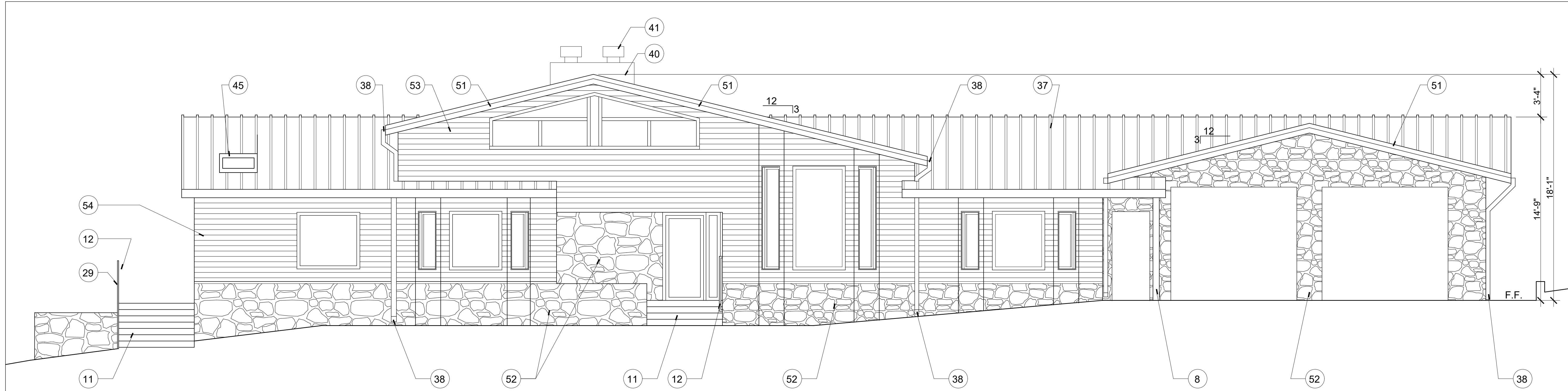


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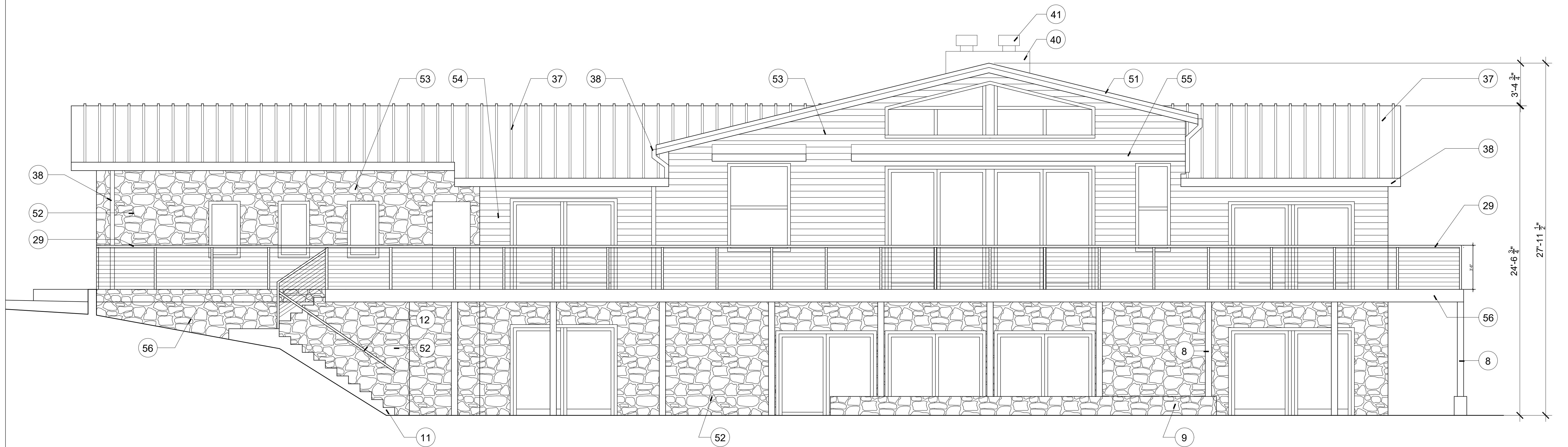


OWNER:  
Erica and Robert int Hout



3 NORTH ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

- 1) 5-1/2" METAL STUDS AT EXTERIOR WALLS - WITH R-21 BATT INSULATION - 5/8" TYPE 'X' GYP BOARD INSIDE - 5/8" TYPE 'X' DENS GLASS OUTSIDE W/ BUILDING PAPER - 7/8" HAT CHANNEL - TYVEK BUILDING WRAP - 1" R-5 RIGID INSULATION W/ WALL FINISH PER ELEVATIONS
- 2) 3-1/2" METAL STUDS AT INTERIOR WALLS - WITH 1/2" GYP BOARD ON BOTH SIDES
- 3) 5-1/2" METAL STUDS AT INTERIOR WALLS - WITH 1/2" GYP BOARD ON BOTH SIDES
- 4) CONCRETE RETAINING WALL (SSD) WITH WATER PROOFING - PERFORATED DRAINPIPE TO DRAIN - OVER 2" R-10 RIGID INSULATION
- 5) CONCRETE RETAINING WALL (SSD) WITH WATER PROOFING - PERFORATED DRAINPIPE TO DRAIN - NO INSULATION REQUIRED
- 6) OUTLINE OF BAY WINDOWS ABOVE
- 7) STEEL COLUMN (SSD) - INTERIOR
- 8) STEEL COLUMN (SSD) - EXTERIOR
- 9) CONCRETE WALL AND RAISED FOOTING
- 10) CONCRETE SLAB (SSD) WITH RADIANT HEATING AND RIGID 2" (R-10) INSULATION BELOW SLAB
- 11) CONCRETE STAIRS (SSD) ON GRADE
- 12) 1-1/2" DIAMETER METAL HANDRAIL
- 13) TILE OVER WATER PROOFING TO 70" HIGH MINIMUM - TYPICAL NO CURBS AT SHOWERS
- 14) STAIRS WITH FINISH WOOD TREADS AND RISERS
- 15) 1-1/2" DIAMETER WOOD HANDRAIL
- 16) CONCRETE EXTERIOR PATIO WITH STONE FINISH
- 17) CONCRETE GARAGE SLAB ON GRADE
- 18) LIGHT WEIGHT CONCRETE FINISH FLOOR OVER METAL DECK (SSD) WITH RADIANT FLOOR HEATING
- 19) 5-1/2" METAL STUDS AT GARAGE WALL - WITH 5/8" TYPE 'X' GYP BOARD ON BOTH SIDES - 1 HOUR CONSTRUCTION
- 20) METAL ZERO CLEARANCE FIREPLACE

- 21) CONCRETE FINISHED RAISED HEARTH
- 22) METAL FLUE FROM WOOD BURNING STOVES
- 23) LIGHT WEIGHT CONCRETE FINISH FLOOR AT EXTERIOR PORCH OVER METAL DECK (SSD) SLOPED TO DRAIN OVER 2" R-10 RIGID INSULATION AND WATERPROOF MEMBRANE
- 24) UTILITY SINK
- 25) WASHER AND DRYER - PROVIDE DRYER VENT TO OUTSIDE
- 26) DOG WASHING SINK AT FLOOR
- 27) COUNTERS AT KITCHEN AND LAUNDRY ROOM
- 28) LIGHT WEIGHT CONCRETE FINISH FLOOR AT EXTERIOR PORCH OVER METAL DECK (SSD) SLOPED TO DRAIN OVER WATERPROOF MEMBRANE
- 29) 42" HIGH GUARDRAIL WITH SS CABLE AT 4" OC WITH METAL SUPPORTS (SSD)
- 30) CONCRETE SLAB ON GRADE AT GARAGE - SLOPE TO DRAIN
- 31) CONCRETE SLAB ON GRADE AT EXTERIOR - SLOPE TO DRAIN
- 32) BAY WINDOW WITH RAISED SEATS - 3-1/2" WALL FRAMING WITH R-21 RIGID OR SPRAY FOAM INSULATION
- 33) 18" HIGH RAISED WALL WITH FINISHED CONCRETE SEAT
- 34) WALL MOUNTED LADDER FOR ACCESS TO ATTIC STORAGE
- 35) 42" HIGH WALL WITH 1/2" GYP BOARD ON BOTH SIDES AND TOP
- 36) LIGHT WEIGHT CONCRETE FINISH FLOOR OVER METAL DECK (SSD)
- 37) STANDING SEAM METAL ROOF OVER WATERPROOF MEMBRANE OVER 2" R-10 RIGID INSULATION OVER 5/8" TYPE 'X' DENS GLASS OVER METAL DECK (SSD)

- 38) G.I. METAL RAIN GUTTER AND DOWN SPOUT (SEE ELEVATIONS)
- 39) 42" HIGH WOOD GUARD RAIL WITH 1-1/2" DIAMETER STILES AT 5" ON CENTER
- 40) 3-1/2" METAL STUD FRAMED CHIMNEY (SSD) WITH 5/8" TYPE 'X' DENS GLASS OUTSIDE W/ BUILDING PAPER - 7/8" HAT CHANNEL - TYVEK BUILDING WRAP - 1" R-5 RIGID INSULATION W/ WALL FINISH PER ELEVATIONS
- 41) METAL CHIMNEYS WITH SPARK ARRESTORS - 2'-0" ABOVE ROOF 10'-0" FROM CHIMNEYS
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- 43) ROOF VALLEY WITH VALLEY FLASHING FOR STANDING SEAM METAL ROOF
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- 45) SKYLIGHT
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- 51) RAKE FASCIA WITH CEMENT BOARD TRIM AND METAL FLASHING TO MATCH STANDING SEAM METAL ROOF
- 52) STONE VENEER OVER TYVEK BUILDING WRAP OVER 1" R-5 RIGID INSULATION OVER 7/8" HAT CHANNEL OVER CONCRETE RETAINING WALL
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- 54) CEMENT BOARD SIDING OVER TYVEK BUILDING WRAP OVER 1" R-5 RIGID INSULATION OVER 7/8" HAT CHANNEL OVER BUILDING PAPER OVER 5/8" TYPE 'X' DENS GLASS OVER METAL WALL FRAMING
- 55) STEEL STRUCTURE LOW CANOPY ROOF WITH STANDING SEAM METAL ROOF
- 56) STEEL BEAM (SSD)
- 57) STONE VENEER OVER CONCRETE RETAINING WALL

REVISION / ISSUE:      DATE:

EXTERIOR ELEVATIONS

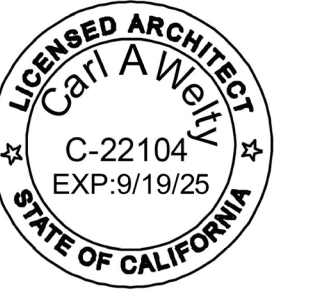
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1 NOTES

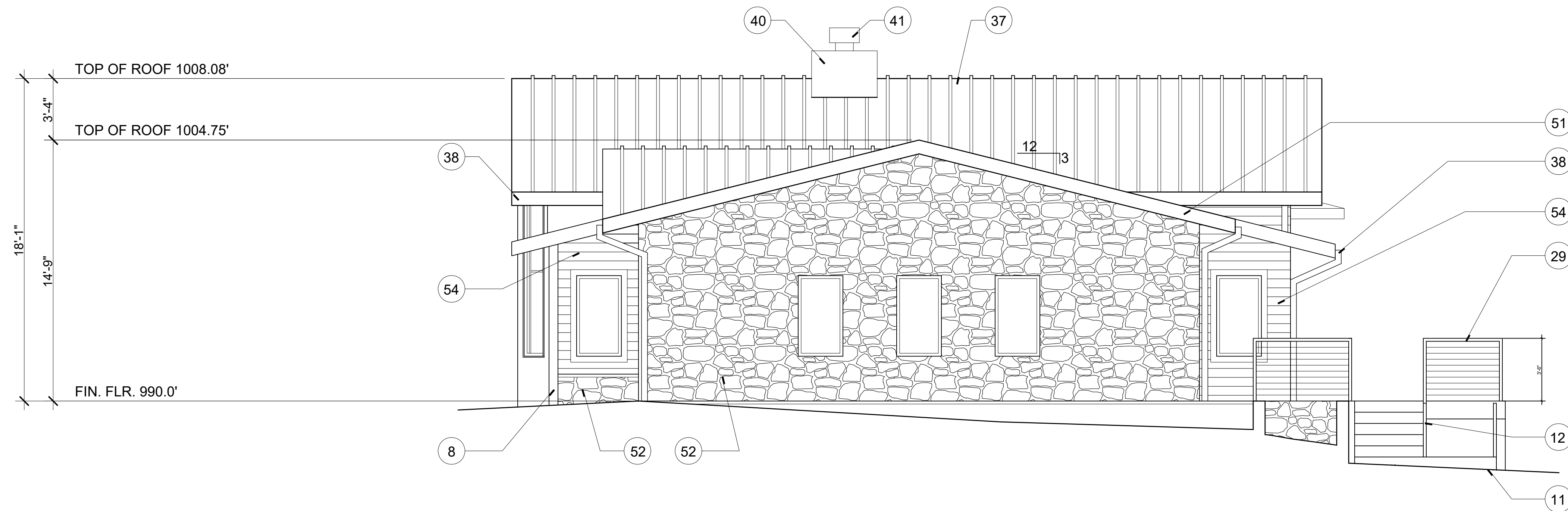
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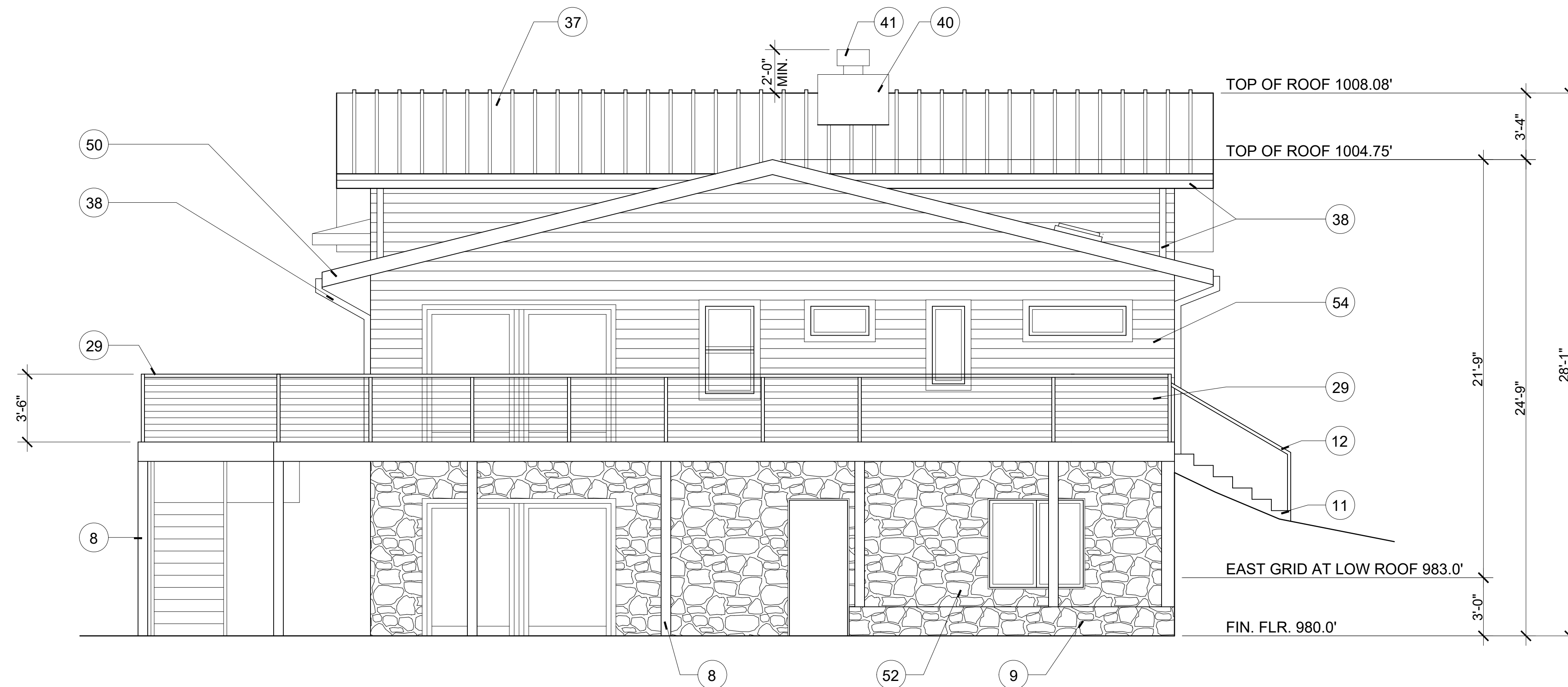


OWNER:  
Erica and Robert int Hout



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2 EAST ELEVATION

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REVISION / ISSUE: DATE:

EXTERIOR ELEVATIONS

DATE: 11/25/2023 DRAWN: SN SCALE: 1/4" = 1'-0"

1 NOTES

A-3.1