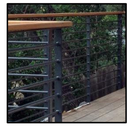
T H E V I L L A S 3 A T O B S I D I A N

M E R I D I A N R O A D M A M M O T H L A K E S C A

FIBER CEMENT LAP SIDING	FIBERGLASS WINDOWS & DOORS	CONCRETE FOUNDATION	HARDIE FIBER CEMENT PANELS	FIBER CEMENT SOFFITS	METAL RAILING W/ WOOD CAP	CLASS 'A' BITUMEN ROOFING	NATURAL STONE VENEER
							

ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



1 CONCEPT RENDERING / MATERIALS

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
60% DESIGN DEVELOPMENT	020222
PLANNING COMMISSION	021922
100% DESIGN DEVELOPMENT	022222
100% DESIGN DEVELOPMENT	030922
PLANNING COMMISSION	042522

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.505.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

COVER

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scale
NA

sheet
A 0.0

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THE VILLAS 3 AT OBSIDIAN

MERIDIAN ROAD MAMMOTH LAKES CA

FIBER CEMENT LAP SIDING



FIBERGLASS WINDOWS & DOORS



CONCRETE FOUNDATION



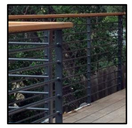
HARDIE FIBER CEMENT PANELS



FIBER CEMENT SOFFITS



METAL RAILING W/ WOOD CAP



CLASS 'A' BITUMEN ROOFING



ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



a prefab construction project in mammoth lakes, ca

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scale

NA

sheet

A 0.0.

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THE VILLAS 3 AT OBSIDIAN

MERIDIAN ROAD MAMMOTH LAKES CA

SIDE OF VILLAS



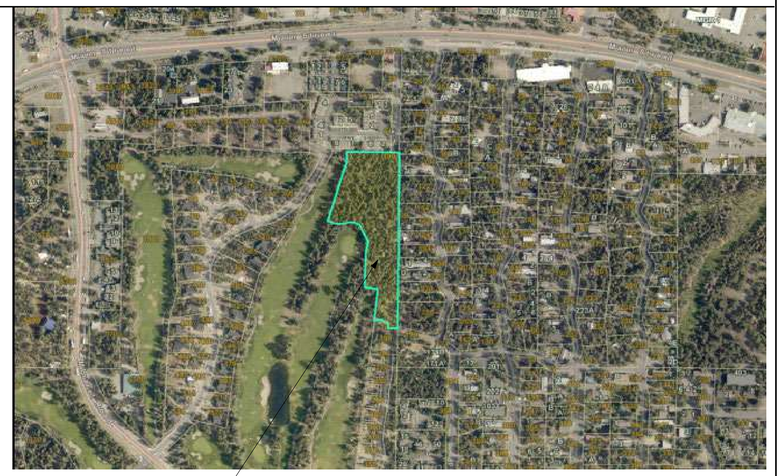


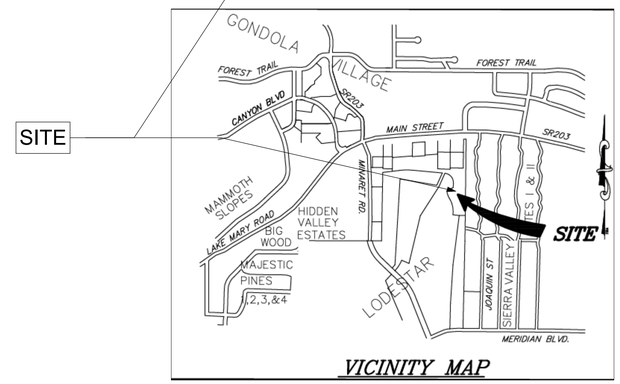
REAR OF VILLAS





1 CONCEPTUAL RENDERINGS





3 VICINITY MAP / PARCEL MAP

ARCHITECTURAL

X	A-0.0	COVER & MATERIALS
X	A-0.1	PROJECT INFO
-	A-0.2	GENERAL NOTES
-	A-0.3	GENERAL NOTES
X	A-0.5a	MASSING DIAGRAMS 'A'
X	A-0.5b	MASSING DIAGRAMS 'B'
X	A-0.6a	MODULAR DIAGRAMS 'A'
-	A-0.6b	MODULAR DIAGRAMS 'B'
X	1 of 1	SURVEY
X	A-1.2	SITE PLAN
-	A-2.0a	FOUNDATION PLAN 'A'
-	A-2.0b	FOUNDATION PLAN 'B'
X	A-2.1a	LEVEL 1 PLAN 'A'
X	A-2.1b	LEVEL 1 PLAN 'B'
X	A-2.2a	LEVEL 2 PLAN 'A'
X	A-2.2b	LEVEL 2 PLAN 'B'
X	A-2.3a	LEVEL 3 PLAN 'A'
X	A-2.3b	LEVEL 3 PLAN 'B'
X	A-2.4a	ROOF PLAN 'A'
X	A-2.4b	ROOF PLAN 'B'
-	A-2.5a	LEVEL 1 RCP 'A'
-	A-2.5b	LEVEL 1 RCP 'B'
-	A-2.6a	LEVEL 2 RCP 'A'
-	A-2.6b	LEVEL 2 RCP 'B'
-	A-2.7a	LEVEL 3 RCP 'A'
-	A-2.7b	LEVEL 3 RCP 'B'
X	A-3.0a	BUILDING SECTIONS 'A'
X	A-3.0b	BUILDING SECTIONS 'B'
X	A-4.0a	EXTERIOR ELEVATIONS 'A'
X	A-4.0b	EXTERIOR ELEVATIONS 'B'
X	A-4.1a	EXTERIOR ELEVATIONS 'A'
X	A-4.1b	EXTERIOR ELEVATIONS 'B'
-	A-6.0	DETAIL KEY / ASSEMBLY DETAILS
-	A-6.1	DETAILS
-	A-6.2	DETAILS
-	A-6.3	DETAILS
-	A-7.0	DOOR SCHEDULE
-	A-7.1	WINDOW SCHEDULE

CIVIL

CIVIL

STRUCTURAL

MECHANICAL

PLUMBING

4 TABLE OF CONTENTS

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	***3,290 SQFT***	***TOTAL***	***2,745 SQFT***
(STAIRS INCLUDED FOR AREA AT ALL FLOORS		(STAIRS COUNTED TOWARDS AREA AT ALL LEVELS)	

APN#			
ZONING	R-1-5	OCCUPANCY	R-3 / U
CONSTRUCTION TYPE	V-B		
SITE DIMENSIONS	VARIES, SEE CIVIL		
SITE AREA	VARIES, SEE CIVIL		
PARKING	2X (TANDEM)		
HEIGHT RESTRICTION	35'-0"		
FRONT SETBACK	20'-0"		
SIDE SETBACKS	10'-0"		
REAR SETBACK	20'-0"		

5 SITE & BUILDING INFORMATION

THIS PROJECT CONSISTS CONSTRUCTION OF:
**FIRE SPRINKLERED* 3 STORY DUPLEX W/ ATTACHED GARAGE
*SPRINKLER PLANS TO BE SUBMITTED SEPARATELY

6 PROJECT DESCRIPTION

These plans comply with the following current adopted editions of the California Residential and Building Code Series:

2019 CA BUILDING CODE
2019 CA MECHANCAL CODE
2019 RESIDENTIAL CODE
2019 CA ENERGY CODE
2019 CA PLUMBING CODE
2019 CA GREEN CODE
2019 CA ELECTRICAL CODE

"PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY"

7 CODE REFERENCE

W-## WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
FLR # FLOOR / CEILING ASSEMBLY REFERENCE
1 / A6 Elev. No. / Sheet No. ELEVATION/ SECTION REFERENCE
D-## DOOR SCHEDULE REFERENCE
ALIGN ALIGN FINISH SURFACES
ELEVATION REFERENCE
A / A6 Detail No. / Sheet No. DETAIL REFERENCE
WALL ASSEMBLY REFERENCE
Plan No. / Sheet No. (1 / A6)

8 SYMBOLS

OWNER	ARCHITECT			
PROMARK INVESTMENTS 223 E. THOUSAND OAKS BLVD., SUITE 412 THOUSAND OAKS, CA 91360 T: 806.29.3270	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415.905.9030 x1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@CHXTLD.COM			
GEOTECH	**SURVEY/CIVIL**	**LANDSCAPE ARCHITECT**		
SIERRA GEOTECHNICAL SERVICES INC. P.O. BOX 5024 MAMMOTH LAKES, CA 93546 T. 760.937.4608 CONTACT: JOSEPH A ADLER E: INFO@SGSI.US	TRIAD HOLMES P.O. BOX 1570 549 OLD MAMMOTH ROAD, SUITE 202 MAMMOTH LAKES, CA 93546 T. 760.934.7588 CONTACT: THOMAS PLATZ E: TRIAD@THAINC.COM	PAKSHONG LANDSCAPE & ARCHITECTURAL COLLABORTIVE 3617 EXPOSITION BLVD. LOS ANGLES, CA 90016 T. 310.450.8100 CONTACT:		

9 CONTACT INFO

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
60% DESIGN DEVELOPMENT	020222
PLANNING COMMISSION	021922
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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

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APN: 033-330-087

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scale
NA

sheet
A 0.1

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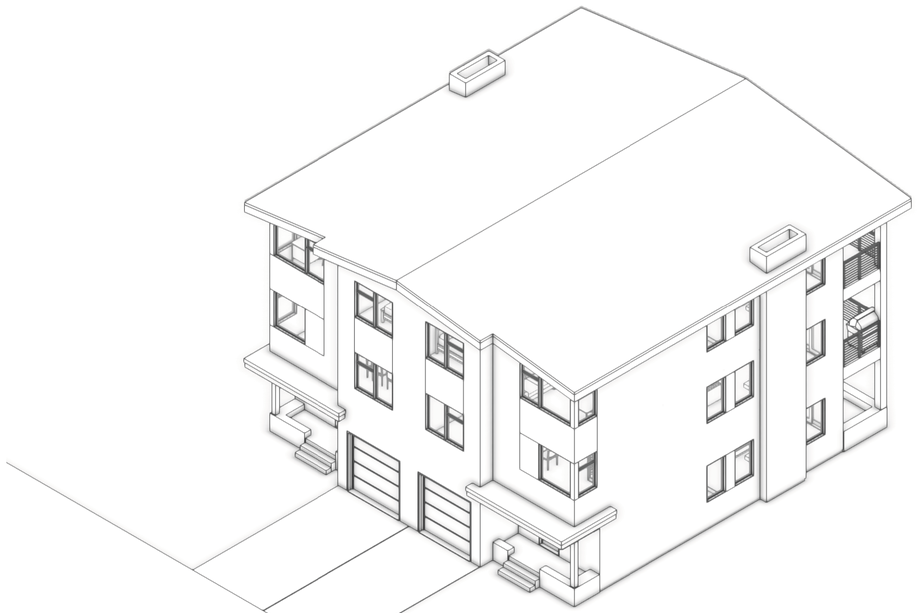
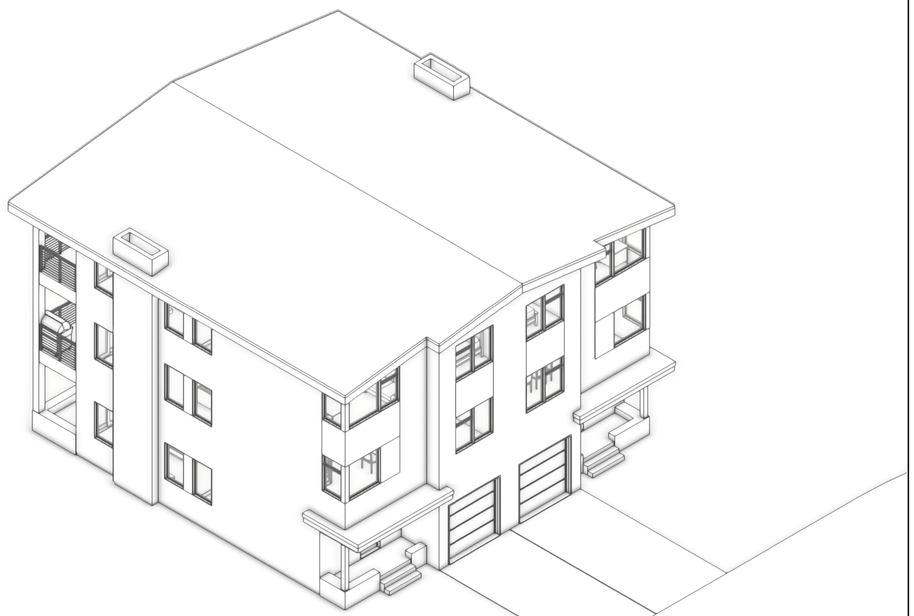
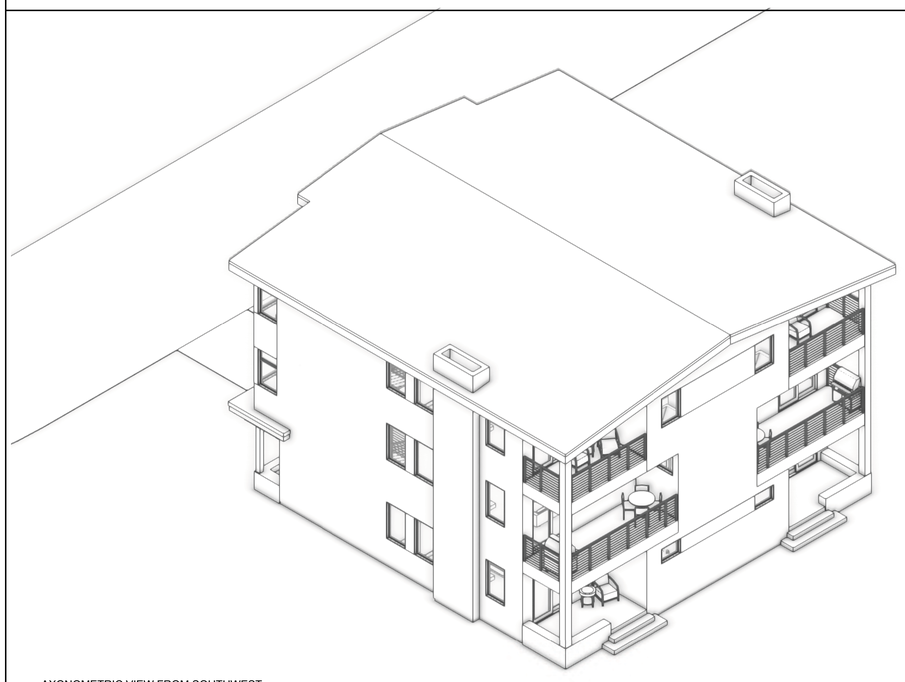


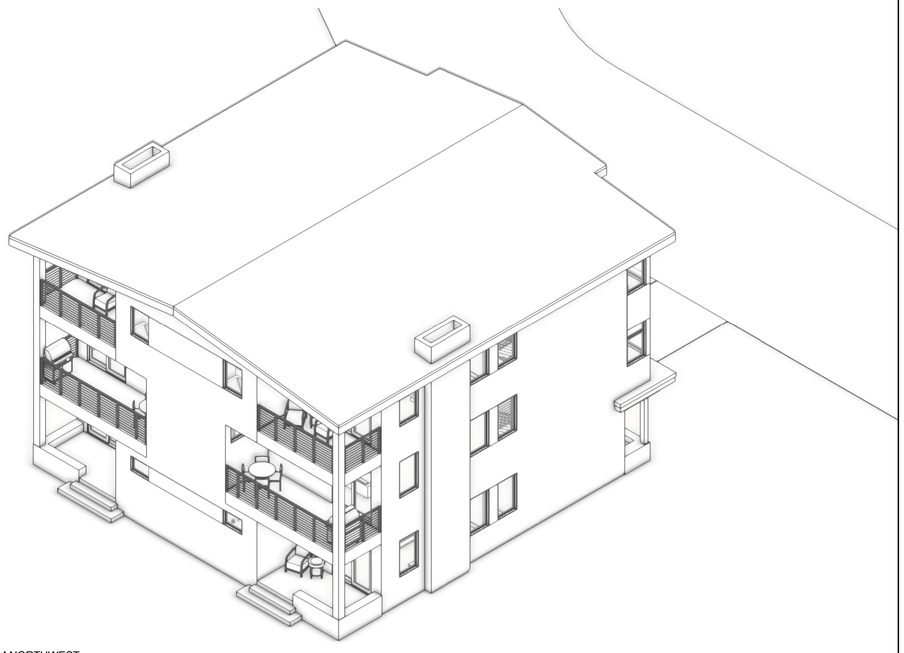
AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM NORTHWEST

1 | AXONOMETRICS 'A'

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
60% DESIGN DEVELOPMENT	020222
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PLANNING COMMISSION	042522

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.505.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

MASSING

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scale
1/8"=1'-0"

sheet
A 0.5a

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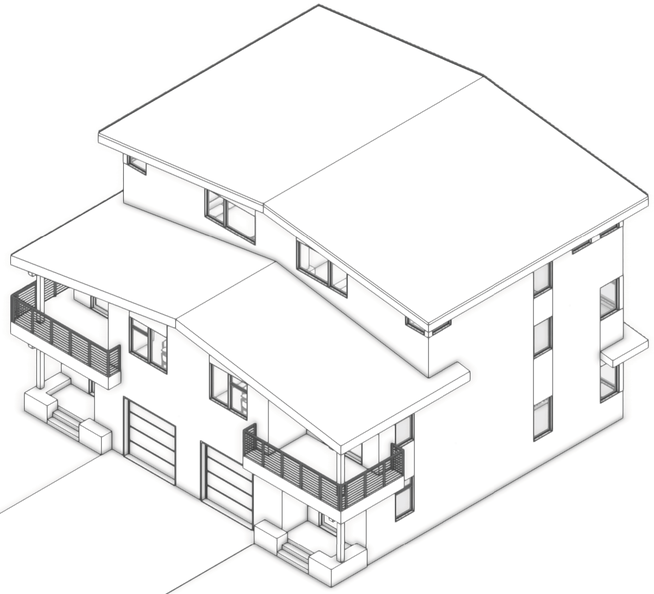
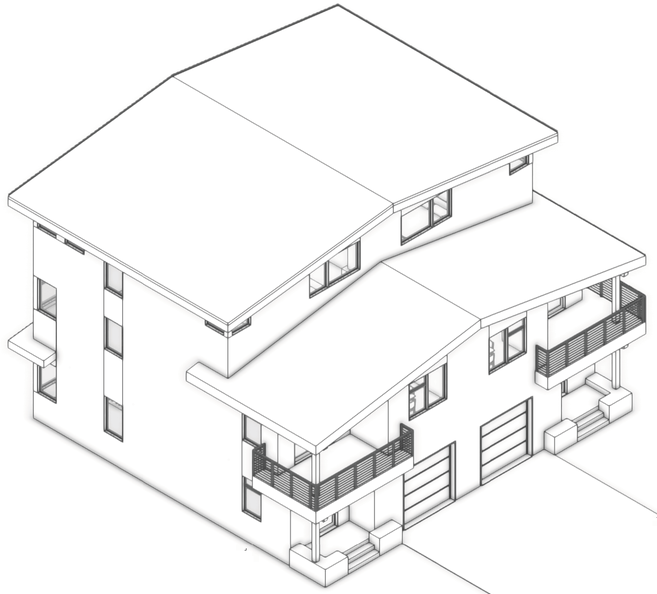
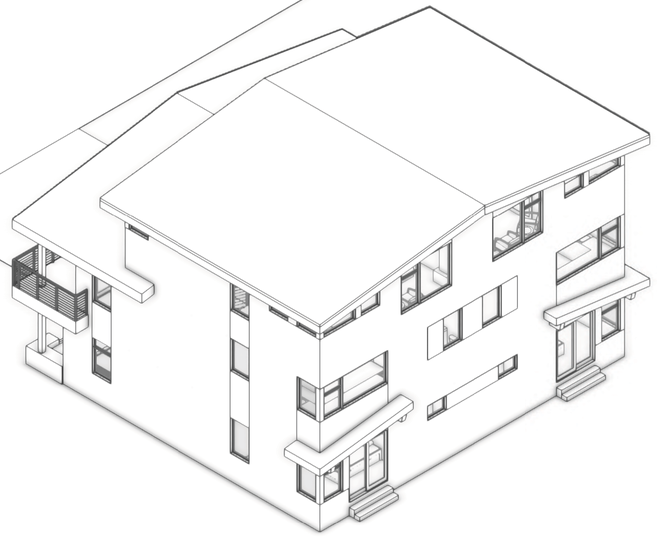


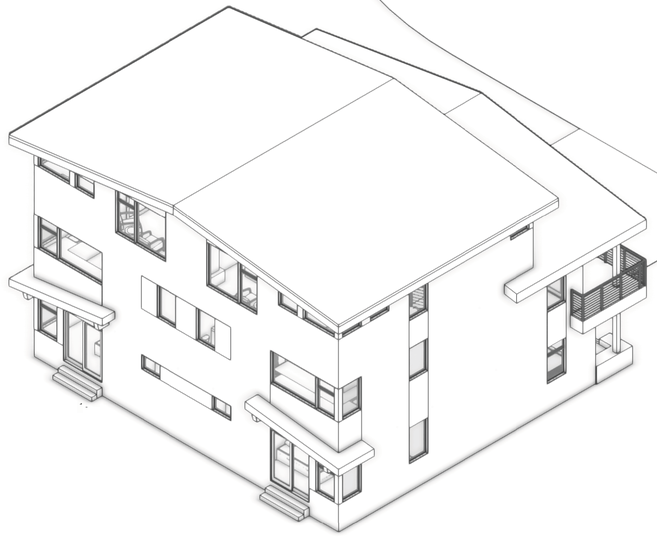
AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



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1 | AXONOMETRICS

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scale

1/8"=1'-0"

sheet

A 0.5b

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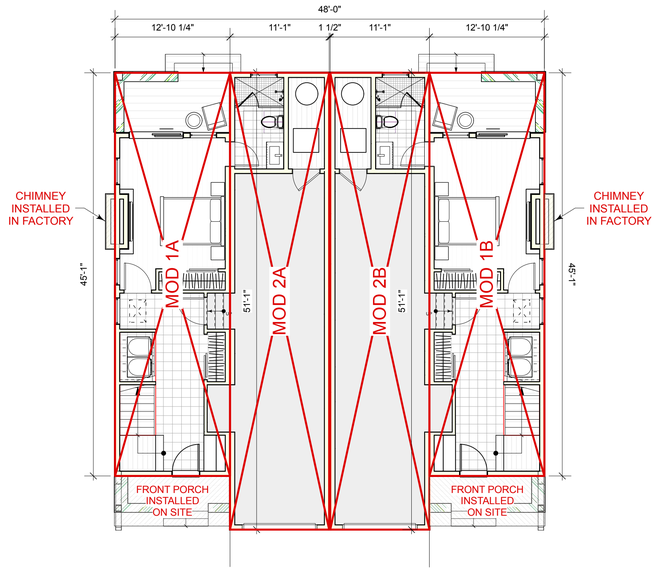



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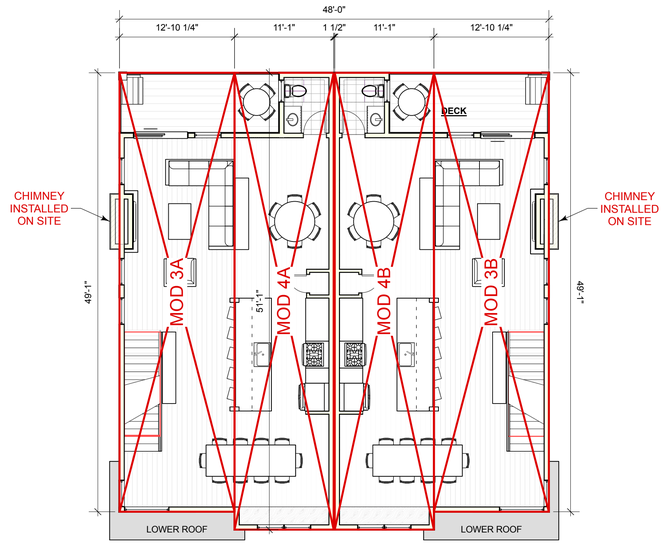
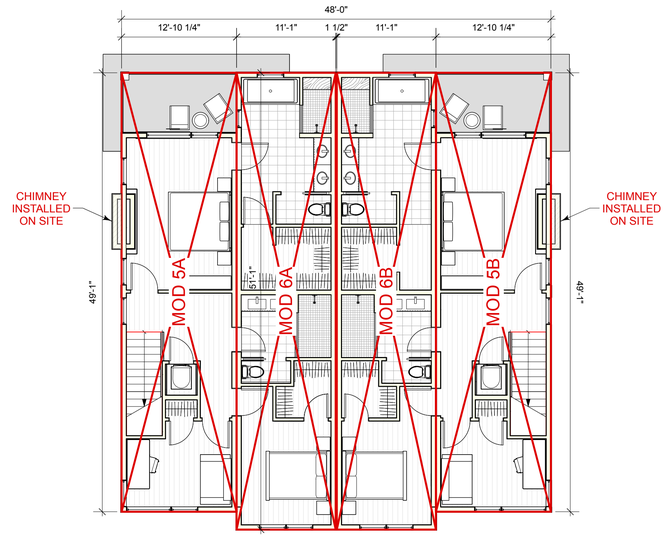


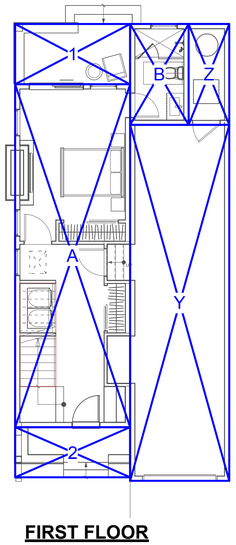
SECOND FLOOR

NOTE: ROOF & EAVES TO BE BUILT IN FACTORY AS PART OF MODS 5/6



THIRD FLOOR

1 MODULAR DIAGRAMS





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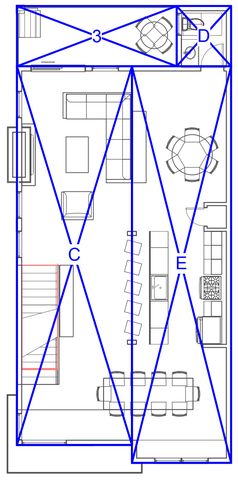

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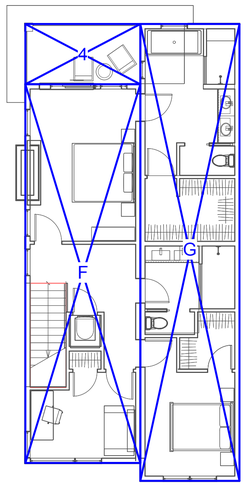

THIRD FLOOR

FLOOR AREA CALCS

CONDITIONED SPACES

A	492.88
B	73.80
SUBTOTAL:	*617.91sf (1st floor)*
C	544.29
D	441.00
E	491.48
SUBTOTAL:	*1476.77sf (2nd floor)*
F	544.29
G	566.18
SUBTOTAL:	*1110.47sf (3rd floor)*

UNCONDITIONED SPACES

Y (garage)	441.14
Z	51.24
SUBTOTAL:	*492.38sf*

FLOOR AREA TOTAL: 3697.53

EXTERIOR DECKS & PORCH

1	86.63
2	72.04
3	120.33
4	86.63

2 AREA CALCULATION DIAGRAMS (per unit)

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MOD DIAGRAMS

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scale
1/8"=1'-0"

sheet
A 0.6a

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SIERRA VALLEY SITES
TR 1

N00°30'38"E 697.99

HORSESHOE PIT

DORRANCE ST.

S68°25'13"W 45.63'

N89°00'30"E 200.04'

42'PSD

24'PSD

N49°21'14"W 42.62'

15' PRIVATE UTILITY EASEMENT TO THE GOLF PARTNERSHIP 329/329 O.R.

S78°49'04"E 38.02'

N07°26'12"E 164.85

N02°34'47"E 15.14

LLA PAR 2
LLA 19-002

OBSIDIAN
TR 15-002

10' SEWER EASEMENT TO MCWD PER 380/409 O.R.

LLA PAR 1
LLA 19-002

N16°06'36"E 51.45'

N01°03'55"E 164.05'

N26°27'18"W 71.80'

D=72°32'48"
R=53.00'
L=67.11'

S38°56'54"W 43.02'

N24°27'27"W 52.30'

S15°38'10"W 114.00'

SAN JOAQUIN VILLAS
TR 36-222

SIERRA STAR GOLF COURSE
LLA PAR 3
INST. NO. 2006005343 O.R.

EAST BEAR LAKE DR.

GOLF RESTROOMS

LEGEND

- PROPERTY LINE
- DRAINAGE FLOWLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- WOOD POST FENCE
- 12"P — TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 7905 — EXISTING GROUND CONTOUR & ELEV.
- WV — WATER VALVE BOX
- S — SEWER MANHOLE
- D — STORM DRAIN MANHOLE
- —W— EXISTING WATERLINE
- —SS— EXISTING SEWERLINE
- TBM — TEMPORARY BENCHMARK PER TOWN DATUM: (DESCRIPTION OF BENCHMARK & LOCATION) ELEVATION=0000.00

RECORD BOUNDARY INFORMATION SHOWN PER SAN JOAQUIN VILLAS TR 36-222, MB 10/100

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

triad/holmes assoc.
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

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REVISIONS:	BY:

PREPARED FOR:

INSERT CLIENT AND ADDRESS

LOT LINE ADJUSTMENT PARCEL 1, LLA 19-002

TOPOGRAPHIC SURVEY

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	12-28-20
SCALE	AS SHOWN
DRAWN	GP
JOB NO.	240.11
DWG	1
SHEET	1 OF 1

Z:\01 Mammoth\240.11 Villas 3 Obsidian\acad\240.11 topo.dwg Dec 28,2020 - 1:19pm, gary

Plan A (Units 4-21)

Plan B (Units 22-33)

33-131-07
33-131-08
33-131-02
33-131-09
33-131-10
33-131-05
33-131-06
33-141-04
33-141-05
33-141-02
33-141-03

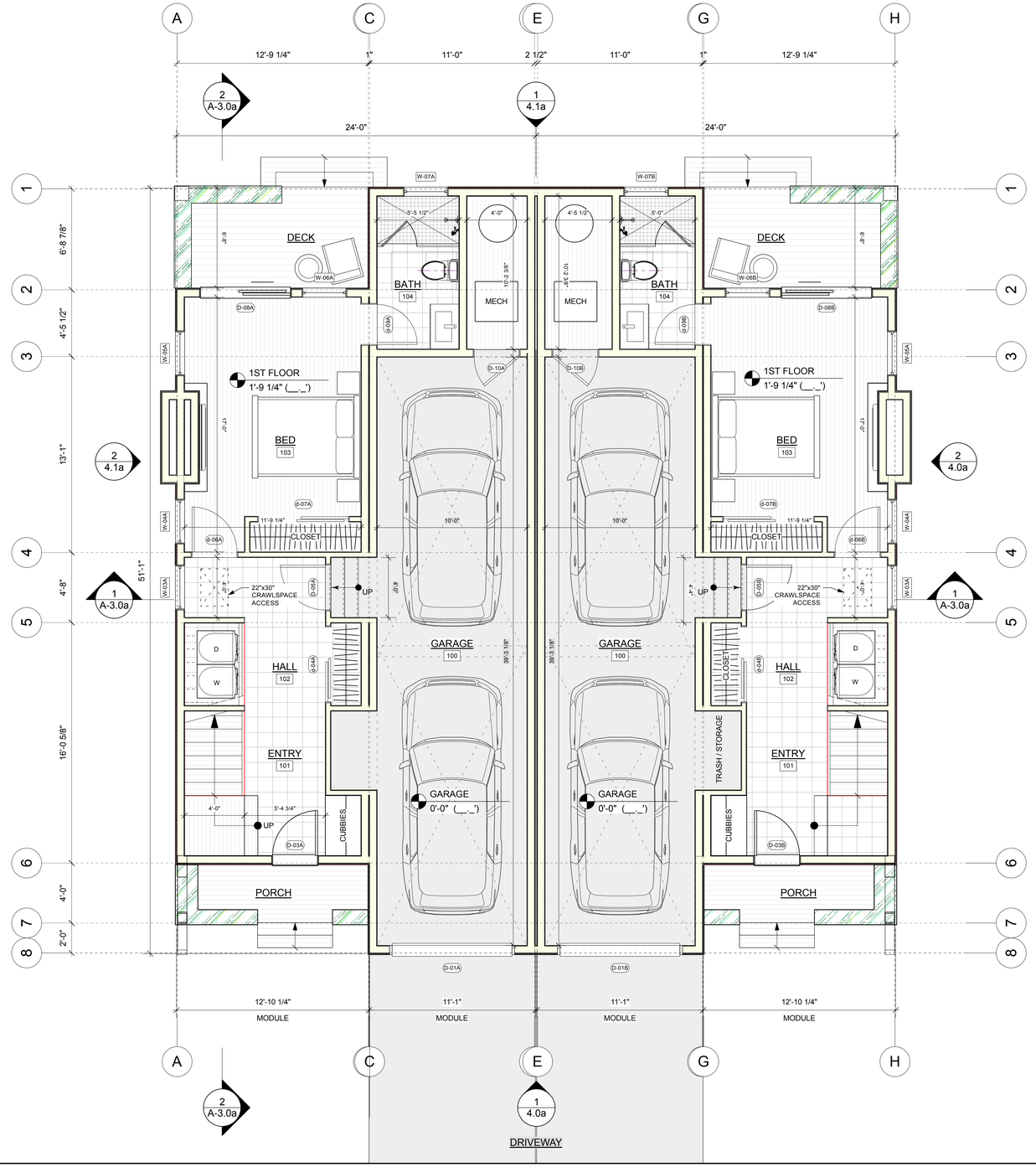
PROPOSED WOOD FENCE IDENTICAL TO PREVIOUS OBSIDIAN PHASES
PROPOSED 12' EASEMENT, NEW RECREATIONAL TRAIL
EASEMENT FOR RECREATIONAL TRAIL PER BOOK 866, PG 250 O.R. TO BE VACATED
PROPOSED TRASH ENCLOSURE
SIERRA VALLEY SITES
TR 1
EMERGENCY ACCESS GATE PER OBSIDIAN II FINAL LOCATION TBD

N00°30'38"E
697.99'
N00°30'44"E
200.04'

PROPOSED GATE
R=42'
LLA PARCEL 1
LLA 19-002
4.07 ACRES
033-330-087
30' SB FROM EP
S02°3
S40°55'15"E
43.42'
N74°48'54"E
98.00'
164.85'
N07°06'12"E
84.76'
N02°54'18"W
(3) SINGLE FAMILY HOMES

SAN JOAQUIN VILLAS
TR 36-222

20' SB
20'-0"
21'-0"
20'-2"
20'-0"
21'-8"
21'-8"
22'-4"
20' SB FROM EP
R=178'
20' MIN LENGTH DRIVEWAYS (TYP)
20' SB FROM EP
20' SB FROM EP
20'-6"
23'-6"
28'-10"
20'-7"
23'-3"
21'-0"
20'-3 1/2"
20'-3 1/2"
20'-0"
20'-0"
20'-0



1 LEVEL 1 PLAN 'A'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	***3,290 SQFT***	***TOTAL***	***2,745 SQFT***
(STAIRS INCLUDED FOR AREA AT ALL FLOORS		(STAIRS COUNTED TOWARDS AREA AT ALL LEVELS)	

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
60% DESIGN DEVELOPMENT	020222
PLANNING COMMISSION	021922
100% DESIGN DEVELOPMENT	022222
100% DESIGN DEVELOPMENT	030922
PLANNING COMMISSION	042522

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

PLANS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS & IMPRESSIONS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF **tobylongdesign**

scale
1/4"=1'-0"

sheet
A 2.1a

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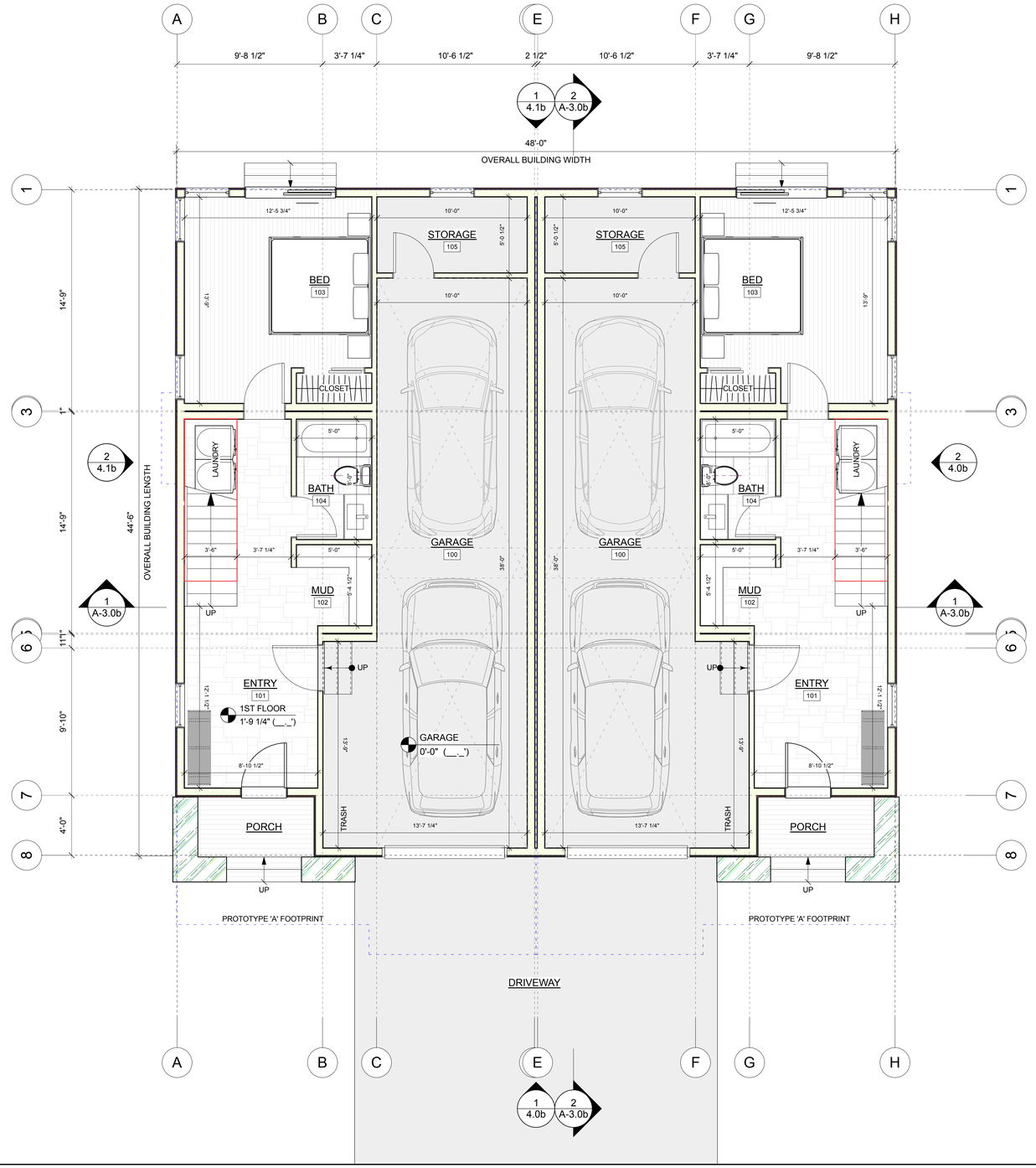

1 LEVEL 1 PLAN 'B'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
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sheet

A 2.1b

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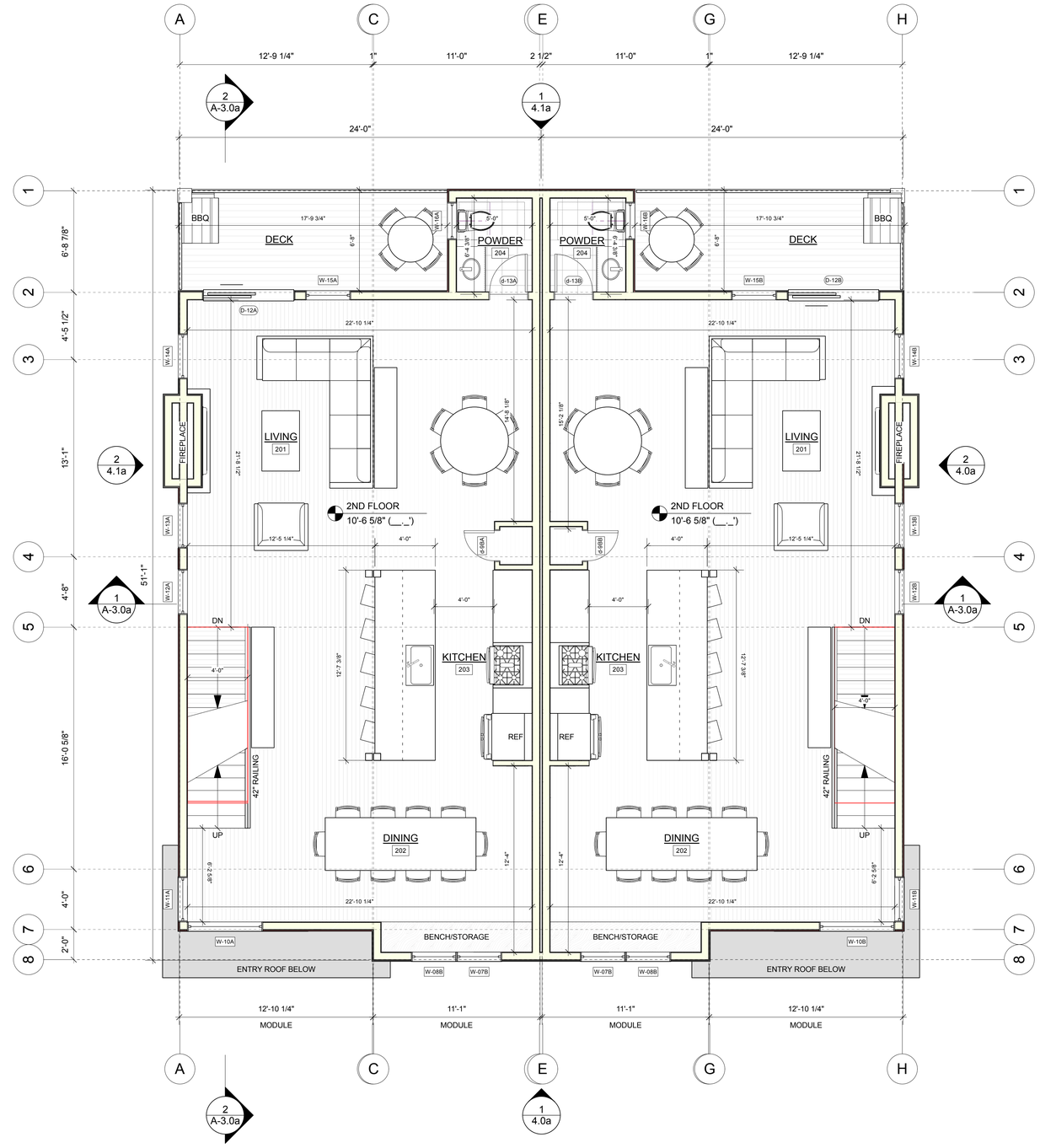

1 LEVEL 2 PLAN 'A'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
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sheet
A 2.2a

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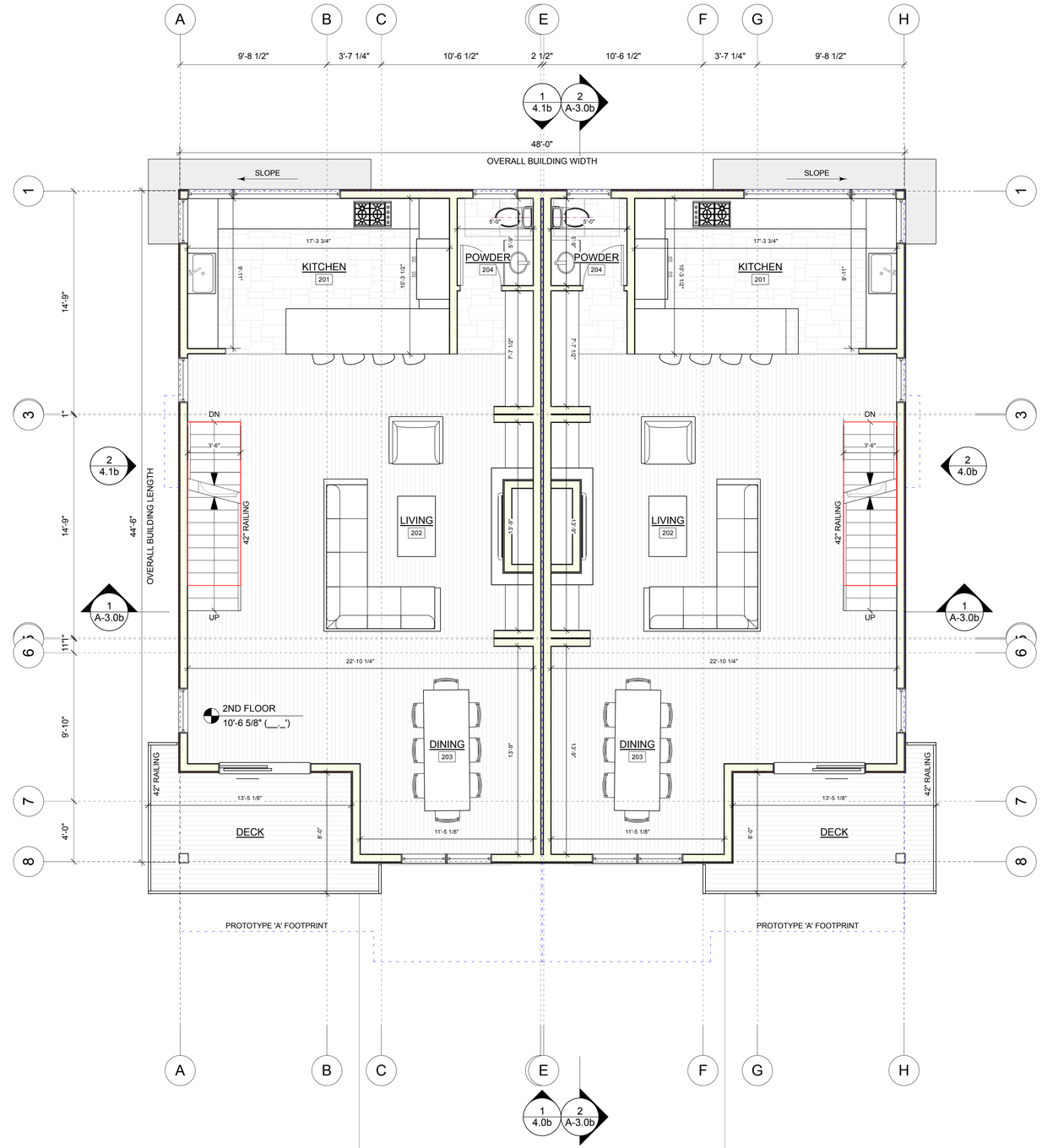

0 4 8 12 16 FT

1 LEVEL 2 PLAN 'B'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
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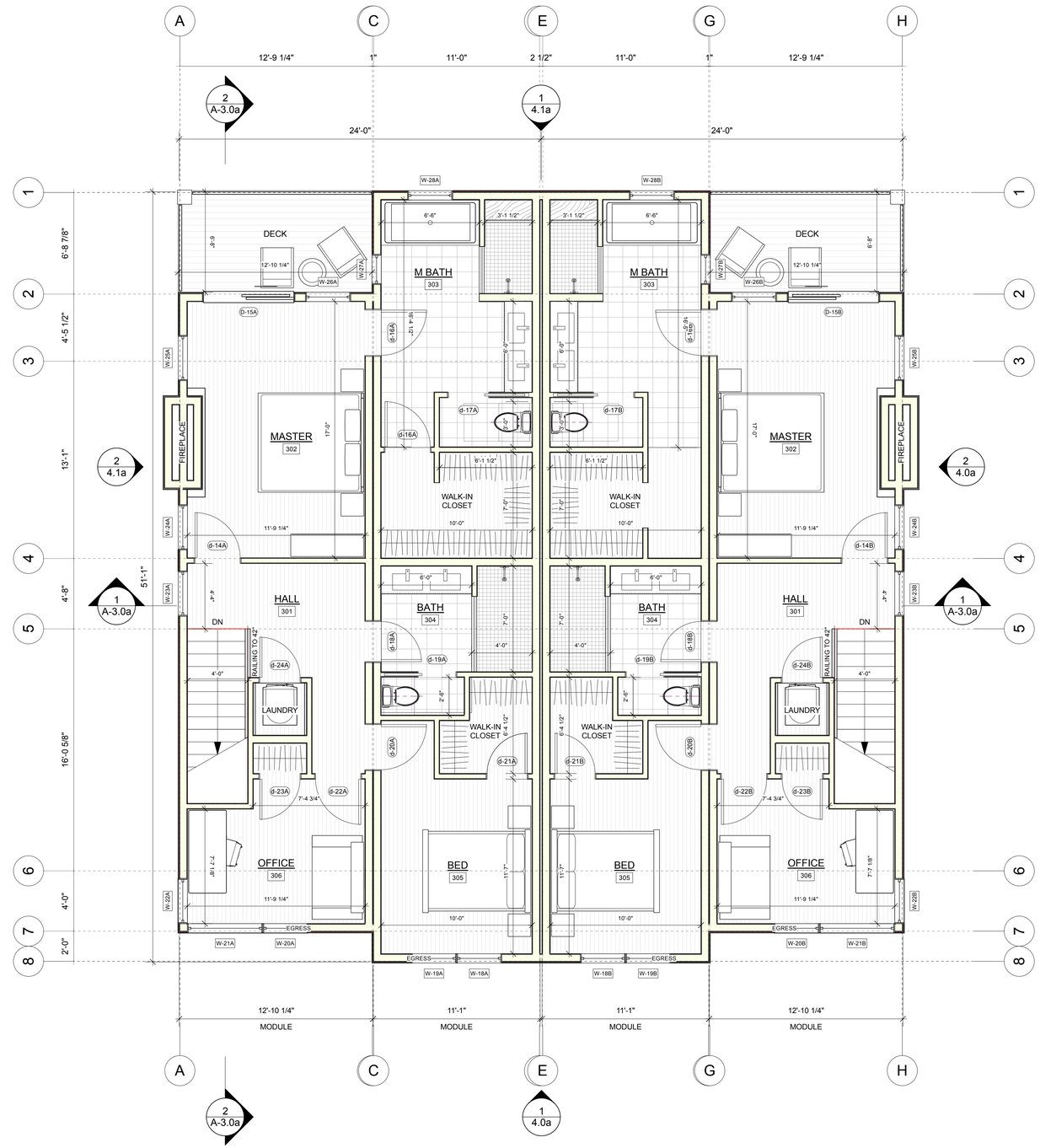

1 LEVEL 3 PLAN 'A'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
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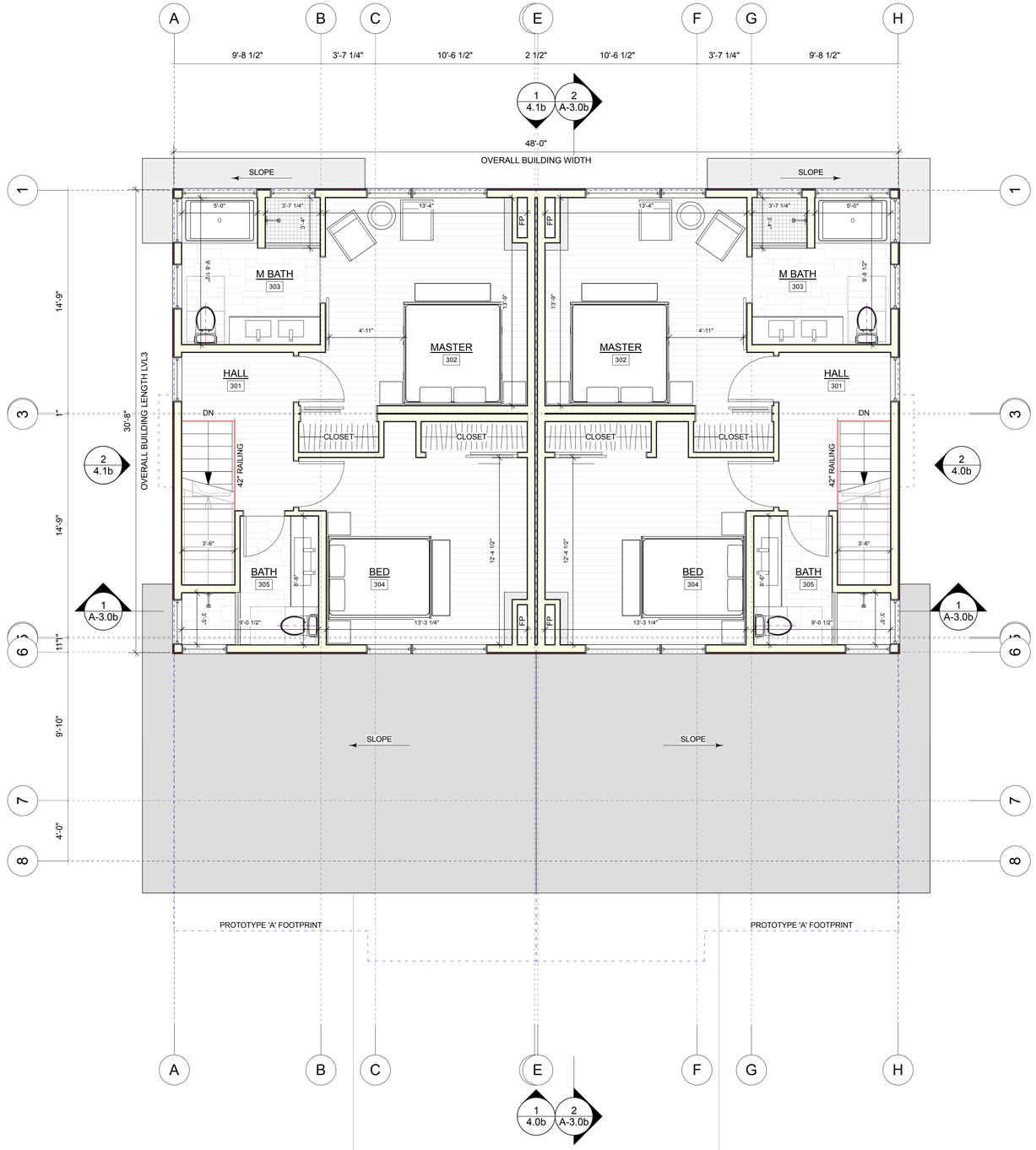

1 LEVEL 3 PLAN 'B'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
HOUSE SUBTOTAL	**2,752 SQFT**	**HOUSE SUBTOTAL**	**2,209 SQFT**
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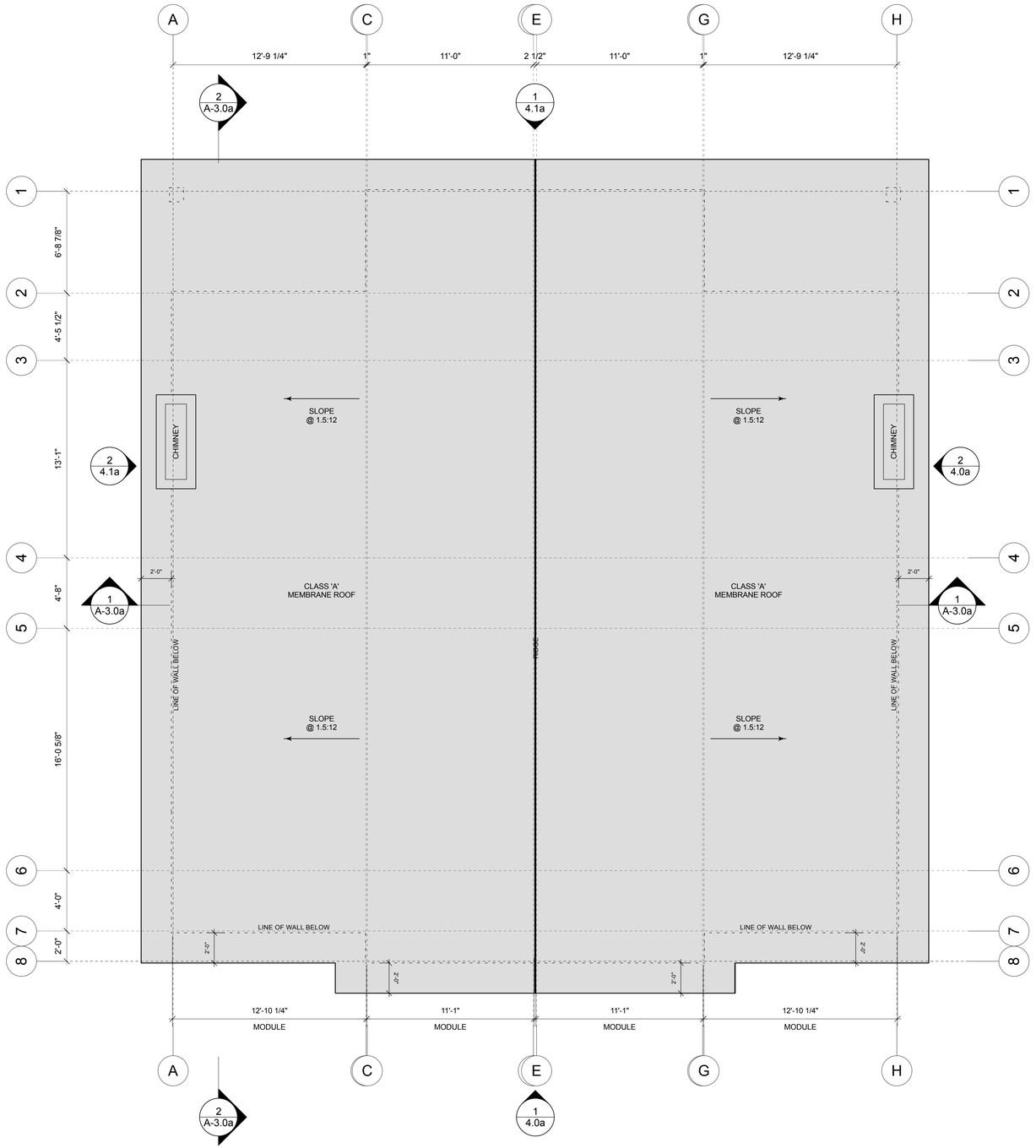

0 4 8 12 16 FT

1 ROOF PLAN 'A'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
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sheet
A 2.4a

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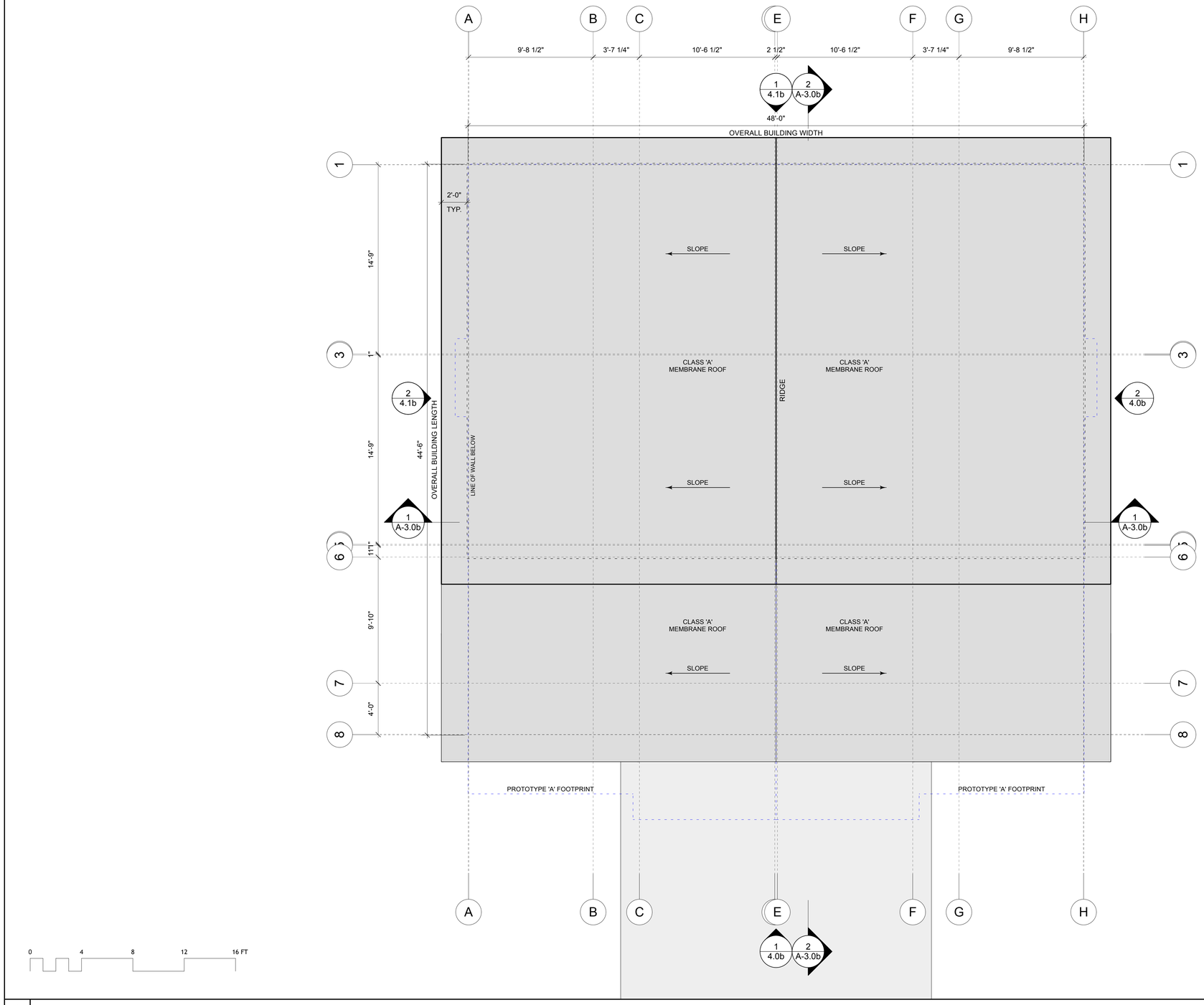

1 ROOF PLAN 'B'

PROJECT DATA (PER UNIT)

PROTOTYPE 'A'		PROTOTYPE 'B'	
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
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scale

1/4"=1'-0"

sheet

A 2.4b

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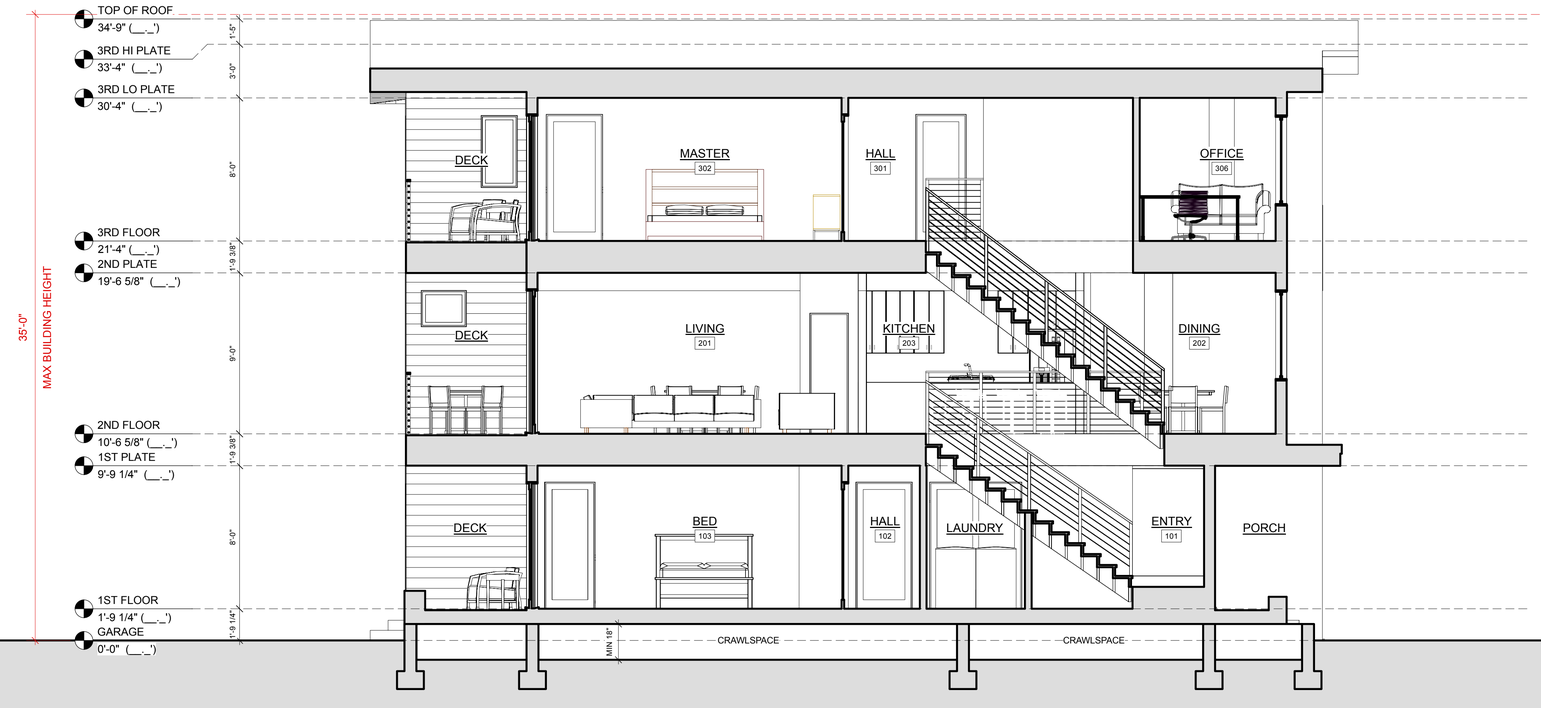
1 BUILDING CROSS SECTION 'A'

1/4"=1'-0"



2 BUILDING CROSS SECTION 'A'

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scale

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sheet

A 3.0a

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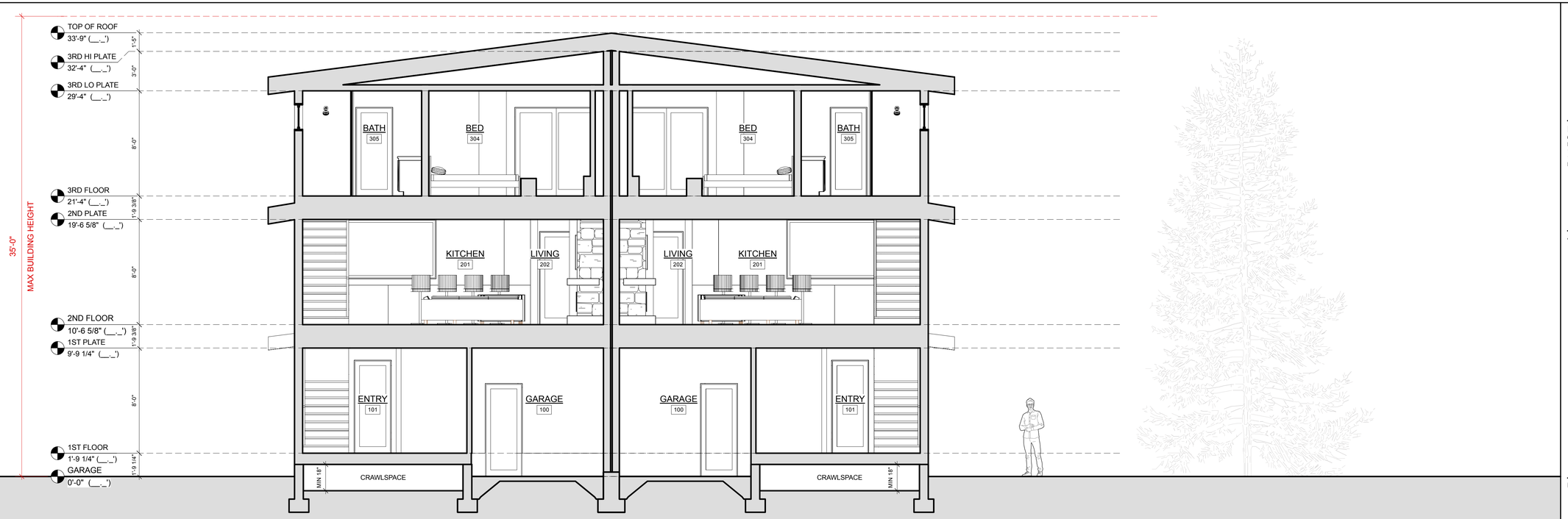
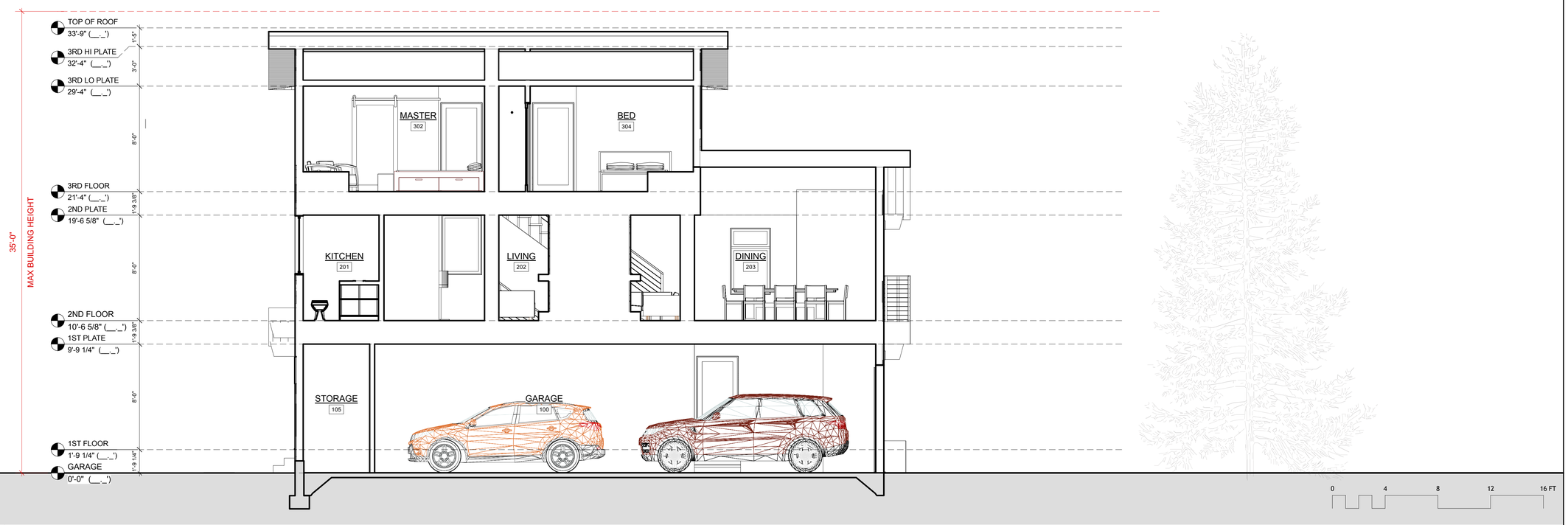


1 BUILDING CROSS SECTION 'B'



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SECTIONS

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scale

1/4" = 1'-0"

sheet

A 3.0b

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1 ELEVATION (FRONT) 'A'

1/4"=1'-0"



2 SIDE ELEVATION 'A'

1/4"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
60% DESIGN DEVELOPMENT	020222
PLANNING COMMISSION	021922
100% DESIGN DEVELOPMENT	022222
100% DESIGN DEVELOPMENT	030922
PLANNING COMMISSION	042522

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG AIA - 415.505.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

ELEVATIONS

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scale

1/4"=1'-0"

sheet

A 4.0a

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1 ELEVATION (FRONT) 'B'



0 4 8 12 16 FT

2 SIDE ELEVATION 'B'

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scale
1/4"=1'-0"

sheet
A 4.0b

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1 ELEVATION (REAR) 'A'

1/4"=1'-0"



0 4 8 12 16 FT

2 SIDE ELEVATION 'A'

1/4"=1'-0"

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scale

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sheet

A 4.1a

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1 ELEVATION (REAR) 'B'



2 SIDE ELEVATION 'B'

0 4 8 12 16 FT

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sheet
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