

Attachment 3

Project Plans

Duplex Plans Revised as of 5/9/2022

Note: Full size plans are available online at:

<https://www.townofmammothlakes.ca.gov/1073/Villas-III>

Previous version of duplex plans can be found at:

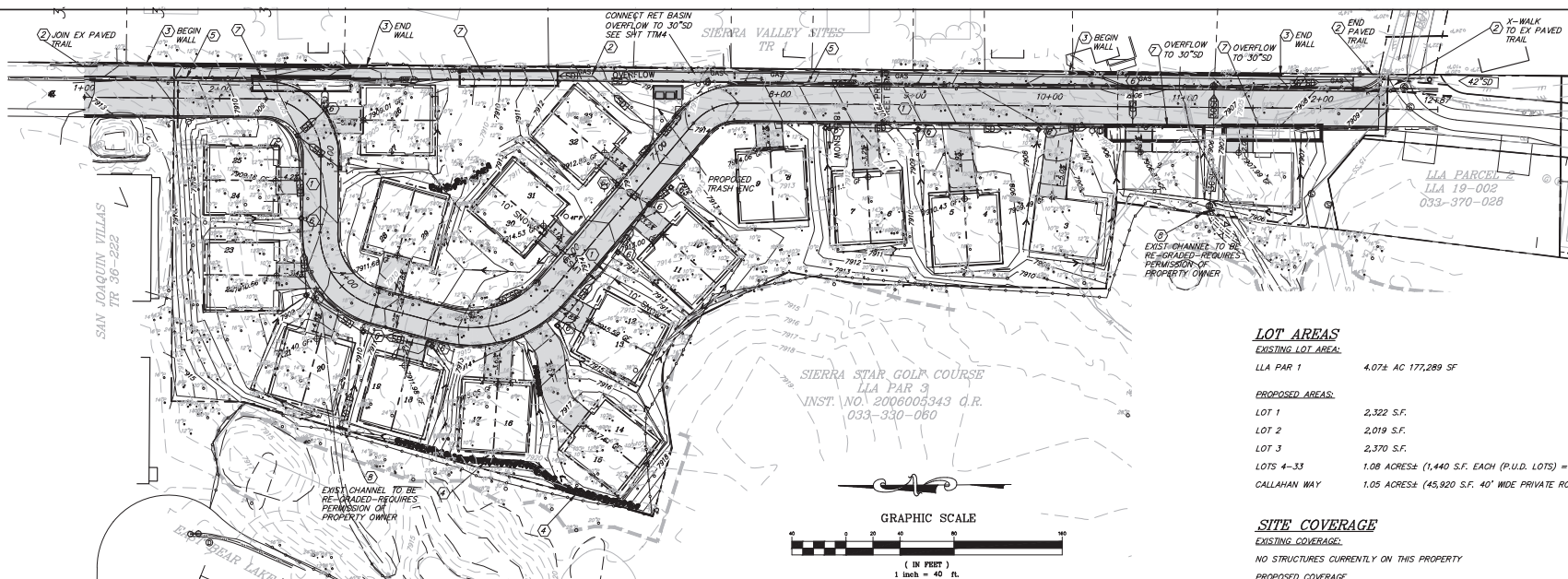
[https://www.townofmammothlakes.ca.gov/DocumentCenter/
View/12083/duplex-plans](https://www.townofmammothlakes.ca.gov/DocumentCenter/View/12083/duplex-plans)

A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL NO. 1 OF
LOT LINE ADJUSTMENT NO. 19-002 AS RECORDED IN DOCUMENT NO.
2019004858 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA



TTM1	TENTATIVE TRACT MAP
TTM2	OVERALL CONCEPTUAL GRADING PLAN
TTM3	CONCEPTUAL GRADING PLAN - NORTH
TTM4	CONCEPTUAL GRADING PLAN - SOUTH
TTM5	CONCEPTUAL UNDERGROUND UTILITY PLAN
TTM6	EXISTING / PROPOSED EASEMENTS





PARKING SUMMARY

UNIT NO.	NO. BDRMS./UNIT	PROVIDED SPACES	RECD' SPACES (GUEST SPACES IN DRIVEWAY)	SURPLUS SPACES (GUEST SPACES IN DRIVEWAY)	TOTAL GUEST SPACES RECD'
1	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
2	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
3	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
4-33	3 BR EA	3 EA (2-GAR 1-DRIVEWAY)	2 EA	30	
TOTAL SPACES		102	69	33	11

DESIGN NOTES

ASSESSOR'S PARCEL
EXISTING DRAINAGE:

OWNER/SUBDIVIDER

PREPARED BY

EARTHWORK

LOT AREAS

EXISTING LOT AREA:

LLA PAR 1 4.07± AC 177,289 SF

PROPOSED AREAS:

LOT 1 2,322 S.F.

LOT 2 2,019 S.F.

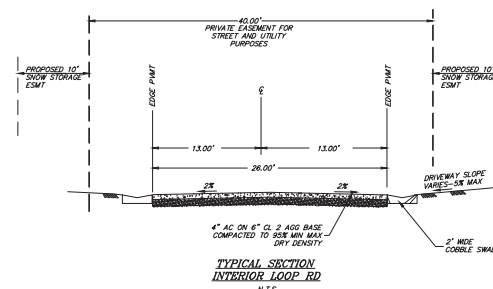
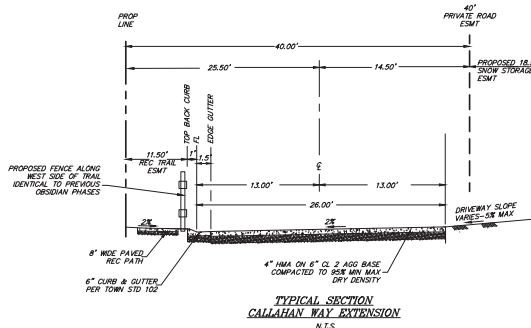
LOT 3 2,370 S.F.

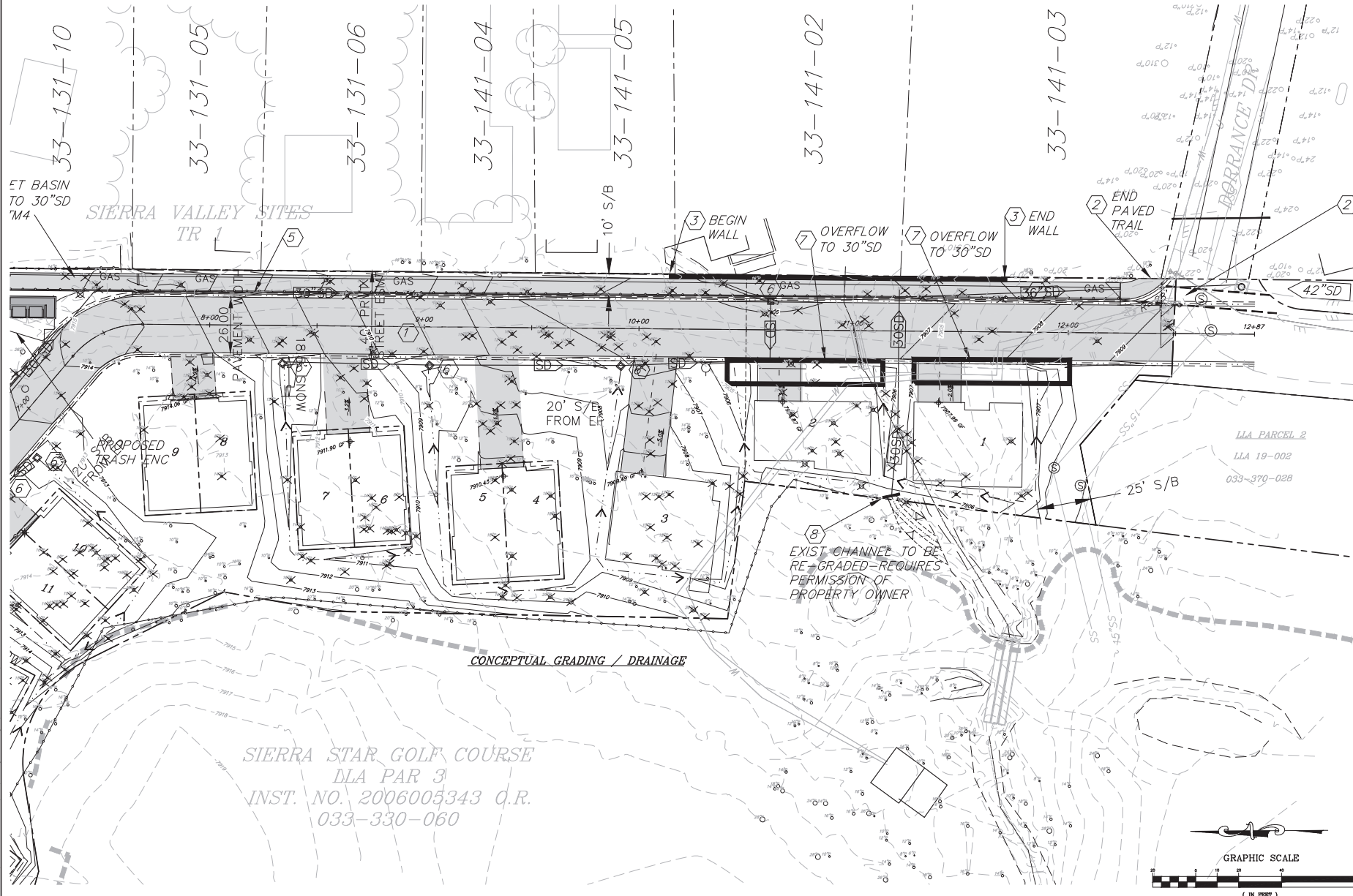
LOT 4-13 1.08 ACRES (1,440 S.F. EACH (P.U.D. LOTS) = 43,200 S.F.)

CALLAHAN WAY 1.05 ACRES (45,920 S.F. 40' WIDE PRIVATE ROAD EASEMENT)

SITE COVERAGE

- | | |
|---|-------------------|
| <u>EXISTING COVERAGE:</u> | |
| NO STRUCTURES CURRENTLY ON THIS PROPERTY | |
| <u>PROPOSED COVERAGE</u> | |
| LOTS 1-33 | SEE ARCHITECTUALS |
| ROAD PAVEMENT | 29,834 SF |
| RECREATIONAL TRAIL | 7,184 SF |
| DRIVEWAYS | 8,000 SF |
| TOTAL SITE COVERAGE | SEE ARCHITECTUALS |
|
<u>CONSTRUCTION NOTES</u> | |
| ① CONSTRUCT ROAD 4" HMA ON 6 CL 2 AGG BASE | |
| ② CONSTRUCT 8" WIDE REC TRAIL 3.5" HMA ON 4" CL 2 AGG BASE | |
| ③ CONSTRUCT RETAINING WALL 6' MAX HEIGHT | |
| ④ CONSTRUCT 3.5" HIGH ROCK RETAINING WALL | |
| ⑤ CONSTRUCT 6" CONCRETE CURB & GUTTER | |
| ⑥ INSTALL 24" STORM DRAIN INLET | |
| ⑦ CONSTRUCT PRECIPITATION RETENTION BASINS W/2-42" PERF O/P | |
| TOTAL PIPE LENGTH IN 3 BASINS = 570 LF | |
| ⑧ CONSTRUCT CONCRETE HEADWALL DRAINAGE INLET | |







trifid/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

REGISTERED PROFESSIONAL ENGINEER

THOMAS A. TRIFID

NO. C 4028

STATE OF CALIFORNIA

DATE: _____

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REVISIONS	BY

PREPARED FOR:

MAMMOTH SPRINGS RESORT LLC

CONCEPTUAL GRADING (SOUTH)

VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

DATE: 01/17/22

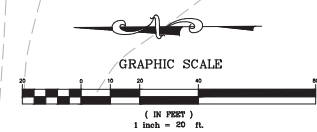
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DRAWN: GP

COR NO.: 240.12

DWG: **TTM4**

SHEET 4 OF 6

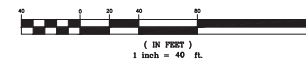




-  PROPOSED SNOW STORAGE AREA
PAVEMENT=42,445 SF
 $42,445 \times 75\% = 31,834$ SF REQ'D
PROPOSED SNOW STORAGE AREA=31,998 SF

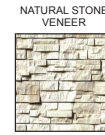
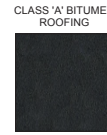
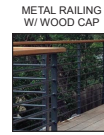
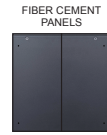
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GRAPHIC SCALE



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



ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/22
PLANNING COMMISSION	02/22
100% DESIGN DEVELOPMENT	02/22
100% DESIGN DEVELOPMENT	03/22
PLANNING COMMISSION	04/22



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
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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



ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



a prefab construction project in mammoth lakes, ca



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/22
PLANNING COMMISSION	02/22
100% DESIGN DEVELOPMENT	02/22
100% DESIGN DEVELOPMENT	03/22
PLANNING COMMISSION	04/22

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COVER

scale
NA

sheet
A 0.0b

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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



ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



a prefab construction project in mammoth lakes, ca



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/22/22
PLANNING COMMISSION	02/18/22
100% DESIGN DEVELOPMENT	02/22/22
100% DESIGN DEVELOPMENT	03/08/22
PLANNING COMMISSION	04/08/22

ARCHITECT



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scale
NA

sheet
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The image displays architectural renderings and a site map for a proposed 10-unit multi-family development. The renderings show the exterior of the building from various angles, highlighting its modern design with wood siding, dark accents, and stone accents. The site map shows the location of the development within the surrounding neighborhood, including nearby streets and landmarks.

Architectural Renderings:

- Top Left:** Side view of the building, showing the stone accent wall and large windows. Labeled "SIDE OF VILLAS" and "VARIANT A".
- Top Right:** Front view of the building, showing the entrance and balconies. Labeled "VARIANT B".
- Bottom Left:** Rear view of the building, showing the stone accent wall and large windows. Labeled "REAR OF VILLAS" and "VARIANT A".
- Bottom Right:** Another front view of the building, showing the entrance and balconies. Labeled "VARIANT B2".

Site Map:

The site map shows the location of the development within the surrounding neighborhood. The site is located on the corner of Canyon Blvd and Main Street, adjacent to the Gondola Village. The map includes labels for various streets and landmarks, such as Forest Trail, Main Street, Canyon Blvd, Gondola Village, Hidden Valley Estates, Majestic Pines, and Sierra Valley. The site is highlighted in green, and a line indicates the location of the proposed development.



ISSUE	DATE
60% DESIGN DEVELOPMENT PLANNING COMMISSION	020222
100% DESIGN DEVELOPMENT	021922
100% DESIGN DEVELOPMENT	022222
100% DESIGN DEVELOPMENT PLANNING COMMISSION	030922
	042622

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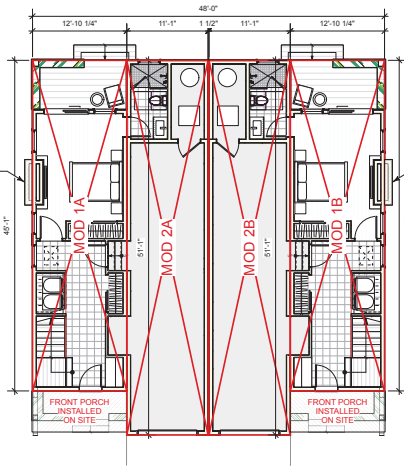


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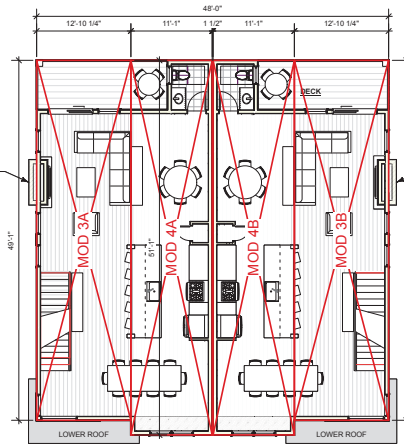
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DATE	12-28-20
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SHEET	1 OF 1

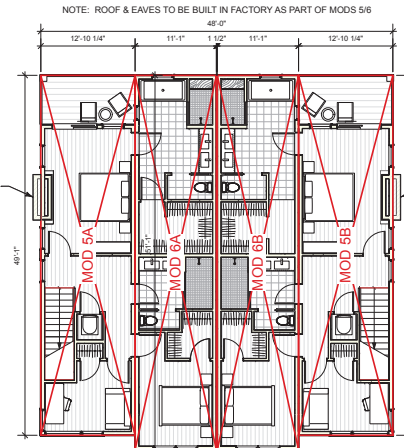




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

VARIANT
A



ISSUE	DATE
80% DESIGN DEVELOPMENT	02/02/22
PLANNING COMMISSION	02/16/22
100% DESIGN DEVELOPMENT	03/02/22
100% DESIGN DEVELOPMENT	03/02/22
PLANNING COMMISSION	04/02/22

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MOD DIAGRAMS

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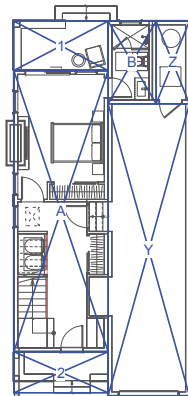
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VARIANT
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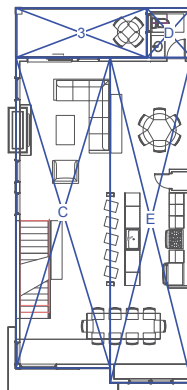
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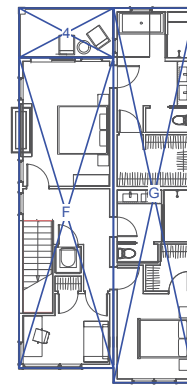
1 MODULAR DIAGRAMS



FIRST FLOOR



SECOND FLOOR



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

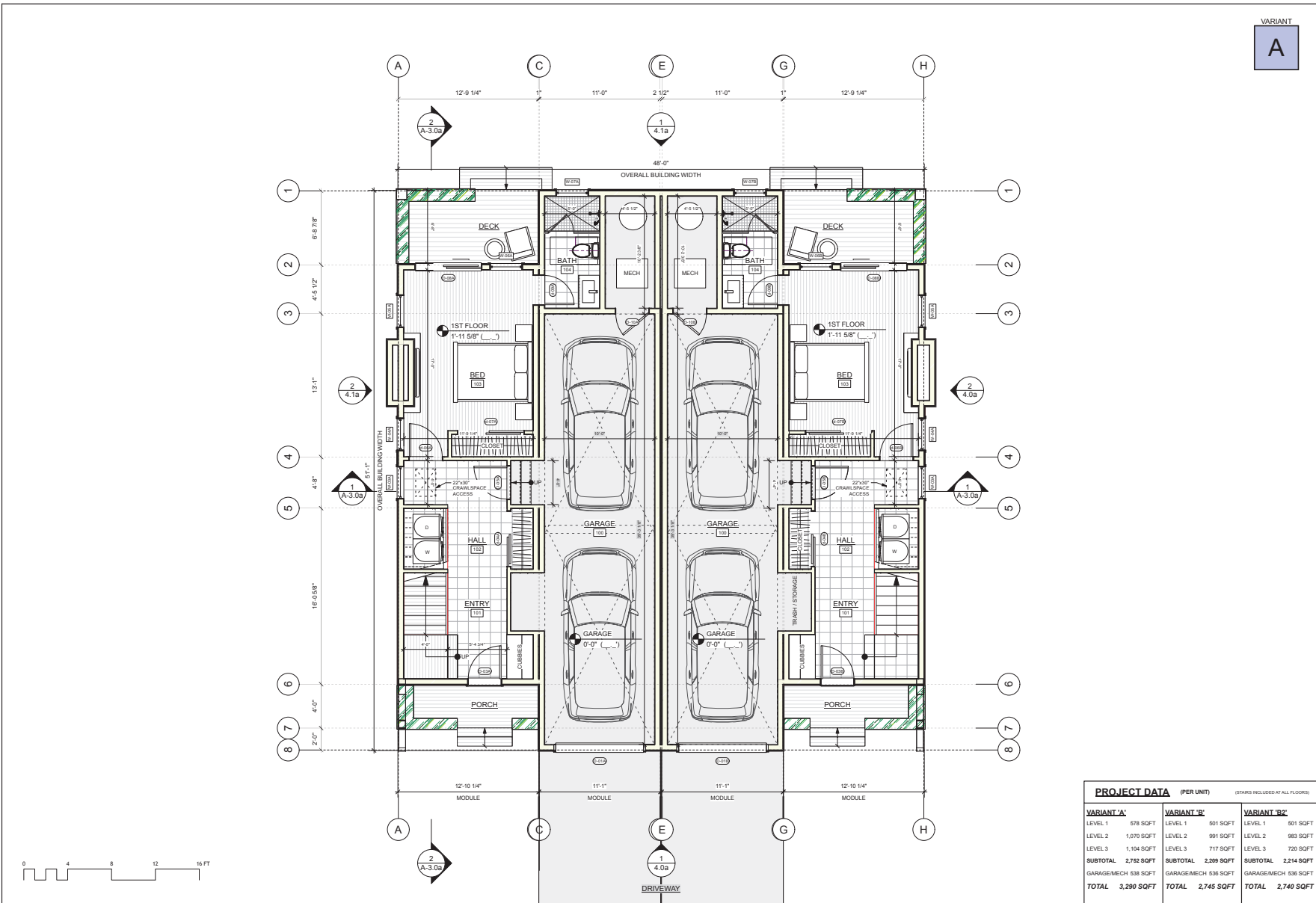
Y (garage)	441.14
Z	51.24
SUBTOTAL:	492.38sf

FLOOR AREA TOTAL: 3697.53

EXTERIOR DECKS & PORCH

1	86.63
2	72.04
3	120.33
4	86.63

2 AREA CALCULATION DIAGRAM (per unit)



1 LEVEL 1 PLAN 'A'

VARIANT
A



ISSUE
80% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/02/22
02/16/22
02/22/22
03/09/22
04/02/22

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

PLANS

PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'		VARIANT 'B'	VARIANT 'BZ'
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
SUBTOTAL	2,752 SQFT	SUBTOTAL	2,299 SQFT
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	3,290 SQFT	TOTAL	2,745 SQFT
		TOTAL	2,740 SQFT

scale
1/4"=1'-0"

short
A 2.1a

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VARIANT
A



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	02/1922
100% DESIGN DEVELOPMENT	03/2022
100% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	04/2022



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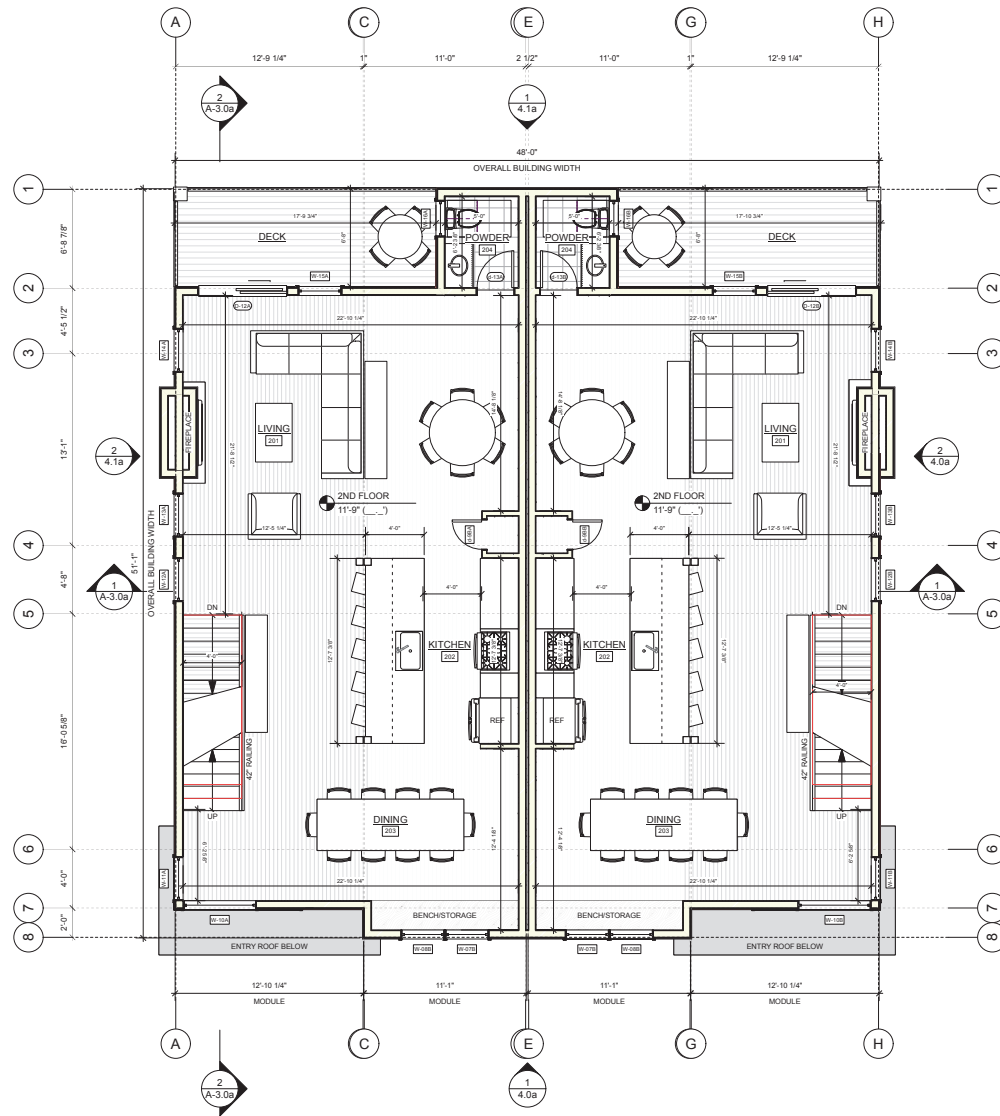
PLANS

THESE PLANS AND CONSTRUCTION SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
1. THESE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) SHALL BE REQUIRED TO REVIEW AND APPROVE THE PLANS.
2. THESE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) SHALL BE REQUIRED TO REVIEW AND APPROVE THE PLANS.
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4. THESE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) SHALL BE REQUIRED TO REVIEW AND APPROVE THE PLANS.

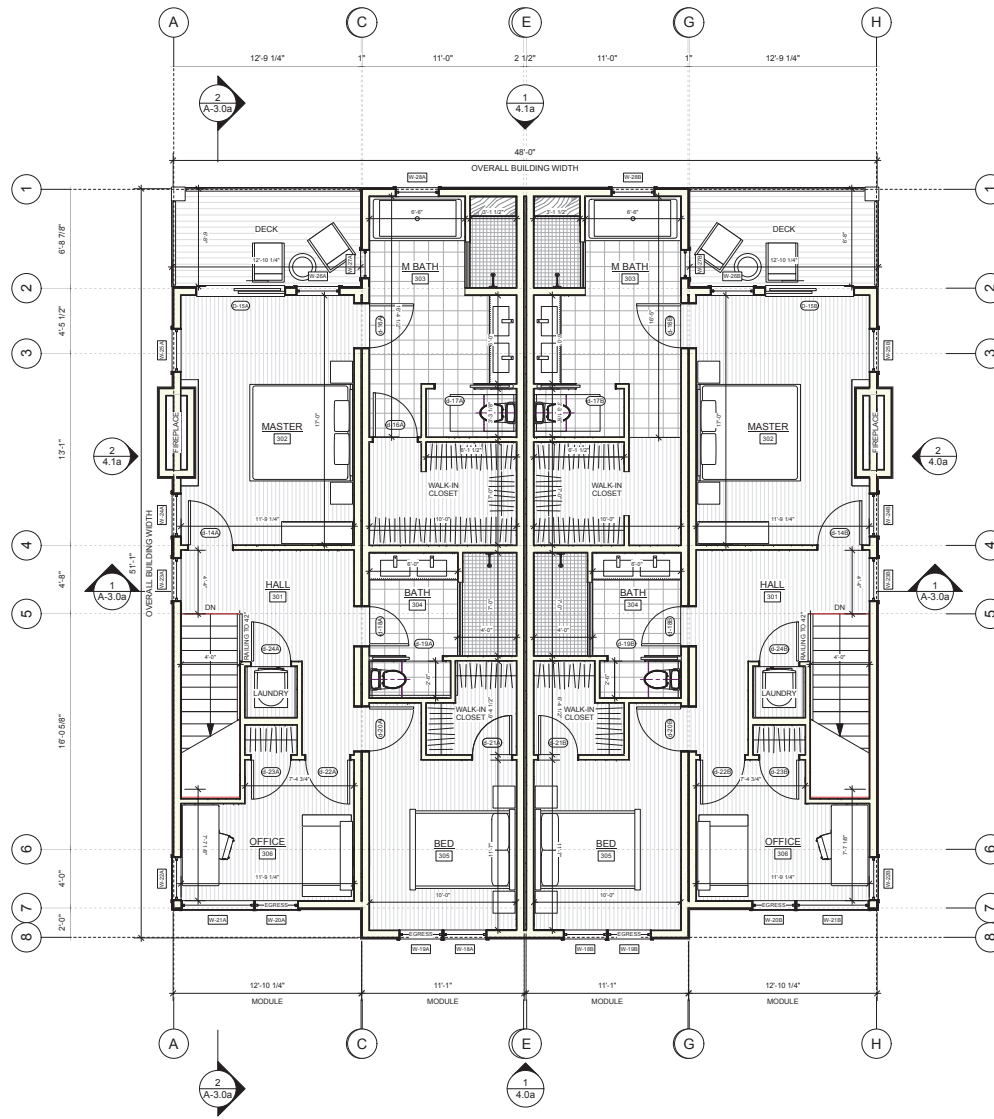
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sheet
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PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'B'	VARIANT 'B'
LEVEL 1	578 SQFT	LEVEL 1	501 SQFT
LEVEL 2	1,070 SQFT	LEVEL 2	991 SQFT
LEVEL 3	1,104 SQFT	LEVEL 3	717 SQFT
SUBTOTAL	2,752 SQFT	SUBTOTAL	2,209 SQFT
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	3,290 SQFT	TOTAL	2,745 SQFT
		SUBTOTAL	2,214 SQFT
		GARAGE/MECH	536 SQFT
		TOTAL	2,740 SQFT



VARIANT
A



ISSUE
80% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/02/22
02/16/22
03/22/22
03/02/22
04/20/22

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MAMMOTH LAKES, CA 93546
APN: 033-330-087

PLANS

PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'		VARIANT 'B'	VARIANT 'BZ'
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SUBTOTAL	2,752 SQFT	SUBTOTAL	2,209 SQFT
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	3,290 SQFT	TOTAL	2,745 SQFT
		TOTAL	2,740 SQFT

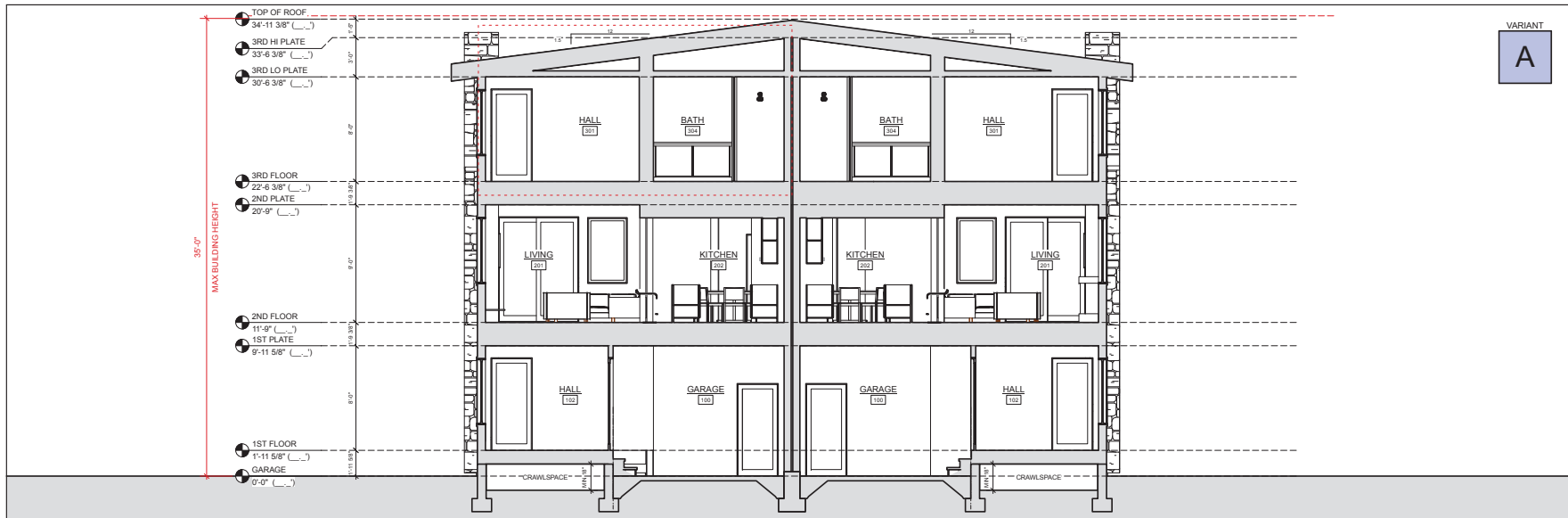
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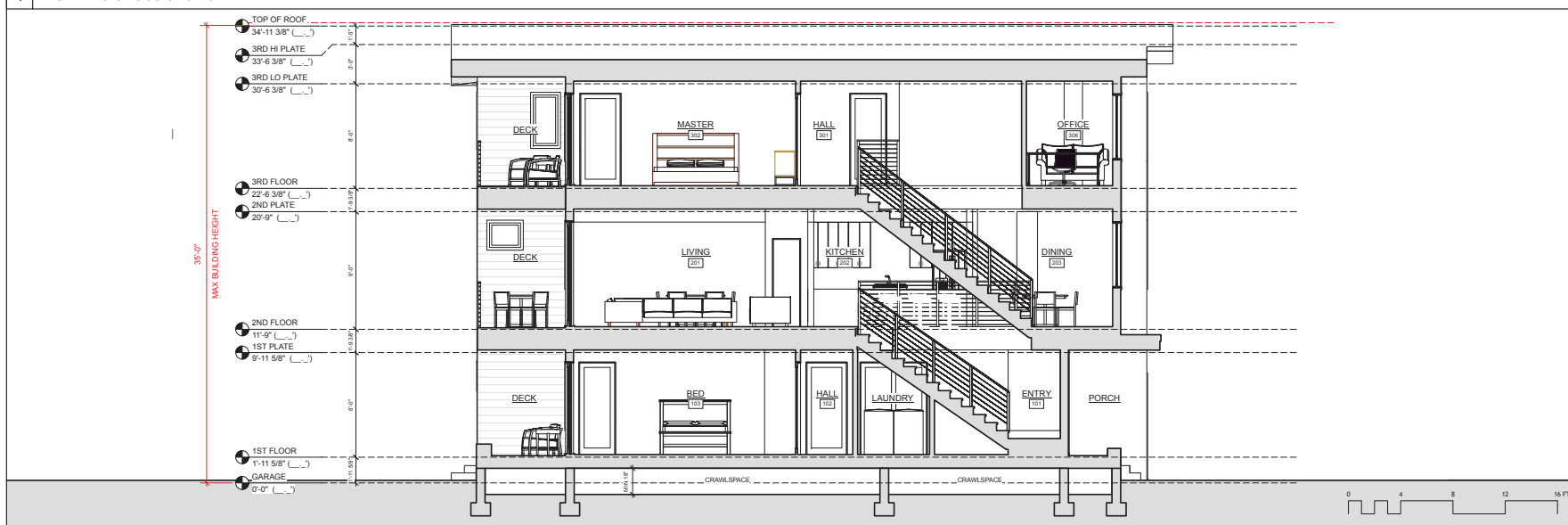
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PROJECT DATA		(PER UNIT)	(STARTS INCLUDED AT ALL FLOORS)
<u>VARIANT 'A'</u>		<u>VARIANT 'B'</u>	<u>VARIANT 'B'</u>
LEVEL 1 578 SQFT		LEVEL 1 501 SQFT	LEVEL 1 501 SQFT
LEVEL 2 1,070 SQFT		LEVEL 2 991 SQFT	LEVEL 2 983 SQFT
LEVEL 3 1,104 SQFT		LEVEL 3 717 SQFT	LEVEL 3 720 SQFT
SUBTOTAL 2,752 SQFT		SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT
GARAGE/MECH 538 SQFT		GARAGE/MECH 536 SQFT	GARAGE/MECH 536 SQFT
TOTAL 3,290 SQFT		TOTAL 2,745 SQFT	TOTAL 2,740 SQFT



1 BUILDING CROSS SECTION 'A' 1/4" = 1'-0"



2 BUILDING CROSS SECTION 'A' 1/4" = 1'-0"

VARIANT
A



ISSUE	DATE
80% DESIGN DEVELOPMENT	02/20/22
PLANNING COMMISSION	02/16/22
100% DESIGN DEVELOPMENT	02/22/22
100% DESIGN DEVELOPMENT	03/09/22
PLANNING COMMISSION	04/05/22

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SECTIONS

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scale
1/4" = 1'-0"

VARIANT
A

sheet
A 3.0a

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VARIANT
A



ISSUE
80% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/12/22
02/12/22
03/02/22
04/02/22

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ELEVATIONS

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scale
1/4"=1'-0"

VARIANT
A

sheet
A 4.0a
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1 ELEVATION (REAR) 'A' 1/4"=1'-0"



2 SIDE ELEVATION 'A' 1/4"=1'-0"

VARIANT
A



ISSUE	DATE
80% DESIGN DEVELOPMENT	02/18/22
PLANNING COMMISSION	02/18/22
100% DESIGN DEVELOPMENT	02/18/22
100% DESIGN DEVELOPMENT	03/09/22
PLANNING COMMISSION	04/05/22

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TOPY LONG, AIA - 415.905.9300 - TONY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

ELEVATIONS

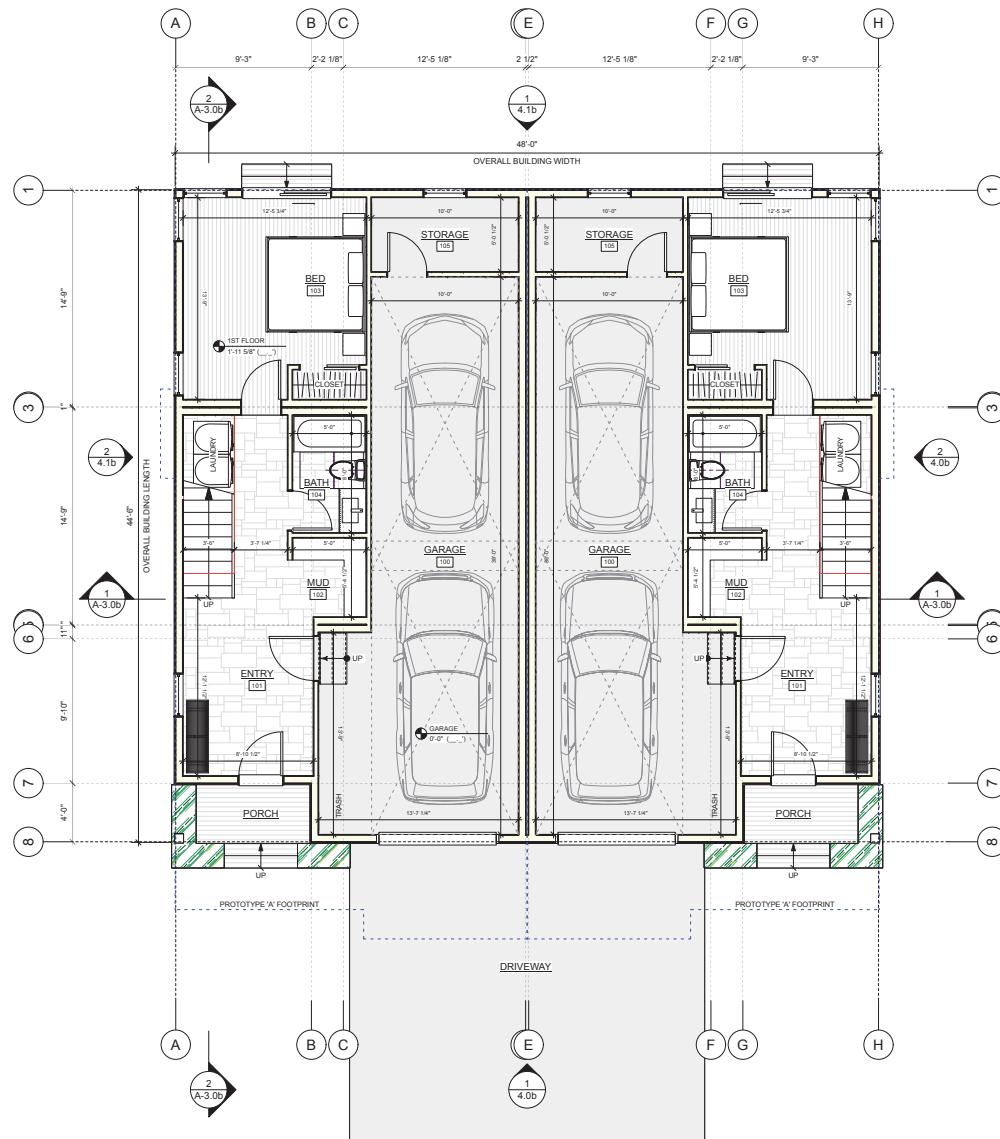
These plans and construction documents are prepared by the architect and are for the use of the contractor only. They shall not be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building.

scale
1/4"=1'-0"

VARIANT
A

sheet
A4.1a

© FORTYONE DESIGN 2022



VARIANT
B



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	02/1922
100% DESIGN DEVELOPMENT	02/2022
100% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	04/2022

ARCHITECT

ch x tld *prefab evolved*

8144 LASALLE AVENUE W402 OAKLAND CA 94611
TORY LONG/AA - 415.908.0000 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

PLANS

scale
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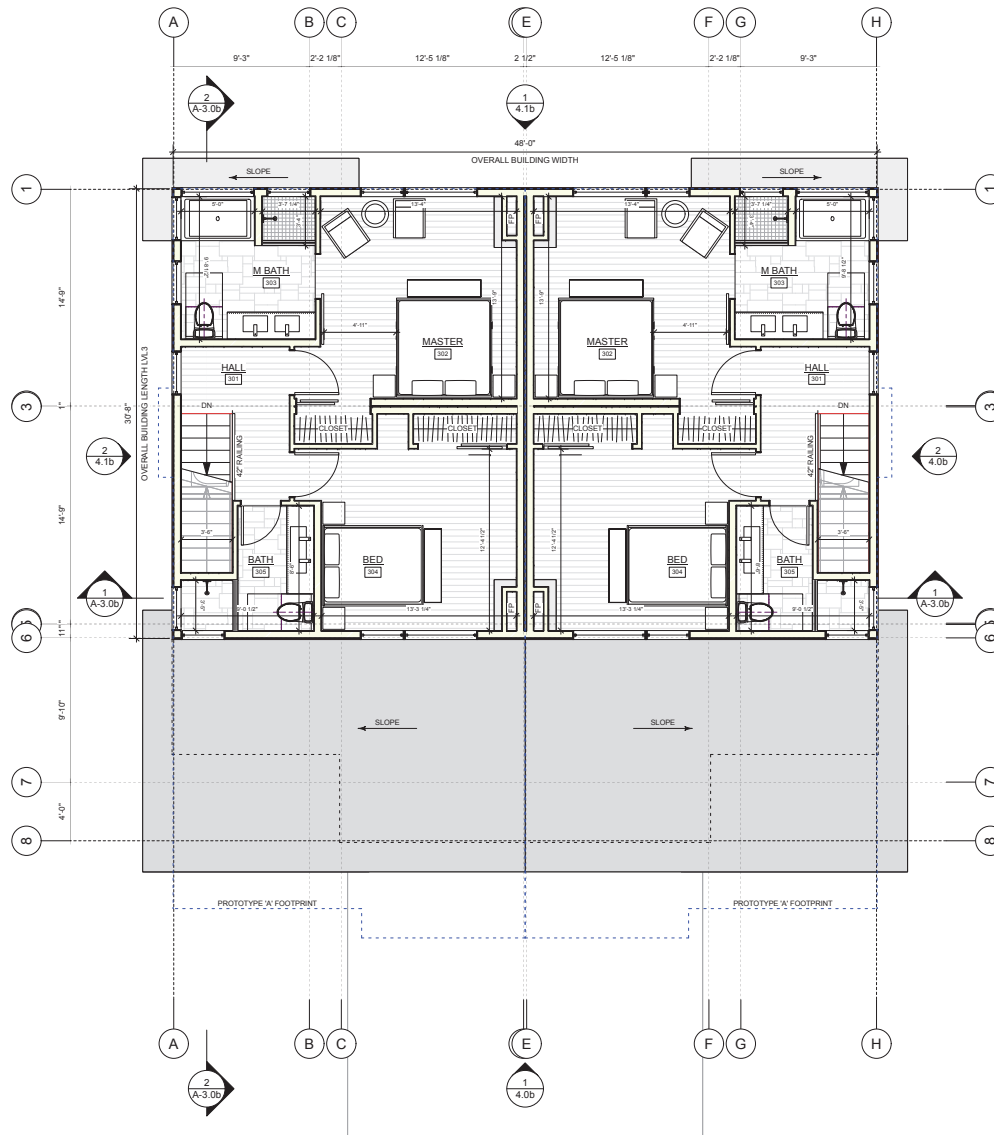
sheet
A 2.1b

© TORY LONG DESIGN 2022

PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'Bx'	
LEVEL 1 578 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT	
LEVEL 2 1,070 SQFT	LEVEL 2 991 SQFT	LEVEL 2 993 SQFT	
LEVEL 3 1,104 SQFT	LEVEL 3 717 SQFT	LEVEL 3 725 SQFT	
SUBTOTAL 2,752 SQFT	SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT	
GARAGE/MECH 538 SQFT	GARAGE/MECH 536 SQFT	GARAGE/MECH 536 SQFT	
TOTAL 3,290 SQFT	TOTAL 2,745 SQFT	TOTAL 2,740 SQFT	



PROJECT DATA		(PER UNIT)	(STARTS INCLUDED AT ALL FLOORS)
VARIANT 'A'		VARIANT 'B'	VARIANT '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
SUBTOTAL	2,752 SQFT	SUBTOTAL	2,209 SQFT
GARAGE/MECH 538 SQFT		GARAGE/MECH 538 SQFT	
TOTAL	3,290 SQFT	TOTAL	2,745 SQFT
			TOTAL
			2,740 SQFT



VARIANT
B



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	03/2022
100% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	04/2022

ARCHITECT

ch x tld *pre fab evolved*

814 LASALLE AVENUE #402 OAKLAND CA 94611
TODD LONG, AIA - 415.905.8000 - TODD@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

PLANS

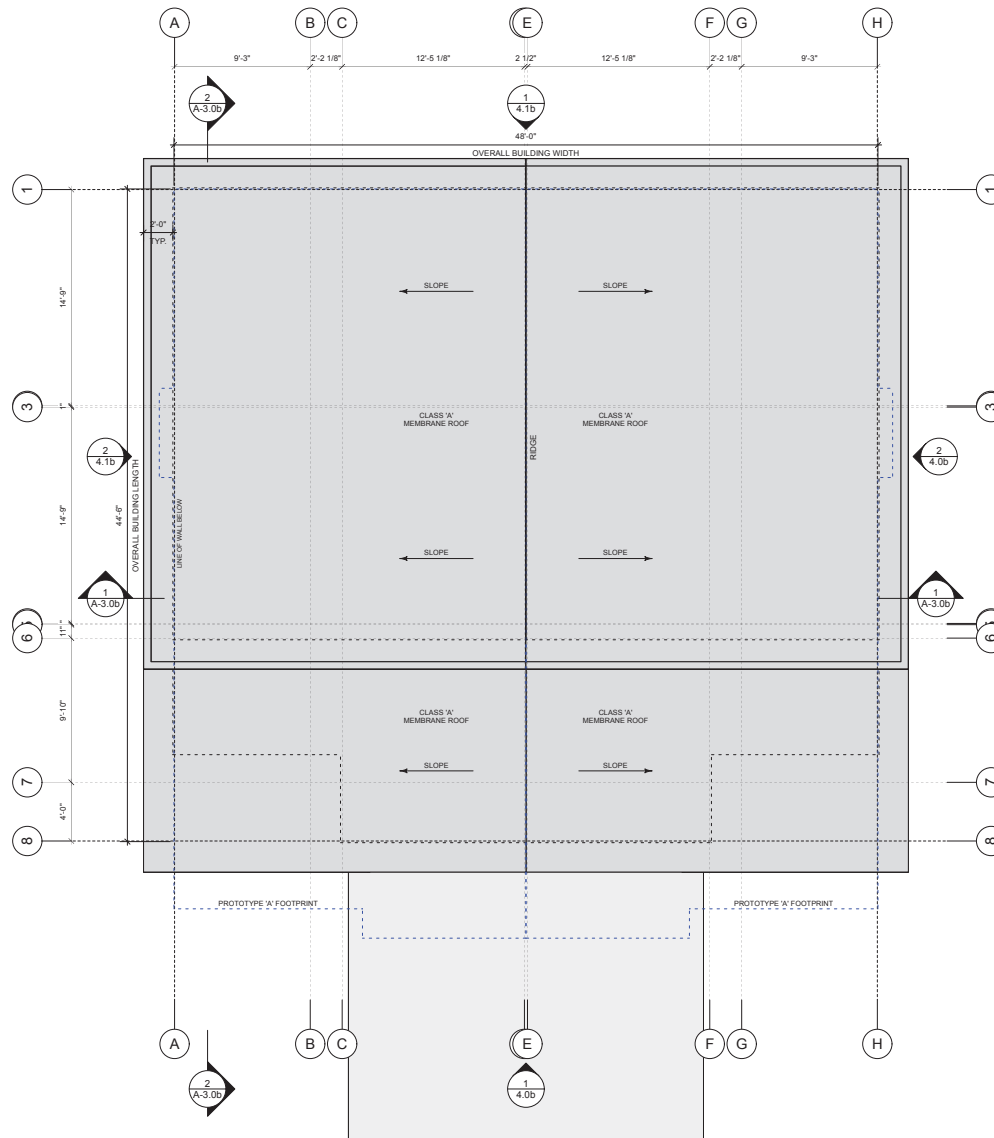
These plans are not to be used for any other project without the written consent of the architect. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'BZ'	
LEVEL 1 578 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT	
LEVEL 2 1,070 SQFT	LEVEL 2 991 SQFT	LEVEL 2 993 SQFT	
LEVEL 3 1,104 SQFT	LEVEL 3 717 SQFT	LEVEL 3 720 SQFT	
SUBTOTAL 2,752 SQFT	SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT	
GARAGE/MECH 538 SQFT	GARAGE/MECH 536 SQFT	GARAGE/MECH 536 SQFT	
TOTAL 3,290 SQFT	TOTAL 2,745 SQFT	TOTAL 2,740 SQFT	

scale 1/4"=1'-0"

sheet **A 2.3b**

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VARIANT
B



ISSUE
90% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/18/22
02/22/22
03/08/22
04/08/22



MODULAR FABRICATOR

APPROVAL STAMP

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

PLANS

These plans are prepared by the architect and are subject to the provisions of the California Building Code, Title 24, Part 1, Chapter 1, Section 101.1, which requires that the plans be prepared by a licensed architect or engineer. The architect or engineer is not responsible for the accuracy of the information provided by the client. The architect or engineer is not responsible for the accuracy of the information provided by the client. The architect or engineer is not responsible for the accuracy of the information provided by the client.

Scale
1/4"=1'-0"

VARIANT
B

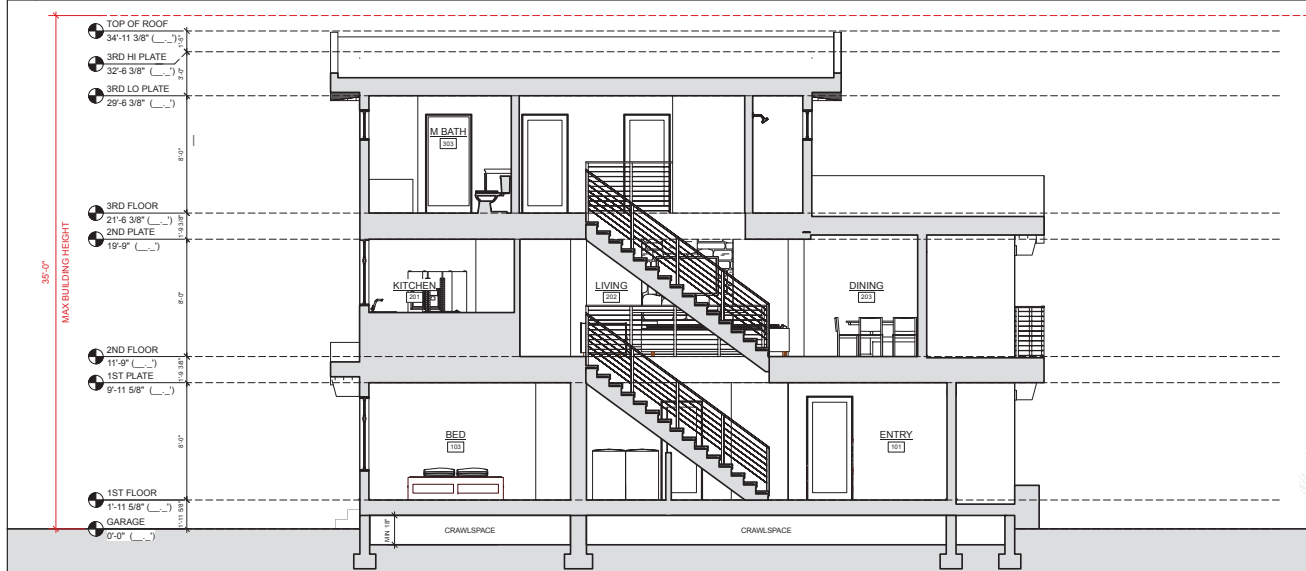
Sheet
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© TORILONGDESIGN 2022

PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'B'	VARIANT 'B'
LEVEL 1 578 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT
LEVEL 2 1,076 SQFT	LEVEL 2 991 SQFT	LEVEL 2 991 SQFT	LEVEL 2 991 SQFT
LEVEL 3 1,104 SQFT	LEVEL 3 717 SQFT	LEVEL 3 720 SQFT	LEVEL 3 720 SQFT
SUBTOTAL 2,758 SQFT	SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT	SUBTOTAL 2,214 SQFT
GARAGEMECH 538 SQFT	GARAGEMECH 536 SQFT	GARAGEMECH 536 SQFT	GARAGEMECH 536 SQFT
TOTAL 3,296 SQFT	TOTAL 2,745 SQFT	TOTAL 2,745 SQFT	TOTAL 2,745 SQFT



1 BUILDING CROSS SECTION 'B'



2 BUILDING CROSS SECTION 'B'

VARIANT
B



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/22/22
PLANNING COMMISSION	02/18/22
100% DESIGN DEVELOPMENT	02/22/22
100% DESIGN DEVELOPMENT	03/02/22
PLANNING COMMISSION	04/02/22

ARCHITECT

ch x tld
prefab evolved

8114 LASALLE AVENUE #402 OAKLAND CA 94611
TORY LONG, AIA - 415.905.9300 - TOL@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

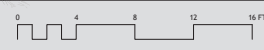
SECTIONS

These plans are considered preliminary and not for construction purposes. They are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these plans. The architect is not responsible for any construction or other work not shown on these plans. The architect is not responsible for any construction or other work not shown on these plans. The architect is not responsible for any construction or other work not shown on these plans.

scale
1/4" = 1'-0"

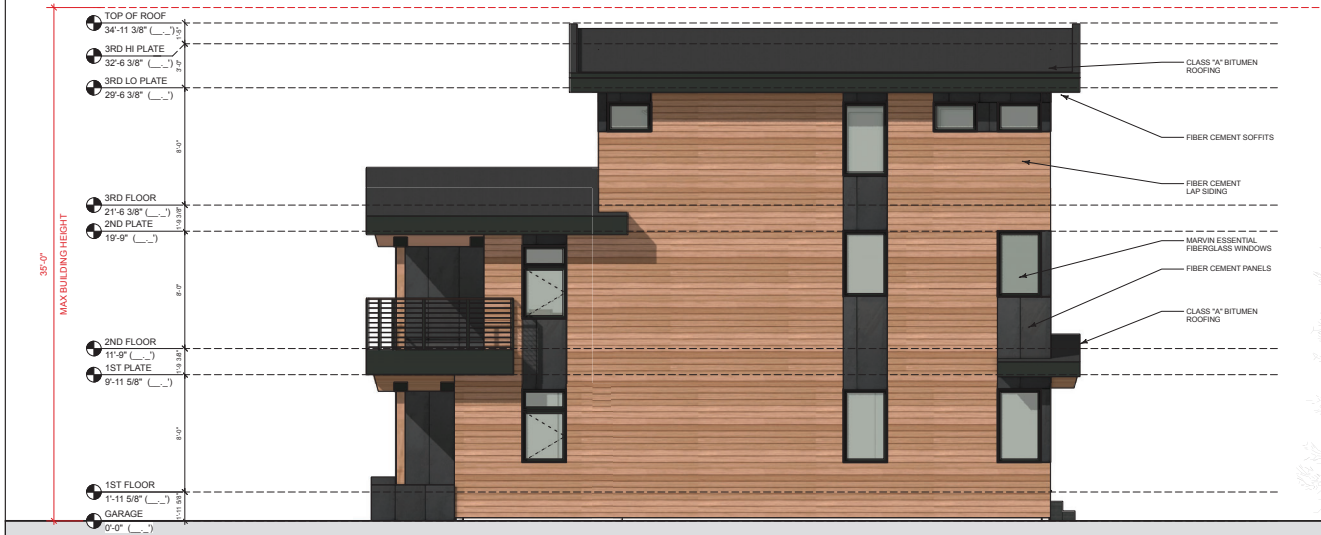
VARIANT
B

sheet
A 3.0b
© TORY LONG DESIGN 2022





1 ELEVATION (FRONT) 'B'



2 SIDE ELEVATION 'B'

VARIANT
B



ISSUE	DATE
95% DESIGN DEVELOPMENT	02/10/22
PLANNING COMMISSION	02/10/22
100% DESIGN DEVELOPMENT	03/09/22
PLANNING COMMISSION	04/06/22

ARCHITECT
ch x tld
prefab evolved
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TORY LONG, AIA - 415.905.9300 - TOL@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

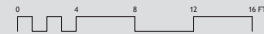
ELEVATIONS

These plans and specifications are prepared and used for the construction of the project shown. They are not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these plans and specifications. The architect is not responsible for any construction methods or materials not shown or specified. The architect is not responsible for any construction methods or materials not shown or specified.

scale
1/4"=1'-0"

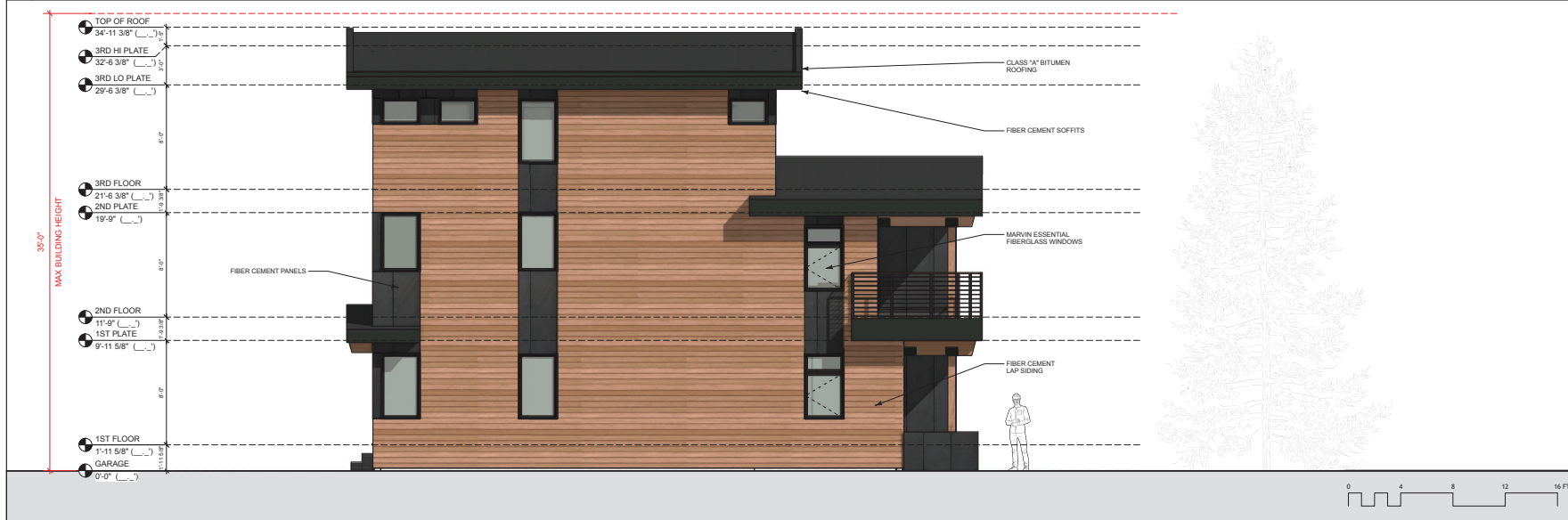
VARIANT
B

sheet
A 4.0b
© TORY LONG DESIGN 2022





1 ELEVATION (REAR) 'B'



2 SIDE ELEVATION 'B'

VARIANT
B



ISSUE	DATE
80% DESIGN DEVELOPMENT	02/10/22
PLANNING COMMISSION	02/10/22
100% DESIGN DEVELOPMENT	03/09/22
PLANNING COMMISSION	04/06/22

ARCHITECT

ch x tld
prefab evolved

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TOPY LONG, AIA - 415.905.9300 - TOL@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

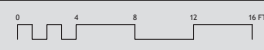
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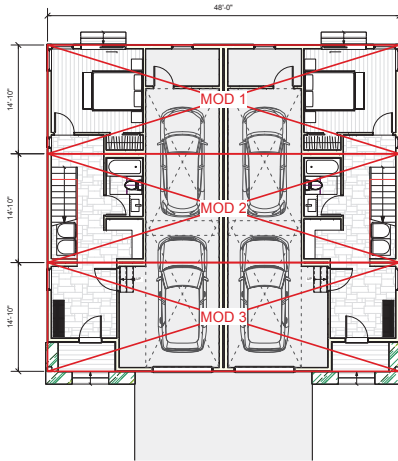
These plans and construction documents are prepared and used for the project described herein only. They shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these plans and construction documents. The architect shall not be responsible for any construction or other work not shown on these plans and construction documents. The architect shall not be responsible for any construction or other work not shown on these plans and construction documents. The architect shall not be responsible for any construction or other work not shown on these plans and construction documents.

scale
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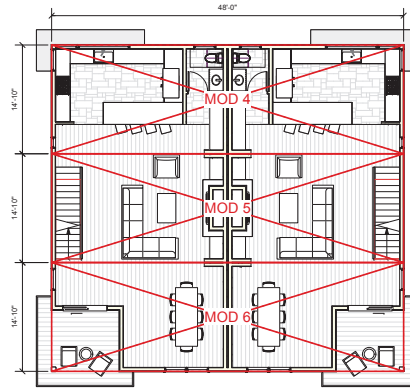
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B

sheet
A 4.1b
© TOPY LONG DESIGN 2022

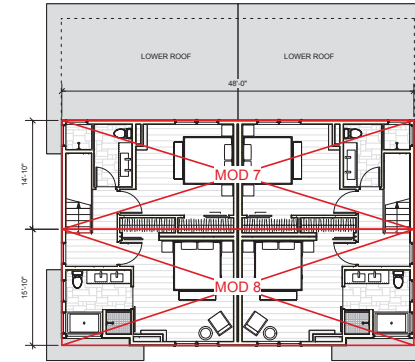




FIRST FLOOR



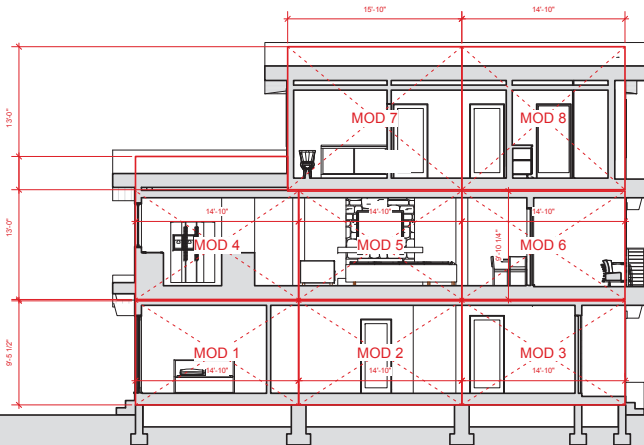
SECOND FLOOR



THIRD FLOOR

1 MODULAR PLAN DIAGRAMS

1/8"=1'-0"



3/16"=1'-0"

2 MODULAR SECTION DIAGRAM

VARIANT
B2



ISSUE
80% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
03/2022
03/2022
03/2022
04/2022

ARCHITECT
ch x tld
prefab evolved
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TORY LONGO, AIA - 415.905.8000 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBISSIAN
MERIDIAN ROAD
HAMMOTH LAKES, CA 93546
APN: 033-330-087

MOD DIAGRAMS

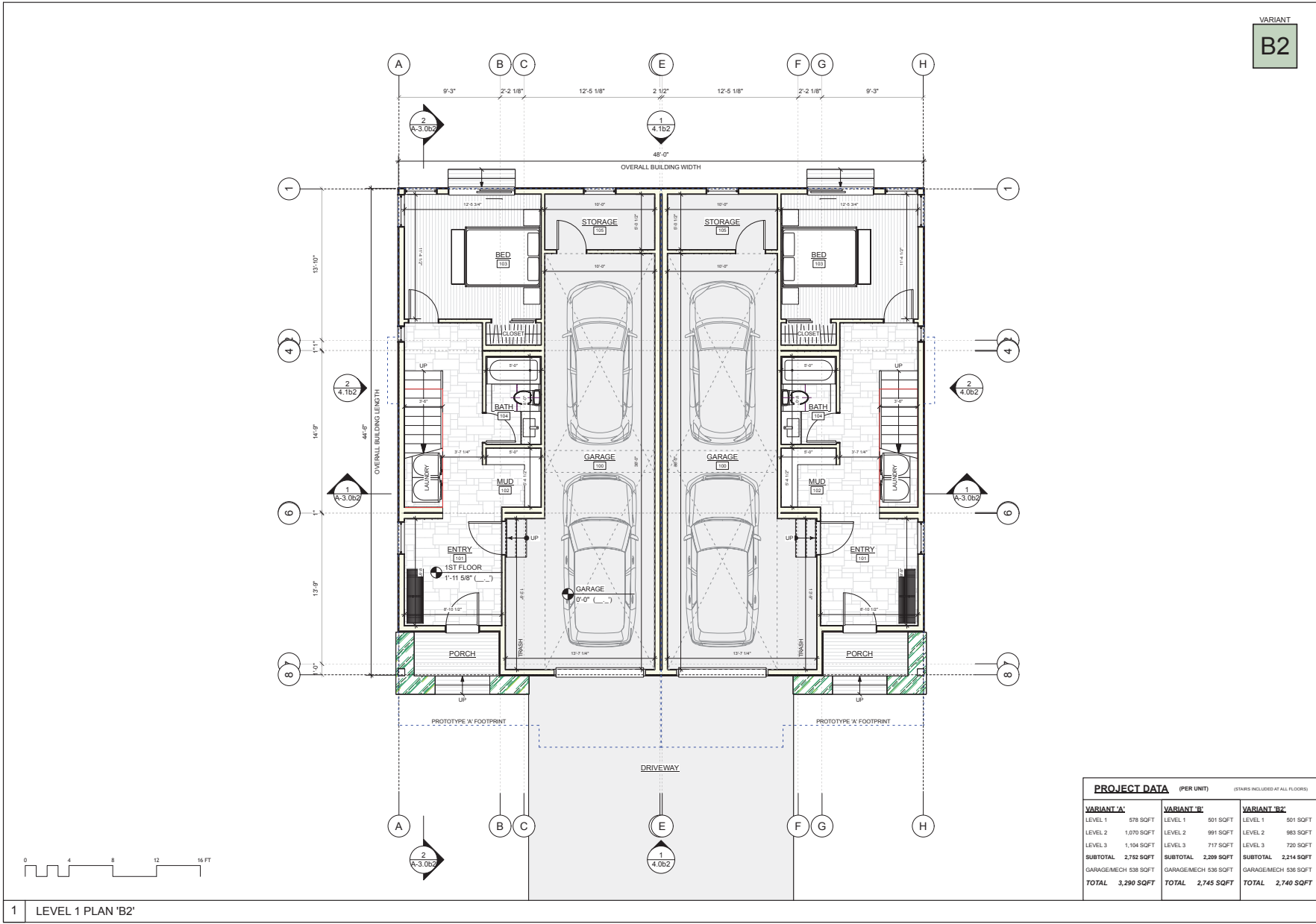
These plans and specifications are subject to change without notice and are not to be used for construction without the approval of the architect. The architect is not responsible for the construction of the modular units or for the safety of the construction. The architect is not responsible for the construction of the modular units or for the safety of the construction. The architect is not responsible for the construction of the modular units or for the safety of the construction.

scale
AS NOTED

VARIANT
B2

sheet
A 0.6b2

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VARIANT
B2

ISSUE

80% DESIGN DEVELOPMENT

PLANNING COMMISSION

100% DESIGN DEVELOPMENT

100% DESIGN DEVELOPMENT

PLANNING COMMISSION

DATE

03/20/22

03/22/22

03/22/22

04/20/22

ARCHITECT

ch x tld

prefab evolved

8144 LASALLE AVENUE #402 OAKLAND CA 94611

TORR LONG, AIA - 415.908.0000 - TORR@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBISSIDIAN

MERIDIAN ROAD

MAMMOTH LAKES, CA 93546

APN: 033-330-087

PLANS

scale

1/4"=1'-0"

sheet

A 2.1b2

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PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'B2'	
LEVEL 1	578 SQFT	501 SQFT	501 SQFT
LEVEL 2	1,070 SQFT	991 SQFT	993 SQFT
LEVEL 3	1,104 SQFT	717 SQFT	725 SQFT
SUBTOTAL	2,752 SQFT	2,209 SQFT	2,214 SQFT
GARAGE/MECH	538 SQFT	GARAGE/MECH	536 SQFT
TOTAL	3,290 SQFT	TOTAL	2,745 SQFT
		TOTAL	2,740 SQFT



© TONY LONG DESIGN 2022

VARIANT
B2



ISSUE	DATE
80% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	03/2022
100% DESIGN DEVELOPMENT	03/2022
PLANNING COMMISSION	04/2022



MODULAR FABRICATOR

APPROVAL STAMP

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

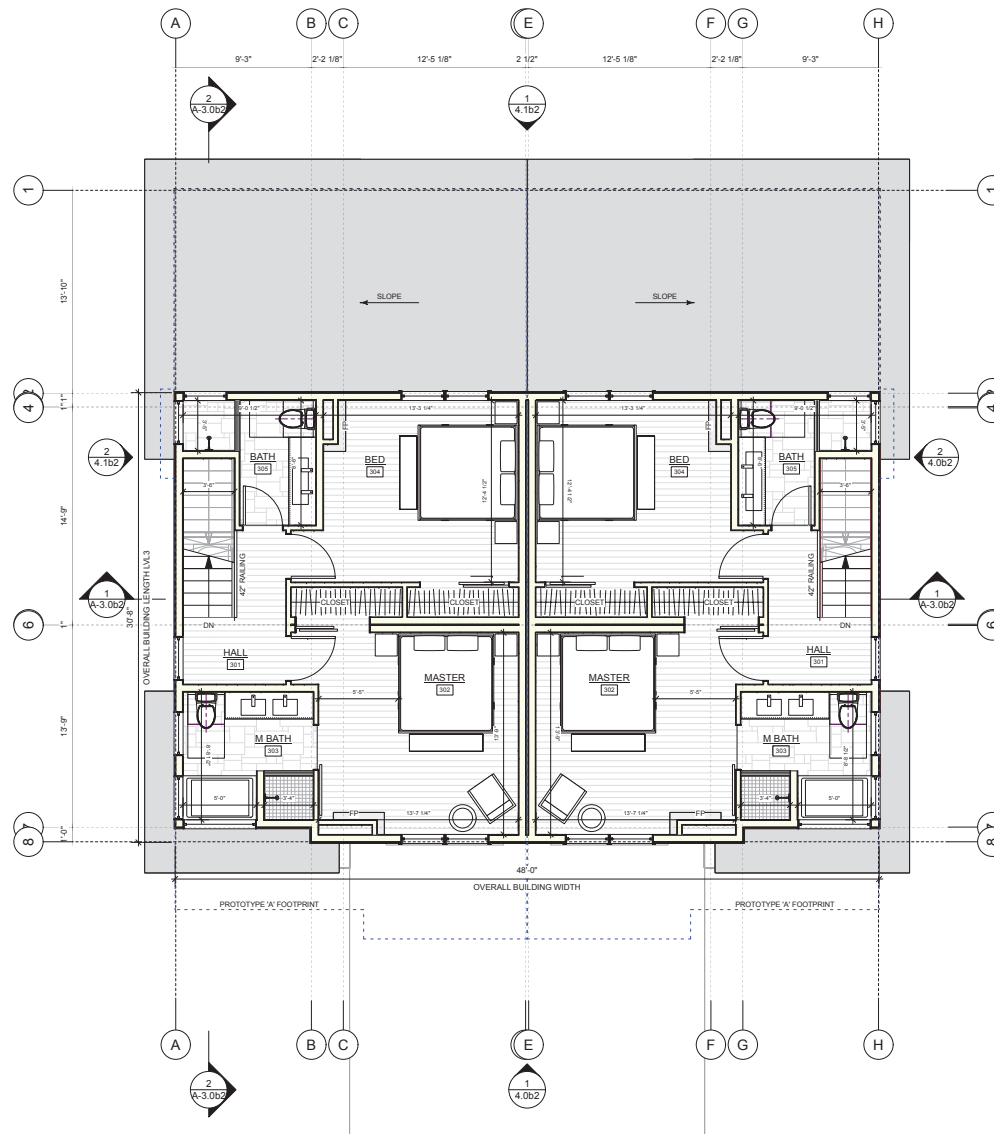
PLANS

THESE PLANS AND CONSTRUCTION SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
1. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

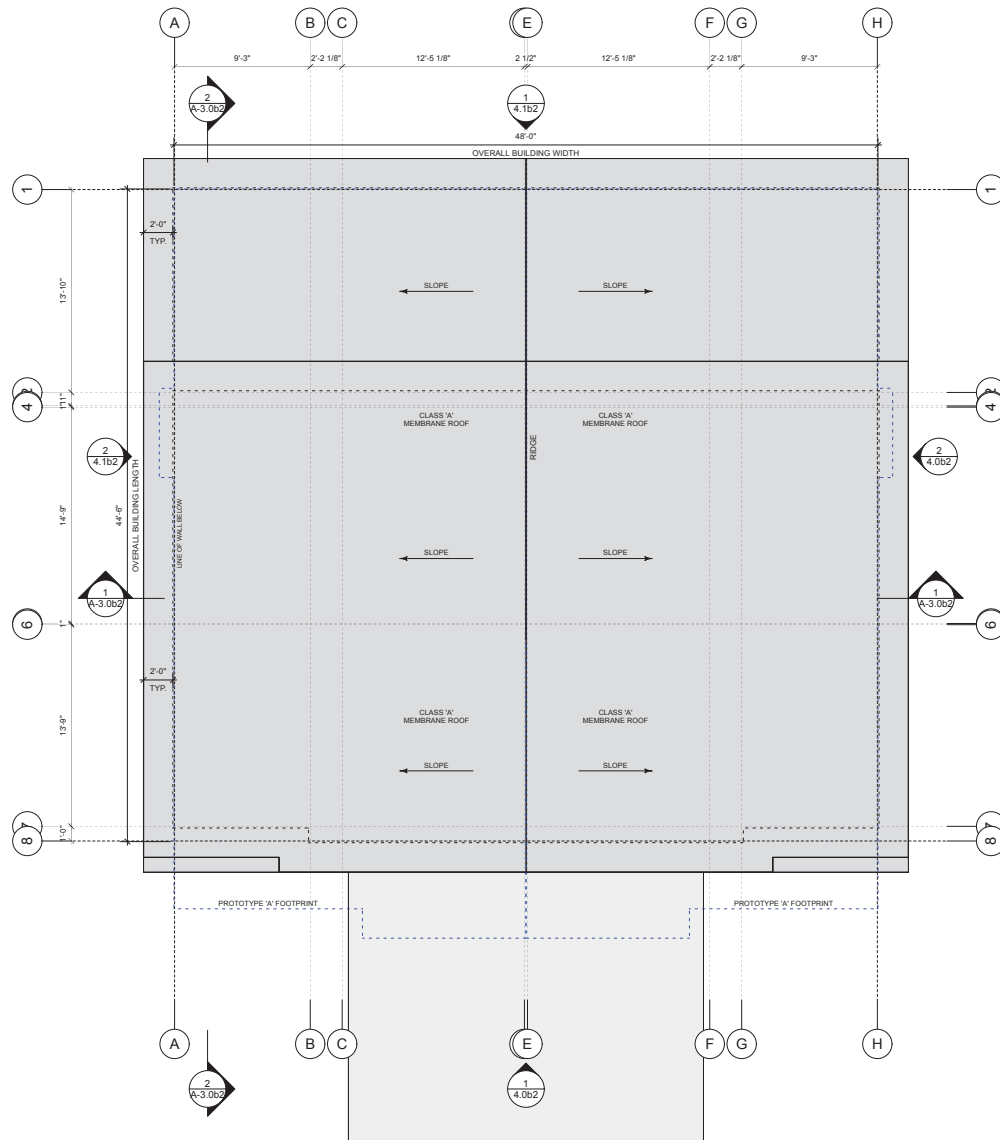
scale
1/4"=1'-0"

sheet
A 2.3b2

© TOPH LONG DESIGN 2022



PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'B2'	
LEVEL 1 578 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT	
LEVEL 2 1,070 SQFT	LEVEL 2 991 SQFT	LEVEL 2 993 SQFT	
LEVEL 3 1,104 SQFT	LEVEL 3 717 SQFT	LEVEL 3 720 SQFT	
SUBTOTAL 2,752 SQFT	SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT	
GARAGE/MECH 538 SQFT	GARAGE/MECH 536 SQFT	GARAGE/MECH 536 SQFT	
TOTAL 3,290 SQFT	TOTAL 2,745 SQFT	TOTAL 2,740 SQFT	

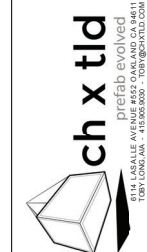


VARIANT
B2



ISSUE	DATE
80% DESIGN DEVELOPMENT	02/18/22
100% DESIGN DEVELOPMENT	02/18/22
100% DESIGN DEVELOPMENT	03/08/22
PLANNING COMMISSION	04/08/22

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

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

PLANS

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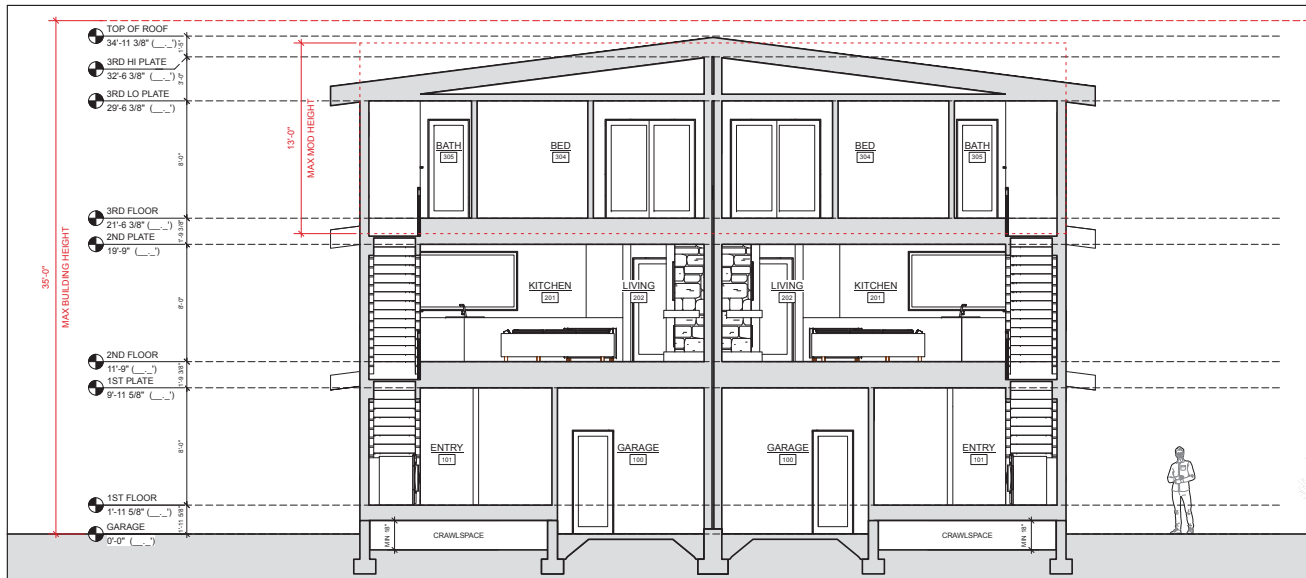
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VARIANT
B2

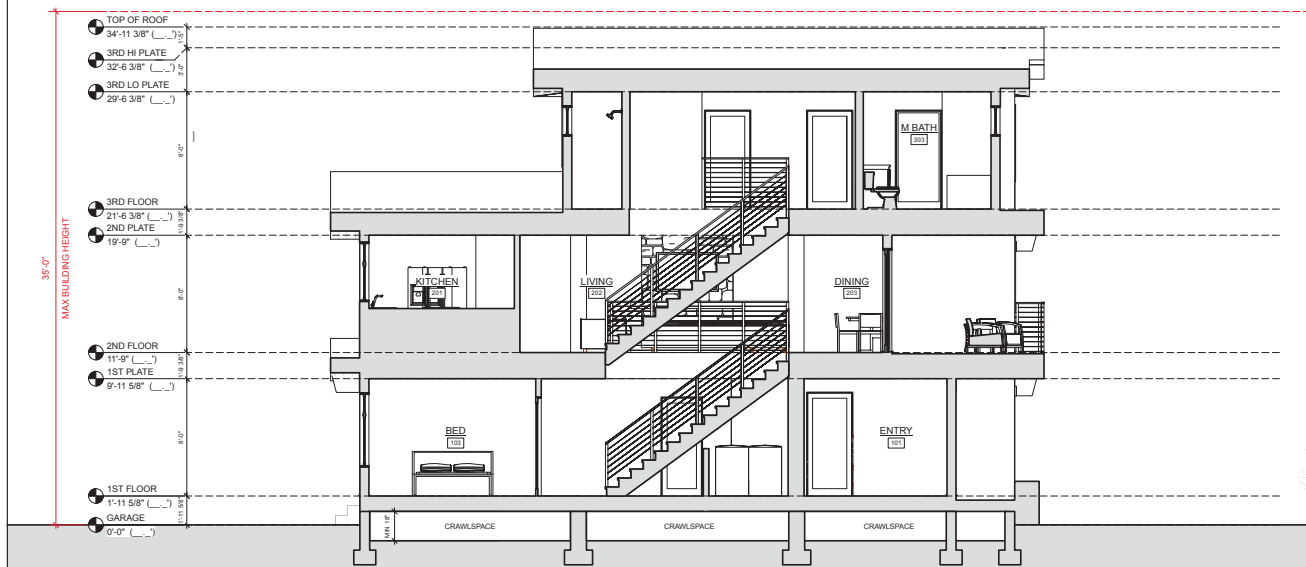
sheet
A 2.4b2

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PROJECT DATA		(PER UNIT)	(STAIRS INCLUDED AT ALL FLOORS)
VARIANT 'A'	VARIANT 'B'	VARIANT 'B2'	
LEVEL 1 578 SQFT	LEVEL 1 501 SQFT	LEVEL 1 501 SQFT	
LEVEL 2 1,070 SQFT	LEVEL 2 991 SQFT	LEVEL 2 993 SQFT	
LEVEL 3 1,104 SQFT	LEVEL 3 717 SQFT	LEVEL 3 720 SQFT	
SUBTOTAL 2,752 SQFT	SUBTOTAL 2,209 SQFT	SUBTOTAL 2,214 SQFT	
GARAGEMECH 538 SQFT	GARAGEMECH 536 SQFT	GARAGEMECH 536 SQFT	
TOTAL 3,290 SQFT	TOTAL 2,745 SQFT	TOTAL 2,740 SQFT	



1 BUILDING CROSS SECTION 'B2'



2 BUILDING CROSS SECTION 'B2'

VARIANT
B2



ISSUE	DATE
10% DESIGN DEVELOPMENT	02/22/22
PLANNING COMMISSION	02/22/22
100% DESIGN DEVELOPMENT	03/02/22
PLANNING COMMISSION	04/02/22

ARCHITECT

ch x tld
prefab evolved

8114 LASALLE AVENUE #402 OAKLAND CA 94611
TORY LONG, AIA - 415.905.9300 - TOL@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

SECTIONS

These plans are considered preliminary and not for construction purposes. They shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these plans. The architect shall not be responsible for any delays or costs incurred by the client due to the architect's negligence or failure to perform its duties. The architect shall not be responsible for any damages or losses incurred by the client due to the architect's negligence or failure to perform its duties. The architect shall not be responsible for any damages or losses incurred by the client due to the architect's negligence or failure to perform its duties.

scale
1/4" = 1'-0"

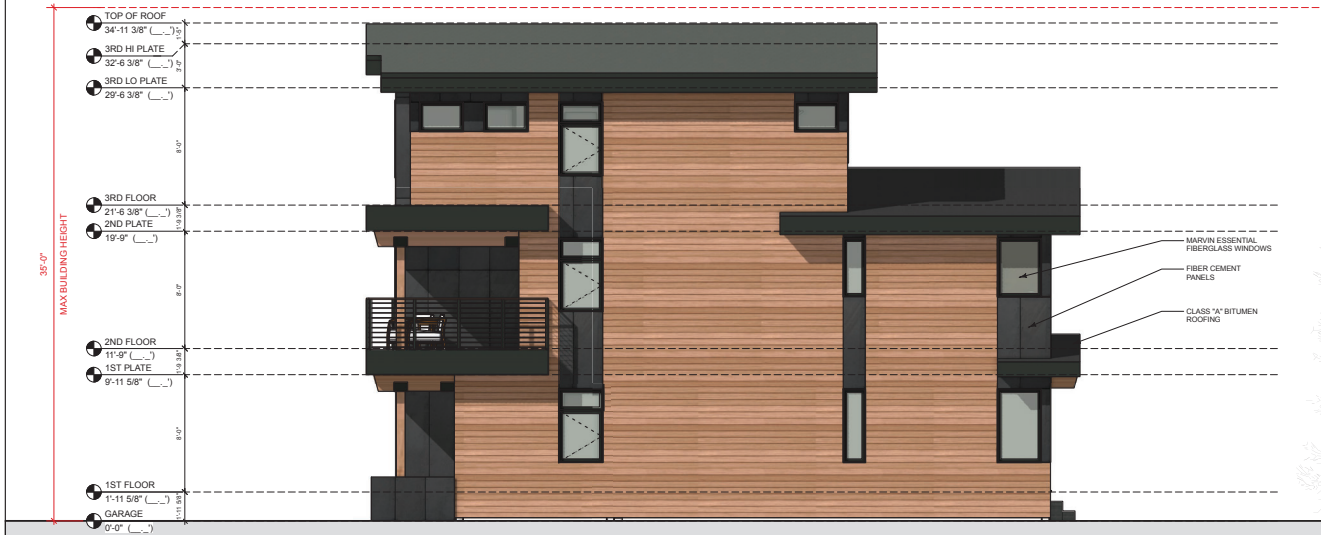
VARIANT
B2

sheet
A 3.0b2

© TORY LONG DESIGN 2022



1 ELEVATION (FRONT) 'B2'



2 SIDE ELEVATION 'B2'

VARIANT
B2



ISSUE
90% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/22/22
02/22/22
03/09/22
04/02/22

ARCHITECT
ch x tld
prefab evolved
8114 LASALLE AVENUE #402 OAKLAND CA 94611
TORY LONG, AIA - 415.905.9300 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

ELEVATIONS

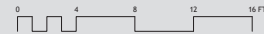
These plans and construction documents were prepared and used for the project described herein. They shall not be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these plans and construction documents. The architect is not responsible for any construction defects or other issues that may arise from the use of these plans and construction documents.

scale
1/4"=1'-0"

VARIANT
B2

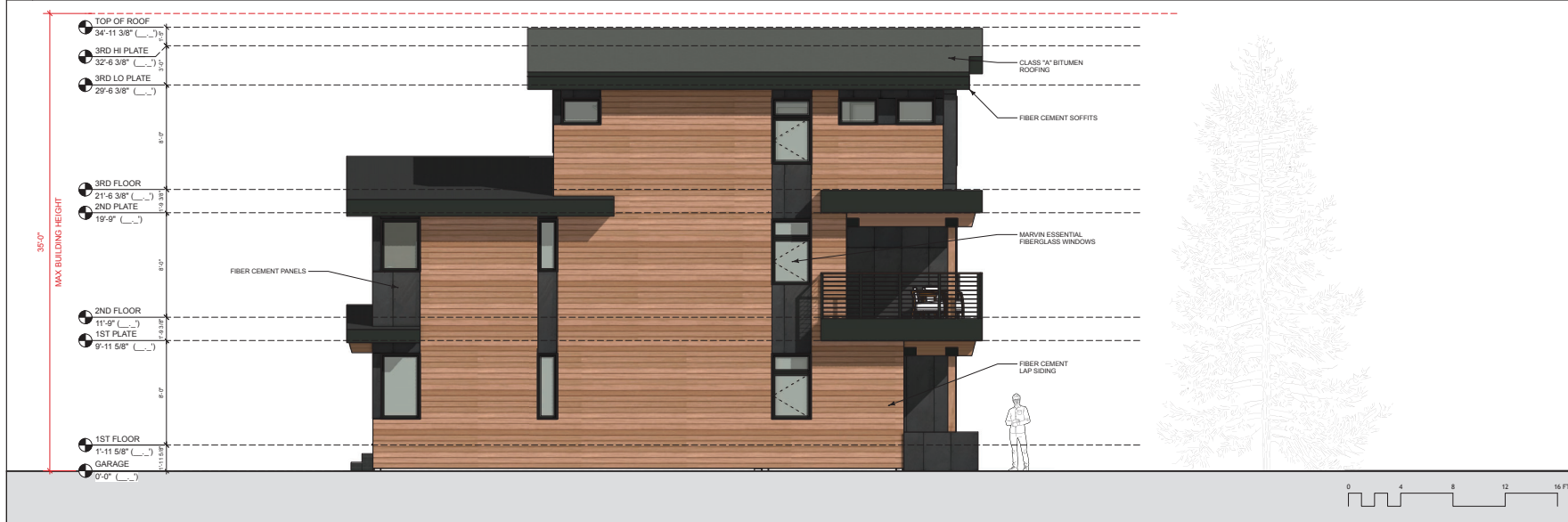
sheet
A 4.0b2

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1 ELEVATION (REAR) 'B2'



2 SIDE ELEVATION 'B2'

VARIANT
B2



ISSUE
90% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

DATE
02/22
02/22
03/22
04/22

ARCHITECT
ch x tld
prefab evolved
8114 LASALLE AVENUE #402 OAKLAND, CA 94611
TODD LONG, AIA - 415.905.9300 - TOD@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

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

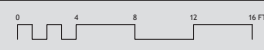
ELEVATIONS

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scale
1/4"=1'-0"

VARIANT
B2

sheet
A 4.1b2
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[illegible]

	FRAMING		SAND
	BLOCKING		GLASS
	PLYWOOD		BLOCK WALL (TWO WYTHE SHOWN)
	WOOD FLOORING		TILE FLOOR
	FINISH WOOD		ALUMINUM
	FINISH WOOD (DETAILS)		STEEL
	CERAMIC TILE		GYPSUM BOARD
	GRAVEL FILL		MDF
	EARTH		
	CONCRETE		

ENLARGED PLAN OR SECTION DETAIL

BUILDING / WALL SECTION

DETAIL SECTION

INTERIOR ELEVATIONS

BUILDING ELEVATION

REVISION CLOUD & DELTA

ROOM NAME
ROOM AREA
OCCUPANCY TYPE
OCCUPANCY AREA
OCCUPANCY TOTAL

ROOM OCCUPANCY INFORMATION

1 HR RATED INTERIOR WALL

1 HR RATED LIVING UNIT DEMISING WALL

2 HR RATED EXTERIOR WALL, SHAFT WALL
WHERE INDICATED ON PLAN: ALL WOOD FRAMINGS TO BE FIRE-RETARDANT WOOD

2 HR RATED BEARING WALL PER
CBC 721.1(3) 2-1.1 W/ 5.7 MIN. THICKNESS

COLUMN TAG
XX
1" X 12" (31.8 X 305)
10' CLEARANCE
10' CLEARANCE OF OBSTACLE

WINDOW TAG

DOOR TAG

ROOM NAME TAG

STAIR TAG
REF SHEET A.A.XXX

STAIR DIRECTION

FINISH TAG

FIXTURE TAG

WALL TYPE TAG

KEYNOTE (WITH MODIFIER)

ALIGN OR FLUSH

FUR-OUT OR SHIM AS REQUIRED

ELEVATION TARGET

FINISH ELEV. TARGET

FLOOR SINK

FLOOR DRAIN

FINISH TRANSITION

STEP TRANSITION

FLUSH TRANSITION

CURB TRANSITION

SLOPE TRANSITION

SLOPE DIRECTION

MECH EXHAUST

MECH SUPPLY / TRANSFER

MECH RETURN

EXIT SIGN & DIRECTION

TOTAL PATH OF TRAVEL / COMMON PATH OF TRAVEL DISTANCE

ROOM OCCUPANT LOAD & ACCESSIBLE EGRESS PATH

TOTAL FLOOR OCCUPANCY @ DOOR

CLIENT	ARCHITECT	LANDSCAPE
PRIMAVER INVESTMENTS 231 E. Thousand Oaks Blvd., Suite 412 Thousand Oaks, CA 91380 T. 805.512.2070	MAZE Architecture 2844 Loy Street Los Angeles, CA 90031 T. 323.689.0276 F. 323.689.0282	[J&K] [partnering landscape and architectural collaboration] 3611 Exposition Blvd. Los Angeles, CA 90018 Main Contact: David Fletcher T. 310.463.3100 F. 323.737.2290

	P 070 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD		GALVANIZED STEEL SHEET BY M&M METAL CO. THICKNESS 10". GALVANIZED FINISH. PAINTED BLACK
	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS		BLACK 250 MEDIUM WEIGHT- SPLIT FACE BLOCK BY ORION BLOCK & HARDSCAPE. COLOR BLACK. 888X18 503 SCORE 1 SIDE 1 END
	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)		
	CLASSIC JERUSALEM BY CORONARDO		

An aerial photograph of a suburban neighborhood. A green-outlined polygon highlights a specific lot in the center of the image. The lot is a rectangular area with a dense, dark green canopy of trees. To the left of the highlighted lot is a large, irregularly shaped green space with a winding path and a small pond. To the right and above the highlighted lot are residential lots with houses and lawns. A road runs horizontally across the top of the image.

PROJECT ADDRESS:	MAMMOTH VILLAS 3 AT OBSIDIAN MAMMOTH LAKES, CA 93546
APN #:	033-330-087

LOTS 1 - 2 & 3 EACH CONSIST OF A PROPOSED 3-STORY SINGLE-FAMILY RESIDENCE WITH 2 CAR GARAGE.

<u>OCCUPANCY TYPE</u>	
RESIDENTIAL DWELLING:	R-3
GARAGE:	U
<u>TYPE OF CONSTRUCTION:</u>	V-B

BUILDING HEIGHT FOR LOT 1, 2 & 3:	LODESTAR PLAN	PROPOSED
PER ZONING CODE (10% INCREASE REQUESTED)	35'-0"	37'-6"

LOT 1 - REFER TO A-1-200
LOT 2 - REFER TO A-2-200
LOT 3 - REFER TO A-3-200

ARCHITECTURAL		ISSUE RECORD	FILE NUMBER	DATE
A-000	COVER SHEET		15-00000	04/10/2012
A-100	SITE PLAN		15-00000	04/10/2012
A-101	201 PAVILION PLAN (LOT 1, 2 & 3)		15-00000	04/10/2012
A-1200	LOT 1 - 1ST & 2ND FLOOR PLANS		15-00000	04/10/2012
A-1201	LOT 1 - 3RD FLOOR PLAN		15-00000	04/10/2012
A-1300	LOT 1 - FRONT & RIGHT ELEVATIONS		15-00000	04/10/2012
A-1301	LOT 1 - BACK & LEFT ELEVATION		15-00000	04/10/2012
A-1400	LOT 1 - SECTIONS		15-00000	04/10/2012
A-1500	LOT 1 - RENAIRED VIEWS		15-00000	04/10/2012
A-2200	LOT 2 - 1ST & 2ND FLOOR PLANS		15-00000	04/10/2012
A-2201	LOT 2 - 3RD FLOOR PLAN		15-00000	04/10/2012
A-2300	LOT 2 - FRONT & RIGHT ELEVATION		15-00000	04/10/2012
A-2301	LOT 2 - BACK & LEFT ELEVATION		15-00000	04/10/2012
A-2400	LOT 2 - SECTIONS		15-00000	04/10/2012
A-2500	LOT 2 - RENAIRED VIEWS		15-00000	04/10/2012
A-3200	LOT 3 - 1ST & 2ND FLOOR PLANS		15-00000	04/10/2012
A-3201	LOT 3 - 3RD FLOOR PLAN		15-00000	04/10/2012
A-3300	LOT 3 - FRONT & RIGHT ELEVATION		15-00000	04/10/2012
A-3301	LOT 3 - BACK & LEFT ELEVATION		15-00000	04/10/2012
A-3400	LOT 3 - SECTIONS		15-00000	04/10/2012
A-3500	LOT 3 - RENAIRED VIEWS		15-00000	04/10/2012
A-400	WASTE ENCLOSURE PLAN, ROOF PLAN & ELEVATIONS		15-00000	04/10/2012
A-410	RENDERING OF LOT 1 PLAN ELEVATION		15-00000	04/10/2012
A-450	SITE PLAN LIGHTING LAYOUT AND PHOTOGRAPHICS		15-00000	04/10/2012
A-4601	LOT 1 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-4602	LOT 1 - 3RD FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-4603	LOT 1 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-4604	LOT 1 - 3RD FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-4605	LOT 3 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-4606	LOT 3 - 3RD FLOOR PLAN LIGHTING LAYOUT		15-00000	04/10/2012
A-500	WASTEWATER, SEWER		15-00000	04/10/2012

PROJECT ADDRESS
Mammoth Villas 3 at Obsidian
Mammoth Lakes, CA 93546

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[place] - [pakshong landscape and architectural collaborative]
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F: 323.737.3290

[illegible]

Three horizontal number lines are provided for graphing. Each line has a vertical tick mark at the left end and two additional tick marks further to the right, dividing the line into three equal segments. No numerical values are present on these lines.

3	01.19.22	PLANNING SUBM. TRACH ENCL. RE
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.17.24	PLANNING SUBMISSION

[illegible]

Page 10 of 10

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DRAWING TITLE:

COVER SHEET

DATE:	DRAWING NUMBER:
4/21/2022	

	A-00
INT: YS	

--	--

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

PROJECT ADDRESS

Marmoth Villas 3 at Orosland
Marmoth Lakes, CA 93046

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[draft - landscaping landscape and
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NORTH



1	10/15/22	PLANNING/SCHEMATIC DESIGN
2	10/15/22	PLANNING/SCHEMATIC DESIGN
3	10/15/22	PLANNING/SCHEMATIC DESIGN
4	10/15/22	PLANNING/SCHEMATIC DESIGN

ISSUE RECORD

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DRAWING TITLE

SITE PLAN

DATE:

4/21/2022

DRAWING NUMBER:

A-100

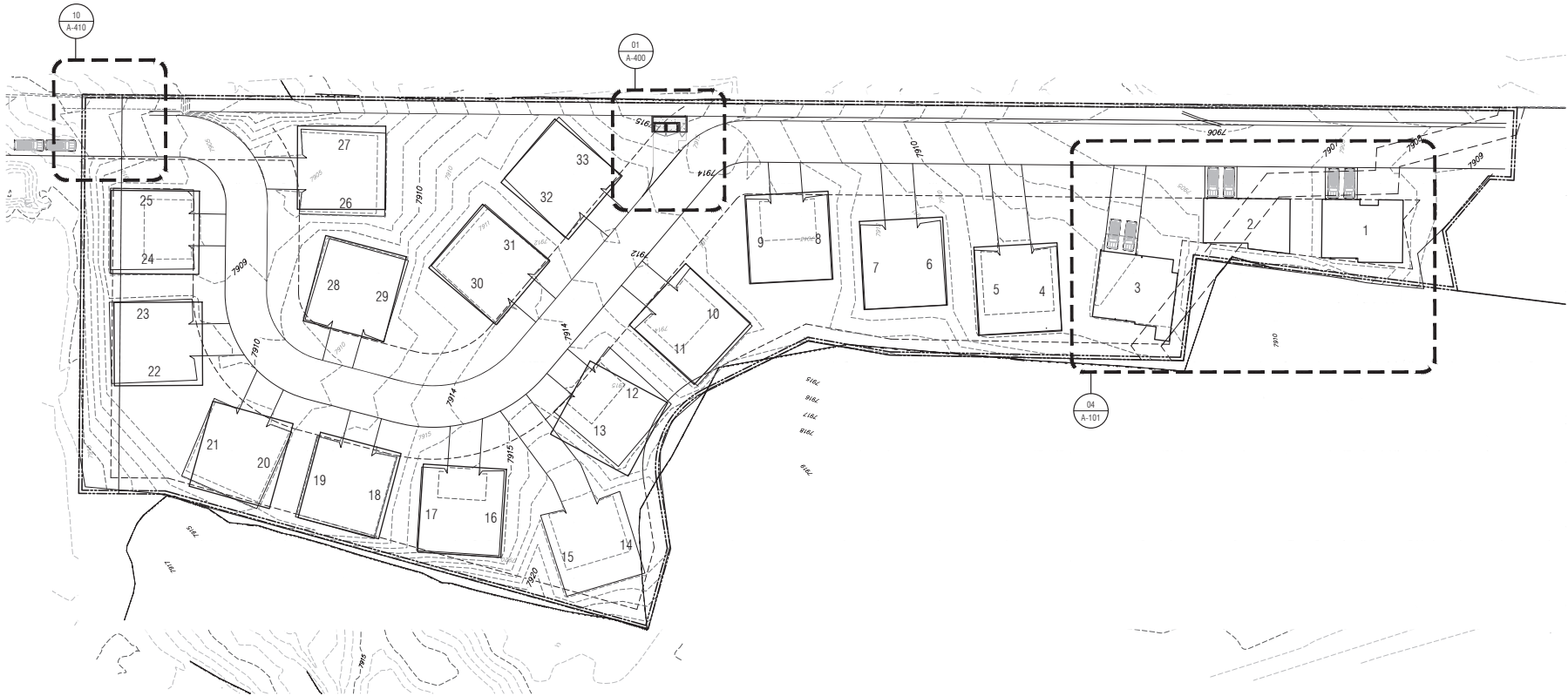
INT:

GP

SITE PLAN

SCALE: 1/32" = 1'-0"

04





[place] - [pakshing landscape and
architectural collaborative]
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Los Angeles, CA 90016
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[illegible]

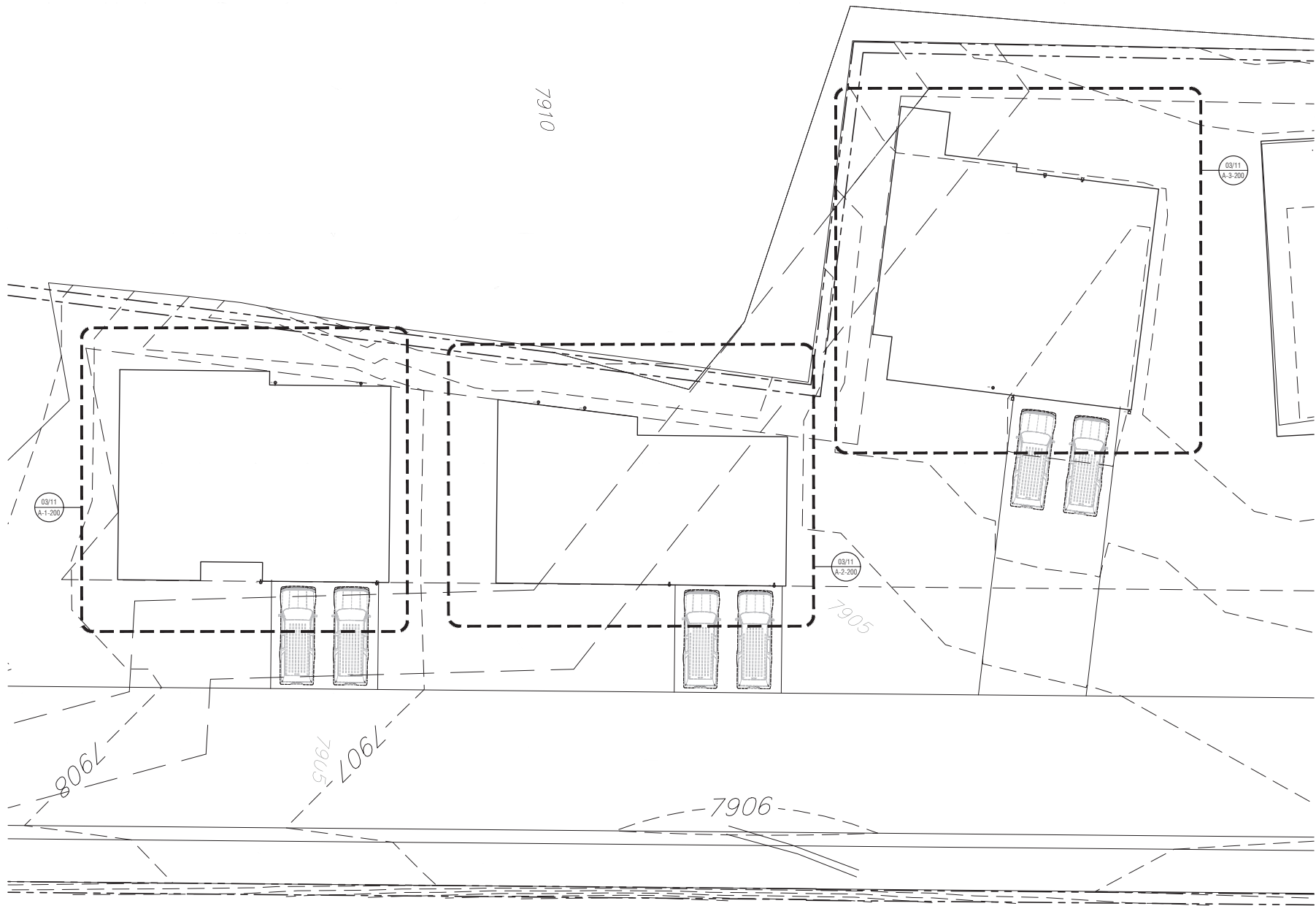
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**SITE PLAN/ROOF PLAN
(LOT 1, 2 & 3)**

DATE:	DRAWING NUMBER:
4/21/2022	A-101

GP	
----	--

VILLAS AT MAMMOTH LAKES



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[draft] - [preliminary landscape and
architectural collaboration]
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F: 323.737.2290



NO.	DATE	DESCRIPTION
1	12/15/22	PLANNING CLINIC - INITIAL
2	12/15/22	PLANNING CLINIC - REVISION
3	12/15/22	PLANNING CLINIC - REVISION
4	12/15/22	PLANNING CLINIC - REVISION
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100	12/15/22	PLANNING CLINIC - REVISION

ISSUE RECORD

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DRAWING TITLE

LOT 1

1ST & 2ND FLOOR

PLAN

DATE: 4/21/2022

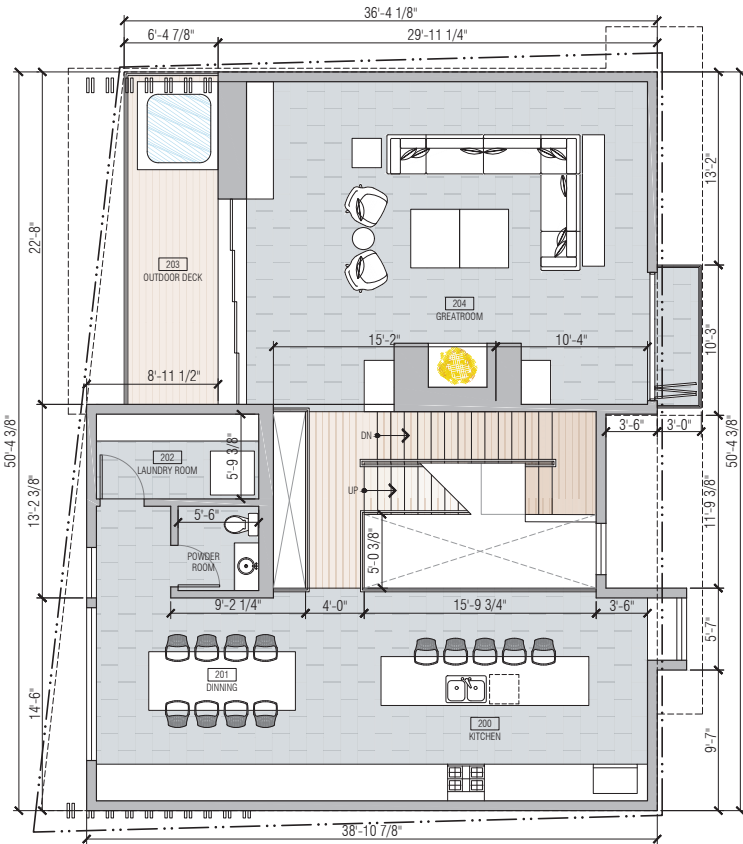
DRAWING NUMBER: A-1-200

NT: GP

AREA CALCULATION

DATE: 4/21/2022

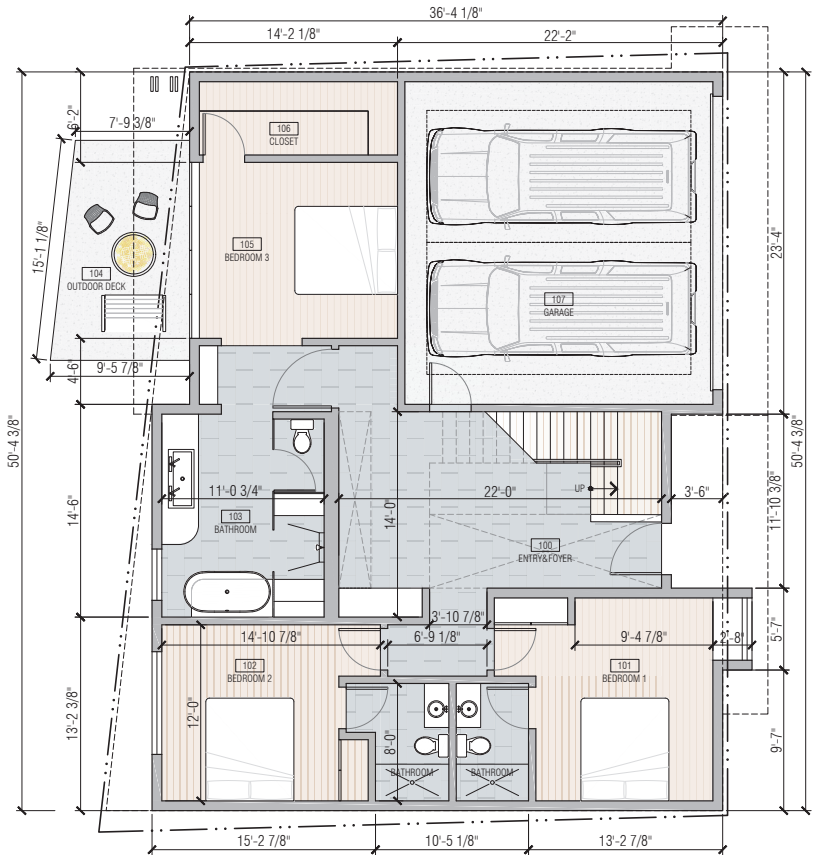
NTS: 04



2ND FLOOR PLAN

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

11



1ST FLOOR PLAN

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

03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1255.9 SF	483.7 SF (GARAGE)
2ND FLR GROSS SF:	1339.4 SF	174.4 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0574.6 SF	241.7 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.8 SF

AREA CALCULATION

DATE: 4/21/2022

NTS: 04

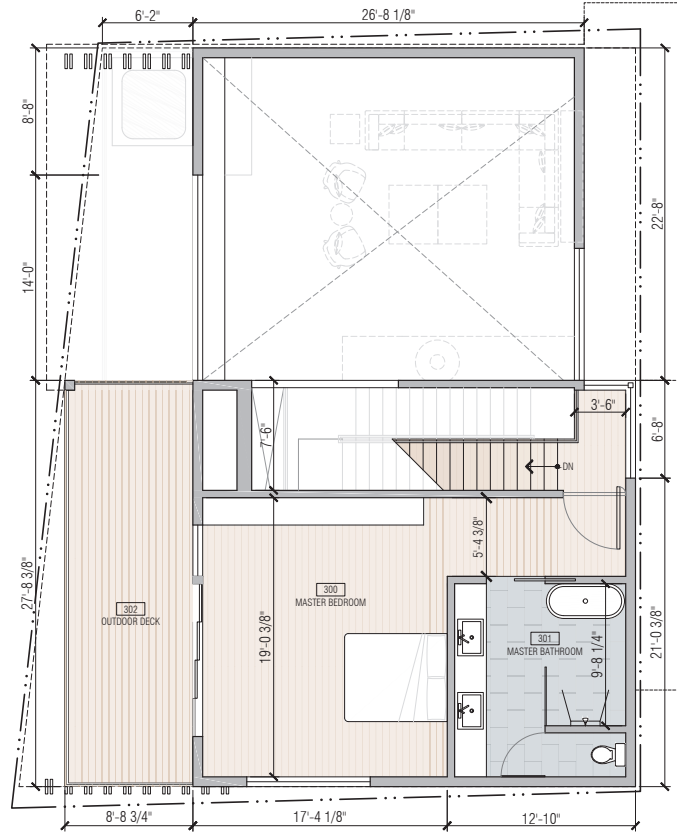


PROJECT ADDRESS
Mammoth Villas 3 at Chondan
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Main Contact: David Fletcher
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F: 323.737.2290



3RD FLOOR PLAN

SCALE
1/4" = 1'-0"

03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1255.9 SF	483.7 SF (GARAGE)
2ND FLR GROSS SF:	1339.4 SF	174.4 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0574.6 SF	241.7 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.8 SF

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DRAWING TITLE
**LOT 1
3RD FLOOR PLAN**

DATE:
4/21/2022

DRAWING NUMBER:
A-1-201

AREA CALCULATION

DATE
INTS

04

INT

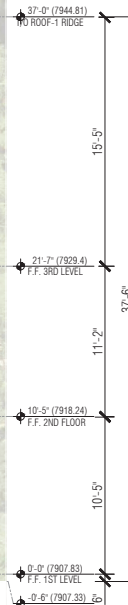
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PLANNING SUBMISSION

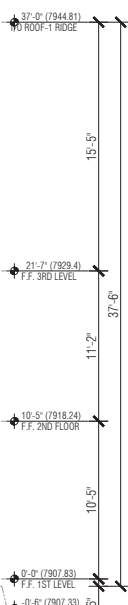
VILLAS AT MAMMOTH LAKES



02



12



A-1

04

[place] - [paksong landscape and architectural collaborative]
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Los Angeles, CA 90016
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SCALE:
1/4" = 1'-0"

02

[illegible]

Number	Date	Description
ISSUE RECORD:		

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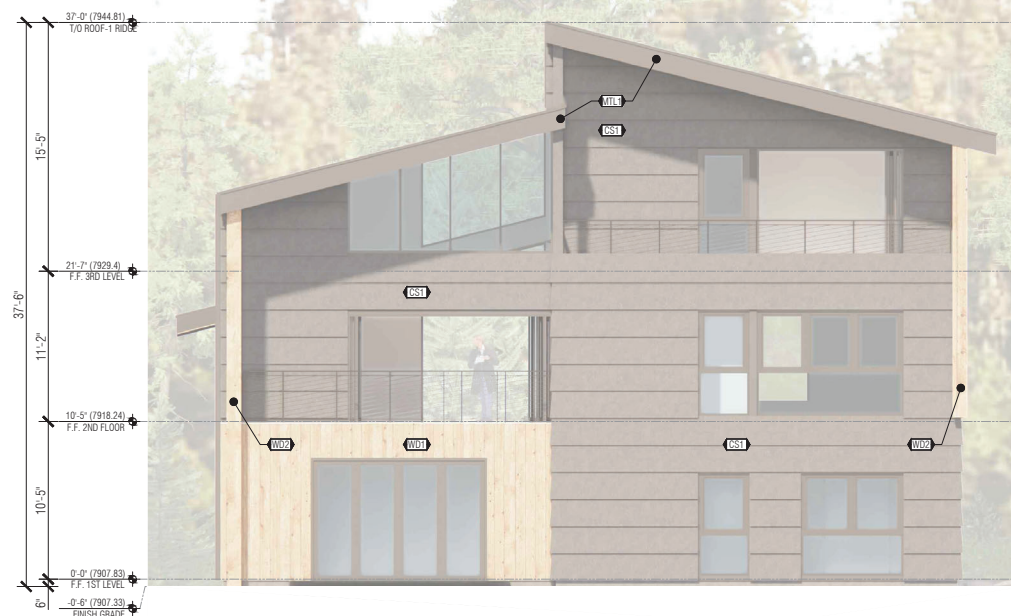
**LOT 1
ELEVATIONS**

4/

A-1-301

INT:

G



 PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
 (E) NATURAL GRADE

FINISH LEGEND

TYPE	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 010 BY CEMBRAT PATINA ORIGINAL. B0500X190 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL, INC. COLO. CHARCOAL, GREY (G2)
	MTL2	HOT DIPPED GALVANIZED STEEL, POST. PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH (MTL1)
	MTL3	BONDERIZED METAL, GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH (MTL1)

FINISH LEGEND

SCALE:	NTS
--------	-----

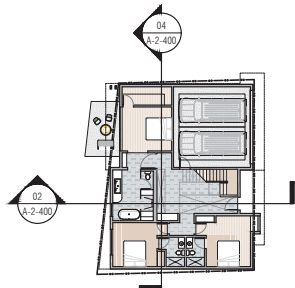
12

LEFT ELEVATION

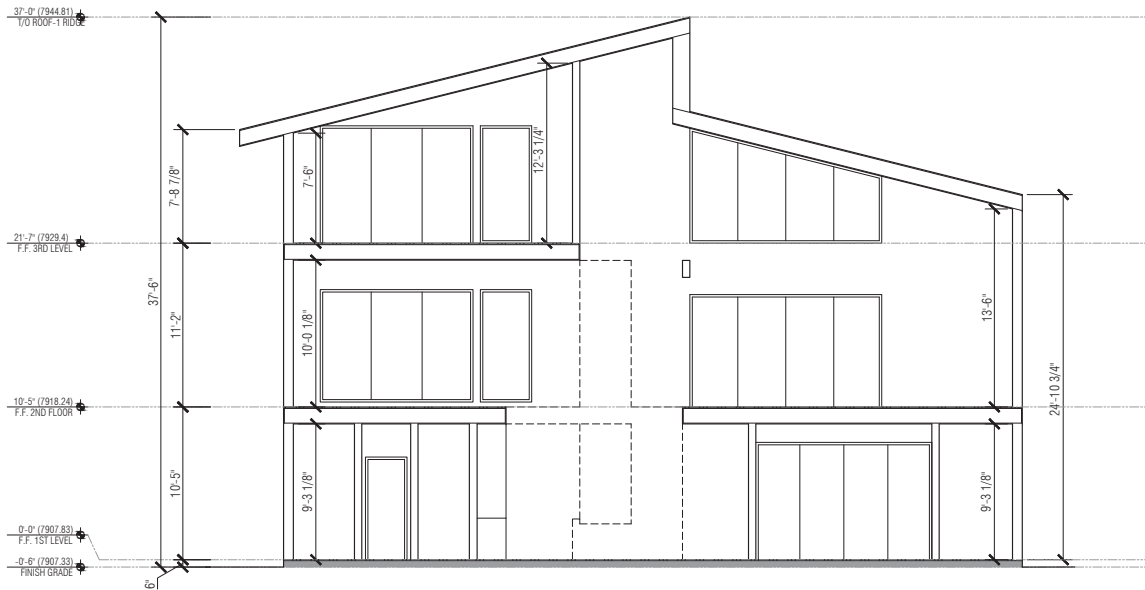
N	SCALE 1/
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04

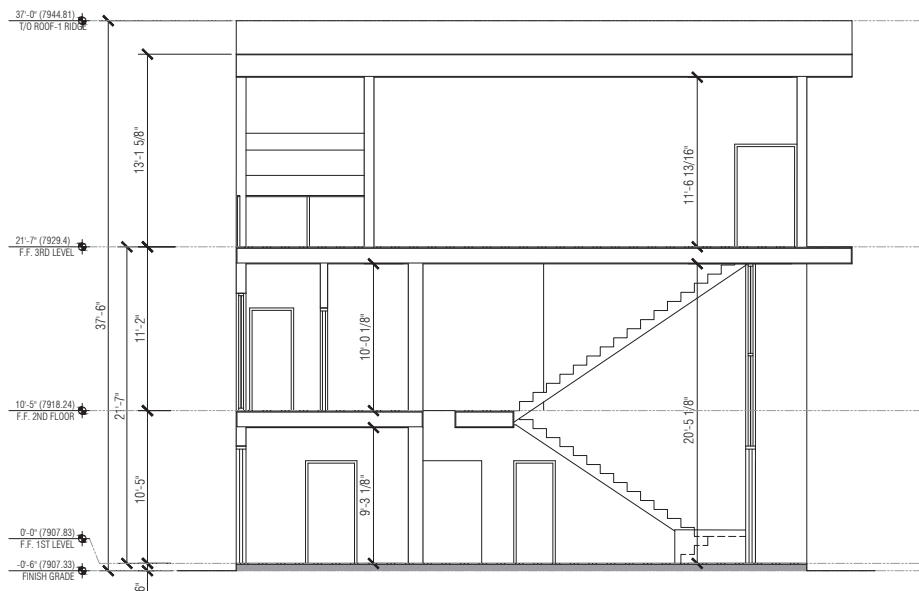
INT:



KEY PLAN DATE 1/18' = 1'-0" 13



VIEW 3 DATE NTS 12



VIEW 2 DATE NTS 04

--- PROPOSED HEIGHT LIMIT FROM FINISH GRADE
--- (E) NATURAL GRADE



PROJECT ADDRESS

Mammoth Villas 3 at Chisolan
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LANDSCAPE

[Joint - [Landscape Architecture and
architectural collaboration]
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F: 323.737.2290

1	21-1027	PLANNING CLIMATE TECHNIQUE, REV
2	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
3	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
4	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
5	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
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17	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
18	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
19	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN
20	10-291	PLANNING CLIMATE TECHNIQUE, DESIGN

ISSUE RECORD

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DRAWING TITLE

LOT 1
SECTIONS

DATE:

4/21/2022

DRAWING NUMBER:

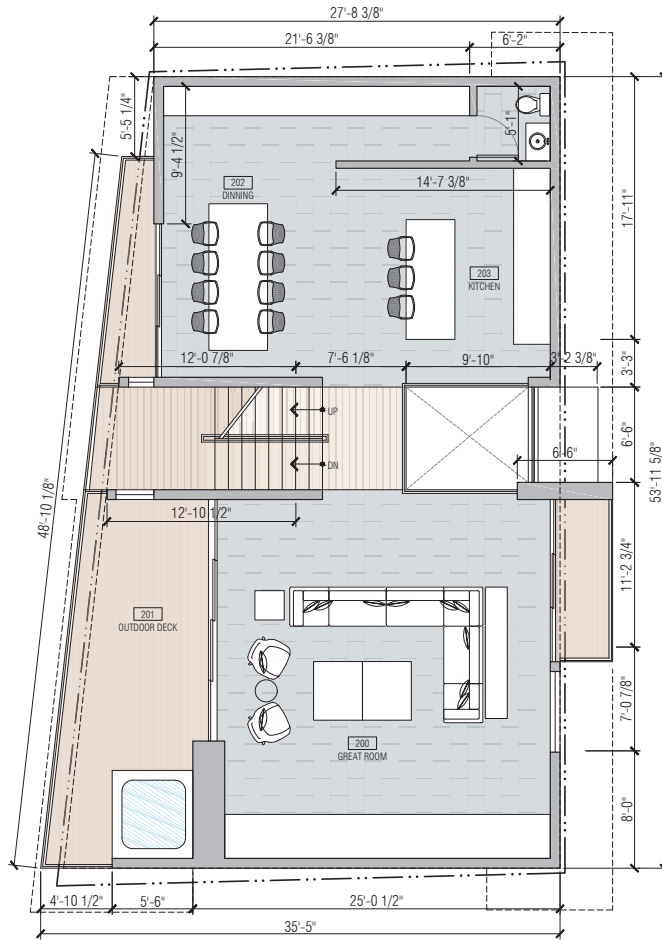
A-1-400

NT:

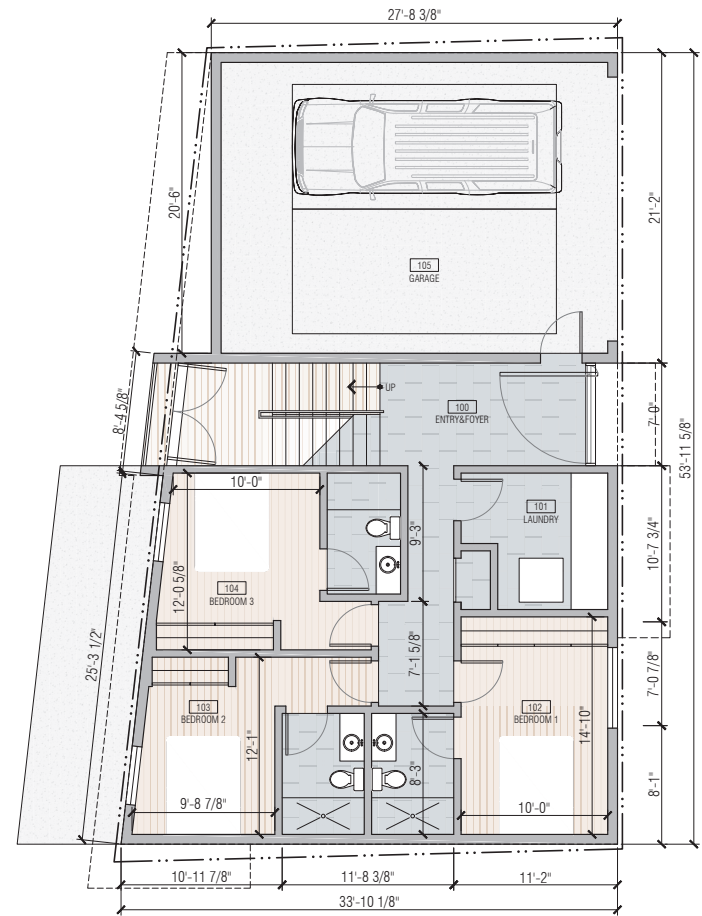
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VILLAS AT MAMMOTH LAKES

PLANNING SUBMISSION



2ND FLOOR PLAN DATE 1/4" = 1'-0" 11



1ST FLOOR PLAN DATE 1/4" = 1'-0" 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1002.5 SF	522.9 SF (GARAGE)
2ND FLR GROSS SF:	1113.7 SF	336.7 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0675.8 SF	39.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.1 SF



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T: 310.455.1100
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1	21-1027	PLANNING/CLIMATE/REGULATORY
2	10-201	PLANNING/CLIMATE/REGULATORY
3	10-201	PLANNING/CLIMATE/REGULATORY
4	10-201	PLANNING/CLIMATE/REGULATORY
5	10-201	PLANNING/CLIMATE/REGULATORY
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100	10-201	PLANNING/CLIMATE/REGULATORY

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DRAWING TITLE
**LOT 2
1ST & 2ND FLOOR
PLAN**

DATE: 4/21/2022
DRAWING NUMBER: A-2-200

INT: GP

AREA CALCULATION DATE INTS 04

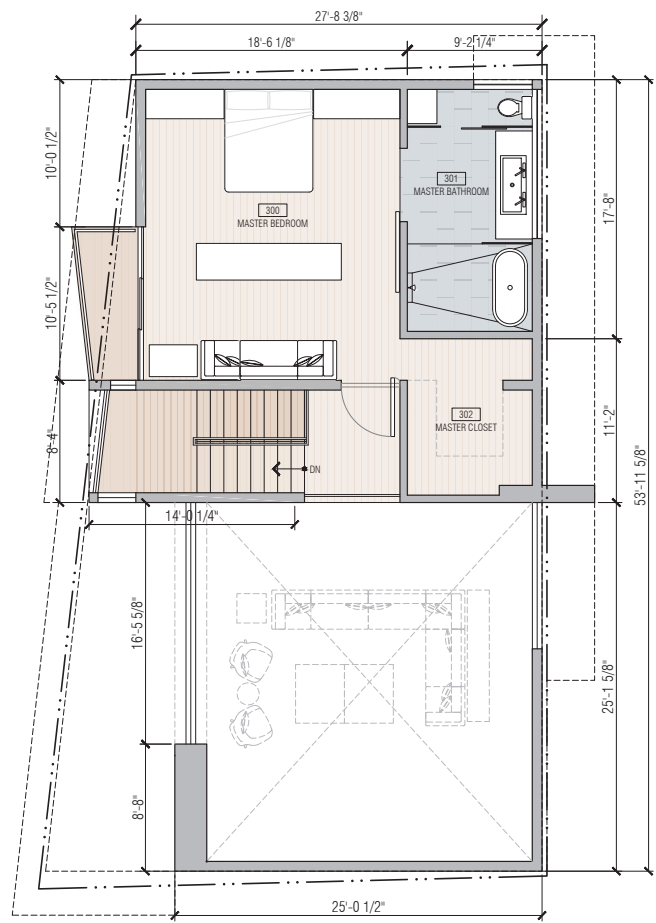


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Los Angeles, CA 90018
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3RD FLOOR PLAN

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1002.5 SF	522.9 SF (GARAGE)
2ND FLR GROSS SF:	1113.7 SF	336.7 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0675.8 SF	39.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.1 SF

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LOT 2
3RD FLOOR PLAN

DATE: 4/21/2022
DRAWING NUMBER: A-2-201

AREA CALCULATION

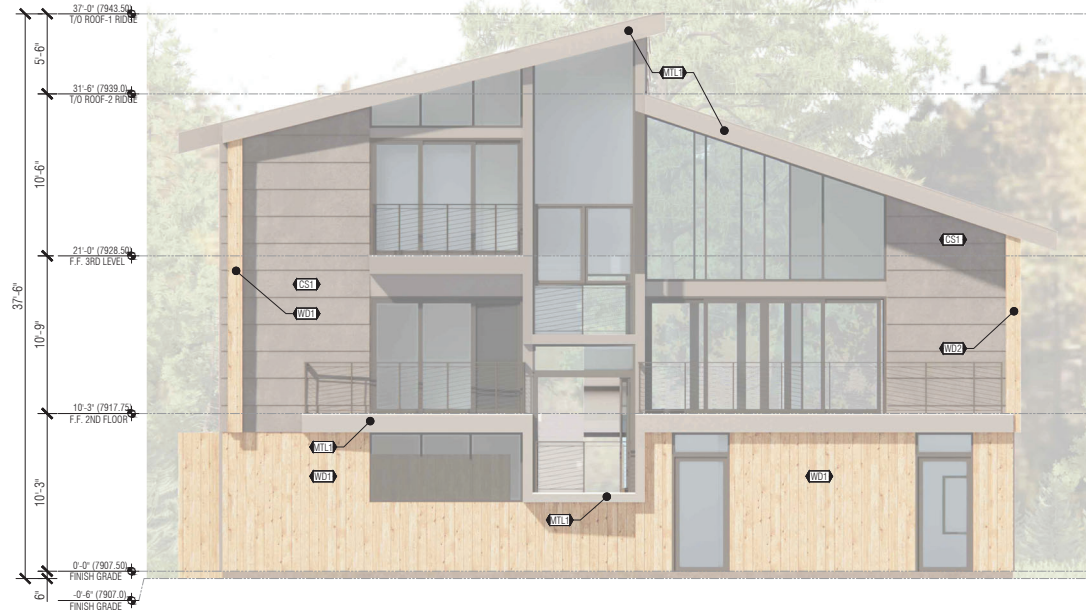
INTS 04

--- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
--- (E) NATURAL GRADE

FINISH LEGEND

TYPE	NAME	DESCRIPTION
CS1	P 070 BY CEMENT PATINA ORIGINAL 813521151 MM BOARD	
MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHAMICAL GREY (60)	
MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	BONDREZED METAL GUTTER AND DOWNPOUT, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	

FINISH LEGEND SCALE NTS 12



BACK ELEVATION SCALE 1/4" = 1'-0" 02



LEFT ELEVATION SCALE 1/4" = 1'-0" 05



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ISSUE RECORD

Description

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DRAWING TITLE

LOT 2
ELEVATIONS

DATE:

4/21/2022

INT.

GP

DRAWING NUMBER:

A-2-301

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

----- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
----- (E) NATURAL GRADE

FINISH LEGEND

TYPE	NAME	DESCRIPTION
CS1	F 070 BY CEMENT PATINA ORIGINAL 893501150 MM BOARD	
MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHAMICAL GREY (60)	
MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	BONDZIGED METAL GUTTER AND DOWNPOUT, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	

FINISH LEGEND SCALE NTS 12



BACK ELEVATION SCALE 1/4" = 1'-0" 02



LEFT ELEVATION SCALE 1/4" = 1'-0" 05



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1	21-10-22	PLANNING CLINIC TECHNICAL REV
2	10-25-21	PLANNING CLINIC DESIGN - DESIGN
3	08-27-21	PLANNING CLINIC DESIGN - DESIGN

ISSUE RECORD

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DRAWING TITLE
LOT 2
ELEVATIONS

DATE
4/21/2022
DRAWING NUMBER
A-2-300

NT
GP

PLANNING SUBMISSION
VILLAS AT MAMMOTH LAKES



 PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
 (E) NATURAL GRADE



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[landscape architect]
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AWING TITLE:

LOT 2

SECTIONS

DATE:	DRAWING NUMBER:
4/21/2022	A-2-400

VILLAS AT MAMMOTH LAKES PLANNING SUBMISSION



VIEW 1 DATE NTS 02



VIEW 3 DATE NTS 12



VIEW 2 DATE NTS 04

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LANDSCAPE

[draft] - [landscape and
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ISSUE RECORD

1	10/10/22	PLANNING REVIEW - INITIAL
2	10/10/22	PLANNING REVIEW - REVISION
3	10/10/22	PLANNING REVIEW - REVISION

ISSUE RECORD

1	10/10/22	PLANNING REVIEW - INITIAL
2	10/10/22	PLANNING REVIEW - REVISION
3	10/10/22	PLANNING REVIEW - REVISION

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DRAWING TITLE

**LOT 2
RENDERED VIEWS**

DATE

4/21/2022

DRAWING NUMBER

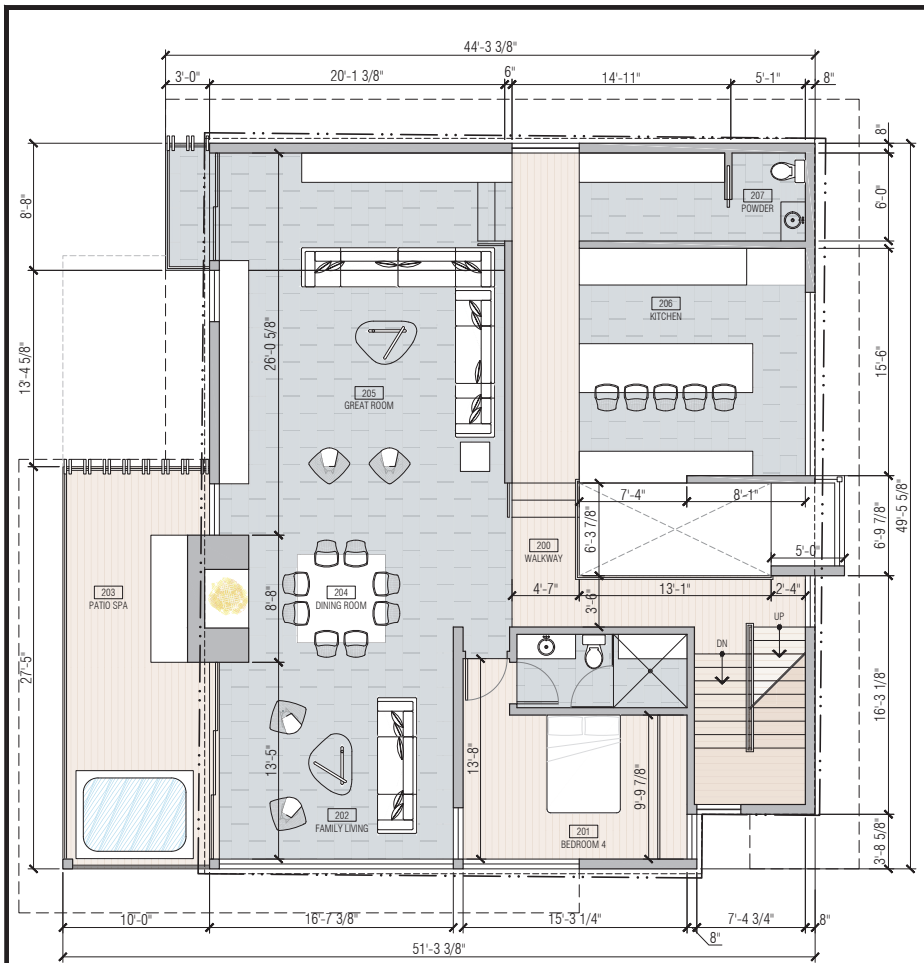
A-2-500

GP

NTS

PLANNING SUBMISSION

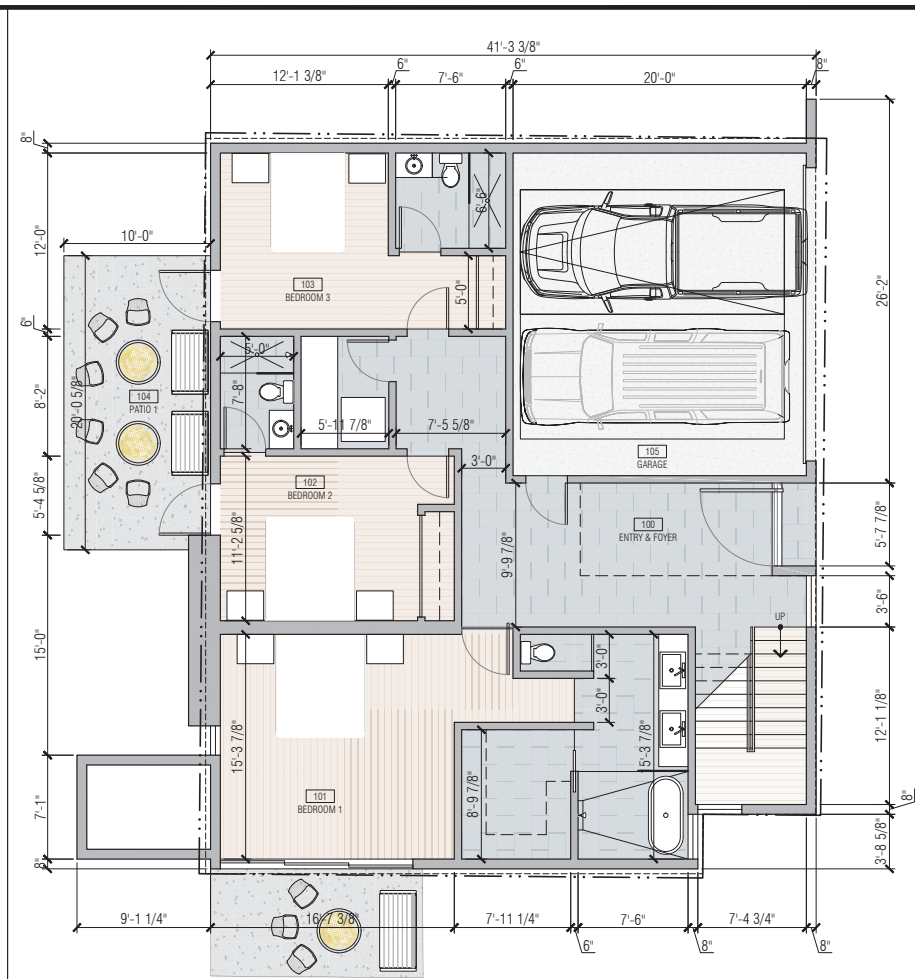
VILLAS AT MAMMOTH LAKES



2ND FLOOR PLAN

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

11



1ST FLOOR PLAN

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

03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1453.2 SF	440.0 SF (GARAGE)
2ND FLR GROSS SF:	1680.9 SF	287.2 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0622.1 SF	80.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	4338.4 SF	807.7 SF

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DRAWING TITLE
**LOT 3
 1ST & 2ND FLOOR
 PLAN**

DATE: 4/21/2022
 DRAWING NUMBER: **A-3-200**

INT. GP

AREA CALCULATION

DATE: NTS

04



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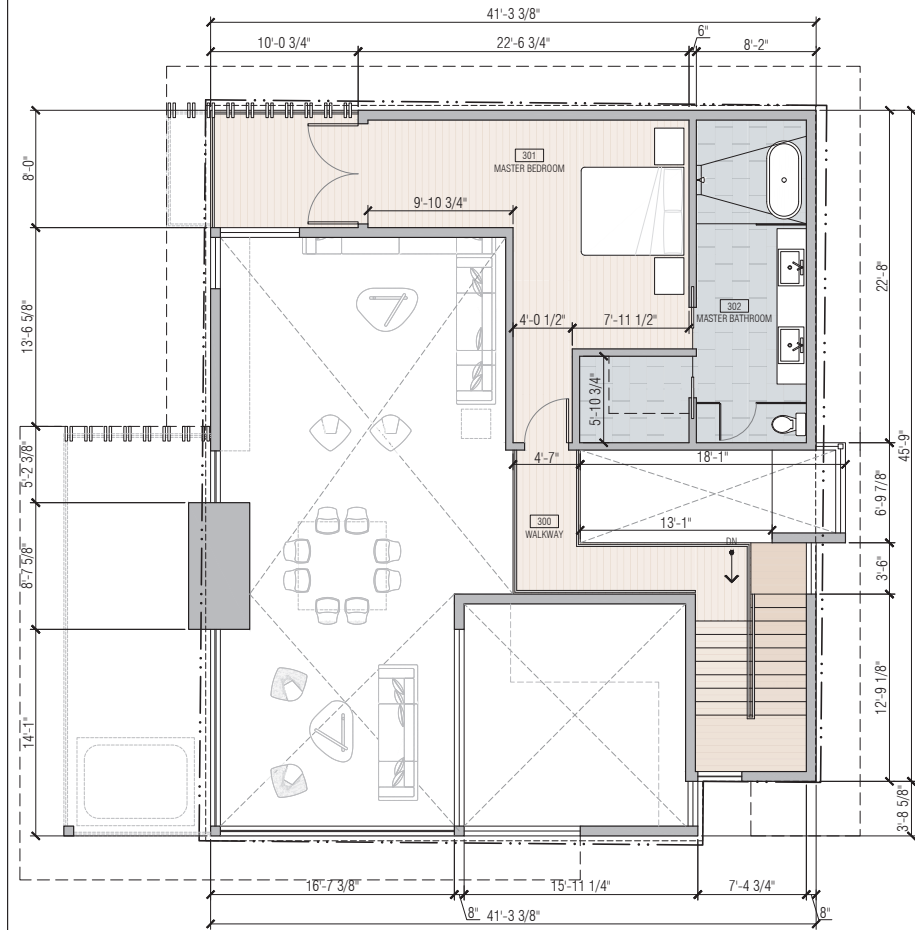
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LANDSCAPE
 [Inter] | [Spokane] landscape and
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PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



3RD FLOOR PLAN

SCALE
1/4" = 1'-0"

03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1453.2 SF	440.0 SF (GARAGE)
2ND FLR GROSS SF:	1680.9 SF	287.2 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0622.1 SF	80.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	4338.4 SF	807.7 SF

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DRAWING TITLE
**LOT 3
1ST & 2ND FLOOR
PLAN**

DATE
4/21/2022

DRAWING NUMBER
A-3-201

AREA CALCULATION

DATE
INTS

04

INT

GP

--- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
--- (E) NATURAL GRADE

FINISH LEGEND

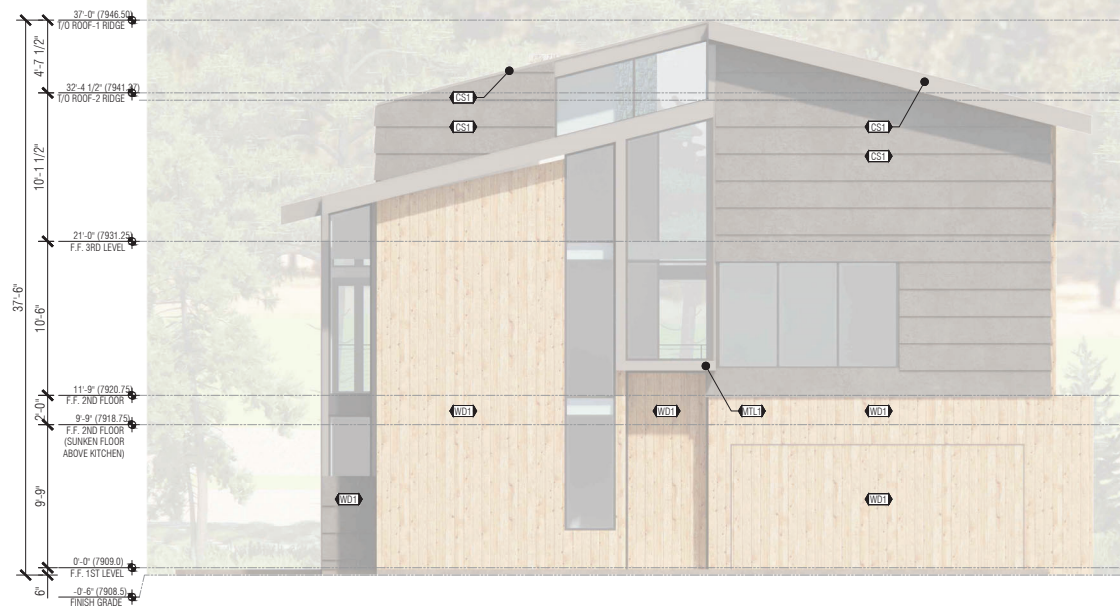
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MTL2	HOT DIPPED GALVANIZED STEEL, POST, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	BONDINGED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
W51	EXTERIOR ATLANTIC WHITE CEDAR WOOD Siding BY DELTA MILLWORKS OR EQ, INSTALLED VERTICALLY PER MANUFACTURERS RECOMMENDATIONS AND DETAILS, FINISH CEDAR UNFINISHED	

FINISH LEGEND

DATE

NTS

12

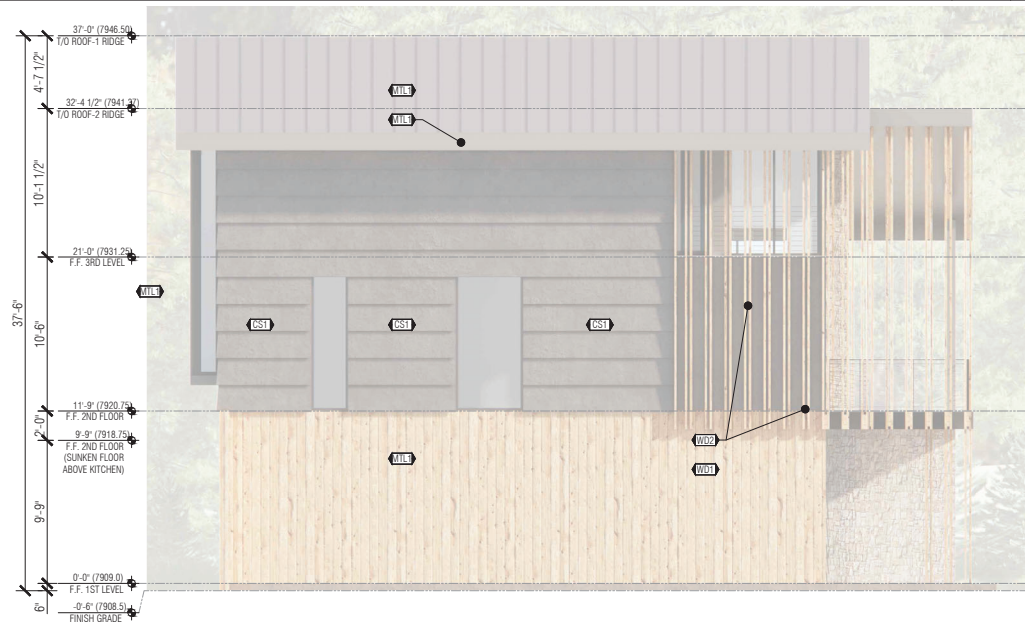


FRONT ELEVATION

DATE

1/4" = 1'-0"

02



RIGHT ELEVATION

DATE

1/4" = 1'-0"

04



PROJECT ADDRESS

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F: 323.737.2290

1. 01-1027 | PLANNING CLIMATE TECHNIQUE, REV
2. 10-2017 | PLANNING CLIMATE TECHNIQUE - DESIGN
3. 08-2017 | PLANNING CLIMATE TECHNIQUE - DESIGN
4. 08-2017 | PLANNING CLIMATE TECHNIQUE - DESIGN

ISSUE RECORD

Description

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DRAWING TITLE

LOT 3
ELEVATIONS

DATE

4/21/2022

NT

GP

DRAWING NUMBER

A-3-300

VILLAS AT MAMMOTH LAKES

PLANNING SUBMISSION

--- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
--- (E) NATURAL GRADE

FINISH LEGEND

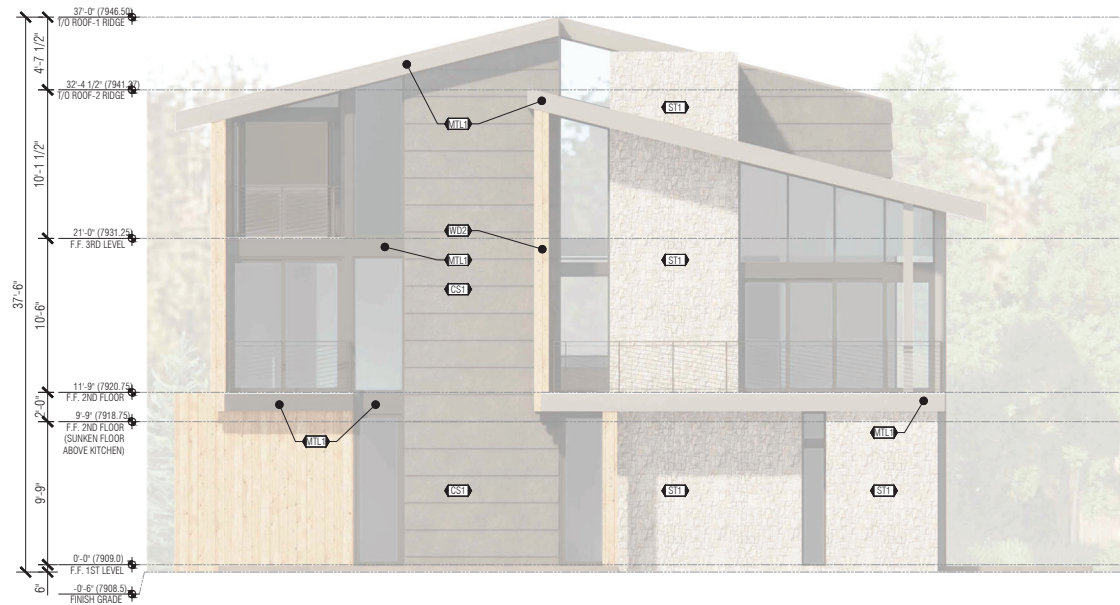
FINISH	NAME	DESCRIPTION
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MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (E2)	
MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	BONDINGED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
W51	EXTERIOR ATLANTIC WHITE CEDAR WOOD Siding BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURERS RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED	

FINISH LEGEND

DATE

NTS

12



BACK ELEVATION

DATE

1/4" = 1'-0"

02



LEFT ELEVATION

DATE

1/4" = 1'-0"

04



PROJECT ADDRESS

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Mammoth Lakes, CA 93546

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LANDSCAPE

[draft] - [preliminary landscape and
architectural collaboration]
3817 Exposition Blvd.
Los Angeles, CA 90018
Main Contact: David Fletcher
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1. 01-10-2021 | PLANNING/SCHEMATIC DESIGN
2. 02-10-2021 | PLANNING/SCHEMATIC DESIGN
3. 03-10-2021 | PLANNING/SCHEMATIC DESIGN

ISSUE RECORD

Description

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DRAWING TITLE

LOT 3
ELEVATIONS

DATE

4/21/2022

NT

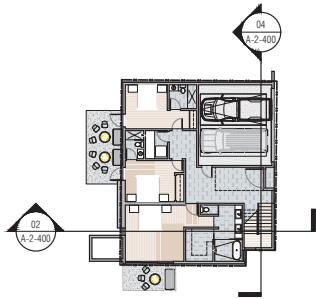
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DRAWING NUMBER

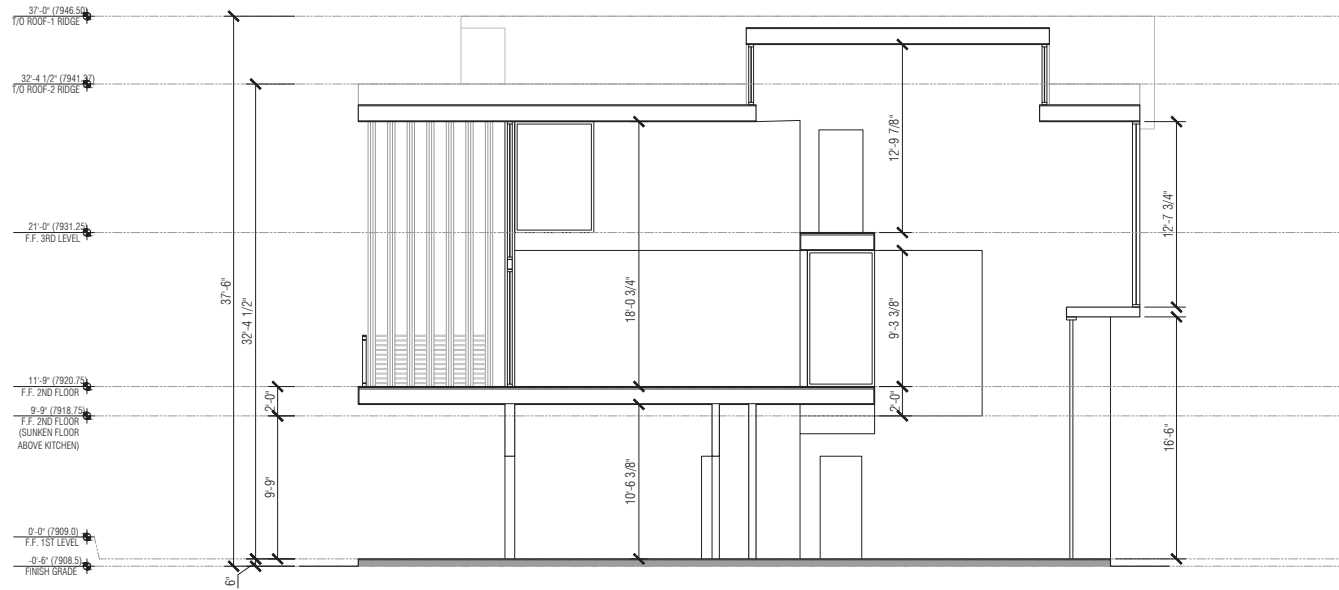
A-3-301

VILLAS AT MAMMOTH LAKES

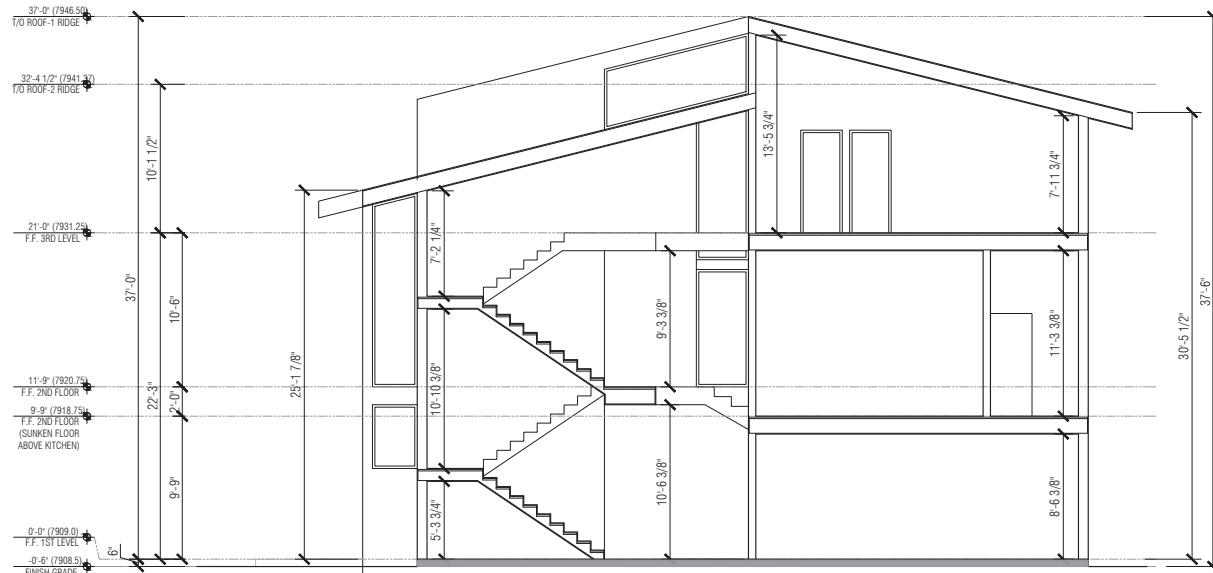
PLANNING SUBMISSION



KEY PLAN
SCALE: 1/16" = 1'-0"
13



SECTION
SCALE: 1/4" = 1'-0"
02



SECTION
SCALE: 1/4" = 1'-0"
04

--- PROPOSED HEIGHT LIMIT FROM FINISH GRADE
--- (C) NATURAL GRADE



PROJECT ADDRESS

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1	2-10-22	PLANNING SUBMISSION	REV
1	10-24-21	PLANNING SUBMISSION	REVISION
1	08-27-21	PLANNING SUBMISSION	REVISION

ISSUE RECORD

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DRAWING TITLE

LOT 3 SECTIONS

DATE:

4/21/2022

DRAWING NUMBER:

A-3-400

INT.

GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



Mammoth Villas 3 at Obsidian
Mammoth Lakes, CA 93546

NAME _____

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F: 323.737.3290

DRAWING TITLE:

DATE: 4/21/2022

	A-700
--	--------------

G



TYPE	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	F 670 BY CEMBAT PATINA ORIGINAL 4X50X1192 MM BOARD
	MTL1	"T" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (S2)
	MTL2	HOT DIPPED GALVANIZED STEEL POST. PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH (MTL1)
	MTL3	BONDED/STEEL POST AND DOWNSPOUT. PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH (MTL1)
	W01	EXTERIOR ATLANTIC WHITE CEDAR WOOD SINKING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURERS RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED

MATERIAL SAMPLES

SCALE:
NITC

04



PROJECT ADDRESS
Mammoth Villas 3 at Obsidian
Mammoth Lakes, CA 93546

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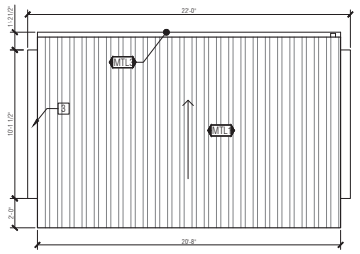
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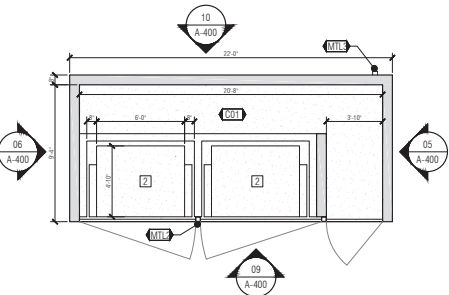
DRAWING TITLE
**WASTE ENCLOSURE
PLAN, ROOF PLAN
& ELEVATIONS**

DATE: 4/21/2022	DRAWING NUMBER: A-400
NT YS	



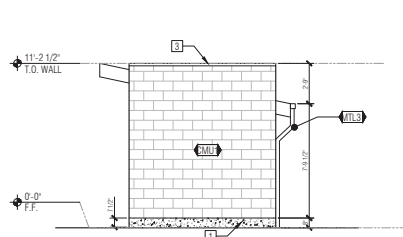
WASTE ENCLOSURE ROOF PLAN

01



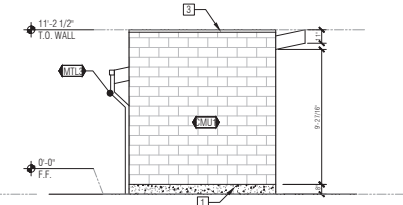
WASTE ENCLOSURE PLAN

02



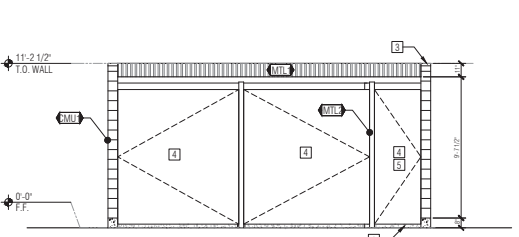
RIGHT ELEVATION

05



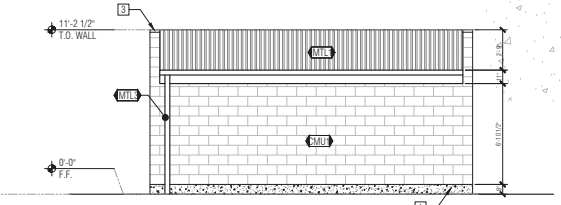
LEFT ELEVATION

06



FRONT ELEVATION

09

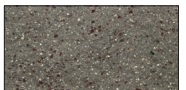


BACK ELEVATION

10

KEY NOTES:

1. 6" CONCRETE CURB
2. DAMPSTER
3. 2" BICH CONCRETE CAP
4. HEAVY DUTY STEEL DOORS WITH CORRUGATED METAL FINISH ON HEAVY DUTY HINGES, PROVIDE CAME BOLT, PROVIDE LOCKING IF REQUIRED, DOOR FINISH TO MATCH (MTL)
5. PROVIDE ACCESS COMPLY DOOR HARDWARE



MTL BLACK 250 MEDIUM WEIGHT SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE, COLOR BLACK, BBN16 SSS SCORE 1 SIDE 1 END

FINISH LEGEND

TYPE	NAME	DESCRIPTION
CS1	F 070 BY CEMBRIT PATINA ORIGINAL, 6030X1130 MM BOARD	
MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL, INC. COLOR CHARCOAL GREY (G2)	
MTL2	HOT DIPPED GALVANIZED STEEL, POST, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ, INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS, FINISH CEDAR UNFINISHED	
WD2	2X12 ATLANTIC WHITE CEDAR WOOD	
ST1	EXTERIOR STONE VENEER CLADDING - CLASSIC JERUSALEM BY CORONARDO	
CM01	BLACK 250 MEDIUM WEIGHT SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE, COLOR BLACK, BBN16 SSS SCORE 1 SIDE 1 END	
CS0	CLEAR CONCRETE FLOOR FINISH	

HATCH LEGEND

[Hatch Pattern]	STANDING SEAM
[Hatch Pattern]	CONCRETE BLOCK WALL
[Hatch Pattern]	6" CONCRETE BLOCK WALL
[Hatch Pattern]	CEMENT FLOOR

SYMBOL LEGEND

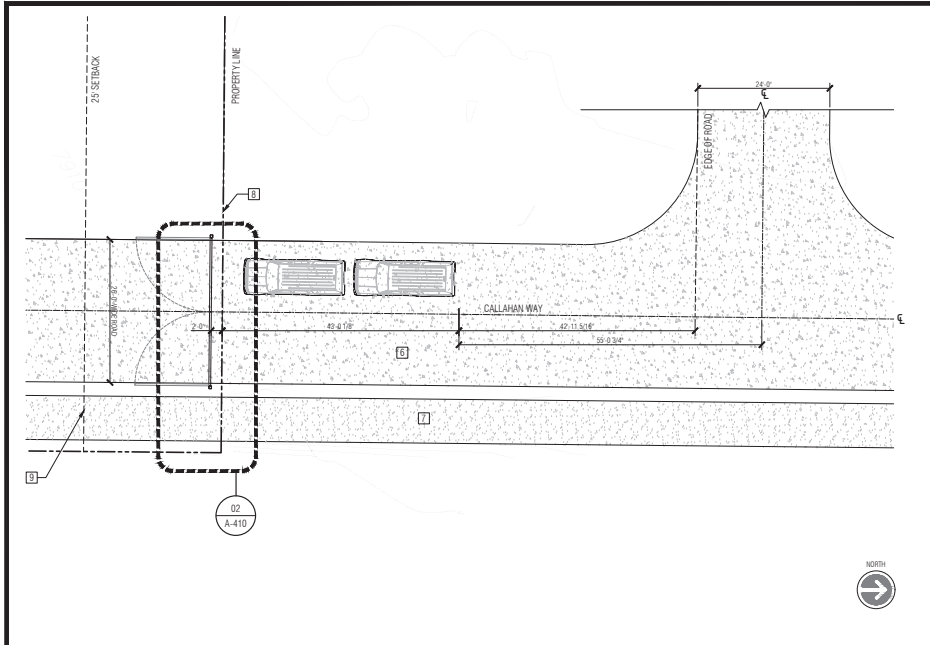
[Symbol]	FINISH MATERIAL TAG, REF. TO A-9-20
TYP. [Symbol]	KEYNOTE (WITH MODIFIER)
[Symbol]	BUILDING ELEVATION

FINISH LEGEND

12

NOT USED

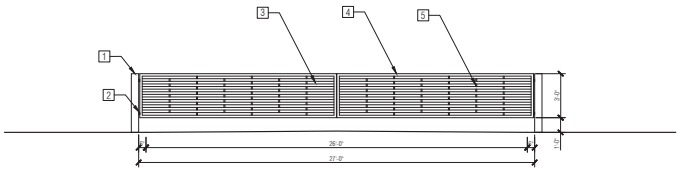
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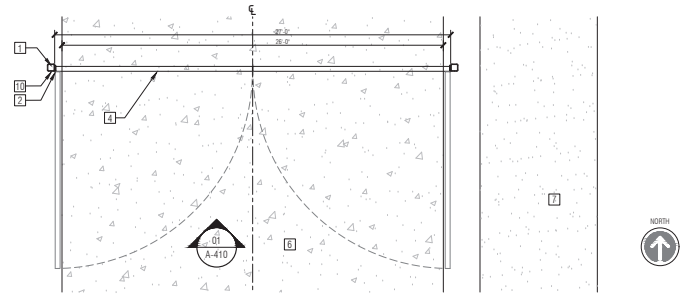
SITE PLAN
SCALE: 3/32" = 1'-0"
10



EXISTING ENTRY GATE AT OBSIDIAN PL & MERIDIAN BLVD
SCALE: NS
12



VEHICULAR GATE ELEVATION
SCALE: 1/4" = 1'-0"
01



VEHICULAR GATE PLAN
SCALE: 1/4" = 1'-0"
02

GENERAL NOTES:

- DESIGN SPECIFICATIONS FOR THE GATE ARE TO MATCH THE EXISTING ENTRY GATE AT OBSIDIAN PL, AMERICAN BLVD.

KEY NOTES:

- TUBE STEEL POST, AS REQUIRED.
- HEAVY DUTY GATE HINGES.
- "WAGON" PATTERN INFILL METAL STRIPS, DESIGN & FINISH TO MATCH (E) OBSIDIAN ENTRY GATE. REFER TO 12A-A-410 FOR ADDITIONAL INFO.
- VEHICULAR GATE, NO TUBE STEEL FRAMING AND INTERMEDIATE SUPPORTS. PAINT FINISH TO MATCH (E) ENTRY GATE. GATE TO BE EQUIPPED WITH AUTOMATED REMOTE CONTROLLED OPERATION. PROVIDE VEHICULAR EGRESS DETECTION LOOP. REFER TO 12A-A-410 FOR ADDITIONAL INFO.
- TUBE STEEL, AS REQUIRED. PAINT FINISH TO MATCH (E) ENTRY GATE. REFER TO 12A-A-410.
- PROPOSED ROAD, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
- PROPOSED TRAIL PATH, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
- PROPERTY LINE.
- PROPERTY SETBACK LINE.
- PROVIDE KICK BOX AS REQ. BY MAMMOTH CITY FIRE DEPARTMENT.

SYMBOL LEGEND

TYP: [E] → KEYNOTE (WITH MODIFIER)

HATCH LEGEND

PAVING PER CIVIL DRAWINGS
TRAIL PATH PER CIVIL DRAWINGS



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1	21-1027	PLANNING CLINIC - DESIGN
2	10-215	PLANNING CLINIC - DESIGN
3	10-215	PLANNING CLINIC - DESIGN
4	10-215	PLANNING CLINIC - DESIGN
5	10-215	PLANNING CLINIC - DESIGN
6	10-215	PLANNING CLINIC - DESIGN
7	10-215	PLANNING CLINIC - DESIGN
8	10-215	PLANNING CLINIC - DESIGN
9	10-215	PLANNING CLINIC - DESIGN
10	10-215	PLANNING CLINIC - DESIGN

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DRAWING TITLE
**VEHICULAR GATE
PLAN & ELEVATION**

DATE: 4/21/2022
DRAWING NUMBER: A-410

NT: YS

NOTES & LEGEND
SCALE: INTS
04

PLANNING SUBMISSION
VILLAS AT MAMMOTH LAKES

lpakshong landscape and architectural collaborative
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310 450 8100 fax 323 737 3290

CONSULTANTS

NAME OF ISSUE



KEY PLAN

**MAMMOTH
VILLAS 3
AT OBSIDIAN**
MAMMOTH LAKES, CA 93546

Project # : 2122
 Drawn by : CW
 Scale : 1/8" = 1'-0"

[illegible]

PROJECT NO: 212

S H E E T T I T L E :

ENLARGED
PLANTING PLAN
L2.10

ENLARGED PLANTING PLAN
SCALE: 1/4" = 1'-0"

1

NOT FOR CONSTRUCTION

[place]

speaking landscape and architectural collaboration
3517 Reservoir Boulevard Los Angeles, CA 90025
310.450.8100 fax 310.737.3296

CONSULTANTS

NAME OF ISSUE



KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN
MAMMOTH LAKES, CA 93546

Project #: 2122
Drawn By: CW
Scale: 1/8" = 1'-0"



Revisions
Description: Date: No.
ENTITLEMENT 07/26/21 2
PER COMMENTS 11/03/21
PLANNING 04/22/22

PROJECT NO. 2122

Revised drawings, specifications, notes, details and arrangements are hereby certified to reflect the latest design and construction. No part of this drawing shall be used for any other project without the written consent of the designer.

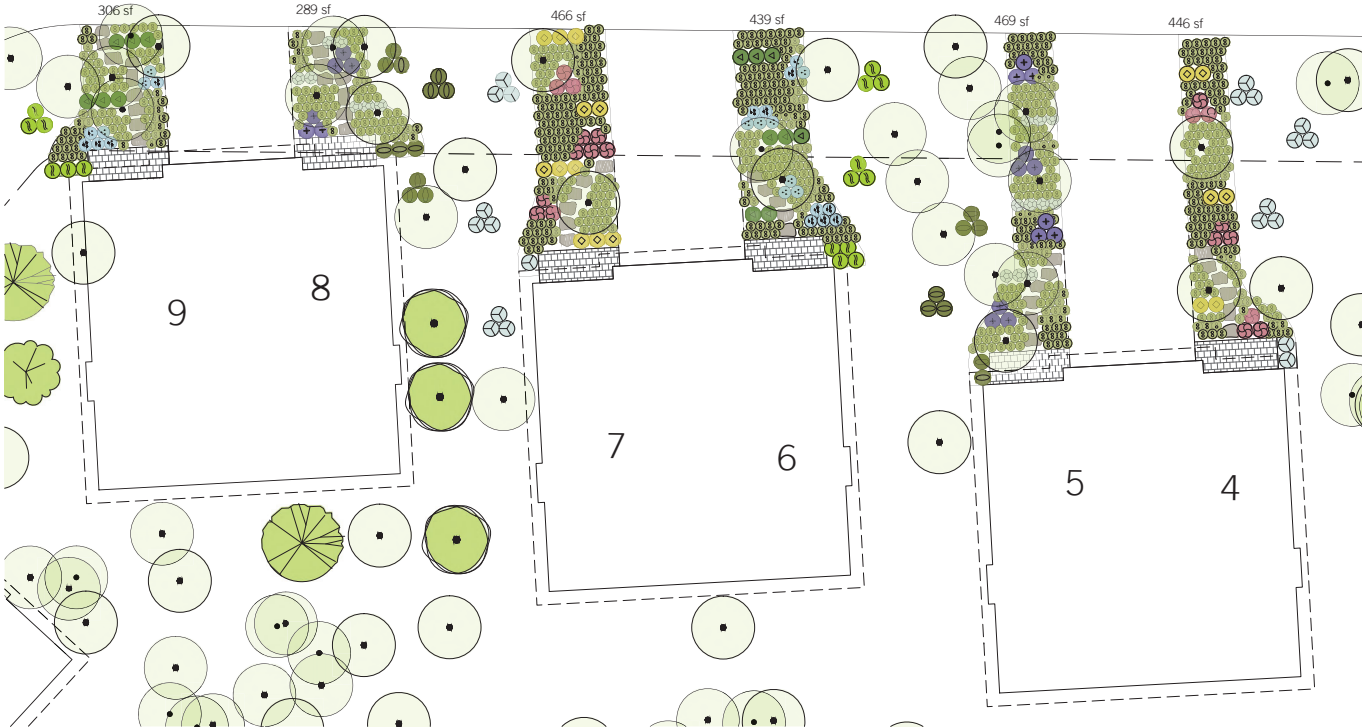
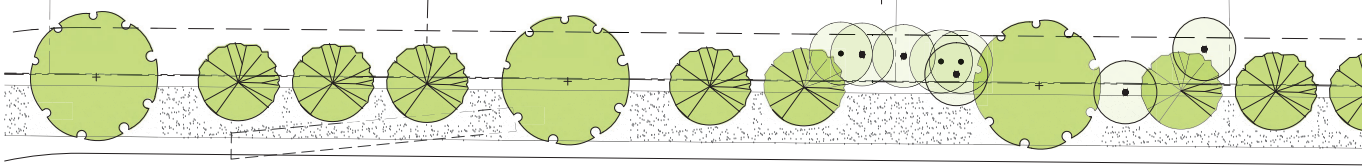
SHEET TITLE:

ENLARGED
PLANTING PLAN
L2.11

ENLARGED PLANTING PLAN
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE	FIRE HAZARD	ORIGIN
TREES										
	Existing to Remain- Pine	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12' 18H x 12'W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15' 30H					
	Populus tremuloides	Quaking Aspen	24" box	22	20' 50H x 20' 30W					
	Gymnocladus dioica	Kentucky Coffee Tree	24" box	12	16 48H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1.5H x 1.2W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	89	2H x 2.3W	PER PLAN	-	L	L	NATIVE
	Pandemon rotundifolius	Bridge Pandemon	5 gal	100	1.5H x 2.3W	PER PLAN	-	L	U	

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE	FIRE HAZARD	ORIGIN
	Linum lewisii	Wild Blue Flax	5 gal	140	1.2H x 1.2W	PER PLAN	-	L	U	
	Nepeta fasciosa 'Walker's Low'	Walker's Low Catmint	5 gal	99	2.5H x 2.3W	PER PLAN	-	L	U	
	Wyethia mollis	Mule Ear	5 gal	83	2.5H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Nimble Ambition'	Blue Grama	1 gal	3204	1.2H x 1.2W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	124	3.6' H x 4'W	PER PLAN	-	L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	116	4.5H x 2.3W	PER PLAN	-	L	L	
	Setcreasea purpurea 'Spectra Signal'	Little Bluestem	5 gal	104	3.4' H x 4'W	PER PLAN	-	L	U	
	Snow storage area - see Call			-						

[place]

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310 450 9100 fax 310 737 3090

CONSULTANTS

NAME OF ISSUE



KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN
MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn By : CSM
Scale : 1/8" = 1'-0"

Revisions
Description Date No.
ENTITLEMENT 07/06/21 2
FOR COMMENTS 11/03/21 3
PLANNING 04/02/22 4

PROJECT NO. 2122
SHEET TITLE:
ENLARGED
PLANTING PLAN
L2.12



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE	FIRE HAZARD	ORIGIN
TREES										
	Existing to Remain - Pinus	Existing to Remain - Pinus	-	-	-	-	-	L		
	Fraxinus neomexicana	Quercus Olive	24" box	52	12' 0" x 12' 0"	PER PLAN	-	L	LI	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	10' 0" x 10' 0"	PER PLAN	-	L		
	Populus tremuloides	Quaking Aspen	24" box	22	10' 0" x 10' 0"	PER PLAN	-	L		
	Quercus laevis	Humboldt Cedar Tree	24" box	12	14' 0" x 14' 0"	PER PLAN	-	L	LI	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	126	1-2' x 1-2' x 1-2'	PER PLAN	-	L	L	NATIVE
	Achillea Millefolium	Millefolium Yarrow	5 gal	89	2' x 2' x 2'	PER PLAN	-	L	L	NATIVE
	Penstemon rostrifolius	Bridge/ Penstemon	5 gal	100	1-2' x 1-2' x 1-2'	PER PLAN	-	L	LI	
	Linum lewisii	Wild Blue Flax	5 gal	140	1-2' x 1-2' x 1-2'	PER PLAN	-	L	LI	
	Nepeta faassenii	Walker's Low Catmint	5 gal	90	2-3' x 2-3' x 2-3'	PER PLAN	-	L	LI	
	Monarda mollis	Mule Ears	5 gal	81	2-3' x 2-3' x 2-3'	PER PLAN	-	L	LI	
GRASSES										
	Bouteloua gracilis	Blue Grama	1 gal	3024	1-2' x 1-2' x 1-2'	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Ryegrass	5 gal	124	5-6' x 5-6' x 5-6'	PER PLAN	-	L	L	NATIVE
	Phacelia velutina	Swallowtail	5 gal	116	4-5' x 4-5' x 4-5'	PER PLAN	-	L	L	
	Schizanthus luteus	Little Bluebell	5 gal	104	3-4' x 3-4' x 3-4'	PER PLAN	-	L	LI	
	Stone Storage area - see Call		-	-	-	-	-	-	-	-

ENLARGED PLANTING PLAN
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

landscape architecture and architectural collaboration
3517 Reservoir Boulevard Los Angeles, CA 90025
310 450 8100 fax 310 737 3090

CONSULTANTS

NAME OF ISSUE



KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN
MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn By : CM
Scale : 1/8" = 1'-0"

Revisions	Date	No.
ENTITLEMENT	07/06/23	1
PER COMMENTS	11/03/23	2
PLANNING	04/02/24	3

PROJECT NO. 2122
Design, Planning, Landscape Architecture, Drafting, and Construction Administration
for the Mammoth Villas 3 at Obsidian, Mammoth Lakes, California
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SHEET TITLE:

ENLARGED
PLANTING PLAN
L2.13



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE	FIRE HAZARD	ORIGIN
TREES										
	Existing to Remain- Pine	Existing to Remain- Pine	-	-	-	-	-	L		
	Forsteria neomexicana	Desert Olive	24" box	52	12' DBH x 12' W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	10-30'H					
	Populus tremuloides	Quaking Aspen	24" box	22	20' DBH x 20' 30' W					
	Gymnocladus dioica	Kentucky Coffee Tree	24" box	12	10-40'H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3'H x 1-2' W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	89	2'H x 2-3' W	PER PLAN	-	L	L	NATIVE
	Pendemon rostrifolius	Bridge's Pendemon	5 gal	100	1-3'H x 1-3' W	PER PLAN	-	L	U	
	Linum lewisii	Wild Blue Flax	5 gal	140	1-2'H x 1-2' W	PER PLAN	-	L	U	
	Nepeta 'Sassen's Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3' W	PER PLAN	-	L	U	
	Myosotis montis	Mule Ears	5 gal	83	2-3'H x 3' W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Woods Ambler'	Blue Grama	1 gal	3024	1-2'H x 1-2' W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	124	5-6' H x Clumping	PER PLAN	-	L	L	NATIVE
	Platanus virginiana 'Platanus Sky'	Swallowtail	5 gal	116	4-5'H x 2-3' W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Shade Signal'	Little Bluestem	5 gal	104	3-4' H x Clumping	PER PLAN	-	L	U	
	Stone storage area - see Civil			-						

ENLARGED PLANTING PLAN
SCALE: 1/8" = 1'-0"

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CONSULTANTS

NAME OF ISSUE



KEY PLAN

**MAMMOTH
VILLAS 3
AT OBSIDIAN**
MAMMOTH LAKES, CA 93546

Project # : 2122 Ref. North
 Drawn by : CW
 Scale : 1/8" = 1'-0"

[illegible]

PROJECT NO: 212

S H E E T T I T L E :

ENLARGED
PLANTING PLAN
L2.14



SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain	Pinus	Existing to Remain	Pine	-	-	-	-	L	
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18H x 12"W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15'-30H					
	Populus tremuloides	Quaking Aspen	24" box	22	20'-50H x 20'-30W					
	Gymnocladus dioica	Kentucky Coffee Tree	24" box	12	to 48H	PER PLAN	-	L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3H x 1-2'W	PER PLAN	-	L	L	NATIVE
	Achillea Millefolium	Moonsprite Yarrow	5 gal	100	2H x 2-3'W	PER PLAN	-	L	L	NATIVE
	Penstemon notoflorus	Bridge® Penstemon	5 gal	85	1.3H x 2-3'W	PER PLAN	-	L	U	
	Liriodendron tulipifera	Wild Blue Flax	5 gal	140	1-2H x 1-2'W	PER PLAN	-	L	U	
	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3H x 2-3'W	PER PLAN	-	L	U	
	Worthenia toffia	Mule Ears	5 gal	83	2-3'H x 2'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Woods Ardor'®	Blue Grama	1 gal	3024	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	124	5-6' H x Clumping	PER PLAN	-	L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	116	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Sorghastrum nutans 'Smoke Signal'	Little Bluestem	5 gal	104	3-4' H x Clumping	PER PLAN	-	L	U	
	Sedum spaldingii	Snow storage anem- see Civil	-	-	-	-	-	-	-	

ENLARGED PLANTING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

1

NOT FOR CONSTRUCTION

