













ISSUE
60% DESIGN DEVELOPMENT
PLANNING COMMISSION
100% DESIGN DEVELOPMENT
100% DESIGN DEVELOPMENT
PLANNING COMMISSION

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

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

COVER

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THE VILLAS 3 ATOBESIDIAN ROAD MAMMOTH LAKES CA



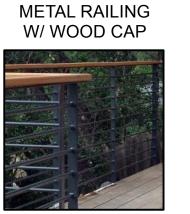
020222 021922 022222 030922



CONCRETE









ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

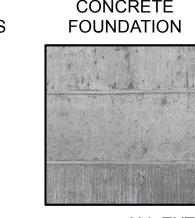
VILLAS 3 AT OBSIDIAN MERIDIAN ROAD MAMMOTH LAKES, CA 93546 APN: 033-330-087

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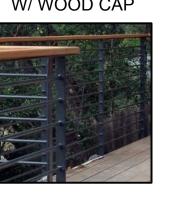
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FIBER CEMENT LAP SIDING









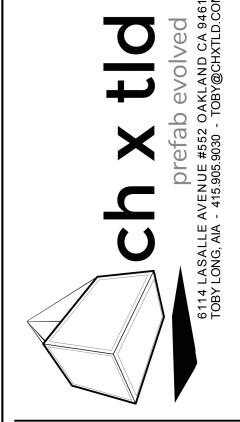






PLANNING COMMISSION 100% DESIGN DEVELOPMENT 100% DESIGN DEVELOPMENT PLANNING COMMISSION

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

MAMMOTH LAKES, CA 93546

VILLAS 3 AT OBSIDIAN

MERIDIAN ROAD

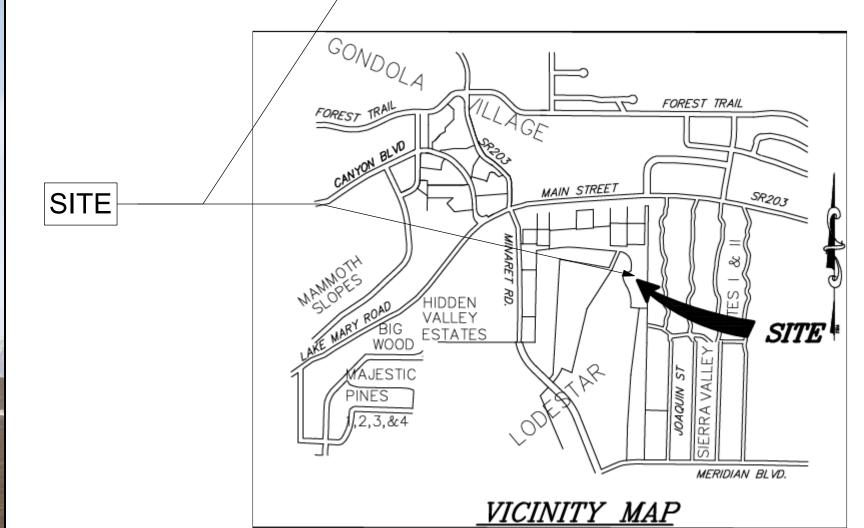
APN: 033-330-087

INFO

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B





LANDSCAPE ARCHITECT

PAKSHONG LANDSCAPE &

3617 EXPOSITION BLVD.

LOS ANGLES, CA 90016

T. 310.450.8100

CONTACT:

ARCHITECTURAL COLLABORTIVE

1	CONCEPTUAL RENDERINGS

SIDE OF VILLAS

REAR OF VILLAS

A-22 CEREBAL HOTES	ARCHITECTURAL		CIVIL										
A - 0.6 MODULAR PIAGRAMS 91 SUFFER LEVEL 1 501 SQFT LEVEL 2 991 SQFT LEVEL 3 717 SQFT LEVEL 2 991 SQFT LEVEL 2 1,070 SQFT LEVEL 2 1,070 SQFT LEVEL 2 1,070 SQFT LEVEL 3 717 SQFT LEVEL 2 1,070 SQFT LEVEL 3 7,175 SQFT LEVEL 2 1,070 SQFT LEVEL 3 7,175 SQFT LEVEL 2 1,070 SQFT LEVEL 3 1,04 SQFT LEVEL 2 1,070 SQFT LEVEL 3 1,04	- A-0.6b X 1 of 1 X A-1.2 - A-2.0a	∖-0.1 ∖-0.2	PROJECT INFO GENERAL NOTES	STRUC	CTURAL	PROJECT DATA (PER UNIT)						* <i>FII</i>	
A 2-26 FOUNDATION PLAN B' LEVEL 19 AM 10'		x-0.5b x-0.6a x-0.6b	MASSING DIAGRAMS 'B' MODULAR DIAGRAMS 'A' MODULAR DIAGRAMS 'B' SURVEY			'		578 SQFT		501 SQFT	6	PROJE	
TOTAL 3,290 SQFT TOTAL 2,745 SQFT (STAIRS INCLUDED FOR AREA AT ALL FLOORS) TOTAL 3,290 SQFT TOTAL 2,745 SQFT (STAIRS INCLUDED FOR AREA AT ALL FLOORS) TOTAL 3,290 SQFT (STAIRS COUNTED TOWARDS AREA AT ALL LEVELS) TOTAL 3,290 SQFT (STAIRS COUNTED TOWARDS AREA AT ALL LEVELS) TOTAL 2,745 SQFT (STAIRS COUNTED TOWARDS AREA AT ALL LEVELS) TOTAL 3,745 SQFT (STAIRS COUNTED T		x-2.0a x-2.0b x-2.1a x-2.1b	FOUNDATION PLAN 'A' FOUNDATION PLAN 'B' LEVEL 1 PLAN 'A' LEVEL 1 PLAN 'B'								201		
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- A-2-8b LEVEL 2 RCP 'B' LEVEL 3 RCP 'A 2-7b LEVEL 3 RCP 'B' LEVEL 3 RCP 'B' LEVEL 3 RCP 'B' BUILDING SECTIONS 'B' BUILDING SECTIONS 'B' EXTERIOR ELEVATIONS 'B' SCHEDUL 'B' SCHEDUL 'B' EXTERIOR ELEVATIONS 'B' SCHEDUL 'B' S	- A												IRSUANT TO SE AY MODIFIED D
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- A-6.0 DETAIL KEY/ASSEMBLY DETAILS - A-6.1 DETAILS DOOR SCHEDULE PARKING 2X (TANDEM) HEIGHT RESTRICTION 35'-0" FRONT SETBACK 20'-0" ## WALL ASSEMBL REFEREN REAR SETBACKS 10'-0"	- A			BUILDING SECTIONS 'A' BUILDING SECTIONS 'B' EXTERIOR ELEVATIONS 'A' EXTERIOR ELEVATIONS 'B'			APN#						CODL
- A-6.0 DETAIL KEY/ASSEMBLY DETAILS - A-6.1 DETAILS DOOR SCHEDULE PARKING 2X (TANDEM) HEIGHT RESTRICTION 35'-0" FRONT SETBACK 20'-0" ## WALL ASSEMBL REFEREN REAR SETBACKS 10'-0"	X	-4.0a -4.0b					ZONIN	IG	R-1-5	OCCUPANCY R	-3 / U		
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FRONT SETBACK 20'-0" # ASSEMBL REFEREN REAR SETBACK 20'-0"	OIVIE		-			HEIGH ⁻	T RESTRICTION	35'-0"				10/01/1	
SIDE SETBACKS 10'-0" REAR SETBACK 20'-0"							FRONT	SETBACK	20'-0"			#	ASSEMBLY
						SIDE S	ETBACKS	10'-0"				REFERENCE	
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4 IADLE OF CONTENTS JOINE & BUILDING INFORMATION OF STIME	4	4 TABLE OF CONTENTS			5	SITE & E	BUILDING	3 INFORMAT	ION	8	SYMB		

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

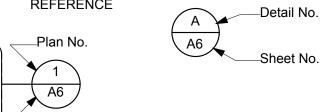
PROJECT DESCRIPTION These plans comply with the following current adopted editions of the California Residential and Building Code Series: 2019 CA BUILDING CODE 2019 CA MECHANCAL CODE 2019 RESIDENTIAL CODE 2019 CA ENERGY CODE 2019 CA PLUMBING CODE

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"

CODE REFERENCE

SYMBOLS

Elev. No. ELEVATION/ WINDOW FLOOR / CEILING # REFERENCE FLR# V-## SCHEDULE ASSEMBLY REFERENCE REFERENCE REFERENCE ALIGN FINISH **ELEVATION** D-## SCHEDULE REFERENCE REFERENCE SURFACES



REFERENCE

E: INFO@SGSI.US

OWNER

SUITE 412

T: 806.29.3270

GEOTECH

SERVICES INC.

P.O. BOX 5024

PROMARK INVESTMENTS

223 E. THOUSAND OAKS BLVD.,

THOUSAND OAKS, CA 91360

T. 760.937.4608 CONTACT: JOSEPH A ADLER

SIERRA GEOTECHNICAL

MAMMOTH LAKES, CA 93546

T. 760.934.7588 CONTACT: THOMAS PLATZ E: TRIAD@THAINC.COM

VICINITY MAP / PARCEL MAP

ARCHITECT

OAKLAND, CA

TOBY LONG DESIGN

T. 415.905.9030 x1

CONTACT: TOBY LONG, AIA

E: TOBY@CHXTLD.COM

SURVEY/CIVIL

TRIAD HOLMES

P.O. BOX 1570

SUITE 202

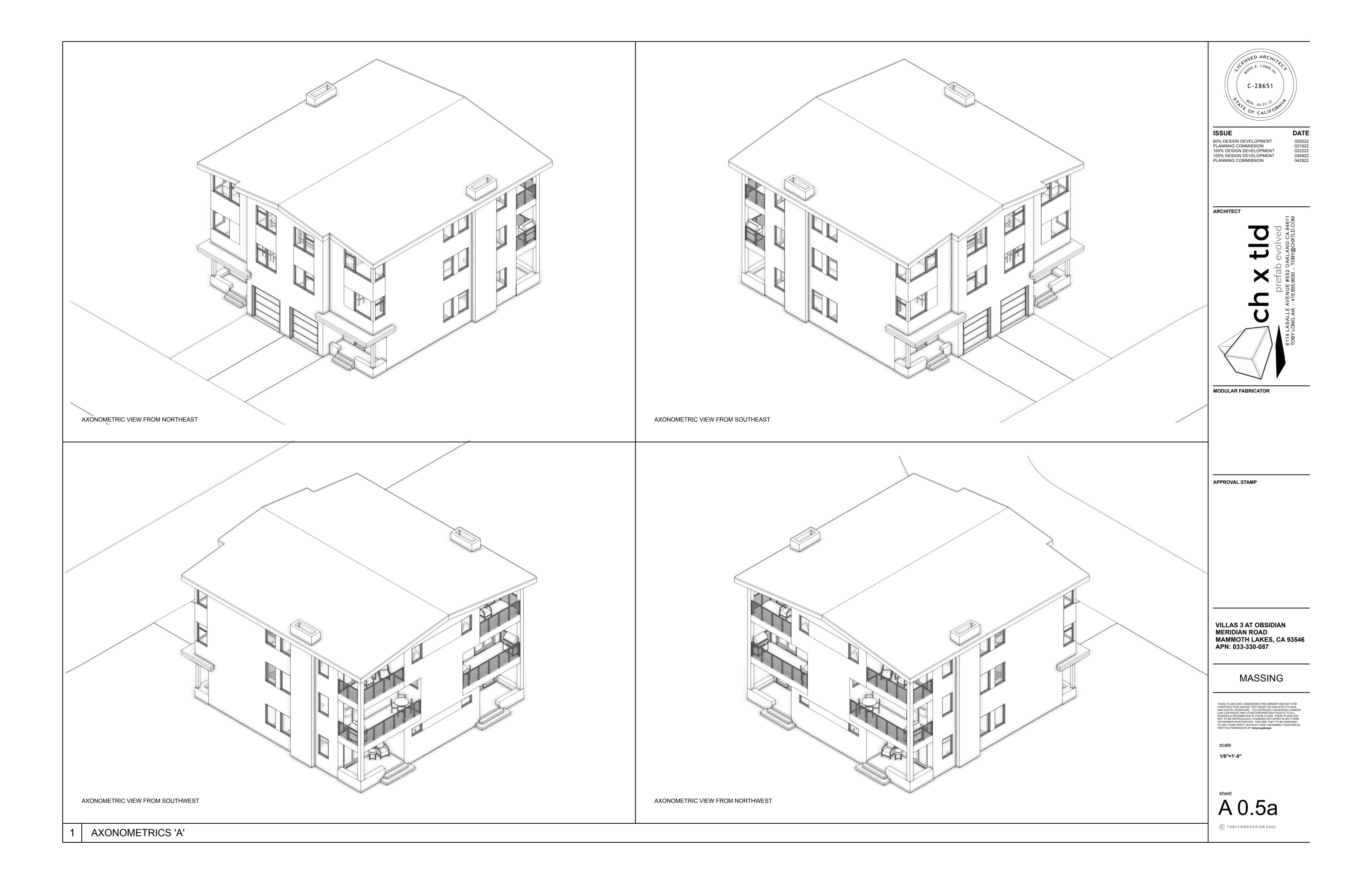
C. 510.333.3447

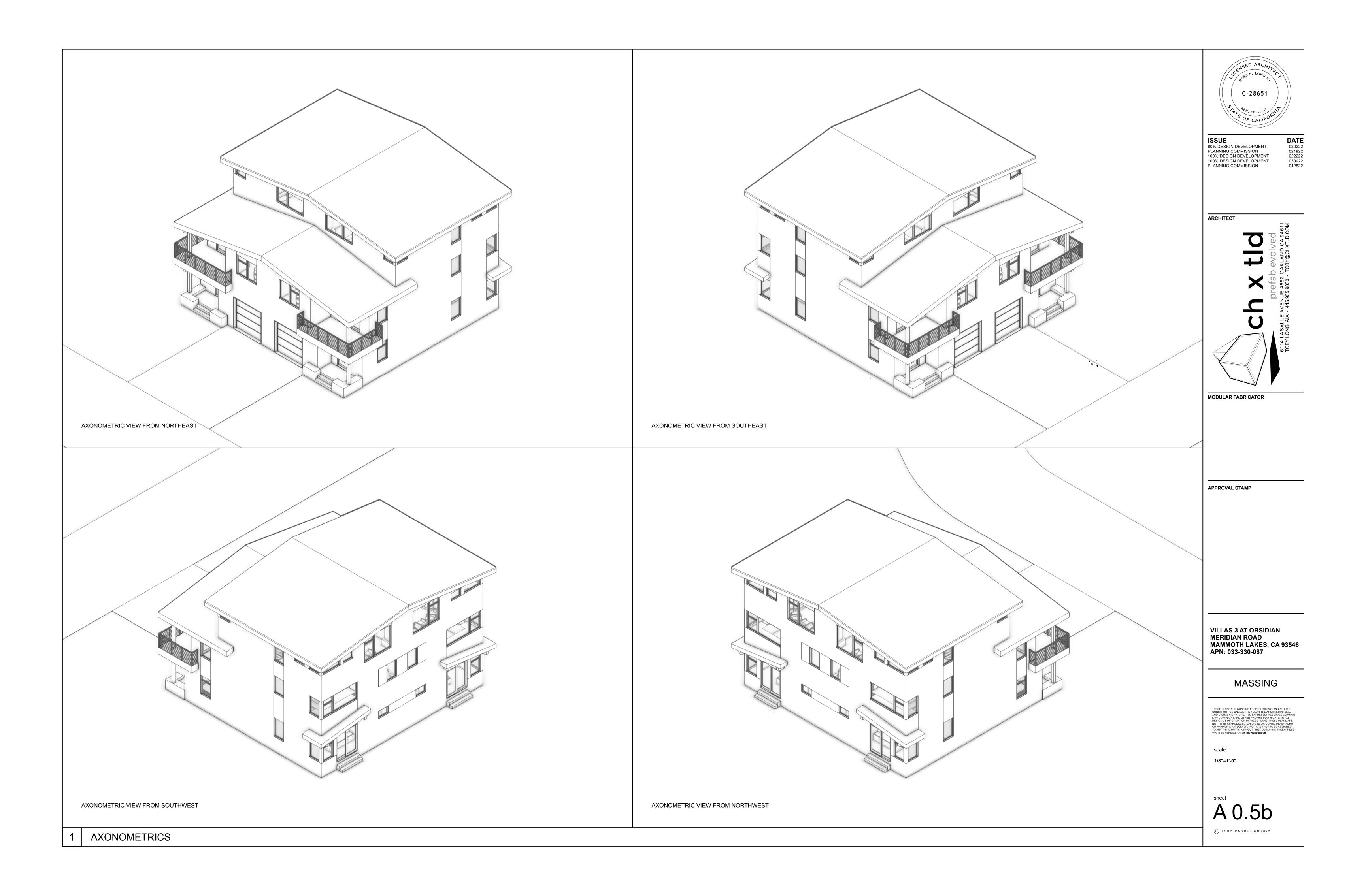
6114 LA SALLE AVE #552

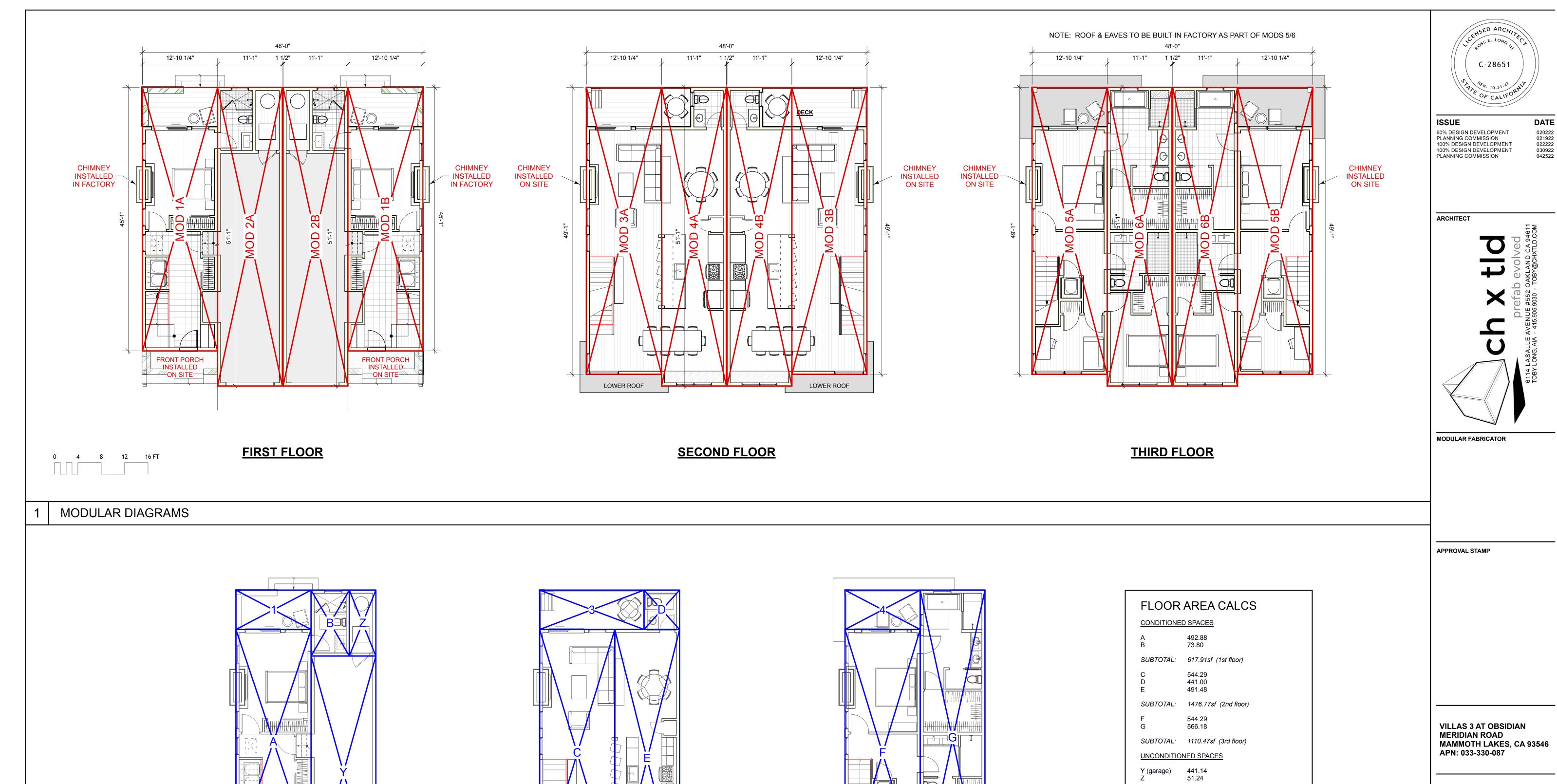
549 OLD MAMMOTH ROAD,

MAMMOTH LAKES, CA 93546

CONTACT INFO







THIRD FLOOR

SECOND FLOOR

MOD DIAGRAMS

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 PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION 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 1/8"=1'-0"

SUBTOTAL: 492.38sf

FLOOR AREA TOTAL: 3697.53

EXTERIOR DECKS & PORCH

86.63 72.04 120.33 86.63

A 0.6a
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2 AREA CALCULATION DIAGRAMS (per unit)

0 4 8 12 16 FT

FIRST FLOOR



triad/holmes assoctivil engineering land surveying MAMMOTH LAKES BISHOP REDWOOD CITY

REVISIONS:

INSERT CLIENT AND ADDRESS

12-28-20 " AS SHOWN

DRAWN GP 240.11



