

ASSESSOR PARCEL NUMBER: 035-170-025-0000,
663 OLD MAMMOTH RD.
LLA PARCEL 1, 2006-05
MAMMOTH LAKES, CALIFORNIA 93546

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FOURTH FLOOR (UNITS A4, B4) Area Calcs		THIRD FLOOR (UNITS A3, B3) Area Calcs	
PROPOSED CONDITIONED AREA (A) =	574 SQ.FT.	PROPOSED CONDITIONED AREA (A) =	1150 SQ.FT.
PROPOSED CONDITIONED AREA (B) =	574 SQ.FT.	PROPOSED CONDITIONED AREA (B) =	1150 SQ.FT.
NET UNCOND. AREA (TOTAL) =	1148 SQ.FT.	NET UNCOND. AREA (TOTAL) =	2300 SQ.FT.
PROPOSED COMMON ELEVATOR AREA =	430 SQ.FT.	PROPOSED COMMON ELEVATOR AREA =	580 SQ.FT.
DECK/ MECH.		DECK/ MECH.	
NET UNCOND. AREA (A)	= 380 SQ.FT.	NET UNCOND. AREA (A)	= 1078 SQ.FT.
NET UNCOND. AREA (B)	= 409 SQ.FT.	NET UNCOND. AREA (B)	= 1078 SQ.FT.
PROPOSED FOURTH FLOOR AREA =	1578 SQ.FT.	PROPOSED THIRD FLOOR AREA =	2880 SQ.FT.

FOURTH Floor (UNIT C4) Area Calcs		THIRD Floor (UNIT C3) Area Calcs	
PROPOSED COND. AREA	= 545 SQ.FT.	PROPOSED COND. AREA	= 1178 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 303 SQ.FT.	PROPOSED DECK/STAIR/ELEV.	= 370 SQ.FT.
PROPOSED FOURTH FLOOR AREA	= 848 SQ.FT.	PROPOSED THIRD FLOOR AREA	= 1548 SQ.FT.
NET CONDO AREA	= 442 SQ.FT.	NET CONDO AREA	= 1069 SQ.FT.

SECOND Floor Area Calcs	
PROPOSED COND. AREA	= 5,912 SQ.FT.

GROUND Floor Area Calcs	
PROPOSED CONDITIONED AREA	= 5,912 SQ.FT.
FRONTAGE WALK/RAMP ACCESS	= 671 SQ.FT.
PROPOSED FOOTPRINT AREA	= 6583 SQ.FT.

SECOND FLOOR (UNITS A2, B2) Area Calcs		FIRST FLOOR (UNITS A1, B1) Area Calcs	
PROPOSED CONDITIONED AREA (A) =	1117 SQ.FT.	PROPOSED CONDITIONED AREA (A) =	420 SQ.FT.
PROPOSED CONDITIONED AREA (B) =	1117 SQ.FT.	PROPOSED CONDITIONED AREA (B) =	420 SQ.FT.
NET CONDO. AREA (TOTAL) =	2234 SQ.FT.	NET CONDO. AREA (TOTAL) =	840 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA =	468 SQ.FT.	PROPOSED COMMON/ELEVATOR AREA =	650 SQ.FT.
DECK MECH. AREA =		PROPOSED GARAGE AREA 2X 707 SF =	1414 SQ.FT.
NET CONDO AREA (A) =	1685 SQ.FT.	NET CONDO AREA (A) =	372 SQ.FT.
NET CONDO AREA (B) =	1685 SQ.FT.	NET CONDO AREA (B) =	372 SQ.FT.
PROPOSED SECOND FLOOR AREA =	2702 SQ.FT.	PROPOSED BLDG. FOOTPRINT AREA =	2904 SQ.FT.

SECOND Floor (UNIT C2) Area Calcs			FIRST Floor (UNIT C1) Area Calcs		
PROPOSED CONDITIONED AREA	=	1119 SQ.FT.	PROPOSED CONDITIONED AREA	=	431 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	=	409 SQ.FT.	PROPOSED DECK/STAIR/MECH.	=	359 SQ.FT.
			PROPOSED ELEV. AREA	=	67 SQ.FT.
			PROPOSED GARAGE AREA	=	707 SQ.FT.

NET CONDO AREA	=	1050 SQ.FT.	NET CONDO AREA	=	364 SQ.FT.
			PROPOSED BLDG. FOOTPRINT AREA	=	1564 SQ.FT.
			BUILDING C TOTAL COND. AREA	=	3163 SQ.FT.
			BUILDING C TOTAL FLOOR AREA	=	5488 SQ.FT.

	=	5,912 SQ.FT.
Basement Floor Exist. Area Calcs		963 SQ.FT.
EXISTING CONDITIONED AREA		
EXISTING ACCESS STAIRS/MECH	=	6875 SQ.FT.
PROPOSED FOOTPRINT AREA		

COVERED SPACES PROVIDED UNDER PROPOSED BUILDINGS	12- SPACES (9'X18')
SITE PARKING - UNCOVERED	24- SPACES (10'X20')
ADDITIONAL SPACES UNDER EXIST. HOTEL (NO TANDEM)	1- SPACES (9'X18')
ADA VAN ACCESSIBLE	3- SPACES

TOTAL LOT AREA	100 %	34,074	SQ.FT.
ALLOWABLE COVERED AREA			
CURRENT CONFORMANCE/ F.A.R.	2.5	85,185	SQ.FT.

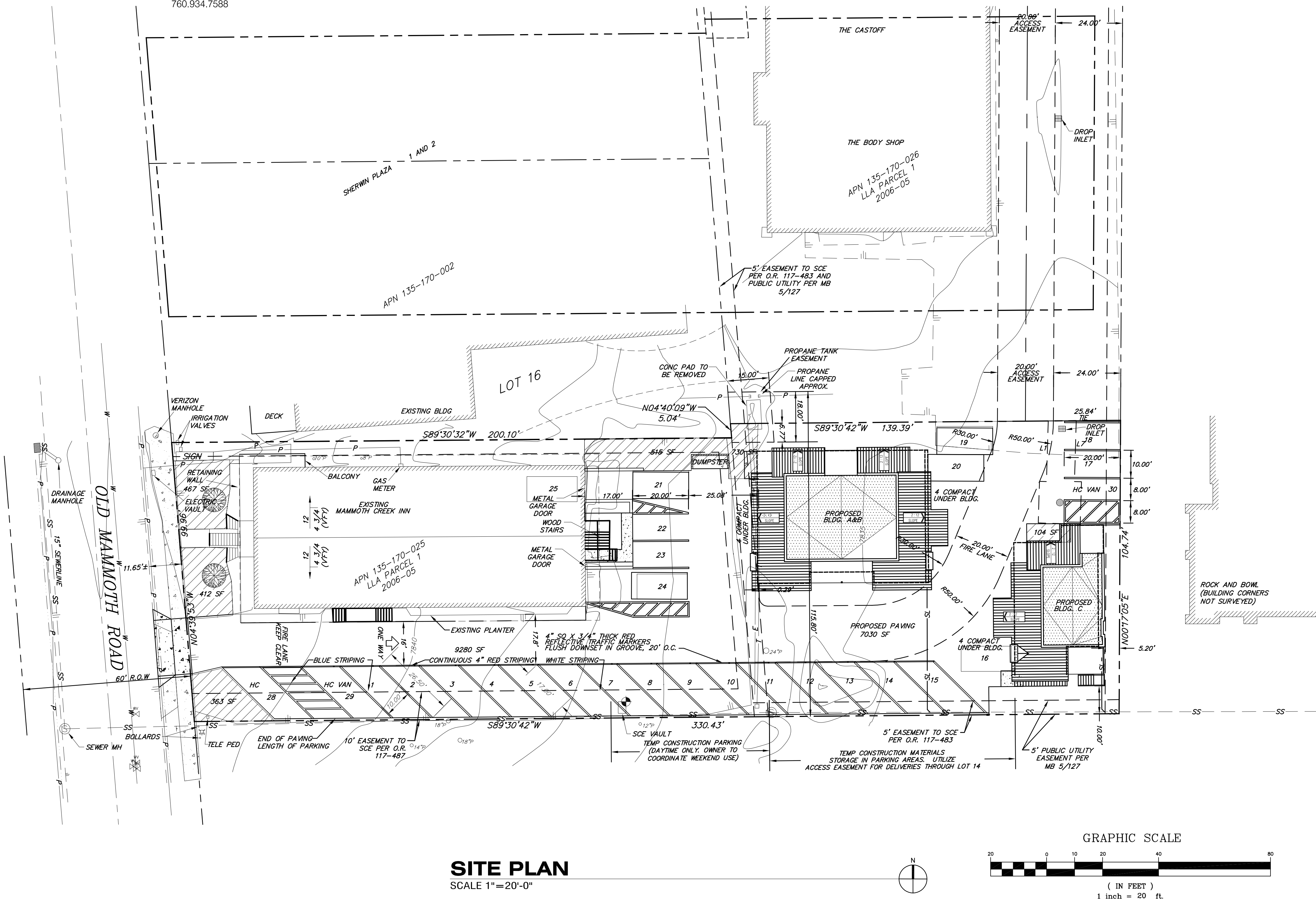
CONSTRUCTION	TYPE V-B, FIRE SPRINKLERS, ONE-HOUR RATED
CODE COMPLIANCE	2013 CALIF. RESIDENTIAL CODE/2013 CALIF. BLDG. CODE, 2013 CALIF. GREEN CODE/NEC, CPC, 2013 CMC, 2013 IBC
OCCUPANCY ZONED	R-1 CONDOMINIUM RESIDENCE/ U-1 GARAGE COMMERCIAL LODGING
JURISDICTION	MAAMMOTH LAKES BLDG DEPT. 934.8989/ EXT. 274 PERMIT PROCESSING- JAMIE WOLFE

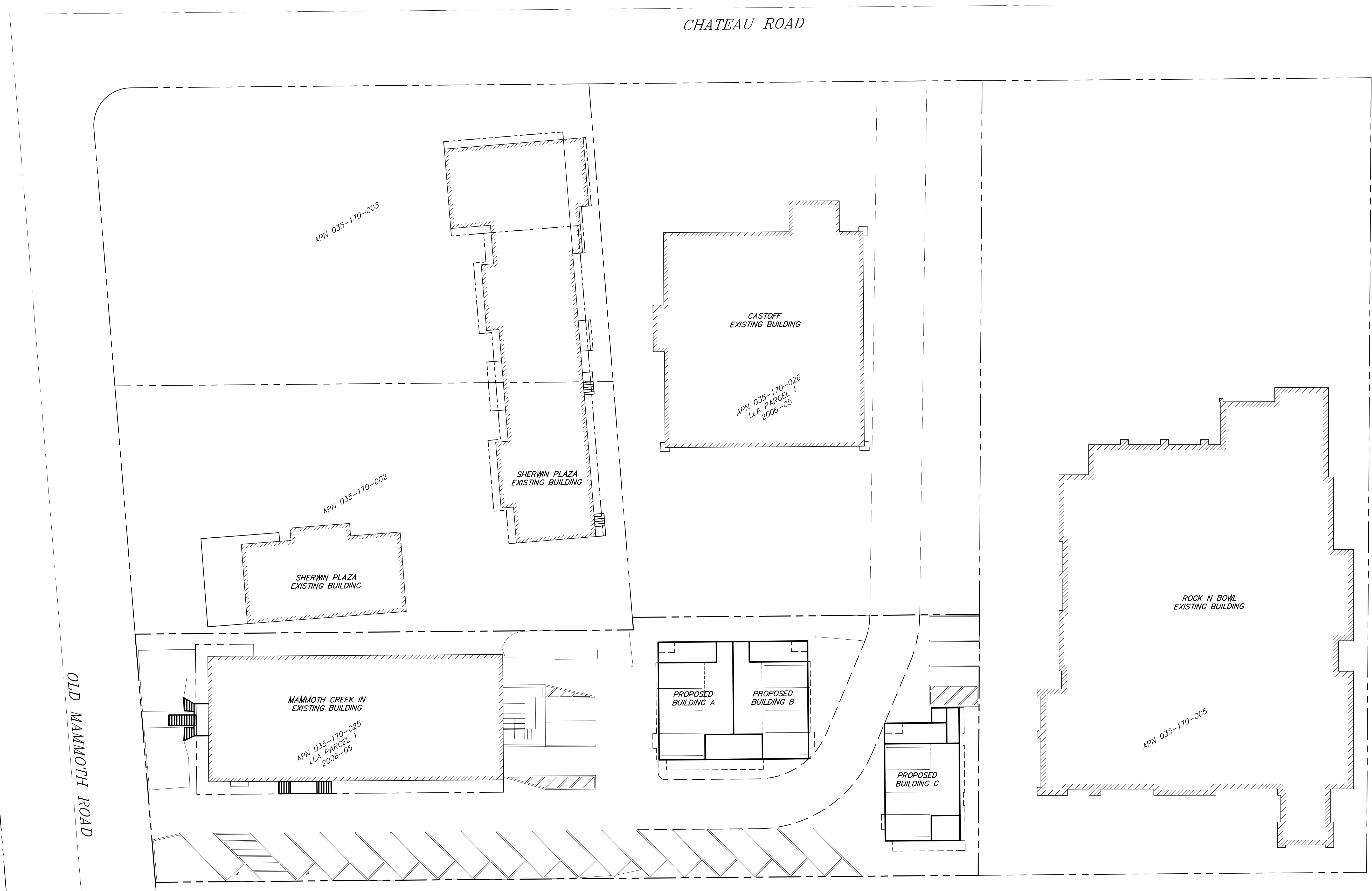
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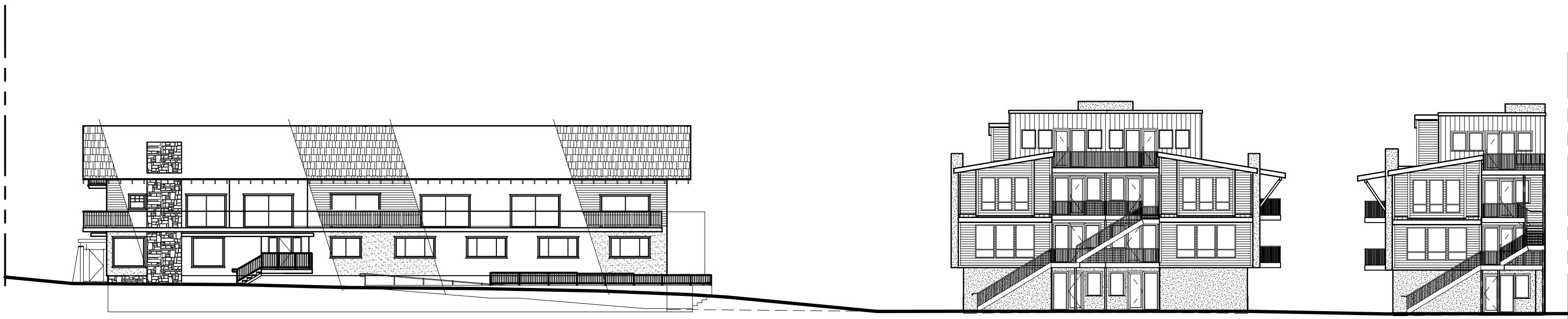
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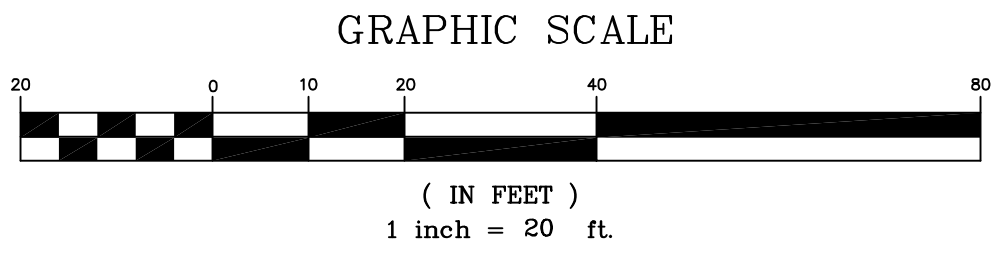




SITE CONTEXT MAP
SCALE 1"=20'-0"



SITE CONTEXT ELEVATION (SOUTH)
SCALE 1"=20'-0"



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DIMENSION
ASSOCIATES**
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**SITE CONTEXT PLAN &
SITE CONTEXT ELEVATION**

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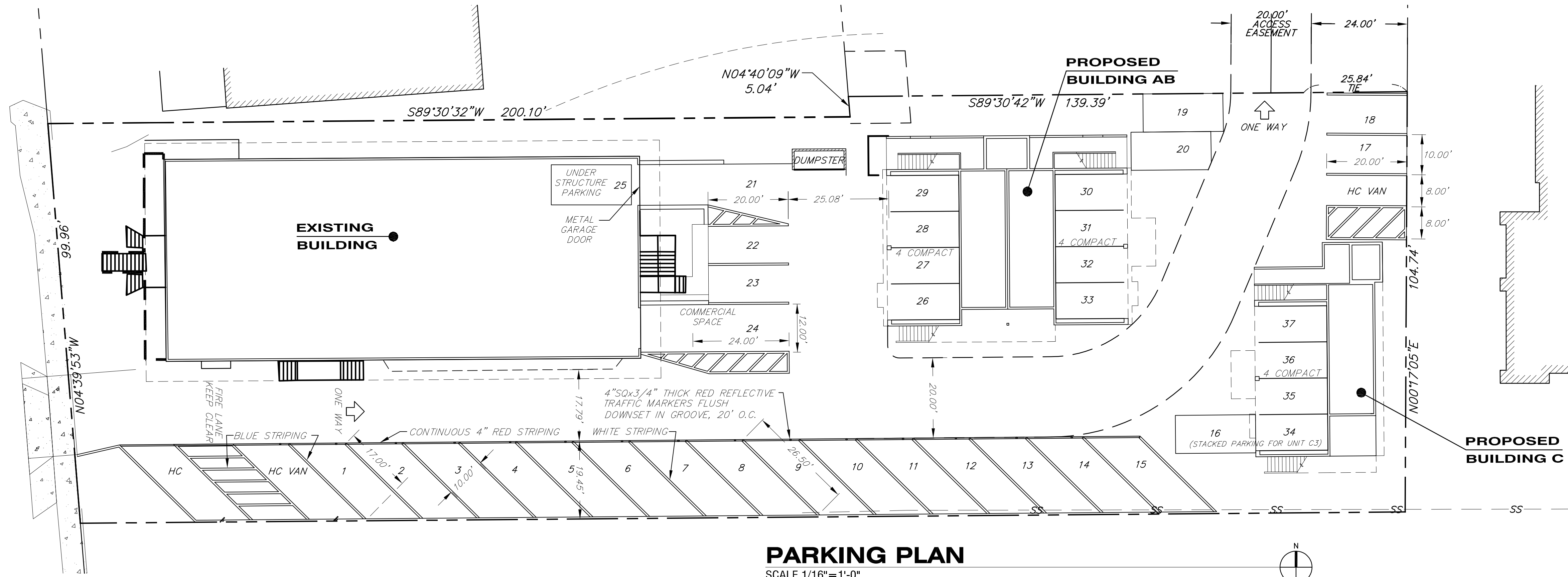
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUNE 2014

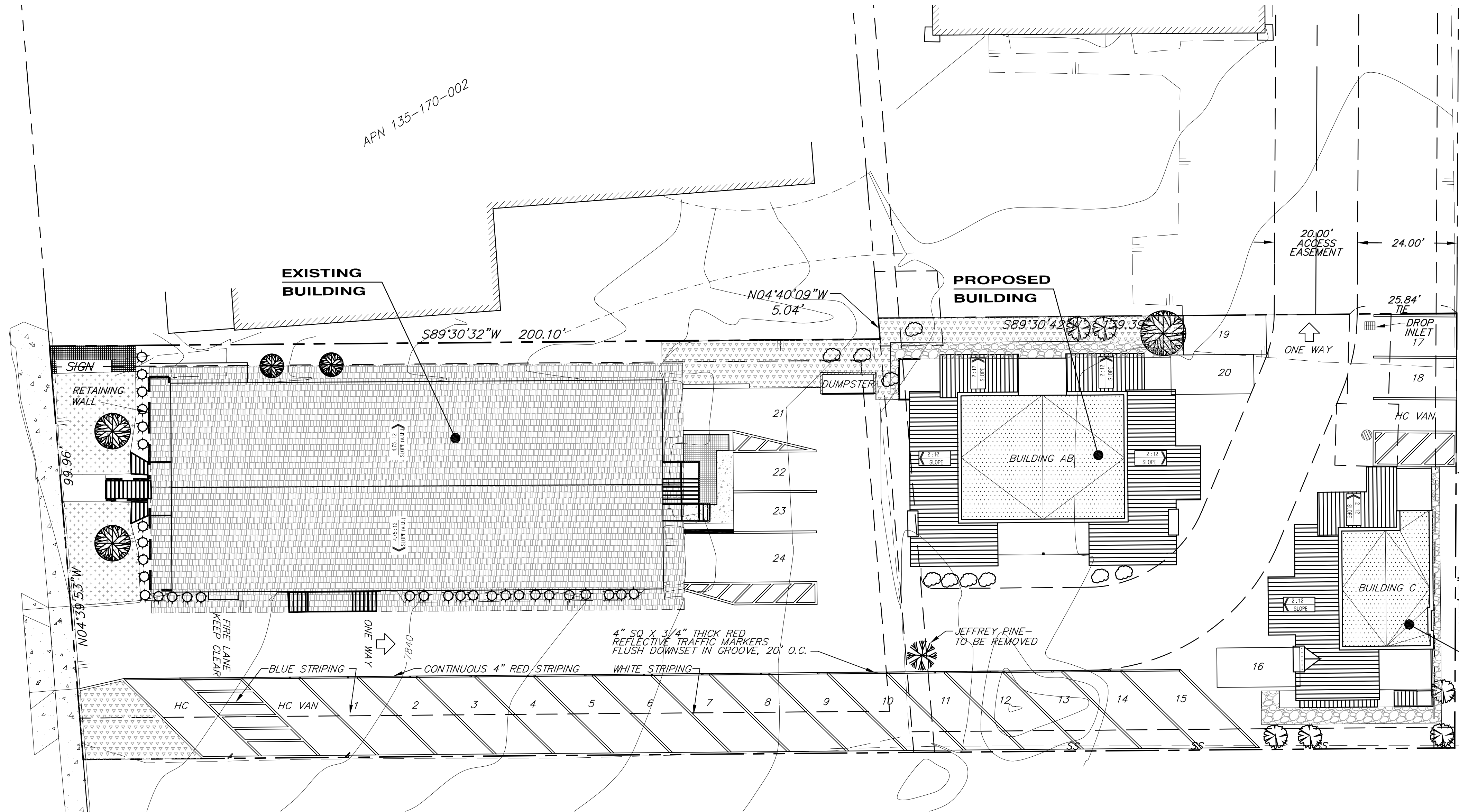
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DRAWN: CWT/JP
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SHEET
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OLD MAMMOTH ROAD



PARKING ANALYSIS FROM SITE PLAN	
24	UNCOVERED
12	UNDER BUILDINGS A,B,C
1	UNDER EXISTING HOTEL
3	ADA VAN ACCESSIBLE
40	TOTAL

OLD MAMMOTH ROAD



- LANDSCAPE LEGEND**
- JEFFREY PINE TREES, 6" CALIPER
 - WHITE FIR TREES, 6" CALIPER
 - COLORADO BLUE SPRUCE
 - 12"-15' QUAKING ASPENS (POPULUS TREM.)
AMOUNT: 10 COUNT
 - NATIVE SAGE
 - 4"-6" GRANITE RIVER ROCK COBBLE
 - TURF (BLUE/RYE) APPROXIMATE COVERAGE 730 SQ. FT.
 - POTENTILLA FRUTICOSA (BUSHCINQUOIL)
BUSHCINQUOIL, "MT EVEREST" PURE WHITE,
YELLOW CENTERED, 1 1/2"WIDE ON UPRIGHT; BUSHY SHRUB
TO 4'-6" TALL, BLOOMS JUNE-OCTOBER IN FULL SUN,
MODERATE WATER IN WELL DRAINED SOILS.
AMOUNT: 17 COUNT, 1 GALLON
 - SALIX PURPUREA "ORACILIS"- ALASKA BLUE WILLOW
ALASKA BLUE WILLOW DWARF PURPLE OSIER, COLD WEATHER
AND SHADE; CAN BE CLIPPED TO HEDGE 3'-4' HIGH AND WIDE;
FINE TEXTURED PURPLE BRANCHES, NARROW GREEN LEAVES
WITH BLuish UNDERSIDES, FOR GREY-BLUE COLOR EFFECT;
BACKGROUND AND/OR SIGHT SCREEN PLANT.
AMOUNT: 10 COUNT @ 15 GAL X 6'

LANDSCAPE PLAN & PARKING PLAN

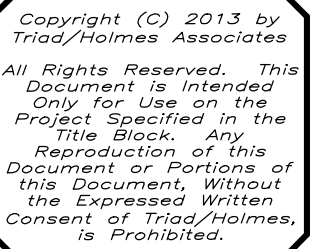
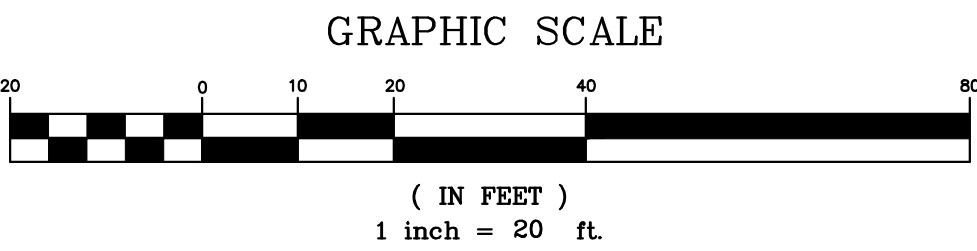
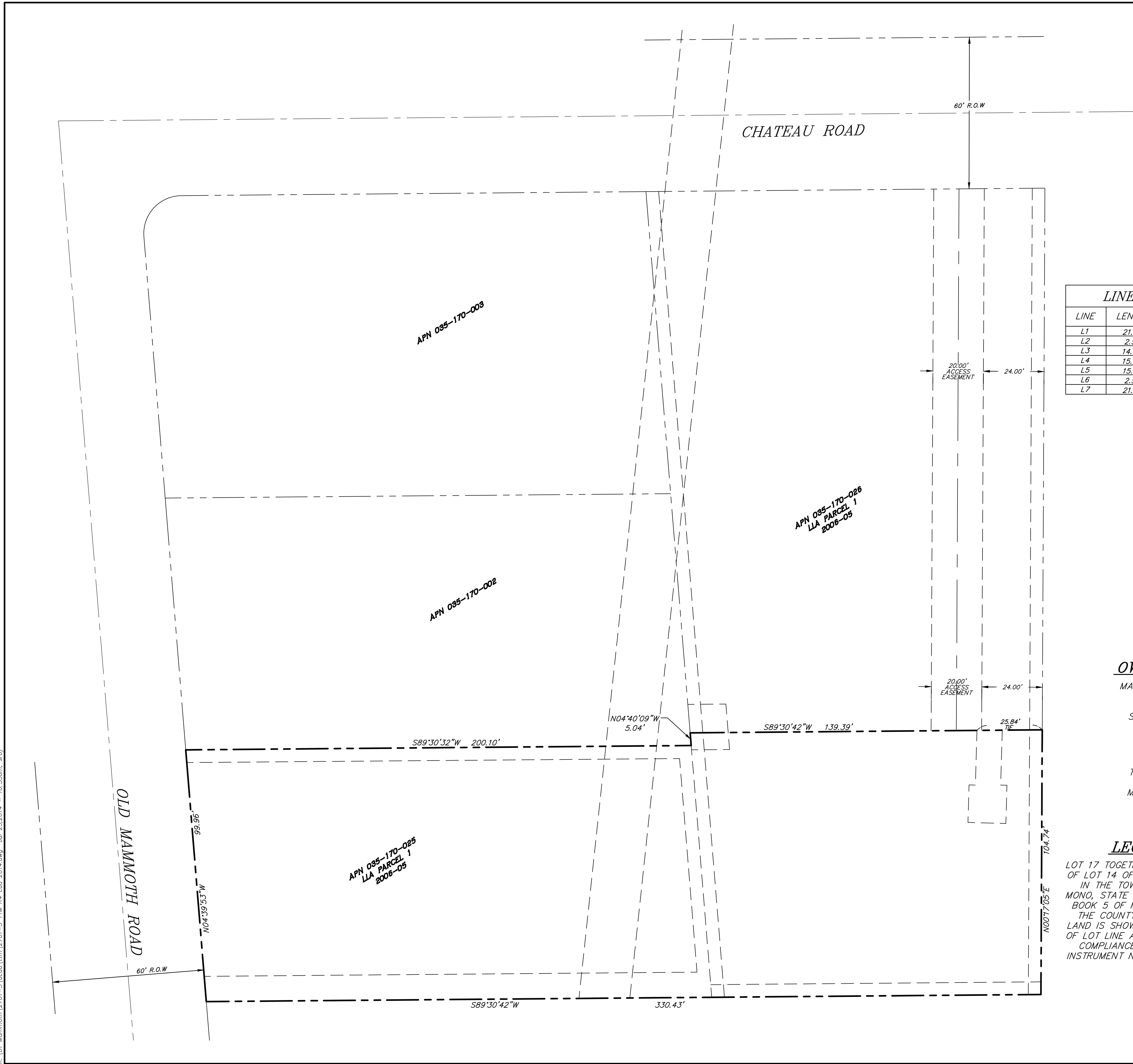
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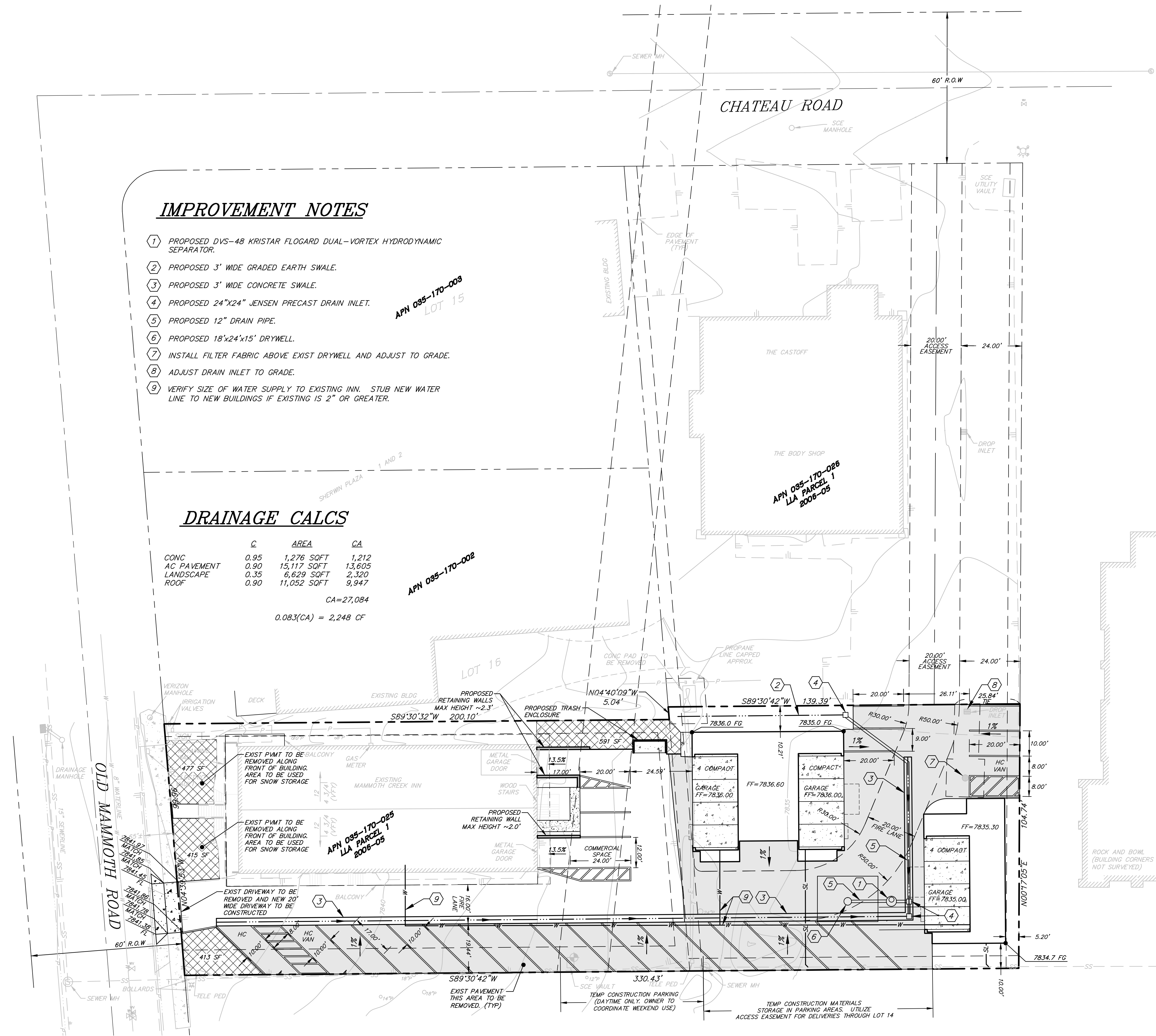
REVISIONS

JUNE 2014
SCALE:
DRAWN: CWT/JP

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IMPROVEMENT NOTES

- 1 PROPOSED DVS-48 KRISTAR FLOGARD DUAL-VORTEX HYDRODYNAMIC SEPARATOR.
- 2 PROPOSED 3' WIDE GRADED EARTH SWALE.
- 3 PROPOSED 3' WIDE CONCRETE SWALE.
- 4 PROPOSED 24"x24" JENSEN PRECAST DRAIN INLET.
- 5 PROPOSED 12" DRAIN PIPE.
- 6 PROPOSED 18"x24"x15' DRYWELL.
- 7 INSTALL FILTER FABRIC ABOVE EXIST DRYWELL AND ADJUST TO GRADE.
- 8 ADJUST DRAIN INLET TO GRADE.
- 9 VERIFY SIZE OF WATER SUPPLY TO EXISTING INN. STUB NEW WATER LINE TO NEW BUILDINGS IF EXISTING IS 2" OR GREATER.

APN 085-170-003
LOT 15

DRAINAGE CALCS

	C	AREA	CA
CONC	0.95	1,276 SQFT	1,212
AC PAVEMENT	0.90	15,117 SQFT	13,605
LANDSCAPE	0.35	6,629 SQFT	2,320
ROOF	0.90	11,052 SQFT	9,947
CA=27,084			
0.083(CA) = 2,248 CF			

APN 085-170-002

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER DRAWN TO APPROX. SIZE ORIENTATION VARIES
- X FENCE
- 12"P TREE TYPE & SIZE
P=PINE/F=FIR/S=SNAG
- 7840 EXISTING GROUND CONTOUR & ELEV.
- 116.54 EXISTING GROUND SPOT ELEVATION
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING PROPANE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED AC PAVEMENT
- SNOW STORAGE AREA
- WL PROPOSED WATER LATERAL
- SL PROPOSED SEWER LATERAL
- PL PROPOSED PROPANE LATERAL

LOT COVERAGE

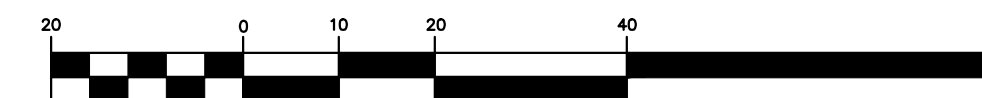
TOTAL LOT AREA	100 %	34,074 SQ.FT.
ALLOWABLE COVERED AREA		
CURRENT CONFORMANCE/F.A.R.	2.5	85,185 SQ.FT.
PROPOSED FLOOR AREA BUILDING A/B		10,064 SQ.FT.
PROPOSED FLOOR AREA BUILDING C		4,624 SQ.FT.
EXISTING TOTAL FLOOR AREA		18,707 SQ.FT.
[PROPOSED TOTAL BUILDING AREA		33,395 SQ.FT.]
PROPOSED UNCOVERED REQUIRED PARKING AND DRIVEWAY PAVING		16,120 SQ.FT.
PROPOSED COVERED AREA		28,080 SQ.FT.

SNOW STORAGE

SNOW STORAGE REQ'D (16,120 x .60)	9,672 SQ.FT.
ONSITE SNOW STORAGE PROVIDED:	1,896 SQ FT

CONTOUR INTERVAL: 1'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PREPARED & SUBMITTED BY:

DATE:

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MAMMOTH CREEK INN
USE PERMIT SITE PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 07/24/2014

SCALE: 1"=20'

DRAWN: SR

JOB NO: 01.2701.3

DWG: C2

SHEET 2 OF 2

FLOOR AREA SUMMARY
BUILDING A/B

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REVISIONS

DESIGN REVIEW APP.
7.18.2014

JUNE 2014

SCALE: AS SHOWN

DRAWN: CWT/JP

PRINTED 7.15.2014

SHEET

A3.01

FOURTH Floor (UNITS A4, B4) Area Calcs

PROPOSED CONDITIONED AREA (A) = 574 SQ.FT.
PROPOSED CONDITIONED AREA (B) = 574 SQ.FT.
(FOURTH FLR. CONDIT. AREA (TOTAL) = 1148 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA = 430 SQ.FT.
DECK/ MECH.

NET CONDO AREA (A) = 380 SQ.FT.
NET CONDO AREA (B) = 409 SQ.FT.

PROPOSED FOURTH FLOOR AREA = 1578 SQ.FT.

THIRD Floor (UNITS A3, B3) Area Calcs

PROPOSED CONDITIONED AREA (A) = 1150 SQ.FT.
PROPOSED CONDITIONED AREA (B) = 1150 SQ.FT.
(THIRD FLR. CONDIT. AREA (TOTAL) = 2300 SQ.FT.)
PROPOSED COMMON/ELEVATOR AREA = 580 SQ.FT.
DECK/ MECH.

NET CONDO AREA (A) = 1078 SQ.FT.
NET CONDO AREA (B) = 1078 SQ.FT.

PROPOSED THIRD FLOOR AREA = 2880 SQ.FT.

SECOND Floor (UNITS A2, B2) Area Calcs

PROPOSED CONDITIONED AREA (A) = 1117 SQ.FT.
PROPOSED CONDITIONED AREA (B) = 1117 SQ.FT.
(SECOND FLR CONDIT. AREA (TOTAL) = 2234 SQ.FT.)
PROPOSED COMMON/ELEVATOR AREA = 468 SQ.FT.
DECK/ MECH.

NET CONDO AREA (A) = 1055 SQ.FT.
NET CONDO AREA (B) = 1055 SQ.FT.

PROPOSED SECOND FLOOR AREA = 2702 SQ.FT.

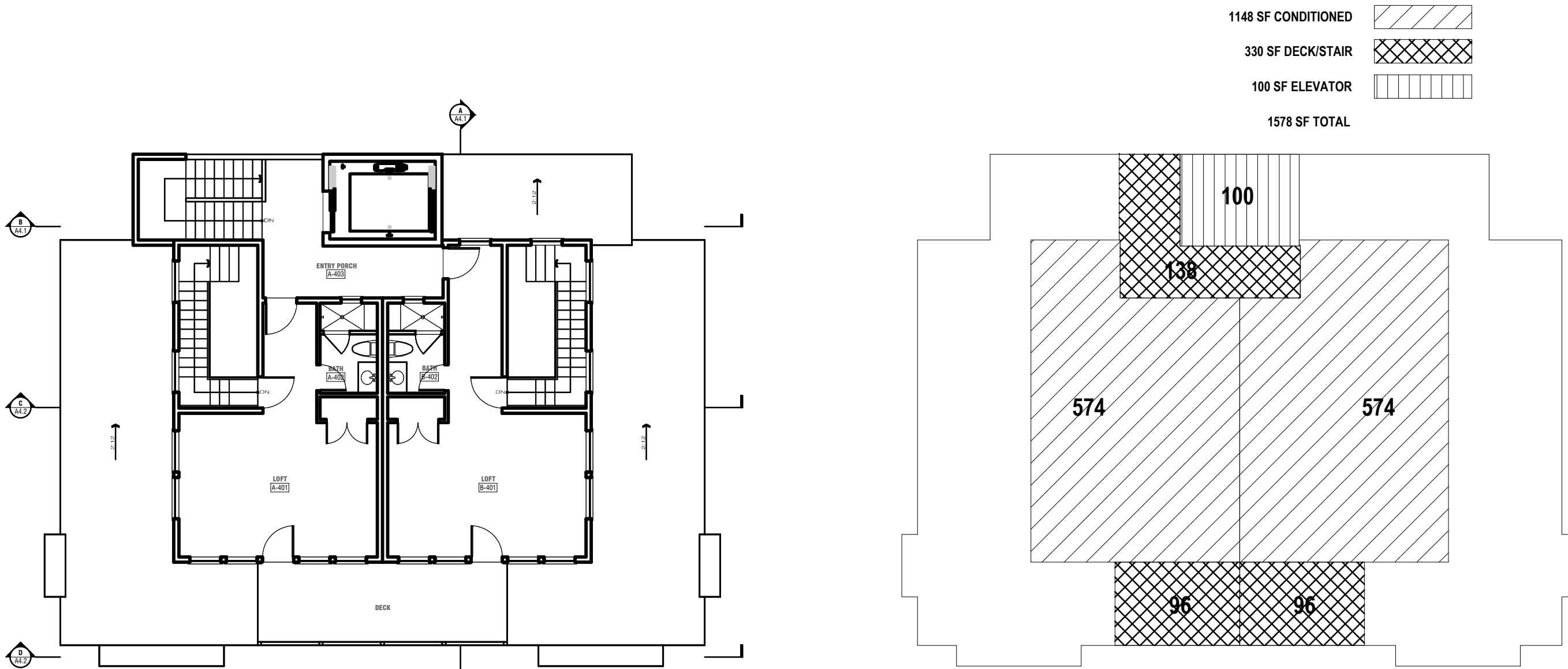
FIRST Floor (UNITS A1, B1) Area Calcs

PROPOSED CONDITIONED AREA (A) = 420 SQ.FT.
PROPOSED CONDITIONED AREA (B) = 420 SQ.FT.
(GROUND FLR. CONDIT. AREA (TOTAL) = 840 SQ.FT.)
PROPOSED COMMON/ELEVATOR AREA = 650 SQ.FT.
PROPOSED GARAGE AREA 2X 707 SF = 1414 SQ.FT.

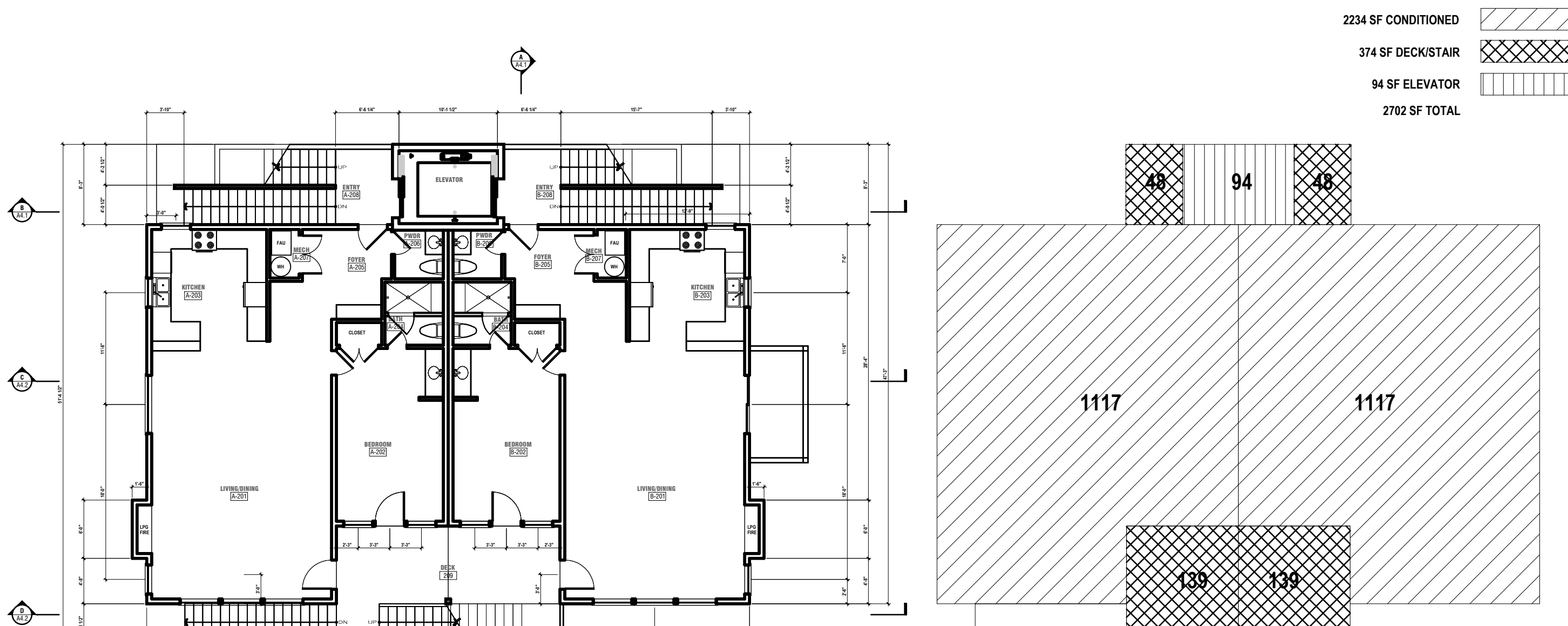
NET CONDO AREA (A) = 372 SQ.FT.
NET CONDO AREA (B) = 372 SQ.FT.

PROPOSED BLDG. FOOTPRINT AREA = 2904 SQ.FT.

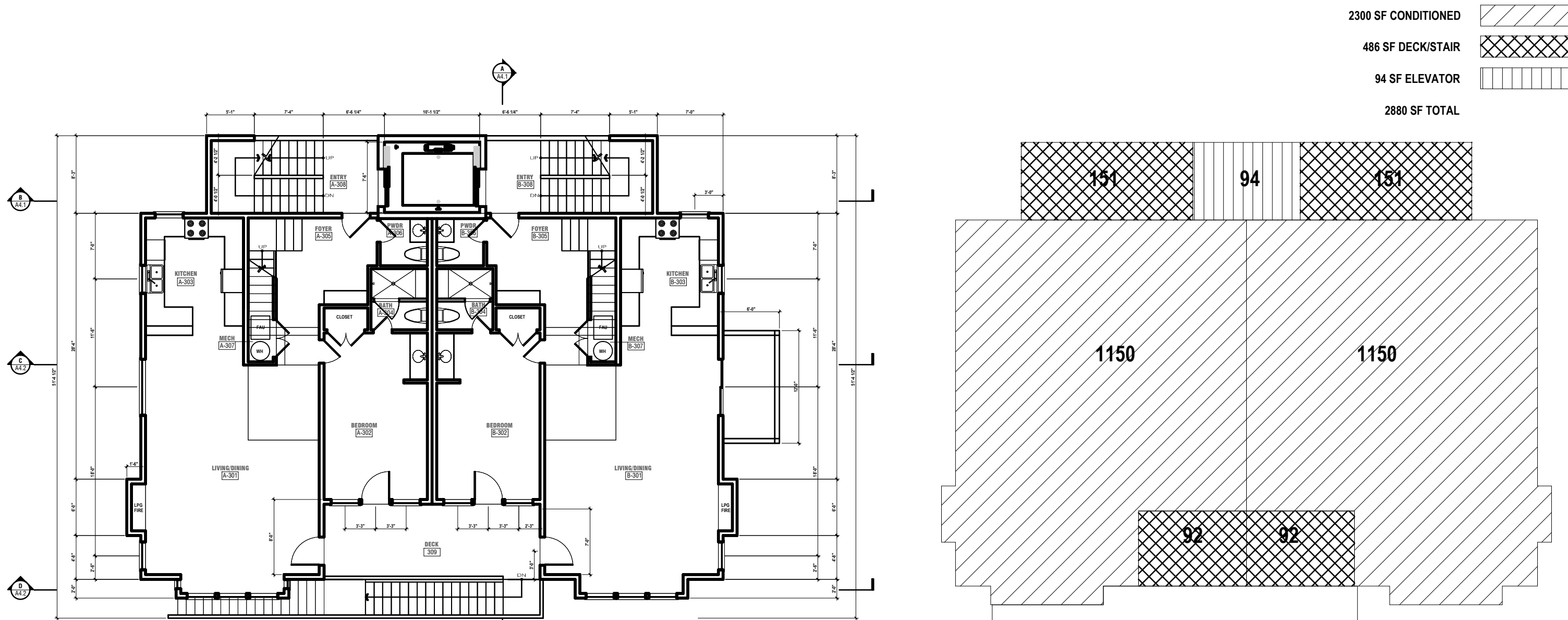
BUILDING A/B TOTAL COND. AREA = 6522 SQ.FT.
TOTAL COMBINED FLOOR AREA A/B = 10,064 SQ.FT.



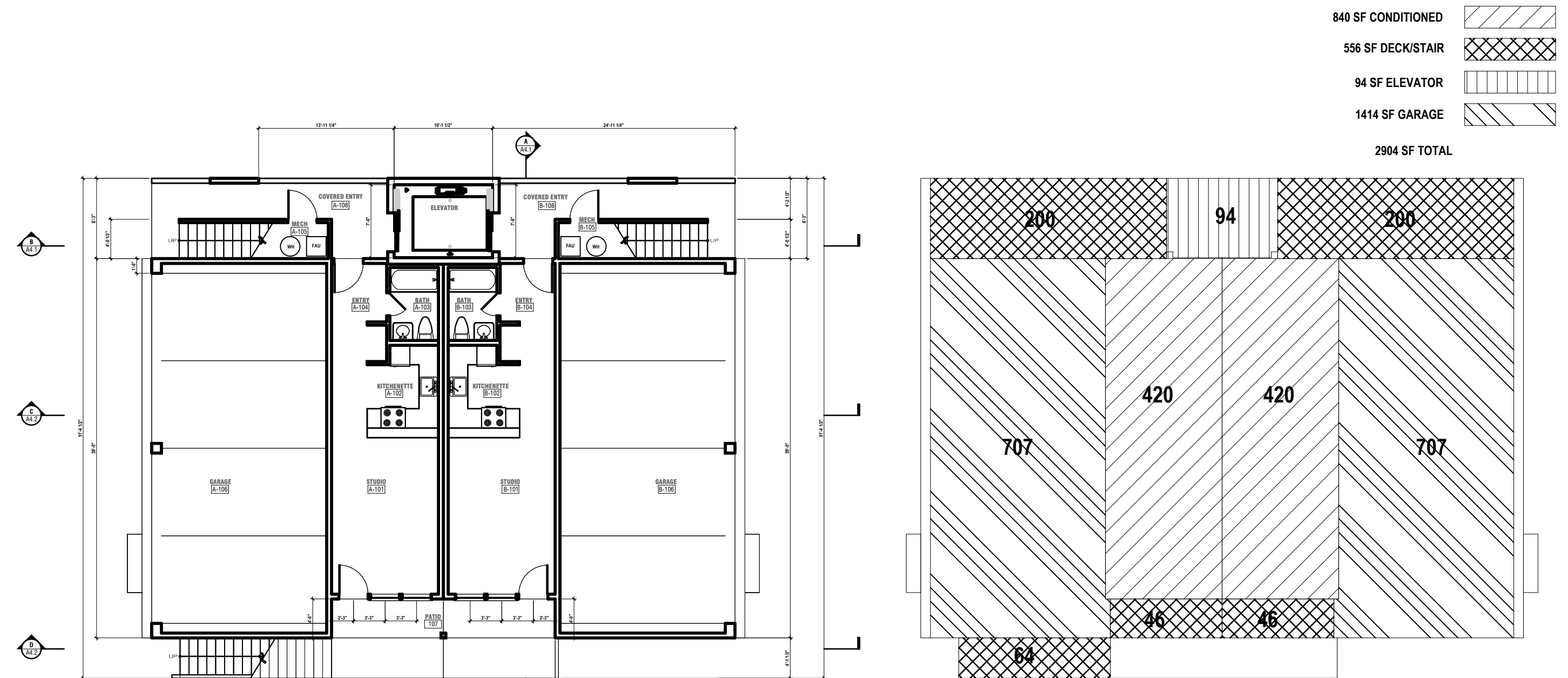
FOURTH FLOOR PLAN



SECOND FLOOR PLAN



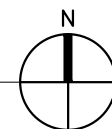
THIRD FLOOR PLAN



FIRST FLOOR PLAN

FLOOR AREA SUMMARY - BUILDING A/B

SCALE : 3/32" = 1'-0"





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FIRST FLOOR PLAN BUILDING A/B

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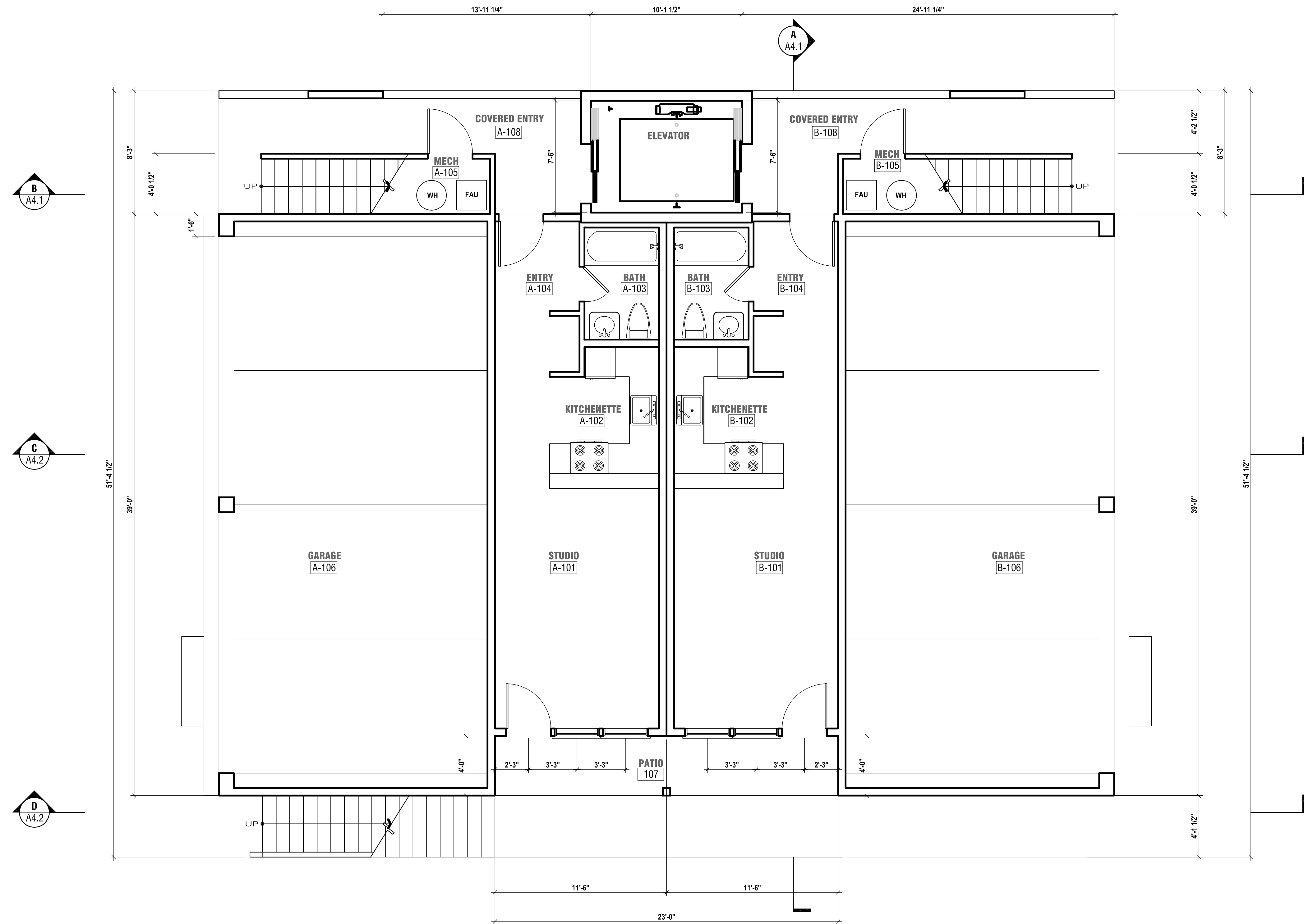
REVISIONS

JUNE 2014

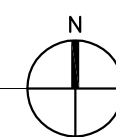
SCALE:	
RAWN:	CWT/JP

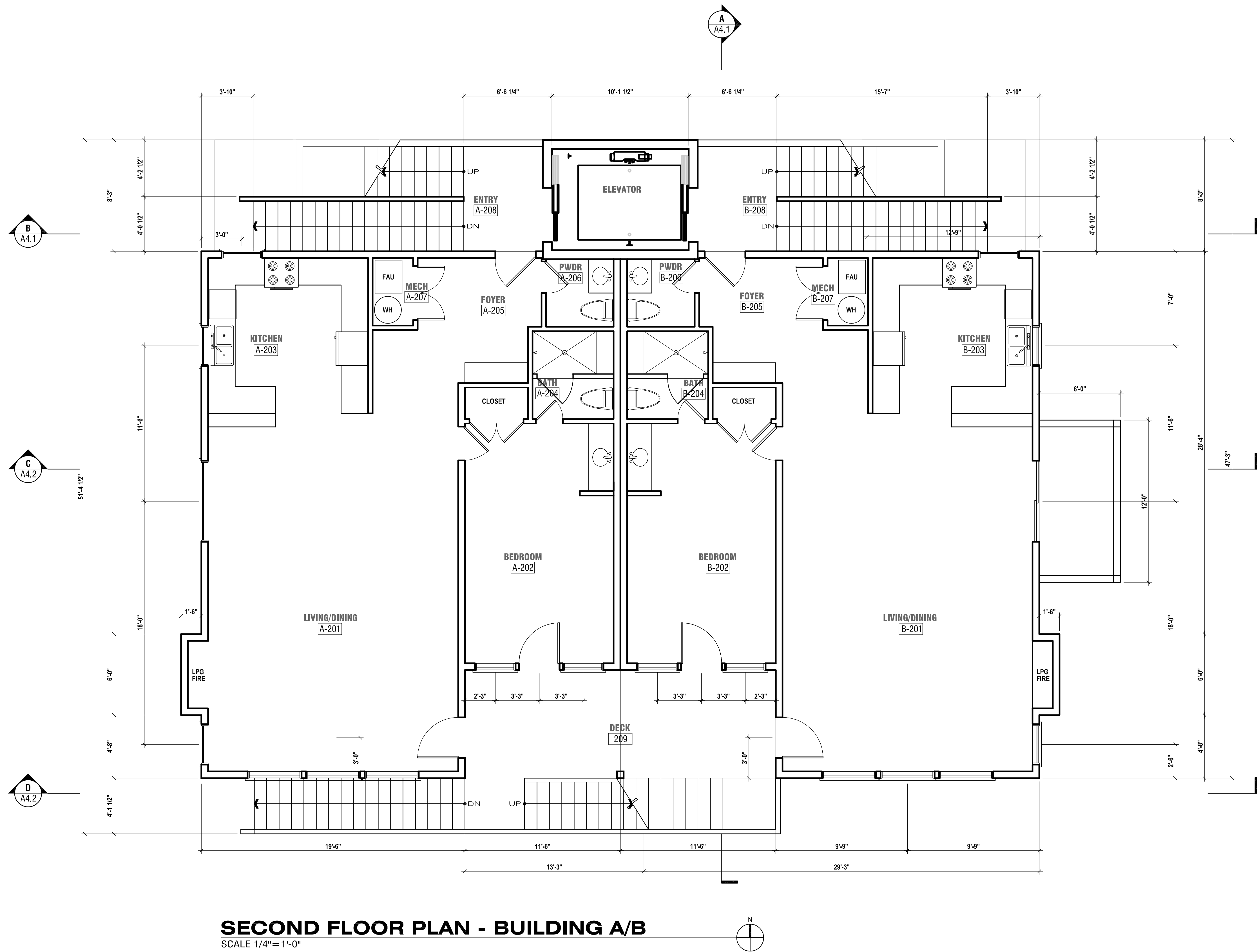
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A3.1



FIRST FLOOR PLAN - BUILDING A/B





SECOND FLOOR PLAN
BUILDING A/B

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REVISIONS

JUNE 2014

SCALE:

DRAWN: CWT/JP

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A3.2

THIRD FLOOR PLAN
BUILDING A/B

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SANTA MONICA, CA 90401 310.393.5800
STEVEN HAKIM
PROJECT ADDRESS: 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

REVISIONS

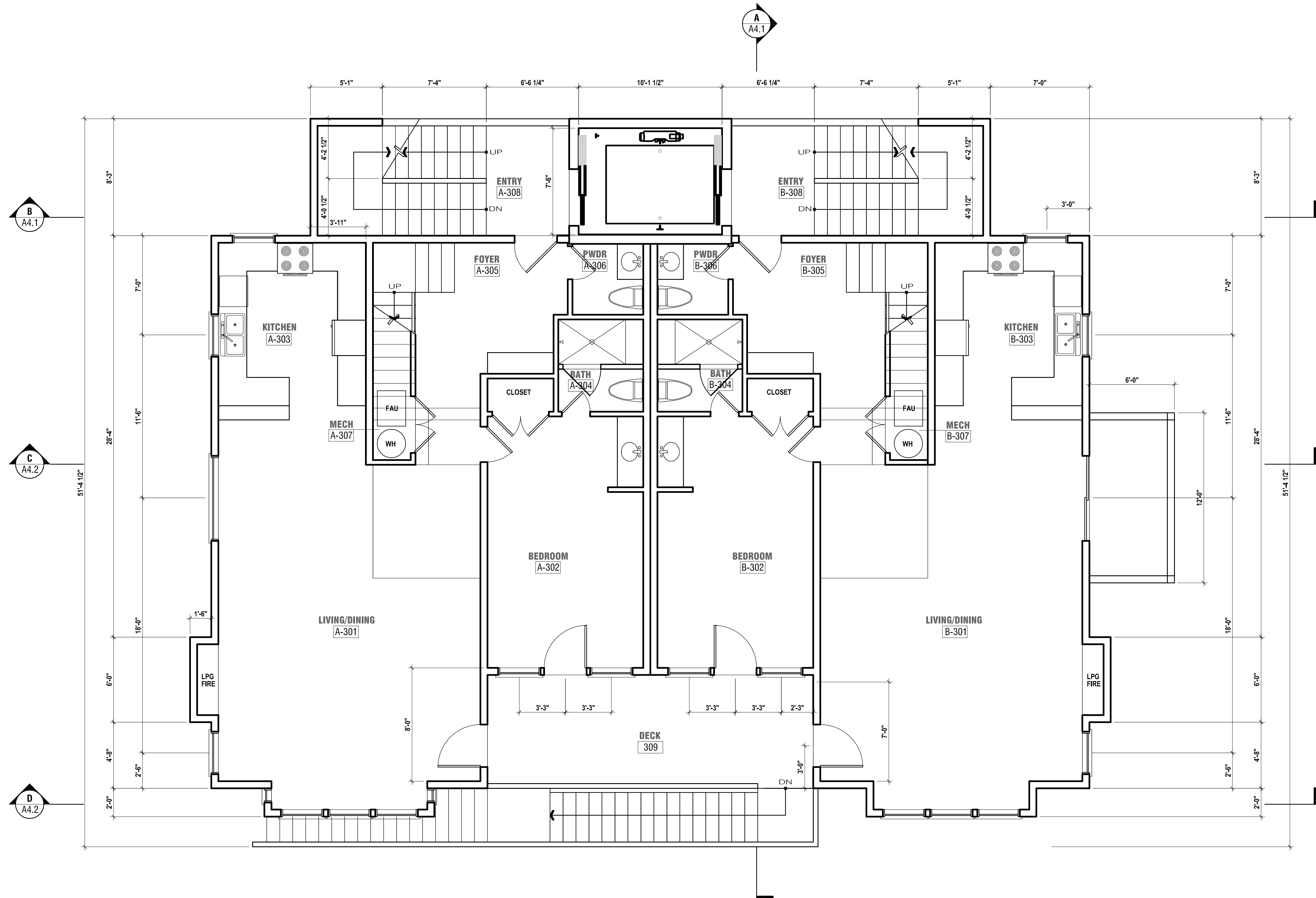
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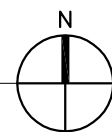
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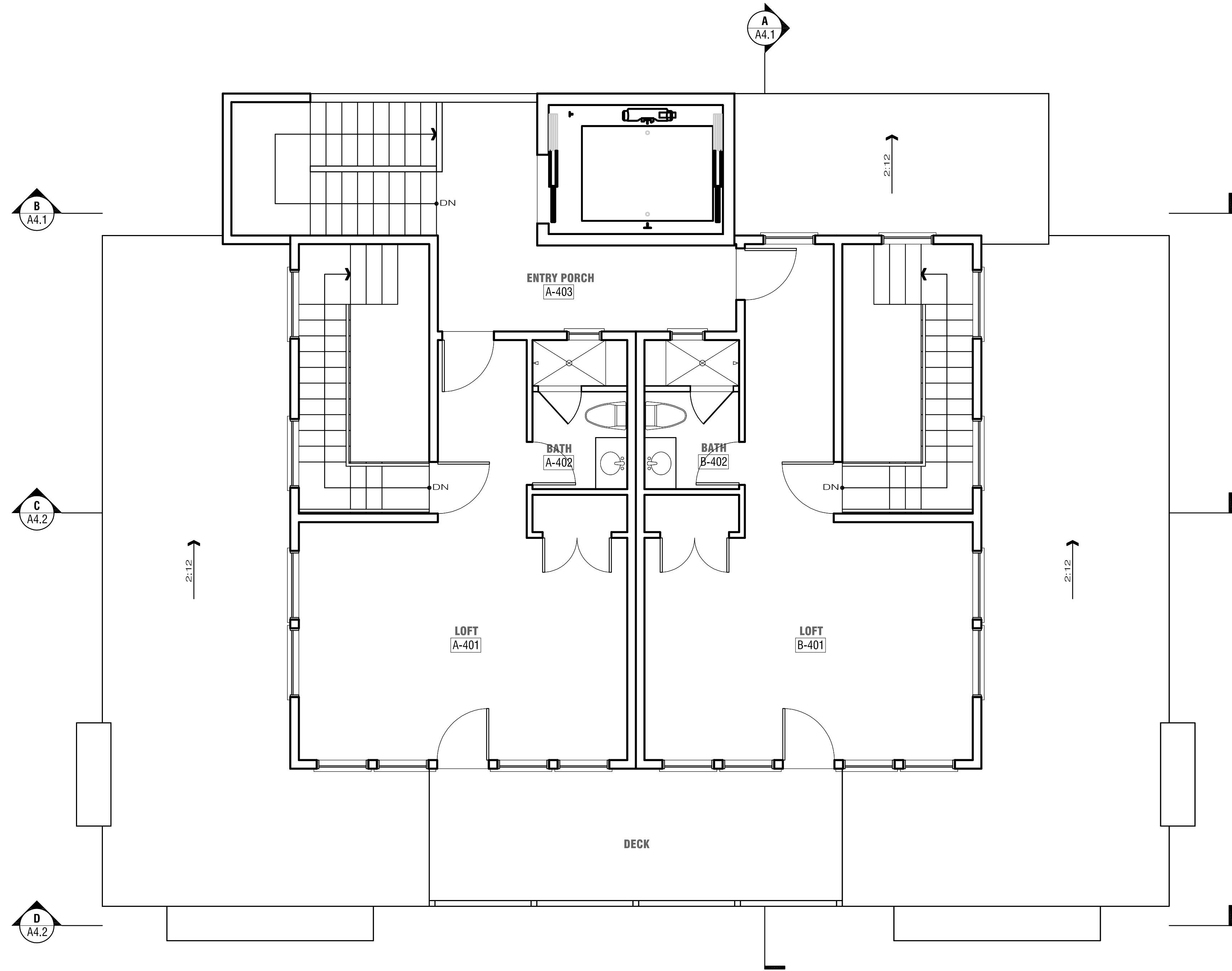
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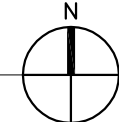
THIRD FLOOR PLAN - BUILDING A/B

SCALE 1/4"=1'-0"





FOURTH FLOOR PLAN - BUILDING A/B
SCALE 1/4"=1'-0"



**FOURTH FLOOR PLAN
BUILDING A/B**

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SCALE:
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A3.4

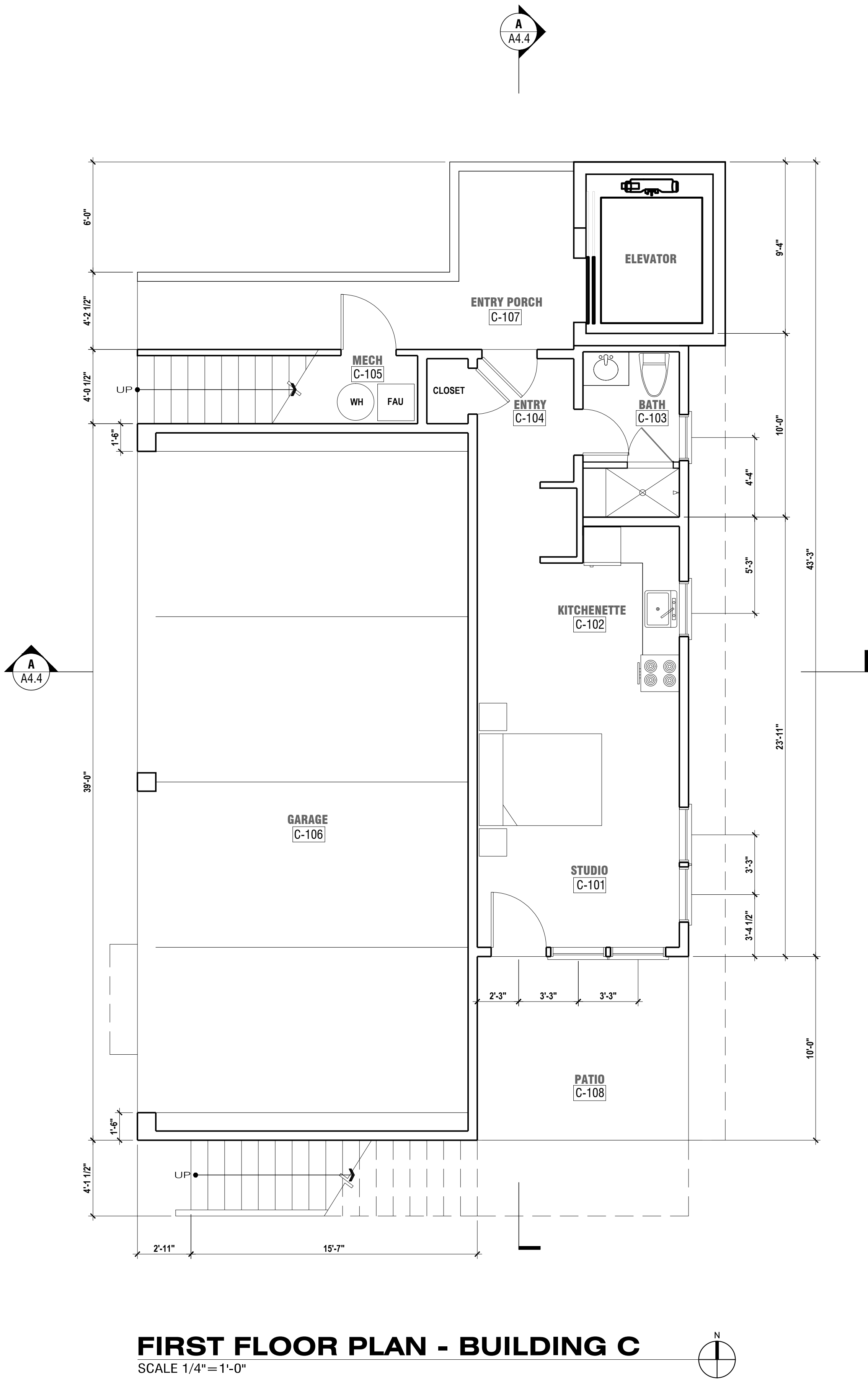
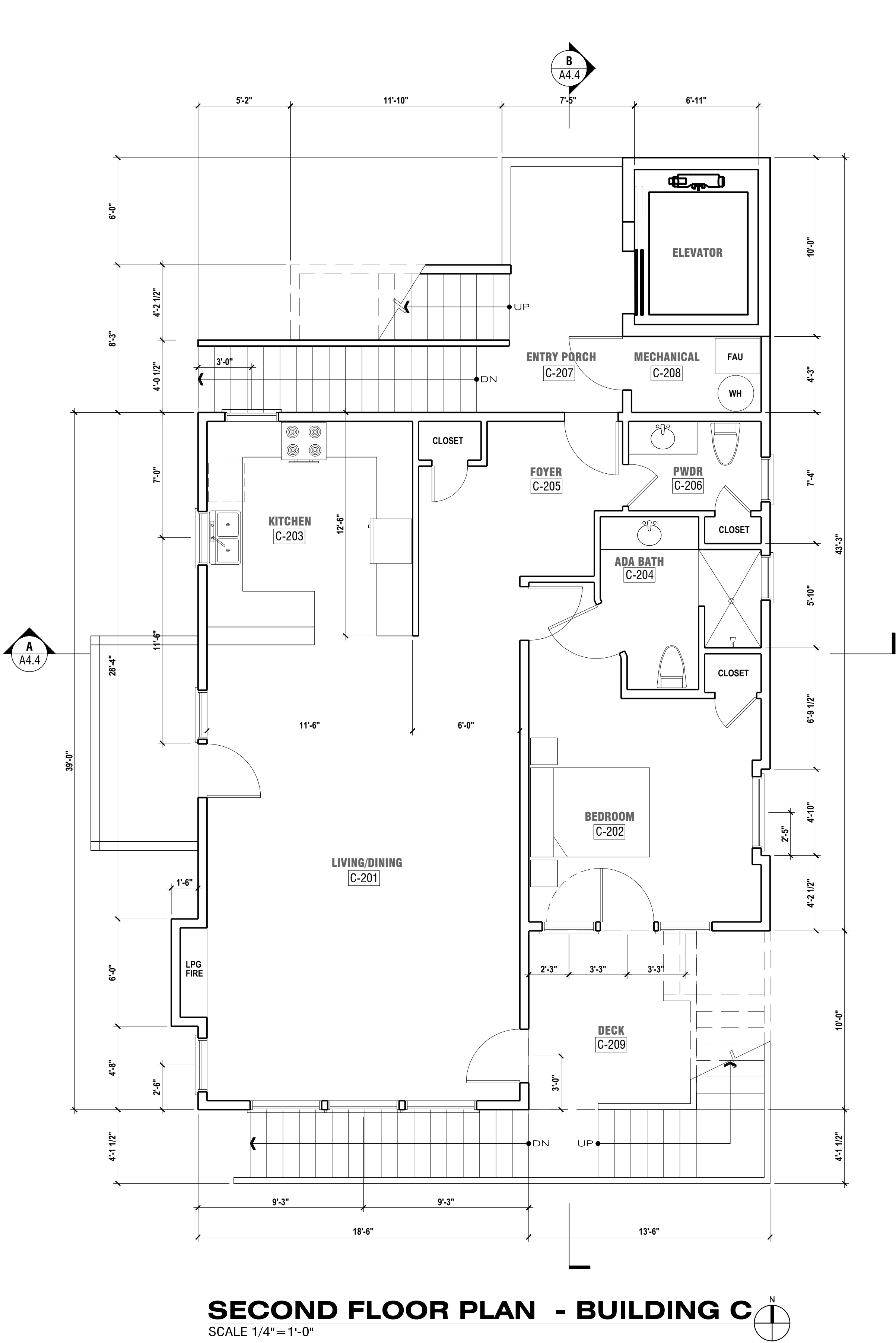
BUILDING C AREA CALCULATIONS

FOURTH Floor (UNIT C4) Area Calcs			
PROPOSED COND. AREA	=	545 SQ.FT.	
PROPOSED DECK/STAIR/ELEV.	=	303 SQ.FT.	
PROPOSED FOURTH FLOOR AREA	=	848 SQ.FT.	
NET CONDO AREA	=	442 SQ.FT.	

THIRD Floor (UNIT C3) Area Calcs			
PROPOSED COND. AREA	=	1178 SQ.FT.	
PROPOSED DECK/STAIR/ELEV.	=	370 SQ.FT.	
PROPOSED THIRD FLOOR AREA	=	1548 SQ.FT.	
NET CONDO AREA	=	1069 SQ.FT.	

SECOND Floor (UNIT C2) Area Calcs			
PROPOSED CONDITIONED AREA	=	1119 SQ.FT.	
PROPOSED DECK/STAIR/ELEV.	=	409 SQ.FT.	
PROPOSED SECOND FLOOR AREA	=	1528 SQ.FT.	
NET CONDO AREA	=	1050 SQ.FT.	

FIRST Floor (UNIT C1) Area Calcs			
PROPOSED CONDITIONED AREA	=	431 SQ.FT.	
PROPOSED DECK/STAIR/MECH.	=	359 SQ.FT.	
PROPOSED ELEV. AREA	=	67 SQ.FT.	
PROPOSED GARAGE AREA	=	707 SQ.FT.	
NET CONDO AREA	=	364 SQ.FT.	
PROPOSED BLDG. FOOTPRINT AREA	=	1564 SQ.FT.	
BUILDING C TOTAL COND. AREA	=	3163 SQ.FT.	
BUILDING C TOTAL FLOOR AREA	=	5488 SQ.FT.	



DESIGN
DIMENSION
ASSOCIATES

DESIGN
ARCHITECTURE
ENGINEERING

P.O. BOX 7193
MAMMOTH LAKES, CA 93546
TEL/FAX (760) 934-4348

FIRST & SECOND FLOOR
PLANS-BUILDING C

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JUNE 2014

SCALE:

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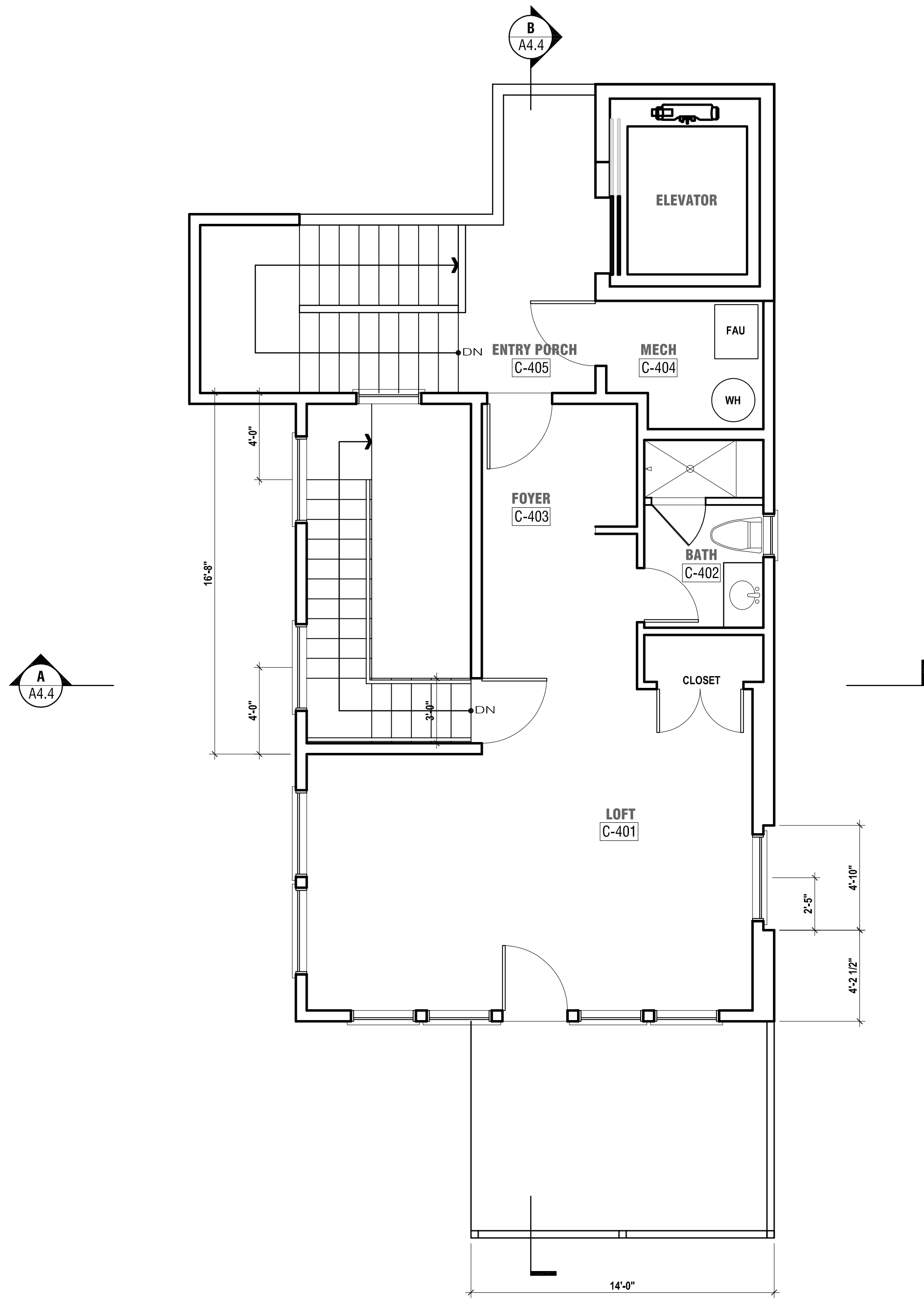
A3.5



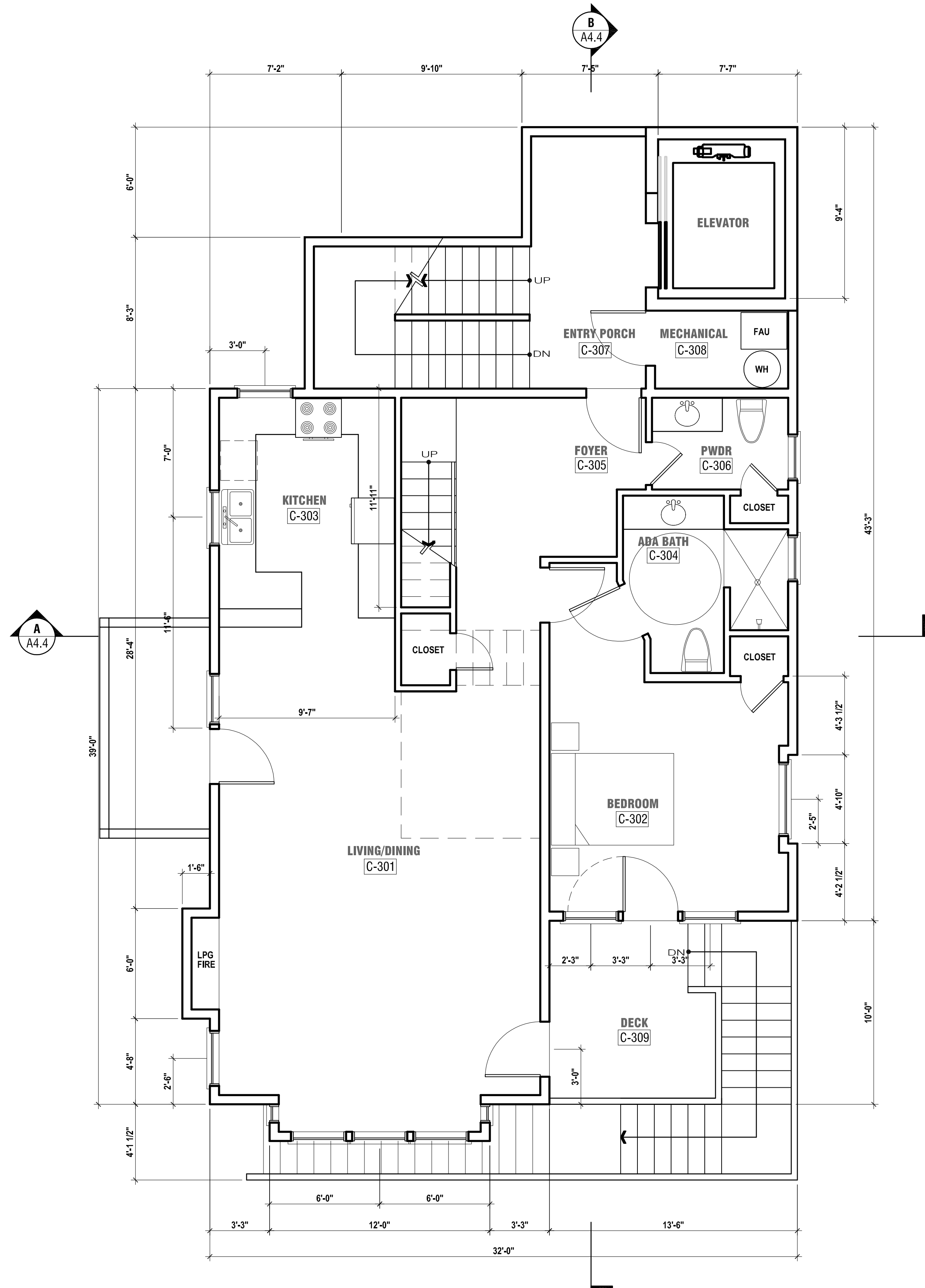
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A3.5





FOURTH FLOOR PLAN - BUILDING C
SCALE 1/4"=1'-0"



THIRD FLOOR PLAN - BUILDING C
SCALE 1/4"=1'-0"

**THIRD & FOURTH FLOOR
PLANS-BUILDING C**

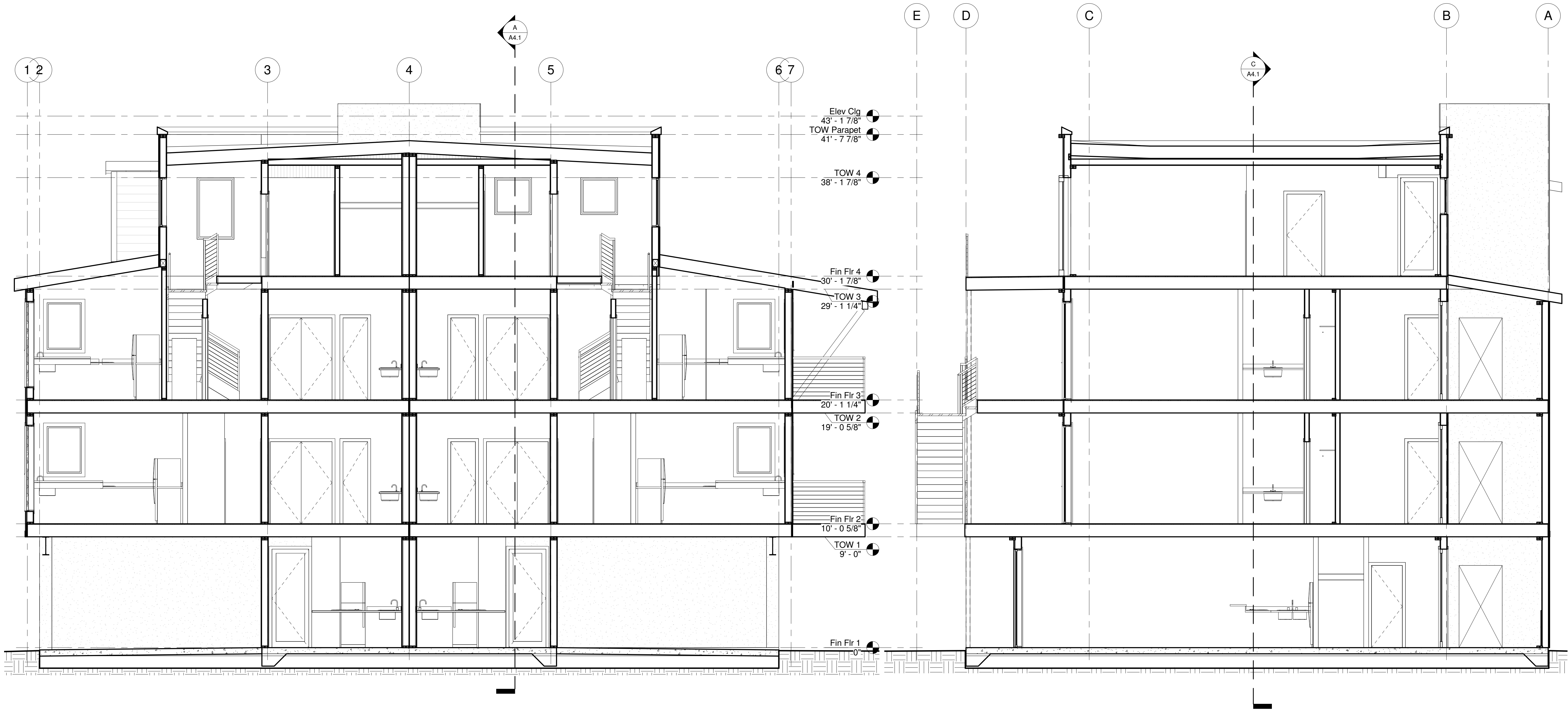
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A3.6



C BUILDING SECTION C
1/4" = 1'-0"

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

**BUILDING SECTIONS -
BUILDING A/B**

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SCALE: 1/4" = 1'-0"
DRAWN: CWT/JP

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A4.1

BUILDING SECTIONS -
BUILDING C

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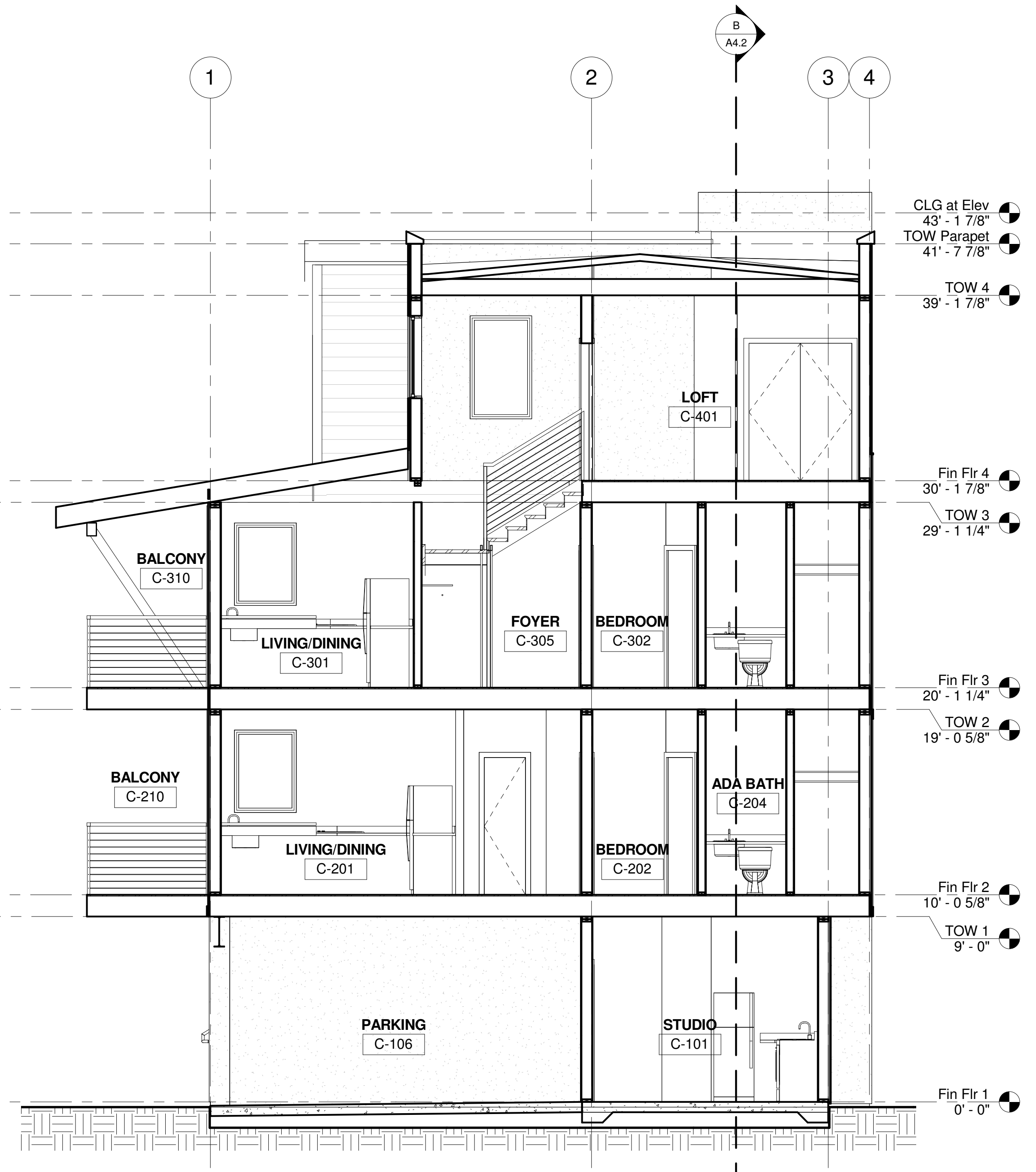
JUNE 2014
SCALE: 1/4" = 1'-0"
DRAWN: CWT/JP

SHEET

A4.2



B BUILDING SECTION B
1/4" = 1'-0"



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

SOUTH ELEVATION -
BUILDING A/B

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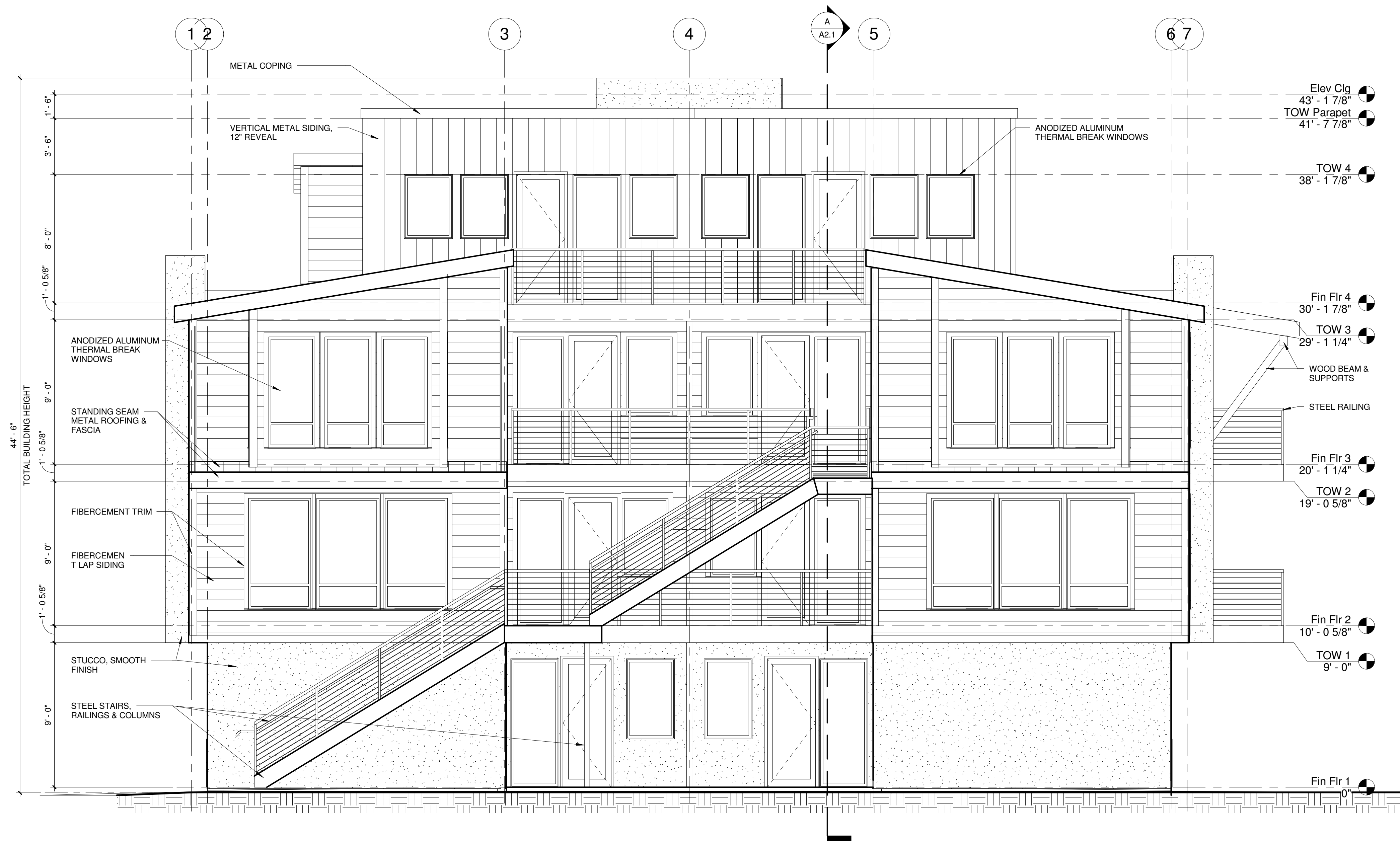
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SCALE: 1/4" = 1'-0"
DRAWN: CWT/JP

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A5.1



1 SOUTH ELEVATION
1/4" = 1'-0"

EAST AND WEST
ELEVATIONS - BUILDING A/B

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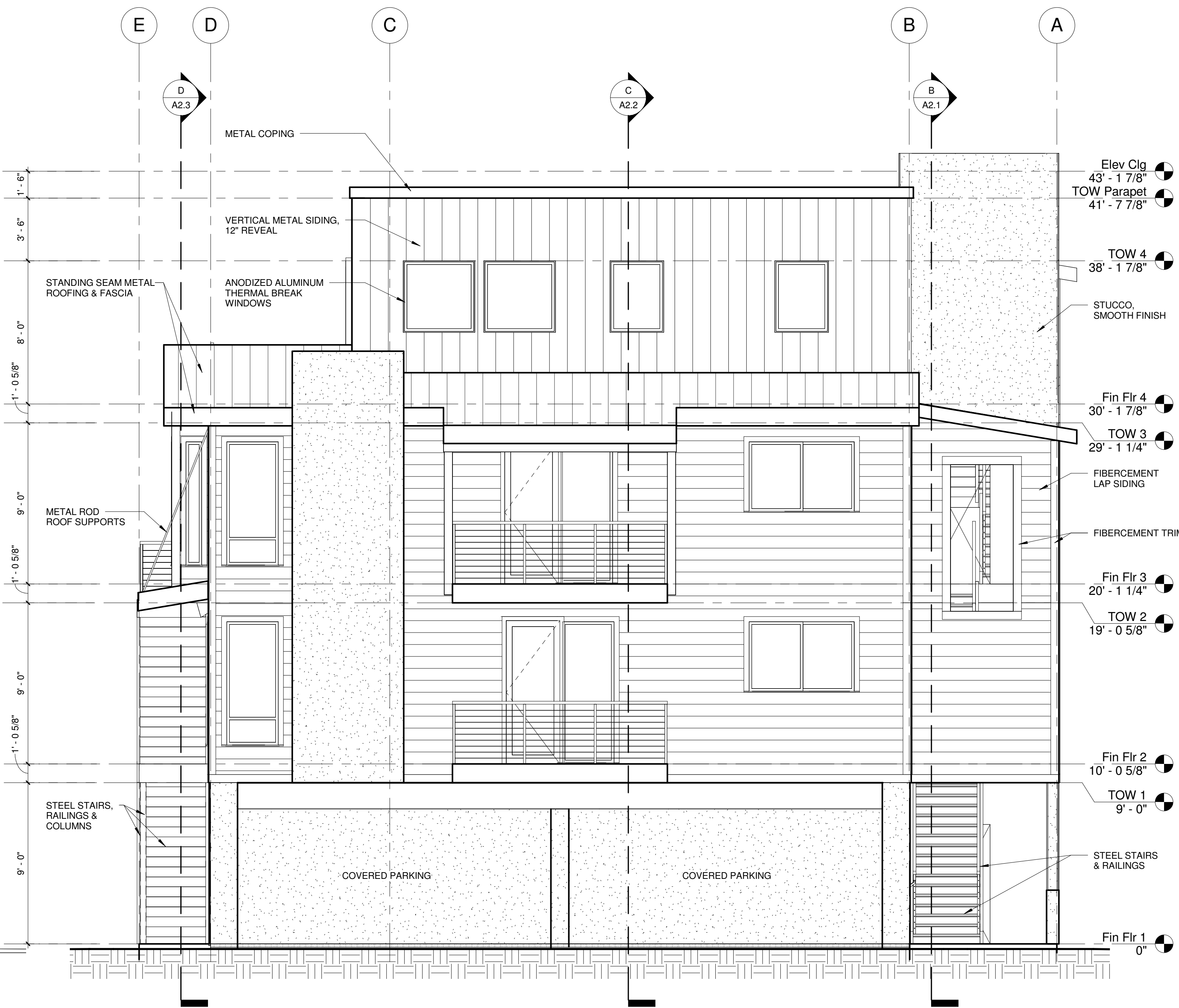
JUNE 2014
SCALE: 1/4" = 1'-0"
DRAWN: CWT/JP

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A5.2



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

NORTH ELEVATION -
BUILDING A/B

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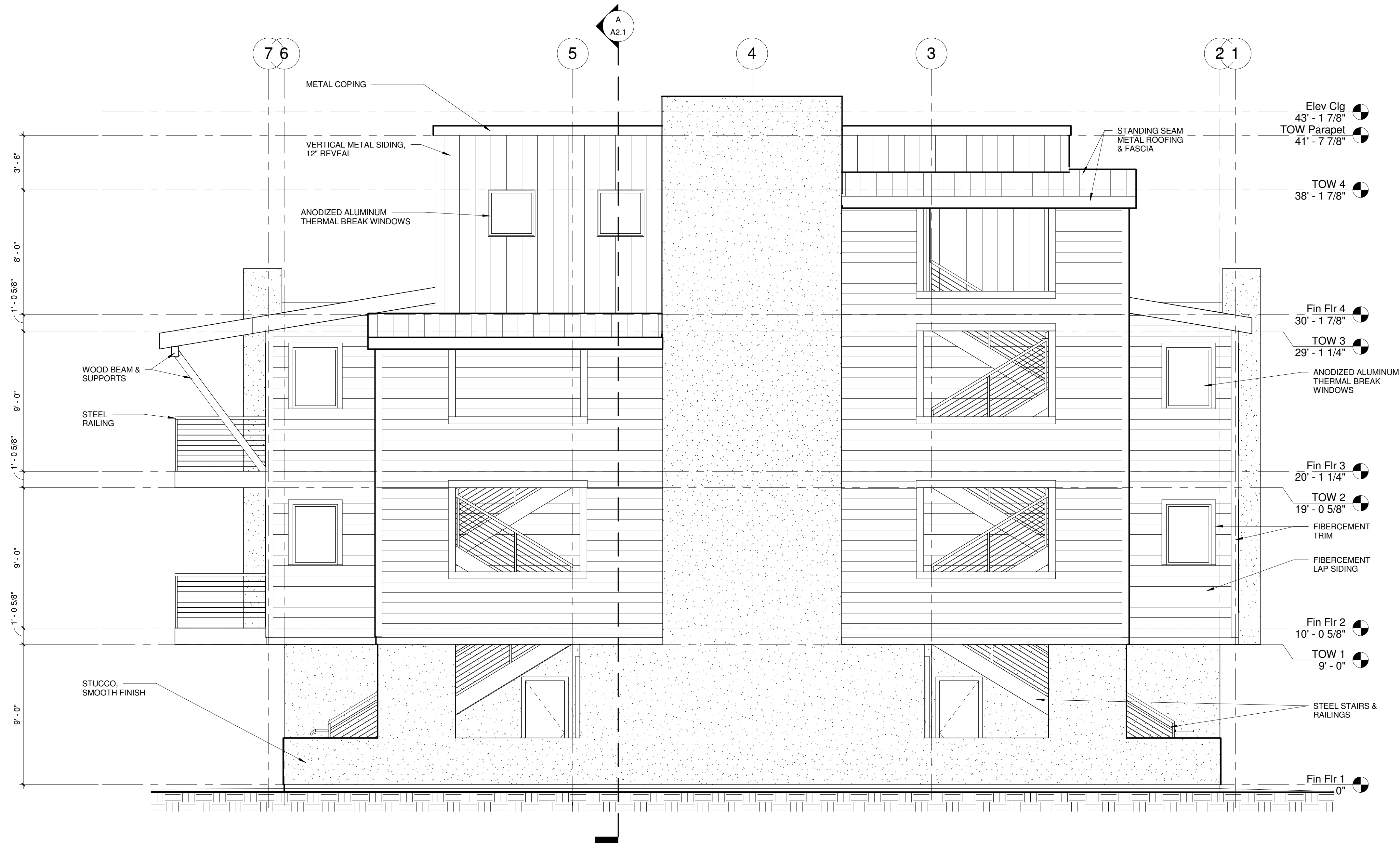
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SCALE: 1/4" = 1'-0"
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A5.3



1 NORTH ELEVATION
1/4" = 1'-0"

SOUTH AND WEST
ELEVATIONS - BUILDING C

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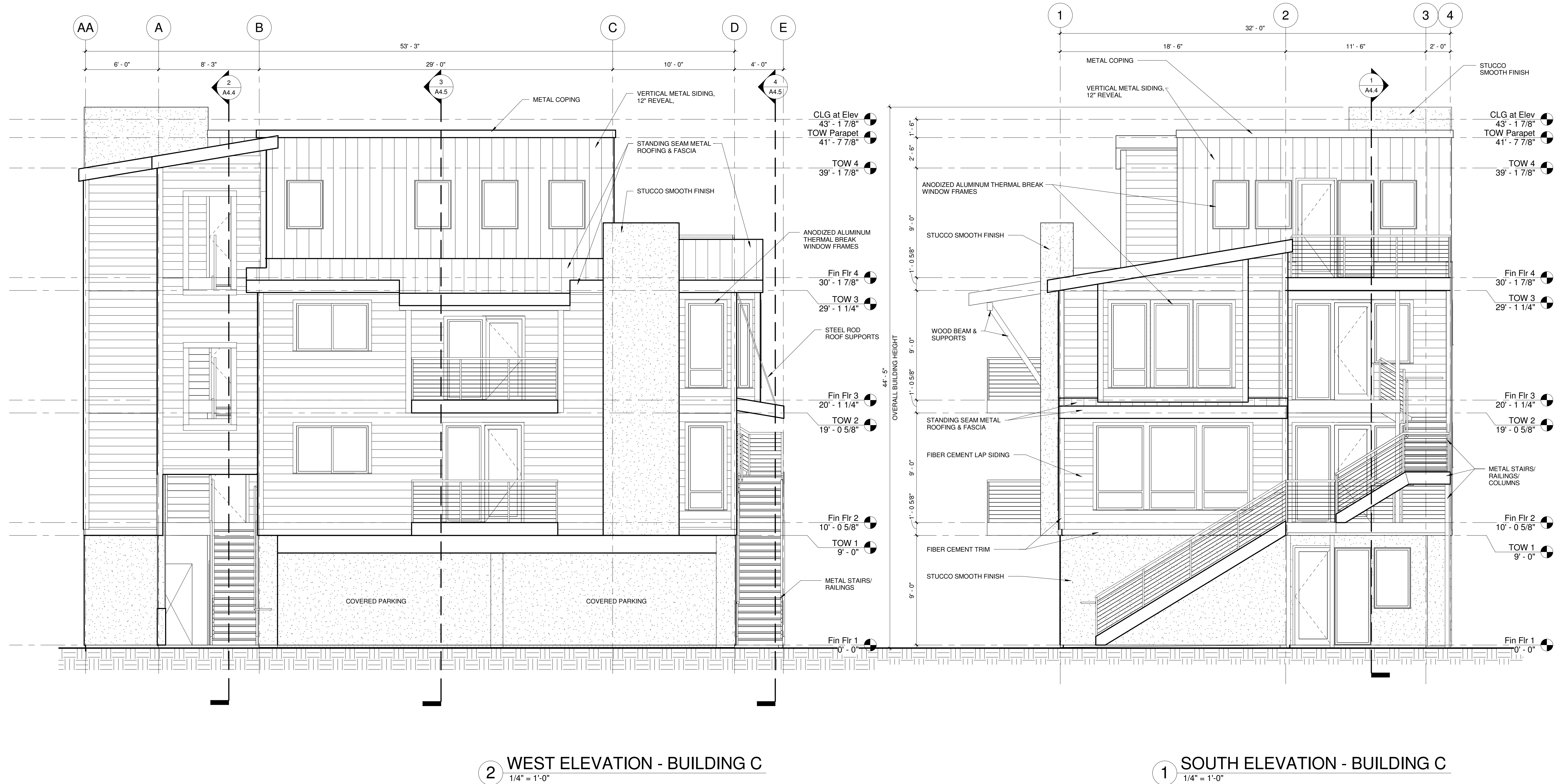
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SCALE: 1/4" = 1'-0"
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A5.4



NORTH AND EAST
ELEVATIONS - BUILDING C

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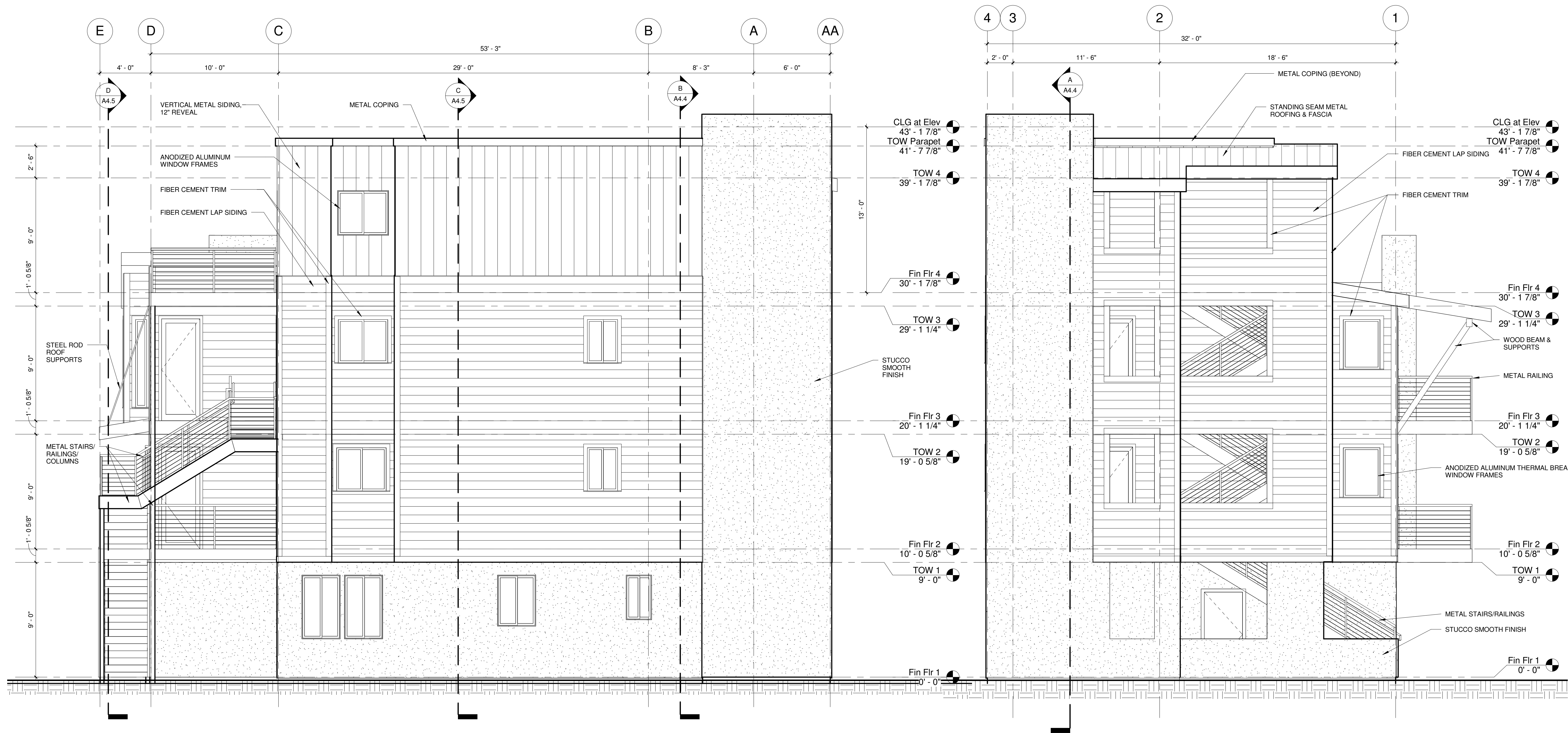
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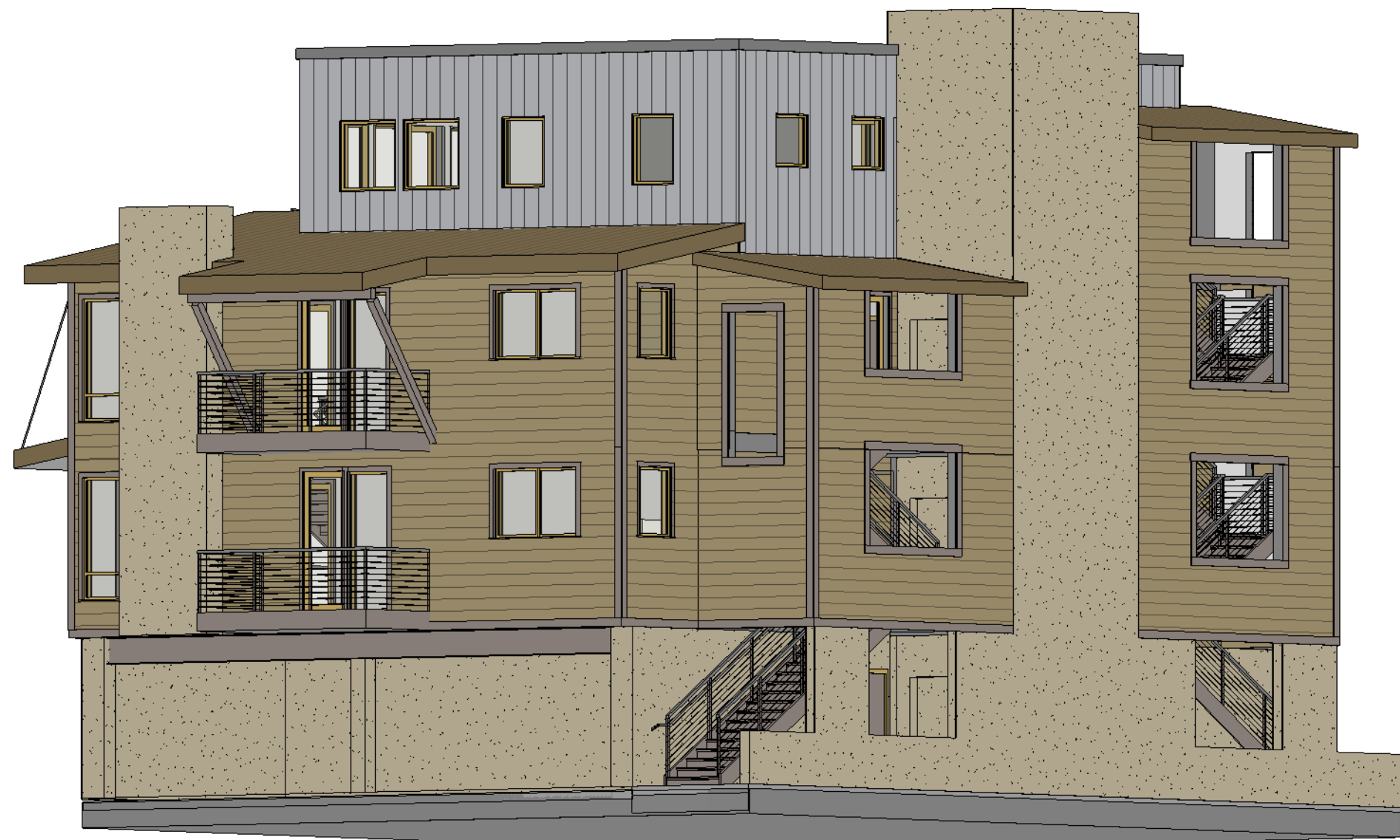
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DRAWN: CWT/JP

SHEET

A5.5





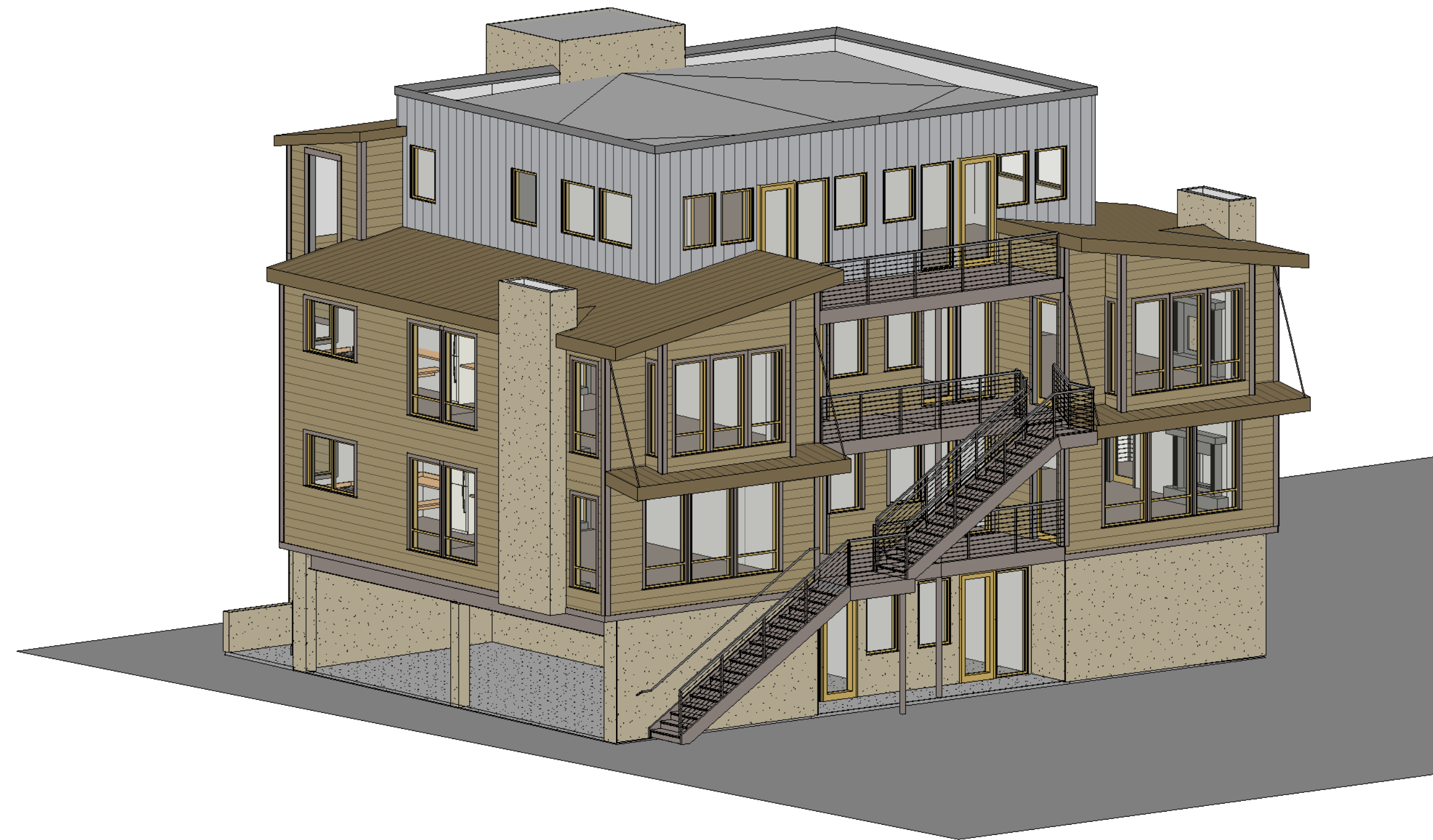
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3 Front Perspective - Groundlevel



2 Back Perspective - Birdseye



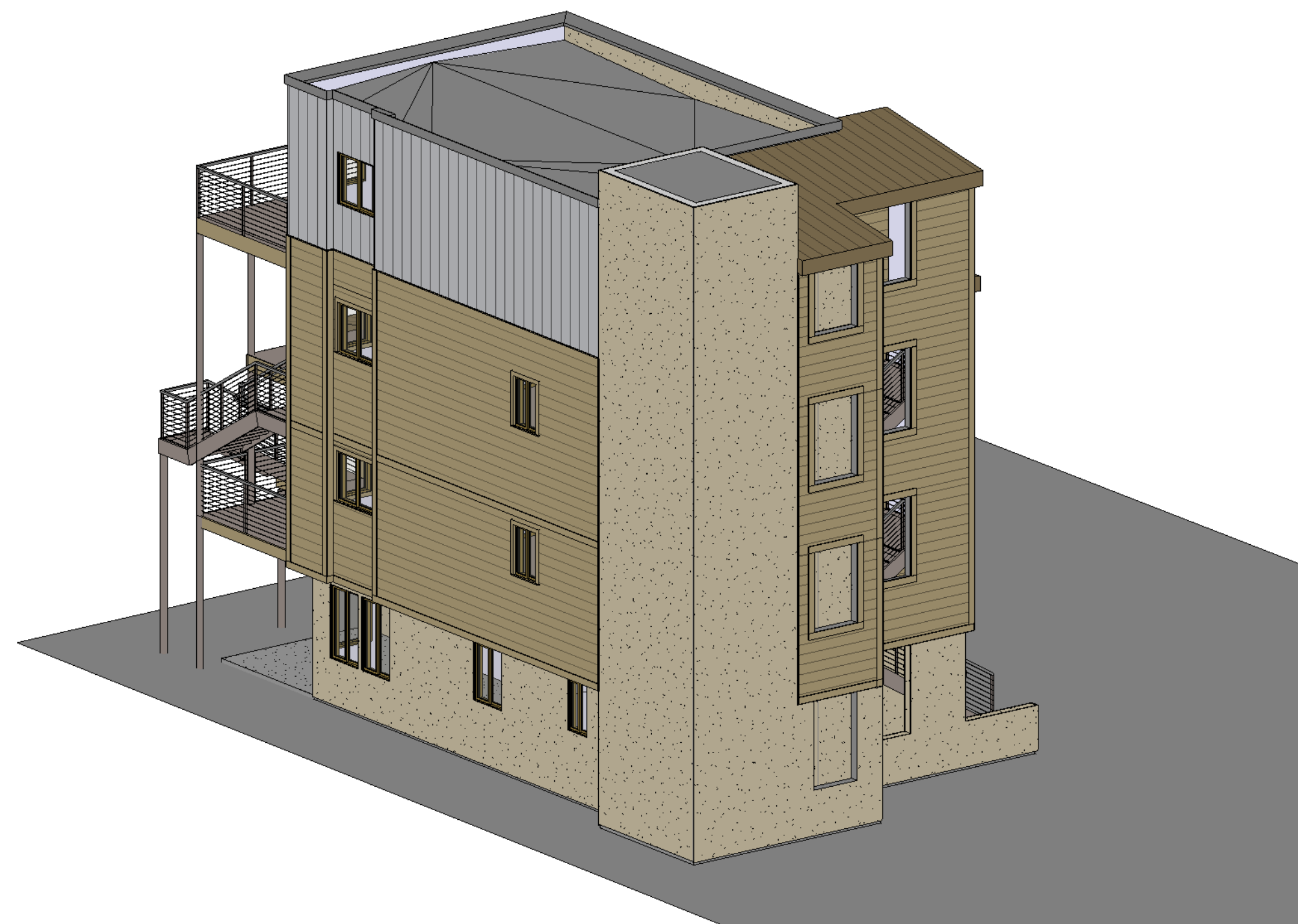
1 Front Perspective - Birdseye



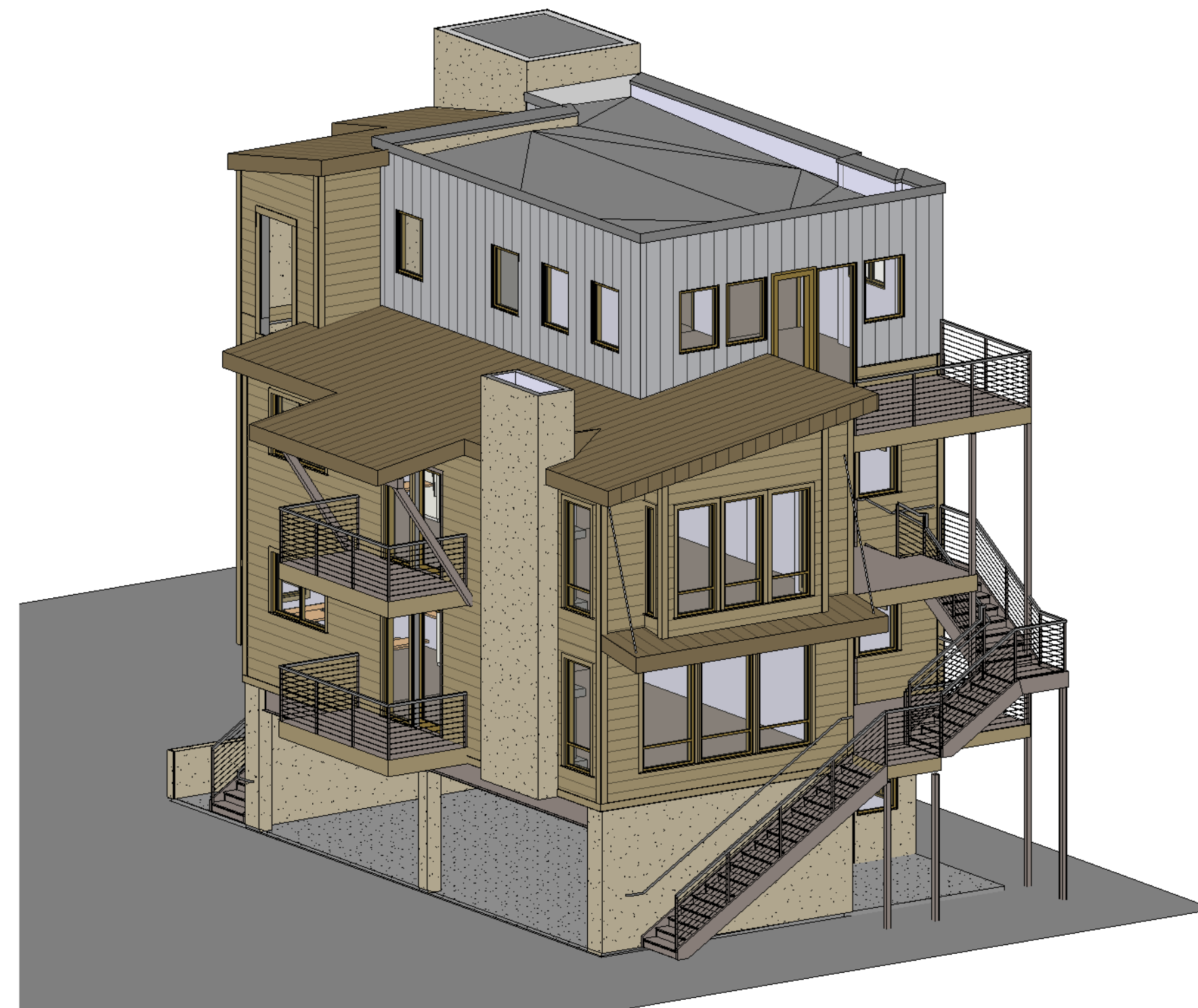
4 Back Perspective - Groundlevel



3 Front Perspective -Groundlevel



2 Back Perspective - Birdseye



1 Front Perspective - Birdseye

**PERSPECTIVES -
BUILDING C**

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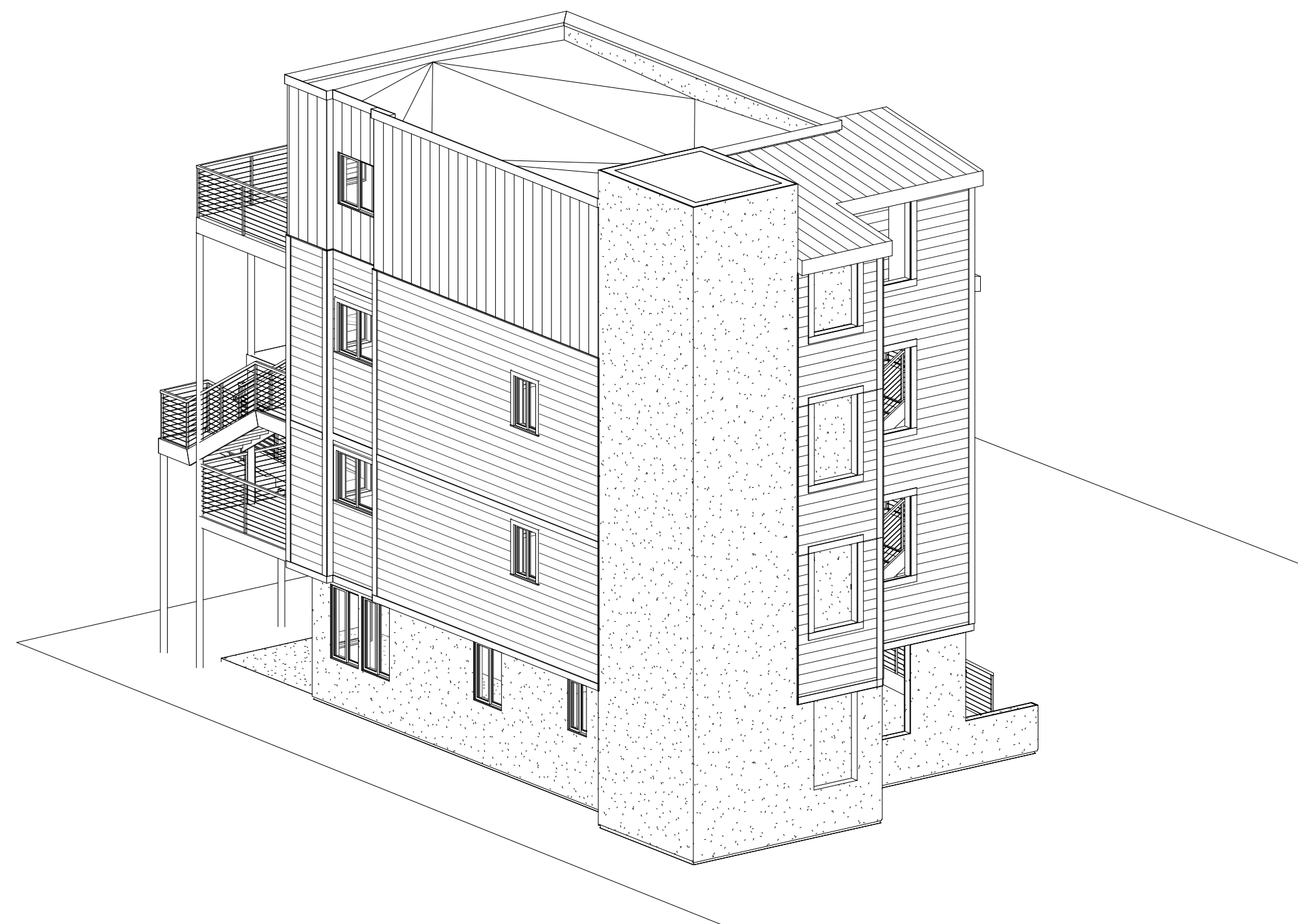
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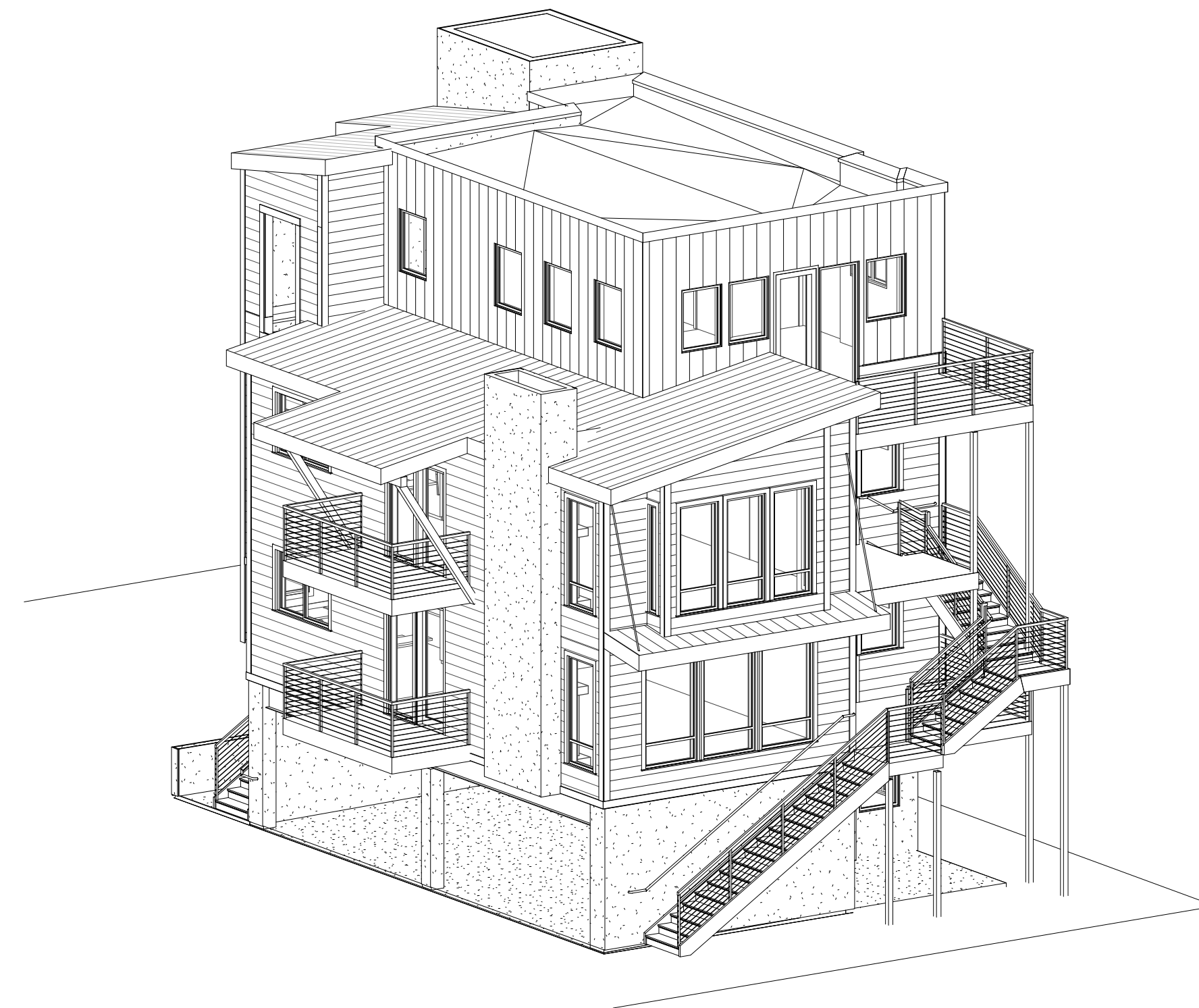
4 Back Perspective - Groundlevel



3 Front Perspective -Groundlevel



2 Back Perspective - Birdseye



1 Front Perspective - Birdseye

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SCALE:
DRAWN: CWT/JP

SHEET

A6.2