

LEGAL DESCRIPTION

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

OWNERS

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BUILDING A/B AREA CALCULATIONS

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.

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.
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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.
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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.

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.

EXISTING HOTEL AREA CALCULATIONS

SECOND Floor Area Calcs

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

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

Basement Floor Exist.	=	5,912 SQ.FT.
Basement Floor Exist. Area Calcs	=	963 SQ.FT.

EXISTING CONDITIONED AREA	=	6875 SQ.FT.
EXISTING ACCESS STAIRS/MECH	=	

PROPOSED FOOTPRINT AREA

STATISTICS
PARKING ANALYSIS

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

PROPOSED PARKING PROVIDED	37 REGULAR SPACES
ADA VAN ACCESS.	3 SPACES
TOTAL SPACES PROVIDED	40 SPACES

LOT COVERAGE CALCULATION

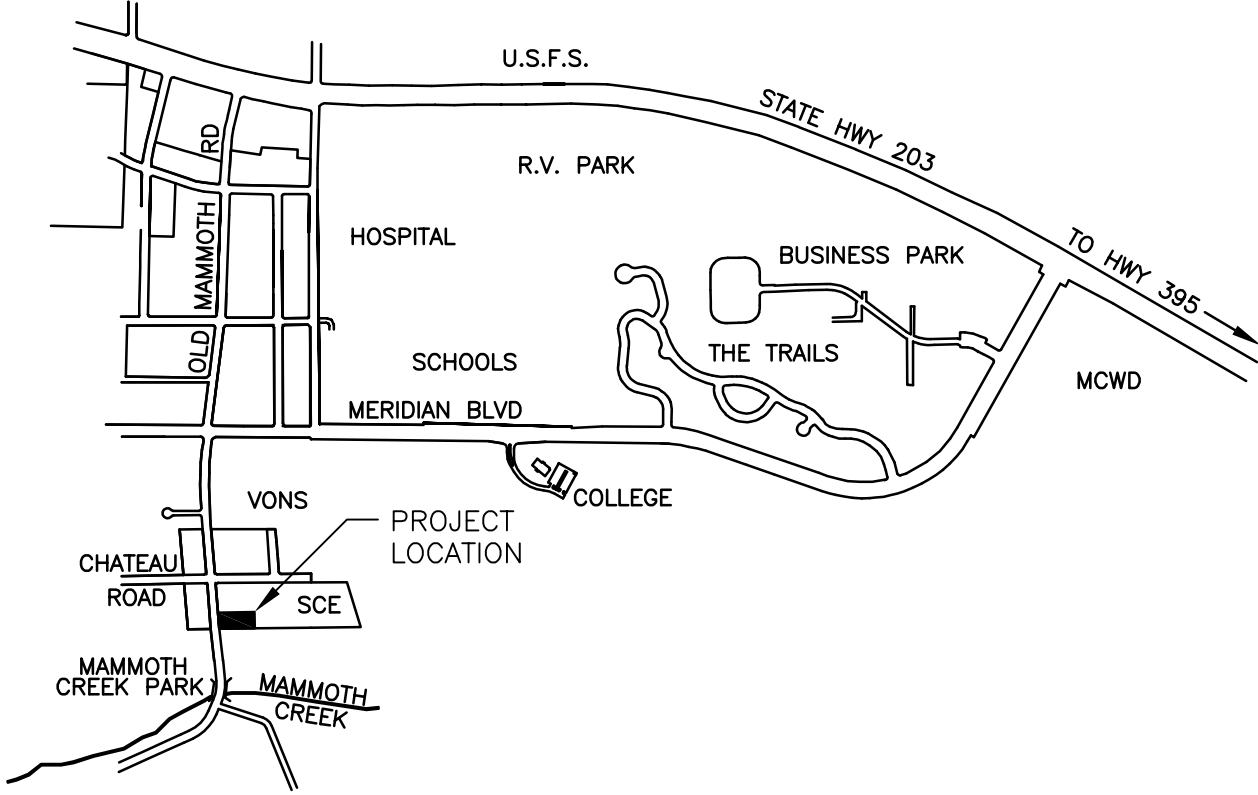
TOTAL LOT AREA	100 %	34,074 SQ.FT.
ALLOWABLE COVERED AREA		
CURRENT CONFORMANCE/ F.A.R.	2.5	85,185 SQ.FT.

PROPOSED FLOOR AREA BUILDING A/B (ALL FLOORS)	10,064 SQ.FT.
PROPOSED FLOOR AREA BUILDING C (ALL FLOORS)	5,472 SQ.FT.
EXISTING HOTEL FLOOR AREA	18,707 SQ.FT.
[PROPOSED TOTAL BUILDING AREA	34,243 SQ.FT.]
PROPOSED PAVING/ DRIVE - PARKING	17,028 SQ.FT.

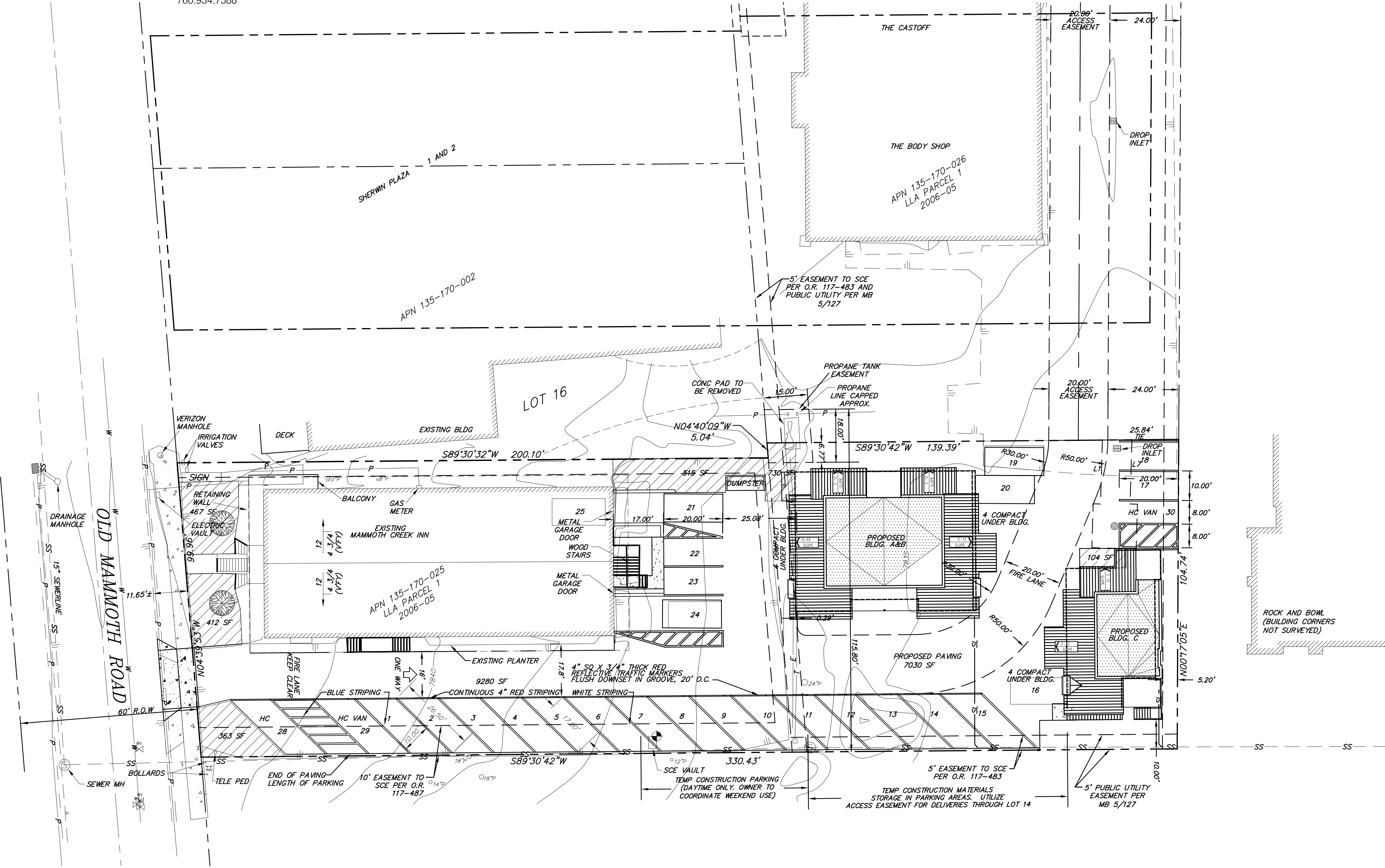
PROPOSED COVERED TOTAL AREA	28,080 SQ.FT.
SNOW STORAGE REQ'D (17,028 x .60)	10,217 SQ.FT.
SNOW STORAGE PROVIDED -ON SITE	1,242 SQ.FT.
[PROPOSED TOTAL BUILDING AREA	34,243 SQ.FT.]

CODE COMPLIANCE

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	R-1 CONDOMINIUM RESIDENCE/ U-1 GARAGE
ZONED	COMMERCIAL LODGING
JURISDICTION	MAMMOTH LAKES BLDG DEPT. 934.8989/ EXT. 274 PERMIT PROCESSING- JAMIE WOLFE

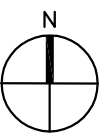


VICINITY MAP

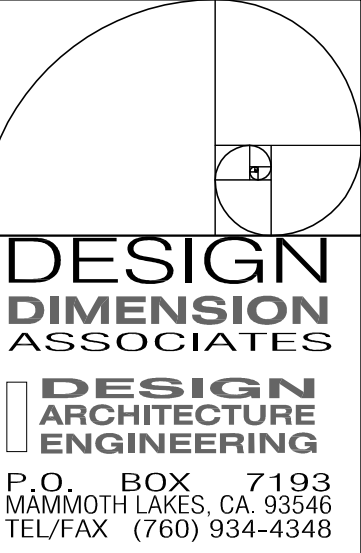


SITE PLAN

SCALE 1"=20'-0"



(IN FEET)
1 inch = 20 ft.



SITE/ROOF PLAN,
COVER INFORMATION

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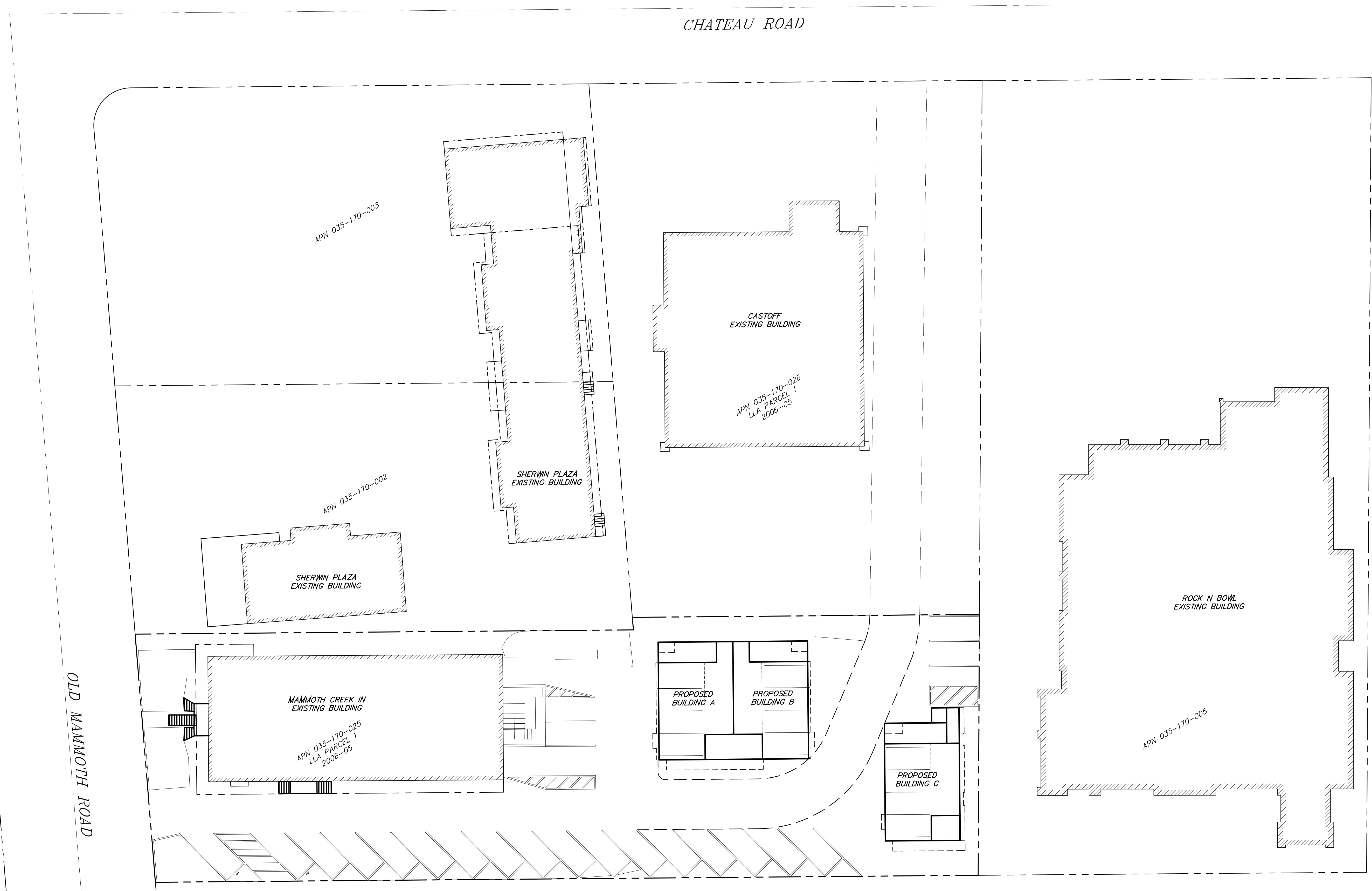
REVISIONS

JUNE 2014

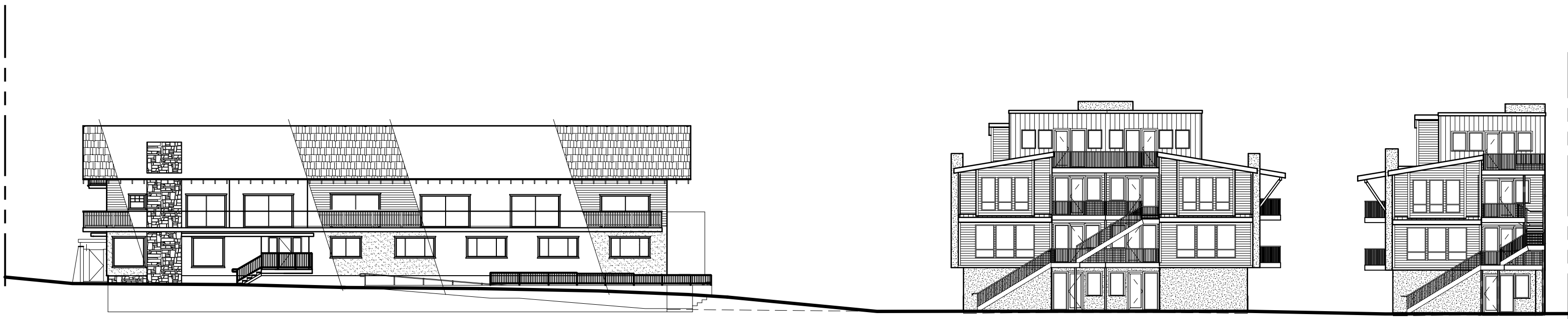
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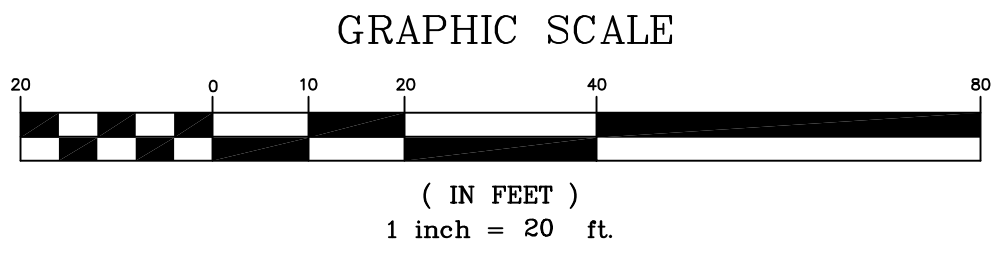
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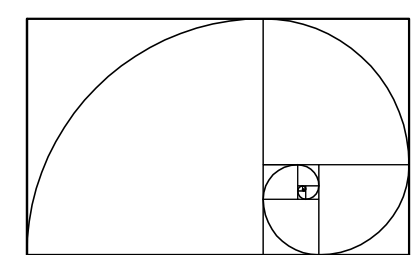


SITE CONTEXT MAP
SCALE 1"=20'-0"



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





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

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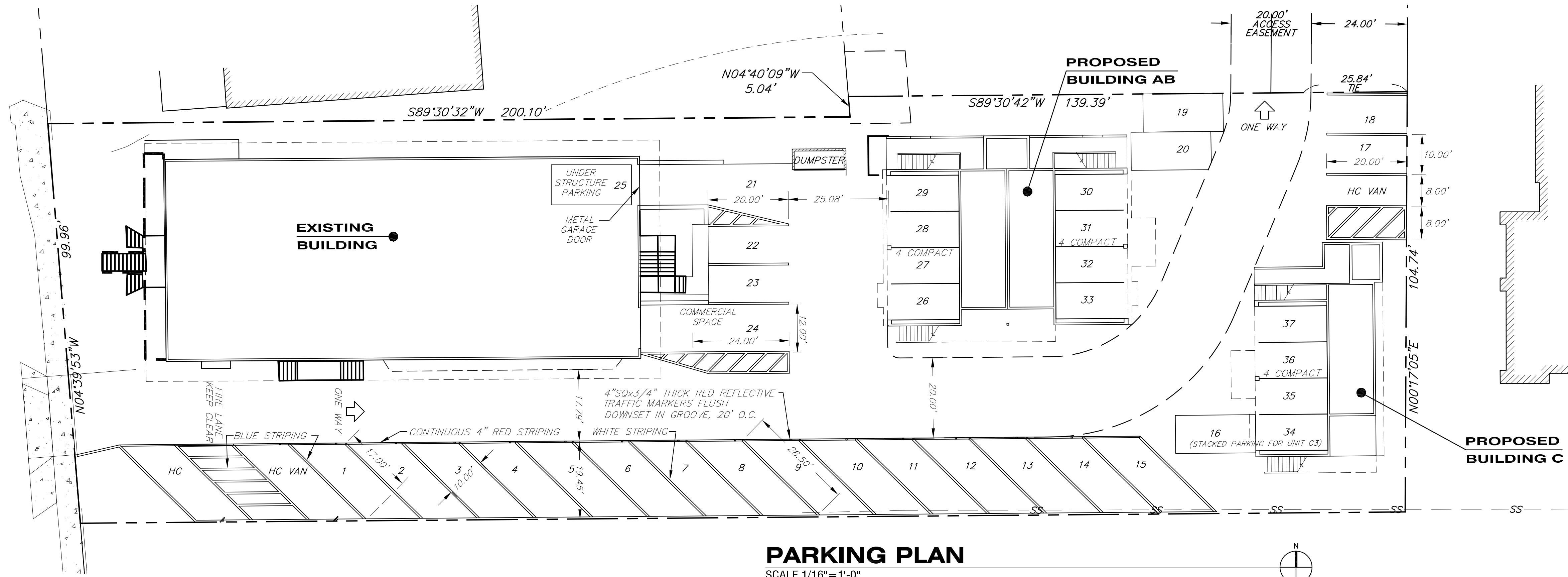
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/10/2014

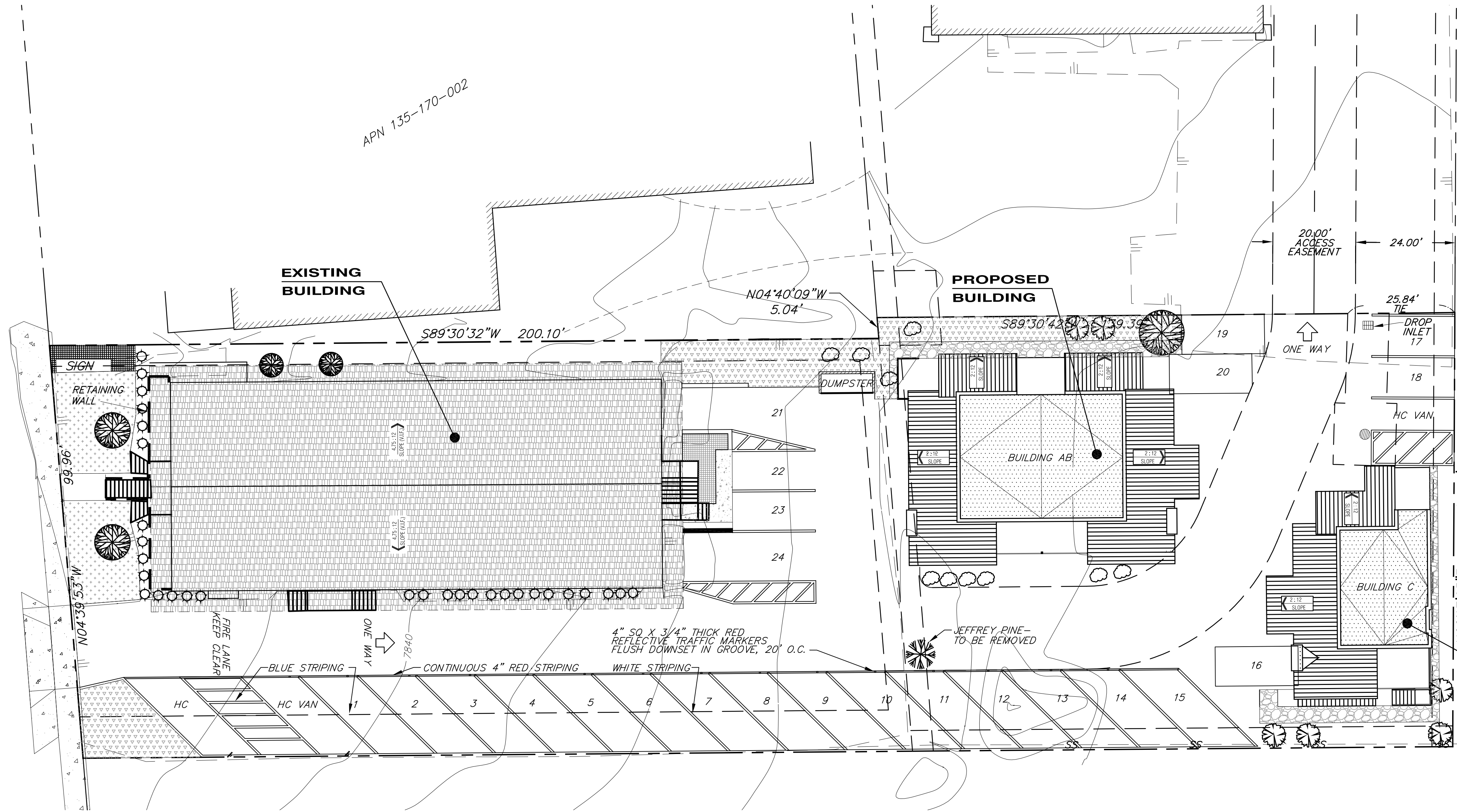
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OLD MAMMOTH ROAD



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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A1.2