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C:\Users\Brennan.JKAE\Box00 JKAE Home\Projects\TPC Housing\20-005-270 Mammoth-Parcel01 Drawings\02 Civil\CEQA\CI TITLE SHEET & NOTES.dwg 2020/09/29 3:28:24pm 1 brendan

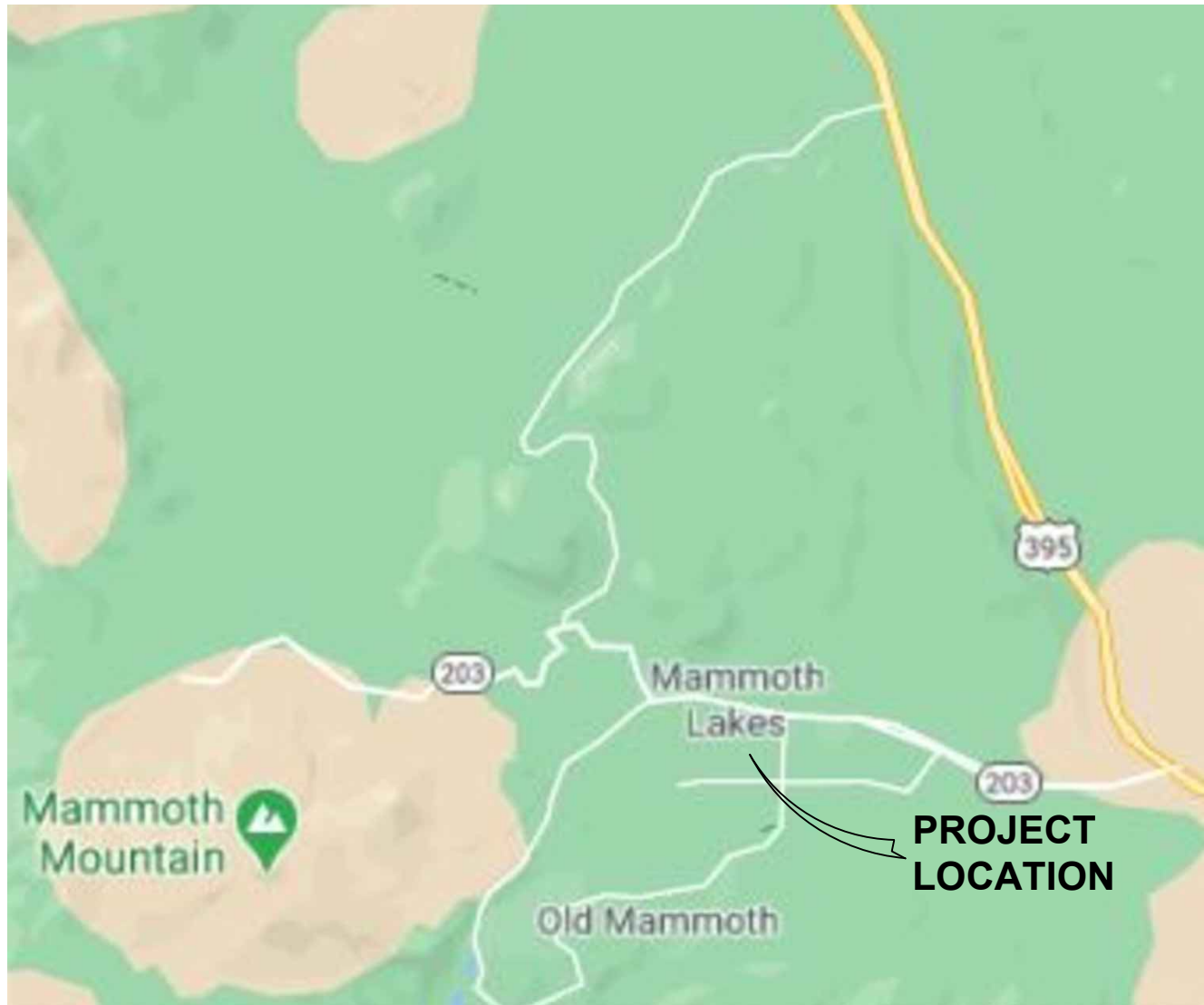
DESIGN REVIEW 20-005

FOR

TOWN OF MAMMOTH LAKES - THE PARCEL

PHASE 1 DEVELOPMENT

1699 TAVERN ROAD
TOWN OF MAMMOTH LAKES, CA 93546
APN 035-010-020



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DEVELOPMENT INFORMATION

DEVELOPER:	THE PACIFIC COMPANIES CONTACT: CALEB ROOPE 430 E. STATE STREET, SUITE 100 EAGLE, ID 83616 208.461.0022	WATER:	MAMMOTH COMMUNITY WATER DISTRICT CONTACT: KRISTINA ROBERTS POST OFFICE BOX 597 / 1315 MERIDIAN BLVD. MAMMOTH LAKES, CA 93546 760.934.2596
ARCHITECT / ENGINEER:	JK ARCHITECTURE ENGINEERING CONTACT: CARLA SAMMIS & DAVID BOURKE POST OFFICE BOX 7409 TAHOE CITY, CA 96145 530.583.9222	SEWER:	MAMMOTH COMMUNITY WATER DISTRICT CONTACT: KRISTINA ROBERTS POST OFFICE BOX 597 / 1315 MERIDIAN BLVD. MAMMOTH LAKES, CA 93546 760.934.2596
LANDSCAPE ARCHITECT:	THPLA, INC. CONTACT: THOMAS H. PHELPS POST OFFICE BOX 8328 CHICO, CA 95927 530.892.8897	ELECTRIC:	SOUTHERN CALIFORNIA EDISON POST OFFICE BOX 7329 / 3001 CHATEAU ROAD MAMMOTH LAKES, CA 93546 800.655.4555
SURVEYOR:	TRIAD/HOLMES ASSOCIATES CONTACT: ANDREW HOLMES POST OFFICE BOX 1570 549 OLD MAMMOTH RD. STE. 202 MAMMOTH LAKES, CA 93546 760.934.7588	TELEPHONE:	AT&T 436 OLD MAMMOTH ROAD, SUITE A MAMMOTH LAKES, CA 93546 760.924.3111
GEOTECHNICAL ENGINEER:	SIERRA GEOTECHNICAL SERVICES, INC. POST OFFICE BOX 5024 MAMMOTH LAKES, CA 93546 760.934.3992	CABLE TV:	SUDDEENLINK 123 COMMERCE DRIVE #B6 MAMMOTH LAKES, CA 93546 844.874.7558
BIOLOGIST:	MICHAEL BAKER INTERNATIONAL CONTACT: TIM TIDWELL 5 HUTTON CENTRE DRIVE, STE. 500 SANTA ANA, CA 92707 949.330.4208	FIRE DISTRICT:	MAMMOTH LAKES FIRE PROTECTION DISTRICT 3150 MAIN STREET MAMMOTH LAKES, CA 93546 760.934.2300
ELECTRICAL ENGINEER:	E4 DESIGN CONTACT: DEANNE FLICKNER 324 AVENIDA DE LA ESTRALLA, STE. B SAN CLEMENTE, CA 92672 949.582.2755	SCHOOL:	MAMMOTH UNIFIED SCHOOL DISTRICT 461 SIERRA PARK ROAD MAMMOTH LAKES, CA 93546 760.934.6802

PROJECT INFORMATION

PROJECT SUMMARY:
APN(S): 035-010-020 (25 ACRES)
EXISTING EASEMENTS:
SEE SHEET C2.0 & C2.1
EXISTING ZONING:
RESIDENTIAL MULTI-FAMILY 1 / AFFORDABLE HOUSING (RMF-1 (AH))
PROPOSED ZONING:
RESIDENTIAL MULTI-FAMILY 1 / AFFORDABLE HOUSING (RMF-1 (AH))
EXISTING LAND USE:
HIGH-DENSITY RESIDENTIAL 1 (HDR-1)
PROPOSED LAND USE:
HIGH-DENSITY RESIDENTIAL 1 (HDR-1)
SETBACKS:
BUILDING SETBACK 20' TO OVERALL PROJECT BOUNDARY.
ROAD SETBACK 10' TO OVERALL PROJECT BOUNDARY.

SURVEY INFORMATION

GENERAL NOTES:
SURVEY PREPARED BY TRIAD/HOLMES ASSOCIATES, DATED 9/3/20
DATUM/BENCHMARK:
TEMPORARY BENCHMARK PER TOML DATUM: PROJECT BENCHMARK IS BLM BRASS CAP, SW CORNER OF PARCEL
ELEVATION = 7,878.38'

PROPOSED DEVELOPMENT SUMMARY

COVERAGE ANALYSIS		
PHASE 1A		
BUILDING FOOTPRINT:	43,701 SF	
DRIVEWAY + PARKING:	13,347 SF	
WALKWAYS:	1,689 SF	
PHASE 1B		
BUILDING FOOTPRINT:	0 SF	
DRIVEWAY + PARKING:	0 SF	
WALKWAYS:	8,824 SF	
TOTAL PROPOSED COVERAGE:	67,561 SF	
PROPOSED BUILDING A-1:		
GROSS FLOOR AREA:	99,020 SF	
NUMBER OF UNITS:		21 UNITS
		12 UNITS
		18 UNITS
		15 UNITS
TOTAL		66 UNITS
PROPOSED BUILDING B-1:		
GROSS FLOOR AREA:	27,883 SF	
NUMBER OF UNITS:		6 UNITS
		3 UNITS
		6 UNITS
TOTAL		15 UNITS
PARKING ANALYSIS		
TOWN OF MAMMOTH LAKES ZONING CODE, CHAPTER 17.44 PARKING LOADING STANDARDS		
PHASE 1A & 1B PARKING		
REQUIRED: 93		
PROPOSED: 93		
ROW 1 STREET PARKING		
PROPOSED: 20		
SNOW STORAGE ANALYSIS		
SEE SHEET C3.3		

SITE STATISTICS:

	CUT	FILL	NET
EARTHWORK*	9,500 YDS	2,500 YDS	7,000 YDS (CUT)
AREA OF DISTURBANCE (LIMITS OF GRADING)	±5.0 AC		
IMPERVIOUS AREA	±1.6 AC**		
TREE REMOVAL	775 TREES		

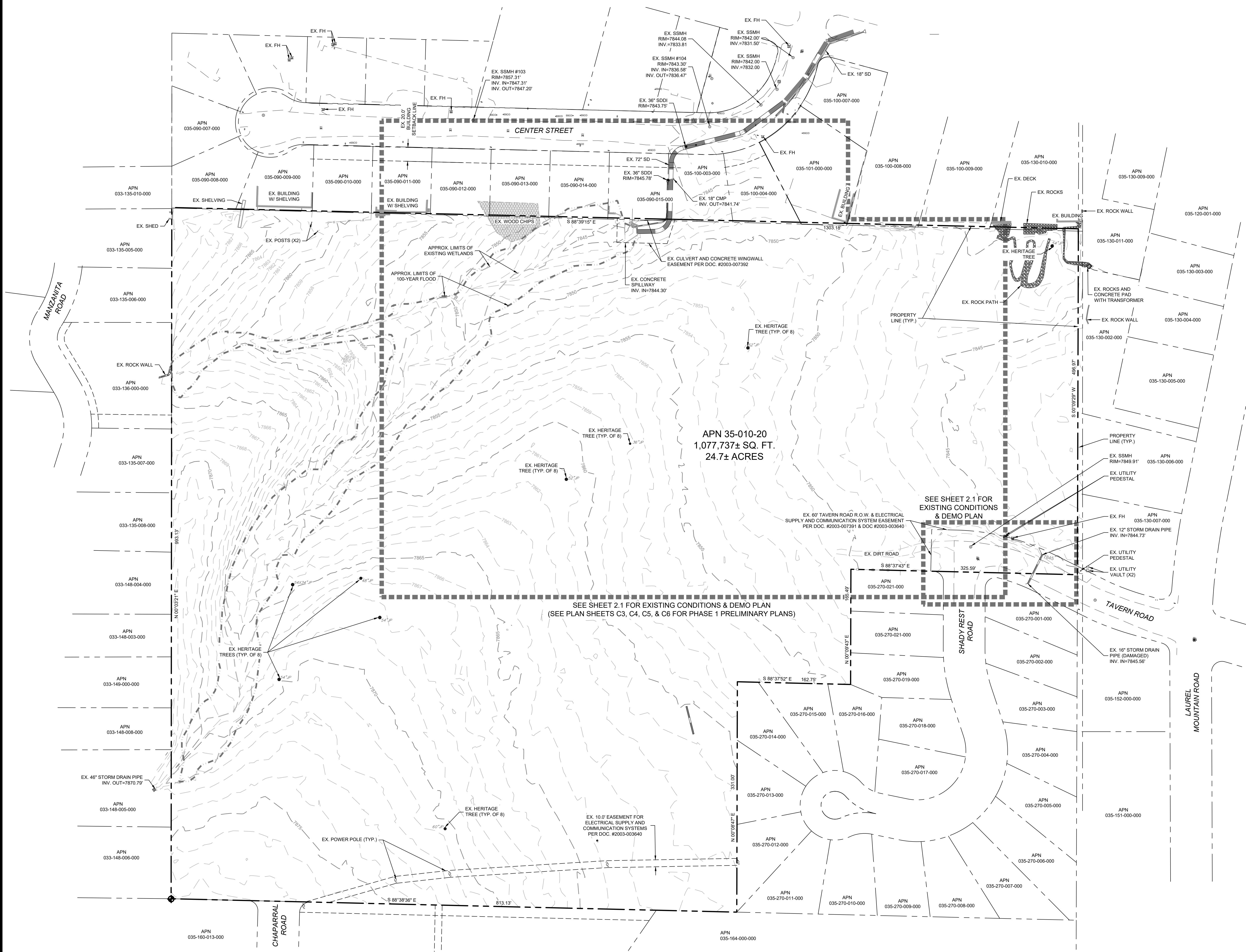
*EARTHWORK NUMBERS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE, AND IT DOES NOT INCLUDE UTILITY TRENCHING OR STRIPPING, SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.

**ONSITE ONLY (INCLUDES ONSITE BUILDINGS, WALKS, PARKING, ACCESS DRIVES, ETC., DOES NOT INCLUDE ROW IMPROVEMENTS)

DRAINAGE:

EXISTING OVERALL WATERSHEDS, PATTERNS AND DISCHARGE POINTS ARE MAINTAINED AND ARE NOT ADVERSELY ALTERED DUE TO PROPOSED IMPROVEMENTS. ADEQUATE TREATMENT, CONVEYANCE AND FACILITY SIZING WILL BE PER TOWN, STATE AND FEDERAL REQUIREMENTS.

Seal	Project TOWN OF MAMMOTH LAKES - THE PARCEL 1699 TAVERN ROAD APN 035-010-020
Drawing Title	Drawn By KA
TITLE SHEET	Checked By CS
NO. DATE ISSUE	Project No. 20-270 © 2019 NOV 2020 Drawing No.
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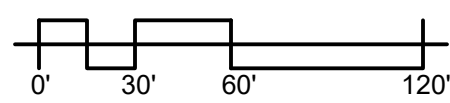
NOTES:

- BOUNDARY & TOPO. SURVEY PROVIDED BY TRIAD/HOLMES ASSOCIATES, DATED 9/3/20.
- WETLAND DELINEATION REPORT PROVIDED BY MICHAEL BAKER INTERNATIONAL, DATED JUNE 2020.
- UTILITIES SHOWN ON THESE PLANS, INCLUDING TYPES, LOCATIONS, SIZES AND DEPTHS ARE APPROXIMATE ONLY. INFORMATION WAS OBTAINED FROM SOURCES OF VARYING RELIABILITY, INCLUDING BUT NOT LIMITED TO COORDINATION WITH THE SCHOOL DISTRICT, UTILITY COMPANIES AND AVAILABLE RECORD DRAWINGS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UNDERGROUND UTILITIES INFORMATION BUT JK ARCHITECTURE ENGINEERING CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE INFORMATION PROVIDED HEREIN OR OF ANY EXISTING UNDERGROUND IMPROVEMENT INFORMATION NOT SHOWN. THE CONTRACTOR IS CAUTIONED AND RECOMMENDED TO LOCATE AND IDENTIFY ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED DEMOLITION AND IMPROVEMENTS. CONDUCT SITE INVESTIGATIONS, CONTACT UNDERGROUND SERVICE ALERT, AND OTHER QUALIFIED CABLE/PIPE/LINE LOCATOR SERVICES, AND IMPLEMENT ALL OTHER MEANS NECESSARY TO DEFINE THE TYPES, LOCATIONS, SIZES AND DEPTHS OF THE EXISTING UNDERGROUND SYSTEM.
- SEE SHEET C5.0 FOR TEMPORARY BMP INFORMATION.

LEGEND: EXISTING

	PROPERTY LINE
	ADJACENT PROPERTY LINE / R.O.W.
	EASEMENT/SETBACK
	100 YEAR FLOOD PLAIN
	WETLAND
	OVERHEAD ELECTRIC (APPROX.)
	STORM DRAIN (APPROX.)
	SANITARY SEWER (APPROX.)
	WATER (APPROX.)
	MAJOR CONTOUR
	MINOR CONTOUR
	TREE TO REMAIN
	REMOVE TREE

SCALE: 1" = 60'



Seal

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITIONS
& DEMO PLAN

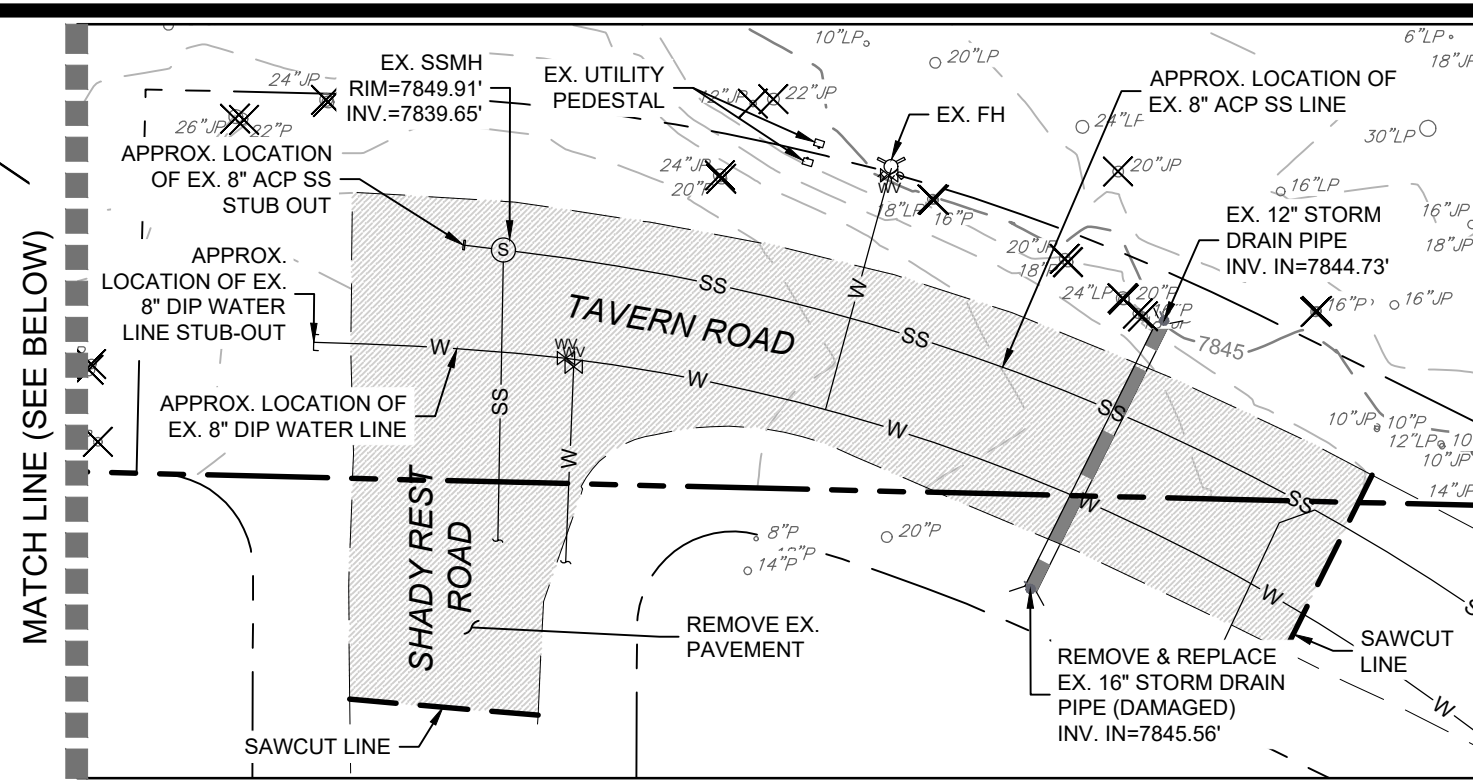
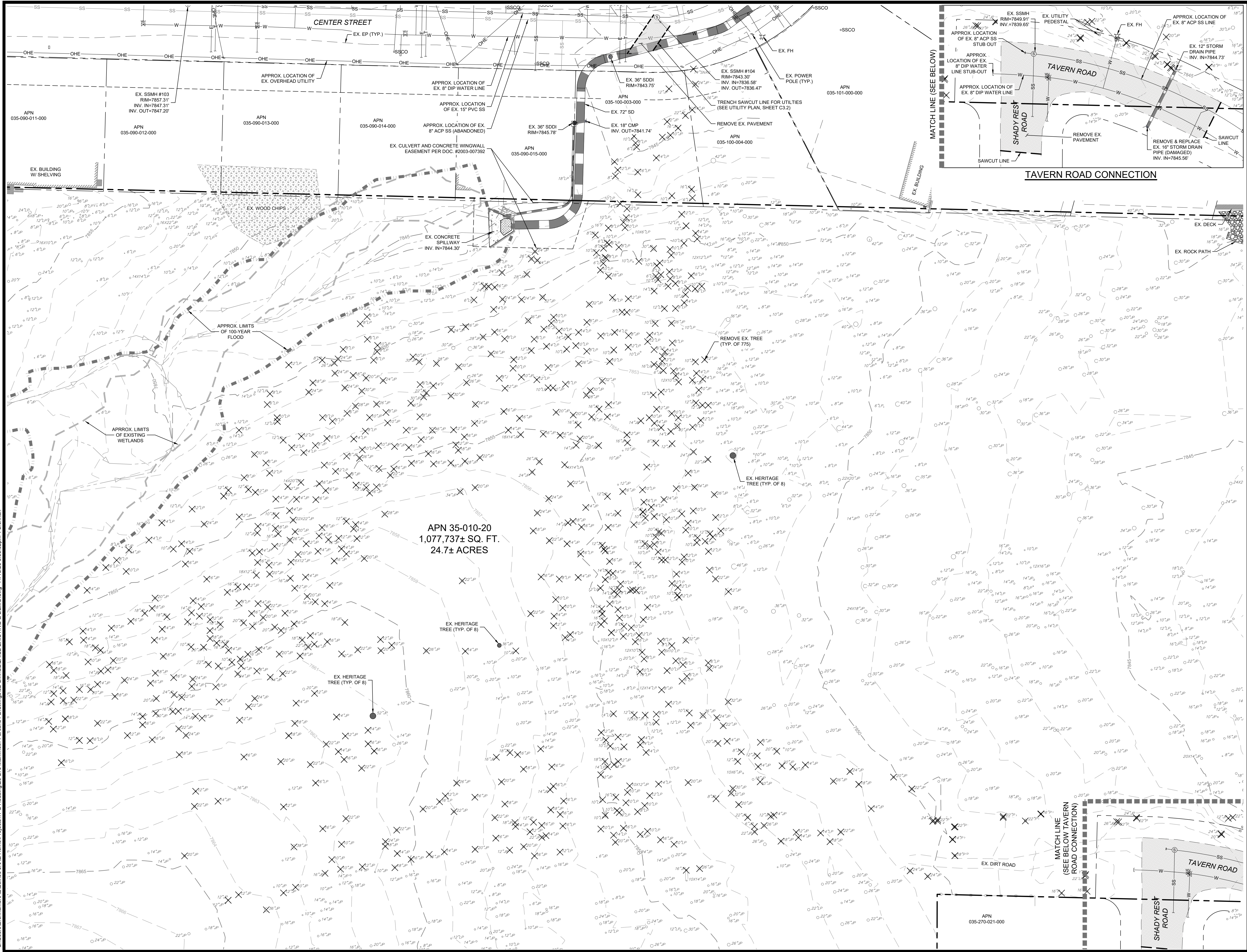
NO.	DATE	ISSUE

Project
TOWN OF MAMMOTH LAKES - THE PARCEL

1699 TAVERN ROAD
APN 035-010-020

Drawn By
KA
Checked By
CS
Project No.
20-270
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Drawing No.

C2.1



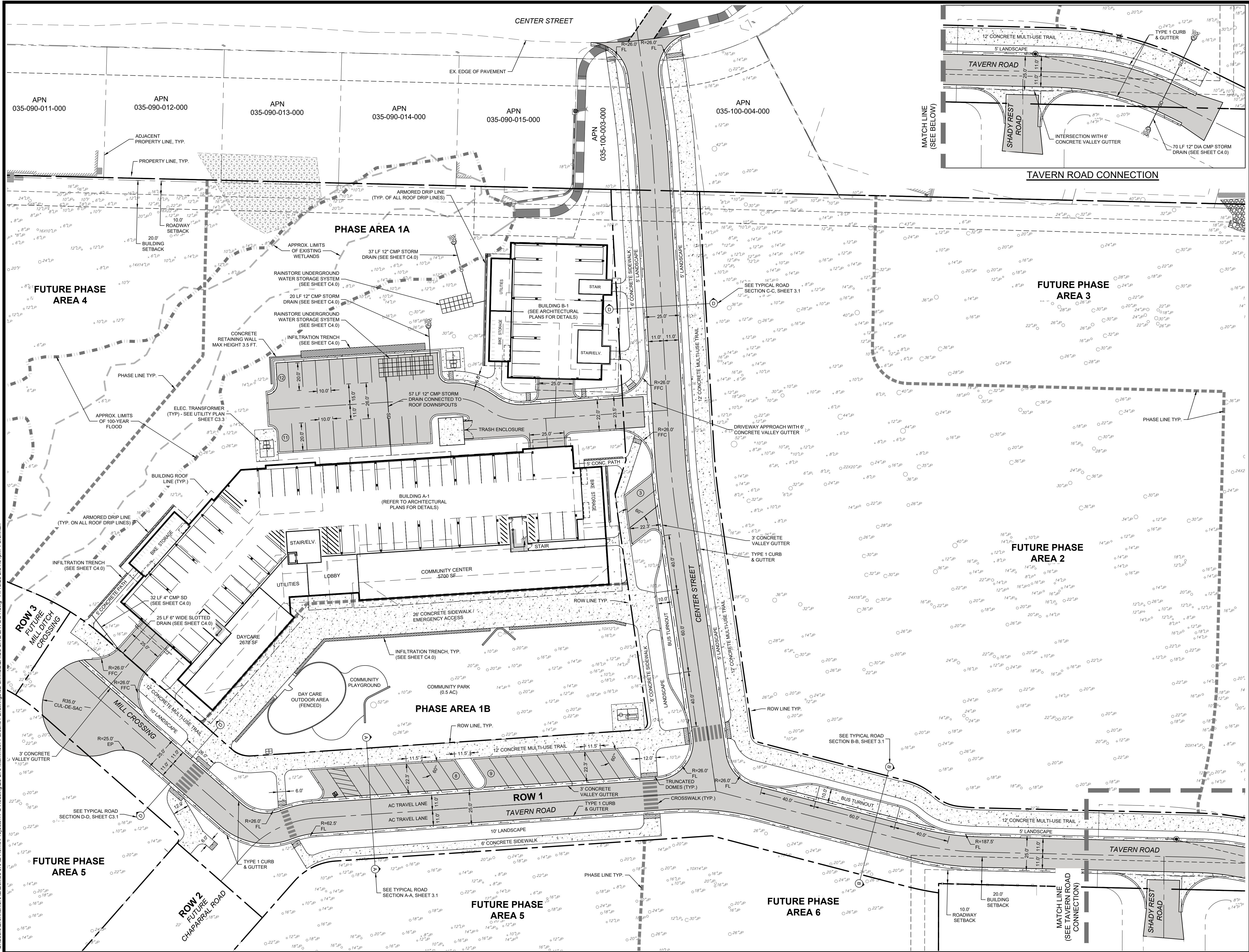
- NOTES:
- SEE SHEET C3.2 FOR DETAILED UTILITIES
 - SEE SHEET C4.0 FOR DETAILED GRADING INFORMATION
 - SEE SHEET C5.0 FOR TEMPORARY BMP INFORMATION

- LEGEND: PROPOSED
- PROPERTY LINE / RIGHT OF WAY (ROW)
 - ROAD CENTER LINE
 - BUILDING FOOTPRINT
 - BUILDING ROOF LINE
 - ASPHALT CONCRETE
 - CONCRETE
 - INFILTRATION TRENCH / ARMORED DRIPLINE
 - PARKING SPACE COUNT

SCALE: 1" = 30'



Seal			Project TOWN OF MAMMOTH LAKES - THE PARCEL 1699 TAVERN ROAD APN 035-010-020	
PRELIMINARY NOT FOR CONSTRUCTION				
Drawing Title				Drawn By KA
SITE LAYOUT				Checked By CS
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*SNOW STORAGE: +/-130% OF IMPERVIOUS SURFACES (EXCLUDING BUILDINGS)

NOTES:

1. SEE SHEETS C3.0 & C3.2 FOR DETAIL SITE LAYOUT AND UTILITIES.
2. SEE SHEETS C4.0 FOR DETAILED GRADING INFORMATION.
3. SEE SHEET C5.0 FOR TEMPORARY BMP INFORMATION.

**FUTURE PHASE
AREA 3**

**FUTURE PHASE
AREA 2**

EX. CENTER STREET

PHASE
AREA 1A

BUILDING B-1
(SEE ARCHITECTURAL
PLANS FOR DETAILS)

BUILDING A-1
(REFER TO ARCHITECTURAL
PLANS FOR DETAILS)

PHASE AREA 1B

PARK (0.5 AC)

ROW 1
TAVERN ROAD

**FUTURE PHASE
AREA 5**

**FUTURE PHASE
AREA 6**

**FUTURE PHASE
AREA 4**

**FUTURE PHASE
AREA 5**

ROW 2
FUTURE
CHAPARRAL ROAD

LEGEND: PROPOSED

BOUNDARY LINE / ROW

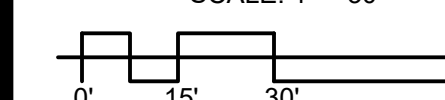
PHASE LINE

ASPHALT

CONCRETE

REFERENCES

SCALE: 1" = 30'



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CONSTRUCTION

Drawing Title

SNOW STORAGE PLAN

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Project
TOWN OF MAMMOTH LAKES - THE PARCEL

1699 TAVERN ROAD
APN 035-010-020

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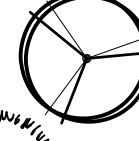
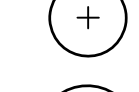
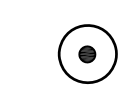
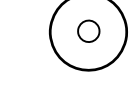
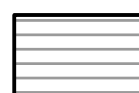
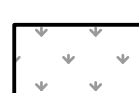
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HEIGHT X WIDTH
	BETULA Papyrifera	PAPER BIRCH	15 GAL	3	60' X 30'
	Pinus jeffreyi	JEFFREY PINE	15 GAL	5	100' X 20'
	Pinus jeffreyi 52" DBH HERITAGE TREE, REFERENCE TREE #1 ON ARBORIST REPORT	JEFFREY PINE	EXISTING	1	
	Populus tremuloides	QUAKING ASPEN	15 GAL	4	40' X 20'
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE		
	Cornus stolonifera	DOGWOOD	5 GAL		
	Euonymus alatus 'compactus'	COMPACT BURNING BUSH	5 GAL		
	Pinus mugo mugo	DWARF MUGO PINE	5 GAL		
	Potentilla fruticosa	BUSH CINQUEFOL	5 GAL		
	Ribes nevadense	SIERRA CURRANT	5 GAL		
	Spiraea densiflora	SUB-ALPINE SPIRAEA	5 GAL		
	Syringa vulgaris	COMMON LILAC	5 GAL		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE		
	Achillea millefolium	COMMON YARROW	1 GAL		
	Aquilegia x	COLUMBINE	1 GAL		
	Coreopsis grandiflora	TICKSEED	1 GAL		
	Epilobium latifolium	HUMMINGBIRD TRUMPET	1 GAL		
	Festuca glauca 'ElIJah Blue'	BLUE FESCUE	1 GAL		
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---	36" O.C.	15,104 SF
GROUND COVERS	BOTANICAL NAME	COMMON NAME			
	Arctostaphylos uva-ursi	KINNIKINNICK			
	Erigeron karvinskianus	FLEABANE			
MATERIALS	BOTANICAL NAME	COMMON NAME			
	TURF ARTIFICIAL SYNLAWN 'CLASSIC PITCH' WITH SAFETY PAD UNDERLAYMENT, DEPTH PER HEIGHT OF STRUCTURE	FALL ZONE ARTIFICIAL TURF			

LANDSCAPE DESIGN STATEMENT

THE SITE'S LANDSCAPING WILL BE A MINIMALIST APPROACH UTILIZING NATIVE AND ADAPTIVE PLANT MATERIAL TO BLEND IN WITH THE NATURAL ENVIRONMENT. EMPHASIS HAS BEEN MADE TO MAINTAIN THE EXISTING TREES WITH A COMMITMENT TO MAINTAIN ALL THE HERITAGE TREES LOCATED WITHIN THE PROJECT. THIS PHASE HAS ONE 52" HERITAGE TREE IDENTIFIED (REFERENCE THE ARBORIST REPORT TREE #1). THE SITE AMENITIES HAVE BEEN DESIGNED TO MINIMIZE IMPACT TO THIS TREE WHILE UTILIZING IT AS THE CORE TO THE OUTDOOR ACTIVITY AREAS. A FENCED DAY CARE AND COMMUNITY PLAY GROUND BENEFIT FROM THE TREE. ENHANCED PAVING HAS BEEN USED TO CREATE PLAZA AREAS SPECIFIC TO THE PROJECT COMMUNITY BUILDING, DAY CARE AND BUILDING ENTRANCE WHILE MAINTAINING THE REQUIRED FIRE ACCESS.

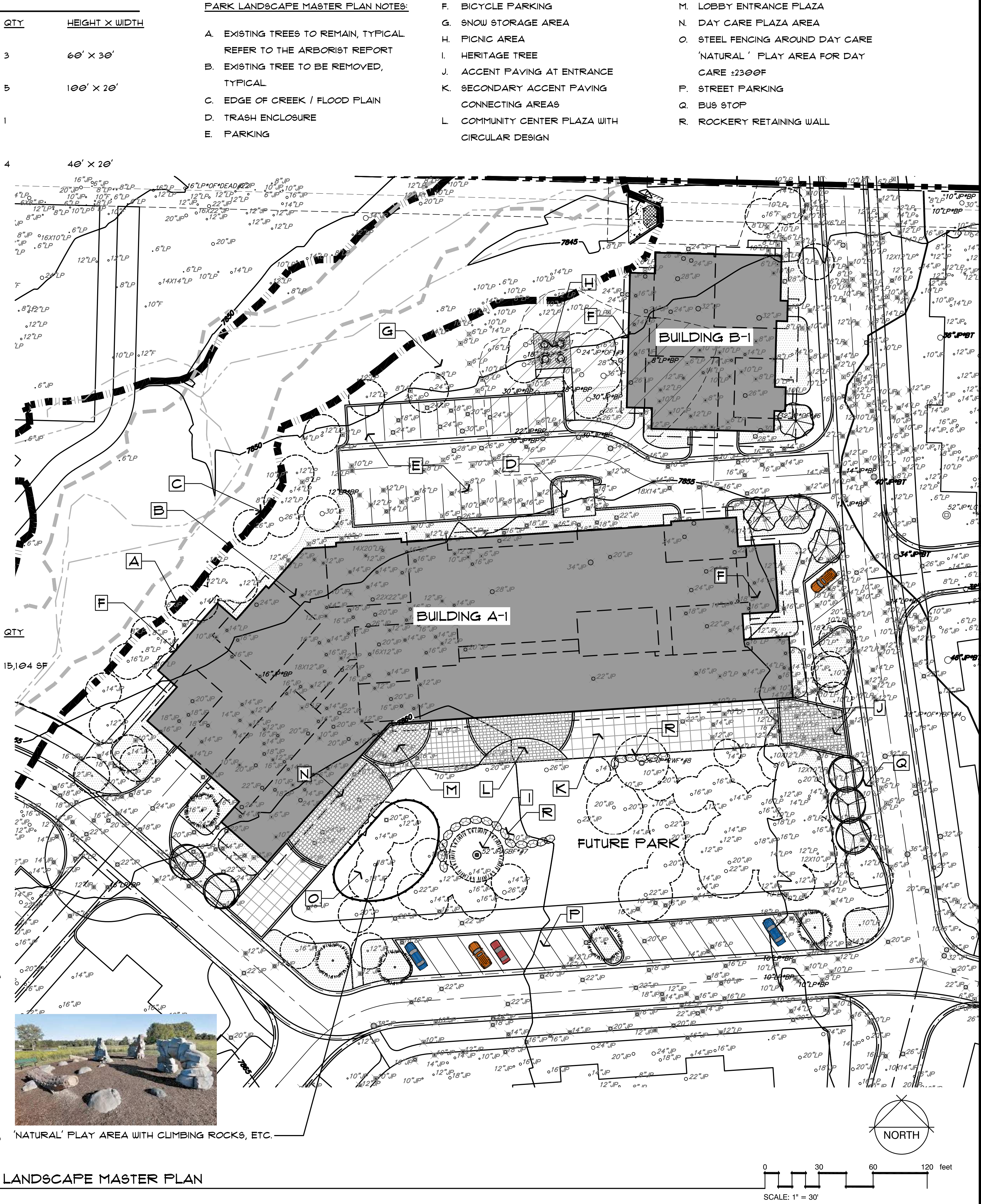
IRRIGATION:

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT

LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL WINTERIZATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS



JK

ARCHITECTURE
ENGINEERING

AUBURN | TAHOE CITY | RENO | SAN JOSE

www.jkaedesign.com

THE
PACIFIC
COMPANIES

THE
PARCEL

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, Inc.

California Landscape Architect #4122
P.O.BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

Seal

Drawing
Title
MASTER
LANDSCAPE PLAN

NO.	DATE	ISSUE

Project
Title
THE PACIFIC COMPANIES

THE PARCEL PHASE ONE
MAMMOTH LAKES, CA

Drawn By
THP

Checked By
ML

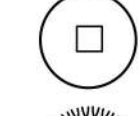
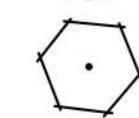
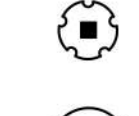
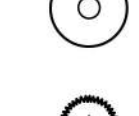
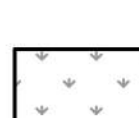
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20-067

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Drawing
No.
L1

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	Euonymus alatus 'compactus'	COMPACT BURNING BUSH	5 GAL		
	Pinus mugo mugo	DWARF MUGO PINE	5 GAL		
	Potentilla fruticosa	BUSH CINQUEFOIL	5 GAL		
	Ribes nevadense	SIERRA CURRANT	5 GAL		
	Spiraea densiflora	SUB-ALPINE SPIRAEA	5 GAL		
	Syringa vulgaris	COMMON LILAC	5 GAL		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE		
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	Aquilegia x	COLUMBINE	1 GAL		
	Coreopsis grandiflora	TICKSEED	1 GAL		
	Epilobium latifolium	HUMMINGBIRD TRUMPET	1 GAL		
	Festuca glauca 'ElIJah BLUE'	BLUE FESCUE	1 GAL		
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---	36" O.C.	15,104 SF
GROUND COVERS	BOTANICAL NAME	COMMON NAME			
	Arctostaphylos uva-ursi	KINNIKINNICK			
	Erigeron karvinskianus	FLEABANE			
MATERIALS	BOTANICAL NAME	COMMON NAME			
	TURF ARTIFICIAL SYNLAWN 'CLASSIC PITCH' WITH SAFETY PAD UNDERLAYMENT, DEPTH PER HEIGHT OF STRUCTURE	FALL ZONE ARTIFICIAL TURF			

LANDSCAPE DESIGN STATEMENT

THE SITE'S LANDSCAPING WILL BE A MINIMALIST APPROACH UTILIZING NATIVE AND ADAPTIVE PLANT MATERIAL TO BLEND IN WITH THE NATURAL ENVIRONMENT. EMPHASIS HAS BEEN MADE TO MAINTAIN THE EXISTING TREES WITH A COMMITMENT TO MAINTAIN ALL THE HERITAGE TREES LOCATED WITHIN THE PROJECT. THIS PHASE HAS ONE 52" HERITAGE TREE IDENTIFIED (REFERENCE THE ARBORIST REPORT TREE #1). THE SITE AMENITIES HAVE BEEN DESIGNED TO MINIMIZE IMPACT TO THIS TREE WHILE UTILIZING IT AS THE CORE TO THE OUTDOOR ACTIVITY AREAS. A FENCED DAY CARE AND COMMUNITY PLAY GROUND BENEFIT FROM THE TREE. ENHANCED PAVING HAS BEEN USED TO CREATE PLAZA AREAS SPECIFIC TO THE PROJECT COMMUNITY BUILDING, DAY CARE AND BUILDING ENTRANCE WHILE MAINTAINING THE REQUIRED FIRE ACCESS.

IRRIGATION:

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT

LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL WINTERIZATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS



LANDSCAPE MASTER PLAN

JK ARCHITECTURE ENGINEERING
AUBURN | TAHOE CITY | RENO | SAN JOSE
www.jkaedesign.com

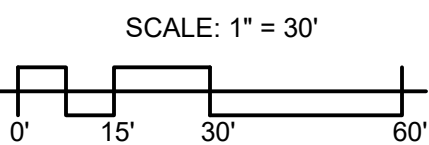
THE PACIFIC COMPANIES

THE PARCEL

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc.
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thpelps@sbcglobal.net

Seal	Project THE PACIFIC COMPANIES	THE PARCEL PHASE ONE MAMMOTH LAKES, CA
Drawing Title MASTER LANDSCAPE PLAN	Drawn By THP	
	Checked By ML	
NO. DATE ISSUE	Project No. 20-067	
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	11.16.2020	
	Drawing No. L1	

- NOTES:**
1. FIRE ACCESS ROAD (SHADED), D102.1 ACCESS AND LOADING. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING UP TO 75,000 POUNDS.
 2. FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND ARRANGED IN ACCORDANCE WITH SECTION 503.2.1 THROUGH 503.2.8.



Seal

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Drawing Title
**SITE FIRE
ACCESS PLAN**

NO.	DATE	ISSUE

Project
TOWN OF MAMMOTH LAKES - THE PARCEL

**1699 TAVERN ROAD
APN 035-010-020**

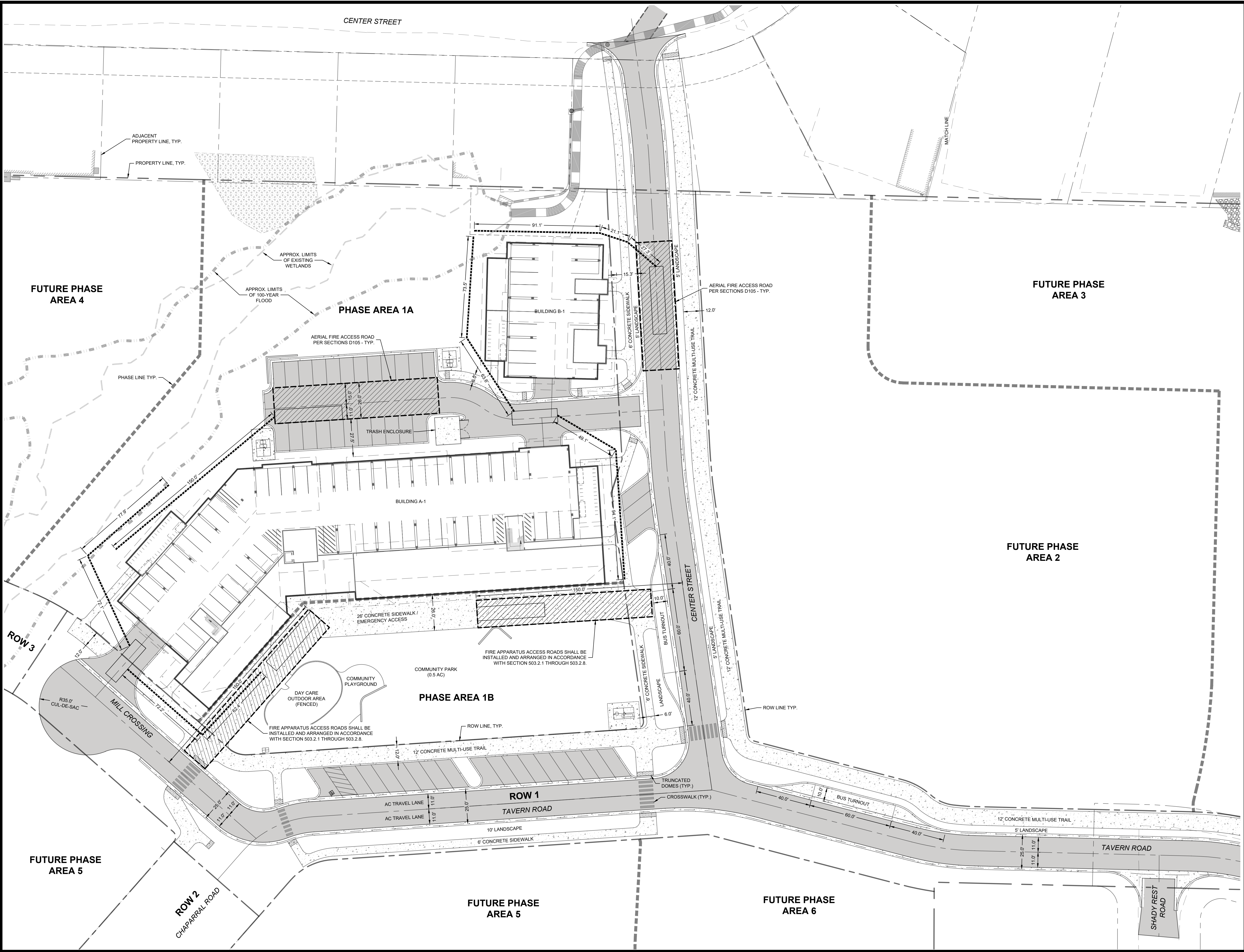
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KA

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CS

Project No.
20-270
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Drawing No.

A1.0



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C:\Users\Brennan.JKAE\Box00 JKAE Home\Projects\TPC Housing\20-270 Mammoth-Parcel01 Drawings\02 Civil\CEAA1.0 SITE FIRE ACCESS PLAN.dwg 11/16/20 1:15:07pm 1 Brennan



SOUTHWEST VIEW



SOUTHEAST VIEW



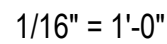
NORTHWEST VIEW

Seal			NOT FOR CONSTRUCTION		Project TOWN OF MAMMOTH LAKES - THE PARCEL 1699 TAVERN ROAD APN: 035-010-020
Drawing Title			Drawn By TF		
BUILDING A-1 RENDERINGS			Checked By DB		Project No. 20-270 © Date NOV 2020 Drawing No.
NO.	DATE	ISSUE			

FOURTH LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

BIKE PARKING: 50 SPACES
(.75 SPACES PER UNIT)

A2.1



BUILDING A-1 FLOOR AREA

LEVEL	AREA
GROUND LEVEL	35,771 SF
SECOND LEVEL	21,113 SF
THIRD LEVEL	21,113 SF
FOURTH LEVEL	21,113 SF
TOTAL	99,110 SF

GROUND LEVEL	AREA
PARKING	22,049 SF
EGRESS	1,855 SF
LOBBY	970 SF
COMMUNITY CENTER	5,737 SF
DAYCARE	2,722 SF
UTILITIES	756 SF
BIKE STORAGE	1,682 SF
TOTAL	35,771 SF

SECOND LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

THIRD LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

FOURTH LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

Seal

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CONSTRUCTION

Project
TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

Drawing Title

BUILDING A-1 SECOND FLOOR PLAN

Drawn By

TF

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20-270

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B I M

A2.2



Second Level Floor Plan Schematic

$$\frac{1}{16}'' = 1'-0''$$


UNIT TYPE LEGEND

	STUDIO UNIT	400 SF
	1BD UNIT	630 SF
	2BD UNIT	760 - 790 SF
	3BD UNIT	1070 SF

BUILDING A-1 UNIT BREAKDOWN

UNIT TYPE	NUMBER OF UNITS	PARKING
STUDIO	21 UNITS	11.5
1BD	12 UNITS	12
2BD	18 UNITS	27
3BD	15 UNITS	22.5
TOTAL	66 UNITS	73

BIKE PARKING: 50 SPACES
(.75 SPACES PER UNIT)

BUILDING A-1 FLOOR AREA

LEVEL	AREA
GROUND LEVEL	35,771 SF
SECOND LEVEL	21,113 SF
THIRD LEVEL	21,113 SF
FOURTH LEVEL	21,113 SF
TOTAL	99,110 SF

GROUND LEVEL	AREA
PARKING	22,049 SF
EGRESS	1,855 SF
LOBBY	970 SF
COMMUNITY CENTER	5,737 SF
DAYCARE	2,722 SF
UTILITIES	756 SF
BIKE STORAGE	1,682 SF
TOTAL	35,771 SF

SECOND LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

THIRD LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

FOURTH LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

Seal

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Project

TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

Drawing Title

BUILDING A-1 THIRD
FLOOR PLAN

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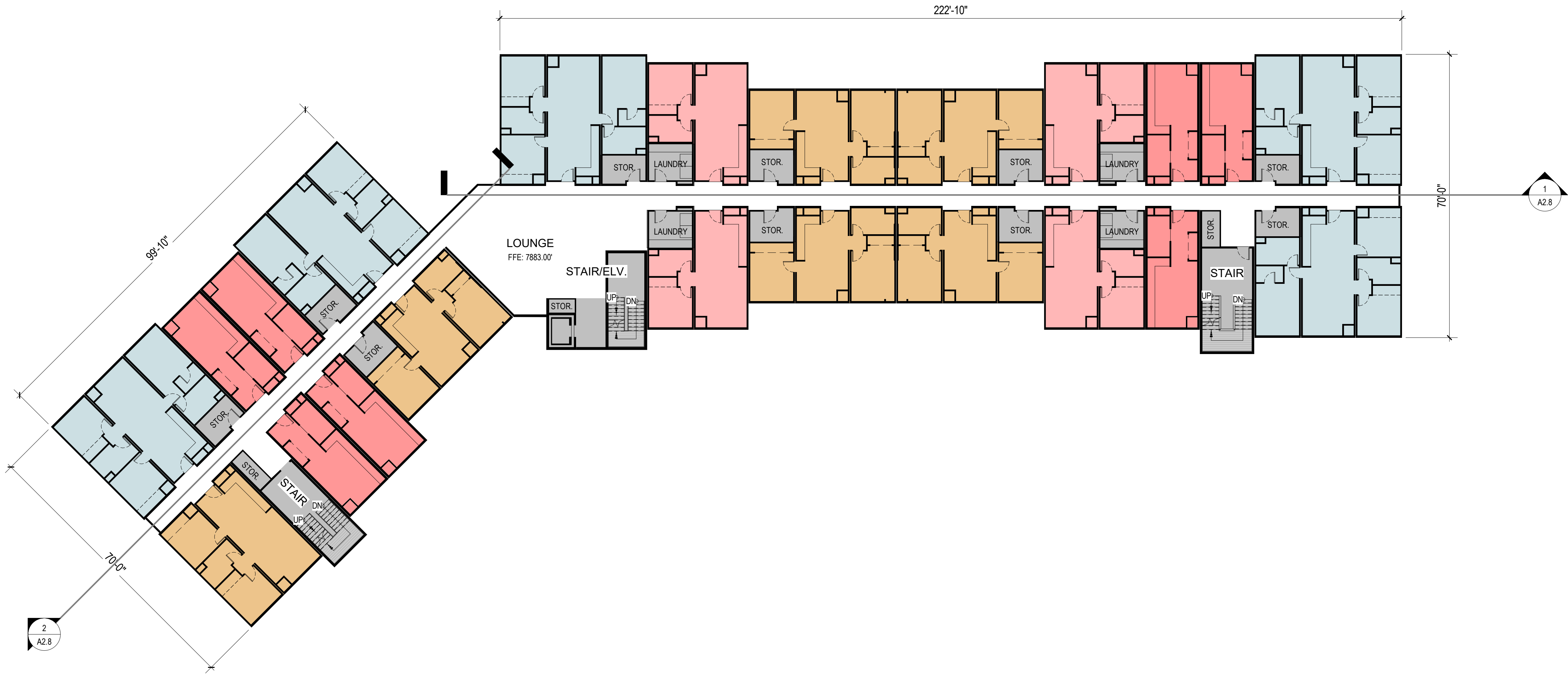
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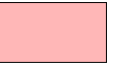


Third Level Floor Plan Schematic

1/16" = 1'-0"



UNIT TYPE LEGEND

	STUDIO UNIT	400 SF
	1BD UNIT	630 SF
	2BD UNIT	760 - 790 SF
	3BD UNIT	1070 SF

BUILDING A-1 UNIT BREAKDOWN

UNIT TYPE	NUMBER OF UNITS	PARKING
STUDIO	21 UNITS	11.5
1BD	12 UNITS	12
2BD	18 UNITS	27
3BD	15 UNITS	22.5
TOTAL	66 UNITS	73

BIKE PARKING:
(.75 SPACES PER UNIT)

50 SPACES

BUILDING A-1 FLOOR AREA

LEVEL	AREA
GROUND LEVEL	35,771 SF
SECOND LEVEL	21,113 SF
THIRD LEVEL	21,113 SF
FOURTH LEVEL	21,113 SF
TOTAL	99,110 SF

GROUND LEVEL	AREA
PARKING	22,049 SF
EGRESS	1,855 SF
LOBBY	970 SF
COMMUNITY CENTER	5,737 SF
DAYCARE	2,722 SF
UTILITIES	756 SF
BIKE STORAGE	1,682 SF
TOTAL	35,771 SF

SECOND LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

THIRD LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

FOURTH LEVEL	AREA
UNITS	15,538 SF
HALLWAY	2,426 SF
EGRESS	1,780 SF
ACCESSORY SPACES	1,369 SF
TOTAL	21,113 SF

Seal

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CONSTRUCTION

Project

TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

Drawing Title

BUILDING A-1 FOURTH
FLOOR PLAN

NO.

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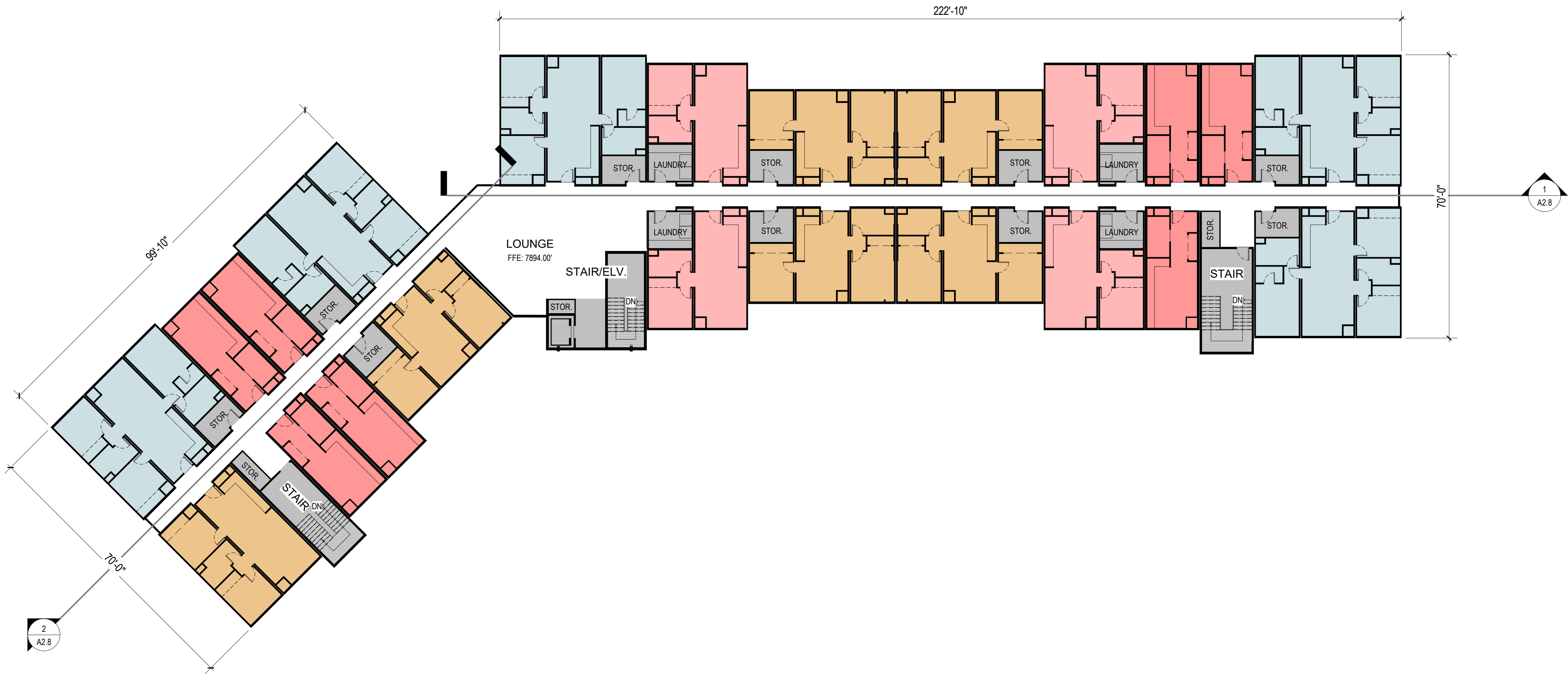
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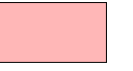
A2.4



Fourth Level Floor Plan Schematic

1/16" = 1'-0"

UNIT TYPE LEGEND

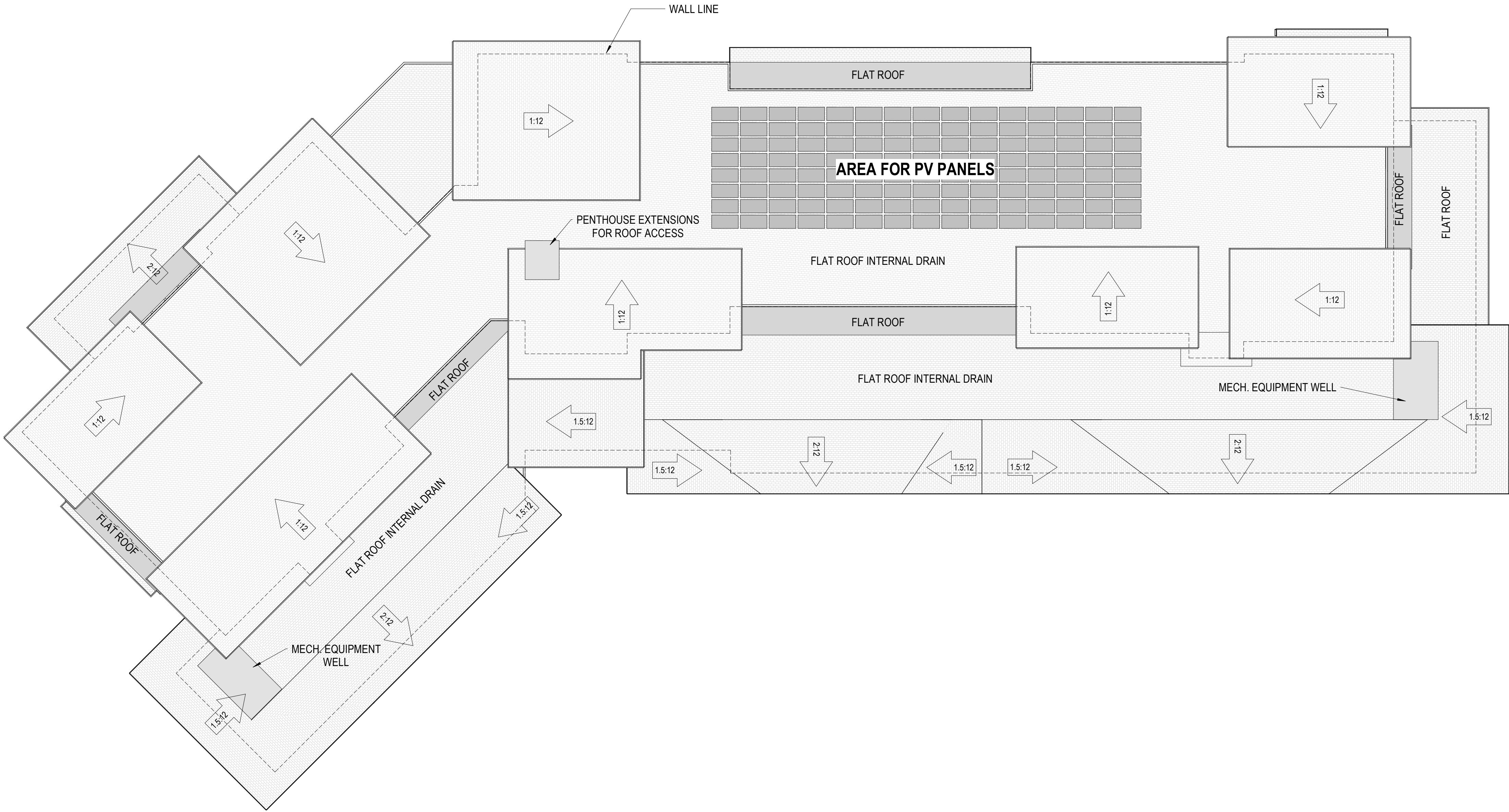
	STUDIO UNIT	400 SF
	1BD UNIT	630 SF
	2BD UNIT	760 - 790 SF
	3BD UNIT	1070 SF

BUILDING A-1 UNIT BREAKDOWN

UNIT TYPE	NUMBER OF UNITS	PARKING
STUDIO	21 UNITS	11.5
1BD	12 UNITS	12
2BD	18 UNITS	27
3BD	15 UNITS	22.5
TOTAL	66 UNITS	73

BIKE PARKING:
(.75 SPACES PER UNIT)

50 SPACES



Roof Plan Schematic

1/16" = 1'-0"



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BUILDING A-1 ROOF PLAN			TF		
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ISSUE			Project No.		
			20-270		
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					A2.5

MATERIAL KEY

AR-1: ASPHALT SHINGLE ROOFING
CF-1: BOARD-FORM CONCRETE
FC-1: FIBER CEMENT LAP SIDING, HORIZONTAL ORIENTATION
FC-2: FIBER CEMENT FLAT PANEL SIDING
FC-3: FIBER CEMENT SOFFIT PANEL
FC-4: FIBER CEMENT TRIM BOARD
MP-1: CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTAION
SM-1: SHEET METAL COPING AND FLASHING
WD-1: WOOD TIMBER STRUCTURE



North Elevation Schematic

1/16" = 1'-0"



East Elevation Schematic

1/16" = 1'-0"



South Elevation Schematic

1/16" = 1'-0"

Seal

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Project
**TOWN OF MAMMOTH LAKES - THE
PARCEL**

**1699 TAVERN ROAD
APN: 035-010-020**

Drawing Title

**BUILDING A-1
ELEVATIONS**

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MATERIAL KEY
AR-1: ASPHALT SHINGLE ROOFING
CF-1: BOARD-FORM CONCRETE
FC-1: FIBER CEMENT LAP SIDING, HORIZONTAL ORIENTATION
FC-2: FIBER CEMENT FLAT PANEL SIDING
FC-3: FIBER CEMENT SOFFIT PANEL
FC-4: FIBER CEMENT TRIM BOARD
MP-1: CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTAION
SM-1: SHEET METAL COPING AND FLASHING
WD-1: WOOD TIMBER STRUCTURE



Northwest Elevation Schematic
1/16" = 1'-0"



Southwest Elevation Schematic
1/16" = 1'-0"



Southeast Elevation Schematic
1/16" = 1'-0"

Seal
**NOT FOR
CONSTRUCTION**

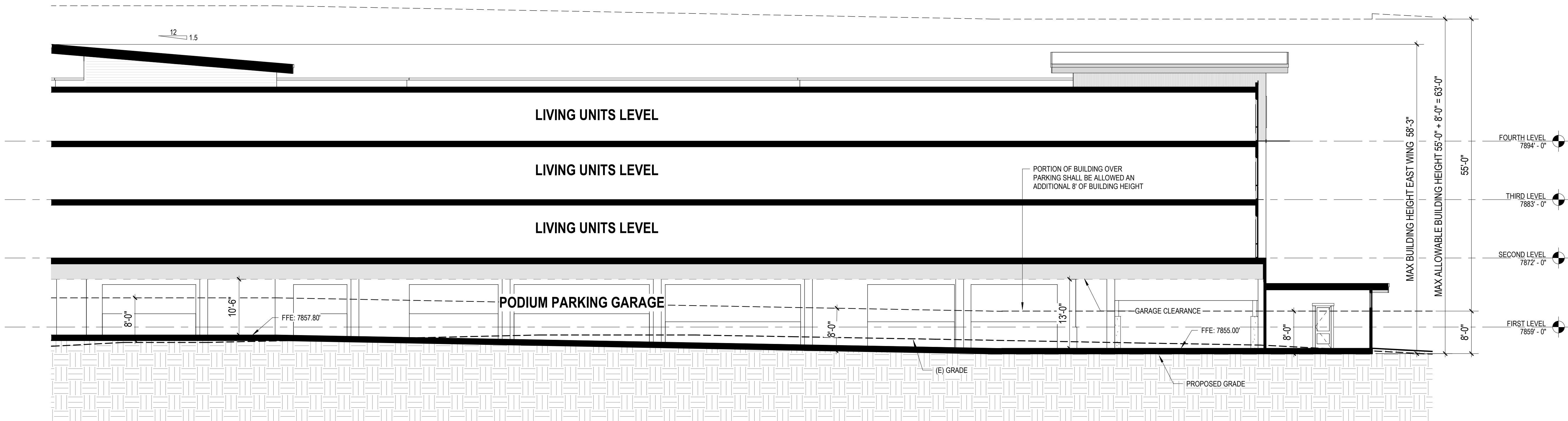
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**BUILDING A-1
ELEVATIONS-2**

NO.	DATE	ISSUE

Project
**TOWN OF MAMMOTH LAKES - THE
PARCEL**
1699 TAVERN ROAD
APN: 035-010-020

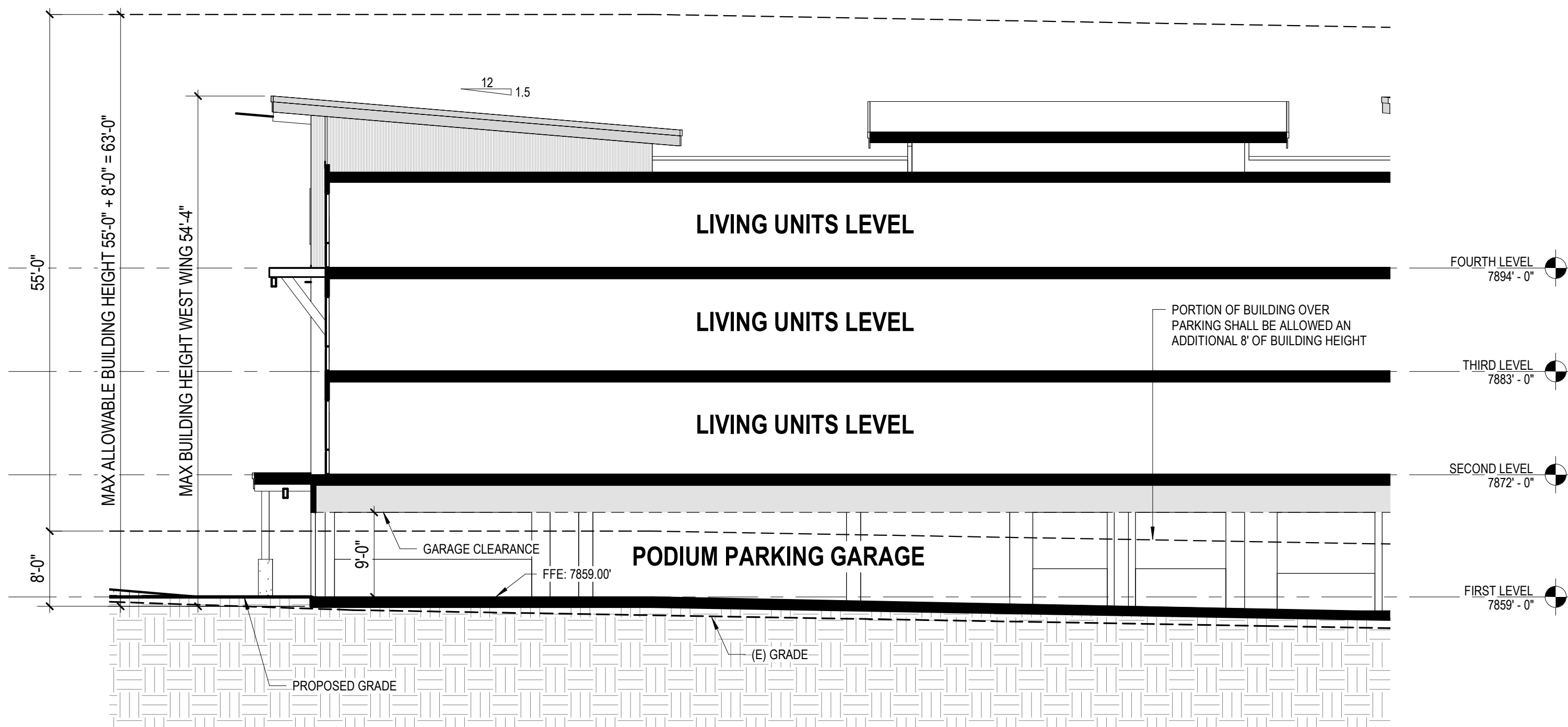
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BUILDING SECTION 1

3/32" = 1'-0"



BUILDING SECTION 2

3/32" = 1'-0"

Seal			Project TOWN OF MAMMOTH LAKES - THE PARCEL 1699 TAVERN ROAD APN: 035-010-020
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BUILDING A-1 SECTIONS			TF
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			DB
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			Drawing No.
			A2.8



NORTHEAST VIEW

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BUILDING B-1 RENDERERS			TF	
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			© Date	
			NOV 2020	
			Drawing No.	
			A3.0	

BUILDING B-1 FLOOR AREA

LEVEL	AREA
GROUND LEVEL	7,896 SF
SECOND LEVEL	6,599 SF
THIRD LEVEL	6,599 SF
FOURTH LEVEL	6,599 SF
TOTAL	27,693 SF

GROUND LEVEL	AREA
PARKING	5,657 SF
EGRESS	1,043 SF
UTILITIES	604 SF
BIKE STORAGE	592 SF
TOTAL	7,896 SF

SECOND LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

THIRD LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

FOURTH LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

Seal

NOT FOR
CONSTRUCTION

Project
TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

Drawing Title

BUILDING B-1 FLOOR
PLANS

NO.	DATE	ISSUE

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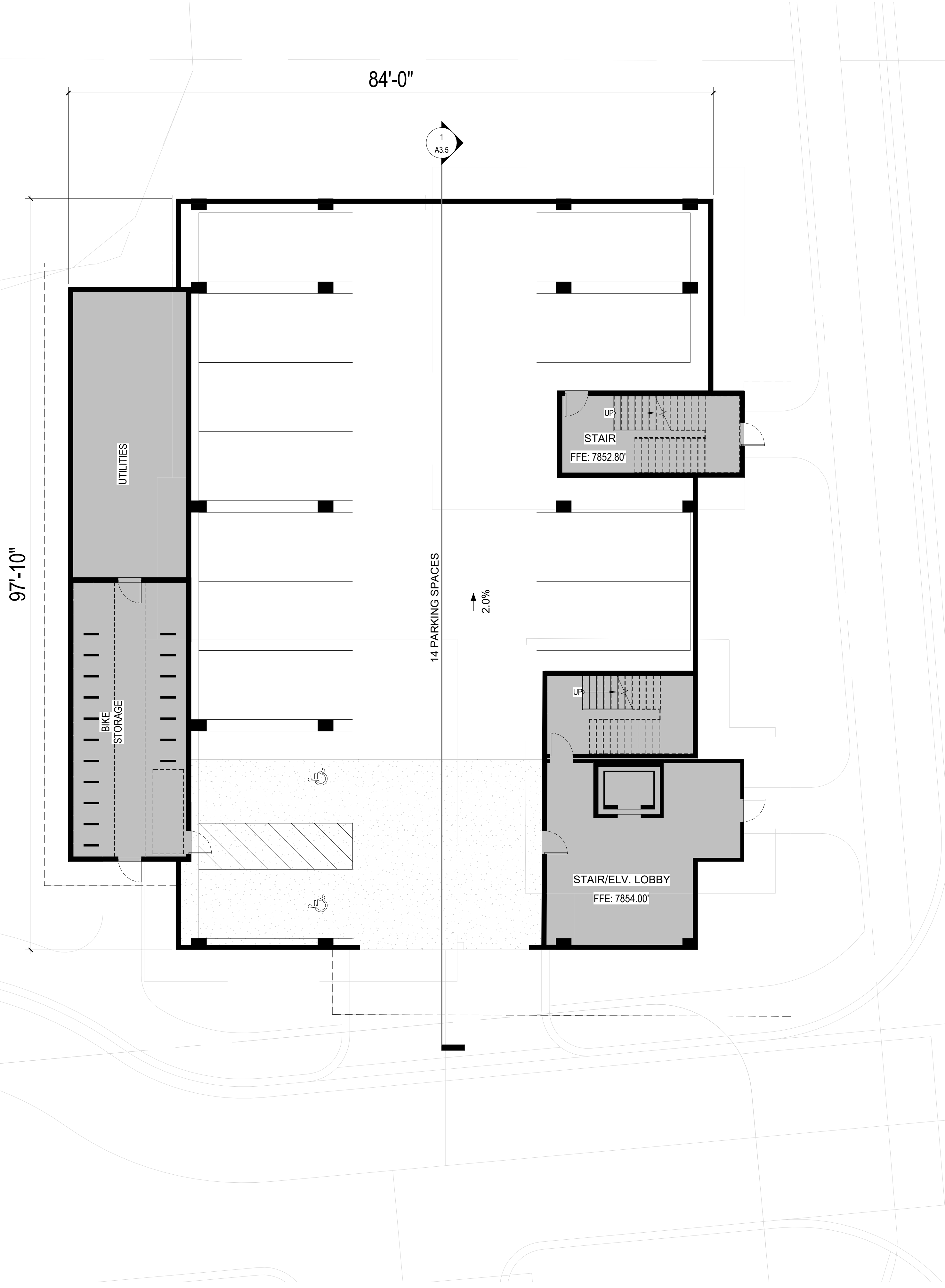
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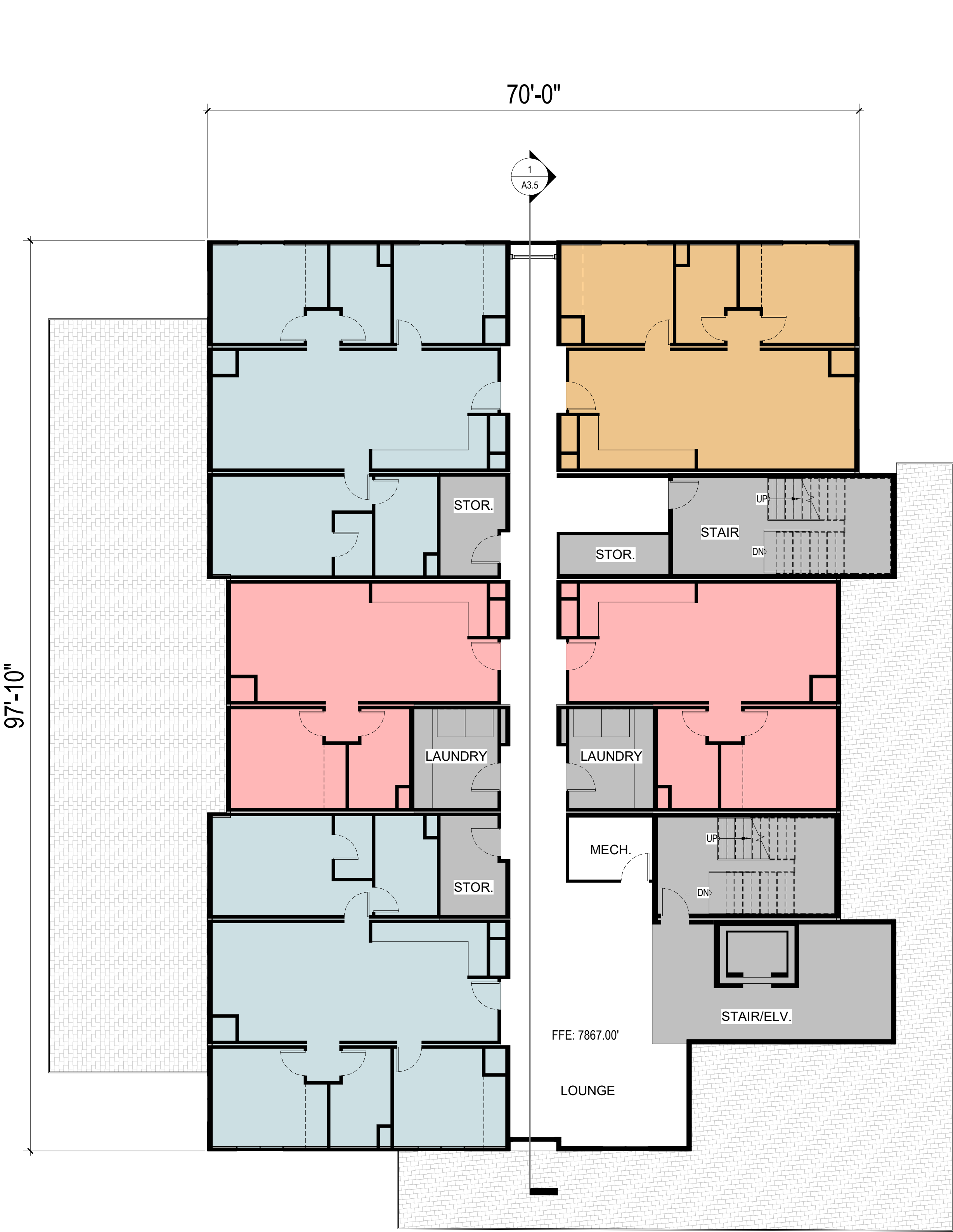
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A3.1



First Level Floor Plan

1/8" = 1'-0"



Second Level Floor Plan

1/8" = 1'-0"

UNIT TYPE LEGEND

STUDIO UNIT	400 SF
1BD UNIT	630 SF
2BD UNIT	760 - 790 SF
3BD UNIT	1070 SF

BUILDING B-1 UNIT BREAKDOWN

UNIT TYPE	NUMBER OF UNITS	PARKING
1BD	6 UNITS	6
2BD	3 UNITS	4.5
3BD	6 UNITS	9
TOTAL	15 UNITS	20

BIKE PARKING:
(.75 SPACES PER UNIT)

12 SPACES

BUILDING B-1 FLOOR AREA

LEVEL	AREA
GROUND LEVEL	7,896 SF
SECOND LEVEL	6,599 SF
THIRD LEVEL	6,599 SF
FOURTH LEVEL	6,599 SF
TOTAL	27,693 SF

GROUND LEVEL	AREA
PARKING	5,657 SF
EGRESS	1,043 SF
UTILITIES	604 SF
BIKE STORAGE	592 SF
TOTAL	7,896 SF

SECOND LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

THIRD LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

FOURTH LEVEL	AREA
UNITS	4,248 SF
HALLWAY	700 SF
EGRESS	1,249 SF
ACCESSORY SPACES	402 SF
TOTAL	6,599 SF

Seal

NOT FOR
CONSTRUCTION

Project

TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

Drawing Title

BUILDING B-1 FLOOR
PLANS

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A3.2



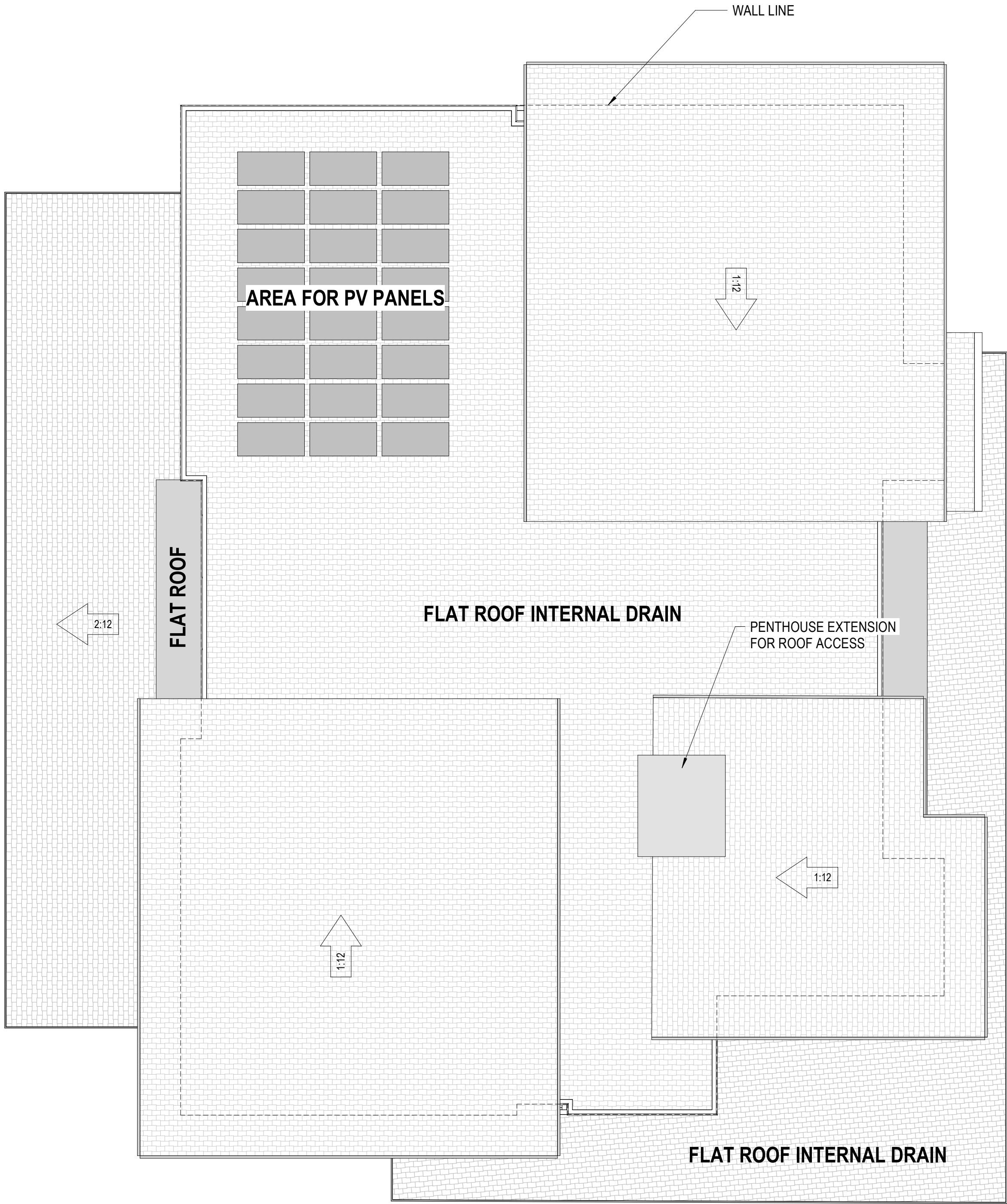
UNIT TYPE LEGEND

STUDIO UNIT	400 SF
1BD UNIT	630 SF
2BD UNIT	760 - 790 SF
3BD UNIT	1070 SF

BUILDING B-1 UNIT BREAKDOWN

UNIT TYPE	NUMBER OF UNITS	PARKING
1BD	6 UNITS	6
2BD	3 UNITS	4.5
3BD	6 UNITS	9
TOTAL	15 UNITS	20

BIKE PARKING:
(.75 SPACES PER UNIT) 12 SPACES



Roof Plan Schematic

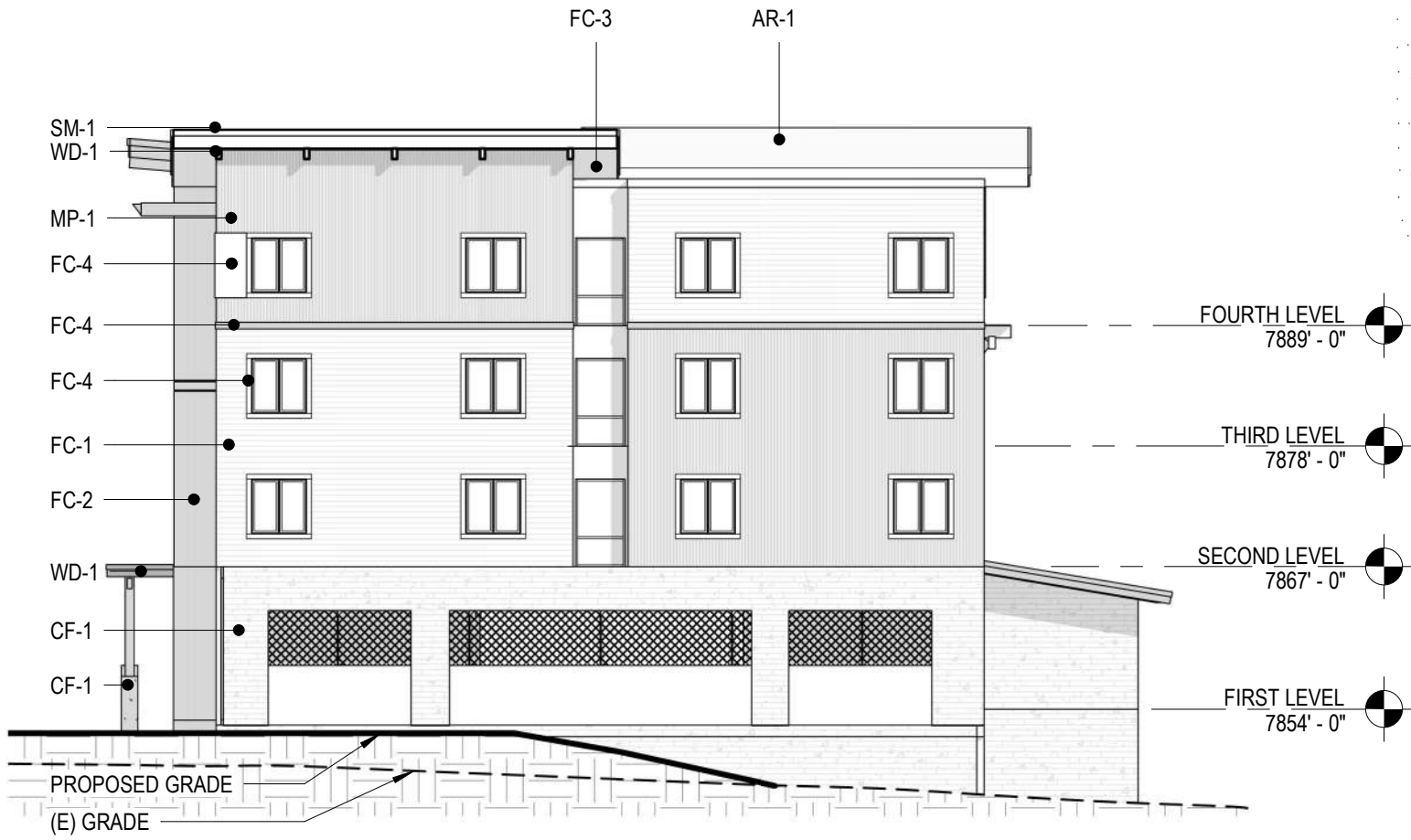
1/8" = 1'-0"



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					Checked By Checker
					Project No. 20-270
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					Drawing No. A3.3

MATERIAL KEY

- AR-1: ASPHALT SHINGLE ROOFING
- CF-1: BOARD-FORM CONCRETE
- FC-1: FIBER CEMENT LAP SIDING, HORIZONTAL ORIENTATION
- FC-2: FIBER CEMENT FLAT PANEL SIDING
- FC-3: FIBER CEMENT SOFFIT PANEL
- FC-4: FIBER CEMENT TRIM BOARD
- MP-1: CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTAION
- SM-1: SHEET METAL COPING AND FLASHING
- WD-1: WOOD TIMBER STRUCTURE



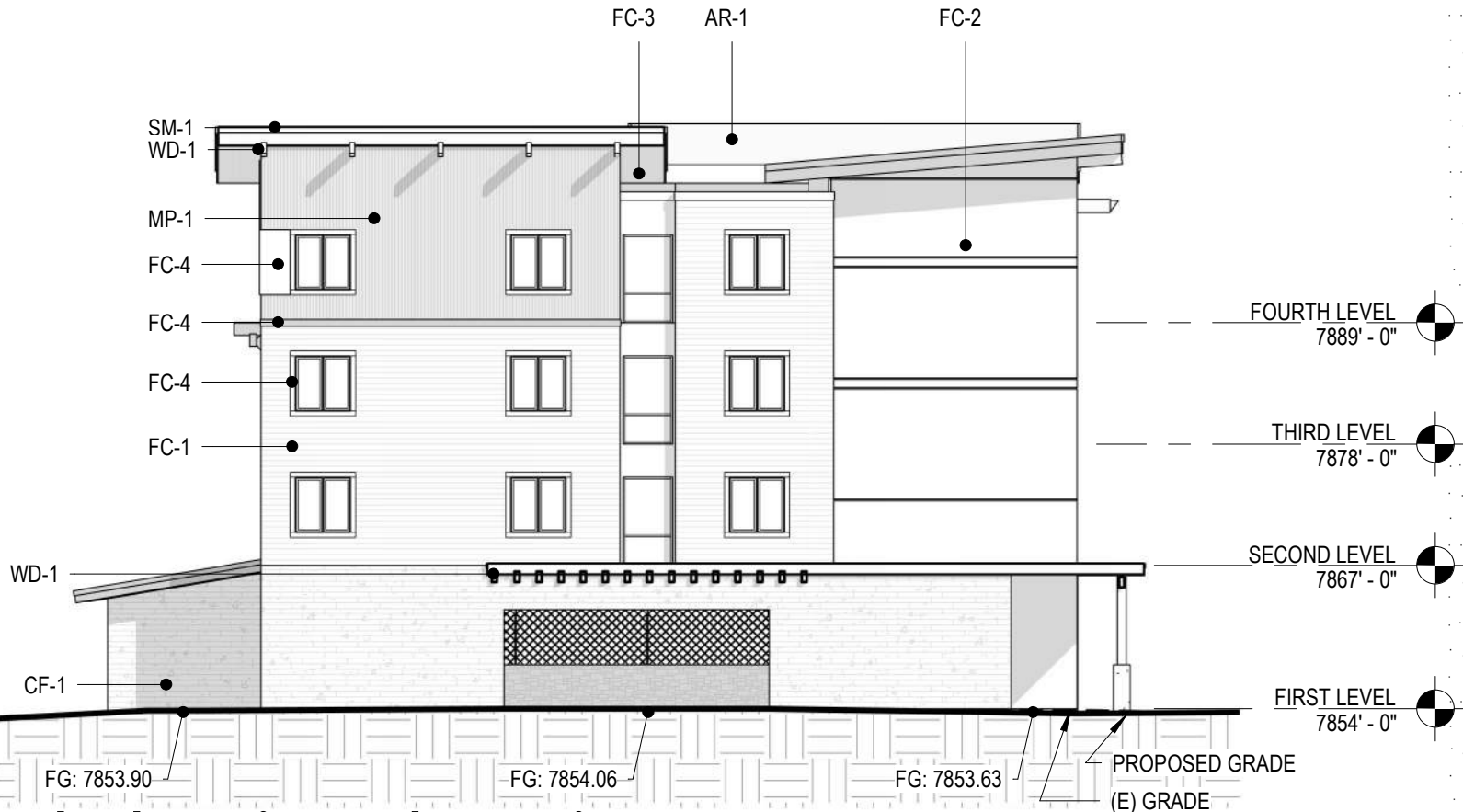
North Elevation Schematic

1/16" = 1'-0"



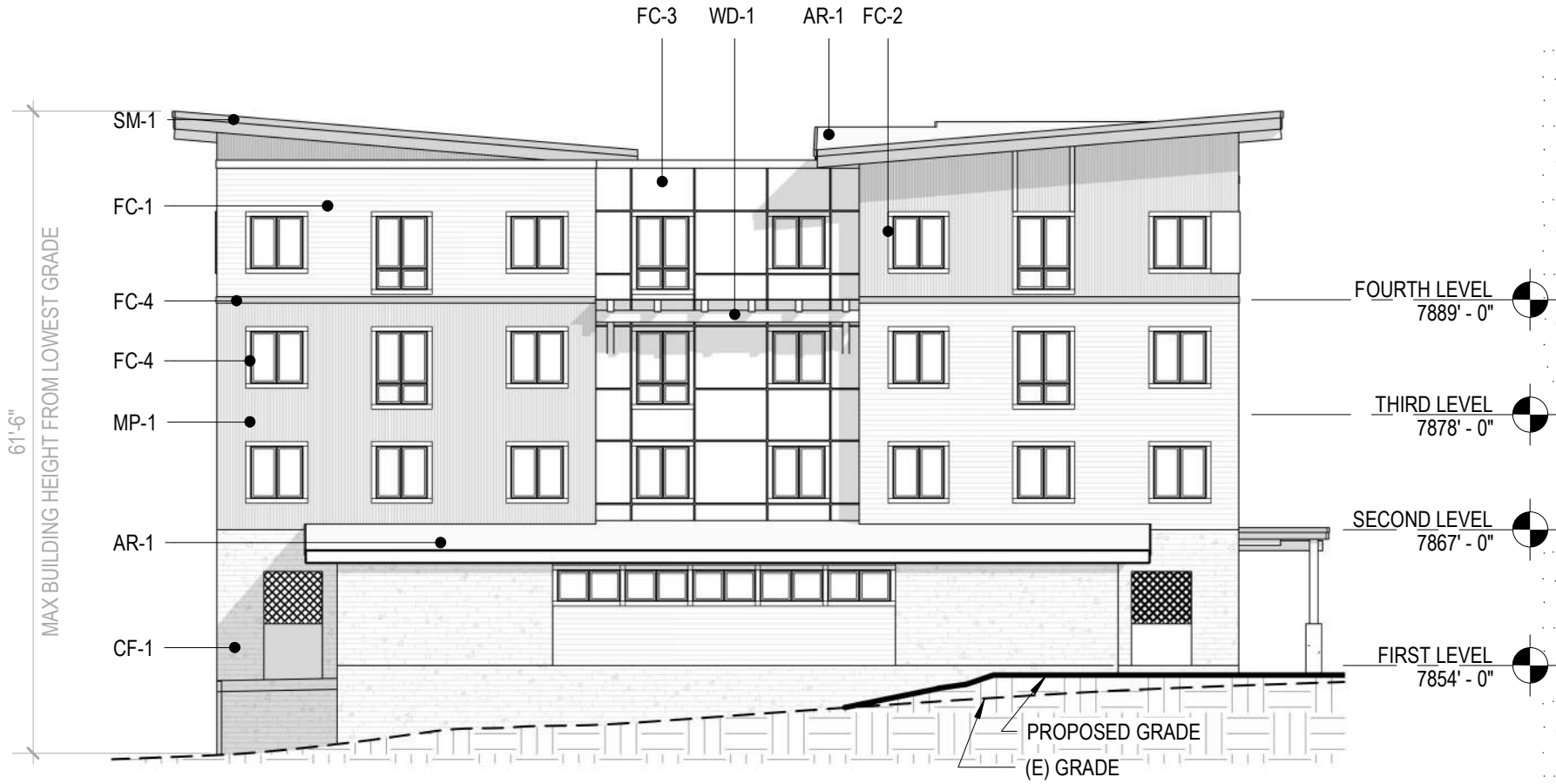
East Elevation Schematic

1/16" = 1'-0"



South Elevation Schematic

1/16" = 1'-0"



West Elevation Schematic

1/16" = 1'-0"

Seal

NOT FOR
CONSTRUCTION

Building Title
**BUILDING B-1
ELEVATIONS**

NO.	DATE	ISSUE

Project
**TOWN OF MAMMOTH LAKES - THE
PARCEL**

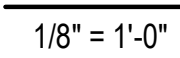
**1699 TAVERN ROAD
APN: 035-010-020**

Drawn By
CP

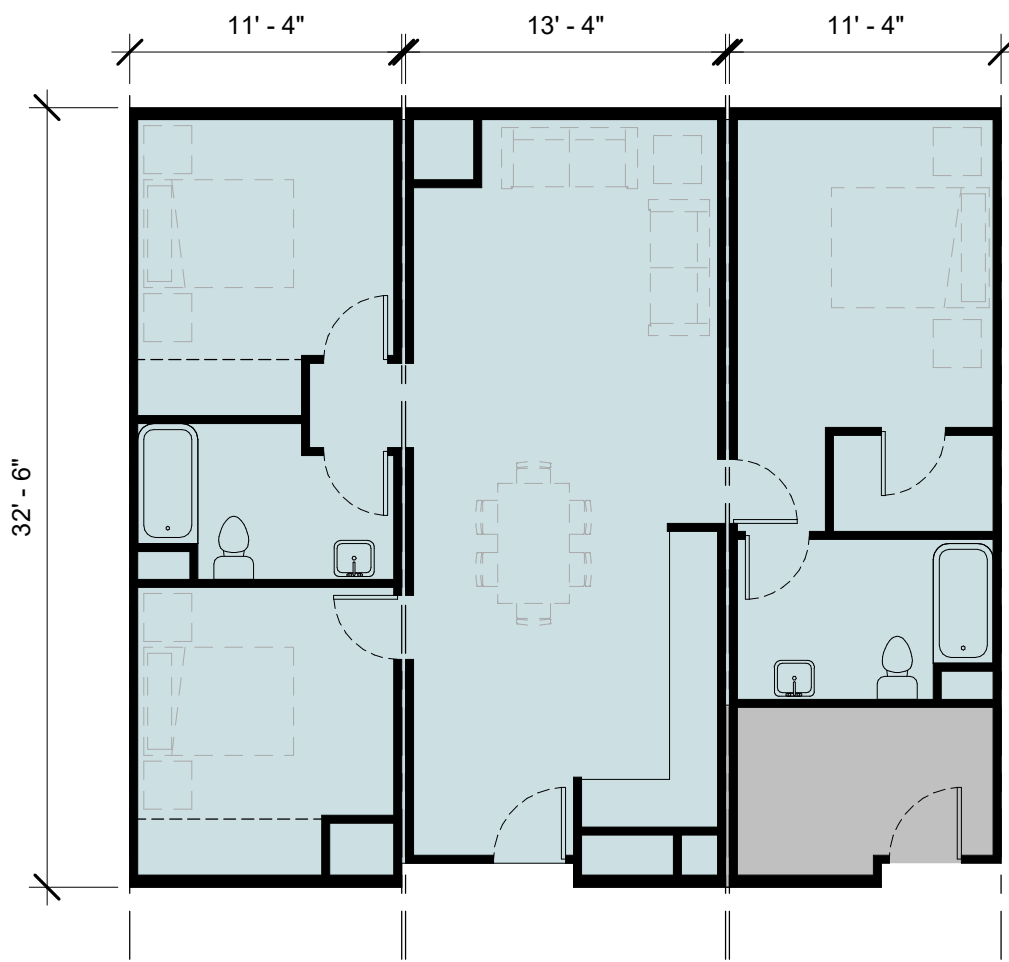
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Drawing No.

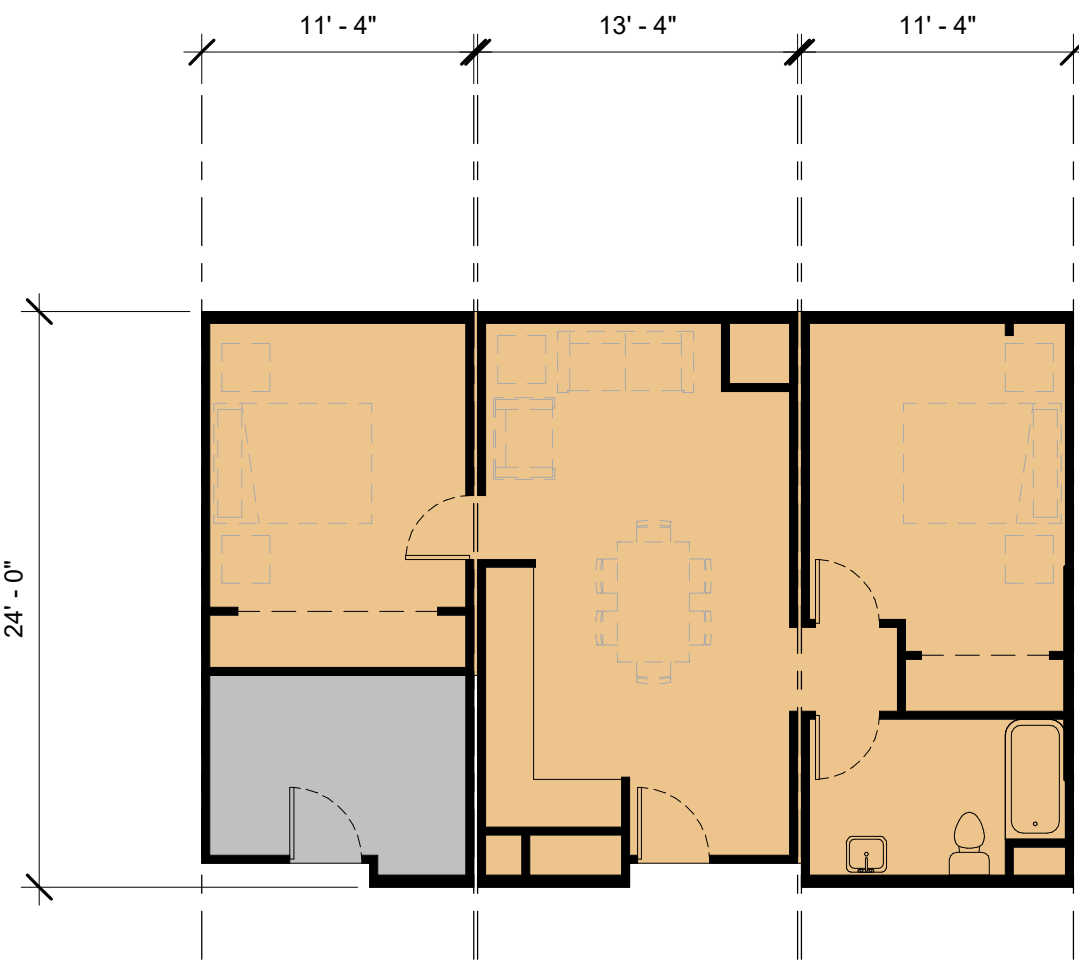
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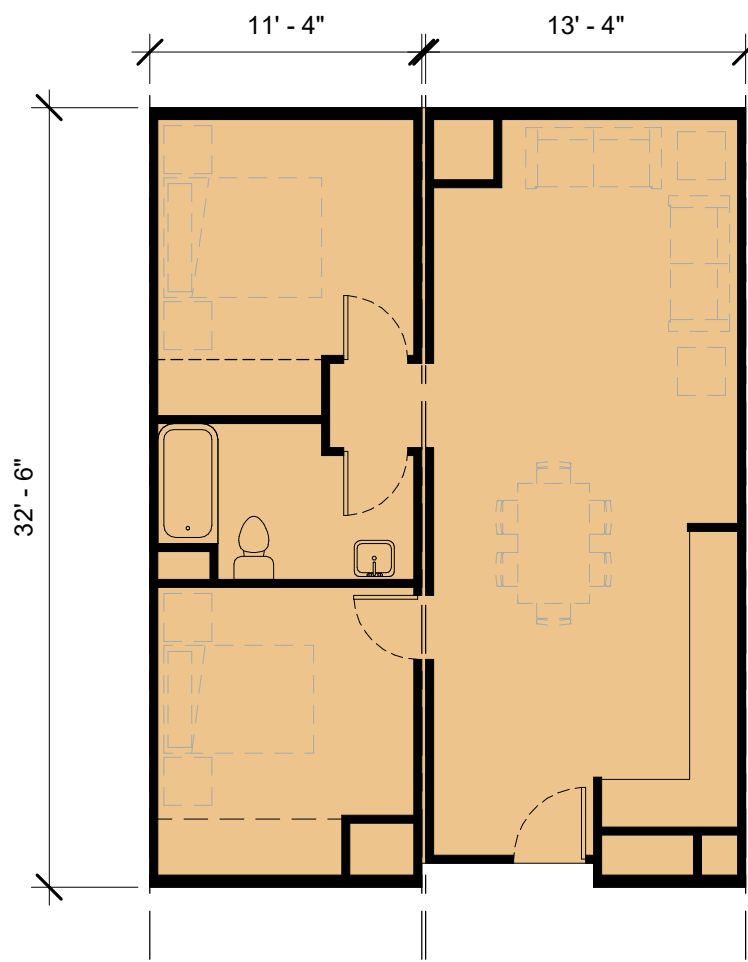
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Drawing Title BUILDING B-1 SECTIONS			Drawn By Author
			Checked By Checker
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			Drawing No.
			A3.5



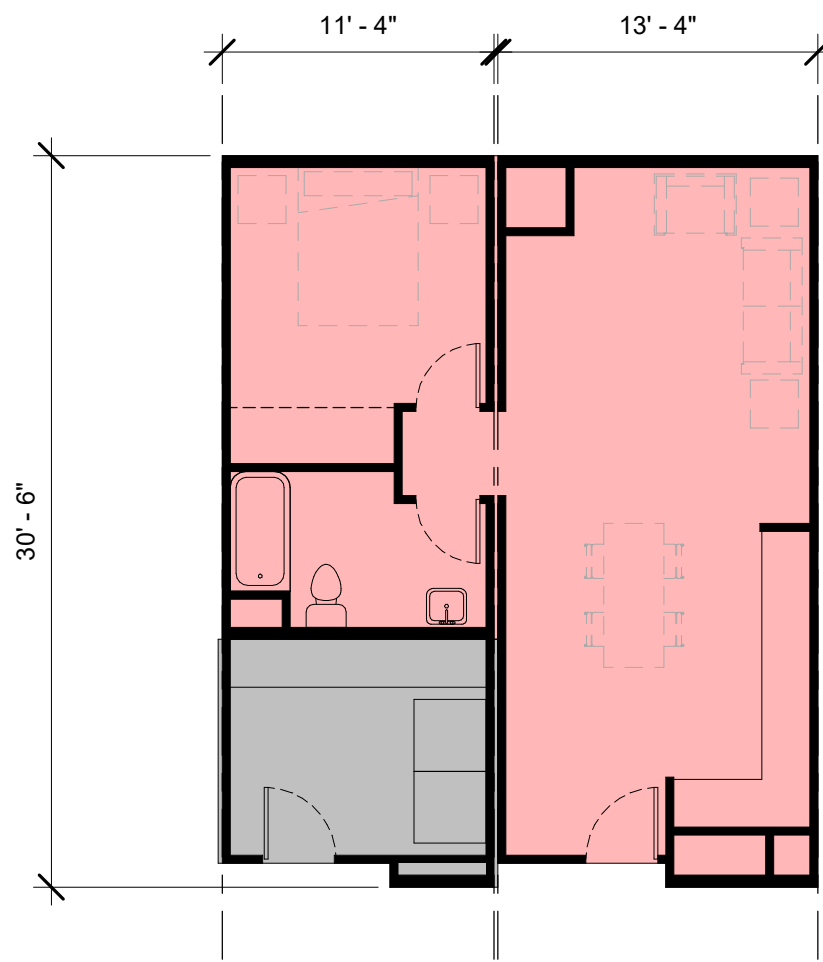
3BD 1070 SF



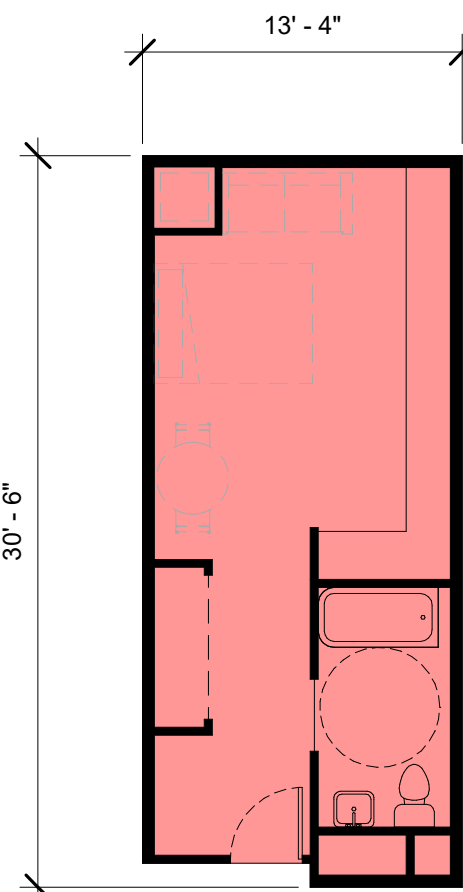
2BD 760 SF



2BD 790 SF



1BD 630 SF



STUDIO 400 SF

Unit Plans

1/8" = 1'-0"

Seal			Project TOWN OF MAMMOTH LAKES - THE PARCEL 1699 TAVERN ROAD APN: 035-010-020
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Drawing Title			Drawn By
Unit Design			TF
			Checked By
			DB
NO.	DATE	ISSUE	Project No.
			20-270
			© Date
			NOV 2020
			Drawing No.
			A4.0

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11/16/2020 3:32:58 PM BIM 360/20-270 Mammoth- Parcel/The Parcel-BUILDING A.rvt



SHADOW DIAGRAM - DEC. 21st 12:00PM

1" = 30'-0"



Seal

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CONSTRUCTION

Drawing Title

SHADOW DIAGRAM

NO.	DATE	ISSUE

Project
TOWN OF MAMMOTH LAKES - THE
PARCEL

1699 TAVERN ROAD
APN: 035-010-020

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20-270

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