

37 Old Mammoth Road Development Application

May 31, 2017

GROCERY
OUTLET
bargain market™

BEST DEVELOPMENT GROUP
2580 SIERRA BLVD., SUITE # E
SACRAMENTO, CA 95825

PROPOSED TENANT:
GROCERY OUTLET INC.
5650 HOLLIS STREET
EMERYVILLE, CA 94608

SITE & SHELL BUILDING DESIGN FOR:
STORE # (TBD)
MAMMOTH LAKES
37 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

PLANNING
SUBMITTAL

HMR ARCHITECTS

2100 21st Street
Sacramento, CA 95818
P 916.736.2724
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www.hmrarchitects.com

COVER
SHEET
PROJECT
INFORMATION

DRAWN BY: PK/RR
CHECKED BY: RR/SP

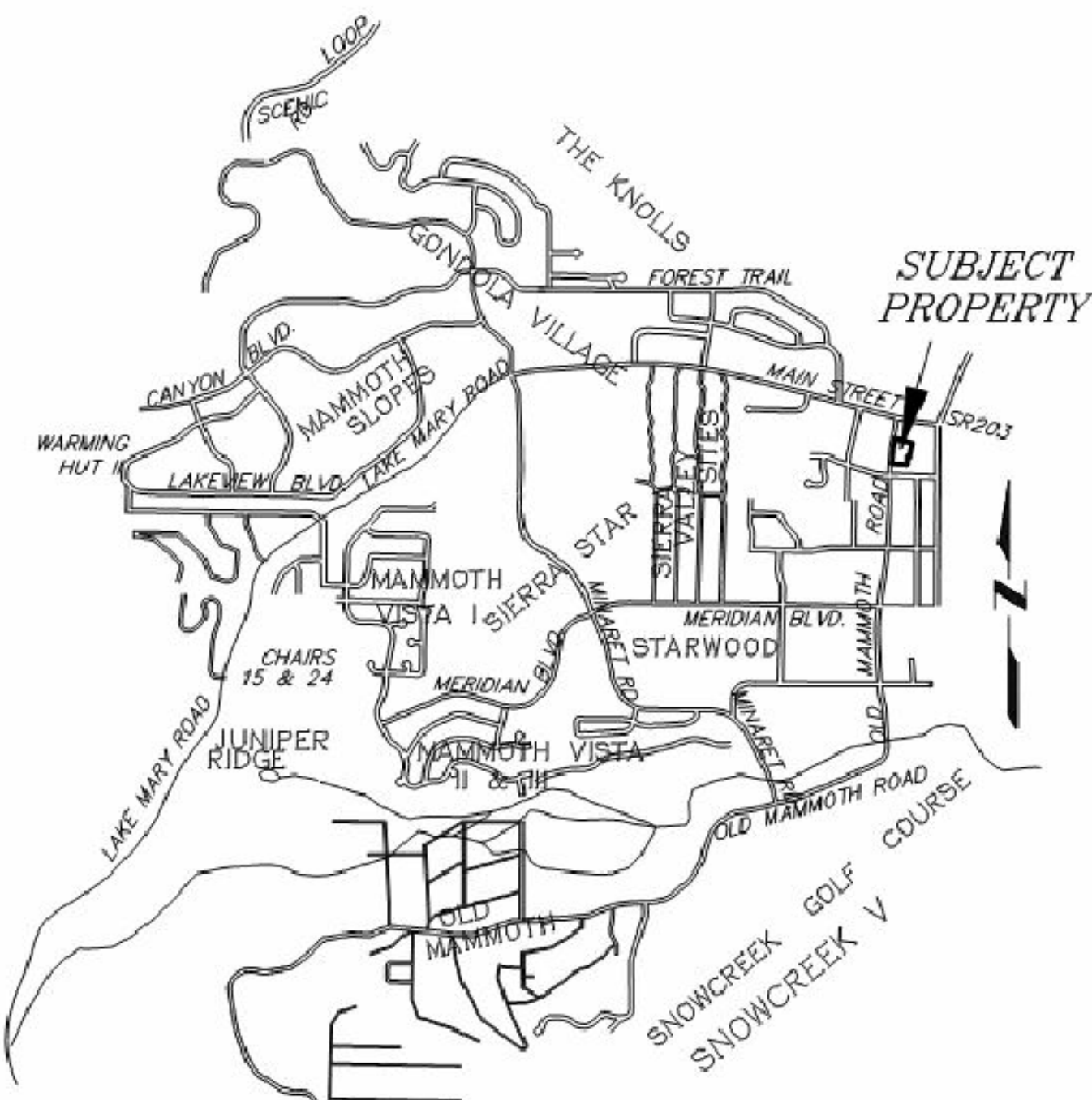
JOB # 16034

May 31, 2017

A0
18K-SR-DS
VERSION # 4



CONTEXT MAP



VICINITY MAP



PROJECT LOCATION MAP

SITE SUMMARY :

BUILDING FOOTPRINT	
GROSS LEASE SHELL =	18,000 S.F.
ENTRY VESTIBULE =	864 S.F.
COVERED "PORCH" =	247 S.F.
COVERED TRUCK DOCK =	480 S.F.
EQUIP. ENCLOSURE =	264 S.F.
TOTAL BLDG. FOOTPRINT = 19,855 S.F.	
"DELIVERY" AWNING =	108 S.F.
TRASH ENCLOSURE =	224 S.F.
TRUCK DOCK RAMP =	934 S.F.
MISC. CONC. FLATWORK =	2,488 S.F.
AC PAVED (PARKING/DRIVES) =	27,899 S.F.
LANDSCAPED PLANTERS =	7,435 S.F.
PUBLIC WALK / BUS STOP =	739 S.F.
TOTAL SITE (GROSS) = 59,682 S.F.	

PARKING: (SEE SHEET A1 FOR CALCS)	
REQUIRED =	49 SPACES
PROVIDED =	49 SPACES

PROJECT TEAM :

DEVELOPERS
BEST DEVELOPMENT GROUP
2580 SIERRA BLVD., SUITE # E
SACRAMENTO, CA 95825
916-486-2694
CONTACT: TERRY JOHNSON

ARCHITECT
HMR ARCHITECTS
2130 21ST STREET
SACRAMENTO, CA 95818
916-736-2724
CONTACT: RANDY REEVES, PM

CIVIL / SURVEY
TRIAD/HOLMES ASSOCIATES
873 NORTH MAIN STREET #150
BISHOP, CA 93514
760-873-4273
CONTACT: MATT SCHOBEL, PE

LANDSCAPE ARCHITECT
WEILAND DESIGN GROUP, INC.
291 SIERRA WAVE
SWALL MEADOWS, CA 93514
619-742-0209
CONTACT: BOB WEILAND

PROPERTY INFORMATION:

PROJECT ADDRESS :	
37 OLD MAMMOTH ROAD MAMMOTH LAKES, CALIF.	
APN:	035-120-007 + 035-140-007
LAND AREA:	
± 1.37 ACRES 59,682 S.F.	
LOT 37 = .91 AC. LOT 27 = .46 AC.	
ZONING:	COMMERCIAL 2 (C2) DOWNTOWN ZONE
FLOOR AREA RATIO:	33%

PROJECT INFORMATION :

USE:	RETAIL (GROCERY STORE)
GROUP:	"M" (MERCANTILE)
CONSTR.:	TYPE V-B MASONRY / STEEL / WOOD
PROTECTION:	FULLY SPRINKLED

SUBMITTAL - SHEET INDEX :

A0	COVER SHEET - PROJECT INTRO
A1	SITE PLAN & BUILDING LAYOUT
A2	FLOOR PLAN - SHELL BUILDING
A3	FLOOR PLAN - FIXTURES
A4	ROOF PLAN
A5	BUILDING SECTIONS
A6	EXTERIOR ELEVATIONS
A7	CONTEXT EXTERIOR ELEVATION
1	SITE SURVEY
C1	TITLE SHEET
C2	PRELIM. GRADING & DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN
C4	PRELIMINARY RETAINING WALL PLAN
LC1	LANDSCAPE CONCEPT PLAN

- NOTE:**
- SEE SHEET "1" FOR RECORDED EASEMENT INFORMATION
 - SEE SHEETS C1 & C2 FOR GRADING, DRAINAGE AND UTILITY INFORMATION
 - SEE SHEET A6 FOR BUILDING EXTERIOR LIGHTING INFORMATION

PROPERTY INFO.:

LOT 37 = .91 AC
LOT 27 = .46 AC
TOTAL = 1.37 AC
+/- 59,682 SF

ZONING:
COMMERCIAL 2 (C2)
DOWNTOWN ZONE
FLOOR AREA RATIO = 33%

USE: RETAIL
GROUP: "M" OCC.
CONST.: TYPE V-B
CMU/WOOD
SPRINKLED

BICYCLE PARKING
- PER MUNICIPAL CODE SECTION 17.44.090:
2 PLUS 0.4 PER 1,000 GLA =
2 + 0.4 x 16.3 = 8.5 (9)
SHORT TERM (RACK) = 8 x 85% = 8
LONG TERM (LOCKER) = 8 x 15% = 1

LANDSCAPE (10% MIN.):
> THAN 5,000 SF REQUIRES METER
TOTAL LANDSCAPE = 7,435 S.F.
LANDSCAPE = 12% OF SITE

BUILDING AREAS (GROSS) :

SALES = 13,533 SF
STAFF = 417 SF
< OFFICES & EMPLOYEE LOUNGE >
STOCK = 2,379 SF
NON-OCC = 1,671 SF
< RESTROOMS, HALLWAY, JANITOR/EVAC & BOXES >
TOTAL = 18,000 SF

REQUIRED PARKING :

3 stalls / 1,000 SF (of Occ. Areas)
SALES = 13,533/1,000x3 = 40.6
STAFF = 417/1,000x3 = 1.3
STOCK = 2,379/1,000x3 = 7.1
NON-OCC = 0
TOTAL = 16,329/1,000x3 = 49.0

SEE SHELL PLAN ON SHEET A2
FOR FURTHER BREAKDOWN

PROPOSED PARKING STALLS :
ACCESSIBLE "VAN" = 1
ACCESSIBLE = 1
STANDARD = 47
TOTAL PROVIDED = 49

AC PAVING AREA = 27,899 S.F.
CONCRETE PAVING AREA = 4,298 S.F.
TOTAL PAVED AREA = 32,197 S.F.
SNOW STORAGE AREA = 3,775 S.F.
12% OF PAVED AREA
SNOW TO BE HAULED OFF-SITE

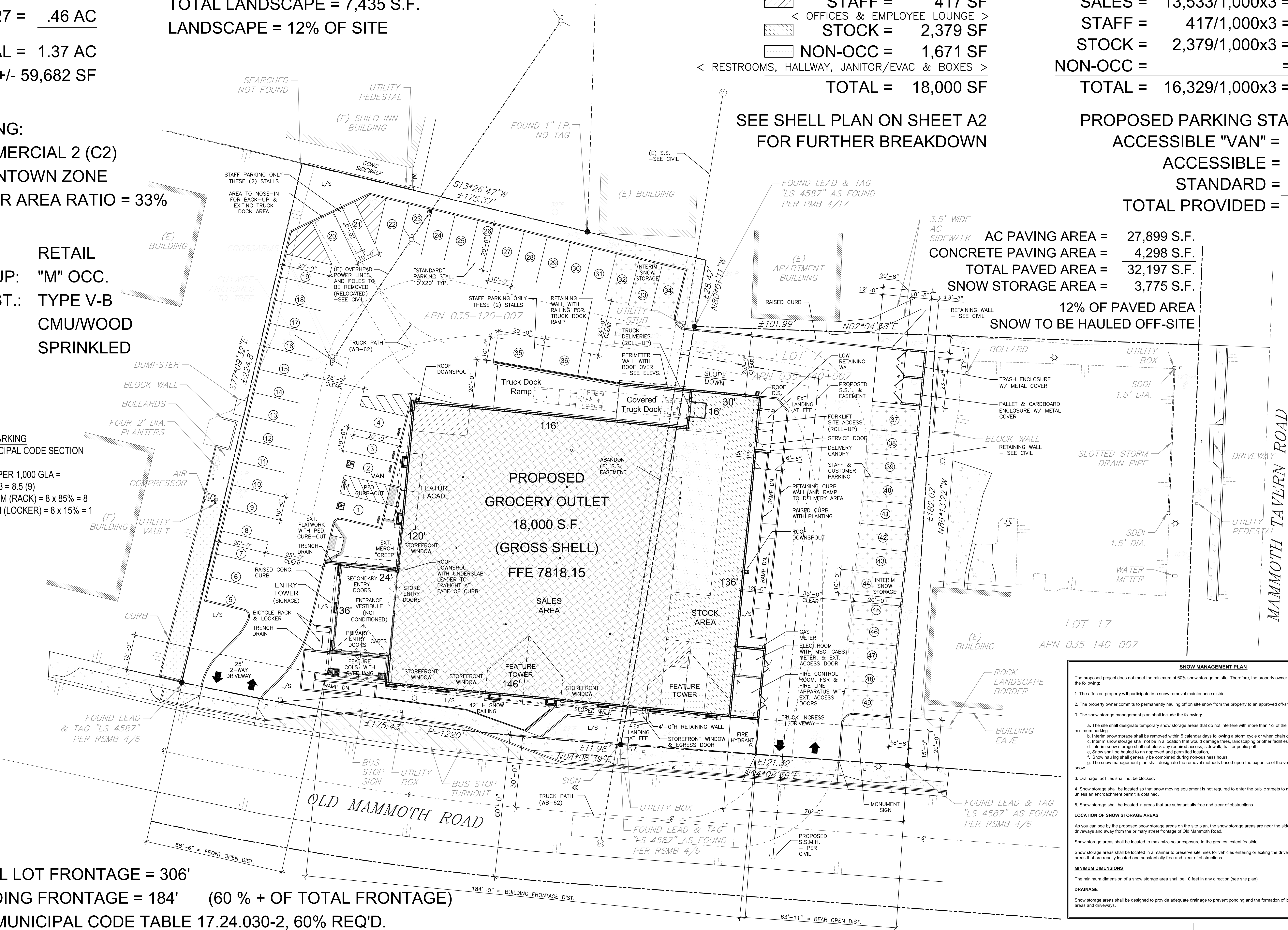
TOTAL LOT FRONTAGE = 306'
BUILDING FRONTAGE = 184' (60 % + OF TOTAL FRONTAGE)
PER MUNICIPAL CODE TABLE 17.24.030-2, 60% REQ'D.

GROCERY OUTLET - MAMMOTH LAKES, CA

REVISED LAYOUT PER COMMITTEE REVIEWS 5/12/17 + PARKING COUNT CLARIFICATION 5/25/17

SITE PLAN - SHELL LAYOUT

FILE: 60-MAMMOTH-LAKES_PLANNING_SHT-A1_SITE_2017-05-31



SNOW MANAGEMENT PLAN

The proposed project does not meet the minimum of 60% snow storage on site. Therefore, the property owner shall do the following:

- The affected property will participate in a snow removal maintenance district.
- The property owner commits to permanently hauling off on site snow from the property to an approved off-site snow storage area.
- The snow storage management plan shall include the following:
 - The site shall designate temporary snow storage areas that do not interfere with more than 1/3 of the project required minimum parking.
 - Interim snow storage shall be removed within 5 calendar days following a storm cycle or when chain controls are lifted.
 - Interim snow storage shall not be in a location that would damage trees, landscaping or other facilities.
 - Interim snow storage shall not block any required access, sidewalk, trail or public path.
 - Snow shall be hauled to an approved and permitted location.
 - Snow hauling shall generally be completed during non-business hours.
 - The snow management plan shall designate the removal methods based upon the expertise of the vendor removing the snow.
- Drainage facilities shall not be blocked.
- Snow storage shall be located so that snow moving equipment is not required to enter the public streets to move snow to the storage area unless an encroachment permit is obtained.
- Snow storage shall be located in areas that are substantially free and clear of obstructions

LOCATION OF SNOW STORAGE AREAS

As you can see by the proposed snow storage areas on the site plan, the snow storage areas are near the sides and rear parking areas and driveways and away from the primary street frontage of Old Mammoth Road.

Snow storage areas shall be located to maximize solar exposure to the greatest extent feasible.

Snow storage areas shall be located in a manner to preserve site lines for vehicles entering or exiting the driveways and shall be located in areas that are readily located and substantially free and clear of obstructions.

MINIMUM DIMENSIONS

The minimum dimension of a snow storage area shall be 10 feet in any direction (see site plan).

DRAINAGE

Snow storage areas shall be designed to provide adequate drainage to prevent ponding and the formation of ice, especially within pedestrian areas and driveways.

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OVERALL
SITE & BLDG.
PLAN

DRAWN BY: PK/RR
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PLUMBING FIXTURE CALCULATIONS:

PER 2013 CPC TABLE A: OCCUPANT LOAD FACTOR = 1/200
 OCCUPANT LOAD = 1800 / 200 = 90 OCCUPANTS
 45 MALE + 45 FEMALE
 PER 2013 CPC TABLE 4-1 (RETAIL) REQUIRED PROVIDED

MALE FACILITIES (45 PERSONS):
 WATER CLOSETS (1: 1-100) 1 (HC)
 URINALS (0: 1-200) 1
 LAVATORIES (1: 1-200) 1 (HC)
FEMALE FACILITIES (45 PERSONS):
 WATER CLOSETS (1: 1-100) 1 (HC)
 LAVATORIES (1: 1-200) 1 (STD)
 LAVATORIES (1: 1-200) 1 (HC)
DRINKING FOUNTAINS: (1: 1-250) 1 (HI-LO UNIT)

OCCUPANT LOAD ANALYSIS

AREA/USE	S.F. (NET)	LOAD FACTOR	OCC LOAD
000 ENTRANCE VESTIBULE	809	1/30	26
100 ENTRANCE	INCL. IN SALES	N/A	-
101 SALES	13,176	1/30	440
102 FRONT OFFICE	143	1/100	2
103 BACK OFFICE	98	1/100	1
104 CORRIDOR	63	(NON-OCC)	0
105 WOMEN'S RESTROOM	132	(NON-OCC)	0
106 MEN'S RESTROOM	98	(NON-OCC)	0
107 EMPLOYEE LOUNGE	106	1/15	7
108 JANITOR	81	(NON-OCC)	0
109 EVAC.	INCL. IN JANITOR	(NON-OCC)	-
110 RECEIVING	INCL. IN STOCK	1/300	-
111 STOCK AREA	2,142	1/300	8
112 DAIRY COOLER	562	(NON-OCC)	0
113 MEAT COOLER	123	(NON-OCC)	0
114 FROZEN BOX	402	(NON-OCC)	0
200 EQUIPMENT PLATFORM	608	1/300	2
TOTALS	18,543		486

SALES FLOOR OCCUPANCY TOTAL
 (ROOMS 000 THROUGH 107)
 (PER CBC SECTION 1015, 2 EXITS REQUIRED)
BACK OF HOUSE OCCUPANCY TOTAL
 (ROOMS 108 THROUGH 200)
 (PER CBC SECTION 1015, 1 EXIT REQUIRED)
TOTAL OCCUPANTS - ENTIRE STRUCTURE
 SUPPORT/STRUCTURE
 486
GROUND FLOOR TOTAL
 18,000 SHELL + 864 VESTIBULE
EXITING
 TOTAL (GROSS) = 18,000 S.F.
 TOTAL OCCUPANTS = 486 OCCUPANTS
 MINIMUM TOTAL EXIT WIDTH REQUIRED = 486 x 0.15 = 72.90 INCHES
 EXITS REQUIRED = 3
 EXITS PROVIDED = 3
 EXIT WIDTH PROVIDED (SALES) = 96" (#1) + 36" (#2) = 132"
 EXIT WIDTH PROVIDED (B.O.H.) = 36" (#3) = 36"

THIS SIDE FACES STREET
 - SEE SITE PLAN FOR FURTHER CONDITIONS

BUILDING AREAS (GROSS) :

SALES / OFFICES = 13,920 SF
B.O.H. / STOCK = 4,080 SF
TOTAL SHELL = 18,000 SF
Entrance Vestibule = 864 SF
Covered Porch = 247 SF
Covered Truck Dock = 480 SF
Equipment Enclosure = 360 SF
TOTAL FOOTPRINT = 19,951 SF

FIRE EXTINGUISHERS:

SHELL G.C. TO PROVIDE AS MANY FIRE EXTINGUISHERS AS NEEDED FOR TURN-OVER OF LEASE SPACE SO THAT NO POINT IN THE BUILDING IS FURTHER THAN 75 FEET TRAVEL TO AN ACCESSIBLE EXTINGUISHER - FIELD VERIFY APPROVED LOCATIONS WITH LOCAL FIRE MARSHAL.

EXTINGUISHERS CAN BE MOUNTED ON WALL (COLUMN) OR IN A CABINET PER CBC SEC. 906.9.

EXTINGUISHERS SHALL BE 2A:10B:C RATED (MIN.) COMMERCIAL GRADE, CURRENTLY TAGGED, OR HAVE A MANUFACTURER'S DATE CLEARLY MARKED ON THE EXTINGUISHER.

TENANT IMPROVEMENT WILL BE RESPONSIBLE FOR RELOCATION AND/OR ADDITIONAL LOCATIONS AS NEEDED FOR INFILL.

WALL LEGEND:

- = Structural Walls (8" CMU) smooth precision (U.N.O.) - fully grouted
- = Vestibule Bearing Walls (2x8 Studs)
- = Facade Bearing Walls (2x6 Studs)
- = Non-Struct. Furring Walls (Mtl. Stud)
- = Full Ht. Int. Partition (Mtl. Stud)
- = T.I. Walls & Boxes (future)

FLOOR PLAN LEGEND:

- DOOR, FRAME & HARDWARE IN SHELL WORK (PER SHELL CD DOOR SCHEDULE) - PER DTL.
- STOREFRONT/GLAZING/FLASHING IN SHELL WORK (PER SHELL CD WINDOW SCHEDULE) - PER DTL.
- E.J. MASONRY WALL EXPANSION JOINT - PER DTL.

FLOOR PLAN - GENERAL NOTES:

SHELL GENERAL CONTRACTOR UNDER LL'S WORK SHALL:

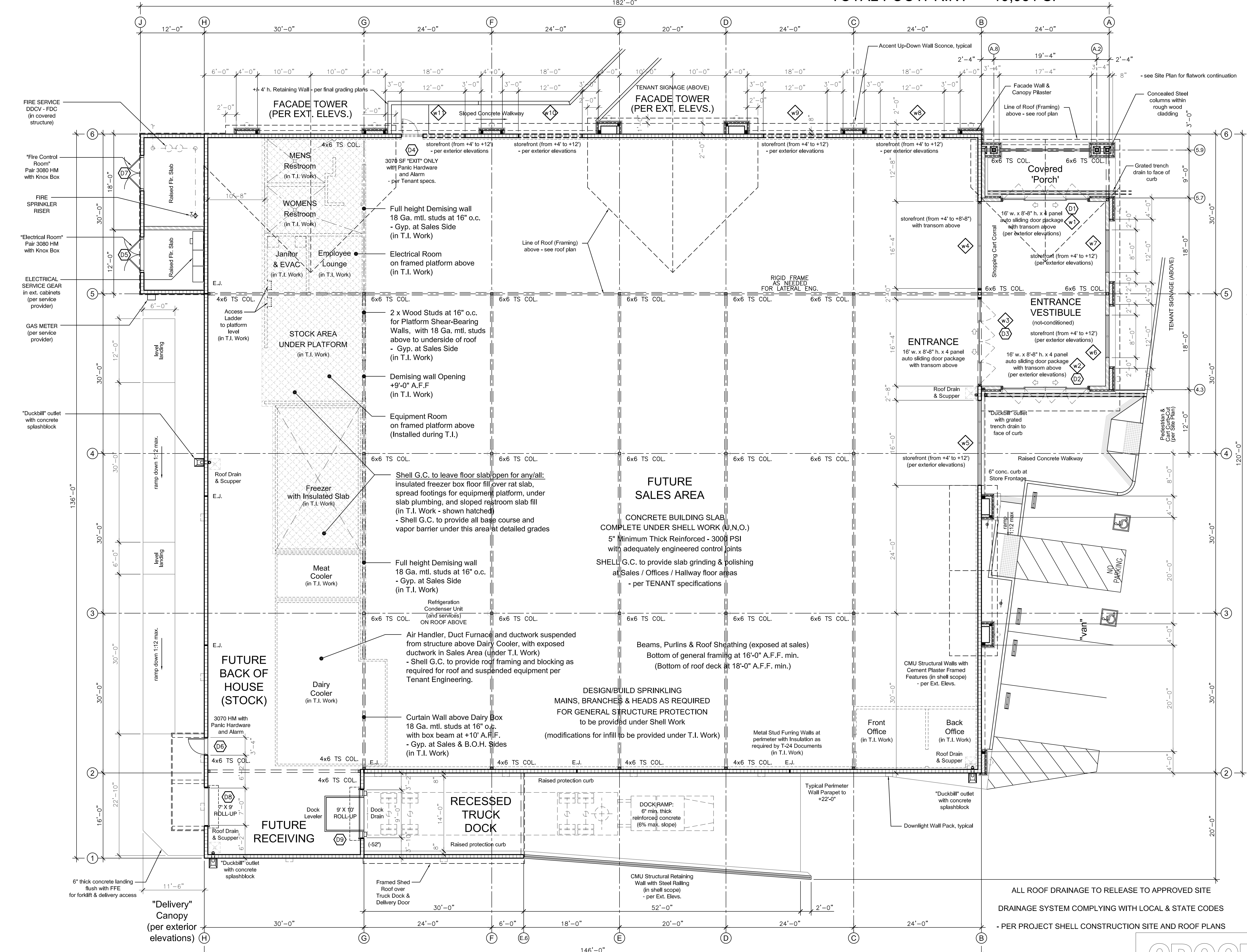
- DIMENSIONS SHOWN ARE TO FACE OF MASONRY/CONCRETE OR TO FACE OF PLYWOOD/SUBSTRATE AT FRAMED WALLS (UNLESS NOTED SPECIFICALLY OTHERWISE).
- ALL UTILITIES SHALL BE STUBBED TO INTERIOR OF BUILDING PER PROJECT CONDITIONS AND DRAWINGS. UTILITY STUBS AND MAINS SHALL BE HELD TIGHT TO UNDERSIDE OF STRUCTURE WHERE EXPOSED IN SALES AREA.
- ALL PENETRATIONS AT EXTERIOR WALLS SHALL BE WEATHER-TIGHT AND WATERPROOFING/SEALANT SHALL BE PROVIDED AS NEEDED.
- ROOF PLANE(S) AND EXTERIOR PERIMETER FRAMED WALLS SHALL RECEIVE THERMAL INSULATION AS REQUIRED BY SHELL ENVELOPE CALCULATIONS (CA = T-24 DOCS.) AS FURTHER DEFINED BY PROJECT SITE CONDITIONS (CLIMATE ZONE & ORIENTATION).
- POWER AND PANEL DISTRIBUTION SHALL BE PROVIDED FOR ALL SITE LIGHTING, EXTERIOR MOUNTED BUILDING LIGHTING AND CONVENIENCE OUTLETS, INTERIOR EMERGENCY/EXITING LIGHTING, DOOR OPERATIONS AND ANY OTHER EQUIPMENT NOT SPECIFICALLY UNDER THE TENANT IMPROVEMENTS. INTERIOR LIGHTING/HVAC AND CONTROLS WILL BE UNDER THE T.I. WORK.
- ISA DECAL(S) AT ACCESSIBLE ENTRANCE DOOR PACKAGE(S) AND ANY TACTILE EXIT SIGNAGE AT REQUIRED LOCATIONS SHALL BE THE RESPONSIBILITY OF THE SHELL WORK FOR OCCUPANCY OF SHELL.
- ILLUMINATED BUILDING IDENTIFICATION (ADDRESS) AS WELL AS EMERGENCY ACCESS (KNOX-BOX) SHALL ALSO BE THE RESPONSIBILITY OF THE SHELL WORK - PER LOCATION(S) ON APPROVED AND PERMITTED EXTERIOR ELEVATIONS.
- SEE PROJECT SITE PLAN FOR ADDITIONAL LAYOUT, STRUCTURES AND PATH OF TRAVEL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) PARKING/STRIPING/SIGNAGE, PLANTERS, TRASH ENCLOSURE(S), SITE DRAINS, RETAINING WALLS, PEDESTRIAN CURB-CUTS AND/OR RAMPS.

FLOOR PLAN - TYPICAL KEYNOTES:

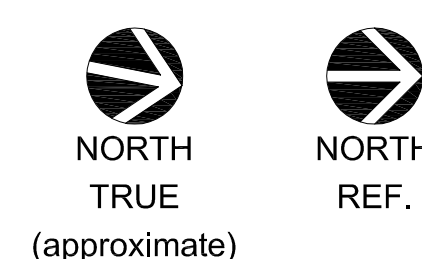
THE FOLLOWING ARE TYPICAL FLOOR PLAN ITEMS THAT SHELL GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR UNDER THE LL'S SHELL WORK (FINAL TAG LOCATIONS AND DETAILING WILL BE ADDRESSED ON THE BIDDING/PERMITTED CONSTRUCTION DRAWINGS FOR SITE CONDITIONS - SEE WRITTEN NOTES THIS SHEET FOR GENERAL LOCATIONS):

- (F1) TYPICAL PERIMETER WALL WITH PARAPET CAP - PER SECTIONS.
- (F2) SELF SUPPORTING MASONRY SCREEN WALL - PER ELEV.
- (F3) FRAMED FACADE FURRING WALL, COLUMN/PILASTER - PER ELEV.
- (F4) STEEL/WOOD COLUMN - PER STRUCT. ENGINEERING & DRAWINGS.
- (F5) STEEL/WOOD FRAMED SUSPENDED TIE-ROD CANOPY - PER ELEV.
- (F6) CONCRETE LANDING/WALKWAY LEVEL WITH INT. BUILDING SLAB.
- (F7) CONCRETE WALKWAY/RAMP - PER SITE/CIVIL.
- (F8) 6" CONCRETE WALKWAY/PLANTER CURB - PER SITE/CIVIL.
- (F9) WALL BASE PROTECTION CURB - PER ELEVATIONS AND SECTIONS.
- (F10) CONCRETE FILLED PIPE PROTECTION BOLLARD
- (F11) TRUNCATED DOMES AT PEDESTRIAN TRANSITION TO VEHICULAR TRAFFIC - PER JURISDICTION AND CURRENT CODES.
- (F12) ROOF DRAIN & RAIN LEADER - PER ROOF PLAN.
- (F13) RAIN LEADER THROUGH WALL WITH "DUCKBILL" OUTLET.
- (F14) TRENCH DRAIN WITH APPROVED SLOTTED METAL GRATE COVER - EMBEDDED IN WALKWAY SLAB TO DAYLIGHT AT CURB FACE.
- (F15) PRE-CAST (OR SITE-BUILT) CONCRETE SPLASHBLOCK/PAD.
- (F16) FIRE SPRINKLER RISER - PER CIVIL AND MUNICIPALITIES.
- (F17) BACKFLOW DEVICE & WATER STUB - PER CIVIL AND MUNICIPALITIES.
- (F18) BACKFLOW DEVICE & IRRIGATION CONTROLS - PER LANDSCAPING.
- (F19) GAS METER & STUB TO BLDG. - PER CIVIL AND MUNICIPALITIES.
- (F20) ELECTRICAL SERVICE CABINETS - PER ELEC. ENG. & PROVIDER.
- (F21) PHONE SERVICE STUB & BOARD - PER ELEC. ENG. & PROVIDER.
- (F22) FIRE ALARM PANEL - PER D-B SUBMITTAL & TENANT STANDARDS.
- (F23) ROOF ACCESS LADDER WITH ROOF HATCH ABOVE - TO BE COORDINATED WITH TENANT FOR INSTALLATION ON T.I. EQUIPMENT PLATFORM LEVEL AS WELL AS FINAL PENETRATION LOCATION.
- (F24) STEEL PIPE RAILING FOR FALL PROTECTION AT DOCK RETAINING WALL(S) AND/OR ROOF ACCESS OR PARAPETS.
- (F25) DOCK LEVELER AND BUMPERS - PER TENANT STANDARDS.
- (F26) SUMP DRAIN (AND COMPLETE OPERATIONAL PUMP SYSTEM IF NEEDED) FOR RECESSED TRUCK DOCK - PER TENANT STANDARDS.

ENTRANCE VESTIBULE:
 VESTIBULE SPACE IS NOT PART OF T.I. CONDITIONED AREA.



ALL ROOF DRAINAGE TO RELEASE TO APPROVED SITE
 DRAINAGE SYSTEM COMPLYING WITH LOCAL & STATE CODES
 - PER PROJECT SHELL CONSTRUCTION SITE AND ROOF PLANS



GROCERY
 OUTLET
 bargain market

FLOOR PLAN - SHELL BUILDING

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A2_SHELL_2017-05-31

GROCERY OUTLET - MAMMOTH LAKES, CA (18,000 s.f. - SHOP RIGHT - DOCK SIDE)

SCALE: 1/8" = 1'-0"

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 2580 SIERRA BLVD., SUITE # E
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FLOOR PLAN (SHELL)

DRAWN BY: PK/RR

CHECKED BY: RR/SP

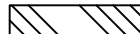
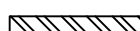
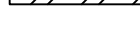
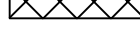
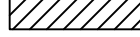
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A2
 18K-SR-DS
 VERSION # 4

INT. SIGNAGE: use 3'-0" package Lighting @ +14'-0"	Wine Perimeter Base Decks 24" Shelves 20" Black Color	Candy Perimeter Base Decks 24" Shelves 20" Sahara Color	 = Brass Bell (at Chkstand #1)  = Eco Bag Grids (3 per plan)  = ABS Broom Holders (_ per plan at Cleaner Aisle) BUMP = Bump-Out Sections (__ @ HBC - per plan)
HBC Perimeter Base Decks 24" Shelves 24" Sahara Color	Seasonal Base Decks 28" Shelves 24" Sahara Color	General Merch Base Decks 28" Shelves 24" Sahara Color	

WALL LEGEND:

	= Shell Structural Walls (8" CMU)
	= Shell Vestibule Bearing Walls
	= Shell Facade Bearing Walls
	= Shell Full Ht. Int. Partition
	= T.I. Bearing/Shear Wall (2x6 Studs)
	= T.I. Insulated Full Ht. Wall (6" Mtl. Studs)
	= T.I. Insulated Partition Wall (4" Mtl. Studs)
	= T.I. COOLER Walls (manuf.)

BEER & WINE

Area	Size	Notes
Beer & Wine	38 SF	CHILLED B & W
Beer & Wine	64 SF	B & W GONDOLAS

BUILDING FOOTPRINT :

SHELL =	18,000 SF
ENTRY VESTIBULE =	864 SF
COVERED PORCH =	247 SF
COVERED DOCK =	480 SF
EQUIP. ENCLOSURE =	360 SF
TOTAL FOOTPRINT =	19,951 SF

NORTH
TRUE
(approximate)

NORTH
MAG.
(approximate)

BEER & WINE		DESCRIPTION/REMARK:
38 SF	CHILLED B & W	12 LF MULTI-DECK
64 SF	B & W GONDOLAS	31 LF – PER PLAN
75 SF	WINE TABLES	3 UNITS – PER PLAN
N/A	PALLET DROP	– PER PLAN
177 SF	= TOTAL FIXTURES - B&W	
98 LF	= TOTAL FIXTURE LENGTH - B&W	
608 SF	= ALLOCATED FLOOR AREA - B&W	
4.4 %	= RATIO TO TOTAL SALES FLOOR	

GROCERY OUTLET

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PLANNING SUBMITTAL



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FLOOR
PLAN
FIXTURES)

DRAWN BY:	PK/RR
CHECKED BY:	RR/SP

OB # 16034

May 31, 2017

A3

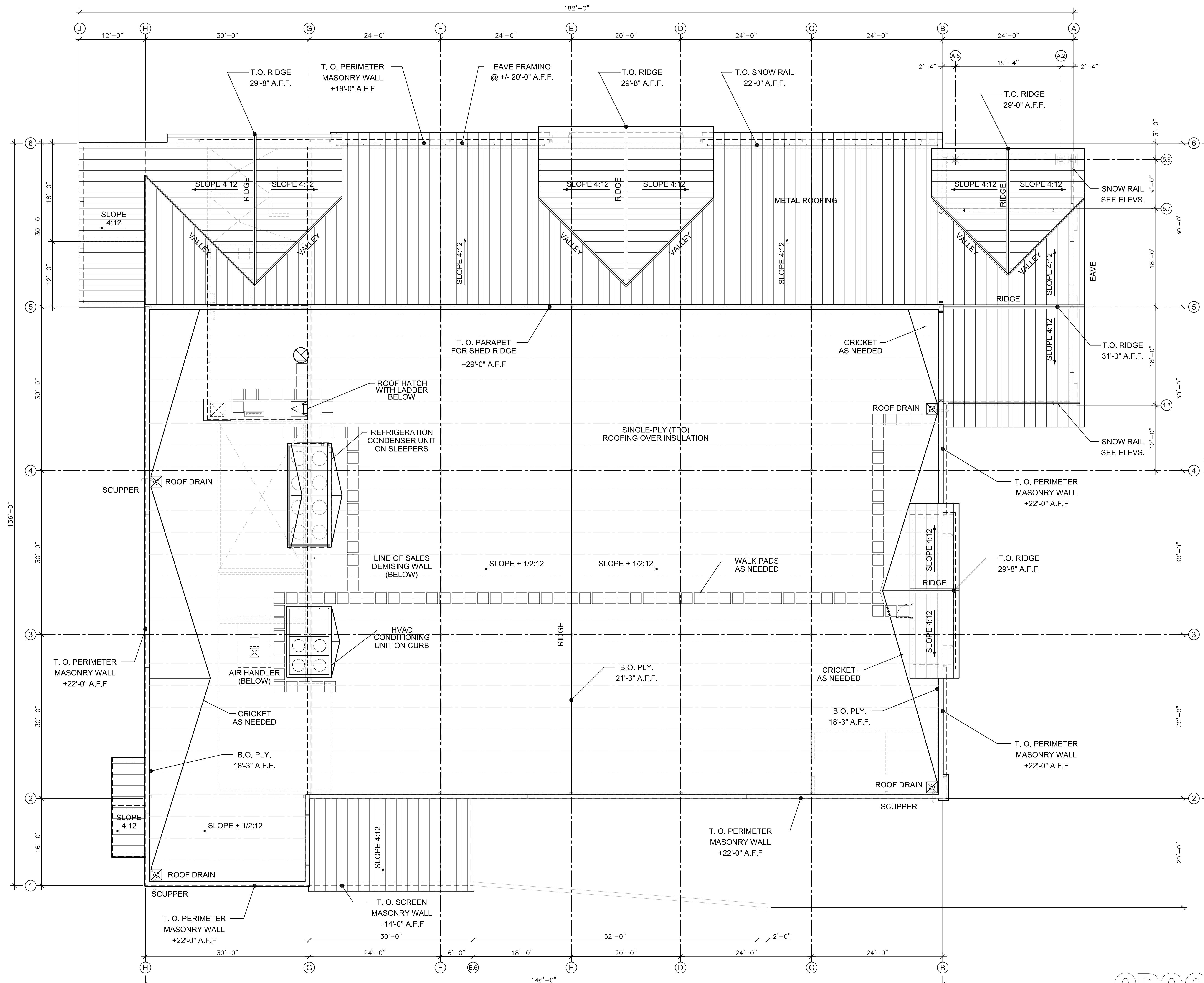
18K-SR-DS
VERSION # 4

+/- 1/2:12 SLOPED TPO = 13,197 SF

4:12 SLOPED METAL = 7,347 SF

TOTAL = 20,544 SF
(INCLUDES OVERHANGS)

THIS SIDE FACES OLD MAMMOTH ROAD



ROOF PLAN

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A4-ROOF_2017-05-31

GROCERY OUTLET - MAMMOTH LAKES, CA
(18,000 s.f. - SHOP RIGHT - DOCK SIDE)



SCALE: 1/8" = 1'-0"

GROCERY OUTLET bargain market™

SINGLE-PLY ROOFING AT SLOPED ROOFS AND VERTICAL TRANSITIONS:

CLASS 'A' MEMBRANE ROOFING

60 MIL. SINGLE PLY TPO OVER RIGID
INSULATION OVER ROOF SHEATHING

G.C. TO PROVIDE MANUFACTURER SPECIFICATIONS AND DETAILS FOR TWO SINGLE PLY SYSTEM & FLASHING WITH MECHANICAL FASTENING ON "SLOPED" OR "FLAT" ROOF AREAS AND FULLY ADHERED INSTALLATION (WITH TERMINATION BARS WHERE NECESSARY) AT ALL VERTICAL SURFACES.

ALL MEMBRANE ROOFING COMPONENTS
SHALL BE OF SAME MANUFACTURER
AND APPLIED/INSTALLED PER
MANUFACTURER REQUIREMENTS FOR
FULLY CERTIFIED ROOF ASSEMBLY.

ROOFING MANUFACTURER TO BE
EVERGARD TPO (BY GAF), VERSICO
VERSIWELD TPO (BY JOHNS MANSFIELD)
- OR PRE-APPROVED EQUAL.

G.C. TO PROVIDE ROOF WALKWAY PADS
(PER GAF DRAWING #604 OR EQUAL FOR
OTHER MFR.) AS SHOWN ON ROOF PLAN.

G.C. TO VERIFY AND COORDINATE WITH
TENANT IMPROVEMENT CONTRACTOR
FOR FINAL PLACEMENT AS NEEDED TO
MAINTAIN CLEARANCES FROM
MECHANICAL EQUIPMENT CURBS AND
PLATFORM TO BE DETAILED & PROVIDED
UNDER STORE DESIGN CONSULTANTS.

METAL ROOFING :

CLASS 'A'

STRUCTURAL RIB PANELS OVER RIGID
INSULATION OVER VAPOR BARRIER
OVER ROOF SHEATHING

G.C. TO PROVIDE MANUFACTURER SPECIFICATIONS AND DETAILS FOR SYSTEM & FLASHING WITH MECHANICAL FASTENING.

ALL METAL ROOFING COMPONENTS
SHALL BE OF SAME MANUFACTURER
AND APPLIED/INSTALLED PER
MANUFACTURER REQUIREMENTS FOR
FULLY CERTIFIED ROOF ASSEMBLY.

ROOFING MANUFACTURER TO BE:
AEP SPAN (21 GA. X 16" KLIP-RIB) OR
PRE-APPROVED EQUAL.

**BEST DEVELOPMENT GROUP
2580 SIERRA BLVD., SUITE # E
SACRAMENTO, CA 95825**

GROCERY OUTLET INC.
5650 HOLLIS STREET
EMERYVILLE, CA 94608

STORE # (TBD)
MAMMOTH LAKES
37 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

PLANNING SUBMITTAL

HMRARCHITECTS
2130 21st Street

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ROOF PLAN

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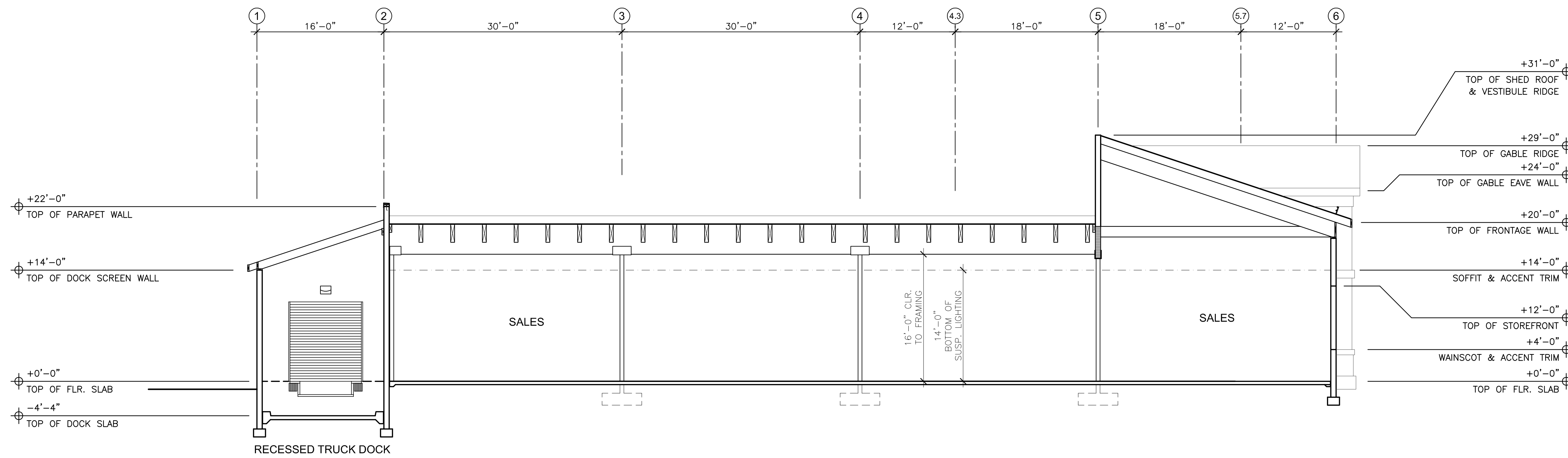
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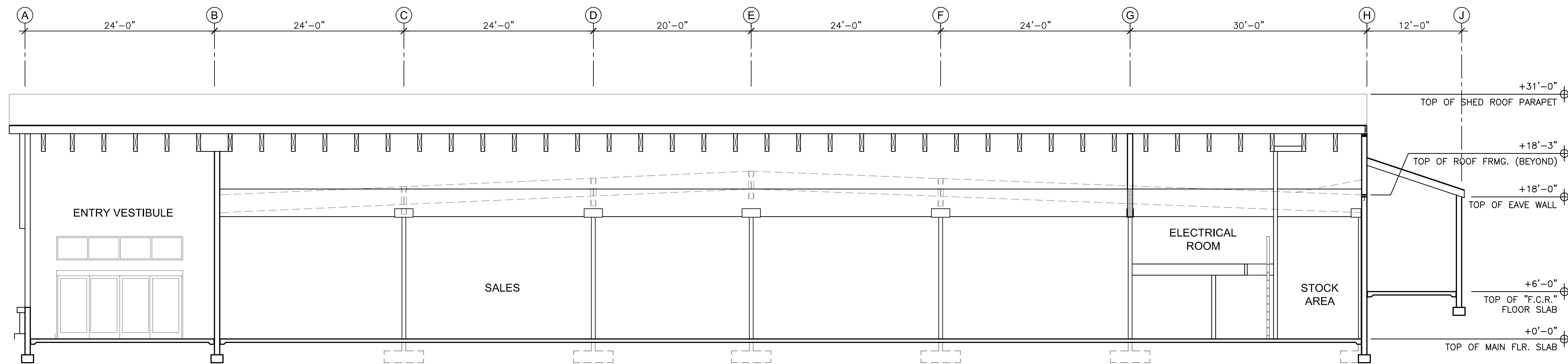
May 31, 2017

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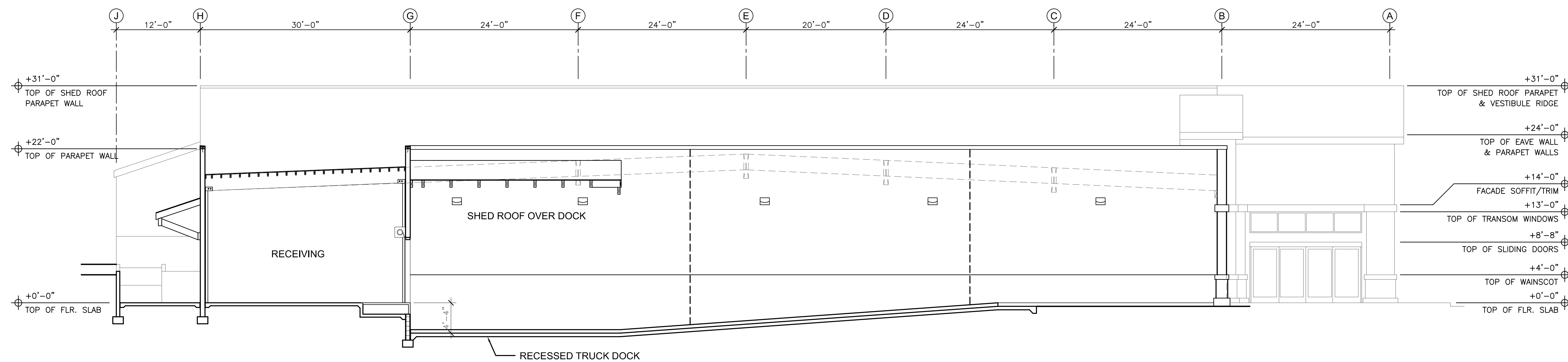
18K-SR-DS
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SECTION A-A



SECTION B-B



SECTION C-C

BUILDING SECTIONS

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A5_SECTS_2017-05-31

GROCERY OUTLET - MAMMOTH LAKES, CA (18,000 s.f. - SHOP RIGHT - DOCK SIDE)

SCALE: 1/8" = 1'-0"



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SITE & SHELL BUILDING DESIGN FOR:
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37 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

PLANNING SUBMITTAL

HMR ARCHITECTS

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DESIGN BUILDING SECTIONS

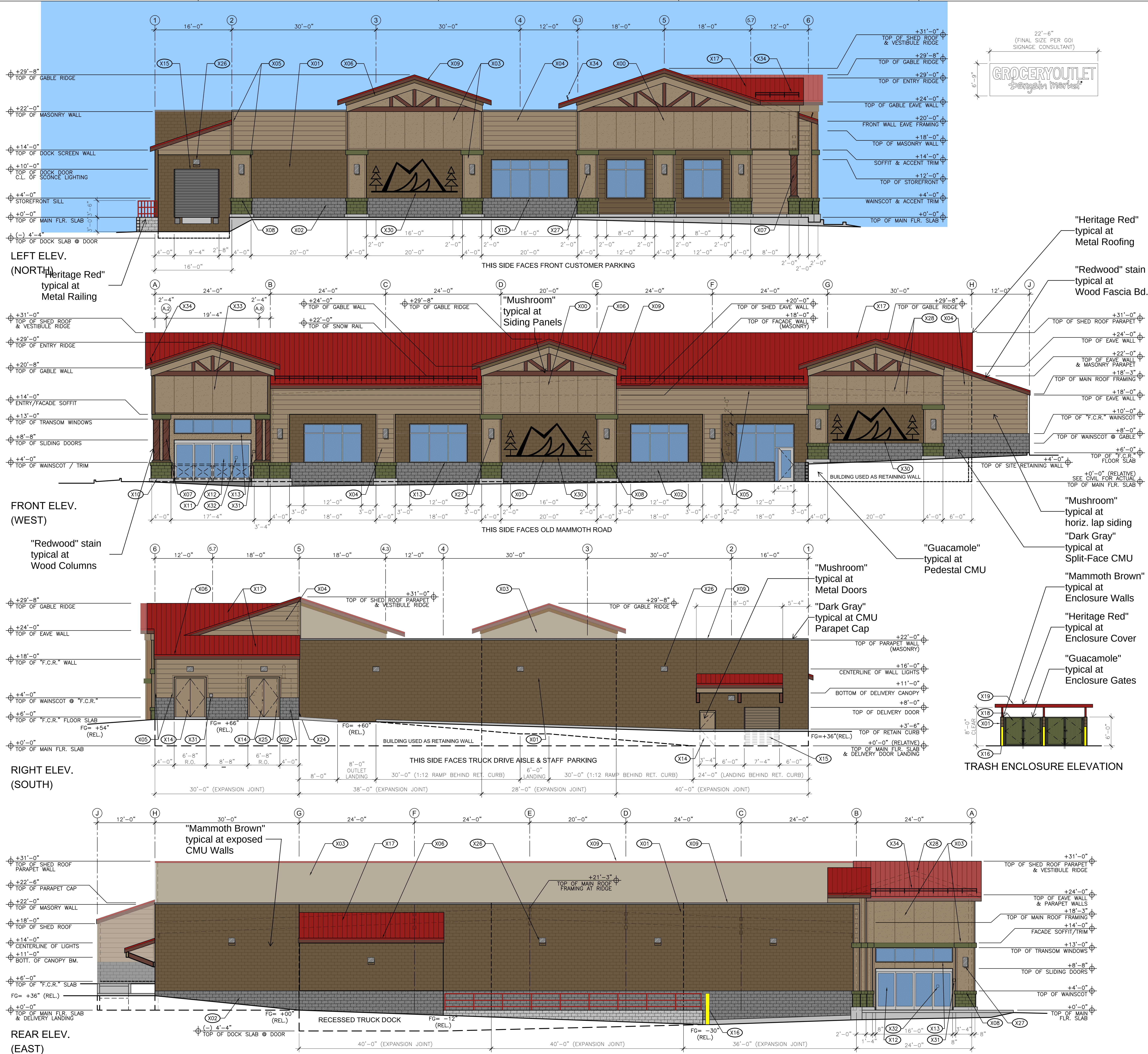
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JOB # 16034

May 31, 2017

A5
18K-SR-DS
VERSION # 4



EXTERIOR ELEVATIONS - COLOR SCHEDULE

ALL PAINT COLORS BY BENJAMIN MOORE PAINTS (U.N.O.)

- 1 PAINT #1 = GUACAMOLE #2144-10
- 2 PAINT #2 = MIDDLEBURY BROWN HC-68
- 3 PAINT #3 = CARAMEL APPLE 1042
- 4 PAINT #4 = HERITAGE RED #PM-18 (MATCH SIGN MANUF.)
- W1 SPLIT FACE CMU VENEER COLUMN BASE = BASALITE #225 - PAINT
- W2 SPLIT FACE MASONRY WALL WAINSCOT = BASALITE #390
- R1 METAL ROOFING - PREFINISHED

EXTERIOR ELEVATIONS - TYPICAL KEYNOTES

- X00 PROPOSED TENANT SIGNAGE AREA - UNDER SEPARATE PERMIT
- X01 EXPOSED PRECISION CMU - SEAL AND PAINT PER SCHEDULE
- X02 EXPOSED SPLIT FACE CMU WAINSCOT - COLOR PER SCHEDULE
- X03 HARDIE PANEL SIDING - STUCCO FINISH - PAINT PER SCHEDULE
- X04 HARDIE HORIZONTAL LAP SIDING - PAINT PER SCHEDULE
- X05 HARDIE TRIM - PAINT PER SCHEDULE
- X06 WOOD FASCIA / GABLE TRIM - STAIN OR PAINT PER SCHEDULE
- X07 ROUGH WOOD CLAD COLUMNS - PAINT PER SCHEDULE
- X08 PRECISION CMU SILL TRIM - SEAL AND PAINT PER SCHEDULE
- X09 G.I. PARAPET CAP / FLASHING - PAINT PER SCHEDULE
- X10 RAISED CONCRETE PROTECTION CURB - SMOOTH TROWEL FINISH
- X11 STEEL RAILING AT 'PORCH' - PAINT PER SCHEDULE
- X12 AUTOMATED SLIDING DOOR PACKAGE (STOREFRONT SYSTEM) - CLEAR ANODIZED ALUMINUM FRAME - SINGLE PANE, TEMPERED NON-TINTED GLAZING
- X13 STOREFRONT / TRANSOMS - CLEAR ANODIZED ALUMINUM FRAME - DUAL PANE NON-TINTED GLAZING
- X14 HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
- X15 ROLL-UP DOOR - PAINT PER SCHEDULE
- X16 PIPE BOLLARD - PAINT SAFETY YELLOW
- X17 PREFINISHED STANDING SEAM METAL ROOFING PER SCHEDULE
- X18 METAL DECKING AND ANGLE FRAME TRASH ENCLOSURE GATES - PAINT PER SCHEDULE
- X19 TUBE STEEL AND METAL DECKING TRASH ENCLOSURE COVER - PAINT PER SCHEDULE
- X20 OVERFLOW SCUPPER (PER ROOF PLAN)
- X21 'DUCKBILL' OUTLET (PER ROOF PLAN)
- X22 PRE-CAST CONCRETE SPLASH BLOCK
- X23 HOSE-BIB IN LOCKABLE RECESSED CABINET
- X24 GAS METER - PER PROVIDER DESIGN AND STANDARDS
- X25 ELECTRICAL SWITCHGEAR / SERVICE CABINETS (BEYOND - DASHED)
- X26 DOWNLIGHT WALL PACK LIGHTING FIXTURE - FINISH PER SCHEDULE
- X27 DOWNLIGHT WALL SCONCE LIGHTING FIXTURE - FACTORY PAINT PER SCHEDULE
- X28 DASHED LINE INDICATES WALL OR ROOFLINE (BEHIND)
- X29 ROOF MOUNTED REFRIGERATION / HVAC EQUIPMENT - SHALL BE SCREENED BEHIND WALL - ROOF PARAPETS
- X30 METAL ARTWORK WITH STANDOFF FRAME
- X31 KNOX BOX PER LOCAL FIRE JURISDICTION REQUIREMENTS
- X32 BUILDING ACCESSIBLE ENTRANCE SIGN (ISA SYMBOL)
- X33 BUILDING ADDRESS NUMBERS: - TO BE PLACED IN SUCH A MANNER AS TO BE PLAINLY VISIBLE FROM THE STREET AND MAIN SITE ACCESS - 12" MIN. HIGH WITH 3/8" MIN. STROKE - CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND - ILLUMINATED AS REQUIRED BY LOCAL FIRE JURISDICTION
- X34 SNOW RAIL - PAINT TO MATCH ROOF

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THEIR CONTENTS SHALL BE KEPT IN A SAFE PLACE AND
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EXTERIOR ELEVATIONS

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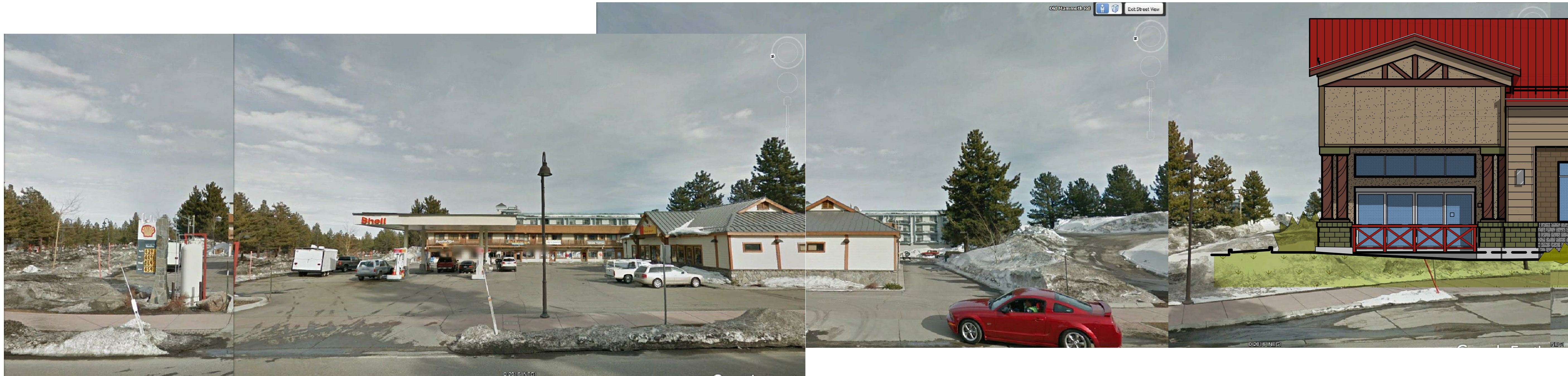
EXTERIOR ELEVATIONS

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A6_ELEV_2017-05-31

GROCERY OUTLET - MAMMOTH LAKES, CA (18,000 s.f. - SHOP RIGHT - DOCK SIDE)

SCALE: 1/8" = 1'-0"





CONTEXT EXTERIOR ELEVATION

GROCERY OUTLET - MAMMOTH LAKES, CA
(18,000 s.f. - SHOP RIGHT - DOCK SIDE)

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A7_CNTXT-ELEV_2017-05-31

SCALE: 1/8" = 1'-0"



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2580 SIERRA BLVD., SUITE # E
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CONTEXT
EXTERIOR
ELEVATION

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May 31, 2017

A7
18K-SR-DS
VERSION # 4

GRADING AND SITEWORK SPECIFICATIONS:

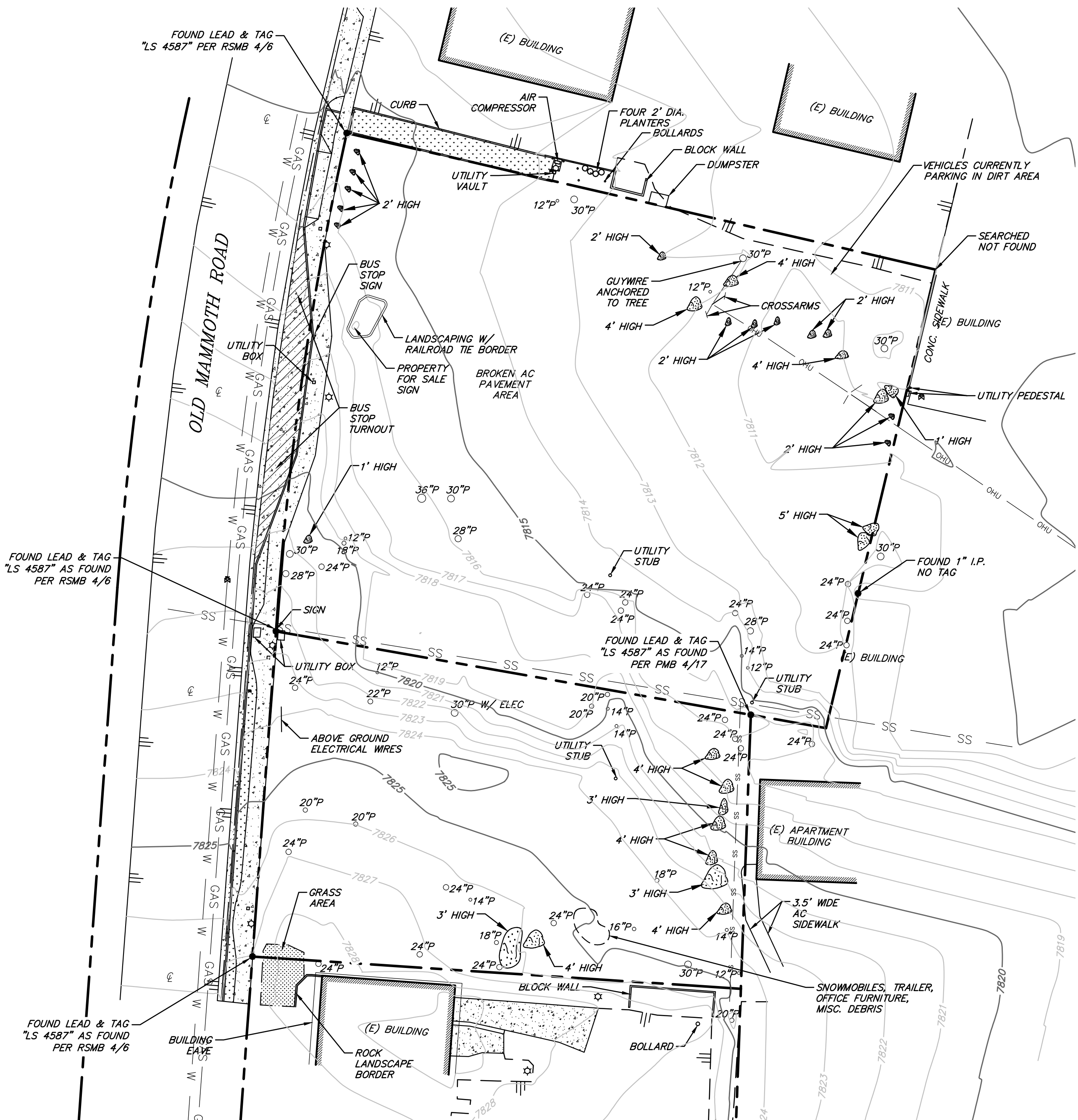
1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PERMIT AND SECTIONS 12.04 AND 12.08 OF THE MUNICIPAL CODE.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS), TOWN OF MAMMOTH LAKES (TOML) STANDARD PLANS, AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE CSS, TOML STANDARD PLANS, AND THE PLANS, THE CSS SHALL PREVAIL. ALL WORK IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENCROACHMENT PERMIT.
3. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.
4. ALL EARTHWORK SHALL COMPLY WITH THE GRADING RECOMMENDATIONS OF THE REPORT BY SIERRA GEOTECHNICAL SERVICES, INC. TITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION THE BRIDGES, MAMMOTH LAKES, CALIFORNIA, PROJECT NO. 3.30476" DATED MARCH 22, 2004.
5. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. IN ADDITION, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS REQUIRED FOR DEEP TRENCHES.
6. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.
7. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID DUST. CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS.
9. AGGREGATE BASE SHALL BE CLASS 2, 3/4-INCH MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-02.
10. ASPHALT CONCRETE SHALL CONFORM TO TOML STANDARD PLAN 006-02 WITH 1/2-INCH MAXIMUM GRADING. SEAL COAT OF SS-1 OR CSS-1 ASPHALT SHALL BE APPLIED AT 0.05 TO 0.15 GALLONS PER SQUARE YARD TO ALL ASPHALT CONCRETE PAVING. TACK COAT BETWEEN PAVEMENT LIFTS (0.20 MAX. LIFT) OR FOR CAPING EXISTING PAVEMENT SHALL BE CSS-1 OR SS-1 APPLIED AT 0.10 GALLONS PER SQUARE YARD PER SECTION 94 "ASPHALTIC EMULSIONS" OF THE CSS.
11. CORRUGATED METAL PIPE CULVERTS SHALL CONFORM TO THE PROVISIONS IN SECTION 66, "CORRUGATED METAL PIPE," OF THE CSS AND SHALL BE 14 GAUGE (0.079"), CORRUGATED STEEL PIPE. DROP INLETS AND GRATES SHALL CONFORM TO THE PROVISIONS IN SECTION 75, "MISCELLANEOUS METAL," AND SECTION 76, "MISCELLANEOUS FACILITIES" OF THE CSS.
12. SLURRY CEMENT BACKFILL SHALL CONFORM TO THE PROVISIONS IN SECTION 19-3.062, "SLURRY CEMENT BACKFILL," OF THE CSS.
13. PORTLAND CEMENT CONCRETE SHALL BE CLASS I, IN ACCORDANCE WITH SECTION 90 OF THE CSS. AGGREGATE USED FOR CONCRETE SHALL BE NON-REACTIVE. CONCRETE SHALL CONTAIN 5% ENTRAINED AIR. CONCRETE SHALL BE SEALED WITH SILICONE BASED SEALER, "SYNAR" OR APPROVED EQUAL, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL SITE CONCRETE SHALL CONFORM TO TOML STANDARD PLAN 004-2 AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 34,500 PSI (2400 P.S.I.). FIBERMESH SHALL BE ADDED AT A RATE OF 1.5 LBS/CUBIC YARD. REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BULLET-STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 305.
14. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES/AGENCIES AT LEAST 48 HOURS IN ADVANCE FOR REQUESTING SERVICE/INSPECTION:
- | CONSTRUCTION STAKING: | INSPECTION: | SOILS TESTING: |
|---|--|---|
| TRIAD/HOLMES ASSOCIATES
(760) 934-7588 | TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPT.
(760) 934-8889 EXT. 233 | SIERRA GEOTECHNICAL
SERVICES, INC.
(760) 934-3992 |
15. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY. SHOULD ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE SOILS ENGINEER. THE EXPENSE OF RE-TESTING SUCH AN AREA SHALL BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
16. CONTRACTOR MUST CALL U.S.A. AT (800) 227-2600 A MINIMUM OF 48 HOURS BEFORE STARTING WORK. UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
17. ANY EARTH MATERIAL IMPORTED OR EXCAVATED ON THE PROPERTY MAY BE UTILIZED IN THE FILL, PROVIDED THAT EACH MATERIAL HAS BEEN DETERMINED TO BE SUITABLE BY THE GEOTECHNICAL ENGINEER. ALL FILL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIAL. SOILS OF POOR GRADATION, EXPANSION POTENTIAL, OR STRENGTH CHARACTERISTICS SHALL BE PLACED IN AREAS DESIGNATED BY THE CONSULTANT OR SHALL BE MIXED WITH OTHER SOILS TO SERVE AS SATISFACTORY SOIL MATERIAL.
18. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.
19. CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWISE NOTED, AND WILL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 6" MINIMUM OVER SLOPES & DISTURBED AREAS & LANDSCAPED OR SEEDED TO PREVENT EROSION WITH A NATIVE SEED MIX BY COMSTOCK SEED CO., GARDENVILLE, WY. TRD BY OWNER.
- CONSULT WITH OWNER REPRESENTATIVE FOR CONFIRMATION OF ALL TREES TO BE REMOVED.
- SEEDS SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SCISS" OR APPROVED EQUAL, SECURED PER MANUFACTURER'S RECOMMENDATIONS.
20. ALL OPERATIONS INVOLVING THE STORAGE AND HANDLING OF EXPLOSIVES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF DIVISION II, PART I, OF THE CALIFORNIA HEALTH AND SAFETY CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES AND REGULATIONS. DRILLING AND BLASTING SHALL ONLY BE DONE UNDER THE DIRECTION OF LICENSED PERSONNEL. ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY SHALL BE TAKEN DURING BLASTING OPERATIONS AND ADEQUATE WARNING SHALL BE GIVEN TO WORKERS, INSPECTORS, AND PROPERTY OWNERS THAT BLASTING IS IN PROGRESS.
21. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPT. OF FORESTRY (714-782-4140) PRIOR TO COMMENCING WORK.
22. PLASTIC PIPE CULVERTS SHALL CONFORM TO THE PROVISIONS IN SECTION 64, "PLASTIC PIPE" OF THE CSS.
23. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.
24. OFFSITE RUNOFF SHALL NOT COME IN CONTACT WITH ANY ONSITE CONSTRUCTION MATERIALS. ONSITE RUNOFF SHALL BE CONTAINED ONSITE OR ALLOWED TO EXIT THE SITE IF IT CARRIES NO VISIBLE OR NONVISIBLE CONTAMINANTS. IF SITE CONTAMINANTS LEAVE THE SITE, SAMPLING WILL BE REQUIRED. INTERIM EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS. ADEQUATE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON-SITE AND AROUND ALL POTENTIALLY AFFECTED DRAINAGE FACILITIES.
25. AT NO TIME SHALL THE CONTRACTOR Dewater THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM.
26. ALL PAVEMENT STRIPING SHALL BE IN CONFORMANCE TO THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CSS.
27. CONSTRUCTION SHALL BE LIMITED TO 7:00 AM TO 8:00 PM DAILY. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR PUBLIC WORKS DIRECTOR AND LIMITED TO 9:00 AM TO 5:00 PM.
- NOTE: ANY IMPROVEMENTS REQUIRED BY TRACT MAP MUST BE COMPLETED AND INCORPORATED INTO THIS PLAN SET AND AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THIS GRADING PERMIT.

CIVIL IMPROVEMENT PLANS

GROCERY OUTLET, INC.
37 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA

INDEX TO SHEETS

- SHEET C1 - TITLE SHEET
SHEET C2 - PRELIMINARY GRADING & DRAINAGE PLAN
SHEET C3 - PRELIMINARY UTILITY PLAN
SHEET C4 - PRELIMINARY RETAINING WALL PLAN

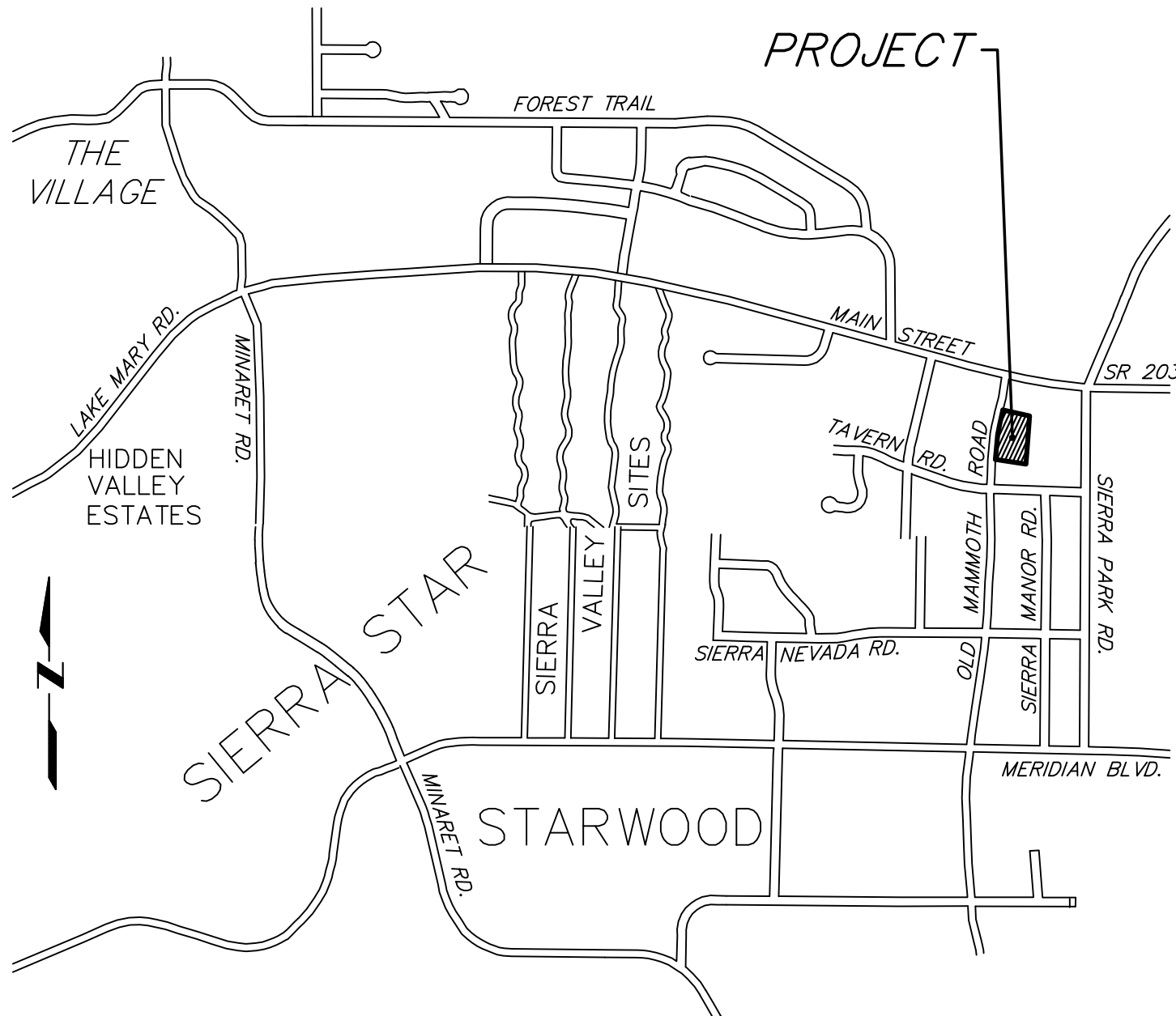


LEGEND

- PROPERTY LINE
--- CENTERLINE
--- EDGE OF PAVEMENT
○ 12"P TREE TYPE & SIZE
X 12"P TREE TO BE REMOVED
--- EXISTING GROUND CONTOUR & ELEV.
--- FINISHED GRADE CONTOUR & ELEV.
--- EXISTING GROUND SPOT ELEVATION
--- FINISHED SURFACE SPOT ELEVATION
===== STORM DRAIN

ABBREVIATIONS

- AB AGGREGATE BASE
AC ASPHALT CONCRETE
CONC CONCRETE
CY CUBIC YARDS
EL ELEVATION
(E) EXISTING
FL FLOW LINE
FS FINISHED SURFACE ELEVATION
FG FINISHED GRADE
FP FINISHED PAD
GB GRADE BREAK
HP HIGH POINT
INV INVERT ELEVATION
(N) NEW
OC ON CENTER
ROW RIGHT OF WAY
SF SQUARE FEET
SSMH SEWER MANHOLE
TC TOP OF CURB
TBC TOP BACK OF CURB
TG TOP OF GRATE
TYP TYPICAL



PREPARED & SUBMITTED BY:

DATE:

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REVISIONS: BY:

PREPARED FOR:
BEST DEVELOPMENT GROUP
TERRY JOHNSON
3000 SIERRA BLVD.
SACRAMENTO, CA 95828

37 OLD MAMMOTH ROAD
TITLE SHEET
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 3/29/17
SCALE: AS SHOWN
DRAWN: TT
JOB NO: 01.2002.1
SHEET: C1
SHEET 1 OF 4



CONSTRUCTION NOTES

- | | |
|---|---|
| 1. CONSTRUCT CONCRETE SWALE. | 7. CONSTRUCT CONCRETE CURB. |
| 2. INSTALL OIL/WATER SEPARATOR PER DETAIL HEREON. | 8. CONSTRUCT CASE C CURB RAMP. |
| 3. CONSTRUCT STORMWATER RETENTION TANK PER DETAIL HEREON. | 9. INSTALL TRENCH DRAIN PER DETAIL HEREON. |
| 4. CONSTRUCT RETAINING WALL. | 10. CONSTRUCT CASE C CURB RAMP PER CALTRANS STANDARD PLAN ADDA. |
| 5. INSTALL 8" STORM DRAIN PIPE. | 11. INSTALL 12"x12" PRECAST CONCRETE DROP INLET, JENSEN OR EQUAL. |
| 6. CONSTRUCT CONCRETE CURB AND GUTTER. | |

LEGEND

- | | |
|--------|---|
| --- | PROPERTY LINE |
| --- | CENTERLINE |
| --- | EDGE OF PAVEMENT |
| ○ 12"P | TREE TYPE & SIZE
P=PINE/F=FIR/S=SNAG |
| X 12"P | TREE TO BE REMOVED |
| --- | EXISTING GROUND CONTOUR & ELEV. |
| X | EXISTING GROUND SPOT ELEVATION |
| ● | FINISHED SURFACE SPOT ELEVATION |

ABBREVIATIONS

- | | |
|------|----------------------------|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| AP | ANGLE POINT |
| CONC | CONCRETE |
| CY | CUBIC YARDS |
| EL | ELEVATION |
| FF | FINISHED FLOOR |
| FL | FINISHED SURFACE ELEVATION |
| FS | FINISHED GRADE |
| FP | FINISHED PAD |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| INV | INVERT ELEVATION |
| (N) | NEW |
| OC | ON CENTER |
| RH | RETAINED HEIGHT |
| ROW | RIGHT OF WAY |
| SCE | SOUTHERN CALIFORNIA EDISON |
| SF | SQUARE FEET |
| SSMH | SEWER MANHOLE |
| TC | TOP OF CURB |
| TBC | TOP BACK OF CURB |
| TG | TOP OF GRADE |
| TYP | TYPICAL |

ESTIMATED RETAINING WALL QUANTITIES

TOTAL = 2,825 SF

ESTIMATED PROJECT EARTHWORK QUANTITIES

TOTAL CUT = 2510 CY
ROCK LOSS ESTIMATED AT 20%
NET CUT = 2010 CY
TOTAL FILL = 2450 CY
NET = 440 CY FILL

ASSUMPTIONS:

- 12" THICK BUILDING SLAB SECTION
- 7" THICK ASPHALT AND BASE PAVING SECTION

NOTE:

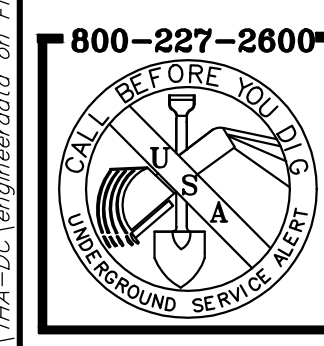
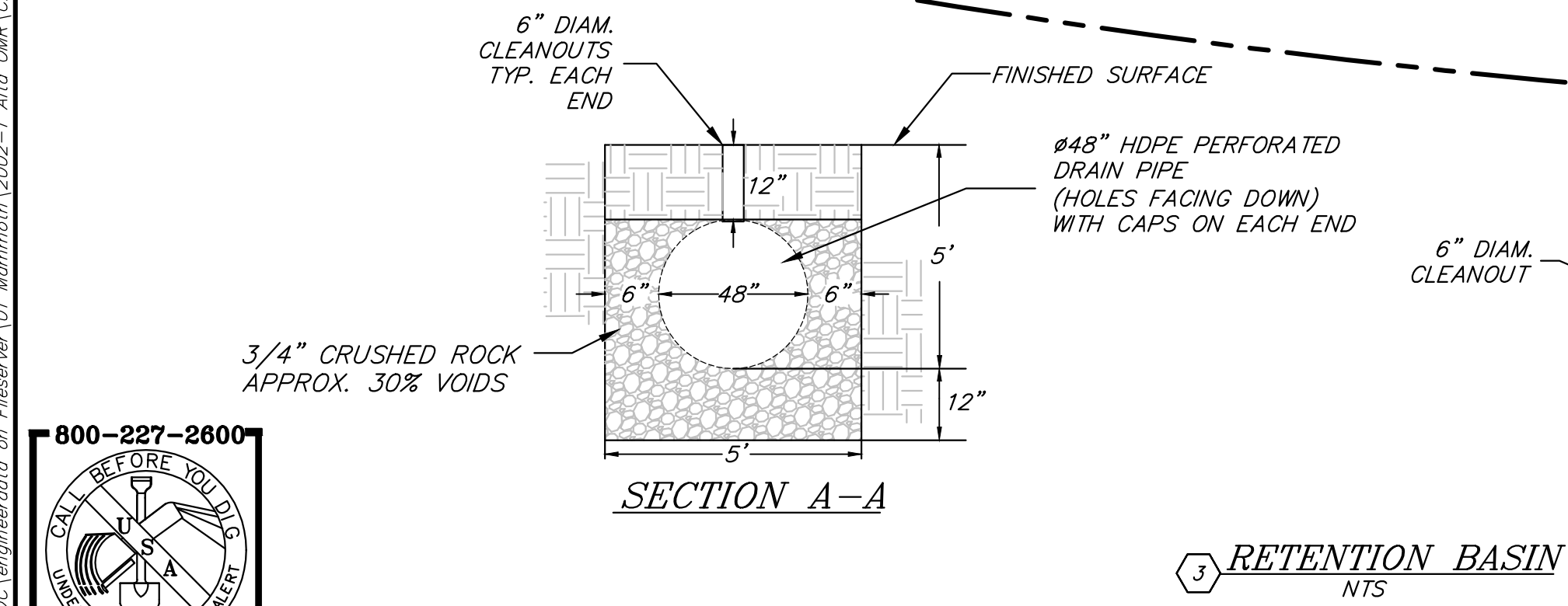
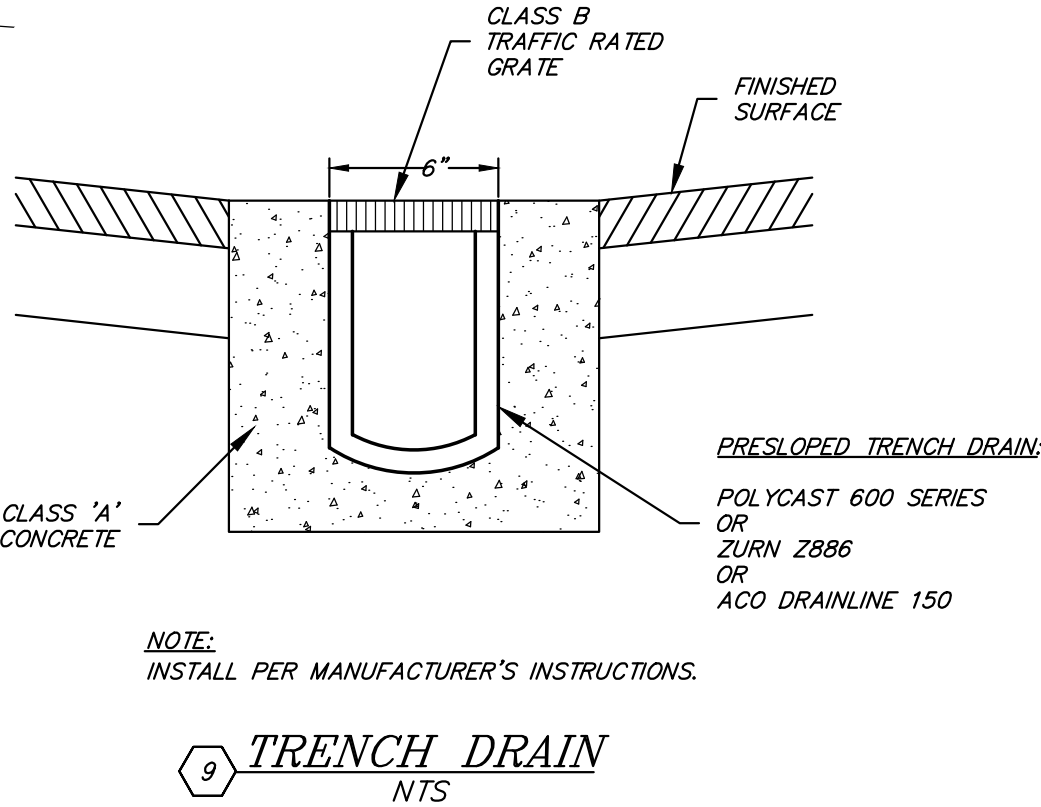
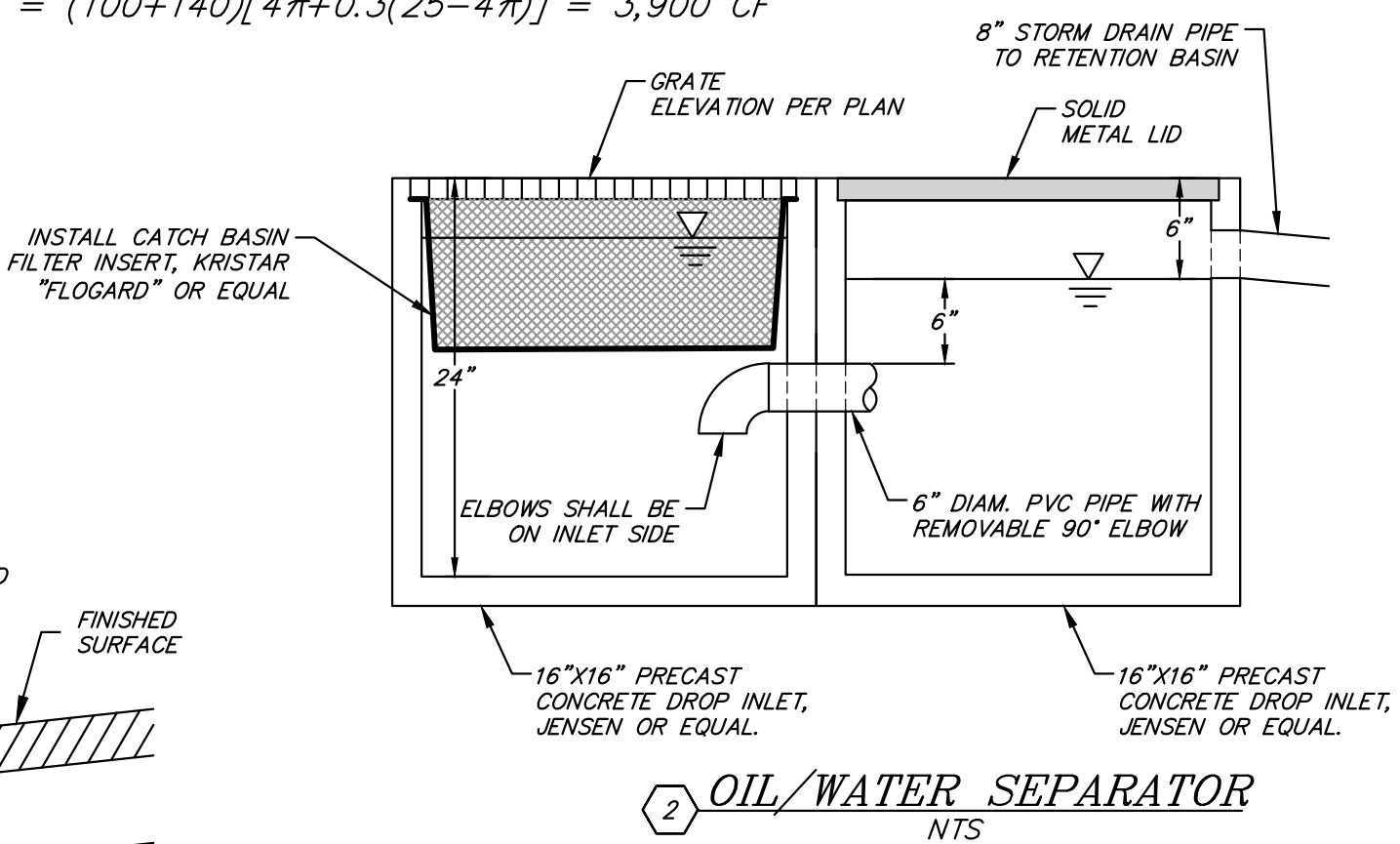
EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND DO NOT ACCOUNT FOR SHRINKAGE, SWELL, AND REMOVALS OF UNSUITABLE MATERIALS. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

RETENTION BASIN SIZING CALCULATIONS

PAVED AREA = 27,170 SF
AREA OF NEW BUILDING = 18,000 SF
UNPAVED AREA = 14,530 SF

$$V_{\text{REQ'D}} = \frac{1}{2}(0.9(27,170) + 0.95(18,000) + 0.35(14,530)) = 3,890 \text{ CF}$$

$$V_{\text{SUPPLIED}} = (100+140)[4\pi + 0.3(25-4\pi)] = 3,900 \text{ CF}$$



PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:

NO.	DESCRIPTION	DATE

PREPARED FOR:
TERRY JOHNSON
2000 S. 10TH AVE.
SACRAMENTO, CA 95828

37 OLD MAMMOTH ROAD
PRELIMINARY GRADING AND DRAINAGE PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

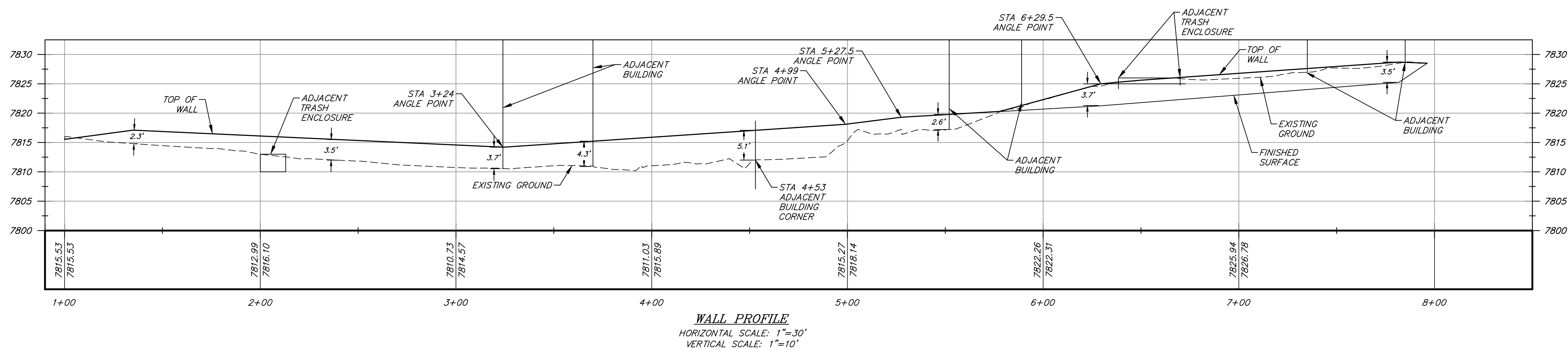
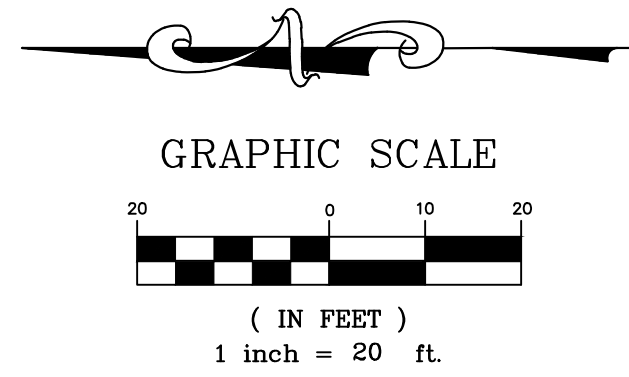
DATE: 5/31/17
SCALE: 1"=20'
DRAWN: TT
JOB NO.: 01.2002.1
DWG: C2
SHEET 2 OF 4



SCALE: 1"=20'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

SHEET 3 OF 4



t h a
triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS: BY:

PREPARED FOR:
BEST DEVELOPMENT GROUP
TERRY JOHNSON
2000 SERRA BLVD.
SACRAMENTO, CA 95828

37 OLD MAMMOTH ROAD
PRELIMINARY RETAINING WALL PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 3/29/17

SCALE: AS SHOWN

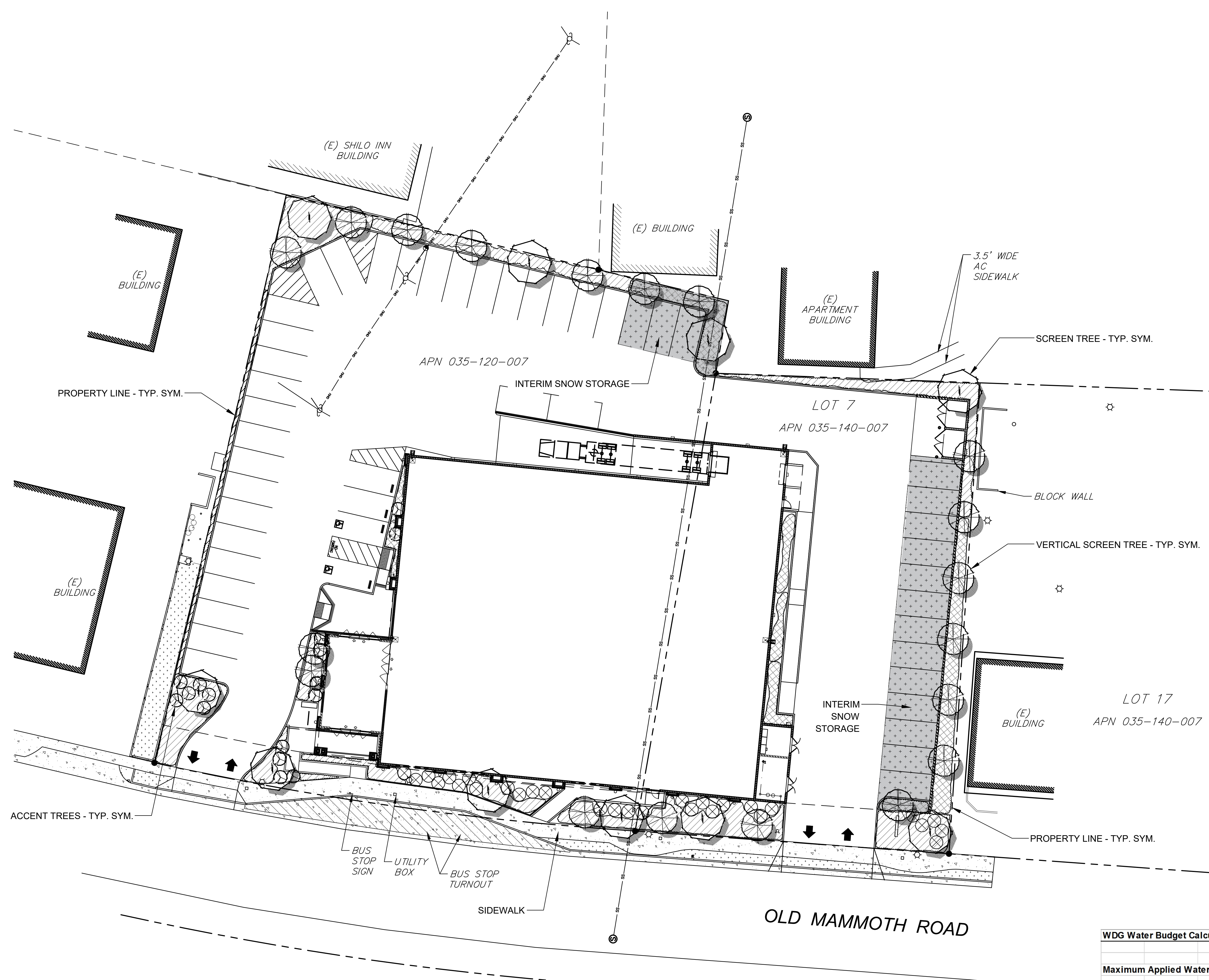
DRAWN: TT

JOB NO: 01.2002.1

DWG: C4

SHEET 4 OF 4

GROCERY OUTLET - MAMMOTH LAKES, CA



WDG Water Budget Calculations			
Maximum Applied Water Allowance			
MAWA = (Eto) (0.45) (LA) (0.62)			
Eto	57.00		
LA	7,435		
MAWA	118,239		
Estimated Annual Water Use			
EAWU = (Eto) (PF) (HA) (0.62) / (IE)			
Eto	57.00		
PF	0.3		
HA	7,435		
IE	0.8		
EAWU	98,532		

PROPOSED PLANT PALETTE

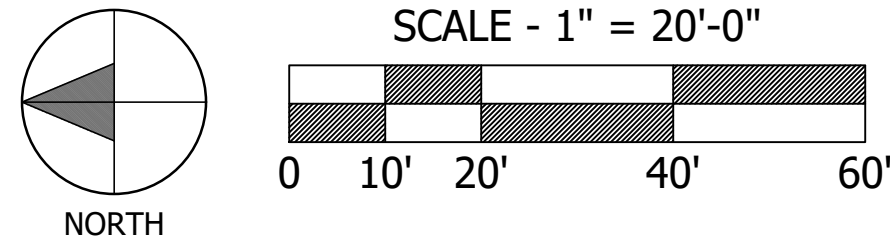
- SYMBOL** **BOTANICAL NAME / COMMON NAME**
- VERTICAL SCREEN TREES (15 GAL. - 24" BOX)**
- POPULUS TREMULOIDES 'MULTI' / QUAKING ASPEN
 - ABIES CONCOLOR / WHITE FIR
 - PINUS JEFFREYI / JEFFERY PINE
 - POPULUS TREMULOIDES / QUAKING ASPEN
- SCREEN TREES (15 GAL. - 24" BOX)**
- PINUS NIGRA / AUSTRIAN PINE
 - ACER S. GRANDIDENTATUM / ROCKY MOUNTAIN SUGAR MAPLE
 - PRUNUS VIRGINIANA / CANADIAN CHOKE CHERRY
 - CELTIS RETICULATA / WESTERN HACKBERRY
- ACCENT TREES (15 GAL. - 24" BOX)**
- PINUS MUGO / MOUNTAIN PINE
 - MALUS SPP. / CRABAPPLE VAR.
 - PINUS ARISTATA / BRISTLECONE PINE
 - CERCIS CANADENSIS / EASTERN REDBUD
- BACKGROUND SHRUBS (15 / 5 GAL.)**
- PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
 - CORNUS STOLONIFERA / REDTIG DOGWOOD
 - EUONYMUS ALATUS / BURNING BUSH
 - ILEX SPP. / HOLLY VAR.
 - PRUNUS VIRGINIANA / WESTERN CHOKECHERRY
- MID-GROUND SHRUBS (5 GAL.)**
- CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS
 - CALAMAGROSTIS 'OVERDAM' / FEATHER REED GRASS
 - ACHILLEA MILLEFOLIUM / YARROW
 - ARTEMESIA ABSINTHIUM / WORMWOOD
 - POTENTILLA FRUTICOSA / CINQUEFOIL VAR.
- SPREADER / GROUND COVER SHRUBS (5/1 GAL.)**
- HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
 - BOUTELOUA GRACILIS / BLUE GRAMMA GRASS
 - SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
 - CERASTIUM TOMENTOSUM / SNOW IN SUMMER
 - COTONEASTER HORIZONTALIS / ROCK COTONEASTER
- ACCENT SHRUBS (5/1 GAL.)**
- FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
 - HEMEROCALLIS SPP. / DAYLILY VAR.
 - HEUCHERA SANGUINEA / CORAL BELLS
 - PINUS MUGO / MUGHO PINE
 - SEDUM OBTUSATUM / STONECROP

PLANTING:
ALL PLANTING AREAS TO RECEIVE 2" DECOMPOSED GRANITE GROUND COVER.

- NOTES:**
- PROPOSED PLANT MATERIAL IS DROUGHT TOLERANT AND/OR NATIVE TO THE LOCAL ECOSYSTEM.
 - REFERENCES USED FOR LANDSCAPE PLAN DEVELOPMENT INCLUDE:
 - DROUGHT TOLERANT PLANT GUIDE FOR MAMMOTH LAKES
 - PLANTS OF MAMMOTH MOUNTAIN
 - TOWN OF MAMMOTH LAKES DESIGN GUIDELINES
 - MAMMOTH COMMUNITY WATER DISTRICT PLANT LIST
 - SUNSET WESTERN GARDEN BOOK
 - PROPOSED LANDSCAPE WILL BE IRRIGATED WITH LOW PRECIPITATION IRRIGATION EQUIPMENT AND CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AN ET/WEATHER SENSOR AND AUTOMATIC RAIN SHUT-OFF DEVICE.

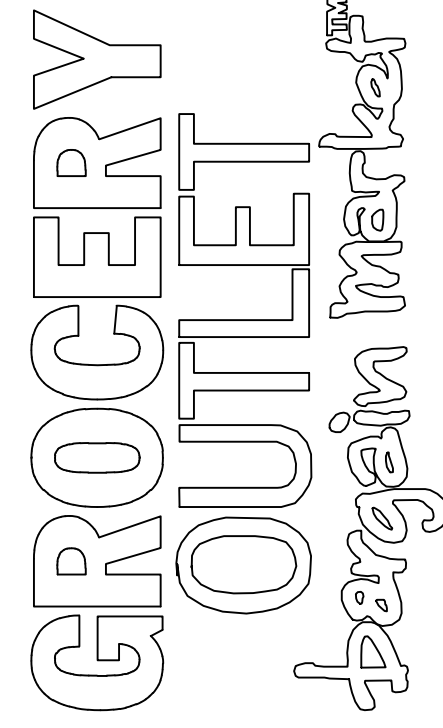
- IRRIGATION:**
- RAINBIRD SUBSURFACE TUBING ALL LANDSCAPE AREAS 18" O.C. UNDER D.G.
 - BUBBLERS AT ALL TREES.
 - PROPOSED LANDSCAPE WILL BE IRRIGATED WITH LOW PRECIPITATION IRRIGATION EQUIPMENT AND CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AN ET/WEATHER SENSOR AND AUTOMATIC RAIN SHUT-OFF DEVICE.

- IRRIGATION SYSTEM NOTES:**
- A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CGBC 5.304.1
 - WATER SERVICE FOR LANDSCAPE AREAS BETWEEN 1,000 AND 5,000 SQUARE FEET. SEPARATE METERS OR SUBMETER SHALL BE INSTALLED FOR INDOOR AND OUTDOOR POTABLE WATER USE. CGBC 5.304.2
 - AUTOMATIC IRRIGATION CONTROLLERS THAT ARE WEATHER OR SOIL MOISTURE BASED SHALL BE INSTALLED AT THE TIME OF FINAL INSPECTION. CGBC 5.304.3.1
 - SPRINKLERS SHALL BE DESIGNED TO PREVENT OVERSPRAY ON STRUCTURES. CGBC 5.407.1



PREPARED AND SUBMITTED BY:

KIM T. LONIGRO DATE
LLA No. 5508 EXP. 09/30/18

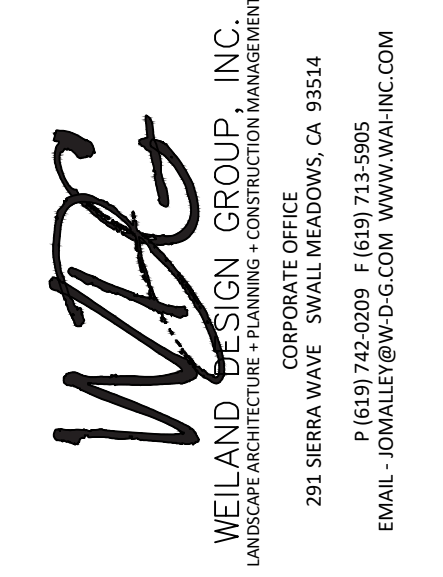


PROPOSED TENANT:
GROCERY OUTLET INC.
5650 HOLLIS STREET
EMERYVILLE, CA 94608

DESIGN

SITE DESIGN
PLANNING
PRELIM.

NEW SHELL BLDG. AND T.I. FOR:
G.O. STORE #
MAMMOTH LAKES
37 Old Mammoth Road
Mammoth Lakes, CA



LANDSCAPE
CONCEPT
PLAN

WDG JOB #16-050
MAY 26, 2017
SHEET - LC-1