

37 Old Mammoth Road Development Application

May 31, 2017

GROCERY
OUTLET
*bargain market*TM

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

COVER
SHEET
PROJECT
INFORMATION

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

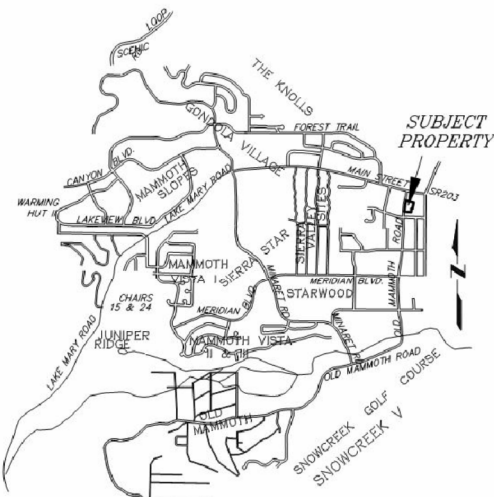
JOB # 16034

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

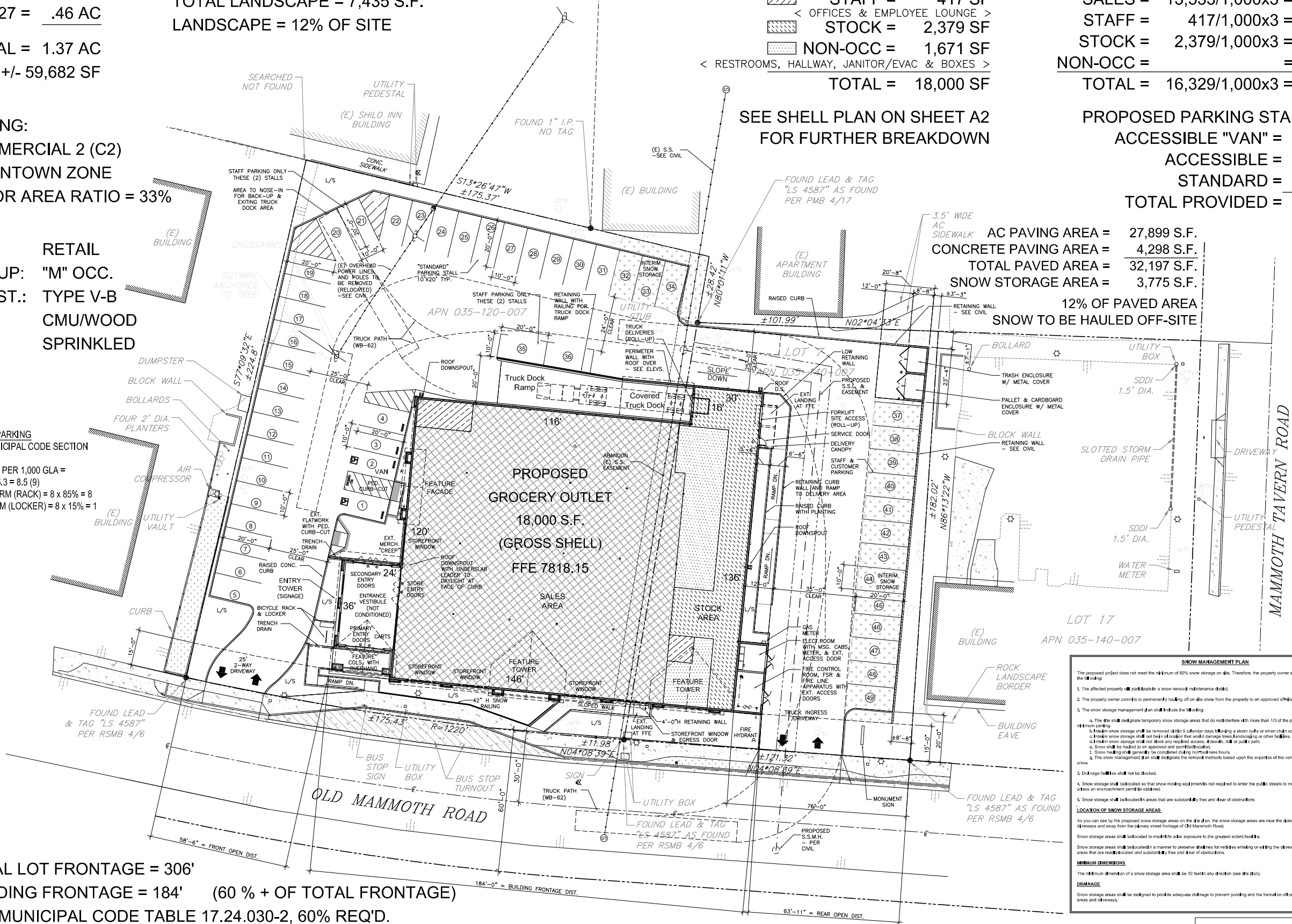
REQUIRED PARKING:

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

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.

SITE PLAN - SHELL LAYOUT

GROCERY OUTLET - MAMMOTH LAKES, CA

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



SCALE: 1/16" = 1'-0"



SNOW MANAGEMENT PLAN

The proposed project does not meet the minimum of 80% snow storage on site. Therefore, the property owner shall do the following:

- The affected property shall 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 locations that would damage trees, landscaping or other features.
 - Interim snow storage shall not block any required access, driveway, or public path.
 - Snow shall be hauled to an approved and permitted location.
 - Snow hauling shall generally be completed during normal business hours.
 - The snow management plan shall designate the removal methods based upon the expertise of the vendor removing the snow.
- Driveway entrances 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 maintain the solar exposure to the greatest extent feasible.

Snow storage areas shall be located in a manner to preserve the view 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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PLANNING SUBMITTAL

HMR ARCHITECTS
2102 2nd Street
SACRAMENTO, CA 95811
TEL: 916.736.2724
FAX: 916.736.0610
www.hmrarchitects.com

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WRITTEN CONSENT OF HMR ARCHITECTS, INC.

OVERALL SITE & BLDG. PLAN

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

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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)
 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	13,176	1/30	440
101 SALES	143	1/100	2
102 FRONT OFFICE	98	1/100	1
103 BACK OFFICE	63	(NON-OCC)	0
104 CORRIDOR	132	(NON-OCC)	0
105 WOMEN'S RESTROOM	98	(NON-OCC)	0
106 MEN'S RESTROOM	106	1/15	7
107 EMPLOYEE LOUNGE	91	(NON-OCC)	0
108 JANITOR	2,142	1/300	7
109 EVAC.	123	(NON-OCC)	0
110 RECEIVING	402	(NON-OCC)	0
111 STOCK AREA	608	1/300	2
112 DAIRY COOLER	123	(NON-OCC)	0
113 MEAT COOLER	402	(NON-OCC)	0
114 FROZEN BOX	203	(NON-OCC)	0
203 EQUIPMENT PLATFORM	18,543		486

SALES FLOOR OCCUPANCY TOTAL (ROOMS 000 THROUGH 107) 476
 BACK OF HOUSE OCCUPANCY TOTAL (PER CBC SECTION 1015, 2 EXITS REQUIRED) 10
 TOTAL OCCUPANTS - ENTIRE STRUCTURE 486
 SUPPORT STRUCTURE
 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
 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.I. 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 STUDS 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/EXIT 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 BUILDING/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.

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PLANNING
 SUBMITTAL

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 2102 2nd Street
 Suite 100
 Mammoth Lakes, CA 93546
 P: 760.736.2724
 F: 760.736.0010
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FLOOR PLAN
 (SHELL)

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

JOB # 16034

May 31, 2017

A2
 18K-SR-DS
 VERSION # 4

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"

GROCERY
 OUTLET
 bargain market

HOLDING BOX SIZES:
FREEZER = 402 SF
MEAT = 123 SF
DELI/DAIRY = 562 SF

THIS SIDE FACES OLD MAMMOTH ROAD
- PER SITE DRAWINGS

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.)

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F 916.736.0610
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FLOOR
PLAN
(FIXTURES)

DRAWN BY: PK/RR
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May 31, 2017

A3
18K-SR-DS
VERSION # 4

AREAS (GROSS) :
SALES = 13,920 SF
B.O.H. = 4,080 SF

BUILDING CALC. AREAS :

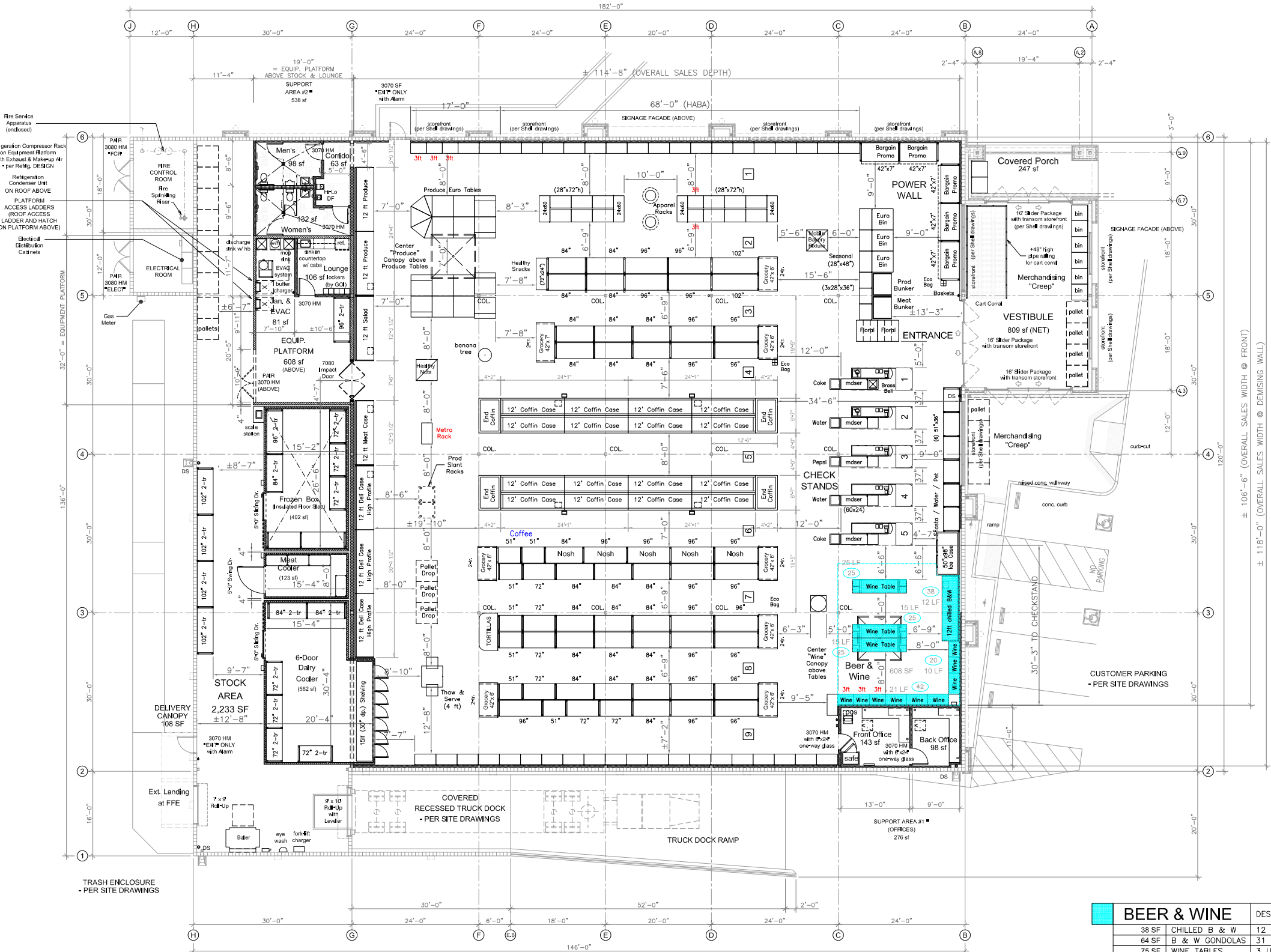
SALES (NET) = 13,716 SF
STOCK (NET) = 2,233 SF
BOXES (NET) = 1,087 SF
SUPPORT/MISC. = 964 SF
SHELL (GROSS) = 18,000 SF
EQUIP. PLATFORM = 608 SF

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

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
bargain market



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

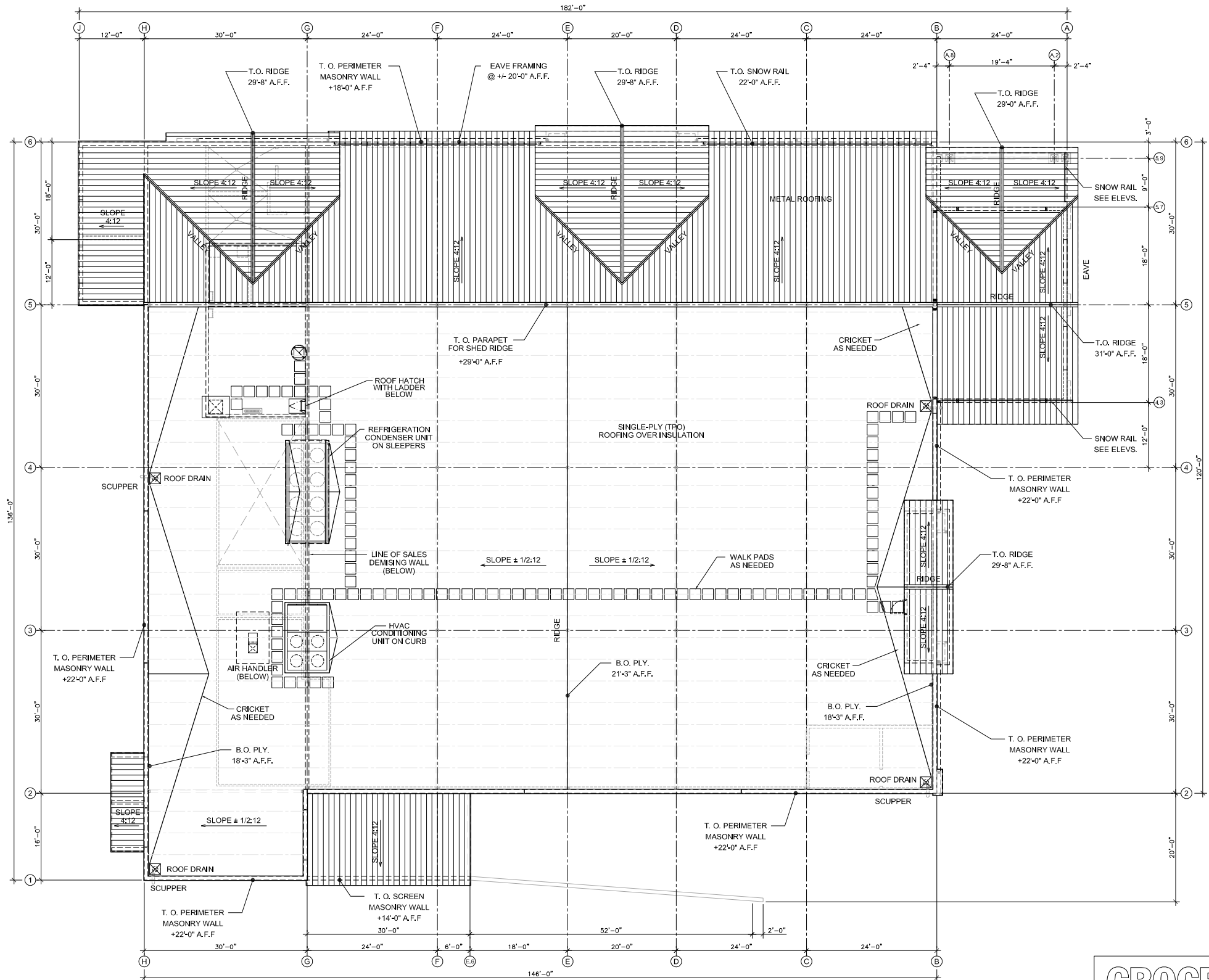
FLOOR PLAN - MERCHANDISING FIXTURES

FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A3_FIXT_2017-05-31

ROOF AREAS :
+/- 1/2:12 SLOPED TPO = 13,197 SF
4:12 SLOPED METAL = 7,347 SF

TOTAL = 20,544 SF
(INCLUDES OVERHANGS)

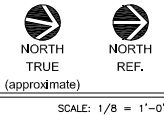
THIS SIDE FACES OLD MAMMOTH ROAD



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"



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 TPO
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

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



ALL DIMENSIONS AND WRITTEN MATERIAL PREPARING GREEN
CONSULTING DESIGN & UNPUBLISHED WORK OF HMR ARCHITECTS
AND WRITTEN DESIGN OF HMR ARCHITECTS, INC.

ROOF
PLAN

DRAWN BY: PK/RR

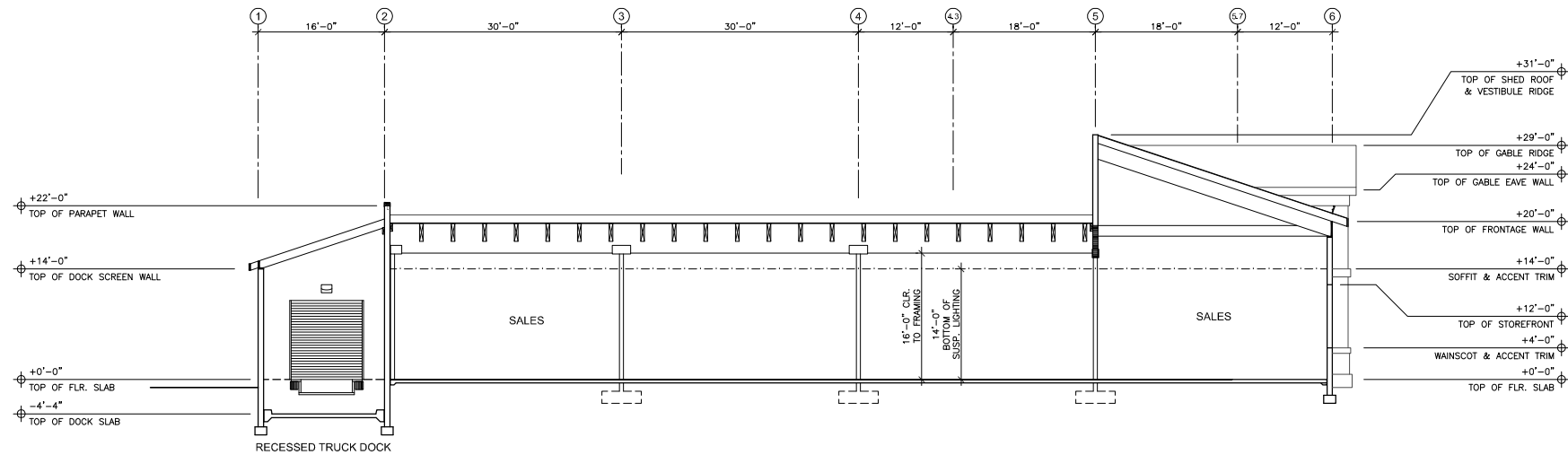
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JOB # 16034

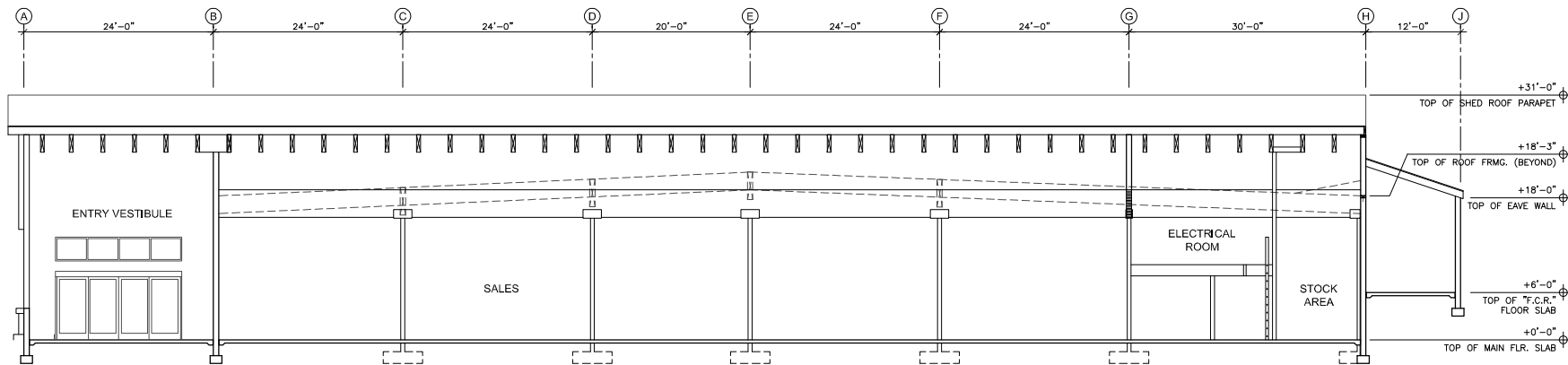
May 31, 2017

A4

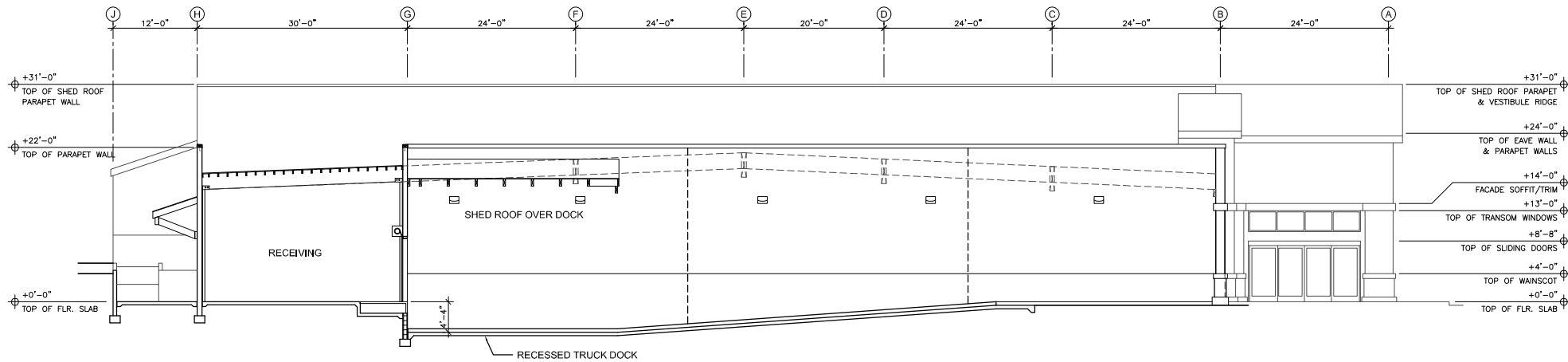
18K-SR-DS
VERSION # 4



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"



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

HMRARCHITECTS
2102 2nd Street
Emeryville, CA 94608
Tel: 415.736.7274
Fax: 415.736.0010
www.hmrarchitects.com

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WITHOUT THE WRITTEN CONSENT OF HMR ARCHITECTS, INC.

DESIGN
BUILDING
SECTIONS

DRAWN BY: PK/RR

CHECKED BY: RR/SP

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 = CARMEL 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

BEST DEVELOPMENT GROUP
2580 SIERRA BLVD., SUITE # E
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SITE & SHELL BUILDING DESIGN FOR:
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MAMMOTH LAKES
37 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

PLANNING
SUBMITTAL

HMRARCHITECTS
2102 2nd Street
Suite 100
Emeryville, CA 94608
Tel: 415.736.0010
www.hmrarchitects.com

EXTERIOR
ELEVATIONS

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

JOB # 16034

May 31, 2017

A6
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VERSION # 4



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

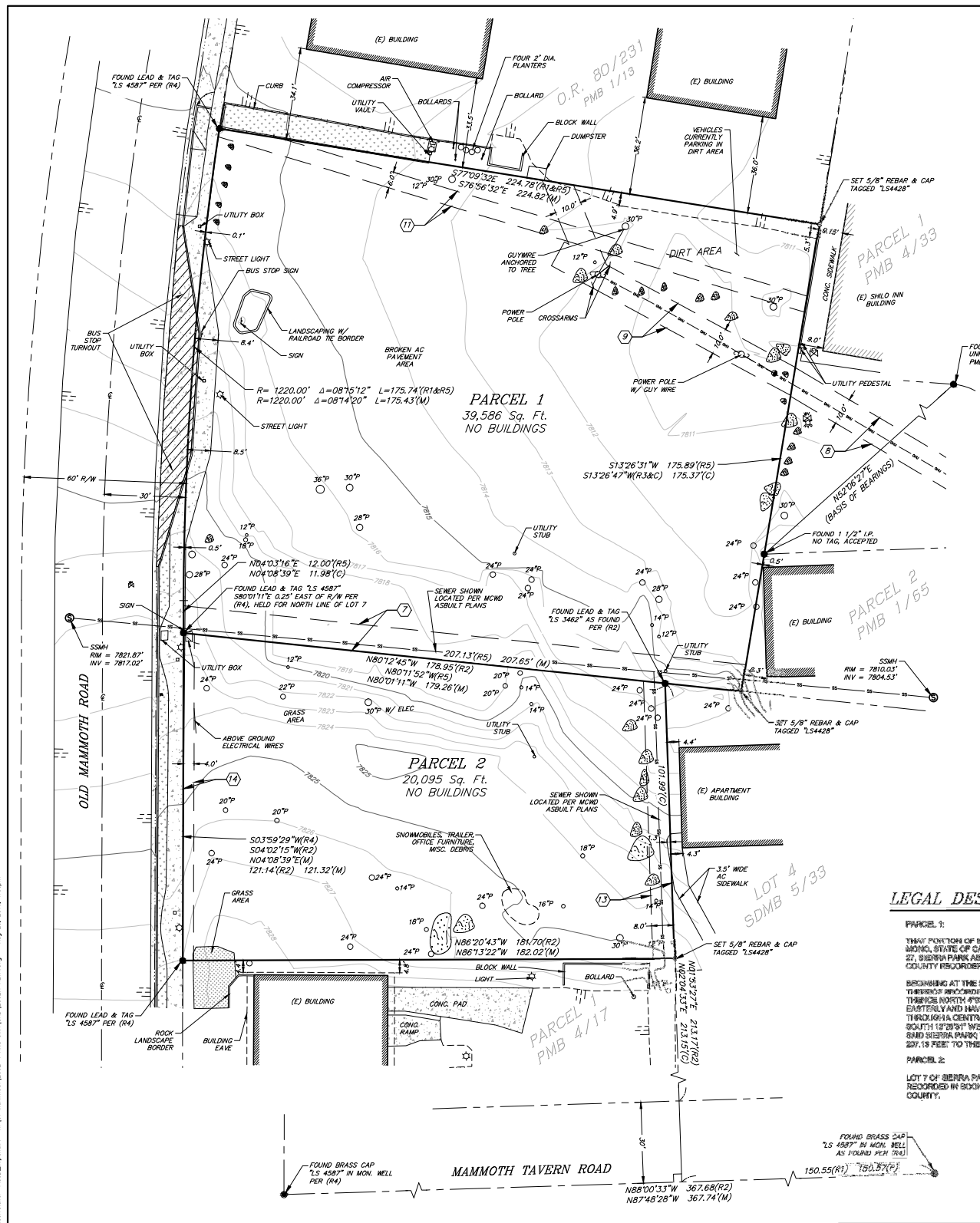
FILE: GO-MAMMOTH-LAKES_PLANNING_SHT-A7_CNTXT-ELEV_2017-05-31

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

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



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	
HMRARCHITECTS 2100 2nd Street SACRAMENTO, CA 95811 P 916 736 2724 F 916 736 0810 www.hmrarchitects.com ALL DIMENSIONS AND WRITTEN MATERIAL, APPEARING HEREIN CONSTITUTE DESIGN & UNPUBLISHED WORK OF HMR ARCHITECTS AND MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF HMR ARCHITECTS, INC.	
CONTEXT EXTERIOR ELEVATION	
DRAWN BY:	PK/RR
CHECKED BY:	RR/SP
JOB # 16034	
May 31, 2017	
A7 18K-SR-DS VERSION # 4	



REQUESTED TABLE A ITEMS

SURVEYOR'S NOTES

EASEMENT NOTES

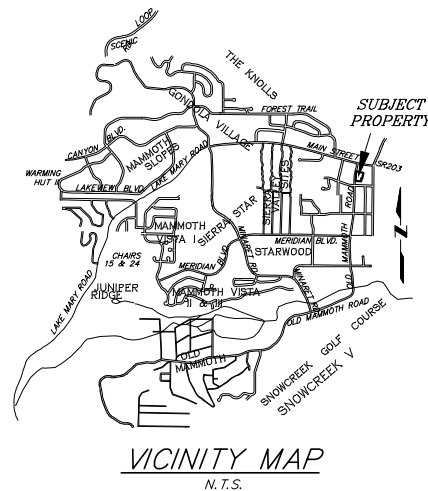
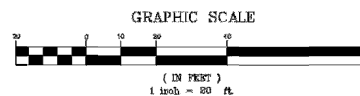
- ⑦ EASEMENT FOR SANITARY SEWERS IN FAVOR OF MAMMOTH COUNTY WATER DISTRICT PER SIERRA PARK, MB 5/33.
- ⑧ EASEMENT FOR CONDUITS AND POLES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER 123/106 O.R. DATED MAY 20, 1971.
- ⑨ EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST NO. 2001000368 O.R. DATED JANUARY 18, 2001.
- ⑪ EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST NO. 2001000368 O.R. DATED JANUARY 18, 2001.
- ⑬ EASEMENT FOR SANITARY SEWER IN FAVOR OF MAMMOTH COUNTY WATER DISTRICT PER SIERRA PARK, MB 5/33.
- ⑭ EASEMENT FOR SIDEWALK IN FAVOR OF MONO COUNTY ROAD DEPARTMENT PER SIERRA PARK, MB 5/33.

THE FOLLOWING EASEMENTS BURDEN THE SUBJECT
PROPERTY BUT CANNOT BE LOCATED

- 10 EASEMENT FOR STREET IMPROVEMENTS: SIDEWALK, BUS STOP, UTILITY LANDSCAPE AND SNOW STORAGE PURPOSES IN FAVOR OF THE TOWN OF WAMMOTH LAKES PER INST NO. 2003008581 (O.P. DATED JULY 28, 2003.

LEGAL DESCRIPTION

CONTOUR INTERVAL: 1'



	PROPERTY LINE	(R1)	RECORD INFORMATION PER PMB 1/13
	EDGE OF PAVEMENT	(R2)	RECORD INFORMATION PER PMB 2/17
	BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES	(R3)	RECORD INFORMATION PER PMB 2/33
	FIRE HYDRANT	(R4)	RECORD INFORMATION PER RSMB 4/6
	WATER VALVE BOX	(R5)	RECORD INFORMATION PER GRANT DEED INST. NO. 2001000534
	IRRIGATION CONTROL VALVE	(C)	CALCULATED
	SEWER MANHOLE	(M)	MEASURED
	POWER POLE	CONC.	CONCRETE
	GUY ANCHOR	D.I.	DROP INLET
	LIGHT POLE	ELEC.	ELECTRIC
	FOUND SURVEY MONUMENT AS NOTED	FND	FOUND
	OVERHEAD UTILITIES	O.R.	OFFICIAL RECORDS
	PLANTER AREA OR GRASS AREA AS NOTED	P	PROPORTIONED
	CONCRETE	TYP.	TYPICAL

BASIS OF BEARINGS

SURVEYOR'S CERTIFICATION

ANDREW K. HOLMES LS 4428
LIC. EXP. 9/30/17



ALTA/ACSM LAND TITLE SURVEY
37 & 77 OLD MAMMOTH ROAD
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA



777 woodside rd. suite a
REDWOOD CITY, ca 94061
phone (650) 366-0216
fax (650) 366-0298
e-mail af@thainc.com

555 chorro st. suite a
SAN LUIS OBISPO, ca 93405
phone (805) 544-8908
fax (805) 544-8932
e-mail sl@thainc.com

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REVISIONS	BY

DATE *08-29-2016*

SCALE *1"=20'*

DRAWN *AH / SF*

JOB NO. *2002.1*

DWG *2002.1 ALTA*

SHEET *1*

OF *1* SHEETS

1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PERMIT AND SECTIONS 12.04 AND 12.08 OF THE MUNICIPAL CODE.

- 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.

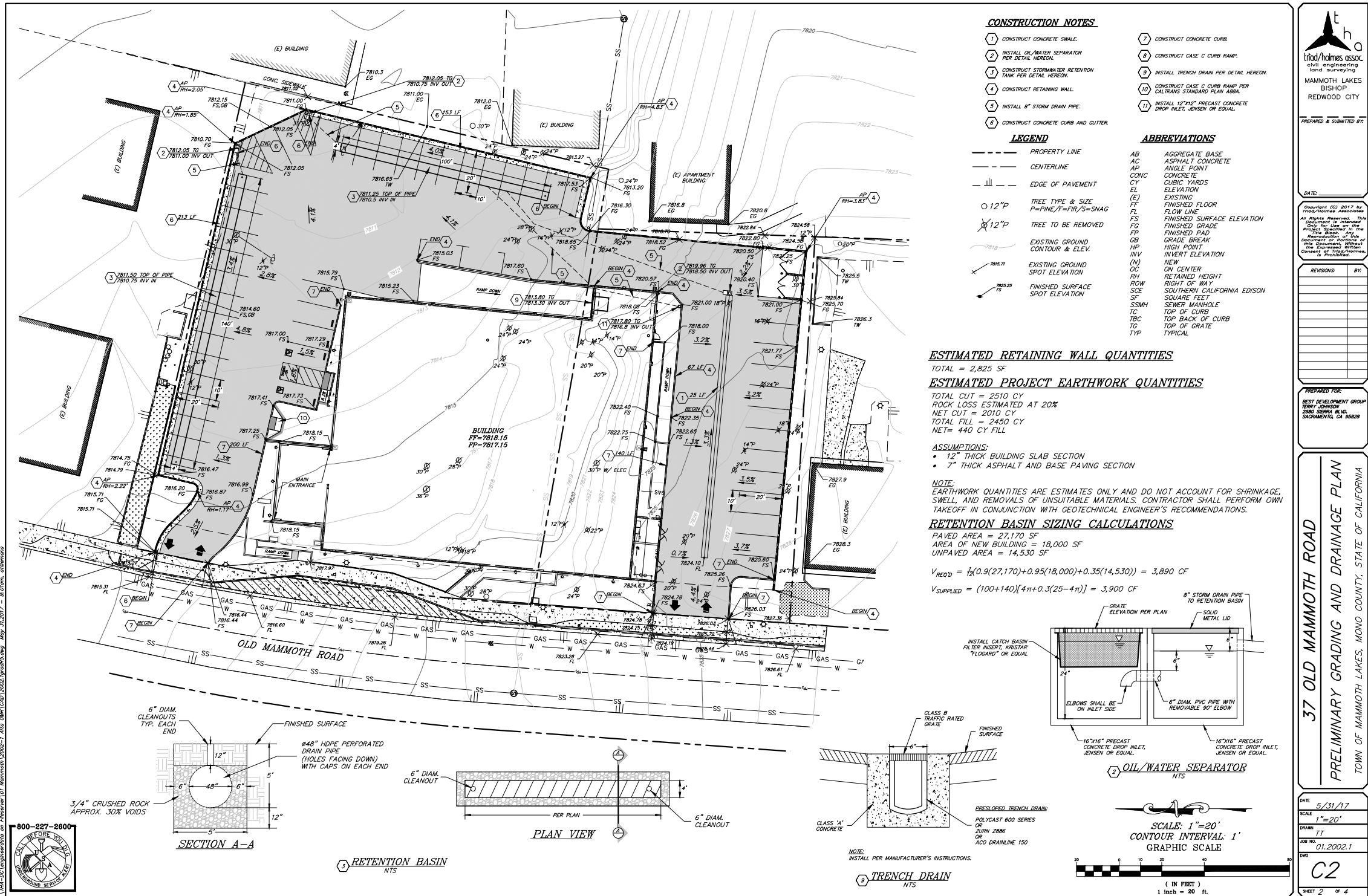
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AC	CONCRETE
CONC	CONCRETE
CY	CUBIC YARDS
EL	ELEVATION
(E)	EXISTING
FL	FLOW LINE
FS	FINISHED SURFACE ELEVATION
FG	FINISHED GRADE
FP	FINISHED PAD
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
(N)	NEW
OC	ON CENTER
ROW	RIGHT OF WAY
SF	SQUARE FEET
SSMH	SEWER MANHOLE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

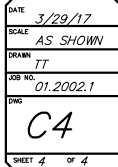
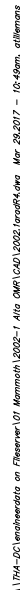
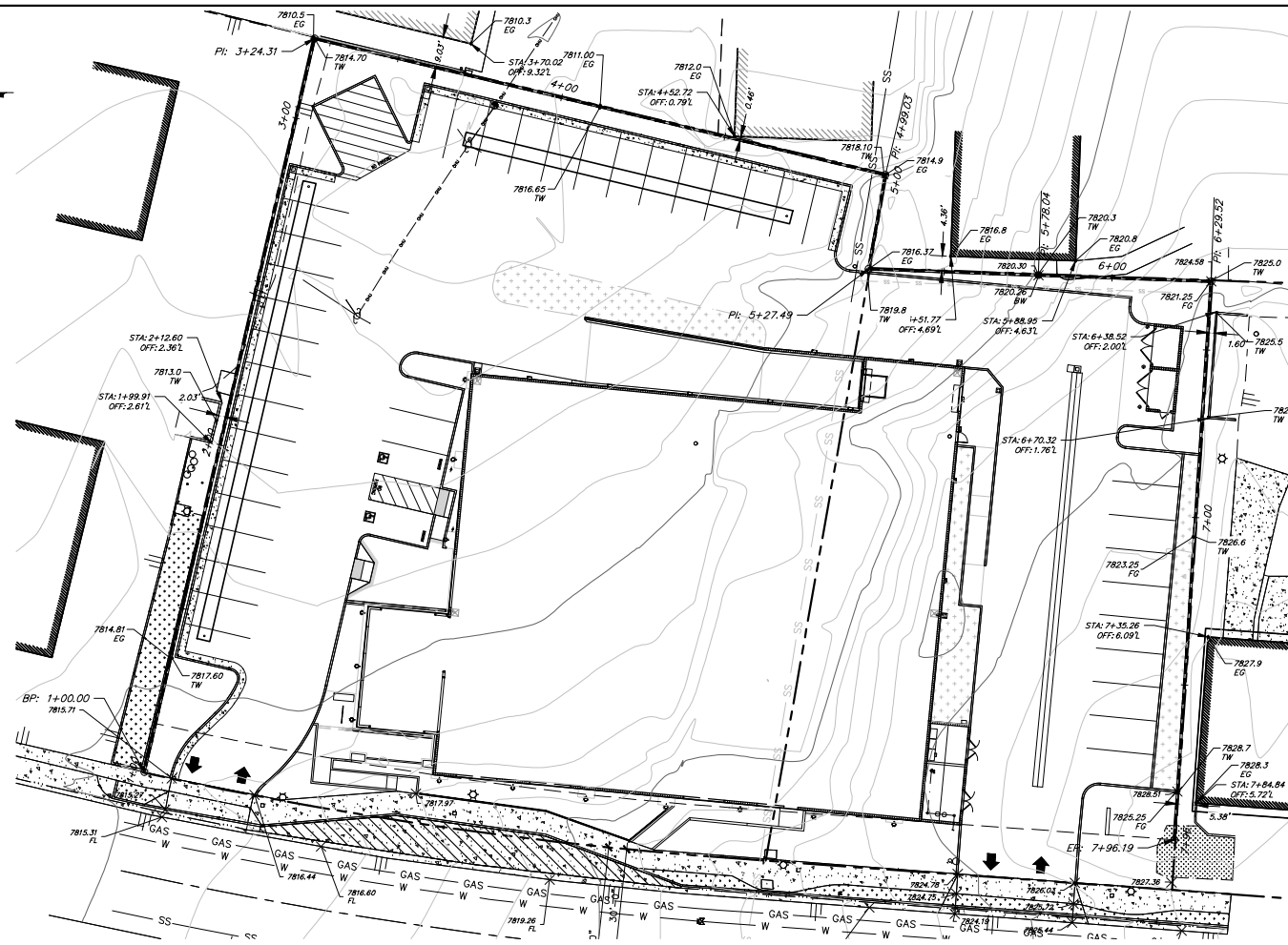
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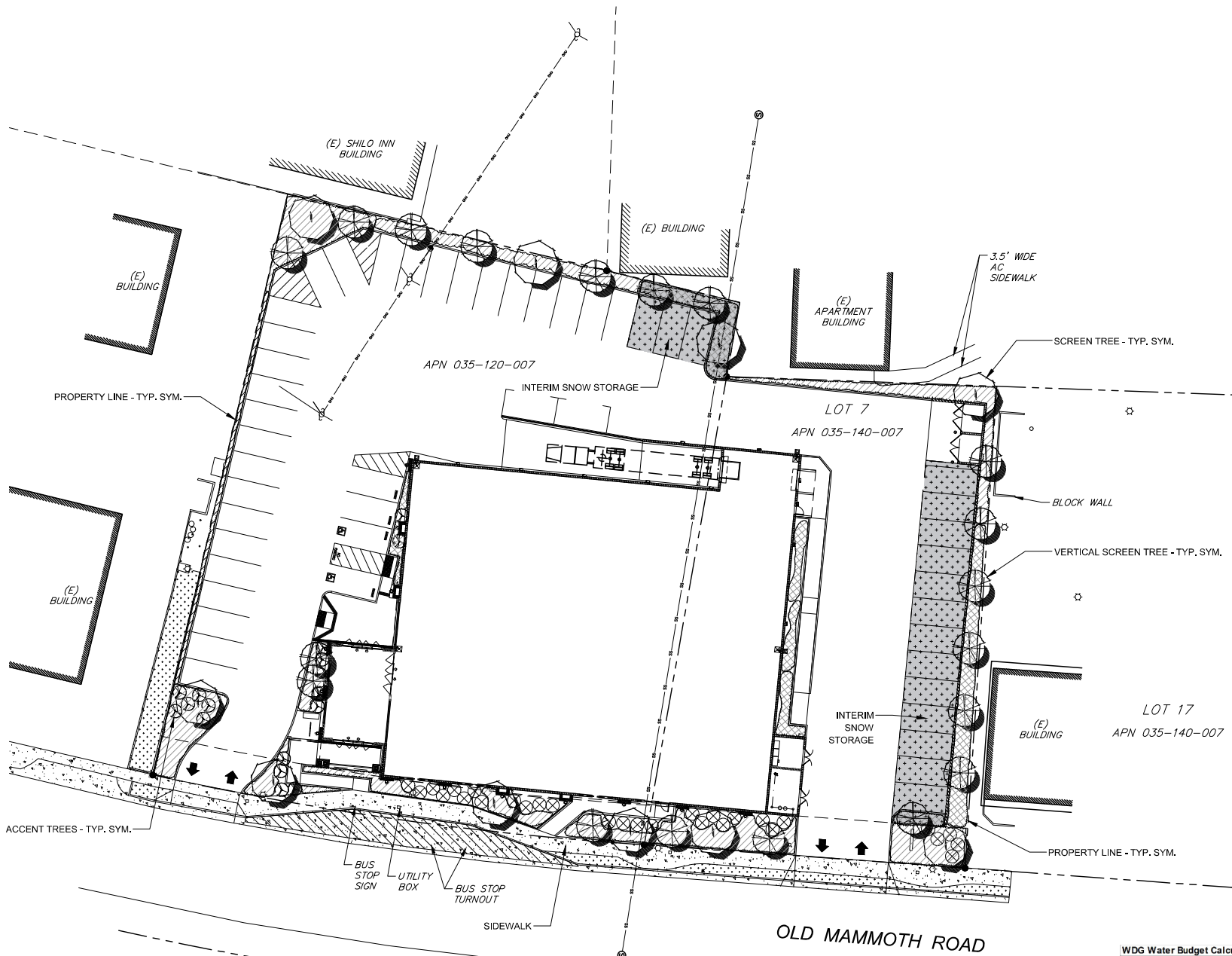
PREPARED FOR:
BEST DEVELOPMENT GROUP
TERRY JOHNSON
2580 SIERRA BLVD.
SACRAMENTO, CA 95828

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

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







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

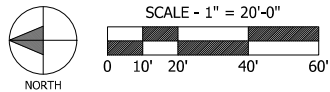
- SYMBOL** **BOTANICAL NAME / COMMON NAME**
- VERTICAL SCREEN TREES (15 GAL. - 24" BOX)**
- POPULUS TREMULOIDES 'MULTI' / QUAKING ASPEN
 - ABIES CONCOLOR / WHITE FIR
 - PINUS JEFFREYI / JEFFERY PINE
 - POPULUS TREMULOIDES / QUAKING ASPEN
- SCREEN TREES (15 GAL. - 24" BOX)**
- PINUS NIGRA / AUSTRIAN PINE
 - 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 / GROUNDCOVER 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
 - HEUCHERA SANGUINEA / CORAL BELLS
 - PINUS MUGO / MUGHO PINE
 - SEDUM OBTUSATUM / STONECROP

PLANTING:
ALL PLANTING AREAS TO RECEIVE 2" DECOMPOSED GRANITE GROUNDCOVER.

- 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



GROCERY
OUTLET
Bargain Market

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

WDG
WELAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE & PLANNING • CONSULTING DESIGN MANAGEMENT
201 SIERRA WAYE SUITE 100 MAMMOTH LAKES, CA 96244
PHONE: (530) 742-0209 FAX: (530) 713-5950
EMAIL: JONAS@WDG-CA.COM WWW.WDG-CA.COM

LANDSCAPE
CONCEPT
PLAN

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

DRAWN BY: NCL
CHECKED BY: KTL