ATTACHMENT B

Project Plans

Full size plans can be found on the project website:

https://www.townofmammothlakes.ca.gov/1194

MAMMOTH LAKES AFFORDABLE HOUSING

60 JOAQUIN ROAD MAMMOTH LAKES CA

HARDIE OR ALLURA VERTICAL SIDING

FIBERGLASS WINDOWS & DOORS

CONCRETE FOUNDATION

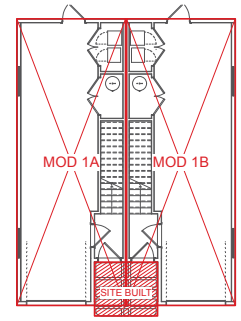
HARDIE OR ALLURA FINE SAND PANELS

PAINTED FIBER CEMENT TRIM

FIBER CEMENT SOFFITS

ALL EXTERIOR FINISHES WUI-COMPLIANT

1 CONCEPT RENDERING / MATERIALS



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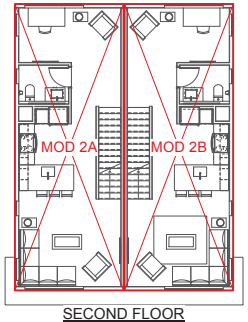

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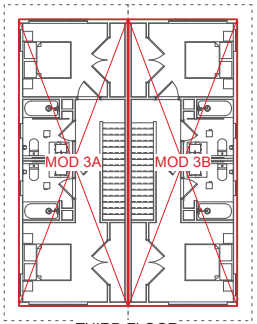

THIRD FLOOR

2 MODULAR LAYOUT 1/8" = 1'-0"

LICENSED ARCHITECT
TOBY E. LONG
C-28851
EXP. 10.31.__
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #652 OAKLAND, CA 94611
TOBY LONG, AIA - +415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

COVER

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scale
AS NOTED

sheet
A 0.0

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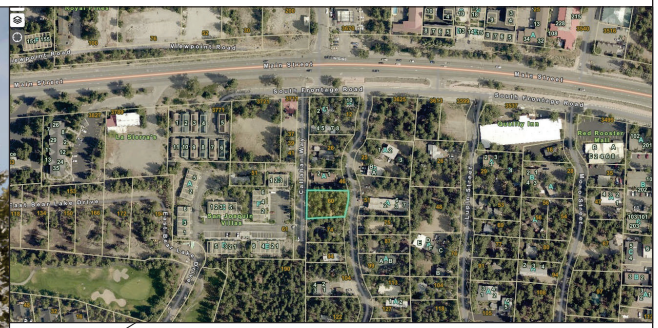
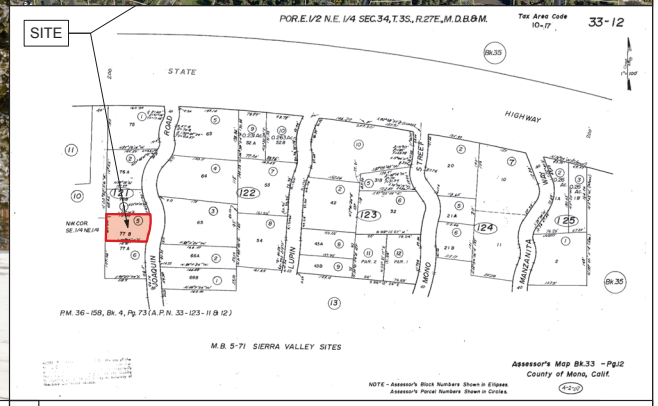
MAMMOTH LAKES AFFORDABLE HOUSING

60 JOAQUIN ROAD MAMMOTH LAKES CA

1 CONCEPTUAL RENDERING





3 VICINITY MAP / PARCEL MAP

ARCHITECTURAL

X	A-0.0	COVER
X	A-0.1	PROJECT INFO
X	A-0.5	AXONOMETRICS
X	A-0.6	MODULAR DIAGRAMS
X	1 of 1	SURVEY
X	A-1.2	SITE DEVELOPMENT PLAN
X	A-2.0	FOUNDATION PLAN
X	A-2.1	LEVEL 1 PLAN
X	A-2.2	LEVEL 2 PLAN
X	A-2.3	LEVEL 3 PLAN
X	A-2.4	ROOF PLAN
X	A-3.0	SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
X	A-6.0	CONSTRUCTION DETAILS
X	A-6.1	CONSTRUCTION DETAILS
X	A-6.2	CONSTRUCTION DETAILS
X	A-6.3	CONSTRUCTION DETAILS

4 TABLE OF CONTENTS

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

APN#:	033-121-005-000
ZONING:	RMF-1
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	V-B
SITE DIMENSIONS:	SEE SURVEY
SITE AREA:	8,671 SF
PARKING:	(2x) INT SPACES PER UNIT + (4x) EXT SPACES
HEIGHT RESTRICTION:	35'-0"
FRONT SETBACK:	20'-0"
SIDE SETBACKS:	10'-0" reduced to 8'-0"
REAR SETBACK:	10'-0"

5 SITE & BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF
(2x) FIRE SPRINKLERED 3-STORY DUPLEXES W/ ATTACHED TANDEM GARAGES

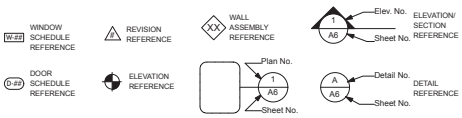
6 PROJECT DESCRIPTION

These plans shall comply with the following current adopted editions of the California Residential & Building Code Series:

2019 CA BUILDING CODE 2019 CA MECHANCAL CODE 2019 RESIDENTIAL CODE
2022 CA ENERGY CODE 2019 CA PLUMBING CODE
2019 CA GREEN CODE 2019 CA ELECTRICAL CODE

*PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY"

7 CODE REFERENCE



8 SYMBOLS

OWNER	SITE ARCHITECT	MODULAR ARCHITECT	SURVEY/CIVIL	SITE STRUCTURAL
PROMARK INVESTMENTS 223 E. THOUSAND OAKS BLVD. SUITE 412 THOUSAND OAKS, CA 91360 CONTACT: POORVA GARG T: 323.629.3569 E: poorva.garg1995@gmail.com	CLEVER HOMES by TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 CONTACT: TOBY LONG, AIA T: 415.905.9030 x1 C: 510.333.3447 E: toby@chxtld.com	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	TRIAD HOLMES P.O. BOX 1570 549 OLD MAMMOTH ROAD, SUITE 202 MAMMOTH LAKES, CA 93546 CONTACT: TOM PLATZ T: 760.934.7588 E: tplat. @thainc.com	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563 CONTACT: SHANE LOTHROP, PE T: 951.600.0032 E: shane@iseengineers.com
GEOTECHNICAL	**MECH ELEC PLUMB**	**MODULAR STRUCTURE**		
SIERRA GEOTECHNICAL SERVICES, INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 • PHN: CONTACT: JOSEPH A. ADLER T: 760.937.4608 E: info@sgsi.us	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co		

9 CONTACT INFO

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DOUGLAS E. LONG
C-28851
EXP. 10.31.10
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

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617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

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scale
NA

sheet
A 0.1

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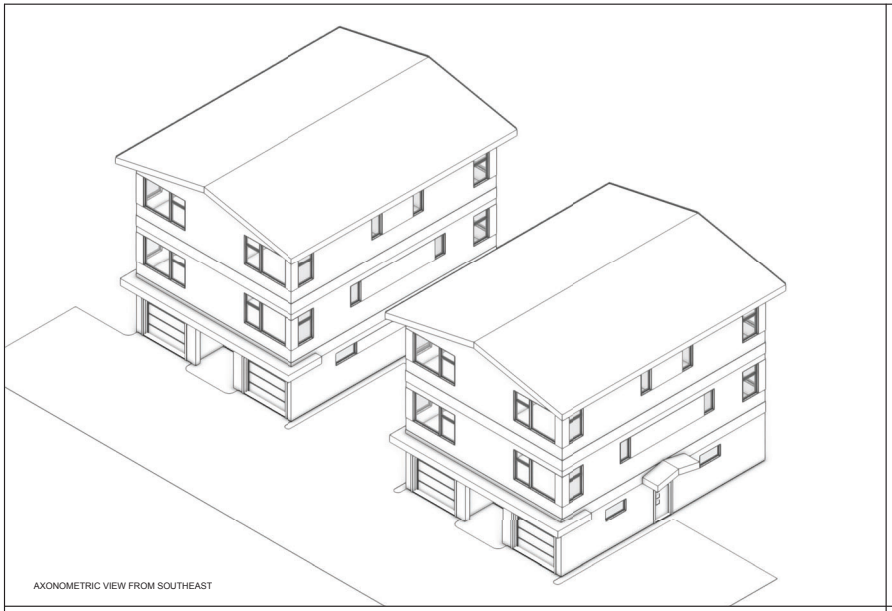
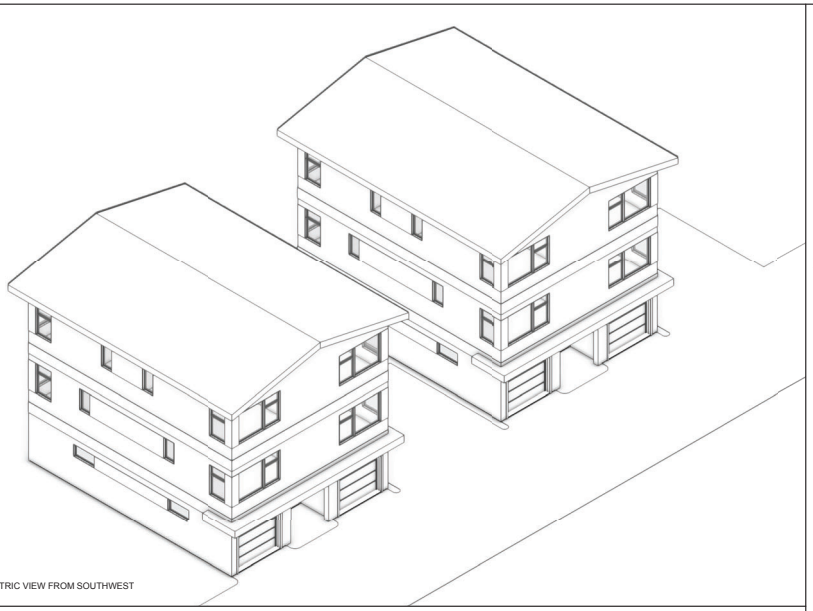


AXONOMETRIC VIEW FROM SOUTHEAST



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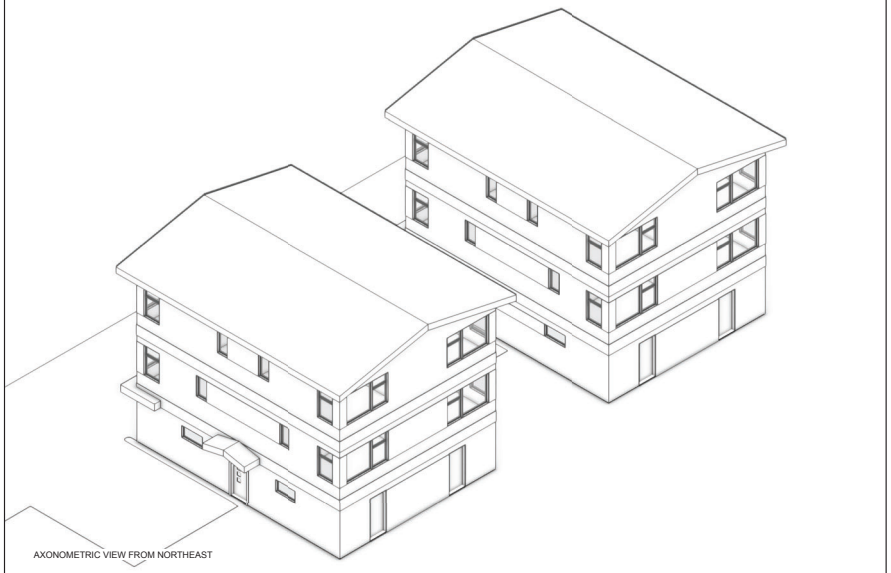

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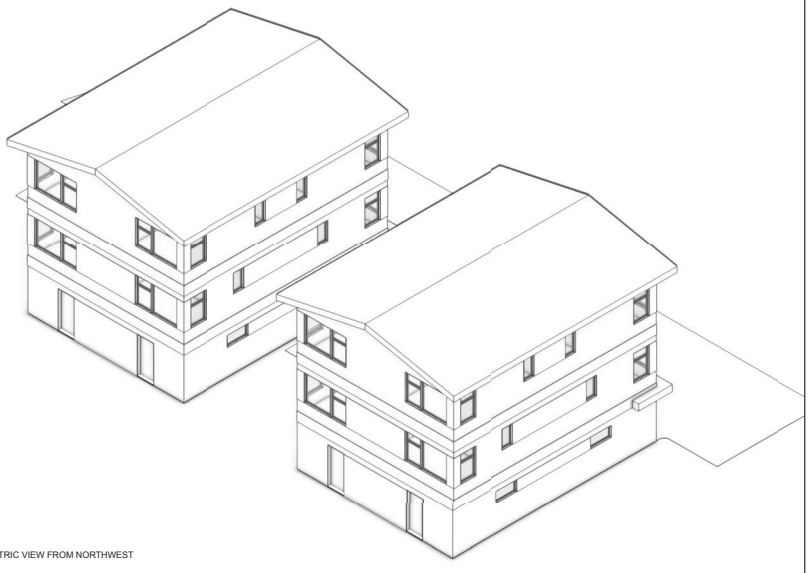

AXONOMETRIC VIEW FROM NORTHWEST

1 AXONOMETRICS

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C-28654
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STATE OF CALIFORNIA

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285 Washington Street
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617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
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scale

1/. "=1'-0"

sheet

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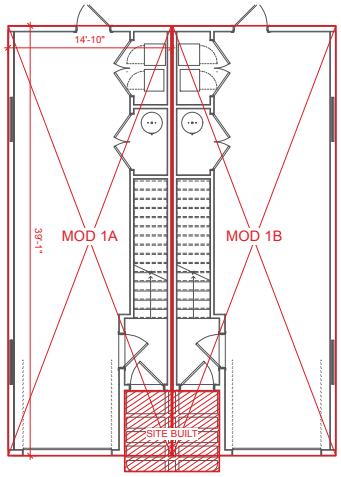

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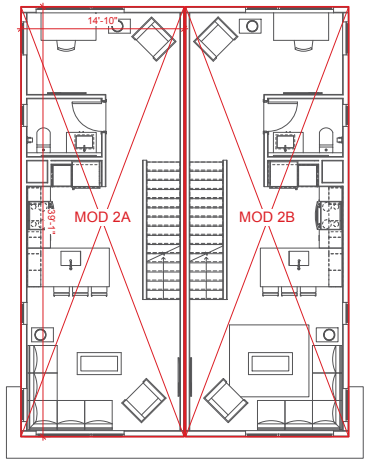

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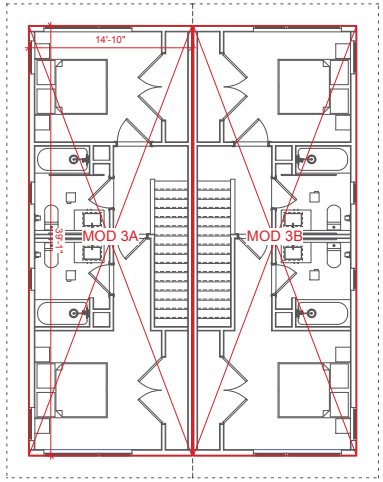
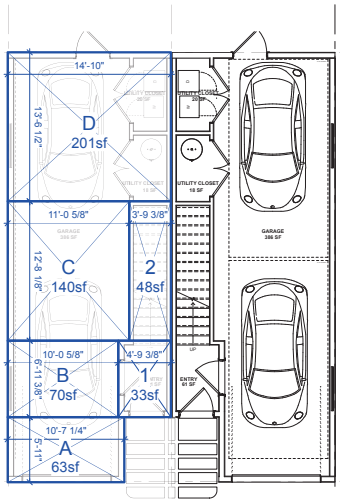


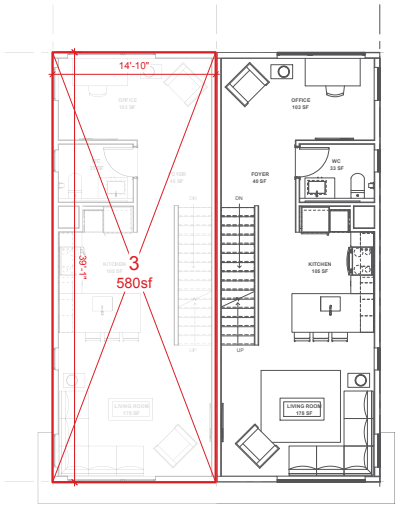
THIRD FLOOR

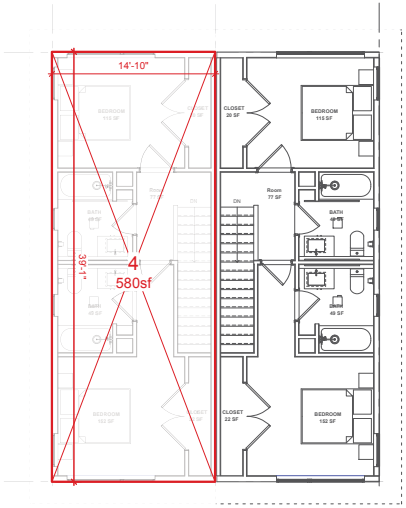
0 4 8 12 16 FT

1 MODULAR PLAN DIAGRAMS

3/16"=1'-0"







FLOOR AREA CALCS

UNCONDITIONED SPACES

1	33
2	48
A	63
B	70
C	140
D	201
LEVEL . :	*555sf*

CONDITIONED SPACES

3	580
4	580
LEVELS 2&3:	*1,160sf*

FLOOR AREA TOTAL: ***1,715sf***

0 4 8 12 16 FT

2 MODULAR SECTION DIAGRAM

3/16"=1'-0"

LICENSED ARCHITECT
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

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Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

MOD DIAGRAMS

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scale

3/16"=1'-0"

sheet

A 0.6

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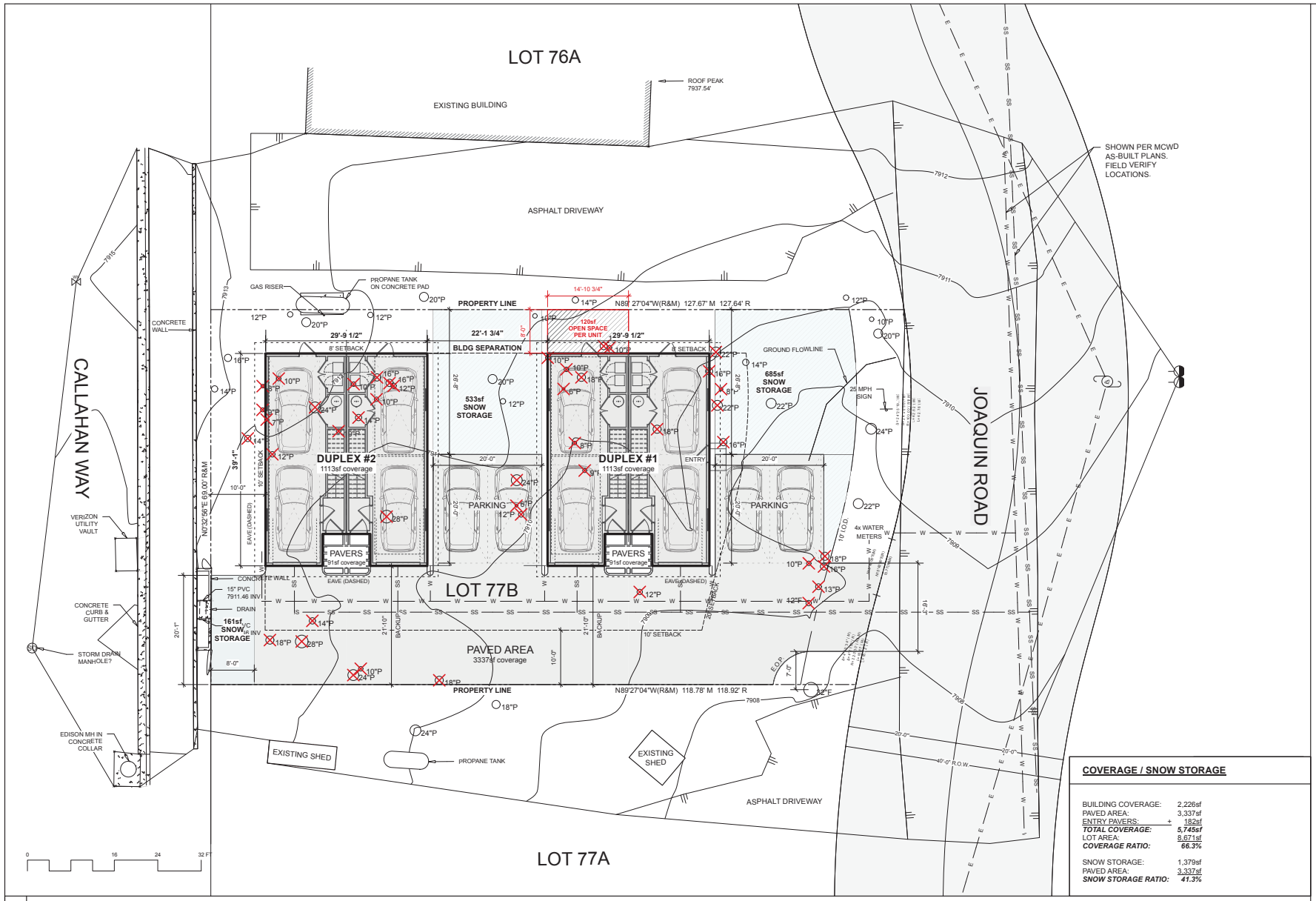

1 SITE PLAN

COVERAGE / SNOW STORAGE

BUILDING COVERAGE:		2,226sf
PAVED AREA:		3,337sf
ENTRY PAVERS:	+	182sf
TOTAL COVERAGE:		***5,745sf***
LOT AREA:		8,671sf
COVERAGE RATIO:		***66.3%***
SNOW STORAGE:		1,379sf
PAVED AREA:		3,337sf
SNOW STORAGE RATIO:		***41.3%***

LICENSED ARCHITECT
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C-28654
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STATE OF CALIFORNIA

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MAMMOTH LAKES, CA 93546

SITE PLAN

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scale
1/8" = 1'-0"

sheet
A 1.2

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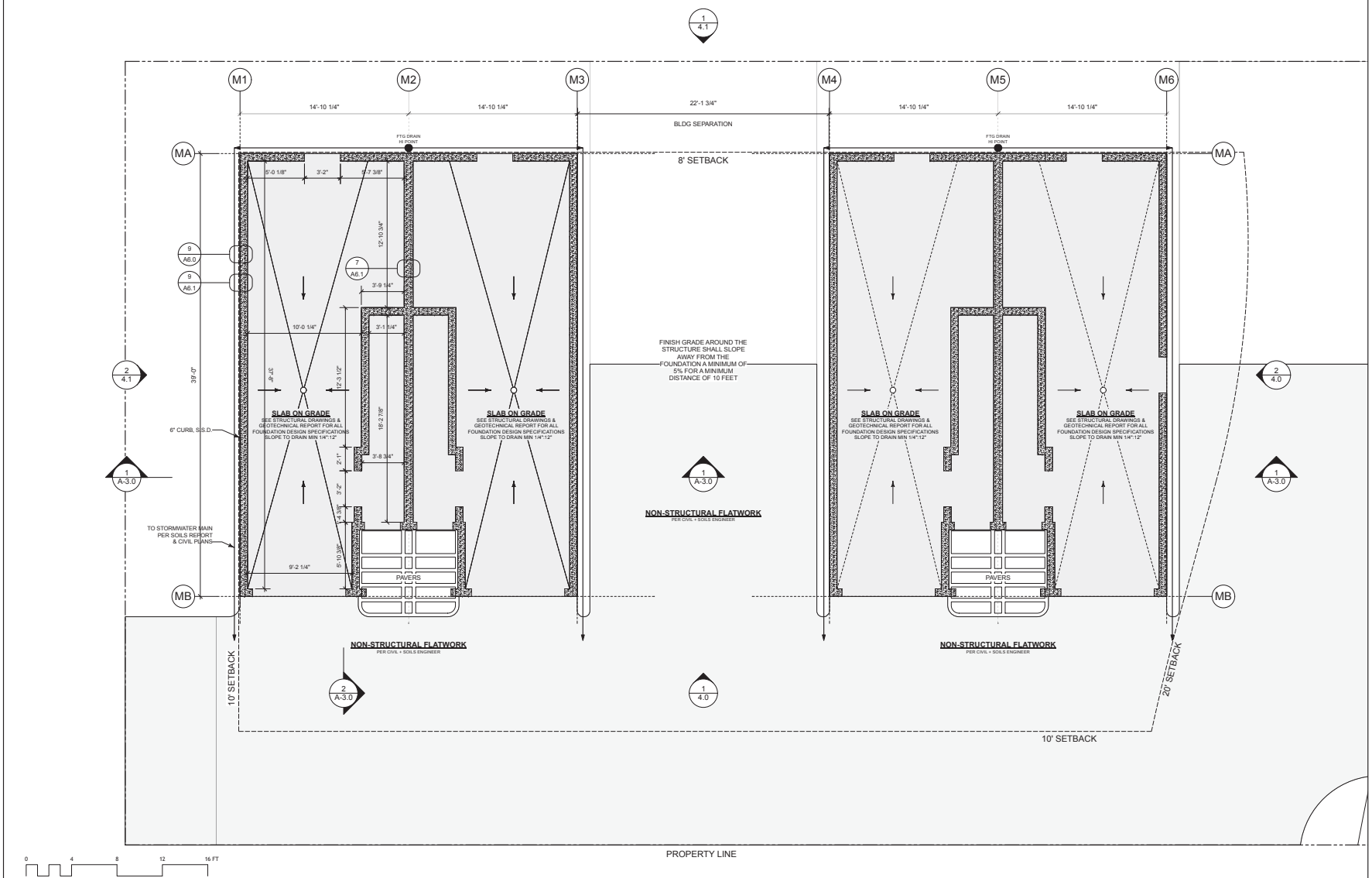

1 FOUNDATION PLAN

LICENSED ARCHITECT
JOSE L. LOUREIRO
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
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APPROVAL STAMP

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scale

1/4"=1'-0"

sheet

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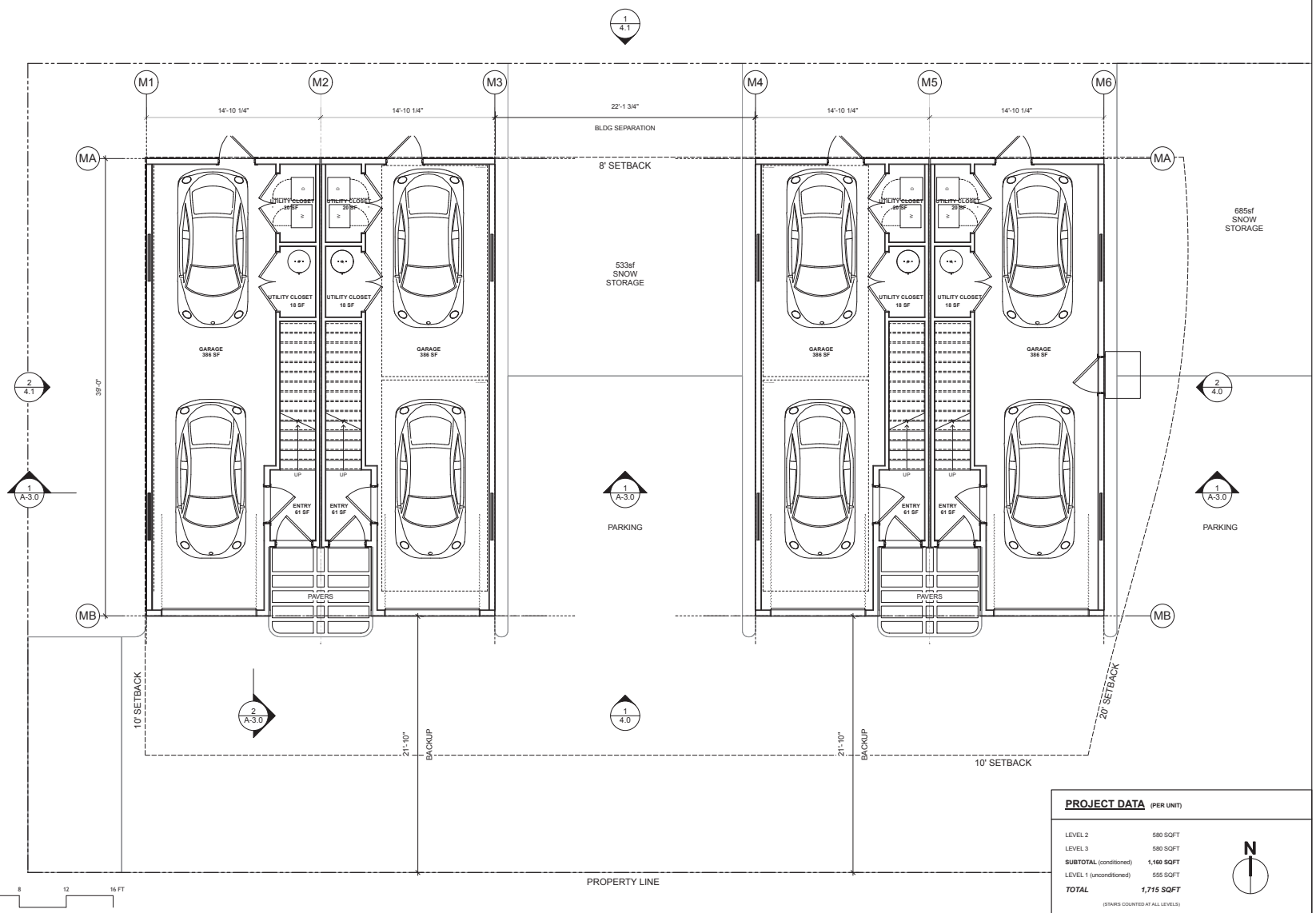

1 LEVEL 1 PLAN

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

LICENSED ARCHITECT
JOSH E. LONG III
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

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60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

PLANS

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scale
1/4"=1'-0"

sheet
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0 4 8 12 16 FT

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LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

1 LEVEL 2 PLAN

LICENSED ARCHITECT
TOBY C. LONG III
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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prefab evolved
6114 LASALLE AVENUE #652 OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

PLANS

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scale
1/4"=1'-0"

sheet
A 2.2

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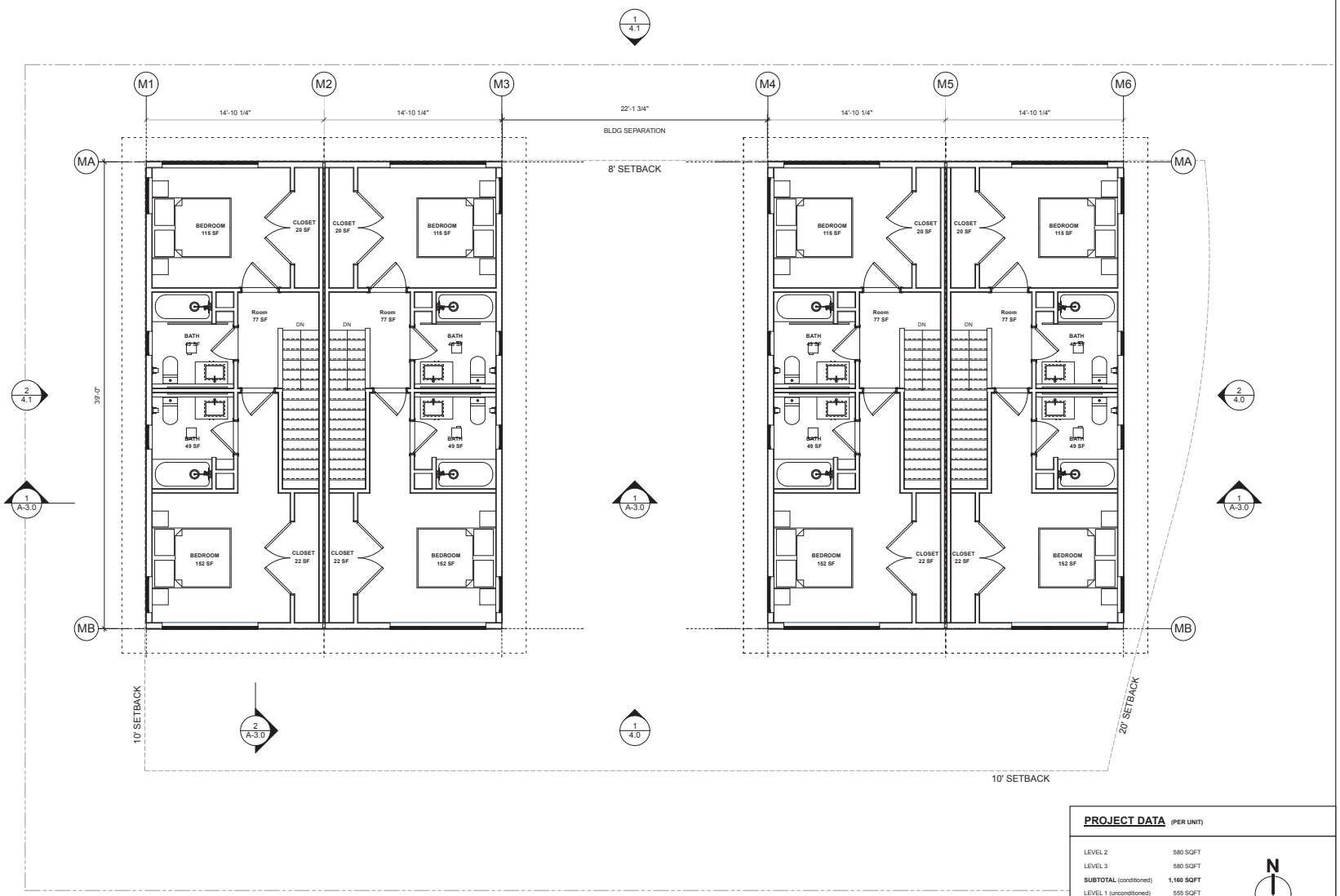

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

1 LEVEL 3 PLAN

LICENSED ARCHITECT
TOBY C. LONG
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

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TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

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MAMMOTH LAKES, CA 93546

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scale
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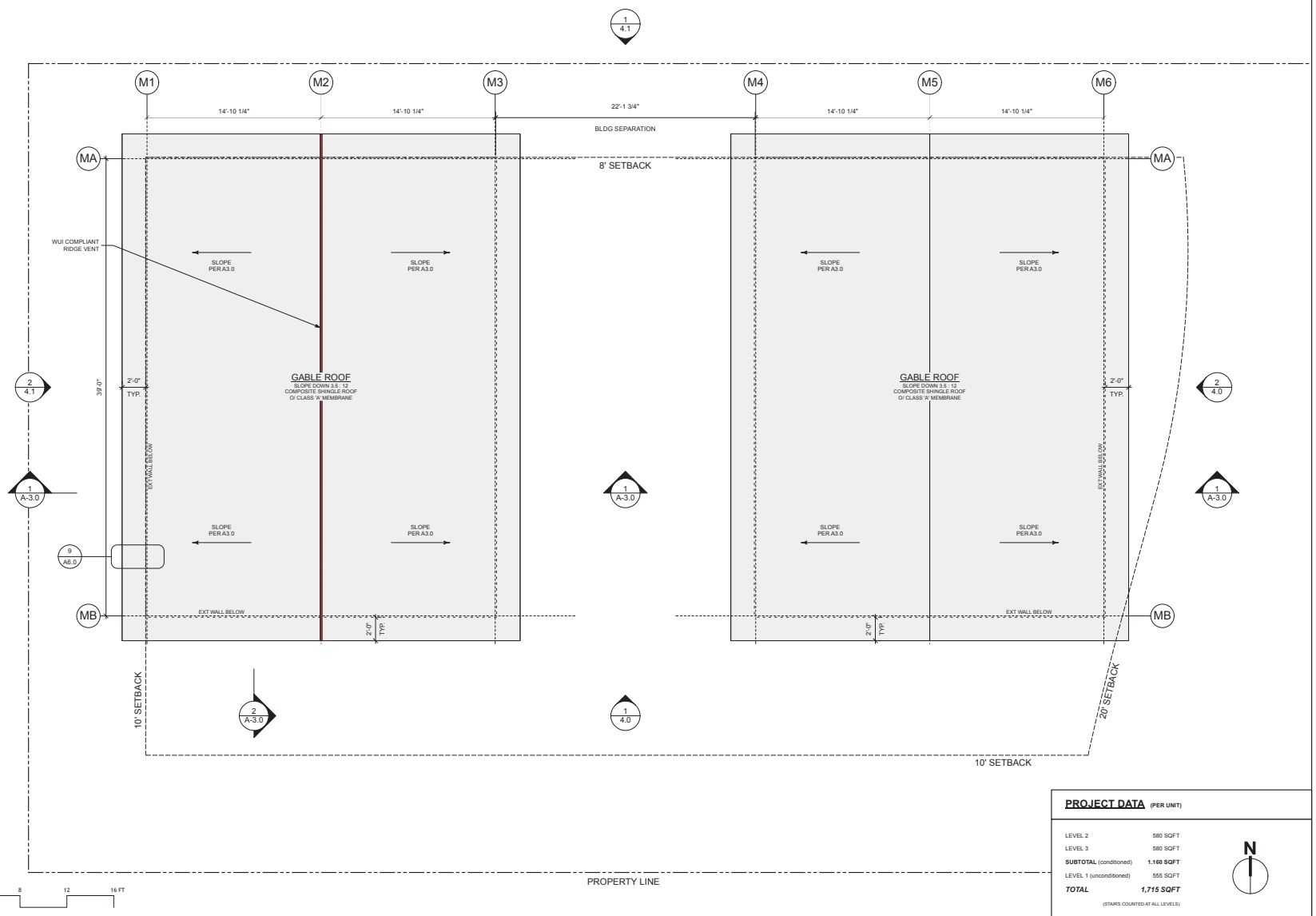

PROJECT DATA (PER UNIT)

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LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

0 4 8 12 16 FT

1 ROOF PLAN

LICENSED ARCHITECT
TOBY E. LONG
C-28651
EXP. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

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TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

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MAMMOTH LAKES, CA 93546

PLANS

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scale
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sheet
A 2.4

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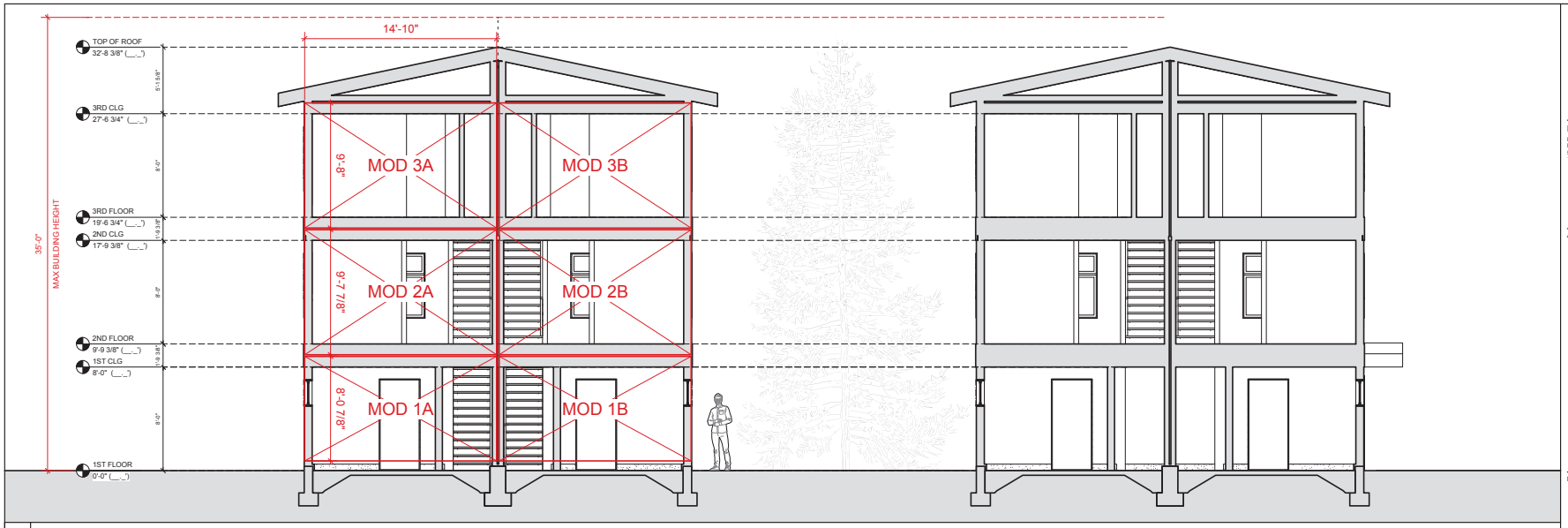
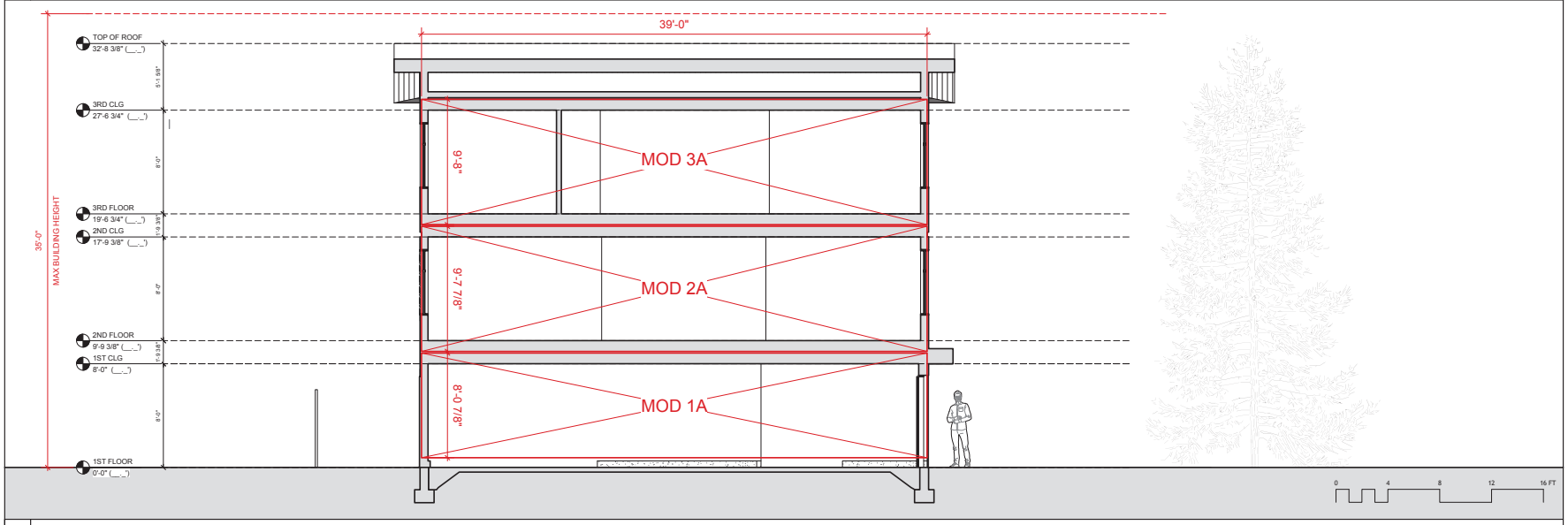


1 BUILDING CROSS SECTION



2 BUILDING CROSS SECTION

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
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scale

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sheet

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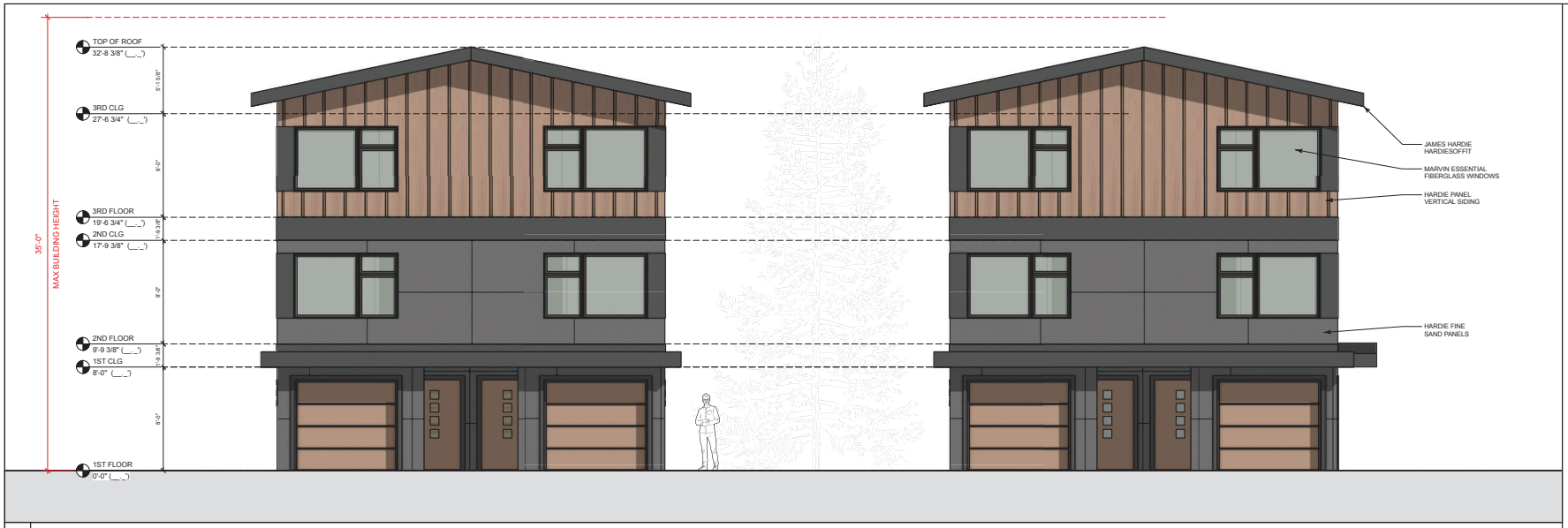
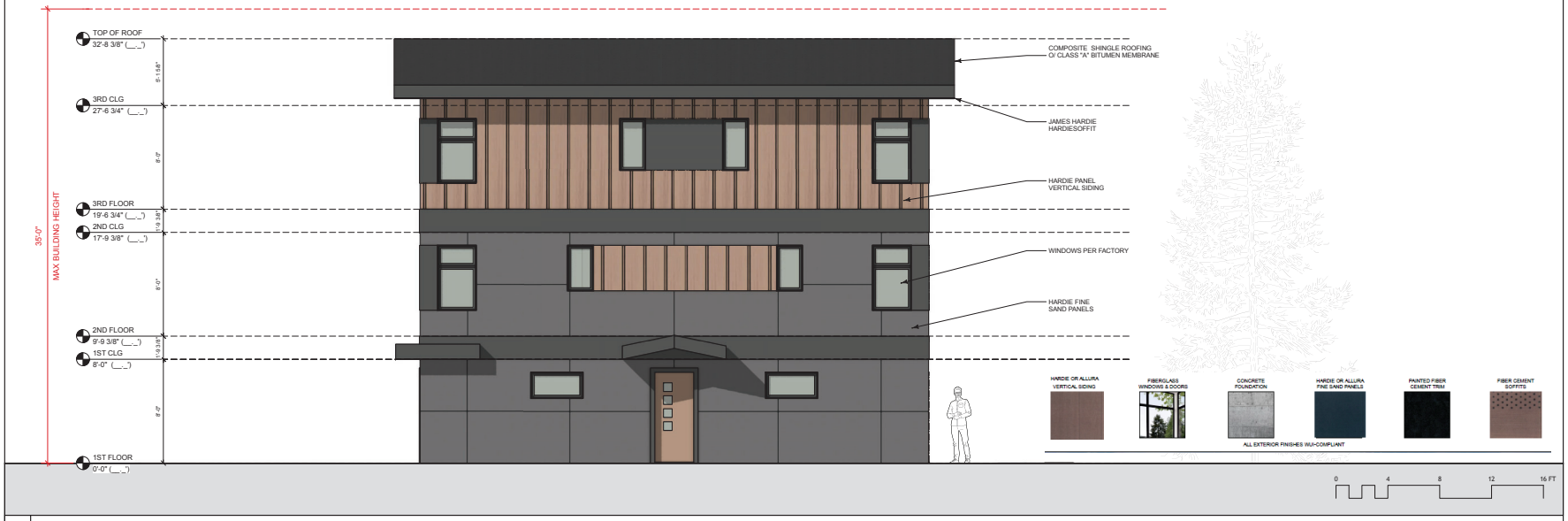


1 ELEVATION (FRONT)



2 SIDE ELEVATION

LICENSED ARCHITECT
TOBY LONG
C-28851
EXP. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
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617.936.3482
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kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
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MAMMOTH LAKES, CA 93546

ELEVATIONS

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scale

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sheet

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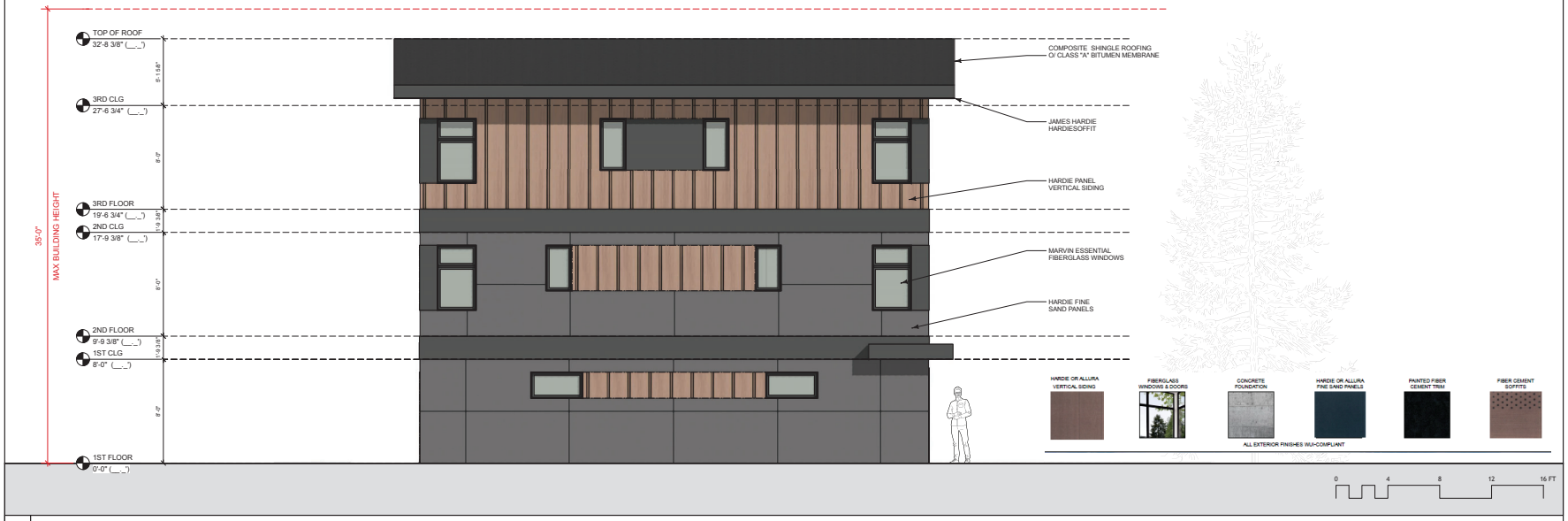
1 ELEVATION (REAR)



2 SIDE ELEVATION

LICENSED ARCHITECT
TOBY LONG
C-28851
EXP. 10.31.23
STATE OF CALIFORNIA

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scale

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sheet

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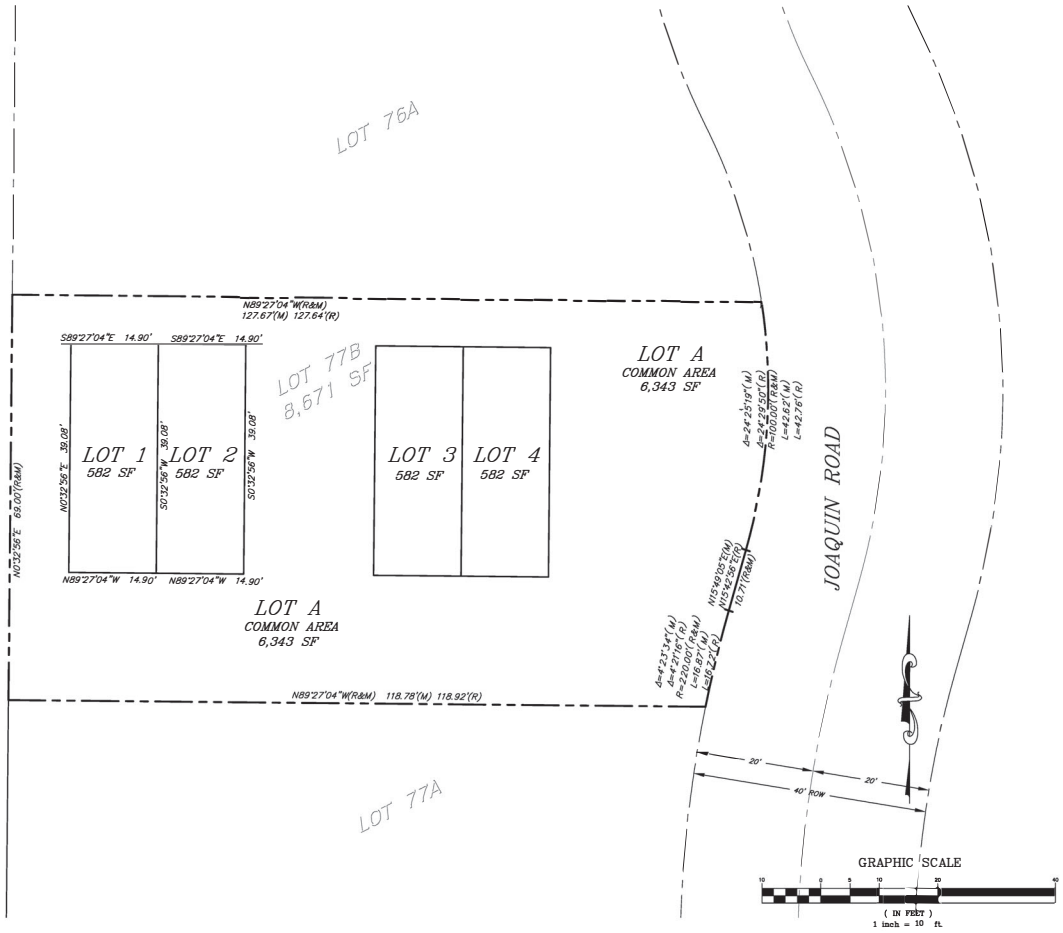
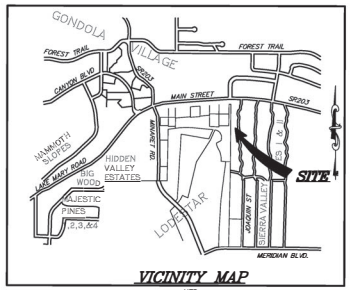
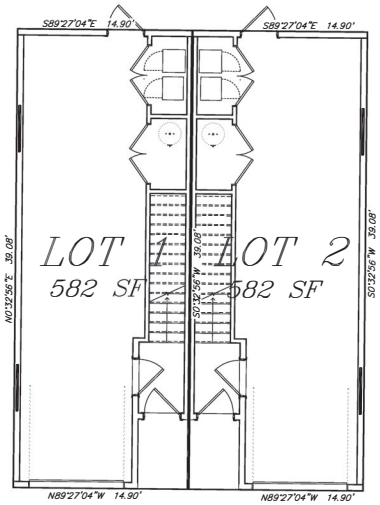
TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT

A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA BEING A SUBDIVISION OF LOT 77B, SIERRA VALLEY SITES SUBDIVISION AS RECORDED IN BOOK 5, PAGE 109 OF TRACT MAPS IN THE OFFICE OF THE COUNTY RECORDER,





VICINITY MAP
NTS



TYPICAL LOT DIMENSIONS
SCALE: 1"=5'

triad/holmes associ-
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. FLATLEY NO. C 41039 CIVIL STATE OF CALIFORNIA
DATE:

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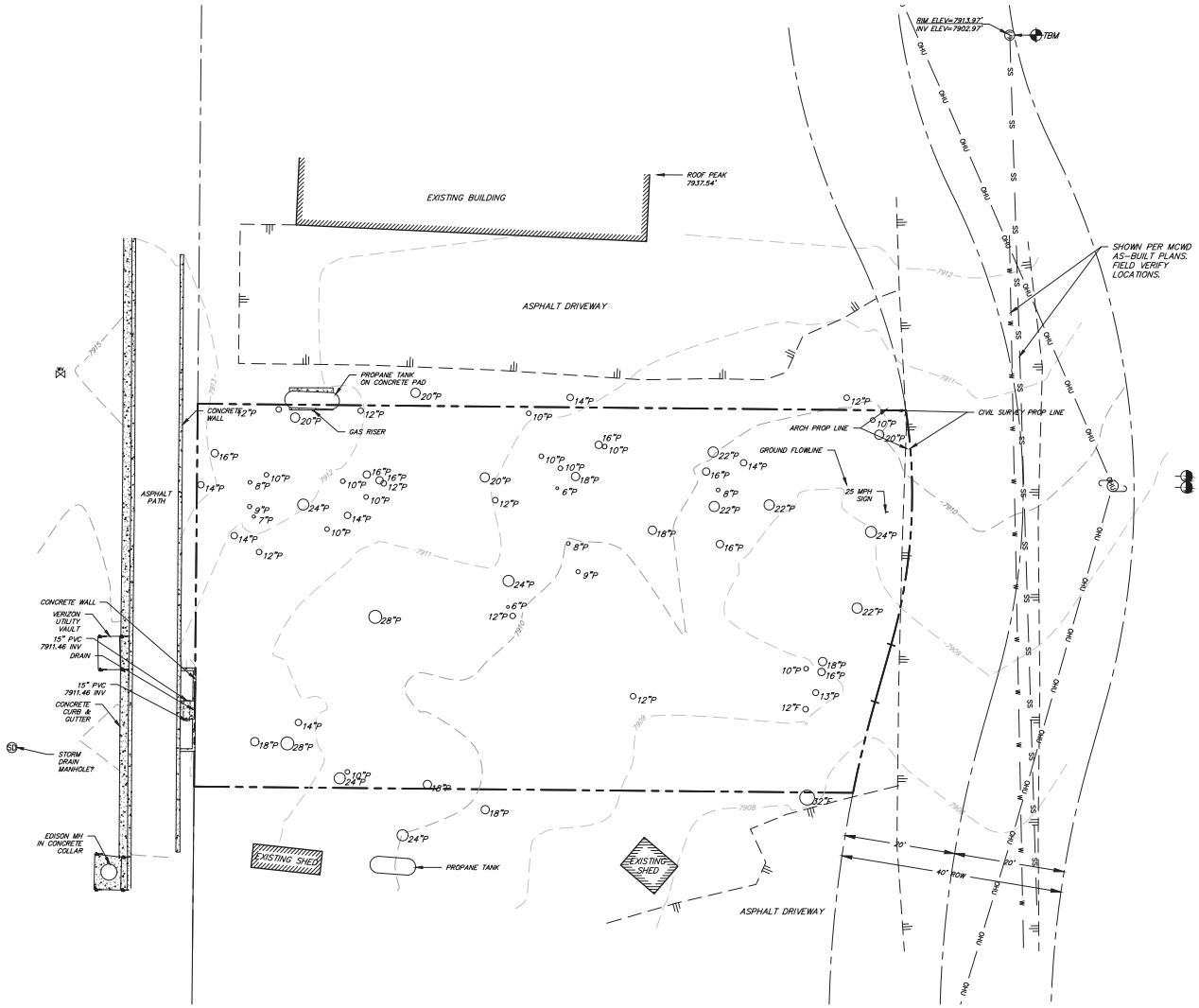
REVISIONS:	BY:

PREPARED FOR:

60 JOAQUIN ROAD
TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	01/24/2023
SCALE	1" = 10'
DRAWN	GP/TP
JOB NO.	01.4394.1
DWG	1
SHEET	OF

Z:\01 Mammoth\4.394.1 60 Joaquin TM MPS IM Rotch\acad\tm\01.4394.1 TM 01.dwg Feb 13,2023 - 11:42am, tpeter



LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- OHU — OVERHEAD UTILITY LINE
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- FLOWLINE
- 12"P — TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 7910 — EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- POWER POLE
- GUY POLE
- TBM — TEMPORARY BENCHMARK PER TOWN DATUM: SEWER MANHOLE LID IN JOAQUIN RD ELEVATION: 7913.97'

LOT 77B

8,671 sq.ft.
±.20 ACRES

BOUNDARY INFORMATION

(R) = RECORD INFORMATION PER MB 5/109

(M) = MEASURED INFORMATION PER FIELD SURVEY NOVEMBER 2021

SCALE: 1"=10'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN NOVEMBER 2021 , AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW K. HOLMES P.L.S. 4428

tria/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

DATE:

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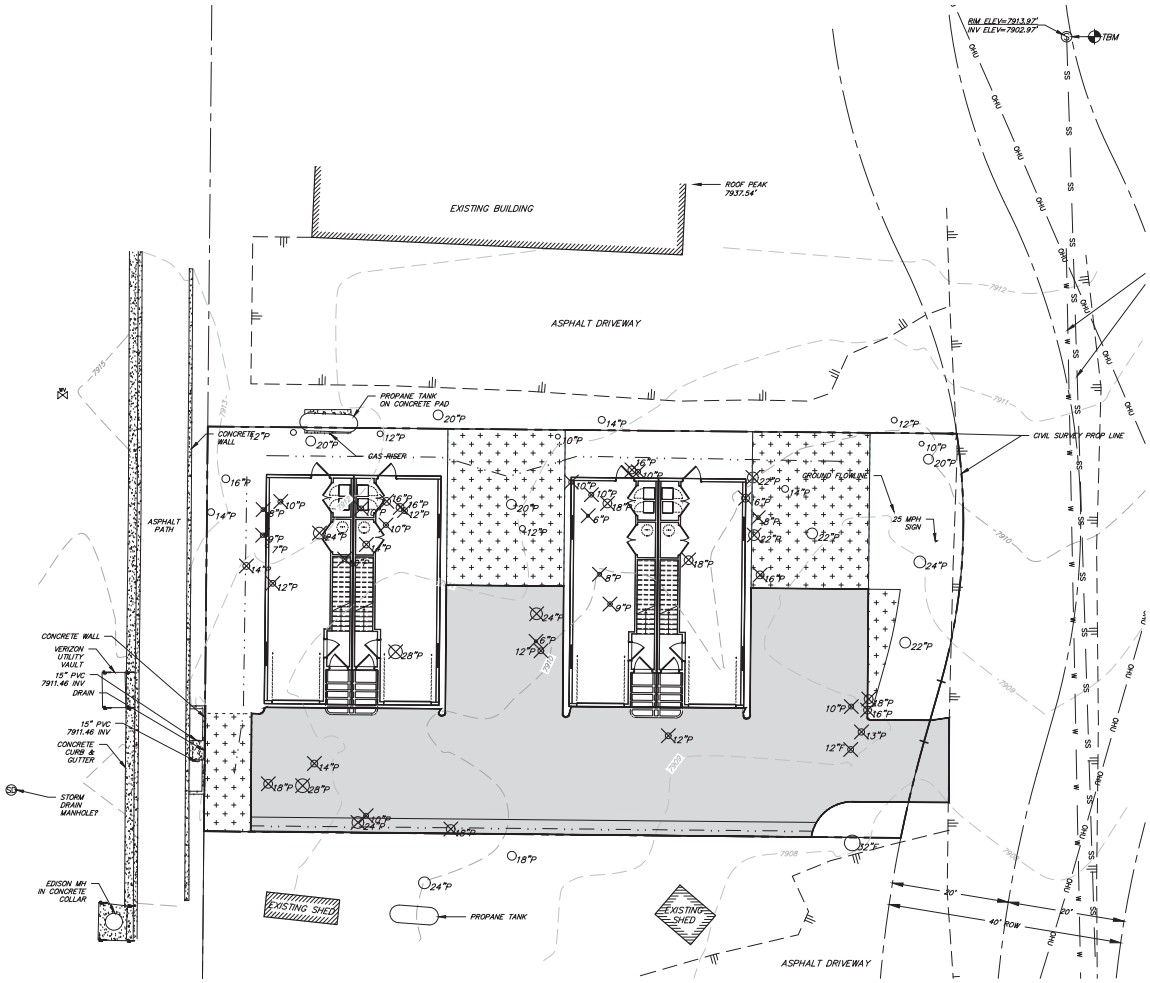
TOPOGRAPHIC AND BOUNDARY SURVEY

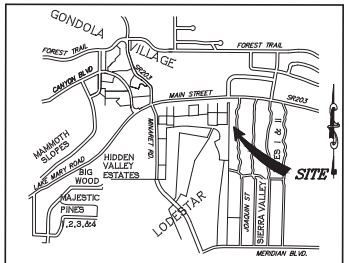
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	01/24/2023
SCALE	1" = 10'
DRAWN	GP/TP
JOB NO.	01.4394.1
DWG	2
SHEET	OF

Z:\01 Mammoth\4394.1 60 Joaquin TM MPS FM Rollin\acad\tm\01.4394.1 TM FI.dwg Feb 13,2023 - 11:39am, rwear

TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT





VICINITY MAP
NTS

LEGEND

- 24F — EXISTING TREE DIAMETER/TYPE TO BE REMOVED
- 24F — EXISTING TREE DIAMETER/TYPE TO REMAIN
- 7905 — EXISTING GROUND CONTOUR
- PROPOSED SNOW STORAGE
- PROPOSED AC PAVEMENT
- PROPOSED CURB & GUTTER

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land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLANET
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE:

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TREE REMOVAL
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	01/24/2023
SCALE	1" = 10'
DRAWN	GP/TP
JOB NO.	01.4394.1
DWG	3
SHEET	OF

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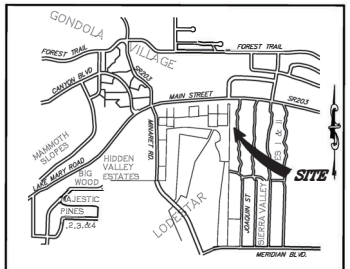
TENTATIVE TRACT MAP 23–001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT



VICINITY MAP
NTS

DESIGN NOTES

ASSESSOR'S PARCEL NO.:	033–121–05
EXISTING DRAINAGE:	SHEET FLOW SOUTHEASTERLY
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	OPTIMUM TELECOMMUNICATIONS
GAS:	TO BE DETERMINED
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL

OWNER/SUBDIVIDER

TOWN OF MAMMOTH LAKES
CONTACT: POORVA GARG 323–629–3569
EMAIL: poorva.garg1995@gmail.com

PREPARED BY

TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546

SITE COVERAGE

EXISTING COVERAGE:

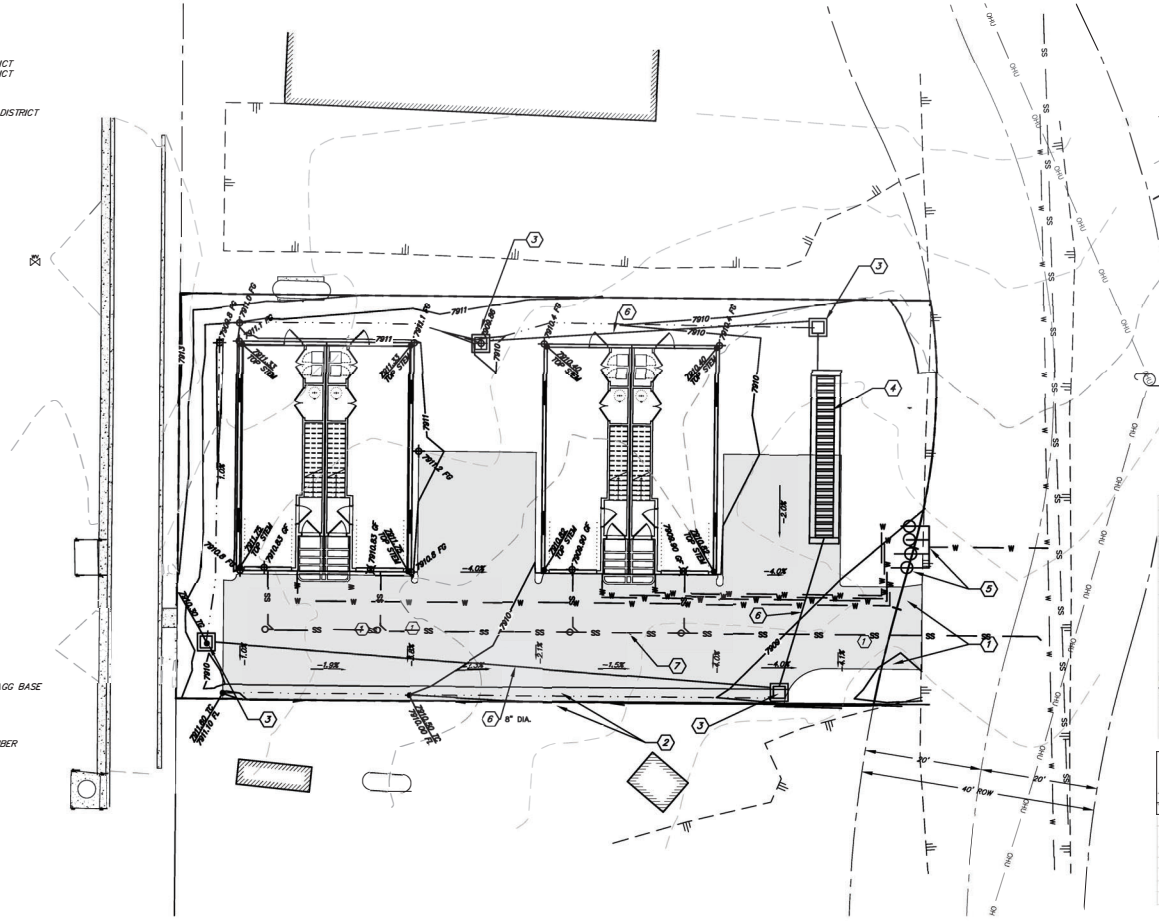
NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE

LOT 77B AREA	8,671 SF
PAVEMENT	3,519 SF (PER ARCH'S)
BLDGS	2,226 SF (PER ARCH'S)
SITE COVERAGE	5,745/8,671 = 66% (PER ARCH'S)
SNOW STORAGE	1,379 SF (PER ARCH'S)

CONSTRUCTION NOTES

1. PROPOSED PAVED DRIVEWAY/PARKING AREA 3" HMA ON 4" CL 2 AGG BASE
2. PROPOSED 6" CONCRETE CURB
3. PROPOSED PRECAST CONCRETE DROP INLET
4. PROPOSED STORMWATER RETENTION BASINS 4–SC3475 STORMCHAMBER UNITS SHOWN
5. PROPOSED DOMESTIC WATER SERVICES
6. PROPOSED 10" STORM DRAIN PIPE @ 1% MIN
7. PROPOSED SANITARY SEWER LATERAL



LEGEND

- PROPOSED FLOW LINE
- 7905 EXISTING GROUND CONTOUR
- 7905 PROPOSED FINISHED GRADE CONTOUR
- W PROPOSED DOMESTIC WATER LATERAL
- SS PROPOSED SANITARY SEWER LATERAL

RETENTION BASIN SIZING

Required Retention Volume

Rainfall Quantity	1 in	=	0.083 ft

Tributary Area and Average Runoff Coefficient

	Site		
	Area		C
Roof	2,226 sf	26%	0.95
AC	3,519 sf	41%	0.90
Concrete Walkway	0,000 sf	0%	0.95
Stone	0,000 sf	0%	0.90
Deck	0,000 sf	0%	0.50
Landscape	2,926 sf	34%	0.30
Total Area	8,671 sf	100%	**0.61**

Retention Volume

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

	Volume Required
Site	440 cf

STORM CHAMBER HEIGHT		CHAMBER VOLUME	STONE VOID VOLUME	TOTAL RETENTION STORAGE	PERC VOLUME	RETENTION STORAGE W/ PERC
in.	ft.	ft^3/cs-ft	ft^3/cs-ft	ft^3/cs-ft	ft^3/cs-ft	ft^3/cs-ft
34	2.83	14.05	3.30	17.35	0.00	17.35

SC-3475 CHAMBER CF/FT	**14.05**
LENGTH OF CHAMBER (FT):	**7.4**
INPUT PERCOLATION RATE (ft/hr):	**0.20**
INPUT REQ'D. STORAGE VOLUME (cf):	**440**
NUMBER CHAMBERS REQ'D	**4**
VOLUME PROVIDED	**514**

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civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATT NO. C 41639 CIVIL STATE OF CALIFORNIA
DATE:

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REVISIONS:	BY:

PREPARED FOR:

60 JOAQUIN ROAD
GRADING & UTILITY PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 01/24/2023
SCALE: 1" = 10'
DRAWN: GP/TP
JOB NO.: 01.4394.1
DWG: 4
SHEET OF