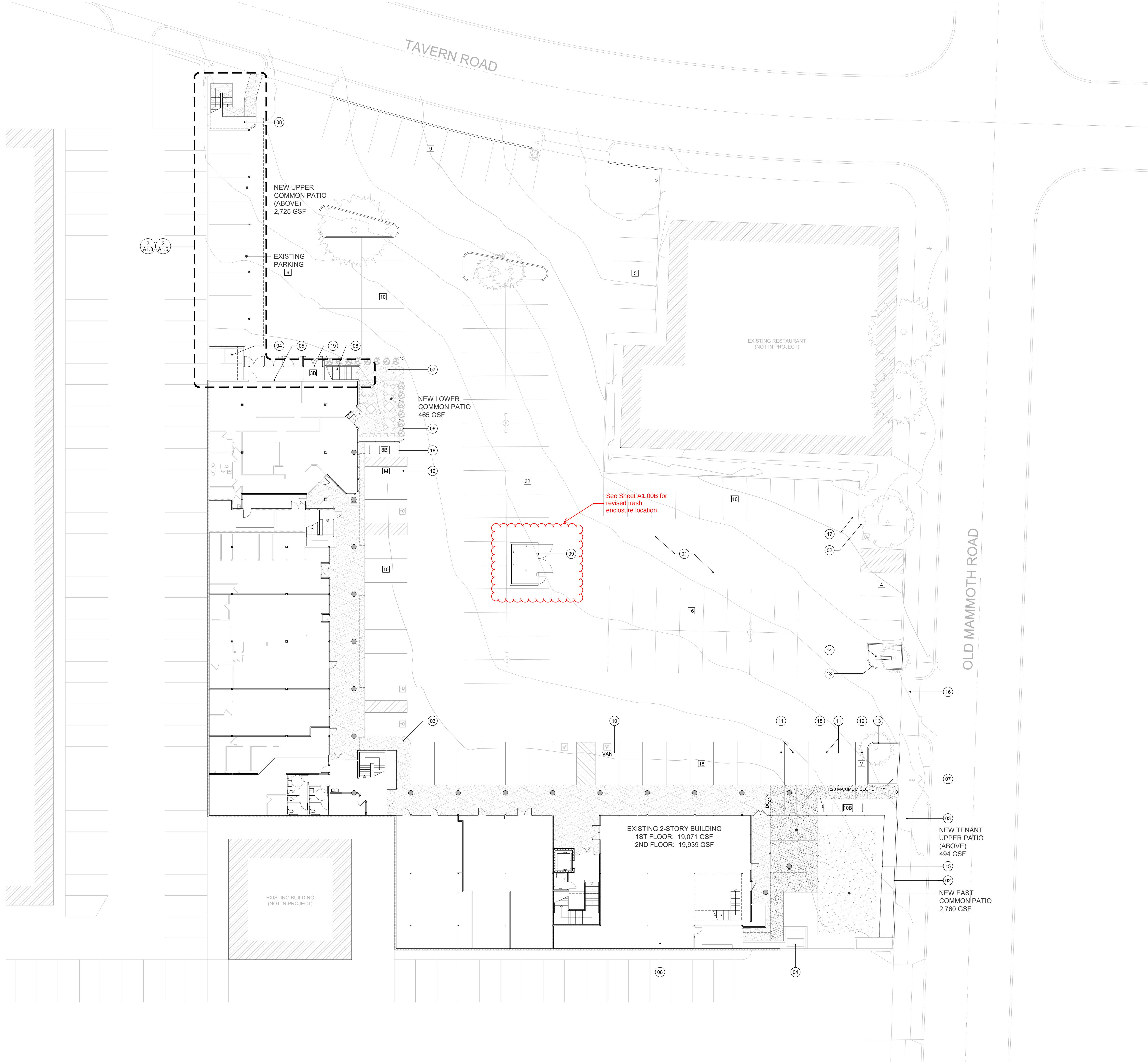




- SITE PLAN KEY NOTES**
- 01 EXISTING PARKING AREA
 - 02 EXISTING CURB
 - 03 EXISTING SIDEWALK
 - 04 EXISTING ELEC. TRANSFORMER
 - 05 EXISTING WATER SERVICE ENTRANCE
 - 06 NEW CURB
 - 07 NEW SIDEWALK
 - 08 NEW STAIRS
 - 09 NEW DUMPSTER ENCLOSURE, REFER TO 4/A1.6
 - 10 NEW VAN ACCESSIBLE PARKING SPACE
 - 11 NEW PARKING SPACES
 - 12 NEW MOTORCYCLE PARKING SPACE
 - 13 NEW CONCRETE CURB AT EXISTING PLANTER
 - 14 NEW MONUMENT SIGN AT EXISTING SIGN LOCATION, REFER TO 1/A1.6
 - 15 NEW SITE FENCE, REFER TO 2/A1.6
 - 16 PROPERTY LINE
 - 17 EXISTING MOTORCYCLE PARKING SPACE
 - 18 NEW BICYCLE PARKING
 - 19 NEW LONG-TERM BICYCLE PARKING

AREAS			
SITE AREA		81,893 SF	
BUILDING AREA			
1ST FLOOR AREA		19,071 GSF	
2ND FLOOR AREA		19,953 GSF	
TENANT PATIO - UPPER		494 GSF	
TOTAL BUILDING AREA		39,024 GSF	
COMMON AREAS			
COMMON PATIO - LOWER		465 GSF	
COMMON PATIO - UPPER		2,725 GSF	
COMMON PATIO - EAST		2,760 GSF	
TOTAL COMMON PATIOS		5,950 GSF	
LEASABLE AREA			
1ST FLOOR	RESTAURANT	5,812 GLA	
	RETAIL		9,279 GLA
2ND FLOOR	RESTAURANT	3,718 GLA	
	OFFICE		11,165 GLA
SUB-TOTALS		9,530 GLA	20,444 GLA
TOTAL			29,974 GLA

PARKING

RESTAURANT SPACES	
6.6 MIN - 9.0 MAX SPACES / 1,000 SF GLA	
(9,530 GLA / 1000 SF) x 6.6 MIN.	= 62.9 REQ'D
OFFICE/RETAIL SPACES	
3.0 MIN - 7.0 MAX SPACES / 1,000 SF GLA	
(20,444 GLA / 1000 SF) x 3.0 MIN.	= 61.3 REQ'D
TOTAL SPACES REQUIRED	= 124
TOTAL SPACES PROVIDED	= 121
ACCESSIBLE PARKING	
101-150 SPACES, MIN. SPACES REQ'D	= 5
SPACES PROVIDED	= 6
VAN ACCESSIBLE PARKING	
1 REQ'D / 6 ACCESSIBLE SPACES PROVIDED	= 1
SPACES PROVIDED	= 1
MOTORCYCLE PARKING	
1 REQ'D / 50 PROVIDED PARKING	
109 SPACES / 50 SPACES PER MOTORCYCLE	= 2
TOTAL PROVIDED	= 3
BICYCLE PARKING	
BICYCLE SPACE REQ'D:	
2 MIN + 0.4 (29,974 GLA / 1000 SF)	= 14
SHORT-TERM PARKING REQ'D: 0.85 x 14	= 12
LONG-TERM PARKING REQ'D: 0.15 x 14	= 2
TOTAL SHORT-TERM SPACES PROVIDED	= 18
TOTAL LONG-TERM SPACES PROVIDED	= 3
DELIVERY LOADING SPACE	
DELIVERY LOADING SPACES REQ'D:	
39,024 GSF / 25,000 SF PER SPACE	= 2
TOTAL SPACES PROVIDED	= 0

- LANDSCAPE LEGEND**
- NEW TREE (REFER TO LANDSCAPE PLAN)
 - NEW BUSH (REFER TO LANDSCAPE PLAN)

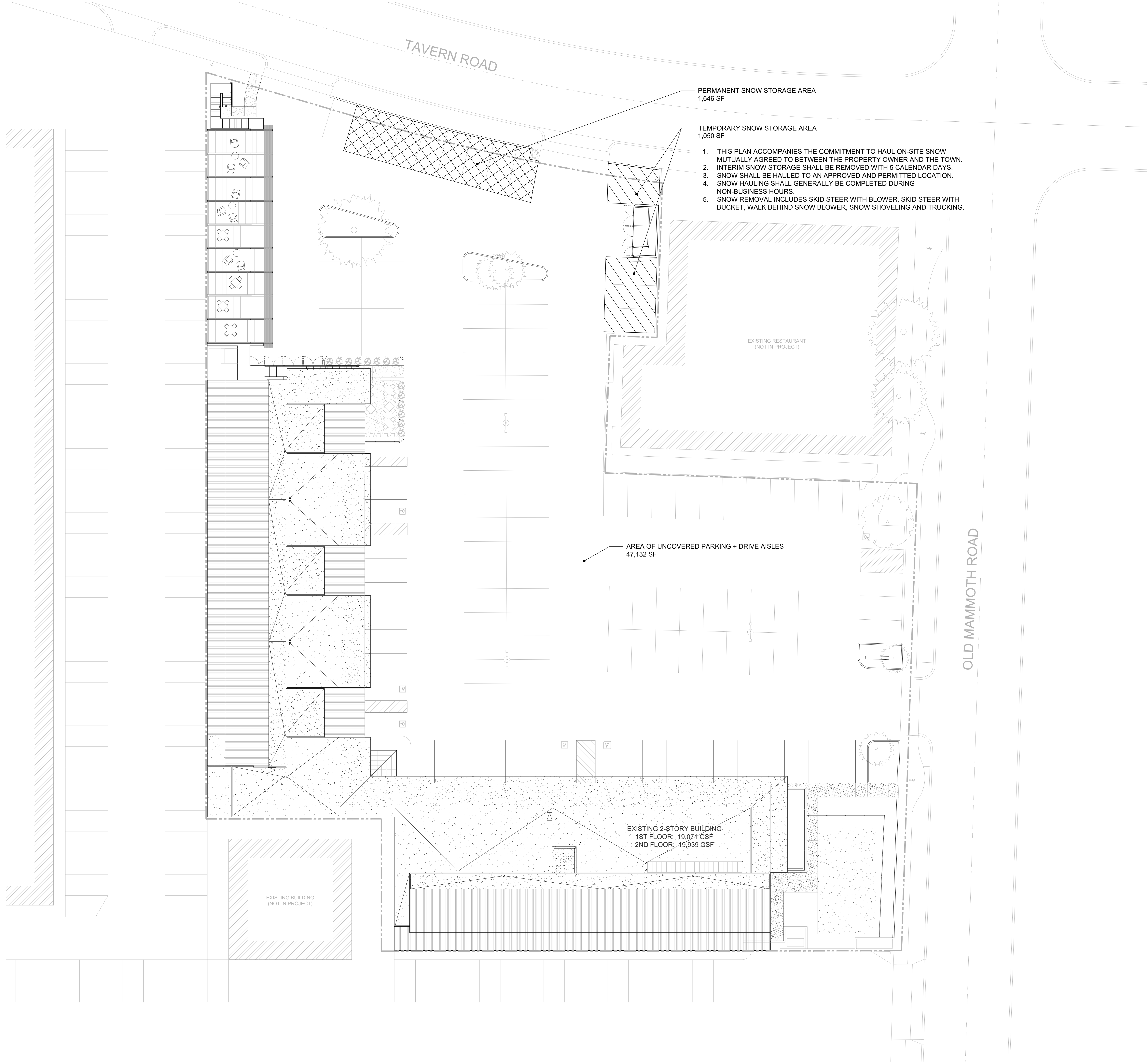
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ISSUE DATE	02.01.2024
PROJECT NO.	724
DRAWN BY	KSH
CHECKED BY	JRM

REVISIONS

A diagram of a bar magnet. It is a horizontal rectangle with a circle at each end. The left circle contains the letter 'N' (North) and the right circle contains the letter 'S' (South).



PERMANENT SNOW STORAGE AREA
1,646 SF

TEMPORARY SNOW STORAGE AREA
1,050 SF

1. THIS PLAN ACCOMPANIES THE COMMITMENT TO HAUL ON-SITE SNOW MUTUALLY AGREED TO BETWEEN THE PROPERTY OWNER AND THE TOWN.
2. INTERIM SNOW STORAGE SHALL BE REMOVED WITH 5 CALENDAR DAYS.
3. SNOW SHALL BE HAULED TO AN APPROVED AND PERMITTED LOCATION.
4. SNOW HAULING SHALL GENERALLY BE COMPLETED DURING NON-BUSINESS HOURS.
5. SNOW REMOVAL INCLUDES SKID STEER WITH BLOWER, SKID STEER WITH BUCKET, WALK BEHIND SNOW BLOWER, SNOW SHOVELING AND TRUCKING.

EXISTING RESTAURANT
(NOT IN PROJECT)

AREA OF UNCOVERED PARKING + DRIVE AISLES
47,132 SF

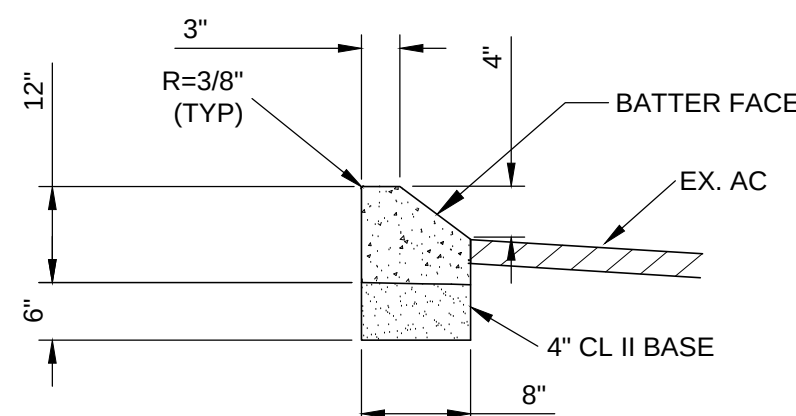
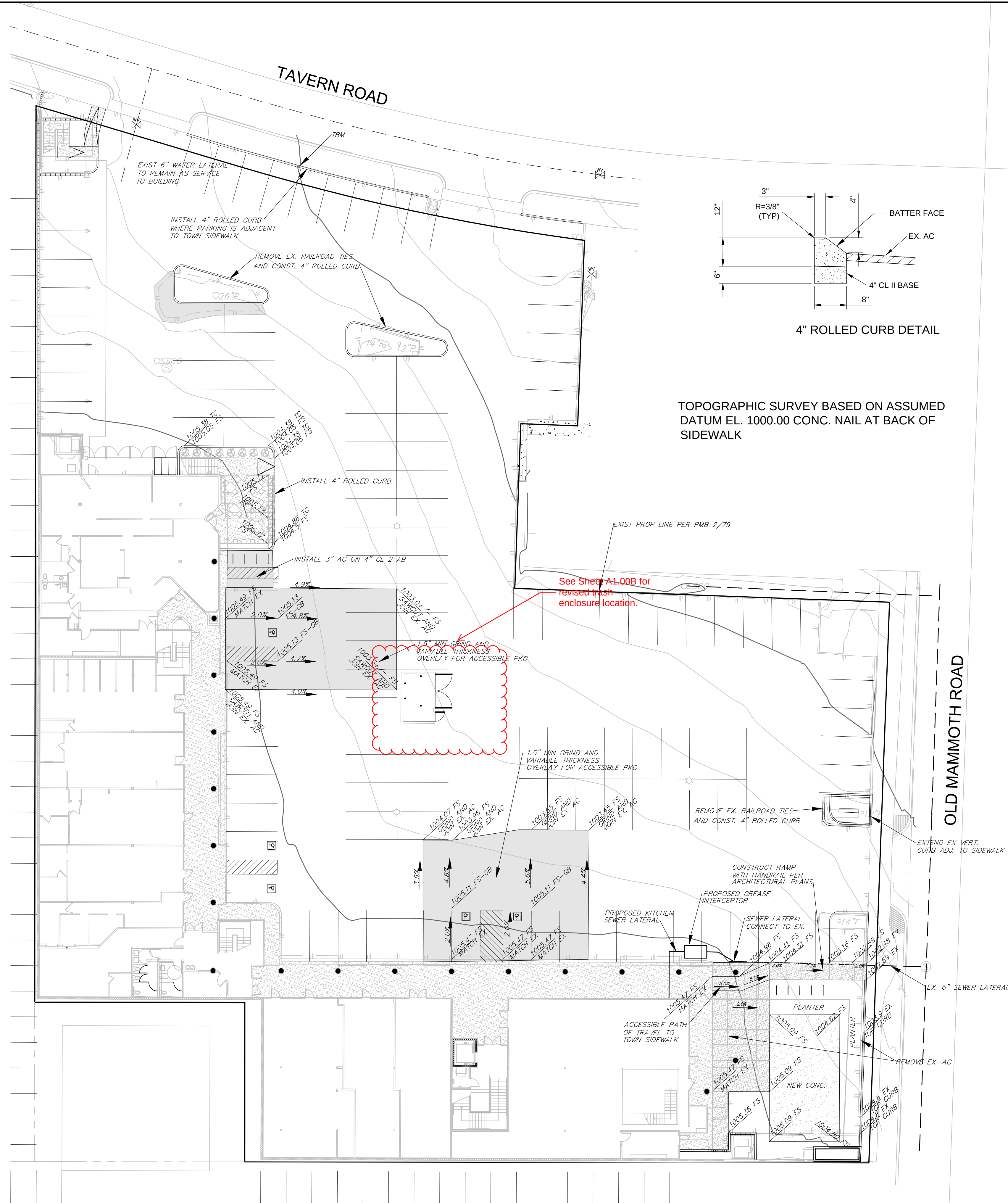
EXISTING 2-STORY BUILDING
1ST FLOOR: 19,071 GSF
2ND FLOOR: 19,939 GSF

EXISTING BUILDING
(NOT IN PROJECT)

1 SITE SNOW STORAGE PLAN
1/16" = 1'-0"



Z:\01 Mammoth\4498 mammoth mall\acad\01.4498 Civil Plan.dwg File: 06/20/24 7:33am tp1at2

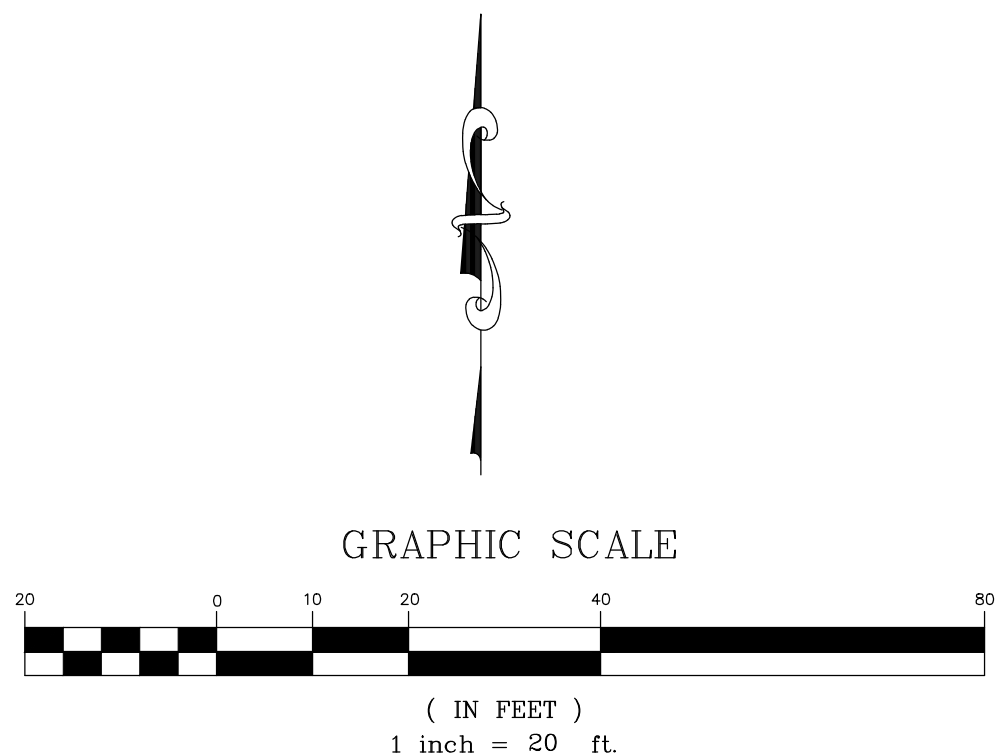


4" ROLLED CURB DETAIL

TOPOGRAPHIC SURVEY BASED ON ASSUMED DATUM EL. 1000.00 CONC. NAIL AT BACK OF SIDEWALK

See Sheet A1.00B for revised trash enclosure location.

SITE DATA:
126 OLD MAMMOTH
MONO CO APN 035-230-010



t

h

a

triad/holmes assoc.

civil engineering

land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41539
CIVIL
STATE OF CALIFORNIA

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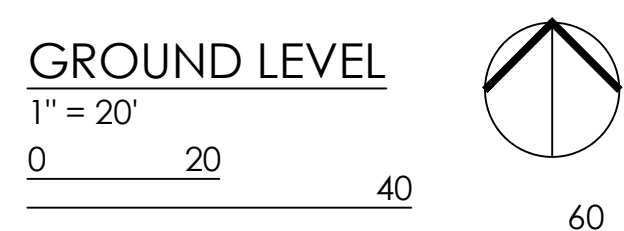
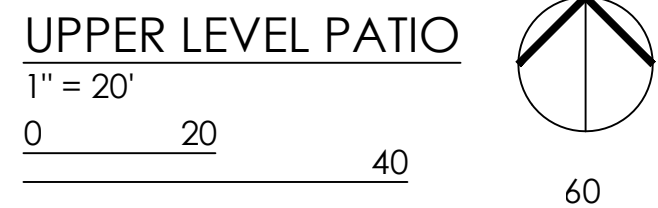
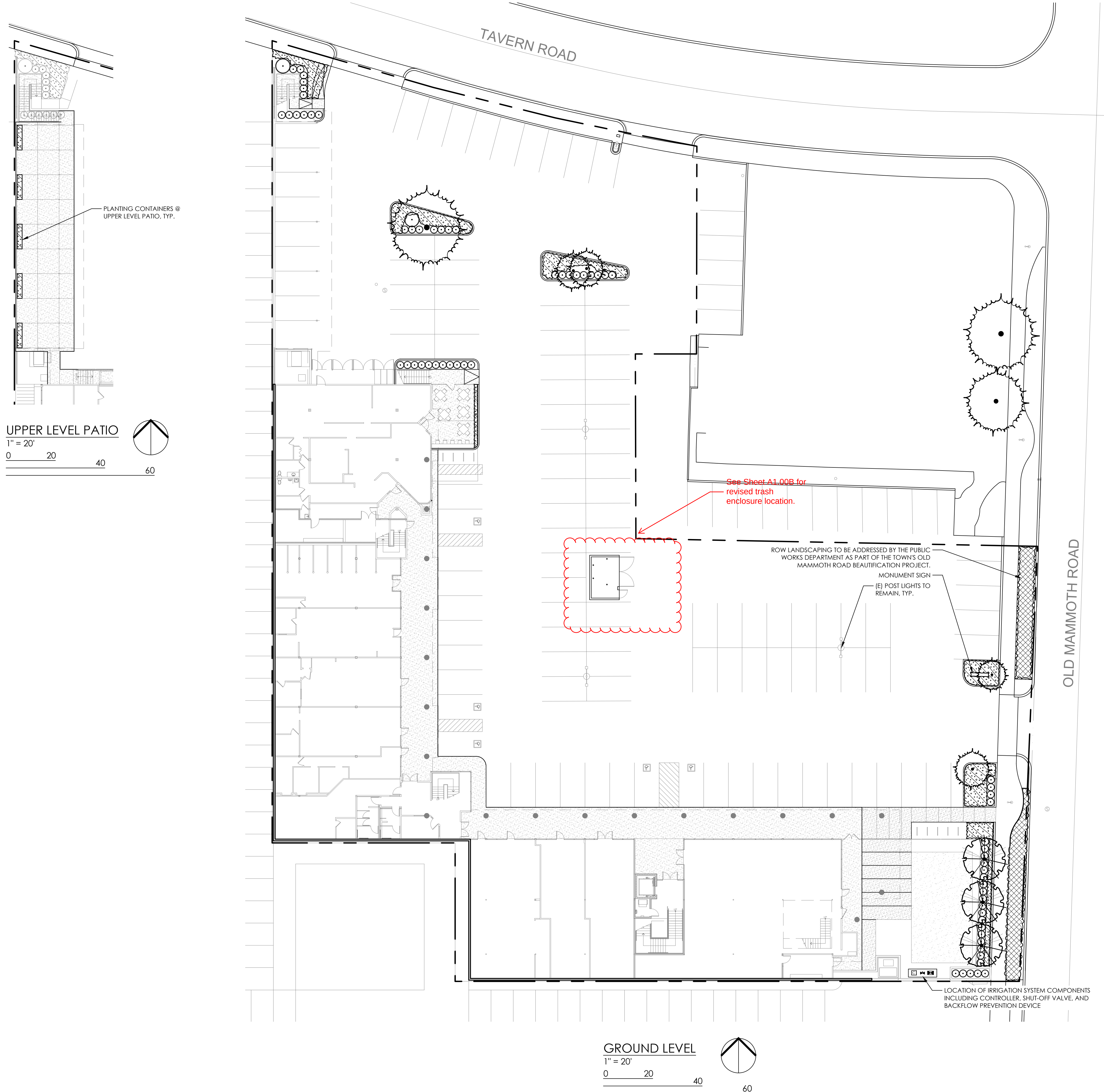
REVISIONS:	BY:

PREPARED FOR:

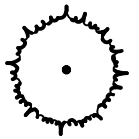
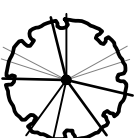
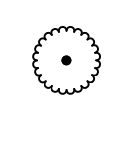
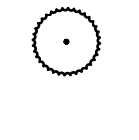
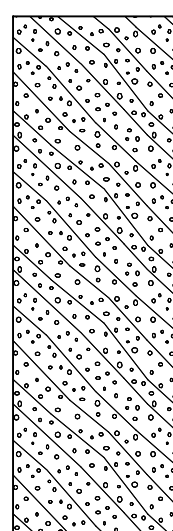
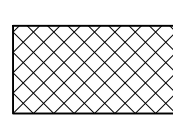
MAMMOTH MALL
CONCEPTUAL GRADING AND WET
UTILITY PLAN
MAMMOTH LAKES, CALIFORNIA

DATE	01/30/2024
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	01.4498
DWG	C1
SHEET	1 OF 1

\\Mac\Dropbox\Active Projects\CURRENT\OUTPOST - Mammoth\Drawings\Concept\Outpost Prelim.dwg
PLOT DATE 2024-2-2



CONCEPT PLANTS LEGEND

-  **EXISTING CONIFER**
-  **DECIDUOUS TREES**
Such as:
Malus floribunda / Flowering Crabapple
Populus tremuloides / Quaking Aspen
Sorbus aucuparia / Mountain Ash
-  **SMALL SHRUBS**
Such as:
Eriogonum umbellatum / Sulfturflower Buckwheat
Fallugia paradoxa / Apache Plume
Lavandula angustifolia 'Hidcote' / Hidcote English Lavender
Pinus mugo / Mugo Pine
Potentilla fruticosa / Bush Cinquefoil
Ribes aureum / Golden Currant
Ribes cereum / Wax Currant
-  **MEDIUM SHRUBS**
Such as:
Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood
Sambucus nigra 'Gerda' / Black Beauty® Elderberry
Syringa vulgaris / Common Lilac
-  **PERENNIAL COLOR**
Such as:
Achillea millefolium / Common Yarrow
Allium x 'Millenium' / Millenium Ornamental Onion
Ceratostium tomentosum / Snow In Summer
Coreopsis grandiflora / Tickseed
Delphinium glaucum / Sierra Larkspur
Echinacea purpurea / Coneflower
Eschscholzia californica / California Poppy
Hemerocallis x / Hybrid Daylily
Linum lewisii / Lewis Flax
Nepeta x faassenii / Catmint
Penstemon strictus / Rocky Mountain Penstemon
Phlox subulata / Creeping Phlox
Sesleria autumnalis / Autumn Moor Grass
-  **ROW PLANTING**

LANDSCAPE NOTES

- The planting design has been planned in accordance with the requirements of the Town of Mammoth Lakes Water Efficient Landscape Ordinance and Design Guidelines.
- All new planting shall be irrigated by an automatic, water-efficient, drip irrigation system with areas of like water use hydrozoned for maximum efficiency.
- All planting areas shall receive a 3" layer of bark mulch.
- Final landscape plans will include the required landscape documentation package and water-use calculations.
- No new landscape lighting is proposed.

LANDSCAPE DESIGN STATEMENT

This landscape plan proposes plant materials which are either native or adaptive to the Sierra Nevada region. Most of these plants have a high degree of drought tolerance and will require moderate or low amounts of supplemental irrigation and fertilizers or pesticides. Proposed plants will blend and harmonize well with the Mammoth Lakes area and will provide habitat value for native wildlife. Proposed shrubs, groundcovers, bunch-grasses and blooming perennials will provide color, texture, and seasonal interest. Planting areas have been hydrozoned (i.e. placed into groupings with similar water requirements). The majority of the planting areas will be in the low-water-use hydrozone, with plants with higher water needs, such as aspens and dogwoods, limited to small areas.



SUBMITTAL	DESIGN REVIEW
DATE	2/2/24

REVISIONS		
NO.	DESCRIPTION	DATE
△		
△		

PRELIMINARY
LANDSCAPE PLAN
OUTPOST MAMMOTH
126 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA

L1



126 Old Mammoth Rd
Mammoth Lakes CA 93546



repp+mclain
DESIGN AND CONSTRUCTION

2502 N 1ST Ave
Tucson AZ 85719
520.791.7035
reppmclain.com



EXISTING VIEW FROM OLD MAMMOTH ROAD



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ISSUE DATE	10.04.2023
PROJECT NO.	724
DRAWN BY	KSH
CHECKED BY	JRM

REVISIONS

MAMMOTH LAKES ADOPTED CODES		
2019	CALIFORNIA BUILDING CODE	RESERVED CODES
	TOGETHER WITH CHAPTER 1 AND THE ADOPTED APPENDICES THERETO, AS DEVELOPED BY THE INTERNATIONAL CODE COUNCIL, IS ADOPTED BY REFERENCE AS THE BUILDING CODE OF THE TOWN.	2019 CALIFORNIA EXISTING BUILDING CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE EXISTING BUILDING CODE OF THE TOWN.
2019	CALIFORNIA PLUMBING CODE	2019 CALIFORNIA ENERGY CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE ENERGY CODE OF THE TOWN.
	TOGETHER WITH CHAPTER 1 AND THE ADOPTED APPENDICES THERETO, AS DEVELOPED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IS ADOPTED BY REFERENCE AS THE PLUMBING CODE OF THE TOWN.	2018 INTERNATIONAL PROPERTY MAINTENANCE CODE AS DEVELOPED BY THE INTERNATIONAL CODE COUNCIL, IS ADOPTED BY REFERENCE AS THE PROPERTY MAINTENANCE CODE OF THE TOWN.
2019	CALIFORNIA ELECTRICAL CODE	2019 CALIFORNIA RESIDENTIAL CODE TOGETHER WITH CHAPTER 1, APPENDIX J ("EXISTING BUILDINGS AND STRUCTURES"), AND APPENDIX Q ("TINY HOUSES") AS DEVELOPED BY THE INTERNATIONAL CODE COUNCIL, IS ADOPTED BY REFERENCE AS THE RESIDENTIAL CODE OF THE TOWN.
	TOGETHER WITH ARTICLE 89 AND ALL OTHER ADOPTED CHAPTERS AND ARTICLES THERETO, AS PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, IS ADOPTED BY REFERENCE AS THE ELECTRICAL CODE OF THE TOWN.	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE GREEN BUILDING STANDARDS CODE OF THE TOWN.
2019	CALIFORNIA MECHANICAL CODE	2019 CALIFORNIA REFERENCE STANDARDS CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE REFERENCE STANDARDS CODE OF THE TOWN.
	TOGETHER WITH CHAPTER 1 AND ALL OTHER ADOPTED CHAPTERS AND THE APPENDICES THERETO, AS DEVELOPED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IS ADOPTED BY REFERENCE AS THE MECHANICAL CODE OF THE TOWN.	2019 CALIFORNIA FIRE CODE AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE FIRE CODE OF THE TOWN.
2019	CALIFORNIA ADMINISTRATIVE CODE	
	AS DEVELOPED BY THE INTERNATIONAL CODE COUNCIL, IS ADOPTED BY REFERENCE AS THE ADMINISTRATIVE CODE OF THE TOWN.	
2019	CALIFORNIA HISTORICAL BUILDING CODE	
	AS ADOPTED BY THE STATE OF CALIFORNIA, IS ADOPTED BY REFERENCE AS THE HISTORICAL BUILDING CODE OF THE TOWN.	

PROJECT INFORMATION			
PROJECT LOCATION:	ZONING:	SETBACKS:	
OUTPOST MAMMOTH MALL 126 OLD MAMMOTH ROAD MAMMOTH LAKES, CALIFORNIA 93546	D (DOWNTOWN) GENERAL PLAN LAND USE CLASSIFICATION - COMMERCIAL 2 (C-2)	DESIGNATED ACTIVE FRONTAGE AREAS	PROPERTY LINE OR 15' FROM BACK OF CURB, WHICHEVER IS GREATER (B) NEW DEVELOPMENT SHALL PROVIDE STREET FRONTAGE IMPROVEMENTS)
	COMMERCIAL DISTRICT	INTERIOR SIDE AND REAR	10' (B)
PARCEL NUMBER:	PRIMARY ACTIVE FRONTAGE - ALONG OLD MAMMOTH ROAD	PROJECTIONS INTO SETBACKS	AWNINGS, ETC. MAY PROJECT UP TO 8'
PARCEL 035-230-010-000	SECONDARY ACTIVE FRONTAGE - ALONG TAVERN ROAD	BUILD-TO REQ.:	
	RETAIL USE CLASSIFICATIONS:	PRIMARY ACTIVE FRONTAGE	MINIMUM 60% OF LINEAR STREET FRONTAGE (C)
SITE AREA (EXISTING):	RESTAURANT, CAFÉ, COFFEE SHOP	SECONDARY ACTIVE FRONTAGE	MINIMUM 40% OF LINEAR STREET FRONTAGE (C)
1.88 ACRES (81,893 SF)	GENERAL RETAIL	SCREENING:	
	BAR / TAVERN / NIGHTCLUBS	RETAIL TO RESIDENTIAL	15' SETBACK BUFFER AREA SCREENING W/ LANDSCAPE N/A ADJACENT OLD MAMMOTH ROAD AREA CLEARWATER SPECIFIC PLAN
BUILDING AREA / TYPE:	ARTISAN SHOP	SECONDARY ACTIVE FRONTAGE	MINIMUM 40% OF LINEAR STREET FRONTAGE (C)
FIRST FLOOR (EXISTING)	TASTING ROOM	HEIGHT:	
EXTERIOR BUILDING AREA: 19,071 GSF	OFFICE	MAXIMUM OVERALL BUILDING HEIGHT	55'
COMMON PATIO - LOWER (SEASONAL): 655 GSF		MINIMUM BUILDING FACE HEIGHT	20' (PRIMARY ACTIVE FRONTAGE)
COMMON PATIO - EAST (SEASONAL): 2,760 GSF		MAXIMUM BUILDING FACE HEIGHT	25' FOR 60% (D) 35' FOR 20% 45' FOR 20%
SECOND FLOOR (EXISTING)	PERSONAL SERVICES	STEPBACK	MINIMUM 10' FROM BUILDING FACE BELOW (D)
EXTERIOR BUILDING AREA: 19,939 GSF			
TENANT PATIO - UPPER (SEASONAL): 494 GSF			
COMMON PATIO - UPPER (SEASONAL): 2,749 GSF			
BUILDING TYPE VB (EXISTING)	LOT SIZE:		
AUTOMATIC FIRE SPRINKLER SYSTEM (EXISTING SYSTEM)	LOT AREA (CORNER)		
	LOT WIDTH (CORNER)		
	LOT DEPTH		
	MAXIMUM SLOPE FOR BUILDING SITE		
	FAR		

SHEET INDEX	
TS	TITLE SHEET
A1.0	EXISTING SITE PLAN
A1.1	SITE PLAN
A1.2	EXISTING FIRST FLOOR PLAN
A1.3	FIRST FLOOR PLAN
A1.4	EXISTING SECOND FLOOR PLAN
A1.5	SECOND FLOOR PLAN
A1.6	SIGNAGE + SITE DETAILS
A2.0	EXISTING ELEVATIONS
A2.1	ELEVATIONS
A3.0	EXISTING BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	ENLARGED BUILDING SECTIONS



- SITE PLAN KEY NOTES**
- 01 EXISTING PARKING AREA
 - 02 EXISTING CURB
 - 03 EXISTING SIDEWALK
 - 04 EXISTING ELEC. TRANSFORMER
 - 05 EXISTING WATER SERVICE ENTRANCE
 - 06 NEW CURB
 - 07 NEW SIDEWALK
 - 08 NEW STAIRS
 - 09 NEW DUMPSTER ENCLOSURE
 - 10 NEW VAN ACCESSIBLE PARKING SPACE
 - 11 NEW PARKING SPACES
 - 12 NEW MOTORCYCLE PARKING SPACE
 - 13 NEW CONCRETE CURB AT EXISTING PLANTER
 - 14 NEW MONUMENT SIGN AT EXISTING SIGN LOCATION

AREAS	
SITE AREA	81,893 SF
1ST FLOOR AREA	19,071 GSF
2ND FLOOR AREA	19,939 GSF
TENANT PATIO - UPPER	494 GSF
TOTAL BUILDING AREA	39,504 GSF
COMMON PATIO - LOWER	655 GSF
COMMON PATIO - UPPER	2,749 GSF
COMMON PATIO - EAST	2,760 GSF
TOTAL COMMON PATIOS	6,164 GSF
PARKING	
RESTAURANT SPACES 6.6 MIN / 9.0 MAX. SPACES / 1,000 SF GLA TOTAL AREA = 11,279 GSF / 6.6 MIN.	= 74.4 REQ'D
RETAIL SPACES 3.0 MIN / 7.0 MAX. SPACES / 1,000 SF GLA TOTAL AREA = 20,563 GSF / 3.0 MIN.	= 61.7 REQ'D
TOTAL SPACES REQUIRED	= 136.1
TOTAL SPACES PROVIDED	= 109
ADA PARKING 101-150 SPACES, MIN. SPACES REQ'D	= 5
SPACES PROVIDED	= 5
MOTORCYCLE PARKING GREATER THAN 50 SPACES, MIN. REQ'D	= 1
SPACE PROVIDED	= 1

- LANDSCAPE LEGEND**
- POPULUS TREMULOIDES (QUAKING ASPEN)
 - RHUS AROMATICA (FRAGRANT SUMAC)

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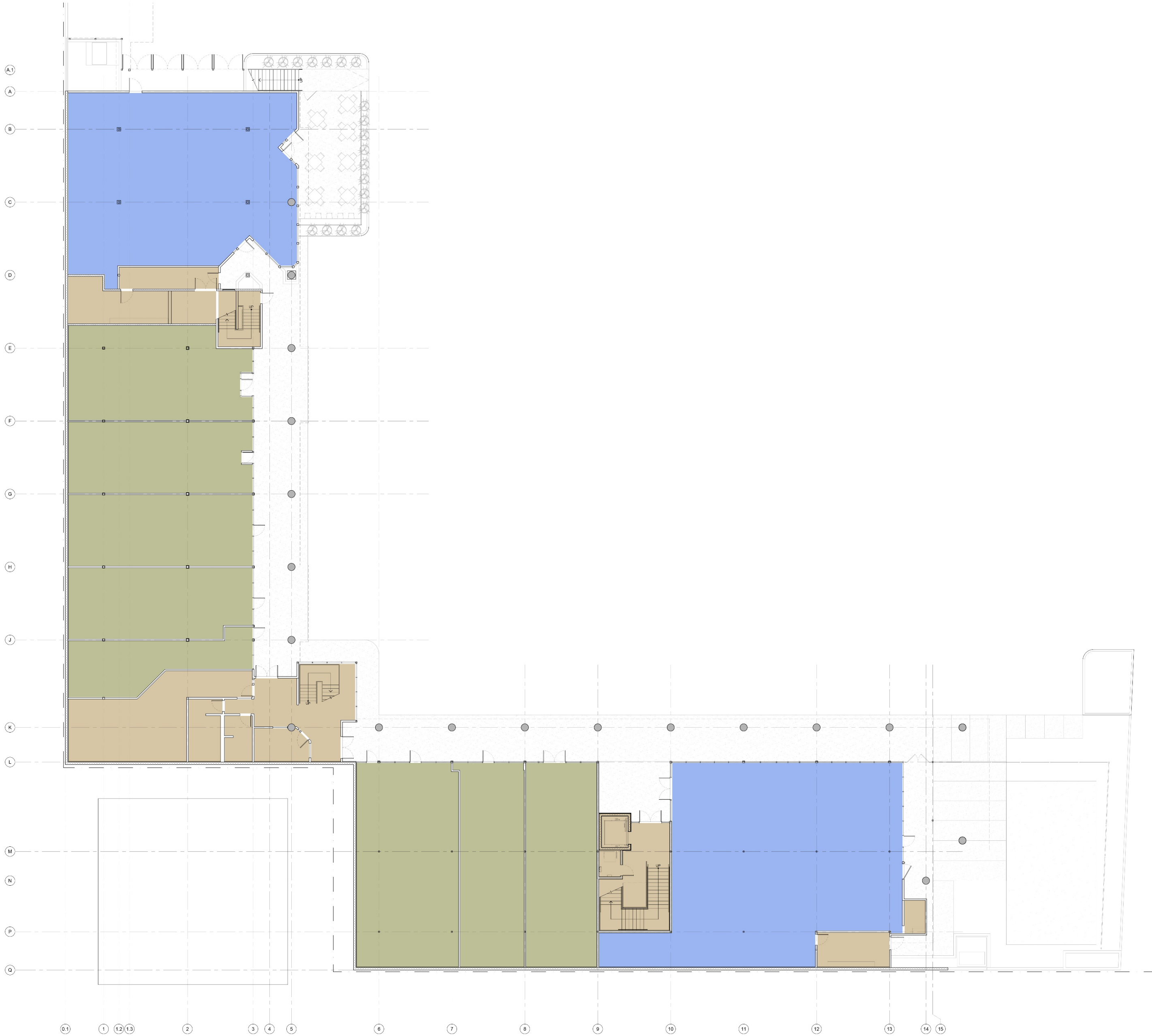
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ISSUE DATE 10.04.2023
PROJECT NO. 724
DRAWN BY KSH
CHECKED BY JRM

REVISIONS

OUTPOST MAMMOTH MALL
126 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546
SITE PLAN

A1.1



- RESTAURANT
- RETAIL
- COMMON AREA

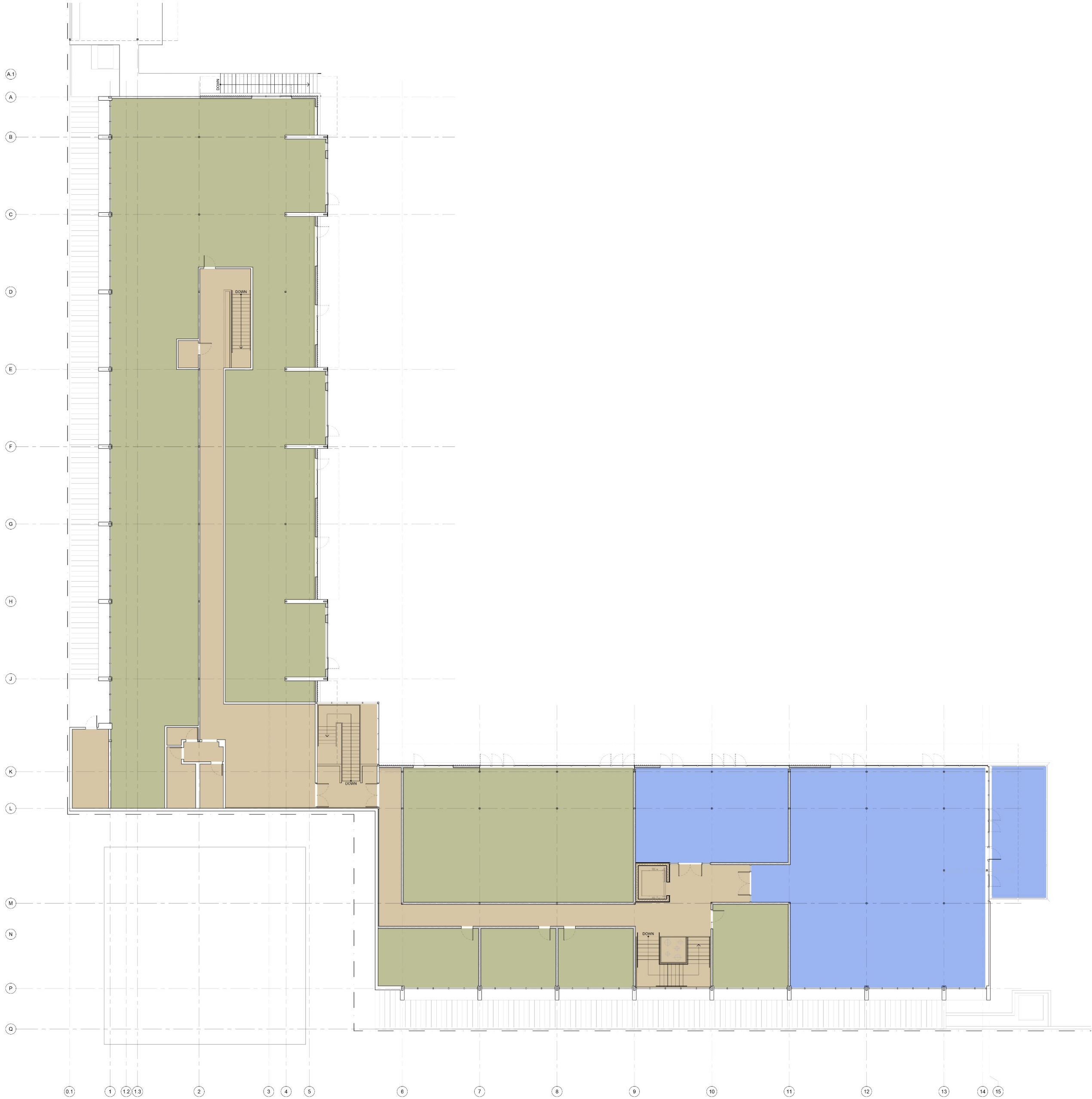
1 FIRST FLOOR PLAN
3/32" = 1'-0"

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ISSUE DATE	10.04.2023
PROJECT NO.	734
DRAWN BY	KSH
CHECKED BY	JRM

REVISIONS



- RESTAURANT
- RETAIL
- COMMON AREA

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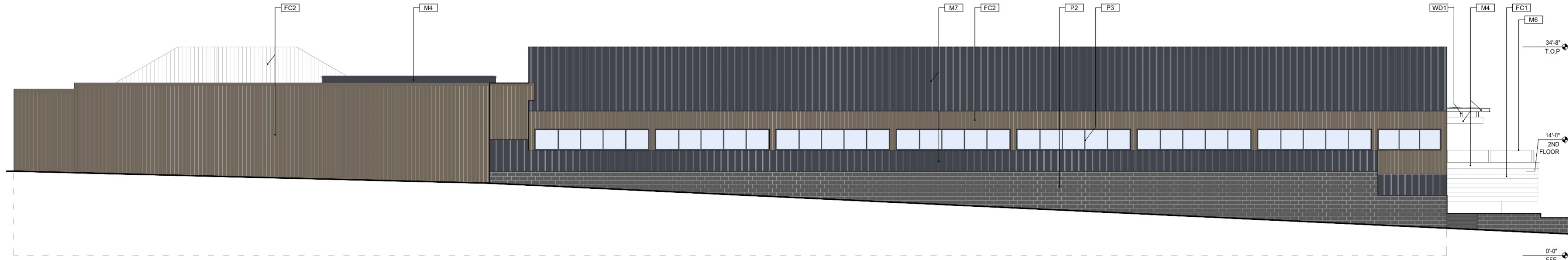
ISSUE DATE 10.04.2023
PROJECT NO. 724
DRAWN BY KSH
CHECKED BY JRM

REVISIONS

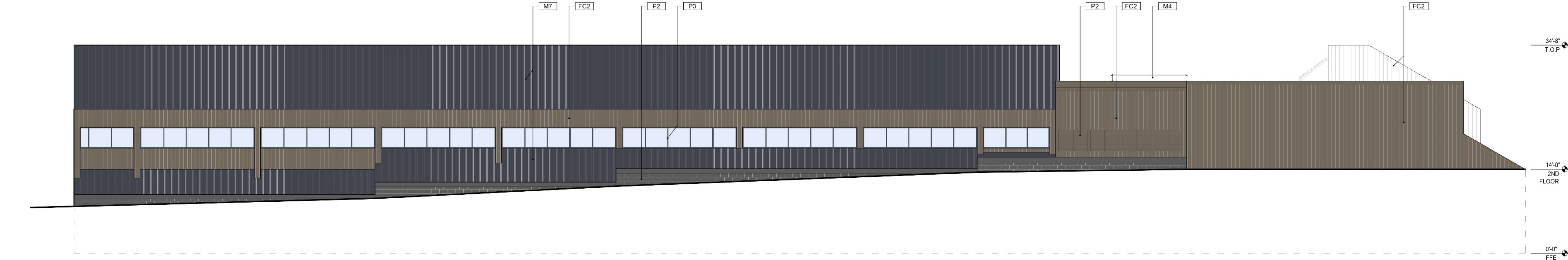
OUTPOST MAMMOTH MALL
126 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546
SECOND FLOOR PLAN

A1.5

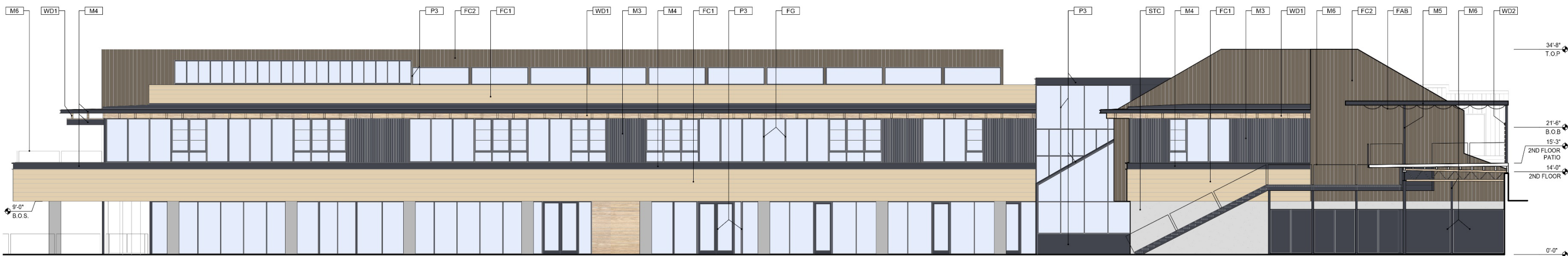
1 SECOND FLOOR PLAN
3/32" = 1'-0"



4 NEW BUILDING ELEVATION (SOUTH)
1/8" = 1'-0"



3 NEW BUILDING ELEVATION (WEST)
1/8" = 1'-0"



2 NEW BUILDING ELEVATION (NORTH)
1/8" = 1'-0"



1 NEW BUILDING ELEVATION (EAST)
1/8" = 1'-0"

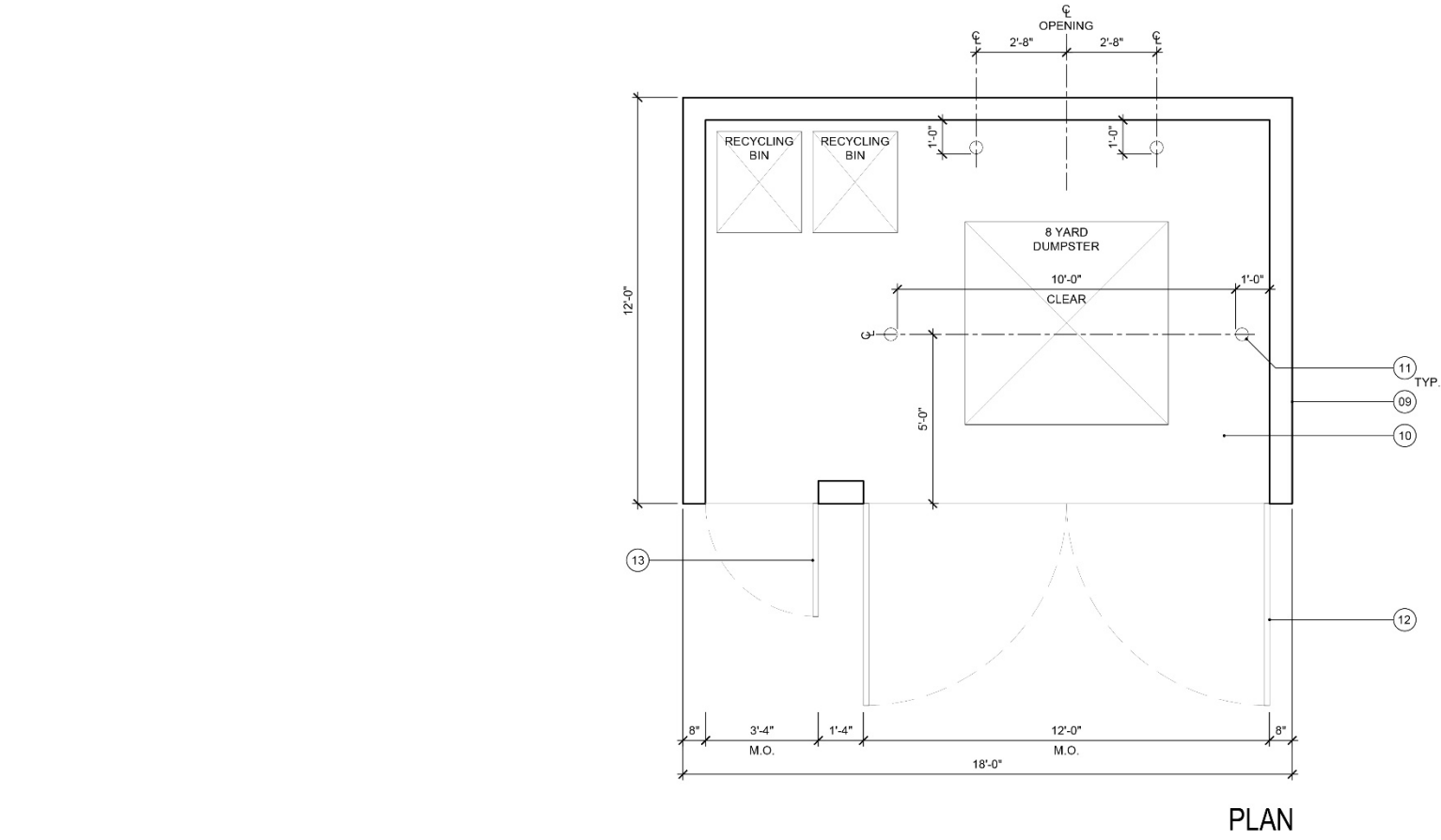
- ELEVATION MATERIAL LEGEND
- [FAB] SHADE CANOPY FABRIC, PHIFERTEX PLUS WOVEN VINYL-COATED POLYESTER SHADE FABRIC, COLOR: MADRAS TWEED PUTTY NFC
 - [FC1] FIBER CEMENT SHIPLAP SIDING, JAMES HARDIE ARTISAN SHIPLAP SIDING, 9" EXPOSURE, 5/8" THICK, HORIZONTAL INSTALLATION, COLOR: DUNN EDWARDS, DE6227 MUSLIN
 - [FC2] FIBER CEMENT V-GROOVE SIDING, JAMES HARDIE ARTISAN V-GROOVE SIDING, 7" EXPOSURE, 5/8" THICK, VERTICAL INSTALLATION, COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO
 - [FG] FIBERGLASS WINDOW FRAME, PELLA IMPERVIA WINDOWS, COLOR: BLACK
 - [M1] STANDING SEAM METAL ROOF, AEP SPAN DESIGN SPAN HP PANEL WITH CLIPS AND CONCEALED FASTENERS, 18" WIDTH, 1 3/4" RIB HEIGHT, COLOR: MIDNIGHT BRONZE
 - [M2] STANDING SEAM METAL SIDING, AEP SPAN DESIGN SPAN HP PANEL WITH CLIPS AND CONCEALED FASTENERS, 18" WIDTH, 1 3/4" RIB HEIGHT, COLOR: MIDNIGHT BRONZE
 - [M3] METAL SIDING PANEL, AEP SPAN HR-36 PANEL WITH EXPOSED FASTENERS, 36" WIDTH, 1 1/2" RIB HEIGHT, COLOR: MIDNIGHT BRONZE
 - [M4] HOT-ROLLED STEEL, RAW
 - [M5] HOT-ROLLED STEEL, WEATHERED
 - [M6] HOT-ROLLED STEEL, COLOR: DUNN EDWARDS, DEA188 BLACK BAY
 - [M7] EXISTING STANDING SEAM METAL ROOF, PAINT TO MATCH NEW ROOF, COLOR: MIDNIGHT BRONZE
 - [P1] DUNN EDWARDS, DE6227 MUSLIN
 - [P2] DUNN EDWARDS, DET680 ESPRESSO MACCHIATO
 - [P3] DUNN EDWARDS, DEA188 BLACK BAY
 - [STC] STUCCO SIDING, SAND FINISH, COLOR: DUNN EDWARDS, DE6368 WALRUS
 - [WD1] GLULAM BEAM, DOUGLAS FIR, SANSIN BORACOL CLEAR SEALER
 - [WD2] WOOD SLAT, DOUGLAS FIR, SANSIN BORACOL CLEAR SEALER

PRELIMINARY
NOT FOR
CONSTRUCTION

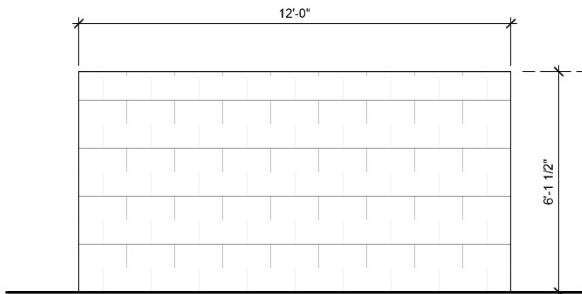
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ISSUE DATE	10.04.2023
PROJECT NO.	724
DRAWN BY	KSH
CHECKED BY	JRM

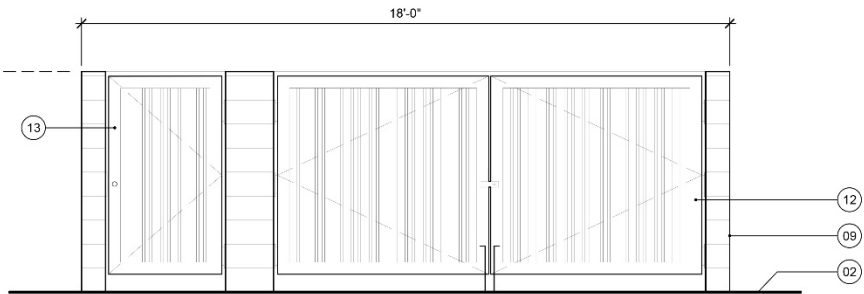
REVISIONS



PLAN



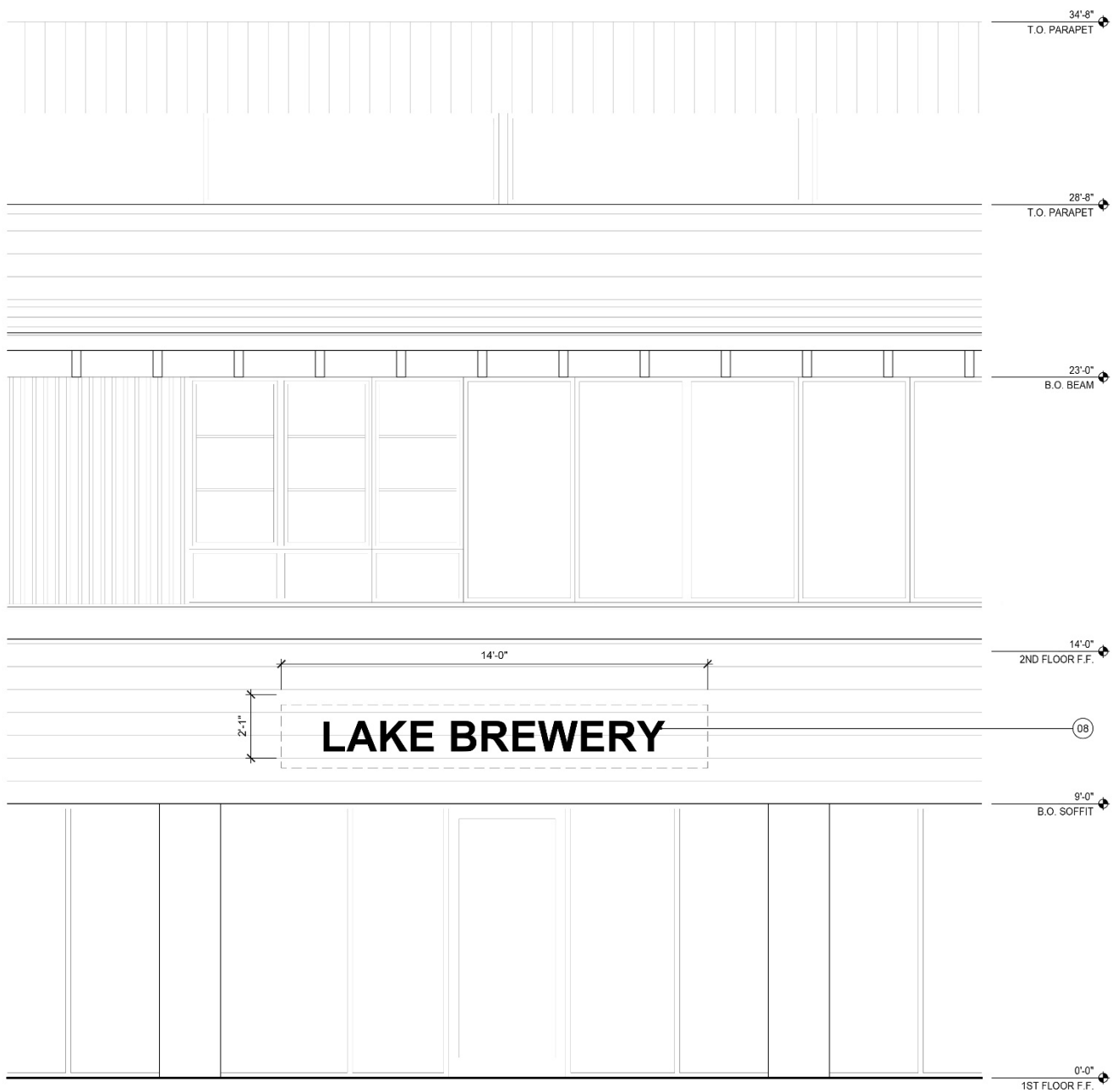
SIDE ELEVATION



FRONT ELEVATION

4 DUMPSTER ENCLOSURE

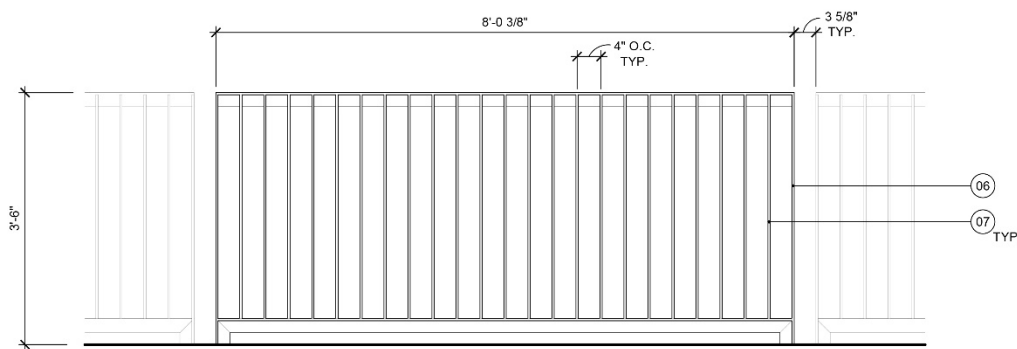
3/8" = 1'-0"



LAKE BREWERY

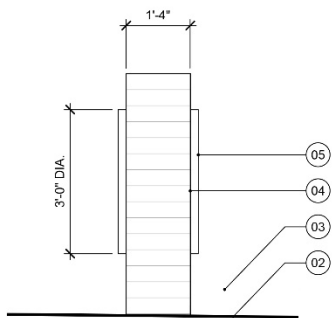
3 TYPICAL TENANT SIGNAGE

3/8" = 1'-0"

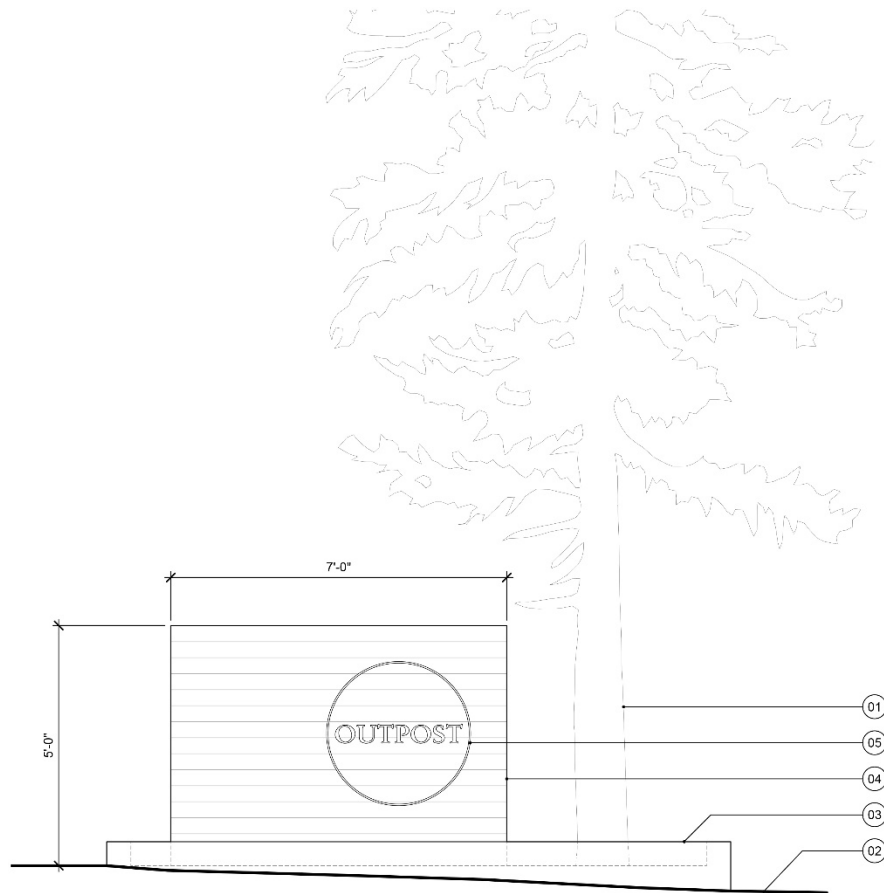


2 TYPICAL SITE FENCE ELEVATION

3/8" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION

1 NEW MONUMENT SIGN AT OLD MAMMOTH ROAD

1/2" = 1'-0"

SIGNAGE + SITE DETAILS KEY NOTES

- 01 EXISTING TREE
- 02 EXISTING GRADE
- 03 CONCRETE CURB AT EXISTING PLANTER LOCATION
- 04 BOARD-FORMED CONCRETE MONUMENT SIGN
- 05 BACKLIT CHANNEL SIGNAGE
- 06 3/8" x 2" STEEL FLAT BAR FENCE FRAME, PAINT
- 07 3/8" x 2" STEEL FLAT BAR PICKETS AT 4" O.C., PAINT
- 08 BACKLIT CHANNEL SIGNAGE, TOTAL SIGN AREA NOT TO EXCEED 30 SF
- 09 8" CONCRETE MASONRY DUMPSTER ENCLOSURE
- 10 6" CONCRETE SLAB
- 11 4" DIAMETER SCHEDULE 40 PIPE BOLLARD (4 1/2" O.D.) INSIDE ENCLOSURE, FILL WITH CONCRETE, PAINT
- 12 4" x 2" x 1/4" TUBE STEEL GATE FRAME W/ 1 1/2" B-DECK INFILL PANEL WELD STEEL HINGES TO WELD PLATES CAST IN WALL, HASP LATCH FOR PAD LOCK, CANE BOLTS AT PANEL BOTTOM, PAINT
- 13 4" x 2" x 1/4" TUBE STEEL DOOR FRAME W/ 1 1/2" B-DECK INFILL PANEL WELD STEEL HINGES TO WELD PLATES CAST IN WALL, DEADBOLT LOCK, PAINT

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ISSUE DATE 10.04.2023
PROJECT NO. 734
DRAWN BY KSH
CHECKED BY JRM

REVISIONS

OUTPOST MAMMOTH MALL
126 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546
SIGNAGE + SITE DETAILS

A1.6



VIEW FROM OLD MAMMOTH ROAD

NEW EAST COMMON PATIO	NEW TENANT UPPER PATIO	NEW DUMPSTER ENCLOSURE	NEW MONUMENT SIGN	NEW LOWER COMMON PATIO	NEW UPPER COMMON PATIO
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VIEW FROM OLD MAMMOTH ROAD



VIEW FROM OLD MAMMOTH ROAD



VIEW FROM ENTRY



AERIAL VIEW FROM OLD MAMMOTH ROAD



VIEW FROM PARKING

WD1
GLULAM BEAM

FC1
SHIPLAP SIDING (MUSLIN)

WD2
WOOD SLAT

M3
METAL SIDING PANEL
MIDNIGHT BRONZE

WD1
GLULAM BEAM

M4
STEEL, RAW



VIEW FROM PARKING



VIEW FROM OLD MAMMOTH ROAD



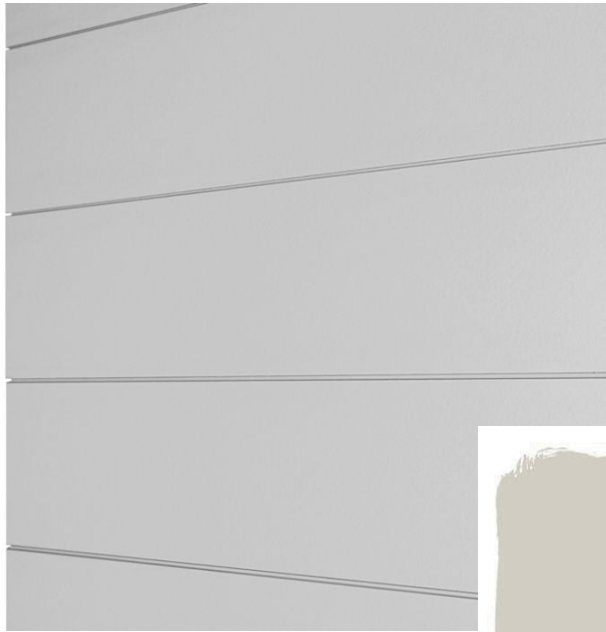
VIEW FROM TAVERN ROAD



VIEW FROM PARKING AREA



VIEW FROM PARKING AREA



**FC1 JAMES HARDIE
ARTISAN SHIPLAP SIDING
(HORIZONTAL)**



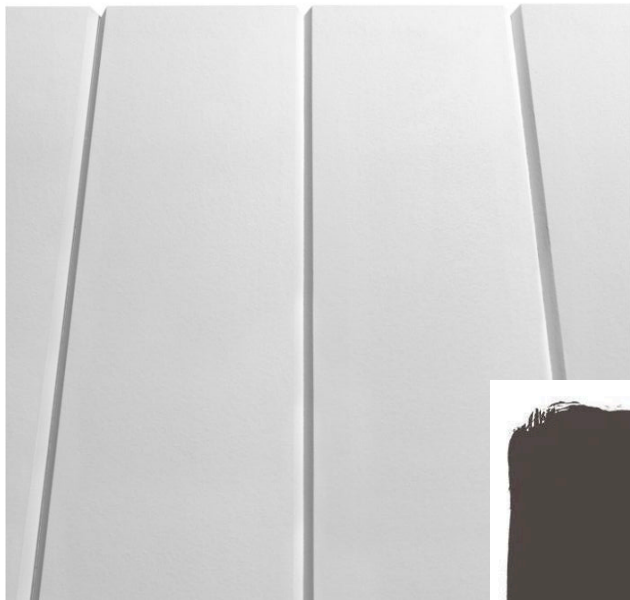
**P1 DUNN EDWARDS,
COLOR DE6227 MUSLIN**



**WD1 GLULAM BEAM, DOUGLAS FIR,
SANSIN BORACOL CLEAR SEALER**



**PELLA IMPERVIA FIBERGLASS CASEMENT
WINDOW, LOW E, HIGH ALTITUDE, BLACK
FRAME, HORIZONTAL GRILL (REFER TO
ELEVATIONS)**



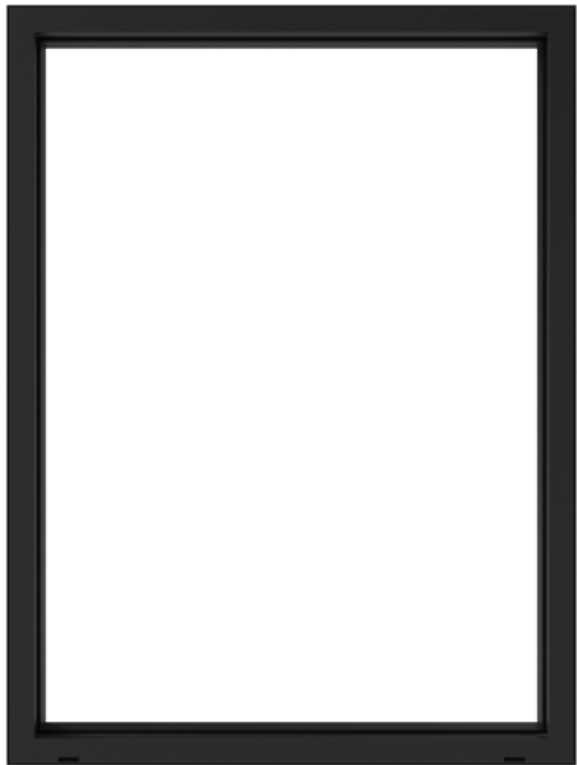
**FC2 JAMES HARDIE
ARTISAN V-GROOVE
SIDING (VERTICAL)**



**P2 DUNN EDWARDS,
COLOR DET680 ESPRESSO
MACCHIATO**



**STC STUCCO SIDING, SAND FINISH, COLOR:
DUNN EDWARDS, DE6368 WALRUS**



**PELLA IMPERVIA FIBERGLASS PICTURE
WINDOW, LOW E, HIGH ALTITUDE,
BLACK FRAME**



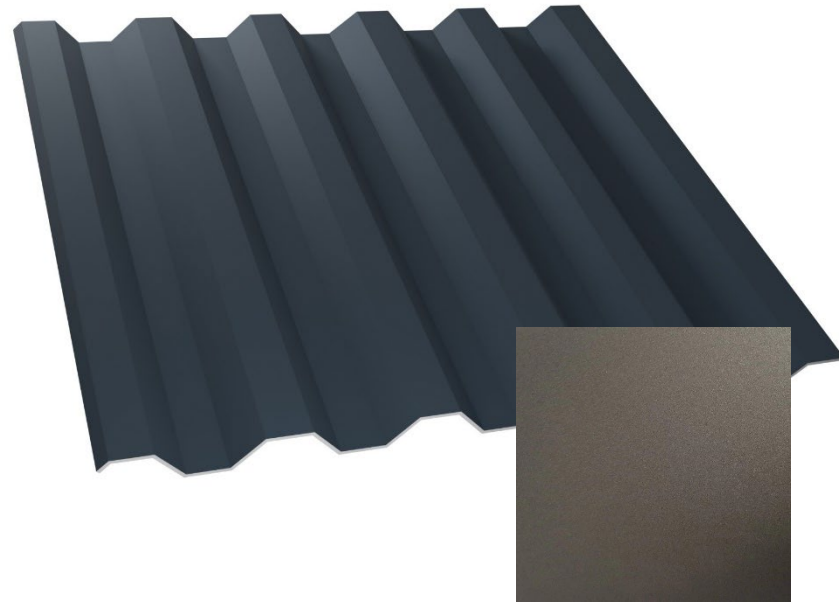
M4 HOT-ROLLED
STEEL, RAW



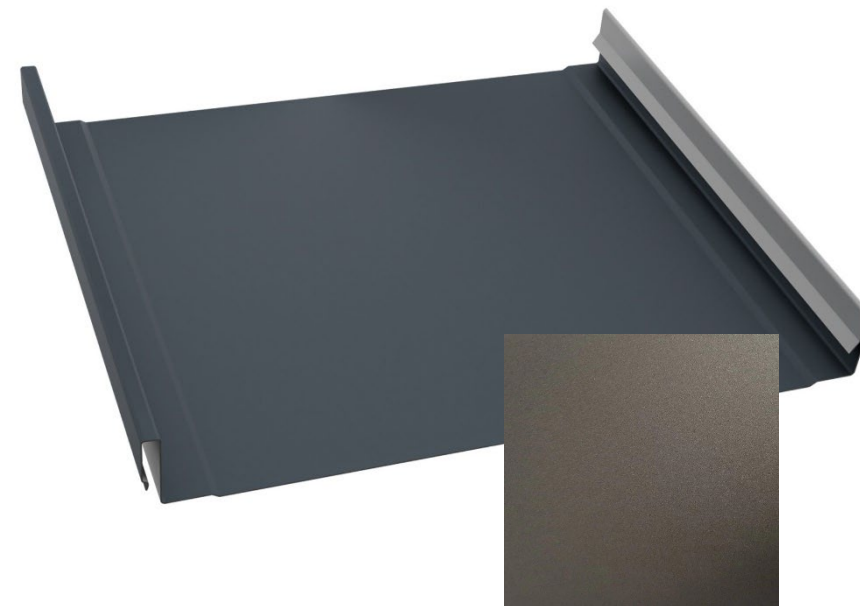
M5 HOT-ROLLED
STEEL, WEATHERED



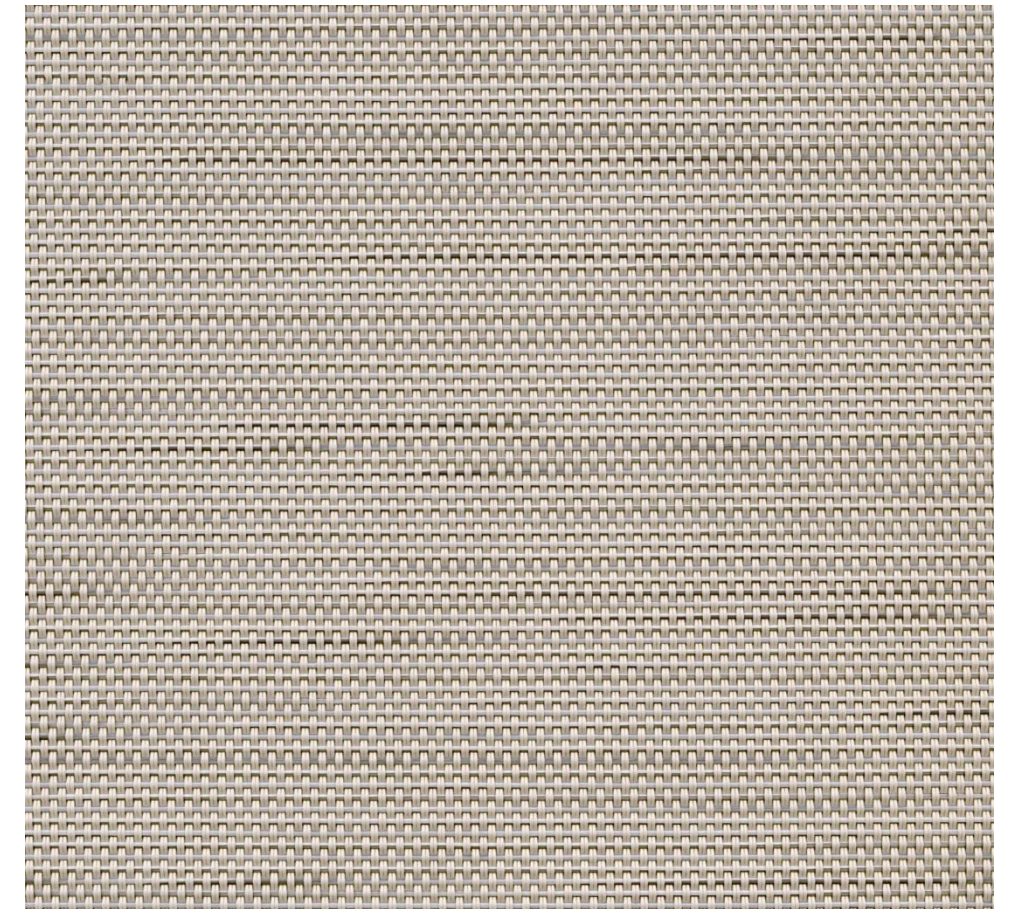
M6 HOT-ROLLED STEEL,
PAINTED, COLOR: DUNN
EDWARDS, DEA188 BLACK BAY



M3 METAL SIDING PANEL, AEP SPAN HR-36
PANEL WITH EXPOSED FASTENERS, 36"
PANEL WIDTH, 1 1/2" RIB HEIGHT, COLOR:
MIDNIGHT BRONZE



M1 M2 STANDING SEAM METAL
ROOF+SIDING, AEP SPAN DESIGN SPAN HP
PANEL WITH CLIPS AND CONCEALED
FASTENERS, 18" PANEL WIDTH, 1 3/4" RIB
HEIGHT, COLOR: MIDNIGHT BRONZE



FAB SHADE CANOPY FABRIC, PHIFERTEX PLUS
WOVEN VINYL-COATED POLYESTER SHADE
FABRIC, COLOR: MADRAS TWEED PUTTY, NFC



WD2 WOOD SLAT, DOUGLAS FIR, SANSIN
BORACOL CLEAR SEALER