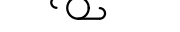
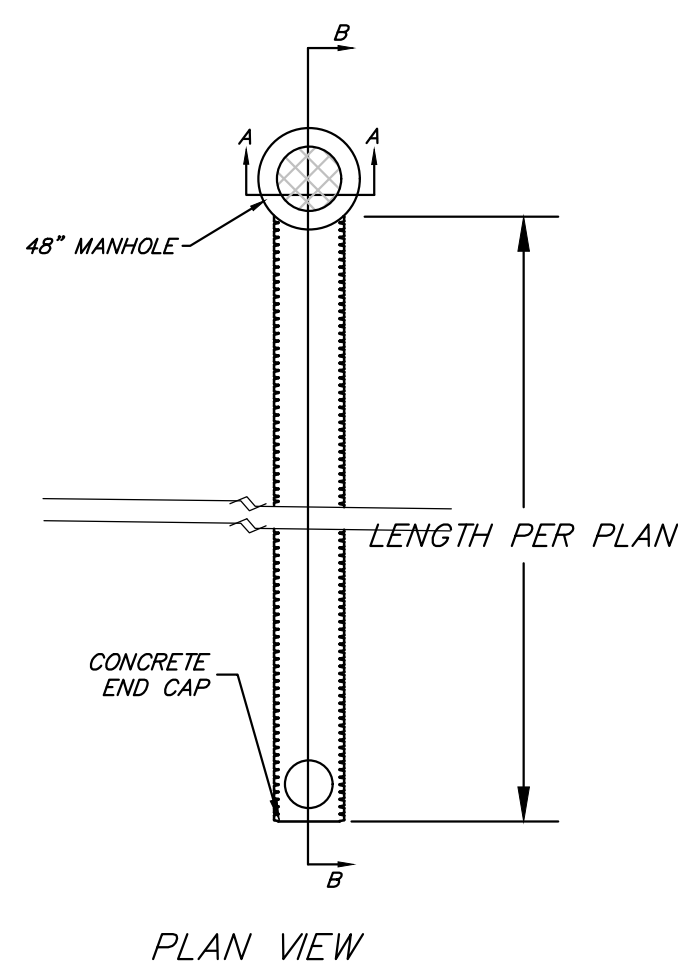


ATTACHMENT B

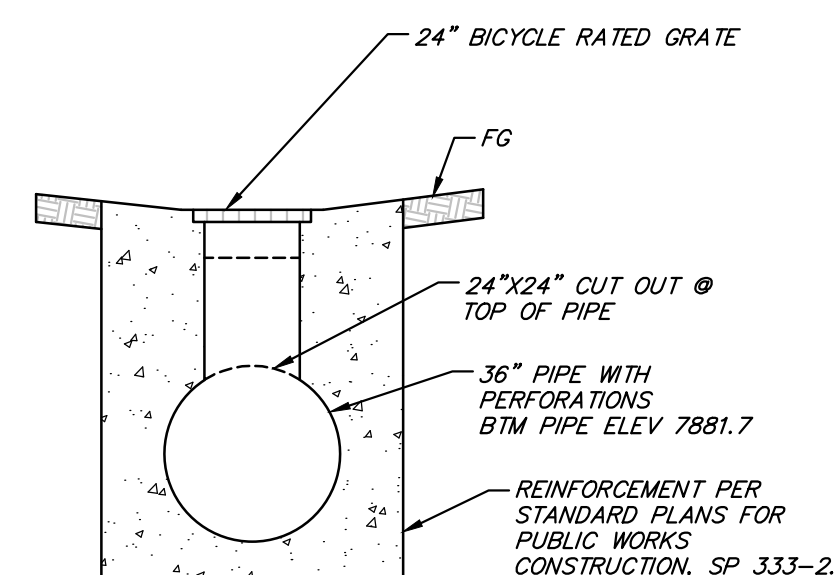
Project Plans

LEGEND

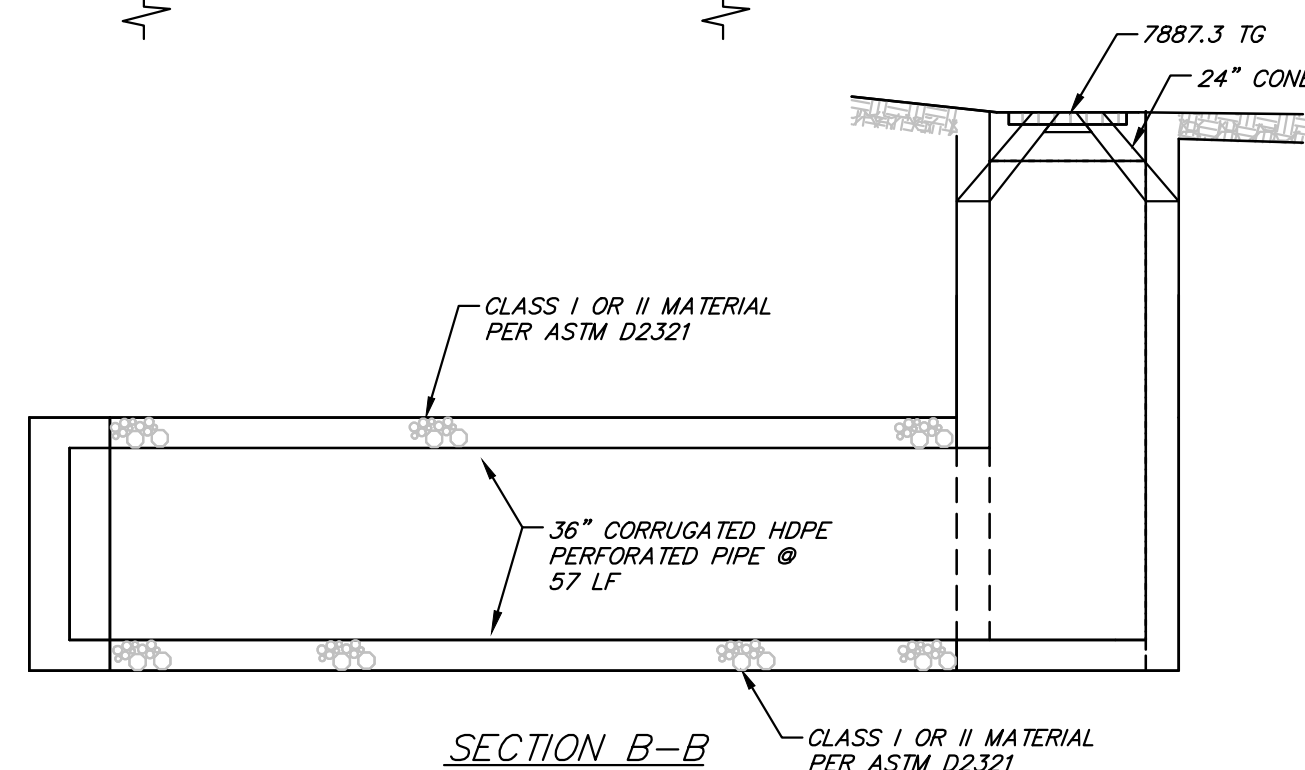
- | | |
|---|--------------------------------|
|  | PROPERTY LINE |
|  | EDGE OF PAVEMENT |
|  | ADJACENT PROPERTY LINE |
|  | OVERHEAD UTILITIES |
|  | WATERLINE |
|  | SEWER LINE |
|  | SEWER LATERAL |
|  | WATER SERVICE LATERAL |
|  | SURFACE FLOW LINE |
|  | PROPOSED STORM DRAIN |
|  | SEWER MANHOLE |
|  | UTILITY POLE |
| INV. | INVERT ELEVATION |
| RIM | SEWER MANHOLE
RIM ELEVATION |
| UTIL | UTILITY |
| | NEW AC PAVEMENT |



SECTION A-A

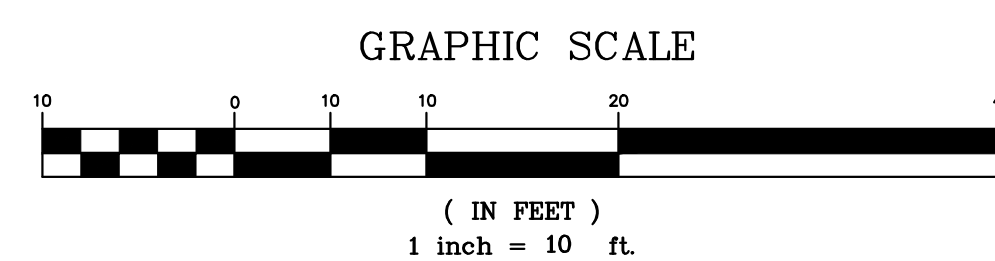


SECTION B-B



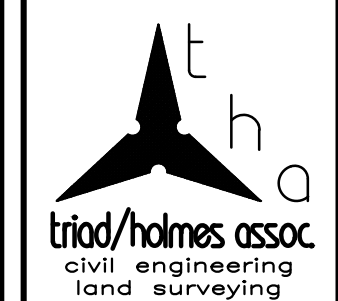
CONSTRUCTION NOTES

- ① 6' WIDE x 63' LONG STORMWATER RETENTION PIPE SYSTEM PER DETAIL.
- ② 10" TYPE S HDPE STORM DRAIN PIPE.
- ③ JENSEN PRECAST DROP INLET.
- ④ 3" AC OVER 6" CLASS II AGGREGATE BASE.
- ⑤ 1' HIGH LANDSCAPED BERM WITH 2:1 SIDE SLOPES.
- ⑥ GRADED EARTHEN SWALE @ 1% MIN SLOPE.
- ⑦ CONSTRUCT 4" THICK CONC SIDEWALK ON 4" CLASS 2 AGGREGATE BASE.



**THIS PLAN IS PREPARED FOR
CONCEPTUAL PLANNING
PURPOSES AND NOT FOR
CONSTRUCTION.**

CONCEPTUAL GRADING / DRAINAGE PLAN
377 MANZANITA ROAD
ASSESSORS PARCEL NO. 033-150-039-000
LOCATED IN THE TOWN OF MAMMOTH LAKES, CALIFORNIA



post office box 1570
549 old mammoth rd., ste. 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5619
e-mail triad@thing.com

873 north main st. suite 150
BISHOP, ca 93514
phone (760) 873-4273
fax (760) 873-8024
e-mail bickner@bthinc.com

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

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REVISIONS	BY

DATE 01-29-2021

SCALE SHOWN

DRAWN GP/JS

JOB NO. 4262

DWG _____

SHEET 1

OF 2 SHEETS

SNOW STORAGE
= 2,556 SF

DRIVEWAY/PARKING PAVING = 2,615 SF

SITE AREA:	±0.228 AC (±9,941 SF)
LOT COVERAGE	0.61%
BUILDING AREA:	
6 UNITS @ 960 SF EA: (3 BR)	±5,760 SF
<u>TOTAL BUILDING AREA:</u>	<u>±5,760 SF</u>

6 units of 3 BD each unit	
Σ @ 2 p.spaces per unit	= 12 (6 x 2)
REQUIRED GUEST PARKING	= 3
TOTAL PARKING REQUIRED	= 15

BUILDING HEIGHT:	29'-6"
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
LAUNDRY IN EA. UNIT:	YES
ELEVATOR ACCESS:	YES
STAIR ACCESS:	YES

LOT @ 9,941 / 6,109 = 61%

PARKING PROVIDED: 17 SP

RESIDENT PARKING PROVIDED:
STANDARD SPACES / TANDEM 14 SP
GUEST PARKING PROVIDED: 2 SP
GUEST HANDICAP PARKING: 1 SP

The Selcer Group, LLC
5350 Ventura Boulevard
Encino, California 91436

PROJECT:	Manzanita
SITE PLAN NO.	SP-1.8

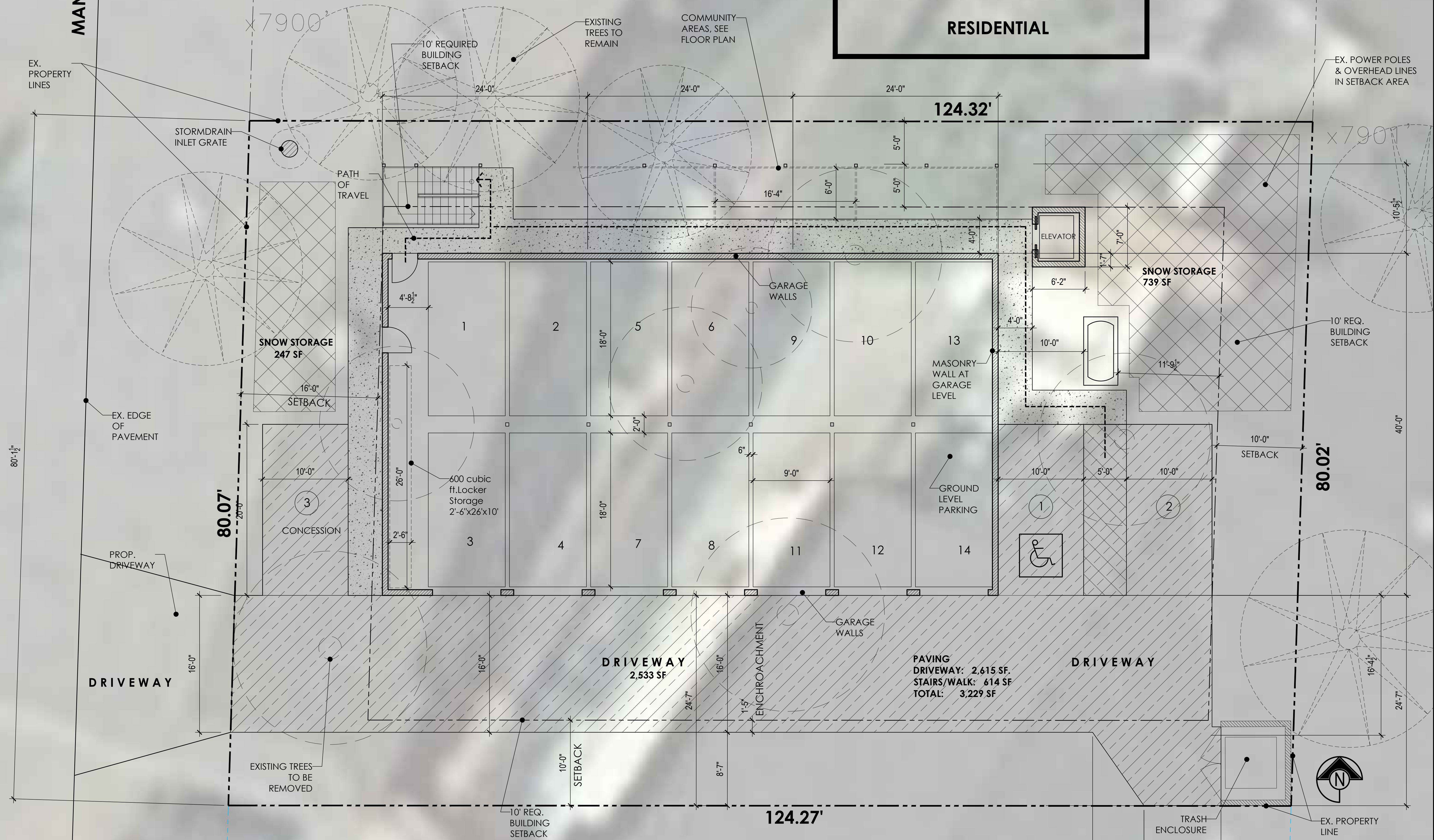
PLAN TYPE:		Site Plan
LOCATION:	377 Manzanita Road Mammoth Lakes, CA	
APN:		003-150-039-000

SCALE: $3/16" = 1'-0"$

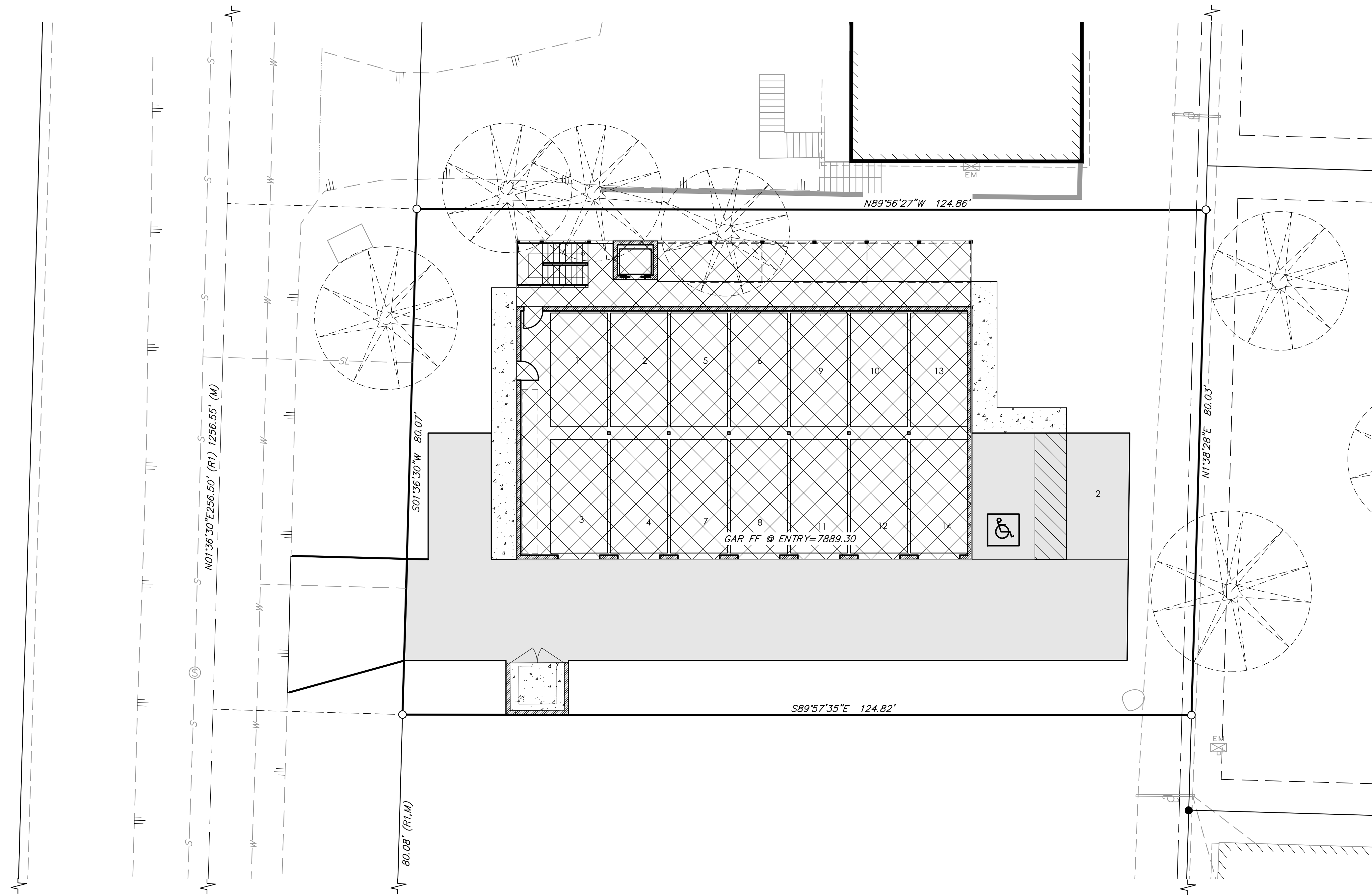
REVISIONS	DATE
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SITE PLAN 3.1	04/17/20
SITE PLAN 3.2	04/17/20
SITE PLAN 4	04/29/20
SITE PLAN 5	04/29/20
SITE PLAN 7.2	06/11/20
SITE PLAN 7.3	07/02/20
SITE PLAN 7.4	07/15/20
SITE PLAN 7.5	07/21/20
SITE PLAN 7.6	07/24/20

1.a

OF 2 SHEETS

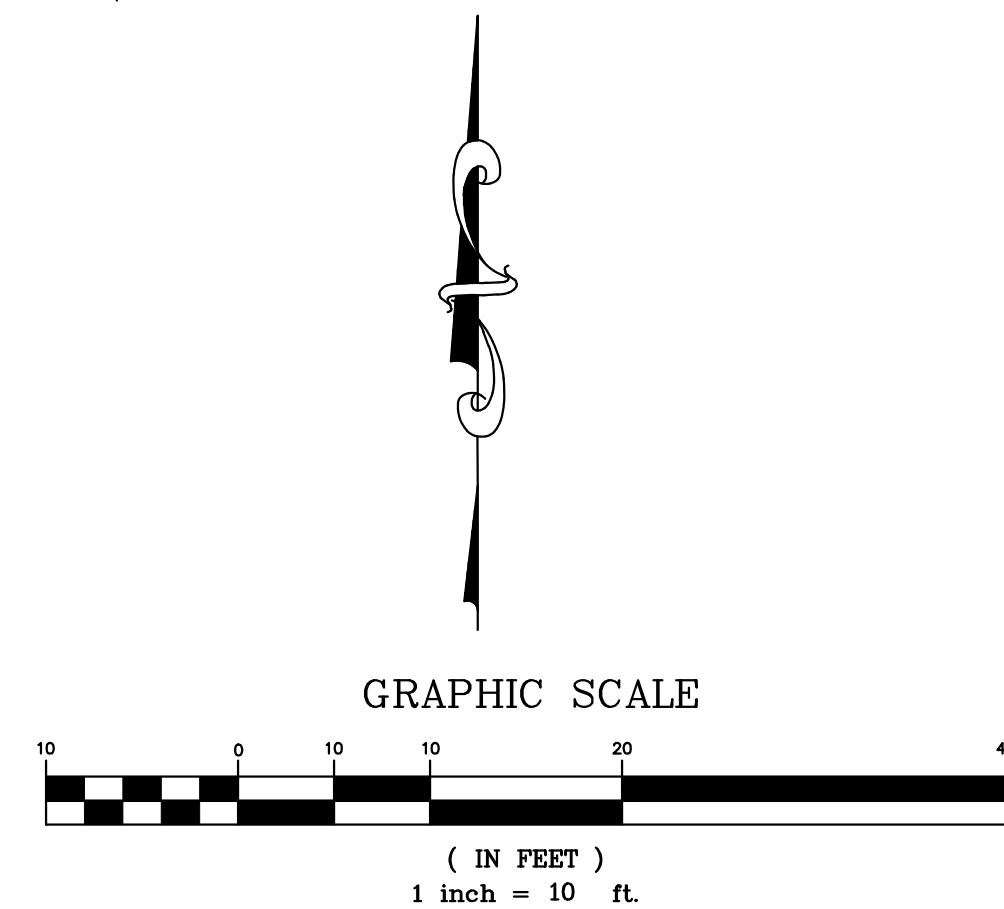


user:Del <c:\3d_inspire\> Z:\01 Mammoth\4262_377 Manzanita.dwg Jan 29, 2021, 4:15pm



IMPERVIOUS SURFACES LEGEND

	IMPERVIOUS AREA ROOF =	3,631 sq.ft
	IMPERVIOUS SURFACE A/C =	2,530 sq.ft.
	IMPERVIOUS SURFACE CONCRETE =	398 sq.ft.
	TOTAL IMPERVIOUS SURFACE	6,559 sq.ft



THIS PLAN IS PREPARED FOR
CONCEPTUAL PLANNING
PURPOSES AND NOT FOR
CONSTRUCTION.

IMPERVIOUS SURFACES PLAN
377 MANZANITA ROAD
ASSESSORS PARCEL NO. 033-150-039-000
LOCATED IN THE TOWN OF MAMMOTH LAKES, CALIFORNIA



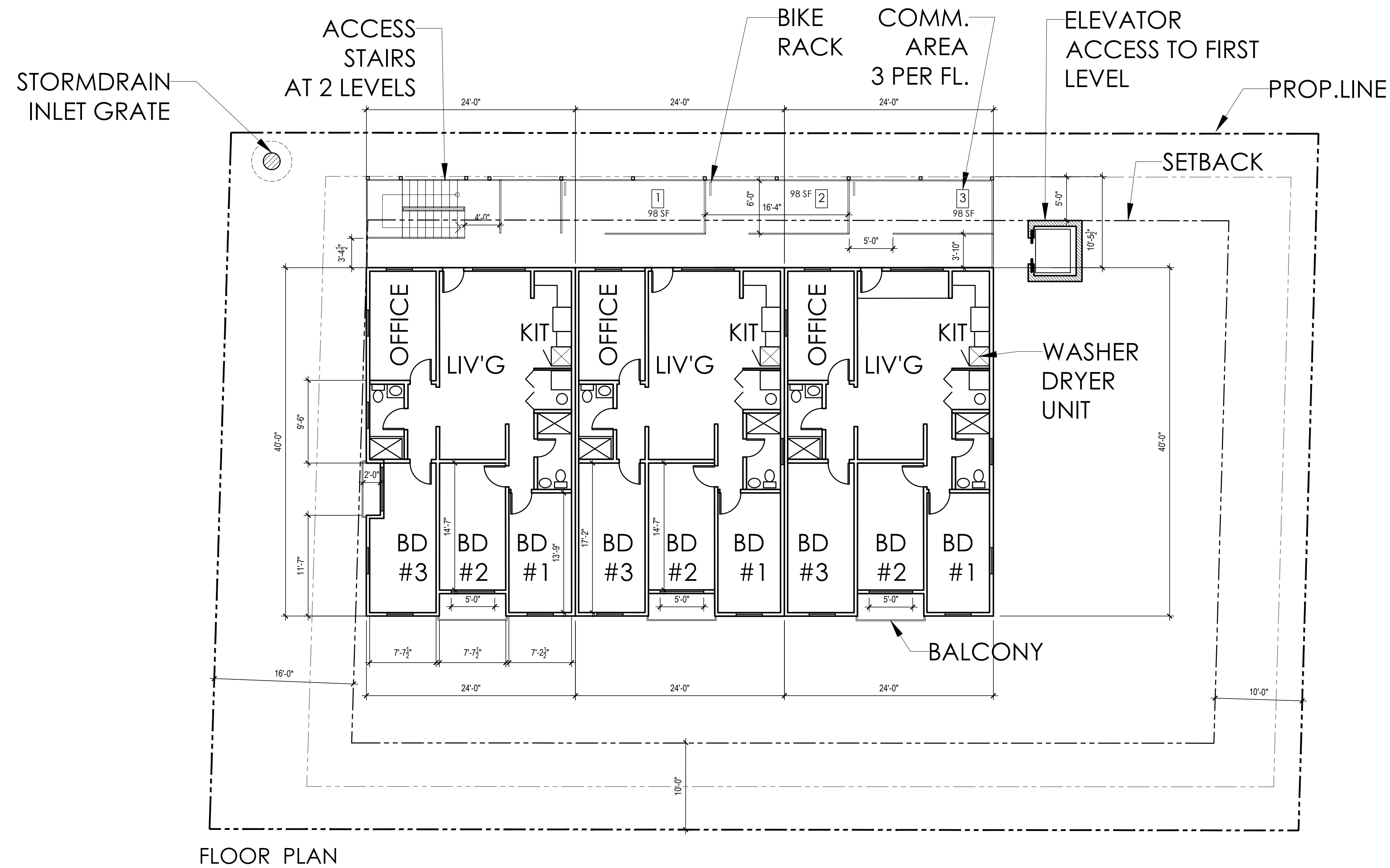
post office box 1570
548 old mammoth rd., ste. 202
MAMMOTH LAKES, ca 93246
phone (760) 934-1568
fax (760) 934-5619
e-mail triad@holmes.com

873 north main st., suite 150
BISHOP, (760) 935-114
phone (760) 873-4273
fax (760) 873-8024
e-mail bishop@holmes.com

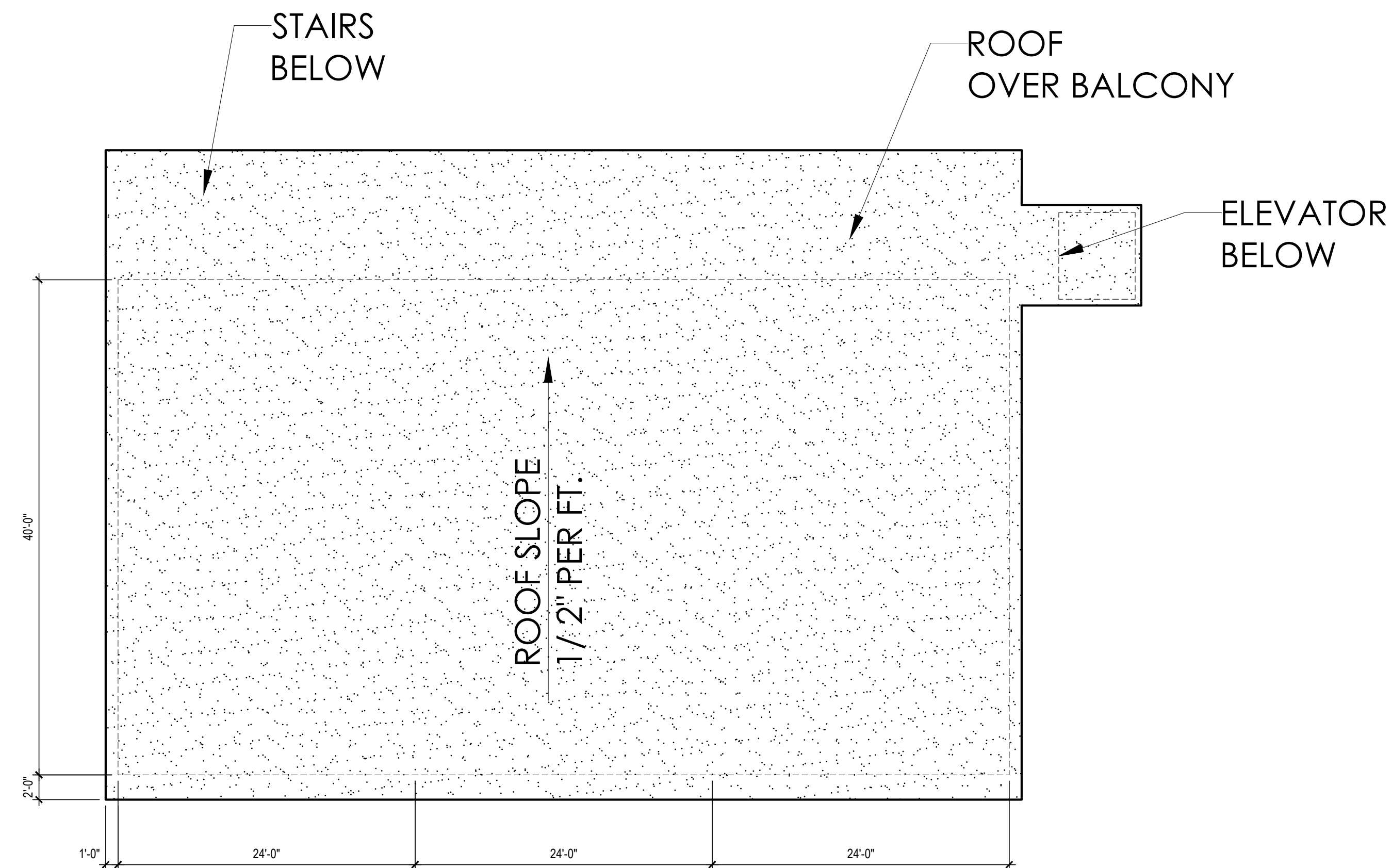
777 woodside rd., suite a
REDWOOD CITY, ca 94061
phone (650) 366-0216
fax (650) 366-0298
e-mail rdc@holmes.com

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REVISIONS	BY
DATE	01-29-2021
SCALE	SHOWN
DRAWN	GP/JS
JOB NO.	4262
DWG	
SHEET	2
OF	2 SHEETS



FLOOR PLAN



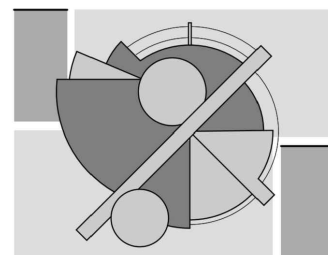
ROOF PLAN

PROJECT:	Manzanita
SITE PLAN NO.	SP-1.8

PLAN TYPE:	Floor & Roof Plan
LOCATION:	377 Manzanita Road Mammoth Lakes, CA
APN:	033-150-039-000

DRAWN BY:	Aserafin
DATE:	10/05/2021
SCALE:	3/16" = 1'-0"

REVISIONS	DATE
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SITE PLAN 3.1	04/17/20
SITE PLAN 3.2	04/17/20
SITE PLAN 4	04/29/20
SITE PLAN 5	04/29/20
SITE PLAN 7.2	06/11/20
SITE PLAN 7.3	07/02/20
SITE PLAN 7.4	07/15/20
SITE PLAN 7.5	07/21/20
SITE PLAN 7.6	07/24/20



Dana Point, CA 92624
949-805-0655
aserafine5@yahoo.com

The Selcer Group, LLC
16350 Ventura Boulevard
Encino, California 91436

steve@theselcergroup.com
714-928-3184

PROJECT:	Manzanita
SITE PLAN NO.	SP-1.8

PLAN TYPE:	Elevations & Section
LOCATION:	377 Manzanita Road Mammoth Lakes, CA
APN:	033-150-039-000

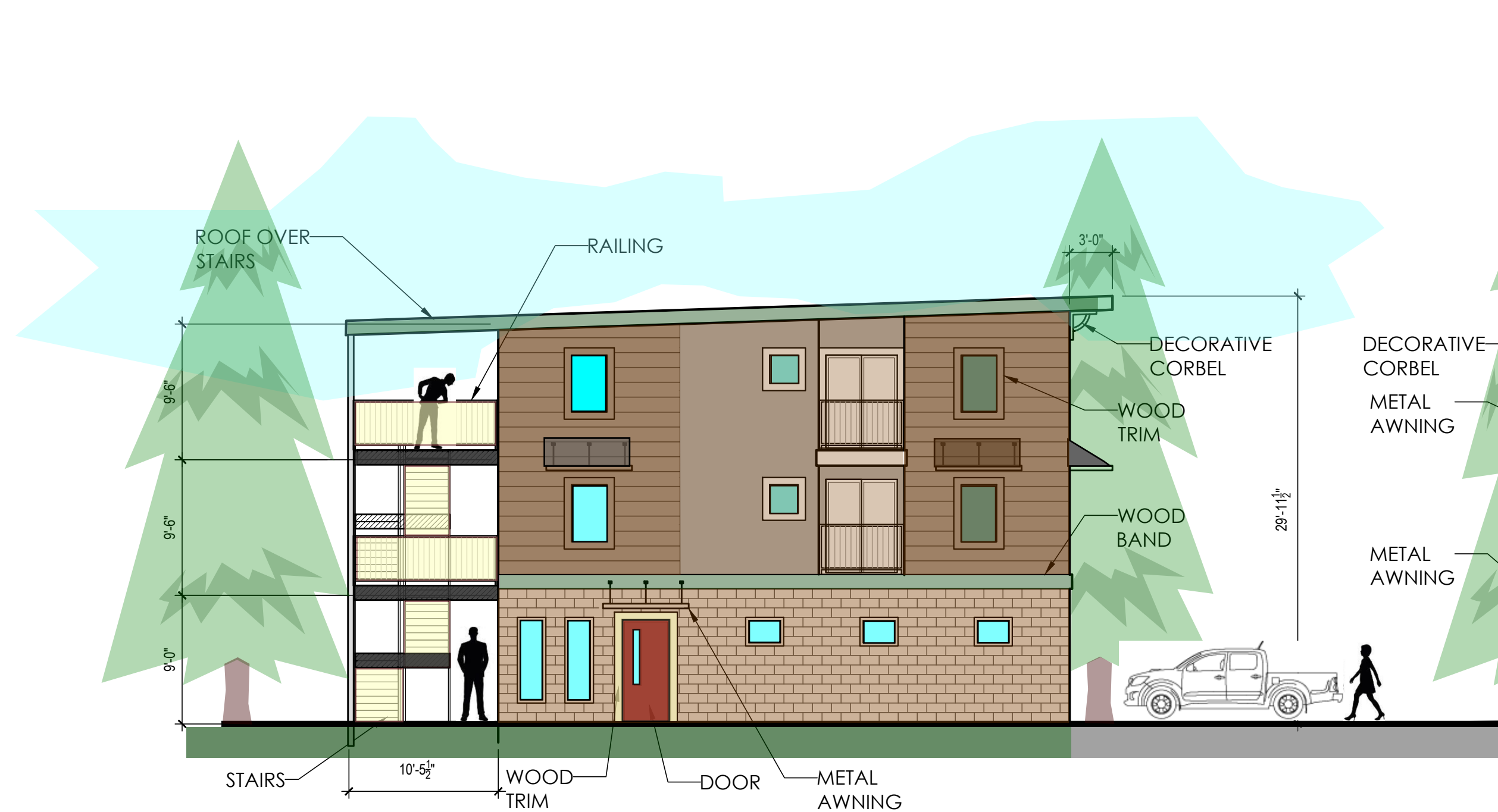
DRAWN BY:	A. SERAFIN
DATE:	02/03/2022
SCALE:	3/16" = 1'-0"

REVISIONS	DATE
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SITE PLAN 3.2	04/17/20
SITE PLAN 4	04/29/20
SITE PLAN 5	04/29/20
SITE PLAN 7.2	06/11/20
SITE PLAN 7.3	07/02/20
SITE PLAN 7.4	07/15/20
SITE PLAN 7.5	07/21/20
SITE PLAN 7.6	07/24/20

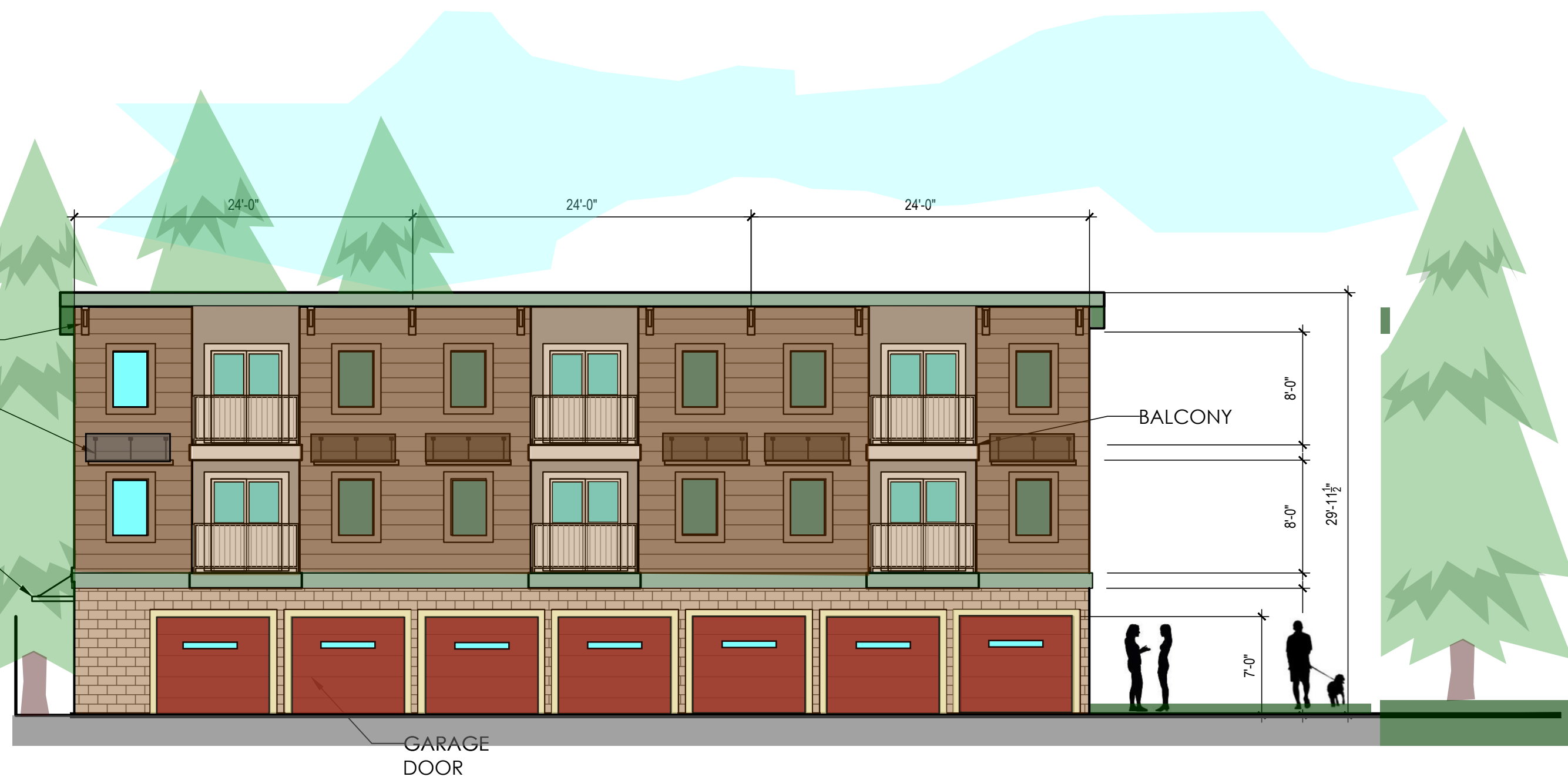
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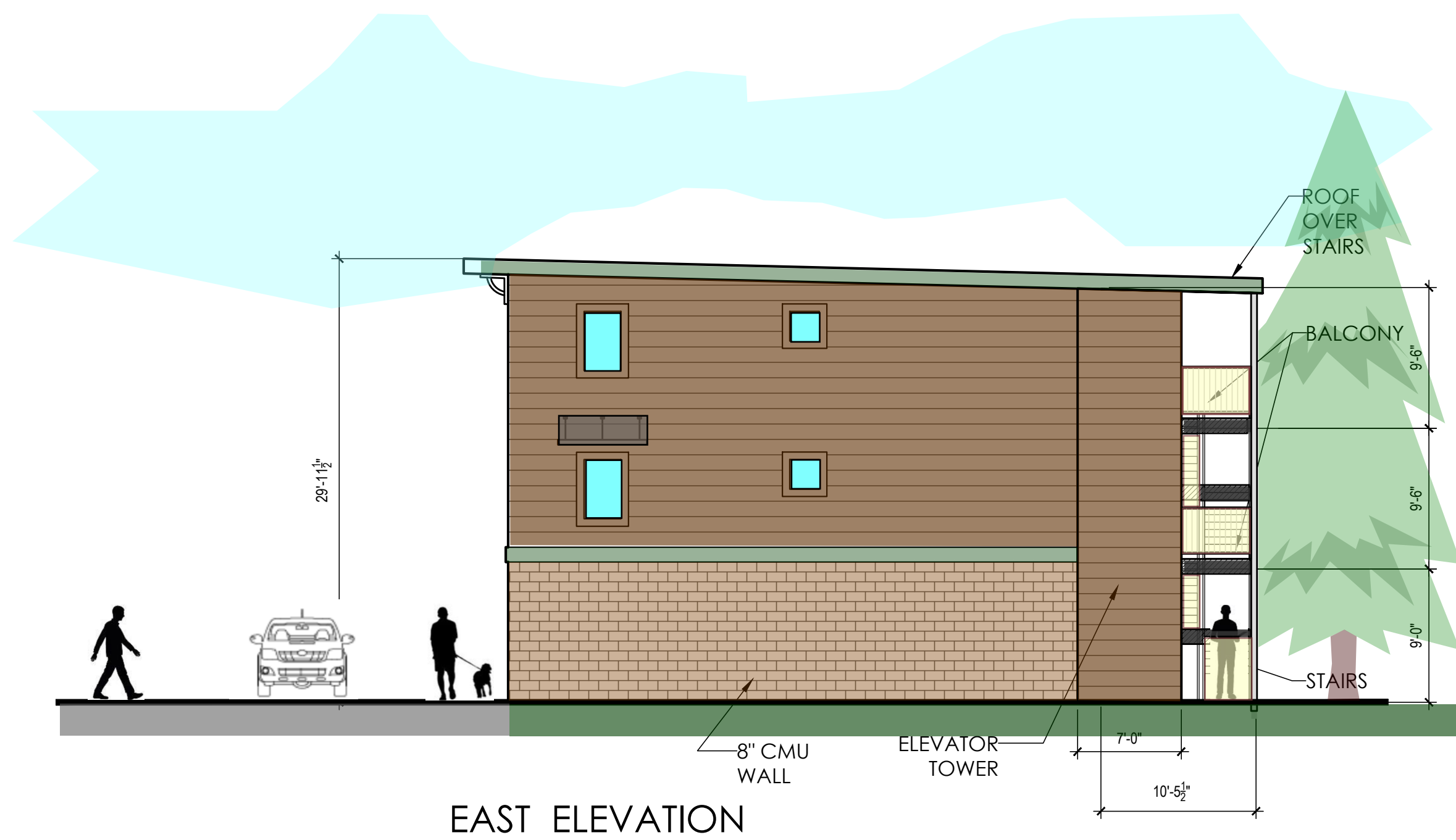
OF 1 SHEETS



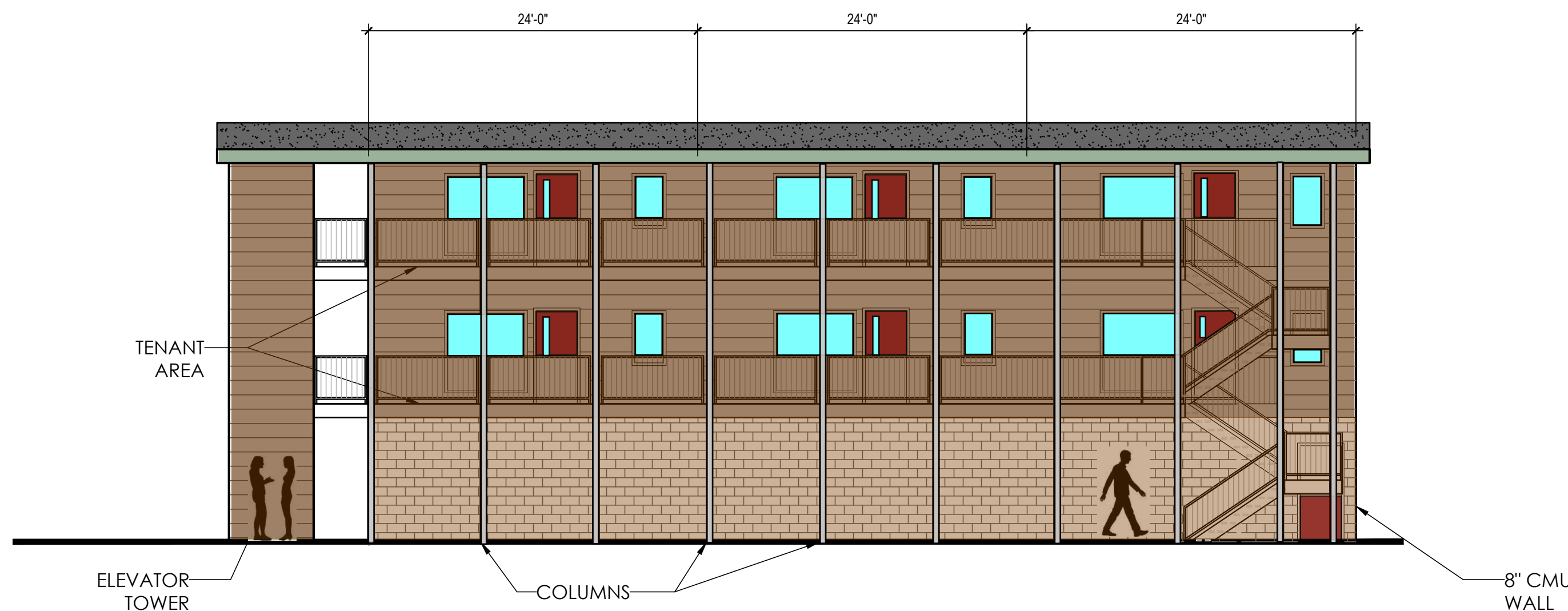
WEST ELEVATION (MANZANITA RD)



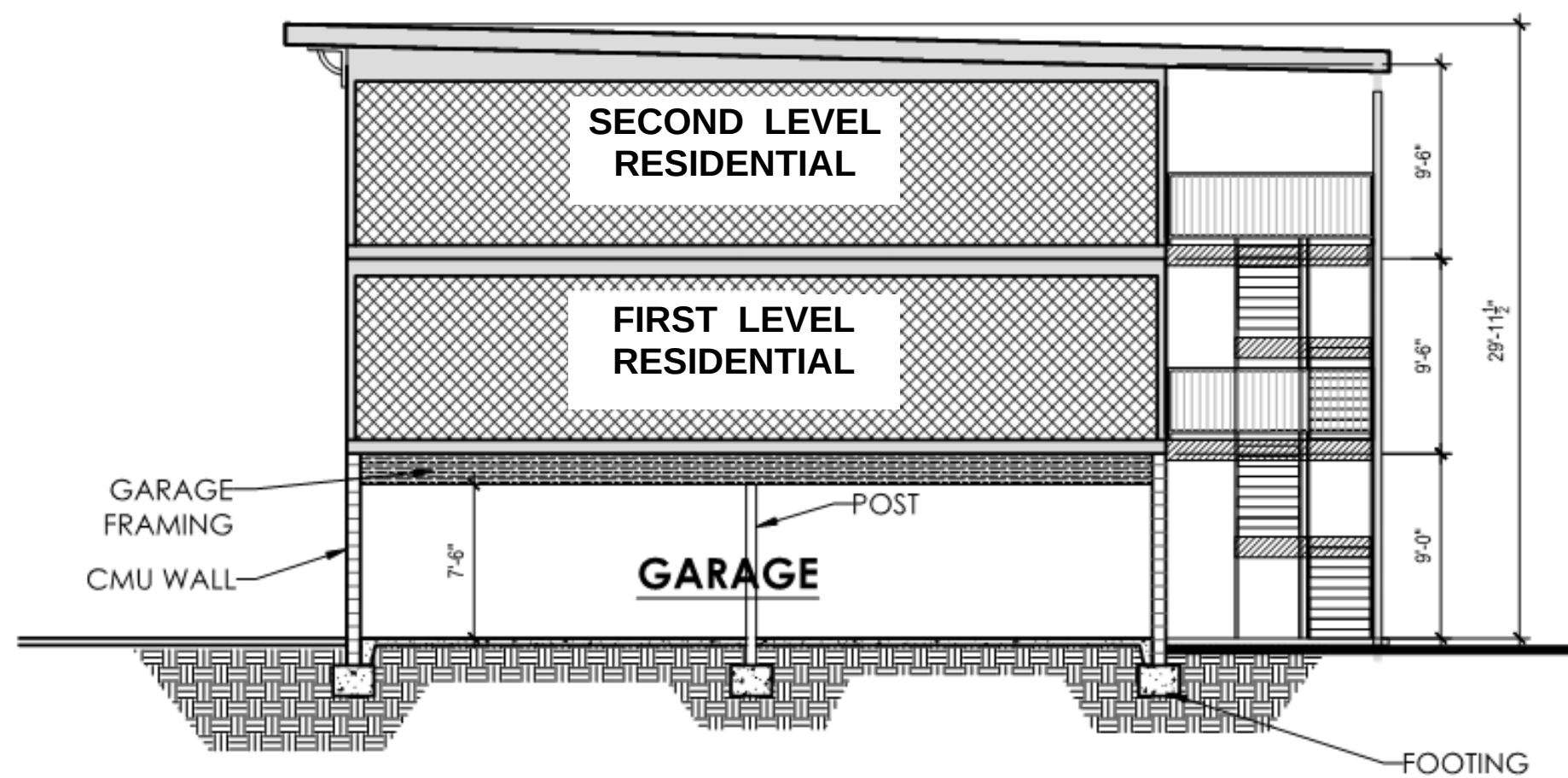
SOUTH ELEVATION



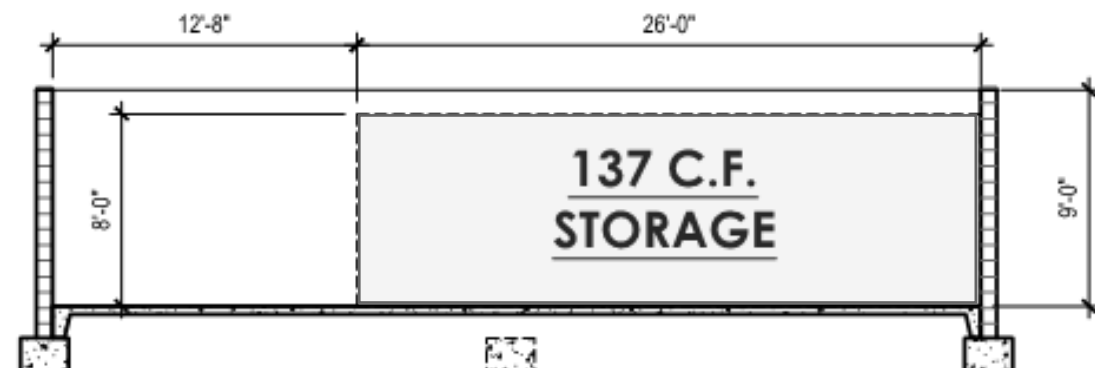
EAST ELEVATION



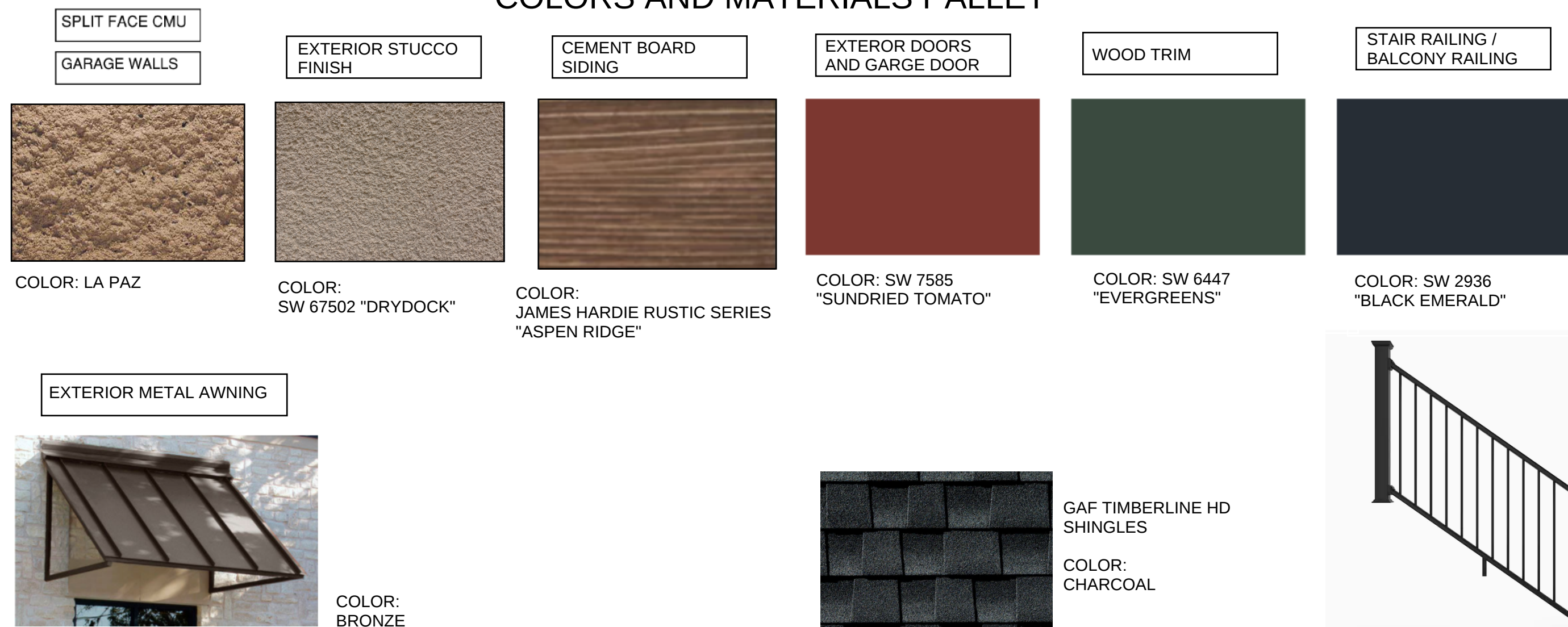
NORTH ELEVATION

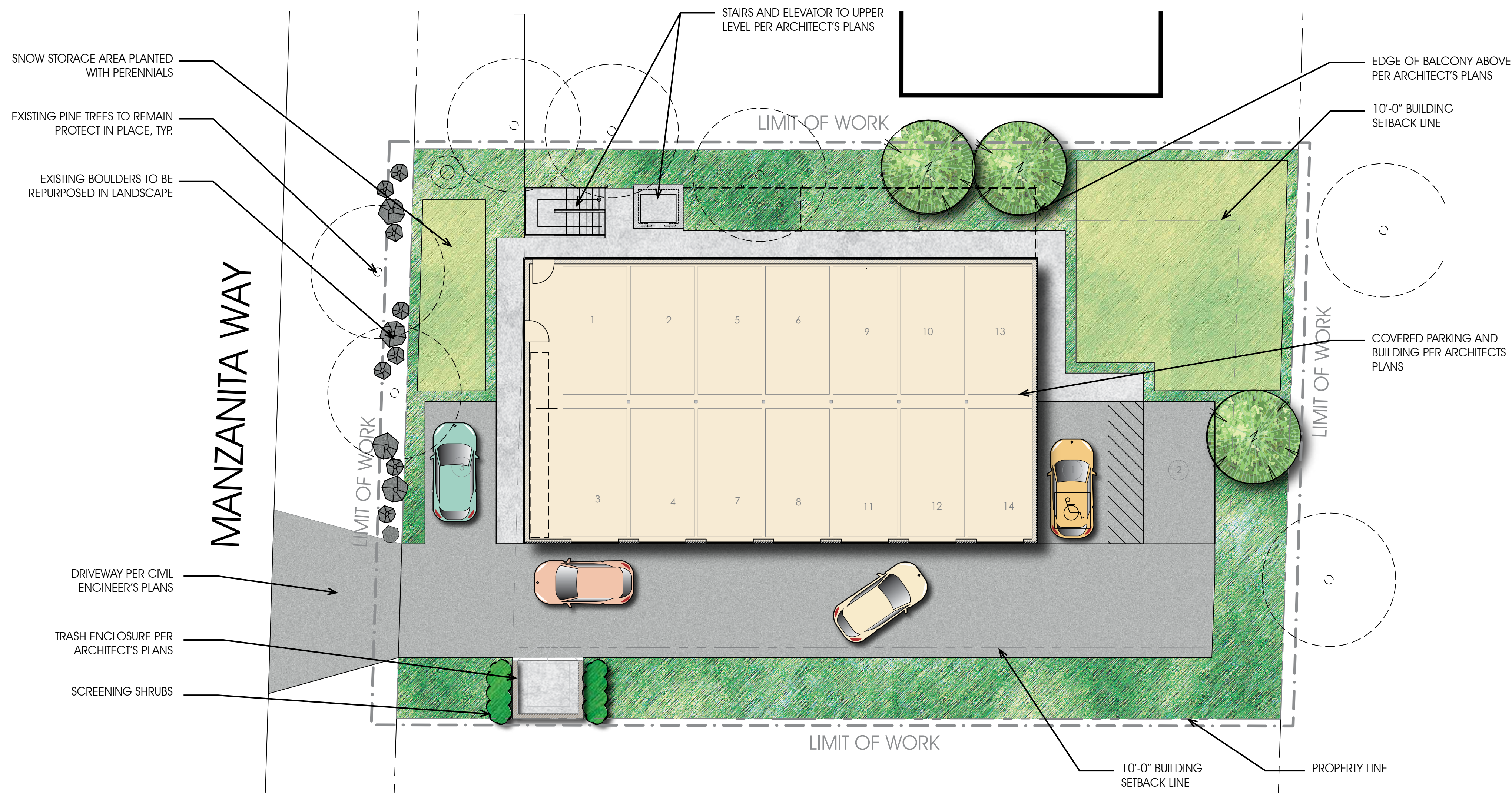


BUILDING SECTION



COLORS AND MATERIALS PALLET

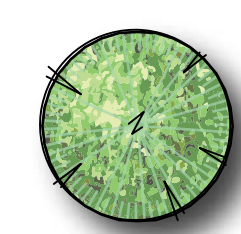




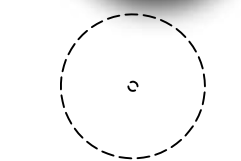
PLANT PALETTE

SUNSET ZONE 1A

Symbol	Botanical Name	Common Name	WUCOLS (REGION 1)
--------	----------------	-------------	-------------------



Betula occidentalis	Water Birch	Mod
---------------------	-------------	-----



Existing Tree to Remain - Protect in Place

Symbol	Botanical Name	Common Name	WUCOLS
--------	----------------	-------------	--------

SHRUBS/ GROUNDCOVERS

Achillea millefolium	Yarrow	Low
Aquilegia canadensis	Red Columbine	Low
Archostaphylos uva-ursi	Bearberry	Low
Aronia melanocarpa	Chokecherry	Low
Bouteloua gracilis	Blue Grama	Low
Eriogonum umbellatum	Sulfur Buckwheat	Low
Eschscholzia californica	California Poppy	Low
Lavandula spp.	Lavender	Low
Leymus cinereus	Great Basin Wild Rye	Low
Rhus aromatica	Fragrant Sumac	Low
Ribes aureum	Golden Currant	Low
Ribes cereum	Wax Currant	Low
Stachys lanata	Lamb's Ear	Low
Thymus pseudolanuginosus	Woolly Thyme	Low
Viburnum dentatum	Arrowwood	Low

SCREEN SHRUBS

Chamaebatiaria millefolium	Fernbush	Low
Cornus alba 'Sibirica'	Siberian Dogwood	Low

SNOW STORAGE AREA PERENNIALS

Aquilegia formosa	Western Columbine	Low
Cornus canadensis	Bunchberry	Low
Dryas octopetala	Mountain Avens	Low
Fritillaria camschatcensis	Black Lily	Low
Linnaea borealis	Twinflower	Low

BOULDERS

EXISTING SITE BOULDERS TO BE RELOCATED AND ARRANGED PER PLAN.

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

TREES



Betula occidentalis
Water Birch

SHRUBS AND GROUNDCOVERS



Achillea millefolium
Yarrow



Aquilegia canadensis
Red Columbine



Archostaphylos uva-ursi
Bearberry



Aronia melanocarpa
Chokecherry



Bouteloua gracilis
Blue Grama



Chamaebatiaria millefolium
Fernbush

SNOW STORAGE AREA PERENNIALS



Aquilegia formosa
Western Columbine



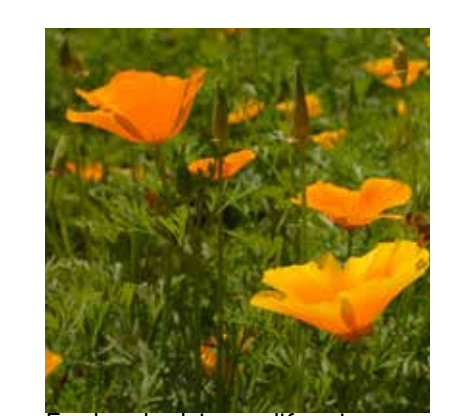
Cornus canadensis
Bunchberry



Cornus alba 'Sibirica'
Siberian Dogwood



Eriogonum umbellatum
Sulfur Buckwheat



Eschscholzia californica
California Poppy



Lavandula spp.
Lavender



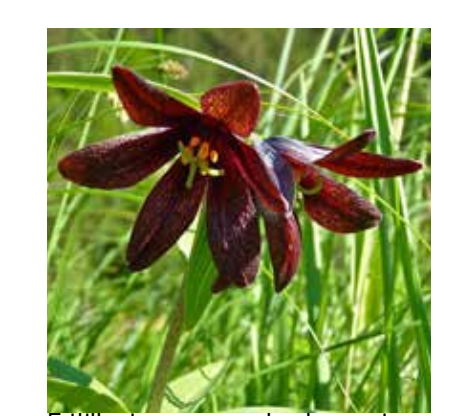
Leymus cinereus
Great Basin Wild Rye



Rhus aromatica
Fragrant Sumac



Dryas octopetala
Mountain Avens



Fritillaria camschatcensis
Black Lily



Ribes aureum
Golden Currant



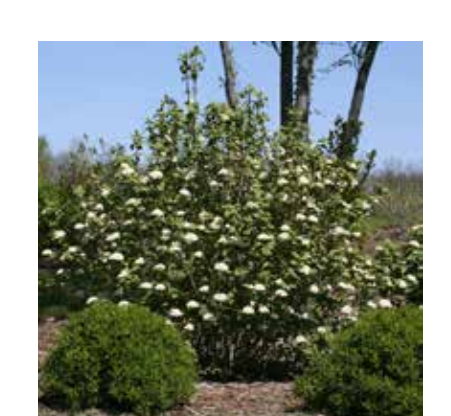
Ribes cereum
Wax Currant



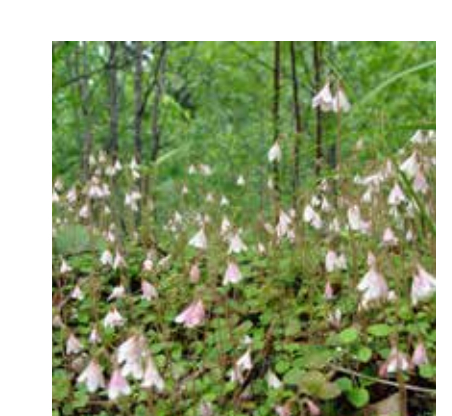
Stachys lanata
Lamb's Ear



Thymus pseudolanuginosus
Woolly Thyme

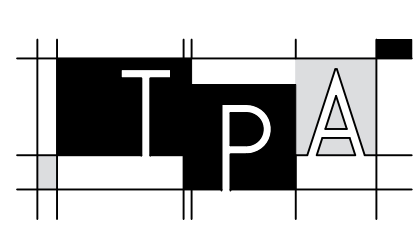
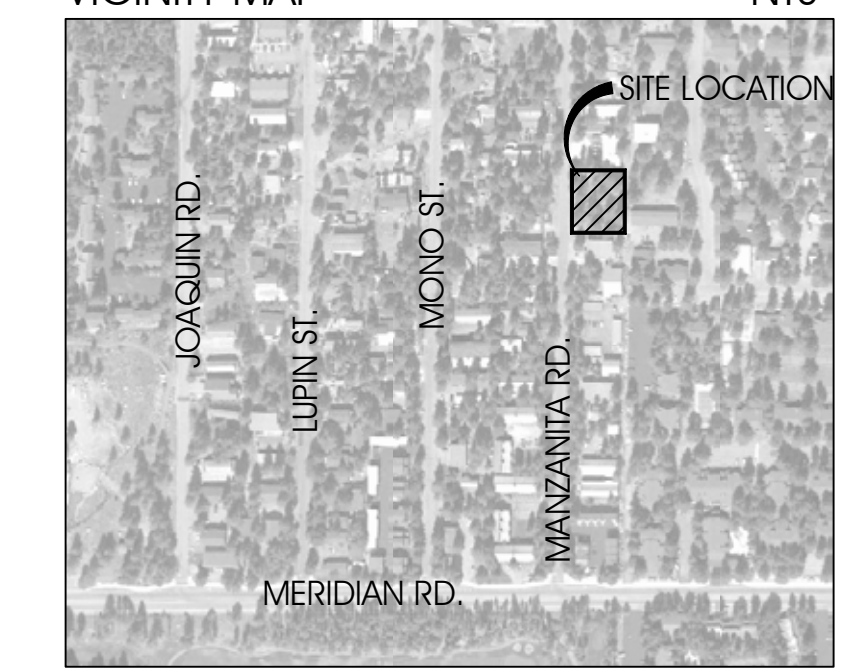


Viburnum dentatum
Arrowwood



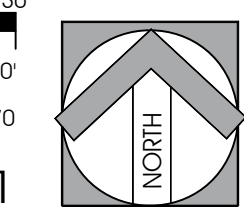
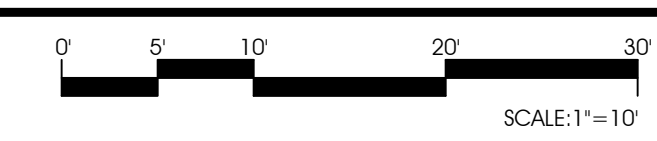
Linnaea borealis
Twinflower

VICINITY MAP



CONCEPTUAL LANDSCAPE PLAN

MANZANITA RESIDENTIAL
337 MANZANITA ROAD
MAMMOTH LAKES, CA



conceptual design & planning company

Corporate Office:
3195-C Airport Loop Drive
Studio One
Costa Mesa, CA 92626
T: 949-399-0870
www.cdpcinc.com

COSTA MESA • ATASCADERO • SAN JOSE



L-1

1 OF 1