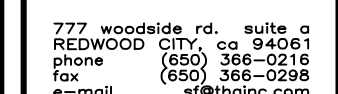


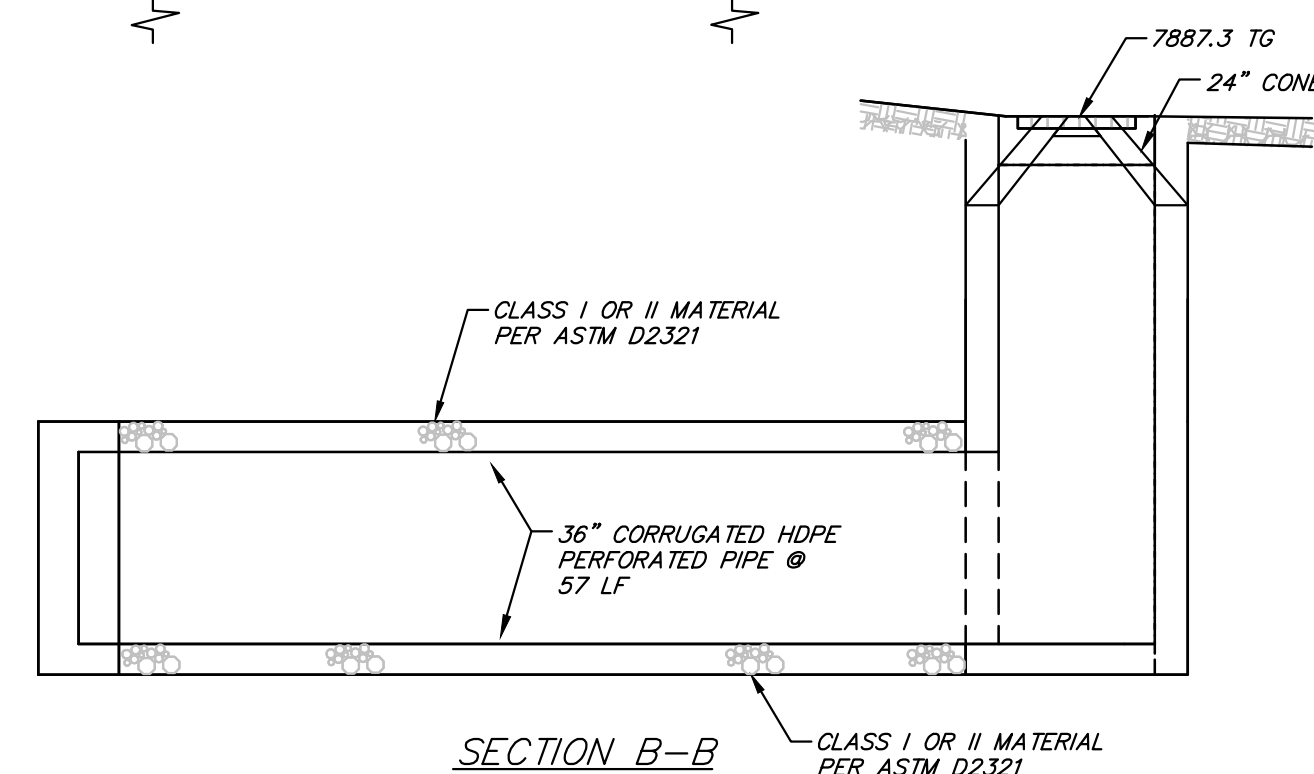
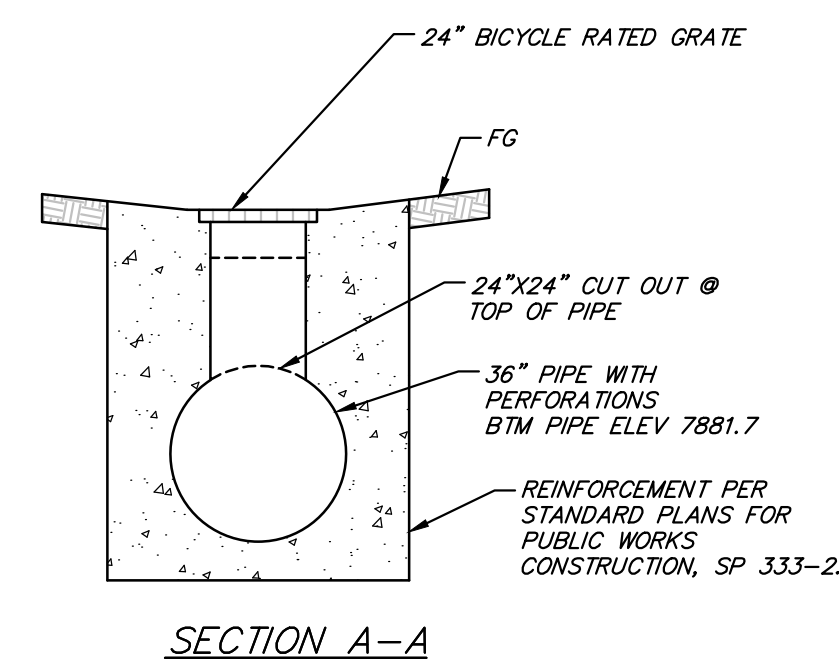
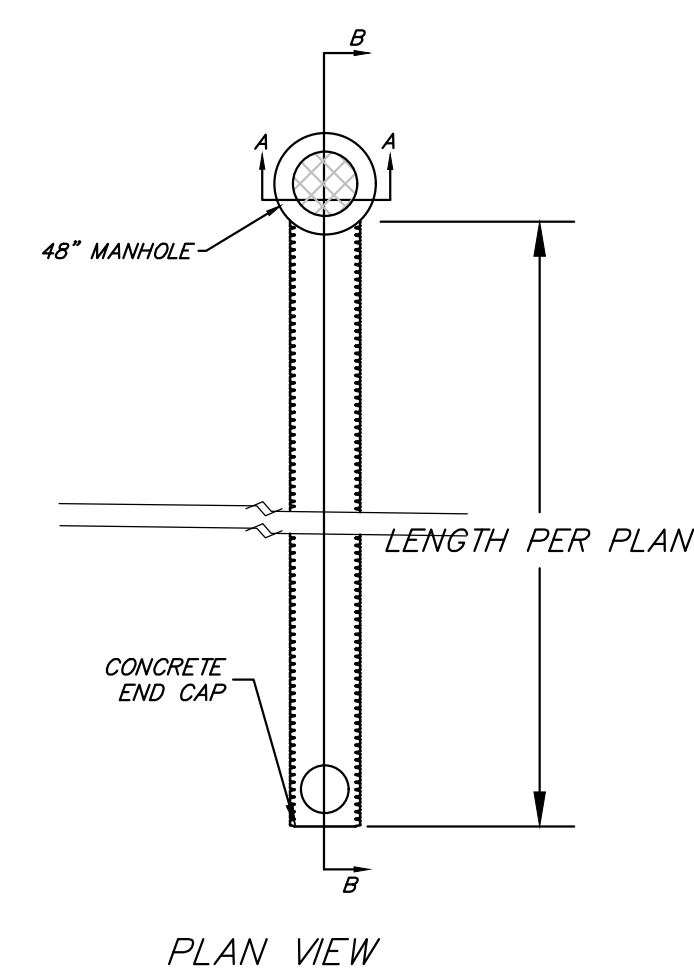
ATTACHMENT B

Project Plans

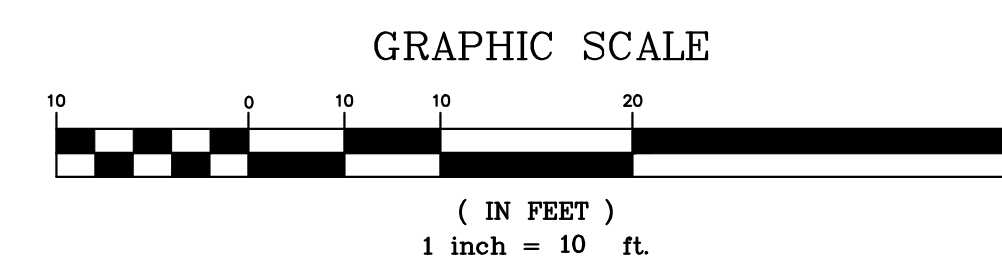


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REVISIONS		BY
DATE		01-29-2021
SCALE		SHOWN
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JOB NO.		4262
DWG		
SHEET		1
OF	2	SHEETS



- 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.**

Diagram illustrating the layout of the driveway/parking area, showing a rectangular area divided into two sections:

- 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
TOTAL BUILDING AREA:	±5,760 SF

6 units of 3 BD each unit
 ≥ @ 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%

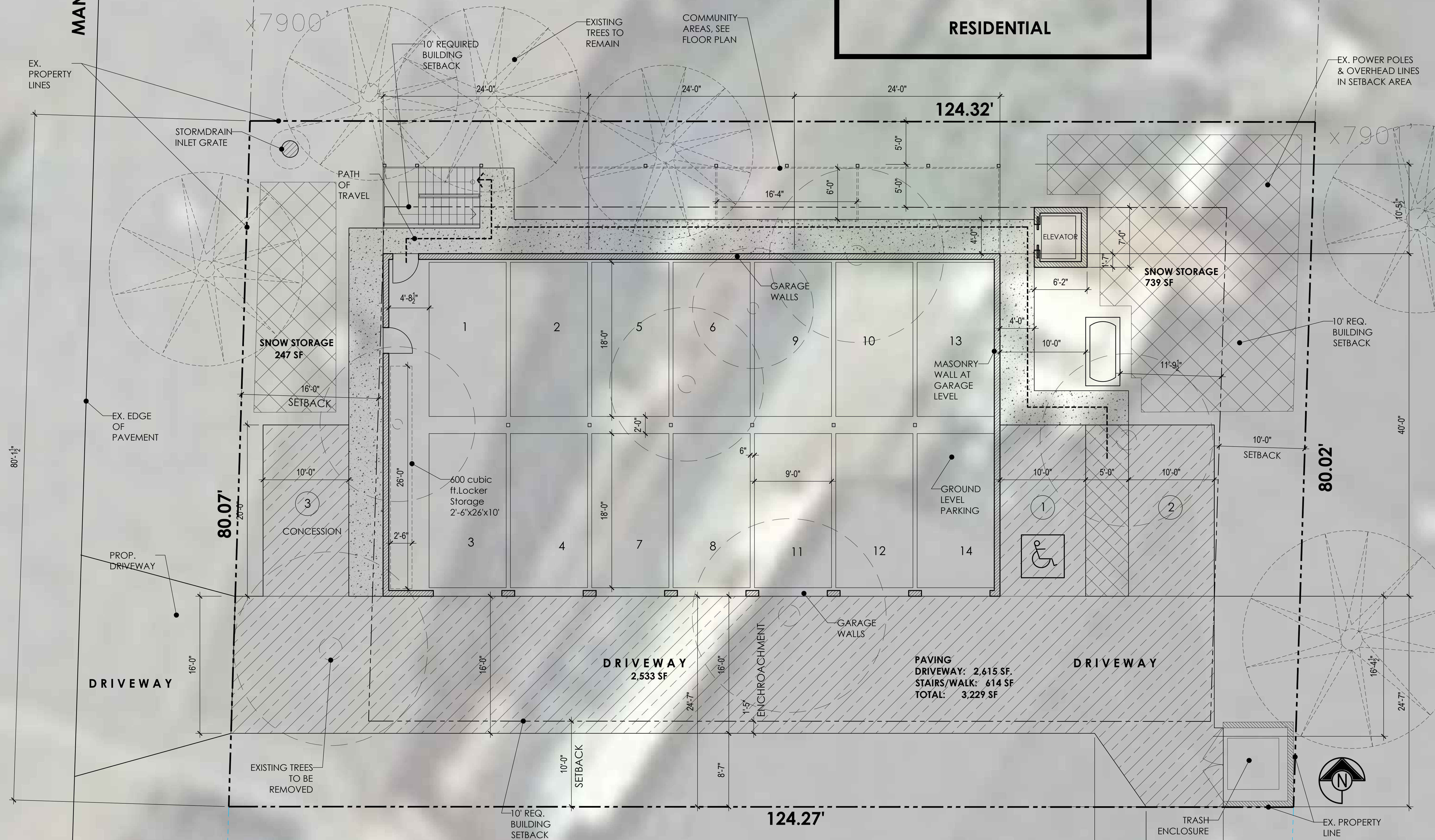
PARKING PROVIDED: 17 SP

RESIDENT PARKING PROVIDED:
STANDARD SPACES / TANDEM 14 SP

GUEST PARKING PROVIDED: 2 SP

GUEST HANDICAP PARKING: 1 SP

LOT COVERAGE:
 LOT AREA = 9,941 SF
 BUILDING/HARDSCAPE = 6,109 SF (61%)



Dana Point, CA 92624
949.903.0653
aserafin65@yahoo.com

steve@theselcergroup.com
714-928-3184

PROJECT:	Manzanita
SITE PLAN NO.	SP-1.8

LOCATION:	377 Manzanita Road Mammoth Lakes, CA	APN: 03
-----------	---	---------

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

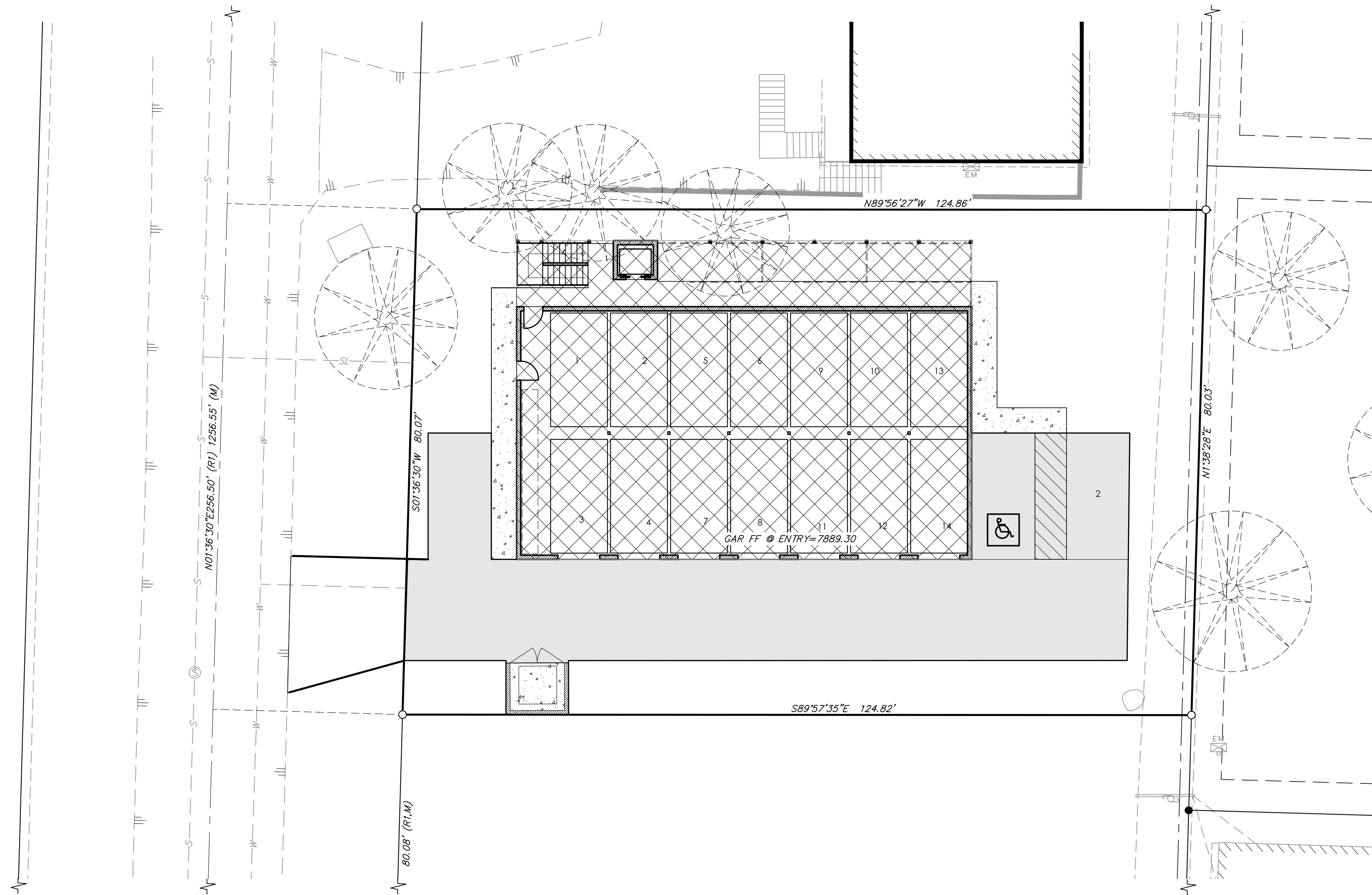
REVISIONS	DATE
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SITE PLAN 3.1	04/17/20
SITE PLAN 3.2	04/17/20
SITE PLAN 4	04/29/20
SITE PLAN 5	04/29/20
SITE PLAN 7.2	06/11/20
SITE PLAN 7.3	07/02/20
SITE PLAN 7.4	07/15/20
SITE PLAN 7.5	07/21/20
SITE PLAN 7.6	07/24/20

SHEET NUMBER:

1.a

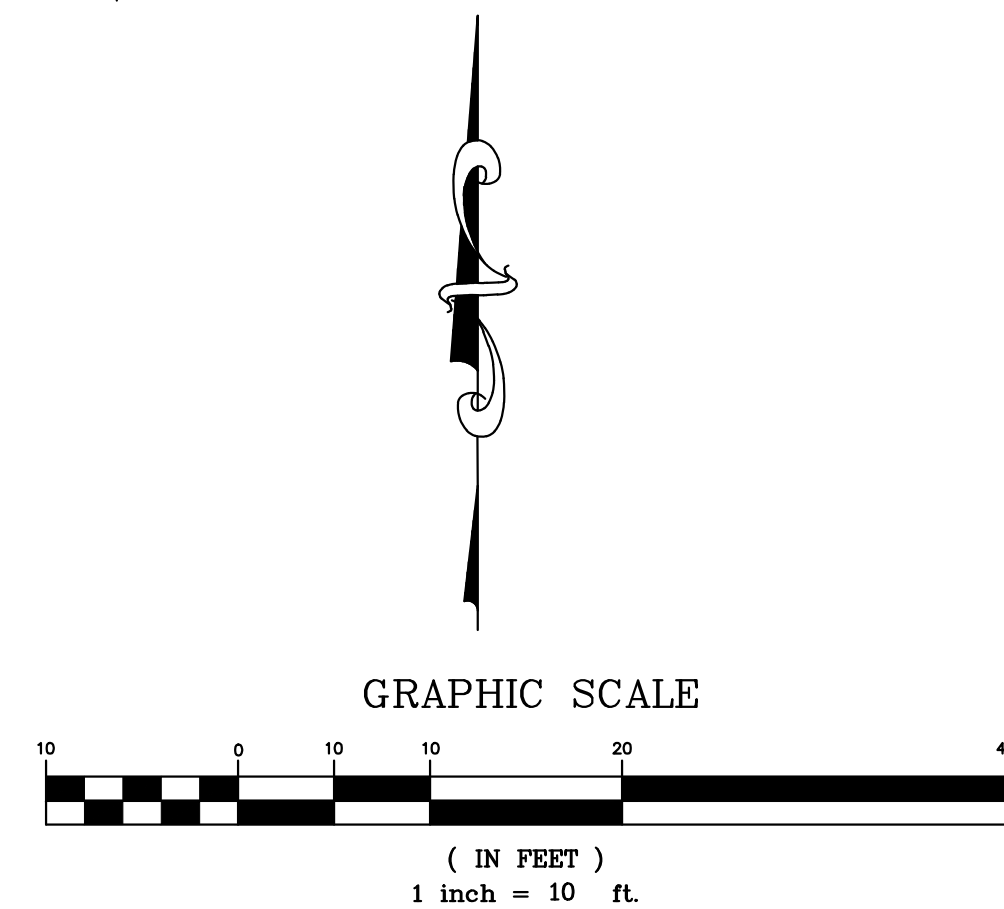
OF 2 SHEETS

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



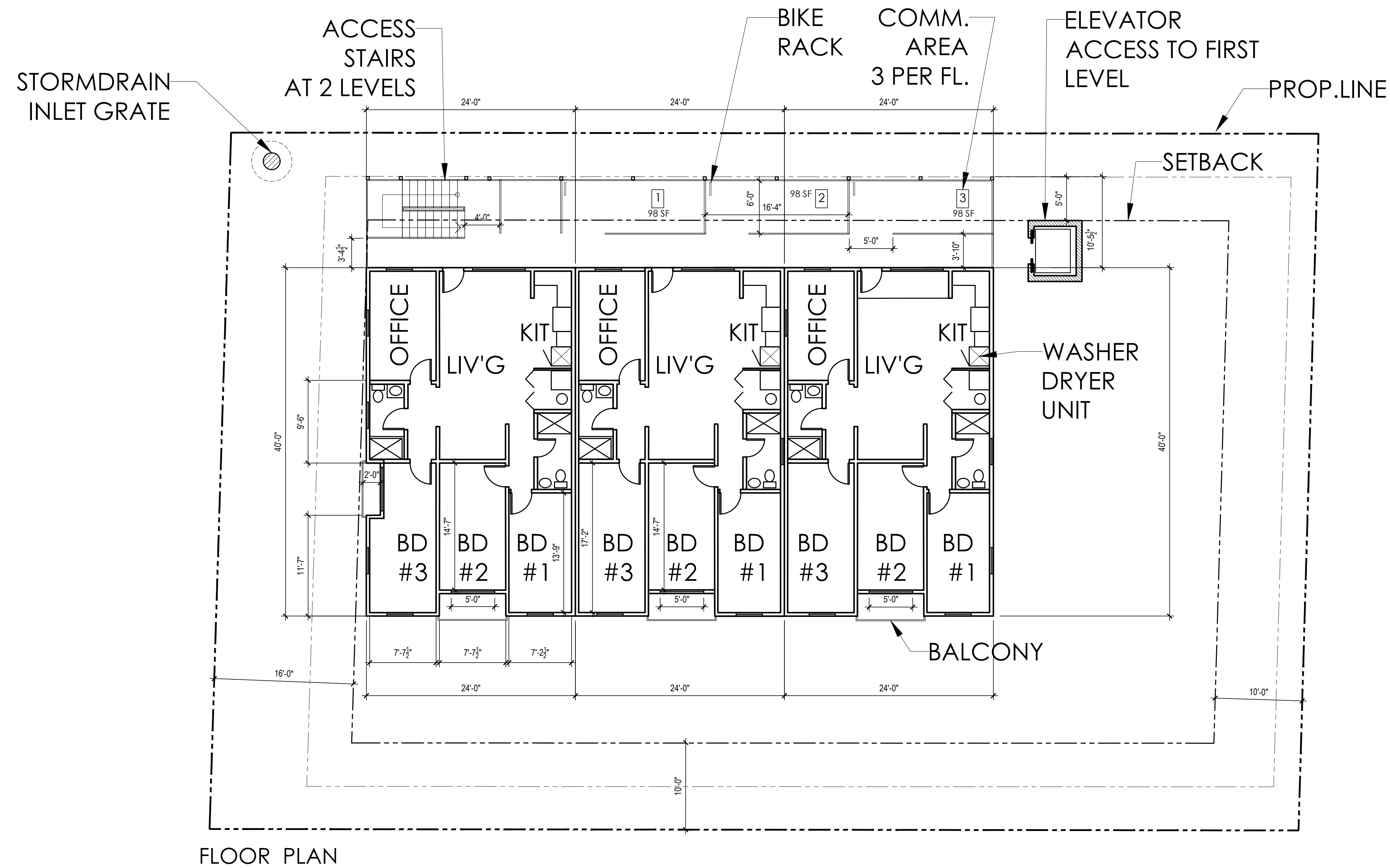
post office box 1570
548 old mammoth rd., ste. 202
MAMMOTH LAKES, ca 93246
phone (760) 934-1568
fax (760) 934-5619
e-mail triad@holmes.com

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

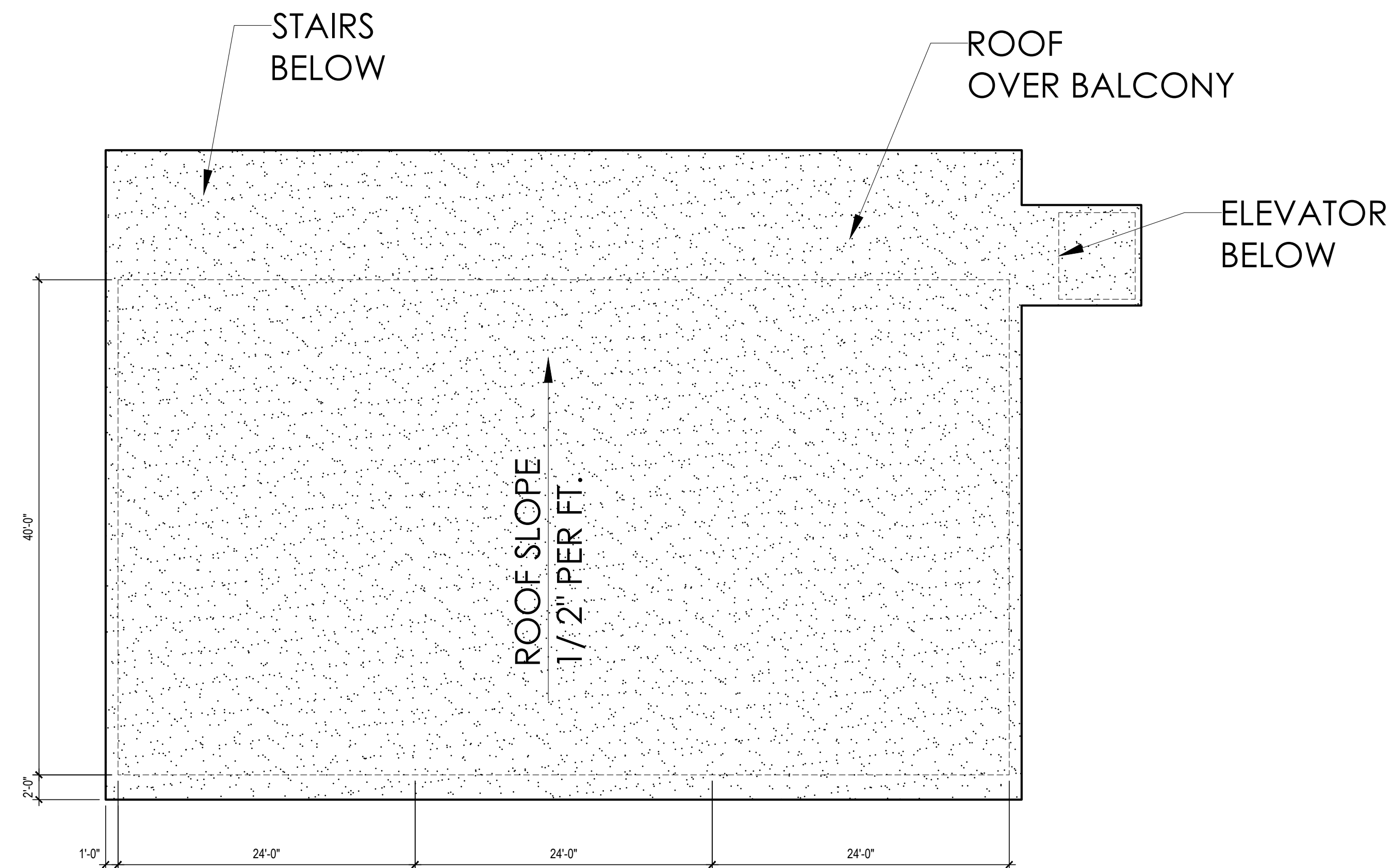
777 woodside rd., suite 2
REDWOOD CITY, ca 94061
phone (650) 366-0216
fax (650) 366-0298
e-mail rdc@holmes.com

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OF	2 SHEETS



FLOOR PLAN



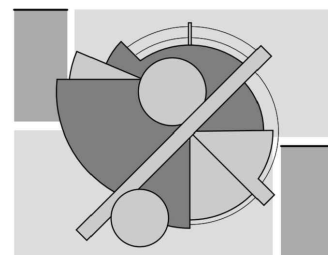
ROOF PLAN

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
SITE PLAN 3	04/17/20
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

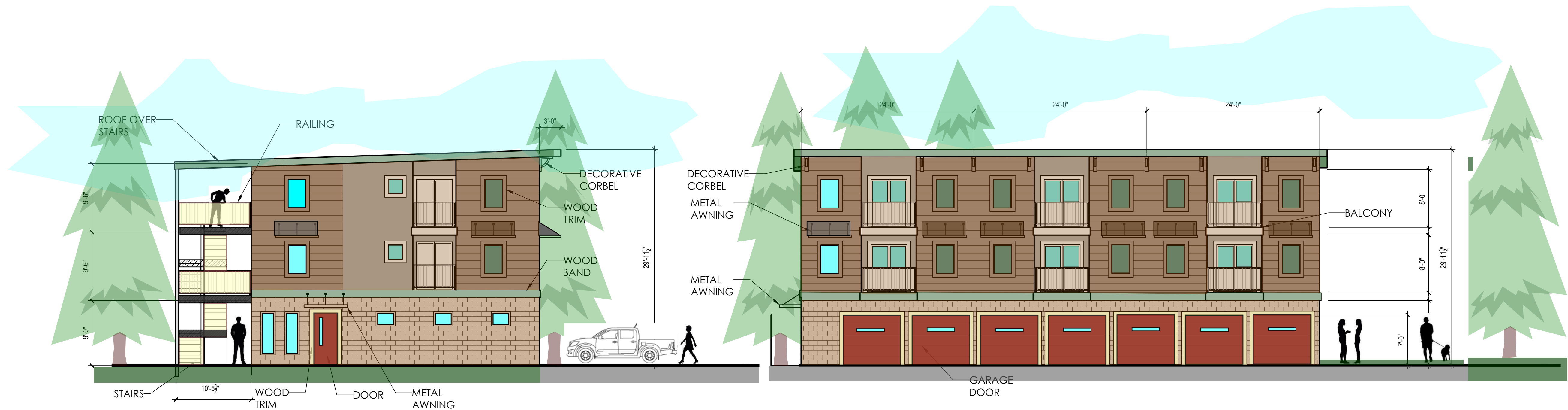
PROJECT:	Manzanita
SITE PLAN NO.	SP-1.8

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"

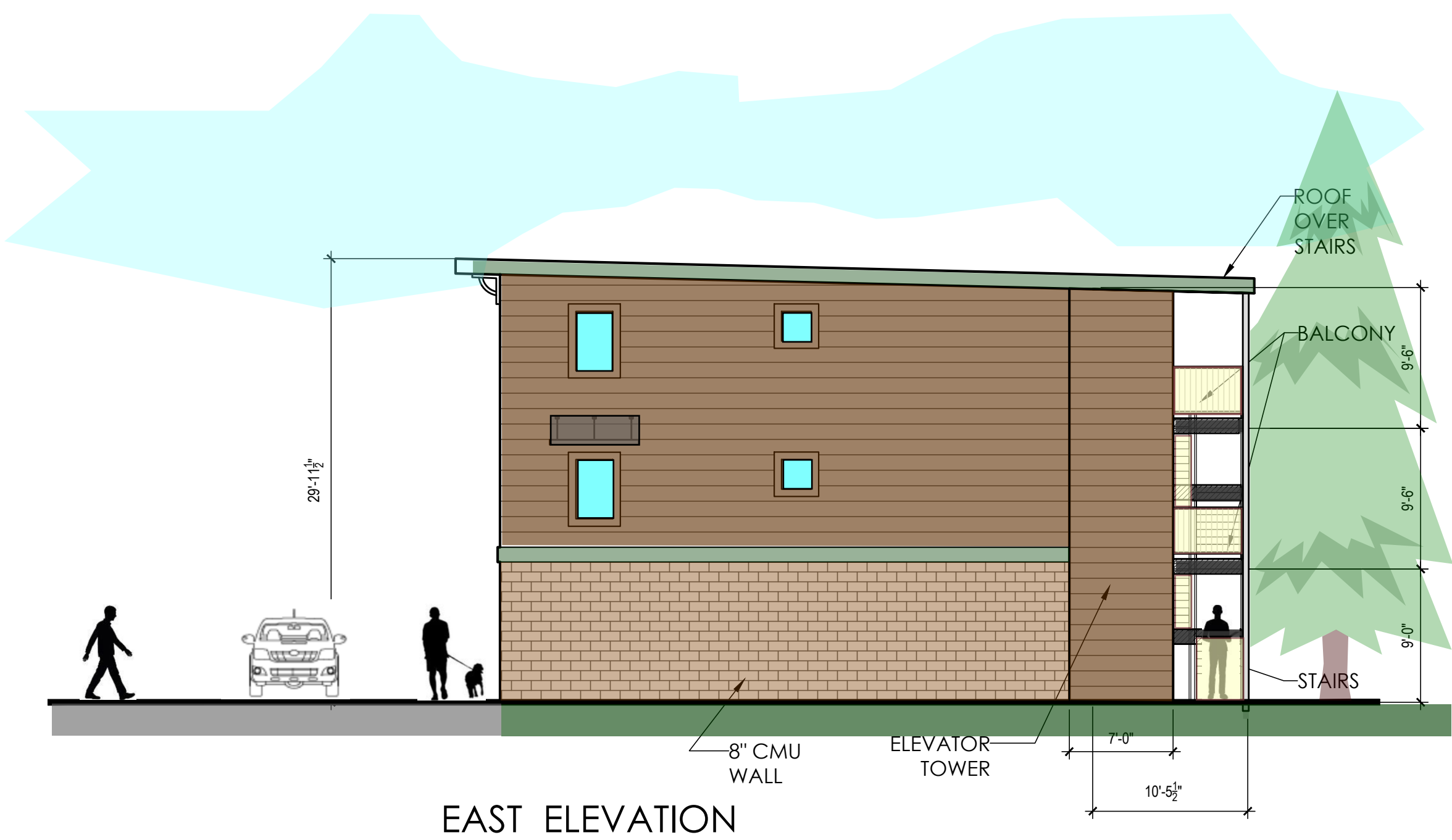
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SITE PLAN 3.1	04/17/20
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SITE PLAN 4	04/29/20
SITE PLAN 5	04/29/20
SITE PLAN 7.2	06/11/20
SITE PLAN 7.3	07/02/20
SITE PLAN 7.4	07/15/20
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SITE PLAN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

SHEET NUMBER:	5
OF	1
SHEETS	

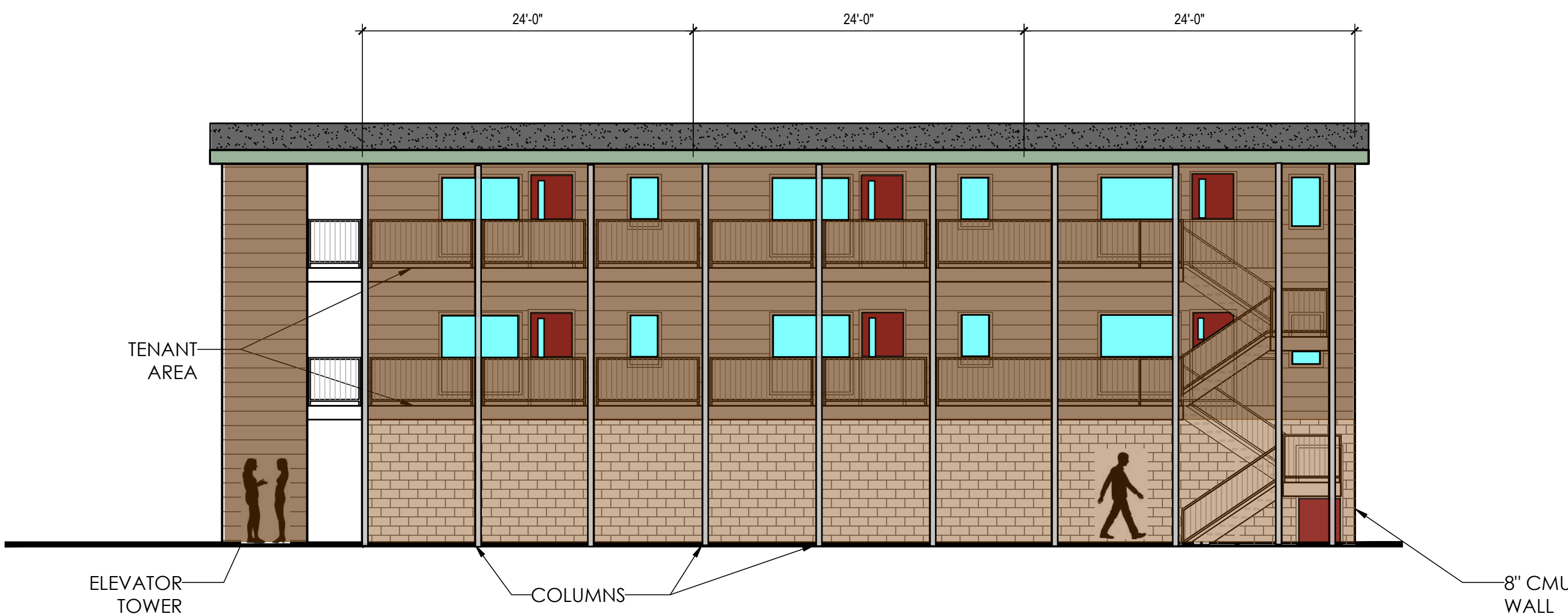


WEST ELEVATION (MANZANITA RD)

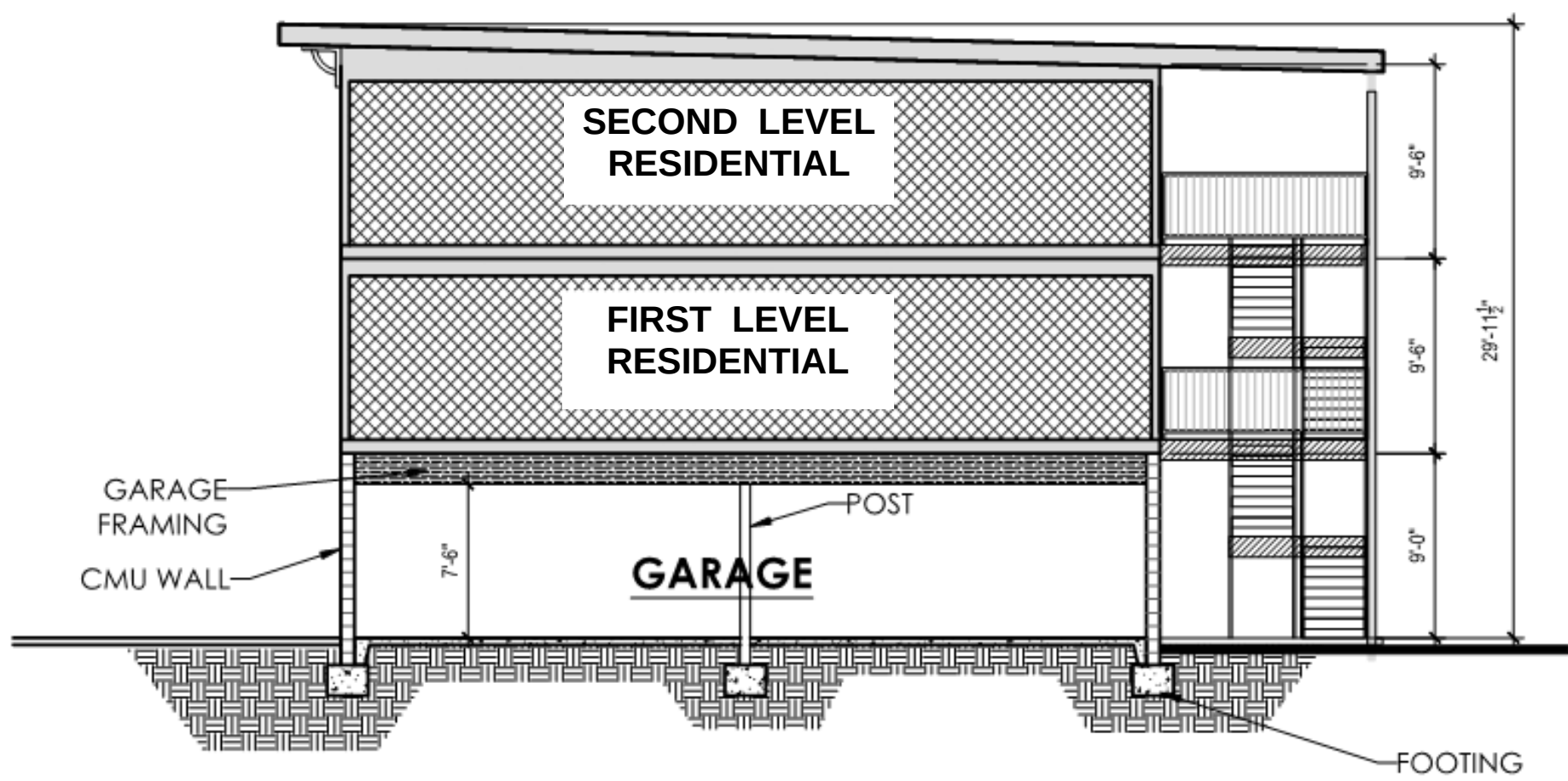
SOUTH ELEVATION



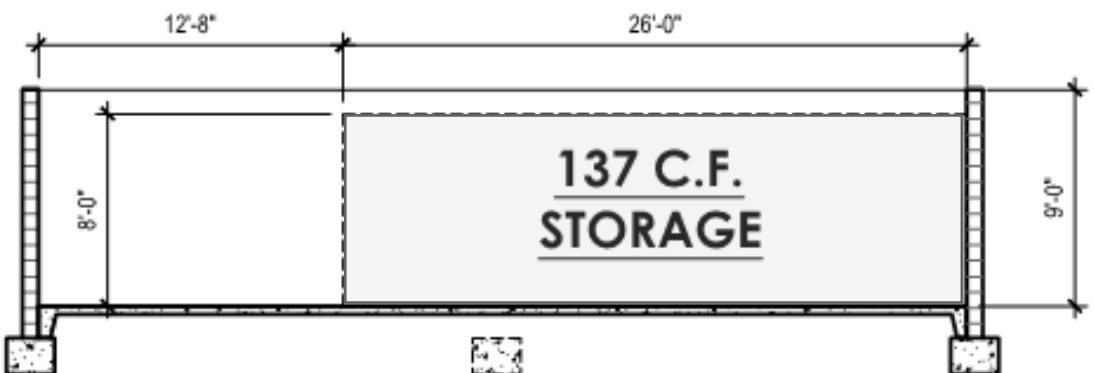
EAST ELEVATION



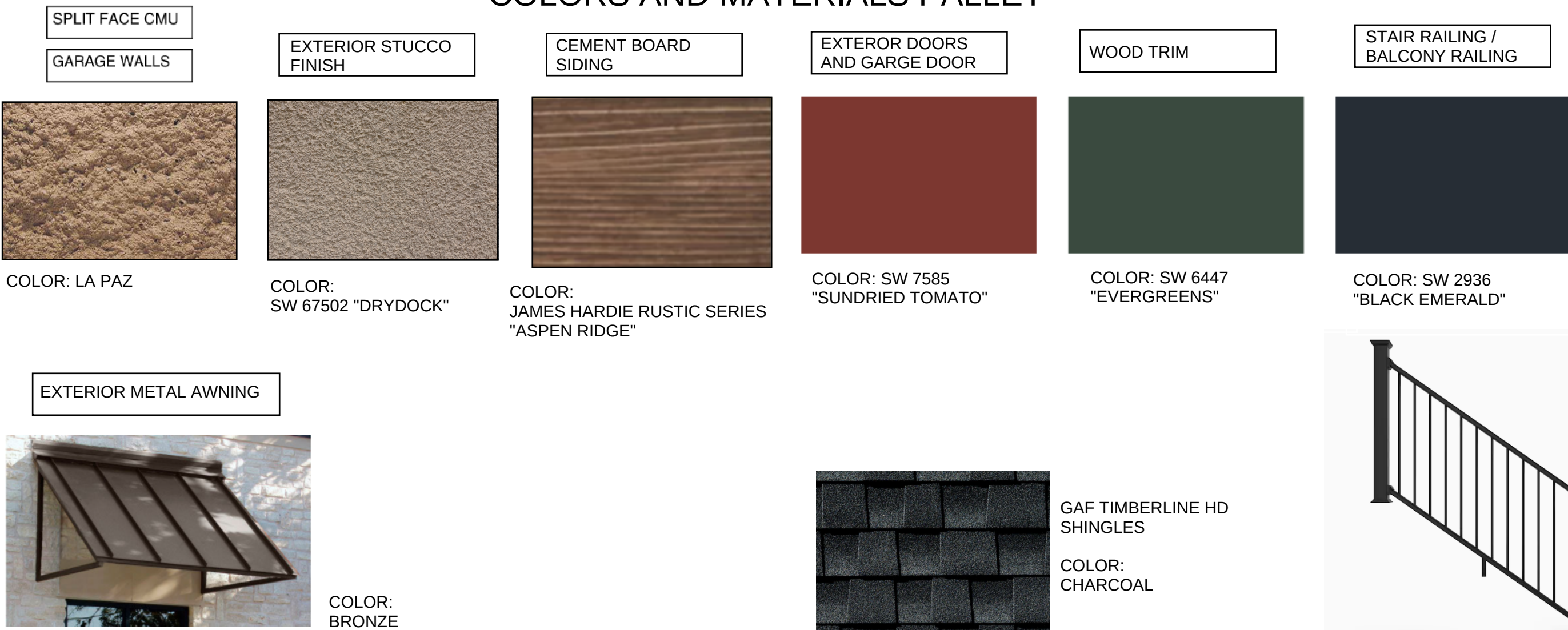
NORTH ELEVATION

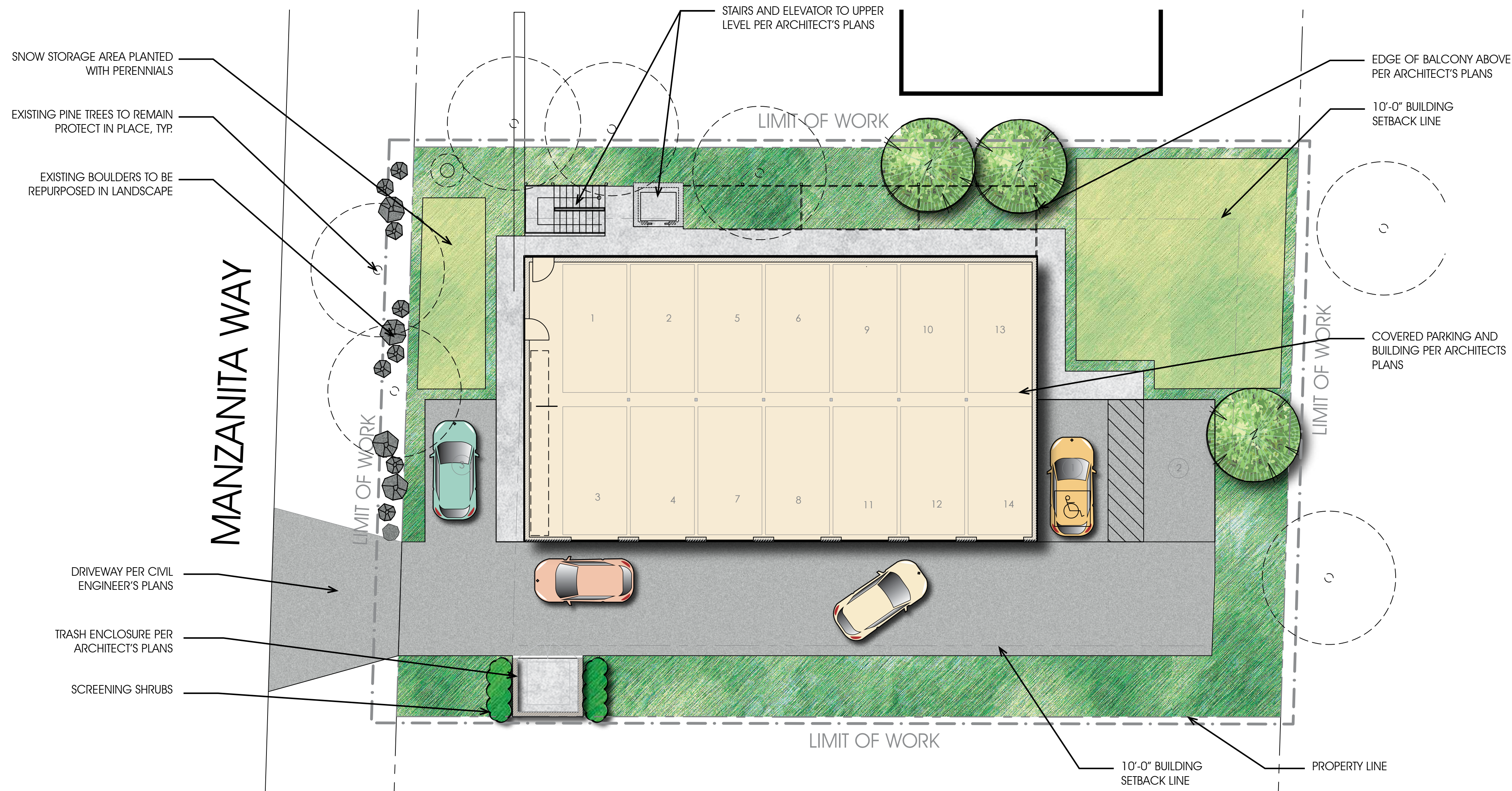


BUILDING SECTION



COLORS AND MATERIALS PALLET





PLANT PALETTE

SUNSET ZONE 1A

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

	<i>Betula occidentalis</i>	Water Birch	Mod
	Existing Tree to Remain - Protect in Place		

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

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

SCREEN SHRUBS			
	<i>Chamaebatiaria millefolium</i>	Fernbush	Low
	<i>Cornus alba 'Sibirica'</i>	Siberian Dogwood	Low

SNOW STORAGE AREA PERENNIALS			
	<i>Aquilegia formosa</i>	Western Columbine	Low
	<i>Cornus canadensis</i>	Bunchberry	Low
	<i>Dryas octopetala</i>	Mountain Avens	Low
	<i>Fritillaria camschatcensis</i>	Black Lily	Low
	<i>Linnaea borealis</i>	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

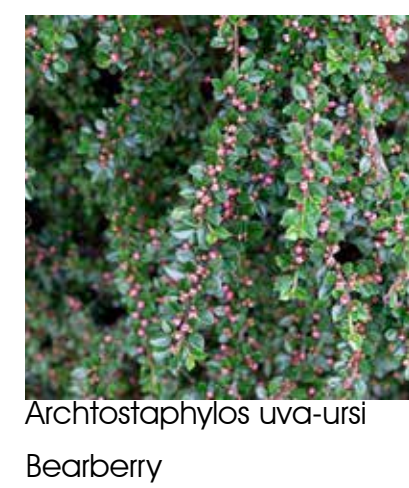
SHRUBS AND GROUNDCOVERS



Achillea millefolium
Yarrow



Aquilegia canadensis
Red Columbine



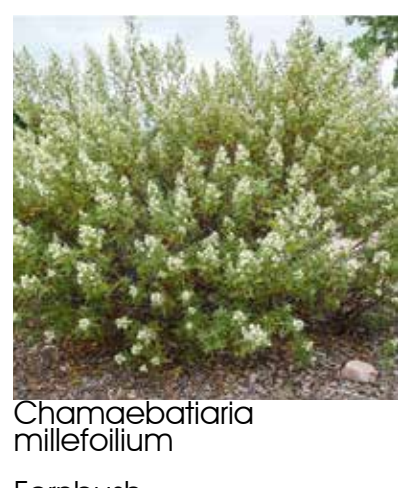
Archostaphylos uva-ursi
Bearberry



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

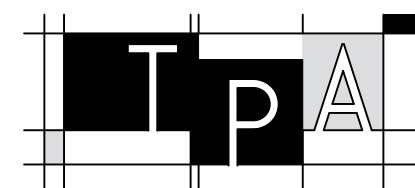


Viburnum dentatum
Arrowwood



Linnaea borealis
Twinflower

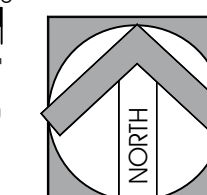
VICINITY MAP



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



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1 OF 1

JANUARY 01, 2021

CDPC PROJECT NO. 20070