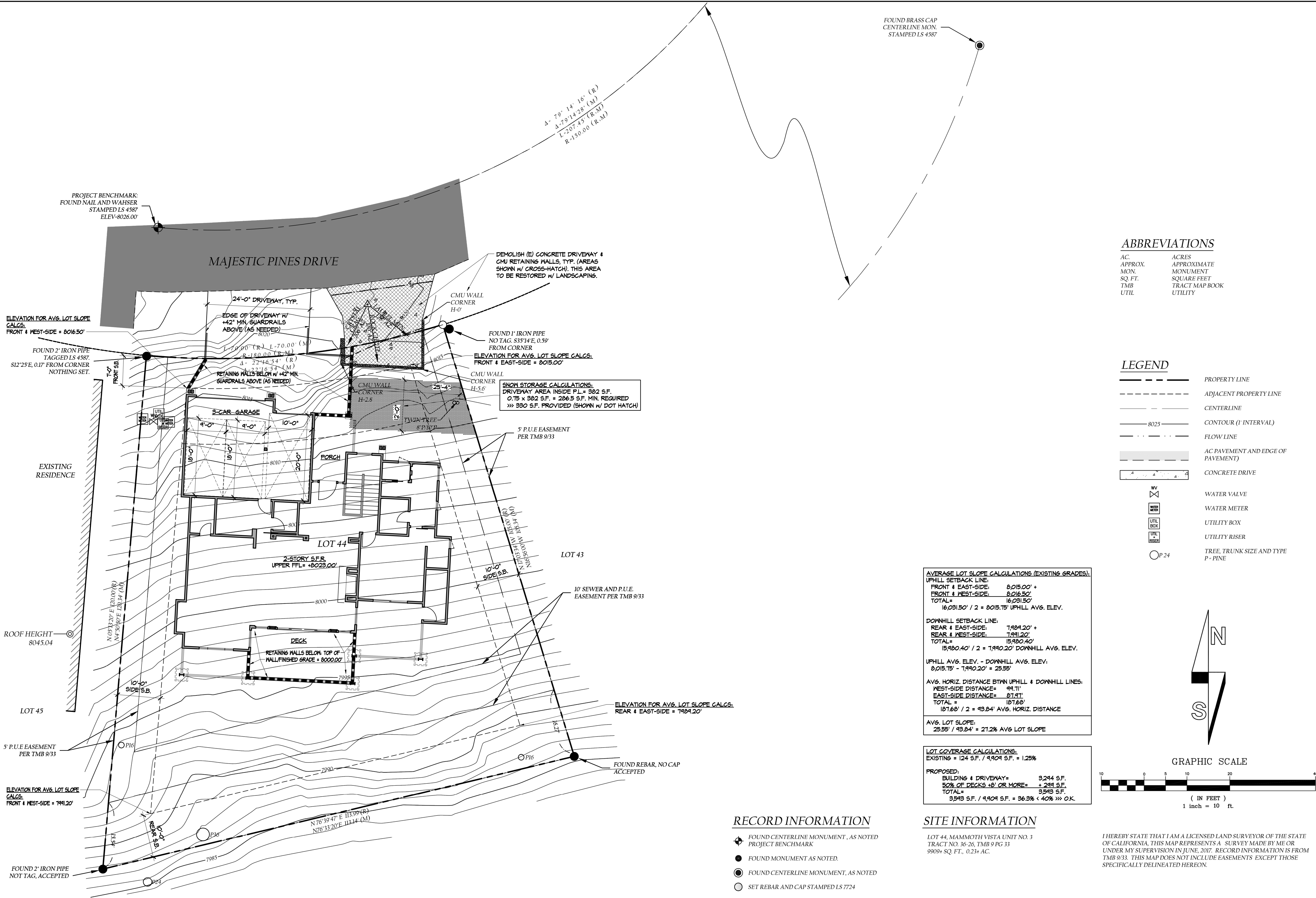


ATTACHMENT B

PROJECT PLANS

CASE NO. VAR 22-002/ADJ 22-002



RECORD INFORMATION

- FOUND CENTERLINE MONUMENT, AS NOTED
PROJECT BENCHMARK
 - FOUND MONUMENT AS NOTED
 - FOUND CENTERLINE MONUMENT, AS NOTED
 - SET REBAR AND CAP STAMPED LS 7724
- (R) RECORD INFORMATION PER MAP BOOK 9, PAGE 33
(M) MEASURED PER FIELD SURVEY

SITE INFORMATION

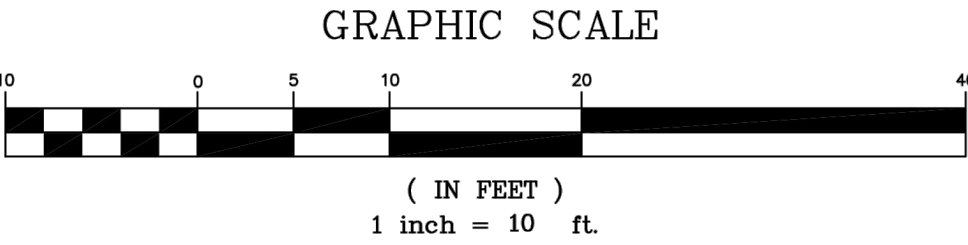
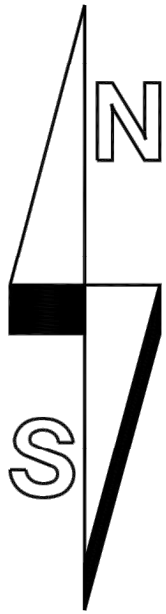
LOT 44, MAMMOTH VISTA UNIT NO. 3
TRACT NO. 36-26, TMB 9 PG 33
9909+ SQ. FT., 0.23+ AC.

ABBREVIATIONS

AC. APPROX. ACRES
MON. APPROXIMATE MONUMENT
SQ. FT. SQUARE FEET
TMB TRACT MAP BOOK
UTIL. UTILITY

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- CONTOUR (1' INTERVAL)
- FLOW LINE
- AC PAVEMENT AND EDGE OF PAVEMENT
- CONCRETE DRIVE
- WV WATER VALVE
- WM WATER METER
- UTIL BOX UTILITY BOX
- UTIL RISER UTILITY RISER
- TRUNK SIZE AND TYPE P - PINE

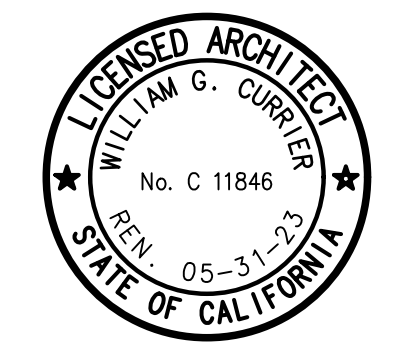


AVERAGE LOT SLOPE CALCULATIONS (EXISTING GRADES):	
UPHILL SETBACK LINE:	
FRONT & EAST-SIDE:	8,015.00' +
FRONT & WEST-SIDE:	8,016.50'
TOTAL:	16,031.50'
16,031.50' / 2 = 8,015.75' UPHILL AVG. ELEV.	
DOWNHILL SETBACK LINE:	
REAR & EAST-SIDE:	7,989.20' +
REAR & WEST-SIDE:	7,991.20'
TOTAL:	15,980.40'
15,980.40' / 2 = 7,990.20' DOWNHILL AVG. ELEV.	
UPHILL AVG. ELEV. - DOWNHILL AVG. ELEV.	8,015.75' - 7,990.20' = 25.55'
AVG. HORIZ. DISTANCE BTWN UPHILL & DOWNHILL LINES:	
WEST-SIDE DISTANCE:	44.71'
EAST-SIDE DISTANCE:	87.11'
TOTAL:	131.82'
131.82' / 2 = 65.91' AVG. HORIZ. DISTANCE	
AVG. LOT SLOPE:	25.55' / 65.91' = 21.2% AVG LOT SLOPE

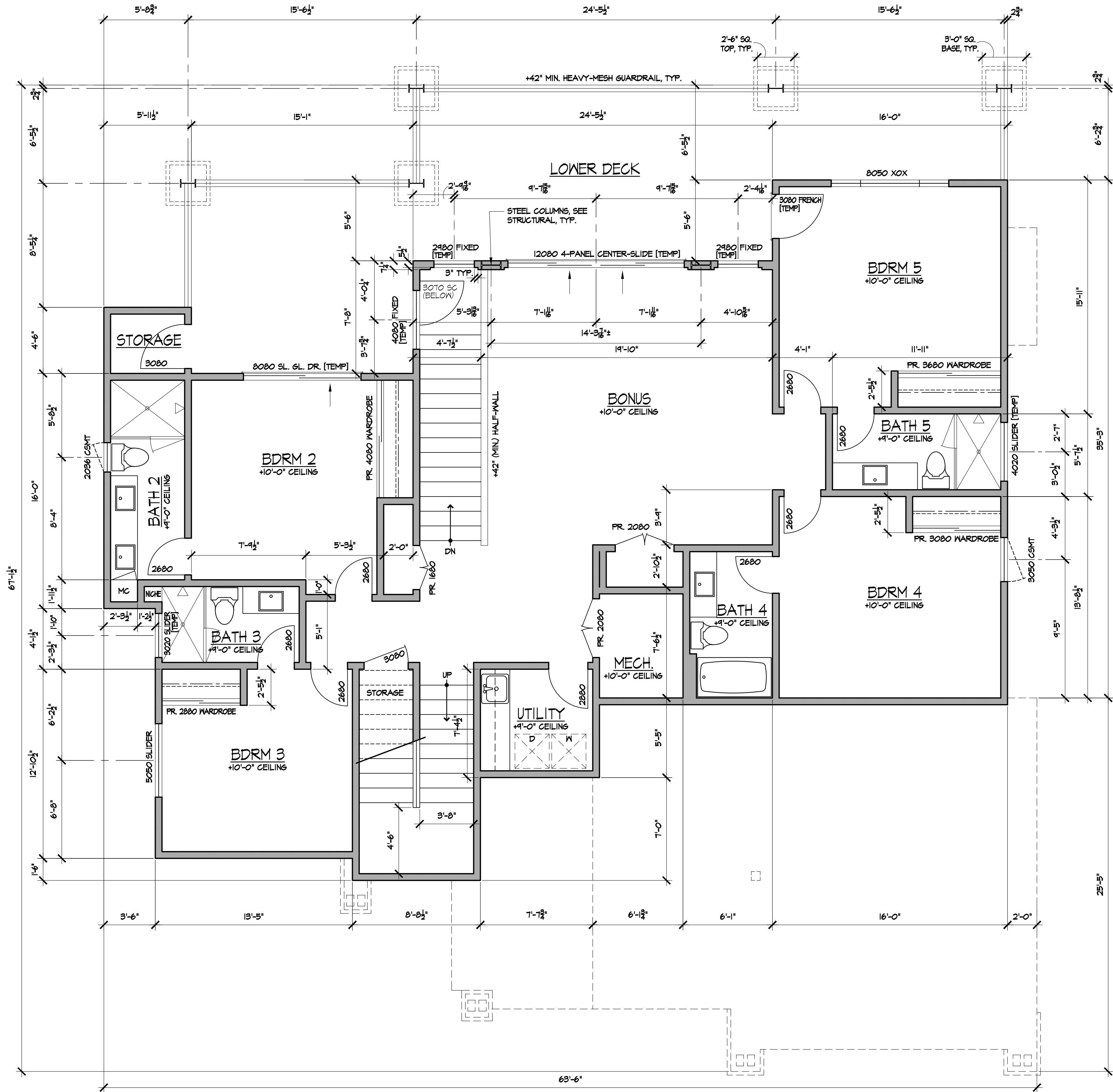
LOT COVERAGE CALCULATIONS:	
EXISTING =	124 S.F. / 4,904 S.F. = 1.25%
PROPOSED:	
BUILDING & DRIVEWAY=	3,244 S.F.
50% OF DECKS & 0' OR MORE=	+ 244 S.F.
TOTAL=	3,488 S.F.
3,488 S.F. / 4,904 S.F. = 36.3% < 40% >> O.K.	

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JUNE, 2017. RECORD INFORMATION IS FROM TMB 9/33. THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

GUY BIEN LS. 7724 LIC. EXP. 12/31/2017

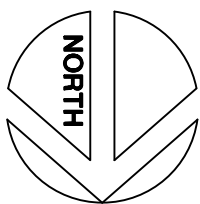


SITEPLAN	
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date	3-18-2022
drawn	WGC
checked	WGC
job	
file #	22030_A010
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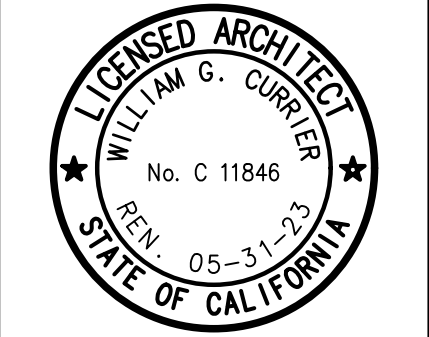
AREAS:	
UPPER LEVEL HABITABLE:	1,996 SF
LOWER LEVEL HABITABLE:	2,046 SF
TOTAL HABITABLE:	4,042 SF
PORCH:	124 SF
UPPER DECK:	548 SF
UPPER DECK STORAGE:	78 SF
LOWER DECK:	548 SF
LOWER DECK STORAGE:	27 SF
GARAGE:	697 SF

- FLOORPLAN NOTES:
1. WINDOW AND DOOR SIZES, TYPICAL:
= #-'-#" x #-'-#" (IE. 3068 = 3'-0" x 6'-8")
= #-'-#" x #-'-#" (IE. 12080 = 12'-0" x 8'-0")
2. [TEMP] = TEMPERED GLASS



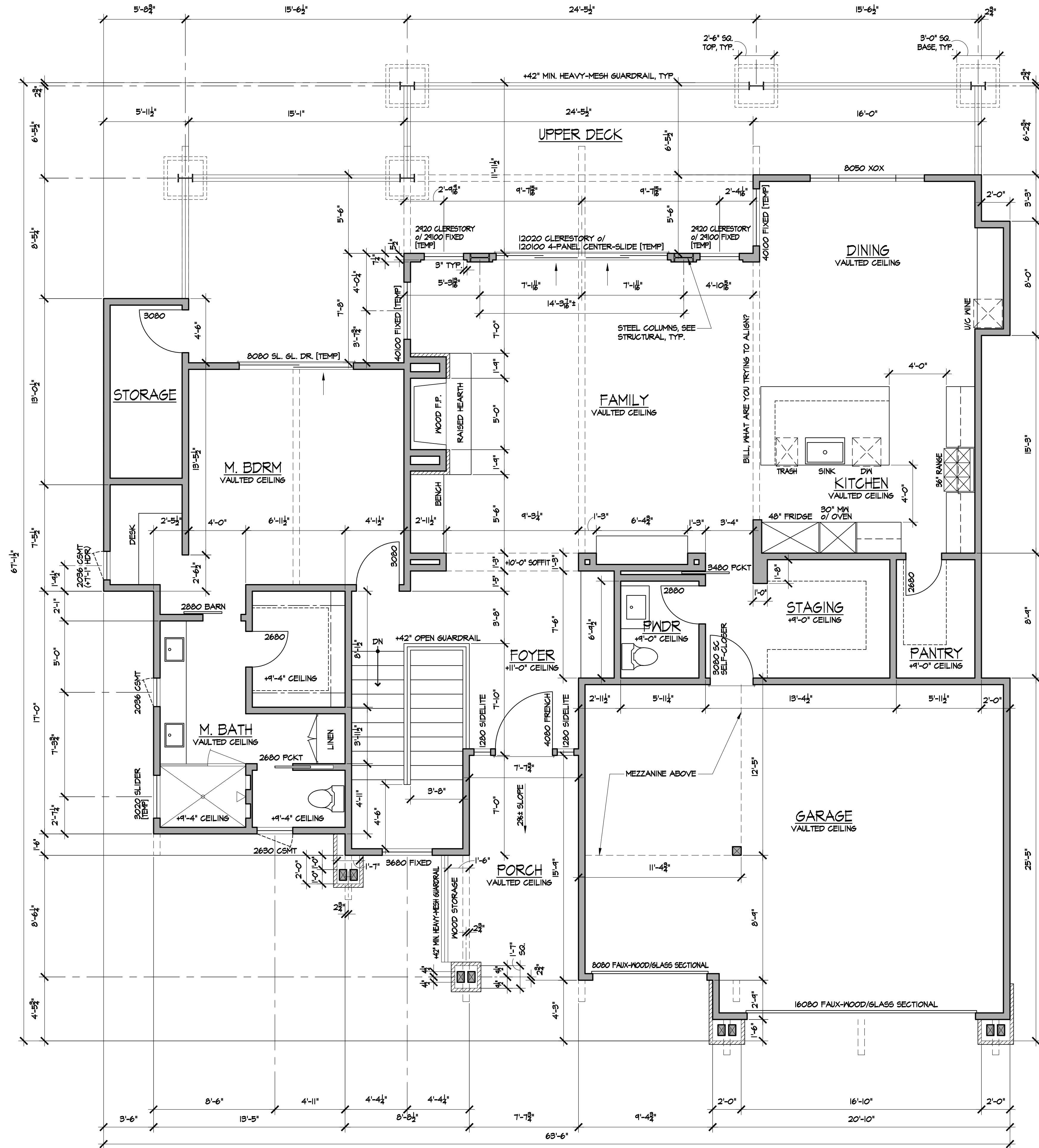
LOWER LEVEL FLOORPLAN

1/4" = 1'-0" 0 2' 4'



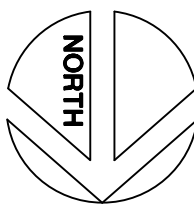
LOWER LEVEL FLOORPLAN

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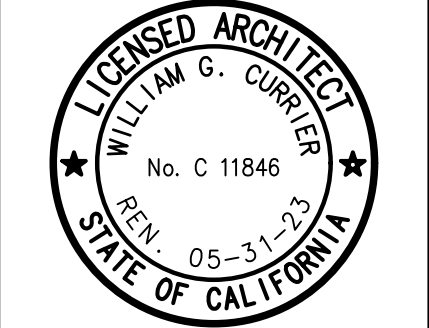
AREAS:	
UPPER LEVEL HABITABLE:	1,996 SF
LOWER LEVEL HABITABLE:	2,046 SF
TOTAL HABITABLE:	4,042 SF
PORCH:	124 SF
UPPER DECK:	548 SF
UPPER DECK STORAGE:	78 SF
LOWER DECK:	548 SF
LOWER DECK STORAGE:	27 SF
GARAGE:	6,971 SF

- FLOORPLAN NOTES:
1. WINDOW AND DOOR SIZES, TYPICAL:
= #-'-##" x #-'-##" (IE. 3068 = 3'-0" x 6'-8")
= ##'-##" x #-'-##" (IE. 12080 = 12'-0" x 8'-0")
 2. [TEMP] = TEMPERED GLASS

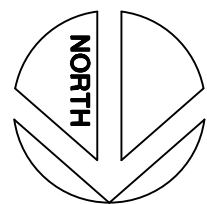
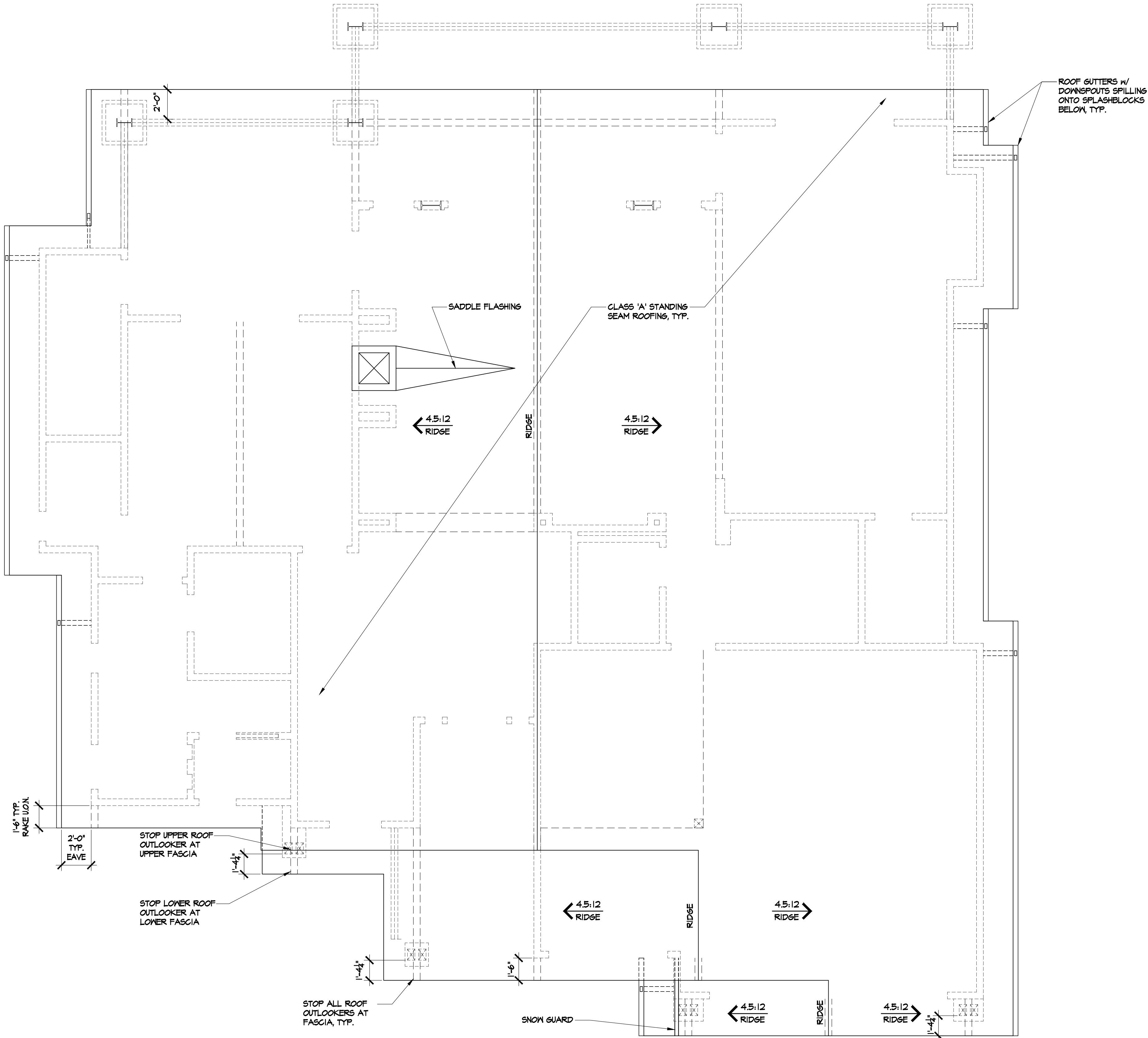


UPPER LEVEL FLOORPLAN

1/4" = 1'-0" 0 2' 4'

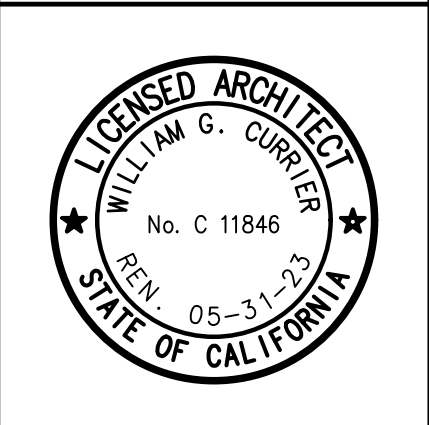


UPPER LEVEL FLOORPLAN	
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ROOFPLAN

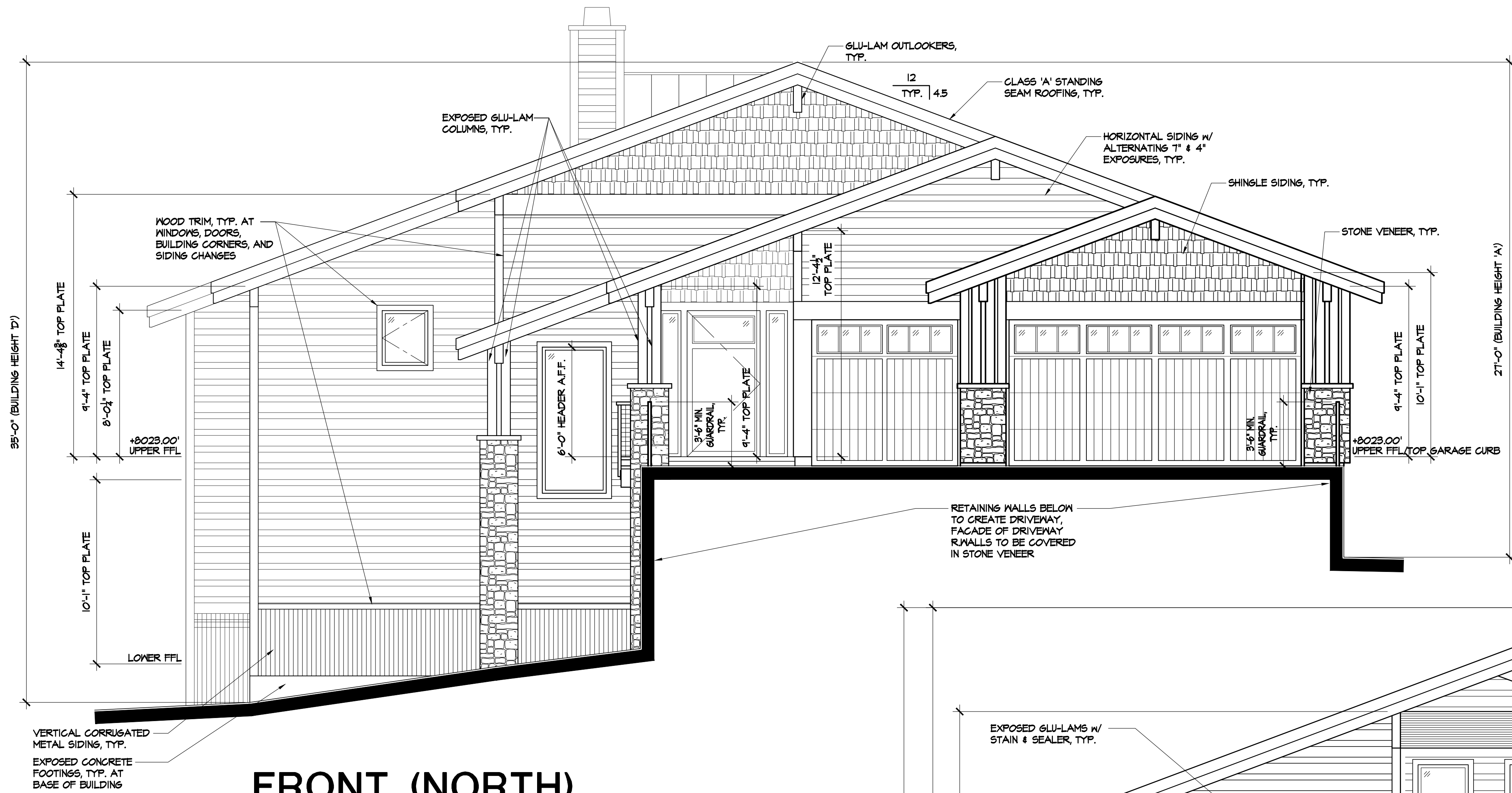
1/4" = 1'-0" 0 2' 4'



GABELE
MAMMOTH CUSTOM HOME

751 MAJESTIC PINES DRIVE
MAMMOTH LAKES, CA 93546

ROOFPLAN	
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AVERAGE BUILDING HEIGHT CALCULATIONS:		
'A' =	27'-0"	+
'B' =	45'-0"	+
'C' =	46'-0"	+
'D' =	35'-0"	
TOTAL =	153'-0"	
153'-0" DIVIDED BY 4 = 38'-3" >>> AVG. BUILDING HEIGHT		
>>>3'-3"/35' = 9.3% OVER 35' MAX. (REQUEST ADMINISTRATIVE ADJUSTMENT)		

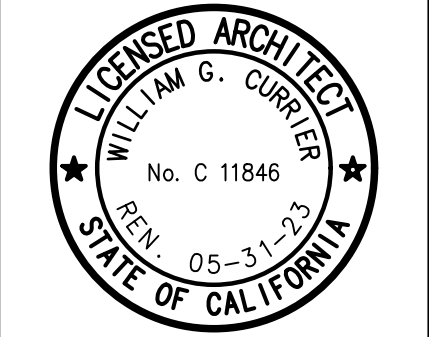
FRONT (NORTH)



REAR (SOUTH)

EXTERIOR ELEVATIONS

1/4" = 1'-0" 0 2 4'



EXTERIOR ELEVATIONS

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