

AN ADDITION TO THE David Residence

ISSUES/REVISION	DATE
VARIANCE APP	3/13/24

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David Residence
682 Canyon Place
Mammoth Lakes, CA 93546

Project No: 33-23
Designed by: MB
Drawn by: DW
Checked by: MB

G1.0

Contents: Cover Sheet and Site Plan

Sheet Index

Cover Sheet, Site Plan, Permit Requirements	
G1.0	Cover Sheet and Site Plan
G1.0A	Survey

Variance

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V1.2	Photos

Existing and Demo Plans and Elevations

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Plans

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A2.3	Roof Plan

Elevations

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A3.2	North & East Elevation

682 Canyon Place
APN# 031-130-004
CURRENT ZONING CLASSIFICATION: RSF
(RESIDENTIAL SINGLE FAMILY)
LOT SIZE: 10,453 SF
(.24 ACRES)
FRONT SETBACK: 5 FT
SIDE/REAR SETBACKS: 10 FT

CODE COMPLIANCE- 2022 CBC
2022 CRC
2022 CPC
2022 CMC
2022 CEC
2022 CA ENERGY CODE
2022 CA GREEN BUILDING CODE
TOML MUNICIPAL CODE
CONSTRUCTION TYPE VB
(NON-SPRINKLERED)
OCCUPANCY TYPE R-3/U
OF STORIES TWO
JURISDICTION MAMMOTH LAKES BLDG. DIV.
(760)965-3630

GROUND COVER CALCULATIONS

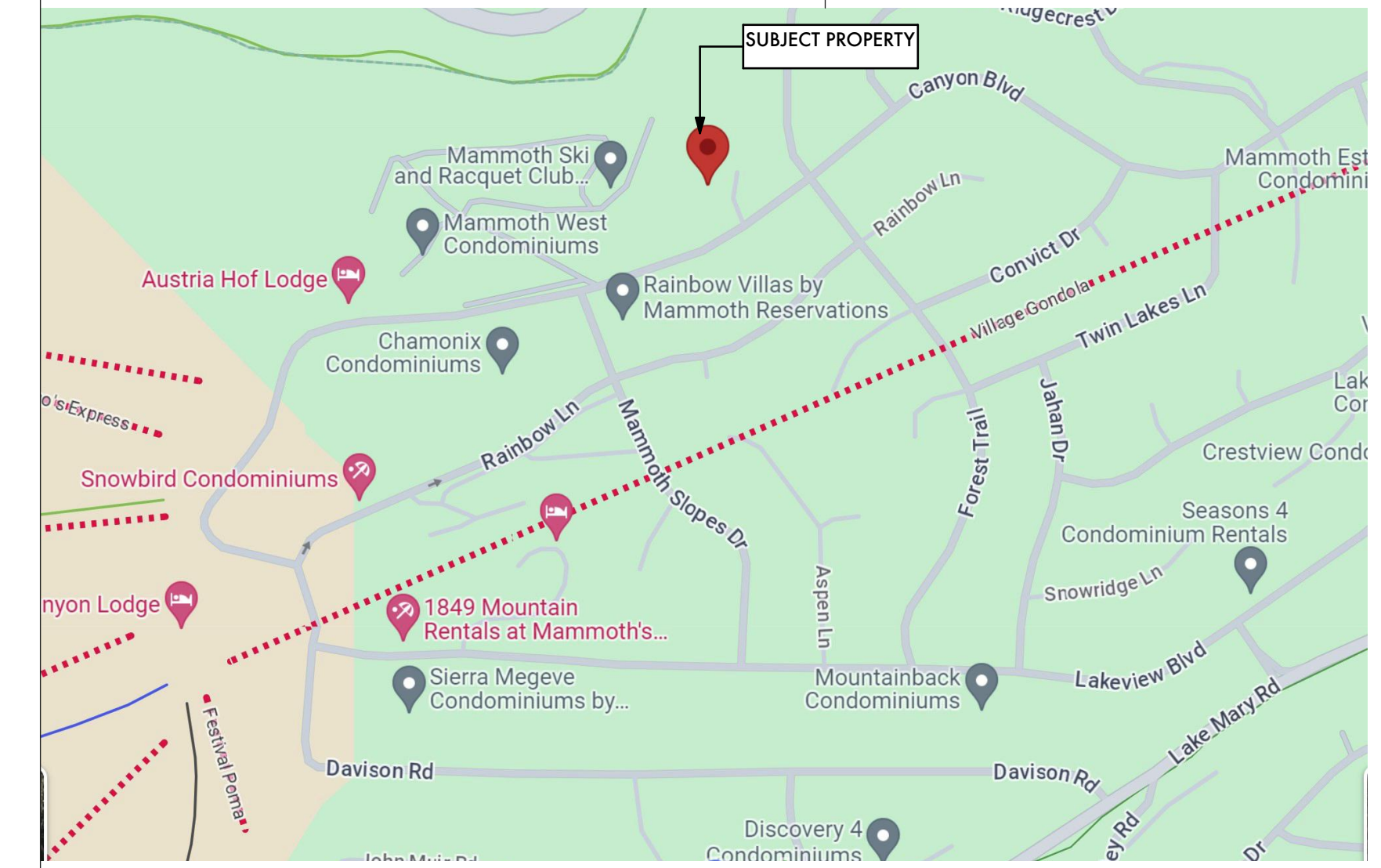
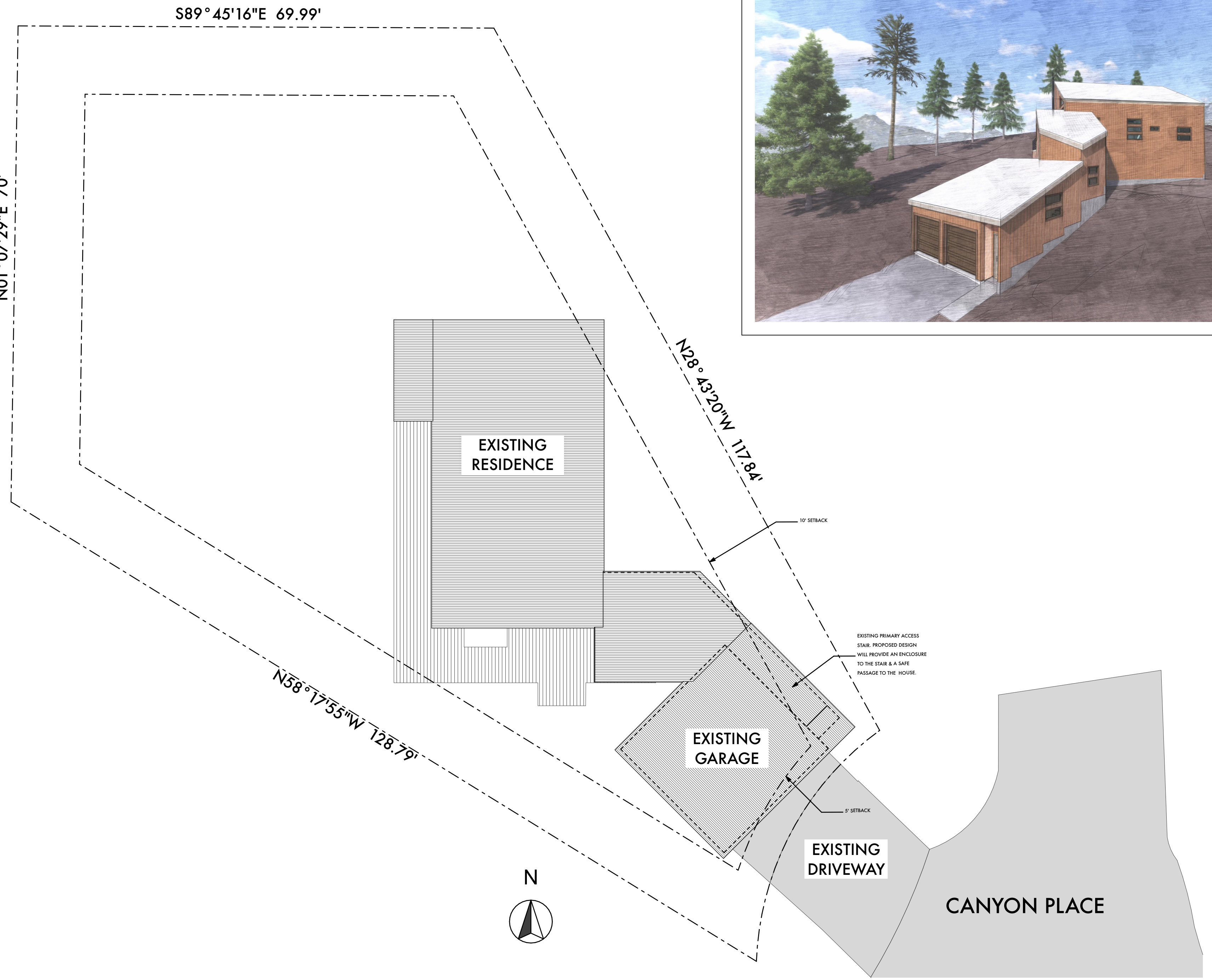
EXISTING LOT SIZE:	10,453 SF
ALLOWABLE GROUND COVER: (40%)	4,181 SF
EXISTING GROUND COVER: (DWELLING)	1,100 SF
EXISTING GROUND COVER: (GARAGE)	466 SF
EXISTING GROUND COVER: (DECKS >8')	550 SF
STORAGE SHED: ATTACHED, UNCOND.	100SF
EXISTING GROUND COVER: (DRIVEWAY)	90 SF
EXISTING GROUND COVER: (TOTAL)	2,306 SF
PROPOSED GROUND COVER: (DWELLING)	360 SF
PROPOSED GROUND COVER: (DECKS)	-210 SF
PROPOSED GROUND COVER: (TOTAL)	2,456 SF (23%)

BUILDING AREA CALCULATIONS

LOWER LEVEL CONDITIONED AREA	1,100 SF
UPPER LEVEL CONDITIONED AREA	804 SF
TOTAL CONDITIONED AREA	1,904 SF
GARAGE AREA- UNCONDITIONED	466 SF
STORAGE SHED- UNCONDITIONED	100SF
DECKS-	550 SF
TOTAL BUILDING AREA	3,020 SF
PROPOSED BUILDING AREA	
DECKS	-210 SF
CONDITIONED SPACE	360 SF
TOTAL PROPOSED BUILDING AREA	3,170 SF

SCOPE OF WORK
PROVIDE AN ENCLOSED PRIMARY ACCESS STAIR TO THE DWELLING.

SNOW STORAGE
(75% OF 90 SF DRIVEWAY) 67.5 SF



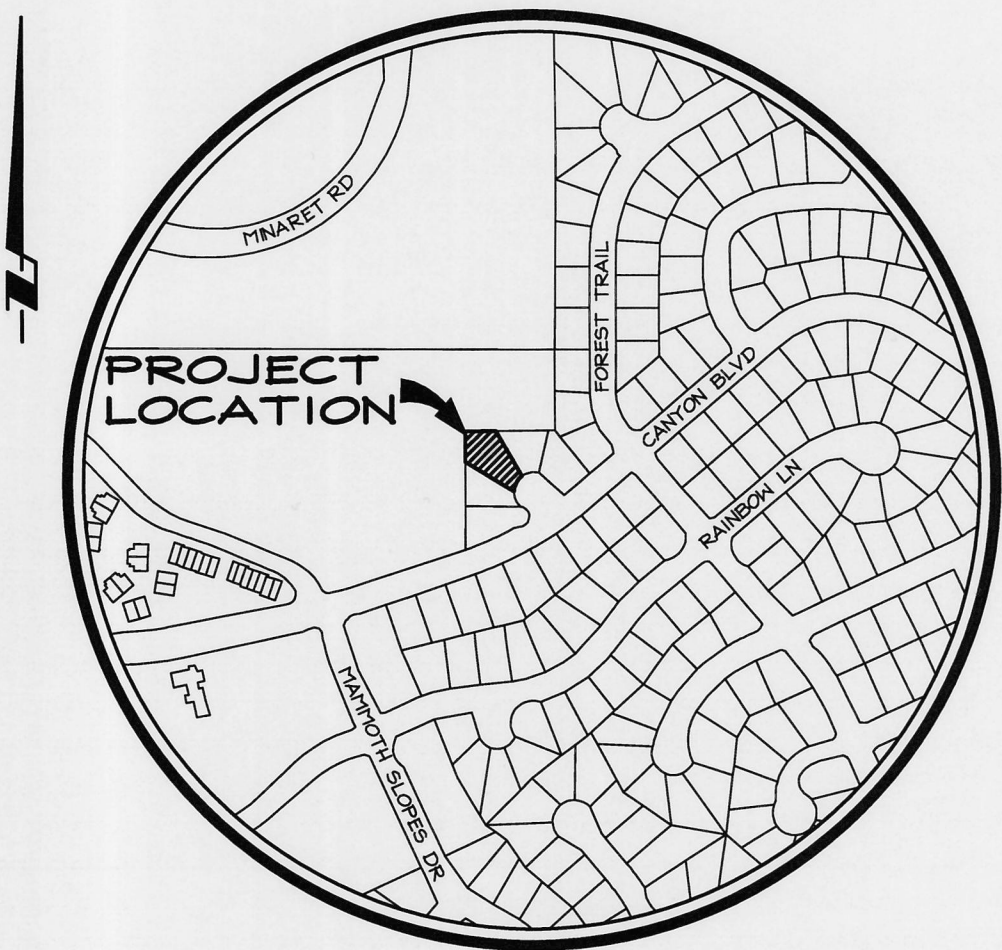
682 Canyon Pl. Location Map

APN: 031-130-005
MAMMOTH SKI &
RAGGNET CLUB

APN: 031-130-004
RICHARD & JULIE DAVID
DOC. NO. 2021008803

APN: 031-130-003
HARDEST FAMILY TRUST

APN: 031-130-005
NAUMAN FAMILY TRUST



VICINITY MAP
NO SCALE

LEGEND

○	FOUND MONUMENT AS INDICATED	▨	ASPHALT SURFACE
⊕	SET ROA CONTROL AS NOTED	▨	CONCRETE SURFACE
⊙	CONIFEROUS TREE	▨	DECKING
⊙	WATER METER	▨	BUILDING LINE
⊙	GAS VALVE	— 4750 —	CONTOUR
⊙	UTILITY POLE	---	ADJACENT PROPERTY LINE
⊙	UTILITY RISER OR BOX	---	SUBJECT PROPERTY LINE
⊙	POWER BOX		

BASIS OF BEARING

N88°17'55"14" -- THE SOUTHWEST LINE OF LOT 91 AS SHOWN ON THE MAP OF MAMMOTH SLOPES UNIT NO. 3, FILED FOR RECORD JUNE 20, 1967 FILED FOR RECORD JUNE 20, 1967 IN BOOK 5 OF MAPS PAGES 85-85E, OFFICIAL RECORDS OF MONO COUNTY.

DATUM

VERTICAL DATUM FOR THIS PROJECT IS NAVD 88 BASED UPON AN NGS OPUS SOLUTION OF ROA NO. 300
ELEVATION: 8235.04'

PROJECT CONTROL

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
ROA NO. 300	2062971.40'	7000276.33'	8235.04'	FOUND METAL BAR
ROA NO. 305	2063077.34'	7000175.97'	8261.33'	SET 60D NAIL

NOTES

THIS TOPOGRAPHICAL SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE FROM RECORD INFORMATION PER THE MAP OF MAMMOTH SLOPES UNIT NO. 3, FILED FOR RECORD JUNE 20, 1967 FILED FOR RECORD JUNE 20, 1967 IN BOOK 5 OF MAPS PAGES 85-85E, OFFICIAL RECORDS OF MONO COUNTY.

NO REVIEW OF A TITLE REPORT WAS COMPLETED AS PART OF THIS SURVEY AND THE MAP MAY NOT REFLECT ALL EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

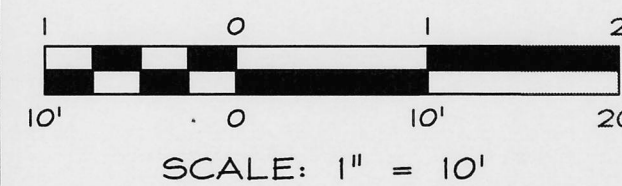
I HEREBY CERTIFY THAT I AM LICENSED BY THE STATE OF TO PRACTICE LAND SURVEYING, AND THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, SUBJECT TO EXCEPTIONS NOTED HEREON.

THADDEUS E. REYES, P.L.S. 9784
12/06/23



Y:\Client\Files\3592-001\CAD\Survey\Topo\3592-001_Topo.dwg 12/16/2023 10:16:31 AM T. Reyes

NO.	DATE	REVISION	BLOCK	BY



R|O Anderson
www.roanderson.com

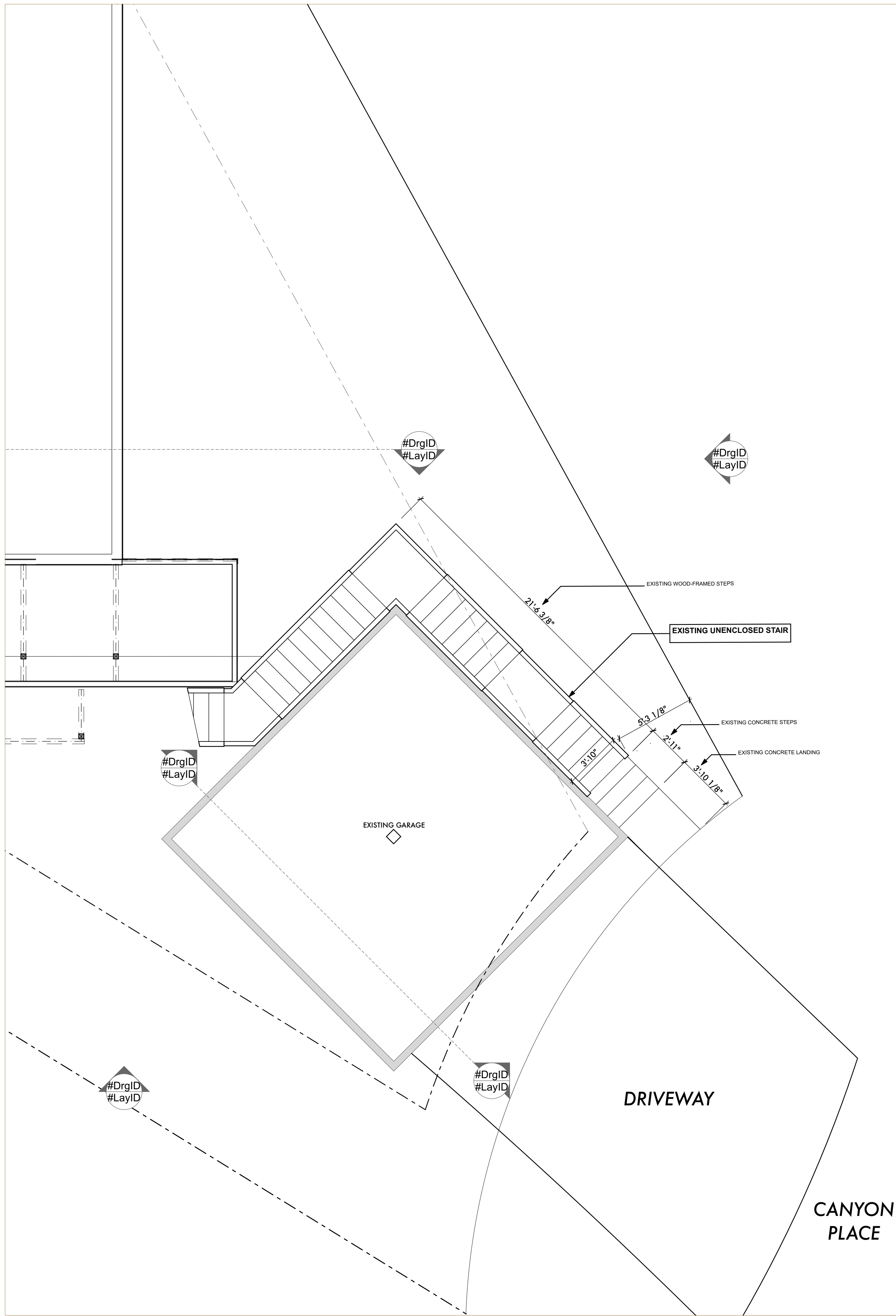
MINDEN 1425 Emerald Ave F.O. Box 2724 Minden, NV 89423 p 775.782.2322 f 775.782.7084

RENO 4040 Double Diamond Pkwy, Unit 15 Reno, NV 89501 p 775.782.2322 f 775.782.7084

682 CANYON PLACE
MAMMOTH LAKES, CALIFORNIA
RICHARD DAVID

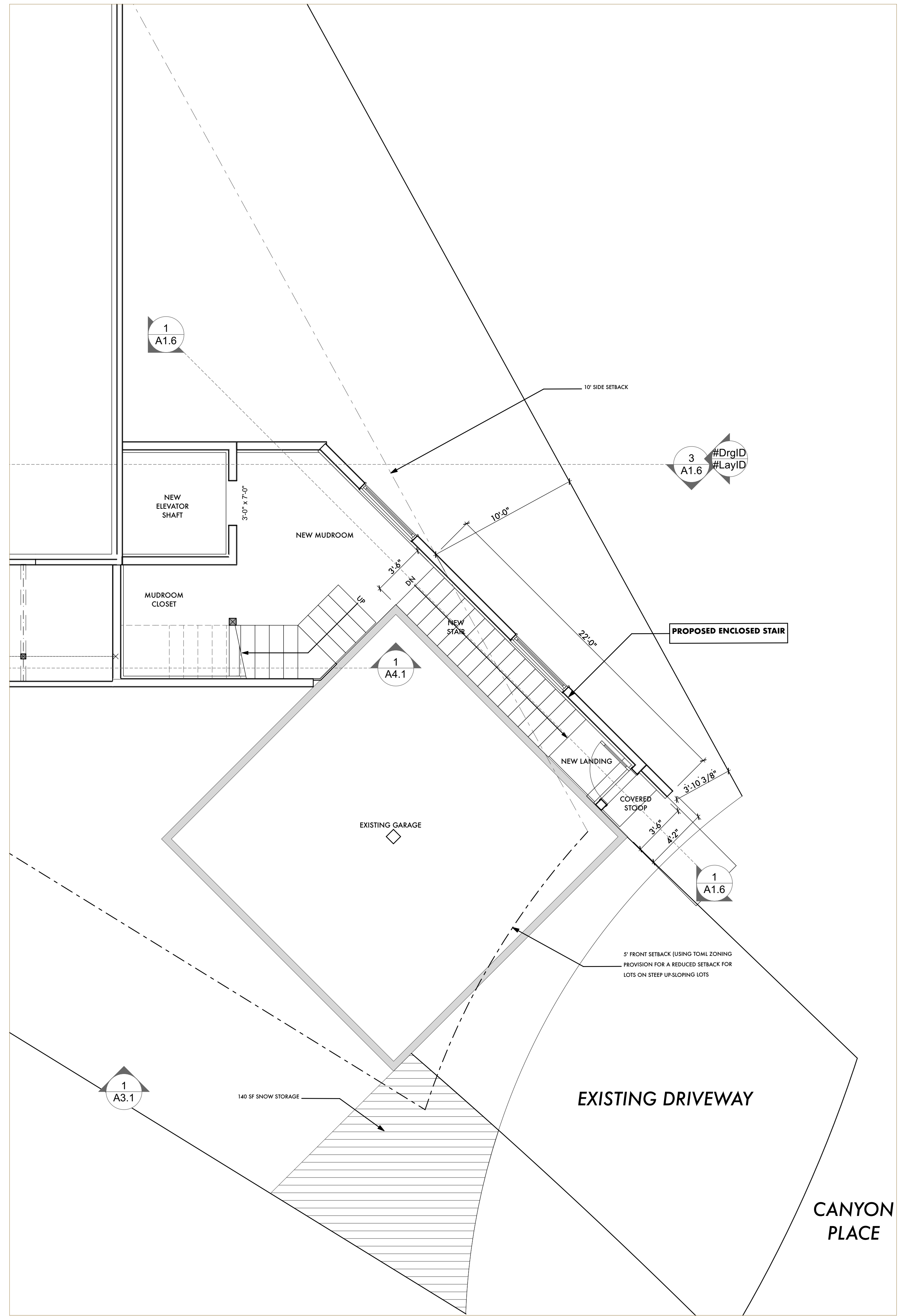
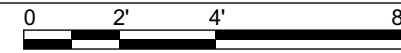
TOPOGRAPHICAL SURVEY

DRAWN: TER	JOB: 3592-001
SURVEYOR: TER	DRAWING: SEE PLOT STAMP
SCALE: 1" = 10'	SHEET: 1
DATE: 12/04/23	OF: 1 SHEETS



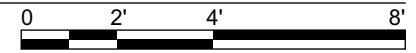
2 Existing Garage Level Plan
V1.1

SCALE: 1/4" = 1'-0"



1 Proposed Garage Level Plan
V1.1

SCALE: 1/4" = 1'-0"



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V1.1

Contents: Lower Level Plan

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3
V1.2 IMG_0534
SCALE: 1:6.22



2
V1.2 IMG_0478
SCALE: 1:6.22

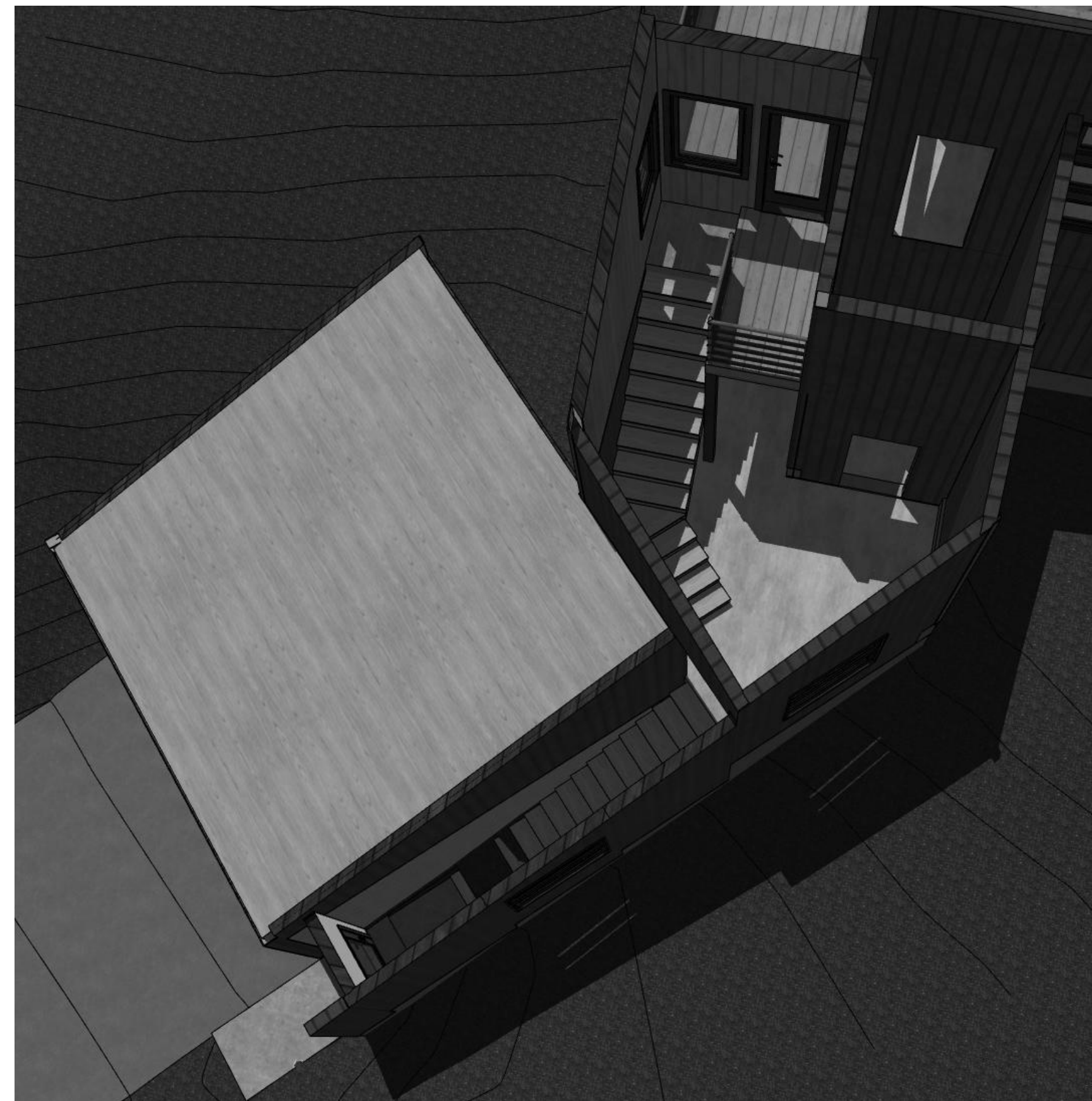


1
V1.2 IMG_9767
SCALE: 1:6.22

EXISTING



5
V1.2 Camera
SCALE: 1:160.96



6
V1.2 Camera
SCALE: 1:161.15



4
V1.2 Camera
SCALE: 1:154.75

PROPOSED

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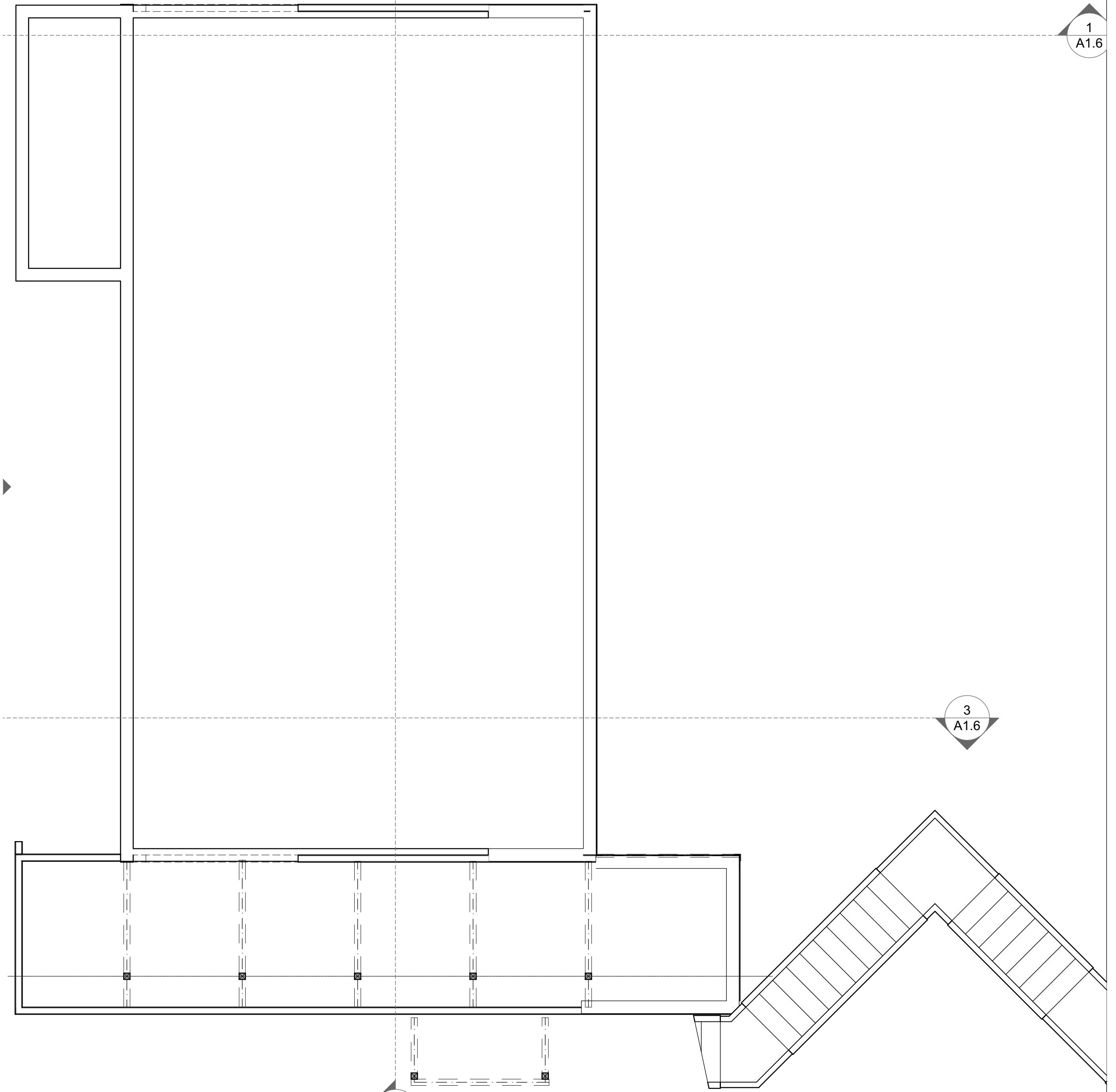
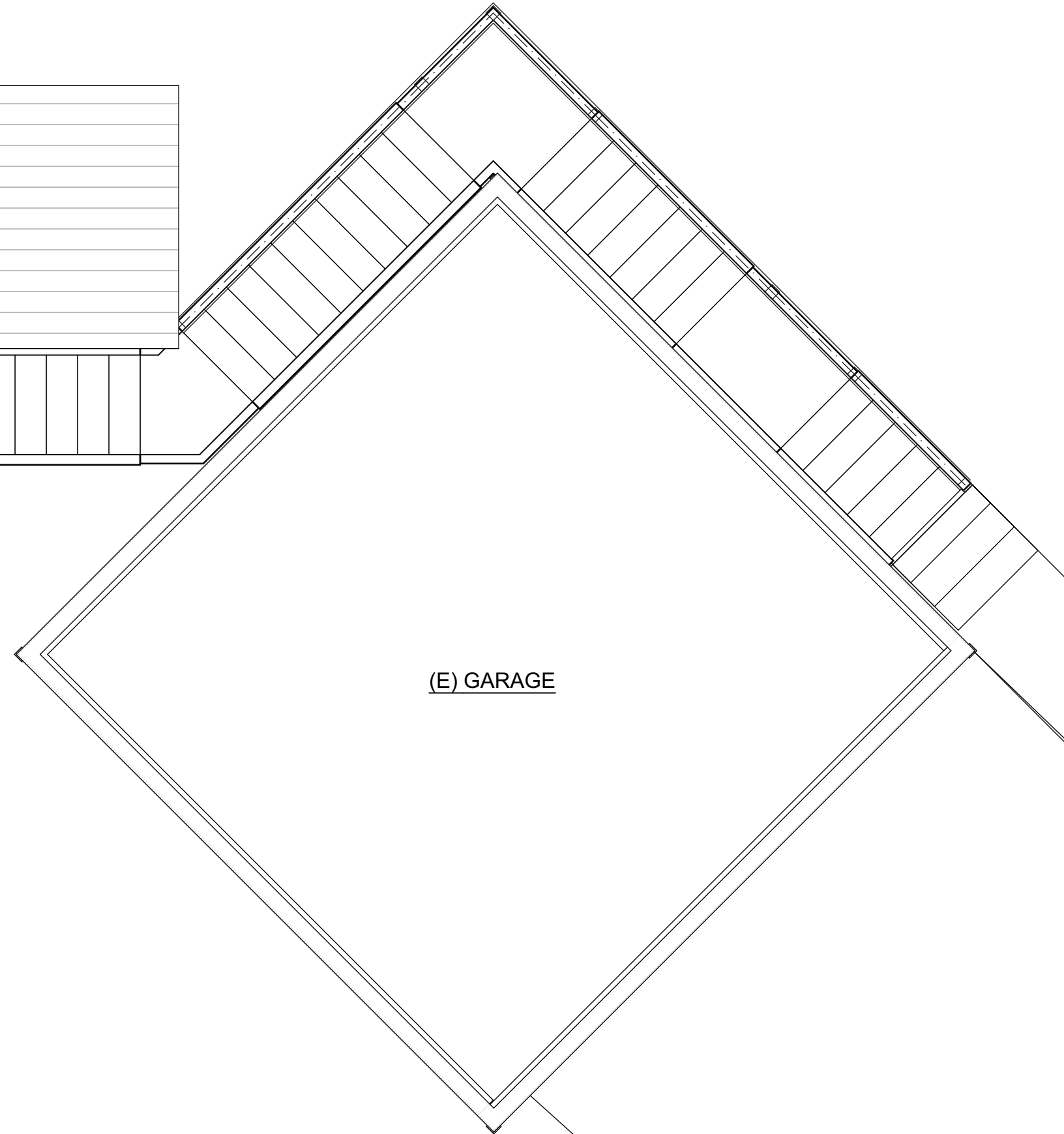
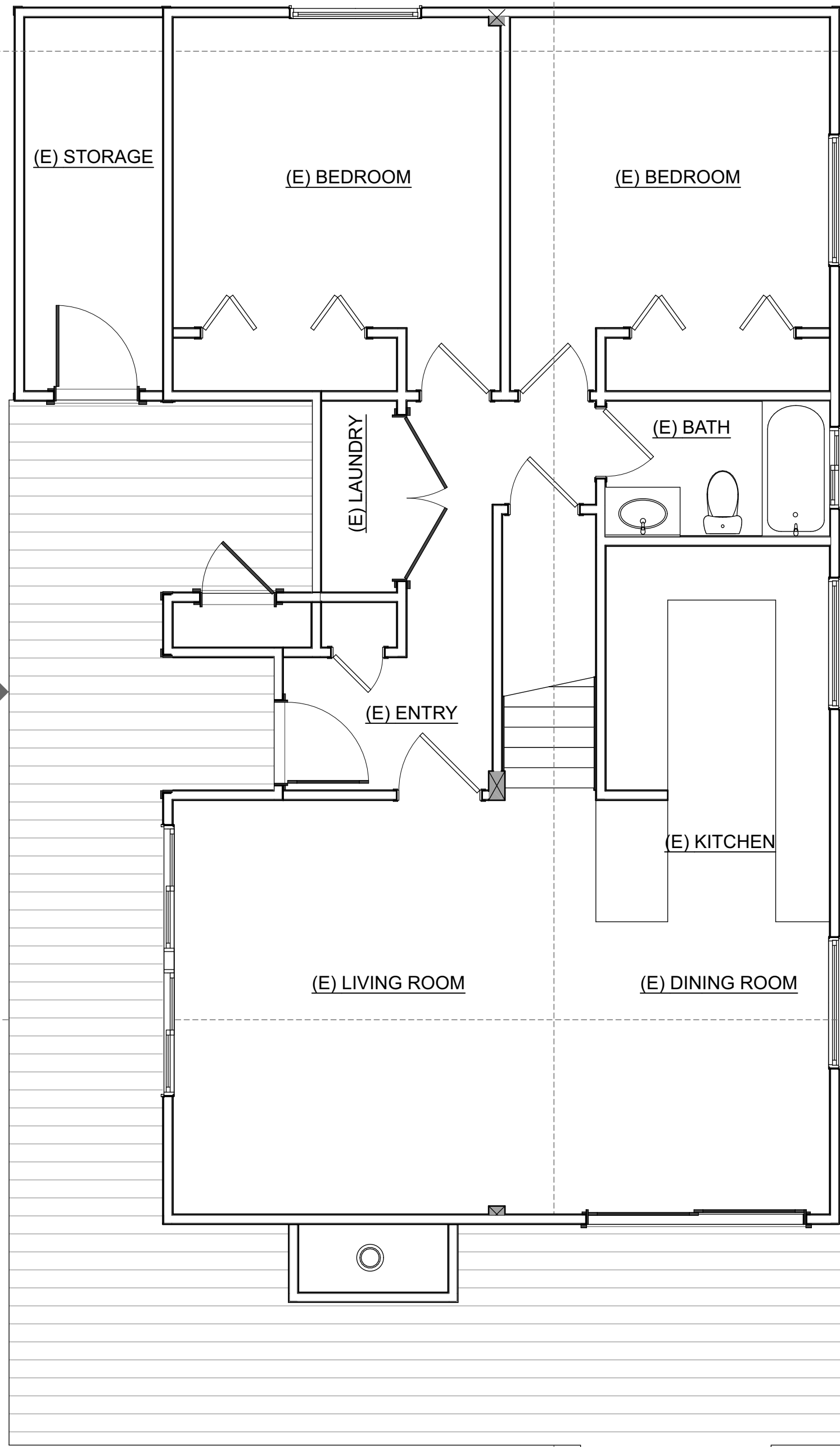
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V1.2
Contents: Photos

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1 Existing 1st Floor Plan
A1.1 SCALE: 1/4" = 1'-0"

2 Existing Foundation Plan
A1.1 SCALE: 1/4" = 1'-0"

1
A1.6

1
A1.6

3
A1.6

3
A1.6

1
A3.1

1
A3.1

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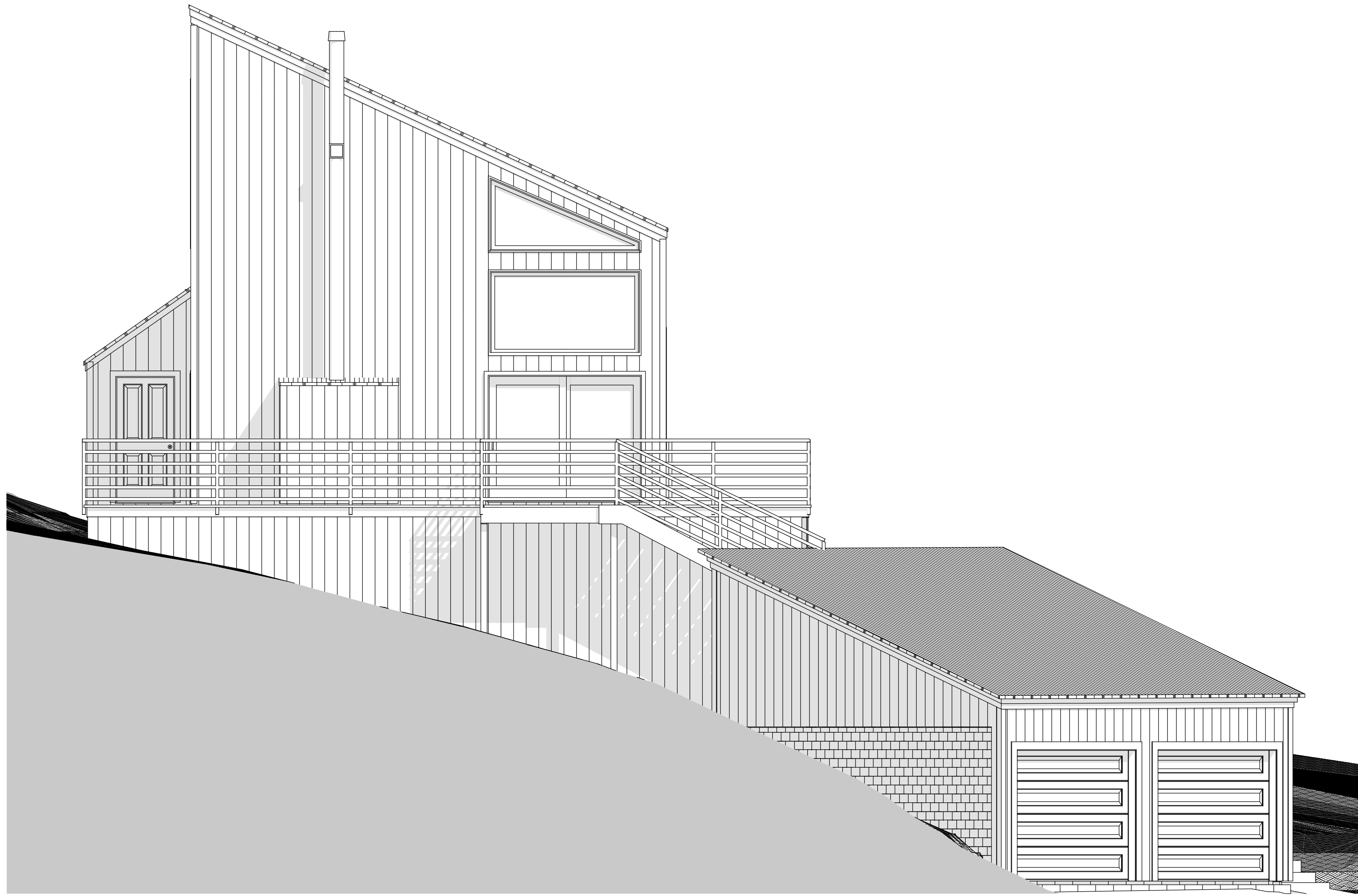
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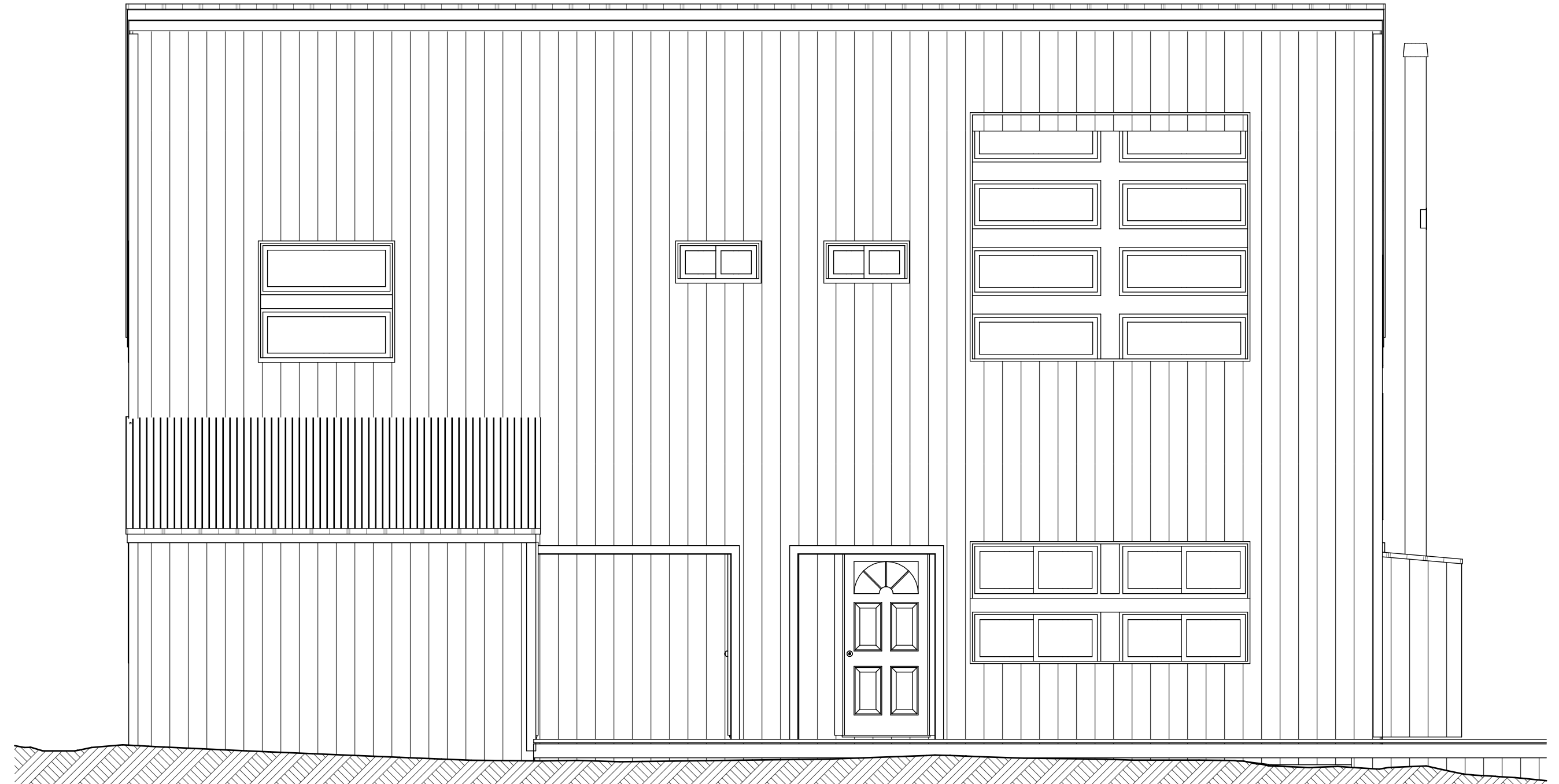
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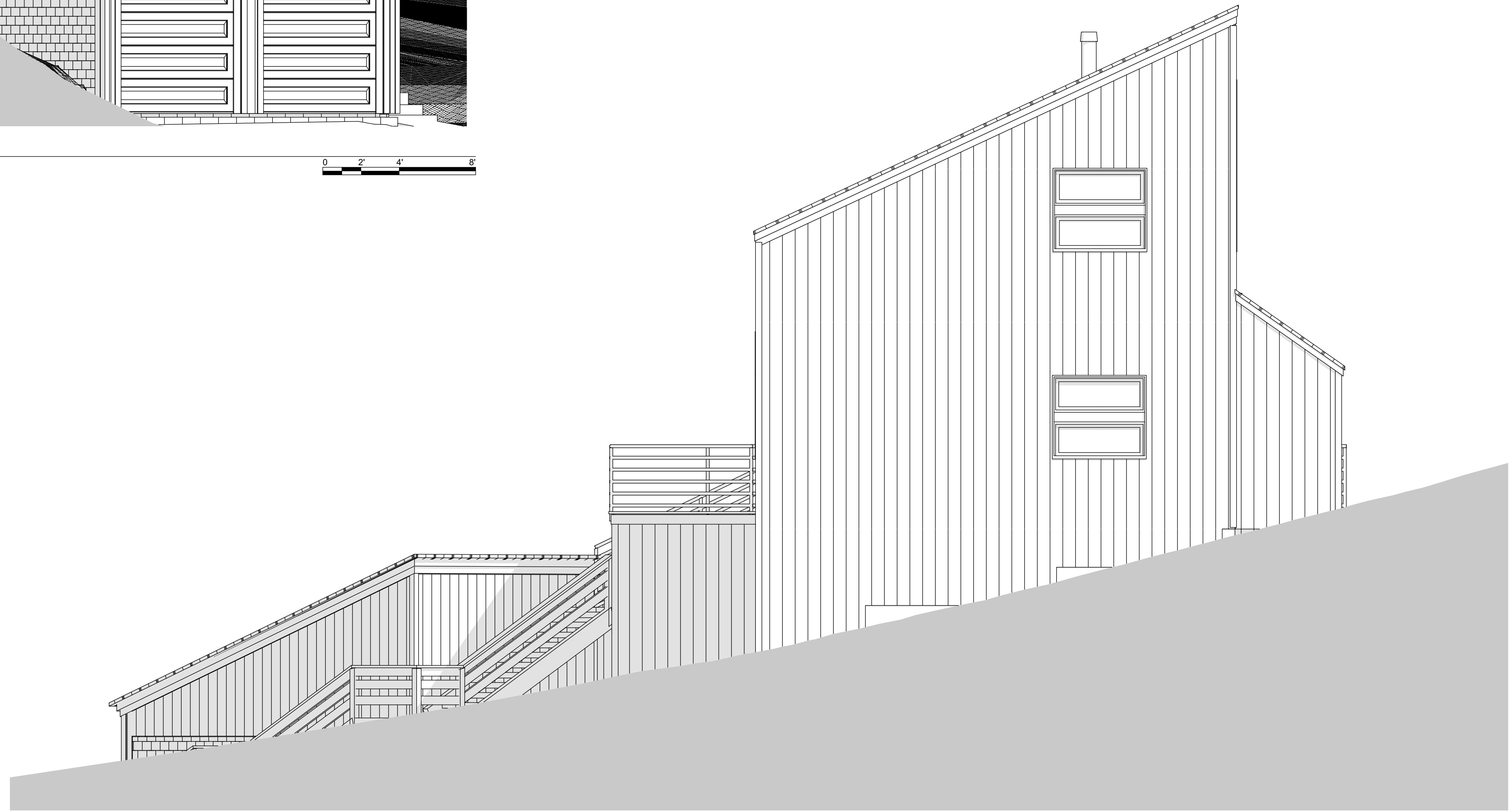
A1.1
 Contents: Existing Foundation and 1st Floor Plans



1 Existing South Elevation
A1.4 SCALE: 1/4" = 1'-0"



2 Existing West Elevation
A1.4 SCALE: 1/4" = 1'-0"



3 Existing North Elevation
A1.4 SCALE: 1/4" = 1'-0"

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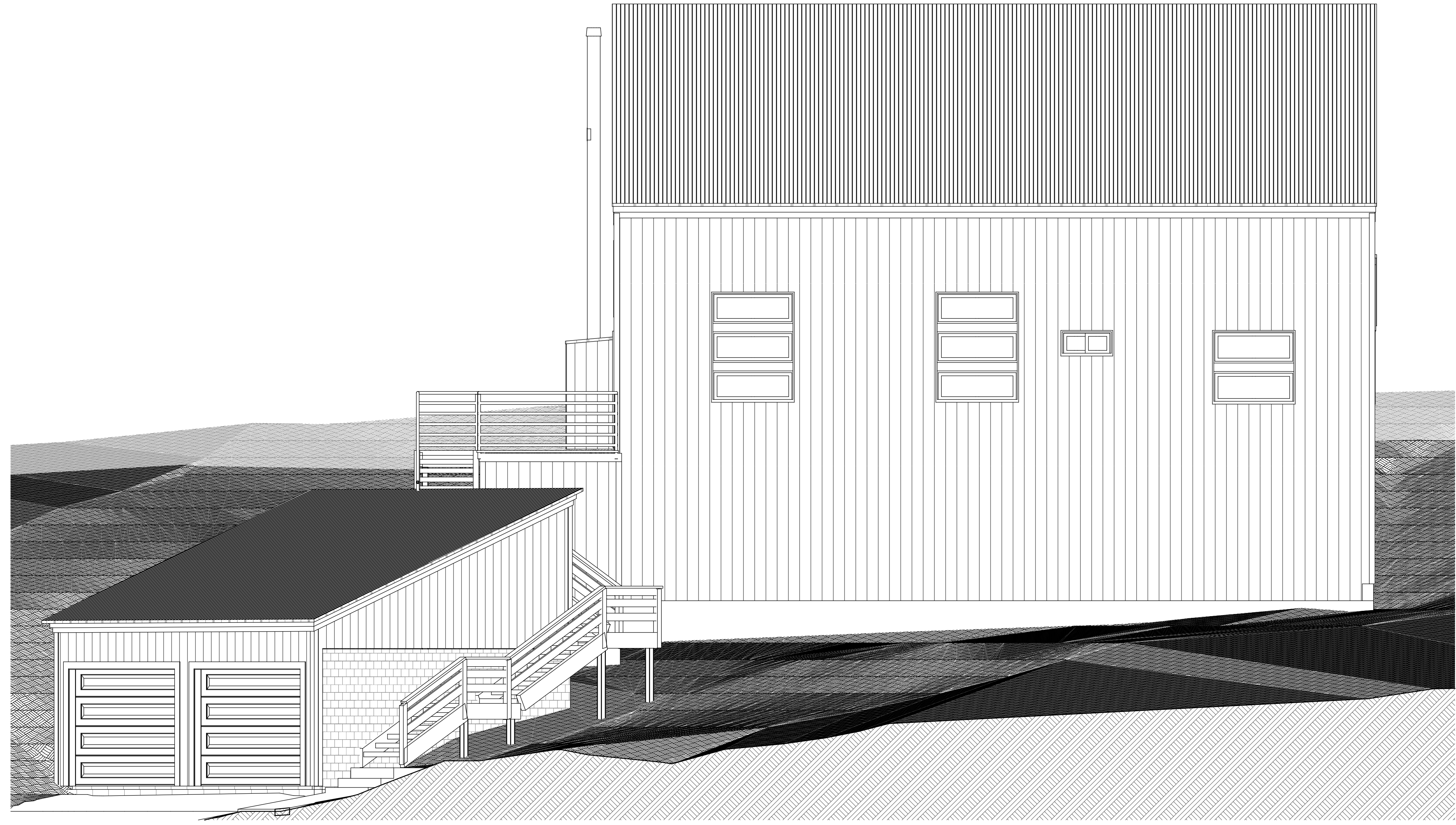
Project No: 33-23
Designed by: MB
Drawn by: DW
Checked by: MB

A1.4
Contents: Existing Elevations

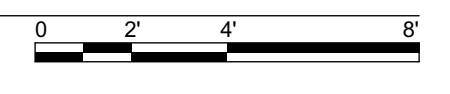
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1 Existing East Elevation
A1.5 SCALE: 1/4" = 1'-0"



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682 Canyon Place
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A1.5

Contents: Existing Elevations

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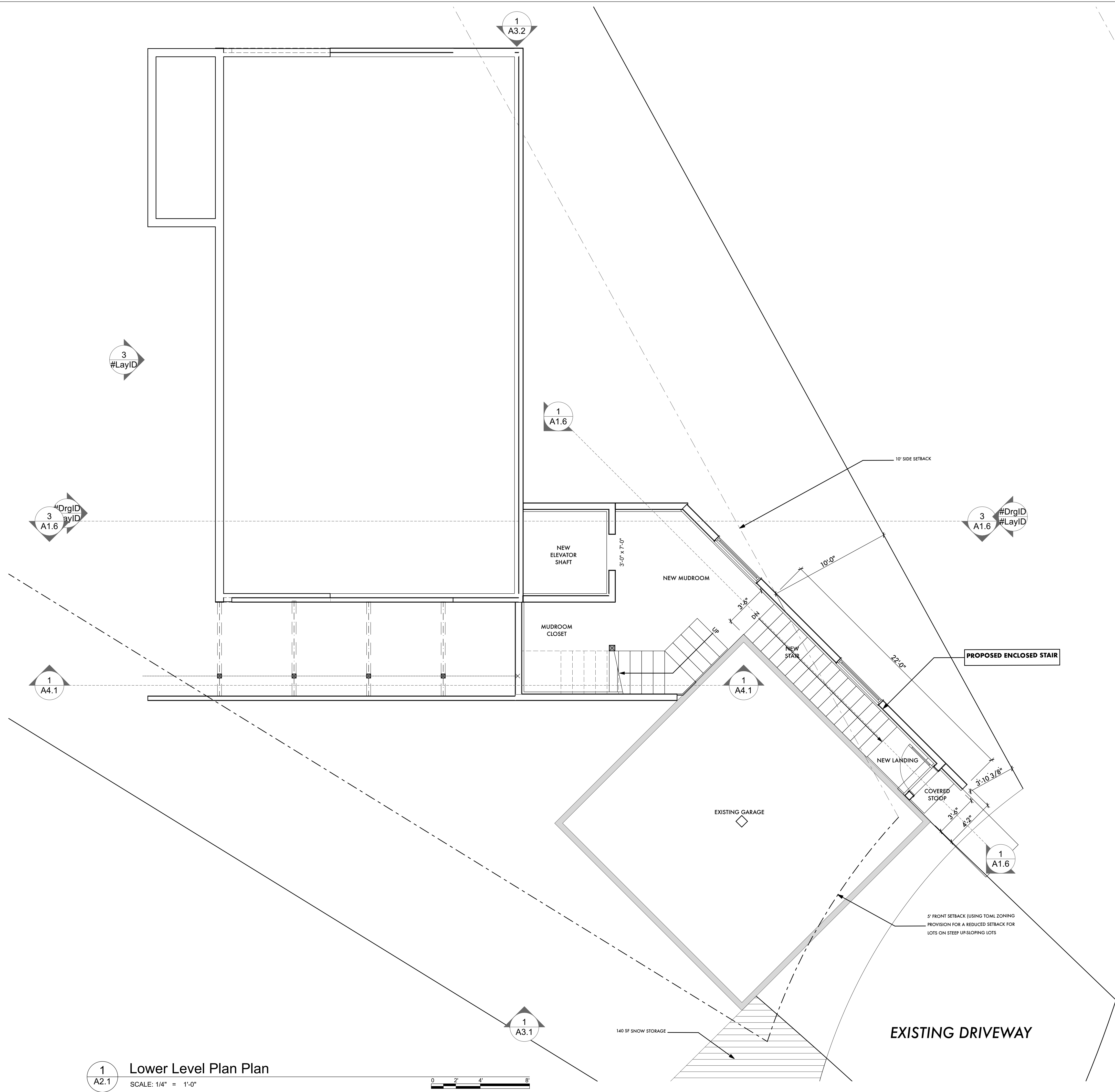
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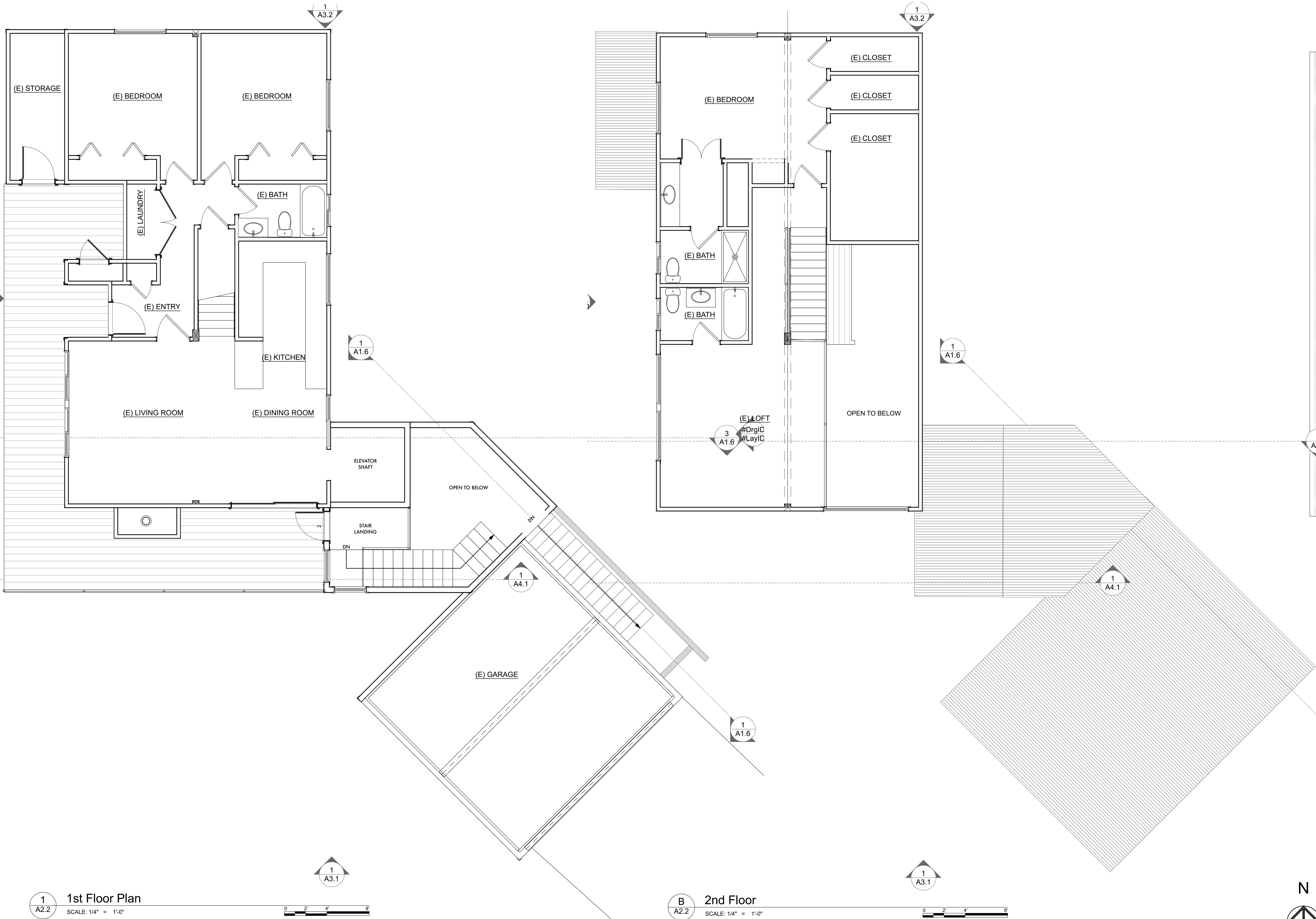
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A2.1
 Contents: Lower Level Plan



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1
A2.2 1st Floor Plan
SCALE: 1/4" = 1'-0"

B
A2.2 2nd Floor
SCALE: 1/4" = 1'-0"

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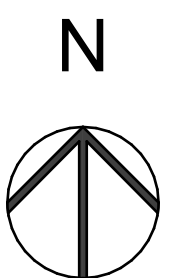
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A2.2
 Contents: 1st + 2nd Floor Plans

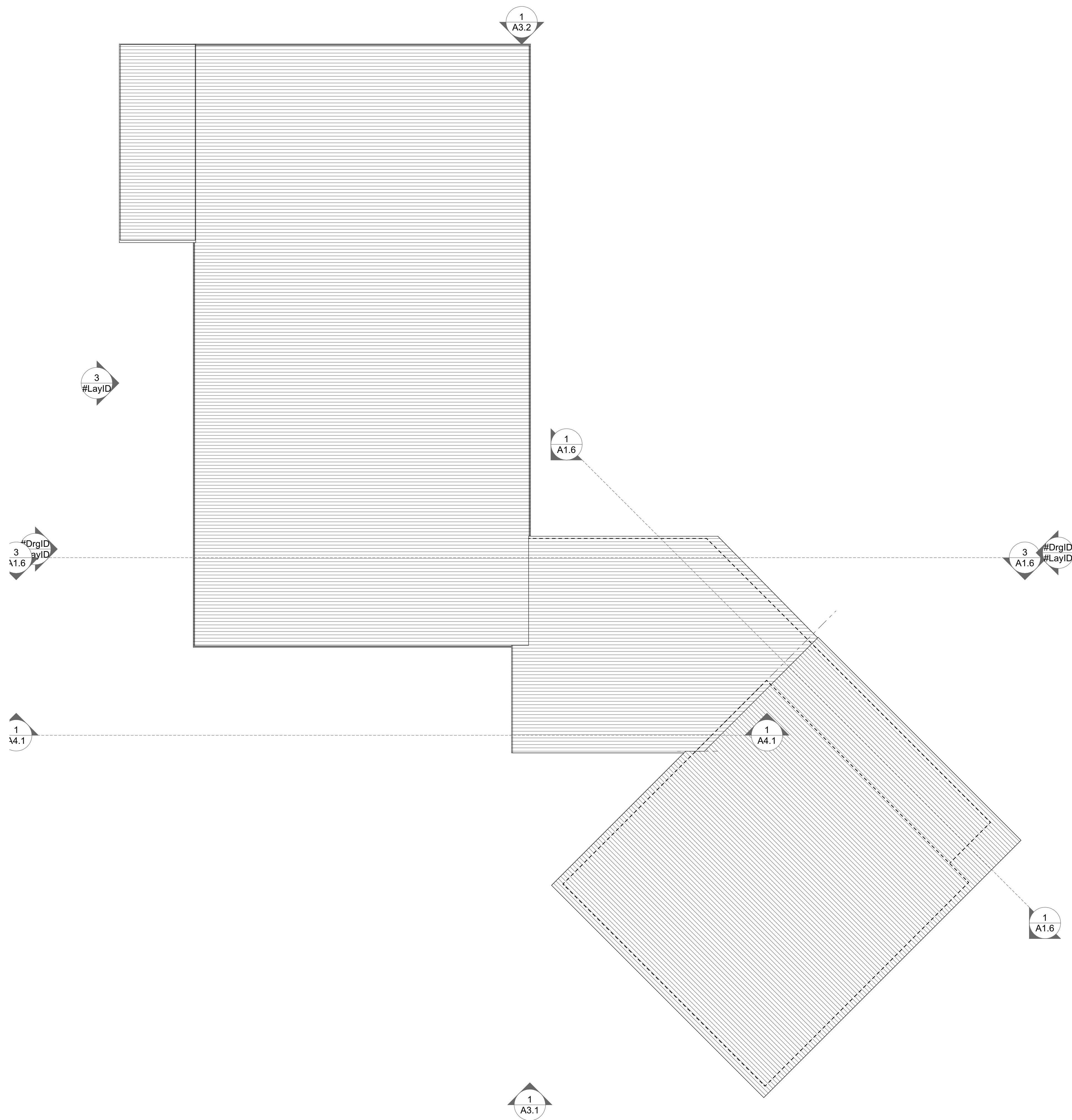
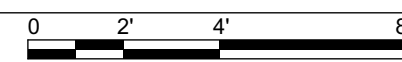


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1
A2.3

Roof Plan

SCALE: 1/4" = 1'-0"



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A2.3
 Contents: Roof Plan

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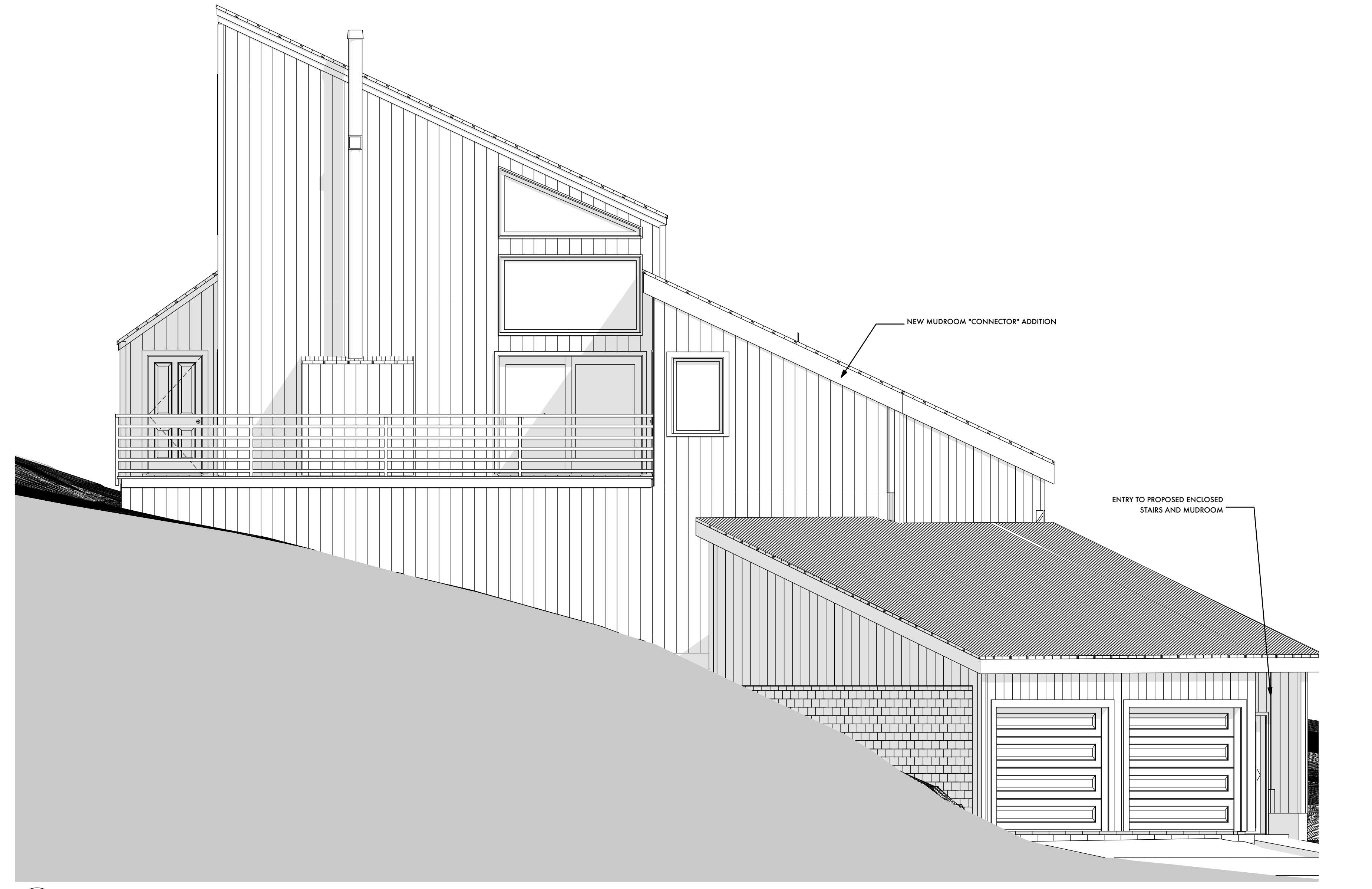
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A3.1
 Contents: South & West Elevations



1 South Elevation
 A3.1 SCALE: 1/4" = 1'-0"

PROPOSED



3 West Elevation
 A3.1 SCALE: 1/4" = 1'-0"

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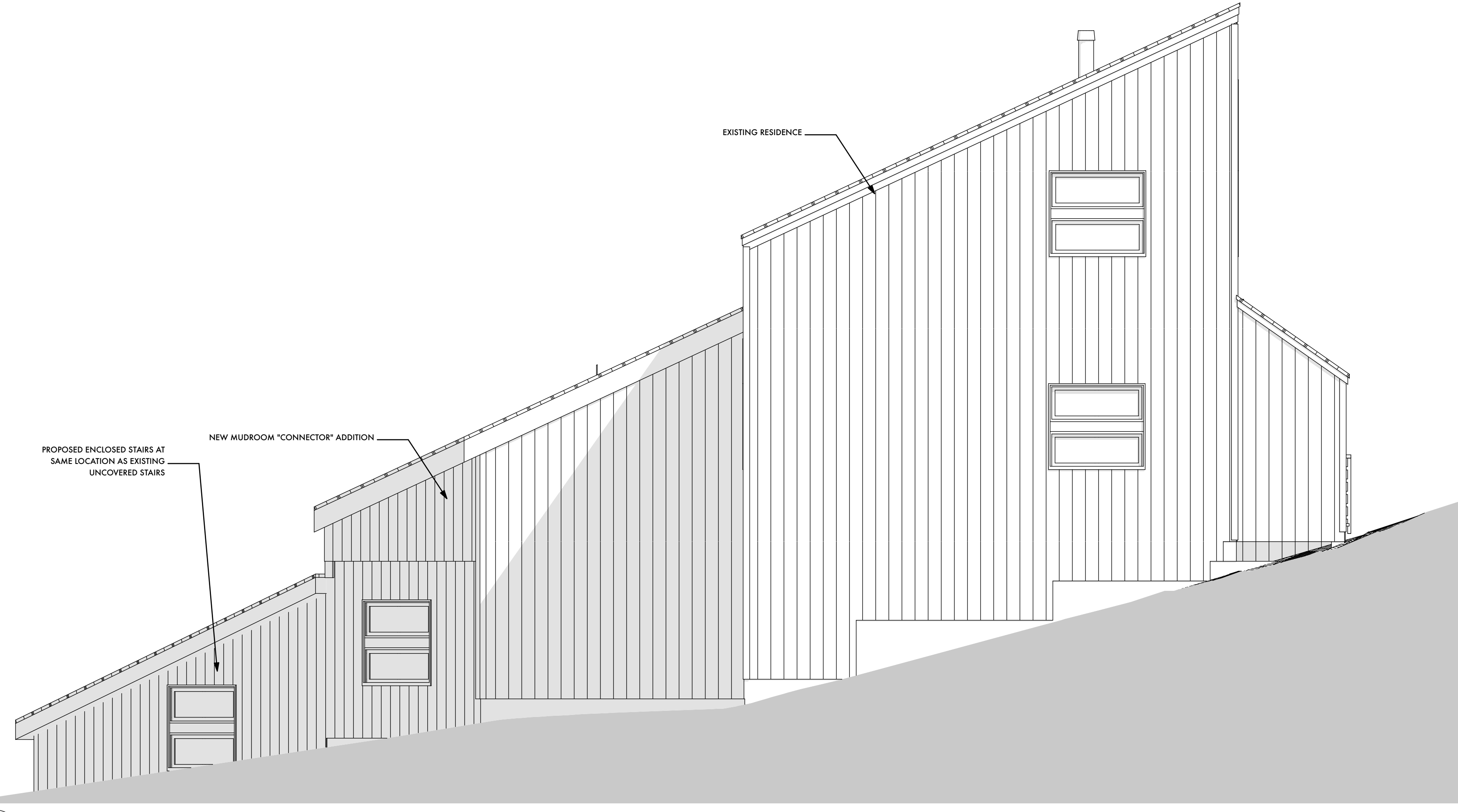
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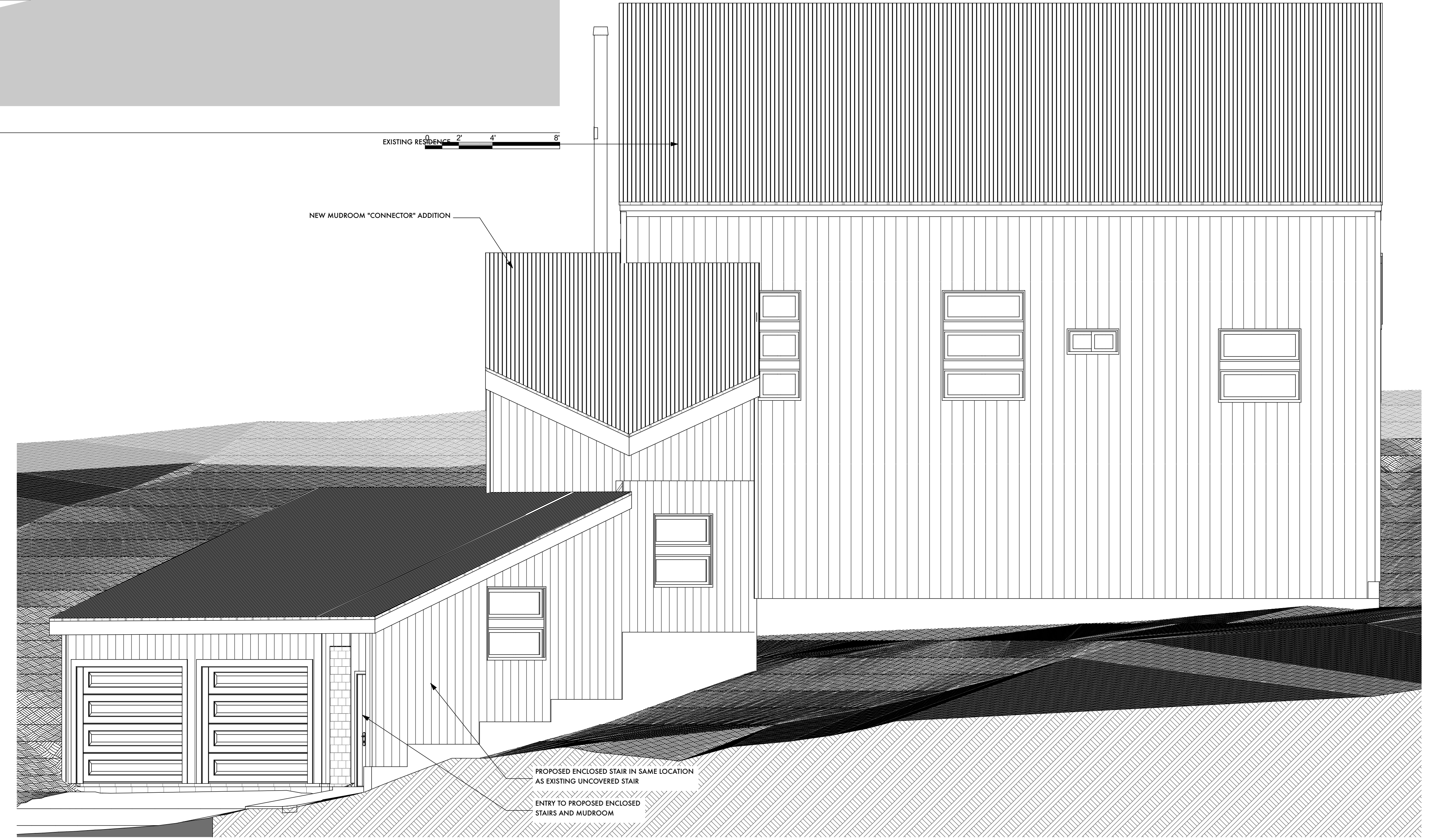
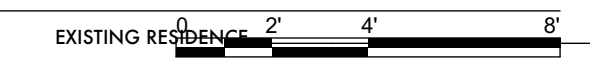
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 Designed by: MB
 Drawn by: DW
 Checked by: MB

A3.2
 Contents: North & East Elevation



1 North Elevation
 A3.2 SCALE: 1/4" = 1'-0"

PROPOSED



2 East Elevation
 A3.2 SCALE: 1/4" = 1'-0"



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