

# ATTACHMENT B

DR 22-002, TTM 22-003 - PROJECT PLANS

**PROJECT TEAM**

OWNER	TERRABLANCA GROUP LLC 3946 HAINES AVE, UNIT B 619.665.8454/
TELEPHONE/FAX: CONTACT:	CHRIS BORD cbord@roomandbord-arch.com
ARCHITECT	ROOM & BORD ARCHITECTURE INC 3946 HAINES AVE, UNIT B 619.665.8454/
TELEPHONE/FAX: CONTACT:	CHRIS BORD cbord@roomandbord-arch.com
CIVIL/SURVEY	TRIAD HOMES ASSOCIATION 873 N. MAIN STREET, SUITE 150 BISHOP, CA 93514 619.665.8454/
TELEPHONE/FAX: CONTACT:	TOM PLATZ tplatz@thainc.com

**PROJECT INFORMATION**

ADDRESS:	3789 Main St Mammoth Lakes, CA 93546
STRUCTURES/UNITS:	4/12
AREA OF SITE:	.96 ACRES
SITE COVERAGE:	.978 ACRES
NUMBER OF STORIES:	3
OCCUPANCY TYPE:	EXISTING VACANT/PROPOSED MULTI FAMILY
ZONE:	MLR
ASSESSOR'S PARCEL NUMBER:	033-110-003
FAR:	1.22

BUILDING 1 GROUND FLOOR	3652 SF
BUILDING 1 2ND FLOOR	3507 SF
BUILDING 1 3RD FLOOR	3606 SF
BUILDING 1 TOTAL SF	10,765 SF

BUILDING 2 GROUND FLOOR	3602 SF
BUILDING 2 2ND FLOOR	3507 SF
BUILDING 2 3RD FLOOR	3606 SF
BUILDING 2 TOTAL SF	10,715 SF

BUILDING 3 GROUND FLOOR	3458 SF
BUILDING 3 2ND FLOOR	3507 SF
BUILDING 3 3RD FLOOR	3606 SF
BUILDING 3 TOTAL SF	10,571 SF

BUILDING 4 GROUND FLOOR	3458 SF
BUILDING 4 2ND FLOOR	3507 SF
BUILDING 4 3RD FLOOR	3606 SF
BUILDING 4 TOTAL SF	10,571 SF

**SCOPE OF WORK**

- Subdividing and constructing improvements thereon including Condominiums consisting of a total of four Buildings each with three Units for a total of 12 Units and other site improvements in accordance with governing jurisdiction
- All units have 3 Bedrooms, 4-1/2 bathrooms, Multi-purpose room, living room, family room, main floor patio, master bedroom patio, 2 car garage, laundry room, and pantry

# TERRABLANCA

## ENTITLEMENT PACKAGE

### 3789 MAIN STREET

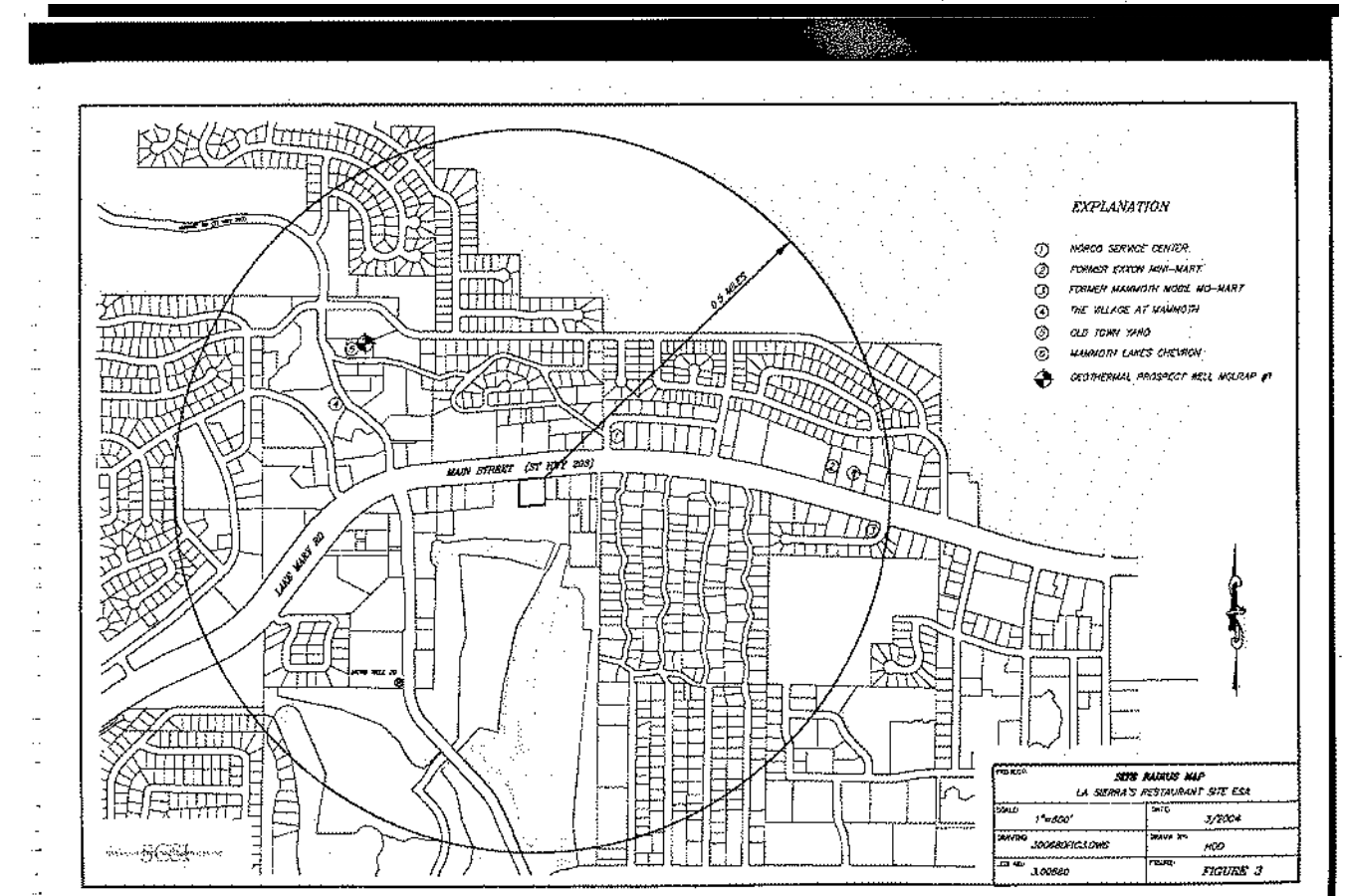
### MAMMOTH LAKES, CA 93546



**DRAWING INDEX**

Sheet Number	Sheet Name
<b>01 -Architecture</b>	
A000	COVER
A100	SITE PLAN
A101	SITE LIGHTING
A102	SITE PLANTING
A200	BLDG 1 - FLOOR PLANS
A201	BLDG 2 - FLOOR PLANS
A202	BLDG 3 & 4 - FLOOR PLAN
A250	ROOF PLAN TYP.
A300	BLDG 1 - ELEVATIONS
A500	EXTERIOR ELEVATIONS
A501	EXTERIOR ELEVATIONS
A900	RENDERINGS
A901	RENDERINGS
<b>02 -Civil</b>	
C1	COVER SHEET
C2	CONCEPTUAL SITE GRADING / DRAINAGE
C3	CONCEPTUAL OFFSITE GRADING PLAN
C4	CONCEPTUAL SITE UTILITIES
C5	SITE SECTIONS
C6	EROSION CONTROL PLAN
TTM	TENTATIVE TRACT MAP

**VICINITY MAP**



ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET  
UNIT B  
SAN DIEGO CA 92109

SIGNATURES:

**3789 MAIN**  
3789 Main St  
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

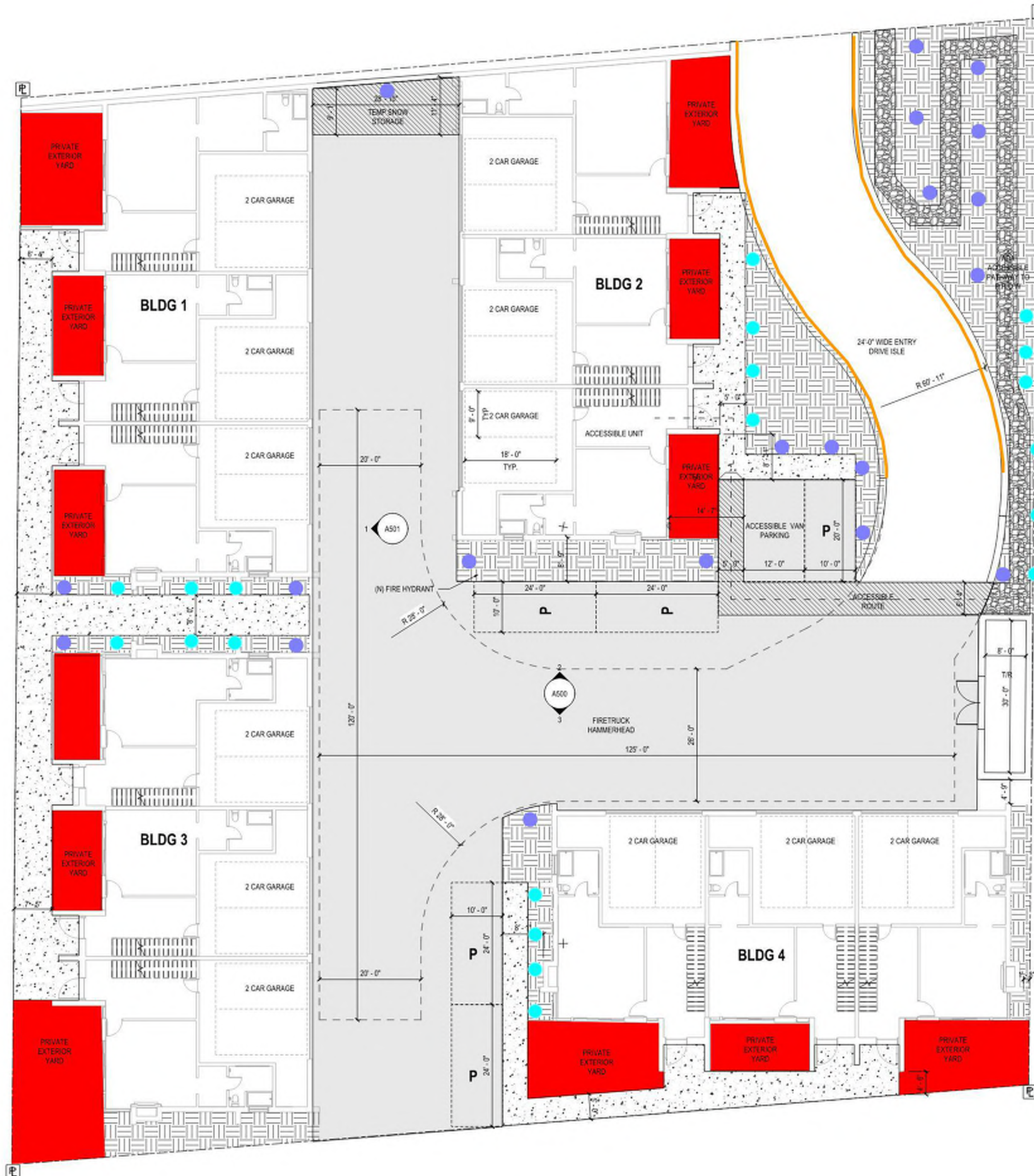
COVER

SHEET NUMBER:

**A000**



-  MULCHED LANDSCAPED AREA NATURAL GROWTH
-  CONCRETE PEDESTRIAN WALK
-  EXTERIOR PAVER PEDESTRIAN PATHWAY
-  PROPERTY LINE
-  TRASH RECYCLING ENCLOSURE



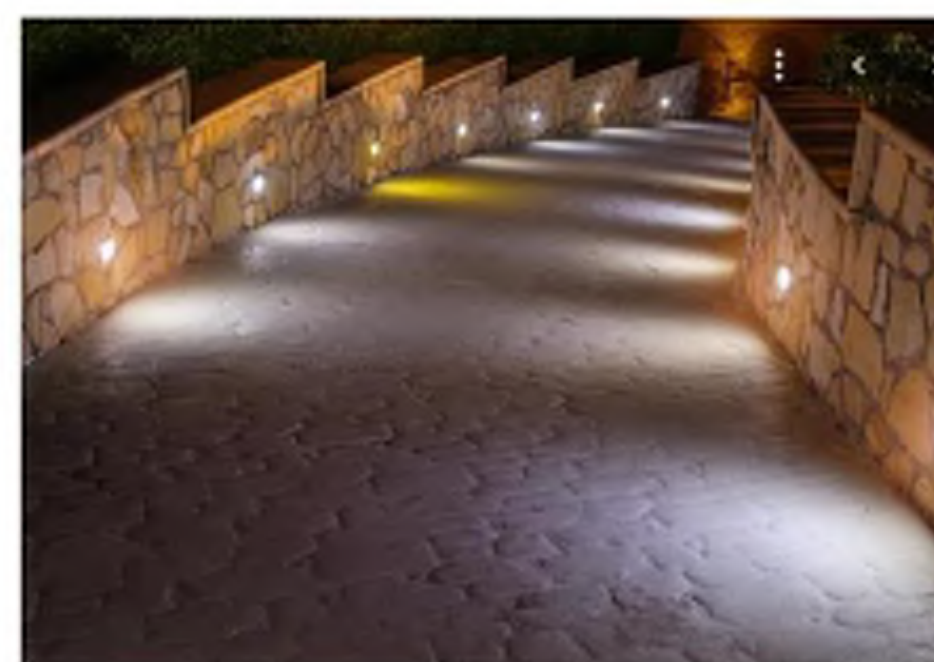
Private yard to have large pavers with stone in between and tall shrubs at the fence line whats shown here



Pedestrian Wakways to have bollard lighting that do not produce light pollution as seen in image



Site lighting to be implemented as light poles where indicate on plan for safety and to reduce uplighting effects from site lighting



Vehicular Pathway lighting at entry to be integrated into site wall

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DATE:

SHEET TITLE:

**SITE LIGHTING**

SHEET NUMBER:

**A101**

-  MULCHED LANDSCAPED AREA, NATURAL GROWTH
-  CONCRETE PEDESTRIAN WALK
-  EXTERIOR PAVES PEDESTRIAN PATHWAY
-  PROPERTY LINE
-  TRASH RECYCLING ENCLOSURE
-  NEW TREE PER ARBORIST SPECIFICATION



Private yard to have large pavers with stone in between and tall shrubs at the fence line whats shown here



Native ground cover selected from species list



Native grasses selected from species list

**PROPOSED NATURAL GROUND COVERS (NATIVE SPECIES LIST)**

**GROUND COVERS**

- BEARBERRY, KINNIKINNICK
- SERBIAN BELLFLOWER
- SNOW-IN-SUMMER
- PURPLE-LEAF WINTER CREEPER
- SWEET WOODRUFF
- DAYLILY
- CINQUEFOIL, spring
- CREEPING JUNIPER
- TAM JUNIPER
- VIRGINIA CREEPER
- MOSS PINK
- STONECROP
- WOOLLY THYME
- WOOLLY SPEEDWELL

- (*Arctostaphylos uva-ursi*)
- (*Campanula poscharskyana*)
- (*Cerastium tomentosum*)
- (*Euonymus fortunei 'Colorata'*)
- (*Galium odoratum*)
- (*Hemerocallis*)
- (*Potentilla tabernaemontanii*)
- (*Juniperus horizontalis*) (\*)
- (*Juniperus sabina 'Tamariscifolia'*) (\*)
- (*Parthenocissus*)
- (*Phlox subulata*)
- (*Sedum, spp.*)
- (*Thymus pseudolanuginosus*)
- (*Veronica incana*)

**GRASSES**

- INDIAN RICE GRASS
- NEEDLEGRASS
- NEEDLE AND THREAD GRASS
- GREAT BASIN WILD RYE
- CREEPING WILD RYE
- ALKALI SACATON

- (*Achnatherum hymenoides*) (N)
- (*Achnatherum spp.*) (N)
- (*Hesperostipa comata*) (N)
- (*Leymus cinereus*) (N)
- (*Leymus triticoides*) (N)
- (*Sporobolus airoides*) (N)

SIGNATURES:

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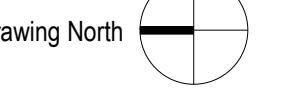
DATE:

SHEET TITLE:

SITE  
PLANTING

SHEET NUMBER:

**A102**



SIGNATURES:

3789 MAIN  
3789 Main St  
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TERRA BLANCA

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ENTITLEMENT

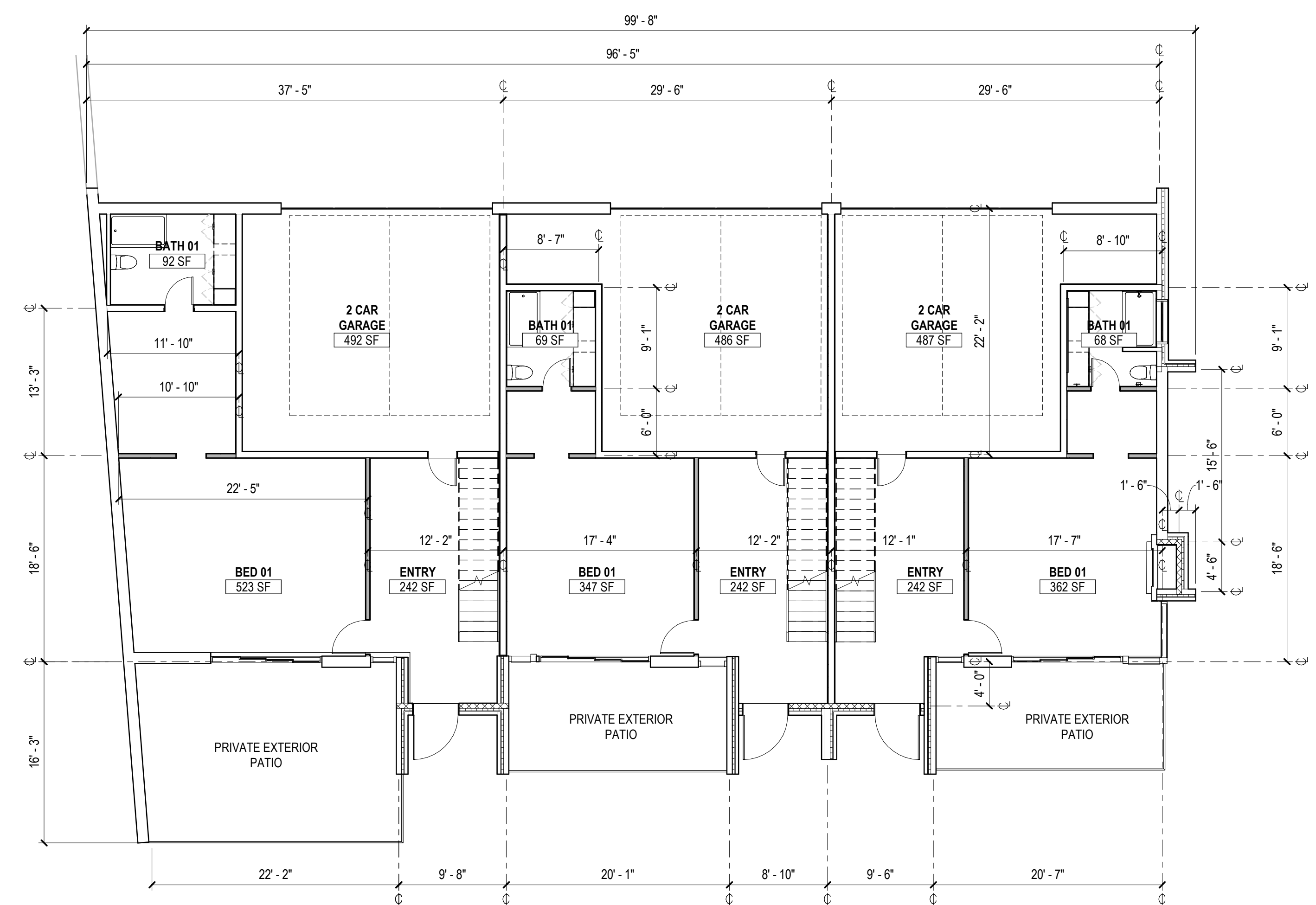
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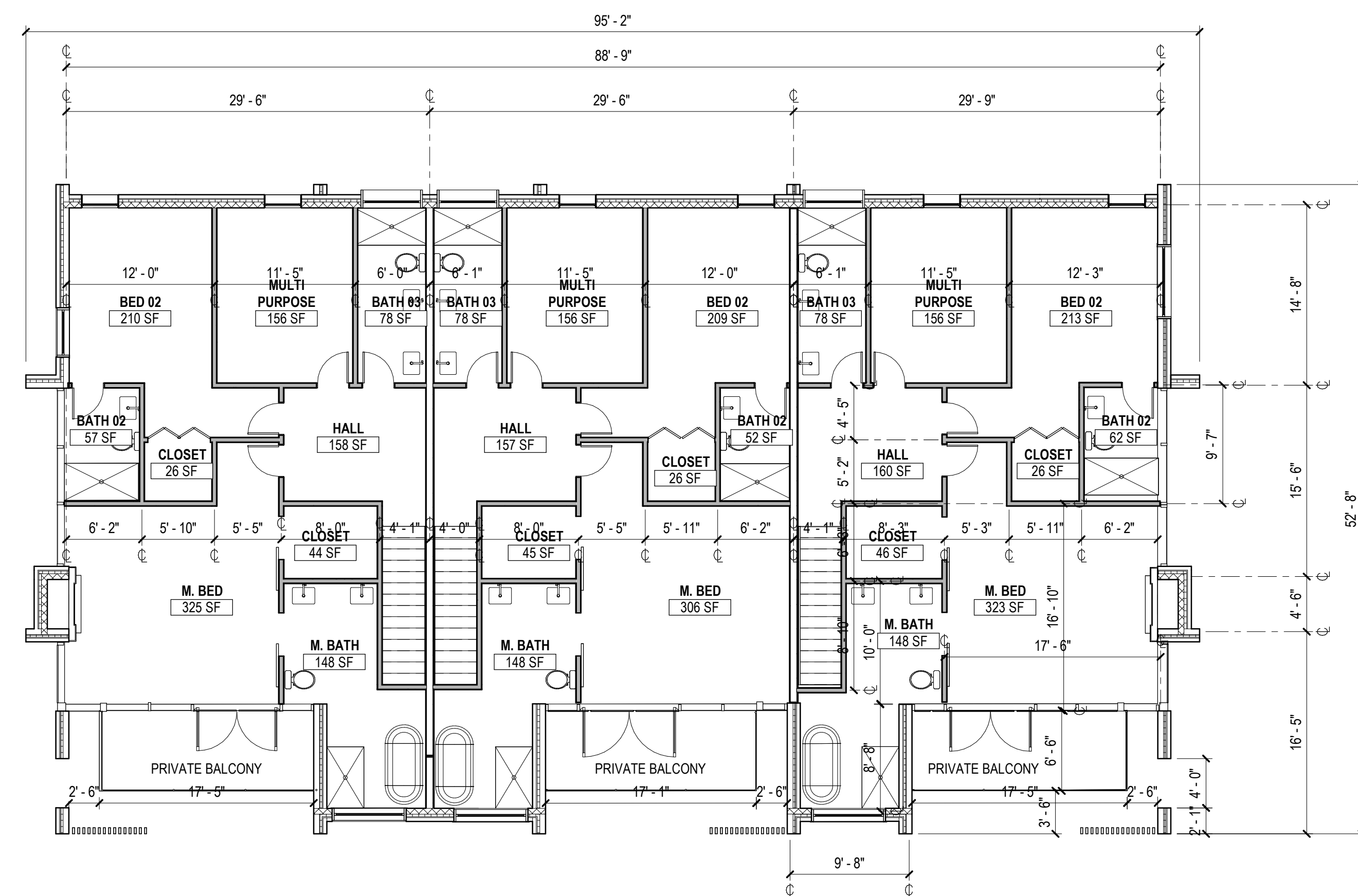
BLDG 1 -  
FLOOR  
PLANS

SHEET NUMBER:

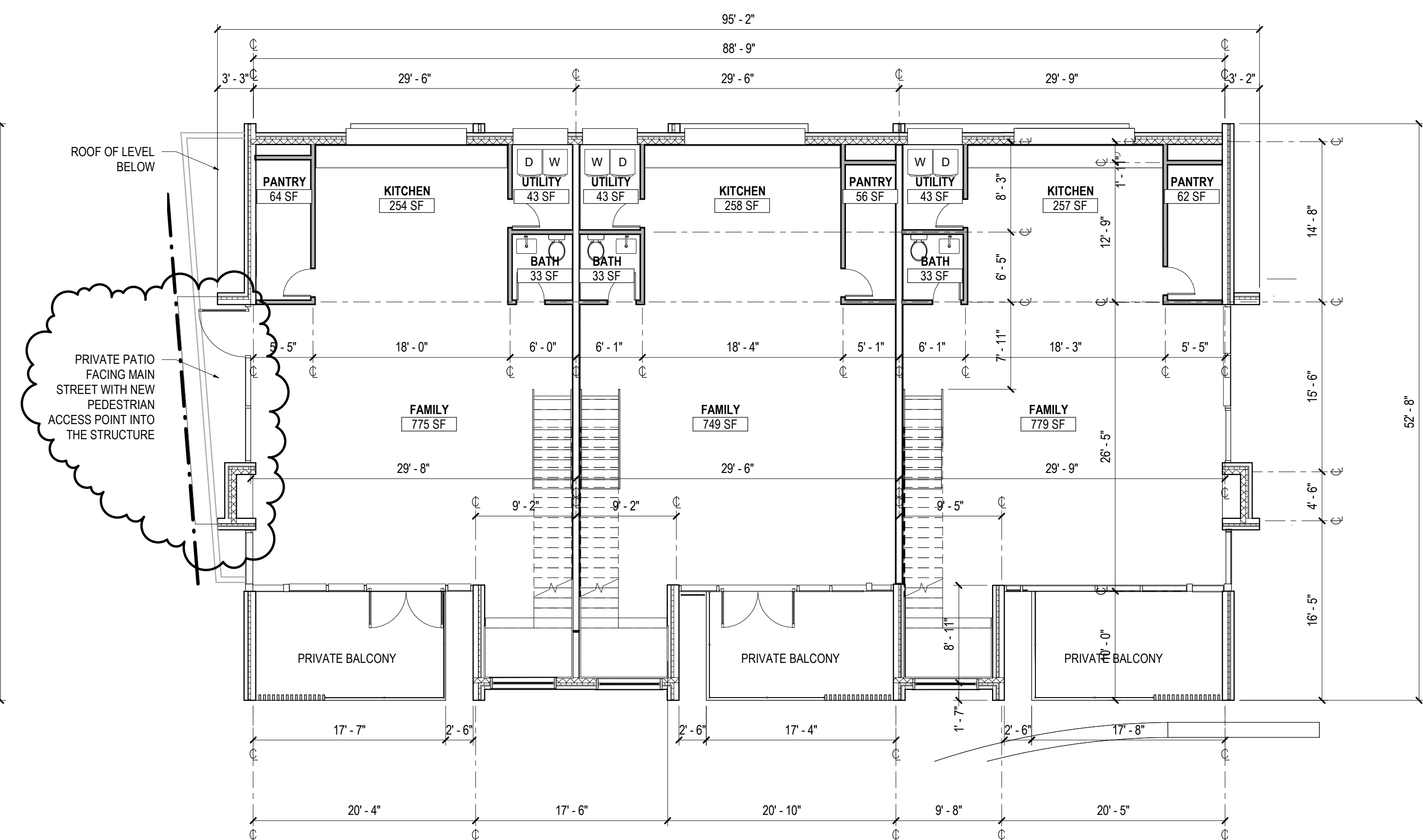
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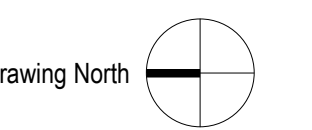
01 BUILDING 1 - LEVEL 01  
SCALE: 1/8" = 1'-0"



03 BUILDING 1 - LEVEL 03  
SCALE: 1/8" = 1'-0"



02 BUILDING 1 - LEVEL 02  
SCALE: 1/8" = 1'-0"



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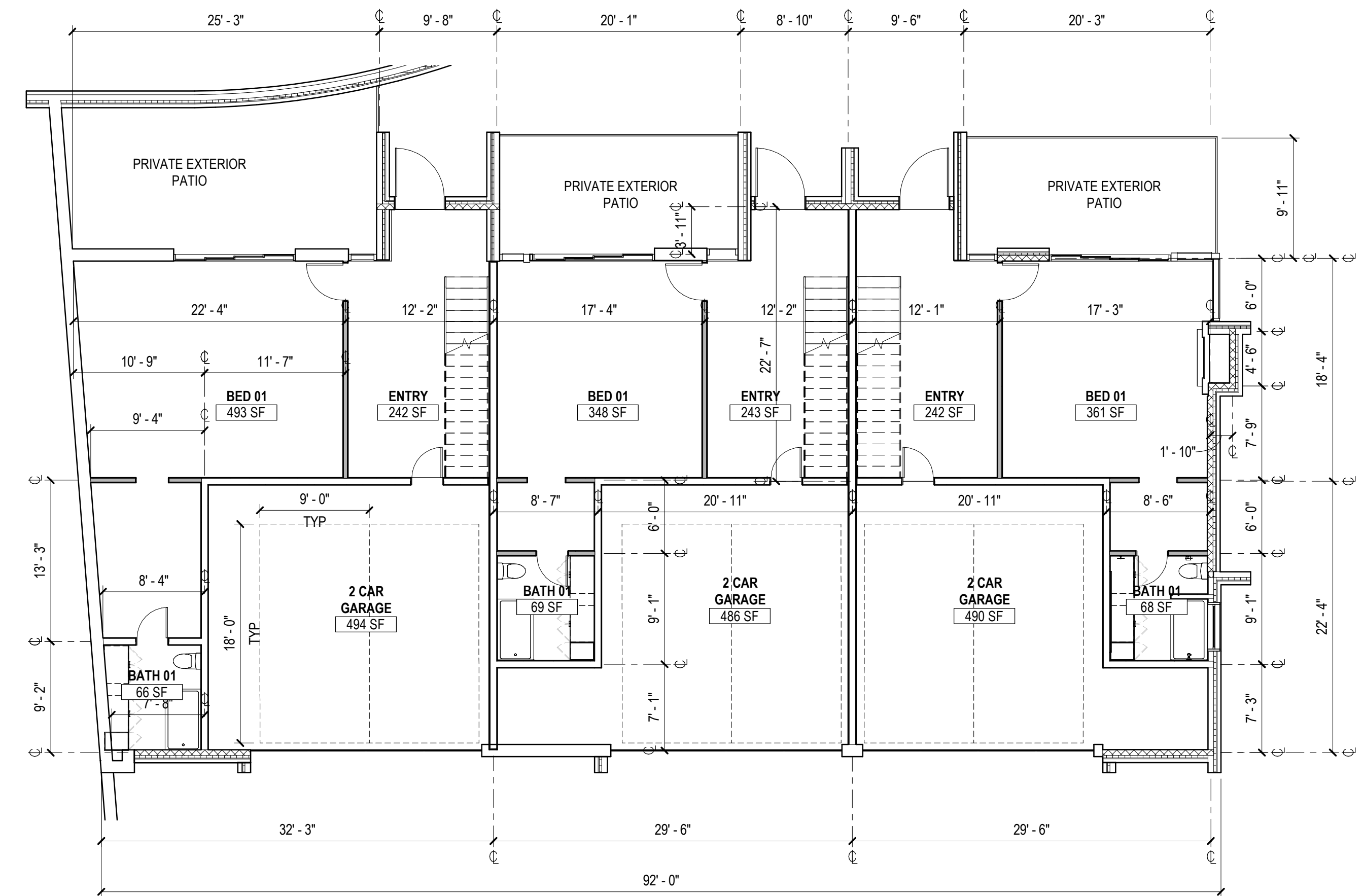
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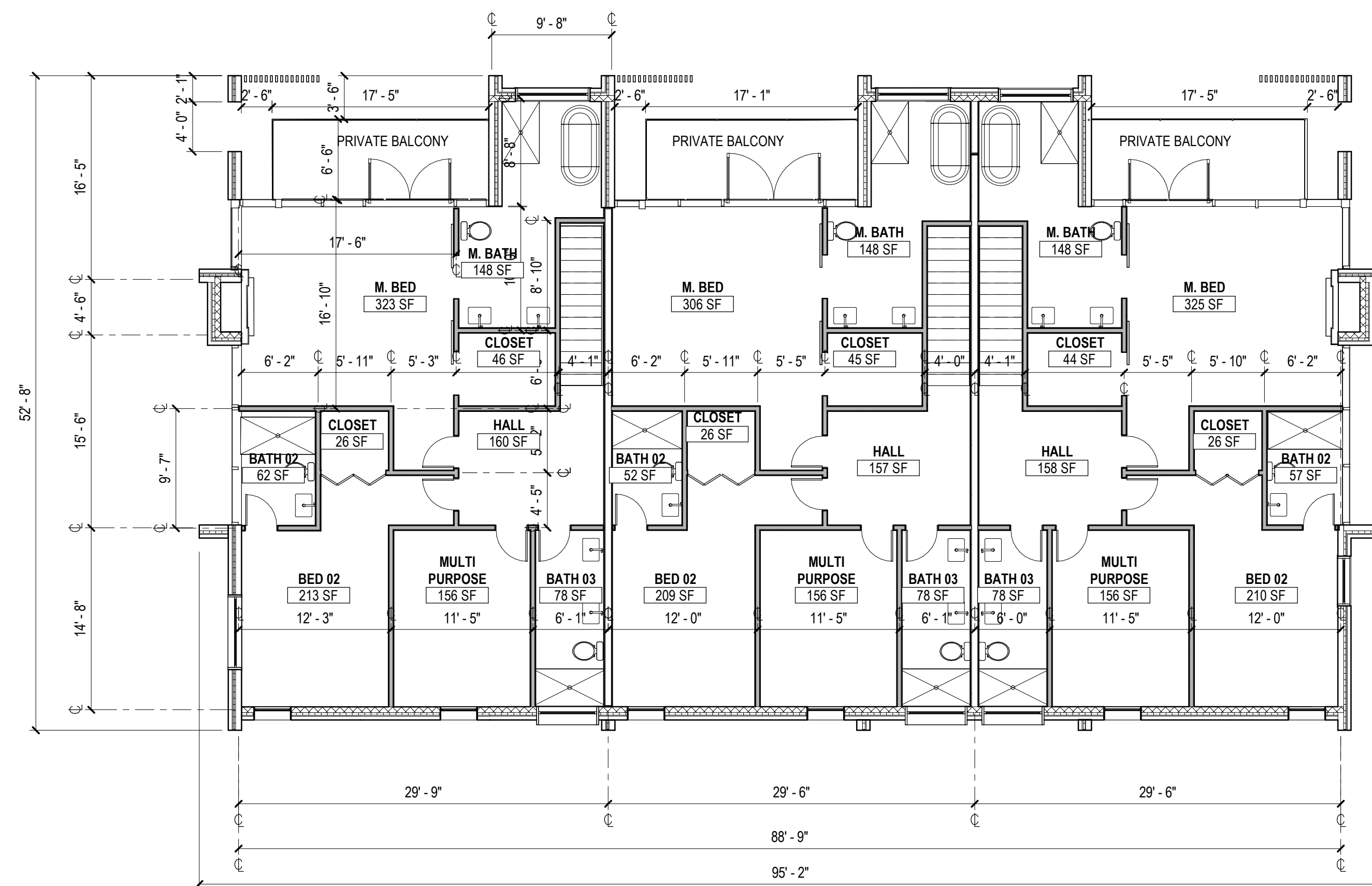
**BLDG 2 -  
FLOOR  
PLANS**

SHEET NUMBER:

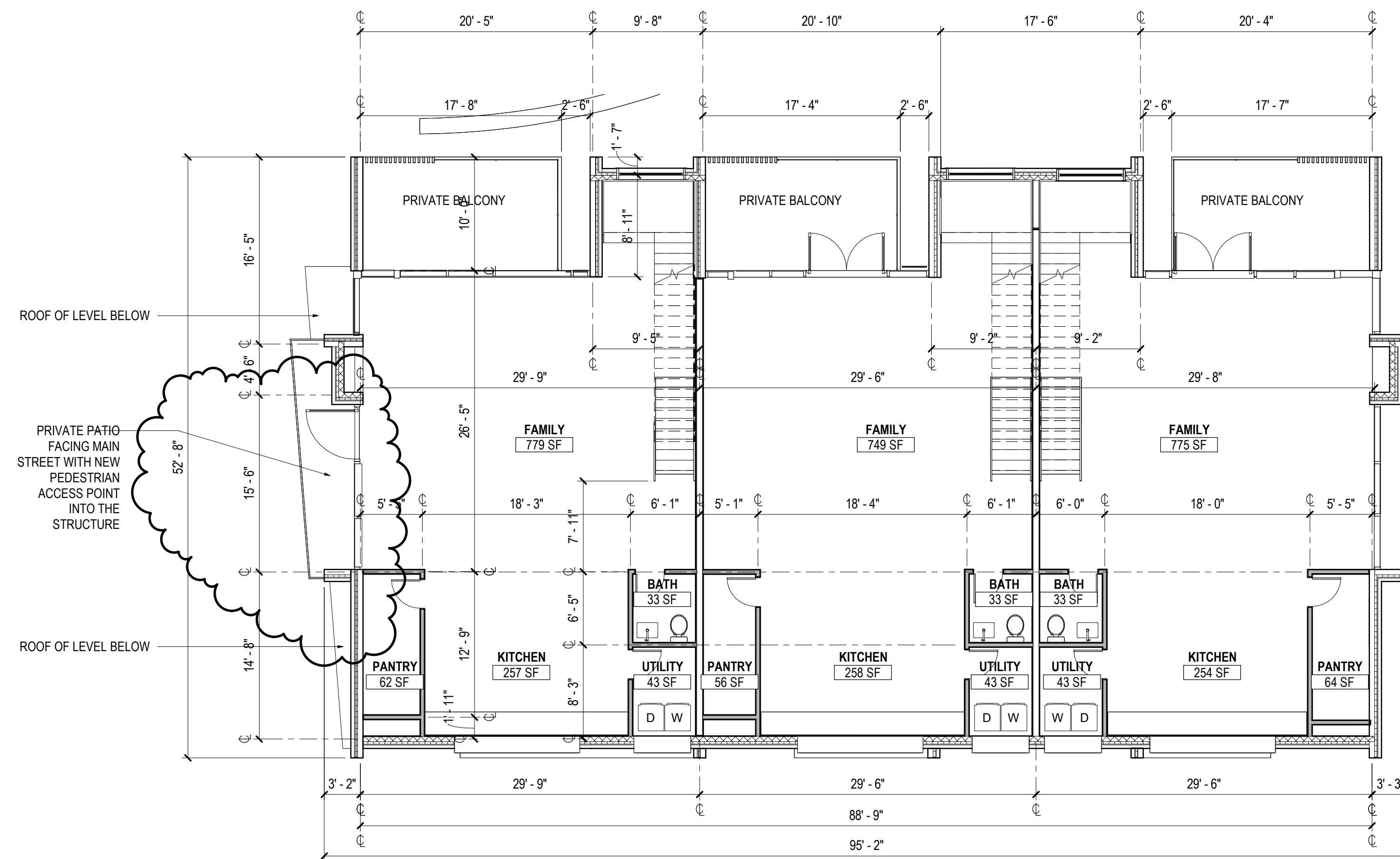
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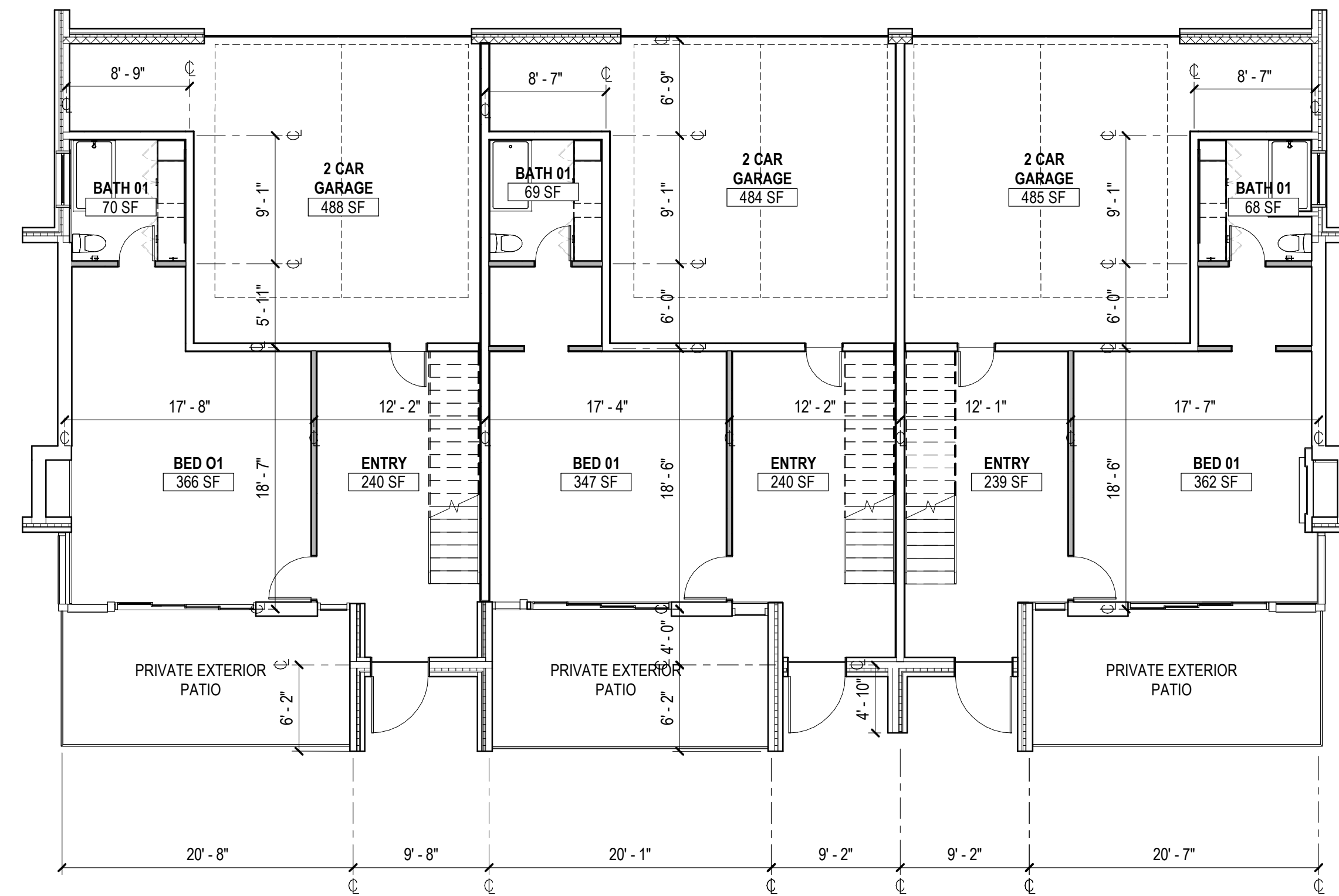
**01 BUILDING 2 - LEVEL 01**  
SCALE: 1/8" = 1'-0"



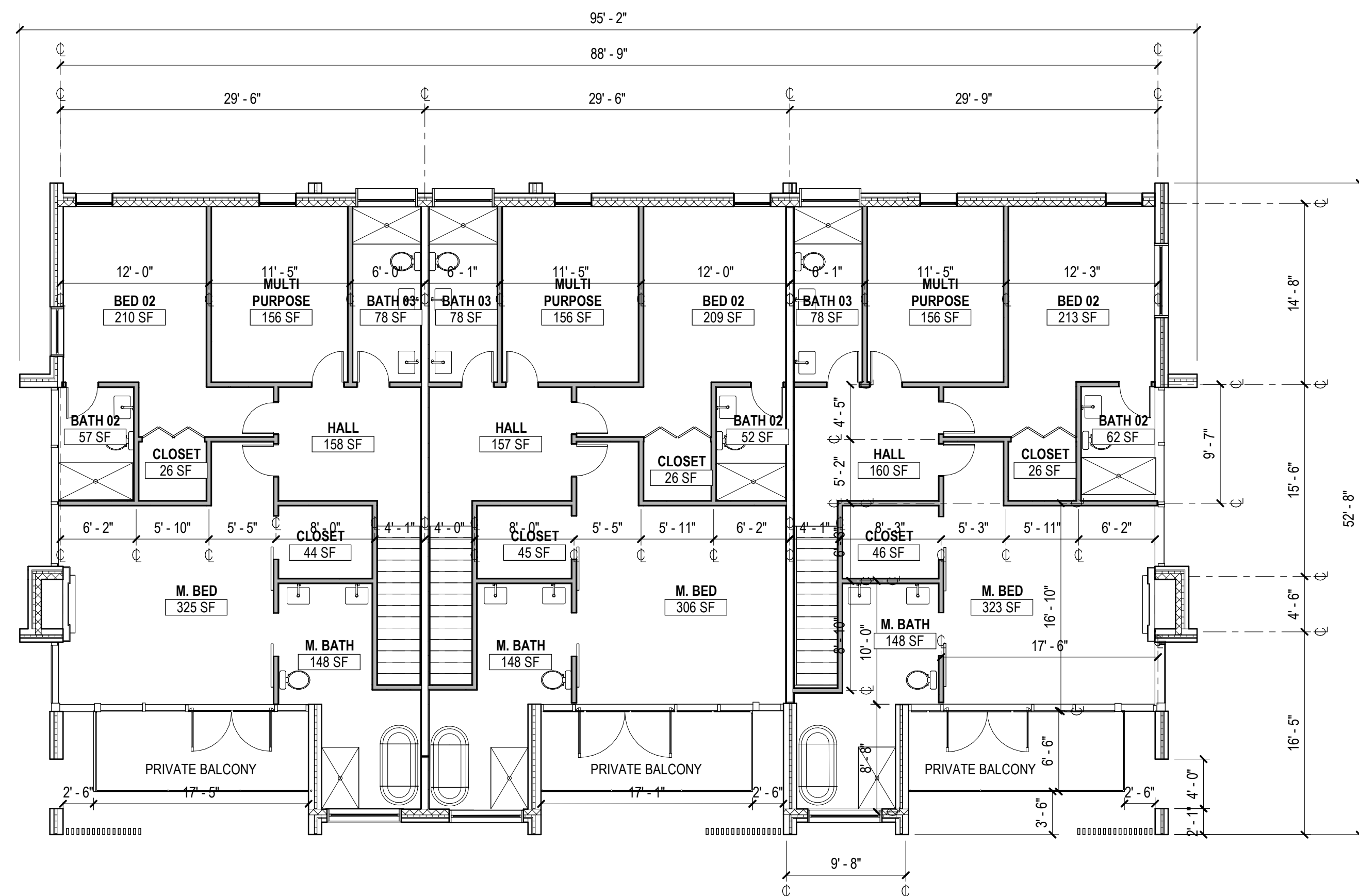
**3 BUILDING 2 - LEVEL 03**  
SCALE: 1/8" = 1'-0"



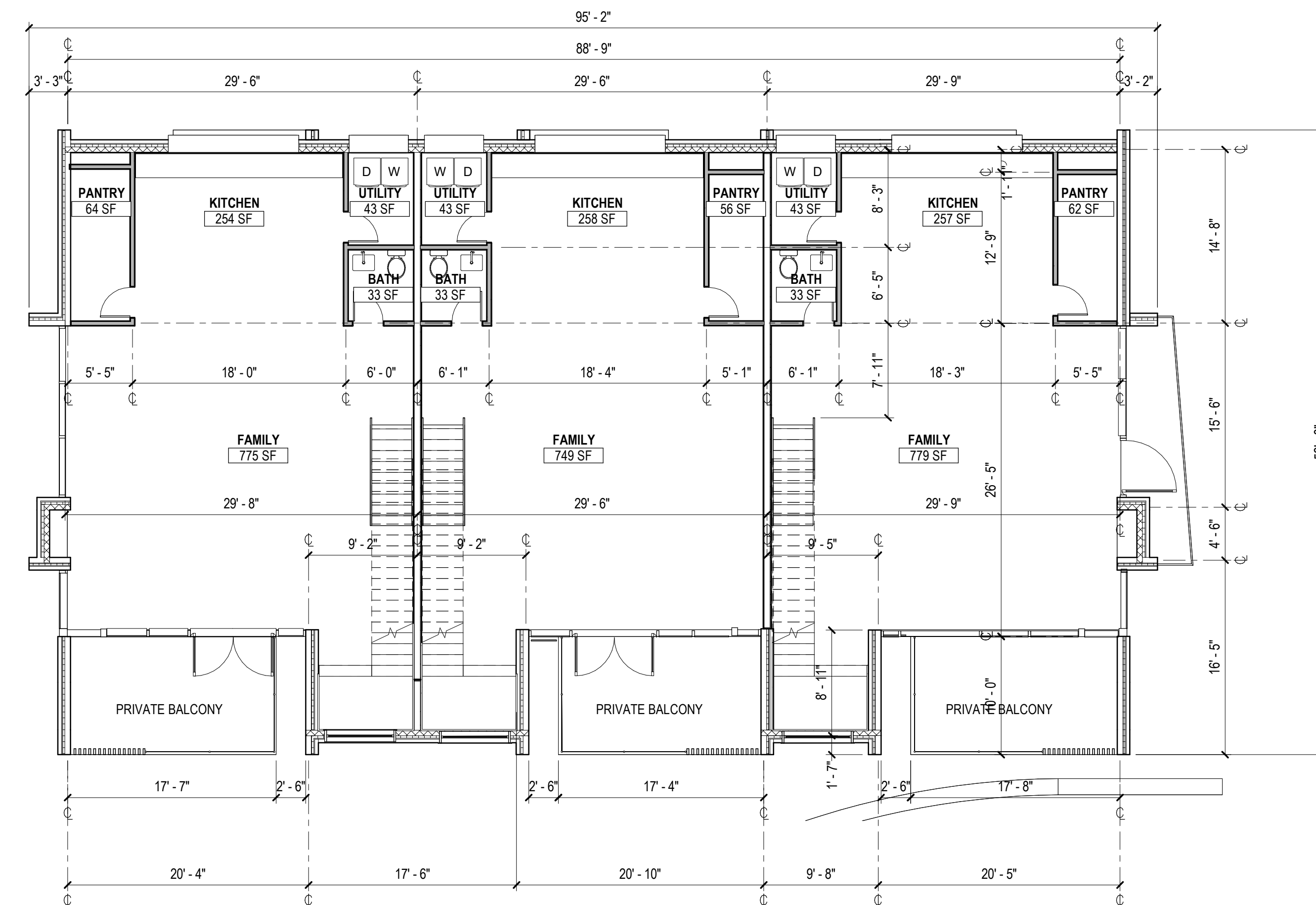
**2 BUILDING 2 - LEVEL 02**  
SCALE: 1/8" = 1'-0"



**1** BLDG 3 - LEVEL 01  
SCALE: 1/8" = 1'-0"



**3** BLDG 3 - LEVEL 03  
SCALE: 1/8" = 1'-0"



**2** BLDG 3 - LEVEL 02  
SCALE: 1/8" = 1'-0"

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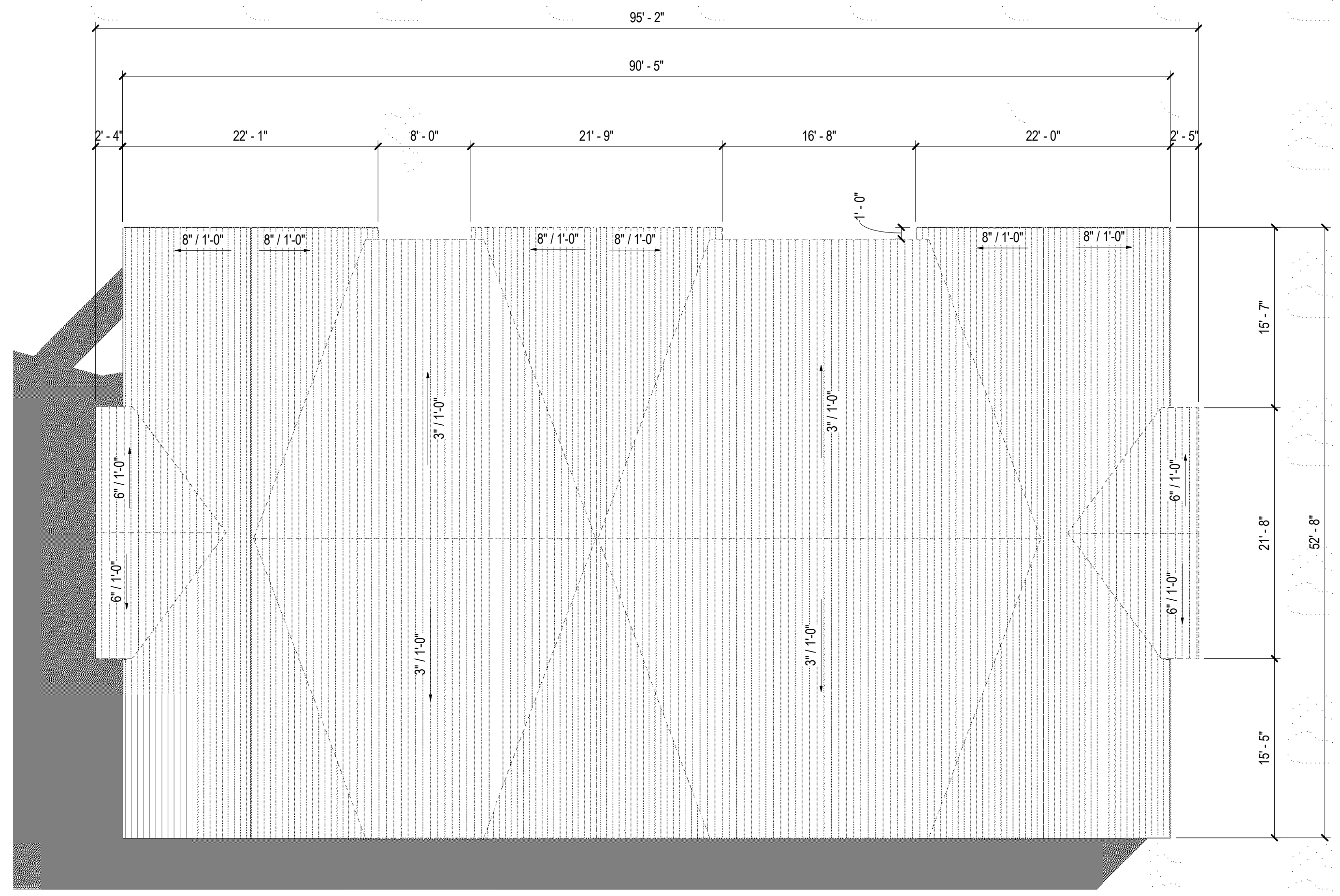
PROJECT STATUS:  
ENTITLEMENT

DATE:

SHEET TITLE:  
BLDG 3 & 4 -  
FLOOR PLAN

SHEET NUMBER:  
**A202**





**1 ROOF PLAN -TYPICAL**  
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET  
UNIT B  
SAN DIEGO CA 92109

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TERRA BLANCA

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SHEET TITLE:

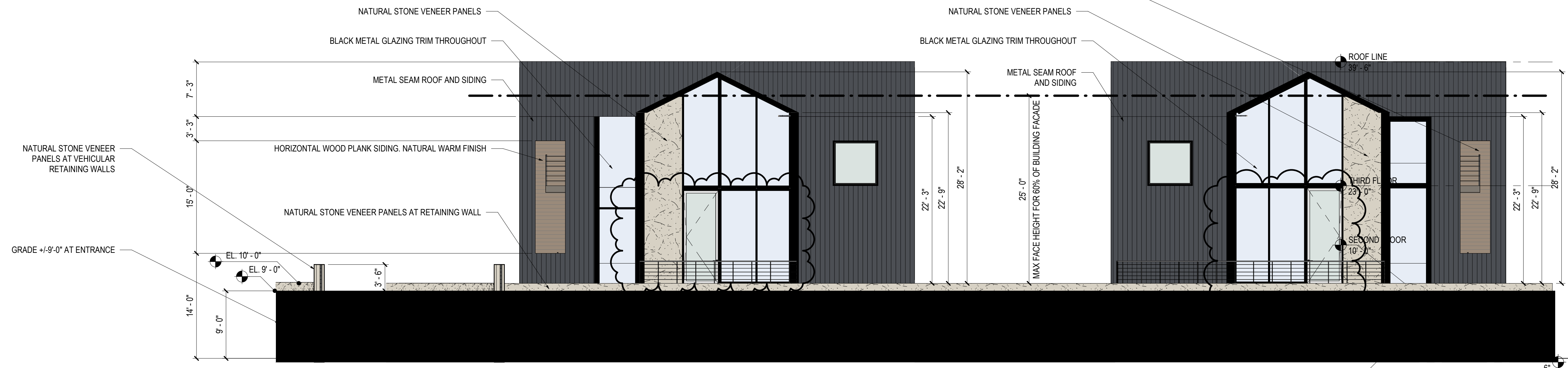
**ROOF PLAN  
TYP.**

SHEET NUMBER:

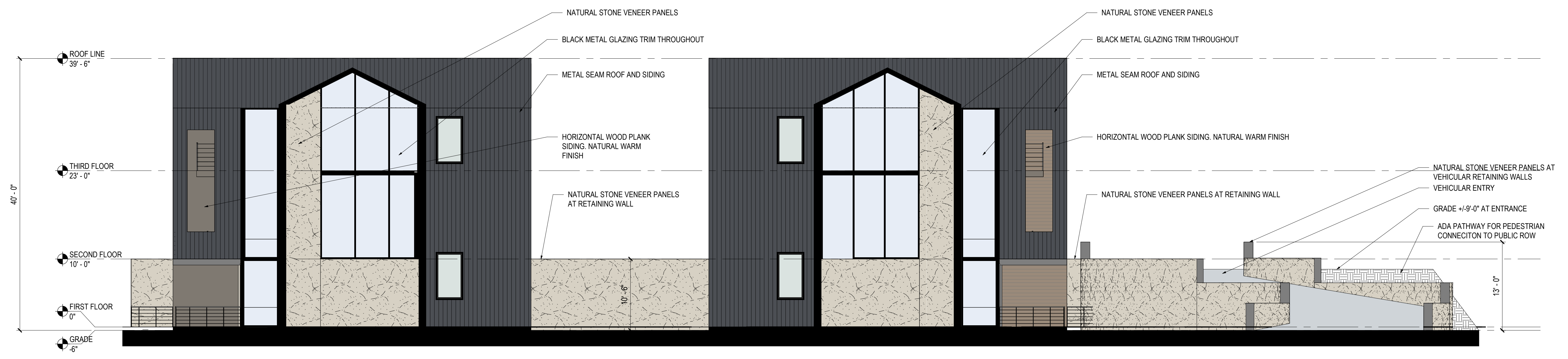
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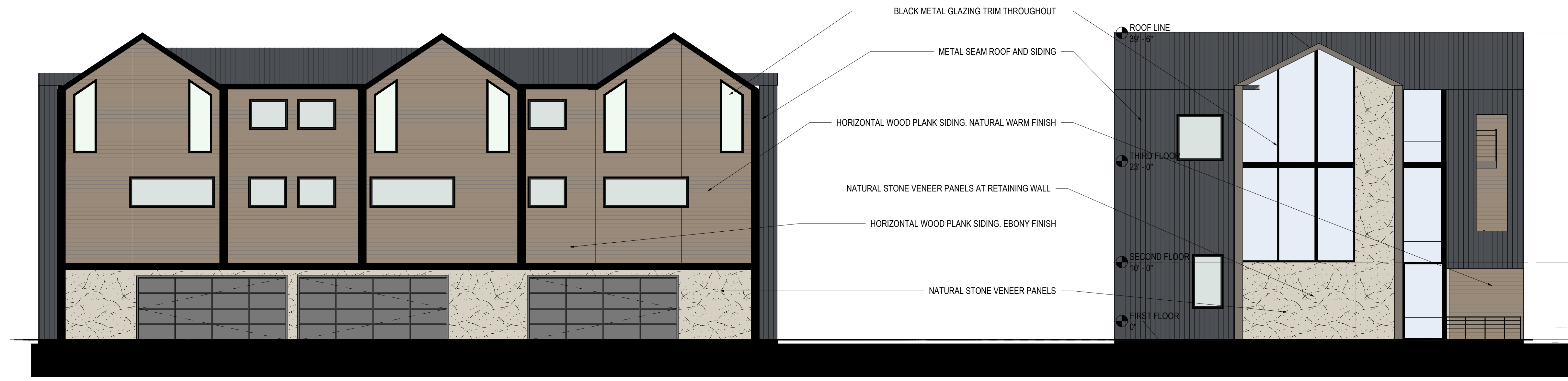
NOTE:  
ALL ROOF EAVES SHALL  
BE REQUIRED TO HAVE  
SNOW RESTRAINT  
DEVICES/SNOW RAILS  
INSTALLED TO PREVENT  
SNOW SHEDDING



**1** SITE ELEVATION - BLDG 1 & 2 NORTH  
SCALE: 1/8" = 1'-0"



**2** SITE ELEVATION - BLDG 1 & 2 SOUTH  
SCALE: 1/8" = 1'-0"



**3** SITE ELEVATION - BLDG 3 & 4 SOUTH  
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD  
**TERRA BLANCA**  
3946 HAINES STREET  
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TERRA BLANCA

PROJECT STATUS:  
ENTITLEMENT

DATE:

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A500**

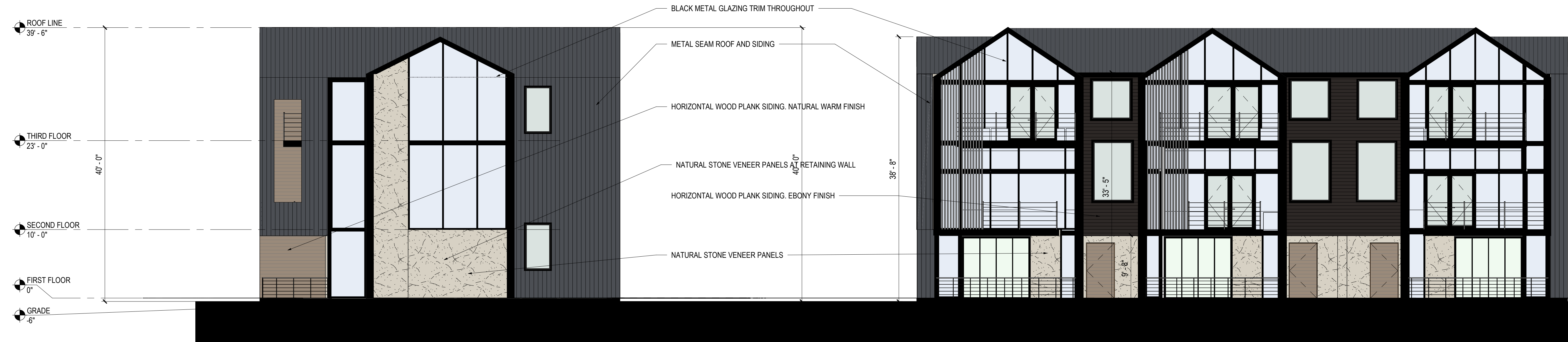
1/10/2022 6:53:26 PM

NOTE:  
ALL ROOF EAVES SHALL  
BE REQUIRED TO HAVE  
SNOW RESTRAINT  
DEVICES/SNOW RAILS  
INSTALLED TO PREVENT  
SNOW SHEDDING

ROOF LINE  
39'-6"  
THIRD FLOOR  
23'-0"  
SECOND FLOOR  
10'-0"  
FIRST FLOOR  
0"  
GRADE  
-6"



**1** SITE ELEVATION - BLDG 1 & 3 WEST  
SCALE: 1/8" = 1'-0"



**4** BLDG 3 & 4 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3** BUILDING 1 -EAST  
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD  
TERRA BLANCA  
3946 HAINES STREET  
UNIT B  
SAN DIEGO CA 92109

SIGNATURES:

**3789 MAIN**  
3789 Main St  
Mammoth Lakes, CA 93546

OWNER:  
TERRA BLANCA

PROJECT STATUS:  
ENTITLEMENT

DATE:

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A501**

1/10/2022 6:53:30 PM



ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET  
UNIT B  
SAN DIEGO CA 92109

SIGNATURES:

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3789 Main St  
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

RENDERINGS

SHEET NUMBER:

**A900**

1/10/2022 6:58:30 PM



ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET  
UNIT B  
SAN DIEGO CA 92109

SIGNATURES:

**3789 MAIN**  
3789 Main St  
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OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

RENDERINGS

SHEET NUMBER:

**A901**

1/10/2022 6:53:34 PM







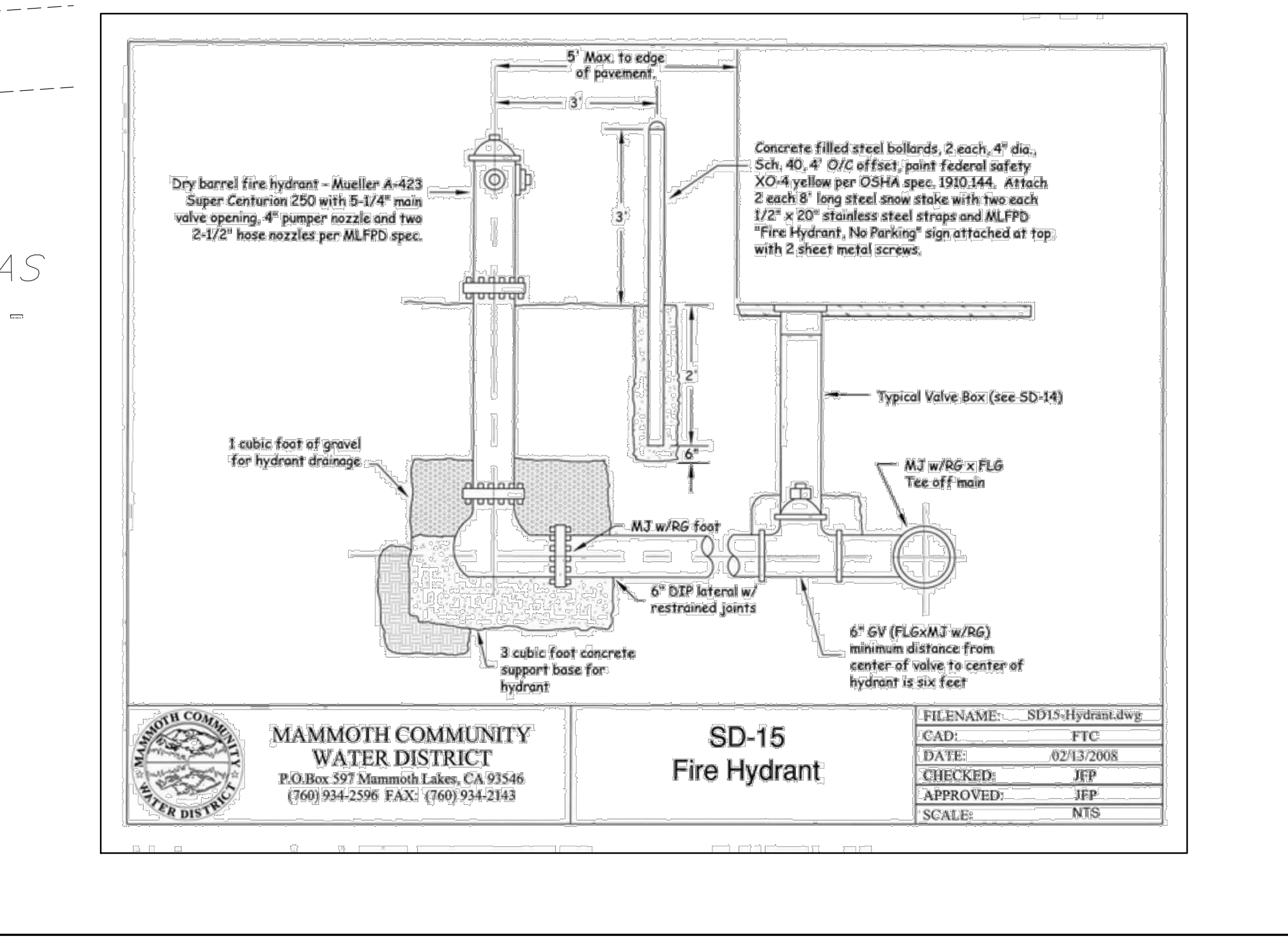
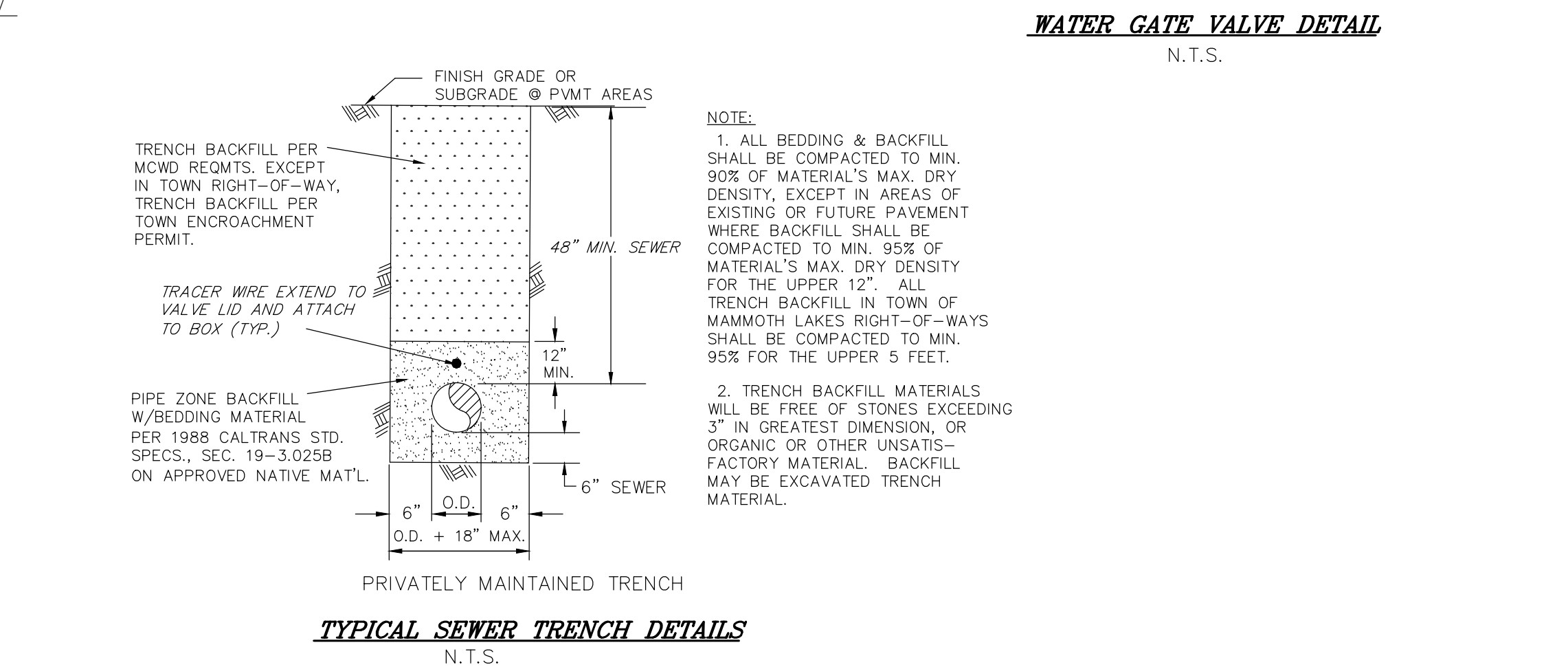
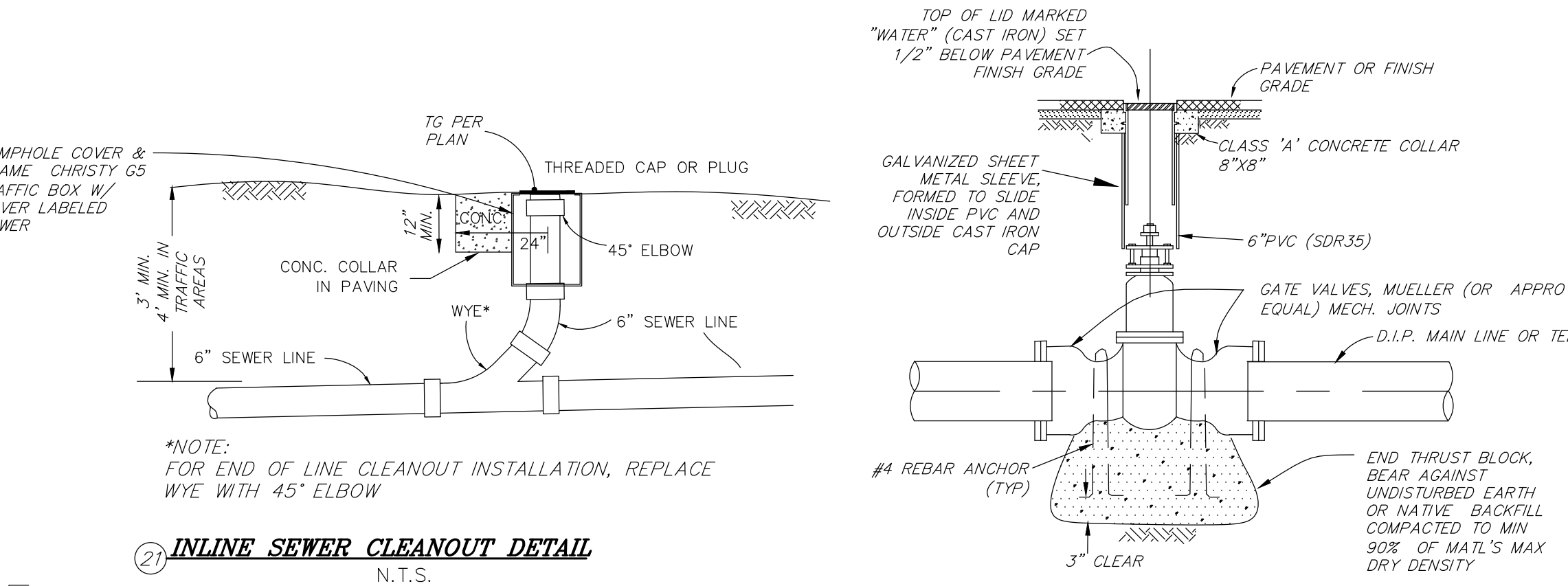
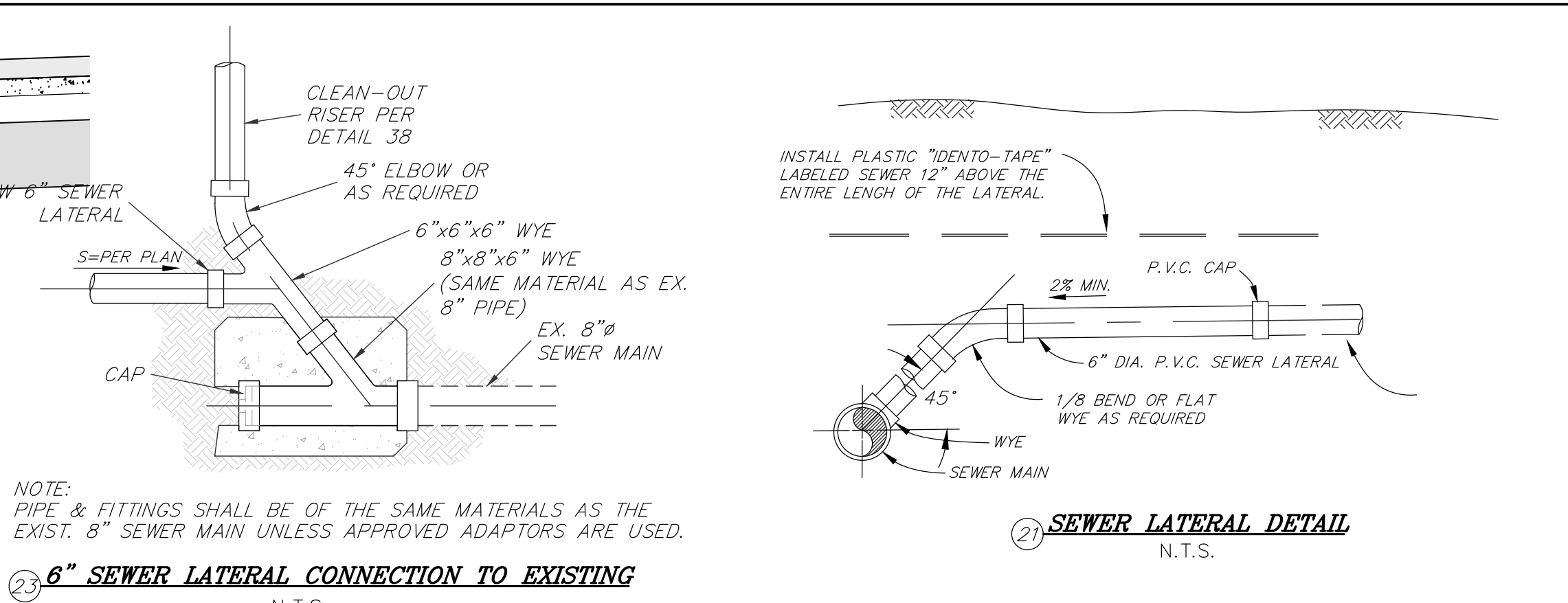
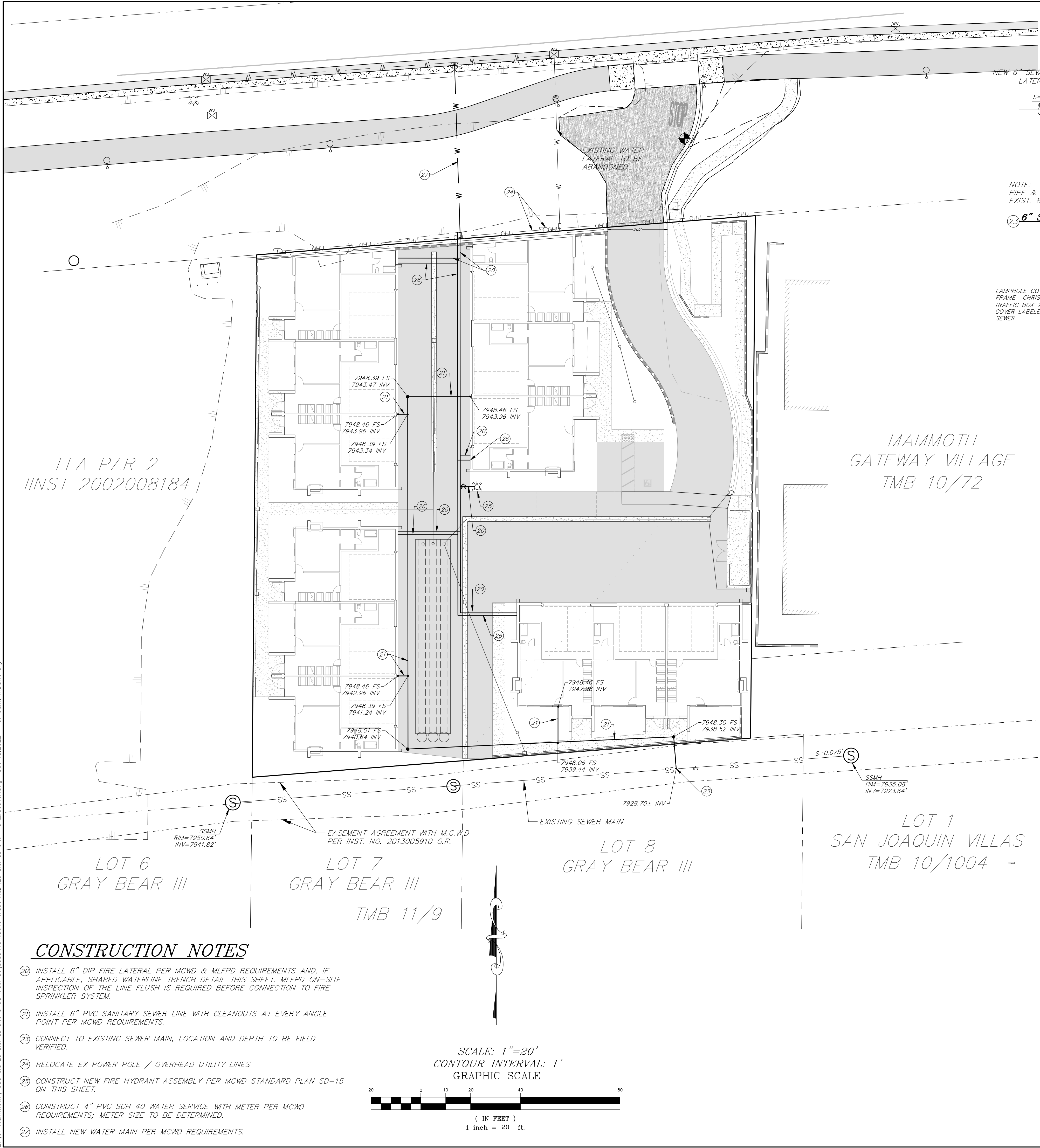


REVISIONS:

NO.	DATE	BY

PREPARED FOR:

3789 MAIN STREET
   
 CONCEPTUAL SITE UTILITIES
   
 TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

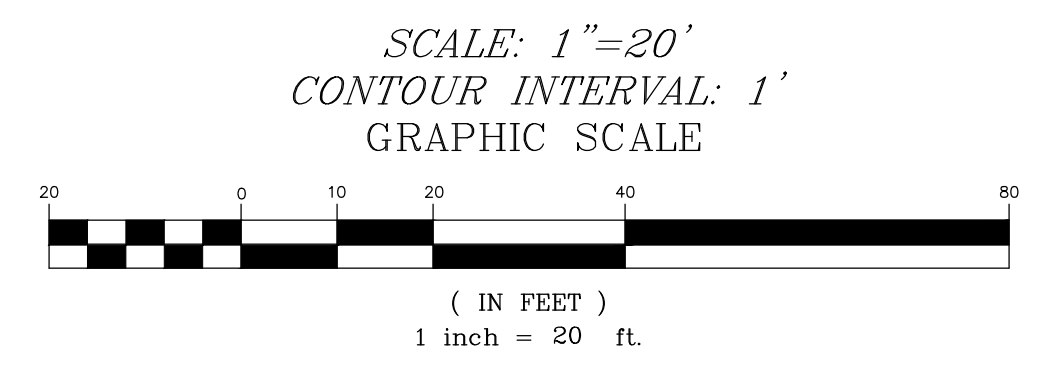


LLA PAR 2  
INST 2002008184

MAMMOTH  
GATEWAY VILLAGE  
TMB 10/72

LOT 1  
SAN JOAQUIN VILLAS  
TMB 10/1004

- CONSTRUCTION NOTES**
- 20 INSTALL 6" DIP FIRE LATERAL PER MCWD & MLFPD REQUIREMENTS AND, IF APPLICABLE, SHARED WATERLINE TRENCH DETAIL THIS SHEET. MLFPD ON-SITE INSPECTION OF THE LINE FLUSH IS REQUIRED BEFORE CONNECTION TO FIRE SPRINKLER SYSTEM.
  - 21 INSTALL 6" PVC SANITARY SEWER LINE WITH CLEANOUTS AT EVERY ANGLE POINT PER MCWD REQUIREMENTS.
  - 23 CONNECT TO EXISTING SEWER MAIN, LOCATION AND DEPTH TO BE FIELD VERIFIED.
  - 24 RELOCATE EX POWER POLE / OVERHEAD UTILITY LINES
  - 25 CONSTRUCT NEW FIRE HYDRANT ASSEMBLY PER MCWD STANDARD PLAN SD-15 ON THIS SHEET.
  - 26 CONSTRUCT 4" PVC SCH 40 WATER SERVICE WITH METER PER MCWD REQUIREMENTS; METER SIZE TO BE DETERMINED.
  - 27 INSTALL NEW WATER MAIN PER MCWD REQUIREMENTS.



Z:\01\_Mammoth\4355 - old La Sierras Main st Local Tentative Tract Map\La Sierras Civil Plan - recover.dwg - 9:18am, mparavinsky



