



# Conover Garage

## CODE COMPLIANCE

2022 CBC  
 2022 CRC  
 2022 CPC  
 2022 CMC  
 2022 CEC  
 2022 CA ENERGY CODE  
 2022 CA GREEN BUILDING CODE  
 TOML MUNICIPAL CODE

JURISDICTION  
 MAMMOTH LAKES BUILDING DIVISION  
 (760)965-3630

CONSTRUCTION TYPE: **VB (NON-SPRINKLERED)**

OCCUPANCY TYPE: **R-3/U**  
 # OF STORIES: **TWO**  
 FIRE SPRINKLERS: **NOT REQUIRED**

## SCOPE OF WORK

GARAGE ADDITION.

436 MAMMOTH KNOLLS DR  
 APN# 039-050-027  
 CURRENT ZONING CLASSIFICATION: R5F  
 (RESIDENTIAL SINGLE FAMILY)  
 LOT SIZE: 7,666 SF  
 (.17 ACRES)

FRONT SETBACK: 20 FT  
 SIDE/REAR SETBACKS: 10 FT

## BUILDING AREA CALCULATIONS

CONDITIONED PROPOSED AREA + (E) BUILDING		
Type	Area	
<b>Existing</b>		
LOWER LEVEL DWELLING	726	
MAIN LEVEL DWELLING	768	
LOFT DWELLING	432	
	<b>1,926 ft<sup>2</sup></b>	

## UNCONDITIONED PROPOSED AREA + (E) BUILDING

Area		
<b>Existing</b>		
MAIN LEVEL DECKS	64	
<b>New</b>		
MAIN LEVEL DECKS	224	
GARAGE GARAGE	696	
	<b>984 ft<sup>2</sup></b>	
<b>TOTAL BUILDING AREA</b>	<b>2,910 SF</b>	

## GROUND COVER CALCULATIONS

EXISTING LOT SIZE:	7,666 SF
ALLOWABLE GROUND COVER: (40%)	<b>3,066 SF</b>

AREA	
<b>Existing</b>	
DECKS	64
DWELLING	768
	<b>832 ft<sup>2</sup></b>

<b>New</b>	
DECKS	224
DRIVEWAY	569
GARAGE	696
	<b>1,489 ft<sup>2</sup></b>

<b>To Be Demolished</b>	
DECKS	140
	<b>140 ft<sup>2</sup></b>

PROPOSED GROUND COVER: (TOTAL) **2,181 SF**  
**28.4%**

**SNOW STORAGE**  
 (75% OF 569 SF DRIVEWAY REQUIRED) 426 SF

## INDEX

General
G.00 Cover Sheet
Demolition Plans
AD1.1 Demolition Plan   Main Level
Plans
A1.01 Foundation Plan & Crawl Space
A1.02 Garage Floor Plan & Roof Plan
Elevations
A2.01 Exterior Elevation
A2.02 Exterior Elevation
Building Sections
A3.01 Building Sections

ISSUES/REVISION	DATE
VARIANCE SUB.	01/22/2026

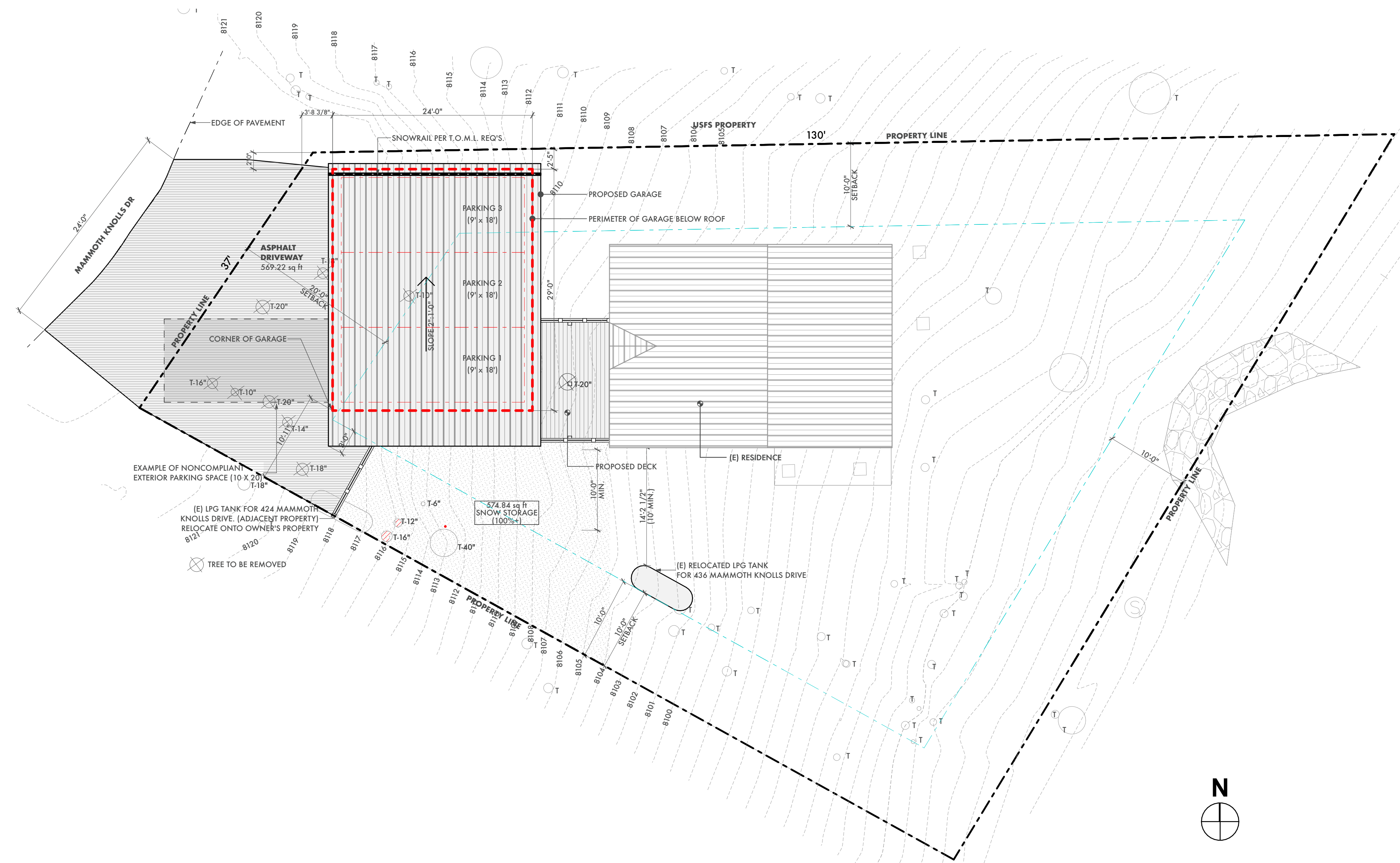
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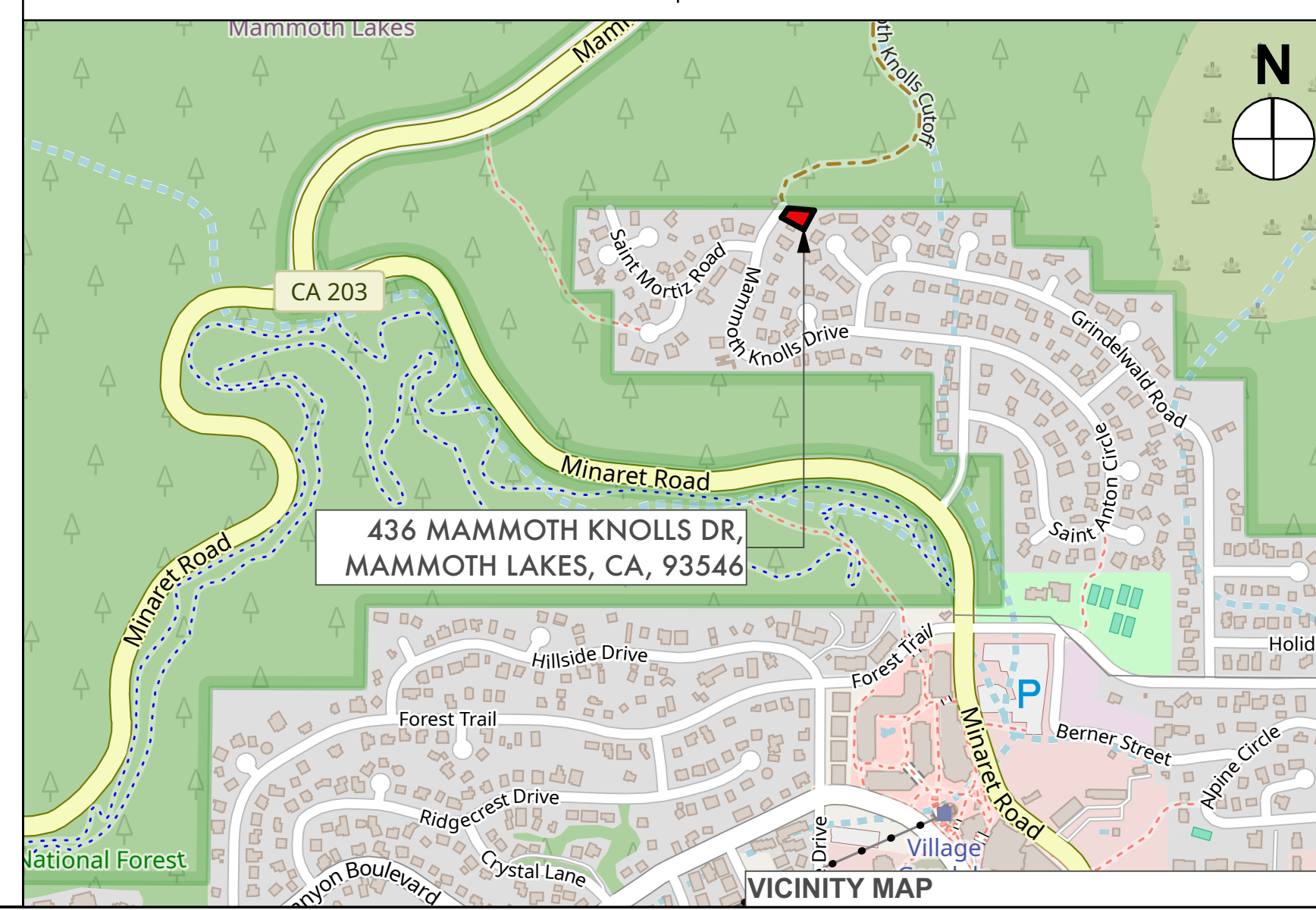
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**1 Site Plan**  
 SCALE: 1/8" = 1'-0"



Project No:	22-25
Designed by:	mb
Drawn by:	ib
Checked by:	mb
Issue Date:	01.22.2026

Sheet Number:  
**G.00**  
 Contents:  
 Cover Sheet

**DEMOLITION NOTES**

1. VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.
2. THE DOCUMENTS ARE BASED ON PHOTOGRAPHS AND SOME EXISTING DRAWINGS. THERE ARE AREAS OF THE BUILDING WHICH HAVE NOT BEEN OBSERVED OR FIELD MEASURED FOR TECHNICAL ACCURACY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL EXISTING CONDITIONS AND DRAWINGS OF THE EXISTING CONDITIONS.
3. IF THE CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER PRIOR TO DEMOLITION OCCURRING.
4. CONTRACTOR TO PROVIDE DUST AND SOUND BARRIERS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP COST FOR DUST AND DEBRIS WHICH MIGRATE INTO EXISTING, ADJACENT SPACES.
5. CONDUCT DEMOLITION ACTIVITIES CLEAN, COMPLETE, AND IN A MANNER SUITABLE FOR NEW FINISHES.
6. PATCH ALL WALL, FLOOR, AND CEILING PENETRATION RESULTING FROM THE REMOVAL OF EXISTING WALLS, DUCTWORK, PIPING, ELECTRICAL RACEWAYS, CEILINGS, ETC.
7. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WORK.
8. REFER TO EXTERIOR ELEVATION PLAN FOR ADDITIONAL DEMOLITION WORK.

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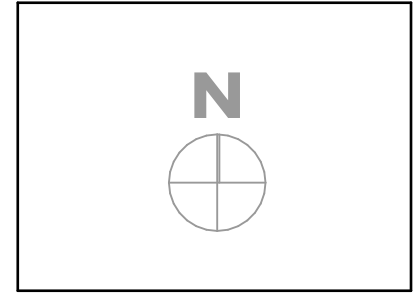
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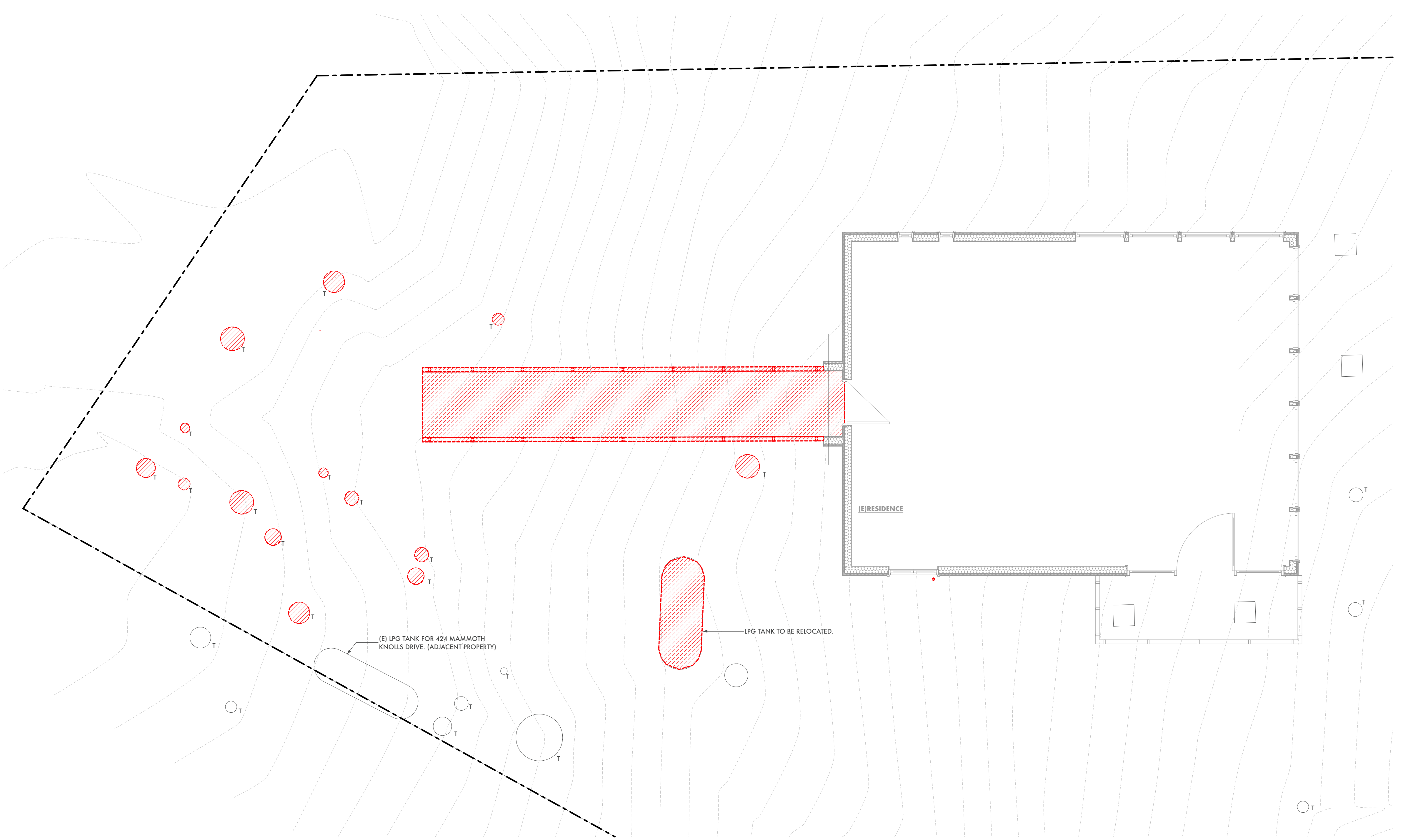


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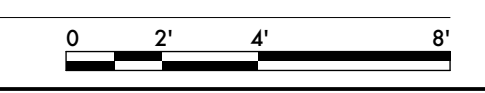
Sheet Number:  
**AD1.1**  
 Contents:  
 Demolition Plan | Main Level

**DEMOLITION PLAN LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING FINISH FLOOR TO BE REMOVED. PREPARE (E) SURFACE FOR NEW FINISHES.
- EXISTING TREE TO BE REMOVED



**1 Demolition Plan | Main Level**  
 SCALE: 1/4" = 1'-0"



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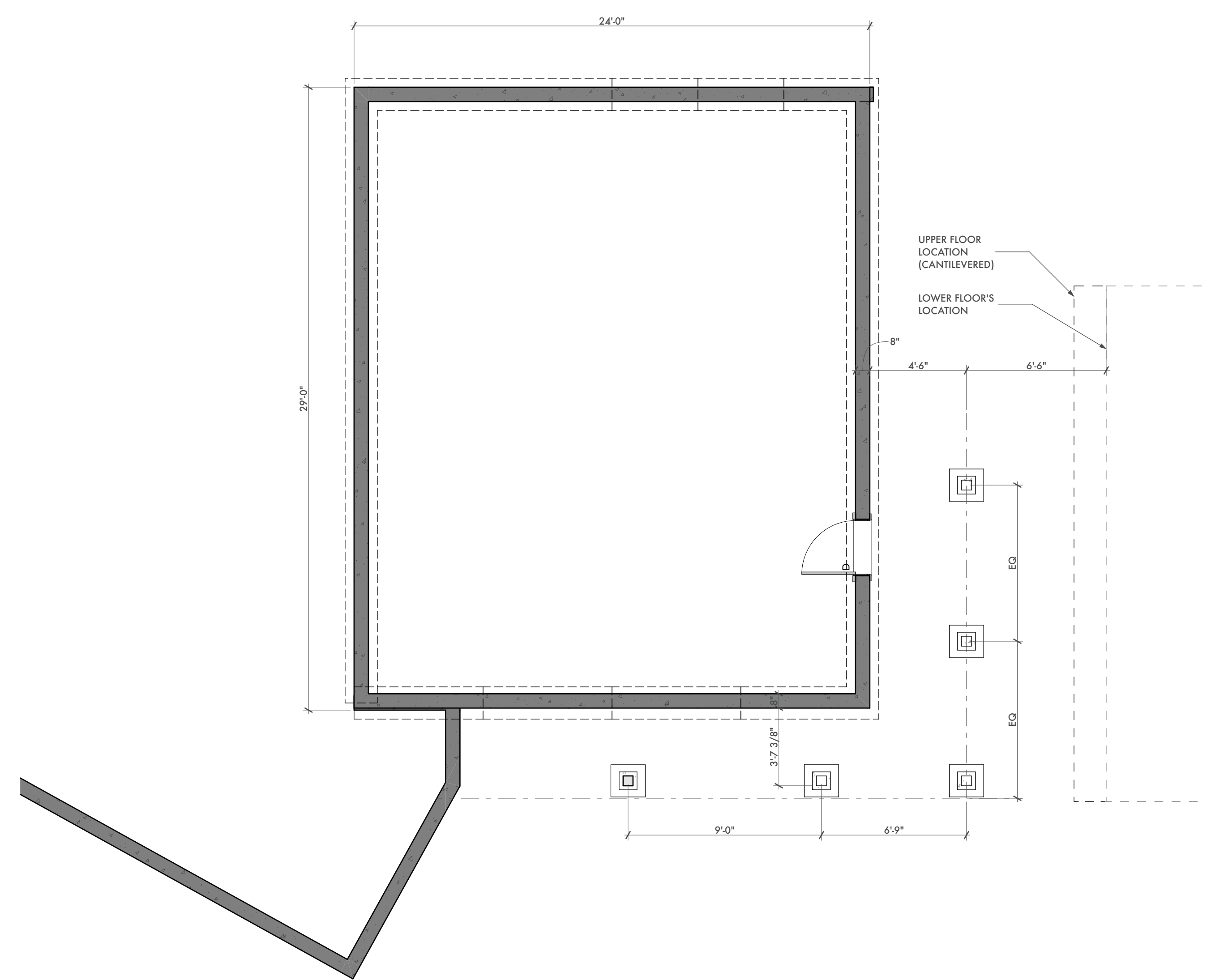
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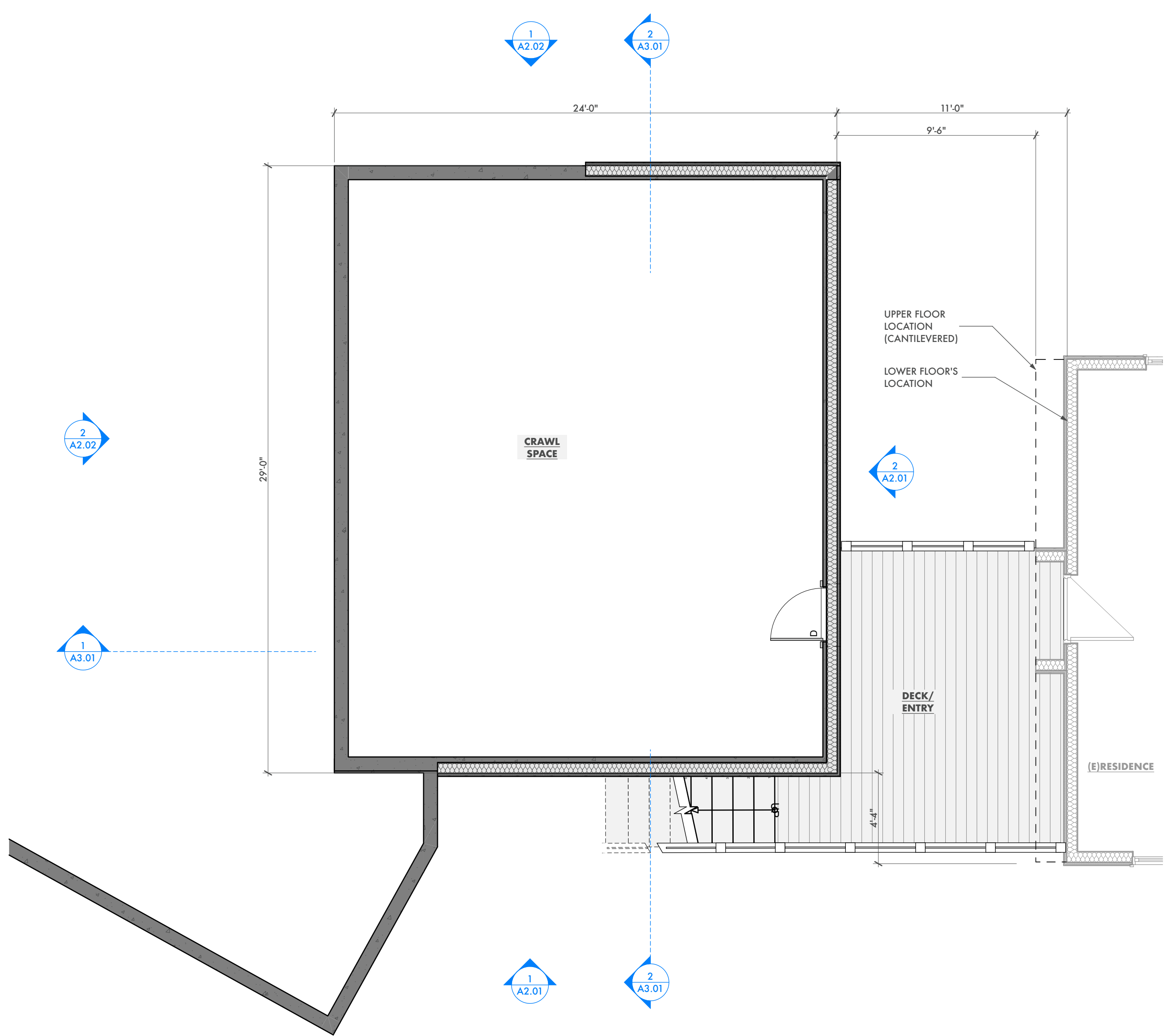
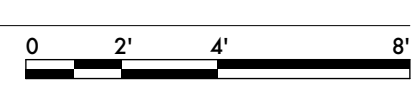
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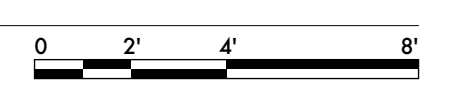
**3 Aerial View**  
 SCALE: 1:1.23



**1 Floor Plan | Foundation**  
 SCALE: 1/4" = 1'-0"



**2 Floor Plan | Crawl Space**  
 SCALE: 1/4" = 1'-0"



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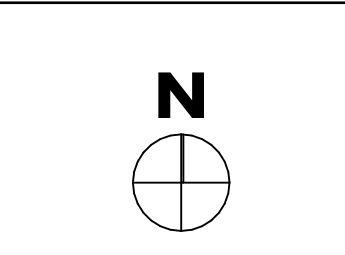


Photo: <b>Variance</b>	Project No:	22-25
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Sheet Number:  
**A1.01**  
 Contents:  
 Foundation Plan & Crawl Space

**DOOR SCHEDULE**

ID	QUANTITY	MFR	OPERATION TYPE	W x H	R.O.	AREA (sq.ft.)	TEMPERED	U-FACTOR	NOTES
A	1		TBD	16'-0" x 8'-0"	16'-4 1/2" x 8'-2 1/4"	128	TBD		
B	1		TBD	8'-0" x 10'-0"	8'-4 1/2" x 10'-2 1/4"	80	TBD		
C	1		TBD	3'-0" x 6'-8"	3'-1 1/2" x 6'-8 3/4"	20	TBD		
D	1		TBD	2'-6" x 6'-8"	2'-7 1/2" x 6'-8 3/4"	17	TBD		
						<b>245 ft<sup>2</sup></b>			

**WINDOW SCHEDULE**

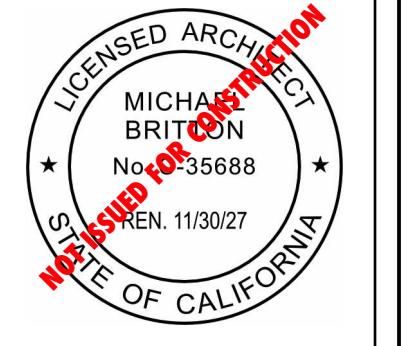
ID	QUANTITY	MFR	OPERATION TYPE	W x H	R.O.	AREA (sq.ft.)	TEMPERED	U-FACTOR	NOTES
W1	2	TBD	Sliding Window	3'-6" x 3'-0"	3'-6 1/2" x 3'-0 1/4"	11	TBD		
						<b>22 ft<sup>2</sup></b>			

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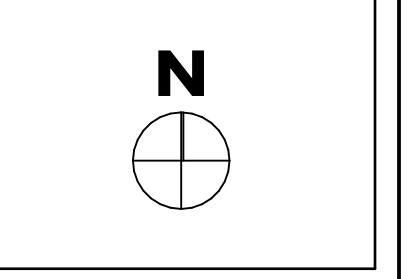
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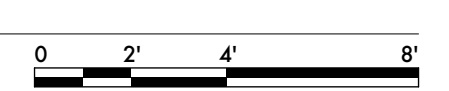
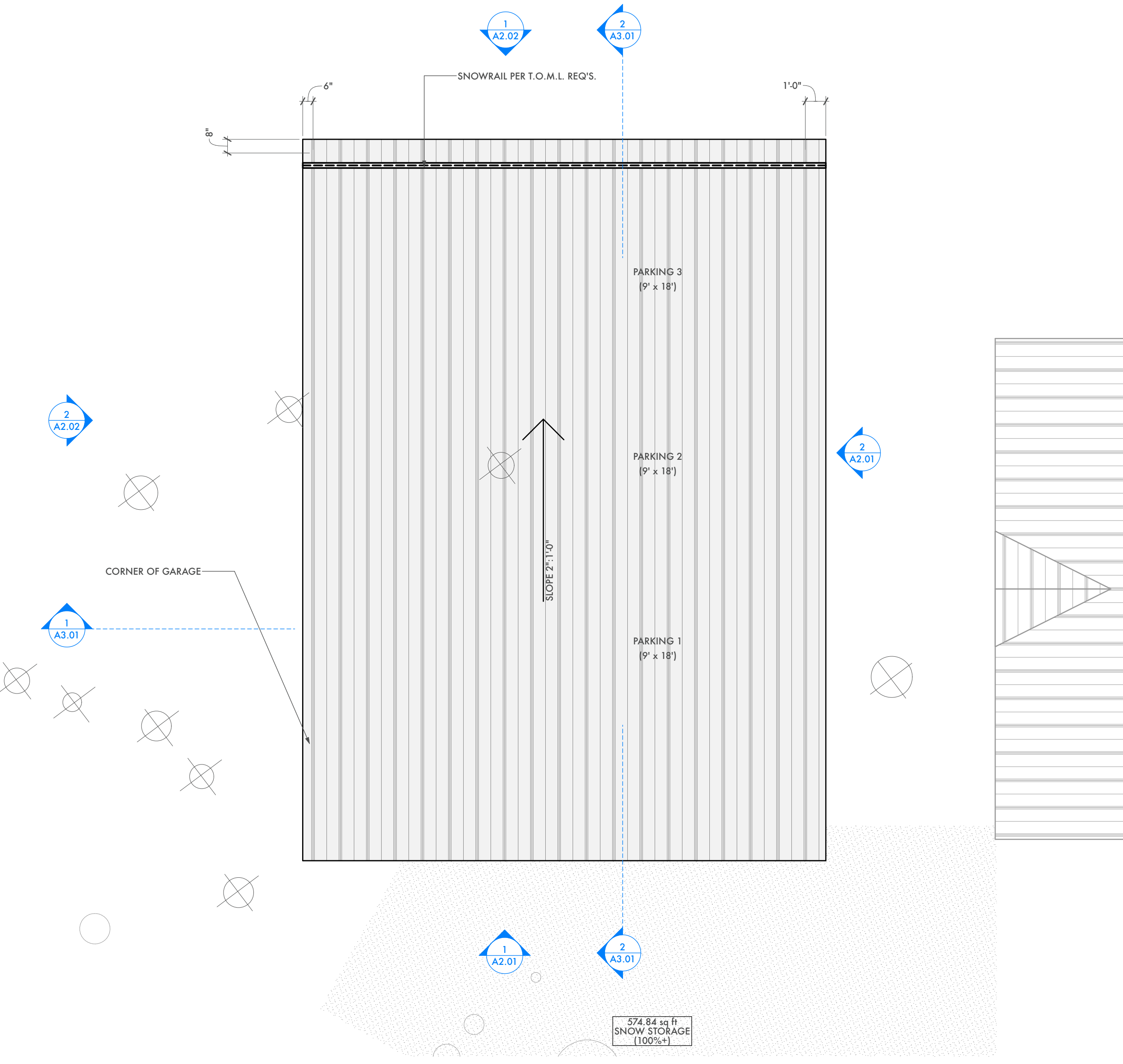
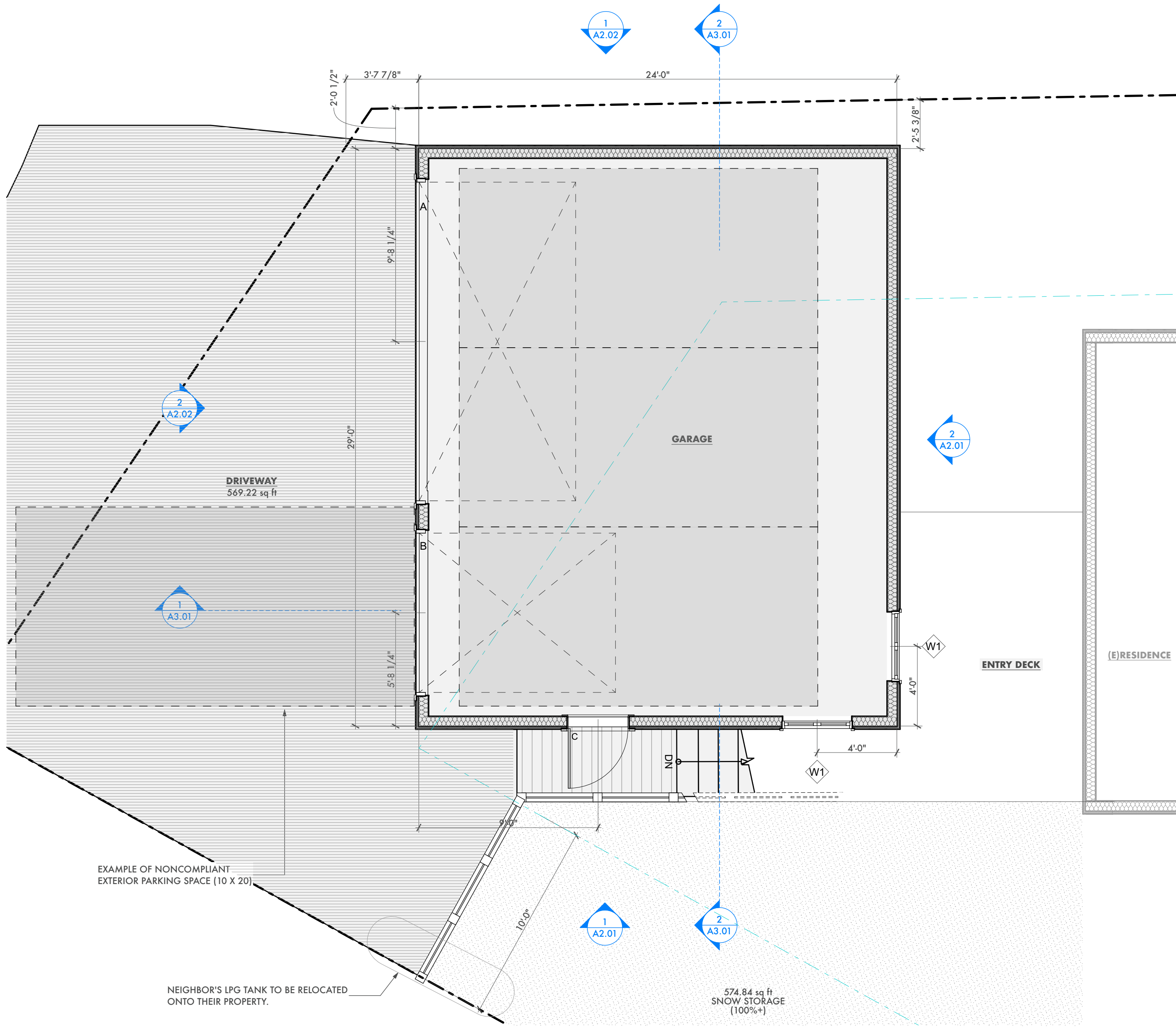


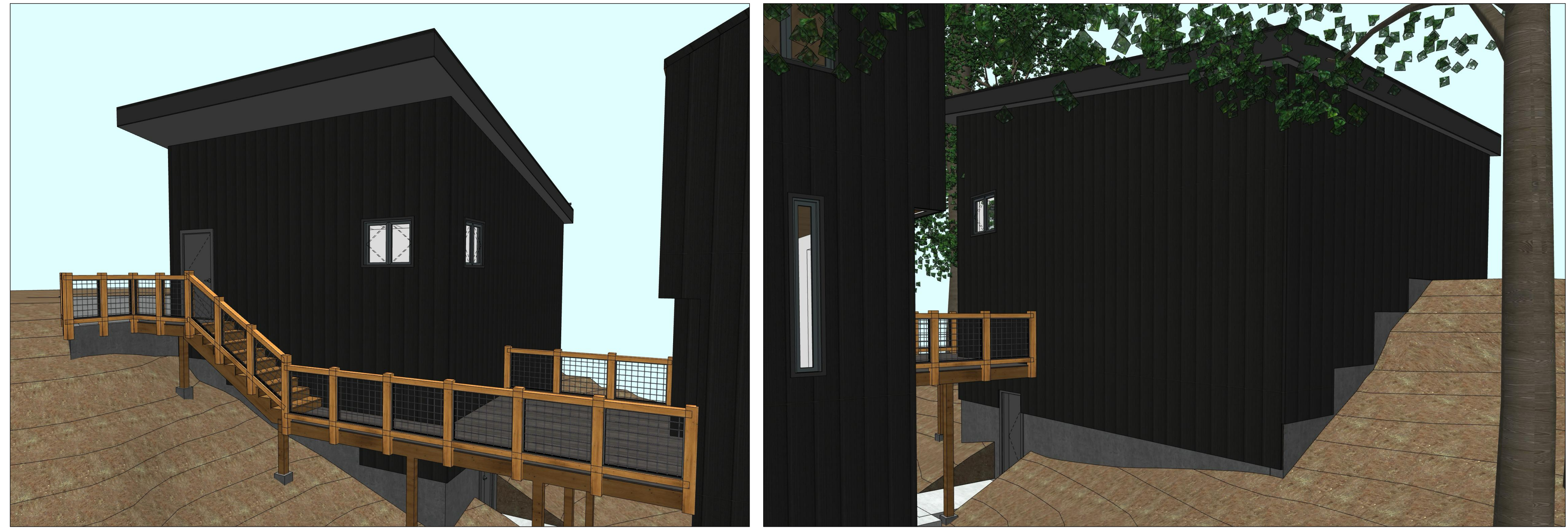
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**A1.02**  
 Garage Floor Plan & Roof Plan



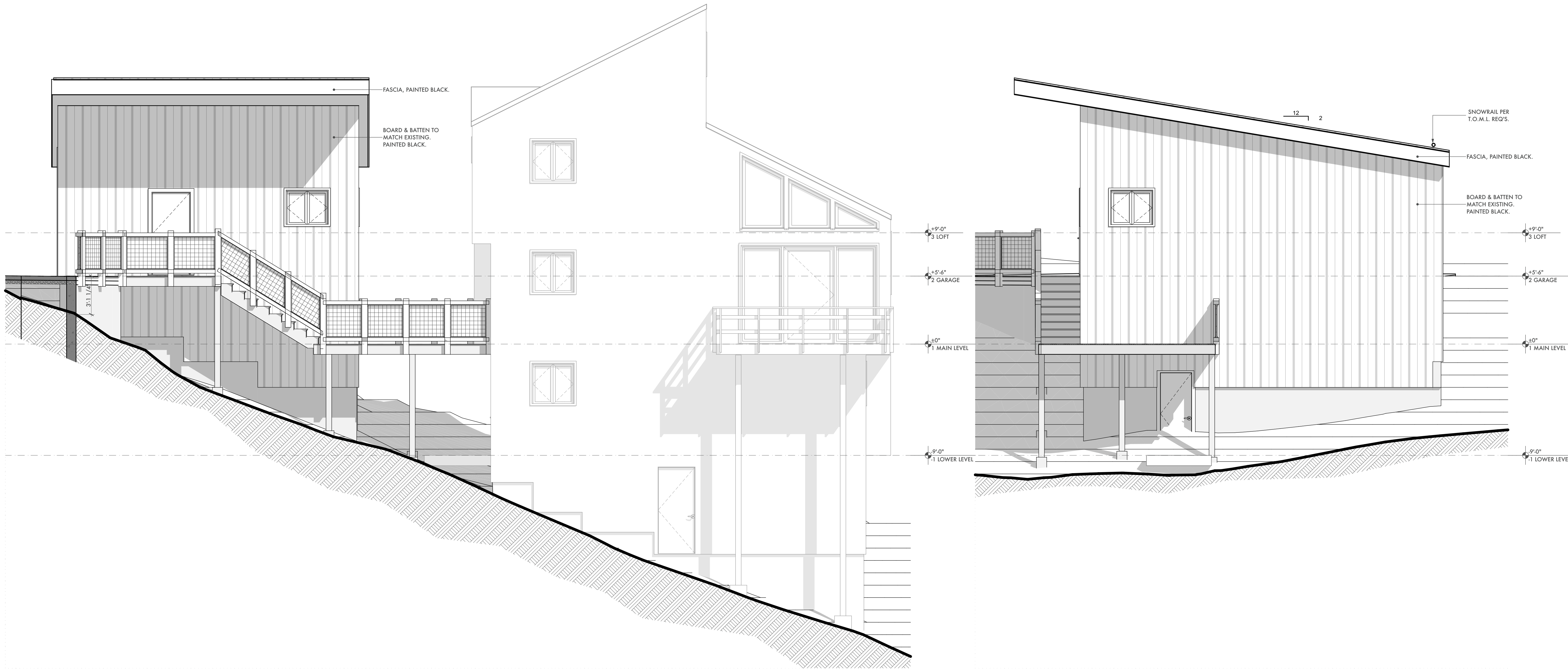


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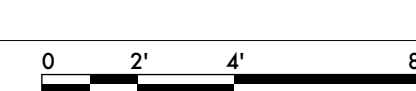
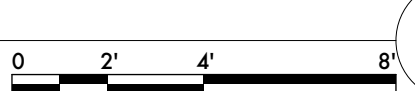
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**1** South Elevation  
 SCALE: 1/4" = 1'-0"

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

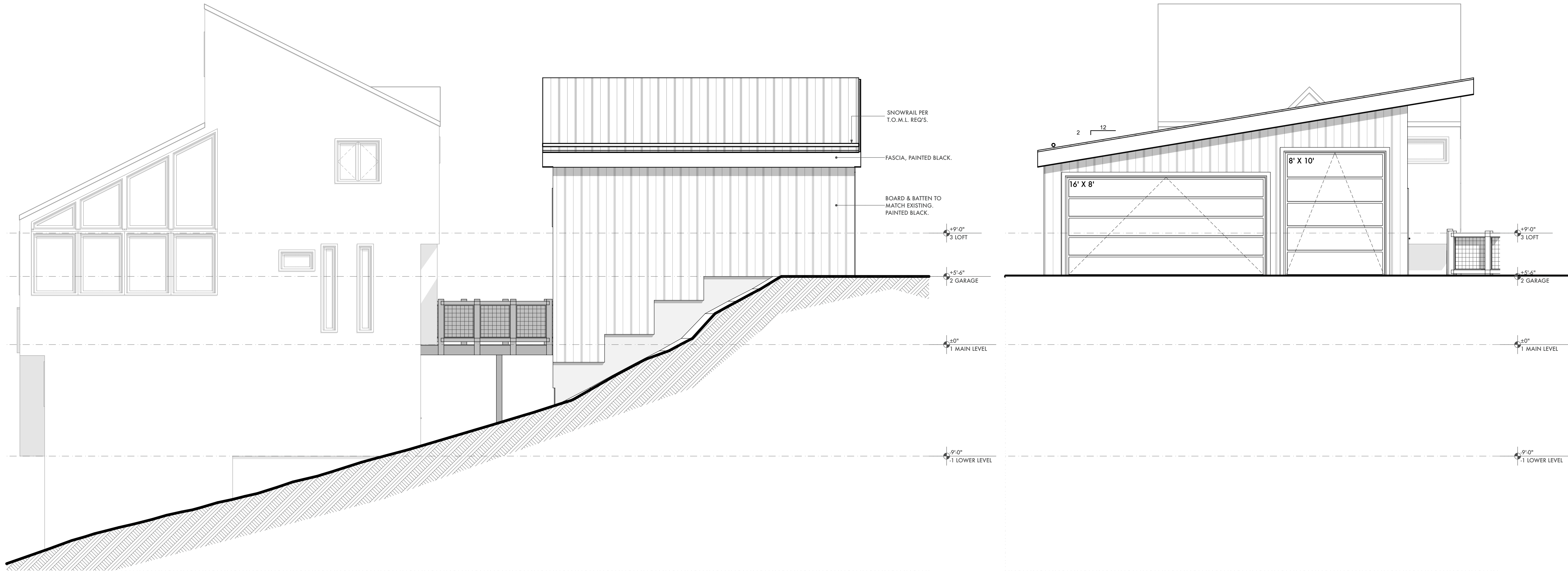


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**A2.01**  
 Contents:  
 Exterior Elevation

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**1 North Elevation**  
SCALE: 1/4" = 1'-0"

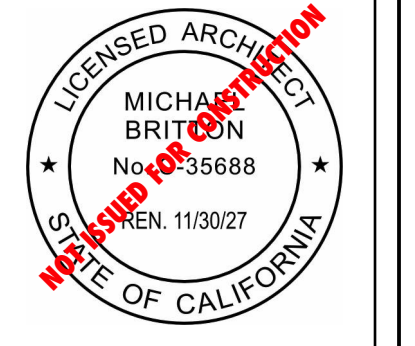
**2 West Elevation**  
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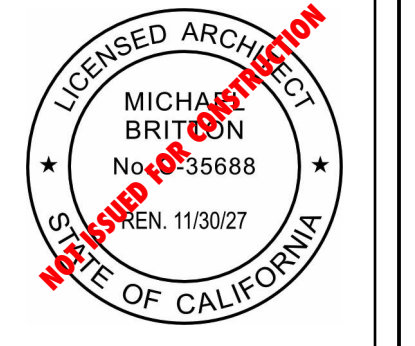
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Exterior Elevation

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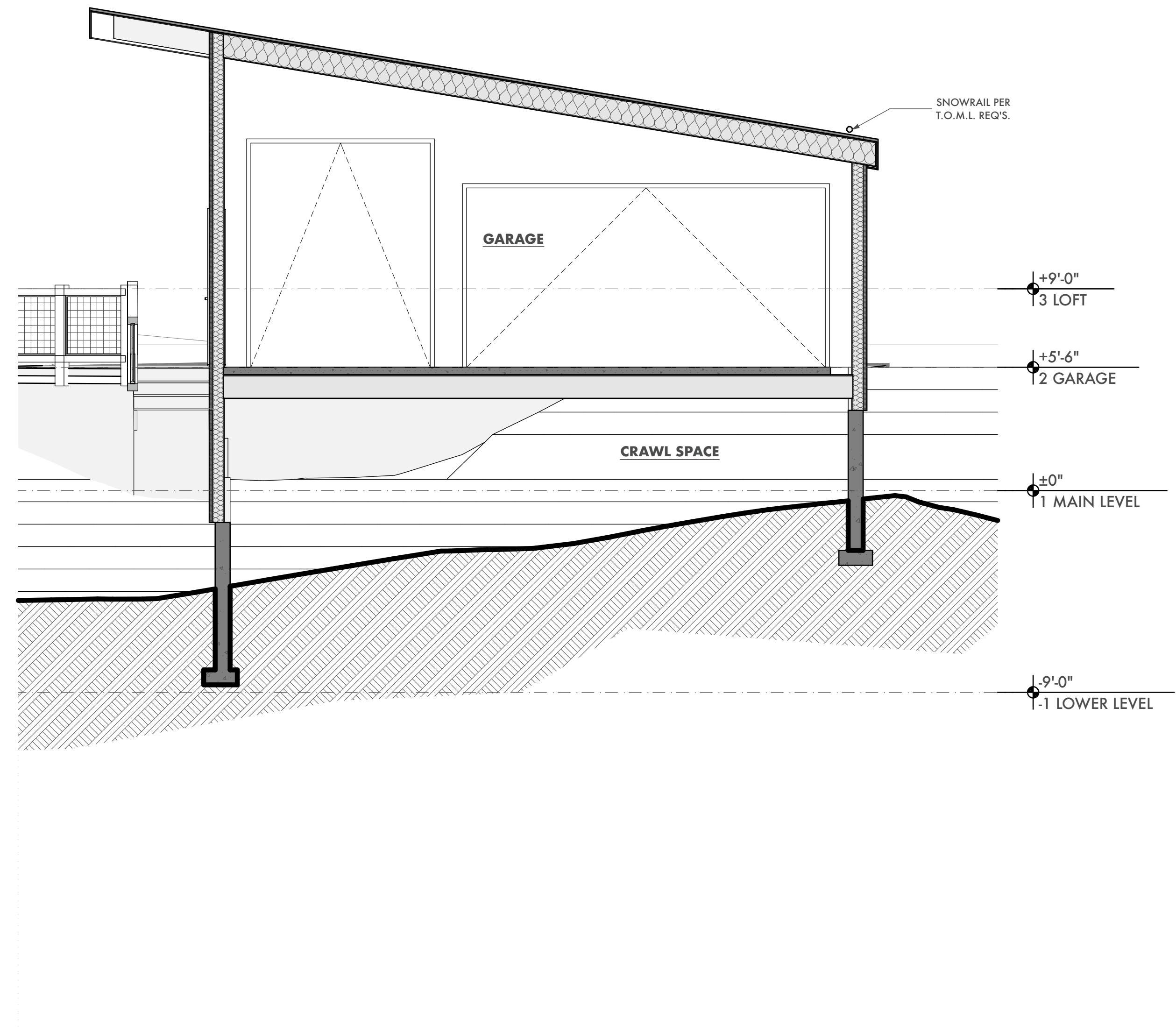
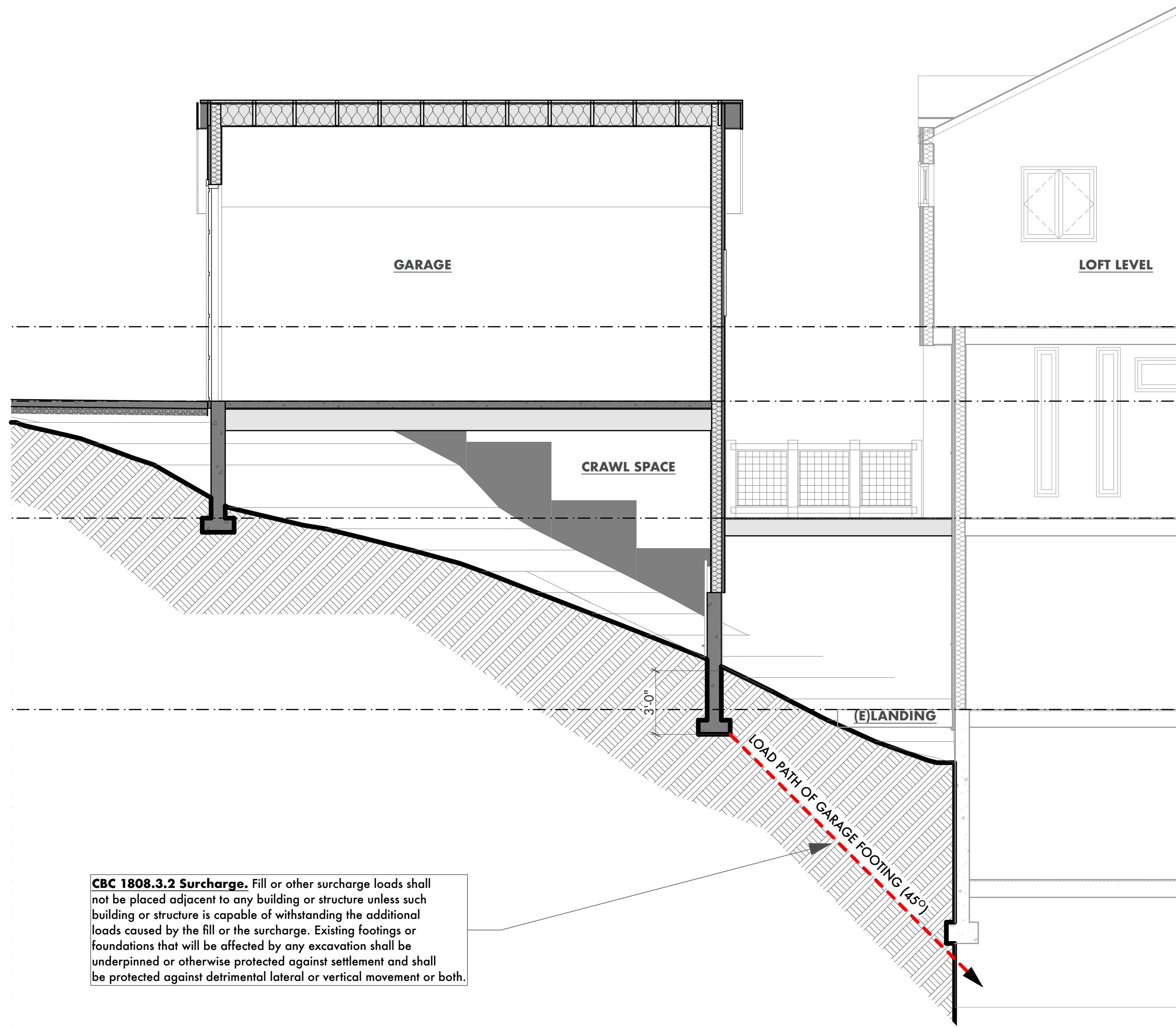
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 Contents:  
 Building Sections



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