

GENERAL NOTES

1. SURVEY: OWNER SHALL EMPLOY A SURVEYOR, IF NECESSARY, TO LOCATE PROPERTY CORNERS. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING CORNERS THROUGHOUT THE WORK.
2. LAYOUT: LOCATE BUILDING AS SHOWN AND CHECK FINAL LOCATION WITH THE OWNER BEFORE PROCEEDING WITH EXCAVATION.
3. SITE CLEARING: CLEAR AND GRADE LOT IN AREA TO BE OCCUPIED BY BUILDING, DRIVEWAY AND YARD TO FINISH GRADES SHOWN ON SITE PLAN AND OR FOUNDATION PLAN.
4. DEBRIS: CONTRACTOR SHALL CLEAR ALL VEGETABLE MATTER, TRASH, ETC. AND MAINTAIN THE SITE CLEAR OF ALL DEBRIS DURING THE WORK.
5. VERIFY ALL ELEVATIONS AND DIMENSIONS OF EXISTING CONDITONS PRIOR TO BEGINNING WORK.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT LOCAL AND CALIFORNIA BUILDING CODE ADPOTED BY THE COUNTY OF MONO.
8. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC., THROUGH AND UNDER CONCRETE SLABS PRIOR TO POURING OF FOOTINGS AND SLABS.
9. ALL VERTICAL SHAFTS SHALL BE 5/8" GYPSUM BOARD WITH ALL OPENINGS PROTECTED WITH 1 HOUR ASSEMBLY'S.
10. ALL FINISH MATERIALS SUCH AS ADHESIVES, SEALANTS, CAULKS, PAINTS, AEROSOL PAINTS, COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL CONFORM TO THE VOC AND FORMALDEHYDE LIMITS SET FORTH IN SECTION 4.504.2, 4.504.3, 4.504.4, 4.504.5 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5.

DEMOLITION

1. PROTECTION: DEMOLITION OF ITEMS TO BE REMOVED OR RELOCATED SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR.
2. DEBRIS: DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON OR ABOUT THE SITE.
3. SALVAGE: STORE AND PROTECT ANY ITEMS INDICATED BY THE OWNER TO BE SALVAGED.

SITE WORK

1. EXCAVATION AND GRADING: CONTRACTOR SHALL PROVIDE FOR ALL EXCAVATION, FILLING AND GRADING IN ACCORDANCE WITH THE DRAWINGS. ALL GRADES SHOWN ARE APPROXIMATE AND SITE CONDITIONS WILL GOVERN FINAL GRADES.
2. EXCAVATION AND DRAINAGE: DO NOT PERMIT WATER TO ACCUMULATE IN EXCAVATED AREAS.

CONCRETE

1. SOIL BEARING VALUE OF 1000 LBS. PER SQUARE FOOT SHALL BE USED FOR FOOTING DESIGN
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE GRADE 40.

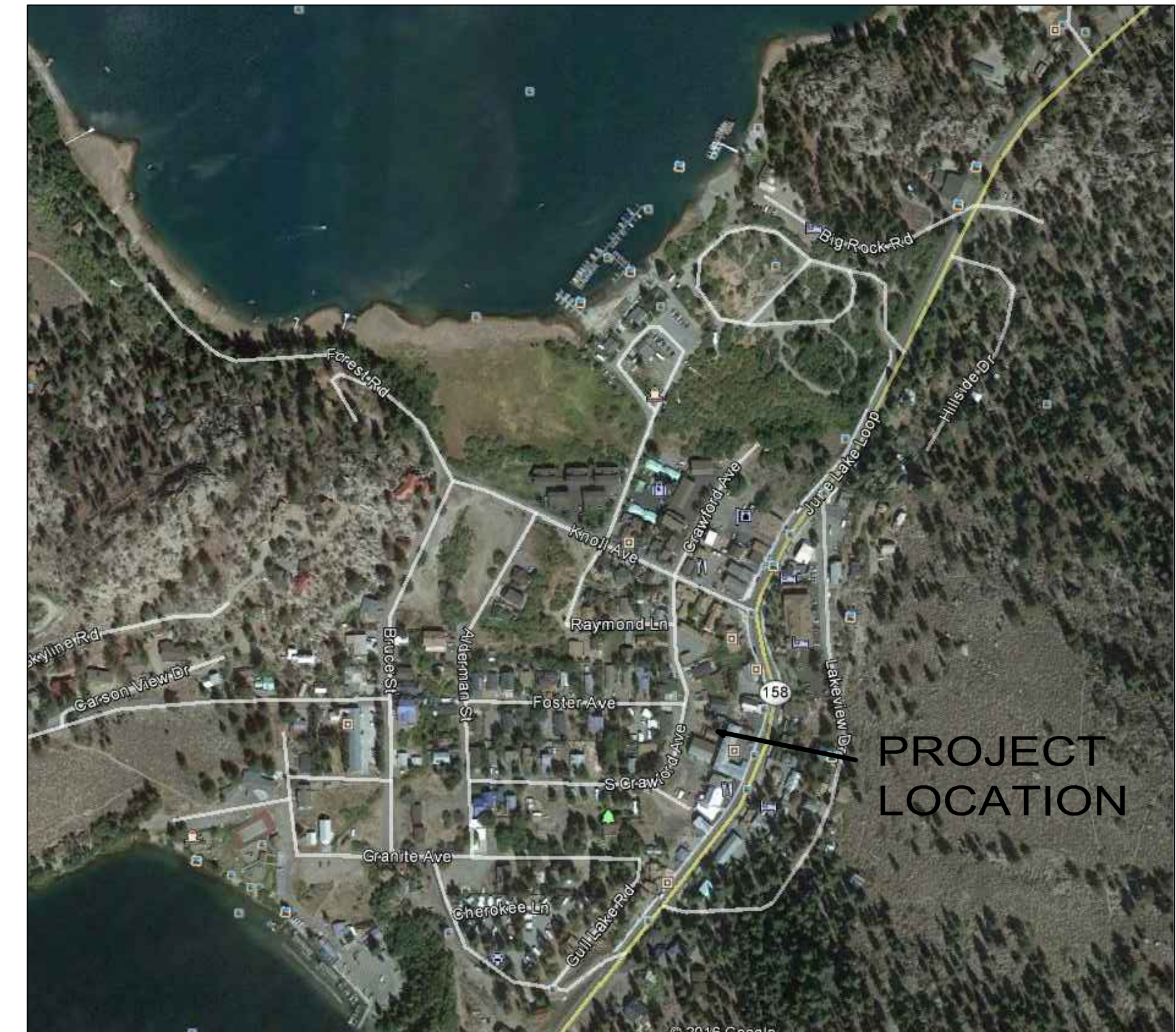
TIMBER

1. HORIZONTAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
2. VERTICAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
3. BEAMS AND COLUMNS 4" AND THICKER SHALL BE DF #1.
4. MUDSILLS: PRESSURE TREATED DOUGLAS FIR.
5. ALL STUDDING 2" X 4" AT 16" ON CENTER UNLESS OTHERWISE SHOWN.
6. STRUCTURAL LUMBER SHALL BE GRADE MARKED.
7. PROVIDE WASHERS UNDER ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

STEEL

1. SHOP DRAWINGS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABBRICATION, SEE SHEET NO. 18
2. REINFORCING STEEL: GRADE 40
3. STRUCTURAL STEEL: ASTM A92, Fy = 50 ksi
4. PIPE STEEL: ASTM A 53, GRADE B
5. TUBE STEEL: ASTM A500, GRADE BB

CONDITIONAL USE PERMITS JUNE LAKE MOTEL GARAGE CONVERSION & OWNERS UNIT REMODEL JUNE LAKE, CA



PROJECT DESCRIPTION

CRAWFORD AVE: CONVERT EXISTING GARAGE TO MOTEL ROOMS INCLUDING ONE ACCESSIBLE UNIT AND STORAGE SPACE. PROVIDE PARKING FOR LODGING UNITS AND EMPLOYEES. LIGHTING WILL COMPLY WITH DARK SKY REQUIREMENTS.

EXISTING MOTEL BUILDING: REMODEL LOBBY AND CONVERT 224 SF TO OWNERS UNIT AREA. OWNERS UNIT CAN NOT BE RENTED.

SEWER AND WATER SERVICE

JUNE LAKE PUBLIC UTILITIES DISTRICT

WASTE MANAGEMENT

PROVIDE A WASTE MANAGEMENT PLAN TO REDUCE CONSTRUCTION WASTE AT LEAST 65%. OWNER SHALL PROVIDE A WASTE MANAGEMENT PLAN DOCUMENT FORM PROVIDED BY THE COUNTY PRIOR TO OBTAINING A BUILDING PERMIT.

CODES

PROJECT CONFORMS TO THE FOLLOWING CODES:
CALIFORNIA BUILDING CODE 2016
CALIFORNIA ENERGY CODE 2016
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC 2015
NATIONAL DESIGN SPECIFICATION 2015
AMERICAN INSTITUTE FOR STEEL CONSTRUCTION 13 EDITION

PROJECT DATA

CONSTRUCTION TYPE: VB
OCCUPANCY: R-1 TRANSIENT LODGING
ZONING: COMMERCIAL

EXISTING BUILDING AREAS

CRAWFORD GARAGE CONVERSION, 6 UNITS: 1,350SF
EXISTING LAUNDRY: 150 SF

MOTEL OWNERS UNIT REMODEL: 224 SF
UNITS: OWNERS UNIT 1
GUEST UNITS: 21

PARKING

CRAWFORD PROPOSED PARKING: 6 GUEST SPACES
2 EMPLOYEE SPACES

EXISTING MOTEL PARKING: 19 SPACES ON SITE
3 SPACES ON STREET

LOT COVERAGE

LOT COVERAGE:
CRAWFORD GARAGE CONVERSION:
LOT AREA: 6,681 SF
COVERAGE: 1,500 SF
COVERAGE %: 22.5 %

EXISTING MOTEL:
LOT AREA: 15,000 SF
COVERAGE: 6,546 SF
COVERAGE %: 43.6 %

SHEET INDEX

1. TITLE SHEET
2. SITE PLAN

SNOW STORAGE

SNOW WILL BE REMOVED OFFSITE

FLOOD ZONE

PROPERTY IS FEMA ZONE X AND LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL 06051C1125D

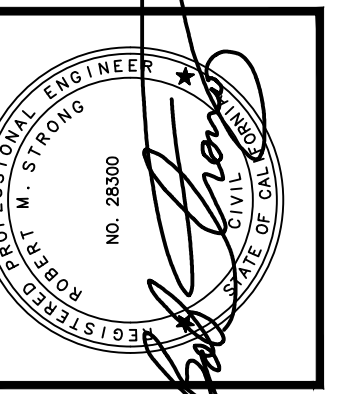
LEGAL DESCRIPTION

SILVER LAKE PINES TRACT NO. 1
ADDITION: LOT 17. APN 015-113-58
REMODEL: LOTS 32-34, APN 015-113-061

OWNER

JUNE LAKE LODGING, LLC
PO BOX 98
JUNE LAKE, CA 93529
GRANT OEPKES
760-519-8203

NO. REVISIONS:	DATE:	BY:	DS:



RMS GROUP
LAND DEVELOPMENT
PLANNING AND DESIGN SERVICES
BOB STRONG, PE
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949.573.2135

TITLE SHEET
PROJECT: PROPOSED GARAGE CONVERSION & REMODEL
JUNE LAKE MOTEL
ADDRESS: 2716 HIGHWAY 158 & 73 CRAWFORD AVE
JUNE LAKE, CA 93529

9-14-17
DATE
DRAWING NO.
10F 2



MONO COUNTY PLANNING DIVISION APPROVAL:
GARAGE CONVERSION: CUP # XXXXXX
OWNERS UNIT REMODEL: CUP/DIRECTORS REVIEW #XXXXXXX