# JUNE LAKE BUSINESS CENTER

# SCHEMATIC SITE MASTER PLAN




LOT COVERAGE DIAGRAM
n.t.s

| LOT COVERAGE | | | |
|---|---|---|---|
| | LOT "A" | LOT "B" | TOTALS |
| LOT SIZE: | 33,542 SF | 29,185 SF | **62,727 SF** |
| PARKING LOT / PAVING: | 13,857 SF | 10,220 SF | 24,077 SF |
| GREEN SPACE / SNOW STO.: | 9,017 SF | 12,577 SF | 21,594 SF |
| WALKWAYS / HARDSCAPE: | 5,241 SF | 1,842 SF | 7,083 SF |
| BUILDING FOOTPRINTS: | 5,427 SF | 4,546 SF | 9,973 SF |

| BUILDING S.F. | | | |
|---|---|---|---|
| BUILDING | LOWER | UPPER | TOTALS |
| APARTMENT BLDG. #1: | 2,200 SF | 2,200 SF | 4,400 SF |
| APARTMENT BLDG. #2: | 2,200 SF | 2,200 SF | 4,400 SF |
| BUILDING #1: | 2,400 SF | 2,050 SF | 4,450 SF |
| BUILDING #2: | 3,000 SF | 2,520 SF | 5,520 SF |
| | | | |
| TOTAL BUILDING S.F.: | | | 18,770 SF |



SNOW STORAGE DIAGRAM
n.t.s

| SNOW STORAGE | | |
|---|---|---|
| CLEARED AREA | SQUARE FOOTAGE | SNOW STOR. REQ'D (65% PER 04.300) |
| PARKING LOT | 24,077 SF | 15,650 SF |
| PATHWAYS (NOT USED FOR STORAGE) | 3,273 SF | 2,127 SF |
| TOTAL SNOW STORAGE REQUIRED | | 17,777 SF |
| TOTAL SNOW STORAGE PROVIDED | | **23,673 SF** |

## SCHEMATIC MASTER PLAN

## DESIGN INTENT:

- VILLAGE FEEL
- NARROW PASSAGES
- LOTS OF ASPENS (CAN GROW 3'-4' APART)
- GREEN SPACE
- SNOW STORAGE

## LEGEND

- PERMEABLE PARKING (GRAVEL, D.G., LARGE AGG. ASPHALT)
- HARDSCAPE / PATHWAYS (CONCRETE, DECOMPOSED GRANITE)
- LANDSCAPED / SNOW STORAGE (NATIVE LANDSCAPE, ASPENS)
- COMMERCIAL / RETAIL BUILDING
- APARTMENT BUILDING

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

June Lake Business Center

Highway CA-158
June Lake, CA
93529

JOB TITLE • ADDRESS
OWNER • ADDRESS

DON MORTON

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EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

- OWNERS CHANGES 7-7-20

PLOT DATE
Jul. 8, 20
PLAN CHECK DATE
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PERMIT DATE
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PROJECT START DATE
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19-930
JOB. NO.
DRAWN LAST

MASTER PLAN
LOT COVERAGE

SHEET TITLE

A1.1.1R

SHEET NO.