PROPOSED GROUND COVER CALCULATIONS EXISTING LOT SIZE:

4,224 SF ALLOWABLE GROUND COVER: (50%)(40% + 10% FOR SUBSTANDARD LOT 2,112 SF EXISTING GROUND COVER: (DWELLING) 960 SF EXISTING GROUND COVER: (DECKS) 393 SF EXISTING GROUND COVER: (DRIVEWAY) 1,280 SF

PROPOSED GROUND COVER: (DWELLING) 378 SF -183 SF PROPOSED GROUND COVER: (DECKS) PROPOSED GROUND COVER: (DECKS) -295 SF

EXISTING GROUND COVER: (TOTAL)

PROPOSED GROUND COVER: (TOTAL) 5,533 SF (60%)

2,633 SF

904 Mono Drive APN# 016-229-003-000

CURRENT ZONING CLASSIFICATION:RSF (RESIDENTIAL SINGLE FAMILY) LOT SIZE: 4,212 SF (.1 ACRES)

FRONT SETBACK: 20 FT SIDE/REAR SETBACKS: 10 FT **EXISTING GROUND COVER CALCULATIONS** 

EXISTING LOT SIZE: 4,224 SF ALLOWABLE GROUND COVER: (50%)(40% + 10% FOR 2,112 SF SUBSTANDARD LOT 960 SF EXISTING GROUND COVER: (DWELLING) EXISTING GROUND COVER: (DECKS) 393 SF EXISTING GROUND COVER: (DRIVEWAY) 1,280 SF

**EXISTING GROUND COVER: (TOTAL)** 2,633 SF

(62%)

MONO DRIVE MONO DRIVE EXISTING 40" PINE TO EXISTING 40" PINE \_\_\_\_\_ BE PRESERVED 54.15' 54.15' REDUCED SETBACK PER HATCH REPRESENTS 161 SF 04.12.C.1, YARDS & SETBACKS OF EXISTING PERMEABLE \_\_\_\_ (PROJECT IS ABOVE 6,000' ELEV.) ·----PROPOSED COLUMNS TO PROVIDE STRUCTURE FOR \_\_\_\_ PROPOSED 2ND FLOOR ADJACENT LOT-(E) RESIDENCE ADJACENT LOT-VACANT 985 SF REDUCED DRIVEWAY AREA 378 sf PROPOSED ADDITION AT GROUND LEVEL 960 sf (E)STRUCTURE 393 SF (E)DECK 1,280 SF (E)DRIVEWAY 960 sf (E)STRUCTURE 14'-8 3/4" 270 SF REMOVAL OF ASPHALT 210 SF (E)DECK TO REMAIN Ν INTERPRETATION REQUESTED
ON CONVERSION FROM DECK
TO CONDITIONED SPACE, OVER
CURRENT SETBACK LINE EXISTING- 2,633 sf GROUND COVER PROPOSED- 2,533 sf GROUND COVER

Site Plan

PREAPP PLANS

721 FOREST TRAIL MAMMOTH LAKES, CA 93546 (760)709-6567 mike@brittonarchitecture.com

ISSUES/REVISION

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PREAPP. PLANS 5/23/22

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