

Mono County
Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5425, fax 932-5431
www.monocounty.ca.gov

PREAPPLICATION
REVIEW REQUEST

DATE 01/28/2020 DATE RECEIVED BY CDD _____

PROJECT NAME MAIDS QUARTERS FOR 440 INDUSTRIAL CIRCLE,
MAMMATH LAKES, CA 93546

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other MAIDS QUARTERS

REPRESENTATIVE FRED HATCH

ADDRESS 73 DAPPLEGRAY LN. CITY/STATE/ZIP ROLLING HILLS ESTATES, CA

TELEPHONE (310) 420-0945 FAX (310) 325-5208

E-MAIL FREDH@MODERN-AIR.COM ASSESSOR PARCEL # _____

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

PRELIMINARY REVIEW OF PROPOSED MAID QUARTERS WITHIN THE BUILDING,
INTERIOR CONSTRUCTION CONSISTING OF APPROXIMATELY 1,000 SF. TO BE
BUILT ON THE EXISTING MEZZANINE IN THE NORTH SIDE OF THE BUILDING. EXISTING
STAIRS AND RESTROOM WILL BE UTILIZED. EXISTING FIRESPRINKERS, PLUMBING,
ELECTRICAL AND HEATING WILL BE MODIFIED TO ACCOMMODATE THE
NEW INTERIOR SPACE. SEE ATTACHED DRAWINGS (SHEET A.12)
FOR PROPOSED LAY-OUT.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

DEFERRED APPROVALS

FOLLOWING SUBMITTALS ARE REQUESTED TO BE DEFERRED:

- 1.) FIRE ALARM SYSTEM
- 2.) SECURITY SYSTEM (IF APPLICABLE)

PROJECT SUMMARY

THIS PROJECT WILL BE A PROPOSED 4050 SQ. FT. STEEL BUILDING

BUILDING DATA

OCCUPANCY GROUP: S-1/F-1/M & B
CONSTRUCTION: TYPE V-B
SPRINKLED: YES

DESIGN PARAMETERS

Site: Sierra Business Park Design Wind Speed: 95 MPH (35G) Seismic Design Category: D
Ground Snow Load: 150 PSF Exposure: C
Duration Factor (Cd): 1.20 Snow Load Contribution to Seismic Dead Load: 1/8

FLOOR FRAMING DESIGN LOADS

Floor Live Load = 125 PSF Concentrated Load = 1,000 LBS.
Floor and Deck Dead Load = 50 PSF (Based upon sq. ft. area shown in calcs.)
Total Floor Load = 175 PSF
Soil Bearing Pressure = 2,500 PSF Per Geotechnical Report Provided By: Sierra Geotechnical Serv

-BUILDING CODES-

:CALIFORNIA:

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA GREEN CODE, PART 4
2010 CALIFORNIA ENERGY CODE, PART 6
2010 CALIFORNIA MECHANICAL CODE, PART 4
2010 CALIFORNIA PLUMBING CODE, PART 5
2010 CALIFORNIA ELECTRICAL CODE, PART 3

SPECIAL INSPECTION

1. IN ADDITION TO NORMAL INSPECTIONS DURING THE COURSE OF CONSTRUCTION, IT MAY BE REQUIRED TO HAVE A SPECIAL INSPECTION PERFORMED IN THE AREAS OUTLINED BELOW. ALL SPECIAL INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 11 OF THE 2010 CBC.
2. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR, AND SHALL GIVE THE SPECIAL INSPECTOR ADEQUATE NOTICE SO THAT THE INSPECTOR HAS TIME TO BECOME FAMILIAR WITH THE PROJECT. REPORTS OF EACH INSPECTION SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AS WELL AS THE ENGINEER / ARCHITECT OF RECORD, WITH AN OUTLINE OF ALL NON-CONFORMING ITEMS.
3. IT IS RECOMMENDED THAT A PRE-CONSTRUCTION MEETING BE SET UP WITH THE SPECIAL INSPECTOR PRIOR TO CONSTRUCTION OF THE PHASE THAT THE INSPECTION PERTAINS TO.
4. ALL SPECIAL INSPECTORS AND SPECIAL INSPECTION PROGRAMS ARE SUBJECT TO BUILDING DEPARTMENT APPROVAL.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | REINFORCING STEEL AND PRESTRESSING STEEL TENDONS |
| <input type="checkbox"/> | BOLTS INSTALLED IN CONCRETE |
| <input type="checkbox"/> | CONCRETE |
| <input type="checkbox"/> | STRUCTURAL MASONRY |
| <input type="checkbox"/> | WELDING: SPECIAL MOMENT RESISTING STEEL FRAMES |
| <input type="checkbox"/> | WELDING: ALL STRUCTURAL WELDING, INCLUDING REINFORCING STEEL |
| <input checked="" type="checkbox"/> | A325 HIGH STRENGTH BOLTING |
| <input checked="" type="checkbox"/> | SEISMIC FORCE RESISTING SYSTEMS |
| <input type="checkbox"/> | -PEMB FRAME BOLTING INCLUDING BASE PLATE BOLTING |
| <input type="checkbox"/> | -PEMB 'X' BRACE ANCHORAGE |
| <input type="checkbox"/> | GEOTECHNICAL ISSUES - VERIFY IF REQUIRED IN GEOTECHNICAL REPORT |
| <input type="checkbox"/> | SPECIAL CASES (PLEASE DEFINE) |

5,040 Sq. Ft. Industrial Building

for:

SIERRA BUSINESS PARK LOT 6

Mono County, California

DATED: 12/09/11

-CONSULTANT INFORMATION-

:GENERAL CONTRACTOR:
TO BE DETERMINED
ADDRESS
CITY, STATE ZIP CODE
TELEPHONE NUMBER
LICENSE No. xxxxxxx
LICENSE \$

-OWNER INFORMATION-

JAMES WELLS
PO BOX 8410
MAMMOTH LAKES, CA 93546

-PROJECT INFORMATION-

SIERRA BUSINESS PARK LOT 6
440 INDUSTRIAL CIRCLE
MONO COUNTY, CALIFORNIA
APN:037-260-006

-ENGINEERED AND DESIGNED BY-

BUILDING CONCEPTS, INC. 1478 4th
STREET
MINDEN, NEVADA 89423
775-782-8886
www.bldgconcepts.com

-SHEET INDEX-

- | | |
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PROPOSED 5040 SQ. FT., 30.25' HIGH,
PRE-MANUFACTURED STEEL BUILDING FOR JAMES WELLS.

THIS IS NOT A SURVEY. THIS SITE PLAN WAS
PREPARED BASED UPON TOPOGRAPHIC
INFORMATION PROVIDED BY OTHERS. THE
CONTRACTOR OF RECORD SHALL VERIFY EXISTING
SITE CONDITIONS PRIOR TO COMMENCEMENT OF
ANY WORK. IF EXISTING CONDITIONS DIFFER
FROM THOSE SHOWN ON THIS PLAN, BUILDING
CONCEPTS, INC. SHALL BE NOTIFIED PRIOR TO
COMMENCEMENT OF ALL WORK.

SITE PLAN

PTN. SEC. 3, T. 4 S, R. 28 E, MDB. 4 M.

APN. 037-260-006

SIERRA BUSINESS PARK

LOT #6

ACREAGE 23,051 SQ. FT.

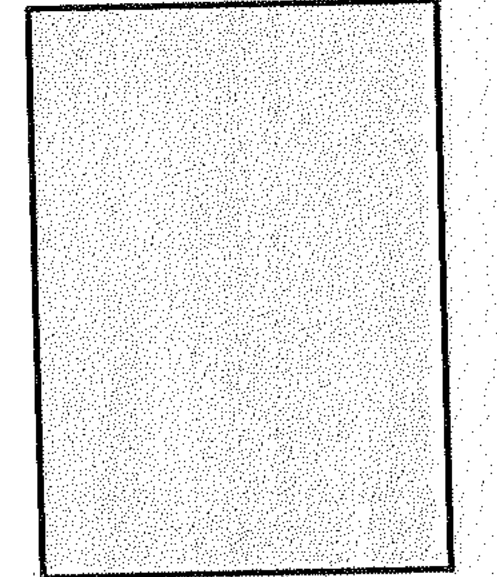
SETBACKS: FRONT - 20'
SIDES - 10'
REAR - 10'

FLOOD ZONE: N/A

PHYSICAL ADDRESS: 440 INDUSTRIAL CIRCLE
MAMMOTH LAKES, CA



BUILDING CONCEPTS INC.
"METICULOUS ENGINEERING
UNPARALLELED DESIGN"
1478 4th Street
Mendon, N.Y. 14853
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Fax: (716) 764-8833
www.bldgconcepts.com



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KNOWLEDGE AND BELIEF. WE MAKE NO
WARRANTY, EXPRESS OR IMPLIED, AS TO
THE ACCURACY OF ANY INFORMATION
CONTAINED HEREIN. THE USER SHALL BE
RESPONSIBLE FOR VERIFYING THE
ACCURACY OF ANY INFORMATION
CONTAINED HEREIN.
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JAMES WELLS
PO BOX 8410
MAMMOTH LAKES, CA
PHONE NUMBER

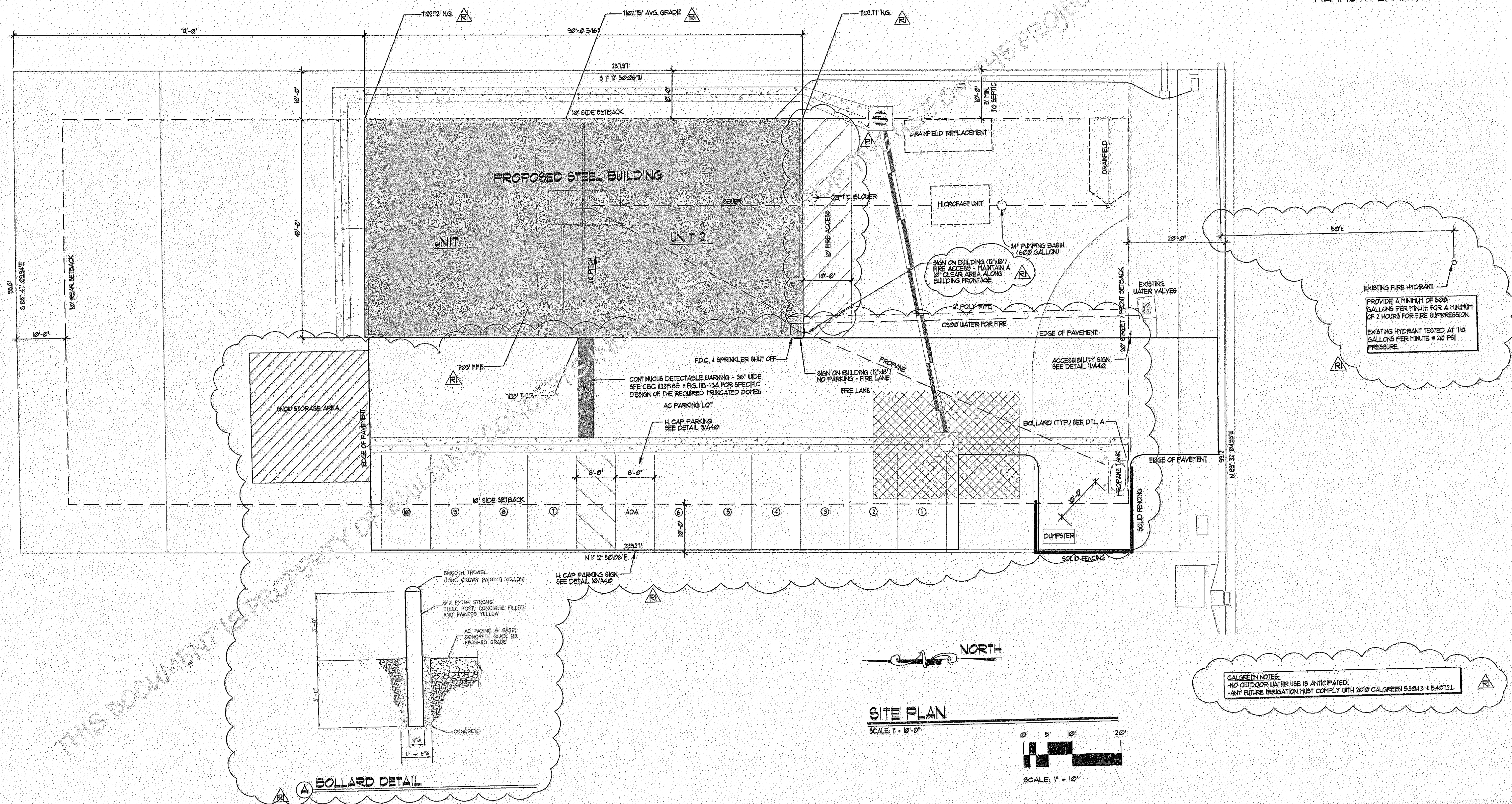
REVISIONS
1 PLAN CHECK CORRECTIONS
5/2/2012
2 FLOOR JOIST REVISION
5/2/2012
3 FOUNDATION REVISION
5/7/2012

DATE: JULY 2011
FILE: 1026-4CLD
SCALE: 1" = 10'-0"
DRAWN BY: JUJ

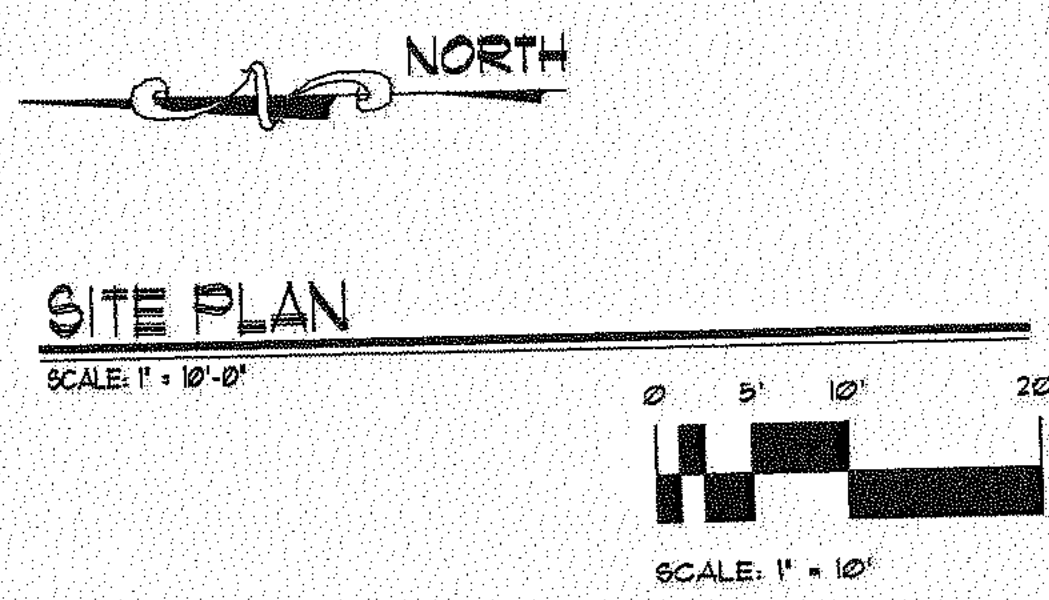
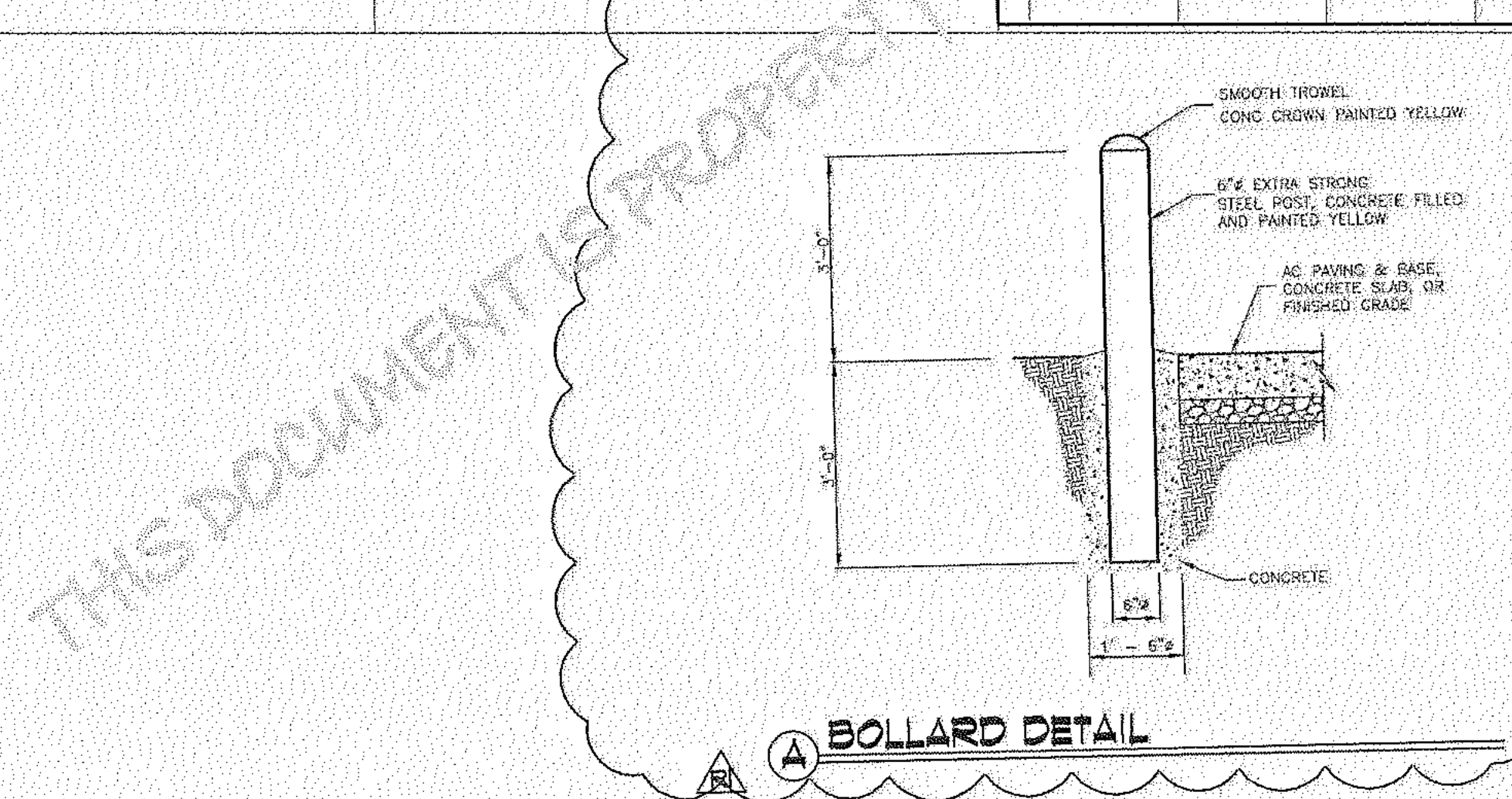
SIERRA BUSINESS PARK LOT 6
440 INDUSTRIAL CIRCLE
MONO COUNTY, CA
APN: # 037-260-006

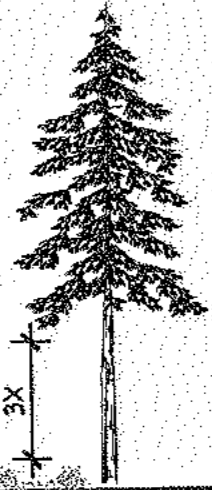
SHEET

C.I.O.



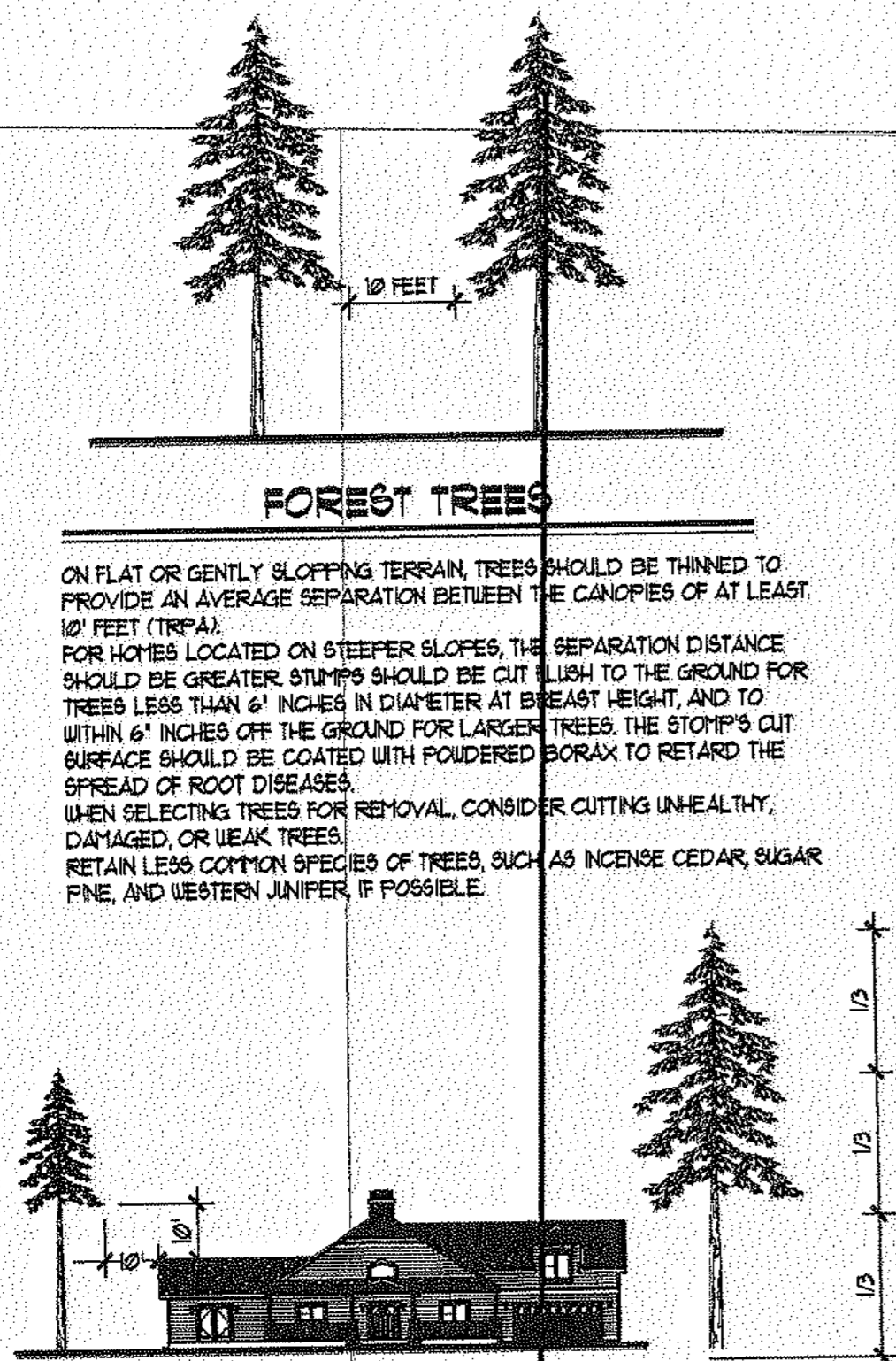
CALGREEN NOTES:
NO OUTDOOR WATER USE IS ANTICIPATED.
ANY FUTURE IRRIGATION MUST COMPLY WITH 2010 CALGREEN 5324.3 + 5.407121.





SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE THERE SHOULD BE A SEPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE BURNING IN LOW GROWING PLANTS TO TALLER PLANTS IS CALLED "LADDER FUEL". FOR LARGE TREES, THE RECOMMENDED SEPARATION FOR THE LADDER FUELS IS THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER FROM BRANCHES FROM THE LOWER THIRD OF THE TREE HEIGHT. SHORTEN THE HEIGHT OF SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE BRANCHES WHEN THERE IS NO UNDERSTORY VEGETATION PRESENT, REMOVE LOWER TREE BRANCHES TO A HEIGHT OF AT LEAST FIVE FEET ABOVE GROUND. DURING FIRE, THIS WILL HELP PREVENT BURNING NEEDLES AND TWIGS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.



GUIDELINES FOR TRIMMING TREES

ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHOULD BE THINNED TO PROVIDE AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TRPA). FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER. STUMPS SHOULD BE CUT FLUSH TO THE GROUND FOR TREES LESS THAN 6" INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6" INCHES OFF THE GROUND FOR LARGER TREES. THE STUMPS CUT SURFACE SHOULD BE COATED WITH POWDERED BORAX TO RETARD THE SPREAD OF ROOT DISEASES. WHEN SELECTING TREES FOR REMOVAL, CONSIDER CUTTING UNHEALTHY, DAMAGED, OR WEAK TREES. RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER, IF POSSIBLE.

ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF (10'-0") FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.

ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE (10') FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.

IF THIS WOULD REQUIRE REMOVE OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE THAN THE TREE SHOULD BE REMOVED.

TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10'-0" OF THE GROUND.

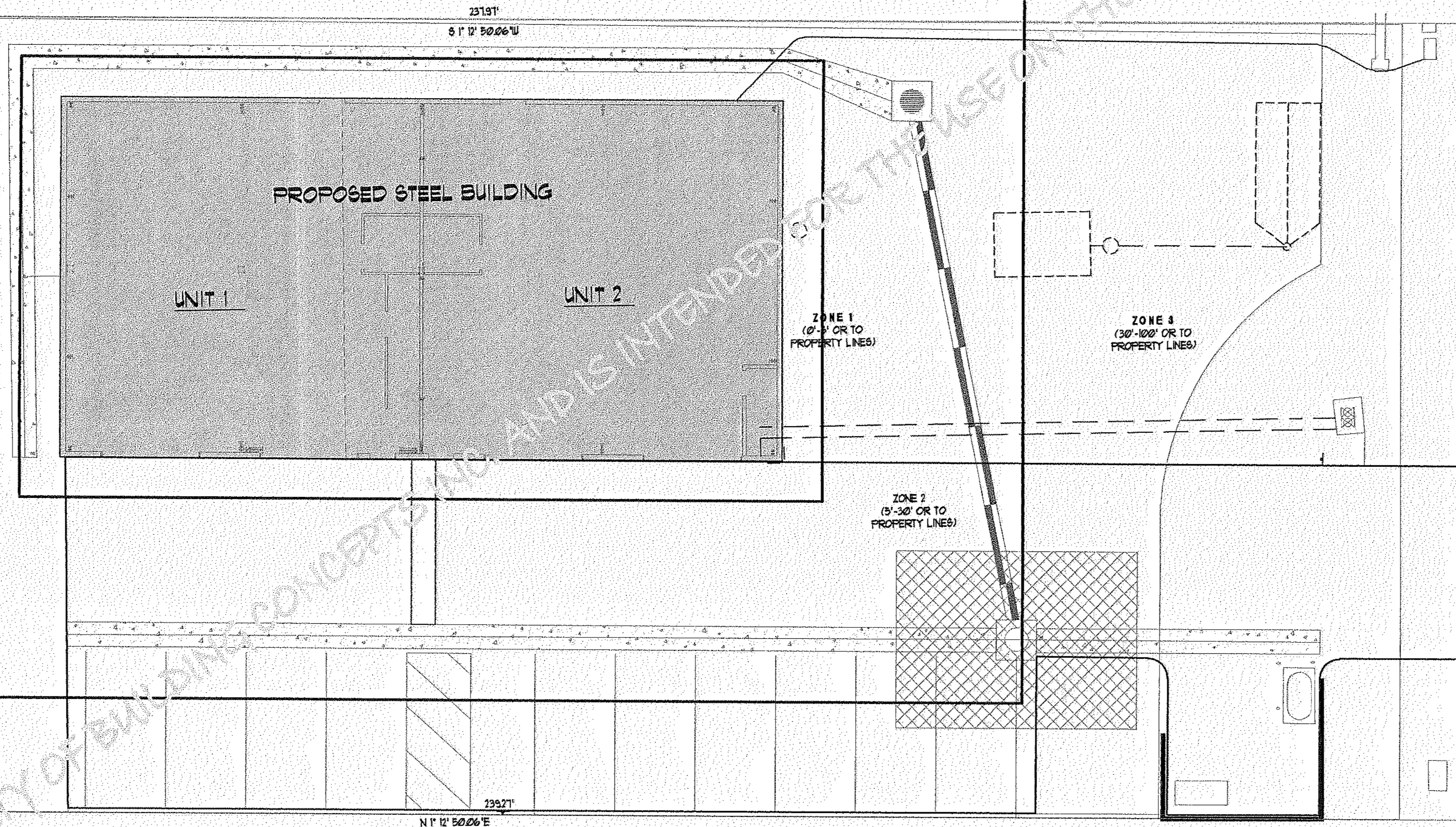
SEPARATION BETWEEN TREES & SHRUBS

SAGEBRUSH, MANZANITA, HICKORY, OAK, OTHER SHRUBS. ON FLAT TO GENTLY SLOPING TERRAIN, INDIVIDUAL SHRUBS OR SMALL CLIMBERS SHOULD BE SEPARATED FROM ONE ANOTHER BY AT LEAST TWICE THE HEIGHT OF THE AVERAGE HEIGHT OF SHRUBS LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER.

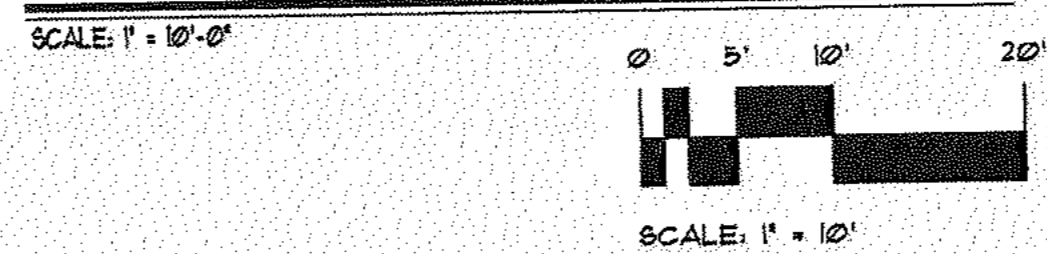
FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 2 FEET, THEN THERE SHOULD BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 4 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND/OR DIAMETER.

FOR SLOPED PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS

TREES	SLOPE	SPACING
	0-10%	10 FEET BETWEEN EDGES OF CROWNS
	10-40%	20 FEET BETWEEN EDGES OF CROWNS
	40%-UP	30 FEET BETWEEN EDGES OF CROWNS
BRUSH	SLOPE	SPACING
	0-10%	2 X HEIGHT OF RESIDUAL BRUSH
	10-40%	4 X HEIGHT OF RESIDUAL BRUSH
	40%-UP	6 X HEIGHT OF RESIDUAL BRUSH



DEFENSIBLE SPACE PLAN



ZONE 3 30'-100' WILD LAND FUEL REDUCTION AREA

THE WILD LAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREE, MANZANITA, HICKORY, OAK, ETC) WITHIN THIS AREA. REMOVE ALL DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALL IN F RANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES, ETC. IN DENSE STANDS OF SHRUBS AND TREES TO CHECK THE SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 12" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOUR LOCAL FIRE PROFESSIONAL.

1. THESE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2.
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1.
3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

ZONE 2 5'-30' LEAN, CLEAN, AND GREEN AREA

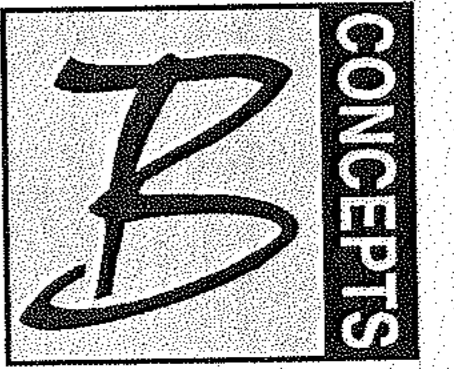
FOR A DISTANCE OF 5 FEET TO 30 FEET FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN, AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30 FEET OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.

1. TRIM ALL TREES OVER 20 FEET A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE.
2. REMOVE ANY TREE 14 INCHES DIAMETER OR LESS (AS INDICATED ON DRAWINGS) TO CREATE A 10 FOOT SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL 2.
3. REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10 FEET ABOVE ADJACENT GRADE.
4. WITHIN 5'-30" OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
5. ALL BRUSH TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR THE TREE GROUP.
6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 1 0'-5' NONCOMBUSTIBLE AREA

CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECKS). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS, SUCH AS LAWN, GROUND COVER AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN. ROCK, MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA. KEEP IT FREE OF WOODFILES, WOOD MULCHES, FLAMMABLE SHRUBS (SUCH AS JUNIPER) AND DEBRIS.

1. THE AREA WITHIN 0'-5" OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE.
2. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
3. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.



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www.bidgconcepts.com

NOTICE
CONCEPTS HAS REVIEWED THE PROPOSED LAYOUT AND FOUND IT TO BE IN ACCORDANCE WITH THE TAHOE REGIONAL PLANNING AGENCY (TRPA) REQUIREMENTS FOR DEFENSIBLE SPACE. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. © BUILDING CONCEPTS, INC. 2011

JAMES WELLS
PO BOX 8410
MAMMOTH LAKES, CA
PHONE NUMBER

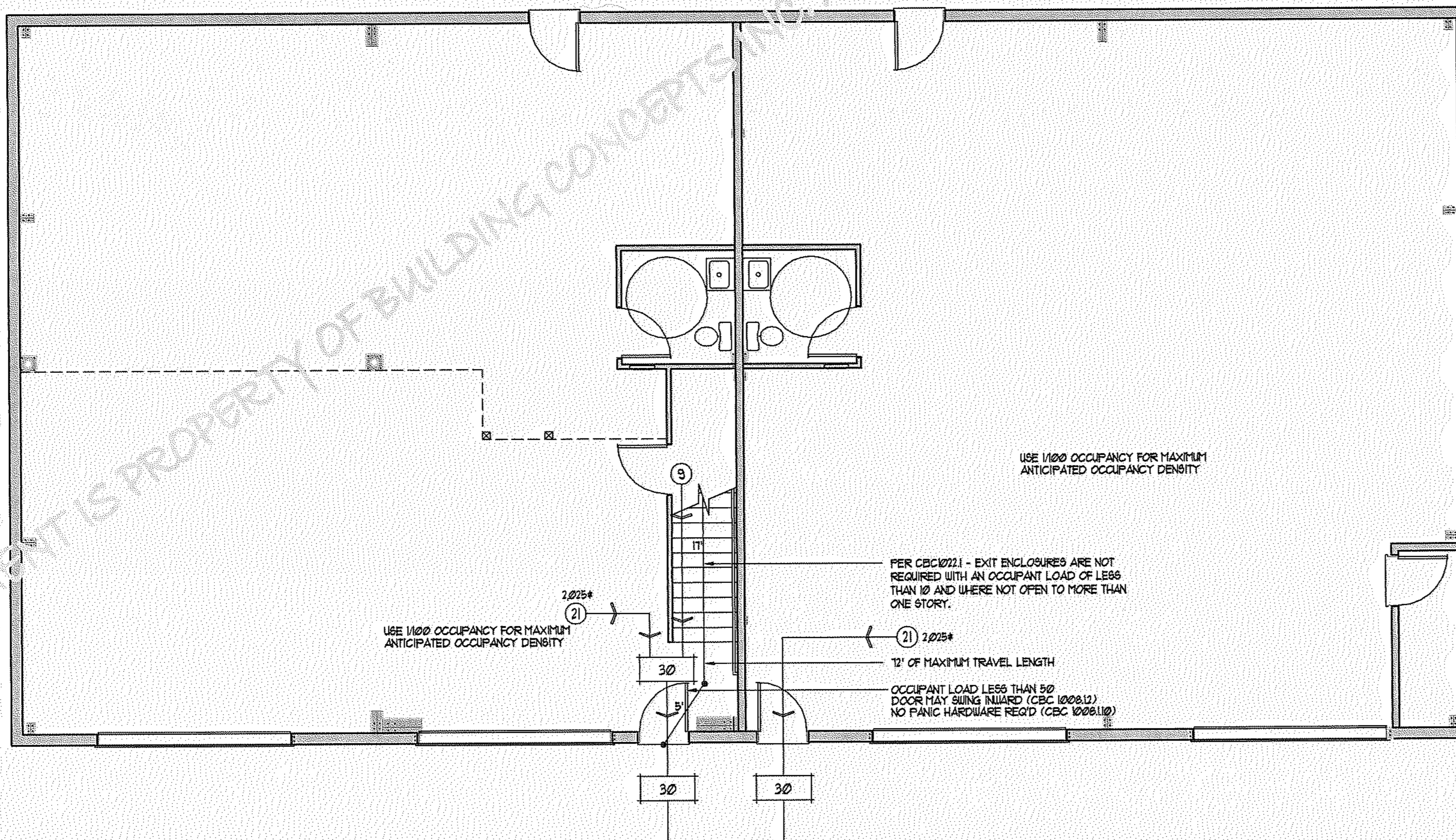
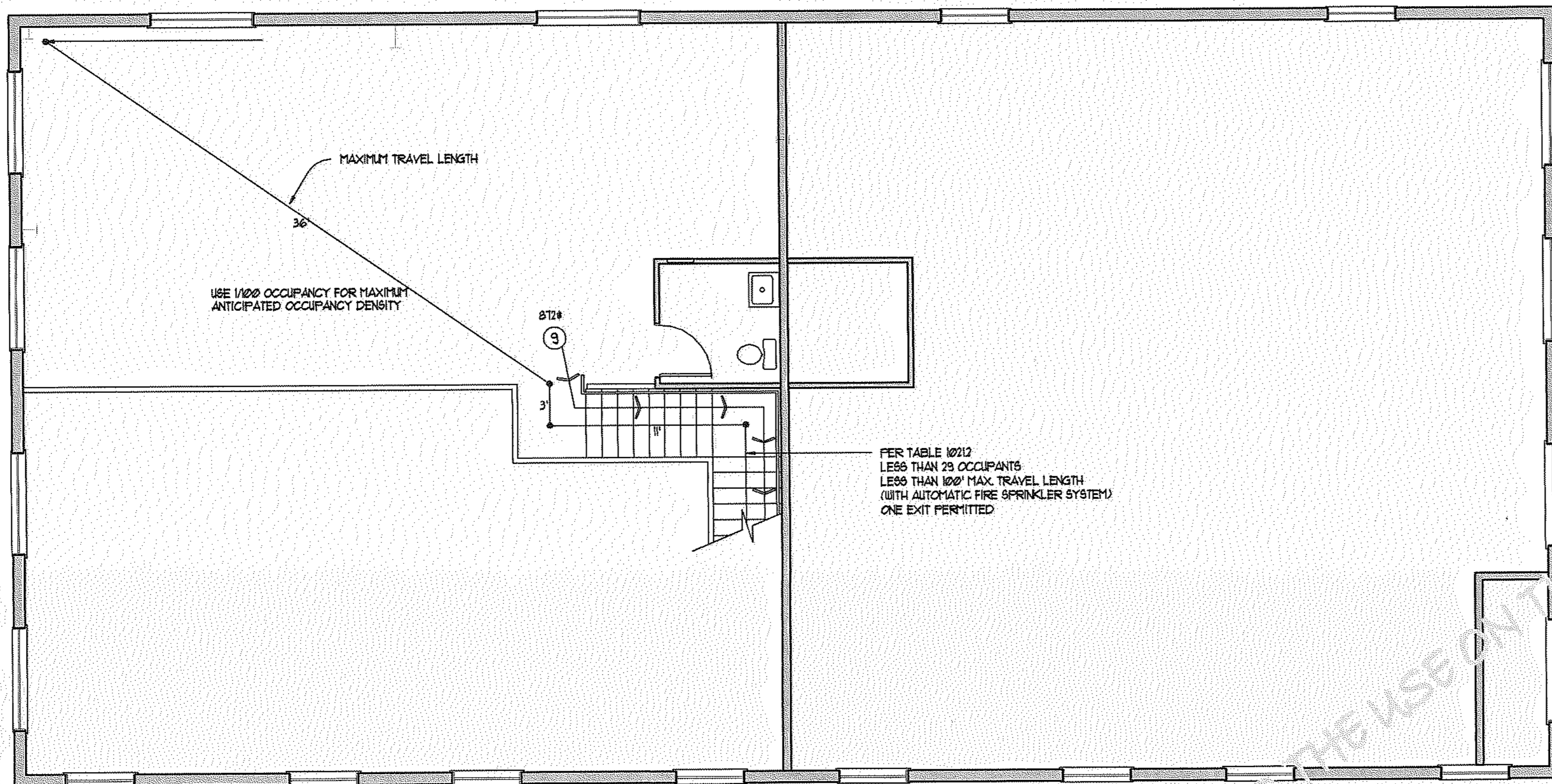
REVISIONS

RT1	PLAN CHECK CORRECTIONS
1	FLOOR JOIST REVISION 5/2/2012
2	FOUNDATION REVISION 5/7/2012

DATE: JULY 2011
JOB: 10264
FILE: 10264-011
SCALE: 1" = 10'-0"
DRAWN BY: JLU

SIERRA BUSINESS PARK LOT 6
440 INDUSTRIAL CIRCLE
MONO COUNTY, CA
APN: # 037-260-006





EXITING LEGEND

(X) ROOM OCCUPANT LOAD
 (◇) ROOM OCCUPANT LOAD SPLITTING TO SEPERATE EXITS.
 (XX) CUMULATIVE OCCUPANT LOAD
 (←) DIRECTION OF EGRESS

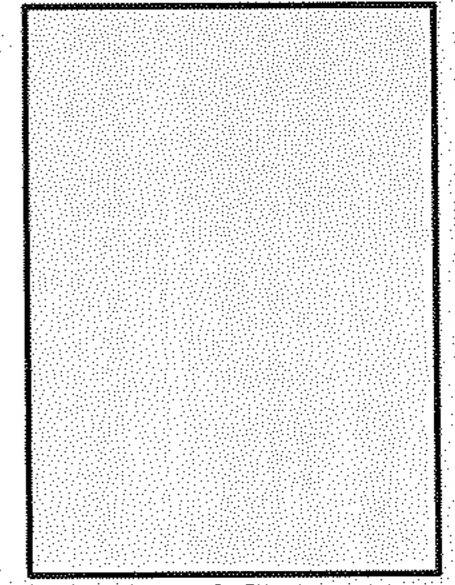
EXISTING STAIR _____ ROOM NAME
 XX _____ ROOM NUMBER
 XXX _____ NET SF. OF ROOM

NOTE:
 OCCUPANT LOADS ARE BASED ON THE 2010 CBC, TABLE 1004.1.1. MINIMUM EGRESS REQUIREMENTS WITH THE FOLLOWING USES:

BUSINESS	100 GROSS
INDUSTRIAL	100 GROSS
MERCANTILE	300 GROSS



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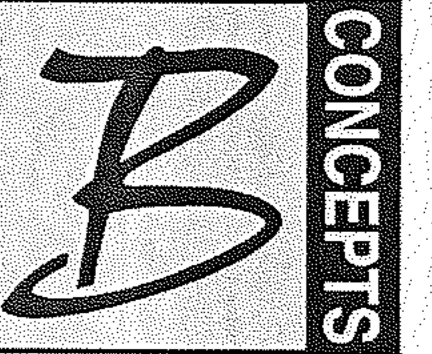
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1	FLOOR JOIST REVISION 5/2/2012
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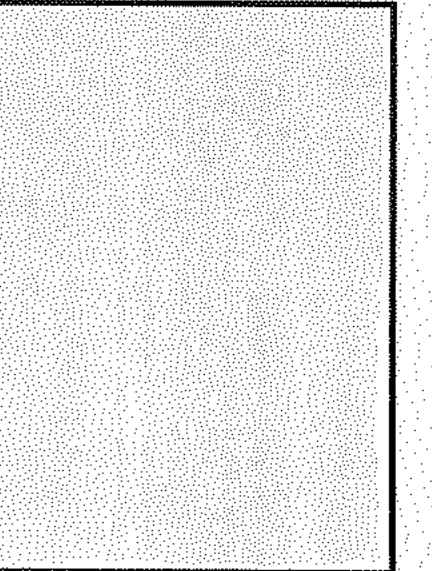
DATE: JULY 2011
 JOB: 10064
 FILE: 1006-4CA05
 SCALE: 1/4" = 1'-0"
 DRAWN BY: FRC

SIERRA BUSINESS PARK LOT 6
 440 INDUSTRIAL CIRCLE
 MONO COUNTY, CA
 APN: # 037-260-006

EXITING FLOOR PLAN
 SCALE: 3/16"=1'-0"



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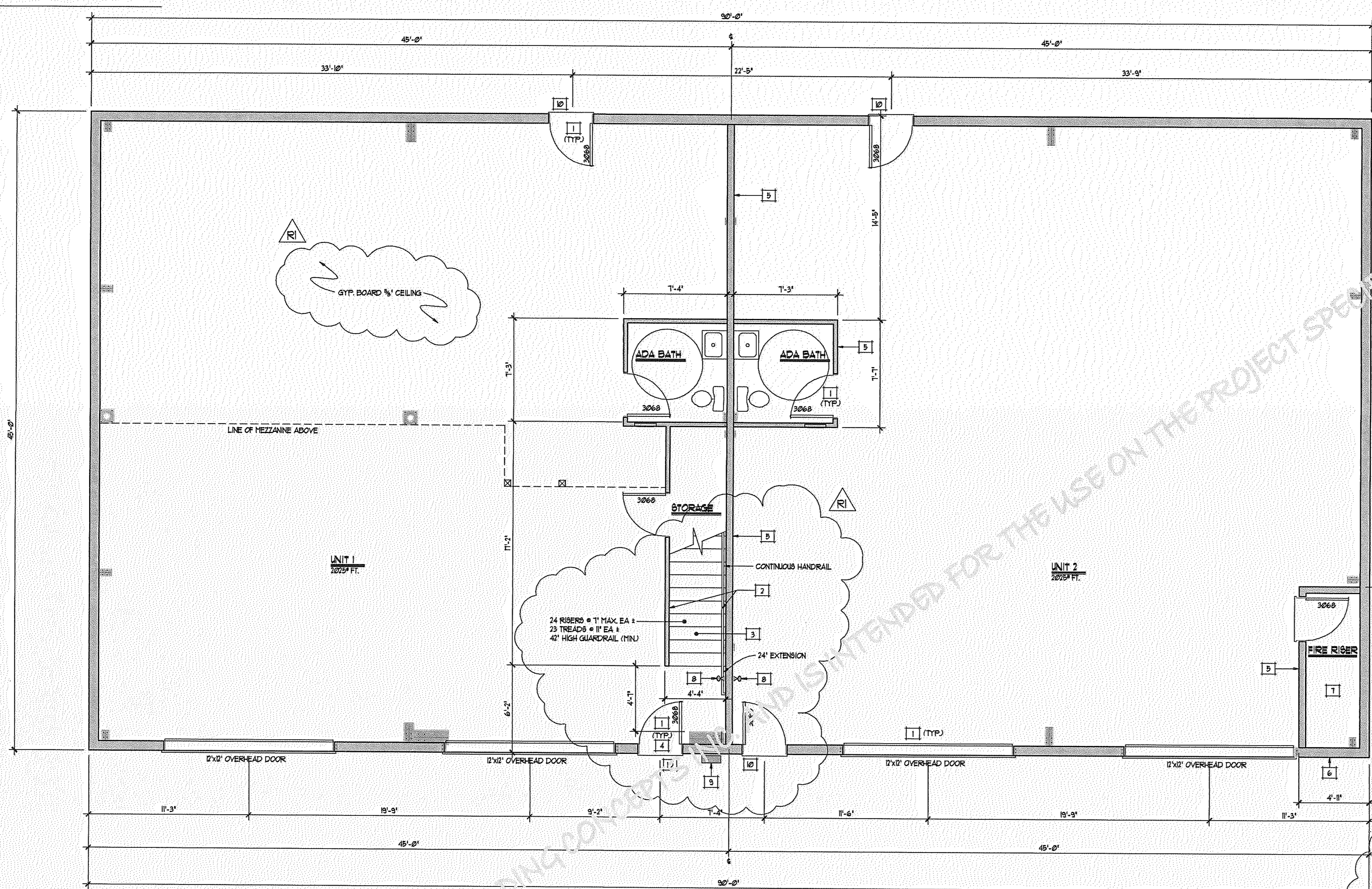
REVISIONS
 BUILDING CONCEPTS, INC. HEREBY WARRANTS TO COMPLETELY DESIGN AND CONSTRUCT THE PROJECT SHOWN IN THESE PLANS, EXCEPT FOR THE EXISTING CONDITIONS AND UTILITIES AS SHOWN ON ANY SURVEY PROVIDED TO US BY THE CLIENT. WE WILL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS TO THE PROJECT NOT SHOWN ON THESE PLANS.
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PO BOX 8410
MAMMOTH LAKES, CA
PHONE NUMBER

REVISIONS
 RI PLAN CHECK CORRECTIONS
 1 FLOOR JOIST REVISION 5/2/2012
 2 FOUNDATION REVISION 5/7/2012

DATE: JULY 2011
FILE: 1066-4
SCALE: 1/4" = 1'-0"
DRAWN BY: JUU

SIERRA BUSINESS PARK LOT 6
 440 INDUSTRIAL CIRCLE
 MONO COUNTY, CA
 APN: # 037-260-006



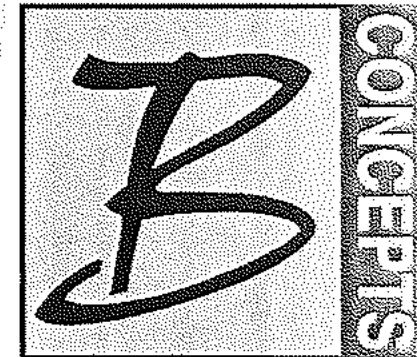
KEYNOTES

NOTE: VERIFY ALL DIMENSIONS WITH PEMB. MFR.

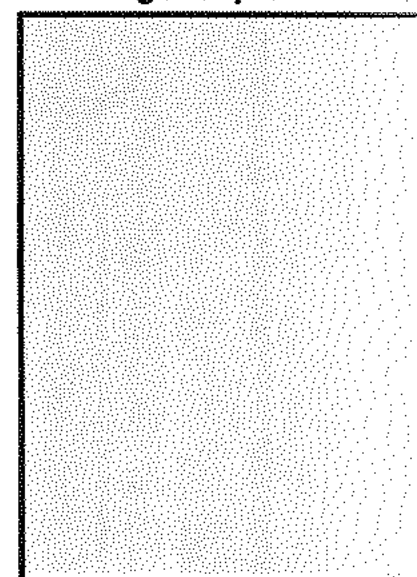
- 1 SEE PEMB. SPECS. FOR WINDOW & DOOR SPECS.
- 2 HANDRAIL CONSTRUCTION PER 2010 C.B.C. SECTION 1209.10
- 3 STAIR CONSTRUCTION PER 2010 C.B.C. SECTION 1209.3
- 4 VERIFY DOOR LOCATION w/ PEMB. MFR.
- 5 FULL HEIGHT 2x6 / 2x4 WOOD FRAMED WALL w/ 3/4\" TYPE 'X' GYP. BOARD
- 6 PROVIDE F.D.C. & SPRINKLER SHUT OFF * EXTERIOR OF THIS LOCATION
- 7 PROVIDE ELECTRICAL HEATER & THERMOSTAT * FIRE RISER ROOM
- 8 2A20BC RATED PORTABLE FIRE EXTINGUISHER AS APPROVED BY THE LVFPD
- 9 PROVIDE KNOX BOX AS APPROVED BY THE LVFPD
- 10 PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY * EACH SUITE DOOR

FLOOR PLAN
 4050 SQ. FT. SCALE: 1/4" = 1'-0"

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REVIEWS
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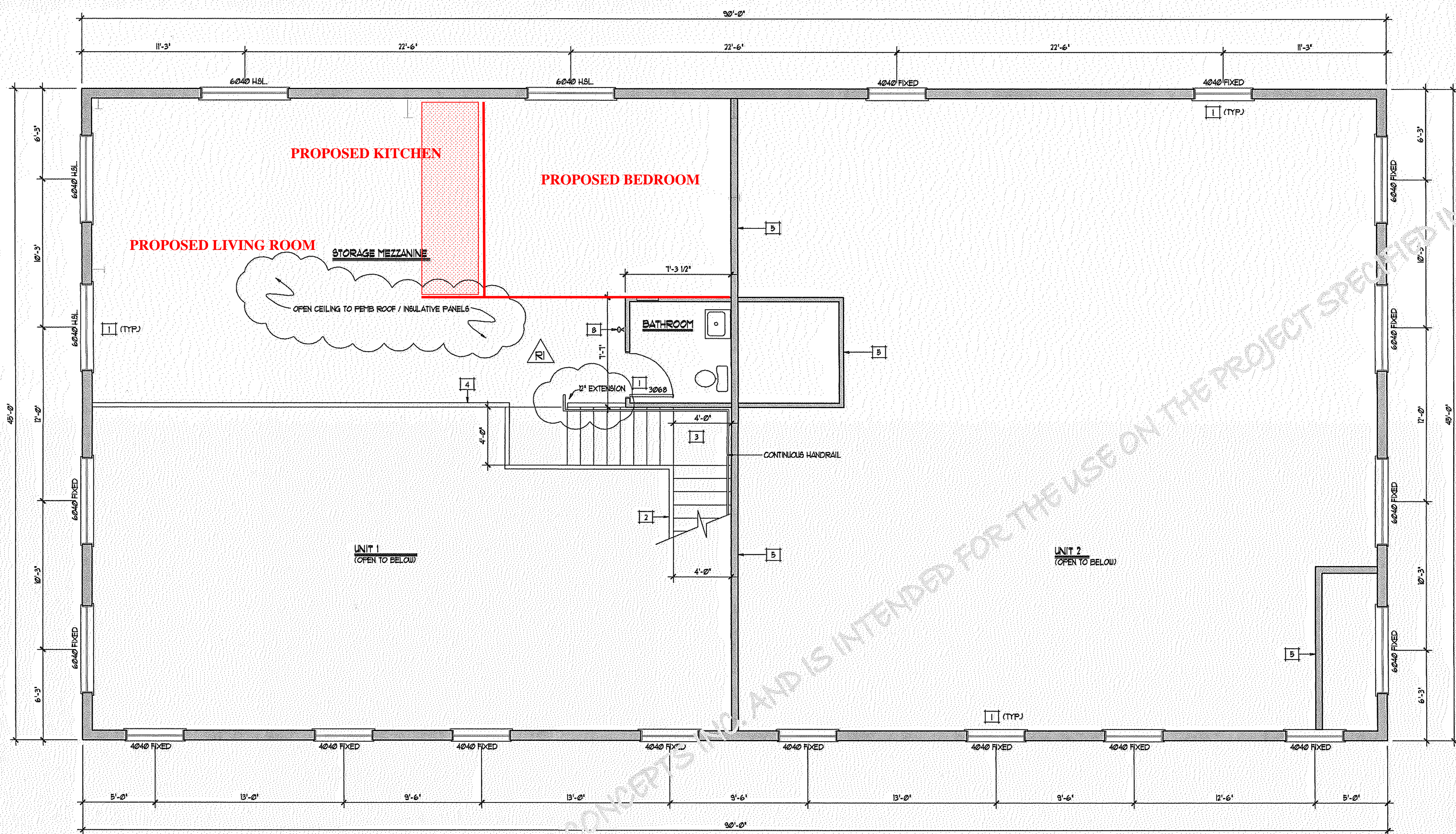
JAMES WELLS
 PO BOX 8410
 MAMMOTH LAKES, CA
 PHONE NUMBER

REVIEWS
 RT PLAN CHECK CORRECTIONS
 1 FLOOR JOIST REVISION 5/2/2012
 2 FOUNDATION REVISION 5/7/2012

DATE: JULY 2011
DESIGNER: JWW
SCALE: 1/4" = 1'-0"
DRAWN BY: JWW

SIERRA BUSINESS PARK LOT 6
 440 INDUSTRIAL CIRCLE
 MONO COUNTY, CA
 APN: # 037-260-006

SHEET
 A1.2



KEYNOTES

NOTE: VERIFY ALL DIMENSIONS WITH PEMB MFR.

- 1 SEE PEMB. SPECS. FOR WINDOW & DOOR SPECS.
- 2 HANDRAIL CONSTRUCTION PER 2010 C.B.C. SECTION 1009.10
- 3 STAIR CONSTRUCTION PER 2010 C.B.C. SECTION 1009.3
- 4 42" HIGH HALF WALL (MIN) PER 2010 C.B.C. SECTION 1013
- 5 FULL HEIGHT 2x6 / 2x4 WOOD FRAMED WALL w/ 1/2" TYPE 'X' GYP. BOARD
- 6 2A20BC RATED PORTABLE FIRE EXTINGUISHER AS APPROVED BY THE LVFPD

UPPER FLOOR PLAN
 930 SQ. FT. SCALE: 1/4" = 1'-0"