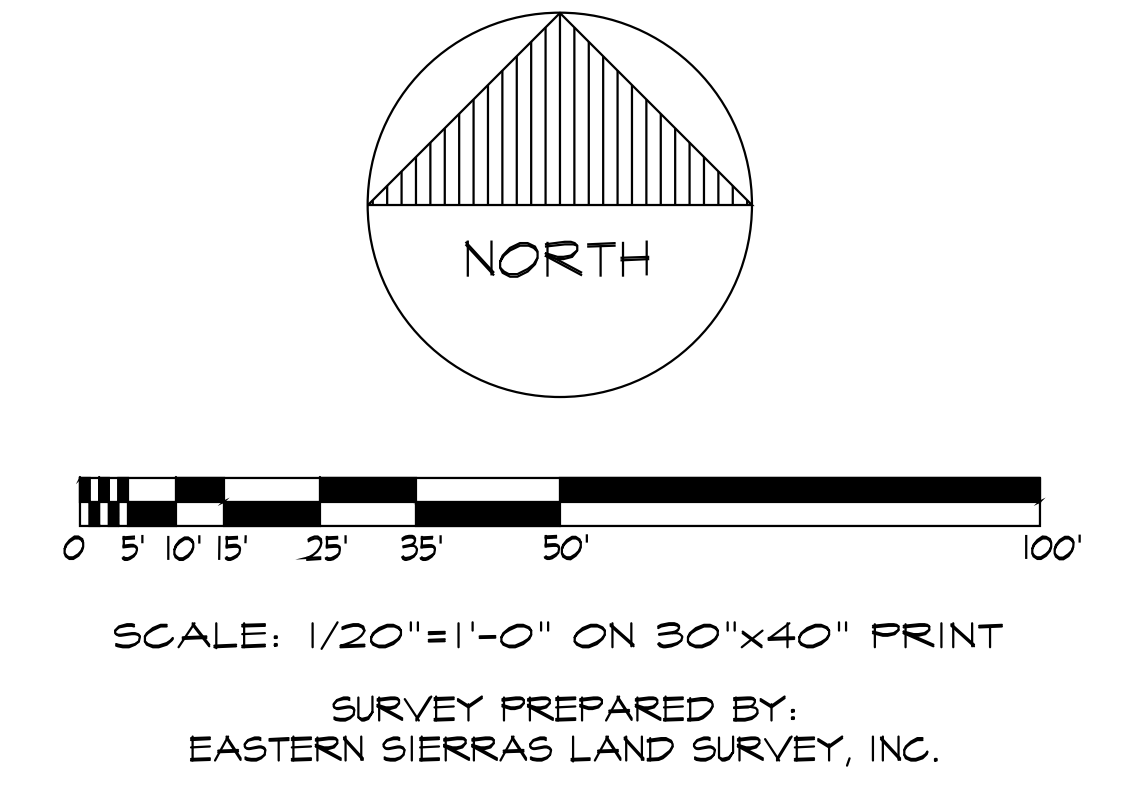
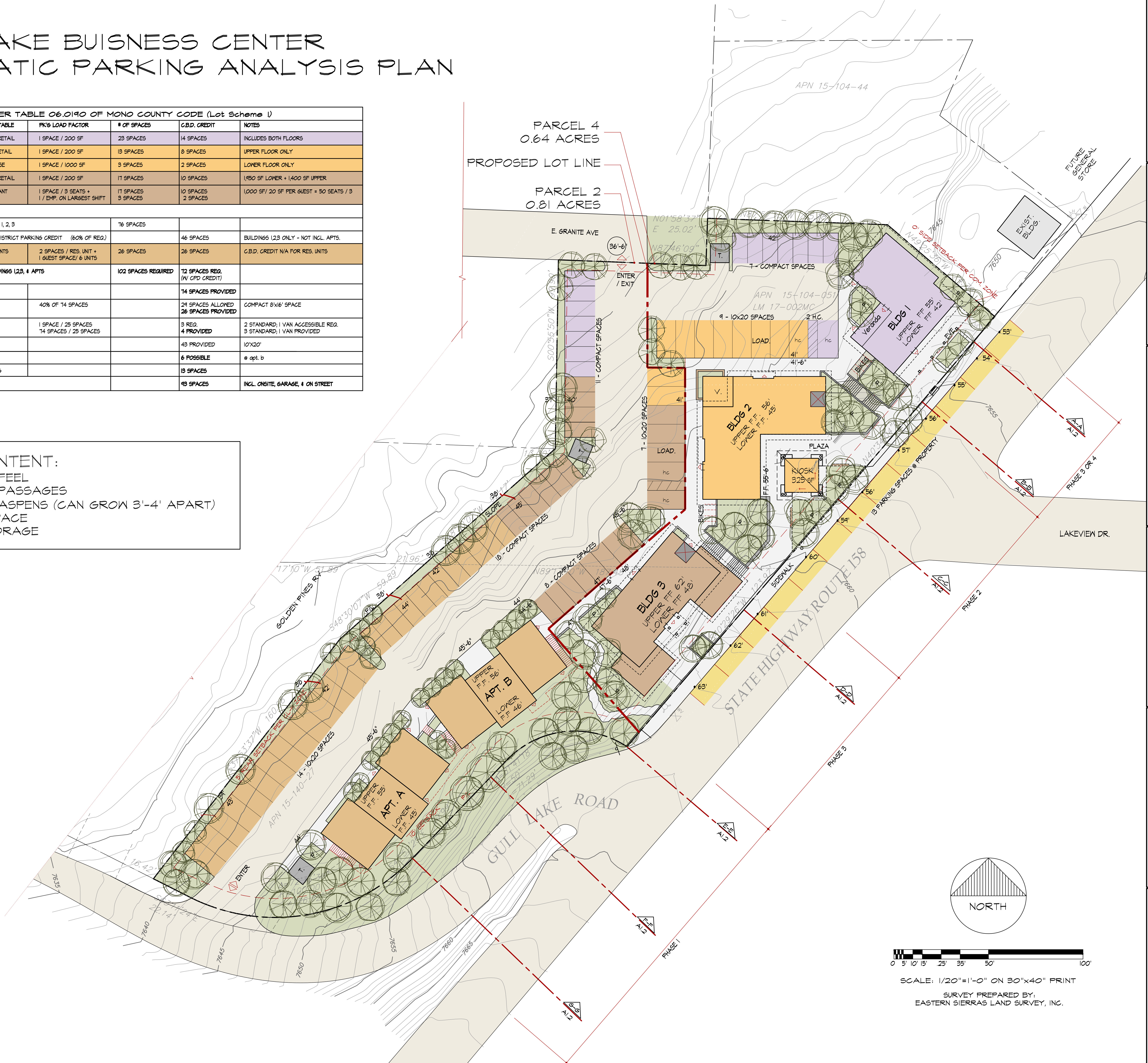


# JUNE LAKE BUISNESS CENTER SCHEMATIC PARKING ANALYSIS PLAN

PARKINGS REQUIRED PER TABLE 06.0190 OF MONO COUNTY CODE (Lot Scheme 1)						
BLDG.	BLDG. SIZE	USE PER TABLE	PK'S LOAD FACTOR	# OF SPACES	G.B.D. CREDIT	NOTES
BLDG. 1	4,450 SF	OFFICE/ RETAIL	1 SPACE / 200 SF	23 SPACES	14 SPACES	INCLUDES BOTH FLOORS
BLDG. 2	2,520 SF	OFFICE/RETAIL	1 SPACE / 200 SF	13 SPACES	8 SPACES	UPPER FLOOR ONLY
BLDG. 2	3,000 SF	WAREHOUSE	1 SPACE / 1000 SF	3 SPACES	2 SPACES	LOWER FLOOR ONLY
BLDG. 3	3,350 SF	OFFICE/ RETAIL	1 SPACE / 200 SF	17 SPACES	10 SPACES	1,150 SF LOWER + 1,400 SF UPPER
BLDG. 3	1,000 SF	RESTAURANT	1 SPACE / 3 SEATS + 1 / EMP. ON LARGEST SHIFT	17 SPACES 3 SPACES	10 SPACES 2 SPACES	1,000 SF / 20 SF PER GUEST = 50 SEATS / 3
<b>TOTAL SF</b>				<b>14,320 SF</b>		
<b>TOTAL SPACES REQUIRED FOR BUILDINGS 1, 2, 3</b>				<b>76 SPACES</b>		
<b>SPACES REQ'D WITH CENTRAL BUSINESS DISTRICT PARKING CREDIT (60% OF REQ.)</b>					<b>46 SPACES</b>	<b>BUILDINGS 1,2,3 ONLY - NOT INCL. APTS.</b>
<b>APT.</b>				<b>26 SPACES</b>	<b>26 SPACES</b>	<b>G.B.D. CREDIT N/A FOR RES. UNITS</b>
<b>TOTAL OFF STREET PARKING REQ'D BUILDINGS 1,2,3, &amp; APTS</b>				<b>102 SPACES REQUIRED</b>	<b>72 SPACES REQ. (W/ CREDIT)</b>	
<b>ON SITE SPACES PROVIDED</b>					<b>74 SPACES PROVIDED</b>	
<b>COMPACT PARKING ALLOWED</b>				<b>40% OF 74 SPACES</b>	<b>29 SPACES ALLOWED</b>	<b>COMPACT 8'x16' SPACE</b>
<b>ADA PARKING</b>				<b>3 REQ. 4 PROVIDED</b>	<b>3 REQ. 4 PROVIDED</b>	<b>2 STANDARD, 1 VAN ACCESSIBLE REQ. 3 STANDARD, 1 VAN PROVIDED</b>
<b>STANDARD PARKING SPACES</b>				<b>43 PROVIDED</b>	<b>10'x20'</b>	
<b>POSSIBLE COVERED GARAGE SPACES</b>				<b>6 POSSIBLE</b>	<b>@ apt. b</b>	
<b>ON-STREET PARKING SPACES AT BUILDING</b>				<b>19 SPACES</b>		
<b>TOTAL AVAILABLE PARKING SPACES</b>				<b>49 SPACES</b>		<b>INCL. ONSITE, GARAGE, &amp; ON STREET</b>

## DESIGN INTENT:

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



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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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


PLOT DATE  
Sep. 27, 14  
PLAN CHECK DATE  
PERMIT DATE  
PROJECT START DATE

14-430  
JOB NO.  
DRAWN LAST

SITE PARKING PLAN  
SHEET TITLE  
**A1.7P**  
SHEET NO.