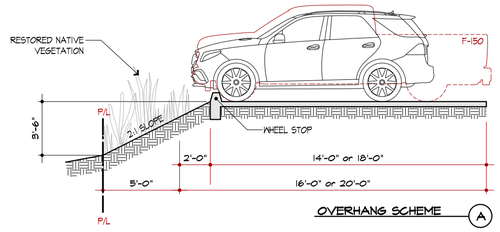
JUNE LAKE BUSINESS CENTER

SCHEMATIC PARKING PLAN

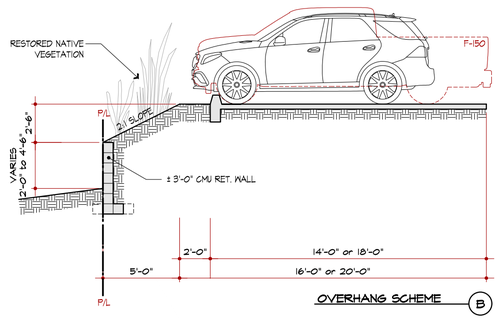
PARKING REQUIRED PER TABLE 06.0190 OF MONO COUNTY CODE (Lot Scheme 1)

BLDG.	BLDG. SIZE	USE PER TABLE	PK'G LOAD FACTOR	# OF SPACES	C.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	1,950 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
TOTAL SF	14,320 SF					
TOTAL SPACES REQUIRED FOR BUILDINGS 1, 2, 3				76 SPACES		
SPACES REQ'D WITH CENTRAL BUISNESS DISTRICT PARKING CREDIT (60% OF REQ.)					46 SPACES	BUILDINGS 1,2,3 ONLY - NOT INCL. APTS.
APT.	12 UNITS 8,880 SF	APARTMENTS	2 SPACES / RES. UNIT + 1 GUEST SPACE/ 6 UNITS	26 SPACES	26 SPACES	C.B.D. CREDIT N/A FOR RES. UNITS
TOTAL OFF STREET PARKING REQ'D BUILDINGS 1,2,3, & APTS				102 SPACES REQUIRED	72 SPACES REQ. (W/ CPD CREDIT)	
ON SITE PARKING SPACES PROVIDED					74 SPACES PROVIDED	
COMPACT PARKING ALLOWED			40% OF 74 SPACES		24 SPACES ALLOWED 26 SPACES PROVIDED	COMPACT 8'x16' SPACE
ADA PARKING			1 SPACE / 25 SPACES 74 SPACES / 25 SPACES		3 REQ. 4 PROVIDED	2 STANDARD; 1 VAN ACCESSIBLE REQ. 3 STANDARD; 1 VAN PROVIDED
STANDARD PARKING SPACES					43 PROVIDED	10'X20'

PARKING LOT EDGE CONDITION SECTIONS



OVERHANG SCHEME (A)



OVERHANG SCHEME (B)

SCHEMATIC PARKING PLAN

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

PLOT DATE
Feb. 24, 20
PLAN CHECK DATE

PERMIT DATE

PROJECT START DATE

19-930
JOB. NO.
DRAWN LAST

SITE PARKING PLAN

SHEET TITLE

A1.2.1

SHEET NO.