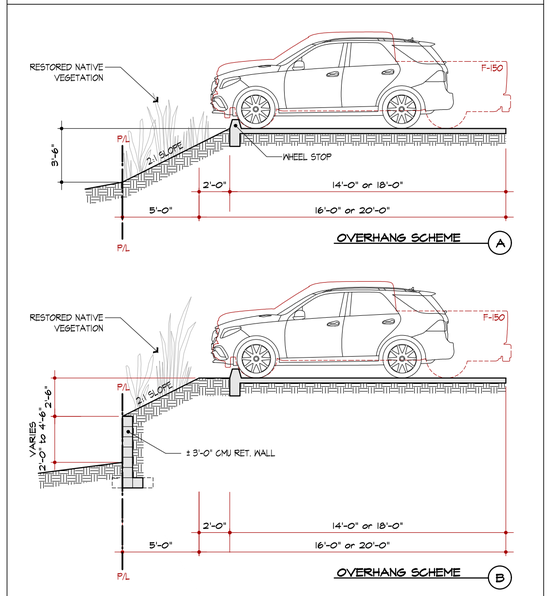
JUNE LAKE BUSINESS CENTER

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
TOTAL SF	9,970 SF					
TOTAL SPACES REQUIRED FOR BUILDINGS 1 & 2				39 SPACES		
SPACES REQ'D WITH CENTRAL BUISNESS DISTRICT PARKING CREDIT (60% OF REQ.)					23 SPACES	BUILDINGS 1 & 2 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				65 SPACES REQUIRED	44 SPACES REQ. (W/ CPD CREDIT)	
ON SITE PARKING SPACES PROVIDED					71 SPACES PROVIDED	
COMPACT PARKING ALLOWED			40% OF 71 SPACES		28 SPACES ALLOWED **26 SPACES PROVIDED**	COMPACT 8'x16' SPACE
ADA PARKING			1 SPACE / 25 SPACES 71 SPACES / 25 SPACES		3 REQ. **4 PROVIDED**	2 STANDARD, 1 VAN ACCESSIBLE REQ. 3 STANDARD, 1 VAN PROVIDED
STANDARD PARKING SPACES					45 PROVIDED	10'X20'

PARKING LOT EDGE CONDITION SECTIONS



SCHEMATIC PARKING PLAN

LEGEND

- PERMEABLE PARKING (GRAVEL, D.G., LARGE AGG. ASPHAULT)
- BUILDING 1 OFFICE / RETAIL BUILDING
- BUILDING 2 COMMERCIAL / RETAIL BUILDING
- APARTMENT BUILDINGS A & B
- ADDITIONAL SHARED PARKING

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
Jul. 8, 20
PLAN CHECK DATE

PERMIT DATE

PROJECT START DATE

19-930
JOB. NO.
DRAWN LAST

SITE PARKING PLAN
SHEET TITLE

A1.2.1R
SHEET NO.