JUNE LAKE BUSINESS CENTER

SCHEMATIC SITE MASTER PLAN

LOT COVERAGE DIAGRAM
n.t.s

SNOW STORAGE DIAGRAM
n.t.s

LOT COVERAGE

	LOT "A"	LOT "B"	TOTALS
LOT SIZE:	35,094 SF	27,633 SF	62,727 SF
PARKING LOT / PAVING:	18,860 SF	5,050 SF	23,910 SF
GREEN SPACE / SNOW STO.:	10,340 SF	7,512 SF	17,582 SF
WALKWAYS / HARDSCAPE:	1,460 SF	6,595 SF	8,055 SF
BUILDING FOOTPRINTS:	4,440 SF	8,470 SF	12,910 SF

BUILDING S.F.

BUILDING	LOWER	UPPER	TOTALS
APARTMENT BLDG. #1:	2,200 SF	2,200 SF	4,400 SF
APARTMENT BLDG. #2:	2,200 SF	2,200 SF	4,400 SF
BUILDING #1:	2,400 SF	2,050 SF	4,450 SF
BUILDING #2:	3,000 SF	2,520 SF	5,520 SF
~~BUILDING #3:~~ FUTURE	~~1,950 SF~~	~~2,400 SF~~	~~4,350 SF~~
TOTAL BUILDING S.F.:			23,200 SF

SNOW STORAGE

CLEARED AREA	SQUARE FOOTAGE	SNOW STOR. REQ'D (65% PER 04.300)
☐ PARKING LOT	23,910 SF	15,541 SF
☐ PATHWAYS (NOT USED FOR STORAGE)	4,407 SF	2,865 SF
TOTAL SNOW STORAGE REQUIRED		18,406 SF
☐ TOTAL SNOW STORAGE PROVIDED		19,019 SF

SCHEMATIC MASTER PLAN

LEGEND

- PERMEABLE PARKING (GRAVEL, D.G., LARGE AGG, ASPHAULT)
- HARDSCAPE / PATHWAYS (CONCRETE, DECOMPOSED GRANITE)
- LANDSCAPED / SNOW STORAGE (NATIVE LANDSCAPE, ASPENS)
- COMMERCIAL / RETAIL BUILDING
- APARTMENT BUILDING

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
May. 21, 20
PLAN CHECK DATE

PERMIT DATE

PROJECT START DATE

19-930
JOB. NO.
DRAWN LAST

MASTER PLAN
LOT COVERAGE

SHEET TITLE

A1.1R

SHEET NO.