

# Statistics

**LOT AREA:** = 0.3 ACRES (NET) = 23,540.0 sq.ft.  
**LOT COVERAGE ALLOWABLE:** 23,540.0 sq.ft. X 80% = 18,832.0 sq.ft.

**LOT COVERAGE:**  
 BUILDING FOOTPRINT = 7,378.0 sq.ft.  
 DRIVEWAY & PARKING = 7,772.0 sq.ft.  
 TOTAL LOT COVERAGE 64% = 15,150.0 sq.ft.

SNOW STORAGE REQUIRED 7,772 (25%) = 1,943.0 sq.ft.  
 SNOW STORAGE PROVIDED = +2,096.0 sq.ft.

PARKING: WAREHOUSE 1/1000 = 5  
 SERVICES/OFFICES 1/200 = 10

**ZONING** CONVICT INDUSTRIAL - SPECIFIC PLAN  
 30 FT ALLOWABLE MAX BUILDING HEIGHT  
 SETBACKS FRONT 20'-0"  
 SIDE 10'-0"  
 REAR 10'-0" (OR PMZ)

**CONSTRUCTION TYPE** = V-B

**OCCUPANCY = MIXED USE OCCUPANCY - SEC. 304 / 311.1**  
 PROPOSED: **B OFFICE / S-1 DRY BOAT STORAGE INDOOR**

**OCCUPANT LOAD** TABLE 1004.1.2

<b>B - OFFICE</b>				
1/500	WAREHOUSE	631	=	1
1/100	BUSINESS	1,222	=	12
1/100	TOILETS	205	=	2

**S-1 DRY BOAT STORAGE**  
 1/500 DRY BOAT STORAGE 5,278 = 11

**REQUIRED PLUMBING FIXTURES**

TOTAL OCCUPANT LOAD	=	26
26 / 2 = 13	MALE / FEMALE	
FOR EMPLOYEES - NO PUBLIC SERVICES		
	MALE	FEMALE
<b>TOILETS</b>	= 1 per 1 - 15	1 per 1 - 15
<b>URINALS</b>	= 1 per 10 - 50	0
<b>LAVS</b>	= 1 per 40	1 per 40

NO DRINKING FOUNTAIN REQUIRED FOR OCCUPANCIES LESS THAN 30

**PROJECT DESCRIPTION**  
 PROPOSED OFFICE & DRY BOAT STORAGE  
 PERMITTED USES MUST HAVE (LDTAC) APPROVAL

DRY BOAT STORAGE	= 5,250.0	sq.ft.
OFFICES	= 1,882.0	sq.ft.
TOTAL	= 7,132.0	sq.ft.

**CODES**  
 2016 CALIFORNIA BUILDING CODE (CBC)  
 2016 CALIFORNIA PLUMBING CODE (CPC)  
 2016 CALIFORNIA MECHANICAL CODE (CMC)  
 2016 CALIFORNIA ELECTRICAL CODE (CEC) (based on 2011 NEC)  
 2016 CALIFORNIA REFERENCE STANDARDS CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA GREEN BUILDING STANDARDS  
 2016 CALIFORNIA FIRE CODE CHAPTER 7A, CHAPTER 14  
 MONO COUNTY BLDG DEPT. and ALL LOCAL CODES

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

**CBC SEC. 505 TABLE 504.4 - S-1**  
 9,000 SQ. FT. MAX. - 1 STORIES : NS (non-sprinklered)

**FIRE SPRINKLERED**  
 SPRINKLERED TYPE NFPA

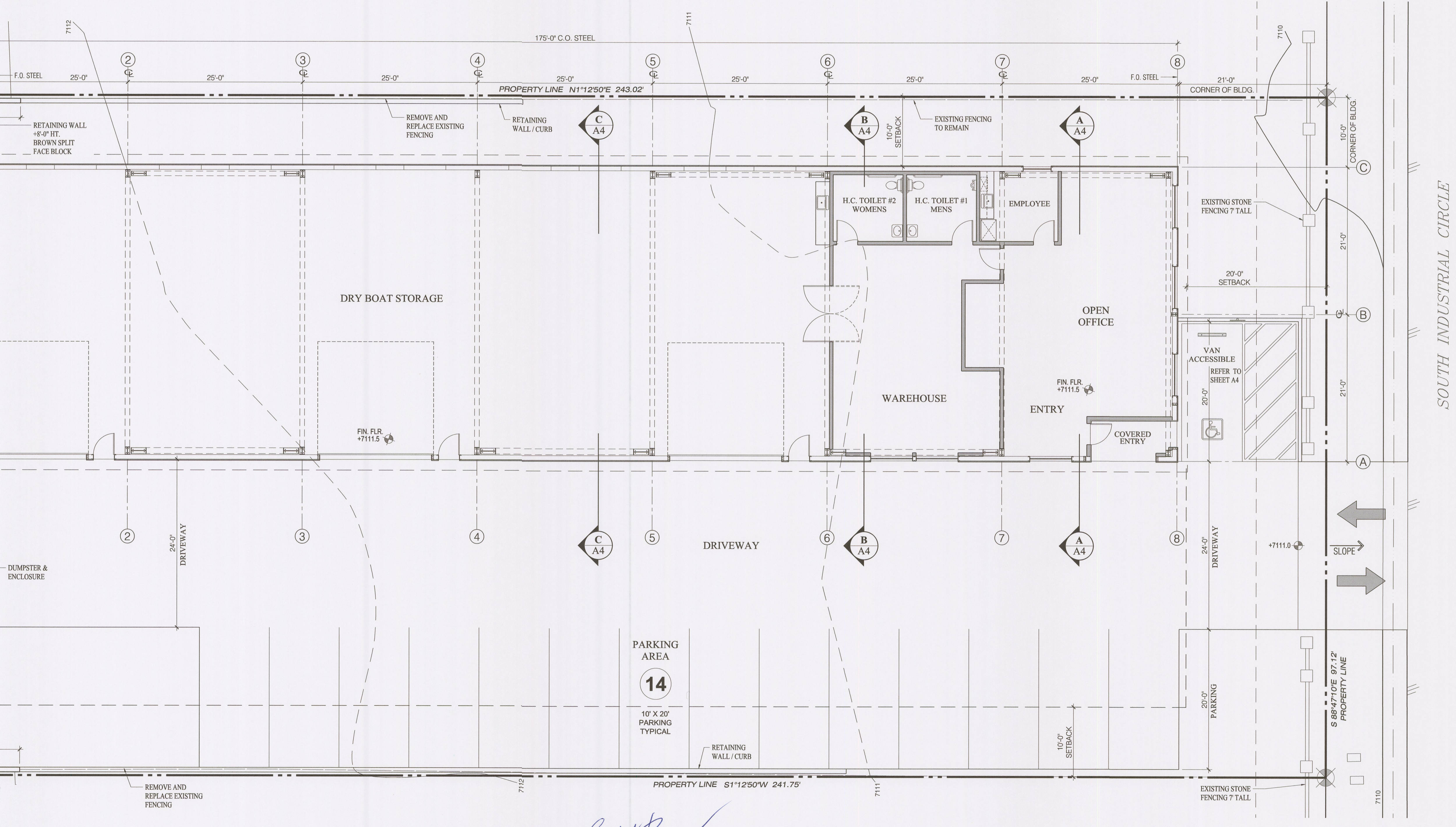
**CBC SEC. 601 TABLE 601 - TYPE V-B - 0 FIRE RATING**  
 BUILDING ELEMENTS

**CBC SEC. 601 TABLE 602 - TYPE V-B EXTERIOR WALL 0 FIRE RATINGS**  
 S-1 OCCUPANCY / B OCCUPANCY  
 10 ≤ x < 30 = 0 FIRE RATING

**CBC TABLE 705.8 - EXTERIOR WALL & OPENINGS - FIRE SPRINK.**

NORTH	20'-0"	(UP,S) NO LIMIT
EAST	45'-0"	(UP,S) NO LIMIT
SOUTH	45'-0"	(UP,S) NO LIMIT
WEST	10'-0"	(UP,S) 45%

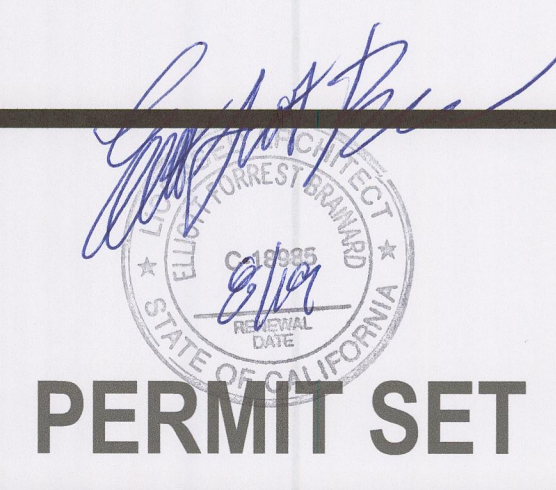
**OCCUPANCY SEPARATION B / S-1 NO REQUIREMENT**



## Convict Industrial Building

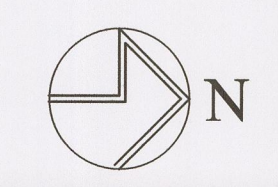
for:  
 Convict Lake Resort Inc.  
 2000 Convict Lake Road  
 Mammoth Lakes, CA. 93546  
 (760) 934-3400

Project Address:  
 Sierra Business Park  
 382 Industrial Circle, Lot 9  
 Mono County, CA. 93546



BOAT STORAGE	= 5,278.0	sq.ft.
OFFICES	= 2,100.0	sq.ft.
TOTAL	= 7,378.0	sq.ft.

### Ground Floor Plan



Drawn	SH
Checked	EB
Date	July 31 2019
Scale	
Job No.	2017 - 09

Sheet  
**A1**  
 of  
 Sheets